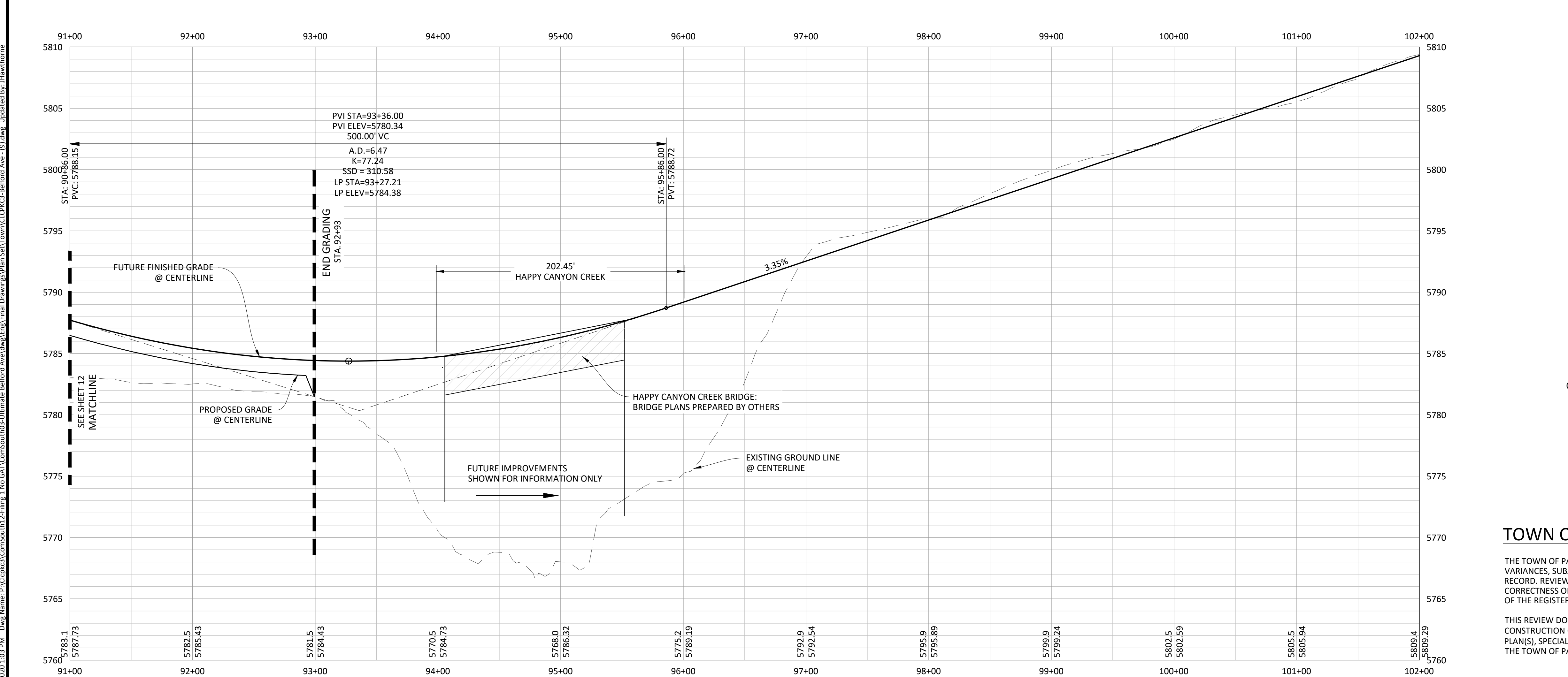


**SOURCE BENCHMARKS:**  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

| DATE     | REVISIONS                           |
|----------|-------------------------------------|
| 07/21/20 | RESPONDED TO TOWN COMMENTS          |
| 08/01/20 | RESPONDED TO TOWN COMMENTS          |
| 09/02/20 | UPDATE GAT & ADD OFF-LINE DET BASIN |
| 12/27/20 | FINAL SUBMITTAL                     |
| 02/27/21 | 3RD SUBMITTAL                       |
| 06/24/21 | 3RD SUBMITTAL                       |
| 07/17/21 | 2ND SUBMITTAL                       |
| 11/20/21 | 1ST SUBMITTAL                       |

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**PLAN: FUTURE BELFORD AVENUE**



**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 PLAT 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 PLAT FOR LOCATION AND WIDTH INFORMATION.
- REFER TO SHEET 39-45 FOR STREET AND CURB DETAILS. REFER TO SHEET 46-50 FOR STORM SEWER DETAILS.

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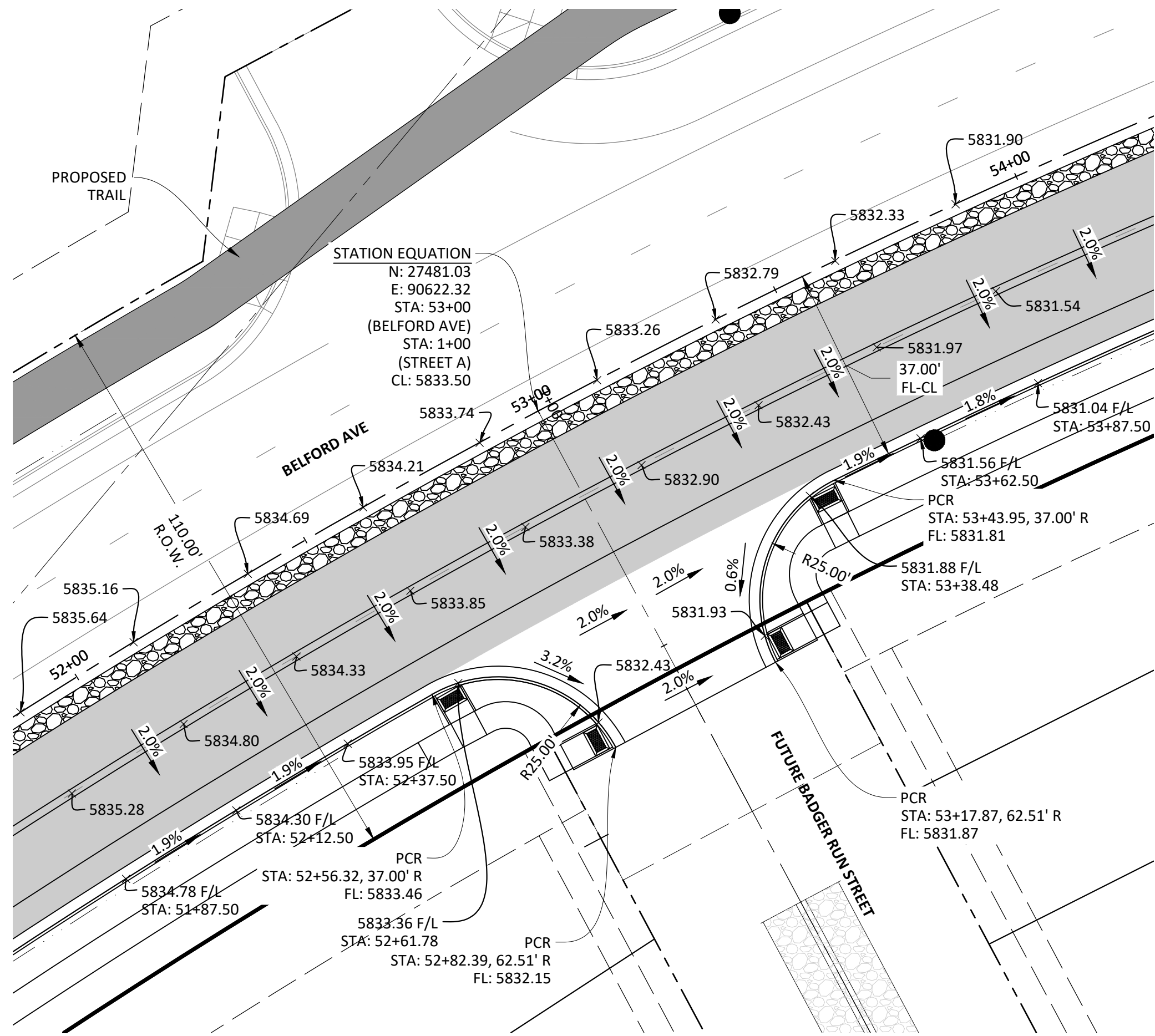
**COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE**  
**TOWN OF PARKER, COLORADO**  
**BELFORD AVENUE - PLAN & PROFILE**

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

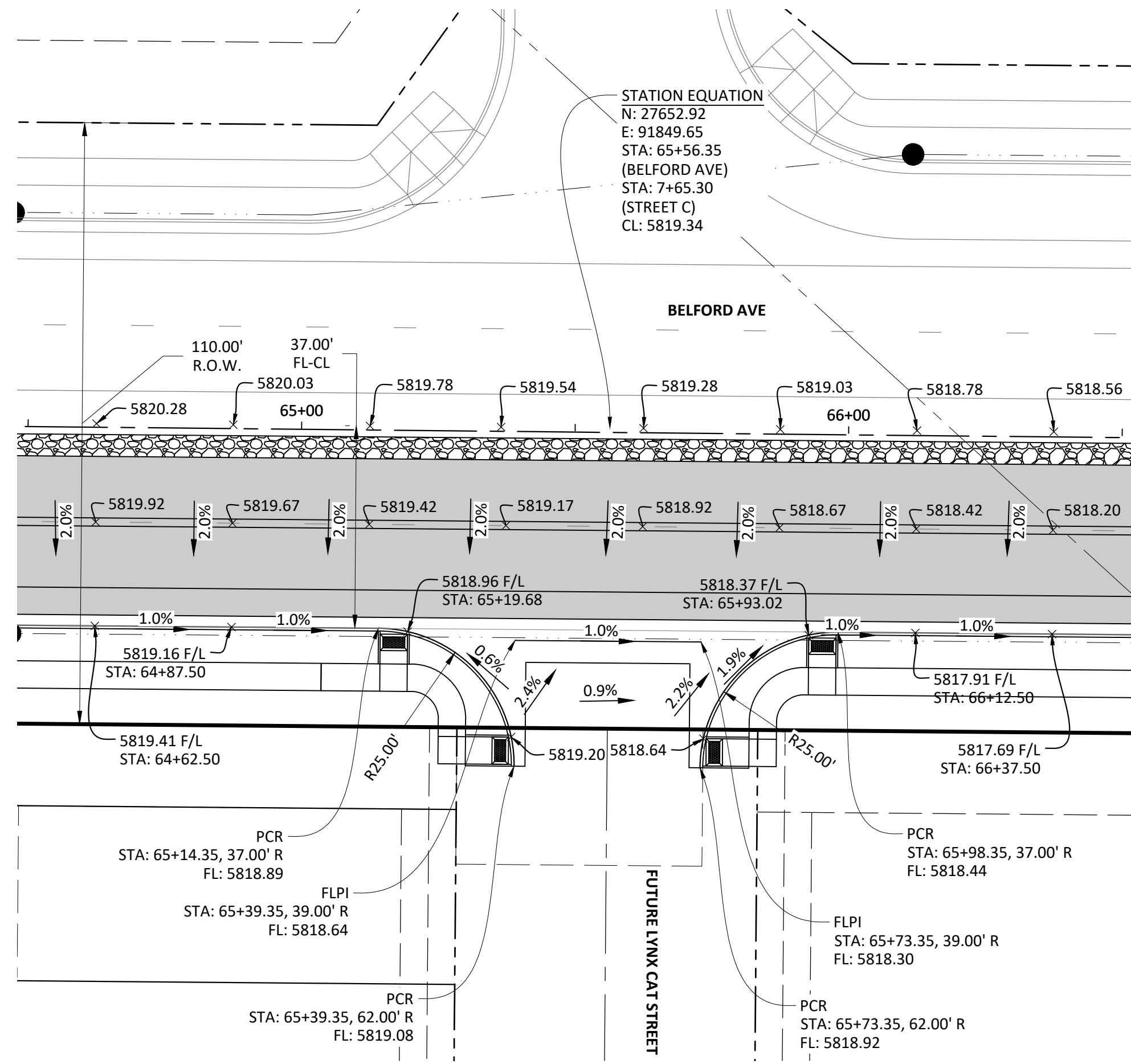
**SHEET 13 OF 50**  
CLCPKC3

Plotted: 8/7/2020 1:03 PM. Dwg Name: P:\CLCPKC3\CompSouth12\Filing\_1.No.GAT\CompSouth12.Ultimate\_Belford\_Ave.dwg\Email Drawings\Plan\_Sk1\Town\CLCPKC3\_Belford\_Ave\_-\_91.dwg. Updated By: Jhawthorne

