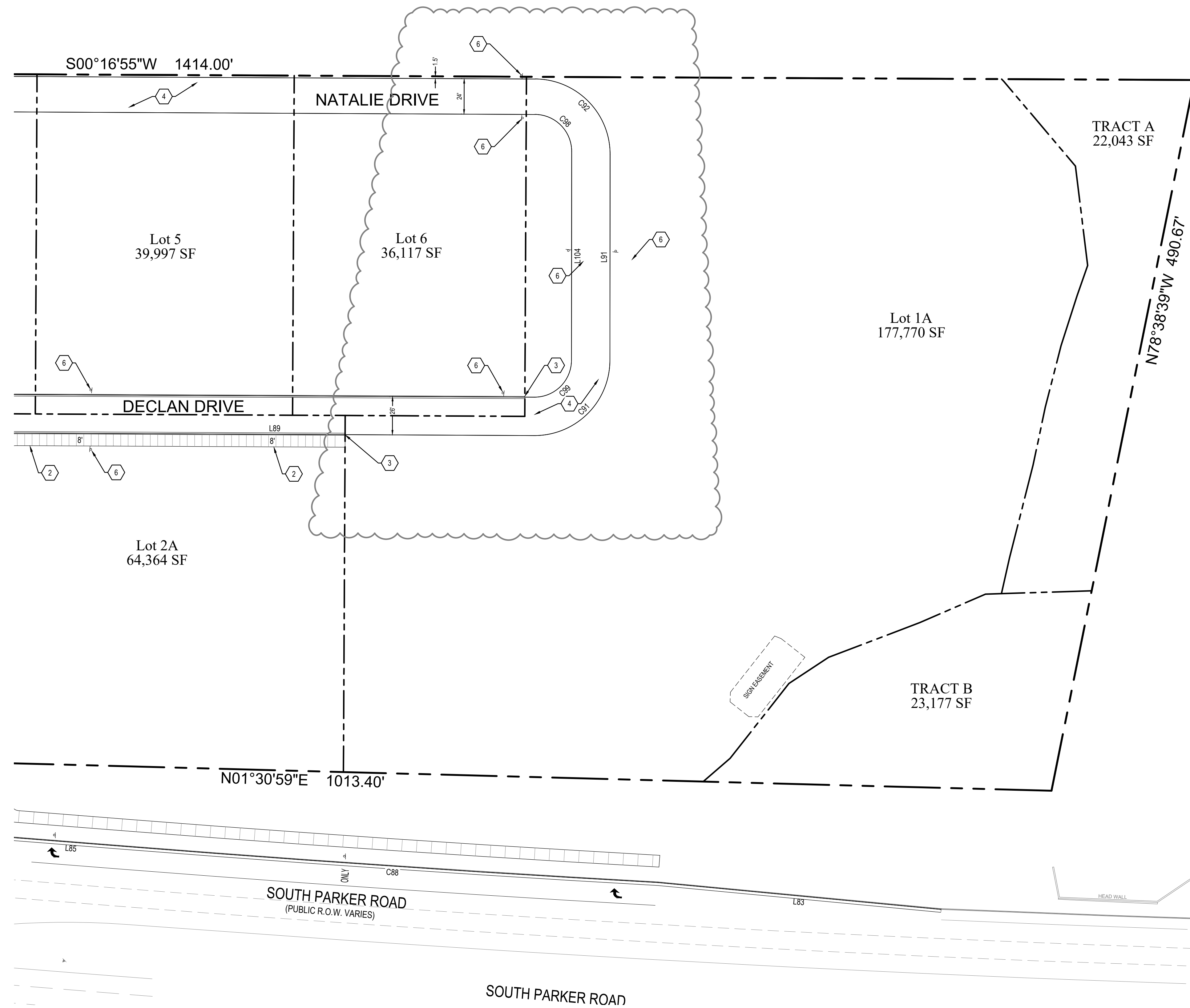


SEE SHEET C1.10



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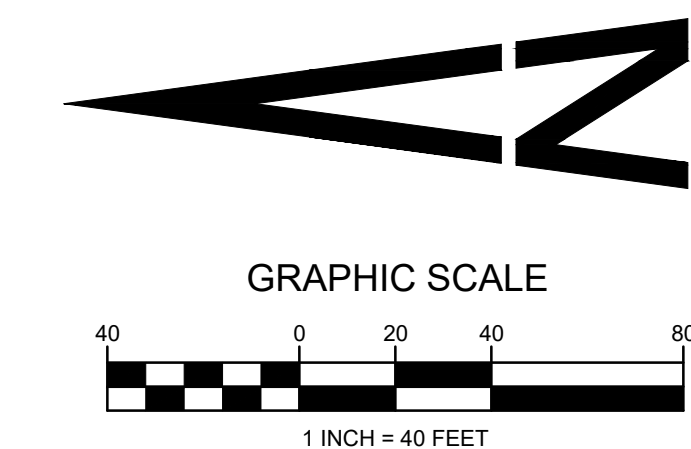
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 CENTER OF COLORADO  
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 CALL 2-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE, OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.

