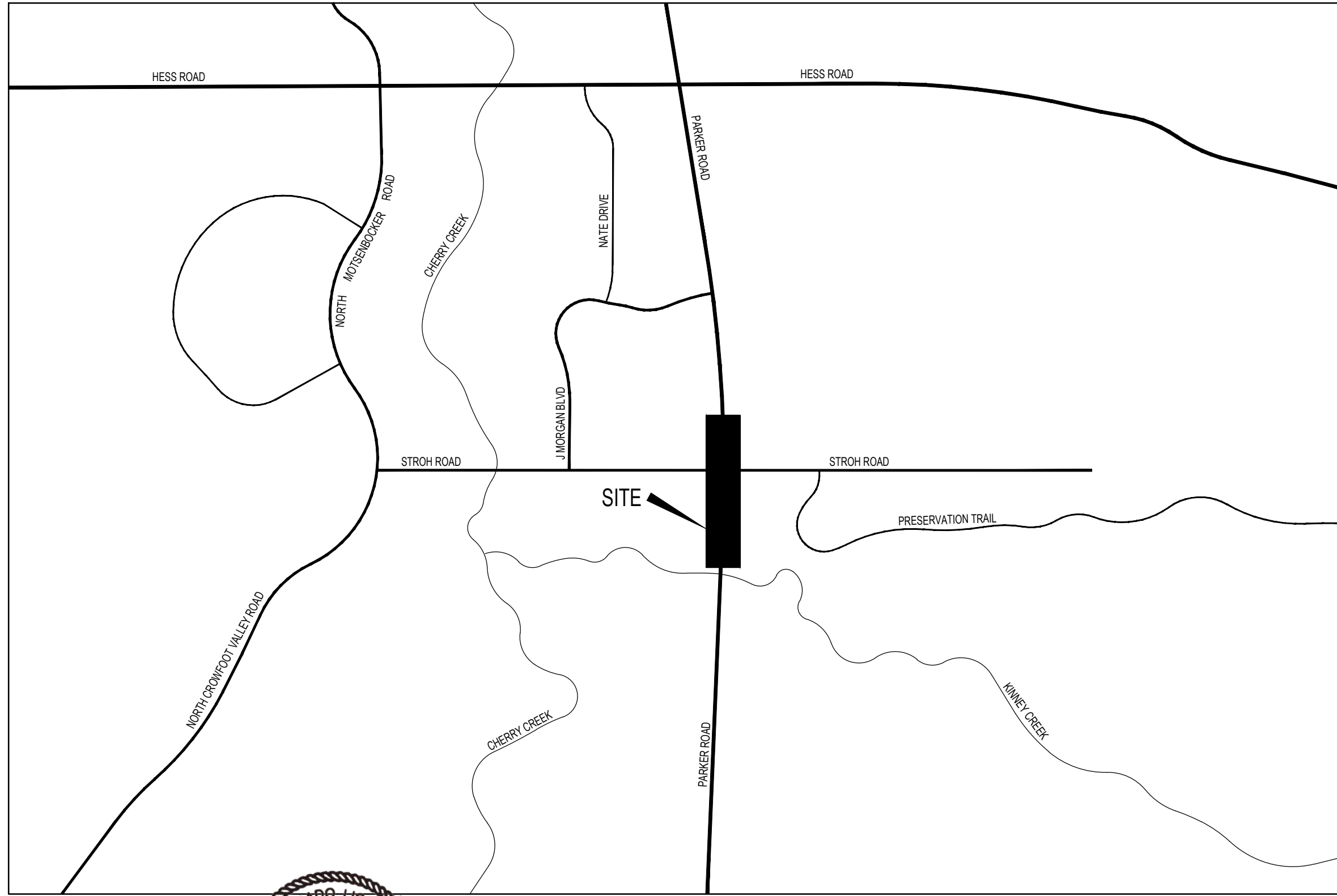


PUBLIC ROADWAY CONSTRUCTION PLANS

PARKER POINTE

PARKER ROAD MILE POST 56.6 - 57.1 +/-

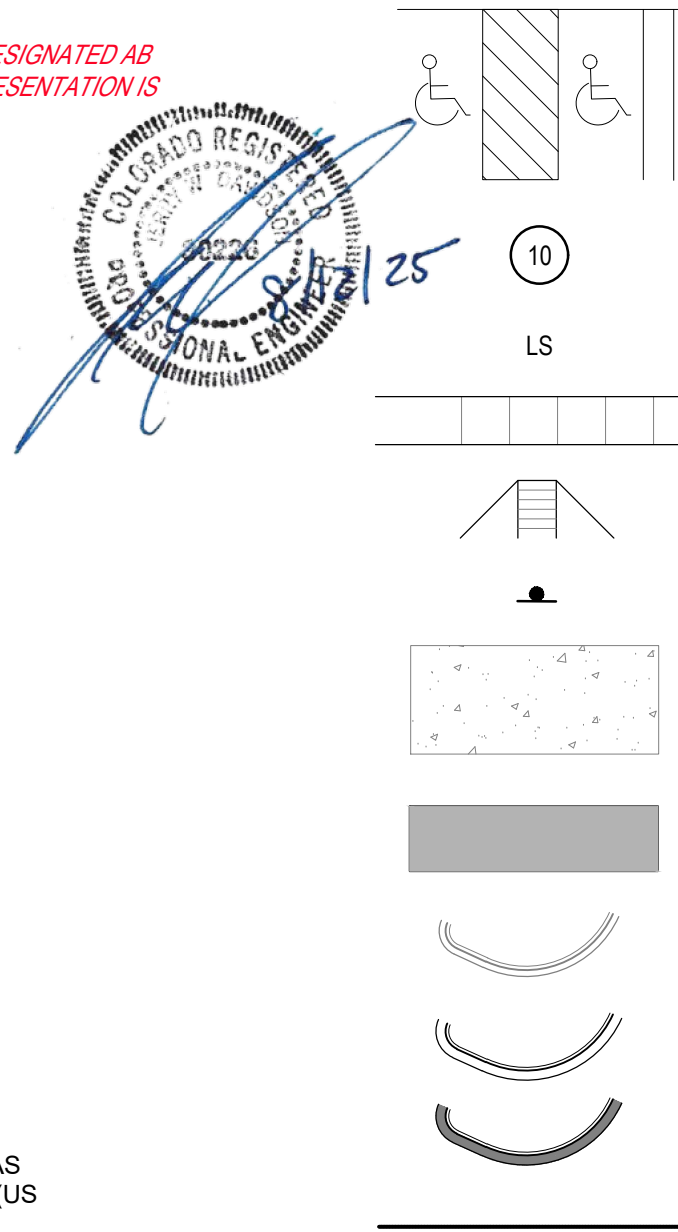
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
A PART OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 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.

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



VICINITY MAP

SCALE: 1" = 500'



LEGEND

PROPERTY LINE	6260	EXISTING CONTOUR
PROPOSED HANDICAP PARKING STALL	BW TW 59.40 59.40	PROPOSED CONTOUR
PROPOSED PARKING COUNT PER ROW	FL TC SW HP LP	FINISHED GRADE AT BOTTOM OF WALL
PROPOSED LANDSCAPED AREA	ET/G/F/O	TOP OF WALL
PROPOSED SIDEWALK	ST 18"RCP	PROPOSED SPOT ELEVATION
PROPOSED HANDICAP RAMP	S 8"SAN	EXISTING SPOT ELEVATION
PROPOSED SITE SIGNAGE	6"WTR	FLOWLINE ELEVATION
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT	18"STM	TOP OF CURB ELEVATION
PROPOSED HEAVY DUTY ASPHALT PAVEMENT	4"SAN	SIDEWALK ELEVATION
EXISTING CURB AND GUTTER	6"WTR	HIGH POINT ELEVATION
PROPOSED CURB AND GUTTER WITH SPILL PAN	1"WTR	LOW POINT ELEVATION
PROPOSED CURB AND GUTTER WITH CATCH PAN		EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
SAWCUT LINE		EXISTING STORM SEWER WITH MANHOLE
		EXISTING SANITARY SEWER WITH MANHOLE
		EXISTING WATERLINE WITH HYDRANT
		PROPOSED STORM SEWER W/ MANHOLE AND INLET
		PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
		PROPOSED WATERLINE AND HYDRANT
		PROPOSED WATER SERVICE LINE
		EASEMENT
		TRANSFORMER

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)

GENERAL NOTES:

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

TOWN OF PARKER

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

GAS PROVIDER

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

WATER/SEWER PROVIDER

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

ELECTRIC PROVIDER

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

FIRE PROTECTION

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

CIVIL ENGINEER

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

DEVELOPER

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

ARCHITECT

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

SURVEYOR

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

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.

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.

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 (303-455-8227), 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 ACCESSSED 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-tyt-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 (SO4) 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/2021-1mm>
THE REQUIRED TESTS AND FREQUENCY ARE SHOWN IN THE OA SCHEDULE AVAILABLE HERE: <https://www.codot.gov/business/designsupport/materials-and-geotechnical/manuals/2021-1mm/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 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

ROAD PLAN COVER SHEET

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

date: 10/01/17

SHEET

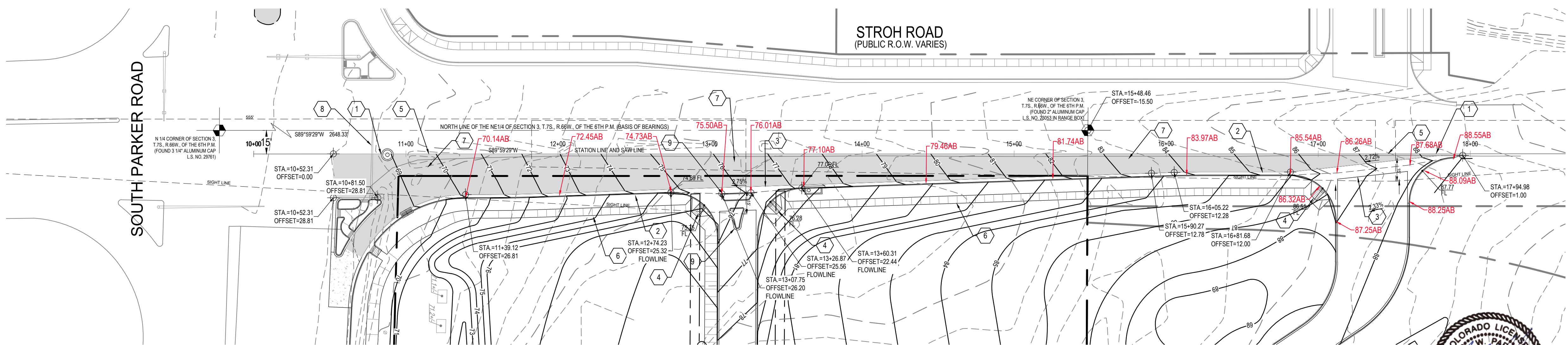
C5.00

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

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

DATE	DESCRIPTION	REVISIONS
04/14/25	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	



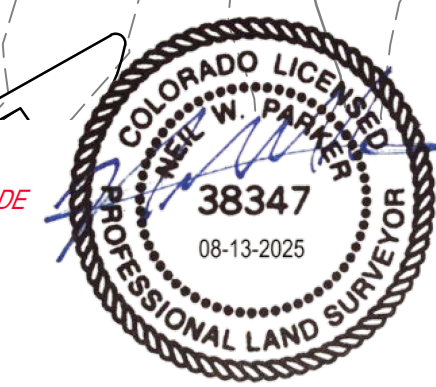
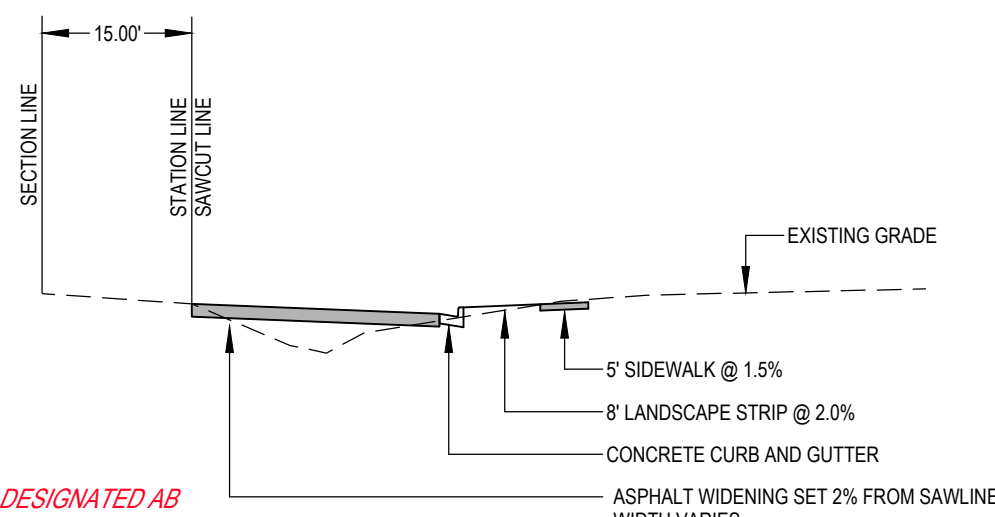


EXISTING OVERHEAD LINES ALONG STROTH FRONTAGE TO BE RELOCATED UNDERGROUND

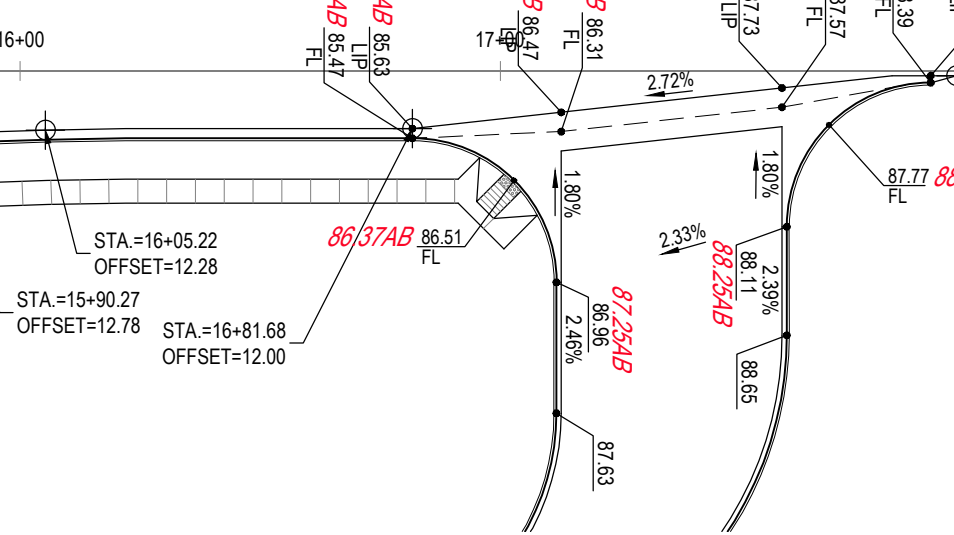
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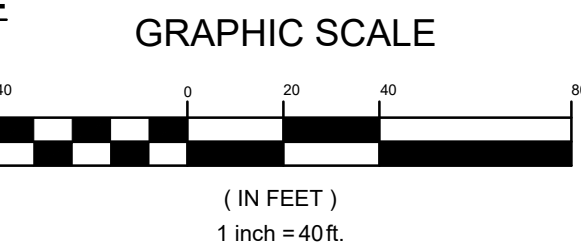
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WEST ACCESS ROAD DETAIL



EAST ACCESS ROAD DETAIL

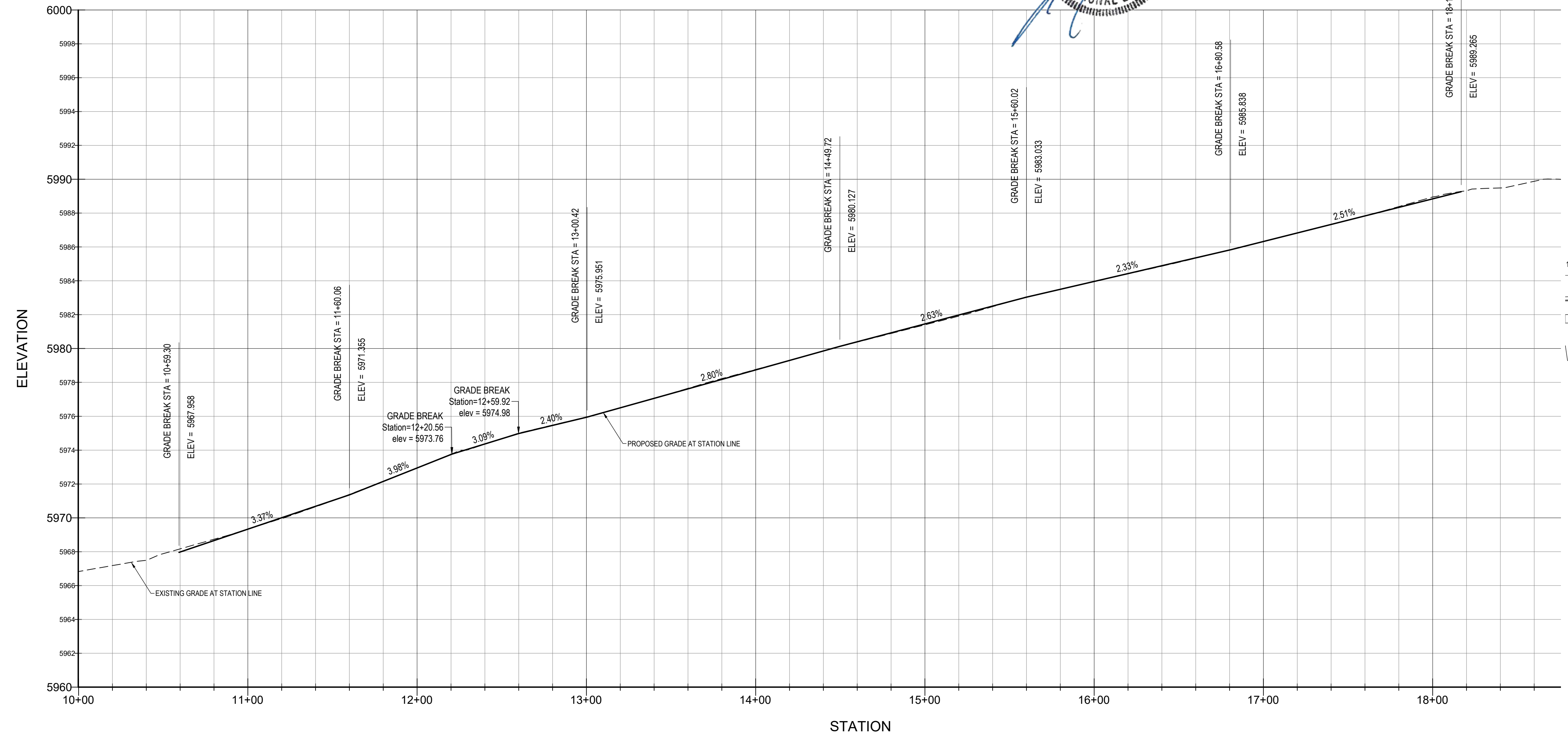


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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



**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.

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

NOTES
OVERHEAD ELECTRIC LINES ALONG STROTH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.
ALL WORK ON STROTH ROAD WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT. ANNY WORK ON STROTH ROAD THAT INFLUENCES TRAFFIC ON PARKER ROAD WILL ALSO REQUIRE A CDOT RIGHT-OF-WAY PERMIT.

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	
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STROTH ROAD PLAN AND PROFILE

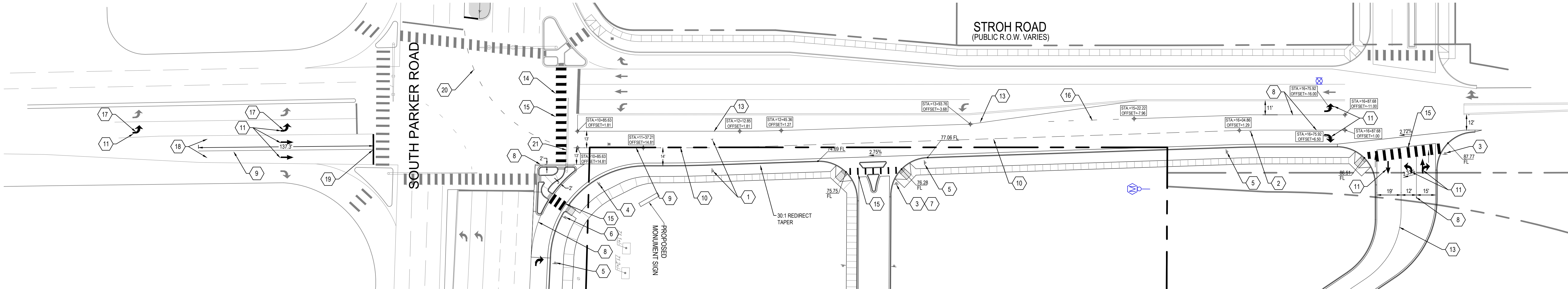
PARKER POINTE
LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROTH ROAD
PARKER, COLORADO

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

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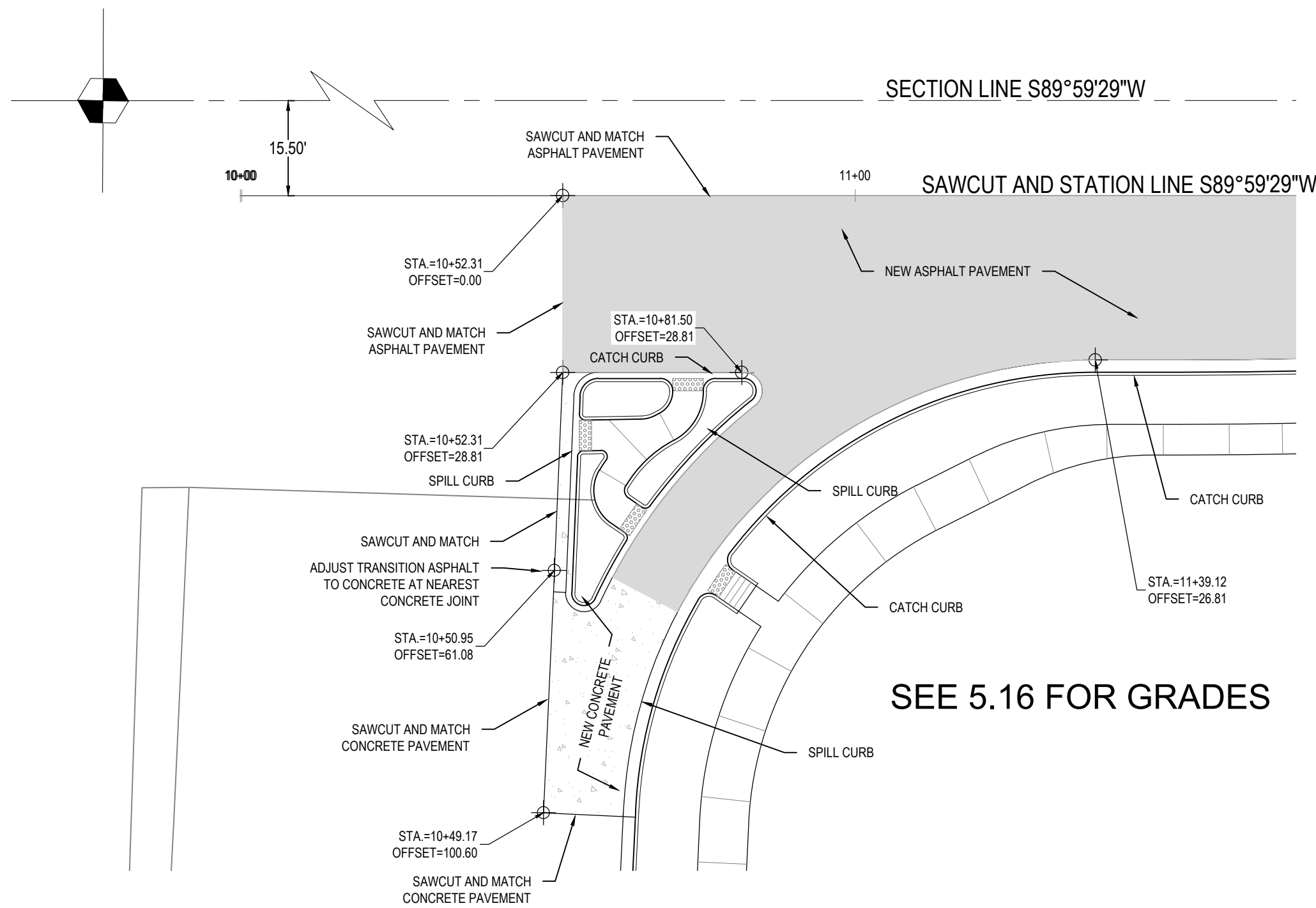
SHEET

C5.10



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

REFERENCE CDOT S-614-2 FOR SIGN MOUNTING DETAILS



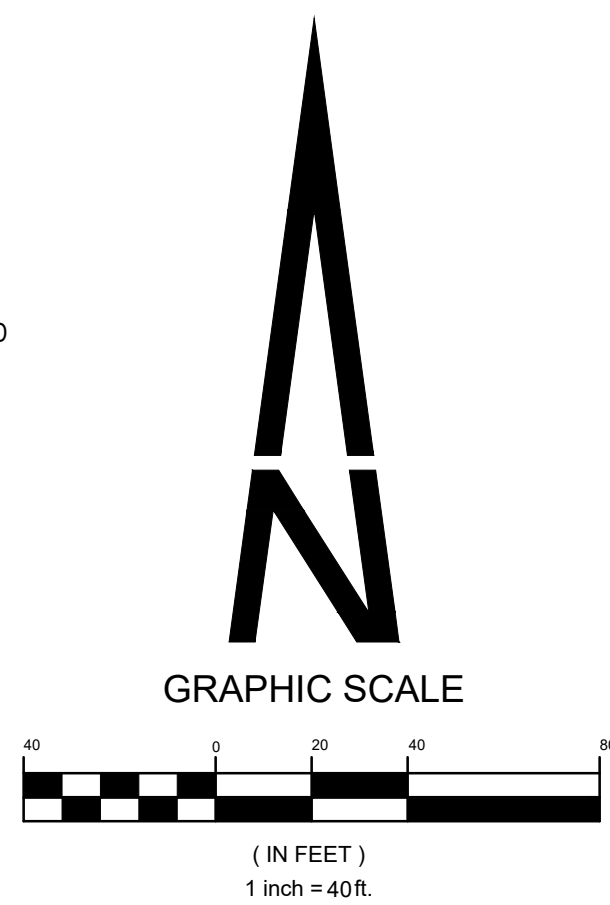
INTERSECTION DETAIL

1" = 20'

SEE 5.16 FOR GRADES

CONSTRUCTION NOTES

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



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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.

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BENCHMARK

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

NOTES

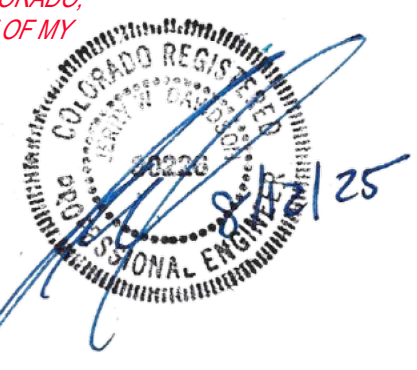
OVERHEAD ELECTRIC LINES ALONG STROTH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.

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

I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 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.

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



STROTH ROAD SIGNAGE AND STRIPING PLAN

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

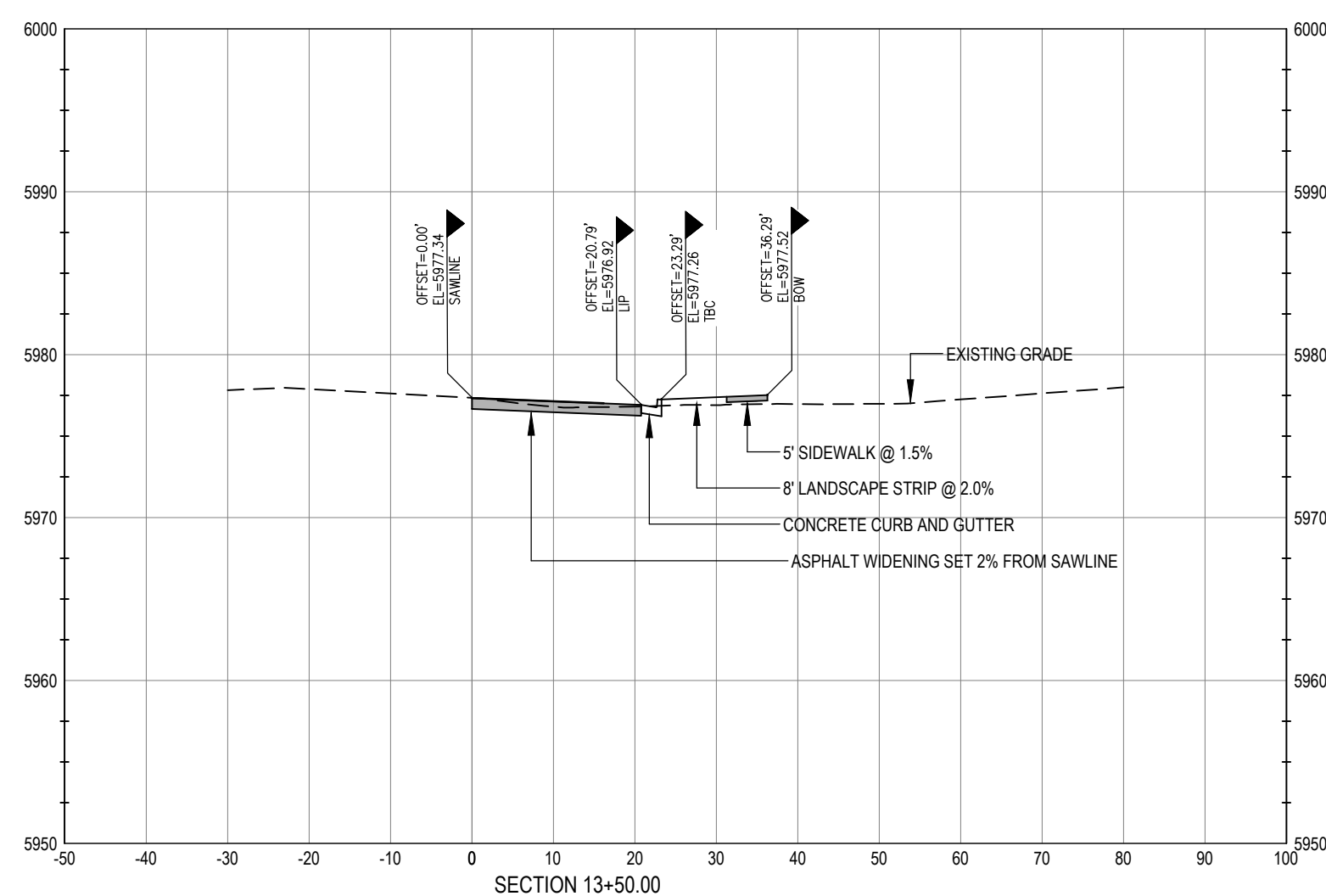
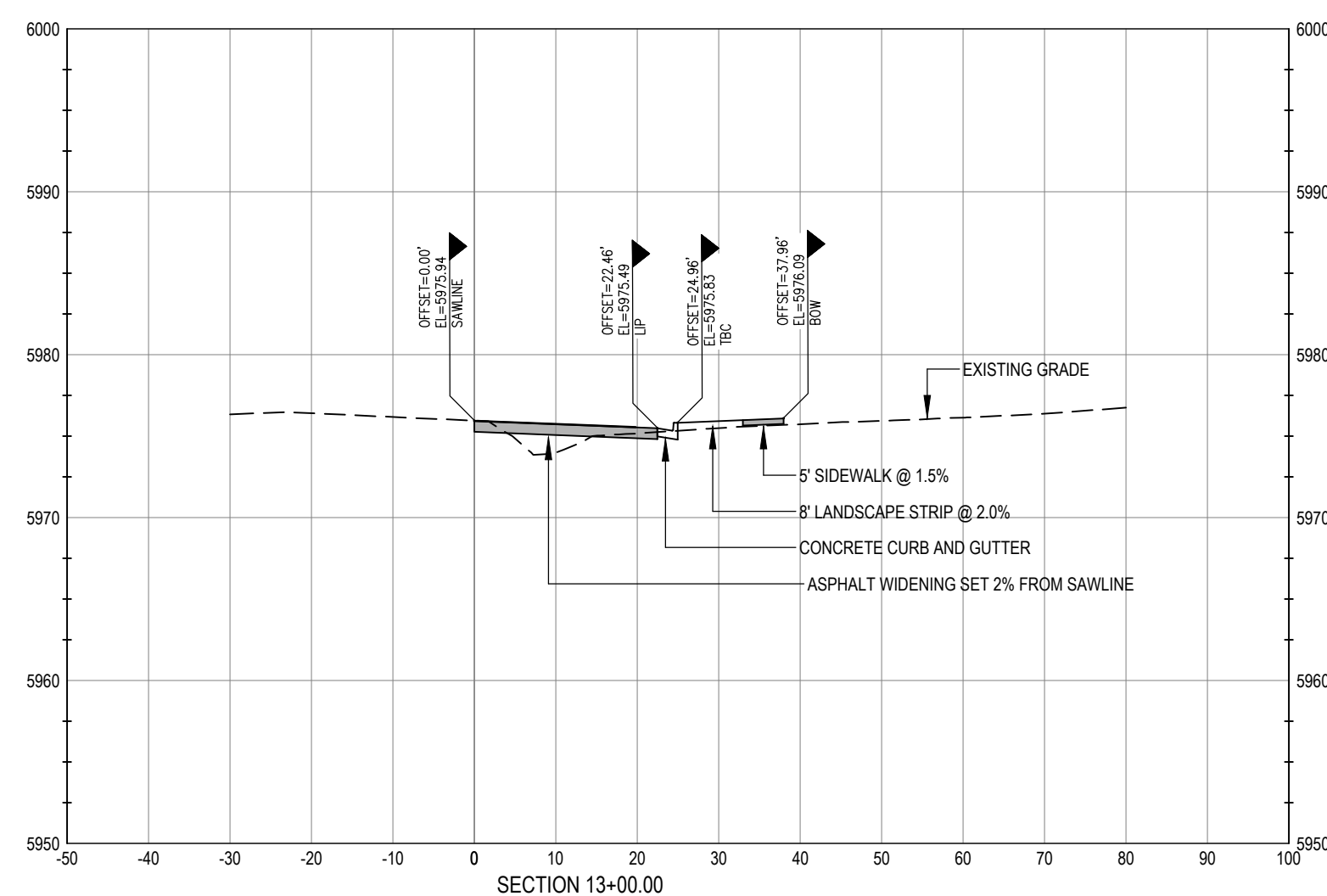
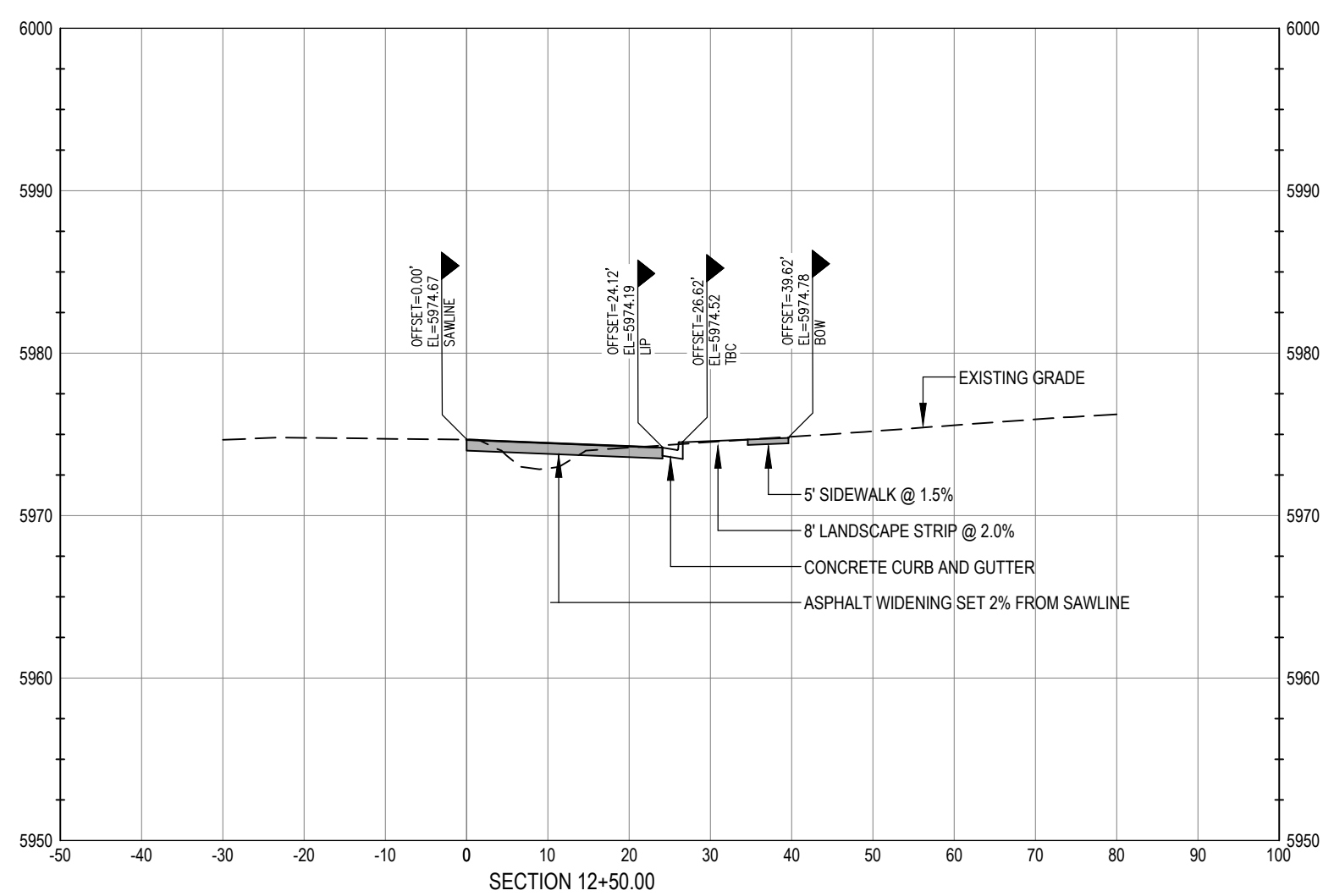
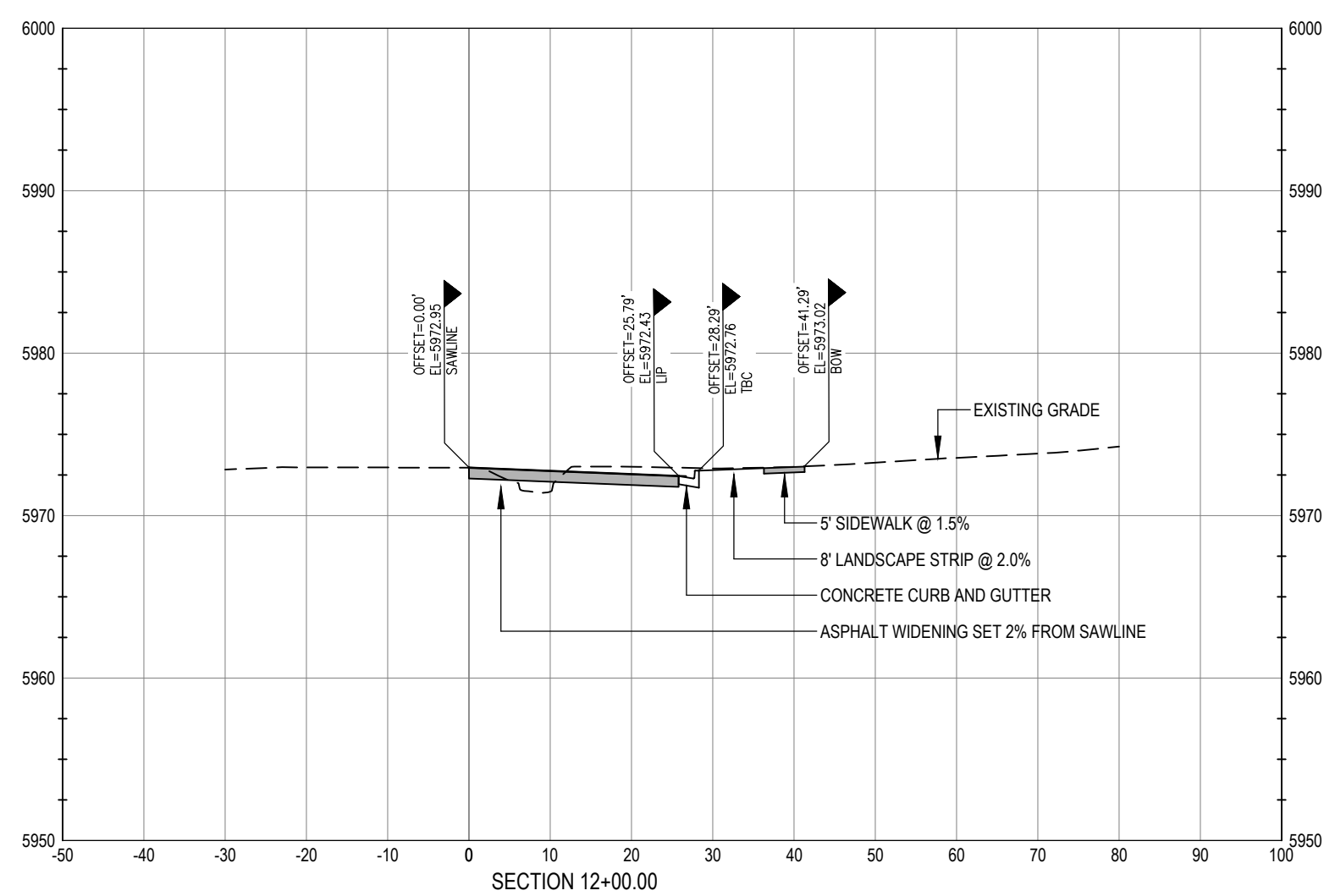
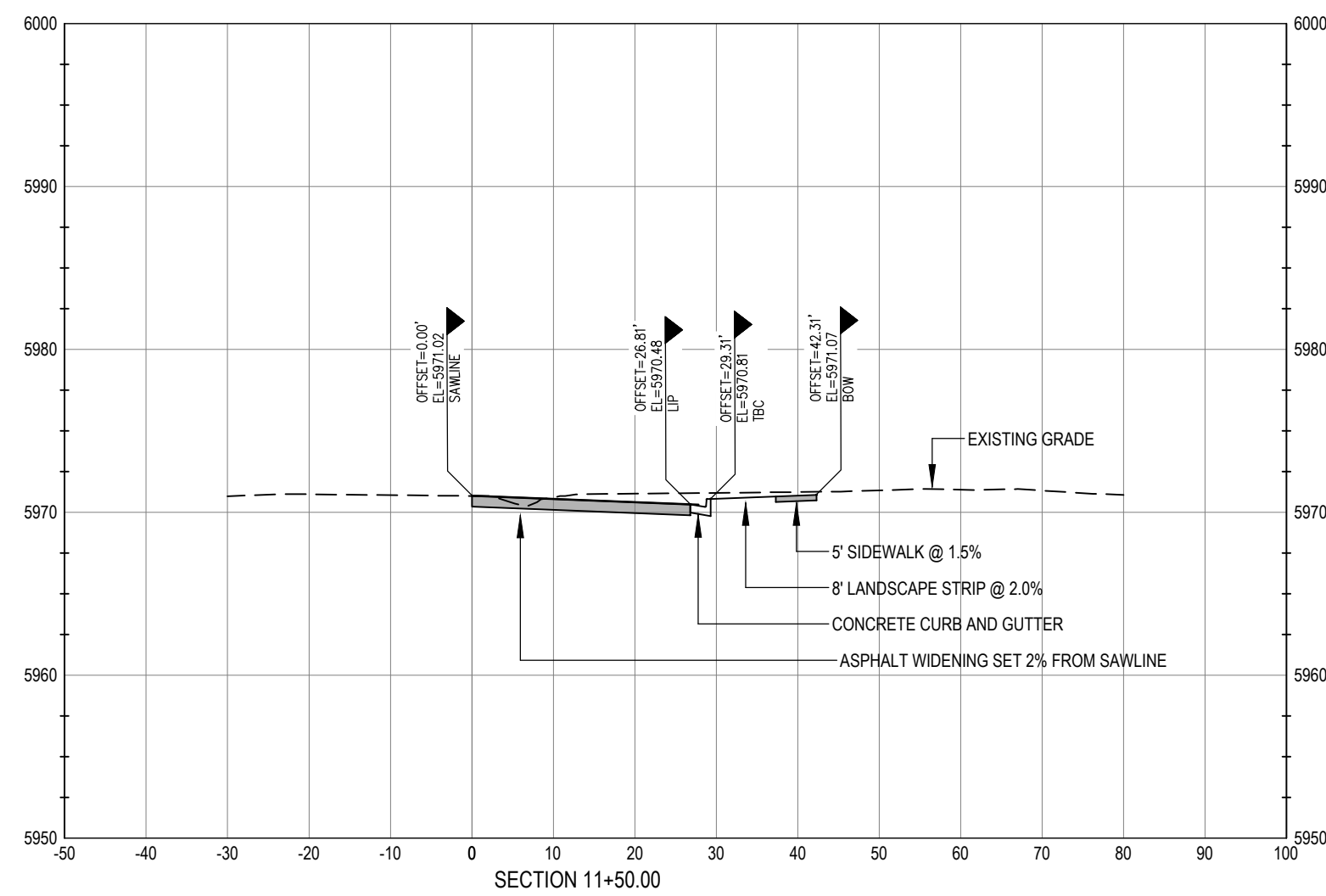
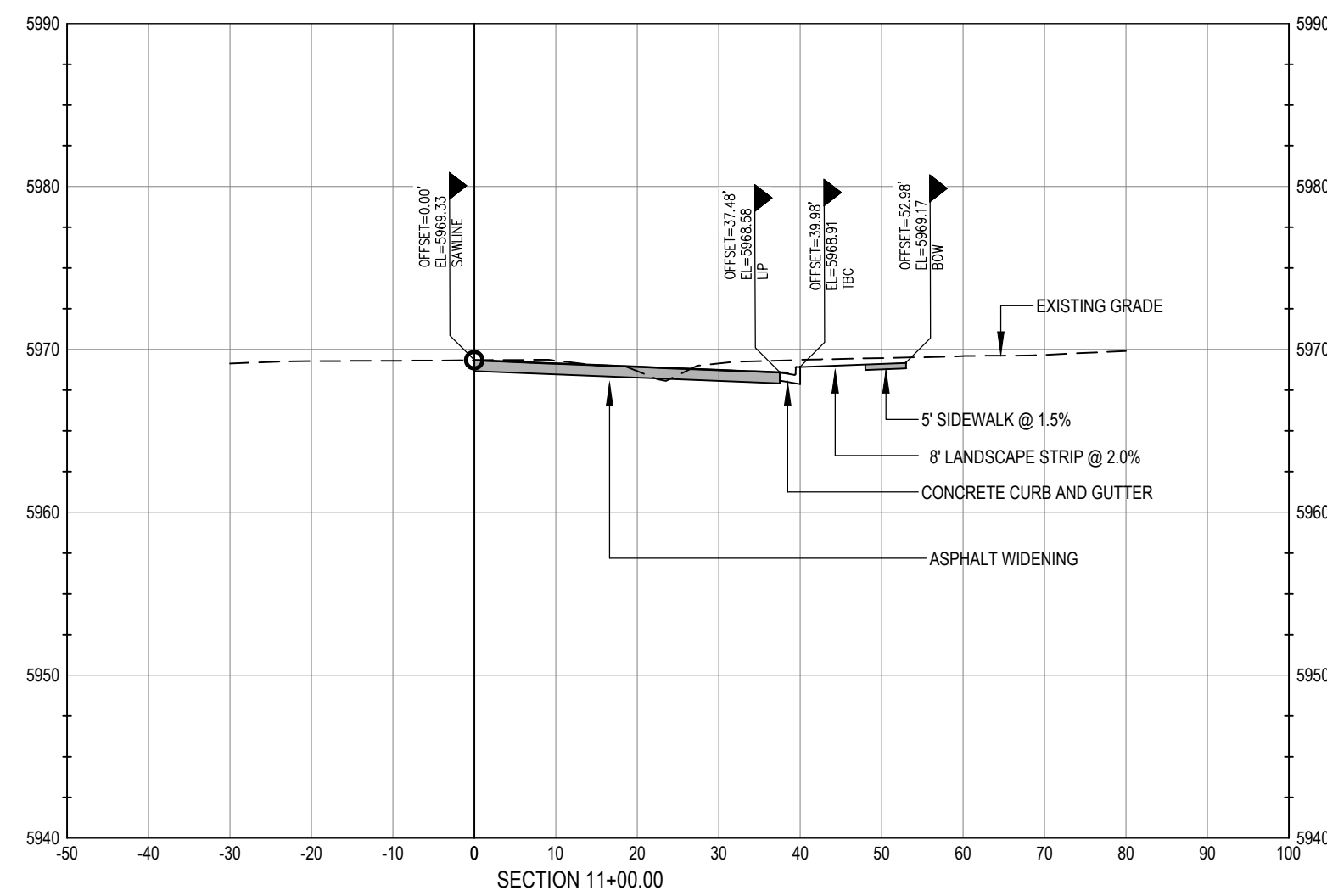
date: 10/01/17

SHEET

C5.11

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

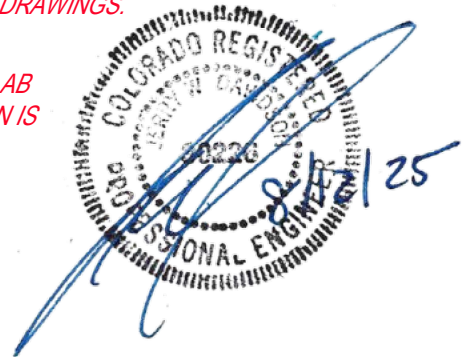
DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / REPLAT SUBMITTAL	



I, NEIL W PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO."

