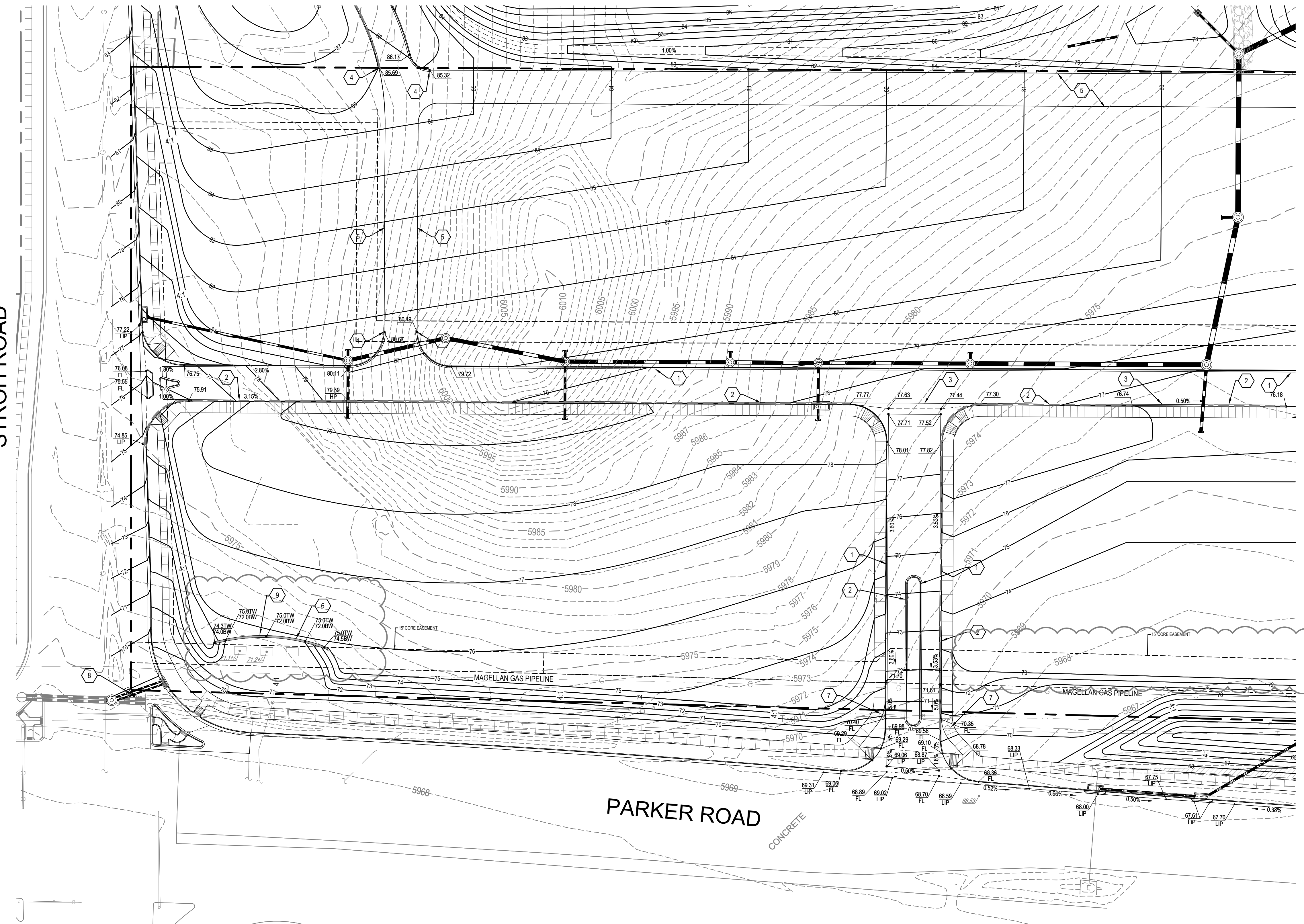


SEE SHEET C2.12

STROH ROAD

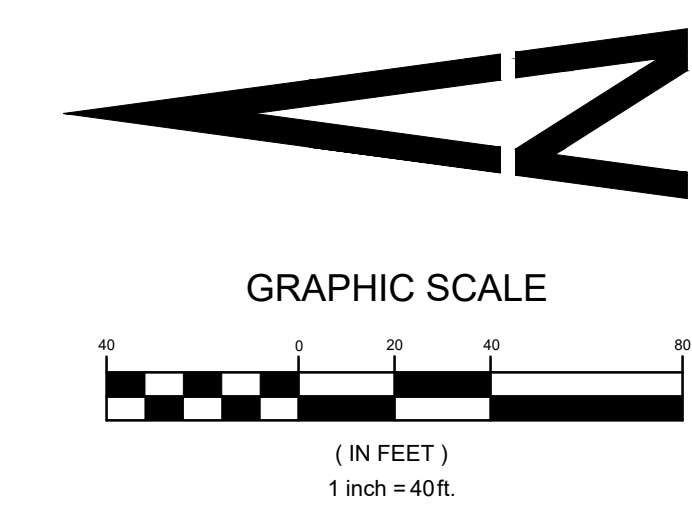


SEE SHEET C2.11

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 RE-SET UTILITY COVER / BOX TO PROPOSED GRADE.
- 8 RE-LOCATE UTILITY BOX TO LANDSCAPE AREA ADJACENT TO SIDEWALK.
- 9 CORE REQUIRES 10' FRONT ACCESS AND 3' SIDE ACCESS TO ALL EQUIPMENT. FIELD ADJUST WALL LOCATION IF REQUIRED.

