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PRIVATE IMPROVEMENT CONSTRUCTION PLANS FOR:

COMPARK VILLAGE SOUTH

COMPARK VILLAGE SOUTH,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF 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

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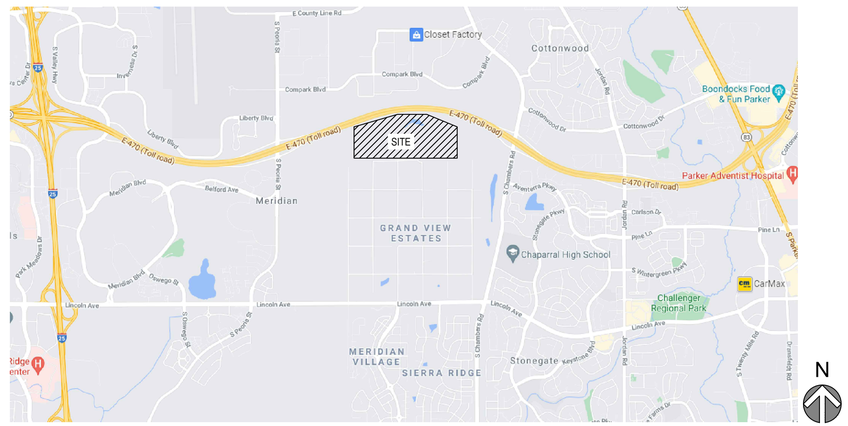

Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER

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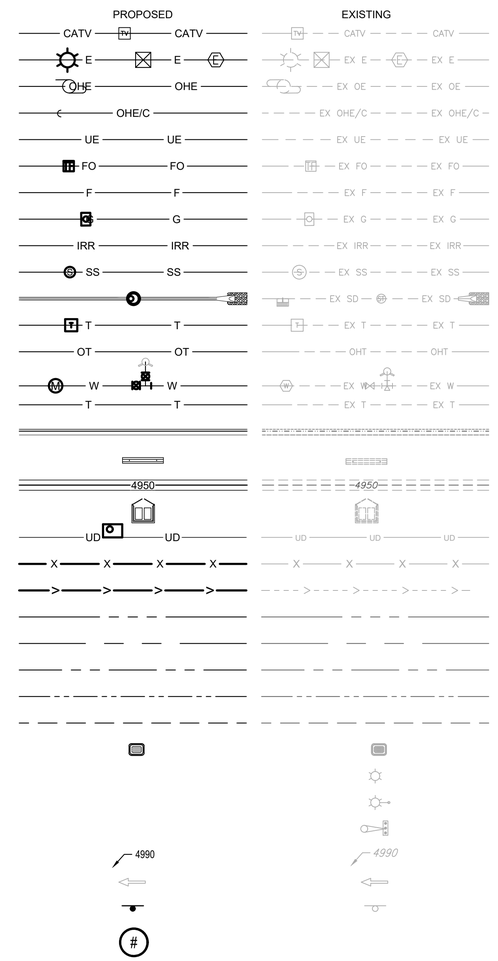
STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

LEGEND



CABLE TV LINE W/ PEDESTAL
ELECTRIC LINE W/ BOX, METER, AND LIGHT
OVERHEAD ELECTRIC WITH POLE
OVERHEAD ELECTRIC COMMUNICATIONS
UNDERGROUND ELECTRIC
FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
FIRE
GAS LINE W/ DRY UTILITY VAULT
IRRIGATION
SANITARY SEWER W/ MANHOLE
STORM SEWER FES W/ MAHNOLE, RIPRAP
TELEPHONE LINE W/ PEDESTAL
OVERHEAD TELEPHONE
WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
UNDERDRAIN
CURB AND GUTTER
WHEEL STOP
CONTOURS
TRASH ENCLOSURE
UNDERDRAIN W/ TYPE R INLET
FENCE LINE
DRAINAGE SWALE
RIGHT-OF-WAY
SECTION LINE
PROPERTY LINE
LOT LINE
EASEMENT
IRRIGATION CONTROL VALVE BOX
PEDESTRIAN LIGHT
STREET LIGHT
TRAFFIC LIGHT
SPOT ELEVATION
FLOW OF WATER
SIGN
LOT NUMBER

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN
ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC
DESIGN OF HIGHWAY & STREETS.

BASIS OF BEARINGS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
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.

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.
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST 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.

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

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CENTURY LIVING

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
COVER SHEET

PE STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/09/2022
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C0.0 1

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-C-VR&GN.dwg Plot Date:9/12/2022 3:47 PM Last Saved By: KBLACK

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TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS STANDARD CONSTRUCTION NOTES THESE NOTES SHALL APPEAR ON THE COVER SHEET. IF A COVER SHEET HAS NOT BEEN USED THEY SHALL BE PUT ON EVERY SHEET OF THE SUBMITTAL.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. 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."
9. 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.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. 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 AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF ALL SUBMITTALS CONTAINING ROADWAY PLANS. IF A COVER SHEET HAS NOT BEEN USED, THEY SHALL BE PUT ON EVERY SHEET OF THE SUBMITTAL CONTAINING ROADWAY DESIGN.

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTSPRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. MILE HIGH FLOOD DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
   - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
   - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE AND STRIPING NOTES

IN ADDITION TO THE NOTES IN THE ABOVE SECTION OF THESE ROADWAY STANDARDS, THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF ALL SUBMITTALS CONTAINING ROADWAYS. THE FOLLOWING NOTES SHALL BE ON ALL SIGNAGE AND STRIPING PLANS:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.

- SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER
- APPROVED BY THE TOWN OF PARKER.
- SHALL LINE UP WITH HANDICAP RAMPS.
- SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

FOR CONCRETE SURFACE:

- LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT.
- OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN
- OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED
- THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS
- SPECIFIED.
- (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)

FOR ASPHALT SURFACE:

- LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS
- SPECIFIED.
- 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTURY LIVING

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
GENERAL NOTES

PE STAMP
COLORADO LICENSED
46080
06/08/2022
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/12/2022
SHEET C0.1
2

File Location: Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-CVR&GN.dwg Plot Date:9/12/2022 3:48 PM Last Saved By: KBLACK

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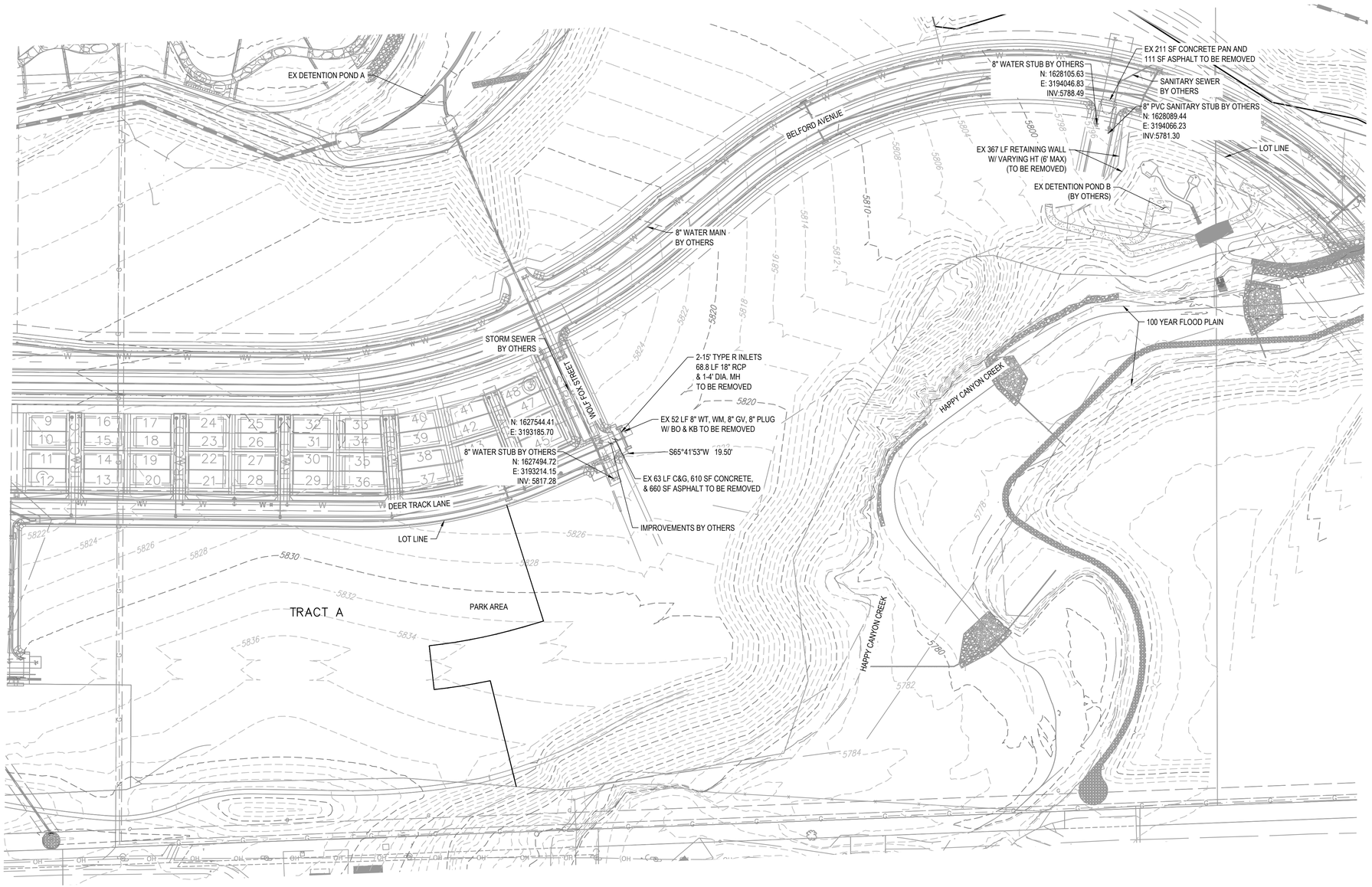

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

NOTES

1. EXISTING FEATURES SHOWN ARE BASED ON INFORMATION PROVIDED BY MANHARD CONSULTING, LLC. SITE IS ACTIVELY UNDER CONSTRUCTION DURING TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY FEATURES DEPICTED PRIOR TO COMMENCING CONSTRUCTION.

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CENTURY LIVING

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
EXISTING CONDITIONS

RE-STAMP

COLORADO LICENSED
ERIC J. WEST
46080
06/09/2022
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C1.0
3

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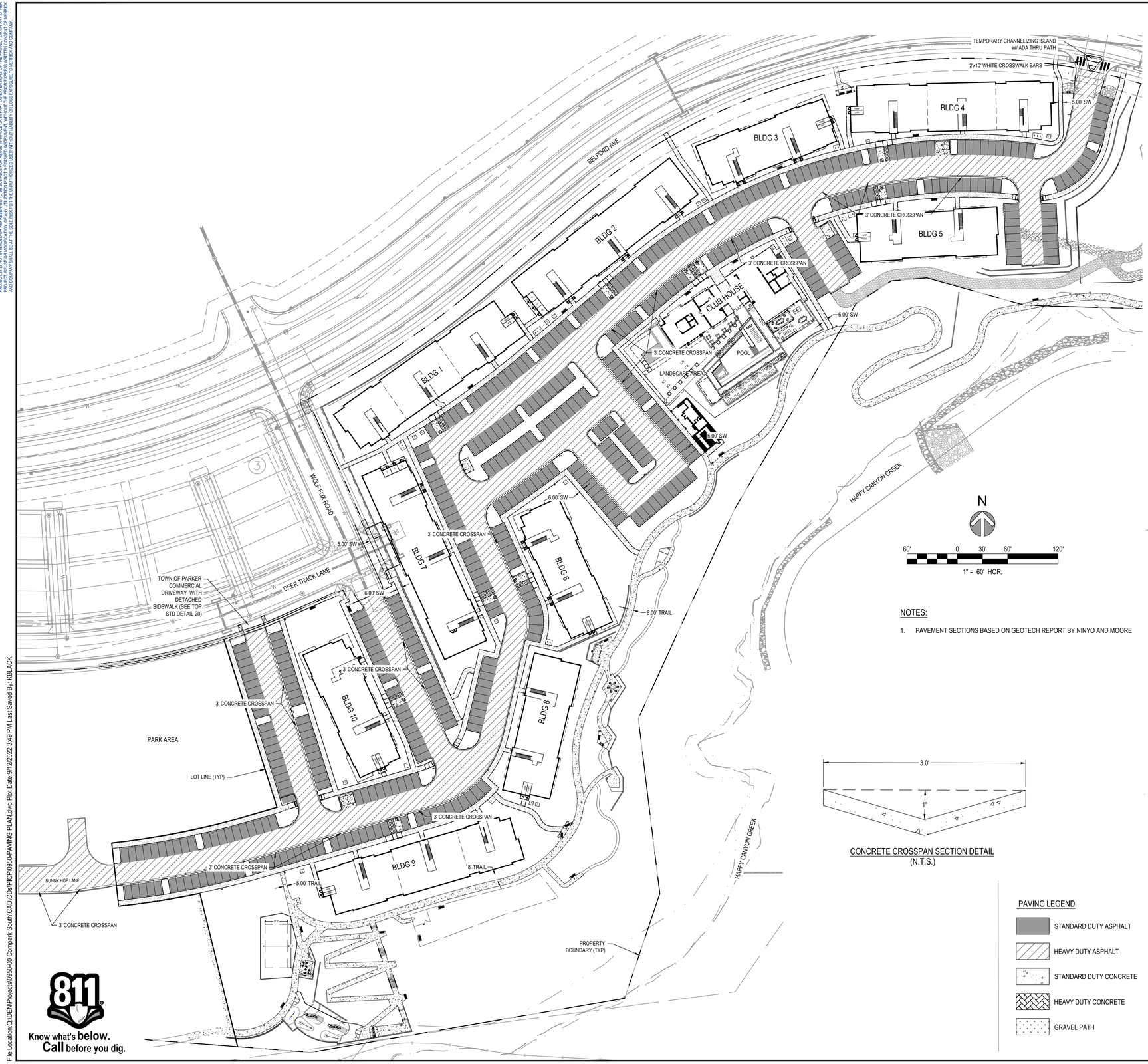
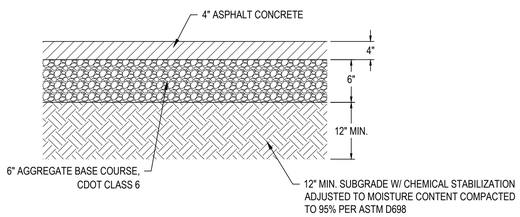
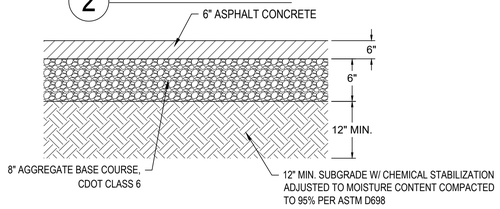


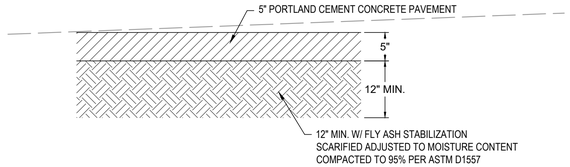
1 STANDARD DUTY ASPHALT



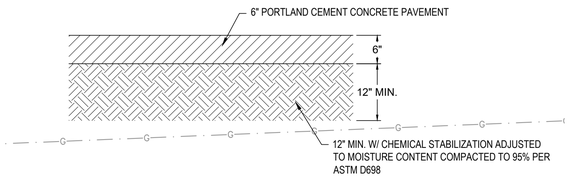
2 HEAVY DUTY ASPHALT



3 STANDARD DUTY CONCRETE



4 HEAVY DUTY CONCRETE



NOTES:

1. PAVEMENT SECTIONS BASED ON GEOTECH REPORT BY NINYO AND MOORE

CONCRETE CROSSPAN SECTION DETAIL
(N.T.S.)

PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- GRAVEL PATH

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CENTURY LIVING

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
SITE AND PAVING PLAN

FE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/06/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
DATE: 7/12/2022
SHEET: C2.0
4

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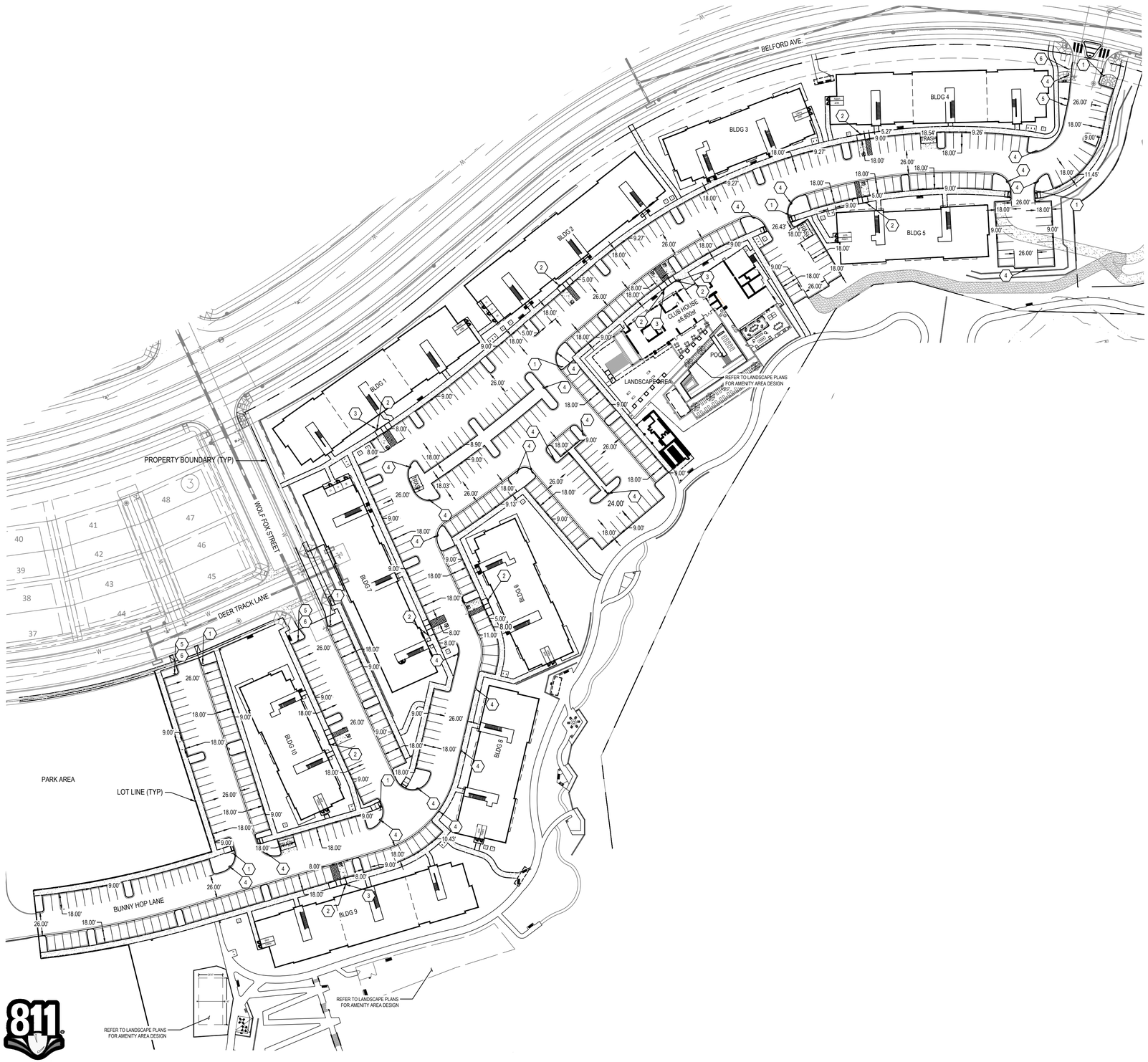

N

60' 0 30' 60' 120'

1" = 60' HOR.

NOTES

1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS SPECIFIED OTHERWISE.
2. SIGNS SHOWN ON PLAN ARE SYMBOLIC. ALL SIGN MATERIALS, DIMENSIONS, INSTALLATION, PLACEMENT AND, OFFSET FROM CURB SHALL CONFORM TO STANDARDS FROM MUTCD 2009 ED. WITH MOST RECENT REVISIONS.
3. ALL PAVEMENT MARKING SHALL BE SOLID 4" WIDE TRAFFIC WHITE PAINTING. ALL STOP BAR PAVEMENT MARKINGS SHALL BE A 18" WIDE SOLID WHITE PAINTING.
4. CROSS WALK BARS SHALL BE 1.5' x 6'.
5. ACCESSIBLE LOADING ZONES TO BE STRIPED WITH 4" WIDE WHITE DIAGONAL STIPE @ 48" O.C.

LEGEND

1	R1-1 (30" x 30")	STOP
2	R7-8 (12" x 18")	RESERVED PARKING
3	R7-8 P (12" x 9")	VAN ACCESSIBLE
4	R7-1 (SP) (12" x 18")	NO PARKING FIRE LANE
5	R2-1 (SP) (12" x 18")	SPEED LIMIT 15
6	R5-4 (SP) (24" x 30")	PRIVATE ROAD NO TOWN MAINTENANCE R5-4

PAVEMENT MARKING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
SIGN & STRIPING

PE-STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
46080
09/08/2022
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C2.1
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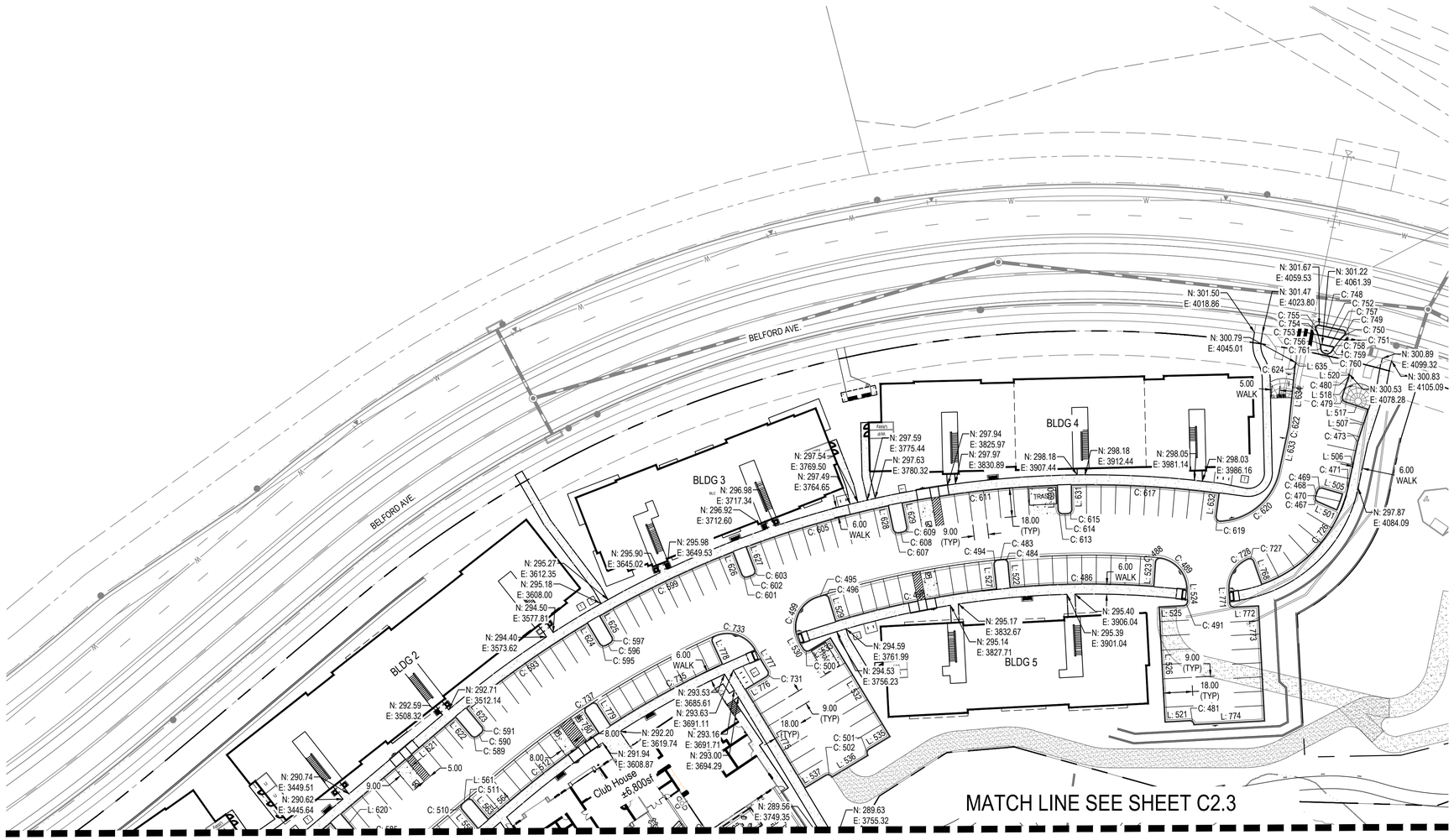

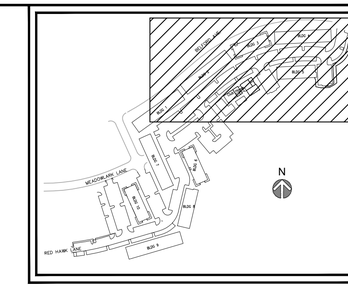

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N

40' 0 20' 40' 80'

1" = 40' HOR.

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TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 1

FIE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/05/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
DATE: 7/1/2022
SHEET: C2.2
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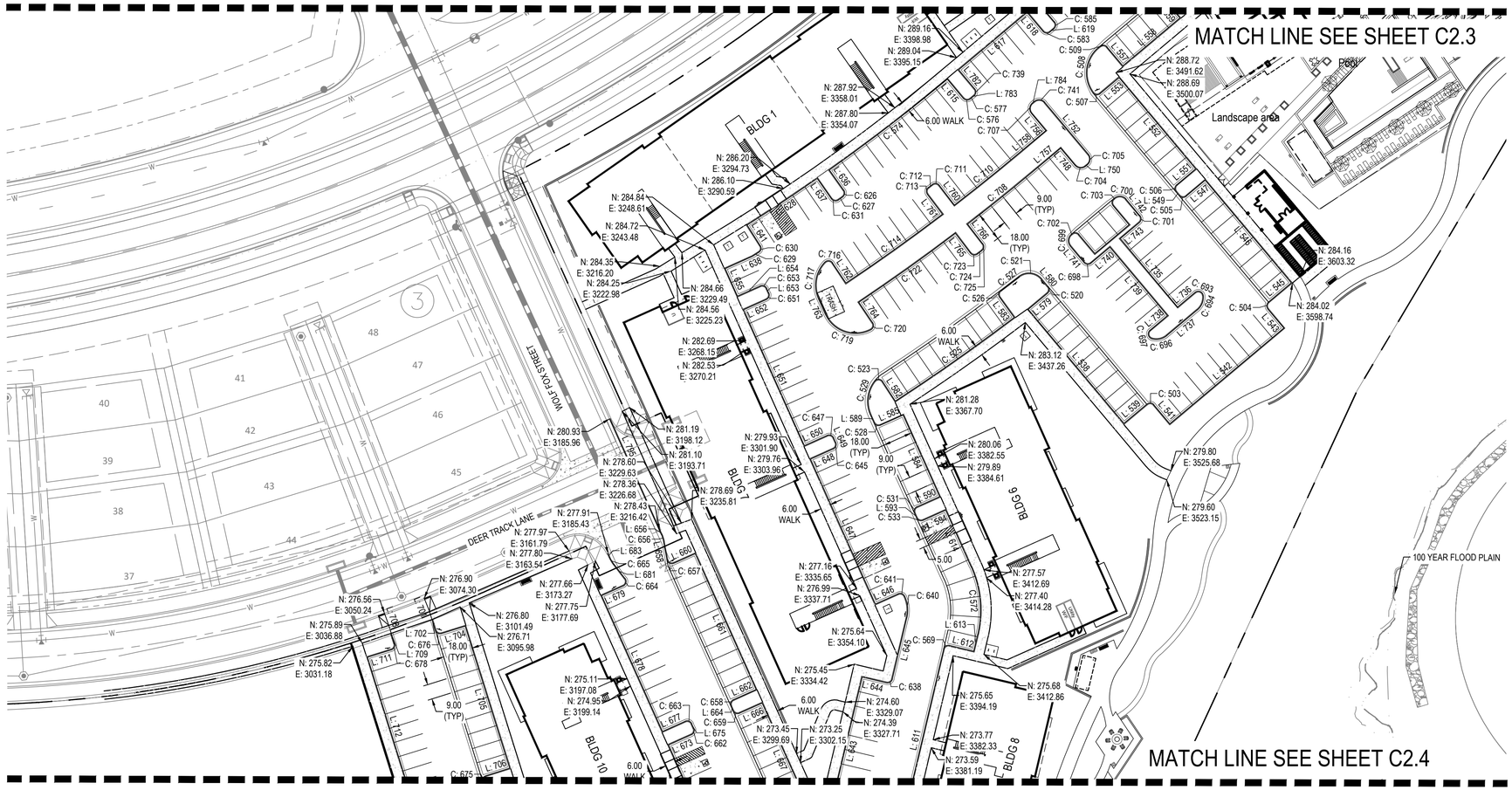

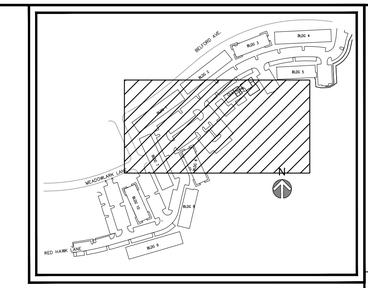

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1" = 40' HOR.

