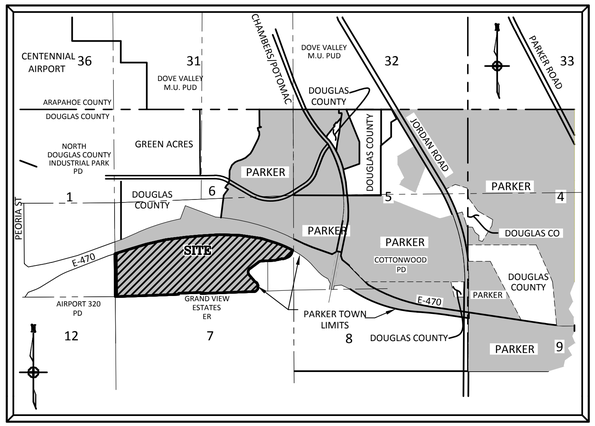
# PRELIMINARY ROAD & STORM DRAINAGE CONSTRUCTION PLANS
FOR
# BELFORD AVENUE
# COMPARK VILLAGE SOUTH, FILING NO. 1
## PARKER, COLORADO

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




VICINITY MAP
N.T.S.

## AGENCY CONTACT LIST

**470 COMPARK**
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. MAINSTREET
PARKER, CO. 80138 — 303-840-9546
STREETS - ALEX MESTDAGH
STORM WATER - JACOB JAMES
EROSION CONTROL - KURT PATRICK
LIFE SAFETY - RANDY CAPRA

**TOWN OF PARKER POLICE DEPARTMENT**
19,600 E. PARKER SQUARE DR.
PARKER, CO. 80134 — 303-841-9800

**STONEGATE VILLAGE METRO DISTRICT**
DISTRICT MANAGER:
PATRICK MULHERN
MULHERN MRE, INC.
2 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO 80112 — 303-649-9857

**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 — 1-800-922-1987
LOCAL CALLS — (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 SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06

Know what's below. Call before you dig.

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

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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## TOWN OF PARKER APPROVALS

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

| REVISIONS | DATE | DRAWN BY |
|---|---|---|
| C 3RD SUBMITTAL | 6/24/16 | |
| B 2ND SUBMITTAL | 4/11/16 | |
| A 1ST SUBMITTAL | 11/2015 | FG |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
COVER SHEET

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

SHEET 1 OF 33
CLCPKC3 ---

PENDING APPROVAL

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Plotted: 6/27/2016 3:16 PM Dwg Name: p:\Cpjdc3\ComSouth03-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\CLCPKC3-BelFord-CV01.dwg Updated By: adrucker

## GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT WATER AND SANITATION SYSTEM SPECIFICATIONS, THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, THE COLORADO STATE BOARD OF HEALTH, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.

3. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING STREET CUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.

5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.

6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS AND ELECTRONIC FILES FOR THE TOWN. AFTER APPROVAL HAS BEEN GRANTED BY THE DESIGNATED TOWN AUTHORITY, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE TOWN.

7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS. COMPACTION TESTS MUST BE SUBMITTED TO THE TOWN AND DISTRICT PRIOR TO PROBATIONARY ACCEPTANCE.

8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR. ANY EXCESS MATERIAL FROM SUBGRADE TRIMMING SHALL NOT BE LEFT IN THE STREET CORE, BUT SHALL BE SPREAD UNIFORMLY IN A 20-FOOT WIDE ZONE BEHIND THE WALK.

9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES.

10. EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCs, PTs, AND AT ANY FIXED OBJECT, BUT IN NO CASE ANY FARTHER THAN 500 FEET APART.

11. THE APPLICANT IS 470 COMPARK LLC.

12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER, AND WALK CONTRACTOR. A SIMILAR FIELD INSPECTION SHALL OCCUR WITH THE UTILITY CONTRACTOR AND CURB CONTRACTOR TO INSPECT THESE ITEMS PLUS CURB STOP BOXES AND CONCRETE WORK PRIOR TO THE START OF WORK BY THE PAVING CONTRACTOR. THESE FIELD INSPECTIONS ARE INTENDED TO HELP ESTABLISH RESPONSIBILITY FOR ANY NECESSARY REPAIRS, CLEANING, ETC. THAT ARE NEEDED. THESE INSPECTIONS WITH A REPRESENTATIVE OF THE OWNER ARE IN ADDITION TO ANY INSPECTIONS BY REPRESENTATIVES OF THE TOWN OF PARKER OR COTTONWOOD WATER AND SANITATION DISTRICT.

13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE.

14. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE COTTONWOOD WATER AND SANITATION DISTRICT OFFICE AND AN ADDITIONAL SET OF ROLLED BLUELINE PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.

15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.

16. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.

17. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.

18. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.

19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:

"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES

20. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT-OF-WAY. NO TREES ALLOWED WITHIN 7' OF THE EDGE OF ANY STORM SEWER.

21. 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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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.
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ELEVATION = 5808.06

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.

23. T.C. INDICATES TOP BACK OF WALK GRADE FOR COMBINATION CURB, GUTTER, AND SIDEWALK, OR TOP BACK OF CURB FOR OTHER CURB AND GUTTER TYPES.

24. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

25. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.

26. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

## CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

3. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.

4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT DENVER INTER-UTILITY GROUP AT 303-534-6700, OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.

7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:

| | |
|---|---|
| WATER TIE-IN | ---- |
| SANITARY SEWER CONNECTION | ---- |
| STORM SEWER CONNECTION | NONE |

8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."

10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.

11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER ONE (1) YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.

16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500.

17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.

18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

## PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENT CRITERIA MANUAL (SDECM), AS AMENDED.

2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), "CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC.). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).

4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CDOT STANDARD SPECIFICATIONS 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUB-GRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.

5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.

6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:

A) 1 TEST FOR SUB-GRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE-GROUND APPURTENANCE (MANHOLES, INLETS, ETC.)
B) 1 TEST EVERY 200 LF OF MAINLINE TRENCHES EVERY 1-FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.

7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.

8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINTED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.

9. JOINT RESTRAINTS AND TOE-WALLS CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.

10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD NO. M-604-10, 11, 12, AND 13.

11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.

12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.

13. TWO (2) MANHOLE ACCESS JOINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.

14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.

15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.

16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

## SIGNAGE & STRIPING NOTES

1. SEE SIGNAGE & STRIPING PLAN FOR NOTES.

## ROADWAY NOTES:

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.

2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M-STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

## MASTER LEGEND

PROPOSED SANITARY SEWER W/MANHOLE
PROPOSED WATERLINE W/ GATE VALVE
PROPOSED F.H. ASSEMBLY, GATE VALVE & TEE
EXISTING SANITARY SEWER W/ MANHOLE
EXISTING WATERLINE W/ GATE VALVE
EXISTING FH ASSEMBLY, GATE VALVE & TEE
EXISTING HIGH PRESSURE GAS LINE
PROPOSED STORM SEWER W/ MANHOLE
PROPOSED EOA, FL AND BOC
PROPOSED SIDEWALK
PROPOSED ROW
PROPOSED UTILITY EASEMENT
EXISTING TOP BACK OF CURB
EXISTING FLOWLINE
EXISTING LIP OF CURB/EDGE OF ASPHALT
EXISTING STORM INLET
PROPOSED STORM INLET
PROPOSED WATER SERVICE W/ CURBSTOP
PROPOSED SANITARY SERVICE
EXISTING WATER SERVICE W/ CURBSTOP
EXISTING SANITARY SERVICE
CAUTION! UTILITY CROSSING
PROPOSED CROSS PAN
EXISTING CROSS PAN
5750 PROPOSED CONTOURS
5750 EXISTING CONTOURS
EXISTING TELEPHONE LINE
EXISTING ELECTRIC LINE
EXISTING STORM
EXIST. OVERHEAD UTILITY
EXISTING POWER POLES
HP HIGH POINT
LP LOW POINT
TW TOP OF WALL ELEVATION
M.E. MATCH EXISTING
26.3 FL R/W PROPERTY LINE INDICATES PROPERTY CORNER ELEV. PER GRADING TEMPLATES
CUT/FILL LINE
FLOW DIRECTION ARROW
PROPOSED ASPHALT LIMITS
PROPOSED SIGN
PROPOSED STREET LIGHT

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

## TOWN OF PARKER APPROVALS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

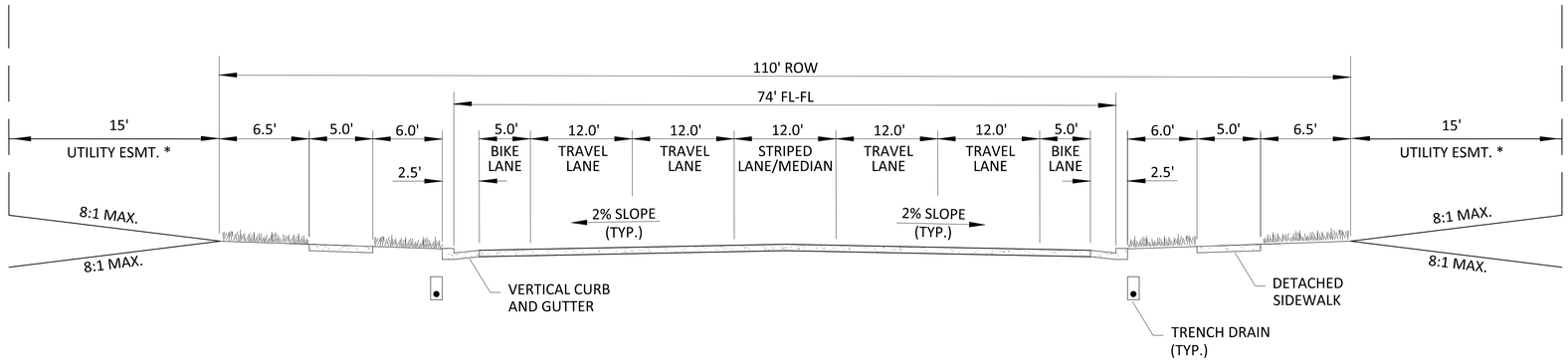
GENERAL NOTES

PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
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DATE: 12/2015

SHEET 2 OF 33
CLCPKC3 ---

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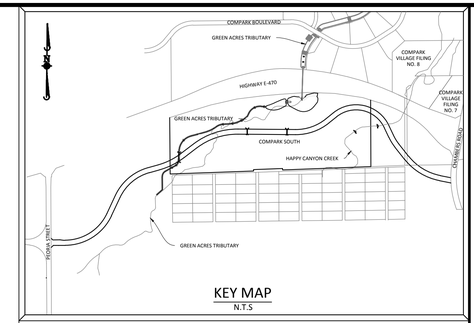



## MAJOR COLLECTOR
ULTIMATE CONDITION

## GENERAL NOTES

1. TRENCH DRAINS ARE REQUIRED ON COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.
5. *UTILITY EASEMENT WIDTH VARIES FROM TYPICAL AT CERTAIN LOCATIONS. SEE PLANS FOR LOCATION INFORMATION.

## BELFORD AVENUE




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)

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| Index | | | Contract | Contract Item | Unit | Roadway | | | | | | | | | | | | | | Project Tools | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Book | Page | Sheet | Item No. | | | 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

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

QUANTITY TABULATION

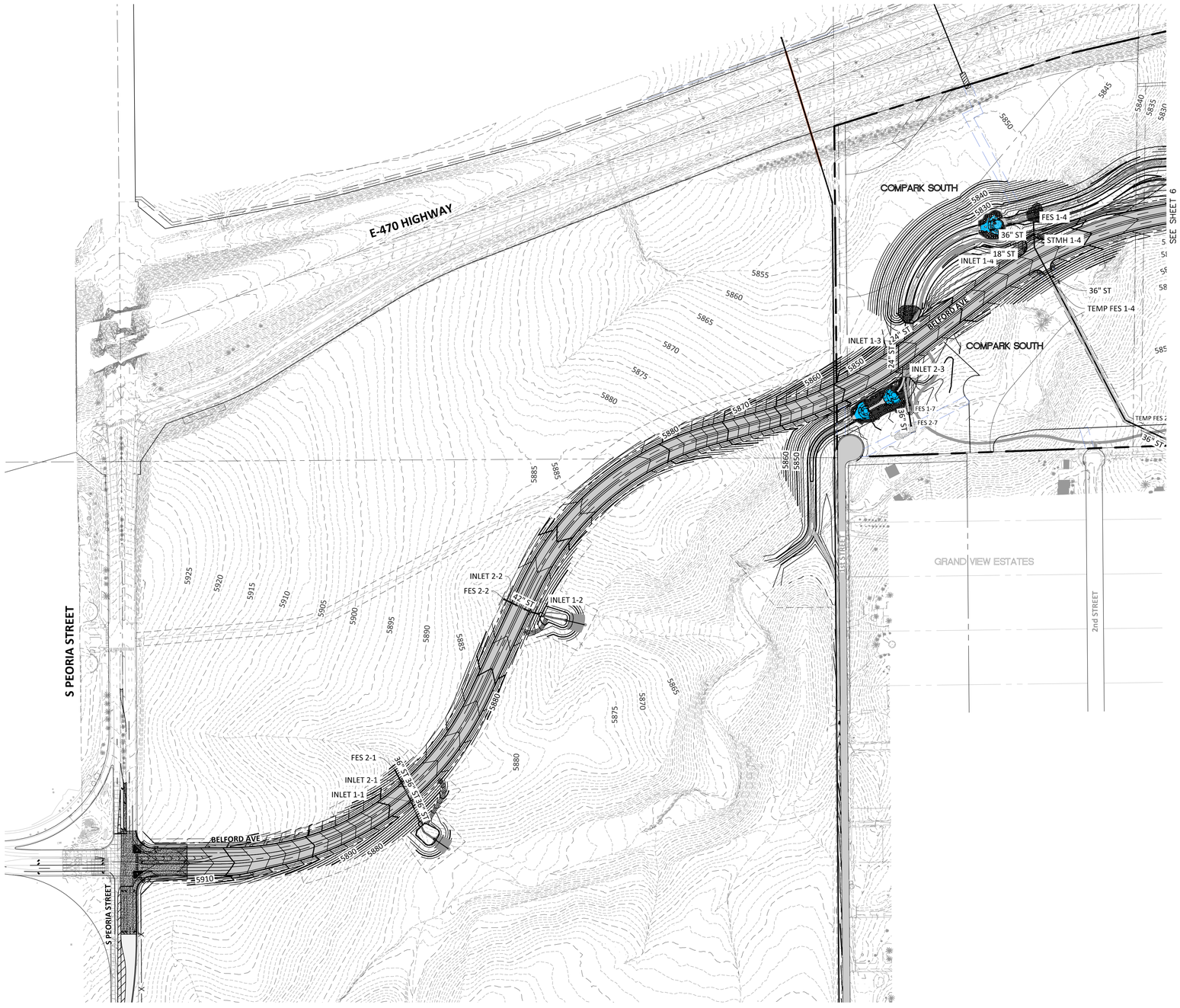
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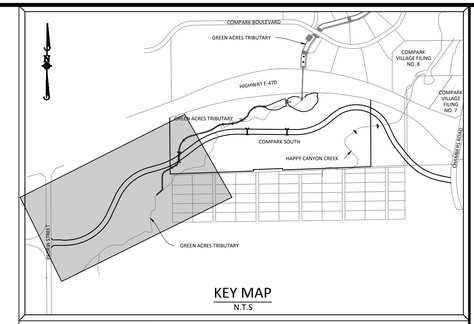
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KEY MAP
N.T.S

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)

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SCALE: 1"=200'

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## TOWN OF PARKER, COLORADO
## OVERALL ROADWAY AND DRAINAGE PLAN

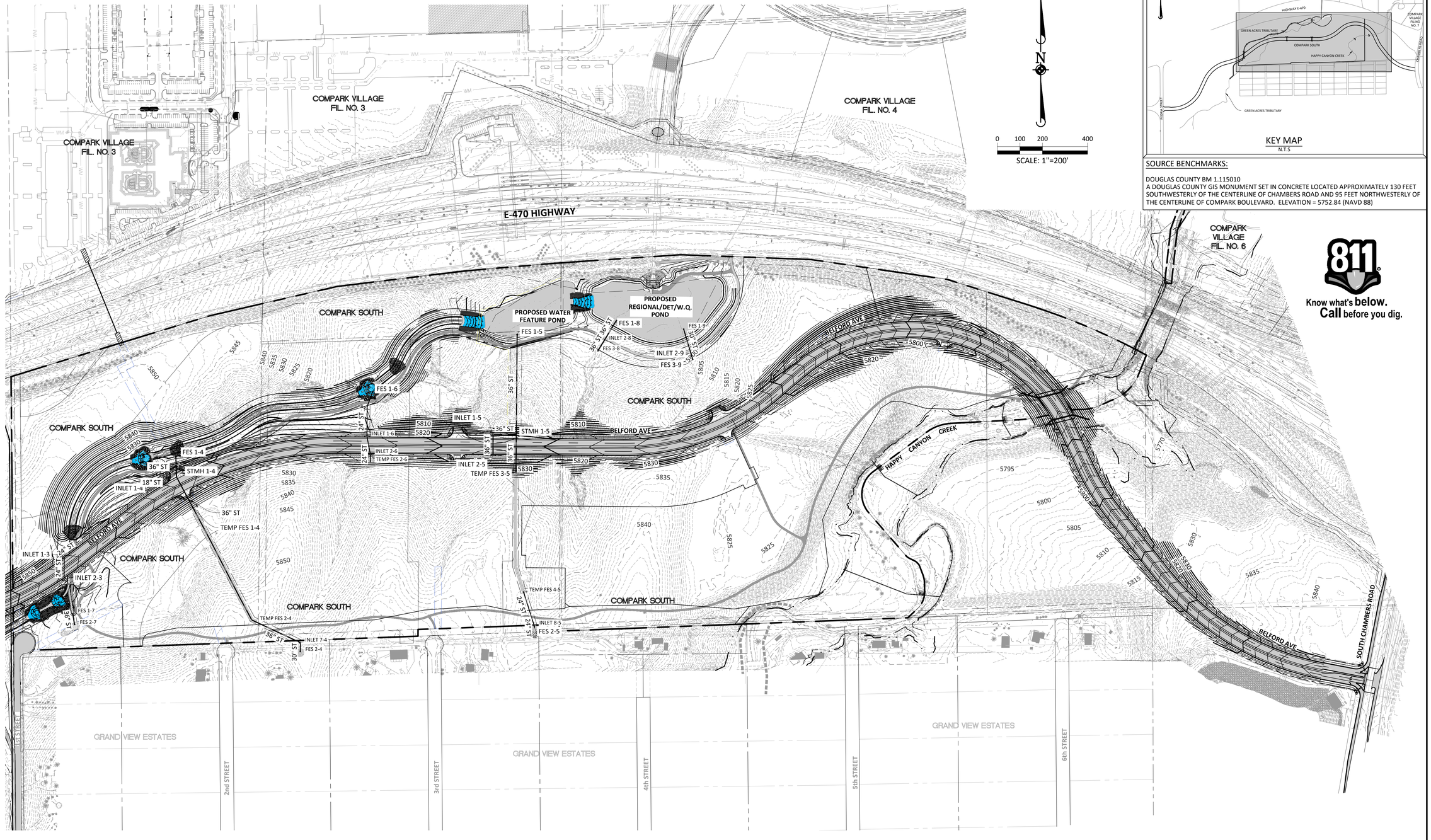
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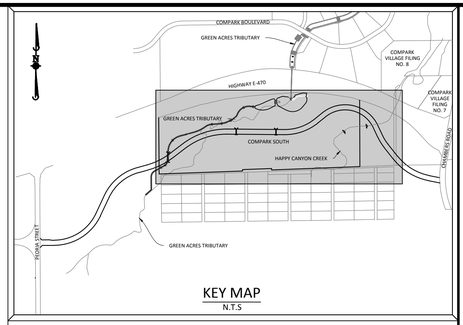
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KEY MAP
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

OVERALL ROADWAY AND DRAINAGE PLAN

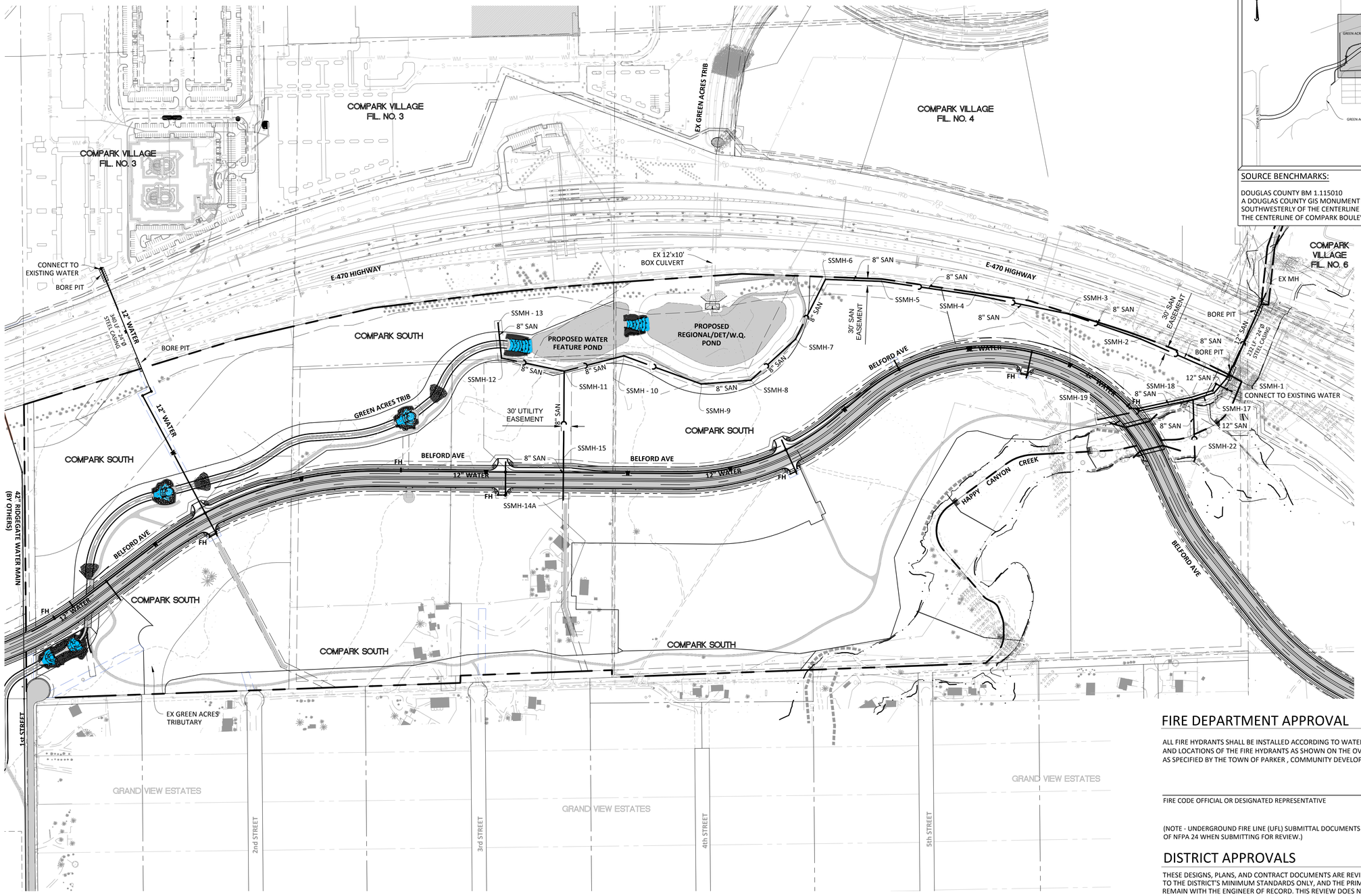
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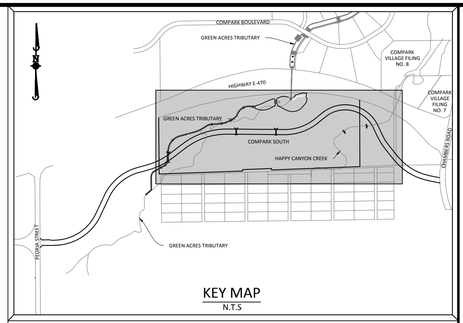
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## FIRE DEPARTMENT APPROVAL

