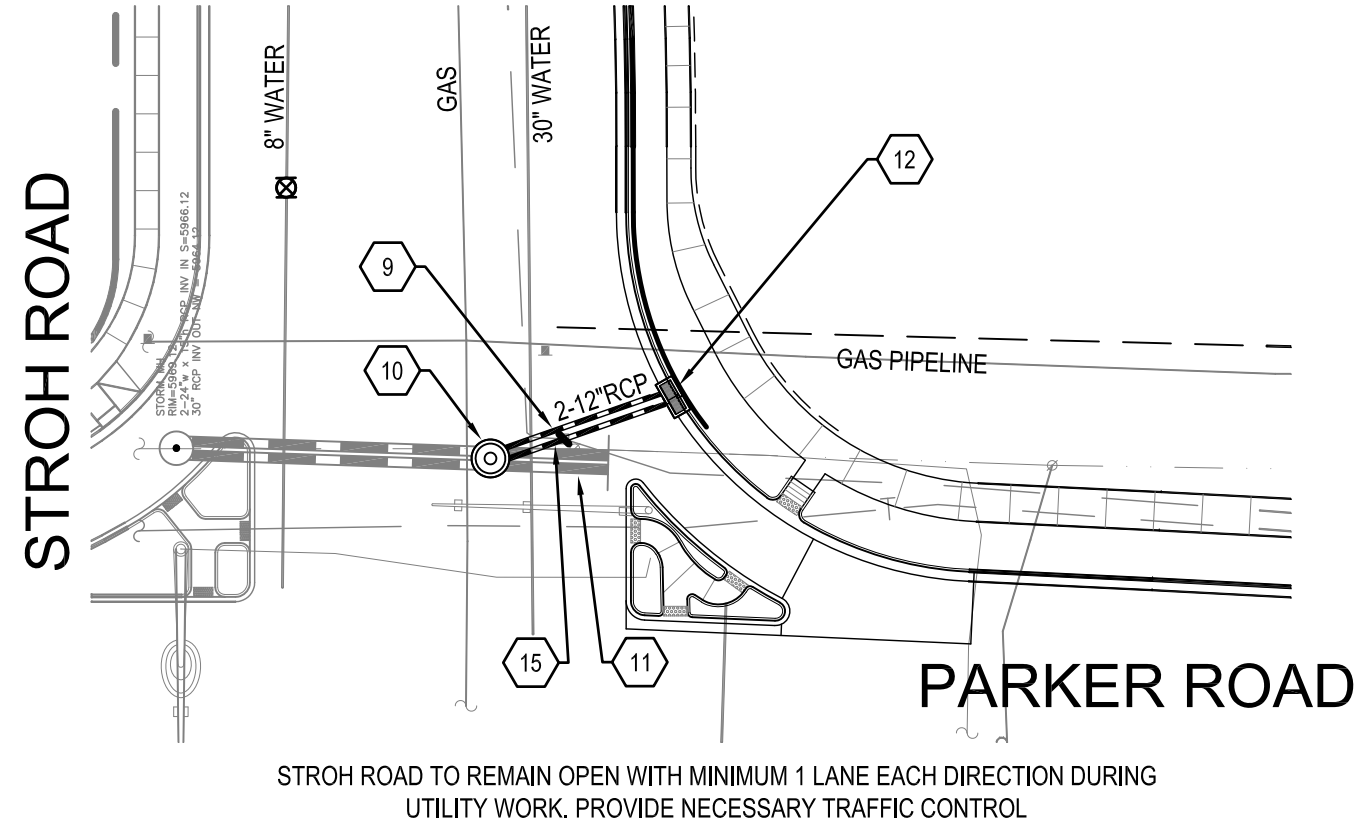
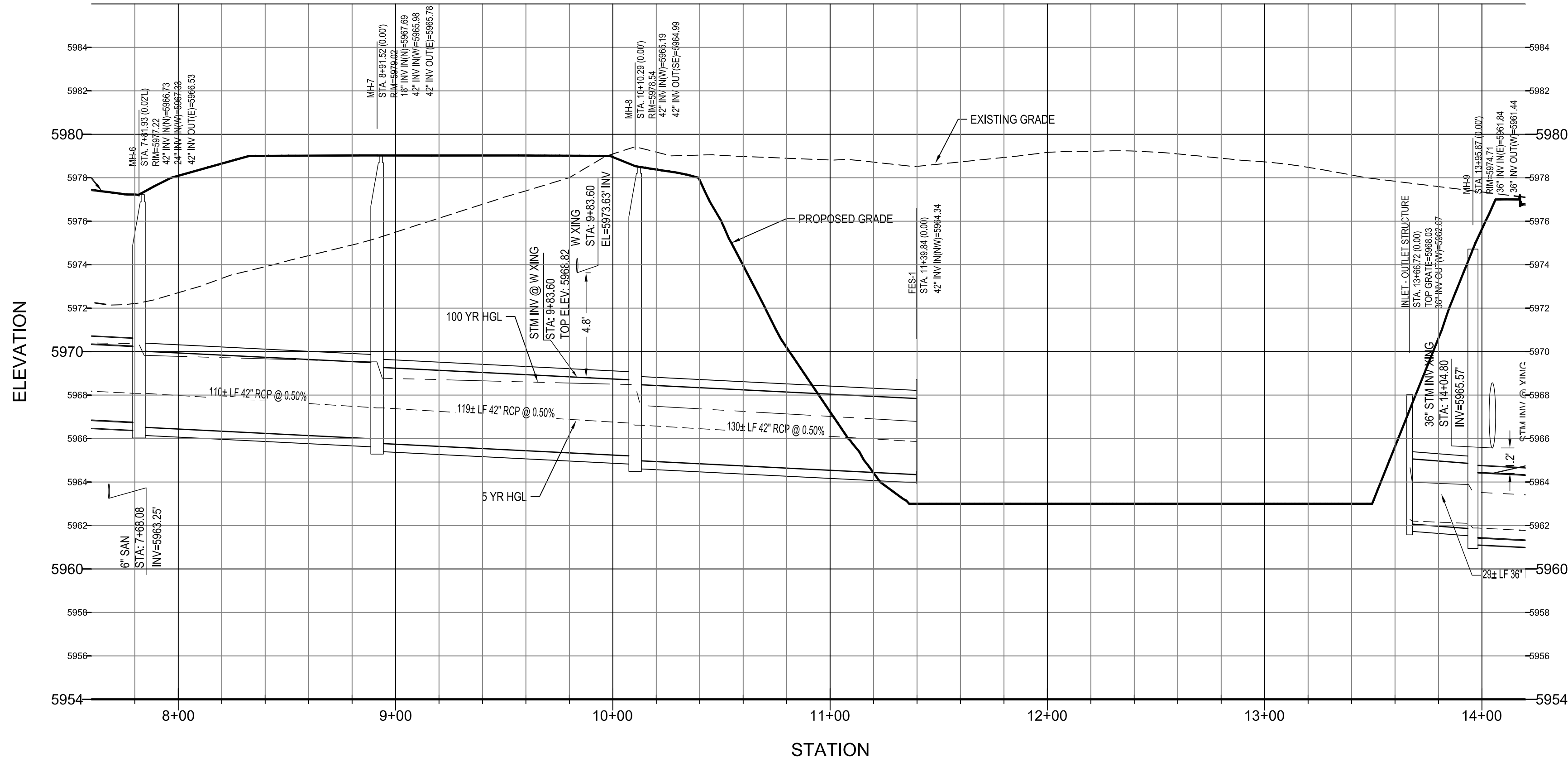
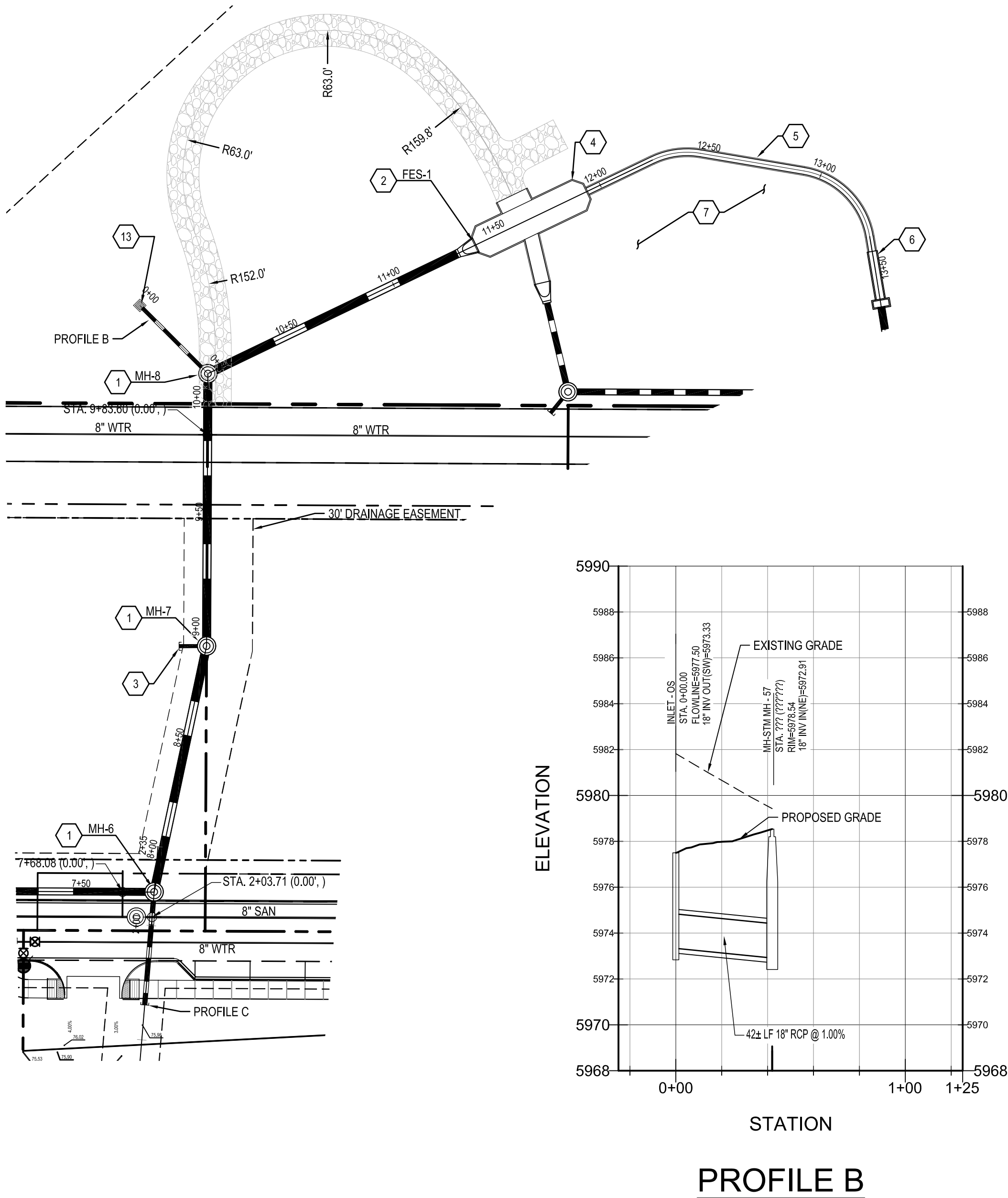


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CONSTRUCTION NOTES

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

STORM SEWER PLAN AND PROFILE

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

date: 10/01/17

SHEET

C4.11

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

NO.	DATE	DESCRIPTION
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08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	

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

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STORM SEWER PLAN AND PROFILE

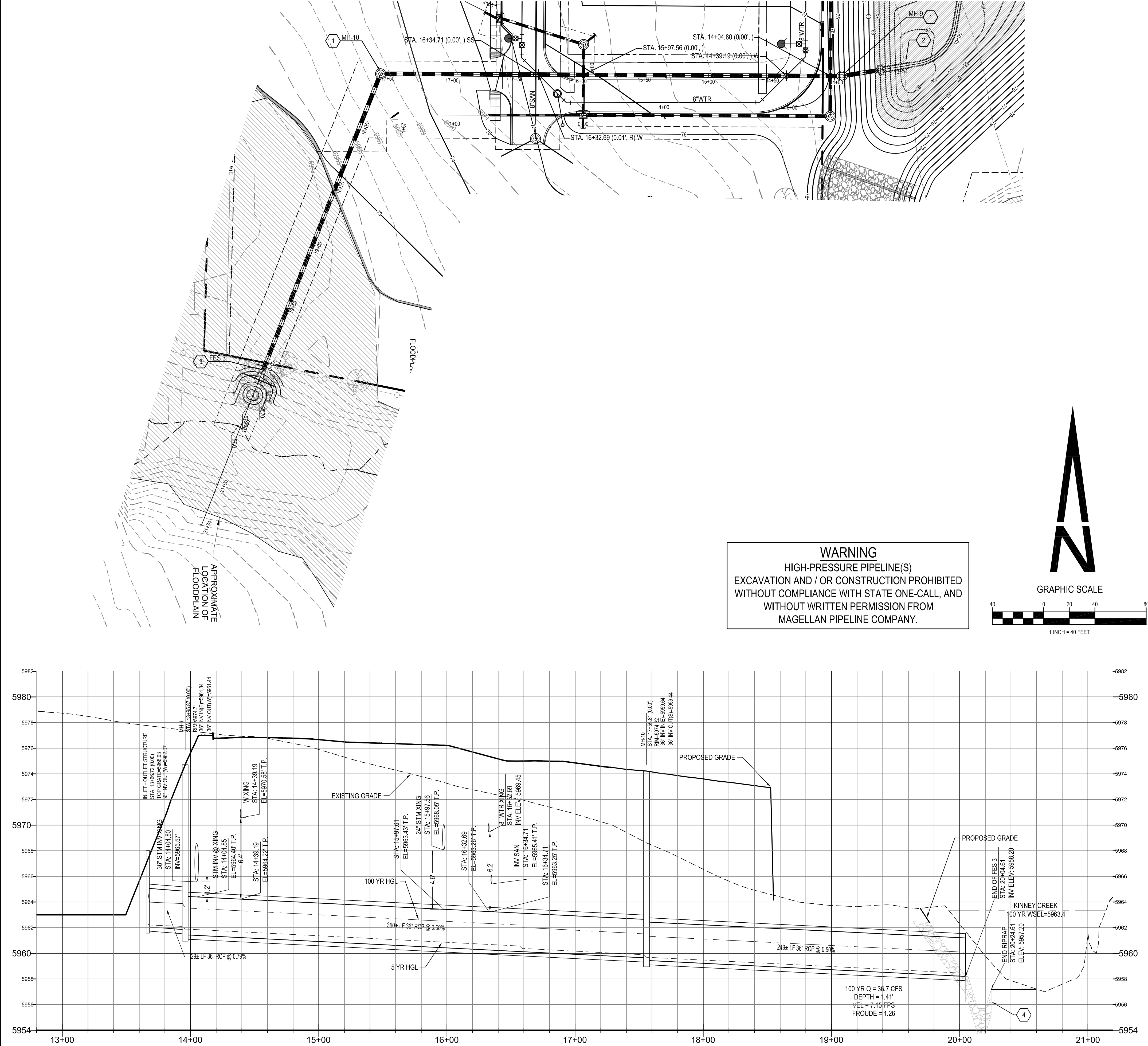
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CONSTRUCTION NOTES

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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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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER PLAN AND PROFILE

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

date: 10/01/17

SHEET

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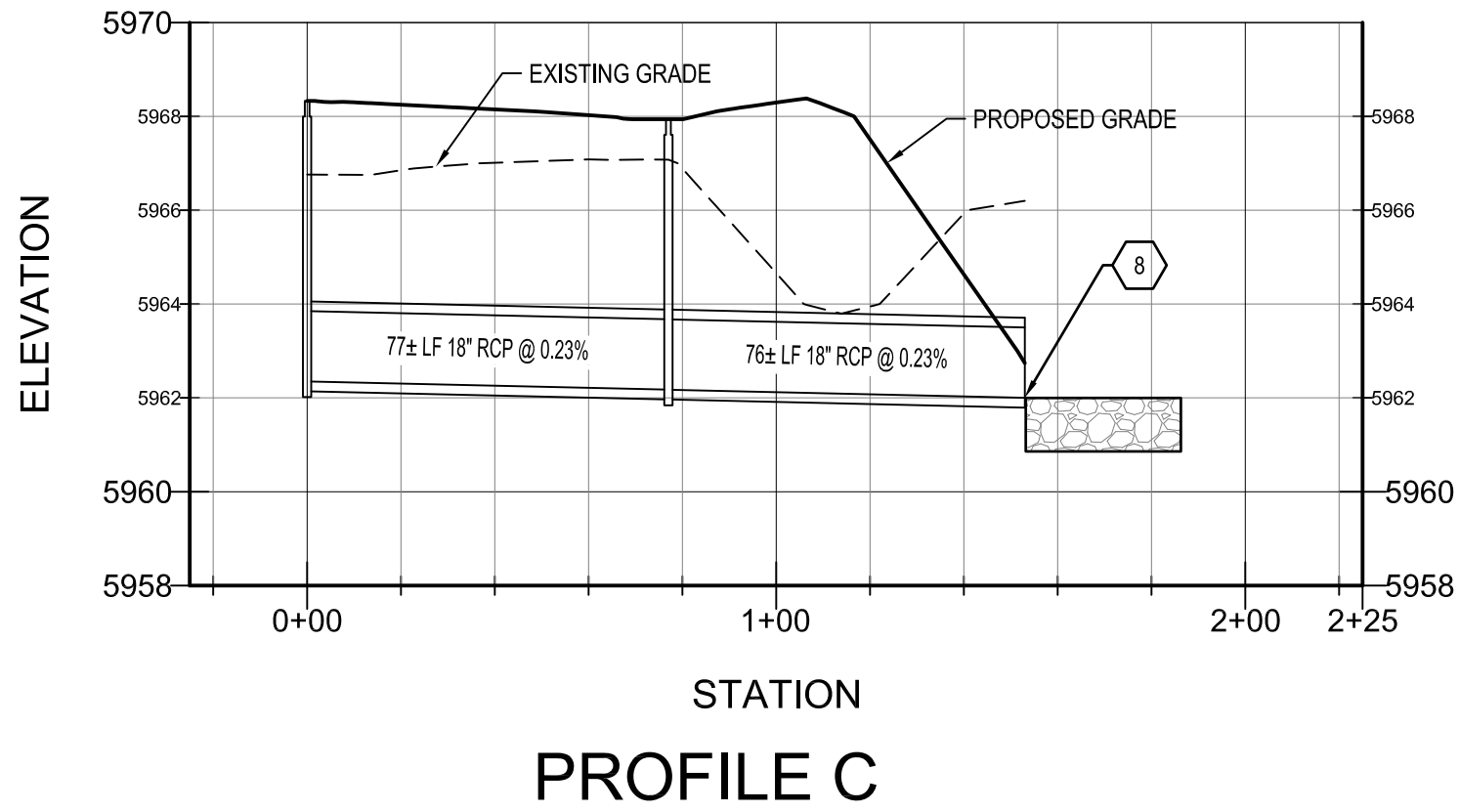
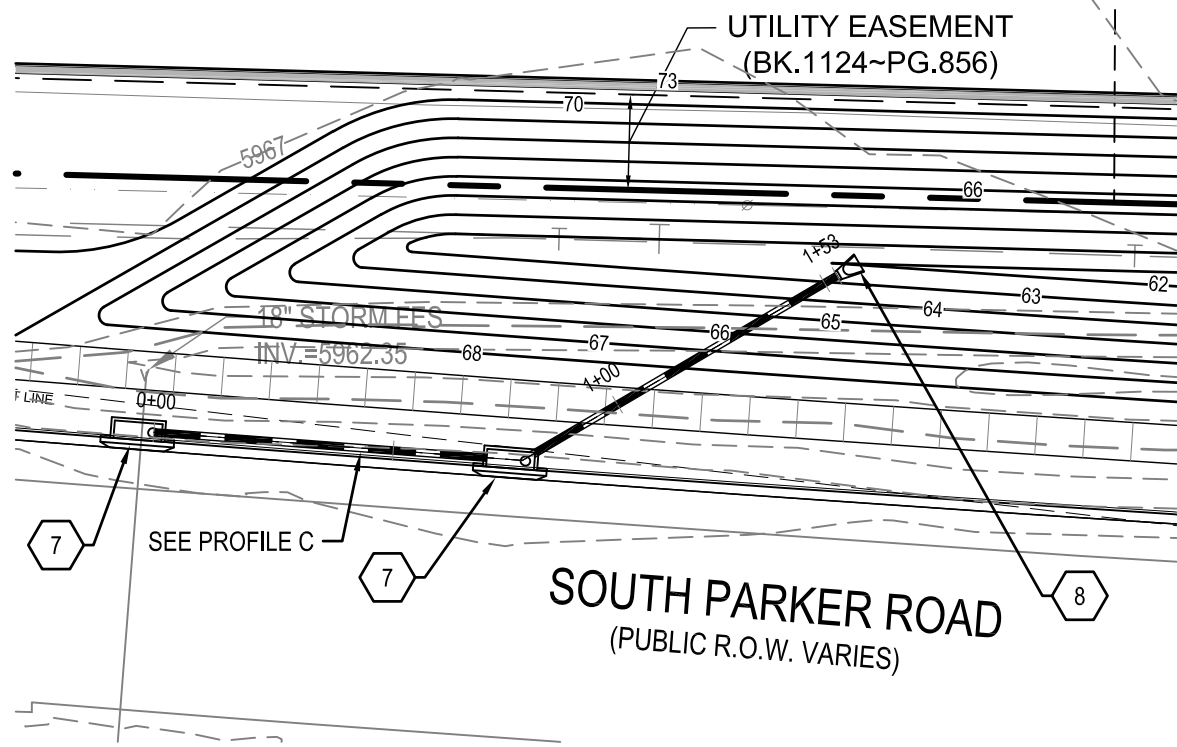
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.259.8888
WWW.PERCEPTIONDSG.COM

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2. CONSTRUCT 5' TYPE R INLET. SEE SHEET C4.91.
3. STUB 18" RCP 8LF @ 0.50%. SEE PROFILE FOR STARTING INVERT, PLUG AND MARK FOR FUTURE CONNECTION.
4. INSTALL 36" FES WITH JOINT RESTRAINTS.
5. PLUG AND MARK FOR FUTURE CONNECTION.
6. CONSTRUCT 6' DIAMETER MANHOLE WITH NEENAH R-3031-B COMBINATION INLET GRATE INSTEAD OF STANDARD RIM AND COVER.
7. CONSTRUCT 10' TYPE R INLET. SEE SHEET C4.91.
8. INSTALL 18" FES WITH CUTOFF WALL AND 4' X 10' LONG BURIED TYPE L RIPRAP OVER FILTER FABRIC.

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STORM SEWER PLAN AND PROFILE

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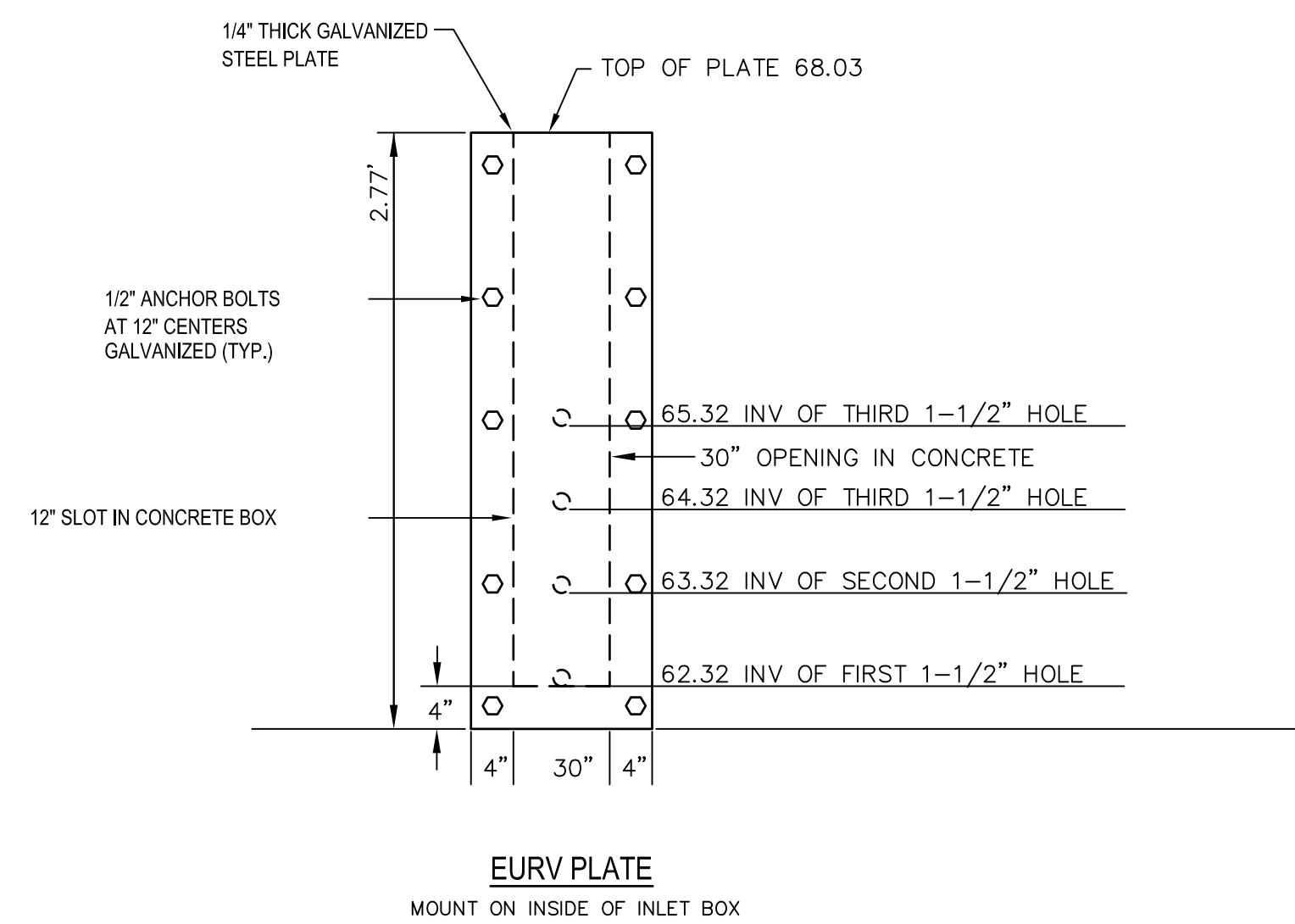
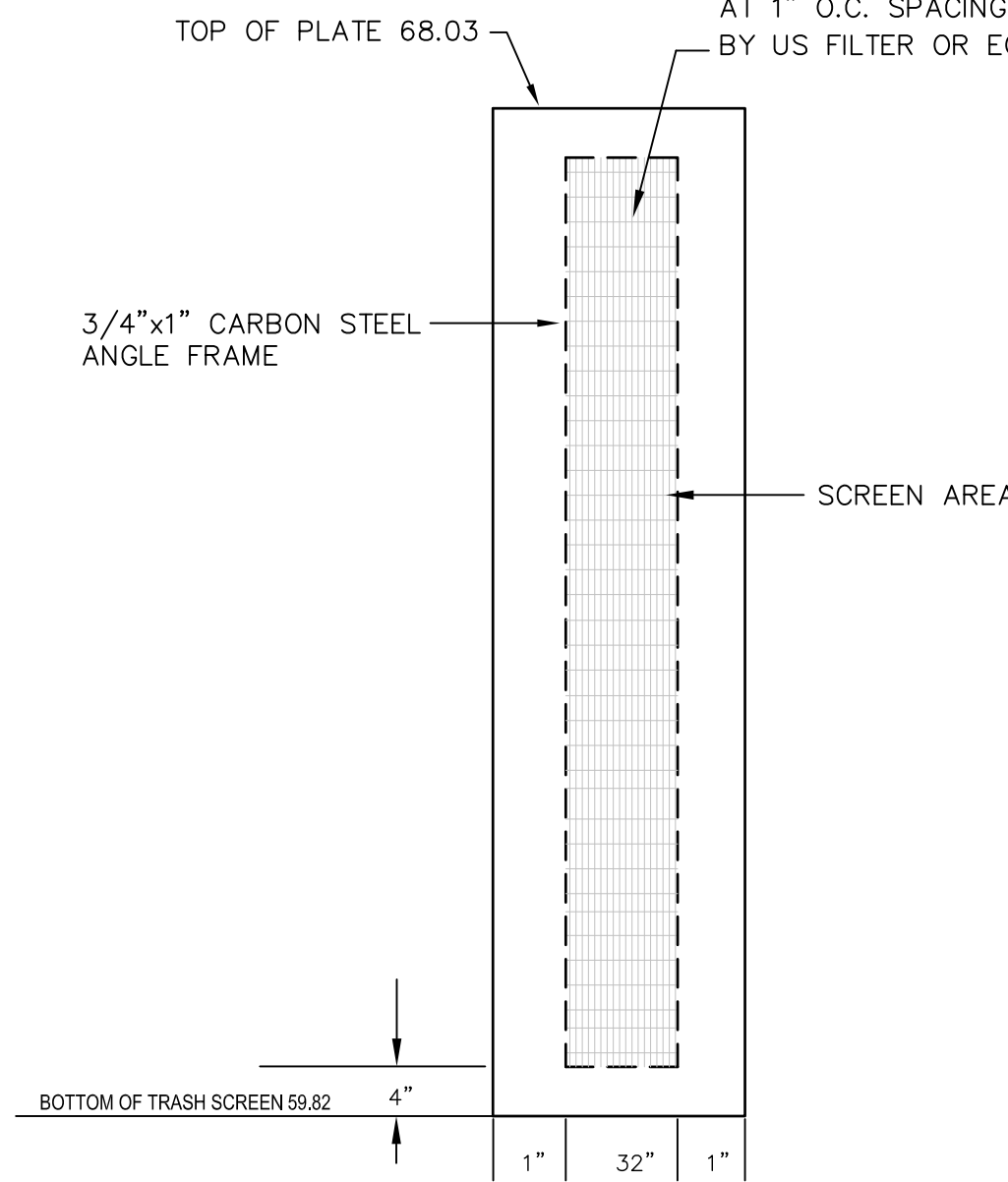
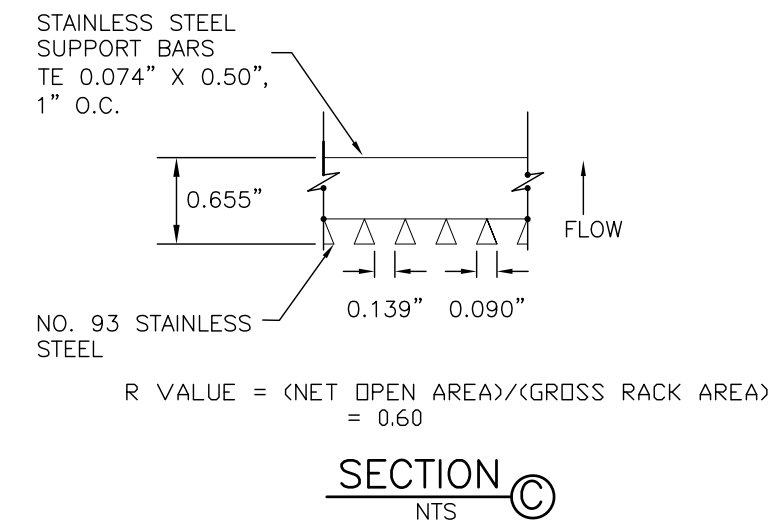
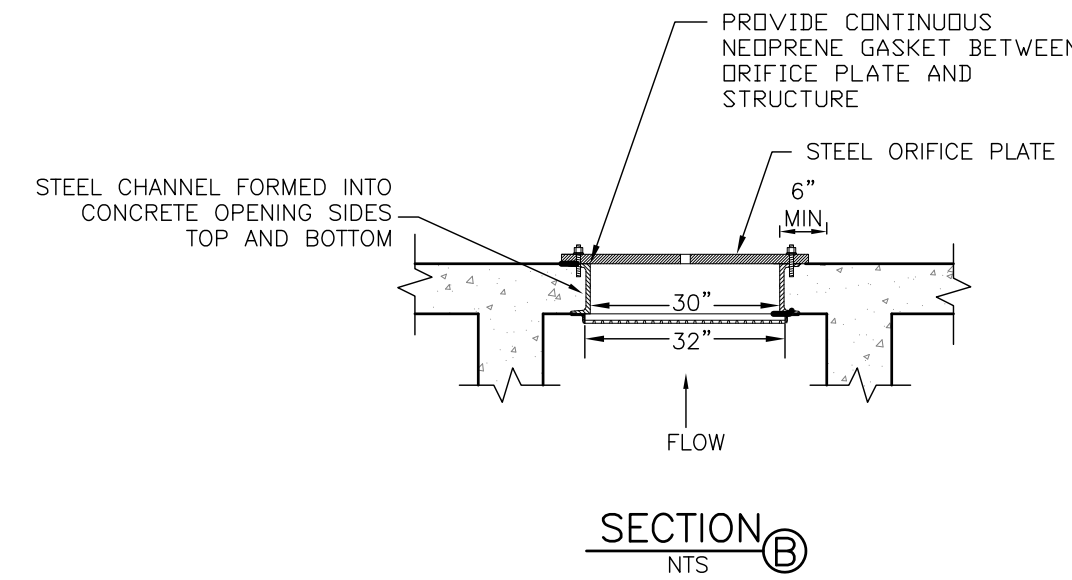
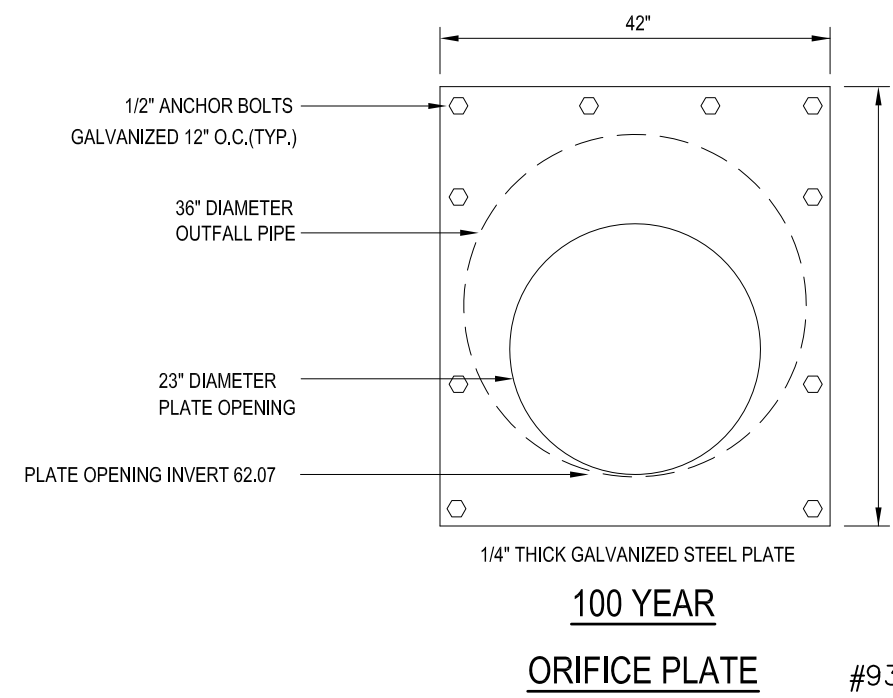
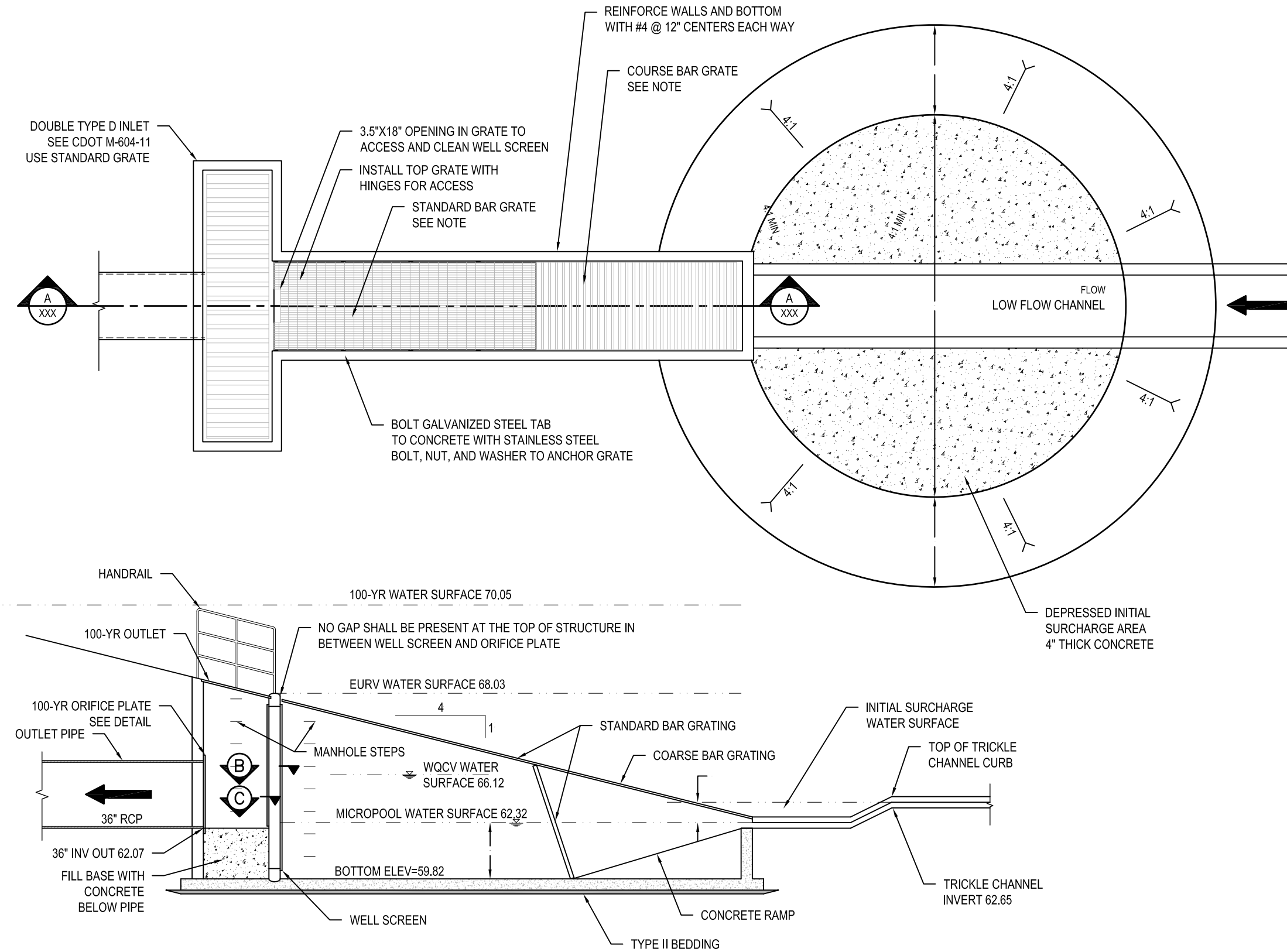
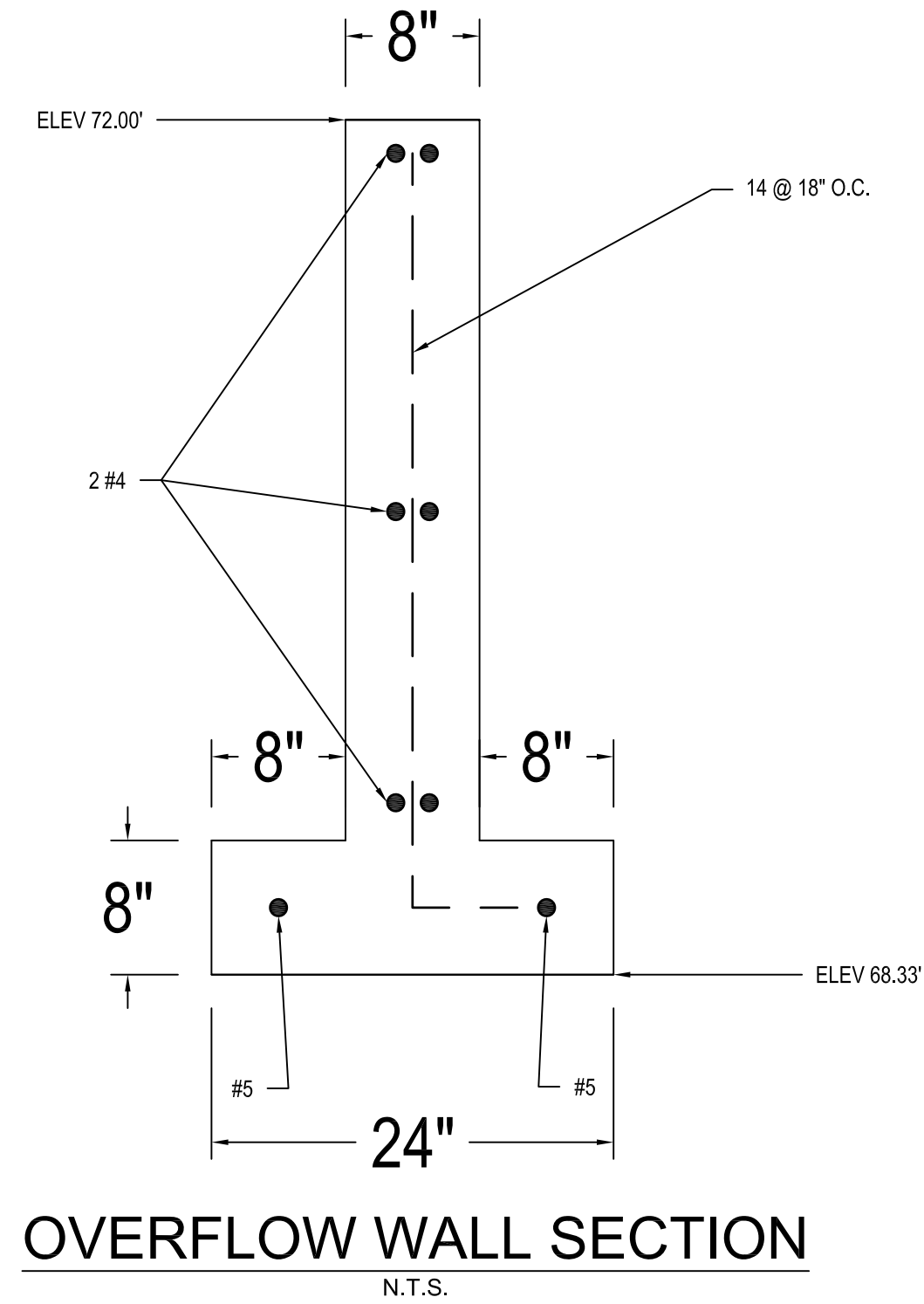
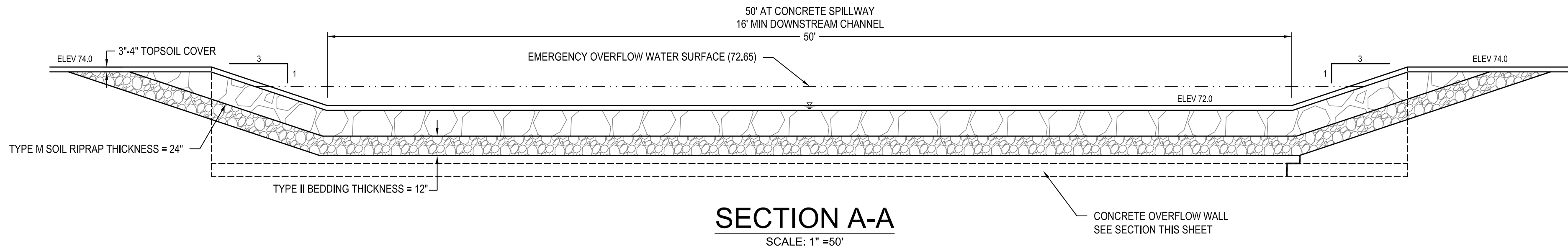
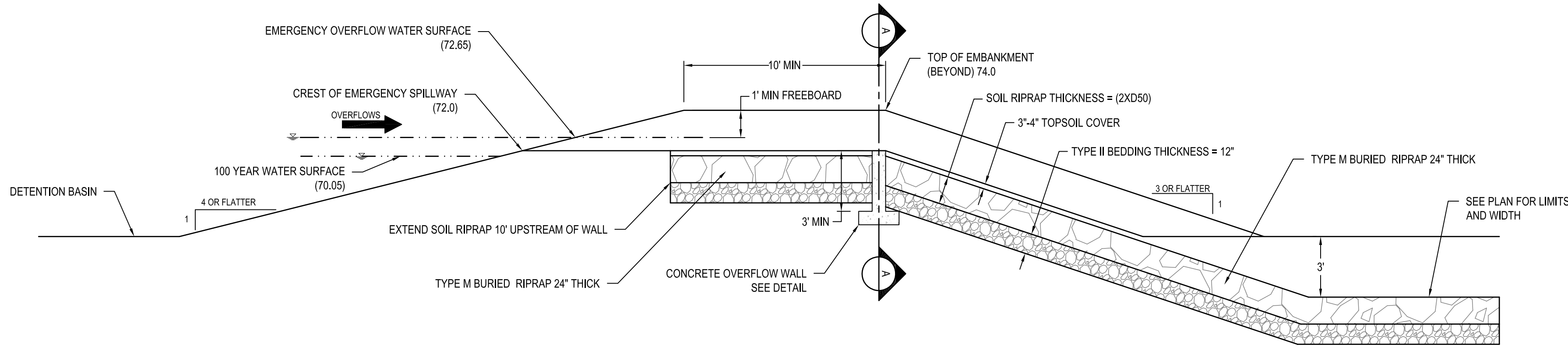
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OUTLET STRUCTURE DETAIL

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".