**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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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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

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

NO.	DATE	DESCRIPTION
04/21/23		CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL
04/15/22		RESUBMITTAL
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10/24/17		INITIAL SUBMITTAL

**SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN SOUTH**

PARKER POINTE  
 PRACTS 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
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

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
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
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

Parcel Line and Curve Table

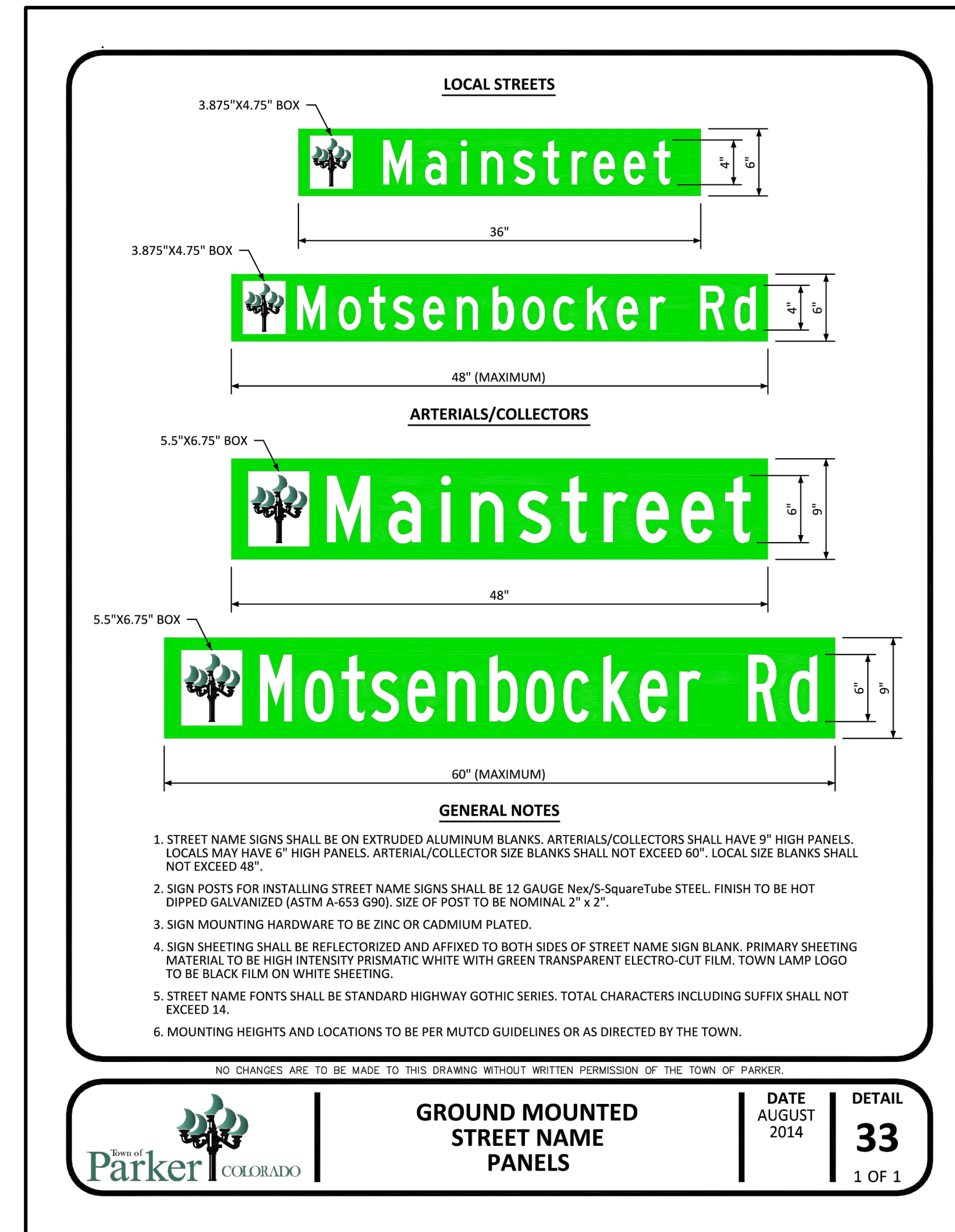
Line #/Curve #	Length	Bearing/Delta	Radius
C87	4.59	87°39'16"	3.00
C88	359.21	1°17'39"	15904.30
C89	44.90	85°45'32"	30.00
C90	42.41	90°00'00"	27.00
C91	80.31	90°13'26"	51.00
C92	79.91	89°46'34"	51.00
C93	19.75	75°27'29"	15.00
C94	69.14	19°48'24"	200.00
C95	72.25	55°56'31"	74.00
C96	47.12	90°00'00"	30.00
C97	23.56	90°00'00"	15.00
C98	39.17	89°46'34"	25.00
C99	39.37	90°13'26"	25.00
C100	39.27	90°00'00"	25.00
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	
L6	98.23	N89° 43' 05.45"W	
L8	98.23	S89° 43' 05.45"E	
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	

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
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	
L83	192.51	N5° 24' 48.29"E	
L85	76.92	N4° 31' 22.85"E	
L87	216.99	S89° 43' 05.45"E	
L89	350.85	S0° 16' 54.55"W	
L91	139.36	S89° 56' 31.14"E	
L93	751.01	N0° 16' 54.55"E	
L96	129.56	N55° 55' 59.32"E	
L98	22.59	N0° 00' 31.28"W	
L100	151.36	S89° 43' 05.45"E	
L102	744.11	S0° 16' 54.55"W	
L104	141.36	N89° 56' 31.14"W	
L106	734.66	N0° 16' 54.55"E	

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

date: 10/01/17

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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

DATE	DESCRIPTION
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**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