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

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

## DISTRICT APPROVALS

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

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

BY _____ _____
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER DATE

BY _____ _____
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER DATE

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# PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

## TOWN OF PARKER, COLORADO

## OVERALL UTILITY PLAN

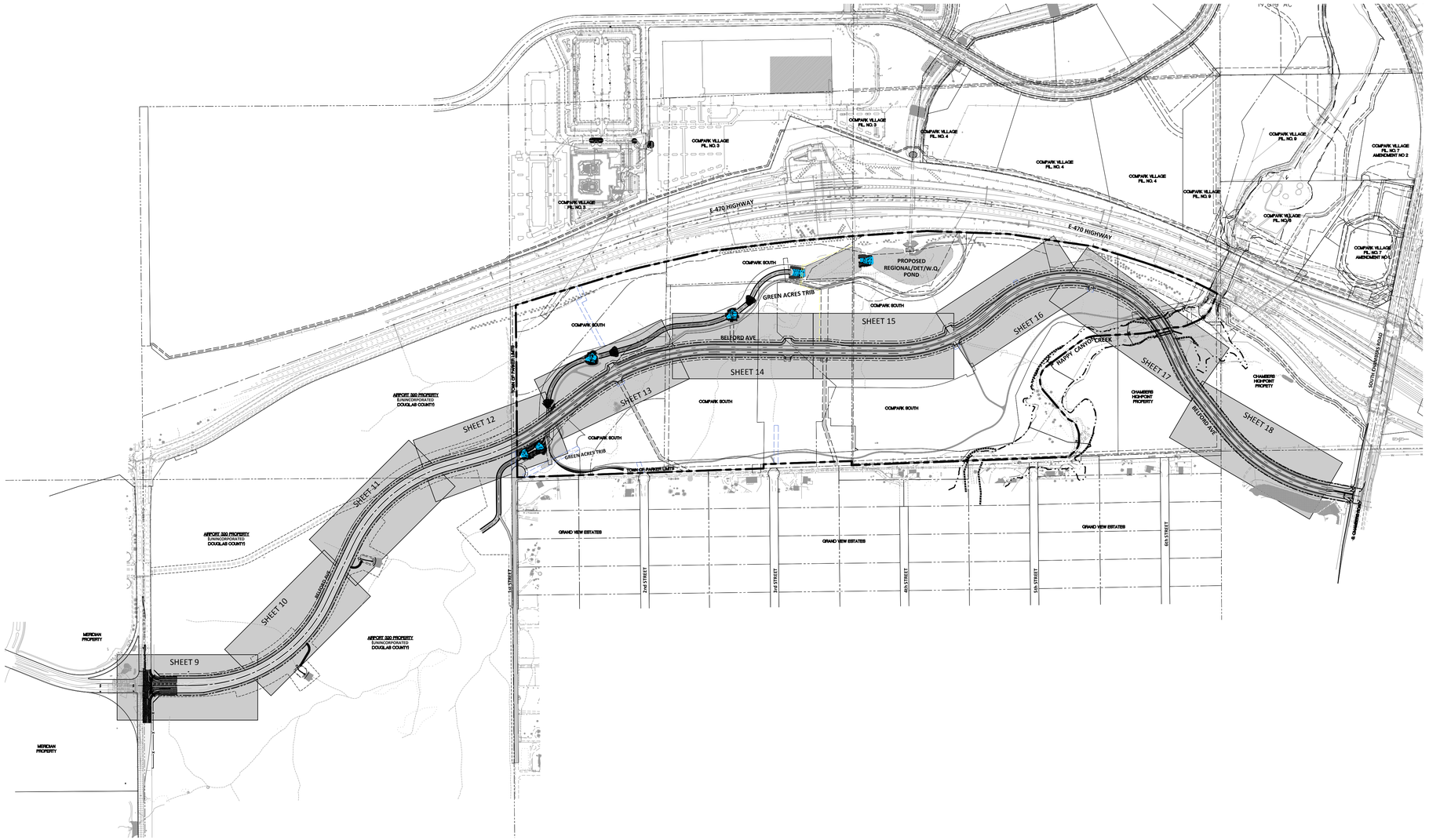
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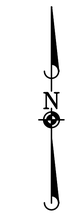
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## TOWN OF PARKER APPROVALS

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# PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

## TOWN OF PARKER, COLORADO

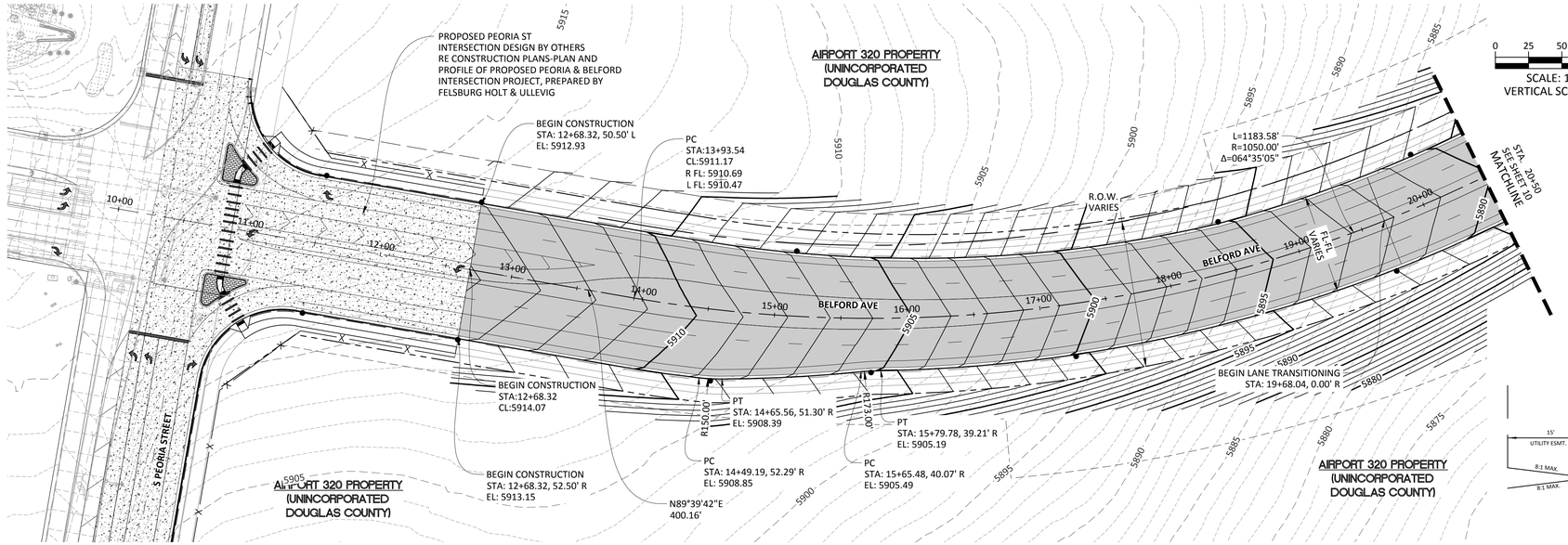
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DATE: 12/2015

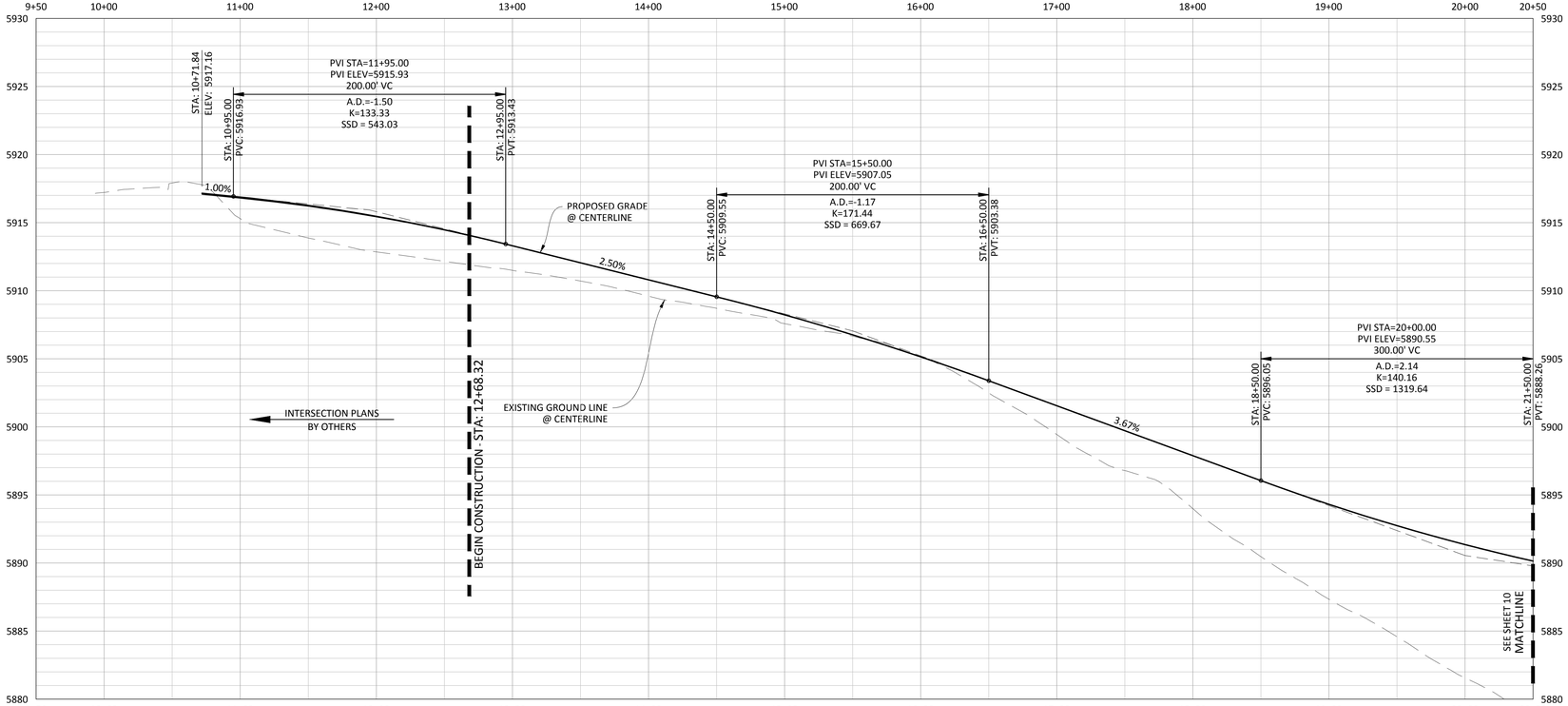
SHEET 8 OF 33
CLCPKC3 ---

PENDING APPROVAL

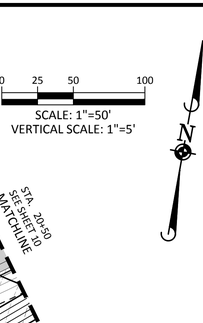
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PLAN: BELFORD AVENUE



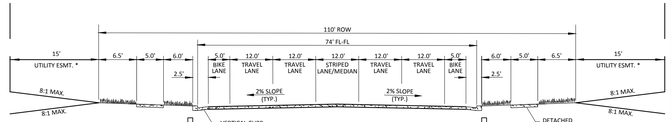

PROFILE: BELFORD AVENUE




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)




MAJOR COLLECTOR
ULTIMATE CONDITION

## NOTES:

1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND
2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED.REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION.

0 25 50 100
SCALE: 1"=50'
VERTICAL SCALE: 1"=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 | DRAWN BY |
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| | | ETG |
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| 4/27/16 | 2ND SUBMITTAL | B |
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

BELFORD AVENUE - PLAN & PROFILE

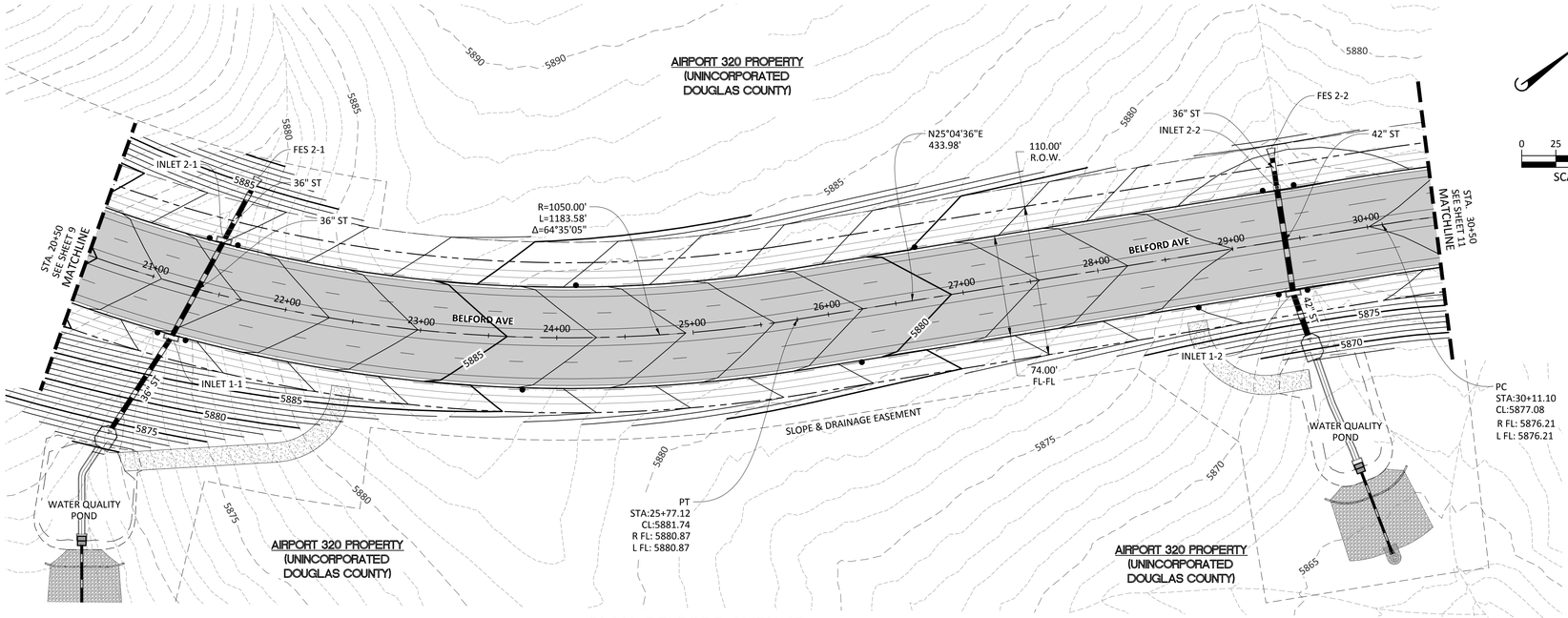
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PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
9 OF 33
CLCPKC3 ---

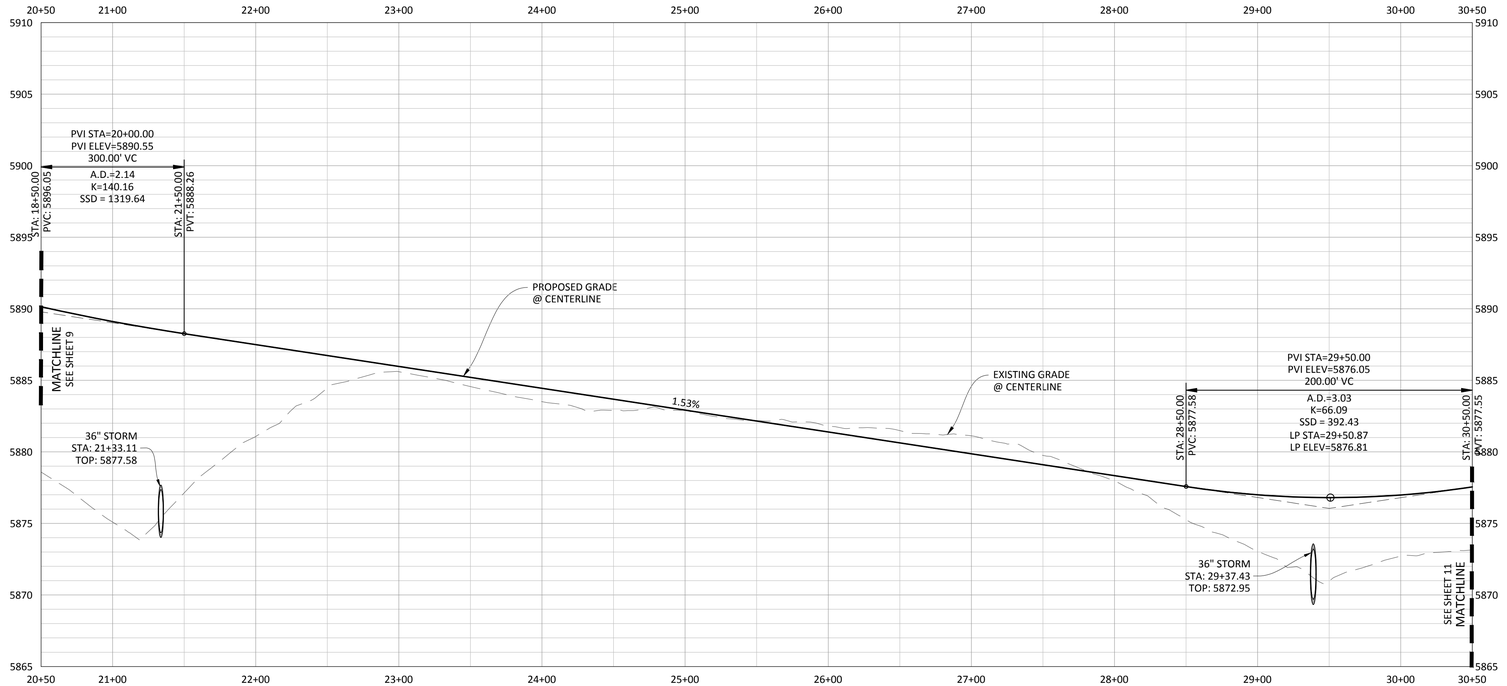
PENDING APPROVAL

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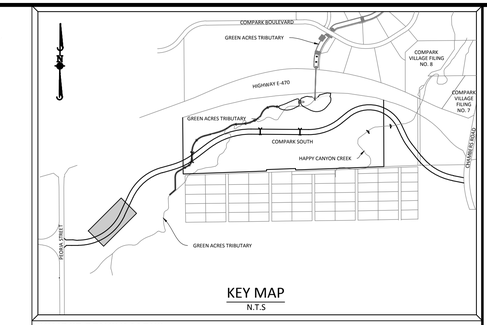
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PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE



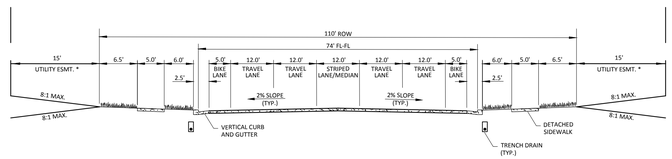

KEY MAP
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DOUGLAS COUNTY BM 1.115010
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MAJOR COLLECTOR
ULTIMATE CONDITION

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VERTICAL SCALE: 1"=5'

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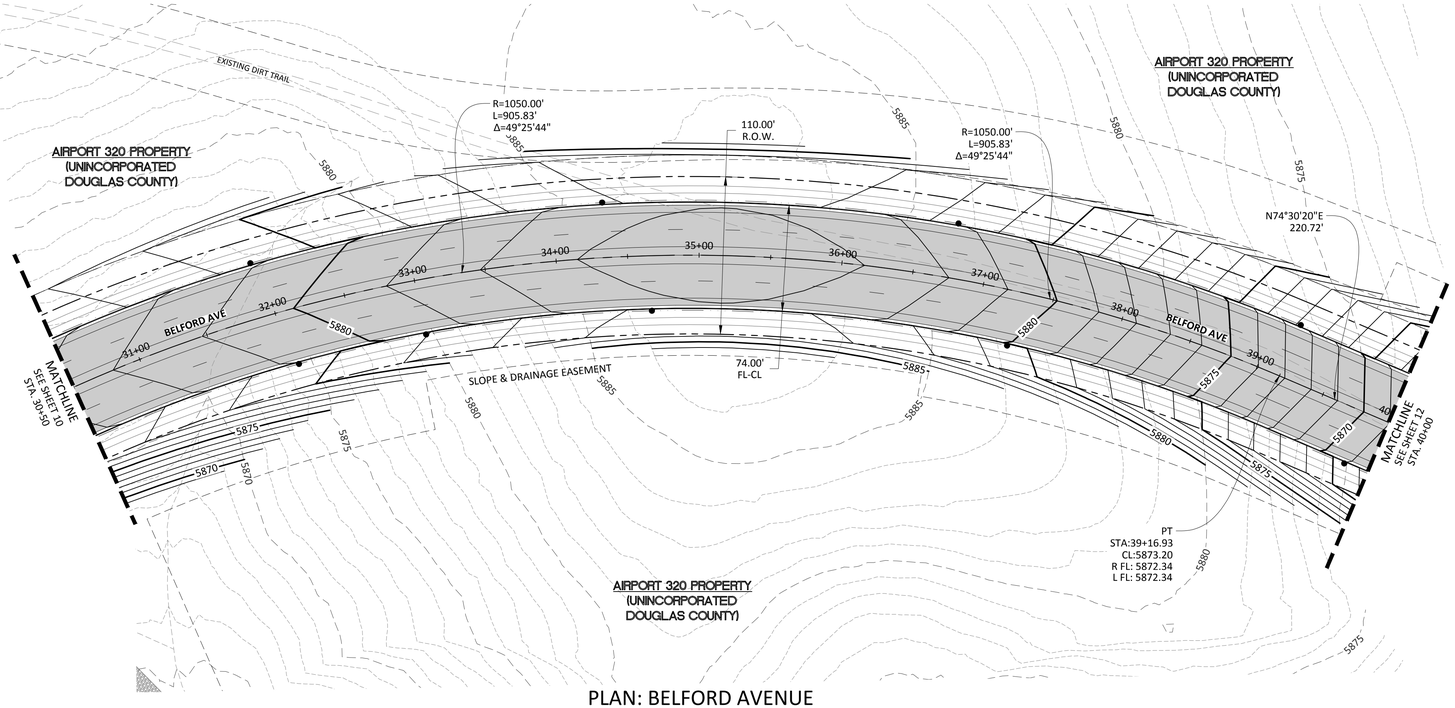
TOWN OF PARKER APPROVALS