WARNING
 HIGH-PRESSURE PIPELINE(S)
 EXCAVATION AND / OR CONSTRUCTION PROHIBITED
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 WITHOUT WRITTEN PERMISSION FROM
 MAGELLAN PIPELINE COMPANY.



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 63)
 ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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

NO.	DATE	DESCRIPTION	REVISIONS
01/16/24		THIRD CDOT NTP SUBMITTAL	
07/15/24		2ND RE-PLAT SUBMITTAL	
08/01/23		SECOND CDOT NTP SUBMITTAL	
04/21/23		CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	
04/15/22		RESUBMITTAL	
11/01/18		SIXTH SUBMITTAL	
08/31/18		FOURTH SUBMITTAL	

GRADING 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

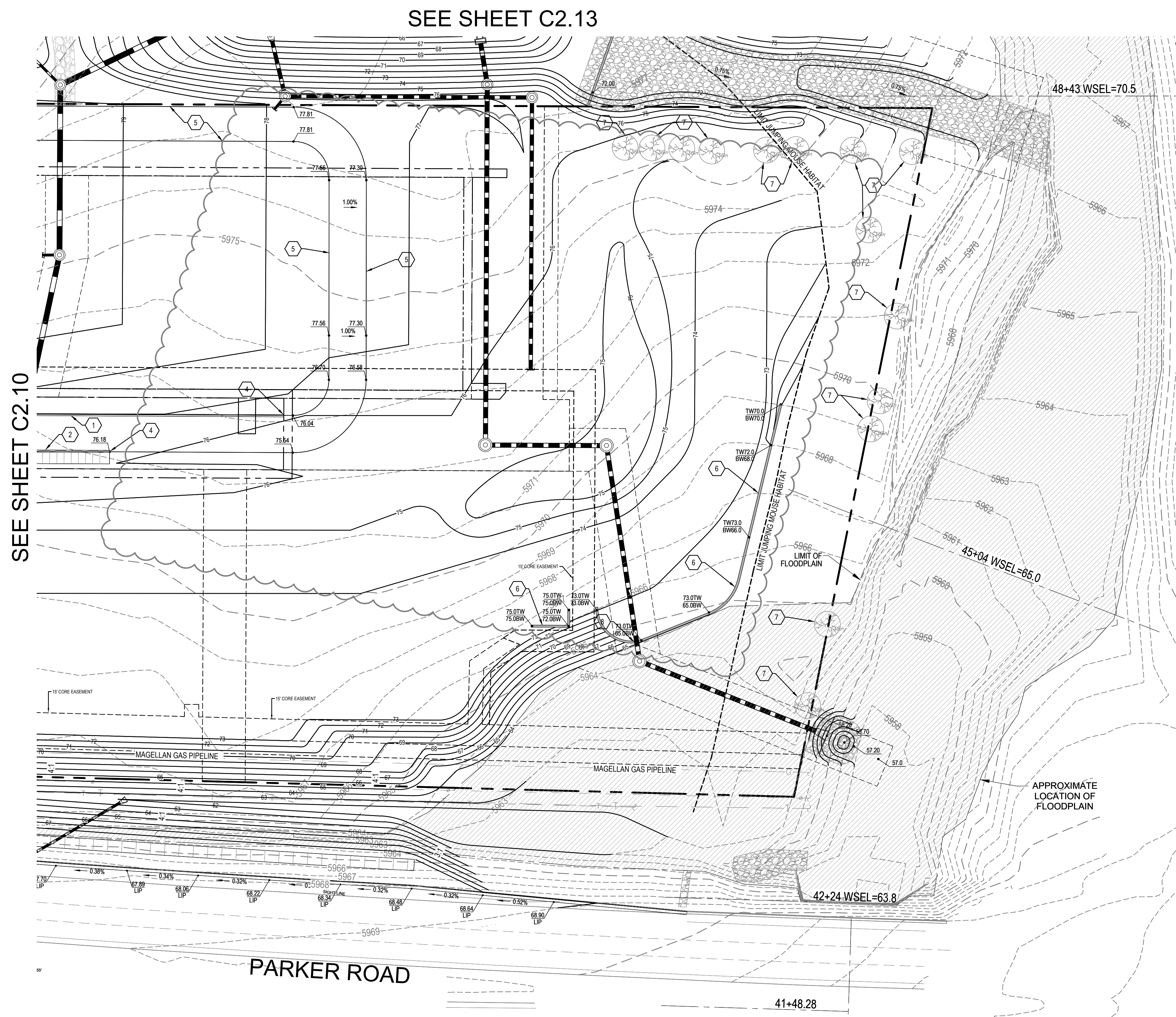
date: 10/01/17

SHEET

C2.10

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

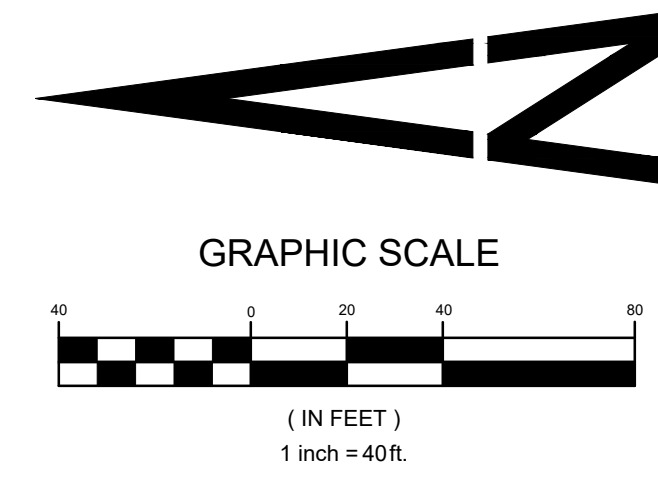
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- 4 END CURB AND GUTTER.
- 5 EDGE OF ASPHALT. NO CURB.
- 6 CONSTRUCT MODULAR BLOCK RETAINING WALL. WALL AND SAFETY RAIL, DESIGN BUILD BY CONTRACTOR. KEystone STRAIGHT FACE 8"x18" TAN BLOCK OR APPROVED EQUAL.
- 7 PROTECT EXISTING TREES.
- 8 PROVIDE BRIDGING TO PROTECT UNDERLYING PIPE.