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DETENTION POND DETAILS

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

date: 10/01/17

SHEET

C4.16

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

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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	

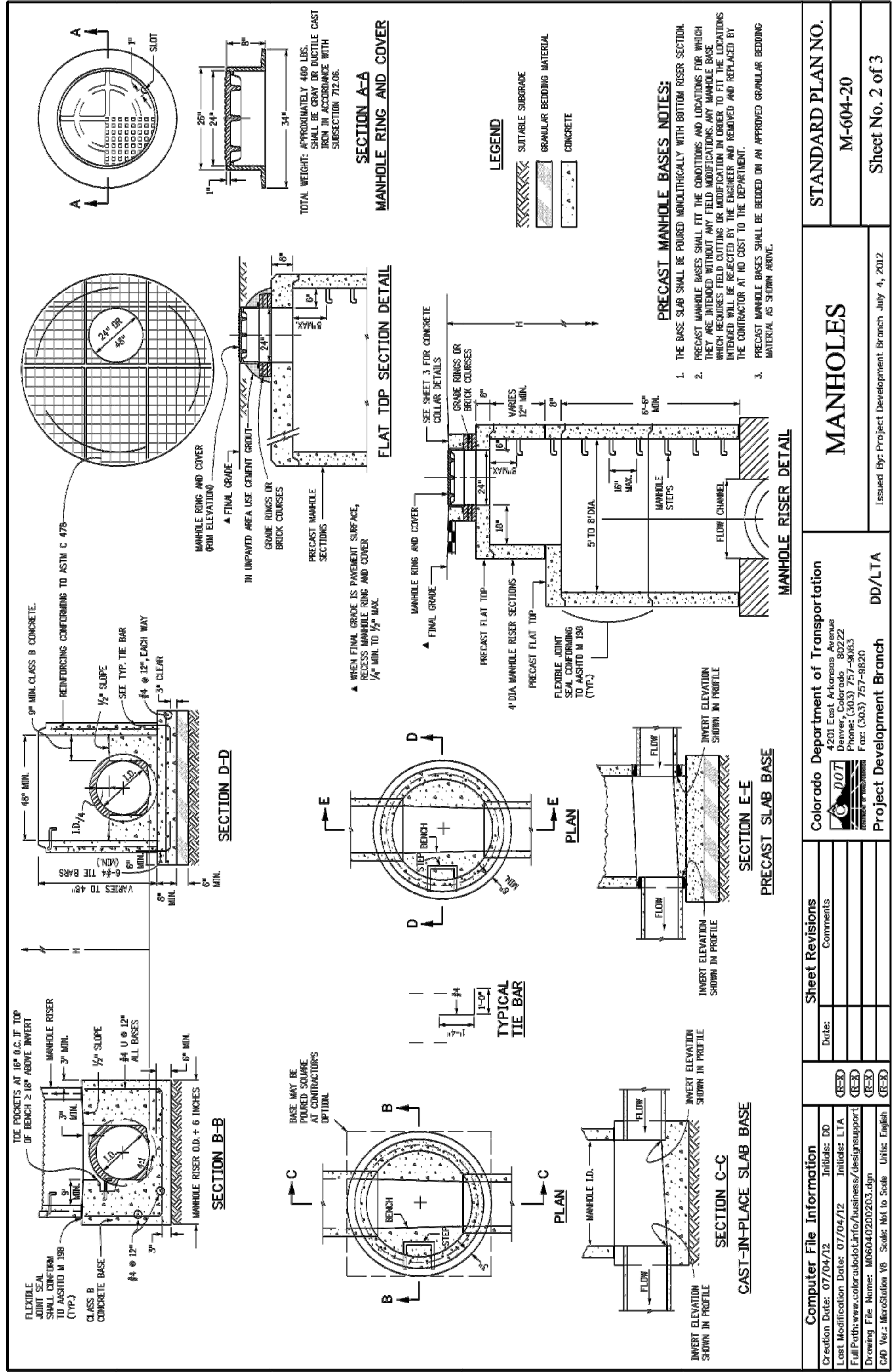
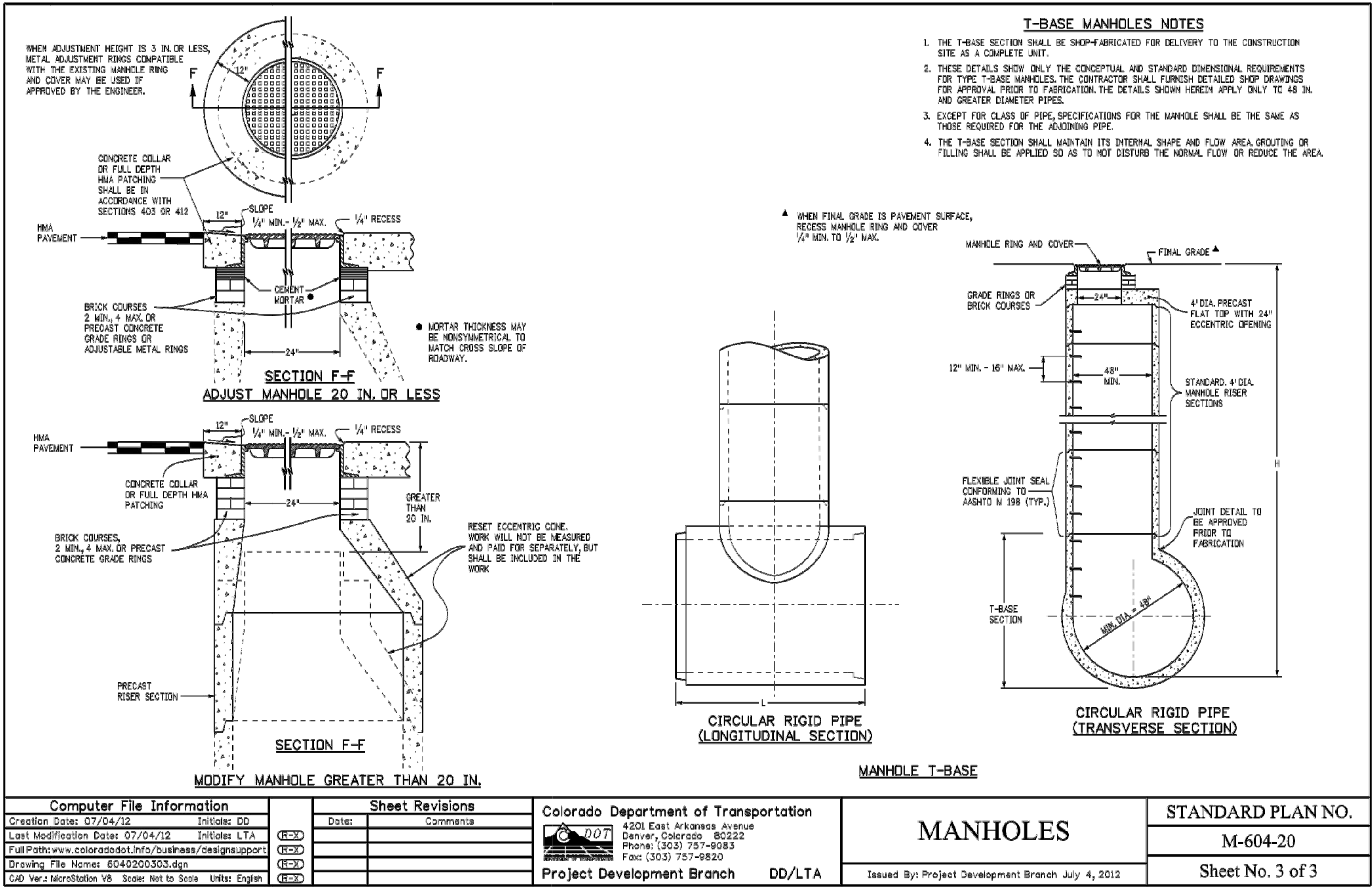
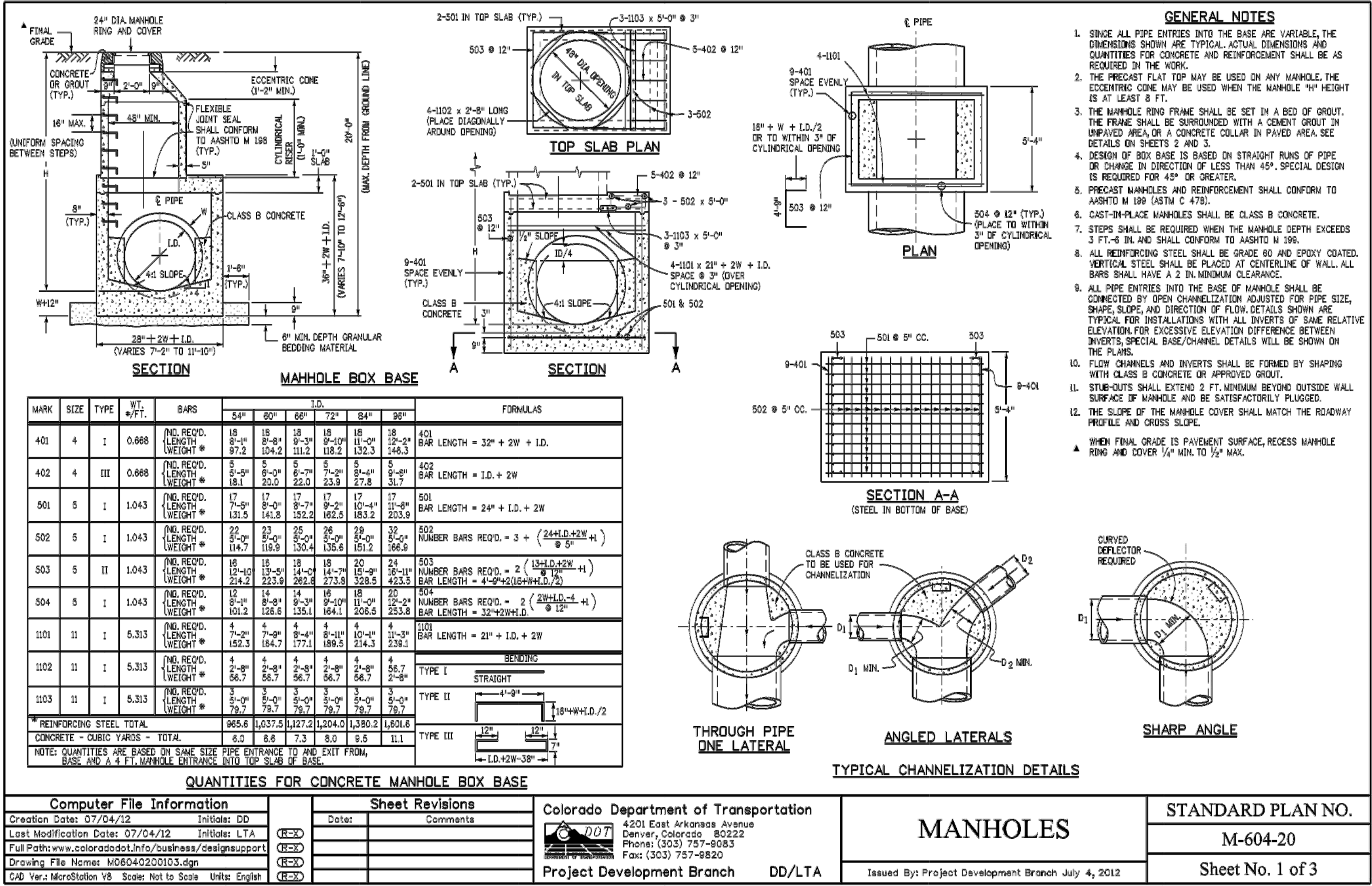
REVISIONS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER DETAILS

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

date: 10/01/17

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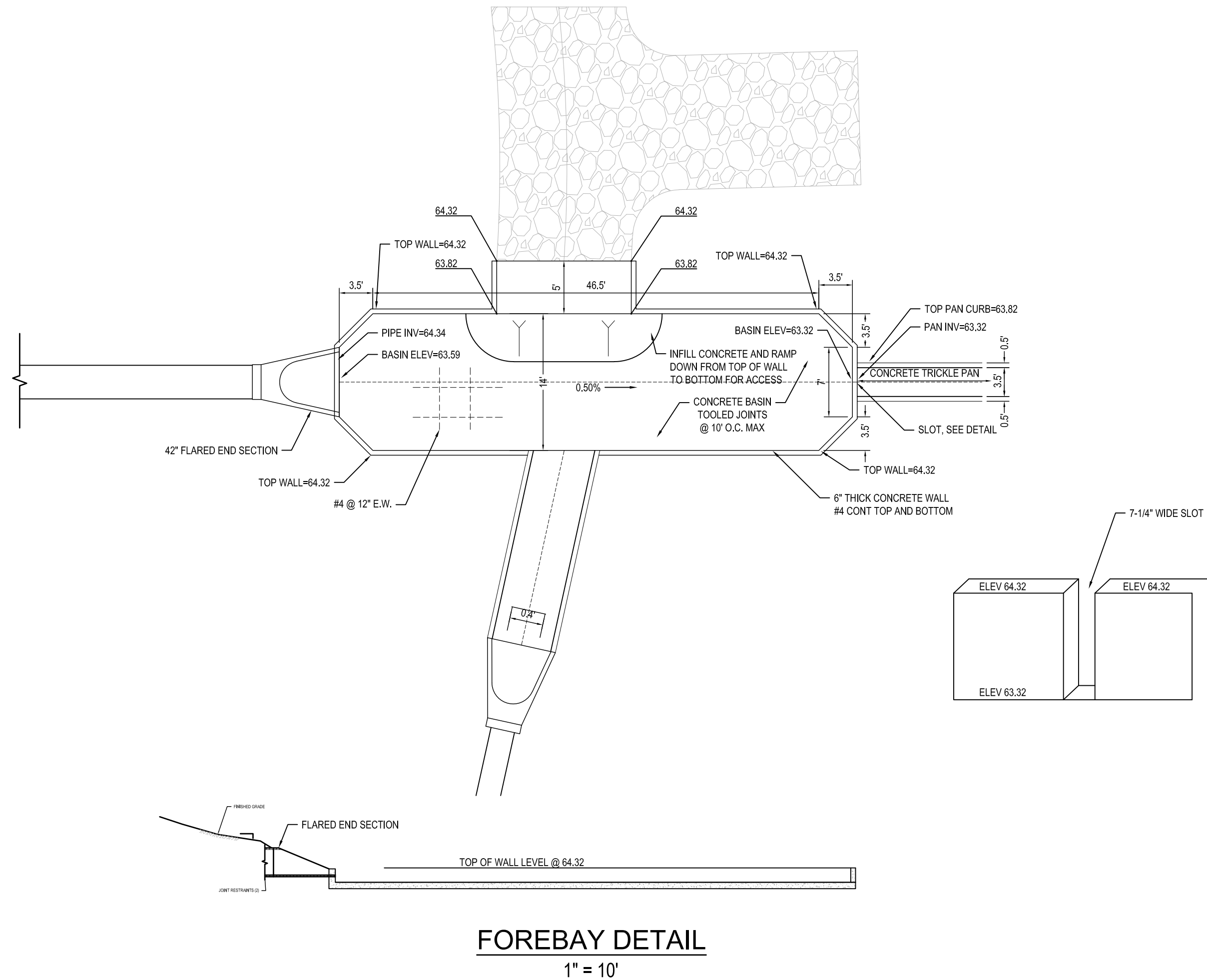
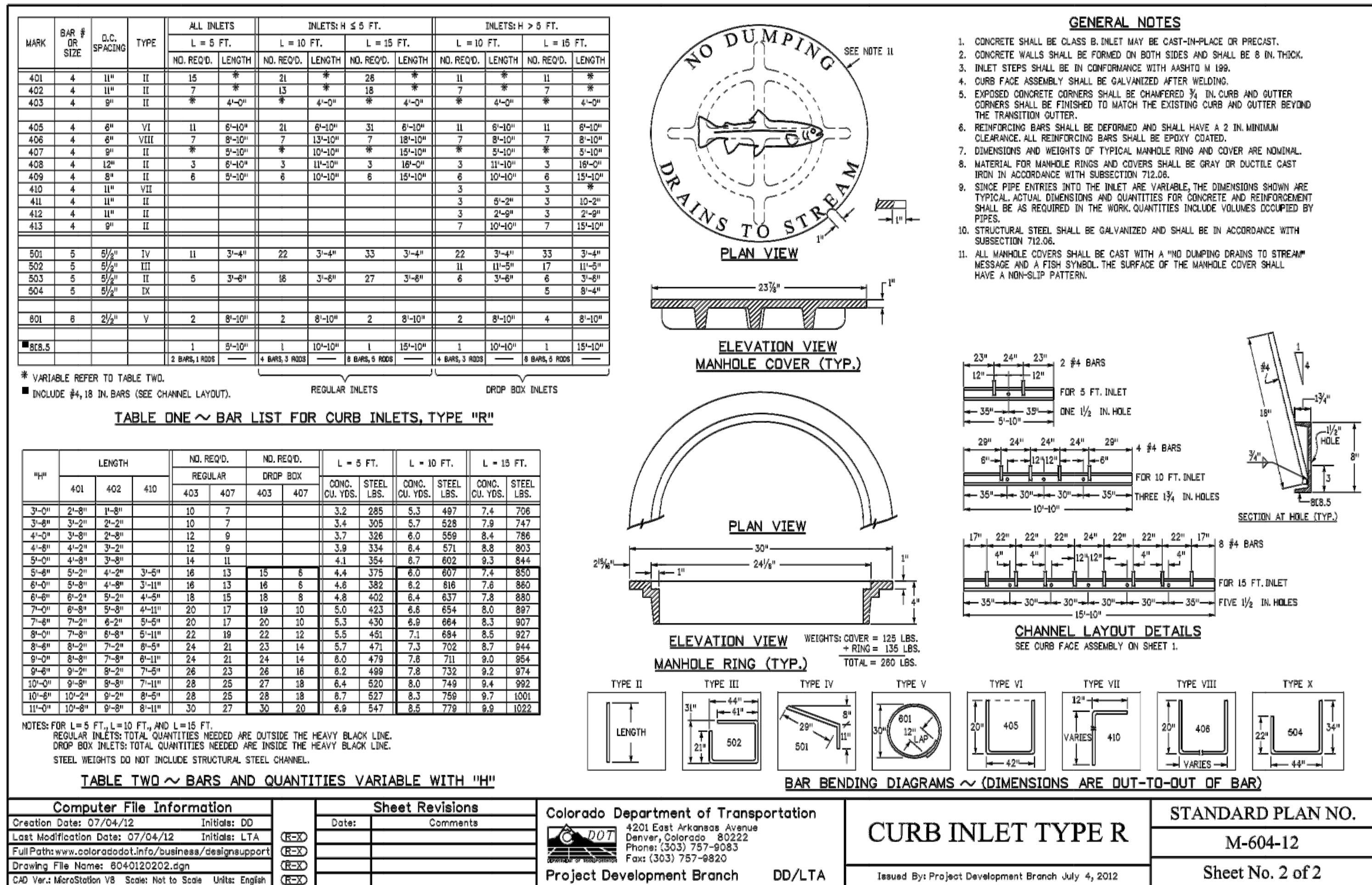
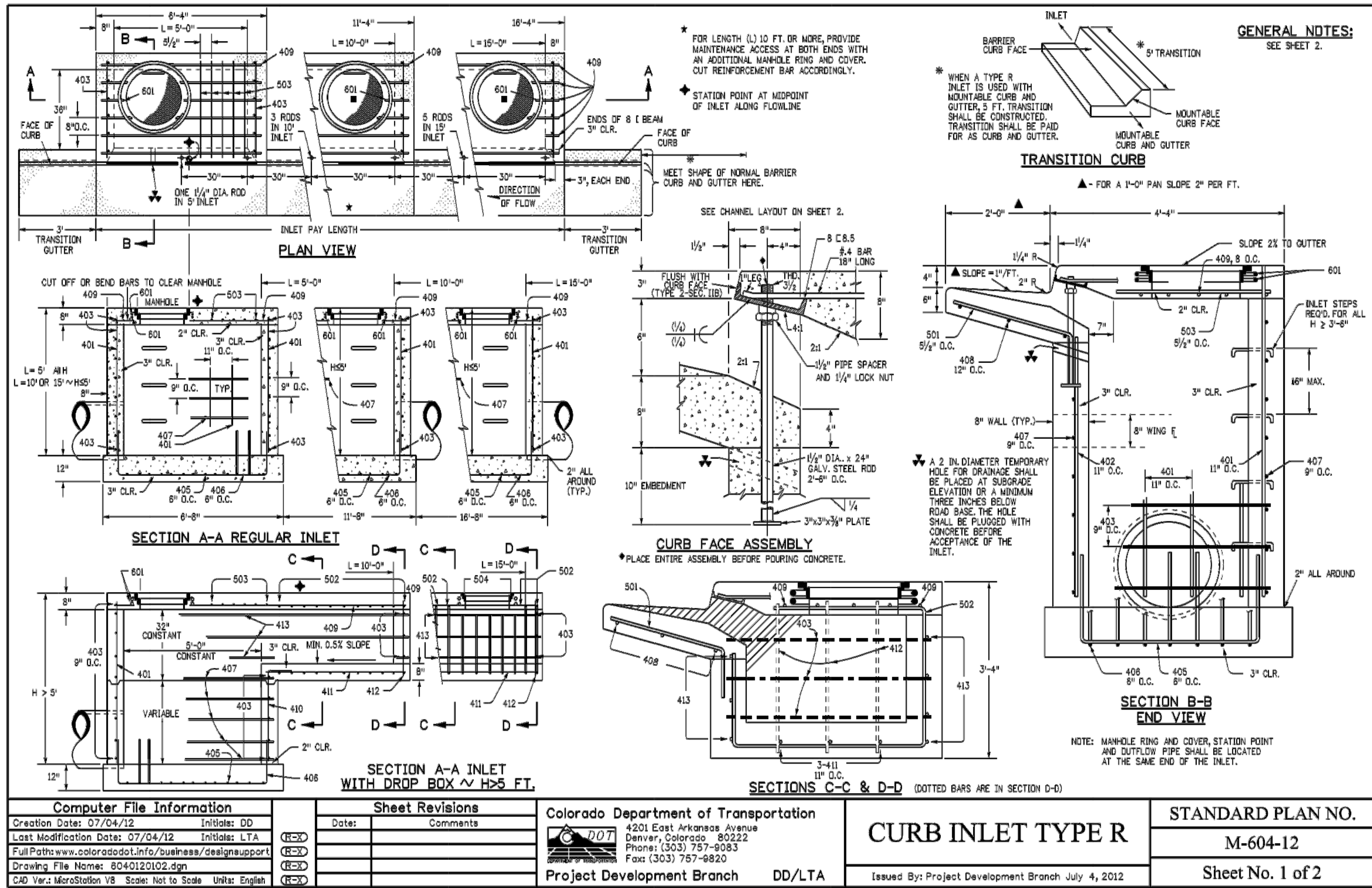
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	03/19/18	PWSD SUBMITTAL
	05/25/18	THIRD SUBMITTAL
	08/31/18	FOURTH SUBMITTAL
	11/01/18	SIXTH SUBMITTAL

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

LOT 5 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PERCEPTION
DESIGN GROUP, INC.
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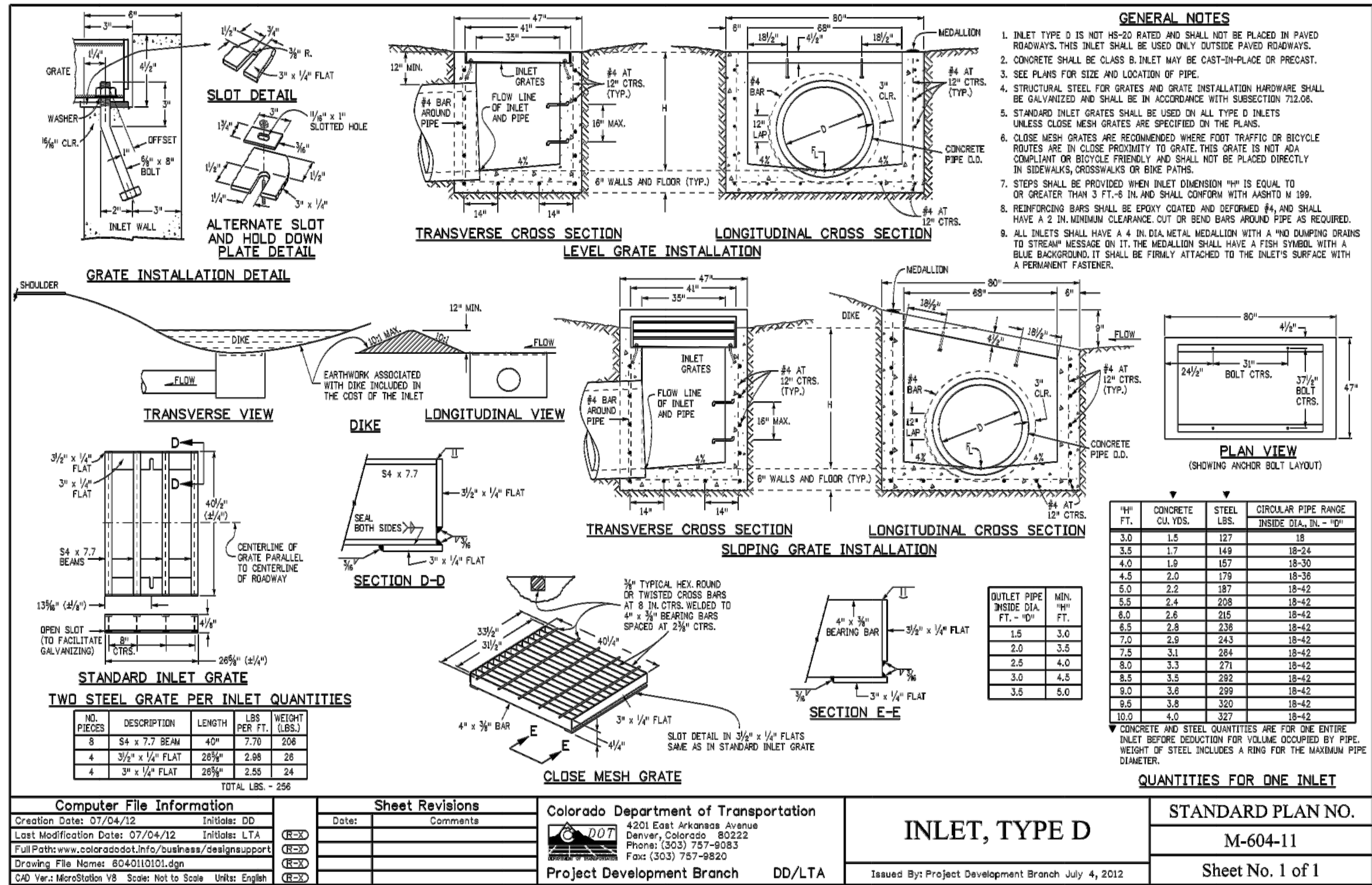
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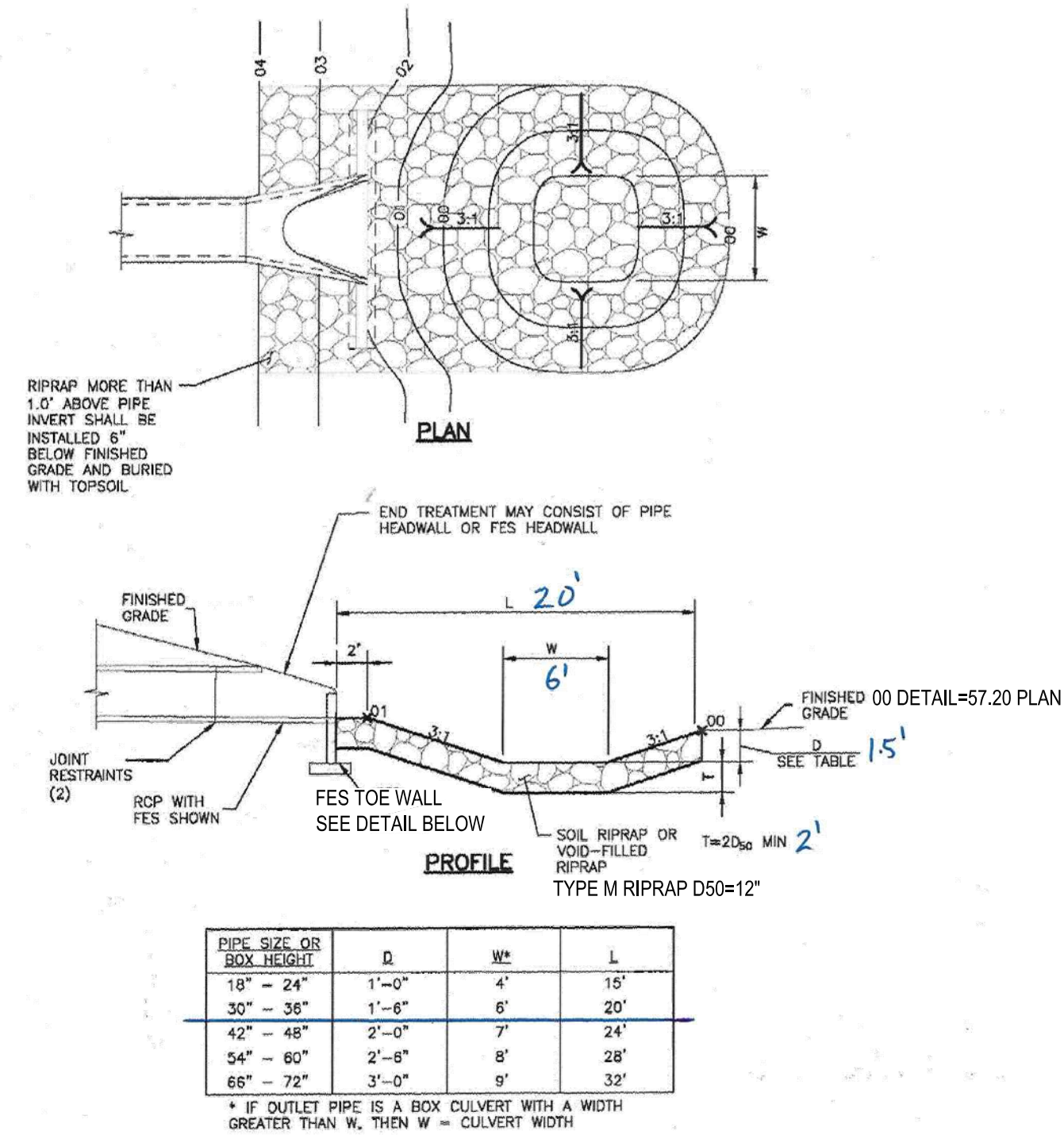
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PARKER, COLORADO



Hydraulic Structures

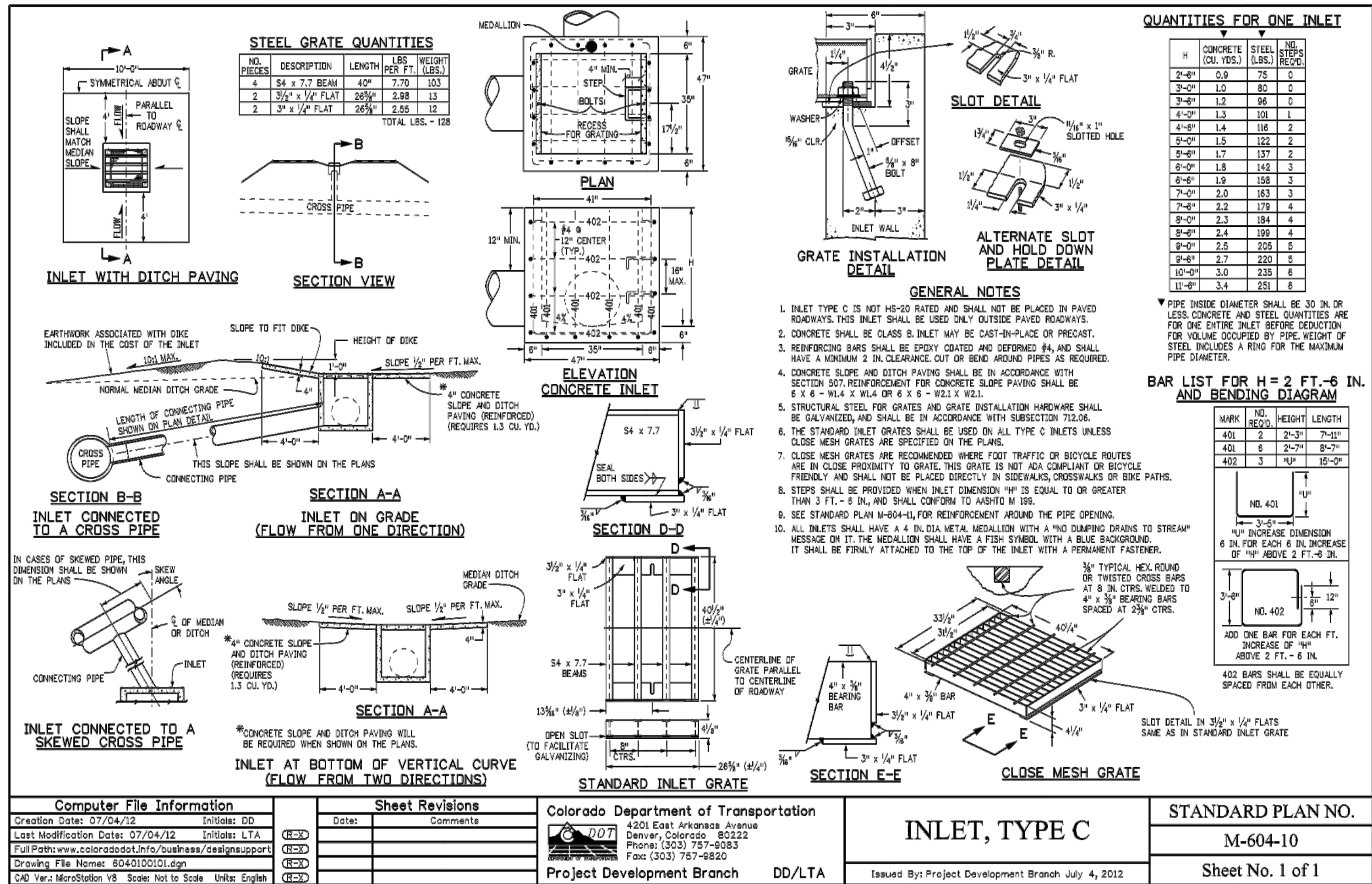
Chapter 9



9-72

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

September 2017



OUTFALL TO KINNEY CREEK DETAIL

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STORM SEWER DETAILS

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

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project no.: 2015-015

date: 10/01/17

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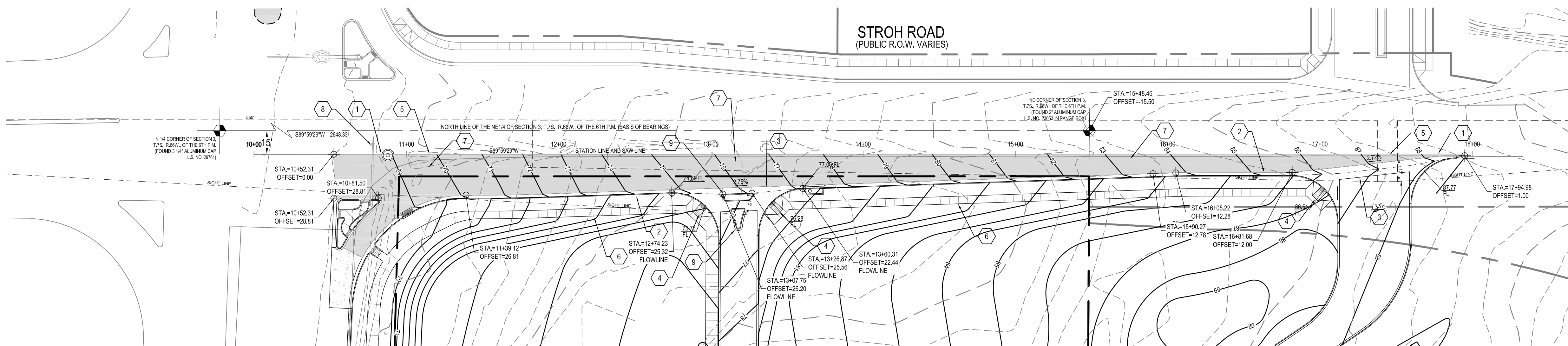
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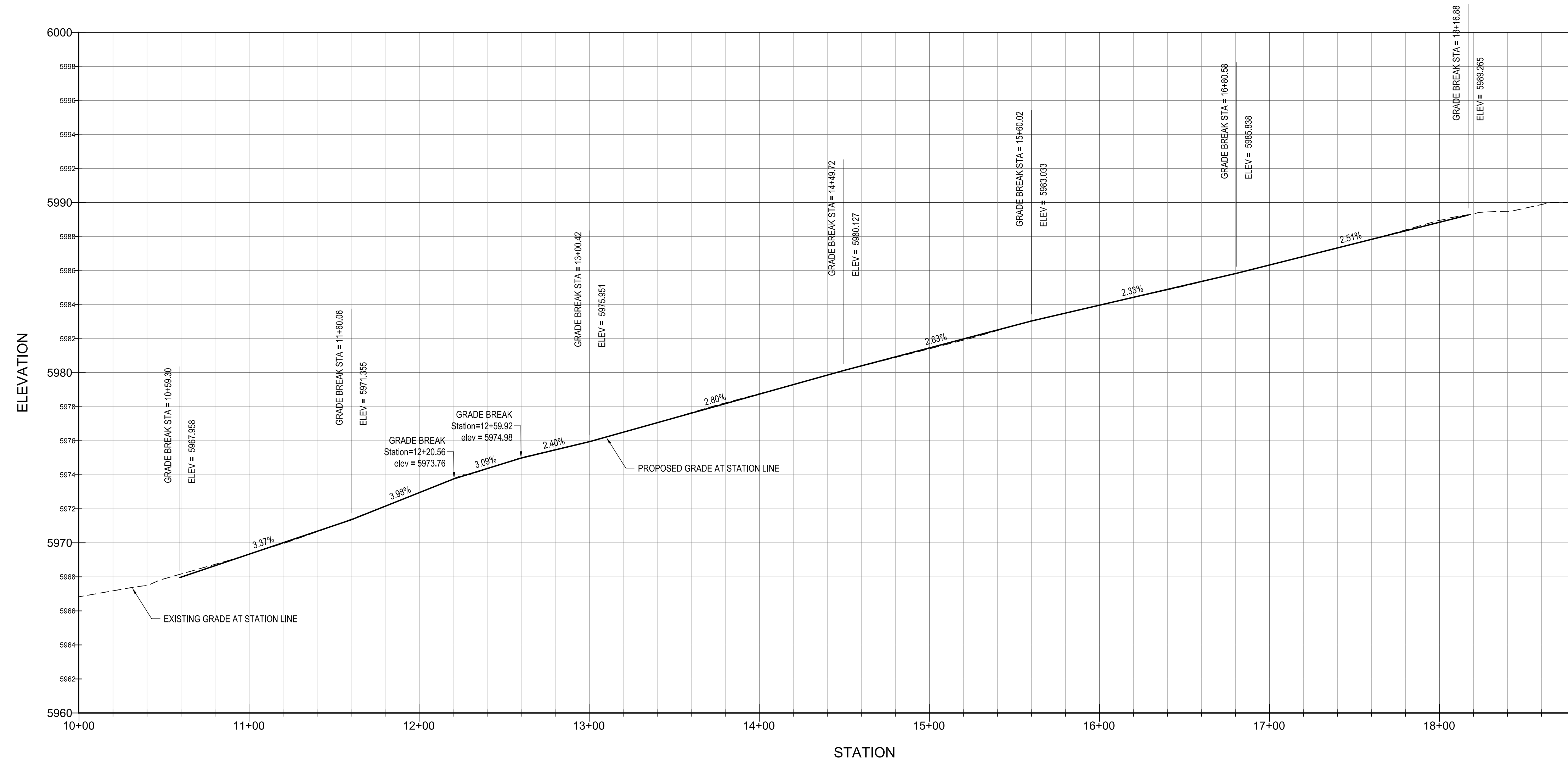
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REVISIONS

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - ROAD PLANS.DWG 11/5/2018 2:06 PM



**EXISTING OVERHEAD LINES ALONG STROTH FRONTAGE
TO BE RELOCATED UNDERGROUND**



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FOR THE MARKING OF UNDERGROUND
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BENCHMARK

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

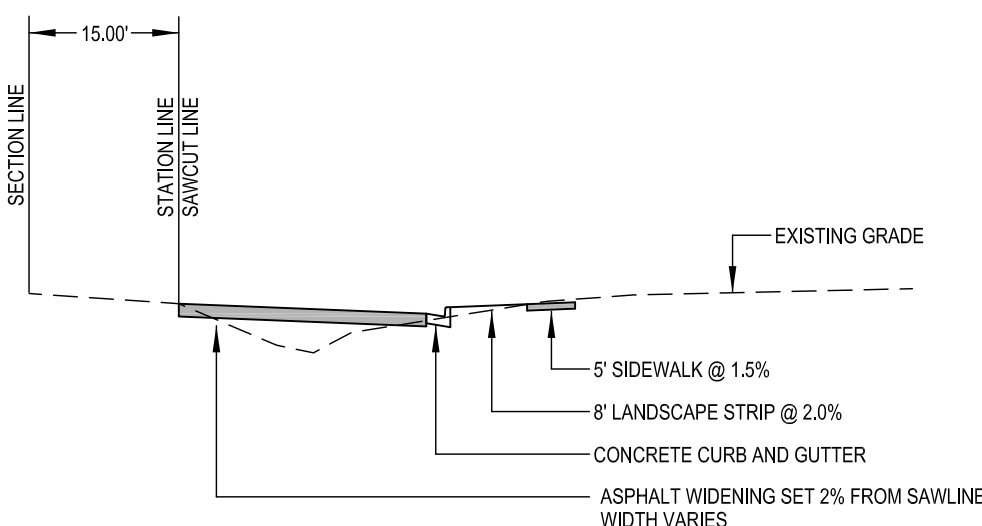
NOTES

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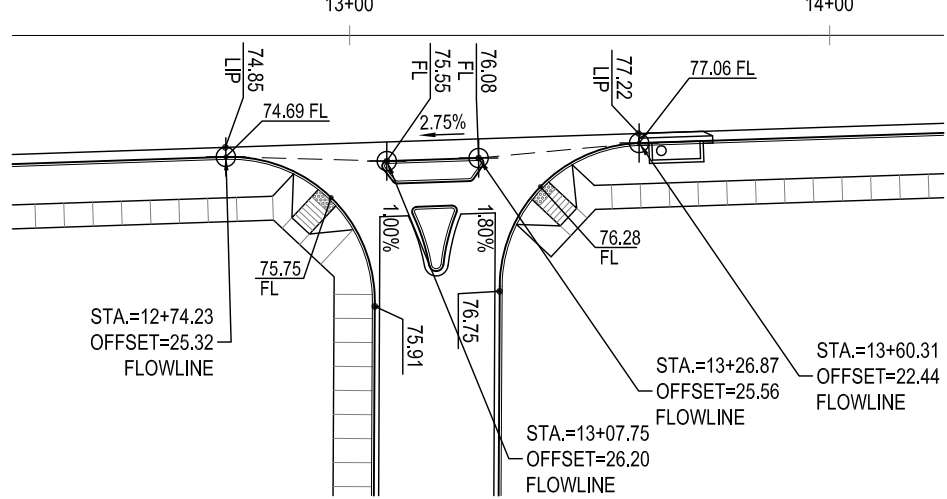
CONSTRUCTION NOTES

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

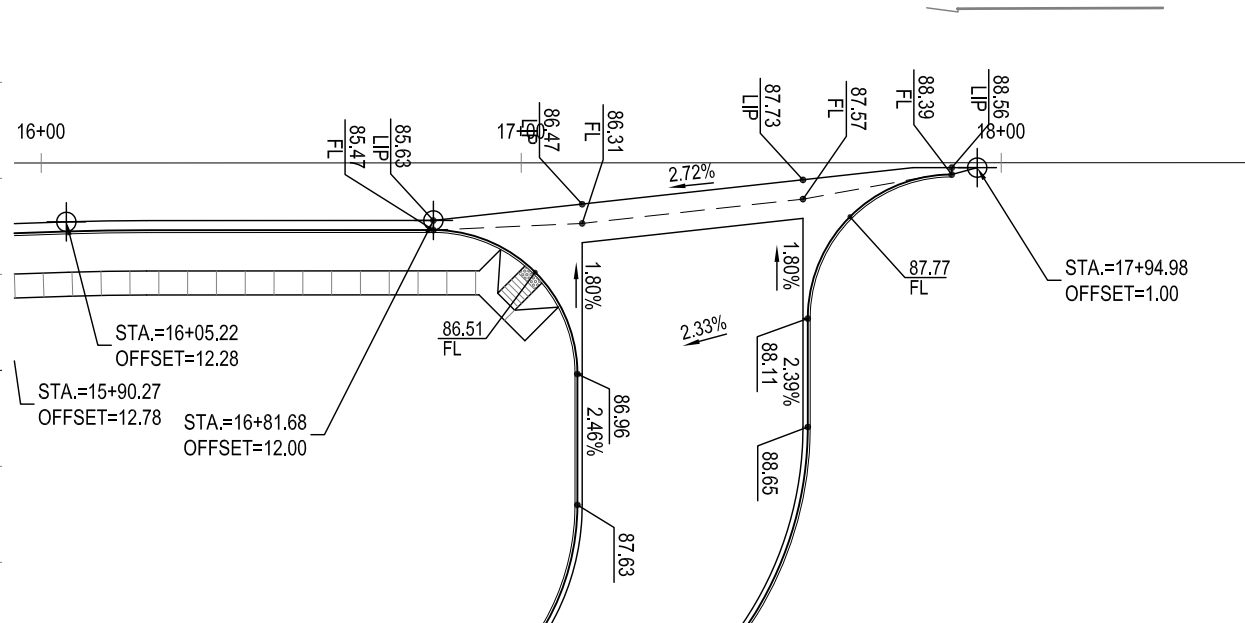


TYPICAL SECTION

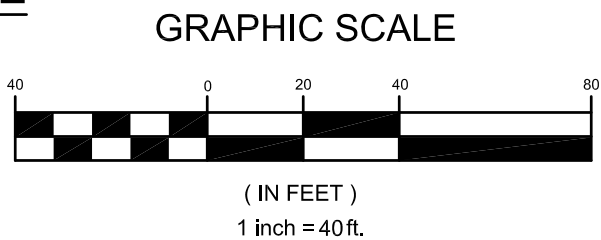
NOT TO SCALE



WEST ACCESS ROAD DETAIL



EAST ACCESS ROAD DETAIL



WARNING

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROTH ROAD PLAN AND PROFILE

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

date: 10/01/17

SHEET

C5.10

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JERRY W. DAVIDSON, P.E.
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PARKER POINTE
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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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DATE

STROH ROAD SIGNAGE AND STRIPING PLAN

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

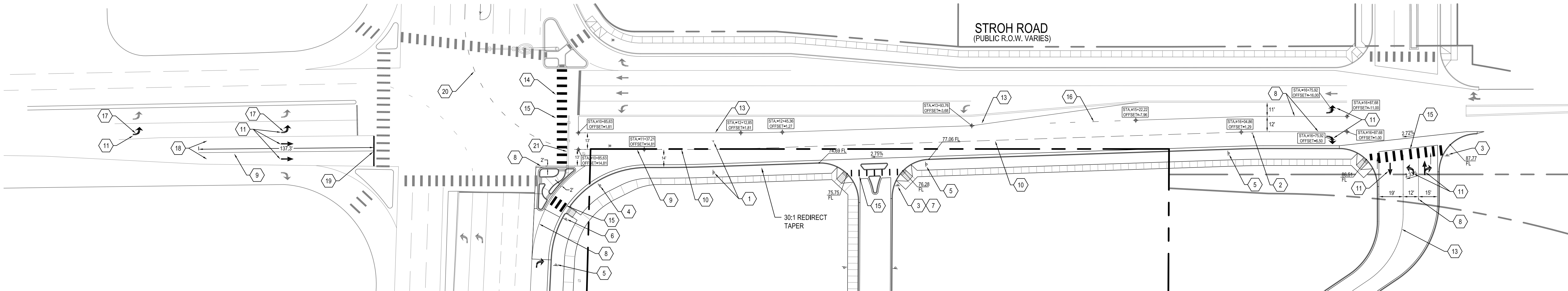
date: 10/01/17

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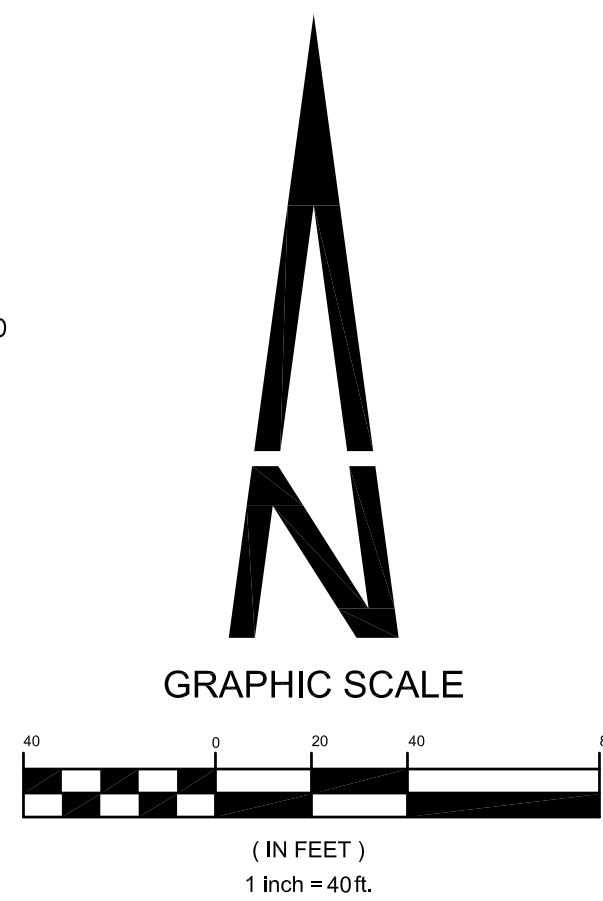


REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

REFERENCE CDOT S-614-2 FOR SIGN MOUNTING DETAILS

CONSTRUCTION NOTES

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

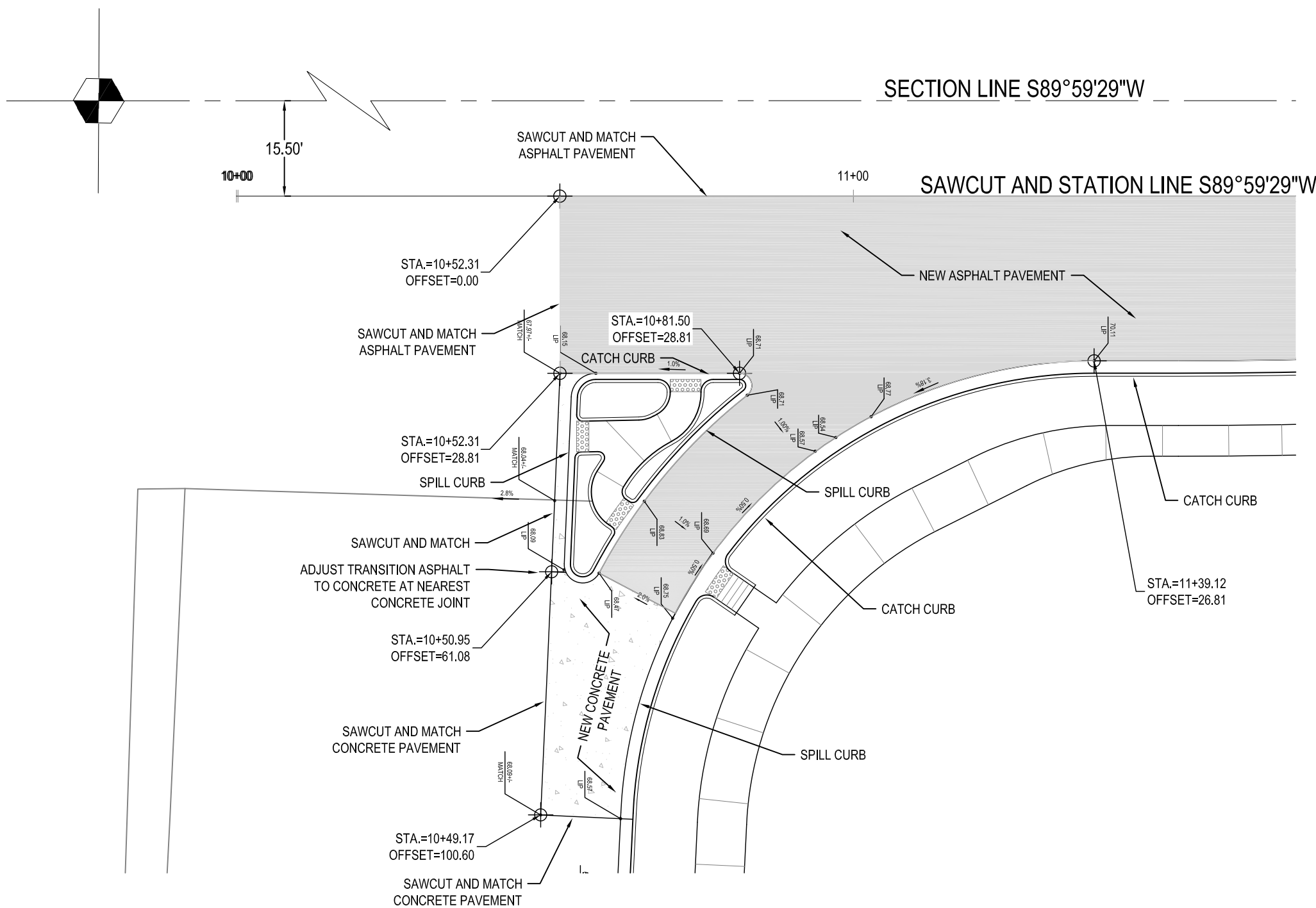


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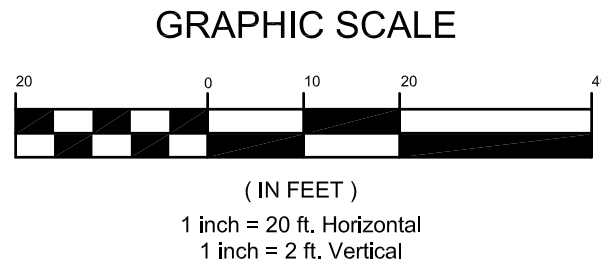
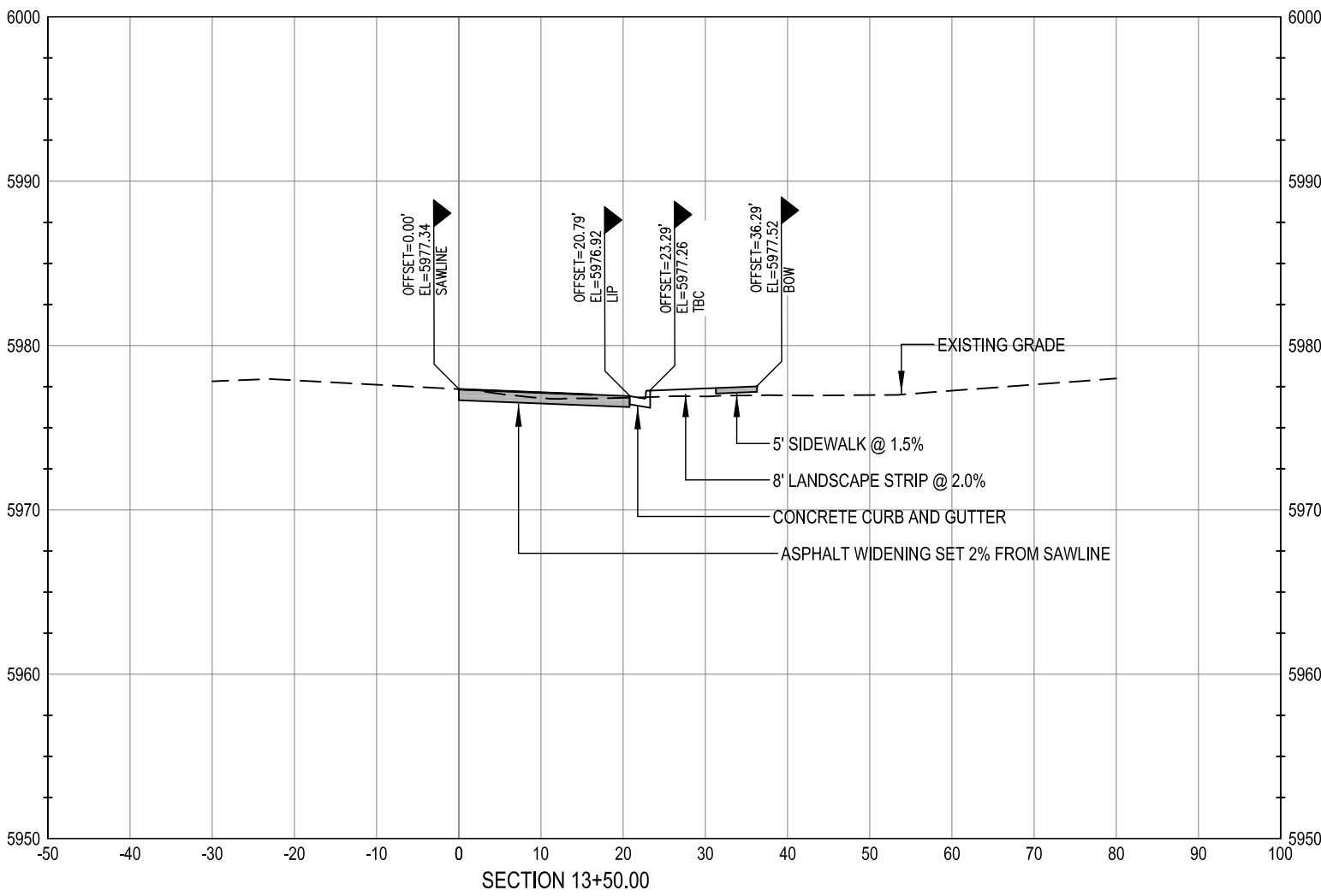
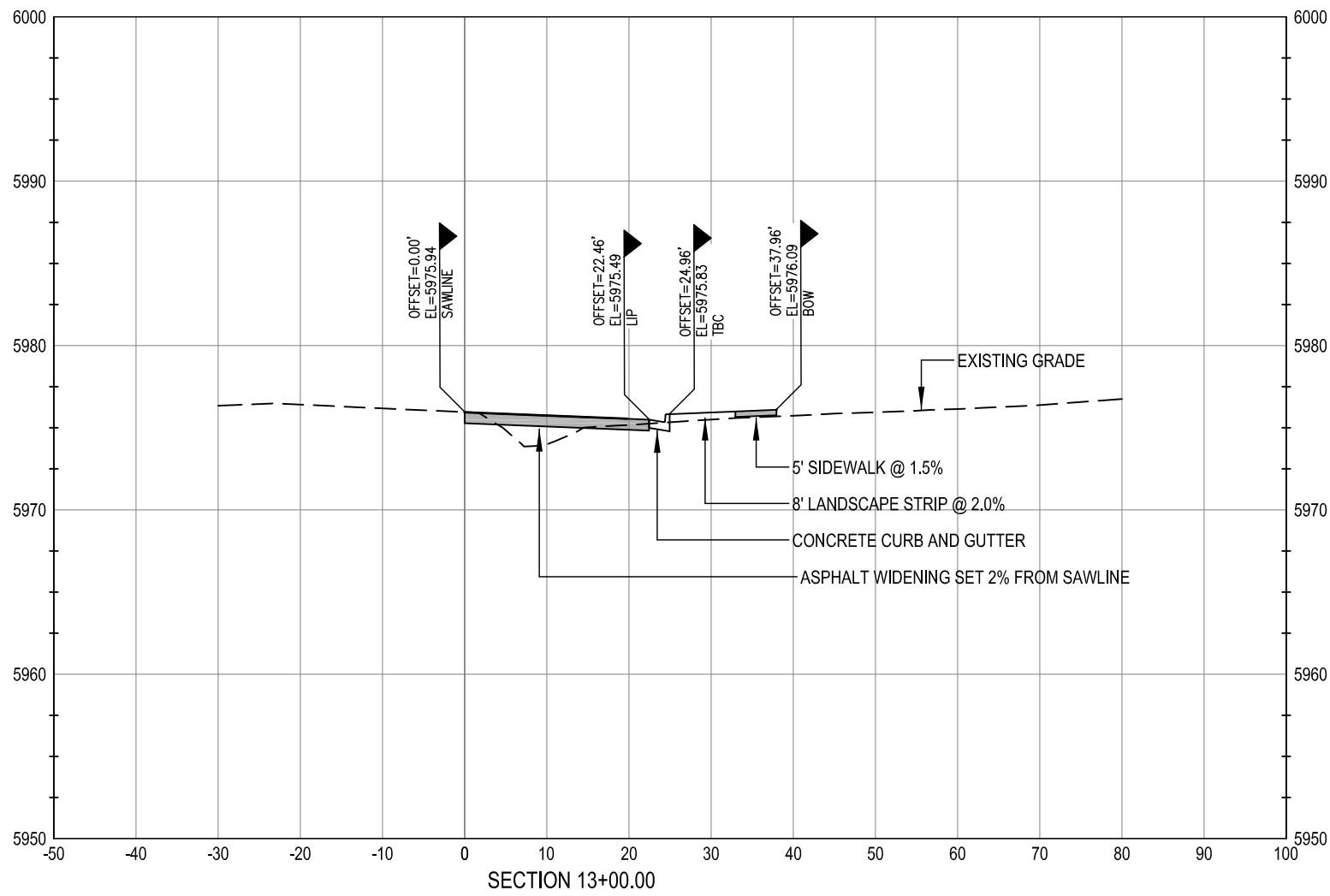
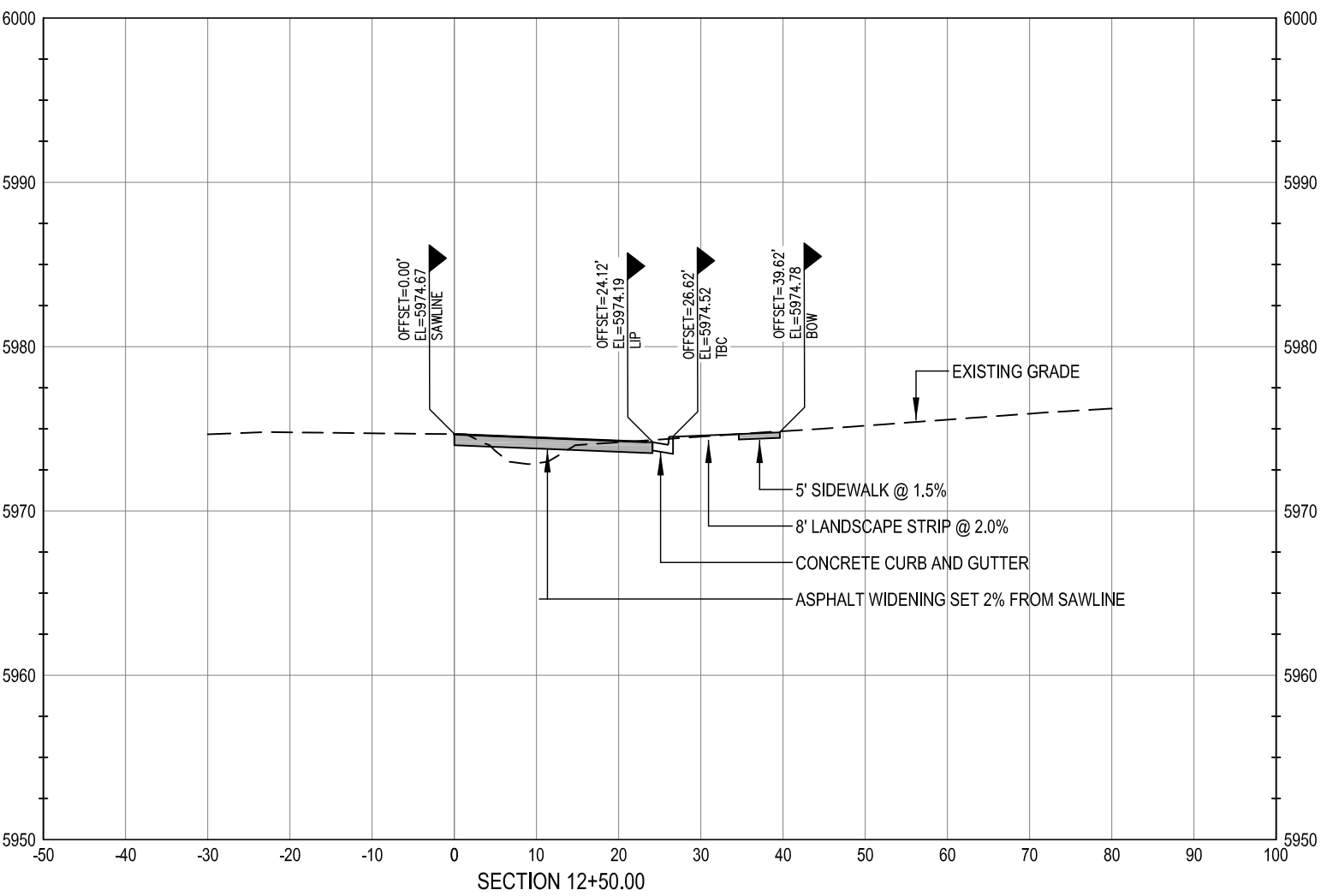
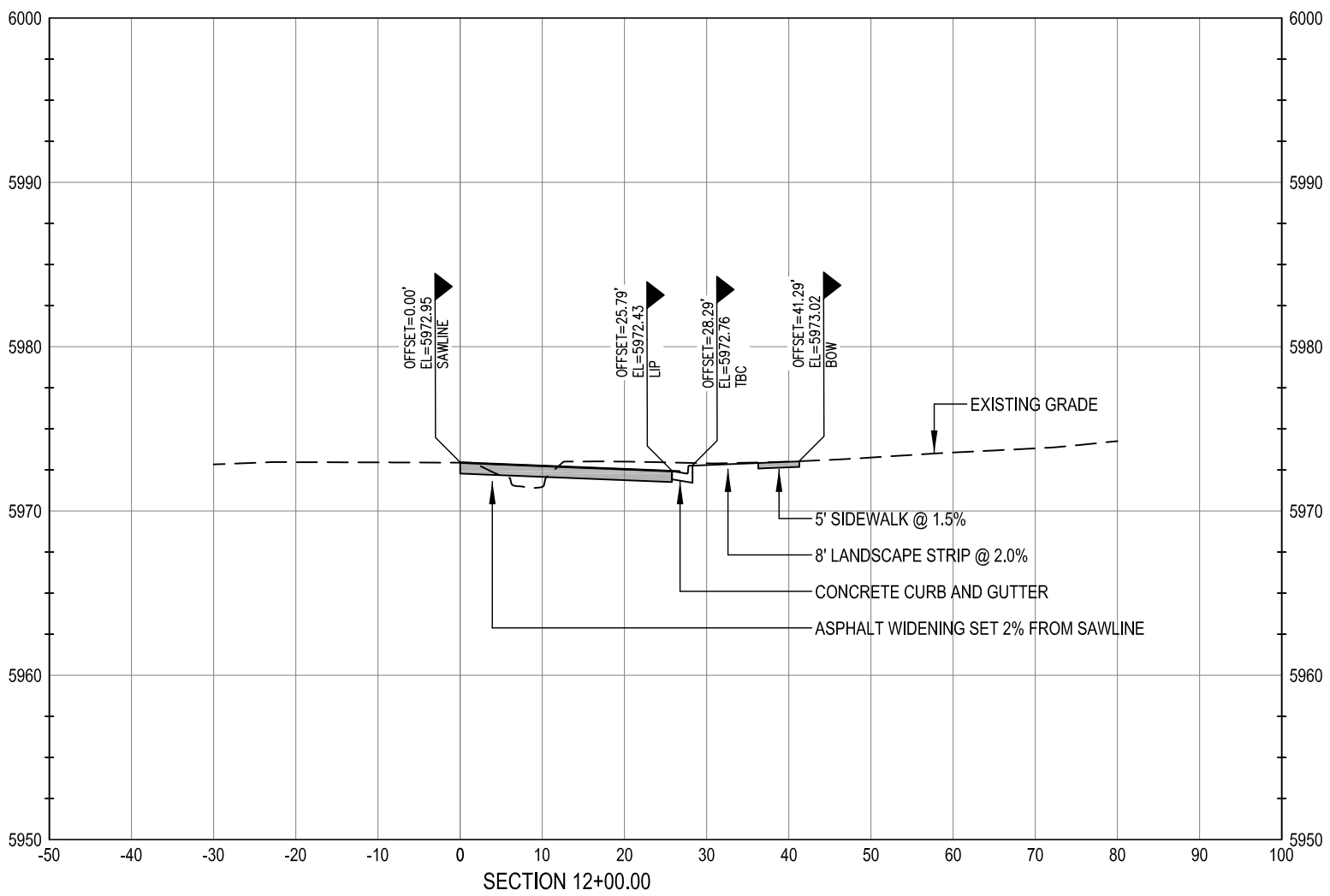
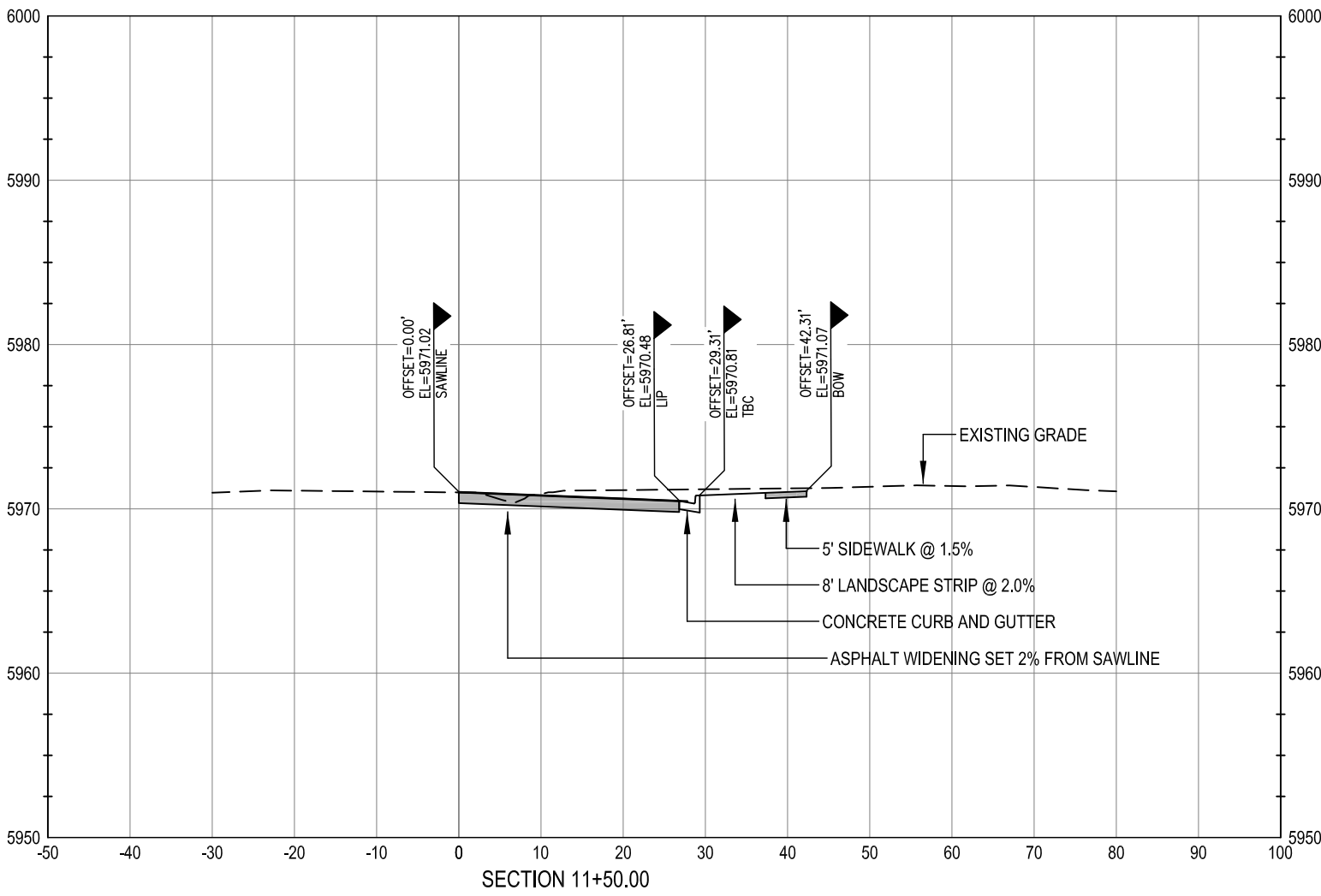
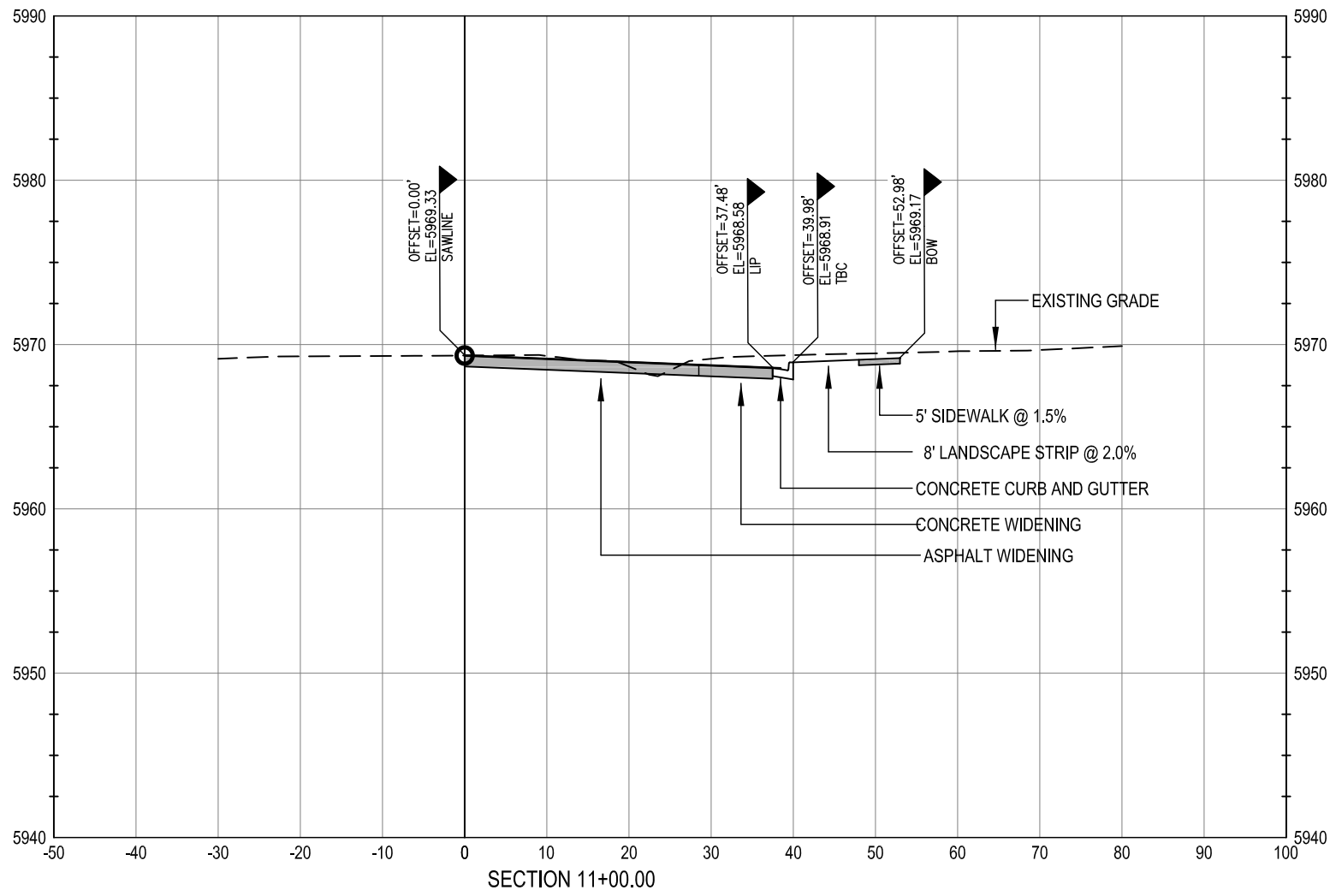
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INTERSECTION DETAIL

1" = 20'



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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

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

date: 10/01/17
SHEET

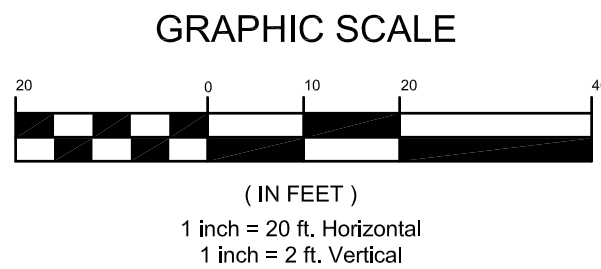
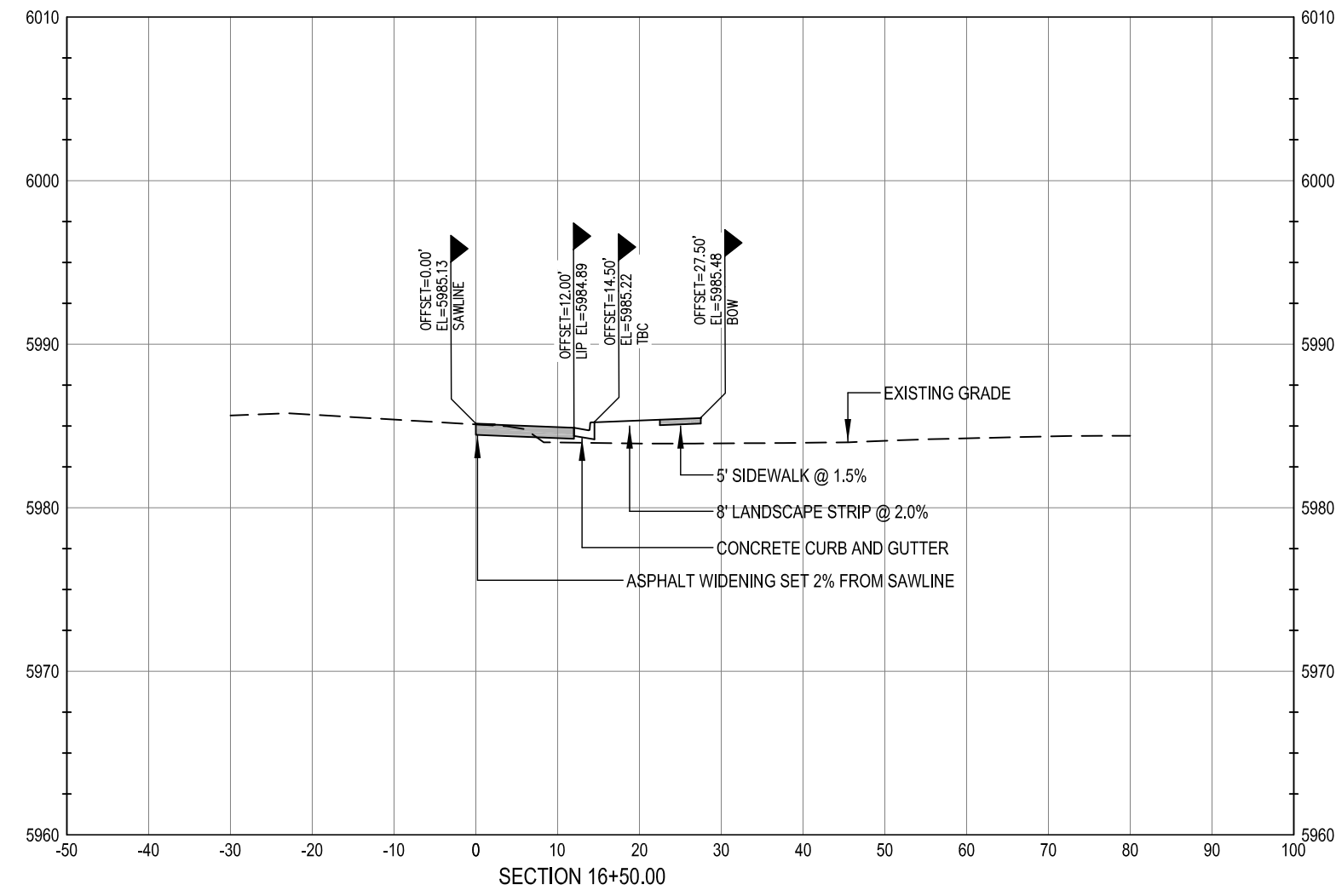
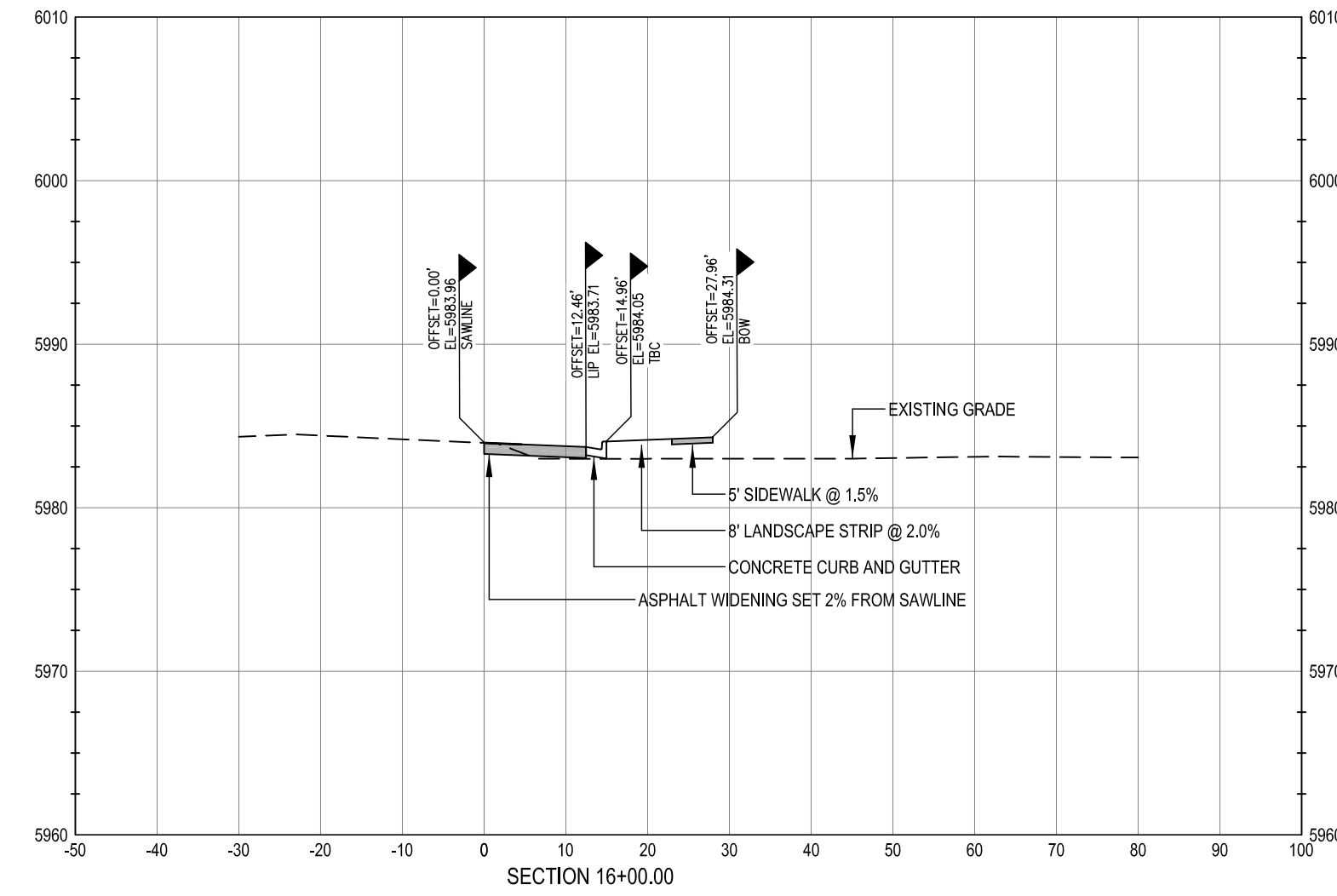
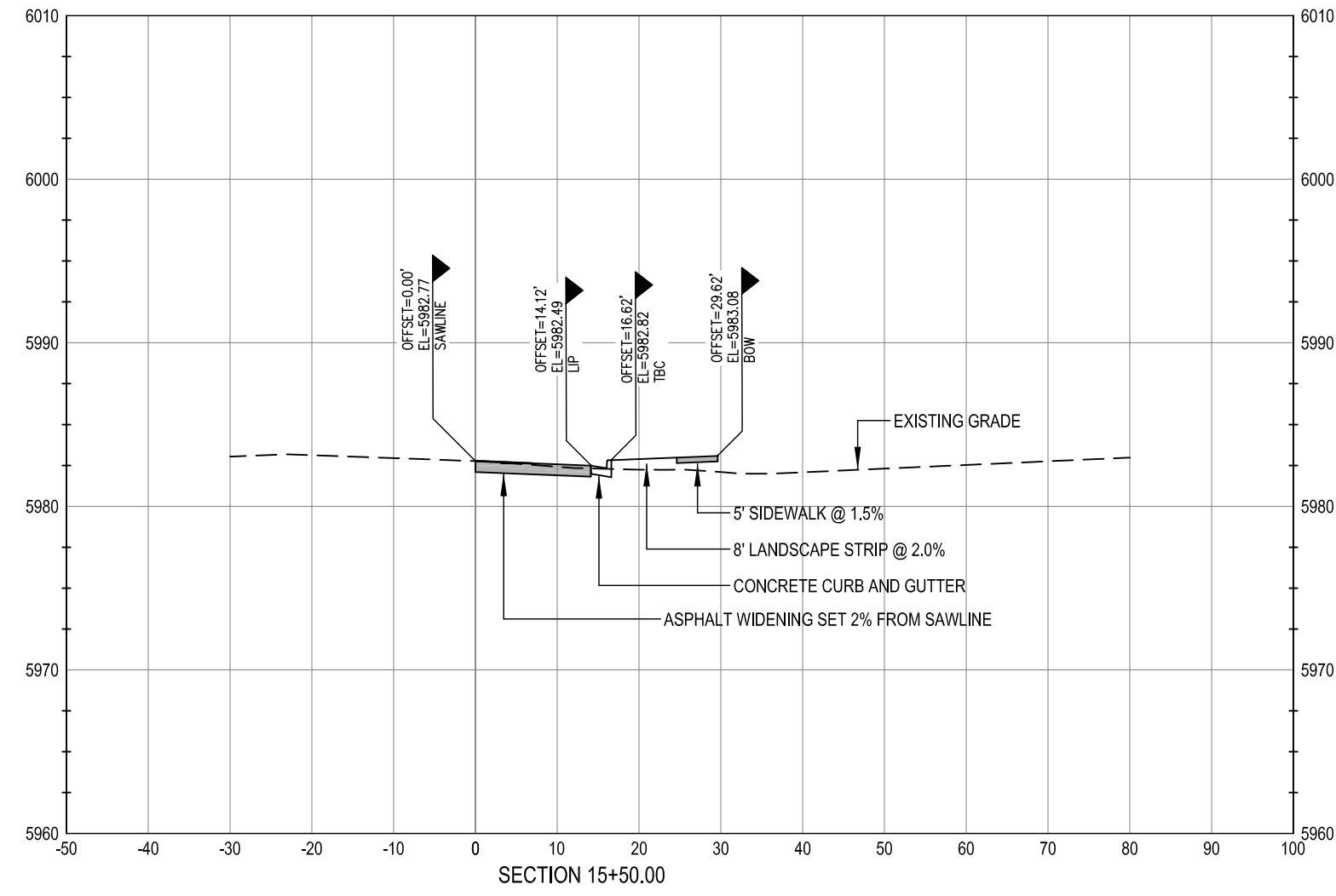
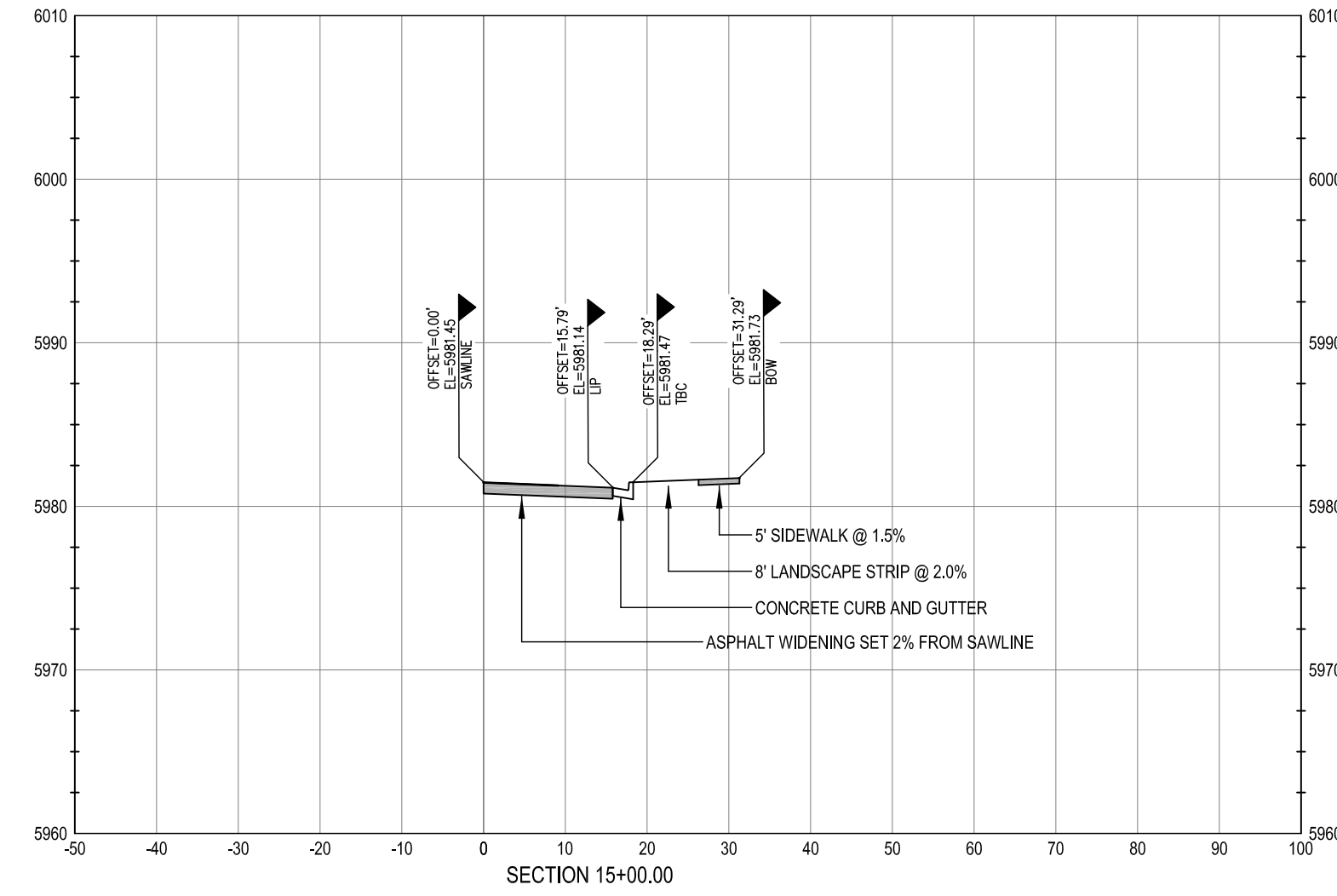
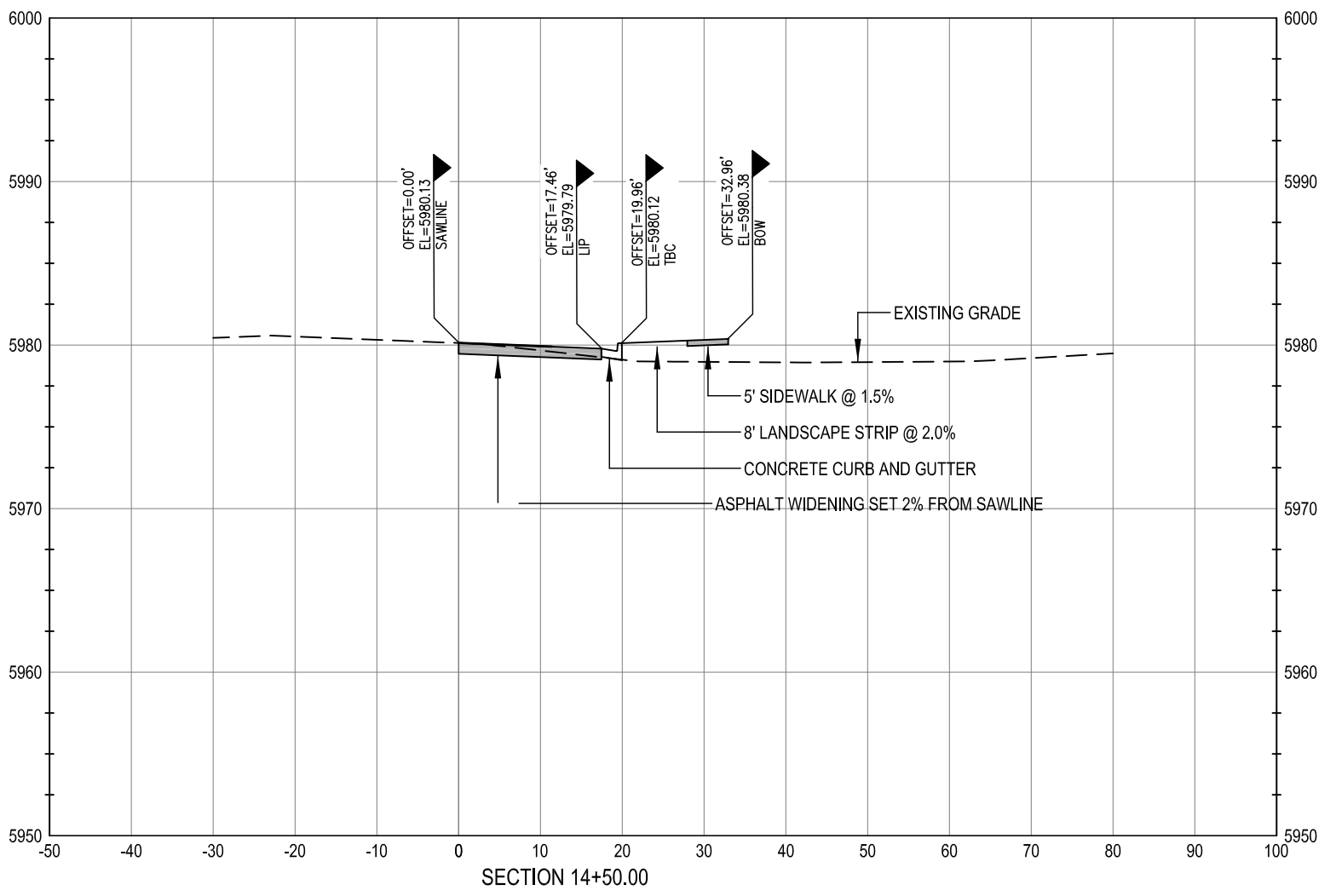
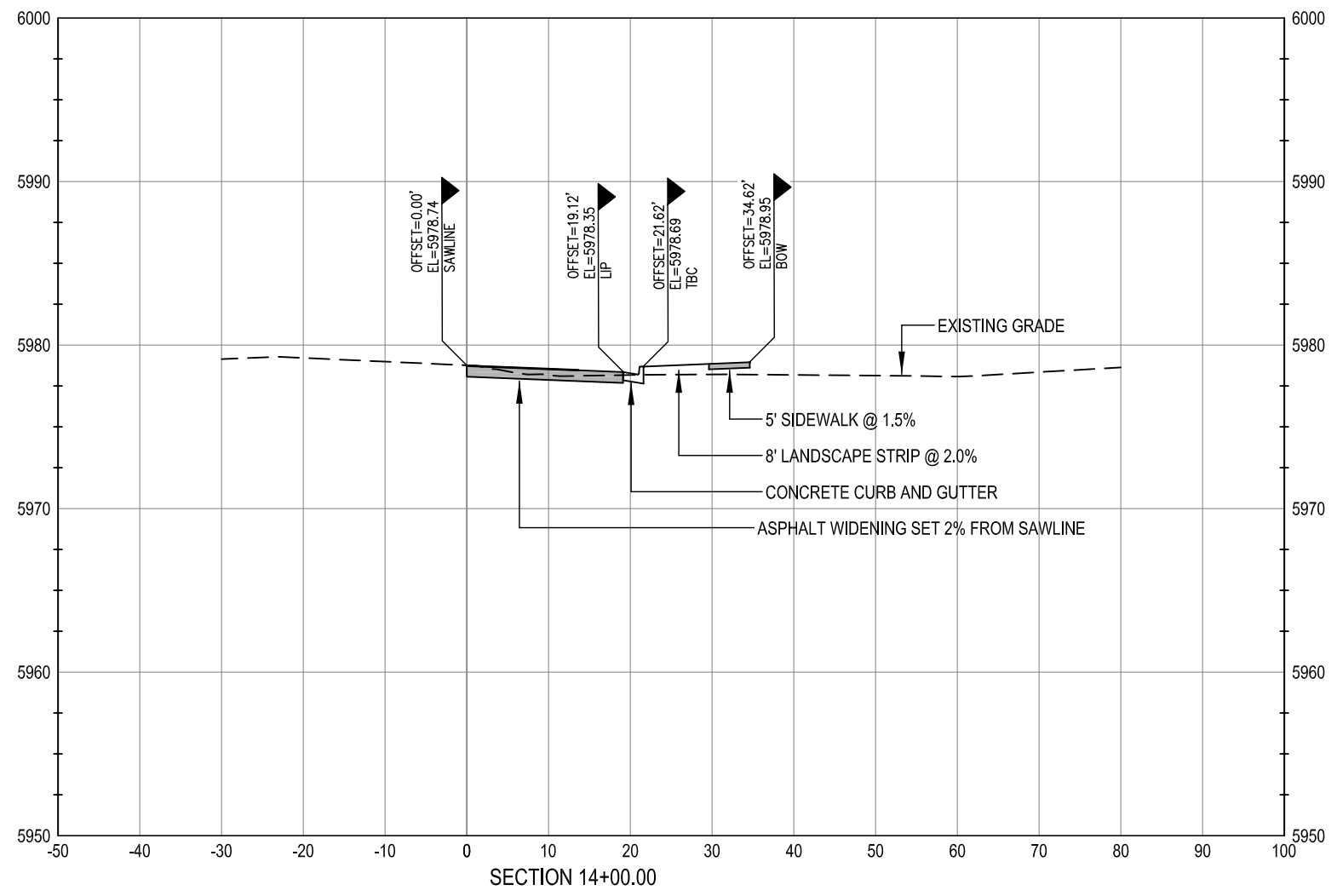
C5.12

