SITE DEVELOPMENT CONSTRUCTION PLANS
PARKER POINTE

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

GENERAL NOTES:

1. TOPOGRAPHIC MAPPING AS OF 03/05/14 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
2. 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.
3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
4. 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.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
   a. 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.
   b. 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.
   c. 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.
   d. 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.
   e. COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
   f. 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.
   g. COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
   h. PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.

VICINITY MAP
SCALE: 1" = 500'

LEGEND

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

TOWN OF PARKER
PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80138
(303) 840-9546

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

WATER/SEWER PROVIDER
PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DR, PARKER, CO 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 ENGINEER
PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY DAVIDSON

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

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

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

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

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

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

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

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

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 (303-455-6227), TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

LEGAL DESCRIPTION

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

BENCHMARK

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

BASIS OF BEARING

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

TOWN OF PARKER PLAN SET

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

DOUGLAS COUNTY GESC PLANS

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

PARKER WATER AND SANITATION PLAN SET

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 06/30/2022

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8888
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED 30226 PROFESSIONAL ENGINEER 6/30/22

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
10/24/17	INITIAL SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
04/15/22	RESUBMITTAL	

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
C0.00

CONSTRUCTION NOTES

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

1. All materials and construction shall be in conformance with the latest edition of the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction, the latest edition of the Town of Parker Roadway Design and Construction Criteria Manual, and the Town of Parker Storm Drainage and Environmental Criteria Manual.

2. All materials and workmanship shall be subject to inspection by the Town of Parker Public Works Department. The Town reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.

3. A preconstruction meeting shall be scheduled a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A preconstruction meeting will not be scheduled until the grading permit and all other necessary permits have been obtained.

4. A Development Review Engineer shall be contacted a minimum of 24 hours prior to a necessary inspection. If a Development Review Engineer is not available after proper notice of construction activity has been provided, the permittee may commence work in the Development Review Engineer's absence. However, Town of Parker reserves the right to reject the improvement if subsequent testing reveals an improper installation.

5. Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact: Denver Inter-Utility Group, 303-534-6700 or 1-800-922-1987. The contractor shall field verify size and horizontal and vertical locations of existing facilities prior to construction, and notify the engineer of any discrepancies.

6. The contractor shall have one (1) signed copy of the plans, approved by the Town of Parker Public Works Director, and one (1) copy of the Roadway Design and Construction Criteria at the job site at all times.

7. All proposed street cuts to existing pavements for utilities, storm sewer or for other purposes are listed and referenced below:

   Examples: Water tie-in Sheet 3
   Storm sewer Connection Sheet 6

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

STORM DRAINAGE INFRASTRUCTURE NOTES

1. All storm drainage improvements are subject to compliance with the Colorado Department of Transportation (CDOT) current edition of the Standard Specifications for Road and Bridge Construction, M & S Standards, and all standard special provisions currently used by CDOT, with the modifications set forth in the Town of Parker's Storm Drainage and Environmental Criteria Manual (SDECM), as amended.

2. The contractor shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8 CRS), the "Protection of Fishing Streams" Title 33, Article 5, CRS), the "Clean Water Act" (33 USC 1344), Cherry Creek Reservoir Control Regulation No. 72" (5 CCR 1002-72), the regulation promulgated, certification or permits issues, and the requirements presented in the SDECM Revision to Section 107 and the Construction BMP Plan. In the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal, or State agencies, the more restrictive laws, rules, or regulations shall apply.

3. Inspections: Construction shall not begin until a grading permit has been issued for the project. The contractor shall notify the Town of Parker Engineering Department (Public Works) to schedule inspections a minimum of 48 hours prior the construction of all drainage infrastructure (storm sewers, inlets, manholes, energy dissipaters, riprap, grouted boulders, detention pond outlet structures, forebays, trickle channels, etc). Failure to notify the engineering department for inspections may result in non-acceptance of the infrastructure by the Town. Urban Drainage and Flood Control District must also be notified in a similar manner for all maintenance eligible drainage infrastructures (consult with Stormwater Engineering Division).

4. Structural backfill (CDOT Class 1) shall be compacted to conform to CDOT Standard Specification 203.03. Structural backfill (CDOT Class 2) shall conform to CDOT Standard Specification 203.07. At the contractor's option, Structural Backfill (Squeegee) meeting the gradation requirements contained in Revision of Section 206 of the CDOT Standard Specifications as presented in the SDECM, may be substituted for Structure backfill (Class 1) or Class 2) for backfilling of culvert pipes, storm sewer pipes, manholes and inlet structures; however, the top 2 feet below subgrade elevation shall be the required embankment material.

5. All excavations shall meet OSHA requirements.

6. Testing: Probationary acceptance of storm drainage improvements will be contingent upon satisfactory testing results. In all cases where tests indicate compaction less than that required by Town specifications, additional compaction and tests will be required until the specifications are met. Frequency of testing will be as follows:

   - 1 test for subgrade and 1 test for backfill at every above ground appurtenance (manholes, inlets, etc)
   - 1 test every 200 LF of mainline trench every 1 foot of backfill lift and within 1 foot from all structures.

7. Allowable storm sewer conduit material within the Town of Parker shall be limited to Reinforced Concrete Pipe (RCP) conforming to CDOT Standard Specification 706.02.

8. All RCP joints shall be manufactured in accordance with ASTM C443. Rubber gaskets shall be used on all pipe joints conforming to ASTM C443. All RCP sections shall be joined in such a manner that the ends are fully entered and the inner surfaces are reasonable flush. Average joint gap that exceeds ½ inch shall be filled with an approved flexible plastic sealant.

9. Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls.

10. Epoxy coated rebar shall be used as reinforcing steel on all storm inlets and structures. Reference CDOT M&S Standard Plan No. M-604-10, 11, 12, and 13.

11. CDOT Class D concrete shall be used for all concrete drainage structures.

12. Pre-cast inlets and manhole bases shall not be used within the Town of Parker Right-of-way, with the exception of CDOT Type C and D inlets.

13. Two- (2) manhole access points are required on all Type "R" curb inlets greater than or equal to ten (10) feet in length as presented in CDOT M&S Standard Plan No. M-604-12.

14. All grouting (boulders, riprap) shall be in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.

15. All boulders and riprap shall be selected and placed in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.

16. Contractor shall refer to the Town of Parker's Construction Best Management Practices details and notes for all requirements relating to re-vegetation, sediment and erosion control requirements for construction activities.

17. Pipe bells shall not be cast into manhole bases or inlets.

ROADWAY NOTES

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

1. Paving shall not commence until a soils report and pavement design is approved by the Engineering Division and subgrade compaction tests are submitted to and approved by the Development Review Engineer.

2. Standard Town of Parker Handicap Ramps are to be constructed at all curb returns and at all "T" intersections.

3. All stationing is based on centerline of roadways unless otherwise noted.

4. All elevations are on USGS DATUM with date. Range point or monument shall be shown on the construction plans.

5. Except where otherwise provided for in these plans and specifications, the Colorado Department of Highways Standard Specifications for Road and Bridge Construction, the Colorado Department of Highways M and S Standards, and the Town of Parker Roadway Design and Construction Criteria Manual, latest edition, shall apply.

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — 06/30/2022 Date

PERCEPTION DESIGN GROUP, INC.
6001 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 JERRY W. DAVIDSON — 10/24/22

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
1	04/15/22	RESUBMITTAL
	11/01/18	SIXTH SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
	02/28/18	SECOND SUBMITTAL
	10/24/17	INITIAL SUBMITTAL

REVISIONS

TOWN GENERAL NOTES

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

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

SHEET
C0.01

SIGNAGE AND STRIPING NOTES

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

1. All traffic control devices shall conform to the most recent version of the federal Manual on Uniform Traffic Control Devices (MUTCD), Colorado Supplemental MUTCD, and the Town of Parker Roadway Design and Construction Criteria Manual. Further specifications and illustrations are located in the Colorado Department of Transportation (CDOT) M and S Standards.

2. A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.

3. The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.

4. Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.

5. Special care shall be taken in sign locations to ensure an unobstructed view of each sign.

6. Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.

7. A 7 foot minimum post length shall be maintained from the bottom of the sign panel to the ground. This requirement for vertical clearance is for all signs.

8. Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.

9. Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.

10. Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.

11. Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

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

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

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

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

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

    Shall line up with handicap ramps.

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

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

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

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

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

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

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

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

06/30/2022

Town of Parker, Director of Engineering — Date

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED
JERRY W. DAVIDSON
30226
PROFESSIONAL ENGINEER
04/15/22

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
7	04/15/22	RESUBMITTAL
6	11/01/18	SIXTH SUBMITTAL
5	08/31/18	FOURTH SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
1	10/24/17	INITIAL SUBMITTAL

REVISIONS

TOWN GENERAL NOTES

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

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

date: 10/01/17

SHEET
C0.02

PROJECT GENERAL NOTES

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE/GRADING GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.

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

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

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

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

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

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

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

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

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

MSE RETAINING WALL GENERAL NOTES

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

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

3. CONTRACTOR IS REQUIRED TO:

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

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

    c. OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

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

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

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

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

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

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06/30/2022

Town of Parker, Director of Engineering — Date

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 310, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 — 4/15/22

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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1	10/24/17	INITIAL SUBMITTAL
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7	04/15/22	RESUBMITTAL

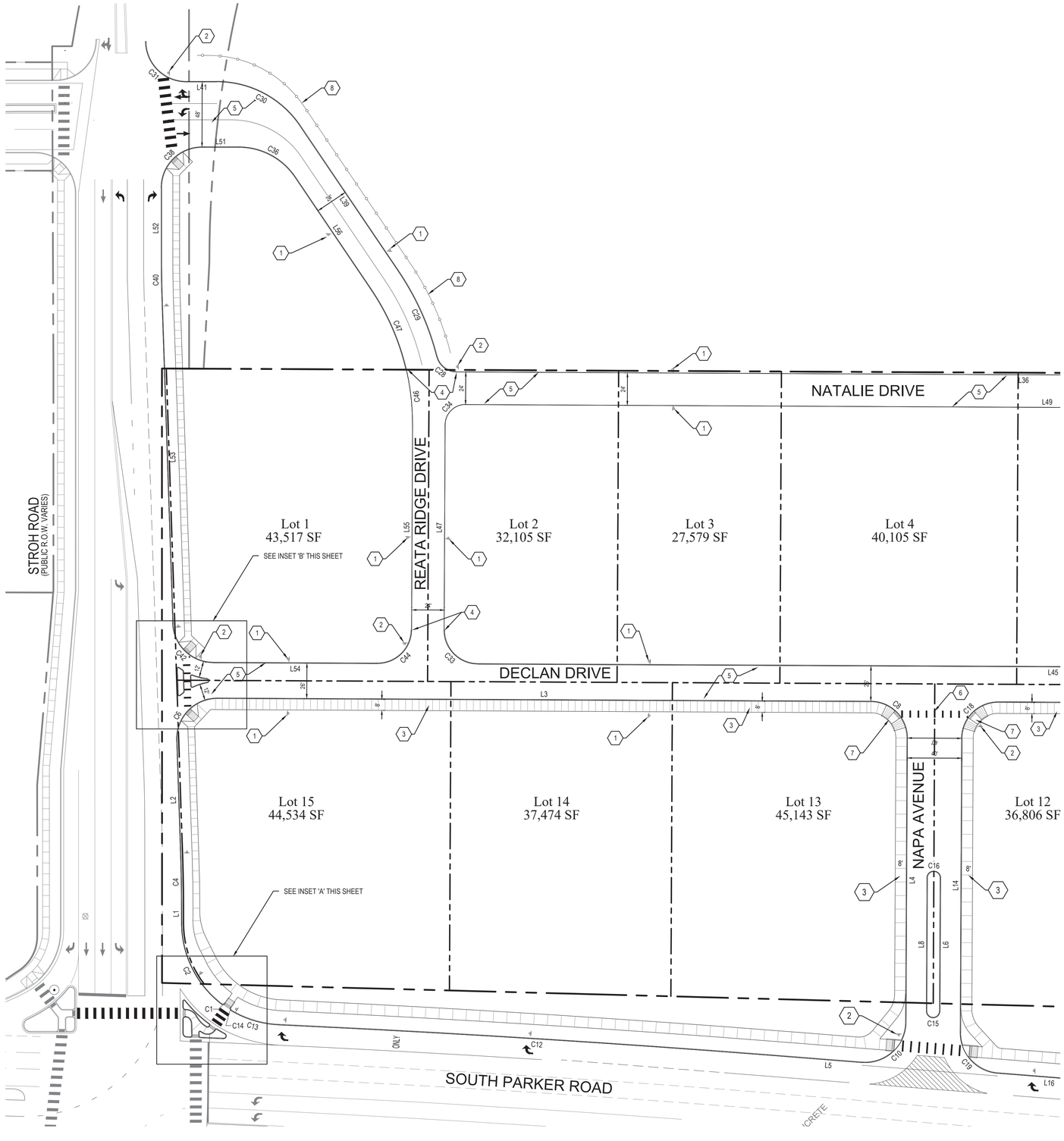
REVISIONS

GENERAL NOTES

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

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

SHEET
C0.03



SEE SHEET C1.11

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

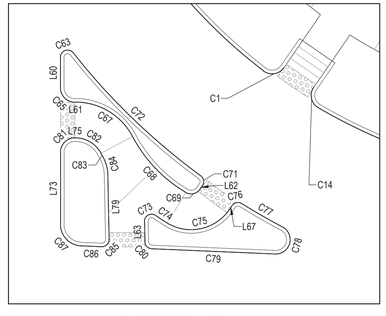
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION NOTES

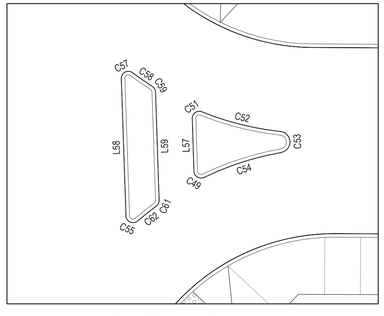
1. INSTALL "NO PARKING FIRE LANE" SIGN. SEE SHEET C6.91.
2. INSTALL STOP SIGN. SEE SHEET C6.90. INSTALL STREET SIGN ON TOP OF STOP SIGN. SEE DETAIL ON SHEET C1.12.
3. CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
4. END / BEGIN CURB AND GUTTER.
5. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.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

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

SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES



INSET 'A'



INSET 'B'

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

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4/15/22

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FOR AND ON BEHALF OF
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REVISIONS

SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN NORTH

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

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

SHEET
C1.10

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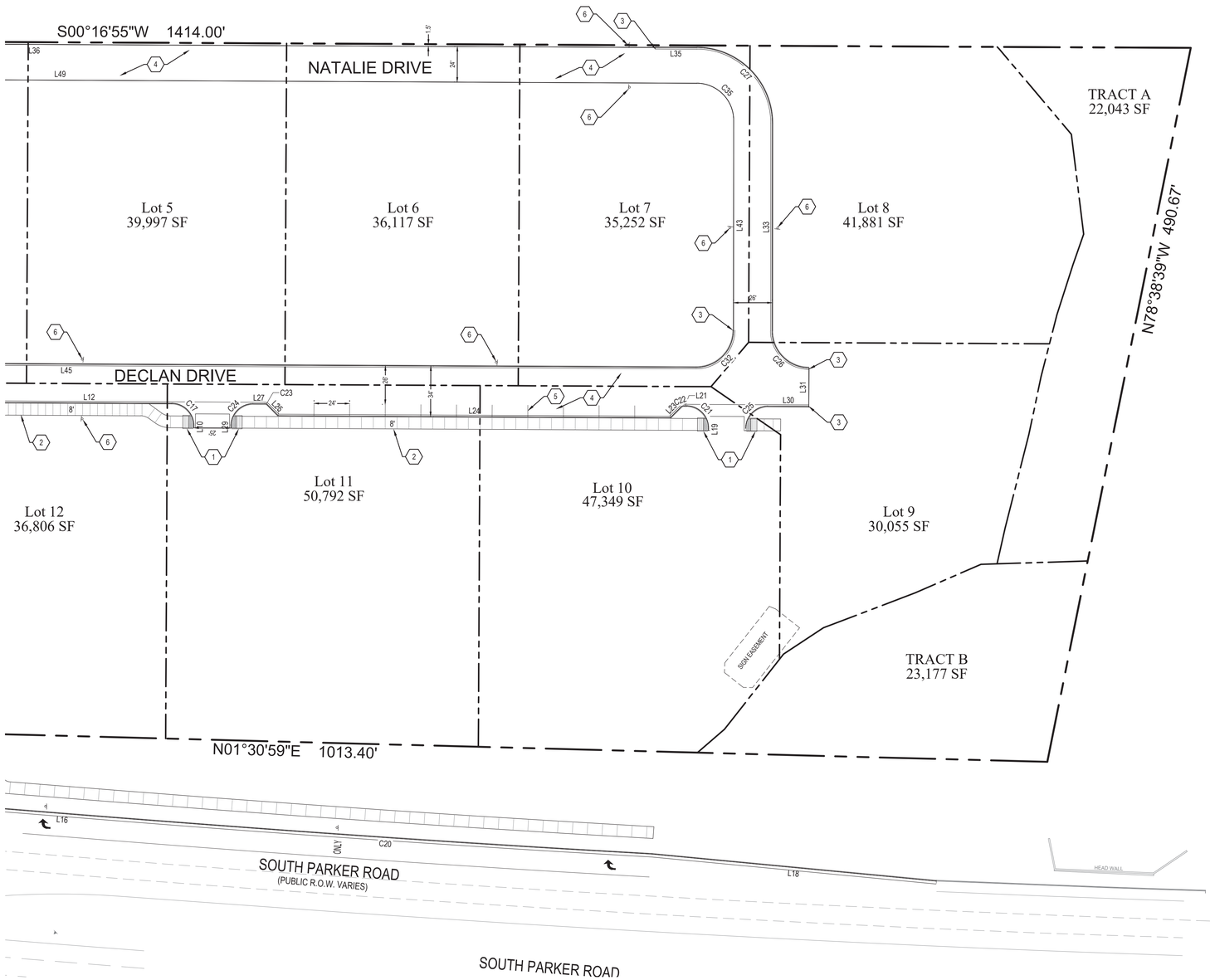

CONSTRUCTION NOTES

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

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

SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES

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SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN SOUTH

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

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

SHEET
C1.11

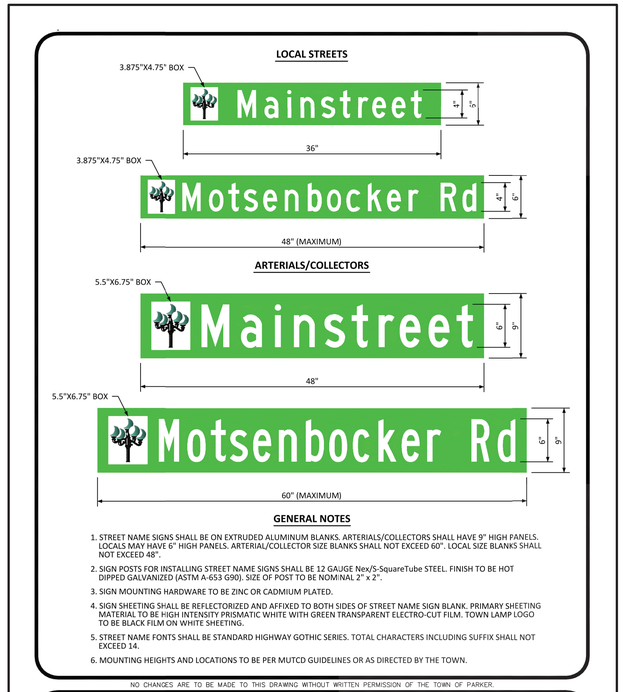
Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	3.24	92°51'59"	2.00
C2	68.73	52°30'34"	75.00
C4	33.35	1°54'33"	1001.00
C6	48.28	92°11'59"	30.00
C8	42.41	90°00'00"	27.00
C10	49.34	94°14'28"	30.00
C12	381.85	1°51'32"	11769.50
C13	36.32	27°44'56"	75.00
C14	3.29	94°12'09"	2.00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

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

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

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

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



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

Town of Parker COLORADO

GROUND MOUNTED STREET NAME PANELS

DATE: AUGUST 2014

DETAIL: 33

1 OF 1

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.

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06/30/2022

Town of Parker, Director of Engineering — Date

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
06/04/2022

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

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/26/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

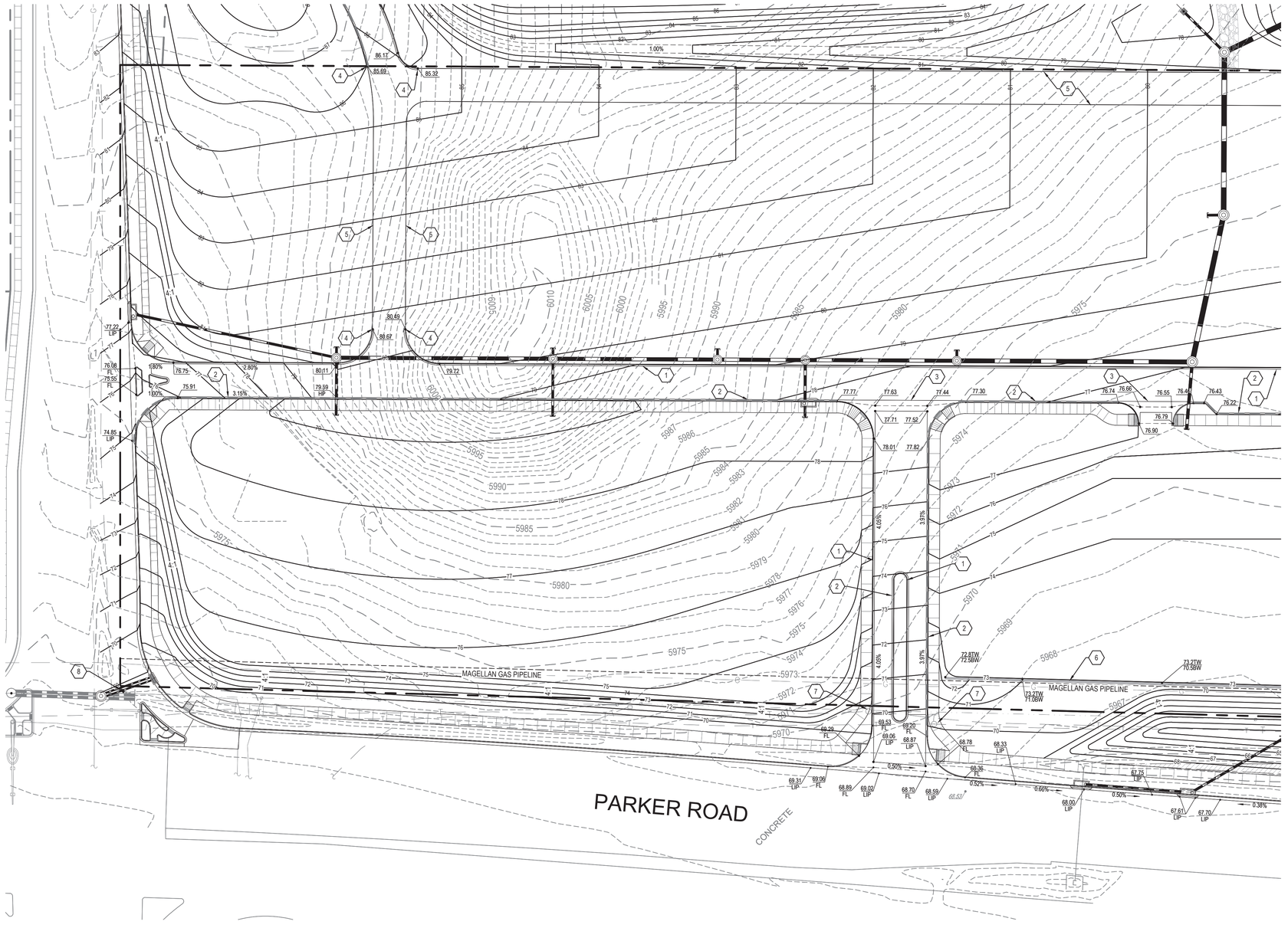
SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN LOTS 9 AND 10

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

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

SHEET
C1.12

SEE SHEET C2.12


STROH ROAD
PARKER ROAD
CONCRETE
MAGELLAN GAS PIPELINE
MAGELLAN GAS PIPELINE
1.00%
4.85%
3.97%
3.15%
2.80%
4.85%
3.91%
0.50%
0.52%
0.66%
0.50%
0.38%
4:1
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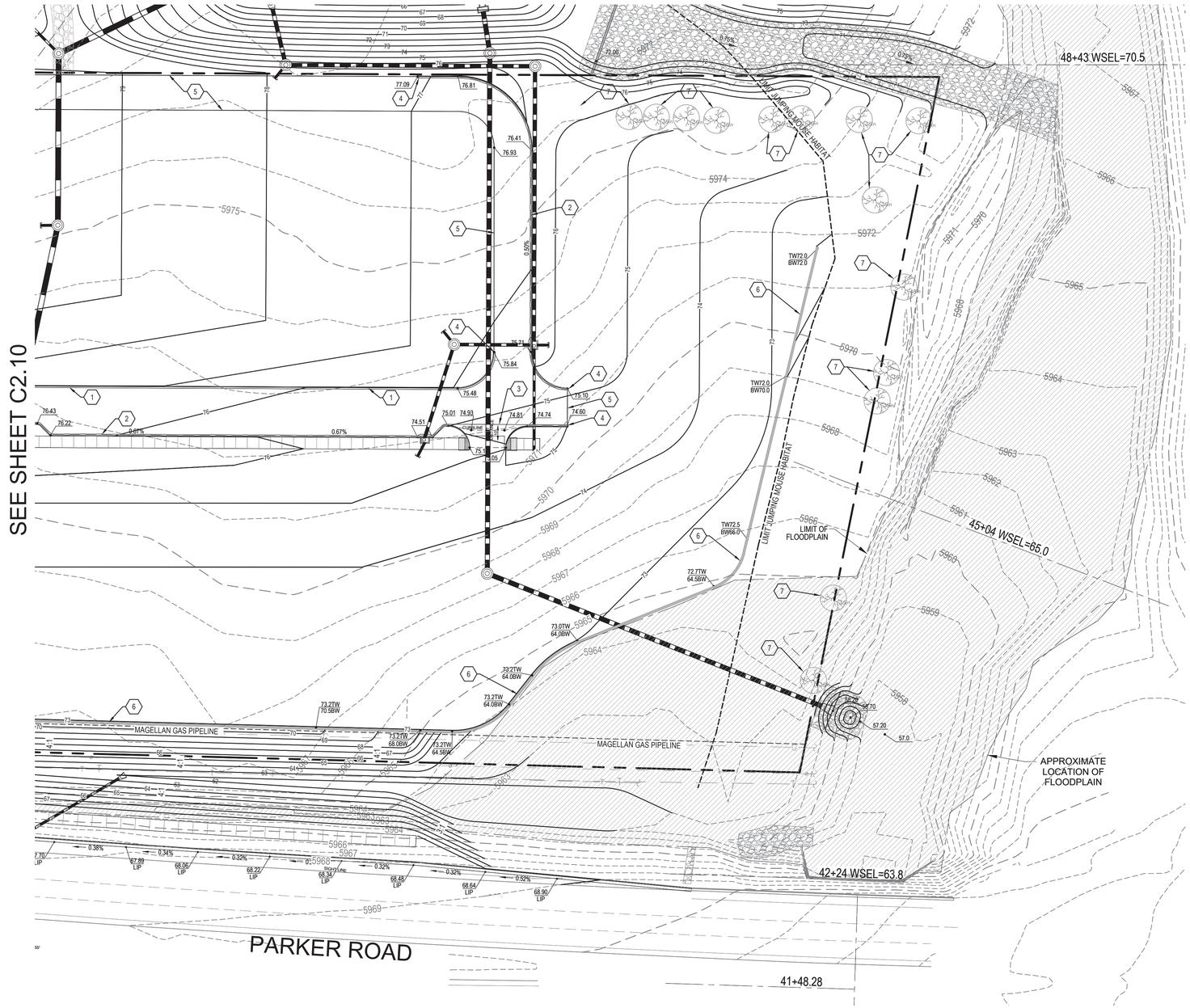
4:1



CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH SPILL PAN. RE: SHEET C5.90.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH CATCH PAN. RE: SHEET C5.90.
3. CONSTRUCT 8' WIDE CONCRETE CROSS PAN.
4. END CURB AND GUTTER.
5. EDGE OF ASPHALT. NO CURB.
6. CONSTRUCT MODULAR BLOCK RETAINING WALL. WALL AND SAFETY RAIL, DESIGN BUILD BY CONTRACTOR. KEYSTONE STRAIGHT FACE 8"X18" TAN BLOCK OR APPROVED EQUAL.
7. PROTECT EXISTING TREES.