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TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 2

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
JAMES WEST
46080
09/06/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C2.3 7

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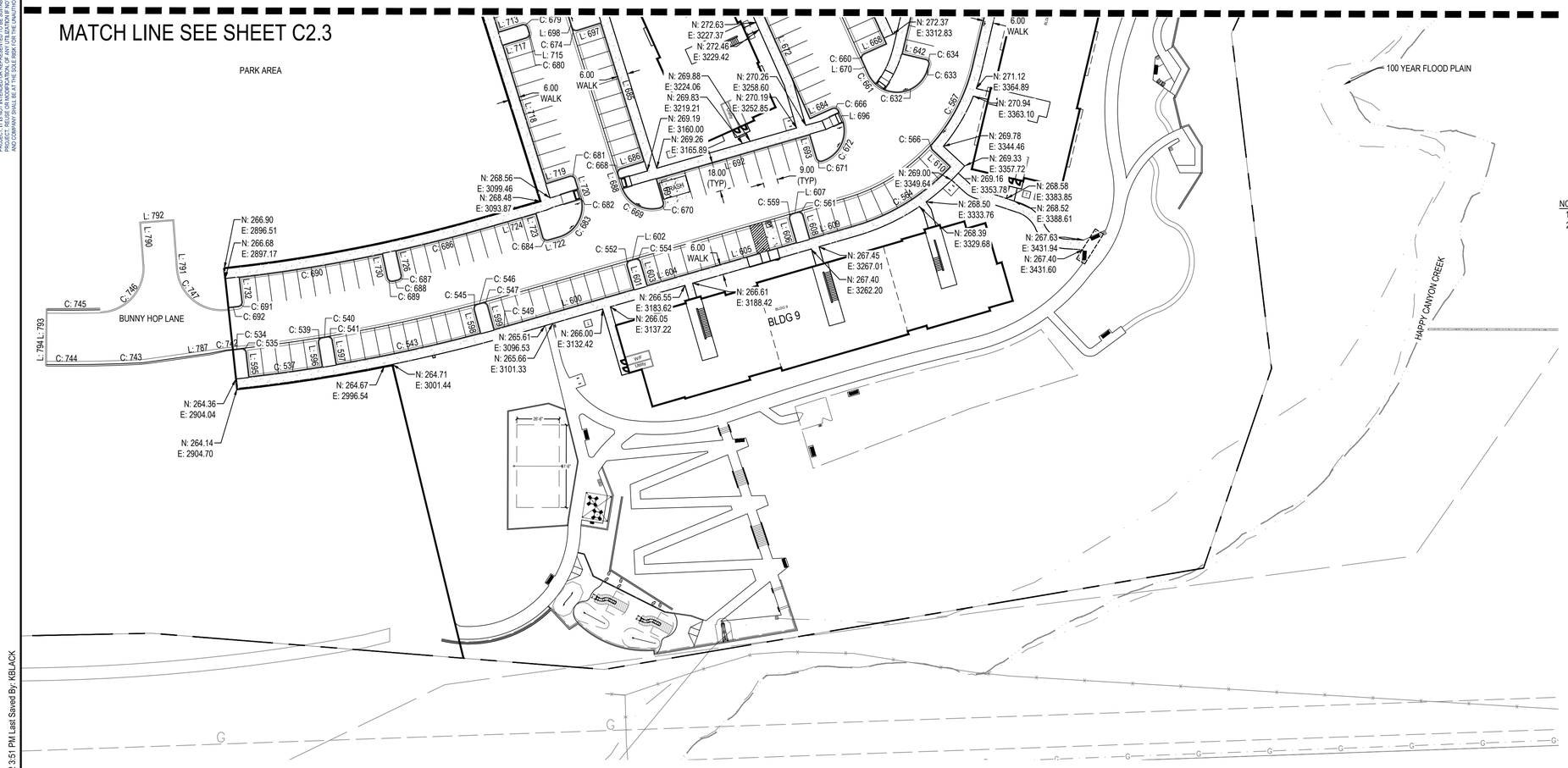

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N

20' 0 10' 20' 40'

1" = 20' HOR.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 3

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/08/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C2.4
8

File Location: Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-HCP.dwg Plot Date:9/12/2022 3:51 PM Last Saved By: KBLACK

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LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 501	N66° 22' 37"W	13.07'	1628028.46	3194070.67
L: 505	S74° 11' 24"E	13.07'	1628042.54	3194061.87
L: 506	N11° 55' 44"E	26.90'	1628043.96	3194077.73
L: 507	N17° 56' 45"E	20.32'	1628072.51	3194083.88
L: 517	N72° 03' 15"W	15.00'	1628091.84	3194090.14
L: 518	N17° 56' 45"E	11.69'	1628100.24	3194073.94
L: 520	N11° 55' 44"E	0.95'	1628113.38	3194078.08
L: 521	N87° 01' 07"E	15.00'	1627895.55	3193962.88
L: 522	S5° 10' 22"E	14.99'	1627995.00	3193864.09
L: 523	N4° 06' 05"E	14.92'	1627980.91	3193955.33
L: 524	S2° 58' 53"E	8.48'	1627979.86	3193976.51
L: 525	S87° 01' 07"W	15.00'	1627968.24	3193974.11
L: 526	S2° 58' 53"E	72.00'	1627967.46	3193959.13
L: 527	N6° 06' 00"W	14.99'	1627979.19	3193856.48
L: 529	S16° 42' 49"E	14.99'	1627973.21	3193751.35
L: 530	N31° 08' 54"W	1.32'	1627943.57	3193733.64
L: 532	N31° 08' 54"W	72.00'	1627886.27	3193789.30
L: 533	S58° 51' 06"W	15.00'	1627947.89	3193752.06
L: 535	N58° 51' 06"E	15.00'	1627878.51	3193776.47
L: 536	N58° 51' 06"E	26.00'	1627860.95	3193753.20
L: 537	N58° 51' 06"E	15.00'	1627854.20	3193736.24
L: 538	S40° 11' 27"E	90.00'	1627652.12	3193439.03
L: 539	N49° 48' 33"E	18.06'	1627583.37	3193497.12
L: 541	S40° 11' 27"E	15.00'	1627594.67	3193515.14
L: 542	N49° 48' 33"E	90.00'	1627583.21	3193524.82
L: 543	N40° 11' 27"W	15.00'	1627641.29	3193593.57
L: 545	N49° 48' 33"E	18.06'	1627656.98	3193584.24
L: 546	N40° 11' 27"W	81.00'	1627668.63	3193598.04
L: 547	S49° 48' 33"W	15.00'	1627730.51	3193545.76
L: 549	N40° 11' 27"W	3.00'	1627721.18	3193530.08
L: 551	N49° 48' 33"E	15.00'	1627727.70	3193528.50
L: 552	N40° 11' 27"W	72.00'	1627737.38	3193539.96
L: 553	S49° 48' 33"W	14.97'	1627792.38	3193493.49
L: 557	S40° 11' 27"E	14.94'	1627810.97	3193486.15
L: 558	N49° 48' 33"E	45.00'	1627799.56	3193495.79
L: 559	N40° 11' 27"W	15.00'	1627828.60	3193530.16
L: 561	N49° 48' 33"E	3.00'	1627844.28	3193520.84
L: 563	S40° 11' 27"E	15.00'	1627845.86	3193527.36
L: 564	N49° 48' 33"E	25.81'	1627834.41	3193537.04
L: 579	N49° 48' 33"E	15.00'	1627652.12	3193439.03

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 580	S40° 11' 27"E	98.93'	1627670.56	3193447.02
L: 582	S33° 19' 44"E	14.07'	1627608.19	3193351.07
L: 583	N36° 10' 00"W	15.06'	1627647.19	3193430.53
L: 584	N24° 18' 07"W	54.00'	1627538.74	3193385.76
L: 585	S65° 41' 53"W	15.00'	1627587.95	3193363.54
L: 589	N24° 18' 07"W	5.11'	1627583.28	3193345.90
L: 590	N65° 41' 53"E	15.00'	1627532.56	3193372.09
L: 593	N24° 18' 07"W	103.68'	1627488.78	3193388.57
L: 594	N65° 41' 53"E	15.00'	1627524.36	3193375.79
L: 595	S6° 42' 22"E	15.00'	1627154.08	3192910.49
L: 596	N9° 18' 10"W	15.00'	1627145.56	3192957.61
L: 597	S9° 49' 19"E	15.00'	1627161.87	3192964.08
L: 598	N15° 00' 54"W	15.00'	1627166.78	3193056.10
L: 599	S15° 32' 04"E	15.00'	1627183.65	3193060.92
L: 600	N73° 44' 52"E	77.56'	1627172.66	3193077.12
L: 601	N16° 15' 08"W	15.00'	1627194.37	3193151.58
L: 602	N73° 44' 52"E	3.00'	1627212.49	3193149.42
L: 603	S16° 15' 08"E	15.00'	1627211.29	3193156.02
L: 604	N73° 44' 52"E	28.25'	1627196.89	3193160.22
L: 605	N73° 44' 52"E	68.18'	1627204.80	3193187.34
L: 606	N16° 15' 08"W	15.00'	1627223.88	3193252.80
L: 607	N73° 44' 52"E	3.00'	1627242.00	3193250.64
L: 608	S16° 15' 08"E	15.00'	1627240.80	3193257.24
L: 609	N73° 44' 52"E	28.64'	1627226.40	3193261.44
L: 610	N47° 21' 43"W	15.04'	1627271.44	3193348.65
L: 611	N13° 07' 22"E	114.96'	1627334.52	3193362.33
L: 612	S76° 52' 38"E	15.00'	1627448.72	3193392.03
L: 613	N13° 07' 22"E	10.27'	1627445.32	3193406.64
L: 614	N24° 18' 07"W	37.68'	1627496.19	3193404.97
L: 615	S39° 56' 47"E	15.00'	1627791.09	3193389.68
L: 617	N49° 48' 33"E	54.00'	1627796.85	3193396.51
L: 618	S40° 11' 27"E	15.00'	1627831.70	3193437.76
L: 619	N49° 48' 33"E	3.00'	1627819.88	3193451.66
L: 620	N40° 11' 27"W	15.00'	1627826.04	3193454.31
L: 621	N49° 48' 33"E	94.00'	1627837.50	3193444.63
L: 622	S40° 13' 42"E	15.01'	1627898.16	3193516.44
L: 623	N39° 22' 08"W	15.01'	1627892.50	3193533.08
L: 624	S30° 46' 34"E	15.01'	1627957.31	3193599.34
L: 625	N29° 55' 00"W	15.01'	1627948.98	3193614.83
L: 626	S21° 19' 21"E	15.01'	1628002.03	3193690.85

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 627	N20° 27' 48"W	15.01'	1627991.28	3193704.75
L: 628	S11° 52' 09"E	15.01'	1628031.12	3193788.46
L: 629	N11° 00' 35"W	15.01'	1628018.23	3193800.41
L: 630	S1° 56' 18"E	14.91'	1628043.98	3193894.66
L: 631	N1° 04' 44"W	15.06'	1628029.16	3193904.21
L: 632	S7° 30' 54"W	14.39'	1628039.03	3193996.39
L: 633	N11° 55' 44"E	27.95'	1628053.05	3194034.68
L: 634	N5° 54' 42"E	36.16'	1628082.37	3194040.77
L: 635	N11° 55' 44"E	0.95'	1628120.41	3194044.82
L: 636	N35° 28' 13"W	15.00'	1627723.85	3193327.20
L: 637	N35° 01' 22"W	15.00'	1627718.59	3193319.75
L: 638	N65° 41' 53"E	17.98'	1627676.21	3193255.66
L: 641	N32° 30' 16"W	15.00'	1627689.95	3193276.91
L: 642	N76° 52' 38"W	14.80'	1627338.45	3193333.26
L: 643	N13° 07' 22"E	90.00'	1627341.81	3193318.85
L: 644	S76° 52' 38"E	15.00'	1627429.46	3193339.28
L: 645	N13° 07' 22"E	38.01'	1627428.29	3193357.49
L: 646	S65° 41' 53"W	15.00'	1627479.83	3193360.79
L: 647	N24° 18' 07"W	96.00'	1627473.66	3193347.12
L: 648	N65° 41' 53"E	15.00'	1627561.15	3193307.61
L: 649	N24° 18' 07"W	3.00'	1627571.29	3193322.78
L: 650	S65° 41' 53"W	15.00'	1627575.53	3193317.58
L: 651	N24° 18' 07"W	90.00'	1627569.35	3193303.91
L: 652	N65° 41' 53"E	15.00'	1627651.38	3193266.87
L: 653	N24° 18' 07"W	3.00'	1627661.52	3193282.04
L: 654	S65° 41' 53"W	15.00'	1627665.76	3193276.84
L: 655	N24° 18' 07"W	18.24'	1627659.58	3193263.16
L: 656	S24° 18' 07"E	2.62'	1627517.69	3193216.42
L: 658	S10° 45' 00"E	10.89'	1627510.79	3193218.92
L: 660	N65° 41' 53"E	14.19'	1627497.93	3193225.13
L: 661	S24° 18' 07"E	90.00'	1627503.77	3193238.07
L: 662	S65° 41' 53"W	15.00'	1627421.74	3193275.10
L: 664	S24° 18' 07"E	3.00'	1627411.60	3193259.93
L: 666	N65° 41' 53"E	15.00'	1627407.36	3193265.14
L: 667	S24° 18' 07"E	72.00'	1627413.54	3193278.81
L: 668	S65° 41' 53"W	15.00'	1627347.92	3193308.44
L: 670	S24° 18' 07"E	9.31'	1627337.78	3193293.27
L: 672	N24° 18' 07"W	95.00'	1627301.44	3193261.40
L: 673	N65° 41' 53"E	15.00'	1627388.02	3193222.30
L: 675	N24° 18' 07"W	3.00'	1627398.16	3193237.47

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 677	S65° 41' 53"W	15.00'	1627402.40	3193232.27
L: 678	N24° 18' 07"W	90.00'	1627396.22	3193218.60
L: 679	N65° 41' 53"E	14.19'	1627478.25	3193181.56
L: 681	N37° 51' 13"W	10.89'	1627488.67	3193195.63
L: 683	N24° 18' 07"W	2.62'	1627501.30	3193186.51
L: 684	S65° 41' 53"W	15.00'	1627307.61	3193275.07
L: 685	S17° 32' 43"E	90.00'	1627360.04	3193130.57
L: 686	S72° 27' 17"W	15.00'	1627274.22	3193157.70
L: 688	S17° 32' 43"E	8.00'	1627265.94	3193141.44
L: 691	N16° 15' 08"W	14.99'	1627248.74	3193170.14
L: 692	N73° 44' 52"E	99.00'	1627263.14	3193165.94
L: 693	S16° 15' 08"E	14.99'	1627290.84	3193260.98
L: 696	S24° 18' 07"E	4.32'	1627305.62	3193279.26
L: 697	N72° 27' 17"E	15.00'	1627355.52	3193116.27
L: 698	N17° 32' 43"W	103.02'	1627265.94	3193141.44
L: 701	S21° 48' 23"E	8.60'	1627476.56	3193074.18
L: 702	S17° 32' 43"E	12.19'	1627468.57	3193077.38
L: 704	N72° 27' 17"E	15.00'	1627454.99	3193084.82
L: 705	S17° 32' 43"E	90.00'	1627459.51	3193099.12
L: 706	S72° 27' 17"W	15.00'	1627373.70	3193126.25
L: 708	S19° 53' 06"E	7.73'	1627467.09	3193050.24
L: 709	S17° 32' 43"E	11.57'	1627459.83	3193052.87
L: 711	S72° 27' 17"W	15.00'	1627445.03	3193054.40
L: 712	S17° 32' 43"E	90.00'	1627440.51	3193040.10
L: 713	N72° 27' 17"E	15.00'	1627354.70	3193067.23
L: 715	S17° 32' 43"E	3.00'	1627357.26	3193085.30
L: 717	S72° 27' 17"W	15.00'	1627350.64	3193084.25
L: 718	S17° 32' 43"E	90.00'	1627346.11	3193069.95
L: 719	N72° 27' 17"E	15.00'	1627260.30	3193097.08
L: 720	S17° 32' 43"E	11.51'	1627262.87	3193115.14
L: 722	N73° 44' 52"E	7.00'	1627224.70	3193098.42
L: 723	N16° 15' 08"W	15.00'	1627226.74	3193094.70
L: 724	S73° 44' 52"W	32.01'	1627241.15	3193090.50
L: 726	S12° 45' 04"E	15.00'	1627217.67	3193003.64
L: 730	N12° 12' 28"W	15.00'	1627201.07	3192998.02
L: 732	S6° 42' 34"E	15.00'	1627200.89	3192906.11
L: 735	S40° 11' 27"E	54.00'	1627695.08	3193494.53
L: 736	N49° 48' 33"E	13.74'	1627653.83	3193529.38
L: 737	S49° 48' 33"W	24.11'	1627652.12	3193541.30
L: 738	N49° 48' 33"E	13.74'	1627639.72	3193512.68