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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 _____

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

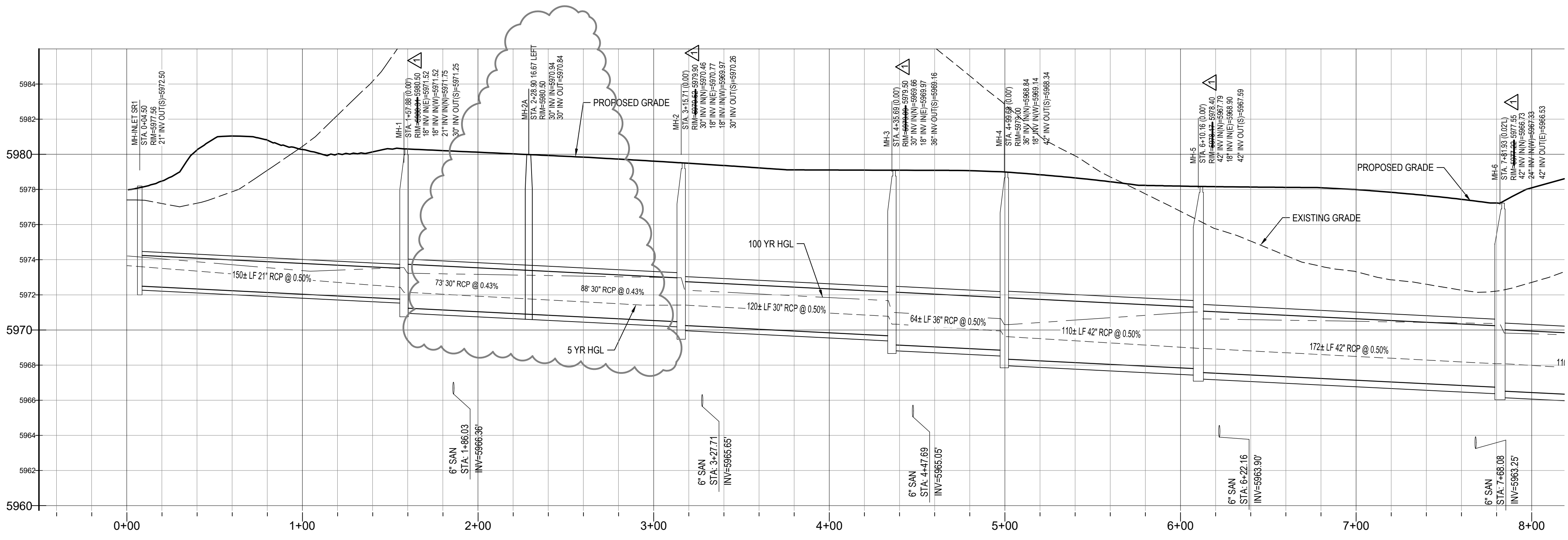
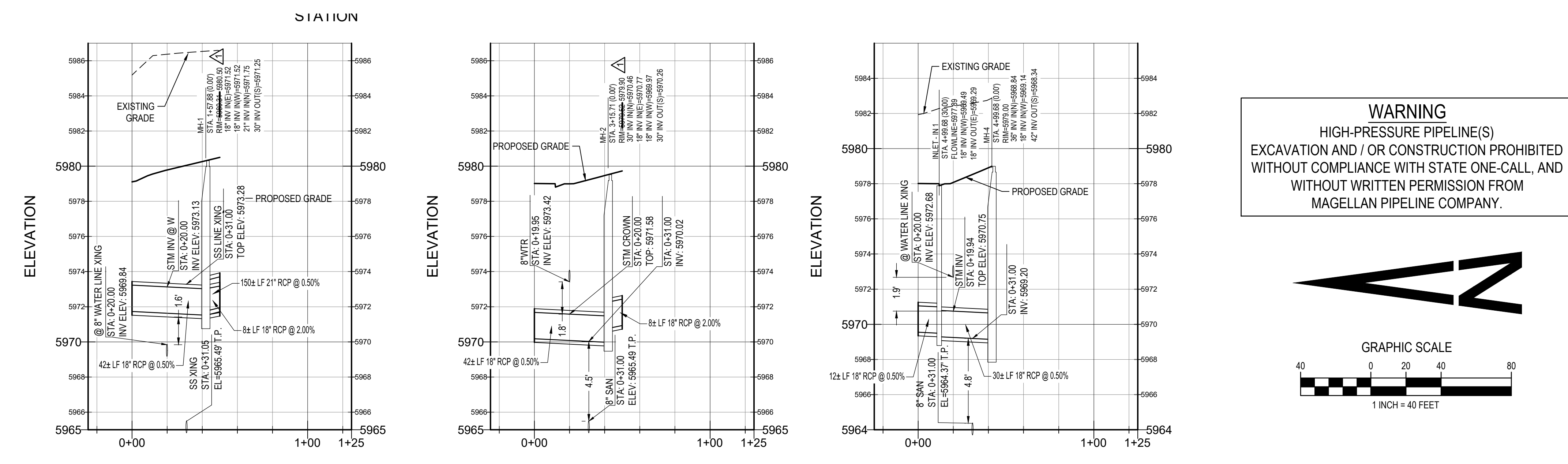
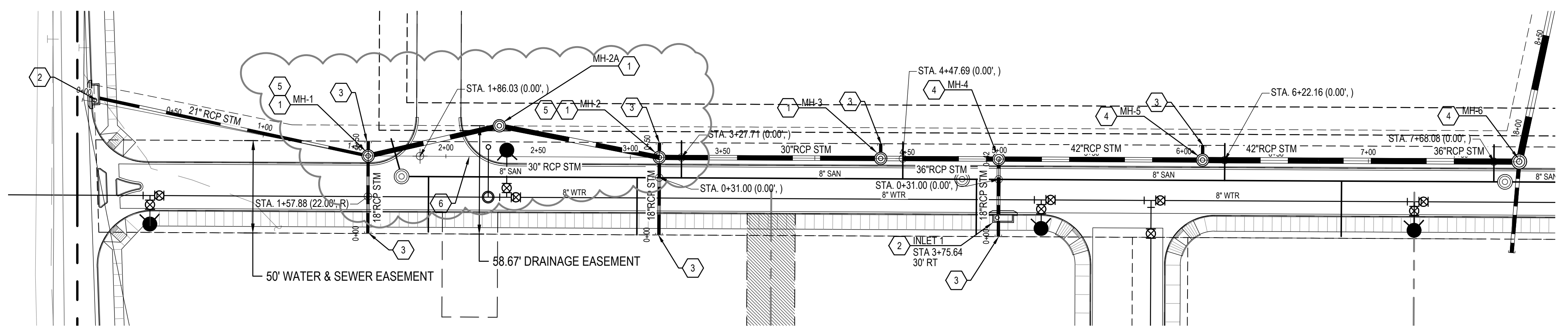
date: 10/01/17