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

DATE	DESCRIPTION	REVISIONS
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	

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

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BENCHMARK
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

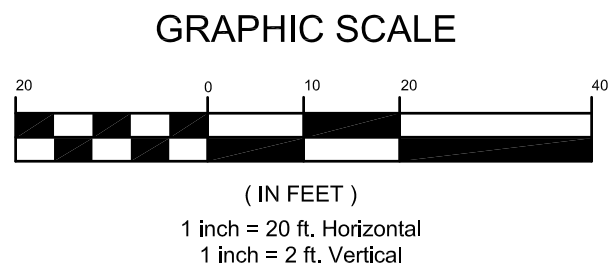
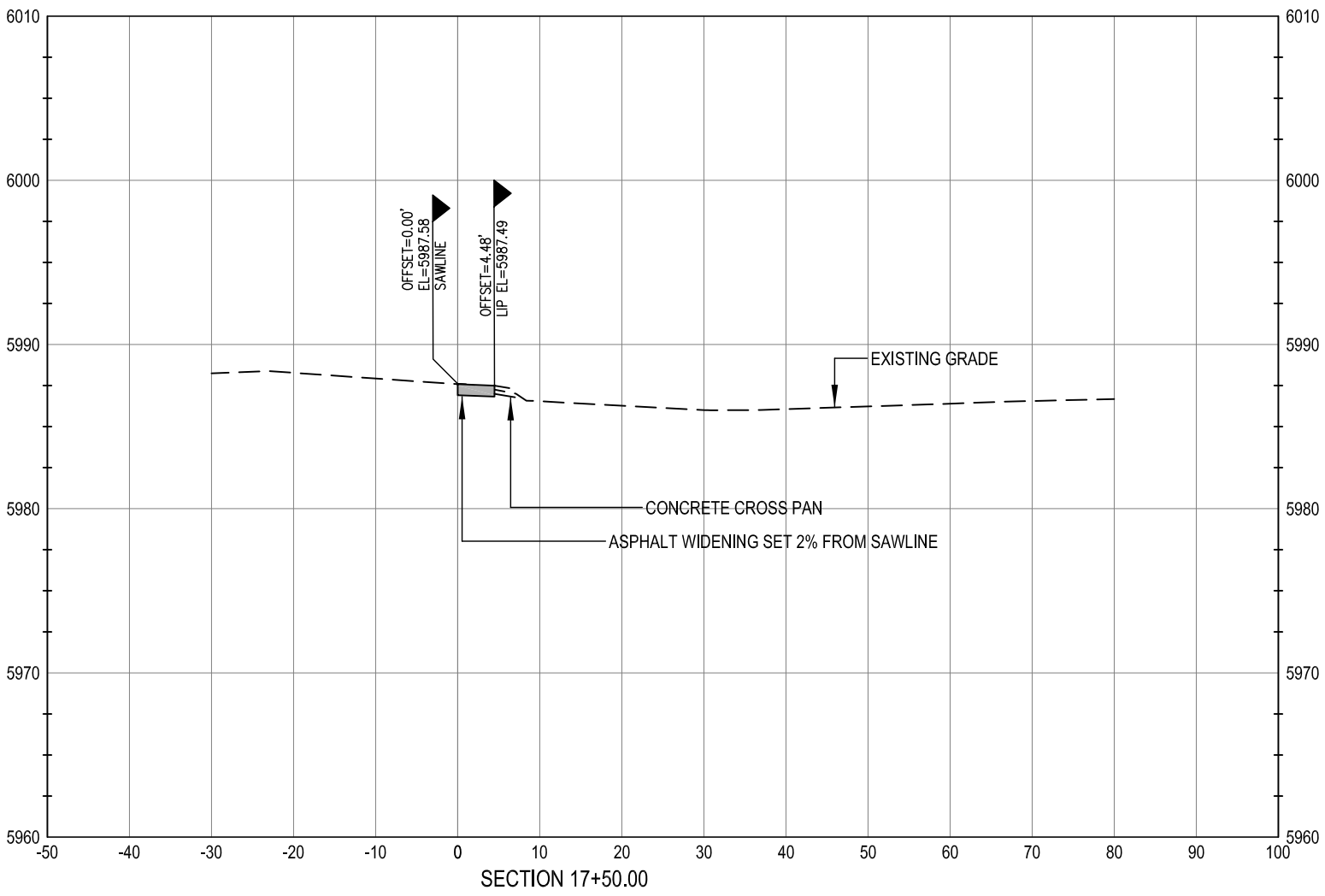
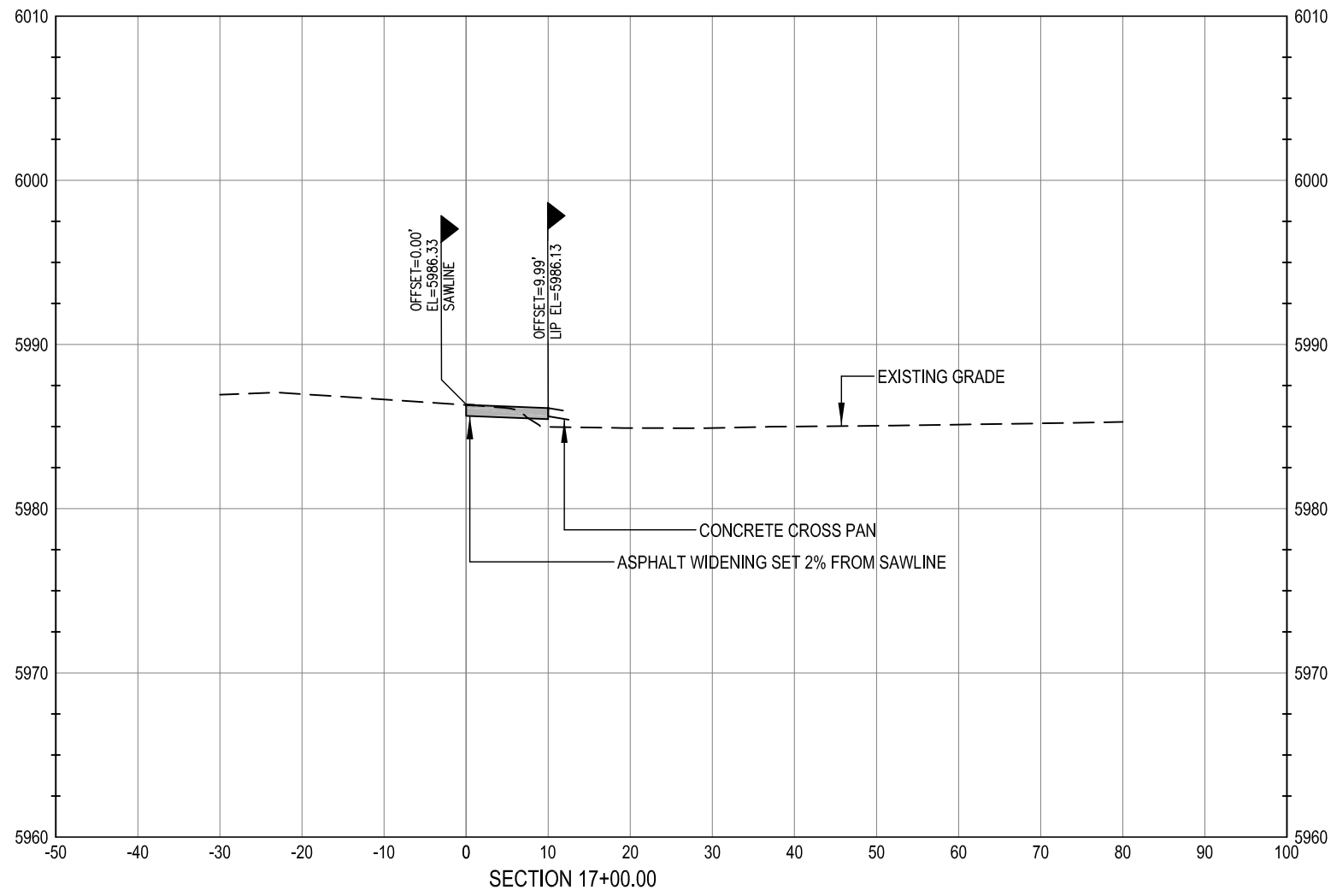
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NO.	DATE	DESCRIPTION	REVISIONS
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD PLAN AND PROFILE

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

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

date: 10/01/17

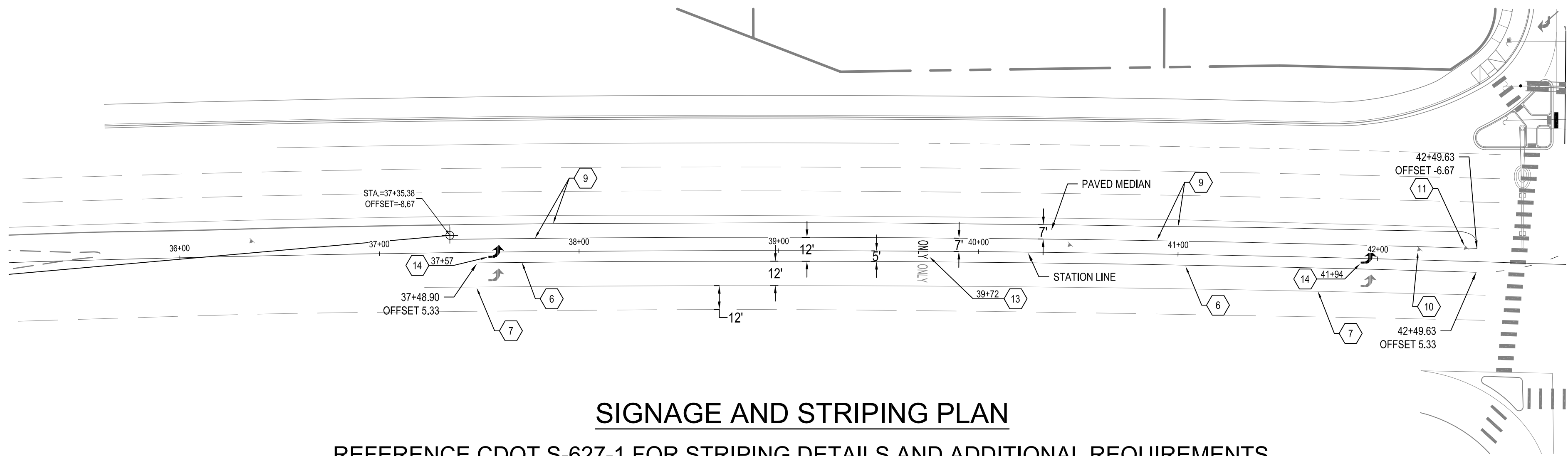
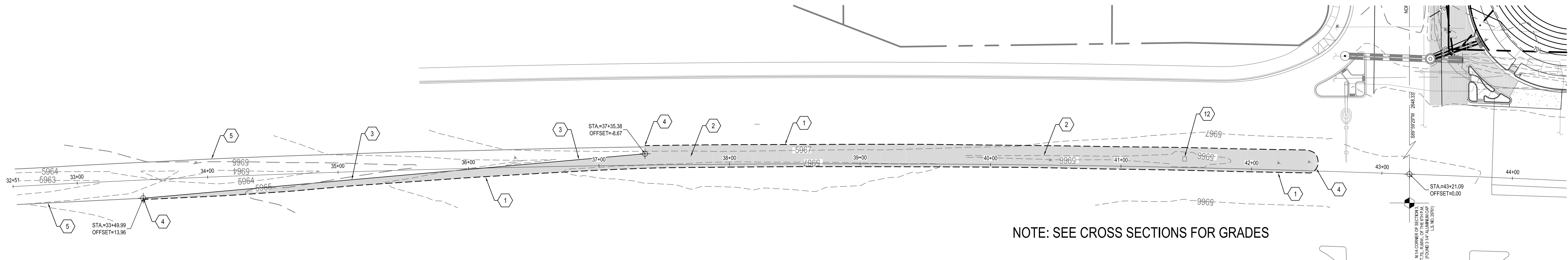
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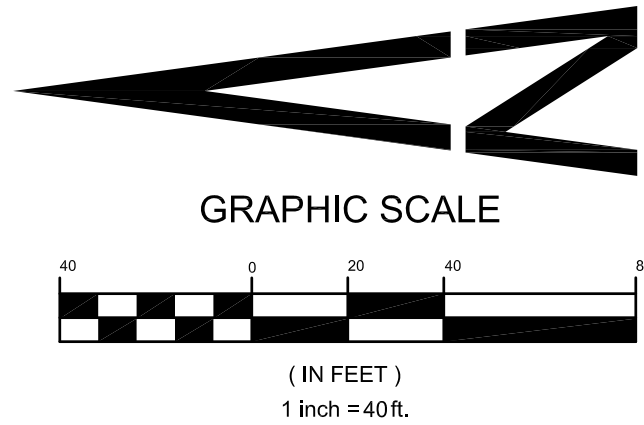
CONSTRUCTION NOTES

- 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.

NOTES

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

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



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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

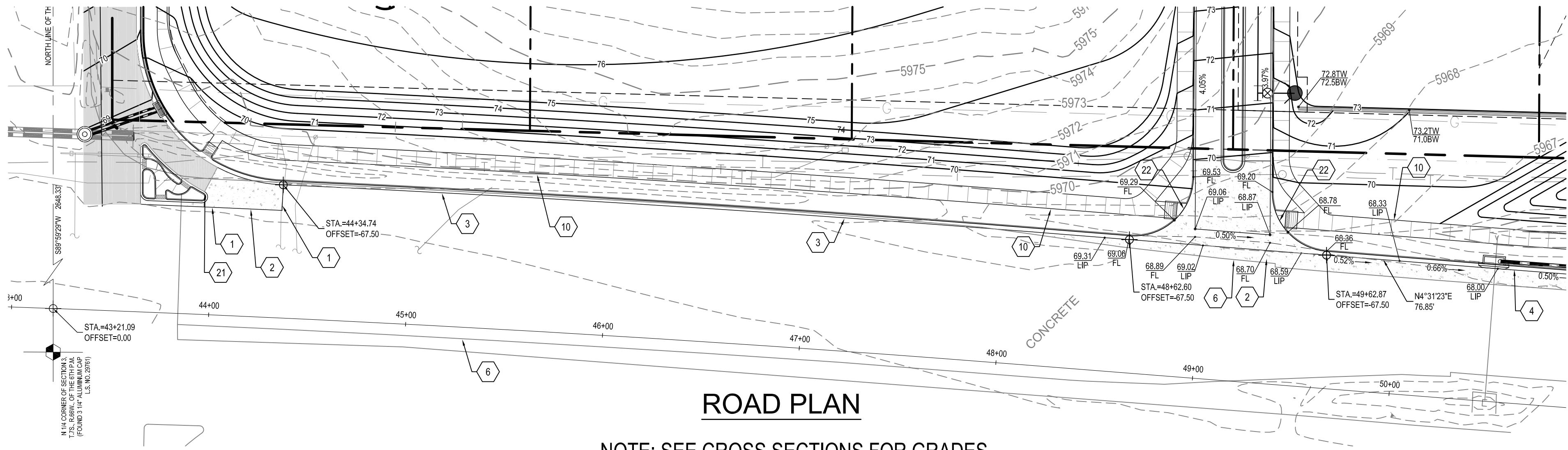
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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03/19/18	PWSD SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	

REVISIONS

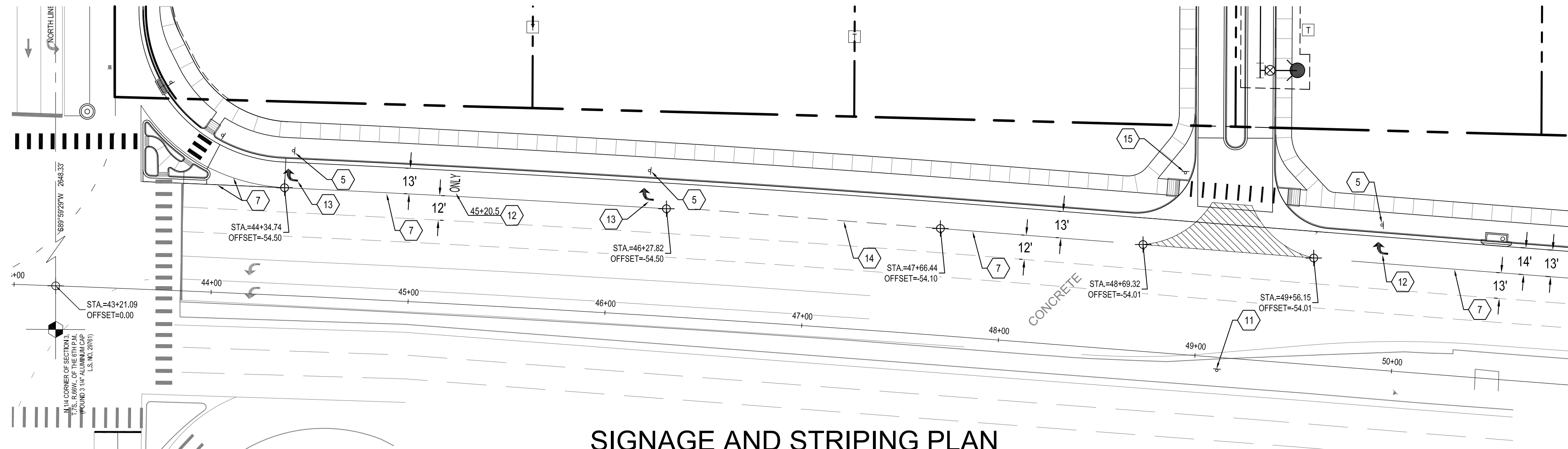
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ROAD PLAN

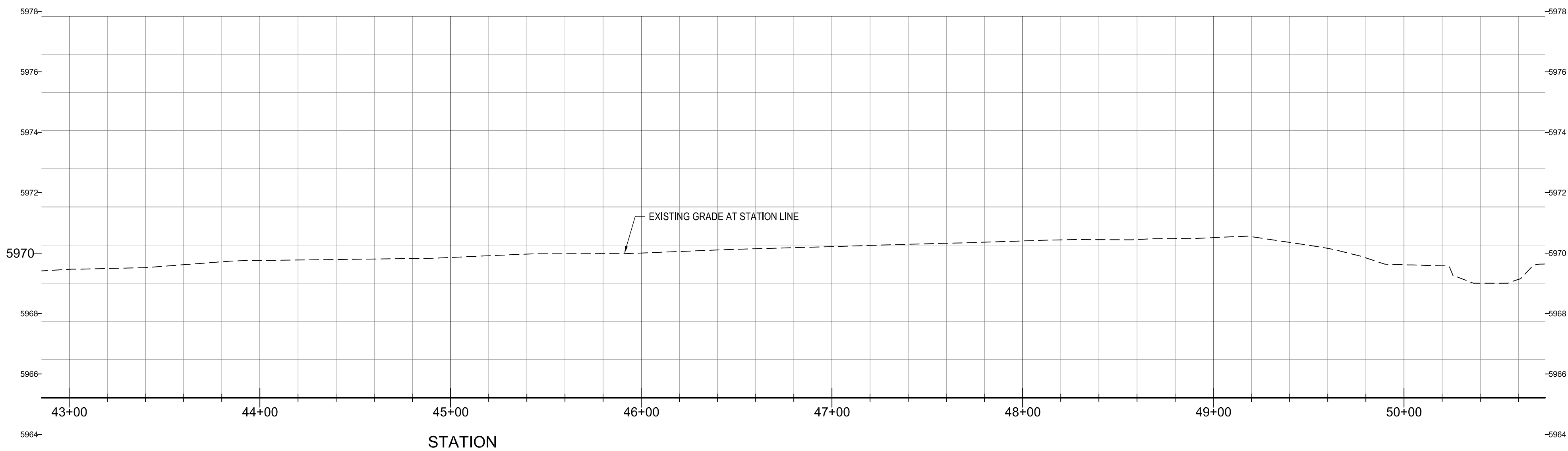
NOTE: SEE CROSS SECTIONS FOR GRADES

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND

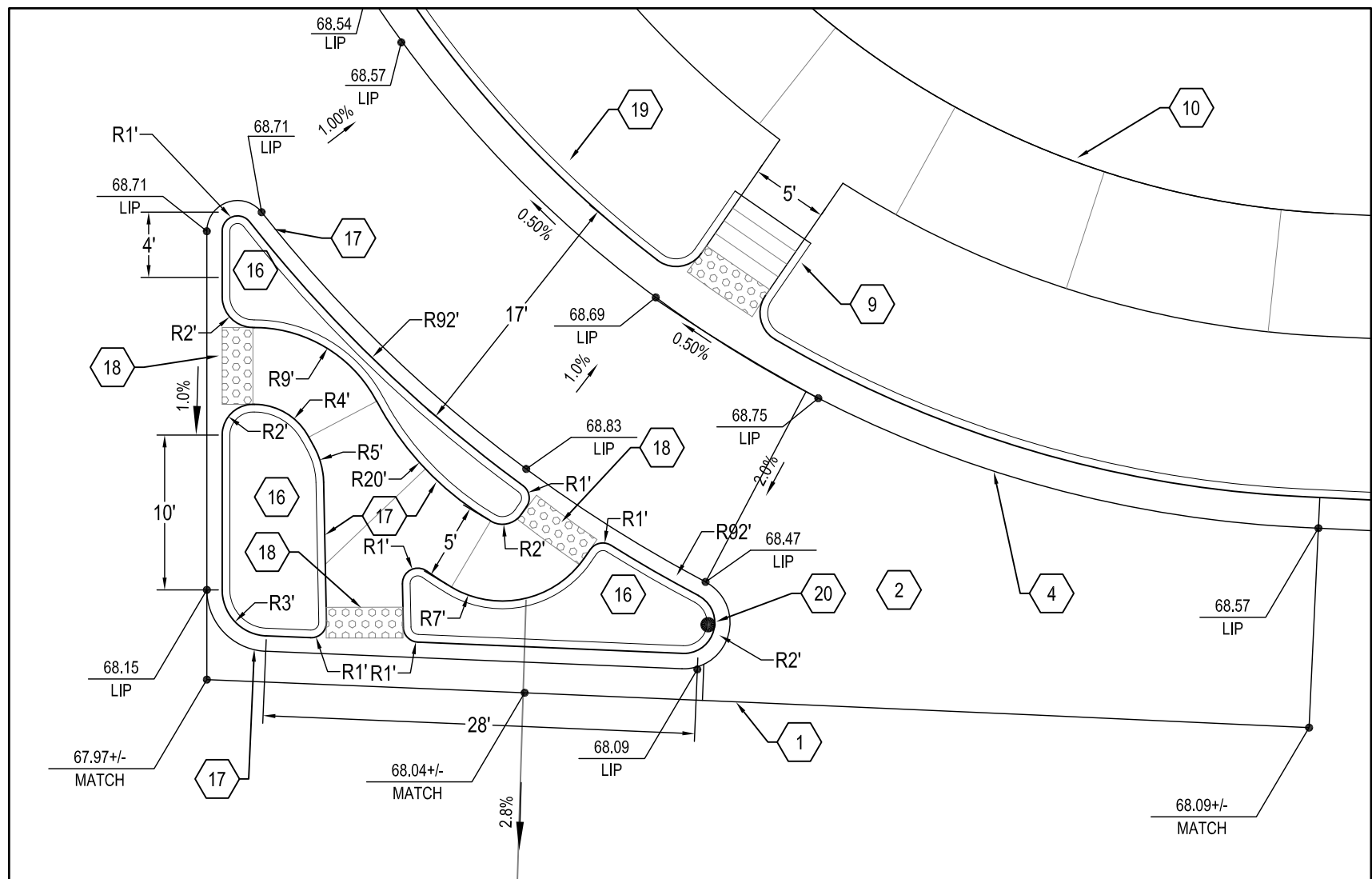


SIGNAGE AND STRIPING PLAN

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



STATION LINE PROFILE



TRAFFIC ISLAND

SCALE: 1" = 10'

CONSTRUCTION NOTES

- SAWCUT PAVEMENT TO NEAT CLEAN LINE.
- CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. DOWEL TO EXISTING CONCRETE PAVEMENT.
- CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM. DOWEL TO EXISTING EDGE OF CONCRETE PAVEMENT.
- CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- INSTALL R3-7R, 36"x36" RIGHT LANE MUST TURN RIGHT SIGN. SEE CDOT S-614-2.
- EXISTING EDGE OF CONCRETE PAVEMENT.
- PAINT 8" WIDE WHITE CHANNELIZING LINE.
- PAINT 4" WIDE WHITE EDGE LINE.
- CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 3A.
- CONSTRUCT 8' WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- INSTALL R6-1 ONE WAY SIGN. SEE CDOT S-614-2.
- PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
- PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- PAINT 8" WIDE 30-10-30 SKIP WHITE LINE.
- INSTALL R1-1 STOP SIGN. SEE CDOT S-614-2.
- INFILL ISLAND WITH 4" THICK CONCRETE.
- CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- INSTALL DETECTABLE WARNING. SEE CDOT M-608-1.
- CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIB.
- INSTALL DELINEATOR. SEE CDOT S-612-1.
- TRANSITION CONCRETE TO ASPHALT AT NEAREST JOINT.
- CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 4A.

NOTES

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PARKER ROAD PLAN AND PROFILE

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

date: 10/01/17

SHEET

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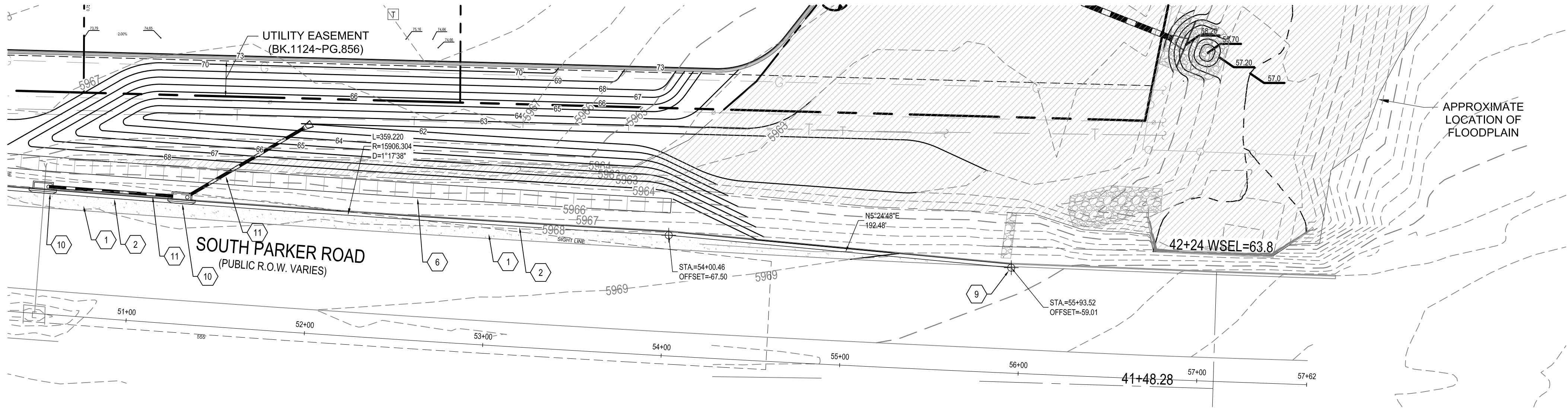
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REVISIONS

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

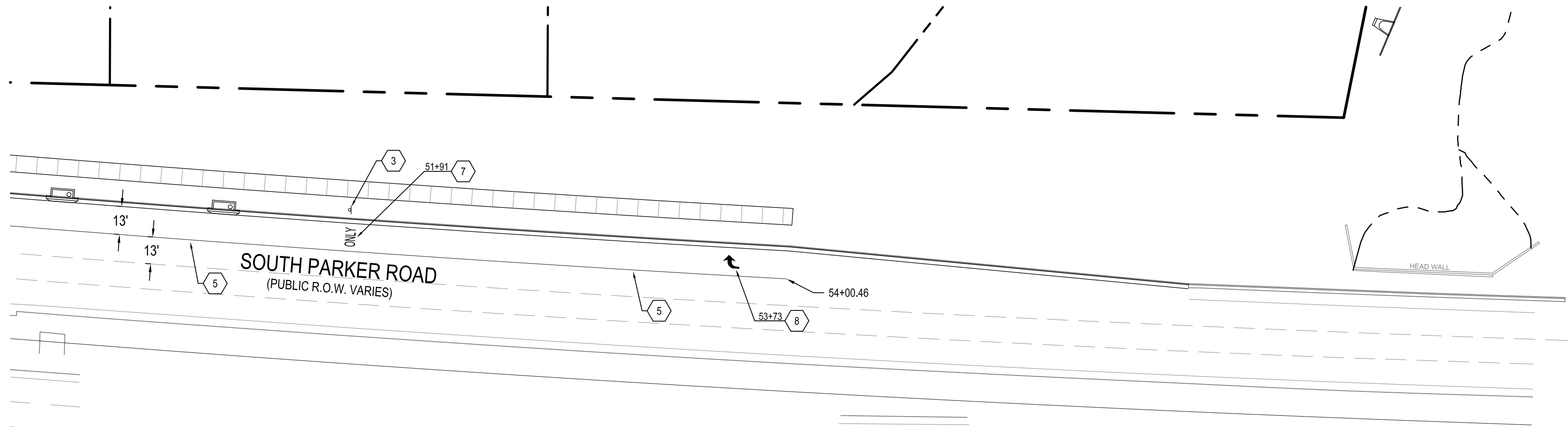
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DESIGN GROUP, INC.
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WWW.PERCEPTIONSGROUP.COM

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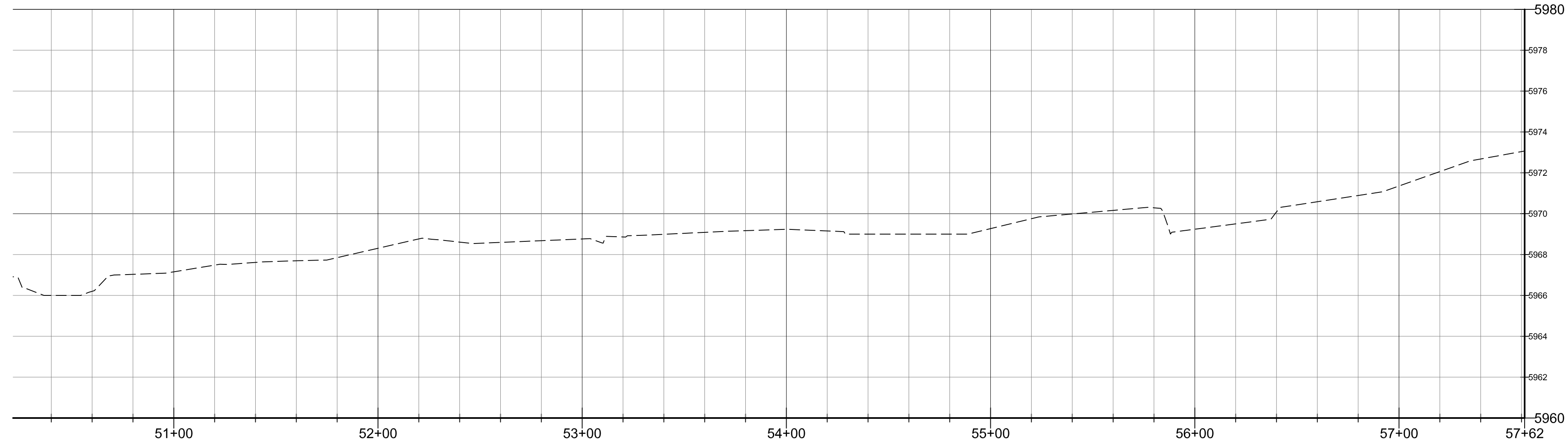


ROAD PLAN

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE
TO BE RELOCATED UNDERGROUND



SIGNAGE AND STRIPING PLAN



STATION LINE PROFILE

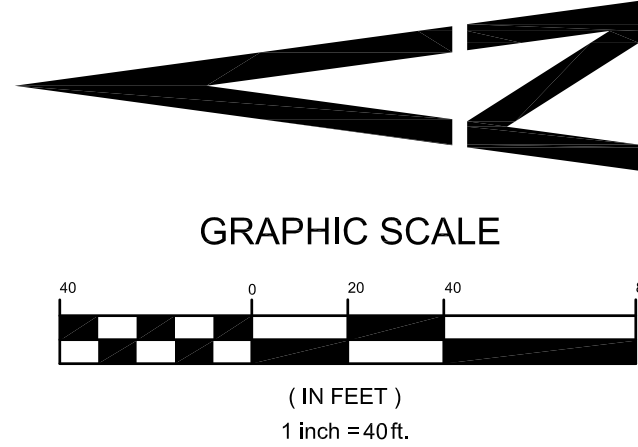
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- 3 INSTALL R3-5 SIGN. SEE CDOT S-614-2.
- 4 EXISTING EDGE OF CONCRETE PAVEMENT.
- 5 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 6 CONSTRUCT 8" WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 7 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
- 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

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

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



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD PLAN AND PROFILE

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

date: 10/01/17

SHEET

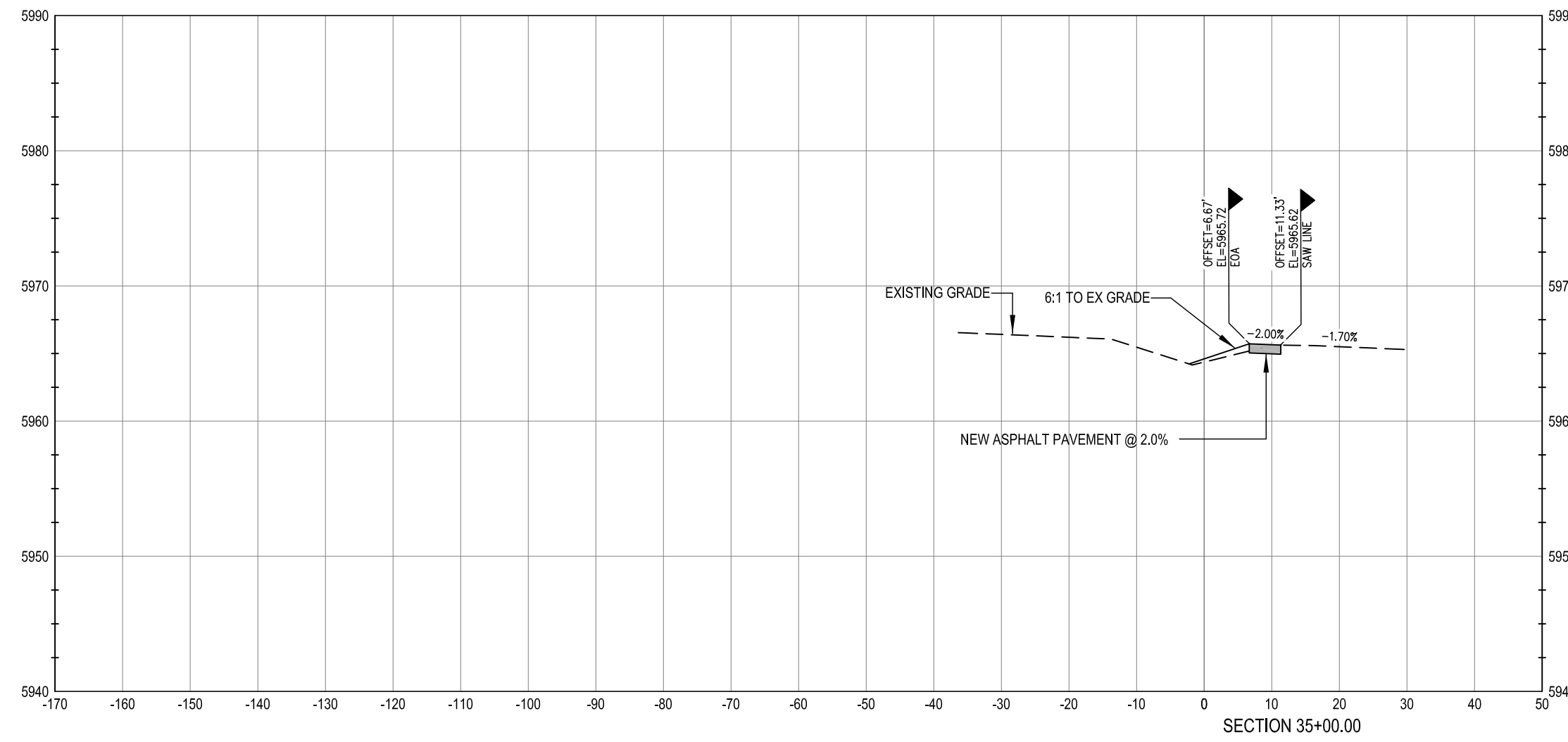
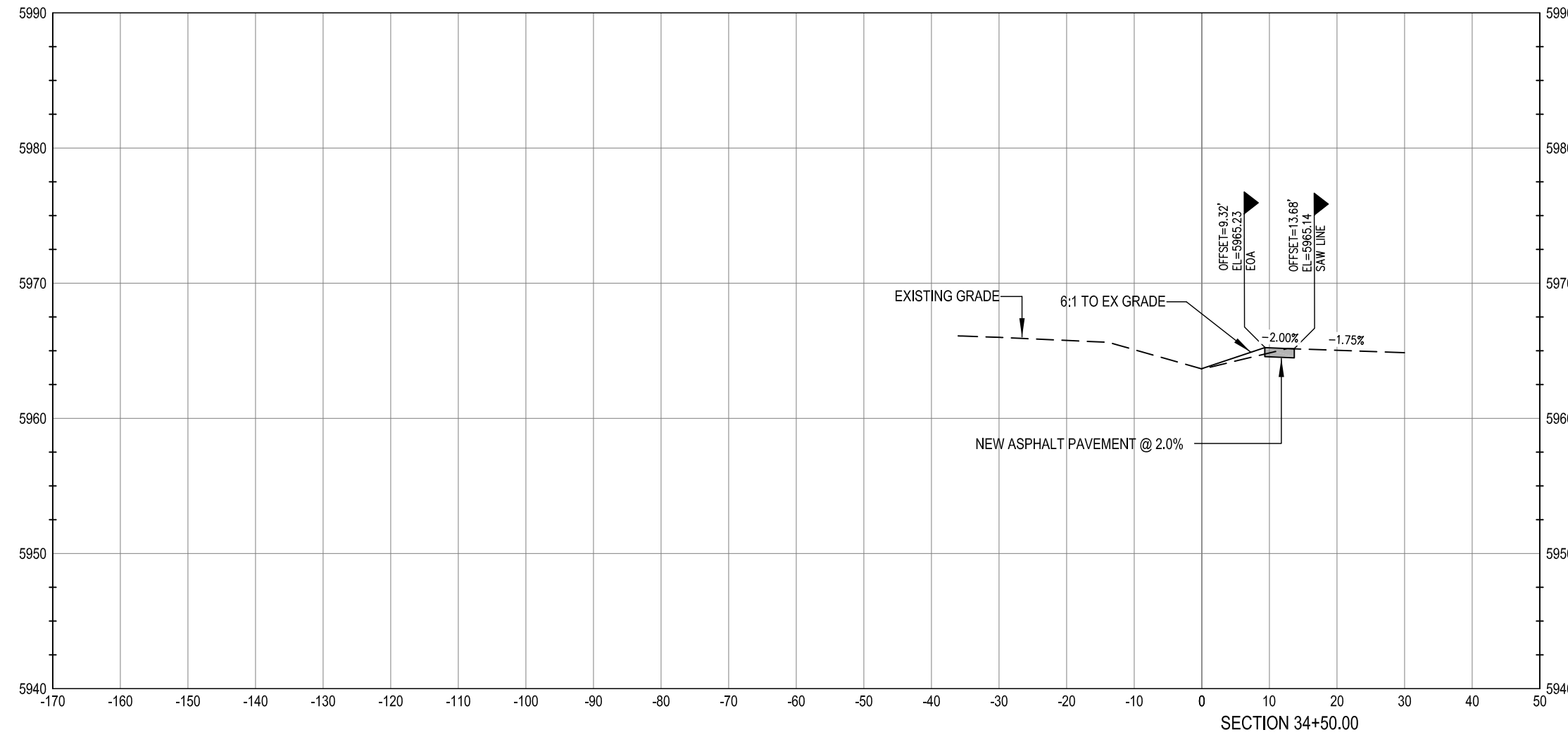
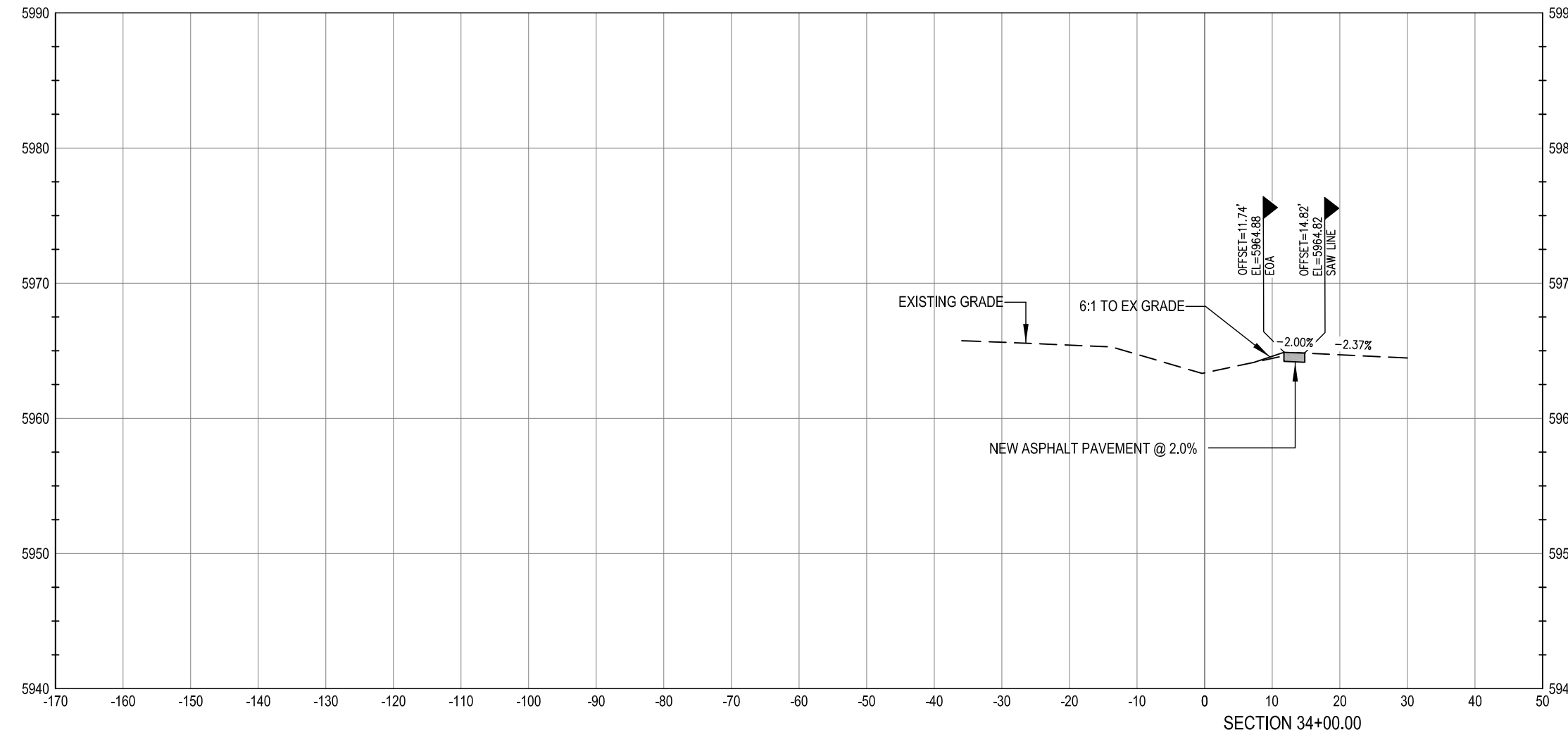
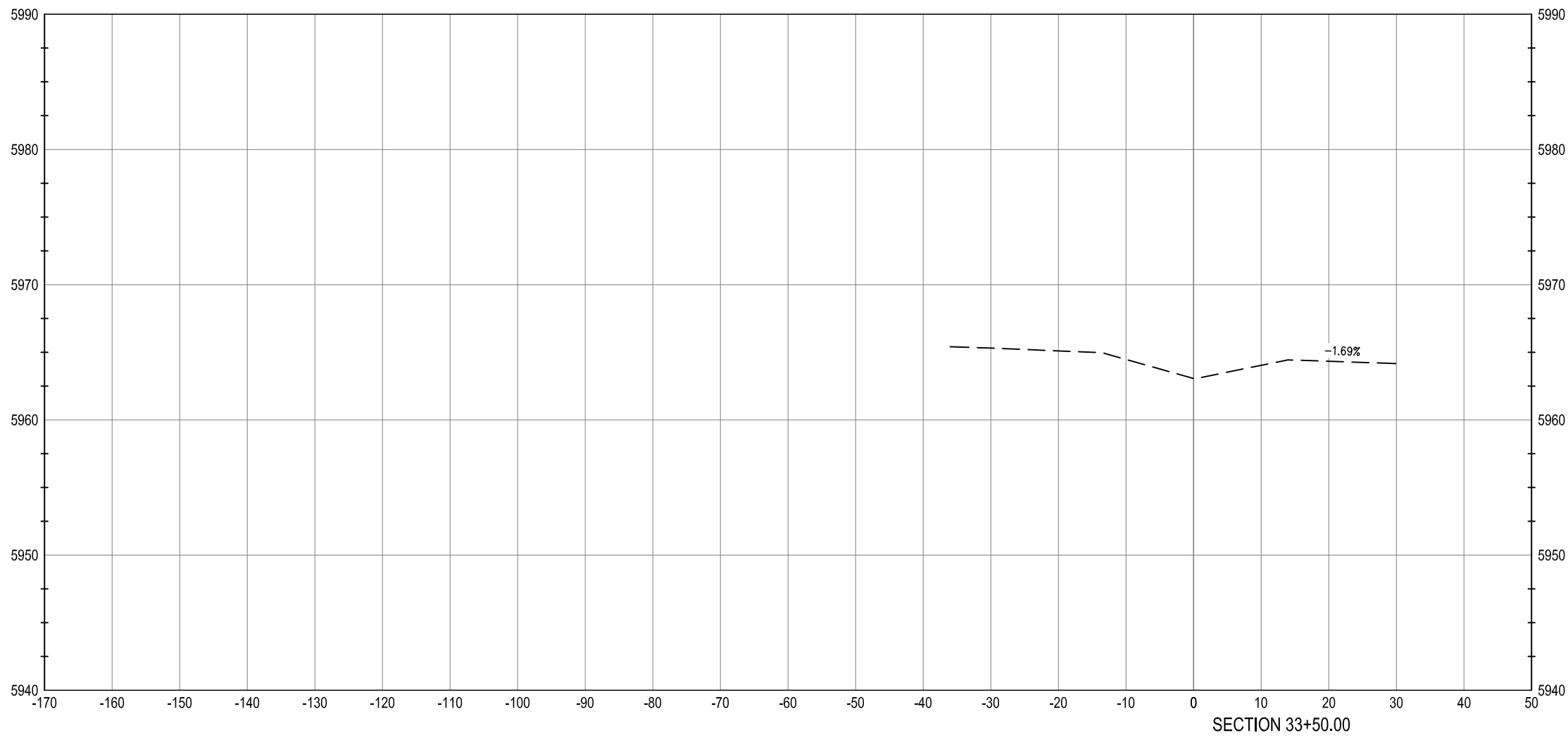
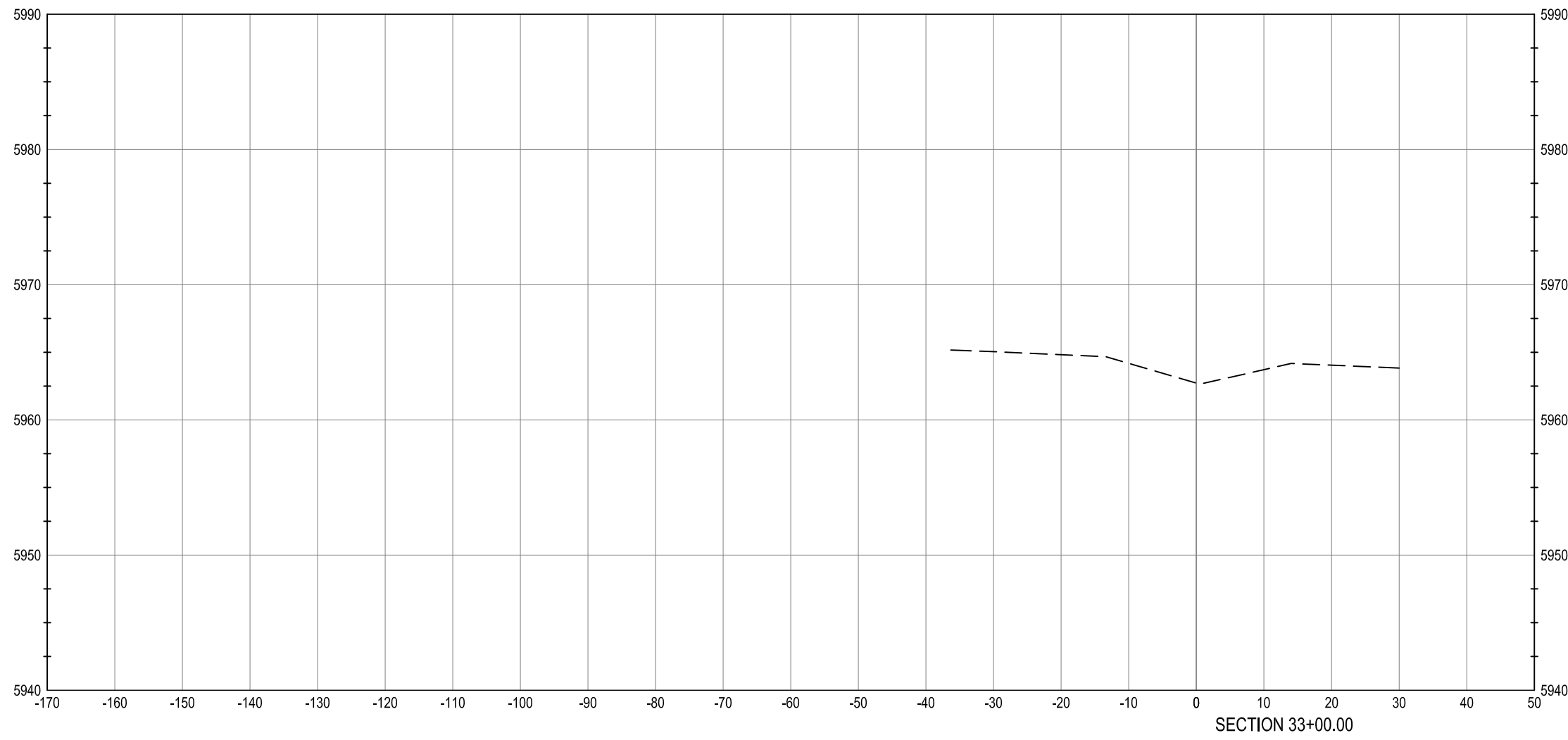
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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	