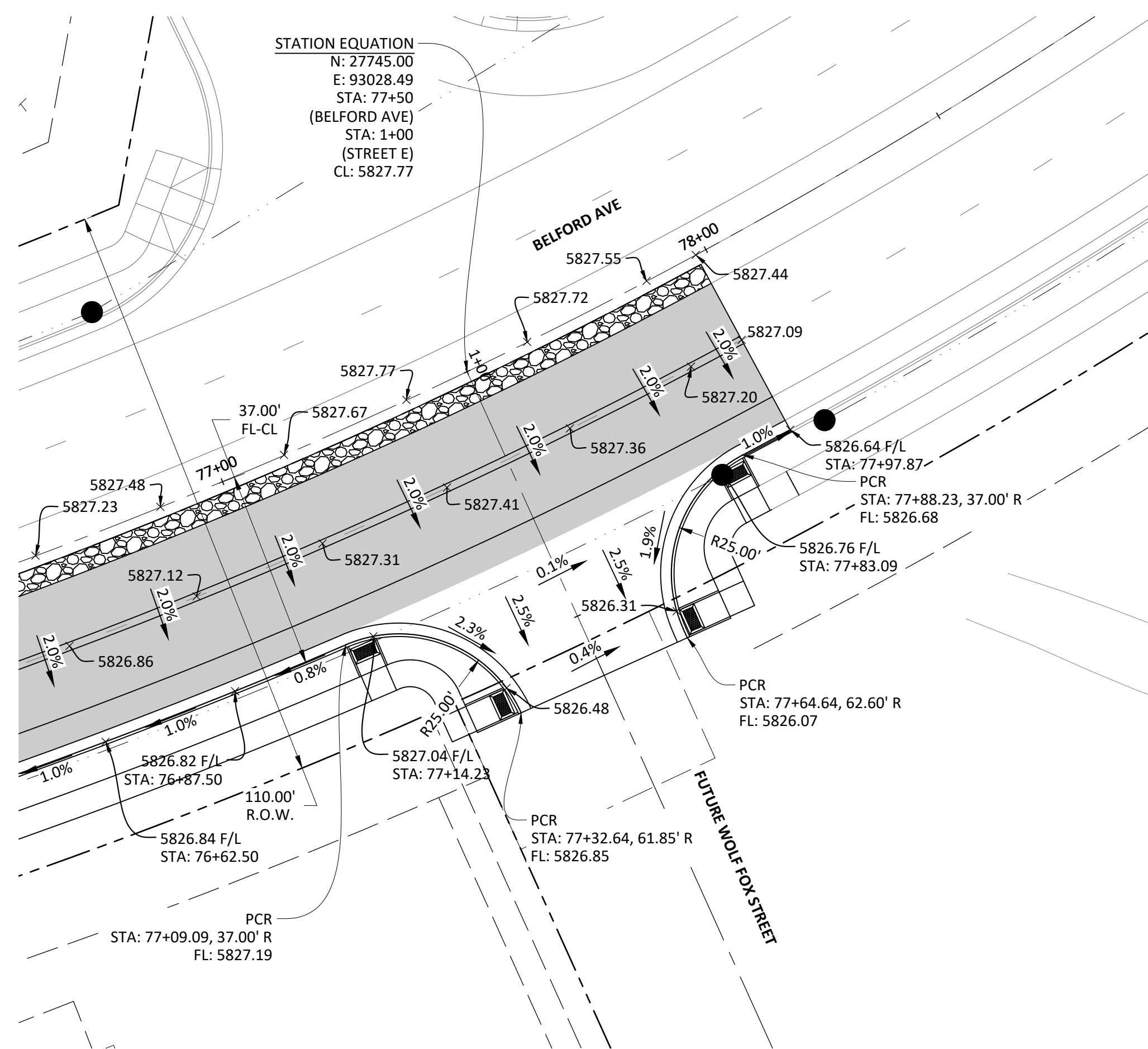
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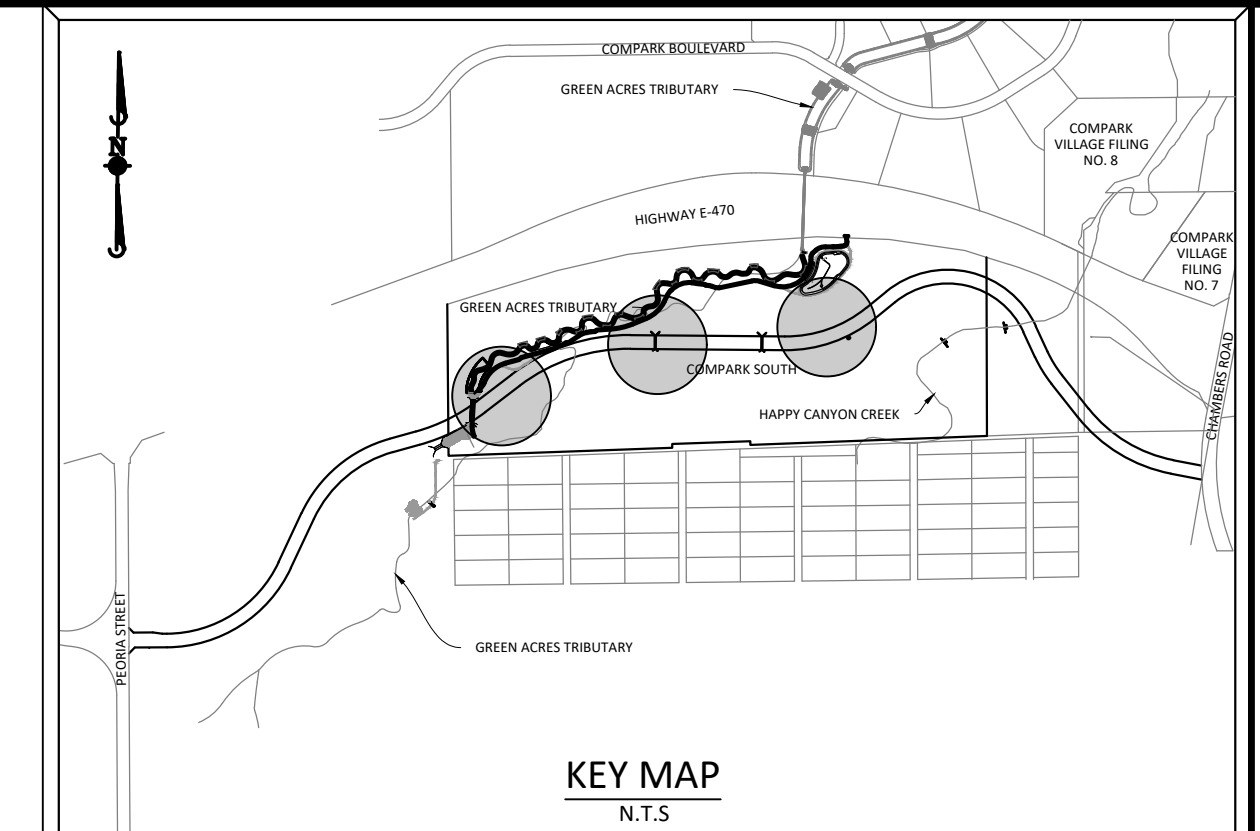
BELFORD AVENUE & FUTURE BADGER RUN STREET



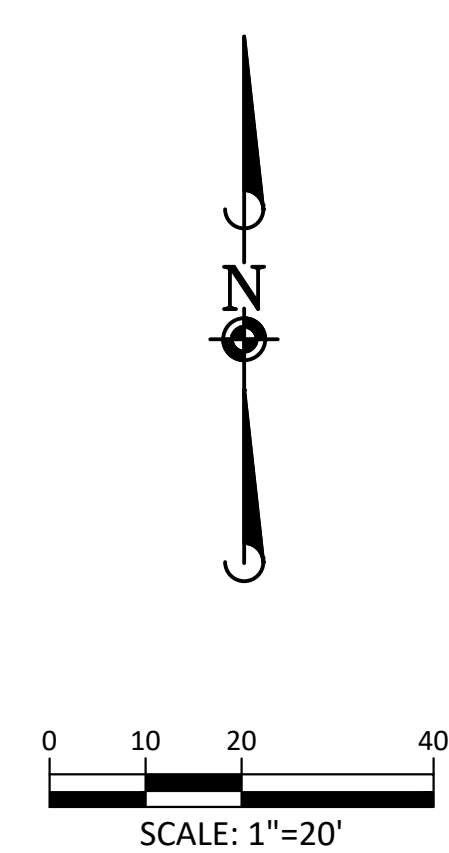
BELFORD AVENUE & FUTURE LYNX CAT STREET



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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| 08/07/20 | RESPONDED TO TOWN COMMENTS          |
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| 10/27/20 | FINAL SUBMITTAL                     |
| 11/17/20 | 2ND SUBMITTAL                       |
| 01/21/21 | 3RD SUBMITTAL                       |
| 02/17/21 | 4TH SUBMITTAL                       |
| 03/17/21 | 5TH SUBMITTAL                       |
| 04/17/21 | 6TH SUBMITTAL                       |
| 05/17/21 | 7TH SUBMITTAL                       |
| 06/17/21 | 8TH SUBMITTAL                       |
| 07/17/21 | 9TH SUBMITTAL                       |
| 08/17/21 | 10TH SUBMITTAL                      |
| 09/17/21 | 11TH SUBMITTAL                      |
| 10/17/21 | 12TH SUBMITTAL                      |
| 11/17/21 | 13TH SUBMITTAL                      |
| 12/17/21 | 14TH SUBMITTAL                      |
| 01/17/22 | 15TH SUBMITTAL                      |

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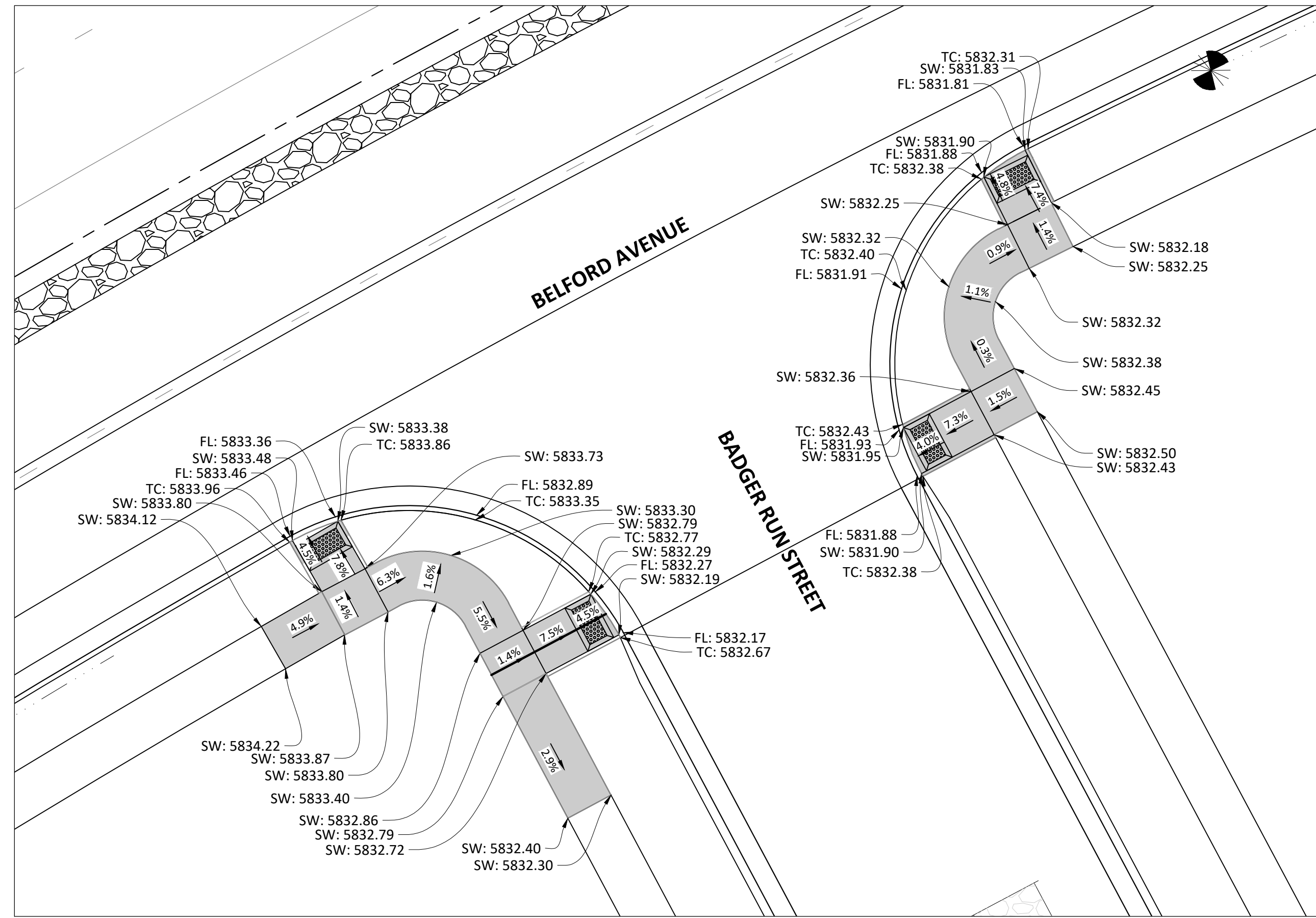
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE  
 TOWN OF PARKER, COLORADO  
 INTERSECTION DETAILS

PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY: ETG  
 DATE: 12/20/15  
 SHEET  
**14 OF 50**  
 CLCPKC3

