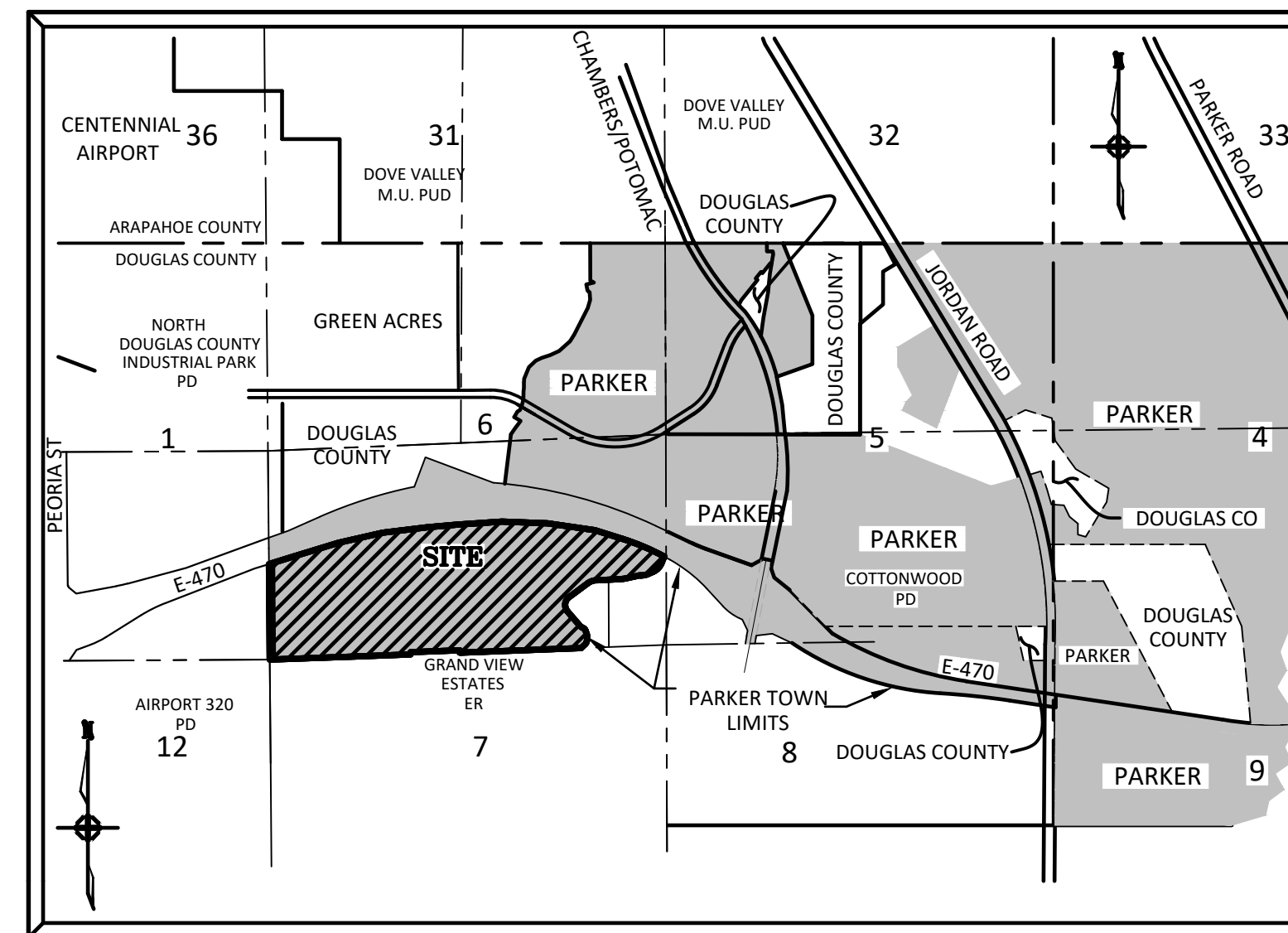


# FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR BELFORD AVENUE COMPARK VILLAGE SOUTH, FILING NO. 1 PARKER, COLORADO

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



**VICINITY MAP**  
N.T.S.

### AGENCY CONTACT LIST

<b>COMPARK LAND COMPANY</b>	
MICHAEL VICKERS 1001 BANNOCK ST, SUITE 463 DENVER, CO 80204	303-881-6292
<b>MANHARD CONSULTING</b>	
RICKY J. MOORE, P.E. 7600 E ORCHARD RD, SUITE 150-N GREENWOOD VILLAGE, CO 80111	303-708-0500
<b>PARKER PUBLIC WORKS</b>	
20120 E. MAINSTREET PARKER, CO. 80138 STREETS - ALEX MESTDAGH STORM WATER - MICHAEL GRABCZYK EROSION CONTROL - MICHAEL GRABCZYK LIFE SAFETY - RANDY CAPRA	303-840-9546
<b>TOWN OF PARKER POLICE DEPARTMENT</b>	
19,600 E. PARKER SQUARE DR. PARKER, CO. 80134	303-841-9800
<b>STONEGATE VILLAGE METRO DISTRICT</b>	
DISTRICT ENGINEER: SCOTT BARNETT MULHERN MRE, INC. 188 INVERNESS DRIVE WEST, SUITE 150 ENGLEWOOD, CO 80112	303-858-9909
<b>DISTRICT MANAGER:</b>	
SARAH SJOBAKKEN 10252 STONEGATE PARKWAY PARKER, CO 80134	303-858-9909
<b>COMPARK VILLAGE CAMPUS METRO DISTRICT</b>	
C/O CLIFFTON LARSON ALLEN 8390 E. CRESCENT PARKWAY, SUITE 500 GREENWOOD VILLAGE, CO 80111	(303) 779-4525
<b>SOUTH METRO FIRE RESCUE AUTHORITY</b>	
MICHELLE HERIAN 9195 E. MINERAL AVE. CENTENNIAL, CO 80112	720-488-7200
<b>UTILITY NOTIFICATION COMPANY OF COLORADO</b>	
2801 SOUTH YOUNGFIELD ST, SUITE 301 GOLDEN, CO 80401 LOCAL CALLS	1-800-922-1987 (811)
<b>XCEL ENERGY</b>	
MICHELLE O'NAN 5909 E. 38TH AVE. DENVER, CO 80207	303-329-1618
<b>COMCAST</b>	
KEVIN YOUNG 6850 S. TUCSON WAY ENGLEWOOD, CO 80112	720-490-3867
<b>CENTURY LINK</b>	
WILLIAM BENSON 9750 E. COSTILLA AVE. ENGLEWOOD, CO 80112	303-792-6069
<b>COLORADO DEPARTMENT OF HEALTH</b>	
4210 E. 11TH AVE. DENVER, CO 80220	303-320-8333
<b>INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION</b>	
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 1.1151010  
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)

### SITE BENCHMARKS:

- 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
- 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

### 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



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4	STREET INDEX SHEET
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27	GAT BOX CULVERT PLAN & DETAILS
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36-38	SIGNAGE AND STRIPING
39-40	STREET DETAILS
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### SHEET INDEX - GRADING & CBMP PLANS

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7	TEMPORARY ACCESS ROAD PLAN
8-11	CBMP - PHASE B & GRADING PLAN - BELFORD AVE & GAT
12-14	CBMP PLAN - PHASE A - RESIDENTIAL SITE
15-17	CBMP PLAN - PHASE B - RESIDENTIAL SITE
18-21	OVERLOT GRADING - RESIDENTIAL SITE
22-30	CBMP DETAILS

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LB01-LB07	BELFORD AVE STREETScape
LC01-LC05	OPEN SPACE LANDSCAPE AND TRAIL

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3	OVERALL UTILITY PLAN
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11	E-470 WATER MAIN BORE PLAN & PROFILE
12-18	WATER PLAN & PROFILE
19-20	SANITARY DETAILS
21-23	WATER DETAILS

### TOWN OF PARKER APPROVALS

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISIONS
05/01/20	RESPONDED TO TOWN COMMENTS
05/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
05/07/20	FINAL SUBMITTAL
07/27/16	1ST SUBMITTAL
07/27/16	2ND SUBMITTAL
07/27/16	3RD SUBMITTAL
07/27/16	4TH SUBMITTAL
07/27/16	5TH SUBMITTAL
07/27/16	6TH SUBMITTAL
07/27/16	7TH SUBMITTAL
07/27/16	8TH SUBMITTAL
07/27/16	9TH SUBMITTAL
07/27/16	10TH SUBMITTAL
07/27/16	11TH SUBMITTAL
07/27/16	12TH SUBMITTAL
07/27/16	13TH SUBMITTAL
07/27/16	14TH SUBMITTAL
07/27/16	15TH SUBMITTAL



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

PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015
SHEET
<b>1</b> OF <b>49</b>
CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION

Plotter: 5/7/2020 10:21 AM Draw Name: P:\Clcpkc3\CompSouth12\Filing 1 No. GAT\CompSouth03.Ultimate Belford Ave.dwg\New\Email Drawings\Plus Set\Town\CLCPKC3 Belford-CO1.dwg Updated By: jhawthorne

**GENERAL NOTES:**

- 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.
- 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.
- THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES.
- 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.
- THE APPLICANT IS 470 COMPARK LLC.
- 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.
- ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE.
- 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.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- 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.
- 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.
- 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.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SERVICE SEWERS  
"V" FOR WATER SERVICES
- 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.
- BENCHMARKS:  
SOURCE BENCHMARKS:  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.  
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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.  
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ELEVATION = 5808.06
- 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.
- 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.
- ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 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.
- ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

**CONSTRUCTION NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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."
- 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.
- 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.
- 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.
- 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.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500.
- 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.
- 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**

- 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 AMENDE.
- 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.
- 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 DISSIPATORS, RIPRAP, GROUDED 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).

- 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.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- 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.

- 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.
- 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 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- 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.
- 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.

- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- 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.
- 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.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- 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.

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.

PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

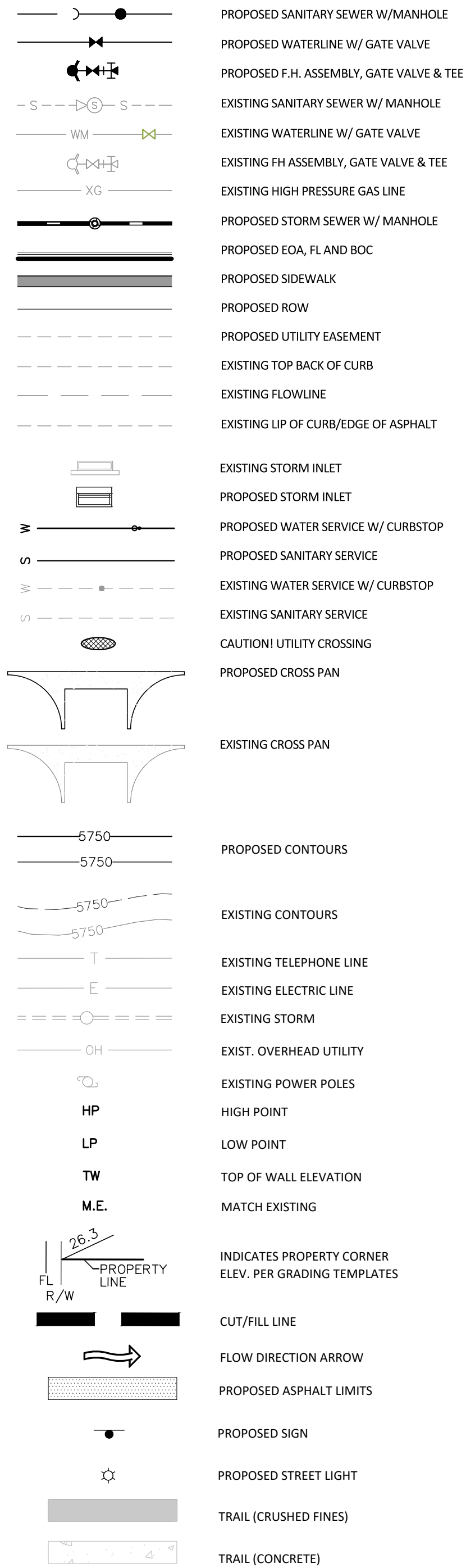
**SIGNAGE & STRIPING NOTES**

- SEE SIGNAGE & STRIPING PLAN FOR NOTES.

**ROADWAY NOTES:**

- 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.
- STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- 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**



Know what's below.  
Call before you dig.

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

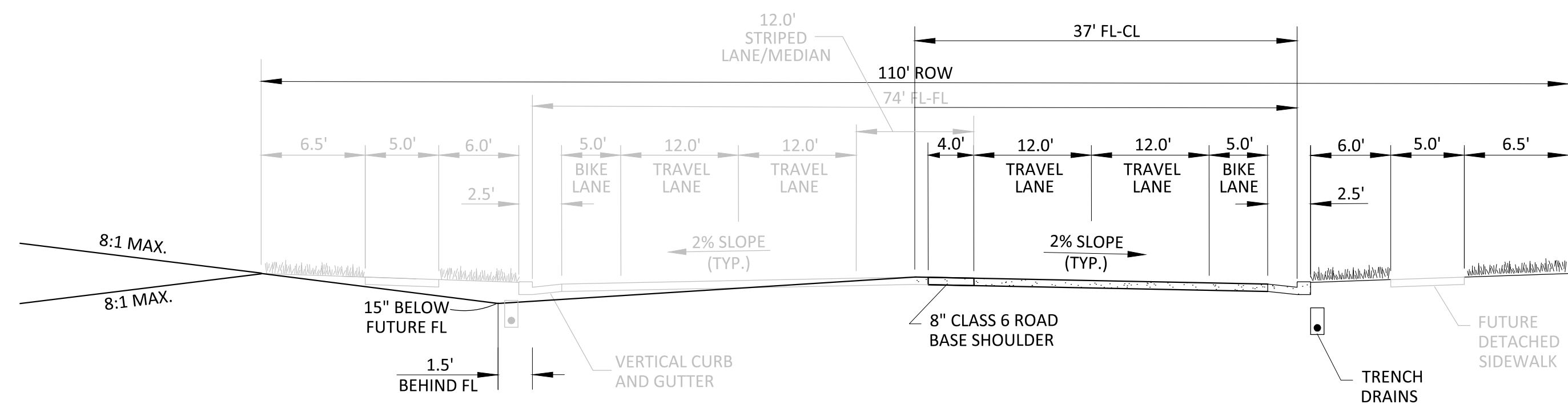
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE  
 TOWN OF PARKER, COLORADO  
 GENERAL NOTES

PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY: ETG  
 DATE: 12/2015  
 SHEET  
**2 OF 49**  
 CLCPK3

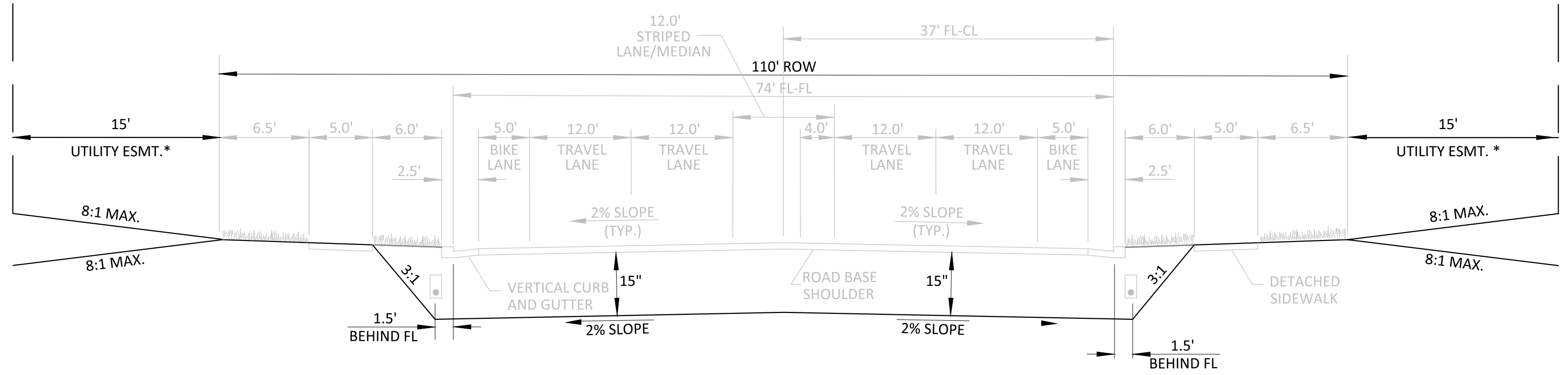
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**PARKER MAJOR COLLECTOR WITHIN DOUGLAS COUNTY JURISDICTION**  
 PROPOSED CONDITION  
**STA 13+93.54 - 44+00.69**  
 \*FUTURE IMPROVEMENTS ARE SHADED FOR REFERENCE

**GENERAL NOTES:**

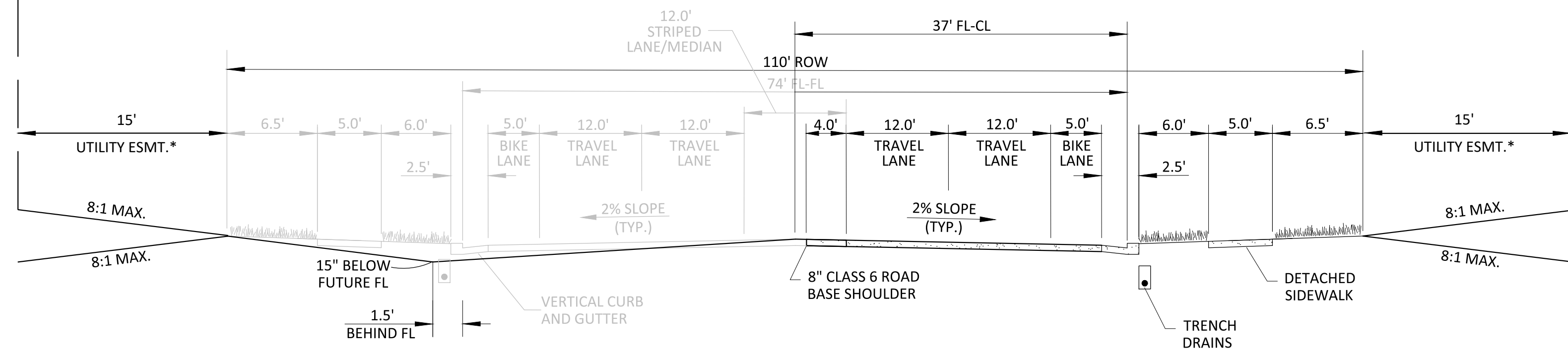
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2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.
5. \*UTILITY EASEMENT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