SHEET  
**C1.12**

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

04/21/23 CDOT NTP SUBMITTAL RE-PLAT SUBMITTAL  
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11/01/18 SIXTH SUBMITTAL  
08/31/18 FOURTH SUBMITTAL  
05/25/18 THIRD SUBMITTAL  
03/19/18 PWS SUBMITTAL  
02/28/18 SECOND SUBMITTAL  
10/24/17 INITIAL SUBMITTAL

REVISIONS

**GRADING PLAN SOUTH**

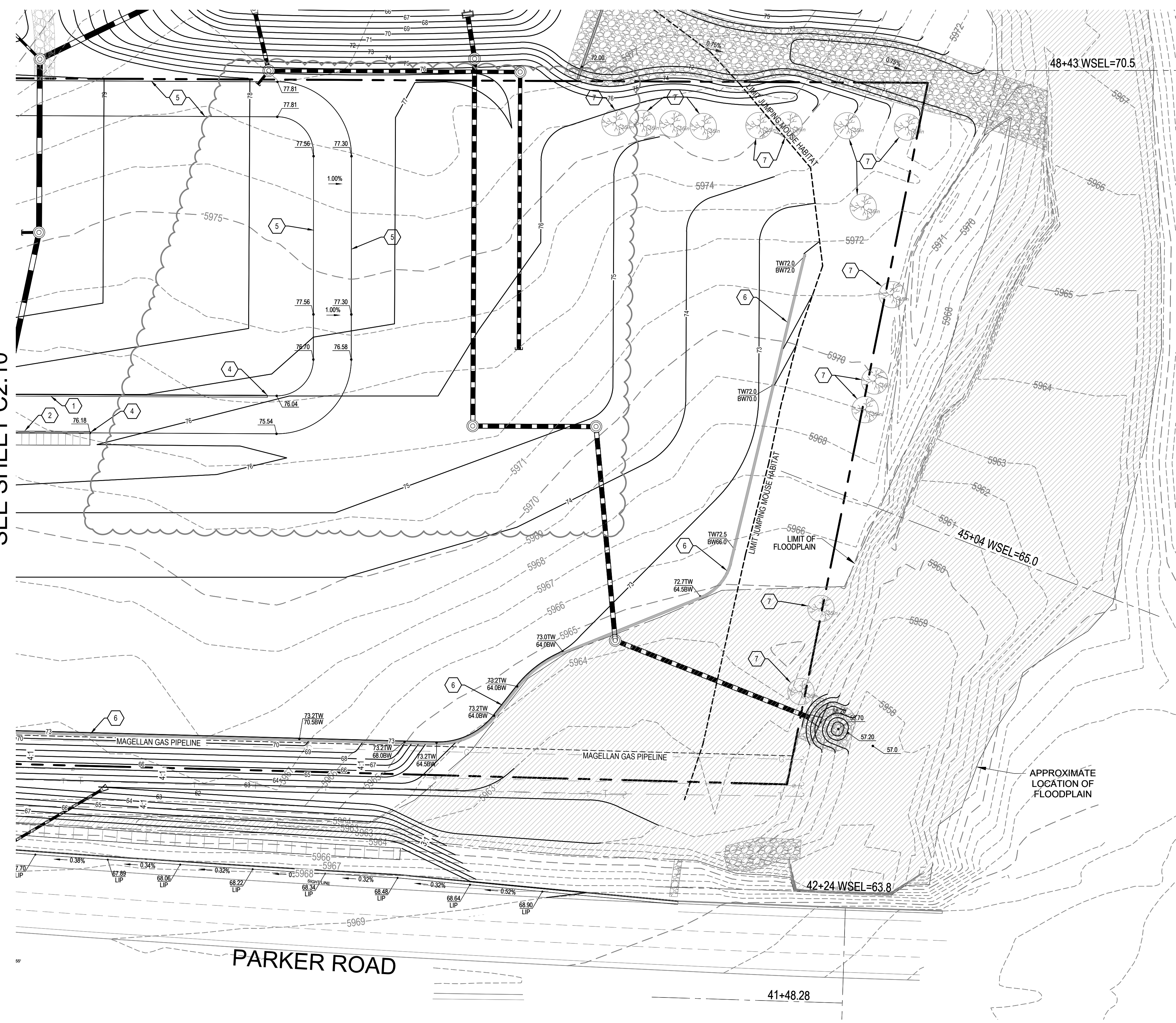
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD  
PARKER, COLORADO

design by: JWD  
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SHEET  
**C2.11**

SEE SHEET C2.13

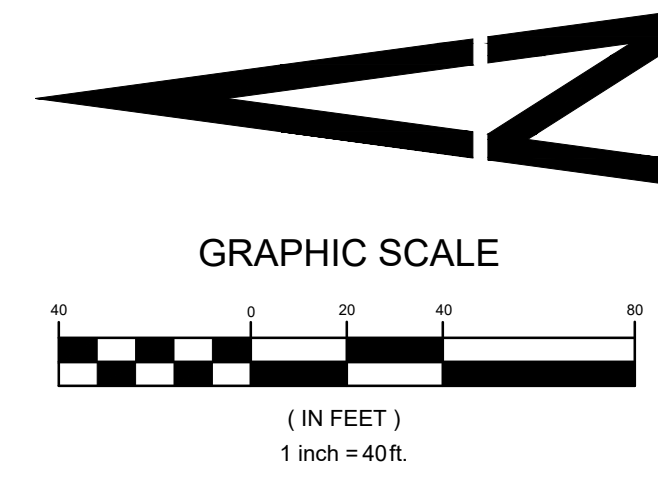
SEE SHEET C2.10



**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.

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EXCAVATION AND / OR CONSTRUCTION PROHIBITED  
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MAGELLAN PIPELINE COMPANY.