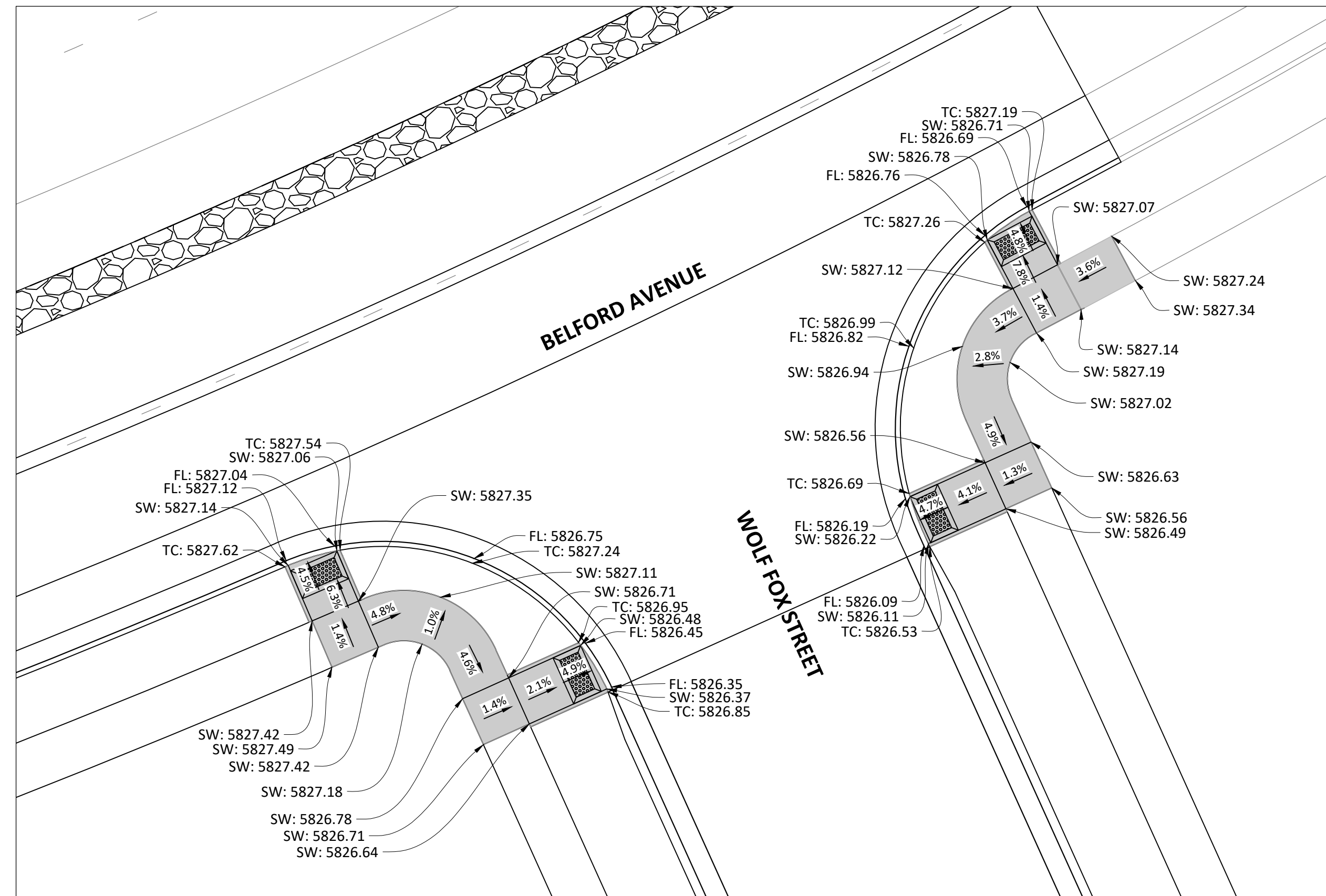
PRELIMINARY - NOT FOR CONSTRUCTION

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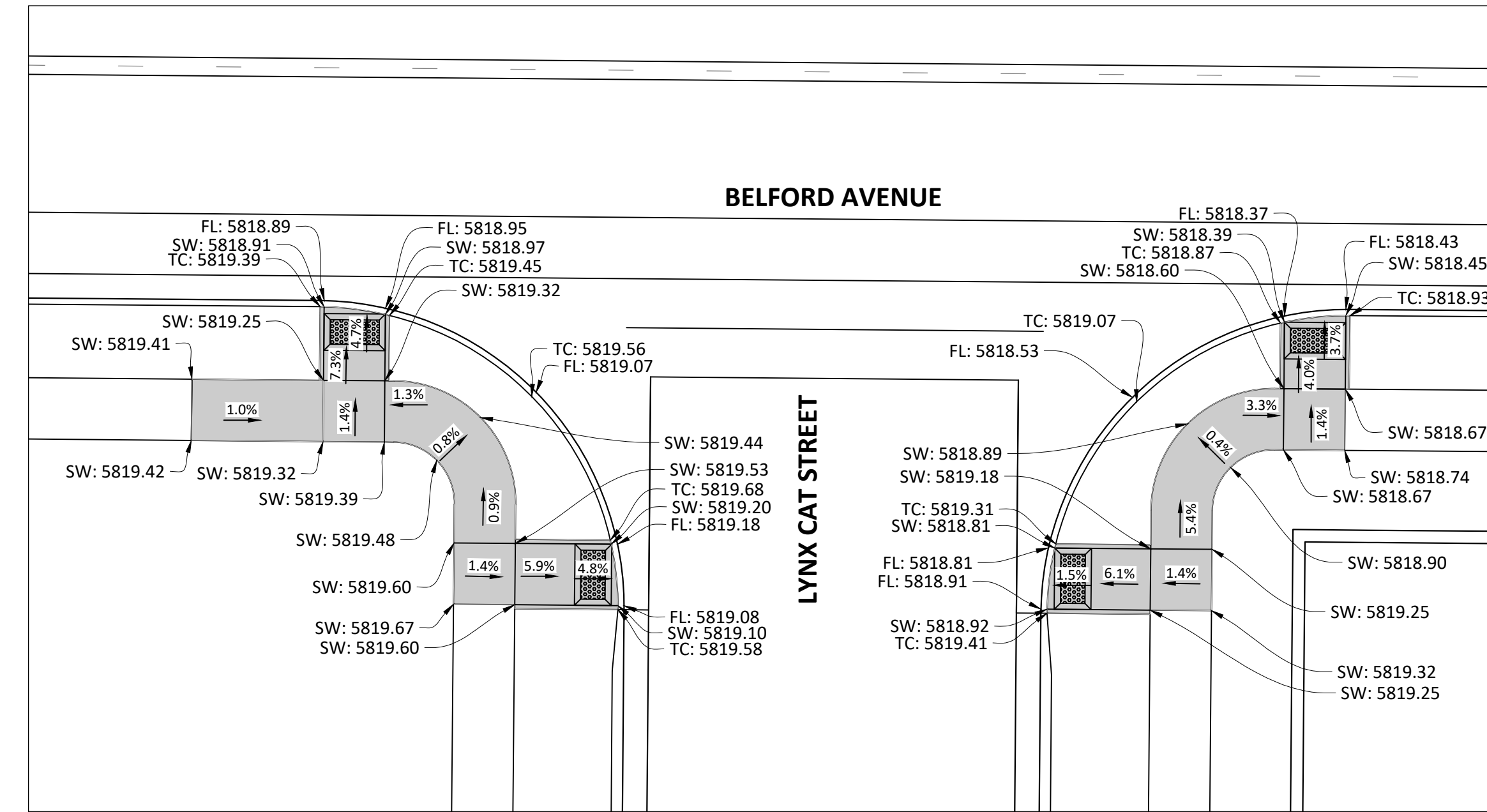
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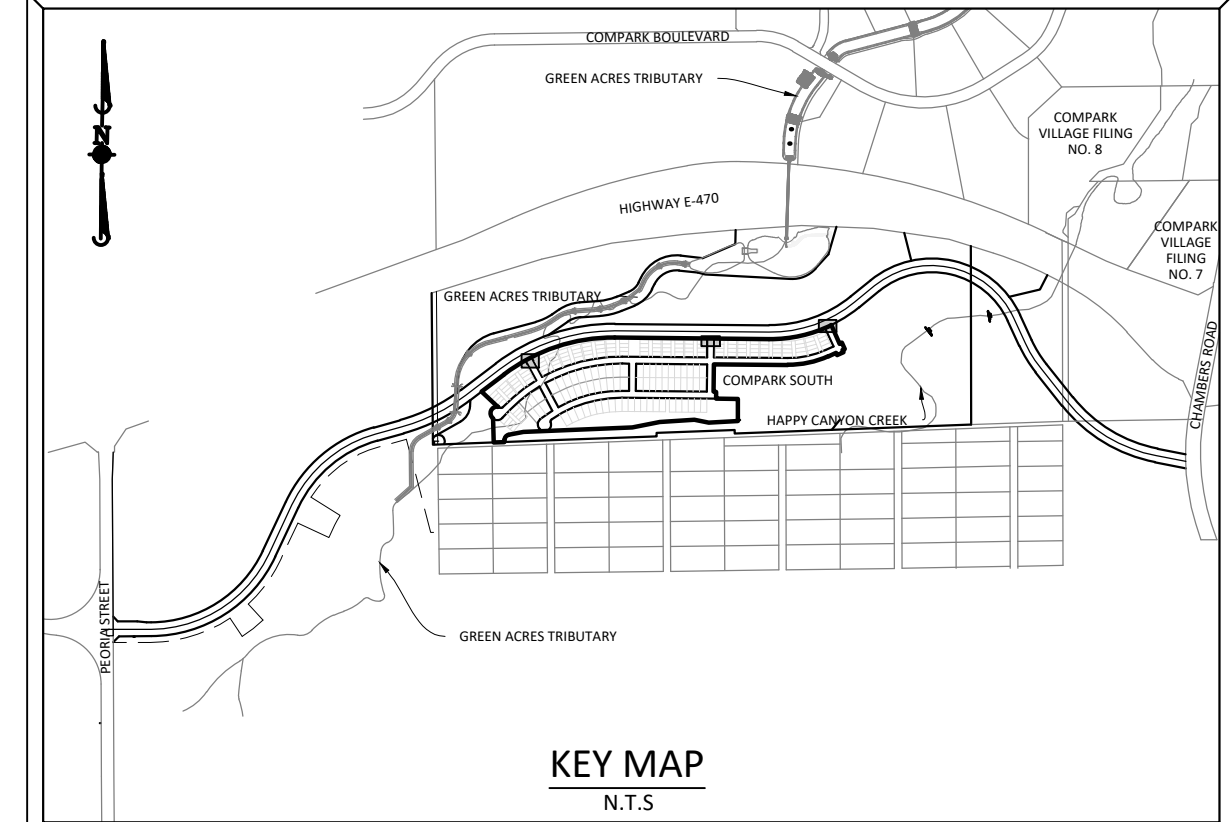
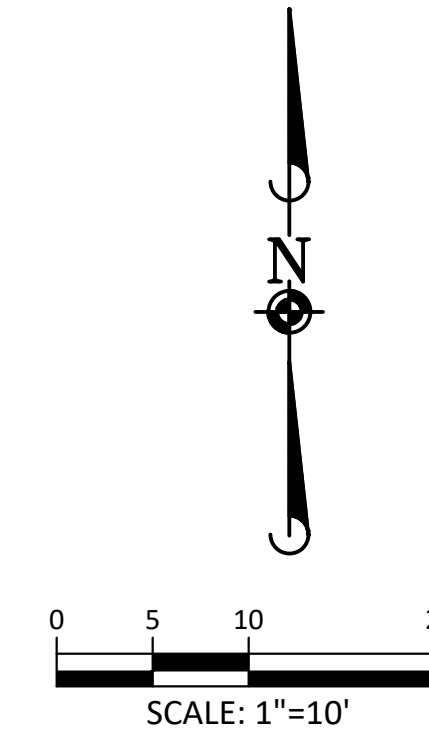
PLAN - BADGER RUN STREET AND BELFORD AVENUE



PLAN - WOLF FOX STREET AND BELFORD AVE



PLAN - LYNX CAT STREET AND BELFORD AVENUE



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
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| 02/27/16   | 3RD SUBMITTAL                       |
| 07/27/16   | 2ND SUBMITTAL                       |
| 11/20/15   | 1ST SUBMITTAL                       |