**UNDERCUT**  
 PROPOSED CONDITION  
**STA 78+00 - 92+93**  
 \*FUTURE IMPROVEMENTS ARE SHADED FOR REFERENCE  
 \*\* UNDERCUT DETERMINED FROM PRELIMINARY GEOTECHNICAL EVALUATION

**GENERAL NOTES:**

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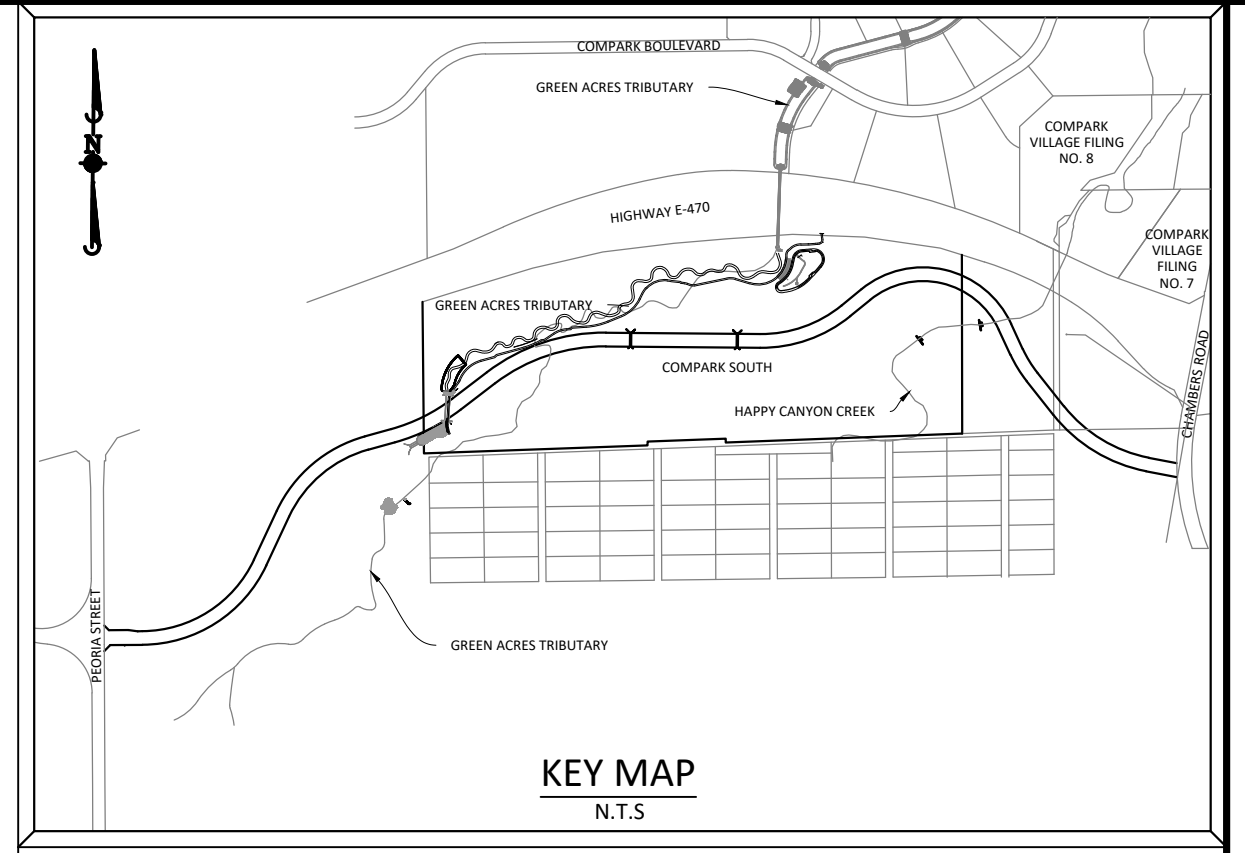


**PARKER MAJOR COLLECTOR**  
 PROPOSED CONDITION  
**STA 44+00.69 - 78+00**  
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**BELFORD AVENUE**



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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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D 07/24/16	1 <sup>ST</sup> SUBMITTAL
C 07/24/16	2 <sup>ND</sup> SUBMITTAL
B 07/24/16	3 <sup>RD</sup> SUBMITTAL
A 11/2015	1 <sup>ST</sup> SUBMITTAL

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**COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE**  
**TOWN OF PARKER, COLORADO**  
**TYPICAL ROADWAY SECTION**

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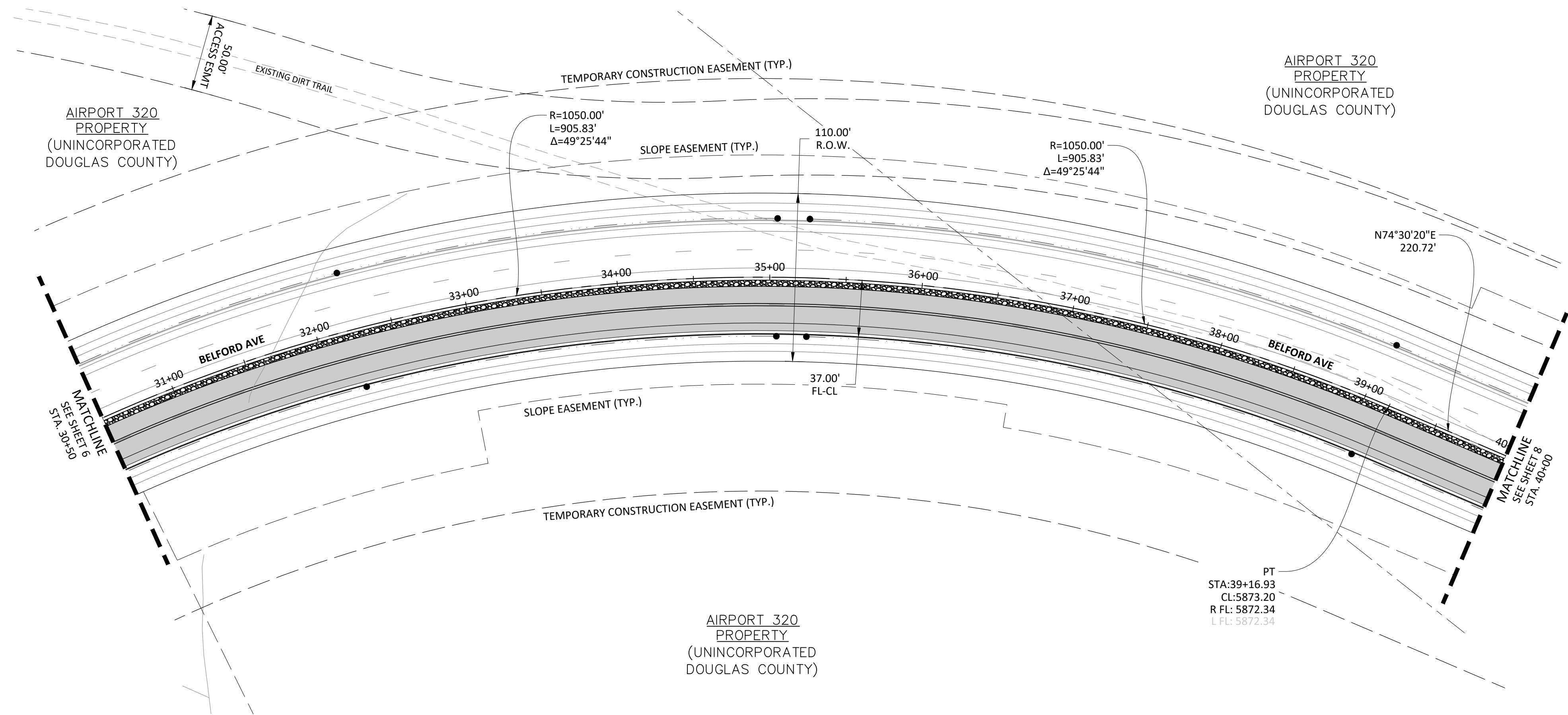
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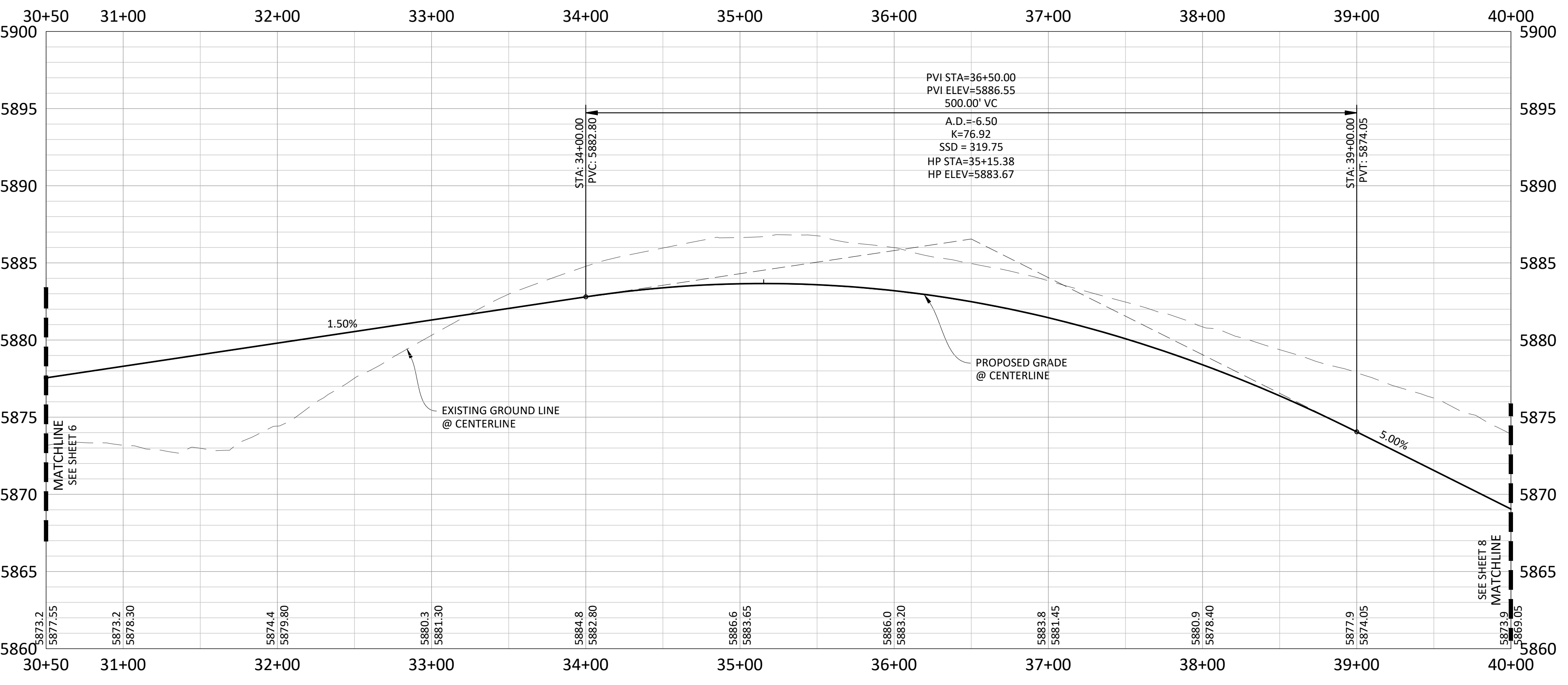




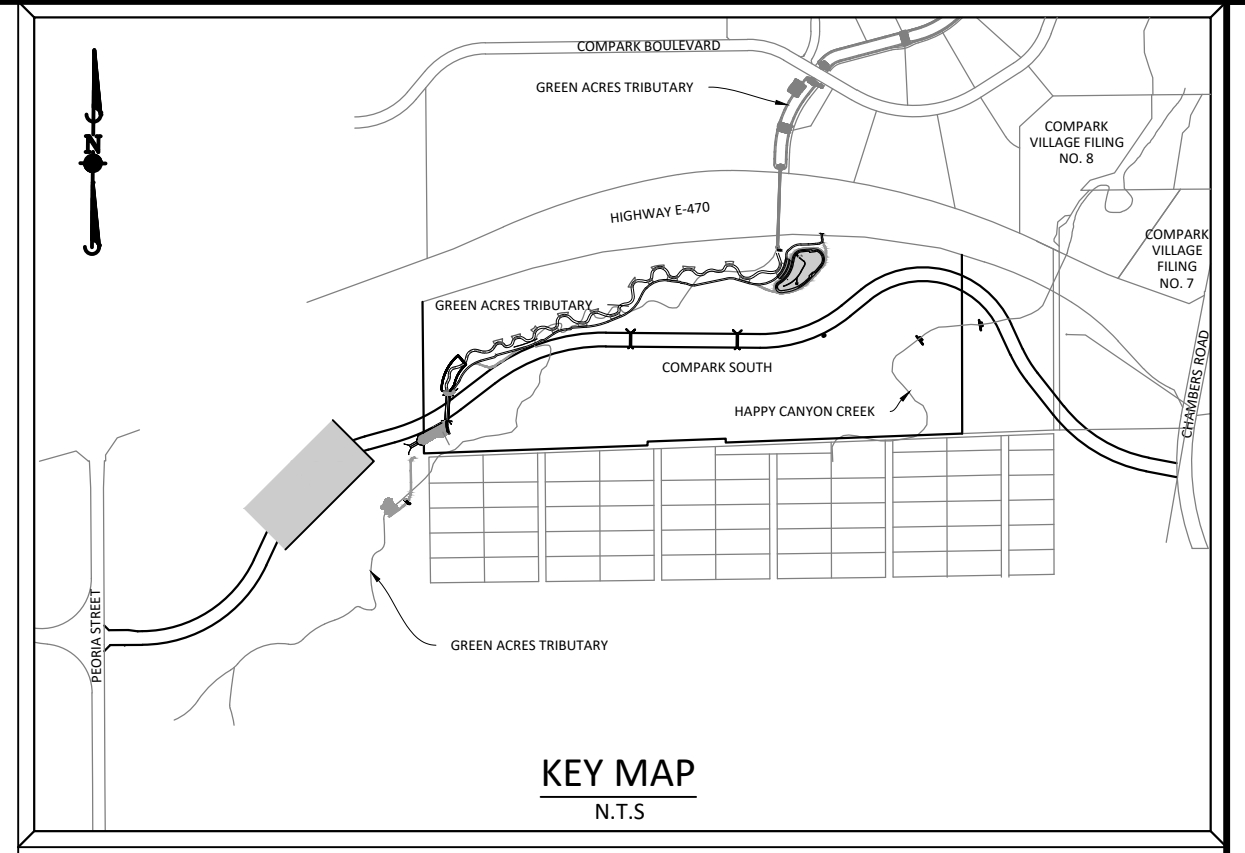
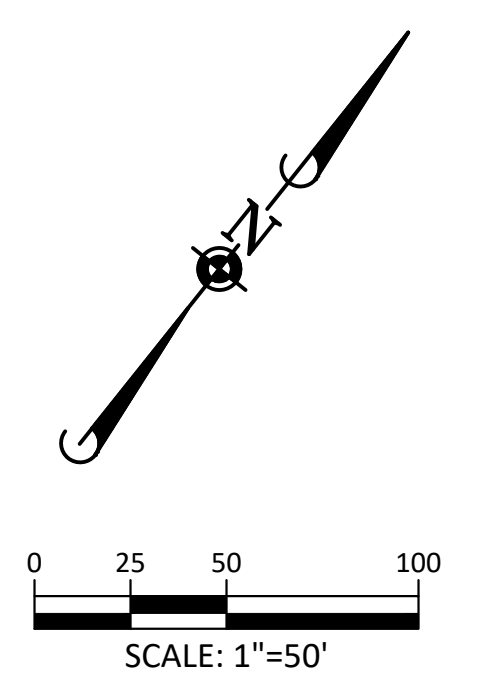
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PLAN: BELFORD AVENUE