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

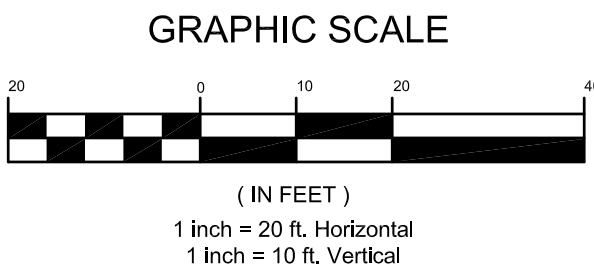
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PARKER ROAD CROSS SECTIONS

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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

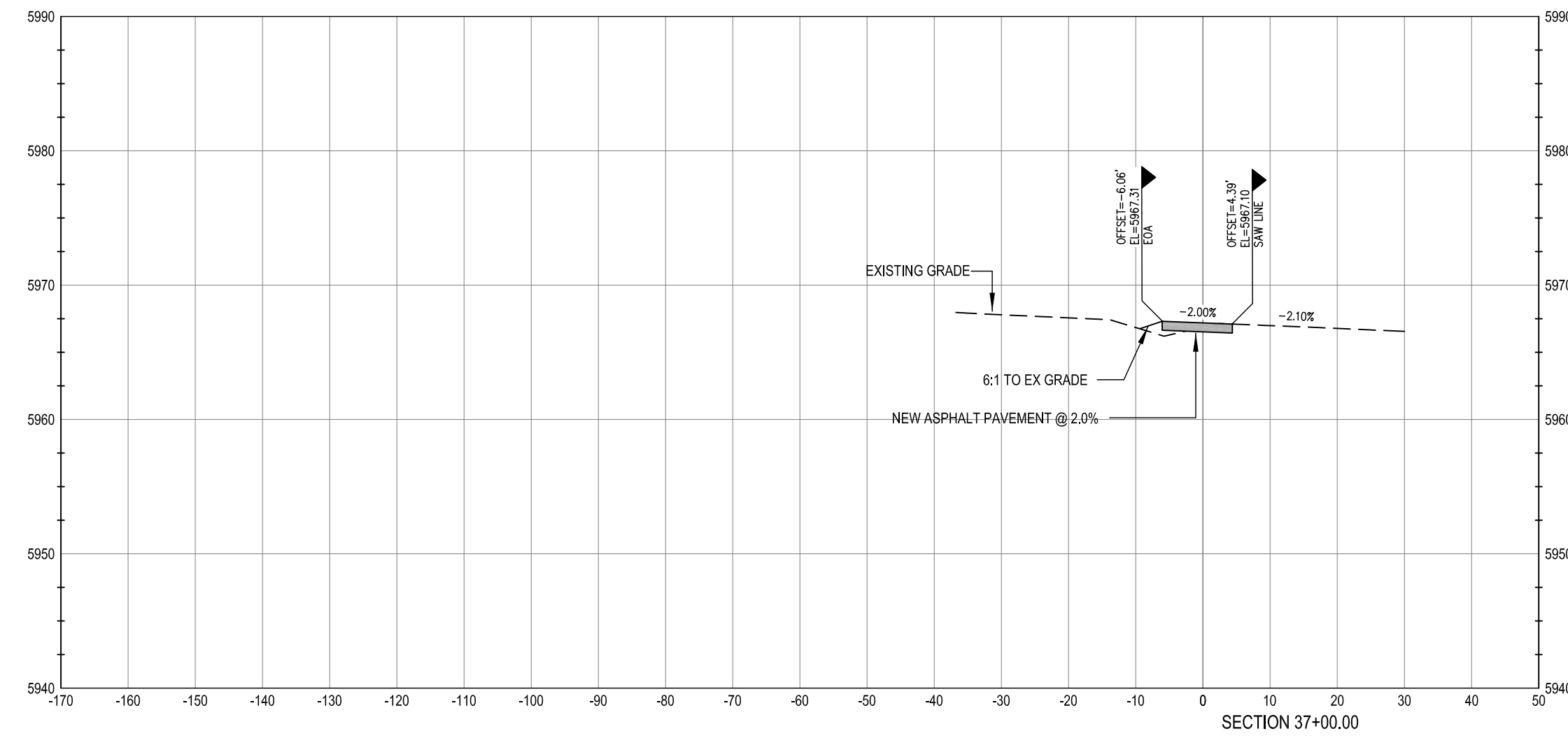
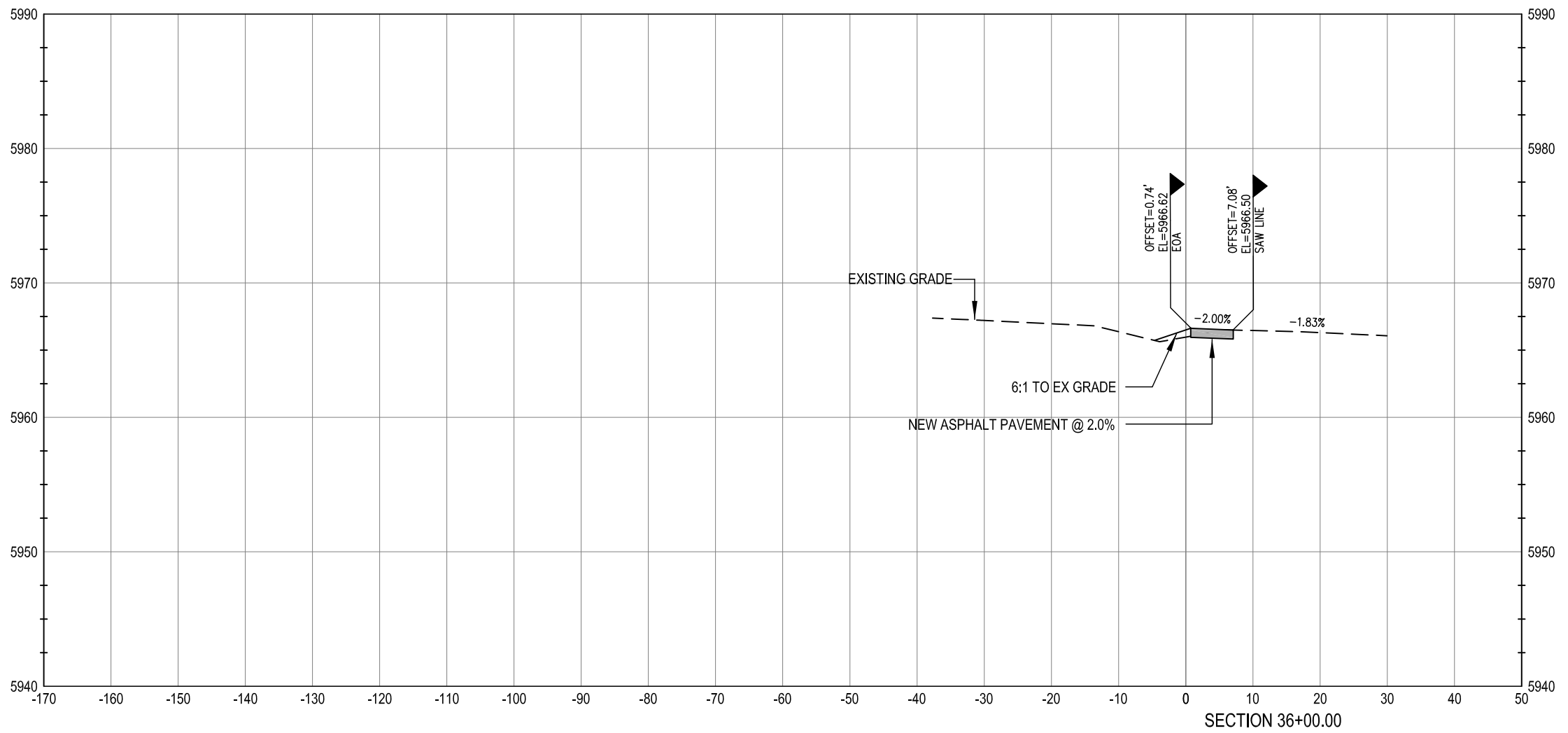
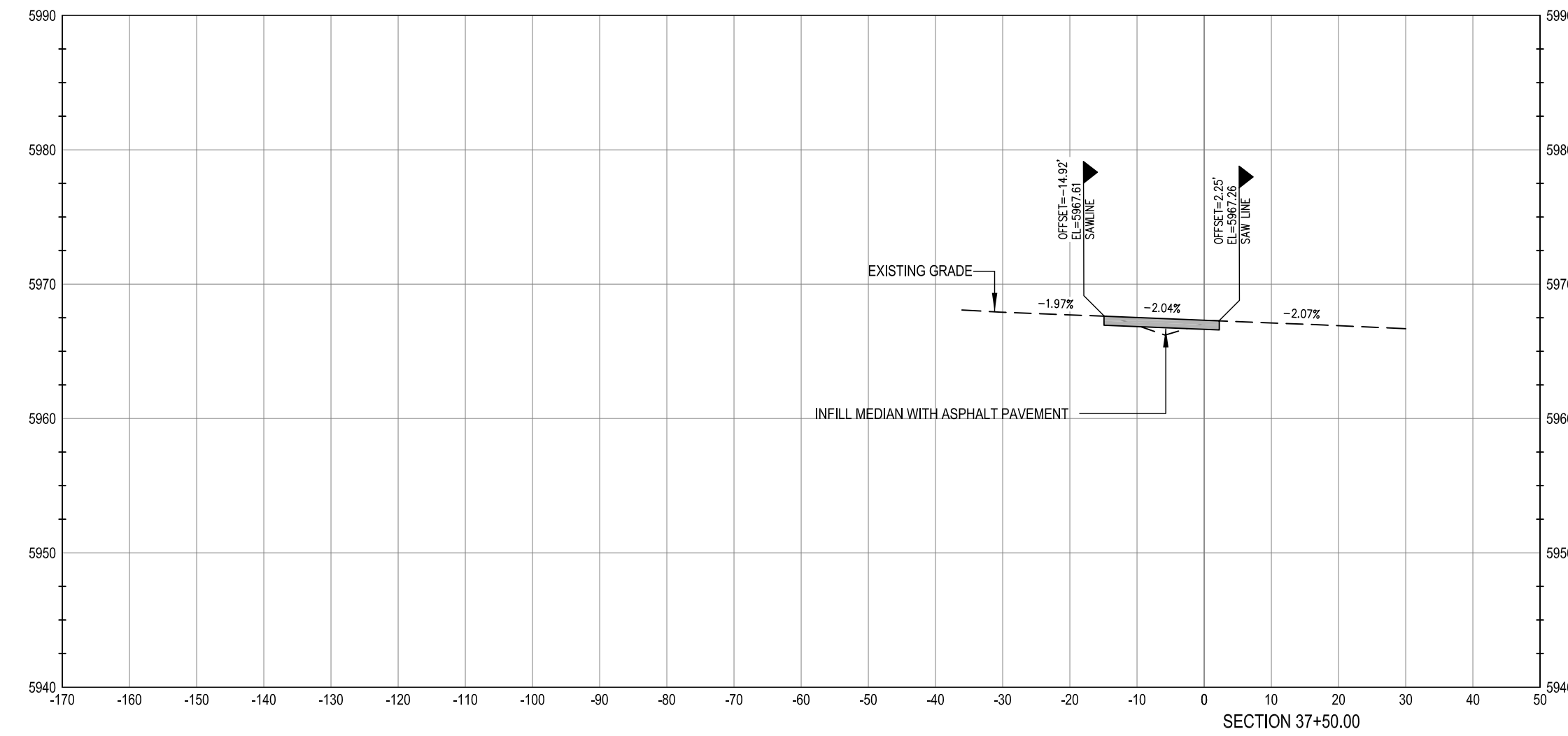
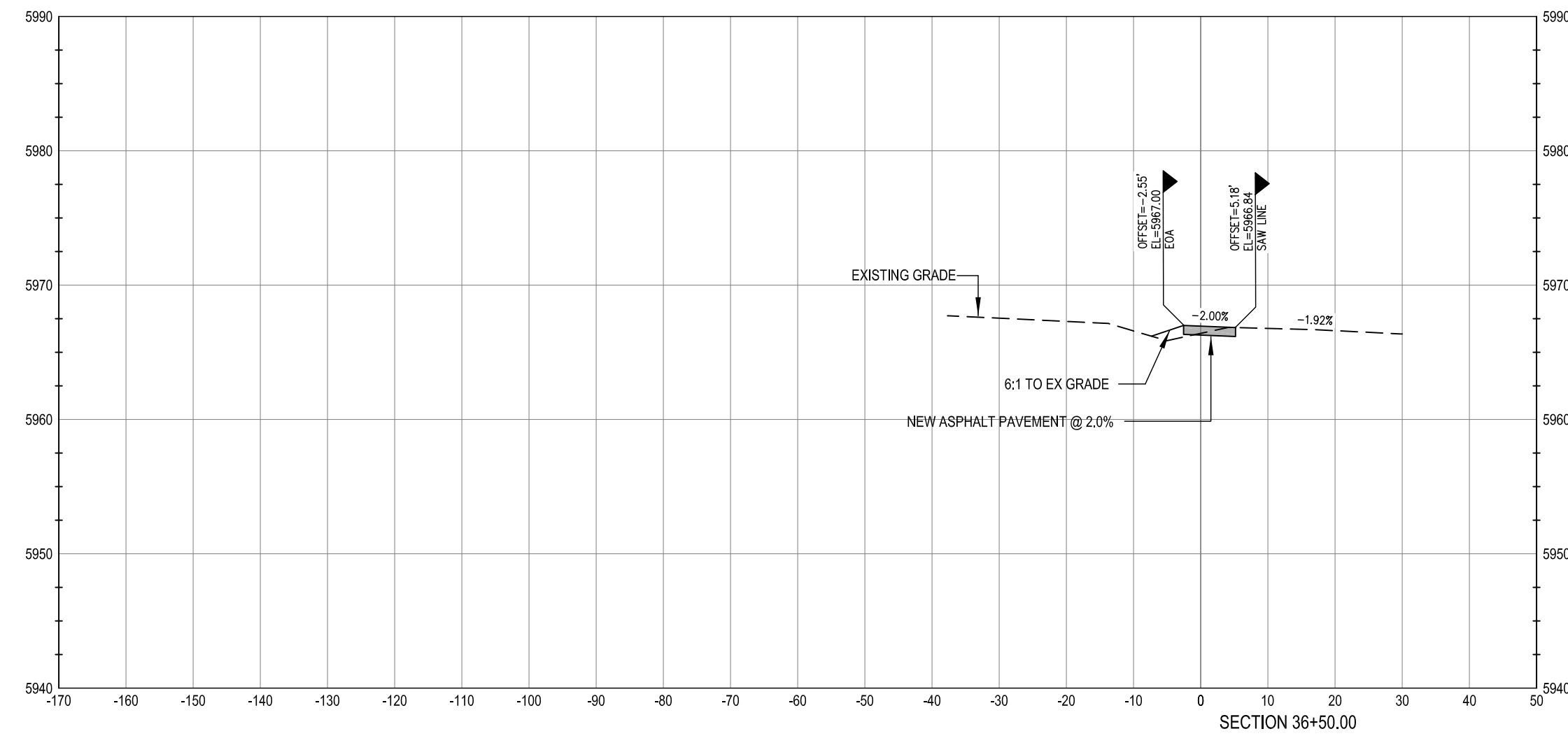
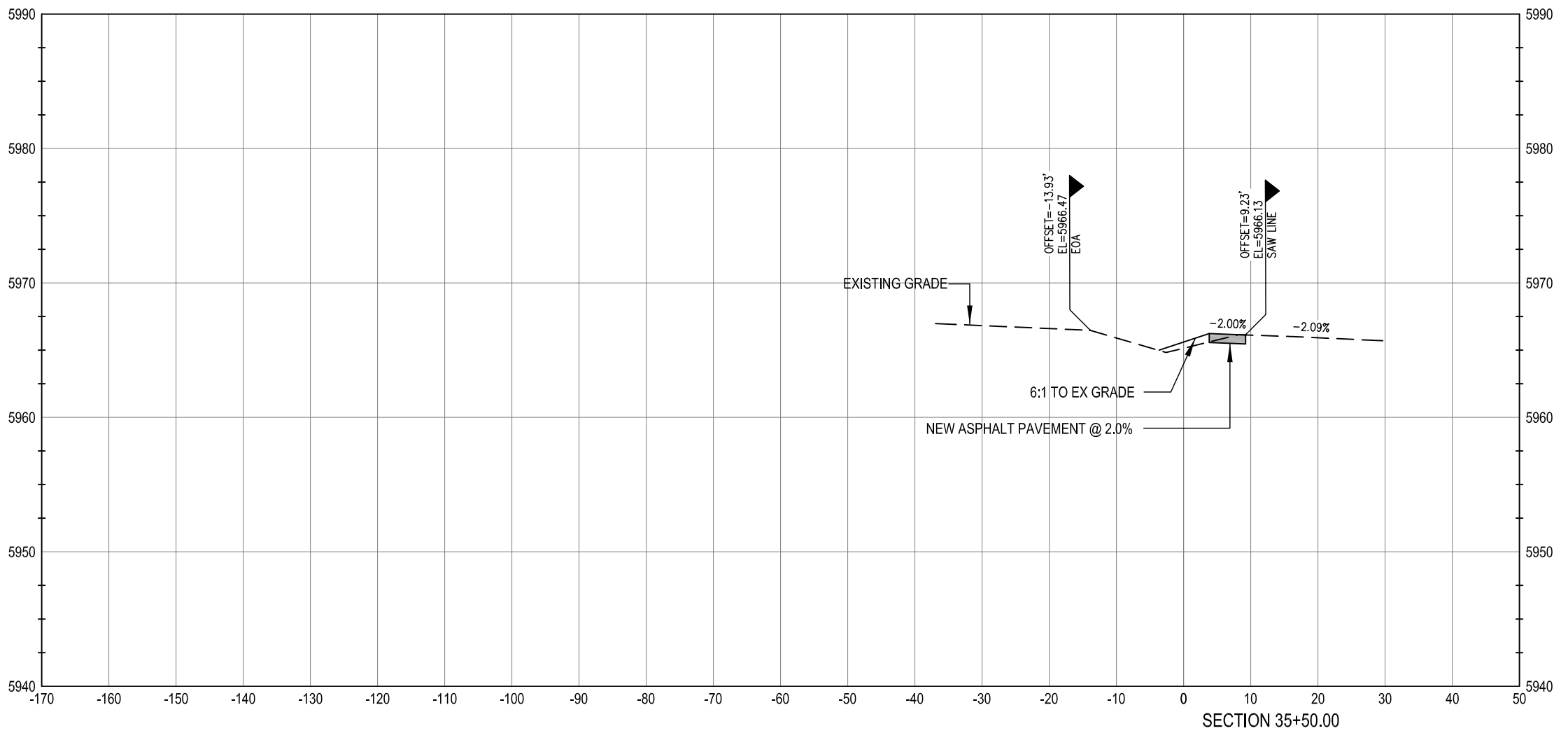
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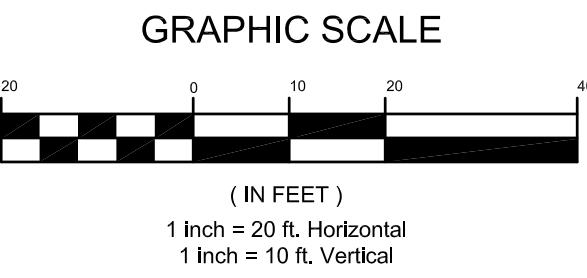
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

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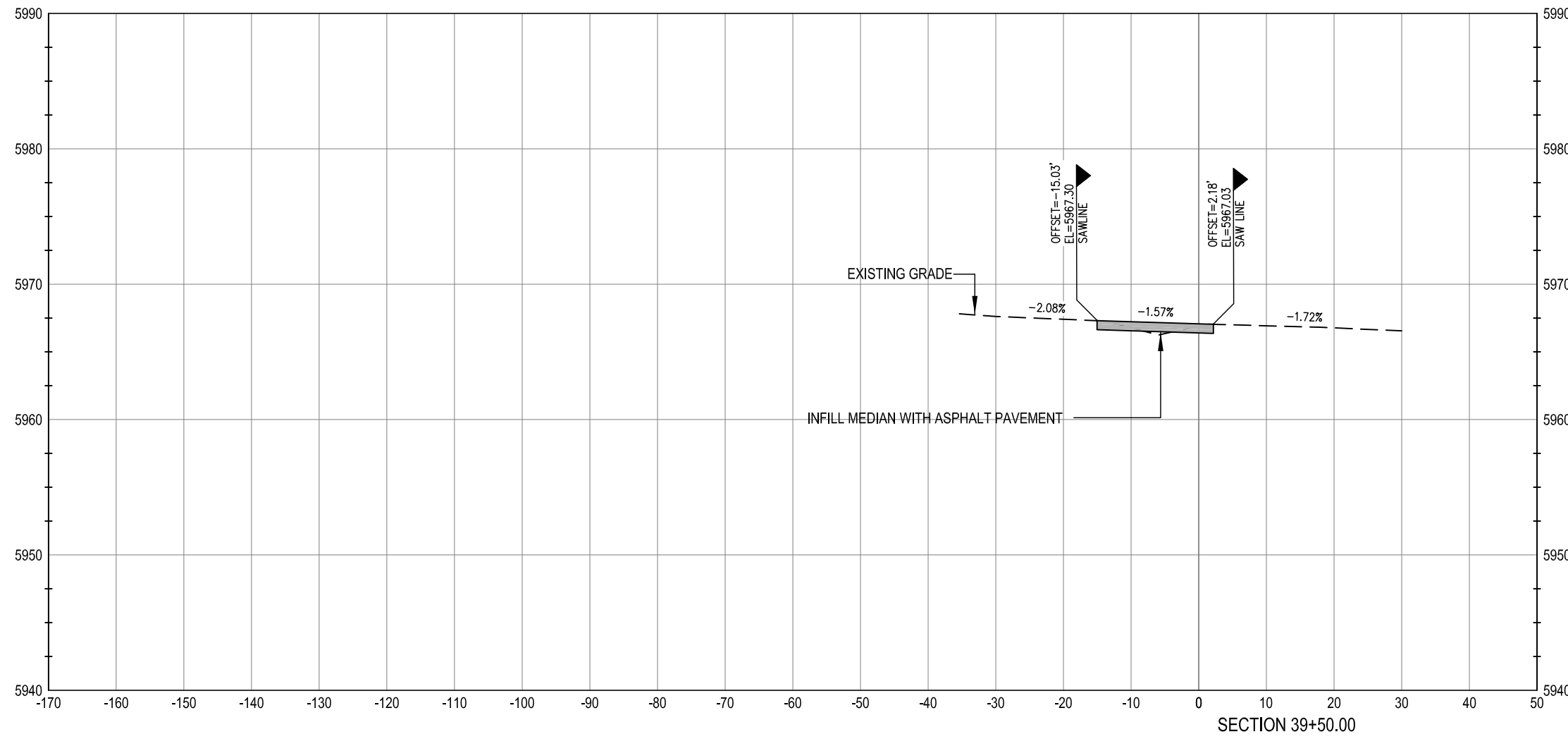
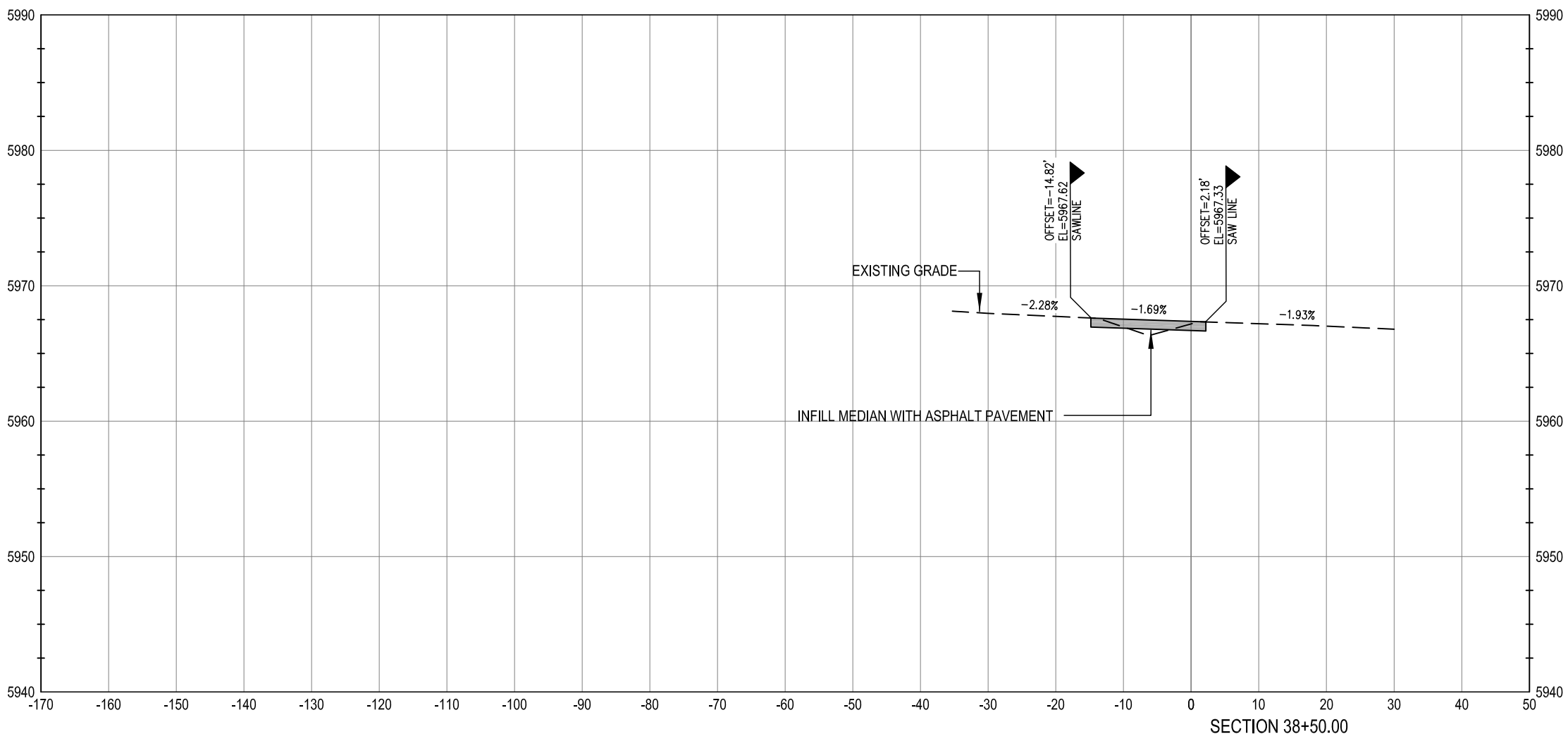
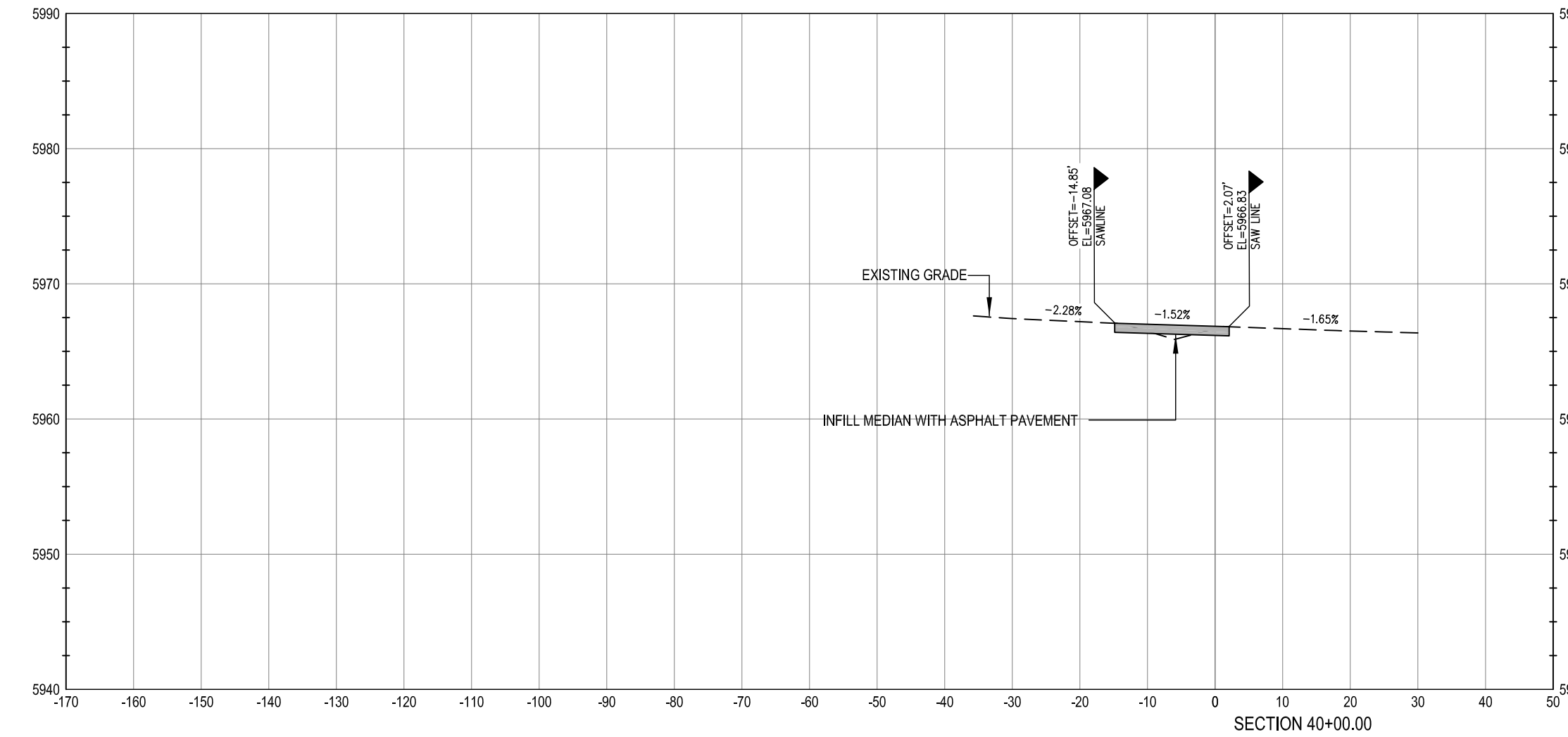
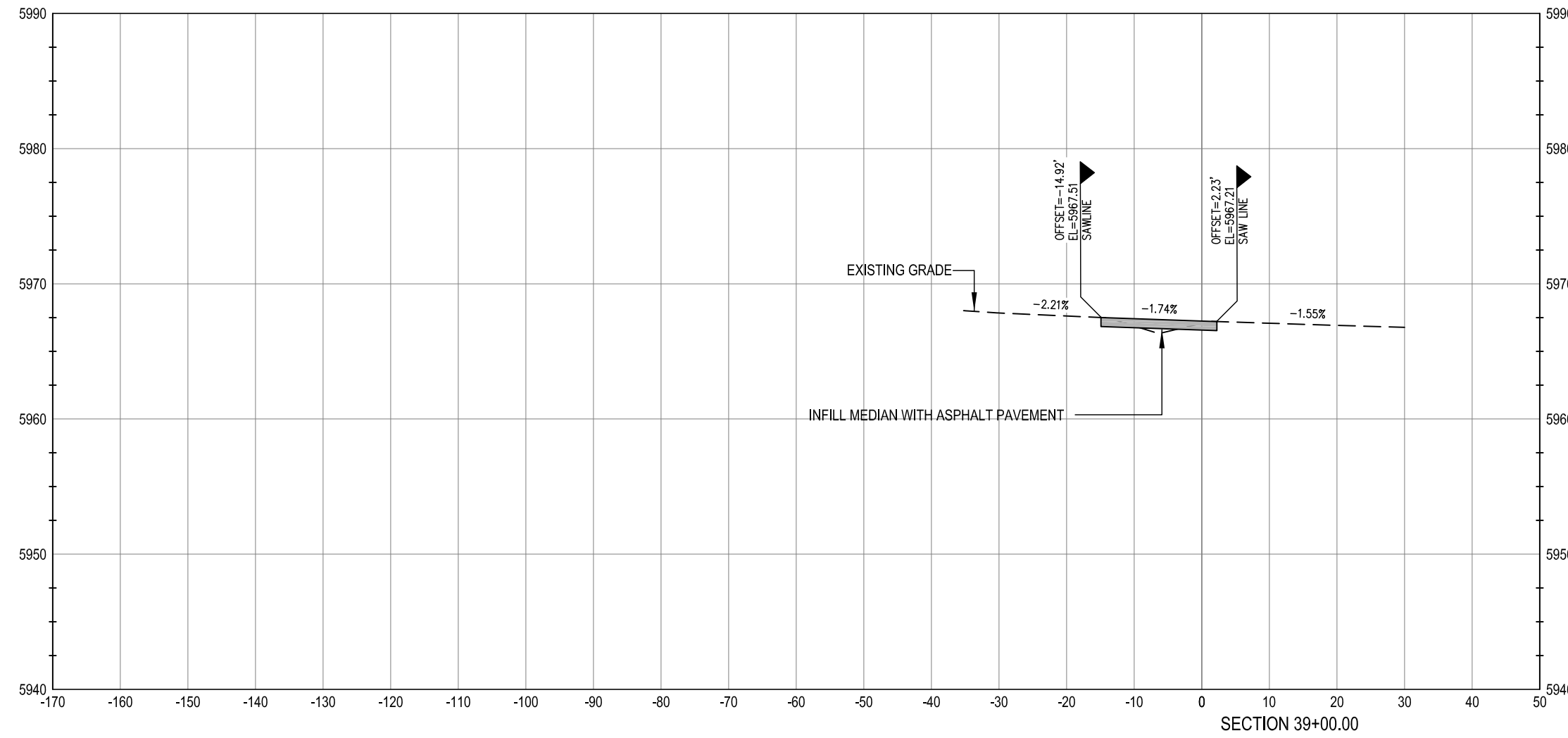
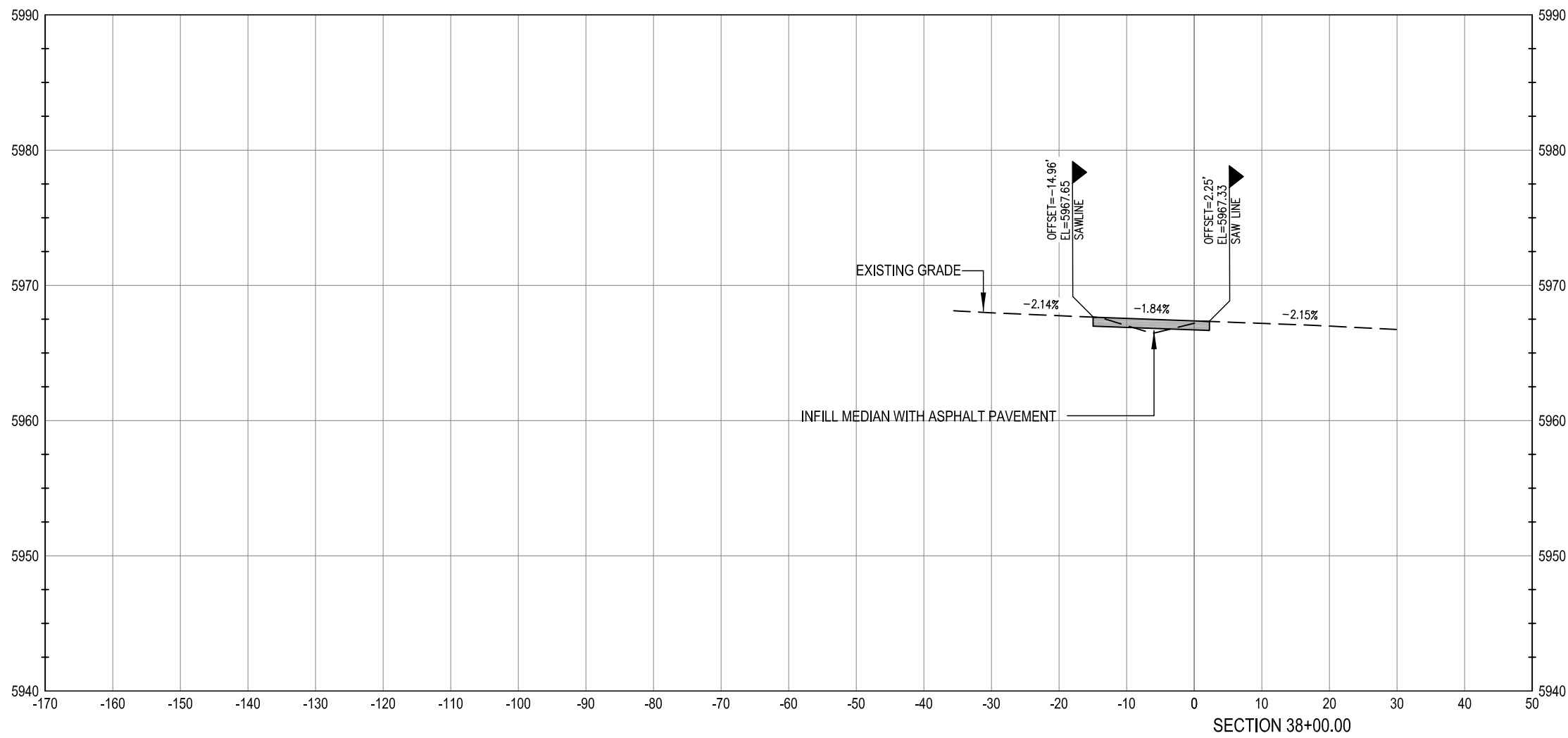
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PARKER POINTE
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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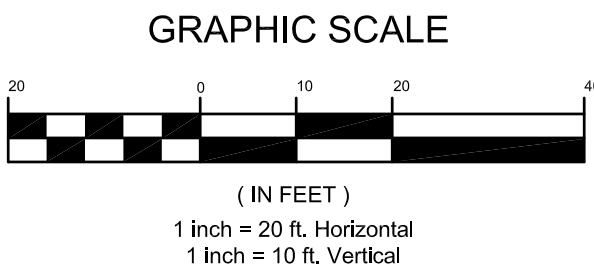
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PARKER ROAD CROSS SECTIONS