SHEET
C2.11

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.
- 5 RE-FORM BASE TO ACCOMMODATE NEW PIPE ALIGNMENT.
- 6 REMOVE EX PIPE.

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UTILITY NOTES

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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.
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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.

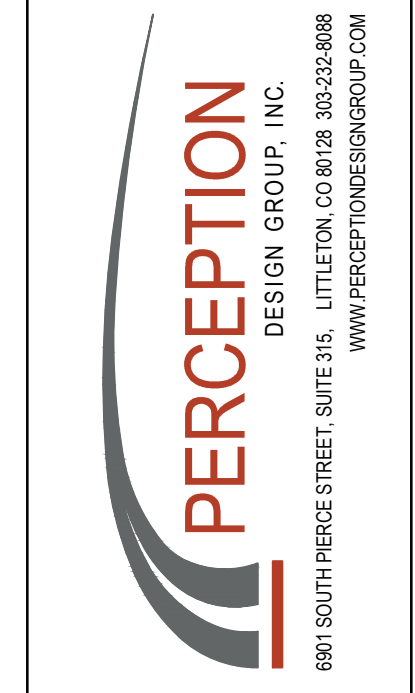
BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT 11T5A - 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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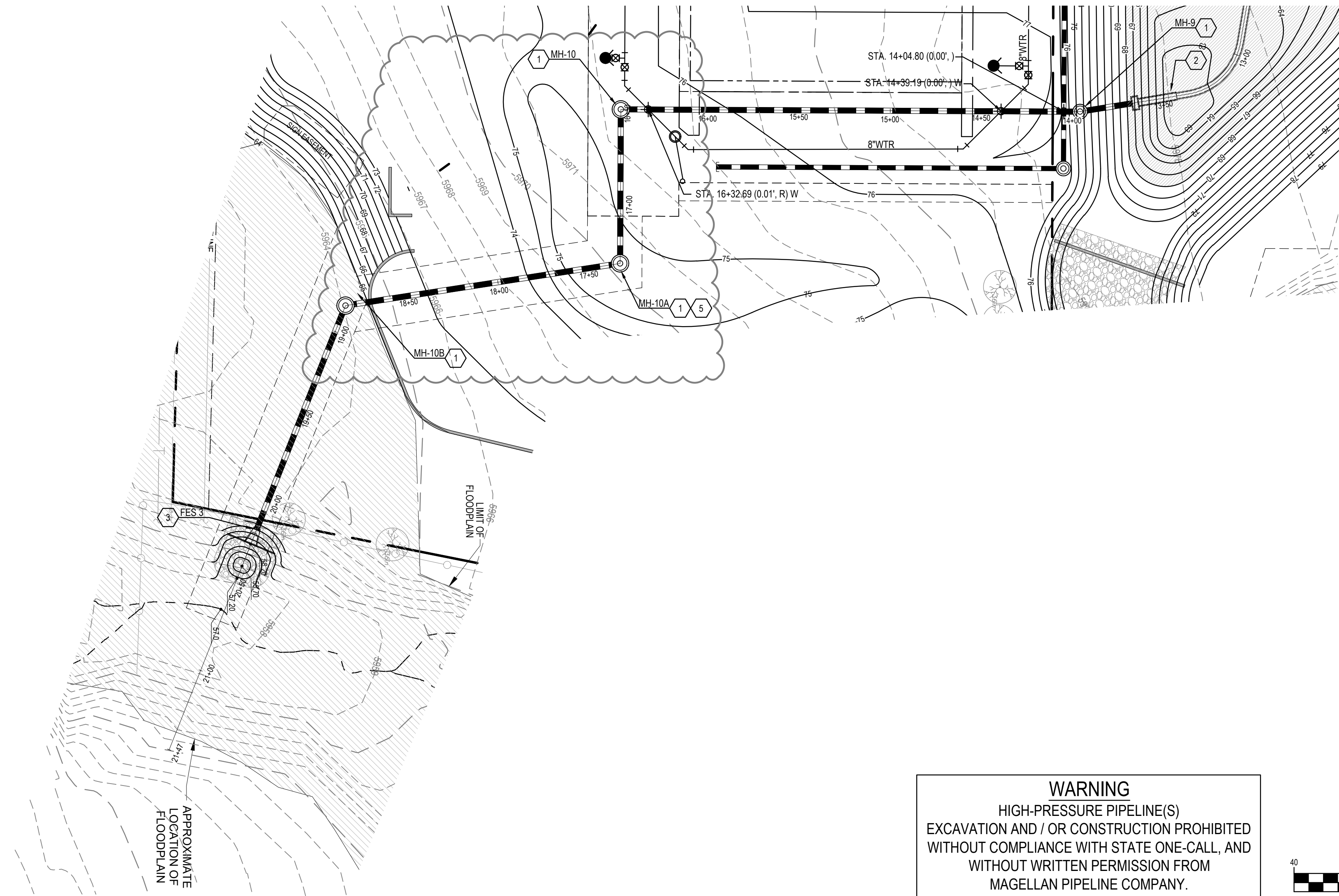
STORM SEWER PLAN AND PROFILE