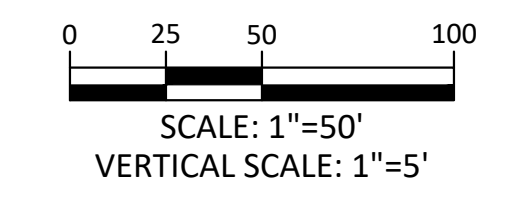
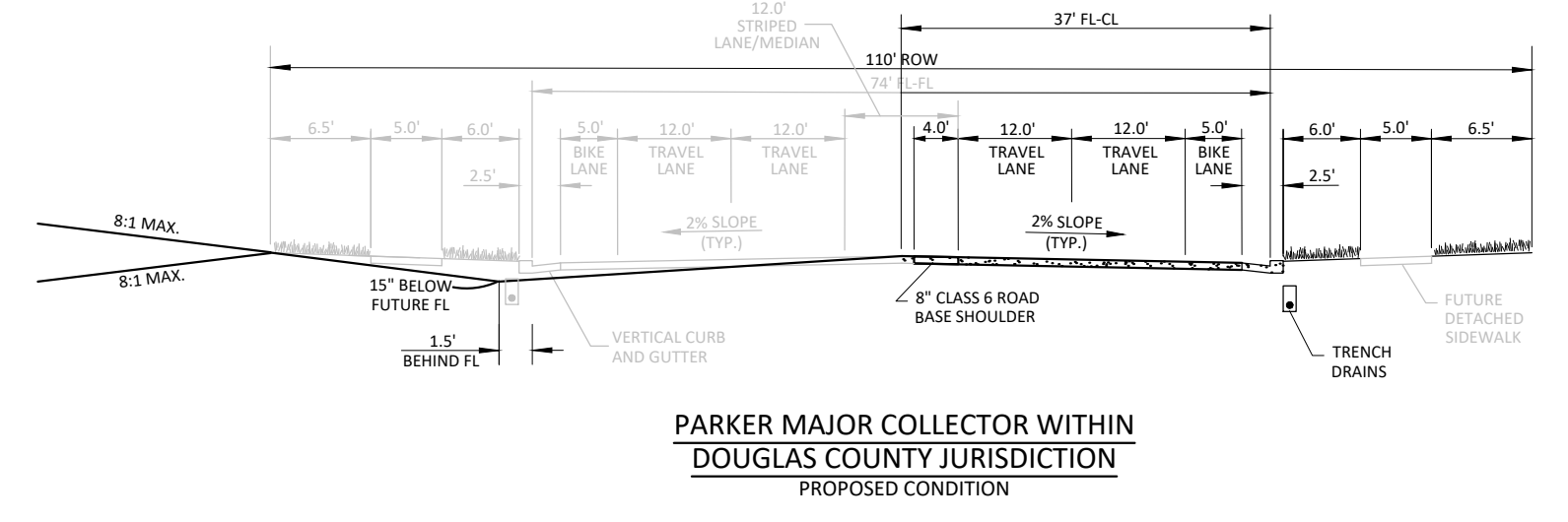


PROFILE: BELFORD AVENUE



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 BELFORD AVENUE - PLAN & PROFILE

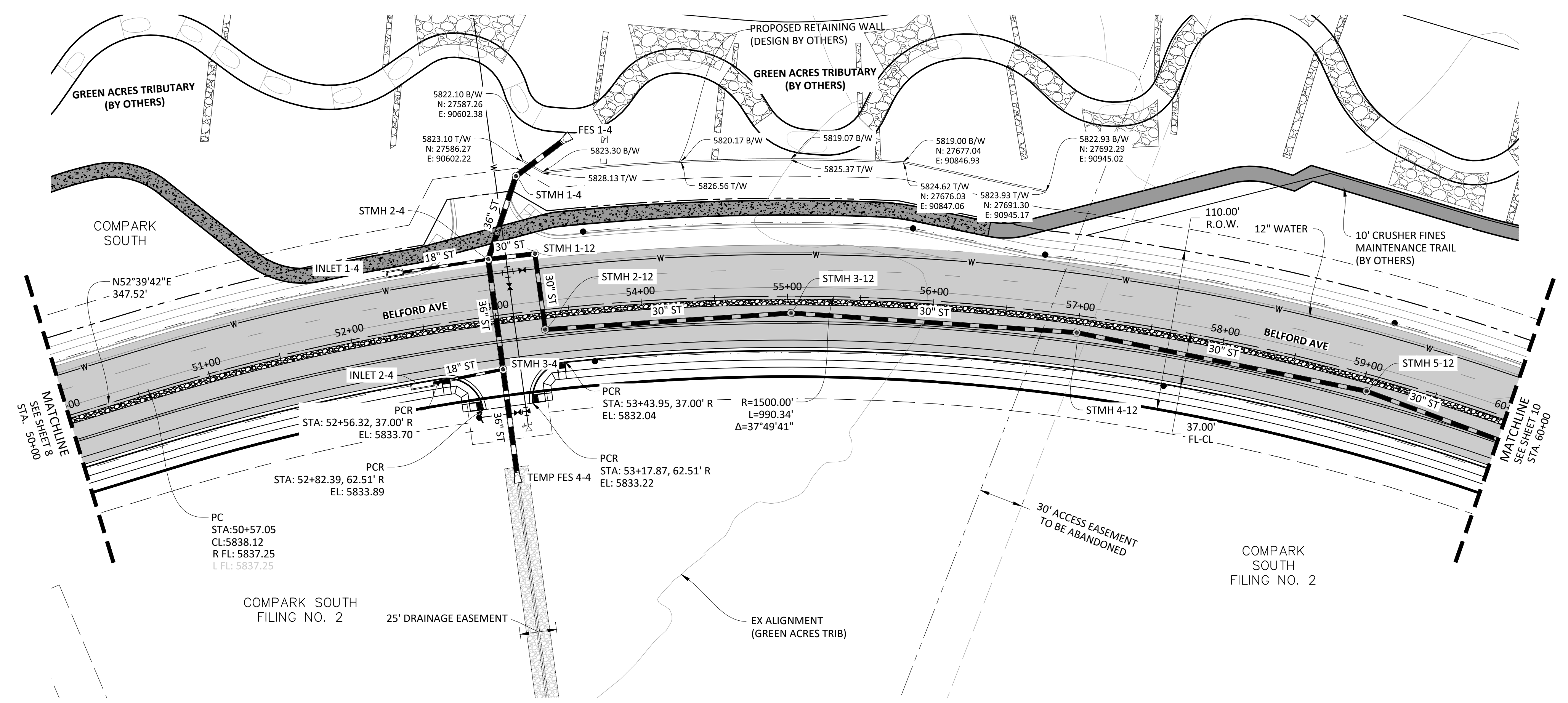
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 PROJ. ASSOC.: BRB  
 DRAWN BY: ETG  
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SHEET  
**7 OF 49**  
 CLCPK3

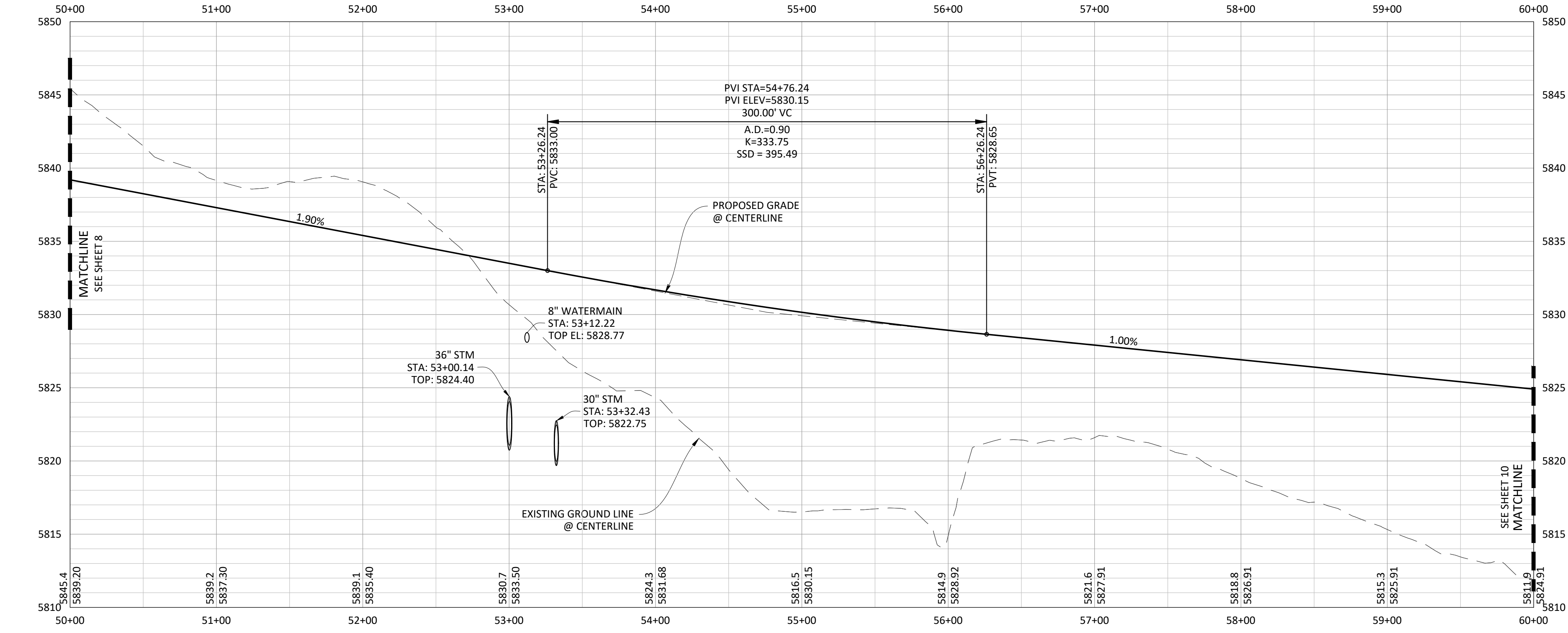
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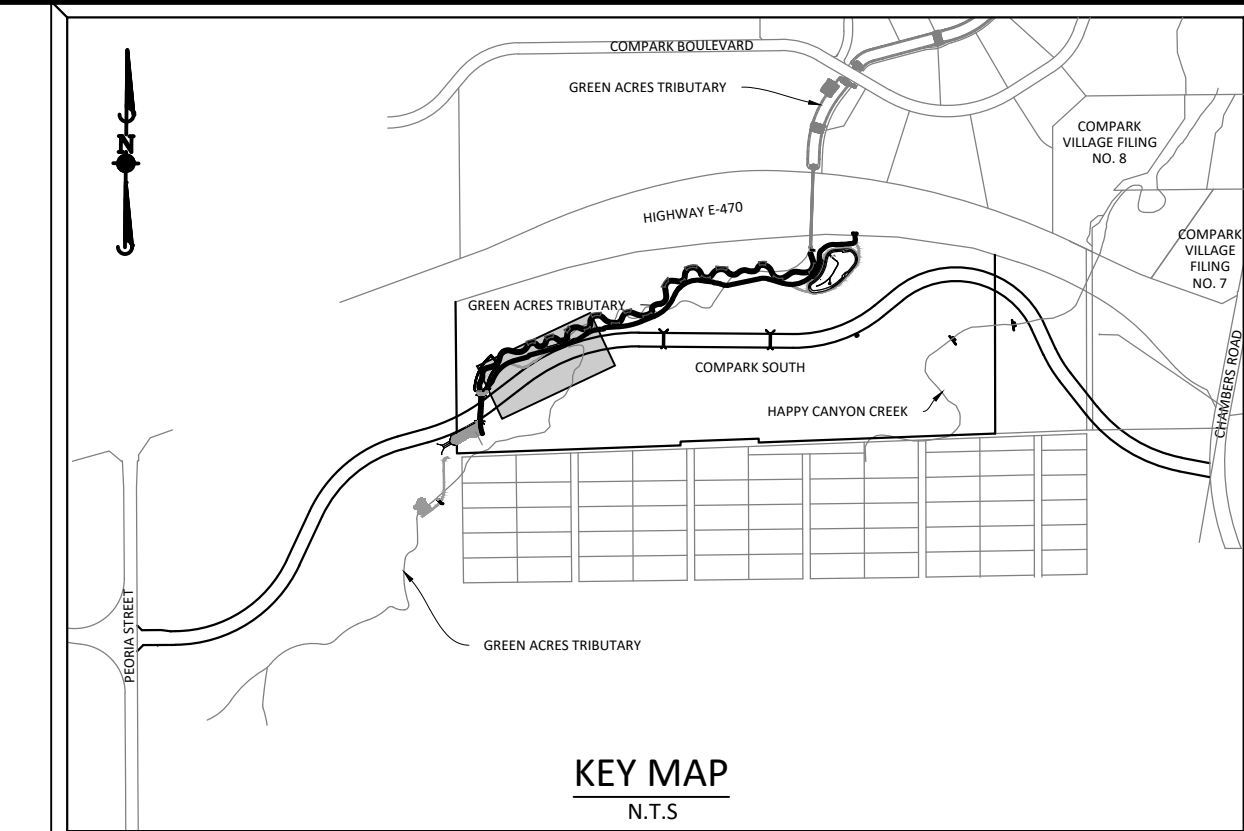
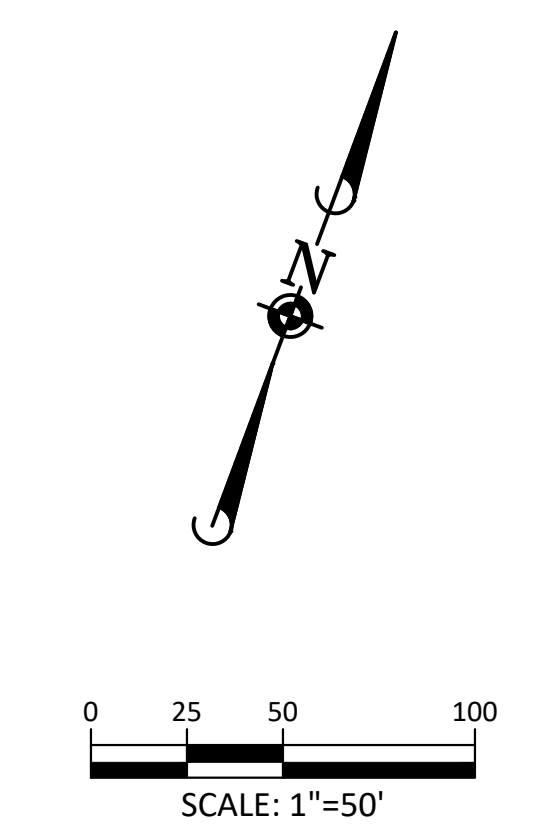
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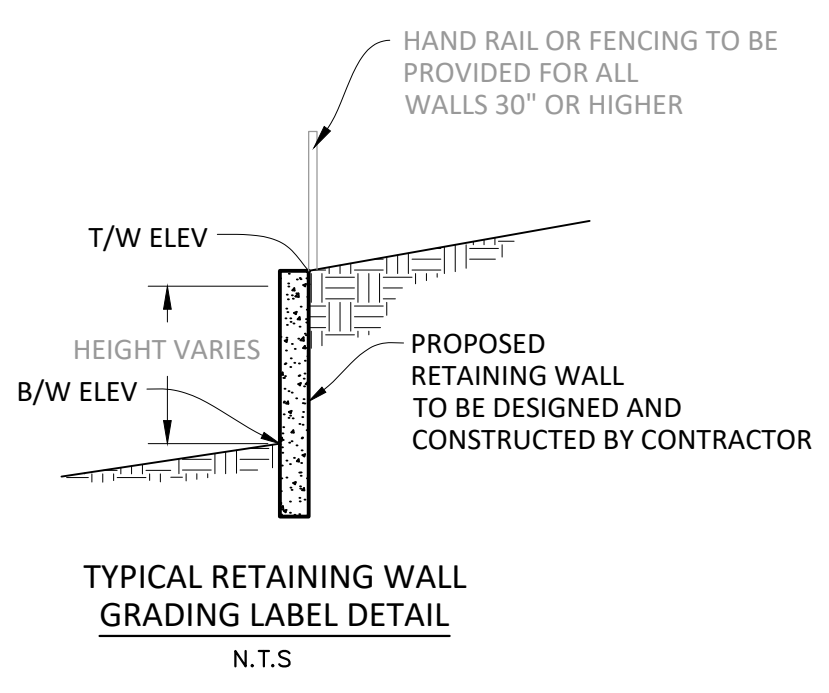
PLAN: BELFORD AVENUE



PROFILE: BELFORD AVENUE



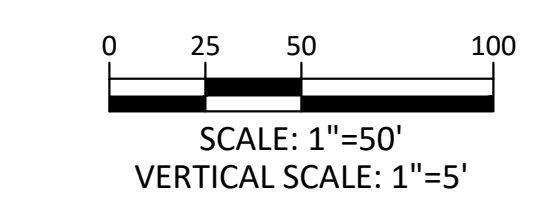
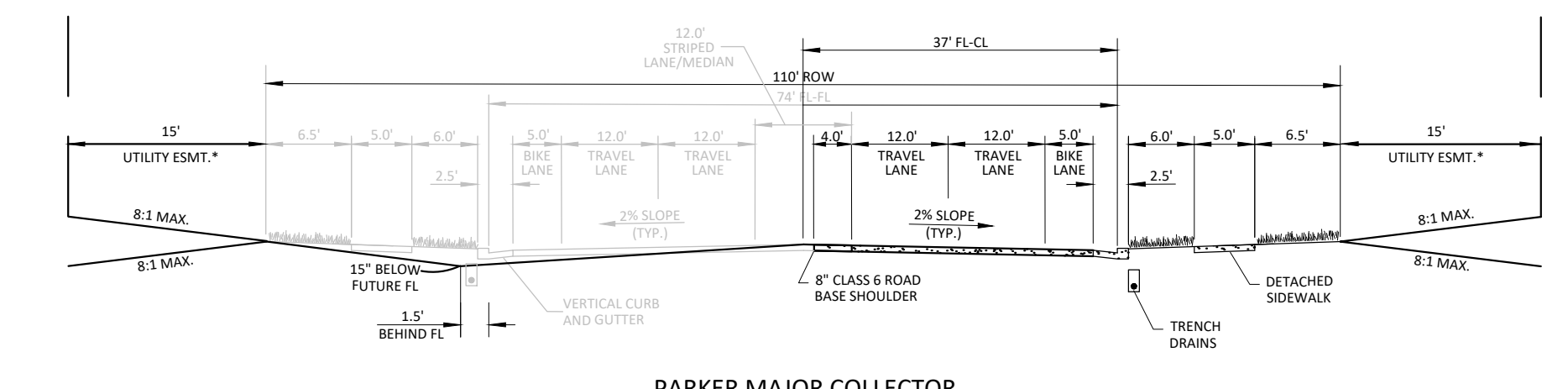
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TYPICAL RETAINING WALL GRADING LABEL DETAIL  
N.T.S.