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

**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)

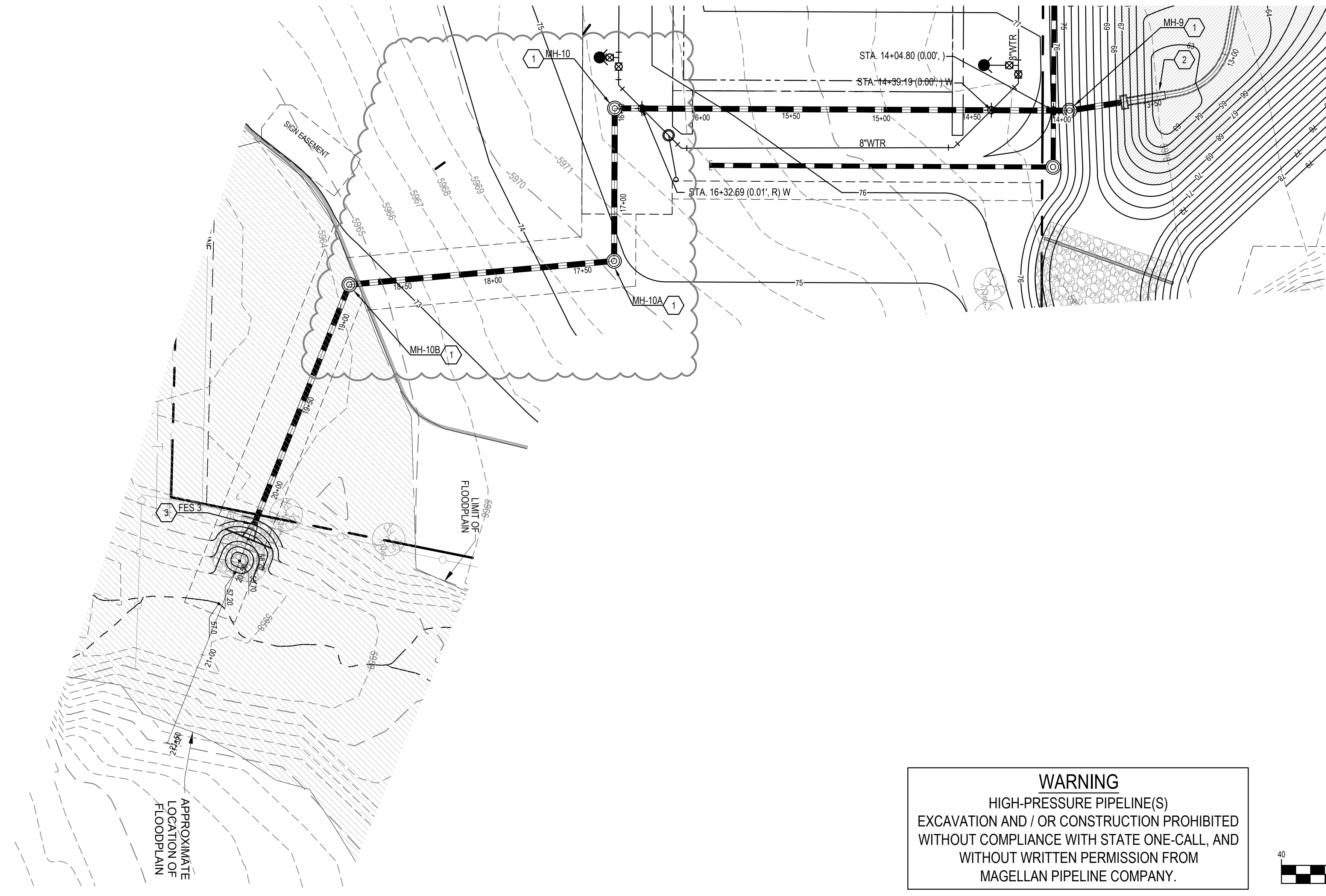
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