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

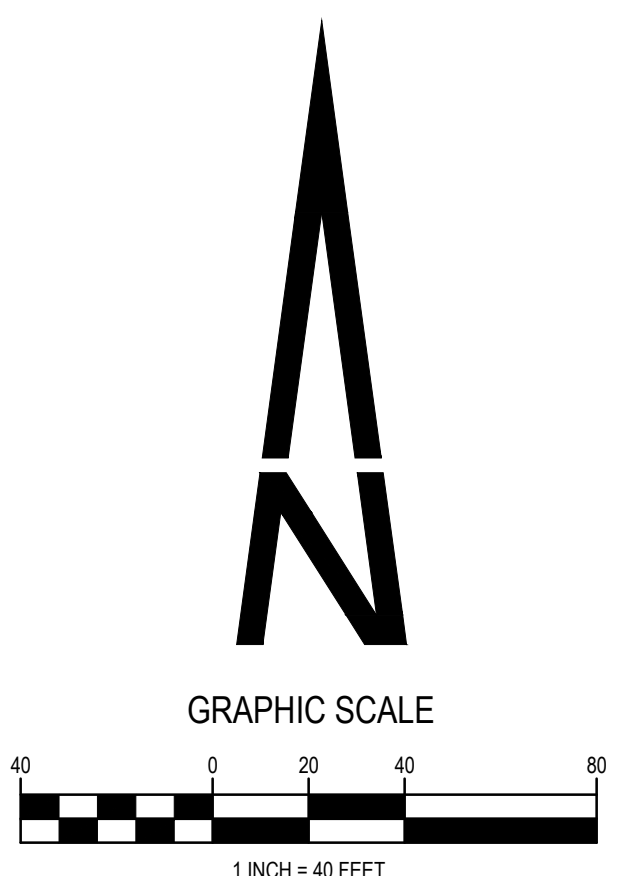
date: 10/01/17

SHEET
C4.10

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



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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
5. INSTALL GRATED LID ON MANHOLE. NOTE MANHOLE IS IN A SUMP CONDITION. SEE GRADING PLAN.