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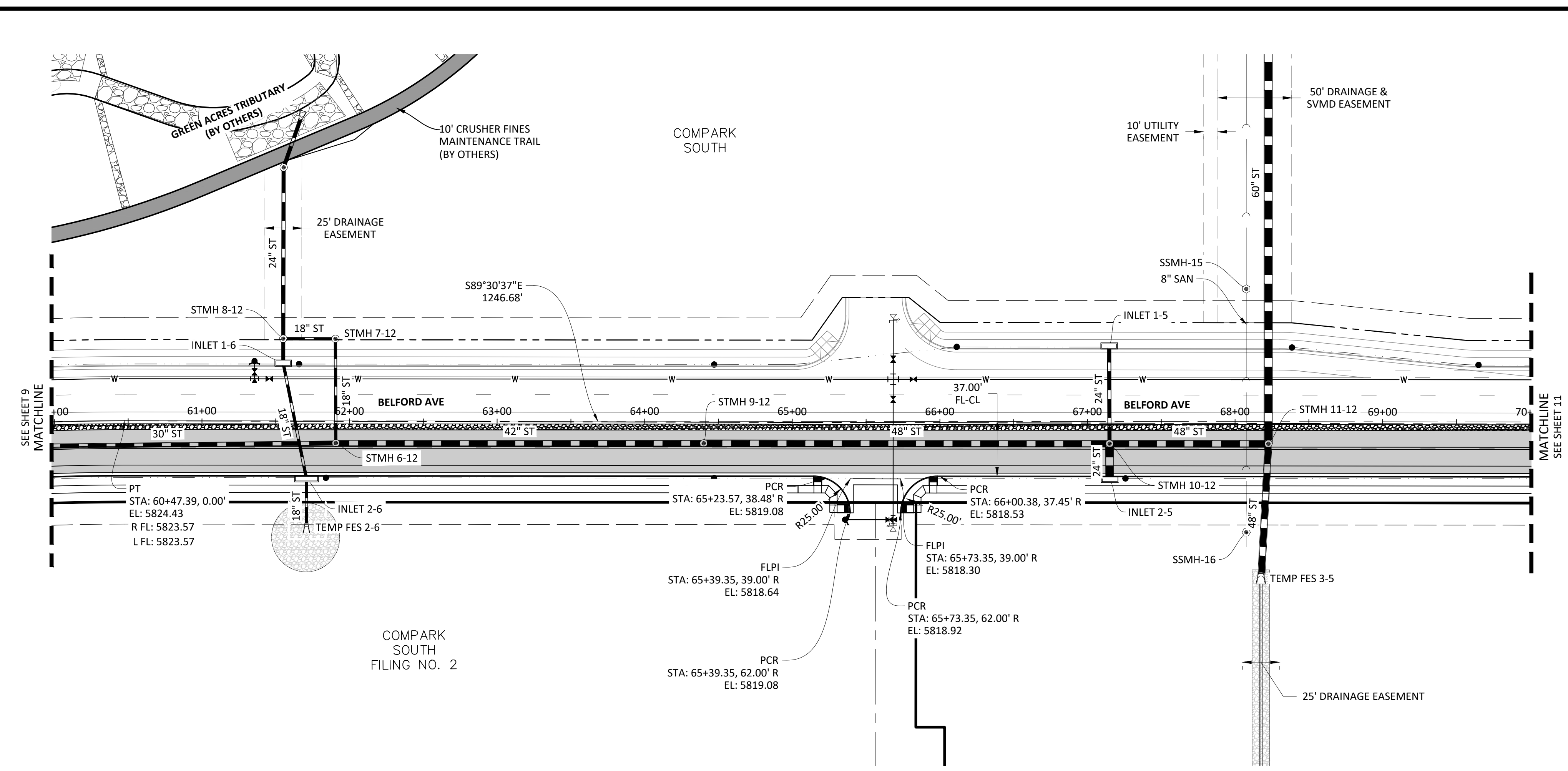
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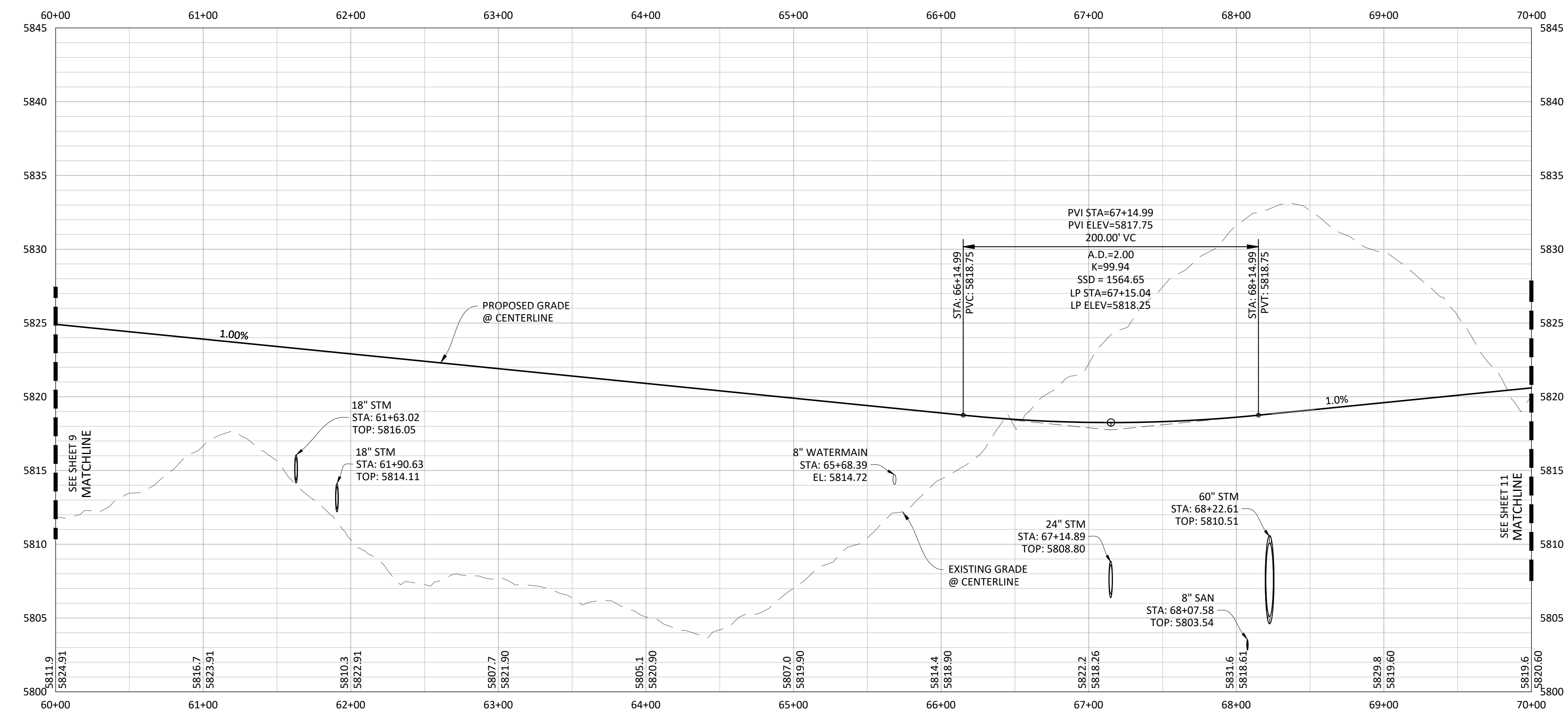
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**9** OF **49**  
 CLCPK3

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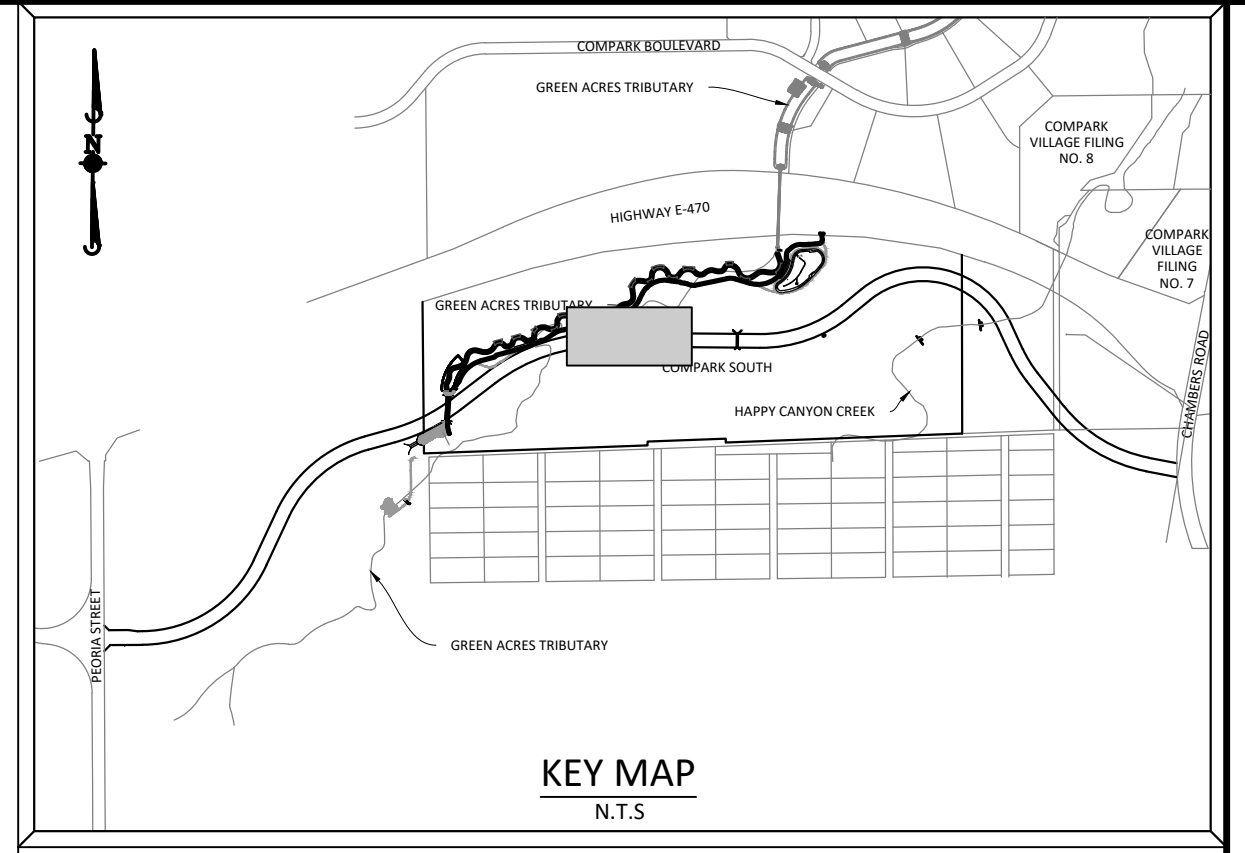
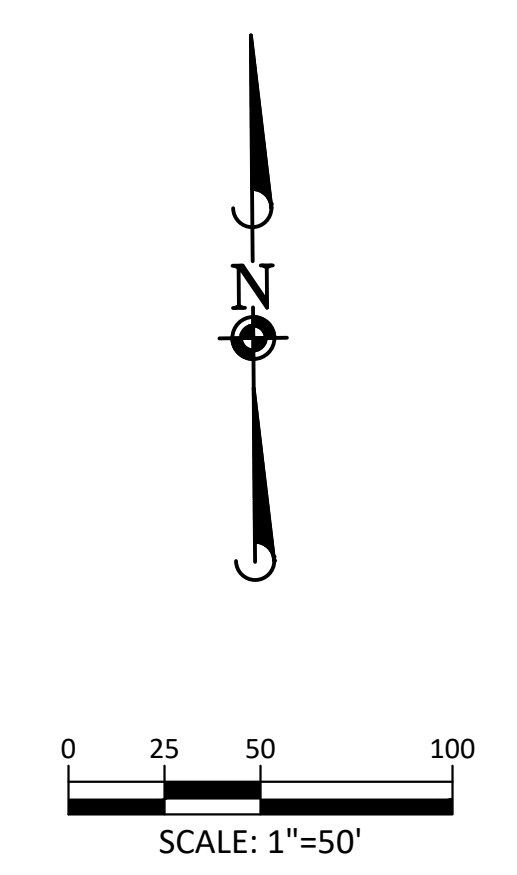
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PLAN: BELFORD AVENUE

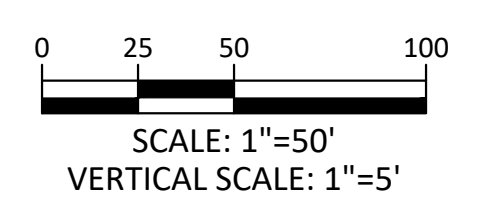
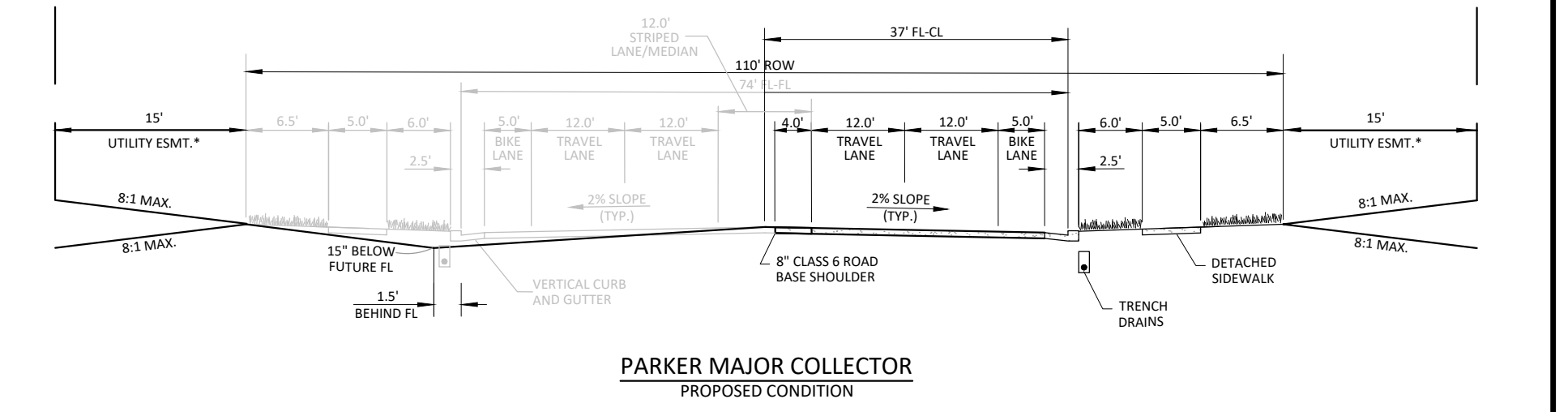


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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISIONS
G 05/01/20	RESPONDED TO TOWN COMMENTS
F 05/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
E 07/27/16	FINAL SUBMITTAL
D 07/27/16	3RD SUBMITTAL
C 07/27/16	2ND SUBMITTAL
B 07/27/16	1ST SUBMITTAL
A 11/20/15	1ST SUBMITTAL

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7600 East Orchard Road, Suite 100-373, Greenwood Village, CO 80111, phone: 303.778.0800  
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 Water Resource Management