**CONSTRUCTION NOTES**

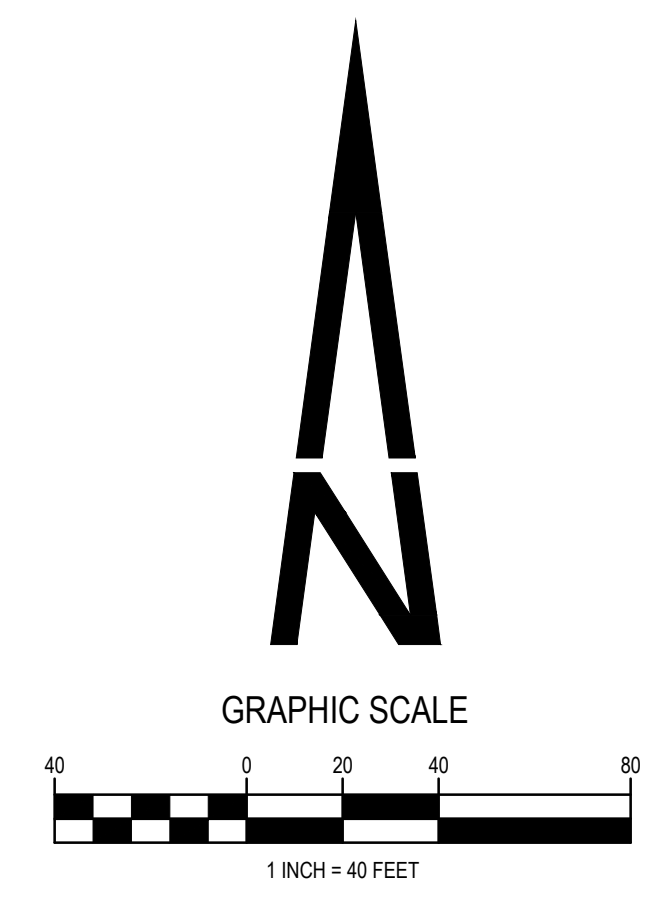
- ① CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
- ② CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.15
- ③ INSTALL 36" FES WITH JOINT RESTRAINTS AND TOE WALL. SEE SHEET C4.91
- ④ INSTALL RIP RAP OUTLET PROTECTION. SEE SHEET C4.92

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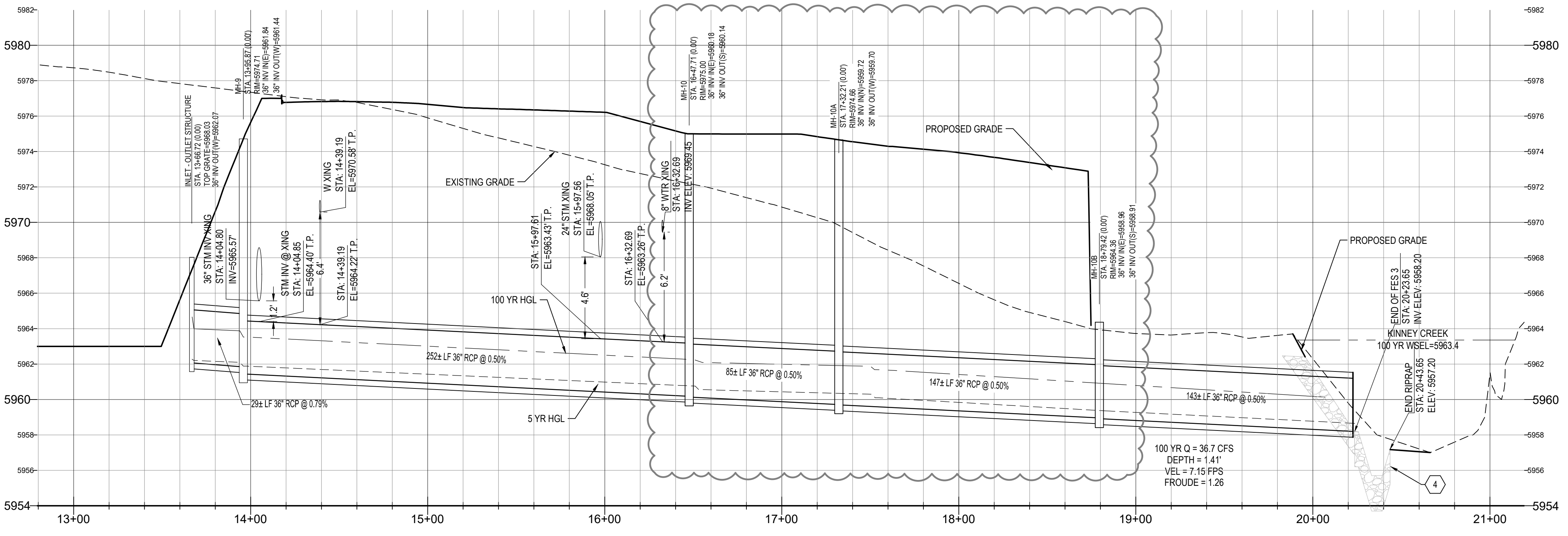
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**UTILITY NOTES**

1. ROADWAY DIMENSIONS ARE FROM FL-FL. 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE AND FLOWLINE X CENTER OF INLETS.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.



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**BENCHMARK**

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

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

NO.	DATE	DESCRIPTION	REVISIONS
04/15/22		RESUBMITTAL	
11/01/18		SIXTH SUBMITTAL	
08/31/18		FOURTH SUBMITTAL	
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03/19/18		PWSD SUBMITTAL	
02/28/18		SECOND SUBMITTAL	
10/24/17		INITIAL SUBMITTAL	