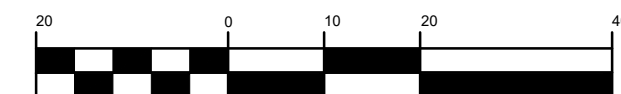


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GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft. Horizontal
1 inch = 2 ft. Vertical

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

PREPARED UNDER THE DIRECT SUPERVISION OF	
ERRAND W. DAVIDSON, P.E. COLORADO REG # 3026 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.	
<i>04/1/25</i> <i>AS-BUILT</i> <i>TS</i>	
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

STROH ROAD CROSS SECTIONS

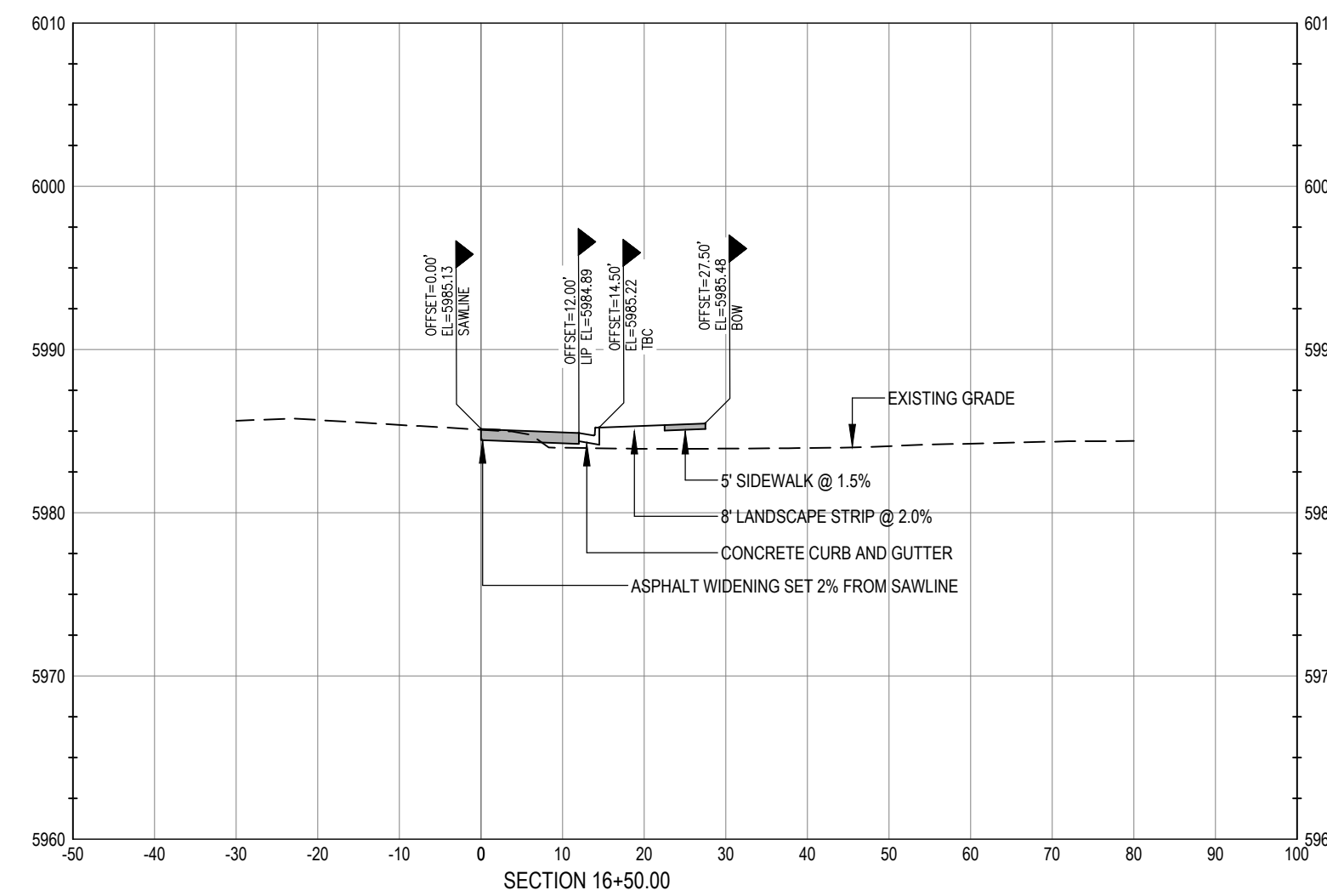
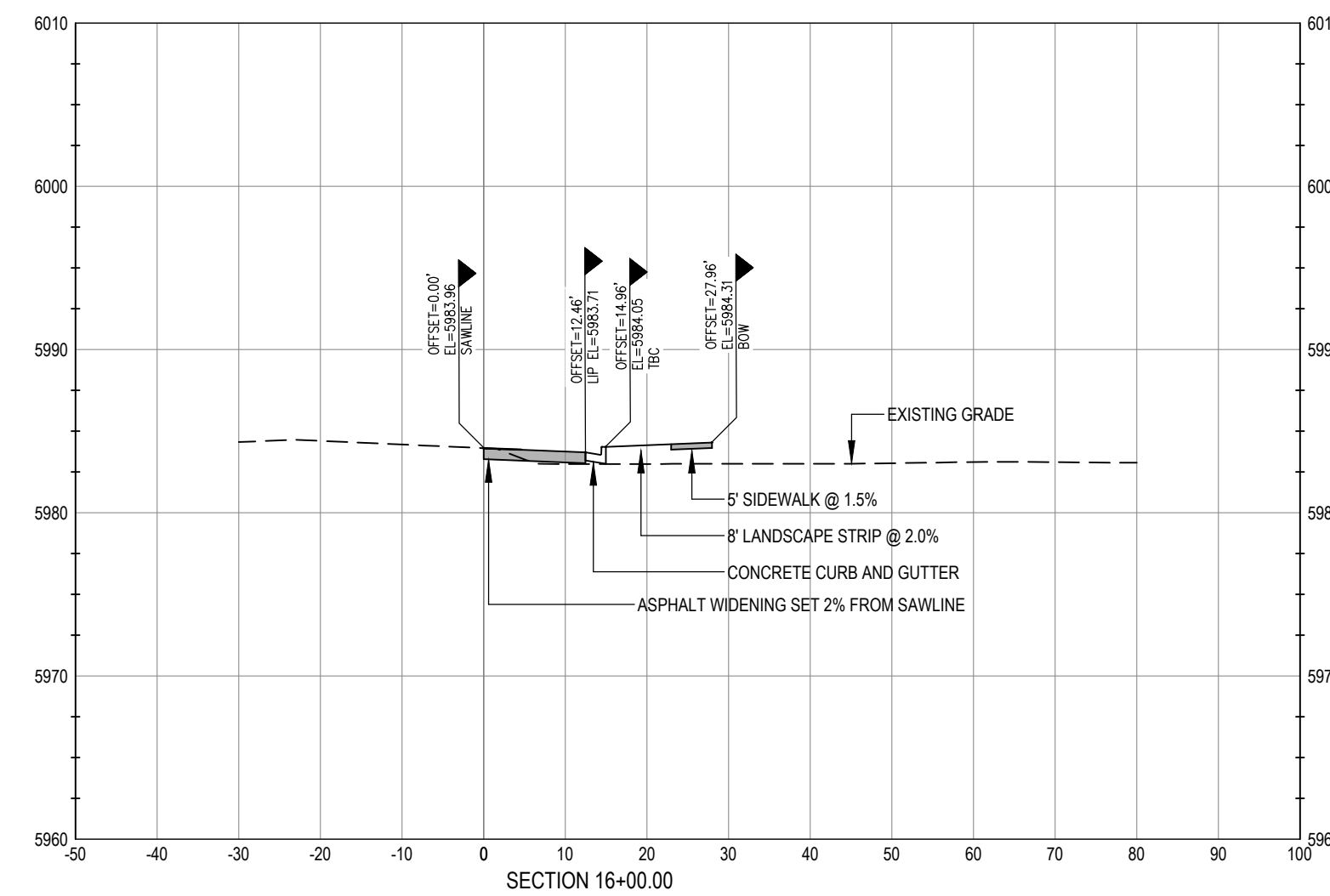
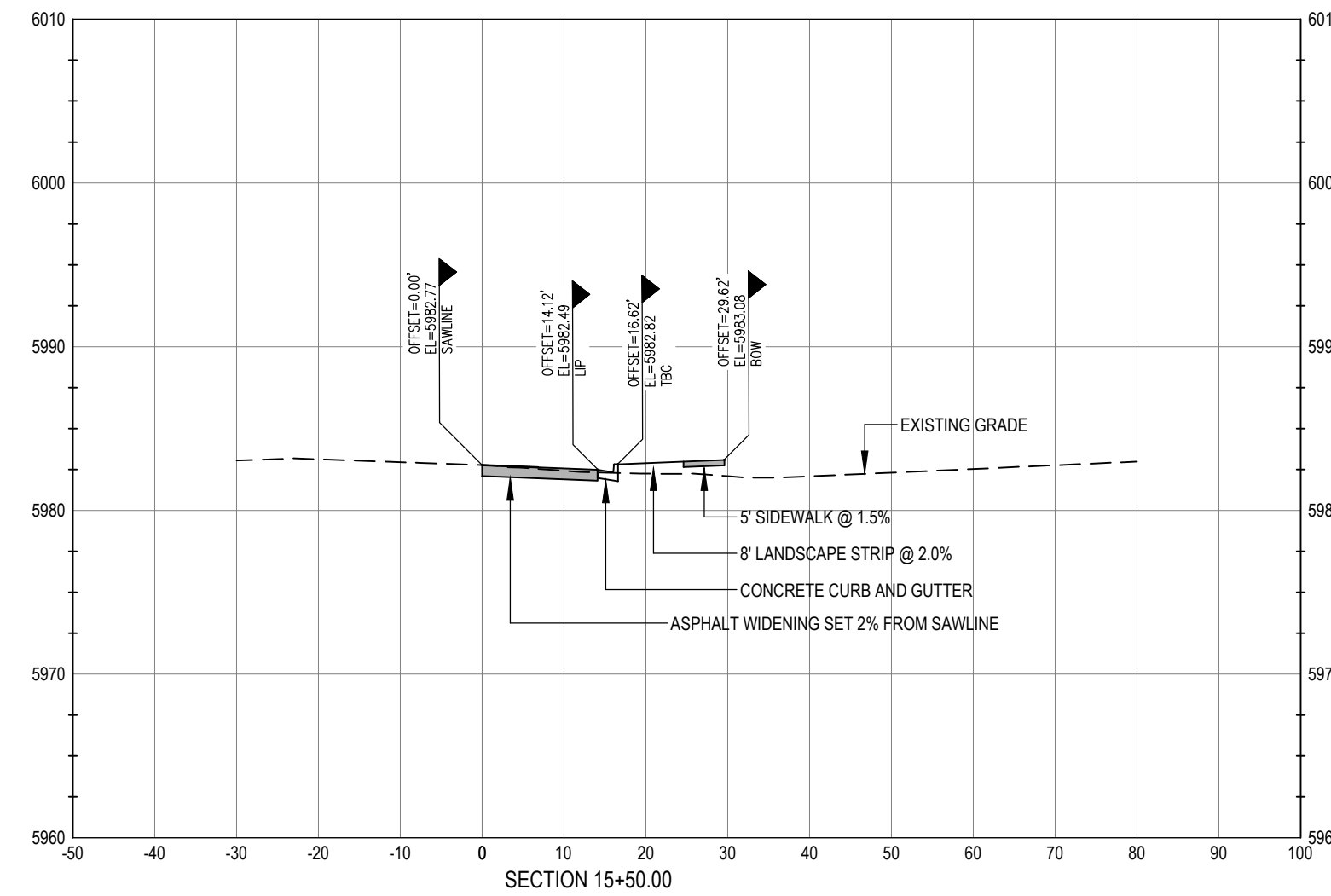
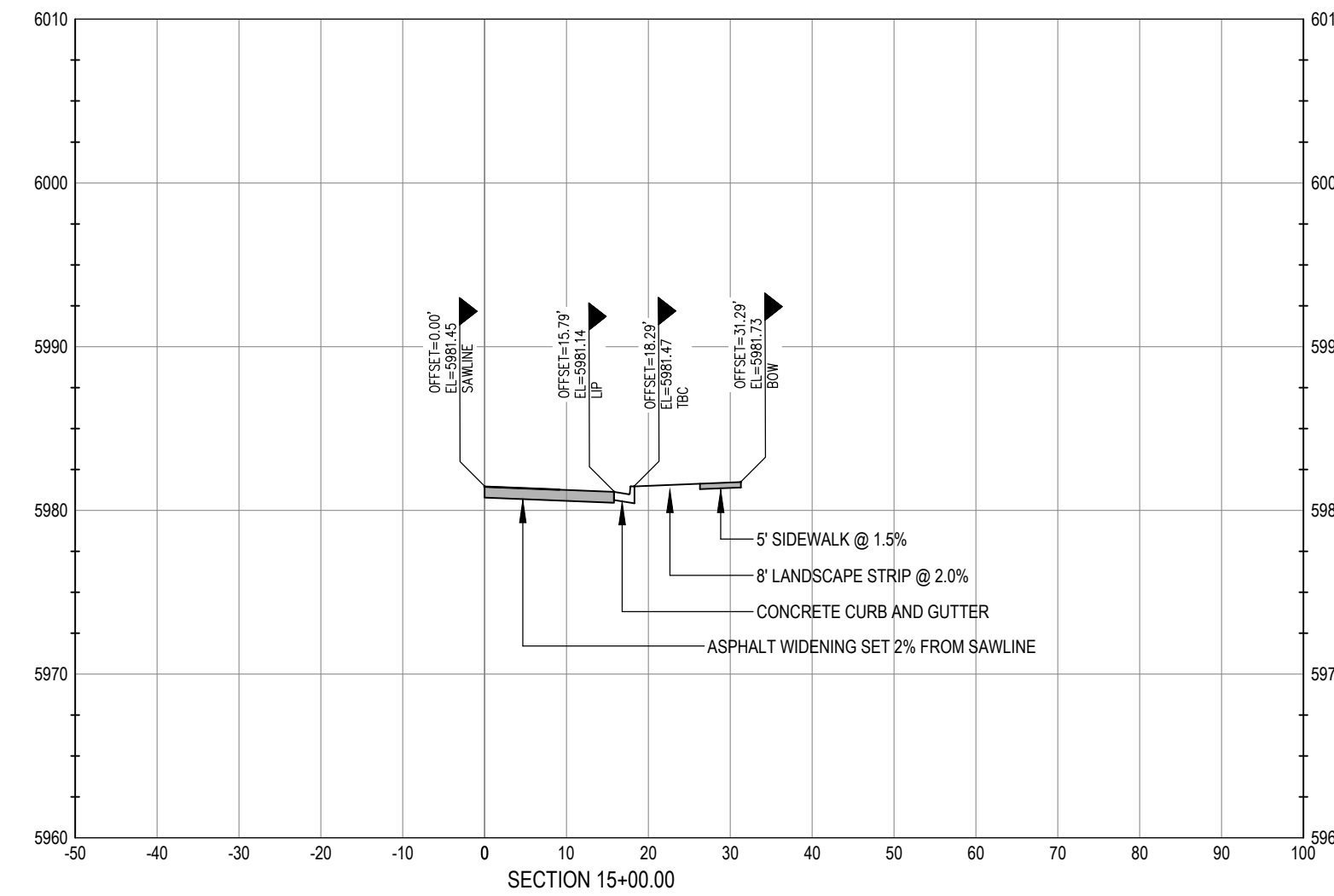
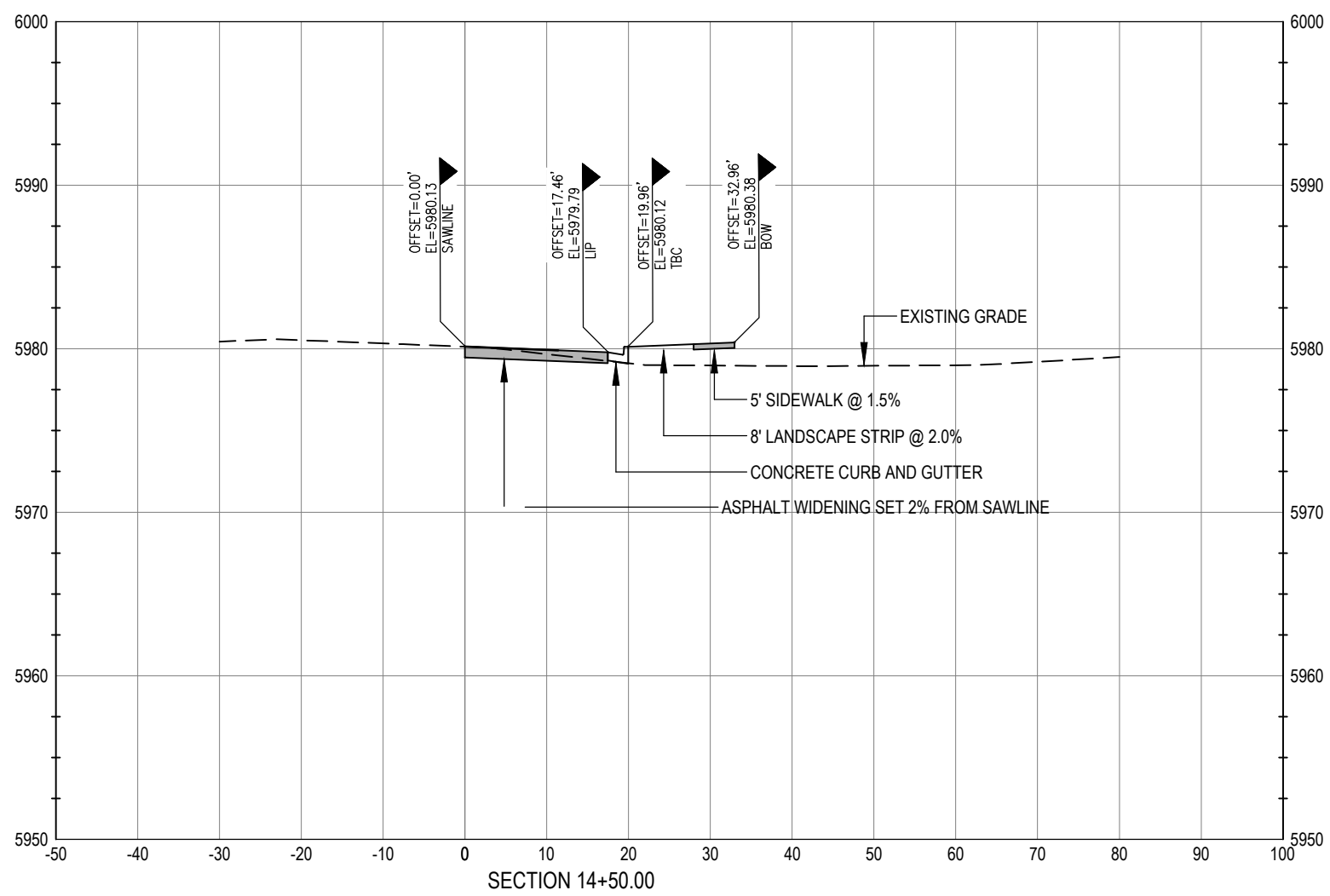
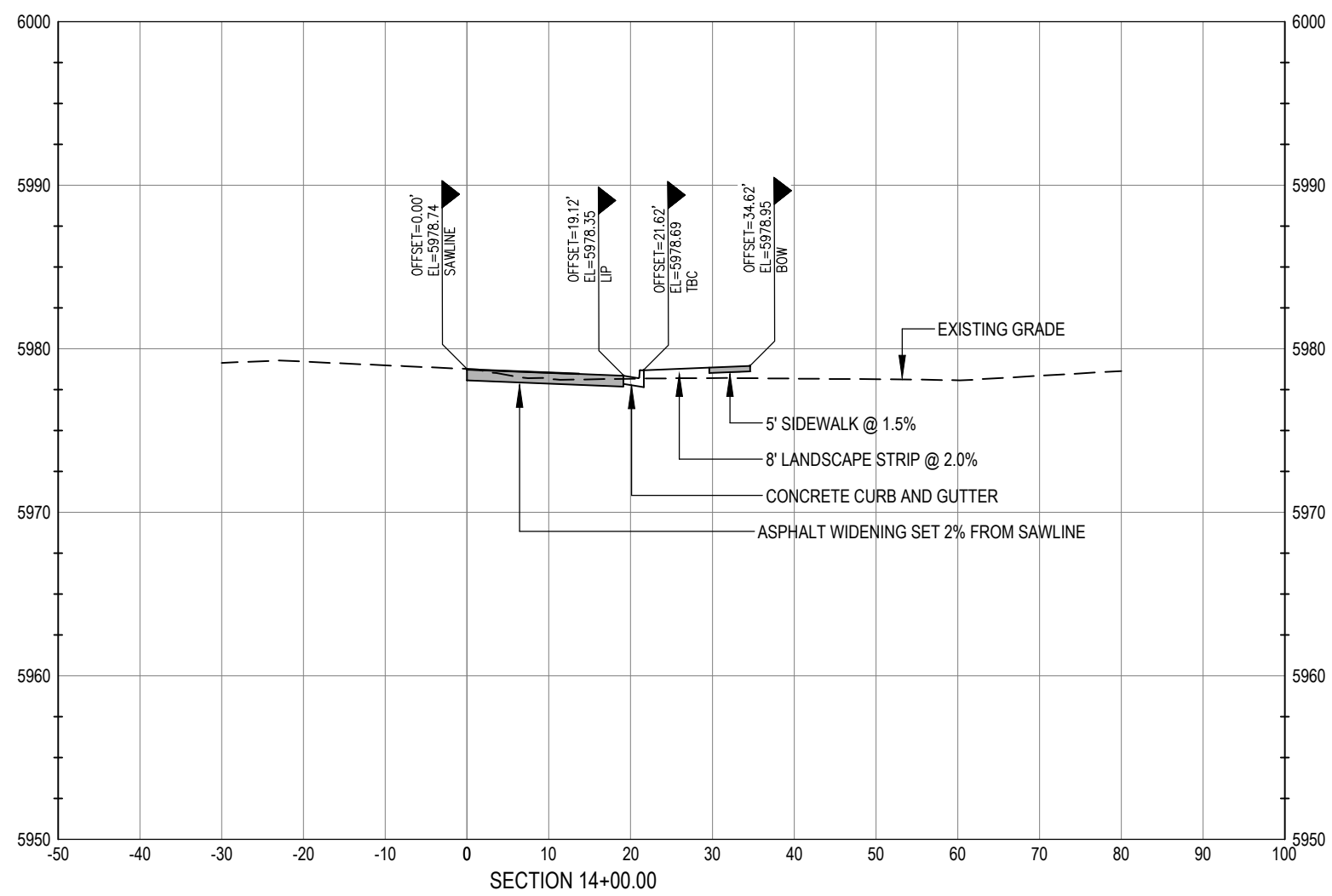
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.12

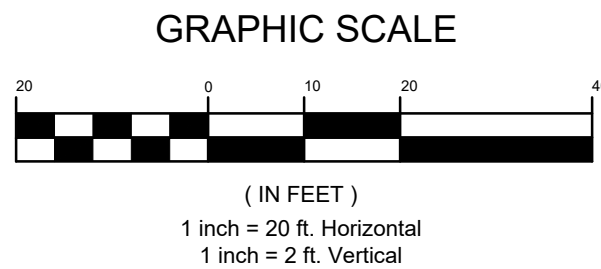
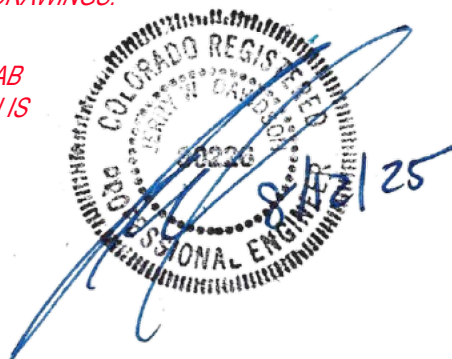


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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

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

date: 10/01/17

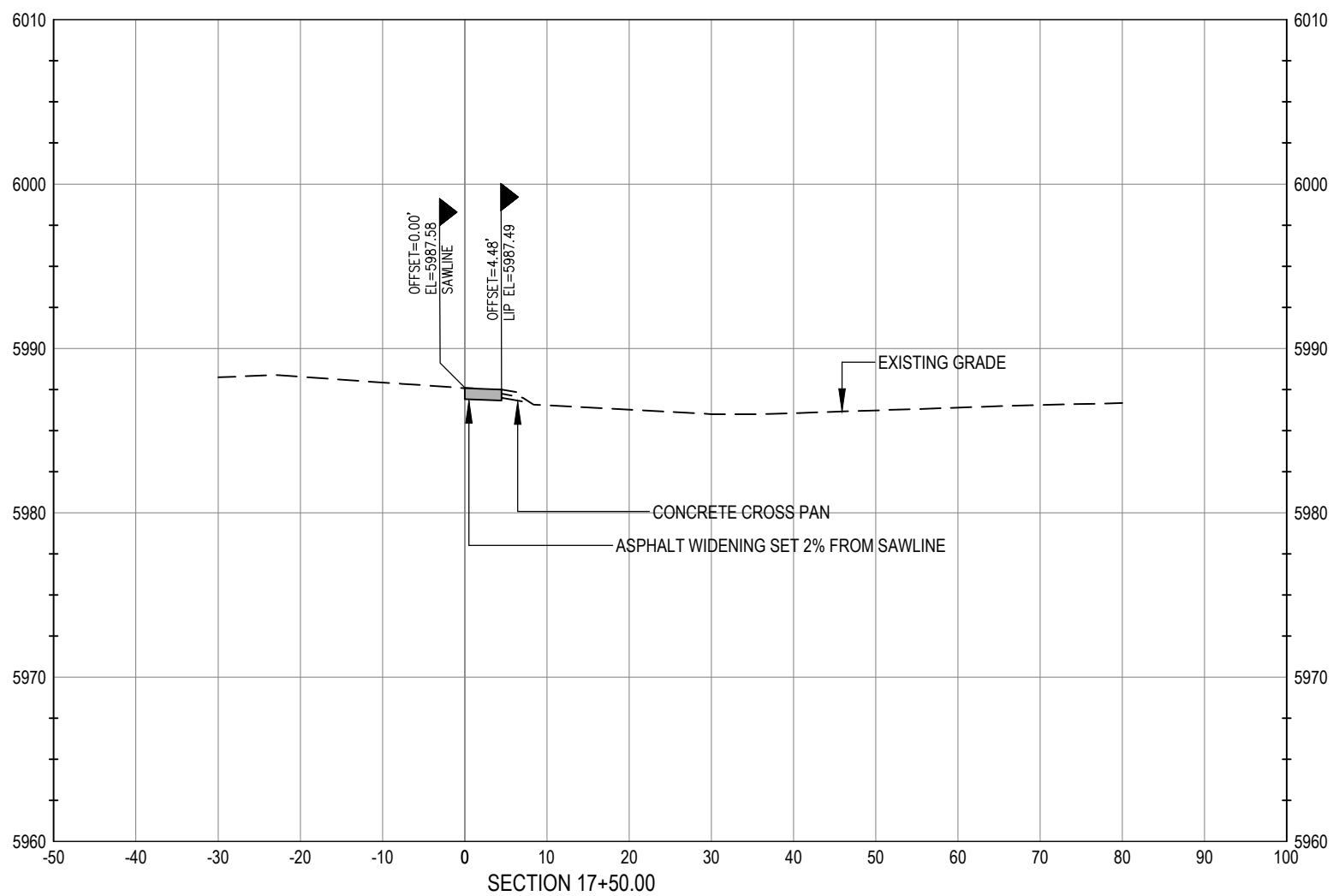
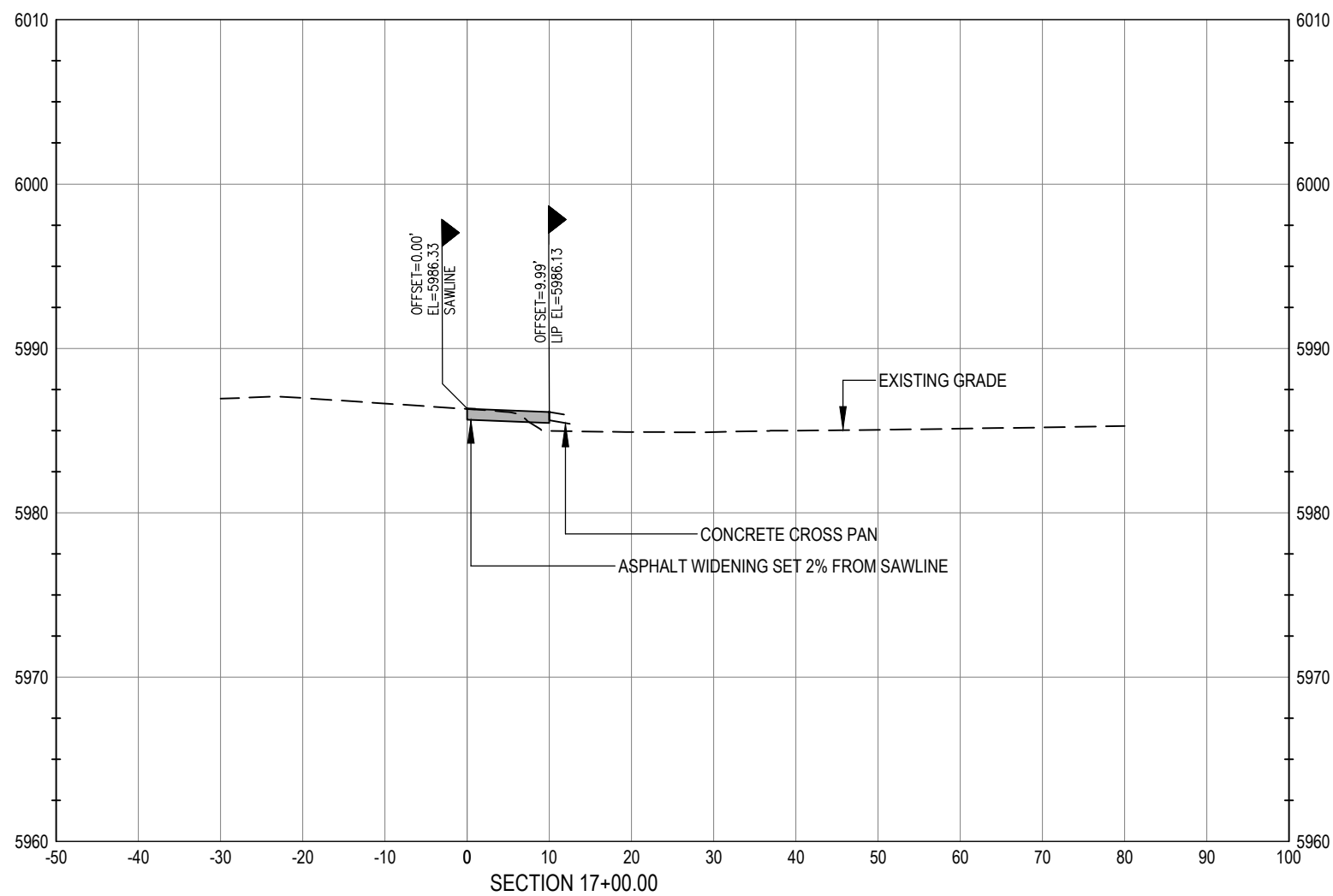
SHEET

C5.13

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

DATE	DESCRIPTION	REVISIONS
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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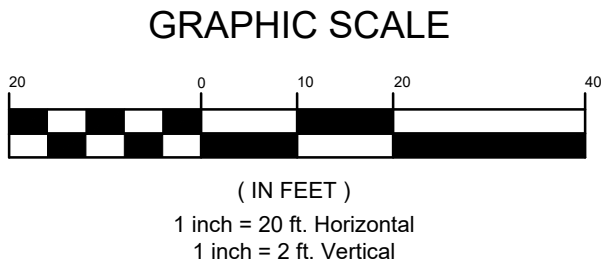
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

C5.14

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

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

NO.	DATE	DESCRIPTION	REVISIONS
04/4/25	AS-BUILT	FOURTH CDOT NTP SUBMITTAL	
03/11/24		THIRD 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	

AS-BUILT

FOURTH CDOT NTP SUBMITTAL

THIRD CDOT NTP SUBMITTAL

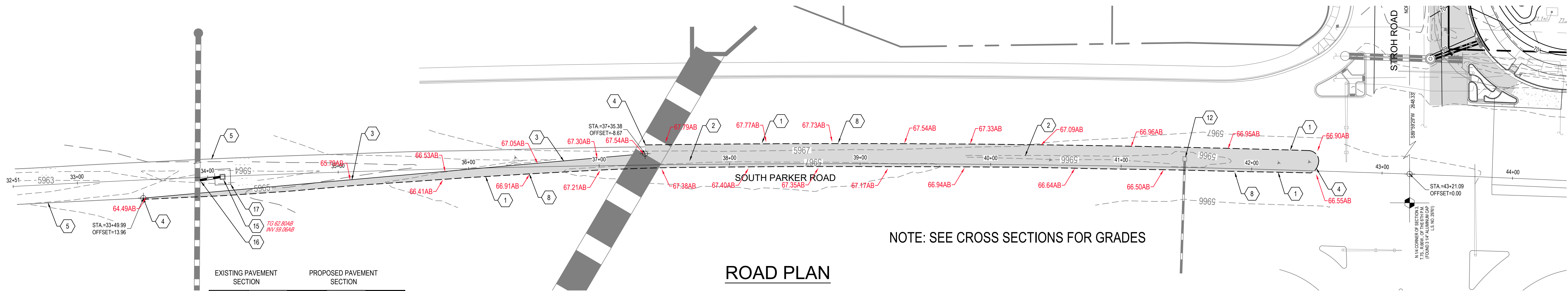
THIRD CDOT NTP SUBMITTAL

2ND REPLAT SUBMITTAL

SECOND CDOT NTP SUBMITTAL

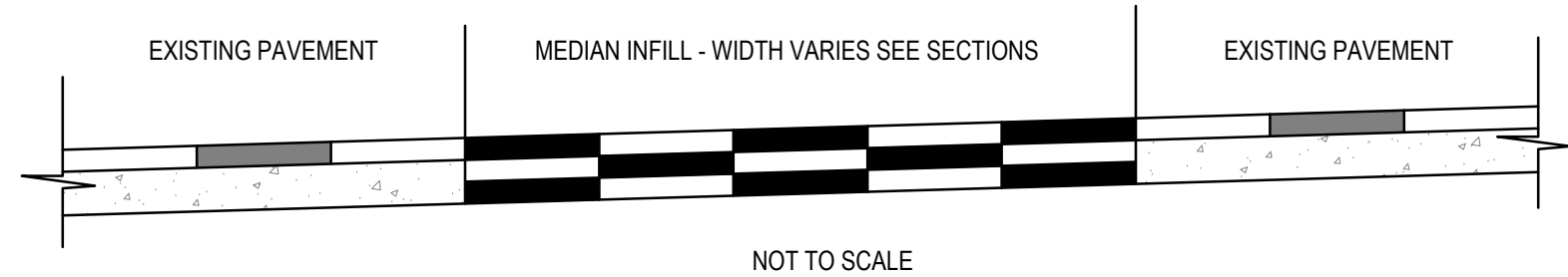
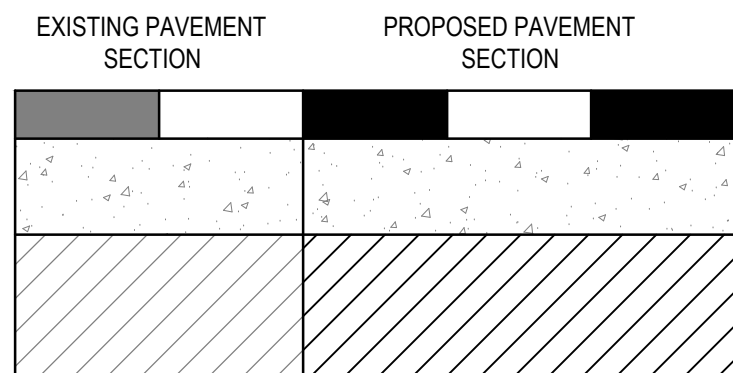
CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL

DATE



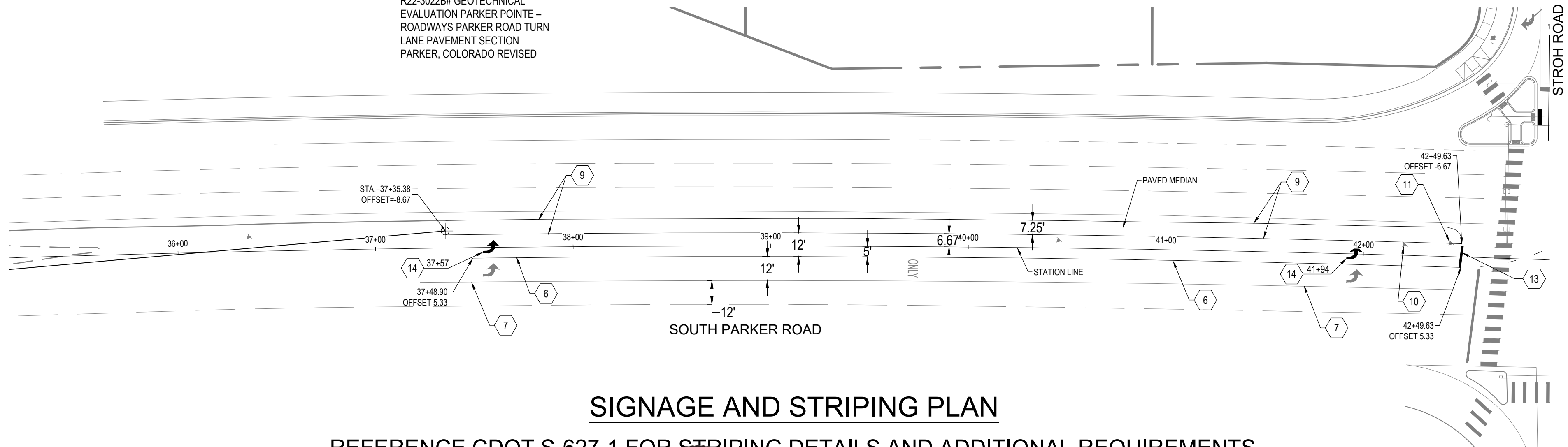
ROAD PLAN

NOTE: SEE CROSS SECTIONS FOR GRADES



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

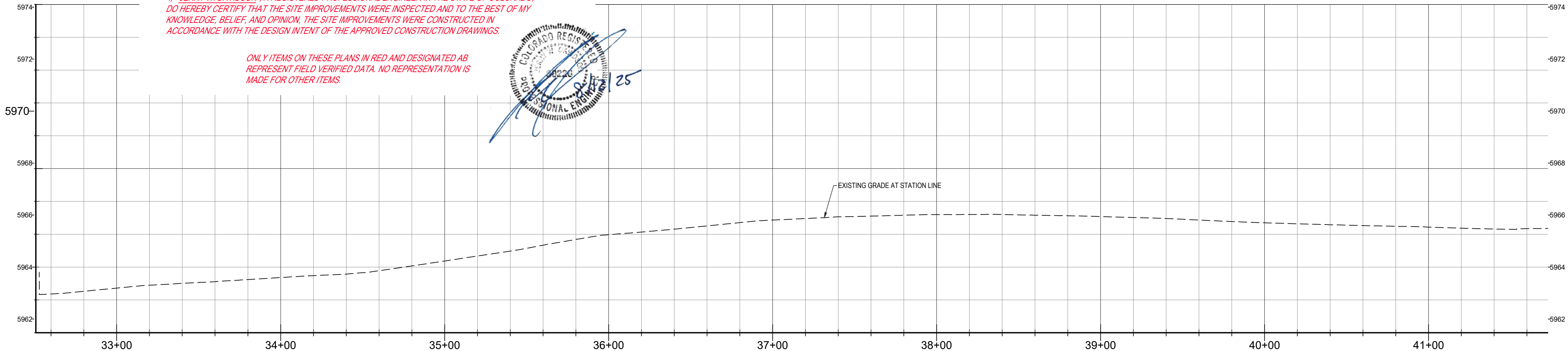
REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 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.

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



STATION LINE PROFILE

CONSTRUCTION NOTES

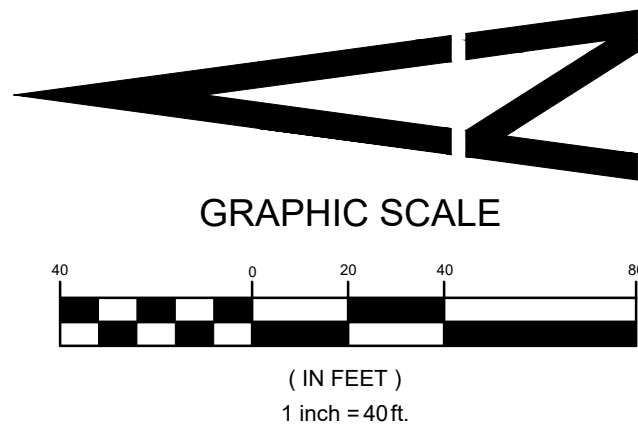
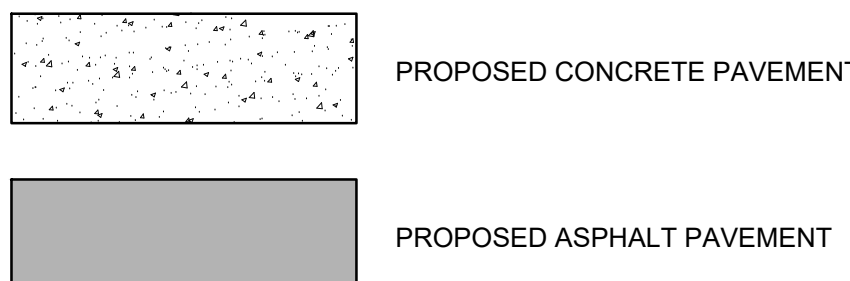
- SAWCUT PAVEMENT TO NEAT CLEAN LINE 1' OFF EXISTING EDGE OF PAVEMENT.
- CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. INFILL EXISTING GRASS MEDIAN.
- NEW EDGE OF PAVEMENT.
- MATCH EXISTING EDGE OF PAVEMENT.
- EXISTING EDGE OF PAVEMENT.
- PAINT 8" WIDE WHITE CHANNELIZING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

NOTES

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

LEGEND



WARNING

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BENCHMARK

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD PLAN AND PROFILE

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

date: 10/01/17

SHEET

C5.15

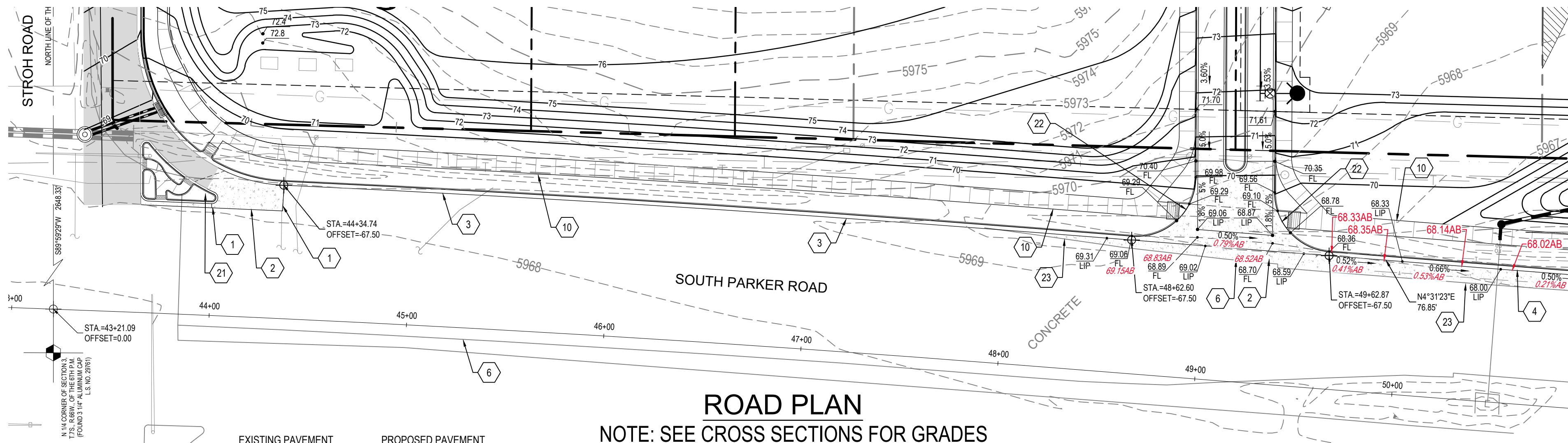
PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT	
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01/31/24	THIRD CDOT NTP SUBMITTAL	
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08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / REPLAT SUBMITTAL	

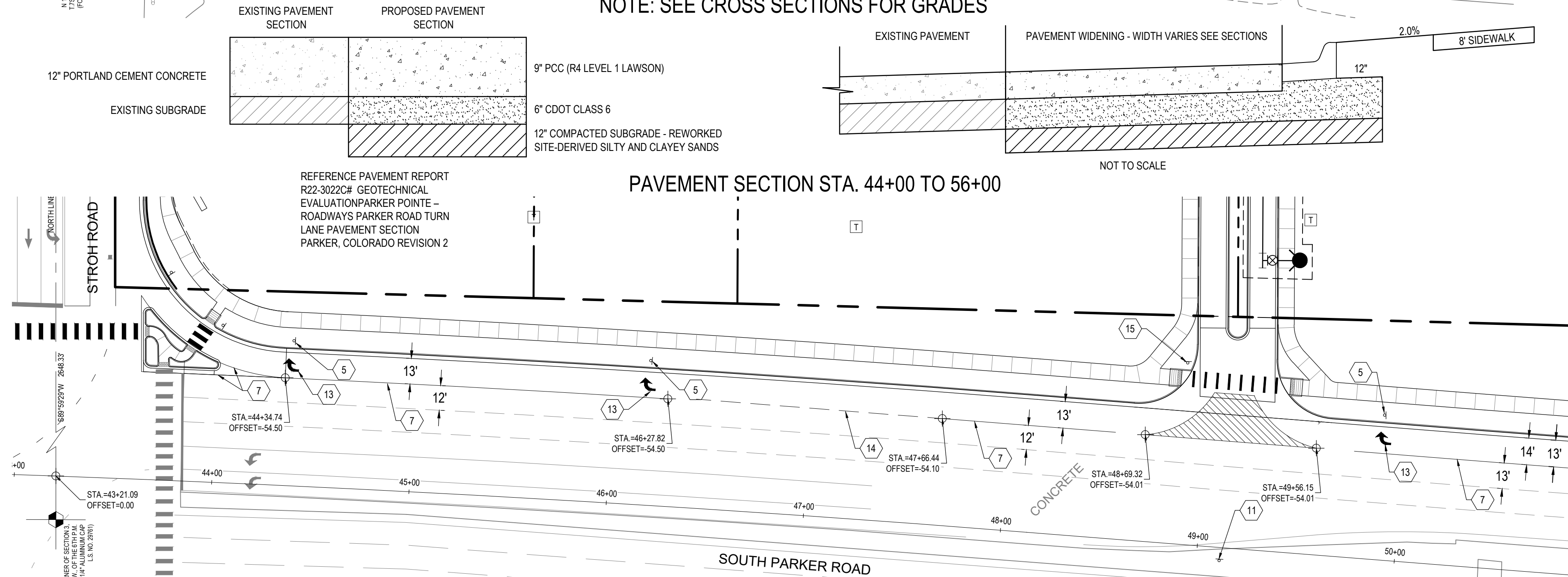
PARKER POINT
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINT FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROTH ROAD
PARKER, COLORADO

SHEET

C5.15

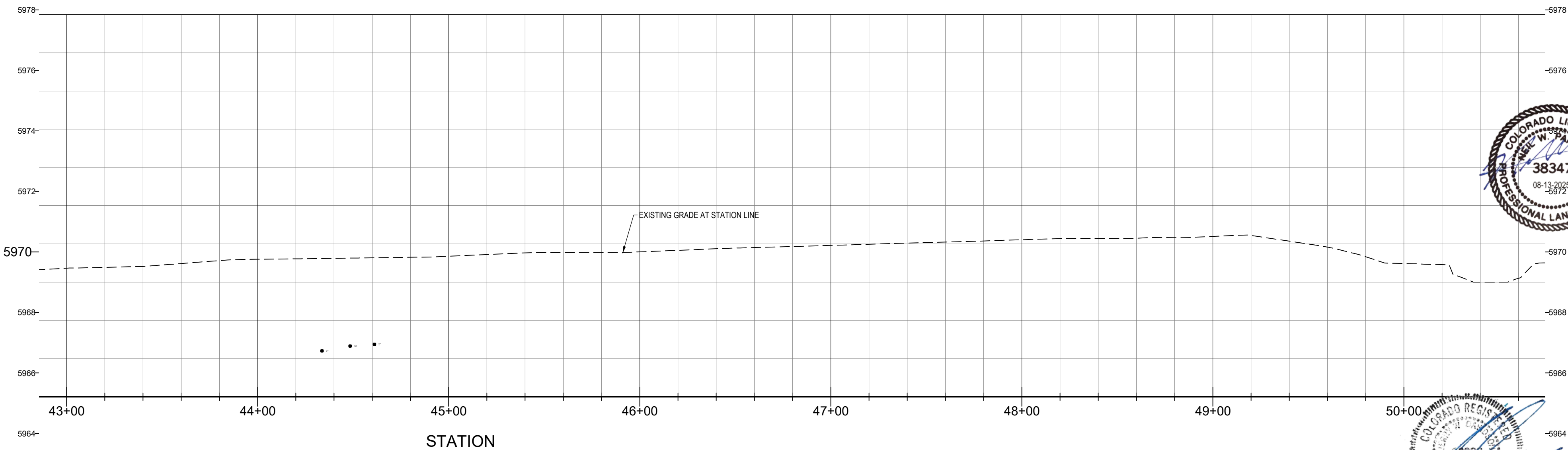


ROAD PLAN
NOTE: SEE CROSS SECTIONS FOR GRADES



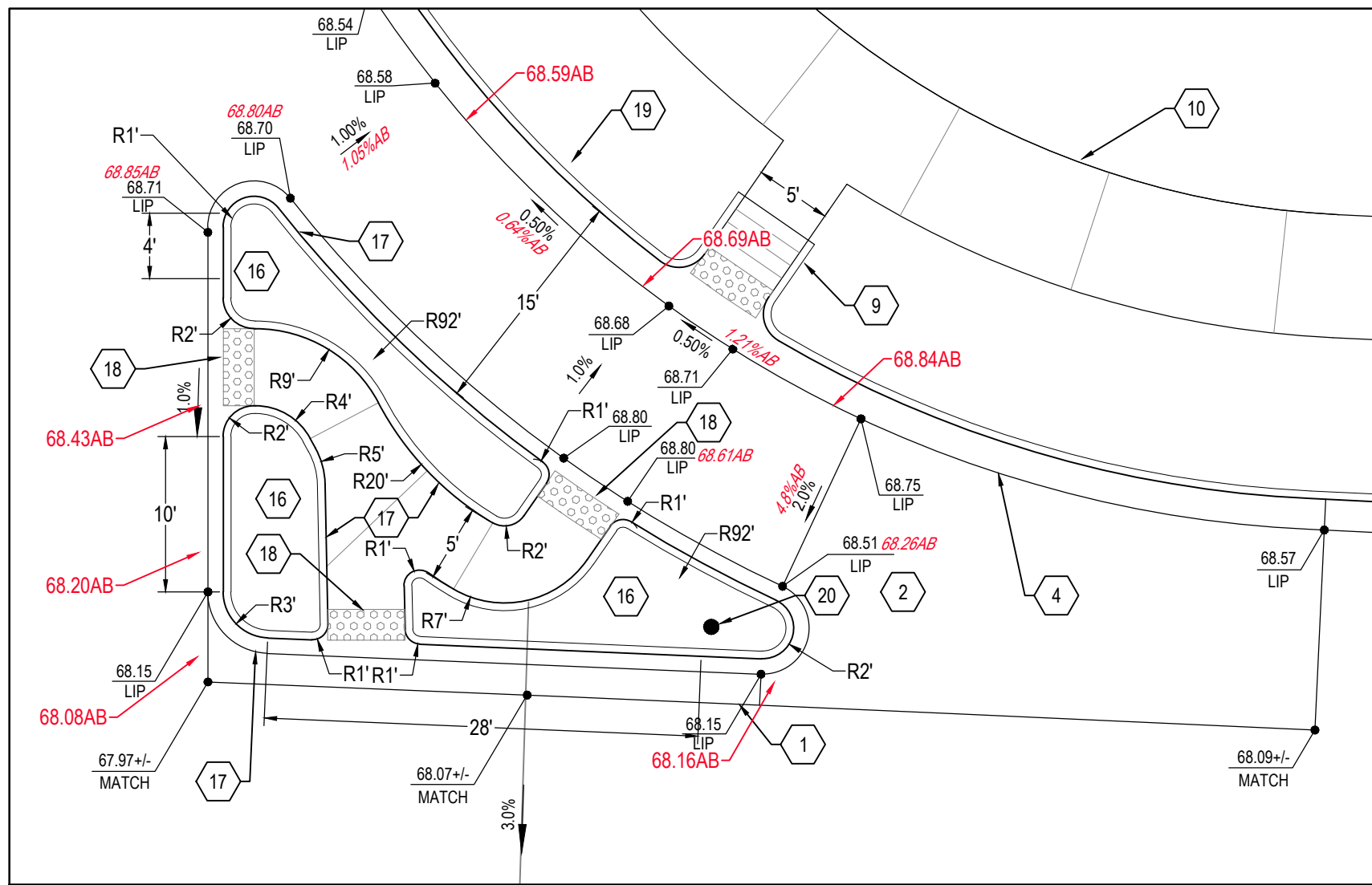
SIGNAGE AND STRIPING PLAN

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



STATION LINE PROFILE

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE
TO BE RELOCATED UNDERGROUND