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

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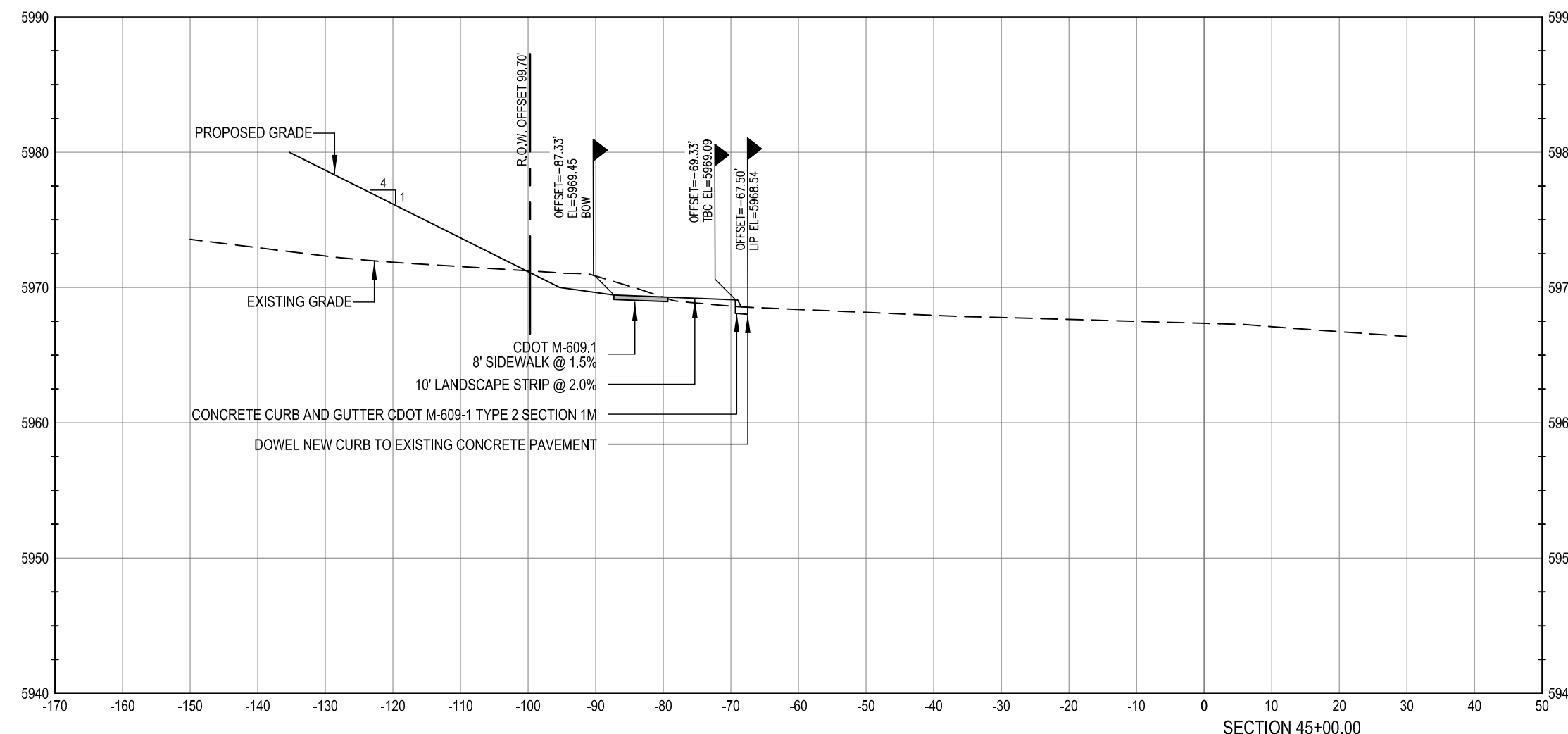
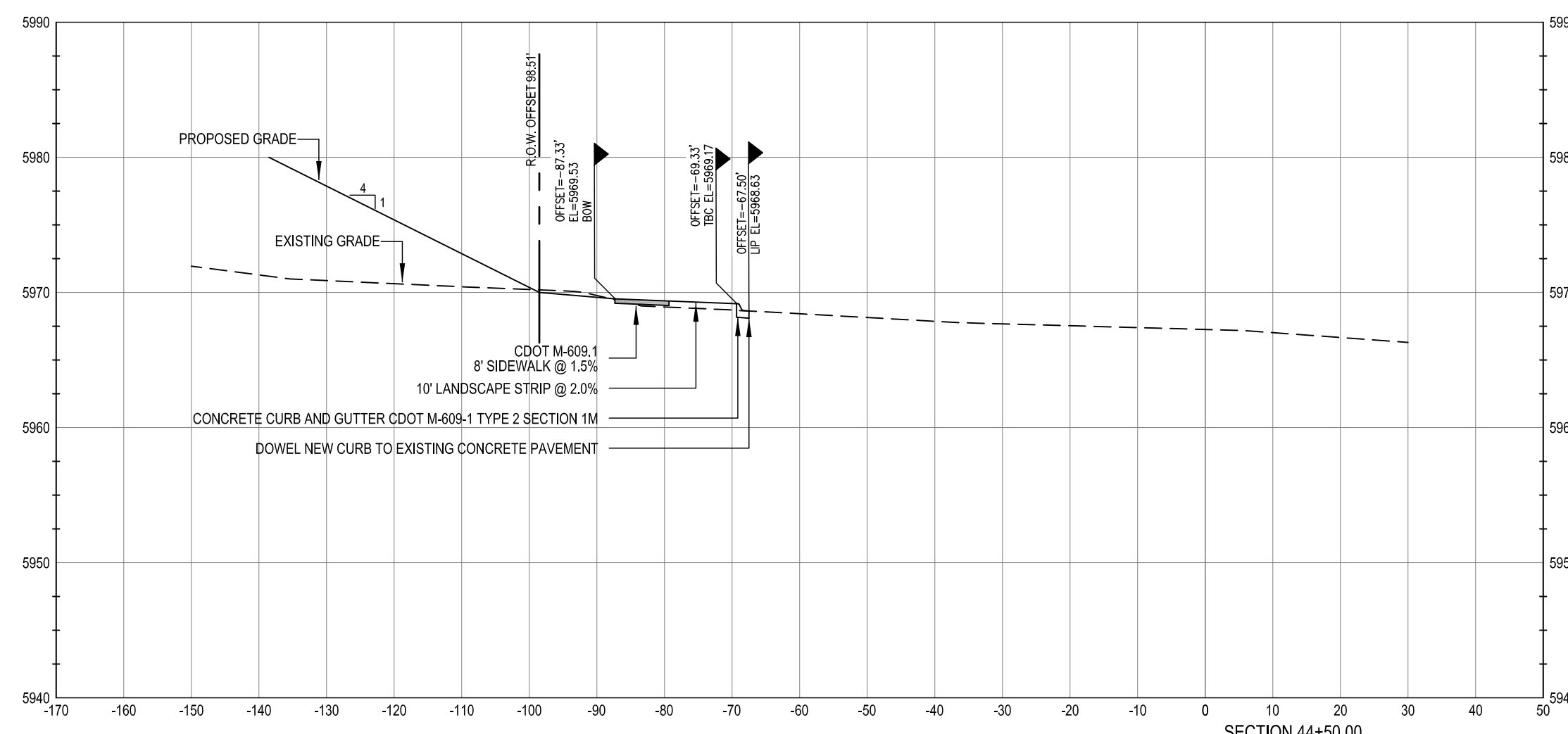
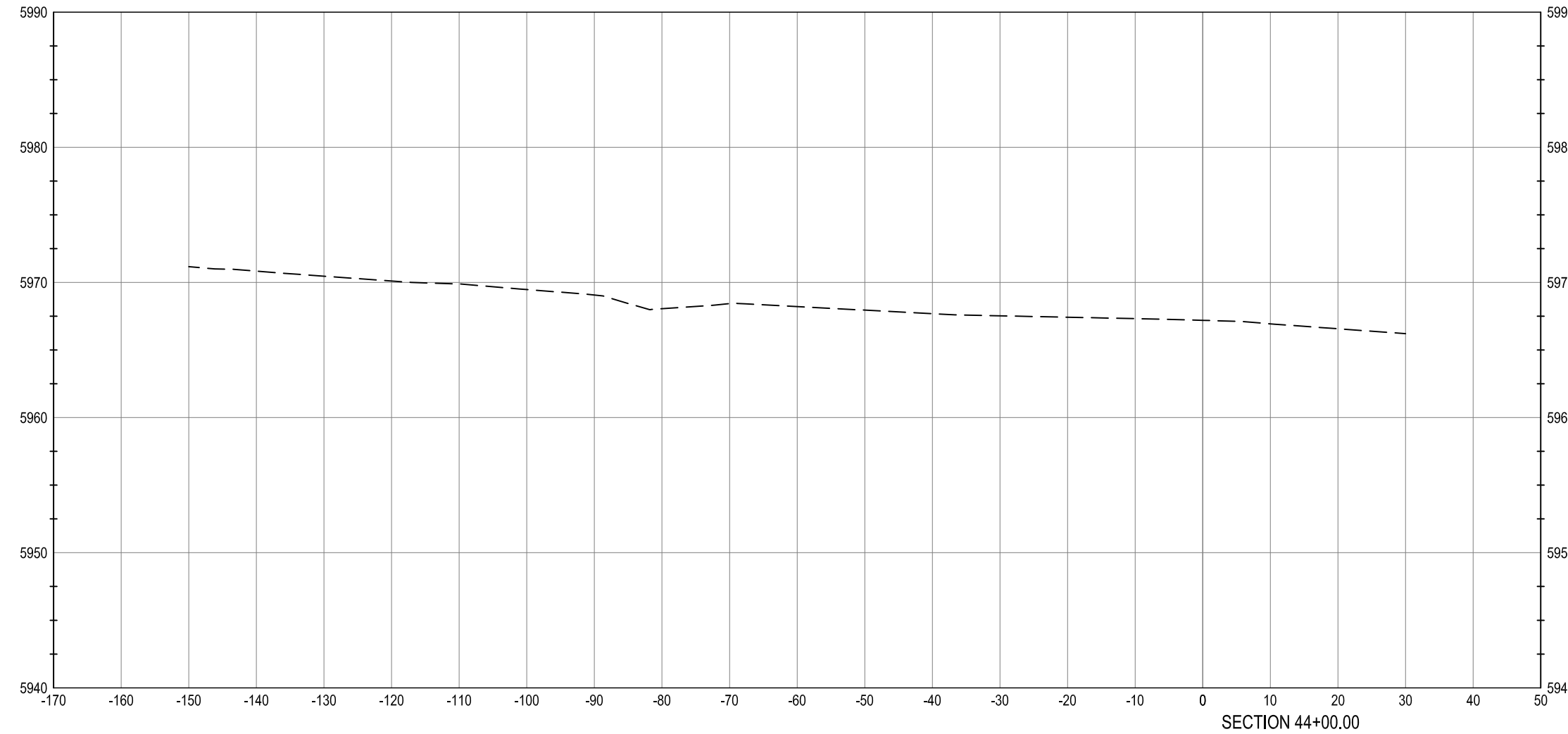
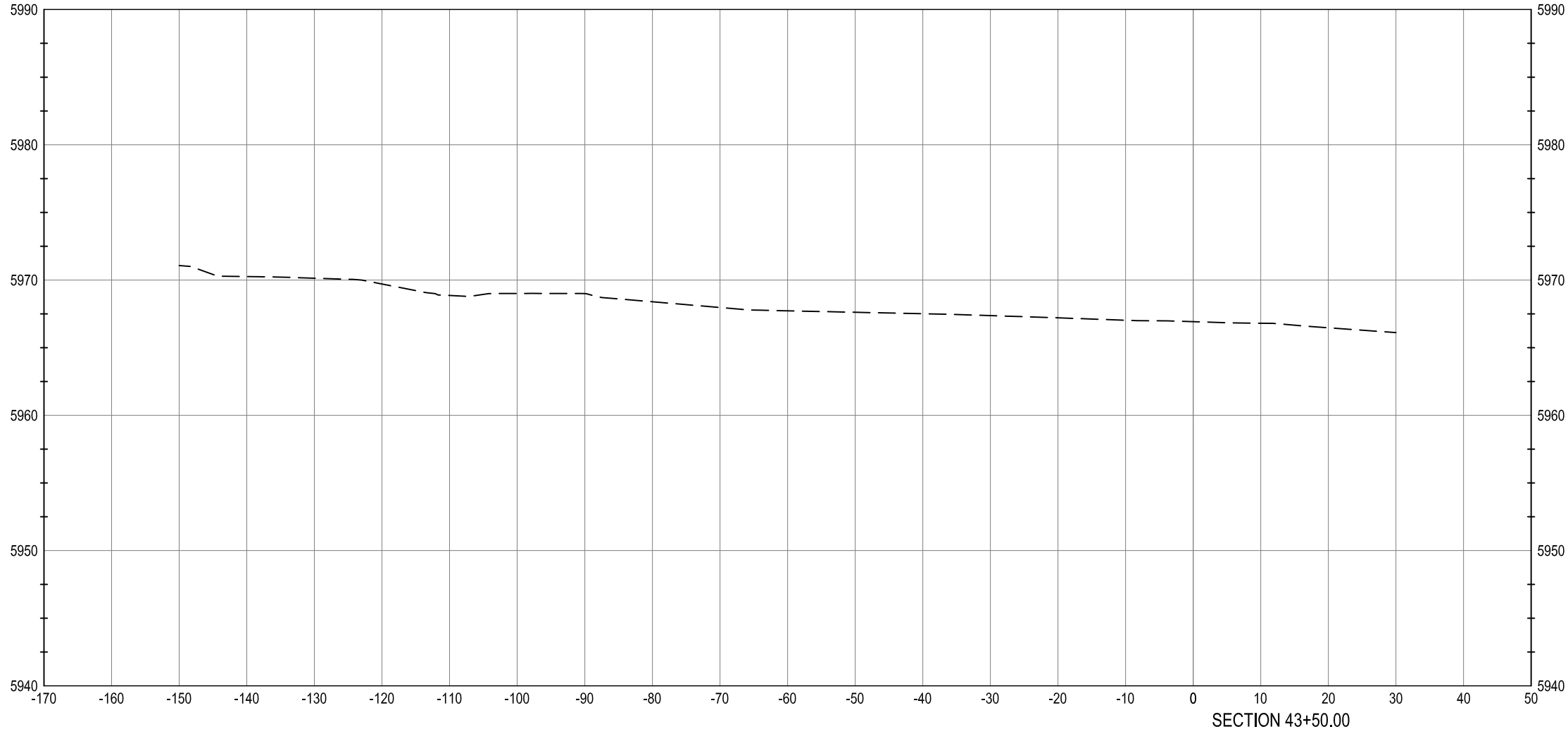
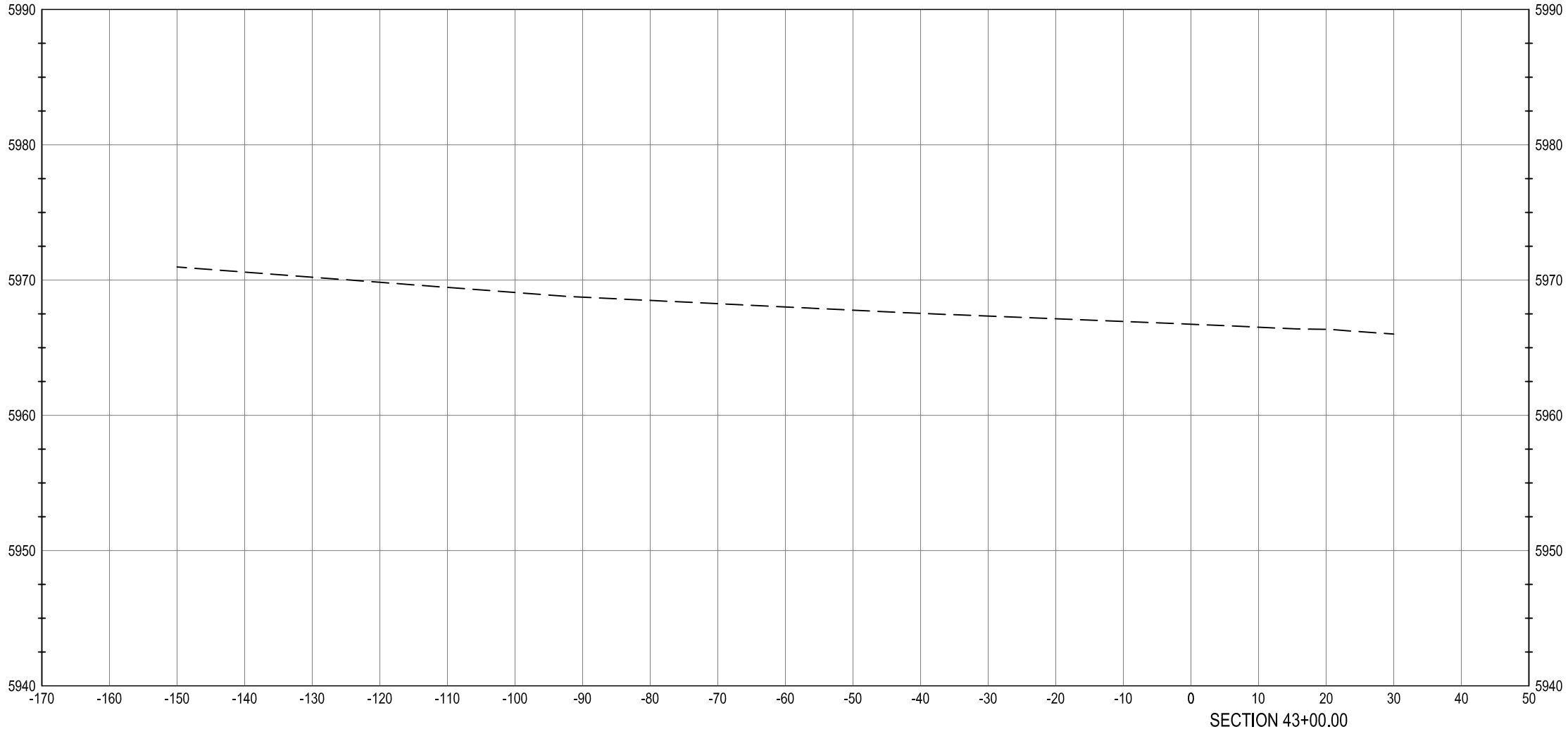
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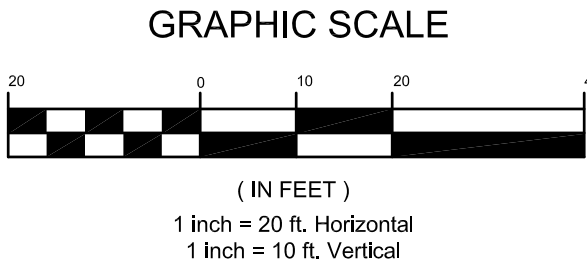
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
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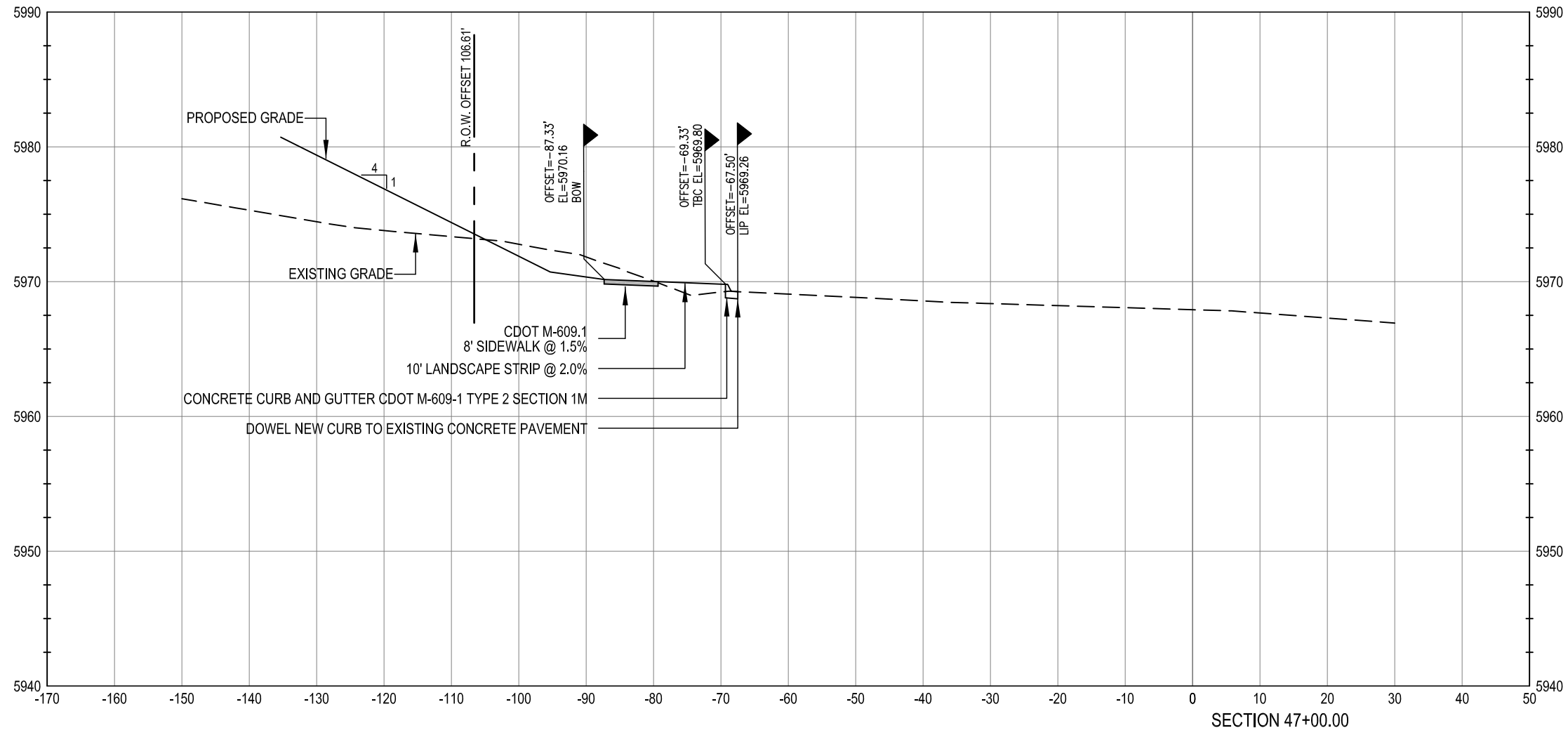
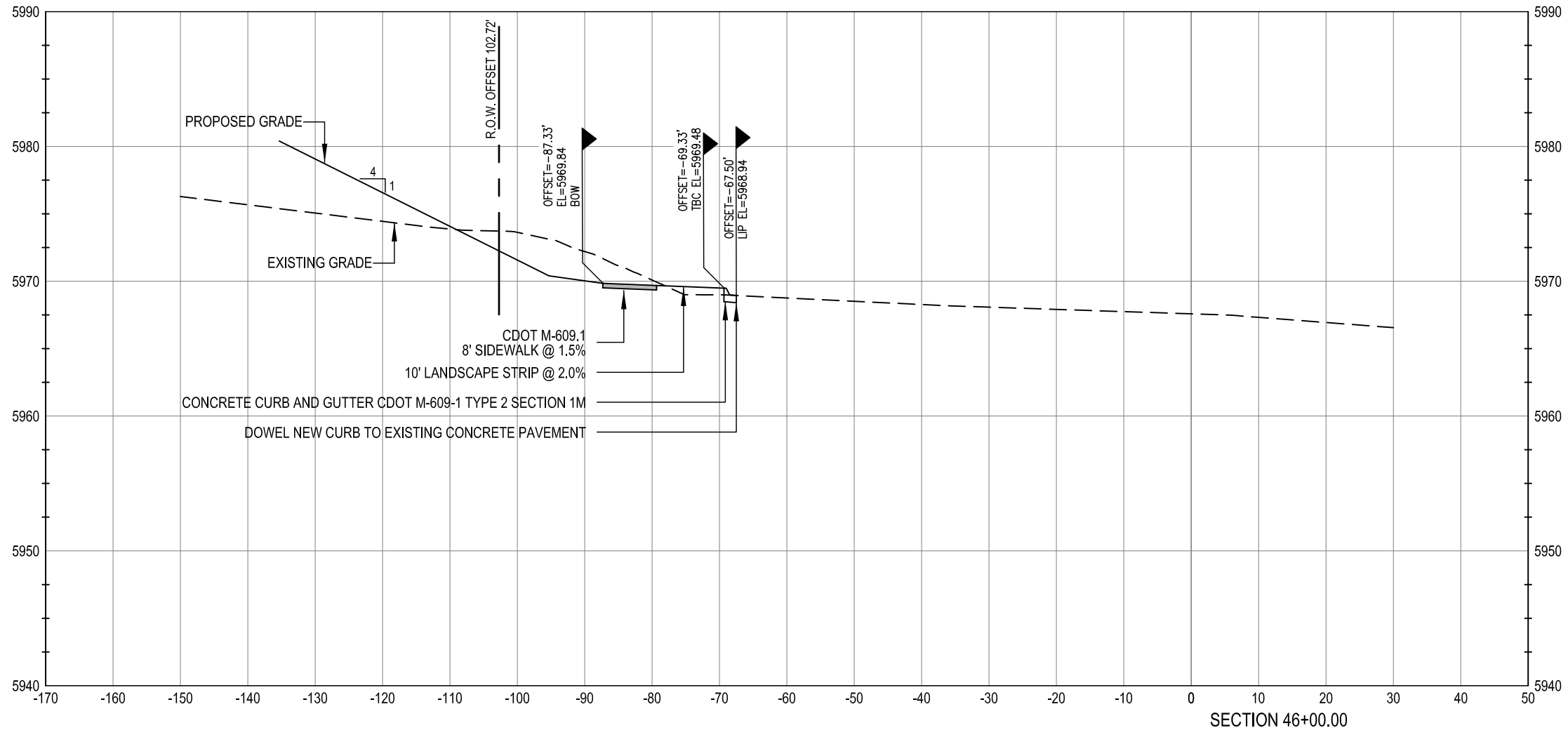
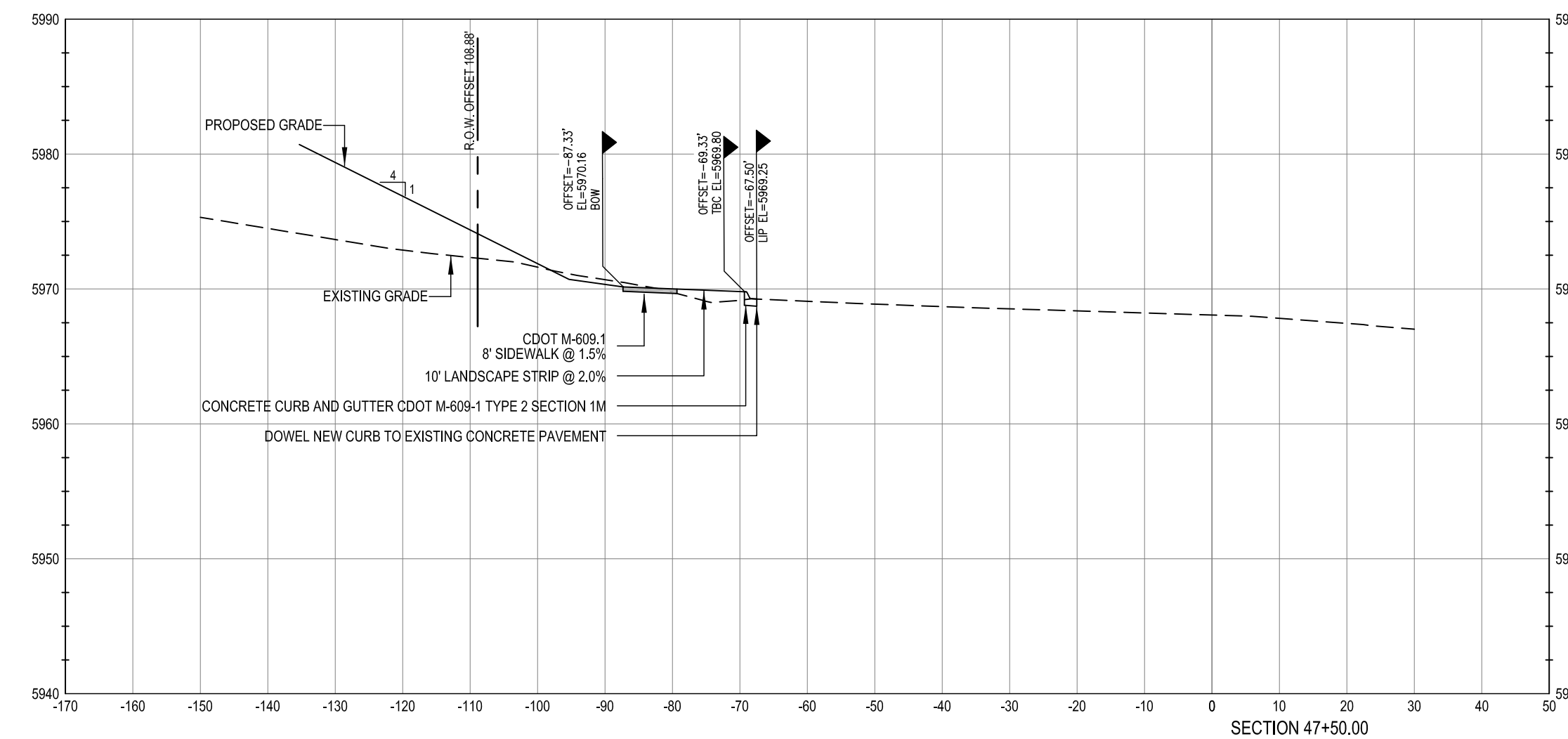
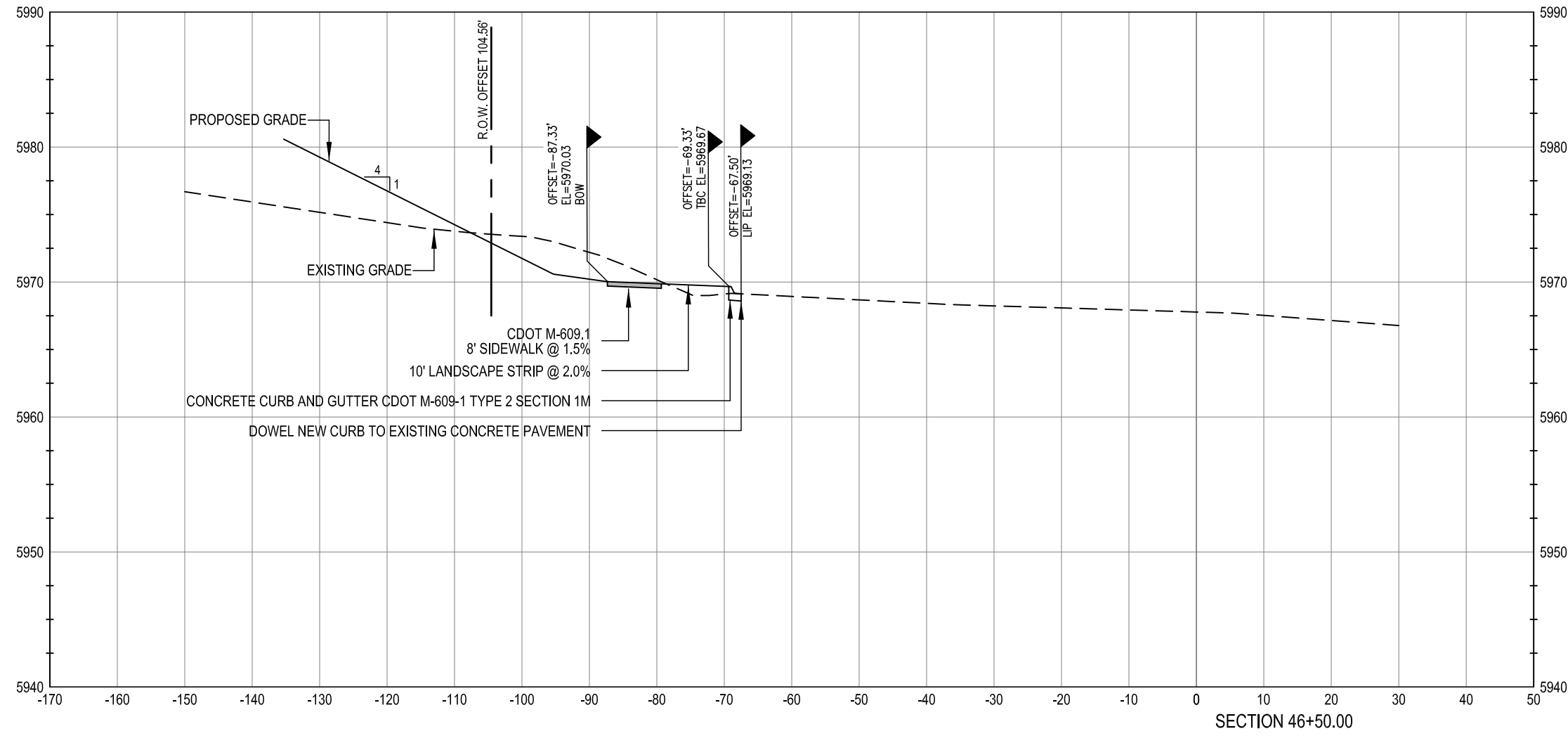
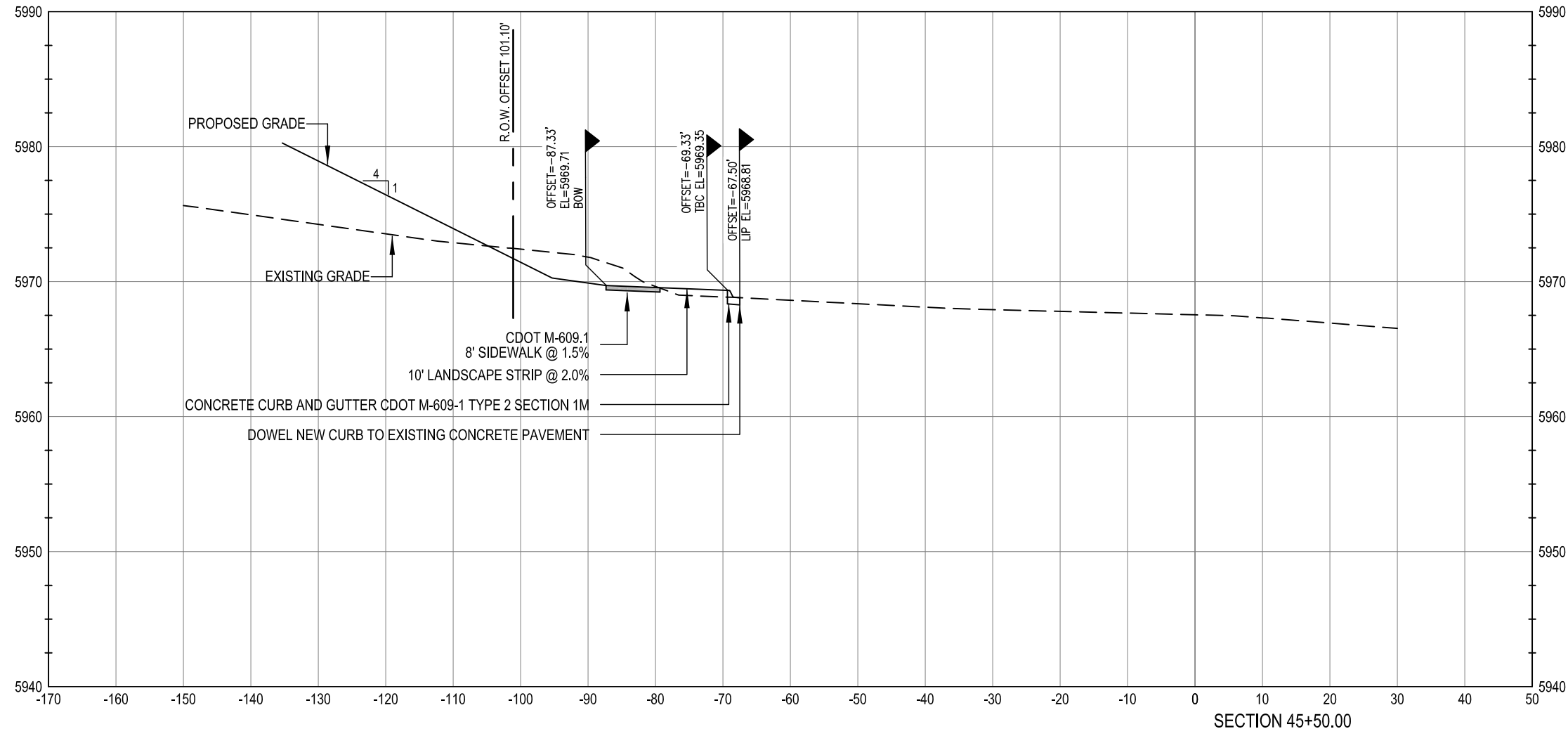
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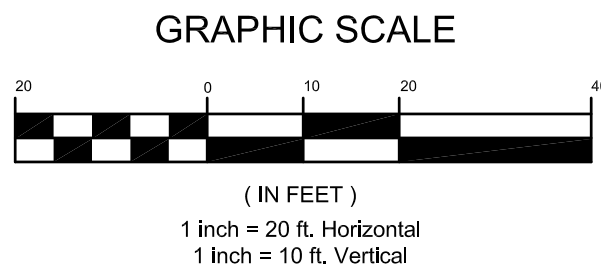
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

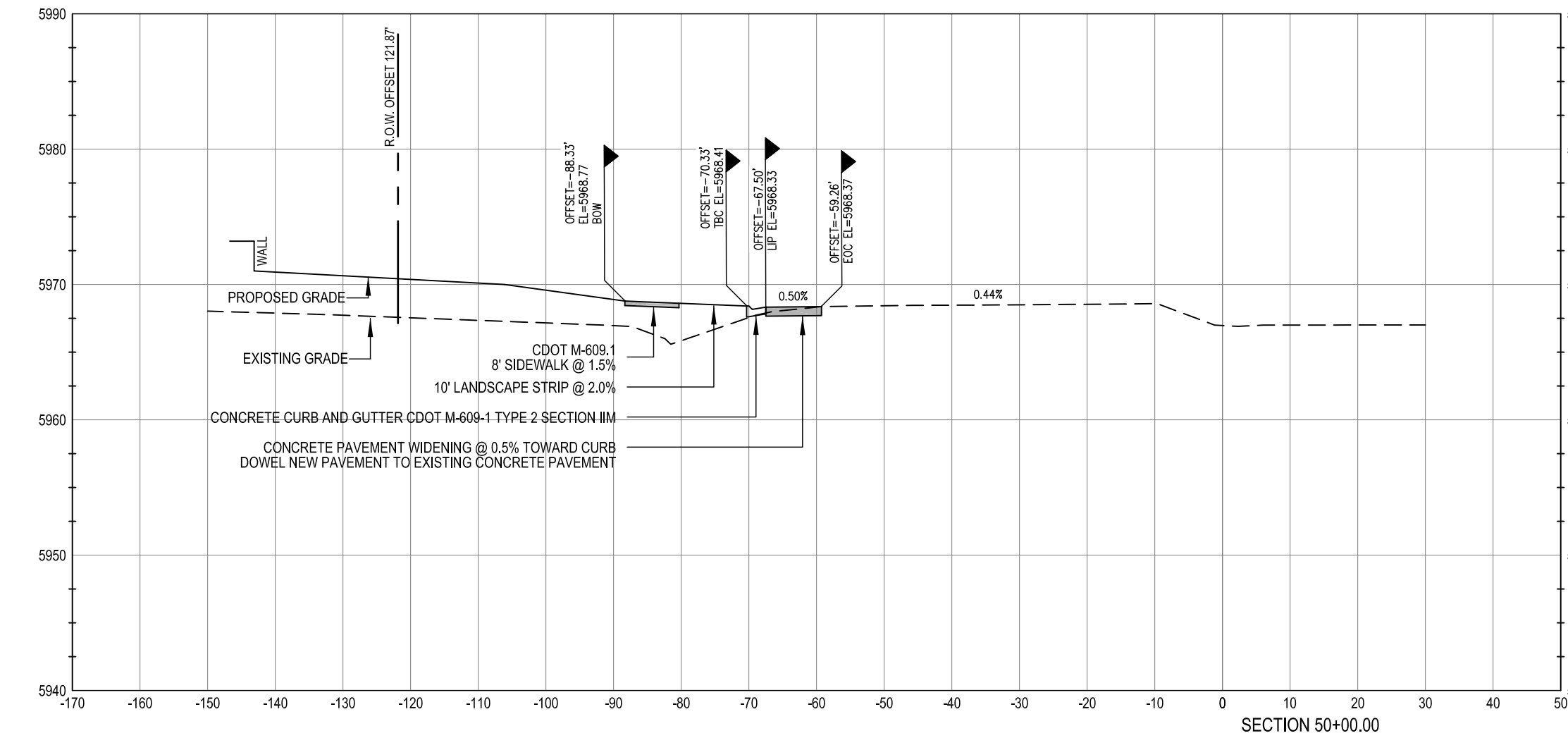
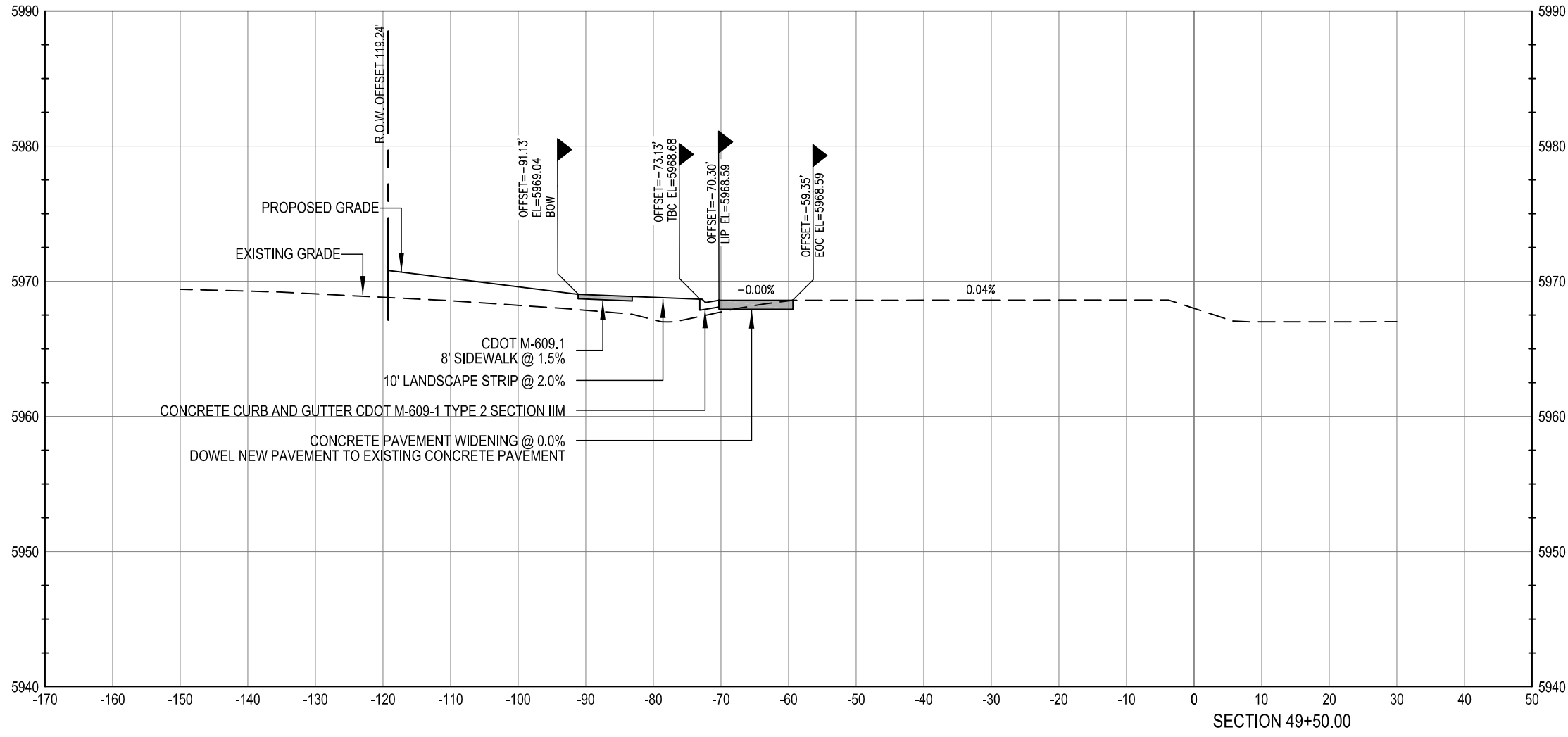
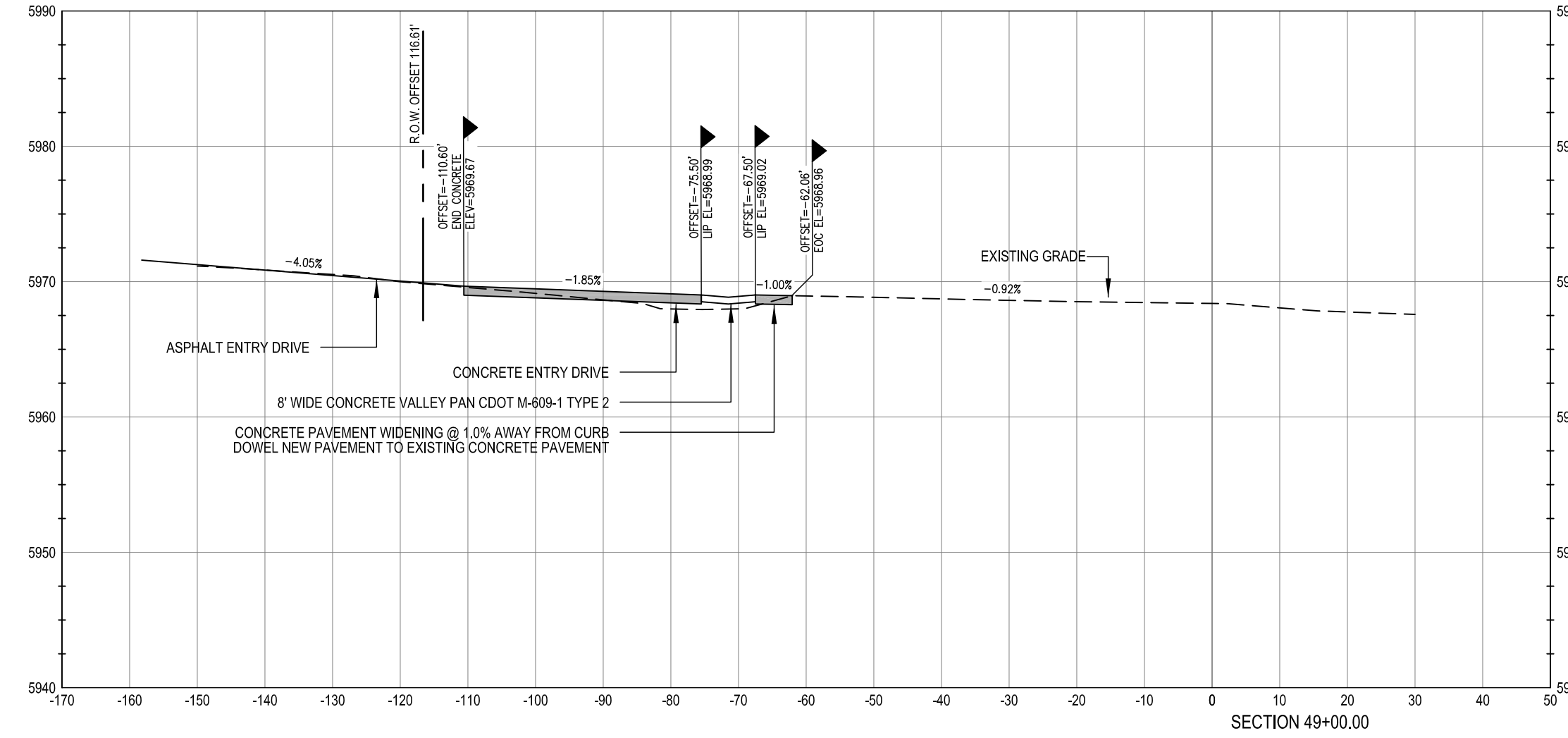
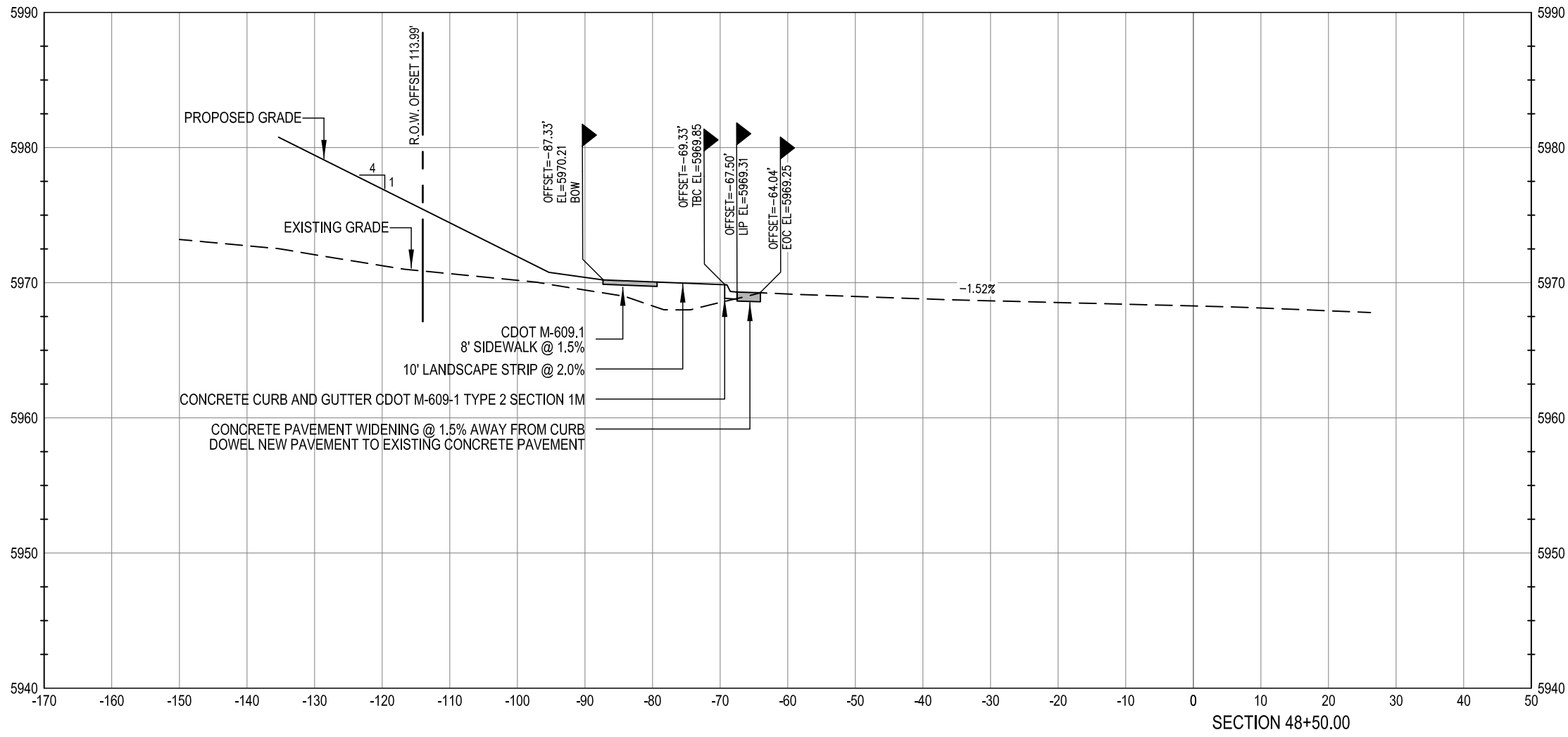
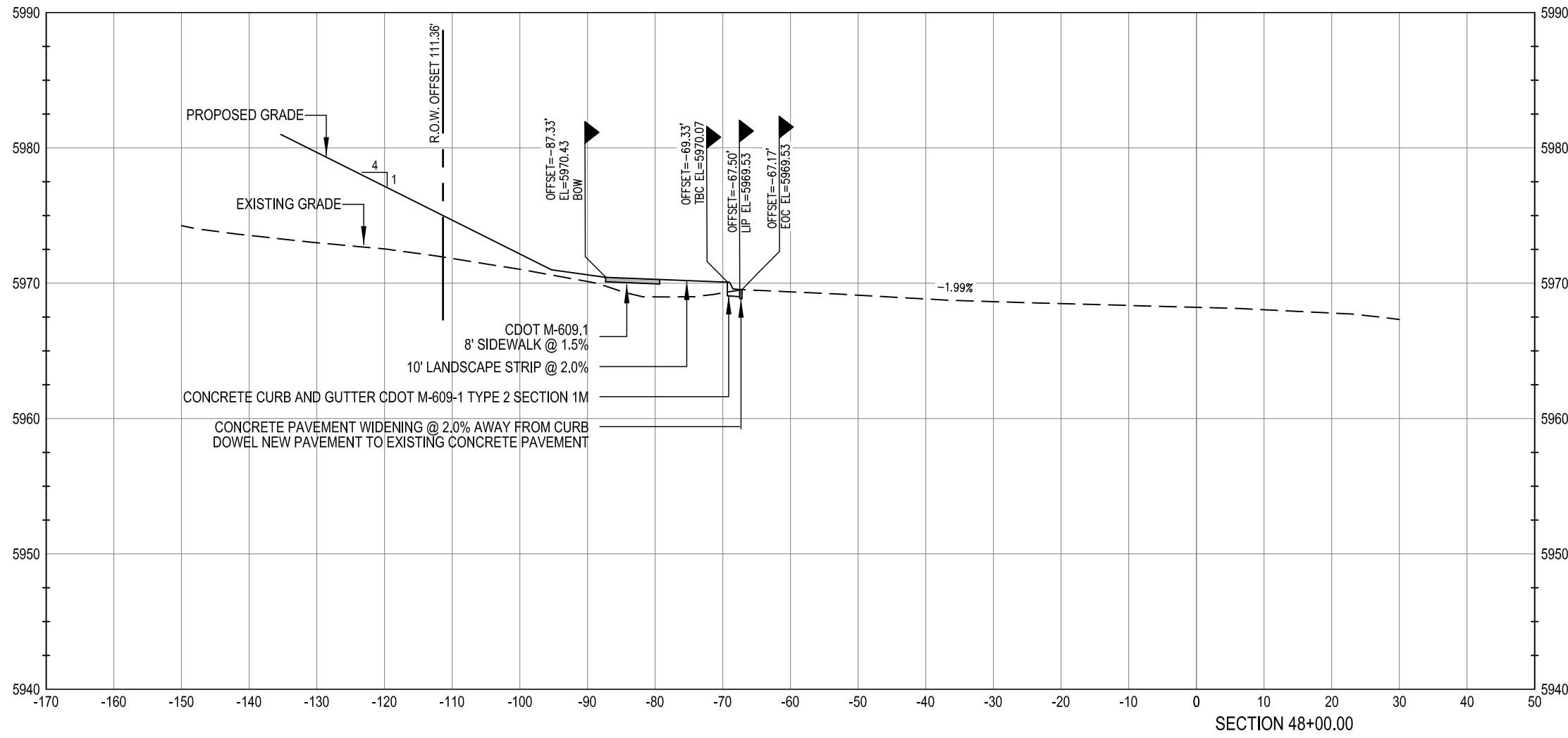
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
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02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