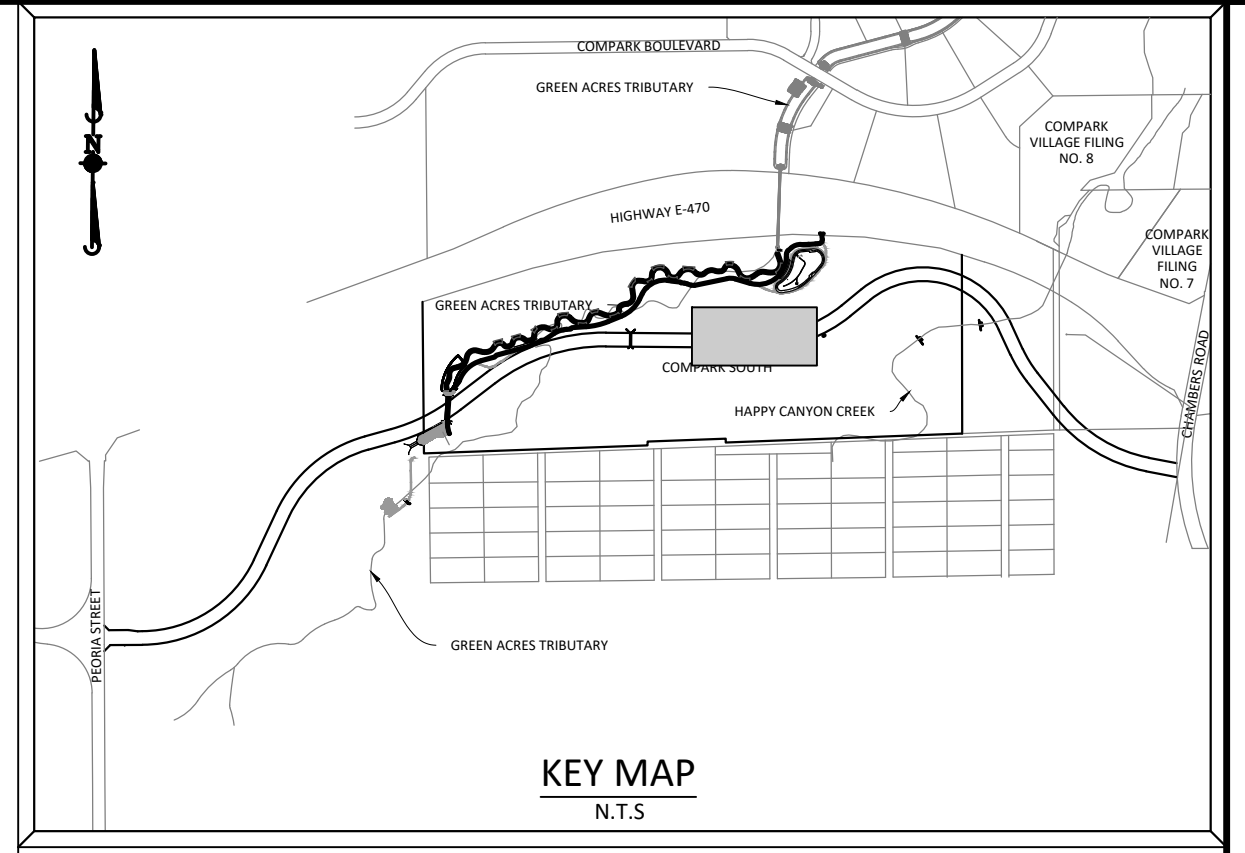
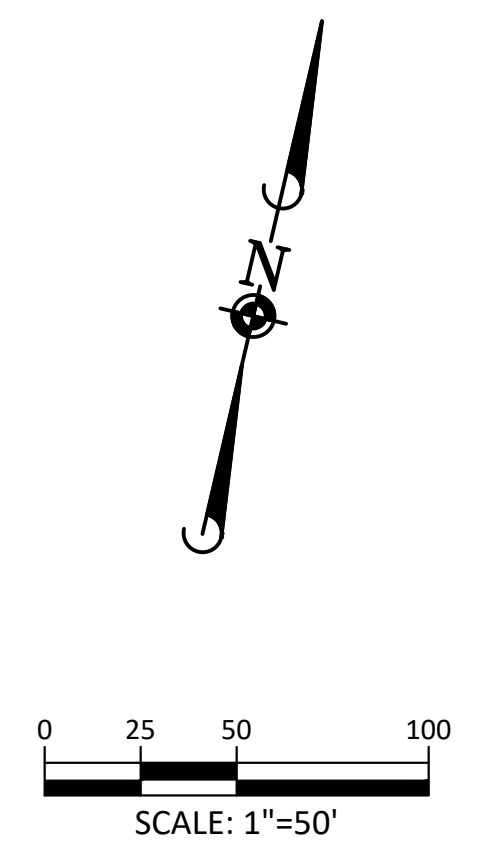
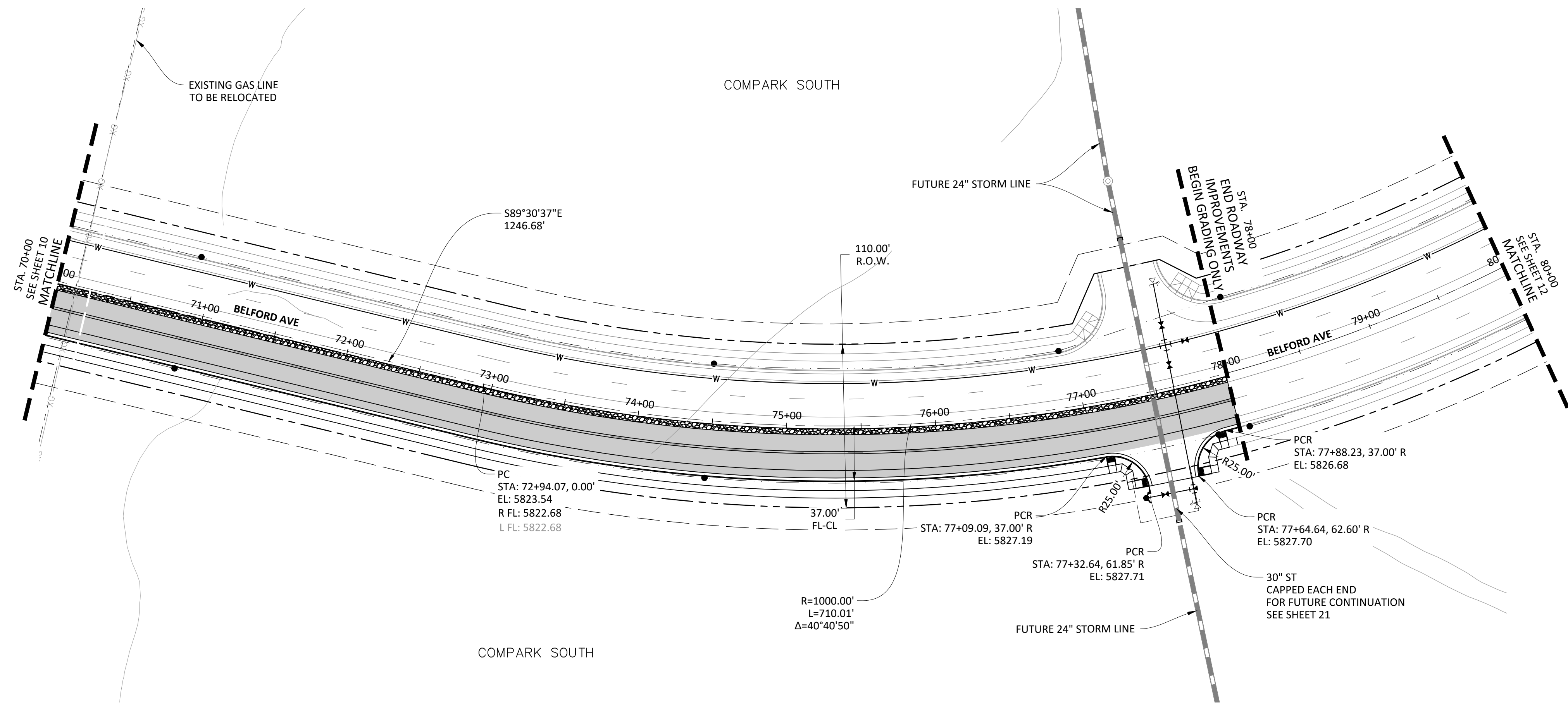
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE  
 TOWN OF PARKER, COLORADO  
 BELFORD AVENUE - PLAN & PROFILE

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

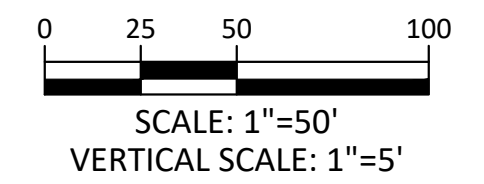
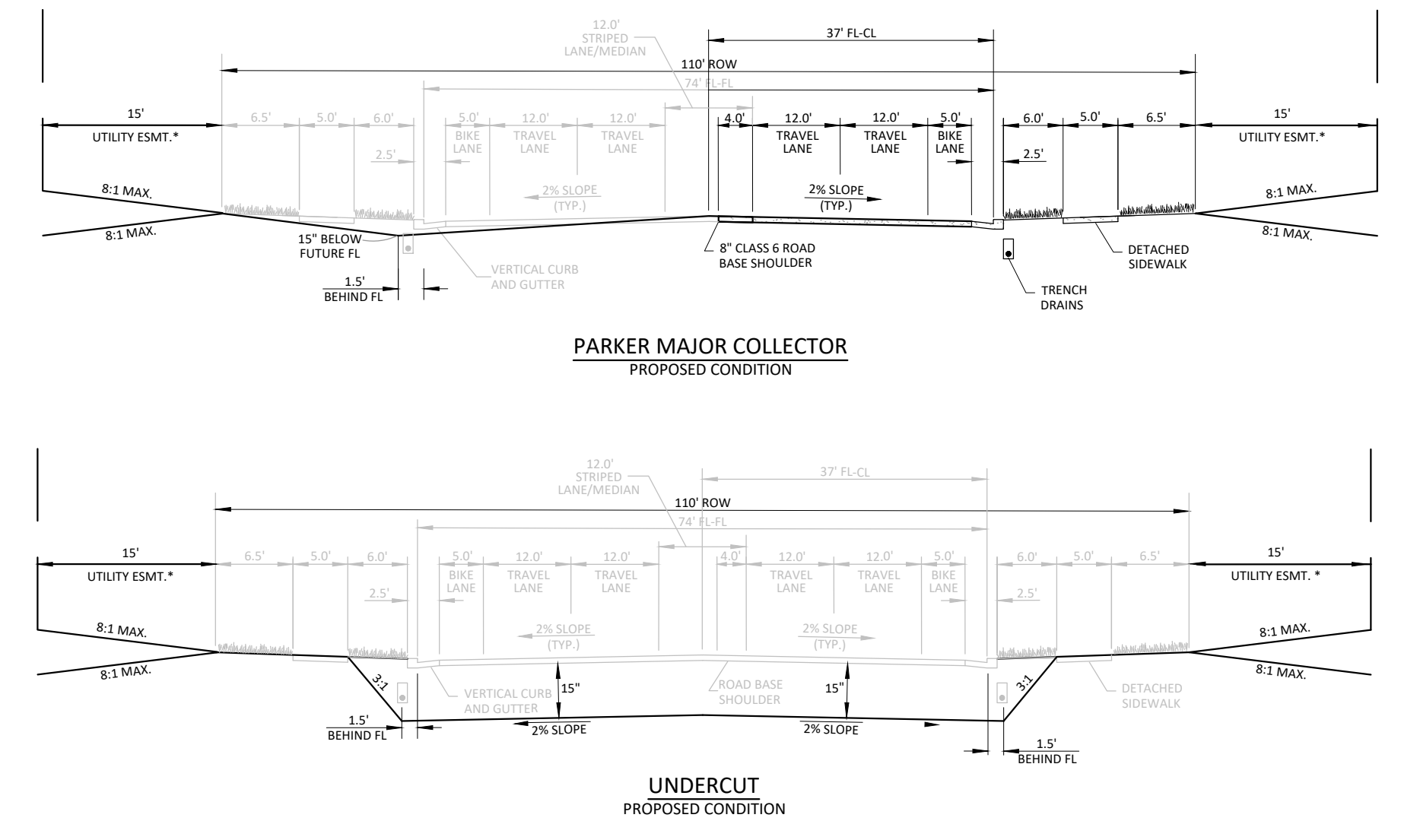
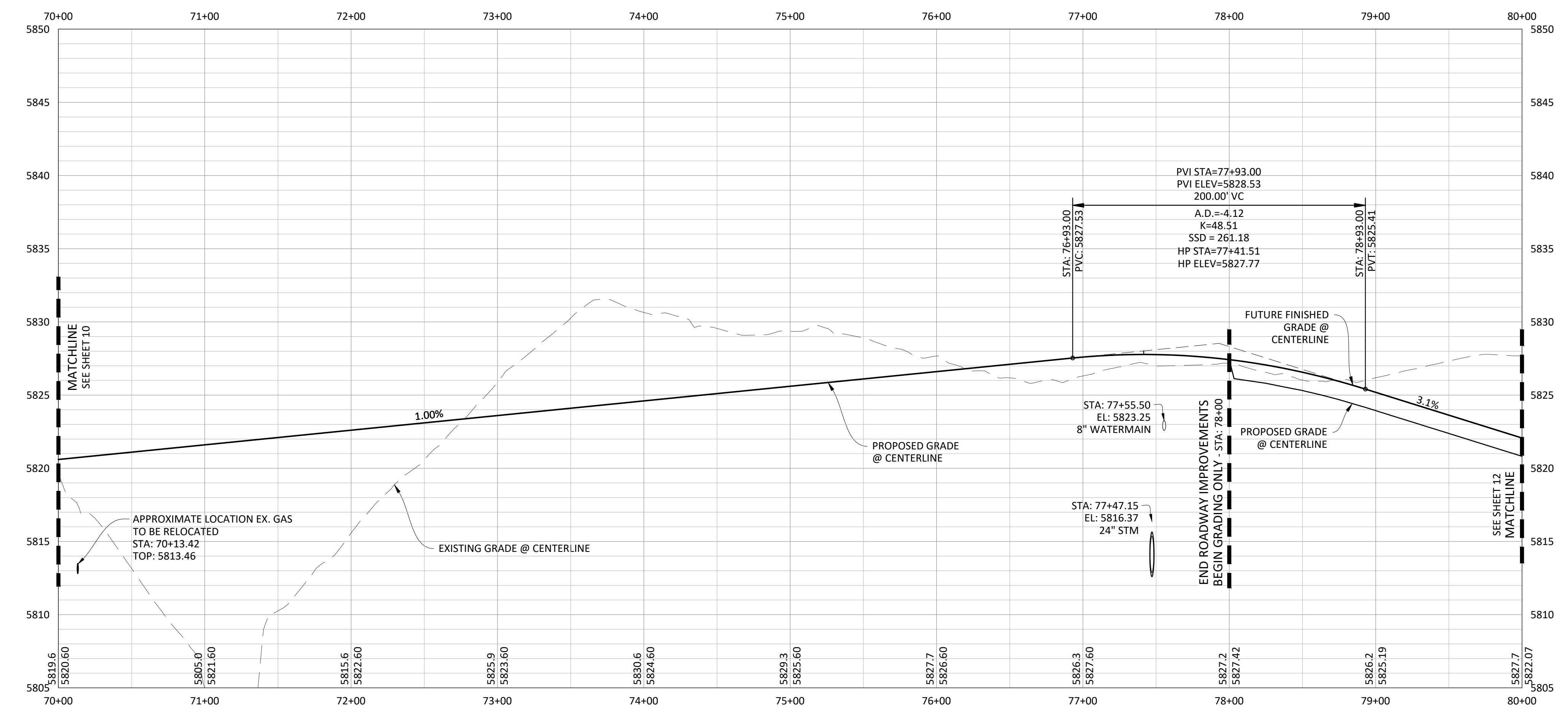
SHEET  
**10 OF 49**  
 CLCPK3

**PRELIMINARY - NOT FOR CONSTRUCTION**

Plotted: 5/22/2020 11:41 AM Draw Name: P:\CLPC3\ComSouth12\Filing\_1\_No\_GAT\ComSouth03\Ultimate\_Belford Ave.dwg\Title\Drawings\Plan Set\Town\CLPC3\Belford Ave - 17.dwg Updated by: jhawthorne



- NOTES:**
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND
  - ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - ALL ELEVATIONS ARE FL UNLESS OTHERWISE NOTED. TC INDICATES BACK OF WALK FOR COMBINATION CURB, GUTTER, AND WALK, OR TOP OF CURB FOR CURB AND GUTTER.
  - REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
  - 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.
  - \*EASEMENT WIDTH VARIES. SEE PLAN FOR LOCATION AND WIDTH INFORMATION.
  - REFER TO SHEET 37-43 FOR STREET AND CURB DETAILS. REFER TO SHEET 44-47 FOR STORM SEWER DETAILS.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

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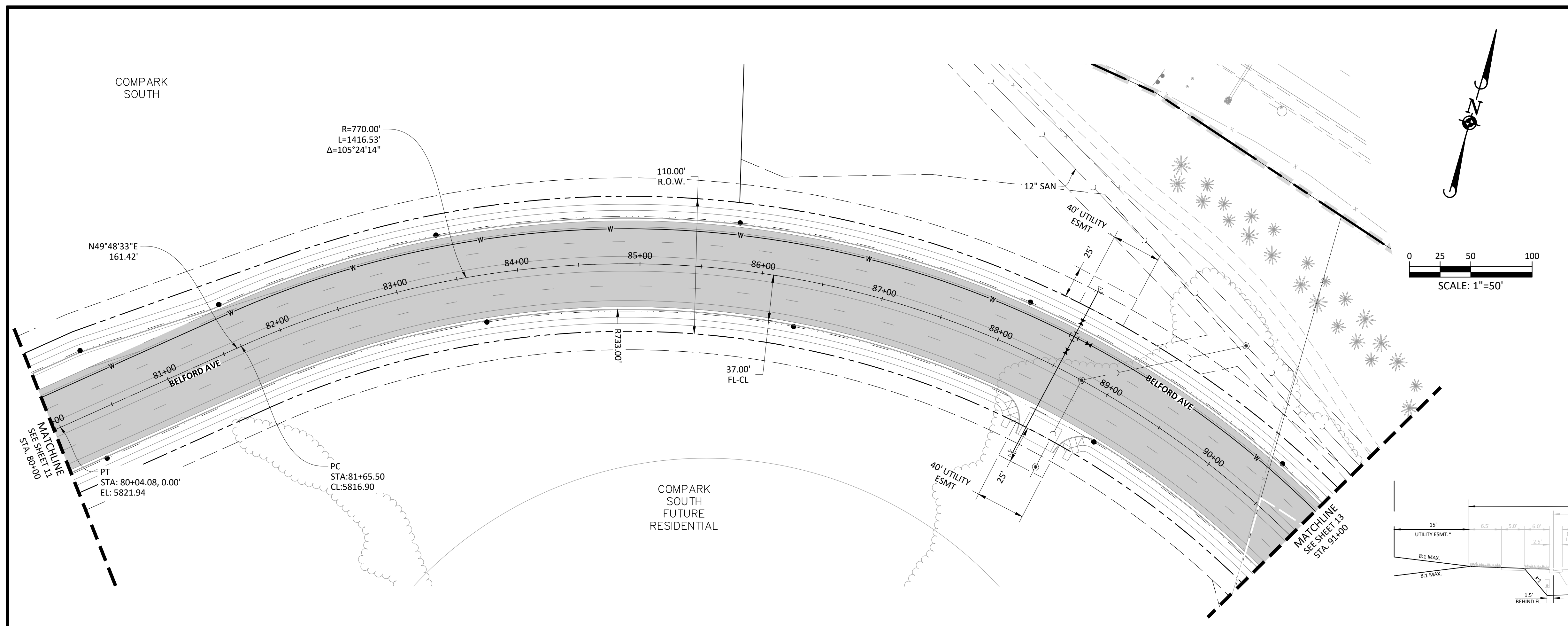
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**COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE**  
**TOWN OF PARKER, COLORADO**  
**BELFORD AVENUE - PLAN & PROFILE**

