

# ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE SITE PLAN AMENDMENT

## PARKER, COLORADO

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF NORTH 00°29'49" WEST, AS DETERMINED BY GPS OBSERVATION FROM NGS CONTROL POINTS IN THE COLORADO CENTRAL ZONE, STATE PLANE COORDINATE SYSTEM TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### AGENCY CONTACT LIST

#### BELFORD NORTH METROPOLITAN DISTRICT

c/o CLIFTON LARSON ALLEN  
8390 EAST CRESCENT PARKWAY  
GREENWOOD VILLAGE, CO 80111  
303-779-5710

#### MANHARD CONSULTING

GARY IWATA, P.E.  
7600 E ORCHARD RD, SUITE 150-N  
GREENWOOD VILLAGE, CO 80111  
303-531-3213

#### PARKER PUBLIC WORKS

20120 E. MAIN STREET  
PARKER, CO. 80138  
STREETS - MIKE WALUGH  
STORM WATER - MICHAEL GRABCZYK  
EROSION CONTROL - MICHAEL WALTON  
LIFE SAFETY - RANDY CAPRA  
303-840-9546

#### TOWN OF PARKER POLICE DEPARTMENT

18600 LINCOLN MEADOWS PKWY  
PARKER, CO. 80134  
303-841-9800

#### STONEGATE VILLAGE METRO DISTRICT

DISTRICT ENGINEER:  
SCOTT BARNETT  
MULHERN MRE, INC.  
188 INVERNESS DRIVE WEST, SUITE 150  
ENGLEWOOD, CO 80112  
303-858-9909

DISTRICT MANAGER:  
SARAH SJOBAKKEN  
10252 STONEGATE PARKWAY  
PARKER, CO 80134  
303-858-9909

COMPARK VILLAGE CAMPUS METRO DISTRICT  
C/O CLIFTON LARSON ALLEN  
8390 E. CRESCENT PARKWAY, SUITE 500  
GREENWOOD VILLAGE, CO 80111  
(303) 779-4525

SOUTH METRO FIRE RESCUE AUTHORITY  
MICHELLE HERIAN  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
720-488-7200

UTILITY NOTIFICATION COMPANY OF COLORADO  
2801 SOUTH YOUNGFIELD ST, SUITE 301  
GOLDEN, CO 80401  
LOCAL CALLS  
1-800-922-1987  
(811)

XCEL ENERGY  
MICHELLE O'NAN  
5909 E. 38TH AVE.  
DENVER, CO 80207  
303-329-1618

COMCAST  
KEVIN YOUNG  
6850 S. TUCSON WAY  
ENGLEWOOD, CO 80112  
720-490-3867

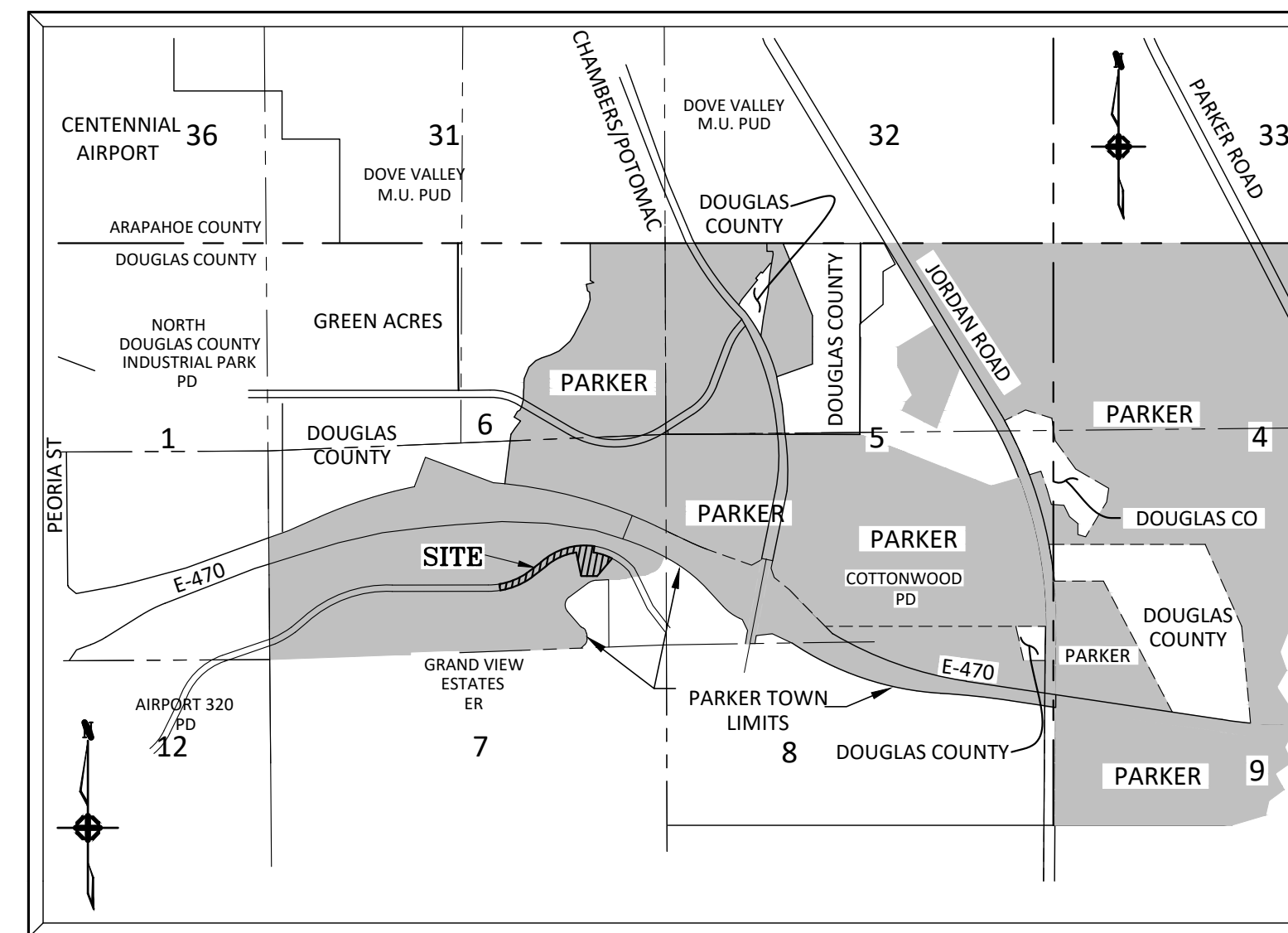
CENTURY LINK  
WILLIAM BENSON  
9750 E. COSTILLA AVE.  
ENGLEWOOD, CO 80112  
303-792-6069

COLORADO DEPARTMENT OF HEALTH  
4210 E. 11TH AVE.  
DENVER, CO 80220  
303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION  
BROOKS KAUFMAN  
5496 NORTH US HWY 85  
P.O. BOX DRAWER A  
SEDALIA, CO 80135  
303-688-3100

### SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL ROADWAY SECTION
4	CBMP PLAN - PHASE A
5	CBMP PLAN - PHASE B
6	BELFORD AVENUE - PLAN & PROFILE
7	BELFORD AVENUE - PLAN AND PROFILE
8	INTERSECTION DETAILS
9	CURB RAMP DETAIL
10	BELFORD AVENUE STORM PLAN & PROFILE
11	BELFORD AVENUE STORM PLAN & PROFILE
12	BELFORD AVENUE STORM PLAN & PROFILE
13	DETENTION POND PLAN
14	FOREBAY PLAN
15	STORM OUTLET STRUCTURE - OUTLET STRUCTURE PLAN
16	DETENTION BASIN OUTFALL PLAN & PROFILE
17	TRENCH DRAIN AND SLEEVING PLAN
18	SIGNAGE AND STRIPING PLAN
19	CBMP DETAILS
20	CBMP DETAILS
21	CBMP DETAILS
22	CBMP DETAILS
23	CBMP DETAILS
24	CBMP DETAILS
25	CBMP DETAILS
26	CBMP DETAILS
27	CBMP DETAILS
28	STREET DETAILS
29	STREET DETAILS
30	STREET DETAILS
31	STORM DETAILS
32	STORM DETAILS
33	STORM DETAILS



VICINITY MAP  
N.T.S.

### BENCHMARKS: (COMPARK SOUTH)

SOURCE BENCHMARKS:  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.  
ELEVATION = 5752.84 (NAVD 88)

SITE BENCHMARKS:  
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.  
ELEVATION = 5845.51

2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.  
ELEVATION = 5808.06

EXISTING	STANDARD SYMBOLS	PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN	
	SANITARY SEWER	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	STREET LIGHT	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	1 FOOT CONTOURS	
	CURB AND GUTTER (CATCH)	
	DEPRESSED CURB AND GUTTER	
	CURB AND GUTTER (SPILL)	
	SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	FENCE	
	SPOT ELEVATION	
	RETAINING WALL	

### SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, COMPARK VILLAGE SOUTH, FILING NO. 1, IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS." I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF MANHARD CONSULTING

### TOWN OF PARKER APPROVALS

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.

PREPARED UNDER THE SUPERVISION OF:



SIGNED  
GARY T. IWATA  
COLORADO P.E. #37642



DATE	REVISIONS
06-18-2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS
08-31-2021	2 THIRD SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
TOWN OF PARKER, COLORADO  
COVER SHEET

PROJ. MGR.: GTI  
PROJ. ASSOC.: ASD  
DRAWN BY: JMP  
DATE: 03/15/2021  
SHEET  
**1 OF 33**  
CLCPK3

Plotted: 8/31/2021 11:59 AM. Dwg Name: P:\C\p\k3\CompSouth\09 - Belford Ave East\Drawings\Plan Set\Cover.dwg. Updated By: ADruckler

PENDING APPROVAL - NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT WATER AND SANITATION SYSTEM SPECIFICATIONS, THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, THE COLORADO STATE BOARD OF HEALTH, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
3. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING STREET CUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.
6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS AND ELECTRONIC FILES FOR THE TOWN.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS.
8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR.
9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES.
10. EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCS, PTS, AND AT ANY FIXED OBJECT, BUT IN NO CASE ANY FARTHER THAN 500 FEET APART.
11. THE APPLICANT IS 470 COMPARK LLC.
12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER, AND WALK CONTRACTOR.
13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE.
14. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT.
15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
16. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT.
17. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES.
18. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
20. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT-OF-WAY.
21. BENCHMARKS:
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.
ELEVATION = 5752.84 (NAVD 88)
SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T65, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T65, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT.
23. T.C. INDICATES TOP BACK OF WALK GRADE FOR COMBINATION CURB, GUTTER, AND SIDEWALK, OR TOP BACK OF CURB FOR OTHER CURB AND GUTTER TYPES.
24. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.
26. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

SEDIMENT AND EROSION CONTROL NOTES:

- 1. THE OWNER/CONTRACTOR MUST OBTAIN A CDPS STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL USE DUST CONTROL MEASURES ON THE SITE. DUST CONTROL MEASURES MAY INCLUDE SITE WATERING, USE OF SPRAY ON SOIL BENDERS, AND/OR SEEDING AND MULCHING.
3. CONTRACTOR MAY ADJUST LOCATIONS OF CONCRETE WASH OUT AND VEHICLE TRACKING CONTROL IF DESIRED.
4. CONTRACTOR TO DETERMINE LOCATION OF STABILIZED STAGING AREA AT TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE SILT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPS.
8. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
9. AN APPROVED SWMP DESIGN DRAWING AND A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES.
10. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE.
11. THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED.
12. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
13. 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.
14. 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.
15. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
16. 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.
17. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR THE UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
WATER TIE-IN ----
SANITARY SEWER CONNECTION ----
STORM SEWER CONNECTION NONE
18. 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.
19. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
20. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
21. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
22. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC.
23. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

- 13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

PARKER STANDARD 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.
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 (15 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.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT.
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS.
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.
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.
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 JOINTS 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:

- 1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE 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-STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

SIGNAGE AND STRIPING NOTES:

- 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.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKING 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.
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.
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 HAVE BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN AND OVERHEAD SIGNS.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES.
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.
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.
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.

TOWN OF PARKER APPROVALS

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.



Know what's below. Call before you dig.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Table with columns: DATE, REVISIONS, and rows for revision tracking.

Manhard CONSULTING LTD logo and contact information: 7600 East Orchard Road, Suite 100, Aurora, CO 80017, phone: 303.778.0500, email: info@manhard.com

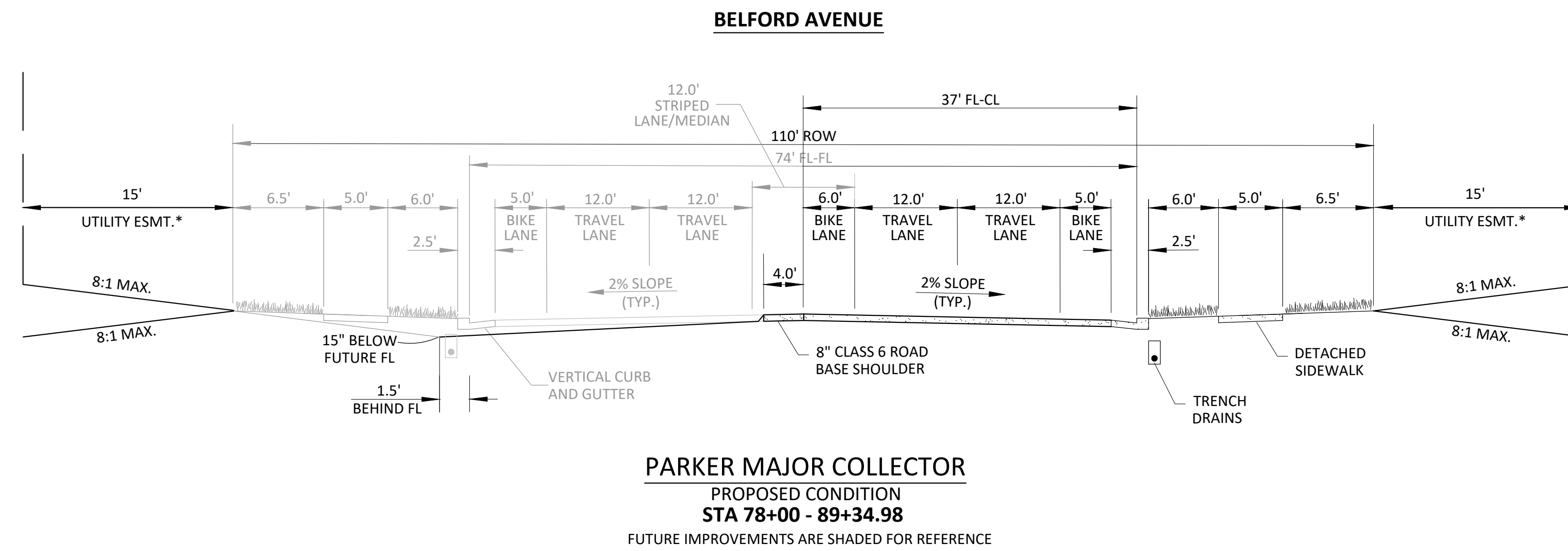
COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD TOWN OF PARKER, COLORADO GENERAL NOTES

PROJ. MGR.: GTI, PROJ. ASSOC.: ASD, DRAWN BY: JMP, DATE: 03/15/2021, SHEET 2 OF 33, CLCPK3

Plotted: 8/21/2021 11:59 AM, Dwg Name: C:\gtag3\CompSouth09 - Belford Ave, East\Ave\Emp\Final Drawings\Plan Set\GENERAL NOTES.dwg, Updated By: CDrecker

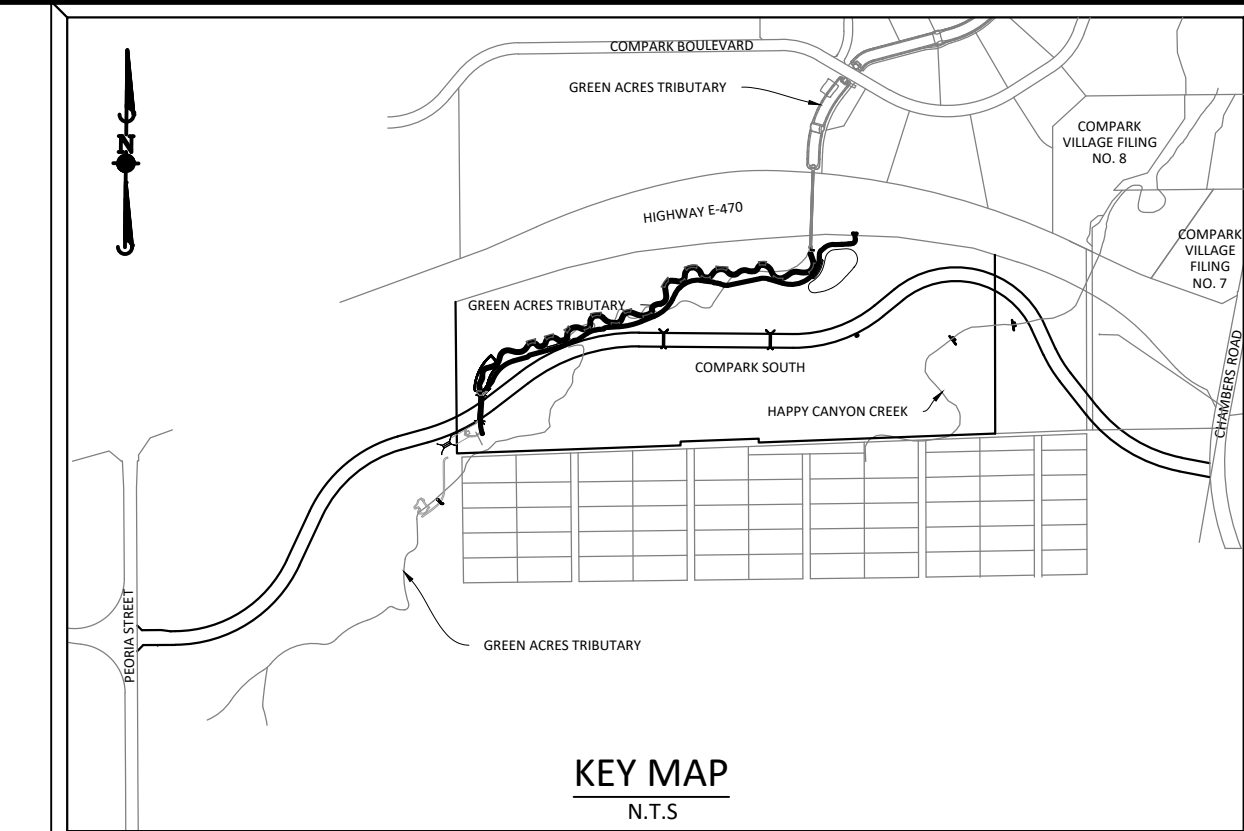
PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/31/2021 11:59 AM. Dwg Name: P:\Cp\pk3\Com\South09 - Belford Ave East\Drawings\Plan Set\Typical Roadway Sections.dwg. Updated By: ADrucker



**GENERAL NOTES:**

1. TRENCH DRAINS ARE REQUIRED ON COLLECTOR STREETS, SEE STANDARD DETAIL 30.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.
5. \*UTILITY EASEMENT WIDTH VARIES FROM TYPICAL AT CERTAIN LOCATIONS. SEE PLANS FOR LOCATION INFORMATION.



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF  
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.770.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**TOWN OF PARKER, COLORADO**  
**TYPICAL ROADWAY SECTION**

**TOWN OF PARKER APPROVALS**

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 \_\_\_\_\_

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021

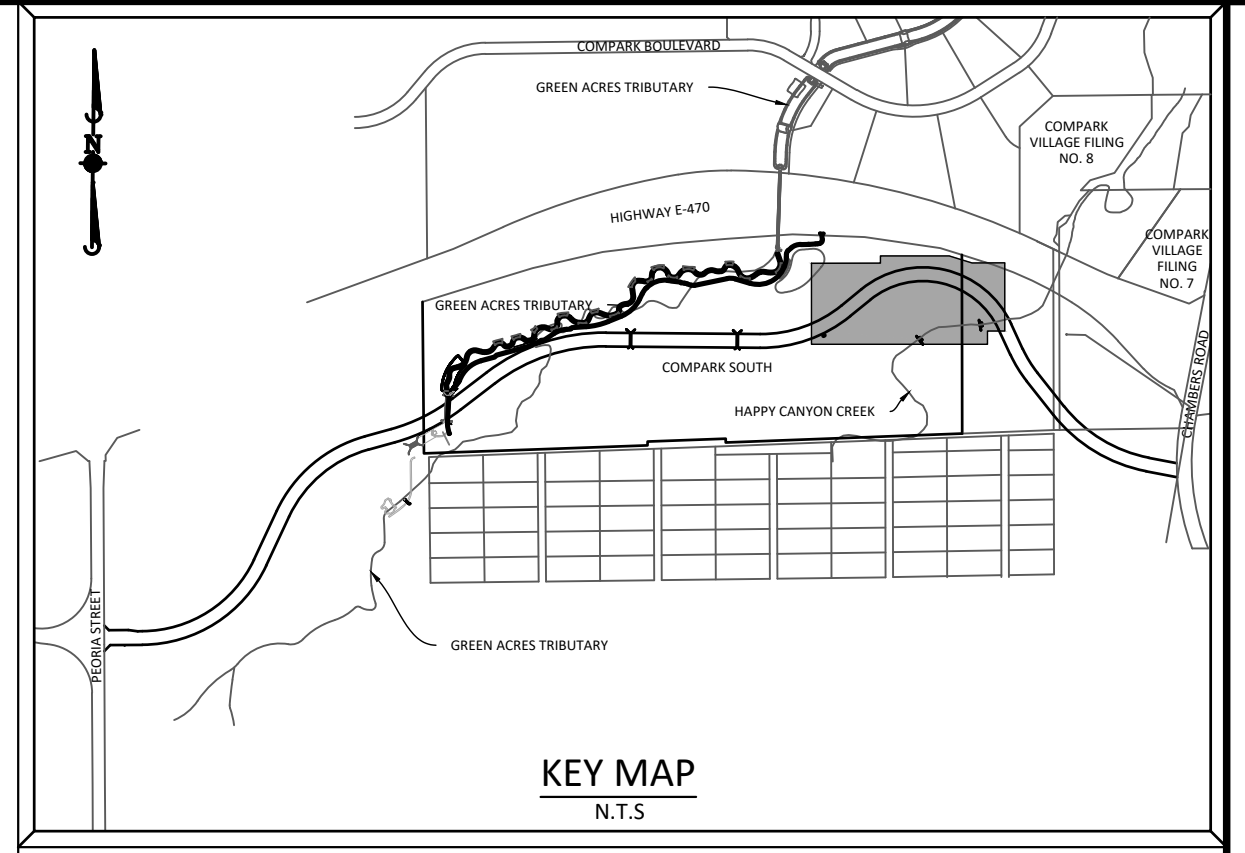
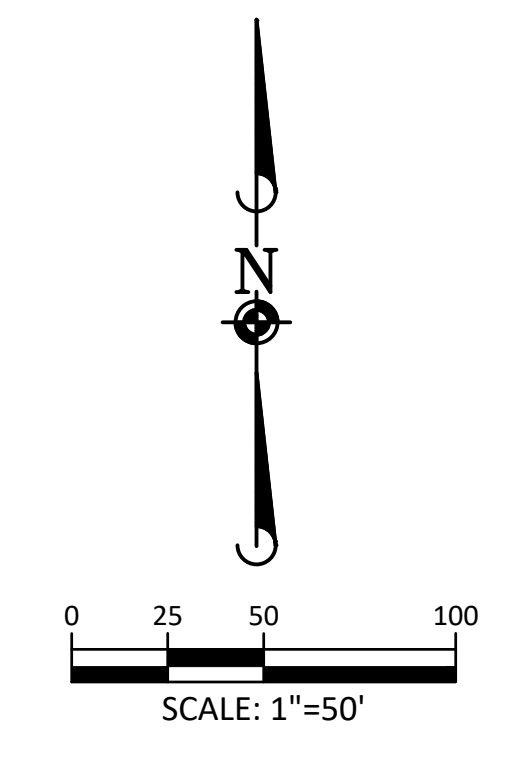
SHEET  
**3 OF 33**  
 CLCPKC3

