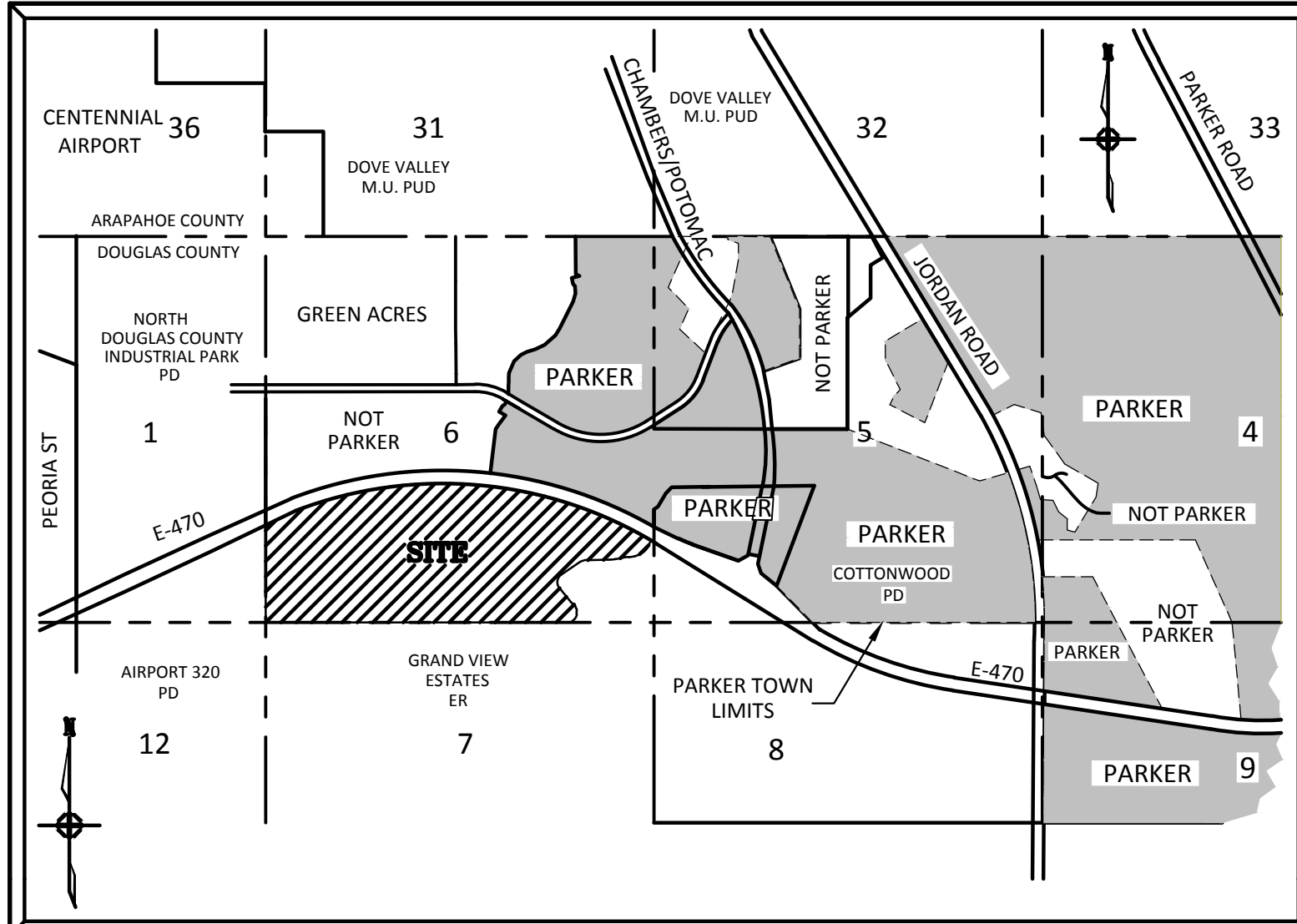


FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR BELFORD AVENUE COMPARK VILLAGE SOUTH, FILING NO. 1 PARKER, COLORADO

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

COMPARK LAND COMPANY	
MICHAEL VICKERS 290 FILLMORE ST #1A DENVER, CO 80206	303-881-6292
MANHARD CONSULTING	
RICKY J. MOORE, P.E. 8008 E ARAPAHOE COURT, SUITE 110 CENTENNIAL, CO 80112	303-708-0500
PARKER PUBLIC WORKS	
20120 E. MAIN STREET PARKER, CO, 80138 STREETS - ALEX MESTDAGH STORM WATER - JACOB JAMES EROSION CONTROL - ADAM NELSON LIFE SAFETY - RANDY CAPRA	303-840-9546
TOWN OF PARKER POLICE DEPARTMENT	
19,600 E. PARKER SQUARE DR. PARKER, CO, 80134	303-841-9800
STONEGATE VILLAGE METRO DISTRICT	
DISTRICT ENGINEER: SCOTT BARNETT MULHERN MRE, INC. 2 INVERNESS DRIVE EAST, SUITE 200 ENGLEWOOD, CO 80112	303-858-9909
DISTRICT MANAGER: KURT SCHLIEGER COMMUNITY RESOURCE SERVICES OF COLORADO 7995 E. PRENTICE AVENUE, SUITE 103-E GREENWOOD VILLAGE, CO 80111	303-381-4968
COMPARK VILLAGE CAMPUS METRO DISTRICT	
C/O CLIFFTON 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

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

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

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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SHEET INDEX - TOWN OF PARKER

1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL ROADWAY SECTION
4	QUANTITY TABULATION
5	STREET INDEX SHEET
6-14	BELFORD AVENUE - PLAN & PROFILE
15-16	FIRST STREET - PLAN & PROFILE
17	INTERSECTION DETAILS
18-21	STORM PLAN & PROFILE
22-24	CONDUIT SLEEVING & TRENCH DRAIN
25	G.A.T. BOX CULVERT PLAN & DETAILS
26-30	WATER QUALITY POND DETAIL SHEETS
31-33	SIGNAGE AND STRIPING
34-35	STREET DETAILS
36-38	STORM DETAILS

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3	CDOT STANDARD PLANS LIST
4	QUANTITY TABULATION SHEET
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13-14	DETENTION POND PLAN
15-16	OUTLET STRUCTURE PLAN
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19	BOX CULVERT PLAN
20	DROP STRUCTURE DETAIL PLAN
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30-31	CDOT DETAILS

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2	GENERAL NOTES
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11-18	E-470 WATER MAIN BORE PLAN & PROFILE
19	WATER AND SANITARY SEWER BORE CROSSING
20-21	SANITARY DETAILS
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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DRAWN BY		REVISED		DATE		DATE		DATE		DATE	
DATE		DATE		DATE		DATE		DATE		DATE	
Manhard											
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8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners											
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE											
TOWN OF PARKER, COLORADO											
COVER SHEET											
1 OF 38											
CLCPKC3											
PENDING APPROVAL											

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Index			Contract Item No.	Contract Item	Unit	Roadway		Plan		As Const.		Plan		As Const.		Plan		As Const.		Plan		As Const.		Project Tools	
Book	Page	Sheet				Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.
			201	CLEARING AND GRUBBING	LS	XXX																	XXX		
			201	REMOVAL OF SIDEWALK	SY	XXX																	XXX		
			201	REMOVAL OF CURB AND GUTTER	LF	XXX																	XXX		
			201	REMOVAL OF GUTTER	LF	XXX																	XXX		
			201	REMOVAL OF CONCRETE PAVEMENT	SY	XXX																	XXX		
			201	REMOVAL OF ASPHALT MIX	SY	XXX																	XXX		
			201	REMOVAL OF PAVEMENT MARKING	SF	XXX																	XXX		
			201	REMOVAL OF LIGHT STANDARD	EACH	XXX																	XXX		
			201	REMOVAL OF GROUND SIGN	EACH	XXX																	XXX		
			201	REMOVAL OF SIGN PANEL	EACH	XXX																	XXX		
			201	REMOVAL OF TRAFFIC SIGN HEAD	EACH	XXX																	XXX		
			203	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	XXX																	XXX		
			203	POTHOLING	HOUR	XXX																	XXX		
			207	TOPSOIL (STOCKPILE AND REDISTRIBUTE)	CY	XXX																	XXX		
			208	EROSION CONTROL SUPERVISOR	LS	XXX																	XXX		
			208	SILT FENCE	LF	XXX																	XXX		
			208	SEDIMENT TRAP	EACH	XXX																	XXX		
			208	CHECK DAM	LF	XXX																	XXX		
			208	CONCRETE WASHOUT STRUCTURE	EACH	XXX																	XXX		
			208	INLET PROTECTION	EACH	XXX																	XXX		
			208	STABILIZED CONSTRUCTION ENTRANCE (VEHICLE TRACKING CONTROL)	EACH	XXX																	XXX		
			208	STABILIZED STAGING AREA	SY	XXX																	XXX		
			208	REINFORCED ROCK BERM	LF	XXX																	XXX		
			208	REINFORCED ROCK BERM (FOR CULVERT PROTECTION)	LF	XXX																	XXX		
			208	SEDIMENT CONTROL LOG (12 INCH)	LF	XXX																	XXX		
			210	RESET GROUND SIGN	EACH	XXX																	XXX		
			210	RESET SIGN PANEL	EACH	XXX																	XXX		
			210	RESET TRAFFIC SIGNAL LIGHT POLE	EACH	XXX																	XXX		
			210	RESET TRAFFIC SIGNAL HEAD	EACH	XXX																	XXX		
			210	RESET PEDESTRIAN HEAD	EACH	XXX																	XXX		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



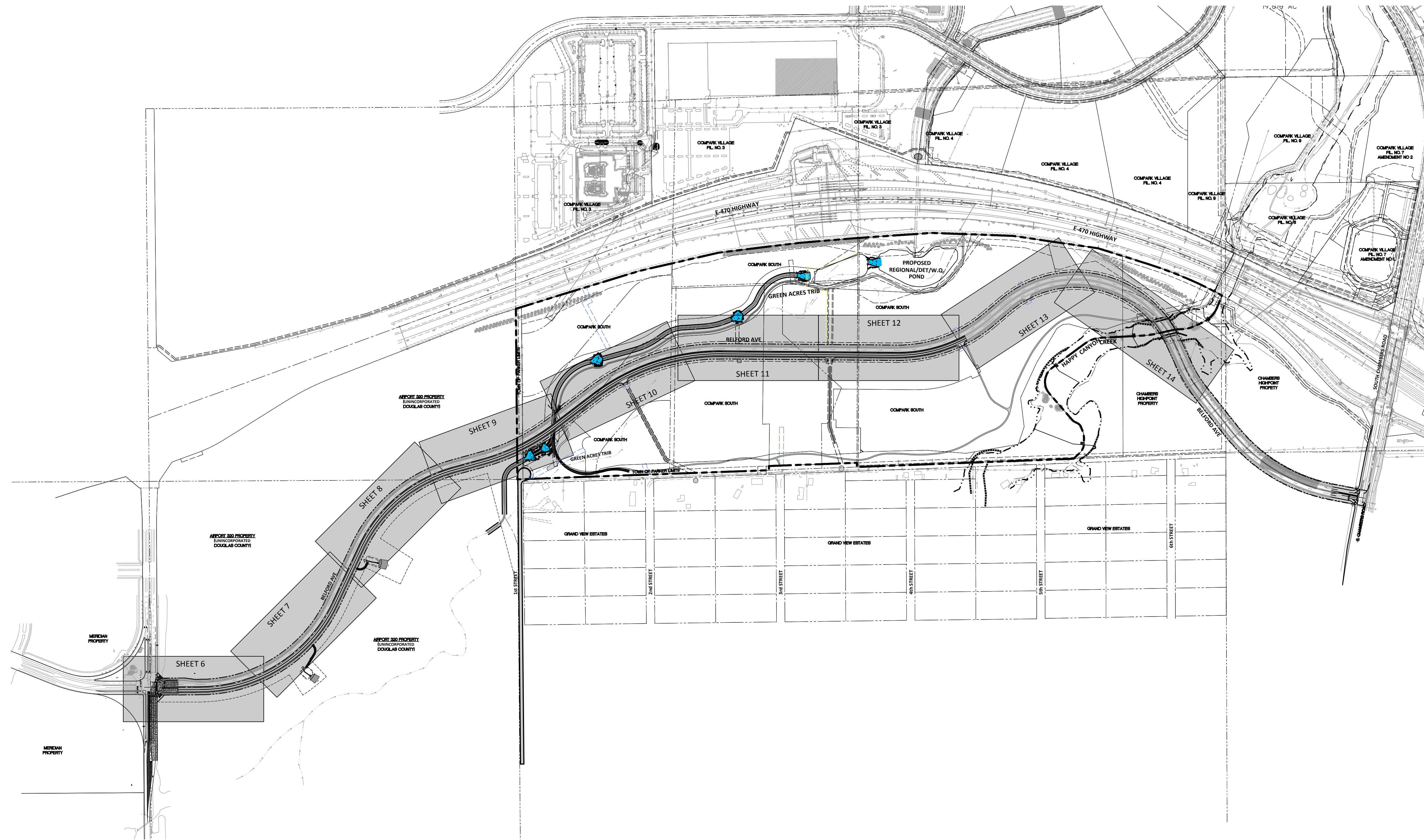
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 QUANTITY TABULATION




PROJ MGR: RJM
 PROJ ASSOC: BRB
 DRAWN BY: ETG
 DATE: 12/2015
 SHEET
4 OF 38
 CLOPKC3

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PENDING APPROVAL

Plotted: 4/12/2015 1:58 PM. Draw Name: p:\c\pkc3\comouth03\ultimate_belford_south.dwg (final drawings)\Plan_Sett\Town\CLCPKC3_belford_index.dwg. Updated By: bblatzer





 SCALE: 1"=400'

 Know what's below.
 Call before you dig.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DATE	REVISIONS
8/17/2015	1ST SUBMITTAL
4/17/16	2ND SUBMITTAL
	EG

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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STREET INDEX SHEET

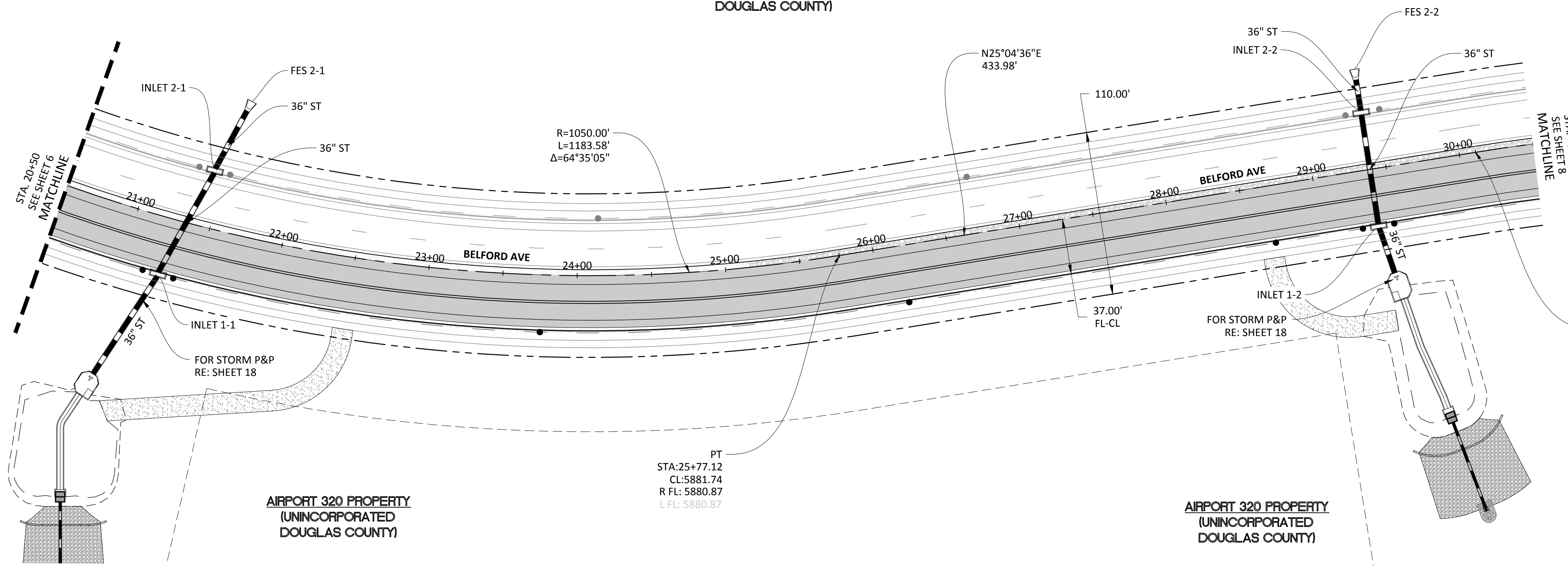
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 DATE: 12/2015

SHEET
5 OF **38**
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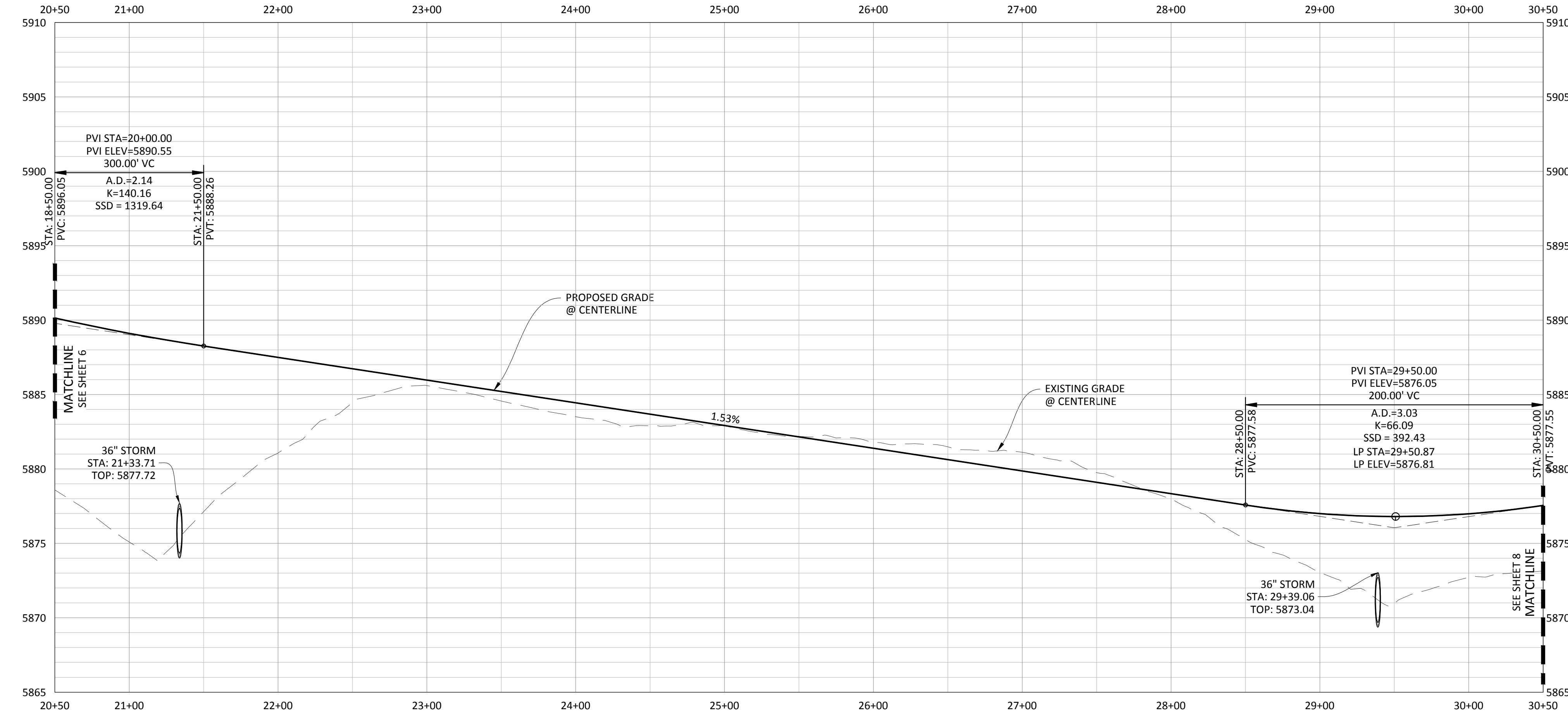
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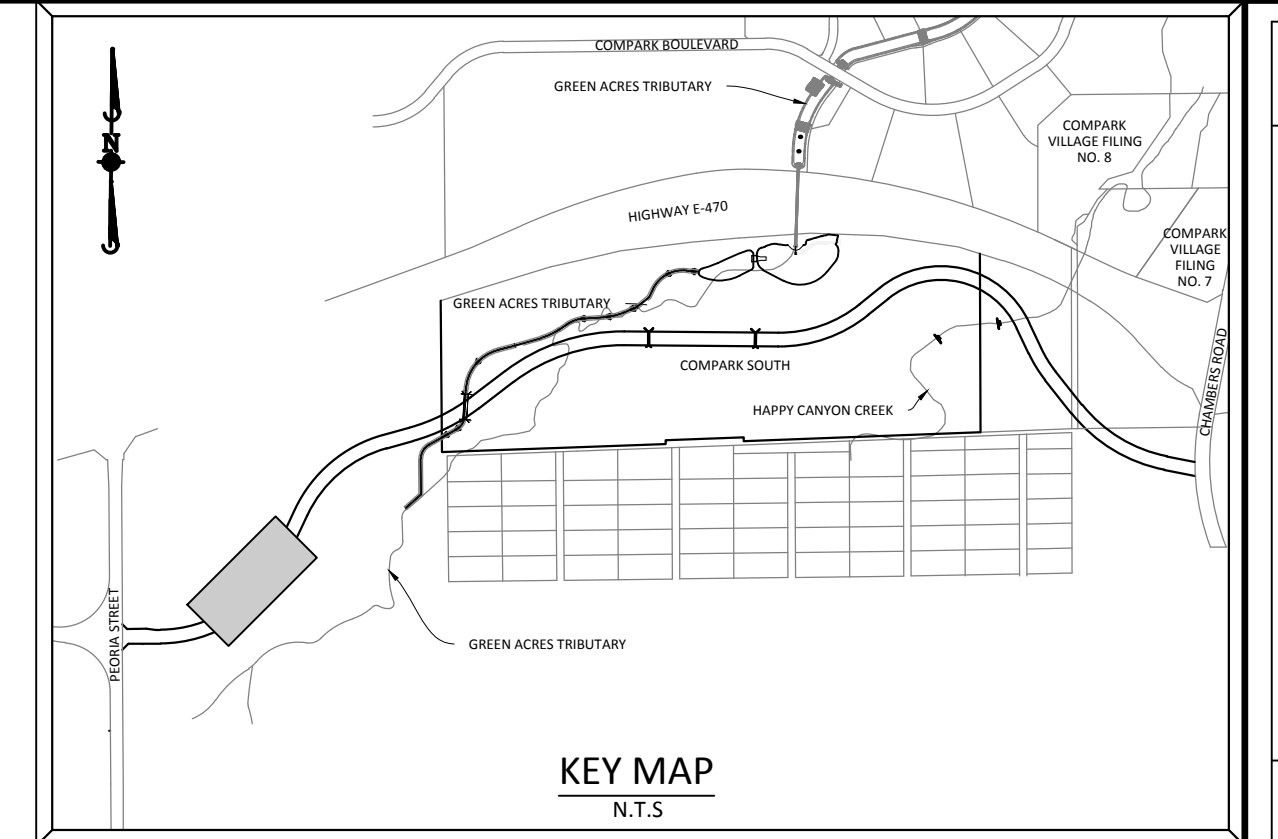
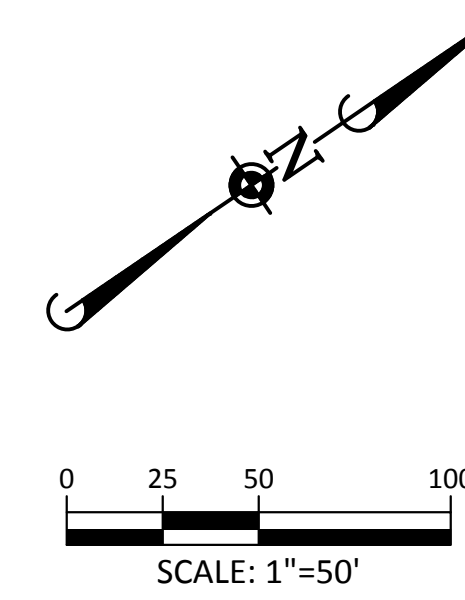
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(UNINCORPORATED
DOUGLAS COUNTY)



PLAN: BELFORD AVENUE



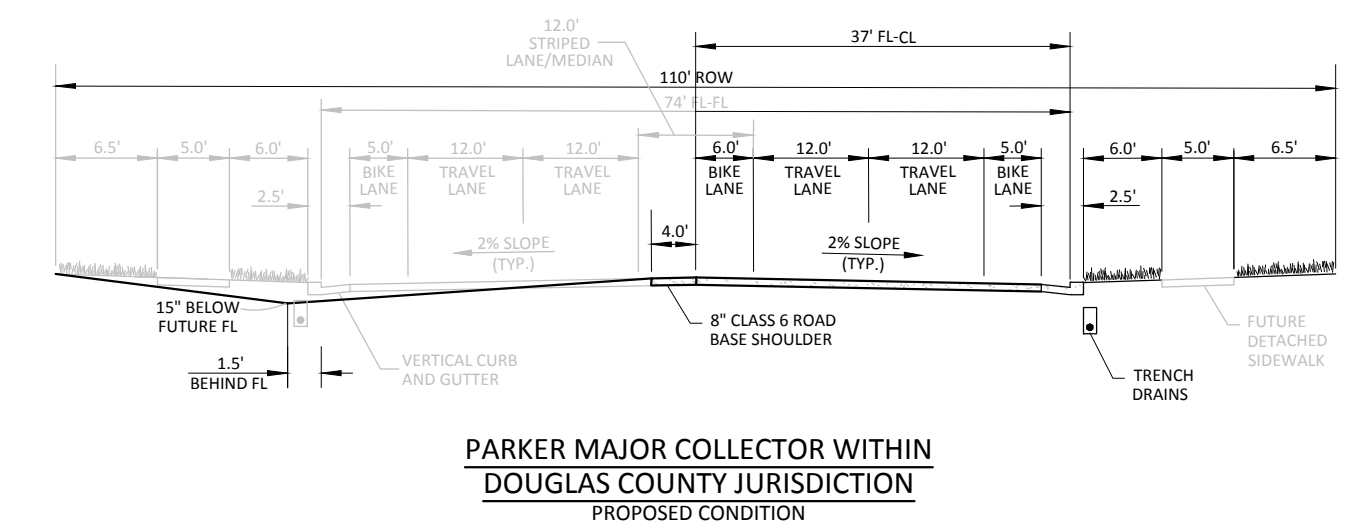
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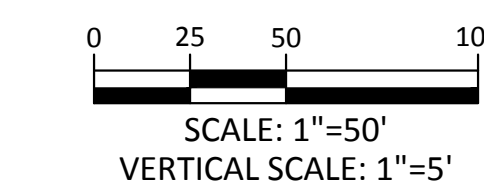
KEY MAP
N.T.S.

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:
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 - ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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 - REFER TO SHEET 34-35 FOR STREET AND CURB DETAILS. REFER TO SHEET 36-38 FOR STORM SEWER DETAILS.



PARKER MAJOR COLLECTOR WITHIN DOUGLAS COUNTY JURISDICTION
PROPOSED CONDITION



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DATE	REVISIONS

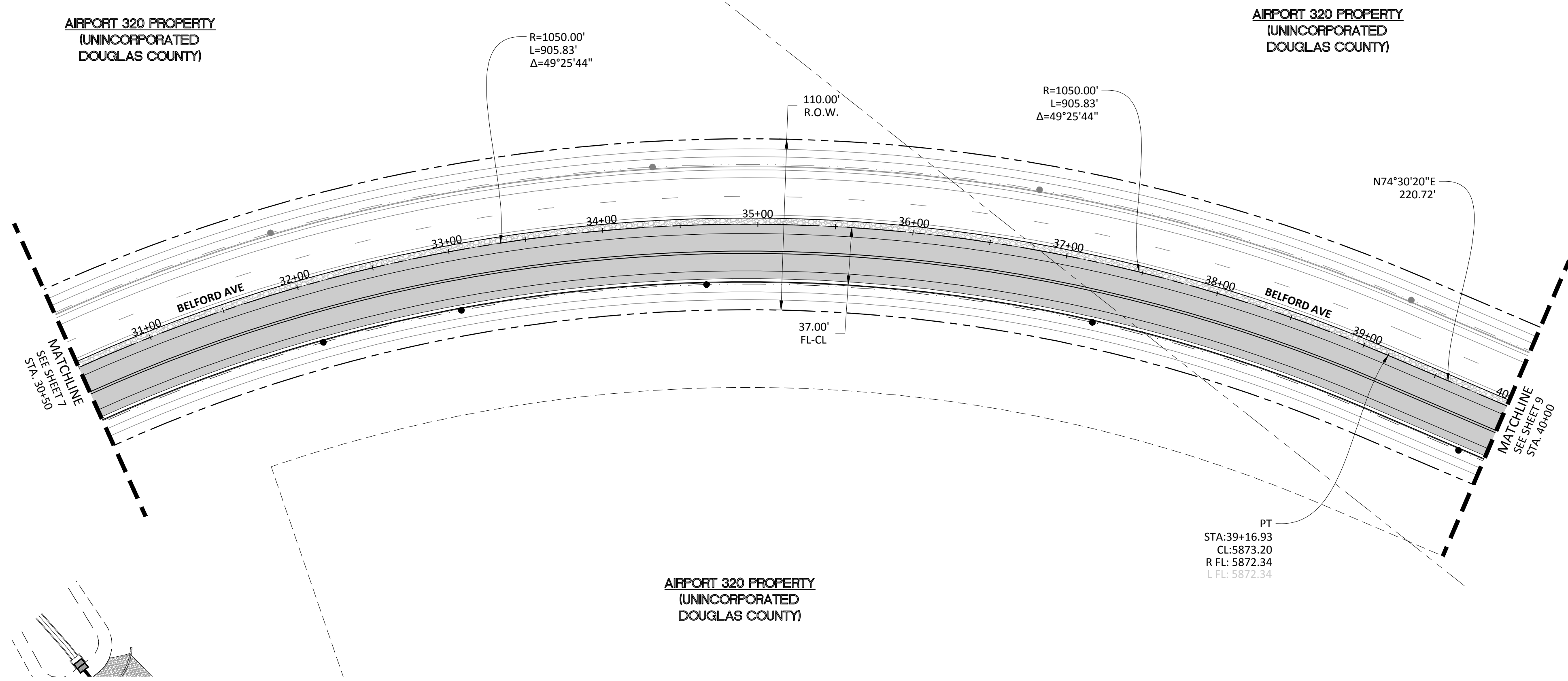
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 TOWN OF PARKER, COLORADO
 BELFORD AVENUE - PLAN & PROFILE

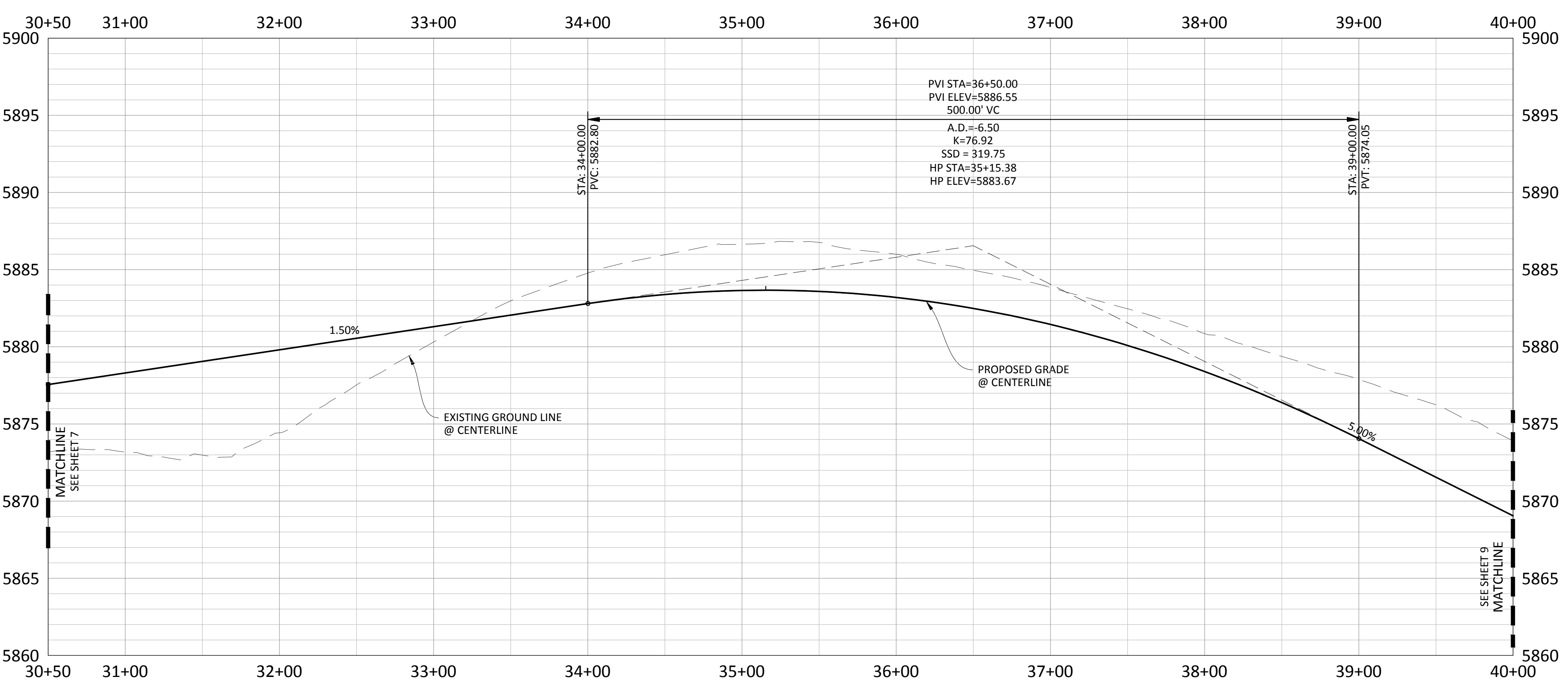
PROJ MGR: RIM
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 DRAWN BY: ETG
 DATE: 12/2015

SHEET
7 OF 38
 CLCPKC3

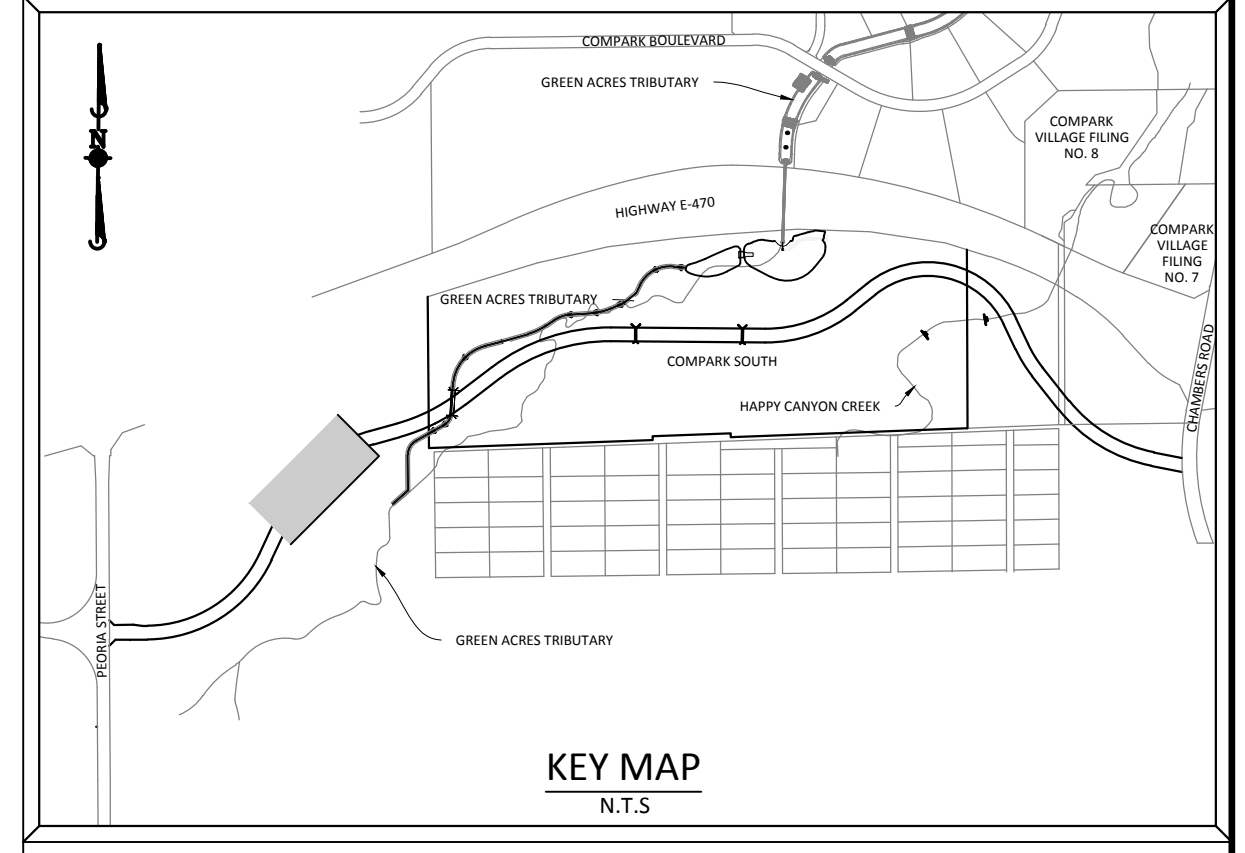
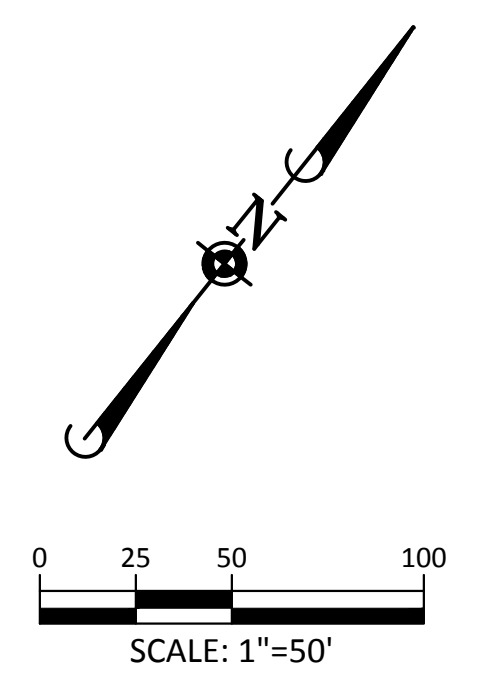
PENDING APPROVAL



PLAN: BELFORD AVENUE

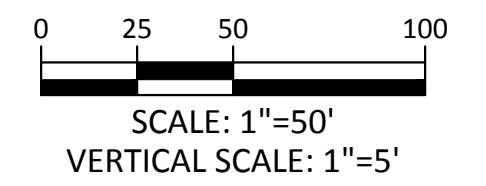
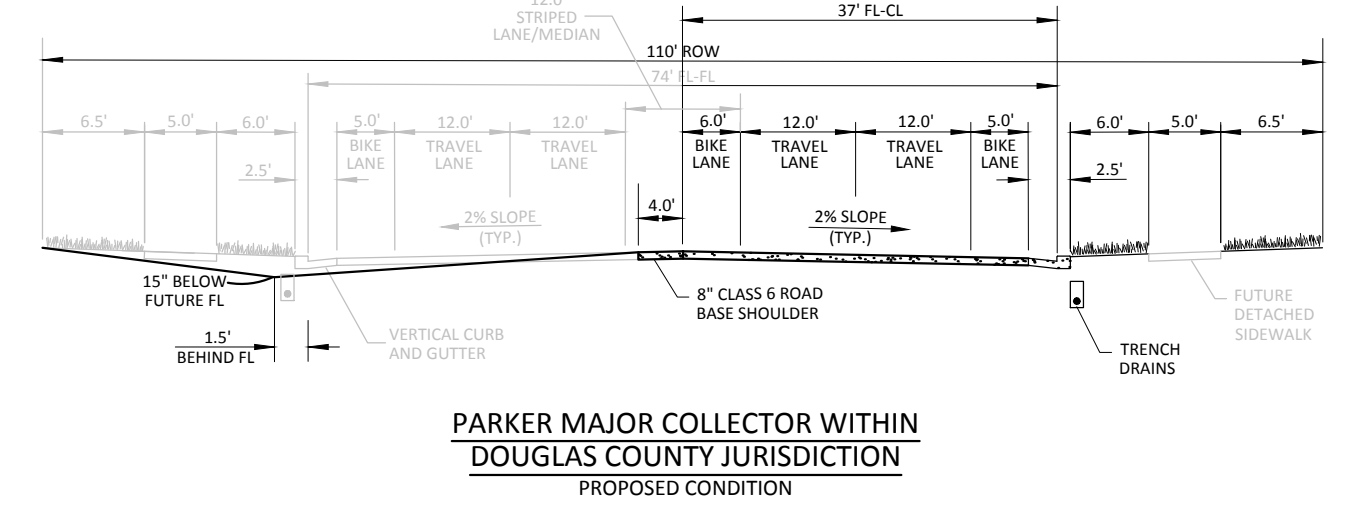


PROFILE: BELFORD AVENUE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DATE	REVISIONS

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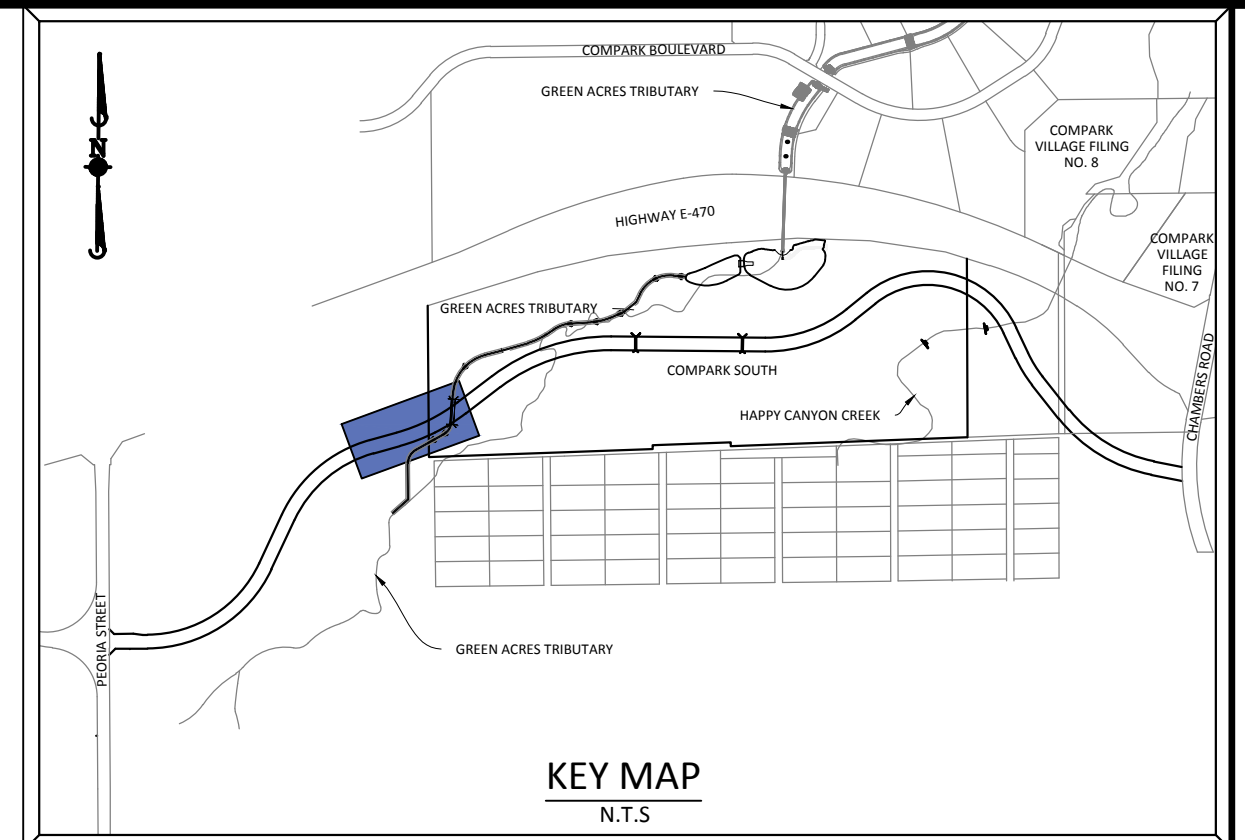
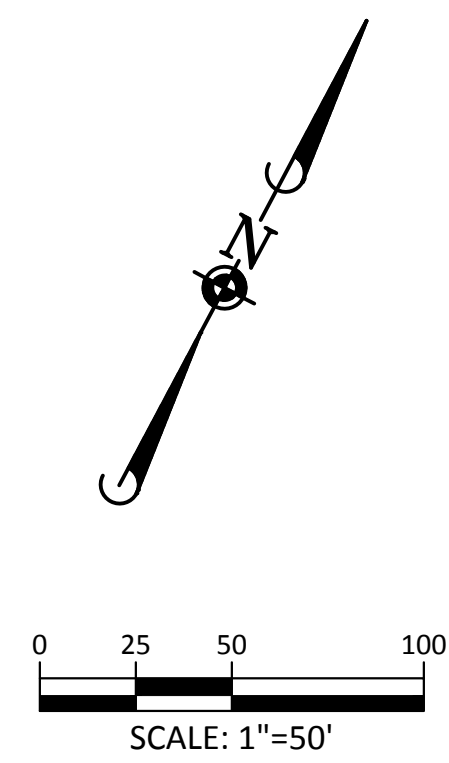
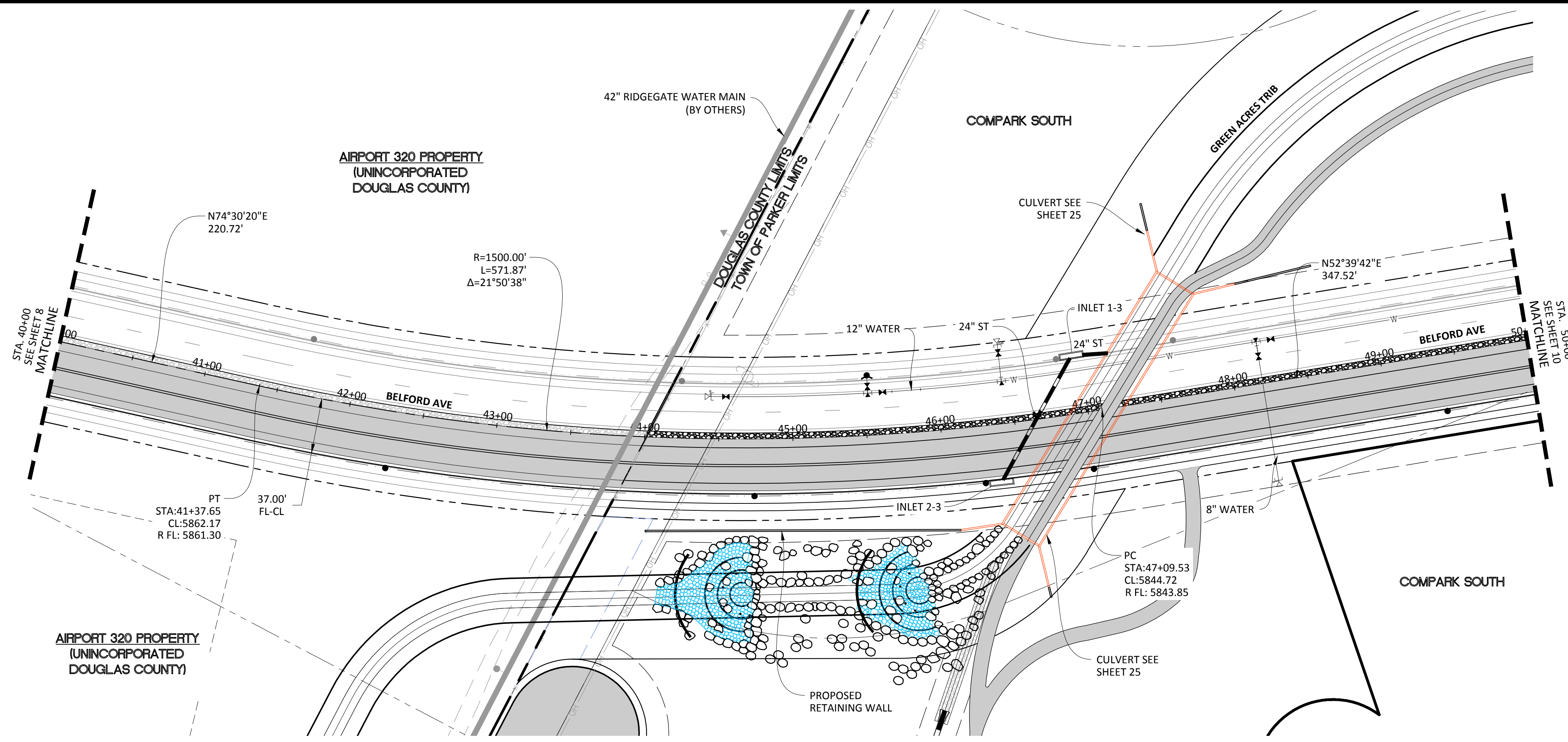
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 BELFORD AVENUE - PLAN & PROFILE

PROJ. MGR:	RJM
PROJ. ASSOC.:	BBR
DRAWN BY:	ETG
DATE:	12/2015

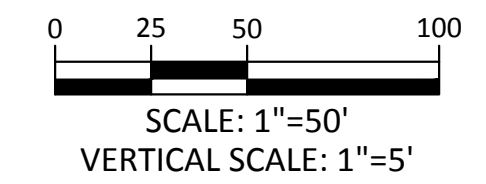
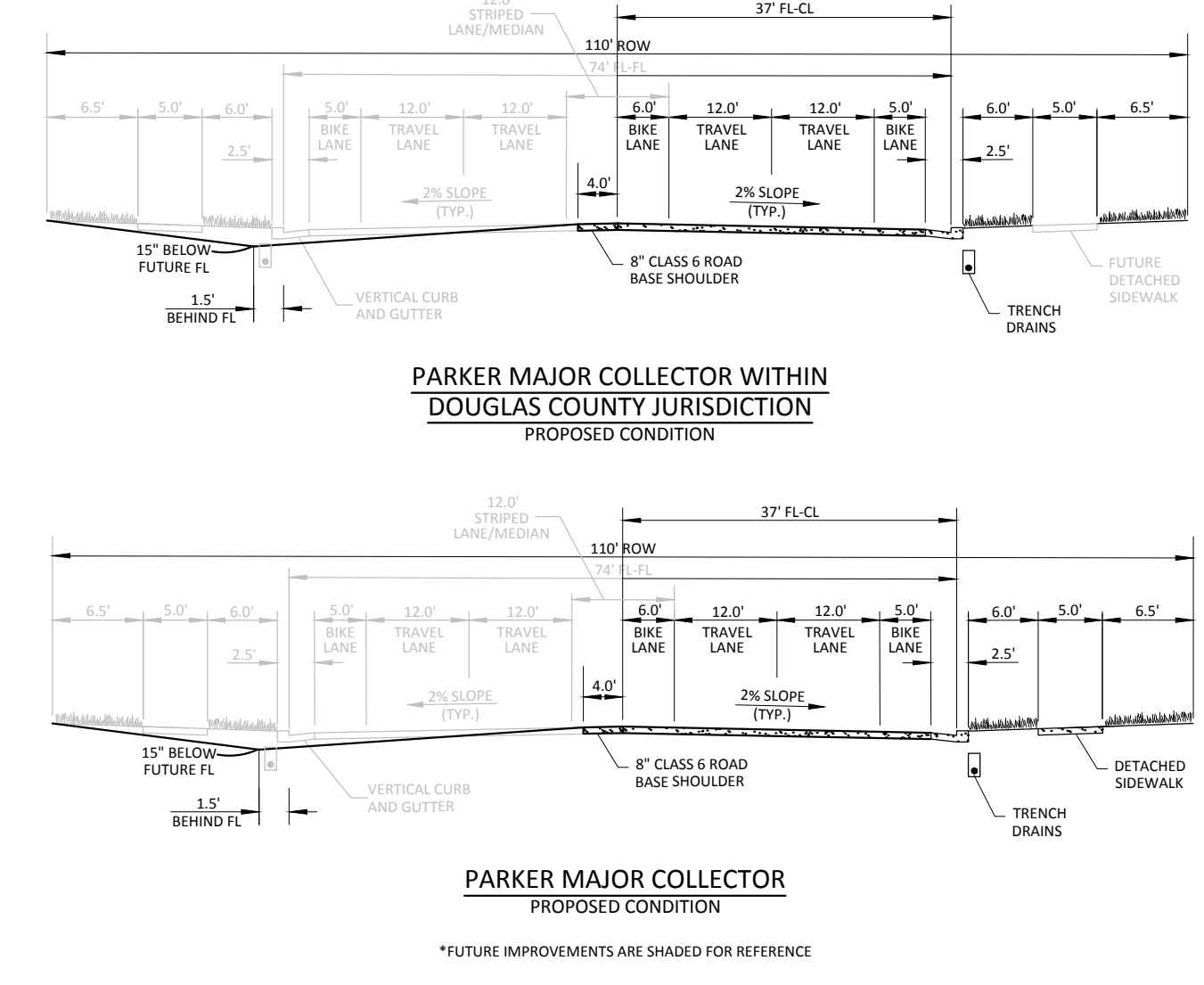
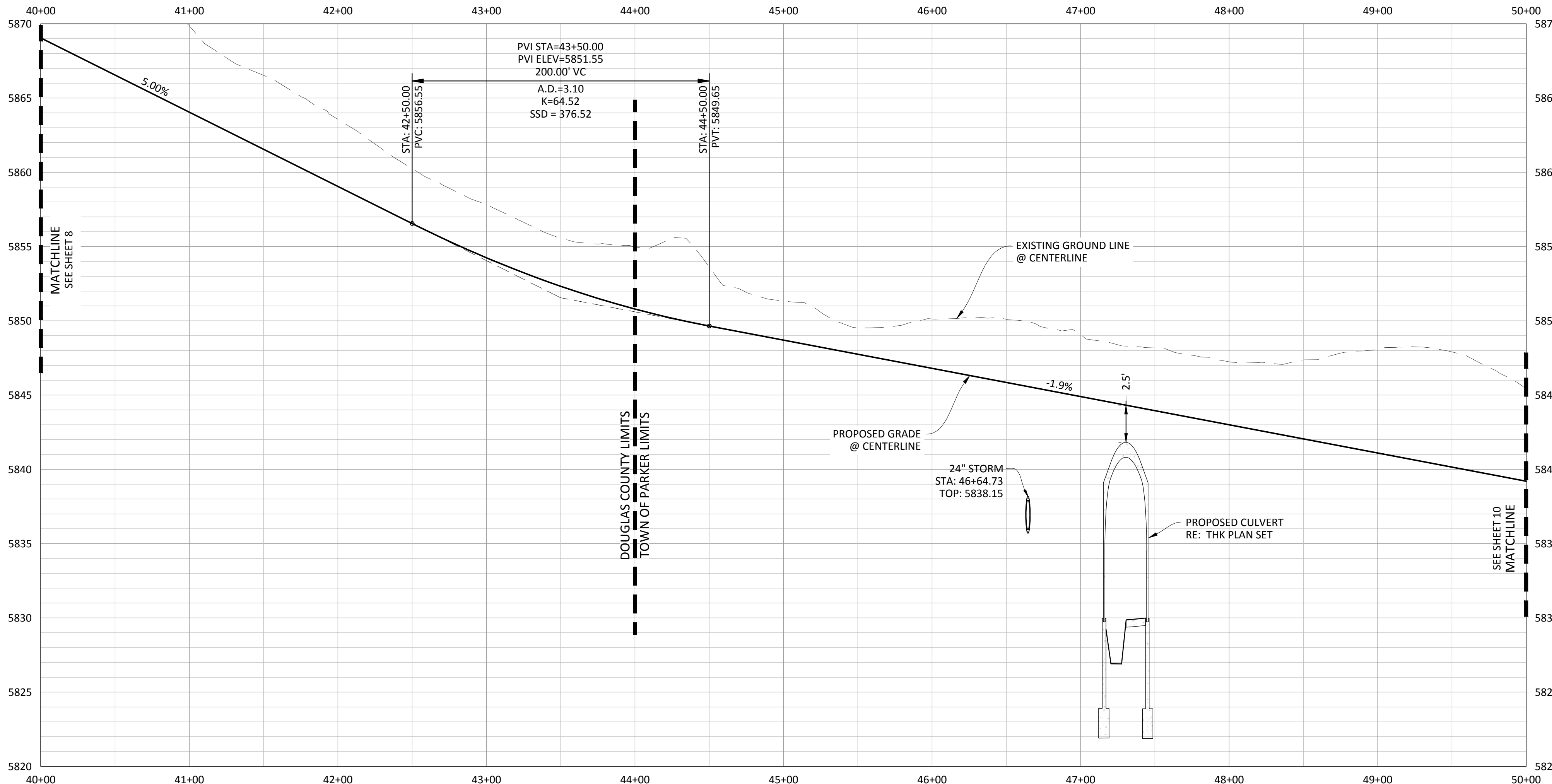
SHEET
8 OF **38**
 CLCPKC3

PENDING APPROVAL



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)

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 - REFER TO SHEET 34-35 FOR STREET AND CURB DETAILS. REFER TO SHEET 36-38 FOR STORM SEWER DETAILS.



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, COLORADO

BELFORD AVENUE - PLAN & PROFILE

PROJ. MGR.: RIM

PROJ. ASSOC.: BRB

DRAWN BY: ETG

DATE: 12/2015

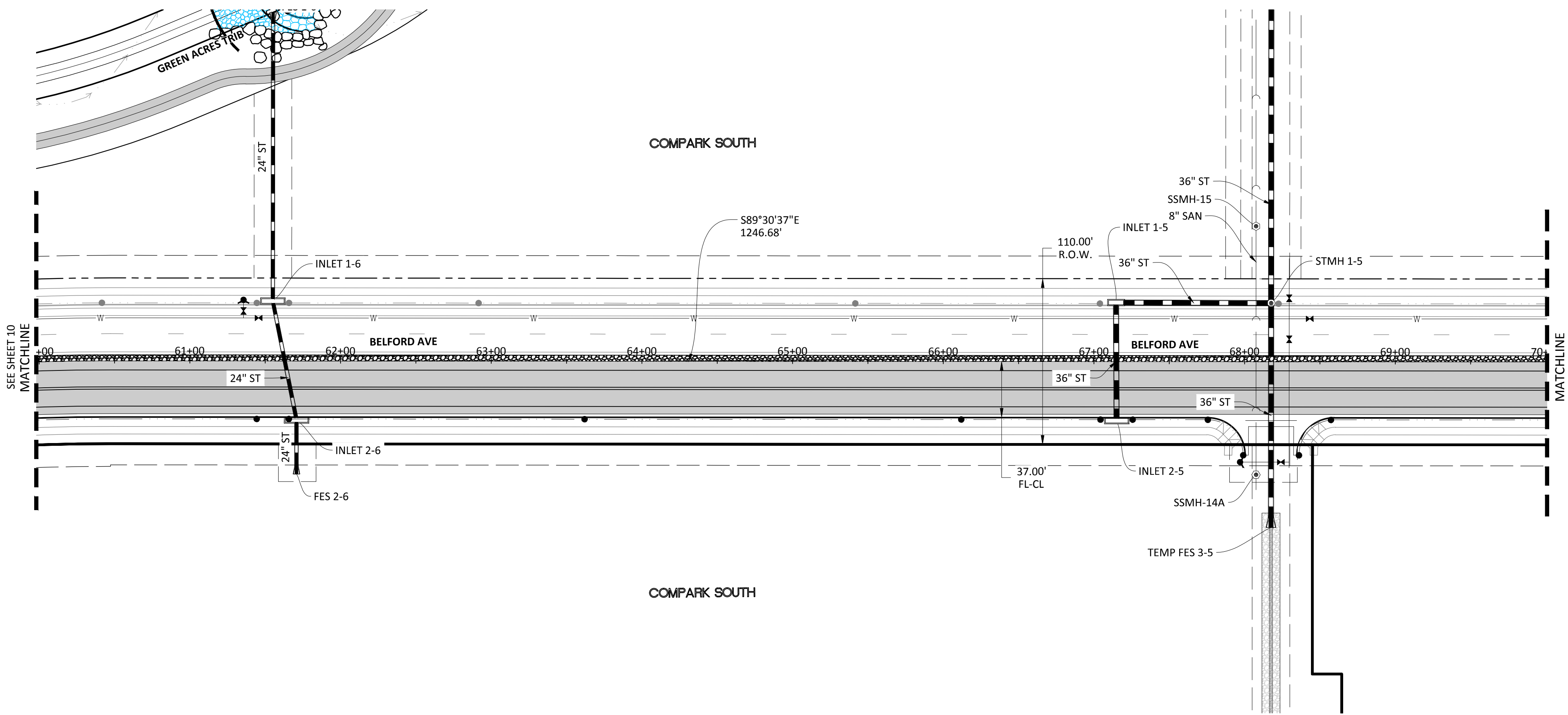
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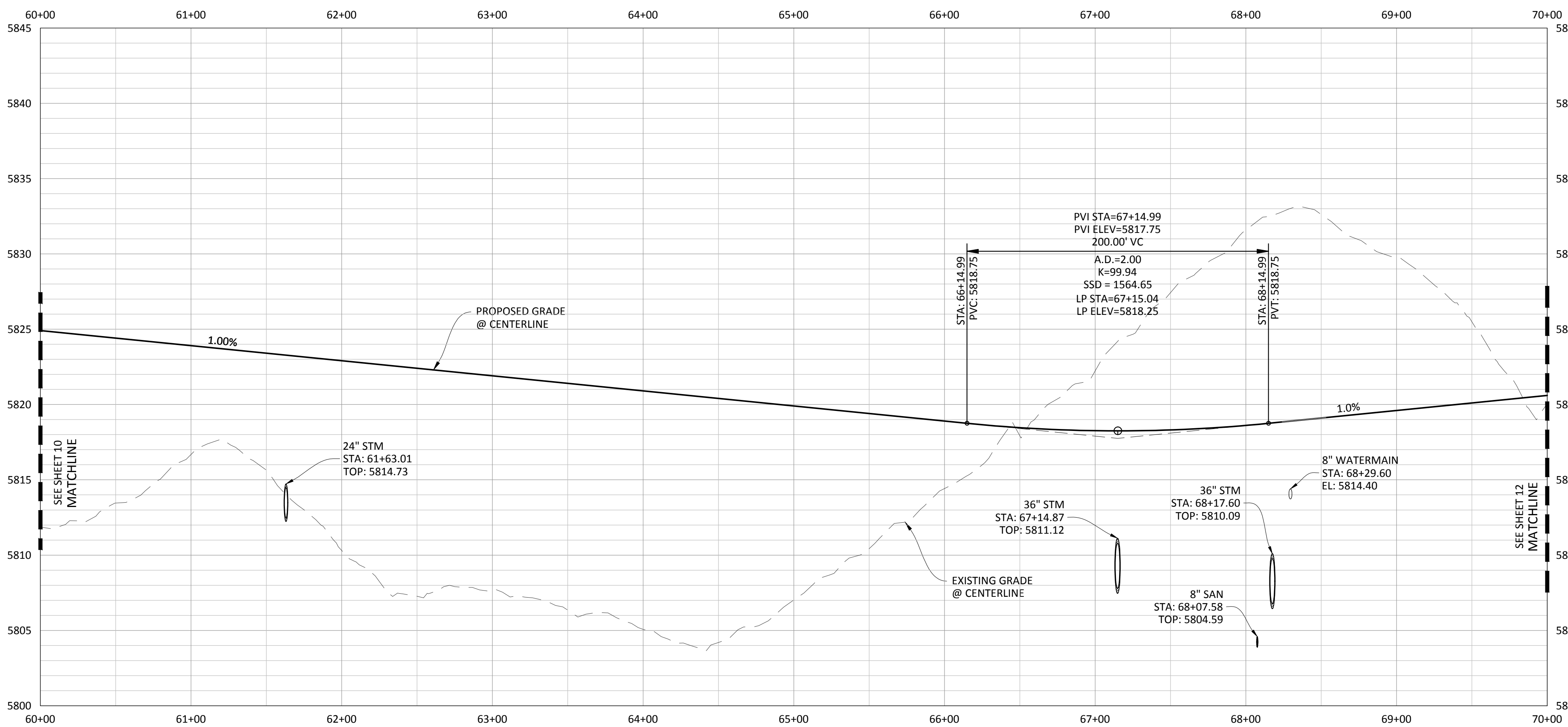
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

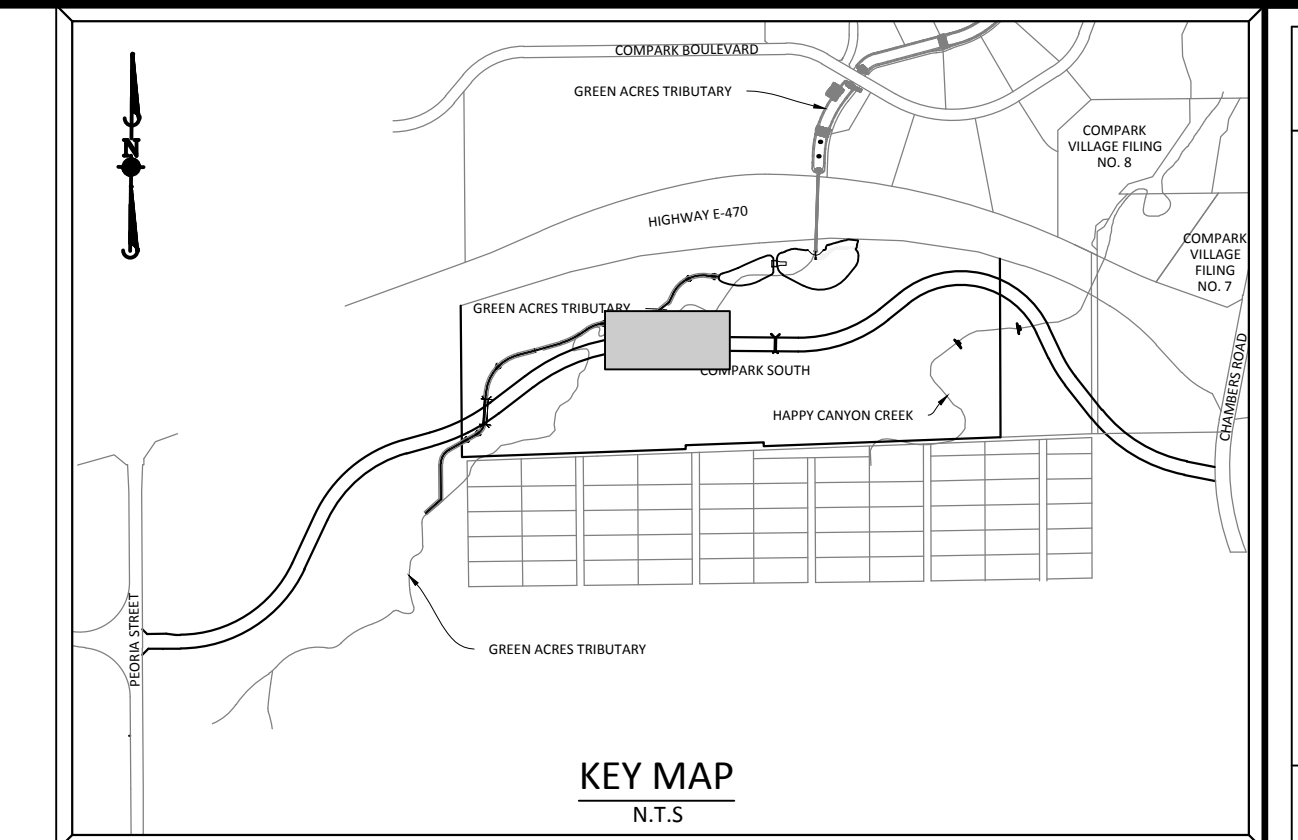
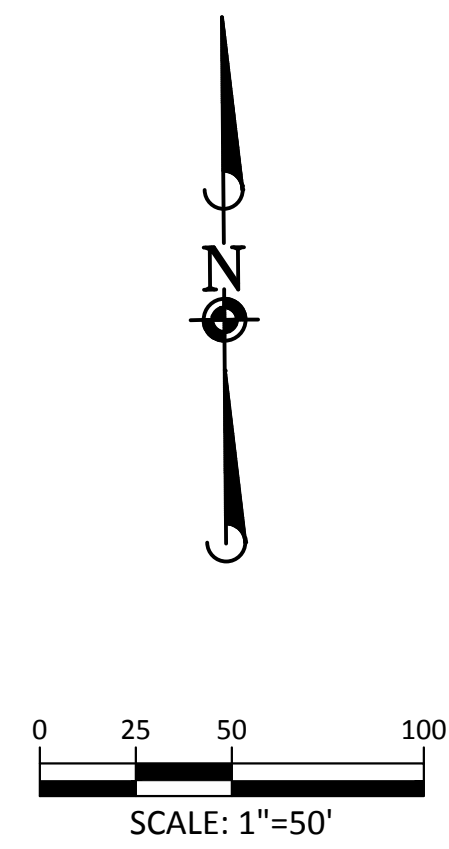
DATE



PLAN: BELFORD AVENUE



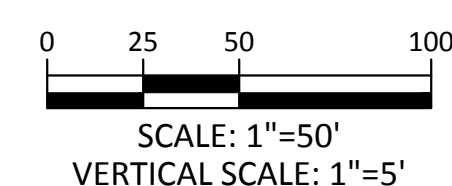
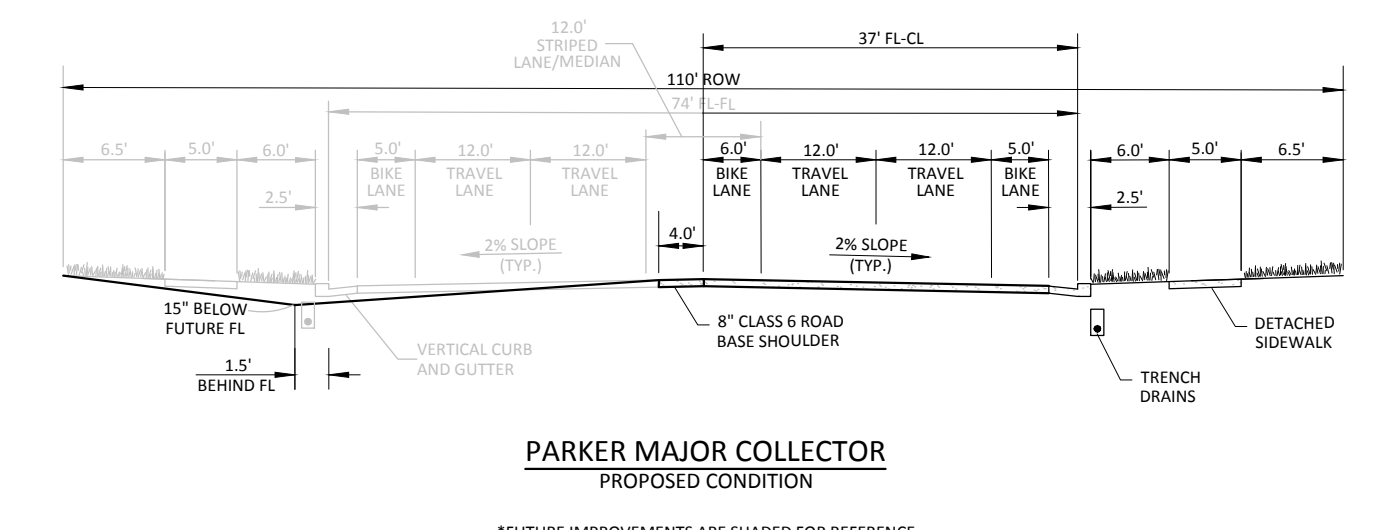
PROFILE: BELFORD AVENUE



KEY MAP
N.T.S.

SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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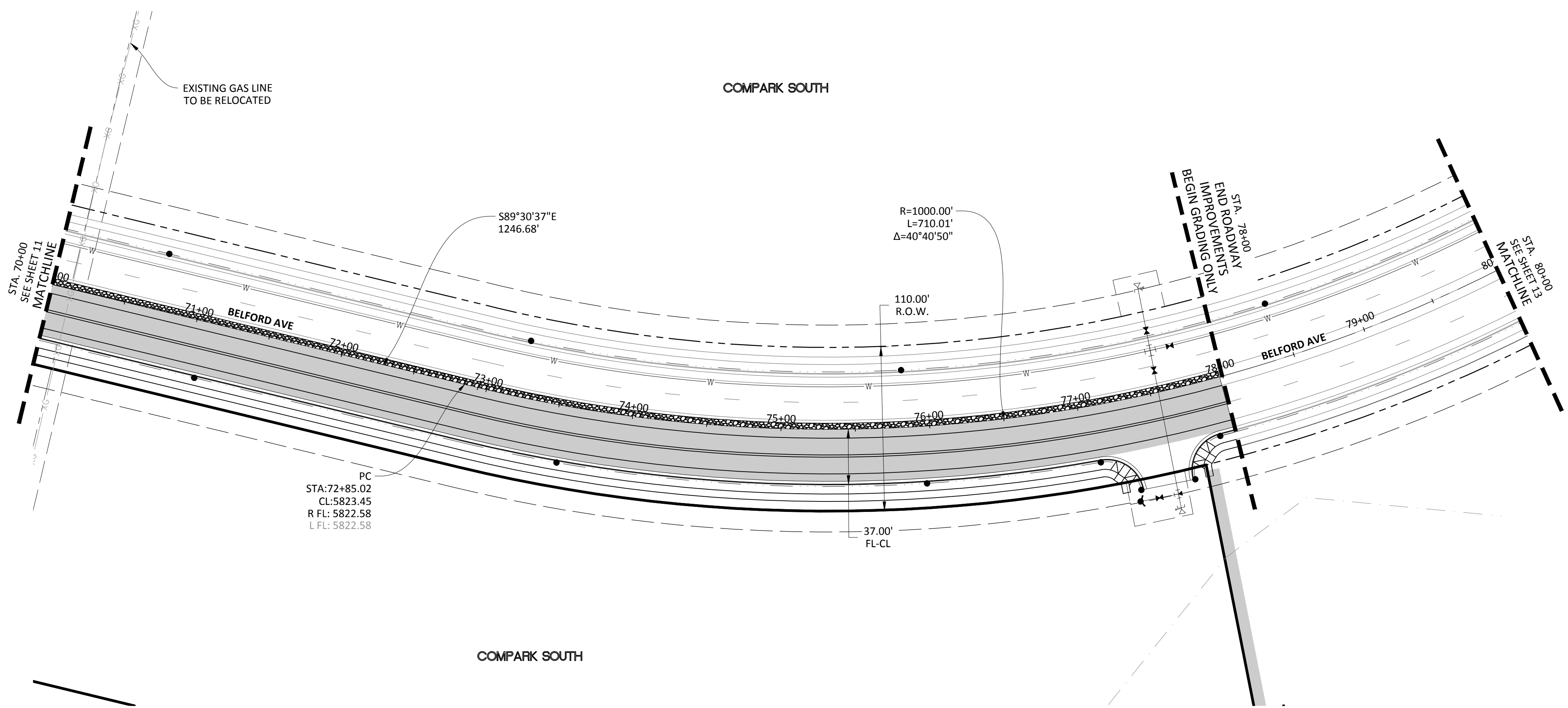
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
BELFORD AVENUE - PLAN & PROFILE

PROJ. MGR.: RIM
PROJ. ASSOC.: BRR
DRAWN BY: ETG
DATE: 12/2015

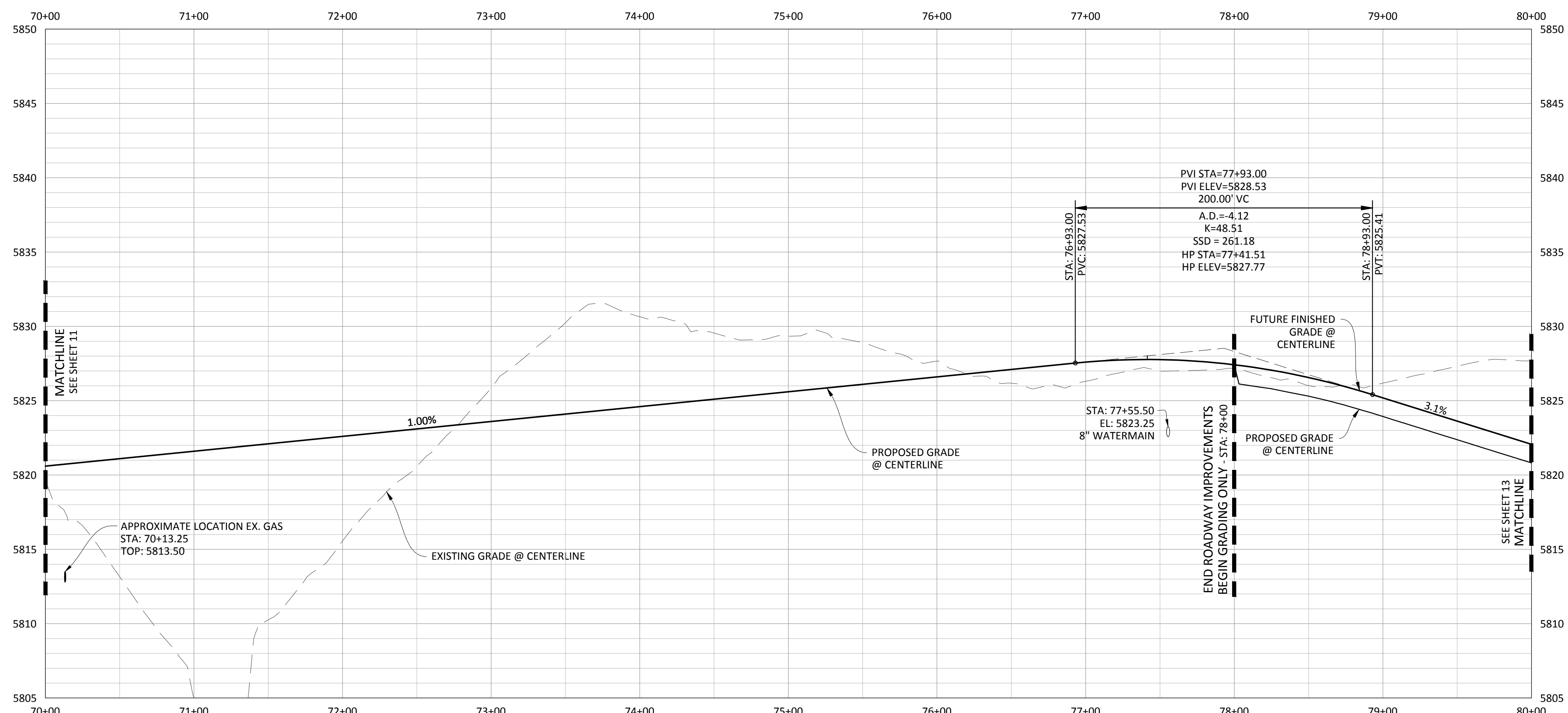
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11 OF **38**
CLCPKC3

TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

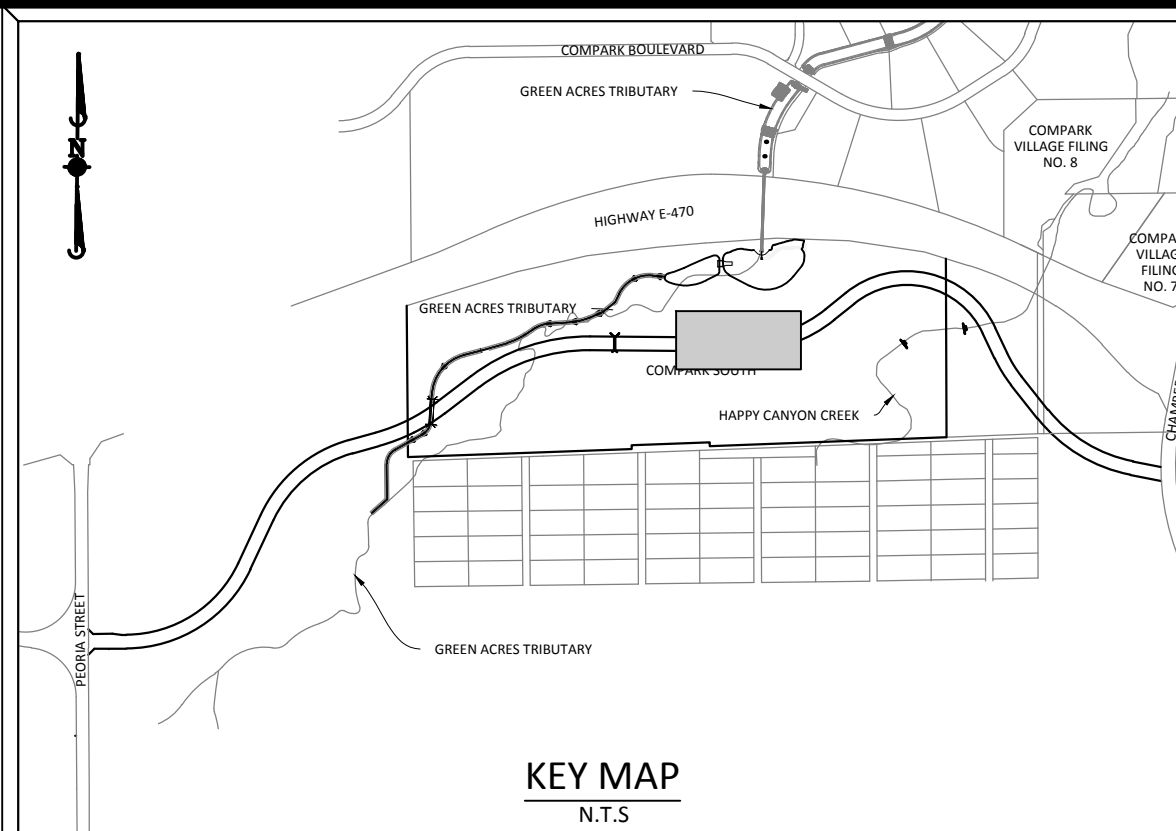
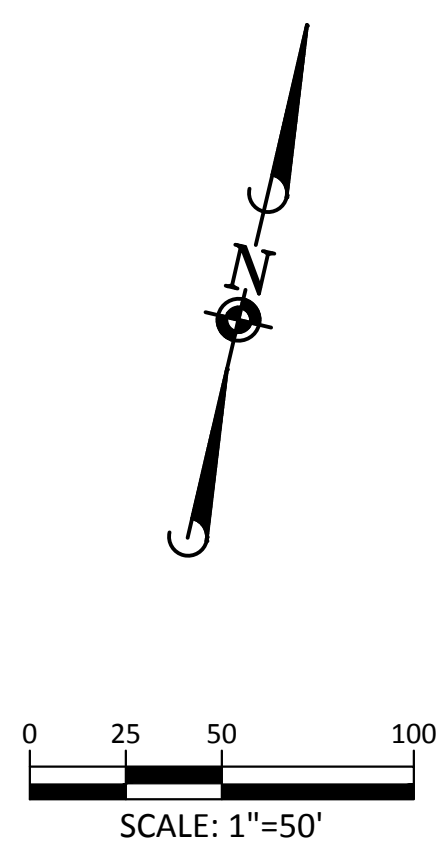
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PLAN: BELFORD AVENUE



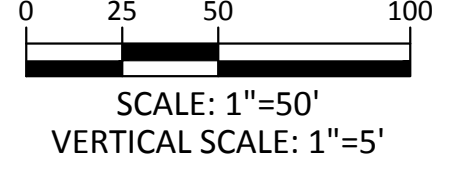
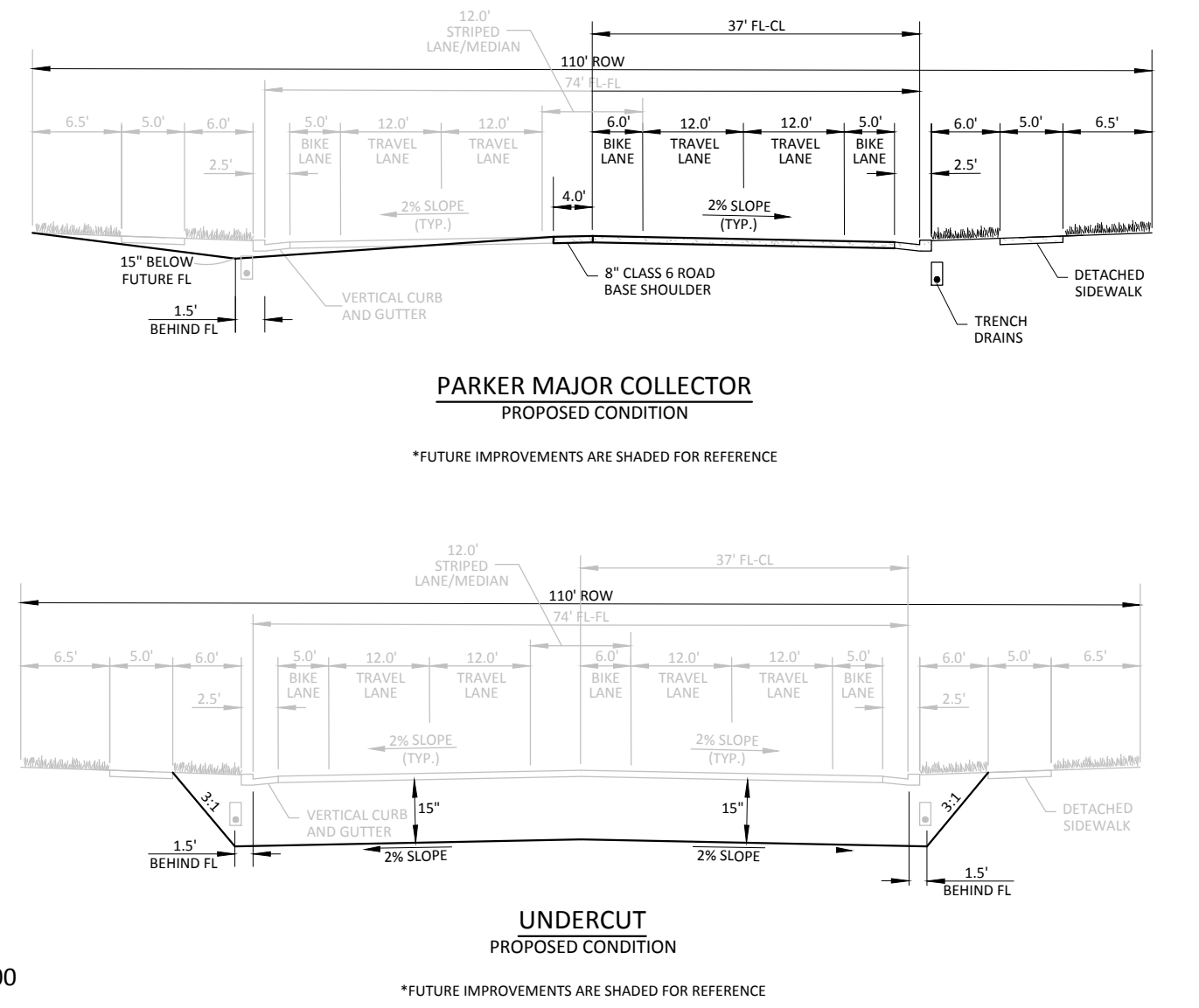
PROFILE: BELFORD AVENUE



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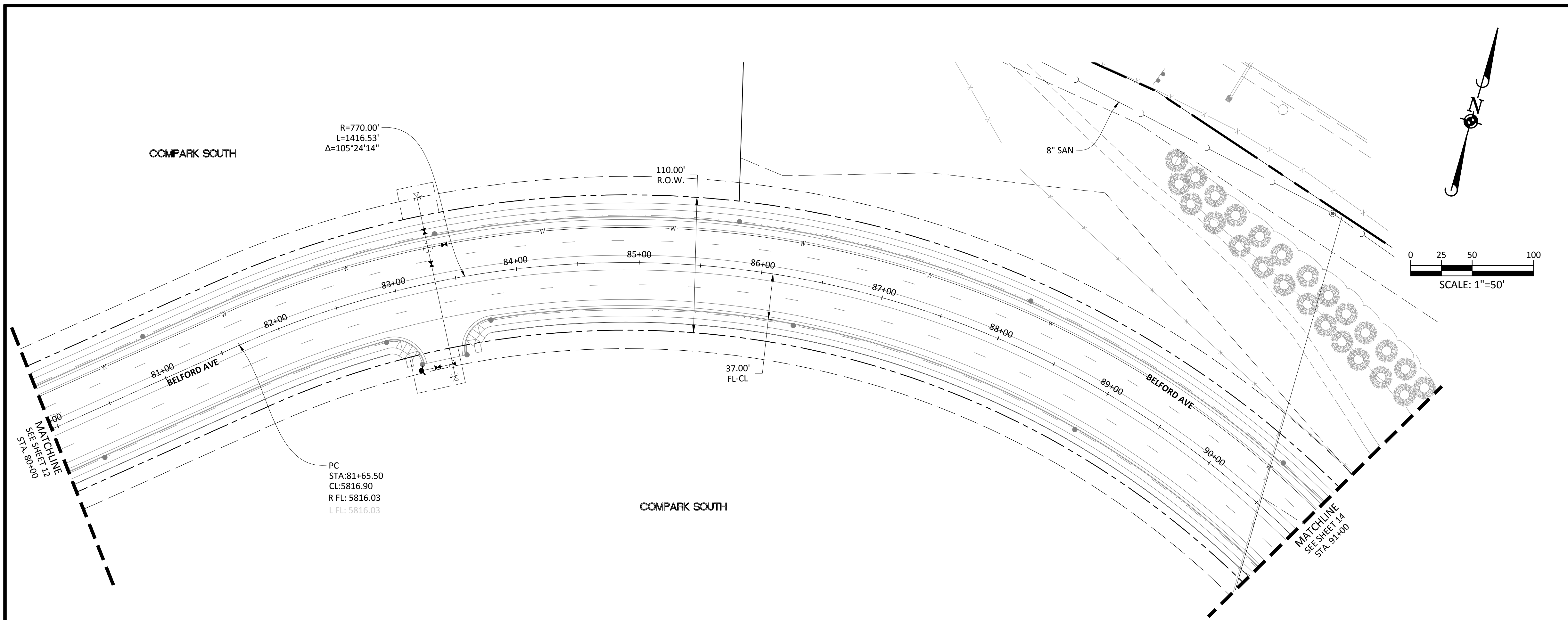
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TOWN OF PARKER, COLORADO
BELFORD AVENUE - PLAN & PROFILE

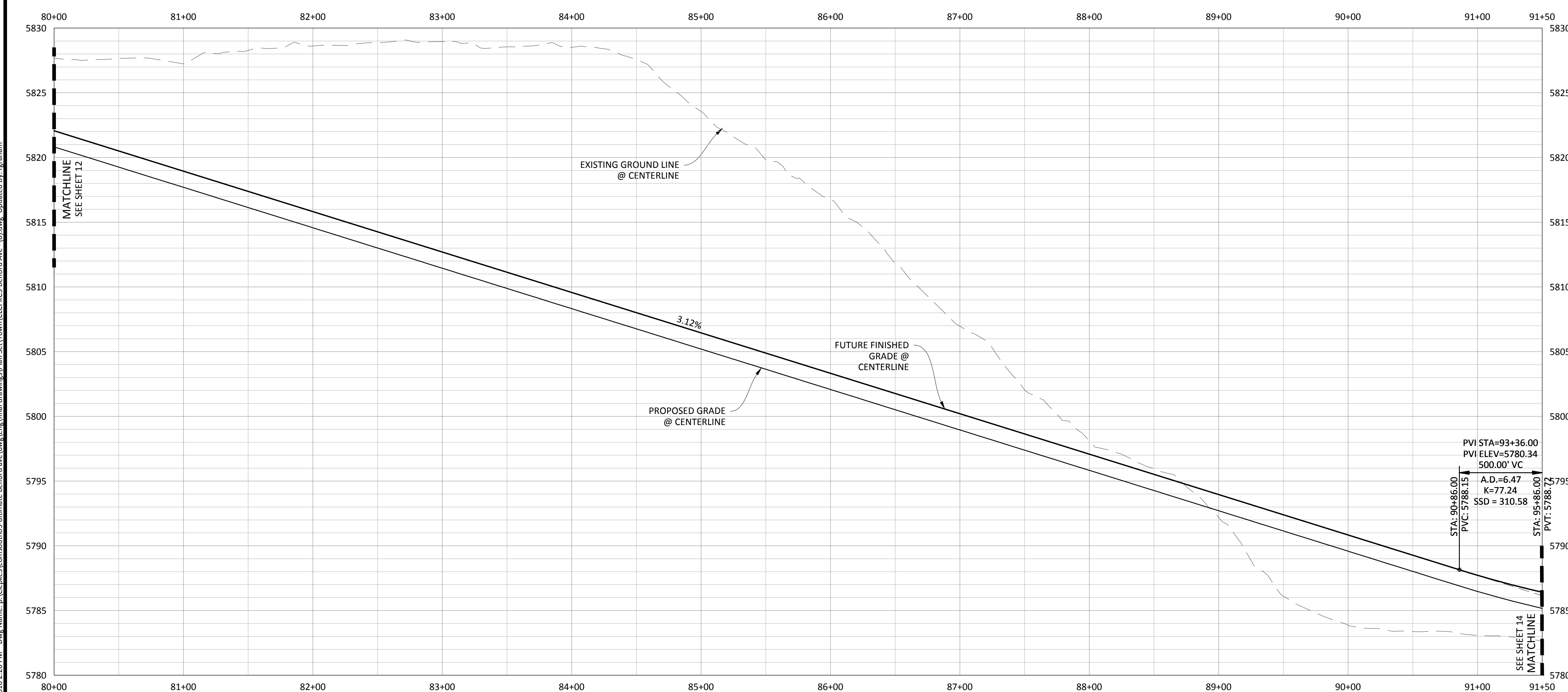
PROJ. MGR.: RUM
 PROJ. ASSOC.: BRR
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
12 OF 38
 CLCPKC3

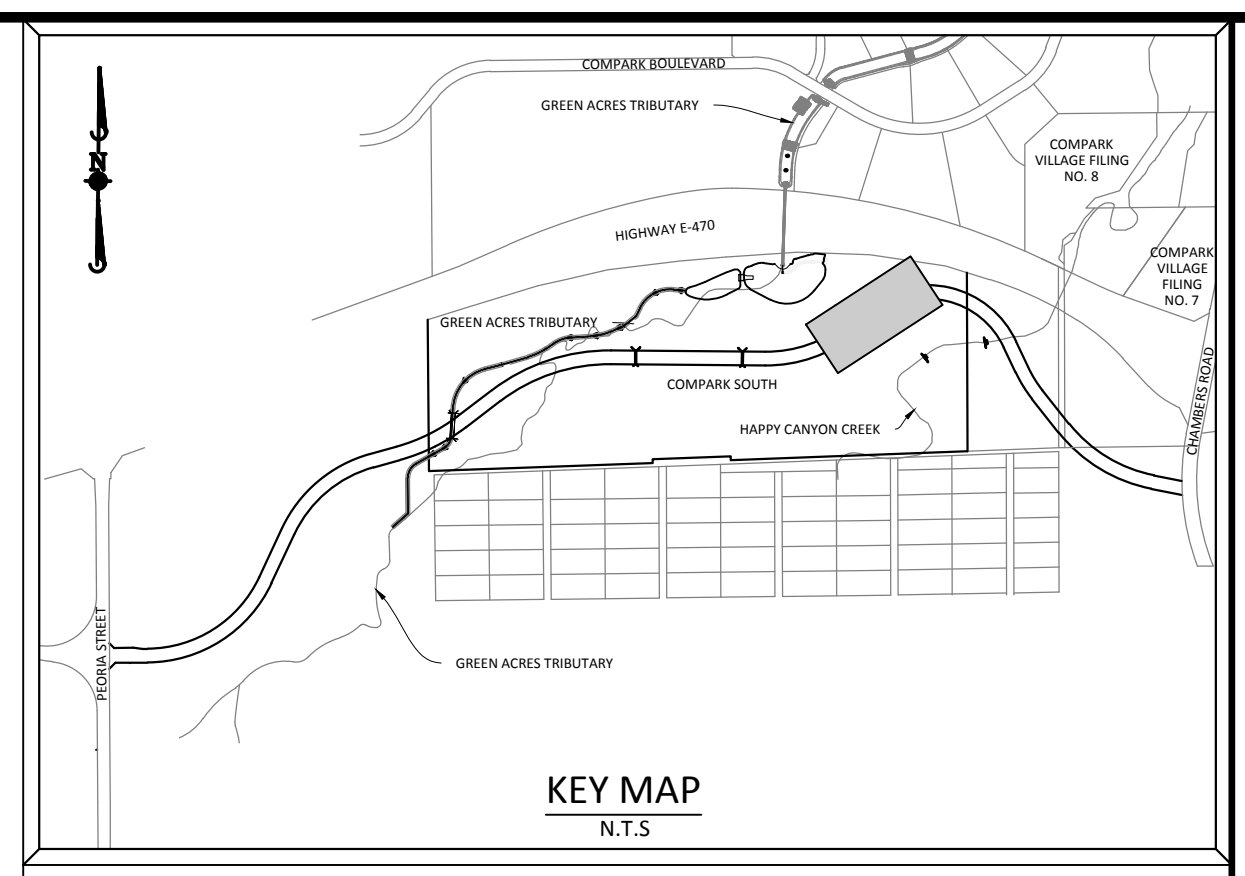
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PLAN: FUTURE BELFORD AVENUE



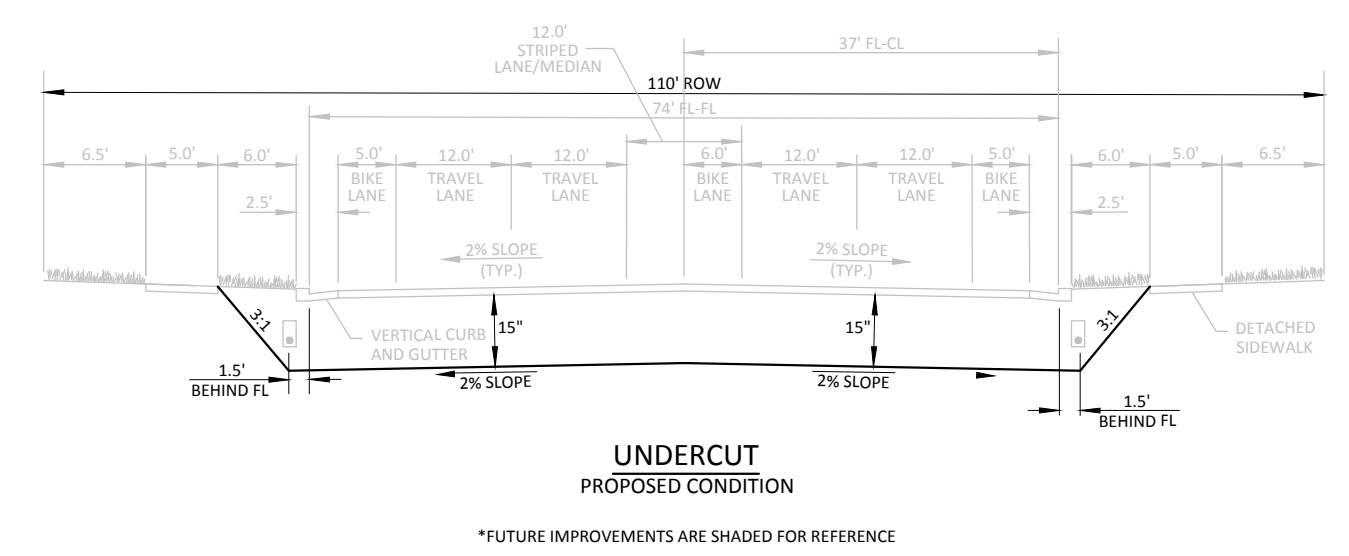
PROFILE: BELFORD AVENUE



KEY MAP
N.T.S.

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SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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PROJECT: 4/12/2016 2:26 PM, Draw Name: p:\c\ckc3\comsouth03\ultimate_belford_south.dwg, Updated By: graham

DATE	REVISIONS	BY	CHKD

E.G.

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PROJECT: COMPARK SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 BELFORD AVENUE - PLAN & PROFILE

TOWN OF PARKER APPROVALS

PROJ. MGR.: RIM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

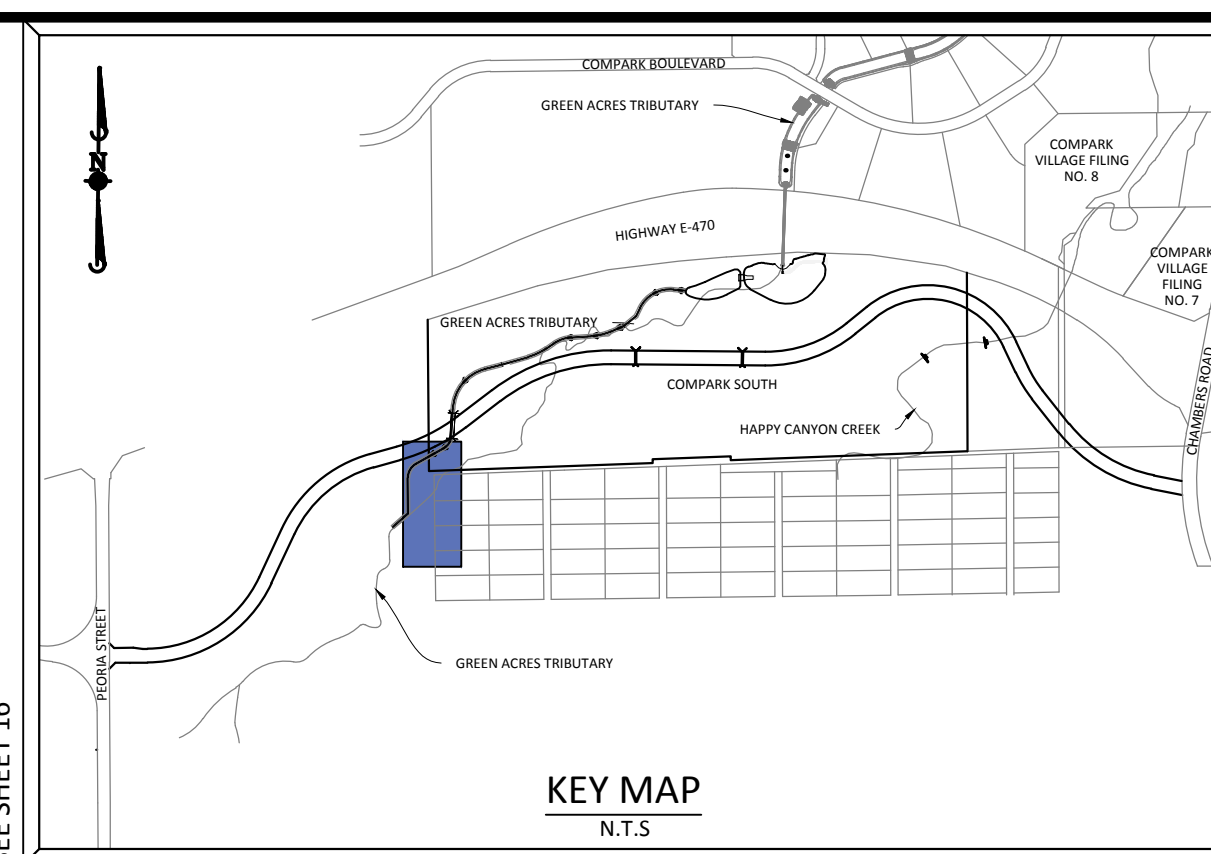
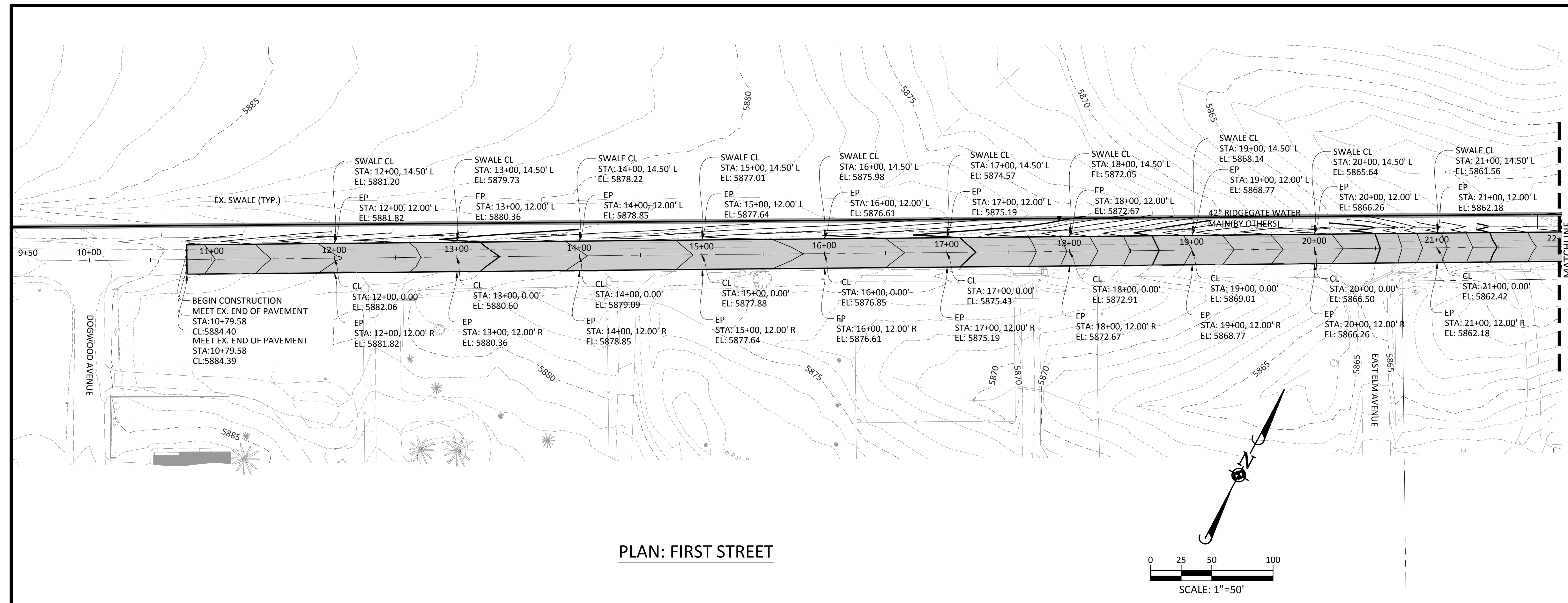
SHEET
13 OF 38
 CLCPKC3

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

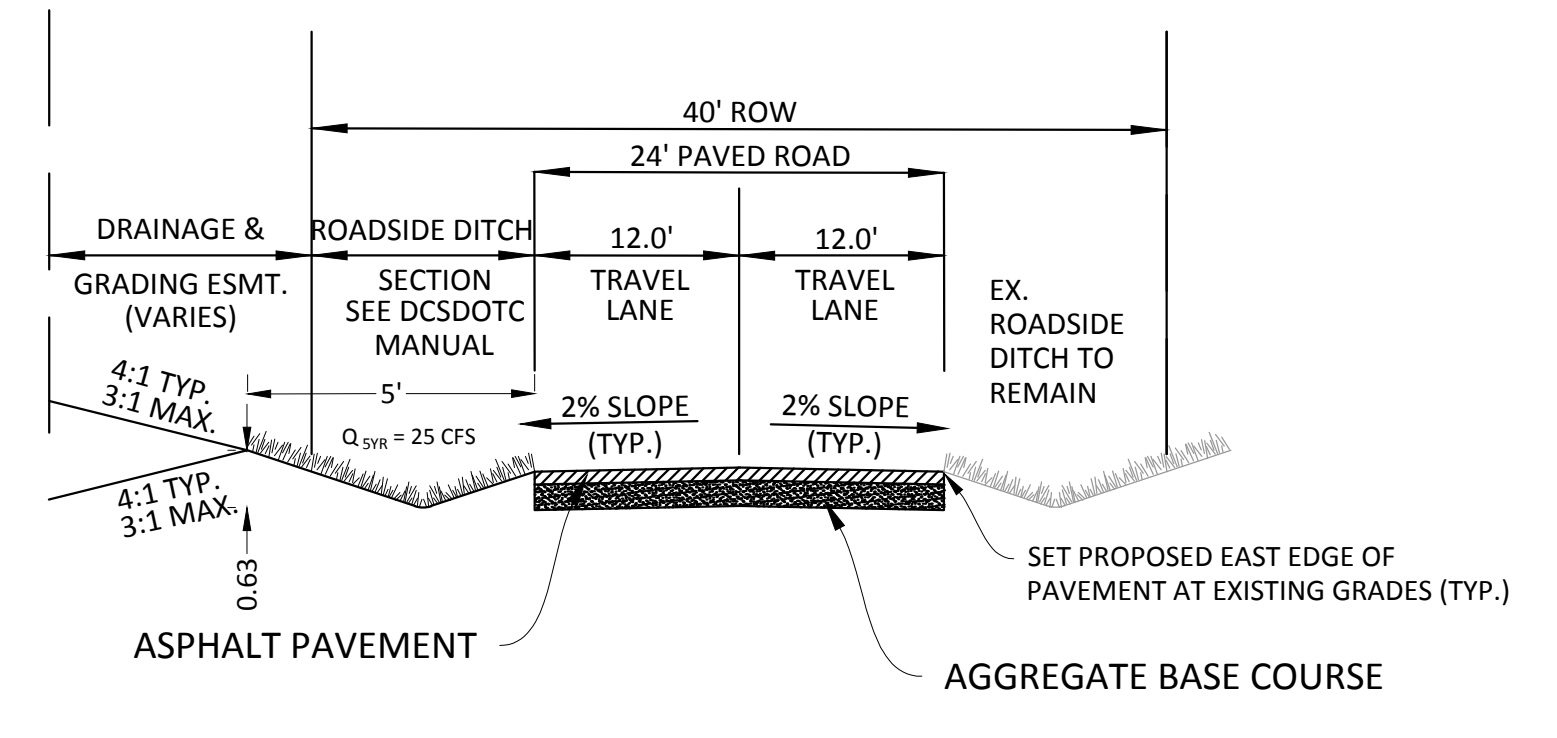
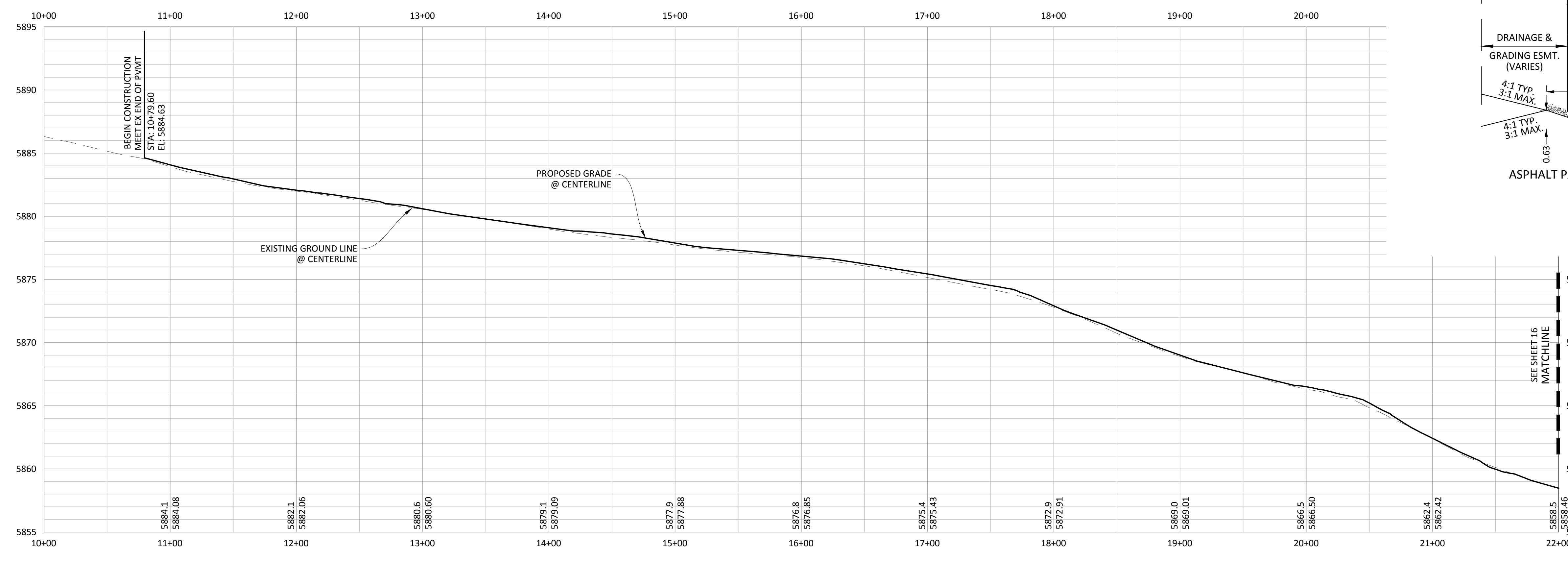
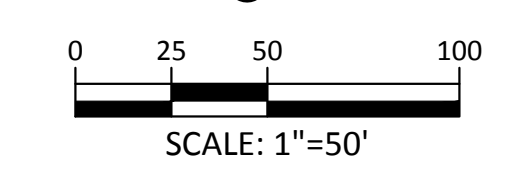
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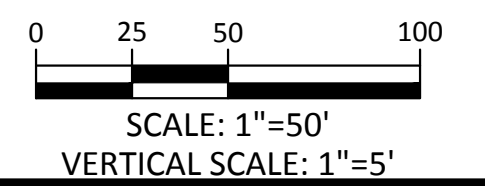
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Plotted: 4/12/2016 2:32 PM. Day Name: p:\cprk3\coment\03-ultimate.belford.south\plan_spl\Drawings\Plan_Spl\Town\CLCPK3-1st Avenue 9&P.dwg. Updated By: hbbtzzr
 EXISTING GROUND ALONG ☺
 PROPOSED GROUND ALONG ☺

DATE	REVISIONS

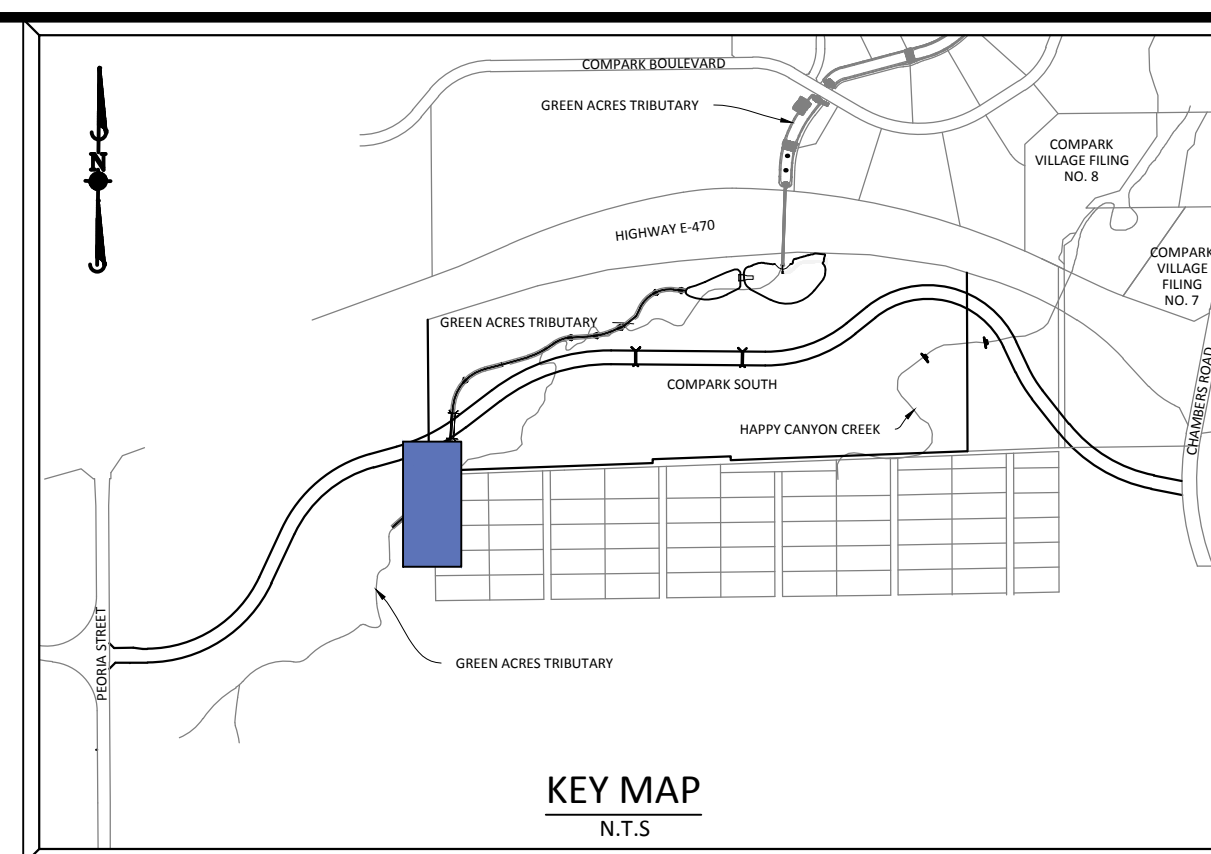
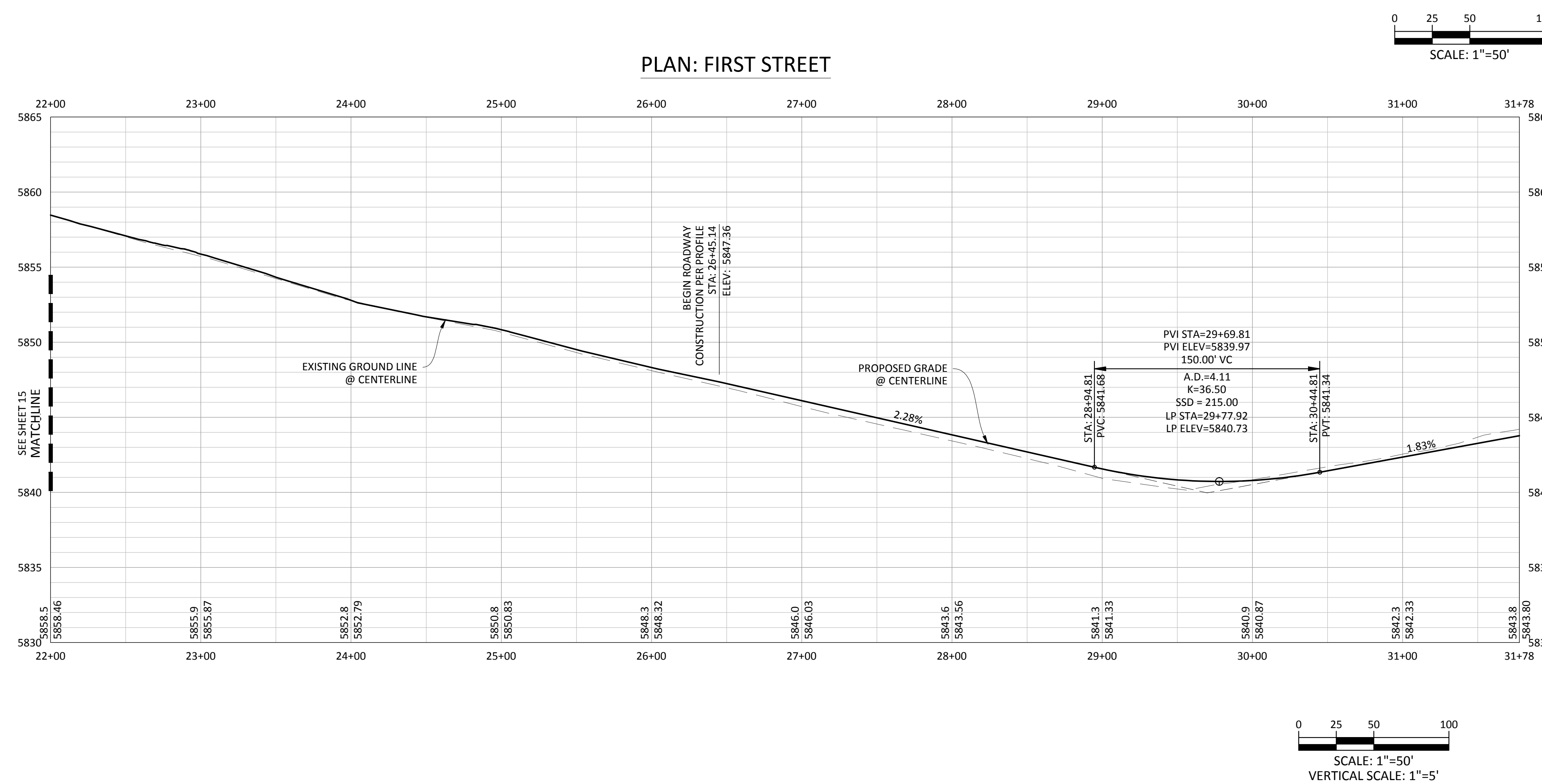
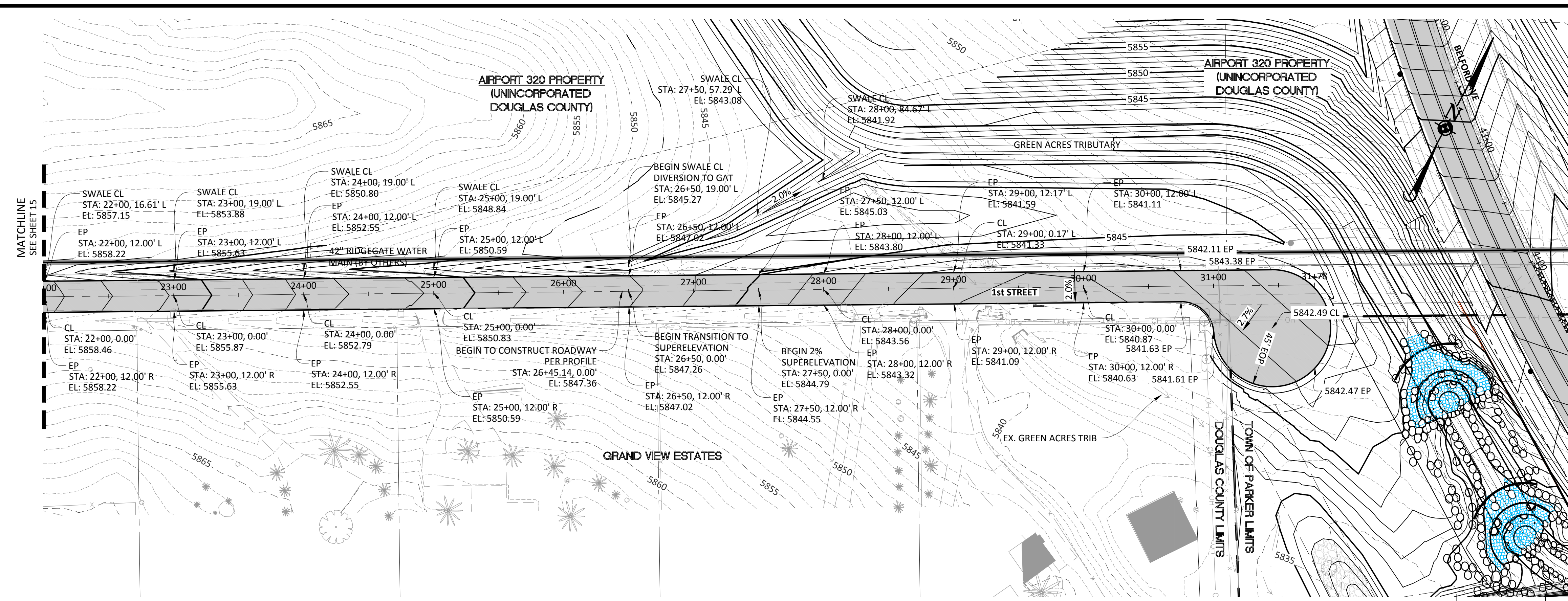
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
FIRST STREET - PLAN & PROFILE

PROJ. MGR.: RIM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

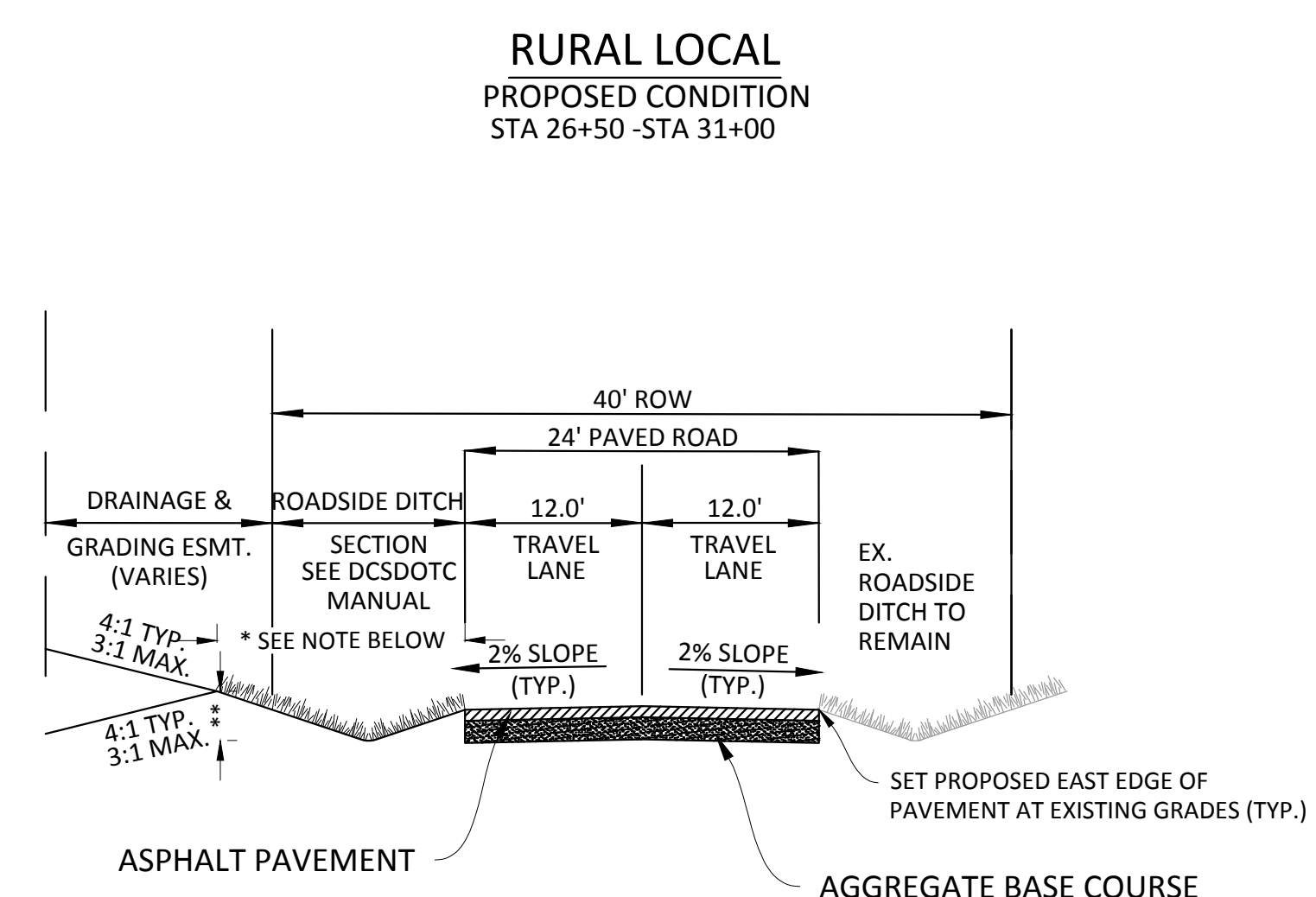
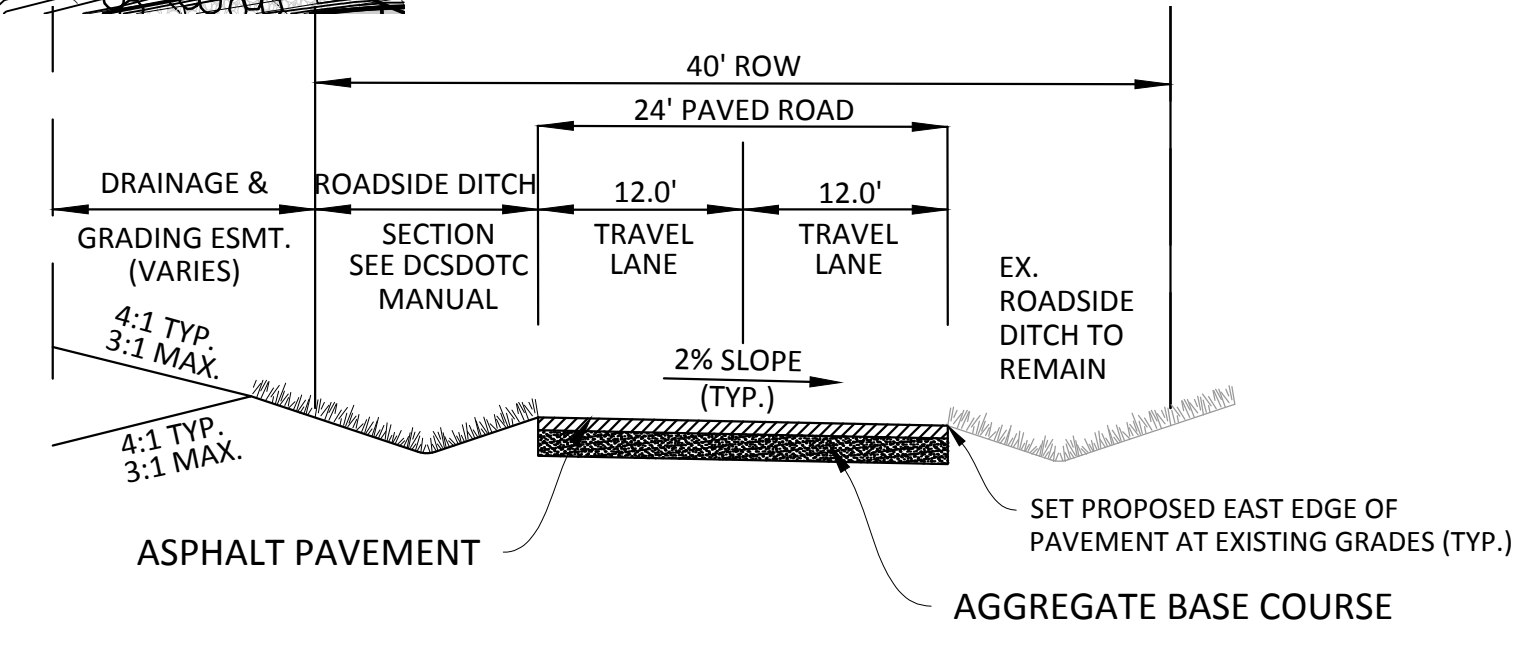
SHEET
15 OF 38
 CLCPK3

PENDING APPROVAL



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* WIDTH = 5' STA 10+79.6 - STA 22+34
 WIDTH = 14' STA 22+34 - STA 26+50
 ** Q_{5%} = 25 CFS, DEPTH = 0.63' STA 10+79.6 - STA 22+34
 Q_{5%} = 57.8 CFS, DEPTH = 1.75' STA 22+34 - STA 26+50