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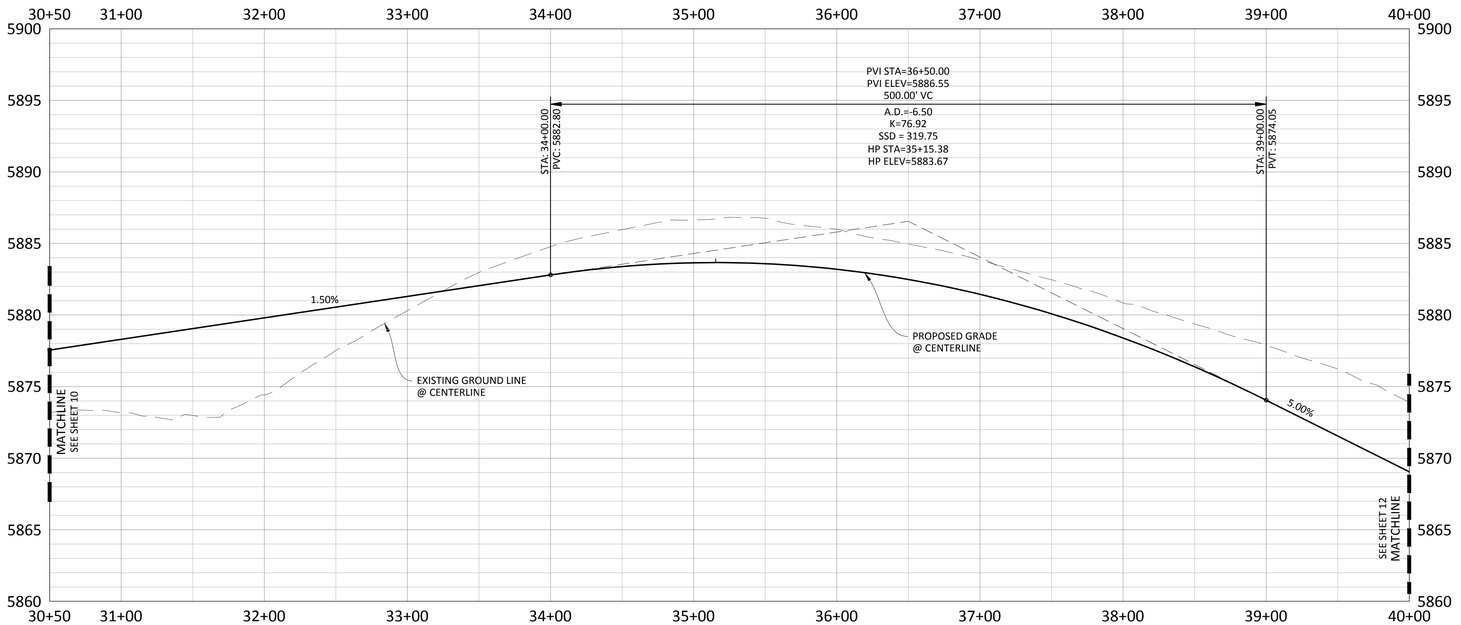
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

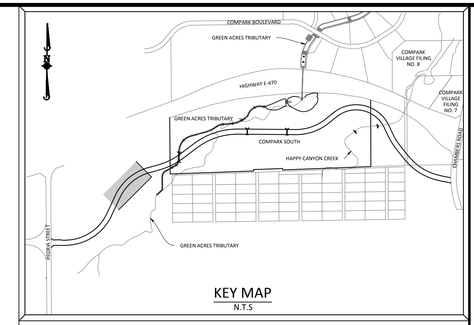
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PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE




KEY MAP
N.T.S

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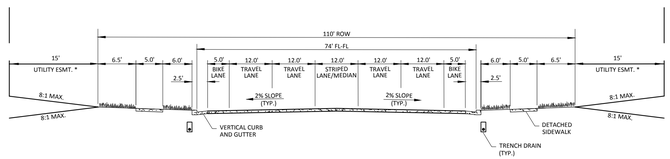
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MAJOR COLLECTOR
ULTIMATE CONDITION

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

BELFORD AVENUE - PLAN & PROFILE

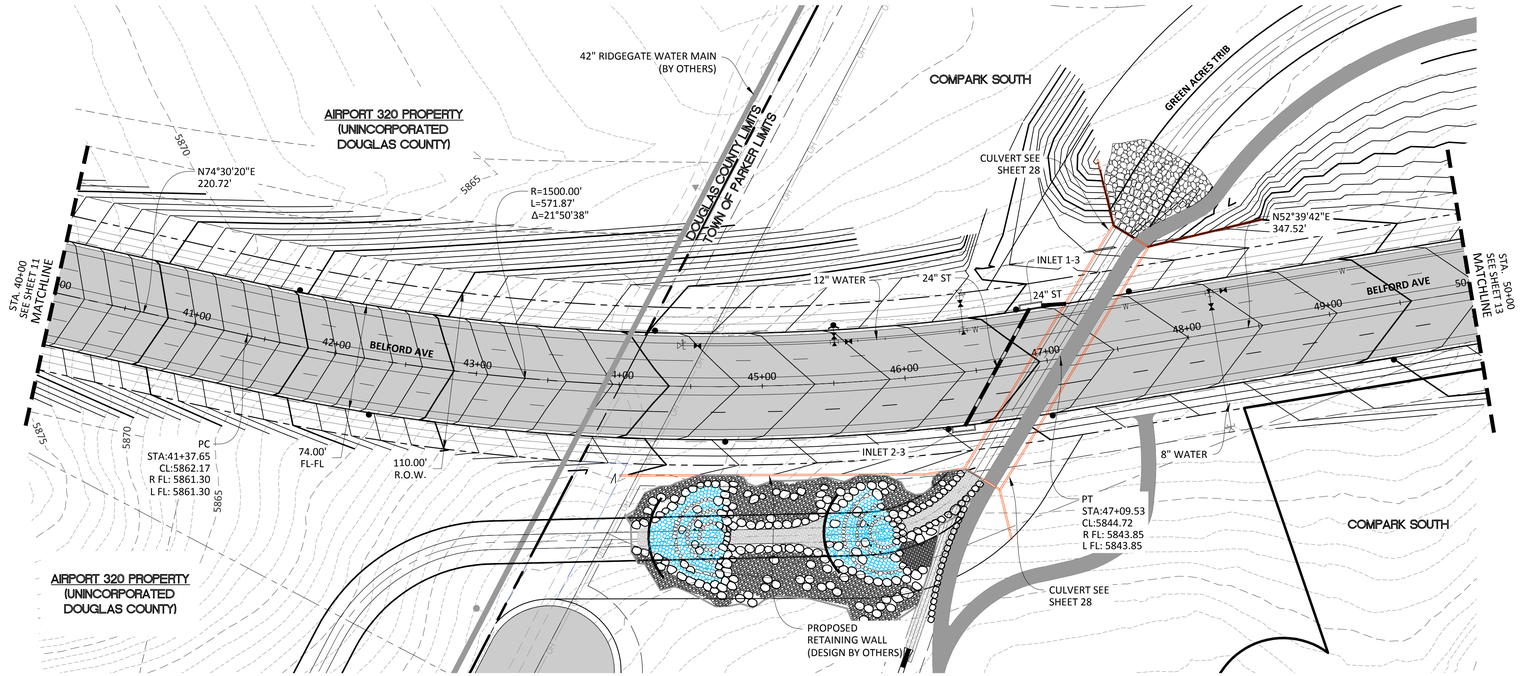
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DRAWN BY: ETG
DATE: 12/2015

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11 OF 33
CLCPKC3 ---

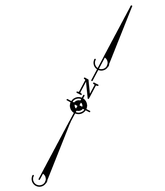
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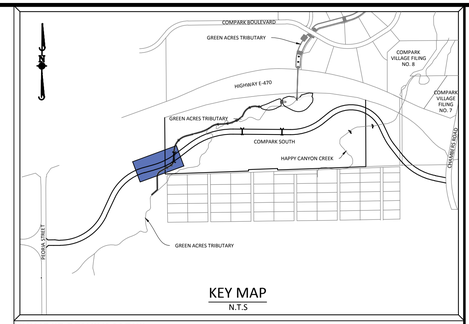
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PLAN: BELFORD AVENUE




KEY MAP
N.T.S

## SOURCE BENCHMARKS:

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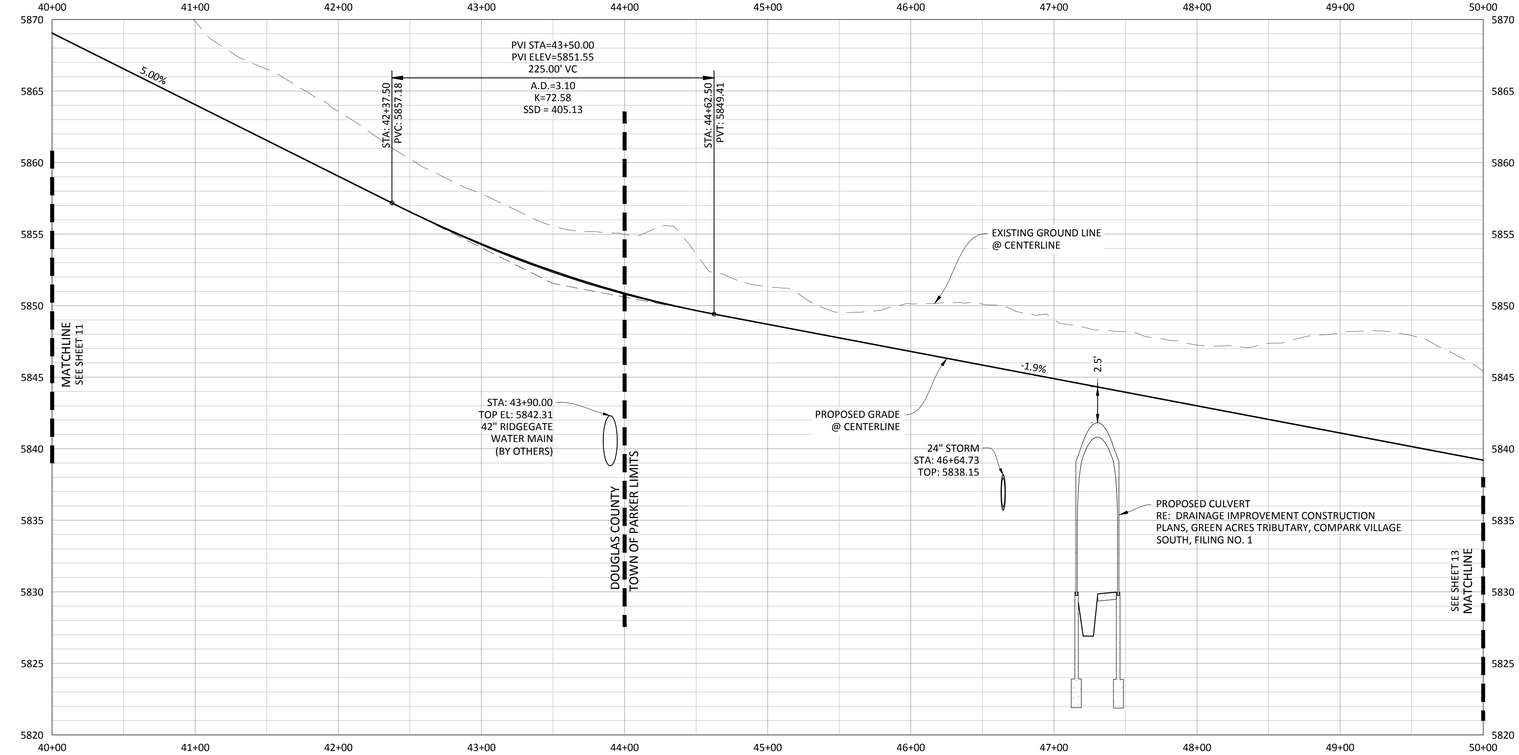
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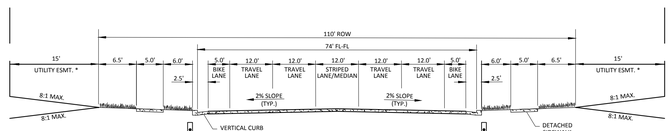
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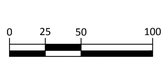
6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION.




PROFILE: BELFORD AVENUE




MAJOR COLLECTOR
ULTIMATE CONDITION




811
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| DRAWN BY | REVISIONS | DATE |
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| ETG | C 3RD SUBMITTAL | 6/24/16 |
| | B 2ND SUBMITTAL | 4/14/16 |
| | A 1ST SUBMITTAL | 11/2015 |

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**TOWN OF PARKER, COLORADO**

**BELFORD AVENUE - PLAN & PROFILE**

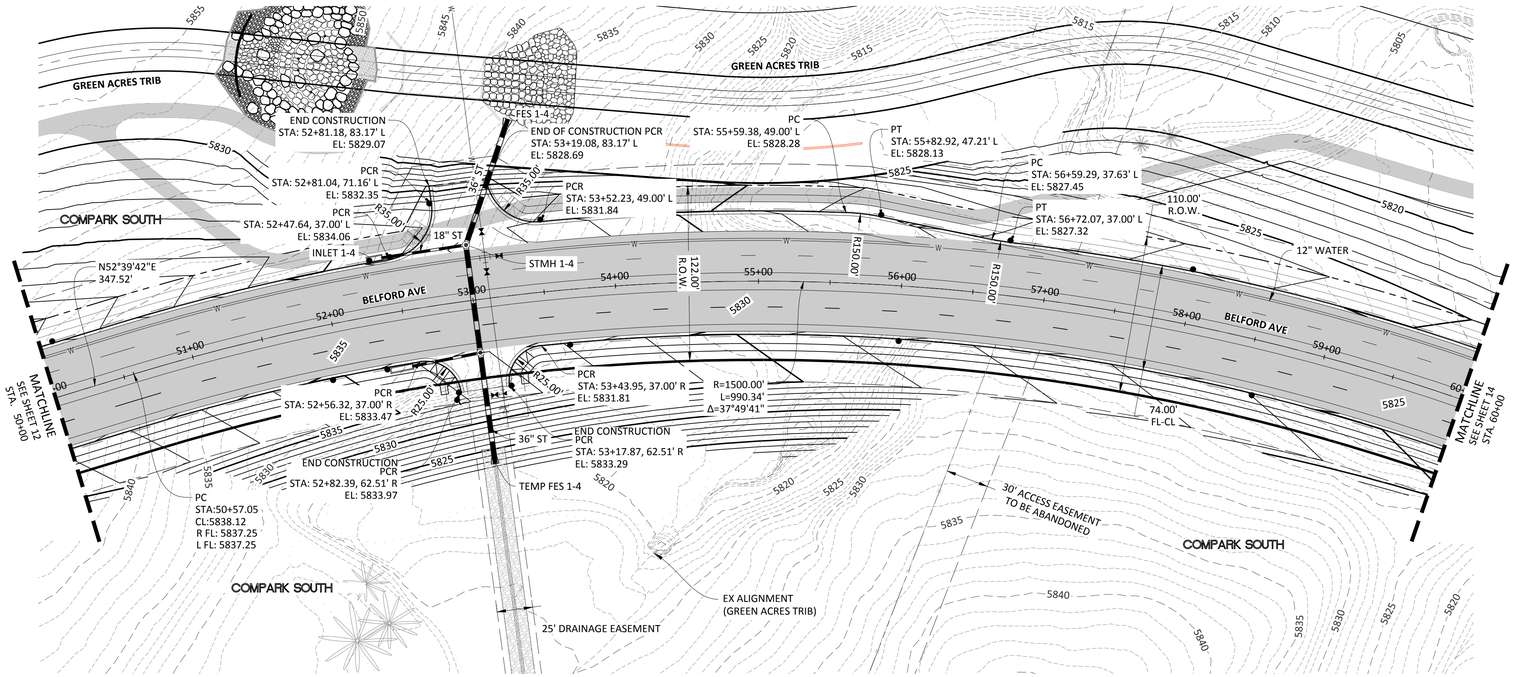
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12 OF 33
CLCPKC3 ---

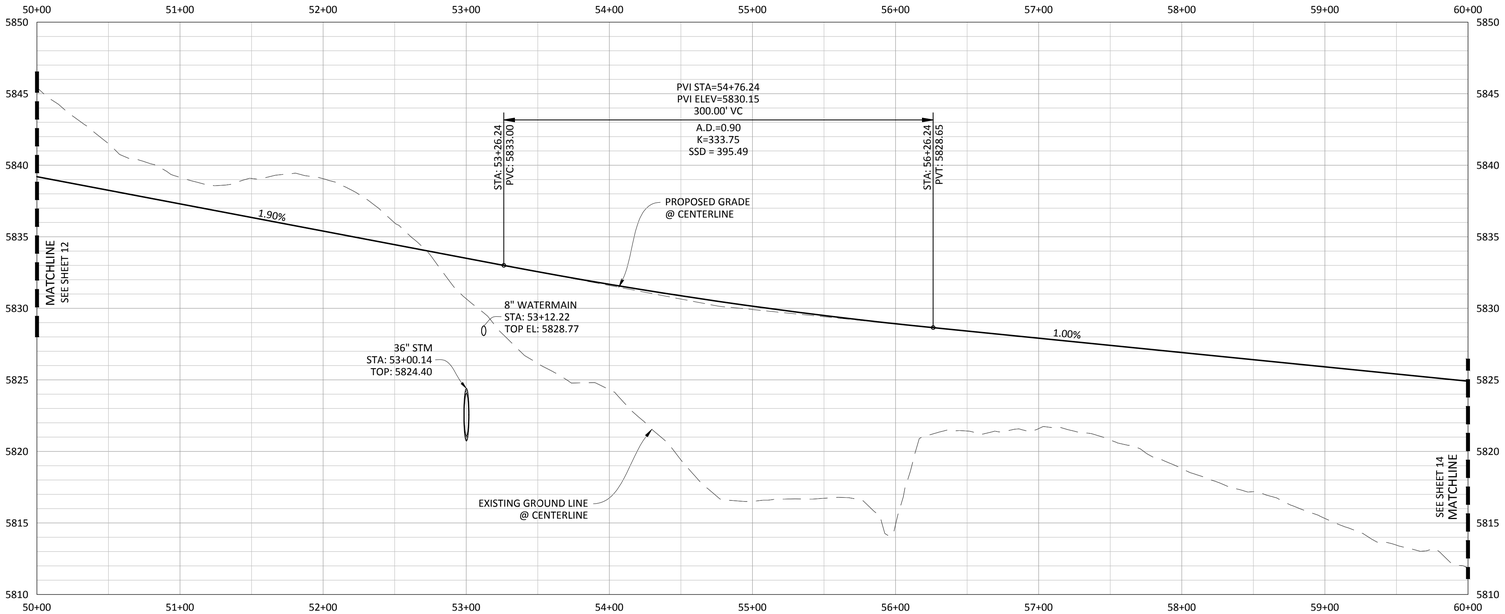
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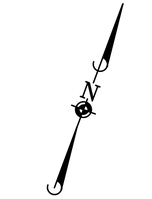
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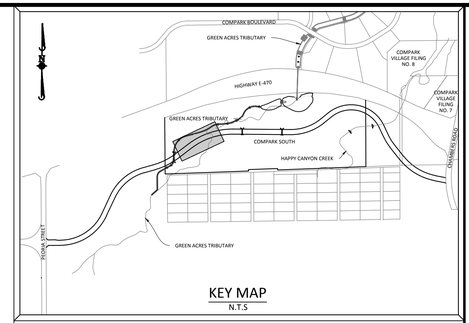



PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE



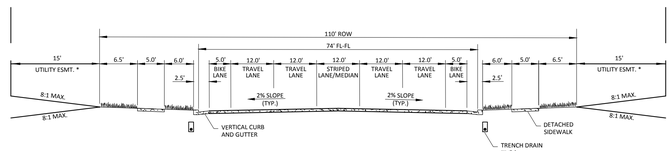

KEY MAP
N.T.S

## SOURCE BENCHMARKS:

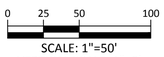
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6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION.




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ULTIMATE CONDITION




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## TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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| | B 2ND SUBMITTAL | 4/21/16 |
| | A 1ST SUBMITTAL | 11/2015 |


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**PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE**

**TOWN OF PARKER, COLORADO**

**BELFORD AVENUE - PLAN & PROFILE**

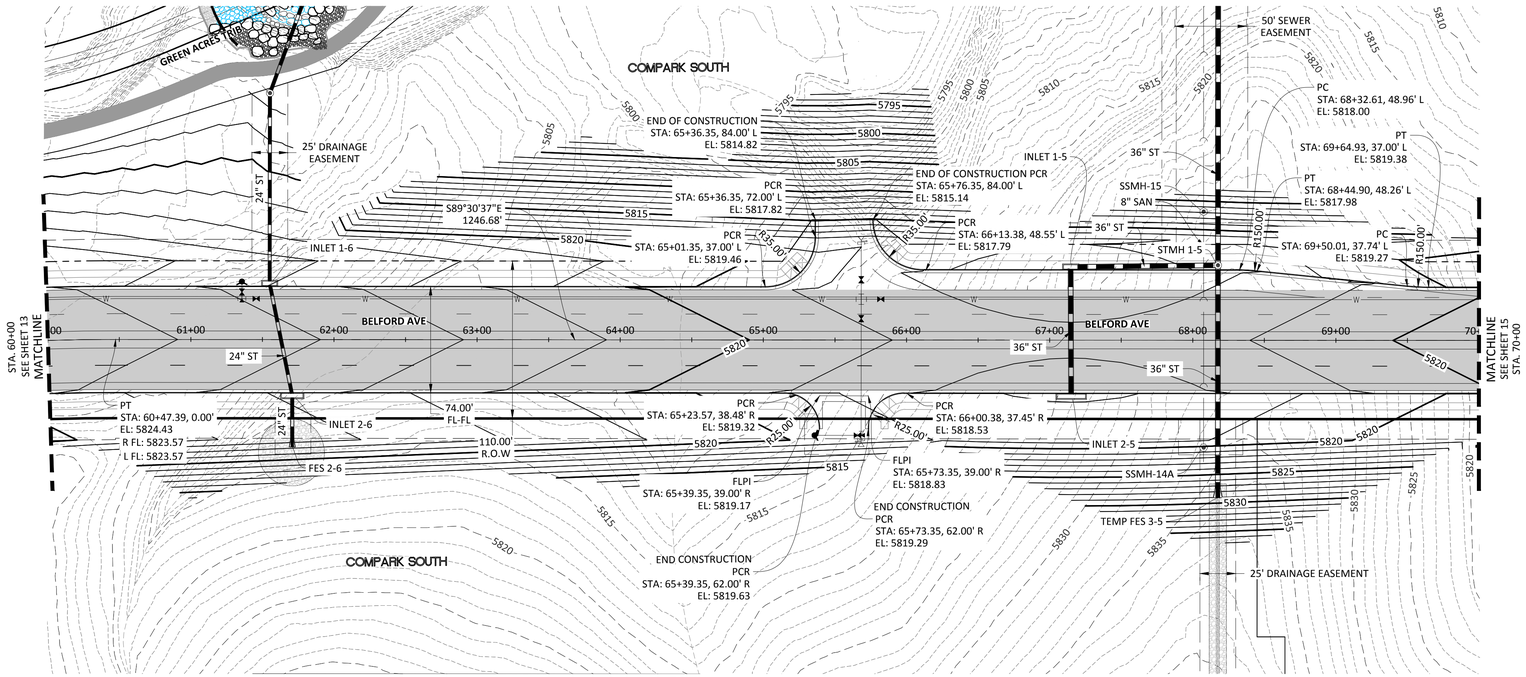
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DATE: 12/2015