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 739	N40° 11' 27"W	54.00'	1627648.59	3193523.18
L: 740	N49° 48' 33"E	15.00'	1627680.16	3193476.87
L: 741	N40° 11' 27"W	13.02'	1627680.52	3193472.65
L: 742	S40° 11' 27"E	13.00'	1627718.92	3193497.96
L: 743	N49° 48' 33"E	15.00'	1627695.08	3193494.53
L: 748	S40° 11' 27"E	13.50'	1627749.57	3193458.31
L: 750	N49° 48' 33"E	1.50'	1627738.72	3193473.37
L: 752	N40° 11' 27"W	41.00'	1627746.04	3193475.05
L: 756	S40° 11' 27"E	13.50'	1627770.58	3193440.57
L: 757	N49° 48' 33"E	20.72'	1627736.20	3193442.48
L: 758	S49° 48' 33"W	20.72'	1627760.27	3193449.28
L: 760	S37° 48' 19"E	15.00'	1627726.94	3193384.97
L: 761	S37° 22' 27"E	15.00'	1627721.44	3193377.82
L: 762	N33° 59' 33"W	14.62'	1627667.73	3193328.74
L: 763	S24° 18' 07"E	10.14'	1627658.15	3193312.09
L: 764	N33° 59' 33"W	14.90'	1627643.77	3193344.90
L: 765	N37° 20' 22"W	15.00'	1627686.02	3193403.94
L: 766	N37° 46' 17"W	15.00'	1627691.73	3193411.37
L: 768	S19° 29' 56"E	14.97'	1627996.25	3194018.58
L: 771	N2° 58' 53"W	8.49'	1627970.16	3194003.05
L: 772	S87° 01' 07"W	15.00'	1627968.10	3194021.18
L: 773	N2° 58' 53"W	72.00'	1627896.20	3194024.93
L: 774	N87° 01' 07"E	44.03'	1627893.91	3193980.96
L: 775	S31° 08' 54"E	72.00'	1627915.82	3193699.00
L: 776	S58° 51' 06"W	15.00'	1627923.58	3193711.84
L: 777	S31° 08' 54"E	16.13'	1627941.51	3193704.51
L: 778	N24° 36' 42"W	14.99'	1627931.82	3193684.01
L: 779	N32° 51' 19"W	14.99'	1627893.40	3193613.92
L: 780	N33° 53' 09"W	14.99'	1627888.46	3193606.40
L: 782	N40° 11' 27"W	15.00'	1627785.39	3193406.19
L: 783	N49° 48' 33"E	1.02'	1627780.51	3193405.05
L: 784	S49° 48' 33"W	1.50'	1627777.89	3193442.25
L: 787	N81° 44' 35"E	39.69'	1627148.00	3192848.54
L: 790	N4° 24' 21"W	26.01'	1627208.77	3192846.40
L: 791	N4° 24' 21"W	30.24'	1627206.08	3192866.66
L: 792	N85° 35' 39"E	20.00'	1627234.70	3192844.40
L: 793	N0° 29' 25"E	35.84'	1627145.43	3192785.91
L: 794	N0° 29' 25"E	35.84'	1627145.43	3192785.91
L: 795	S24° 18' 07"E	74.00'	1627585.13	3193185.96

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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CENTURY LIVING

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 4

RE-STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 WEST 06/09/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C2.5
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CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 467	4.58'	87° 30' 29"	3.00'	4.15	N22° 37' 23"W	1628033.70	3194058.70
C: 468	3.26'	2° 49' 45"	66.00'	3.26	N19° 42' 59"E	1628037.53	3194057.10
C: 469	4.58'	87° 30' 29"	3.00'	4.15	N62° 03' 21"E	1628040.59	3194058.20
C: 470	11.18'	7° 48' 47"	82.00'	11.17	N19° 42' 59"E	1628028.46	3194070.67
C: 471	3.74'	2° 33' 06"	84.00'	3.74	N13° 12' 17"E	1628040.31	3194076.87
C: 473	2.31'	6° 01' 01"	22.00'	2.31	N14° 56' 14"E	1628070.28	3194083.29
C: 479	4.71'	90° 00' 00"	3.00'	4.24	S27° 03' 15"E	1628100.24	3194073.94
C: 480	2.10'	6° 01' 01"	20.00'	2.10	N14° 56' 14"E	1628111.36	3194077.54
C: 481	4.29'	81° 58' 53"	3.00'	3.94	N51° 59' 29"W	1627893.91	3193980.96
C: 483	3.26'	0° 19' 31"	574.00'	3.26	N84° 21' 49"E	1627997.40	3193857.57
C: 484	4.73'	90° 18' 04"	3.00'	4.25	S50° 19' 24"E	1627997.72	3193860.81
C: 486	90.00'	9° 16' 26"	556.00'	89.90	N89° 27' 52"E	1627980.07	3193865.44
C: 488	5.00'	95° 32' 52"	3.00'	4.44	N51° 52' 31"E	1627995.79	3193956.40
C: 489	27.01'	77° 22' 10"	20.00'	25.00	S41° 39' 58"E	1627998.54	3193959.89
C: 491	4.71'	90° 00' 00"	3.00'	4.24	S42° 01' 07"W	1627971.39	3193976.95
C: 494	4.73'	90° 16' 59"	3.00'	4.25	N39° 02' 30"E	1627994.09	3193854.89
C: 495	3.66'	0° 21' 56"	574.00'	3.66	N72° 48' 09"E	1627974.13	3193744.10
C: 496	4.73'	90° 18' 04"	3.00'	4.25	S61° 51' 51"E	1627975.21	3193747.60
C: 498	103.50'	10° 39' 55"	556.00'	103.35	N78° 37' 08"E	1627958.85	3193755.66
C: 499	36.22'	103° 46' 04"	20.00'	31.47	N20° 44' 09"E	1627944.70	3193732.96
C: 500	4.71'	90° 00' 00"	3.00'	4.24	N76° 08' 54"W	1627940.13	3193739.22
C: 501	4.71'	90° 00' 00"	3.00'	4.24	S13° 51' 11"W	1627878.51	3193776.47
C: 502	4.71'	90° 00' 04"	3.00'	4.24	N76° 08' 52"W	1627860.95	3193753.20
C: 503	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627595.02	3193510.91
C: 504	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627652.75	3193583.89
C: 505	4.71'	90° 00' 00"	3.00'	4.24	N85° 11' 27"W	1627720.83	3193534.31
C: 506	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627723.47	3193528.14
C: 507	4.89'	93° 22' 20"	3.00'	4.37	N83° 30' 17"W	1627782.72	3193482.06
C: 508	31.87'	91° 18' 07"	20.00'	28.60	N8° 49' 57"E	1627783.21	3193477.72
C: 509	4.47'	85° 19' 33"	3.00'	4.07	S82° 51' 13"E	1627811.48	3193482.11
C: 510	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627840.06	3193520.48
C: 511	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627846.22	3193523.13
C: 512	62.18'	6° 24' 29"	556.00'	62.15	N53° 00' 48"E	1627851.06	3193556.76
C: 520	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627661.80	3193450.49
C: 521	15.33'	87° 48' 53"	10.00'	13.87	N84° 05' 53"W	1627670.56	3193447.02
C: 523	5.71'	109° 02' 25"	3.00'	4.89	S87° 50' 57"E	1627608.38	3193346.18
C: 525	87.89'	3° 54' 14"	1290.00'	87.88	N54° 43' 09"E	1627596.44	3193358.80
C: 526	4.65'	88° 47' 12"	3.00'	4.20	S8° 13' 36"W	1627663.51	3193422.25
C: 527	101.31'	4° 33' 48"	1272.00'	101.28	S54° 16' 36"W	1627671.99	3193433.22
C: 528	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627581.78	3193349.87
C: 529	28.23'	80° 51' 50"	20.00'	25.94	N16° 07' 48"E	1627587.93	3193343.80
C: 531	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627532.56	3193372.09
C: 533	4.71'	90° 00' 00"	3.00'	4.24	S69° 18' 07"E	1627525.86	3193371.83
C: 534	5.18'	0° 17' 55"	993.00'	5.18	N83° 36' 56"E	1627156.14	3192902.02
C: 535	4.70'	89° 49' 39"	3.00'	4.24	S51° 37' 12"E	1627156.71	3192907.17
C: 537	45.82'	2° 35' 47"	1011.00'	45.81	N81° 59' 44"E	1627139.18	3192912.24
C: 539	4.70'	89° 49' 39"	3.00'	4.24	N35° 36' 40"E	1627160.37	3192955.18
C: 540	3.02'	0° 10' 27"	993.00'	3.02	N80° 26' 15"E	1627163.81	3192957.65
C: 541	4.70'	89° 49' 39"	3.00'	4.24	S54° 44' 09"E	1627164.31	3192960.62
C: 543	91.63'	5° 11' 35"	1011.00'	91.60	N77° 34' 53"E	1627147.08	3192966.64

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 545	4.70'	89° 49' 39"	3.00'	4.24	N29° 53' 55"E	1627181.27	3193052.21
C: 546	3.02'	0° 10' 27"	993.00'	3.02	N74° 43' 31"E	1627184.95	3193054.32
C: 547	4.70'	89° 49' 39"	3.00'	4.24	S60° 26' 53"E	1627185.74	3193057.24
C: 549	12.67'	0° 43' 04"	1011.00'	12.67	N74° 06' 24"E	1627169.19	3193064.94
C: 552	4.71'	90° 00' 00"	3.00'	4.24	N28° 44' 52"E	1627208.77	3193147.38
C: 554	4.71'	90° 00' 00"	3.00'	4.24	S61° 15' 08"E	1627213.33	3193152.30
C: 559	4.71'	90° 00' 00"	3.00'	4.24	N28° 44' 52"E	1627238.28	3193248.60
C: 561	4.71'	90° 00' 00"	3.00'	4.24	S61° 15' 08"E	1627242.84	3193253.52
C: 564	71.13'	31° 06' 35"	131.00'	70.26	N58° 11' 34"E	1627234.41	3193288.94
C: 566	4.63'	88° 31' 05"	3.00'	4.19	N3° 06' 11"W	1627281.63	3193337.59
C: 567	55.29'	28° 02' 00"	113.00'	54.74	N27° 08' 22"E	1627285.81	3193337.36
C: 569	4.71'	90° 00' 00"	3.00'	4.24	N58° 07' 22"E	1627446.48	3193388.43
C: 572	41.80'	37° 25' 29"	64.00'	41.06	N5° 35' 22"W	1627455.32	3193408.97
C: 574	90.00'	4° 28' 34"	1152.00'	89.97	N52° 17' 30"E	1627736.06	3193318.50
C: 576	4.72'	90° 08' 50"	3.00'	4.25	S85° 01' 12"E	1627779.60	3193399.31
C: 577	1.98'	0° 05' 50"	1170.00'	1.98	N49° 51' 28"E	1627779.23	3193403.54
C: 583	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627820.24	3193447.44
C: 585	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627821.82	3193453.96
C: 589	4.70'	89° 42' 54"	3.00'	4.23	S85° 05' 09"E	1627886.71	3193526.13
C: 590	3.03'	0° 17' 21"	600.00'	3.03	N50° 12' 05"E	1627886.34	3193530.35
C: 591	4.70'	89° 42' 54"	3.00'	4.23	N5° 29' 19"E	1627888.28	3193532.67
C: 593	92.68'	8° 35' 34"	618.00'	92.60	N54° 55' 39"E	1627904.10	3193523.56
C: 595	4.70'	89° 42' 54"	3.00'	4.23	S75° 38' 01"E	1627944.41	3193607.02
C: 596	3.03'	0° 17' 21"	600.00'	3.03	N59° 39' 13"E	1627943.36	3193611.12
C: 597	4.70'	89° 42' 54"	3.00'	4.23	N14° 56' 27"E	1627944.89	3193613.74
C: 599	92.70'	8° 35' 38"	618.00'	92.61	N64° 22' 49"E	1627961.99	3193607.34
C: 601	4.70'	89° 42' 54"	3.00'	4.23	S66° 10' 48"E	1627988.05	3193696.30
C: 602	3.03'	0° 17' 21"	600.00'	3.03	N69° 06' 25"E	1627986.34	3193700.18
C: 603	4.70'	89° 42' 54"	3.00'	4.23	N24° 23' 39"E	1627987.42	3193703.01
C: 605	92.70'	8° 35' 38"	618.00'	92.61	N73° 50' 02"E	1628005.34	3193699.51
C: 607	4.70'	89° 42' 54"	3.00'	4.23	S56° 43' 36"E	1628016.44	3193791.54
C: 608	3.03'	0° 17' 21"	600.00'	3.03	N78° 33' 38"E	1628014.11	3193795.08
C: 609	4.70'	89° 42' 54"	3.00'	4.23	N33° 50' 52"E	1628014.72	3193798.05
C: 611	97.85'	9° 04' 17"	618.00'	97.74	N83° 31' 33"E	1628032.96	3193797.54
C: 613	4.80'	91° 34' 14"	3.00'	4.30	S45° 50' 43"E	1628029.08	3193895.17
C: 614	3.03'	0° 17' 21"	600.00'	3.03	N88° 29' 29"E	1628026.09	3193898.25
C: 615	4.64'	88° 36' 40"	3.00'	4.19	N44° 19' 24"E	1628026.17	3193901.28
C: 617	92.70'	8° 35' 38"	618.00'	92.61	S86° 46' 55"E	1628044.23	3193903.93
C: 619	5.26'	100° 31' 29"	3.00'	4.61	S42° 44' 53"E	1628024.76	3193994.51
C: 620	52.40'	75° 03' 38"	40.00'	48.73	N49° 27' 33"E	1628021.37	3193997.64
C: 622	1.99'	5° 42' 38"	20.00'	1.99	N9° 04' 25"E	1628080.40	3194040.45
C: 624	2.10'	6° 01' 01"	20.00'	2.10	N8° 55' 13"E	1628118.34	3194044.49
C: 626	4.72'	90° 08' 50"	3.00'	4.25	N9° 36' 12"E	1627719.66	3193326.49
C: 627	3.12'	0° 09' 11"	1170.00'	3.12	N54° 45' 12"E	1627717.86	3193323.94
C: 628	50.88'	2° 31' 49"	1152.00'	50.87	N56° 14' 33"E	1627702.60	3193268.85
C: 629	4.75'	0° 13' 57"	1169.76'	4.75	N57° 45' 33"E	1627683.61	3193272.05
C: 630	4.34'	90° 08' 50"	2.76'	3.90	N12° 34' 09"E	1627686.14	3193276.06
C: 631	4.72'	90° 08' 52"	3.00'	4.25	S80° 05' 46"E	1627718.59	3193319.75
C: 632	31.57'	90° 25' 53"	20.00'	28.39	N64° 58' 58"E	1627318.75	3193308.43
C: 633	4.10'	2° 42' 00"	87.00'	4.10	N18° 25' 01"E	1627330.75	3193334.15