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

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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

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BENCHMARK

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

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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER
04.14.22

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
1	10/24/17	INITIAL SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
5	08/31/18	FOURTH SUBMITTAL
6	11/01/18	SIXTH SUBMITTAL
7	04/15/22	RESUBMITTAL

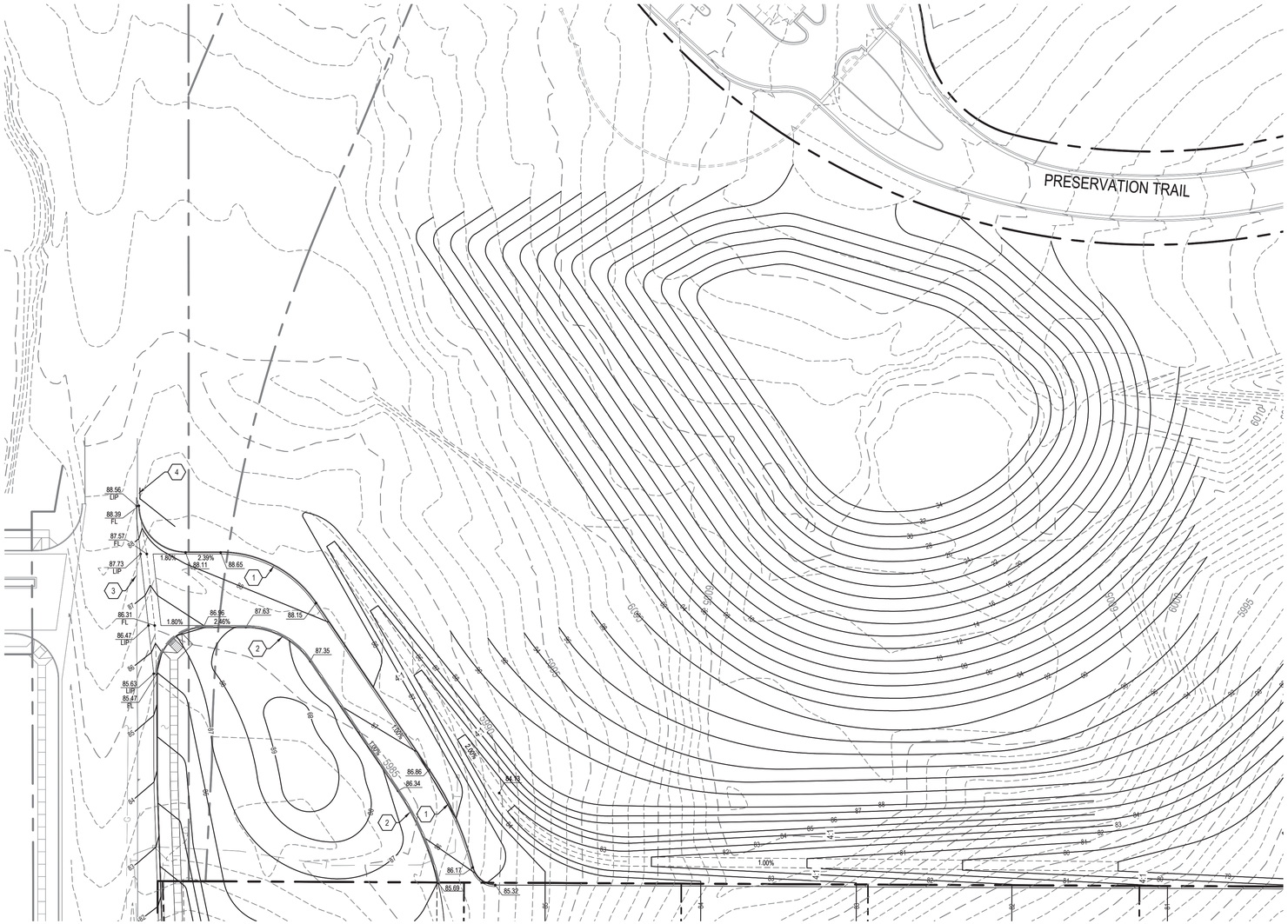
REVISIONS

GRADING PLAN SOUTH

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

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

SHEET
C2.11



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BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A – 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
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COLORADO REG. 30226
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PROFESSIONAL ENGINEER
04/15/22

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REVISIONS

OFFSITE GRADING PLAN NORTH

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PARKER, COLORADO

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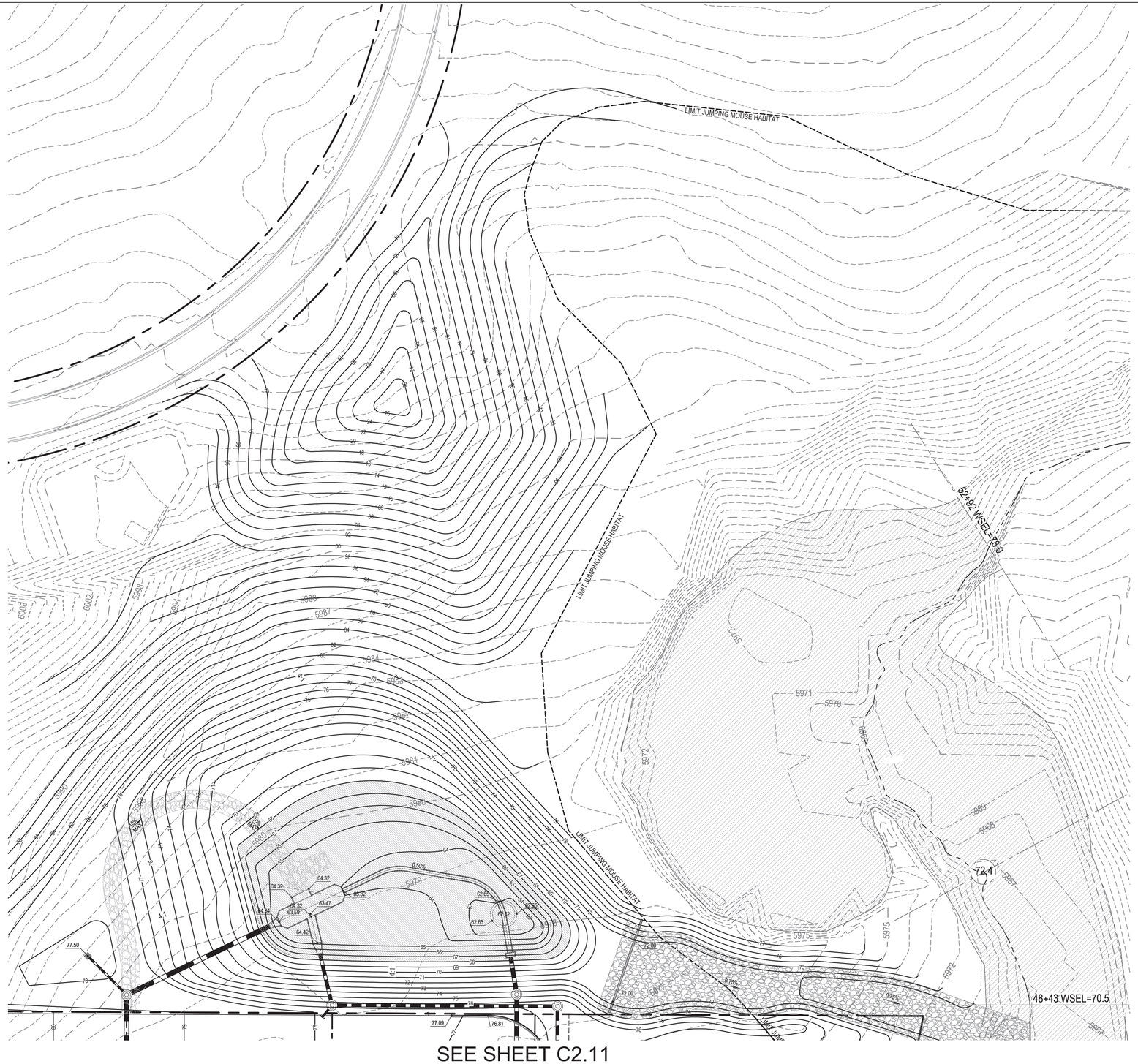
SHEET
C2.12

SEE SHEET C2.12



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REVISIONS

OFFSITE GRADING PLAN SOUTH

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

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

SHEET
C2.13

NOTE

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

TOWN OF PARKER NOTES

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

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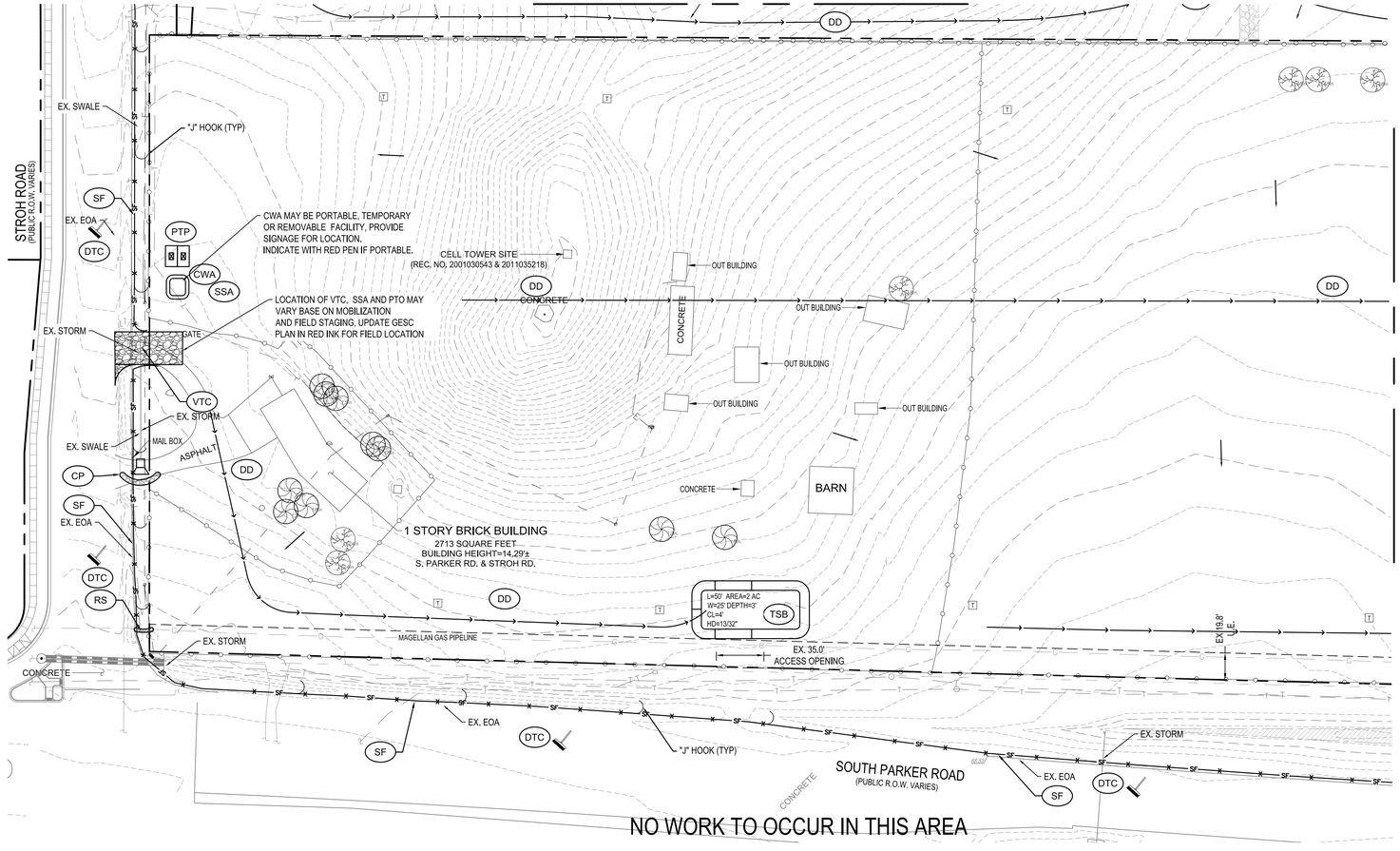
SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS



LEGEND

	PROPERTY LINE
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CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
DD	DIVERSION DITCH
DP	DETENTION POND PROTECTION
DTC	DEBRIS TRASH CONTROL
ECB	EROSION CONTROL BLANKET
IPCOG	INLET PROTECTION, CURB ON GRADE, TYPE R INLET
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(IN FEET)
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Town of Parker, Director of Engineering — 06/30/2022 Date

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6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED 37355 PROFESSIONAL ENGINEER
10/24/22

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
1	10/24/17	INITIAL SUBMITTAL
2	02/26/18	SECOND SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
5	08/31/18	FOURTH SUBMITTAL
6	11/01/18	SIXTH SUBMITTAL
7	04/15/22	RESUBMITTAL

REVISIONS

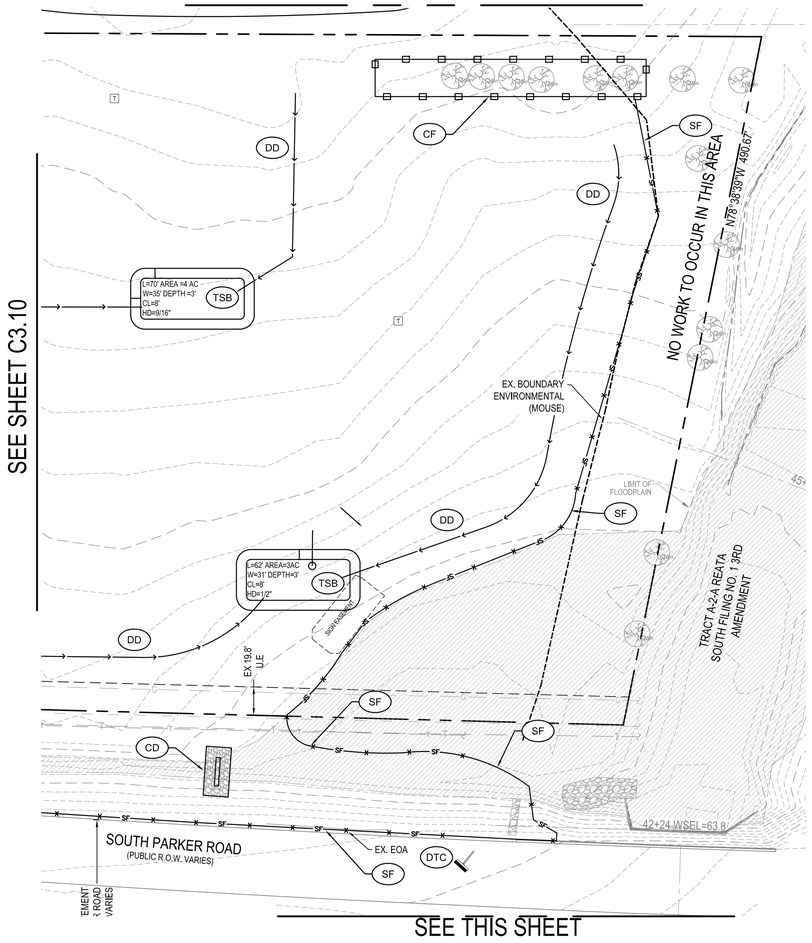
INITIAL CBMP PLAN - NORTH

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

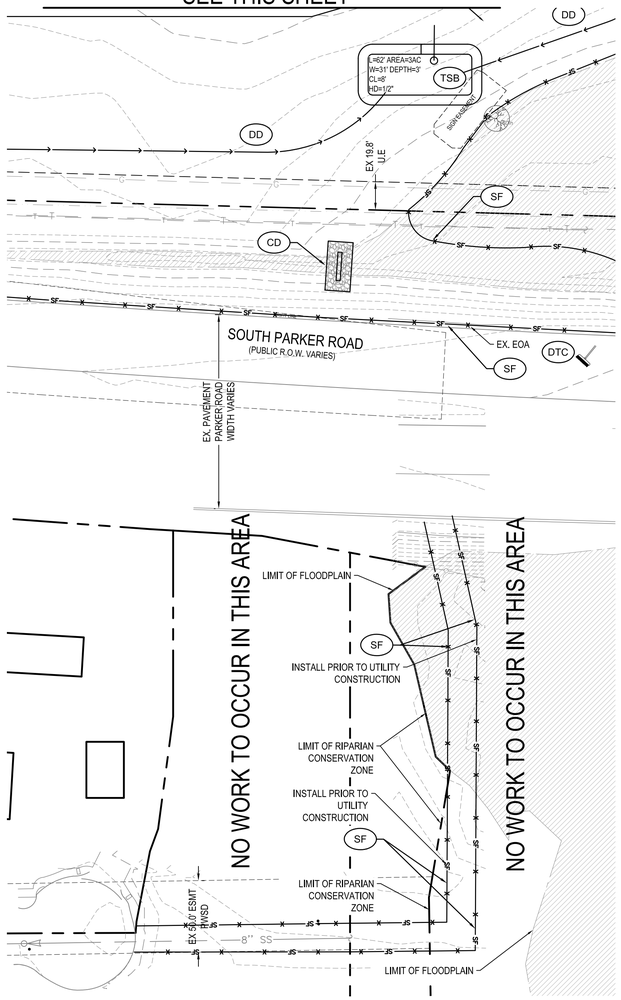
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

SHEET
C3.10

SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS



SEE THIS SHEET



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-50 0 25 50 100

(IN FEET)

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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REG. #30226 — 10/24/22 — PROFESSIONAL ENGINEER

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

INITIAL CBMP PLAN - SOUTH

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

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

SHEET
C3.11

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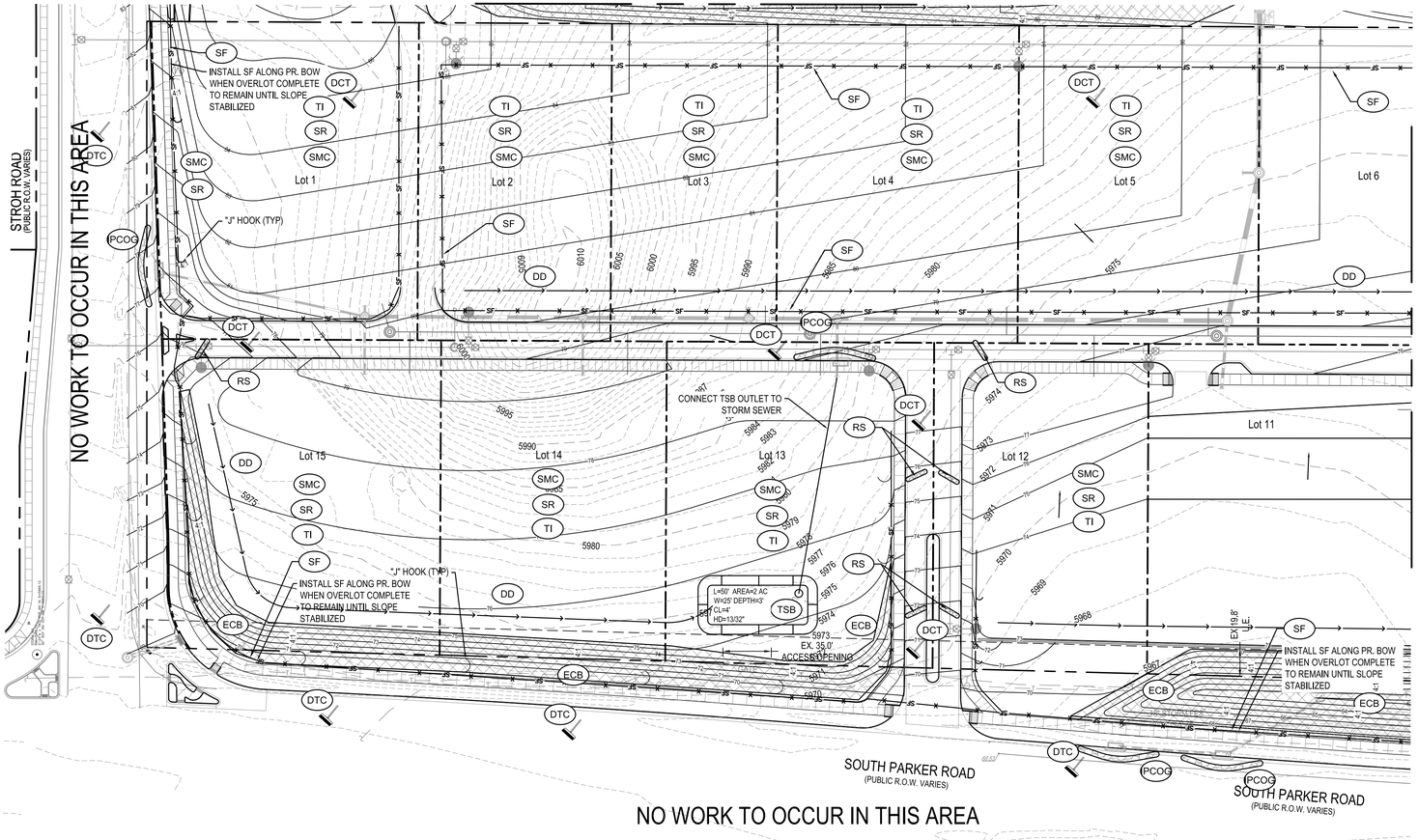

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COLORADO REGISTERED PROFESSIONAL ENGINEER JERRY W. DAVIDSON 30226 04/15/22

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INTERIM / FINAL CBMP PLAN

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SHEET
C3.12

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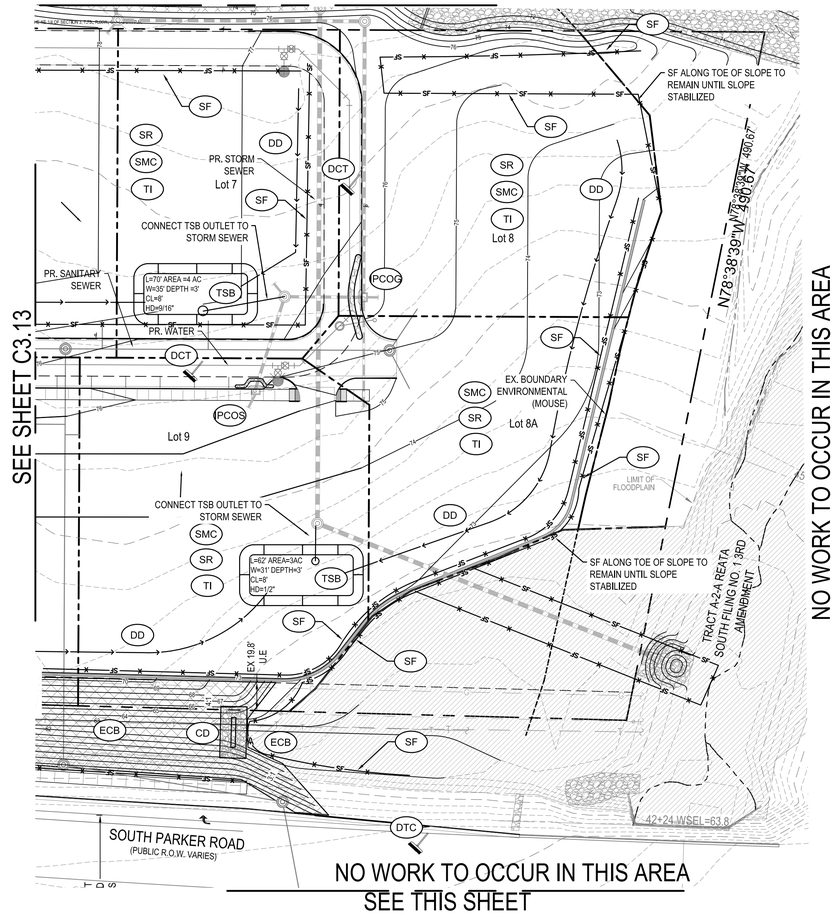

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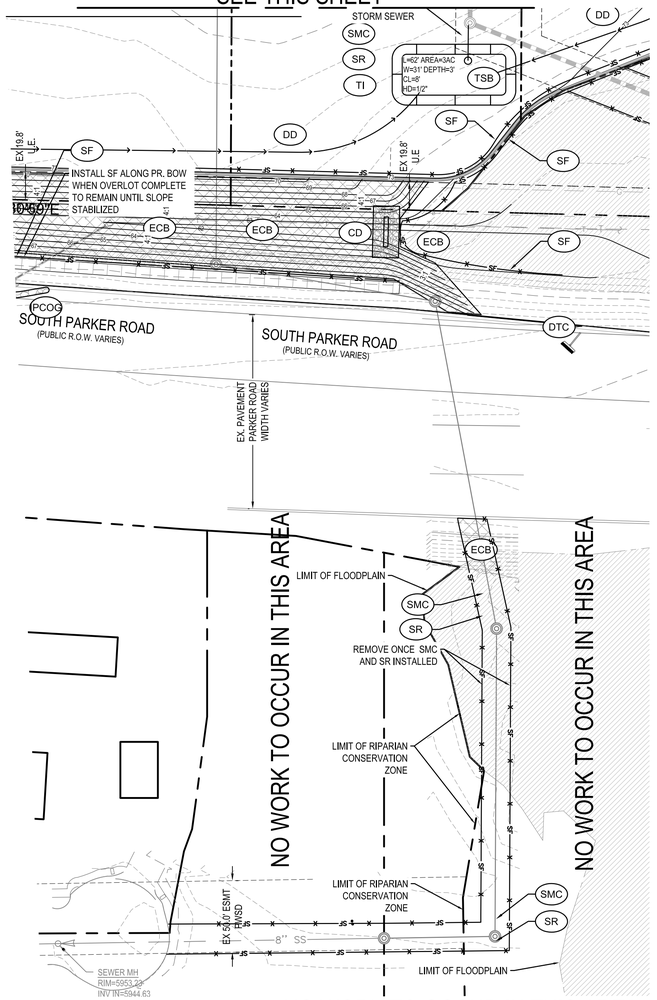
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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.

SEE THIS SHEET



NO WORK TO OCCUR IN THIS AREA

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

GRAPHIC SCALE

-50 0 25 50 100

(IN FEET)

1 inch = 80 ft.

LEGEND

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

WARNING

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 06/30/2022

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER 04/14/22

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

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

INTERIM / FINAL CBMP PLAN

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

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

SHEET
C3.13

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

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.

6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a, CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.

8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.

9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.

10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

    (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

    (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

    (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 1 OF 4 Oct. 2013

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

11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.

13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.

14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.

19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.

23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.

24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 2 OF 4 Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.

31. GRADING SECURITY RELEASE REQUIREMENTS:

    1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).

        A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
        C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
        E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
        F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED

    FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 3 OF 4 Oct. 2013

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2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

    A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
    D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
    E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

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

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 4 OF 4 Oct. 2013

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

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 1 OF 3 Oct. 2013

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

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 2 OF 3 Oct. 2013

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

TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 3 OF 3 Oct. 2013

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED 30226 PROFESSIONAL ENGINEER
04/15/22

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
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05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

REVISIONS

CBMP DETAILS

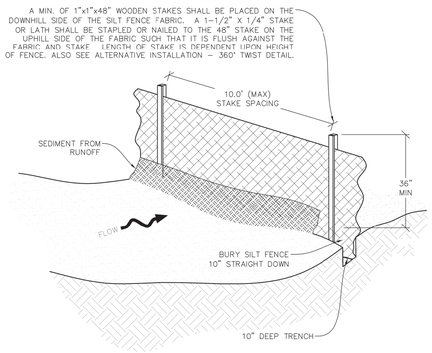
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

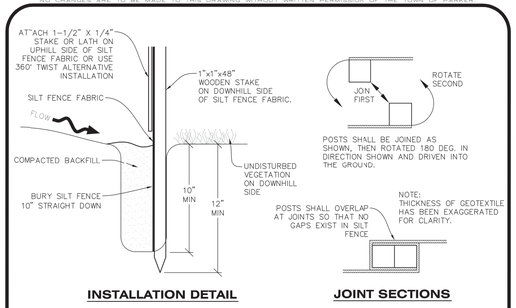
SHEET
C3.90

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



—X—X— SF **SILT FENCE**

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



ALTERNATIVE INSTALLATION - 360° TWIST

—X—X— SF **SILT FENCE**

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

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

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

SILT FENCE INSPECTION AND MAINTENANCE NOTES

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

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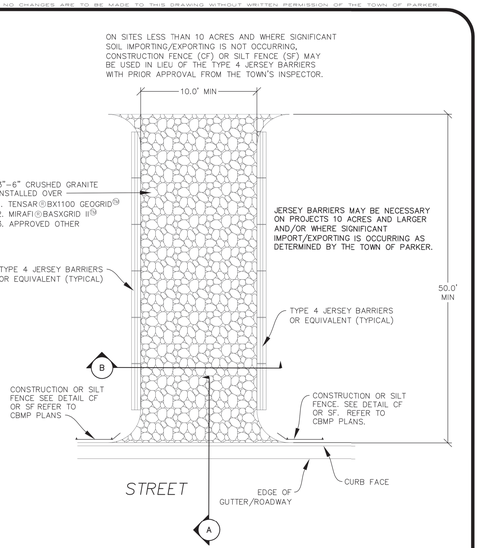
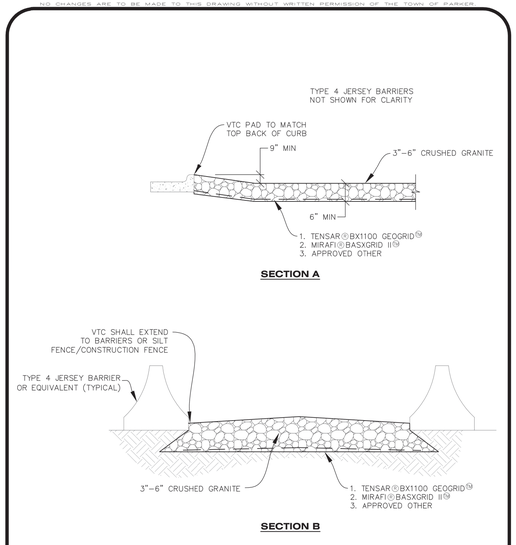


VTC **VEHICLE TRACKING CONTROL**

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



VTC **VEHICLE TRACKING CONTROL**

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

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FEET LONG AND 10-FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 JERRY W. DAVIDSON 10/24/22

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
7	10/24/17	INITIAL SUBMITTAL
6	02/28/18	SECOND SUBMITTAL
5	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
3	08/31/18	FOURTH SUBMITTAL
2	11/01/18	SIXTH SUBMITTAL
1	04/15/22	RESUBMITTAL

REVISIONS

CBMP DETAILS

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

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

date: 10/01/17

SHEET
C3.91

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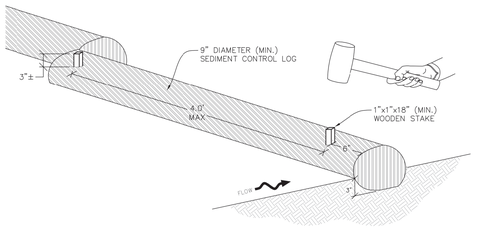

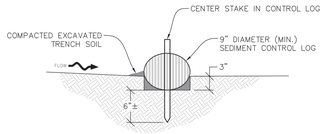

SECTION A

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL 1 OF 3 Oct. 2013

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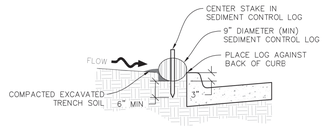
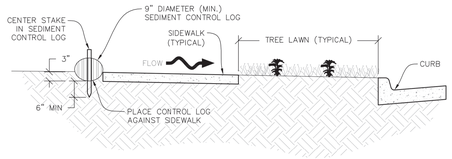
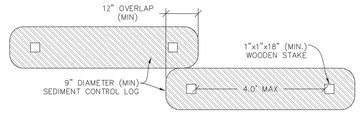


SEDIMENT CONTROL LOG AT BACK OF CURB



SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL 2 OF 3 Oct. 2013

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

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL 3 OF 3 Oct. 2013

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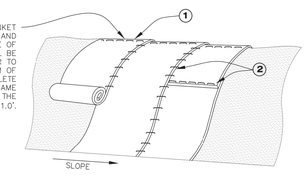

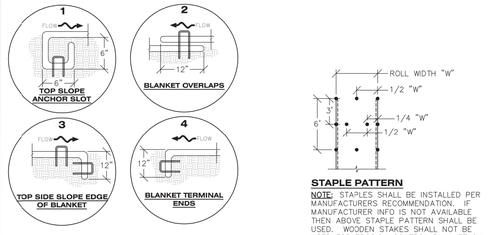

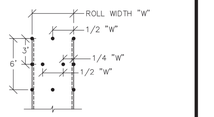

STAPLE PATTERN

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB **EROSION CONTROL BLANKET (SLOPE)**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 1 OF 3 Oct. 2013

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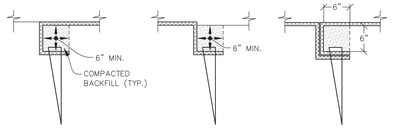
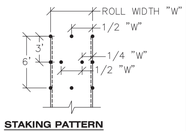


TOE OF SLOPE ANCHOR TRENCH | **TOP OF SLOPE ANCHOR TRENCH** | **JOINT ANCHOR TRENCH** USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)

SAW 2" x 4" LUMBER
ON DIAGONAL

WOOD STAKE DETAIL
ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



STAKING PATTERN

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

ECB **EROSION CONTROL BLANKET (CHANNEL)**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 2 OF 3 Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 3 OF 3 Oct. 2013

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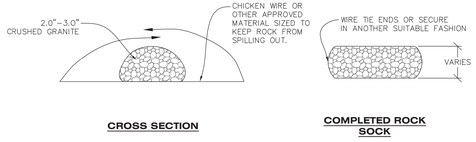
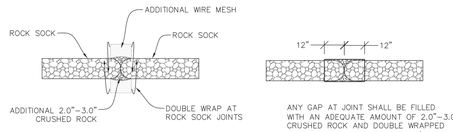


CROSS SECTION | **COMPLETED ROCK SOCK**



JOINT PLAN VIEW | **JOINT ELEVATION**

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"-3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) SECURED TO ENDS OF ROCK REINFORCED SOCK.