PENDING APPROVAL - NOT FOR CONSTRUCTION

- |  |                                                       |  |                                    |  |                                    |
|--|-------------------------------------------------------|--|------------------------------------|--|------------------------------------|
|  | CD CHECK DAM                                          |  | LP LOT PROTECTION                  |  | SSA STABILIZED STAGING AREA        |
|  | CF CONSTRUCTION FENCE                                 |  | LOC LIMITS OF CONSTRUCTION         |  | STP SIDEWALK TRANSITION PROTECTION |
|  | CWA CONCRETE WASHOUT AREA                             |  | PTP PORTABLE TOILET PROTECTION     |  | TI TEMPORARY IRRIGATION            |
|  | DD DIVERSION DITCH                                    |  | RCSC ROUGH CUT STREET CONTROL      |  | TSB TEMPORARY SEDIMENT BASIN       |
|  | DTC DEBRIS TRASH CONTROL                              |  | RS ROCK SOCK                       |  | VTC VEHICLE TRACKING CONTROL       |
|  | ECB EROSION CONTROL BLANKET                           |  | RSS ROCK SOCK IN SWALE             |  | DP DETENTION POND PROTECTION       |
|  | IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |  | SB STRAW BALE                      |  | BMP EXISTING BMP TO REMAIN         |
|  | IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT     |  | SCL SEDIMENT CONTROL LOG           |  | EXISTING BMP TO BE REMOVED         |
|  | IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET   |  | SF SILT FENCE                      |  |                                    |
|  | IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET    |  | SMC SEEDING, MULCHING AND CRIMPING |  |                                    |
|  |                                                       |  | SR SURFACE ROUGHING                |  |                                    |

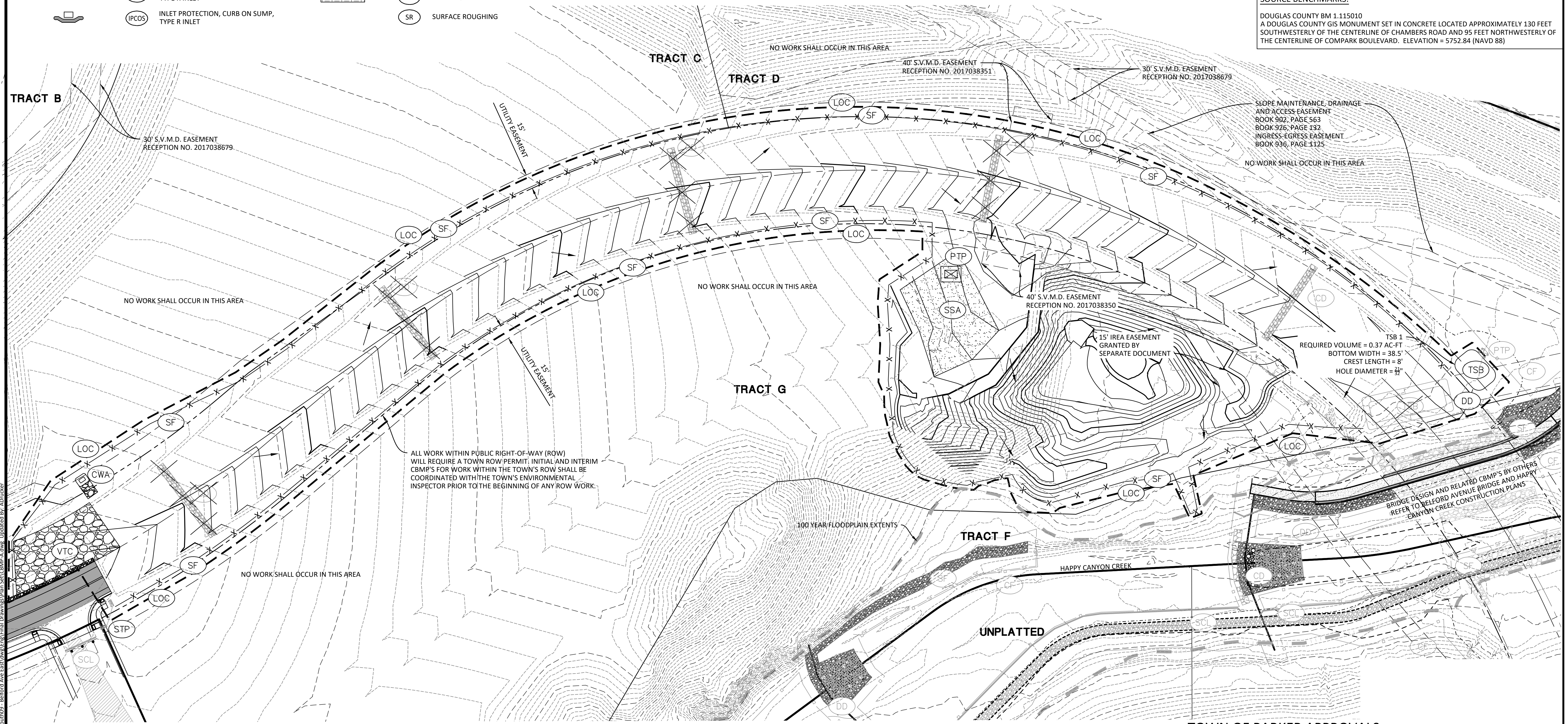
**NOTES**

- EXISTING BMPs MAY OR MAY NOT STILL BE IN PLACE. ALL EXISTING BMPs TO REMAIN SHALL BE MAINTAINED OR REPLACED AS NEEDED.
- ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES CAN BE FOUND ON SHEET 2 - GENERAL NOTES
- 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.



**SOURCE BENCHMARKS:**

DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



**TOWN OF PARKER APPROVALS**

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.



DATE	REVISIONS

**Manhard CONSULTING LTD.**

7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80121, phone: 303.778.0500  
 Civil Engineering & Geospatial Services  
 Water Resource Management | Construction Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**

**TOWN OF PARKER, COLORADO**

**CBMP PLAN - INITIAL**

PROJ. MGR.:	GTI
PROJ. ASSOC.:	ASD
DRAWN BY:	JMP
DATE:	03/15/2021
SHEET	
<b>4 OF 33</b>	
CLCPK3	

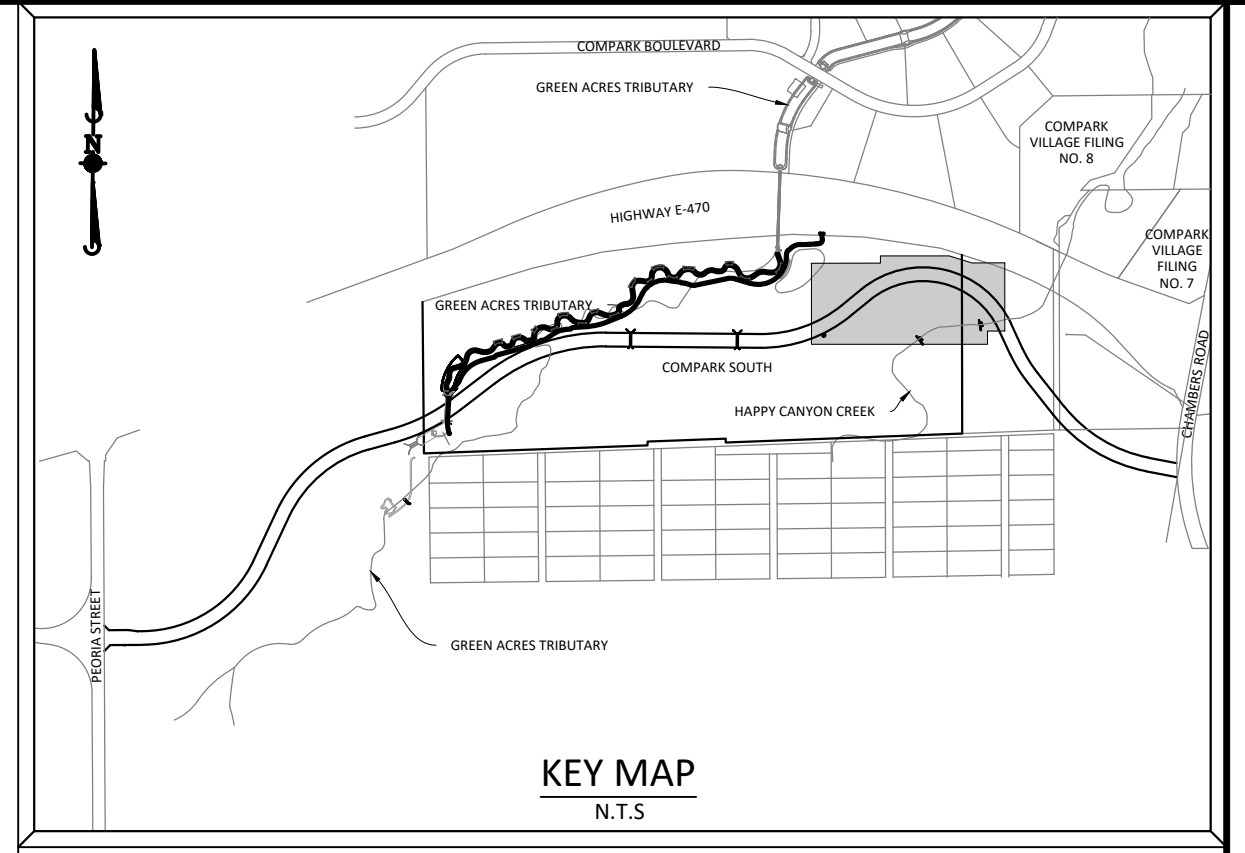
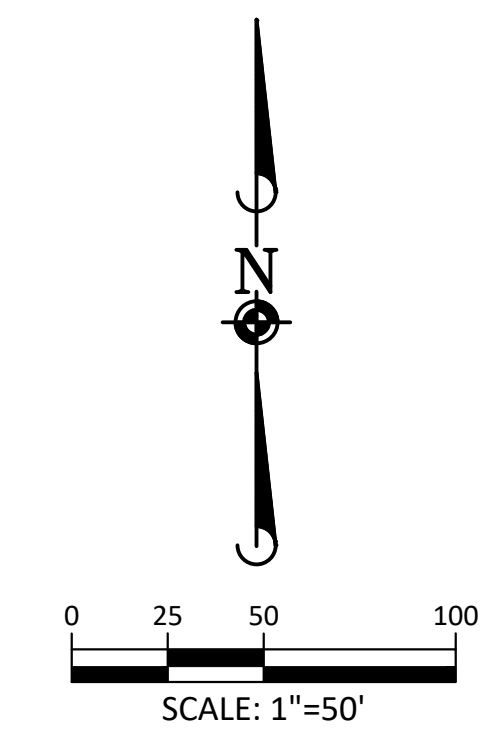
PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/31/2021 12:00 PM. Draw Name: P:\Cadd\3\Compark\3\Compark\F1\Belford Ave Eri.dwg (Final Drawing) Plan Set: CBMP\_A.dwg. Updated By: A.Doucker

- |  |                                                       |  |                                    |  |                                    |
|--|-------------------------------------------------------|--|------------------------------------|--|------------------------------------|
|  | CD CHECK DAM                                          |  | LP LOT PROTECTION                  |  | SSA STABILIZED STAGING AREA        |
|  | CF CONSTRUCTION FENCE                                 |  | LOC LIMITS OF CONSTRUCTION         |  | STP SIDEWALK TRANSITION PROTECTION |
|  | CWA CONCRETE WASHOUT AREA                             |  | PTP PORTABLE TOILET PROTECTION     |  | TI TEMPORARY IRRIGATION            |
|  | DD DIVERSION DITCH                                    |  | RCSC ROUGH CUT STREET CONTROL      |  | TSB TEMPORARY SEDIMENT BASIN       |
|  | DTC DEBRIS TRASH CONTROL                              |  | RS ROCK SOCK                       |  | VTC VEHICLE TRACKING CONTROL       |
|  | ECB EROSION CONTROL BLANKET                           |  | RSS ROCK SOCK IN SWALE             |  | DP DETENTION POND PROTECTION       |
|  | IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |  | SB STRAW BALE                      |  | BMP EXISTING BMP TO REMAIN         |
|  | IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT     |  | SCL SEDIMENT CONTROL LOG           |  | EXISTING BMP TO BE REMOVED         |
|  | IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET   |  | SF SILT FENCE                      |  |                                    |
|  | IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET    |  | SMC SEEDING, MULCHING AND CRIMPING |  |                                    |
|  |                                                       |  | SR SURFACE ROUGHING                |  |                                    |

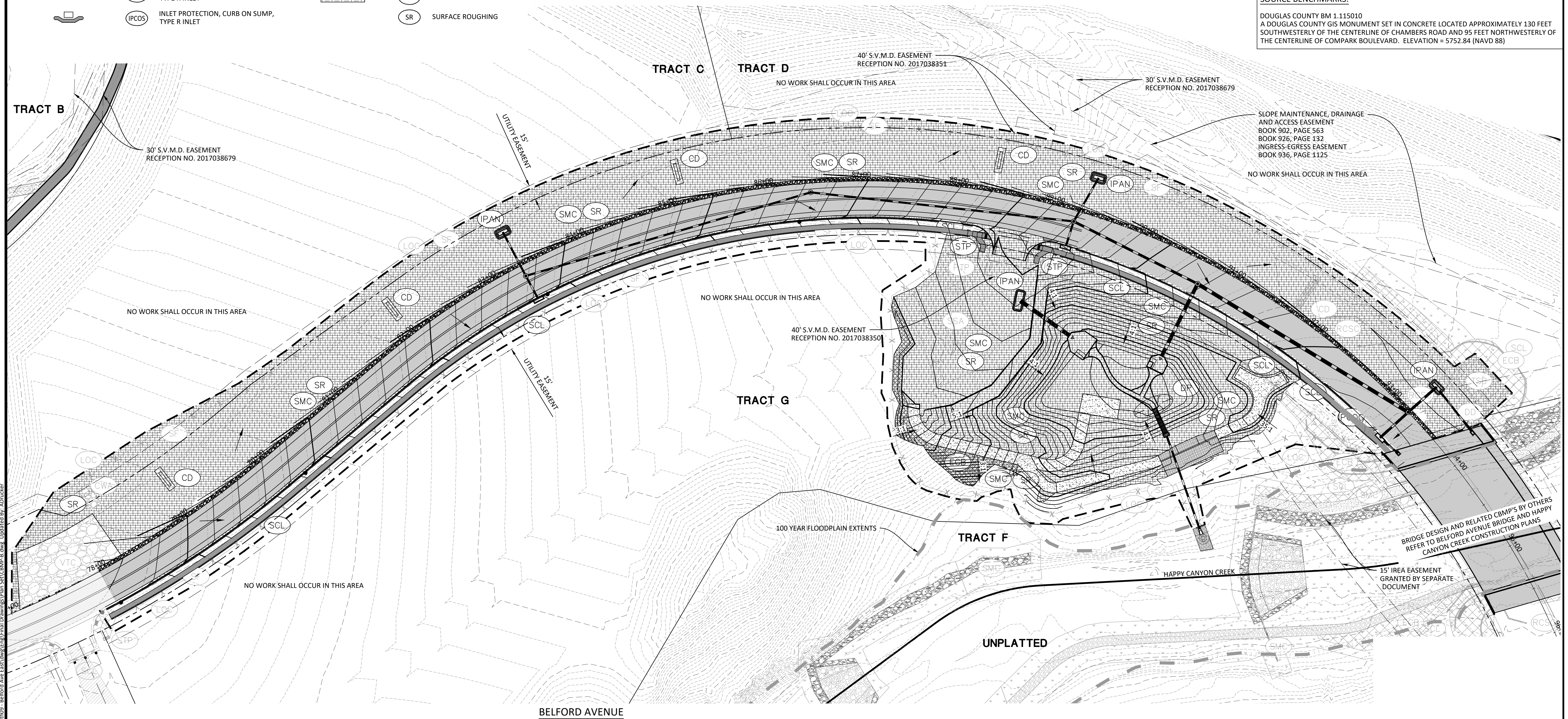
**NOTES**

- EXISTING BMPs MAY OR MAY NOT STILL BE IN PLACE. ALL EXISTING BMPs TO REMAIN SHALL BE MAINTAINED OR REPLACED AS NEEDED.
- ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES CAN BE FOUND ON SHEET 2 - GENERAL NOTES
- 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.



**SOURCE BENCHMARKS:**

DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



DATE	REVISIONS
03/15/2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS
08/31/2021	2 THIRD SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**

7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500, manhard.com  
Civil Engineering & Geospatial Services | Surveying & Geospatial Services | Construction Management | Water Resource Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**

**TOWN OF PARKER, COLORADO**

**CBMP PLAN - INTERIM & FINAL**

**TOWN OF PARKER APPROVALS**

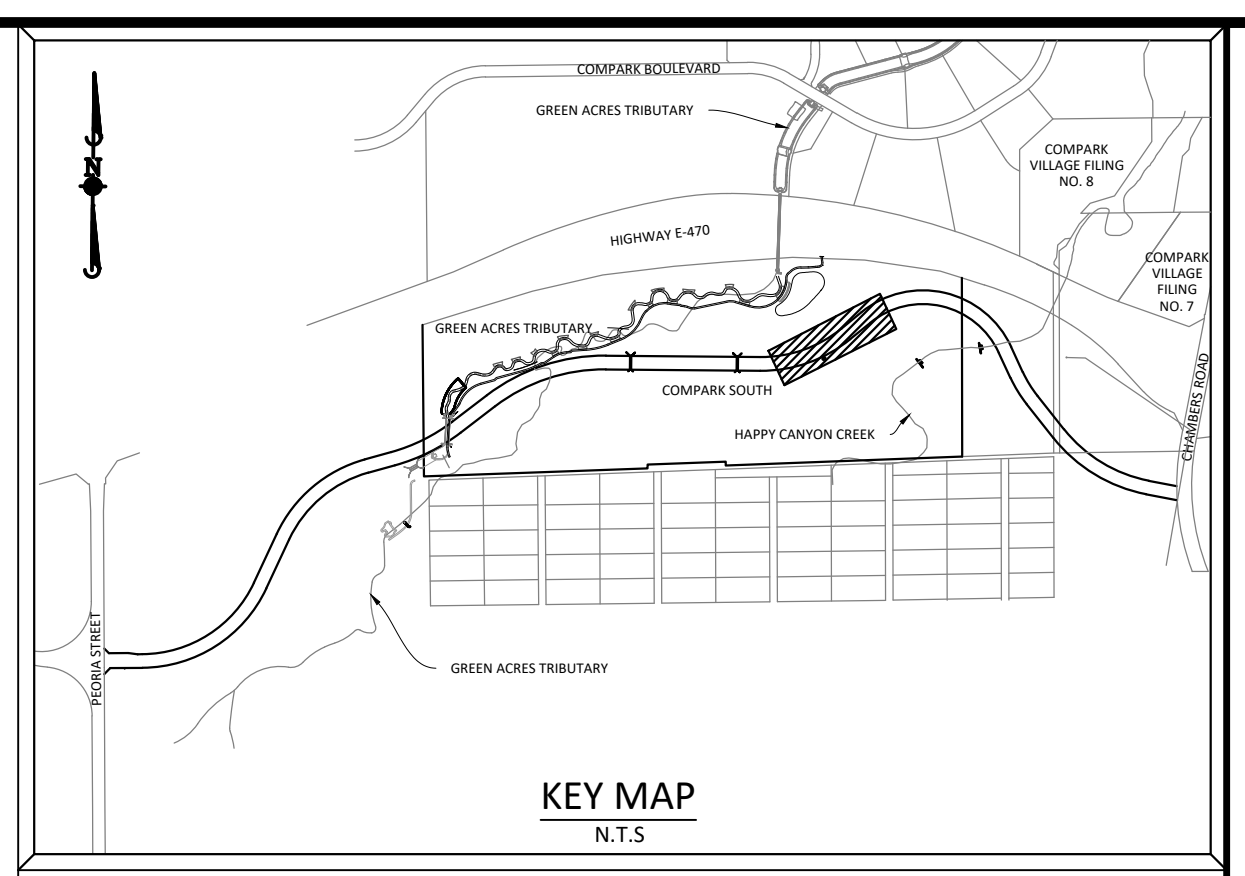
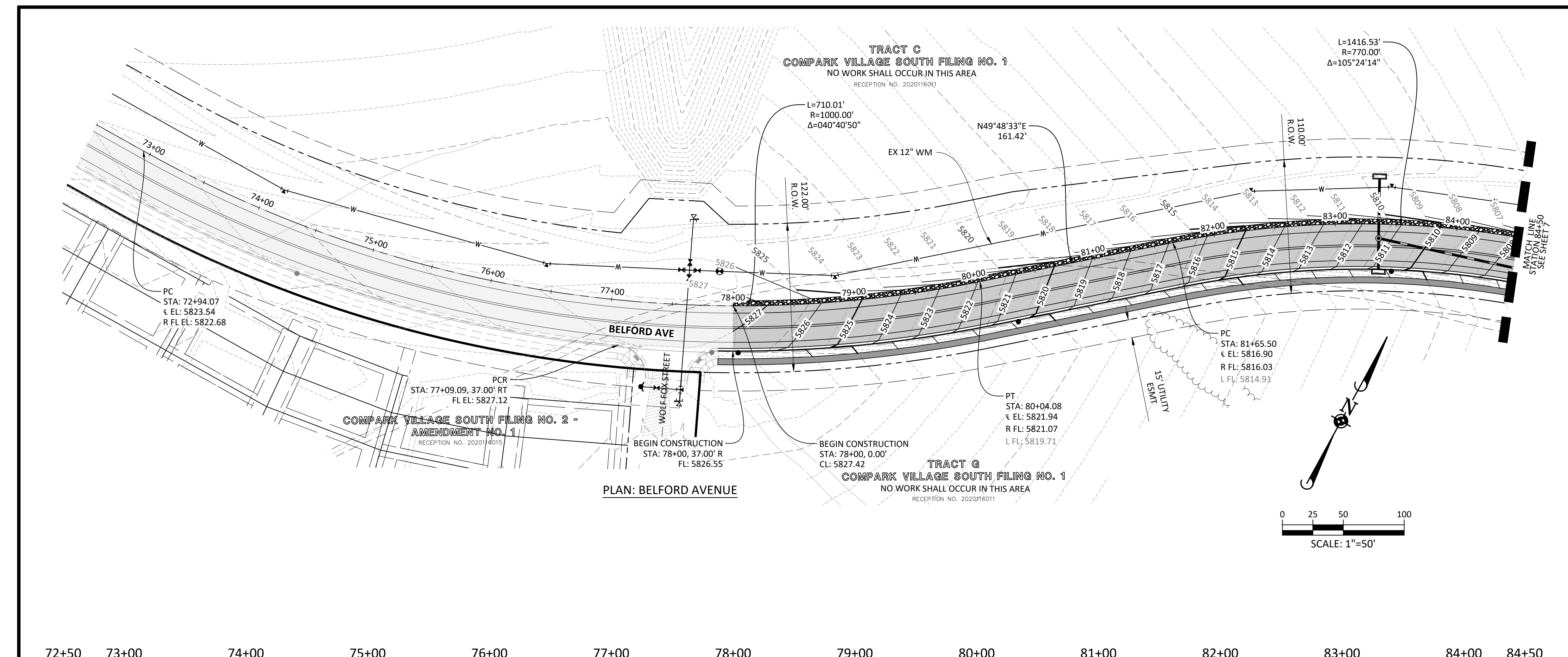
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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.