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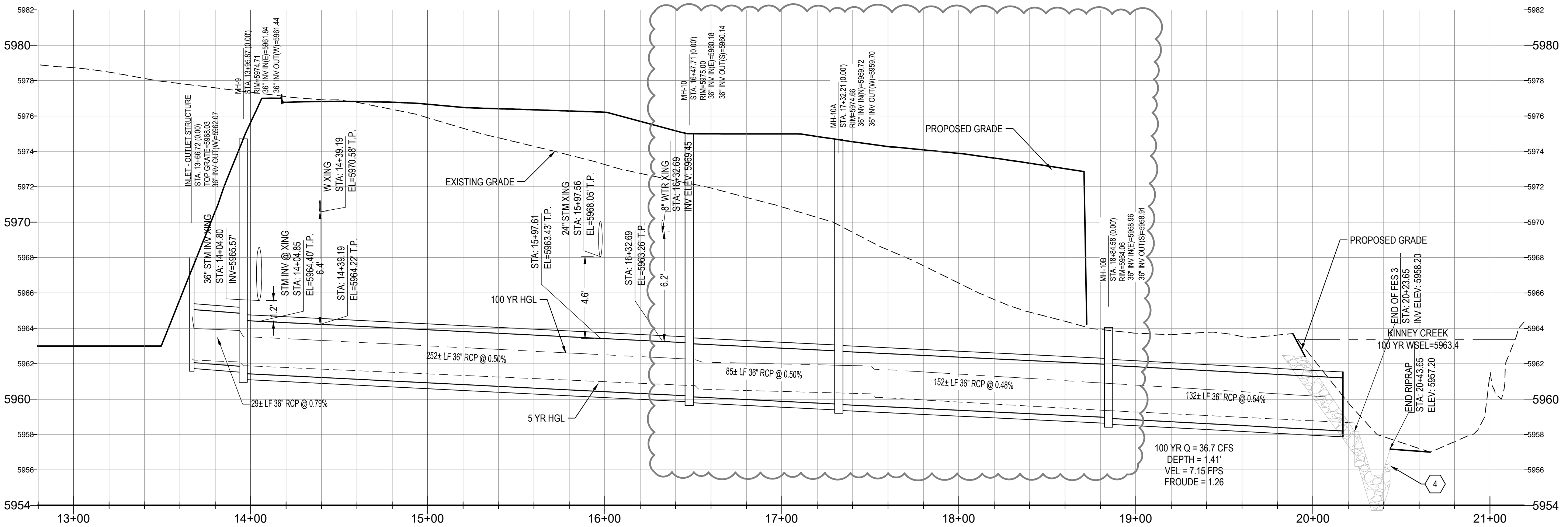
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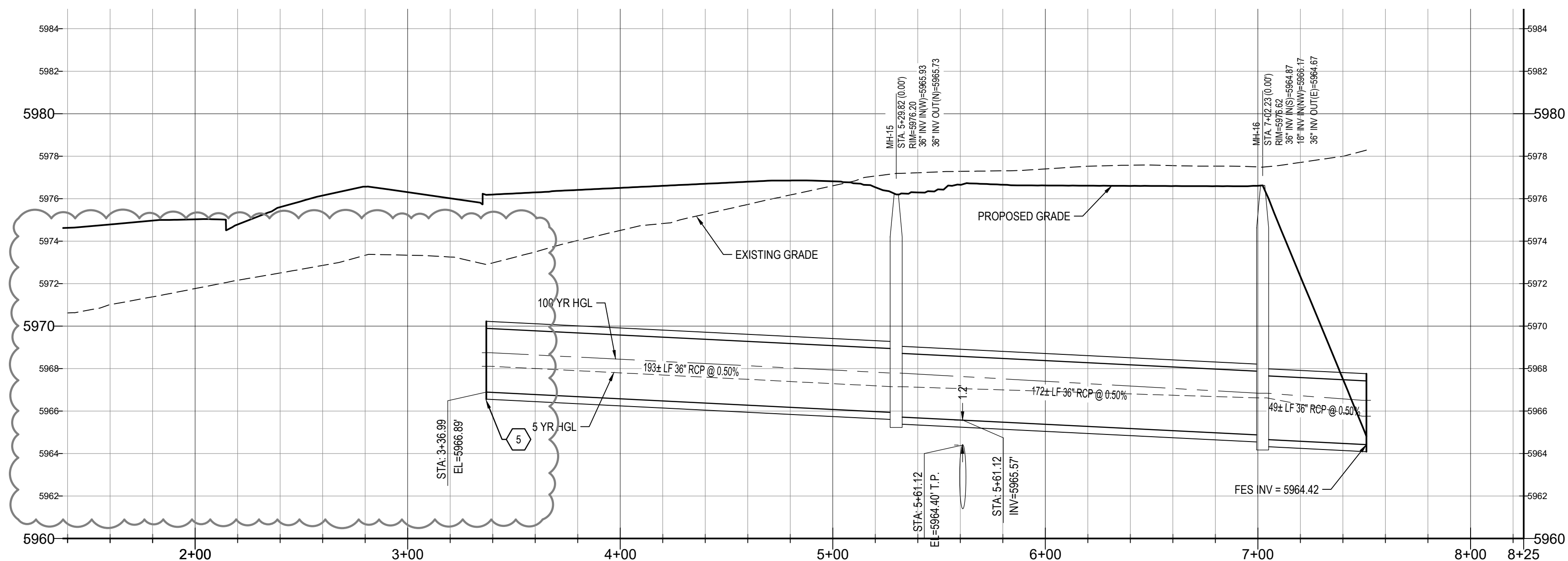