SHEET
13 OF 33
CLCPKC3 ---

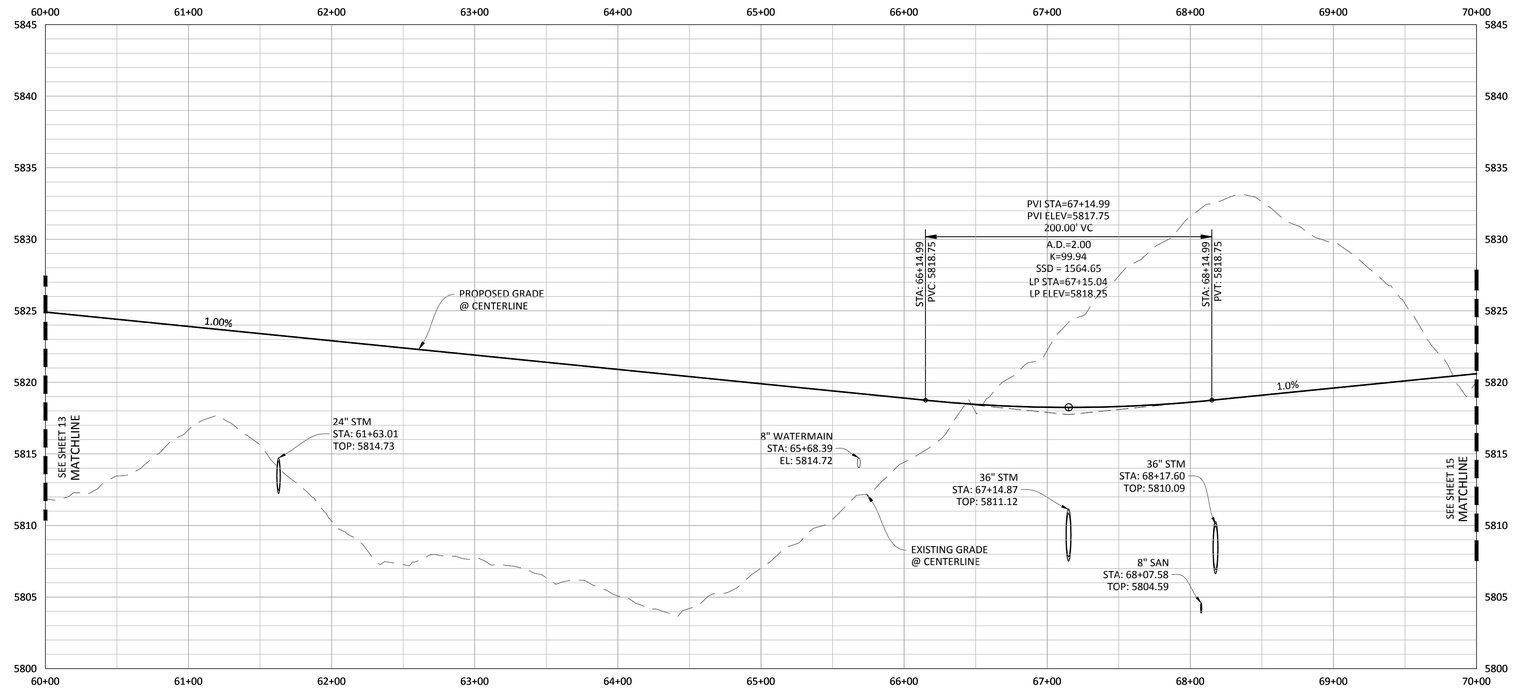
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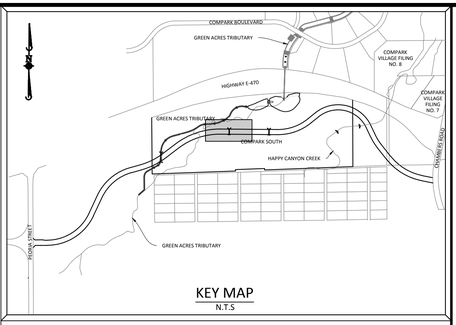
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PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE



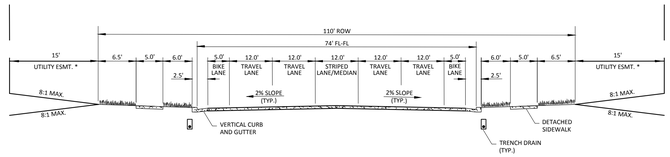

KEY MAP
N.T.S

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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ULTIMATE CONDITION

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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TOWN OF PARKER, COLORADO
BELFORD AVENUE - PLAN & PROFILE

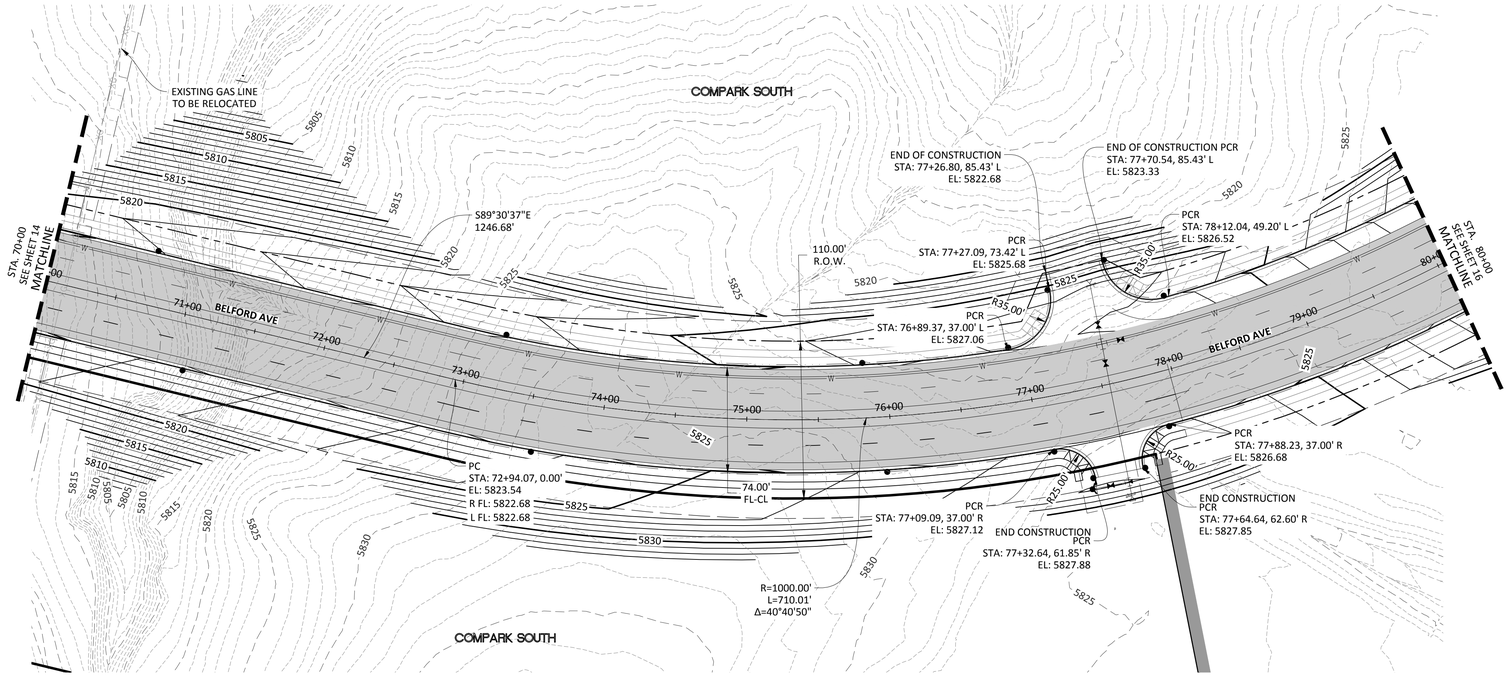
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DATE: 12/2015

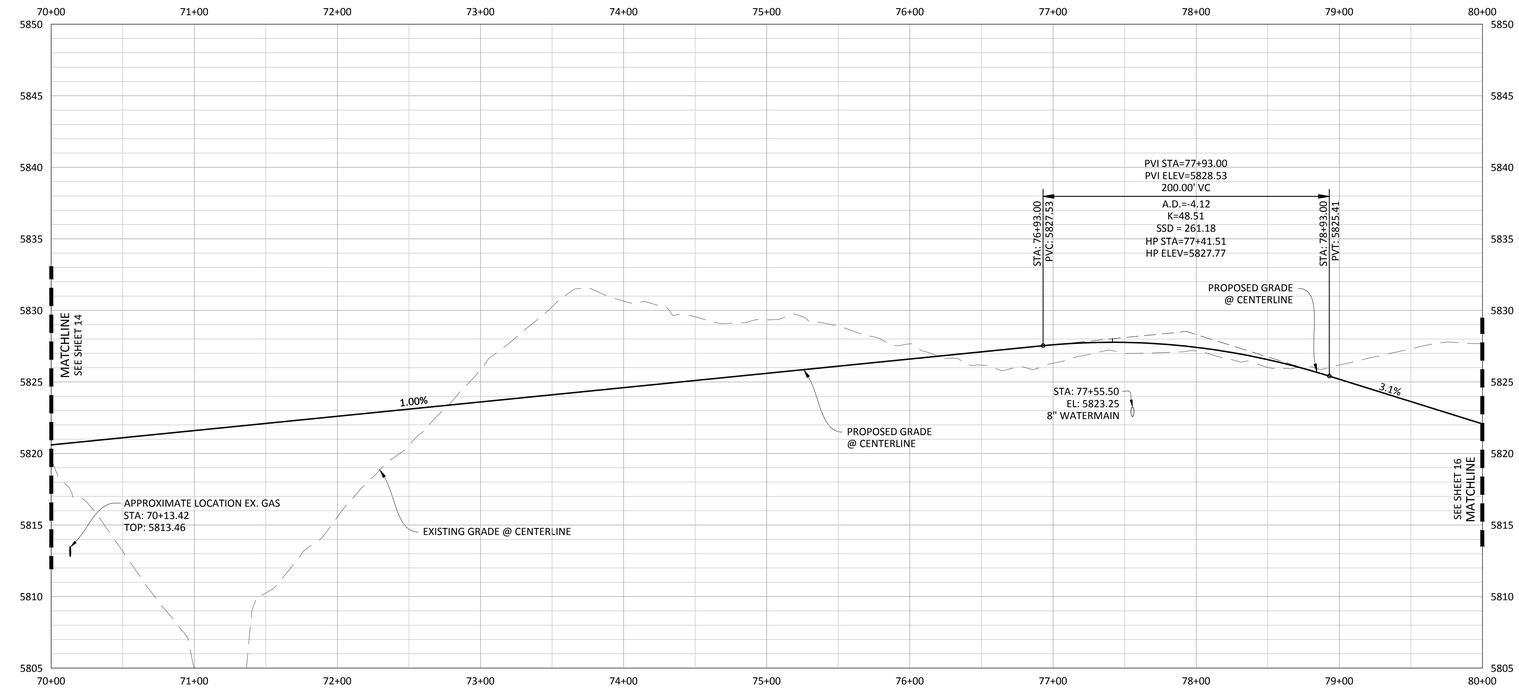
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14 OF 33
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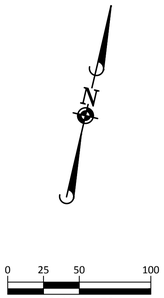
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PLAN: BELFORD AVENUE

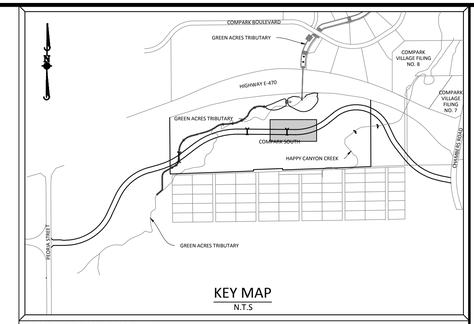



PROFILE: BELFORD AVENUE



0 25 50 100

SCALE: 1"=50'




KEY MAP
N.T.S

SOURCE BENCHMARKS:

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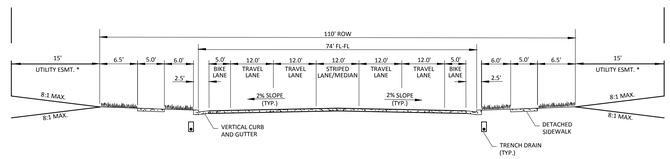
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MAJOR COLLECTOR
ULTIMATE CONDITION

0 25 50 100

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DATE | REVISIONS | DRAWN BY |
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

BELFORD AVENUE - PLAN & PROFILE

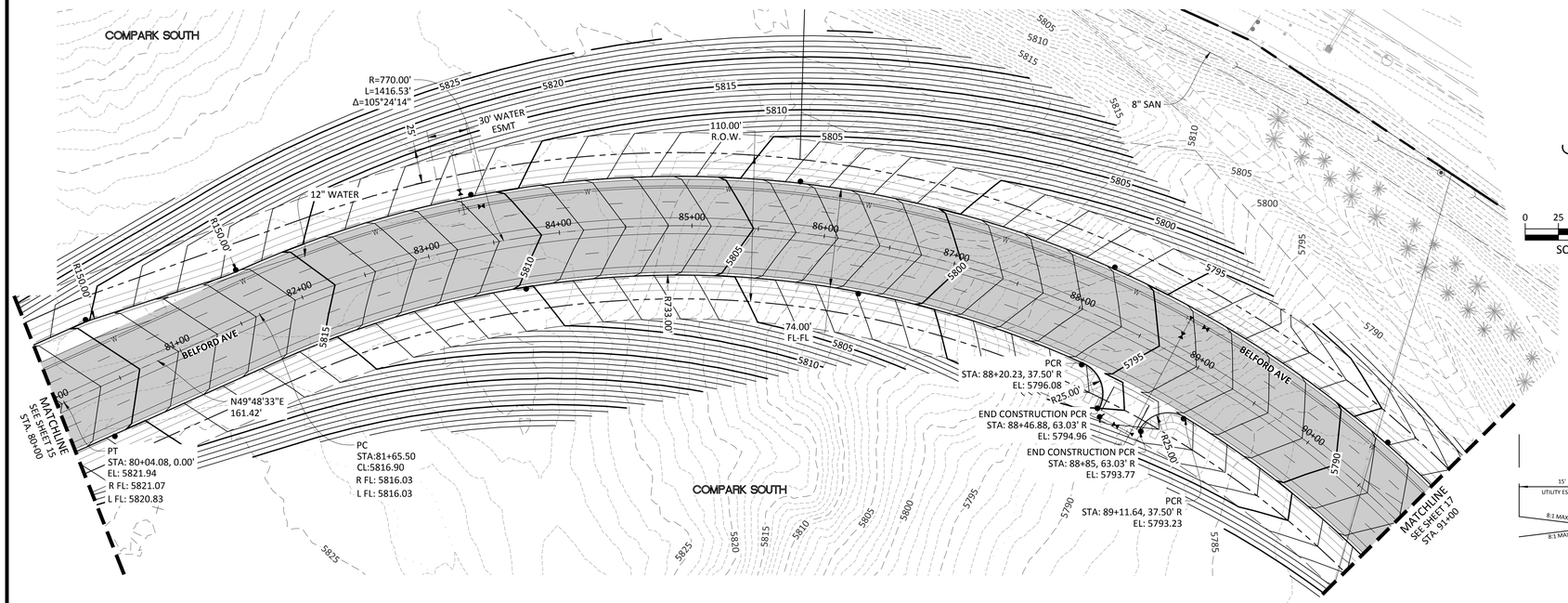
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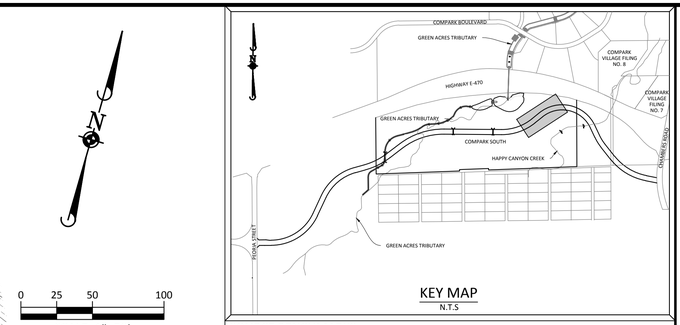
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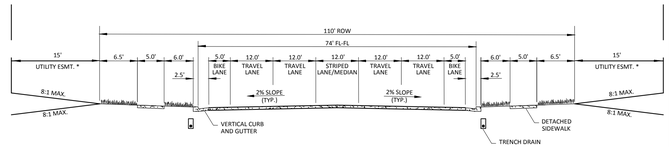



KEY MAP
N.T.S

## SOURCE BENCHMARKS:

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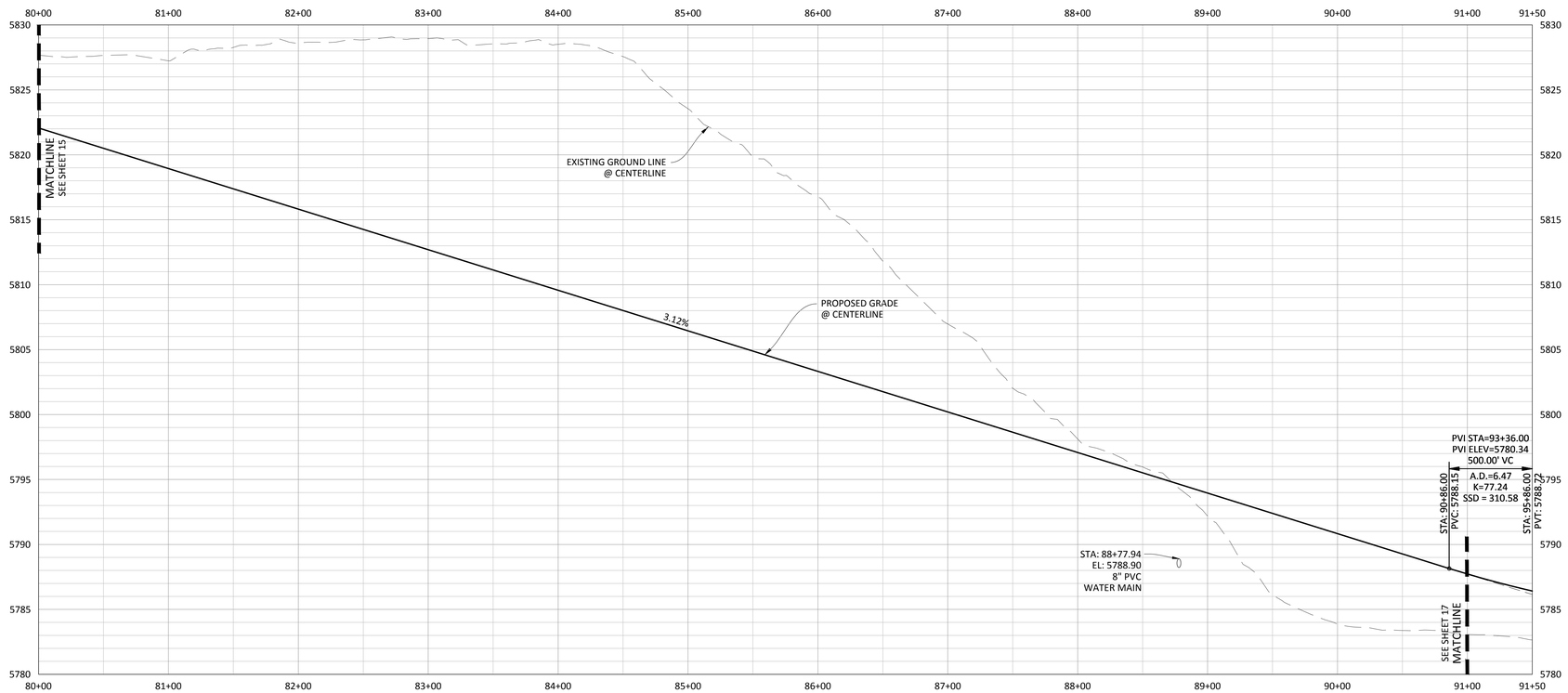



MAJOR COLLECTOR
ULTIMATE CONDITION

## NOTES:

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PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE

0 25 50 100
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
BELFORD AVENUE - PLAN & PROFILE