**STORM SEWER PLAN AND PROFILE**

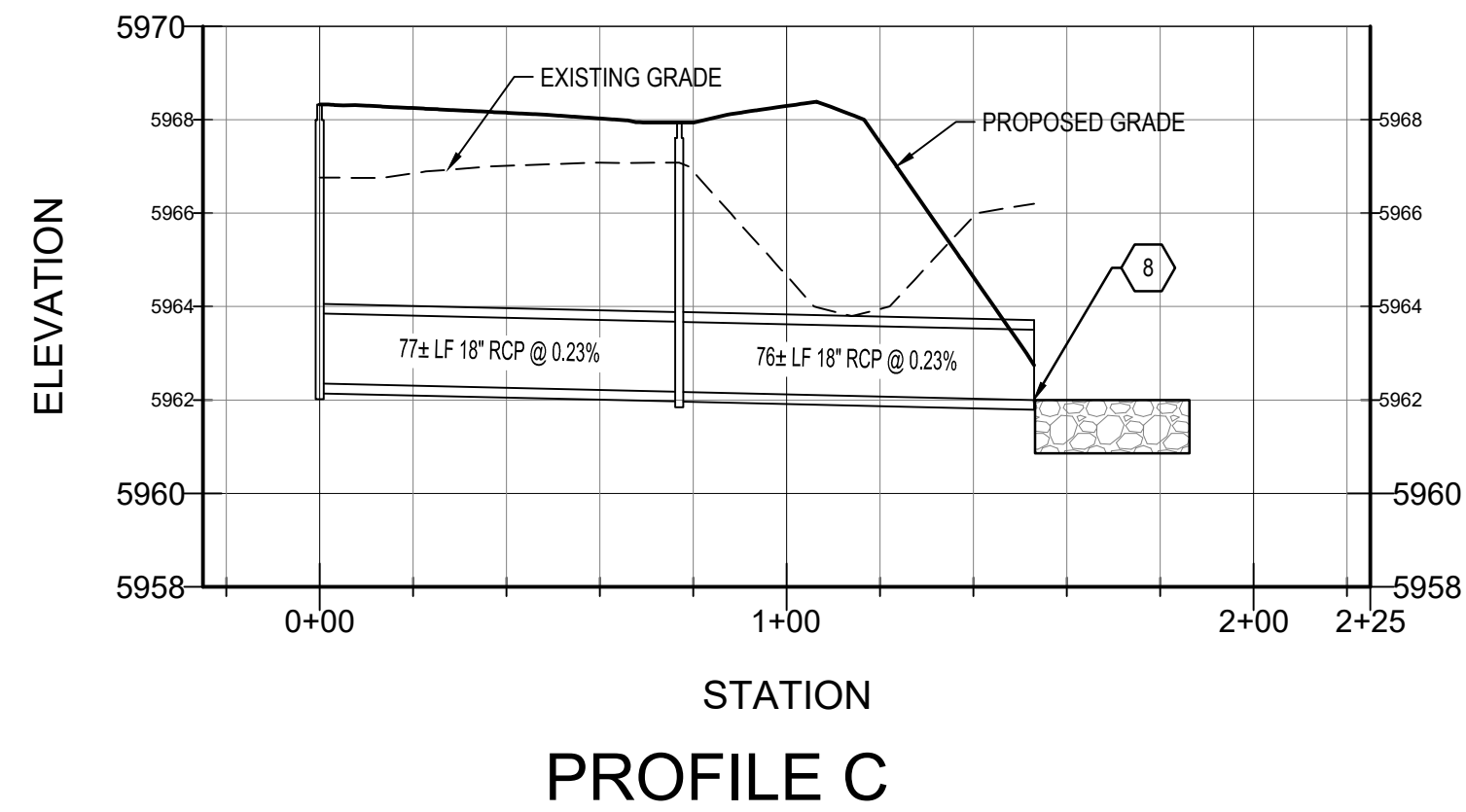
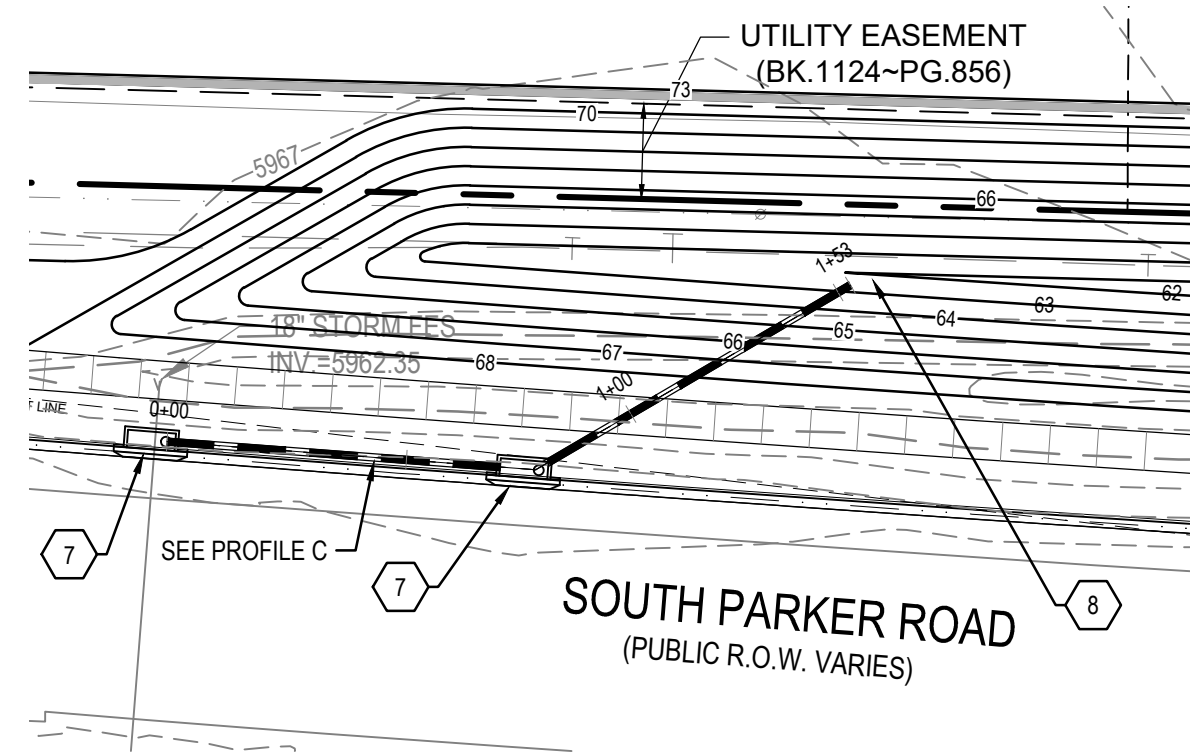
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design by: JWD  
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SHEET  
**C4.12**





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MAGELLAN PIPELINE COMPANY.