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

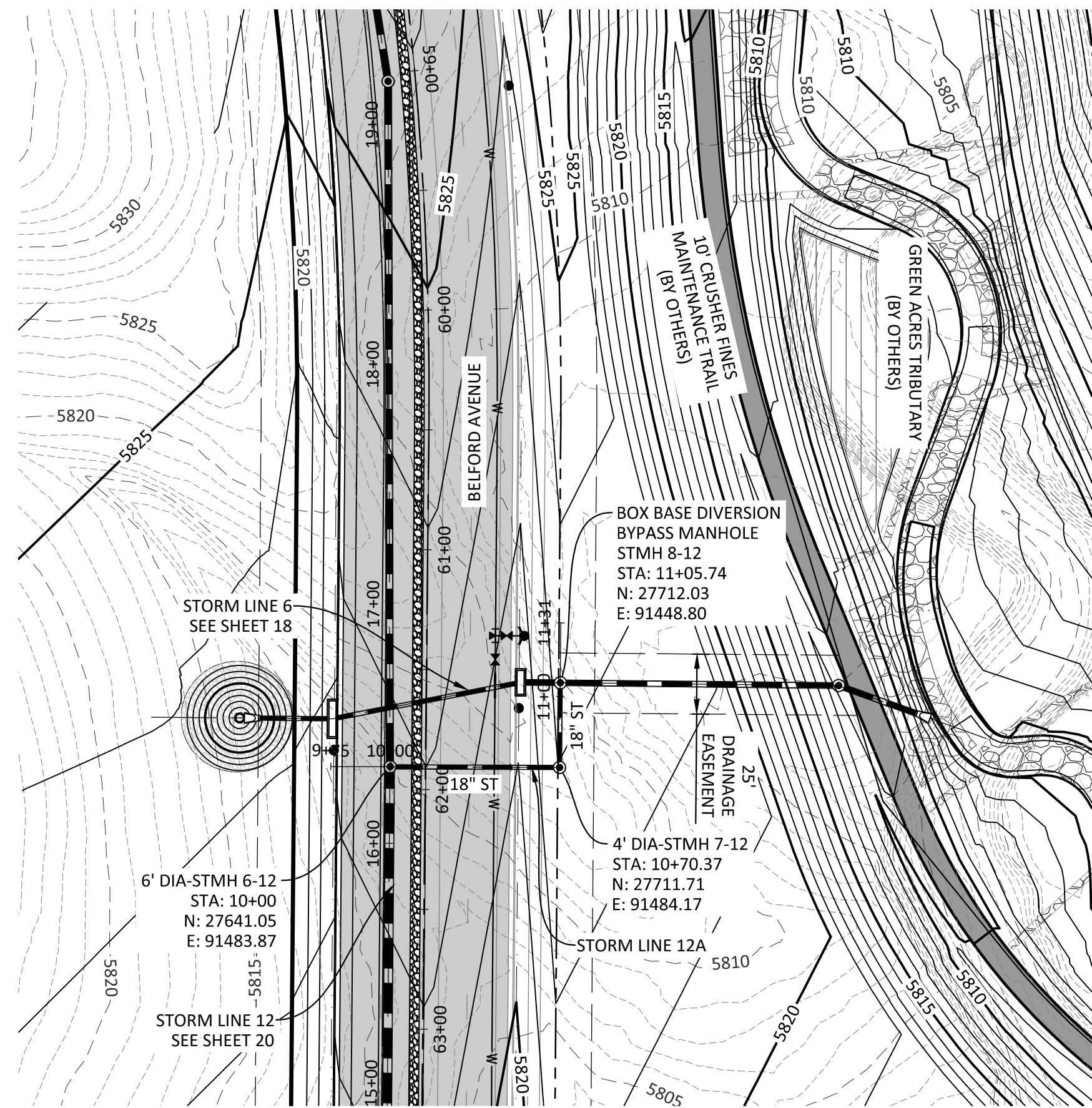
PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY: ETG  
 DATE: 12/2015  
 SHEET  
**15 OF 50**  
 CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

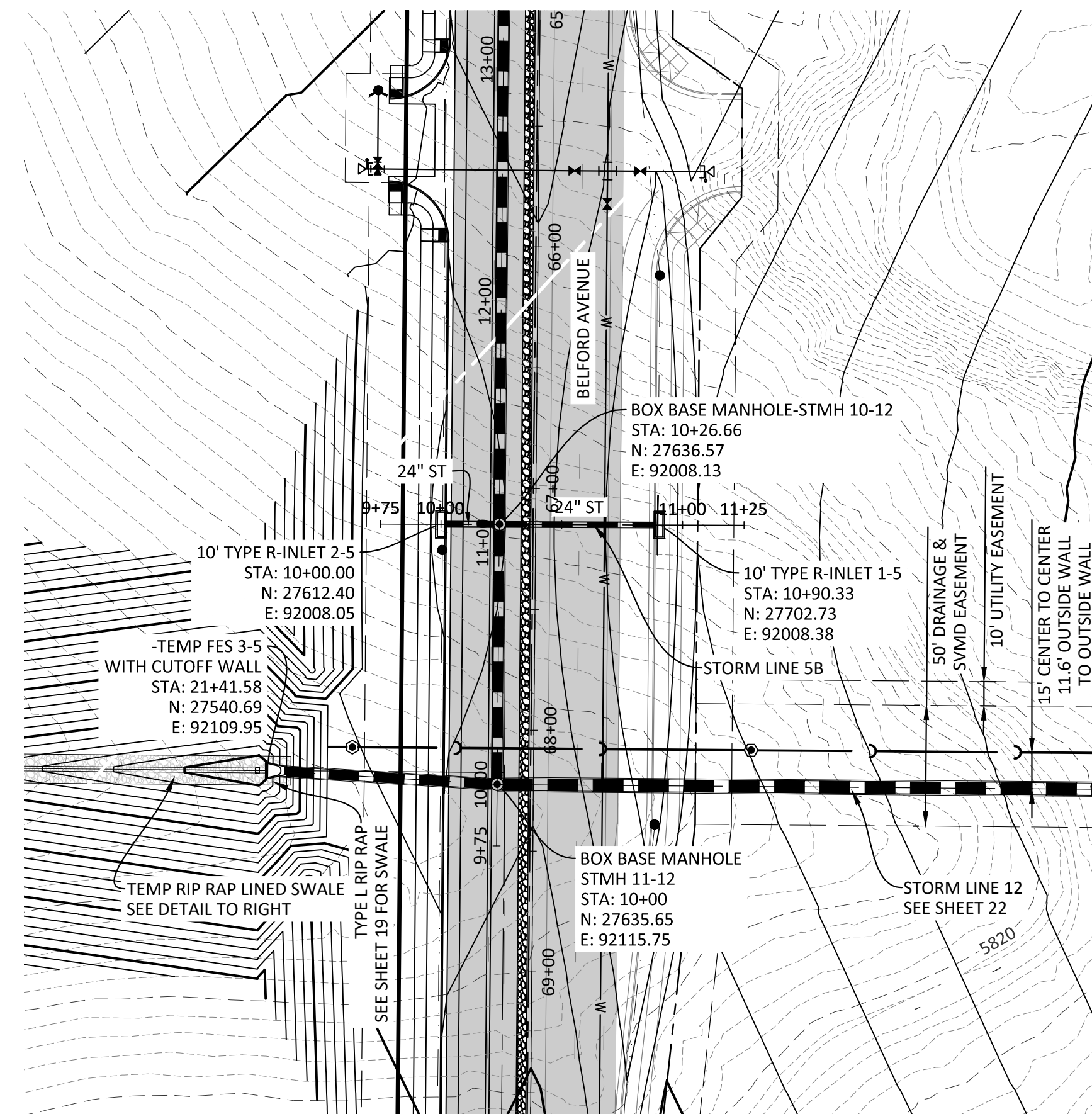
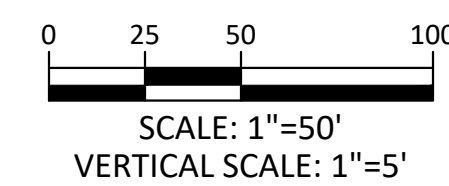




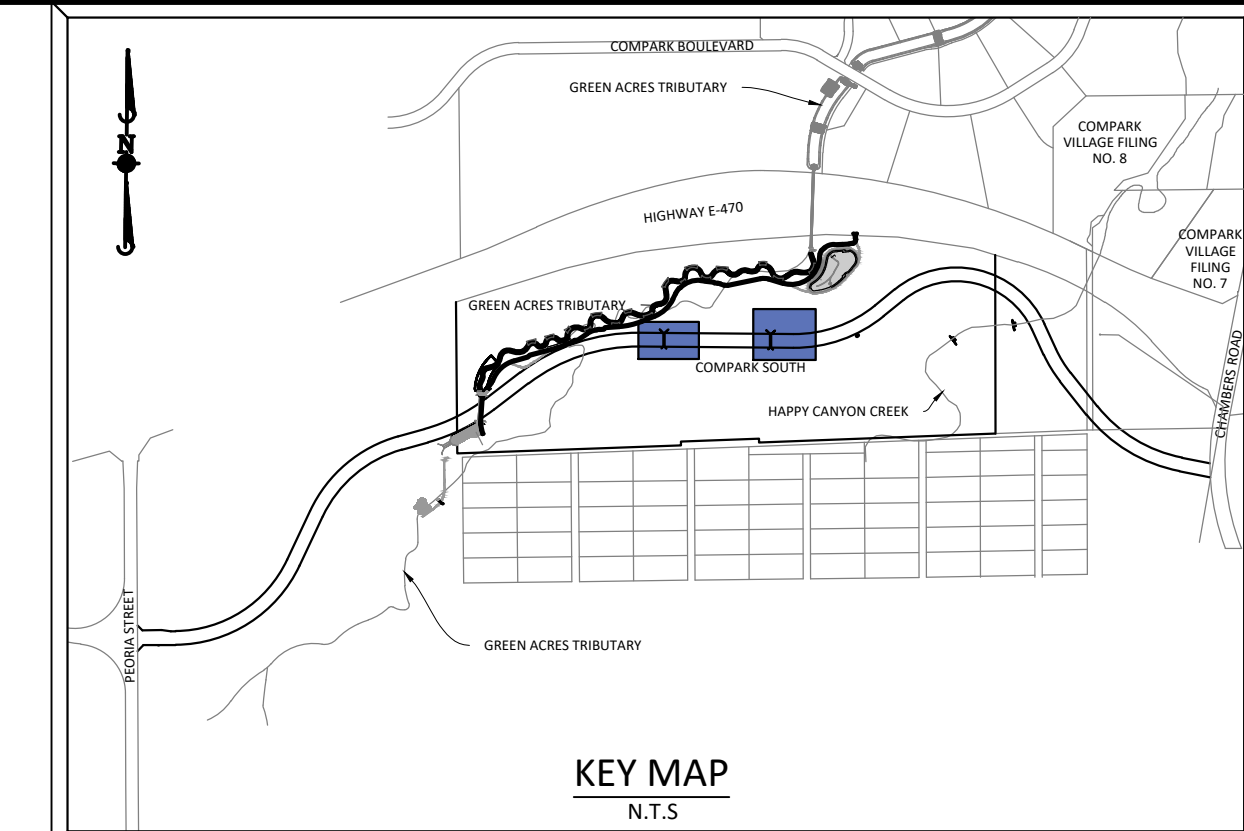
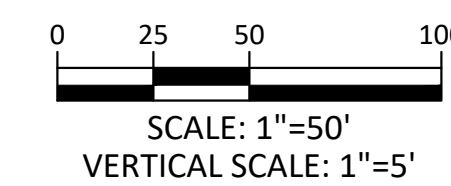