RS **ROCK SOCK**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS 1 OF 2 Oct. 2013

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ROCK SOCK INSTALLATION NOTES

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

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS 2 OF 2 Oct. 2013

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COLORADO REGISTERED PROFESSIONAL ENGINEER 38125 JERRY W. DAVIDSON 5/20/22

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CBMP DETAILS

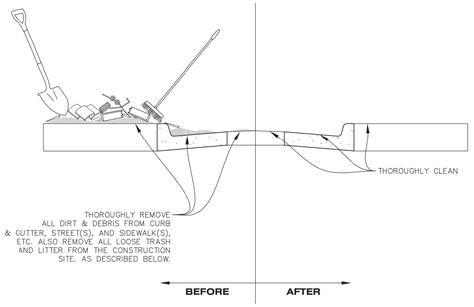
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET
C3.92

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



NOTE:

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

DTC **DEBRIS AND TRASH CONTROL**

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DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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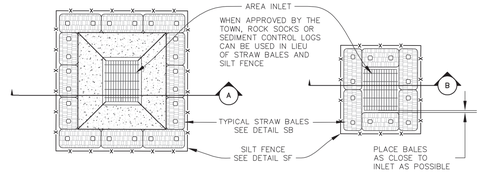
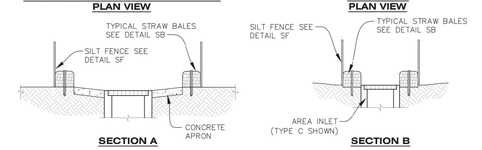
THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

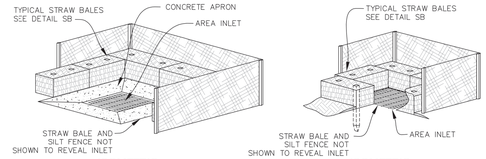


AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET PLAN VIEW



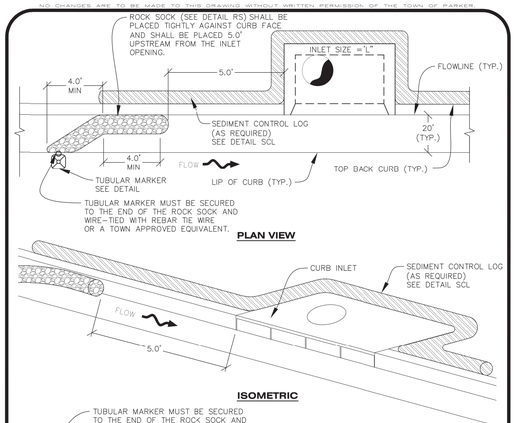
SECTION A **SECTION B**



ISOMETRIC **ISOMETRIC**

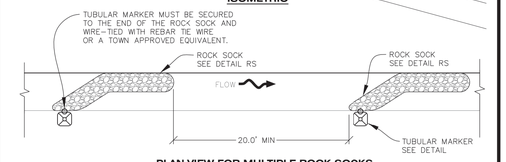
IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

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



PLAN VIEW

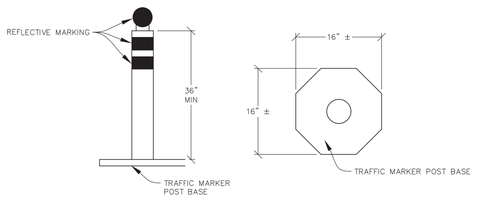
ISOMETRIC



PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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



ELEVATION **BASE**

TUBULAR TRAFFIC MARKER DETAIL

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

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER JERRY W. DAVIDSON 38125 10/4/2022

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
1	10/24/17	INITIAL SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
5	08/31/18	FOURTH SUBMITTAL
6	11/01/18	SIXTH SUBMITTAL
7	04/15/22	RESUBMITTAL

REVISIONS

CBMP DETAILS

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

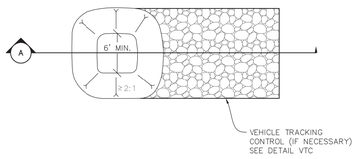
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

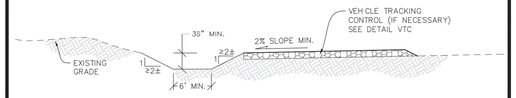
SHEET
C3.93

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

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



PLAN VIEW



SECTION A

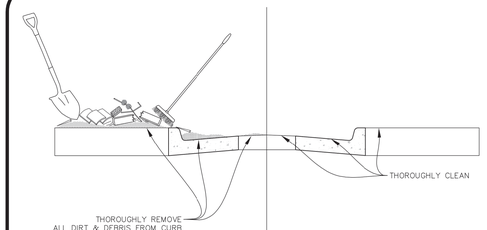
CWA **CONCRETE WASHOUT AREA**

CONCRETE WASHOUT AREA INSTALLATION NOTES

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

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

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



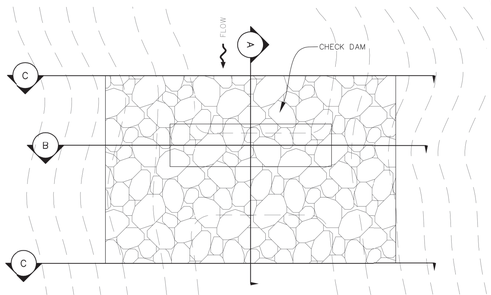
NOTE:

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

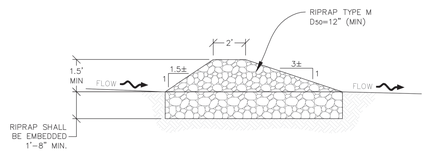
DTC **DEBRIS AND TRASH CONTROL**

DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

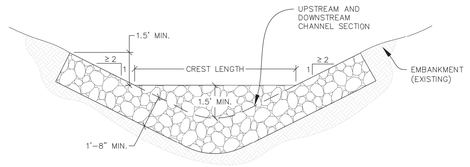


PLAN VIEW

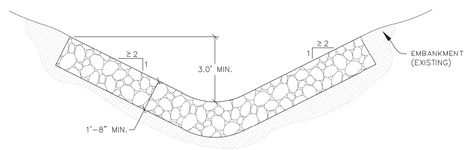


SECTION A

CD **CHECK DAM**

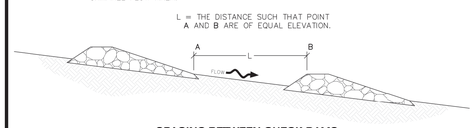


SECTION B



SECTION C

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



SPACING BETWEEN CHECK DAMS

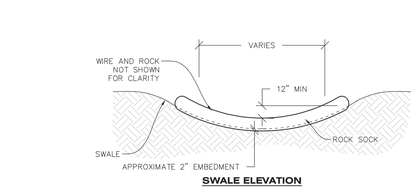
CD **CHECK DAM**

CHECK DAM INSTALLATION NOTES

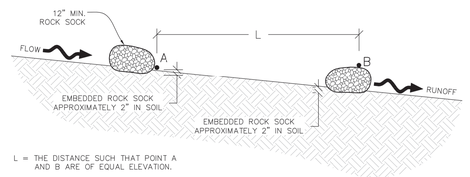
1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

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



SWALE ELEVATION



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

SWALE SPACING

RSS **ROCK SOCK IN SWALE**

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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	DATE	DESCRIPTION
1	04/15/22	RESUBMITTAL
	11/01/18	SIXTH SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
	02/28/18	SECOND SUBMITTAL
	10/24/17	INITIAL SUBMITTAL

REVISIONS

CBMP DETAILS

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

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

date: 10/01/17

SHEET
C3.94

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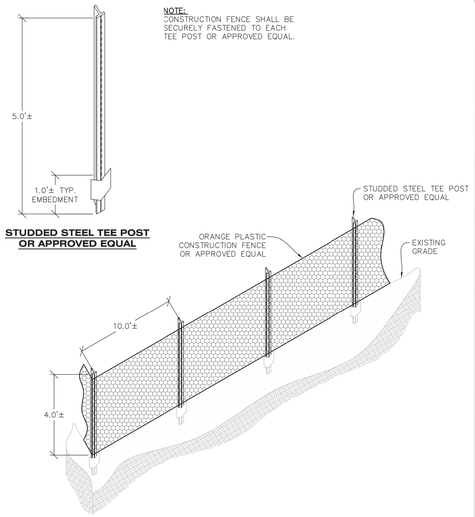


STUDDED STEEL TEE POST OR APPROVED EQUAL

CF

CONSTRUCTION FENCE

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

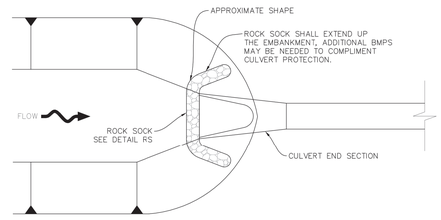
CONSTRUCTION FENCE INSTALLATION NOTES

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

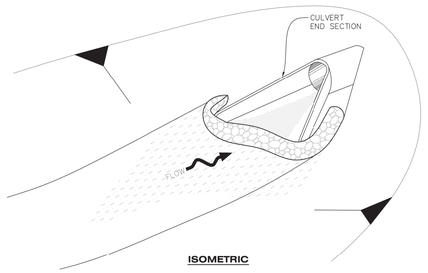
CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

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

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



PLAN



ISOMETRIC

CP

CULVERT PROTECTION (INLET)

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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

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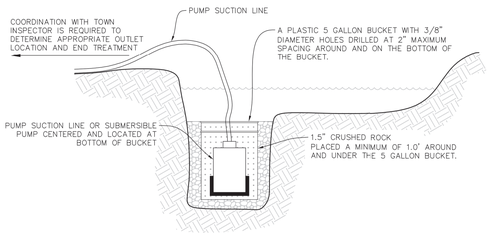


TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

D

DEWATERING

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

DEWATERING INSTALLATION NOTES

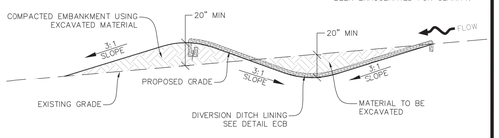
1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

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

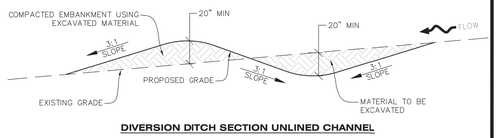
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.



DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

DD

DIVERSION DITCH

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

DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED
JERRY W. DAVIDSON
38126
PROFESSIONAL ENGINEER

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

REVISIONS

	DATE	DESCRIPTION
1	10/24/17	INITIAL SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
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6	11/01/18	SIXTH SUBMITTAL
7	04/15/22	RESUBMITTAL

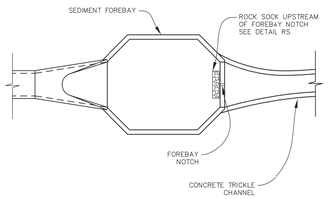
CBMP DETAILS

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

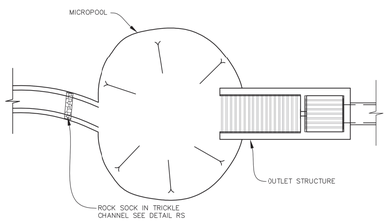
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

SHEET
C3.95

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



FOREBAY



OUTLET / MICROPOOL

DP **DETENTION POND PROTECTION**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | DP 1 OF 2 Oct. 2013

DETENTION POND PROTECTION INSTALLATION NOTES

1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | DP 2 OF 2 Oct. 2013

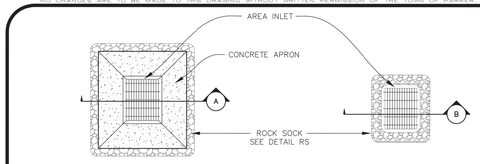
AREA INLET PROTECTION INSTALLATION NOTES

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

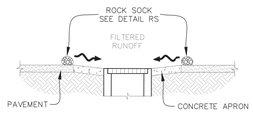
AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

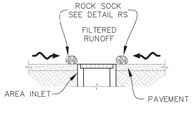
Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPA 1 OF 1 Oct. 2013



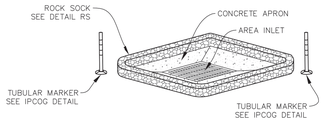
AREA INLET WITH CONCRETE APRON PLAN VIEW



AREA INLET PLAN VIEW



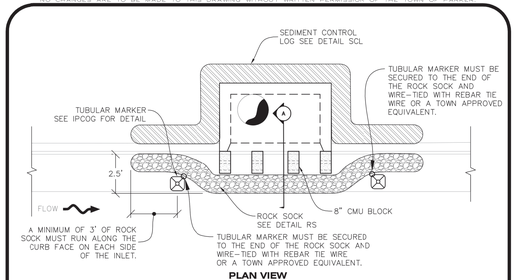
SECTION A **SECTION B**



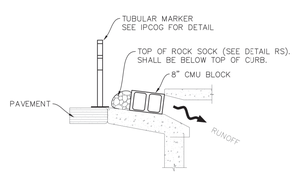
ISOMETRIC

IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPAP 1 OF 1 Oct. 2013



PLAN VIEW



SECTION A

IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOS 1 OF 2 Oct. 2013

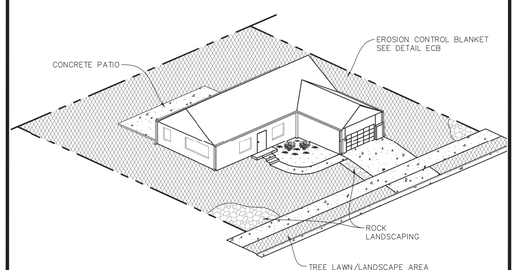
CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOS 2 OF 2 Oct. 2013



LP **LOT PROTECTION**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LP 1 OF 2 Oct. 2013

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET–SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6–INCHES WITH THE UP–GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN–GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN–LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI–FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LP 2 OF 2 Oct. 2013

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 310, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED 30226 PROFESSIONAL ENGINEER 10/20

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
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	04/15/22	RESUBMITTAL

REVISIONS

CBMP DETAILS

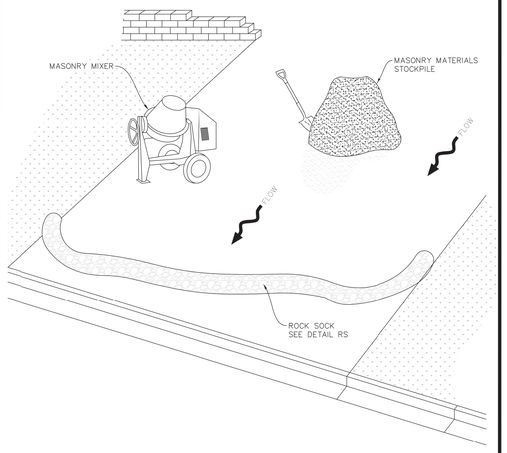
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET
C3.96

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



MWP

MASONRY WORK PROTECTION

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

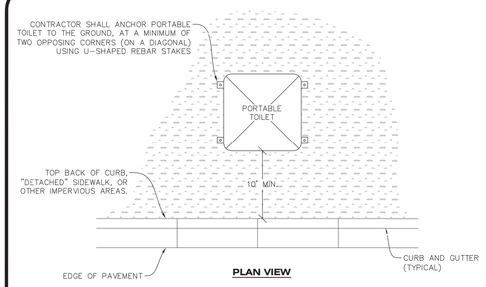
MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

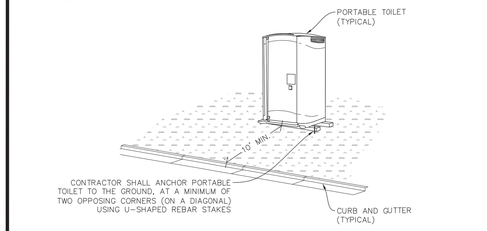
MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

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



PLAN VIEW



ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

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

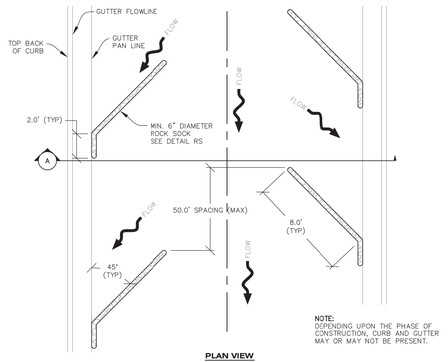
PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

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



PLAN VIEW

SECTION A

RCSC

ROUGH CUT STREET CONTROL

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

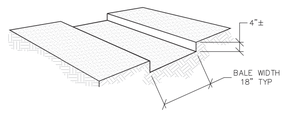
ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

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



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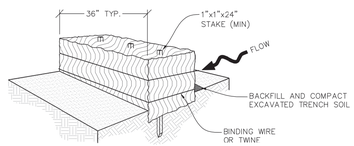
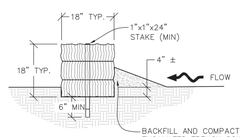


STRAW BALE INSTALLATION



SECTION

SB

STRAW BALE

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 — 10/10/2022

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
1	04/15/22	RESUBMITTAL
	11/01/18	SIXTH SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
	02/28/18	SECOND SUBMITTAL
	10/24/17	INITIAL SUBMITTAL

REVISIONS

CBMP DETAILS

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

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

SHEET
C3.97

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

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

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6–INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE–HARROWED OR RE–RAKED USING A HARD–TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V–SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

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

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

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

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

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

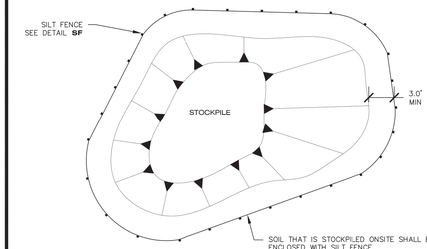
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

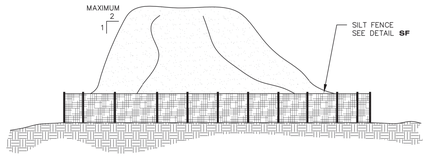
TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

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

SEED MIX 4:
OTHER SEED MIXES APPROVED BY HE TOWN OF PARKER

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





SP **STOCKPILE PROTECTION**

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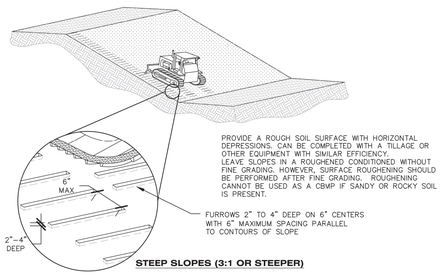
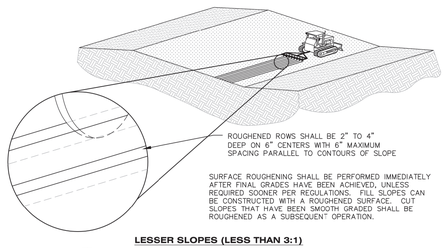


STEEP SLOPES (3:1 OR STEEPER)



LESSER SLOPES (LESS THAN 3:1)

SR **SURFACE ROUGHENING**

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

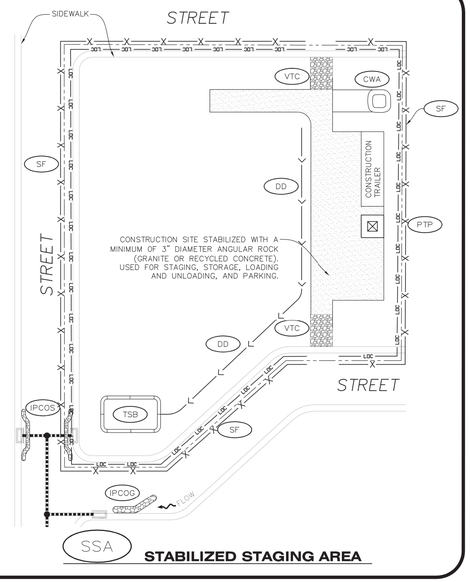
SURFACE ROUGHENING INSTALLATION NOTES

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

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:
   - IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
   - EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
   - IMMEDIATELY FOLLOWING ANY STORM EVENT.

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



STABILIZED STAGING AREA

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

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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

PERCEPTION
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6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
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COLORADO REGISTERED PROFESSIONAL ENGINEER 38125 JERRY W. DAVIDSON 10/24/2022

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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1	10/24/17	INITIAL SUBMITTAL
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REVISIONS

CBMP DETAILS

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

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

SHEET
C3.98

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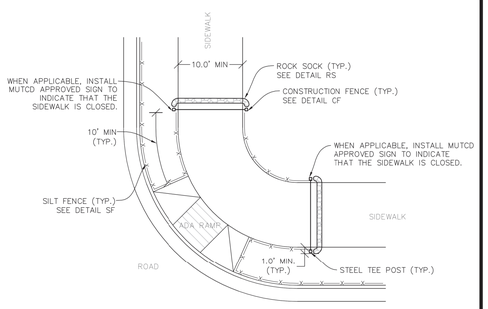
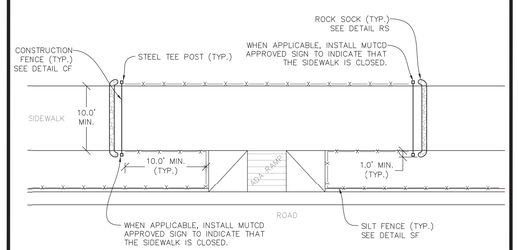


NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)

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



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

STP

SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

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

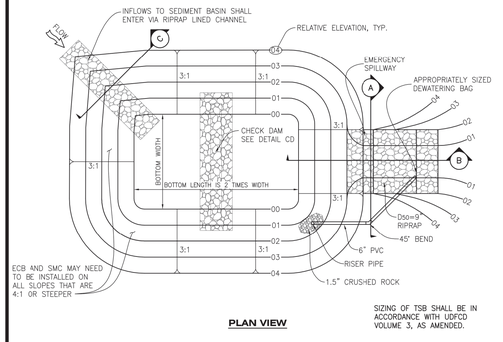
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

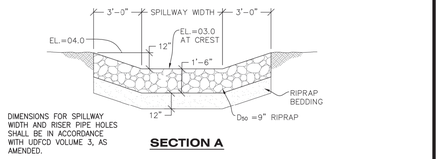
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

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



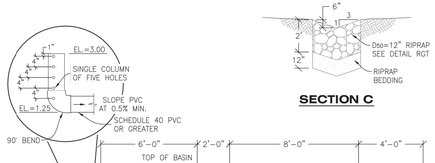
PLAN VIEW

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

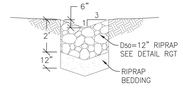


DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

SECTION A



SECTION B



SECTION C

TSB

TEMPORARY SEDIMENT BASIN

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

TSB

TEMPORARY SEDIMENT BASIN

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TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

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

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

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

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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
10/24/17

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

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LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
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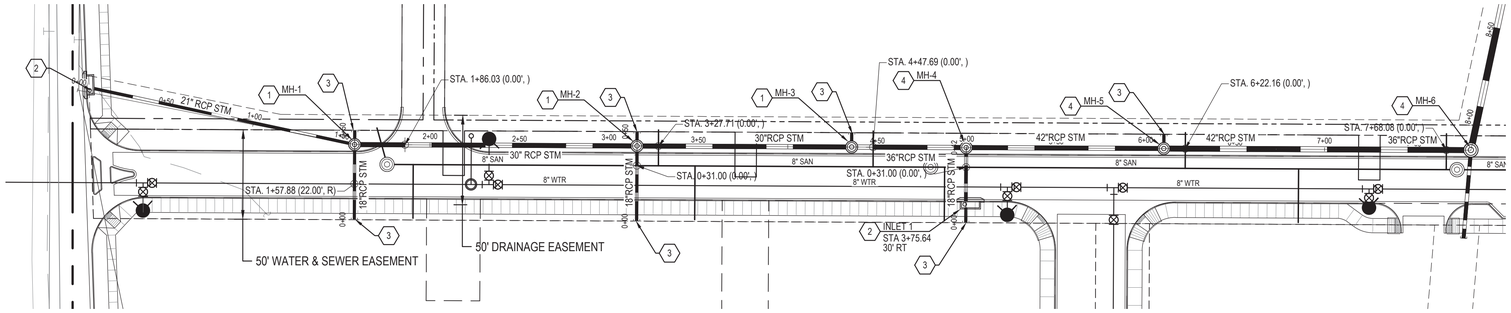
SHEET
C3.99

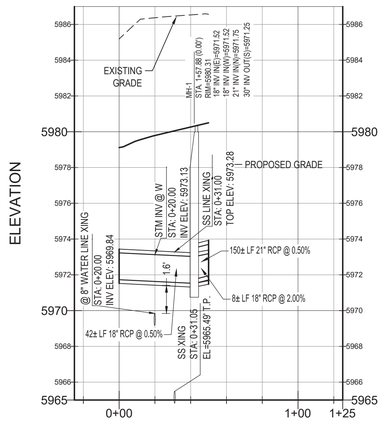


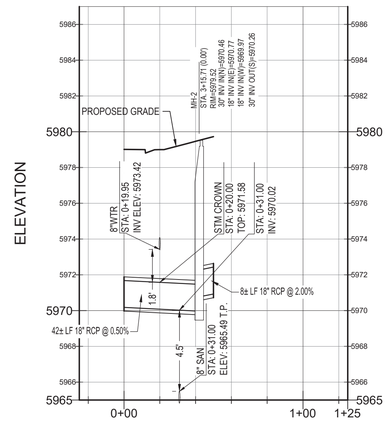
CONSTRUCTION NOTES

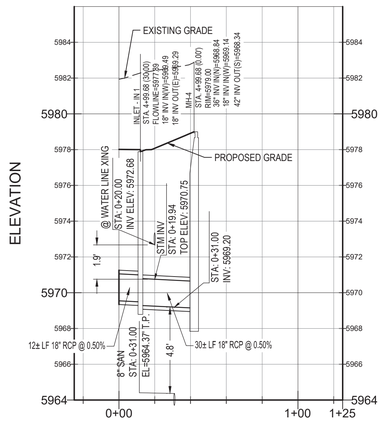
1. CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
2. CONSTRUCT 10' TYPE R INLET. SEE SHEET C4.91.
3. STUB 18" RCP FOR THE FUTURE CONNECTION. PLUG AND MARK FOR FUTURE CONNECTION.
4. CONSTRUCT 6' DIAMETER MANHOLE. SEE SHEET C4.90

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

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







WARNING

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

GRAPHIC SCALE
40 0 20 40 80
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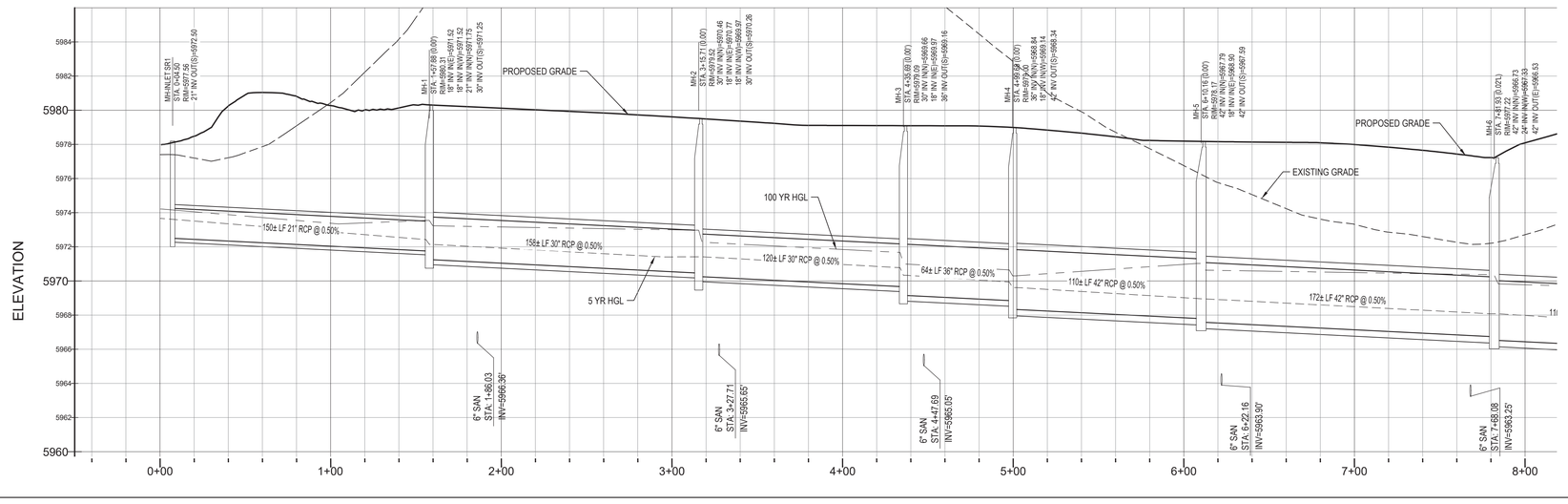
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A – 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)



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Town of Parker, Director of Engineering — Date: 06/30/2022

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 JERRY W. DAVIDSON
5/4/2022

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
1	04/15/22	RESUBMITTAL
2	11/01/18	SIXTH SUBMITTAL
3	08/31/18	FOURTH SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
5	03/19/18	PWSD SUBMITTAL
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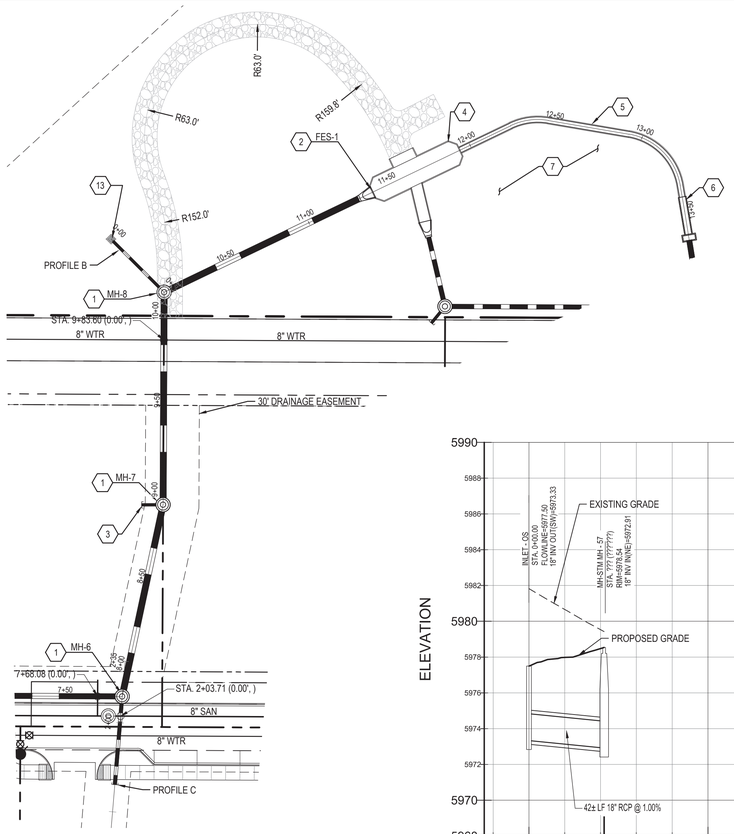
REVISIONS

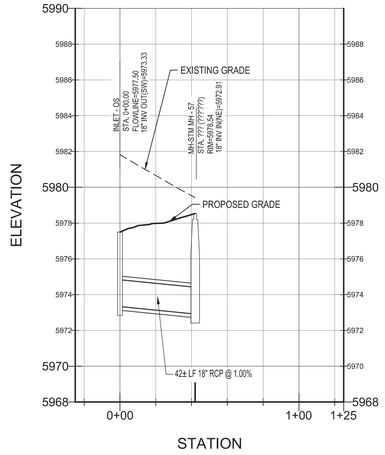
STORM SEWER PLAN AND PROFILE

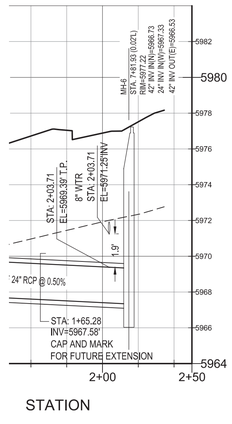
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