TRAFFIC ISLAND

SCALE: 1" = 10'

CONSTRUCTION NOTES

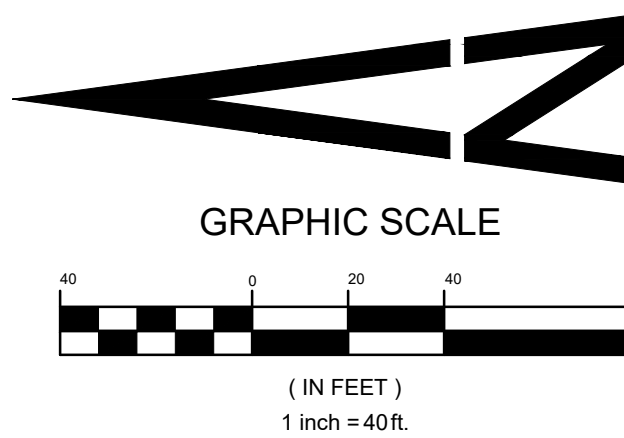
- SAWCUT PAVEMENT TO NEAT CLEAN LINE.
- CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. INSTALL TIE BARS TO EXISTING CONCRETE PAVEMENT.
- CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM. INSTALL TIE BARS TO EXISTING EDGE OF CONCRETE PAVEMENT PER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

NOTES

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LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT



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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	
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	

PARKER ROAD PLAN AND PROFILE

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

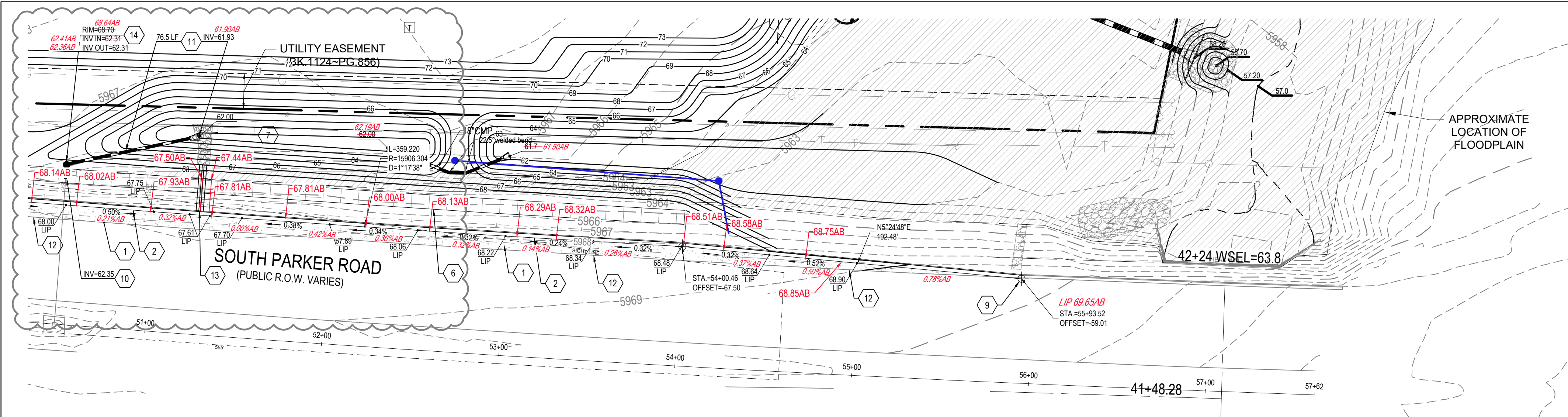
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

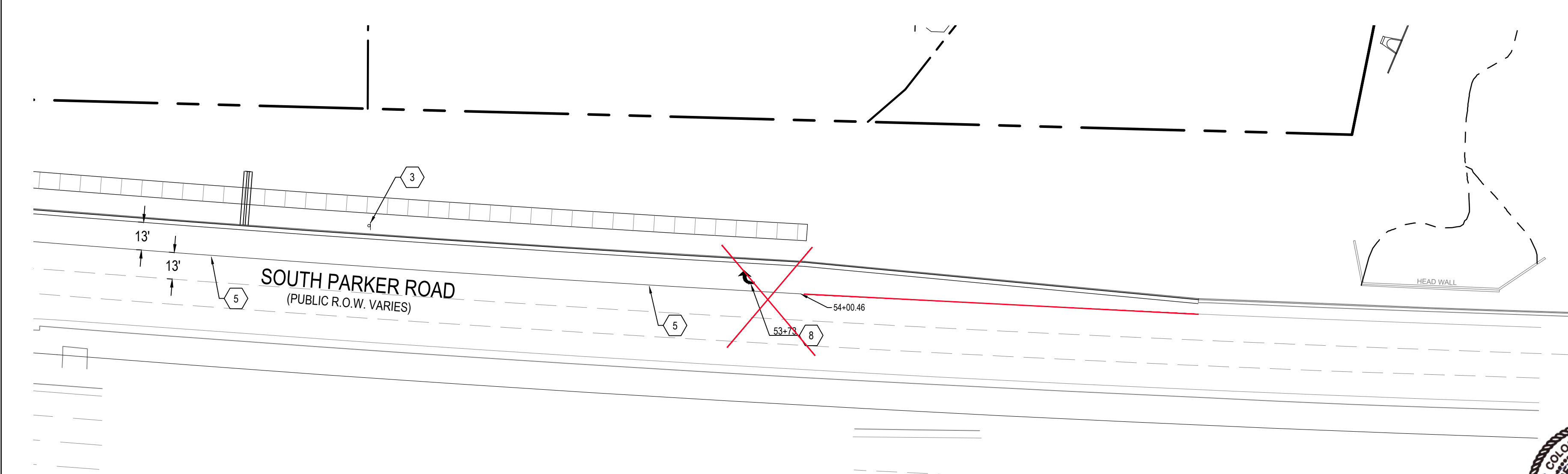
C5.16

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

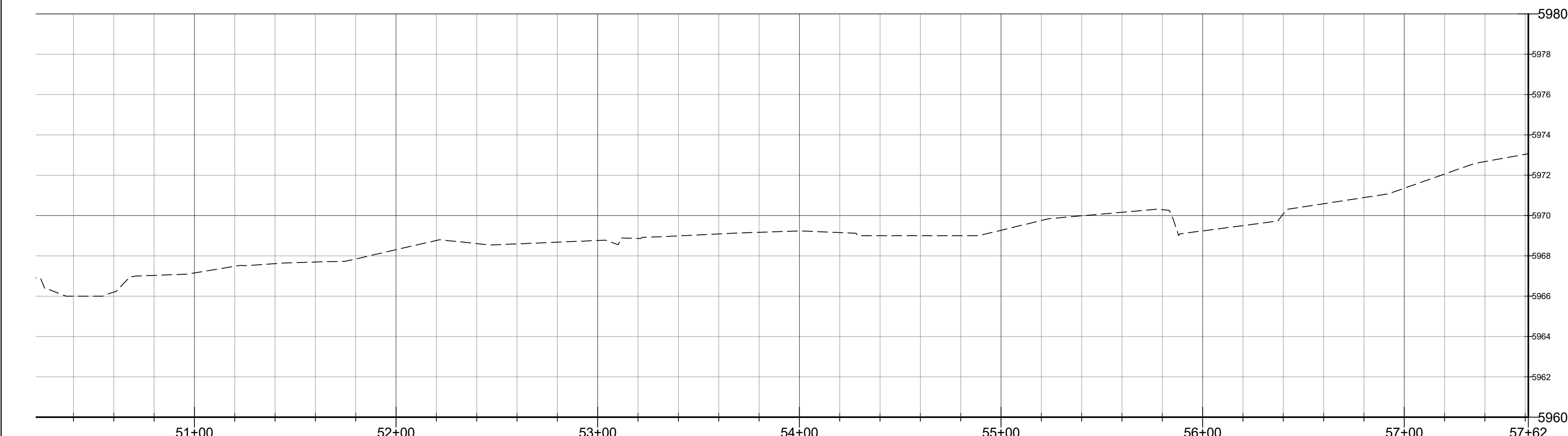


ROAD PLAN

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 0 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.

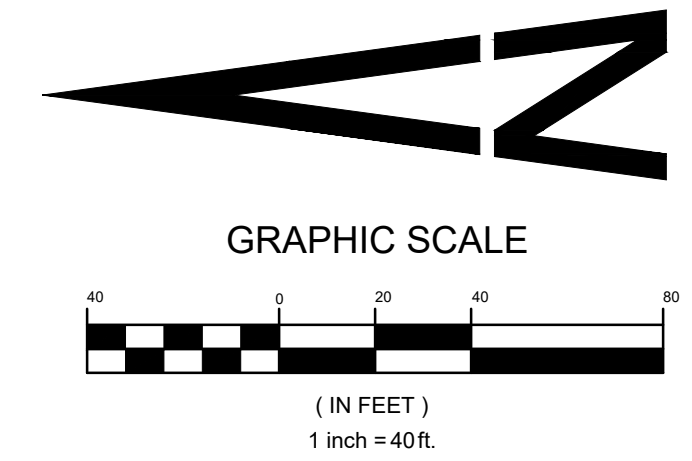
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

NOTES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.329.8688
WWW.PERCEPTIONDESIGNGROUP.COM

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

NO.	DATE	DESCRIPTION
01	04/14/25	REMOIVE INLETS ADD CHASE
02	04/14/25	AS-BUILT
03	01/11/24	FOURTH CDOT NTP SUBMITTAL
04	01/11/24	THIRD CDOT NTP SUBMITTAL
05	01/11/24	2ND REPLAT SUBMITTAL
06	08/01/23	SECOND CDOT NTP SUBMITTAL
07	04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL
08	04/21/23	DATE

REVISIONS

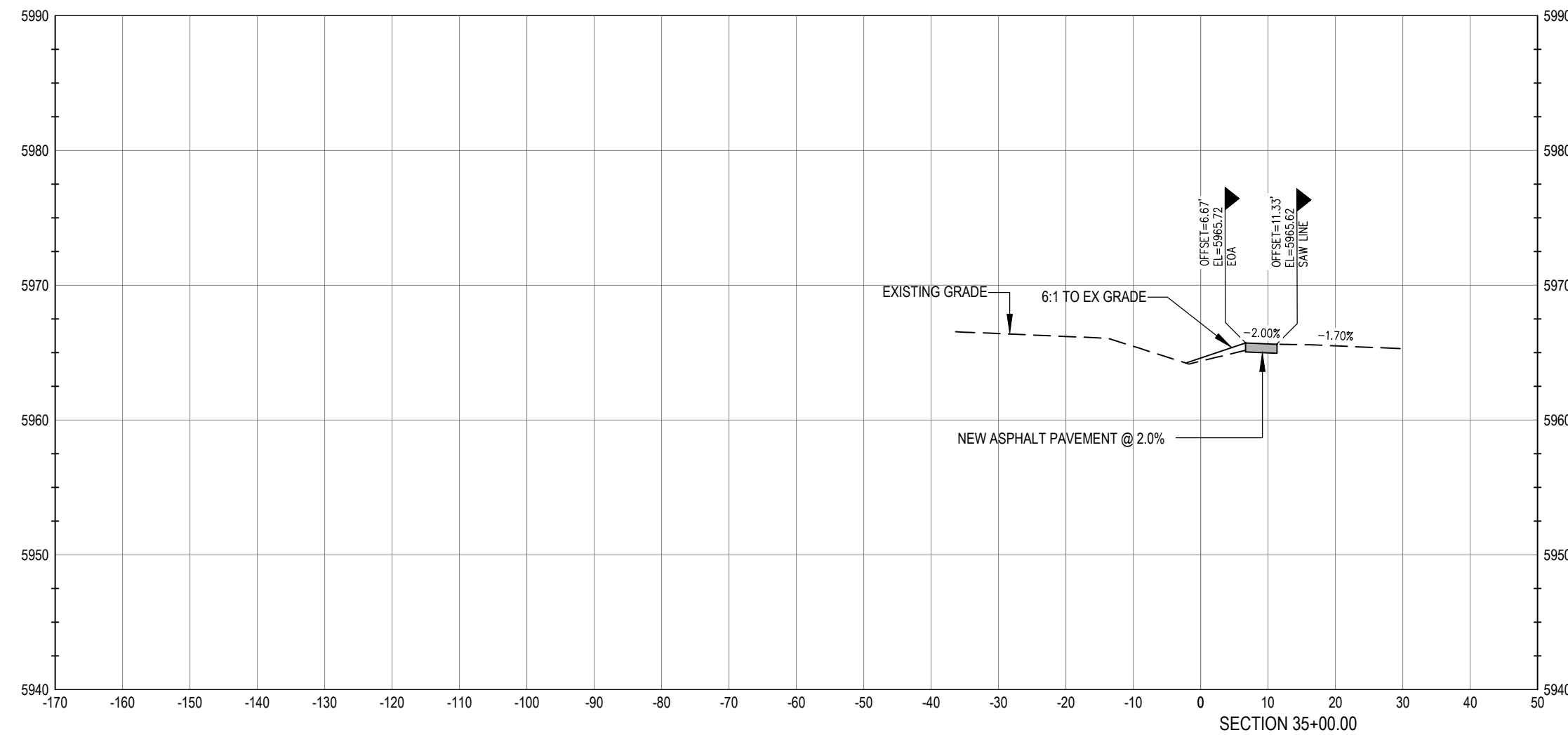
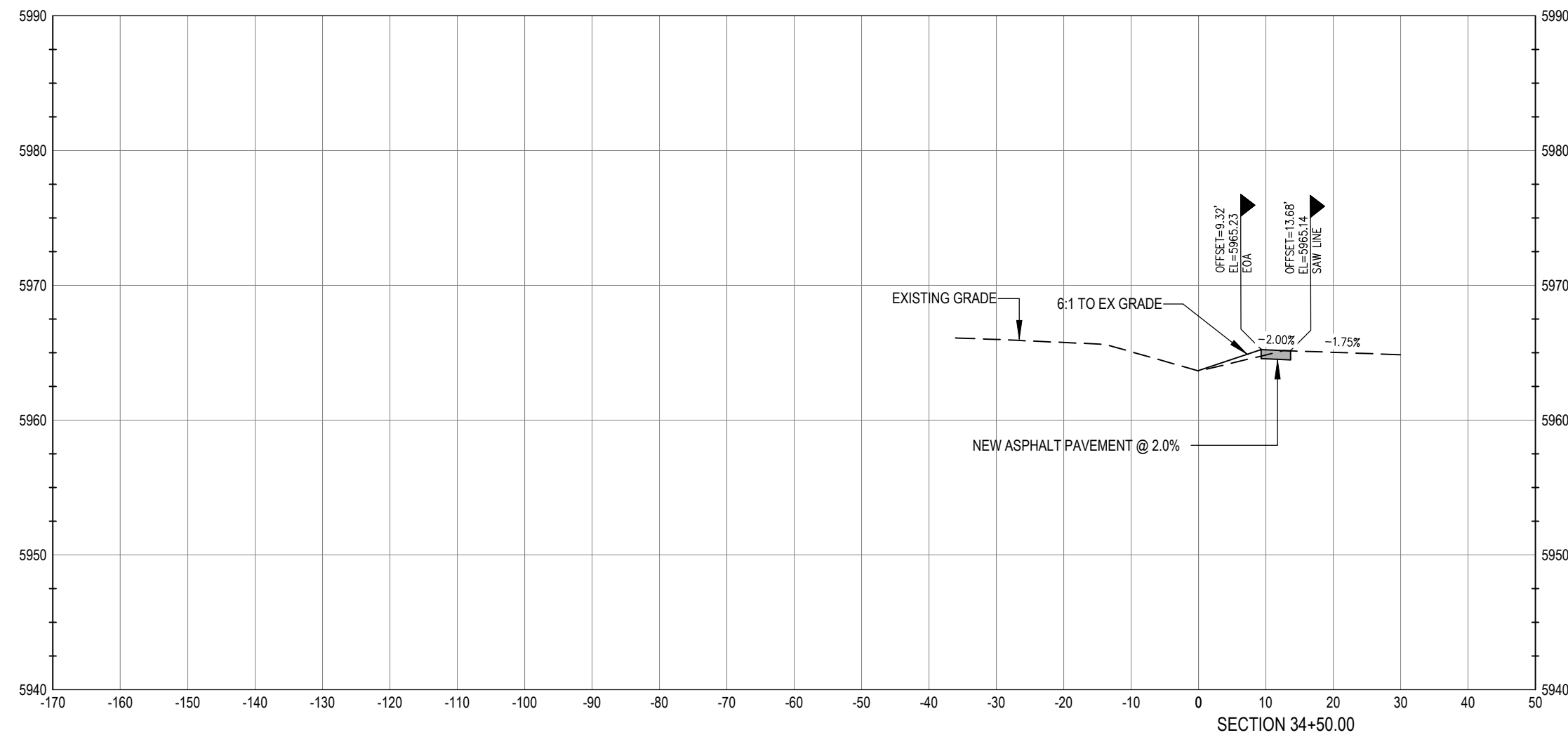
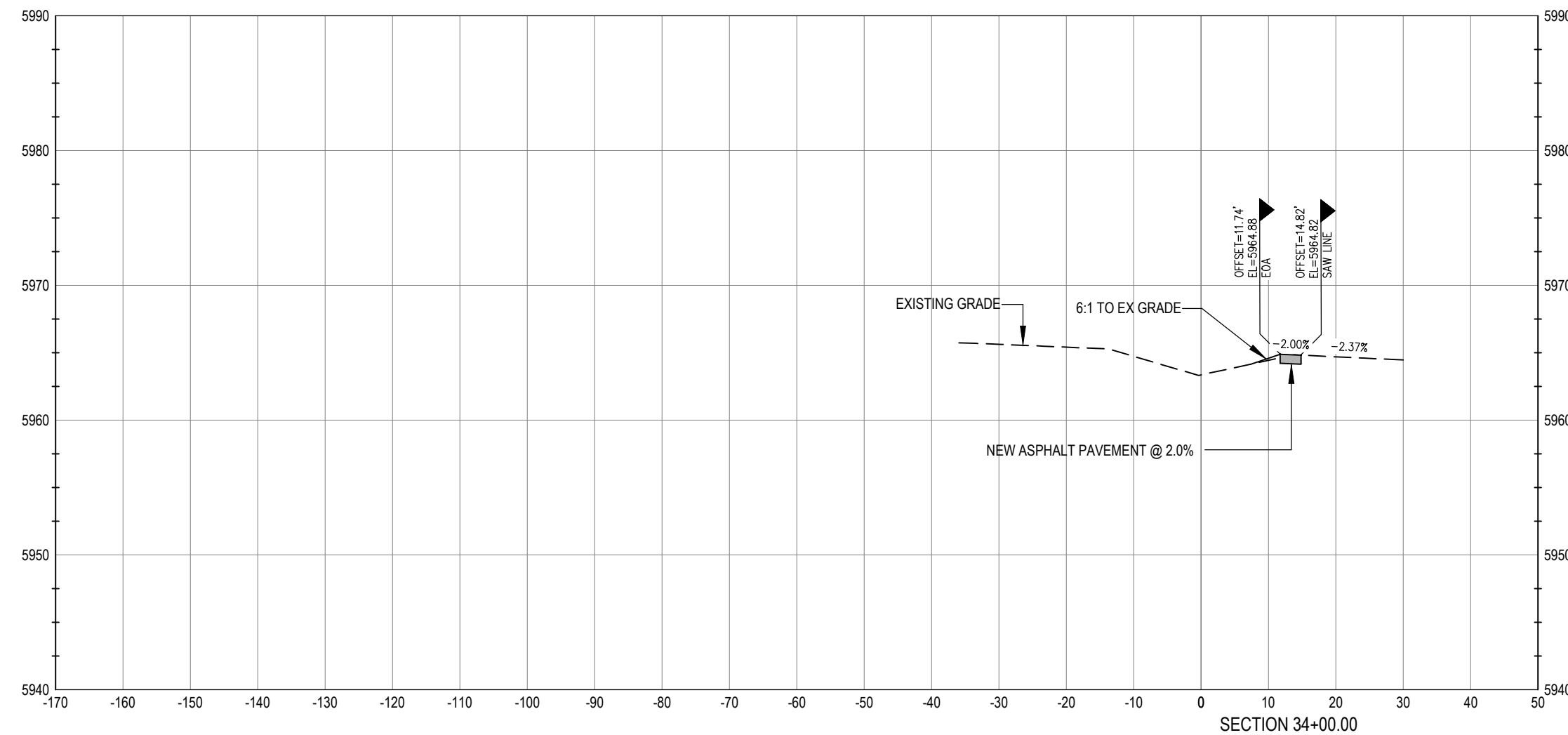
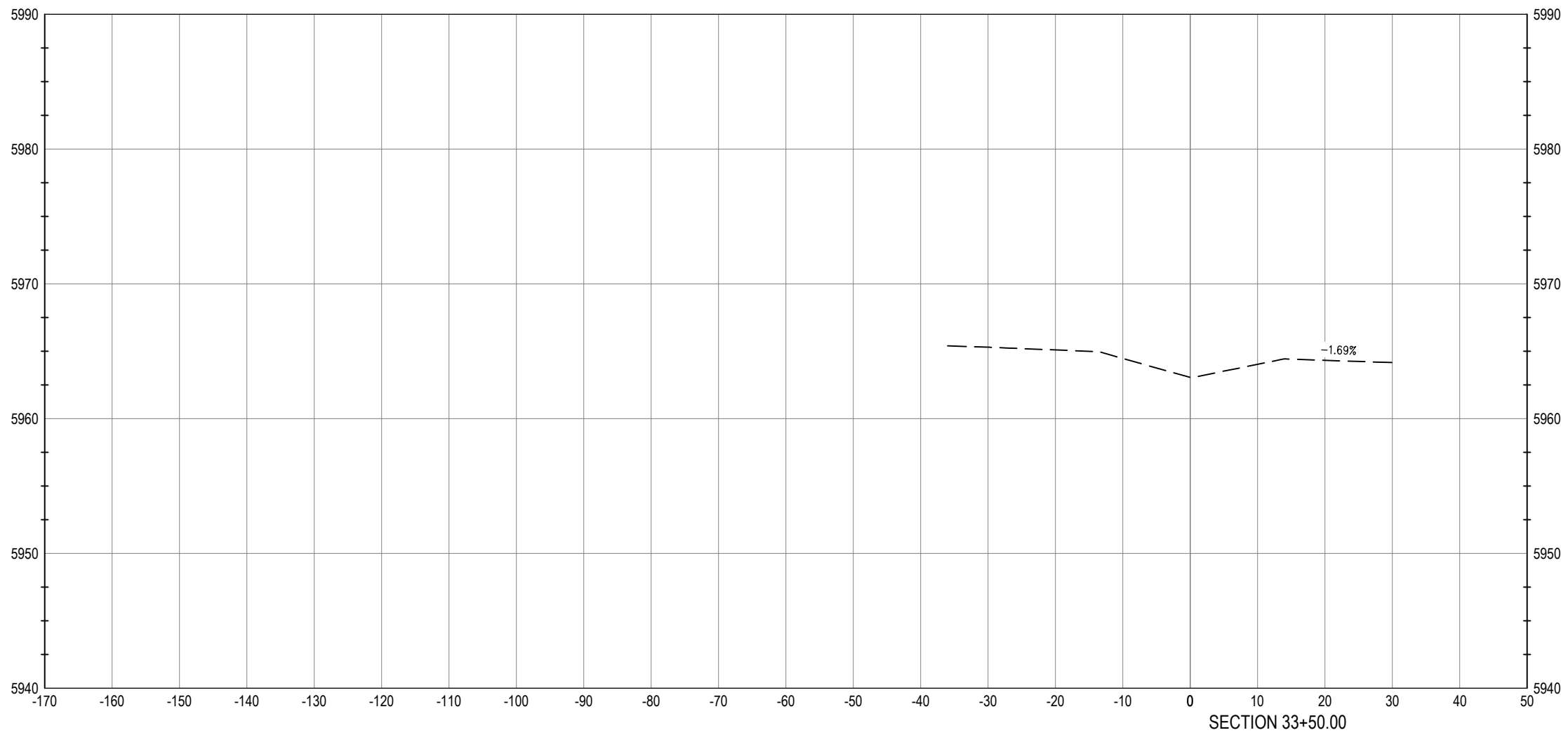
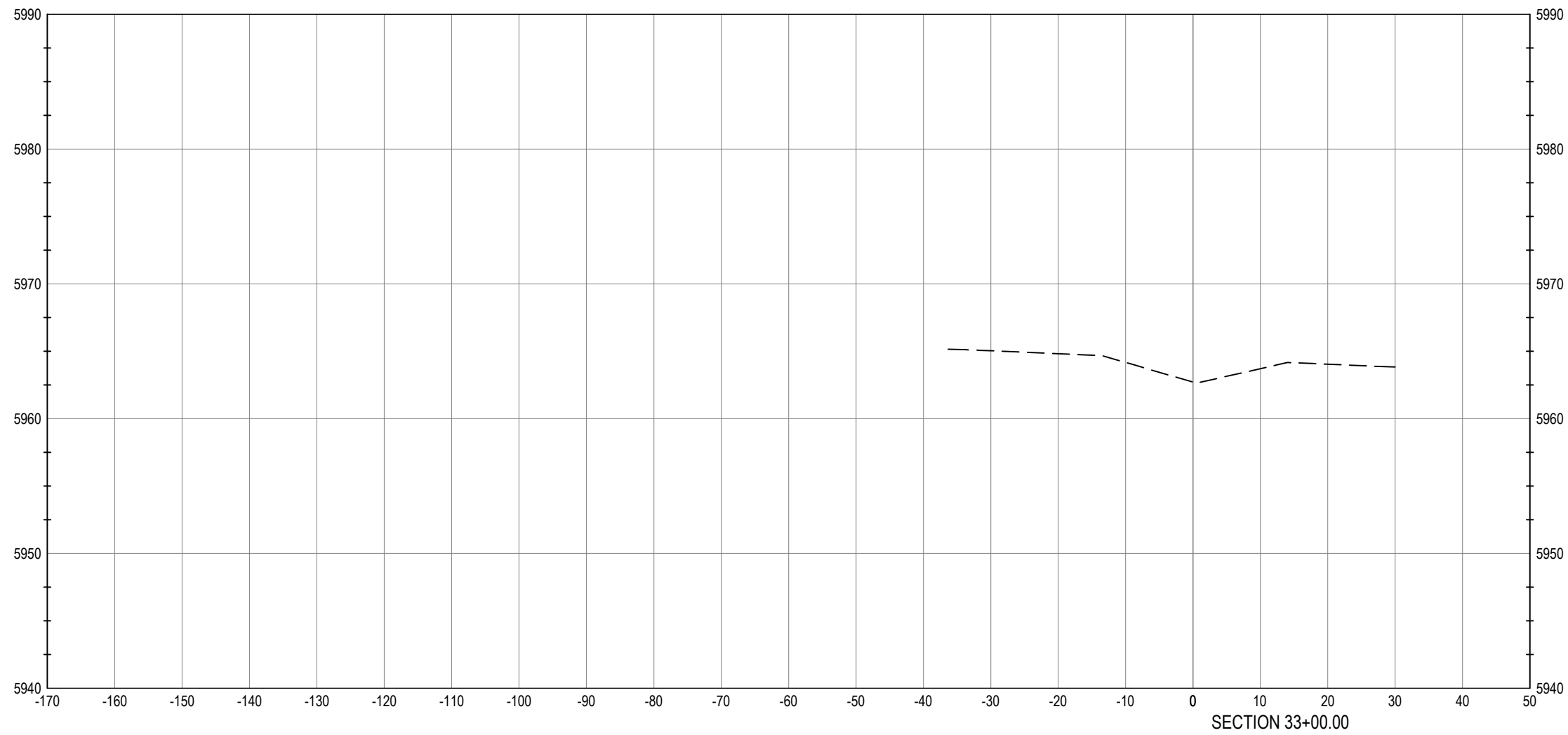
PARKER ROAD PLAN AND PROFILE

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

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

date: 10/01/17

SHEET
C5.17



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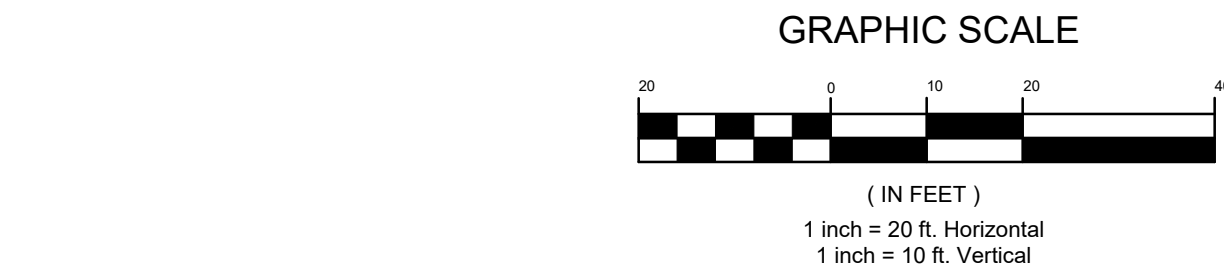
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

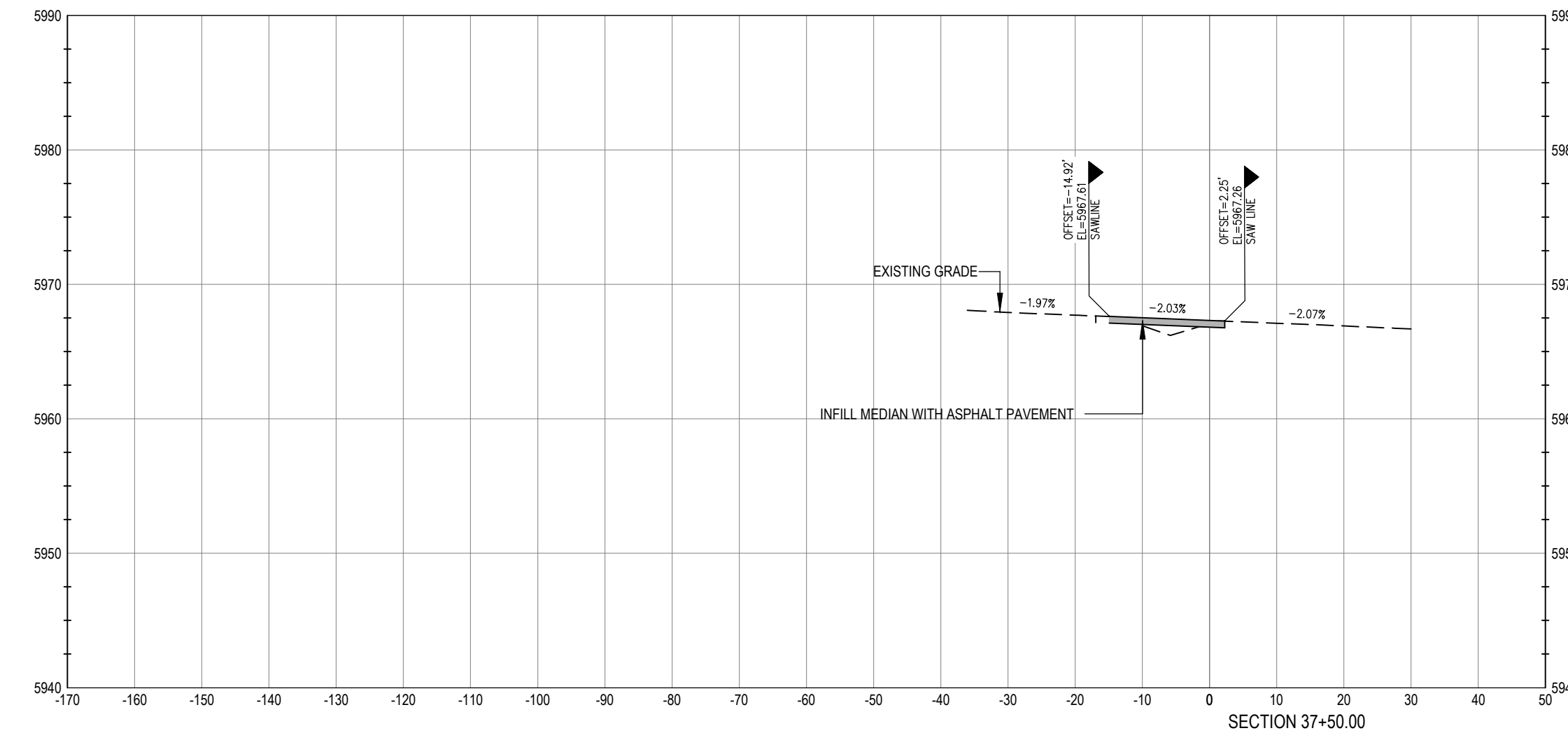
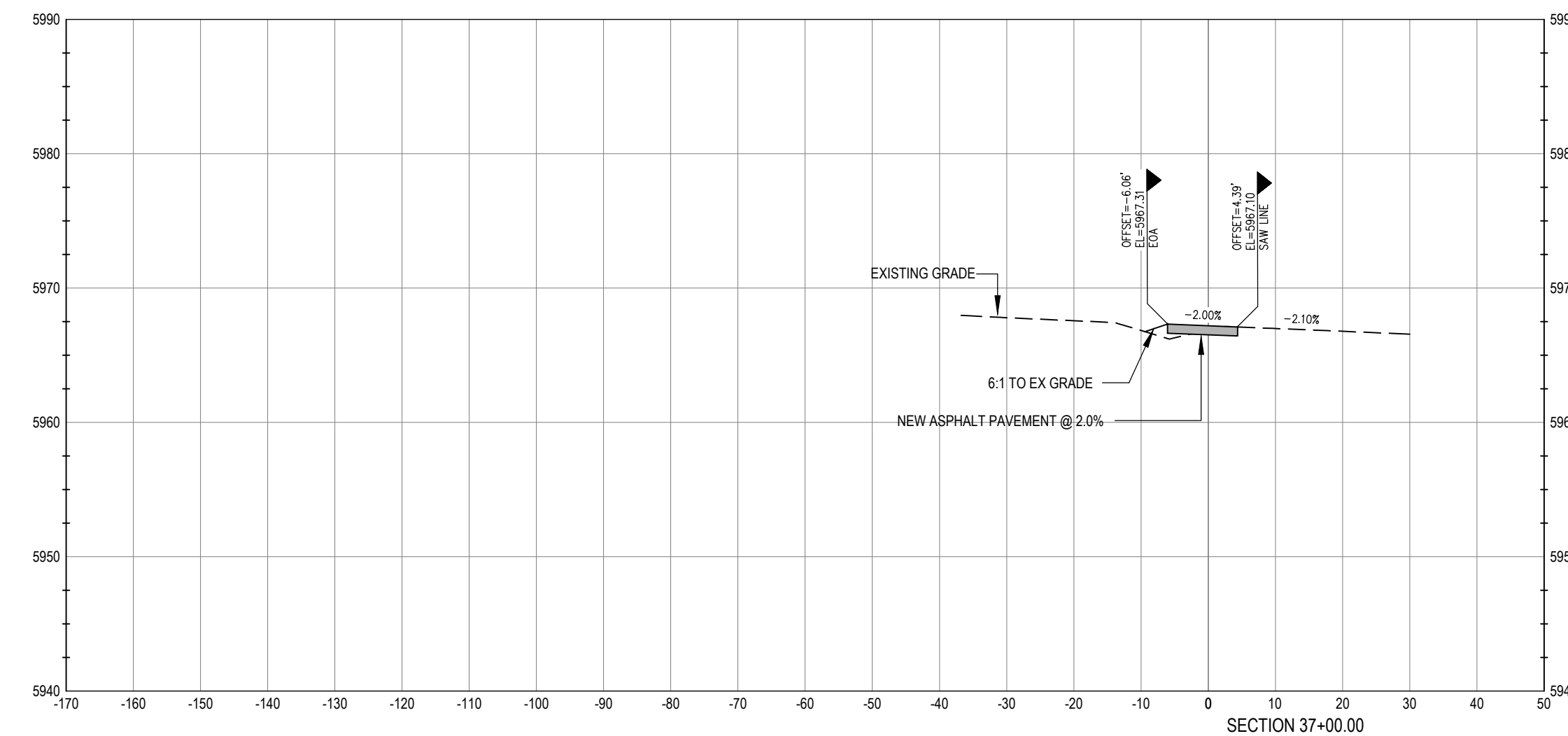
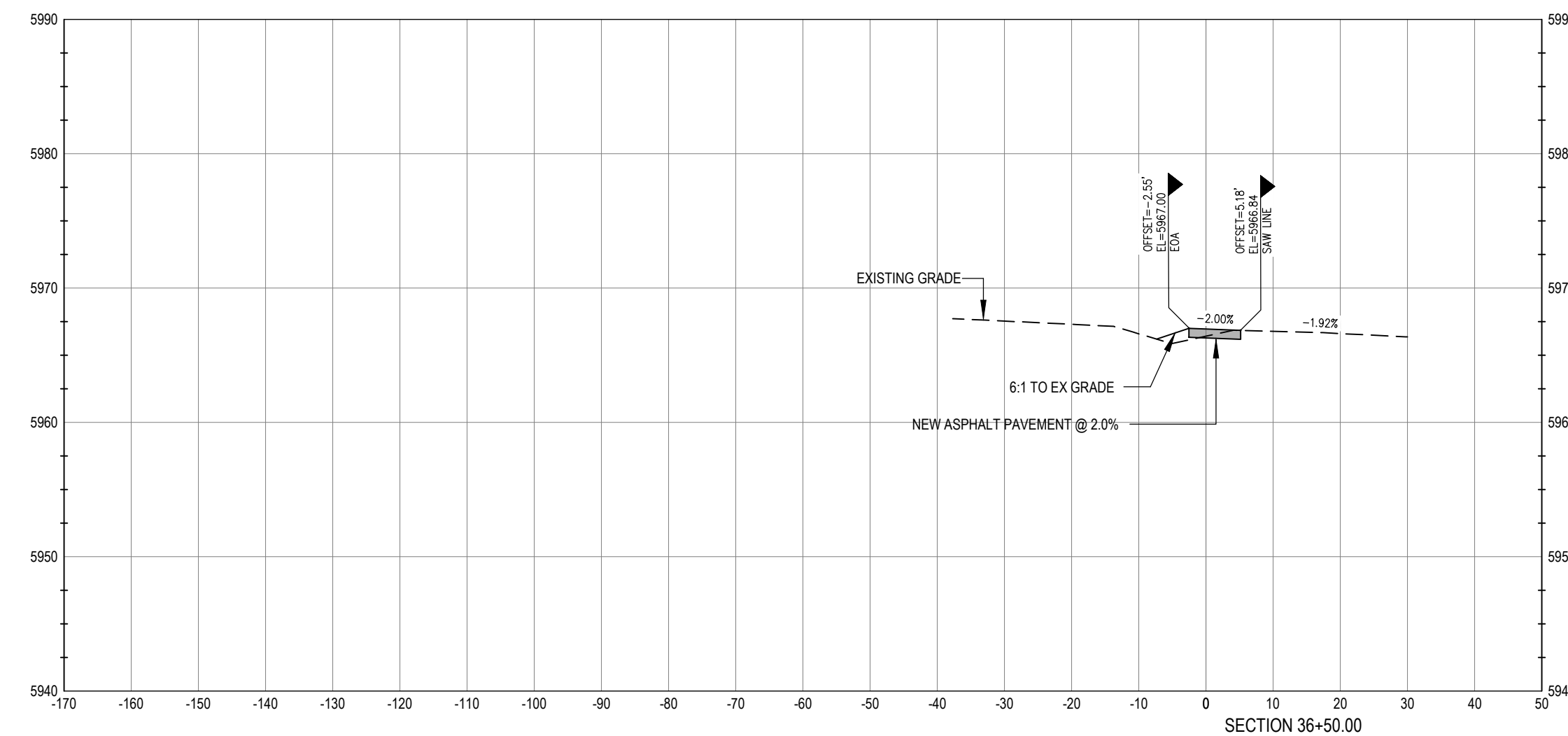
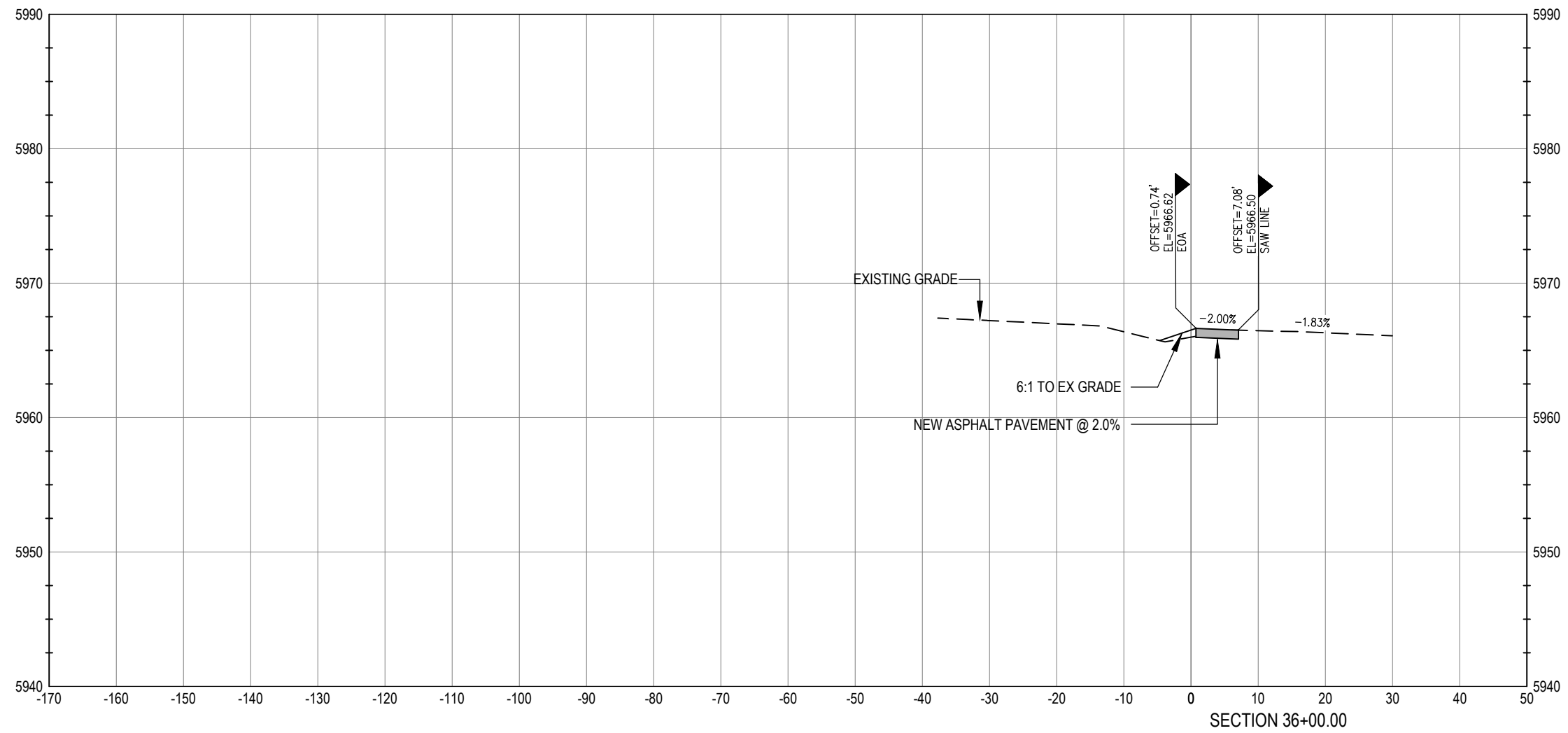
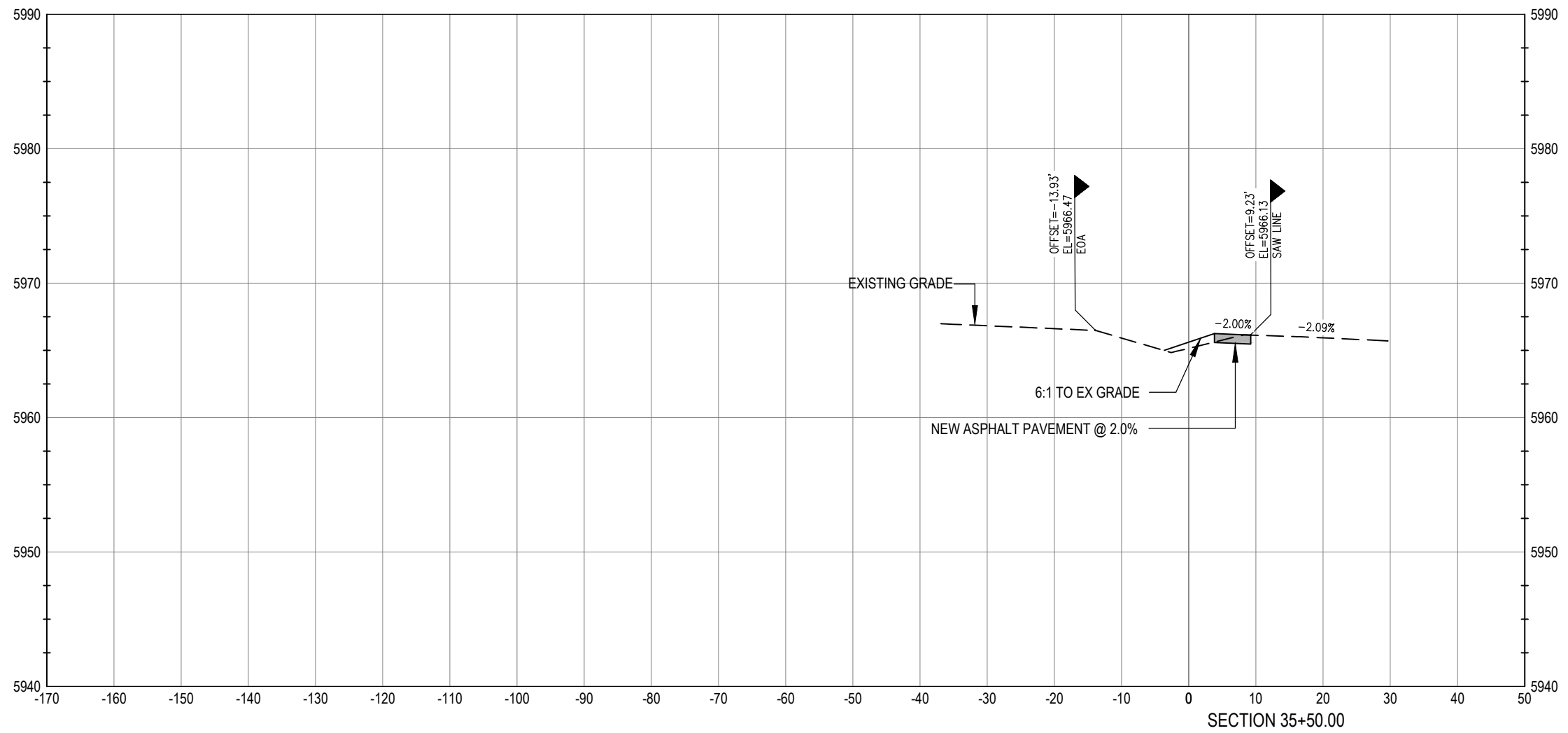
C5.18

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	
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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





I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 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.