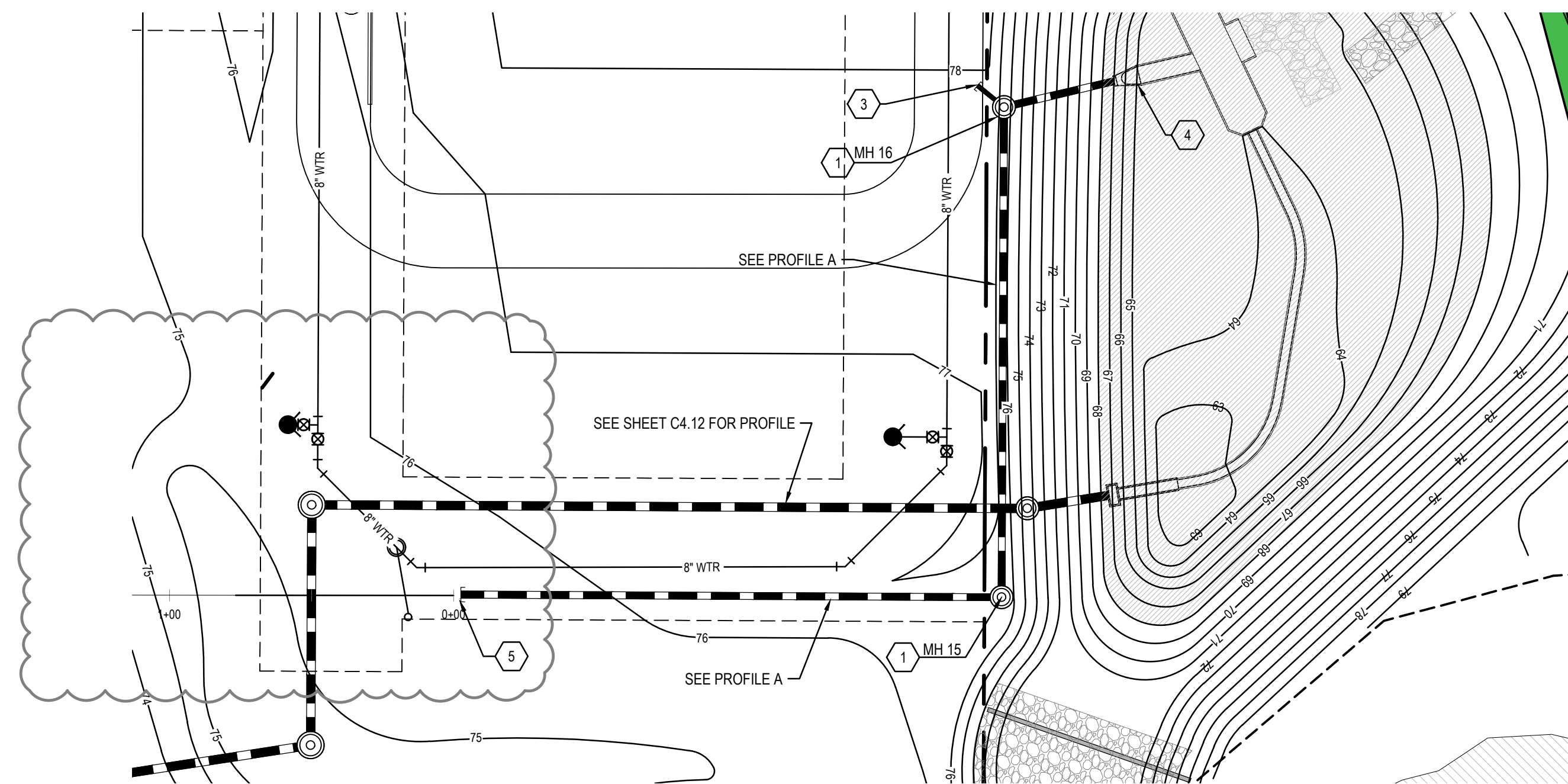
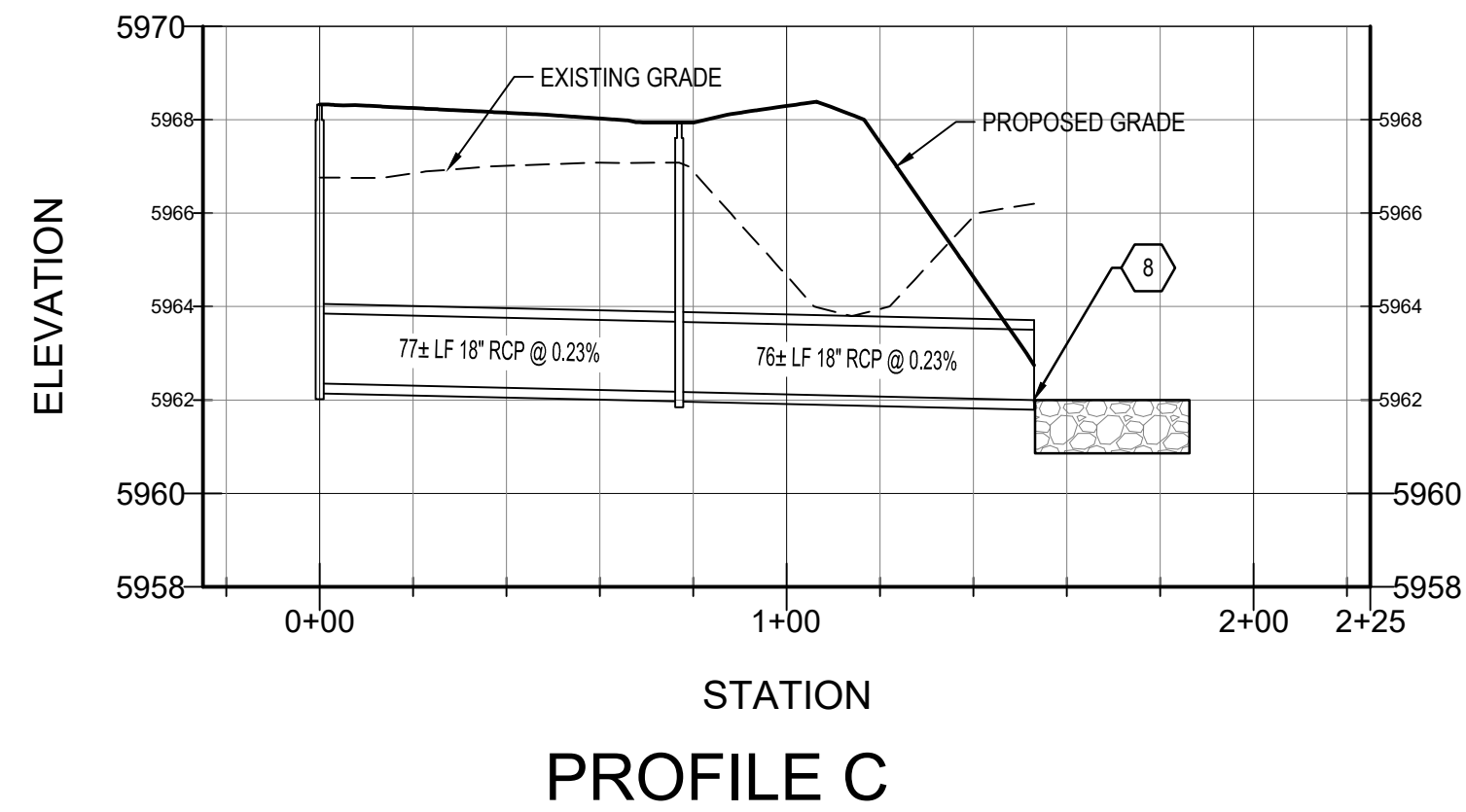
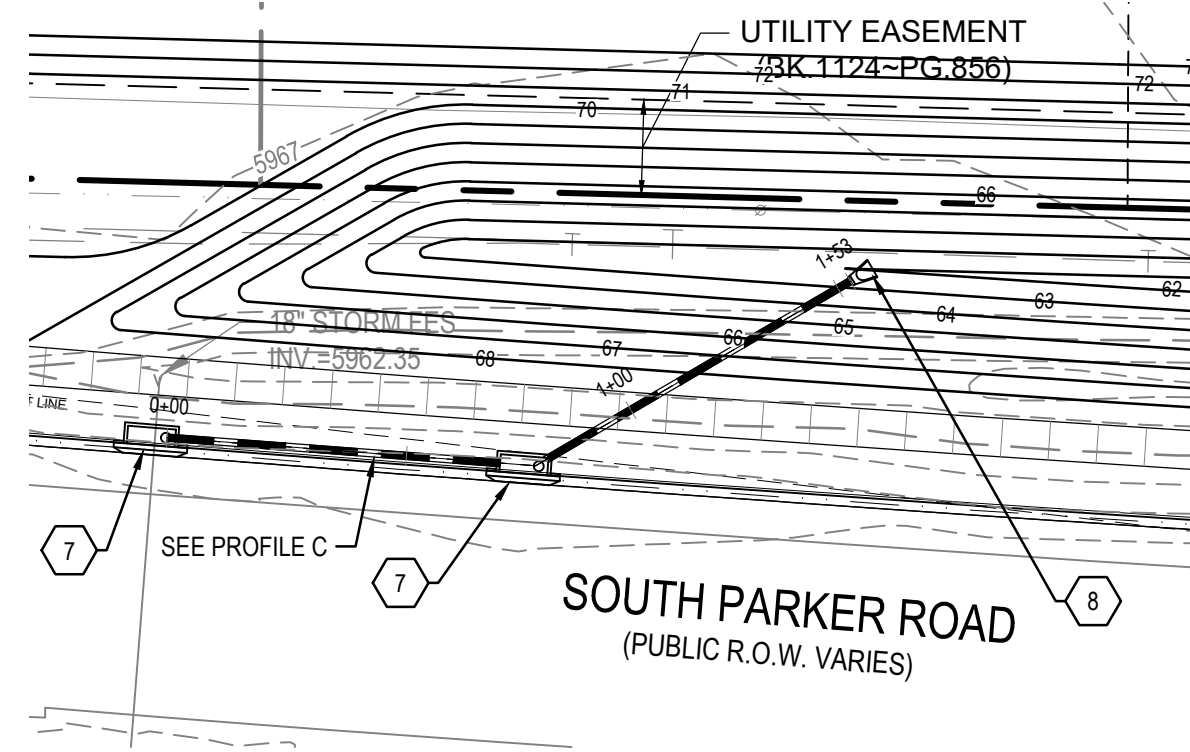
STORM SEWER PLAN AND PROFILE