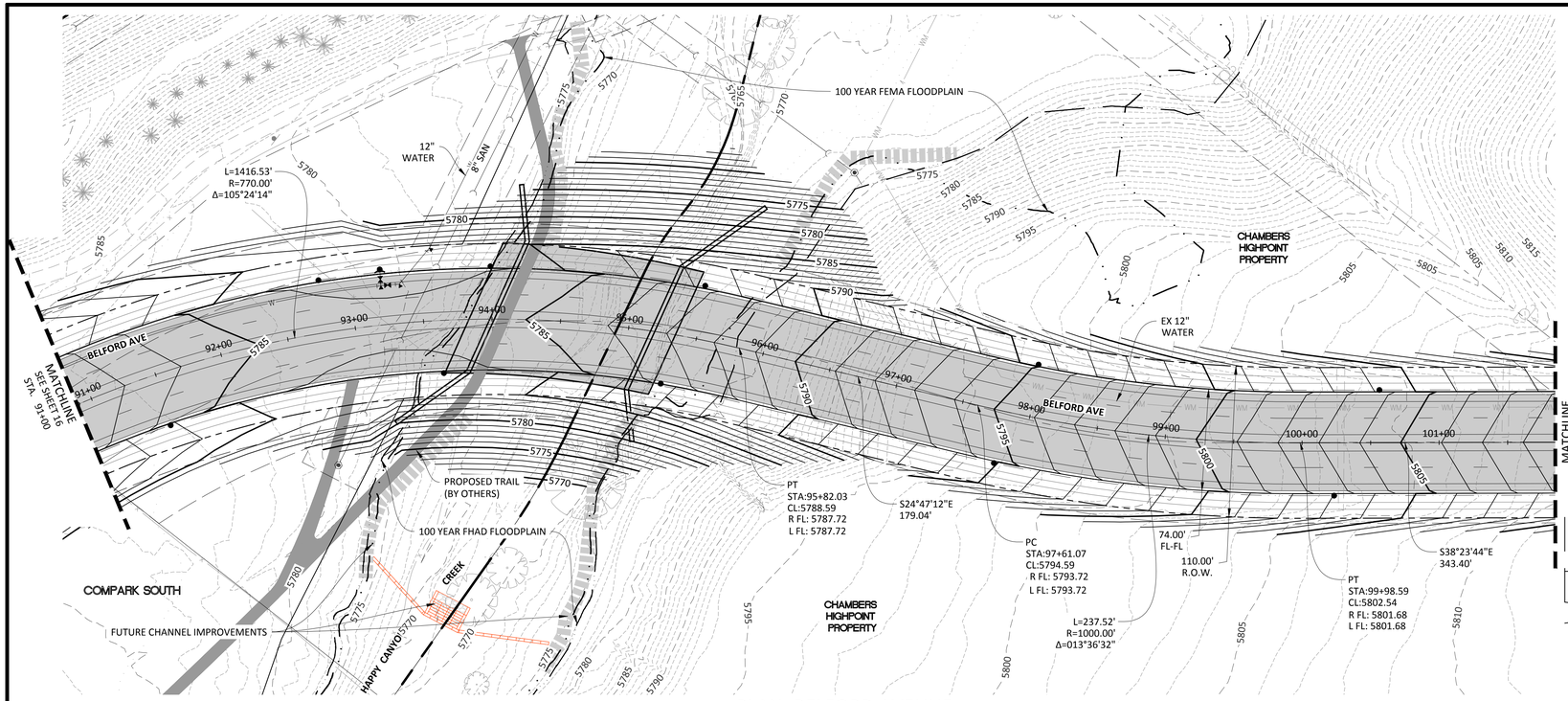
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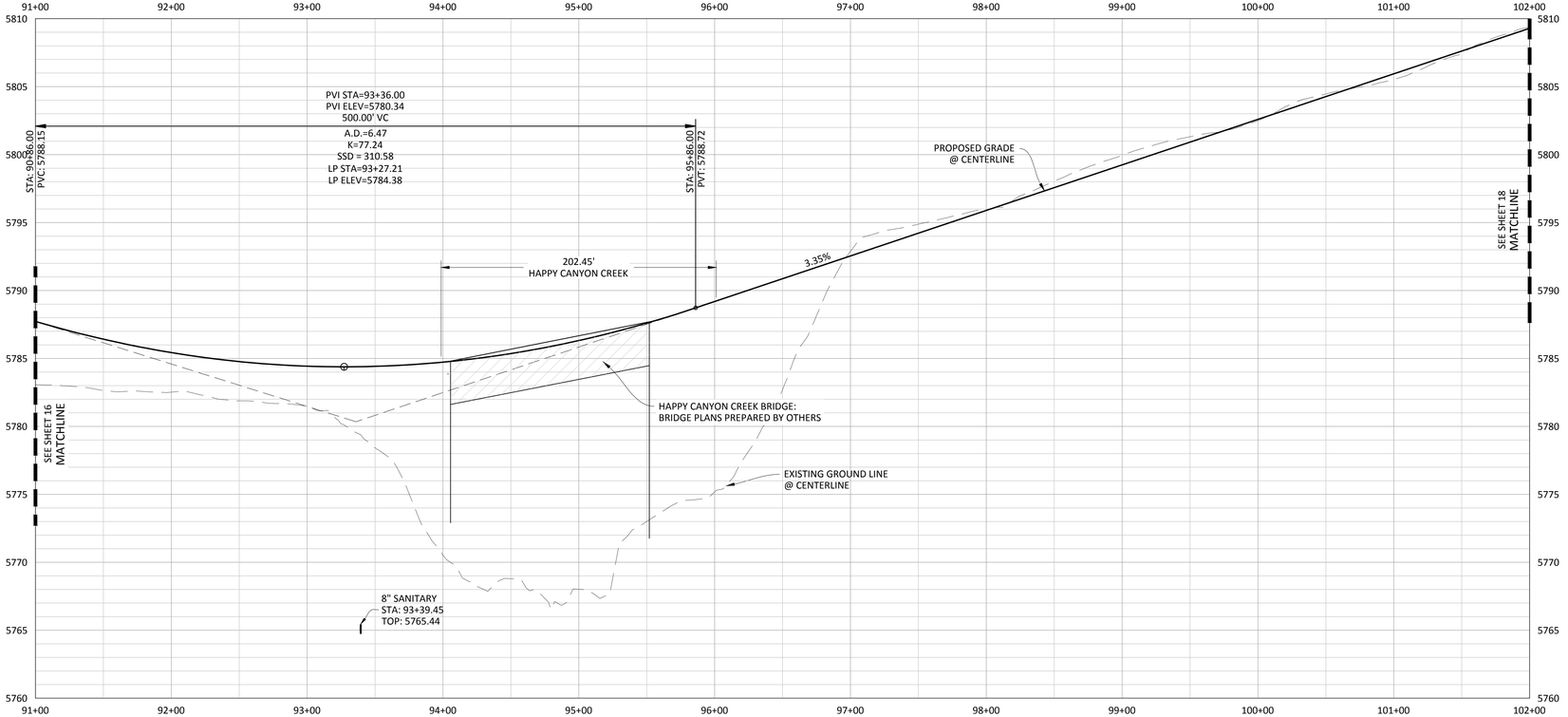
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16 OF 33
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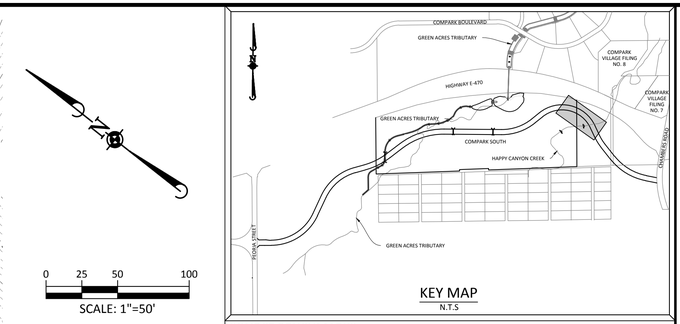
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PLAN: BELFORD AVENUE




PROFILE: BELFORD AVENUE

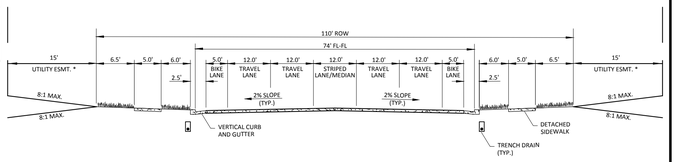



KEY MAP
N.T.S

SCALE: 1"=50'

SOURCE BENCHMARKS:

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MAJOR COLLECTOR
ULTIMATE CONDITION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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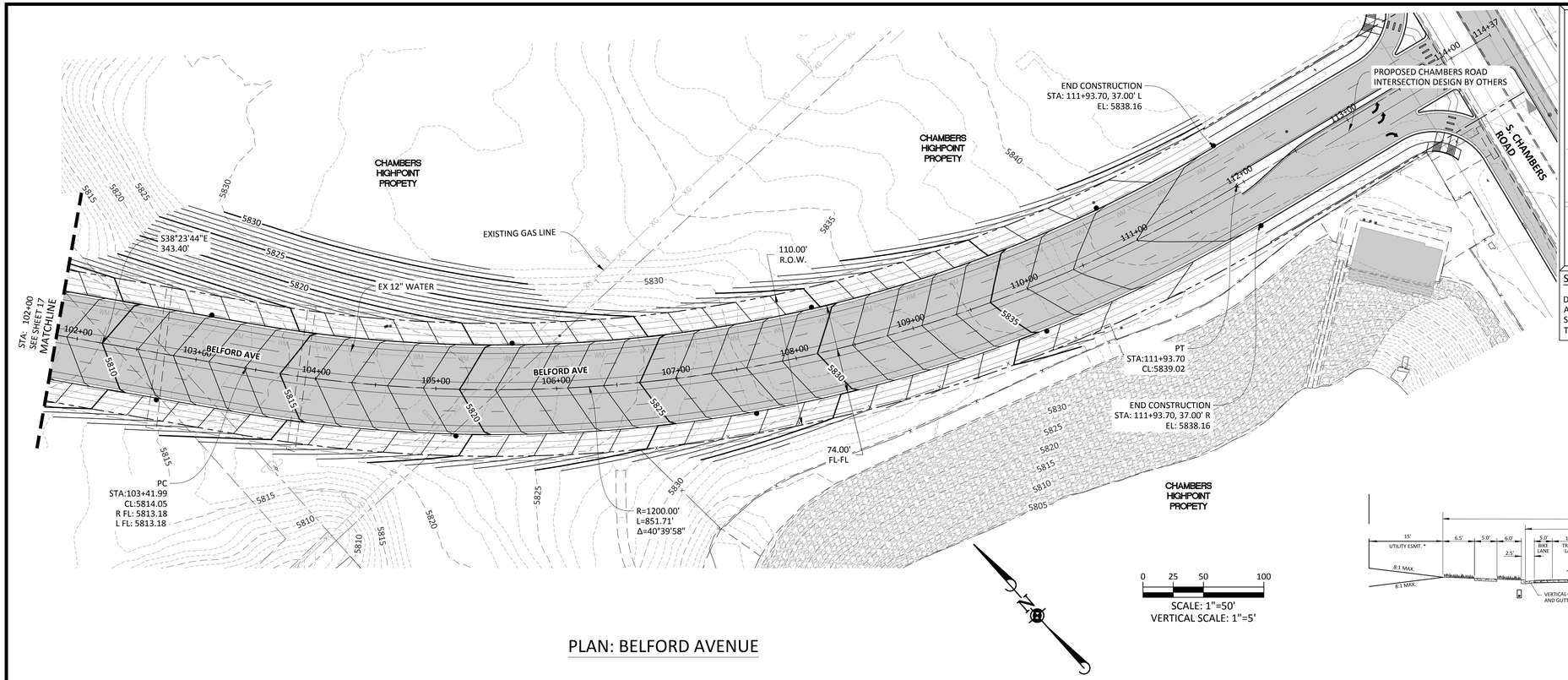
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DRAWN BY: ETG
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SHEET
17 OF 33
CLCPKC3 ---

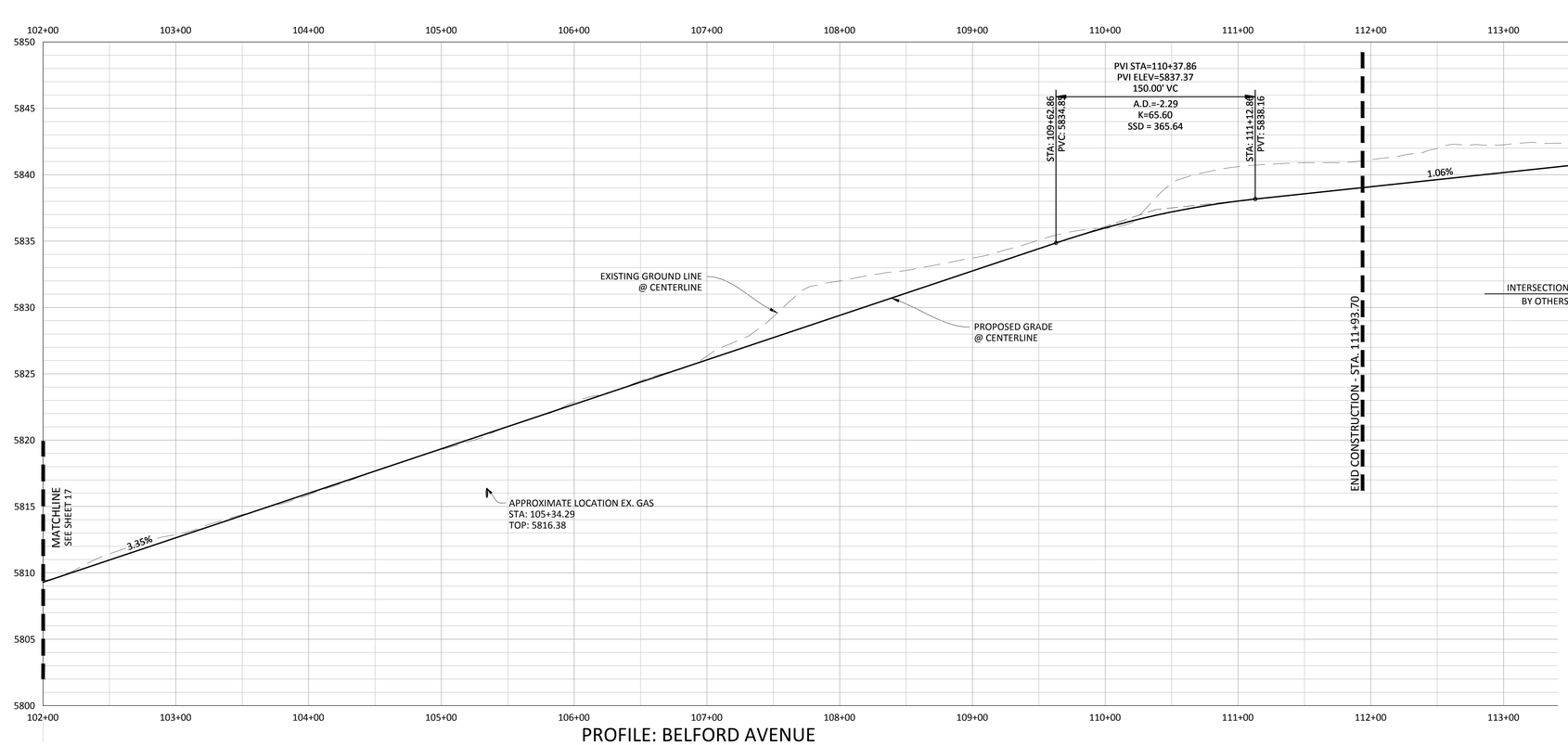
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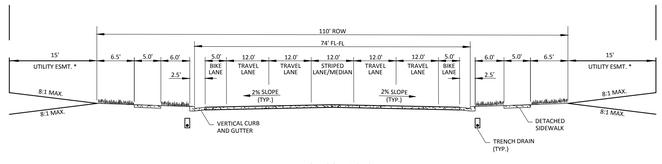
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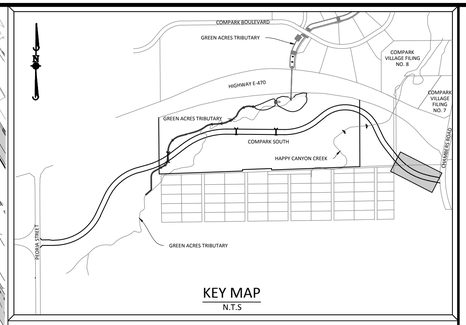

## PLAN: BELFORD AVENUE




## PROFILE: BELFORD AVENUE




MAJOR COLLECTOR
ULTIMATE CONDITION




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)

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| EG | 3RD SUBMITTAL | 6/24/16 |
| | 2ND SUBMITTAL | 4/4/16 |
| | 1ST SUBMITTAL | 11/20/15 |

### NOTES:

1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND
2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED.REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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5) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION.

Know what's below. Call before you dig.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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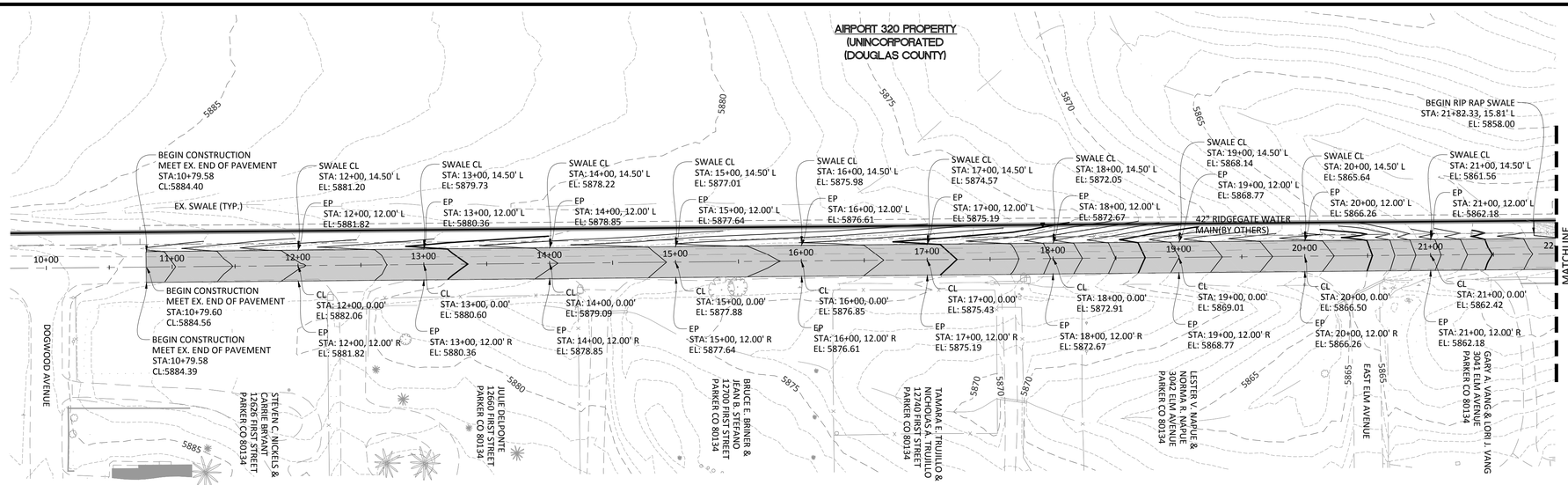
PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
BELFORD AVENUE - PLAN & PROFILE

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

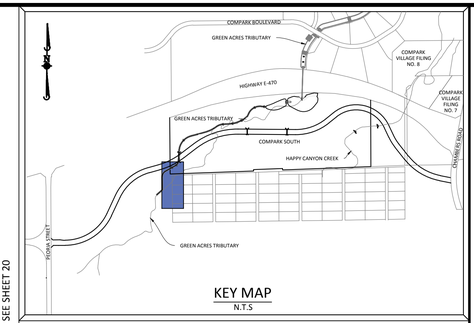
SHEET 18 OF 33
CLCPKC3 ---

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## PLAN: FIRST STREET




## 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)

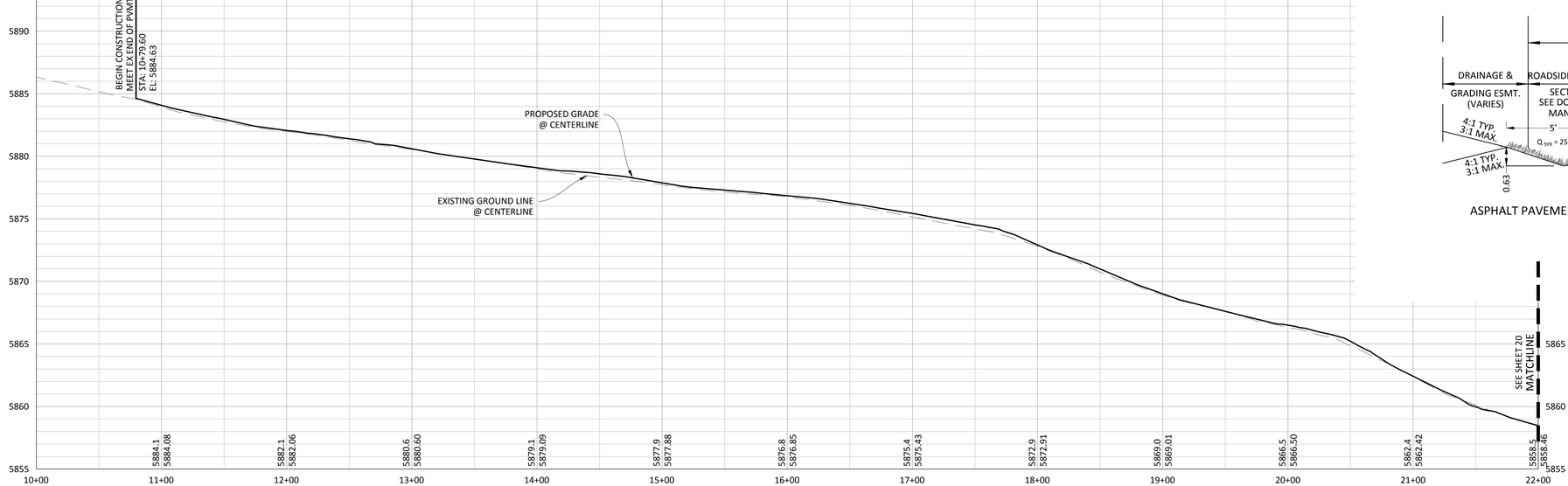
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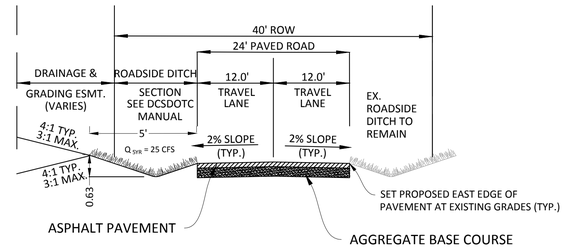
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## PROFILE: FIRST STREET

0 25 50 100
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'




## RURAL LOCAL
PROPOSED CONDITION
STA. 10+79.6-STA 22+34

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

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# PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
## TOWN OF PARKER, COLORADO
## FIRST STREET - PLAN & PROFILE

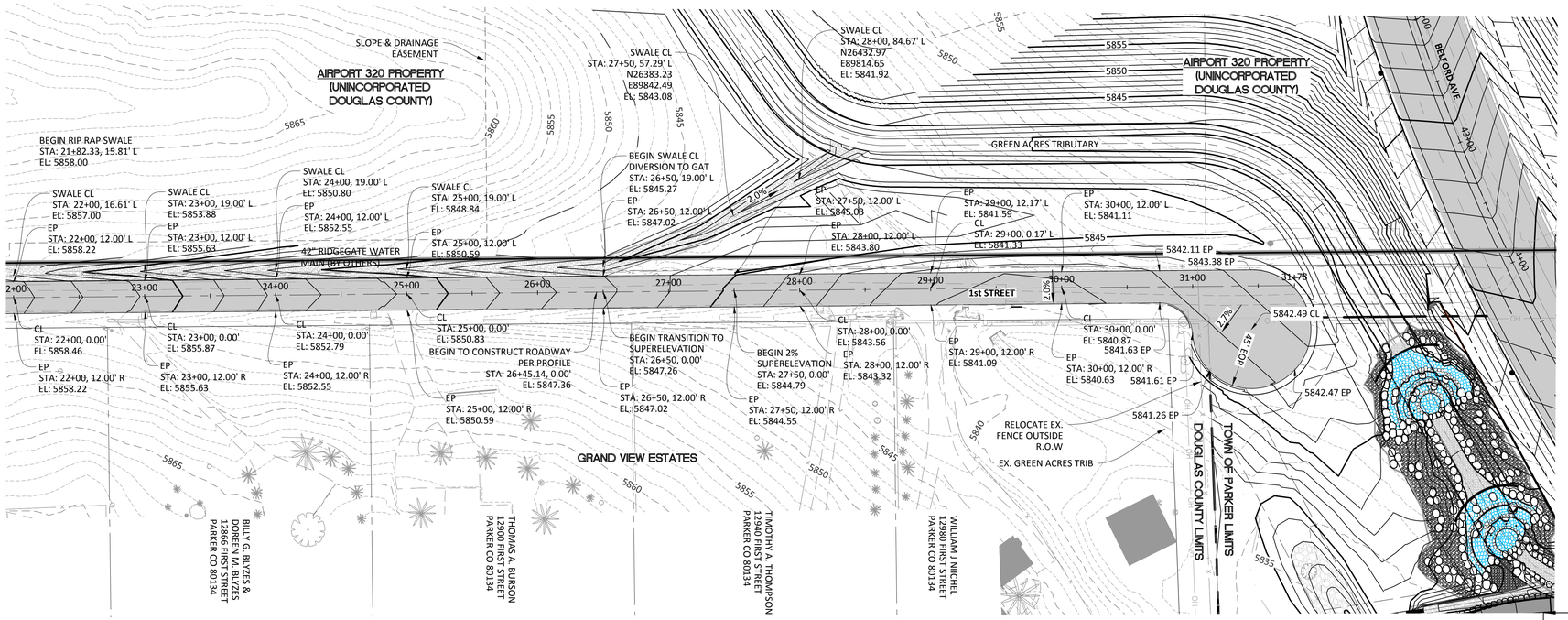
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PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
19 OF 33
CLCPKC3 ---

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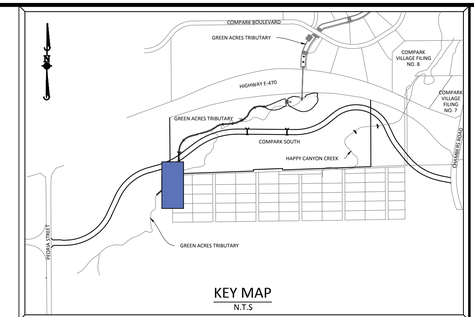
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PLAN: FIRST STREET