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TOWN OF PARKER APPROVALS

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DATE	BY	REVISIONS

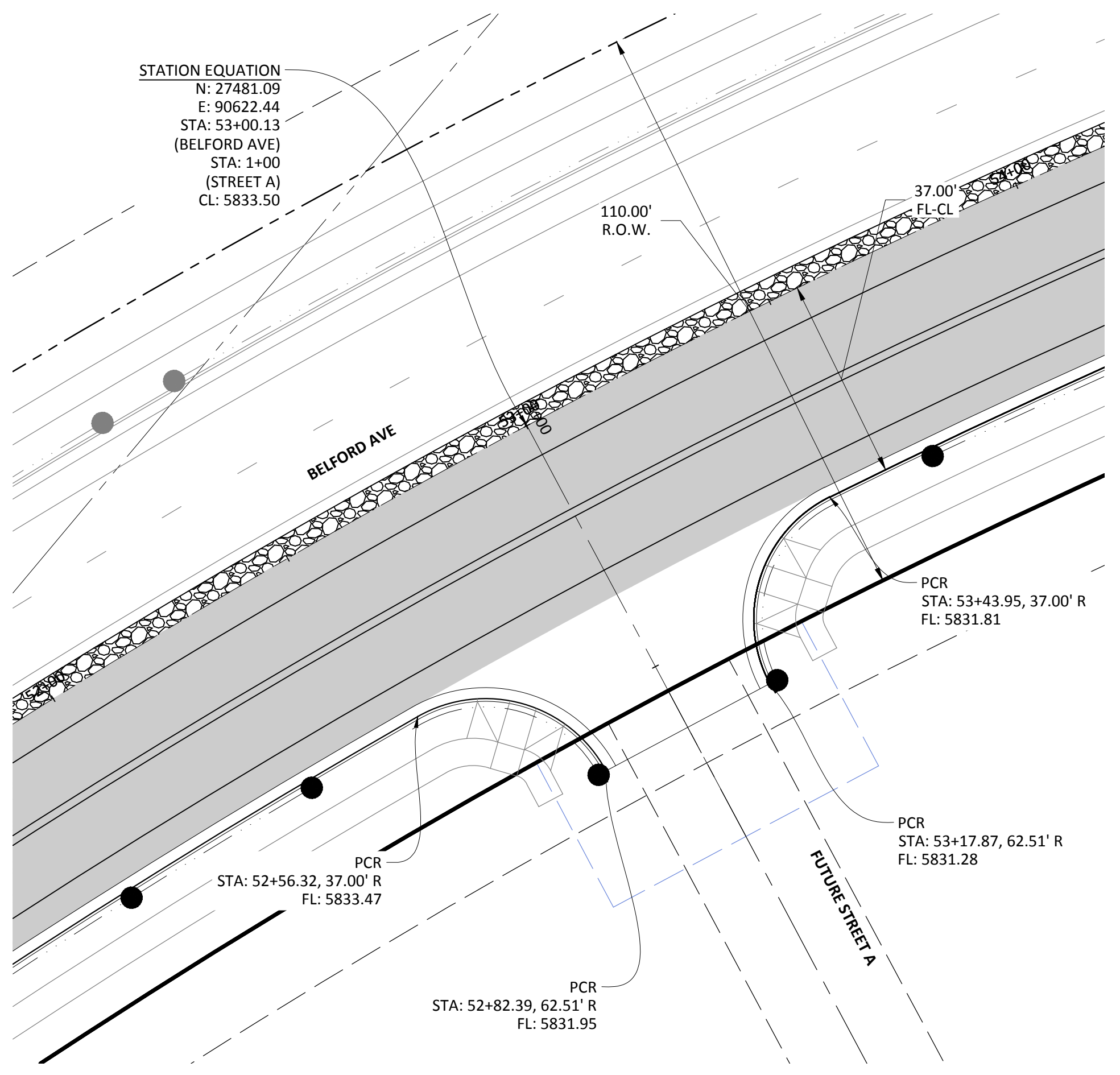
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
FIRST STREET - PLAN & PROFILE

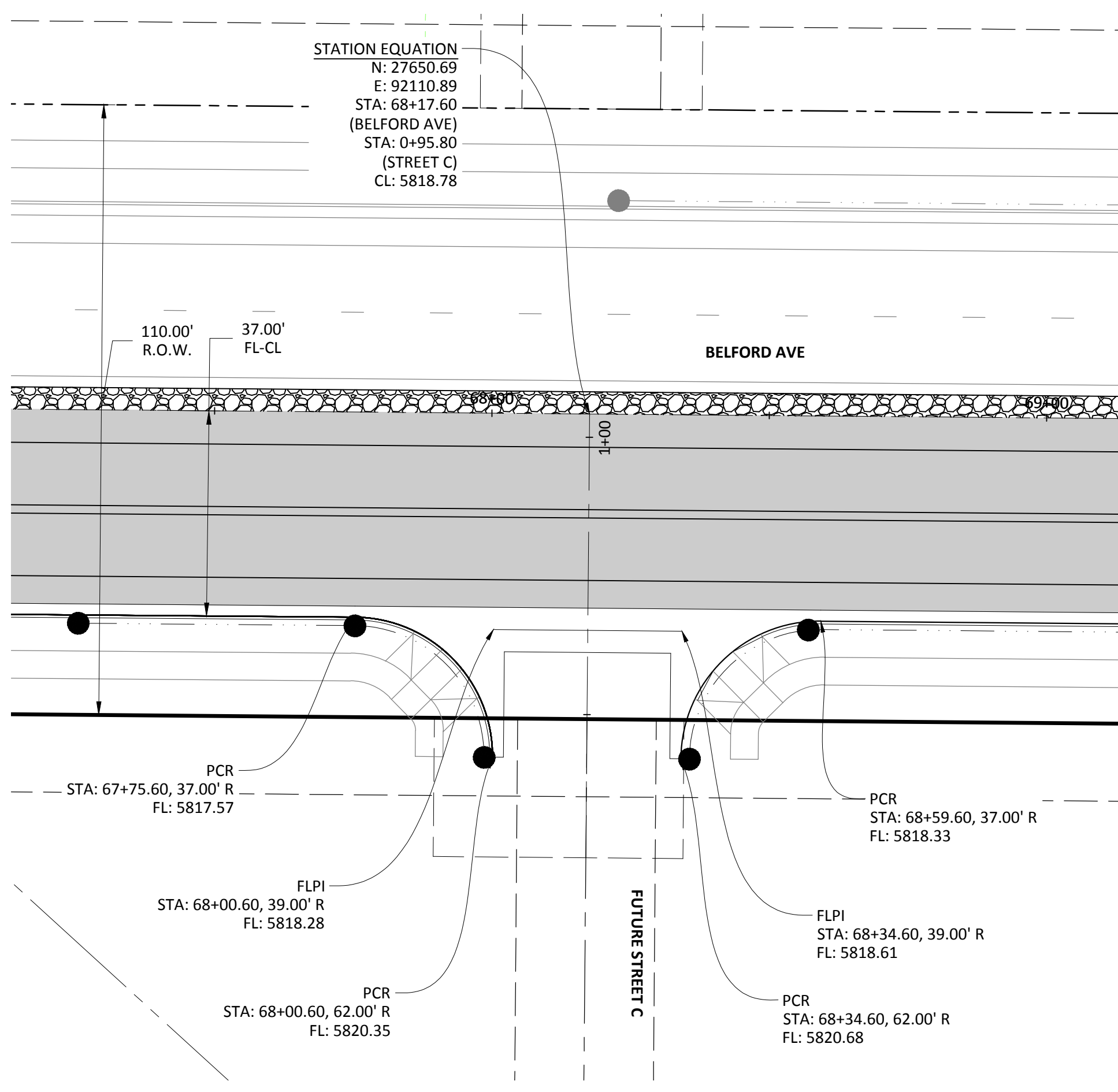
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PROJ. ASSOC.:	BRB
DRAWN BY:	ETG
DATE:	12/2015
SHEET	16 OF 38
CLCPKC3	

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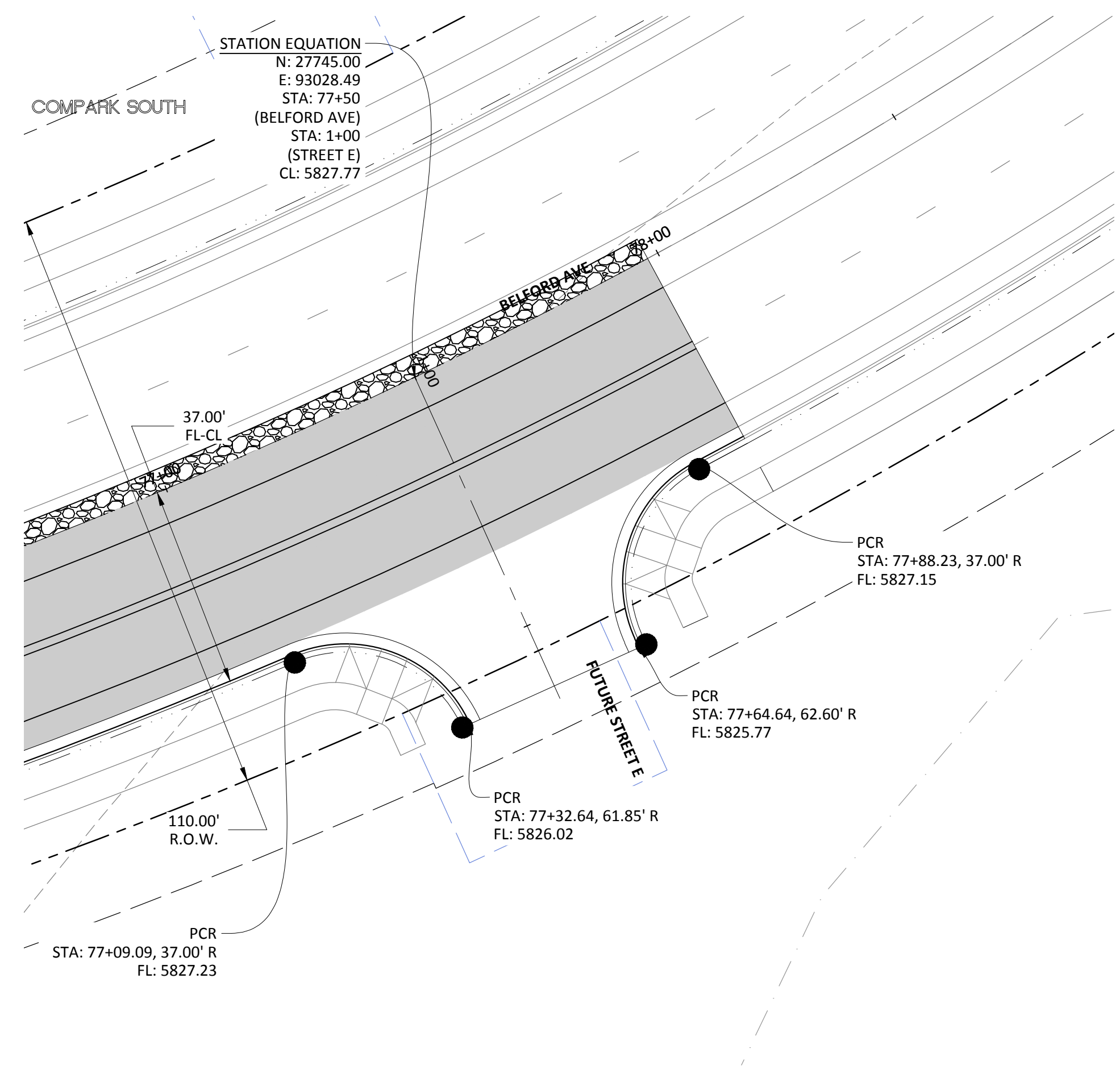
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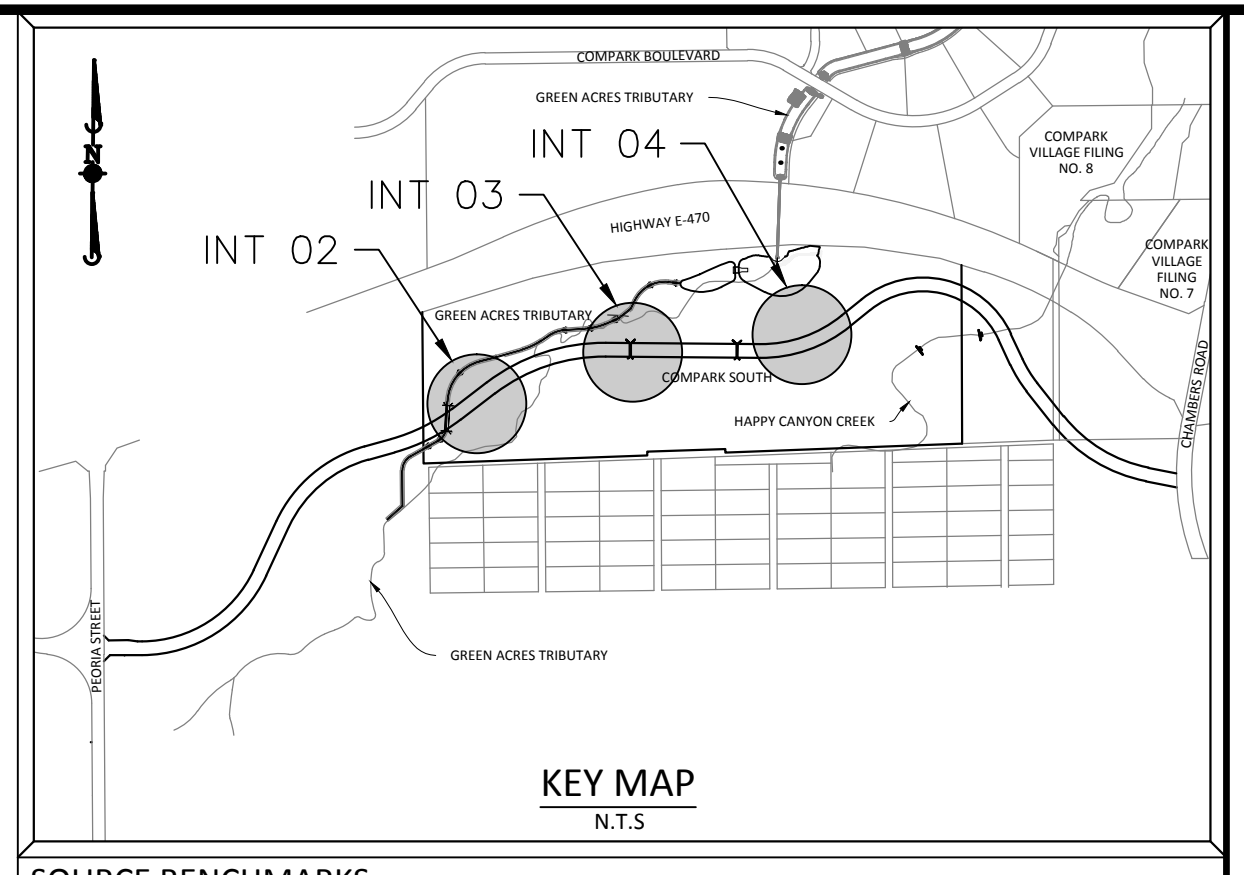
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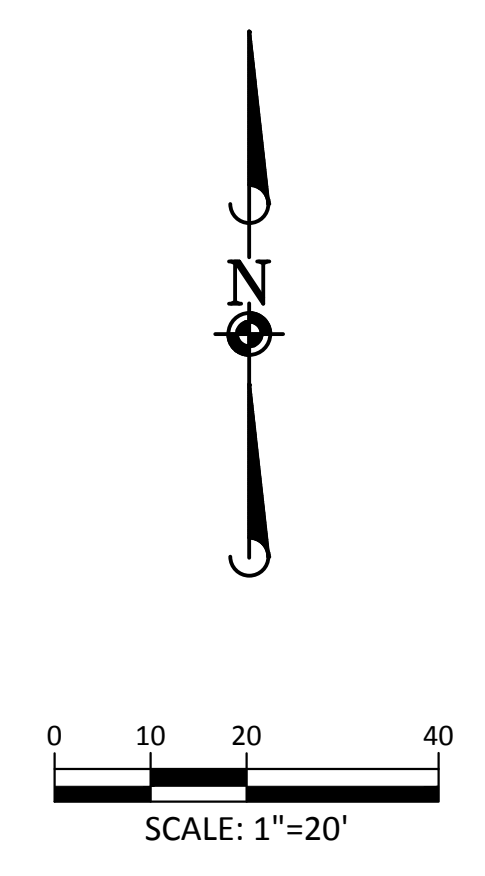
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INT04: INTERSECTION



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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Plotted: 4/12/2016 4:50 PM. Draw Name: P:\Clack3\comcast\03-ultimate-belford-ave\Town\CLCPKC3-belford-intersection.dwg. Updated By: blabizer

DATE	REVISIONS	BY	CHK	APP

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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

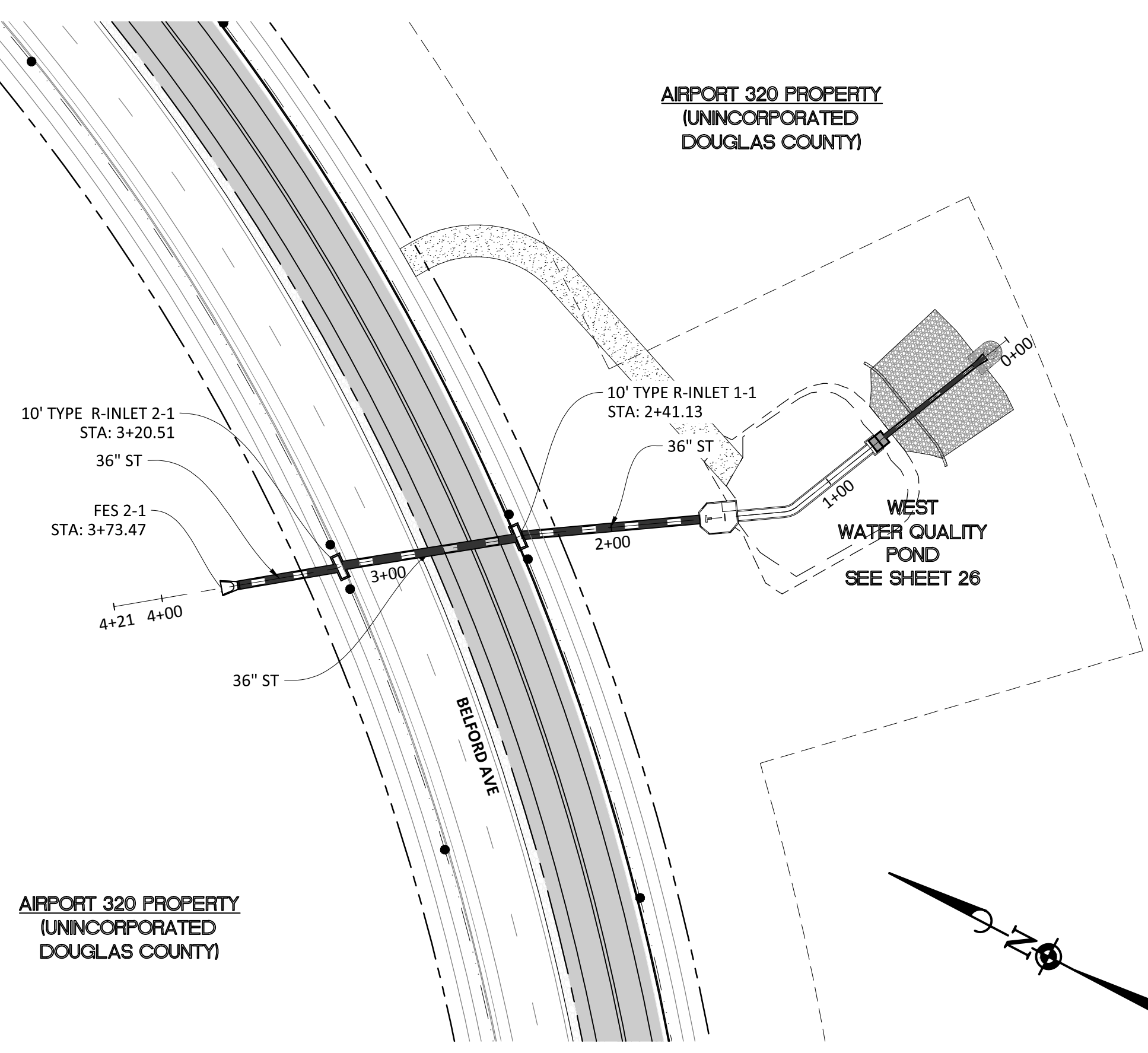
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 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET **17** OF **38**

CLCPKC3

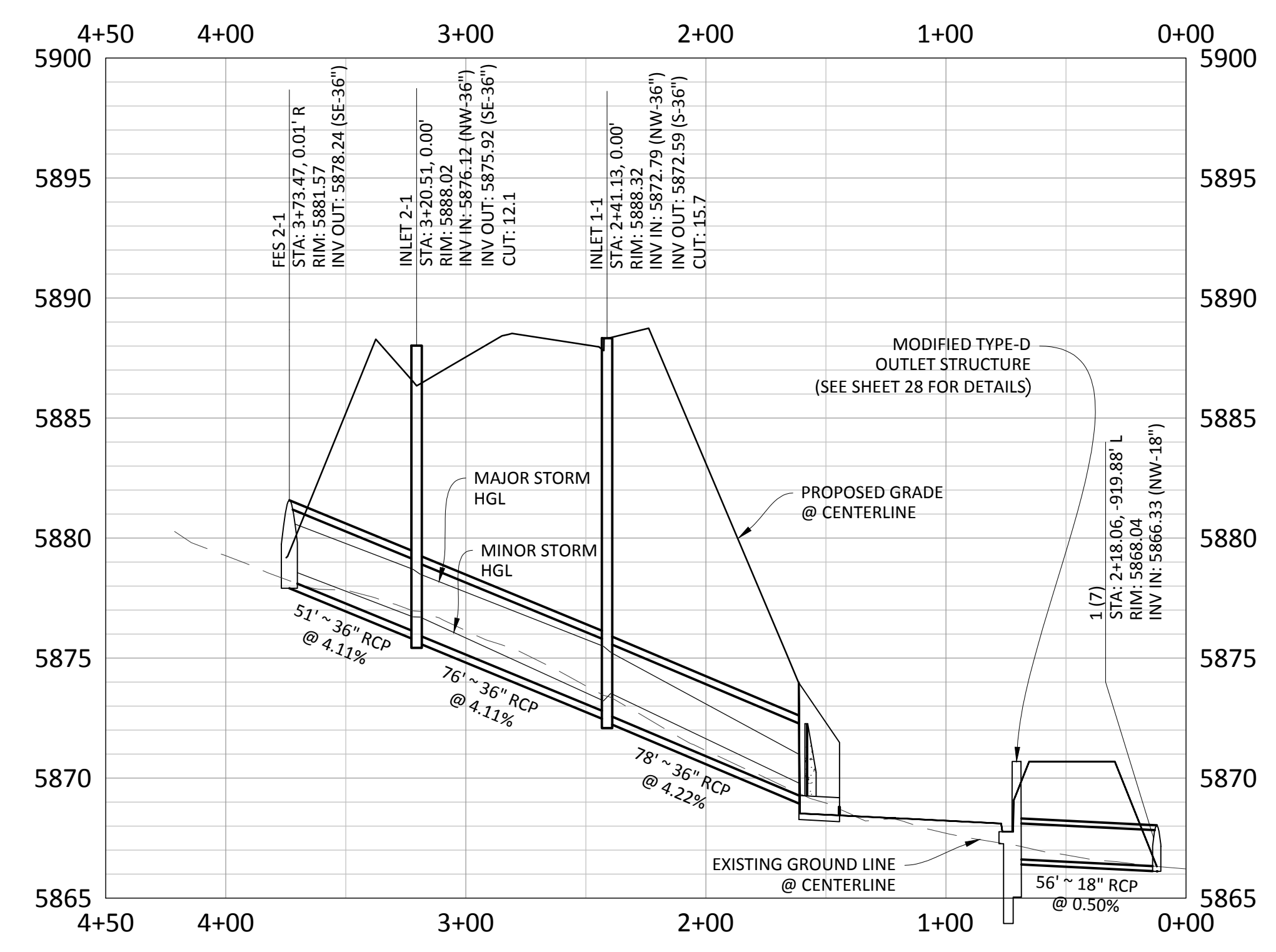
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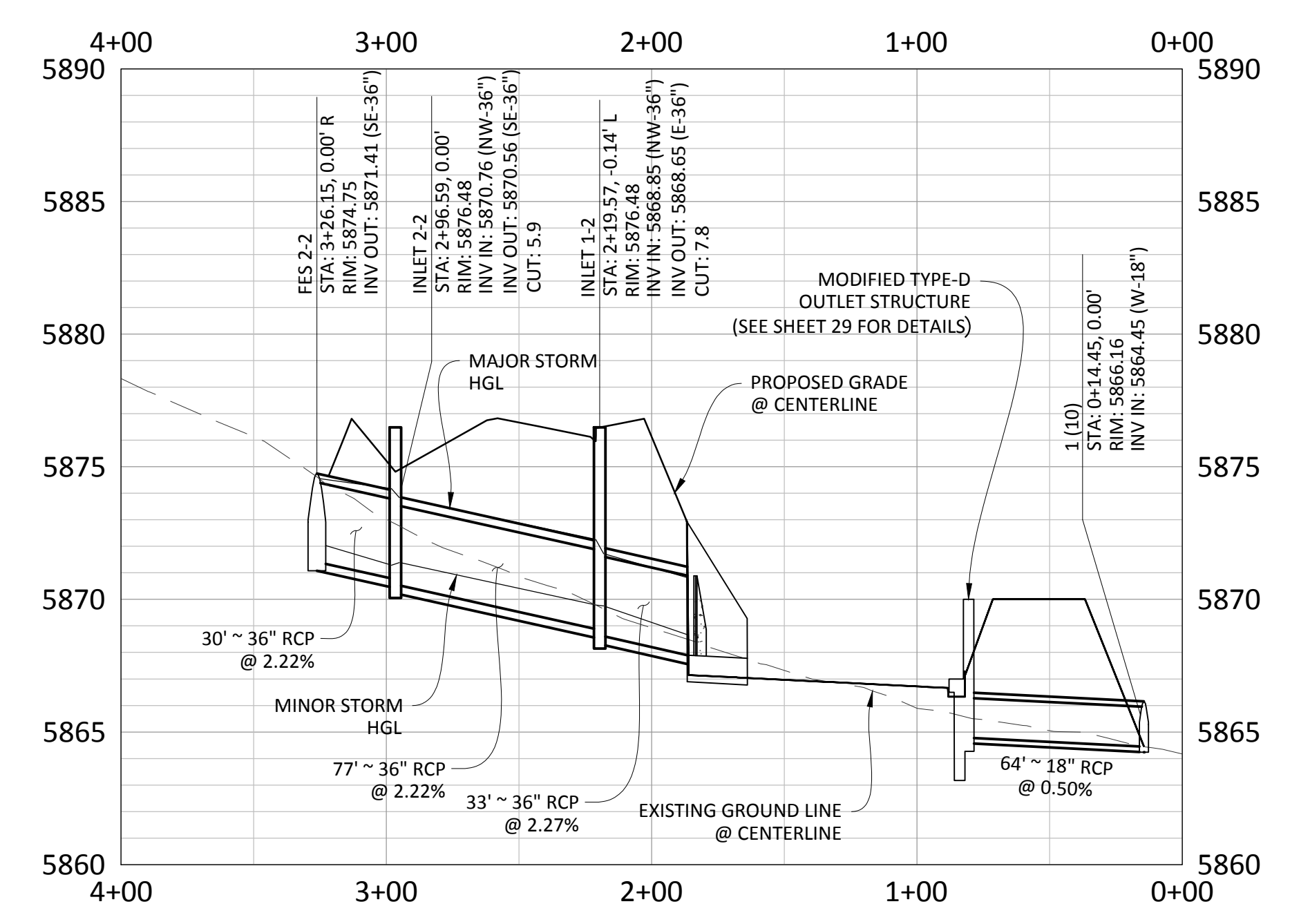
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SCALE: 1"=50'



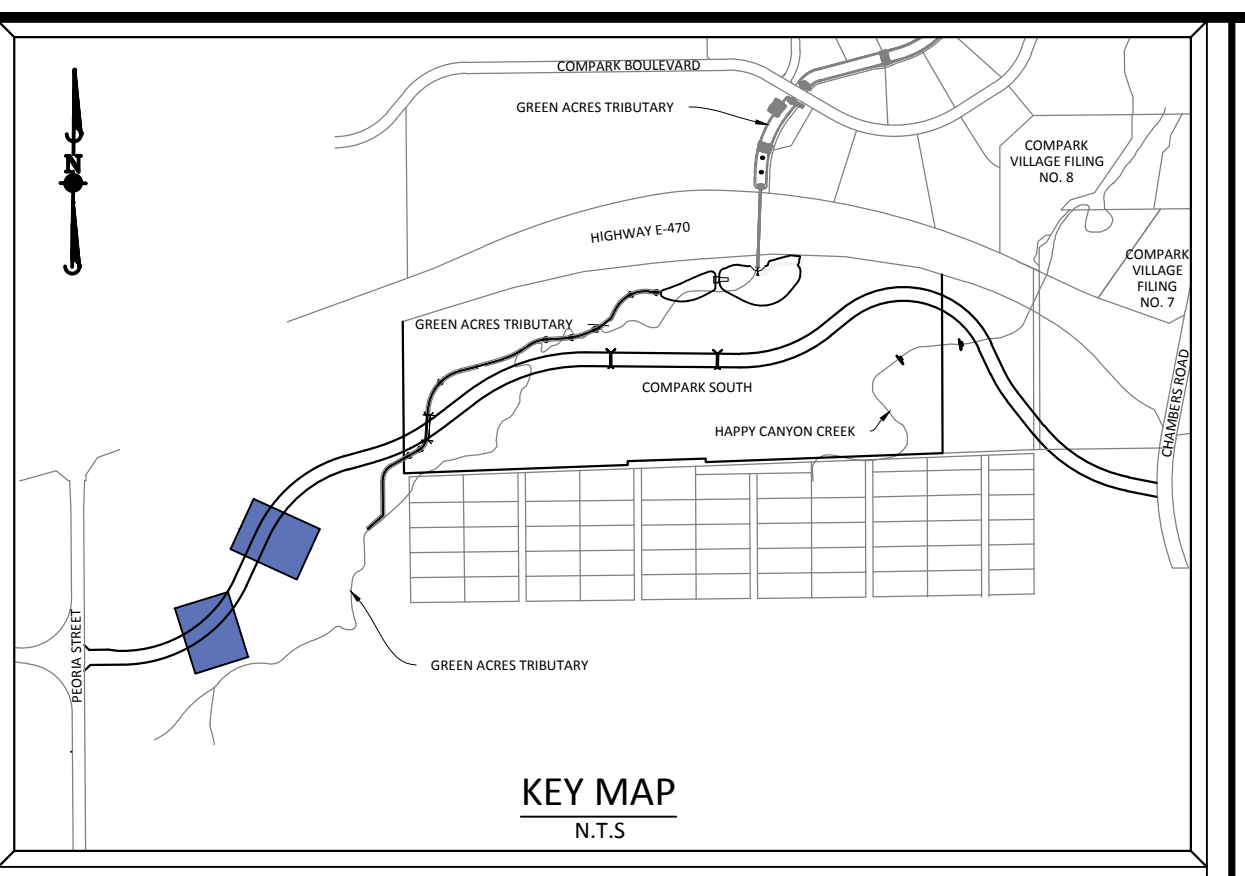
PLAN: STORM-2
SCALE: 1"=50'



PROFILE: STORM-1
BELFORD AVE @ STA. 29+38.95
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



PROFILE: STORM-2
BELFORD AVE @ STA. 21+33.73



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

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DATE	REVISIONS	BY	CHK	APP

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TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

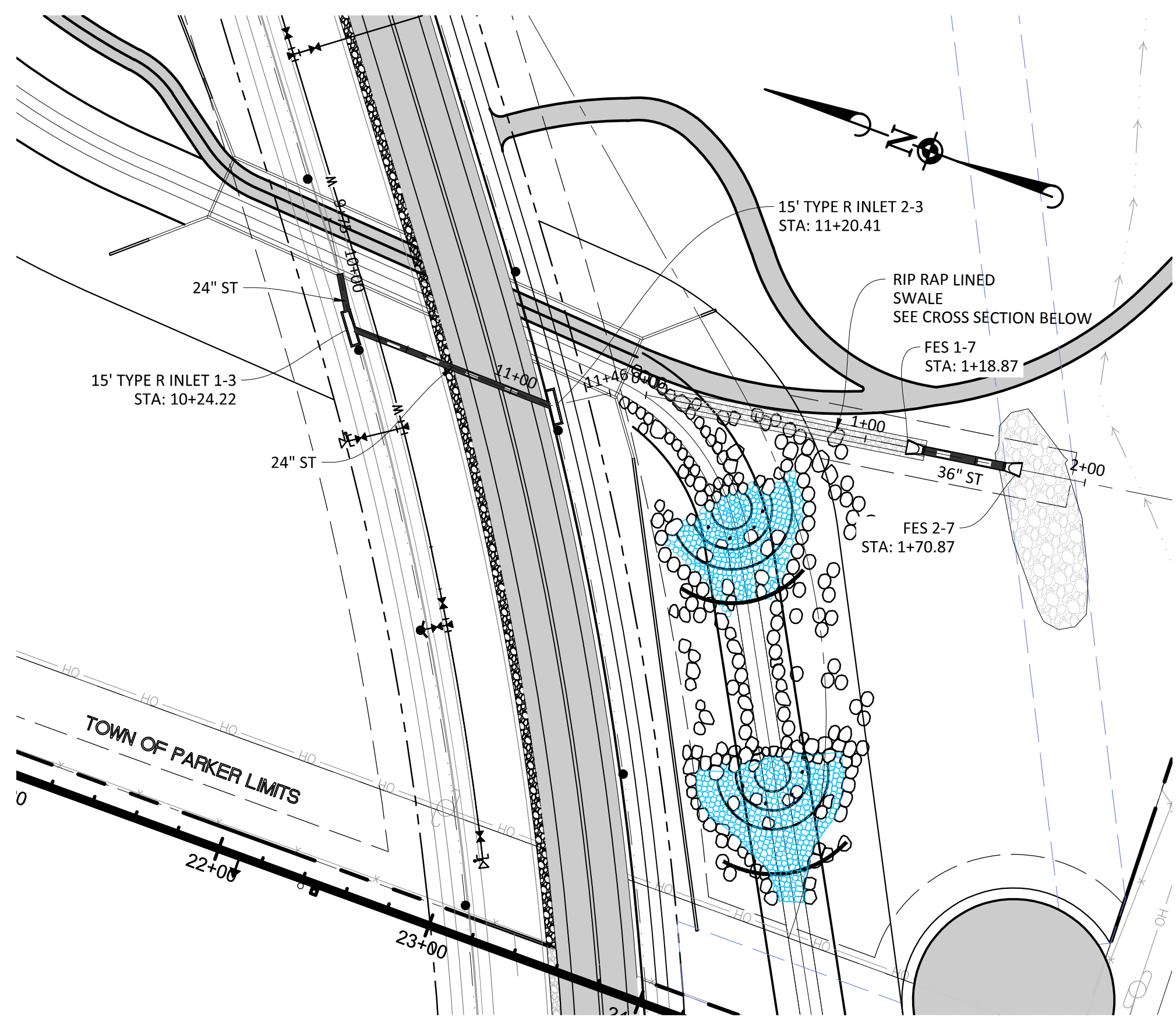
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DRAWN BY: ETG
DATE: 12/2015

SHEET
18 OF 38
CLCPKC3

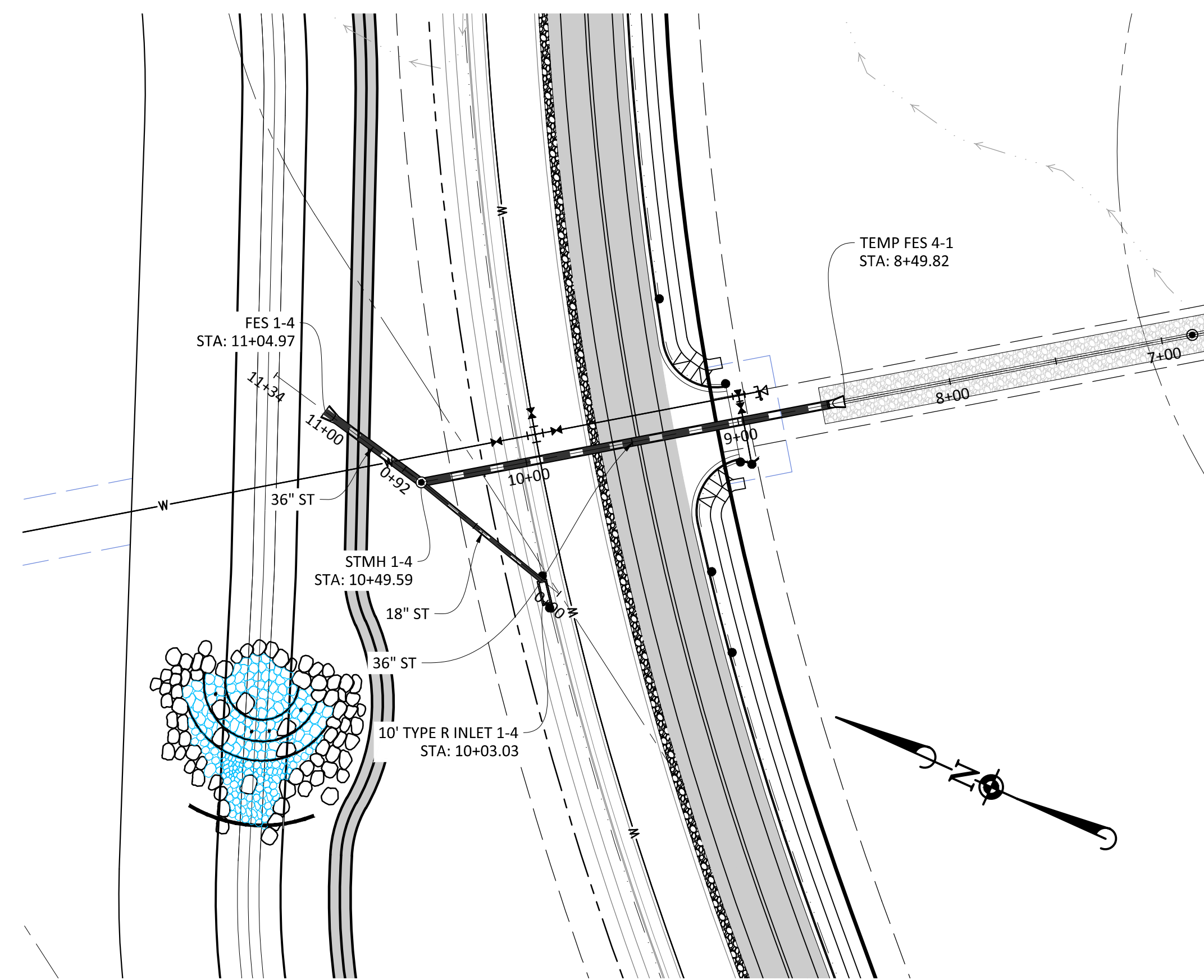
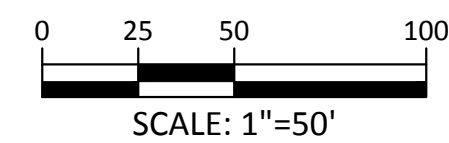
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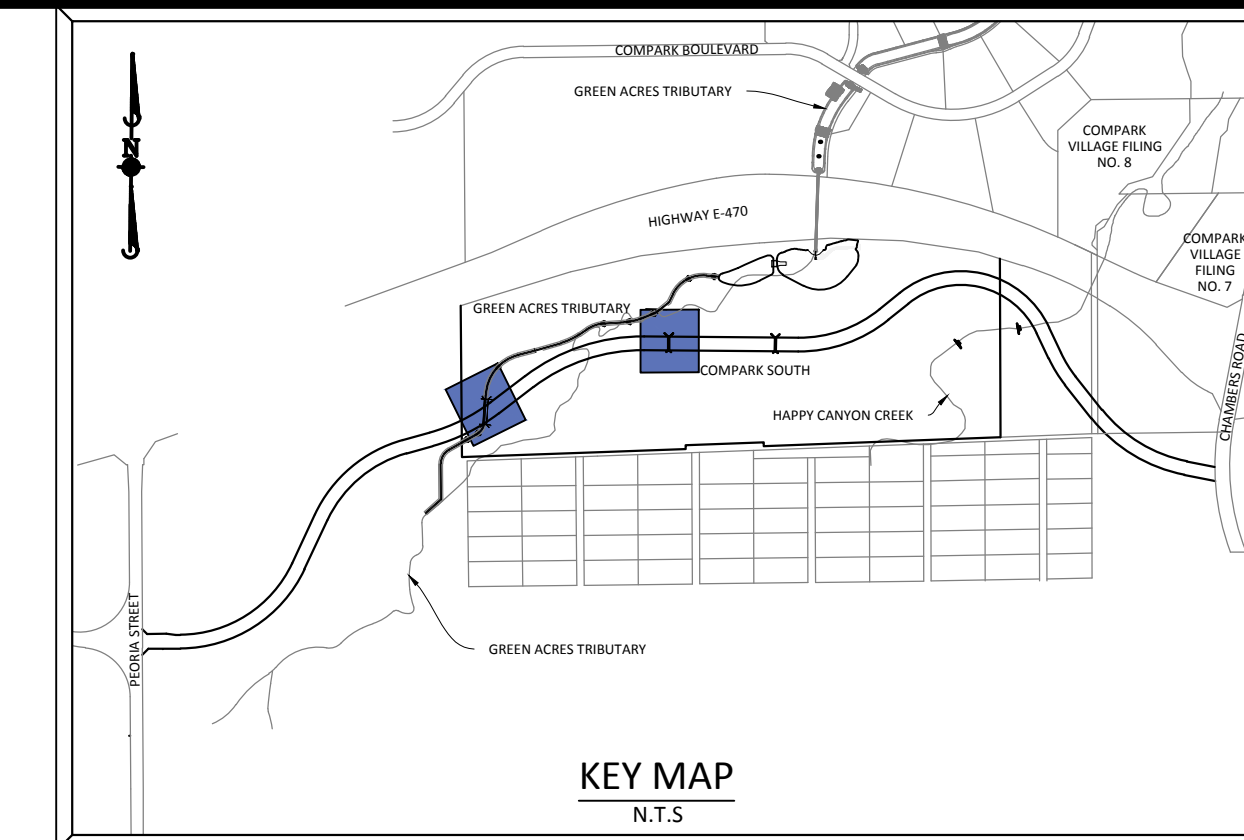
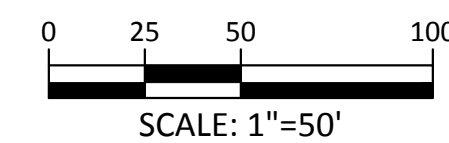
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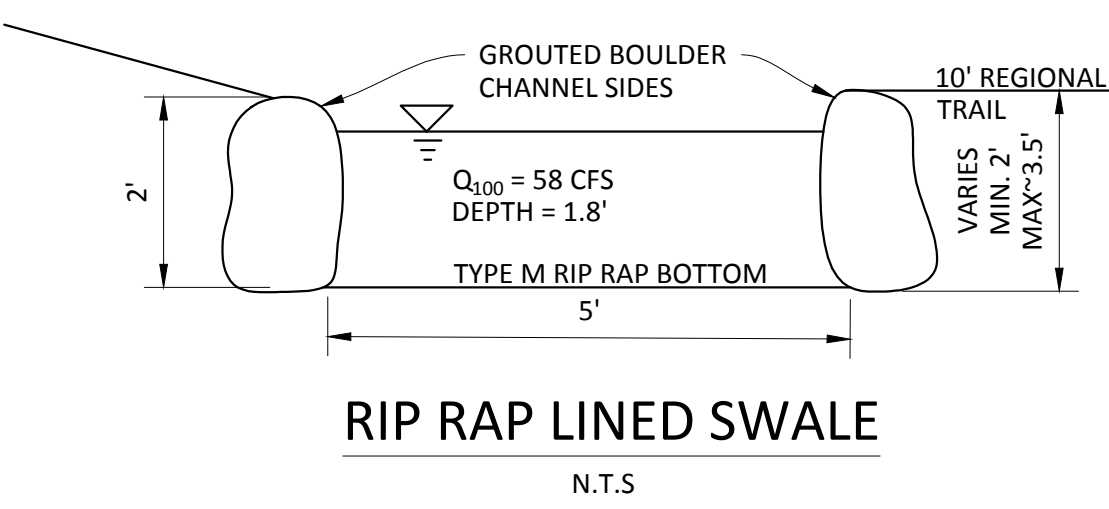
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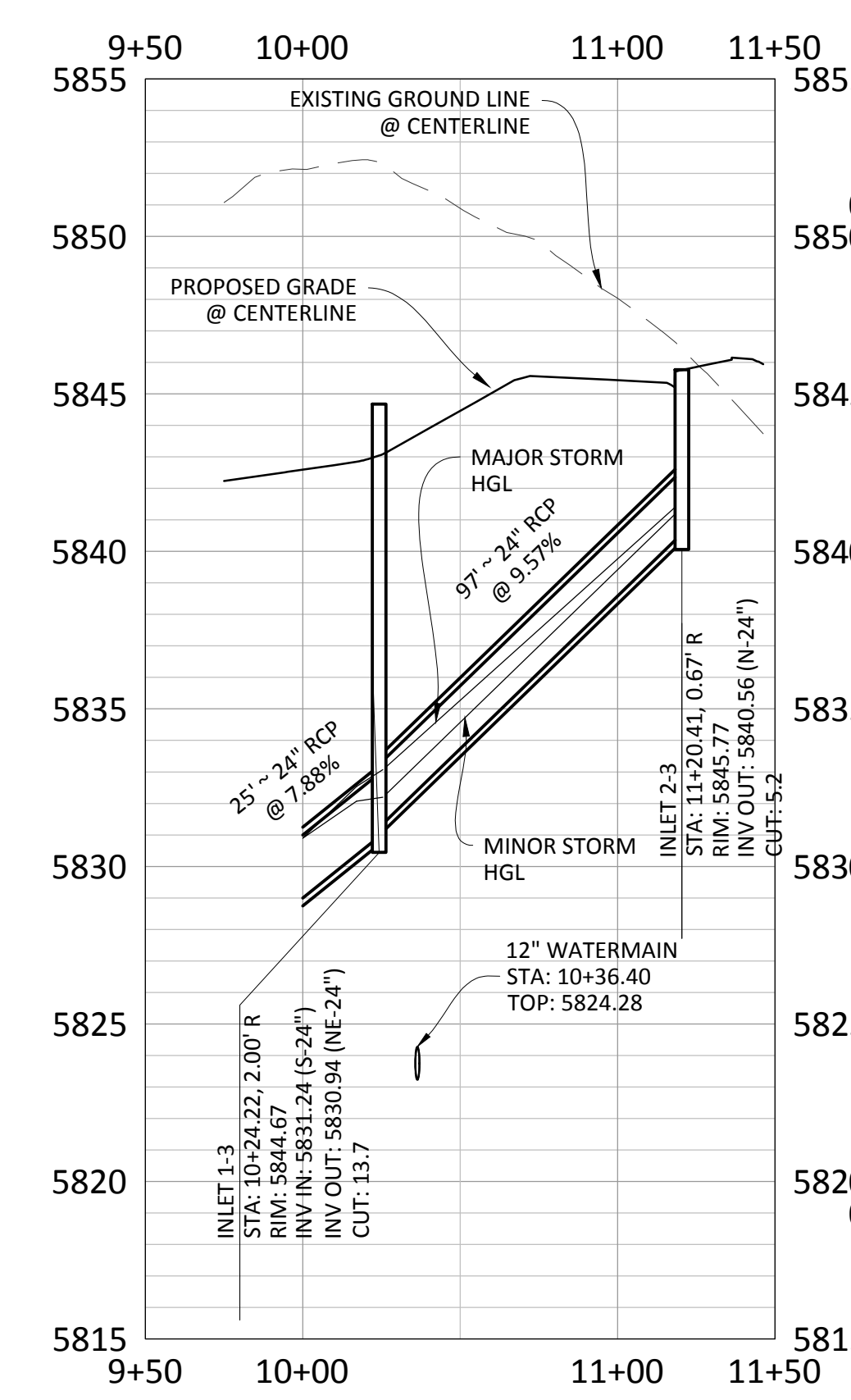
PLAN: STORM-4



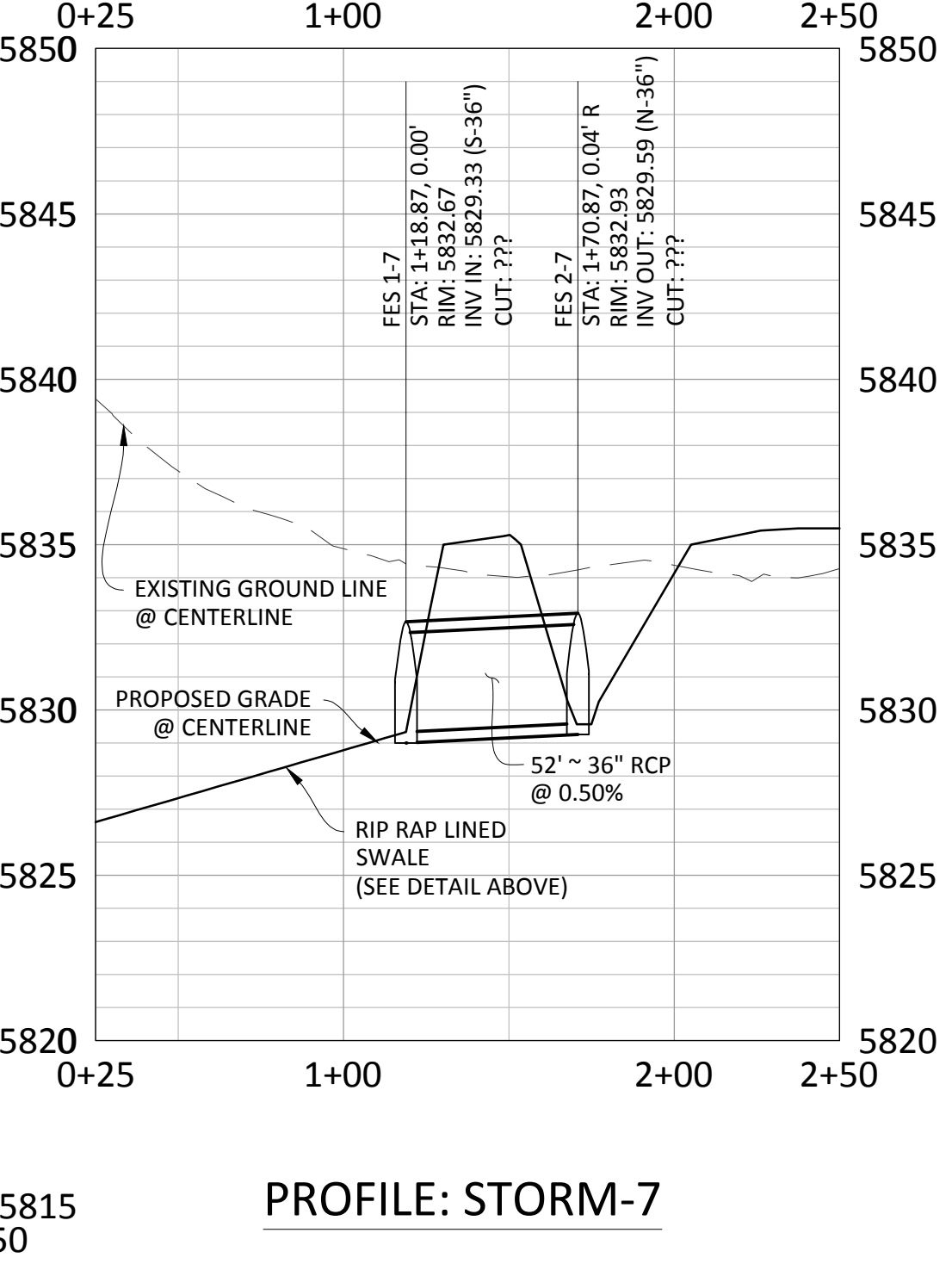
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 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



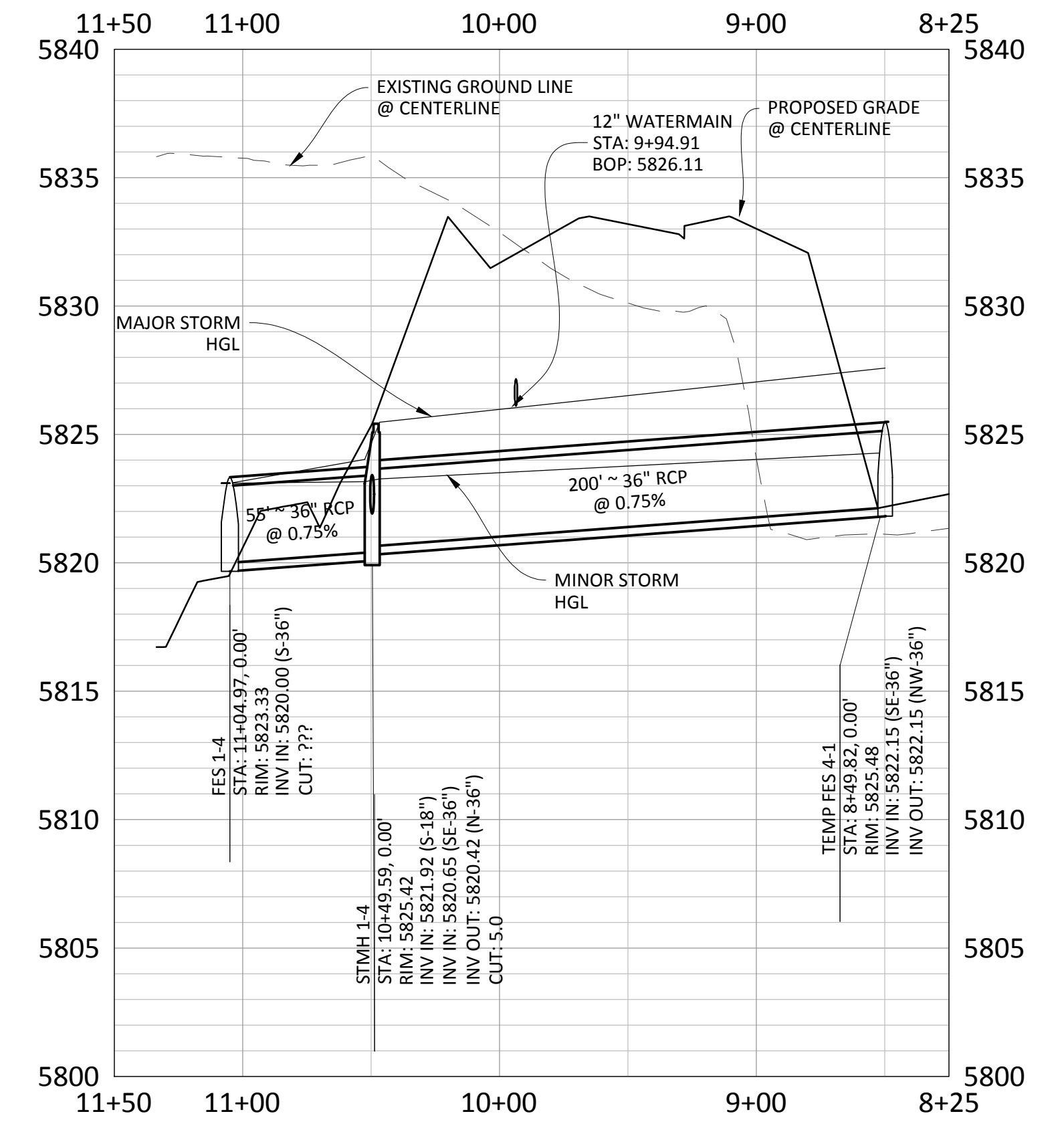
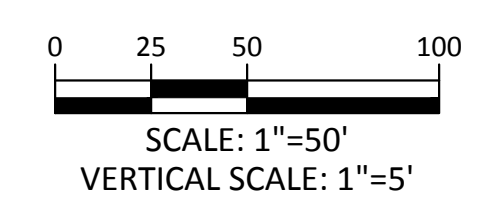
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N.T.S



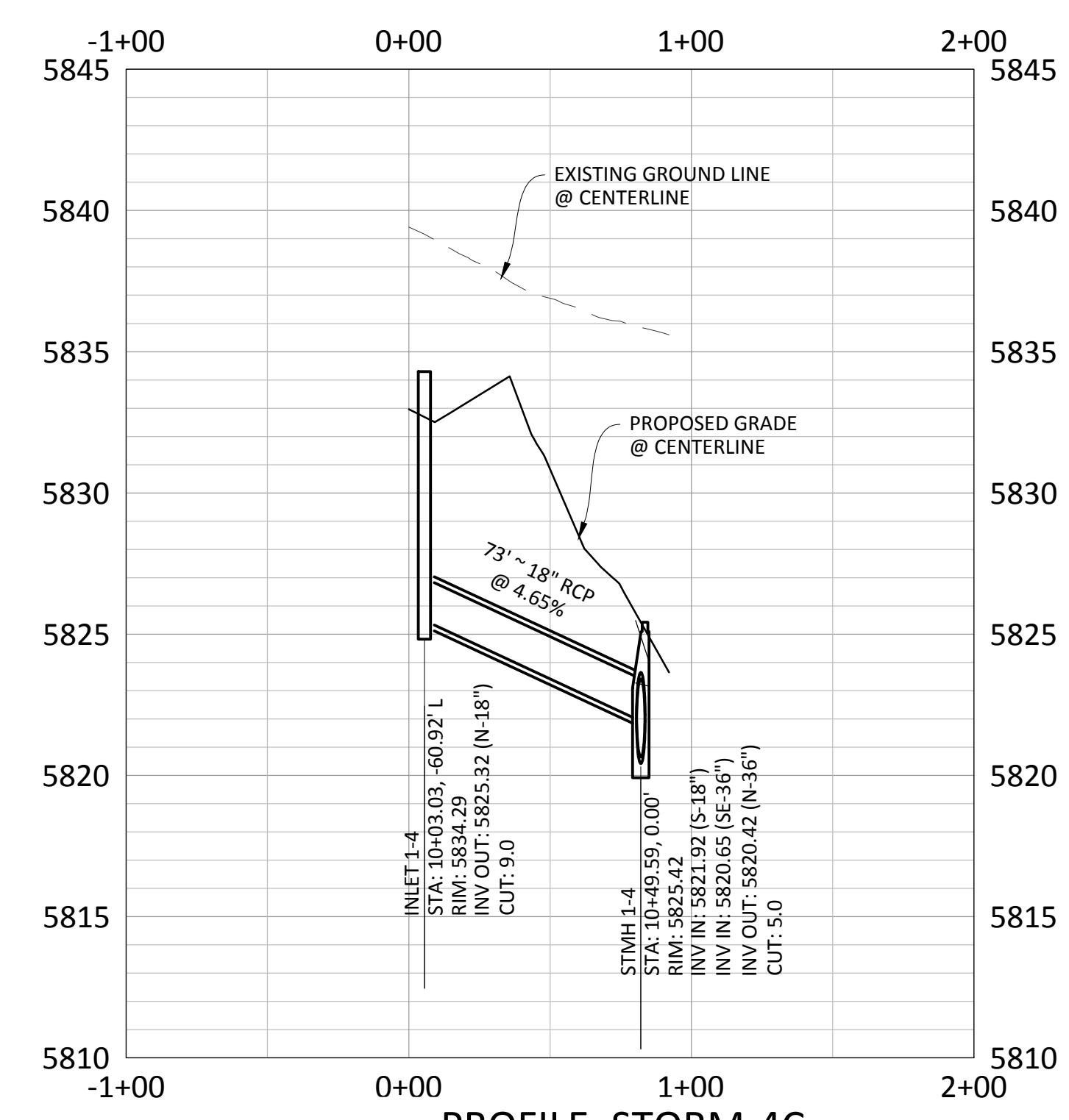
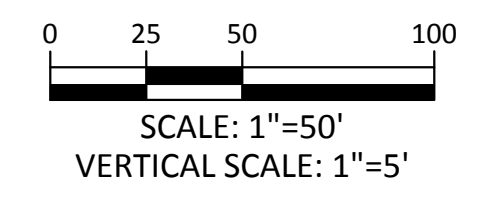
PROFILE: STORM-3
BELFORD AVE ∇ STA. 46+64.73



PROFILE: STORM-7



PROFILE: STORM-4
BELFORD AVE ∇ STA. 53+00.13



PROFILE: STORM-4C
BELFORD AVE ∇ STA. 52+42

TOWN OF PARKER APPROVALS

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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

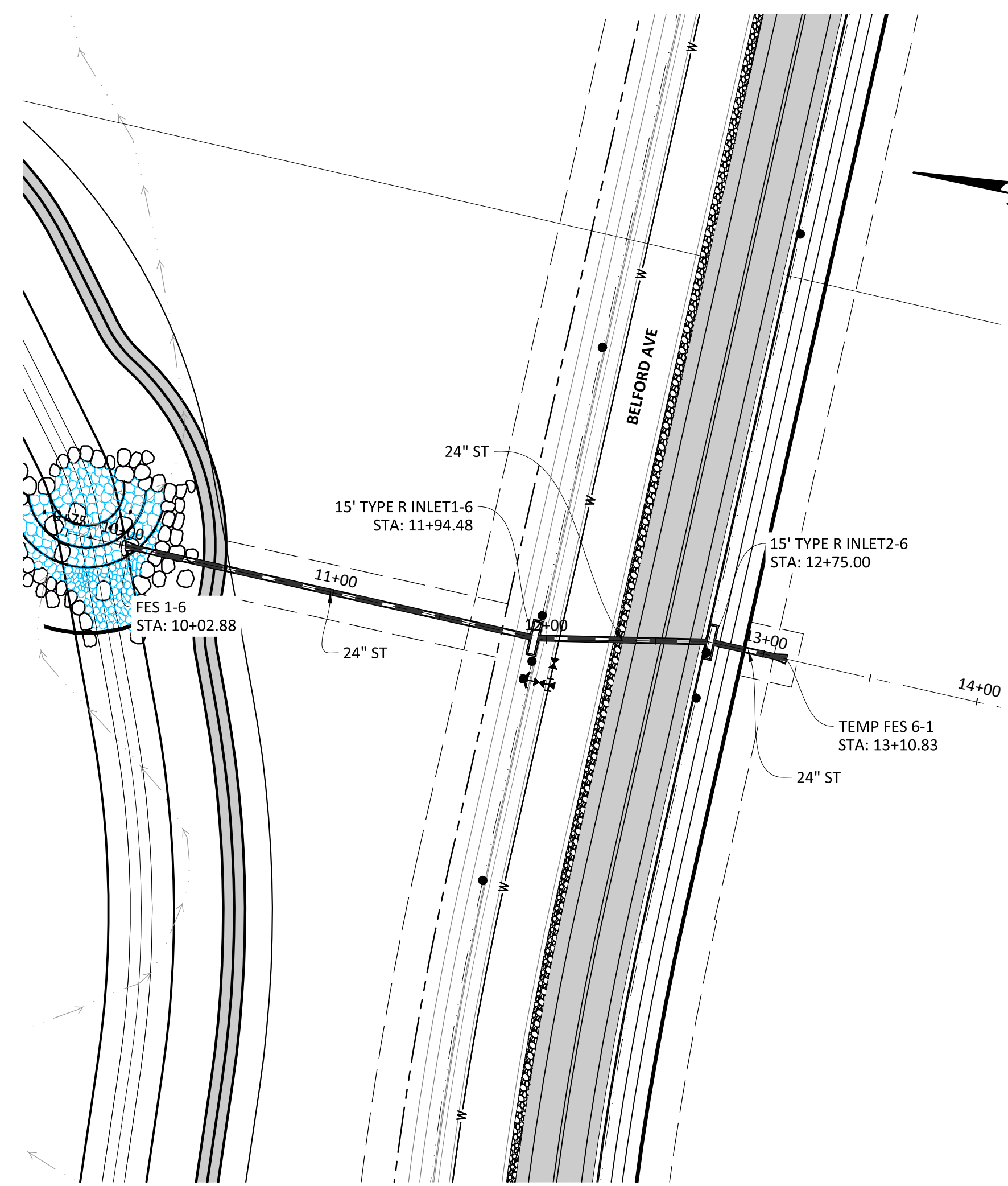
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 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
19 OF 38