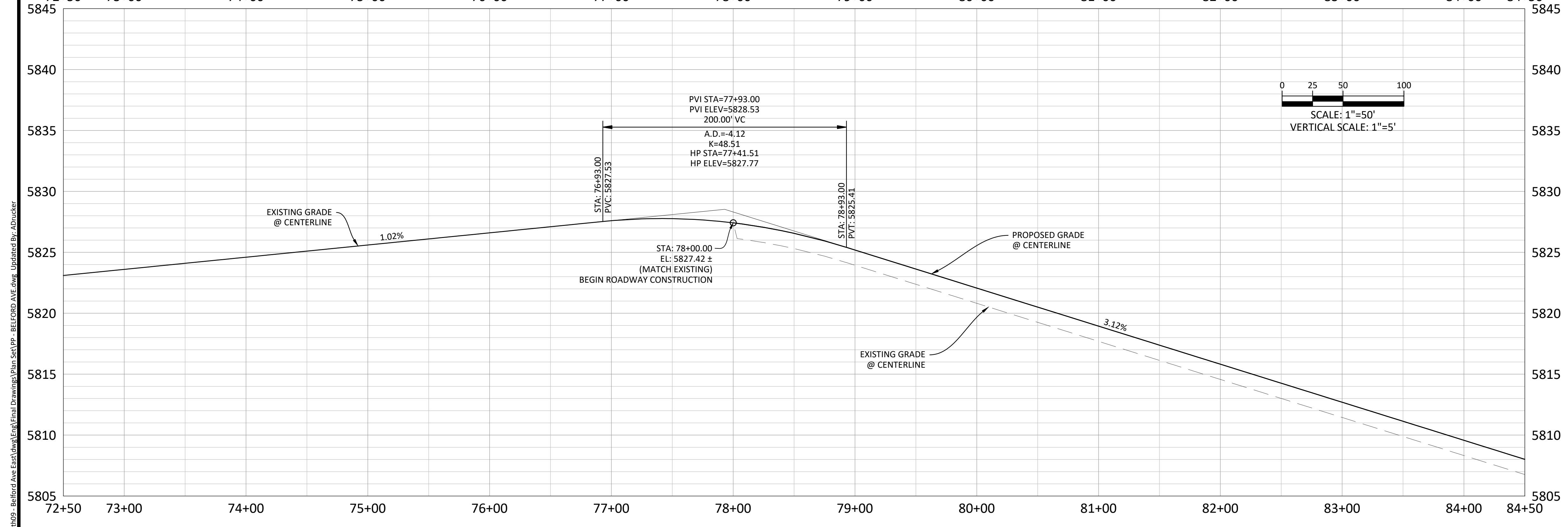
Plotted: 8/31/2021 12:01 PM. Dwg Name: P:\Cadd\3\Compark\3\Compark\South\Belford Ave Eriit.dwg\Bmp\_8.dwg. Updated By: ADrucker

PENDING APPROVAL - NOT FOR CONSTRUCTION



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115101  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

- NOTES:**
- 1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND
  - 2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - 3) ALL ELEVATIONS ARE FL UNLESS OTHERWISE NOTED. TC INDICATES BACK OF WALK FOR COMBINATION CURB, GUTTER, AND WALK, OR TOP OF CURB FOR CURB AND GUTTER.
  - 4) REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
  - 5) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
  - 3) REFER TO SHEET 28-30 FOR STREET AND CURB DETAILS. REFER TO SHEET 31-33 FOR STORM SEWER DETAILS.



**PROFILE: BELFORD AVENUE**

**TOWN OF PARKER APPROVALS**

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.

DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

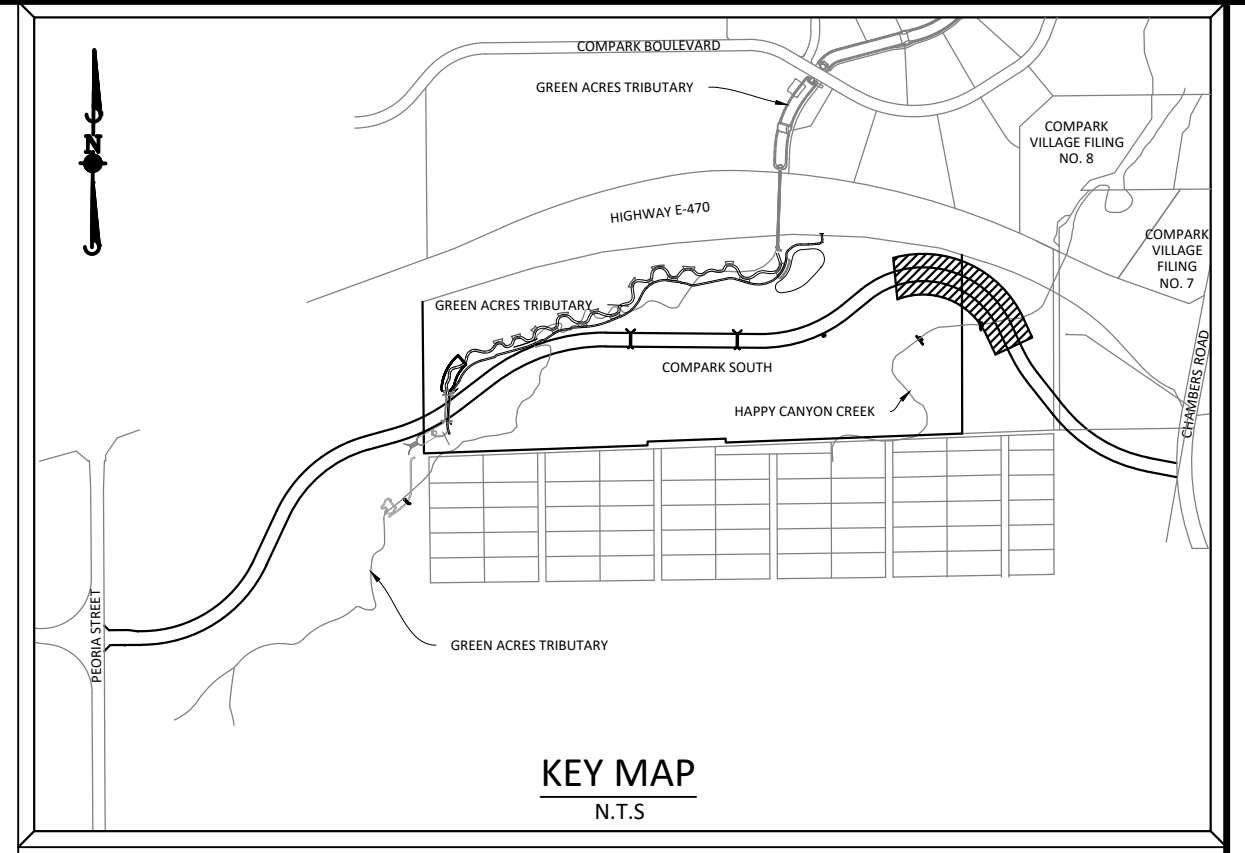
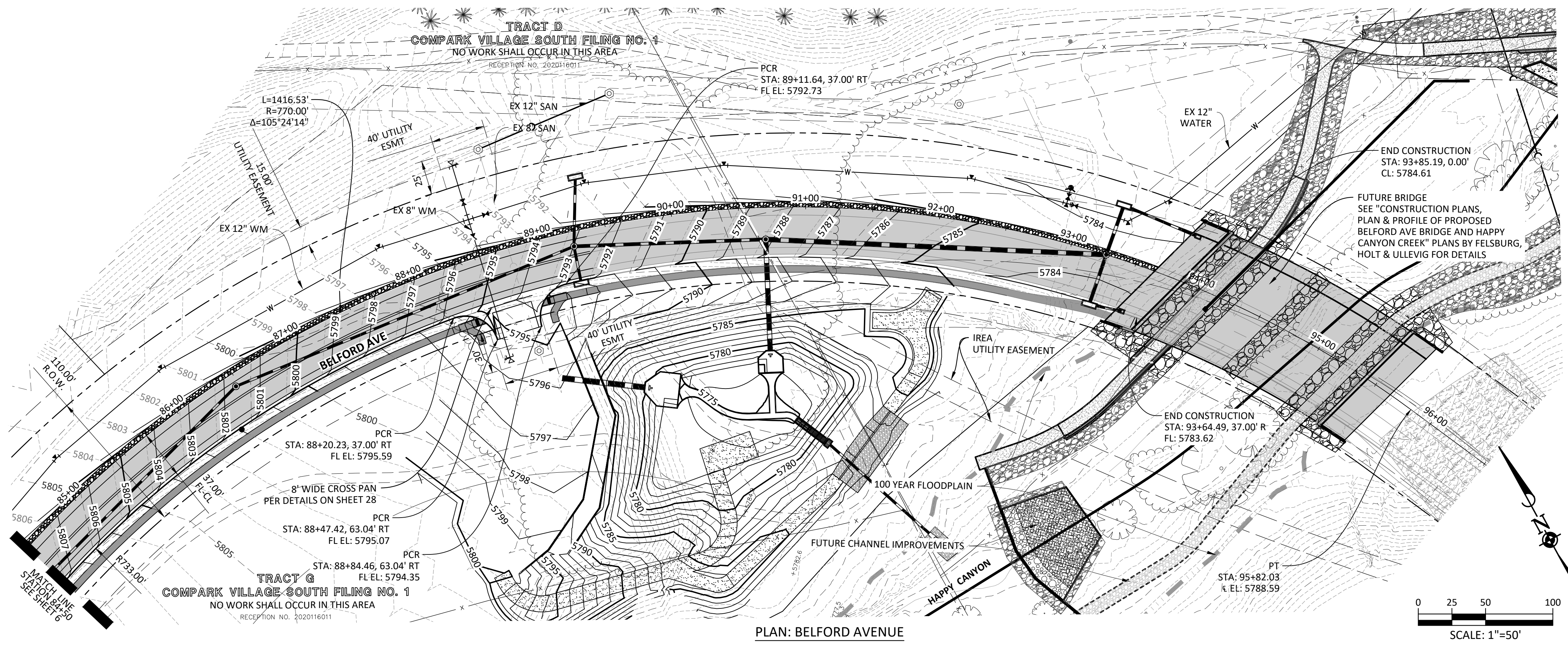
**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**TOWN OF PARKER, COLORADO**  
**BELFORD AVENUE - PLAN & PROFILE**

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021

SHEET  
**6 OF 33**  
 CLCPK3

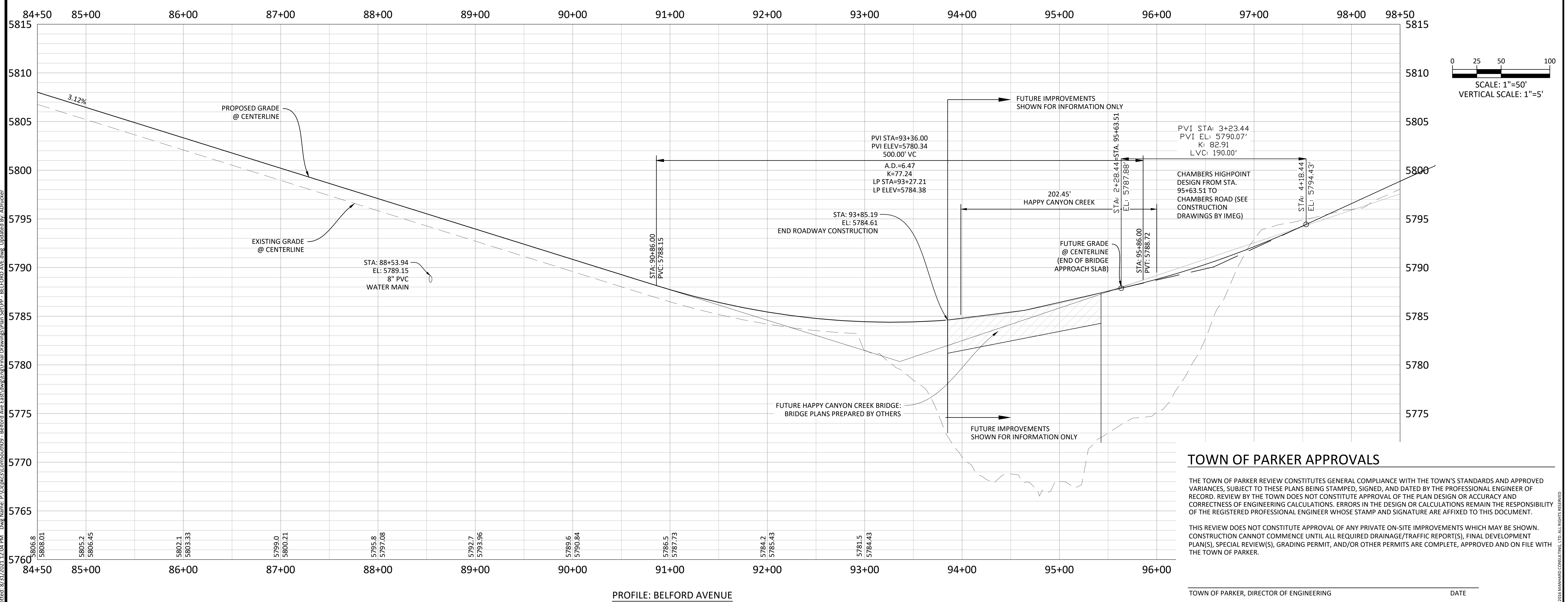
Plotted: 8/31/2021 12:03 PM. Dwg Name: P:\C\pk3\ComparkSouth\Belford Ave Envt\dwg\Plan\skt\PP - Belford Ave.dwg, Updated By: ADrucker

PENDING APPROVAL - NOT FOR CONSTRUCTION



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

- NOTES:**
- 1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS
  - 2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - 3) ALL ELEVATIONS ARE FL UNLESS OTHERWISE NOTED. TC INDICATES BACK OF WALK FOR COMBINATION CURB, GUTTER, AND WALK, OR TOP OF CURB FOR CURB AND GUTTER.
  - 4) REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
  - 5) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
  - 3) REFER TO SHEET 28-30 FOR STREET AND CURB DETAILS. REFER TO SHEET 31-33 FOR STORM SEWER DETAILS.



**TOWN OF PARKER APPROVALS**

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 \_\_\_\_\_

**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.788.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management  
 Water Resource Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**TOWN OF PARKER, COLORADO**  
**BELFORD AVENUE - PLAN & PROFILE**

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021

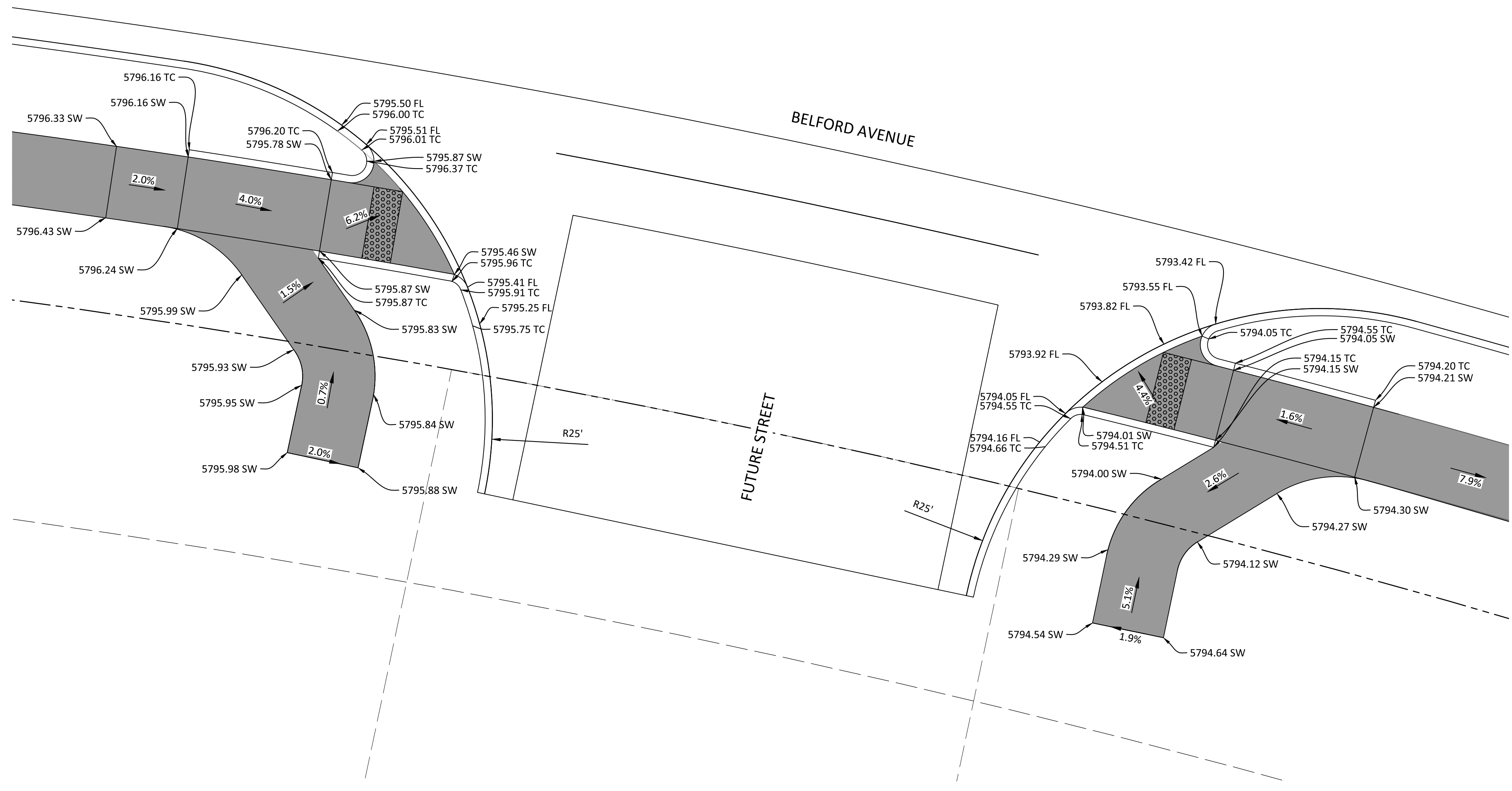
SHEET  
**7 OF 33**  
 CLCPK3

PENDING APPROVAL - NOT FOR CONSTRUCTION

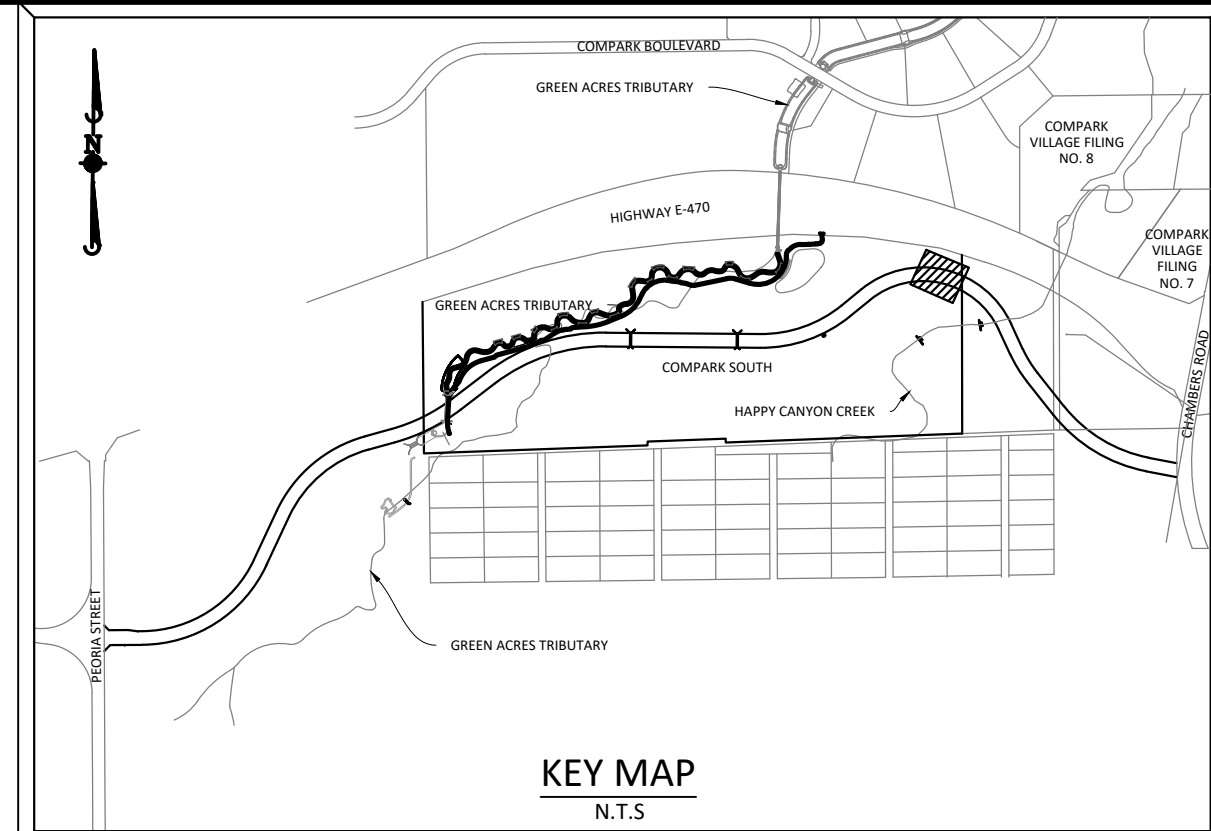
Plotted: 8/31/2021 12:04 PM. Dwg Name: P:\C\gk3\Compark\Belford Ave Site Plan AMD.dwg, Updated By: Adunder



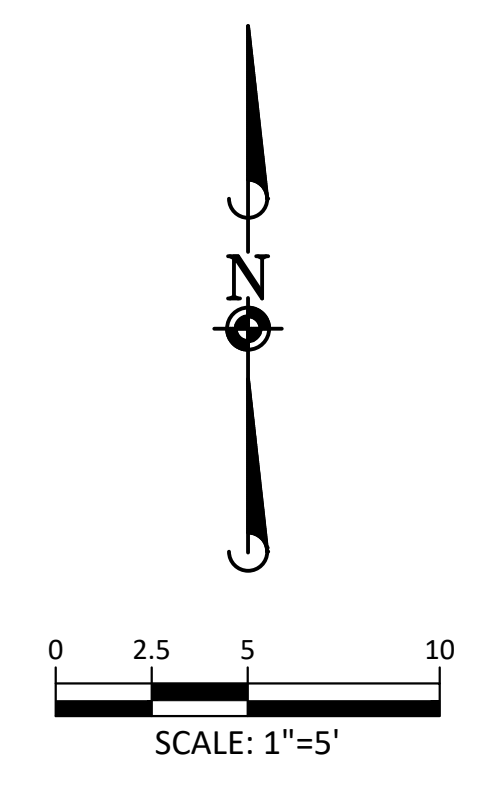
Plotted: 8/31/2021 12:06 PM. Dwg Name: P:\C\pkc3\ComSouth09 - Belford Ave East\Drawings\Plan Set\CURB RAMP.dwg. Updated By: ADunker



PLAN - FUTURE STREET AND BELFORD AVENUE



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



Know what's below.  
 Call before you dig.