**CONSTRUCTION NOTES**

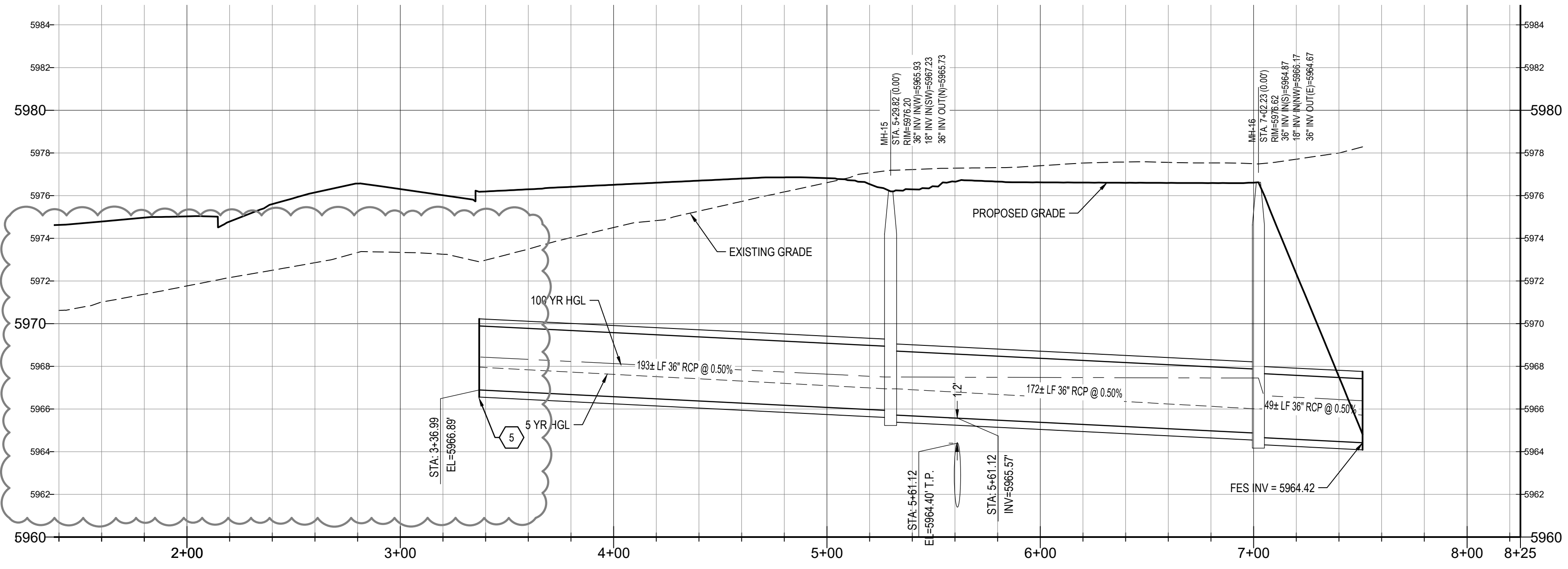
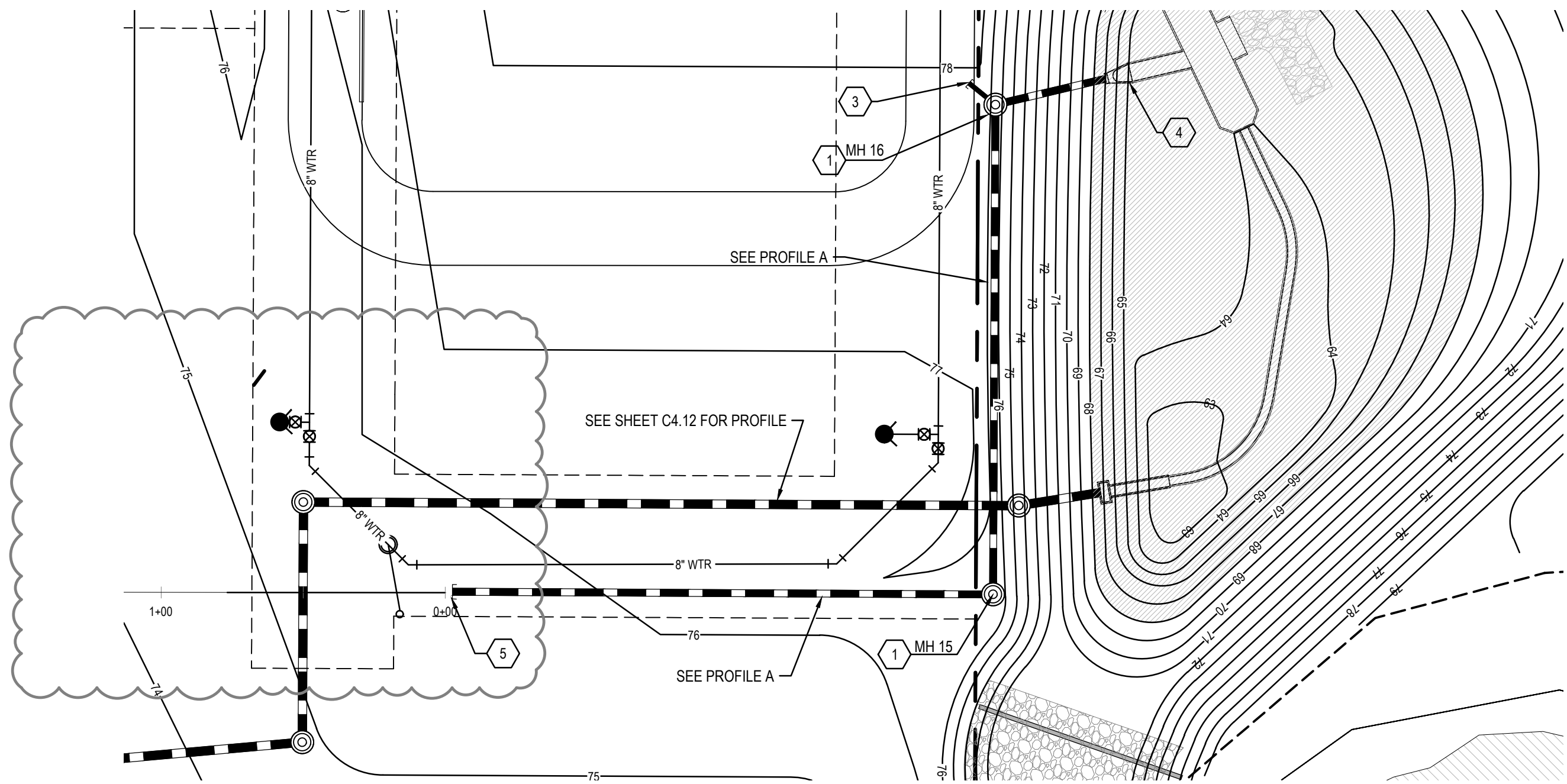
- ① CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
- ② CONSTRUCT 5' TYPE R INLET. SEE SHEET C4.91.
- ③ STUB 18" RCP 8LF @ 0.50%. SEE PROFILE FOR STARTING INVERT. PLUG AND MARK FOR FUTURE CONNECTION.
- ④ INSTALL 36" FES WITH JOINT RESTRAINTS.
- ⑤ PLUG AND MARK FOR FUTURE CONNECTION.
- ⑥ CONSTRUCT 6' DIAMETER MANHOLE WITH NEENAH R-3031-B COMBINATION INLET GRATE INSTEAD OF STANDARD RIM AND COVER.
- ⑦ CONSTRUCT 10' TYPE R INLET. SEE SHEET C4.91.
- ⑧ INSTALL 18" FES WITH CUTOFF WALL AND 4' X 10' LONG BURIED TYPE L RIPRAP OVER FILTER FABRIC.