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
C4.12



PROFILE A

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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.

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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.

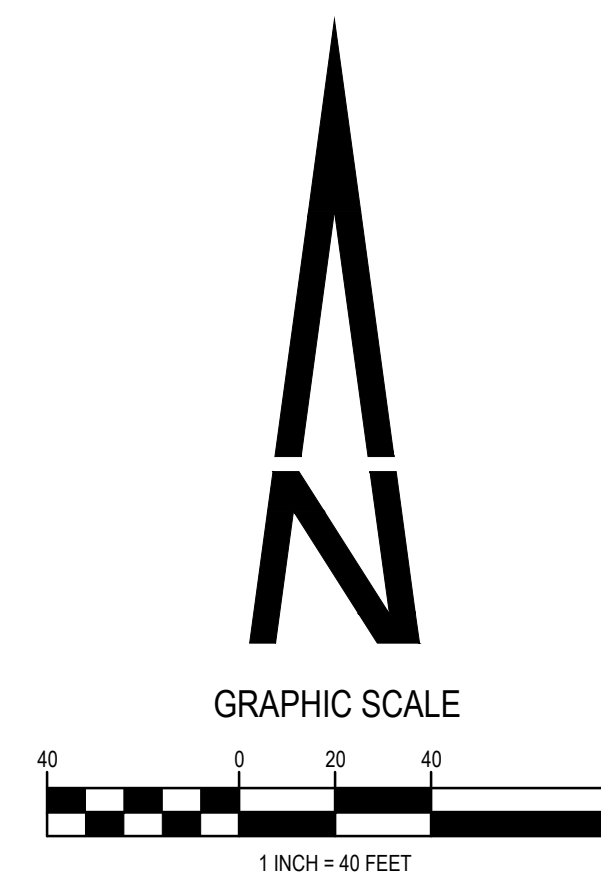
BENCHMARK

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
01/16/24	THIRD CDOT NTP SUBMITTAL	
07/15/24	2ND REPEAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	
04/15/22	RESUBMITTAL	
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	

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