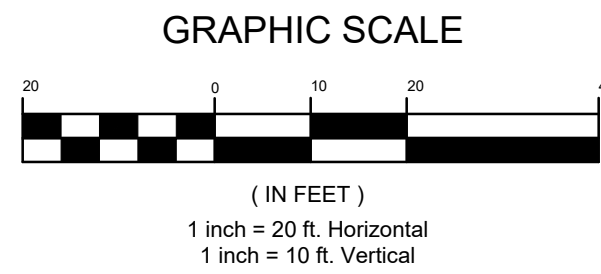


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BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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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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04/21/23	CDOT NTP SUBMITTAL / REPLAT SUBMITTAL	

PARKER ROAD CROSS SECTIONS

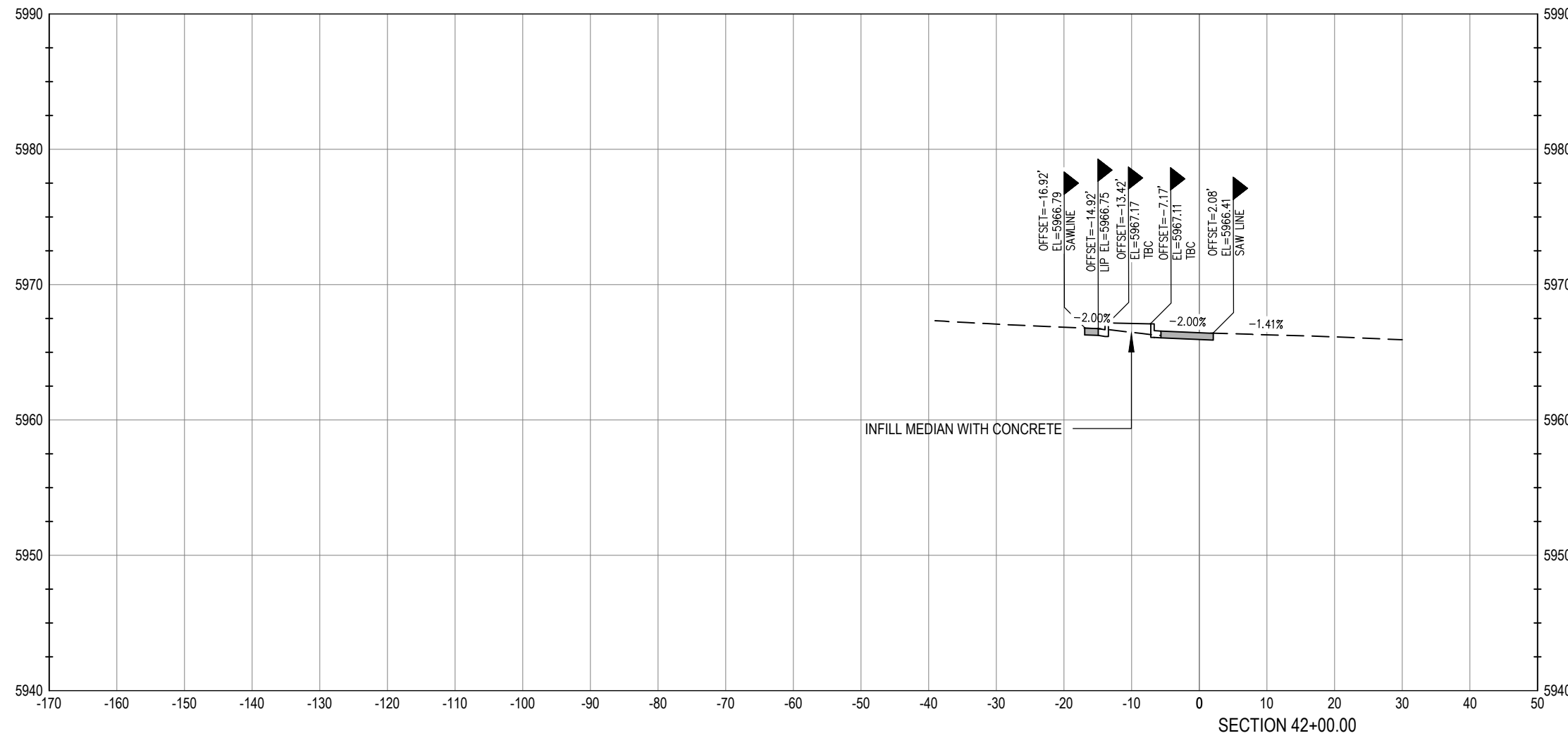
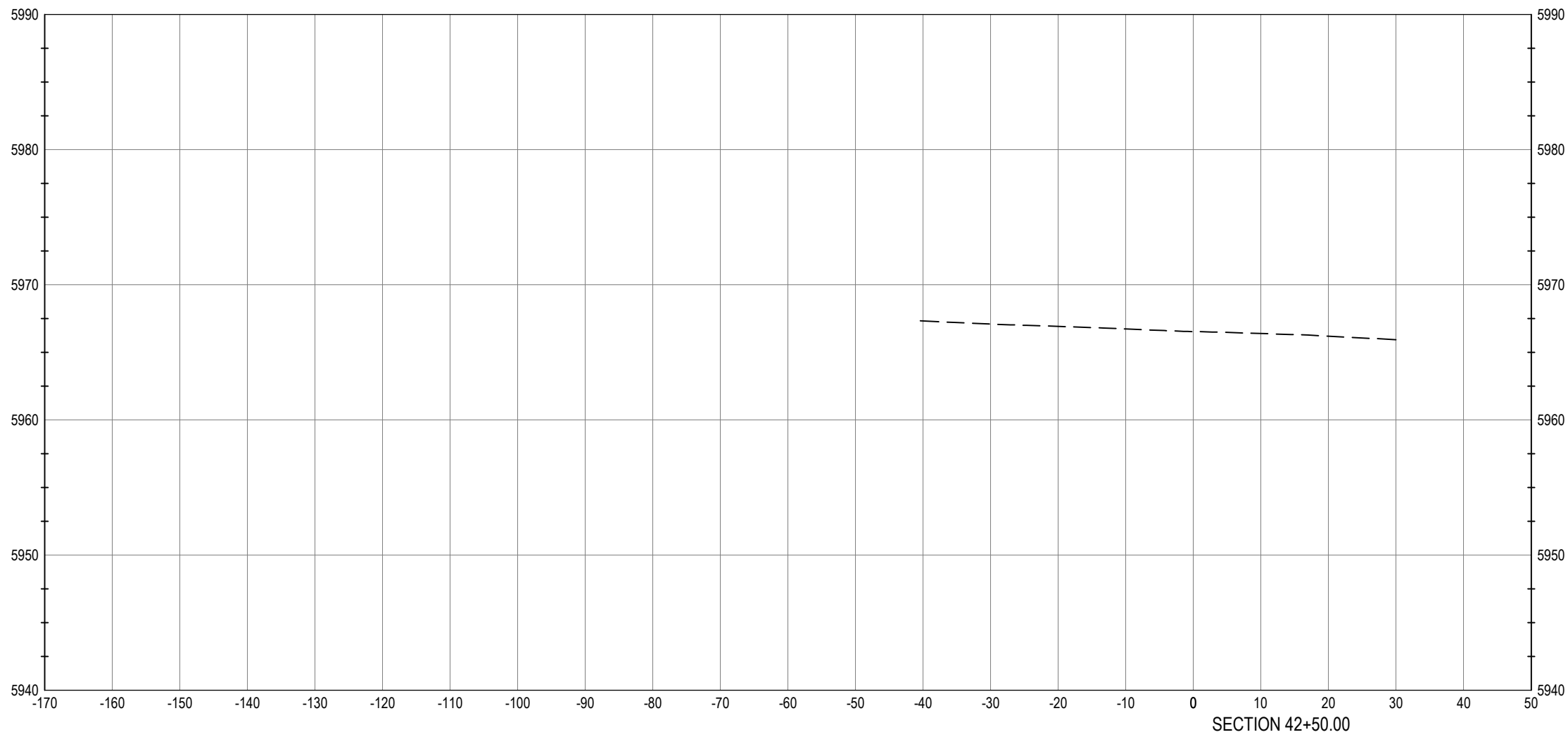
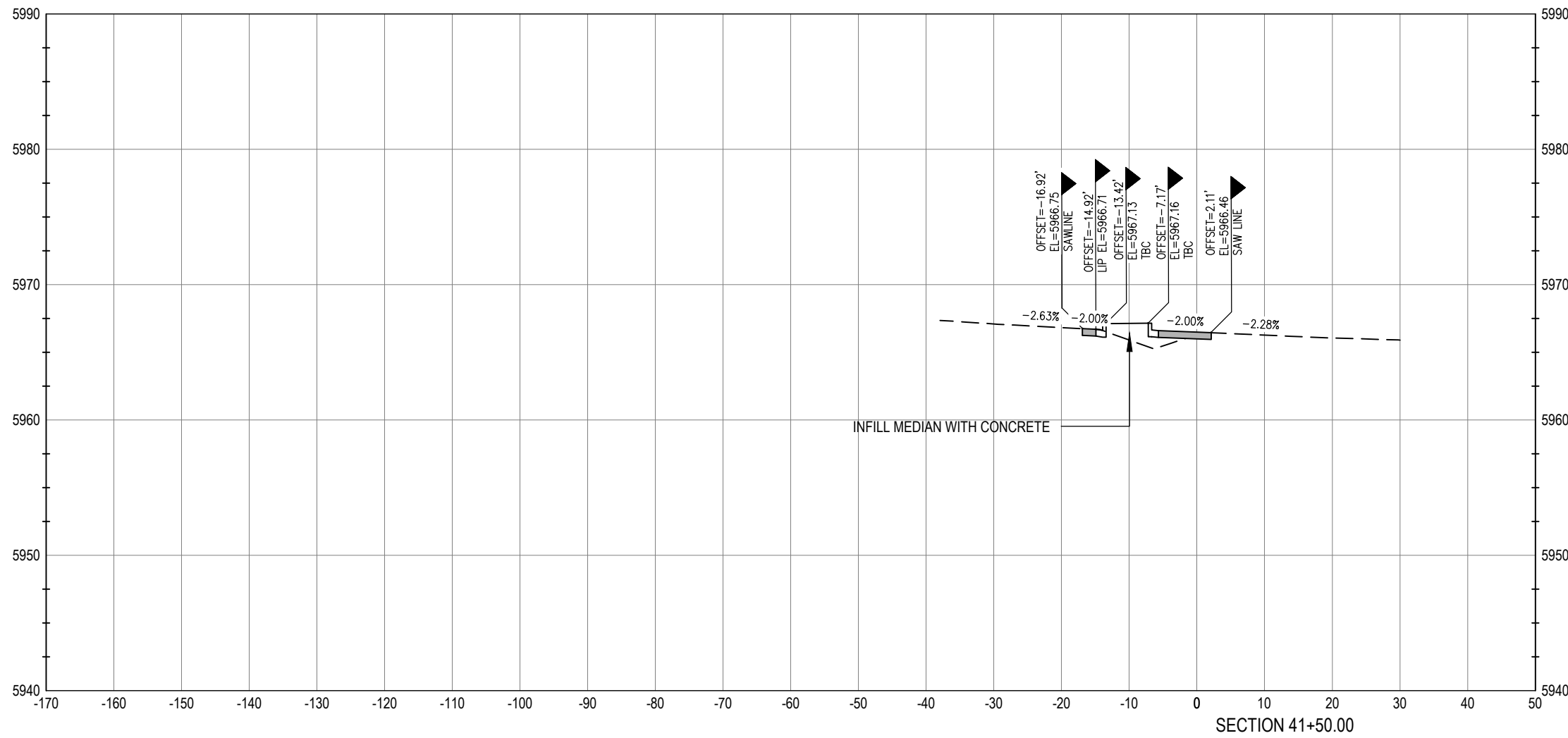
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.19



I, **NEIL W. PARKER**, 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 10/27/23 THRU 03/08/25 IN THE STATE OF COLORADO."

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BENCHMARK

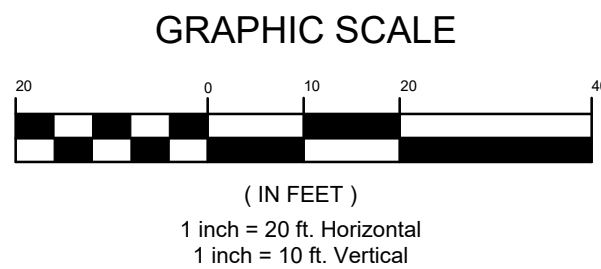
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



PARKER ROAD CROSS SECTIONS

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

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

date: 10/01/17

SHEET

C5.20A

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COLORADO REG # 30226
FOR AND ON BEHALF OF
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08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

04/14/25 AS-BUILT

03/11/24 FOURTH CDOT NTP SUBMITTAL

01/31/24 THIRD CDOT NTP SUBMITTAL

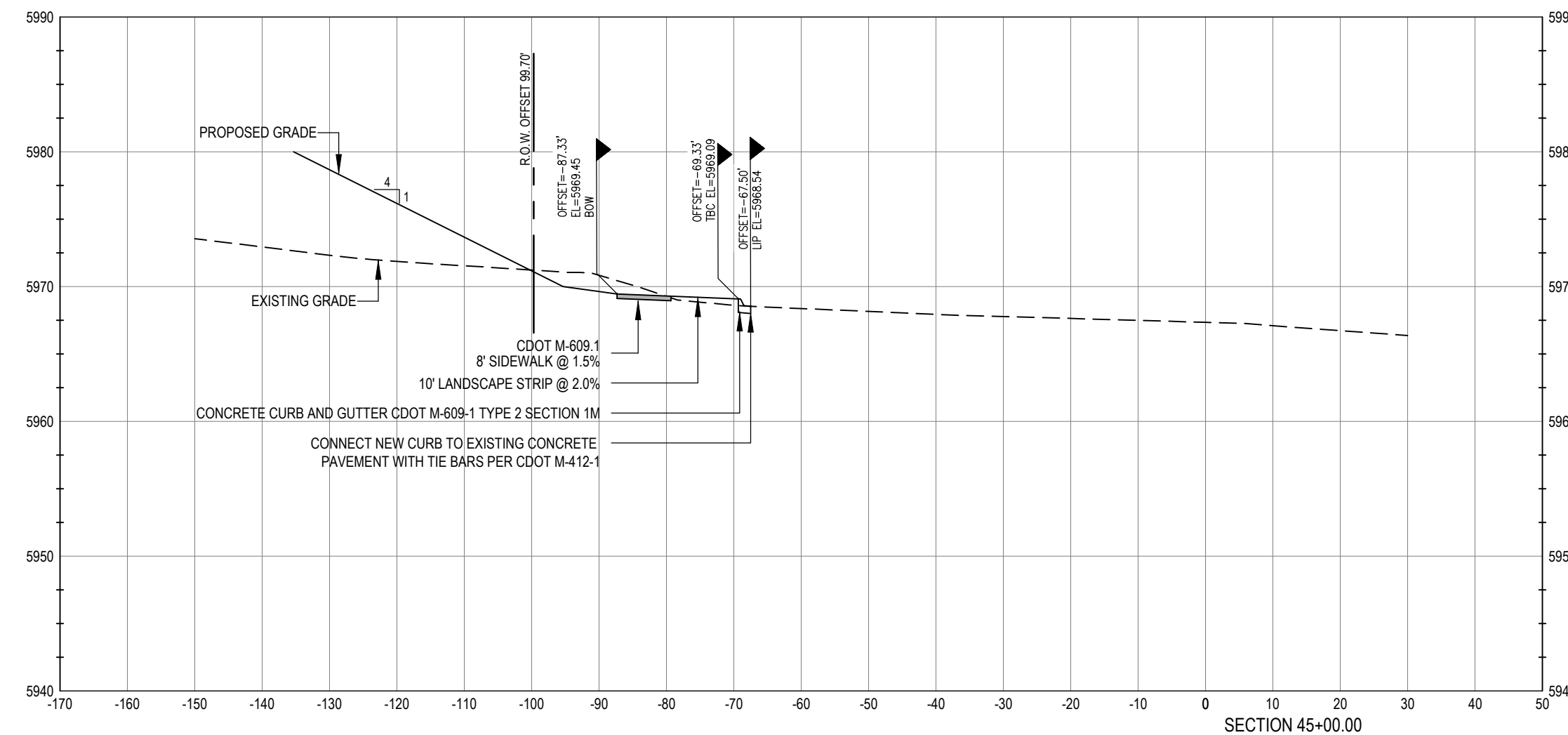
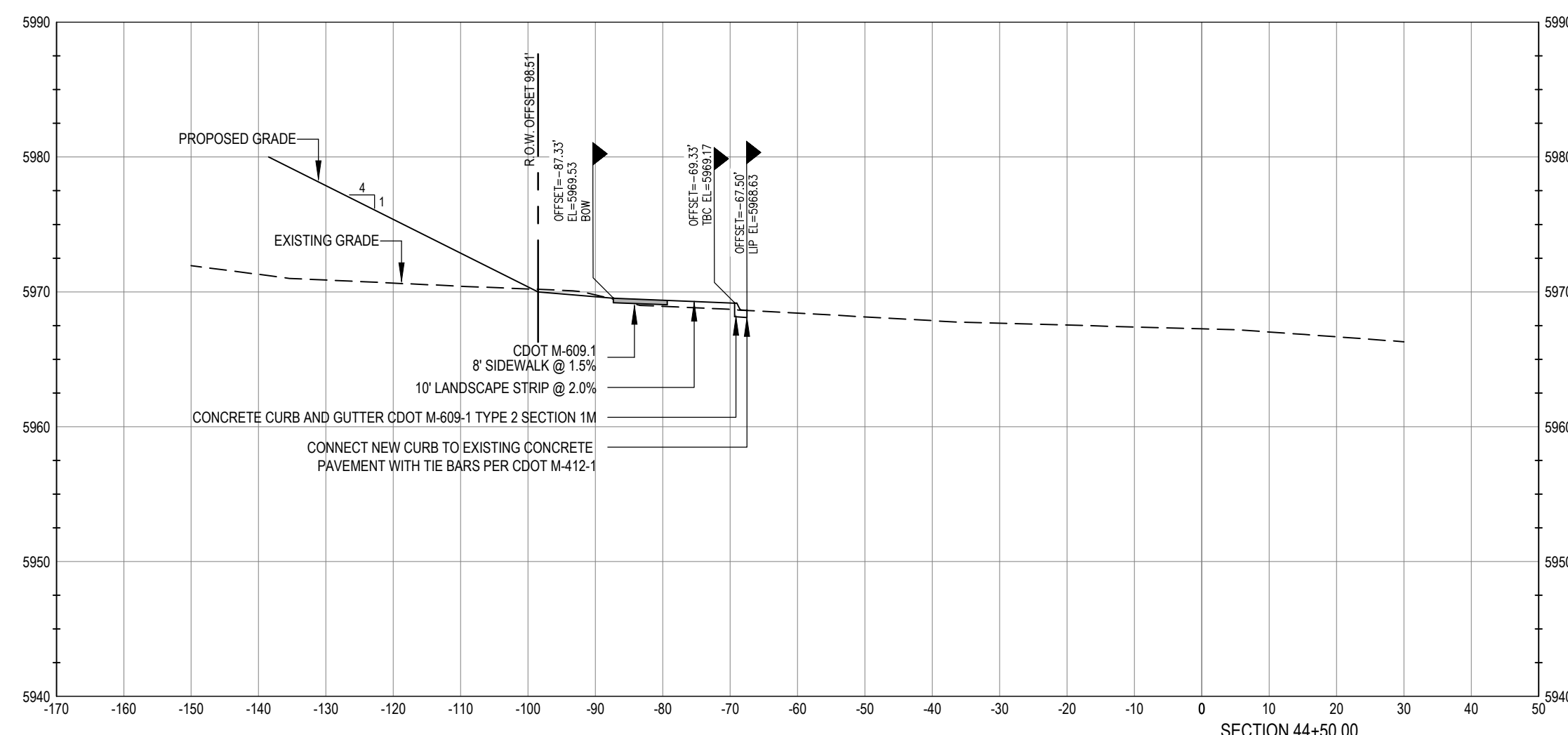
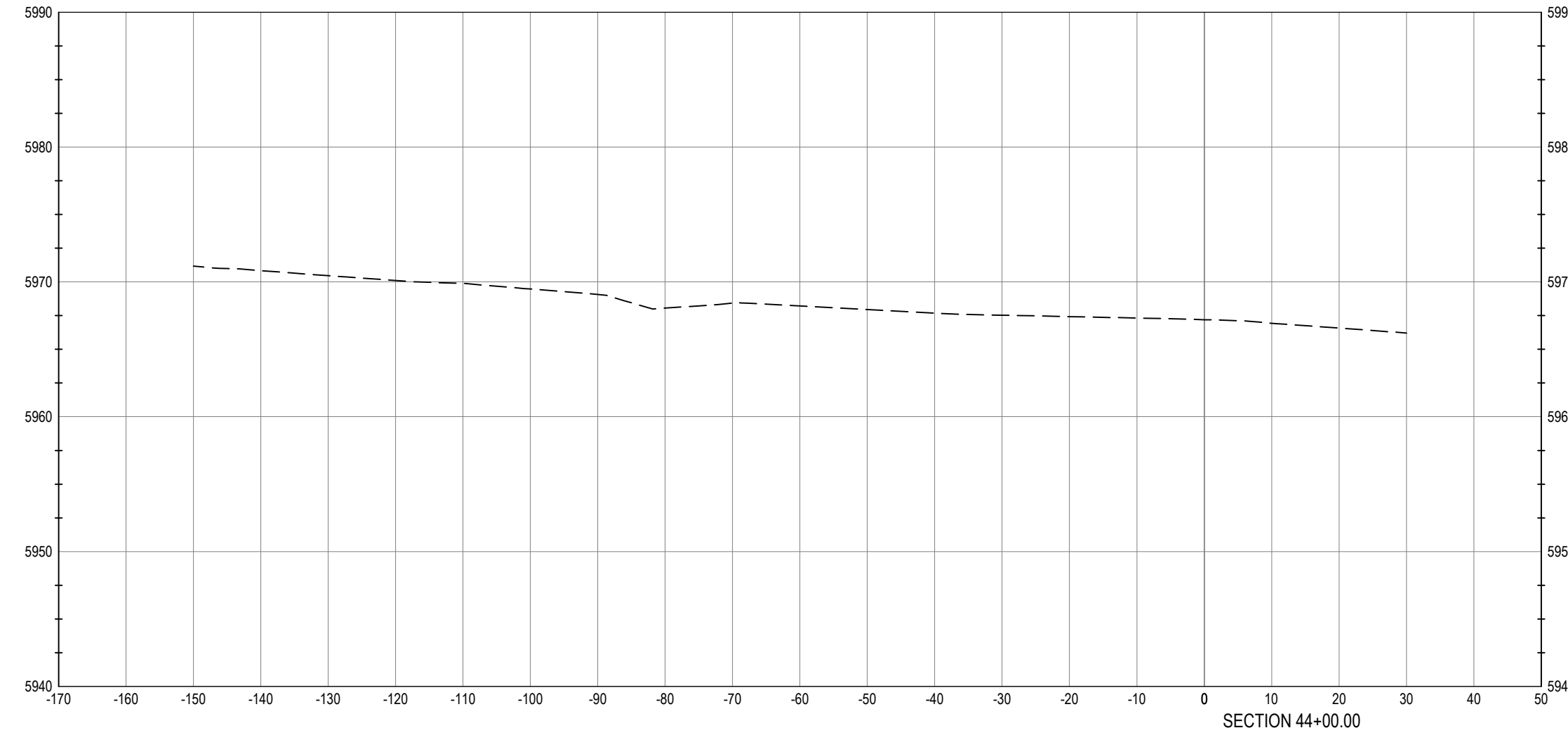
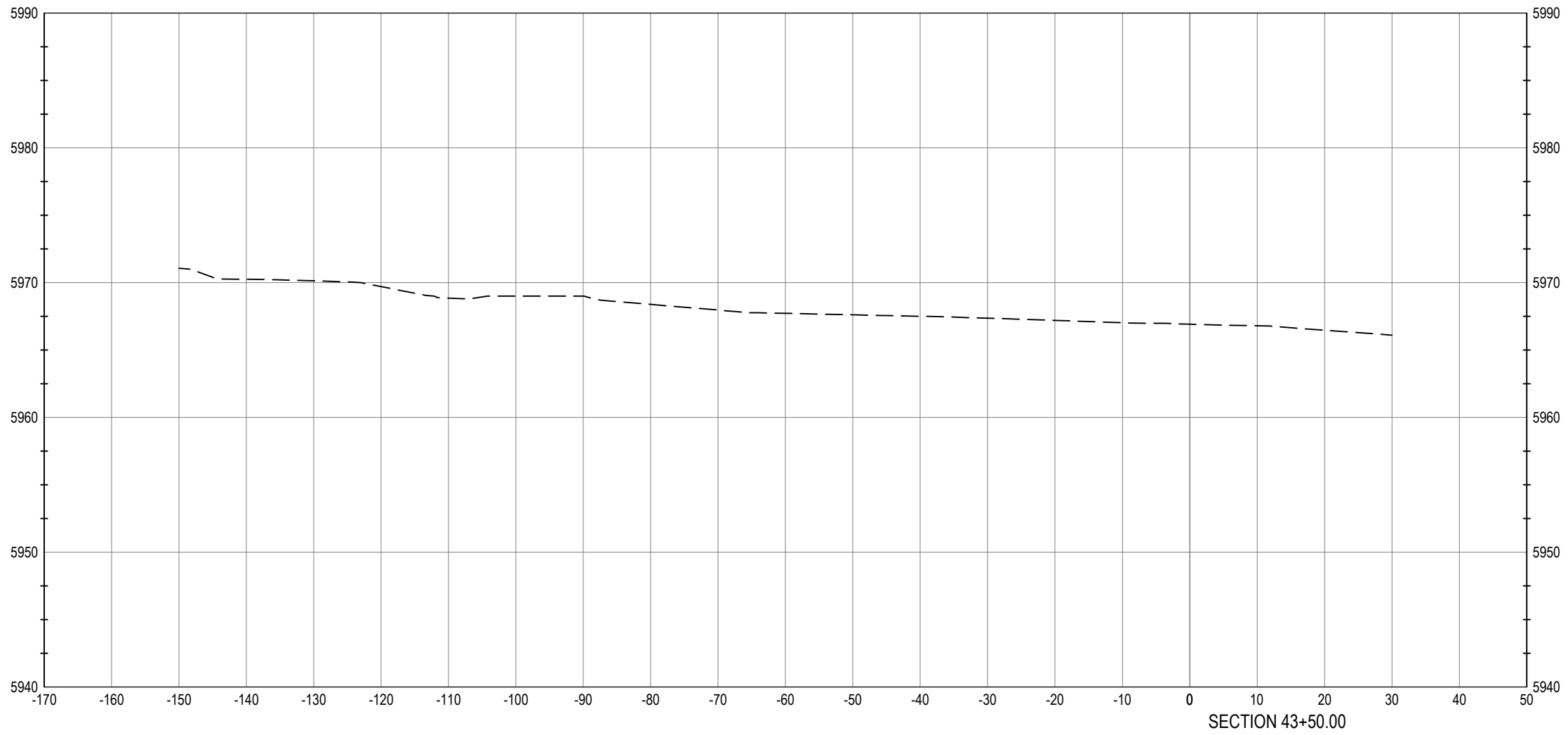
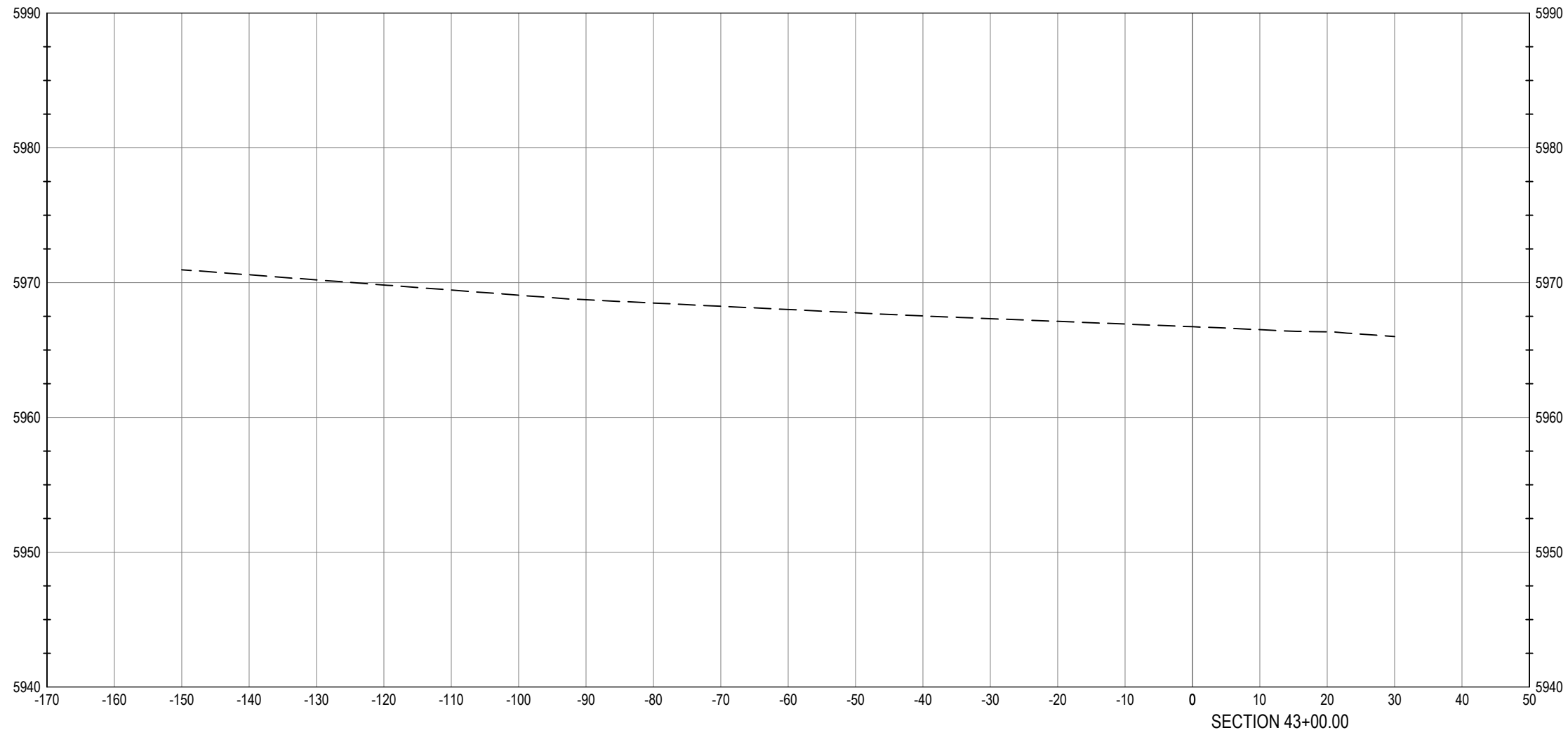
01/15/24 2ND REPLAT SUBMITTAL

08/01/23 SECOND CDOT NTP SUBMITTAL

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

DATE DESCRIPTION

REVISIONS



I, NEIL W PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO.*



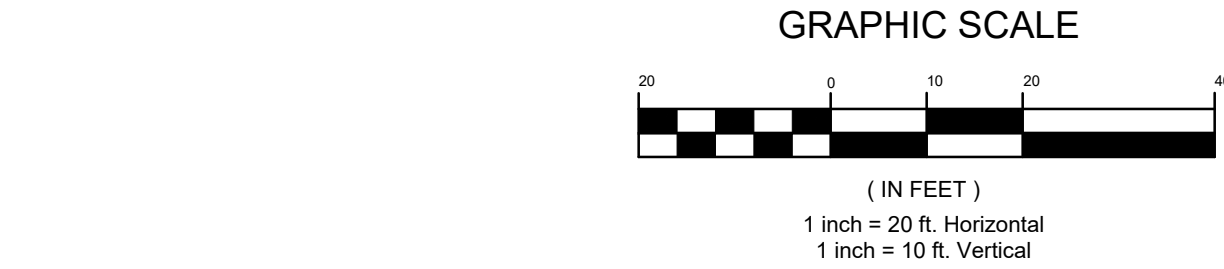
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BENCHMARK
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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

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PARKER ROAD CROSS SECTIONS

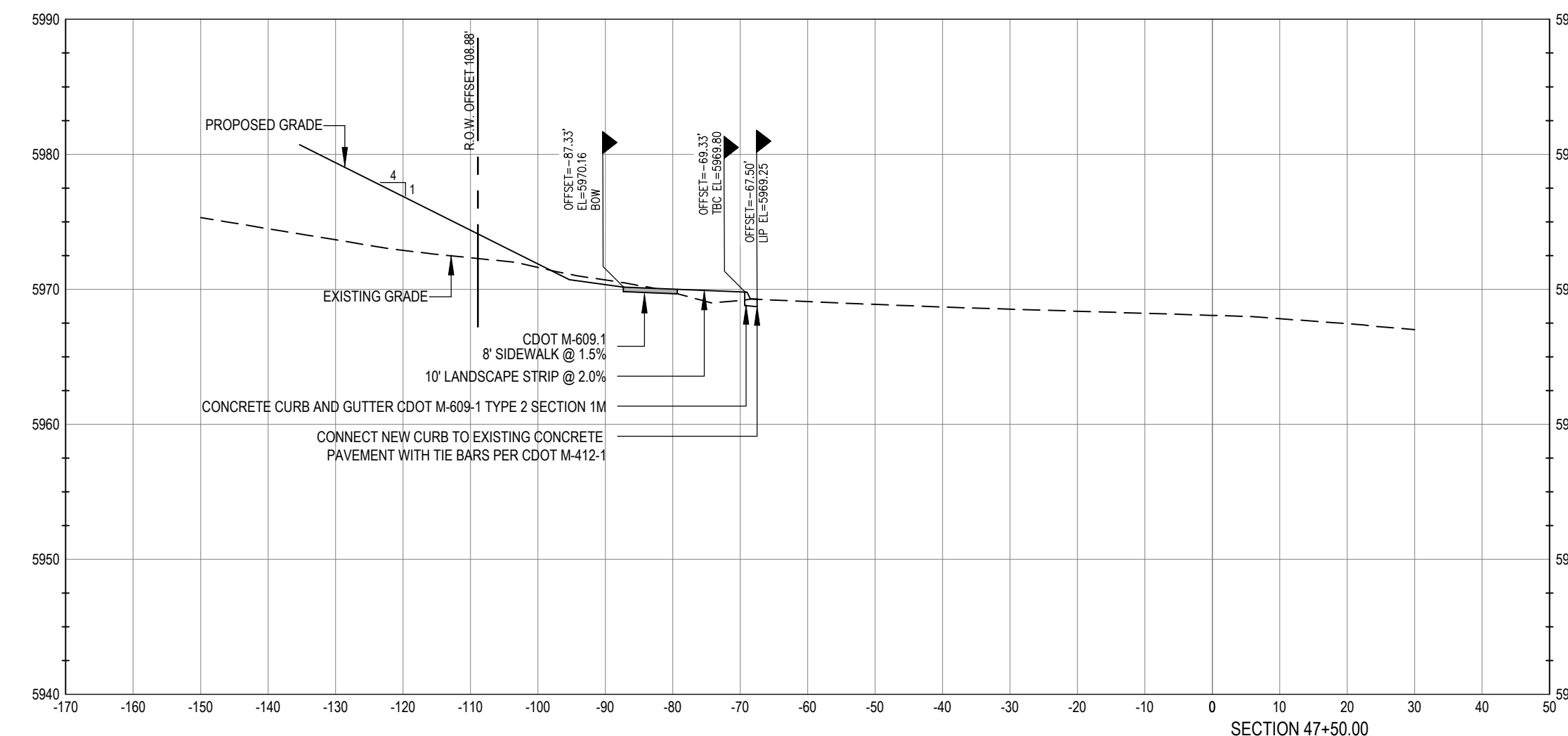
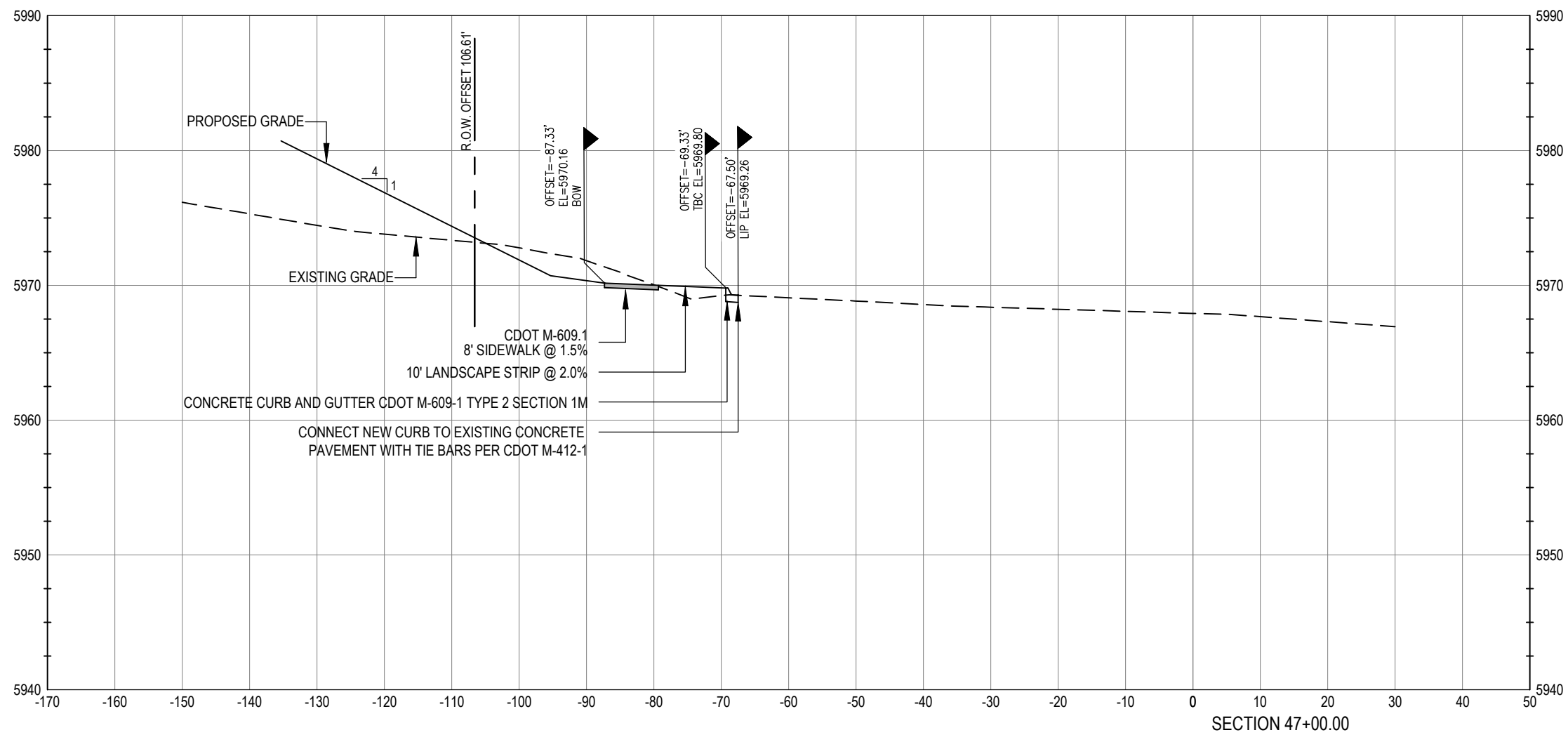
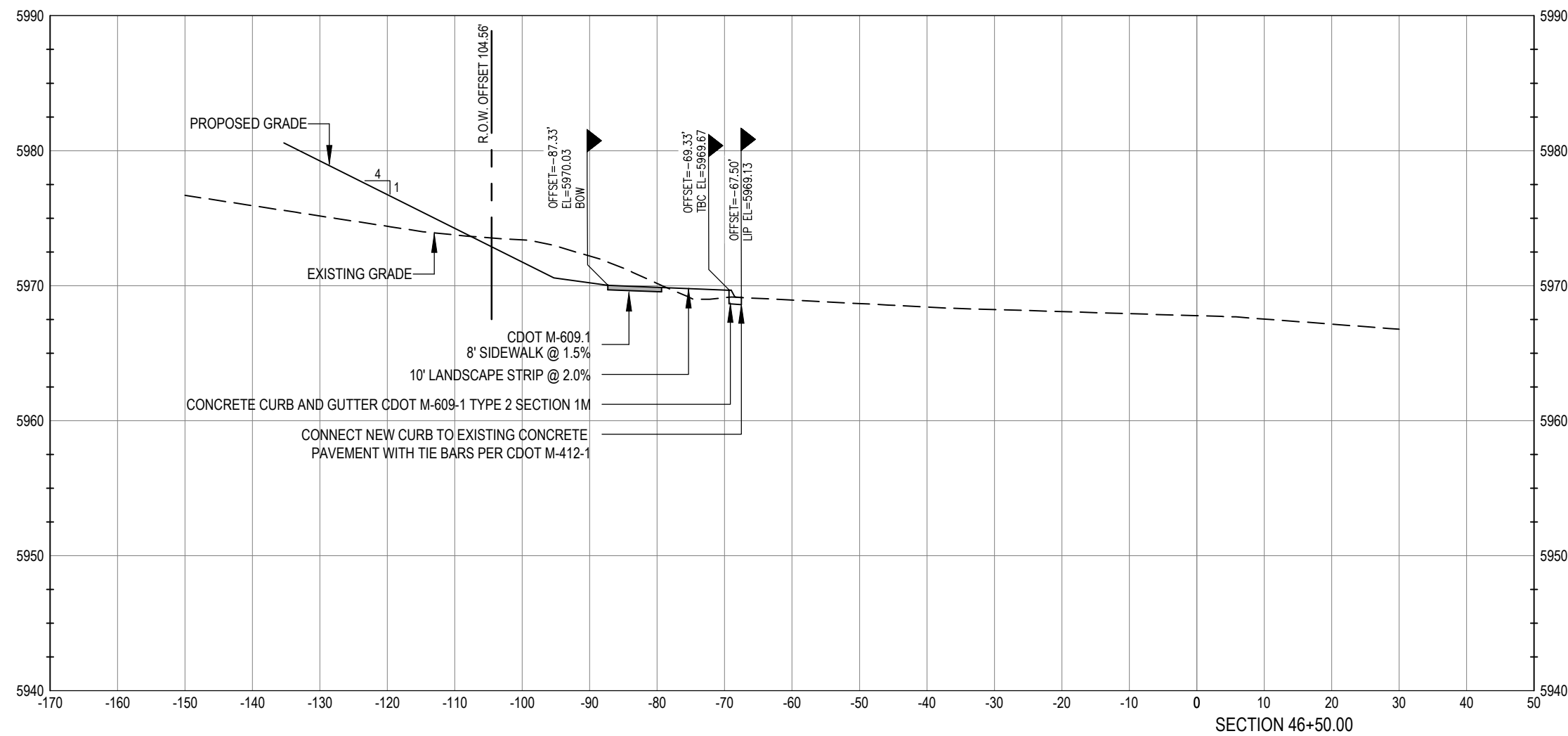
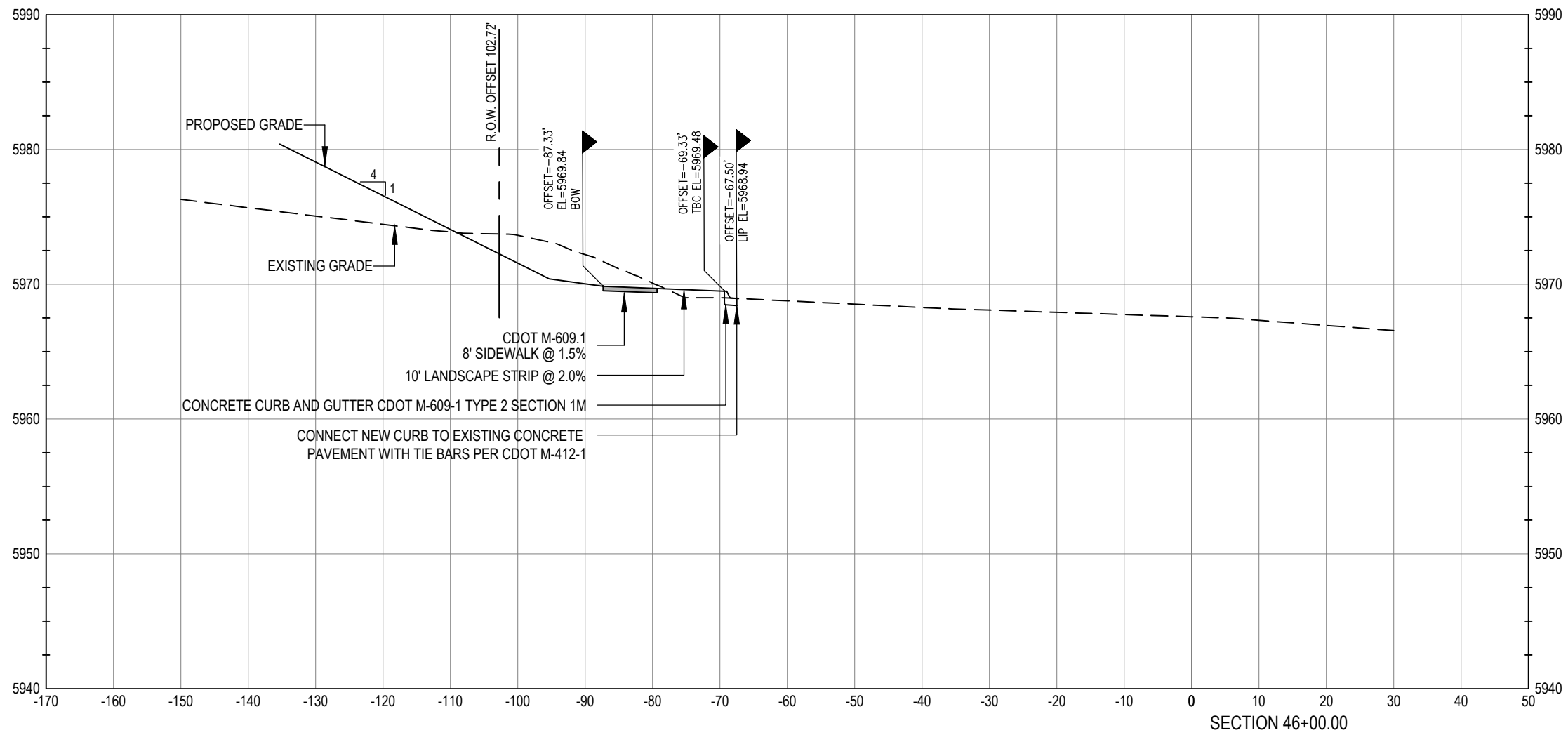
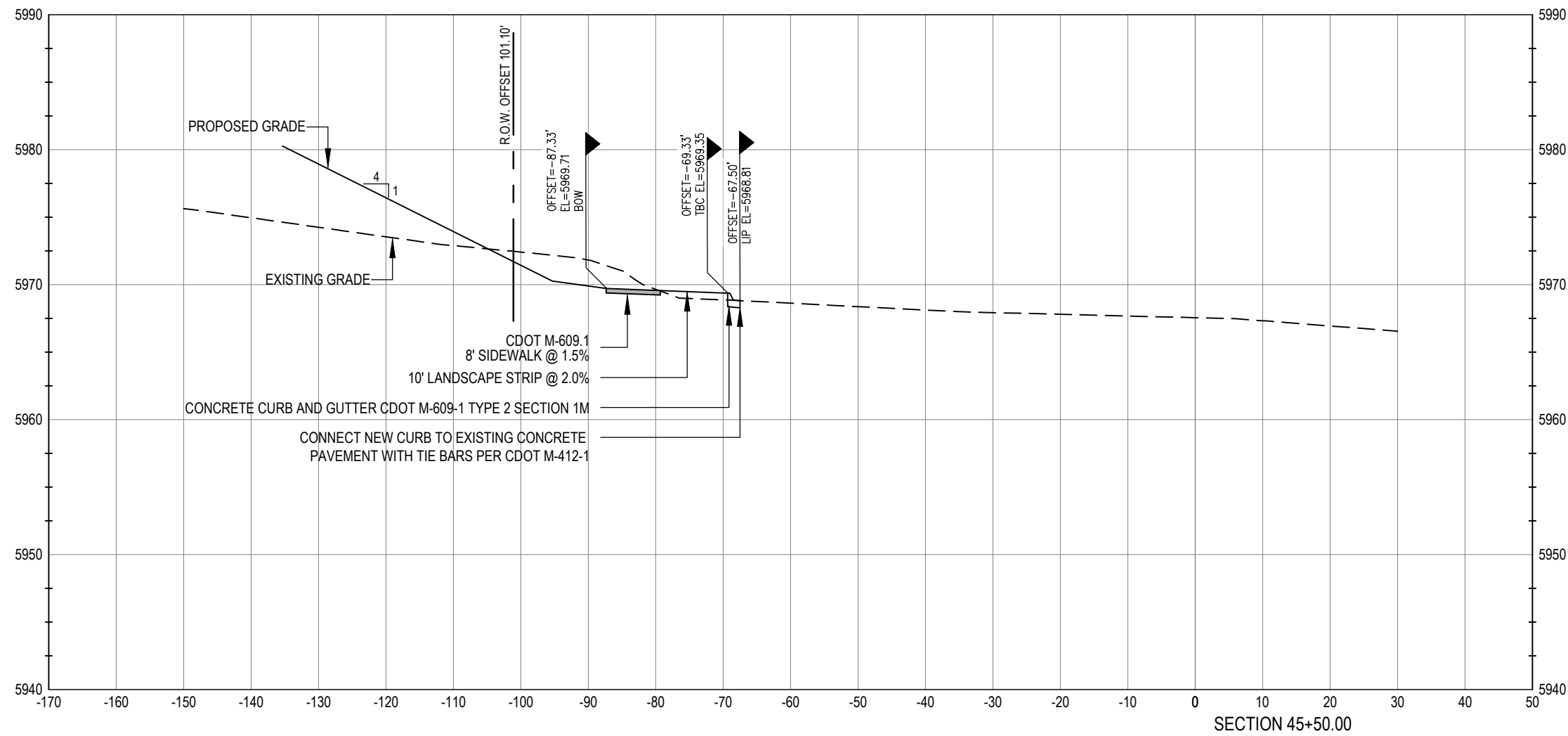
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.21



I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO."