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 634	4.92'	93° 56' 39"	3.00'	4.39	N29° 54' 18"W	1627334.64	3193335.45
C: 638	4.71'	90° 00' 00"	3.00'	4.24	N58° 07' 22"E	1627426.05	3193353.89
C: 640	13.38'	38° 20' 31"	20.00'	13.14	N6° 02' 54"W	1627465.31	3193366.12
C: 641	4.66'	89° 04' 57"	3.00'	4.21	N69° 45' 38"W	1627478.37	3193364.74
C: 645	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627567.33	3193321.28
C: 647	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627574.03	3193321.55
C: 651	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627657.55	3193280.54
C: 653	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627664.26	3193280.80
C: 656	4.73'	13° 33' 06"	20.00'	4.72	S17° 31' 34"E	1627515.29	3193217.50
C: 657	5.42'	103° 33' 06"	3.00'	4.71	S62° 31' 34"E	1627500.10	3193220.95
C: 658	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627415.57	3193261.43
C: 659	4.71'	90° 00' 00"	3.00'	4.24	S69° 18' 07"E	1627408.86	3193261.17
C: 660	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627341.74	3193294.77
C: 661	7.38'	21° 08' 07"	20.00'	7.34	S34° 52' 10"E	1627329.29	3193297.10
C: 662	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627394.20	3193235.97
C: 663	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627400.90	3193236.24
C: 664	5.42'	103° 33' 06"	3.00'	4.71	N13° 55' 20"E	1627484.09	3193194.49
C: 665	4.73'	13° 33' 06"	20.00'	4.72	N31° 04' 40"W	1627497.26	3193188.95
C: 666	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627306.11	3193279.04
C: 668	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627269.70	3193143.40
C: 669	30.44'	87° 13' 04"	20.00'	27.59	S61° 09' 15"E	1627258.31	3193143.85
C: 670	4.79'	91° 29' 21"	3.00'	4.30	N29° 29' 33"E	1627245.00	3193168.02
C: 671	4.80'	91° 44' 02"	3.00'	4.31	S62° 07' 09"E	1627276.45	3193265.18
C: 672	29.87'	85° 33' 57"	20.00'	27.17	N29° 13' 52"E	1627274.44	3193268.98
C: 674	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627357.47	3193112.50
C: 675	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627369.18	3193111.95
C: 676	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627456.95	3193081.05
C: 678	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627448.80	3193056.36
C: 679	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627359.22	3193081.53
C: 680	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627354.40	3193086.20
C: 681	4.71'	90° 00' 00"	3.00'	4.24	N62° 32' 43"W	1627262.87	3193115.14
C: 682	2.10'	6° 00' 46"	20.00'	2.10	S14° 32' 20"E	1627251.89	3193118.61
C: 683	29.77'	85° 16' 49"	20.00'	27.10	S31° 06' 28"W	1627249.86	3193119.14
C: 684	4.71'	90° 00' 00"	3.00'	4.24	N61° 15' 08"W	1627224.70	3193098.42
C: 686	57.99'	3° 30' 04"	949.00'	57.98	S75° 29' 54"W	1627232.19	3193059.77
C: 687	4.72'	90° 10' 42"	3.00'	4.25	S32° 20' 17"W	1627203.04	3193006.95
C: 688	3.15'	0° 11' 12"	967.00'	3.15	S77° 31' 14"W	1627199.45	3193004.67
C: 689	4.72'	90° 10' 42"	3.00'	4.25	N57° 17' 49"W	1627198.77	3193001.60
C: 690	90.00'	5° 26' 02"	949.00'	89.97	S80° 30' 33"W	1627215.72	3192994.85
C: 691	4.72'	90° 06' 50"	3.00'	4.25	S38° 20' 53"W	1627185.99	3192907.86
C: 692	6.08'	0° 21' 37"	967.00'	6.08	S83° 35' 08"W	1627182.66	3192905.23
C: 693	6.54'	124° 51' 00"	3.00'	5.32	N67° 45' 57"W	1627660.68	3193544.80
C: 694	9.63'	55° 09' 00"	10.00'	9.26	S22° 14' 03"W	1627660.68	3193544.80
C: 696	9.63'	55° 09' 00"	10.00'	9.26	S77° 23' 04"W	1627636.55	3193522.88
C: 697	6.54'	124° 51' 02"	3.00'	5.32	S12° 36' 55"E	1627639.72	3193512.68
C: 698	4.71'	90° 00' 03"	3.00'	4.24	S85° 11' 28"E	1627680.52	3193472.65
C: 699	7.30'	83° 38' 14"	5.00'	6.67	S1° 37' 40"W	1627697.13	3193464.43
C: 700	7.30'	83° 38' 15"	5.00'	6.67	N82° 00' 34"W	1627718.92	3193497.96
C: 701	4.71'	90° 00' 03"	3.00'	4.24	N4° 48' 32"E	1627704.76	3193505.99
C: 702	1.68'	96° 21' 46"	1.00'	1.49	N88° 22' 20"W	1627697.09	3193465.92

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 703	1.66'	94° 57' 03"	1.00'	1.47	S8° 41' 47"W	1627719.84	3193491.35
C: 704	7.07'	90° 00' 00"	4.50'	6.36	S85° 11' 27"E	1627739.26	3193467.02
C: 705	7.07'	90° 00' 00"	4.50'	6.36	N4° 48' 33"E	1627739.69	3193474.51
C: 707	7.07'	90° 00' 00"	4.50'	6.36	S4° 48' 33"W	1627776.92	3193441.10
C: 708	51.85'	2° 25' 09"	1228.00'	51.85	N51° 01' 08"E	1627703.58	3193402.18
C: 710	50.54'	2° 23' 08"	1214.00'	50.54	S51° 00' 07"W	1627746.89	3193433.45
C: 711	4.70'	89° 51' 26"	3.00'	4.24	N82° 44' 00"W	1627726.94	3193384.97
C: 712	3.02'	0° 08' 40"	1196.00'	3.02	N52° 24' 37"E	1627725.64	3193378.38
C: 713	4.70'	89° 51' 24"	3.00'	4.24	S7° 33' 15"W	1627725.64	3193378.38
C: 714	71.65'	3° 22' 54"	1214.00'	71.64	S54° 19' 00"W	1627709.52	3193386.93
C: 716	5.34'	102° 03' 56"	3.00'	4.67	N85° 01' 31"W	1627679.85	3193320.56
C: 717	23.82'	68° 14' 38"	20.00'	22.44	S9° 49' 12"W	1627680.26	3193315.92
C: 719	32.62'	93° 27' 24"	20.00'	29.12	S71° 01' 49"E	1627648.90	3193316.26
C: 720	5.04'	96° 14' 02"	3.00'	4.47	N14° 07' 28"E	1627639.44	3193343.81
C: 722	71.74'	3° 20' 50"	1228.00'	71.73	N54° 20' 03"E	1627656.12	3193336.57
C: 723	4.72'	90° 08' 18"	3.00'	4.25	S82° 24' 31"E	1627686.02	3193403.94
C: 724	3.38'	0° 09' 20"	1246.00'	3.38	N52° 26' 40"E	1627685.46	3193408.15
C: 725	4.72'	90° 08' 18"	3.00'	4.25	N7° 17' 52"E	1627687.52	3193410.83
C: 726	82.13'	56° 01' 14"	84.00'	78.90	N42° 29' 27"E	1627982.14	3194023.58
C: 727	4.93'	94° 11' 39"	3.00'	4.40	S66° 35' 46"E	1627998.00	3194014.55
C: 728	24.19'	69° 17' 17"	20.00'	22.74	N31° 39' 46"E	1627978.64	3194002.61
C: 731	4.71'	90° 00' 00"	3.00'	4.24	S13° 51' 06"W	1627927.70	3193712.85
C: 733	28.92'	82° 50' 40"	20.00'	26.46	S72° 34' 13"E	1627949.44	3193679.26
C: 735	80.00'	8° 14' 37"	556.00'	79.93	N61° 15' 59"E	1627893.40	3193613.92
C: 737	75.47'	7° 32' 00"	574.00'	75.42	N53° 34' 34"E	1627864.81	3193545.14
C: 739	4.71'	89° 59' 59"	3.00'	4.24	N4° 48' 31"E	1627781.16	3193405.83
C: 741	7.07'	90° 00' 00"	4.50'	6.36	N85° 11' 27"W	1627777.35	3193448.59
C: 742	1.83'	2° 05' 56"	50.00'	1.83	N82° 47' 33"E	1627155.63	3192897.64
C: 743	57.73'	3° 19' 04"	997.00'	57.73	N88° 49' 53"E	1627146.35	3192785.92
C: 744	57.73'	3° 19' 04"	997.00'	57.73	N88° 49' 53"E	1627146.35	3192785.92
C: 745	32.94'	1° 57' 36"	963.00'	32.94	N89° 30' 37"E	1627180.34	3192786.21
C: 746	45.42'	92° 56' 10"	28.00'	40.60	N42° 03' 44"E	1627178.62	3192819.20
C: 747	42.97'	87° 55' 24"	28.00'	38.87	S48° 22' 02"E	1627206.08	3192866.66
C: 748	15.40'	1° 12' 13"	733.00'	15.40	S78° 04' 16"E	1628145.06	3194059.53
C: 749	4.35'	124° 35' 32"	2.00'	3.54	S15° 10' 24"E	1628141.88	3194074.60
C: 750	3.38'	4° 50' 37"	40.00'	3.38	S44° 42' 03"W	1628138.46	3194075.52
C: 751	1.05'	60° 10' 15"	1.00'	1.00	S72° 21' 53"W	1628136.06	3194073.15
C: 752	13.22'	1° 02' 33"	726.50'	13.22	N78° 04' 16"W	1628135.75	3194072.19
C: 753	1.05'	60° 10' 15"	1.00'	1.00	N48° 30' 25"W	1628138.48	3194059.26
C: 754	3.38'	4° 50' 37"	40.00'	3.38	N20° 50' 36"W	1628139.15	3194058.50
C: 755	4.35'	124° 35' 32"	2.00'	3.54	N39° 01' 51"E	1628142.31	3194057.30
C: 756	1.91'	109° 18' 37"	1.00'	1.63	N47° 00' 20"E	1628131.83	3194060.20
C: 757	6.75'	0° 32' 10"	721.50'	6.75	S78° 04' 16"E	1628132.95	3194061.39
C: 758	1.91'	109° 18' 37"	1.00'	1.63	S23° 08' 53"E	1628131.55	3194068.00
C: 759	1.56'	2° 14' 13"	40.00'	1.56	S30° 23' 19"W	1628130.05	3194068.64
C: 760	10.15'	145° 19' 02"	4.00'	7.64	N78° 04' 16"W	1628128.70	3194067.85
C: 761	10.15'	145° 19' 02"	4.00'	7.64	N78° 04' 16"W	1628128.70	3194067.85

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 5

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/05/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C2.6 10

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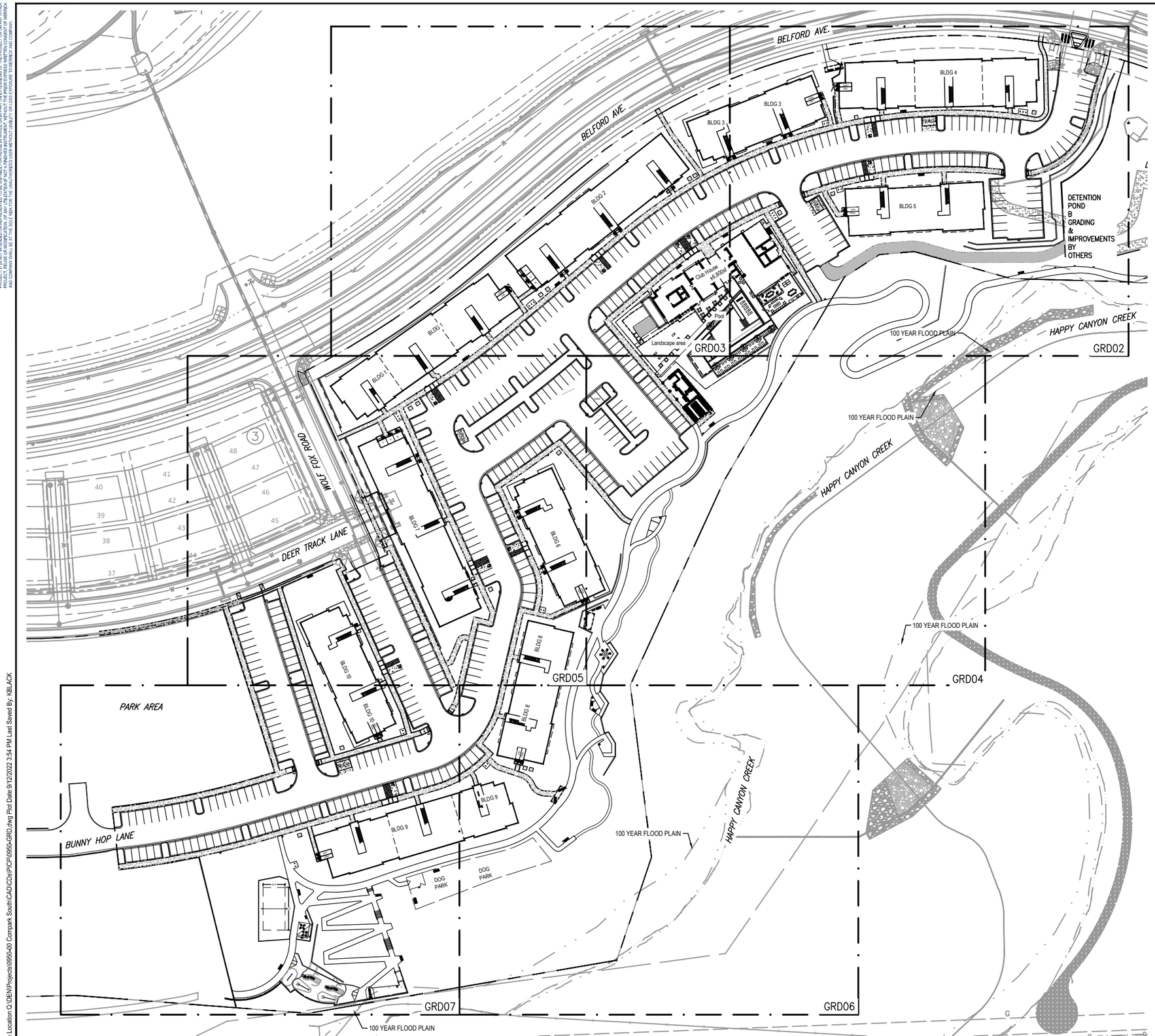

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
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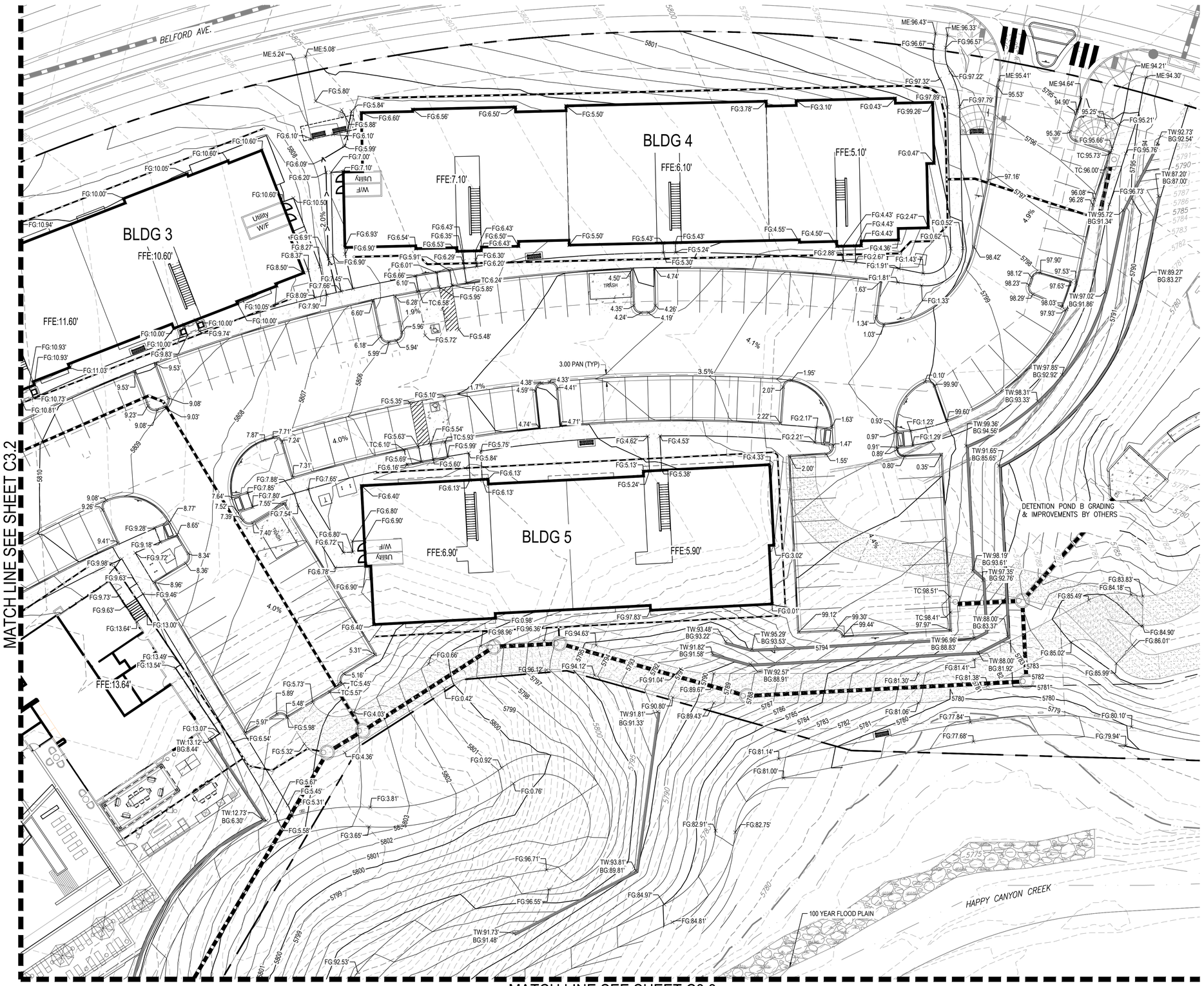