SHEET
C4.10

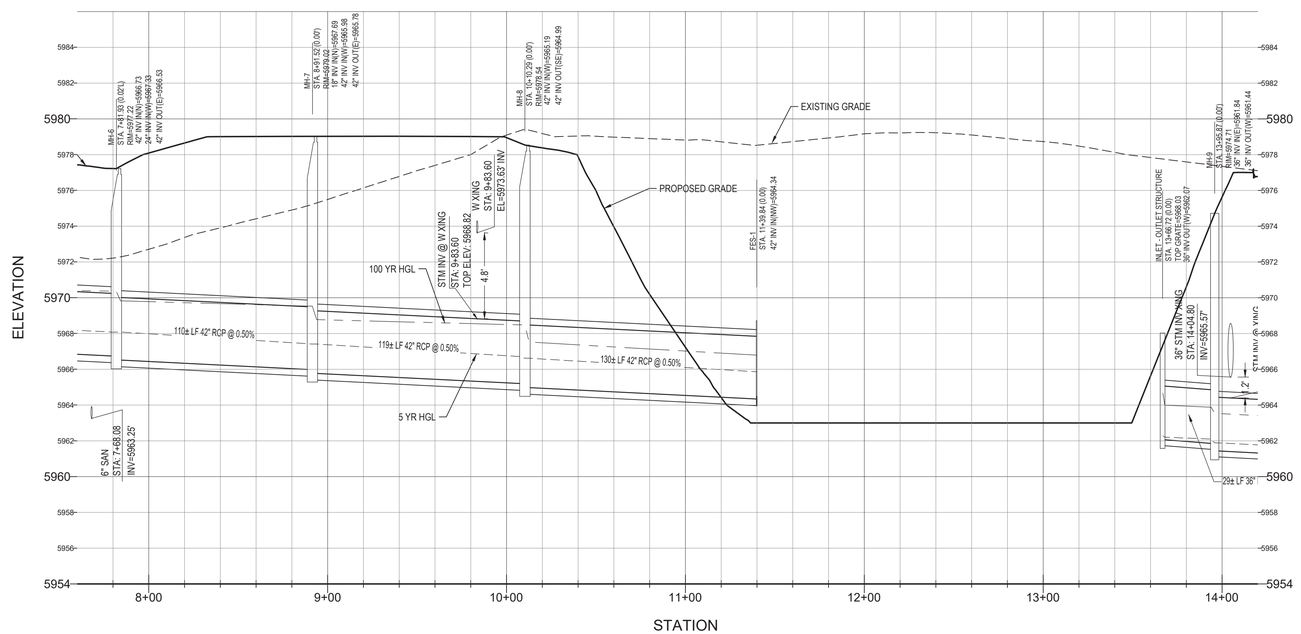


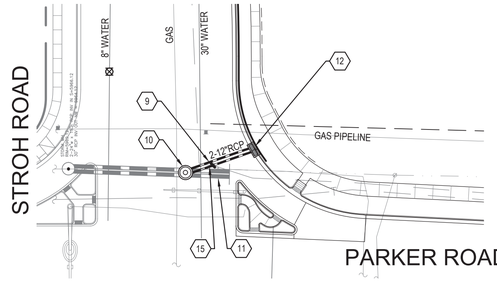




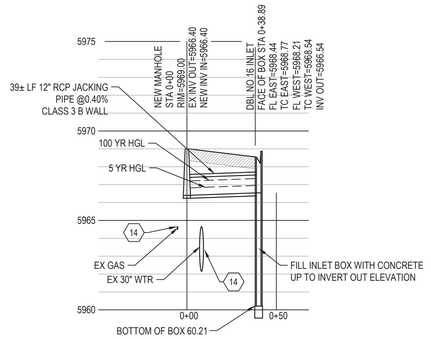
PROFILE B

PROFILE C





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



CONSTRUCTION NOTES

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

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Town of Parker, Director of Engineering — Date: 06/30/2022

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DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REG. # 30226
JERRY W. DAVIDSON
PROFESSIONAL ENGINEER
6-30-22

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

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04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
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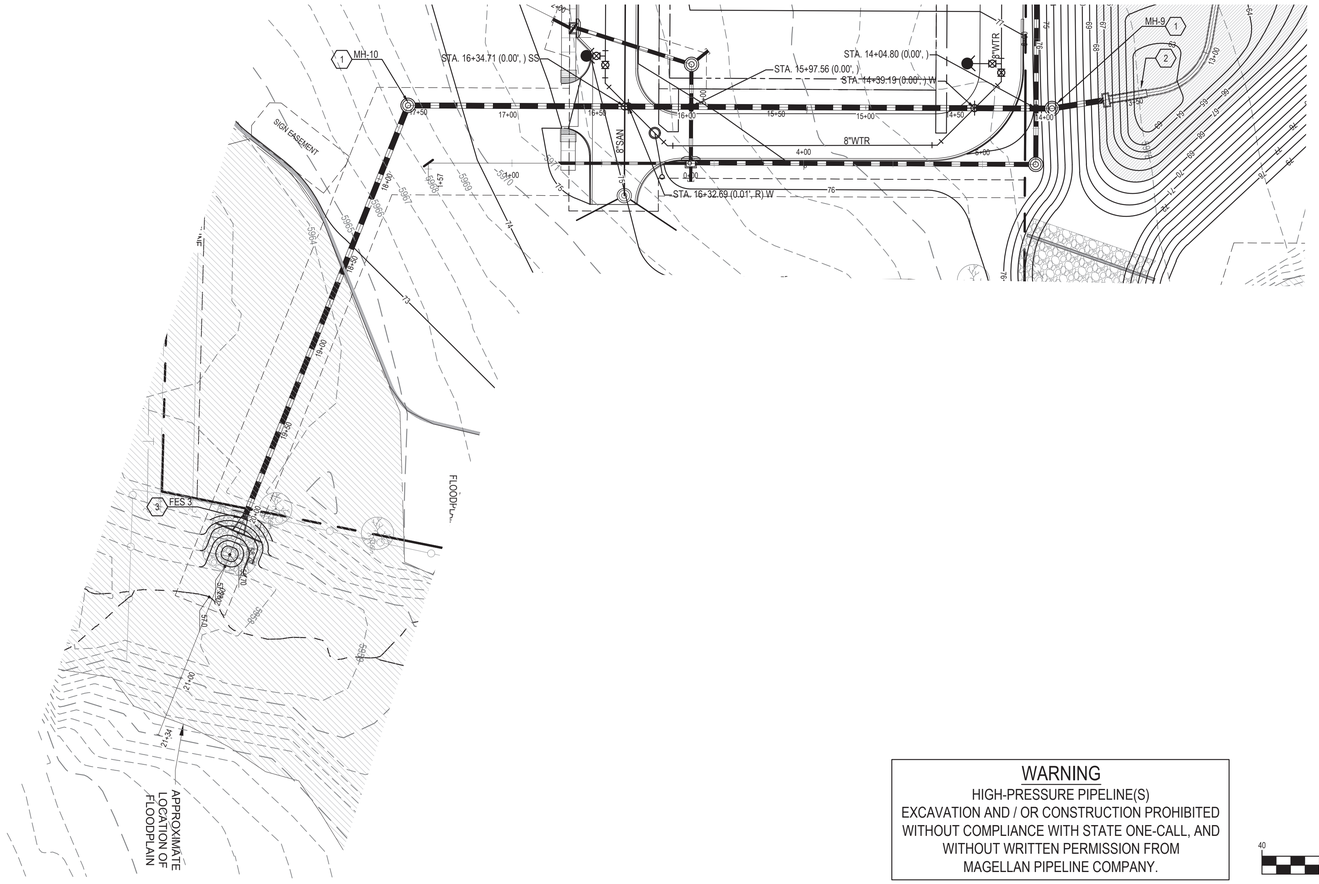
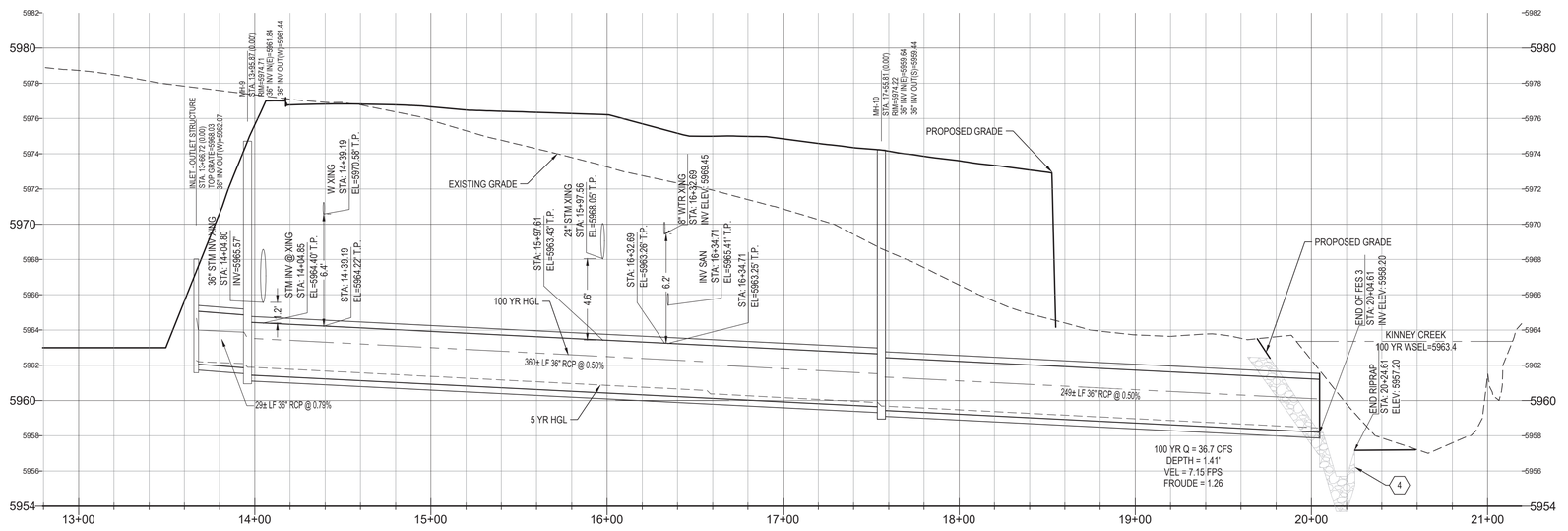
STORM SEWER PLAN AND PROFILE

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

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

SHEET
C4.11





CONSTRUCTION NOTES

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

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6901 SOUTH PIERCE STREET, SUITE 310, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 38120 JERRY W. DAVIDSON
July 19, 2022

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
1	10/24/17	INITIAL SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
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4	05/25/18	THIRD SUBMITTAL
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7	04/15/22	RESUBMITTAL

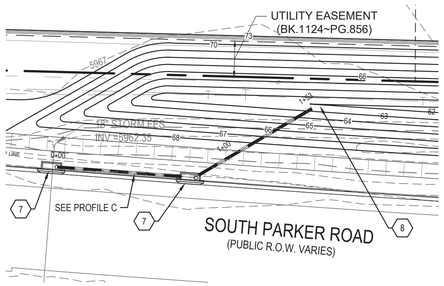
REVISIONS

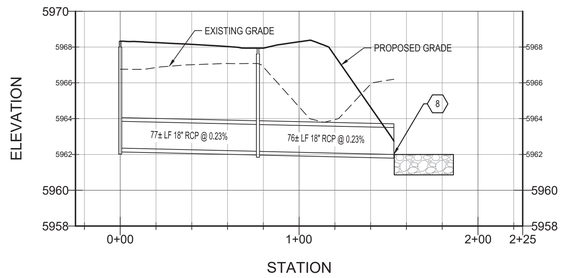
STORM SEWER PLAN AND PROFILE

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

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

SHEET
C4.12





PROFILE C

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5. PLUG AND MARK FOR FUTURE CONNECTION.
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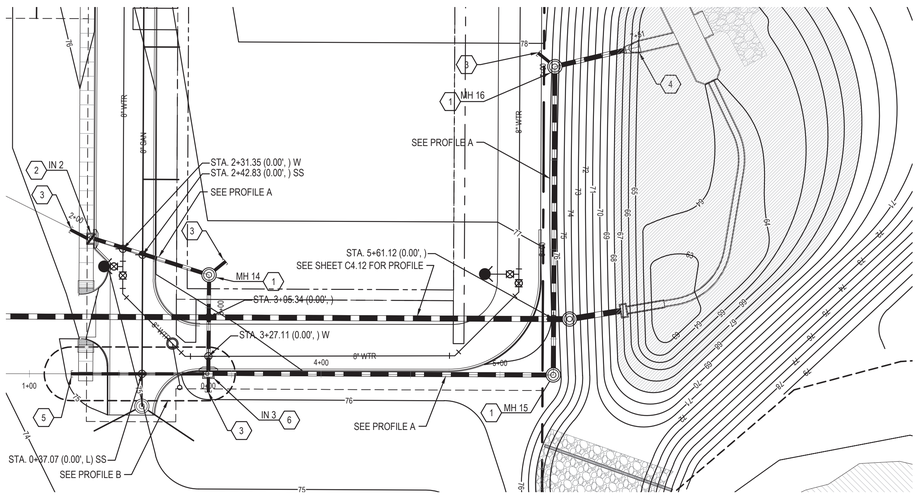

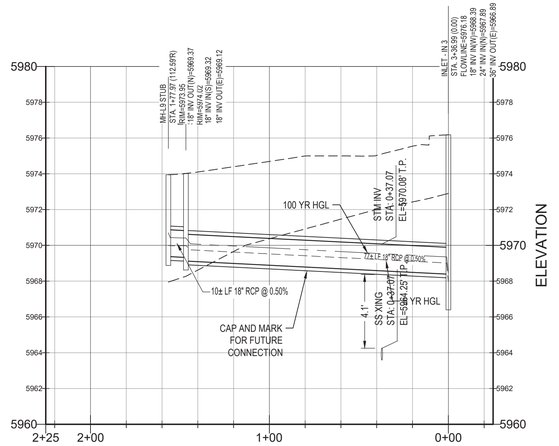

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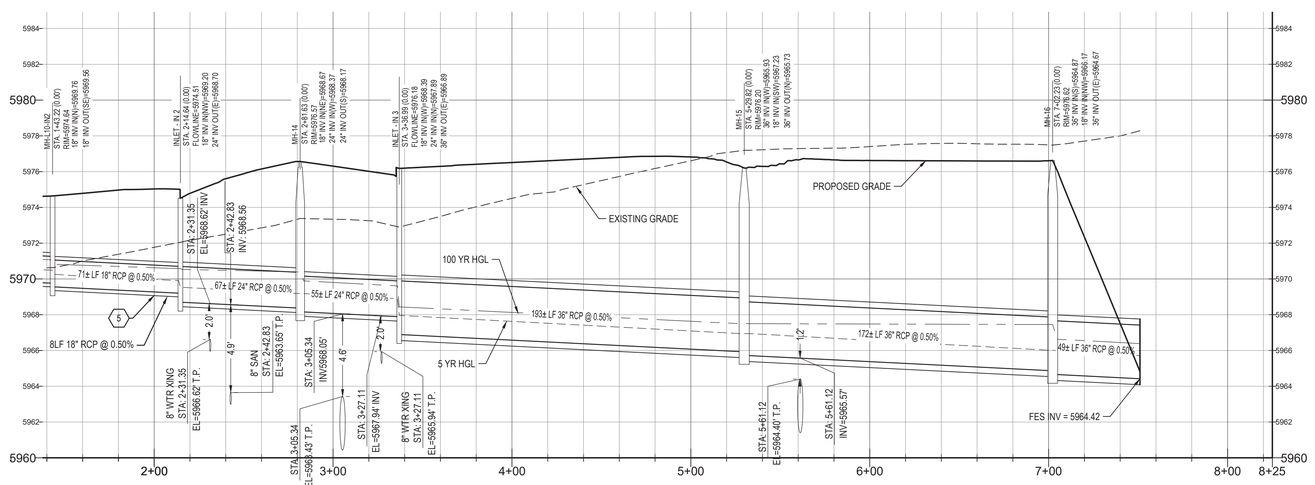
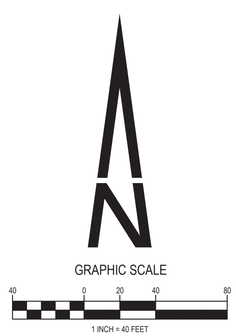
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE AND FLOWLINE X CENTER OF INLETS.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT 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)



PROFILE A



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Town of Parker, Director of Engineering — Date 06/30/2022

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED
JERRY W. DAVIDSON
38100
PROFESSIONAL ENGINEER

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
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7	04/15/22	RESUBMITTAL

REVISIONS

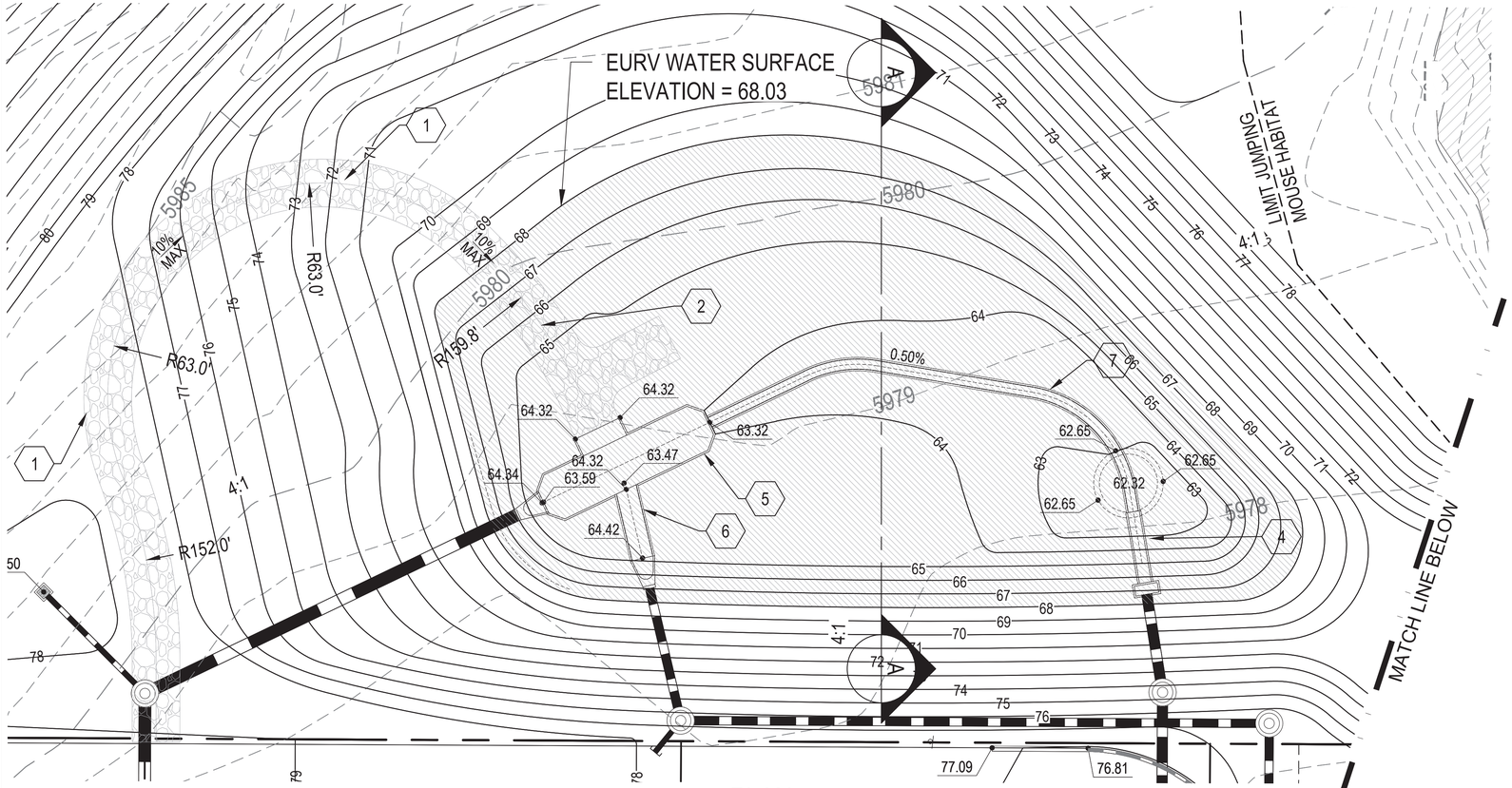
STORM SEWER PLAN AND PROFILE

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

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

date: 10/01/17

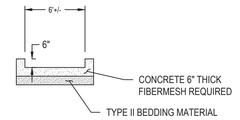
SHEET
C4.13



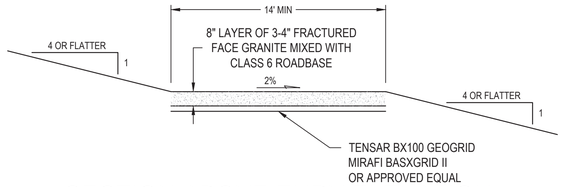
PLAN
SCALE: 1" = 20'

CONSTRUCTION NOTES

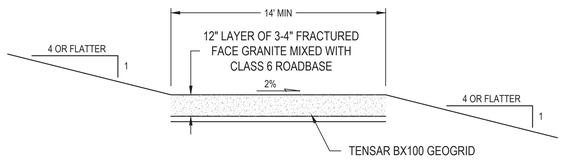
1. CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION ABOVE EURV ELEVATION.
2. CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION BELOW EURV ELEVATION.
3. CONSTRUCT EMERGENCY SPILLWAY. SEE SHEET C4.16
4. CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.16
5. CONSTRUCT FOREBAY. SEE SHEET C4.91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



TRACKLE PAN DETAIL
NTS

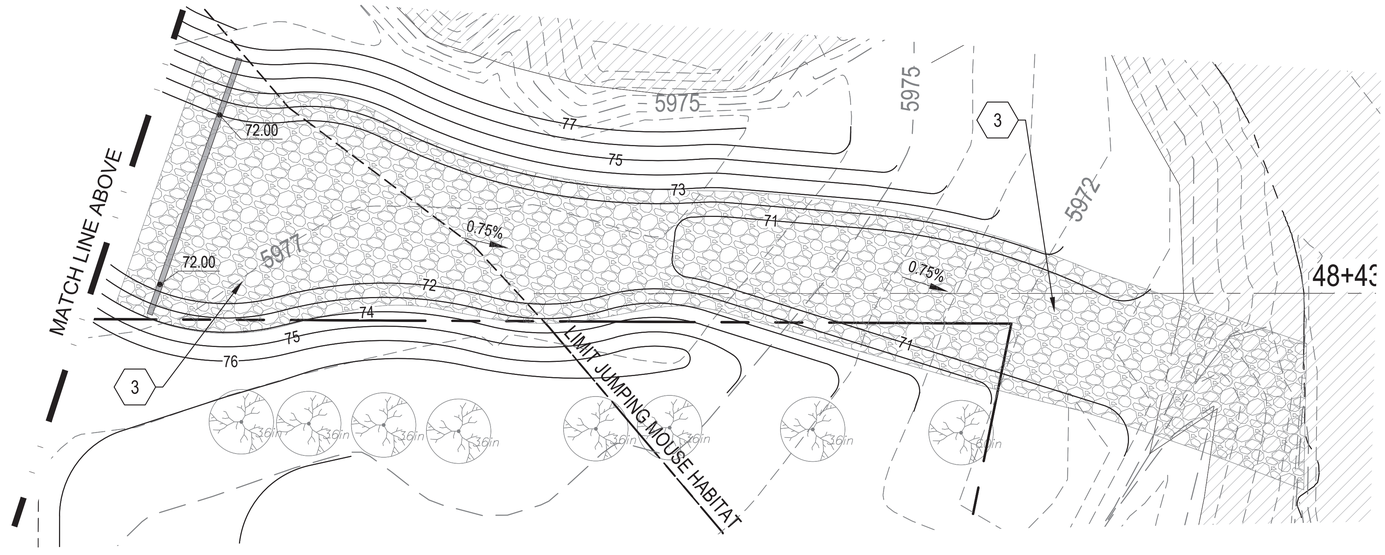


SECTION ABOVE EURV ELEVATION



SECTION BELOW EURV ELEVATION

ACCESS DRIVE DETAIL
NTS



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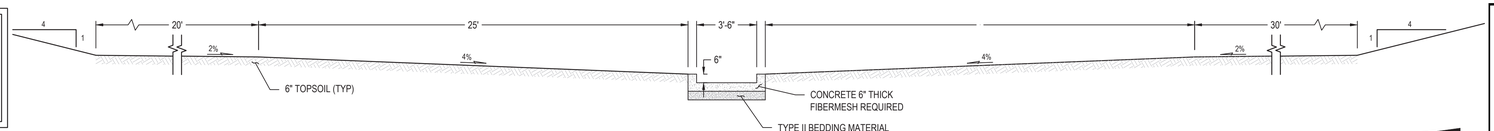

SECT A-A
SCALE: 1" =50'

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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 — 04.19.22

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

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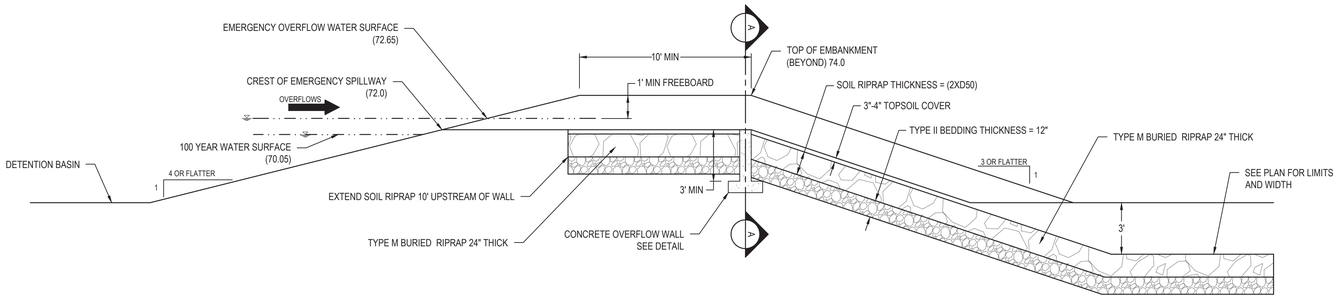
REVISIONS

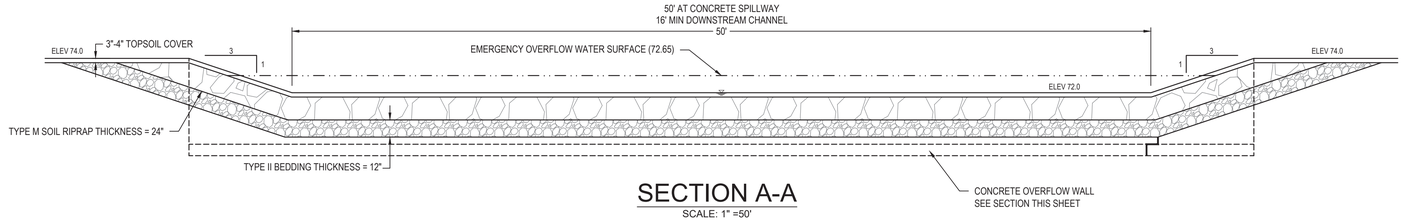
DETENTION POND PLAN AND DETAILS

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

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

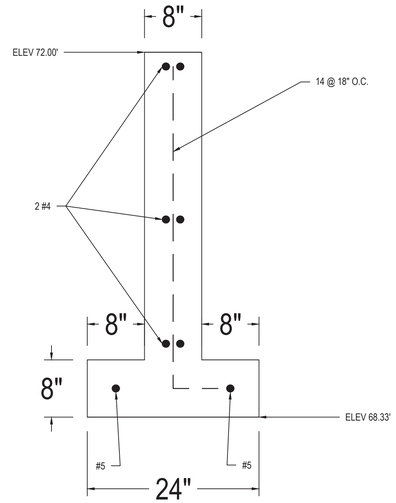
SHEET
C4.15





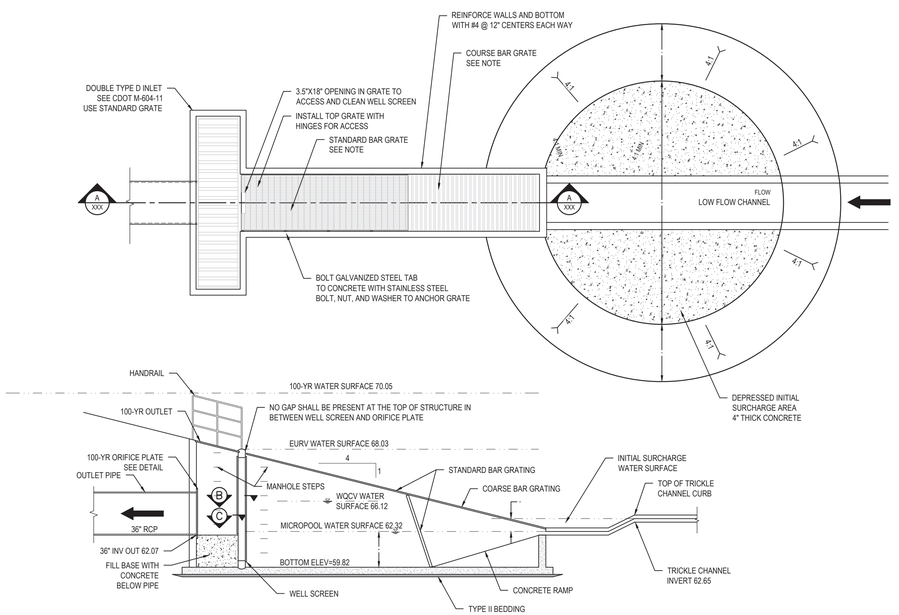
SECTION A-A

SCALE: 1" =50'



OVERFLOW WALL SECTION

N.T.S.