SCALE: 1"=50'



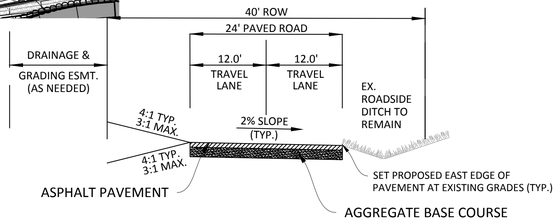

KEY MAP
N.T.S

## SOURCE BENCHMARKS:

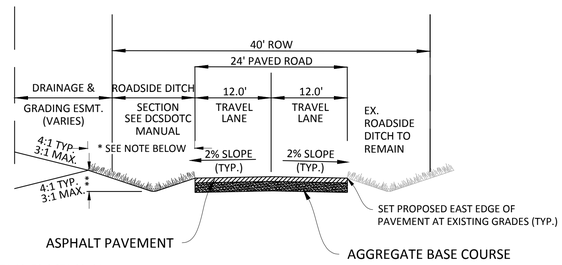
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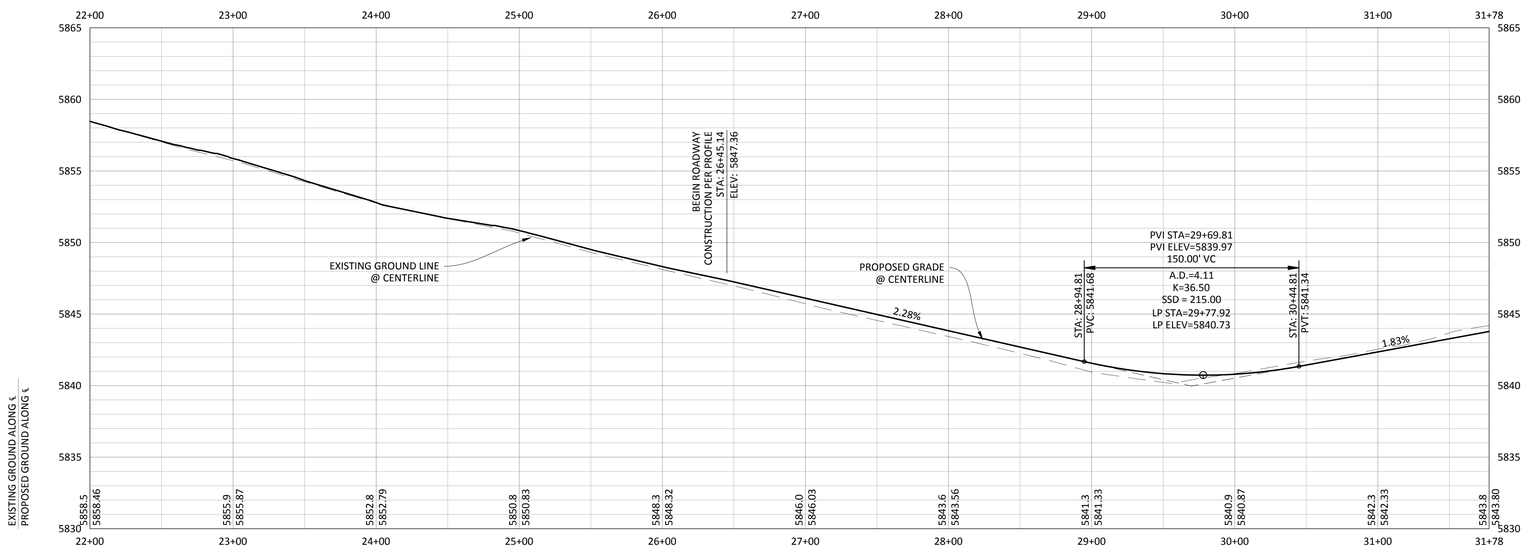



RURAL LOCAL
PROPOSED CONDITION




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

RURAL LOCAL
PROPOSED CONDITION
STA 10+79.6 -STA 26+50




PROFILE: FIRST STREET

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

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| | B 2ND SUBMITTAL | 4/4/16 |
| | A 1ST SUBMITTAL | 11/2015 |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
FIRST STREET - PLAN & PROFILE

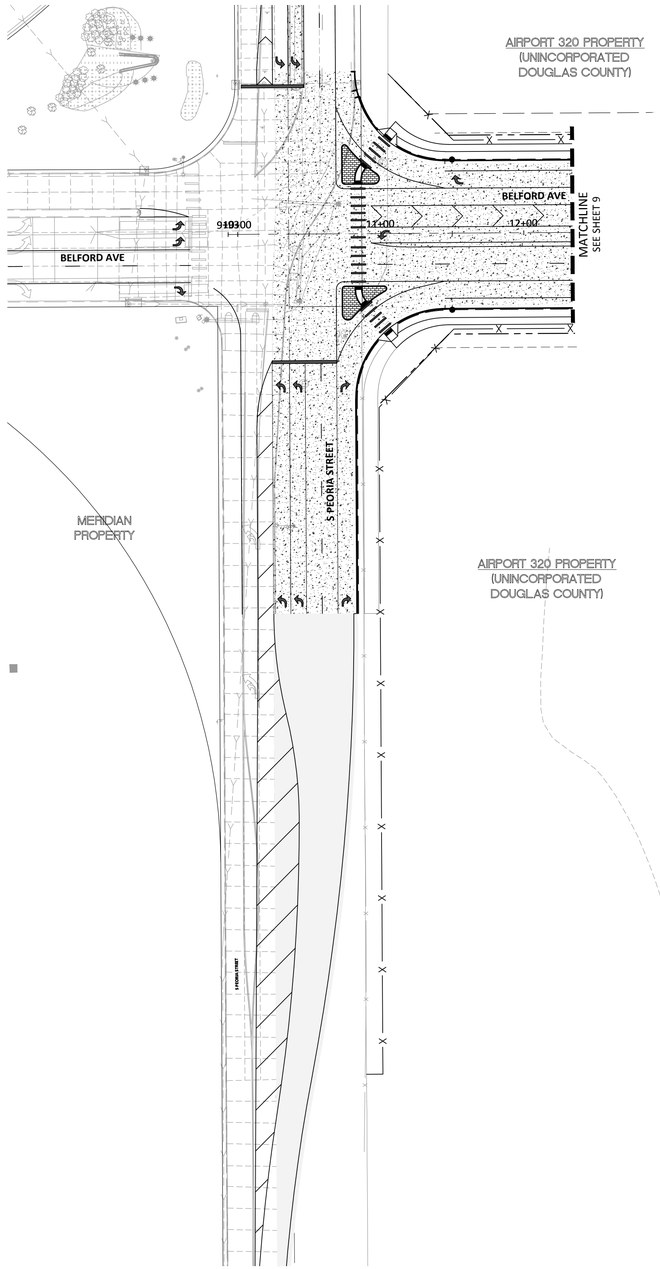
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PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET 20 OF 33
CLCPKC3 ---

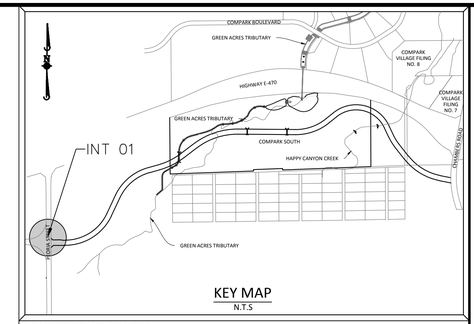
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INT01: INTERSECTION

NOTE: PROPOSED PEORIA ST INTERSECTION DESIGN BY OTHERS RE CONSTRUCTION PLANS-PLAN AND PROFILE OF PROPOSED PEORIA & BELFORD INTERSECTION PROJECT, PREPARED BY FELSBURG HOLT & ULLEVIG




KEY MAP
N.T.S

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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N

0 25 50 100
SCALE: 1"=50'

811
Know what's **below.**
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## TOWN OF PARKER APPROVALS

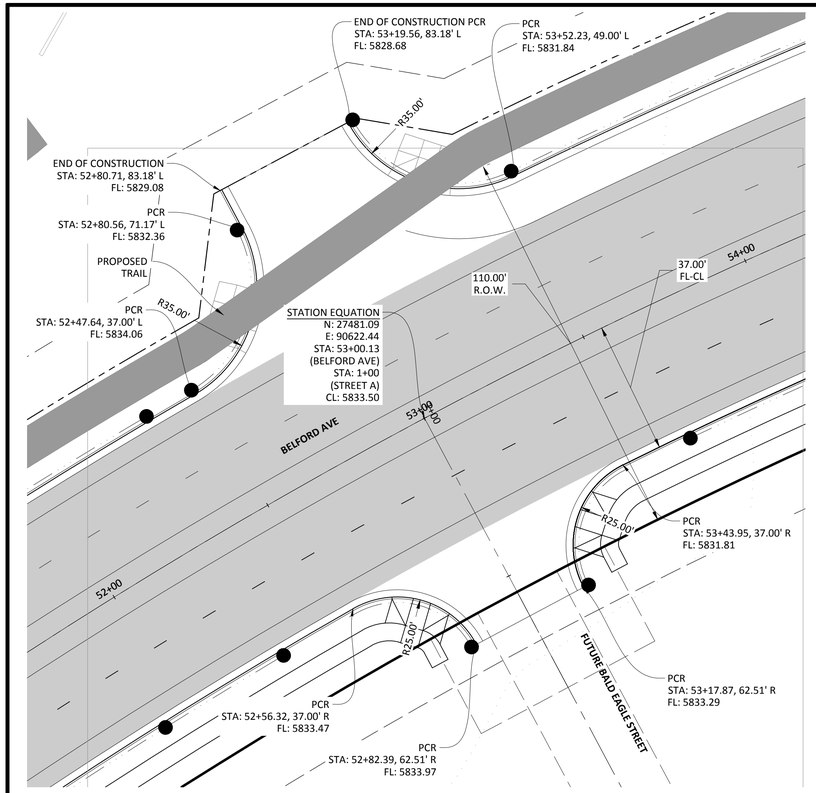
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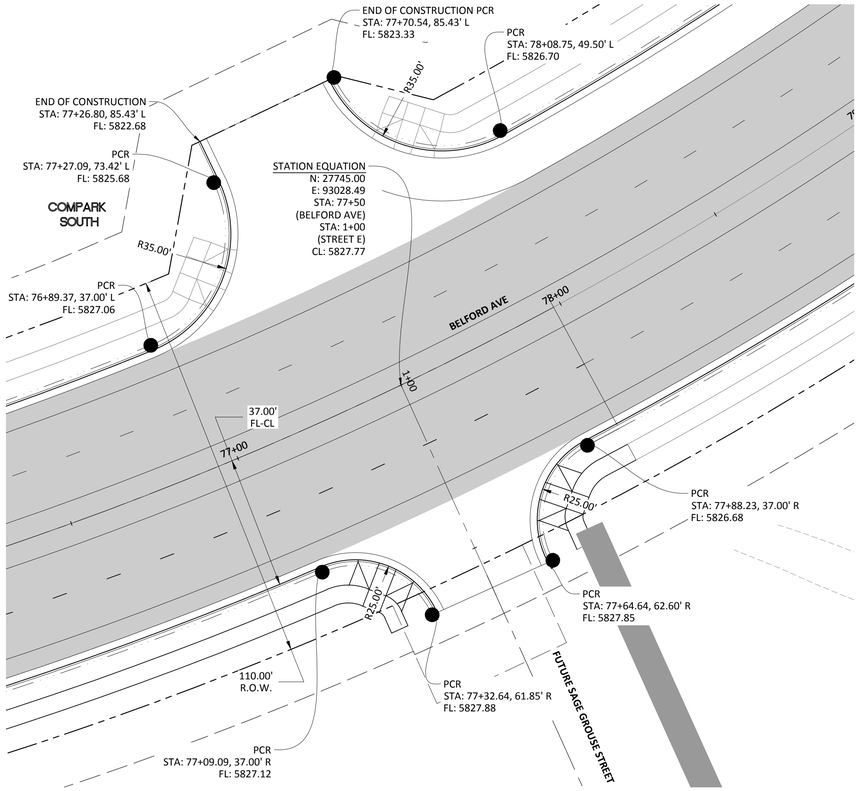
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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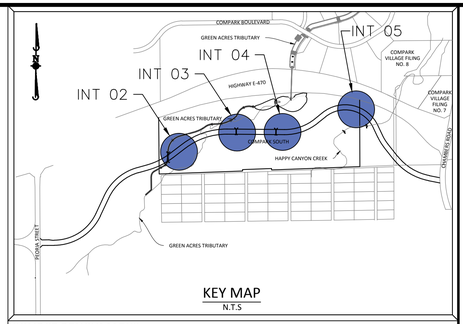
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|---|---|---|
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| | | |
| | | |




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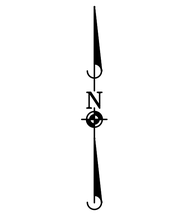

## INT04: INTERSECTION



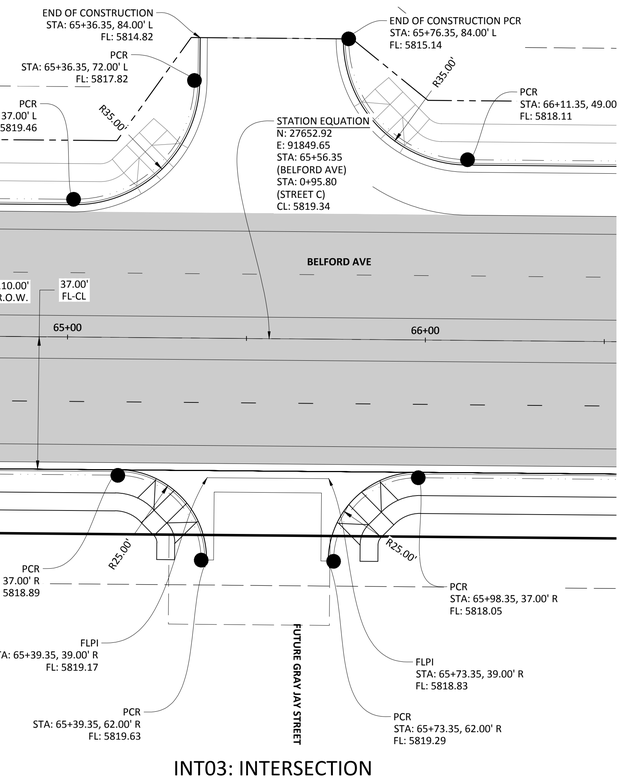

KEY MAP
N.T.S

## SOURCE BENCHMARKS:

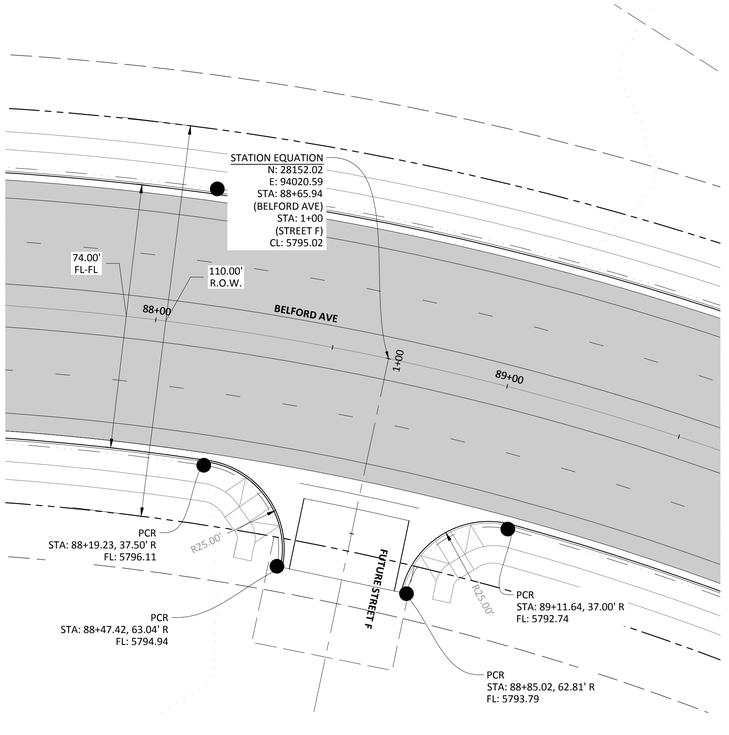
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0 10 20 40
SCALE: 1"=20'




## INT03: INTERSECTION




## INT05: INTERSECTION

Know what's **below.**
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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| ETG | | | |
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| | 4/4/2016 | 1ST SUBMITTAL | B |
| | 11/2015 | 1ST SUBMITTAL | A |


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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

INTERSECTION DETAILS

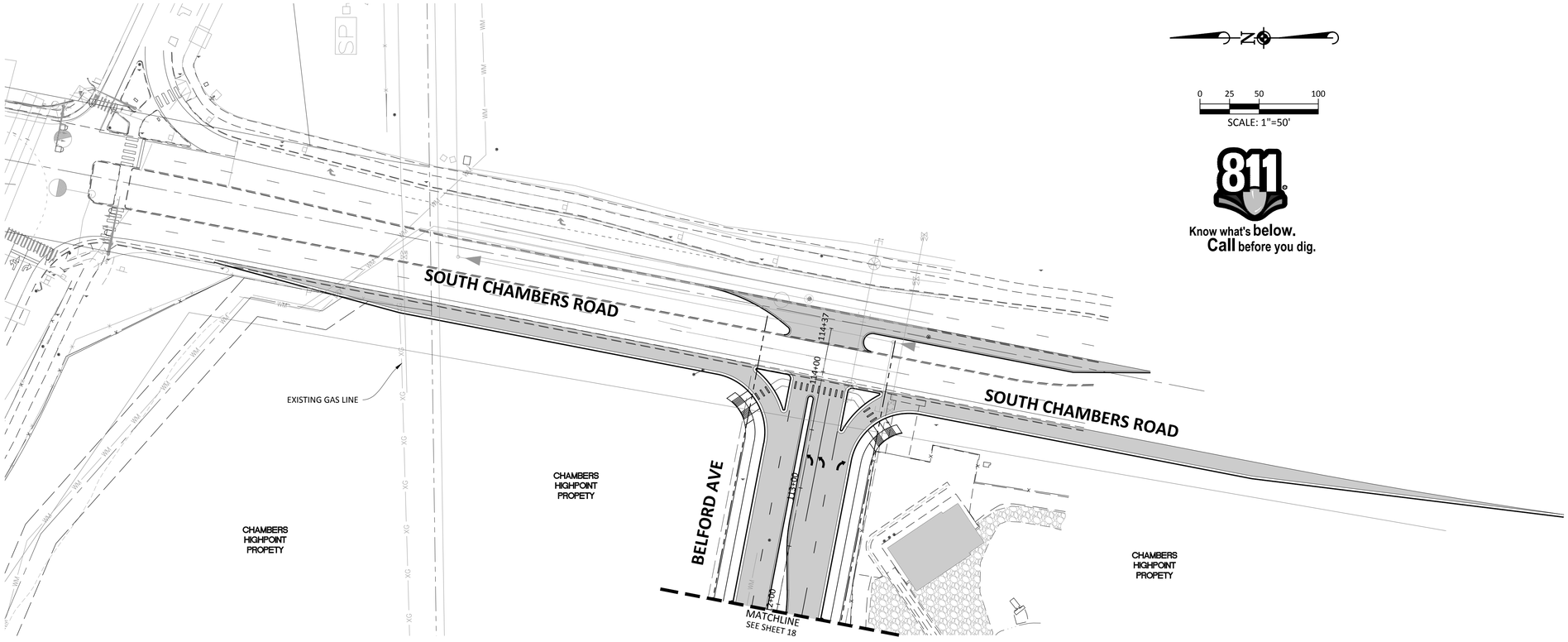
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PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
22 OF 33
CLCPKC3 ---


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PLAN: SOUTH CHAMBERS ROAD

NOTE: S CHAMBERS ROAD INTERSECTION. REFER TO CHAMBERS HIGHPOINT CONSTRUCTION PLANS FOR DETAILED DESIGN.

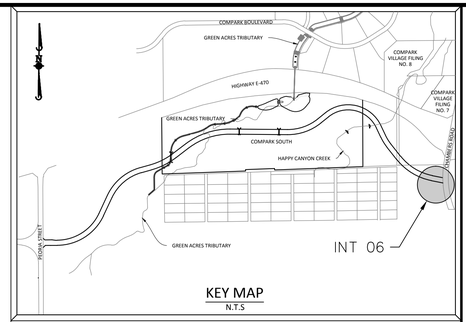
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5) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION.
7) REFER TO SHEET 35-36 FOR STREET AND CURB DETAILS.REFER TO SHEET 37-39 FOR STORM SEWER DETAILS.

0 25 50 100

SCALE: 1"=50'

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




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)

## TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| ETG | C 3RD SUBMITTAL | 6-24-16 |
| | B 2ND SUBMITTAL | 4-4-16 |
| | A 1ST SUBMITTAL | 11/2015 |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

SOUTH CHAMBERS ROAD - INTERSECTION DETAILS

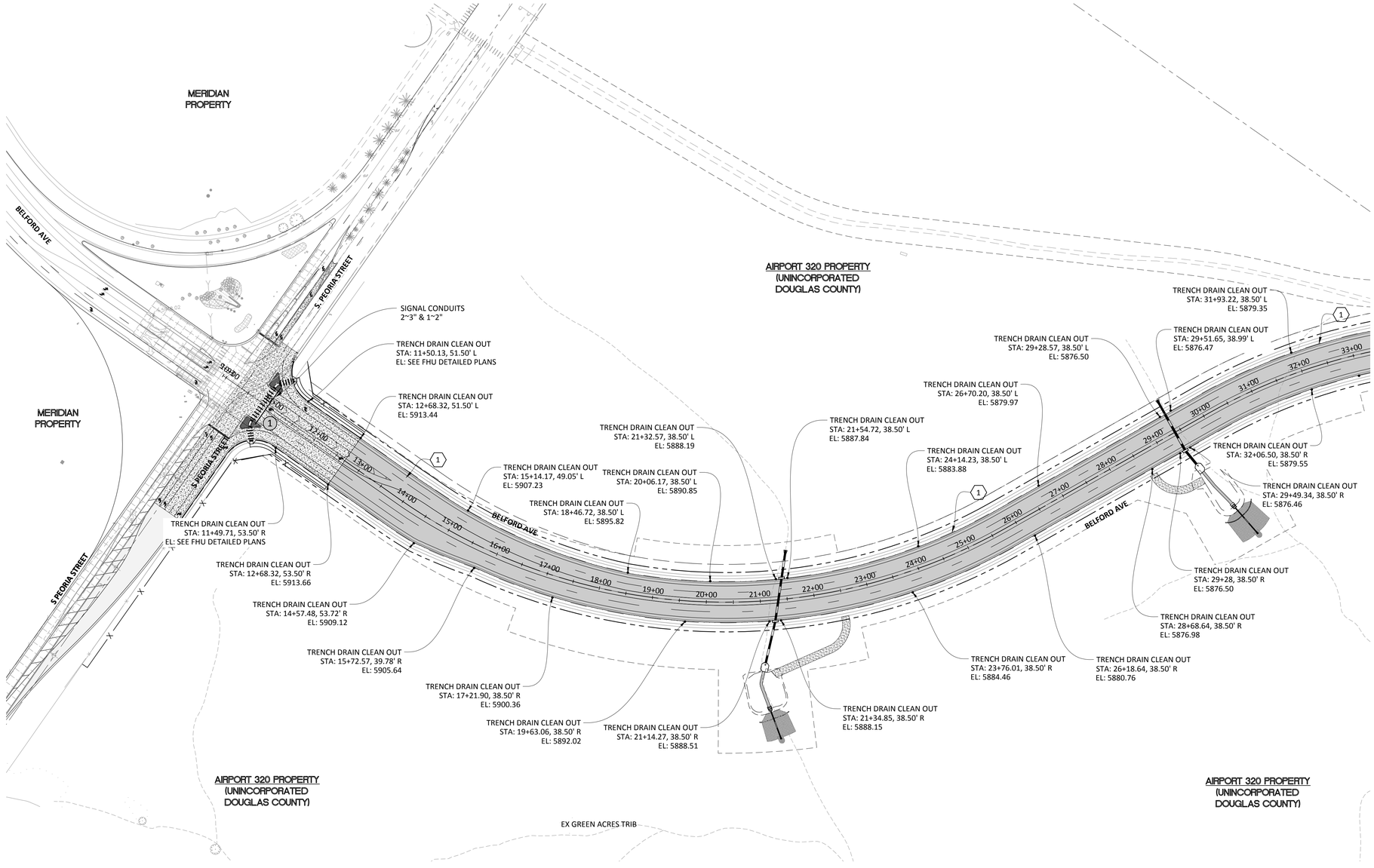
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DATE: 12/2015

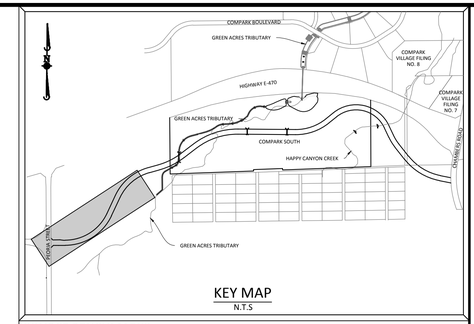
SHEET 23 OF 33
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KEY MAP
N.T.S

SOURCE BENCHMARKS:

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0 50 100 200
SCALE: 1"=100'

Know what's below. Call before you dig.