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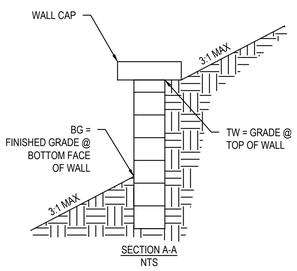

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DETAIL GRADING PLAN

PE-STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
46080
06/06/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
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12

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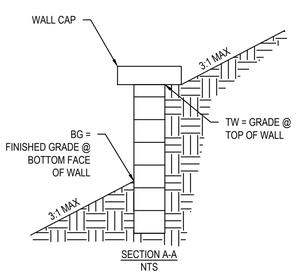

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09/06/2022
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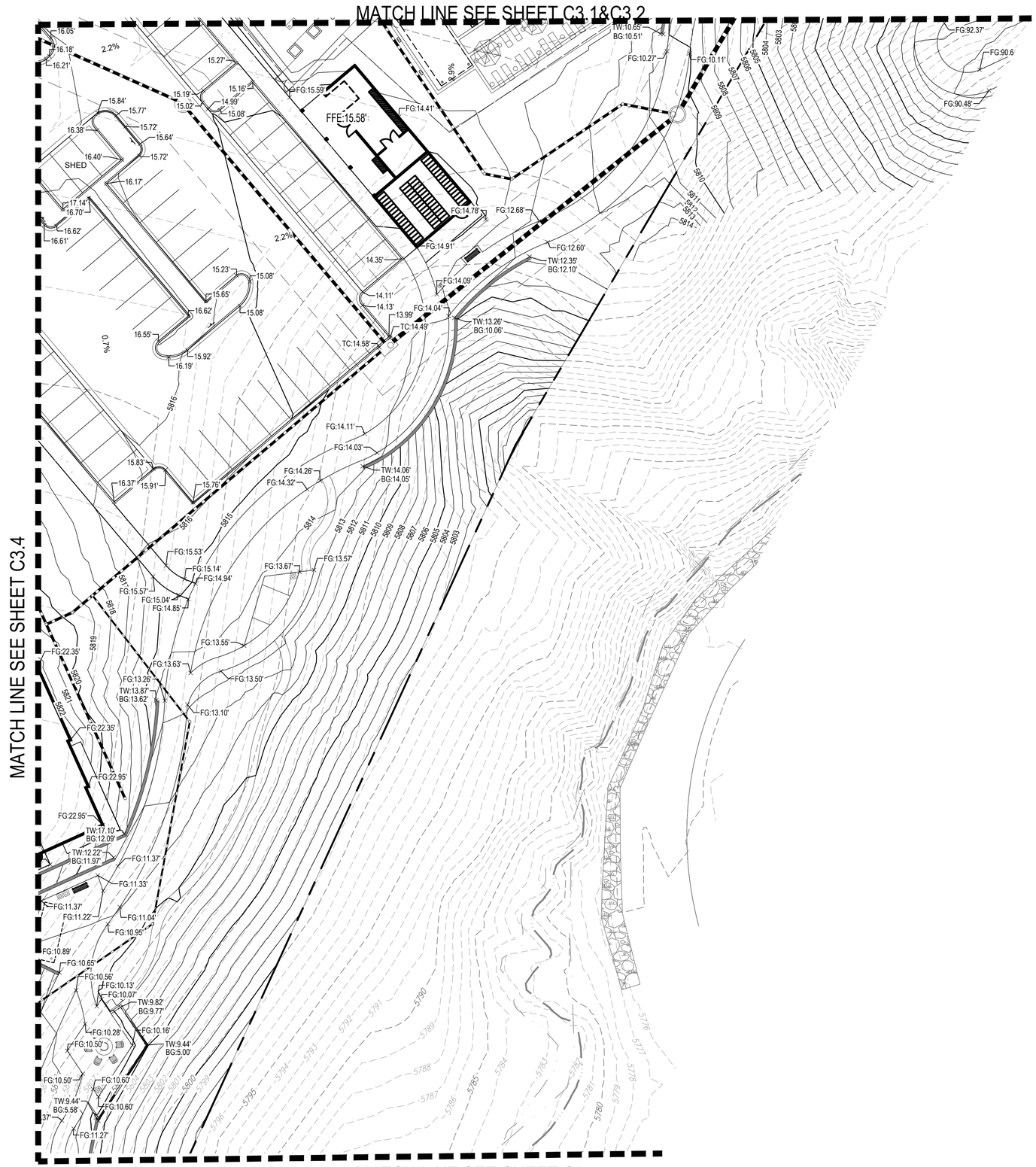

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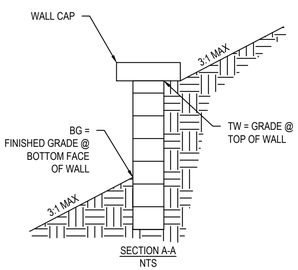

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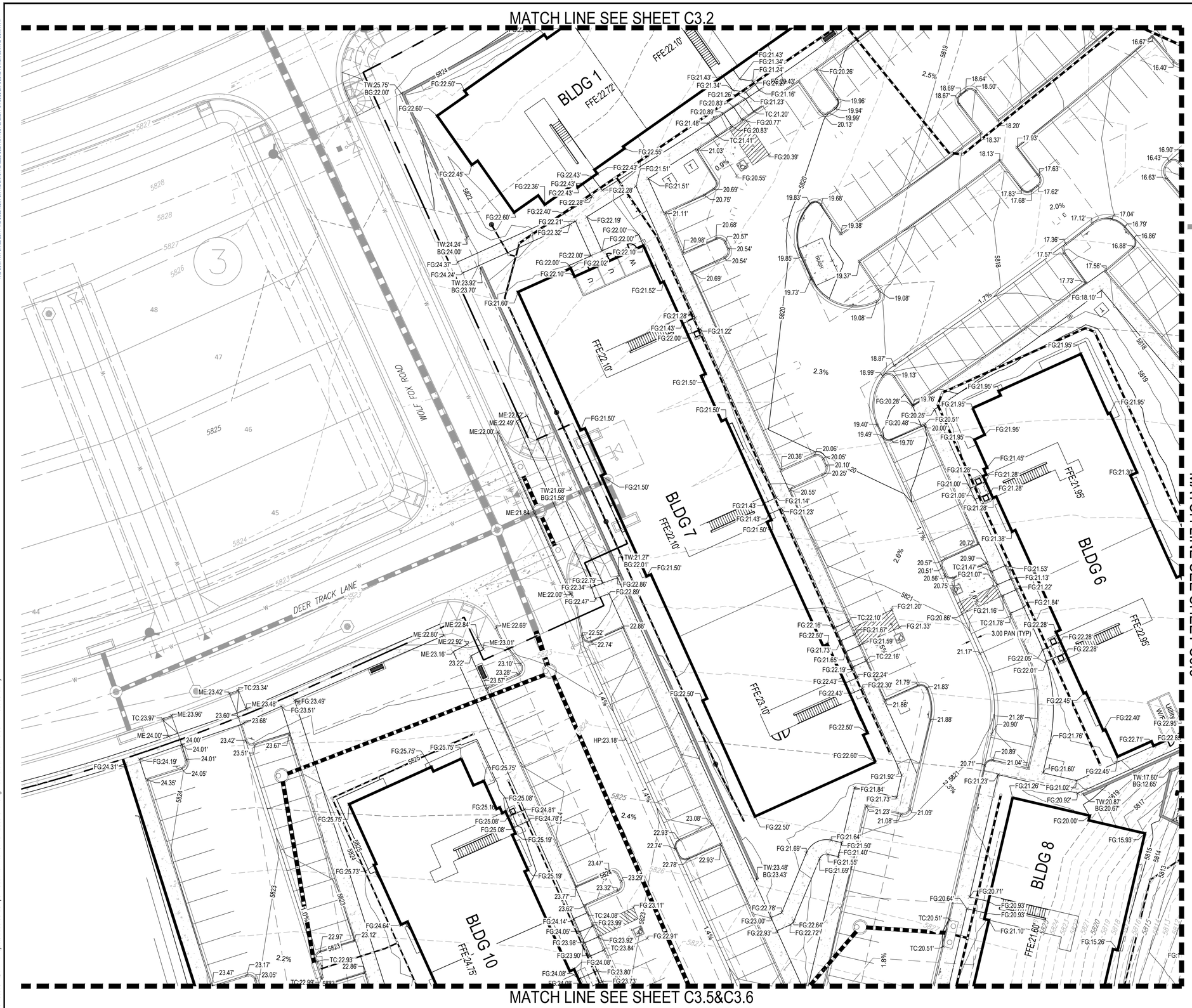

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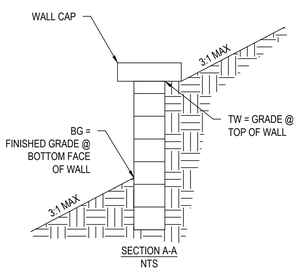

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COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/06/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

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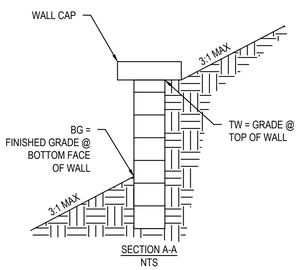

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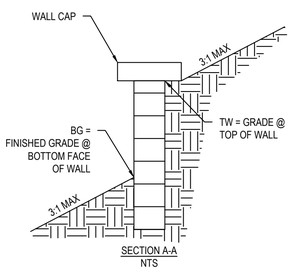

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PRIVATE IMPROVEMENT CONSTRUCTION PLANS

DETAIL GRADING PLAN

RE-STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
46080
06/06/2022
FOR AND ON BEHALF OF MERRICK & COMPANY

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DATE 7/1/2022
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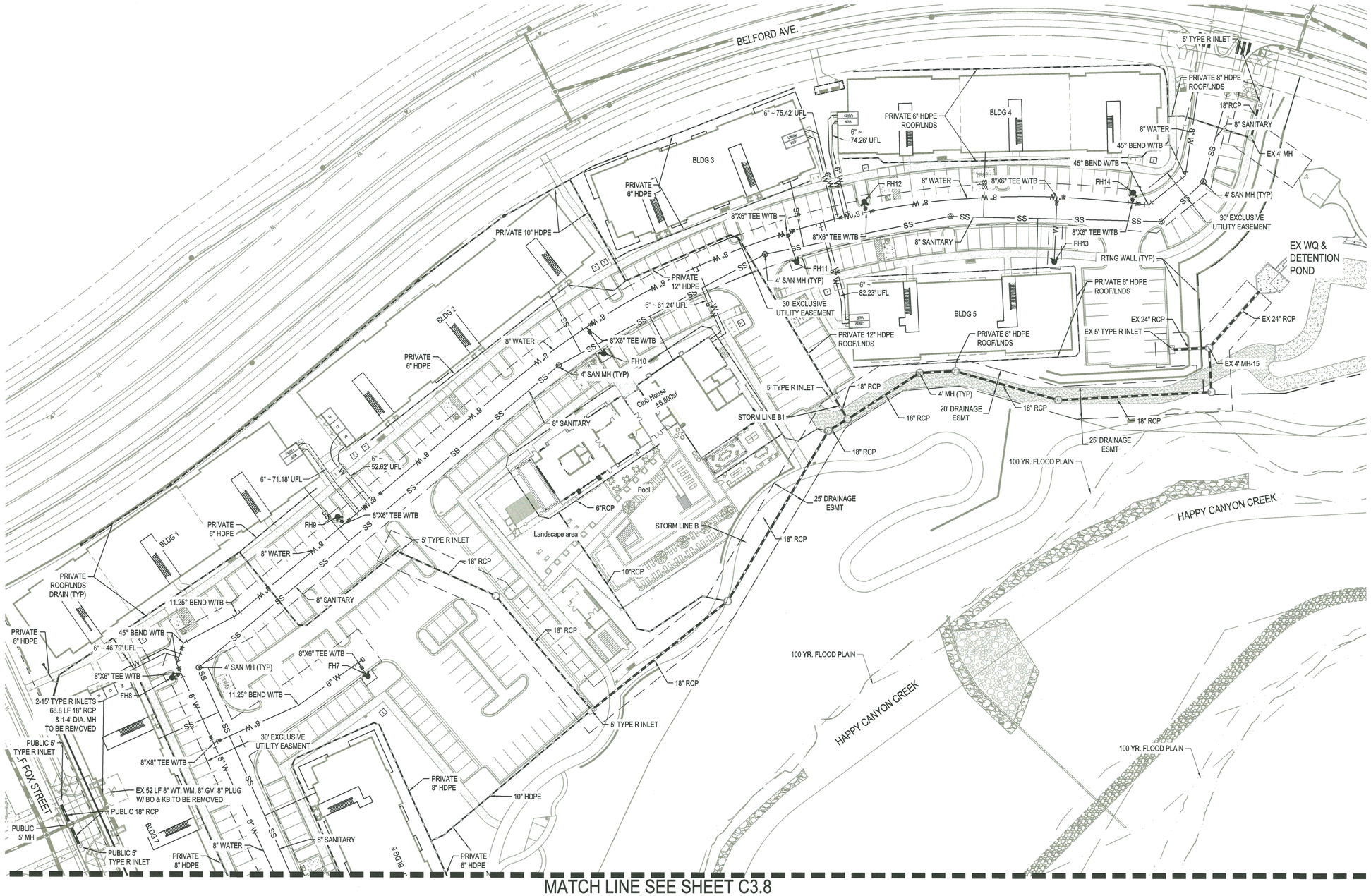

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FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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BY: Scott Barnett
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

DATE : 9/8/2022

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERALL UTILITY PLAN

PE STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER SCOTT WEST 46080 09/08/2022
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 6512.0950
DATE 7/1/2022
SHEET C3.7
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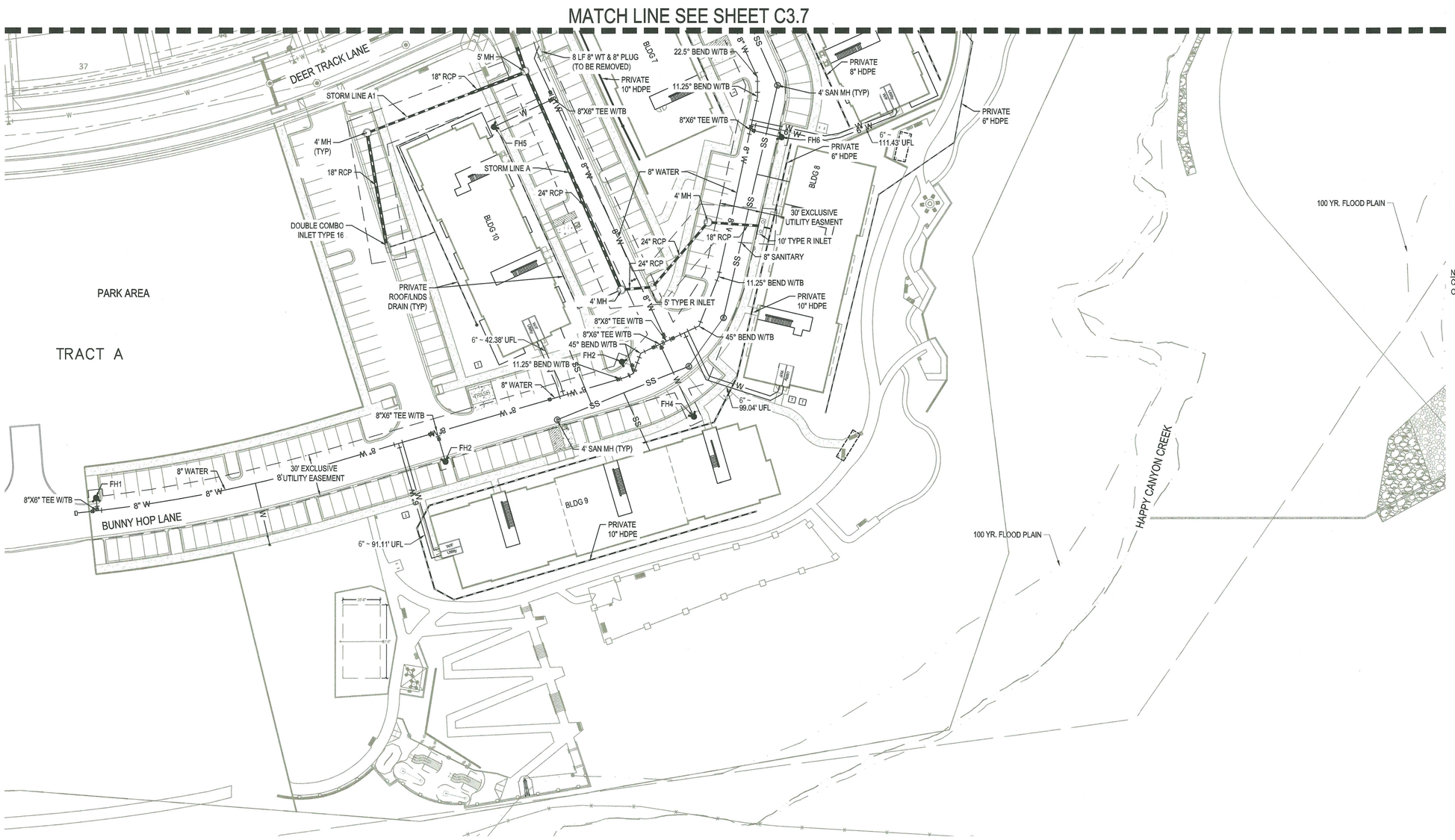

NOTES:
CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24WHEN SUBMITTING FOR REVIEW.)