**TOWN OF PARKER APPROVALS**

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

DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

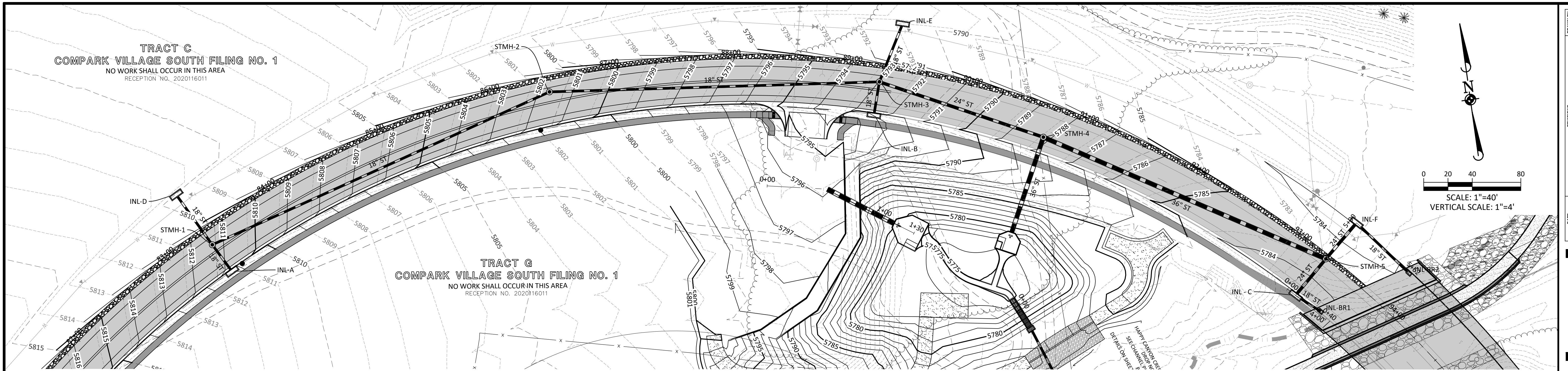
**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100-2, Greenwood Village, CO 80111, phone: 303.770.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**TOWN OF PARKER, COLORADO**  
**CURB RAMP DETAIL**

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021

SHEET  
**9 OF 33**  
 CLCPKC3

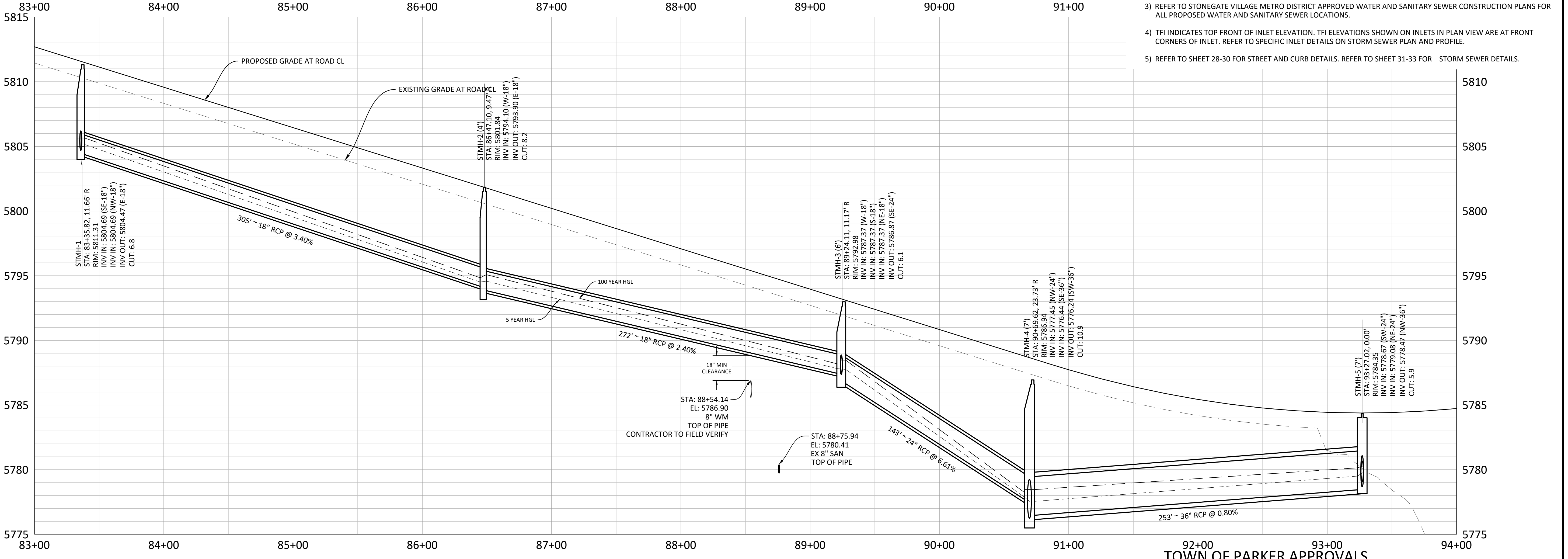
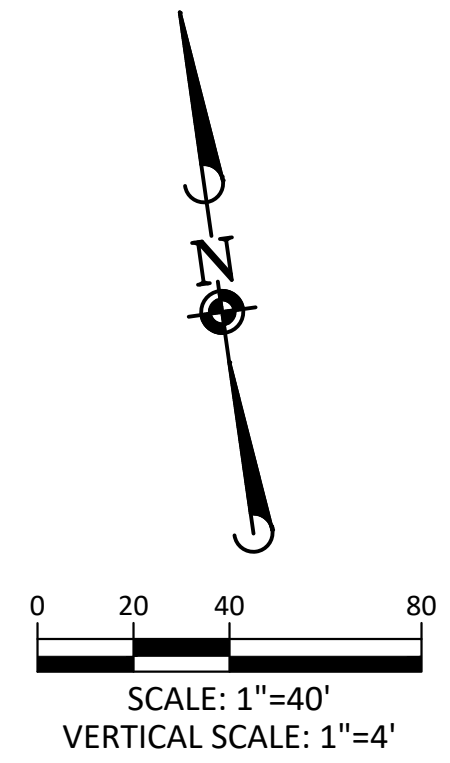
PENDING APPROVAL - NOT FOR CONSTRUCTION



BELFORD AVENUE STORM - PLAN

NOTES:

- 1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND
- 2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- 3) REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
- 4) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- 5) REFER TO SHEET 28-30 FOR STREET AND CURB DETAILS. REFER TO SHEET 31-33 FOR STORM SEWER DETAILS.



BELFORD AVENUE STORM - PROFILE  
VERTICAL SCALE: 1" = 4'

TOWN OF PARKER APPROVALS

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

Plotted: 8/31/2021 12:08 PM. Draw Name: P:\Cadd\3\CompSouth09 - Belford Ave Storm.dwg, Updated By: ADrucker

DATE	REVISIONS

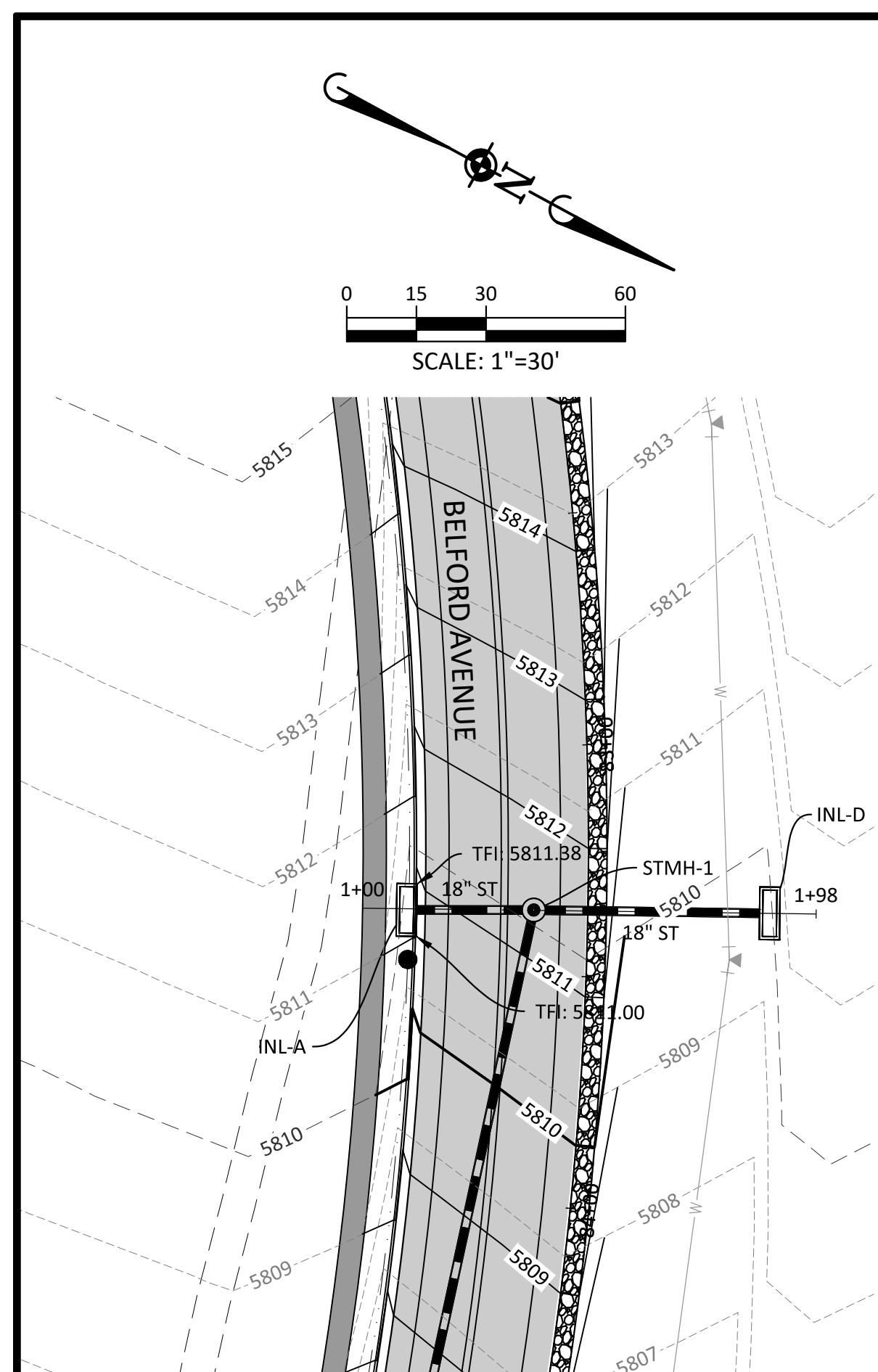
**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
TOWN OF PARKER, COLORADO  
BELFORD AVENUE STORM PLAN & PROFILE

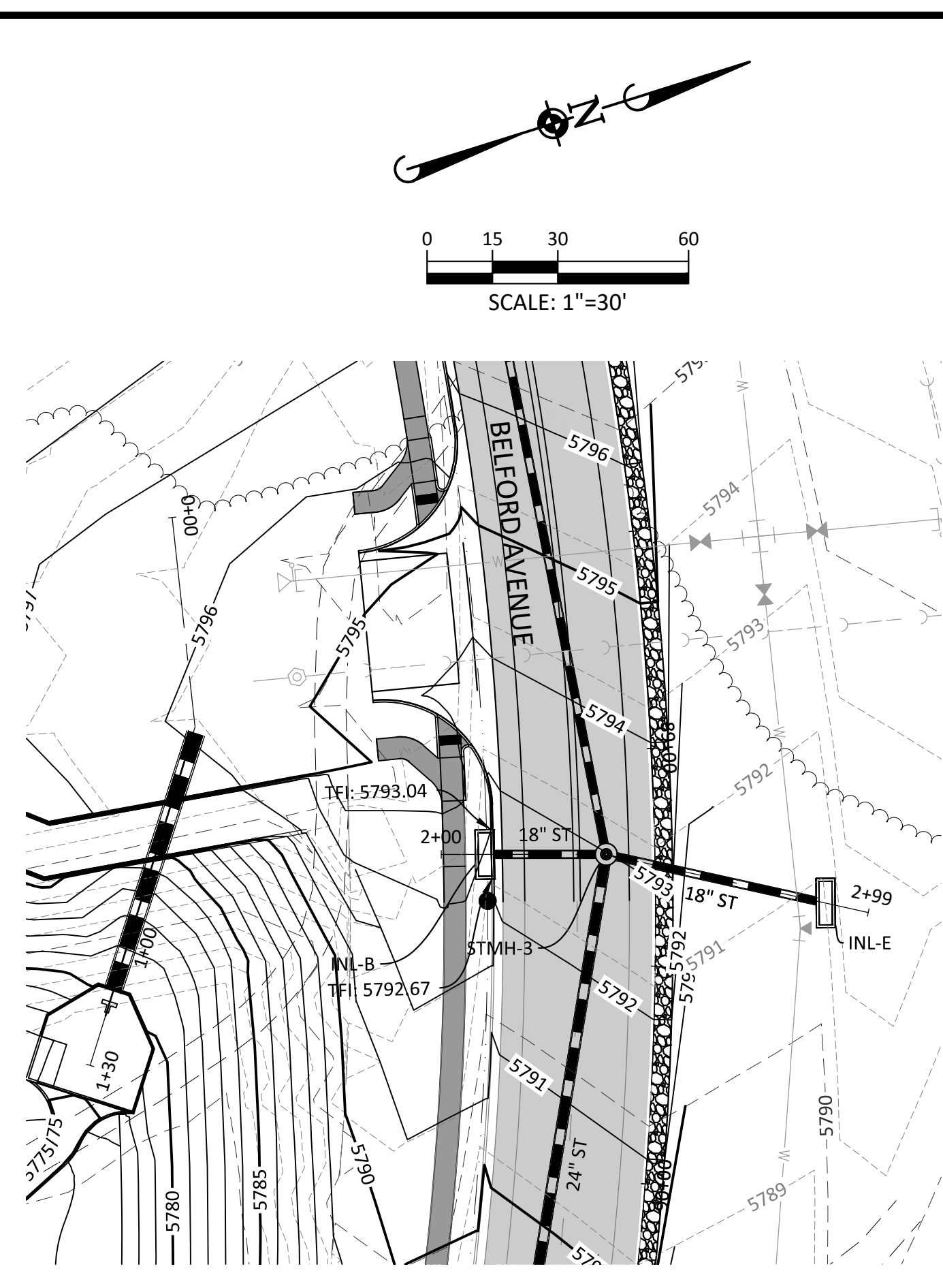
PROJ. MGR.: GTI  
PROJ. ASSOC.: ASD  
DRAWN BY: JMP  
DATE: 03/15/2021