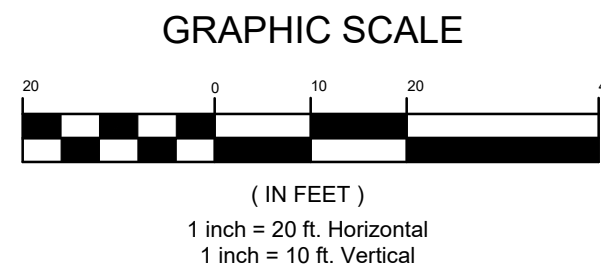
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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

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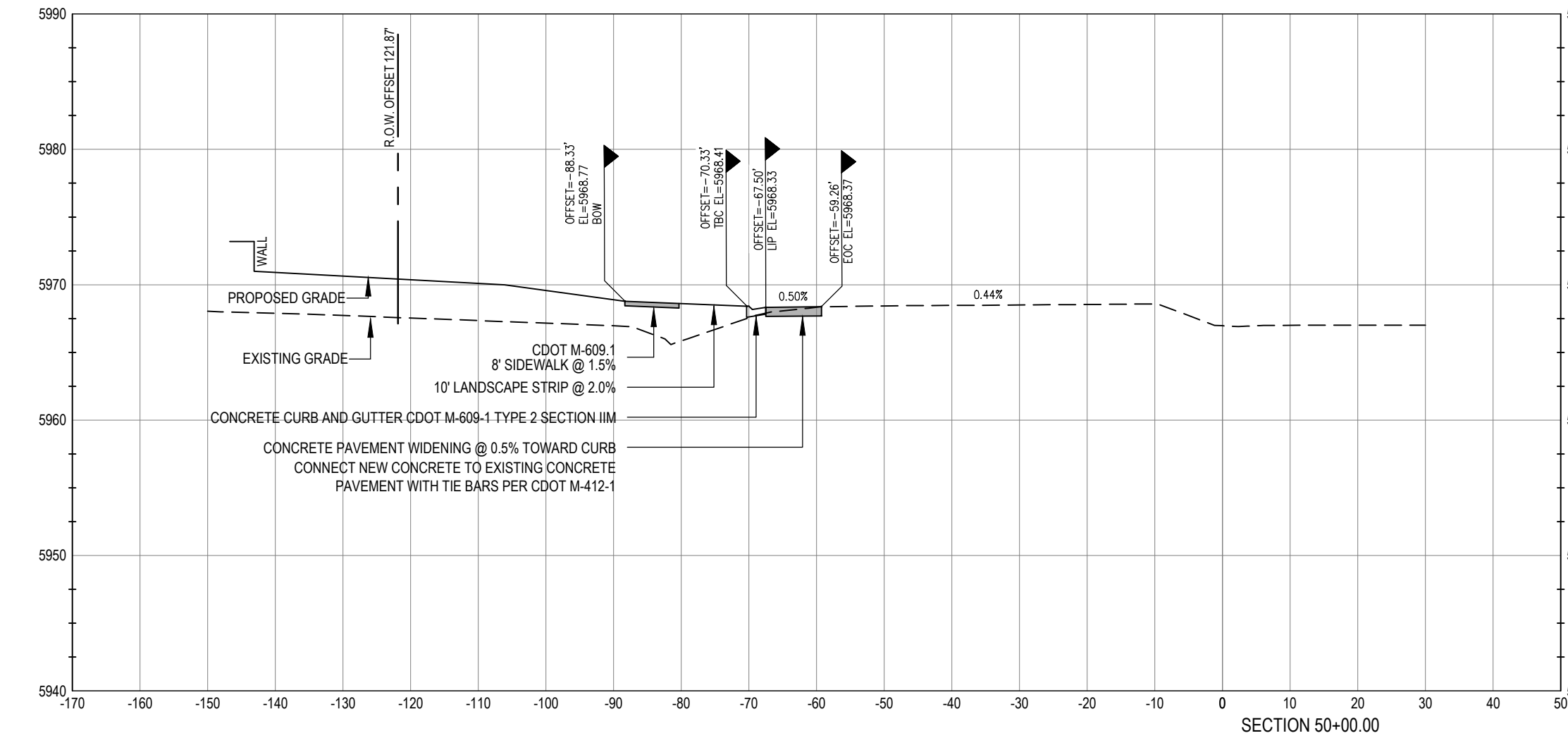
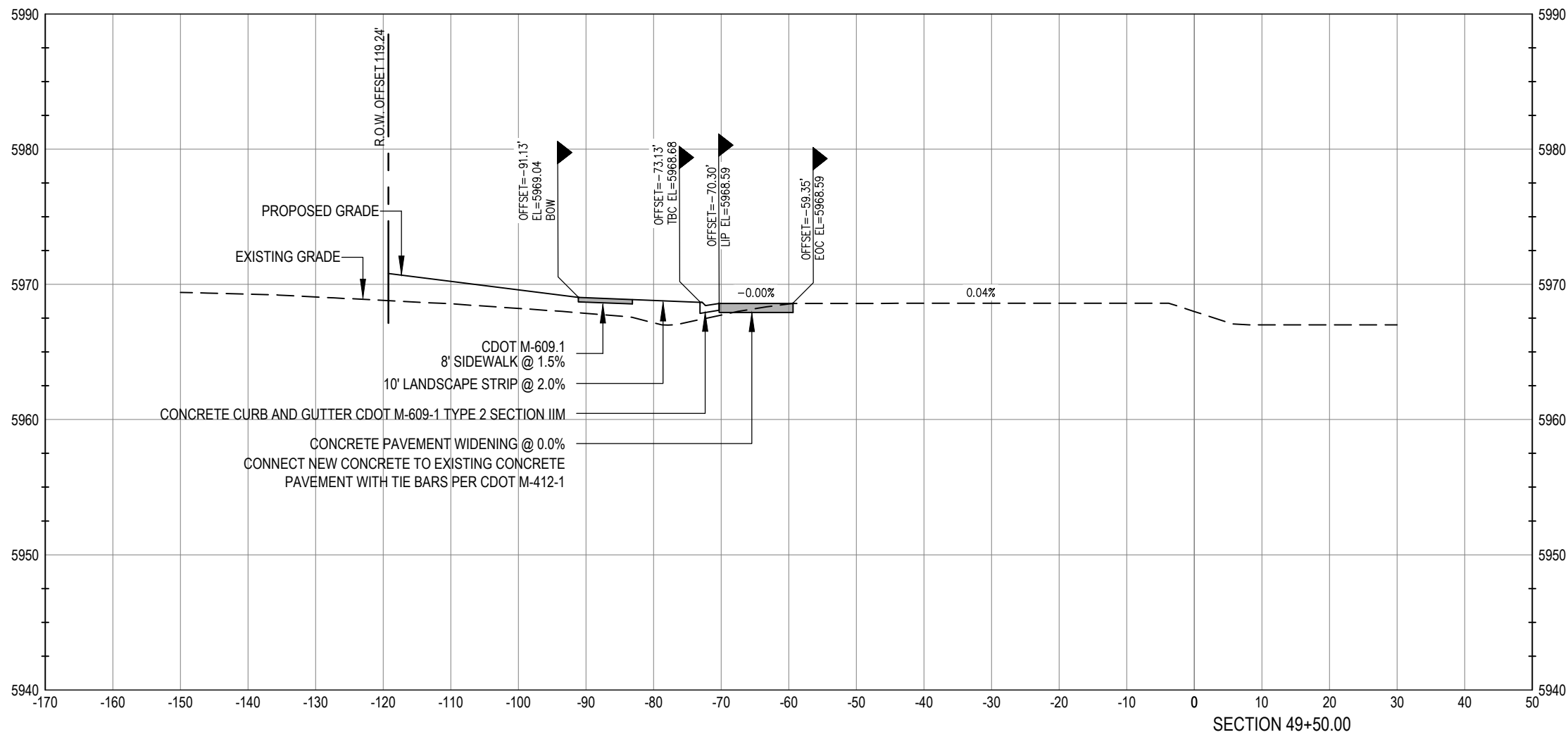
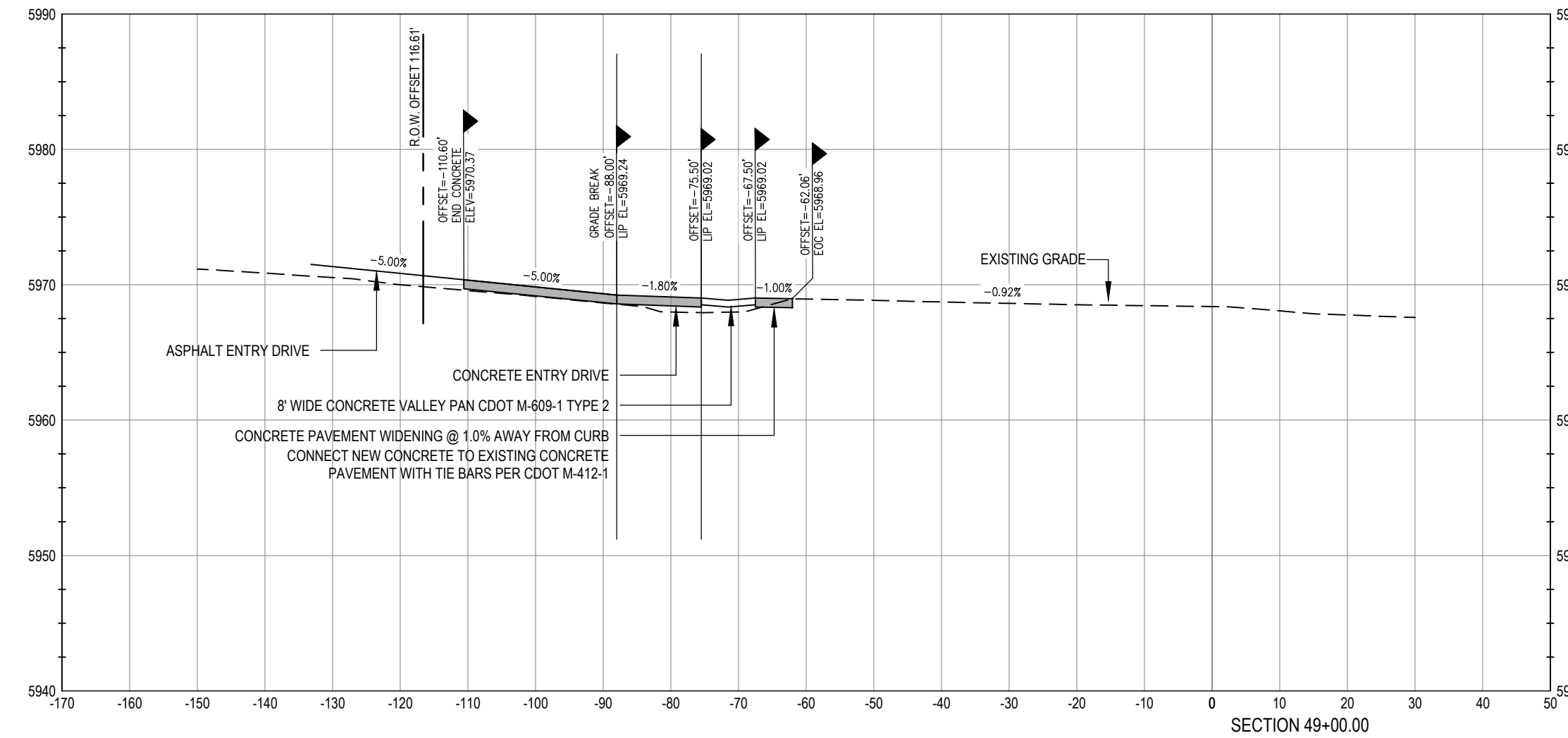
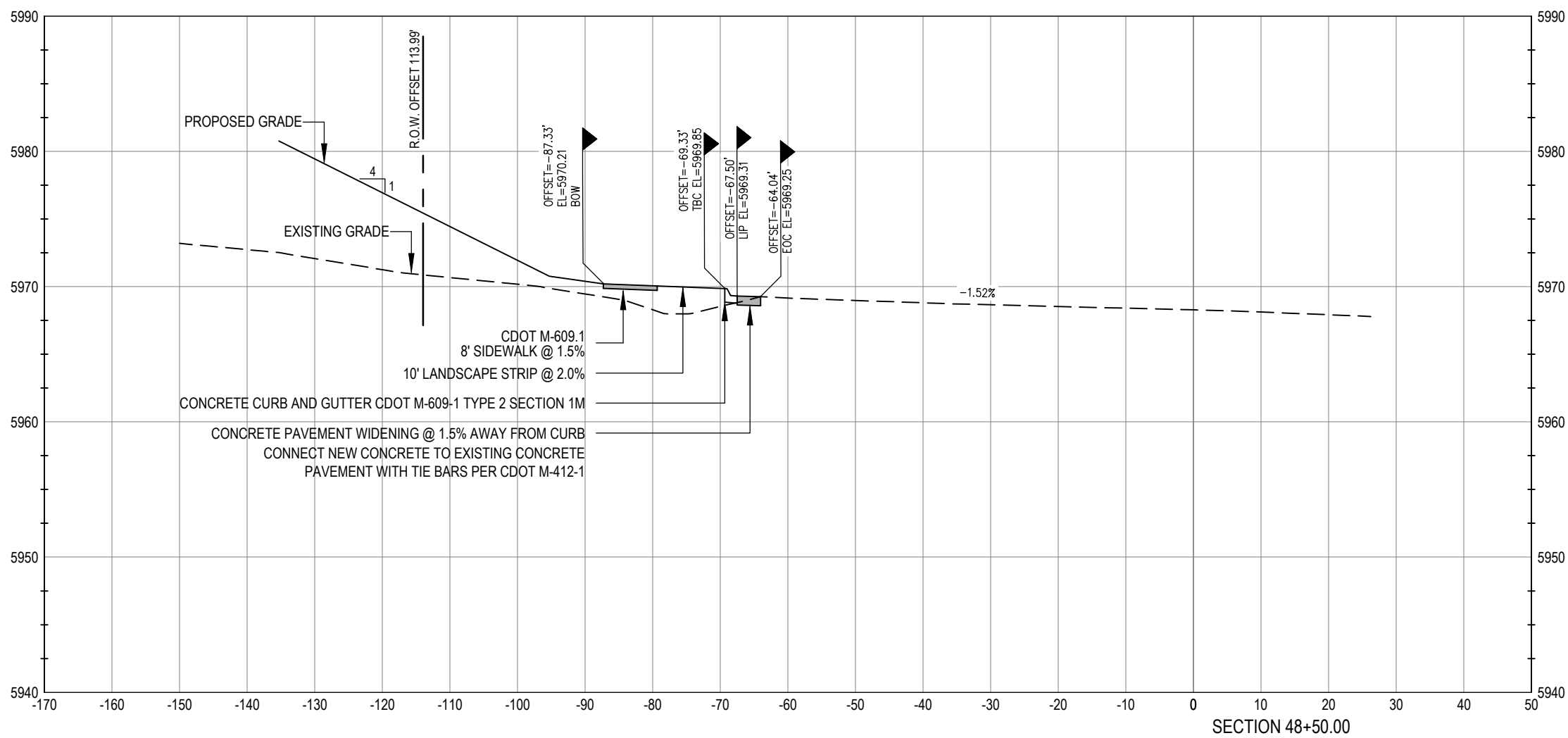
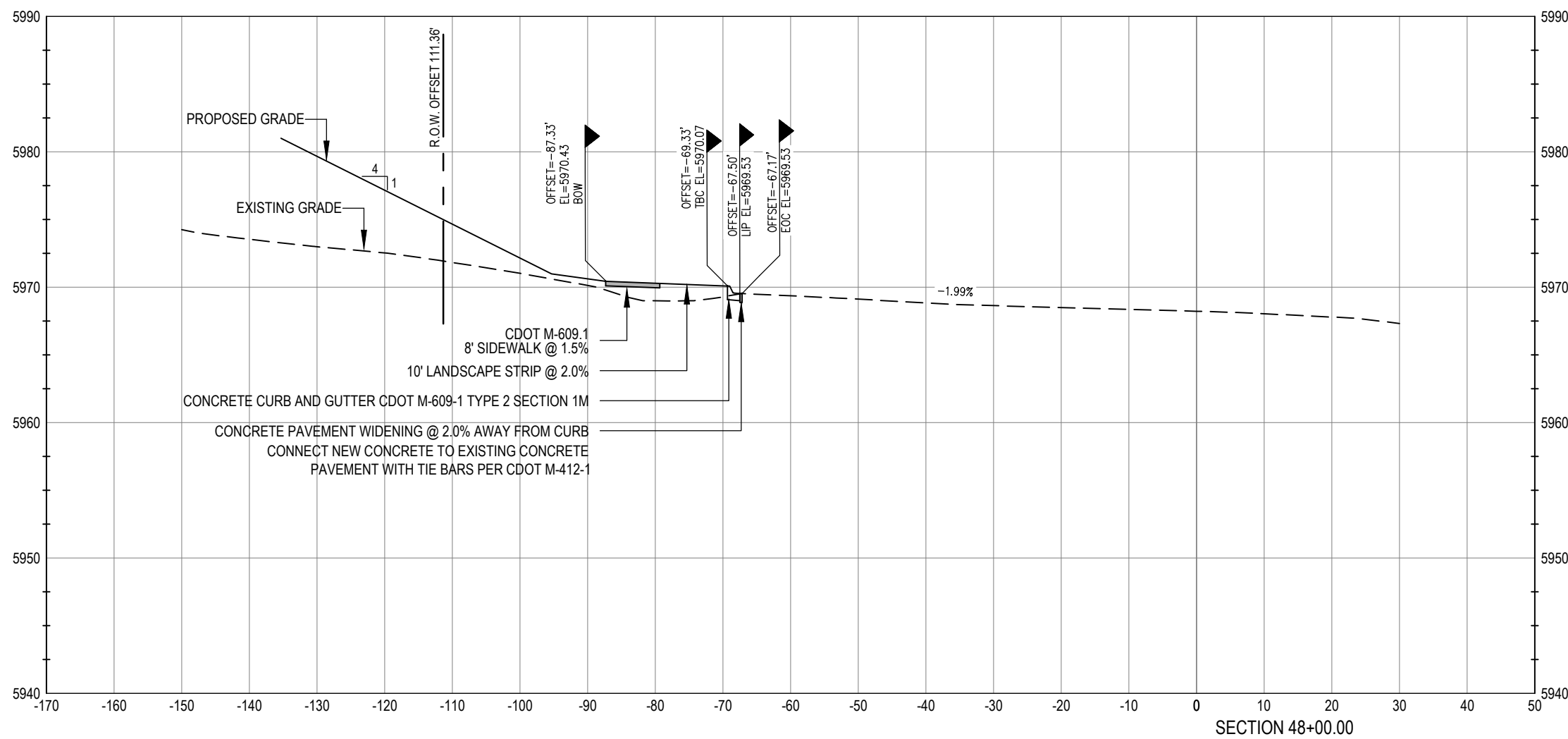
PARKER ROAD CROSS SECTIONS
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.22



I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO.

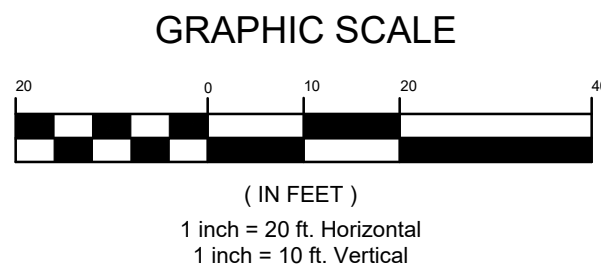
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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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

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

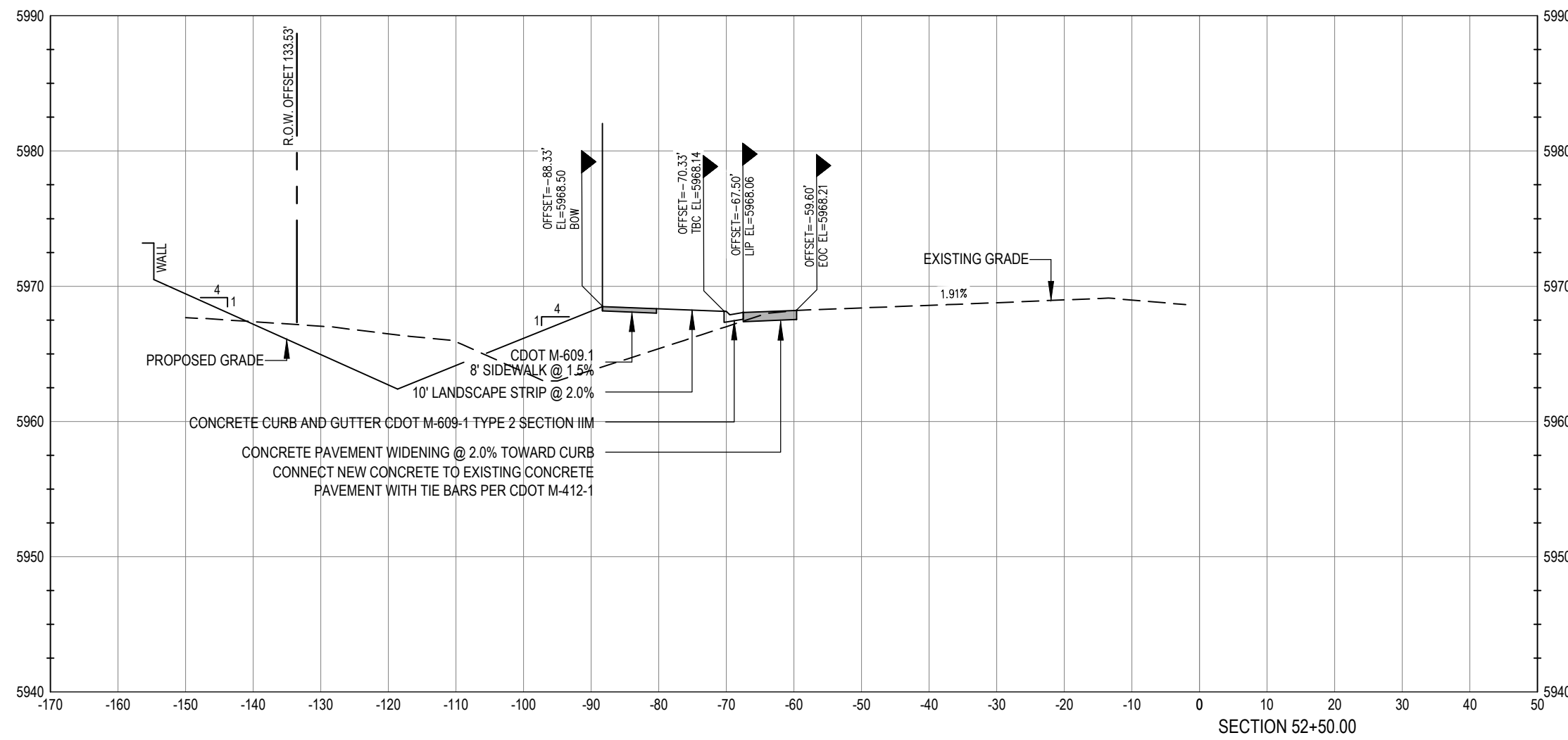
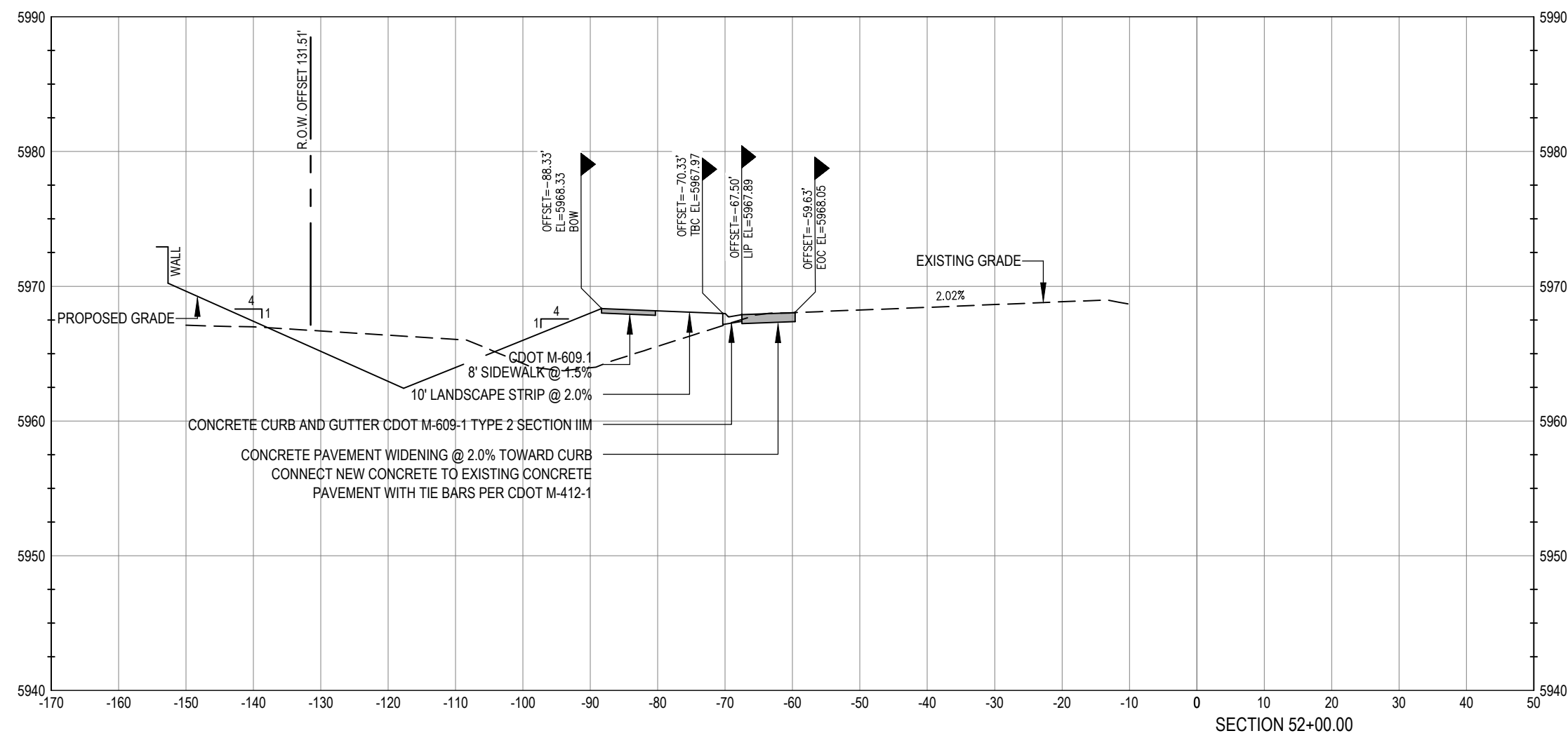
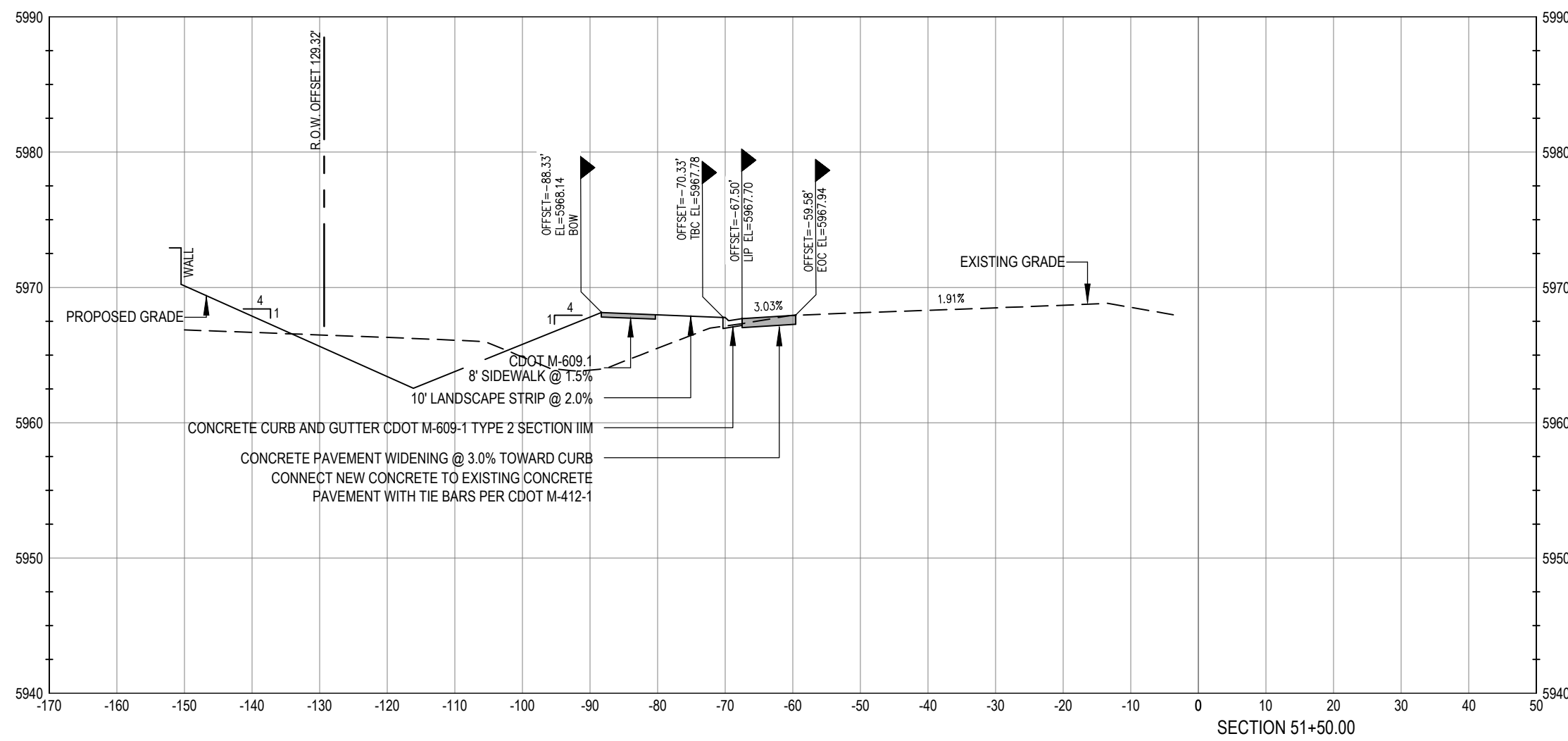
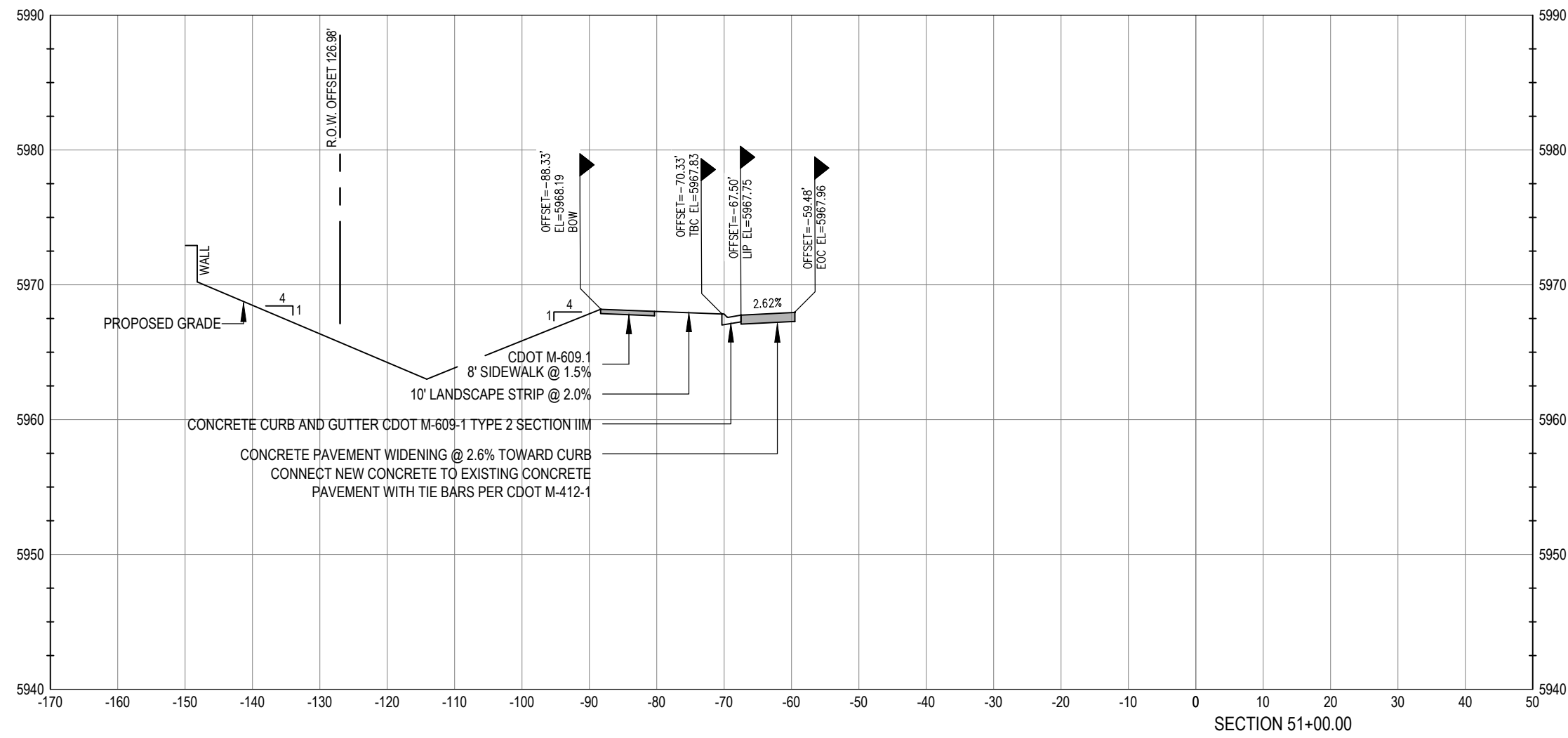
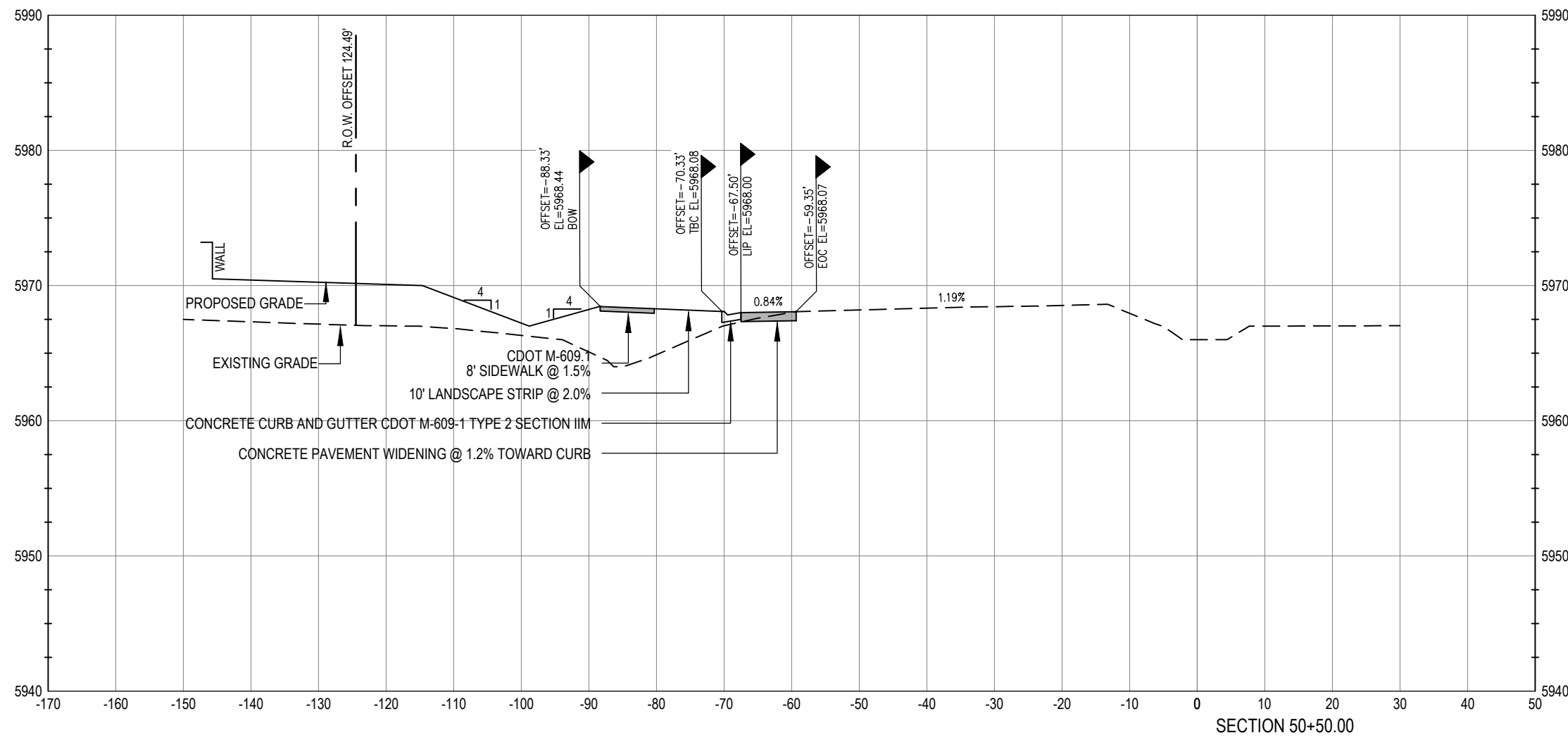
SHEET

C5.23

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

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	



I, NEIL W. PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO.

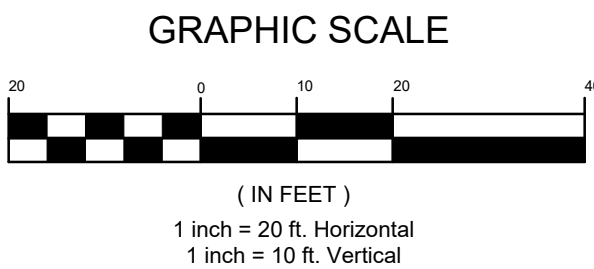
I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION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

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

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
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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.

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PARKER ROAD CROSS SECTIONS

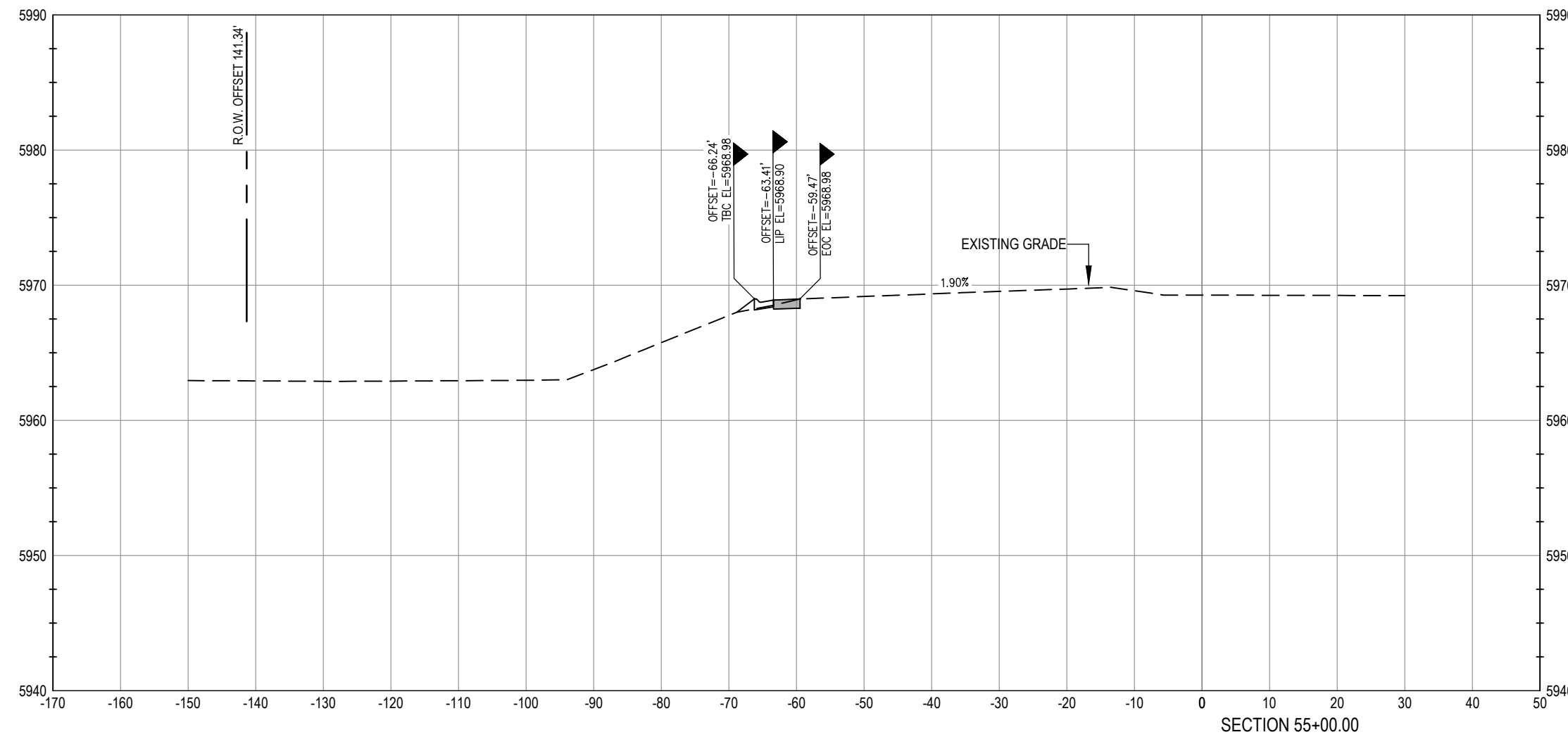
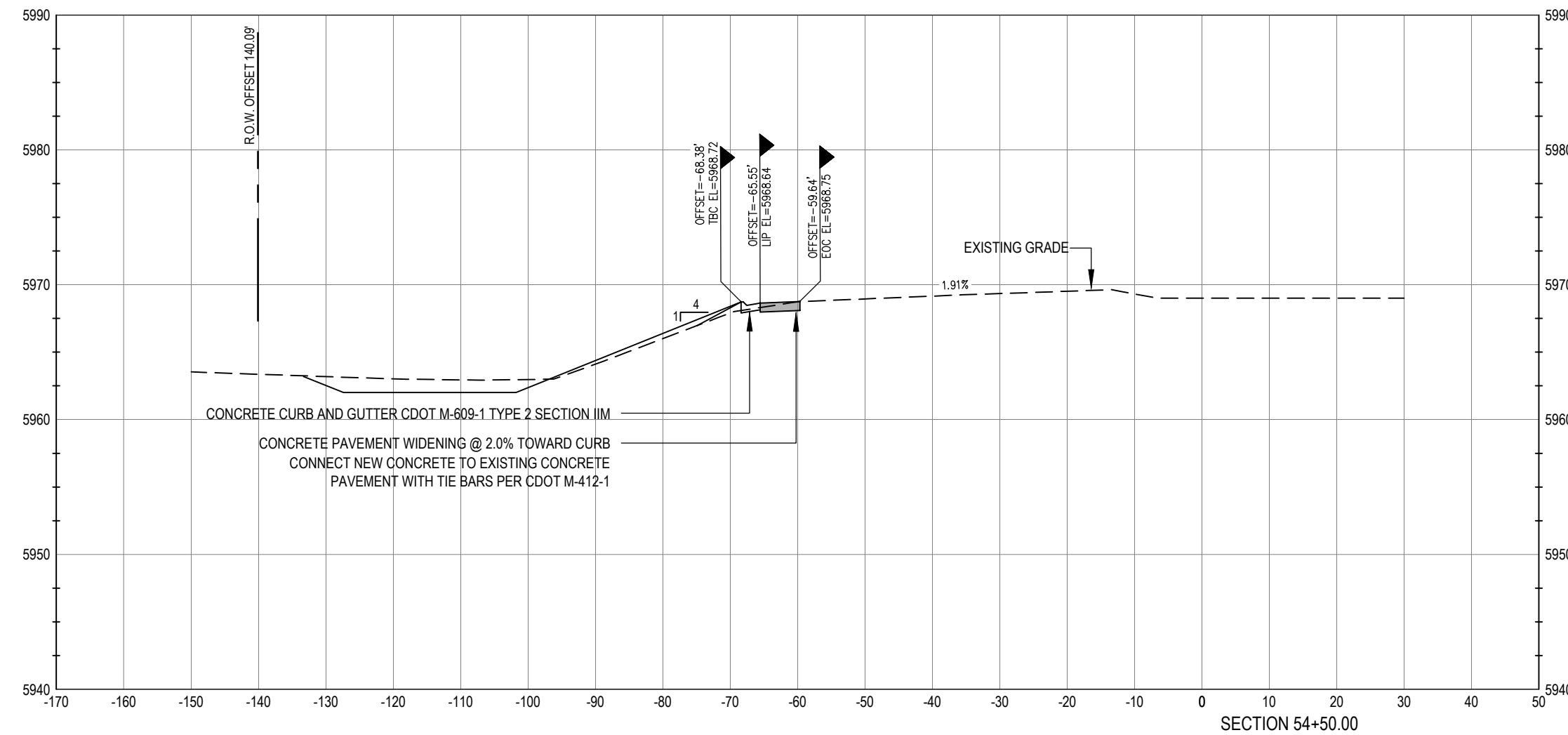
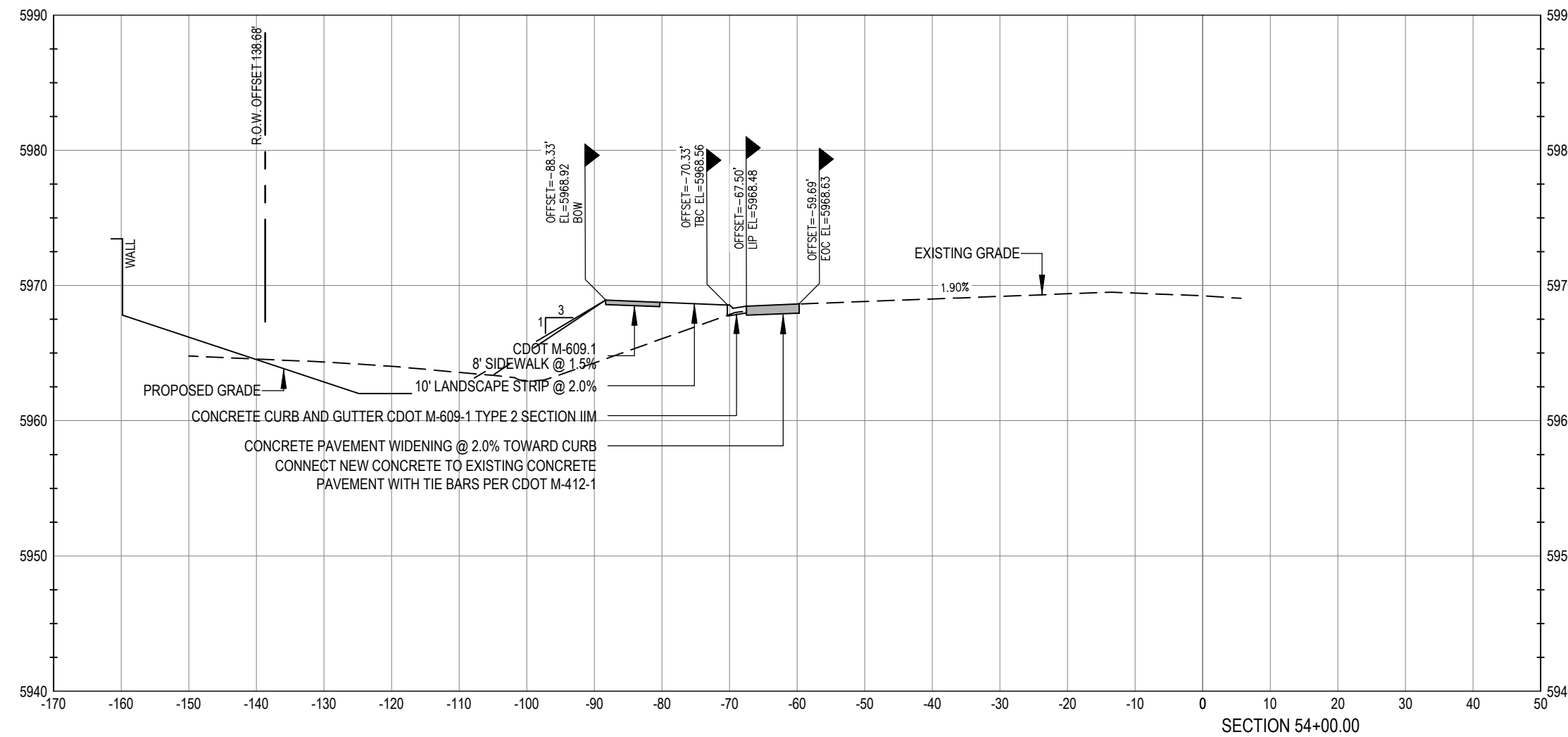
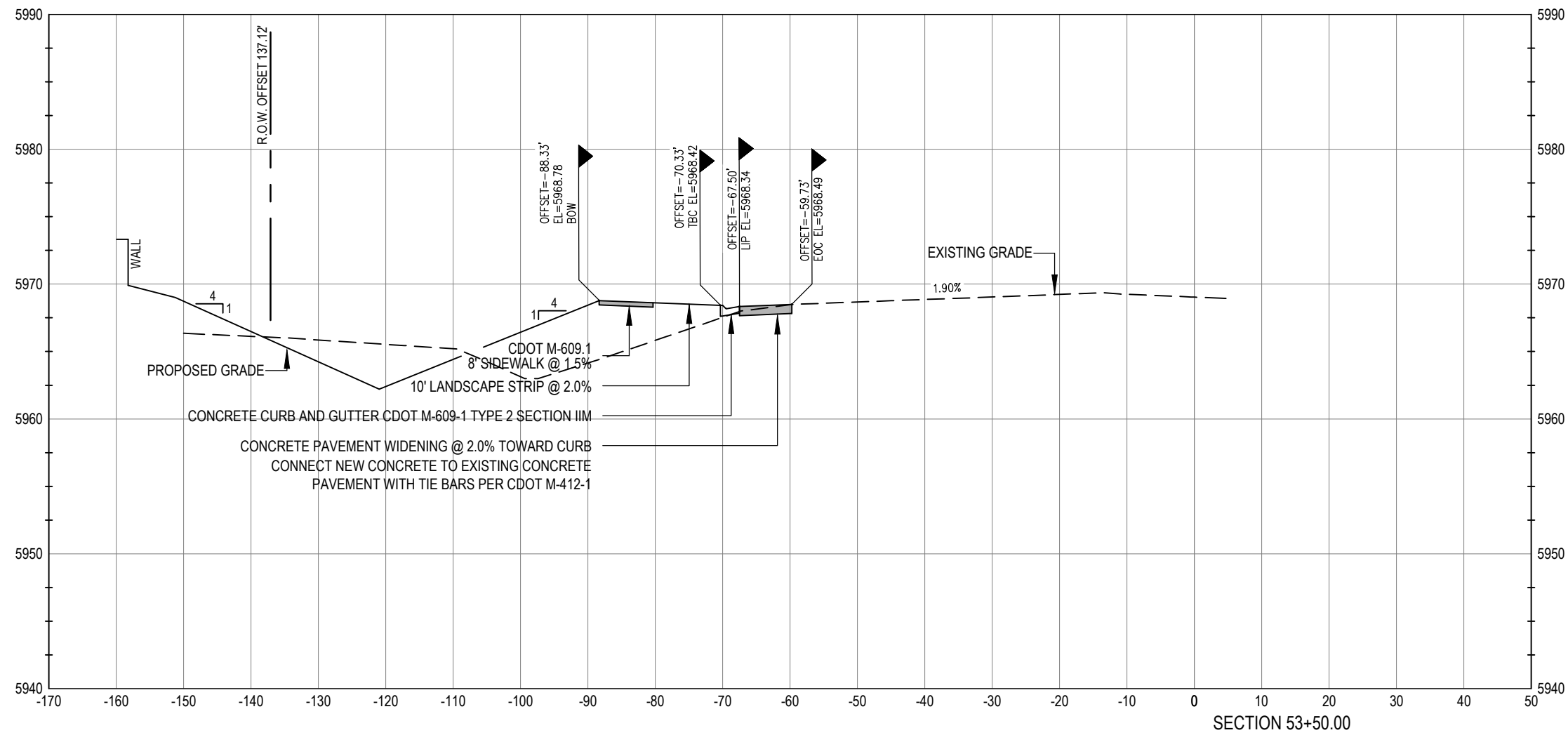
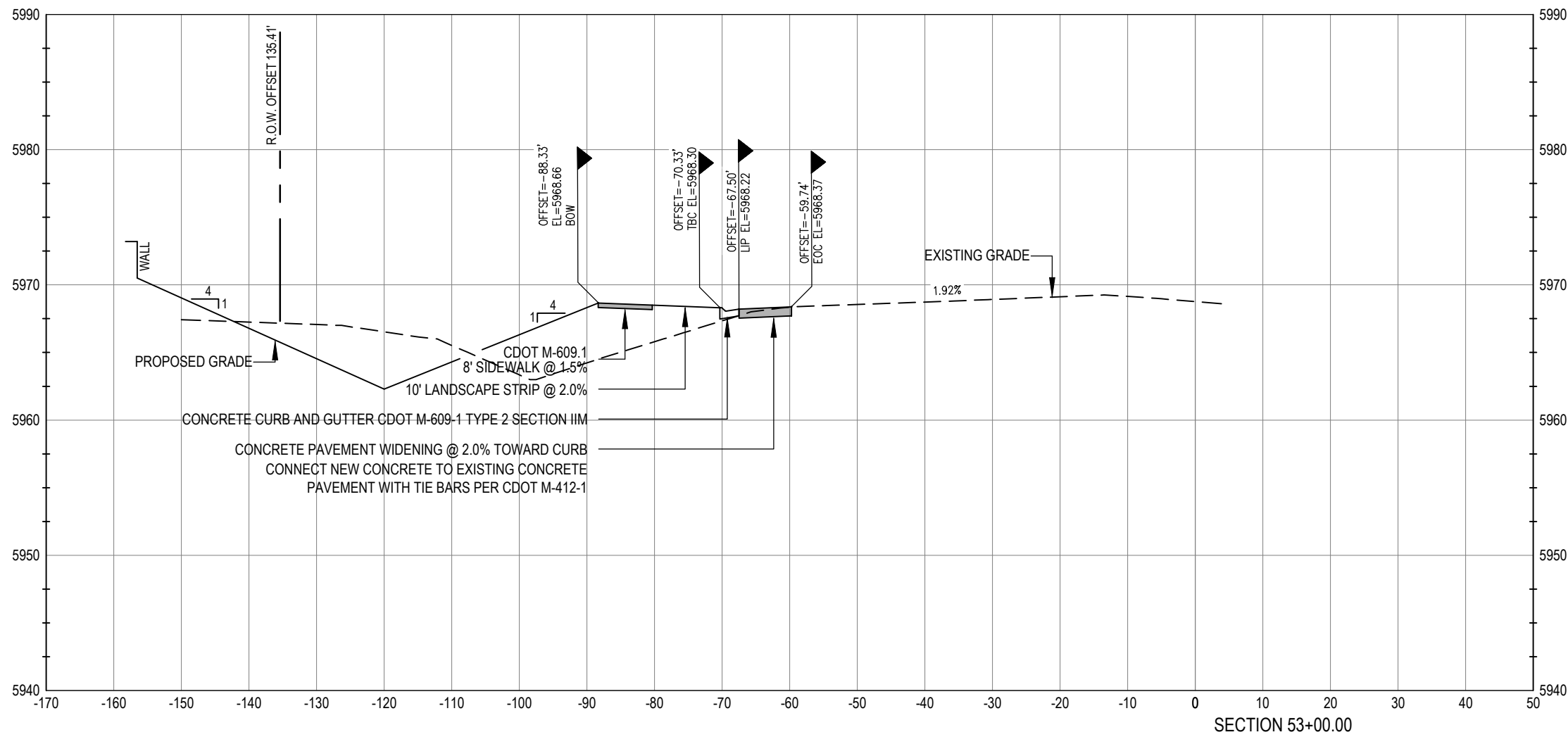
PARKER POINT
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINT FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.24