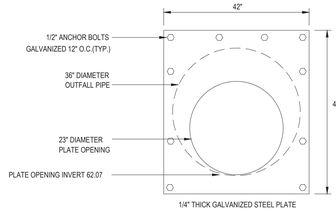


OUTLET STRUCTURE DETAIL

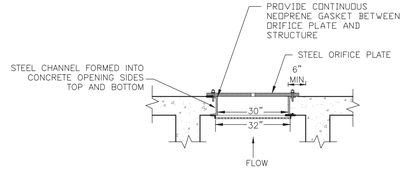
SCALE: 1" =5'

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

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

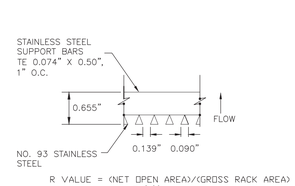


100 YEAR ORIFICE PLATE



SECTION B

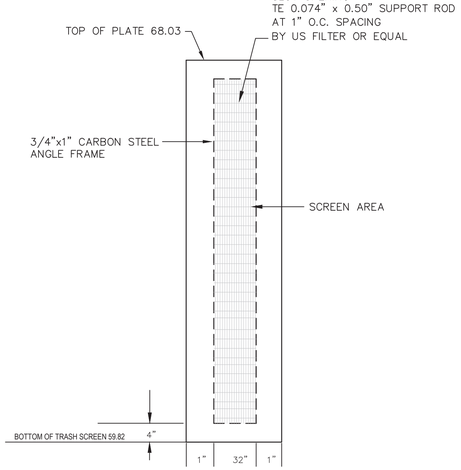
NTS



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

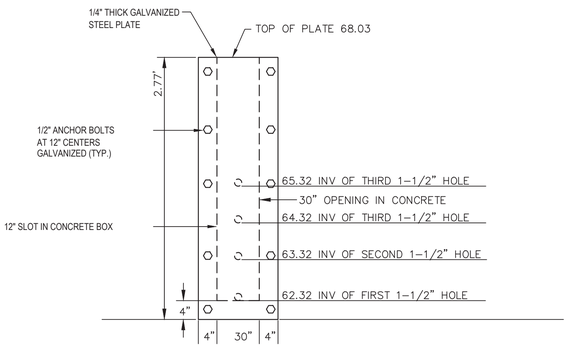
SECTION C

NTS



TRASH SCREEN

MOUNT ON OUTSIDE OF INLET BOX



EURV PLATE

MOUNT ON INSIDE OF INLET BOX

CALL UTILITY NOTIFICATION
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1-800-922-1987
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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

BENCHMARK

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COLORADO REGISTERED
JERRY W. DAVIDSON
#30226
PROFESSIONAL ENGINEER
06/30/2022

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015
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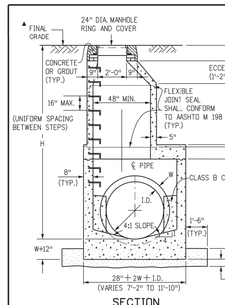
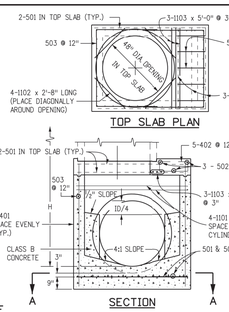
SHEET
C4.16



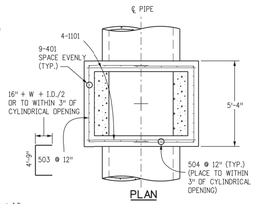
SECTION



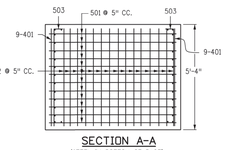
TOP SLAB PLAN

SECTION

MAHHOLE BOX BASE



PLAN



SECTION A-A
(STEEL IN BOTTOM OF BASE)

GENERAL NOTES

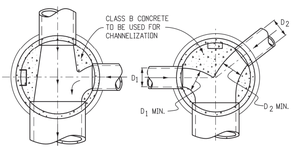
1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANNEL IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60, AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHAL: EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. / LENGTH / WEIGHT *)	18 / 8'-1" / 97.2	18 / 8'-8" / 104.2	18 / 9'-3" / 111.2	18 / 9'-10" / 118.2	18 / 11'-0" / 132.3	18 / 12'-2" / 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. / LENGTH / WEIGHT *)	5 / 5'-5" / 18.1	5 / 6'-0" / 20.0	5 / 6'-7" / 22.0	5 / 7'-2" / 23.9	5 / 8'-4" / 27.8	5 / 9'-6" / 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	17 / 7'-5" / 131.5	17 / 8'-0" / 141.8	17 / 8'-7" / 152.2	17 / 9'-2" / 162.5	17 / 10'-4" / 183.2	17 / 11'-6" / 203.9	501 BAR LENGTH = 24" + I.D.+ 2W
502	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	22 / 5'-0" / 114.7	23 / 5'-0" / 119.9	25 / 5'-0" / 130.4	26 / 5'-0" / 135.6	29 / 5'-0" / 151.2	32 / 5'-0" / 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	16 / 12'-10" / 214.2	16 / 13'-5" / 223.9	18 / 14'-0" / 262.8	18 / 14'-7" / 273.8	20 / 15'-9" / 328.5	24 / 16'-11" / 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	12 / 8'-1" / 101.2	14 / 8'-8" / 126.6	14 / 9'-3" / 135.1	16 / 9'-10" / 164.1	18 / 11'-0" / 206.5	20 / 12'-2" / 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	4 / 7'-2" / 152.3	4 / 7'-9" / 164.7	4 / 8'-4" / 177.1	4 / 8'-11" / 189.5	4 / 10'-3" / 214.3	4 / 11'-3" / 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	BENDING: TYPE I STRAIGHT; TYPE II 4'-9", 16"+W+I.D./2; TYPE III 12", 12", 7", I.D.+2W-38"
1103	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

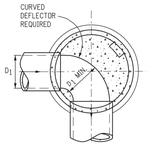
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



THROUGH PIPE ONE LATERAL

ANGLED LATERALS



SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

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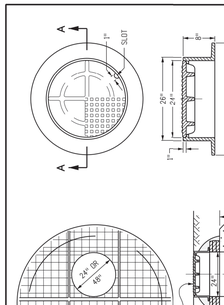
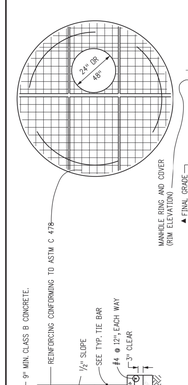
Creation Date: 07/04/12 Initials: DD		Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-9083, Fax: (303) 757-9820	MANHOLES
Last Modification Date: 07/04/12 Initials: LTA	(R-X)			Project Development Branch DD/LTA	M-604-20
Full Path: www.coloradodot.info/business/designsupport	(R-X)			Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 3
Drawing File Names: M604020010.dgn	(R-X)				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)				



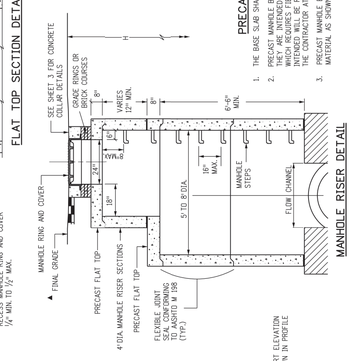
SECTION A-A
MANHOLE RING AND COVER

LEGEND
SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

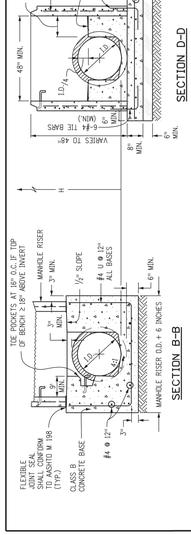
PRECAST MANHOLE BASES NOTES:
1. THE BASE SHALL BE POURED MONOLITHICALLY WITH BOTTOM CROSS SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INDICATED ON THE PLANS SHALL BE REJECTED BY THE ENGINEER AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.



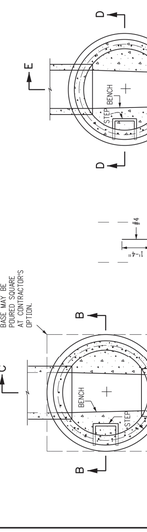
FLAT TOP SECTION DETAIL

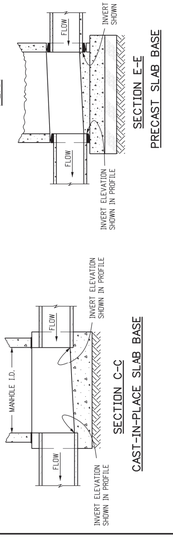


MANHOLE RISER DETAIL



SECTION D-D





TYPICAL TIE BAR

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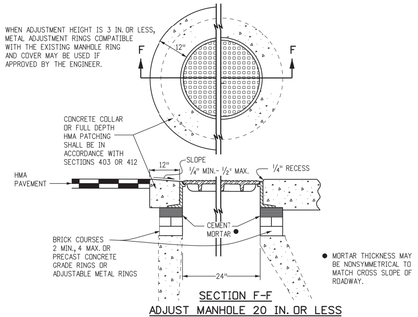
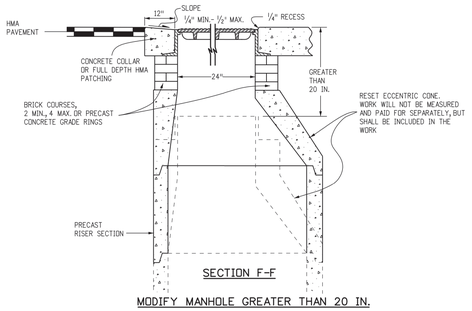
Last Modification Date: 07/04/12 Initials: LTA	(R-X)			Project Development Branch DD/LTA	M-604-20
Full Path: www.coloradodot.info/business/designsupport	(R-X)			Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 3
Drawing File Names: M604020020.dgn	(R-X)				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)				

T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

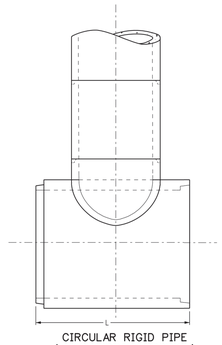


SECTION F-F
ADJUST MANHOLE 20 IN. OR LESS

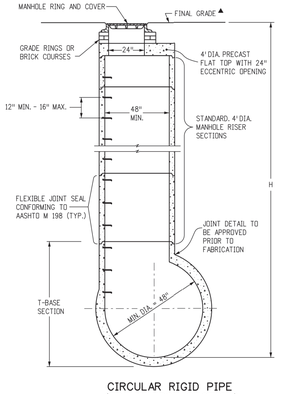


SECTION F-F
MODIFY MANHOLE GREATER THAN 20 IN.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.



CIRCULAR RIGID PIPE (LONGITUDINAL SECTION)



CIRCULAR RIGID PIPE (TRANSVERSE SECTION)

MANHOLE T-BASE

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Last Modification Date: 07/04/12 Initials: LTA	(R-X)			Project Development Branch DD/LTA	M-604-20
Full Path: www.coloradodot.info/business/designsupport	(R-X)			Issued By: Project Development Branch July 4, 2012	Sheet No. 3 of 3
Drawing File Names: 604020305.dgn	(R-X)				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)				

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
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.

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

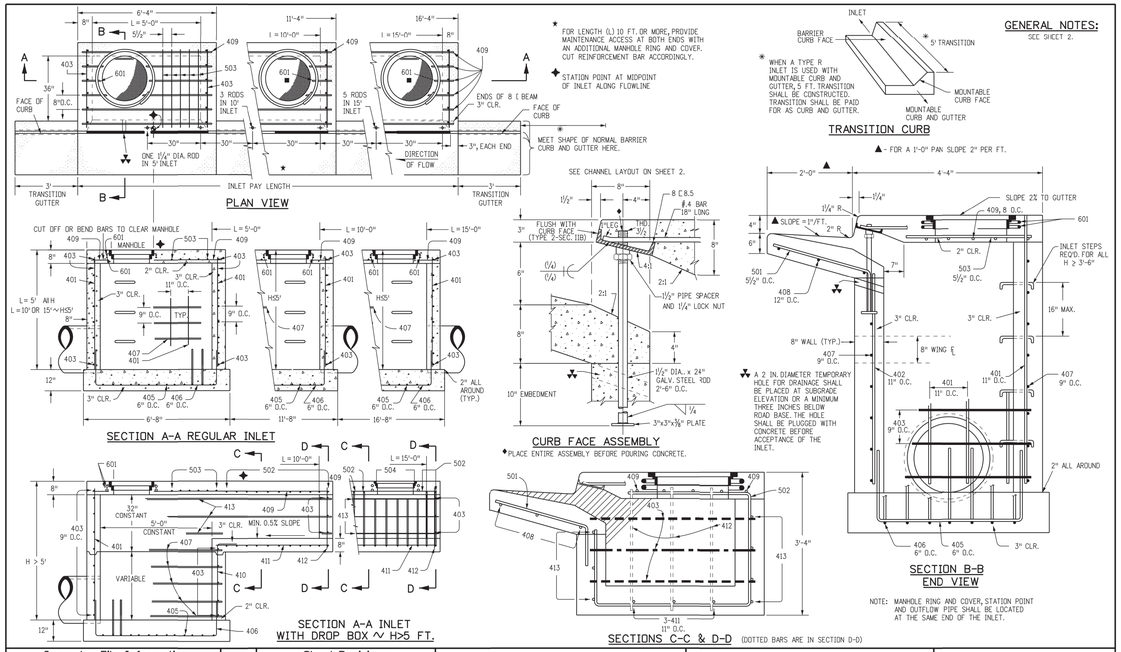
STORM SEWER DETAILS

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

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

date: 10/01/17

SHEET
C4.90



GENERAL NOTES:

SEE SHEET 2.

Computer File Information			Sheet Revisions	
Creation Date: 07/04/12	Initials: DD		Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA	R-X		
Full Path: www.coloradodot.info/business/designsupport		R-X		
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CAD Ver.: MicroStation V8 Scale: Not to Scale	Units: English	R-X		

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4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 1 of 2

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	5'-2"	3	10-2"
411	4	11"	II							3	2'-9"	3	2'-9"
412	4	11"	II							7	10'-10"	7	15'-10"
413	4	9"	II										
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■808.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

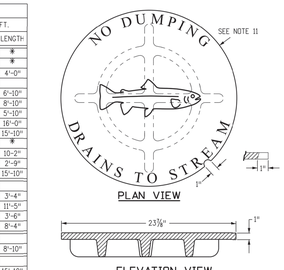
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

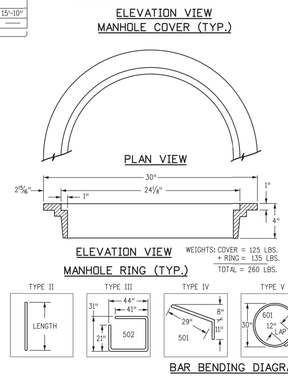
NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

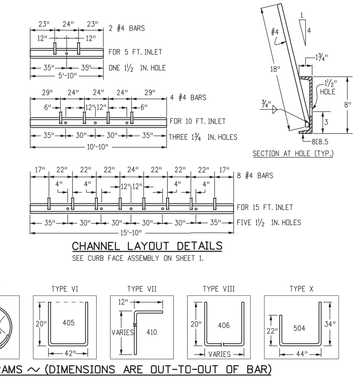
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

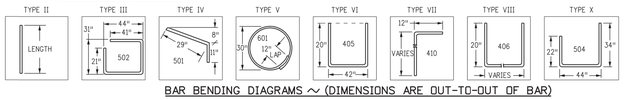


GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.







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Last Modification Date: 07/04/12	Initials: LTA	R-X		
Full Path: www.coloradodot.info/business/designsupport		R-X		
Drawing File Name: 6040120202.dgn		R-X		
CAD Ver.: MicroStation V8 Scale: Not to Scale	Units: English	R-X		

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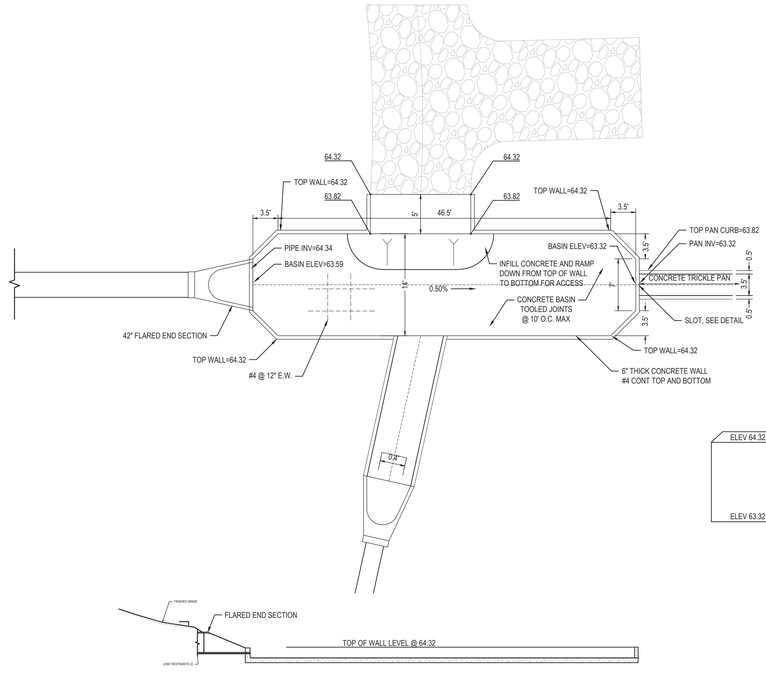
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 2 of 2



FOREBAY DETAIL

1" = 10'

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

06/30/2022
Town of Parker, Director of Engineering — Date

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
30226
JERRY W. DAVIDSON
6/29/2022

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

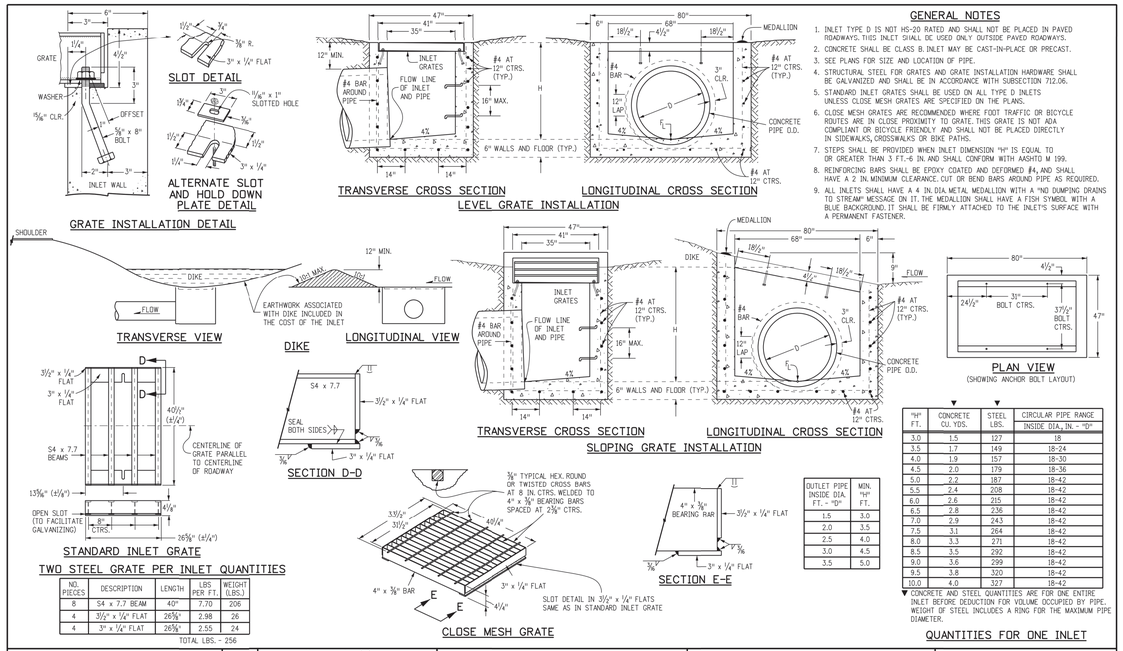
REVISIONS

STORM SEWER DETAILS

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

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

SHEET
C4.91



NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
8	S4 x 7.7 BEAM	40"	7.70	206
4	3½" x ¼" FLAT	26⅝"	2.98	26
4	3" x ¼" FLAT	26⅝"	2.55	24

TOTAL LBS. - 256

"H" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA., IN. - "D"
3.0	1.5	127	18
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

▼ CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

OUTLET PIPE INSIDE DIA. - FT. - "D"	MIN. "H" FT.
1.5	3.0
2.0	3.5
2.5	4.0
3.0	4.5
3.5	5.0

Computer File Information	
Creation Date: 07/04/12	Initials: DD
Last Modification Date: 07/04/12	Initials: LTA
Full Path: www.coloradodot.info/business/designsupport	
Drawing File Name: 604010101.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

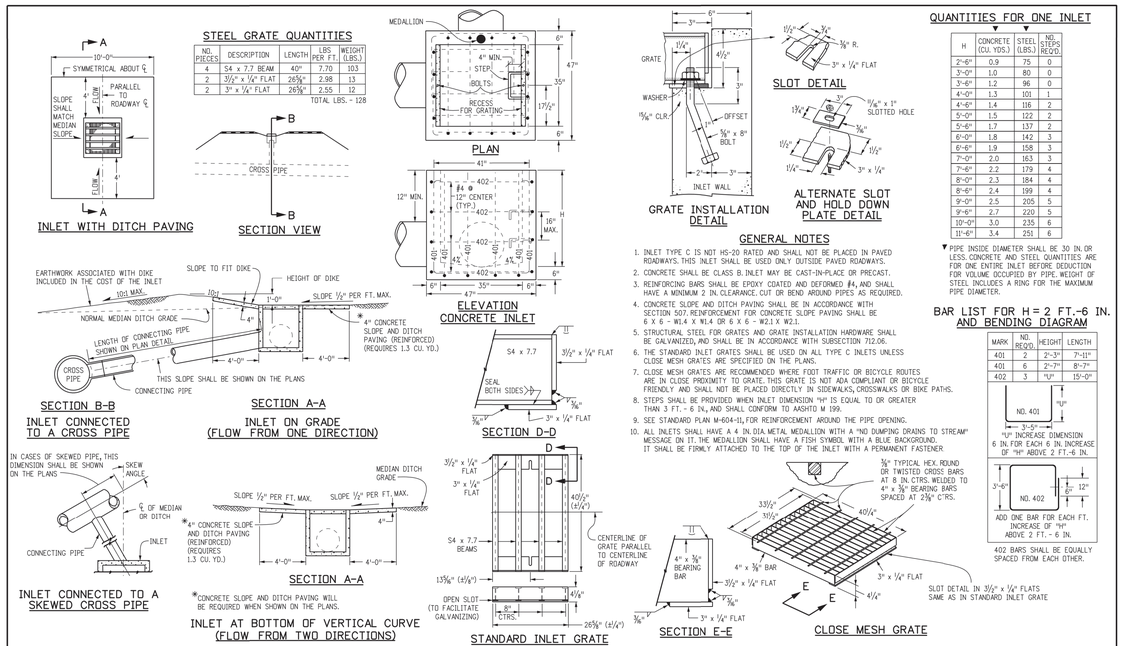
Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

INLET, TYPE D

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-11
Sheet No. 1 of 1



NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	40"	7.70	103
2	3½" x ¼" FLAT	26⅝"	2.98	13
2	3" x ¼" FLAT	26⅝"	2.55	12

TOTAL LBS. - 128

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-6"	0.9	75	0
3'-0"	1.0	80	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-6"	3.4	251	6

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-3"	7'-11"
401	6	2'-7"	8'-7"
402	3	"U"	15'-0"

NO. 401 — 3'-5" — "U"

"U" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT.-6 IN.

3'-6" — NO. 402 — 6" — 12"

ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT. - 6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

Computer File Information	
Creation Date: 07/04/12	Initials: DD
Last Modification Date: 07/04/12	Initials: LTA
Full Path: www.coloradodot.info/business/designsupport	
Drawing File Name: 604010101.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

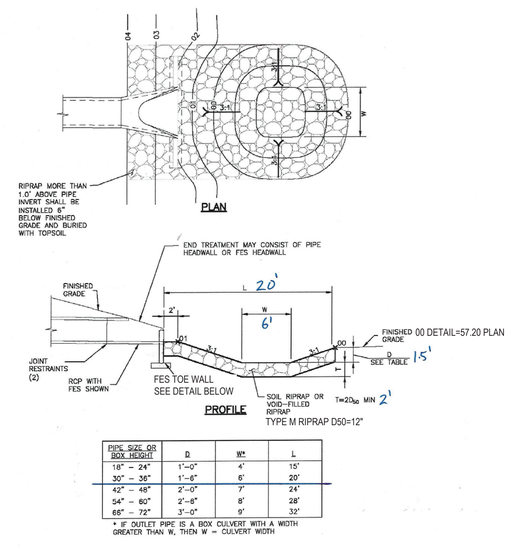
Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

INLET, TYPE C

Issued By: Project Development Branch July 4, 2012

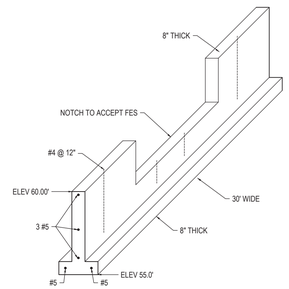
STANDARD PLAN NO.
M-604-10
Sheet No. 1 of 1



PIPE SIZE OR BOX HEIGHT	D	W*	L
18" – 24"	1'-0"	4'	15'
30" – 36"	1'-6"	6'	20'
42" – 48"	2'-0"	7'	24'
54" – 60"	2'-6"	8'	28'
66" – 72"	3'-0"	9'	32'

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

Figure 9-37. Low tailwater riprap basin



TOE WALL DETAIL
NOT TO SCALE

OUTFALL TO KINNEY CREEK DETAIL

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 06/30/2022

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 38220 JERRY W. DAVIDSON
PROFESSIONAL ENGINEER

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

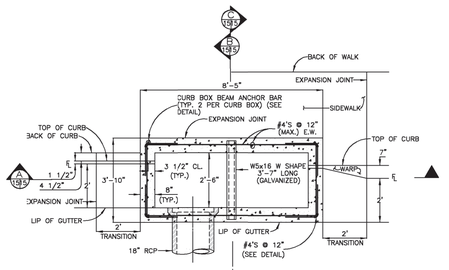
REVISIONS	DATE
1ST SUBMITTAL	04/15/22
RESUBMITTAL	11/01/18
SIXTH SUBMITTAL	08/31/18
FOURTH SUBMITTAL	05/25/18
THIRD SUBMITTAL	03/19/18
PWSD SUBMITTAL	02/28/18
SECOND SUBMITTAL	10/24/17
INITIAL SUBMITTAL	

STORM SEWER DETAILS

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

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

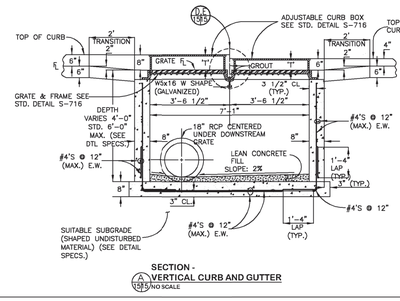
SHEET
C4.92



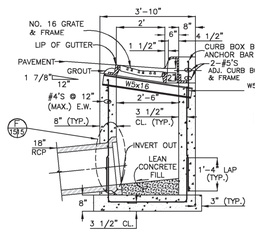
6" VERTICAL CURB AND GUTTER | **COMBINATION CURB GUTTER AND SIDEWALK**

PLAN
NO SCALE

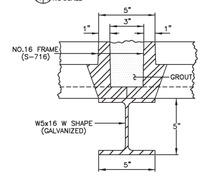
"I" = THROAT OPENING
"I" = 6" FOR 6" VERTICAL CURB & GUTTER
"I" = 5" FOR COMBINATION CURB GUTTER & SIDEWALK
DROP FROM GUTTER ℄ ELEVATION TO GRATE ℄ ELEVATION (TRANSITION) IS 2".



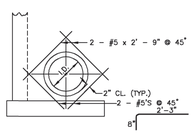
SECTION - VERTICAL CURB AND GUTTER
NO SCALE



SECTION - VERTICAL CURB AND GUTTER
NO SCALE

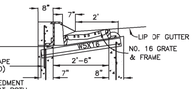


DETAIL - FRAME PLACEMENT ON SUPPORT RAIL (TYP.)
NO SCALE

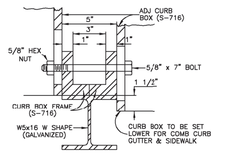


DETAIL - REBAR PLACEMENT INLET WALL PENETRATION (TYP.)
NO SCALE

NOTES:
1. SEE DETAIL SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
2. ALSO SEE GENERAL NOTES ON S-616.1.

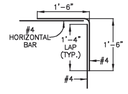


SECTION - COMBINATION CURB GUTTER AND SIDEWALK
NO SCALE



DETAIL - PLACEMENT OF ADJ. CURB BOX ON SUPPORT RAIL (TYP.)
NO SCALE

DETAIL - CONNECTOR PIPE END TREATMENT (TYP.)
NO SCALE



DETAIL - REBAR PLACEMENT INLET WALL PENETRATION (TYP.)
NO SCALE

DETAIL - CURB BOX BEAM ANCHOR BAR (TYP.)
NO SCALE

NO	DESCRIPTION OF REVISIONS	BY
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###

CITY AND COUNTY OF DENVER
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CAPITAL PROJECTS MANAGEMENT
2000 W. 3RD AVE. DENVER, CO 80223
TEL: (303) 446-3617 FAX: (303) 446-3647

STANDARD DETAILS
DOUBLE NUMBER 16 INLET
S-616.2

###	
###	
###	
10/01/2015	
###	
15	

P:\PV\2015\C02\dwg\FINAL SHEET SET\S616-2.DWG, 7/7/2016 9:29:39 AM, dominic PDF AcuPriPmpt5.12

PERCEPTION
DESIGN GROUP, INC.
8901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
04/15/22

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PW/SD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

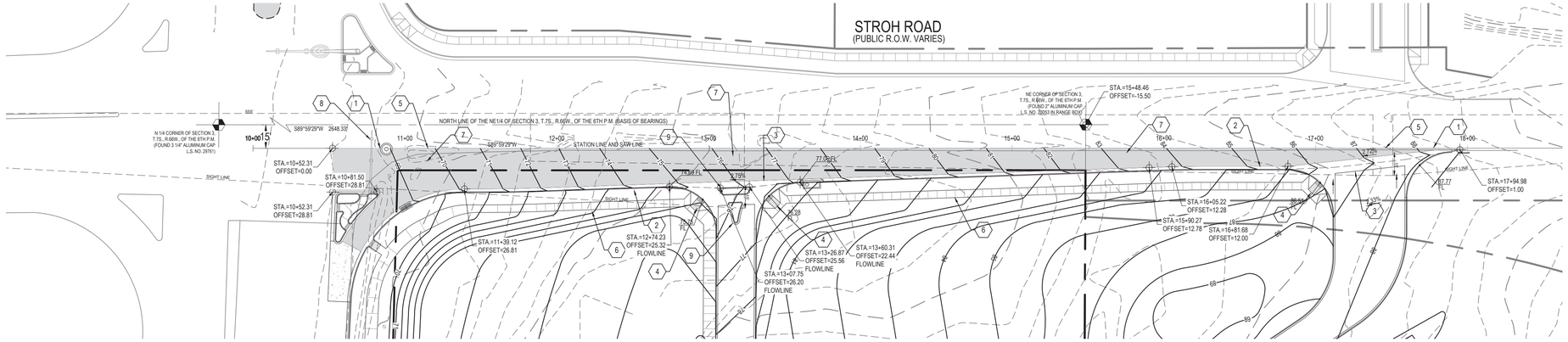
REVISIONS

STORM SEWER DETAILS

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

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

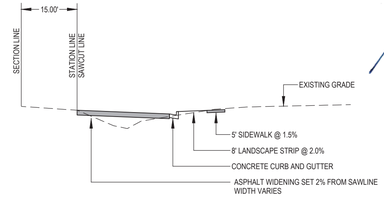
SHEET
C4.93



EXISTING OVERHEAD LINES ALONG STROH FRONTAGE
TO BE RELOCATED UNDERGROUND

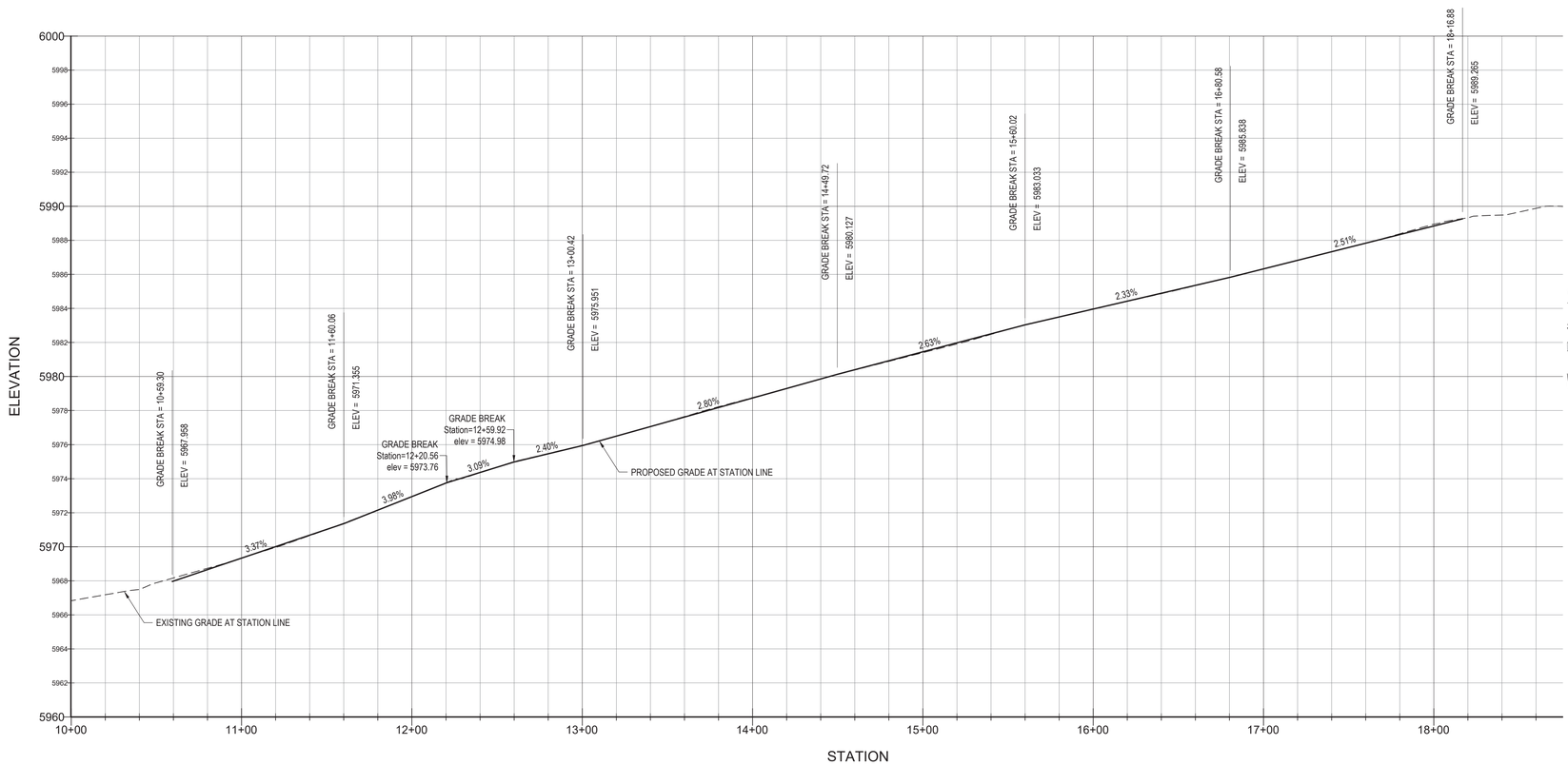
CONSTRUCTION NOTES

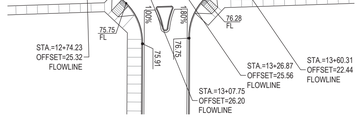
1. SAWCUT PAVEMENT TO NEAT CLEAN LINE AT STATION LINE.
2. CONSTRUCT CONCRETE CURB AND GUTTER. CDOT M-609-1 TYPE 2 SECTION IIB. SEE DETAIL 3, SHEET C5.90
3. CONSTRUCT 8' WIDE CONCRETE CROSS PAN. SEE DETAILS 19 AND 20, SHEET C5.91.
4. CONSTRUCT ACCESSIBLE CURB RAMP. SEE DETAIL 15, SHEET C5.90.
5. MATCH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