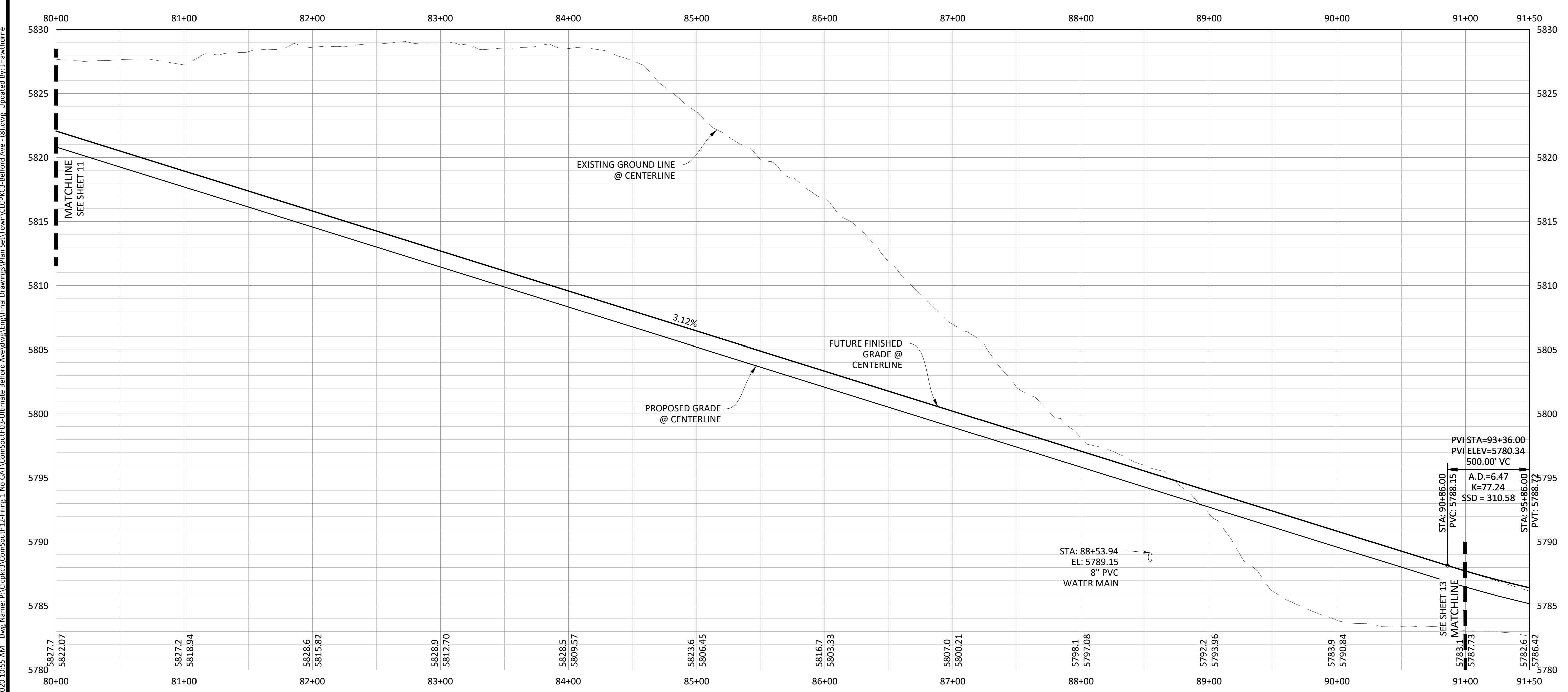
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 PROJ. ASSOC.: BRB  
 DRAWN BY: ETG  
 DATE: 12/2015  
**SHEET 11 OF 49**  
 CLPC3

**PRELIMINARY - NOT FOR CONSTRUCTION**

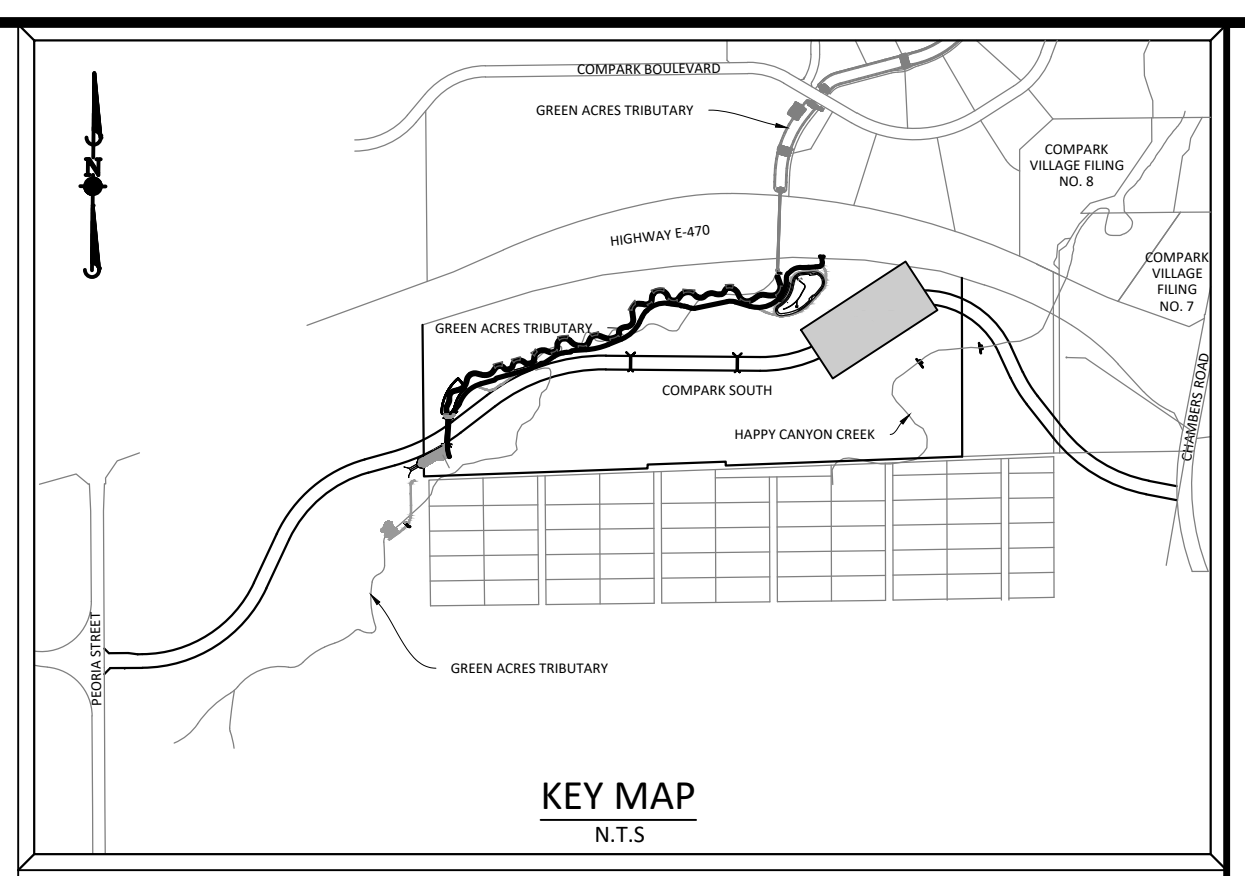
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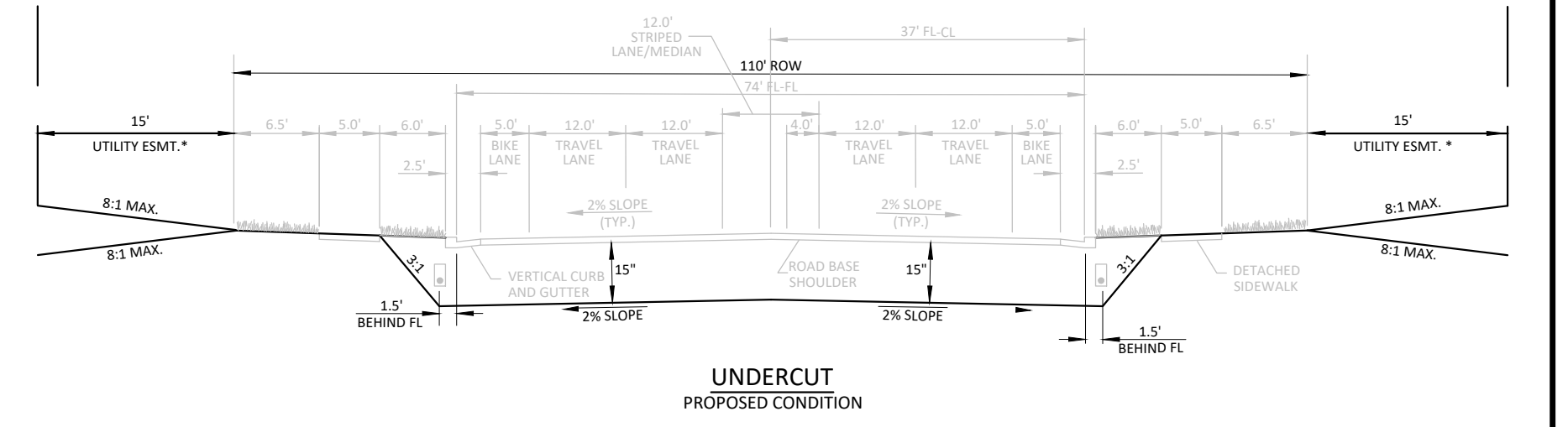
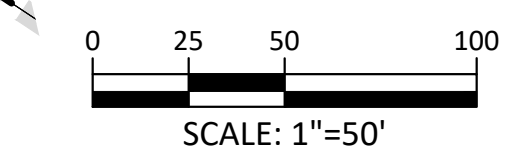
PLAN: FUTURE BELFORD AVENUE



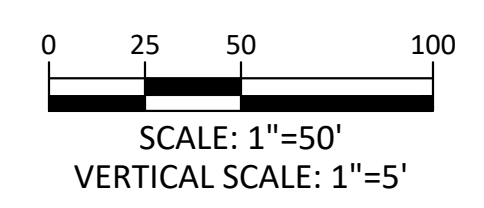
PROFILE: BELFORD AVENUE



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



- 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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**COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE**

**TOWN OF PARKER, COLORADO**

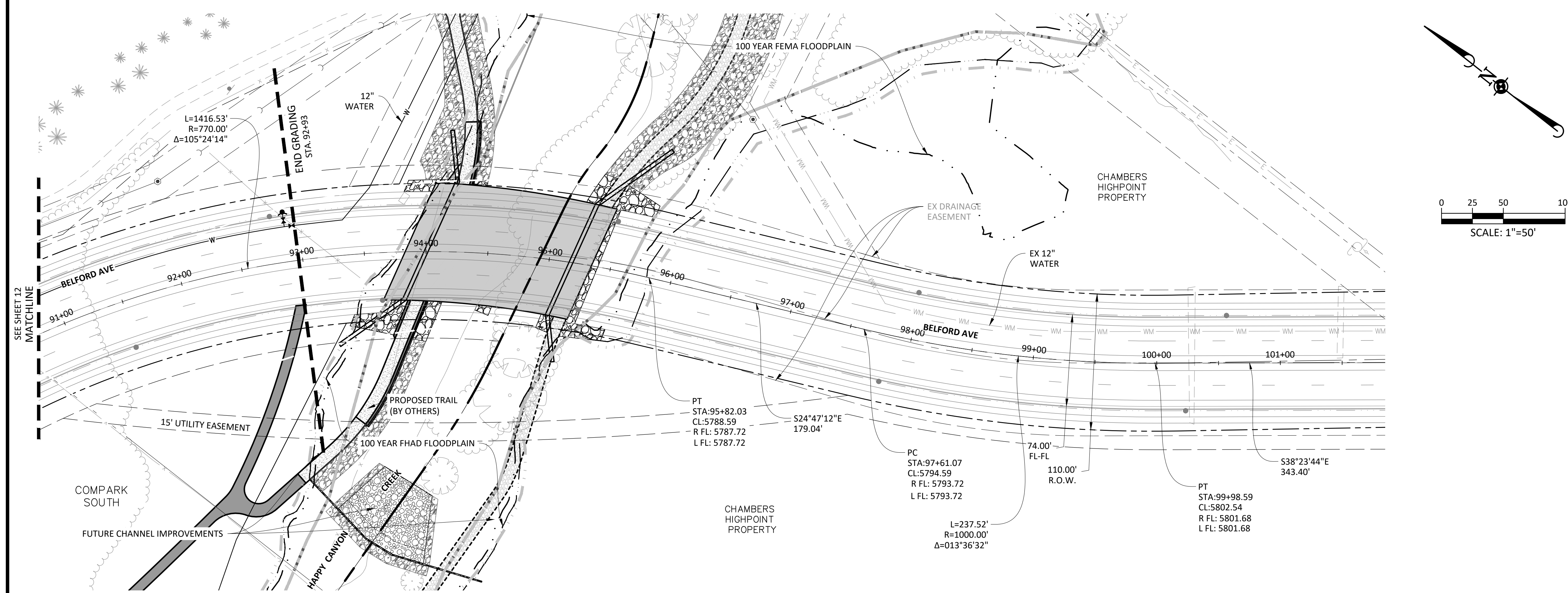
**BELFORD AVENUE - PLAN & PROFILE**

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

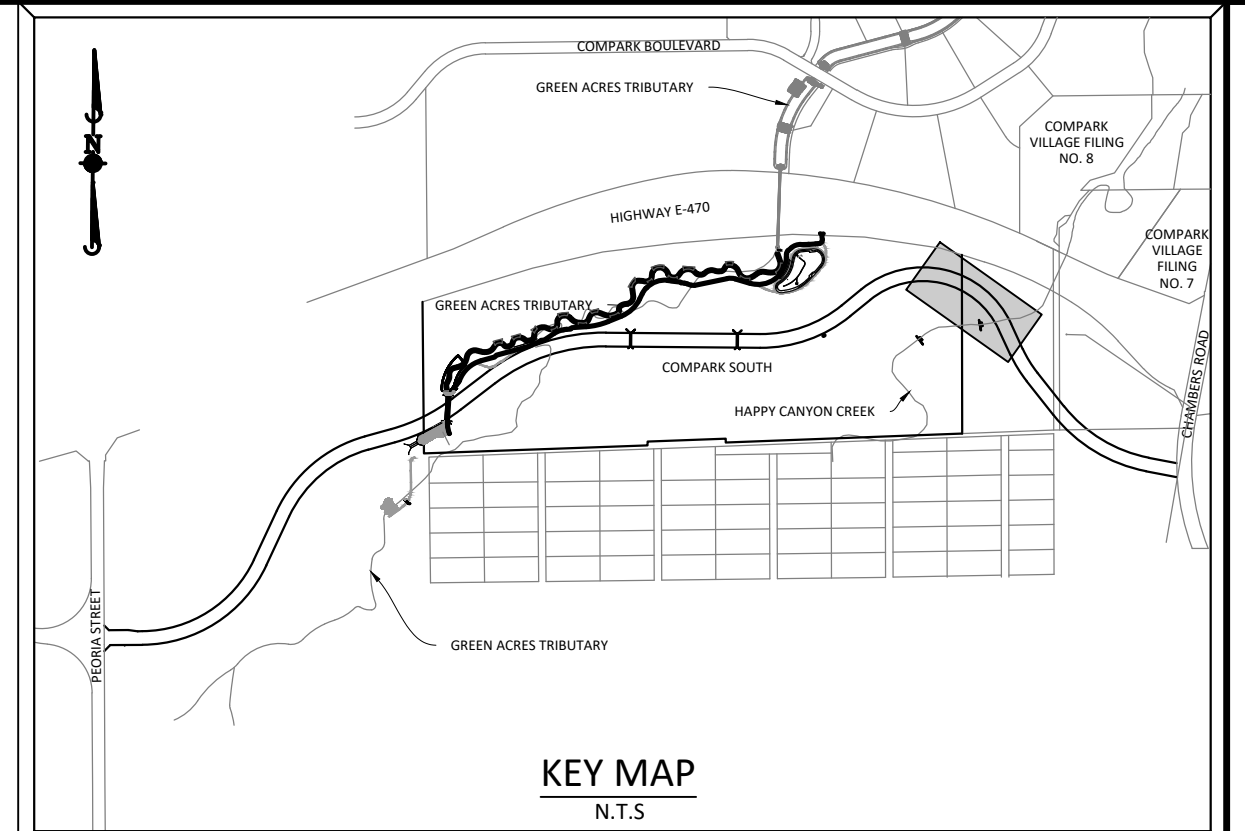
**SHEET 12 OF 49**

CLPCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

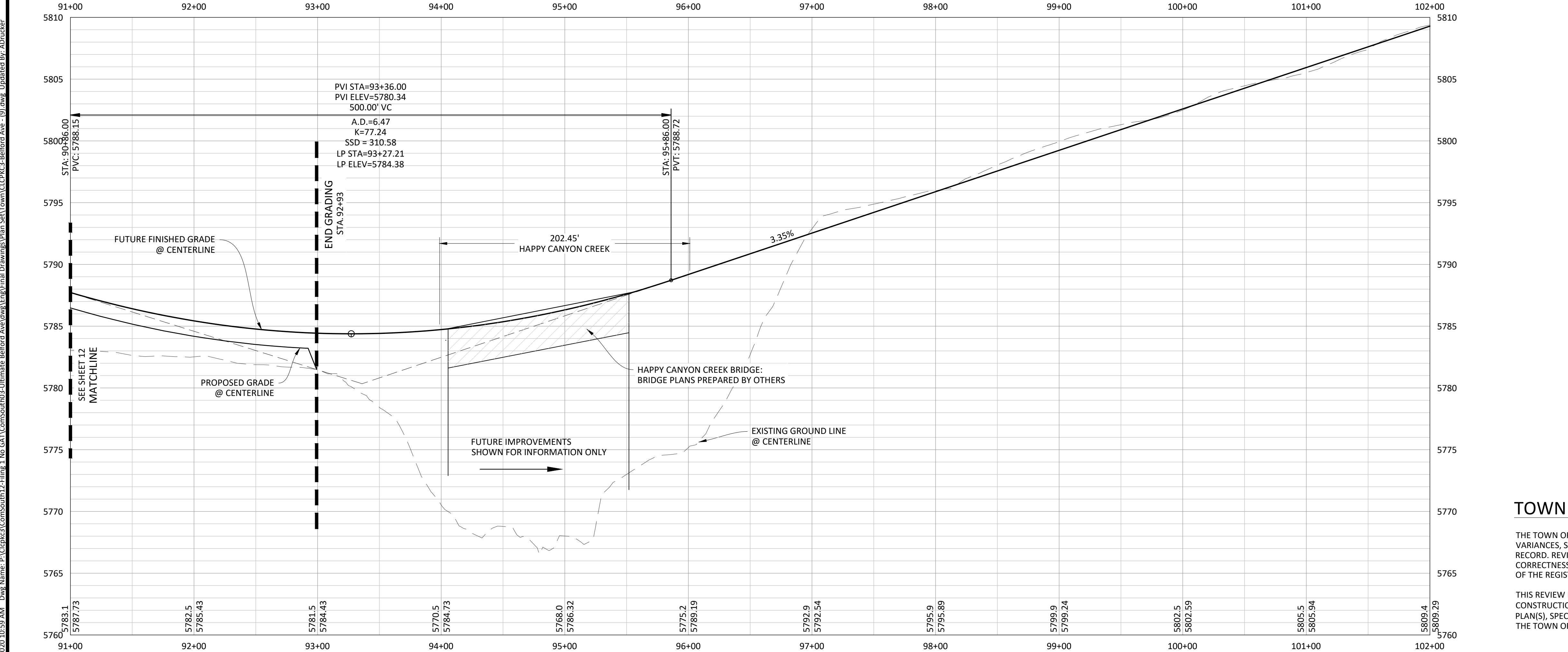


PLAN: FUTURE BELFORD AVENUE



**SOURCE BENCHMARKS:**  
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 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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PROFILE: BELFORD AVENUE