SHEET  
**10 OF 33**  
CLCPK3

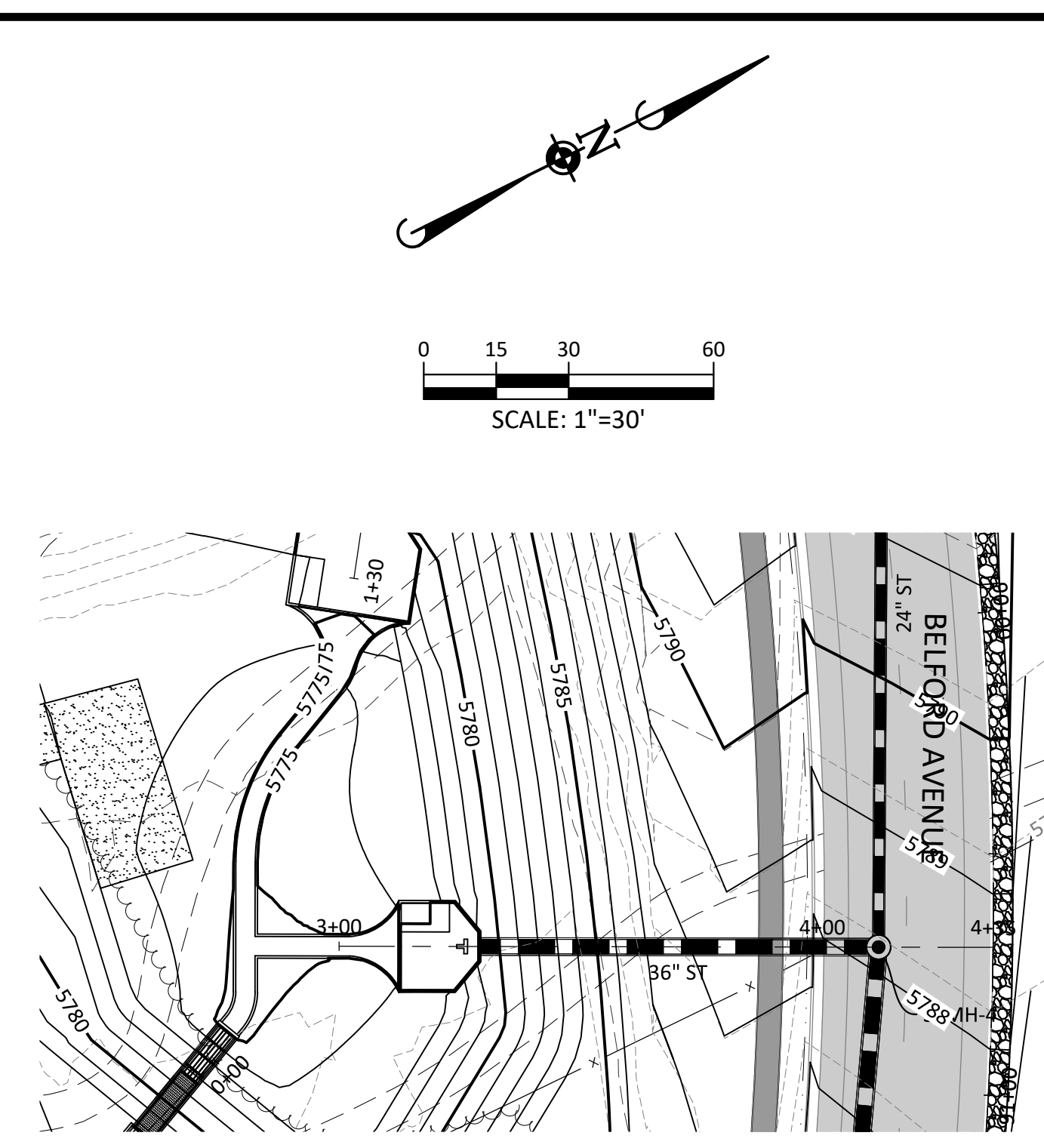
PENDING APPROVAL - NOT FOR CONSTRUCTION



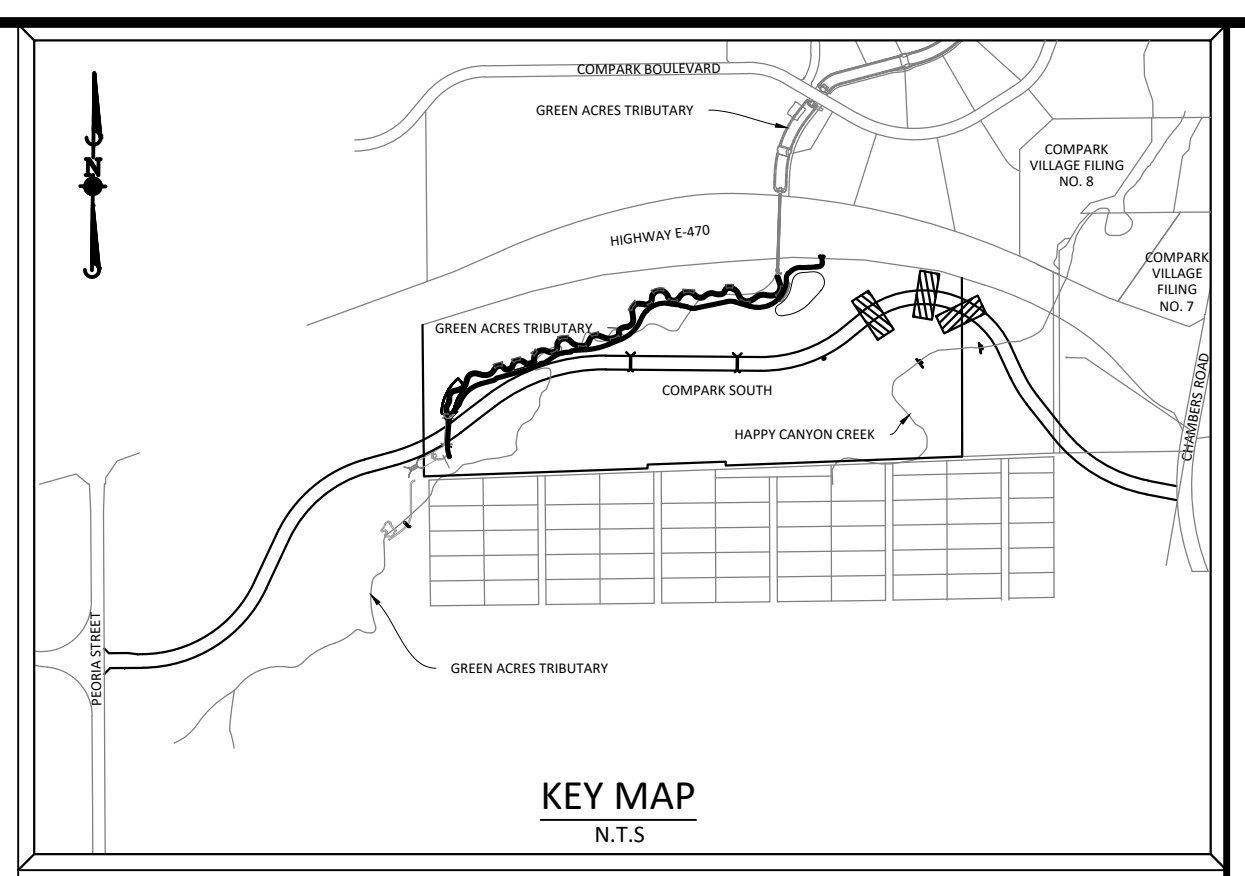
BELFORD AVENUE STORM LATERAL A - PLAN



BELFORD AVENUE STORM LATERAL B - PLAN

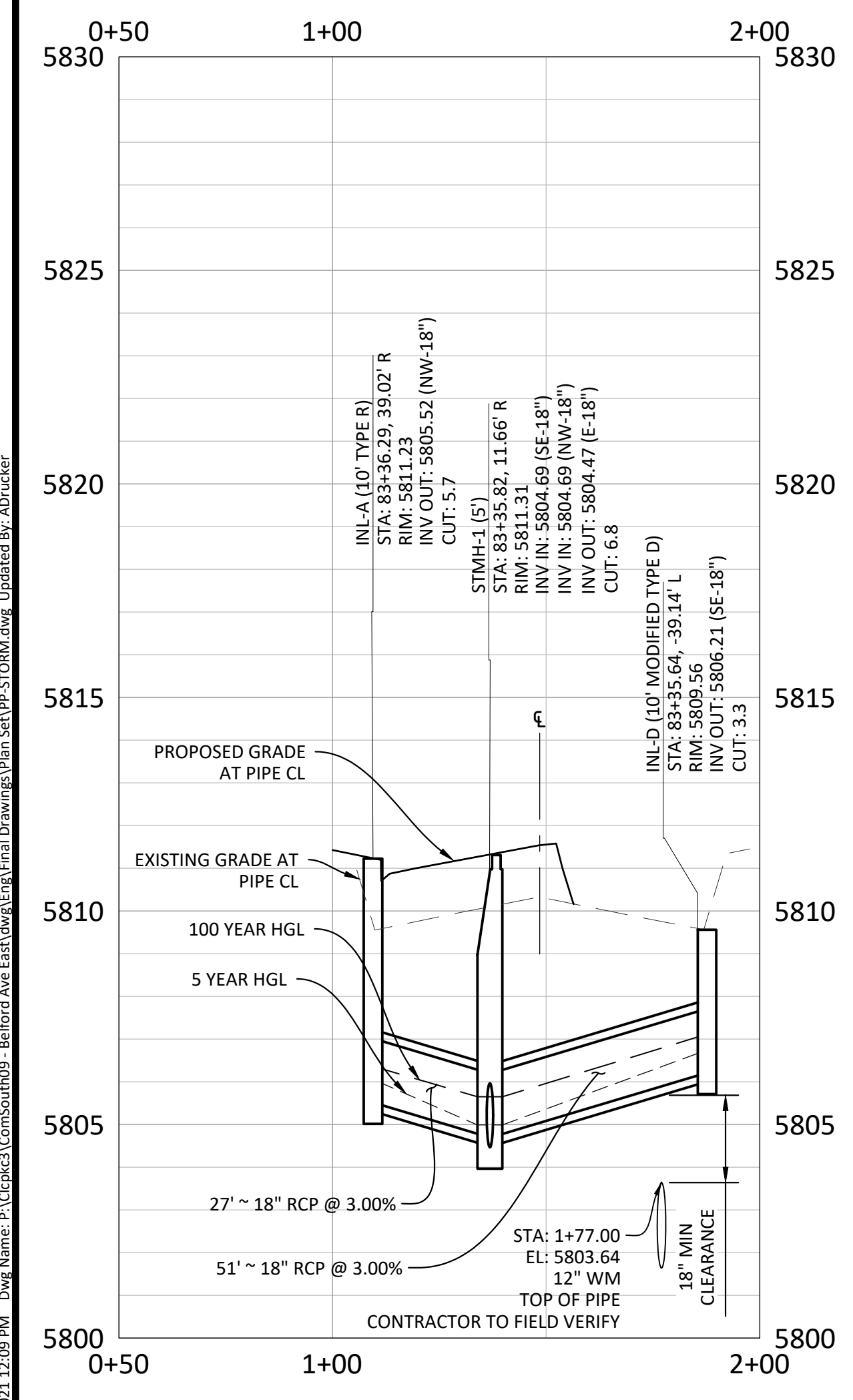


BELFORD AVENUE STORM LATERAL C - PLAN

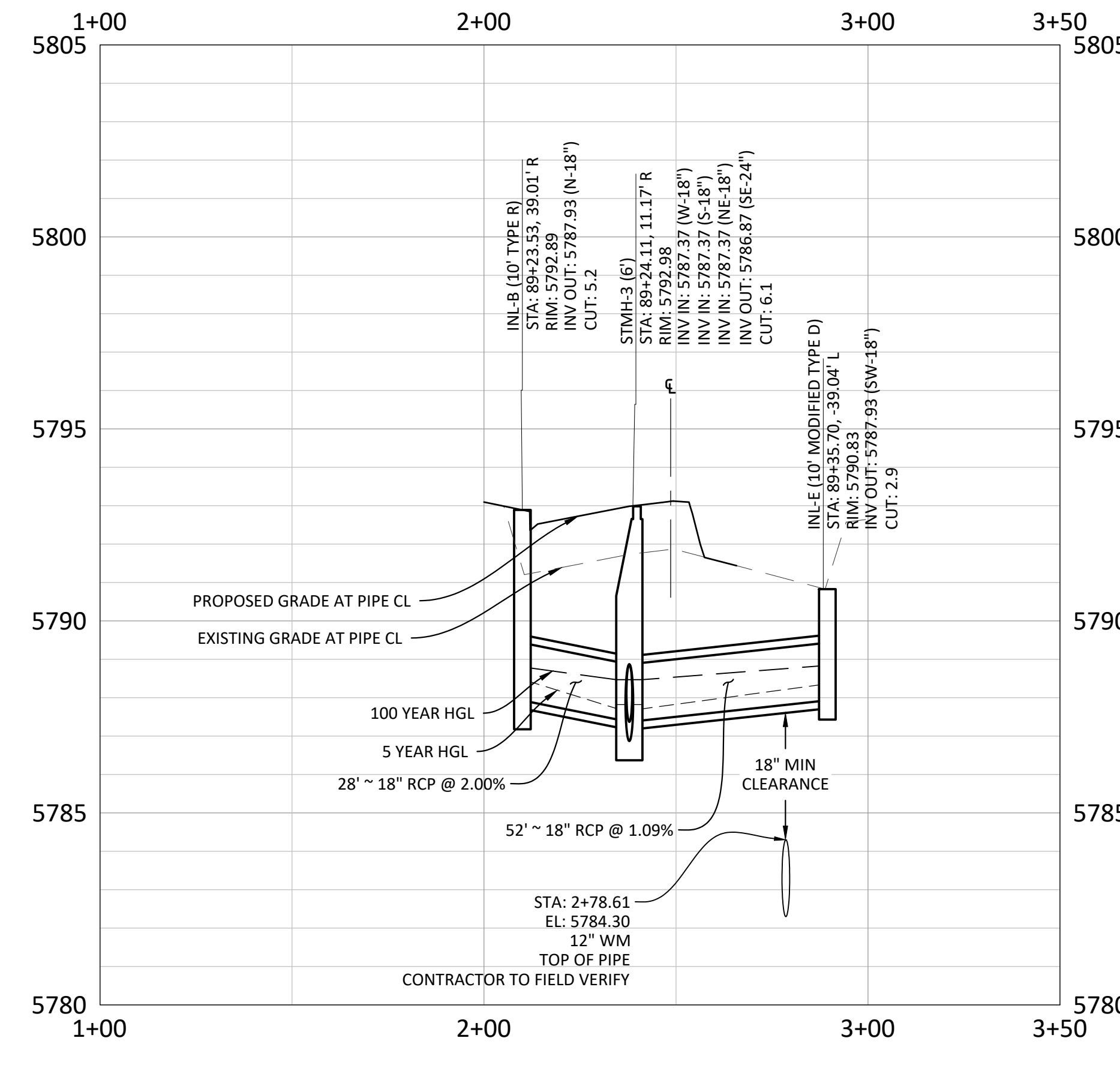


SOURCE BENCHMARKS:

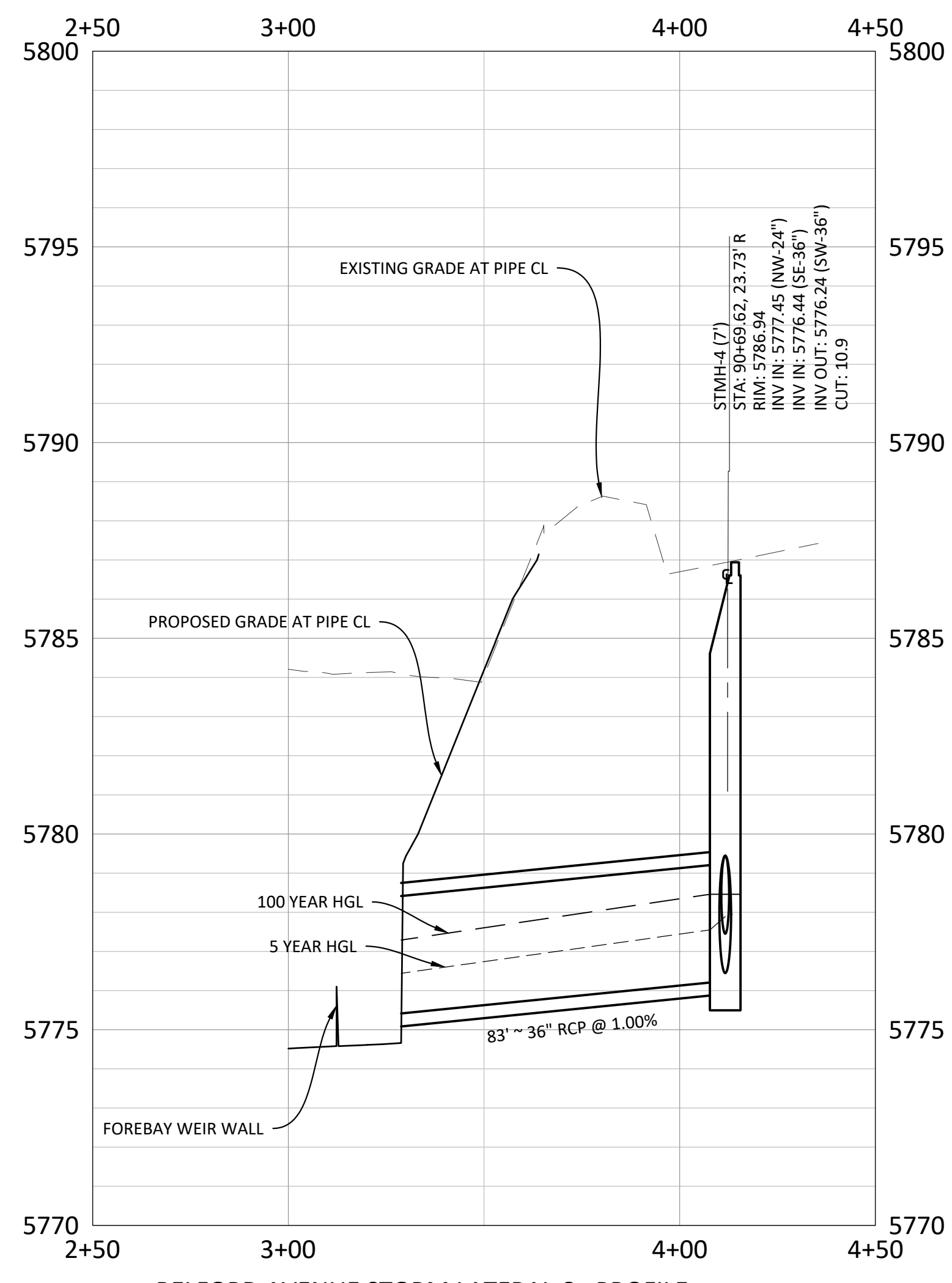
DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF  
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



BELFORD AVENUE STORM LATERAL A - PROFILE  
 VERTICAL SCALE: 1" = 3'



BELFORD AVENUE STORM LATERAL B - PROFILE  
 VERTICAL SCALE: 1" = 3'



BELFORD AVENUE STORM LATERAL C - PROFILE  
 VERTICAL SCALE: 1" = 3'

TOWN OF PARKER APPROVALS

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

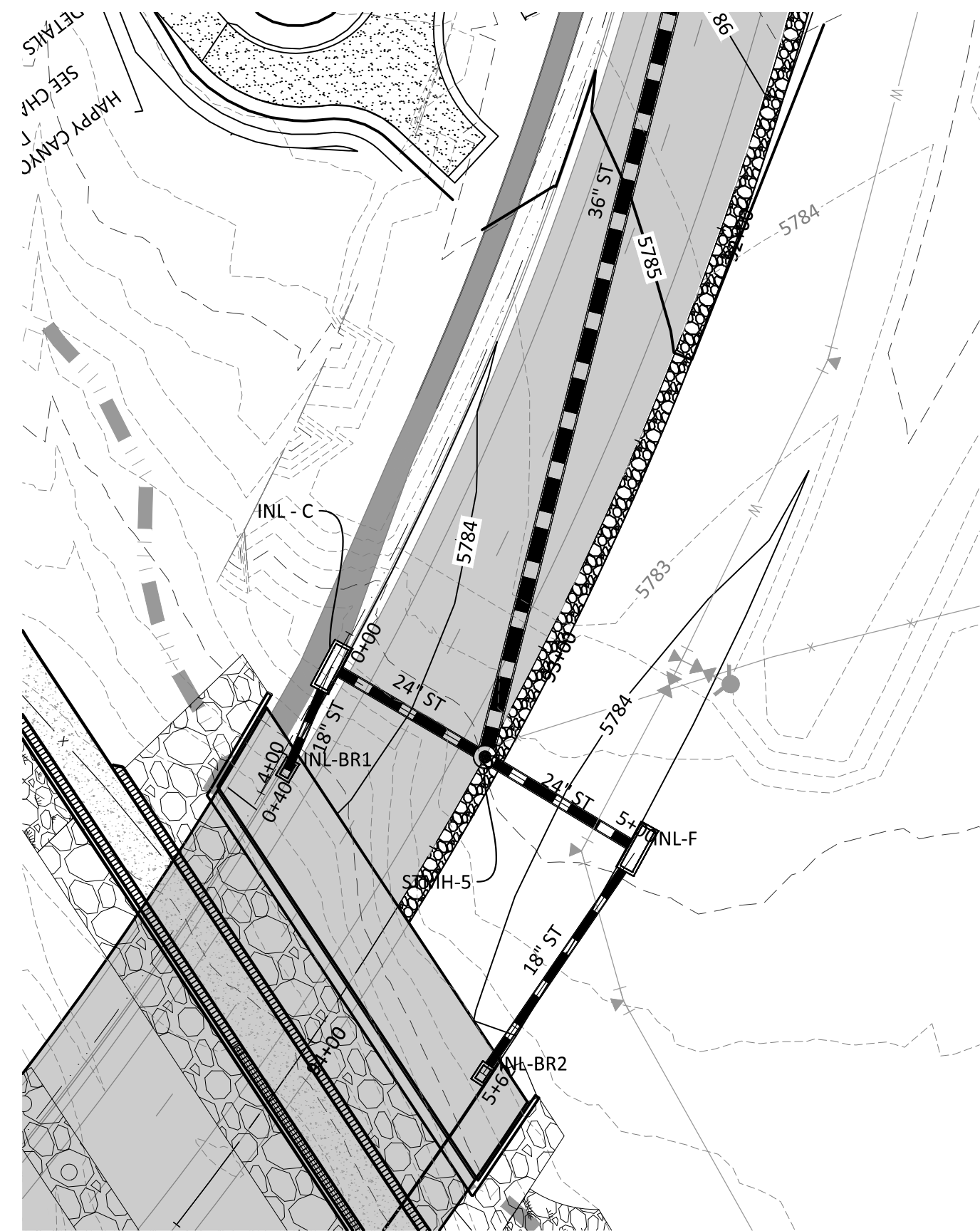
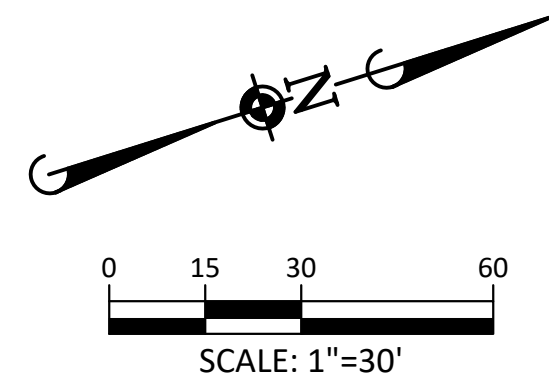
DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, ph:303.778.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

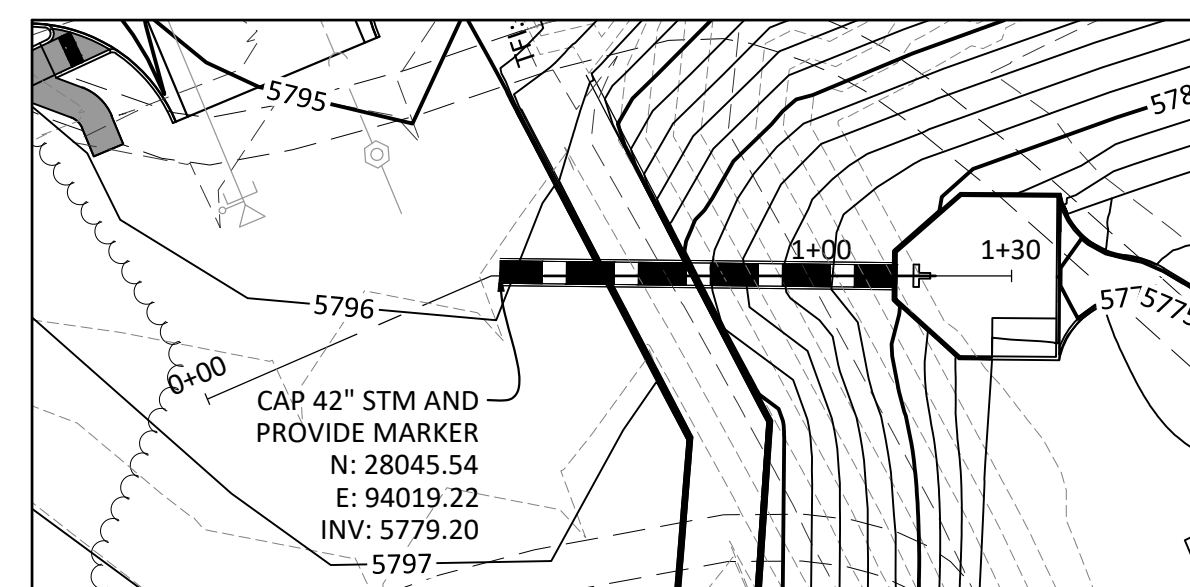
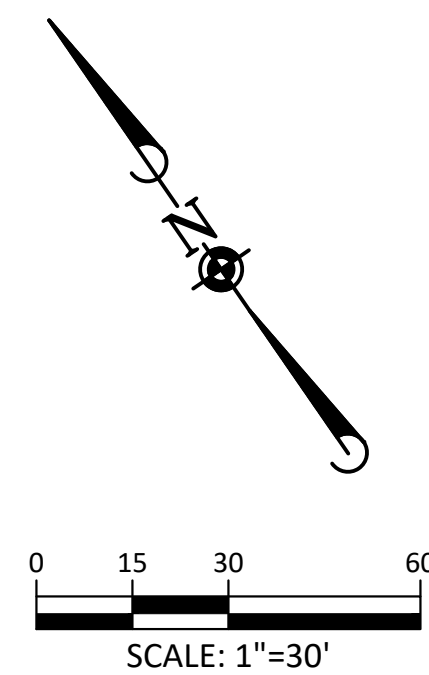
COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
 TOWN OF PARKER, COLORADO  
 BELFORD AVENUE STORM PLAN & PROFILE

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021  
 SHEET  
**11 OF 33**  
 CLCPK3