DISTRICT APPROVALS

THESE DESIGN PLANS AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE DISTRICT'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR THE DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE STONEGATE VILLAGE METROPOLITAN DISTRICT OR THE DISTRICT ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE STONEGATE VILLAGE METROPOLITAN DISTRICT FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

BY: Scott Barnes
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

DATE: 9/28/2022

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OVERALL UTILITY PLAN

PE STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER
DESIGN
46080
09/08/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
SHEET C3.8
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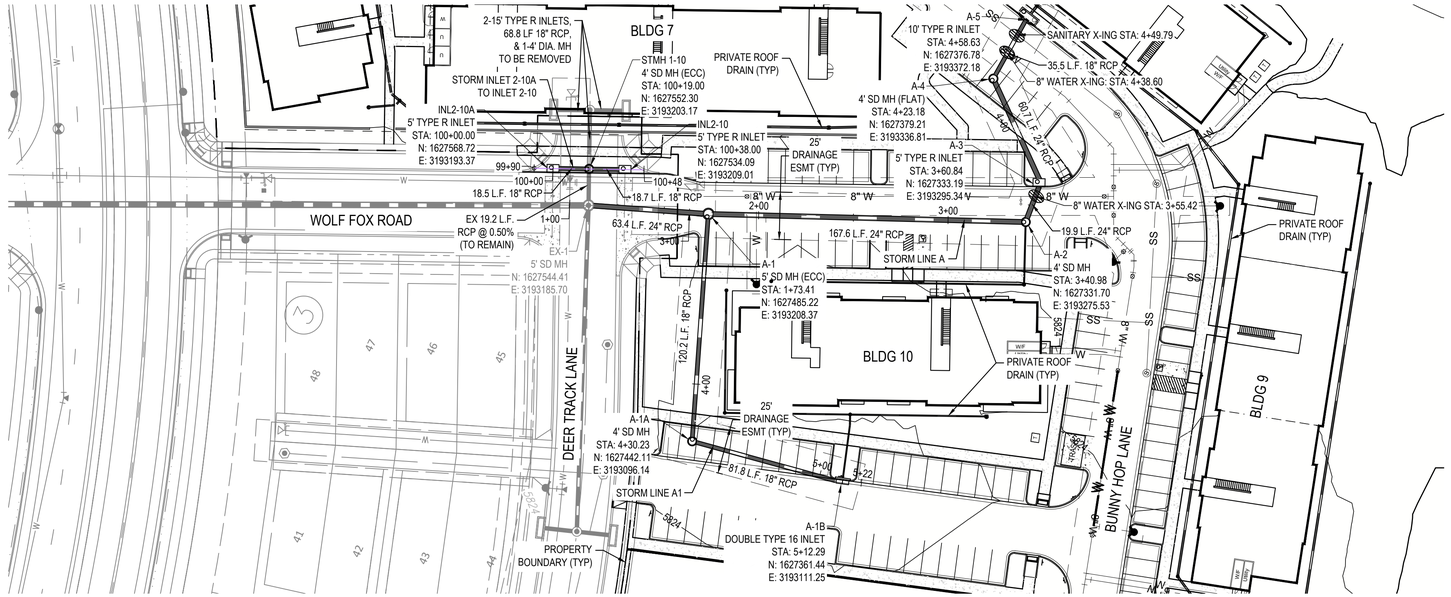

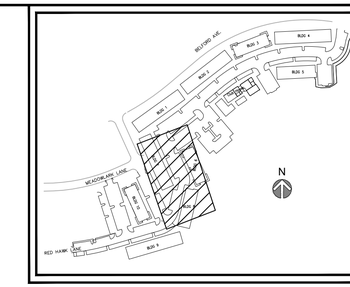

N

40' 0 20' 40' 80'

1" = 40' HOR.

1" = 4' VERT

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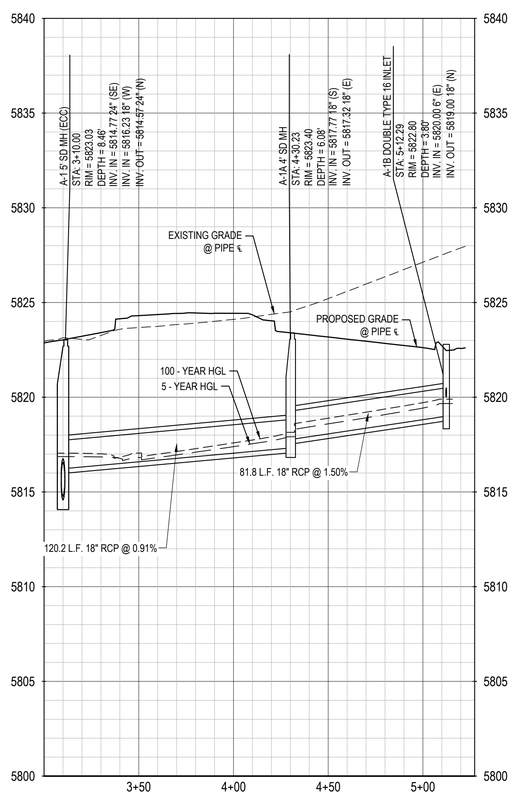
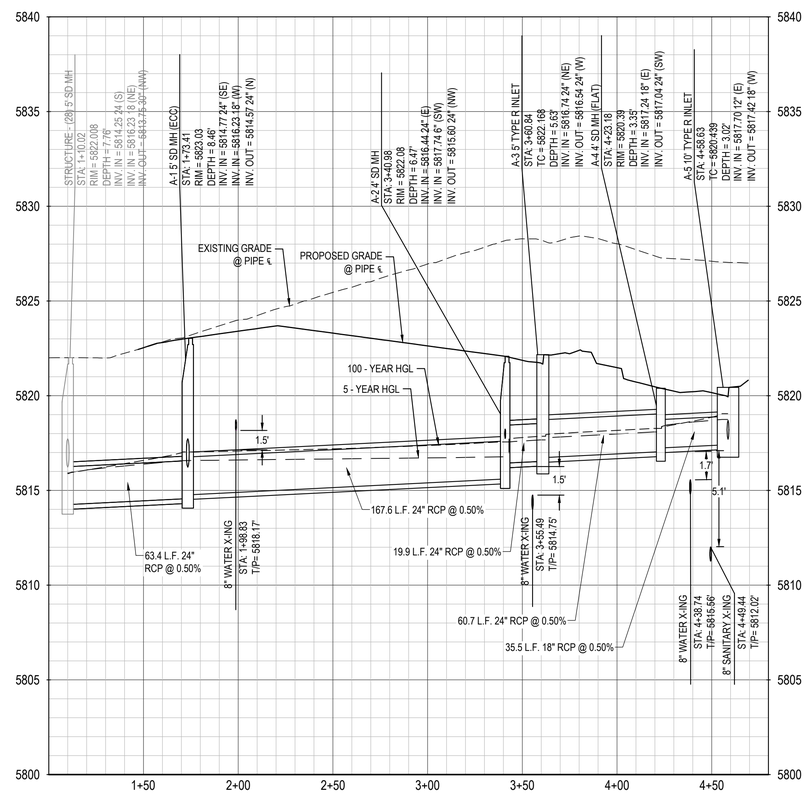
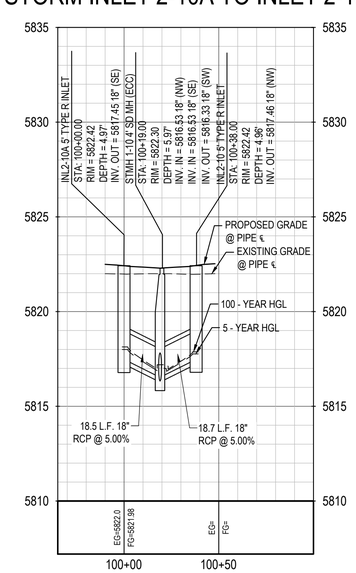
0950 - STORM A1



0950 - STORM A



STORM INLET 2-10A TO INLET 2-10



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STRM PLAN & PROFILE

PE STAMP

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
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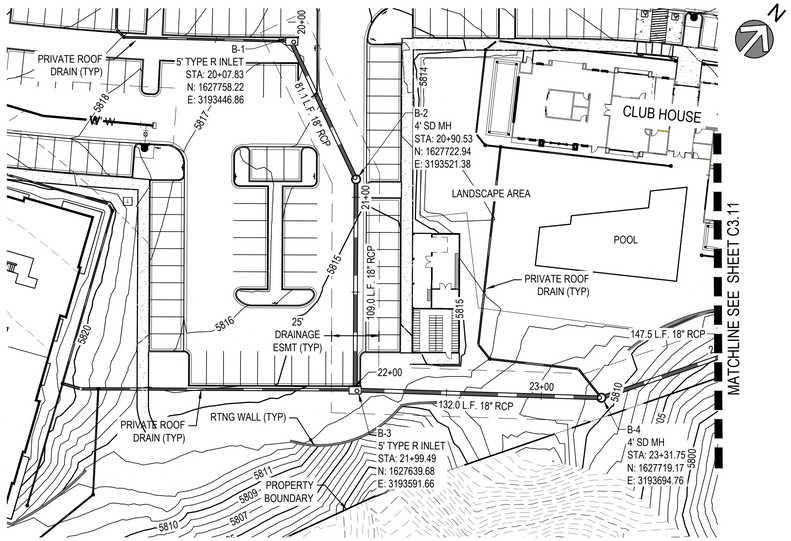

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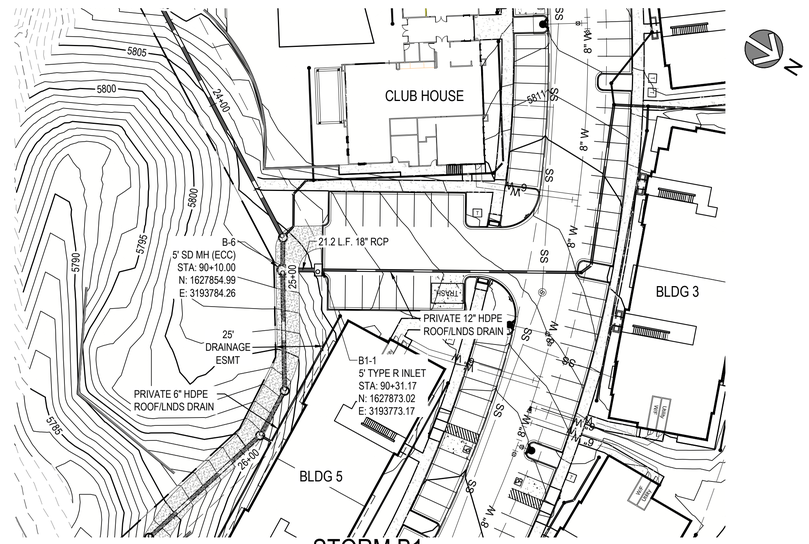
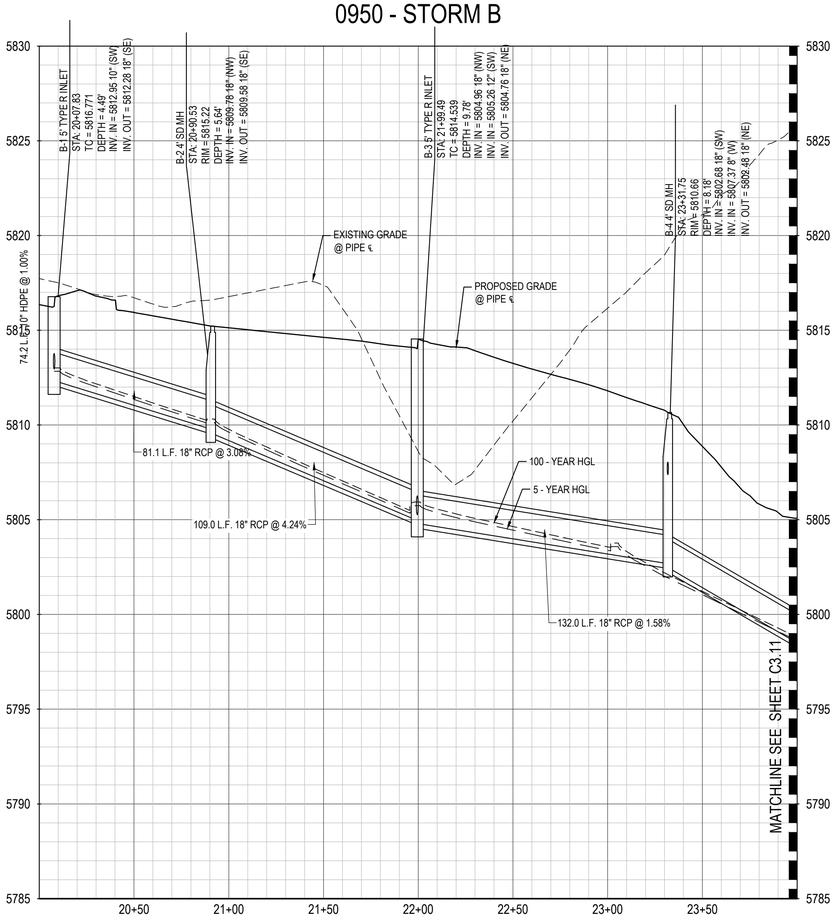
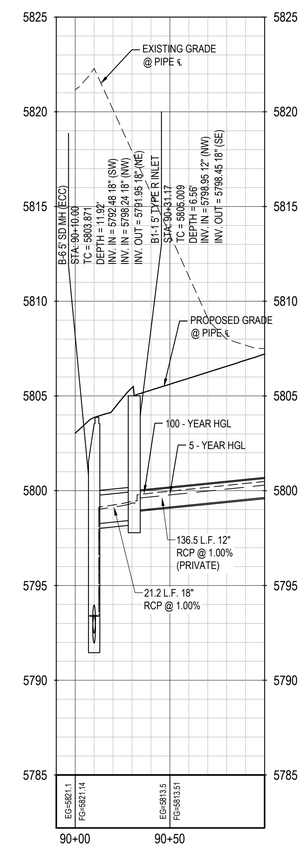
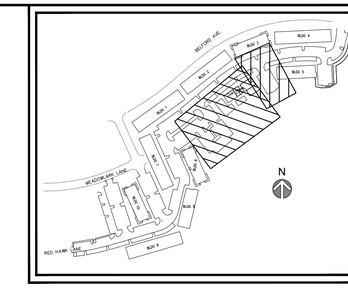