## LEGEND

- (2) CONSTRUCTION NOTE
- (1) UTILITY SLEEVE CROSSING N0.

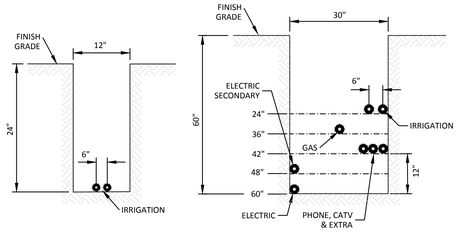
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## PLAN: BELFORD AVENUE




NOTE: MINIMUM REQUIREMENTS -
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GAS - 12" FROM ALL OTHER UTILITIES

TYPICAL CONDUIT SLEEVE SECTIONS
N.T.S.

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| | 2ND SUBMITTAL | 4-4-16 | B |
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN 1

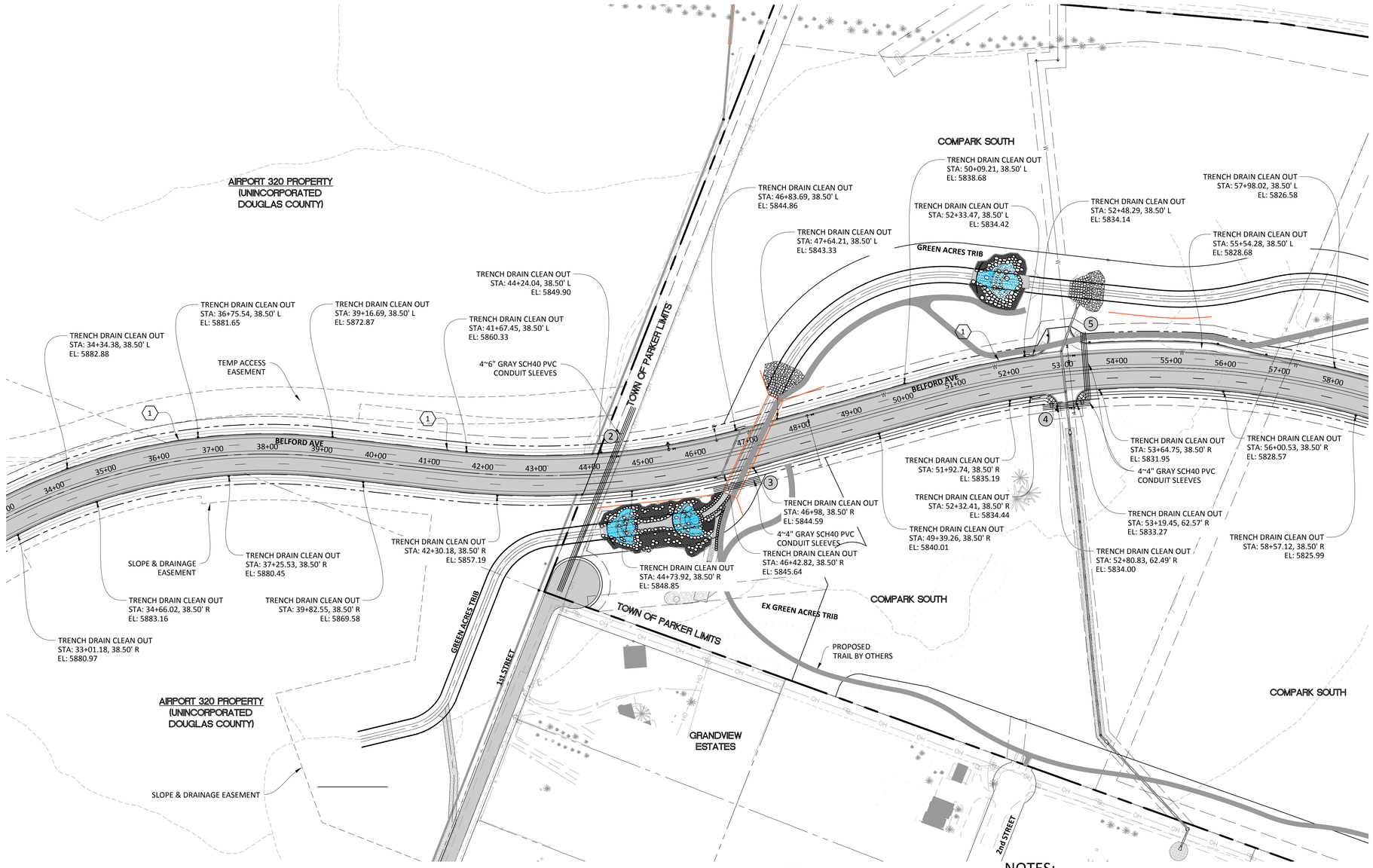
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| PROJ. MGR.: | RJM |
| PROJ. ASSOC.: | BRB |
| DRAWN BY: | ETG |
| DATE: | 12/2015 |

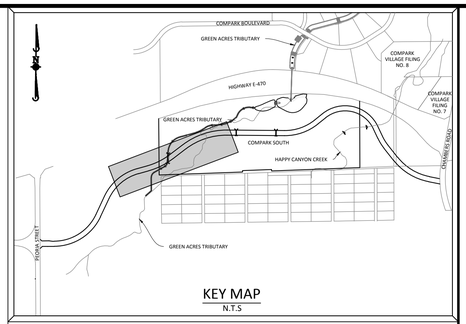
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KEY MAP
N.T.S

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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Know what's **below.**
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0 50 100 200
SCALE: 1"=100'

## LEGEND

(2) CONSTRUCTION NOTE

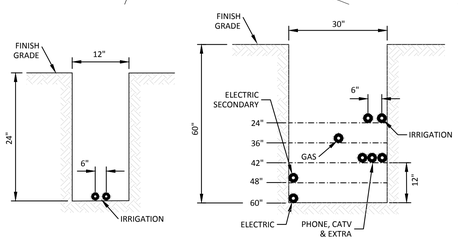
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DRAWN BY | DATE | REVISIONS | |
|---|---|---|---|
| ETG | | | |
| | | 3RD SUBMITTAL | C |
| | 6/24/16 | 2ND SUBMITTAL | B |
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN 2

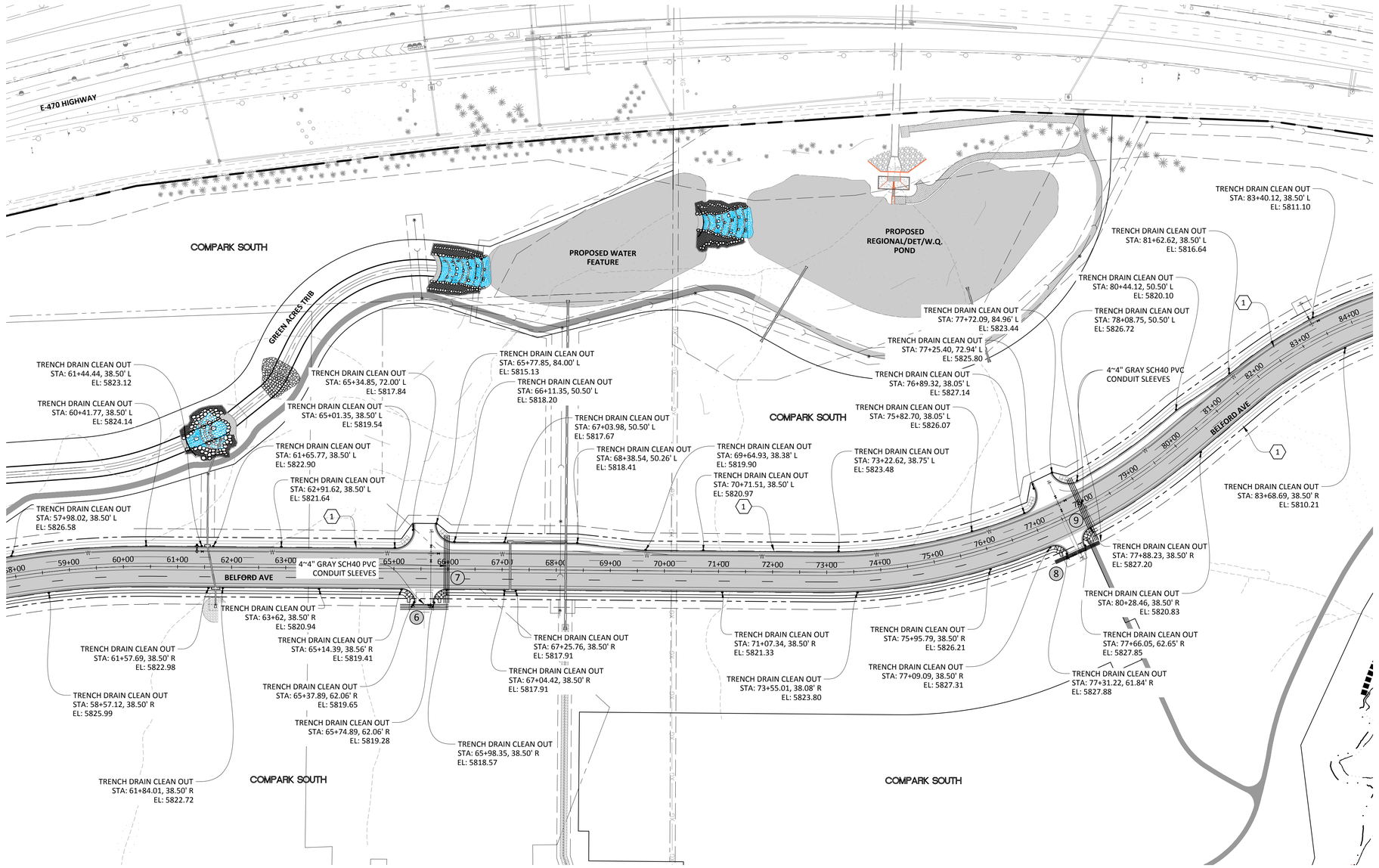
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PROJ. ASSOC.: BRB
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DATE: 12/2015

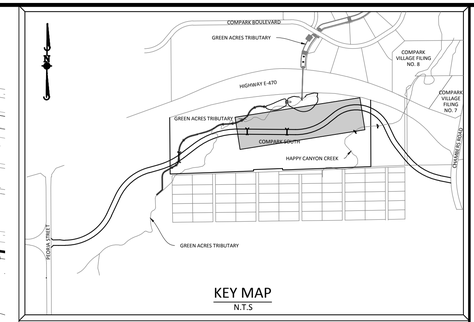
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KEY MAP
N.T.S

## 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)

N

SCALE: 1"=100'

Know what's below. Call before you dig.

## LEGEND

(2) CONSTRUCTION NOTE

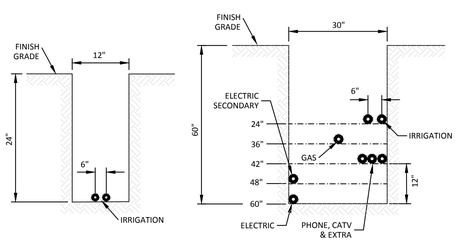
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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN 3

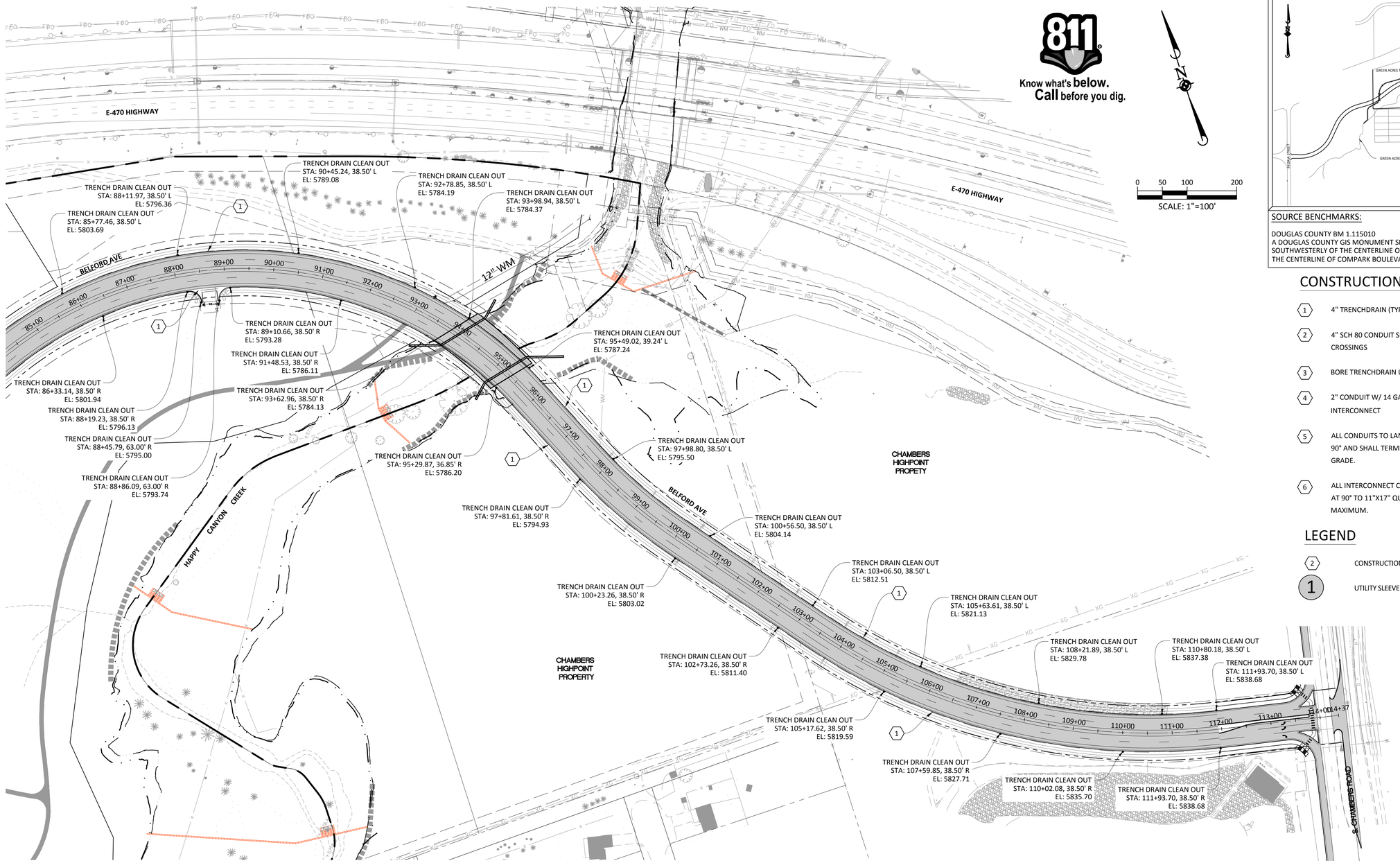
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PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET 26 OF 33
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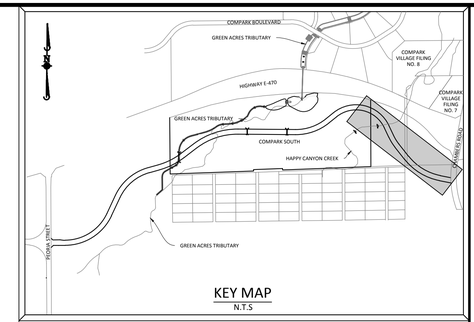
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Know what's below. Call before you dig.

0 50 100 200

SCALE: 1"=100'




KEY MAP

N.T.S

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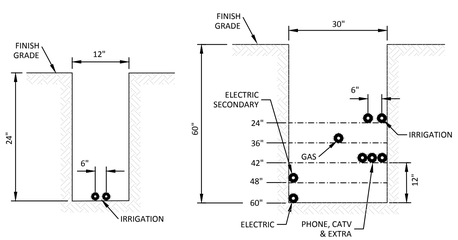
## LEGEND

2 CONSTRUCTION NOTE

1 UTILITY SLEEVE CROSSING NO.

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7. ALL TRENCH LINES MUST BE WITHIN 6" OF FINISHED GRADE PER XCEL STANDARDS.
8. GRADE AT TRANSFORMERS MUST BE 100% TO FINISHED GRADE.

## CAUTION:

HAVE ALL BURIED UTILITIES LOCATED PRIOR TO TRENCHING OR BORING.

## TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| ETG | C 3RD SUBMITTAL | 6/24/16 |
| | B 2ND SUBMITTAL | 4/4/2016 |
| | A 1ST SUBMITTAL | 11/2015 |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

CONDUIT SLEEVING & TRENCH DRAIN

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

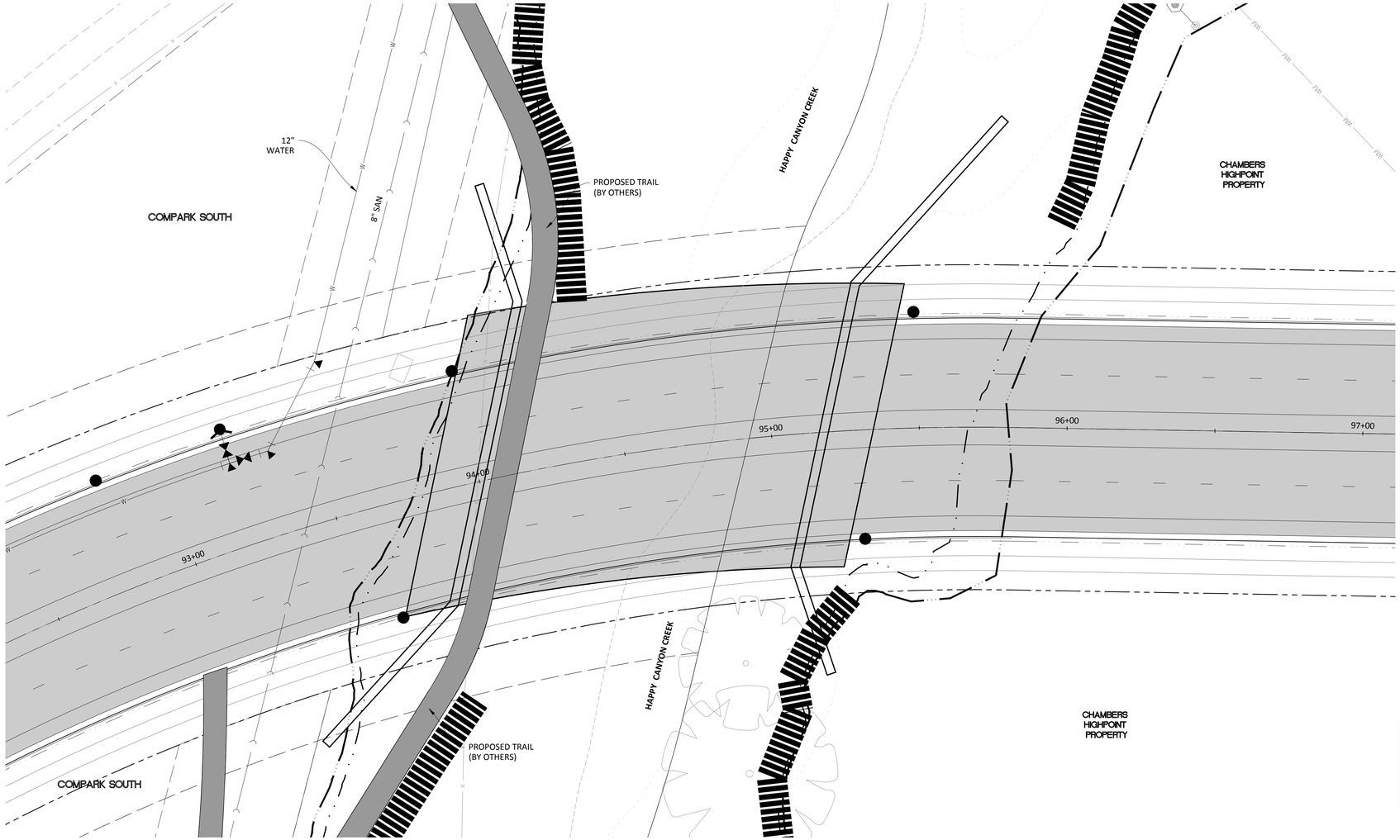
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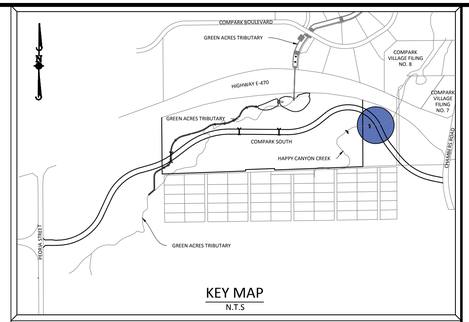
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BRIDGE CONTROL PLAN




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)

NOTE:
HAPPY CANYON CREEK BRIDGE PLANS
REFER TO PLANS PREPARED BY FELSBURG, HOLT & ULLEVIG
FOR DETAILED DESIGN

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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SCALE: 1"=20'

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| 4-4-16 | B 1ST SUBMITTAL | |
| 11/2015 | A 1ST SUBMITTAL | |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE

TOWN OF PARKER, COLORADO

BRIDGE CONTROL PLAN

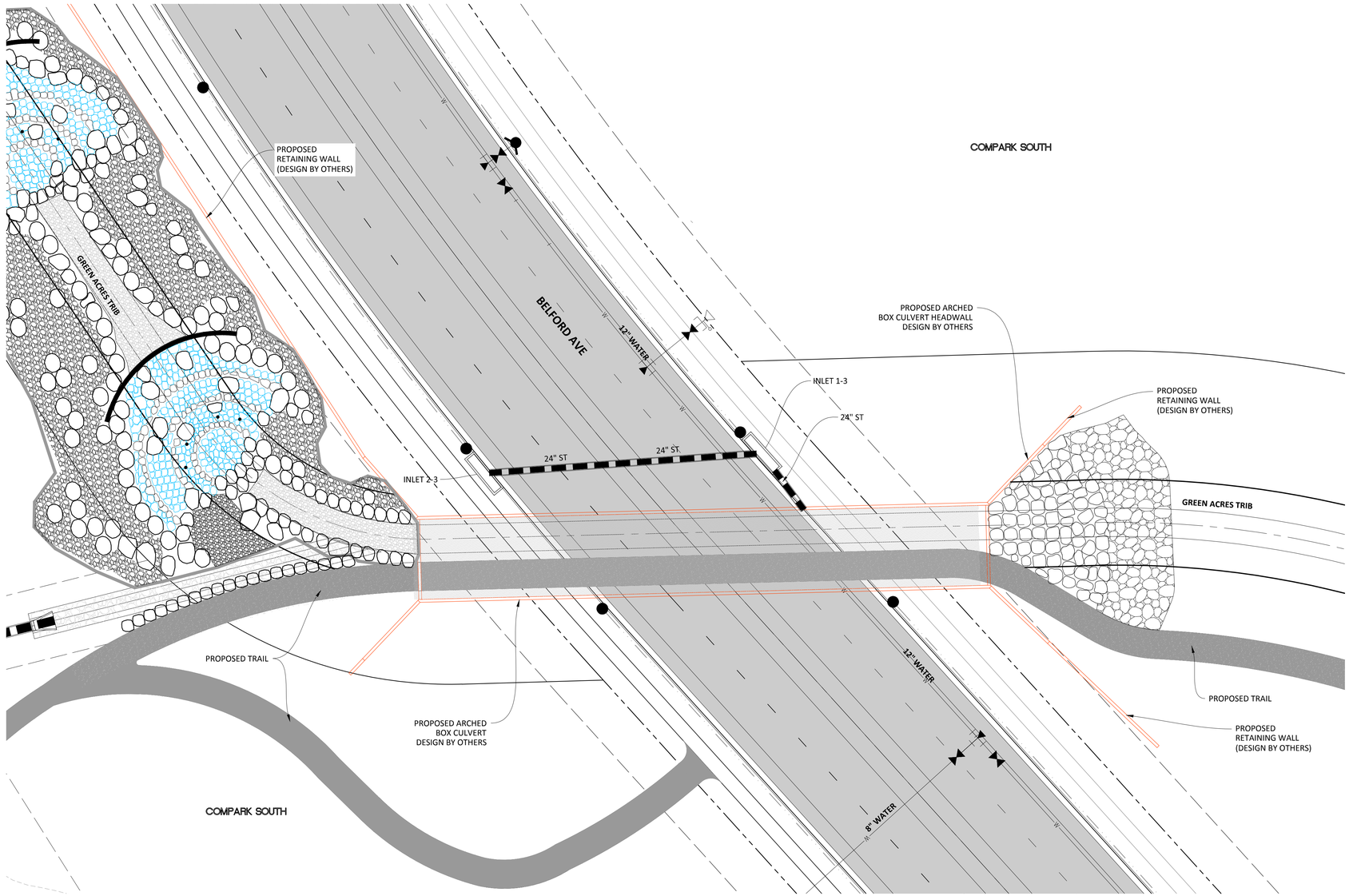
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PROJ. ASSOC.: BRB
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DATE: 12/2015

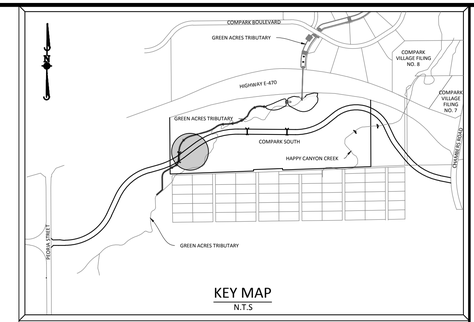
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KEY MAP
N.T.S

SOURCE BENCHMARKS:

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SCALE: 1"=20'

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

G.A.T. BOX CULVERT
TO BE CONSTRUCTED WITH DRAINAGE
IMPROVEMENT CONSTRUCTION PLANS, GREEN
ACRES TRIBUTARY, COMPARK VILLAGE SOUTH,
FILING NO. 1

## TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| | DATE | REVISIONS | DRAWN BY |
|---|---|---|---|
| C | 6-24-16 | 3RD SUBMITTAL | |
| B | 4-4-16 | 2ND SUBMITTAL | |
| A | 11/2015 | 1ST SUBMITTAL | ETG |

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PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
G.A.T. BOX CULVERT PLAN & DETAILS

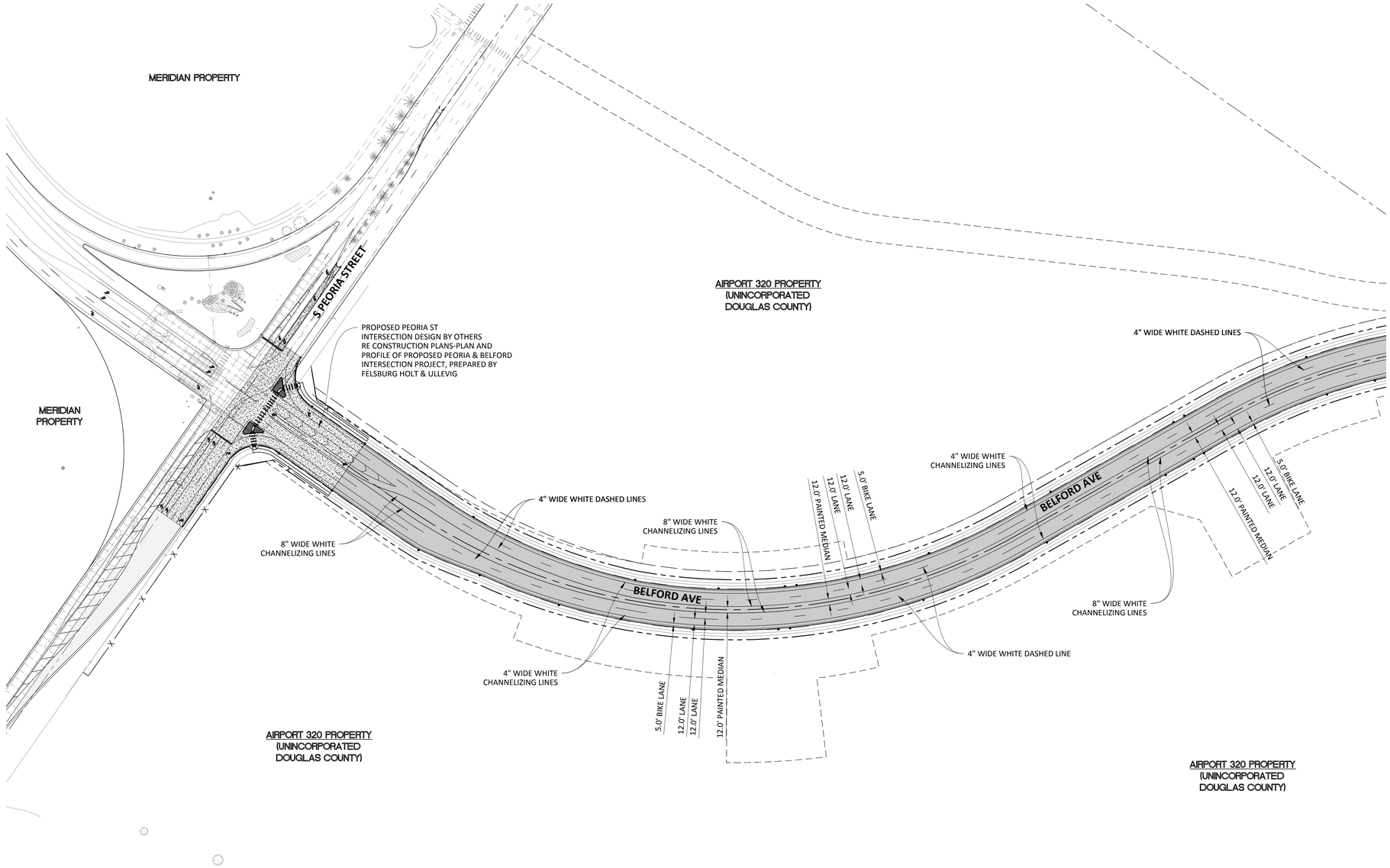
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DRAWN BY: ETG
DATE: 12/2015

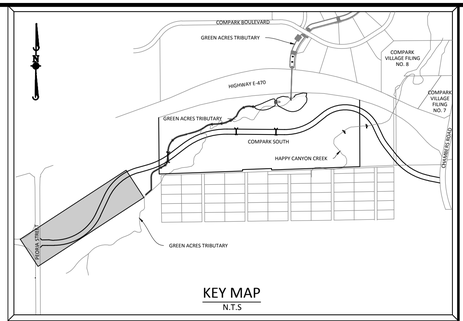
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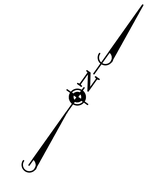



KEY MAP
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0 50 100 200
SCALE: 1"=100'

Know what's **below.**
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LEGEND

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|---|---|
| IIIII | 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.

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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.

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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:
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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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| ETG | C 3RD SUBMITTAL | 6-24-16 |
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TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING 1

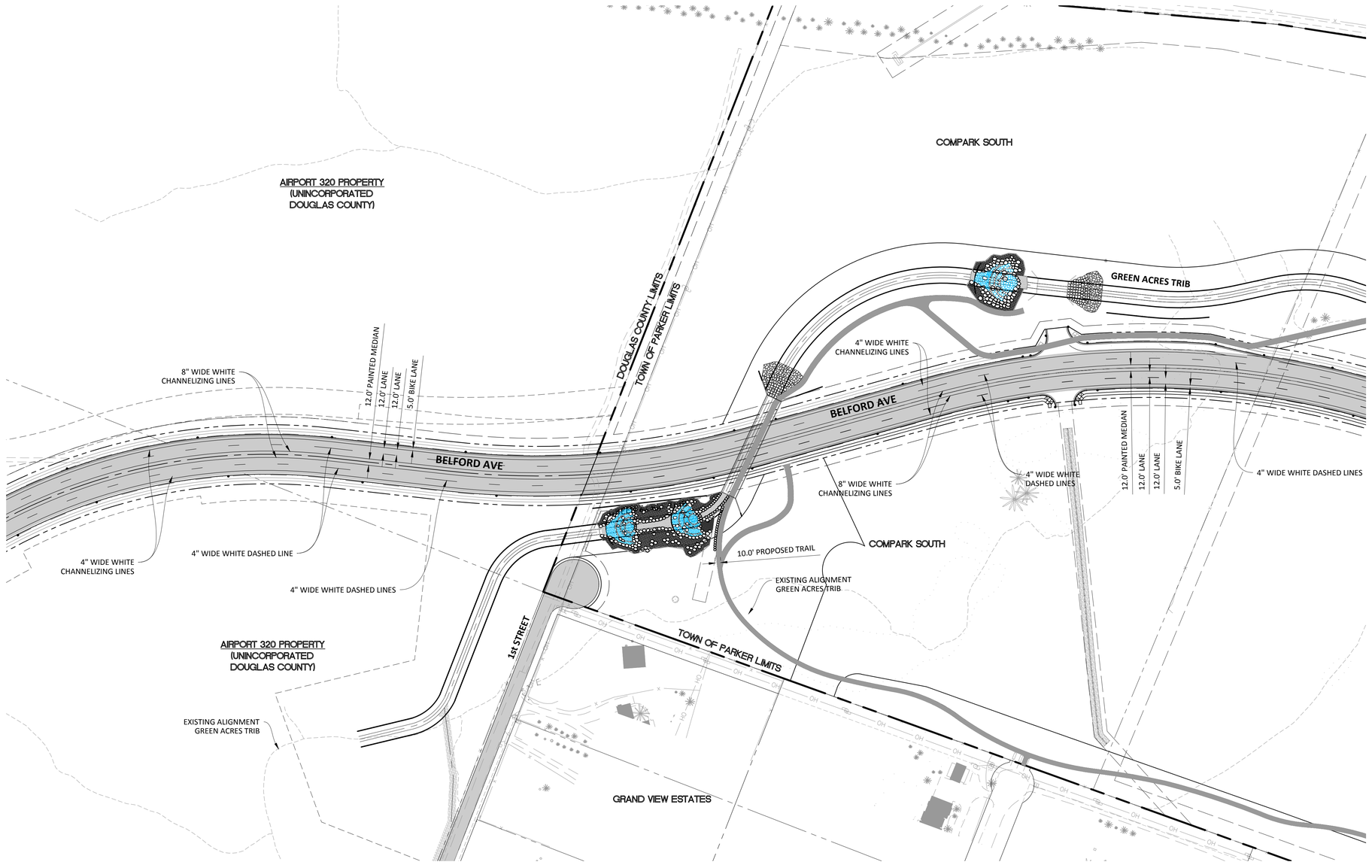
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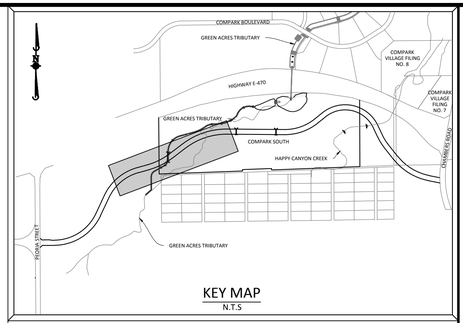
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KEY MAP
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SOURCE BENCHMARKS:

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0 50 100 200
SCALE: 1"=100'

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LEGEND

| | |
|---|---|
| IIIII | CROSS WALK 24" X 10' WHITE EVENLY SPACED |
| ↑ | THROUGH LANE |
| ↰ | LEFT TURN ONLY |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| ETG | C 3RD SUBMITTAL | 6-24-16 |
| | B 2ND SUBMITTAL | 4-14-16 |
| | A 1ST SUBMITTAL | 11/2015 |

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TOWN OF PARKER, COLORADO

SIGNAGE AND STRIPING 2

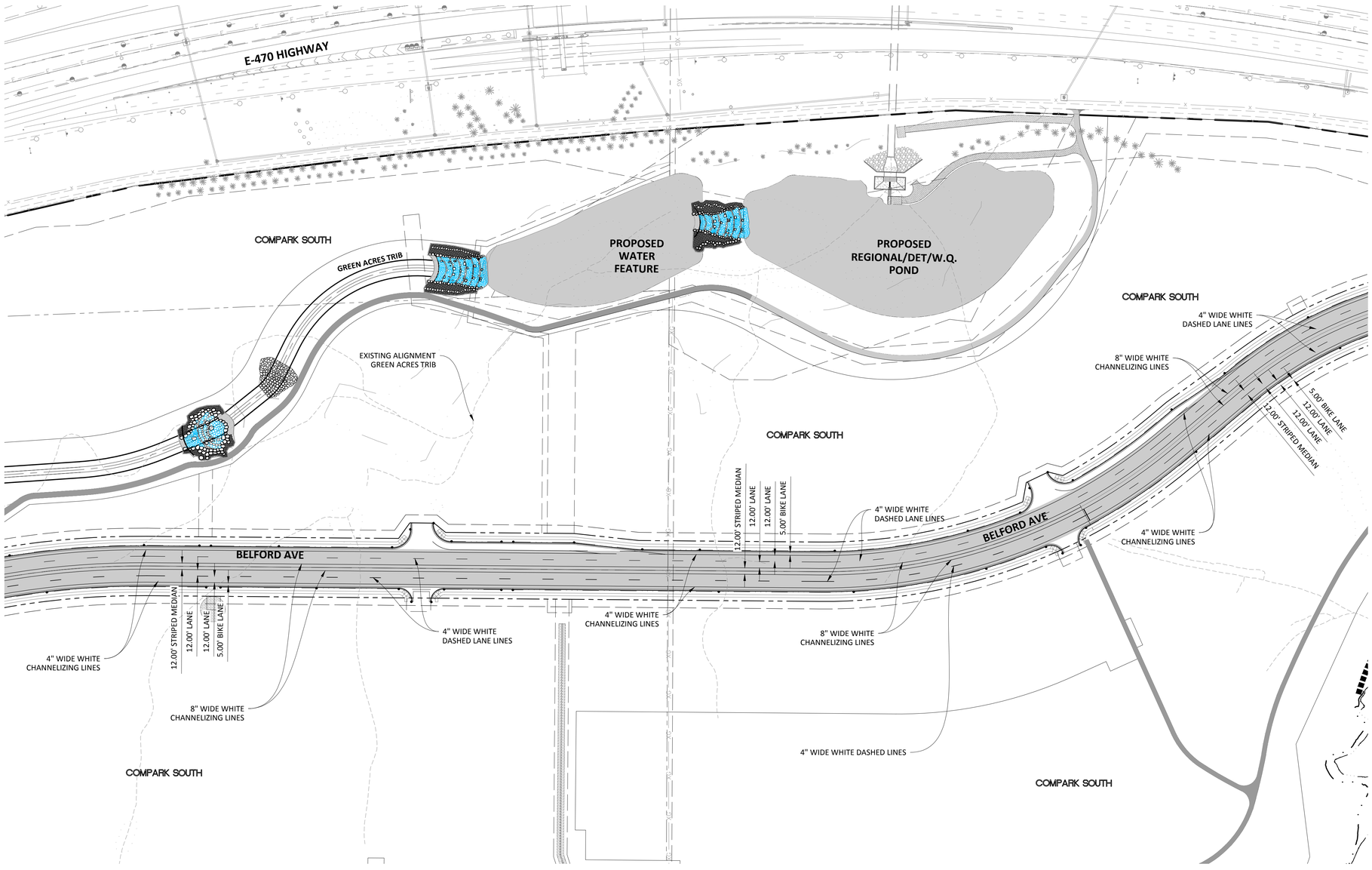
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DATE: 12/2015

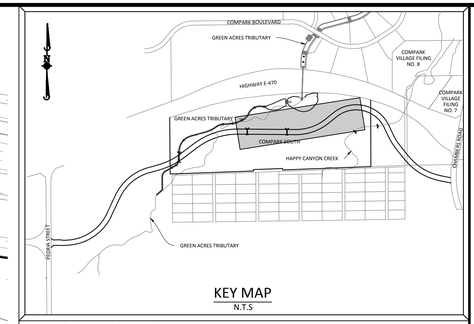
SHEET
31 OF 33
CLCPKC3 ---

PENDING APPROVAL

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Plotted: 6/27/2016 4:31 PM Dwg Name: p:\Clcpkc3\comsouth03-ultimate belford ave\dwg\Engl\final drawings\Plan Set\Town\CLCPKC3-Signage and Striping (2).dwg Updated By: atkucker




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)

N

0 50 100 200
SCALE: 1"=100'

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.

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## SIGNAGE AND STRIPING NOTES (CONT):

FOR CONCRETE SURFACE:
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WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.

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SIGNAGE AND STRIPING 3

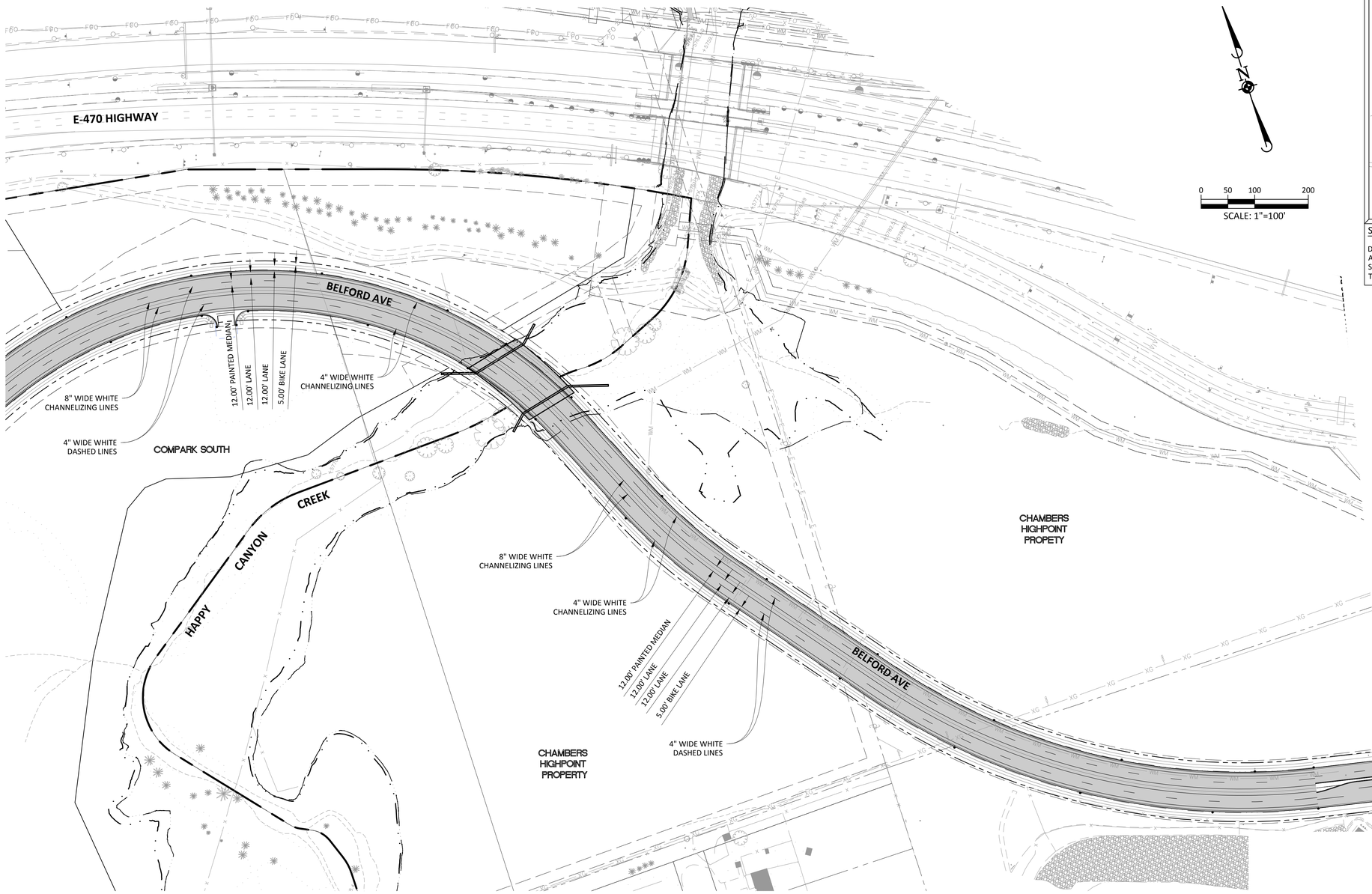
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SHEET 32 OF 33
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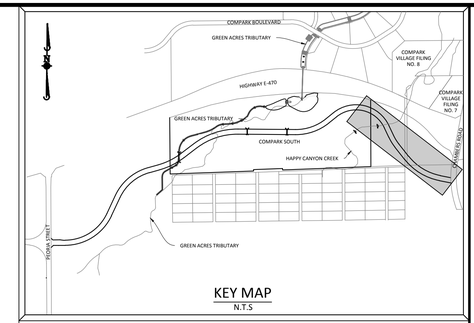
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0 50 100 200

SCALE: 1"=100'




KEY MAP
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LEGEND

| | |
|---|---|
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SIGNAGE AND STRIPING

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SHEET 33 OF 33
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