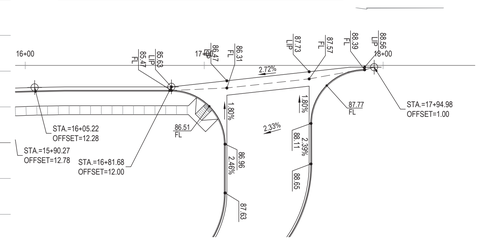
TYPICAL SECTION

NOT TO SCALE





WEST ACCESS ROAD DETAIL



EAST ACCESS ROAD DETAIL

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

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: 06/30/2022

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

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

BENCHMARK

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

NOTES

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

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

PERCEPTION DESIGN GROUP, INC.
6001 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER JERRY W. DAVIDSON 38126 — 04/15/22

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

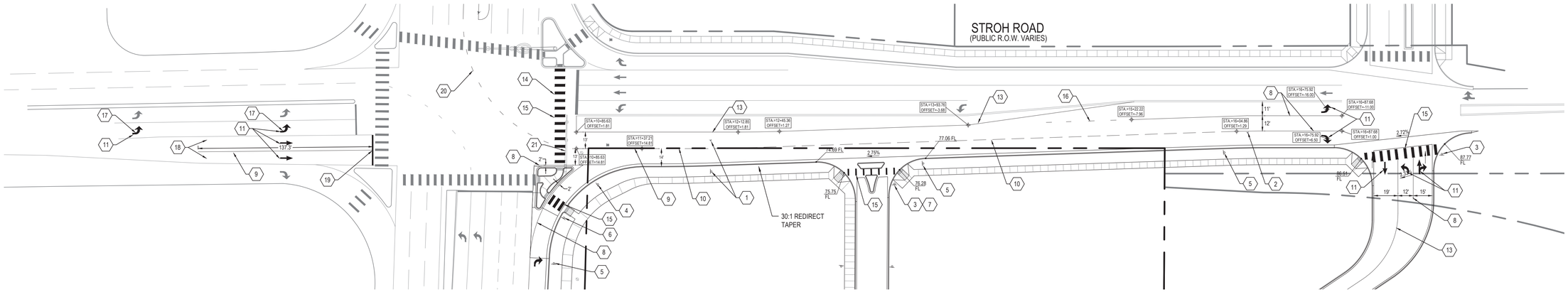
REVISIONS

STROH 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

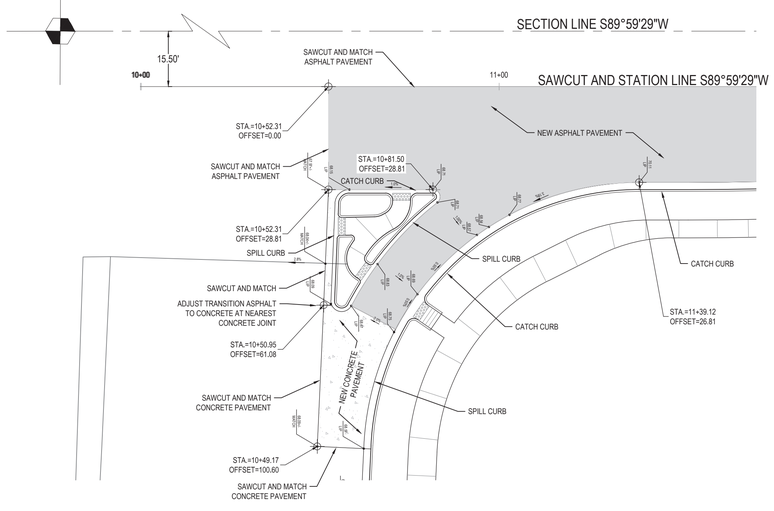
design by:	JWD
approved by:	JWD
project no.:	2015-015
date:	10/01/17

SHEET
C5.10



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

REFERENCE CDOT S-614-2 FOR SIGN MOUNTING DETAILS



INTERSECTION DETAIL

1" = 20'

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.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

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 STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

NOTES

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

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06/30/2022
Town of Parker, Director of Engineering — Date

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REG. 30226 JERRY W. DAVIDSON 04-19-22 PROFESSIONAL ENGINEER

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
10/24/17	INITIAL SUBMITTAL
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03/19/18	PWSD SUBMITTAL
05/25/18	THIRD SUBMITTAL
08/31/18	FOURTH SUBMITTAL
11/01/18	SIXTH SUBMITTAL
04/15/22	RESUBMITTAL

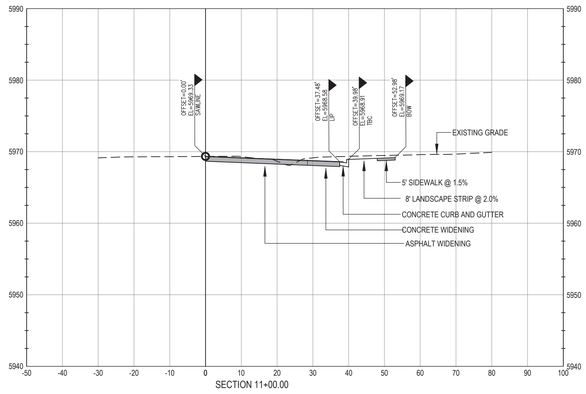
REVISIONS

STROH ROAD SIGNAGE AND STRIPING PLAN

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

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

SHEET
C5.11



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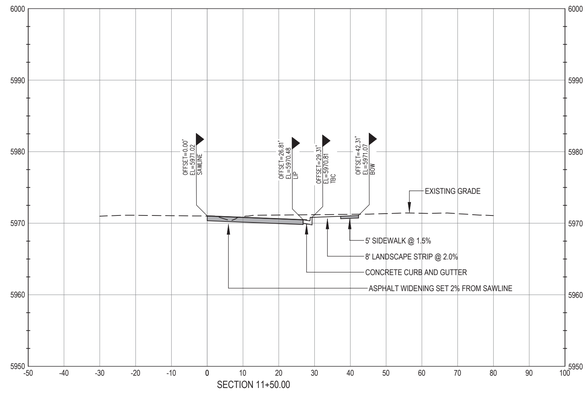

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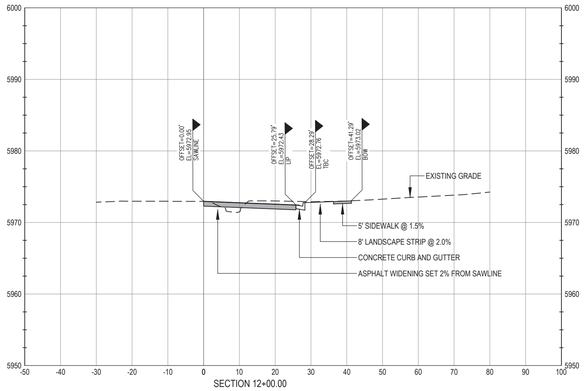

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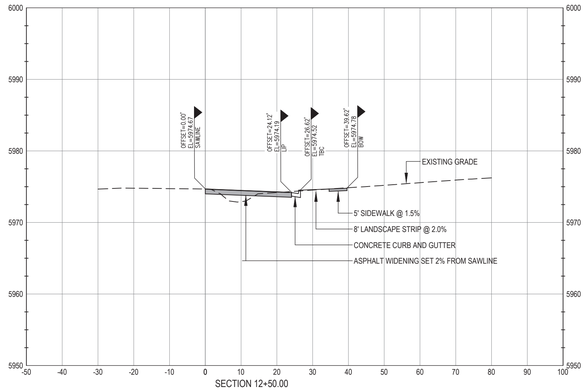

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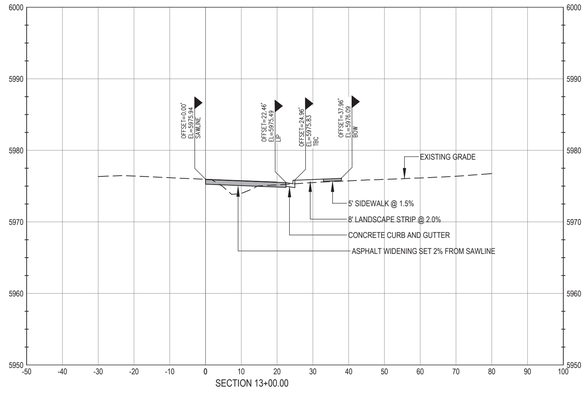

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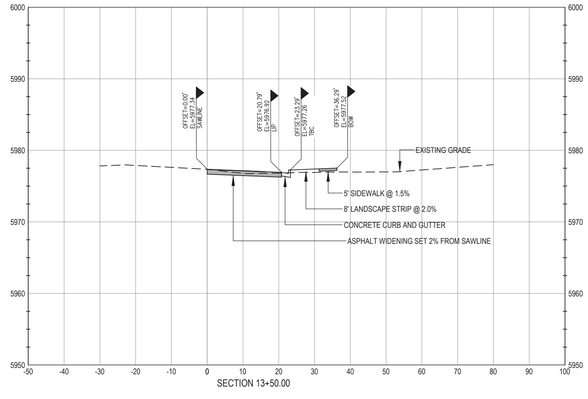

SECTION 13+50.00

GRAPHIC SCALE

20 0 10 20 40

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COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
10/24/17

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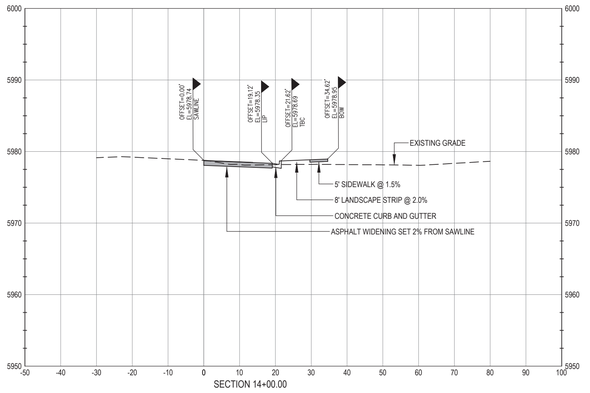
REVISIONS

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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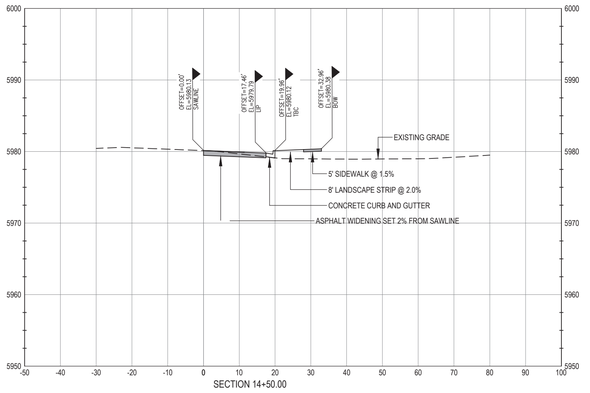

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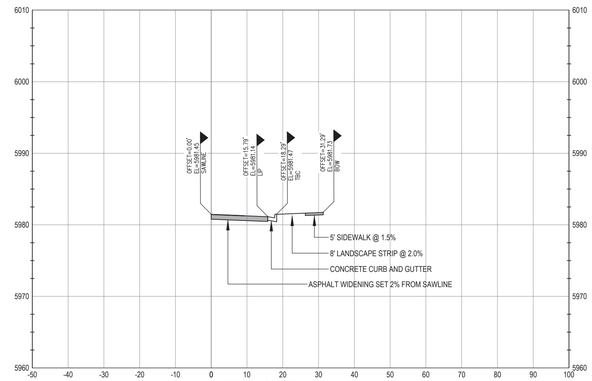

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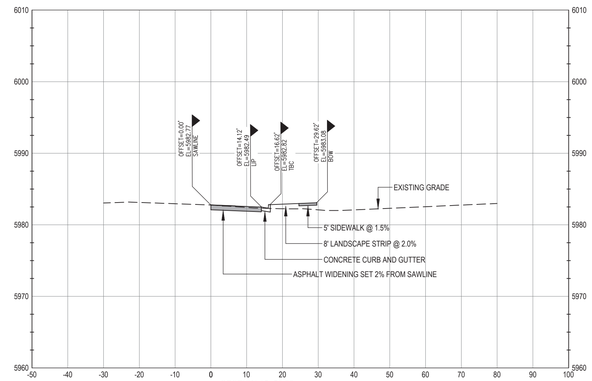

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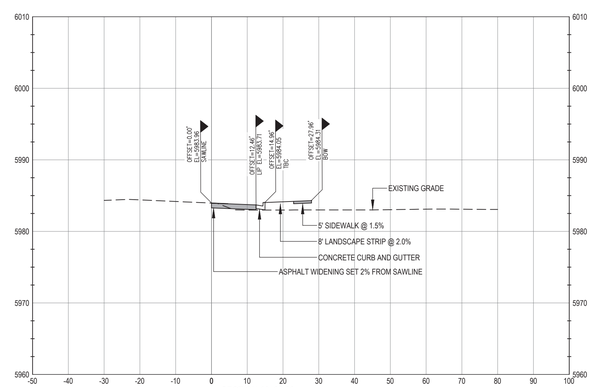
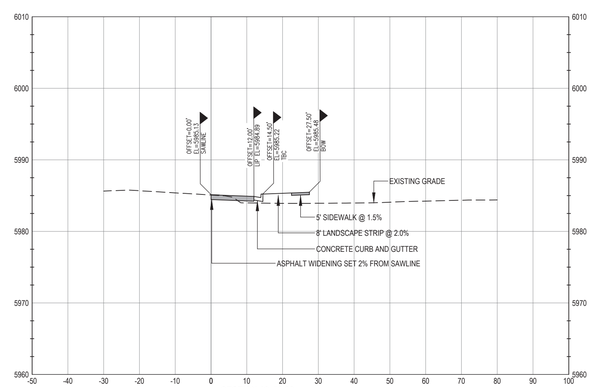


SECTION 16+00.00



SECTION 16+50.00

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COLORADO REGISTERED PROFESSIONAL ENGINEER — JERRY W. DAVIDSON — 30226 — 10/01/17

PREPARED UNDER THE DIRECT SUPERVISION OF
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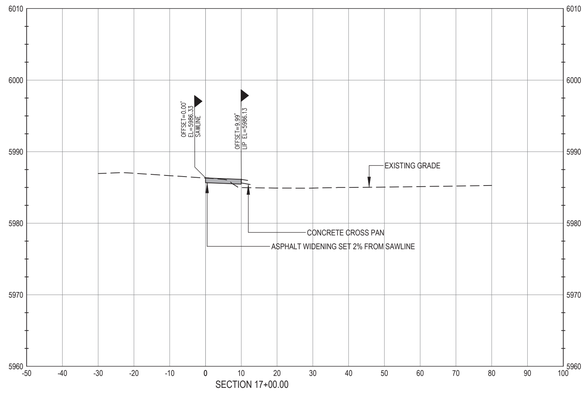
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

SHEET
C5.13



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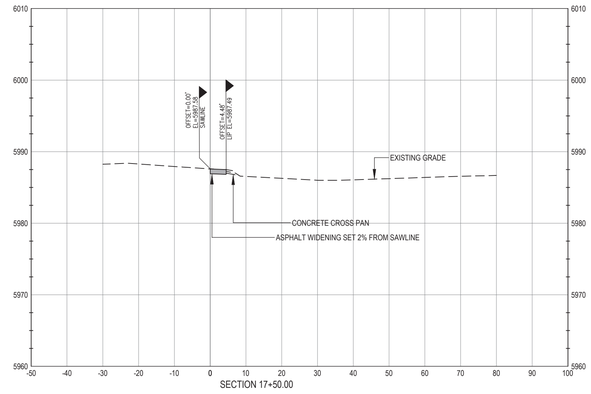

SECTION 17+50.00

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JERRY W. DAVIDSON
30226
04/15/22

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REVISIONS

PARKER ROAD PLAN AND PROFILE

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
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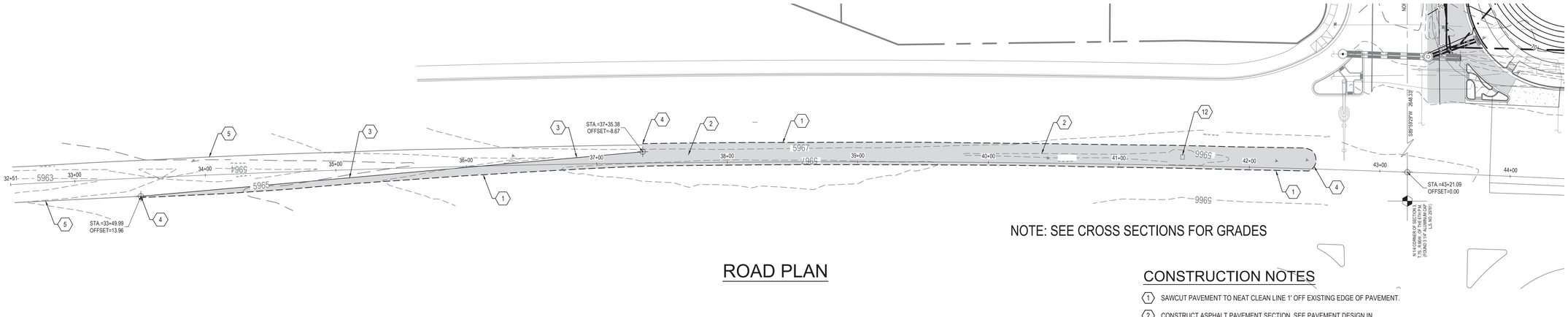
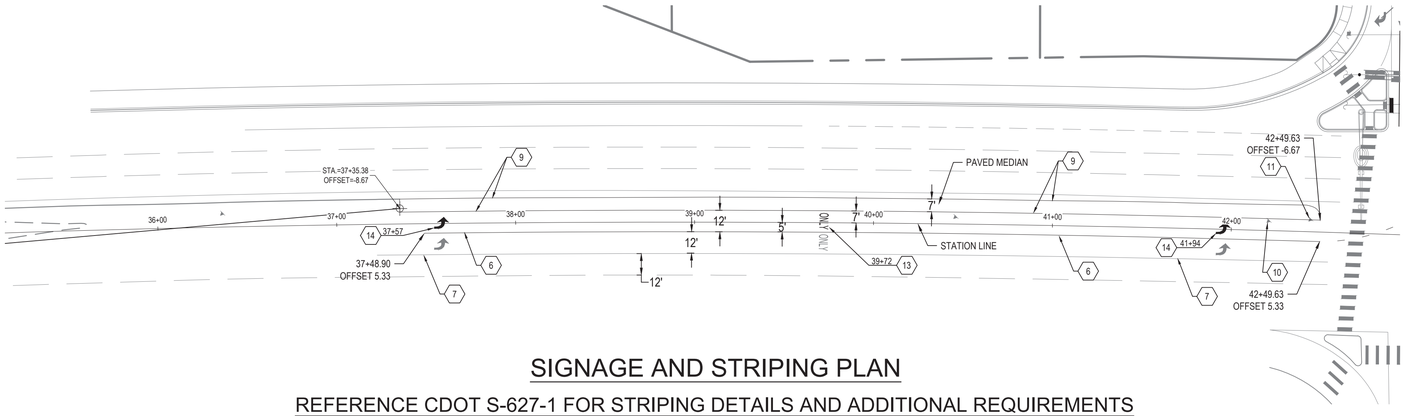
SHEET
C5.14



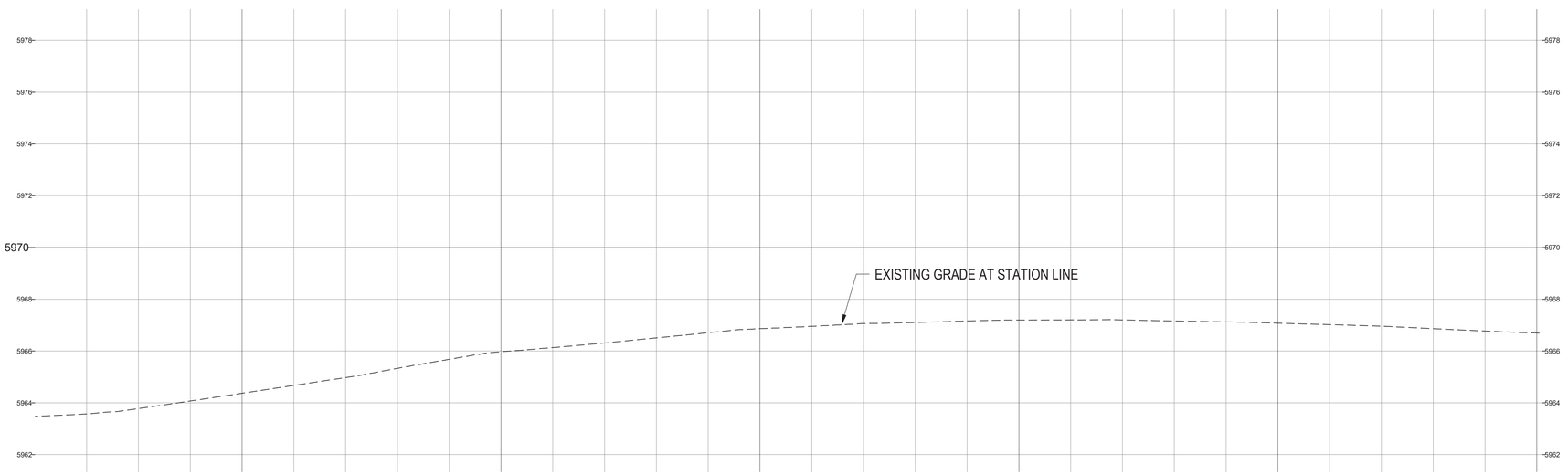
NOTE: SEE CROSS SECTIONS FOR GRADES

ROAD PLAN



SIGNAGE AND STRIPING PLAN

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



STATION LINE PROFILE

CONSTRUCTION NOTES

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

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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NOTES

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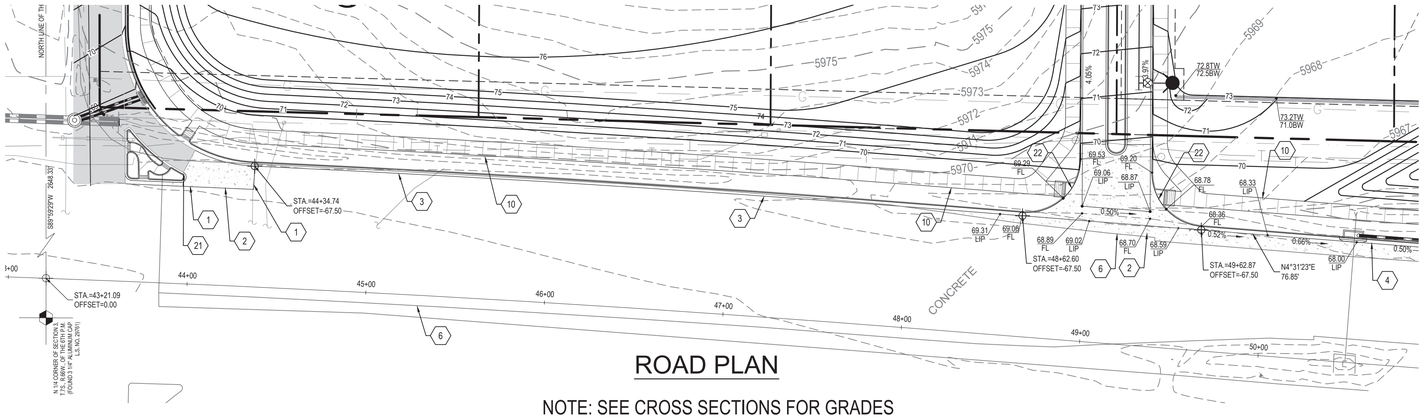
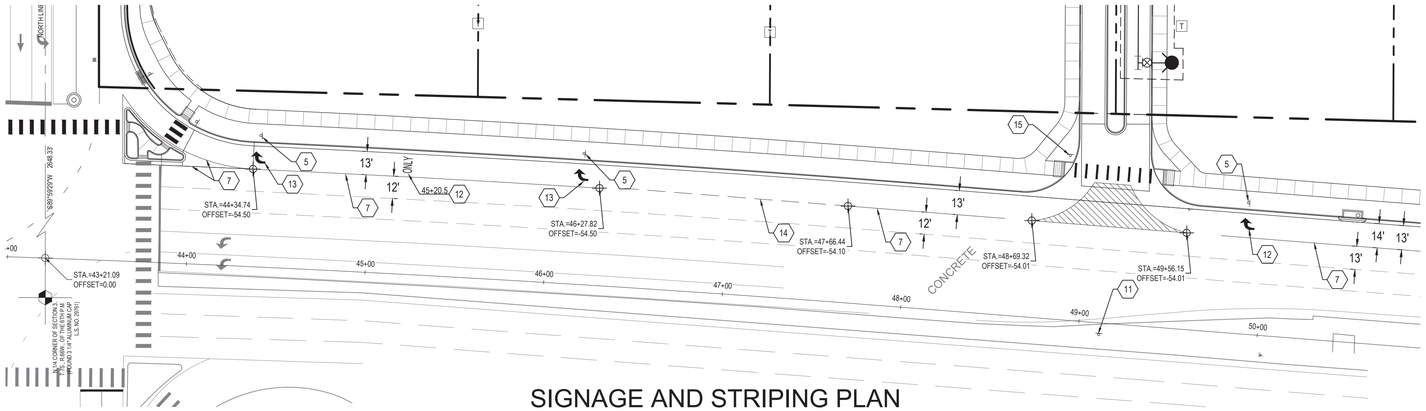


ROAD PLAN

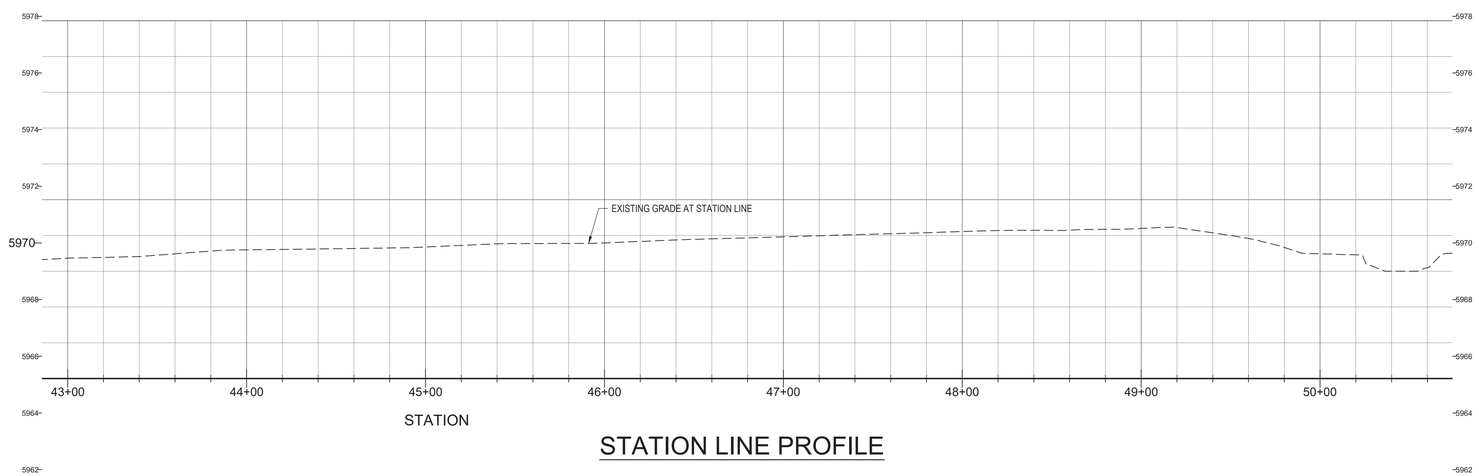
NOTE: SEE CROSS SECTIONS FOR GRADES

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND

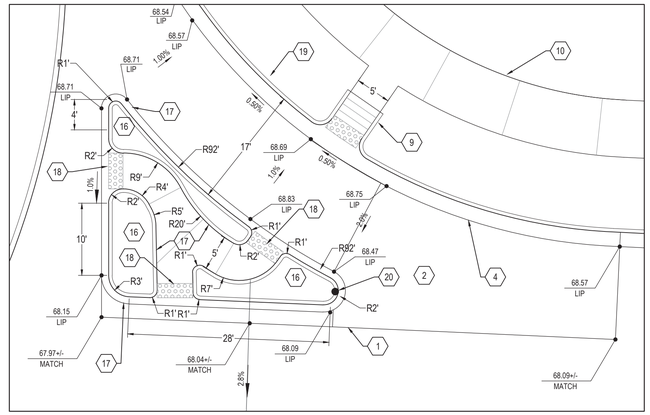


SIGNAGE AND STRIPING PLAN

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



STATION LINE PROFILE



TRAFFIC ISLAND

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. SAWCUT PAVEMENT TO NEAT CLEAN LINE.
2. CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. DOWEL TO EXISTING CONCRETE PAVEMENT.
3. CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM. DOWEL TO EXISTING EDGE OF CONCRETE PAVEMENT.
4. CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
5. INSTALL R3-7R, 36"X36" RIGHT LANE MUST TURN RIGHT SIGN. SEE CDOT S-614-2.
6. EXISTING EDGE OF CONCRETE PAVEMENT.
7. PAINT 8" WIDE WHITE CHANNELIZING LINE.
8. PAINT 4" WIDE WHITE EDGE LINE.
9. CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 3A.
10. CONSTRUCT 8' WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
11. INSTALL R6-1 ONE WAY SIGN. SEE CDOT S-614-2.
12. PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
13. PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
14. PAINT 8" WIDE 30-10-30 SKIP WHITE LINE.
15. INSTALL R1-1 STOP SIGN. SEE CDOT S-614-2.
16. INFILL ISLAND WITH 4" THICK CONCRETE.
17. CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM.
18. INSTALL DETECTABLE WARNING. SEE CDOT M-608-1.
19. CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIB.
20. INSTALL DELINEATOR. SEE CDOT S-612-1.
21. TRANSITION CONCRETE TO ASPHALT AT NEAREST JOINT.
22. CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 4A.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

WARNING

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

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

NOTES

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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: 06/30/2022

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
PROFESSIONAL ENGINEER
5-10-22