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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G	RESPONDED TO TOWN COMMENTS
F	UPDATE GAT & ADD OFF-LINE DET BASIN
E	FINAL SUBMITTAL
D	3RD SUBMITTAL
C	2ND SUBMITTAL
B	1ST SUBMITTAL
A	1ST SUBMITTAL

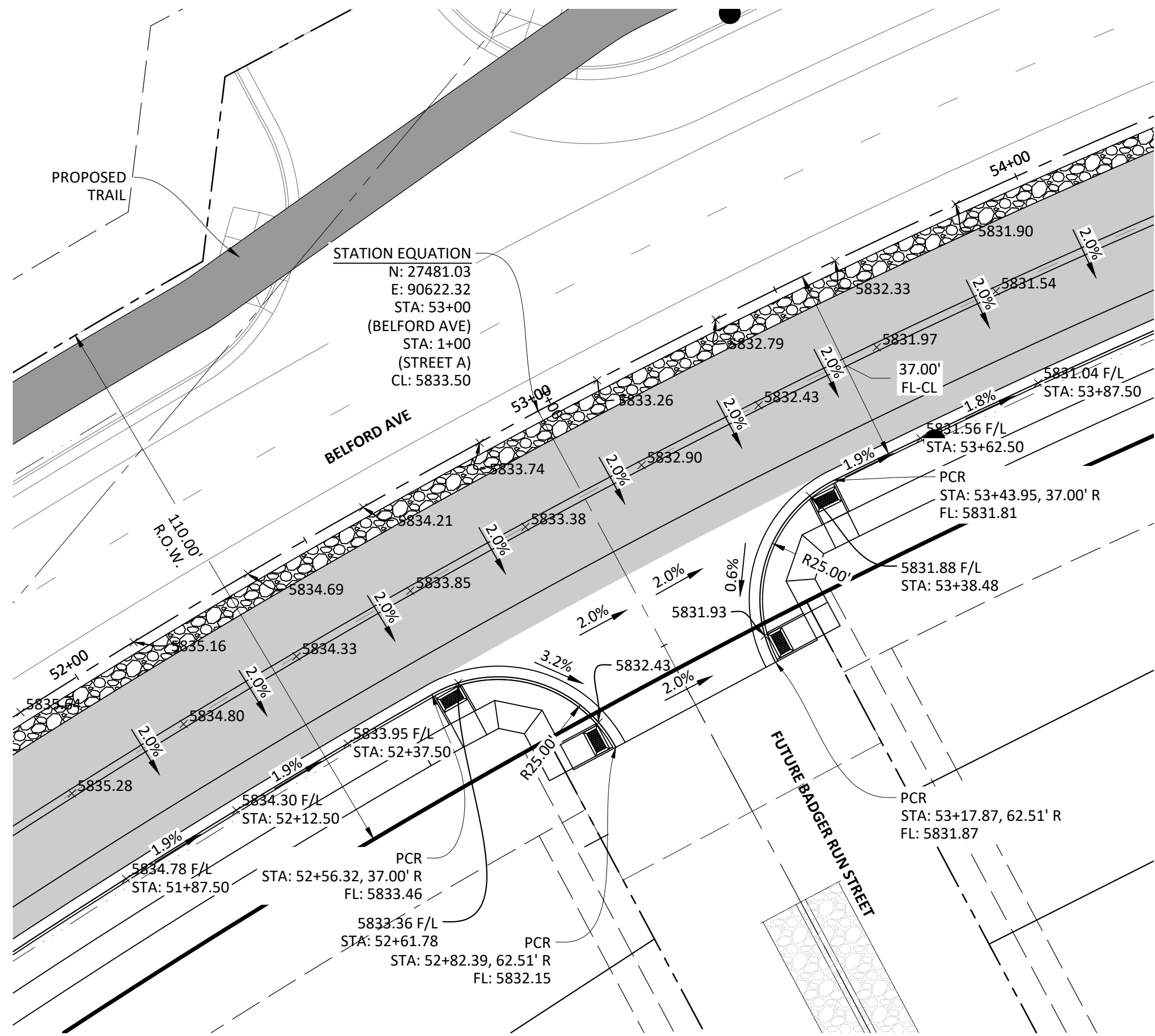
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE  
 TOWN OF PARKER, COLORADO  
 BELFORD AVENUE - PLAN & PROFILE

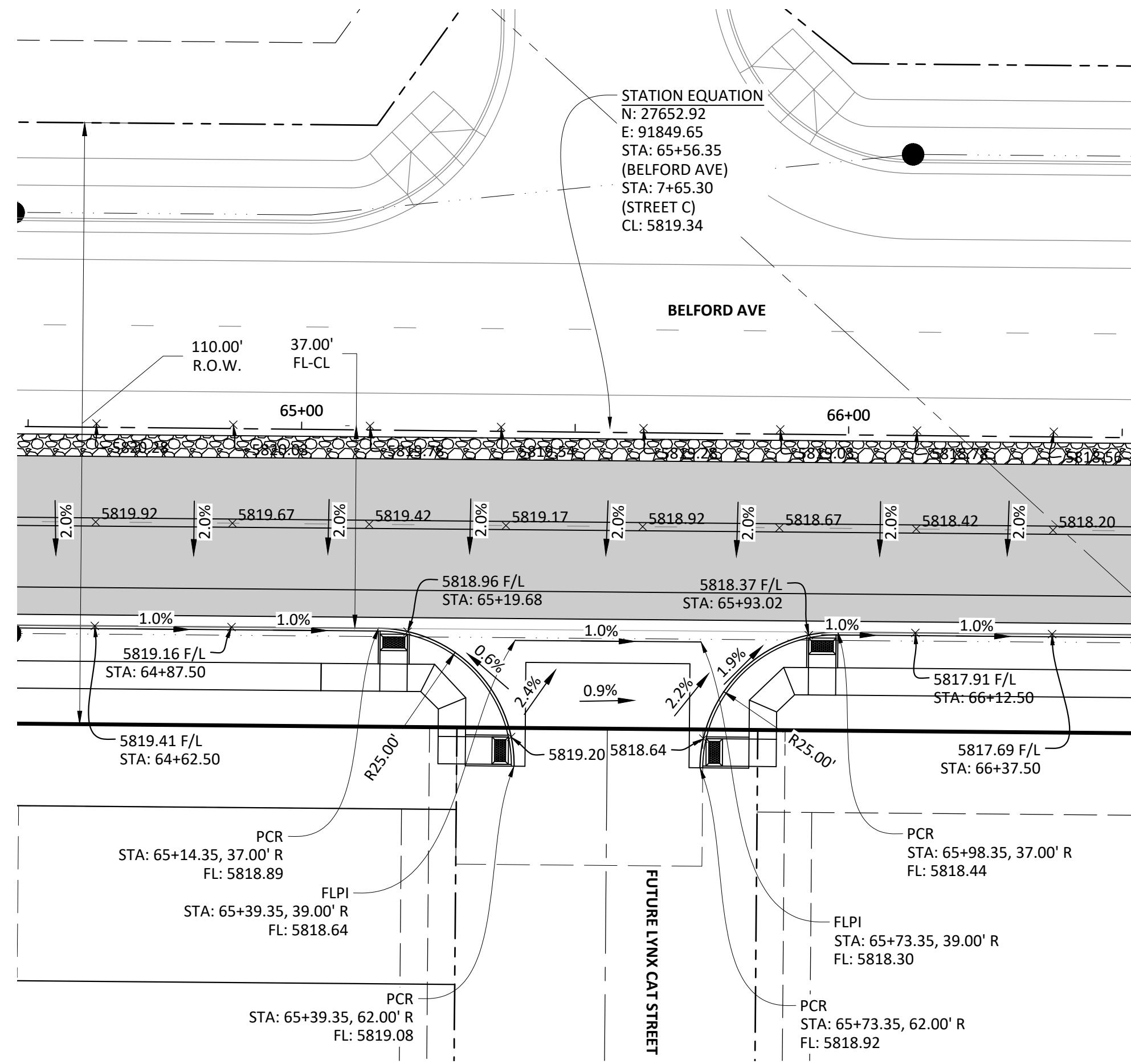
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**13 OF 49**  
 CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION

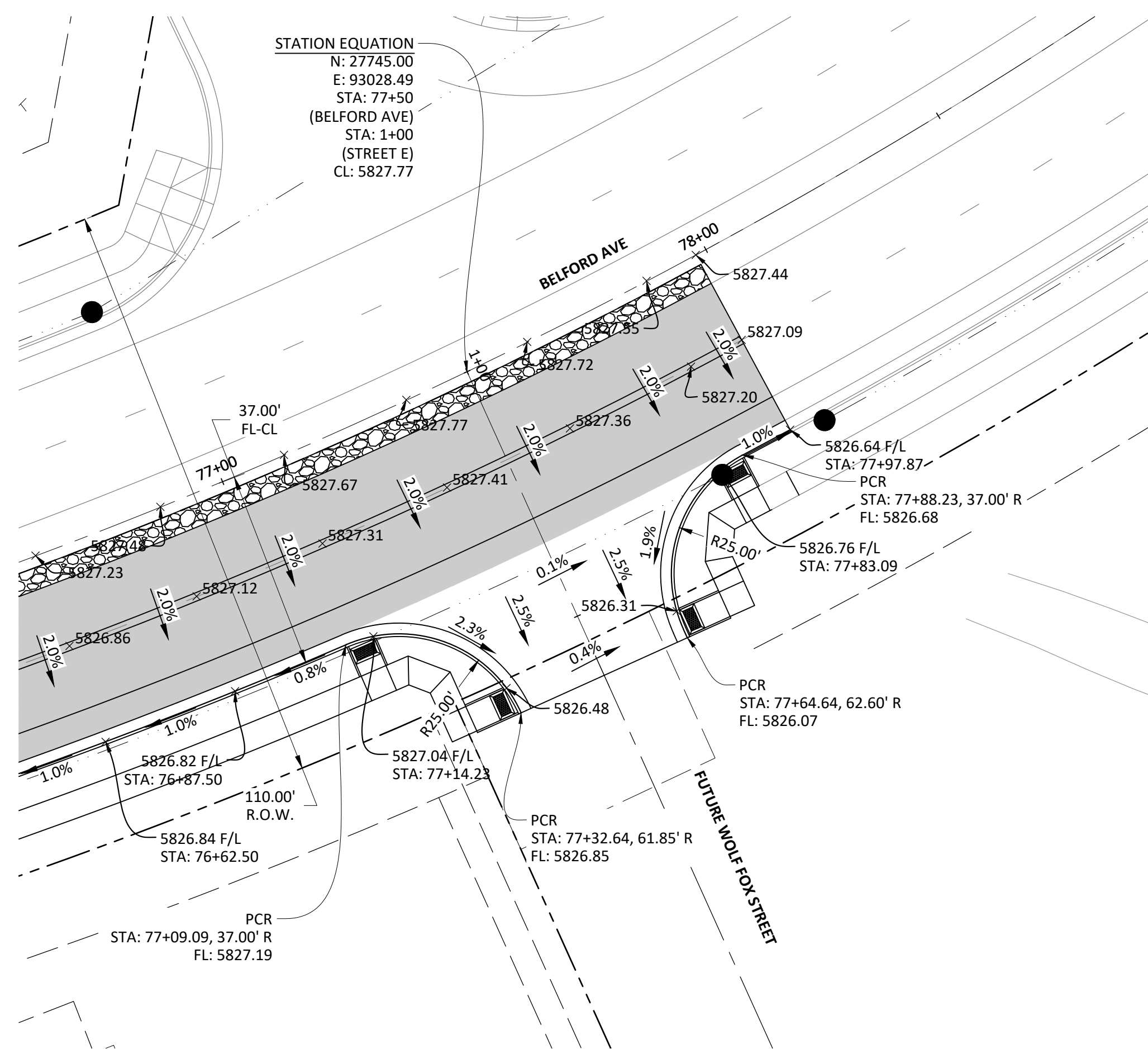
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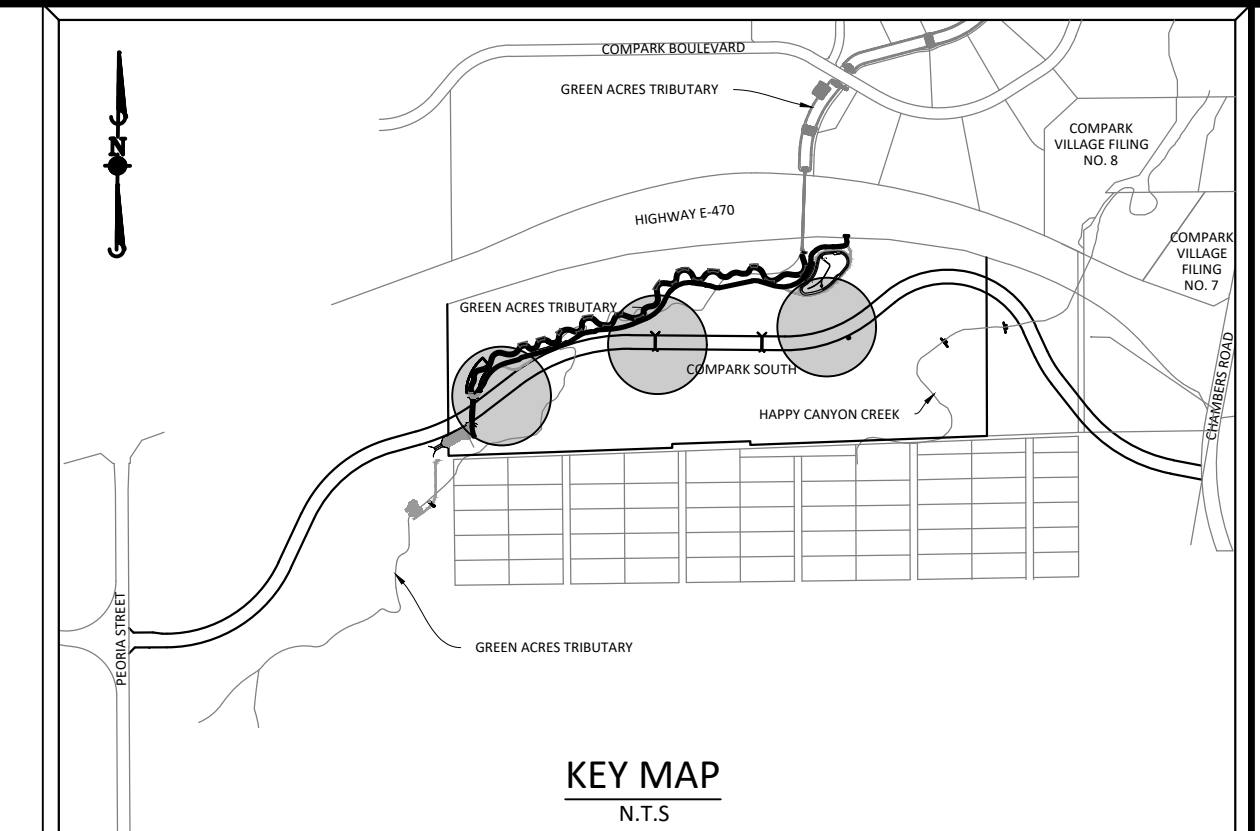
BELFORD AVENUE & FUTURE BADGER RUN STREET