PLAN: STORM-12A  
BELFORD AVE CL STA. 61+90.55

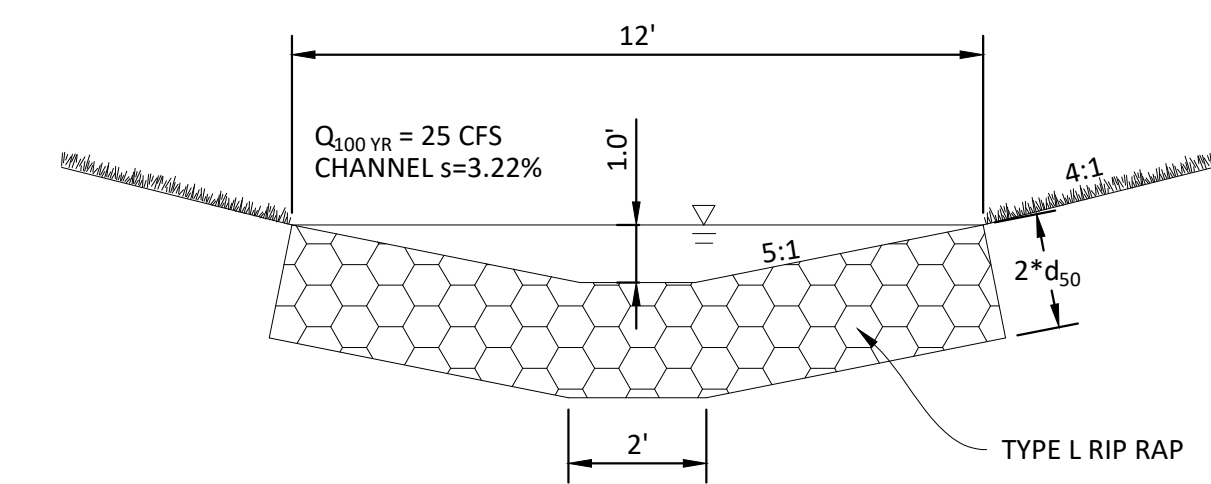


PLAN: STORM-5B  
BELFORD AVE CL STA. 11+02.64

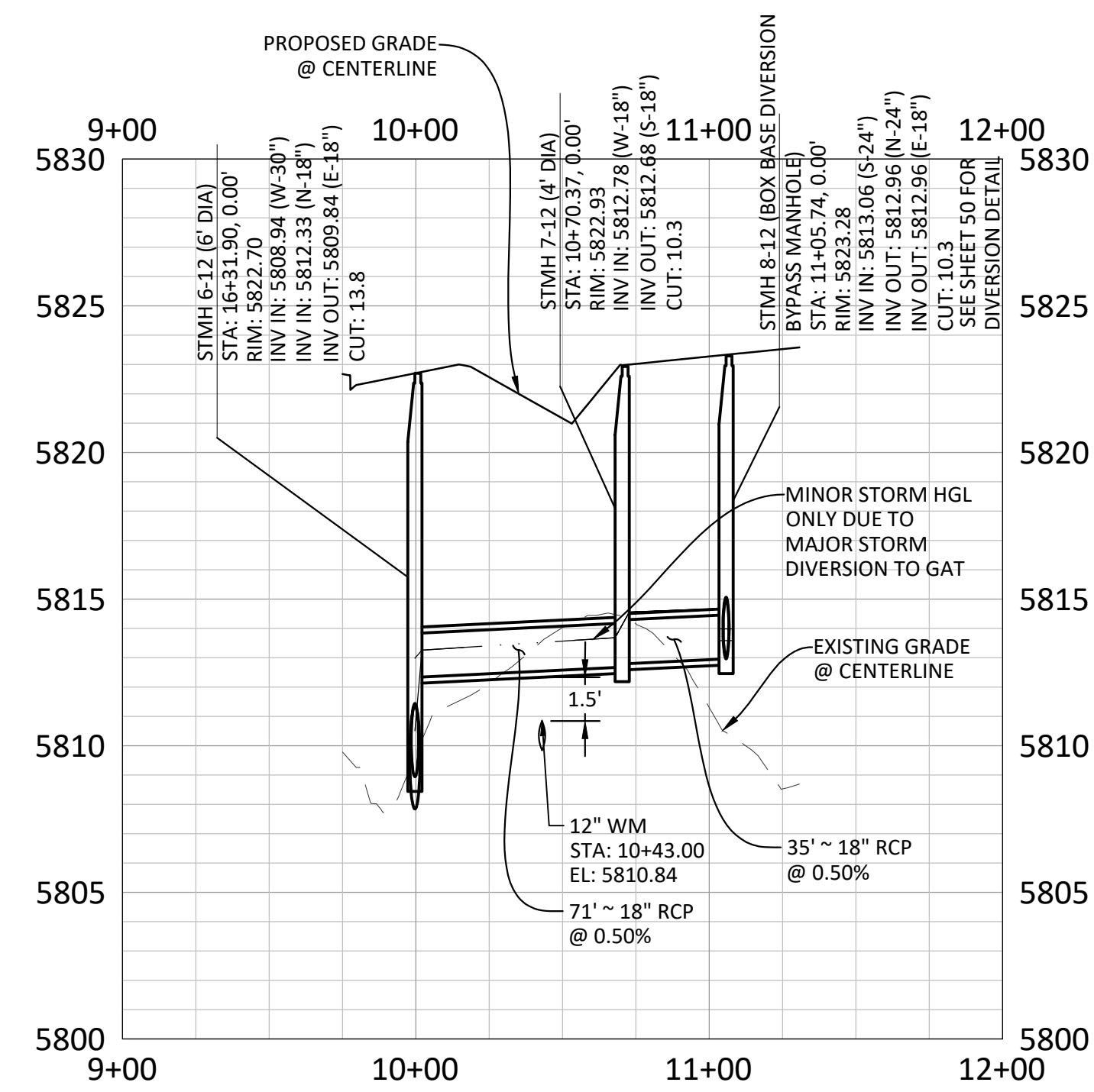


KEY MAP  
N.T.S.

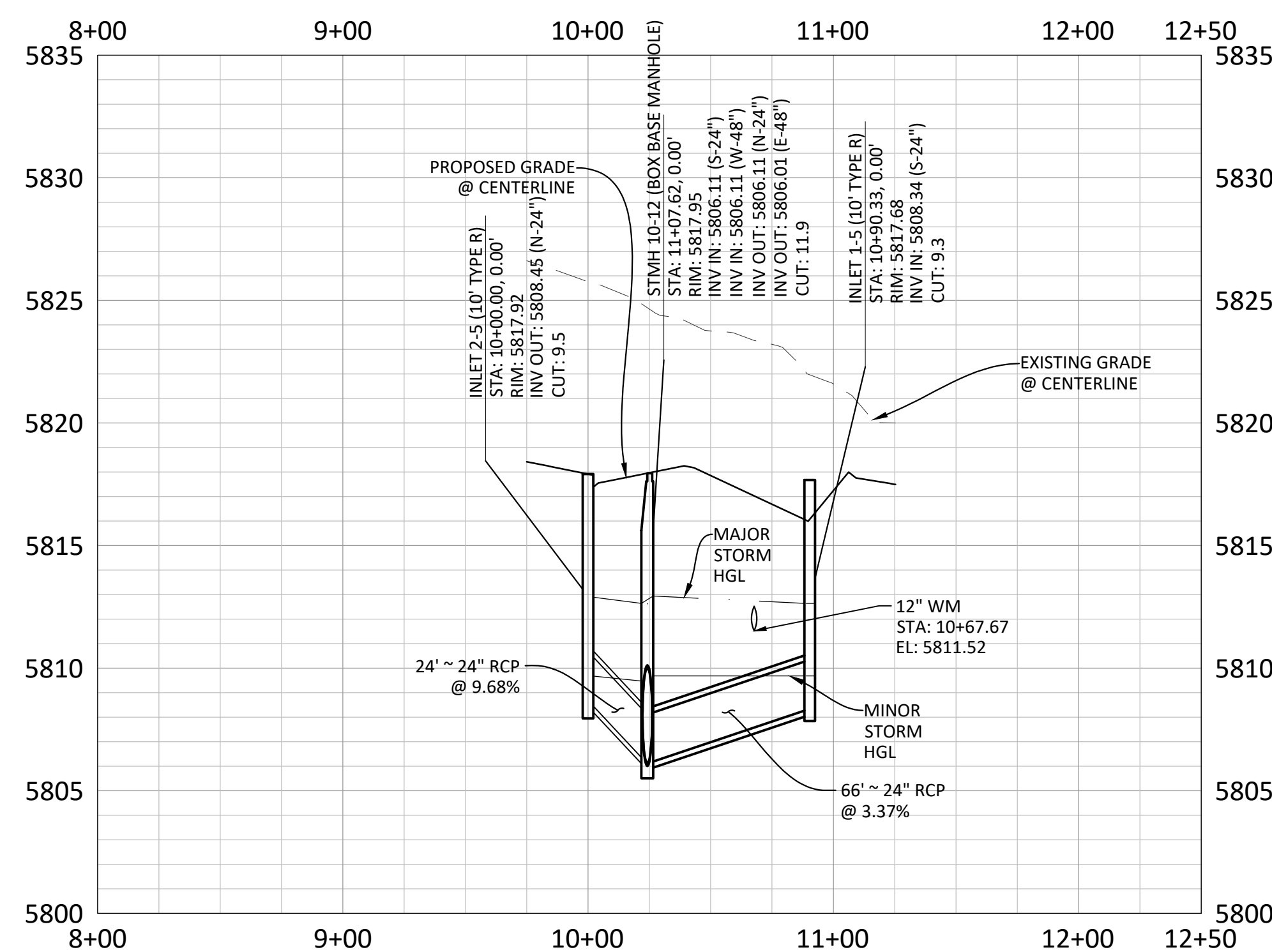
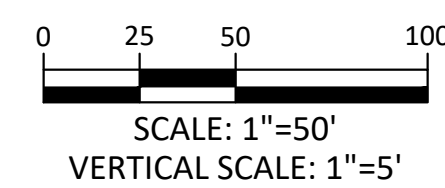
SOURCE BENCHMARKS:  
DOUGLAS COUNTY BM 1.115101  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
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THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



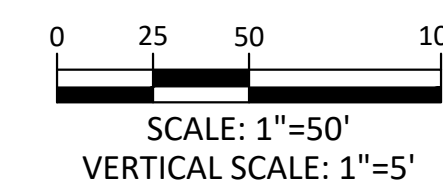
TEMPORARY RIP RAP SWALE  
(WEST BERM)  
N.T.S.



PROFILE: STORM-12A  
BELFORD AVE CL STA. 61+90.55



PROFILE: STORM-5B  
BELFORD AVE CL STA. 11+02.64



Plotted: 8/7/2020 12:18 PM. Dwg Name: P:\Clcpc3\Compark\Storm\StormPlan.dwg\Final Drawings\Plan Set\Town\StormPlan and Profile.dwg. Updated By: ATrucker

| DATE     | REVISIONS                             |
|----------|---------------------------------------|
| 07/31/20 | RESPONDED TO TOWN COMMENTS            |
| 08/01/20 | RESPONDED TO TOWN COMMENTS            |
| 08/02/20 | UPDATE GAT & ADD OFF-LINE INLET BASIN |
| 08/27/20 | FINAL SUBMITTAL                       |
| 09/01/20 | 1 <sup>ST</sup> SUBMITTAL             |
| 09/01/20 | 2 <sup>ND</sup> SUBMITTAL             |
| 10/01/20 | 3 <sup>RD</sup> SUBMITTAL             |
| 11/01/20 | 4 <sup>TH</sup> SUBMITTAL             |
| 12/01/20 | 5 <sup>TH</sup> SUBMITTAL             |

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Civil Engineering & Geospatial Services  
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE

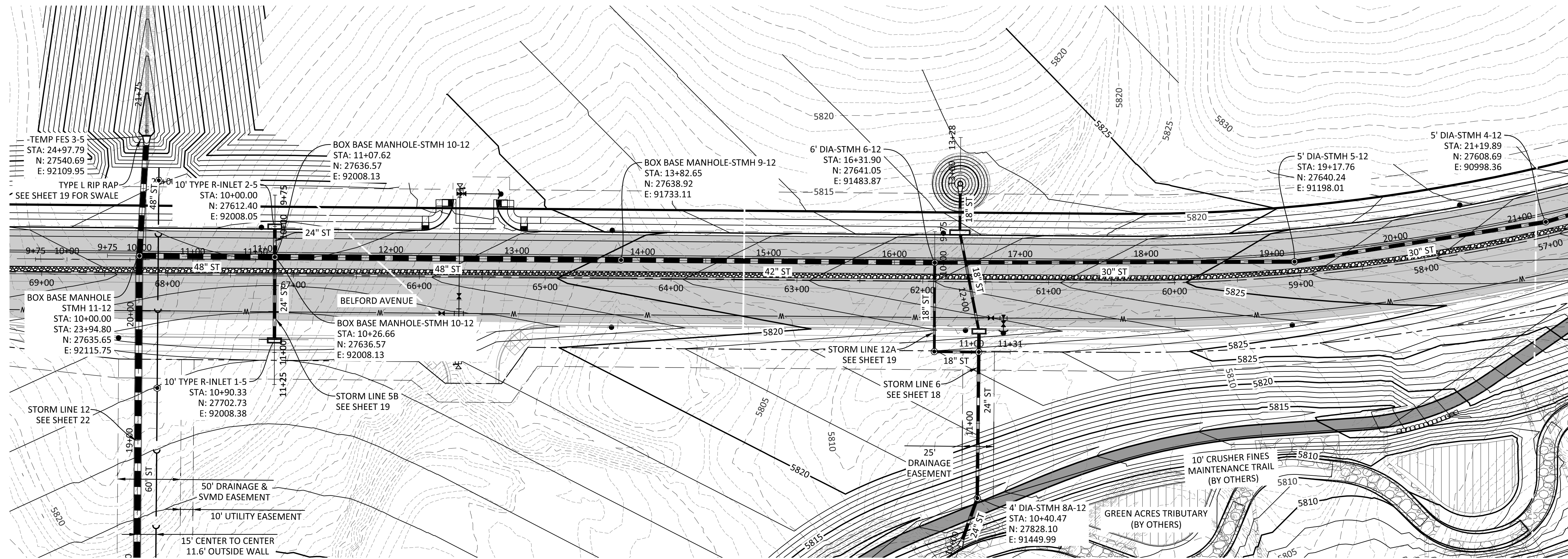
TOWN OF PARKER, COLORADO

STORM PLAN & PROFILE

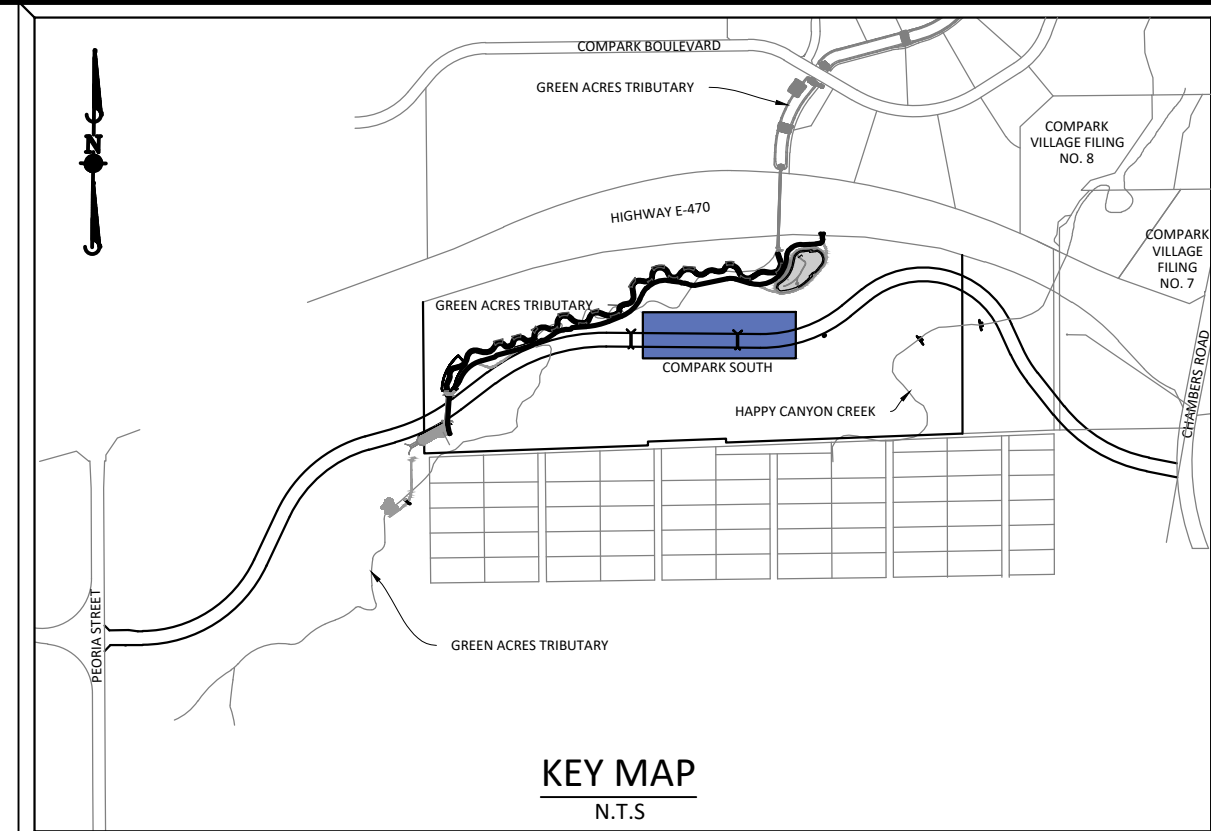
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PROJ. ASSOC.: BRB  
DRAWN BY: ETG  
DATE: 12/2015