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

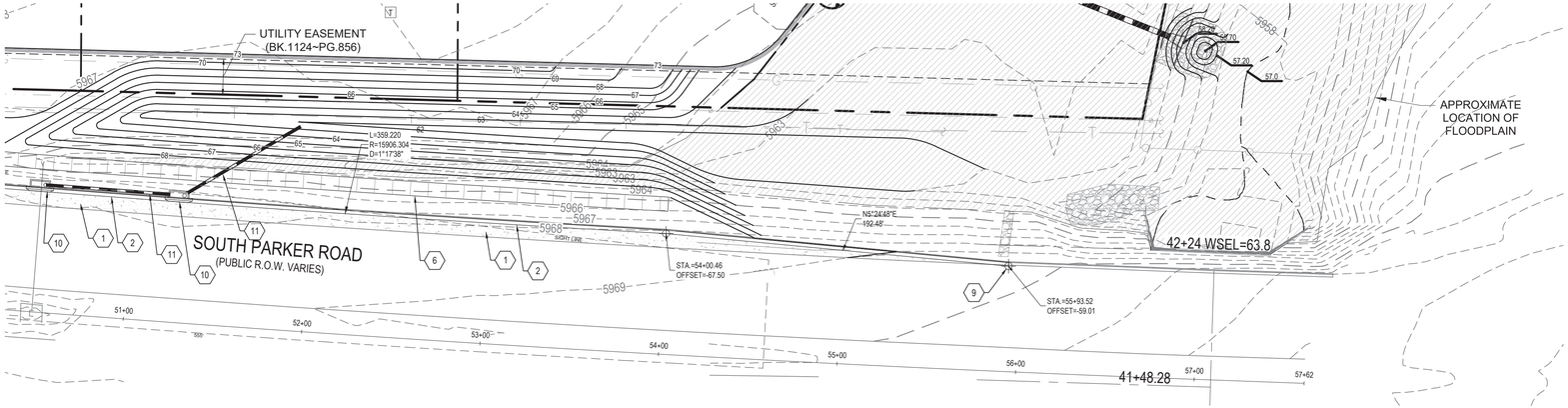
DATE	DESCRIPTION	REVISIONS
10/24/17	INITIAL SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
04/15/22	RESUBMITTAL	

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

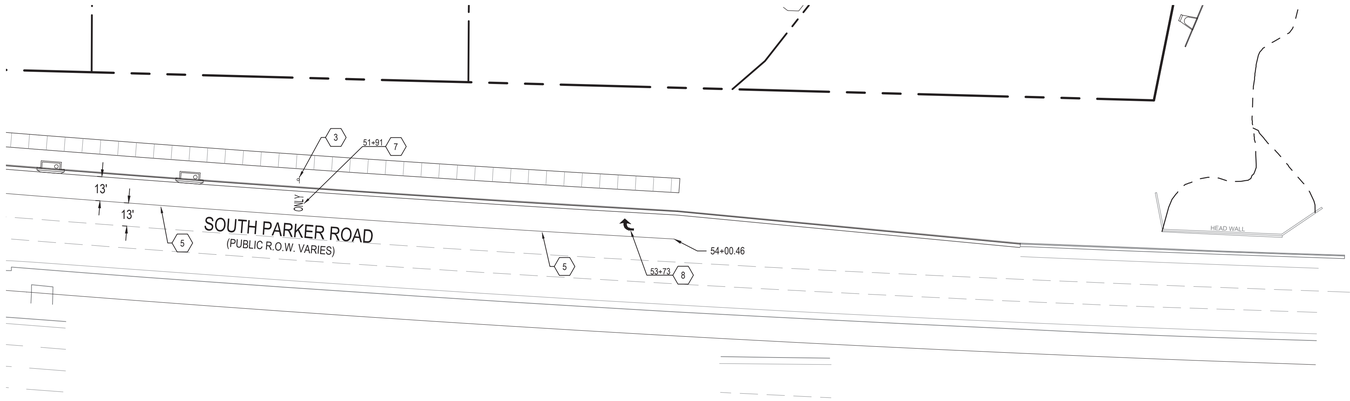
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

SHEET
C5.16

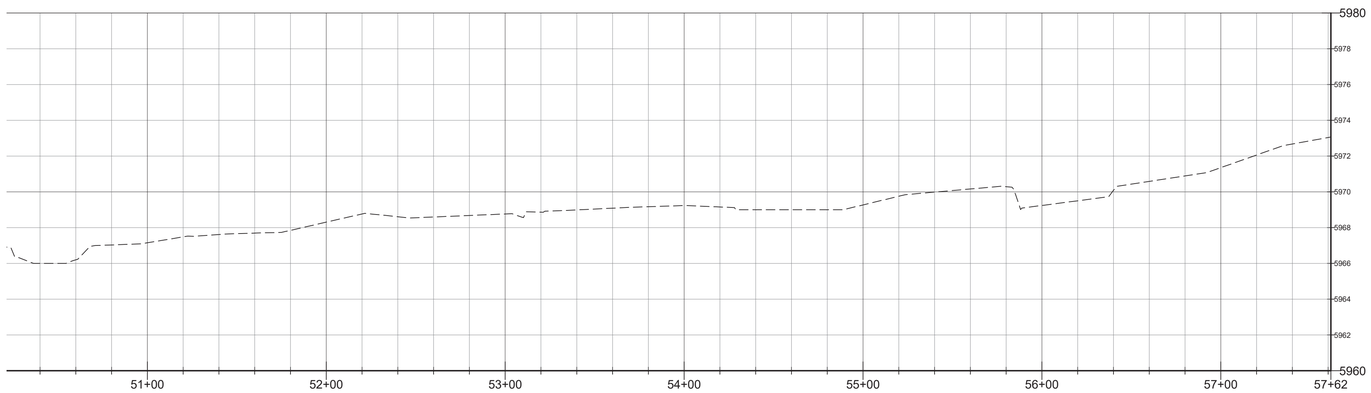


ROAD PLAN

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND



SIGNAGE AND STRIPING PLAN



STATION LINE PROFILE

CONSTRUCTION NOTES

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

NOTES

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GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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BENCHMARK

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06/30/2022
Town of Parker, Director of Engineering — Date

PERCEPTION
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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REG. NO. 30226 JERRY W. DAVIDSON 04-15-22 PROFESSIONAL ENGINEER

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

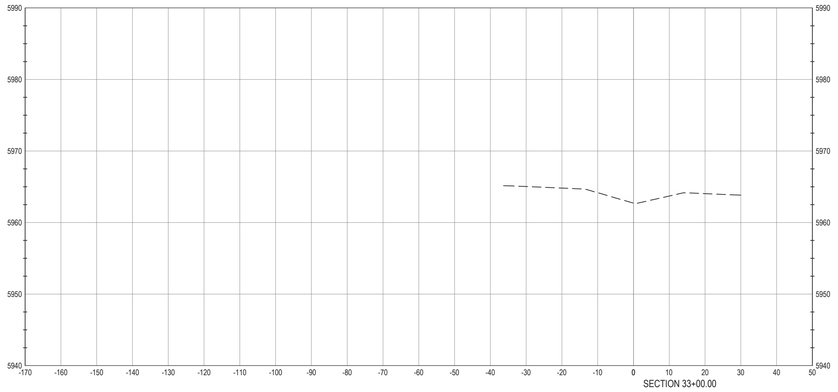
REVISIONS

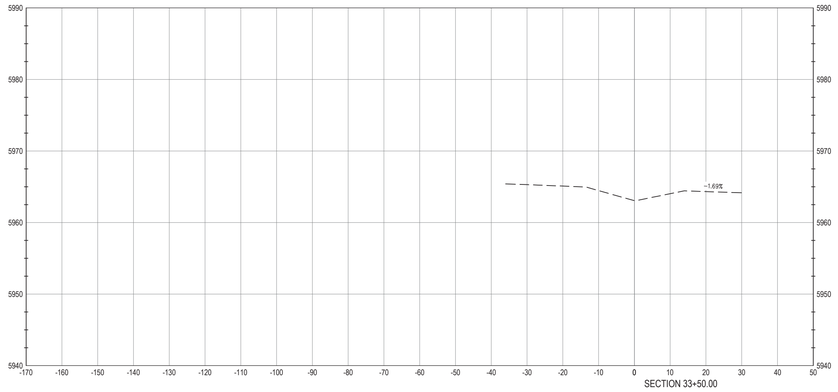
PARKER ROAD PLAN AND PROFILE

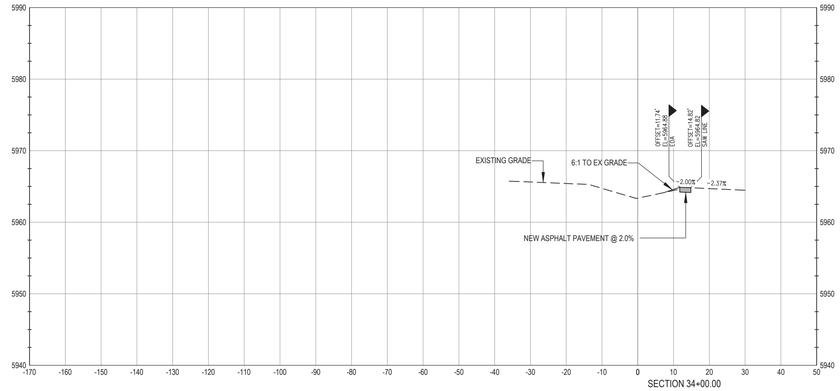
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

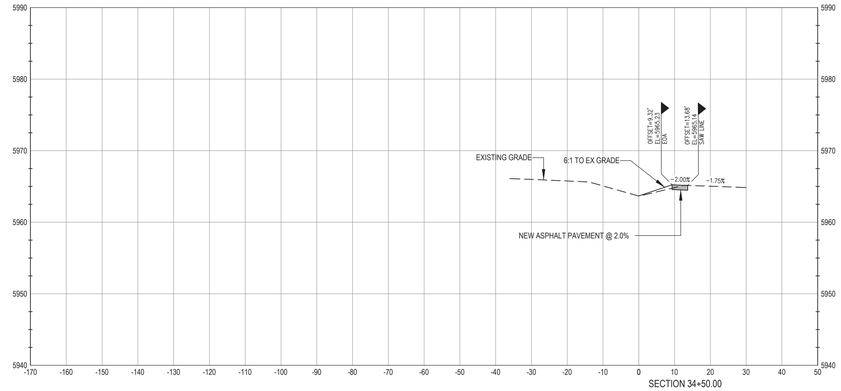
design by:	JWD
approved by:	JWD
project no.:	2015-015
date:	10/01/17

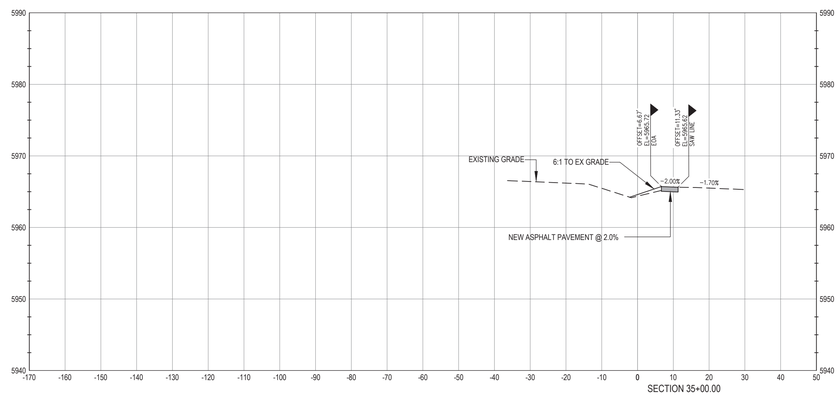
SHEET
C5.17











GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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COLORADO REGISTERED
JERRY W. DAVIDSON
30226
PROFESSIONAL ENGINEER
4/15/22

PREPARED UNDER THE DIRECT SUPERVISION OF
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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	DATE	DESCRIPTION
1	04/15/22	RESUBMITTAL
	11/01/18	SIXTH SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
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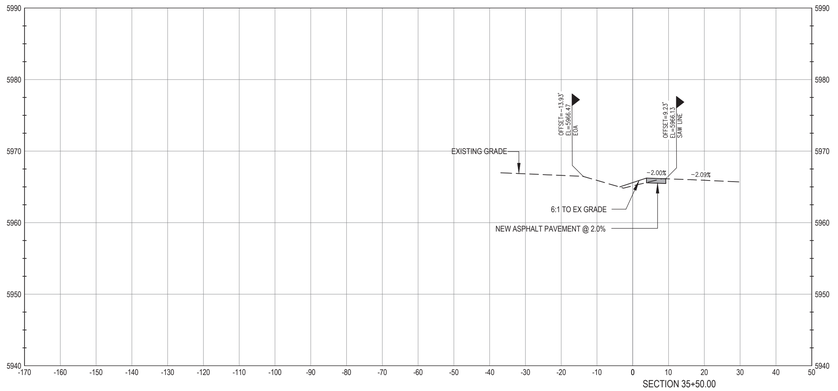
REVISIONS

PARKER ROAD CROSS SECTIONS

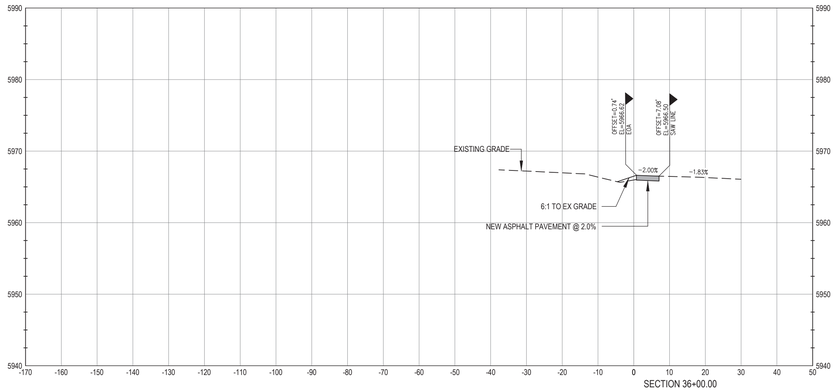
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

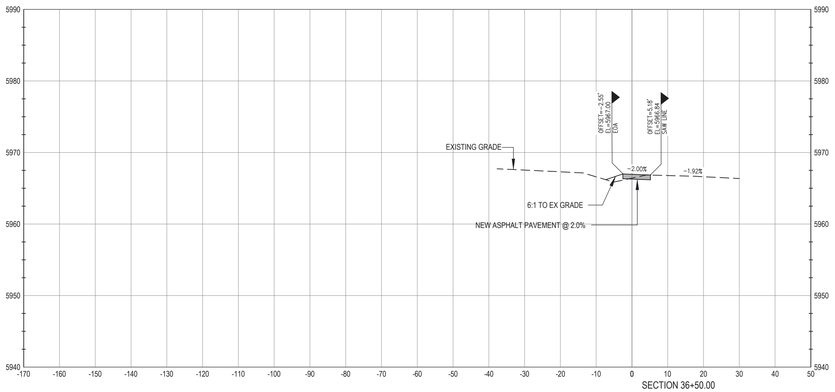
SHEET
C5.18



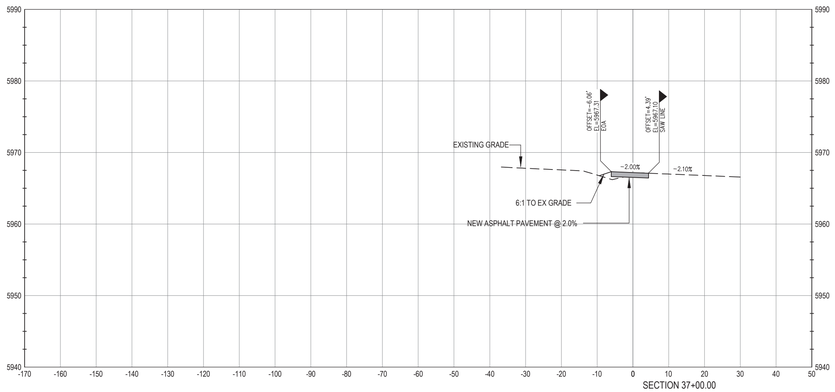
SECTION 35+50.00



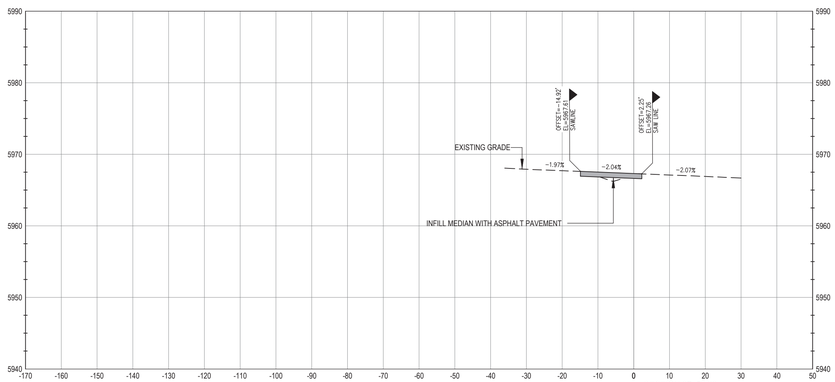
SECTION 36+00.00



SECTION 36+50.00



SECTION 37+00.00



SECTION 37+50.00

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20 0 10 20 40

(IN FEET)
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JERRY W. DAVIDSON
COLORADO REG. # 30226
PROFESSIONAL ENGINEER
6/15/22

PREPARED UNDER THE DIRECT SUPERVISION OF
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DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
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03/19/18	PWSD SUBMITTAL
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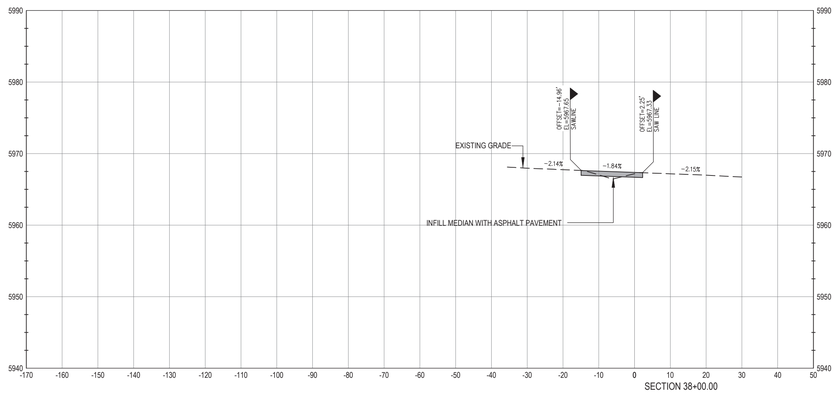
REVISIONS

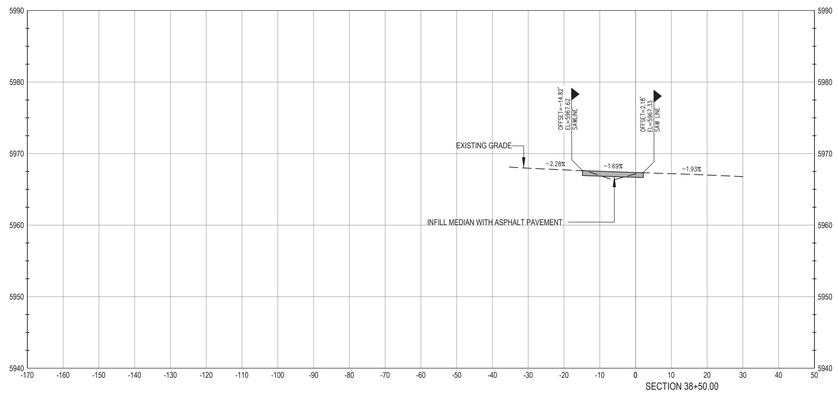
PARKER ROAD CROSS SECTIONS

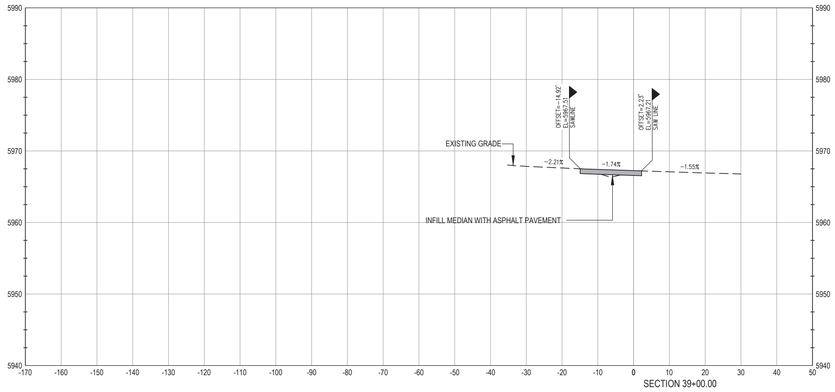
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

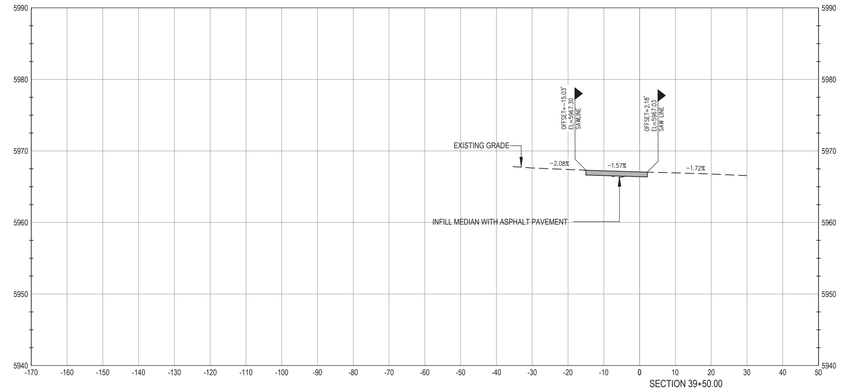
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

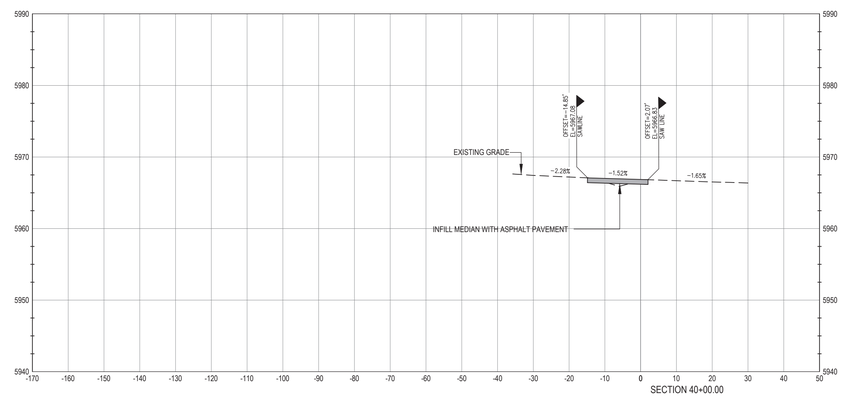
SHEET
C5.19











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GRAPHIC SCALE

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BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A – 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
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06/30/2022
Town of Parker, Director of Engineering — Date

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
04/15/22

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
1	10/24/17	INITIAL SUBMITTAL
2	02/28/18	SECOND SUBMITTAL
3	03/19/18	PWSD SUBMITTAL
4	05/25/18	THIRD SUBMITTAL
5	08/31/18	FOURTH SUBMITTAL
6	11/01/18	SIXTH SUBMITTAL
7	04/15/22	RESUBMITTAL

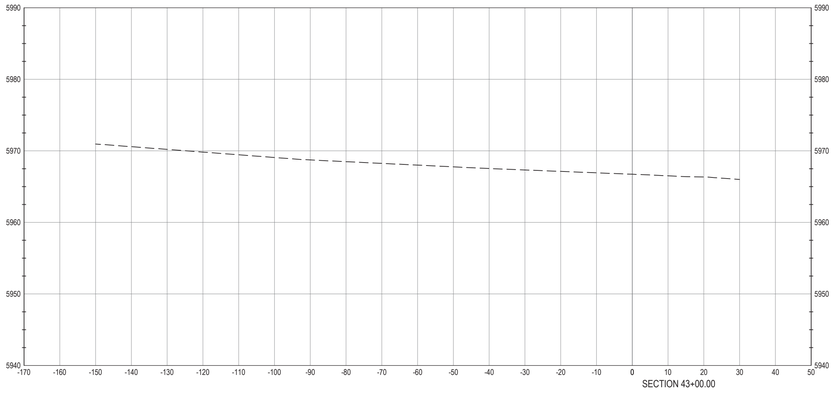
REVISIONS

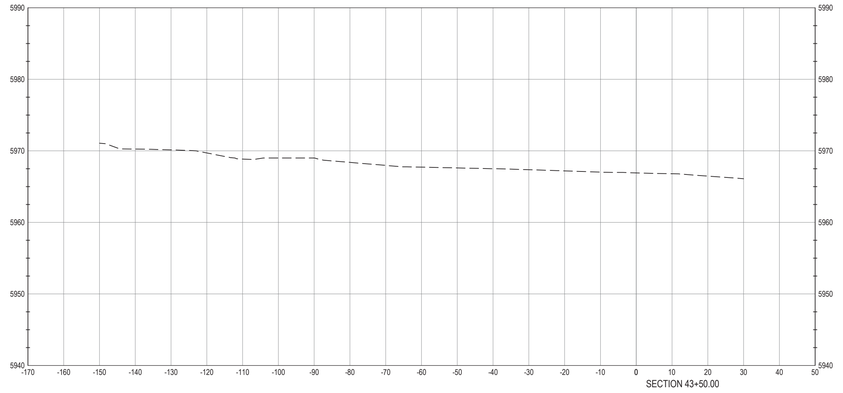
PARKER ROAD CROSS SECTIONS

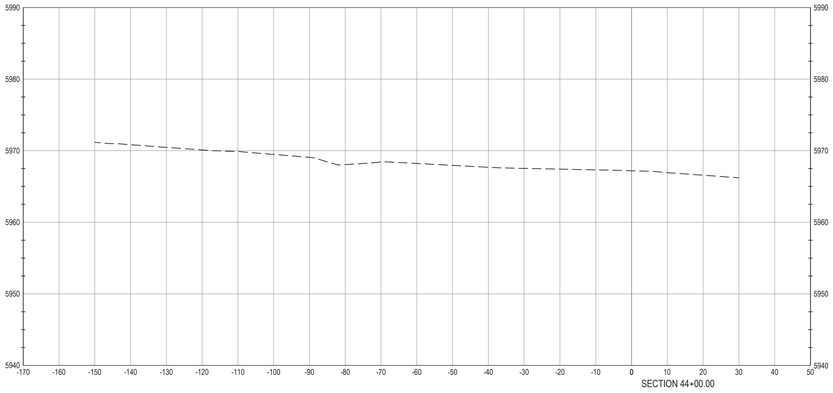
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

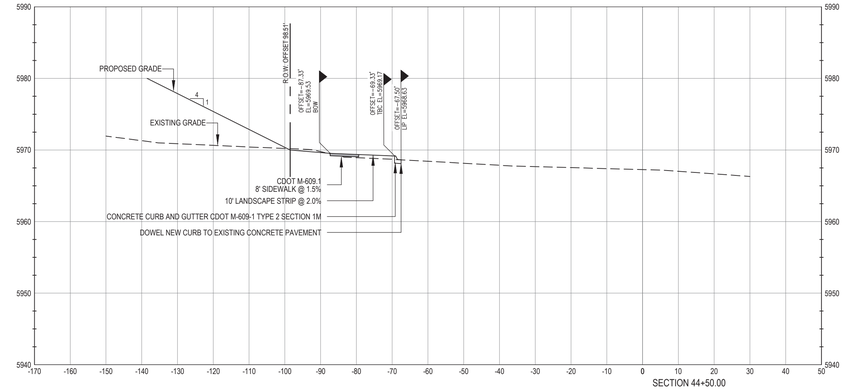
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

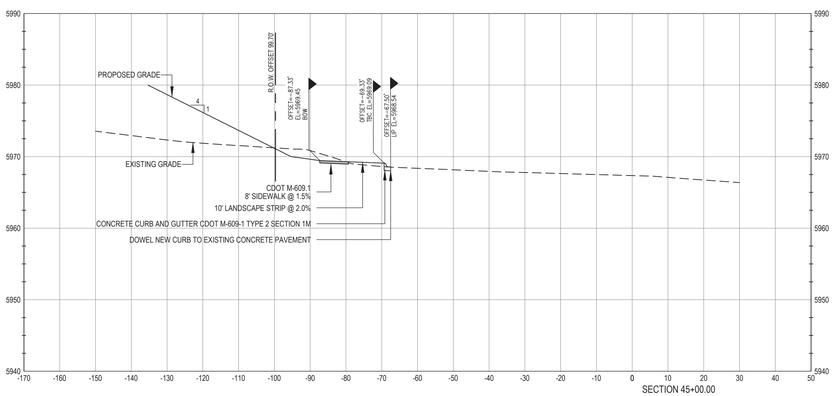
SHEET
C5.20











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04/15/22

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DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

REVISIONS

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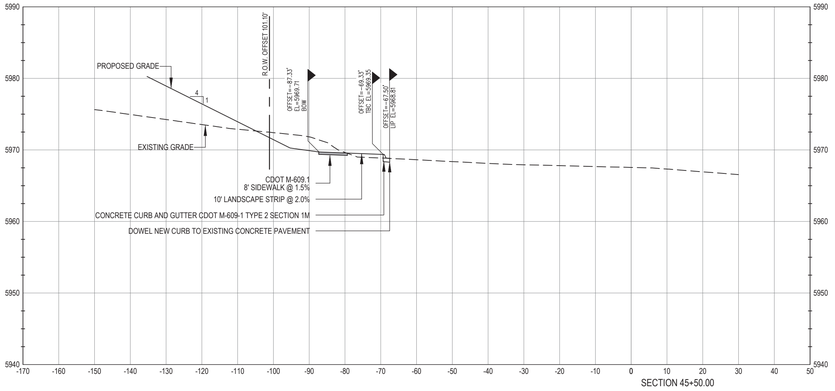
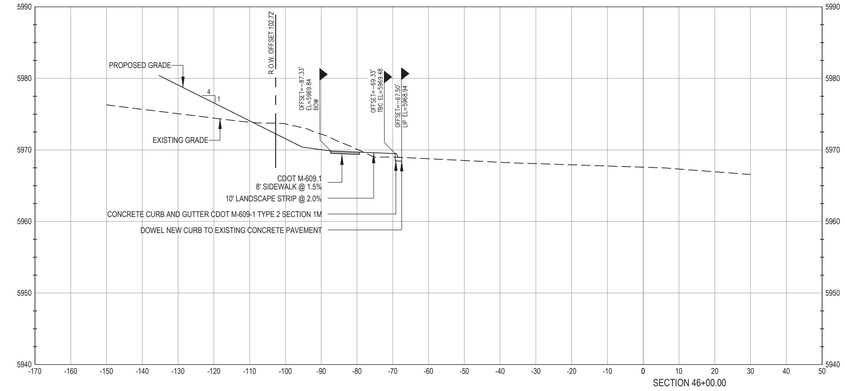
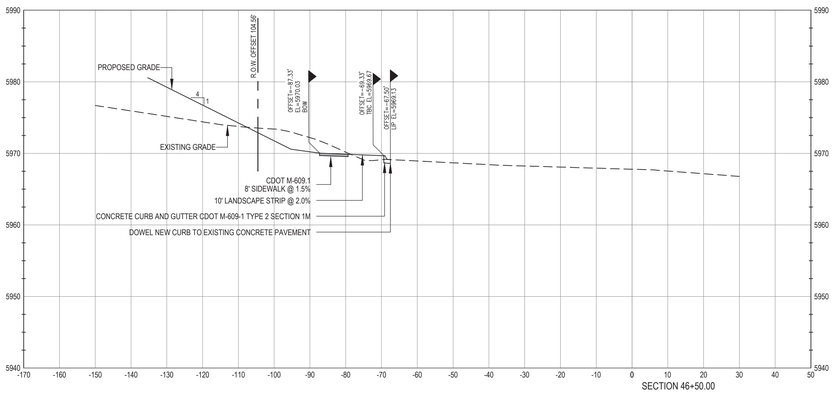
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