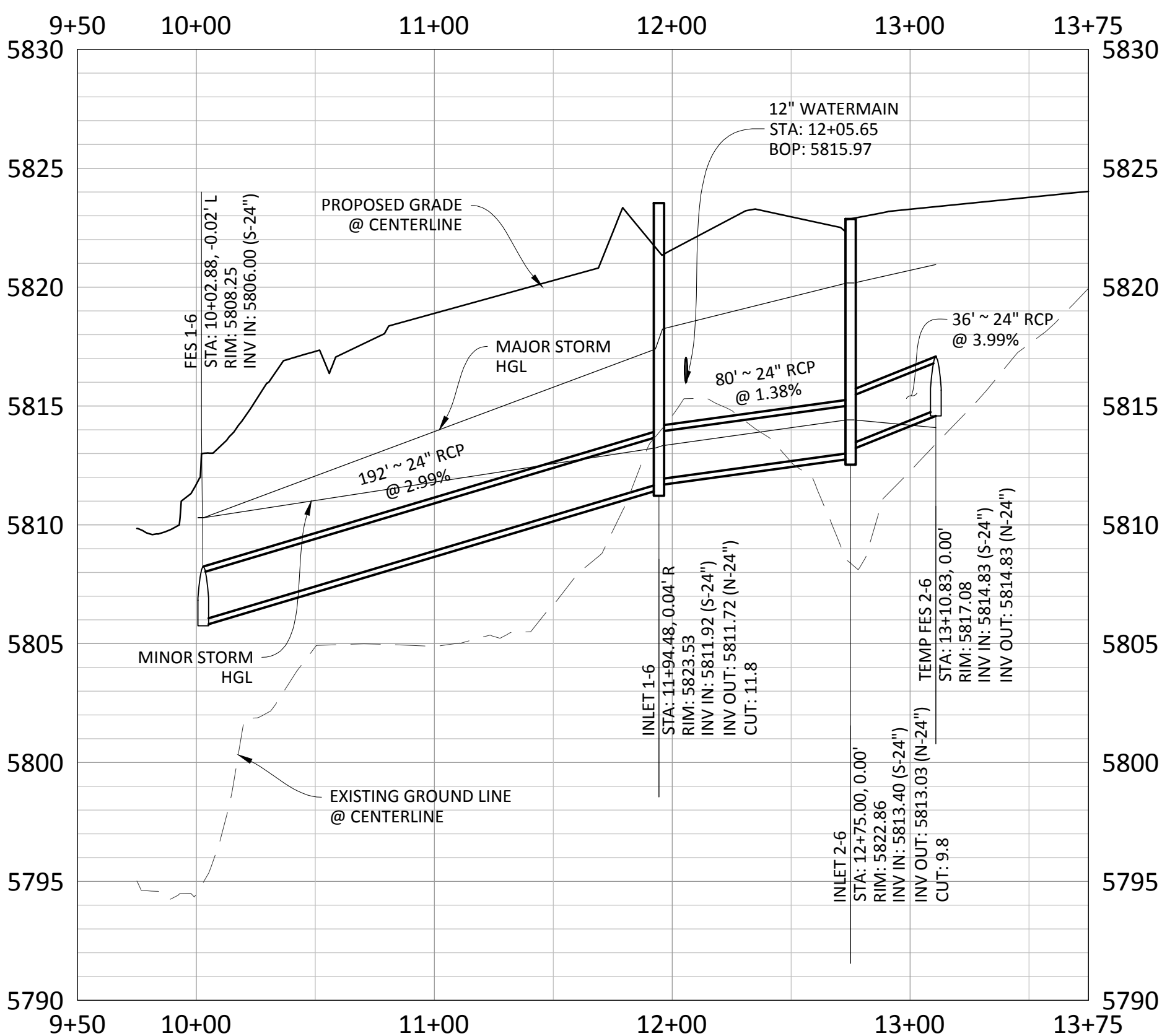
CLCPKC3

PENDING APPROVAL

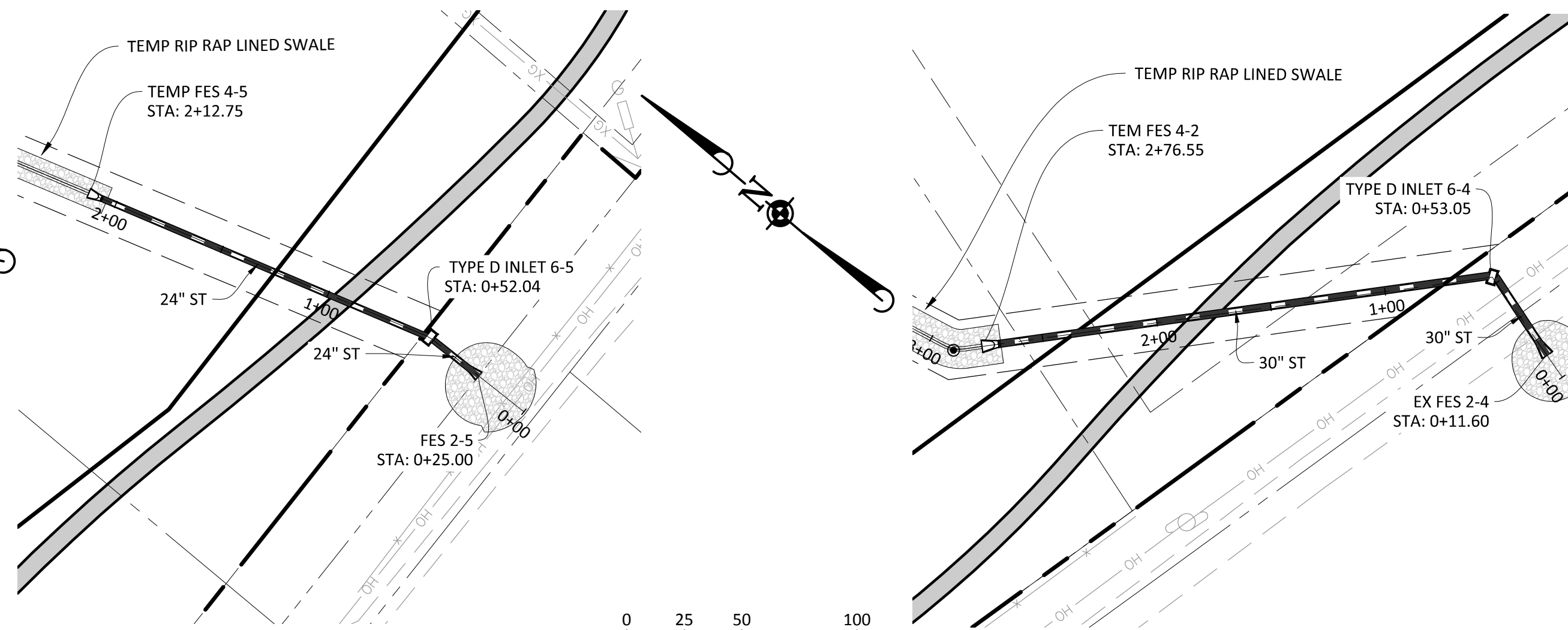
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PLAN: STORM-6
SCALE: 1"=50'

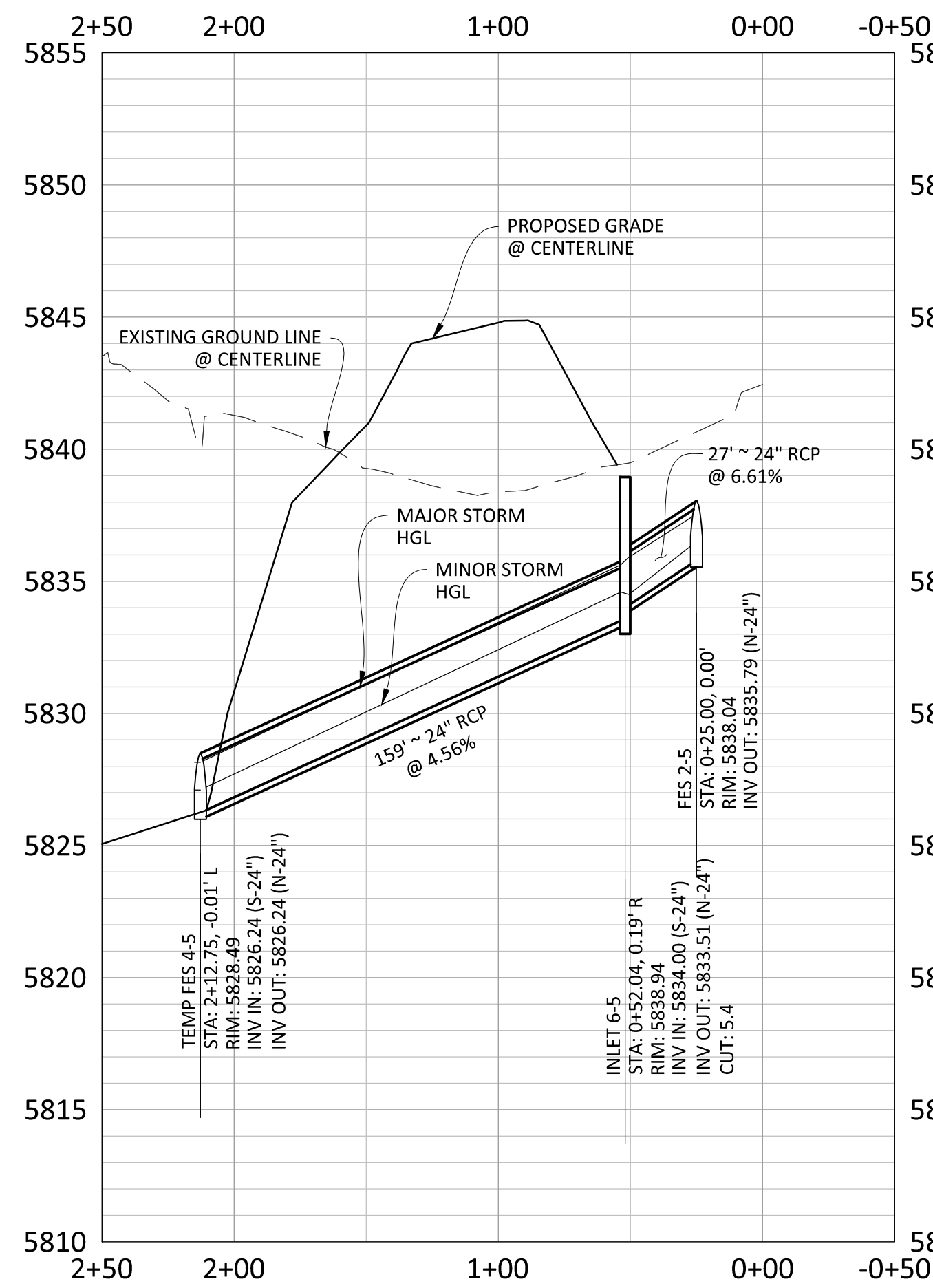


PROFILE: STORM-6
BELFORD AVE @ STA. 61+55.10
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

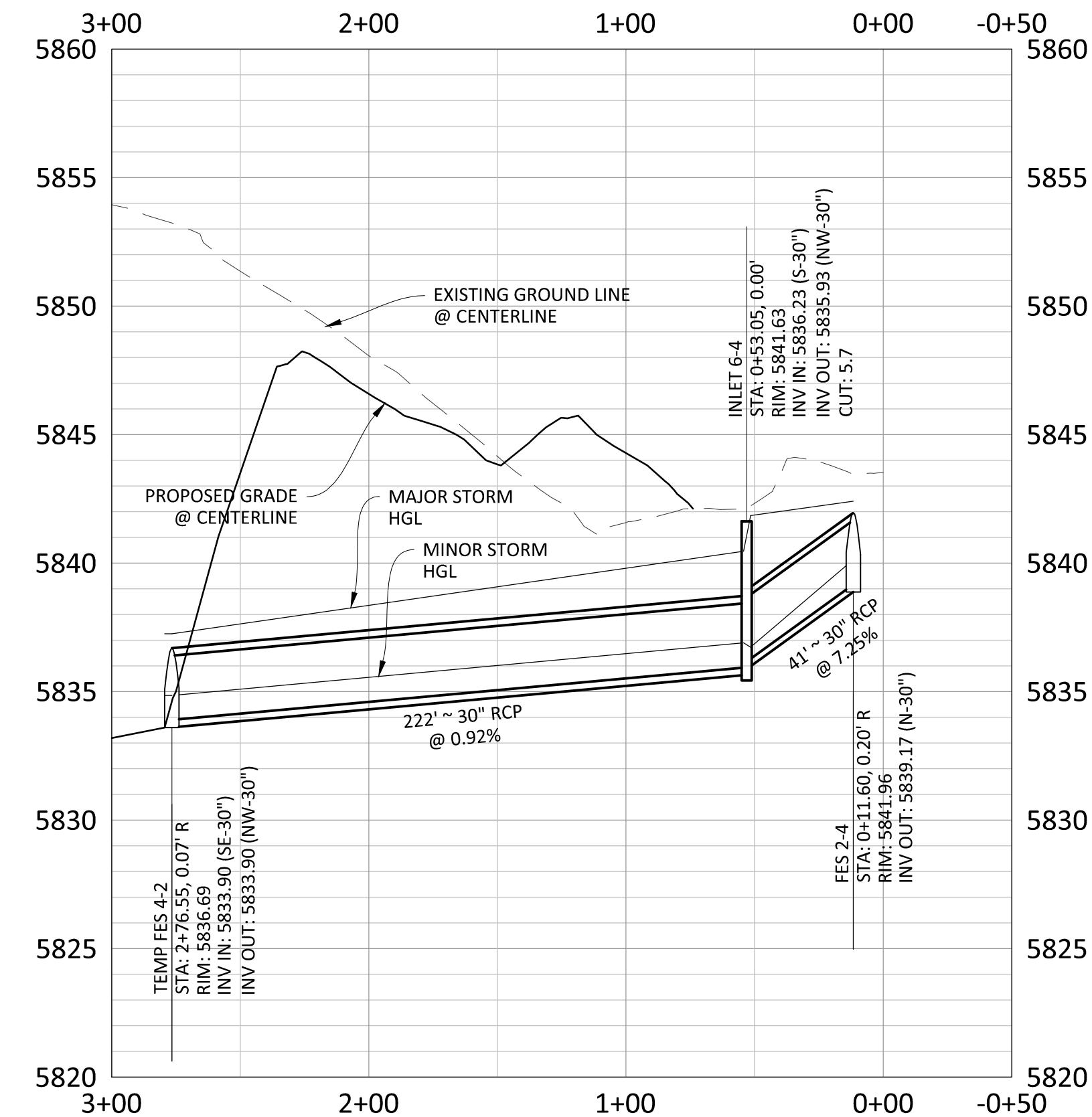


PLAN: STORM-5 (EAST BERM)
SCALE: 1"=50'

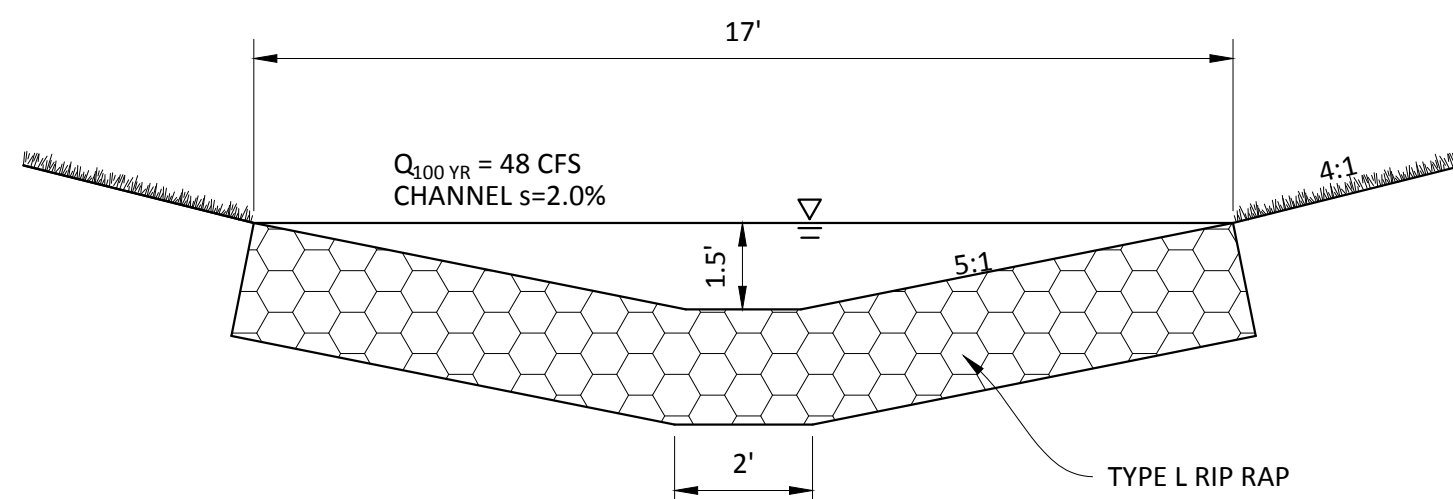
PLAN: STORM-4 (WEST BERM)
SCALE: 1"=50'



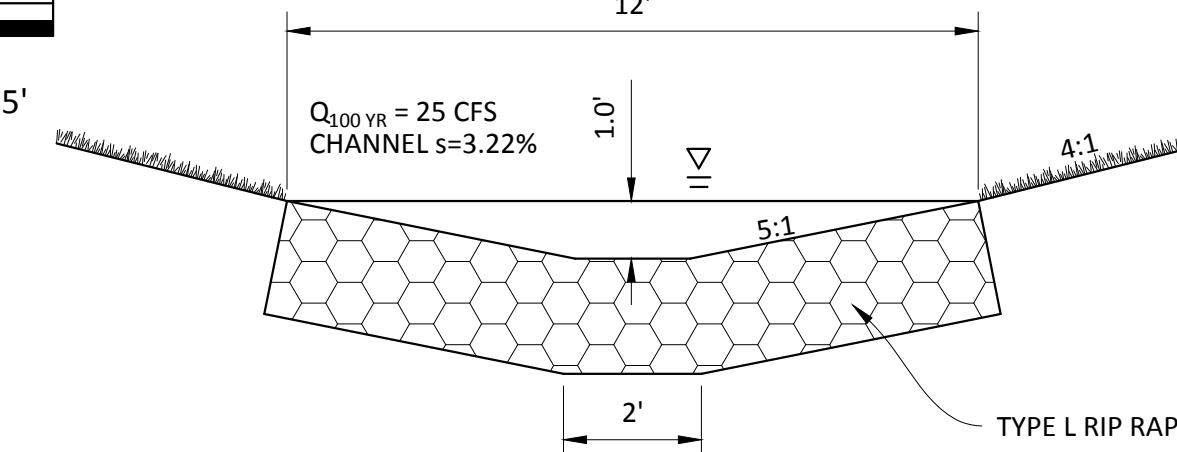
PROFILE: STORM-5 (EAST BERM)
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



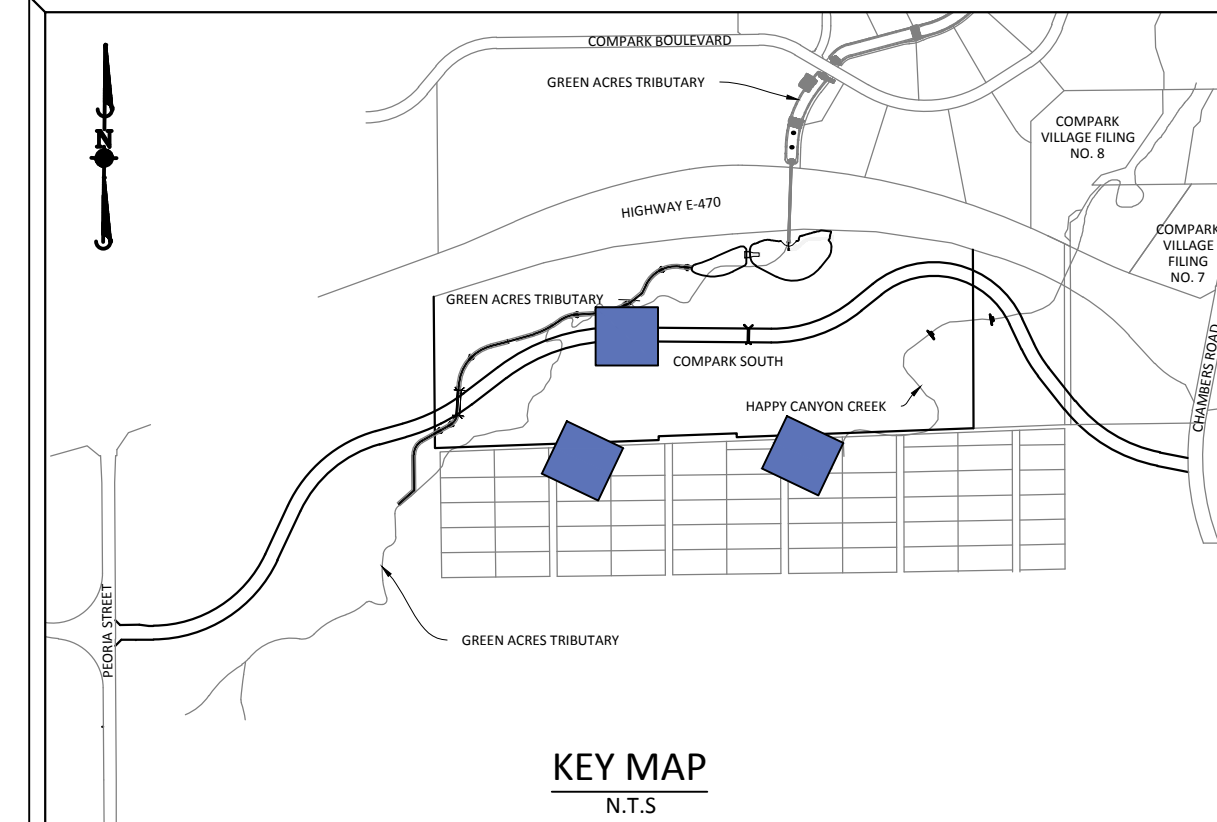
PROFILE: STORM-4 (WEST BERM)
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



TEMPORARY RIP RAP SWALE
(EAST BERM)
N.T.S.



TEMPORARY RIP RAP SWALE
(WEST BERM)
N.T.S.



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.1151010
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)

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TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE



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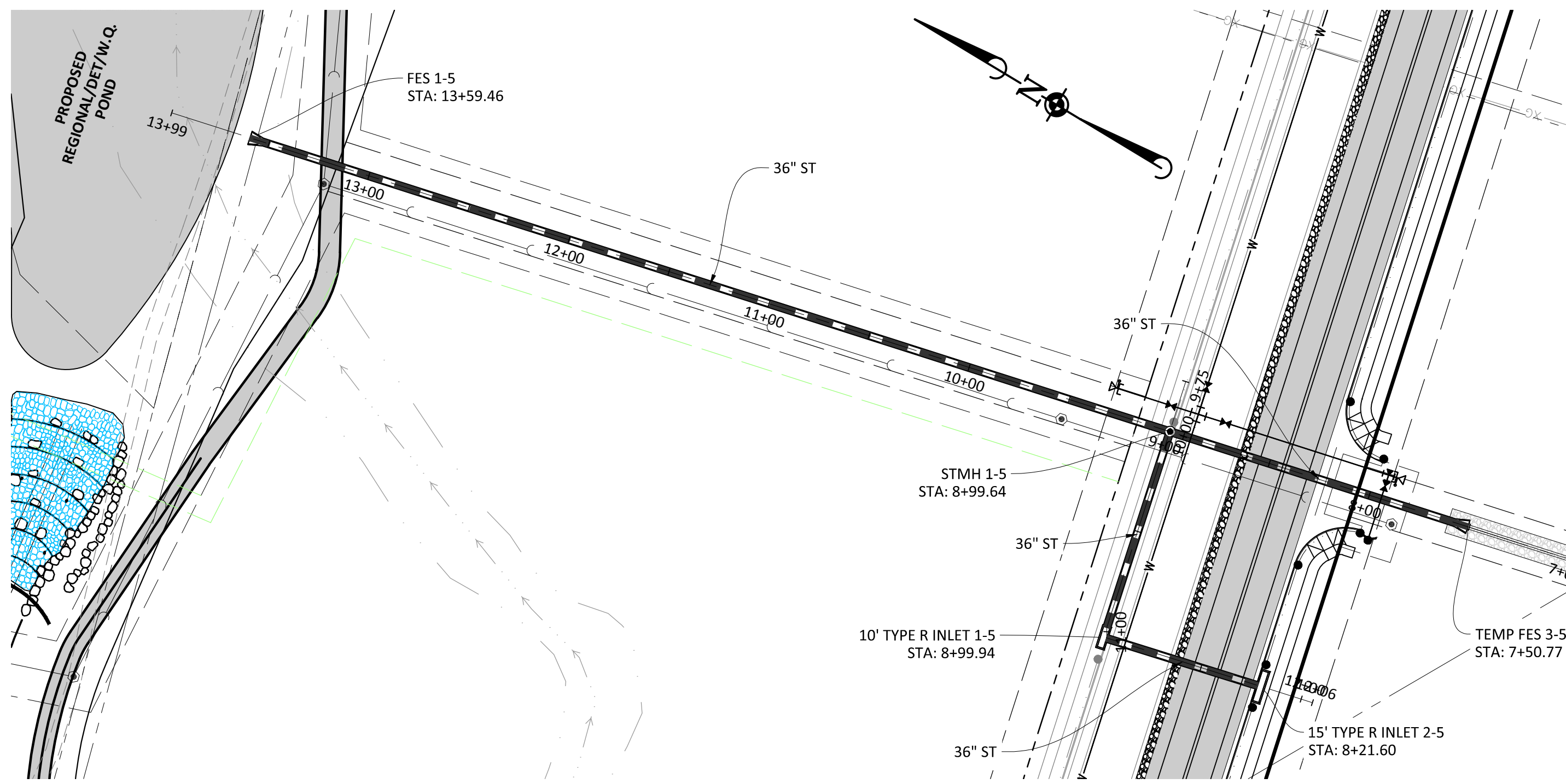
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DATE:	12/2015

SHEET
20 OF 38
CLCPKC3

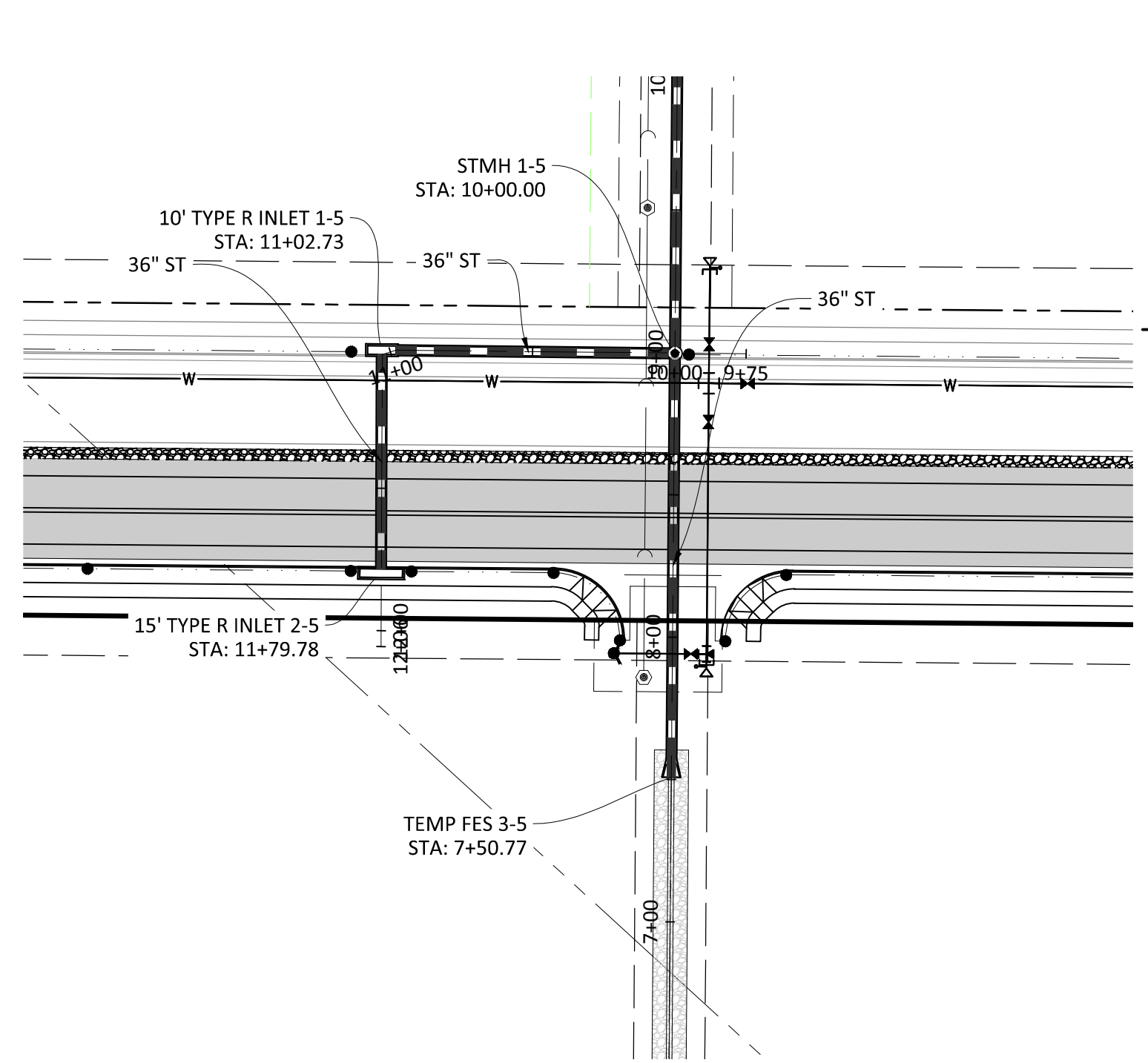
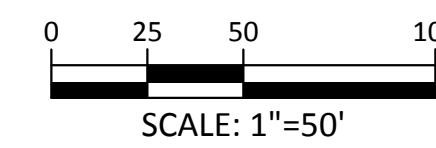
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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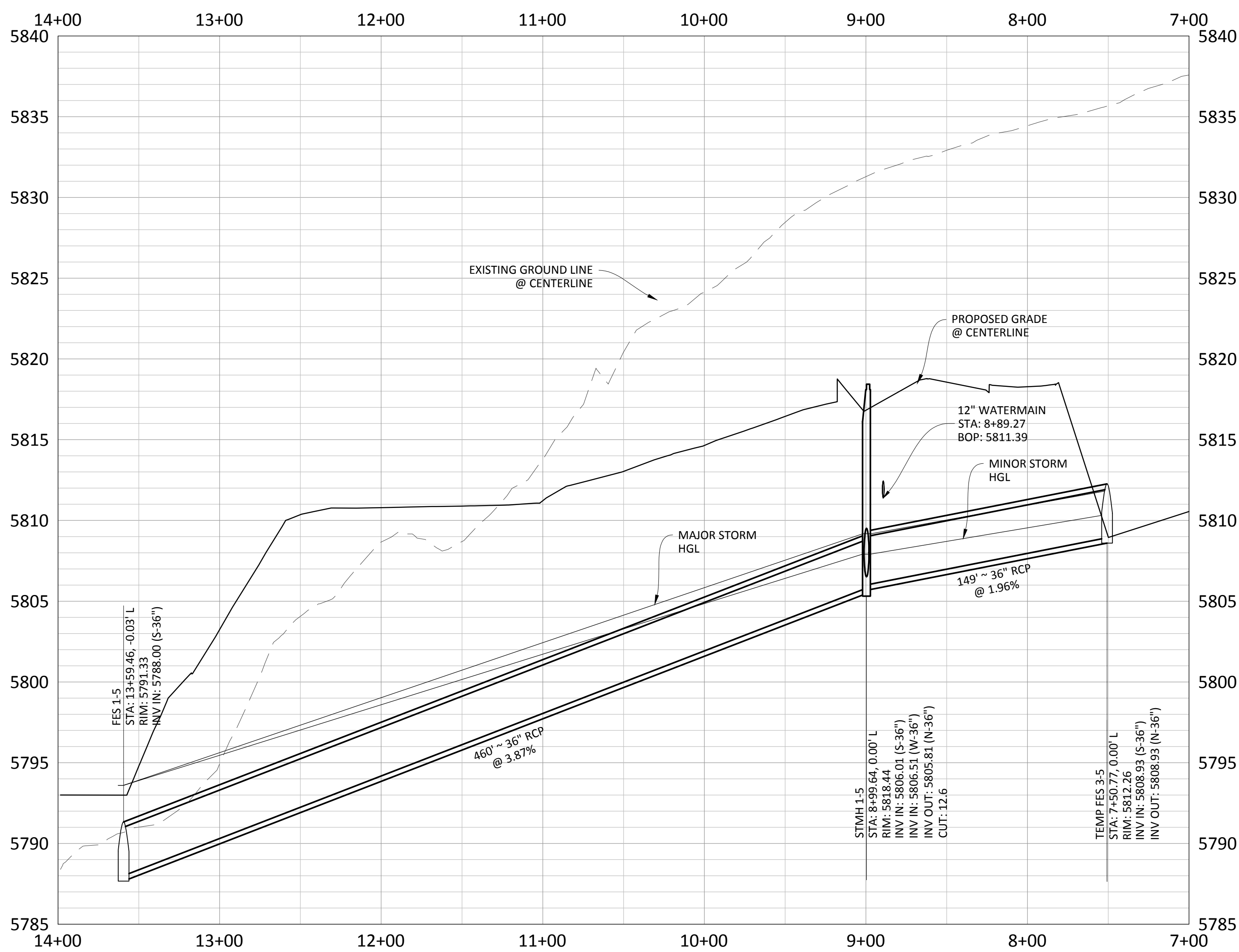
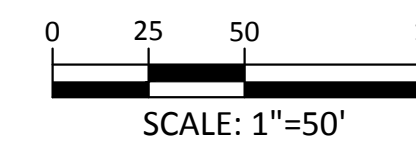
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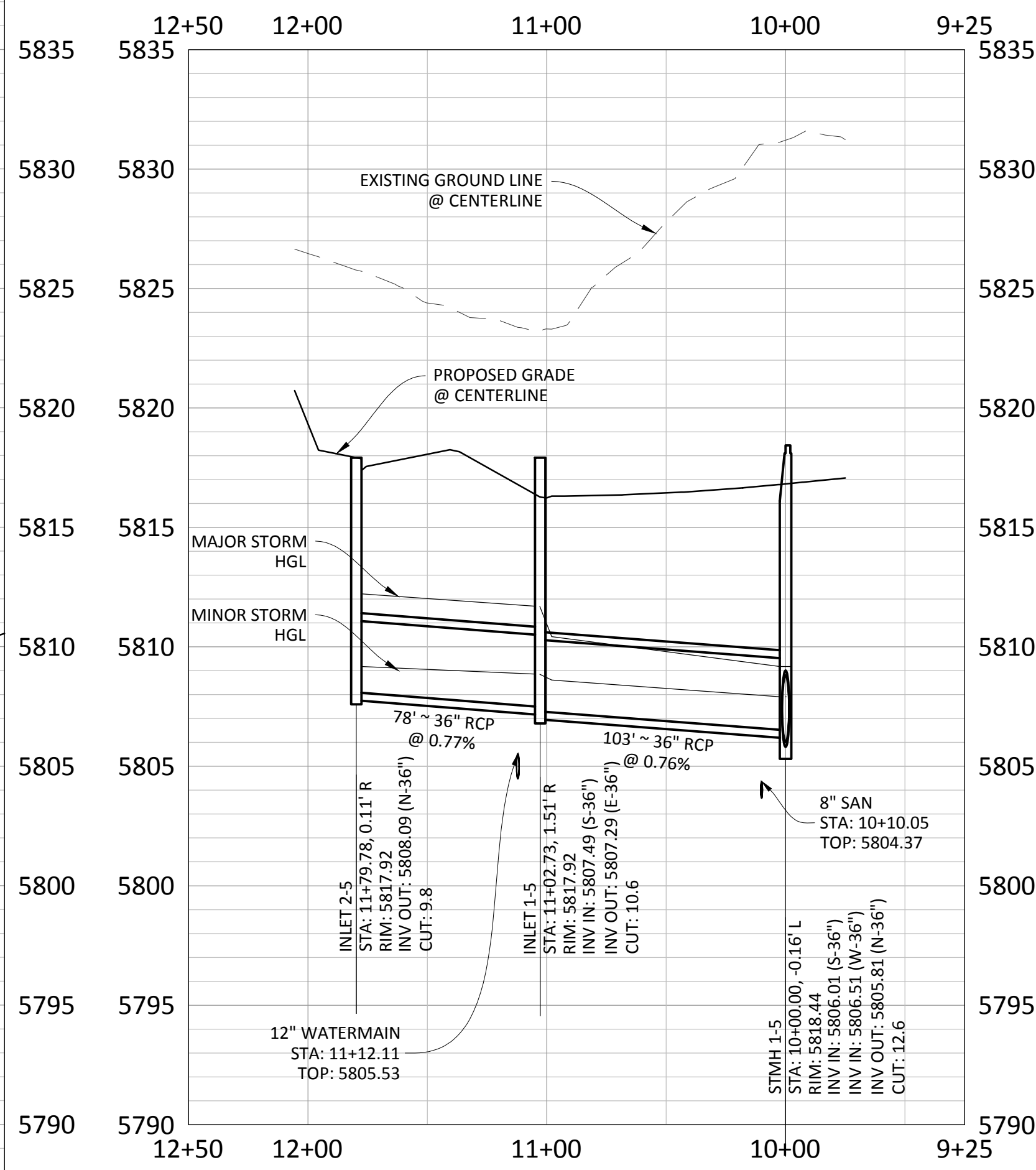
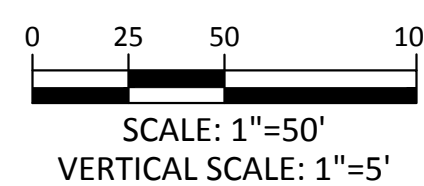
PLAN: STORM-5



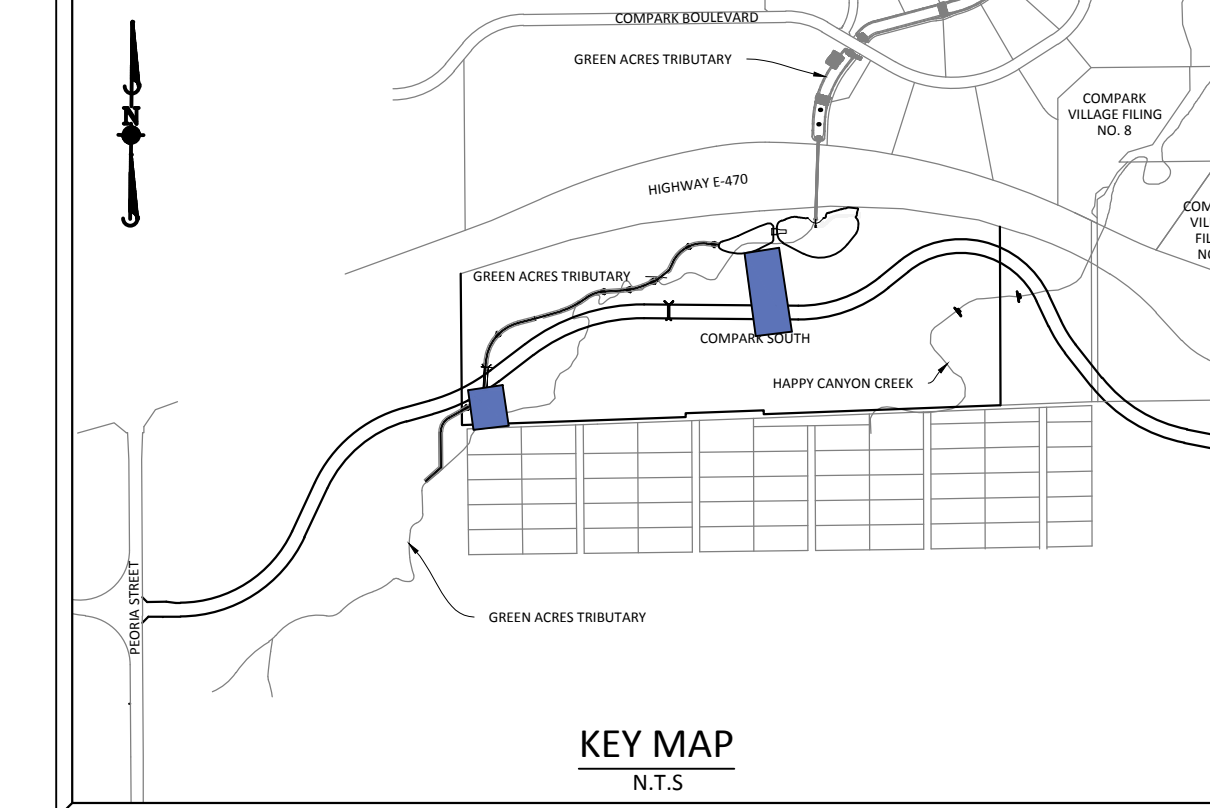
PLAN: STORM-6A



PROFILE: STORM-5
BELFORD AVE CL STA. 68+17.60



PROFILE: STORM-5A
BELFORD AVE CL STA. 67+14.89



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)



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DATE	
REVISIONS	
NO.	DESCRIPTION
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2	11/20/15
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

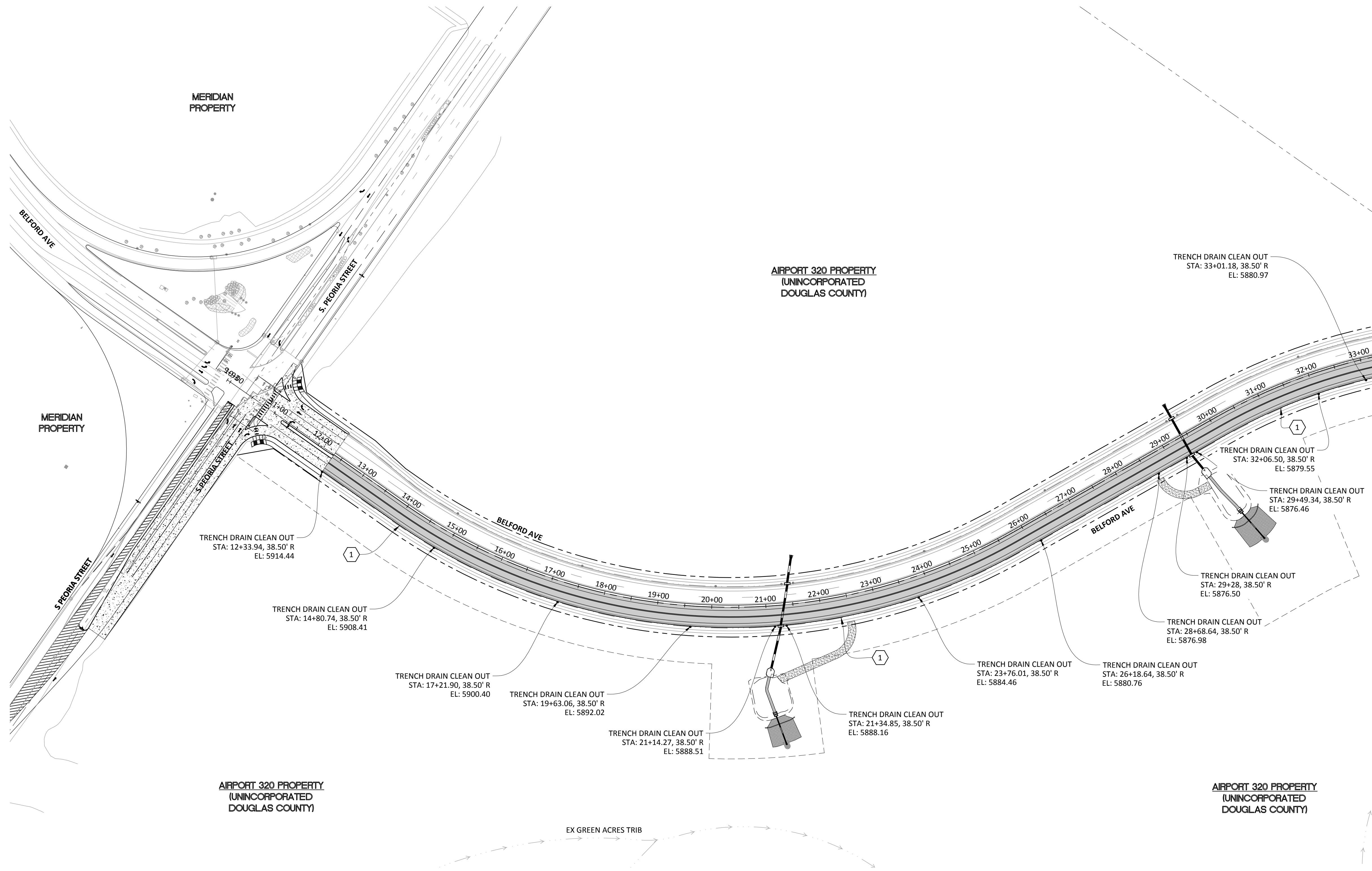
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SHEET **21** OF **38**
CLPCPC3

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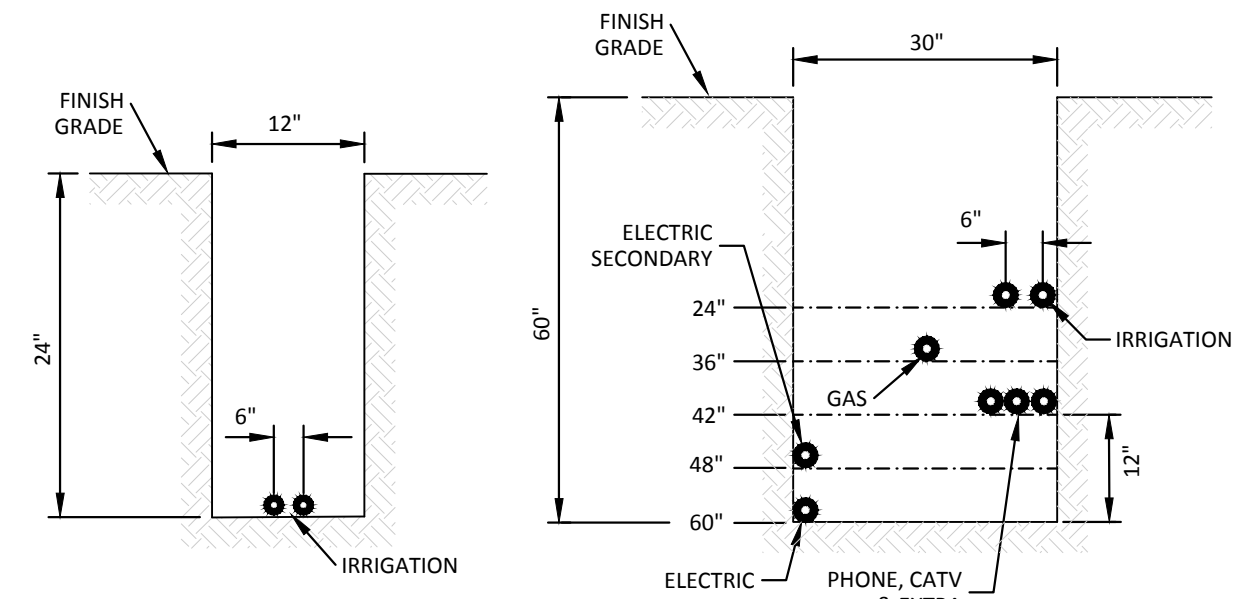
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PLAN: BELFORD AVENUE

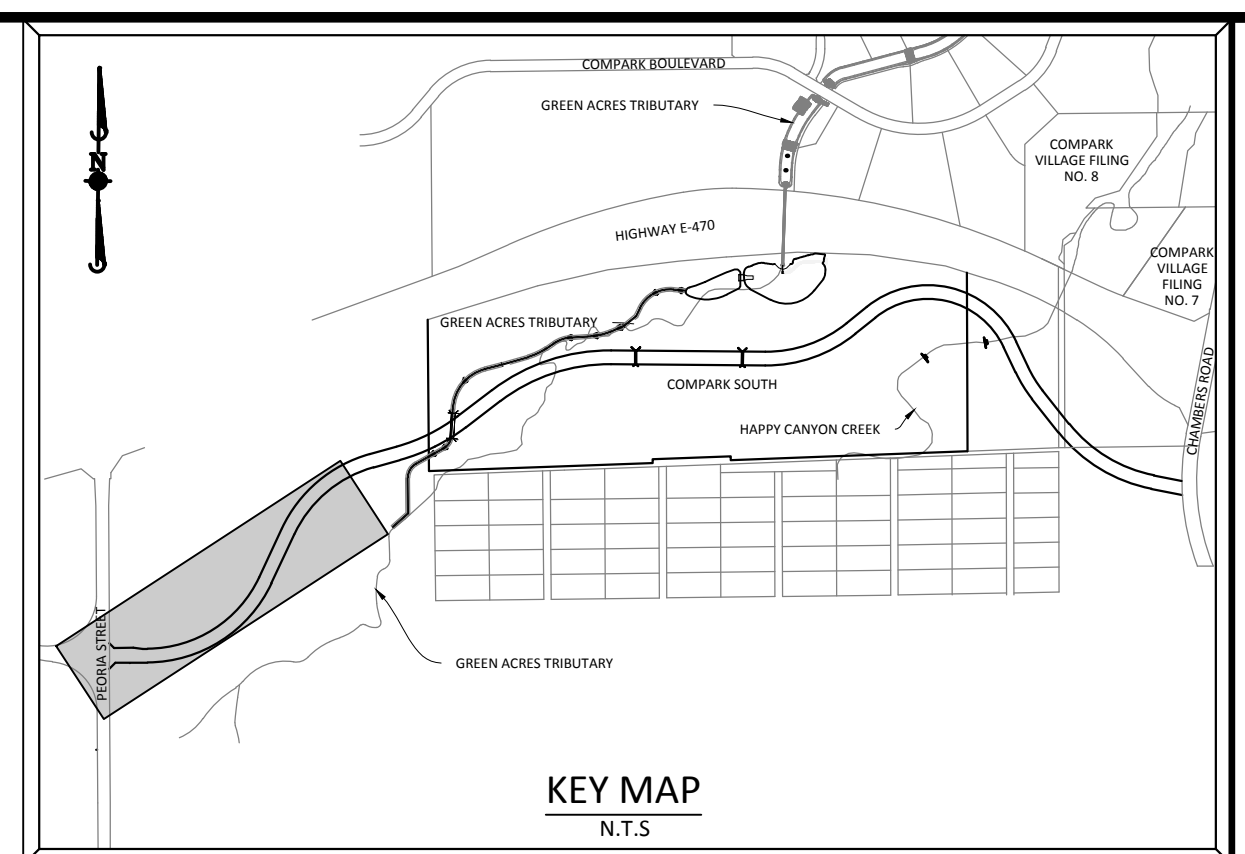
- TRENCH DRAIN NOTES:**
- SEE DETAIL 31 OF STREET DETAILS FOR TRENCH DRAIN SPECIFICATIONS
 - TRENCH DRAINS SHALL TIE INTO STORM MANHOLES OR INLETS
 - CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED AT MAXIMUM 500' INTERVALS.



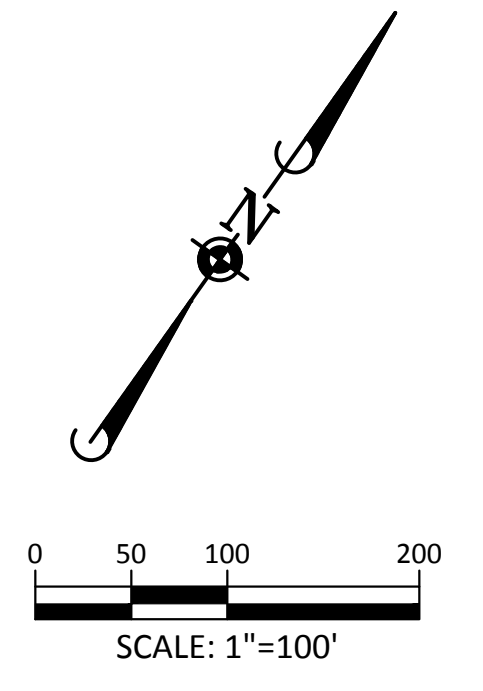
NOTE: MINIMUM REQUIREMENTS -
ELECTRIC - 12" FROM ALL OTHER UTILITIES
GAS - 12" FROM ALL OTHER UTILITIES
TYPICAL CONDUIT SLEEVE SECTIONS
N.T.S.

- NOTES:**
- INSTALL CROSSINGS TO CLEAR 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 BE BORING.
 - ALL ELECTRIC AND GAS CROSSINGS MUST BE SCHEDULE 40 GRAY PVC, PHONE AND TV ARE TO BE WHITE SCHEDULE 40 PVC. IRR AS SHOWN ABOVE.
 - 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.

CAUTION:
HAVE ALL BURIED UTILITIES LOCATED PRIOR TO TRENCHING OR BORING.



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

- ② CONSTRUCTION NOTE
- ① UTILITY SLEEVE CROSSING NO.

CONSTRUCTION NOTES

- ① 4" TRENCHDRAIN (TYP.)
- ② 4" SCH 80 CONDUIT SLEEVE PIPE REQUIRED UNDER ALL ROADWAY CROSSINGS
- 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 SWEEPED UP AT 90° AND SHALL TERMINATE IN A PULL BOX SET TO FINISHED GRADE.
- ⑥ ALL INTERCONNECT CONDUITS SHALL BE SWEEPED UP AT 90° TO 11"x17" QUASITE PULLBOXES. 400' SPACING MAXIMUM.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

DATE	BY	REVISIONS

Manhard CONSULTING LTD.
 800 E. Arapahoe Court, Suite 110, Denver, CO 80212
 phone: 303.733.8800 fax: 303.733.8800
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 CONDUIT SLEEVING & TRENCH DRAIN

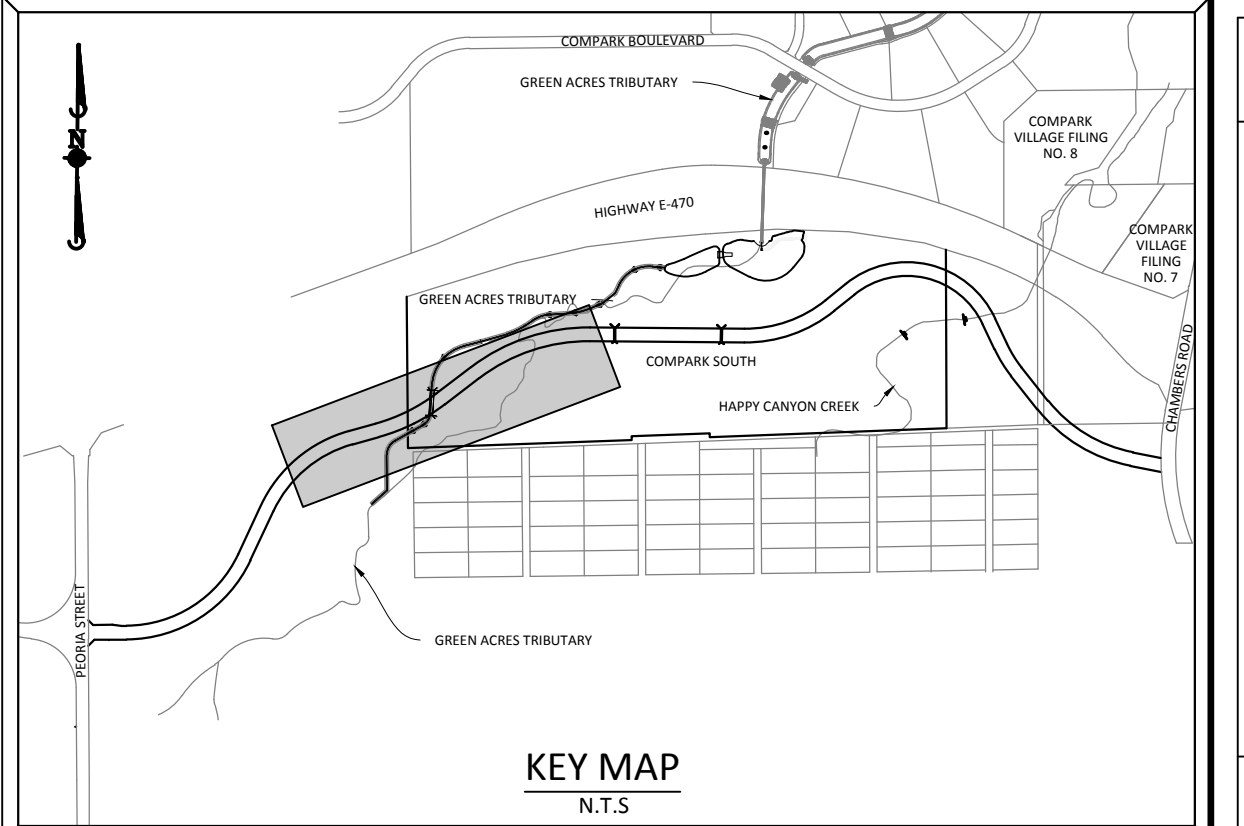
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 PROJ. ASSOC.: BRR
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
22 OF 38
 CLCPKC3

PENDING APPROVAL

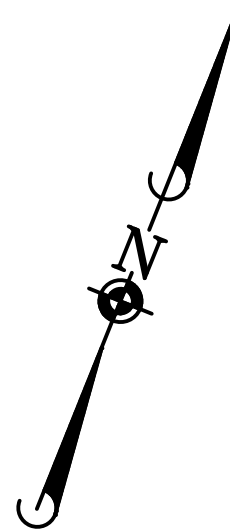
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(UNINCORPORATED
DOUGLAS COUNTY)

AIRPORT 320 PROPERTY
(UNINCORPORATED
DOUGLAS COUNTY)

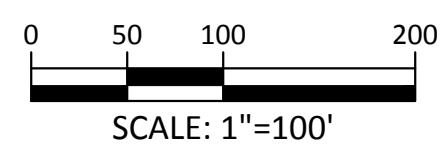


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Know what's below.
Call before you dig.



LEGEND

- 2 CONSTRUCTION NOTE
- 1 UTILITY SLEEVE CROSSING NO.

CONSTRUCTION NOTES

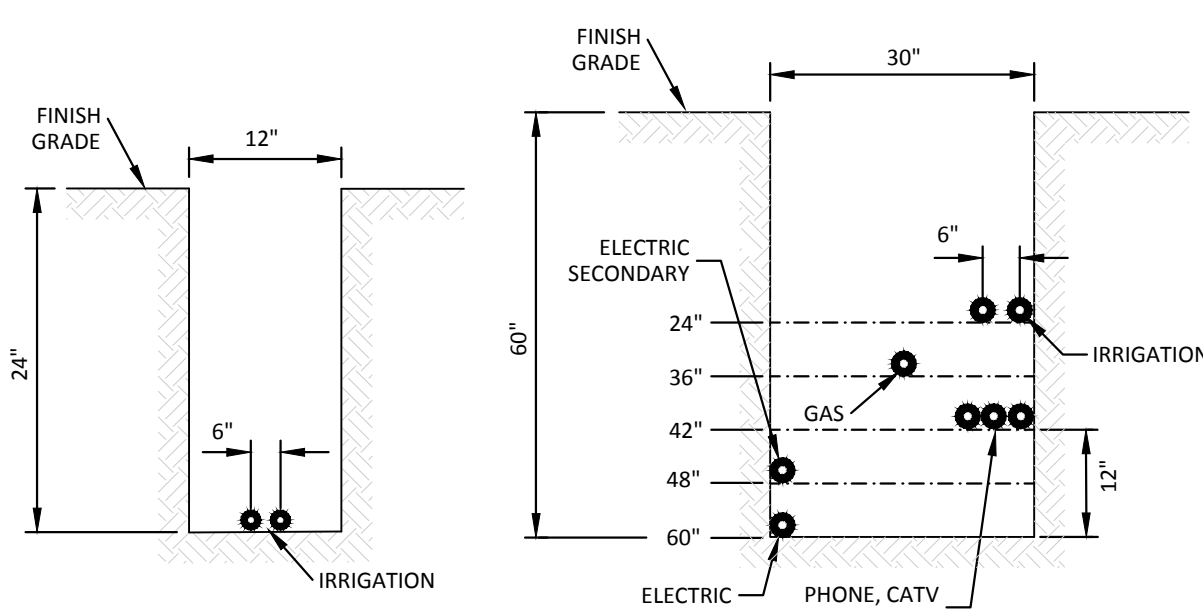
- 1 4" TRENCHRAIN (TYP.)
- 2 4" SCH 80 CONDUIT SLEEVE PIPE REQUIRED UNDER ALL ROADWAY CROSSINGS
- 3 BORE TRENCHRAIN UNDER EXISTING ROADWAY
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NOTES:

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TYPICAL CONDUIT SLEEVE SECTIONS
N.T.S.