SHEET  
**19 OF 50**  
CLCPKC3

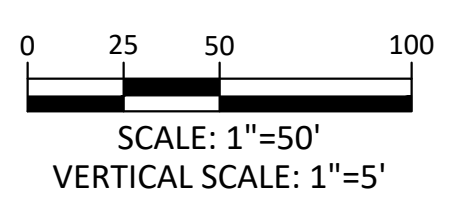
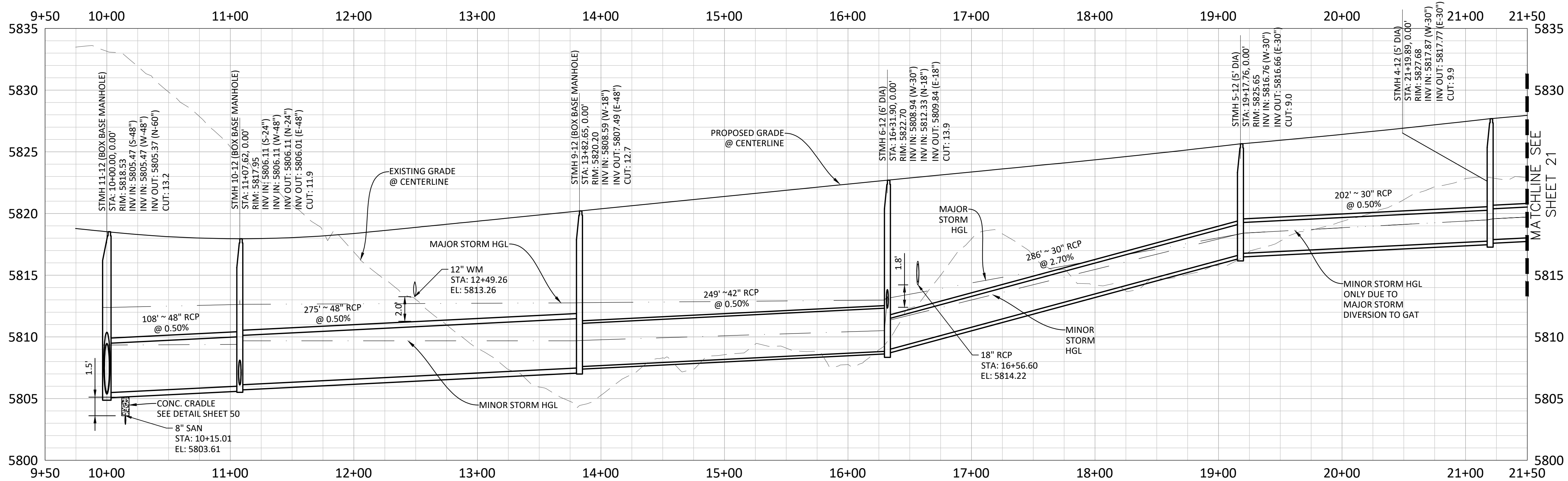
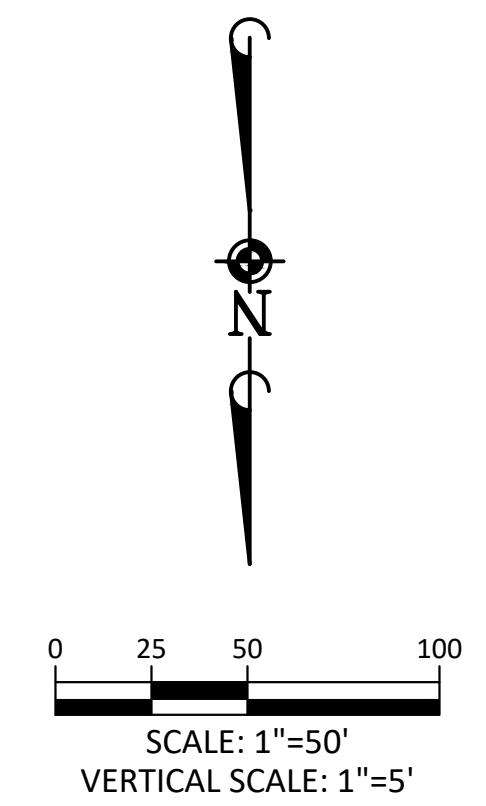
PRELIMINARY - NOT FOR CONSTRUCTION



PLAN: STORM-12  
STA: 10+00 TO 21+00



SOURCE BENCHMARKS:  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF  
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PROFILE: STORM-12

| DATE     | REVISIONS                           |
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| 02/17/21 | 2ND SUBMITTAL                       |
| 11/20/21 | 1ST SUBMITTAL                       |

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

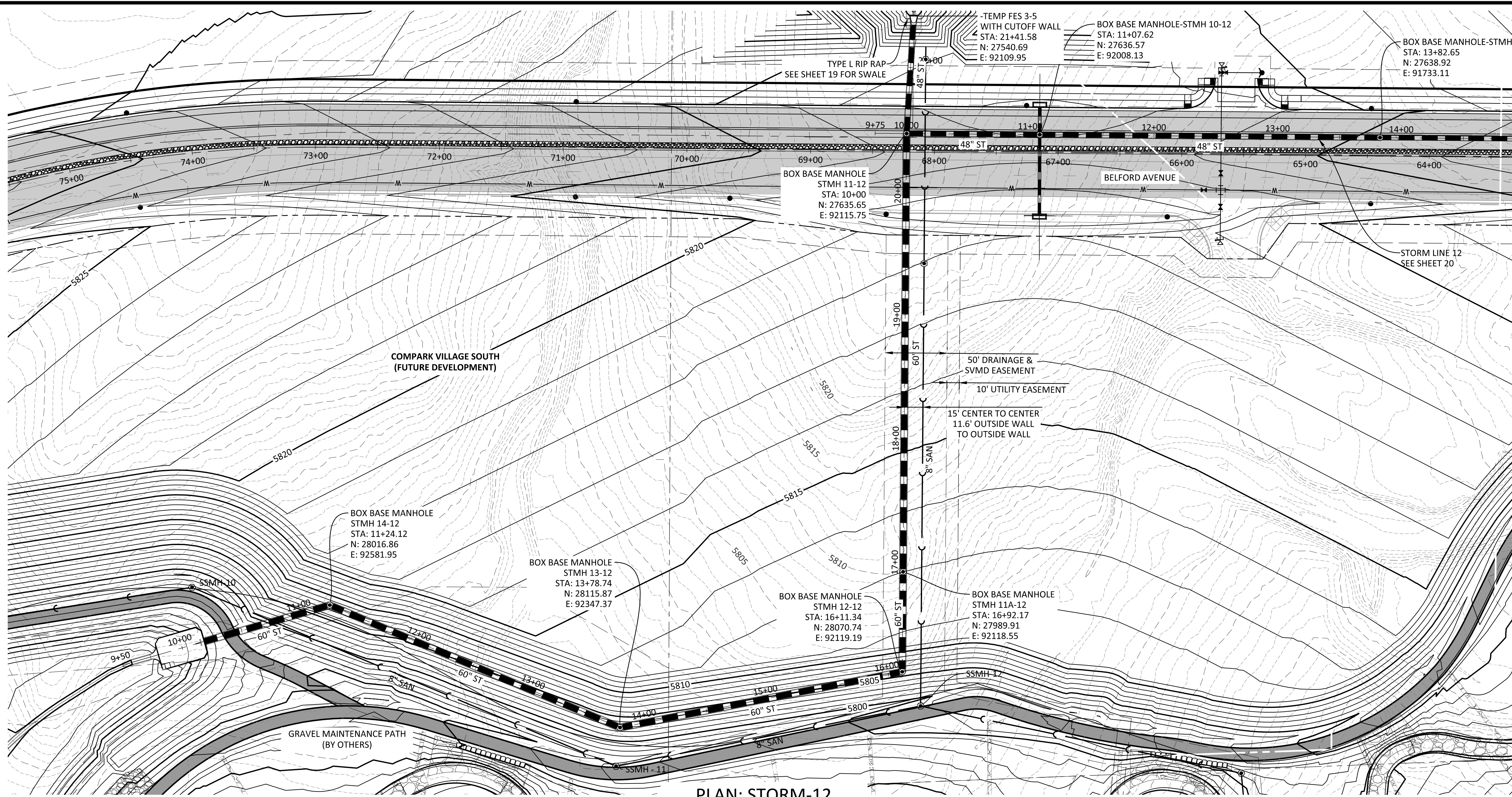
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DRAWN BY: ETG  
DATE: 12/20/15