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD CROSS SECTIONS

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

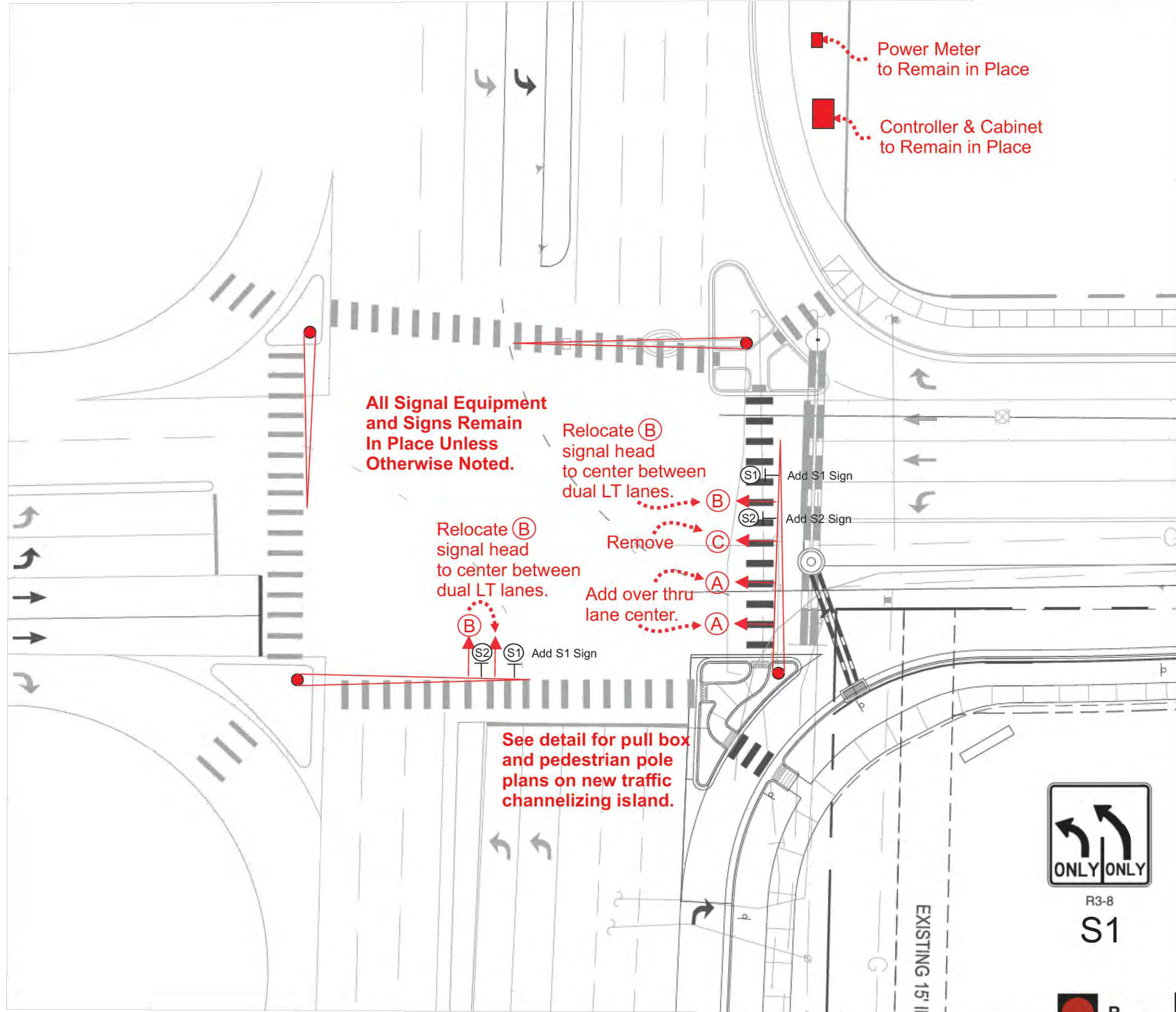
date: 10/01/17

SHEET

C5.25

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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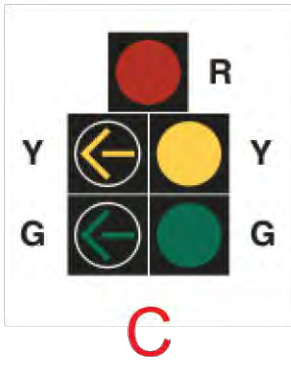
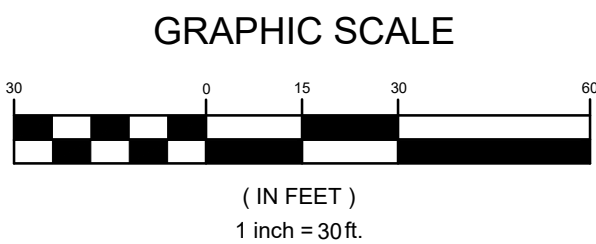




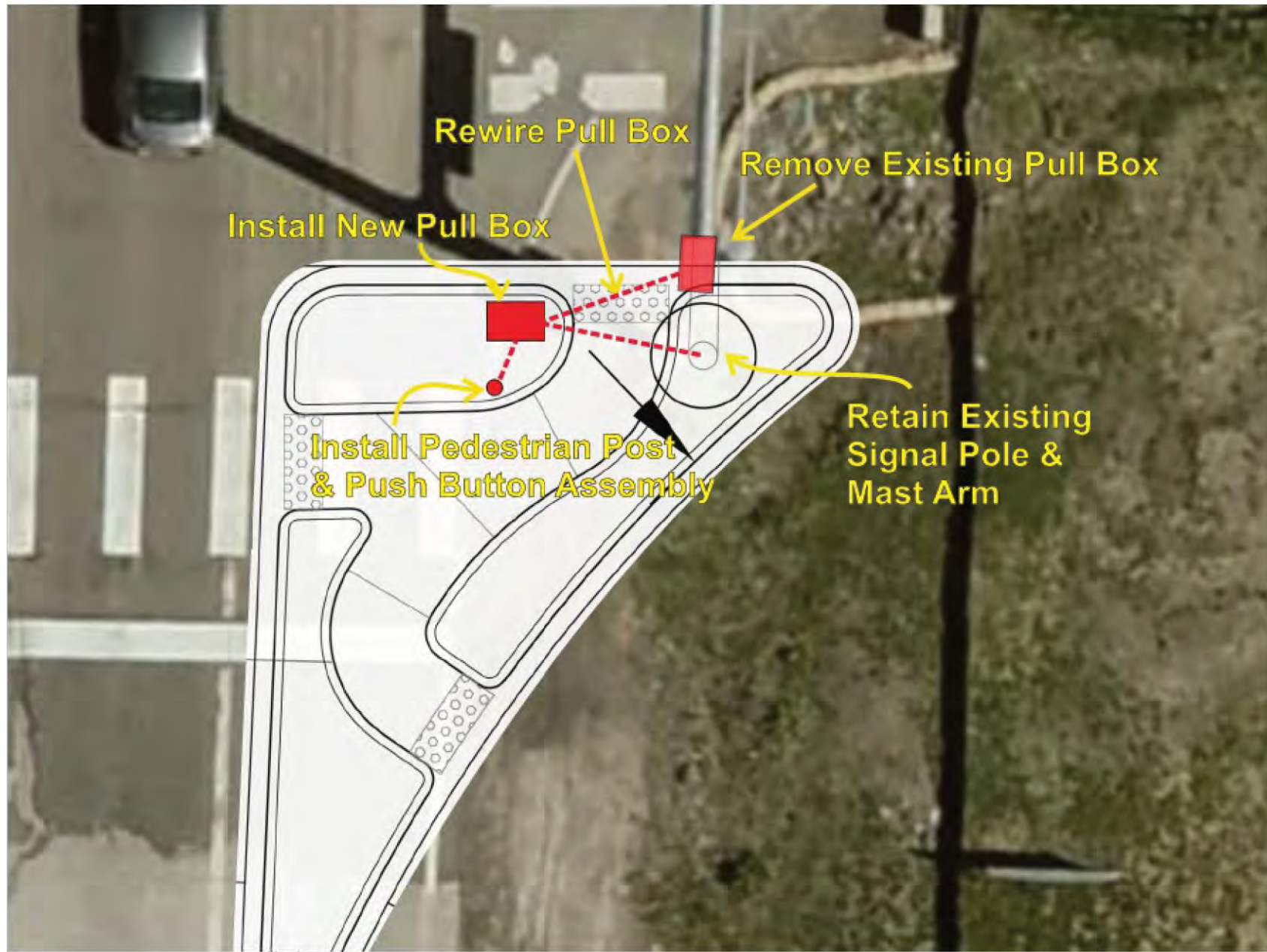
Know what's below.
Call before you dig.

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.



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

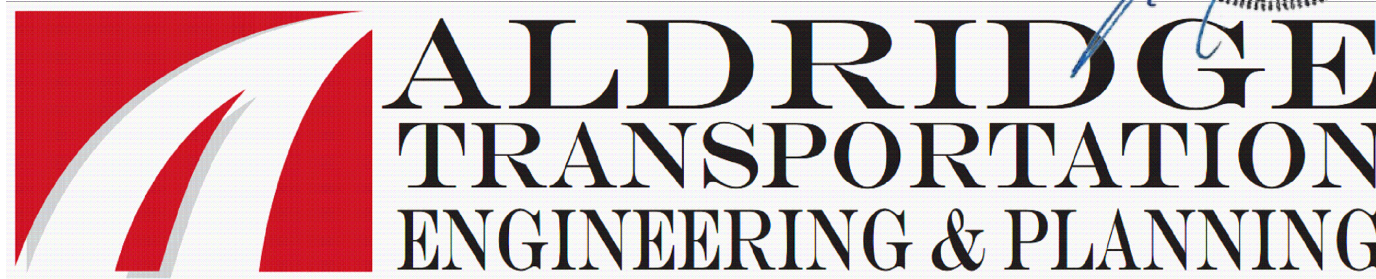


CO-83 & Stroh Road Douglas County Traffic Signal Modification Plan

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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

DATE	DESCRIPTION	REVISIONS
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SIGNAL MODIFICATION PLAN

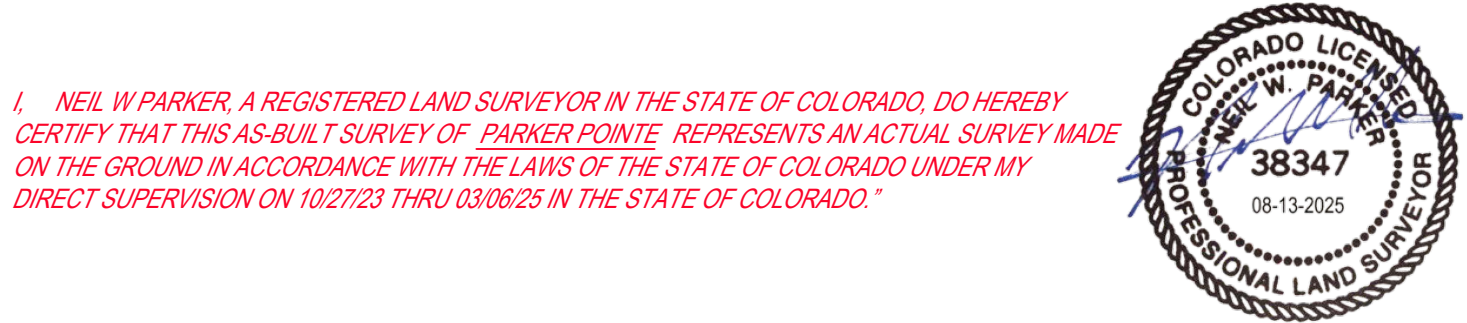
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
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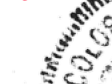
SHEET

C5.26



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BEST OF MY
IN
IGS.



PROFESSIONAL ENGINEER
COLORADO
10220
8/15/25

DATE	AS-BUILT	DESCRIPTION	REVISIONS
04/14/23		FOURTH CDOT NTP SUBMITTAL	
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

date: 10/01/17

C5.27

DATE _____

ICON MODEL: SHEET J
P:\R016360 - R1 Sends Design Specs\21793-Consultant Files\Common Files\Design\Drawings\22389TRAF-00R2en Note.dwg
Monday, 4/9/2008 9:00 AM

DCM MODEL: SHEET 2

Ad Plans: 2020-06-04

PREPARED UNDER THE DIRECT
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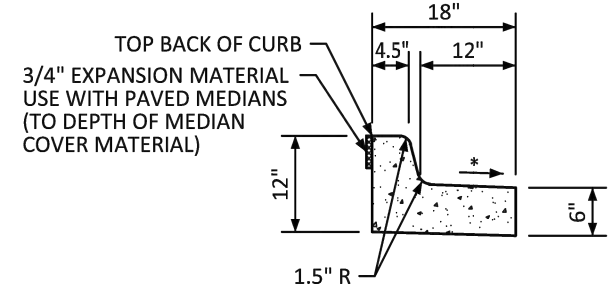
ROADWAY DETAILS

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PARKER, COLORADO

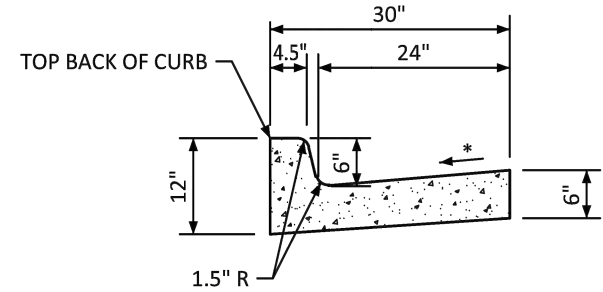
design by: JWD
approved by: JWD
project no.: 2015-015
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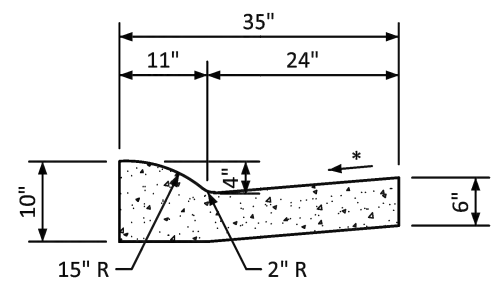
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MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



MOUNTABLE CURB AND GUTTER SECTION

* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

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

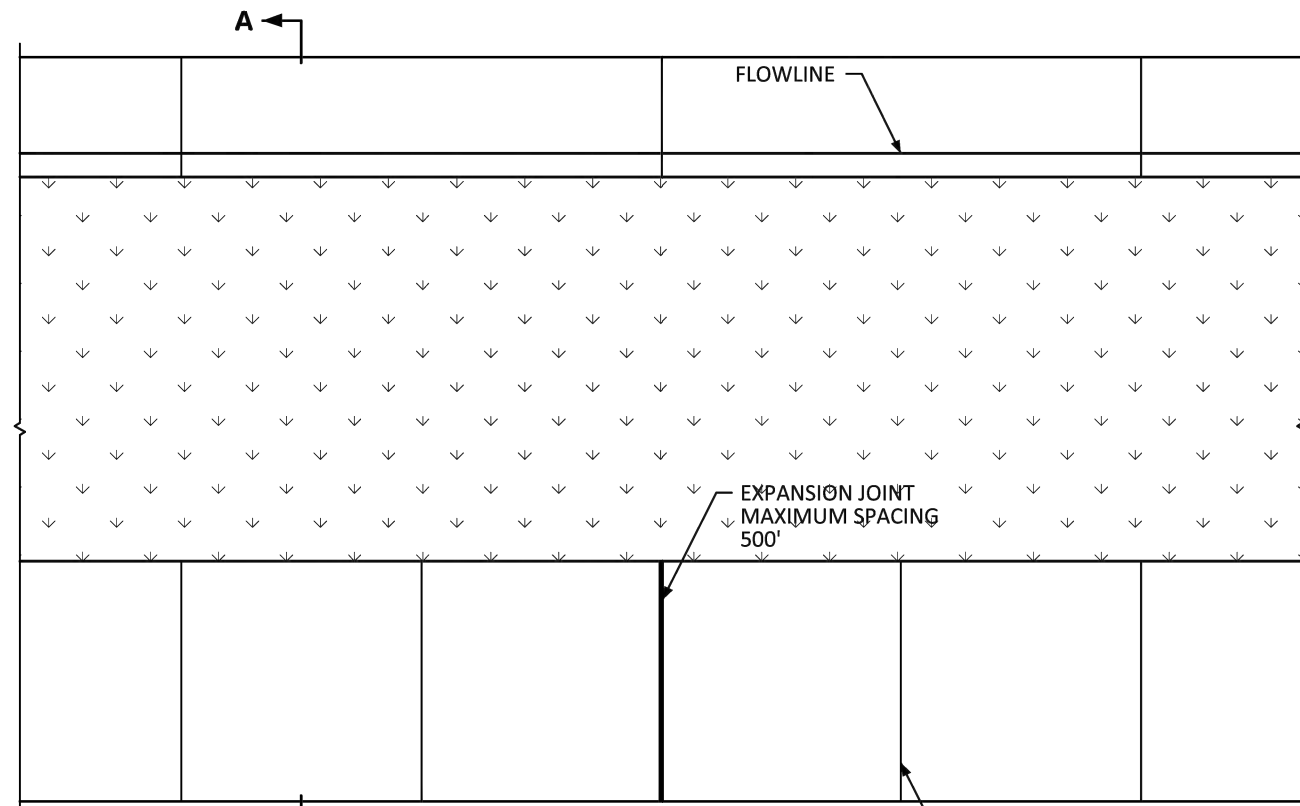


CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

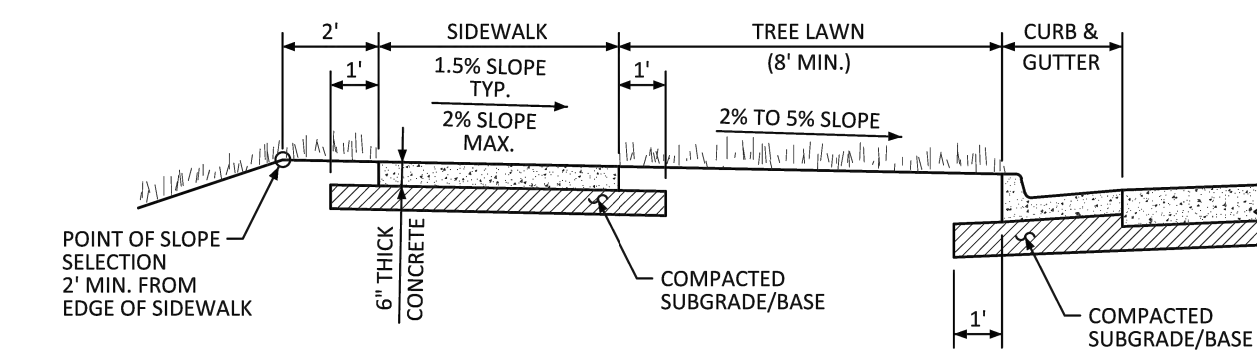
DATE
AUGUST
2014

DETAIL
3

1 OF 1



JOINT SPACING



SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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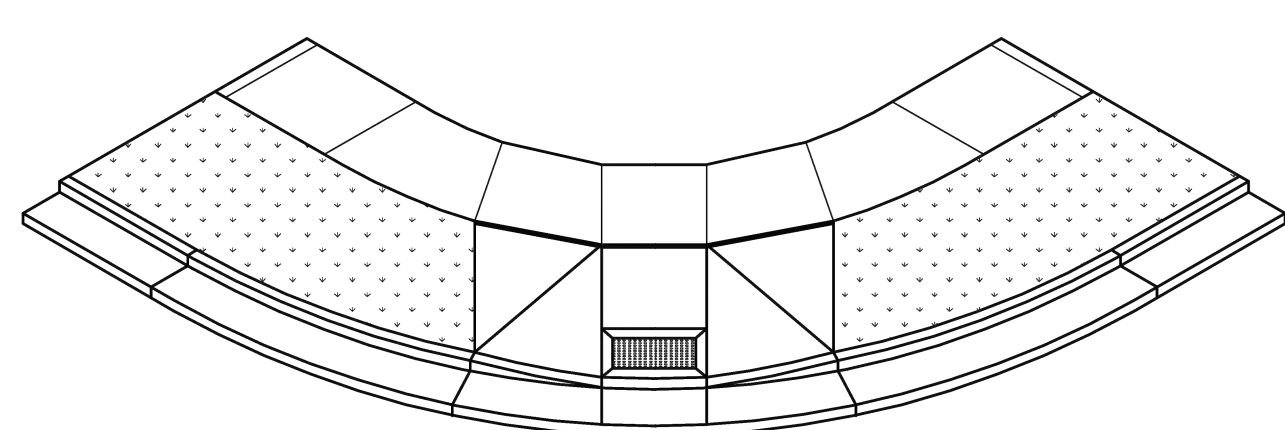


DETACHED SIDEWALK STANDARD DETAIL

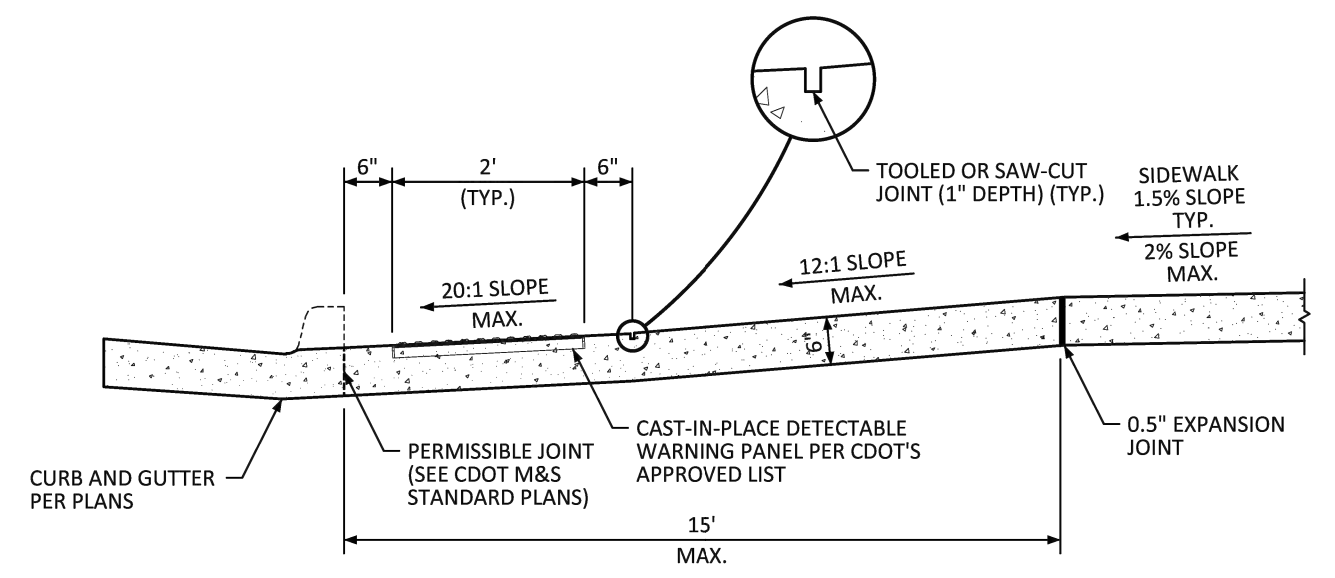
DATE
AUGUST
2014

DETAIL
4

1 OF 2



ISOMETRIC



SECTION A-A

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DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
15

2 OF 2



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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING SIGNED, SEALED, 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.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN OF PARKER. SPECIAL REVIEW, GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON THE FILE WITH THE TOWN OF PARKER.

DATE

TOWN OF PARKER, DIRECTOR OF ENGINEERING



DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
15

2 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
18

1 OF 2

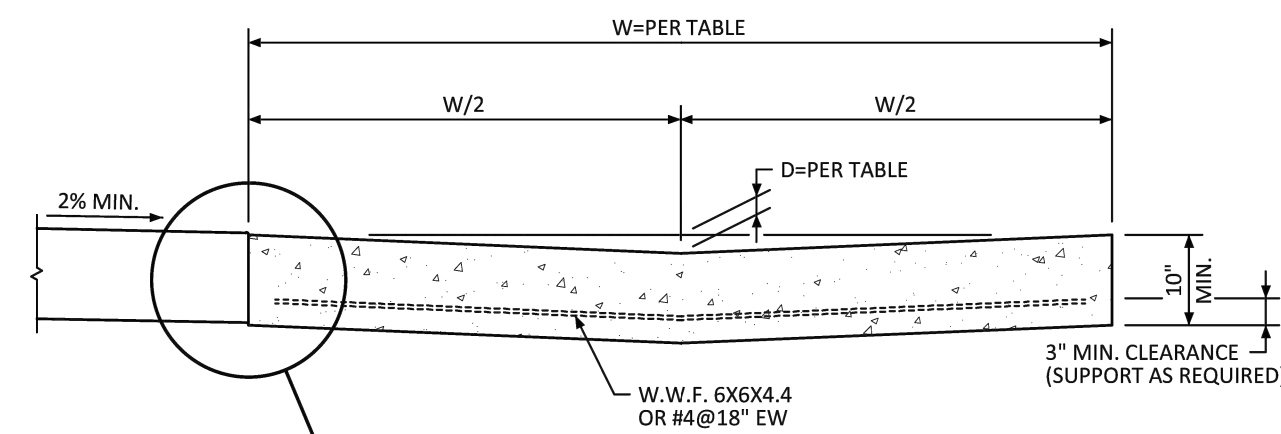


DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE
AUGUST
2014

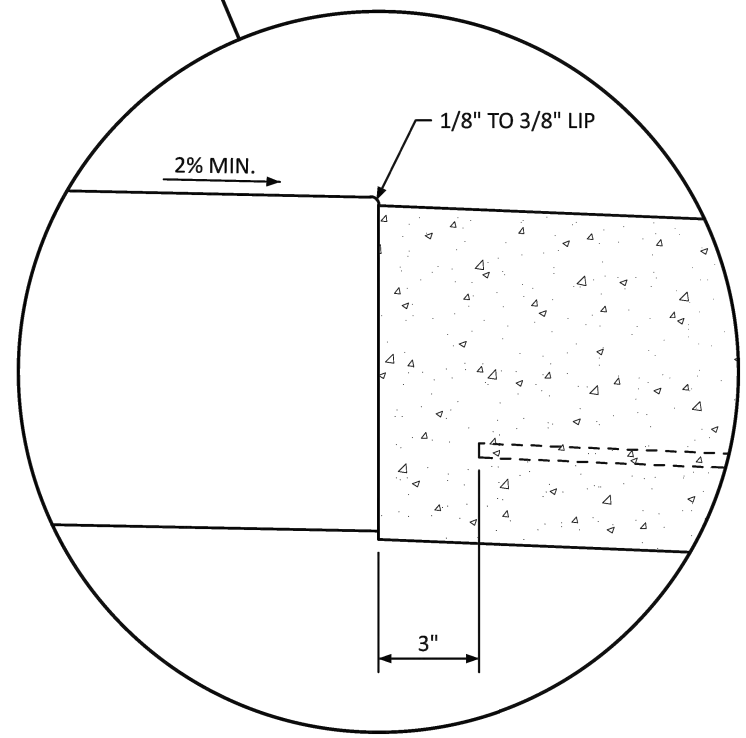
DETAIL
18

2 OF 2



SECTION A-A

WIDTH (W)	DEPTH (D)
8'-0" (TYP.)	2"
10'-0"	2 1/2"



GENERAL NOTES

- CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

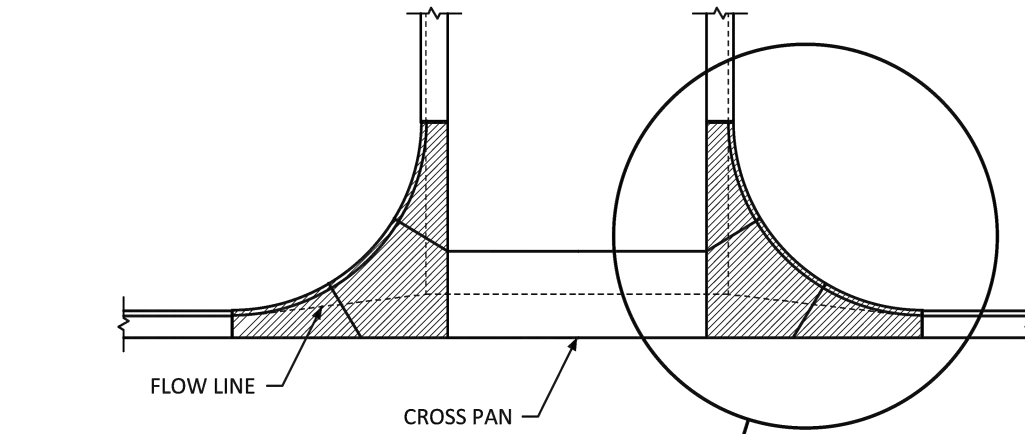
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



CROSS PAN
LAYOUT
STANDARD DETAIL

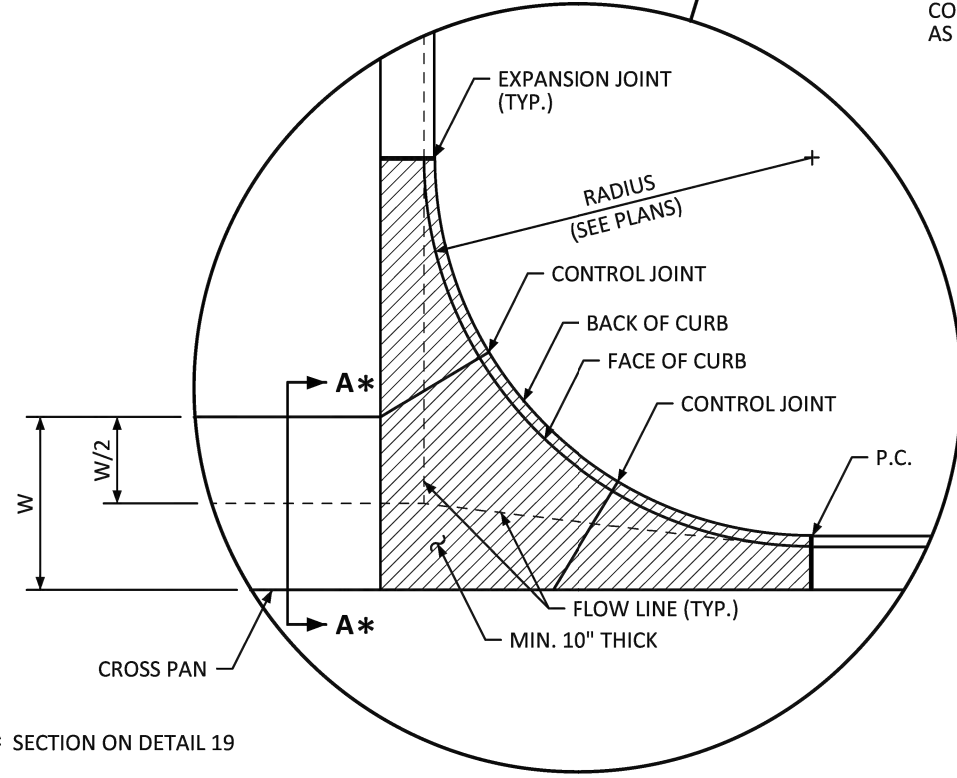
DATE
AUGUST
2014

DETAIL
19
1 OF 1



PLAN VIEW

THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER. THIS AREA SHALL ALSO BE THE SAME THICKNESS AND CONTAIN THE SAME REINFORCING AS THE CROSS PAN.



* SECTION ON DETAIL 19

GENERAL NOTES

- EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
- REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

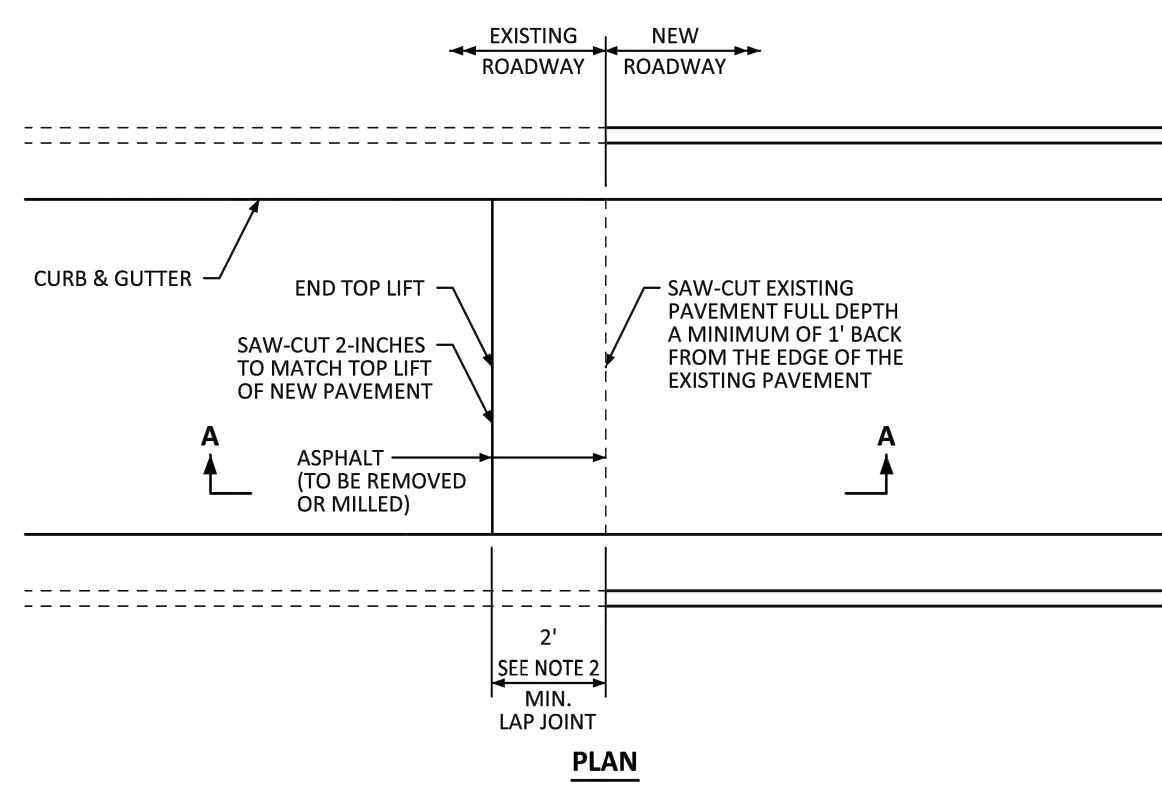
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



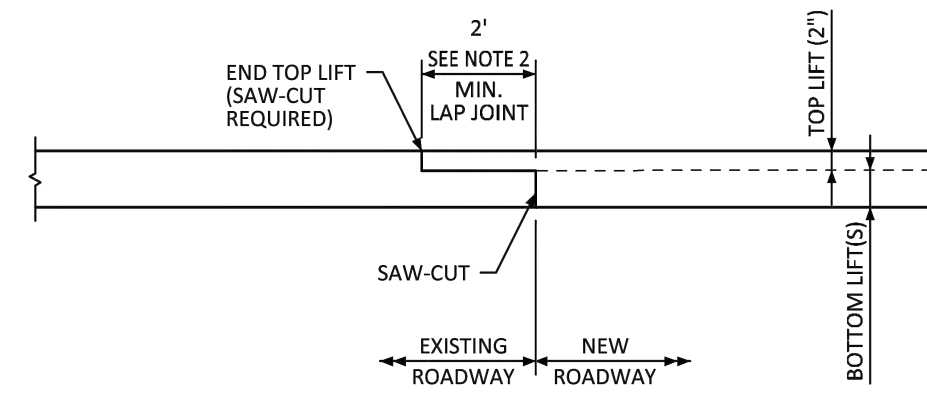
INTERSECTION
CROSS PAN LAYOUT
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
20
1 OF 1



PLAN



SECTION A-A

GENERAL NOTES

- SAW-CUT EXISTING PAVEMENT FULL DEPTH TO PROVIDE A VERTICAL EDGE PRIOR TO PLACEMENT OF NEW ASPHALT AND SAW-CUT THE LAP JOINT 2-INCHES DEEP AT THE LAP JOINT DISTANCE.
- THIS DETAIL APPLIES TO BOTH TRANSVERSE (WITH A 2-FOOT MIN. LAP JOINT) AND LONGITUDINAL (WITH A 1-FOOT MIN. LAP JOINT) ASPHALT JOINTS BETWEEN EXISTING AND NEW PAVEMENT.
- SPECIFICATIONS AND ILLUSTRATIONS FOR CONCRETE PAVEMENT JOINTS ARE LOCATED IN CDOT'S M&S STANDARD PLANS AND CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- TEMPORARY ASPHALT RAMPS PLACED AT A 20:1 MAX. SLOPE SHALL BE REMOVED OR MILLED PRIOR TO PLACING FINAL ASPHALT.

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

DETAIL
27
1 OF 1

I, NEIL W PARKER, 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 10/27/23 THRU 03/08/25 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.

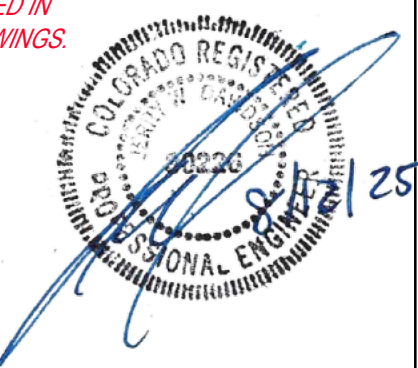
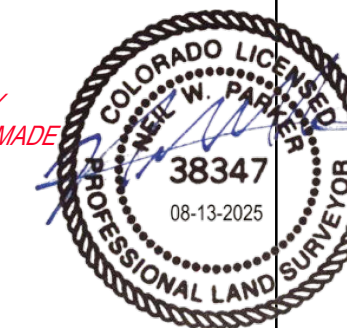
ONLY ITEMS ON THESE PLANS IN RED AND DESIGNATED AS REPRESENT FIELD VERIFIED DATA. NO REPRESENTATION IS MADE FOR OTHER ITEMS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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

C5.91

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	

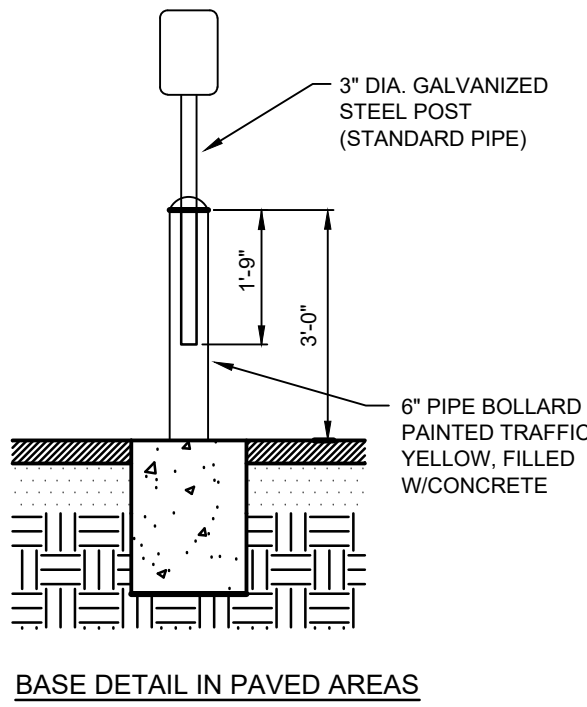
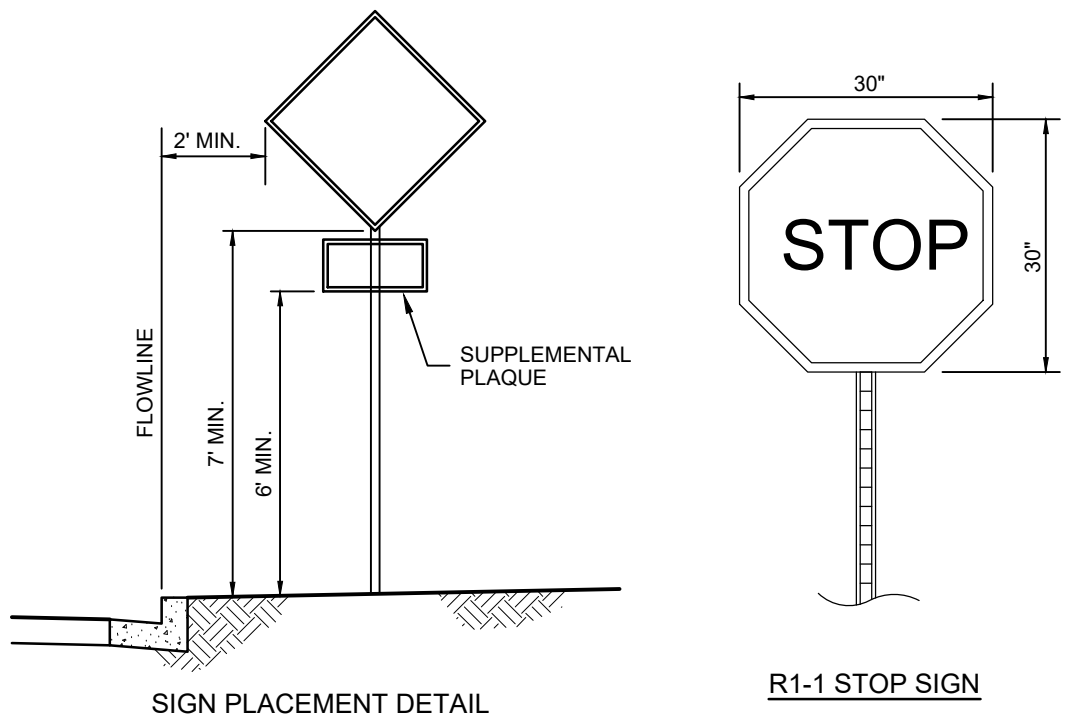
STANDARD DUTY	
OPTION 'A'	X" ASPHALT GRADING S (PER CDOT MANUAL) COMPACTED SUBGRADE
OPTION 'B'	X" ASPHALT GRADING S (PER CDOT MANUAL) X" AGGREGATE BASE COURSE CLASS 6 (PER CDOT MANUAL) COMPACTED SUBGRADE
HEAVY DUTY	
OPTION 'A'	X" ASPHALT GRADING S (PER CDOT MANUAL) COMPACTED SUBGRADE
OPTION 'C'	X" CONCRETE CLASS P (PER CDOT MANUAL) COMPACTED SUBGRADE

REFER TO GEOTECHNICAL REPORT FOR PAVEMENT DESIGN

"CDOT MANUAL" REFERS TO CDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"

PAVEMENT SECTIONS

NOT TO SCALE

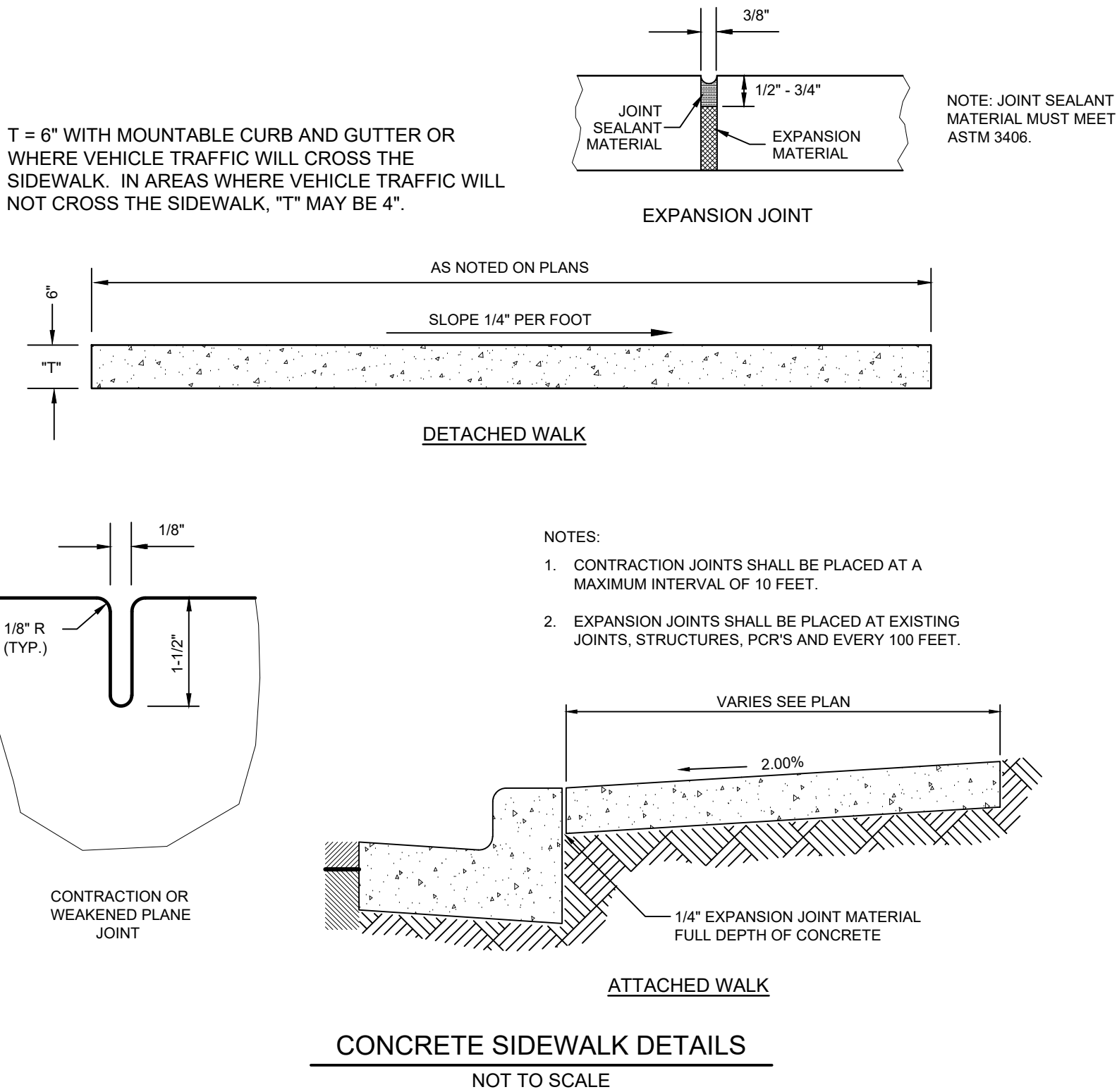
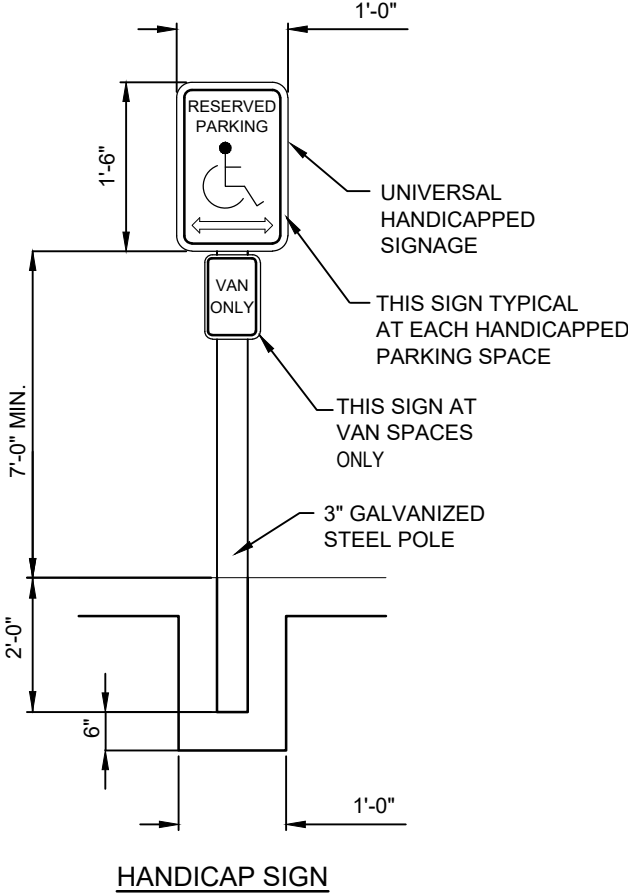


PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

SITE SIGNAGE DETAILS

NOT TO SCALE

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



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
04/14/23	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	

SOUTH METRO FIRE RESCUE AUTHORITY

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

FIRE LANE SIGN PLACEMENT

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

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

3" High
1/2" Stroke
Red Letters

2" High
1/8" Stroke
Red Letters

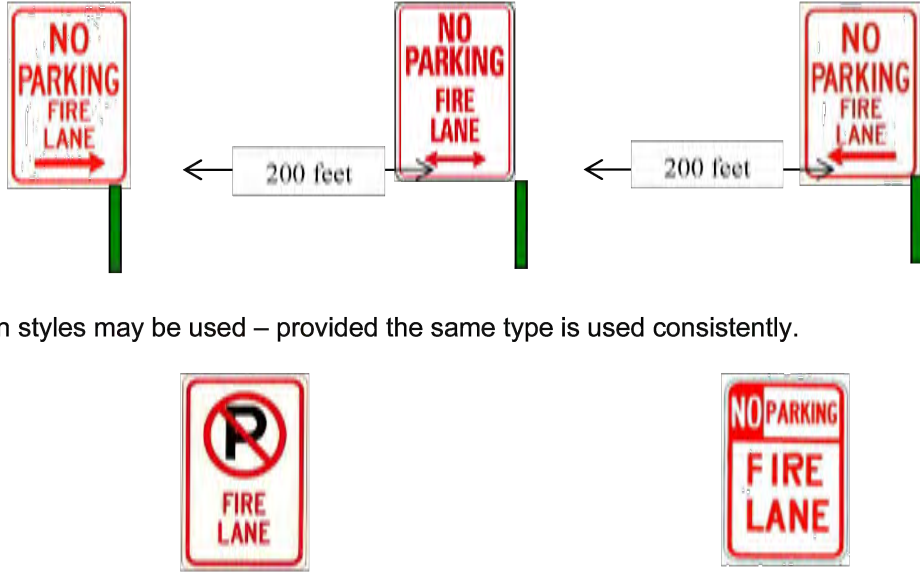
Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

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

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

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

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



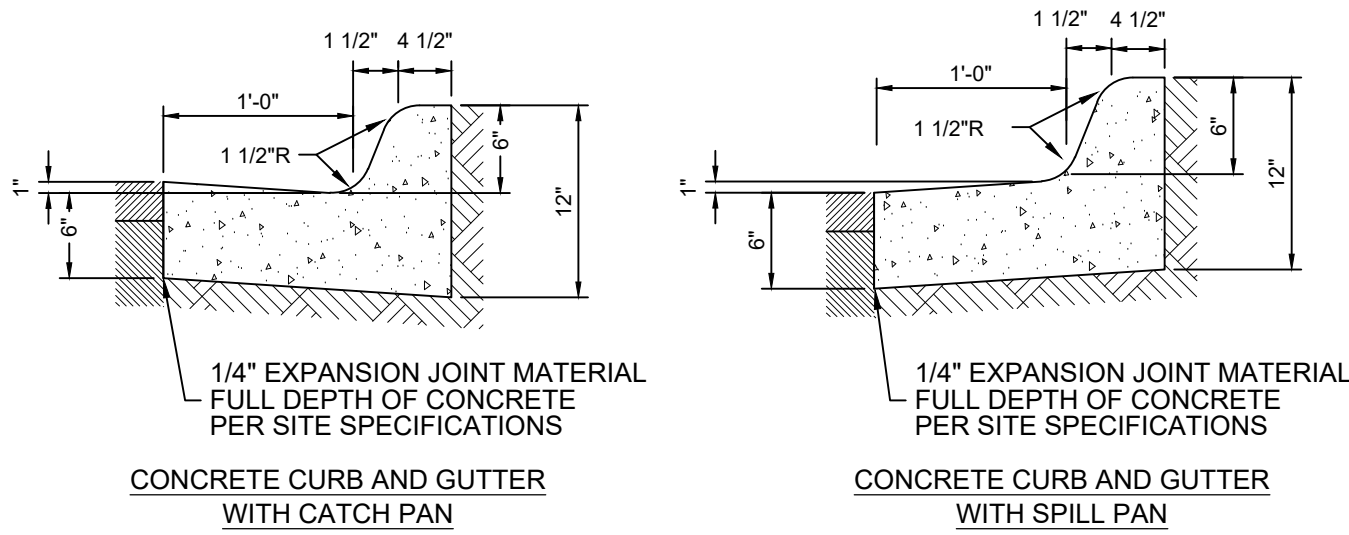
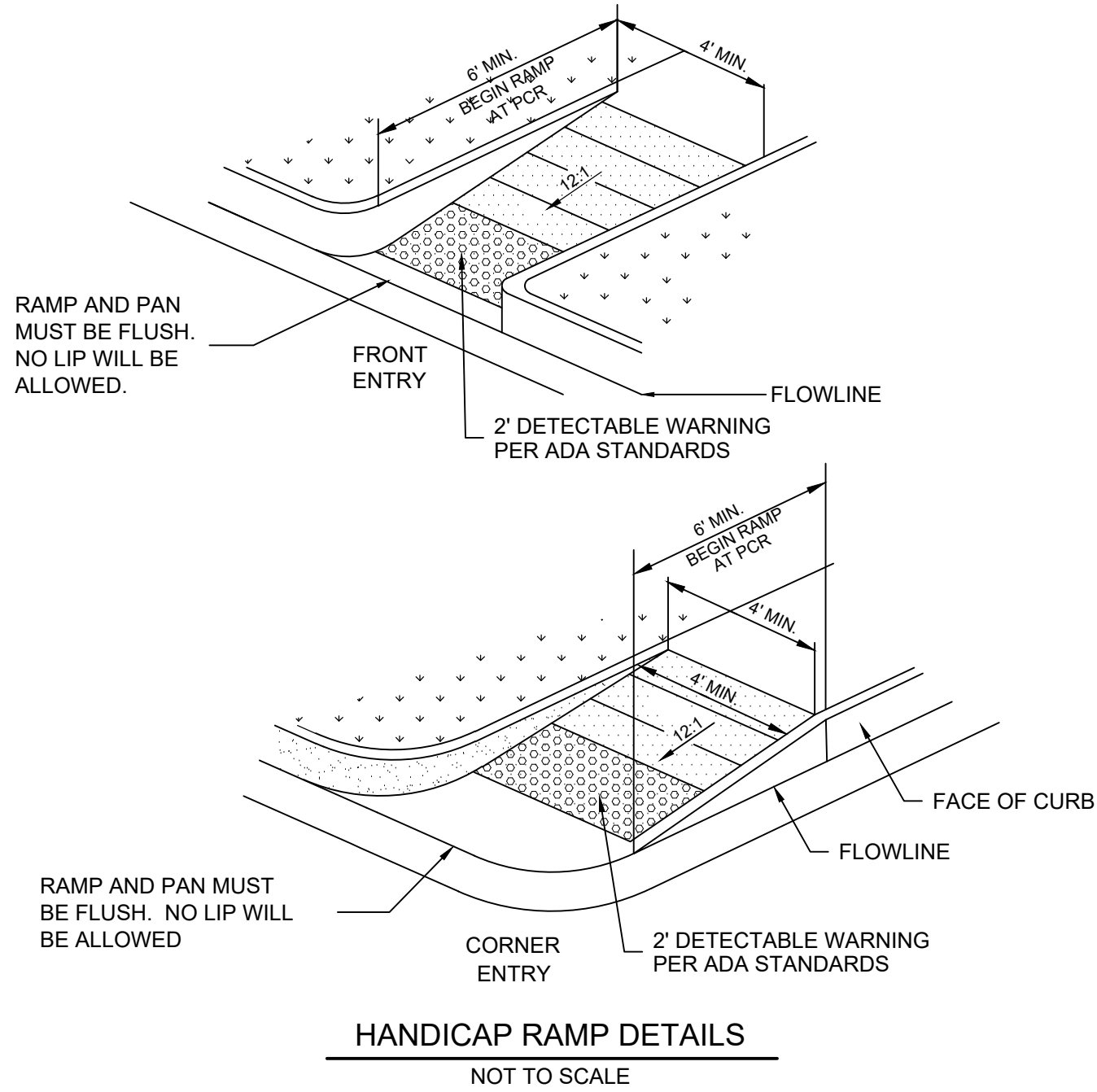
Additional sign styles may be used – provided the same type is used consistently.