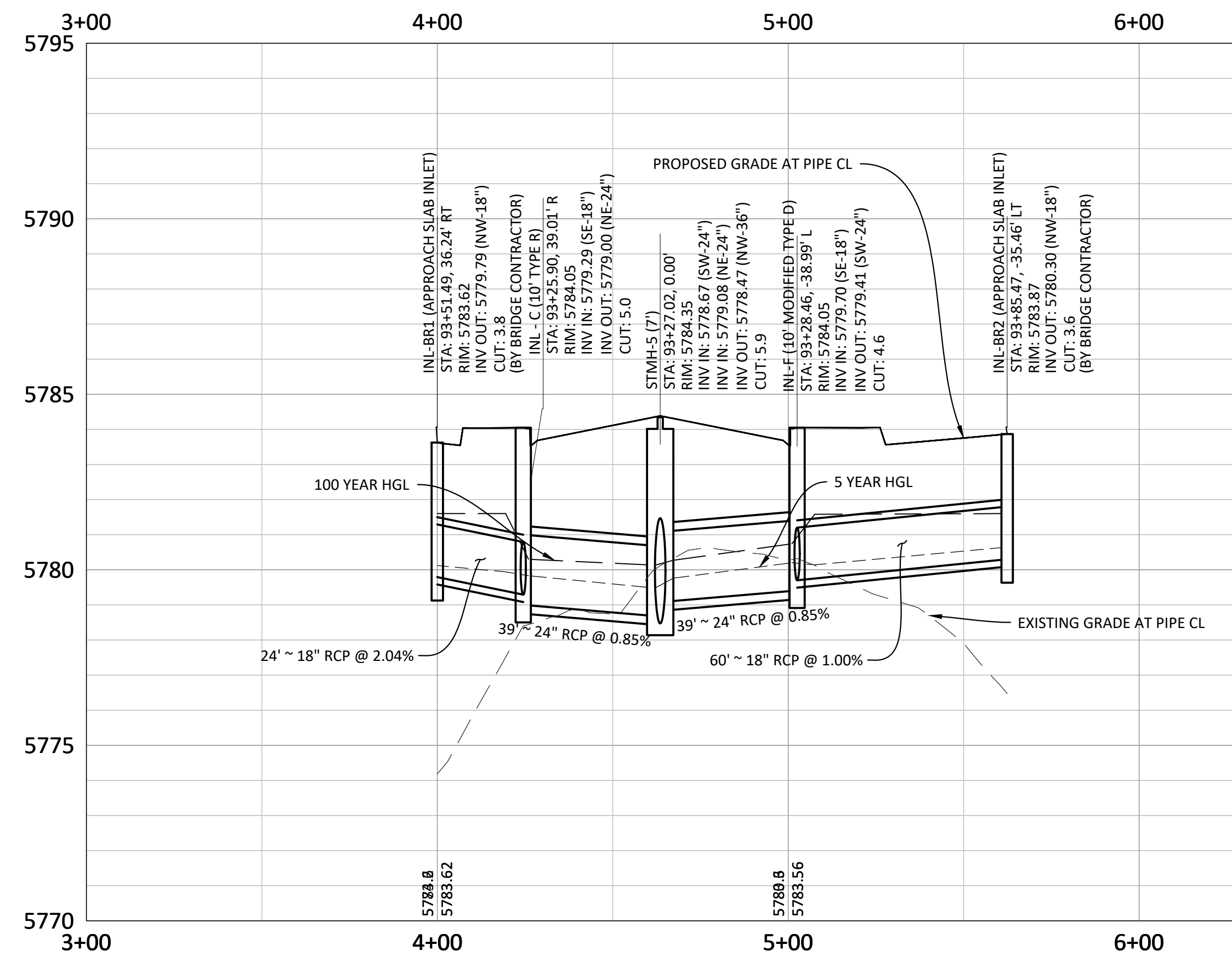
PENDING APPROVAL - NOT FOR CONSTRUCTION



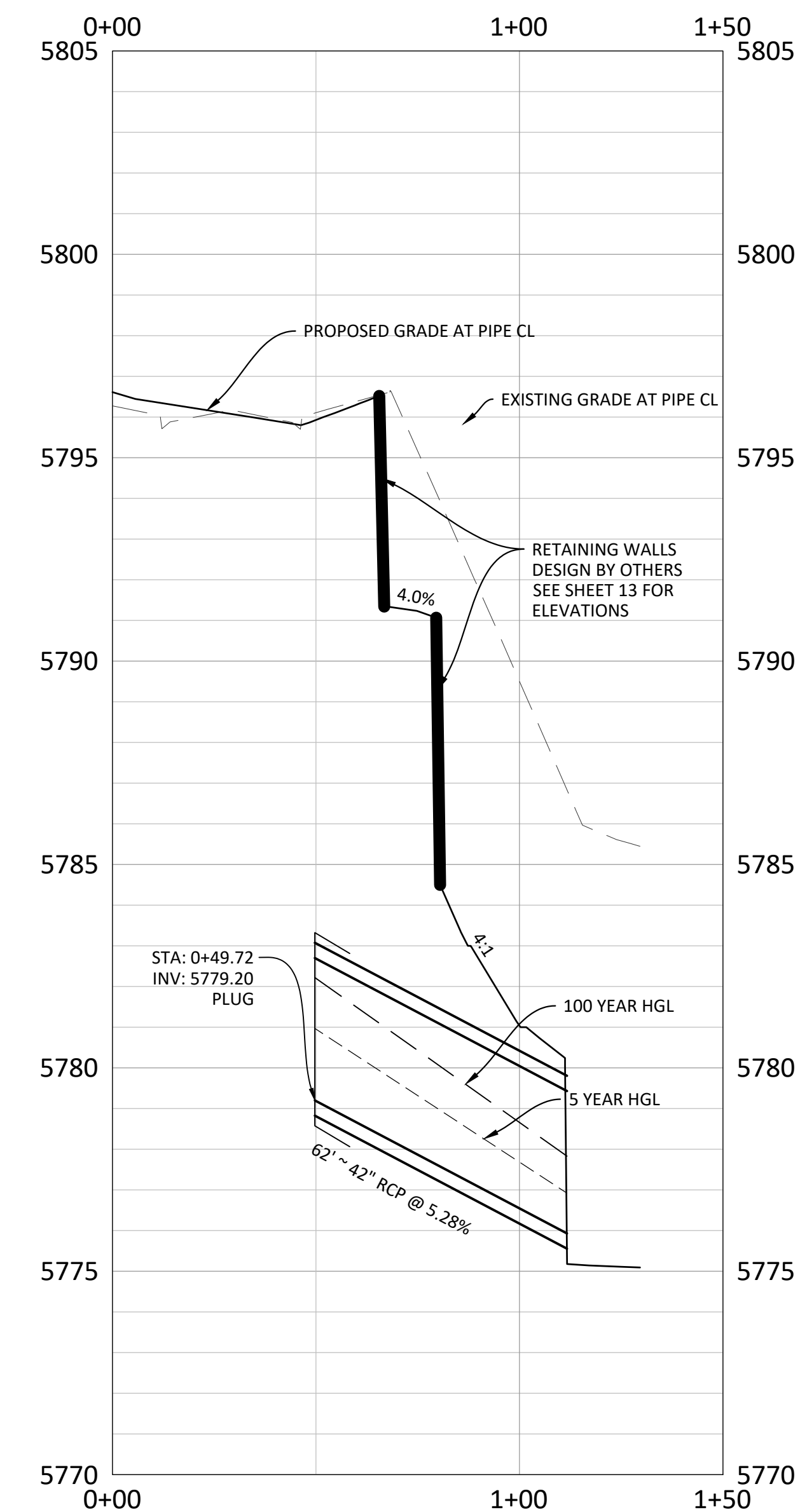
BELFORD AVENUE STORM LATERAL D - PLAN



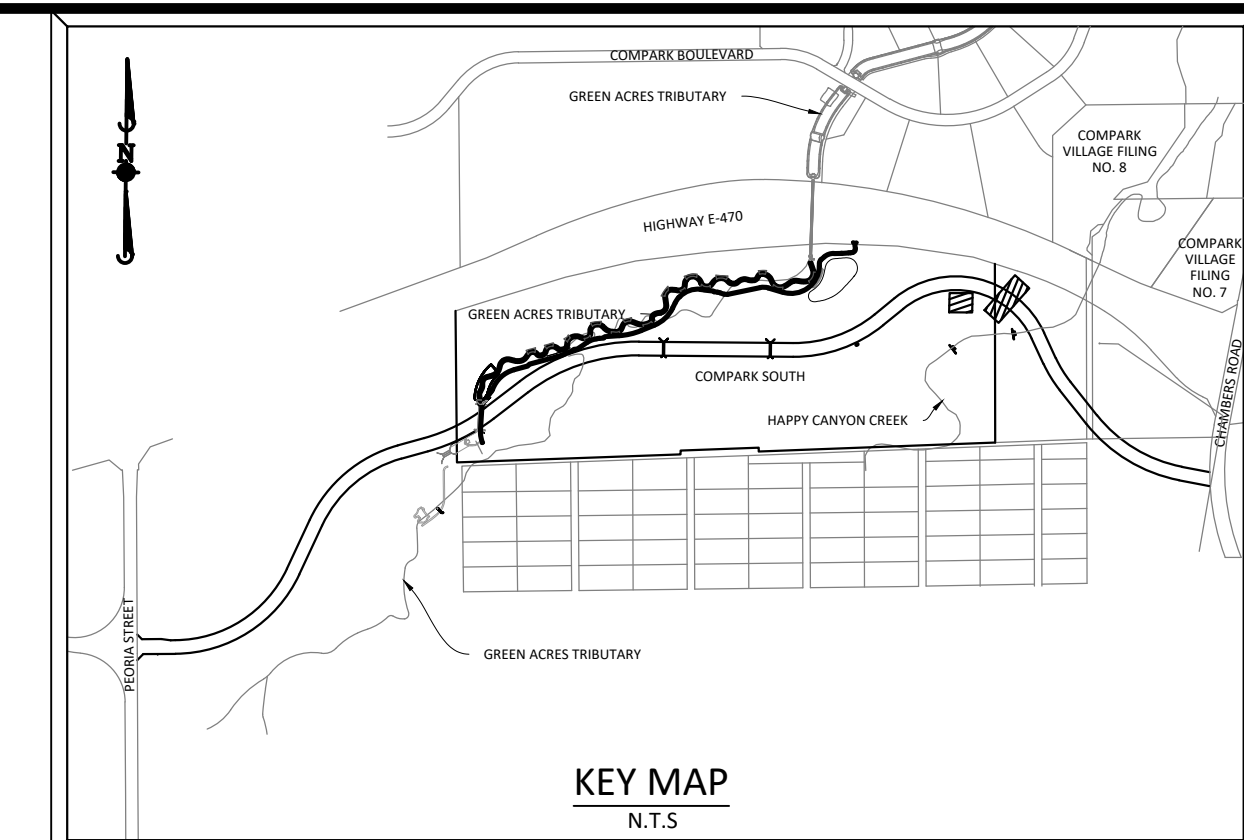
RESIDENTIAL STORM LATERAL - PLAN



BELFORD AVENUE STORM LATERAL D - PROFILE  
VERTICAL SCALE: 1" = 3'



RESIDENTIAL STORM LATERAL - PROFILE  
VERTICAL SCALE: 1" = 3'



**SOURCE BENCHMARKS:**  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
03/15/2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS
08/31/2021	2 THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06/18/2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
TOWN OF PARKER, COLORADO  
BELFORD AVENUE STORM PLAN & PROFILE

**TOWN OF PARKER APPROVALS**

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.

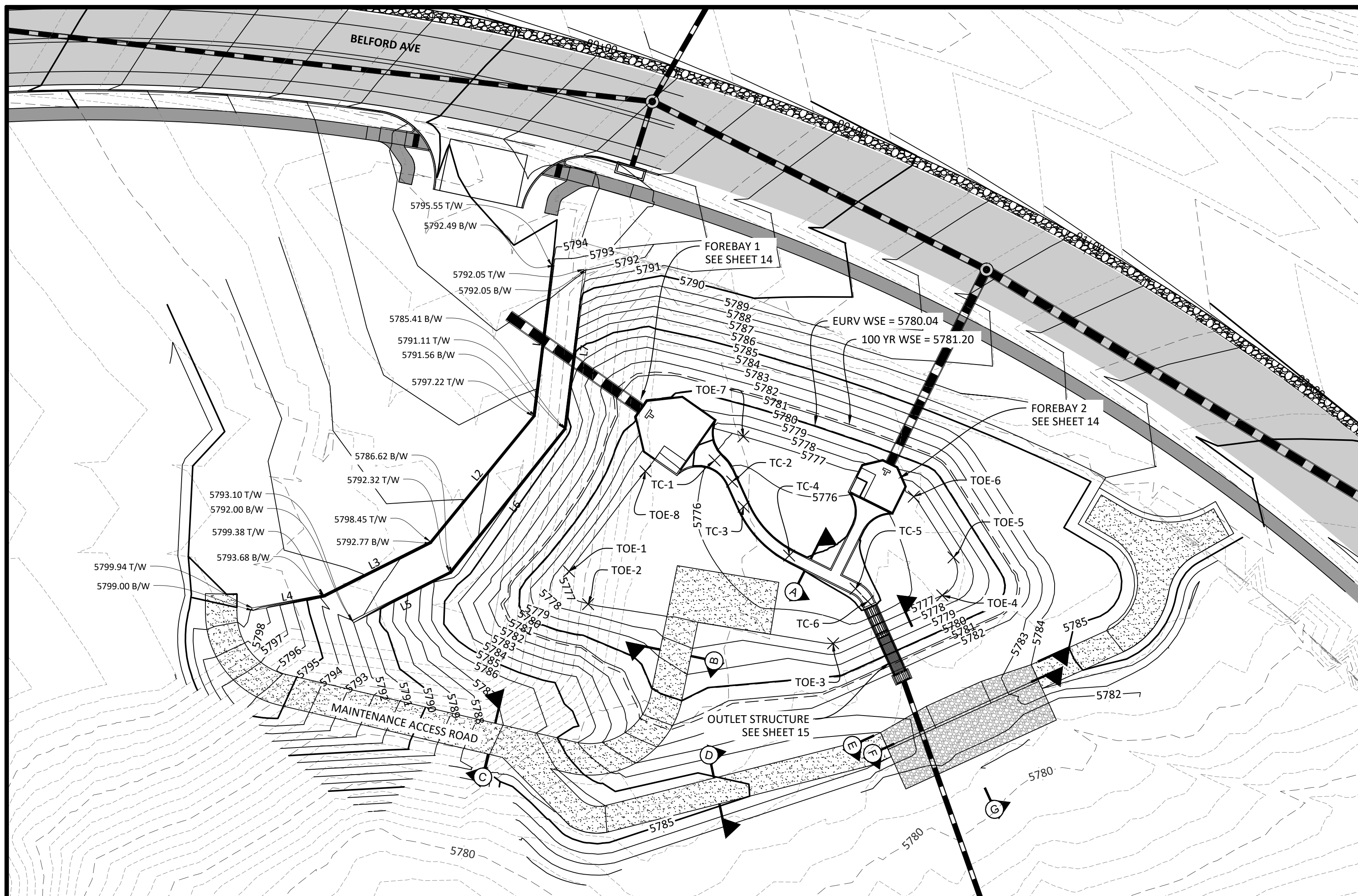
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PROJ. MGR.: GTI  
PROJ. ASSOC.: ASD  
DRAWN BY: JMP  
DATE: 03/15/2021

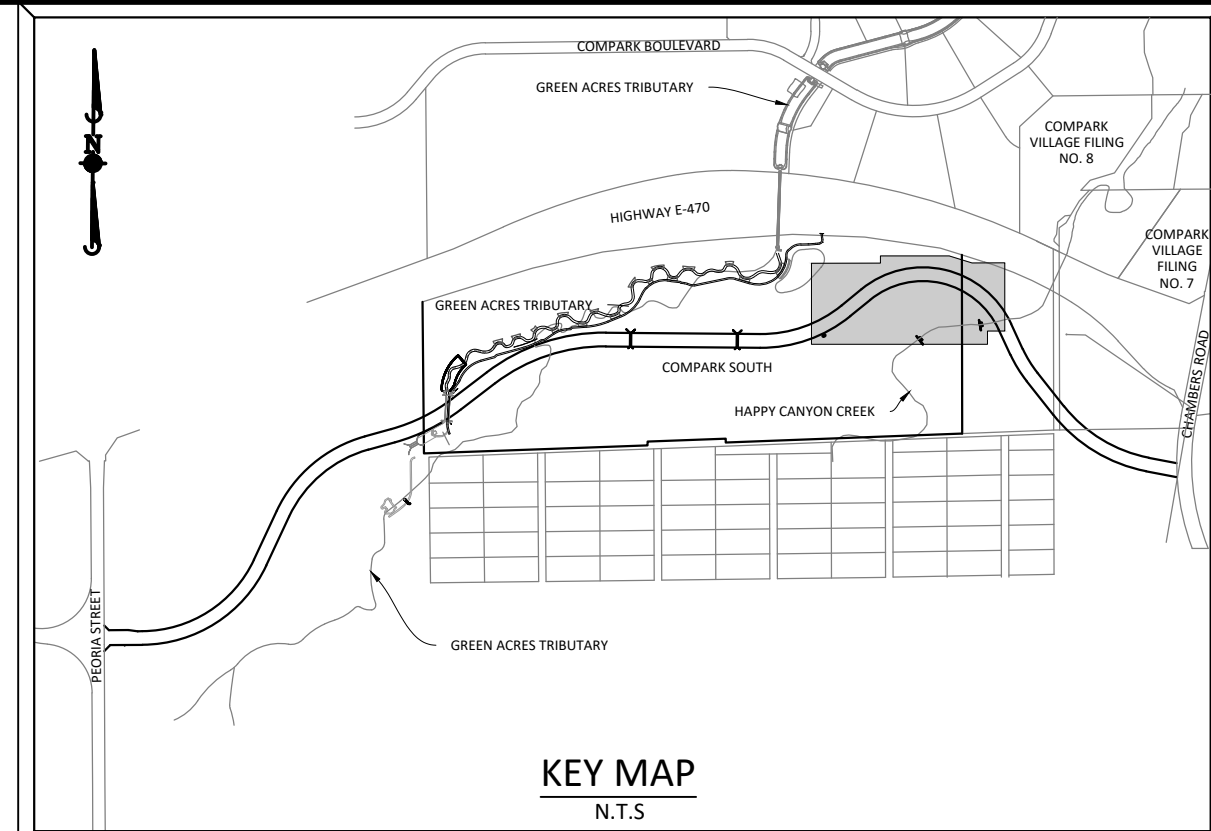
SHEET  
**12 OF 33**  
CLCPK3

Plotted: 8/31/2021 12:10 PM. Dwg Name: P:\Cadd\3\Compark\3\ComparkSouth\09 - Belford Ave Storm.dwg. Updated By: ADrucker

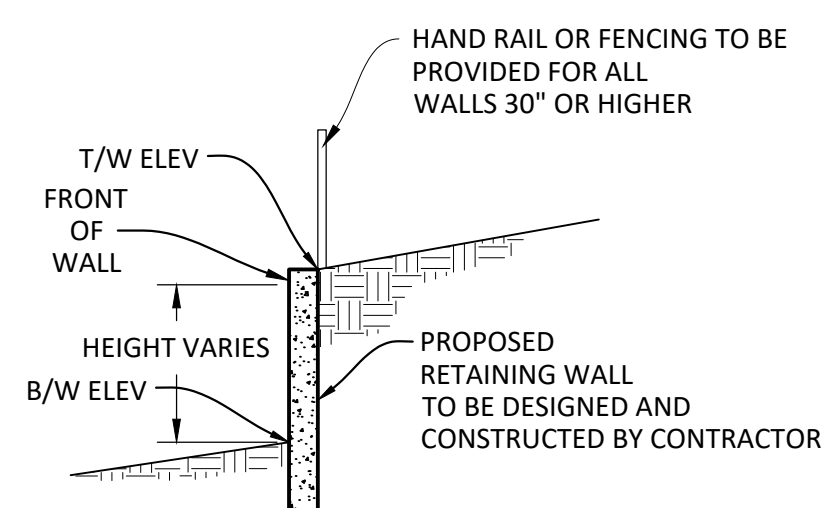
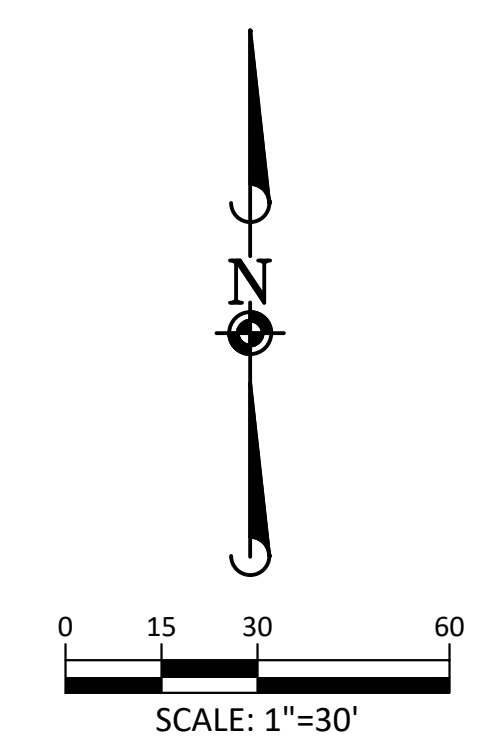
PENDING APPROVAL - NOT FOR CONSTRUCTION



FREQUENCY STORM	REQUIRED VOLUMES (FT <sup>3</sup> OR AC.-FT.)	RECORD DRAWING CALCULATIONS					
		CALC. VOL.	BY:	DATE	CALC. VOL.	BY:	DATE
EURV	0.98 AC.-FT.						
100-YEAR	1.39 AC.-FT.						