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Plotted: 4/12/2015 2:48 PM. Draw Name: P:\Projects\3\compark03\ultimate_belford_ave.dwg. User: jrb. Updated By: jrb

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 800 E. Arapahoe Court, Suite 110, Denver, CO 80211
 Phone: 303.733.0000 Fax: 303.733.0000
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 CONDUIT SLEEVING & TRENCH DRAIN

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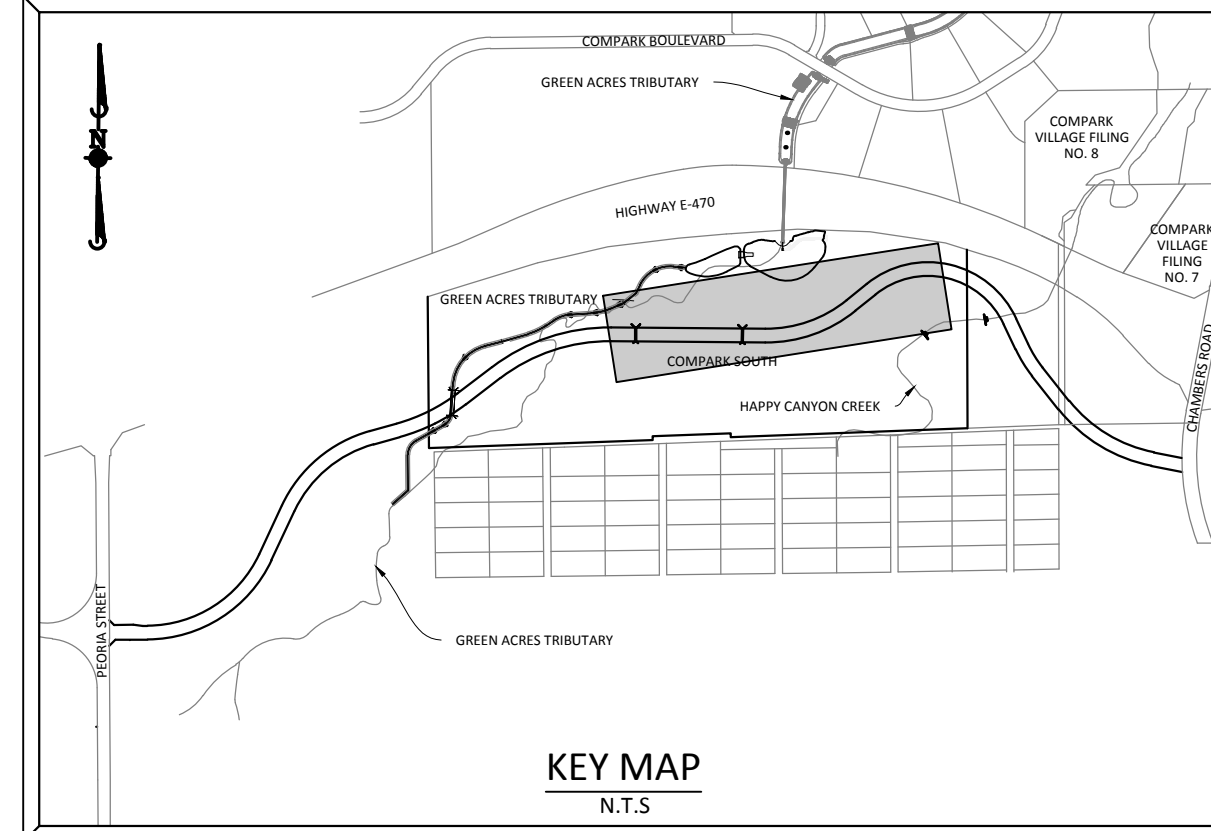
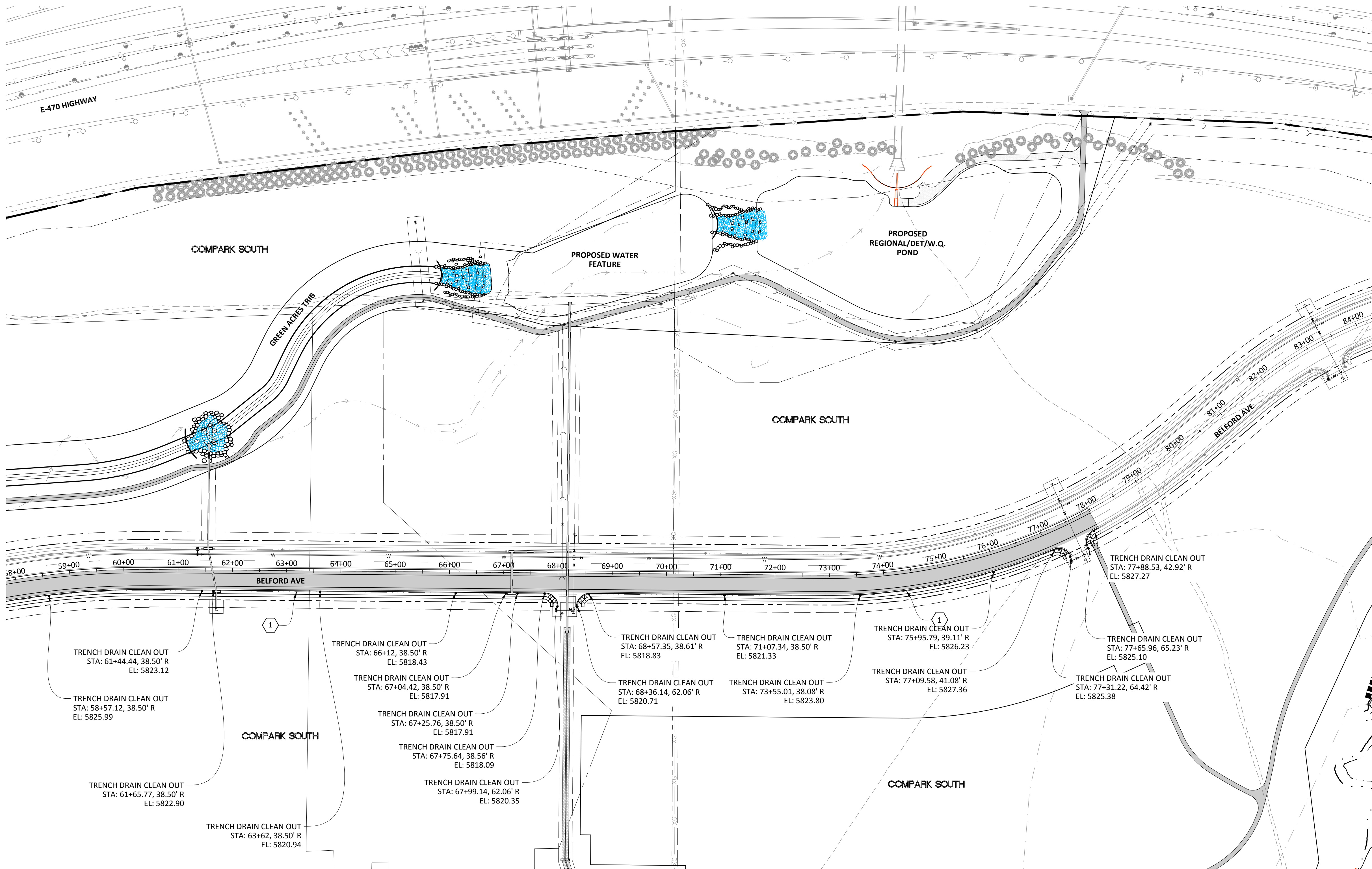
PROJ. MGR.: RIM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
 23 OF 38
 CLCPKC3

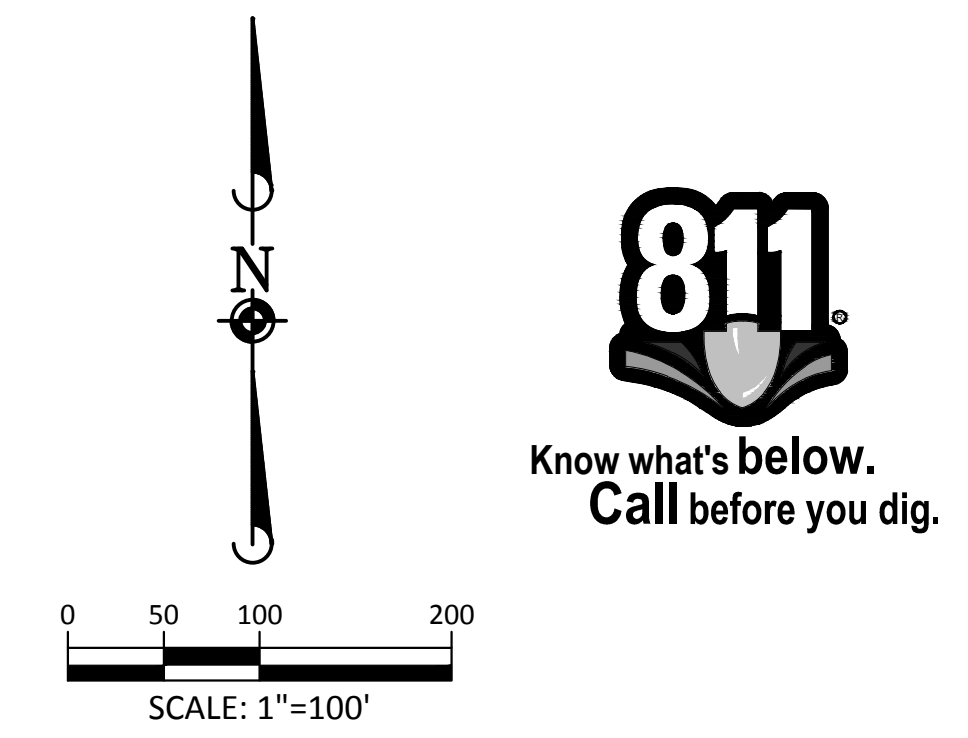
PENDING APPROVAL

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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
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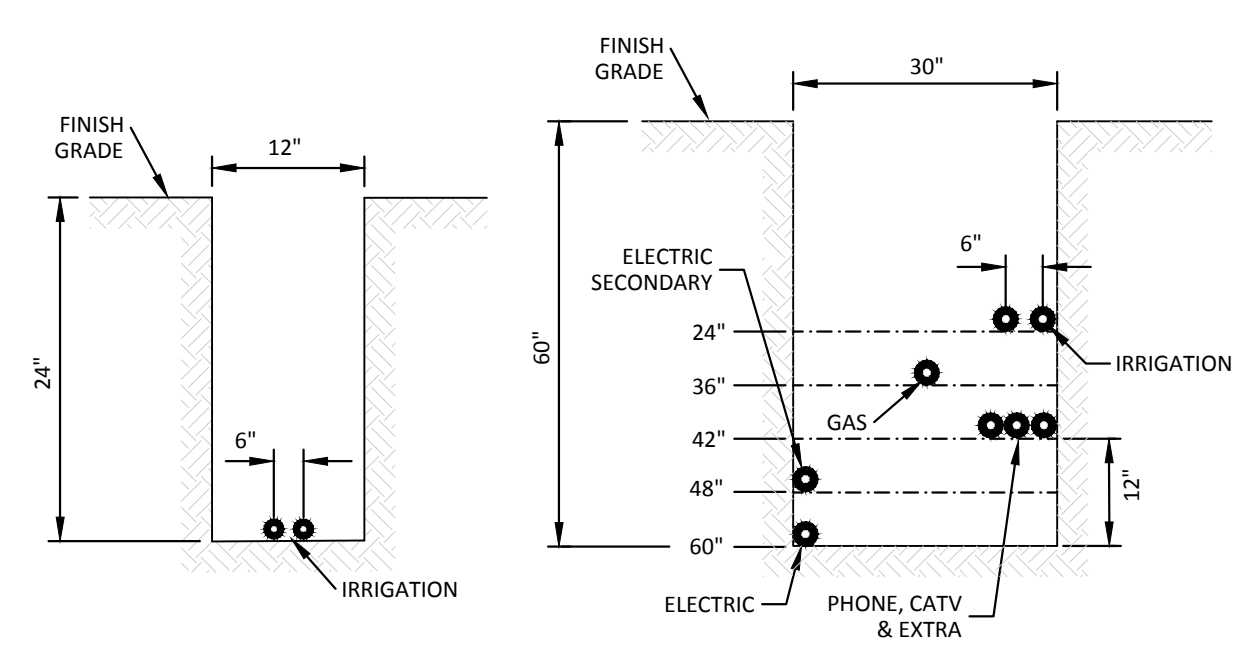
LEGEND

- ② CONSTRUCTION NOTE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DATE	REVISIONS	BY	CHK	APP

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 8000 E. Arapahoe Court, Suite 110, Denver, CO 80112 Phone: 303.728.0000 Fax: 303.728.0000
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN

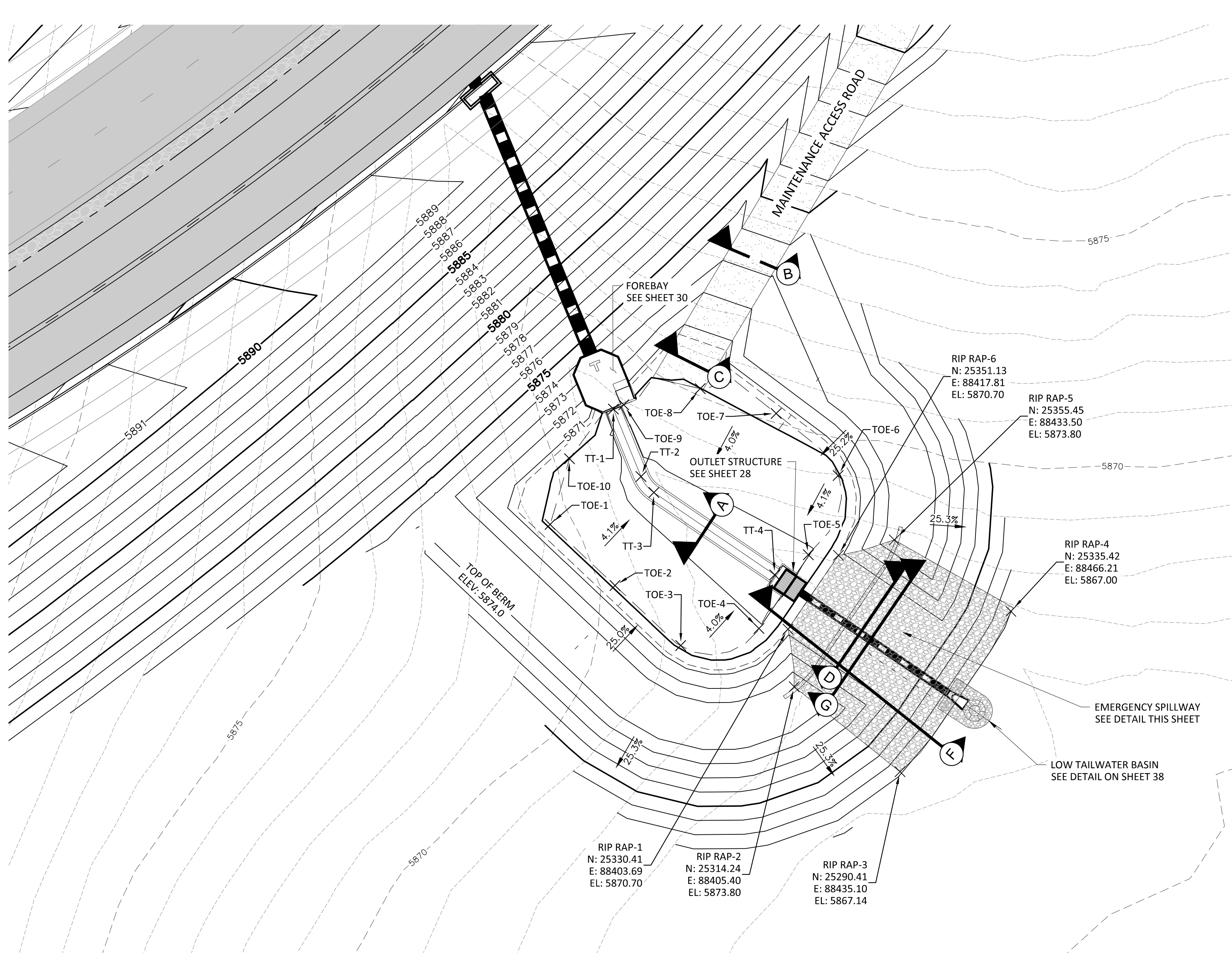
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 DRAWN BY: ETG
 DATE: 12/2015

SHEET
24 OF 38
 CLCPKC3

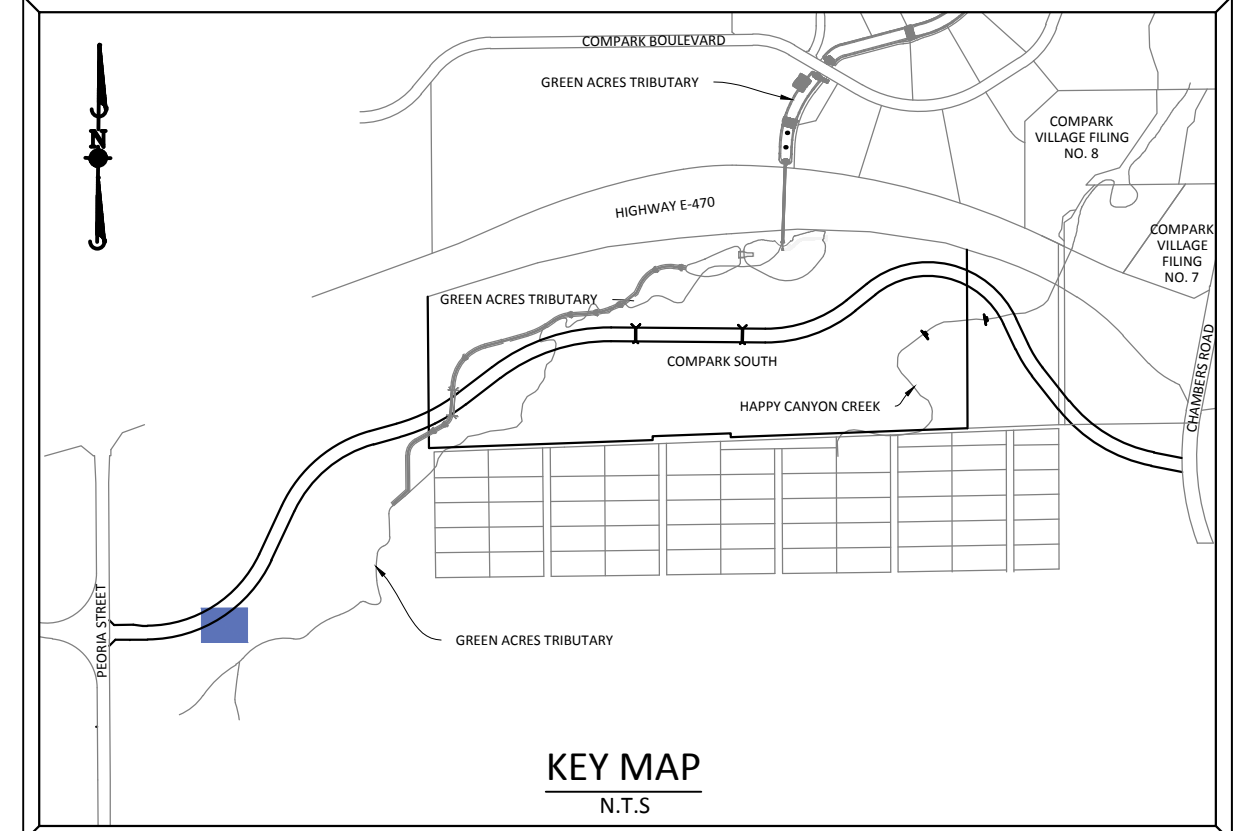
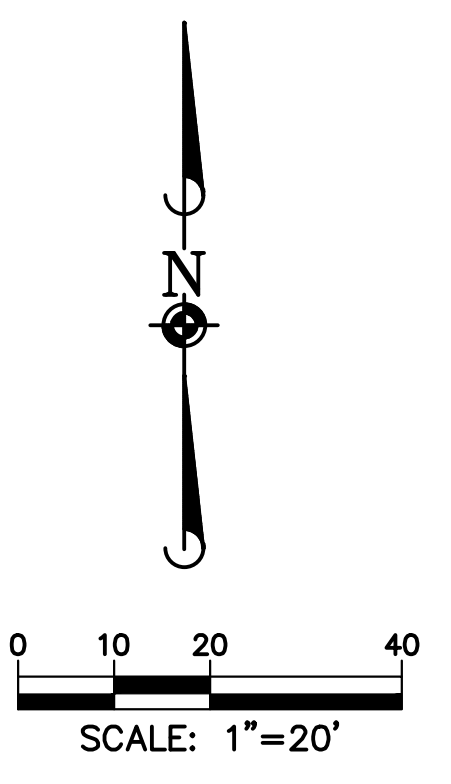
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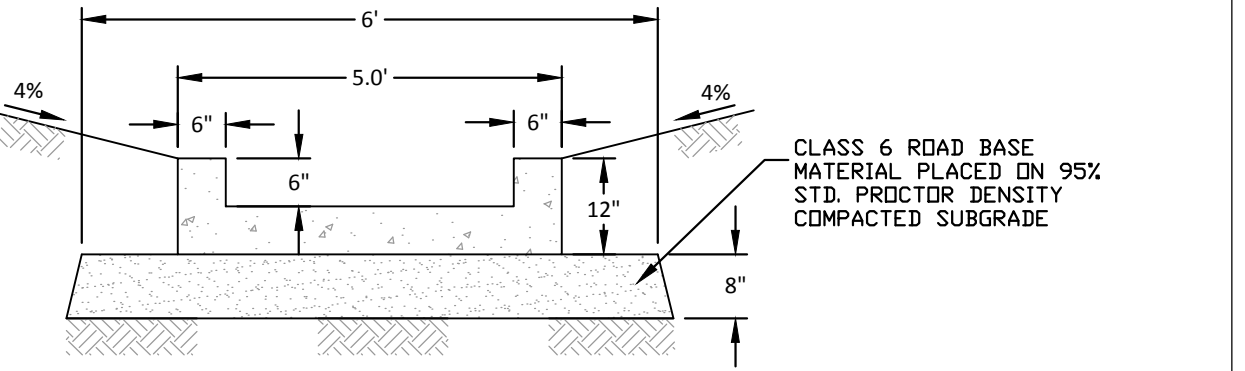
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FREQUENCY STORM	REQUIRED VOLUMES (FT ³ OR AC.-FT.)	RECORD DRAWING CALCULATIONS					
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EURV	0.16 AC.-FT.						

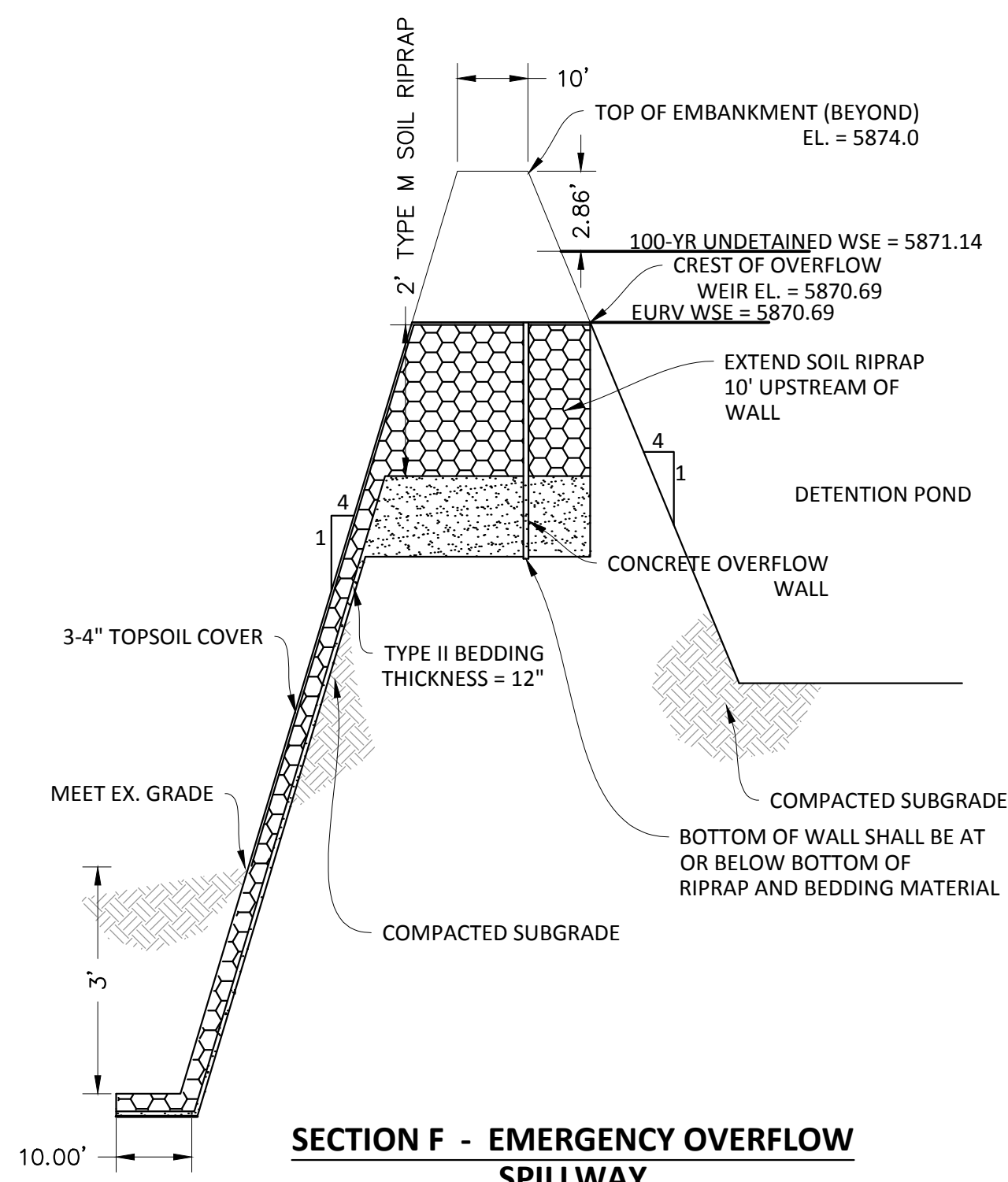
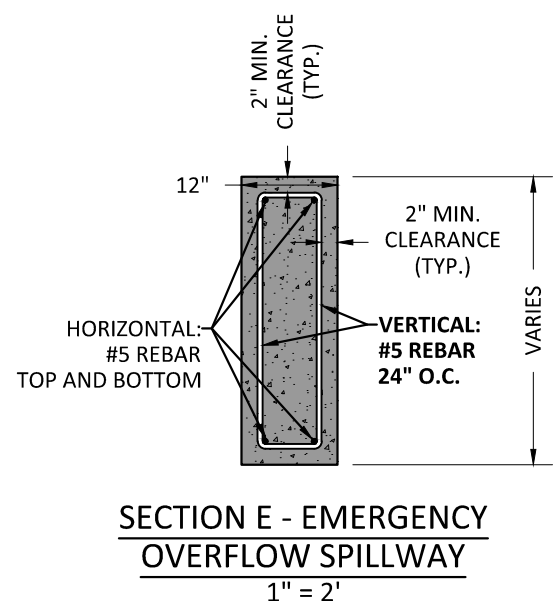
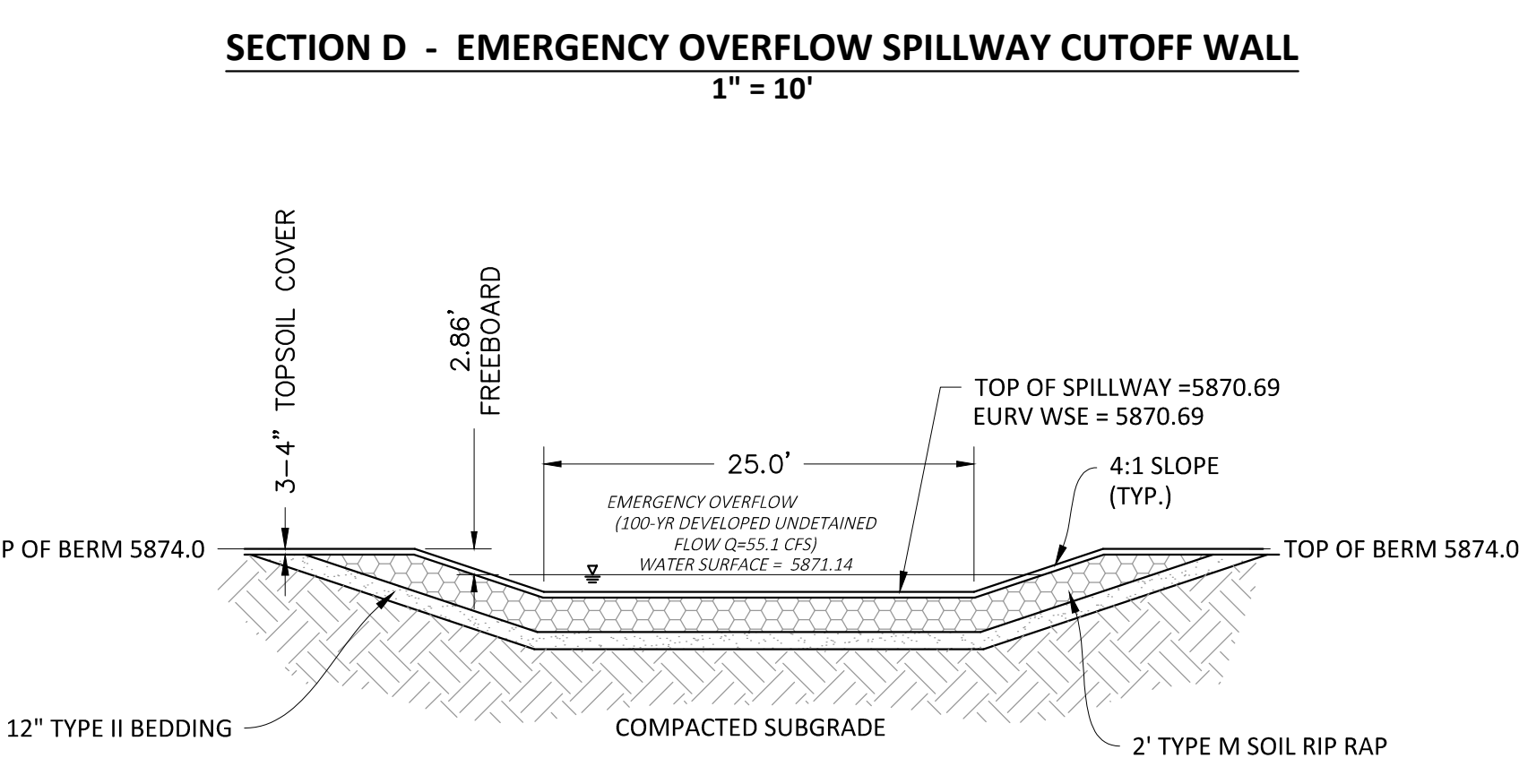
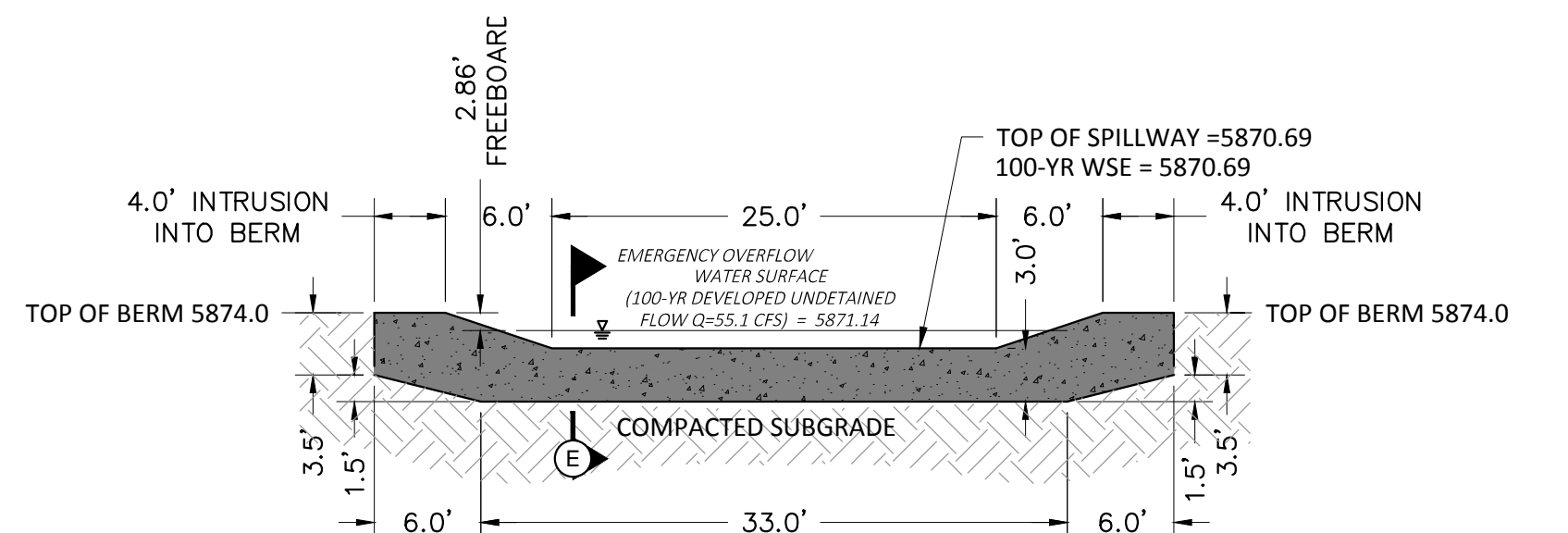
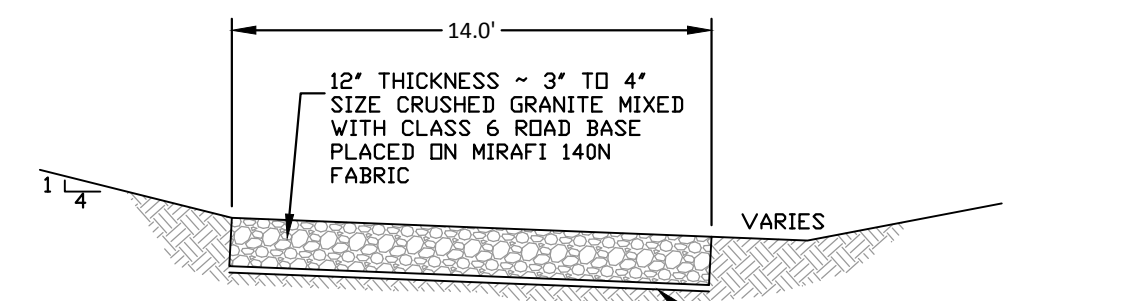
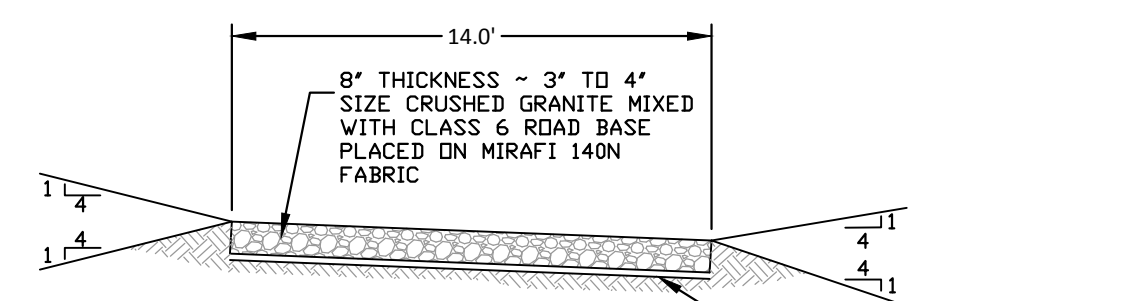


SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



Point Table

Point	Elevation	Northing	Easting	Description
TOE-1	5869.80	25359.77	88336.93	POND TOE
TOE-2	5869.79	25342.64	88355.14	POND TOE
TOE-3	5869.79	25325.82	88373.57	POND TOE
TOE-4	5869.06	25330.60	88395.52	POND TOE
TOE-5	5868.93	25351.29	88409.37	POND TOE
TOE-6	5869.88	25373.50	88417.74	POND TOE
TOE-7	5870.15	25390.92	88400.34	POND TOE
TOE-8	5869.99	25397.88	88379.04	POND TOE
TOE-9	5869.95	25393.34	88357.58	POND TOE
TOE-10	5869.96	25378.21	88342.37	POND TOE
TT-1	5868.45	25392.15	88354.68	Trickle Channel
TT-2	5868.35	25373.23	88362.42	Trickle Channel
TT-3	5868.32	25368.74	88366.05	Trickle Channel
TT-4	5868.11	25345.64	88399.94	Trickle Channel



- 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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

4/11/16 2ND SUBMITTAL
 11/2015 1ST SUBMITTAL

Manhard CONSULTING
 800 E. Arapahoe Court, Suite 110, Denver, CO 80218 PH: 303.733.0000 FAX: 303.733.0000
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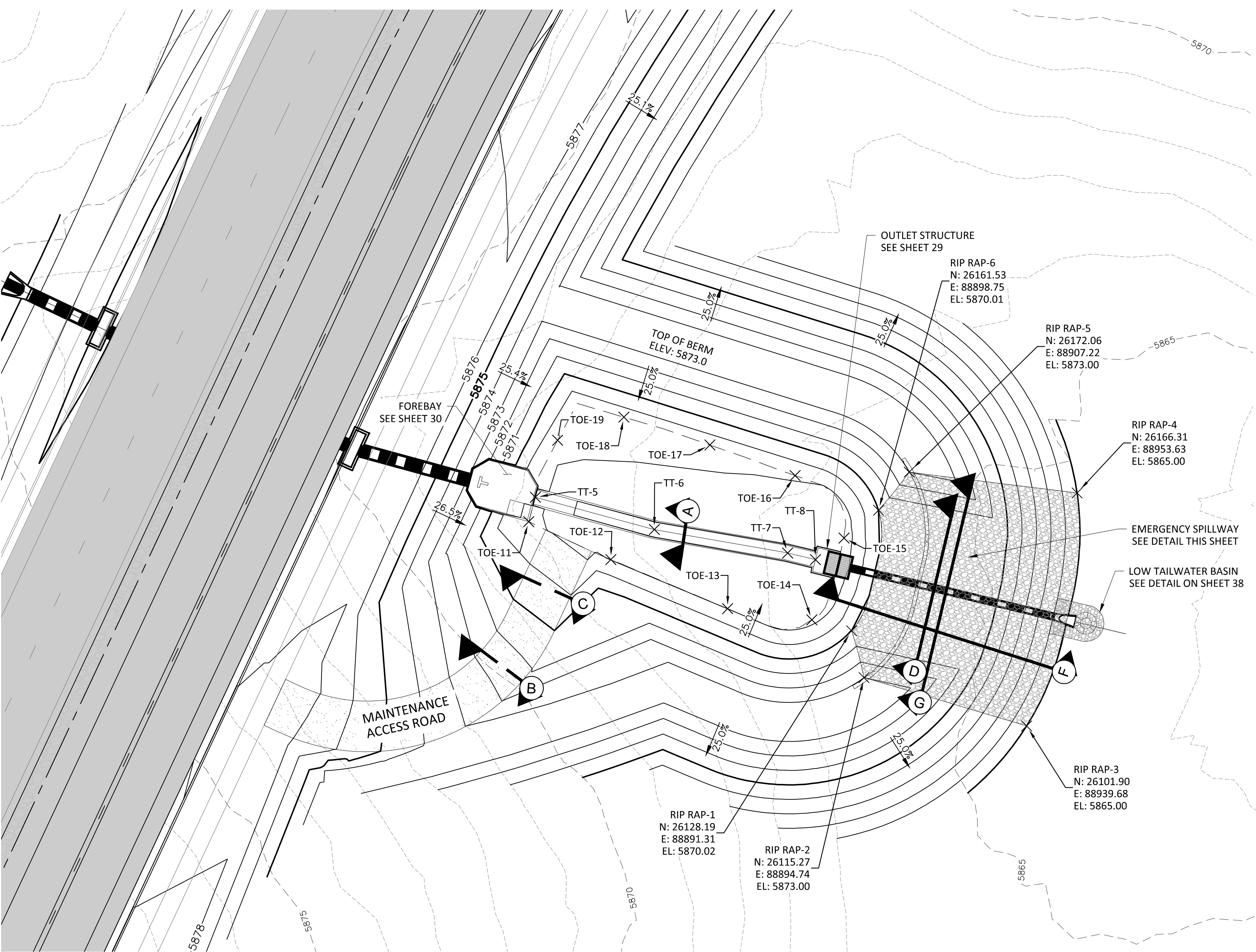
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
WEST WATER QUALITY POND PLAN

PROJ MGR: RJM
 PROJ ASSOC: BRB
 DRAWN BY: ETG
 DATE: 12/2015

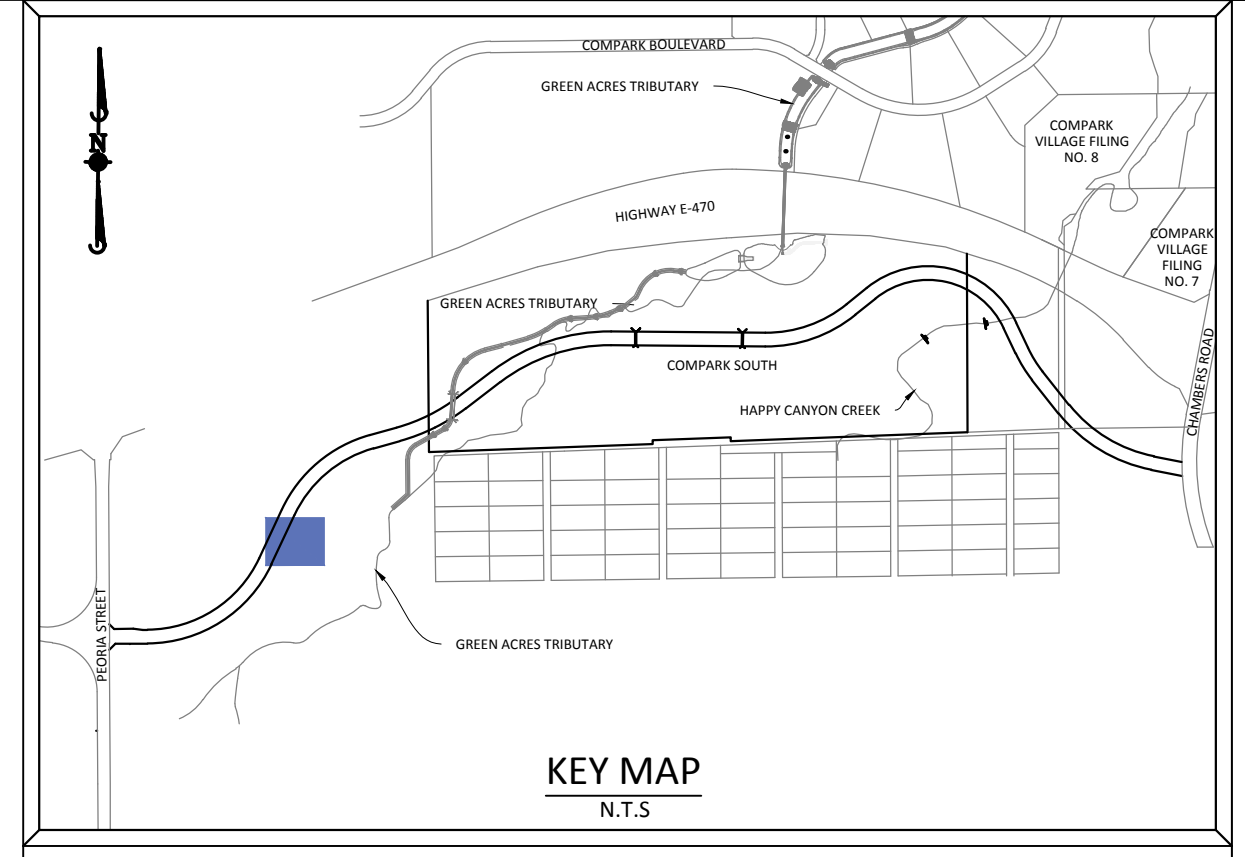
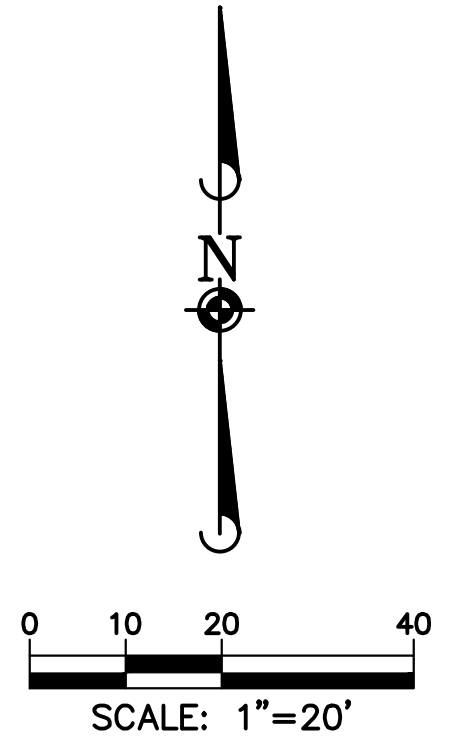
SHEET
26 OF 38
 CLCPKC3

PENDING APPROVAL

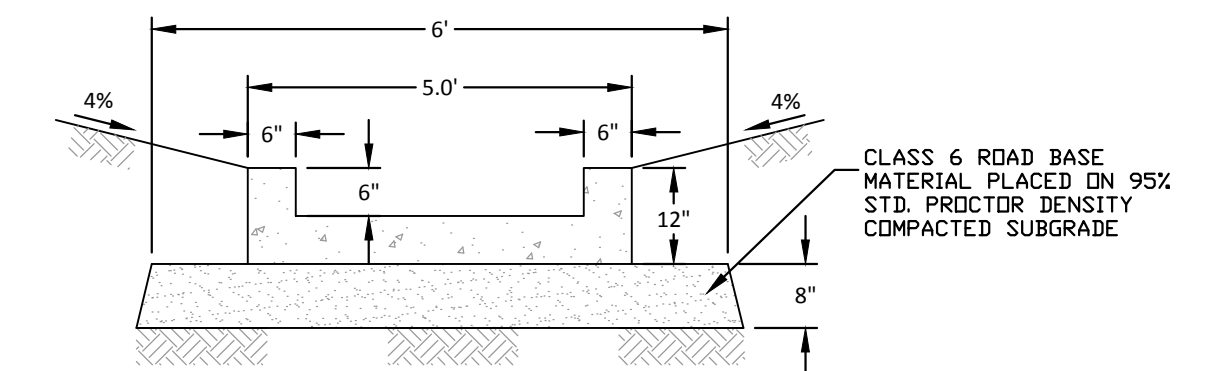
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FREQUENCY STORM	REQUIRED VOLUMES (FT ³ OR AC.-FT.)	RECORD DRAWING CALCULATIONS					
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EURV	0.23 AC.-FT.						

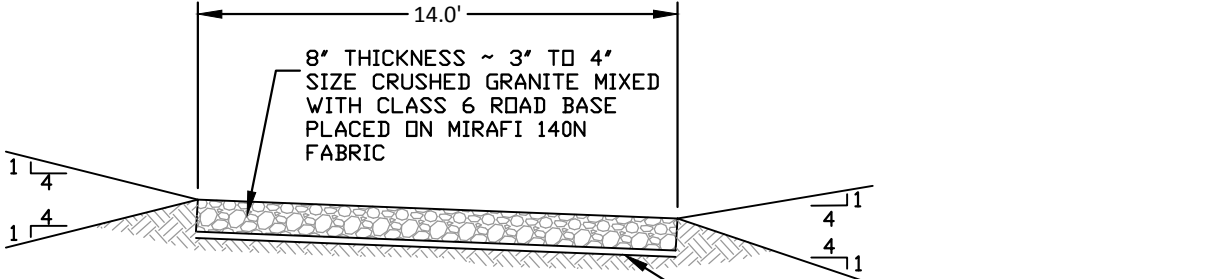


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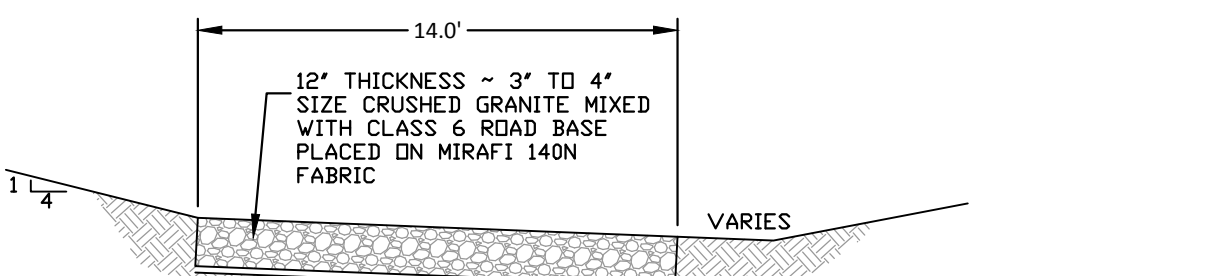


Point	Elevation	Northing	Easting	Description
TOE-11	5868.56	26158.38	88802.07	POND TOE
TOE-12	5867.99	26147.91	88824.77	POND TOE
TOE-13	5867.99	26134.33	88857.03	POND TOE
TOE-14	5867.77	26131.25	88880.33	POND TOE
TOE-15	5867.43	26153.85	88889.22	POND TOE
TOE-16	5868.07	26171.11	88875.68	POND TOE
TOE-17	5868.29	26179.55	88852.15	POND TOE
TOE-18	5868.47	26187.25	88828.37	POND TOE
TOE-19	5868.16	26180.86	88810.05	POND TOE
TT-5	5867.06	26165.13	88803.90	Trickle Channel
TT-6	5866.89	26156.19	88836.79	Trickle Channel
TT-7	5866.70	26149.71	88873.62	Trickle Channel
TT-8	5866.33	26147.87	88881.32	Trickle Channel

NOTE: USE 4 POUNDS PER CU. YD. OF FIBRE MESH TO REINFORCE CONCRETE

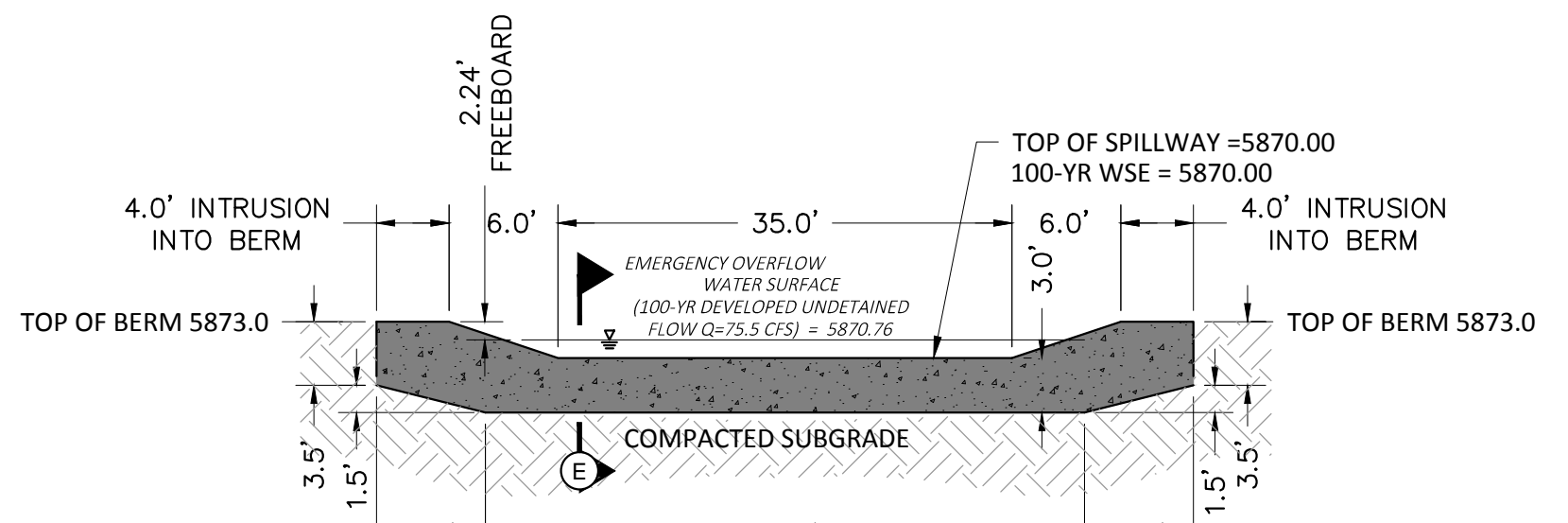


NOTE: TENSAR BX110 GEDGRID MIRAFIX BASXGRID II OR APPROVED EQUAL

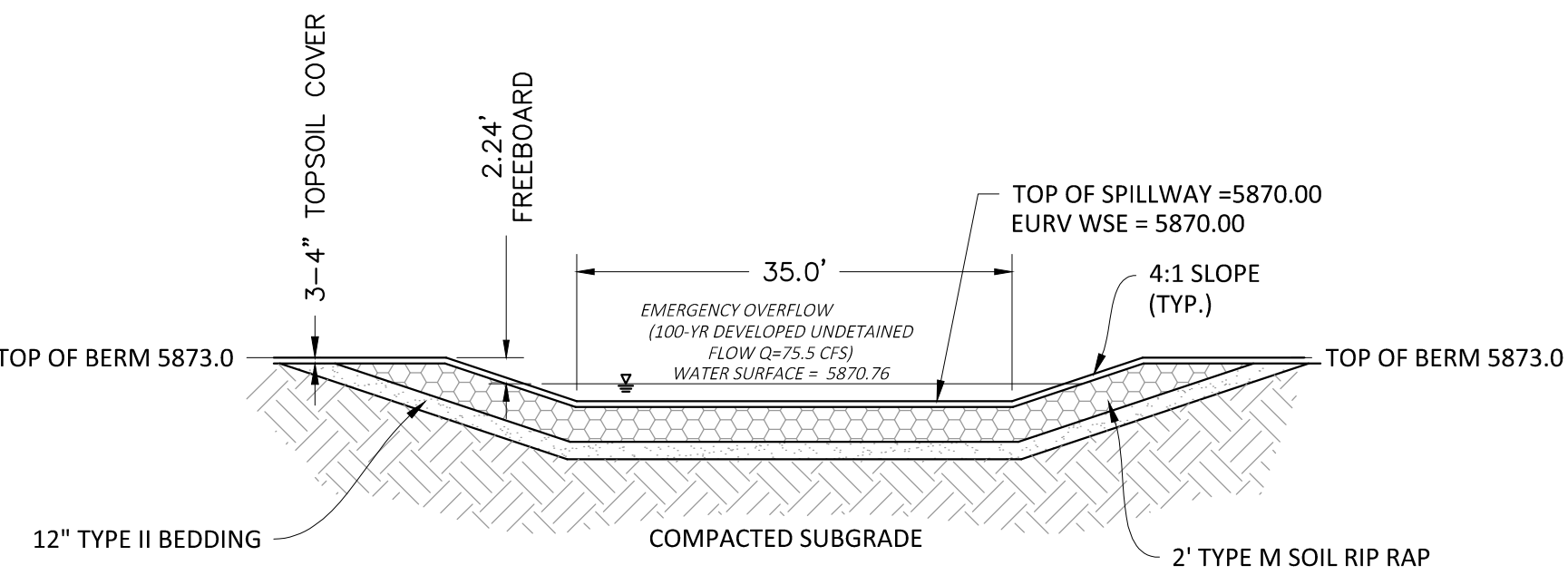


NOTE: TENSAR BX110 GEDGRID MIRAFIX BASXGRID II OR APPROVED EQUAL

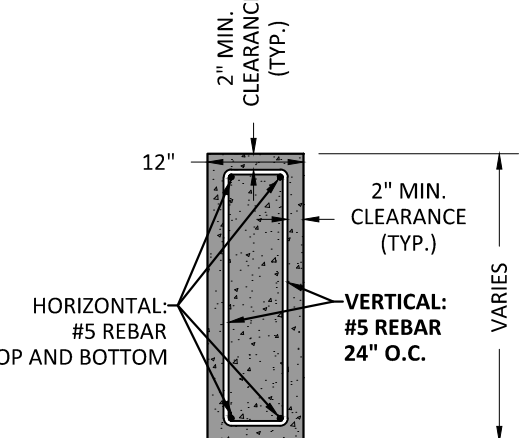
- NOTE:**
- PRIOR TO FINAL TOP SOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOP SOIL MATERIALS AT HIS/HER EXPENSE.
 - REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS 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.



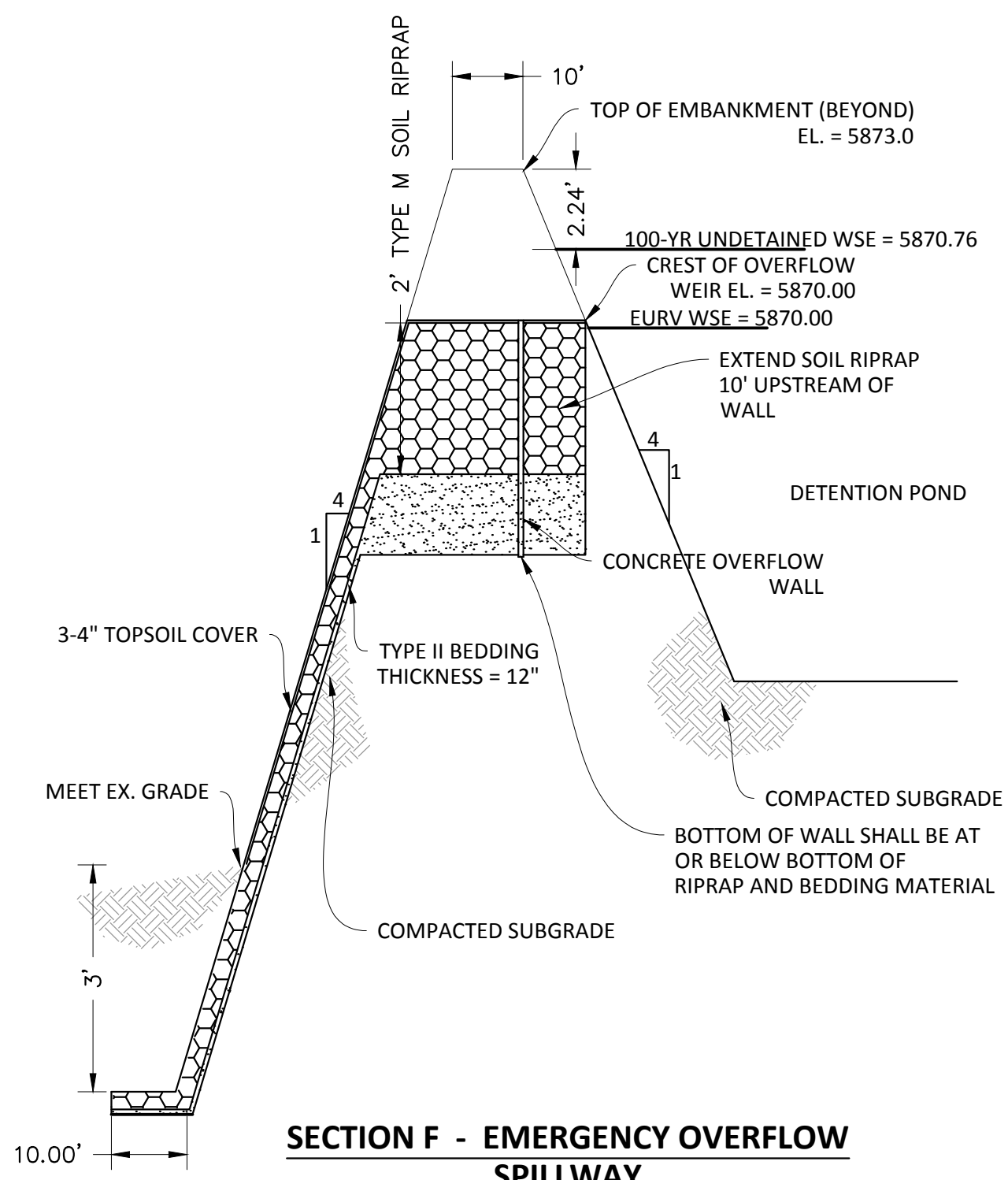
SECTION D - EMERGENCY OVERFLOW SPILLWAY CUTOFF WALL
1" = 10'



SECTION G - EMERGENCY OVERFLOW SPILLWAY
1" = 10'



SECTION E - EMERGENCY OVERFLOW SPILLWAY
1" = 2'



SECTION F - EMERGENCY OVERFLOW SPILLWAY
1" = 20'H
1" = 2'V

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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