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

I, **NEIL W PARKER**, 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 10/27/23 THRU 03/06/25 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.

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



PRIVATE CURB AND GUTTER DETAILS

NOT TO SCALE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE AND STRIPING DETAILS

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

date: 10/01/17

SHEET

C6.90

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

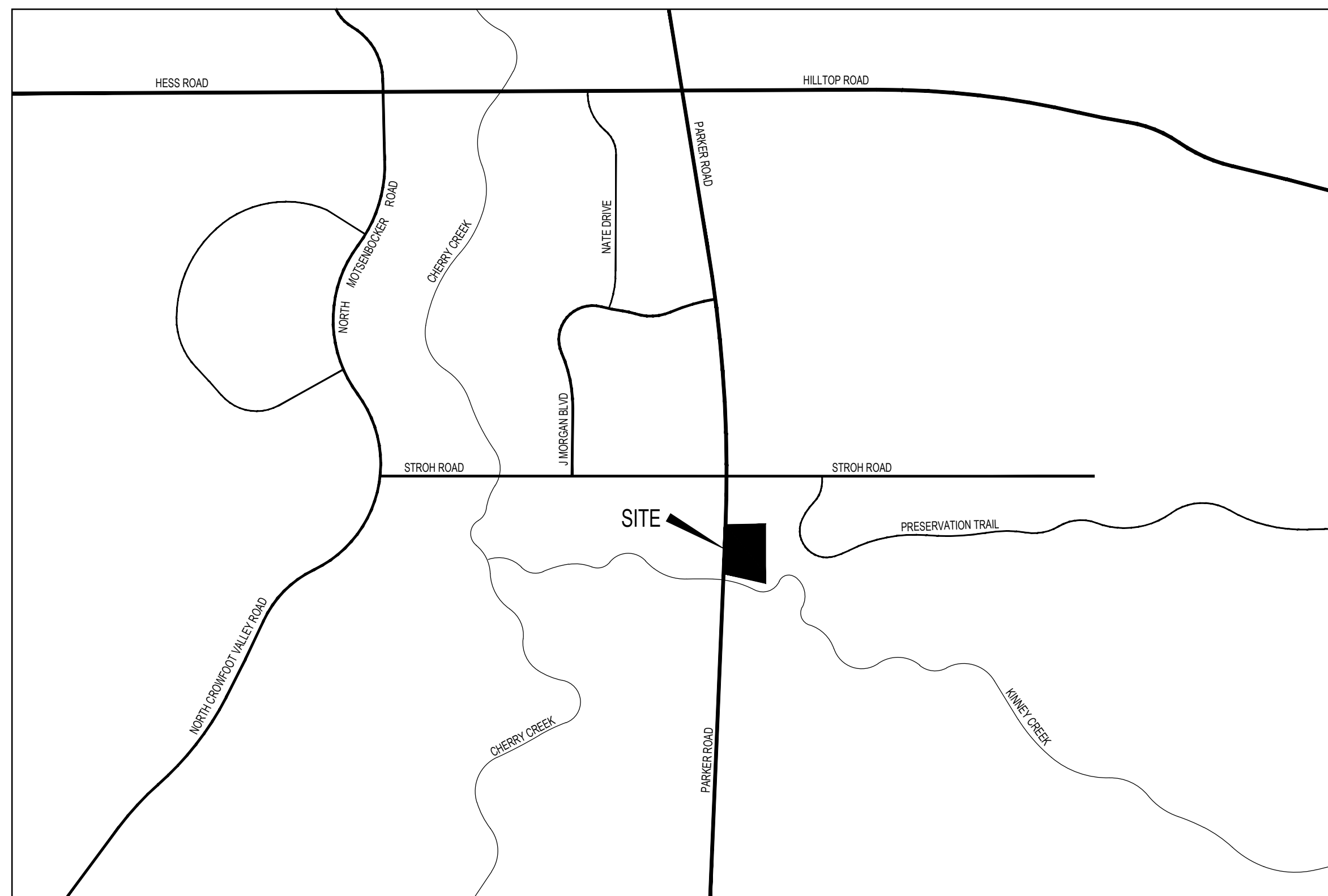
1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION
2. BMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARD DETAILS. IF A DETAIL IS NOT PROVIDED FOR A PLANNED OR NEEDED BMP REFERENCE LOCAL AGENCY STANDARDS. IF THE DETAIL IS NOT AVAILABLE REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICTS STANDARD DETAILS.
- 3.
4. 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.
5. ALTERNATE BMPS MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
6. GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED AND MAINTAINED.
7. AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN, STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
8. LOCATION OF BMPS MAY VARY FROM SHOWN HEREON DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
9. SITE BMPS SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY. SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND IMMEDIATELY OF ANY PRECIPITATION EVENT.
10. IS SITE DEMO MATERIAL IS STOCKPILED PROVIDE PERIMETER CONTROLS SUCH AS SF, SCL AND CF. LOCATE PILE AWAY FROM NATURALLY FORMED DRAINAGE PATHS.

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.

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



SCALE: 1" = 500'



PERCEPTION DESIGN GROUP	DATE	P.E. NUMBER
-------------------------	------	-------------

TOWN OF PARKER
PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
(303) 841-9546

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
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 688-3100

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

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

DEVELOPER
PARKER & STROH, LLC
975 LINCOLN STREET, SUITE 204
DENVER, CO 80203
(303) 699-3368
CONTACT: DAN YACOVETTA

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

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

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

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

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

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 17° 47' 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 STROTH ROAD AND
THAT PORTION THEREOF THEREBY 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.

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

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, NEIL W PARKER, 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 10/27/23 THRU 03/06/25 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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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



PERCEPTION
DESIGN GROUP, INC.

8901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303.232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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

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, NEIL W PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO.

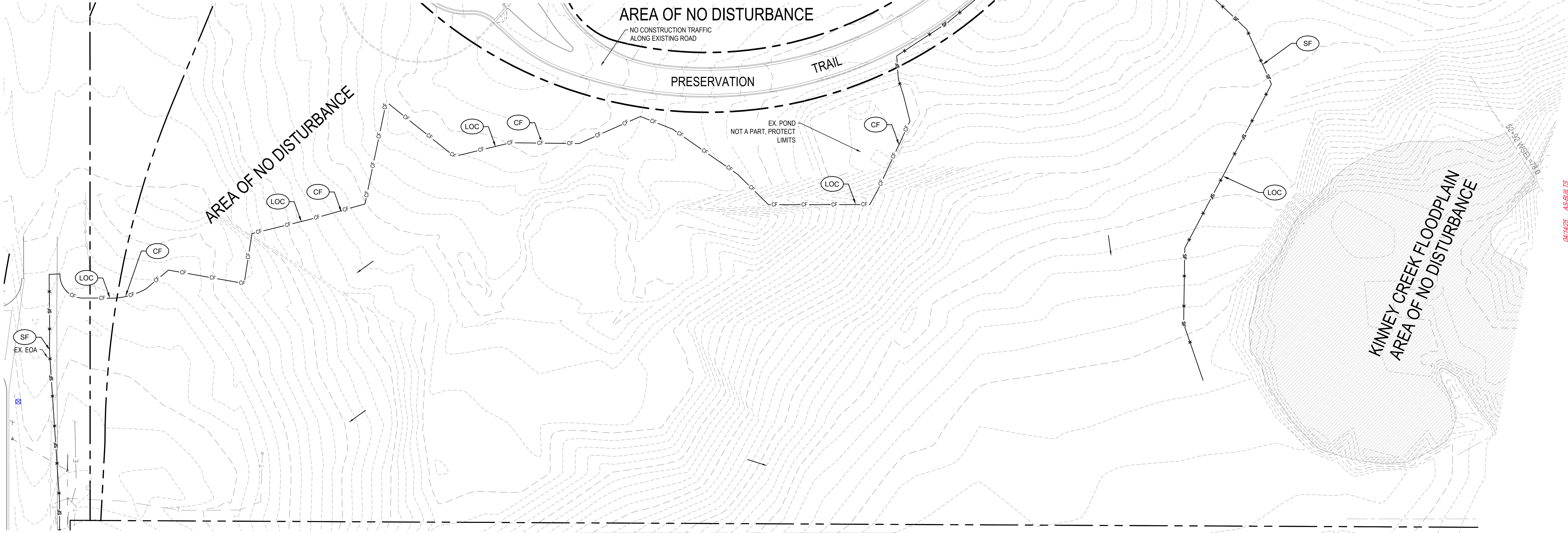


I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION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



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

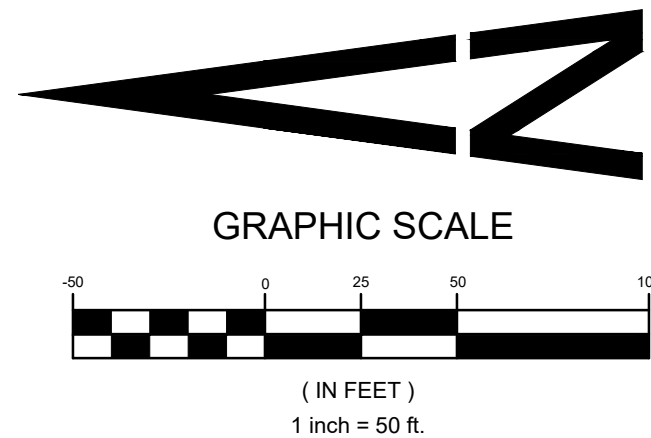
NOTE NO CONSTRUCTION TRAFFIC IS PERMITTED ON PRESERVATION TRAIL. ALL ACCESS TO BE FROM ADJACENT SITE WEST.



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

INITIAL GESC PLAN

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

date: 10/01/17

SHEET
C8.10

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
03/23/19	DOUGLAS COUNTY COMMENTS	
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	

04/14/25 AS-BUILTS

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



GRADING EROSION AND SEDIMENT CONTROL NOTES

- 1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION
- 2. 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.
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- 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.
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- 7. LOCATION OF BMPS MAY VARY FROM SHOWN HEREON DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
- 8. SITE BMPS SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY. SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND IMMEDIATELY OF ANY PRECIPITATION EVENT.
- 9. 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:

- 1. SEE COVER SHEET OF DOUGLAS COUNTY STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
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- 3. SHADED BMPS WERE INSTALLED IN THE INITIAL PAHSE AND SHALL BE LEFT IN PLACE DURING THE INTERIM PHASE
- 4. ALL INTERIM BMPS INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
- 5. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND INLET AND OUTLET PROTECTION.
- 2. 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.
- 3. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- 4. 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 .
- 5. DURING HAULING OPERATIONS SWEEPING SHALL OCCUR THROUGHOUT THE DAY AND AT THE END OF EACH DAY.
- 6. 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, NEIL W PARKER, 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 10/27/23 THRU 03/06/25 IN THE STATE OF COLORADO.

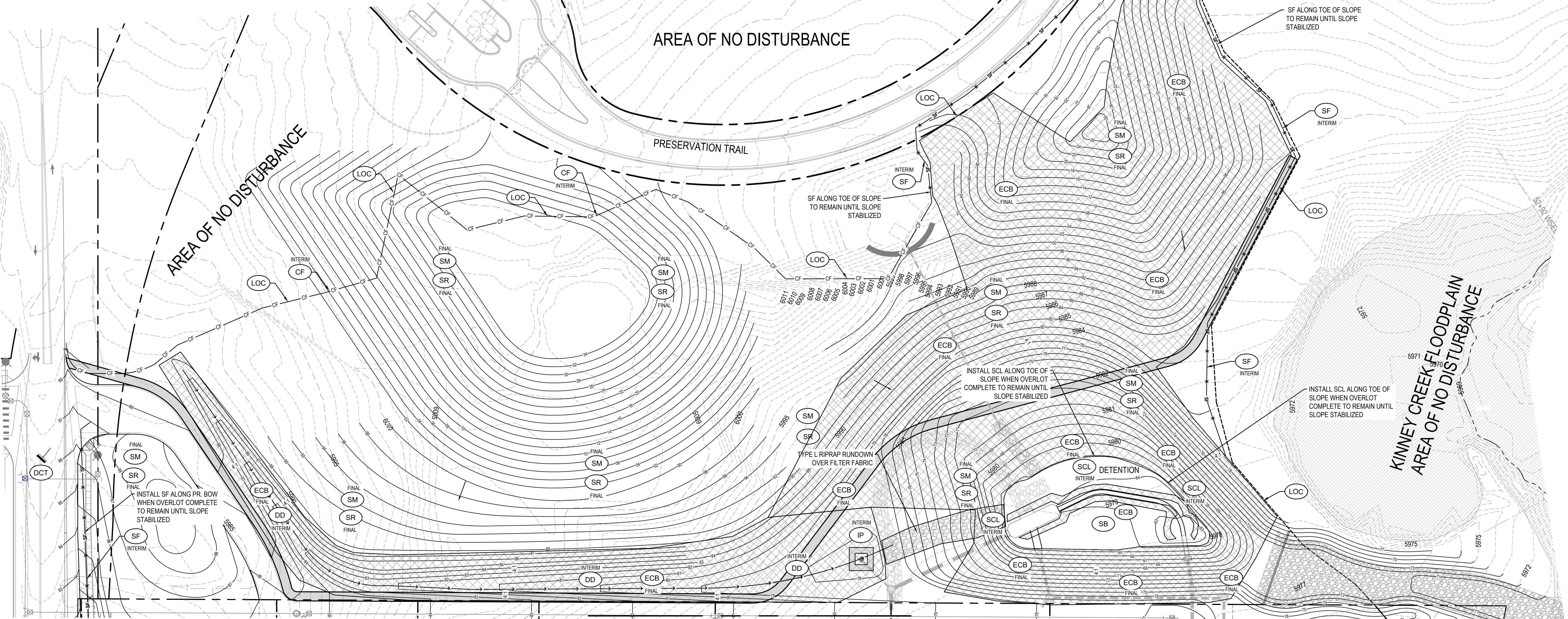
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AREA OF NO DISTURBANCE

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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.

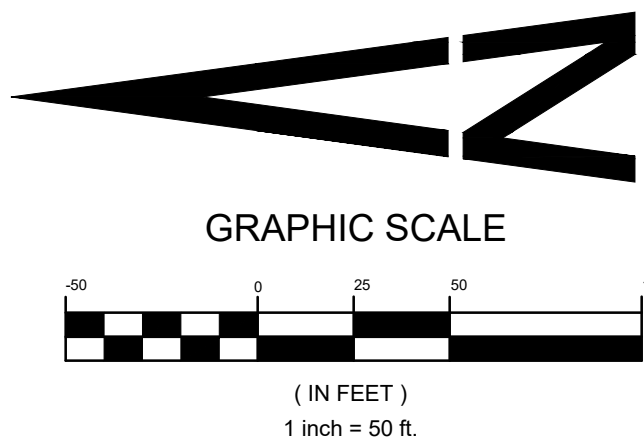
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SEDIMENT BASIN DESIGN

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

INTERIM / FINAL GESC PLAN

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

date: 10/01/17

SHEET

C8.11

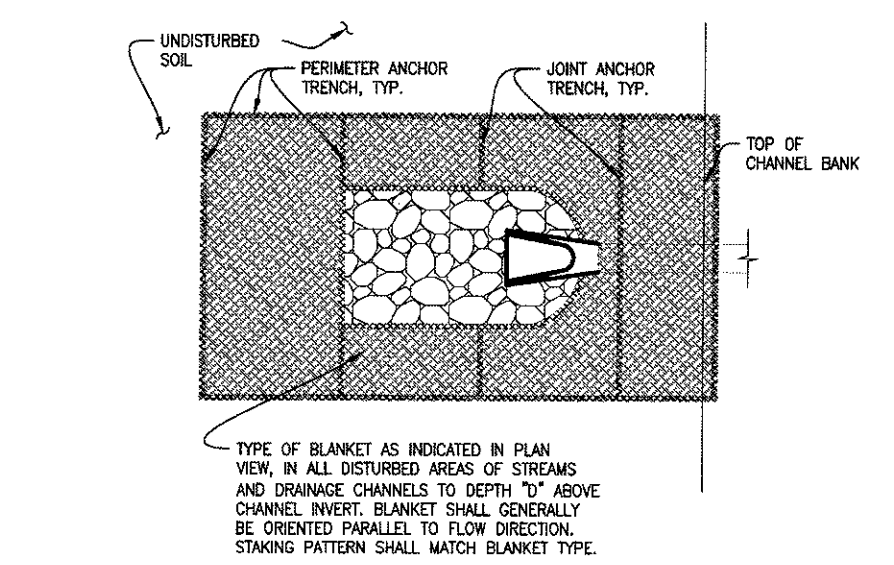
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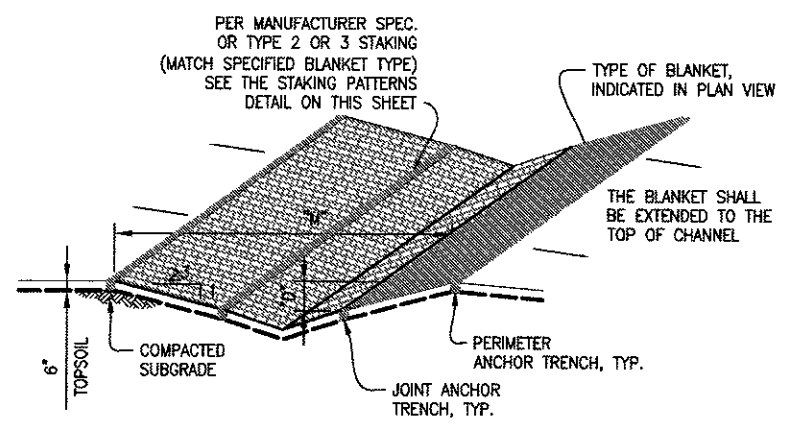
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PARKER POINTE
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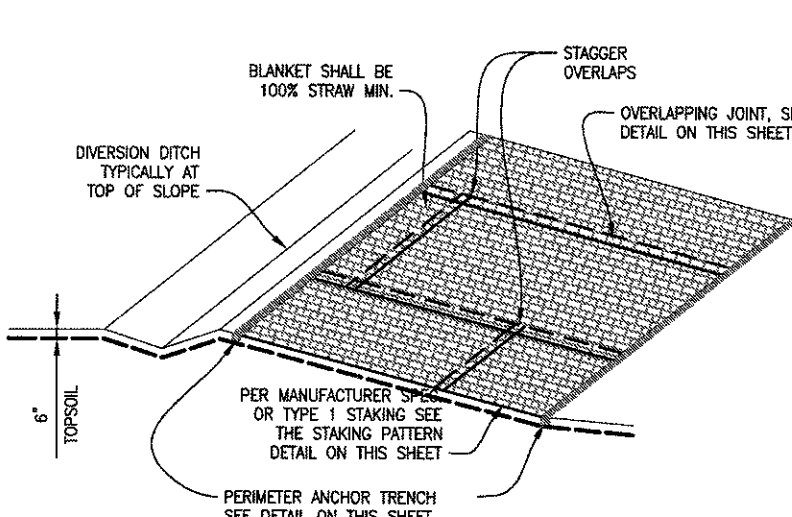
PERCEPTION DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.329.8688
WWW.PERCEPTIONSGROUP.COM



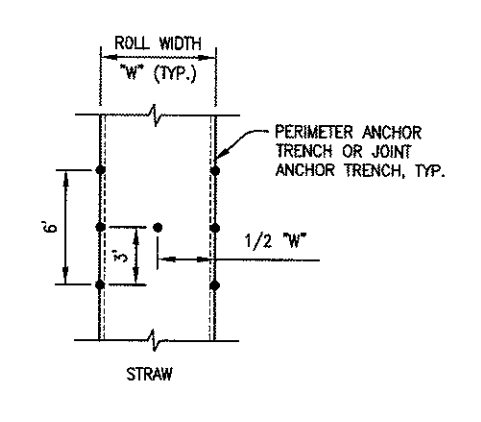
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



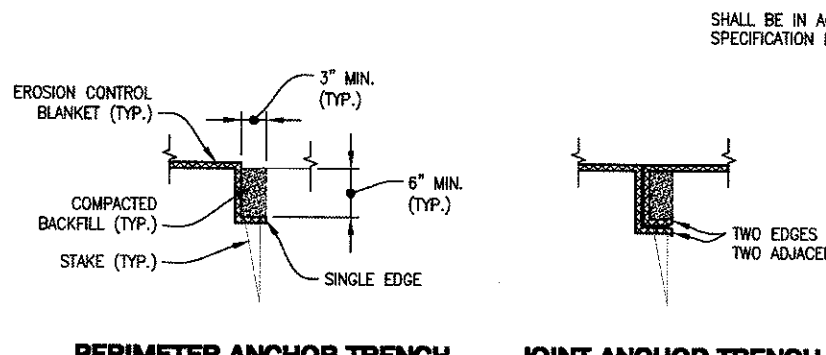
IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY
SCALE: 1" = 5'-0"



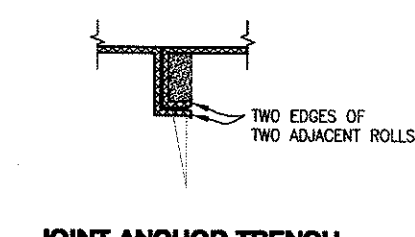
OUTSIDE OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



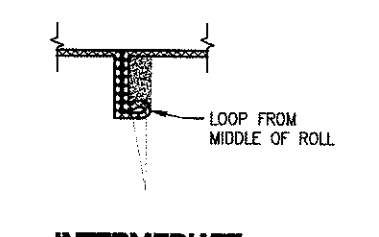
STAKING PATTERNS
SCALE: 1" = 5'-0"



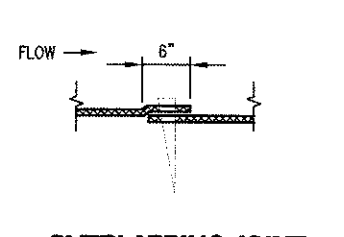
PERIMETER ANCHOR TRENCH
SCALE: 1" = 1'-0"



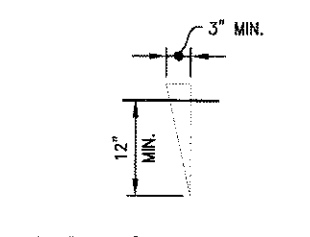
JOINT ANCHOR TRENCH
SCALE: 1" = 1'-0"



INTERMEDIATE ANCHOR TRENCH
SCALE: 1" = 5'-0"



OVERLAPPING JOINT
SCALE: 1" = 1'-0"



WOOD STAKE DETAIL
SCALE: 1" = 1'-0"

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
 - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELISOR).
 - AREA "X" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
- ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIALS; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
- IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 12. SEEDING AND MULCHING SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE; NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET INSTALLATIONS IN A DRAINAGEWAY EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELISOR BLANKETS.
- THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.



EROSION CONTROL BLANKET INSTALLATION NOTES - CONTINUED

- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.
- SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.
- METAL STAKES OR STAPLES MAY BE USED FOR EROSION CONTROL BLANKET INSTALLATIONS OUTSIDE OF DRAINAGE CHANNELS.

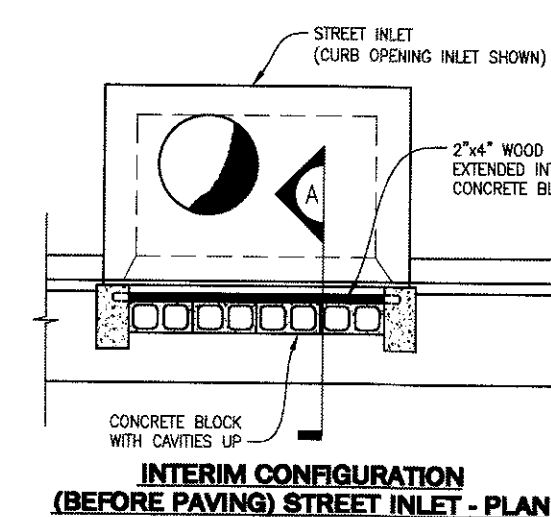
TABLE 7.1 - EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELISOR CONTENT	NETTING MIN.
STRAW	MIN.	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	50% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELISOR	-	100%	DOUBLE/NATURAL	

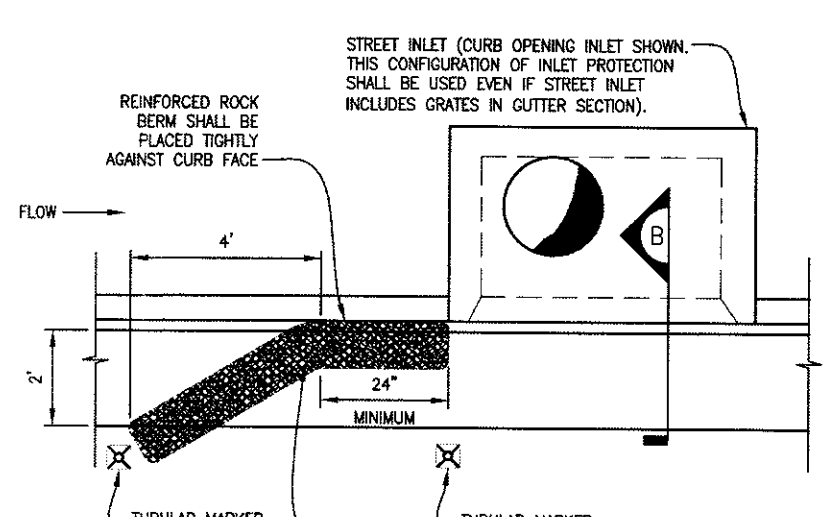
* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

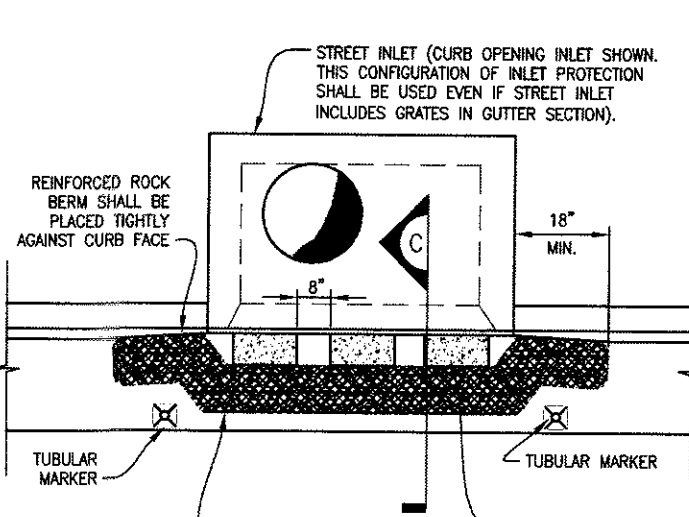
- THE RECOMMENDED INSPECTION FREQUENCY FOR EROSION CONTROL BLANKETS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
- EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE COUNTY.
- ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE EXPOSED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.



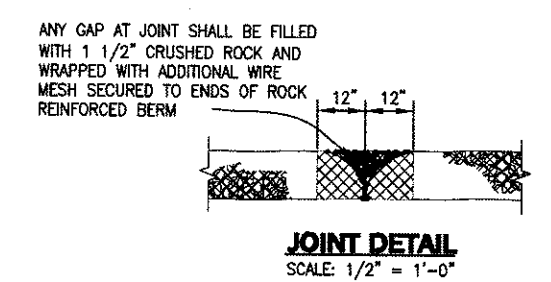
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"



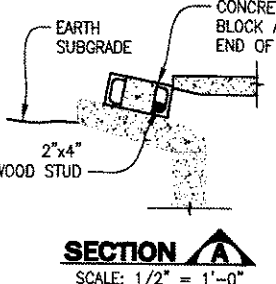
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



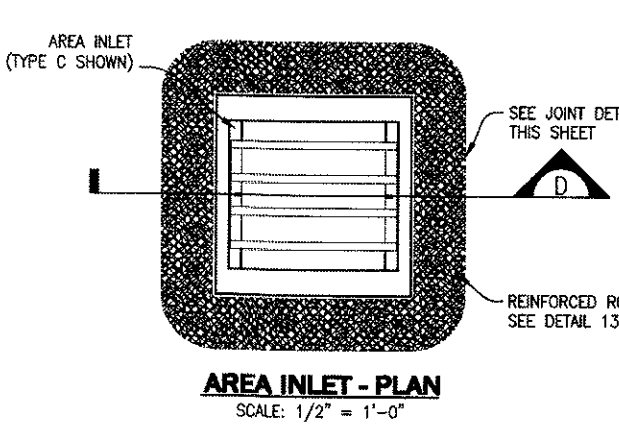
STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



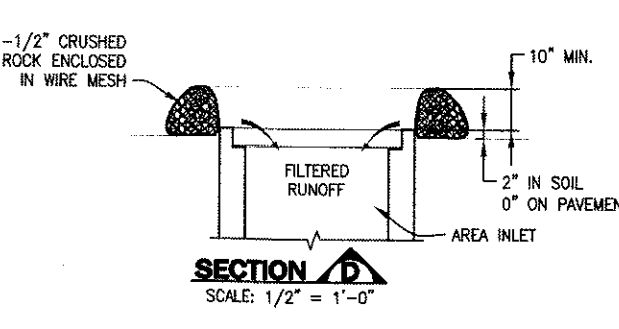
JOINT DETAIL
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1/2" = 1'-0"



AREA INLET - PLAN
SCALE: 1/2" = 1'-0"



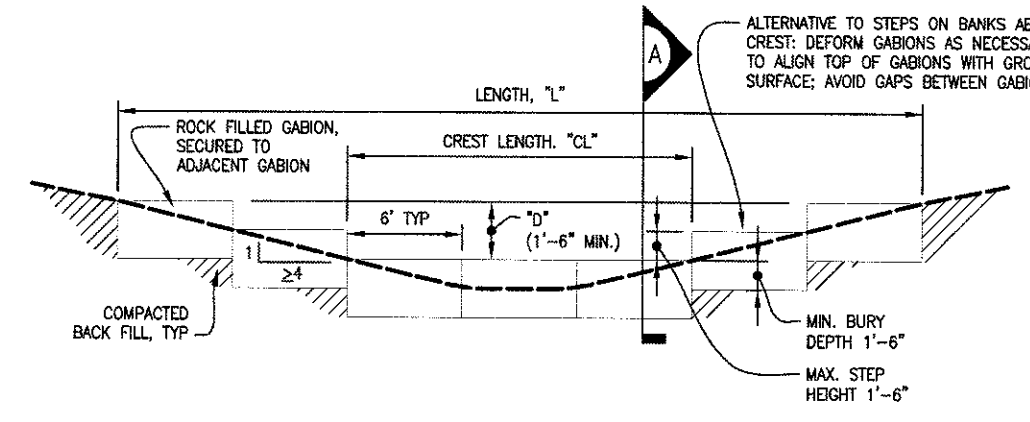
SECTION D
SCALE: 1/2" = 1'-0"

INLET PROTECTION INSTALLATION NOTES

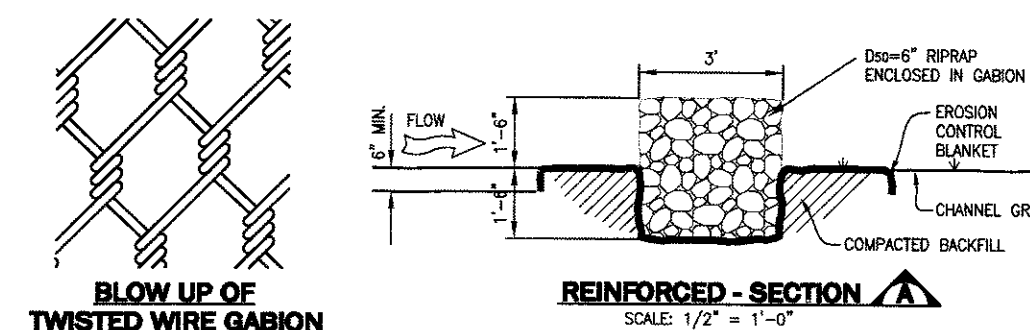
- INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVING) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
- INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RRPAP GRADATIONS (1-1/2").
- WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS.
- REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
- TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON LINE/EMERGENCY CONTROL DEVICES (MATEC), AS AMENDED.
- THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

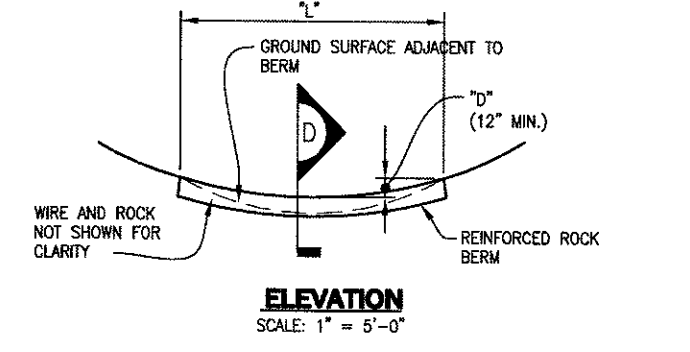
- THE RECOMMENDED INSPECTION FREQUENCY FOR INLET PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS MAY BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



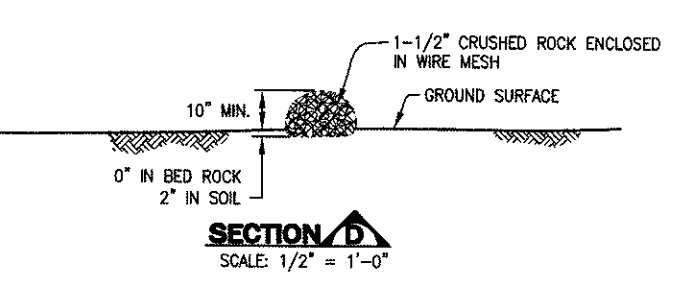
REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



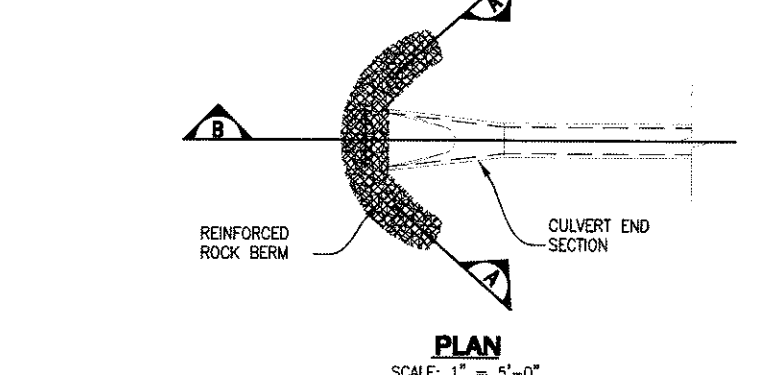
REINFORCED - SECTION
SCALE: 1/2" = 1'-0"



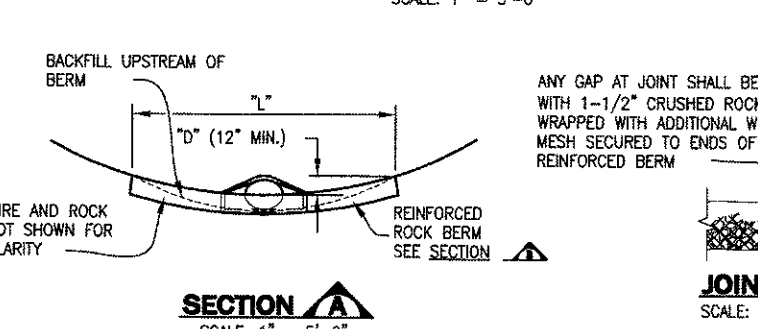
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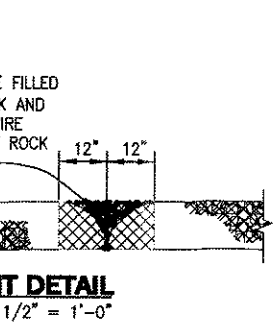
SECTION D
SCALE: 1/2" = 1'-0"



PLAN
SCALE: 1" = 5'-0"



SECTION A
SCALE: 1" = 5'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"

REINFORCED ROCK BERM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF REINFORCED ROCK BERMS.
 - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
- REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RRPAP GRADATIONS (1-1/2").
- WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
- FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

- THE RECOMMENDED INSPECTION FREQUENCY FOR REINFORCED ROCK BERM IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
- WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

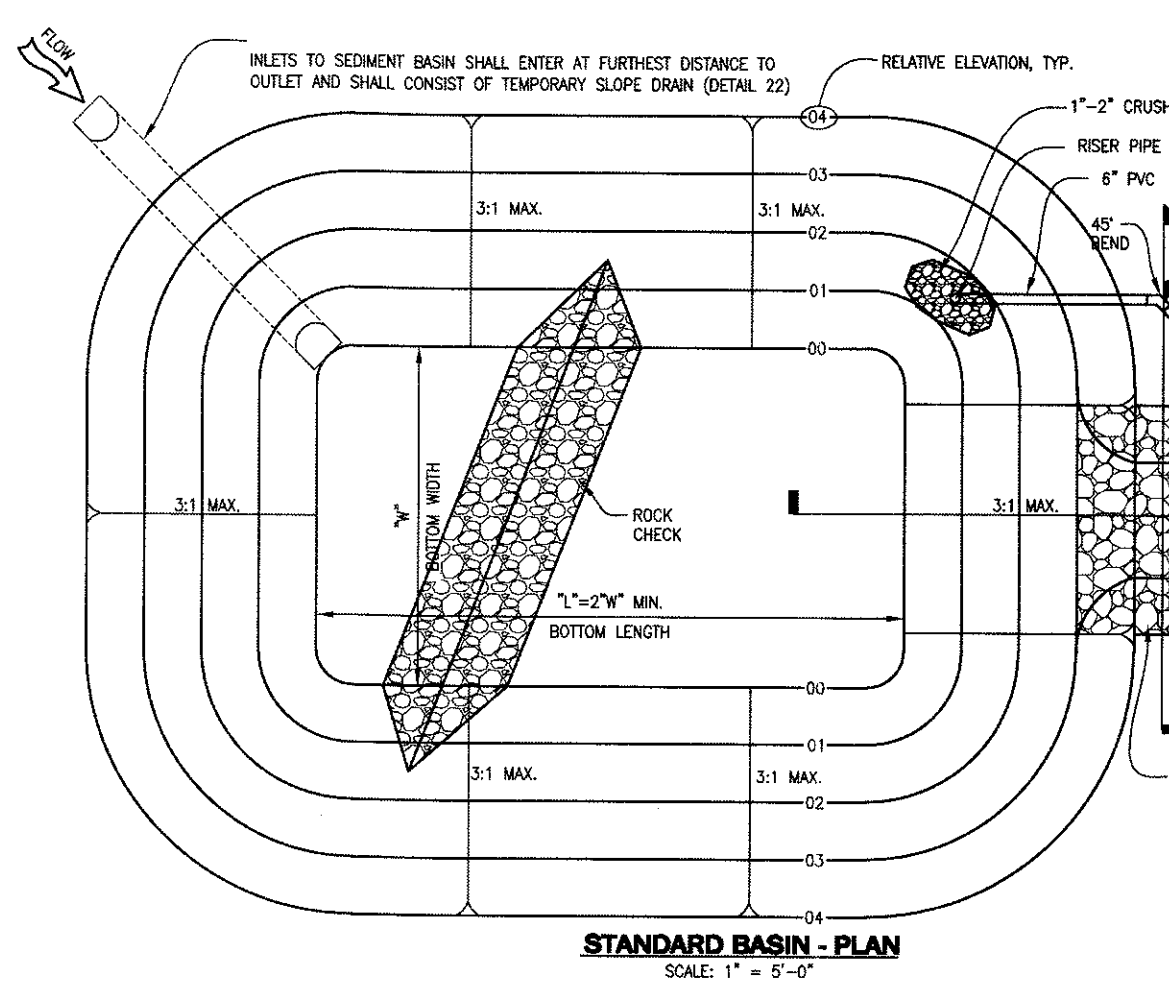


INSTALLATION NOTES

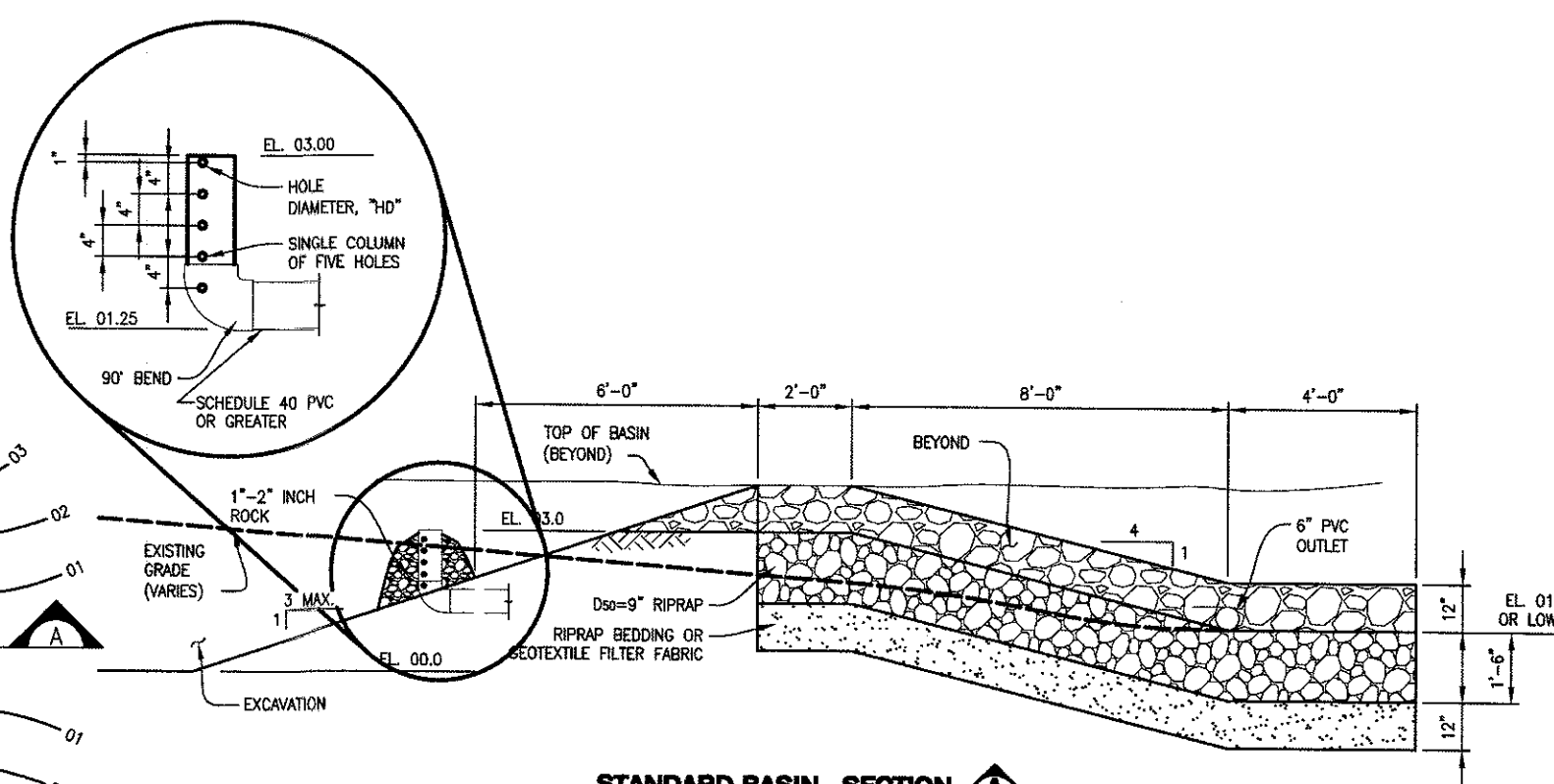
- SEE PLAN VIEW FOR:
 - LOCATION OF CULVERT INLET FILTERS.
 - LENGTH, "L", AND DEPTH, "D".
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RRPAP GRADATIONS (1-1/2").
- WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
- THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