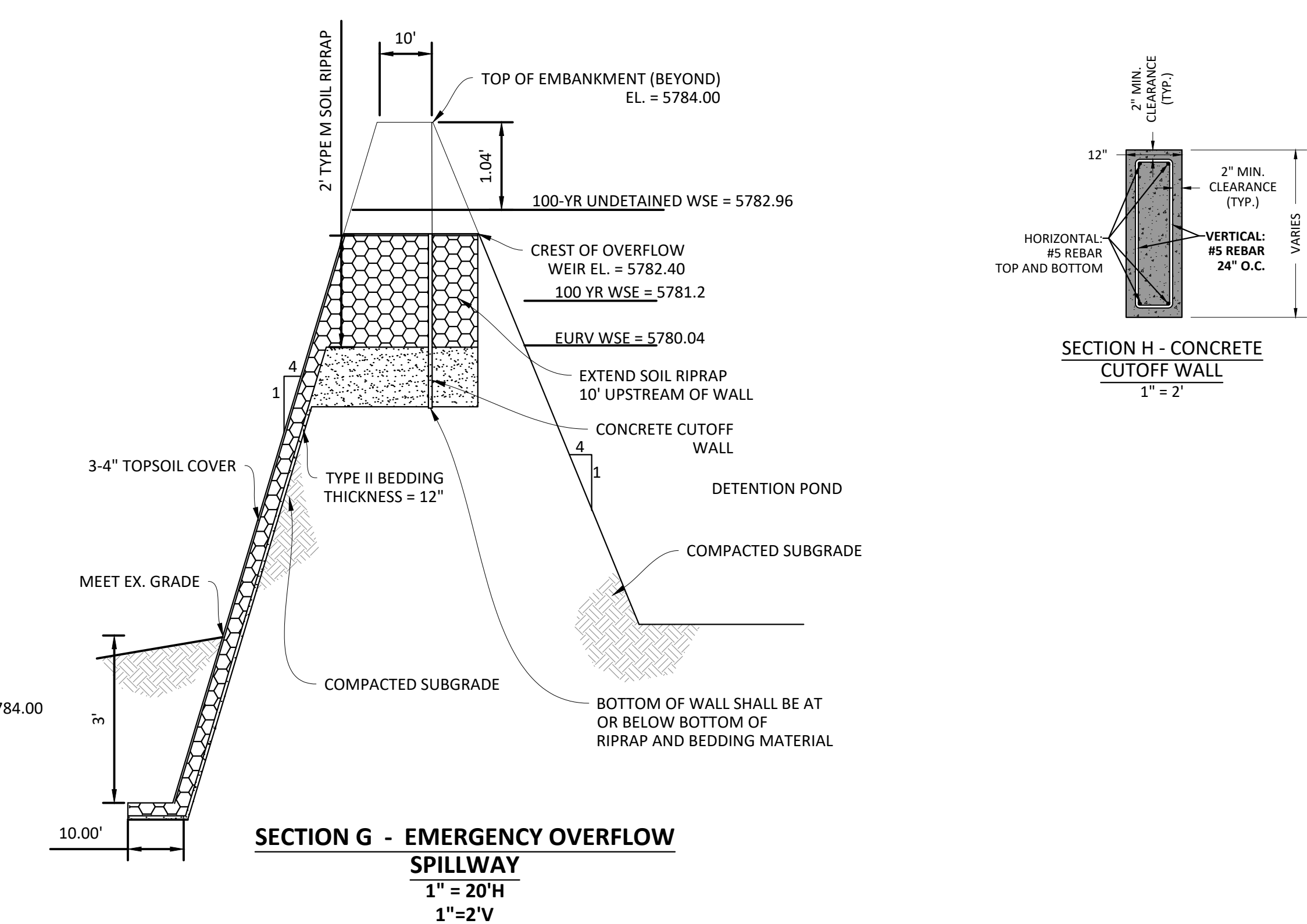
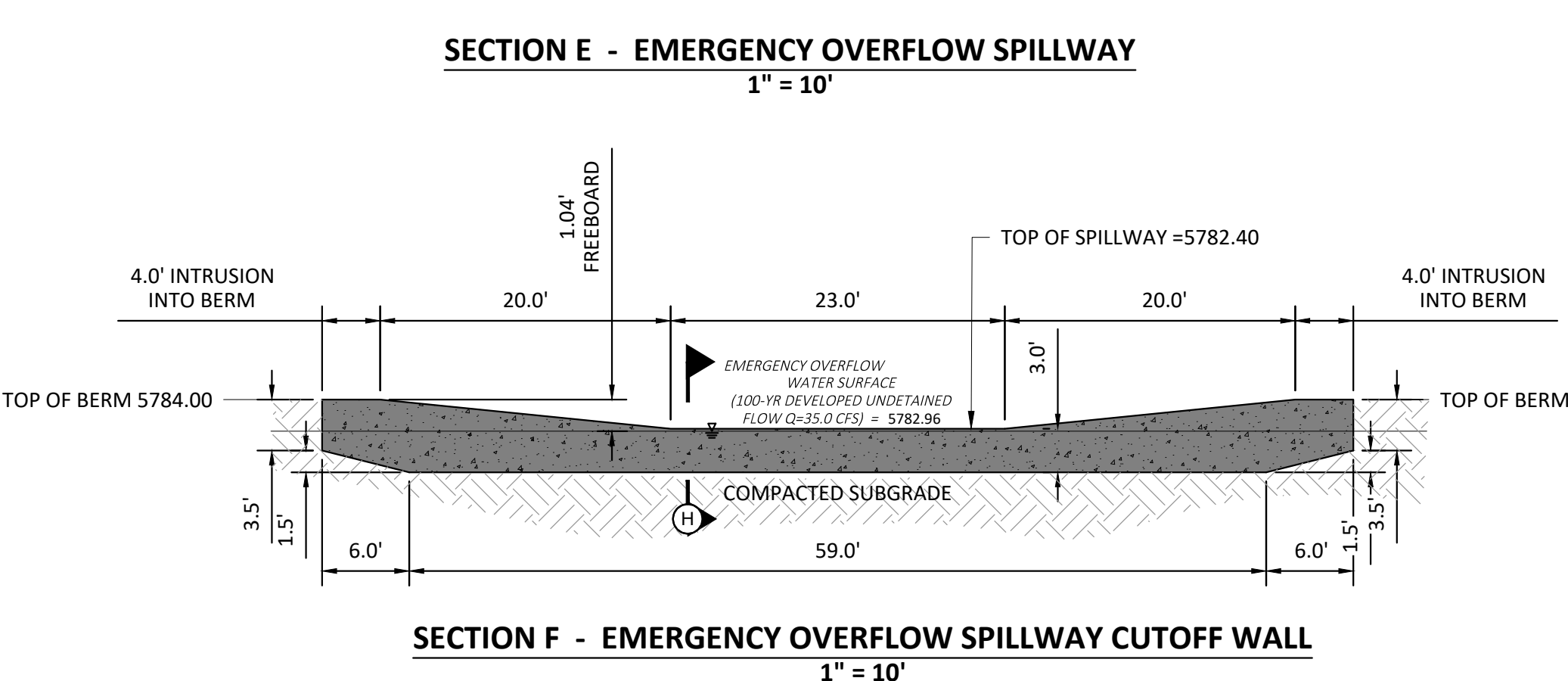
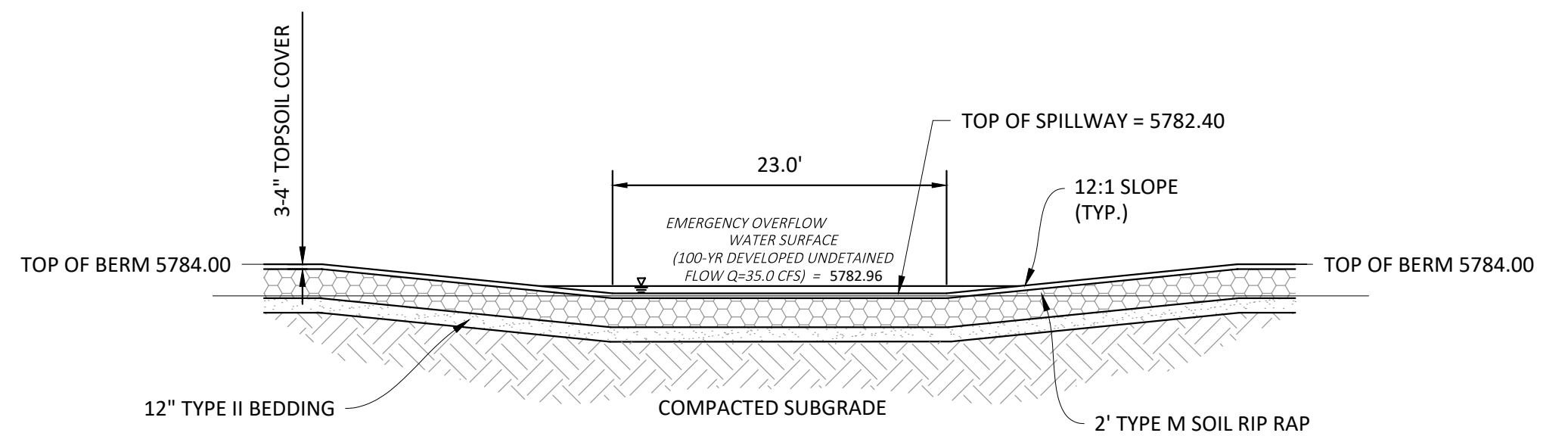
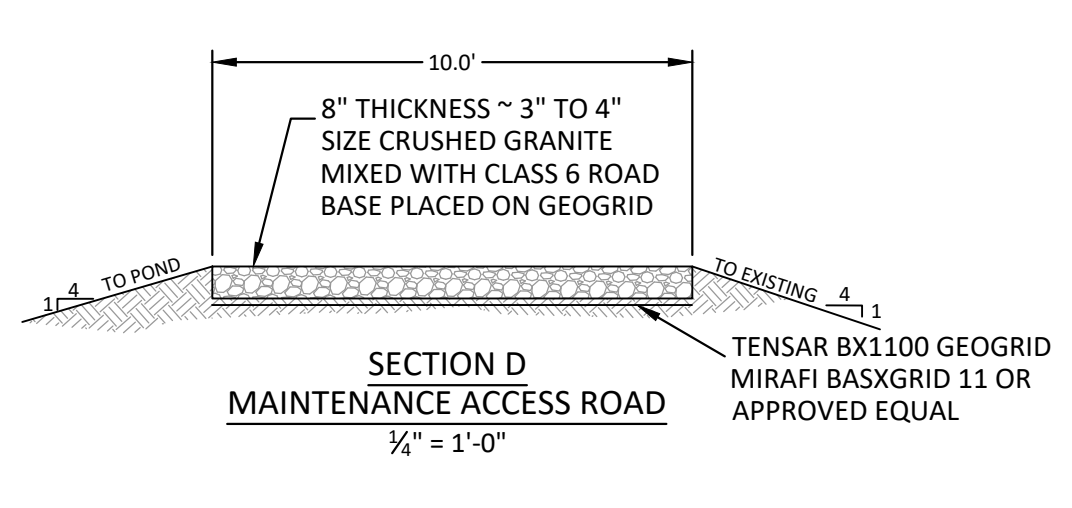
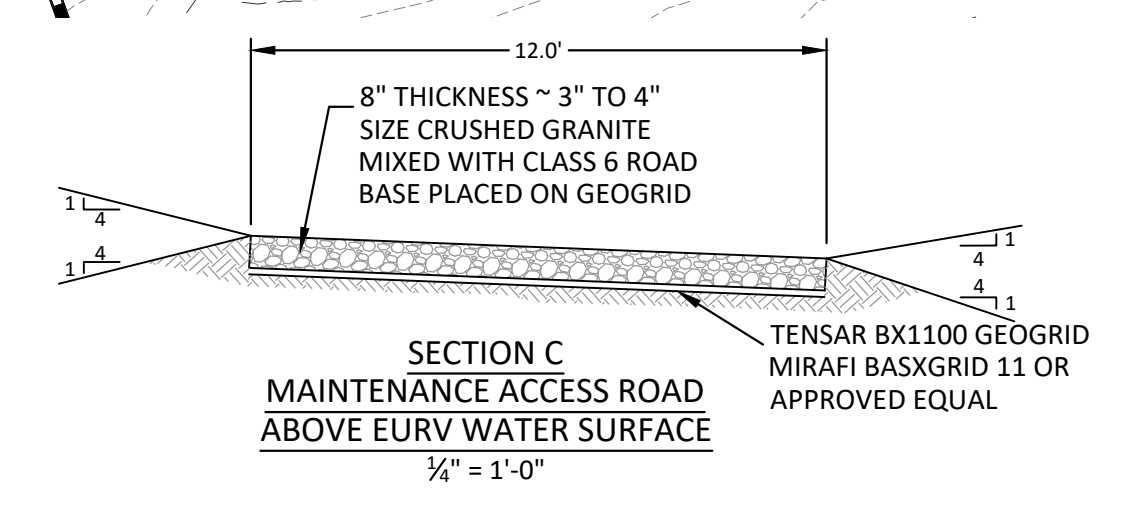
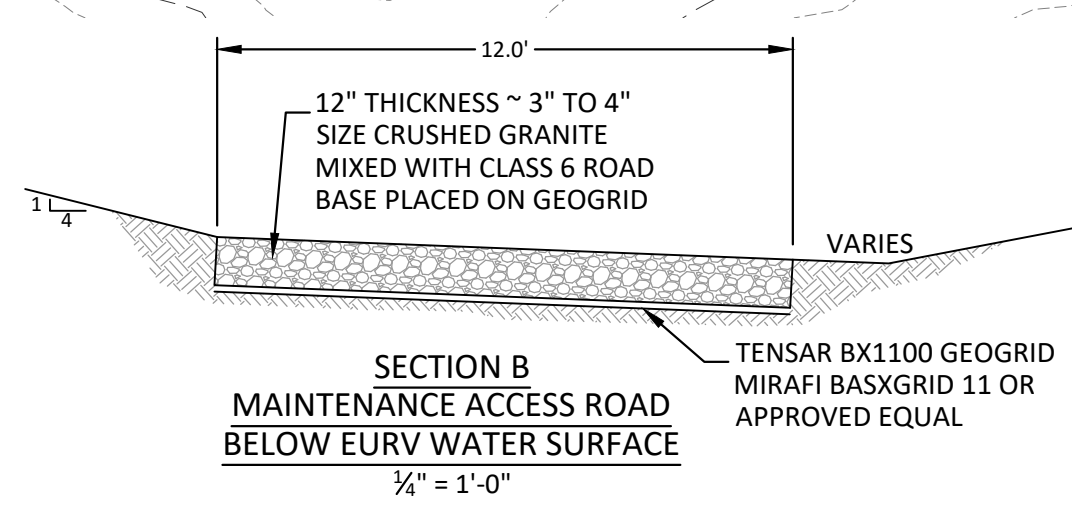
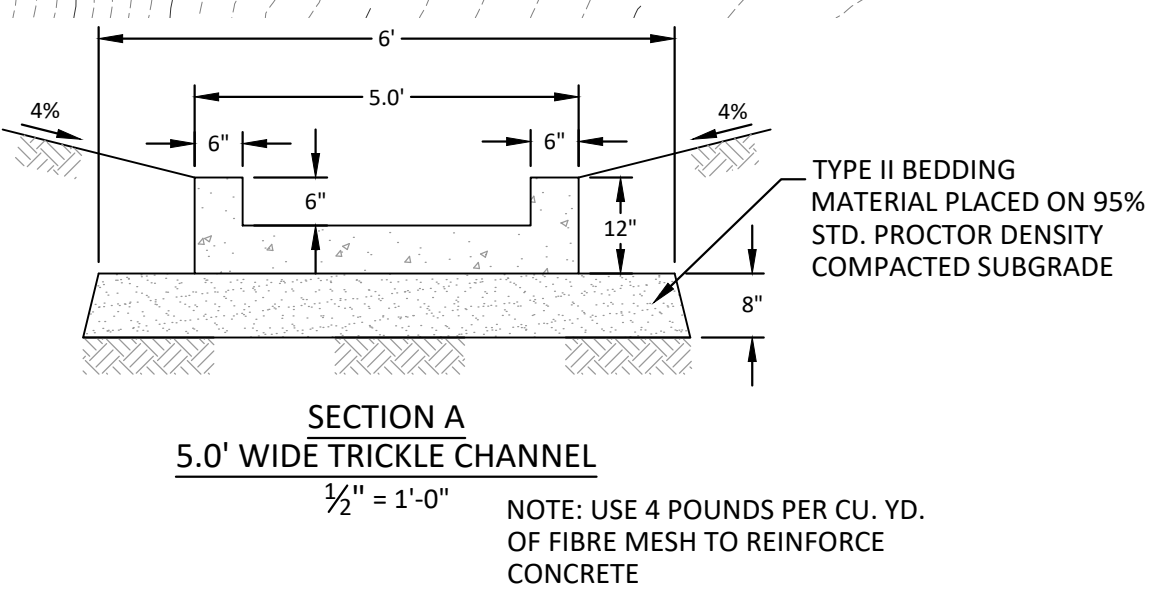
**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



RET. WALL TABLE		
TAG	LENGTH	DIRECTION
L1	57.80'	N07°04'11"E
L2	62.72'	N39°17'20"E
L3	45.40'	N63°21'16"E
L4	27.85'	N79°24'50"E
L5	41.83'	N63°13'29"E
L6	70.09'	N38°32'33"E
L7	61.31'	N07°04'11"E

LENGTH AND DIRECTION ARE AT FRONT OF WALL

Point Table				
Point	Elevation	Northing	Easting	Description
TC-1	5774.96	27990.41	94097.62	FLOWLINE
TC-2	5774.90	27982.33	94104.32	FLOWLINE
TC-3	5774.85	27972.75	94108.67	FLOWLINE
TC-4	5774.70	27954.14	94126.04	FLOWLINE
TC-5	5774.55	27941.53	94151.35	FLOWLINE
TC-6	5774.51	27936.69	94156.02	FLOWLINE
TOE-1	5777.00	27948.11	94042.14	pond toe
TOE-2	5777.00	27935.63	94049.43	pond toe
TOE-3	5777.00	27920.69	94142.80	pond toe
TOE-4	5777.00	27938.96	94184.36	pond toe
TOE-5	5777.00	27953.44	94188.69	pond toe
TOE-6	5777.00	27976.59	94173.51	pond toe
TOE-7	5777.00	27999.51	94108.58	pond toe
TOE-8	5777.00	27986.28	94071.27	pond toe



- NOTE:**
- PRIOR TO FINAL TOP SOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOP SOIL MATERIALS AT HIS/HER EXPENSE.
  - REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS ON FOLLOWING SHEETS
  - EMBANKMENT FILL SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF PARKER AND THE GEOTECHNICAL REPORT. SEE GENERAL NOTES ON SHEET 2.
  - THIS WATER QUALITY BASIN HAS BEEN SIZED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE SPILLWAY SHALL BE LOWERED TO THE EURV WATER SURFACE ELEVATION, AS SHOWN ON THE DETAIL ON THIS SHEET.



**TOWN OF PARKER APPROVALS**

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.

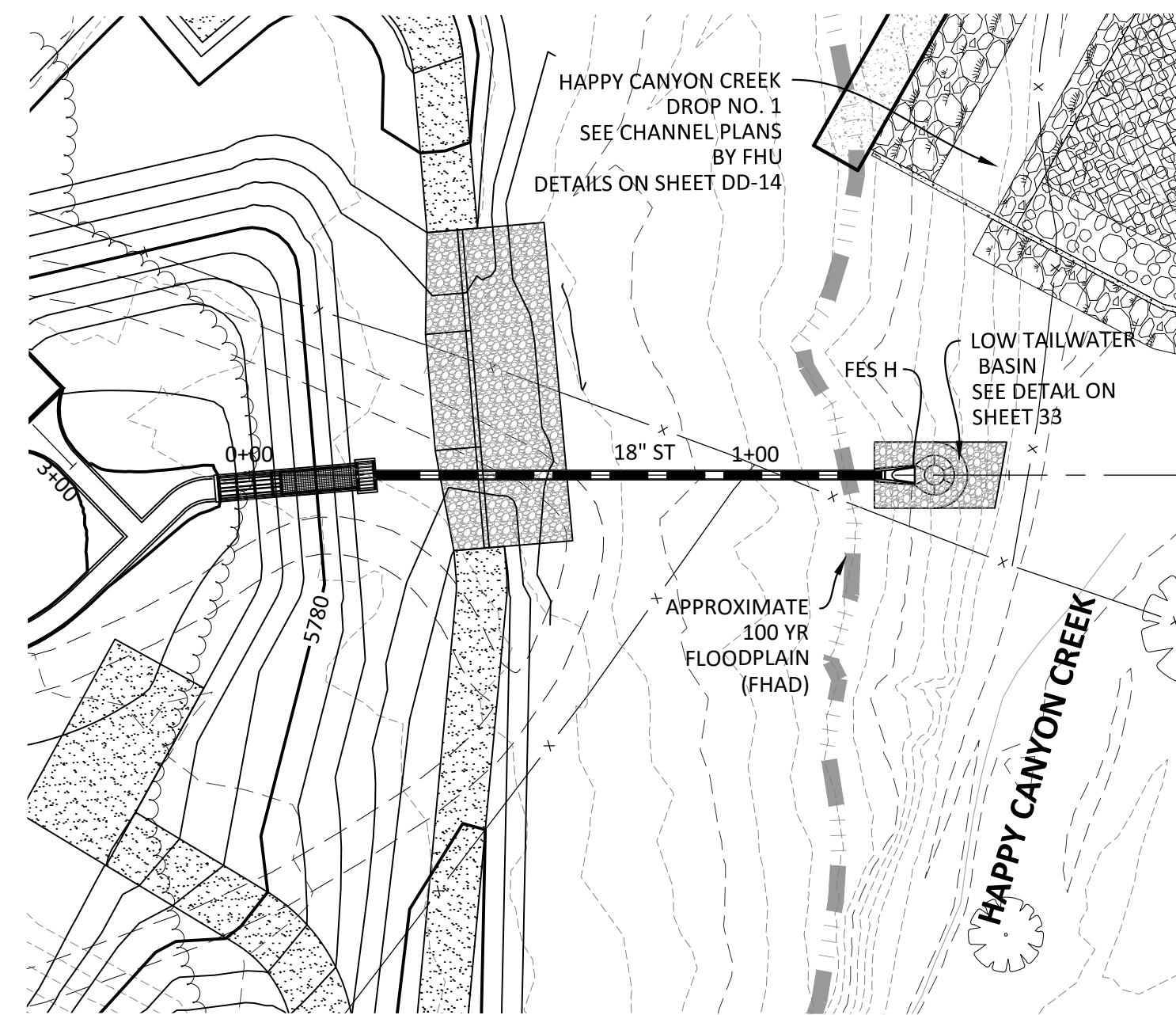
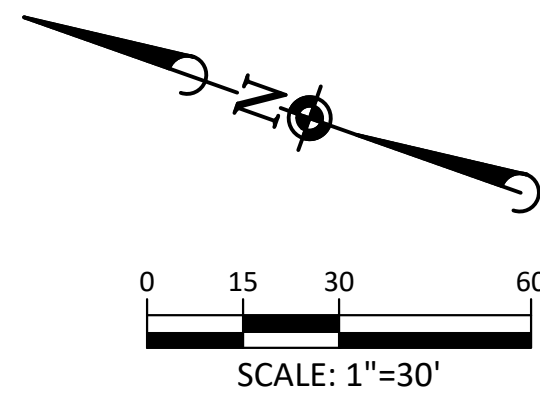
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

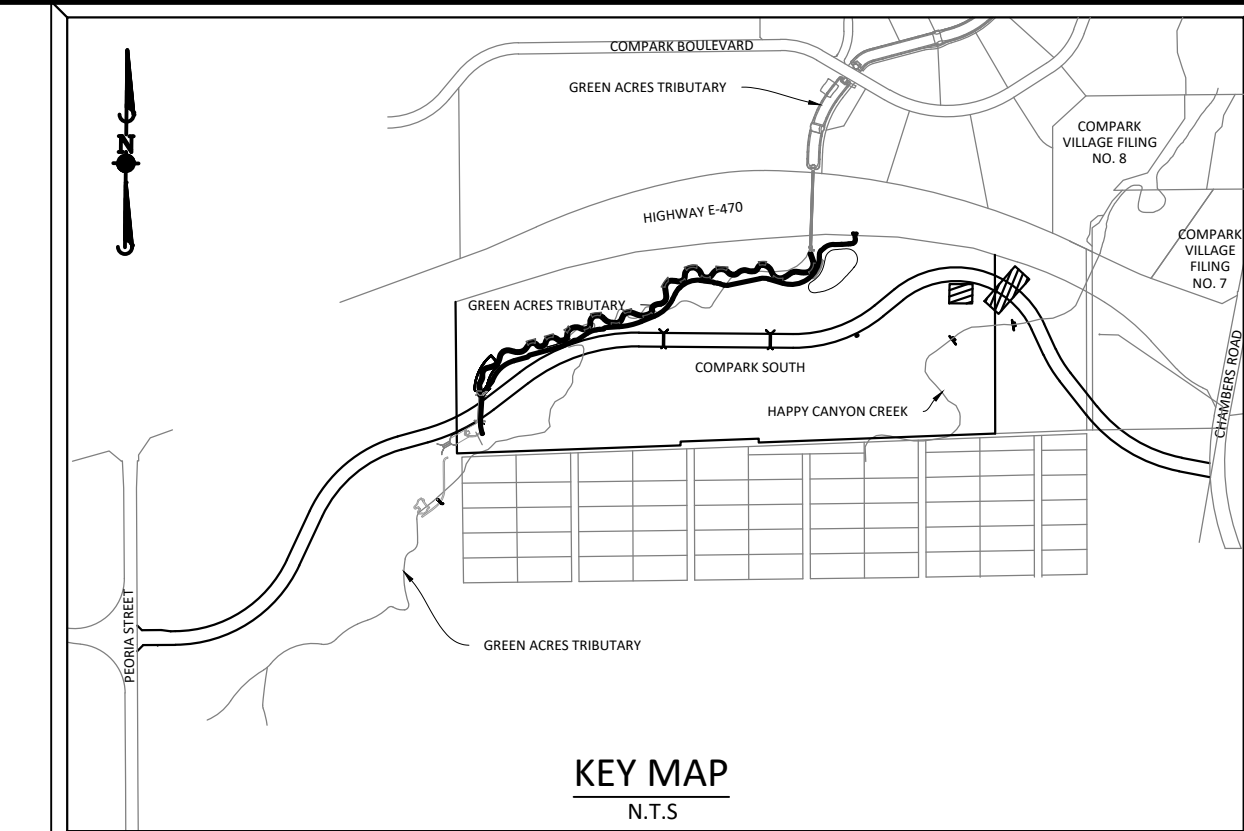
DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 2. 08-31-2021 THIRD SUBMITTAL - RESPOND TO TOP COMMENTS  
 1. 06-18-2021 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS  
**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100-2, Greenwood Village, CO 80111, phone: 303.778.0500  
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management  
**TOWN OF PARKER, COLORADO**  
**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**DETENTION POND PLAN**  
 SHEET **13** OF **33**  
 CLCPK3  
 PENDING APPROVAL - NOT FOR CONSTRUCTION







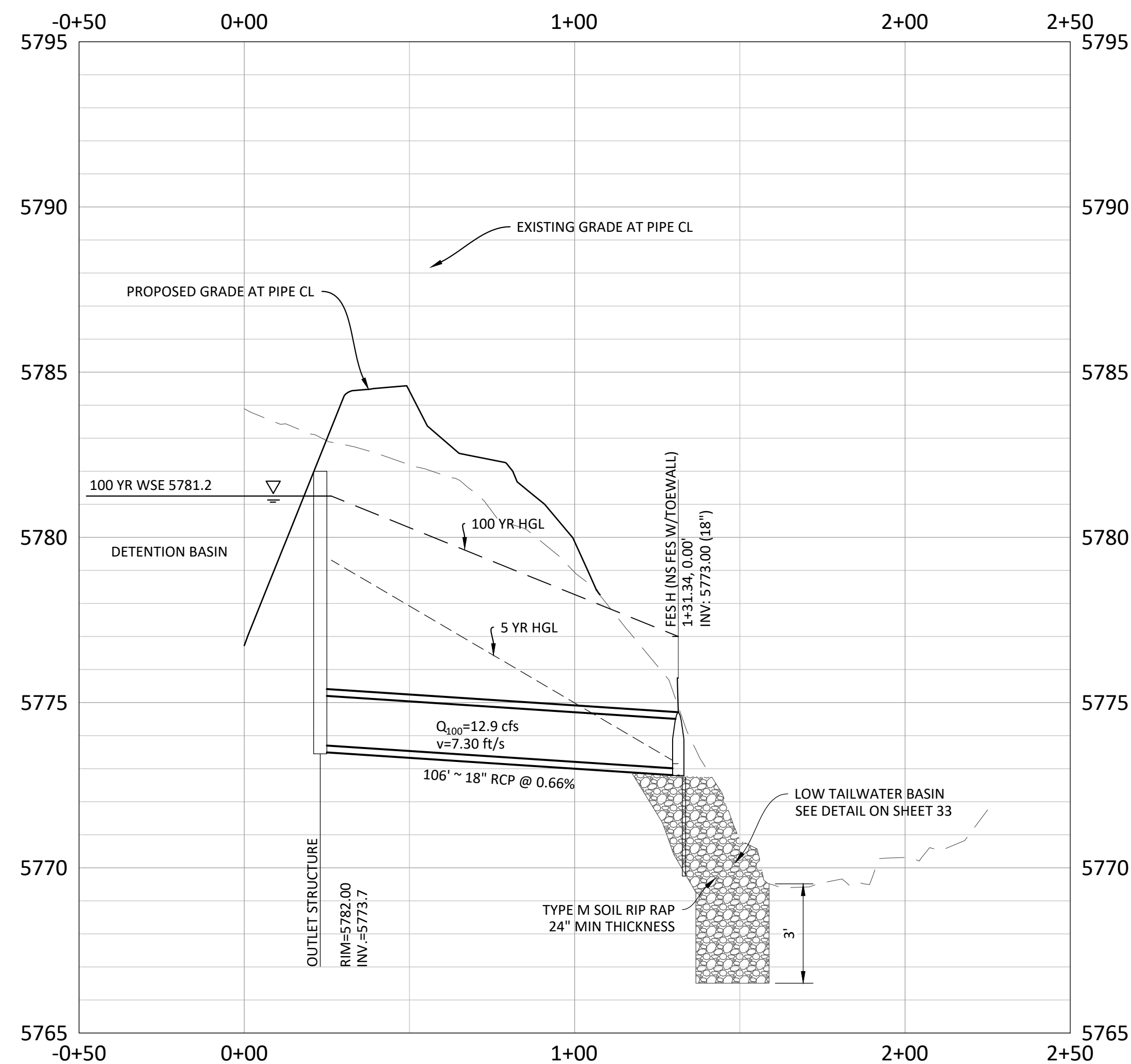
DETENTION BASIN OUTFALL - PLAN



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPAK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
03/15/2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS
08/31/2021	2 THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06/18/2021	1 SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, ph:303.770.0500  
 Manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management



DETENTION BASIN OUTFALL - PROFILE  
 VERTICAL SCALE: 1" = 3'

**TOWN OF PARKER APPROVALS**

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

COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
 TOWN OF PARKER, COLORADO  
 DETENTION BASIN OUTFALL PLAN & PROFILE