EAST WATER QUALITY POND PLAN

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PROJ. MGR.: RJM

PROJ. ASSOC.: BRB

DRAWN BY: ETG

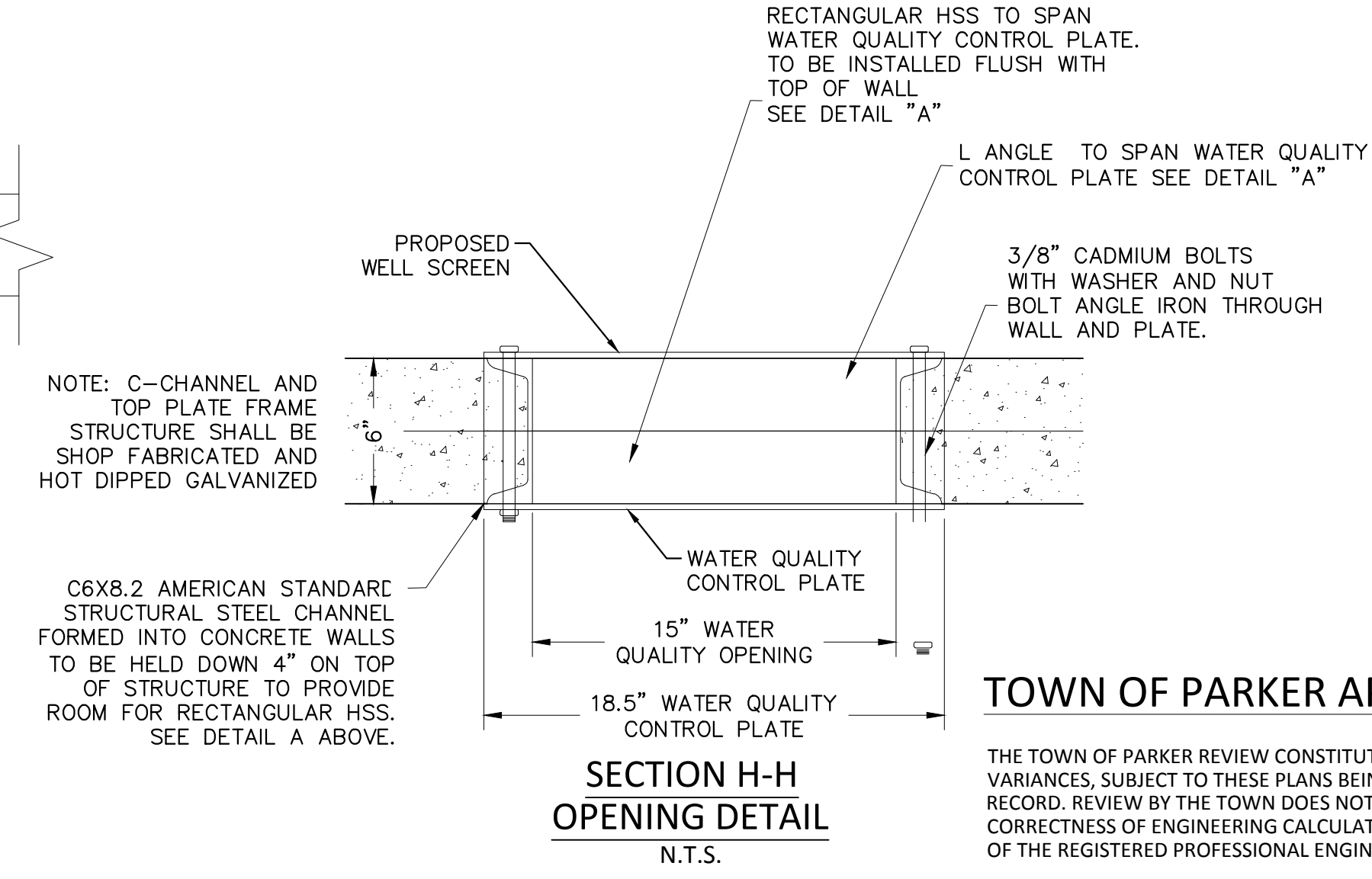
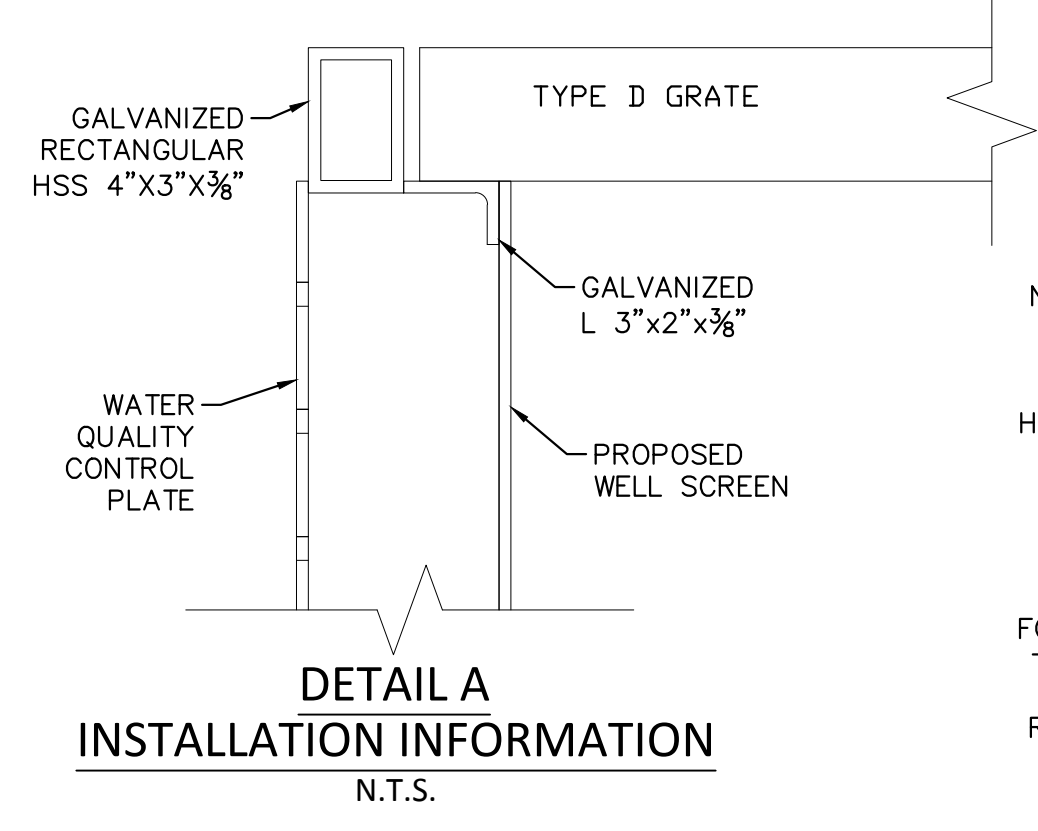
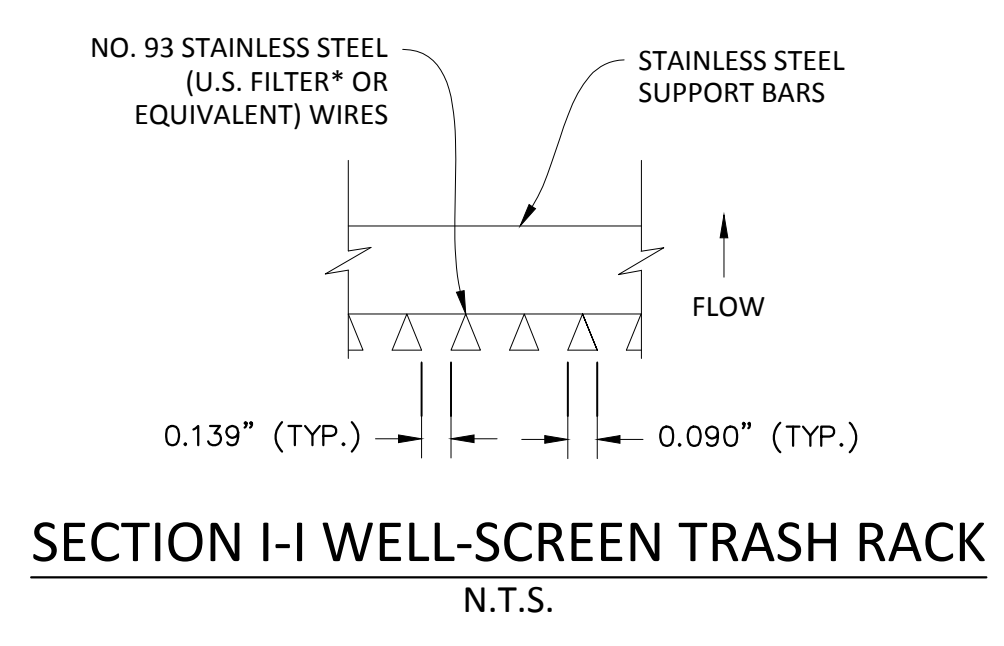
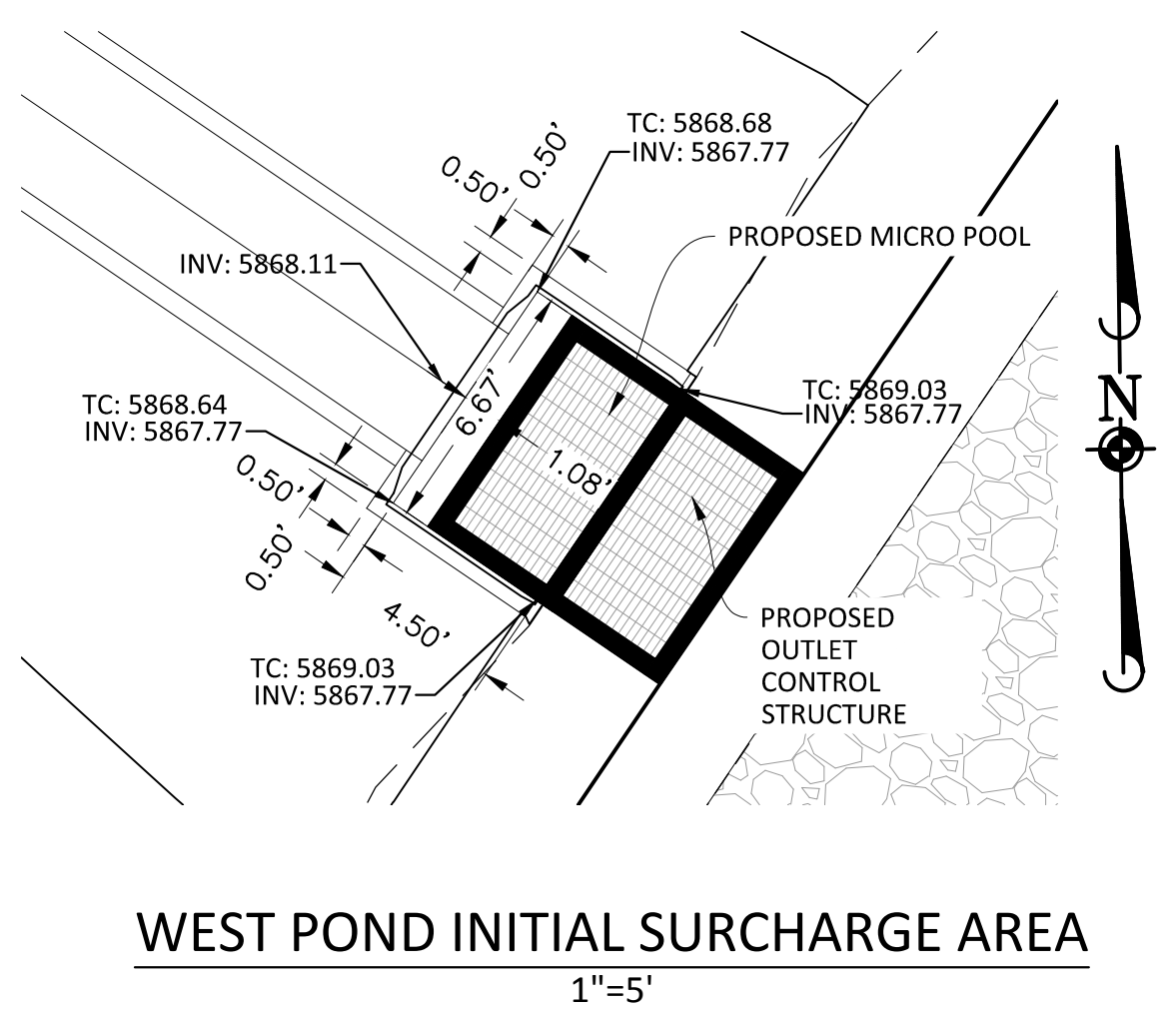
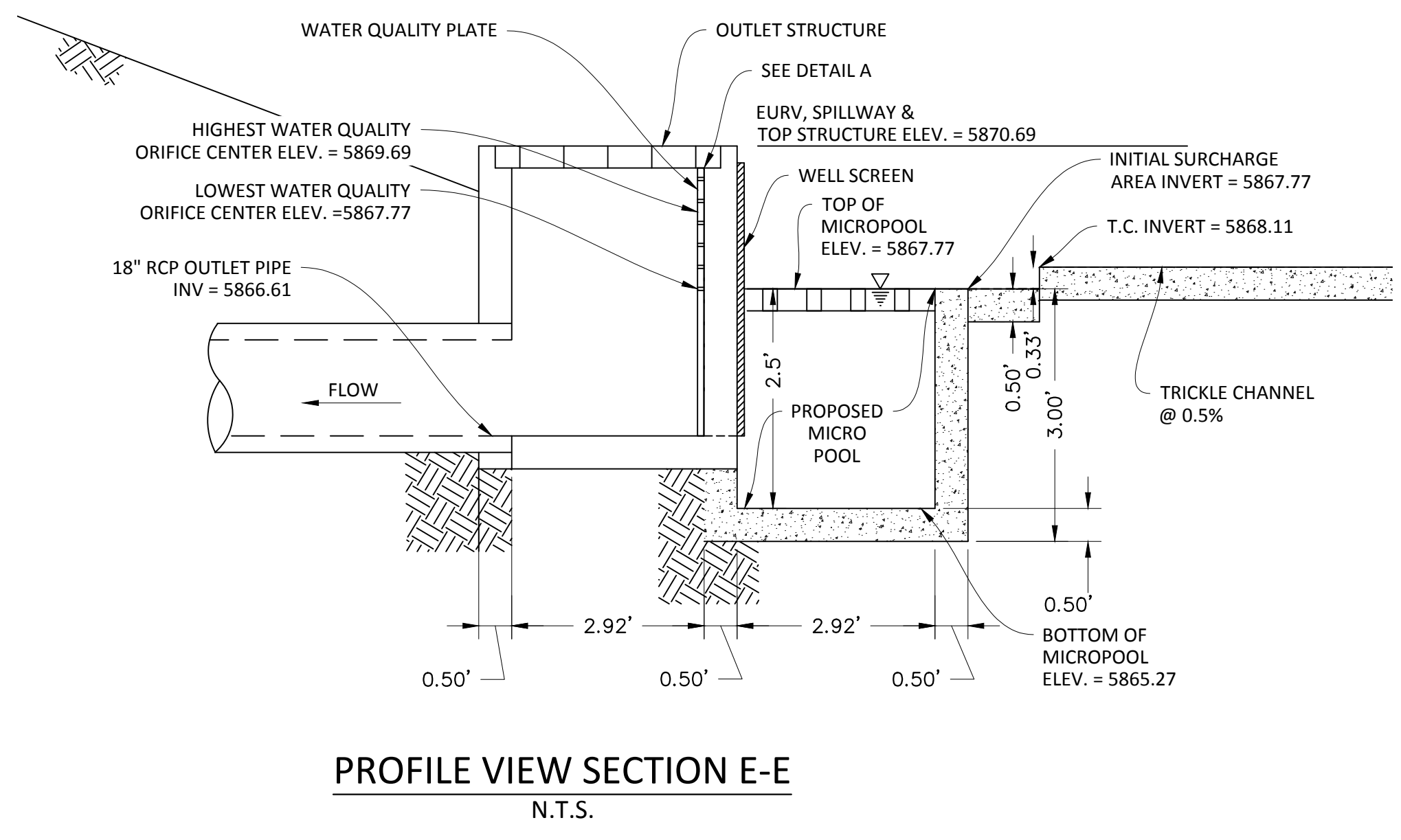
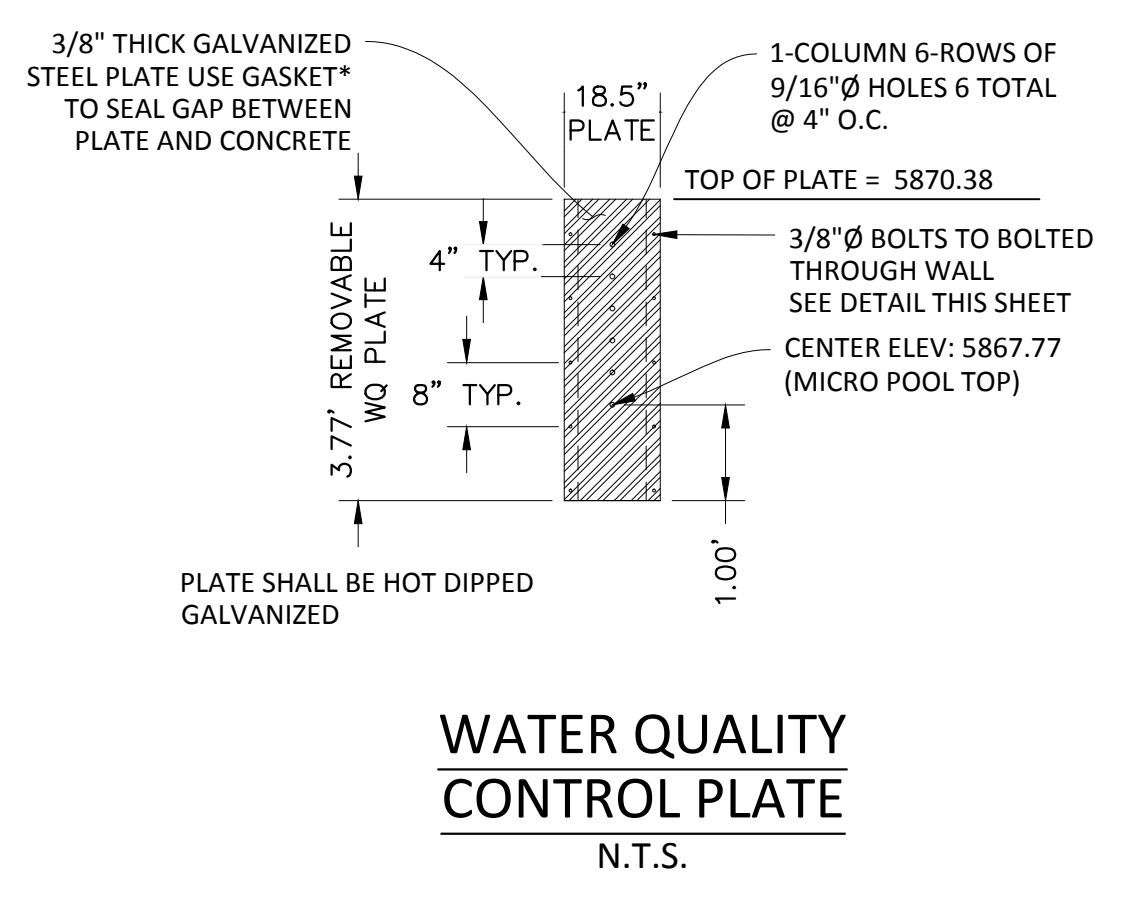
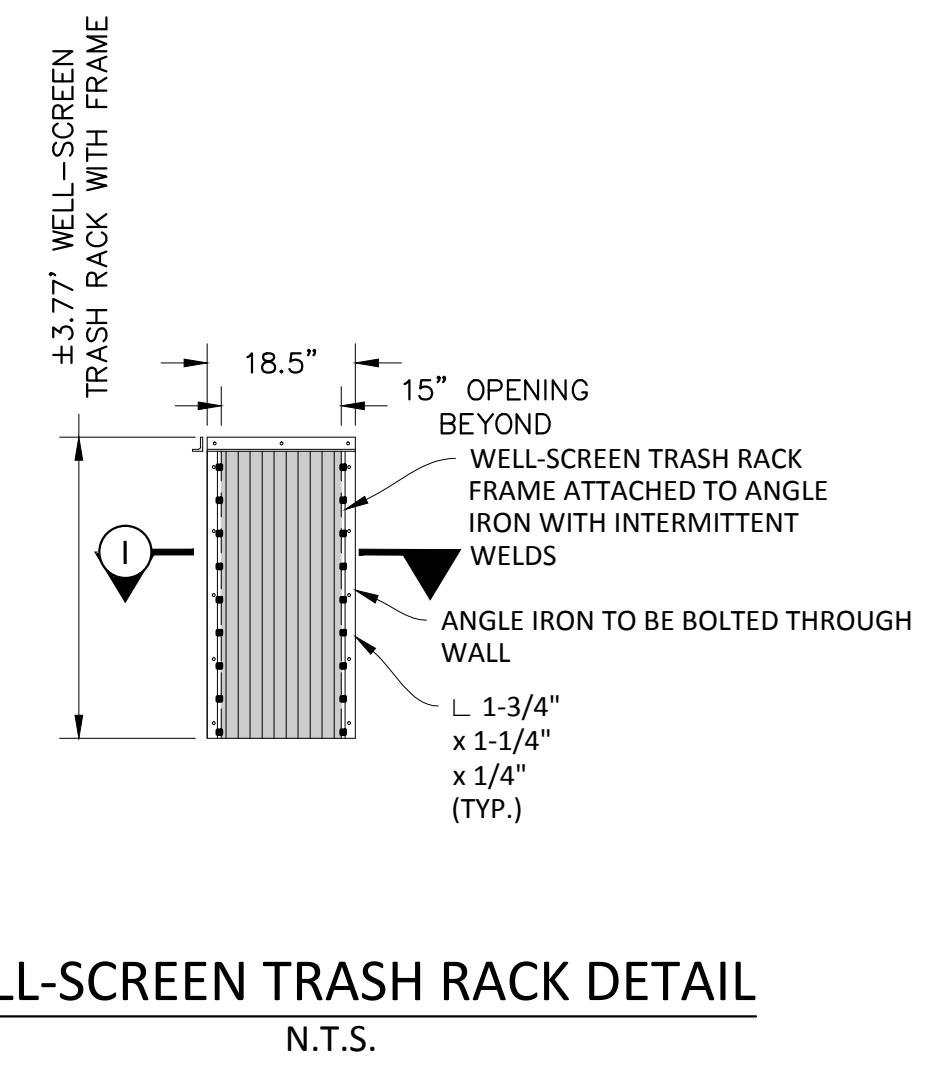
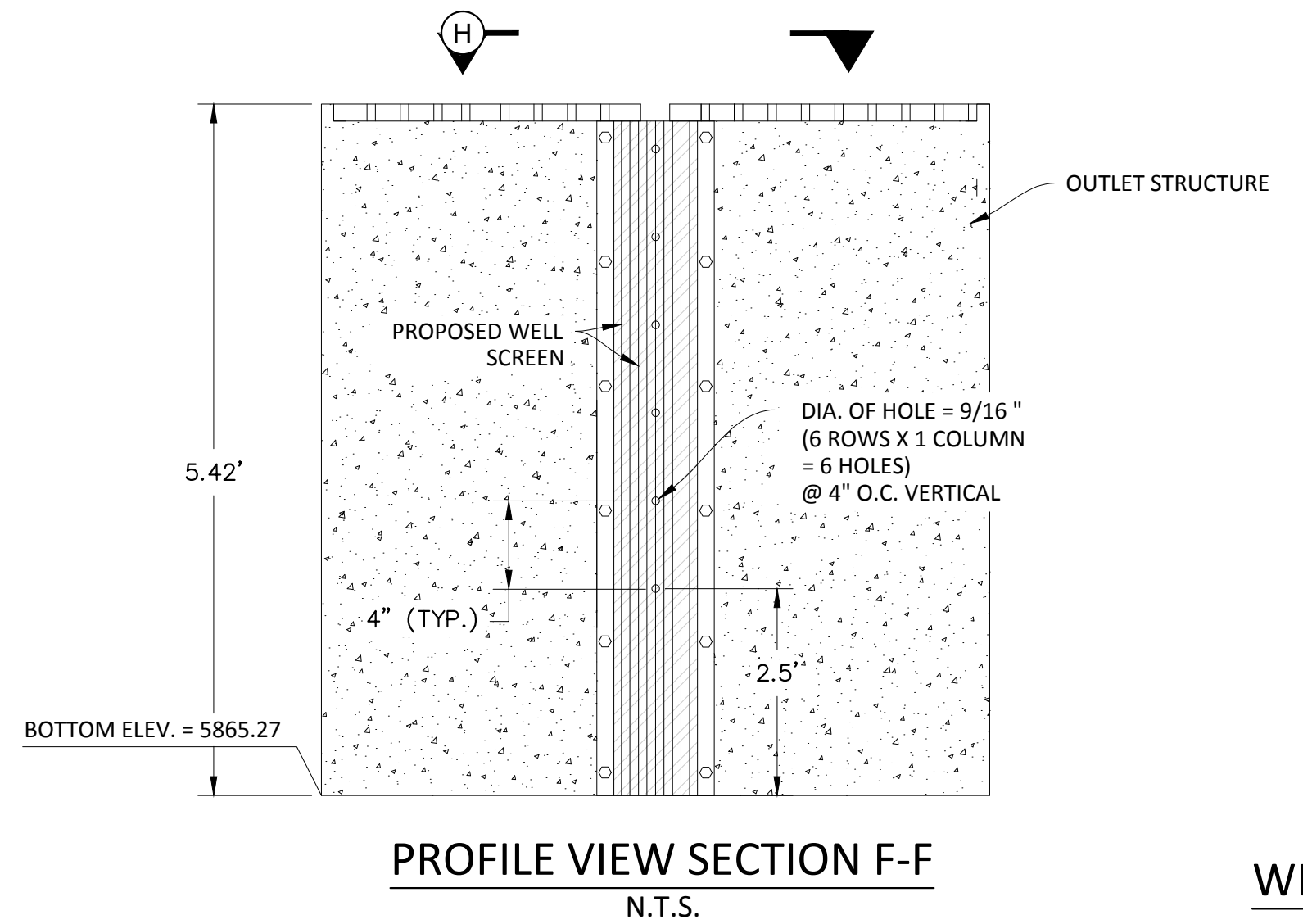
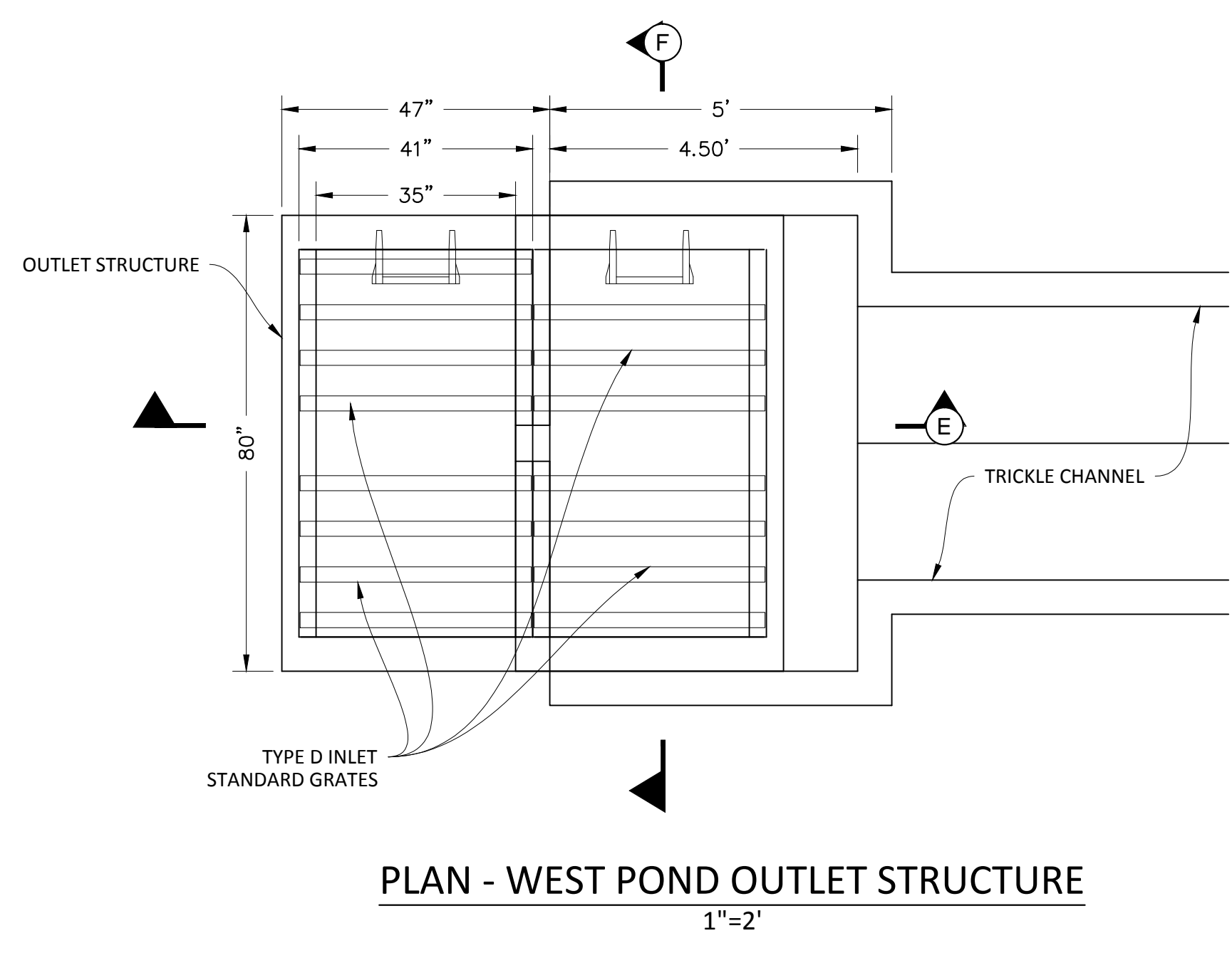
DATE: 12/2015

SHEET

27 OF 38

PENDING APPROVAL

NOTE: DRAINAGE STRUCTURES REQUIRE FINAL SHOP DRAWINGS AND STRUCTURAL ENGINEERING TO BE SUBMITTED TO THE TOWN OF PARKER AND MANHARD CONSULTING FOR FINAL REVIEW AND APPROVAL. ANY CHANGE IN STRUCTURE TYPE, CONFIGURATION OR SHAPE WILL REQUIRE A "NOTICE OF CHANGE" AND WILL REQUIRE REVISIONS TO THE CIVIL DRAWINGS TO REFLECT THEIR CHANGES.



- NOTES:
1. REFER TO CDOT M-604-11 STANDARD, TYPE 'D' INLET, FOR CONCRETE, STEEL, GRATE, AND STEP REQUIREMENTS, REINFORCING BARS SHALL BE PLACED IN ALL INTERIOR, EXTERIOR AND BASE WALLS.
 2. STEPS SHALL BE PROVIDED WITHIN 100-YEAR CHAMBER, AS SHOWN ON DETAIL, AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 3. GRATES SHALL BE STANDARD GRATE TYPE.
 4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR REVIEW, PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO HAVE PROFESSIONAL ENGINEER DESIGN AND CERTIFY THE OUTLET STRUCTURE.
- * PROVIDE NEOPRENE GASKET (CLOSED CELL MEDIUM GASKET WITH ADHESIVE ON ONE SIDE, 1/4-IN. THICK X 2-IN. WIDE) BETWEEN THE 100 YEAR ORIFICE PLATE AND THE CONCRETE OUTLET STRUCTURE AND BETWEEN THE WATER QUALITY PLATE AND THE CONCRETE OUTLET STRUCTURE.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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REV. NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY	DATE

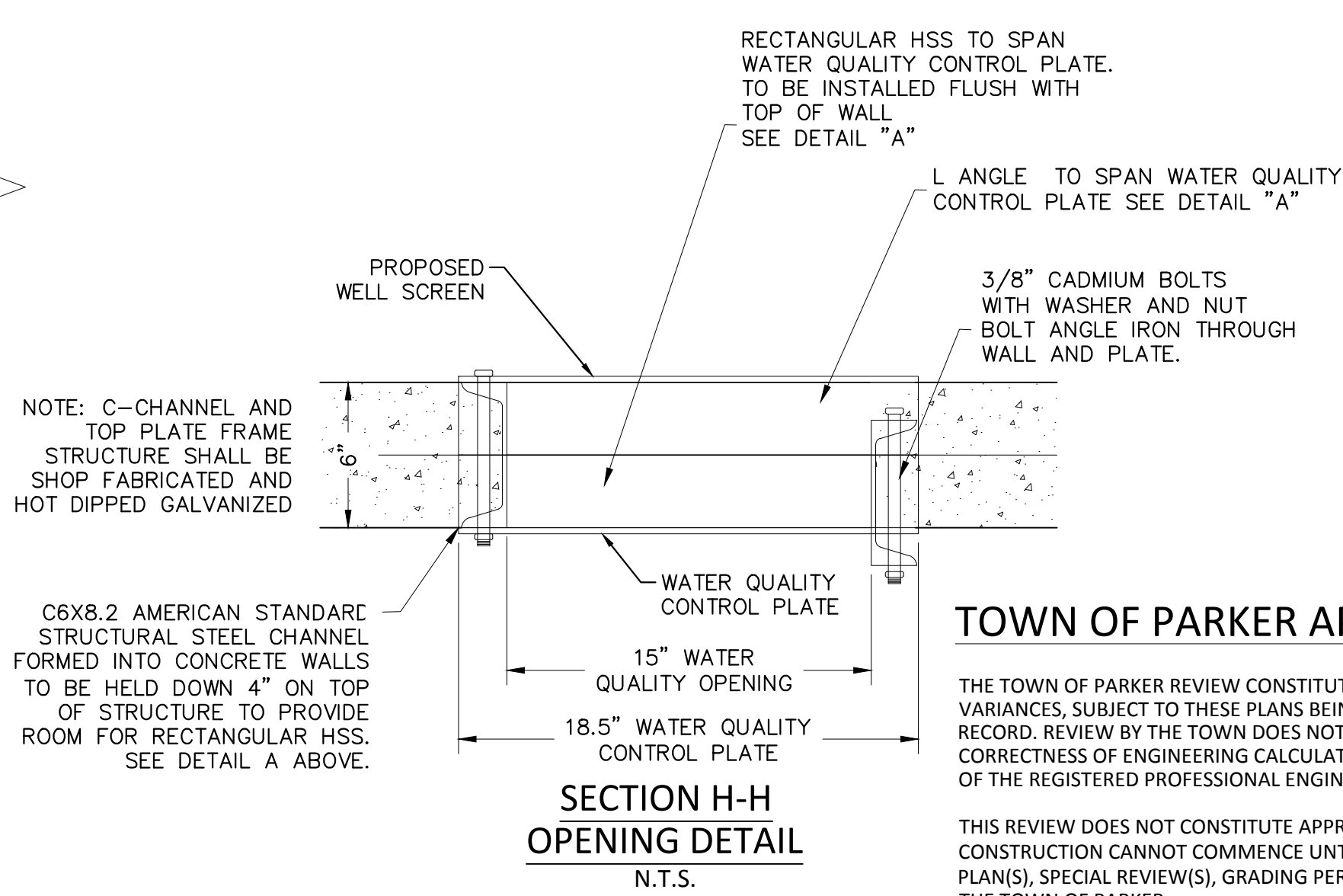
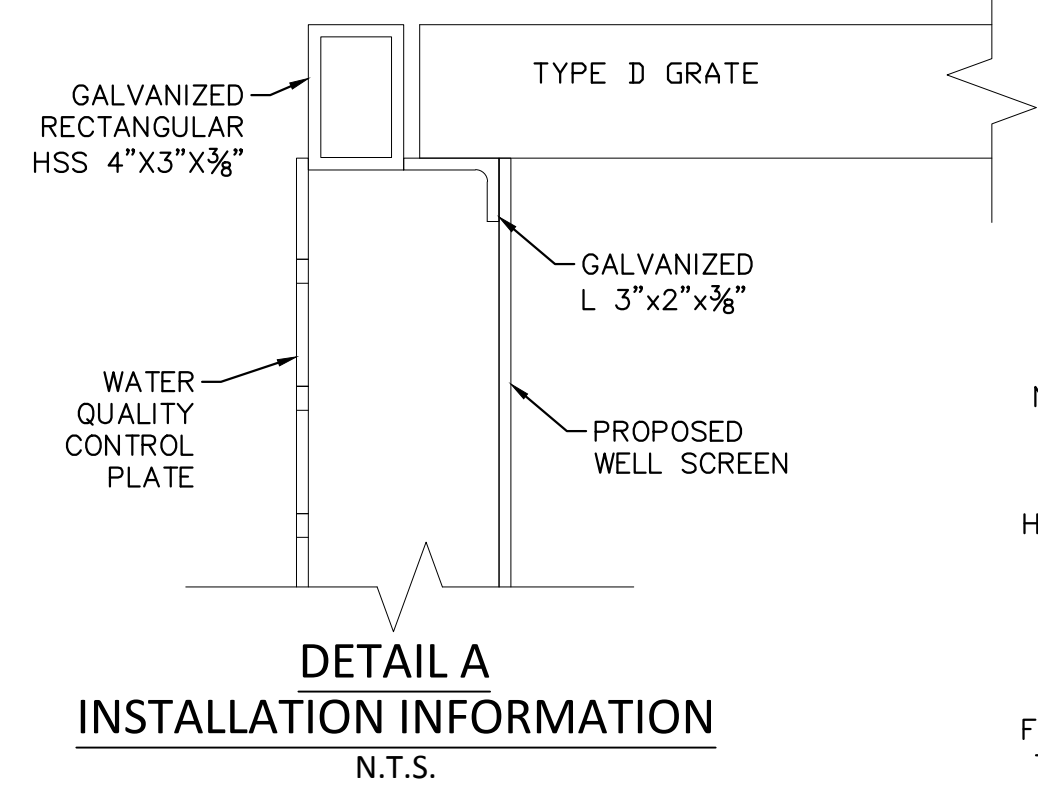
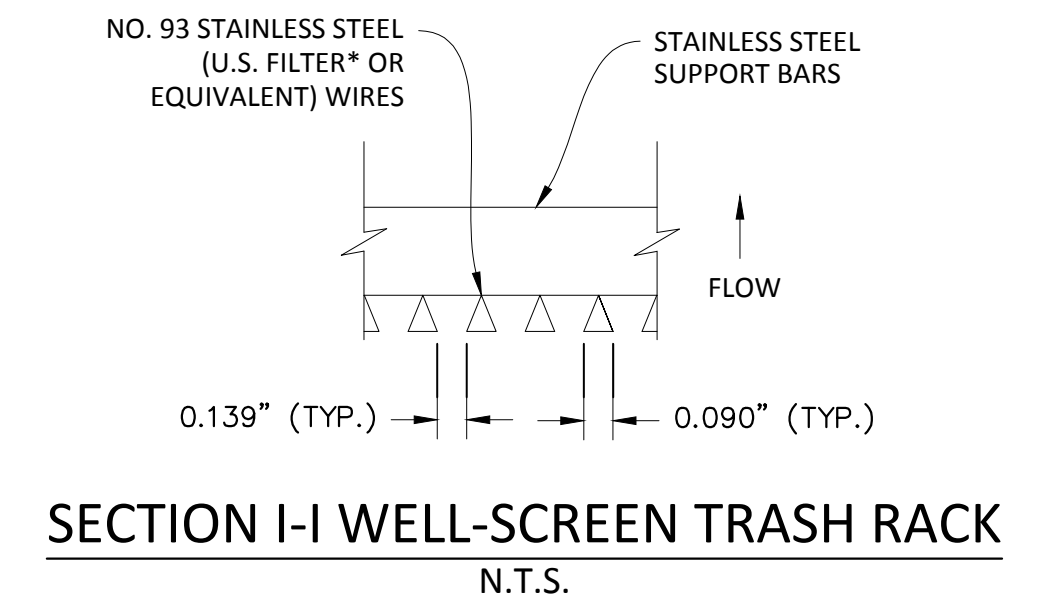
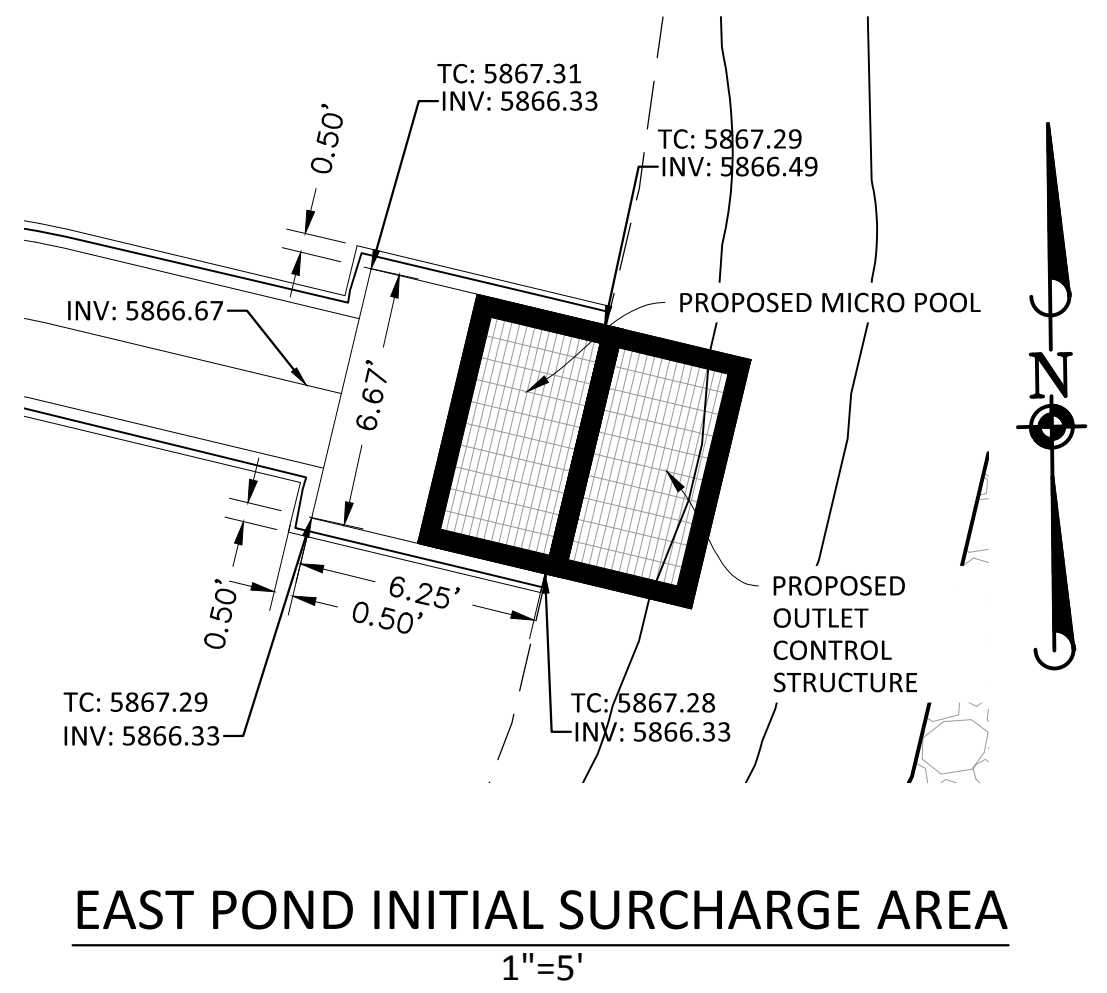
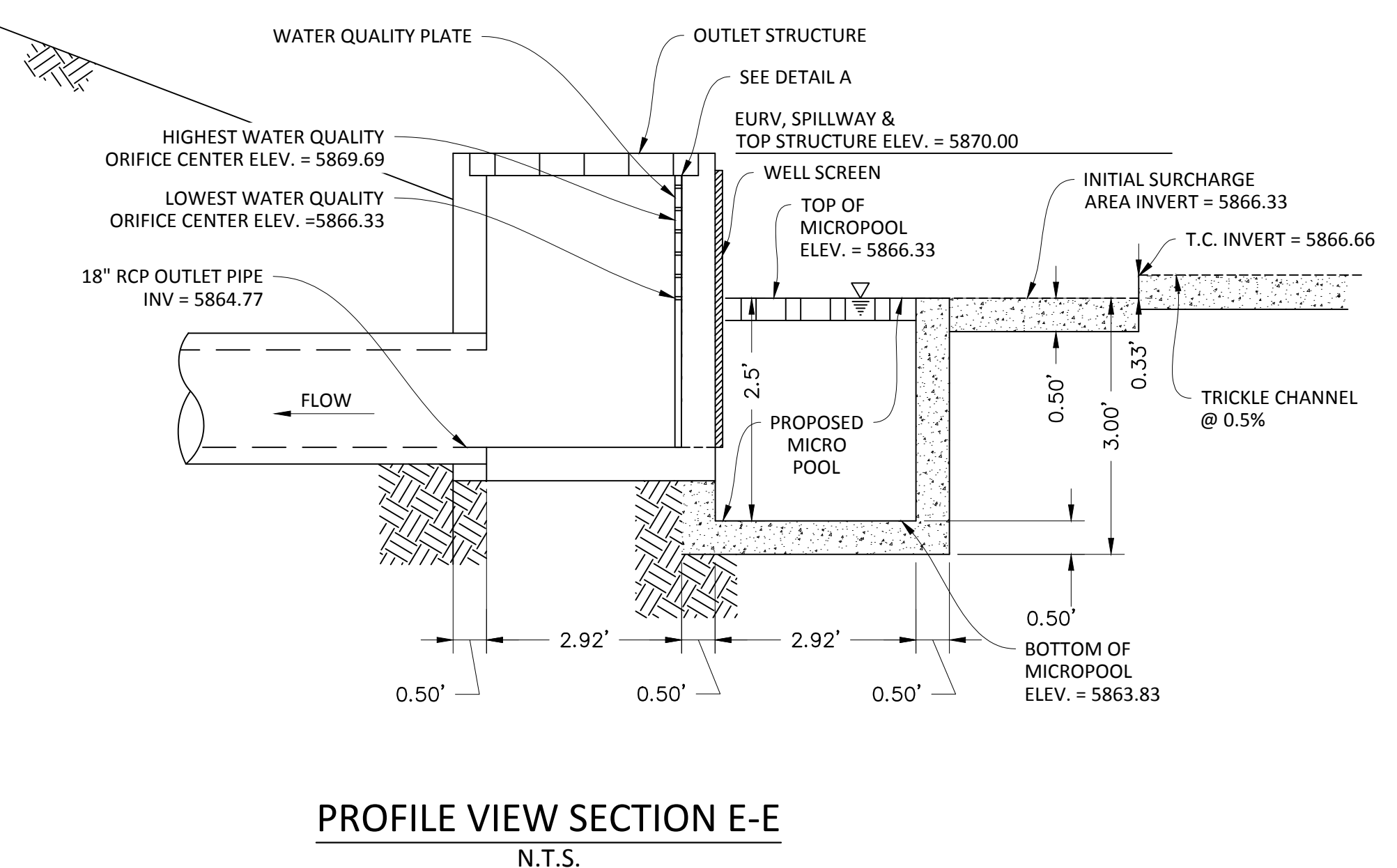
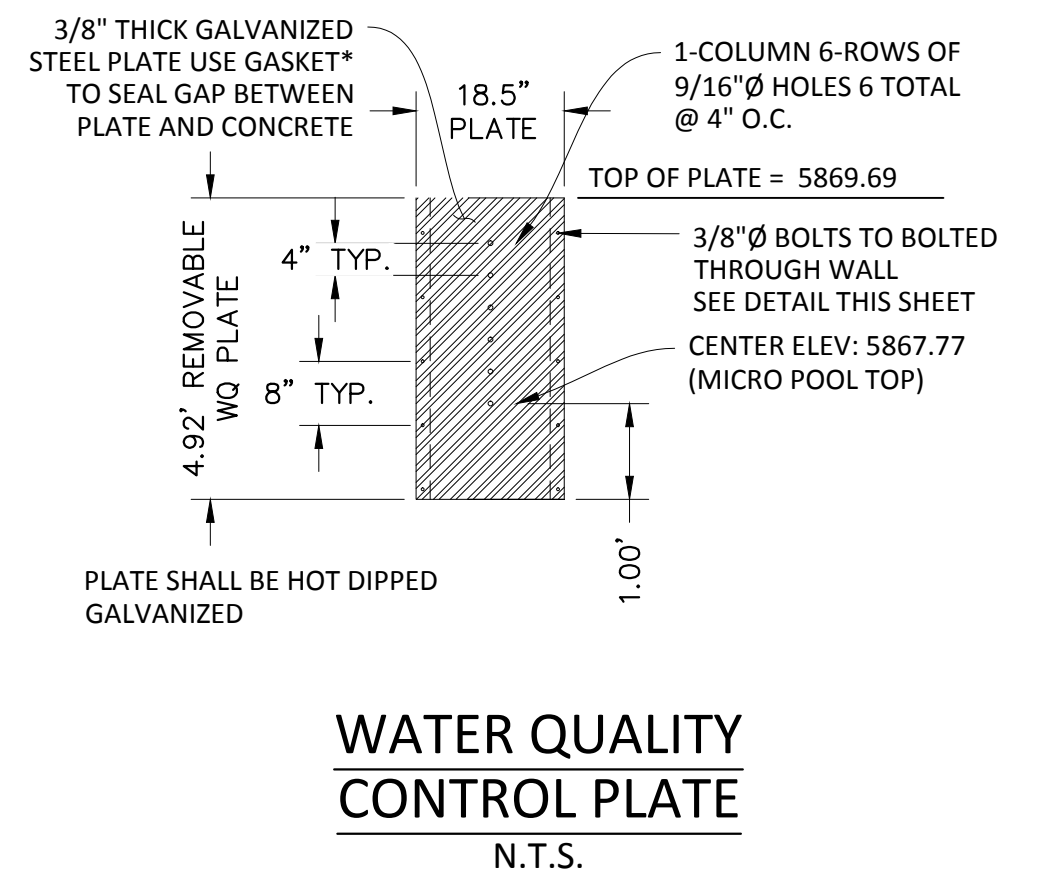
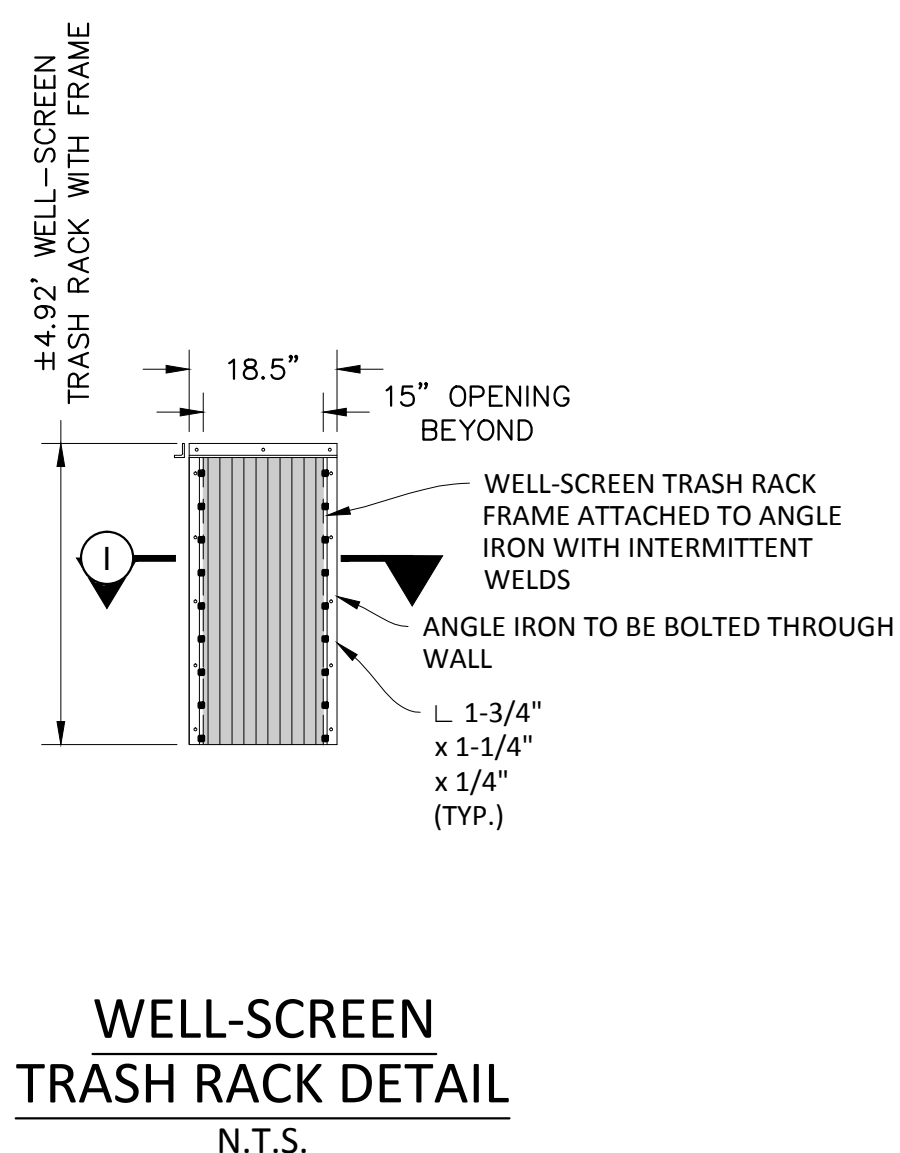
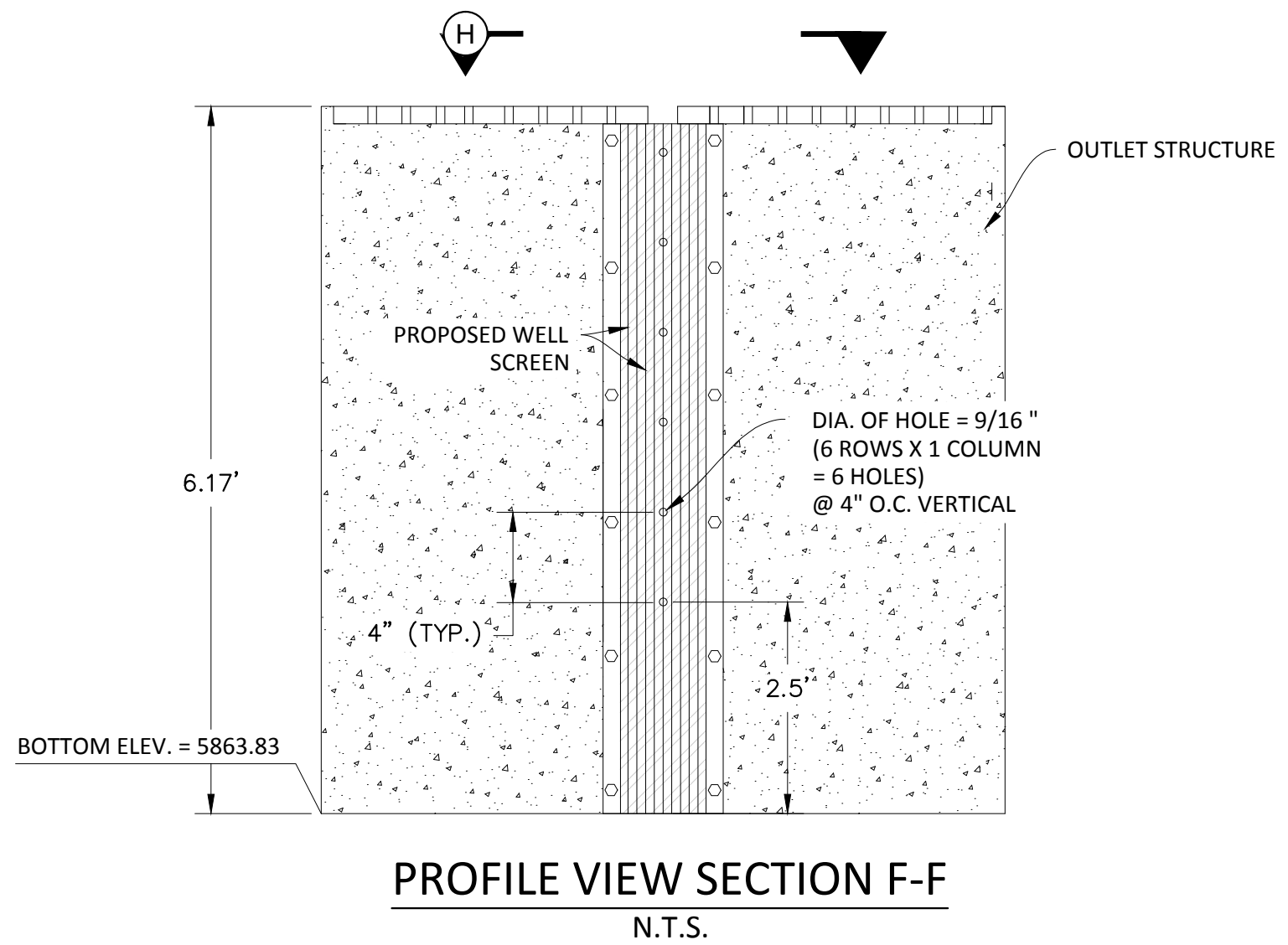
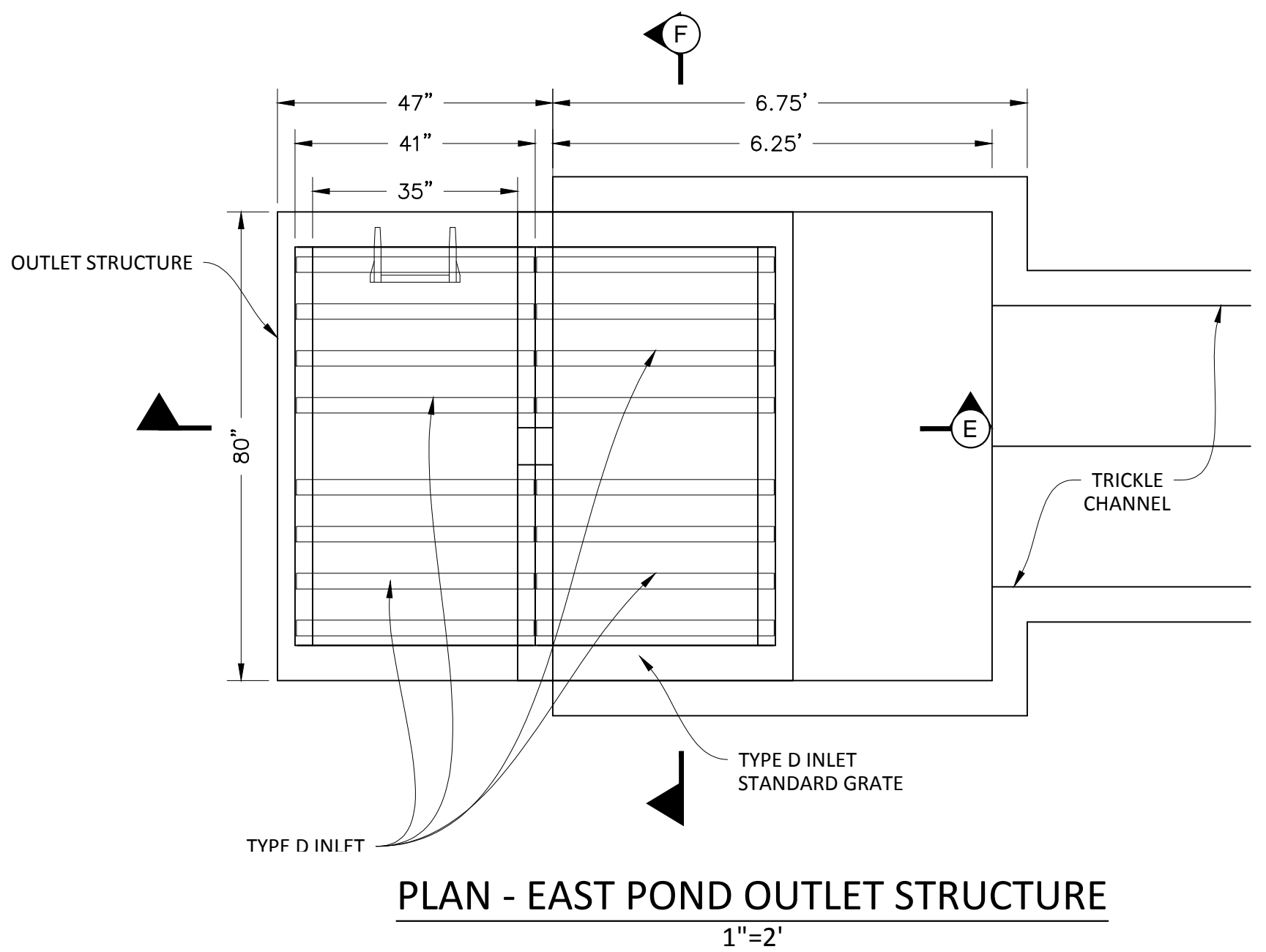
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE TOWN OF PARKER, COLORADO OUTLET STRUCTURE WEST	PROJ. MGR.: RJM PROJ. ASSOC.: BRB DRAWN BY: ETG DATE: 12/2015 SHEET 28 OF 38 CLCPKC3
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PENDING APPROVAL

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TOWN OF PARKER APPROVALS

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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 OUTLET STRUCTURE EAST

PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

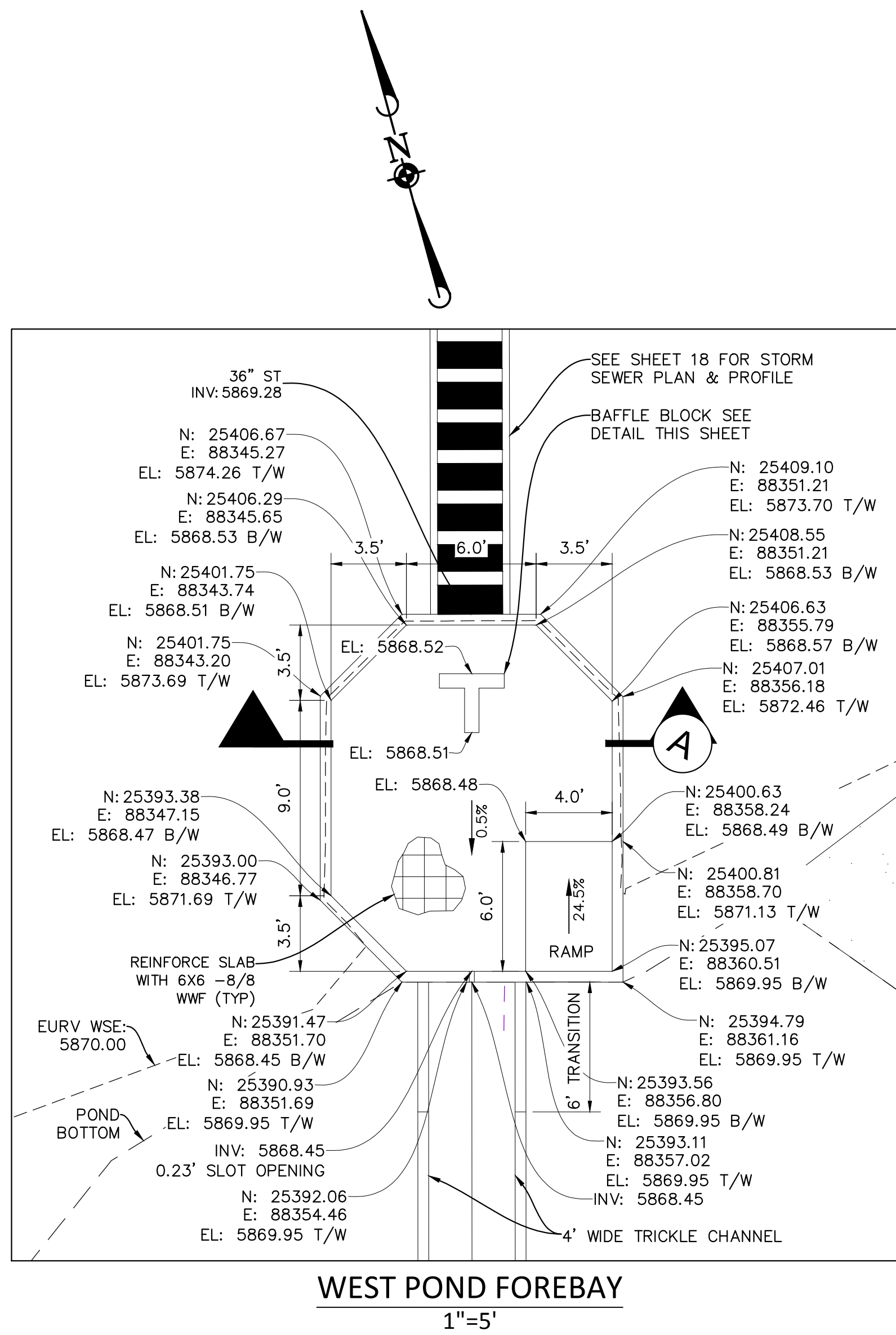
SHEET
29 OF **38**
 CLCPKC3

TOWN OF PARKER, DIRECTOR OF ENGINEERING
 DATE

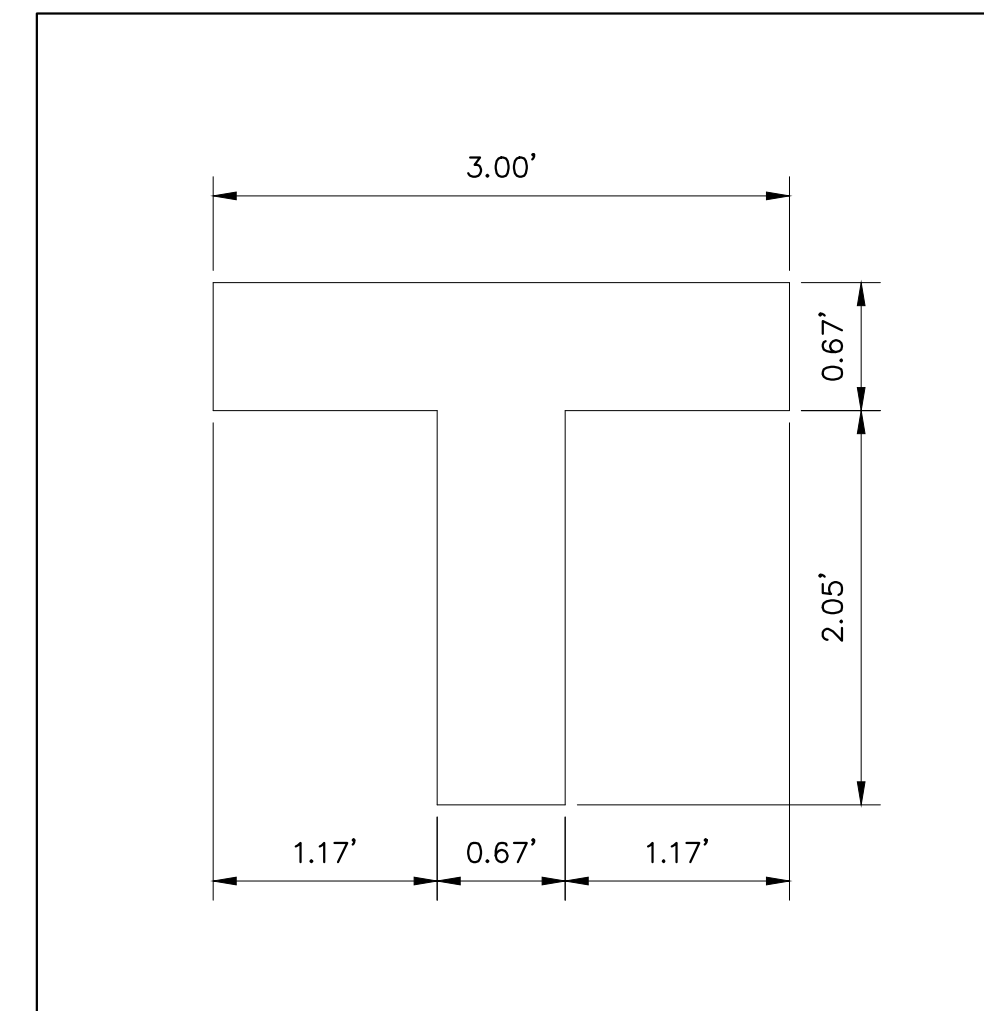
PENDING APPROVAL

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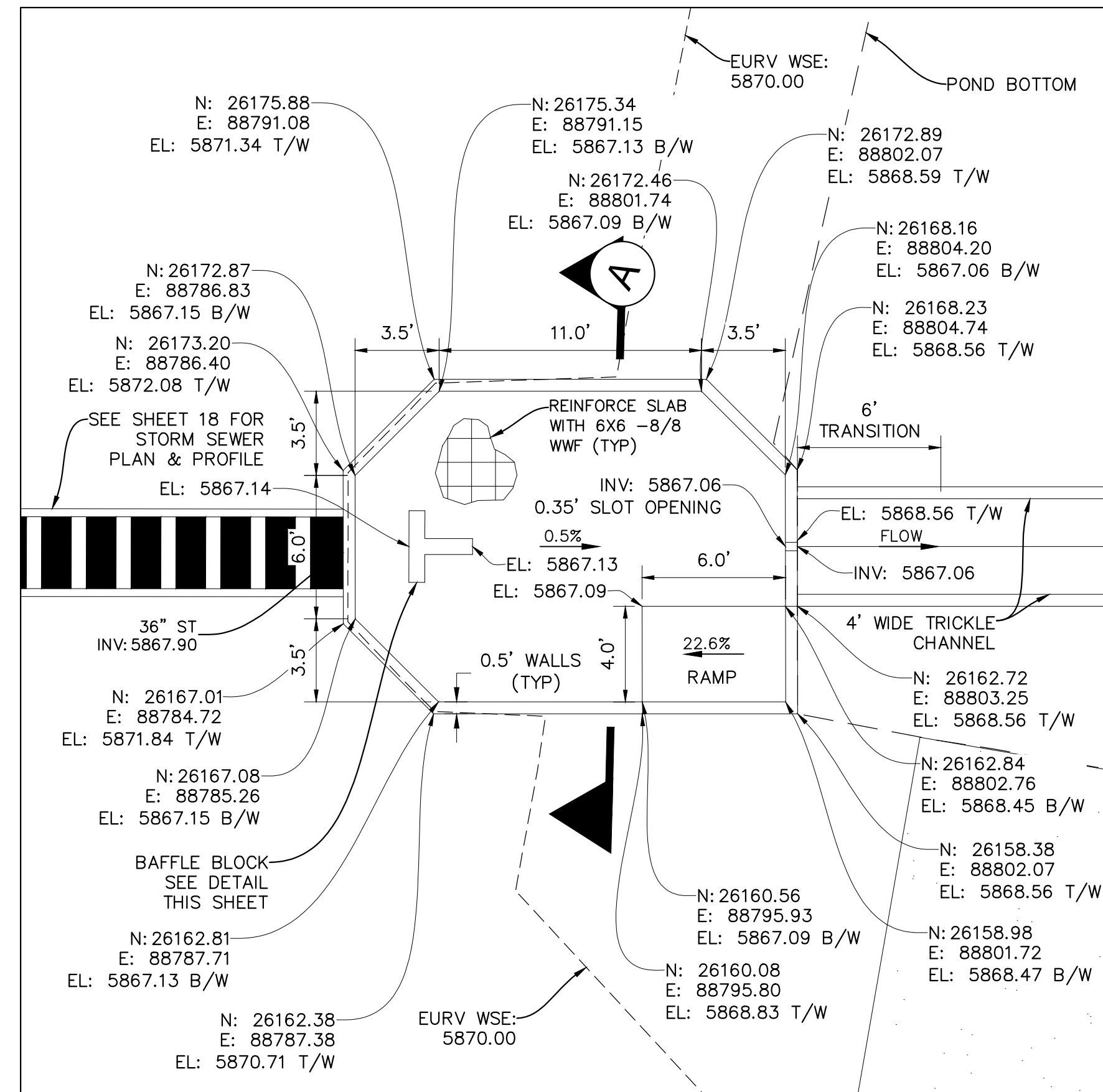
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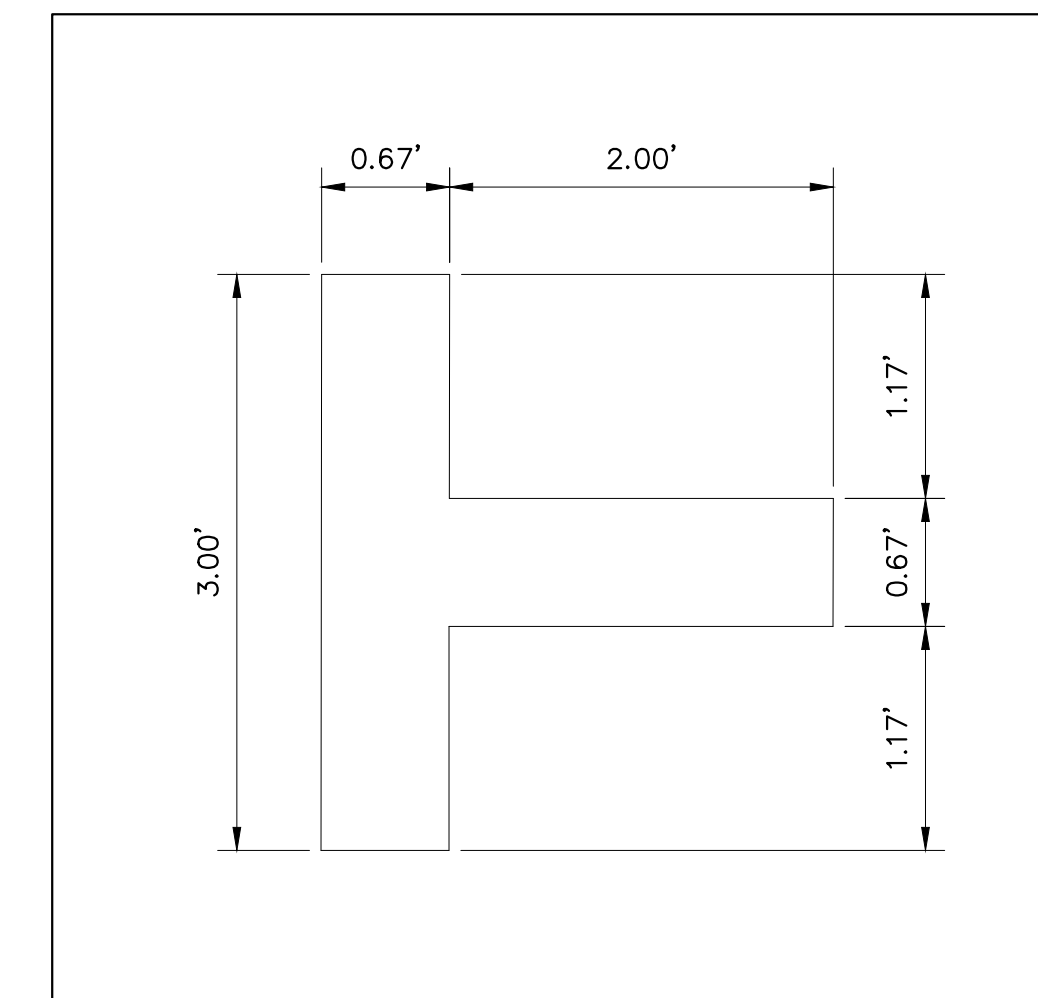
WEST POND FOREBAY
1"=5'



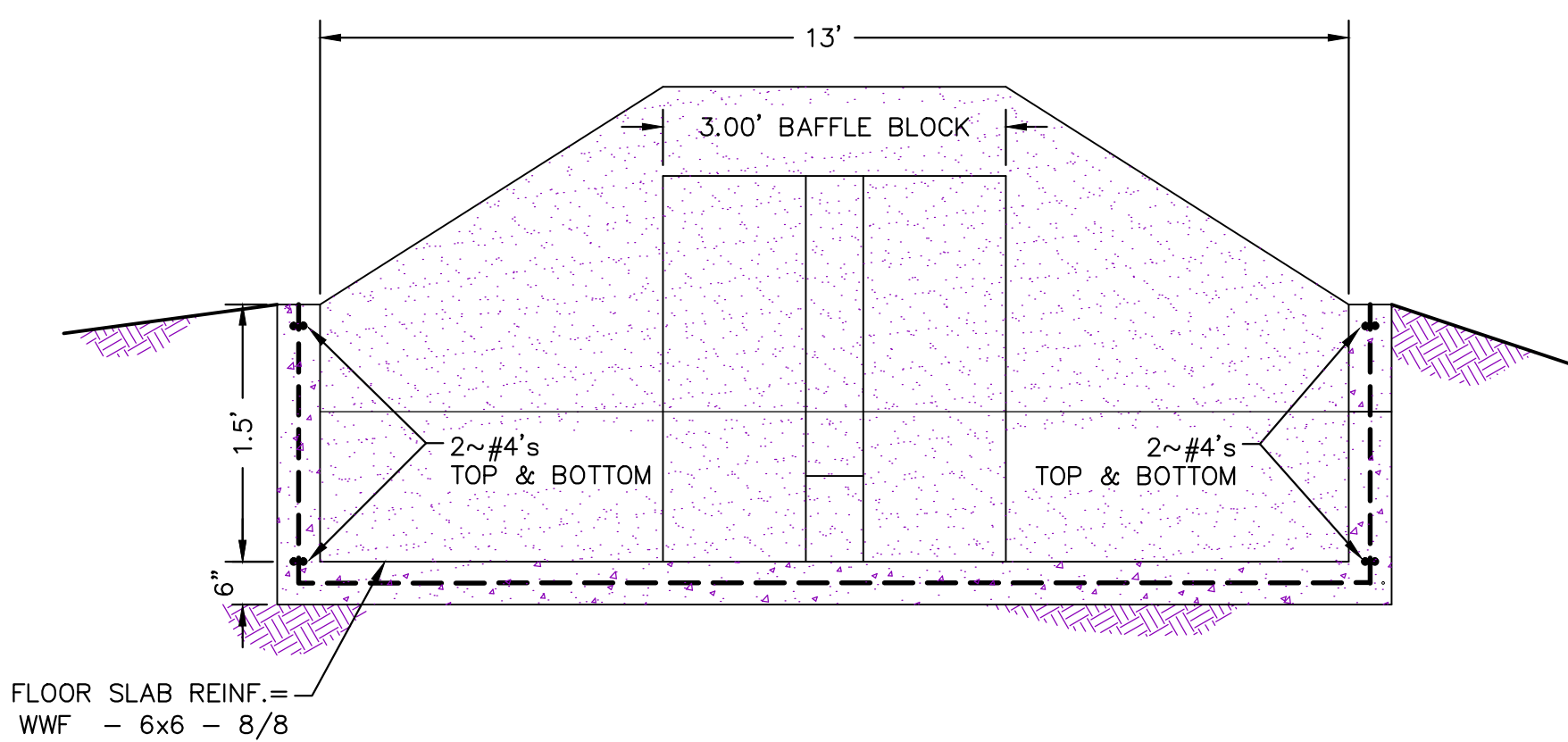
WEST POND FOREBAY
BAFFLE BLOCK DETAIL
1"=1'



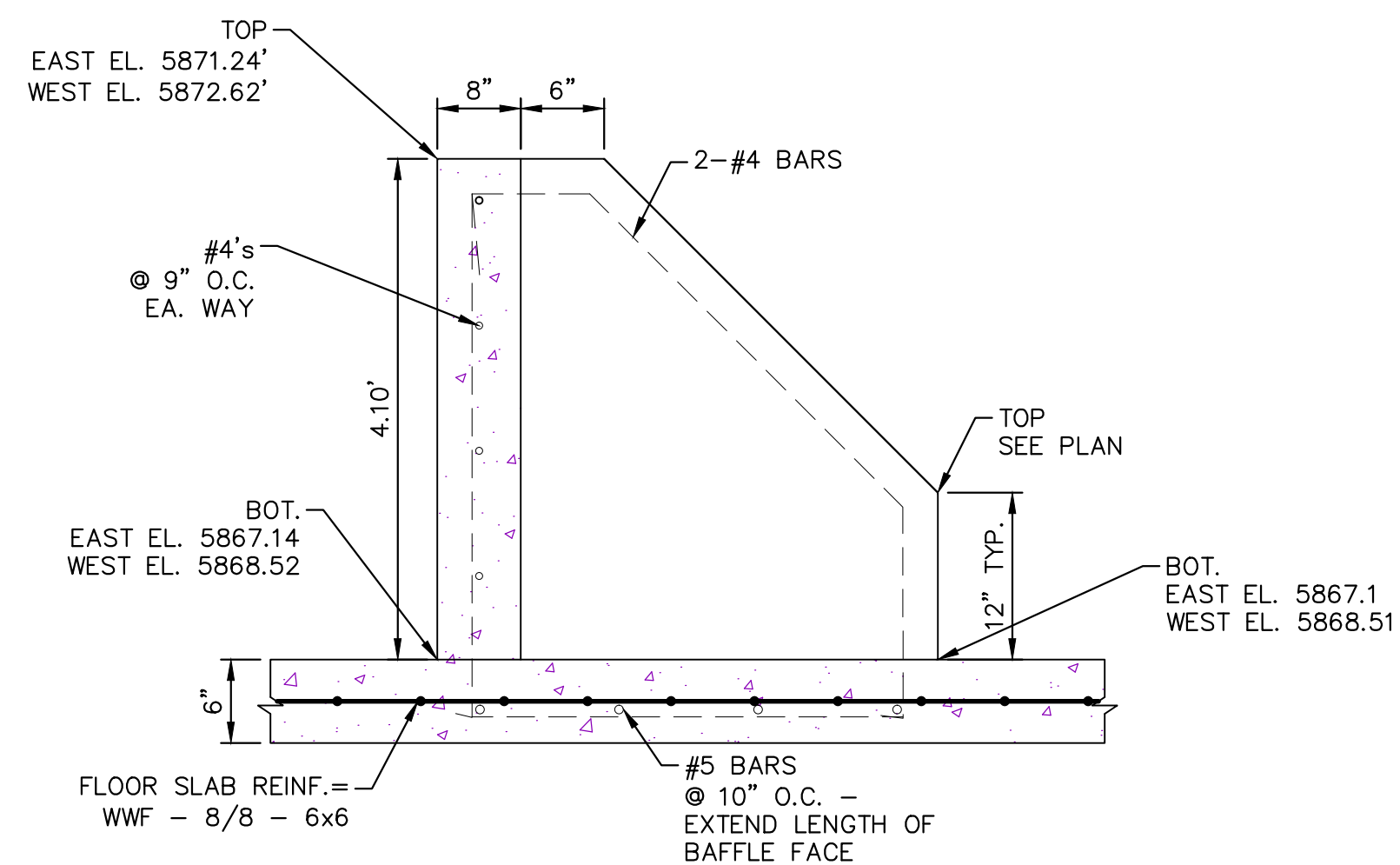
EAST POND FOREBAY
1"=5'



EAST POND FOREBAY
BAFFLE BLOCK DETAIL
1"=1'



SECTION A-A
N.T.S.