SHEET  
**20 OF 50**  
CLCPK3

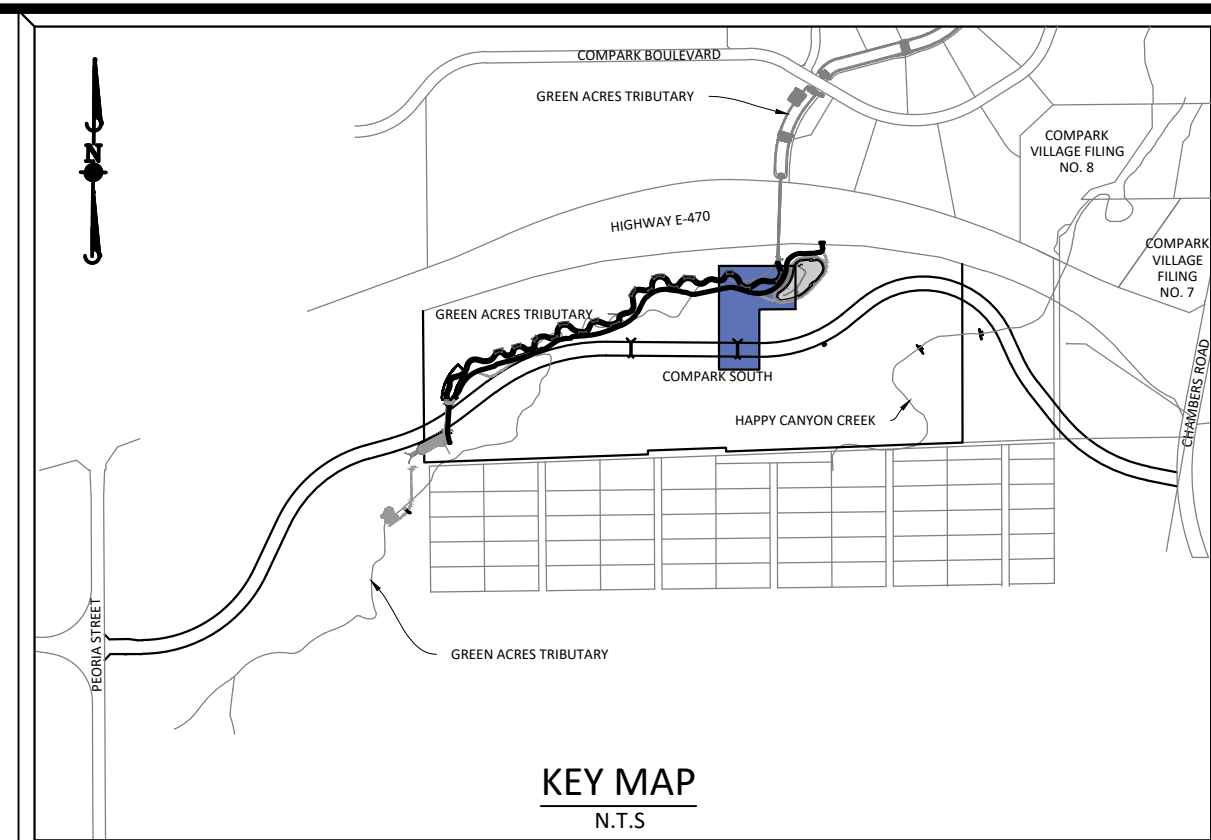
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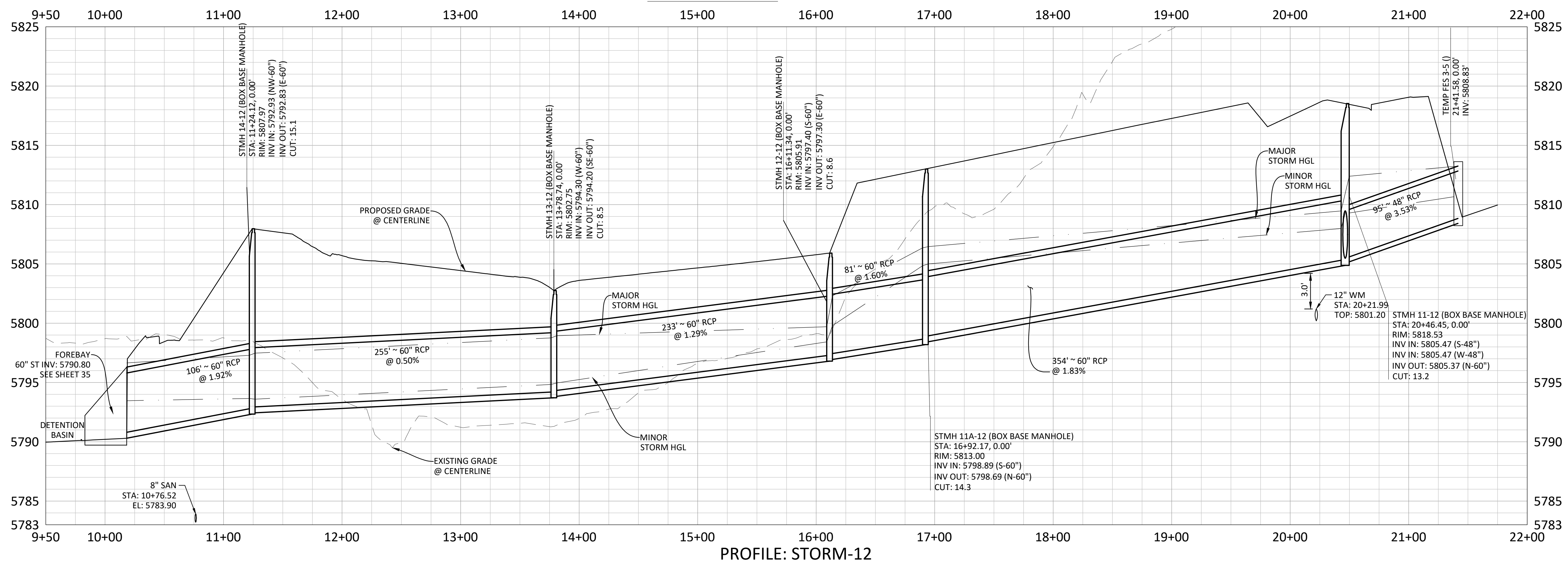
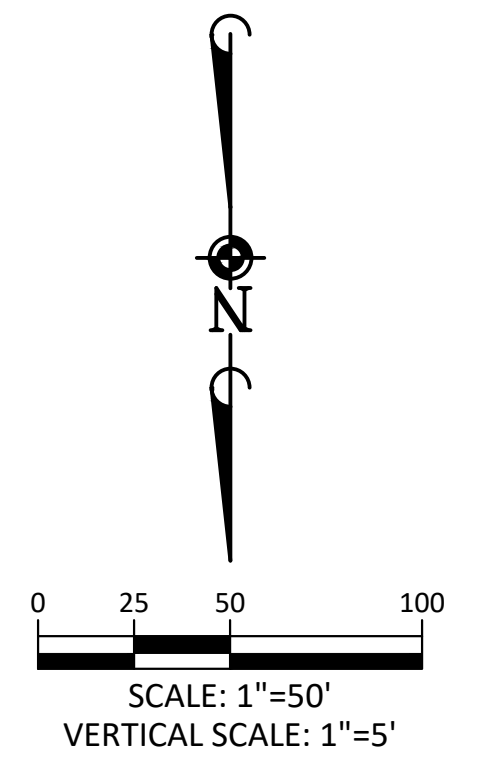




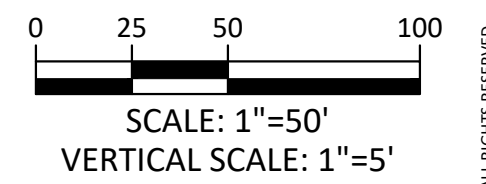
PLAN: STORM-12



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PROFILE: STORM-12



Plotted: 8/7/2020 3:29 PM. Draw Name: P:\C\proj\3\CompSouth12\Filing\_1\No\_GAT\CompSouth12\Ultimate\_Belford\_Ave.dwg\Plan\_Sk1\Town\Storm\PLAN & PROFILE.dwg. Updated By: ADrucker

| DATE     | REVISIONS                           |
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| 07/17/21 | 1ST SUBMITTAL                       |
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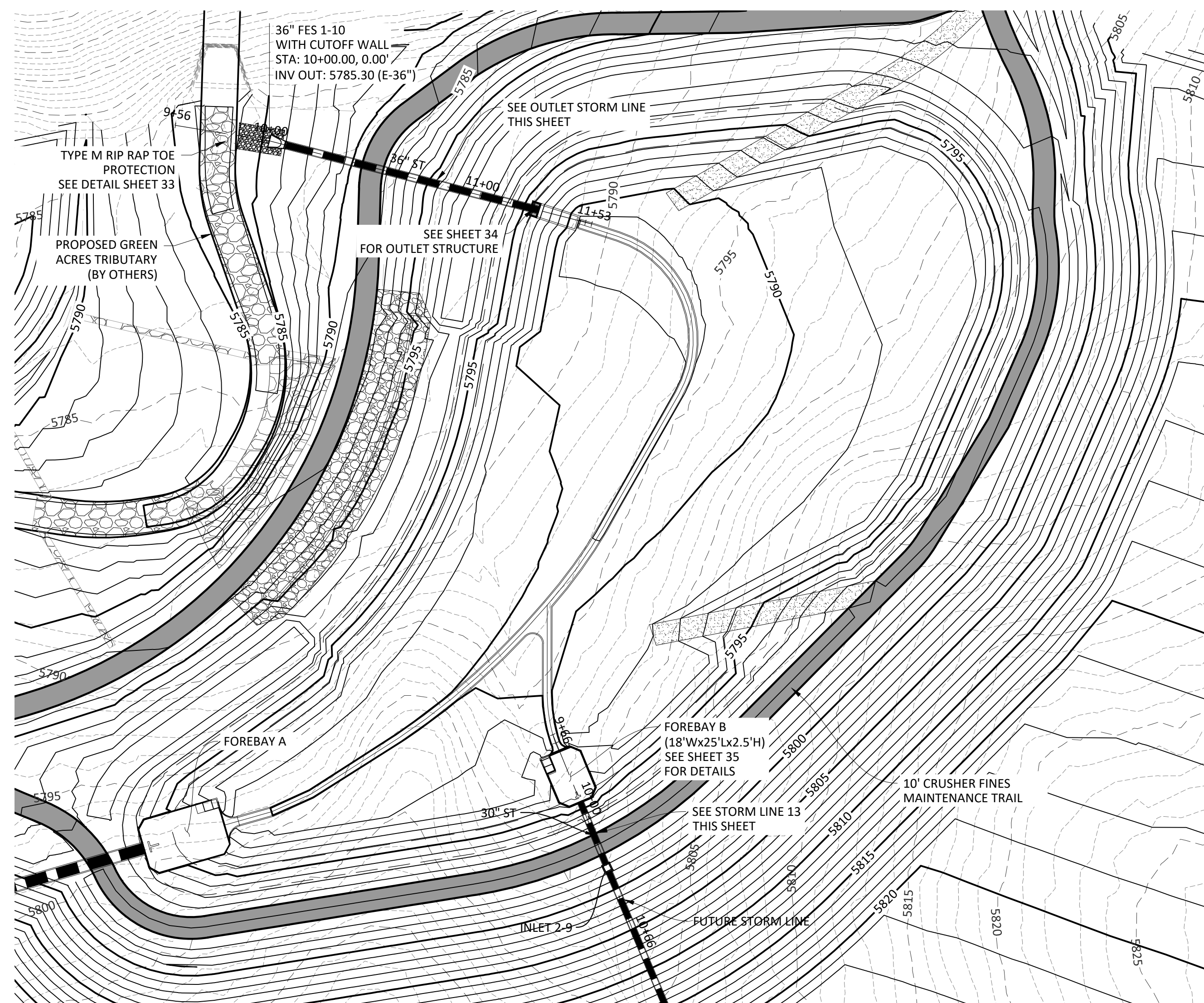
**Manhard CONSULTING**  
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 Manhard.com  
 Civil Engineering & Geospatial Services  
 Water Resource Management | Construction Management

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

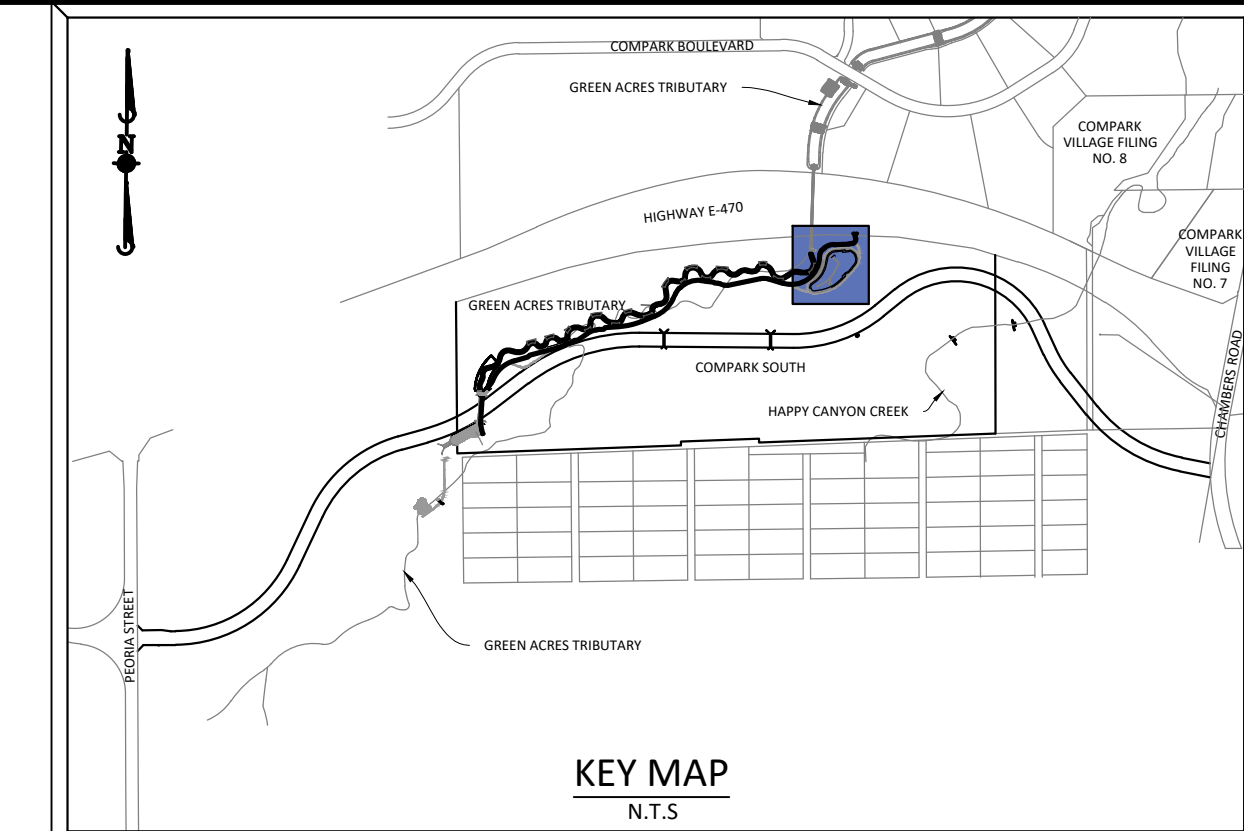
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 DATE: 12/2015