MAINTENANCE NOTES

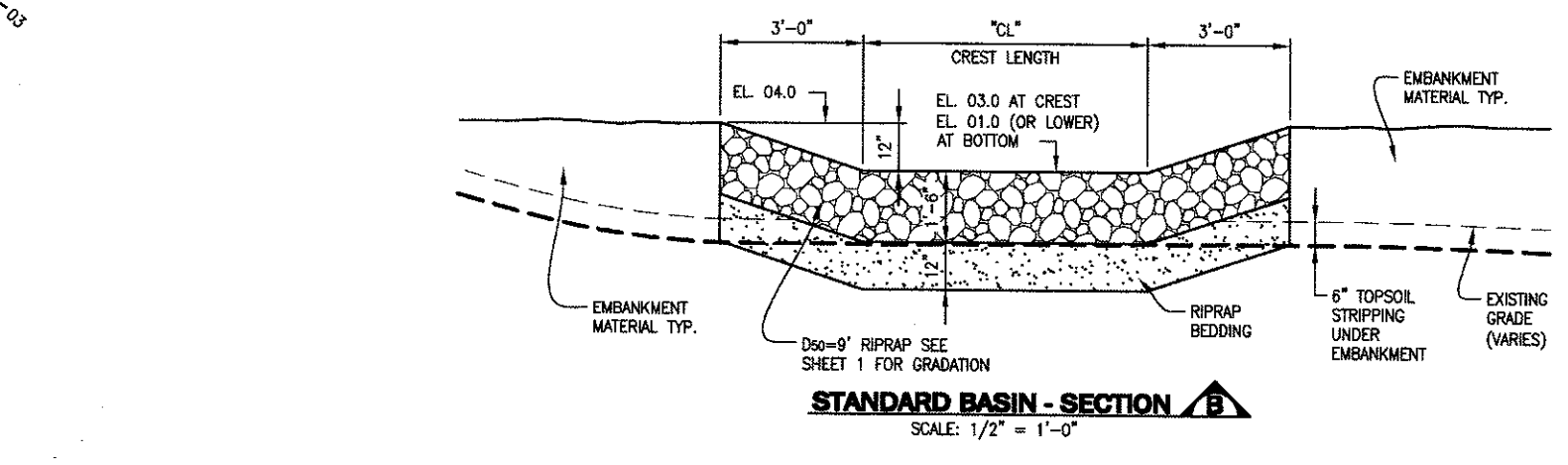
- THE RECOMMENDED INSPECTION FREQUENCY FOR RRB FOR CULVERT PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF RRB FOR CULVERT PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
- RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
- WHEN RRB FOR CULVERT PROTECTION ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"



STANDARD BASIN - SECTION A
SCALE: 1/2" = 1'-0"



STANDARD BASIN - SECTION B
SCALE: 1/2" = 1'-0"

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN).
 - FOR STANDARD BASIN, CREST LENGTH, "L", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "H".
 - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "H", AND PIPE DIAMETER, "D".
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASINS (IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES). SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

- THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT BASIN IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
- SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1.0 FOOT.
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
- IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (L), (ft)	Hole Diameter (D), (in)
1	16	2.0	7/16
2	22	4.0	5/8
3	27	8.0	3/4
4	31	8.0	7/8
5	35	10.0	1.0
6	38	12.0	1 1/8
7	41	14.0	1 1/4
8	44	16.0	1 1/4
9	47	18.0	1 3/8
10	49	20.0	1 3/8
11	52	22.0	1 1/2
12	54	24.0	1 1/2
13	56	26.0	1 5/8
14	58	28.0	1 5/8
15	61	32.0	1 5/8

Sheet Revisions

NO.	REVISION	DATE
1	DOUGLAS COUNTY REISSUE	1/17

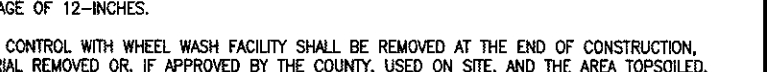
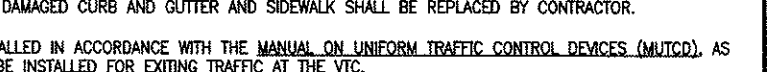
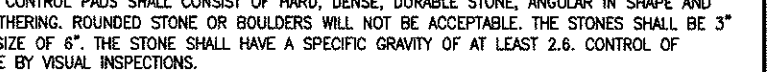
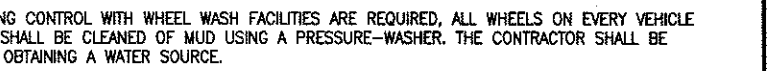
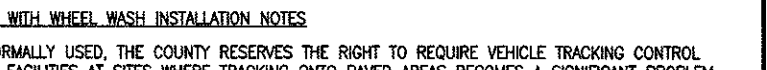
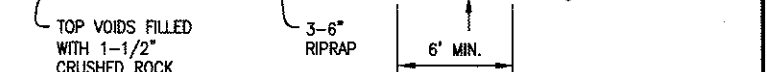
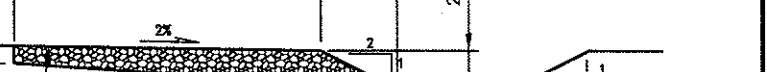
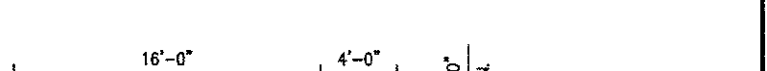
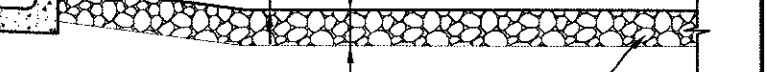
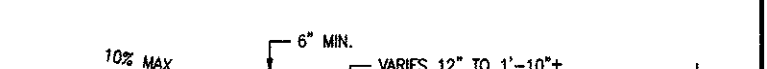
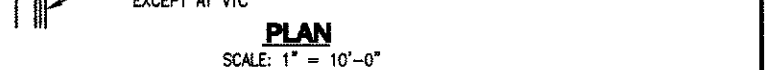
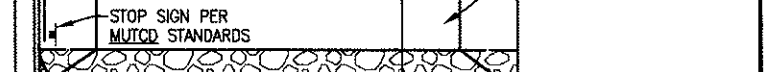
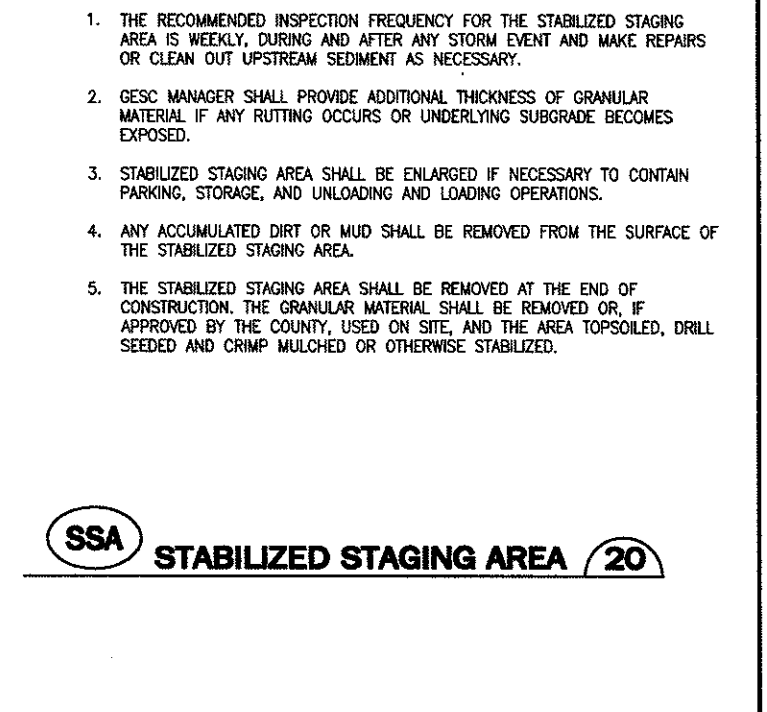
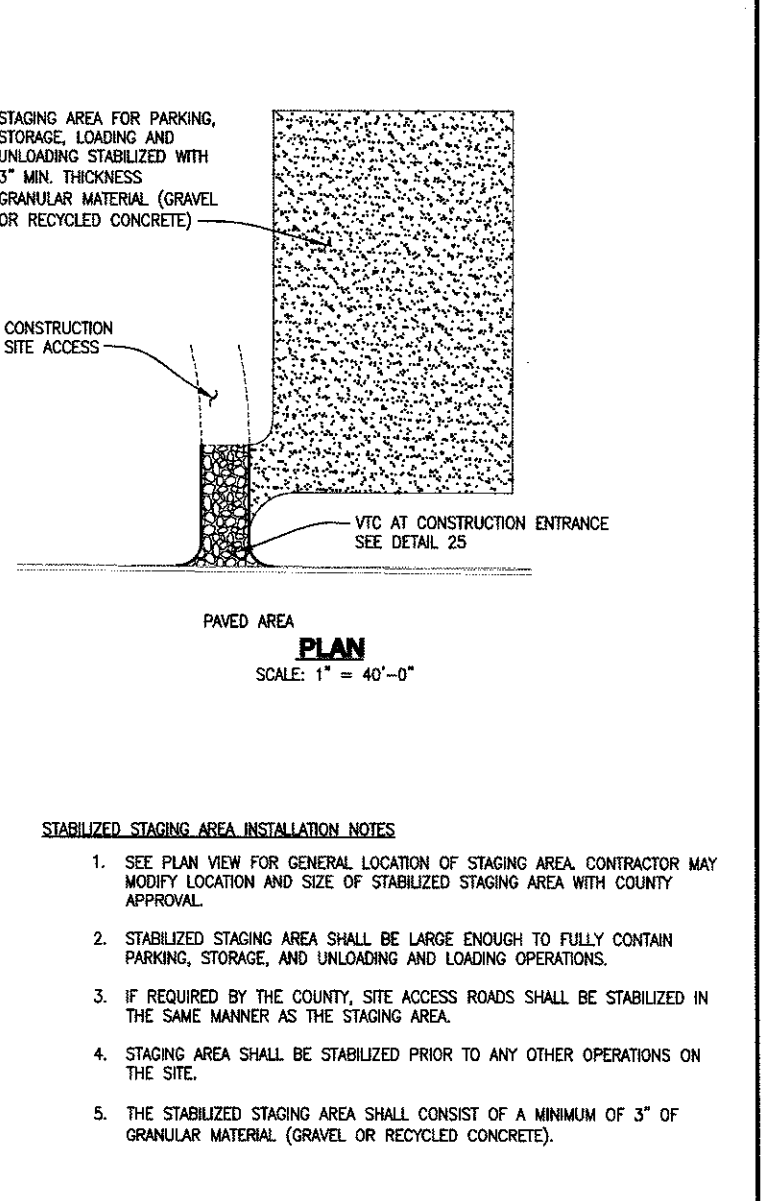
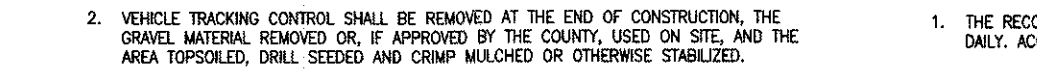
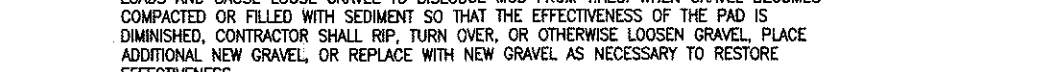
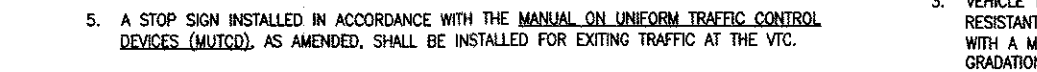
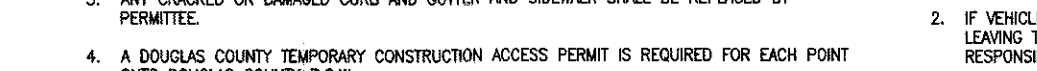
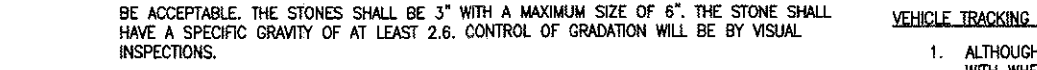
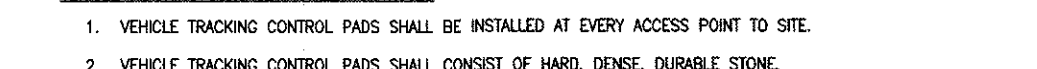
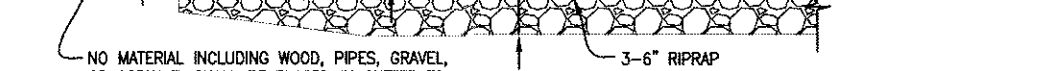
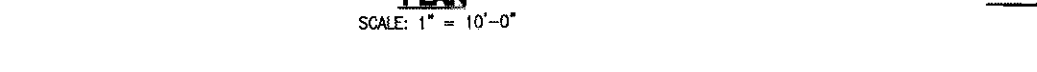
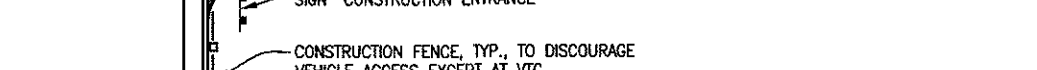
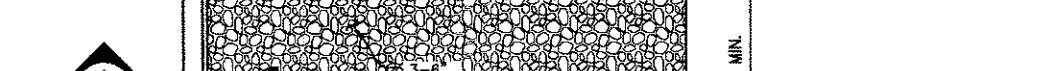
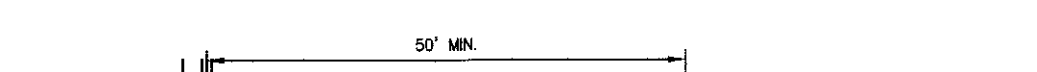
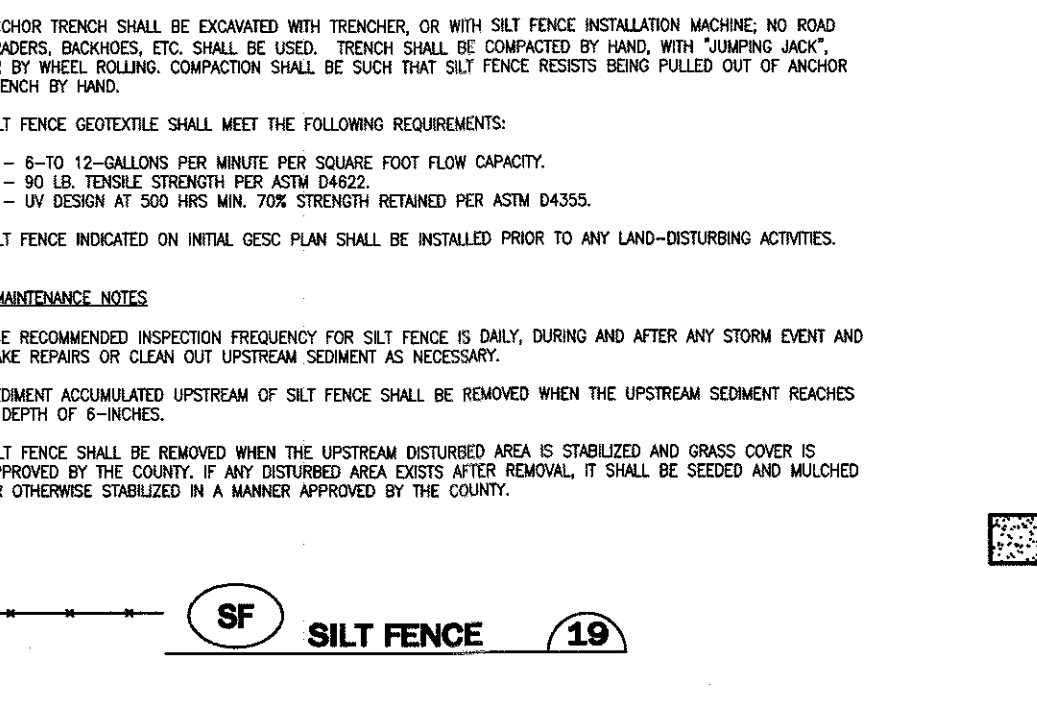
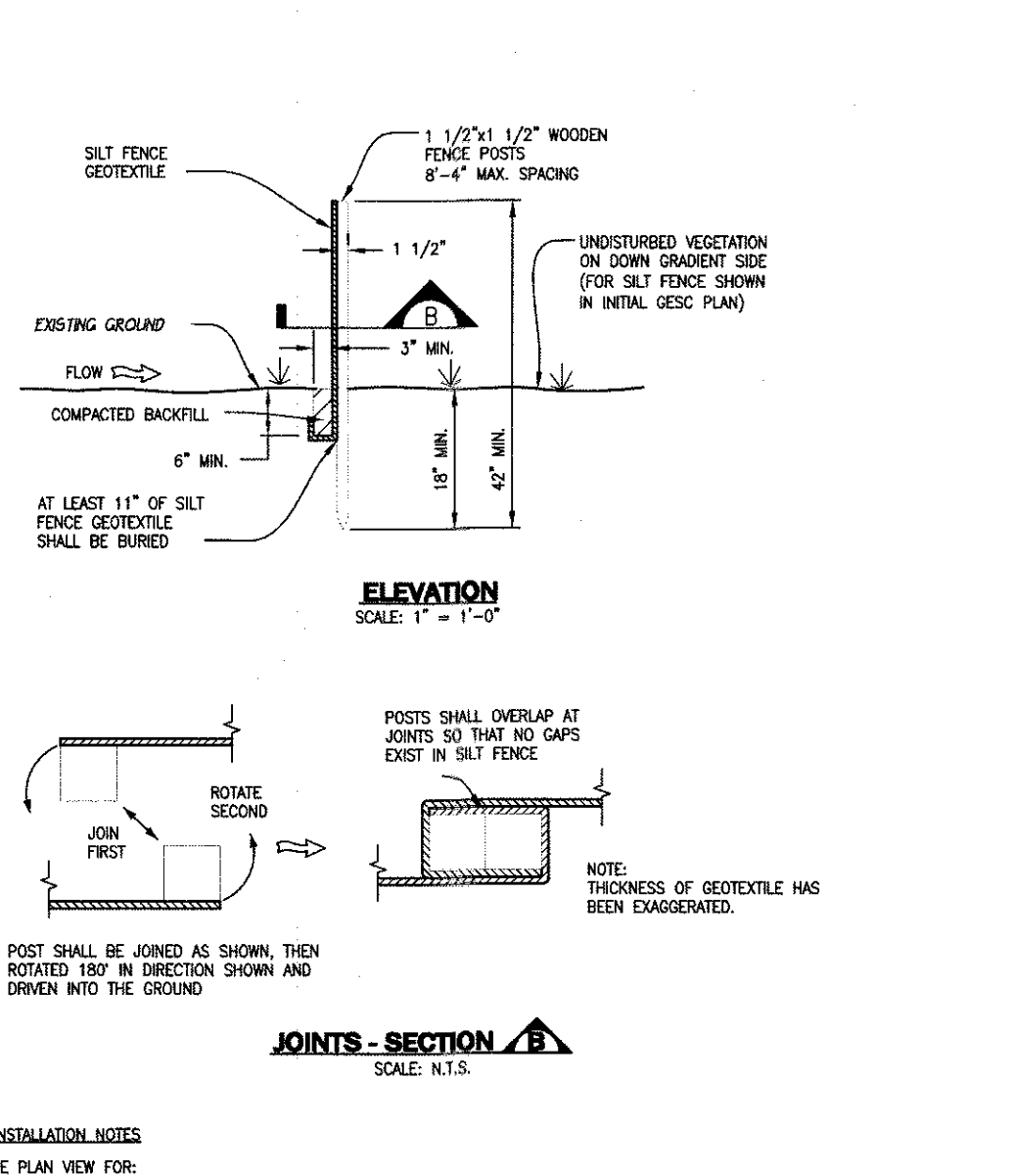
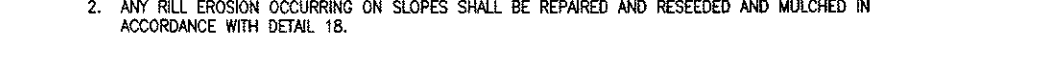
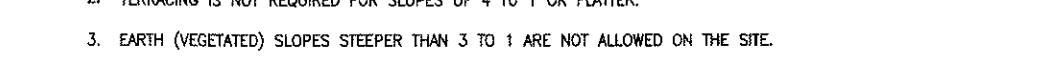
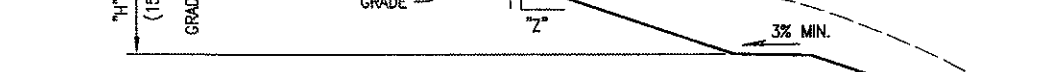
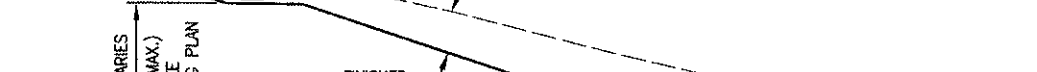
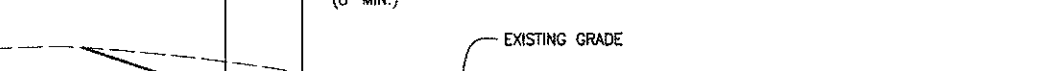
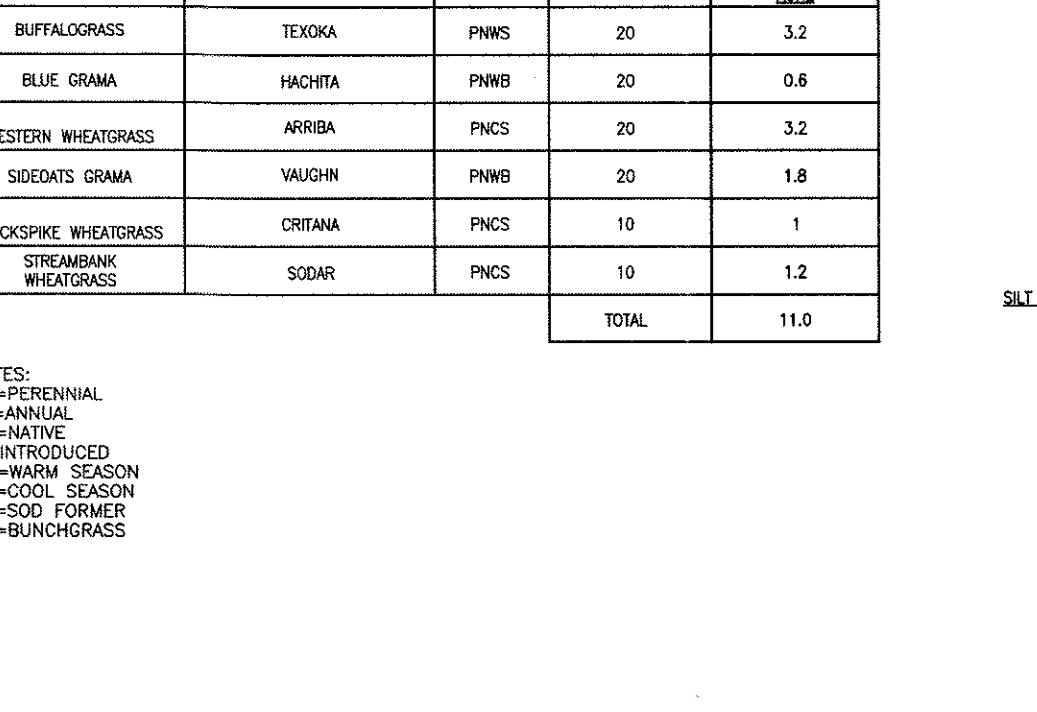
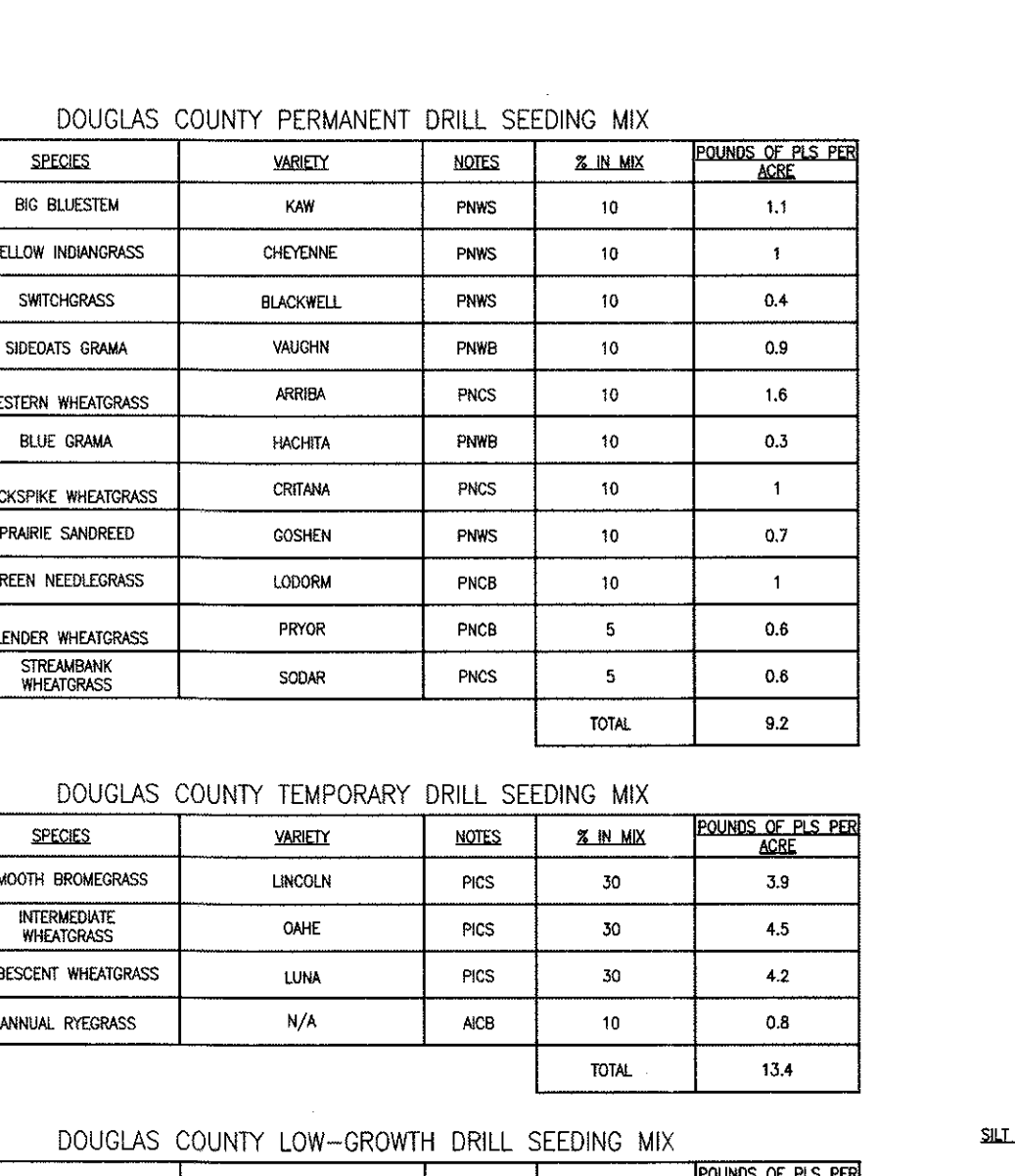
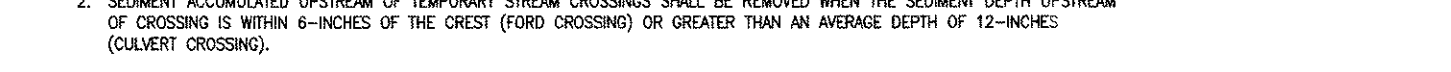
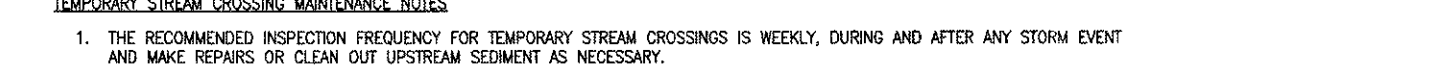
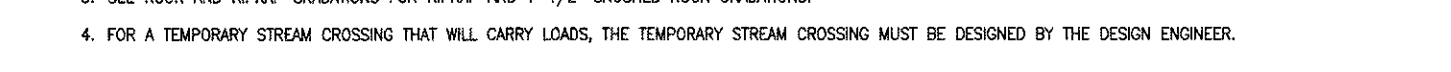
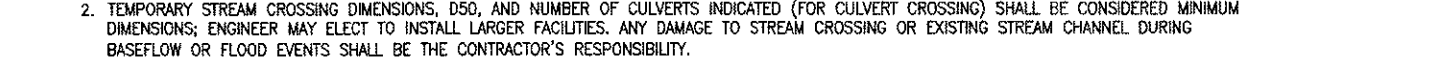
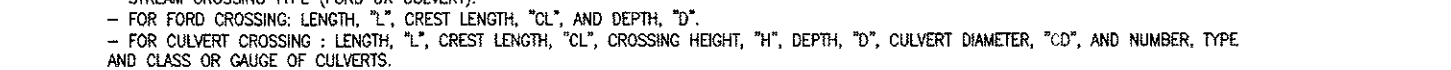
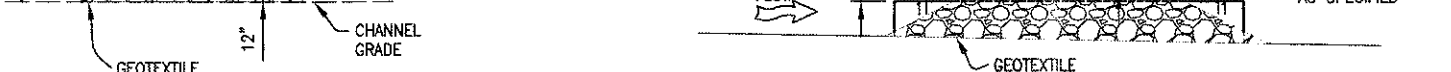
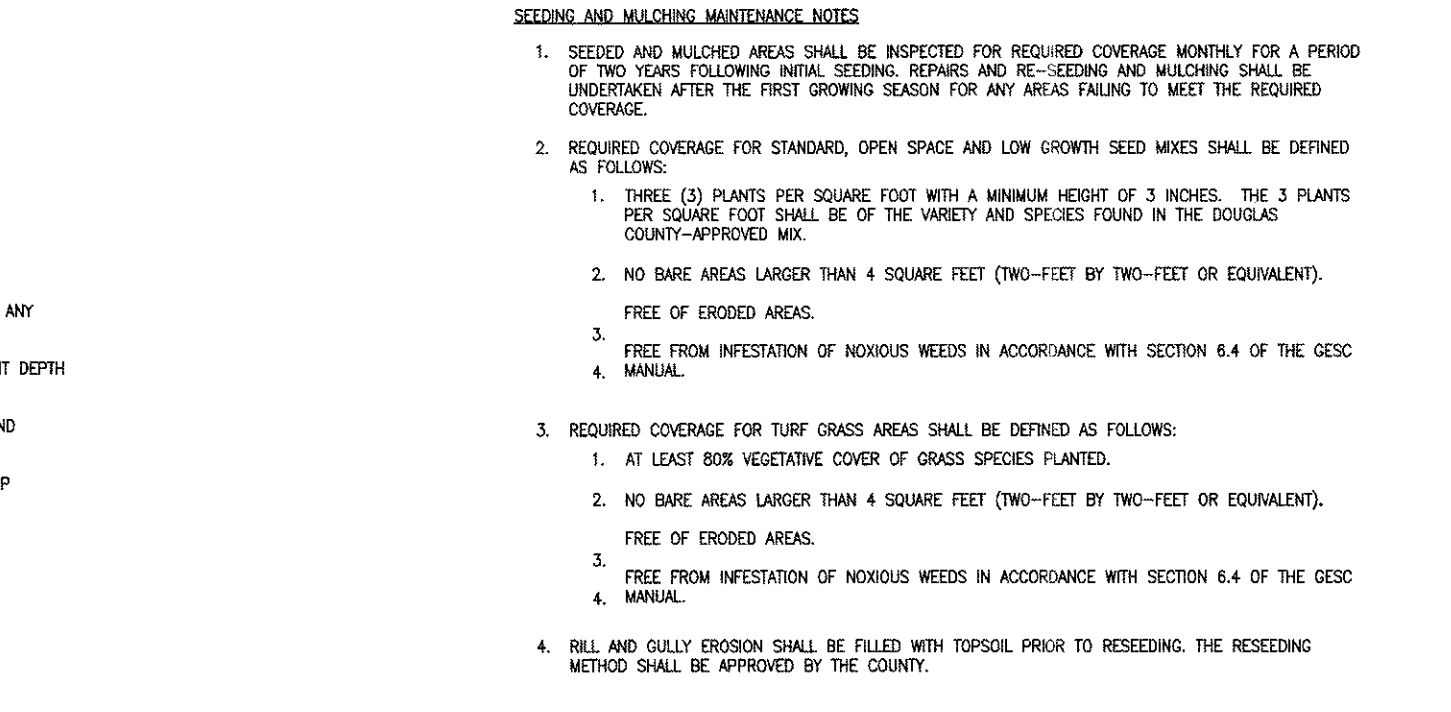
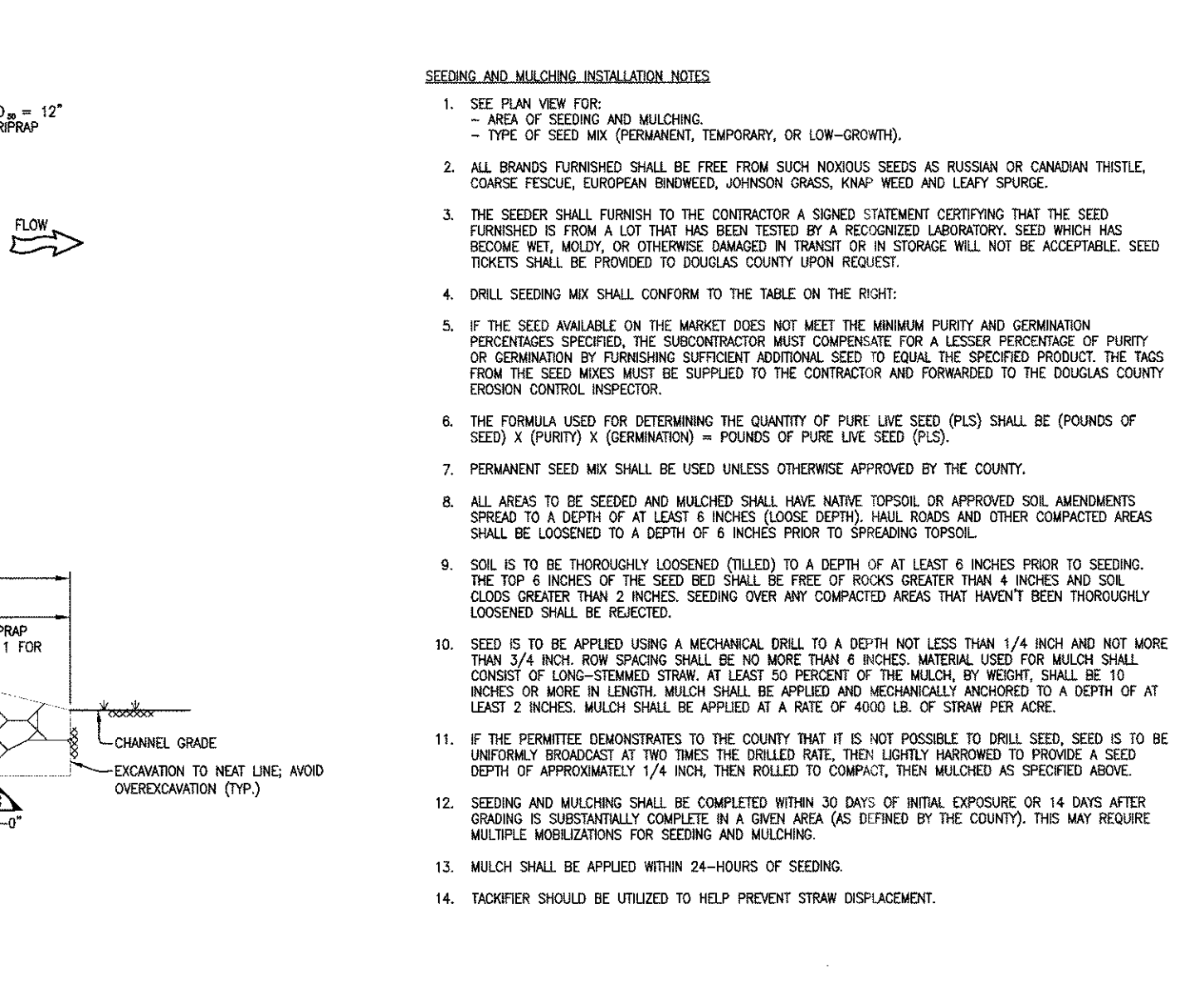
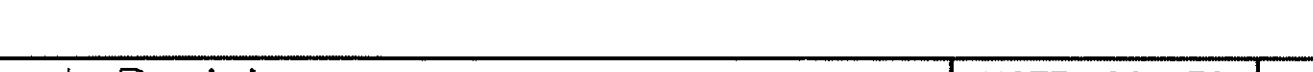
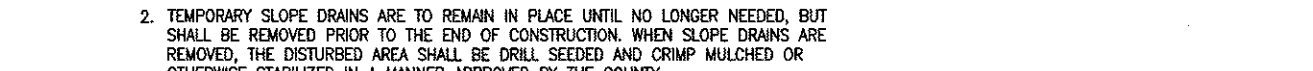
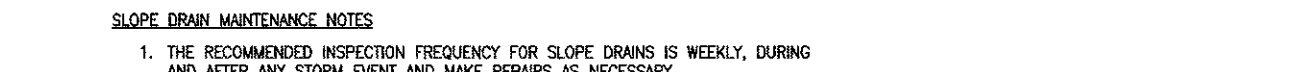
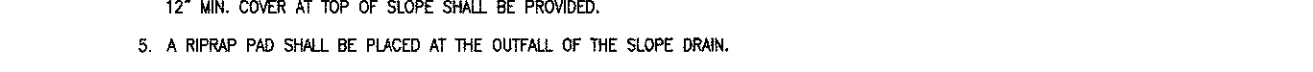
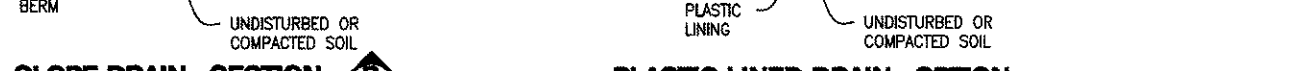
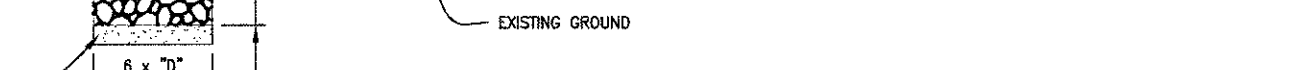
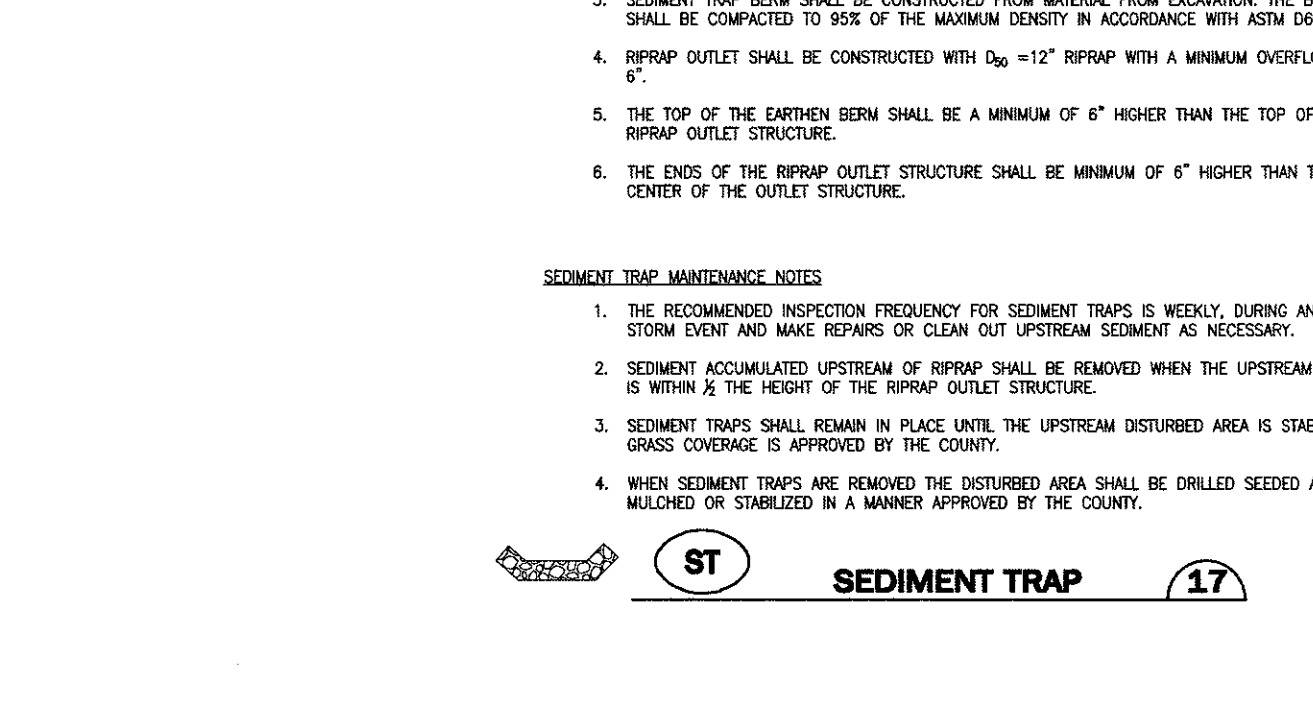
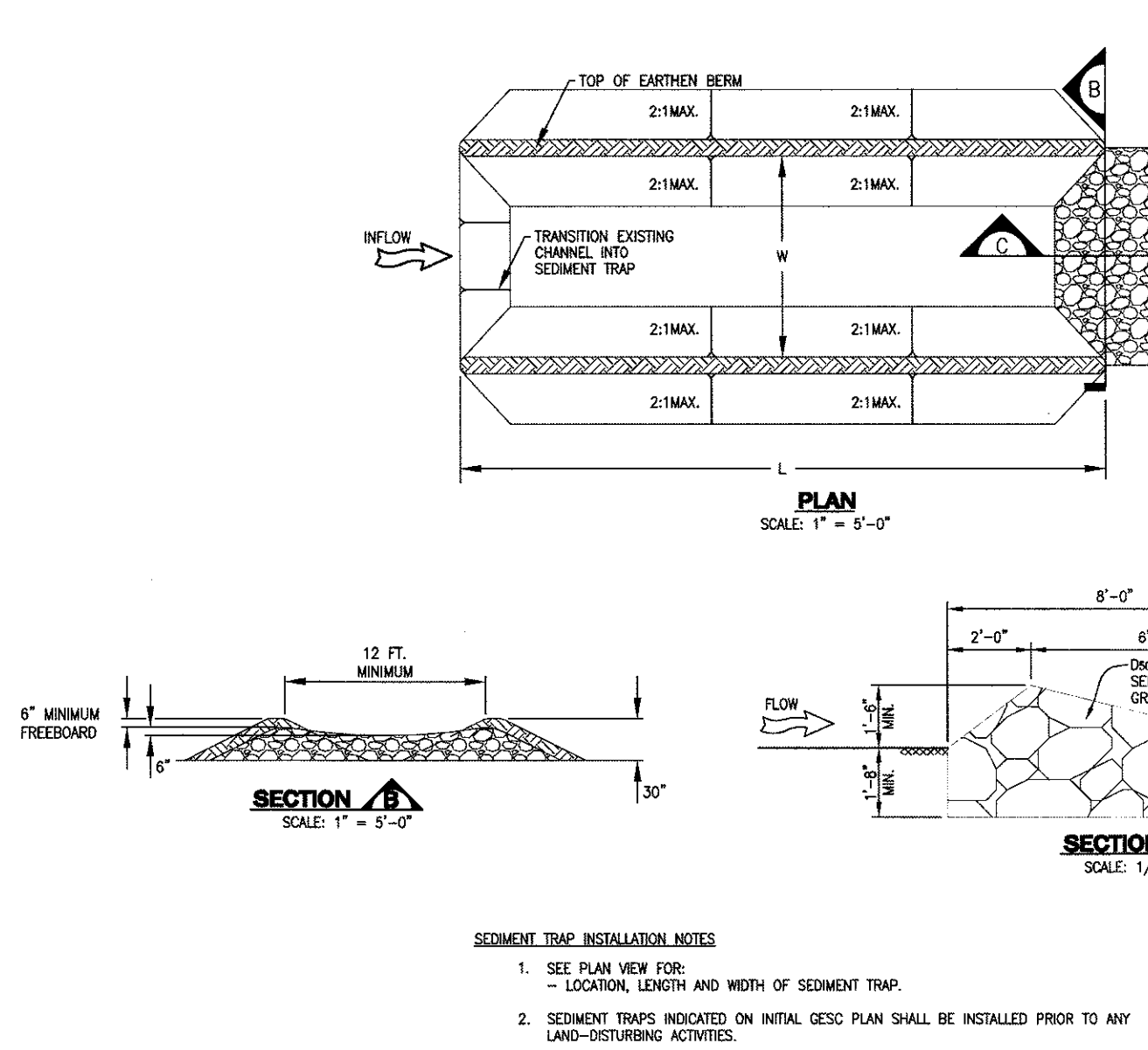
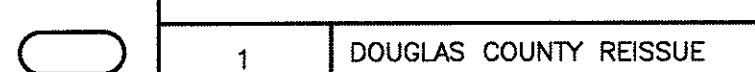
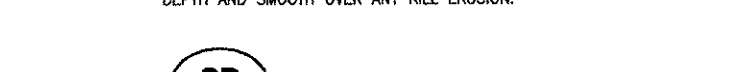
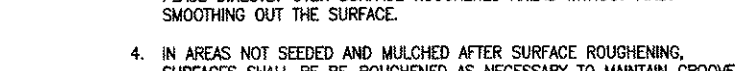
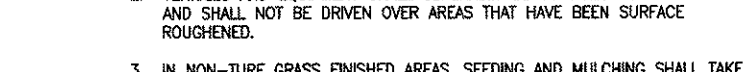
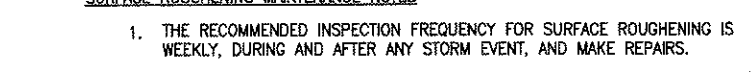
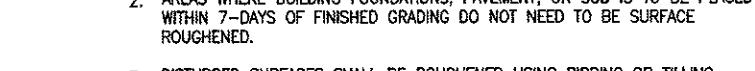
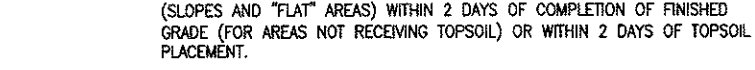
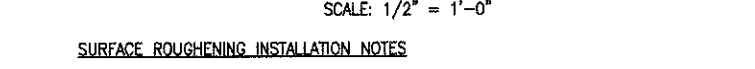
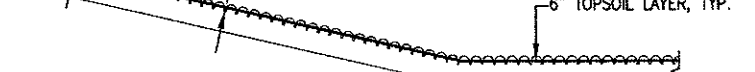
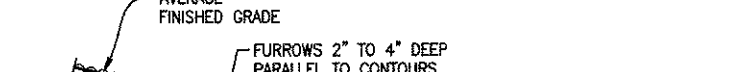
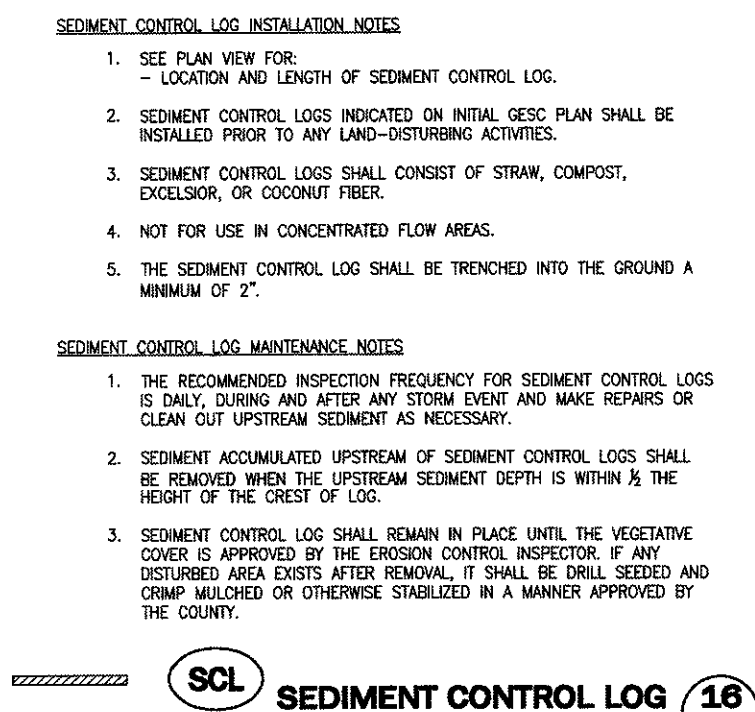
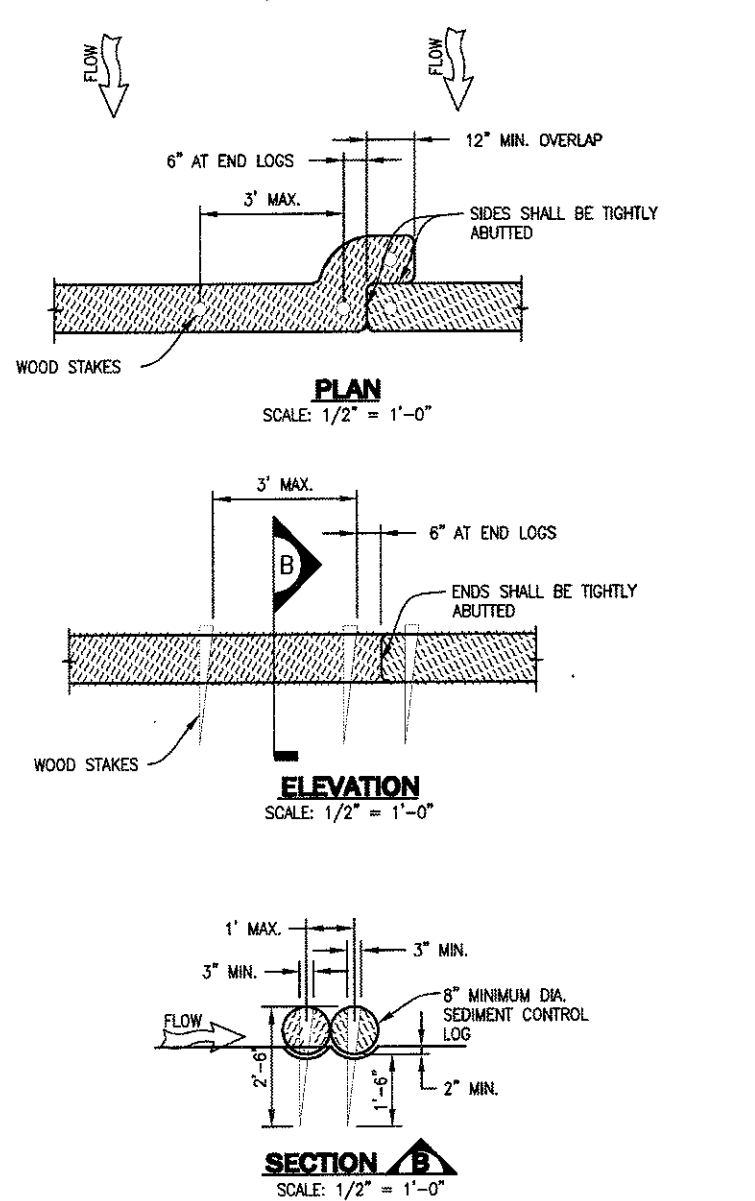
NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.



GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3



	1	DOUGLAS COUNTY REISSUE

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

GESC

GRADING, EROSION, AND SEDIMENT CONTROL
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GESC PLAN STANDARD NOTES AND DETAILS

SHEET 3 OF 3