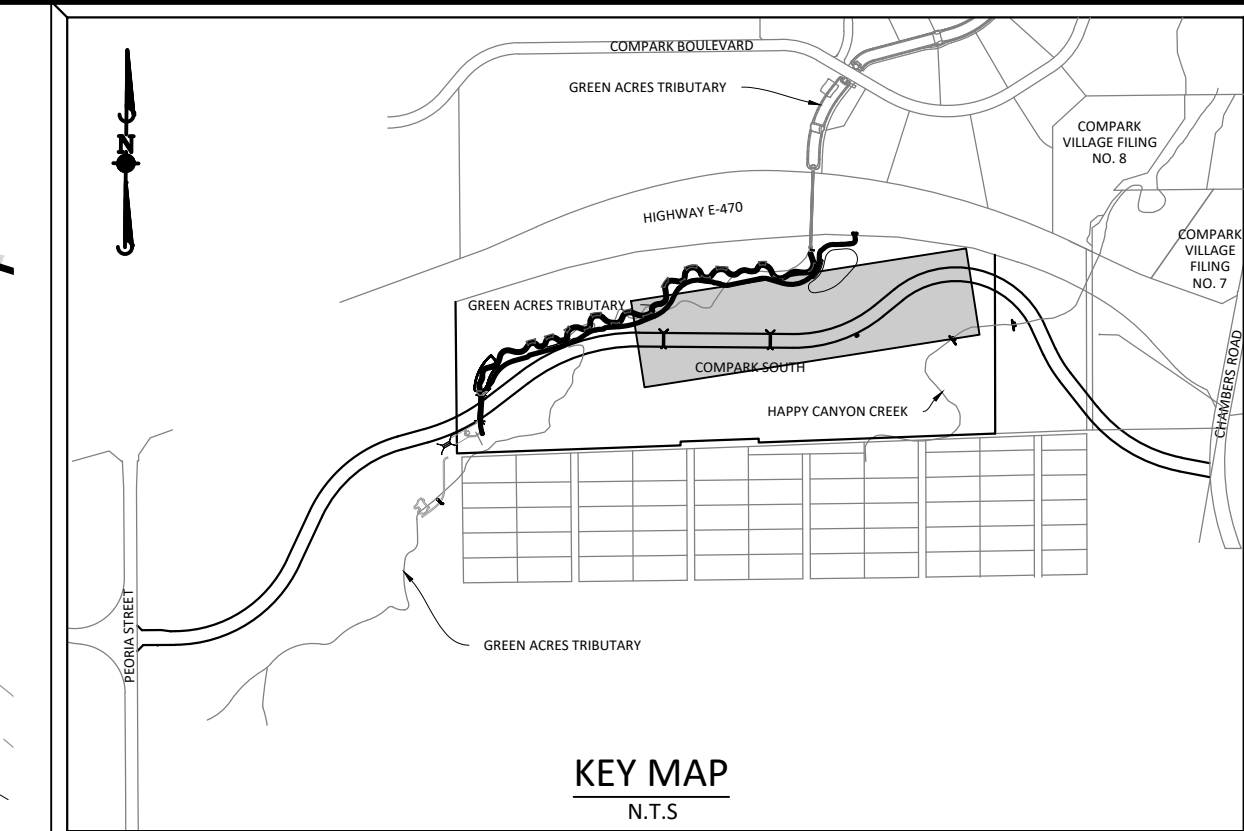
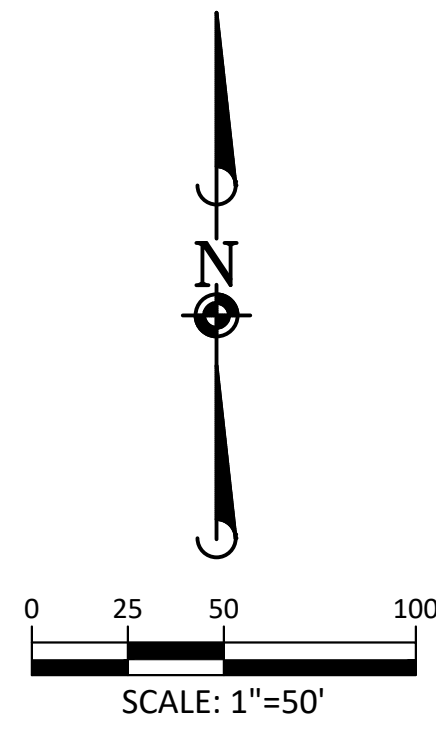
PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021  
 SHEET  
**16 OF 33**  
 CLCPKC3

PENDING APPROVAL - NOT FOR CONSTRUCTION

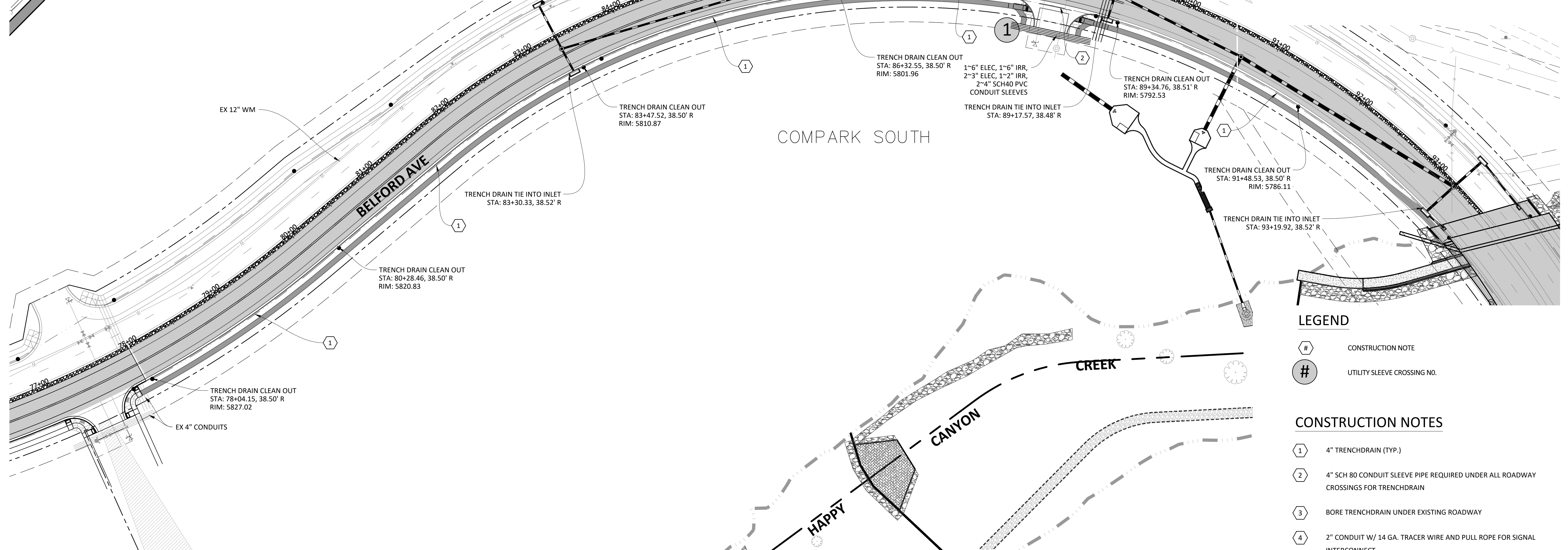
Plotted: 8/31/2021 12:13 PM. Dwg Name: P:\Cpck3\ComSouth09 - Belford Ave East.dwg\Plan Set\PP5\FORM.dwg. Updated By: ADrucker



Know what's below.  
Call before you dig.



**SOURCE BENCHMARKS:**  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



**LEGEND**

- # CONSTRUCTION NOTE
- # UTILITY SLEEVE CROSSING NO.

**CONSTRUCTION NOTES**

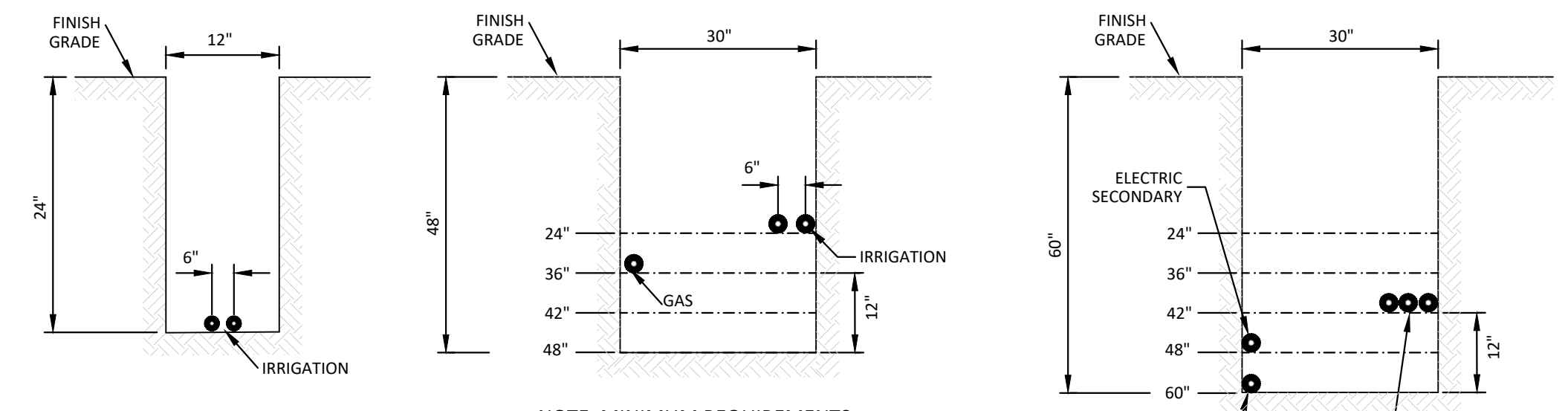
- 1 4" TRENCHDRAIN (TYP.)
- 2 4" SCH 80 CONDUIT SLEEVE PIPE REQUIRED UNDER ALL ROADWAY CROSSINGS FOR TRENCHDRAIN
- 3 BORE TRENCHDRAIN UNDER EXISTING ROADWAY
- 4 2" CONDUIT W/ 14 GA. TRACER WIRE AND PULL ROPE FOR SIGNAL INTERCONNECT
- 5 ALL CONDUITS TO LANDSCAPED MEDIANS SHALL BE SWEEP UP AT 90° AND SHALL TERMINATE IN A PULL BOX SET TO FINISHED GRADE.
- 6 ALL INTERCONNECT CONDUITS SHALL BE SWEEP UP AT 90° TO 11"x17" QUASITE PULLBOXES. 400' SPACING MAXIMUM.

**NOTES:**

- INSTALL CROSSINGS TO EXTEND AT LEAST 6 FEET BEYOND THE ROW AND WALKS. INSTALL SLEEVES IN LINE WITH THE APPROPRIATE EASEMENTS.
- EXTRA CROSSINGS ARE INSTALLED AT THE DISCRETION OF THE DEVELOPER.
- THESE CROSSING LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AS OF THIS DATE. ANY CHANGES, ADDITIONS, OR RELOCATIONS RECEIVED BY MANHARD CONSULTING, LTD. AFTER PAVING HAS BEEN COMPLETED WILL HAVE TO BORED.
- ALL ELECTRIC CONDUITS TO BE GRAY SCHEDULE 40 PVC OR BLACK SCHEDULE 40 PVC WITH A RED STRIPE. GAS CROSSINGS MUST BE SCHEDULE 40 GRAY PVC. PHONE AND TV ARE TO BE WHITE SCHEDULE 40 PVC. IRRIGATION TO BE CLASS 160 PVC PER IRRIGATION PLAN.
- ALL CROSSINGS MUST BE 95% COMPACTION AND TESTED. MARK BOTH ENDS OF SLEEVE WITH 2 X 4 POST-PAINTED.
- XCEL REQUIRES ALL CROSSINGS TO HAVE TRACER WIRE INSTALLED NEXT TO THE SLEEVE.
- ALL TRENCH LINES MUST BE WITHIN 6" OF FINISHED GRADE PER XCEL STANDARDS.
- GRADE AT TRANSFORMERS MUST BE 100% TO FINISHED GRADE.

**TRENCH DRAIN NOTES:**

- SEE DETAIL 29 OF STREET DETAILS FOR TRENCH DRAIN SPECIFICATIONS
- TRENCH DRAINS SHALL TIE INTO STORM MANHOLES OR INLETS
- CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED AT MAXIMUM 500' INTERVALS.



**NOTE: MINIMUM REQUIREMENTS -**  
ELECTRIC - 3" HORIZONTAL AND 12" VERTICAL SEPARATION FROM GAS, 10" HORIZONTAL AND 12" VERTICAL SEPARATION FROM WATER/SEWER/STORM, AND 12" FROM ALL OTHER UTILITIES  
GAS - 12" FROM ALL OTHER UTILITIES  
**TYPICAL CONDUIT SLEEVE SECTIONS**  
N.T.S.

**CAUTION:**

HAVE ALL BURIED UTILITIES LOCATED PRIOR TO TRENCHING OR BORING.

**TOWN OF PARKER APPROVALS**

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

DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS

**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500  
Civil Engineering | Surveying & Geospatial Services | Construction Management  
Water Resource Management

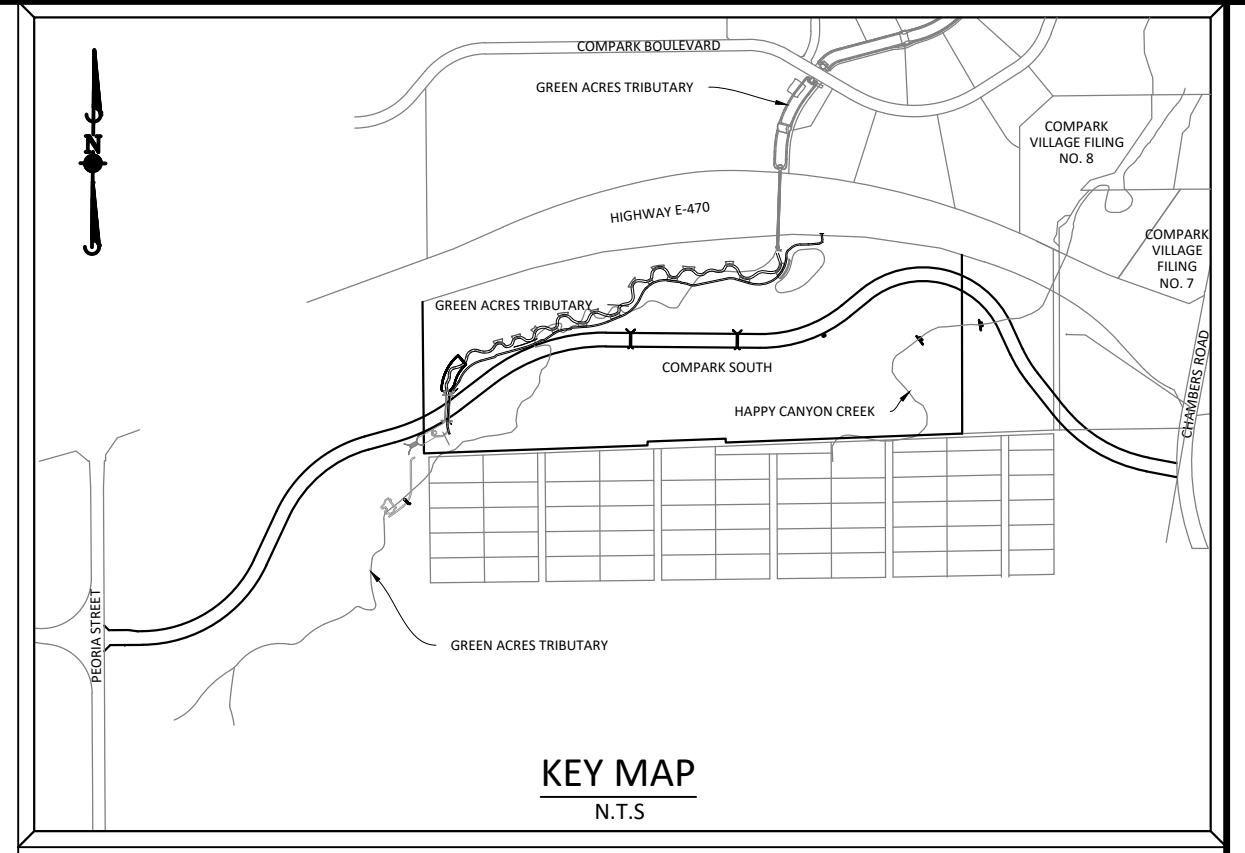
COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD  
TOWN OF PARKER, COLORADO  
TRENCH DRAIN AND SLEEVING PLAN

PROJ. MGR.: GTI  
PROJ. ASSOC.: ASD  
DRAWN BY: JMP  
DATE: 03/15/2021  
SHEET  
**17 OF 33**  
CLCPKC3 CLCPKC3

Plotted: 8/31/2021 12:15 PM. Draw Name: P:\C\gpk3\Compsouth09 - Belford Ave Emt\Draw\Trench Drain and Sleeve Plan.dwg Updated By: A.Drucker

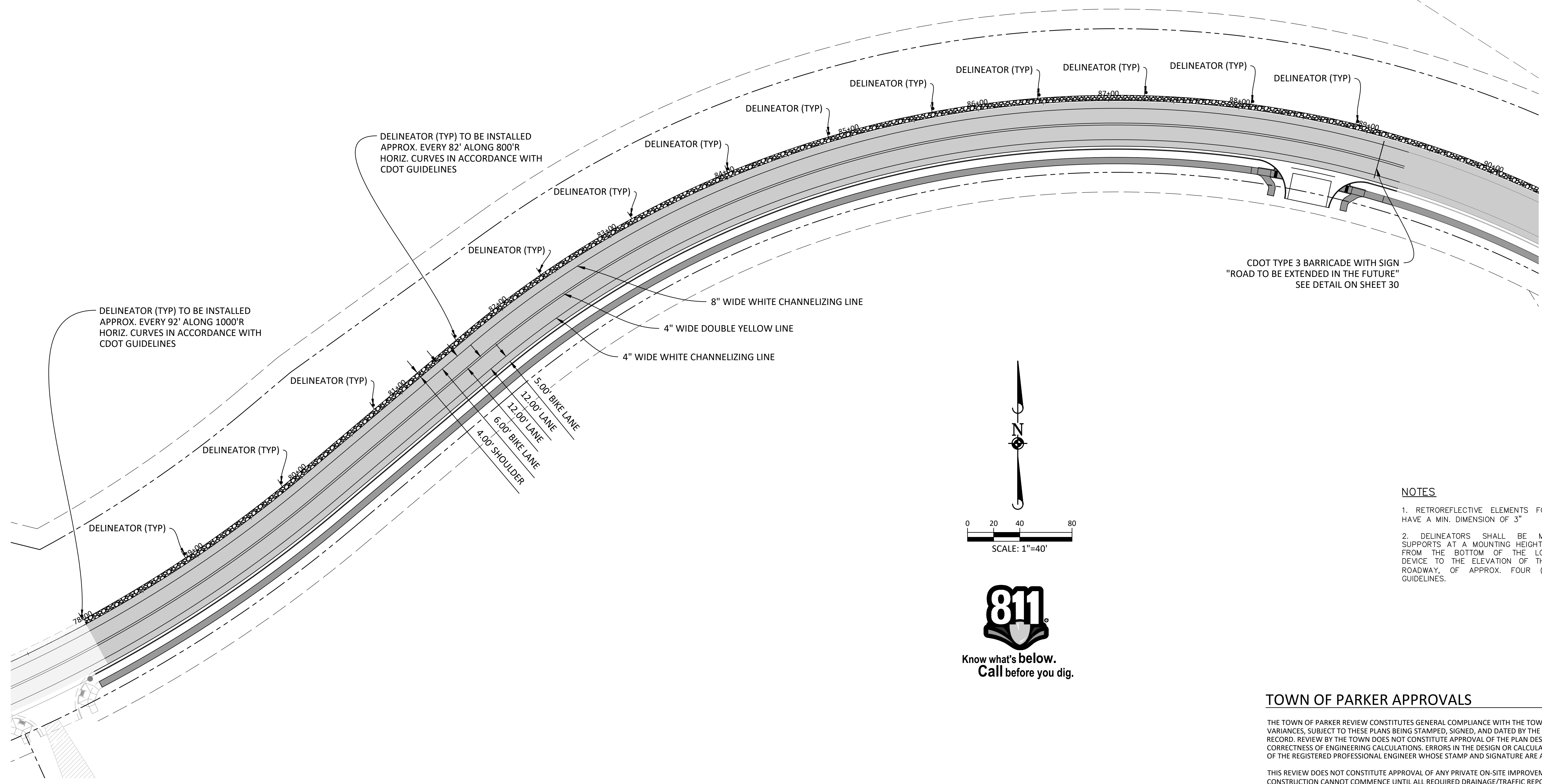
PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/31/2021 12:15 PM. Dwg Name: P:\Cadd\3\CompSouth09 - Belford Ave East\Drawings\Plan Set\SIGNAGE AND STRIPING PLAN.dwg. Updated By: Adruker



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

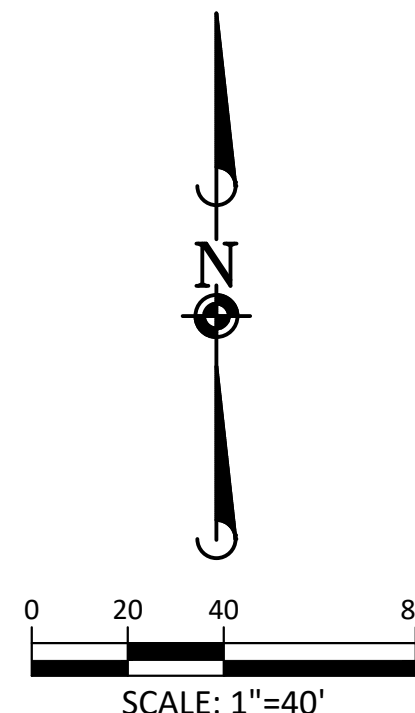
DATE	REVISIONS
08-31-2021	THIRD SUBMITTAL - RESPOND TO TOP COMMENTS
06-18-2021	SECOND SUBMITTAL - RESPOND TO TOP COMMENTS



DELINEATOR (TYP) TO BE INSTALLED APPROX. EVERY 82' ALONG 800'R HORIZ. CURVES IN ACCORDANCE WITH CDOT GUIDELINES

DELINEATOR (TYP) TO BE INSTALLED APPROX. EVERY 92' ALONG 1000'R HORIZ. CURVES IN ACCORDANCE WITH CDOT GUIDELINES

CDOT TYPE 3 BARRICADE WITH SIGN "ROAD TO BE EXTENDED IN THE FUTURE" SEE DETAIL ON SHEET 30



- NOTES**
1. RETROREFLECTIVE ELEMENTS FOR DELINEATORS SHALL HAVE A MIN. DIMENSION OF 3"
  2. DELINEATORS SHALL BE MOUNTED IN SUITABLE SUPPORTS AT A MOUNTING HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE LOWEST RETROREFLECTIVE DEVICE TO THE ELEVATION OF THE NEAR EDGE OF THE ROADWAY, OF APPROX. FOUR (4) FEET, PER MUTCD GUIDELINES.

**BELFORD AVENUE**

**TOWN OF PARKER APPROVALS**

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 \_\_\_\_\_

**Manhard CONSULTING LTD.**  
 7600 East Colfax Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.770.0500  
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

**COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD**  
**TOWN OF PARKER, COLORADO**  
**SIGNAGE AND STRIPING PLAN**

PROJ. MGR.: GTI  
 PROJ. ASSOC.: ASD  
 DRAWN BY: JMP  
 DATE: 03/15/2021  
**SHEET 18 OF 33**  
 CLCPKC3

PENDING APPROVAL - NOT FOR CONSTRUCTION