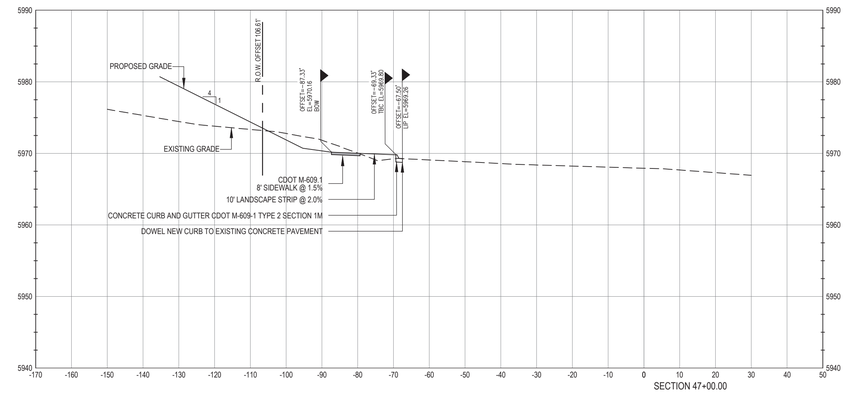
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

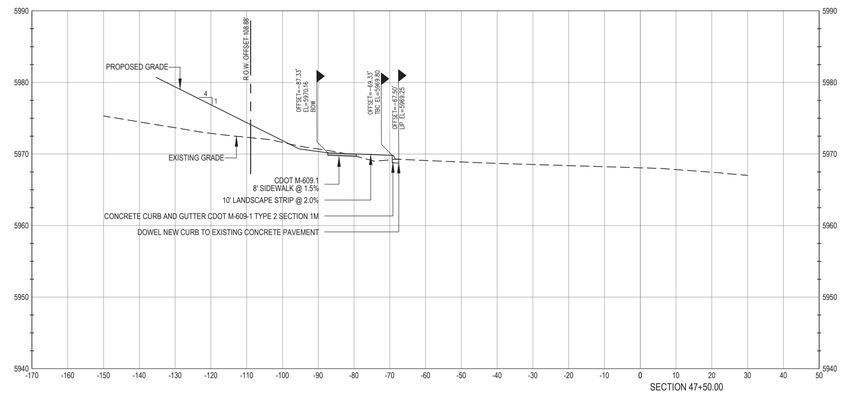
SHEET
C5.21











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JERRY W. DAVIDSON
30226
10/24/22

PREPARED UNDER THE DIRECT
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COLORADO REG # 30226
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DATE	DESCRIPTION
10/24/17	INITIAL SUBMITTAL
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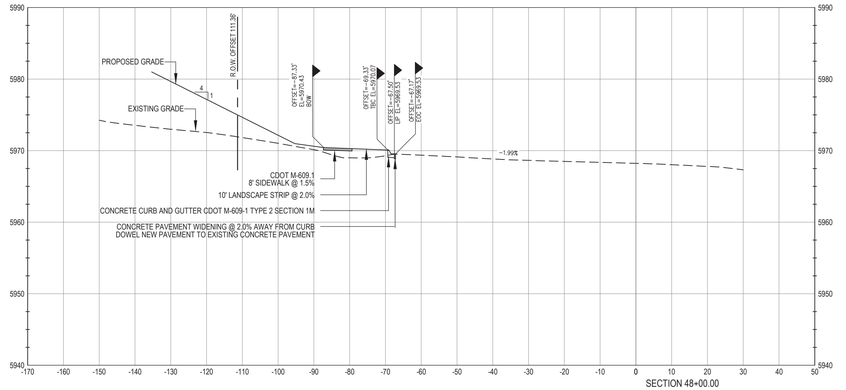
REVISIONS

PARKER ROAD CROSS SECTIONS

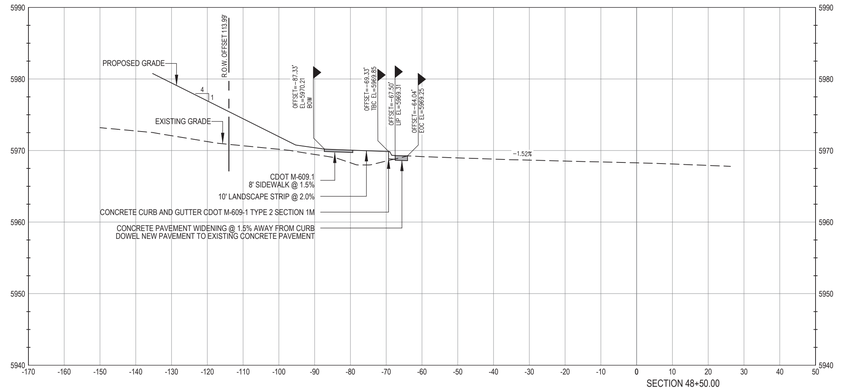
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

SHEET
C5.22



SECTION 48+00.00



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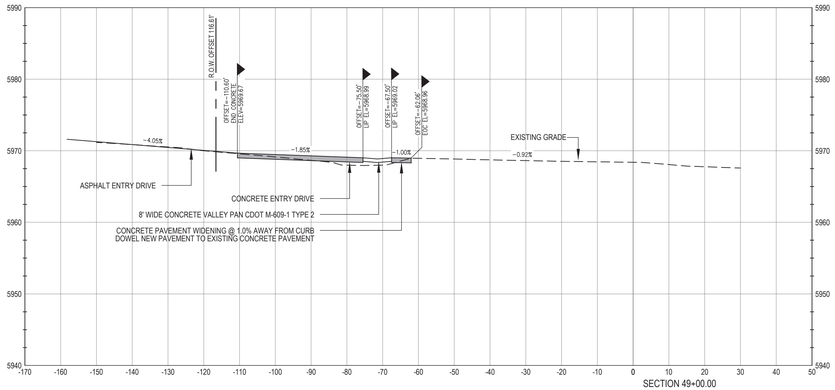
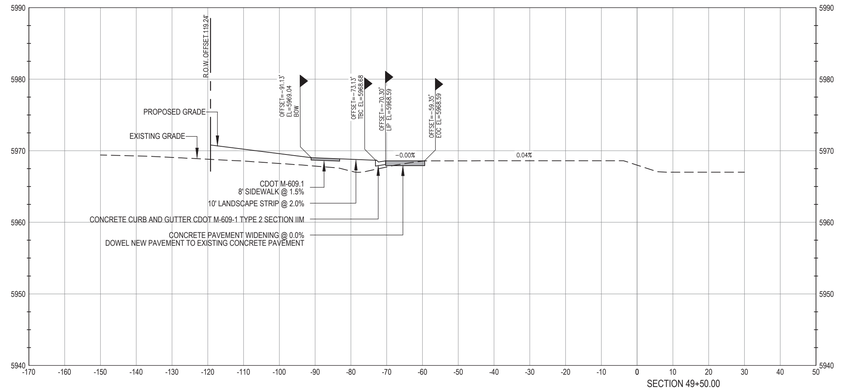


SECTION 49+00.00



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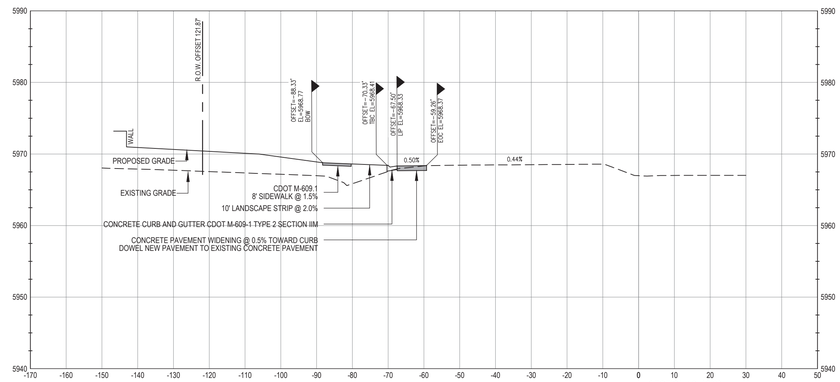

SECTION 50+00.00

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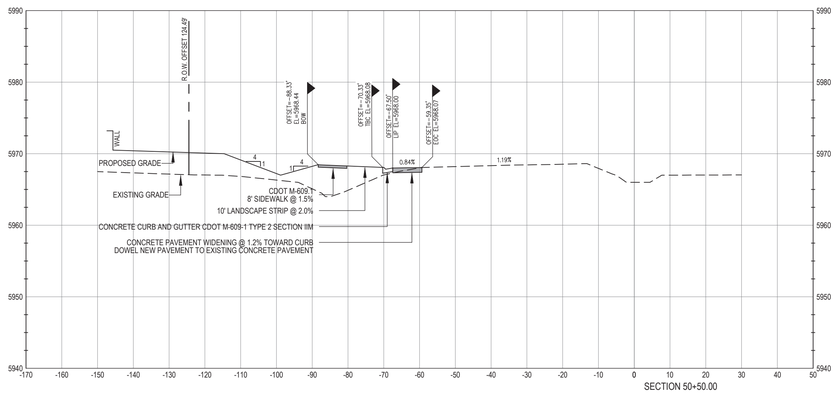
SHEET
C5.23



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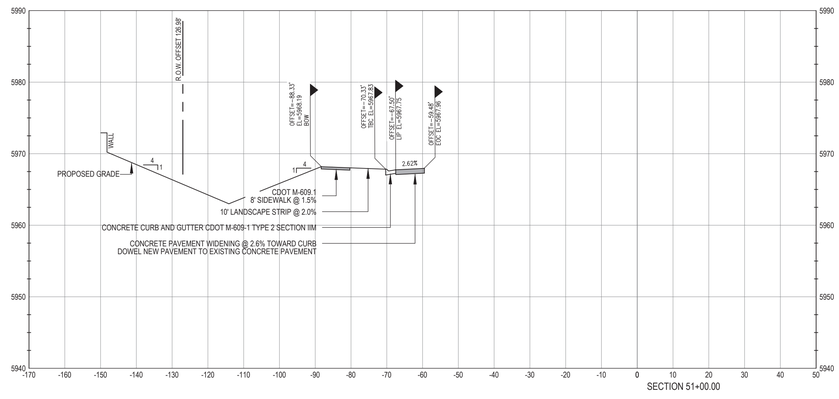

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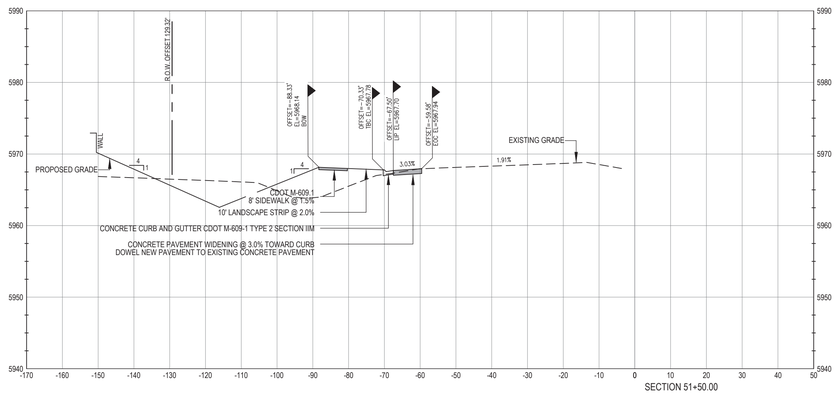

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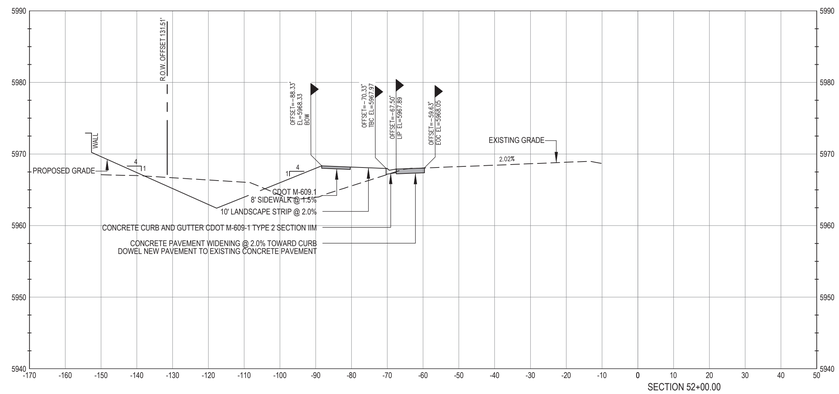
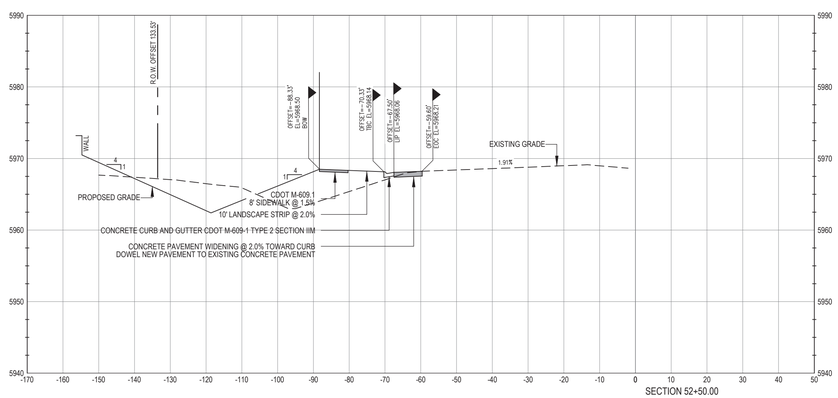


SECTION 52+00.00



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	11/01/18	SIXTH SUBMITTAL
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	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
	02/28/18	SECOND SUBMITTAL
	10/24/17	INITIAL SUBMITTAL

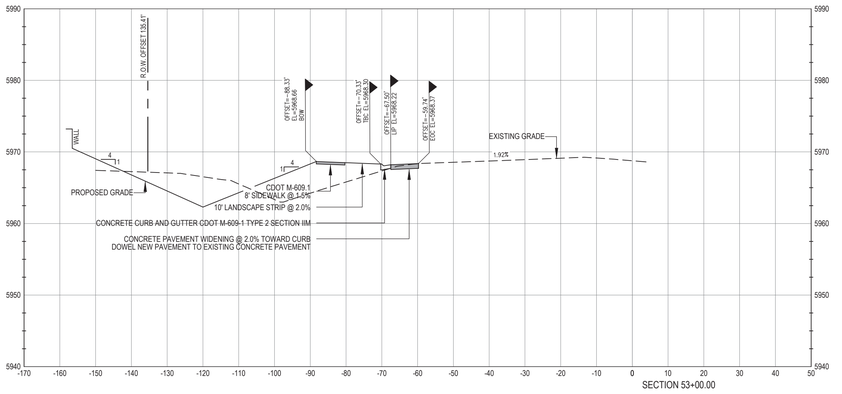
REVISIONS

PARKER ROAD CROSS SECTIONS

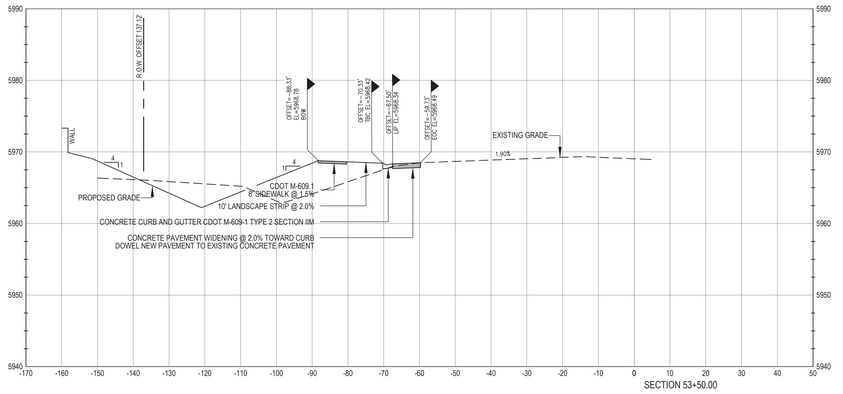
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

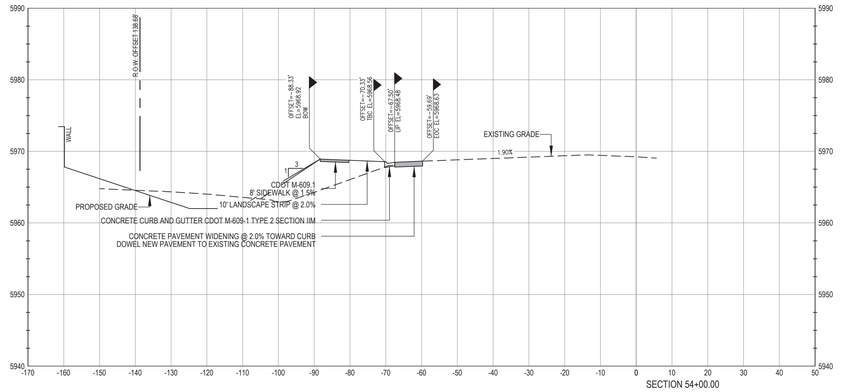
SHEET
C5.24



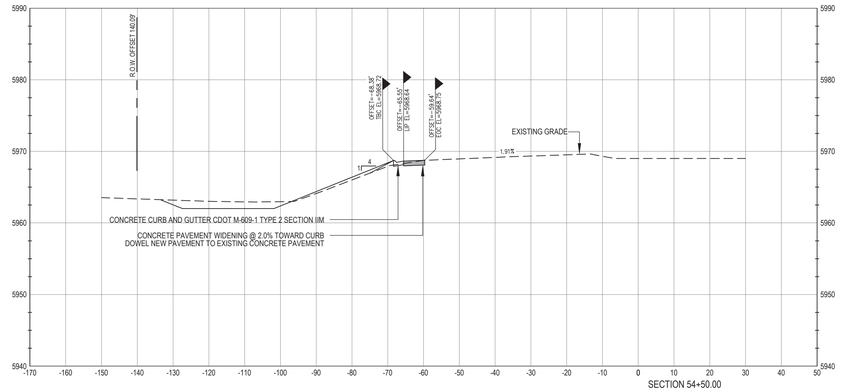
SECTION 53+00.00



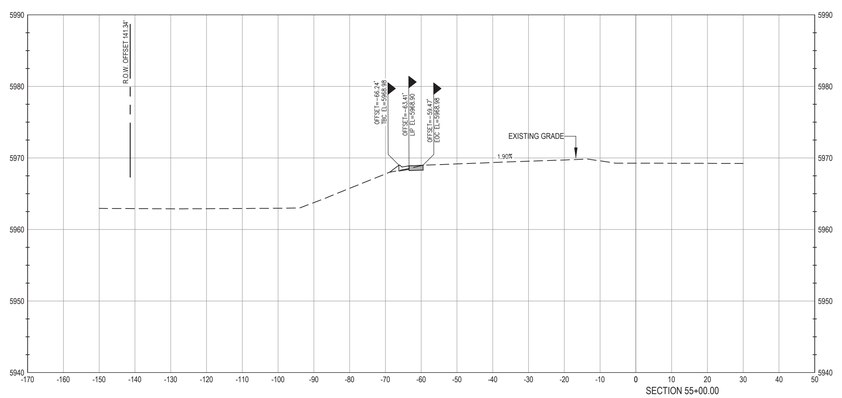
SECTION 53+50.00



SECTION 54+00.00



SECTION 54+50.00



SECTION 55+00.00

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

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

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

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft. Horizontal
1 inch = 10 ft. Vertical

BENCHMARK

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date 06/30/2022

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JERRY W. DAVIDSON
30226
04-14-22

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
10/24/17	INITIAL SUBMITTAL
02/28/18	SECOND SUBMITTAL
03/19/18	PWSD SUBMITTAL
05/25/18	THIRD SUBMITTAL
08/31/18	FOURTH SUBMITTAL
11/01/18	SIXTH SUBMITTAL
04/15/22	RESUBMITTAL

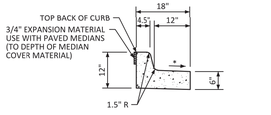
REVISIONS

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

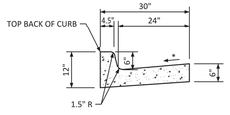
design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17

SHEET
C5.25

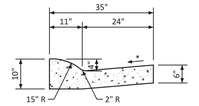


MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))

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



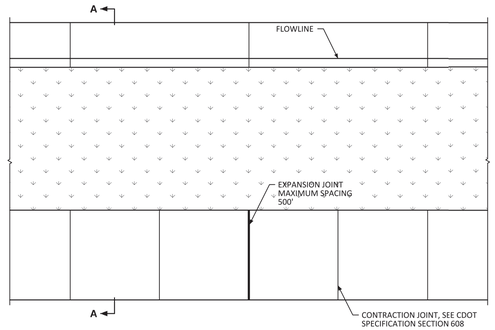
VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



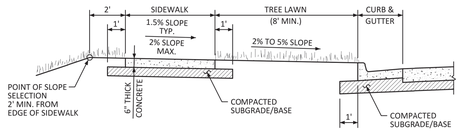
MOUNTABLE CURB AND GUTTER SECTION

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

Town of Parker COLORADO | **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 3 | 1 OF 1



JOINT SPACING



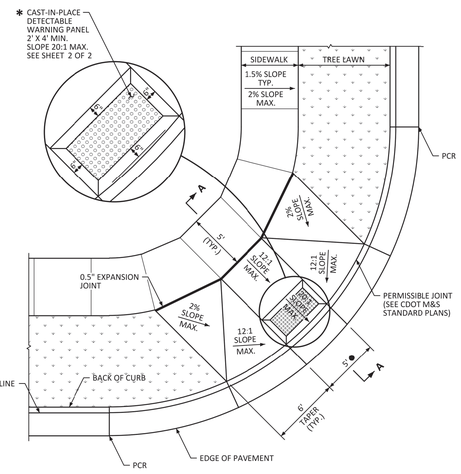
SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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

Town of Parker COLORADO | **DETACHED SIDEWALK STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 4 | 1 OF 2

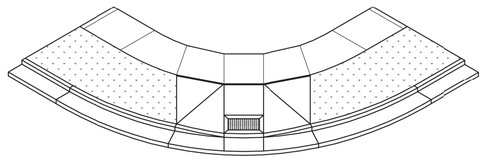


✱ DETECTABLE WARNINGS SHALL BE ONE OF THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.

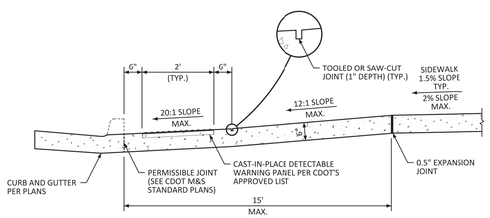
● FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

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

Town of Parker COLORADO | **DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 15 | 1 OF 2



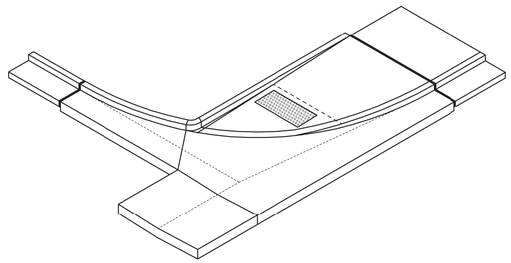
ISOMETRIC



SECTION A-A

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

Town of Parker COLORADO | **DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 15 | 2 OF 2



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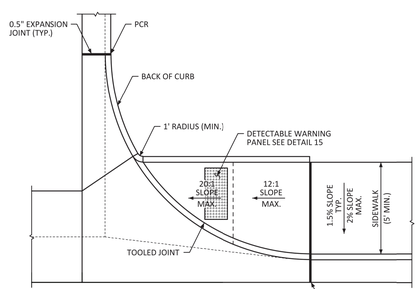
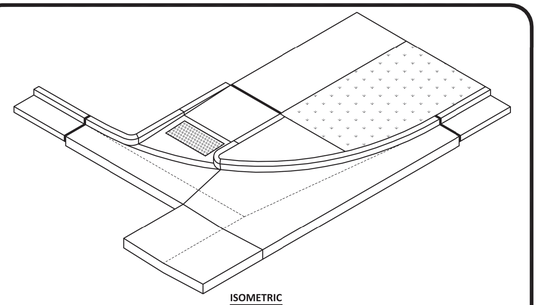


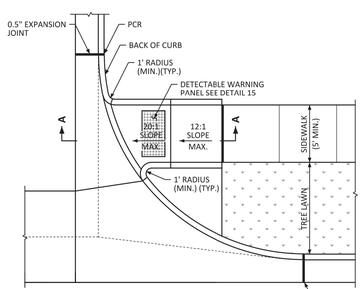
DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

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

Town of Parker COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 18 | 1 OF 2



ISOMETRIC



DIRECTIONAL CURB RAMP WITHIN RADIUS
(DETACHED SIDEWALK)

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

Town of Parker COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 18 | 2 OF 2

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED 30226 PROFESSIONAL ENGINEER

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
1	04/15/22	RESUBMITTAL
	11/01/18	SIXTH SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	03/19/18	PWSD SUBMITTAL
	02/28/18	SECOND SUBMITTAL
	10/24/17	INITIAL SUBMITTAL

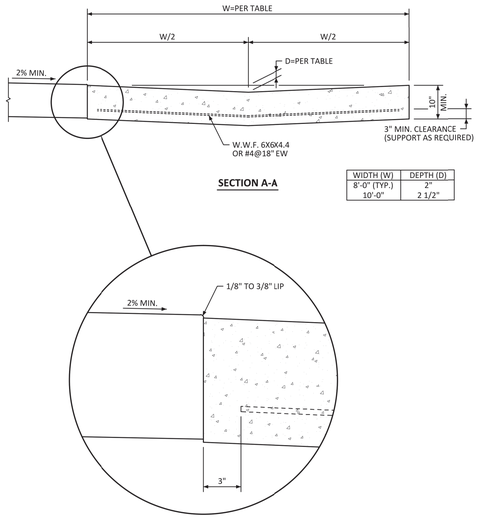
REVISIONS

ROADWAY DETAILS

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

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

SHEET
C5.90



SECTION A-A

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

GENERAL NOTES

1. 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.

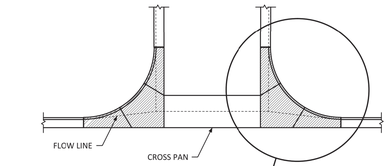
Town of Parker COLORADO

CROSS PAN LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

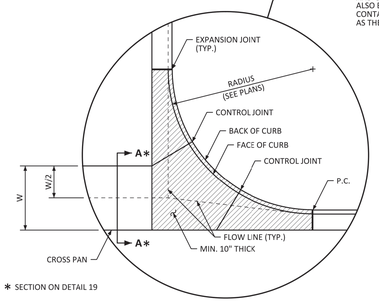
DETAIL: 19

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

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. 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.

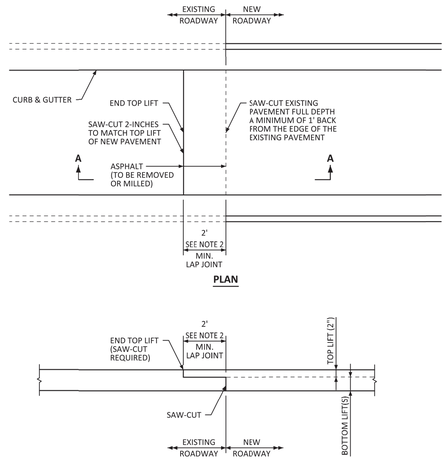
Town of Parker COLORADO

INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 20

1 OF 1



PLAN

SECTION A-A

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.

Town of Parker COLORADO

ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 27

1 OF 1

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER 30226 JERRY W. DAVIDSON 4-15-22

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
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REVISIONS

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

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

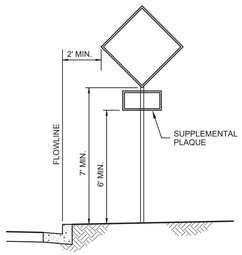
OPTION 'A'
X" ASPHALT GRADING S (PER CDOT MANUAL)
COMPACTED SUBGRADE

OPTION 'C'
X" CONCRETE CLASS P (PER CDOT MANUAL)
COMPACTED SUBGRADE

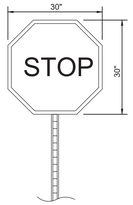
REFER TO GEOTECHNICAL REPORT FOR PAVEMENT DESIGN

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

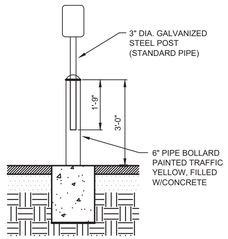
PAVEMENT SECTIONS
NOT TO SCALE



SIGN PLACEMENT DETAIL



R1-1 STOP SIGN



BASE DETAIL IN PAVED AREAS

1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.

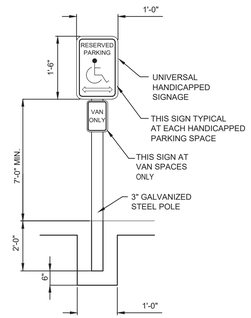
2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE Nex/S-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".

3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.

4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC

5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN

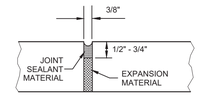
PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.



HANDICAP SIGN

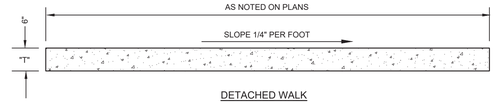
SITE SIGNAGE DETAILS
NOT TO SCALE

T = 6" WITH MOUNTABLE CURB AND GUTTER OR WHERE VEHICLE TRAFFIC WILL CROSS THE SIDEWALK. IN AREAS WHERE VEHICLE TRAFFIC WILL NOT CROSS THE SIDEWALK, "T" MAY BE 4".

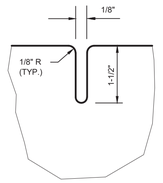


NOTE: JOINT SEALANT MATERIAL MUST MEET ASTM 3406.

EXPANSION JOINT

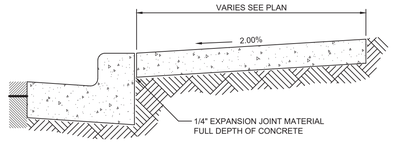


DETACHED WALK



CONTRACTION OR WEAKENED PLANE JOINT

NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10 FEET.
2. EXPANSION JOINTS SHALL BE PLACED AT EXISTING JOINTS, STRUCTURES, PCR'S AND EVERY 100 FEET.



ATTACHED WALK

CONCRETE SIDEWALK DETAILS
NOT TO SCALE

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 310, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
30226
06/30/22
PROFESSIONAL ENGINEER

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

	REVISIONS	DATE
1	INITIAL SUBMITTAL	10/24/17
2	SECOND SUBMITTAL	02/28/18
3	PWSD SUBMITTAL	03/19/18
4	THIRD SUBMITTAL	05/25/18
5	FOURTH SUBMITTAL	08/31/18
6	SIXTH SUBMITTAL	11/01/18
	RESUBMITTAL	04/15/22

SIGNAGE AND STRIPING DETAILS

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

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

SHEET
C6.90

SOUTH METRO FIRE RESCUE AUTHORITY

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

FIRE LANE SIGN PLACEMENT

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

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

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

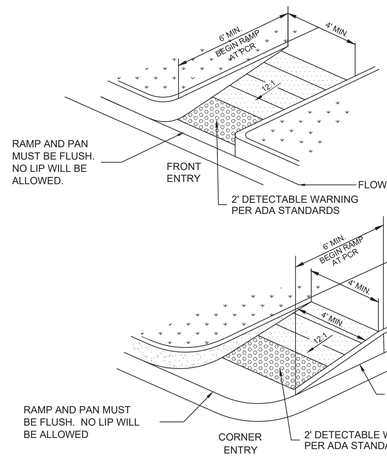
Fire Lane Sign Locations. Fire apparatus access roadways between 20 and 28 feet wide, signs shall be posted on *both sides*. Fire apparatus access roadways between 28 feet wide and 34 feet wide, signs may be posted on *one side only*.

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

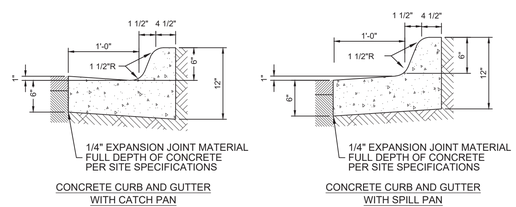
Fire Lane Sign Types. The diagrams below indicate the types of signs that may be used, and the recommended placement.

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

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



HANDICAP RAMP DETAILS
NOT TO SCALE



PRIVATE CURB AND GUTTER DETAILS
NOT TO SCALE

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 06/30/2022