BAFFLE BLOCK
REINFORCING DETAIL
1"=0.5'



Know what's below.
Call before you dig.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DATE	REVISIONS

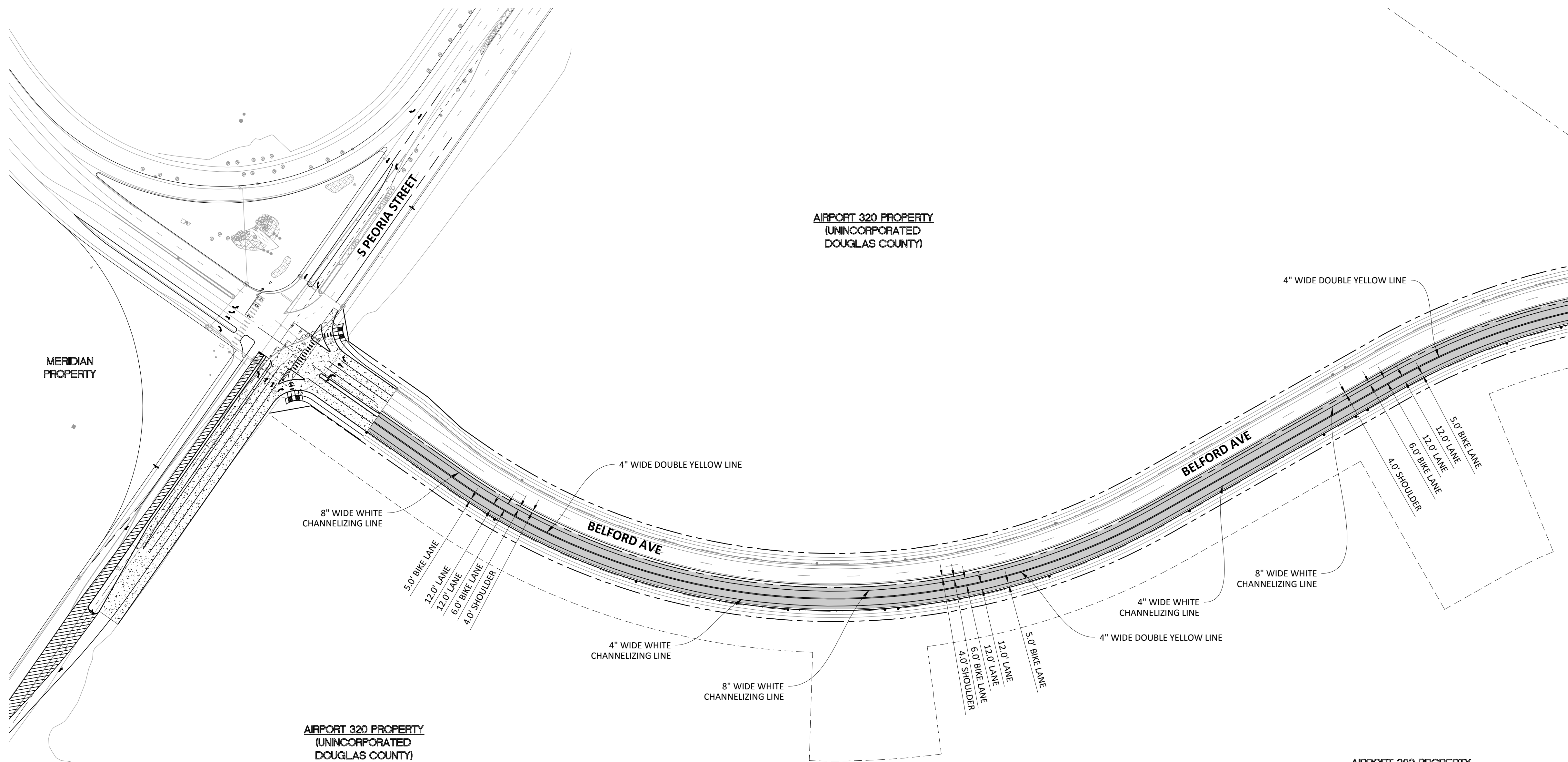
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
FOREBAY PLAN

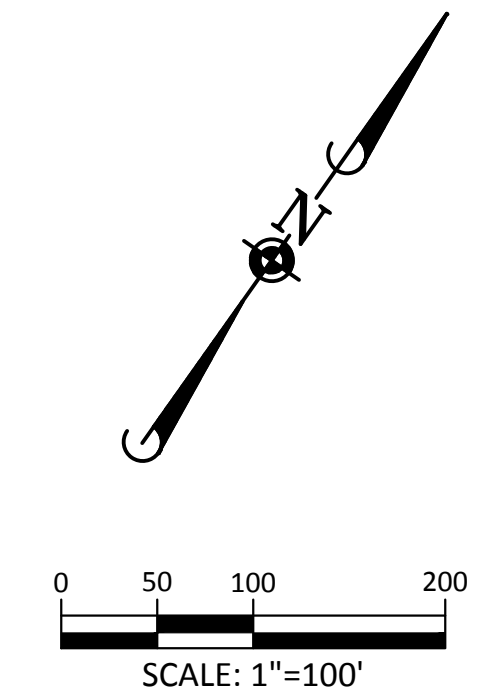
PROJ. MGR.:	RJM
PROJ. ASSOC.:	BRB
DRAWN BY:	ETG
DATE:	12/2015

SHEET
30 OF **38**
CLCPKC3

PENDING APPROVAL



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)



811
 Know what's below.
 Call before you dig.

LEGEND

- CROSS WALK 24" X 10' WHITE EVENLY SPACED
- THROUGH LANE
- LEFT TURN ONLY
- RIGHT TURN ONLY
- LEFT OR THROUGH ONLY
- RIGHT OR THROUGH ONLY

NOTES

- 1. ALL LANES ARE 12' WIDE UNLESS LABELLED OTHERWISE.

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. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
- 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. 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.

SIGNAGE AND STRIPING NOTES (CONT):

- 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.
- 10. SIGNAGE AND STRIPING HAVE 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 MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- 11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN 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.

SIGNAGE AND STRIPING NOTES (CONT):

- 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-INCH BLADES WITH ALL CAPITALIZED 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 PRE-FORMED THERMOPLASTIC 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.

SIGNAGE AND STRIPING NOTES (CONT):

- 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.
- 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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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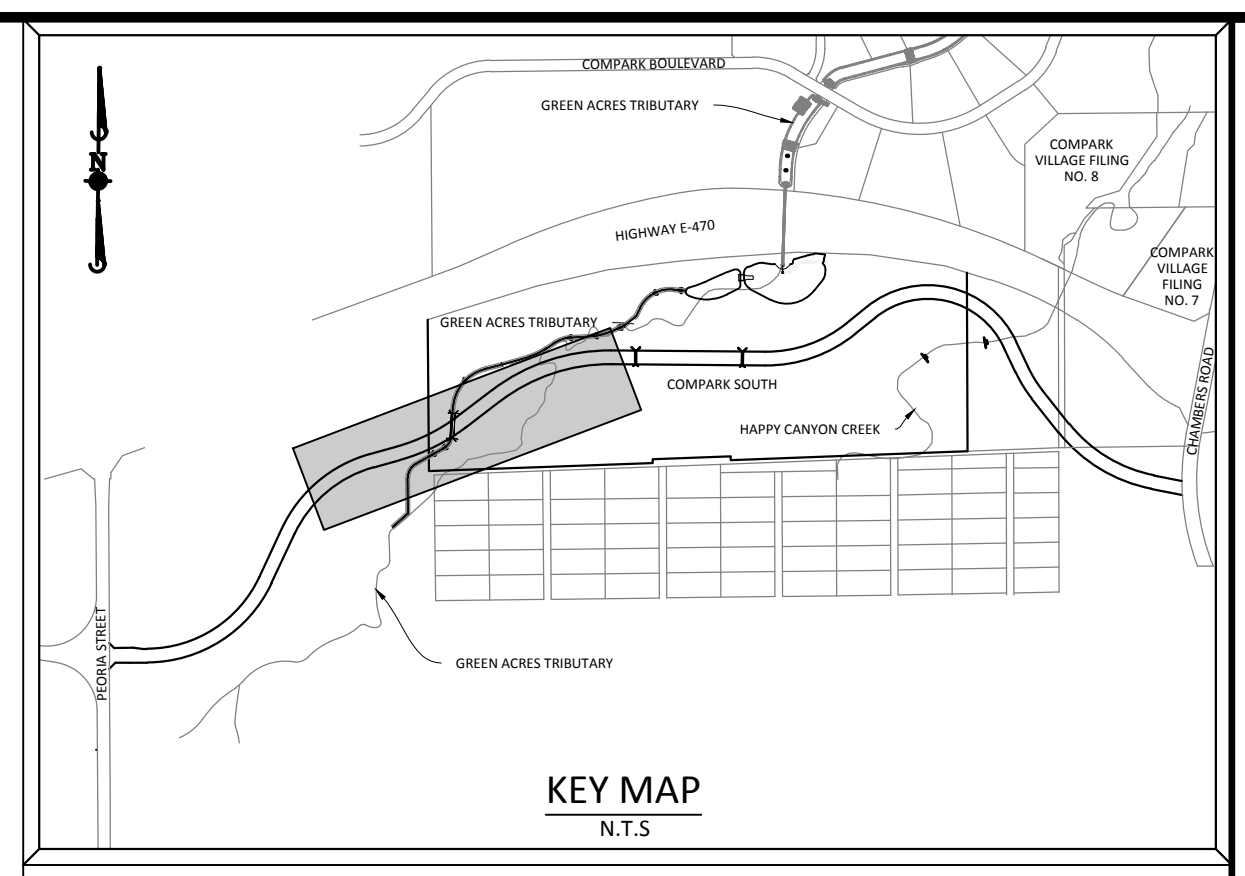
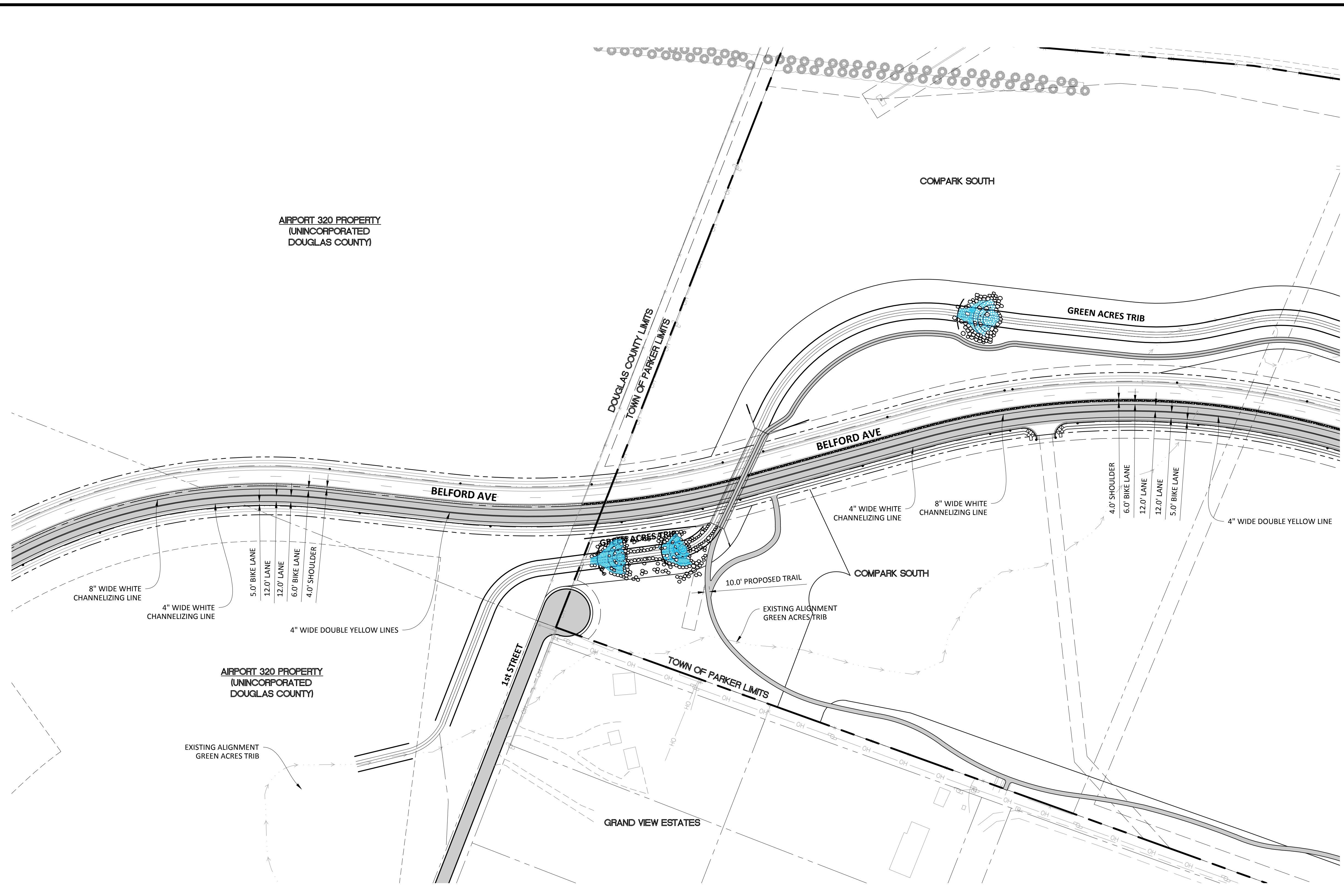
DATE	REVISIONS	BY	APP'D

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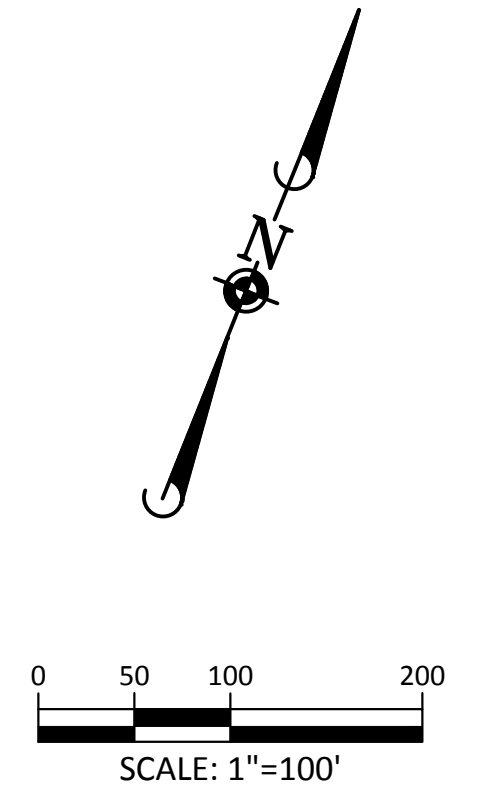
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING

PENDING APPROVAL

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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)



**Know what's below.
 Call before you dig.**

LEGEND	
	CROSS WALK 24" X 10" WHITE EVENLY SPACED
	THROUGH LANE
	LEFT TURN ONLY
	RIGHT TURN ONLY
	LEFT OR THROUGH ONLY
	RIGHT OR THROUGH ONLY
NOTES	
1. ALL LANES ARE 12' WIDE UNLESS LABELLED OTHERWISE.	

- 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. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
 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. 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.

- SIGNAGE AND STRIPING NOTES (CONT):**
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.
 10. SIGNAGE AND STRIPING HAVE 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 MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
 11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN 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.

- SIGNAGE AND STRIPING NOTES (CONT):**
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-INCH BLADES WITH ALL CAPITALIZED 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.
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 - SHALL LINE UP WITH HANDICAP RAMPS.
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- SIGNAGE AND STRIPING NOTES (CONT):**
- 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.)
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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.

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PROJ MGR:	RJM
PROJ ASSOC:	BRB
DRAWN BY:	ETG
DATE:	12/2015

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

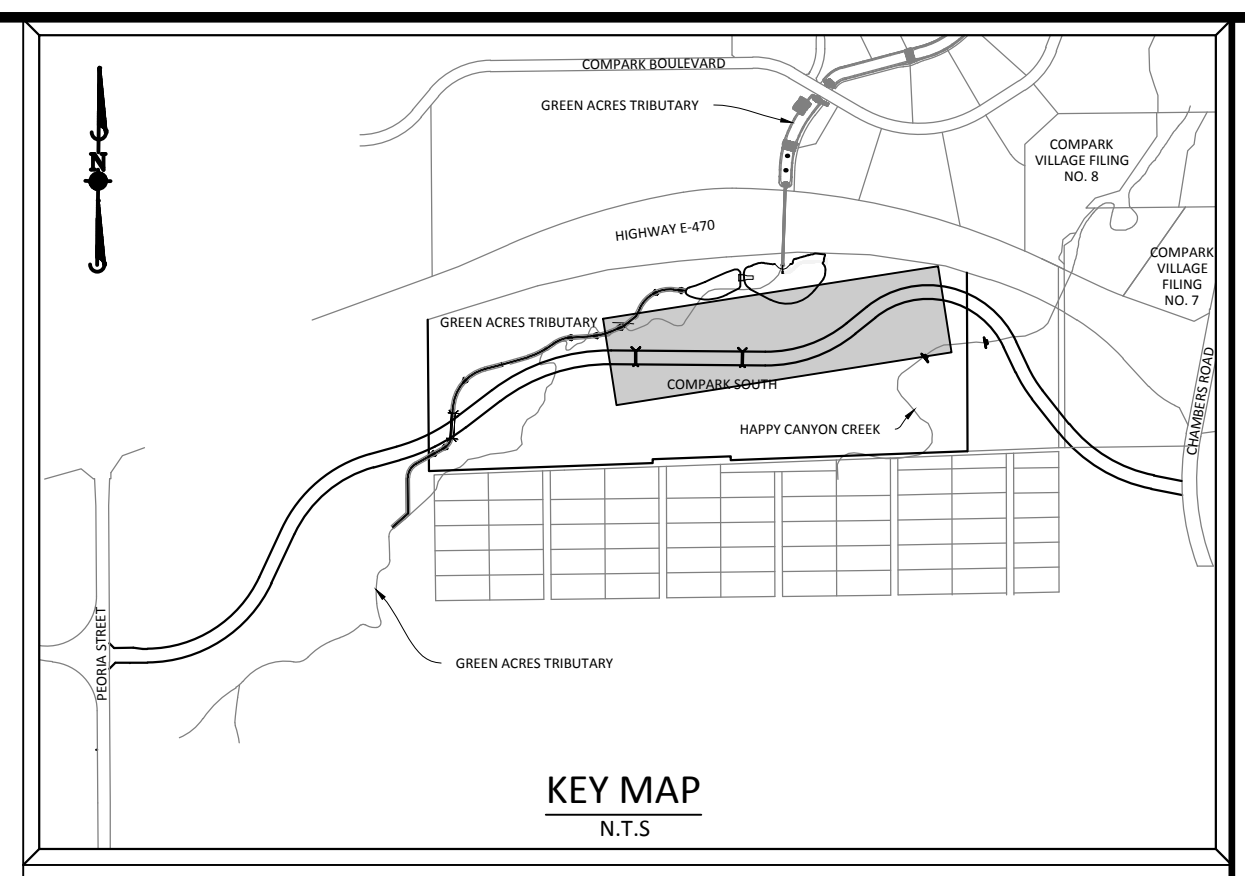
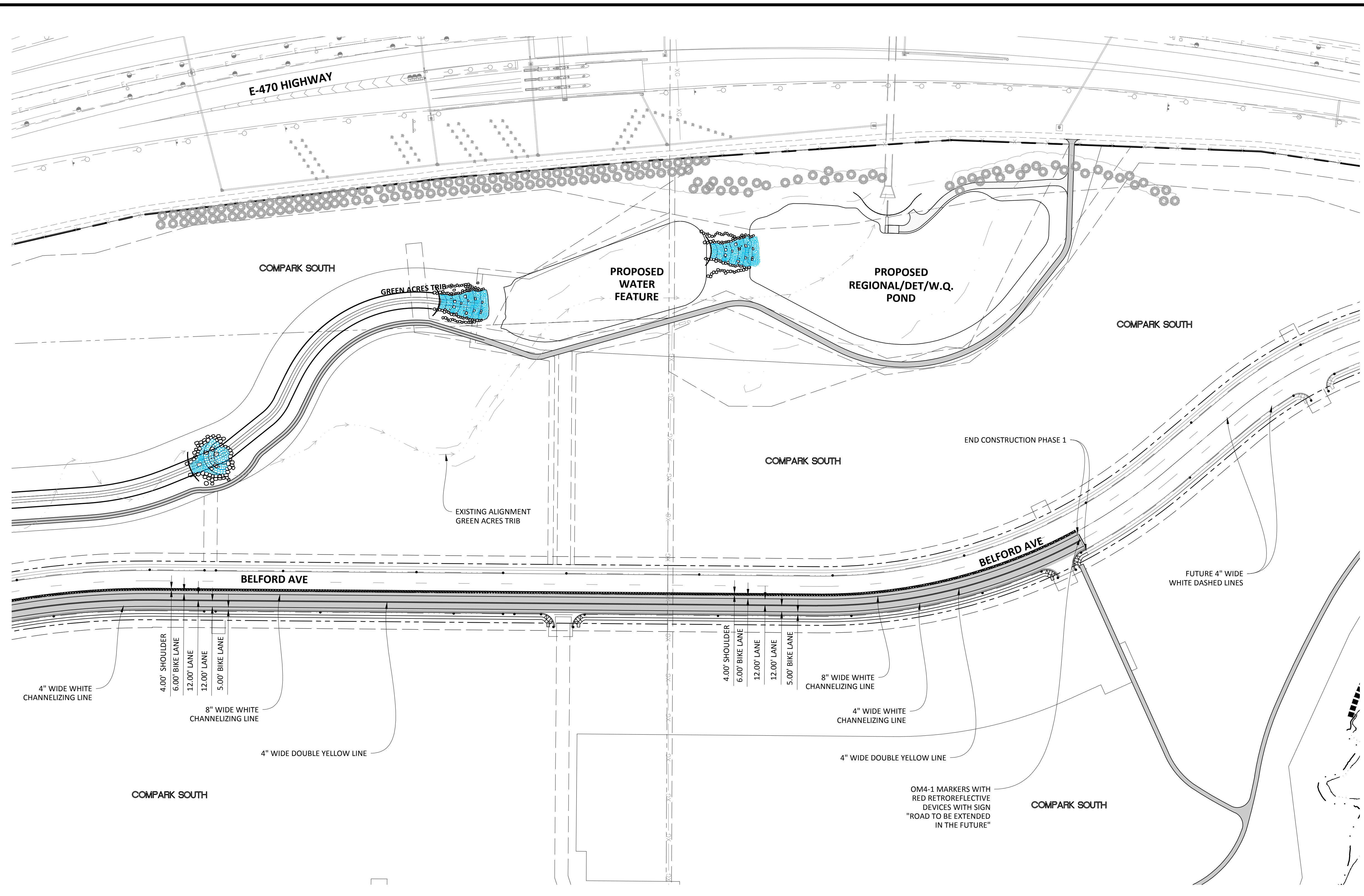
DATE	REVISIONS	BY	CHKD	DATE

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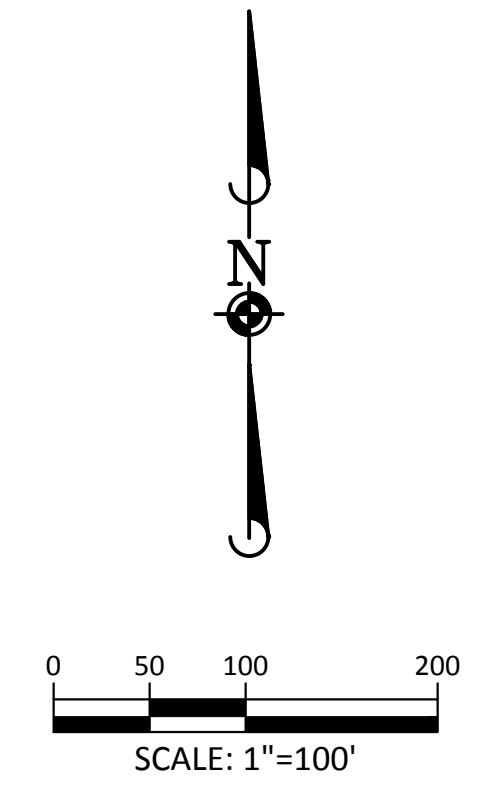
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING

32 OF 38
 CLCPKC3

PENDING APPROVAL



SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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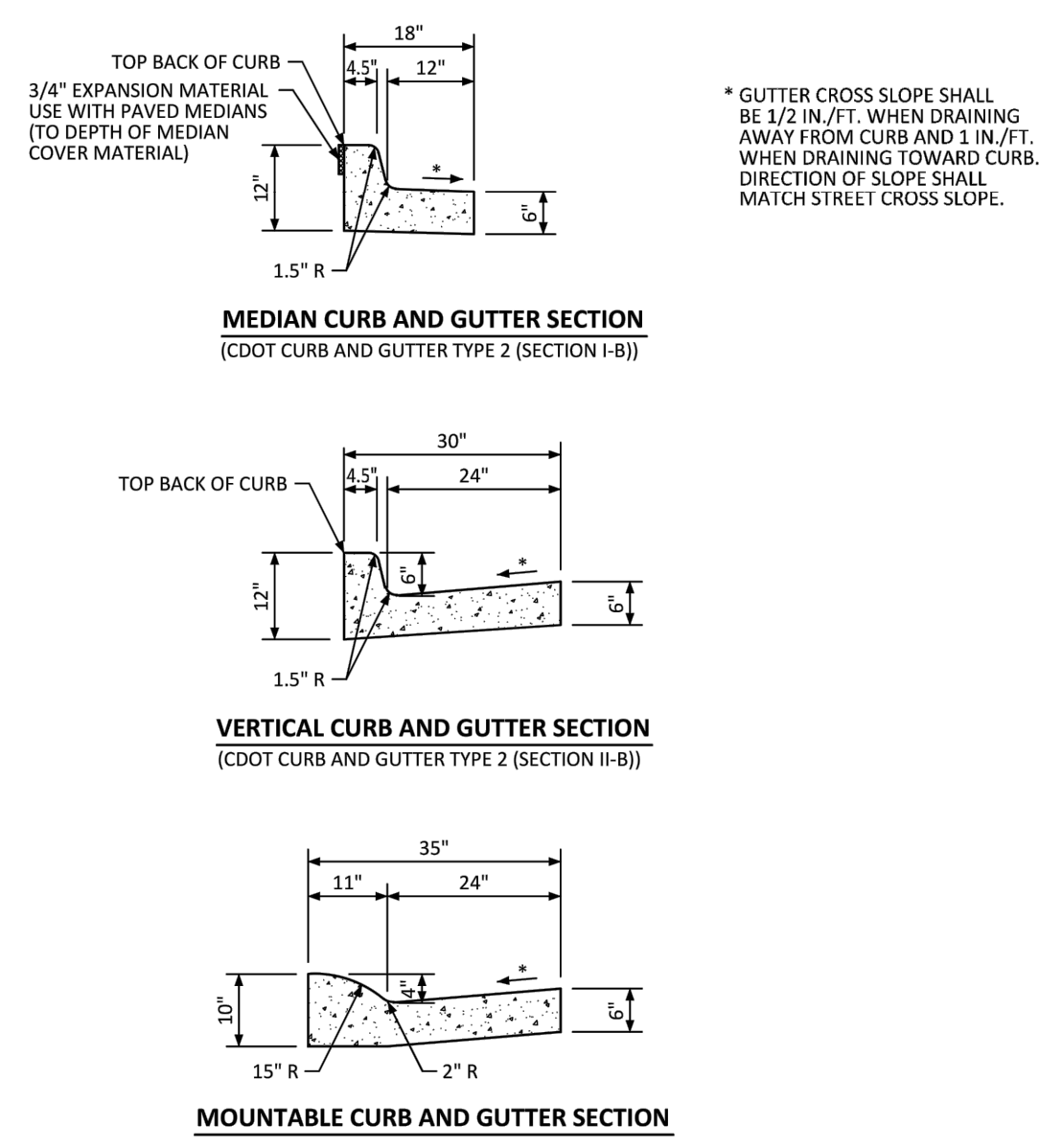
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING

PROJ MGR: RIM
 PROJ ASSOC: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
33 OF 38
 CLCPKC3

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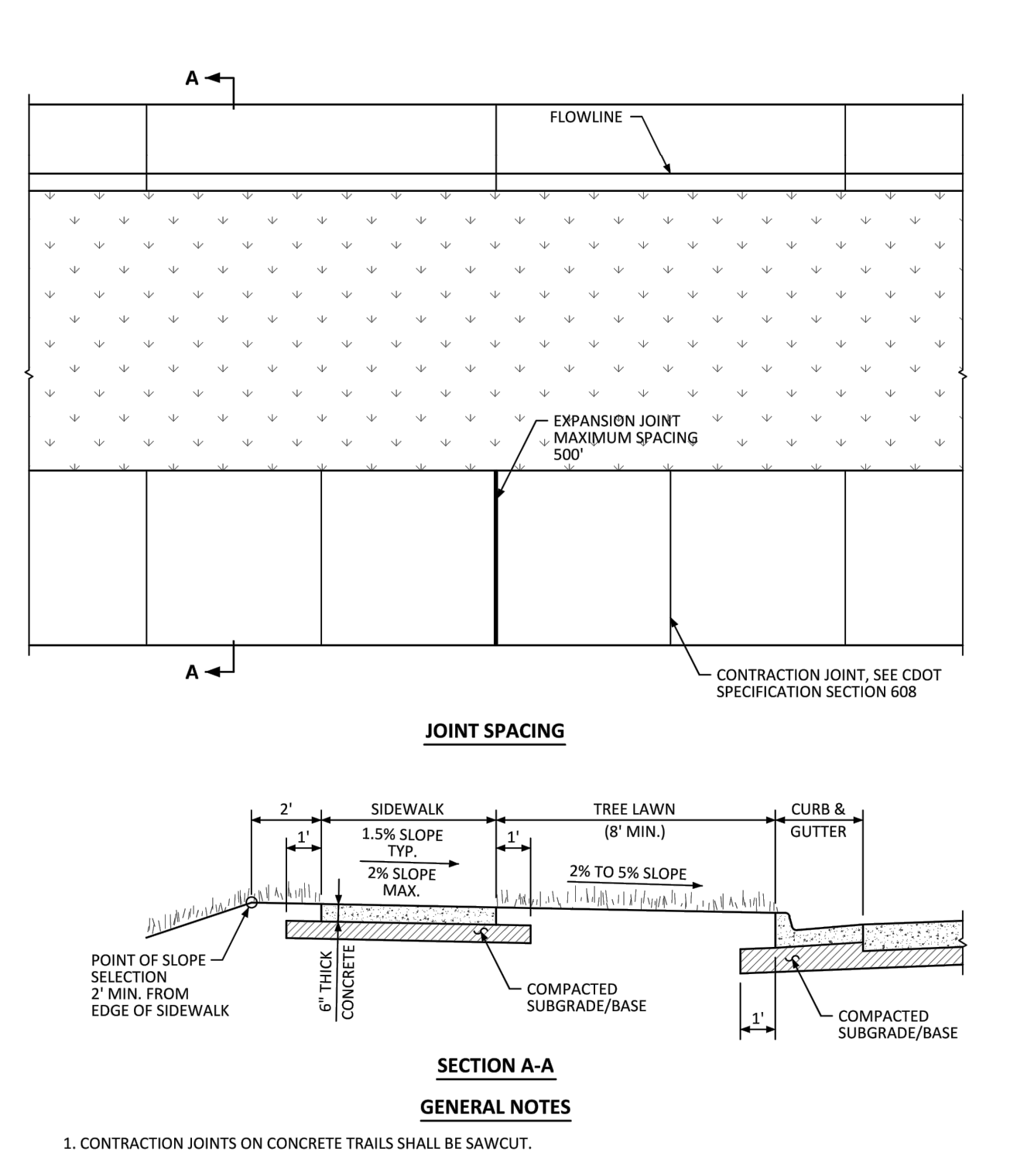


CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 3

1 OF 1

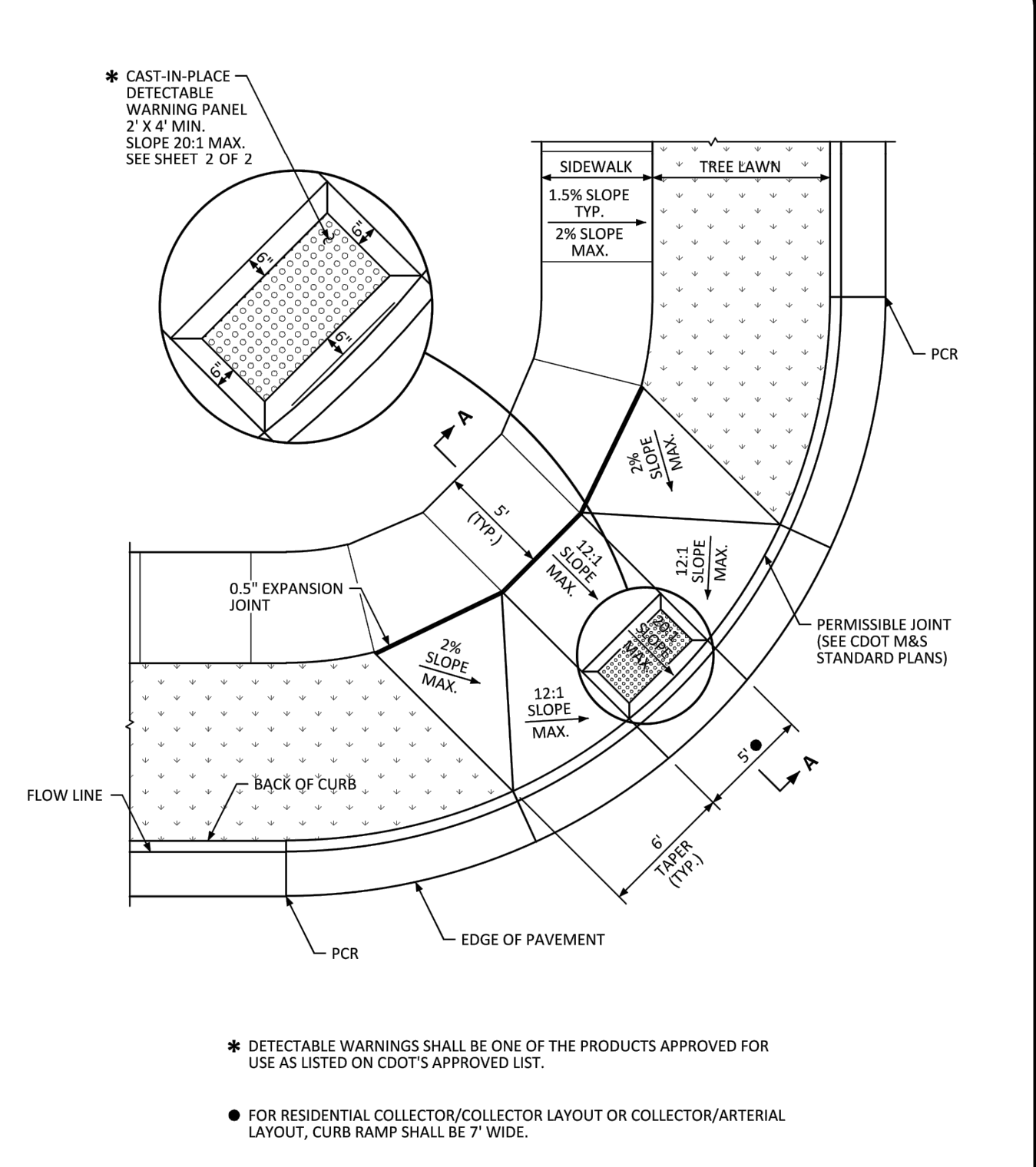


DETACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014

DETAIL 4

1 OF 2

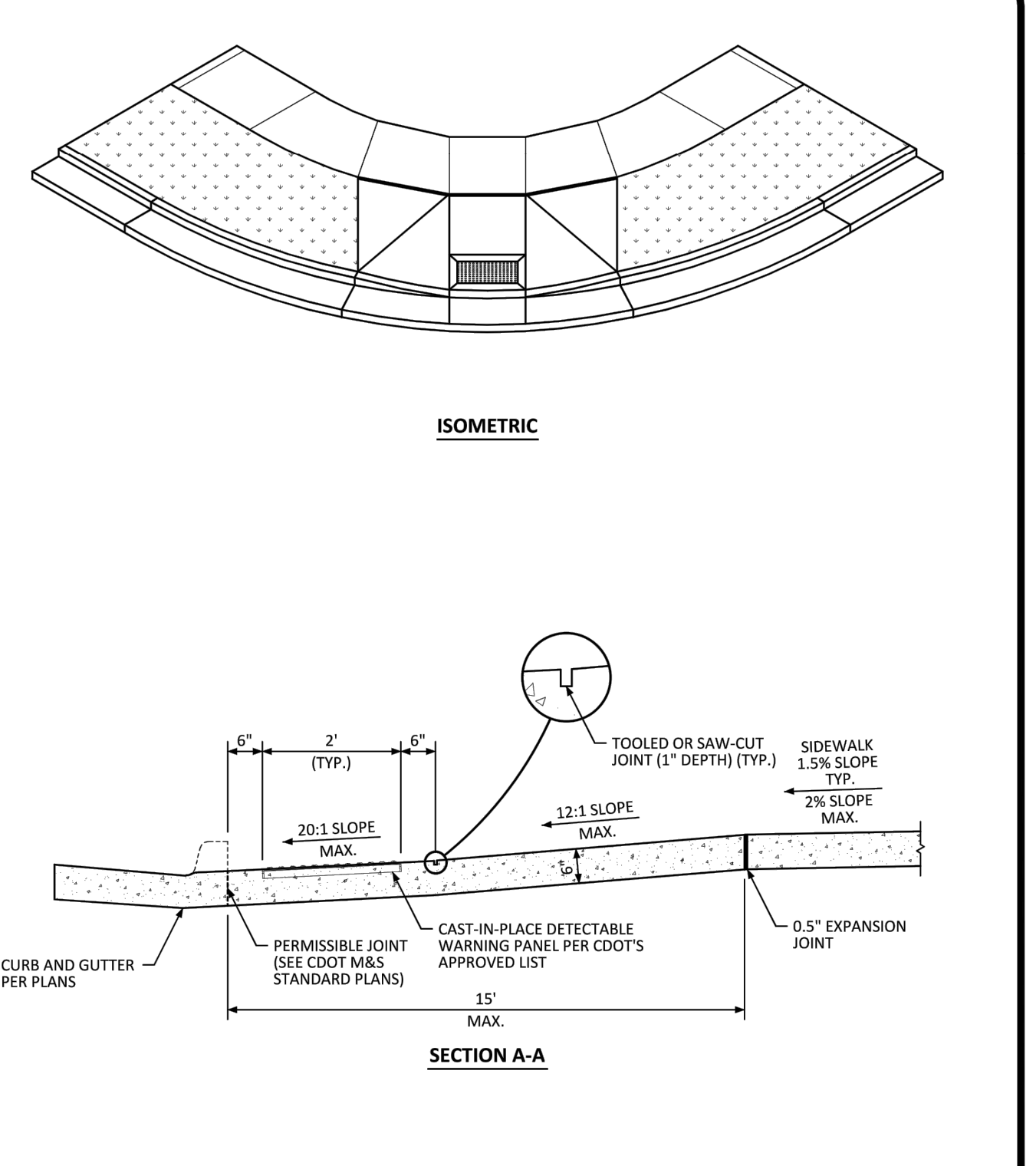


DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 15

1 OF 2

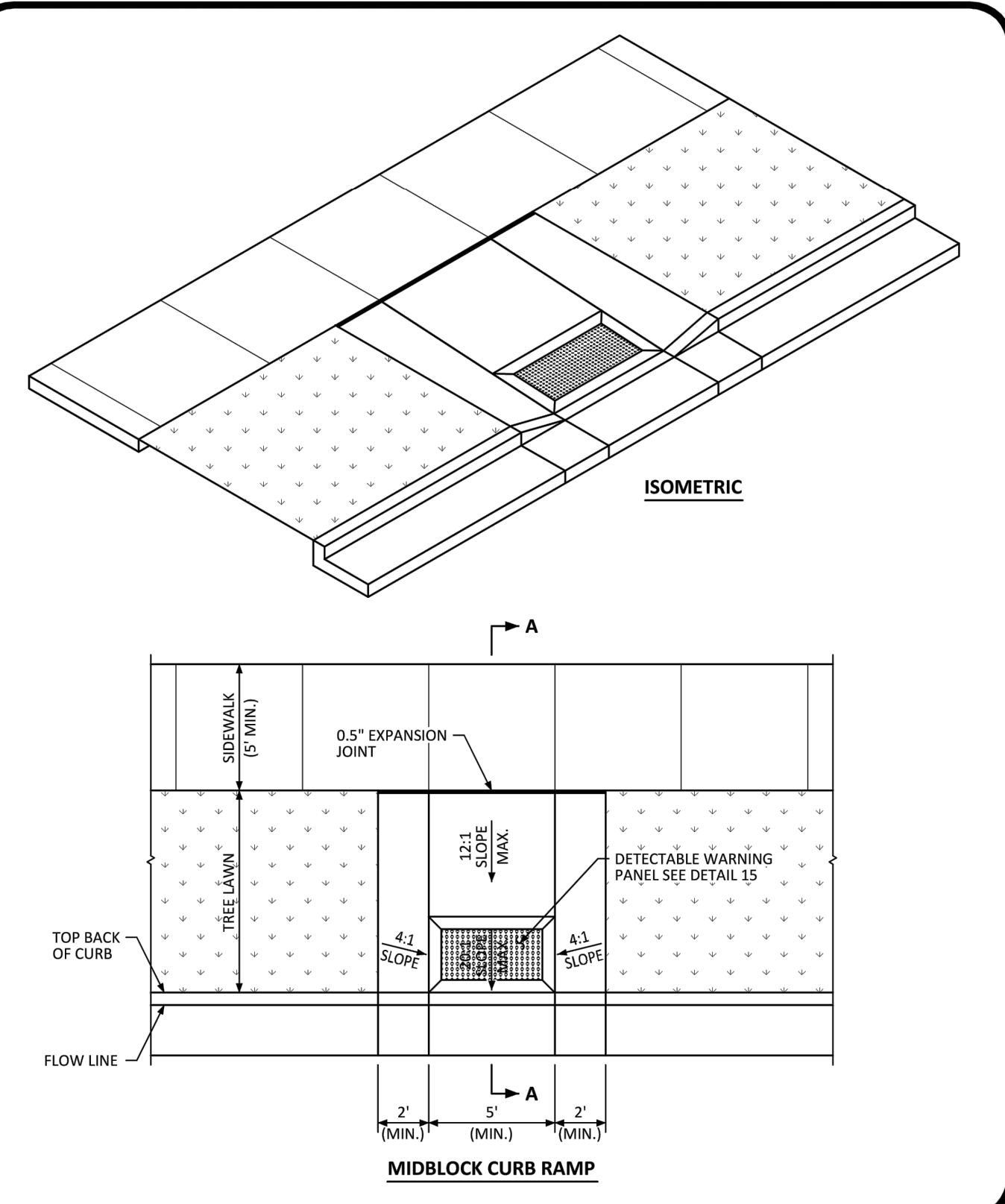


DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 15

2 OF 2

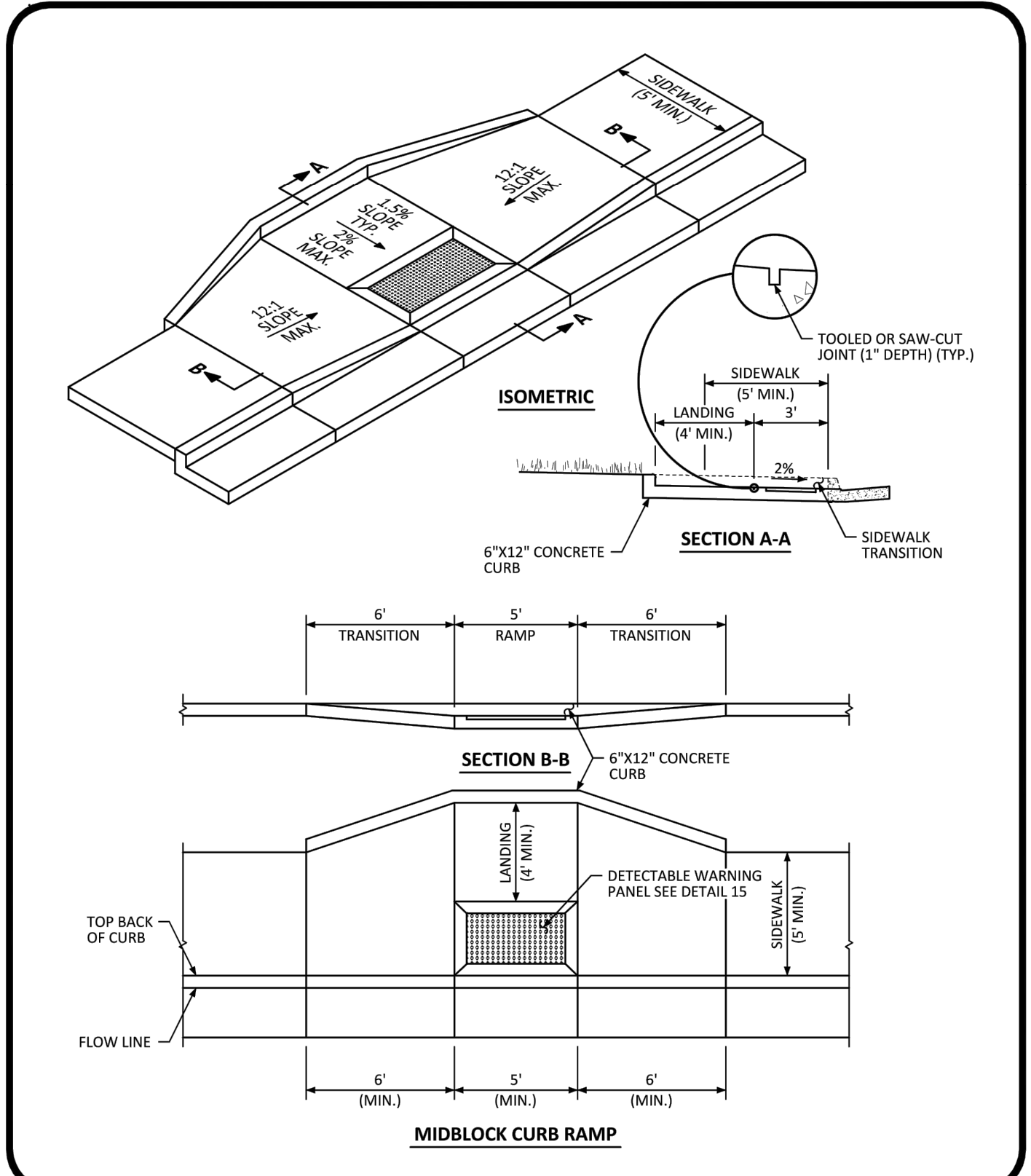


MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 17

1 OF 2

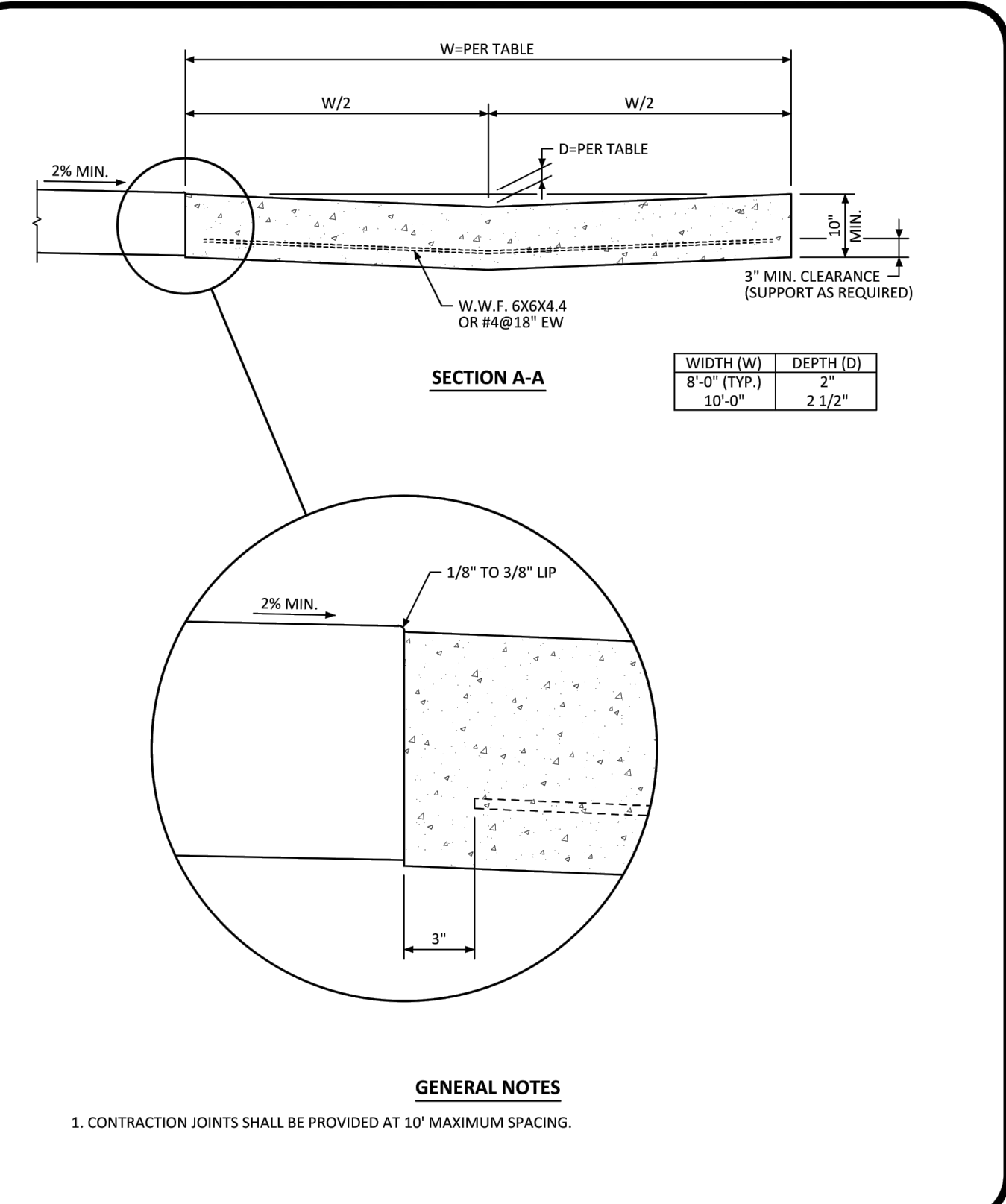


MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 17

2 OF 2

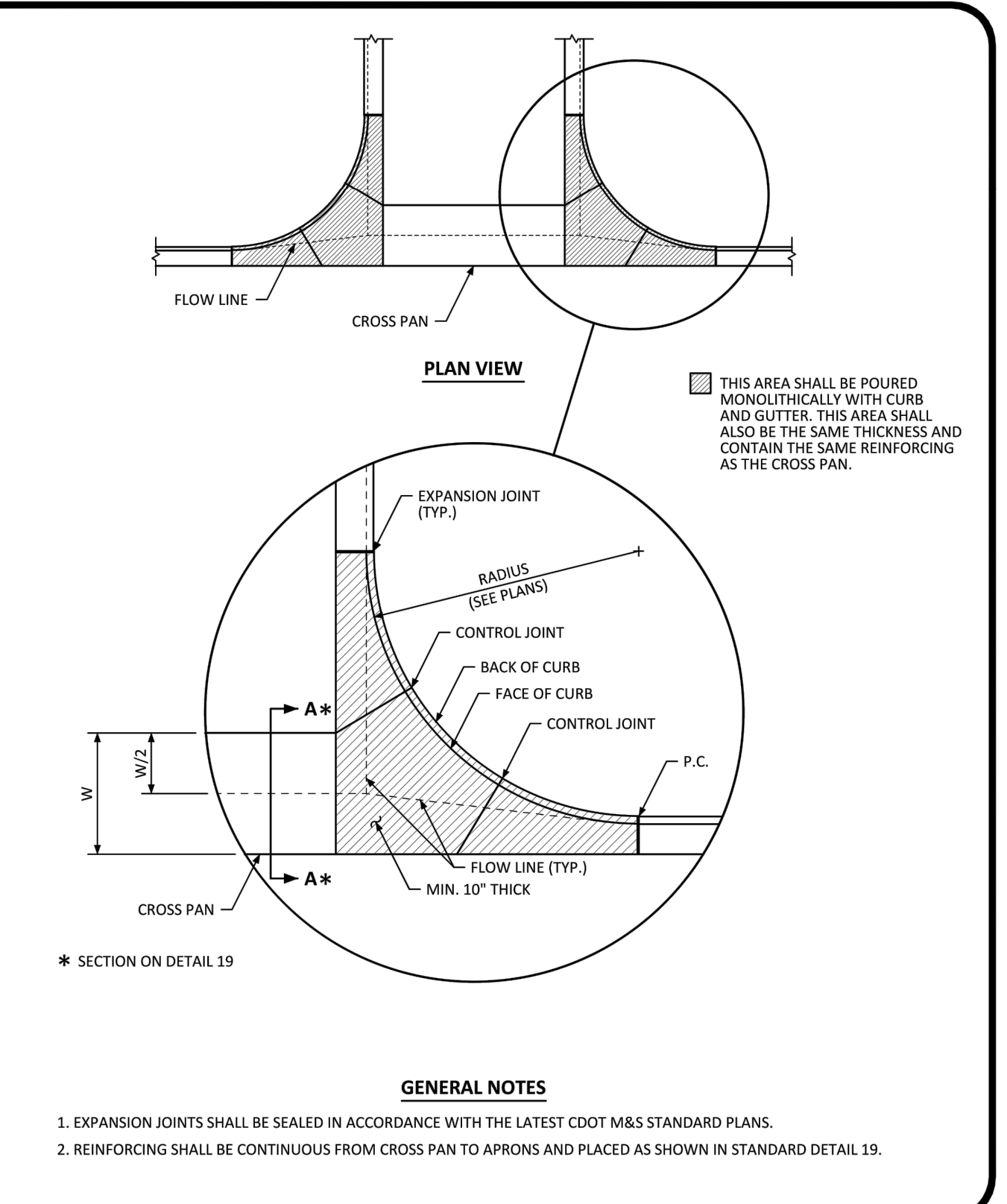


CROSS PAN LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 19

1 OF 1



INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 20

1 OF 1

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DRAWN BY: []
 CHECKED BY: []
 DATE: []
 REVISIONS: []
 DATE: []
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 2ND SUBMITTAL
 3RD SUBMITTAL

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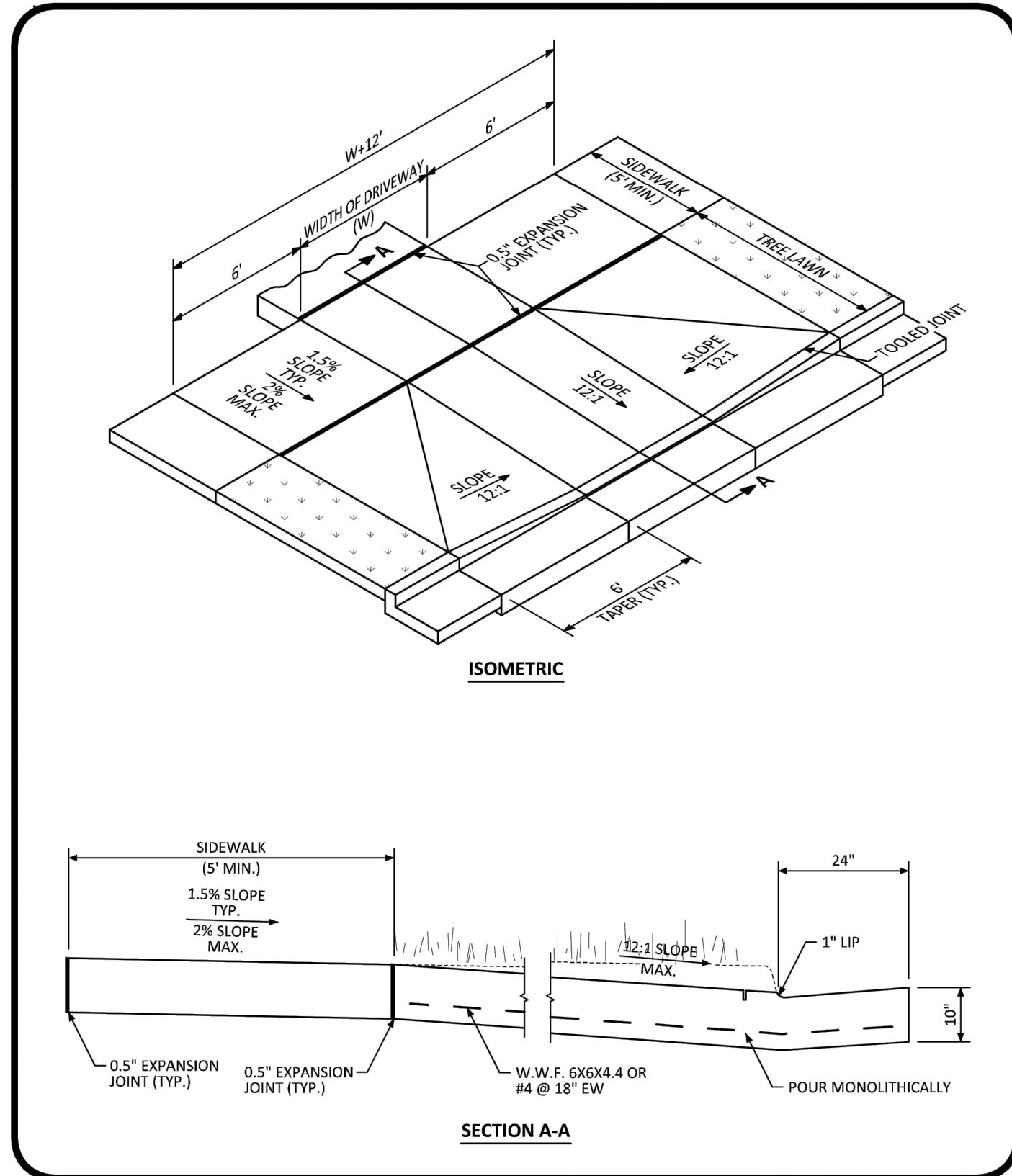
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STREET DETAILS

PROJ. MGR.: RIM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
34 OF 38
 CLCPKC3

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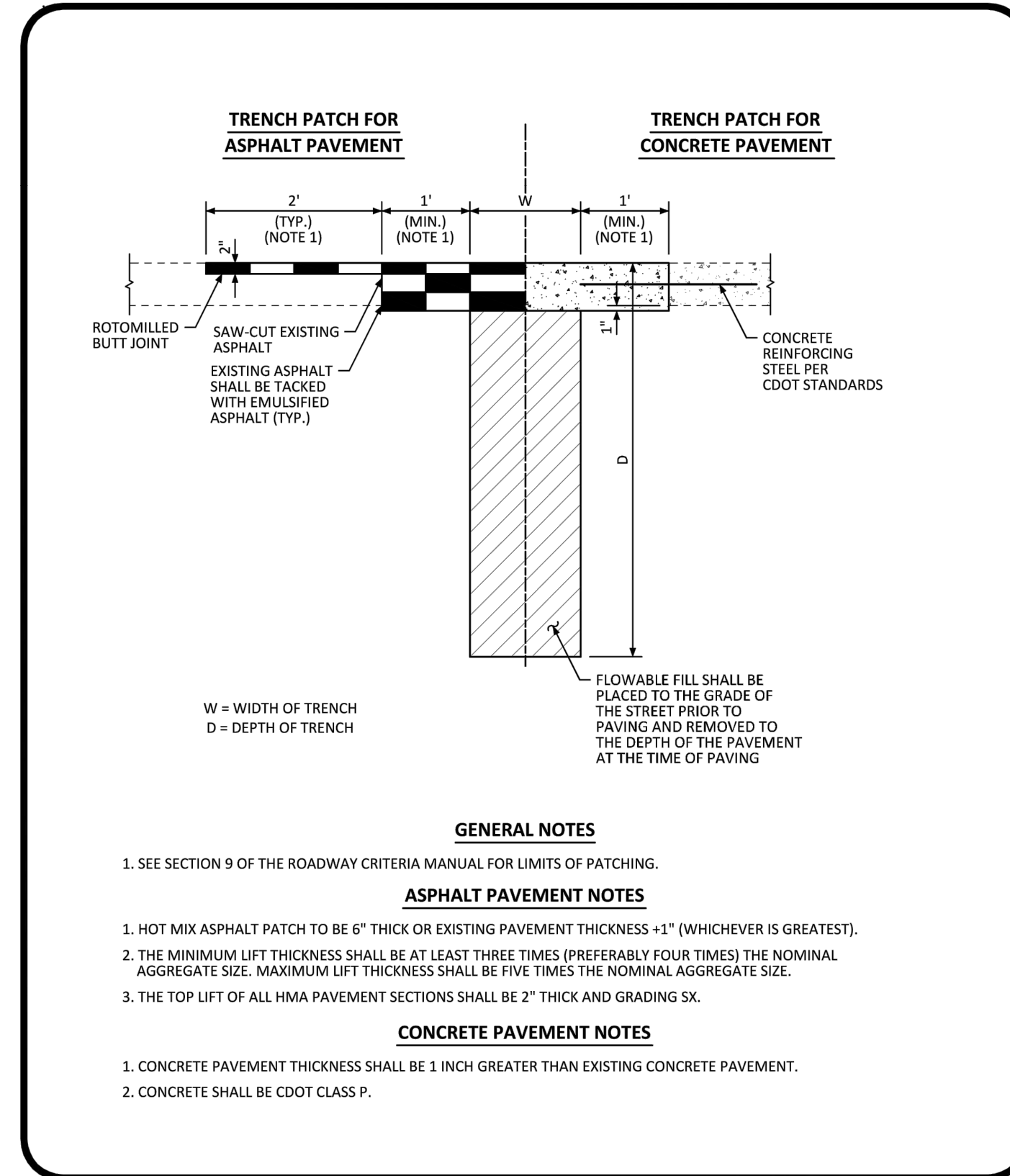
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014

DETAIL 21

2 OF 2



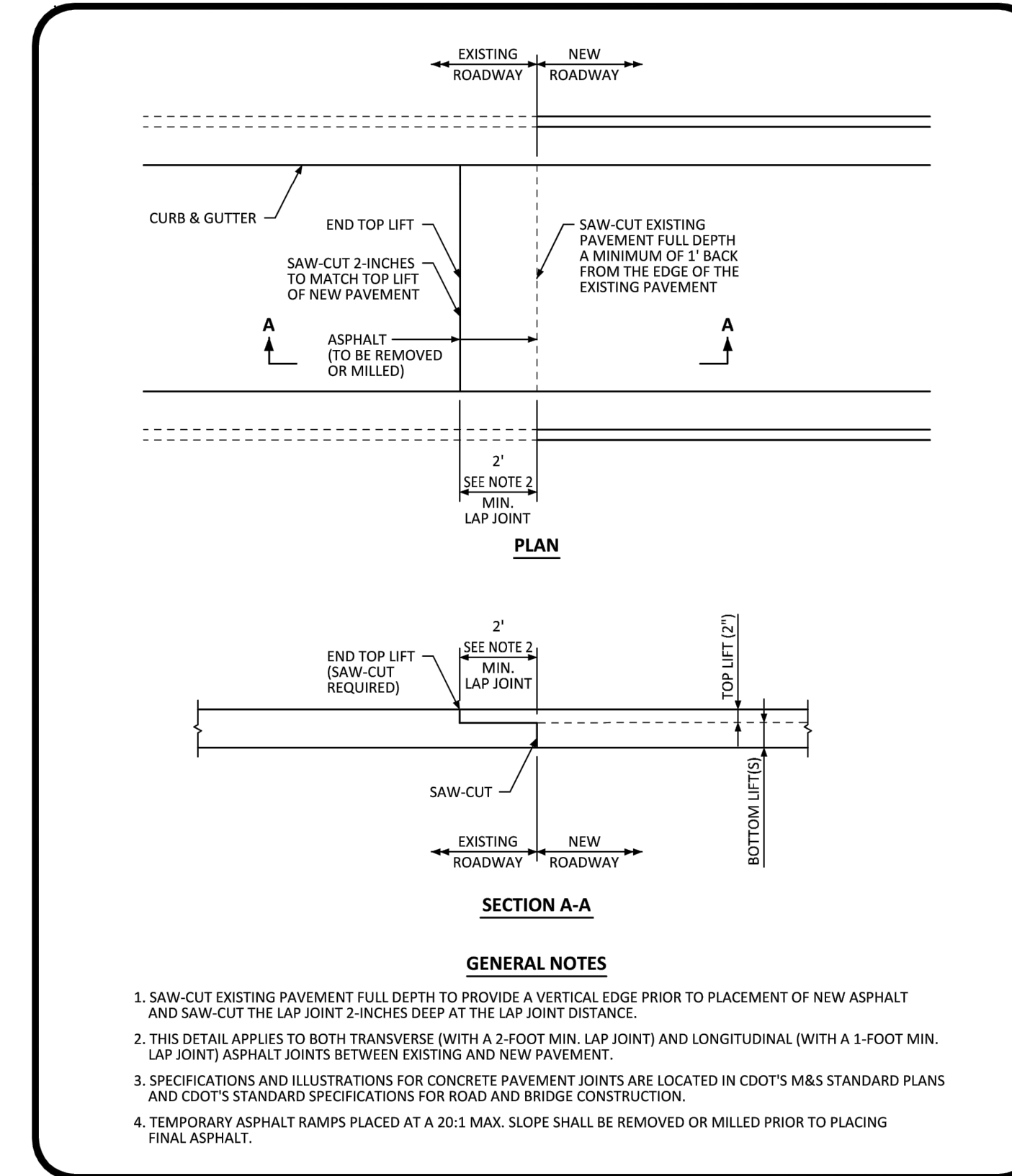
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MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL