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

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

**UTILITY NOTES**

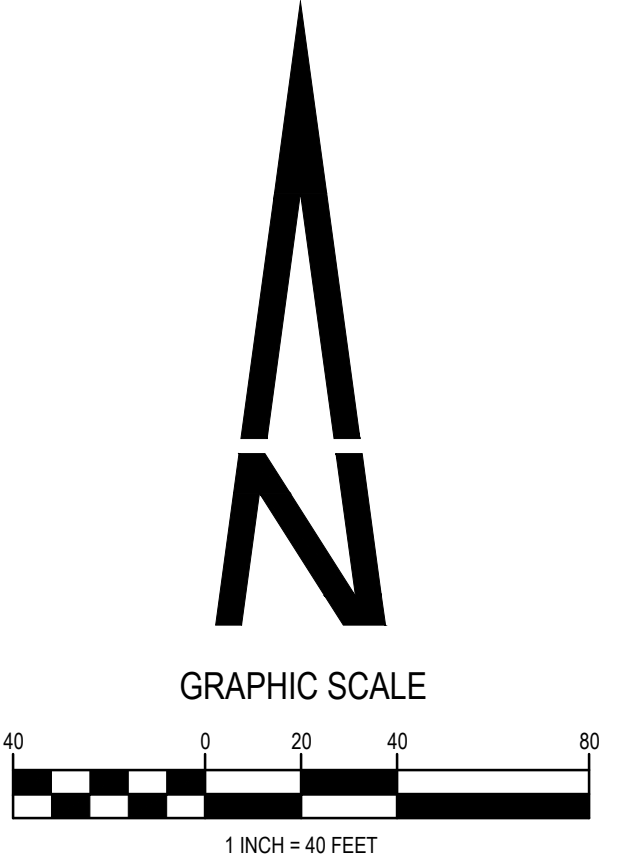
1. ROADWAY DIMENSIONS ARE FROM FL-FL. 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THESE 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.



**PROFILE A**

**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



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
04/21/23	COORD. NTP SUBMITTAL	RESUBMITTAL
04/15/22	RESUBMITTAL	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 PLAN AND PROFILE**

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

date: 10/01/17

SHEET  
**C4.13**