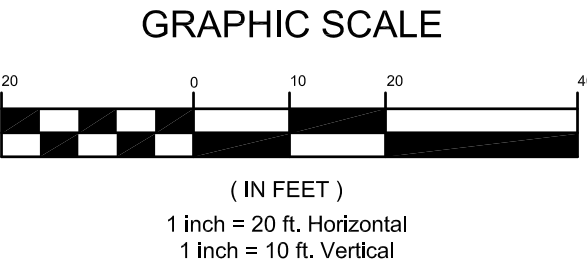
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

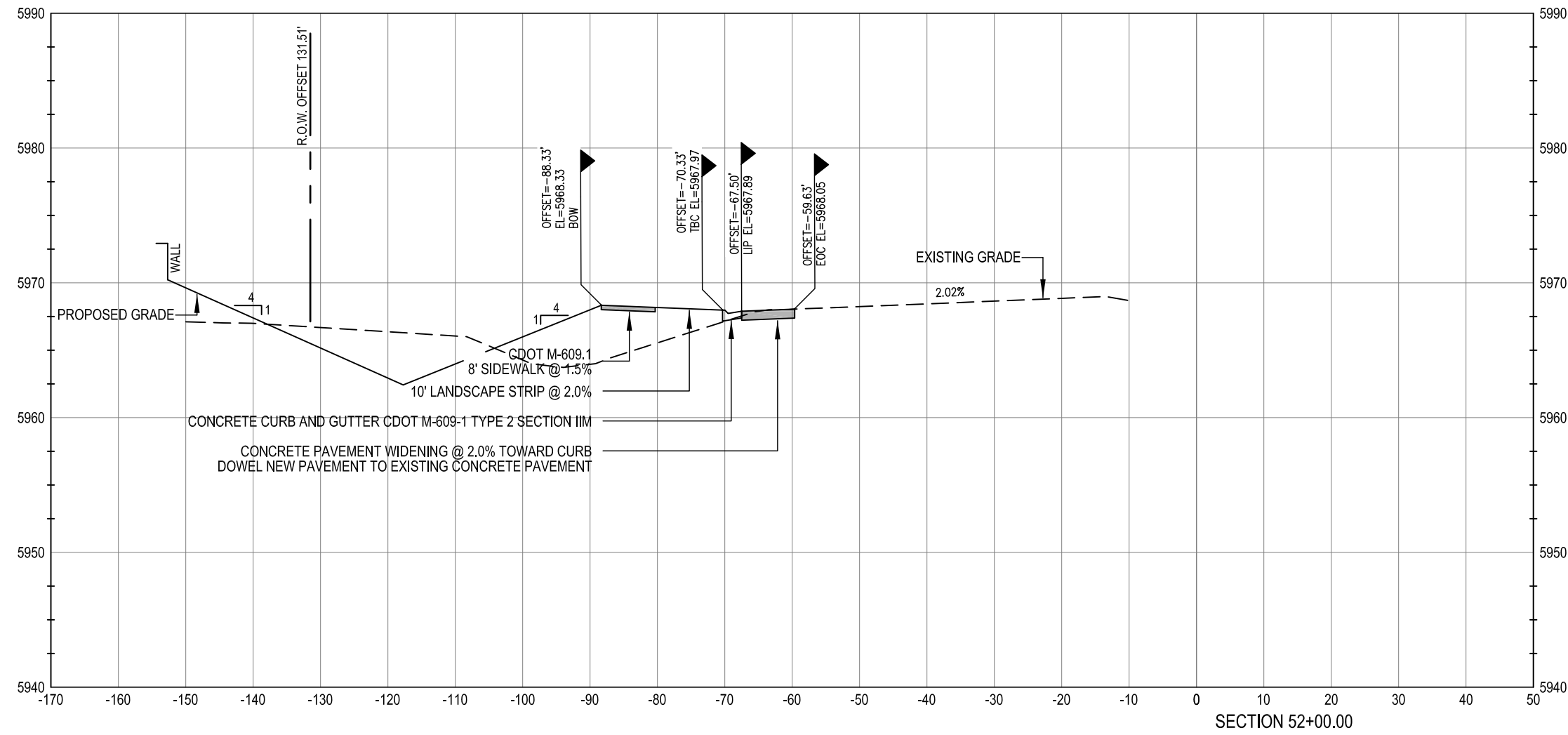
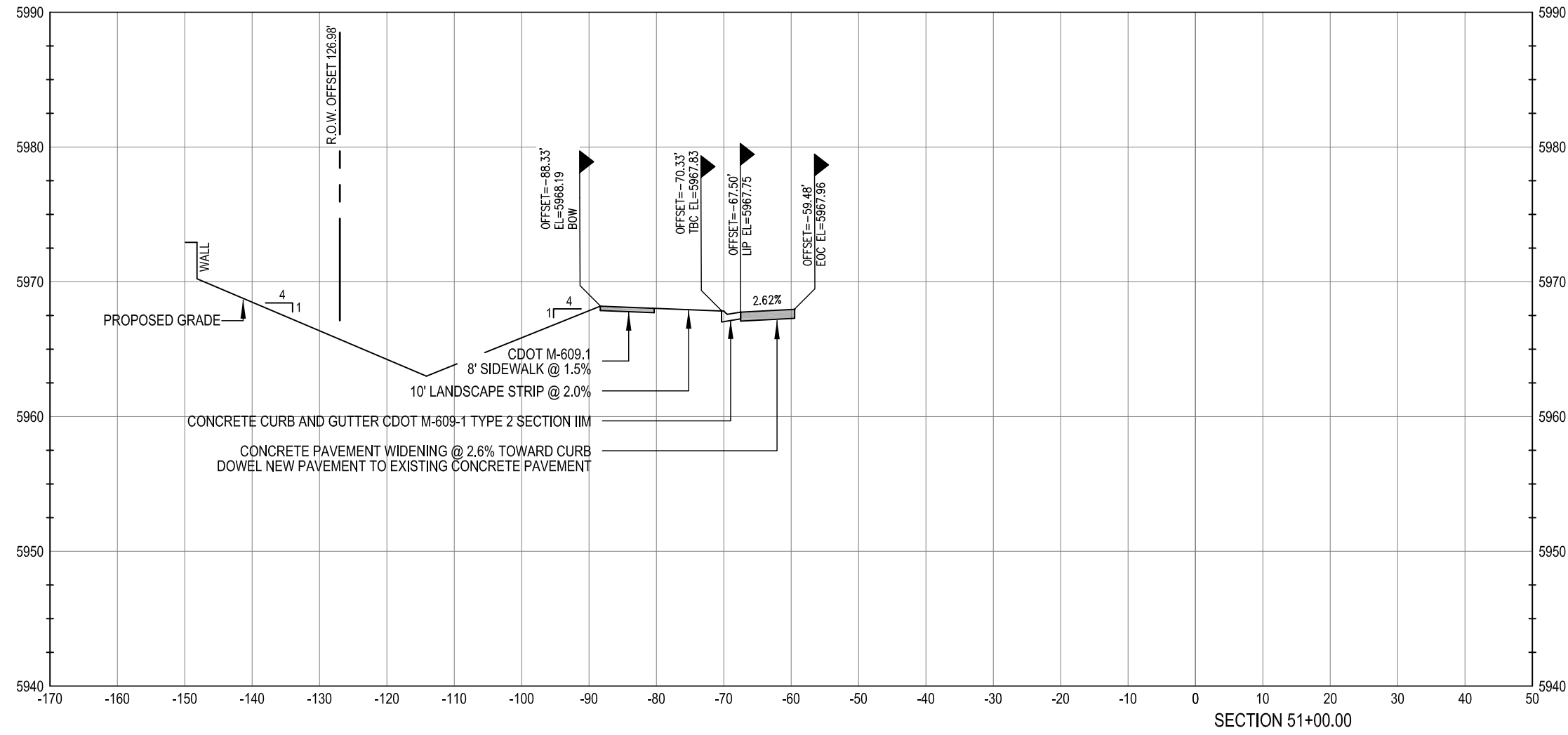
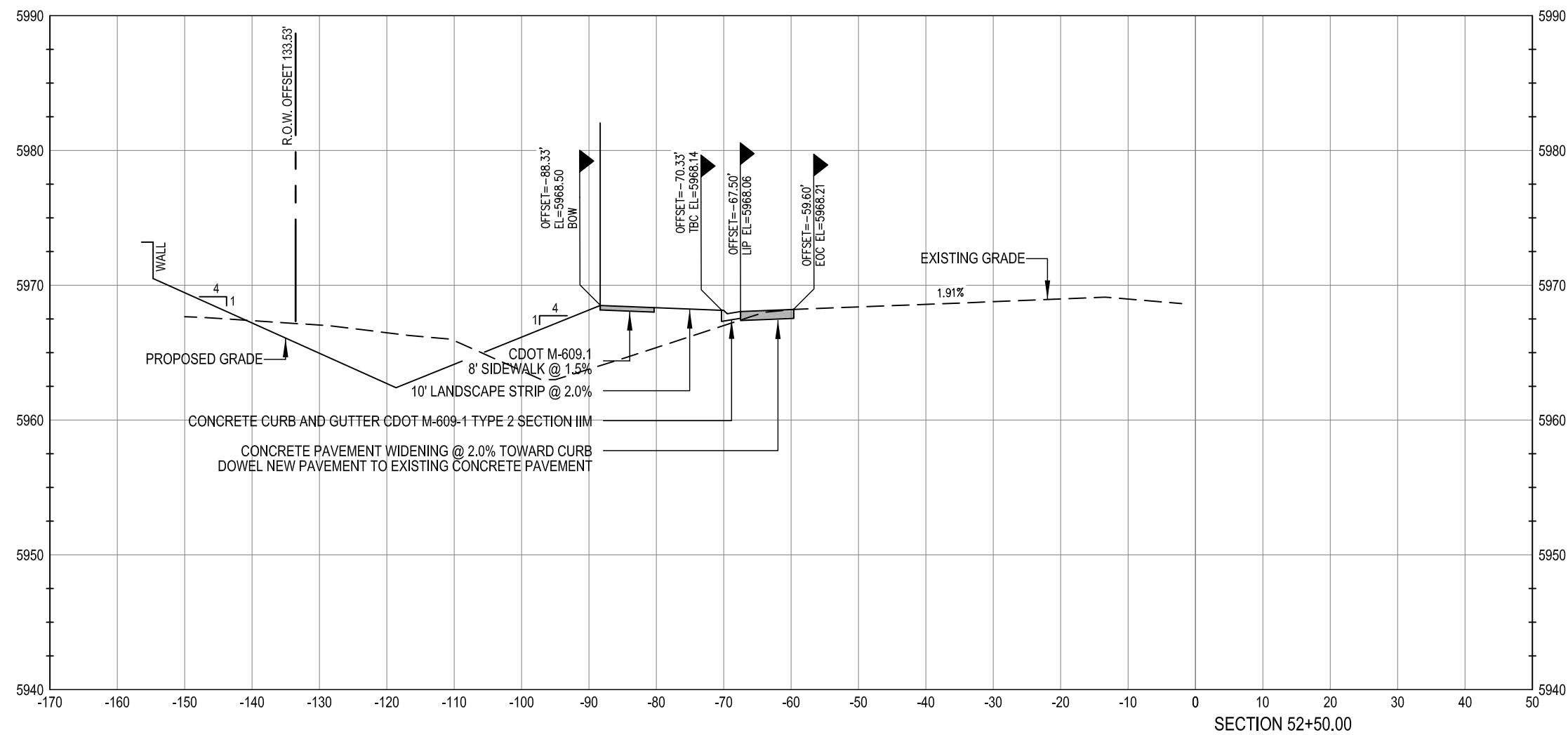
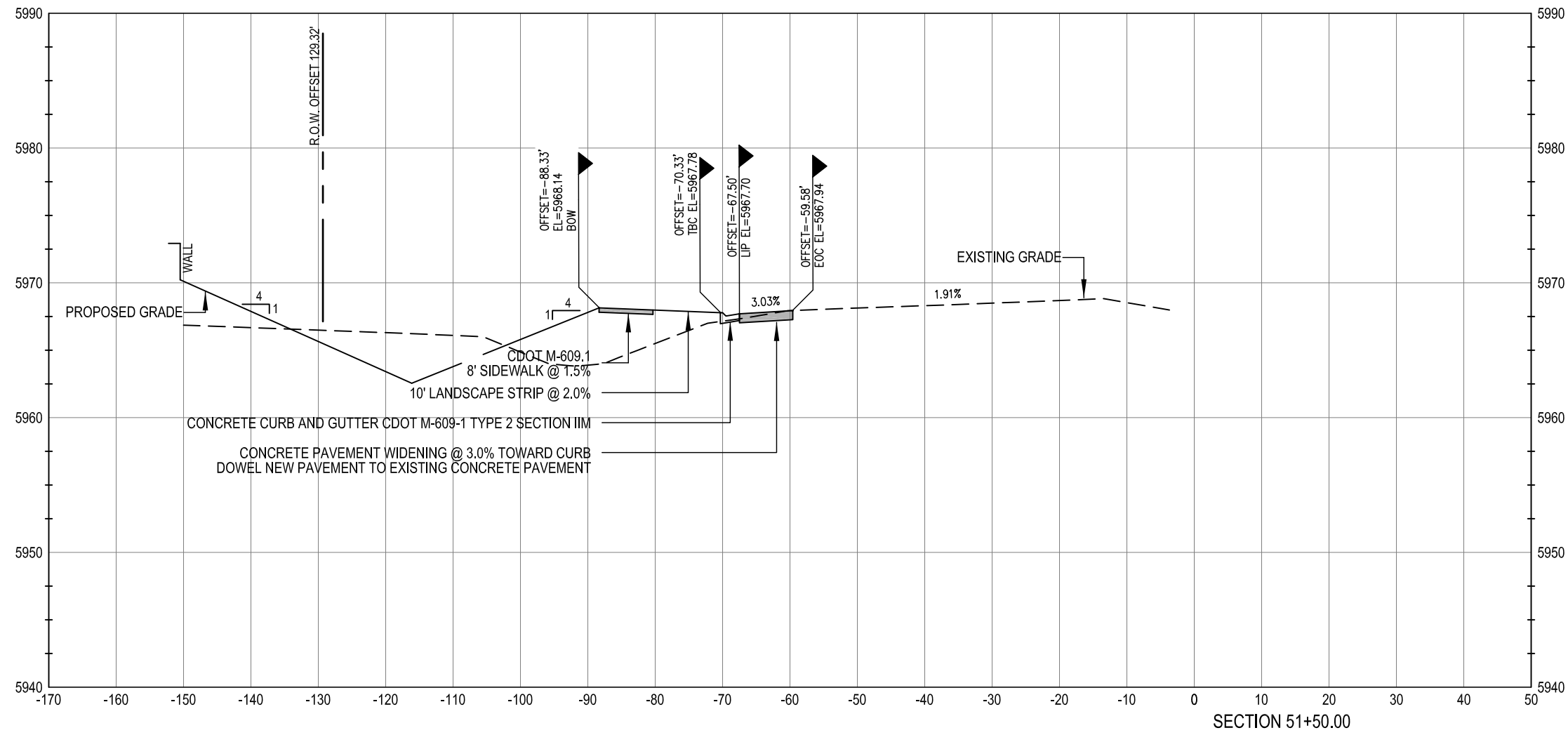
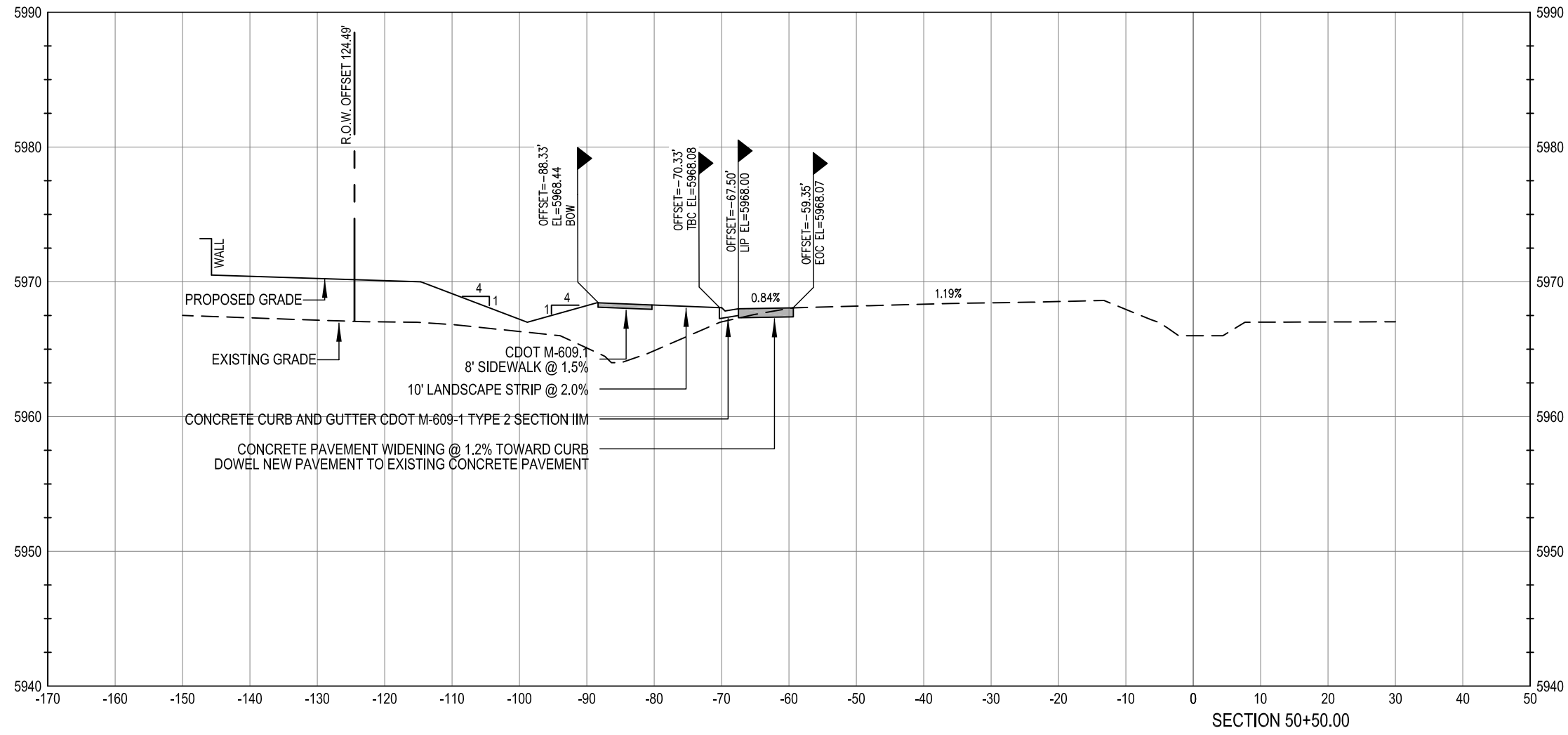
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LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PREPARED UNDER THE DIRECT
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COLORADO REG # 30226
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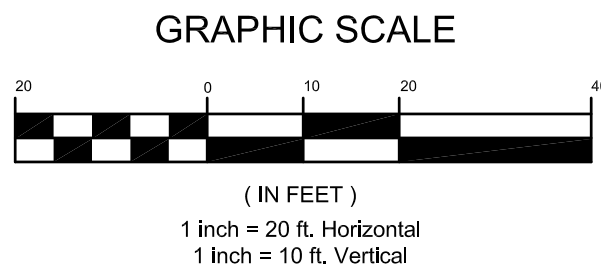
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

C5.24

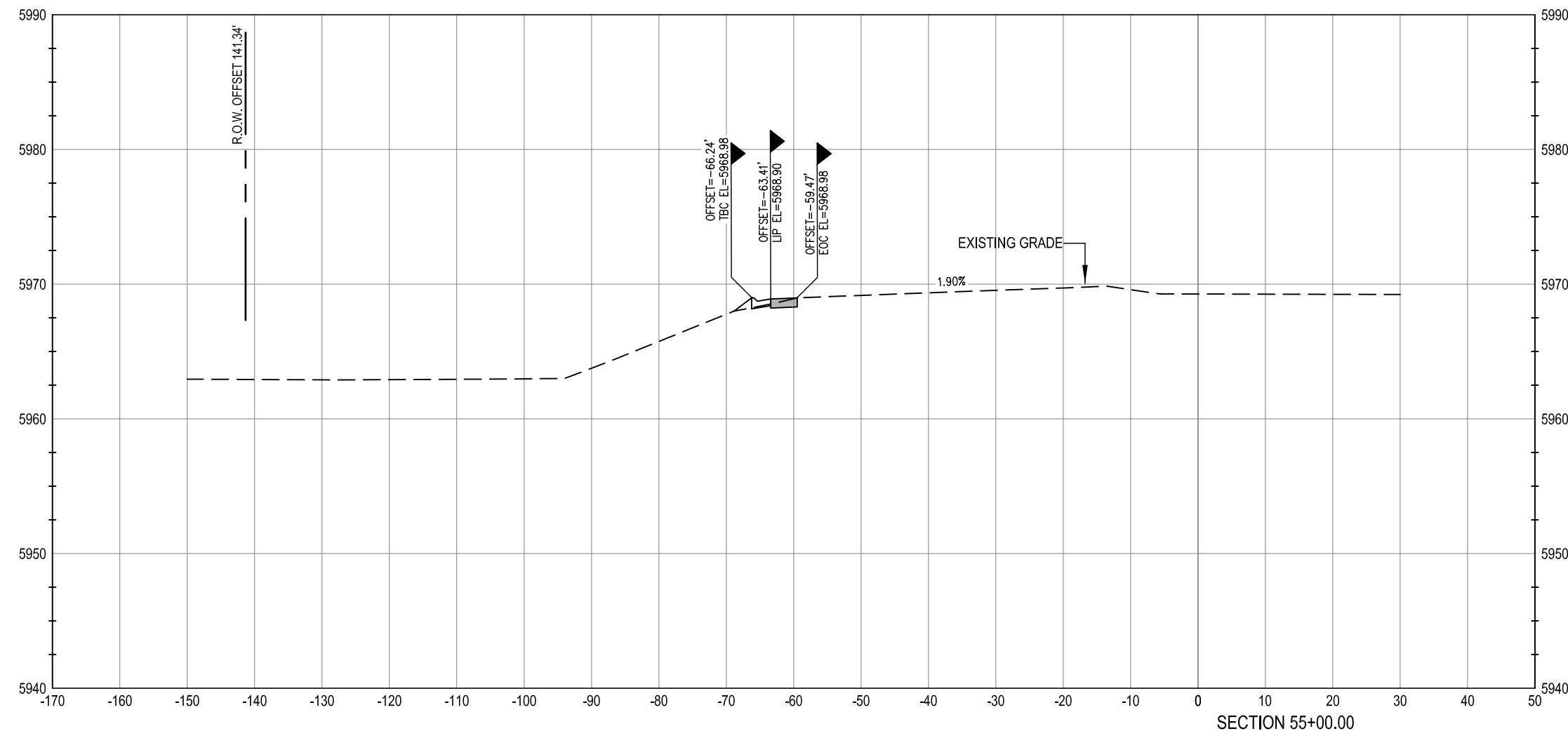
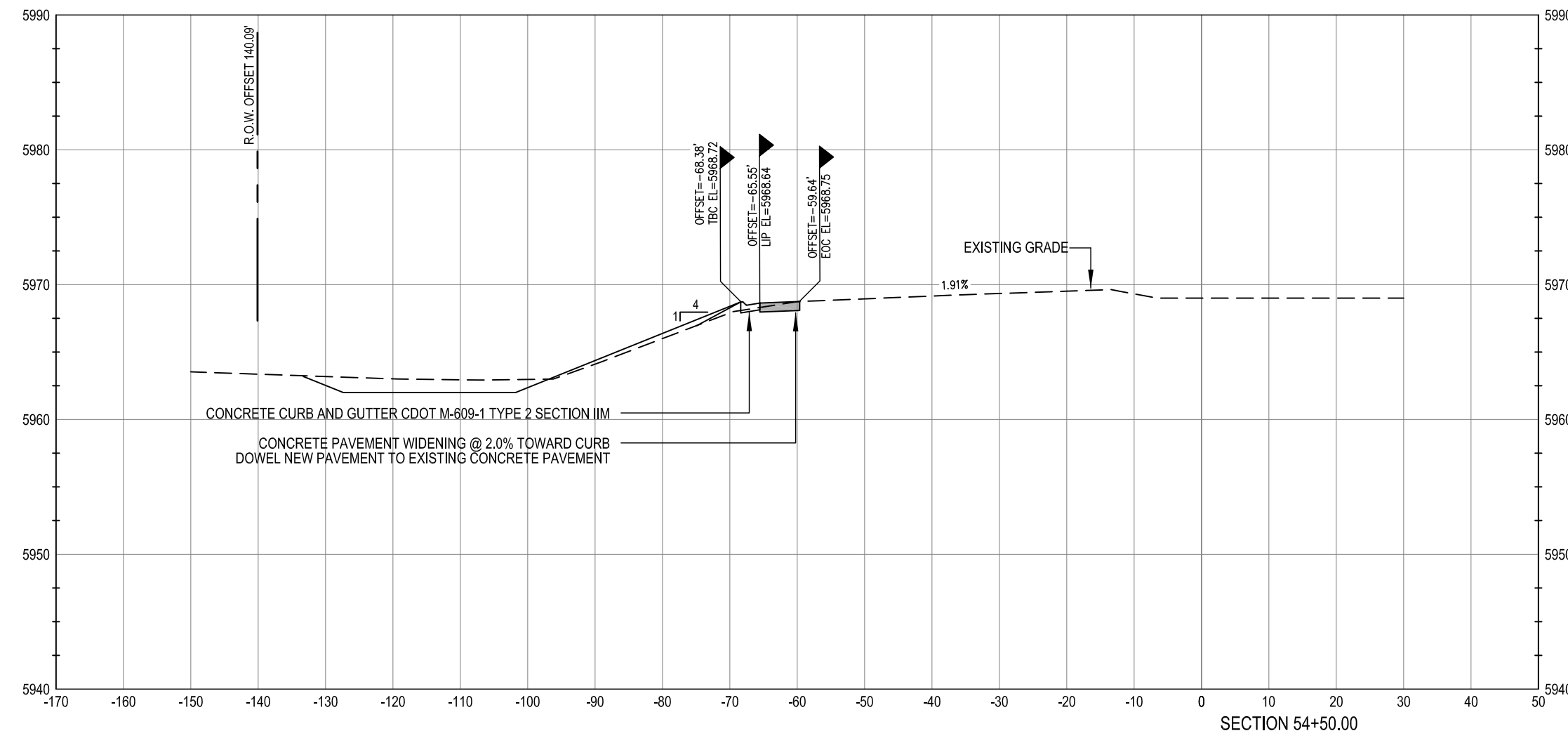
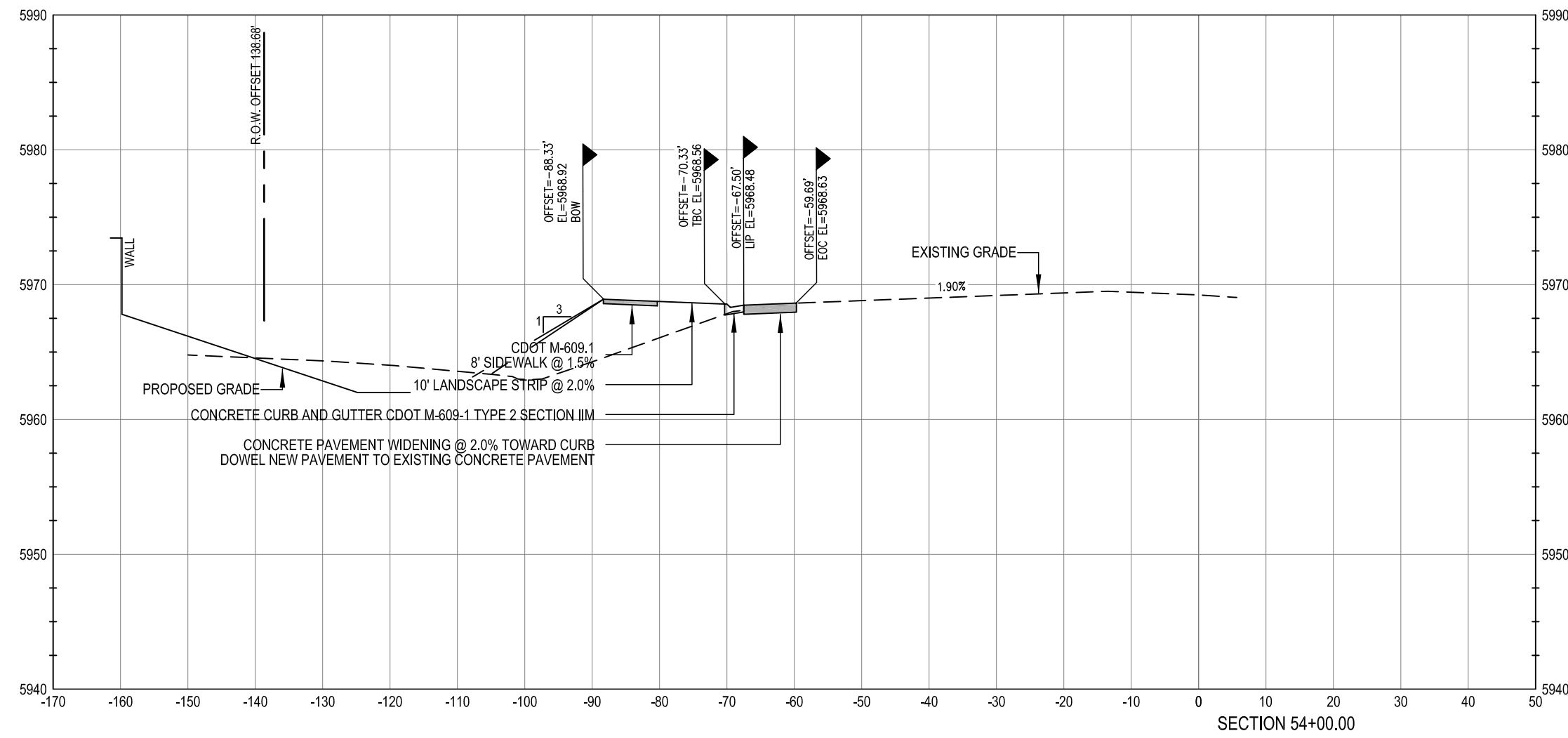
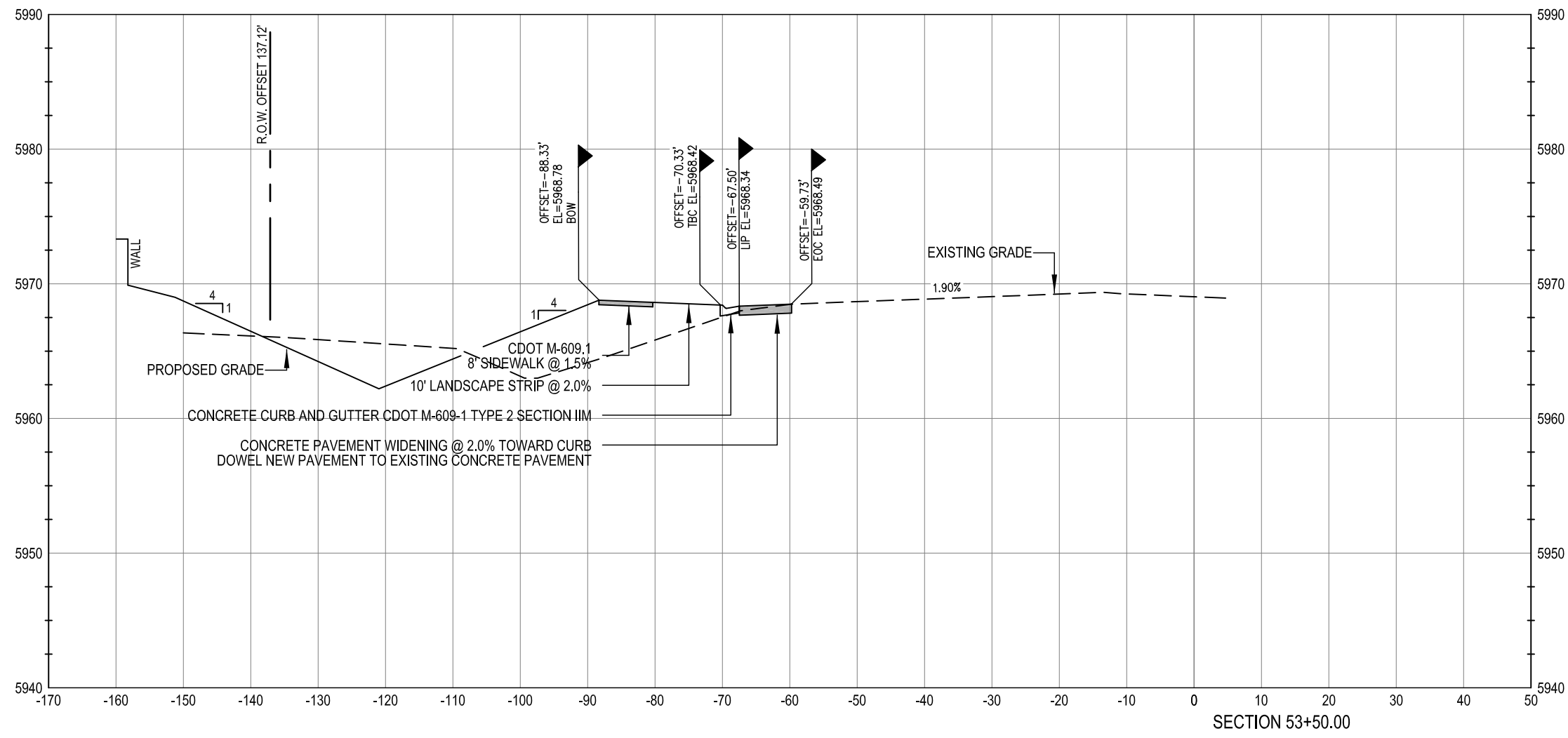
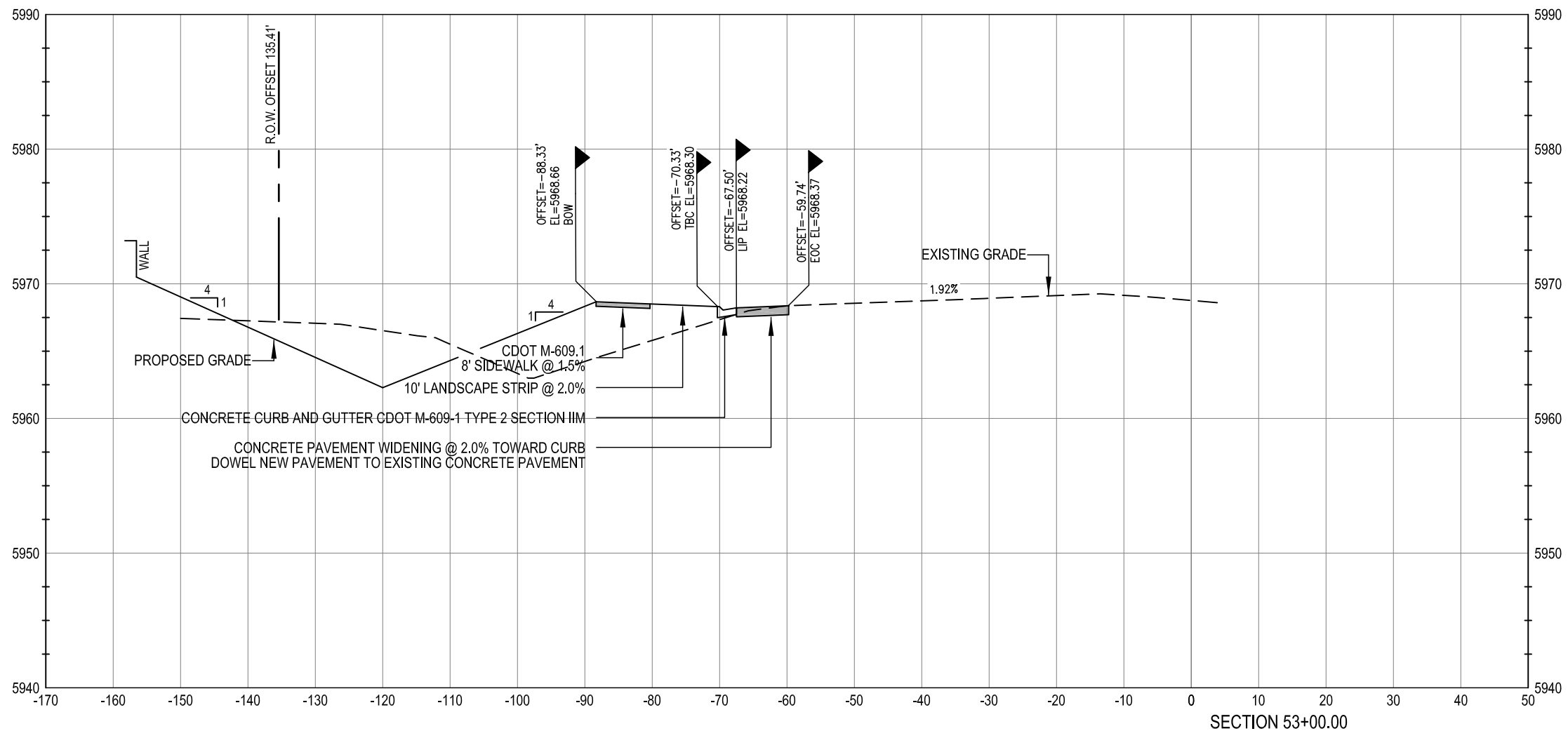
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PREPARED UNDER THE DIRECT
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COLORADO REG # 30226
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REVISIONS

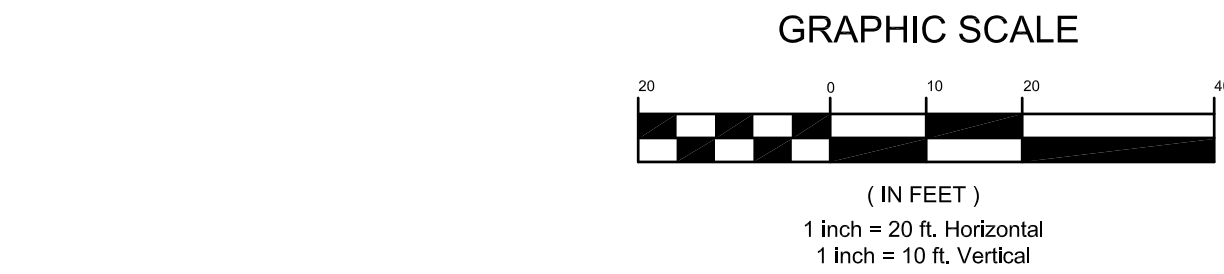
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET

C5.25

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

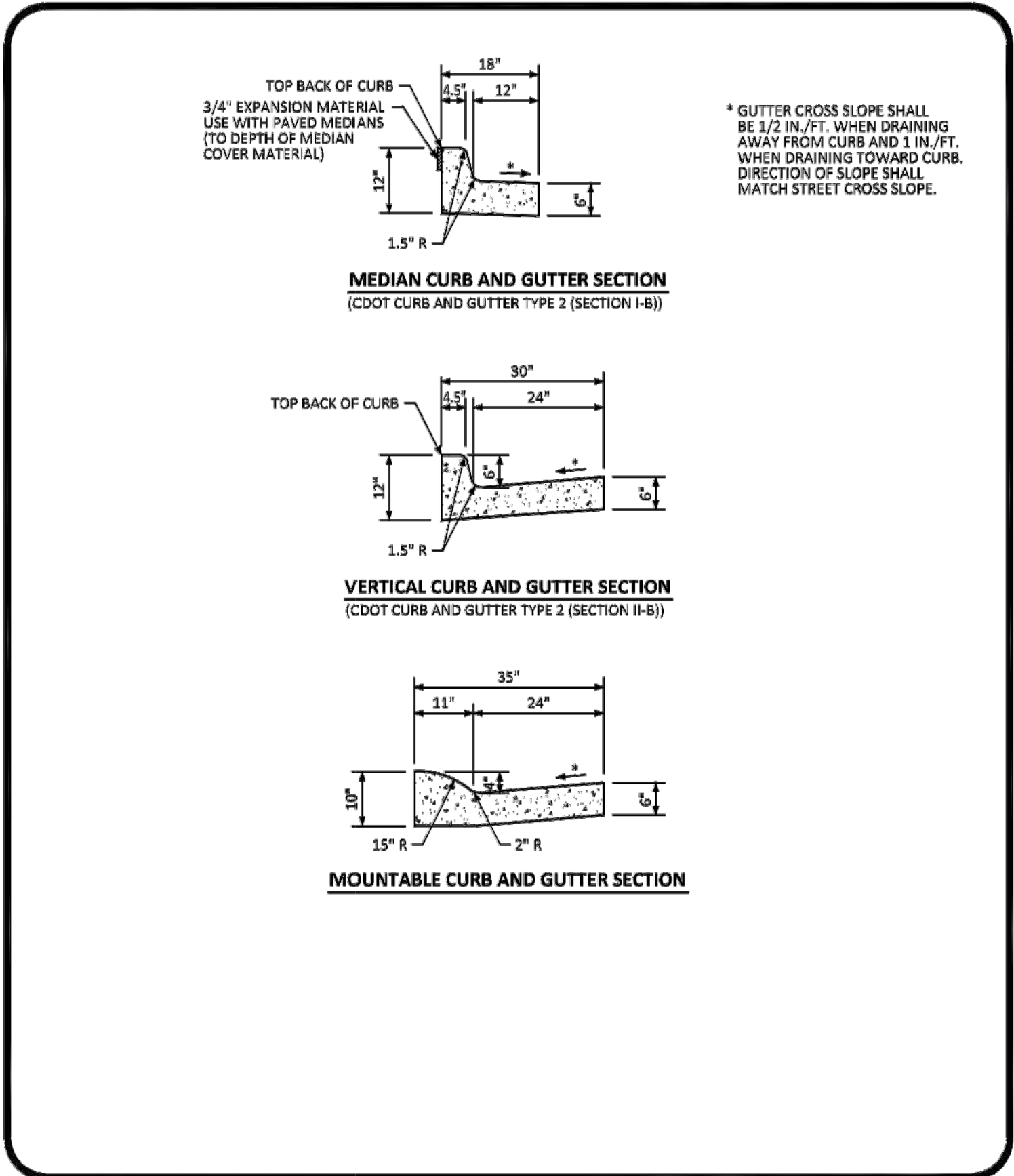
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10/24/17	INITIAL SUBMITTAL

REVISIONS

PERCEPTION
DESIGN GROUP, INC.
1601 SOUTH PERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8888
WWW.PERCEPTIONDESIGNGROUP.COM

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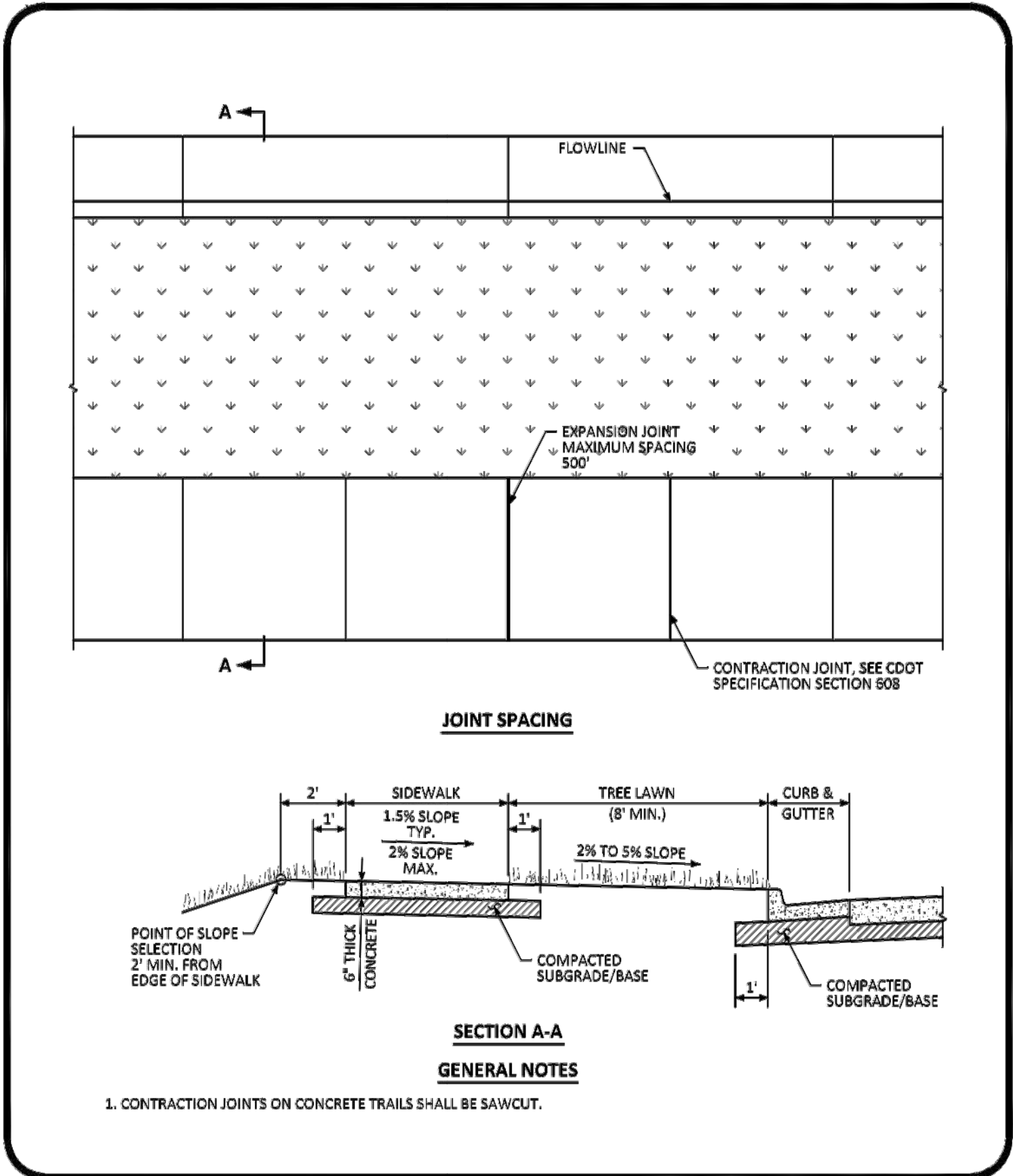