DATE AUGUST 2014

DETAIL 26

1 OF 1



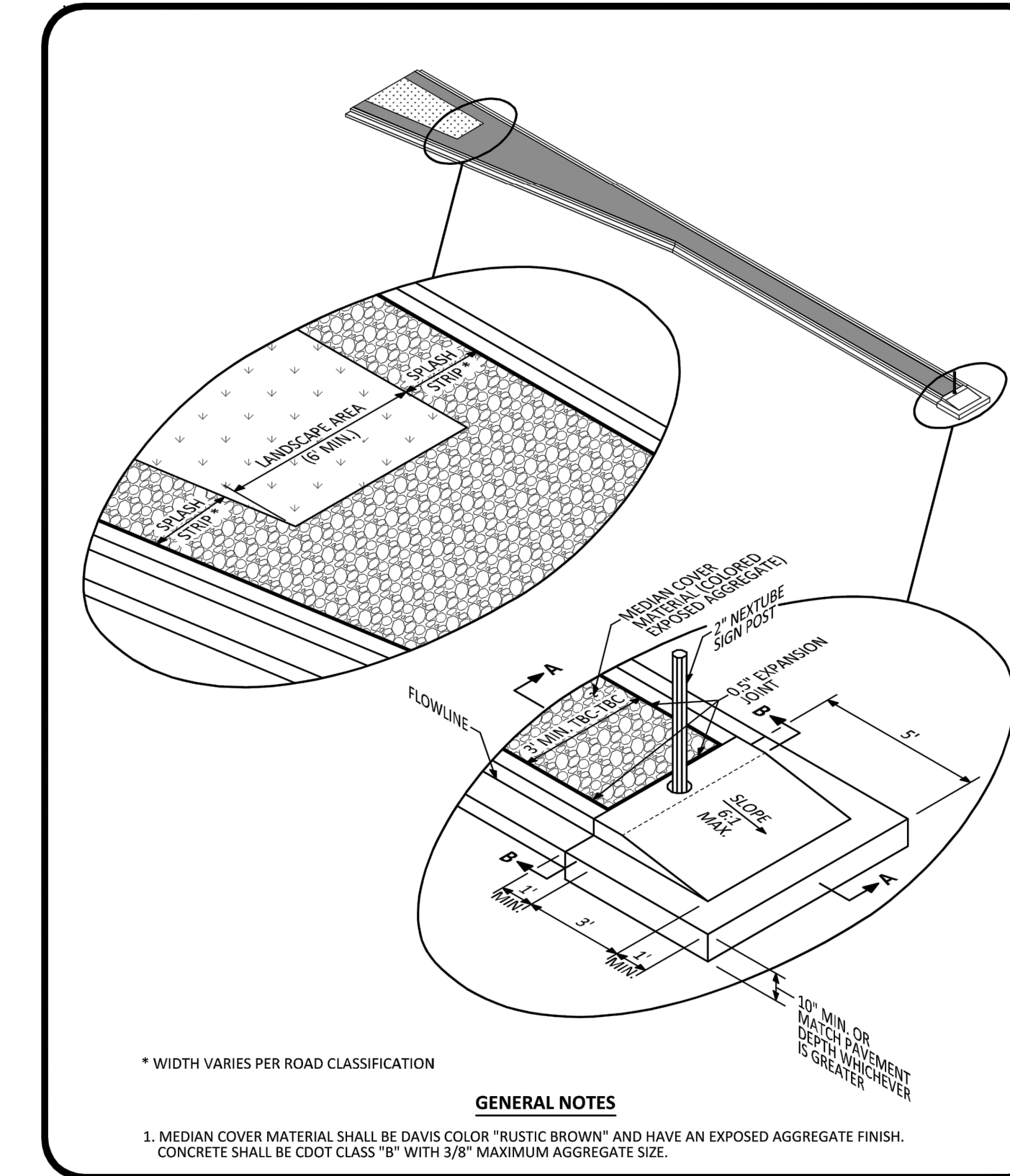
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ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 27

1 OF 1



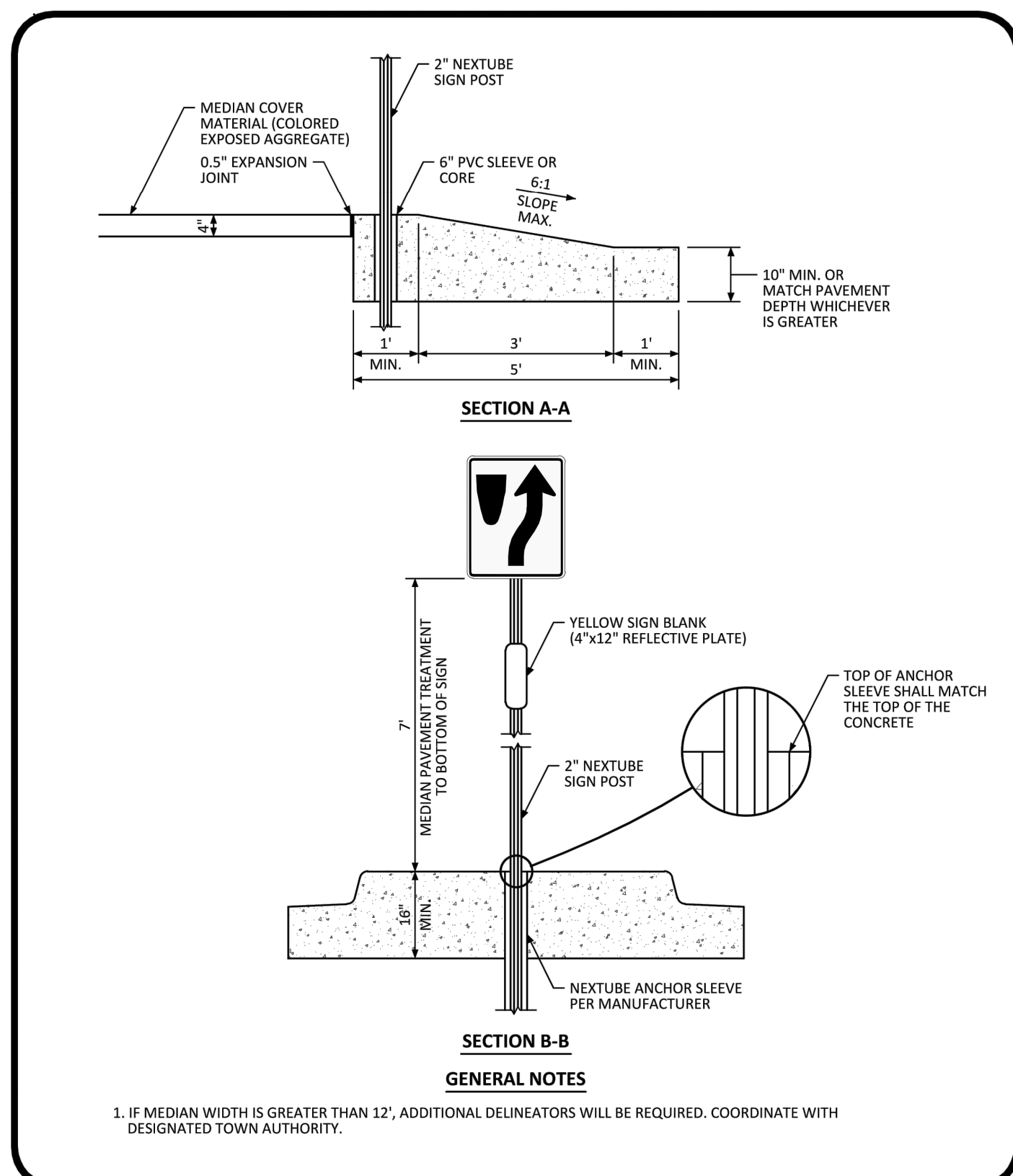
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL

DATE AUGUST 2014

DETAIL 28

1 OF 2



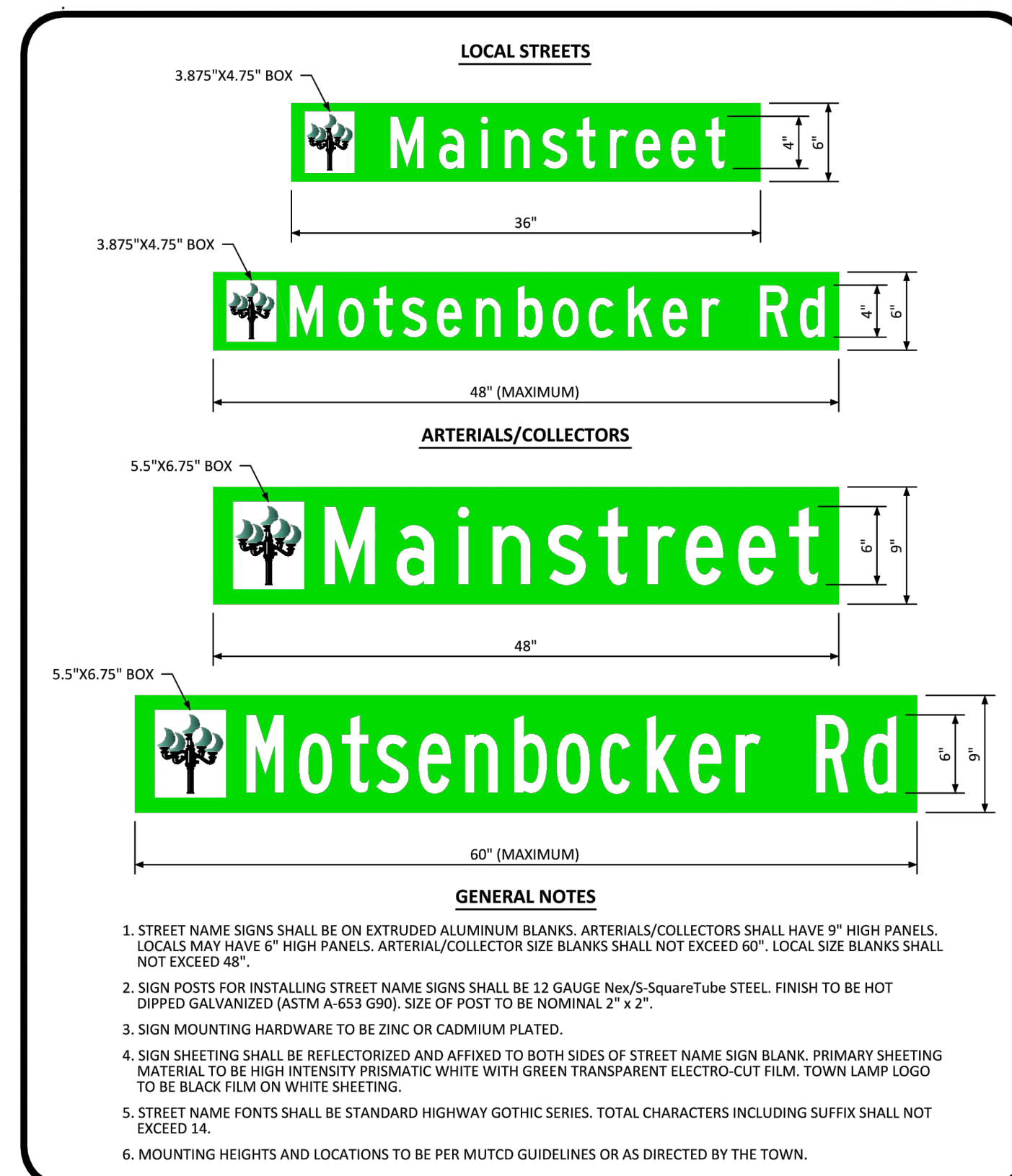
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MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 28

2 OF 2



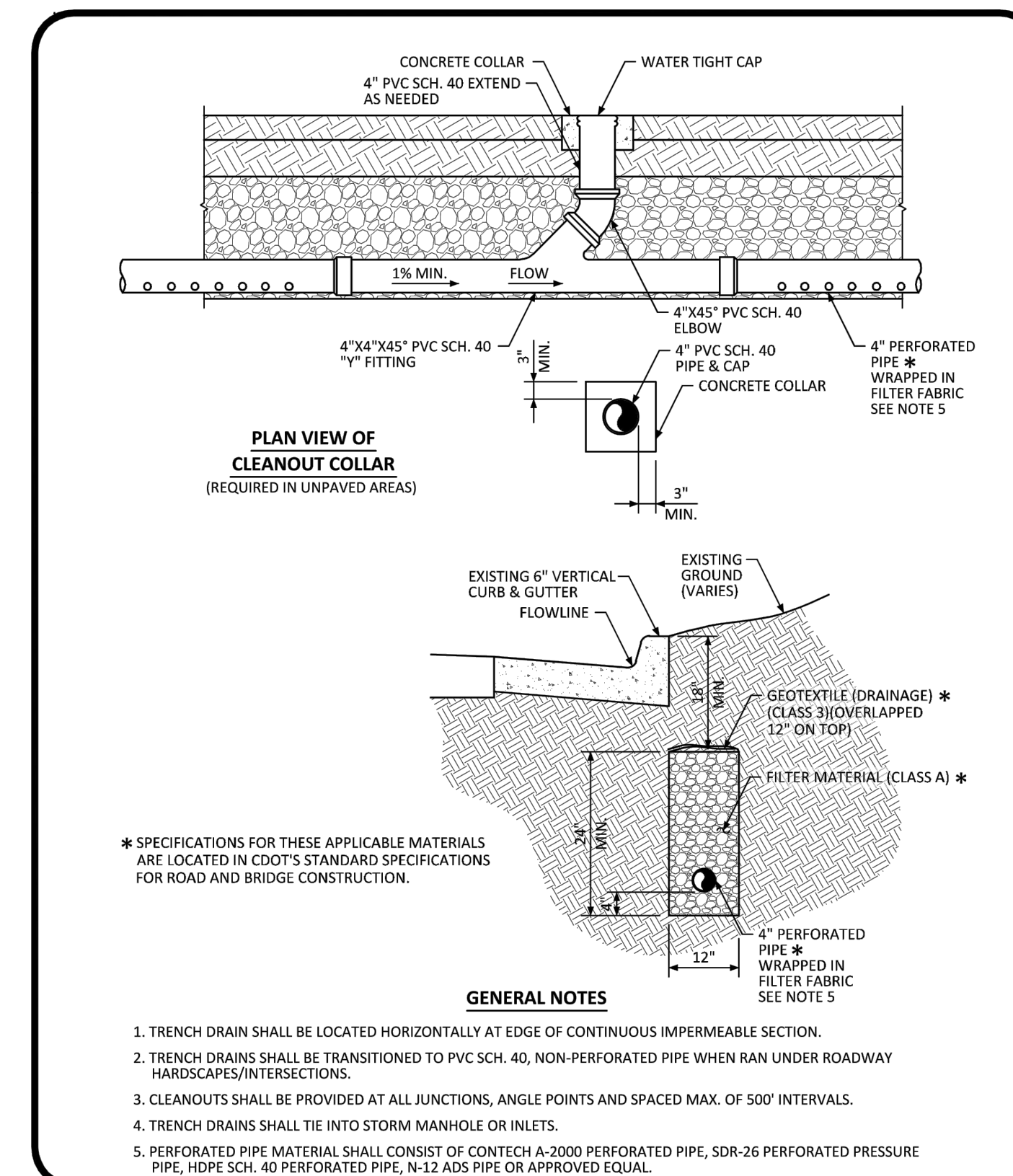
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

GROUND MOUNTED STREET NAME PANELS

DATE AUGUST 2014

DETAIL 33

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

TRENCH DRAIN DETAIL SECTION STANDARD DETAIL

DATE AUGUST 2014

DETAIL 31

1 OF 1

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STREET DETAILS
 PROJ. MGR.: RIM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015
 SHEET
35 OF 38
 CLCPKC3
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GENERAL NOTES:
SEE SHEET 2.

FOR LENGTHS (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCING BARS ACCORDINGLY.

* STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.

ENDS OF A I-BEAM MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

SEE CHANNEL LAYOUT ON SHEET 2.

WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5'-0" TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB

BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information
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Full Path: \\colorado.ctb\projects\200622\m-604-12.dgn
Drawing File Name: 604010202.dgn
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

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Project Development Branch DD/LTA

STANDARD PLAN NO. M-604-12

CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

Sheet No. 1 of 2

GENERAL NOTES:
1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 198.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EXPOSED TO THE TOP OF THE TRANSITION GUTTER.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

NO DUMPING DRAINS TO STREAM

PLAN VIEW

ELEVATION VIEW MANHOLE COVER (TYP.)

CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	L = 5 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH
401	4	12"	II	15	7	21	7	27	7
402	4	12"	II	7	13'-0"	7	13'-0"	7	13'-0"
403	4	12"	II	7	13'-0"	7	13'-0"	7	13'-0"
405	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
406	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
407	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
408	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
409	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
410	4	12"	II	3	5'-10"	3	5'-10"	3	5'-10"
411	4	12"	II	3	5'-10"	3	5'-10"	3	5'-10"
412	4	12"	II	3	5'-10"	3	5'-10"	3	5'-10"
413	4	12"	II	3	5'-10"	3	5'-10"	3	5'-10"
501	5	3/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"
502	5	3/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"
503	5	3/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"
504	5	3/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
602	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
603	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
604	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H ^{1/4}	LENGTH	NO. REQ.		CONC. CUL. VOL. (CU. YDS.)	STEEL CUL. VOL. (LBS.)	CONC. CUL. VOL. (CU. YDS.)	STEEL CUL. VOL. (LBS.)
		REGULAR	DROP BOX				
3'-0"	2'-0"	10	7	3.2	285	5.3	497
3'-6"	2'-6"	10	7	3.4	305	5.7	528
4'-0"	3'-0"	12	9	3.7	328	6.0	558
4'-6"	3'-6"	12	9	3.9	354	6.4	591
5'-0"	4'-0"	14	11	4.1	354	6.7	602
5'-6"	4'-6"	16	13	4.4	375	7.0	627
6'-0"	5'-0"	18	15	4.6	392	7.2	656
6'-6"	5'-6"	18	15	4.8	402	7.4	678
7'-0"	6'-0"	20	17	5.0	423	7.6	694
7'-6"	6'-6"	20	17	5.2	430	7.8	711
8'-0"	7'-0"	22	19	5.5	451	8.1	732
8'-6"	7'-6"	24	21	5.7	471	8.3	754
9'-0"	8'-0"	24	21	6.0	479	8.5	768
9'-6"	8'-6"	26	23	6.2	499	8.7	792
10'-0"	9'-0"	28	25	6.4	520	9.0	814
10'-6"	9'-6"	28	25	6.6	537	9.2	834
11'-0"	10'-0"	30	27	6.9	547	9.5	858

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STANDARD PLAN NO. M-604-12

CURB INLET TYPE R

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Sheet No. 2 of 2

GENERAL NOTES:
1. EXCAVATION AND BACKFILL PATTERNS DIFFERENT FROM THOSE INDICATED ON THESE SHEETS WILL BE SHOWN ELSEWHERE ON THE PLANS.
2. EXCAVATION FOR CHANNEL CHANGE OR CHANNEL IMPROVEMENT WILL BE EITHER UNCLASSIFIED EXCAVATION OR MUCK EXCAVATION AND WILL BE NOTED BY THE PLANS. EXCAVATION FROM THE CHANNEL FLOWLINE TO THE DEPTH REQUIRED FOR THE NEW STRUCTURE AND INCIDENTAL CHANNEL EXCAVATION WILL BE PAID FOR AS STRUCTURE EXCAVATION.
3. STRUCTURE FOOTINGS WHICH ARE LOCATED IN ROCK SHALL BE POURED OUT TO UNDISTURBED ROCK WITHOUT FIRING IN CONFORMANCE WITH SUBSECTION 60.09(8).
4. STRUCTURAL PLATE CULVERTS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS.
5. B₁ EQUALS THE INSIDE DIAMETER OF A PIPE AND B₂ EQUALS THE OUTSIDE DIAMETER OF A PIPE. FOR THIN WALLED PIPES, IT IS ASSUMED THAT B₁ = B₂.
6. APPROXIMATE STRUCTURE EXCAVATION AND BACKFILL QUANTITIES, UP TO 1 FT. OVER THE PIPE WILL BE SHOWN ON THE PLANS, FOR INFORMATION ONLY.

LEGEND

STRUCTURE EXCAVATION LIMITS
STRUCTURE BACKFILL, CLASS 1 OR 2, AS SHOWN ON PLANS
STRUCTURE BACKFILL, CLASS 1
EMBANKMENT MATERIAL
EARTH

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Full Path: \\colorado.ctb\projects\200622\m-206-1.dgn
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STANDARD PLAN NO. M-206-1

EXCAVATION AND BACKFILL FOR STRUCTURES

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Sheet No. 1 of 2

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STANDARD PLAN NO. M-206-1

EXCAVATION AND BACKFILL FOR STRUCTURES

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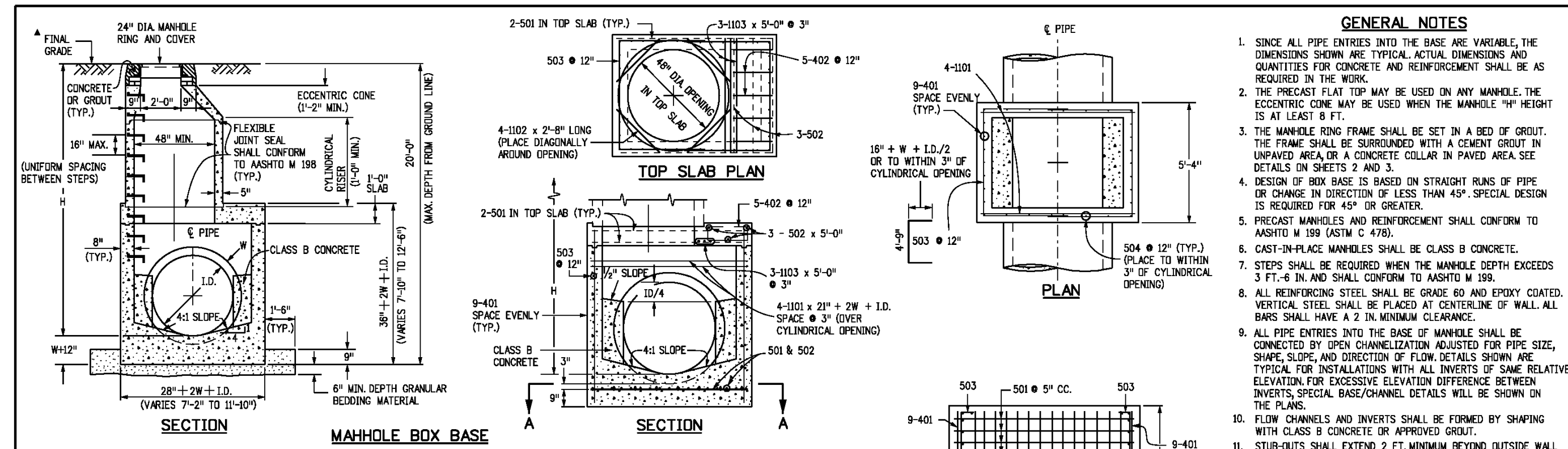
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SHEET
36 OF 38
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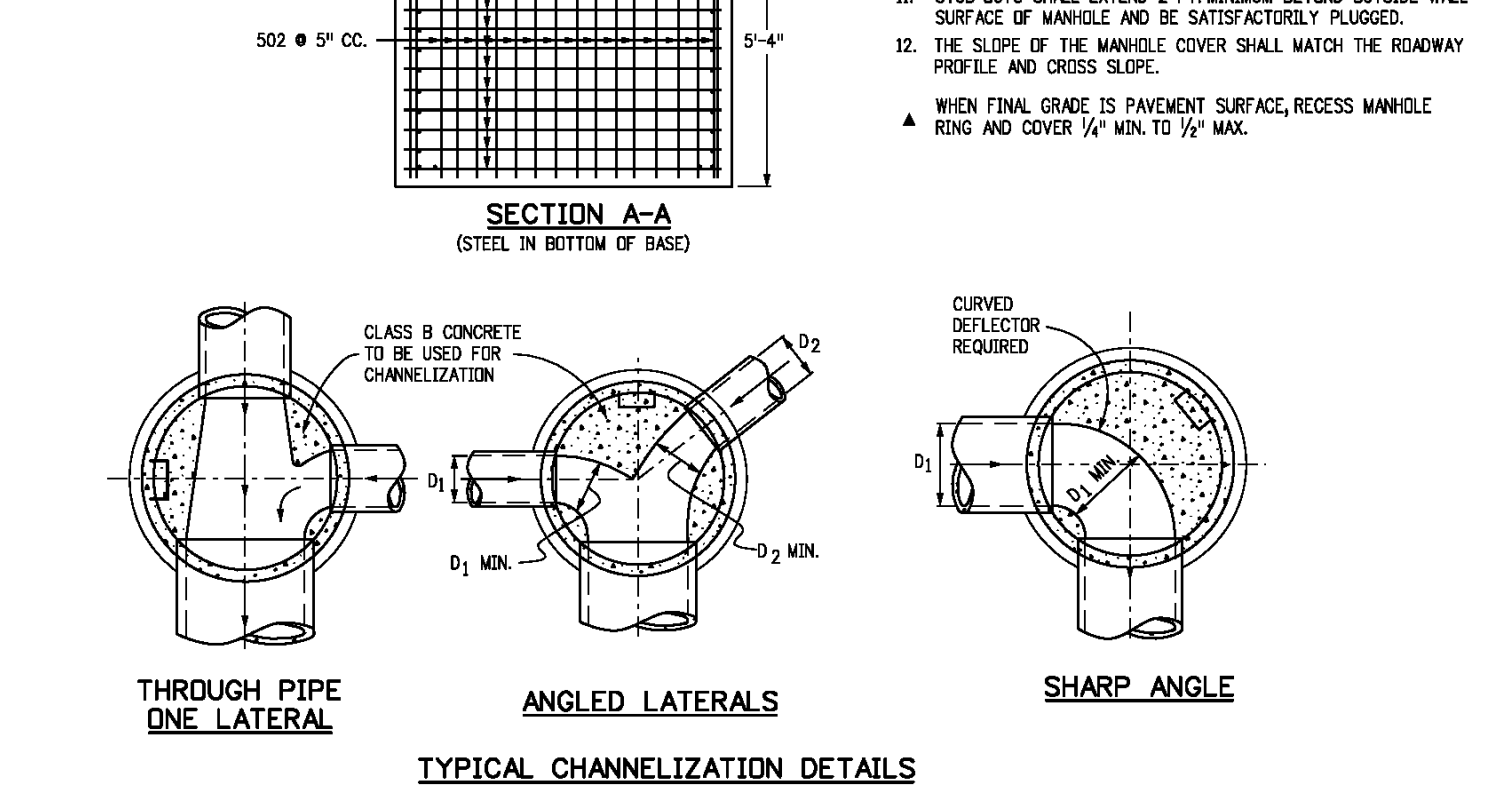
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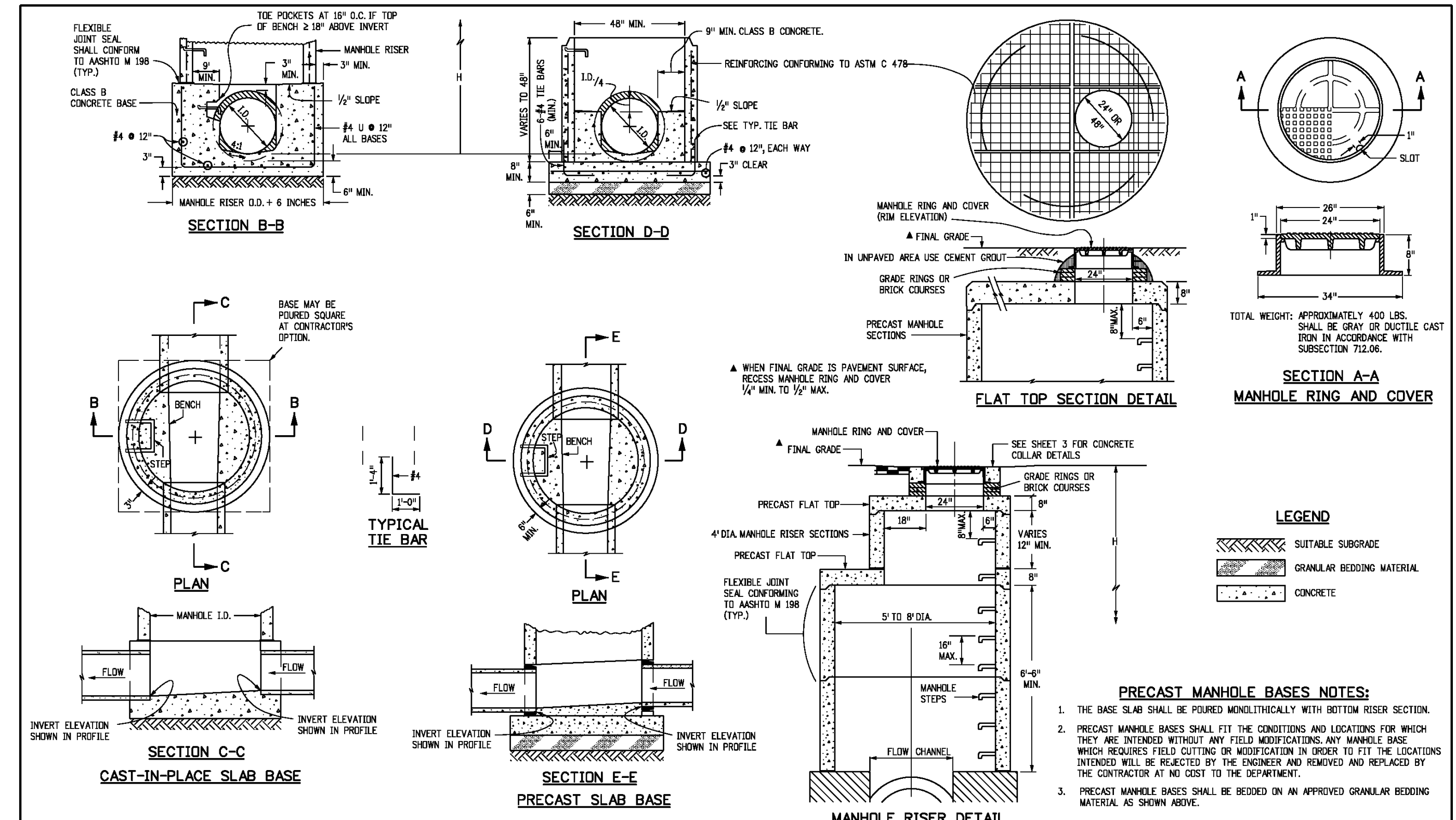
GENERAL NOTES

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE RISE HEIGHT IS AT LEAST 8 FT.
- THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
- DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM M 199 (ASTM C 478).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT. 6 IN. AND SHALL CONFORM TO ASTM M 199.
- ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
- ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4\"/>

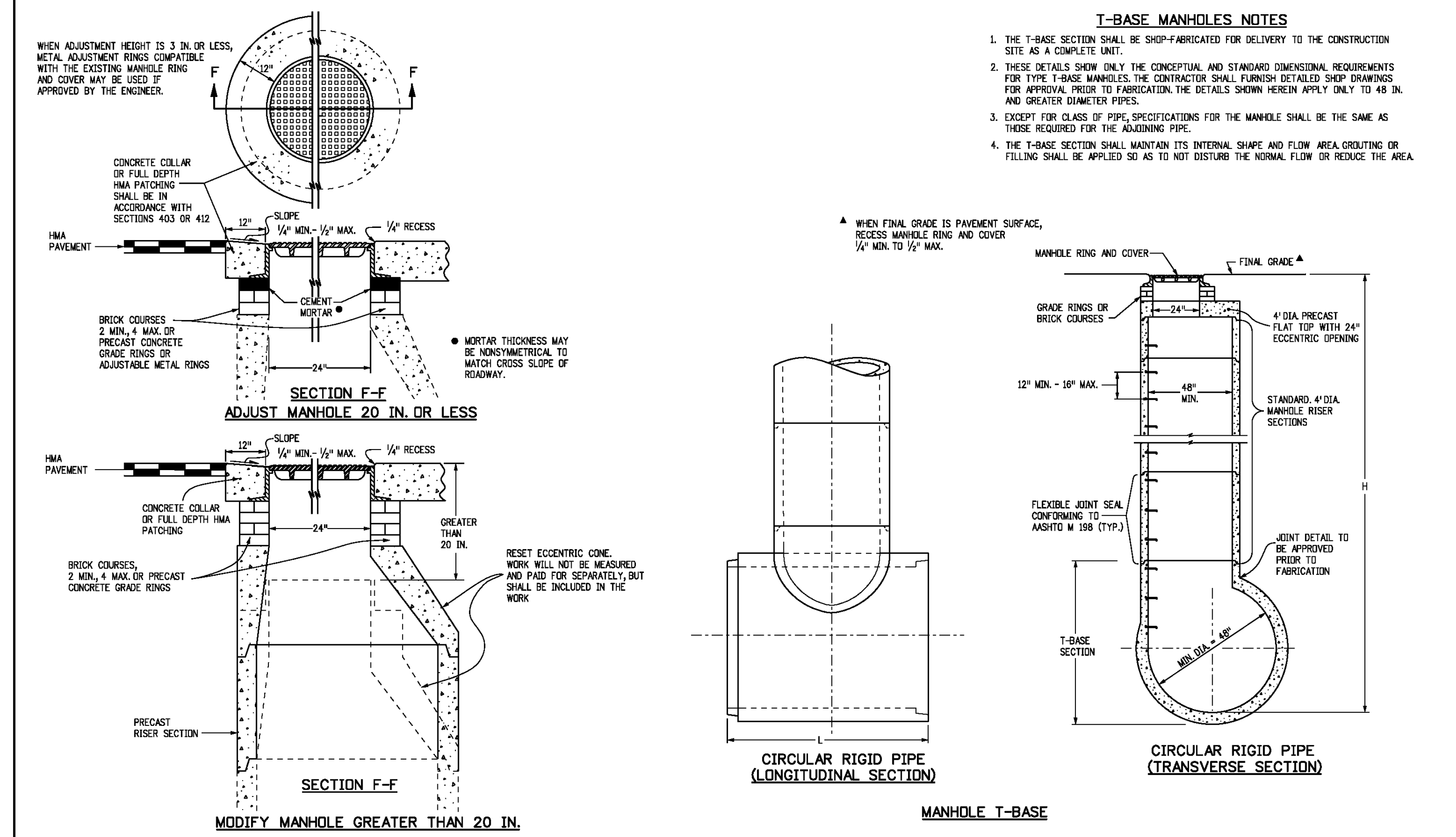
MARK	SIZE	TYPE	WT. #/FT.	NO. BARS	FORMULAS
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402	4	III	0.668	5	402 BAR LENGTH = LD + 2W
501	5	I	1.043	17	501 BAR LENGTH = 24\"/>
502	5	I	1.043	22	502 NUMBER BARS REQD. = 3 + (24(LD+2W)/4) @ 5\"/>
503	5	II	1.043	16	503 BAR LENGTH = 4\"/>
504	5	I	1.043	12	504 NUMBER BARS REQD. = 2 (2W+LD)/4 @ 12\"/>
1101	11	I	5.313	7	1101 BAR LENGTH = 21\"/>
1102	11	I	5.313	2	1102 BAR LENGTH = 21\"/>
1103	11	I	5.313	3	1103 BAR LENGTH = 21\"/>



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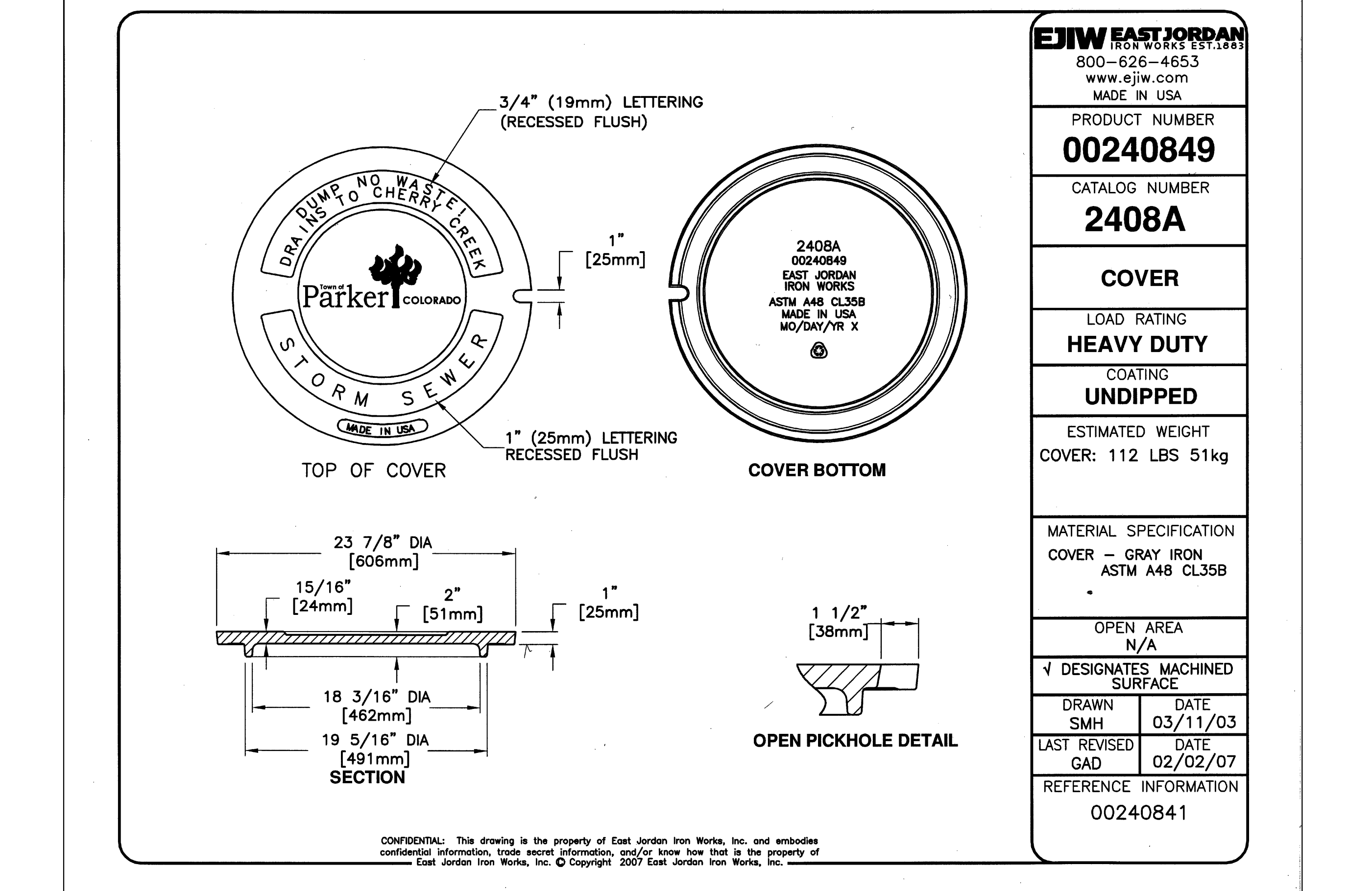
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T-BASE MANHOLES NOTES

- THE T-BASE SECTION SHALL BE SHIP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
- THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHIP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
- EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
- THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

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PRODUCT NUMBER	00240849
CATALOG NUMBER	2408A
COVER	
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
ESTIMATED WEIGHT	COVER: 112 LBS 51kg
MATERIAL SPECIFICATION	COVER - GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN	DATE
SMH	03/11/03
LAST REVISED	DATE
GAD	02/02/07
REFERENCE INFORMATION	00240841



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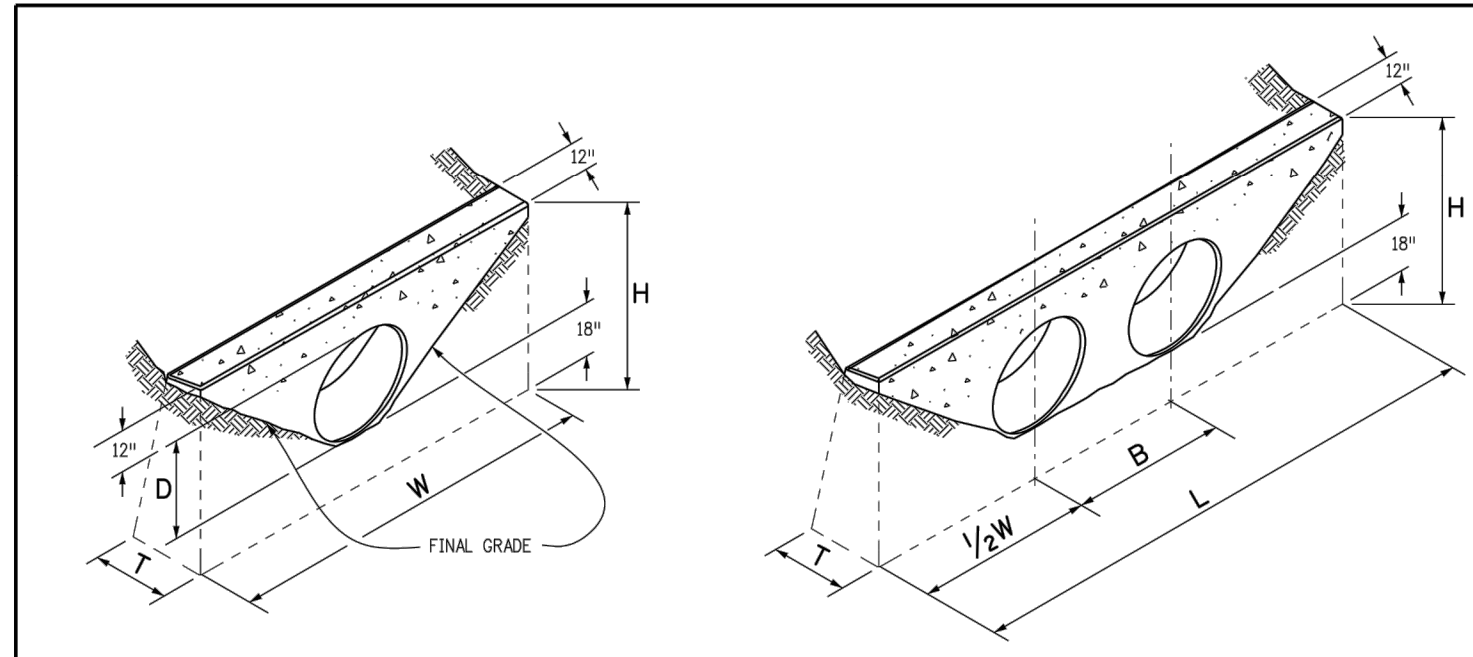
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STORM DETAILS

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37 OF **38**
CLCPK3

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PENDING APPROVAL



SINGLE PIPE DOUBLE PIPE

CONCRETE HEADWALL INSTALLATIONS
SEE STANDARD PLAN M-601-10 FOR REINFORCING DETAILS.

PIPE TYPE	MATERIAL	PIPE DIAMETER (AND EQUIVALENT DIAMETER) (IN.)																						
		18		24		30		36		42		48												
CIRCULAR	RIGID	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	4.6	6.0											
	FLEXIBLE	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	5.0	6.8											
ELLIPTICAL	RIGID	23 x 14		30 x 19		38 x 24		45 x 29		53 x 34		60 x 38												
	FLEXIBLE	0.9		1.2		1.3		1.6		1.7		2.2		2.3		2.9		2.9		3.7		3.5		4.4
ARCH	METAL	22 x 13		29 x 18		36 x 22		43 x 27		50 x 31		58 x 36												
	CONCRETE	0.9		1.3		1.4		1.9		1.8		2.4		2.4		3.4		3.2		4.4		3.4		5.0

CONCRETE QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

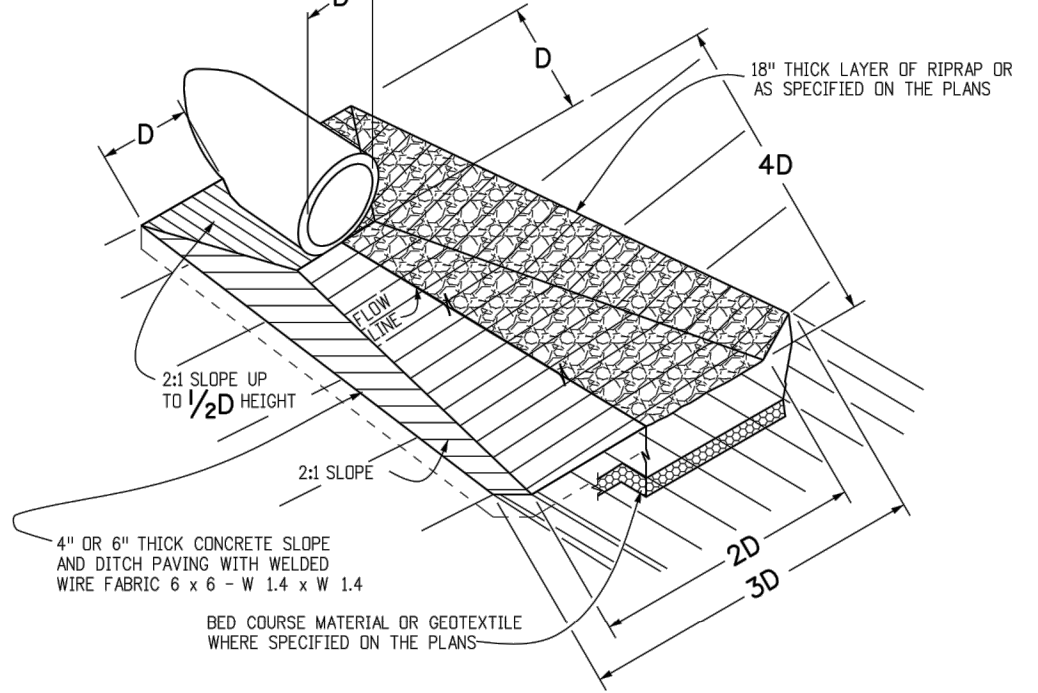
THICKNESS	MATERIAL	PIPE DIAMETER (IN.)								
		18	24	30	36	42	48			
4"	CONCRETE	0.4	0.8	1.2	1.6	2.0	2.4	2.8	3.2	
6"	CONCRETE	0.6	1.2	1.8	2.4	3.0	3.6	4.2	4.8	
18"	RIPRAP	2.0	3.5	5.4	7.8	10.7	13.9			

PIPE OUTLET PAVING (CUBIC YARDS)

NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

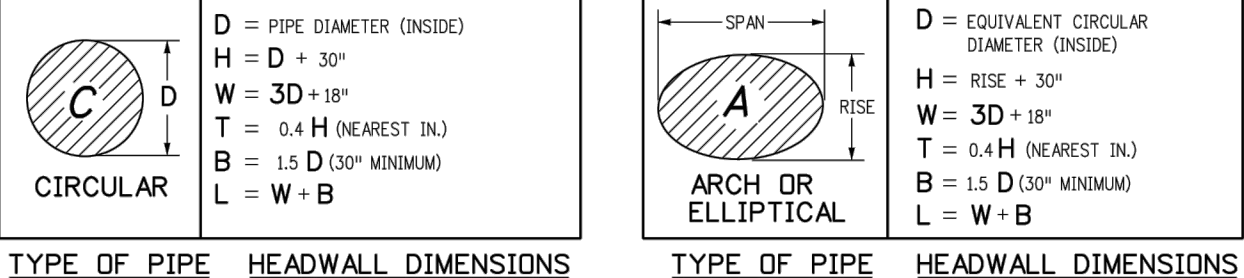
GENERAL NOTES

- FOR SIZE AND LOCATION OF PIPES, SEE THE PLANS.
- ALL CONCRETE SHALL BE CLASS B.
- FOOTINGS IN ROCK SHALL BE PECKED OUT TO ROCK AND NOT FORMED IN ACCORDANCE WITH SUBSECTION 712.06.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10.
- THE COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNLESS THE STEEL QUANTITIES ARE LISTED IN THE PLANS AND ARE PAID FOR SEPARATELY.



PIPE OUTLET PAVING

MAY BE USED WITH MULTIPLE PIPES.

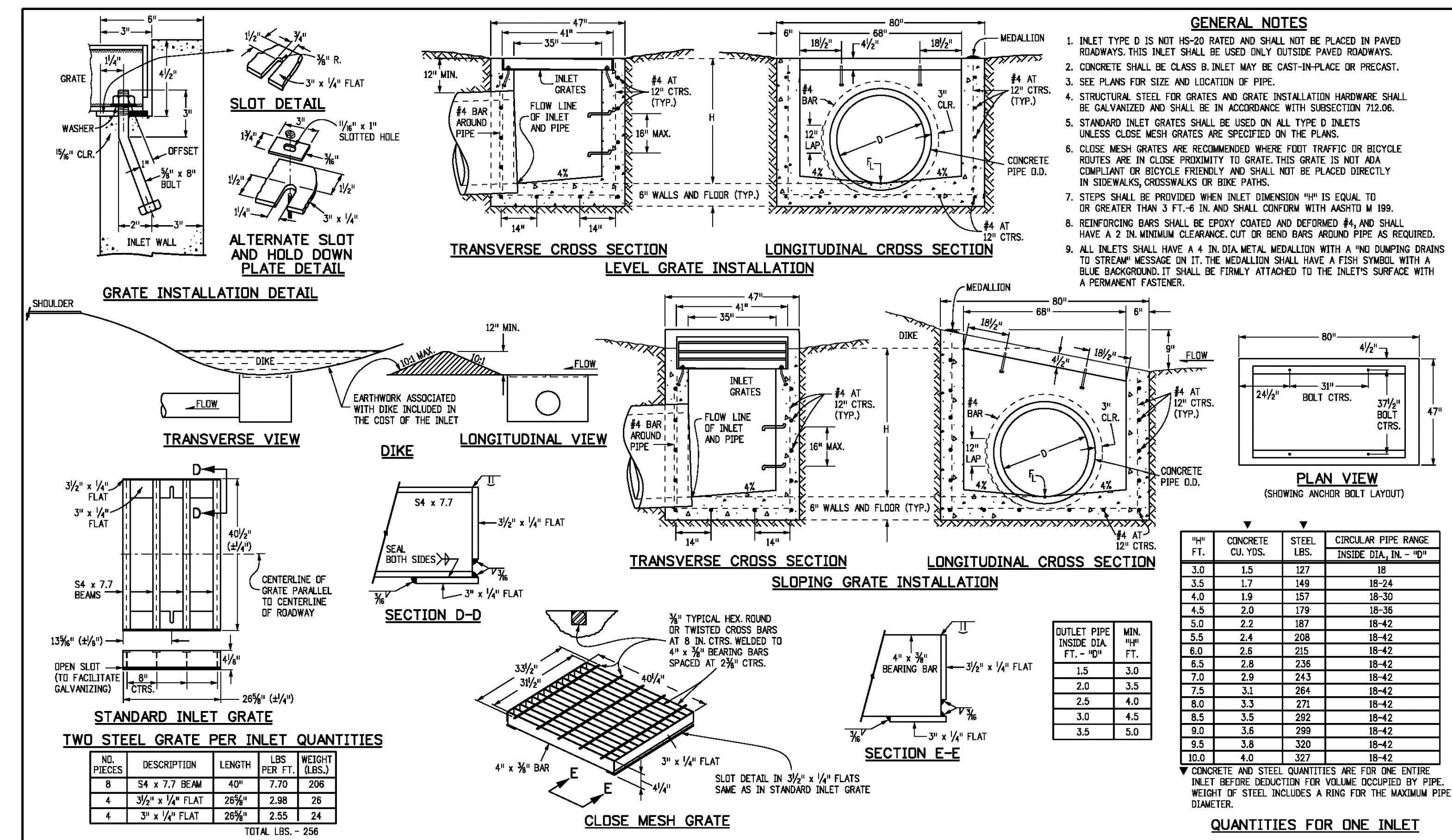


TYPE OF PIPE HEADWALL DIMENSIONS

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HEADWALLS AND PIPE OUTLET PAVING		STANDARD PLAN NO.	
M-601-12		M-601-12	
Issued By: Project Development Branch July 4, 2012		Sheet No. 1 of 1	



GENERAL NOTES

- INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- SEE PLANS FOR SIZE AND LOCATION OF PIPES.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT A COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-4 IN. AND SHALL CONFORM WITH ASTM 1199.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE CUT OR BEND BARS AROUND PIPE AS REQUIRED.
- ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLETS SURFACE WITH A PERMANENT FASTENER.

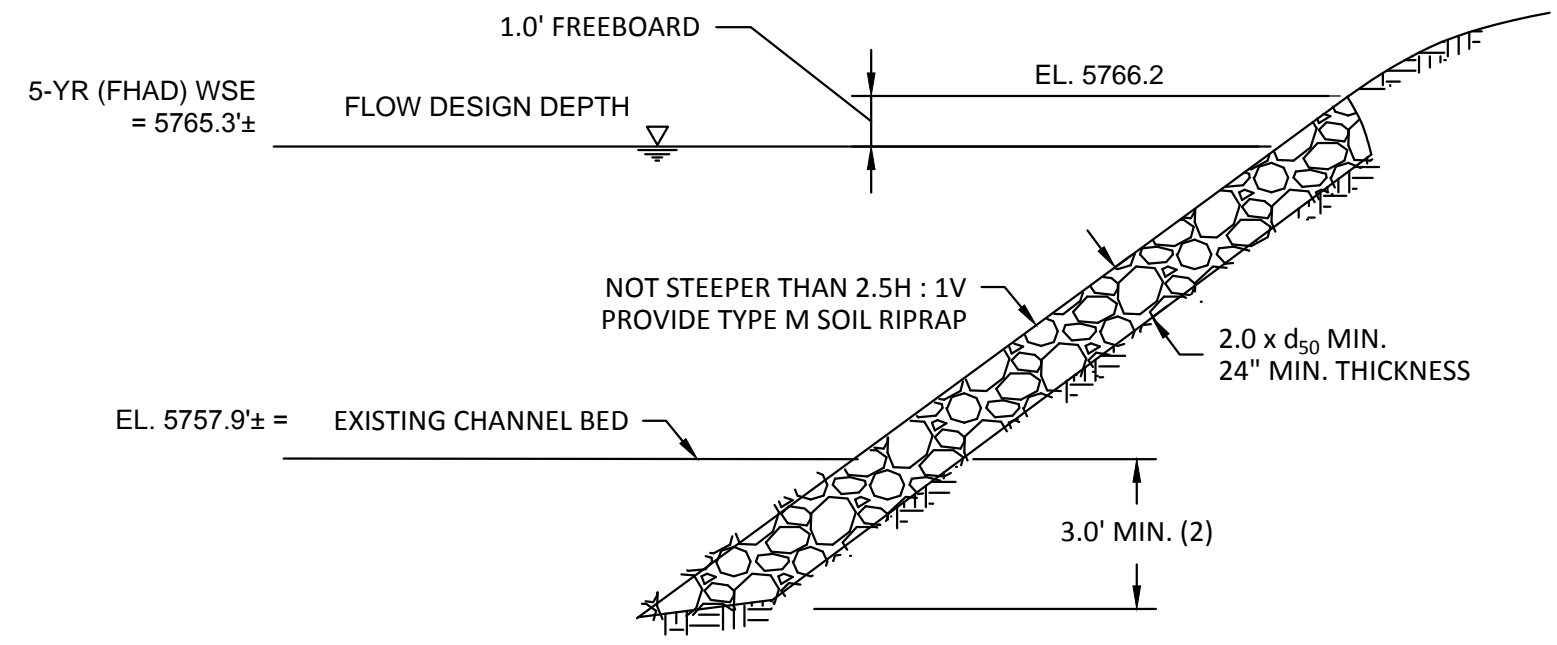
H" FT.	CONCRETE		CIRCULAR PIPE RANGE
	CU. YDS.	WEIGHT (LBS.)	
3.0	1.5	127	18-24
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	330	18-42
10.0	4.0	327	18-42

QUANTITIES FOR ONE INLET

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:
Last Modification Date: 07/04/12	Initials: LTA		
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Colorado Department of Transportation	
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Project Development Branch	DD/LTA

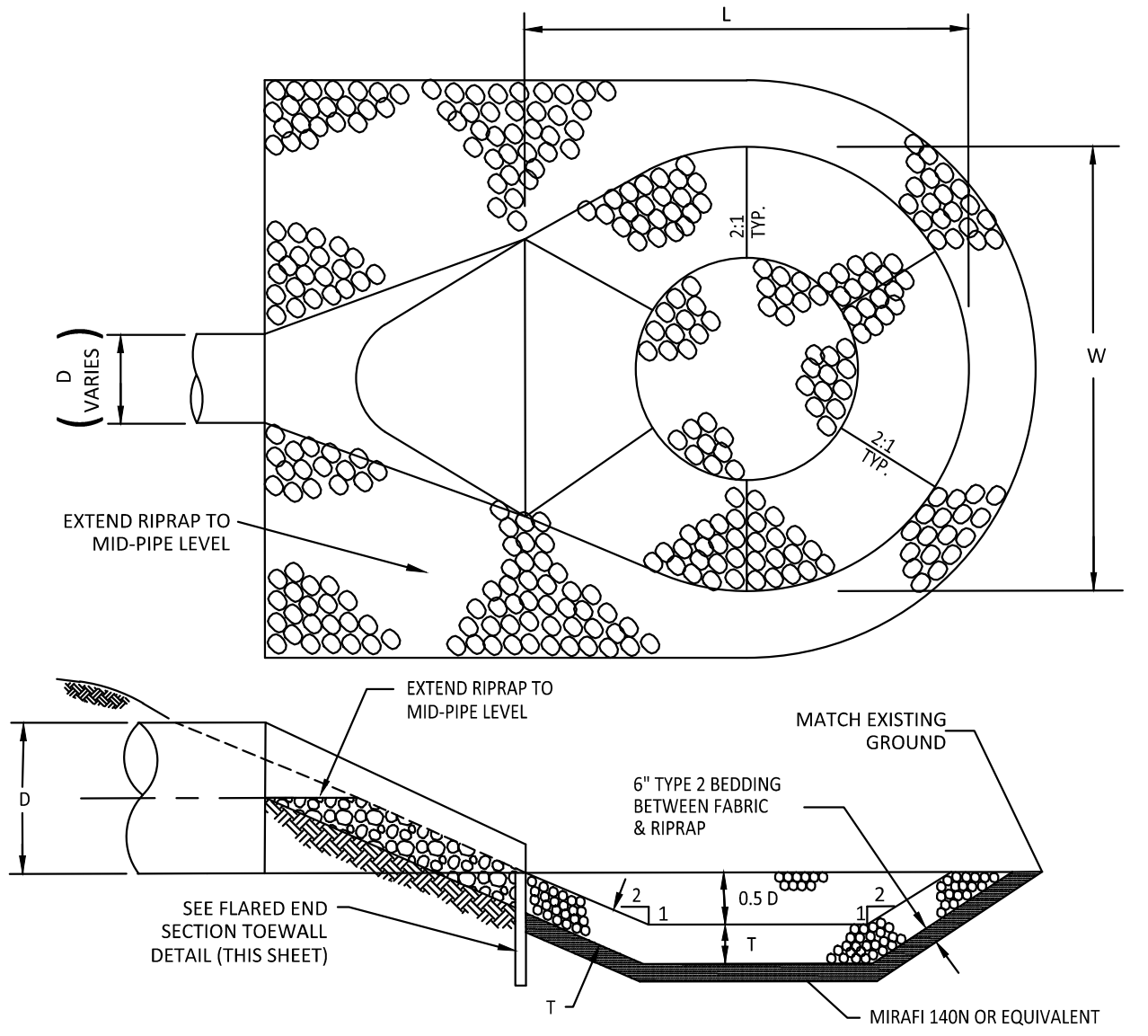
INLET, TYPE D		STANDARD PLAN NO.	
M-604-11		M-604-11	
Issued By: Project Development Branch July 4, 2012		Sheet No. 1 of 1	



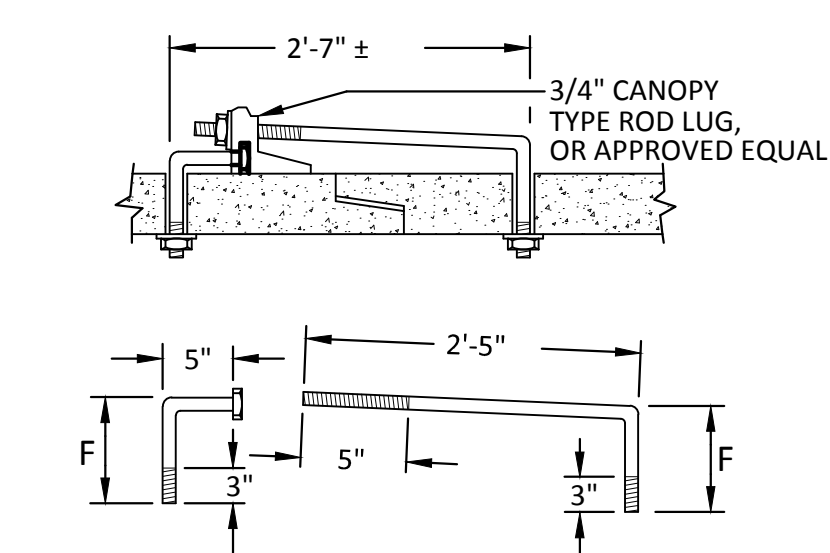
- USE SOIL RIPRAP WHEN d_{50} IS LESS THAN OR EQUAL TO TYPE M. (SUGGEST USE OF SOIL RIPRAP FOR LARGER RIPRAP SIZES AS WELL)
- 5 - FEET MINIMUM IN SANDY OR EROSION SOILS
- ELIMINATE GRANULAR BEDDING WHEN SOIL-RIPRAP IS USED

RIP-RAP TOE PROTECTION
N.T.S.

PIPE DIA. (in)	d_{50}	T (ft.)	W (ft.)	L (ft.)
18			6	6
24			8	8
30			10	10
36	12"	1.75	12	12
42			14	14
48			16	16



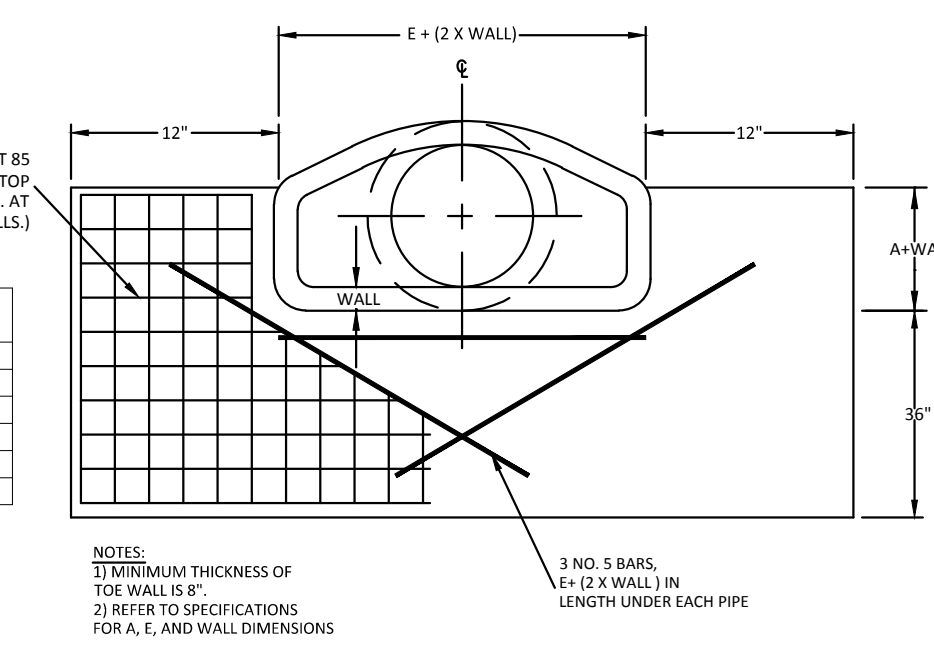
LOW TAILWATER RIPRAP BASIN
N.T.S.



3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL ASTM A 307. ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

PIPE DIAMETER	F
18" - 30"	5"
36" - 42"	6"
48" - 60"	7"
72" - 84"	9"

CONCRETE JOINT FASTENER (TWO PER JOINT)
N.T.S.



FLARED END SECTION TOEWALL DETAIL
N.T.S.

PIPE DIA.	A	E
18"	9"	36"
24"	9.5"	48"
30"	12"	60"
36"	15"	72"
42"	21"	78"
48"	24"	84"

NOTES:
1) MINIMUM THICKNESS OF TOEWALL IS 12".
2) REFER TO SPECIFICATIONS FOR A, E, AND WALL DIMENSIONS.



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DATE: 11/17/15
REVISED: 11/17/15
SUBMITTED: 11/17/15
EG

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM DETAILS

PROJ. MGR.: RIM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
38 OF 38
CLCPK3

PENDING APPROVAL