STORM B1







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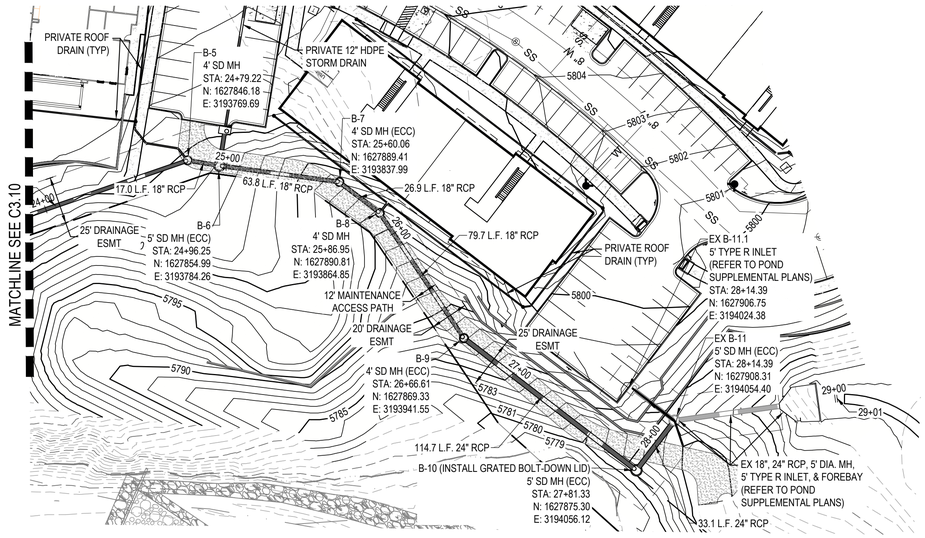

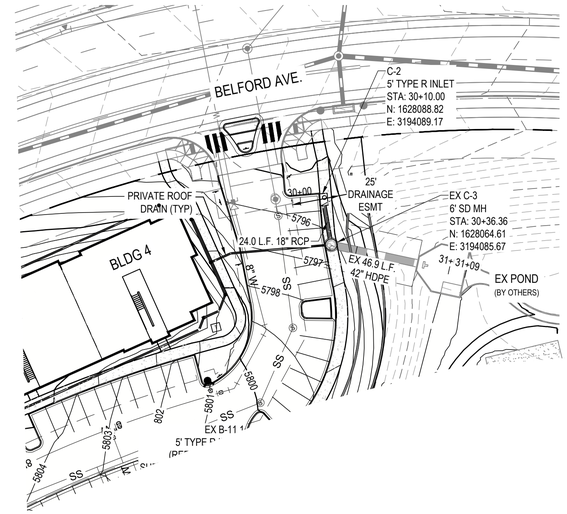

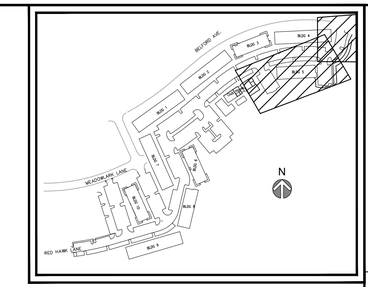

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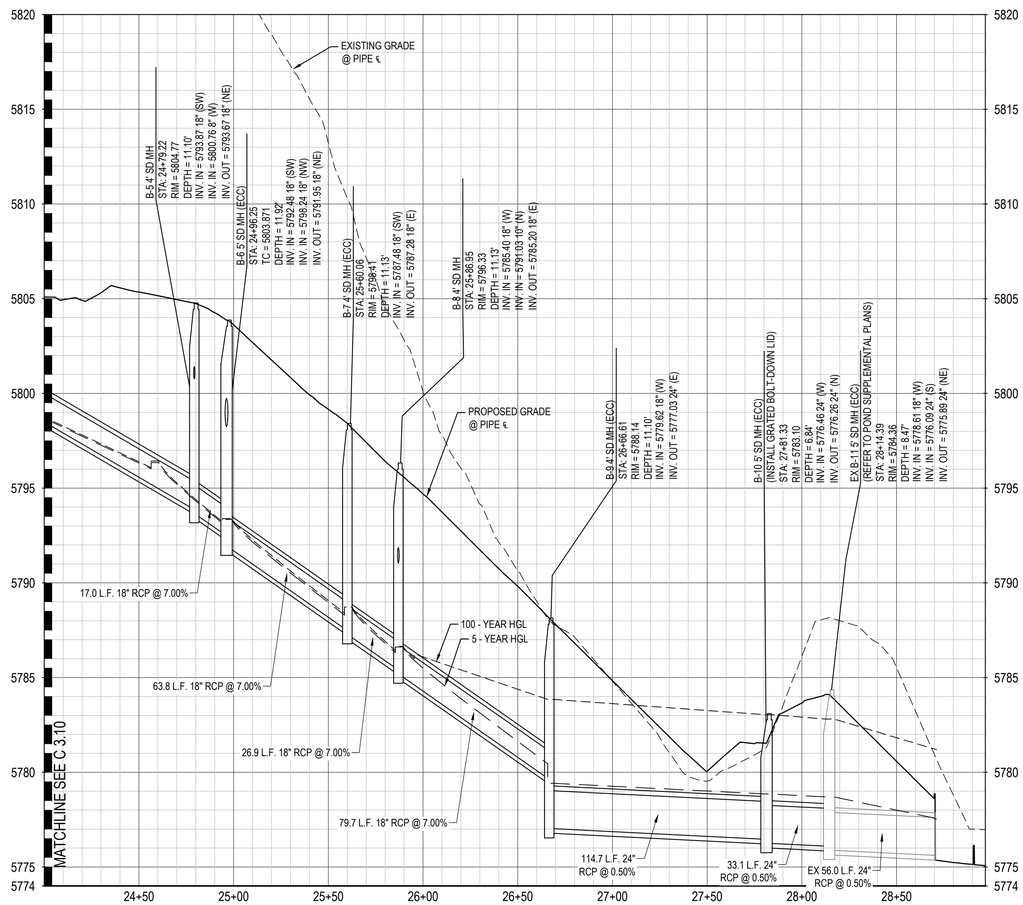

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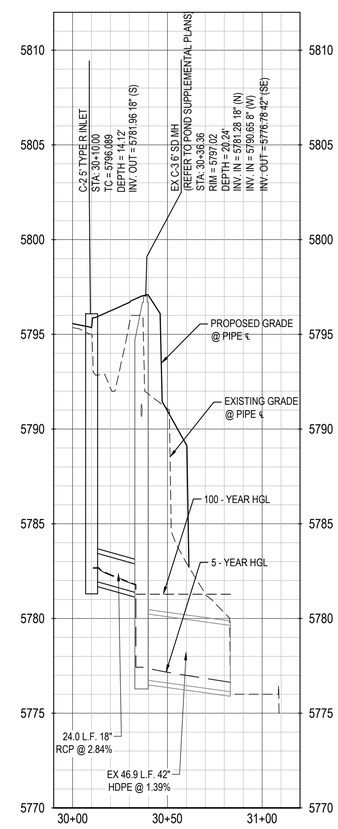

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STRM PLAN & PROFILE

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER 46080 09/09/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 7/1/2022
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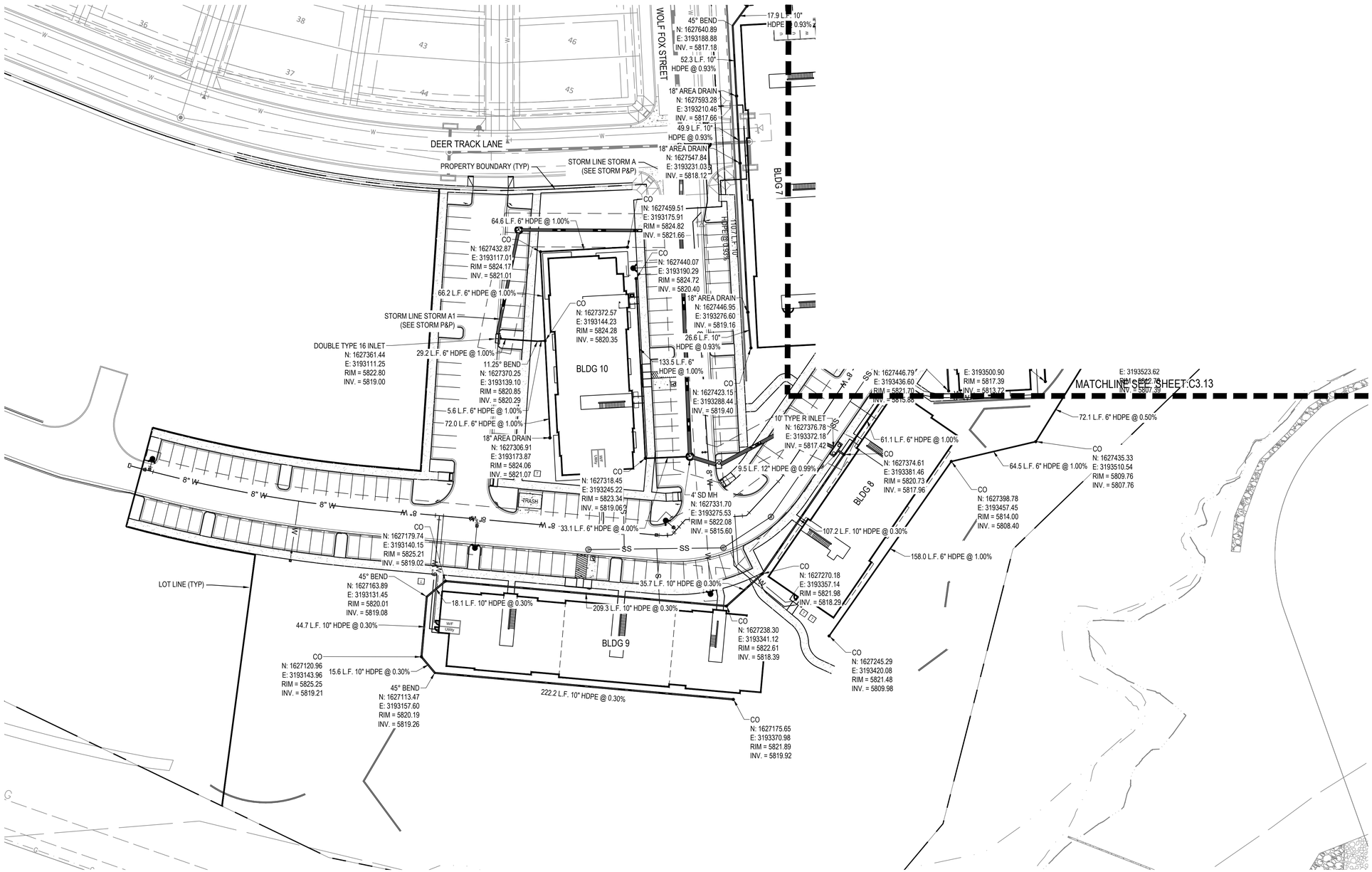

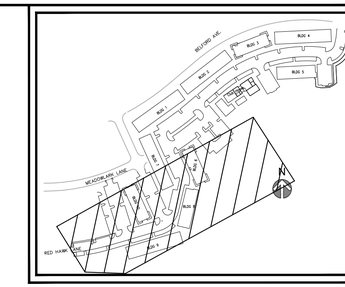

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STRM ROOF DRAINAGE PLAN

RE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
46080
04/06/2022

FOR AND ON BEHALF OF MERRICK & COMPANY

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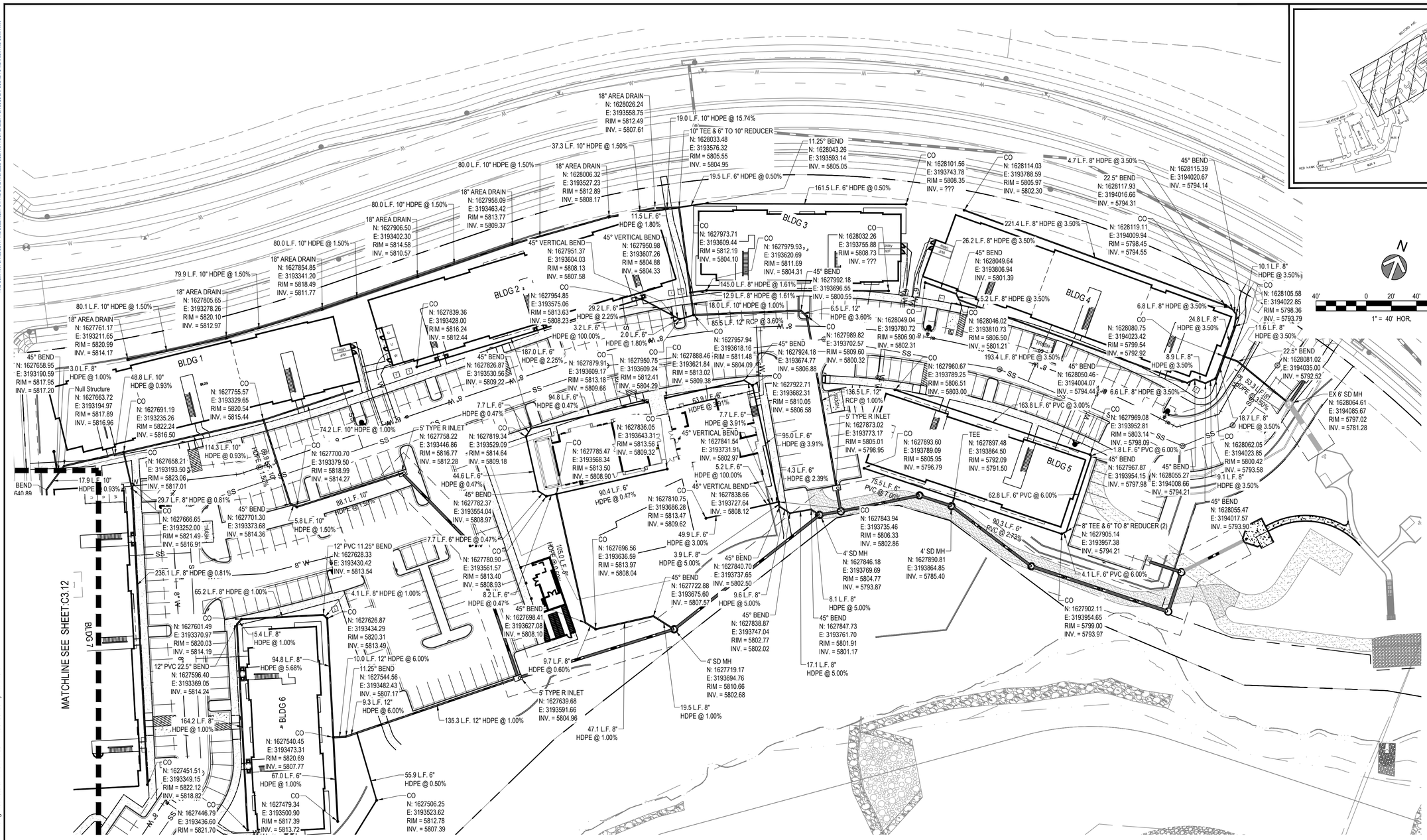

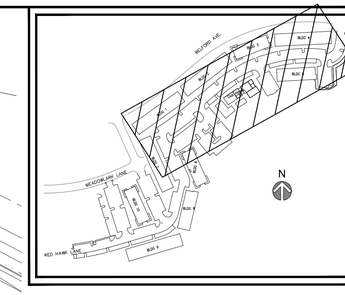

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