**CURB, GUTTER, AND
SIDEWALK SECTIONS
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
3

1 OF 1



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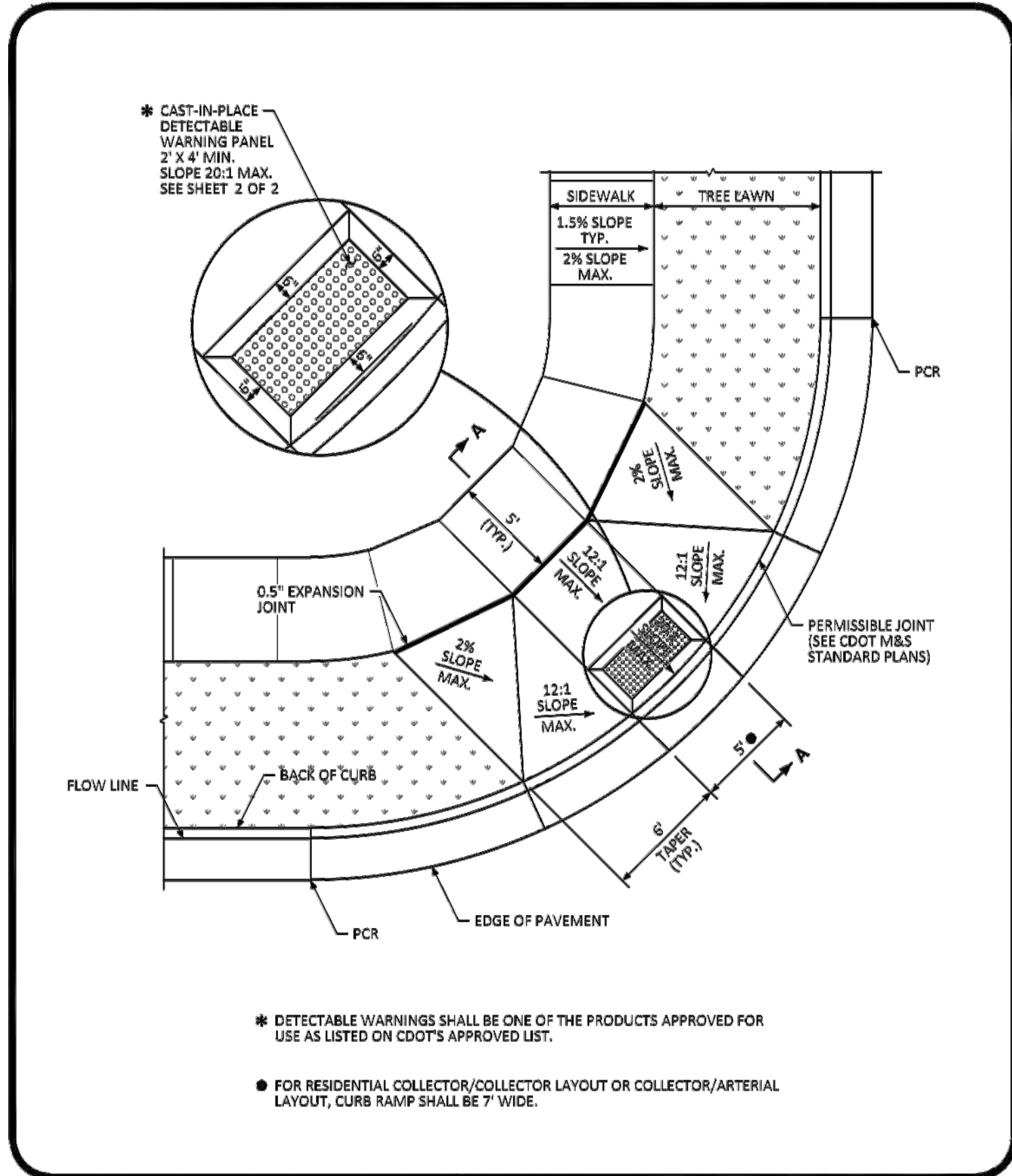


**DETACHED SIDEWALK
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
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1 OF 2



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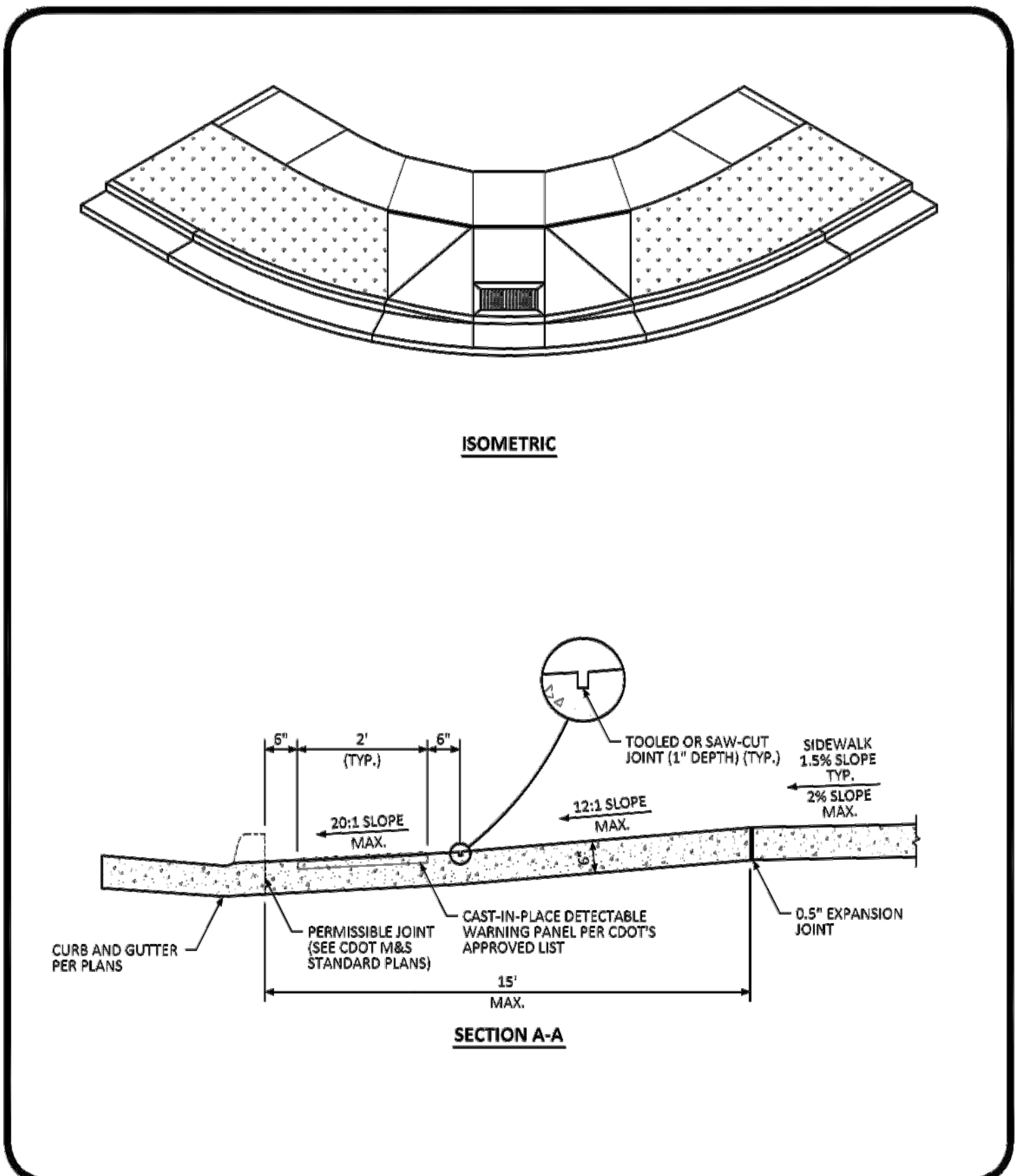


**DIAGONAL CURB RAMP
(DETACHED SIDEWALK) LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
15

1 OF 2



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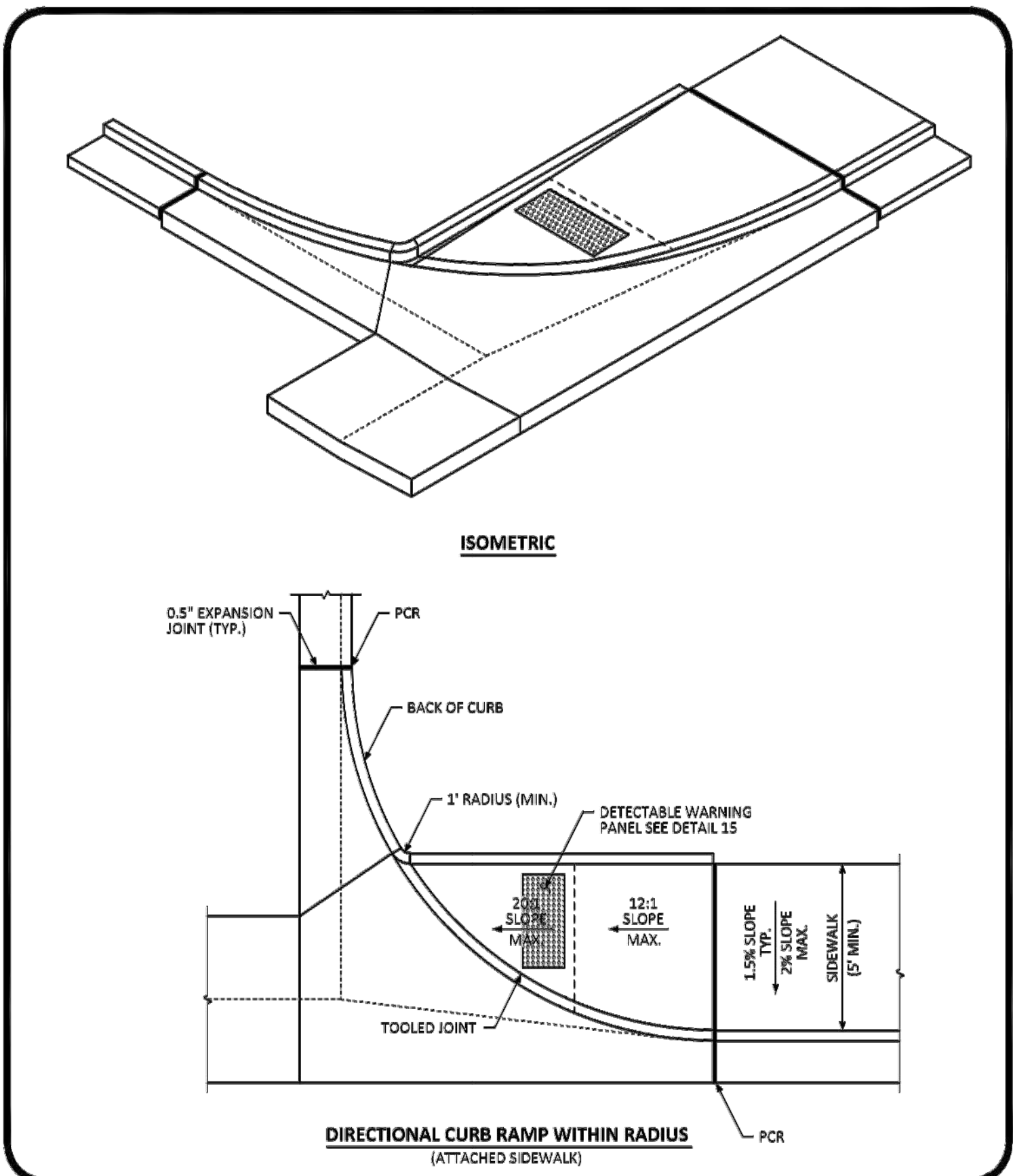


**DIAGONAL CURB
RAMP LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
15

2 OF 2



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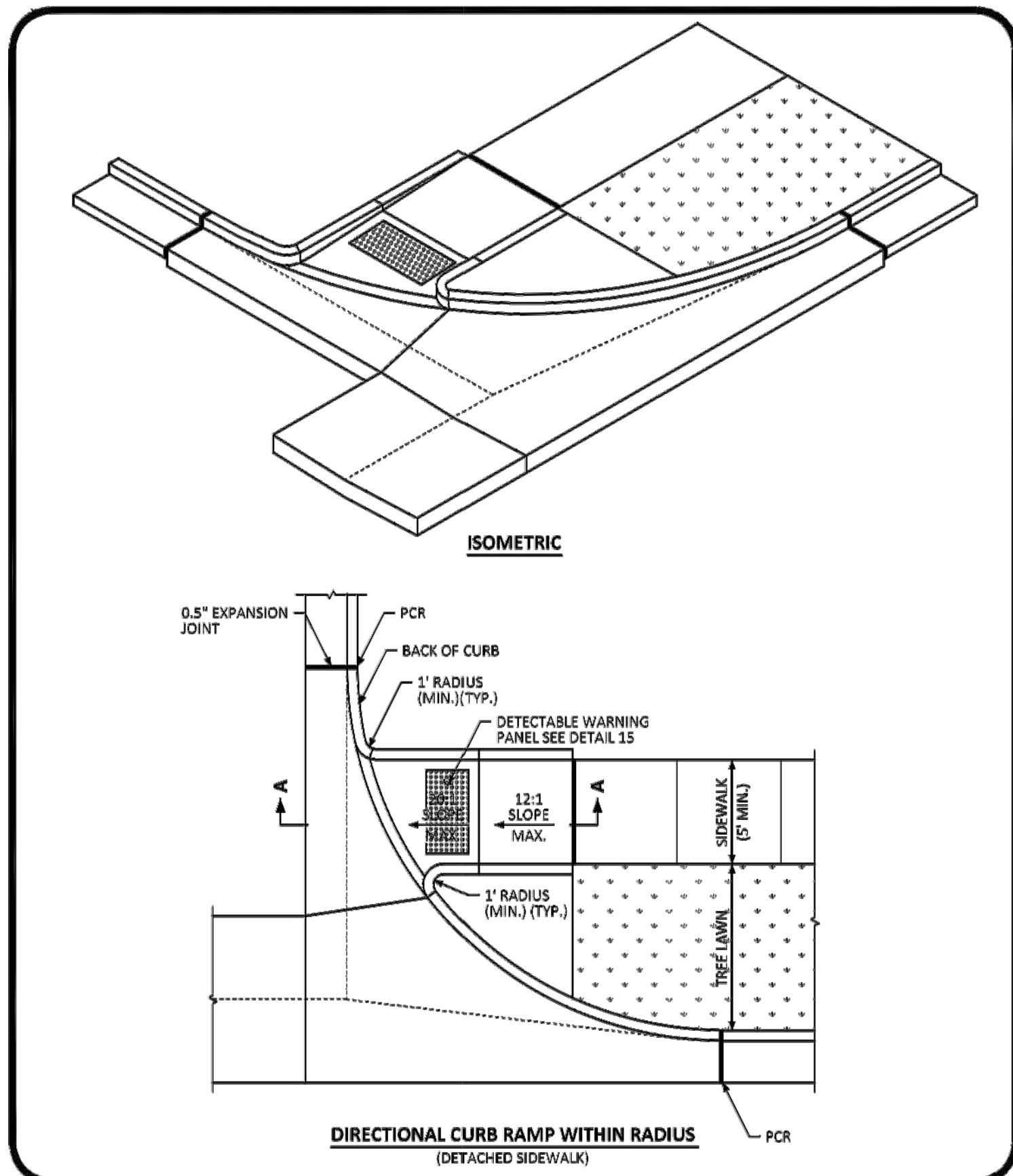


**DIRECTIONAL CURB RAMP
WITHIN RADIUS LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
18

1 OF 2



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**DIRECTIONAL CURB RAMP
WITHIN RADIUS LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
18

2 OF 2

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DATE

TOWN OF PARKER, DIRECTOR OF ENGINEERING

ROADWAY DETAILS

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

date: 10/01/17

SHEET

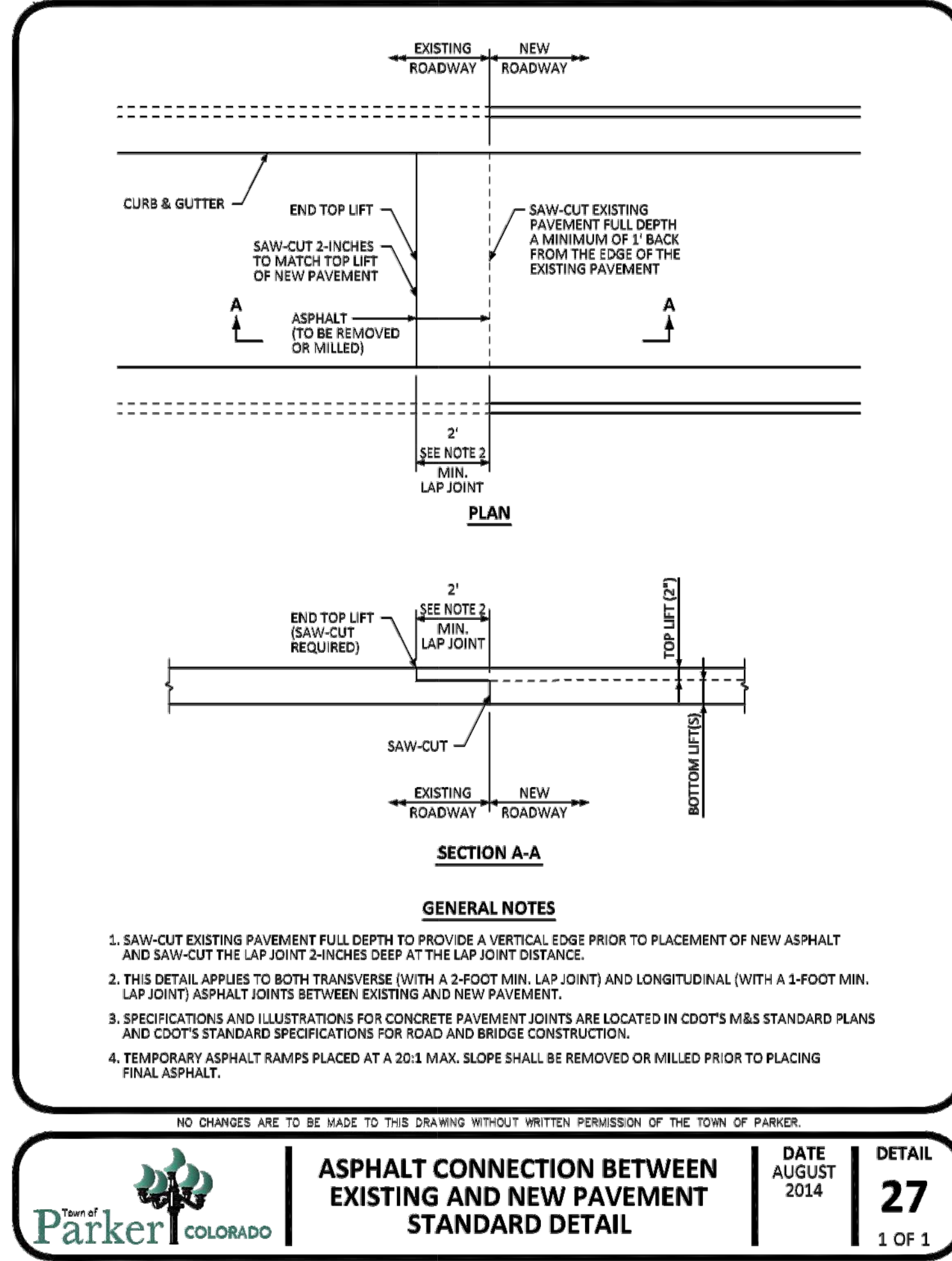
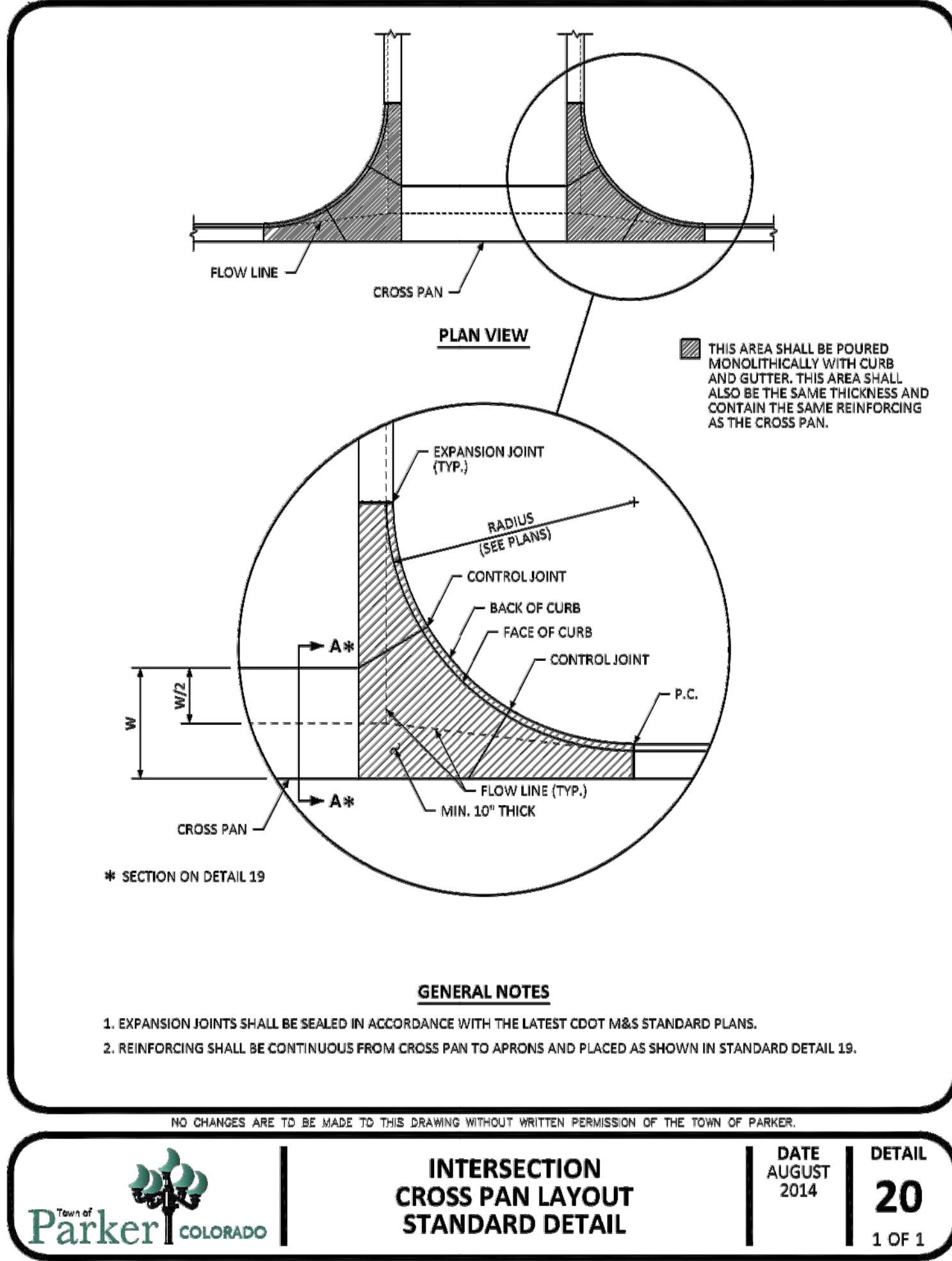
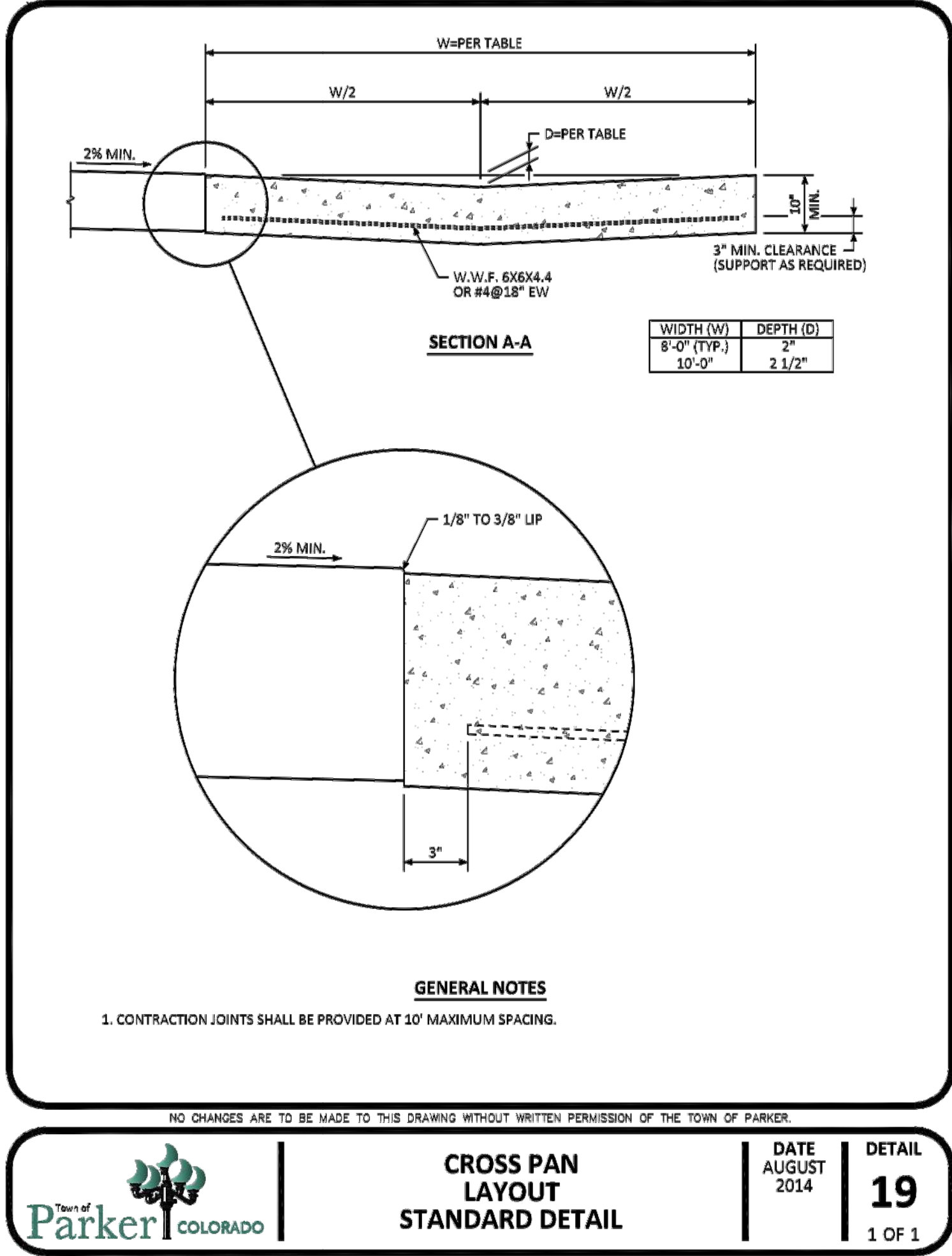
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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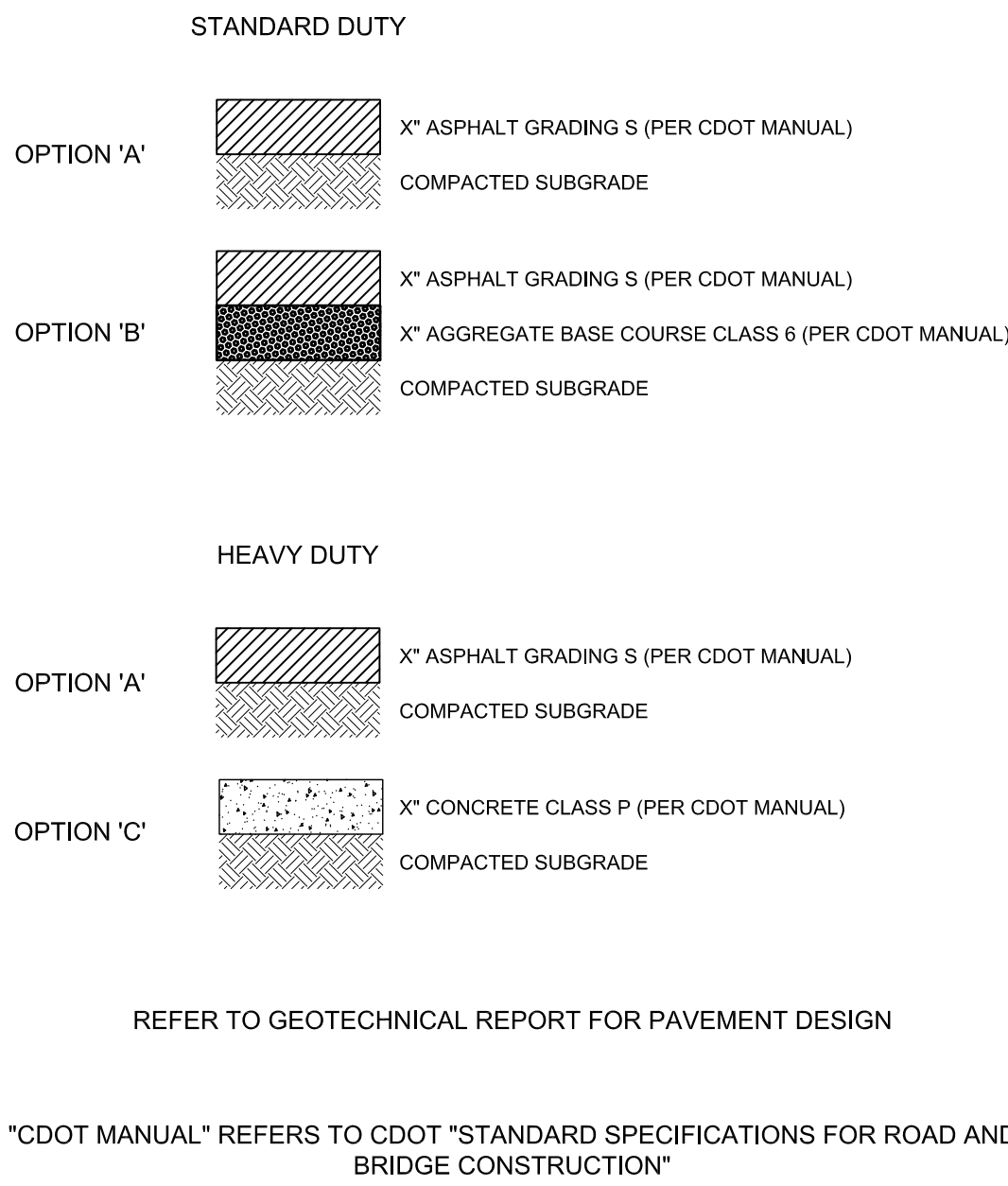


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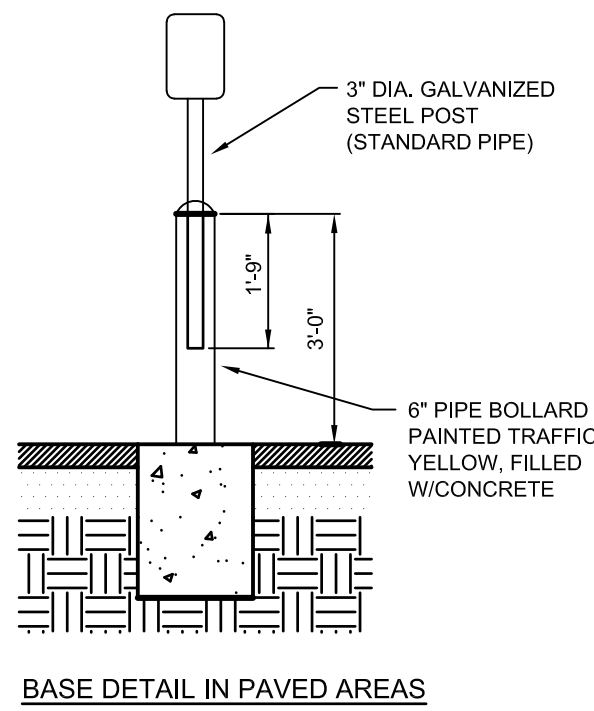
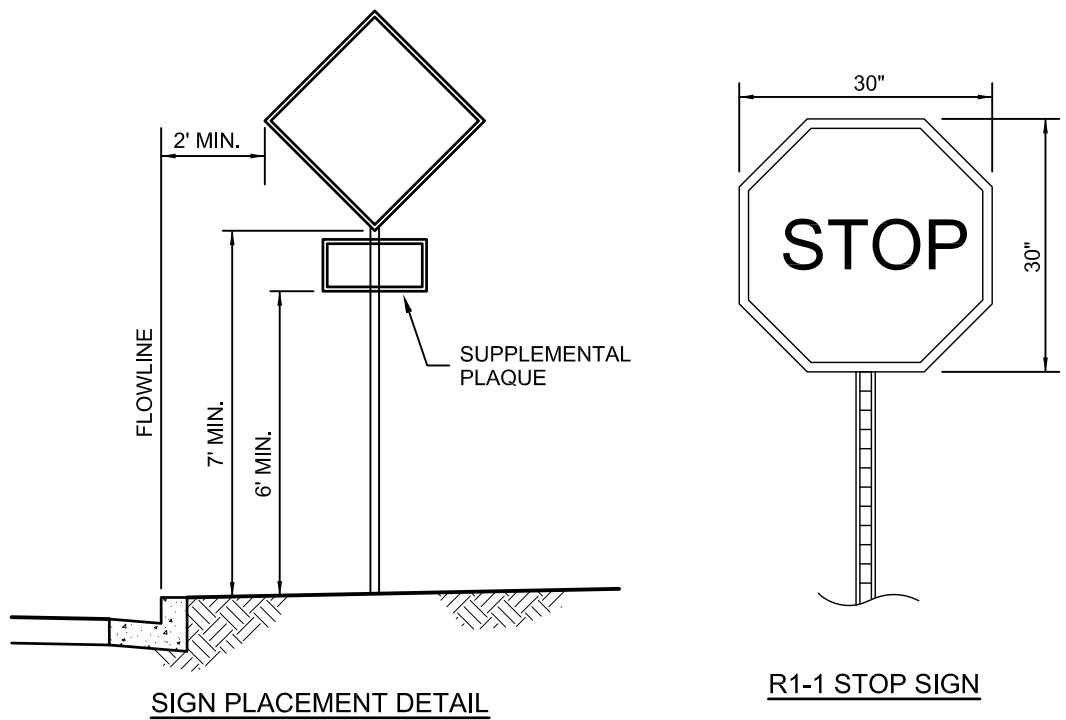
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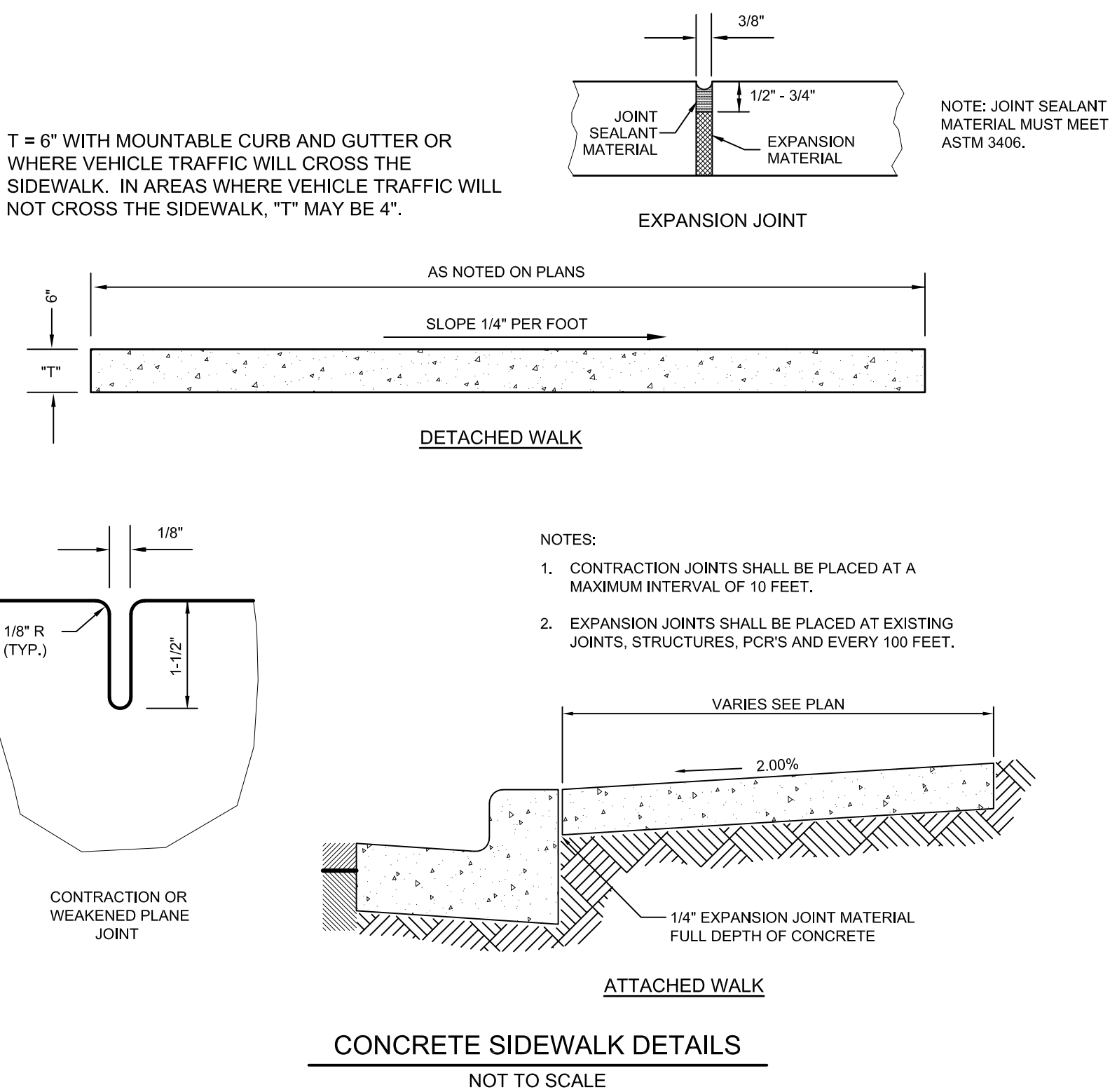
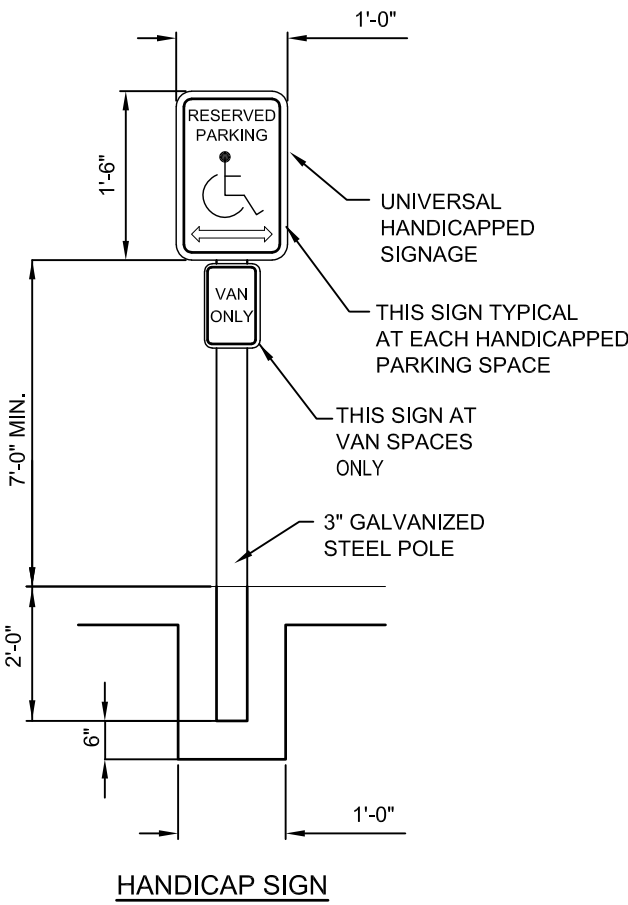
PAVEMENT SECTIONS
NOT TO SCALE



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

SITE SIGNAGE DETAILS
NOT TO SCALE

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



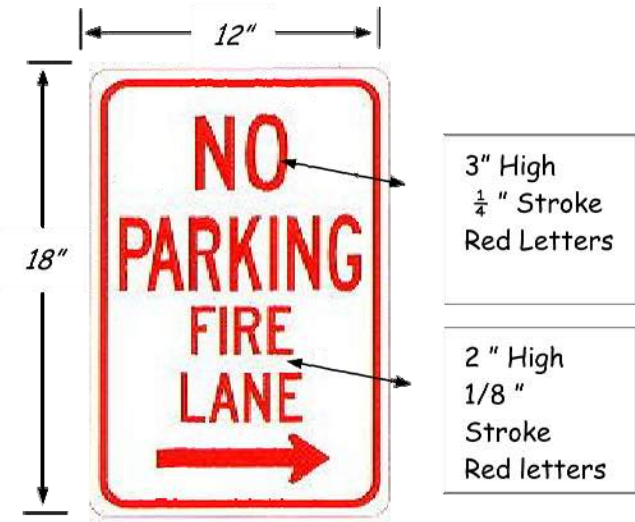
SOUTH METRO FIRE RESCUE AUTHORITY

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.



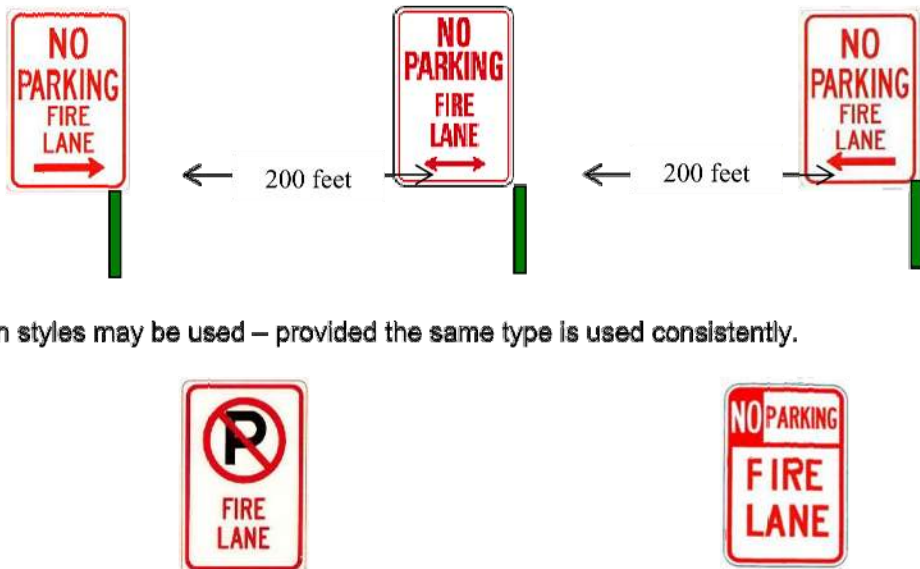
Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

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.

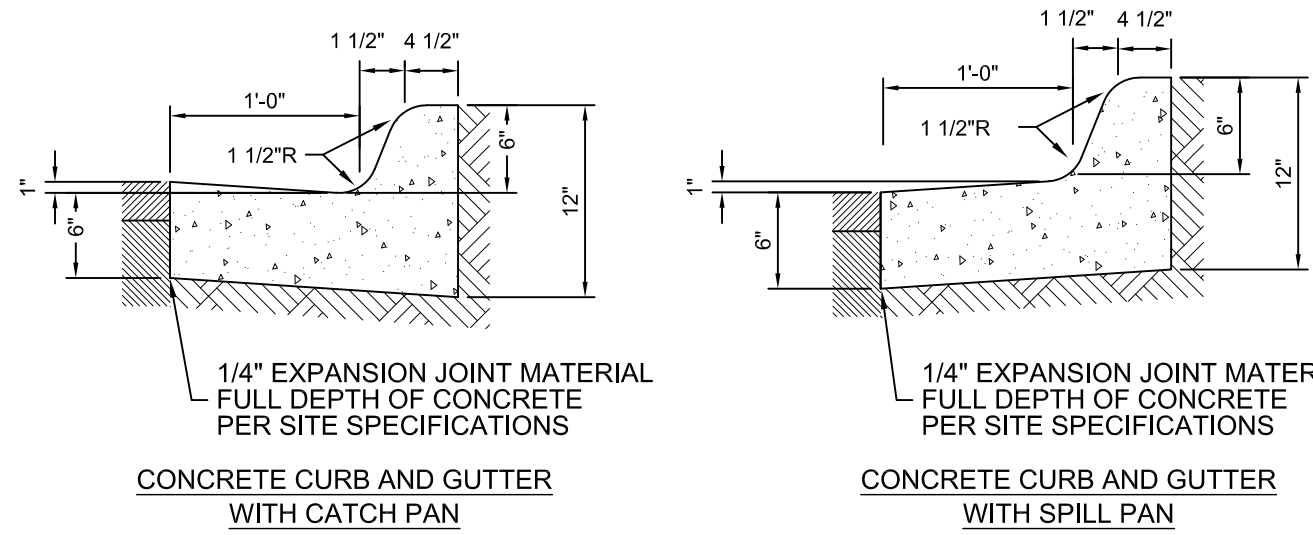
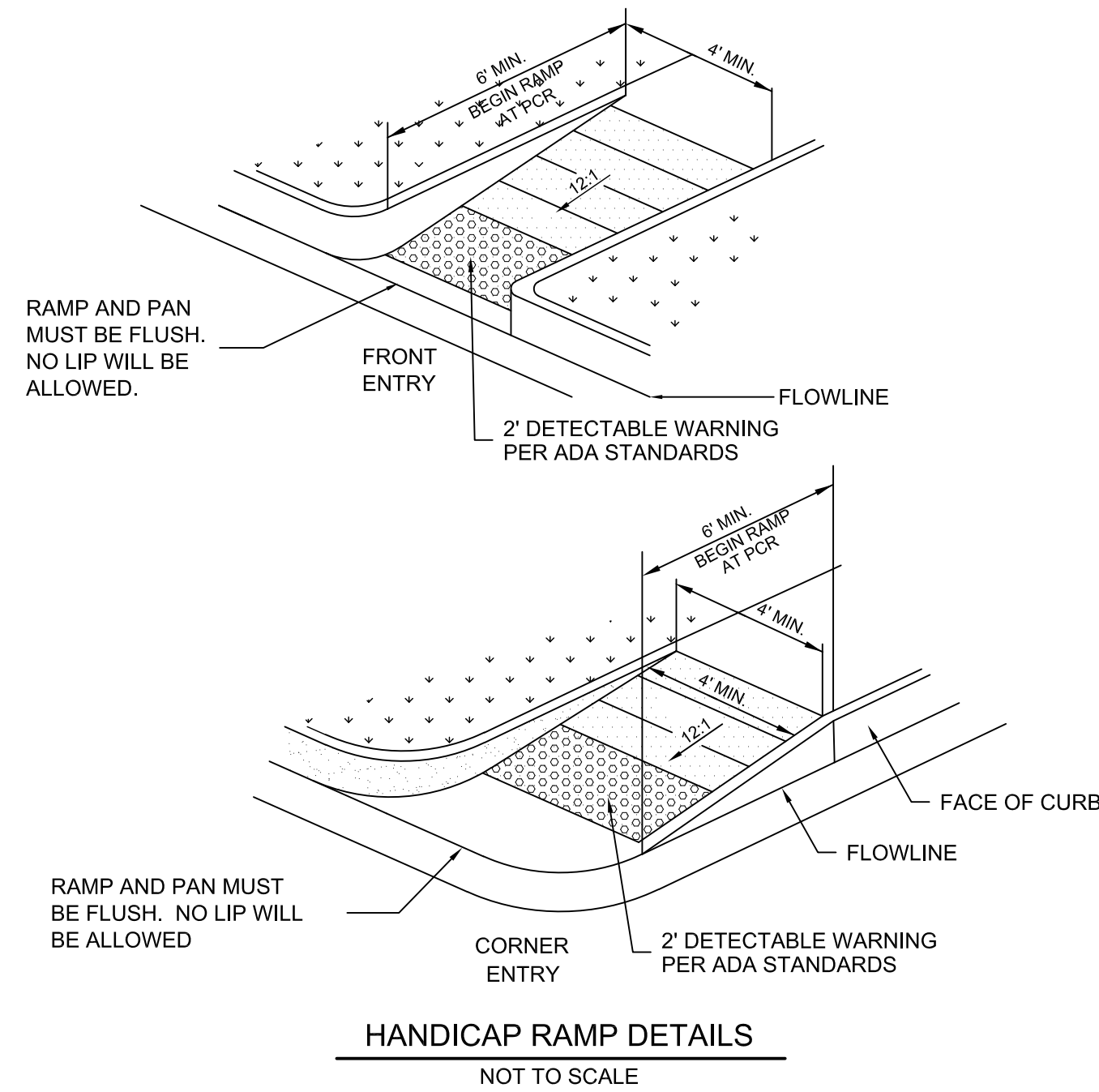
Fire Lane Sign Installation. NO PARKING – FIRE LANE signs shall be installed as follows:

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.



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.



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

SIGNAGE AND STRIPING DETAILS

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

date: 10/01/17

SHEET

C6.90

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

NO.	DATE	DESCRIPTION
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	

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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