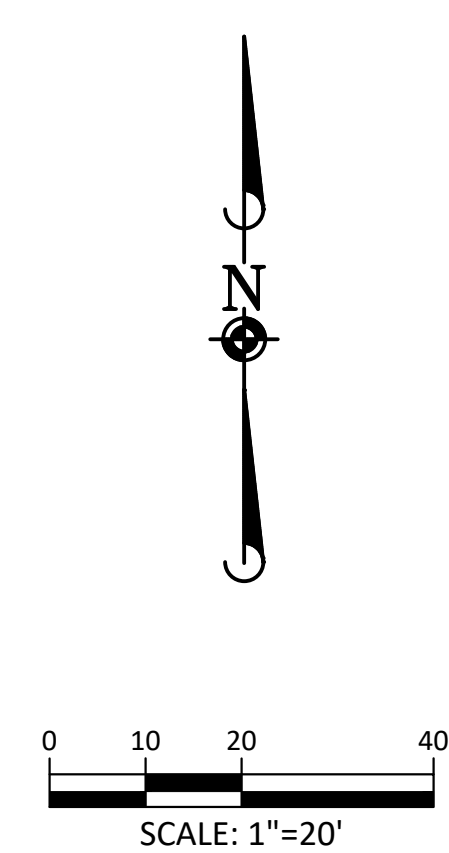
BELFORD AVENUE & FUTURE LYNX CAT STREET



BELFORD AVENUE & FUTURE WOLF FOX STREET



**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
05/07/20	RESPONDED TO TOWN COMMENTS
03/07/20	UPDATE GAT & ADD OFF-LINE DET BASIN
12/27/19	FINAL SUBMITTAL
06/27/19	3RD SUBMITTAL
06/27/19	2ND SUBMITTAL
04/17/19	1ST SUBMITTAL

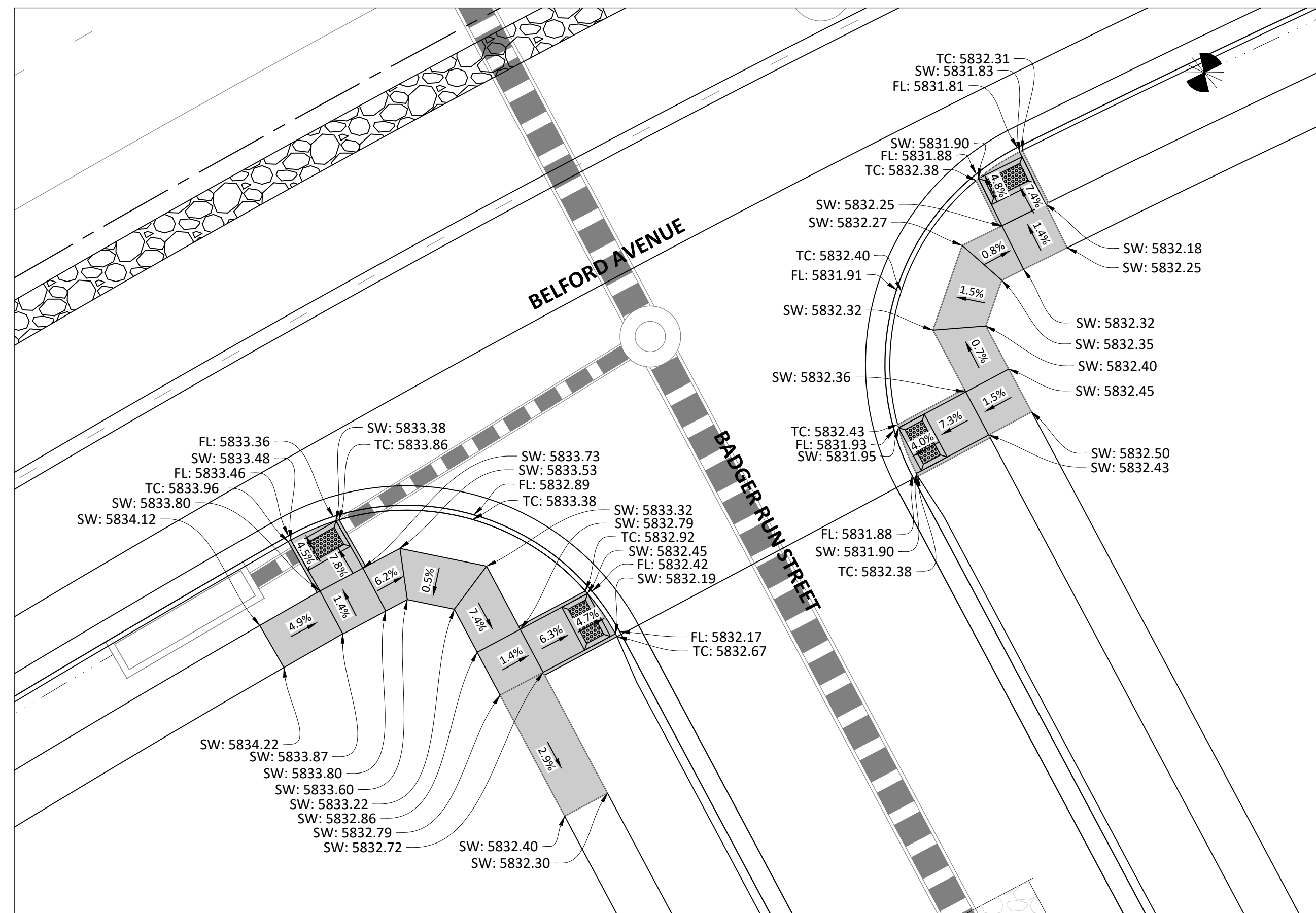
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COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE  
TOWN OF PARKER, COLORADO  
INTERSECTION DETAILS

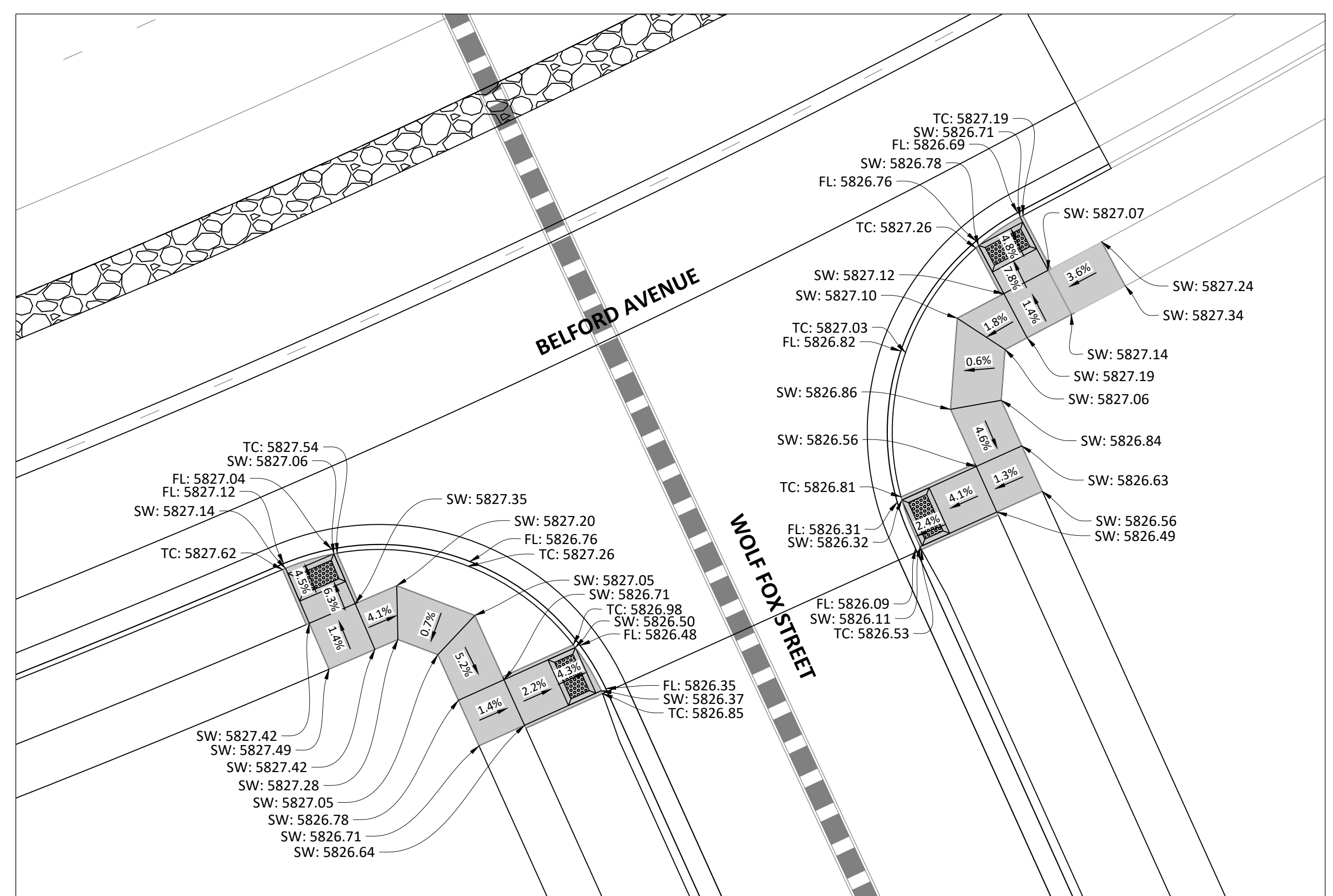
PROJ. MGR.: RJM  
PROJ. ASSOC.: BRB  
DRAWN BY: ETG  
DATE: 12/20/15  
SHEET  
**14 OF 49**  
CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

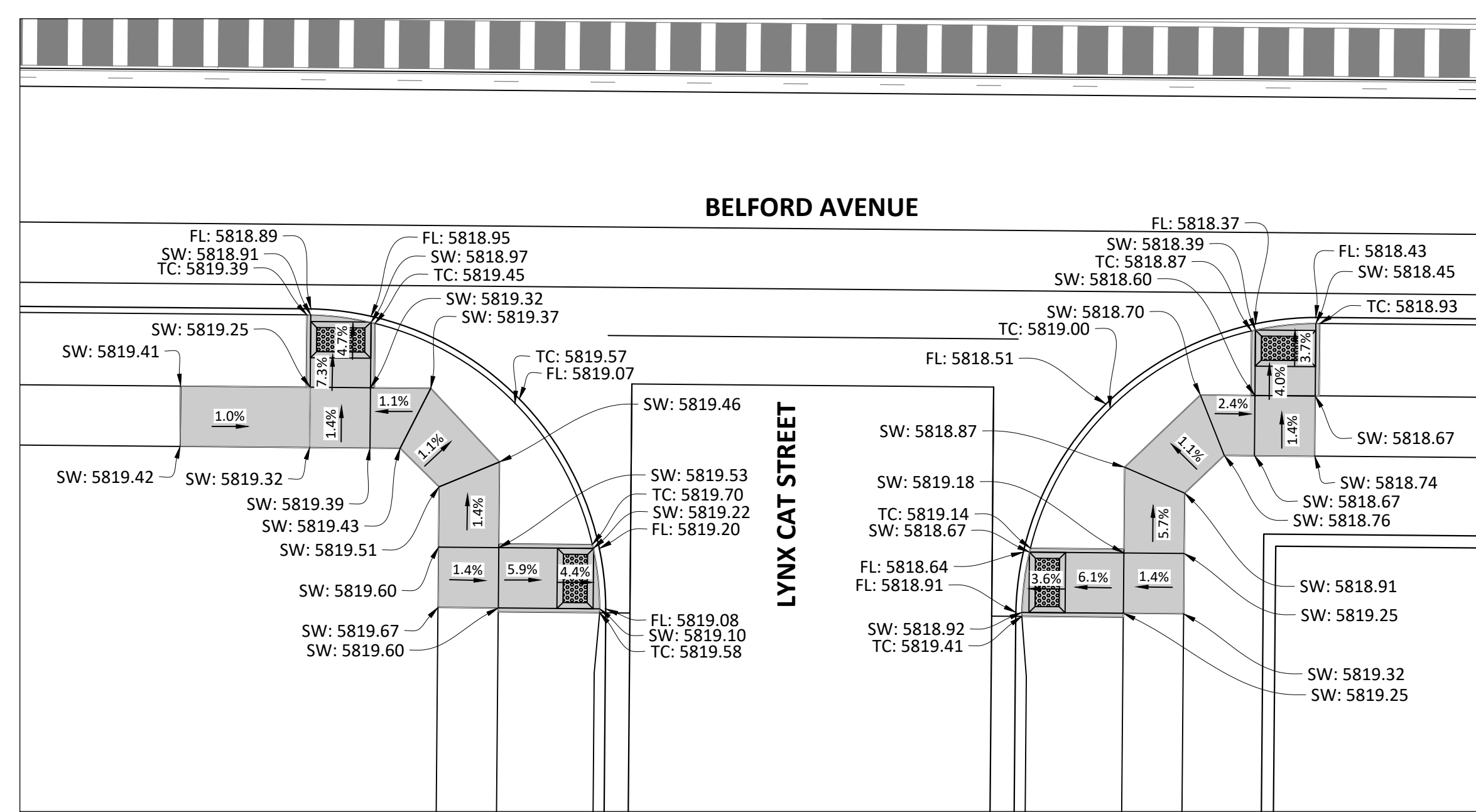
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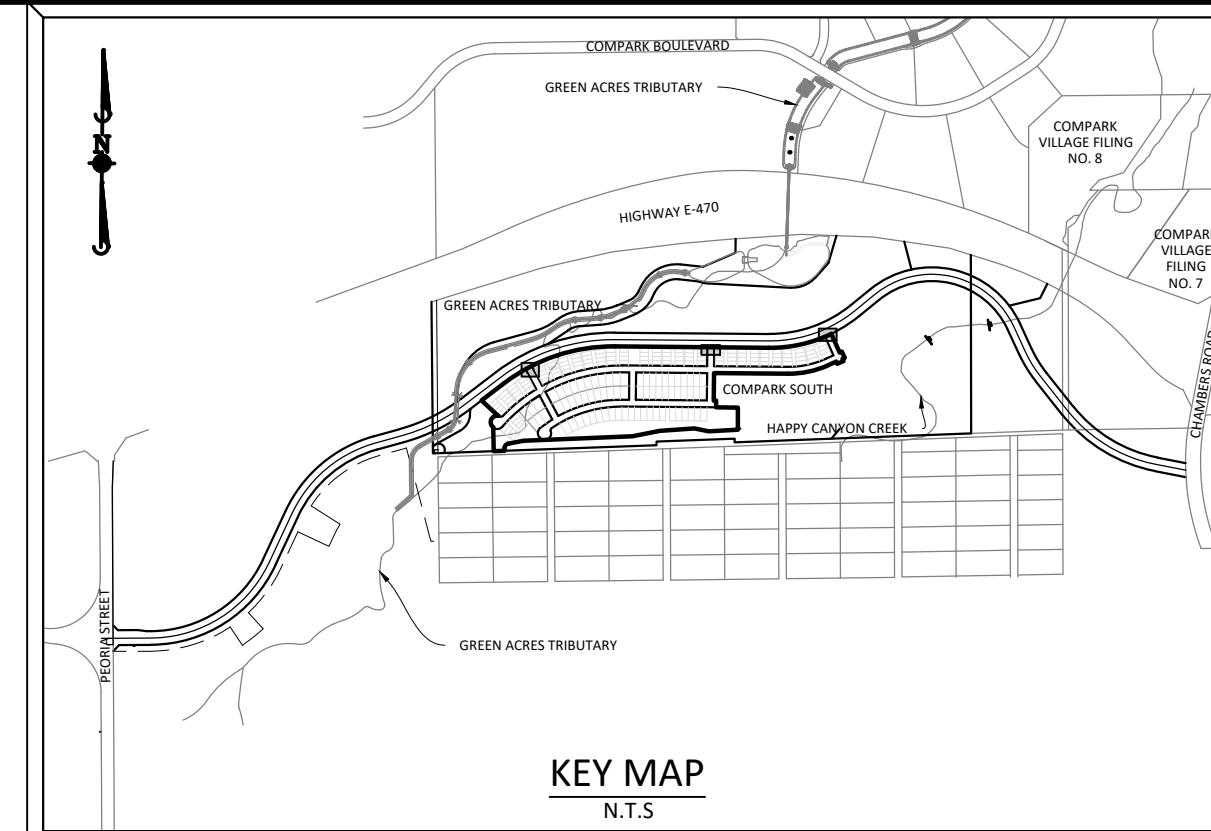
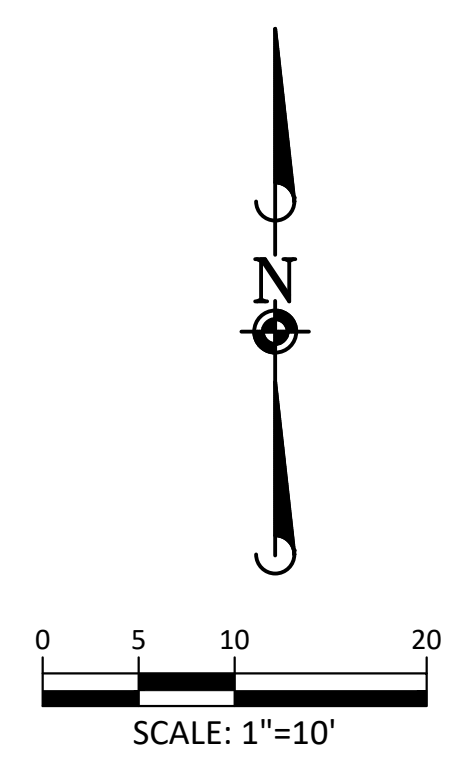
PLAN - BADGER RUN STREET AND BELFORD AVENUE



PLAN - WOLF FOX STREET AND BELFORD AVE



PLAN - LYNX CAT STREET AND BELFORD AVENUE



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DATE	REVISIONS
06/01/20	RESPONSED TO TOWN COMMENTS
09/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
12/17/16	FINAL SUBMITTAL
07/17/16	4TH SUBMITTAL
07/17/16	3RD SUBMITTAL
11/20/15	1ST SUBMITTAL

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 8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0800 fax:303.708.0800 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  
 CURB RAMP DETAILS

PROJ. MGR.:	RJM
PROJ. ASSOC.:	BRB
DRAWN BY:	ETG
DATE:	12/2015
SHEET	15 OF 49
CLCPK3	

PRELIMINARY - NOT FOR CONSTRUCTION

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