SHEET  
**22 OF 50**  
 CLCPK3

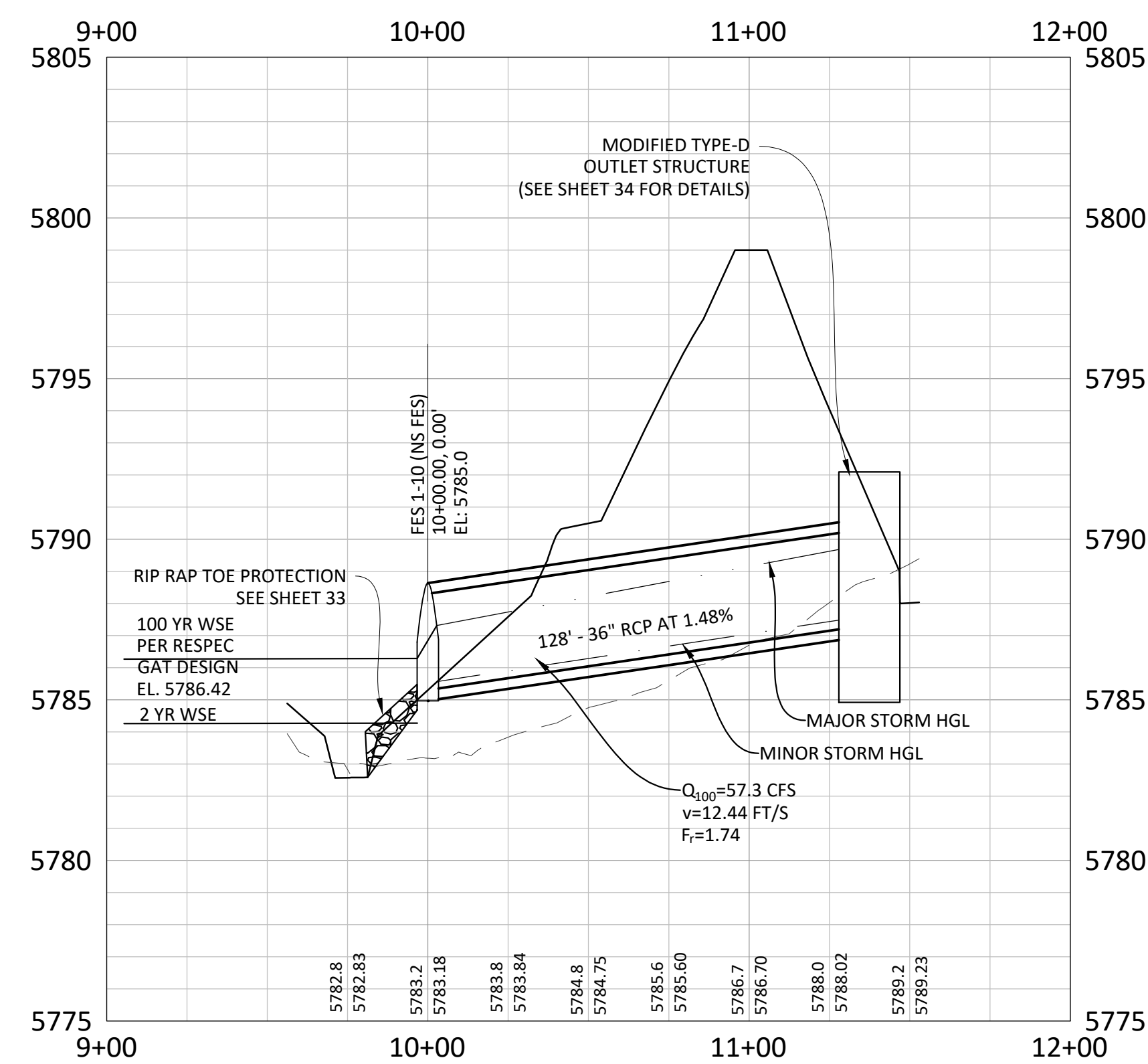
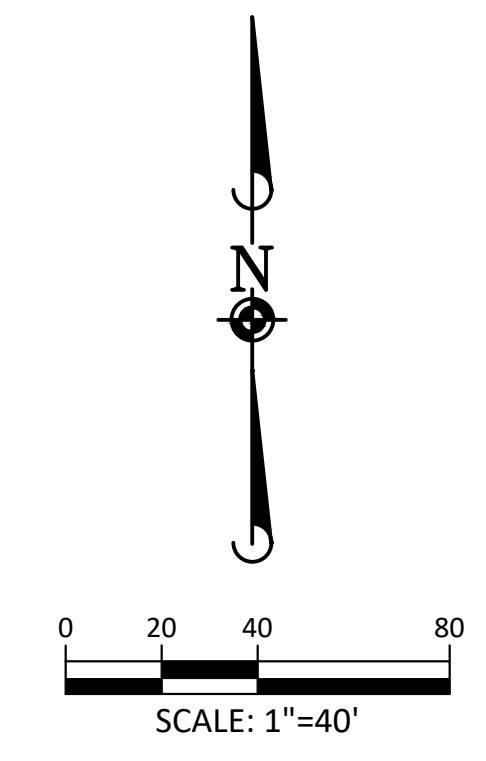
PRELIMINARY - NOT FOR CONSTRUCTION



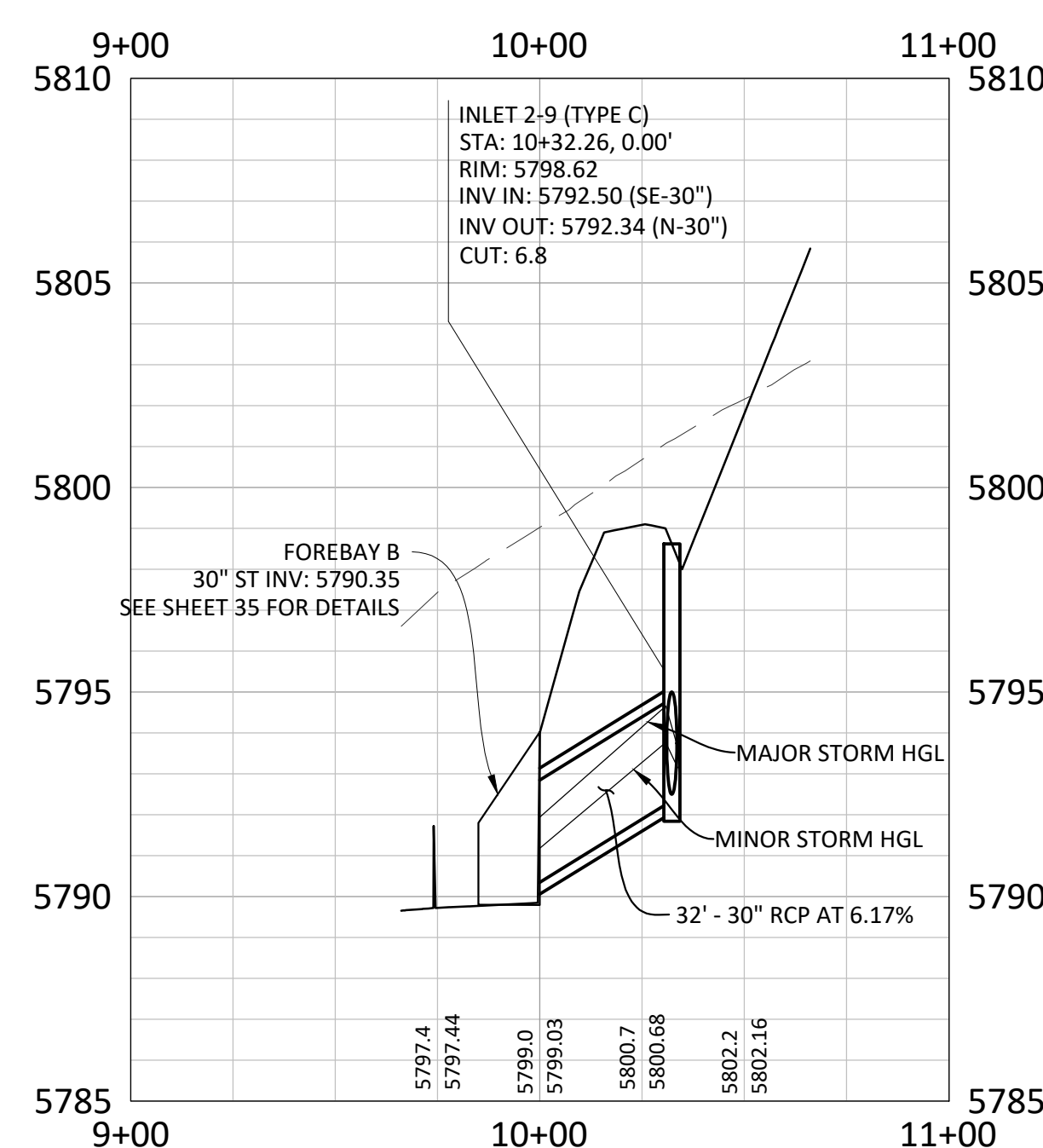
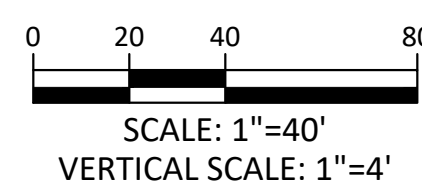
PLAN: STORM 13 & POND OUTLET



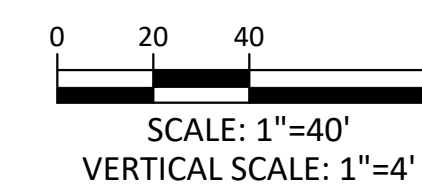
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PROFILE: STORM-POND OUTLET



PROFILE: STORM-13



NOTE:

1. PRIOR TO FINAL TOPSOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOPSOIL MATERIALS AT HIS/HER EXPENSE.
2. REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS ON FOLLOWING SHEETS
3. EMBANKMENT FILL SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF PARKER AND THE GEOTECHNICAL REPORT. SEE GENERAL NOTES ON SHEET 2.



Printed: 7/31/2020 2:21 PM Dwg Name: P:\C\cpc3\CompSouth\2-Filing 1 No GAT\CompSouth\03-Ultimate\_Belford Ave.dwg\Final Drawings\Plan Set\Town\STORM PP - POND.dwg Updated By: ADruckler

| DATE     | REVISIONS                           |
|----------|-------------------------------------|
| 07/31/20 | RESPONDED TO TOWN COMMENTS          |
| 08/01/20 | RESPONDED TO TOWN COMMENTS          |
| 08/02/20 | UPDATE GAT & ADD OFF-LINE DET BASIN |
| 07/27/16 | FINAL SUBMITTAL                     |
| 07/27/16 | 1 <sup>ST</sup> SUBMITTAL           |
| 07/27/16 | 2 <sup>ND</sup> SUBMITTAL           |
| 07/27/16 | 3 <sup>RD</sup> SUBMITTAL           |
| 11/20/15 | 1 <sup>ST</sup> SUBMITTAL           |
|          | EG                                  |

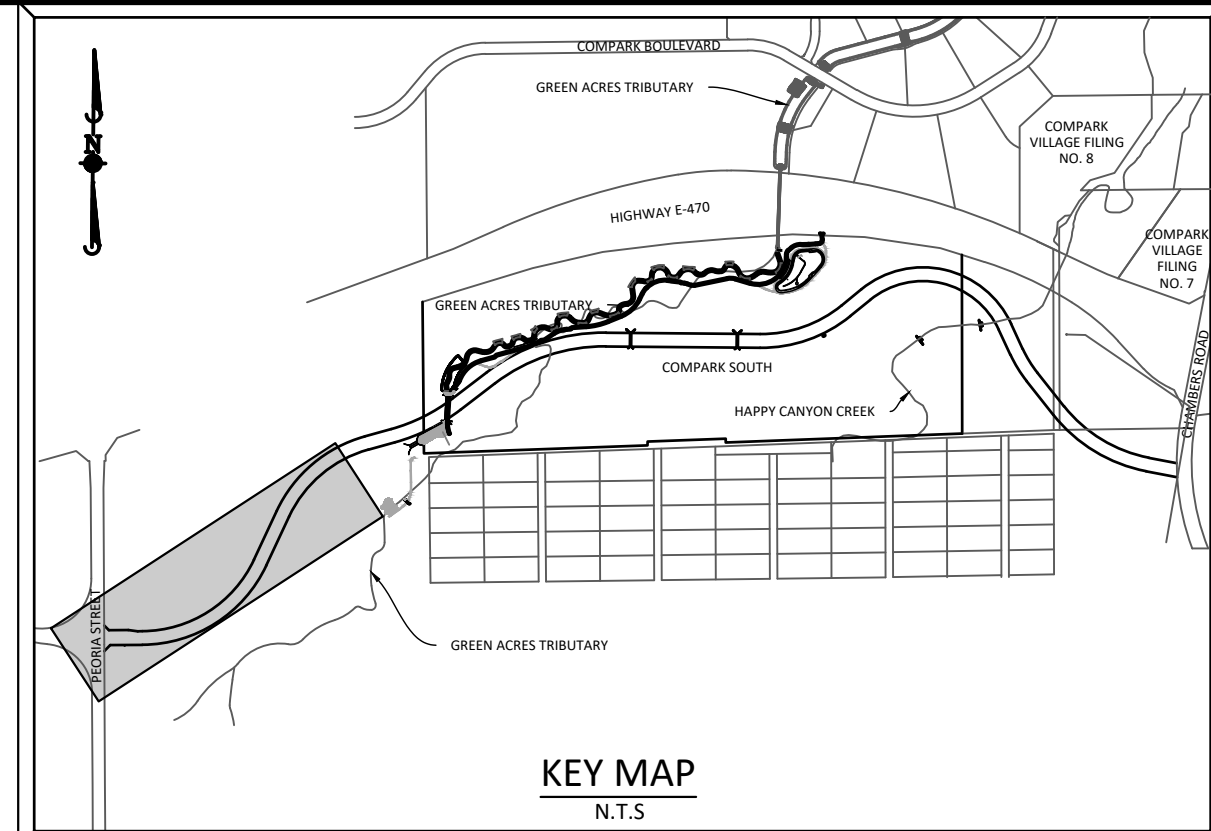
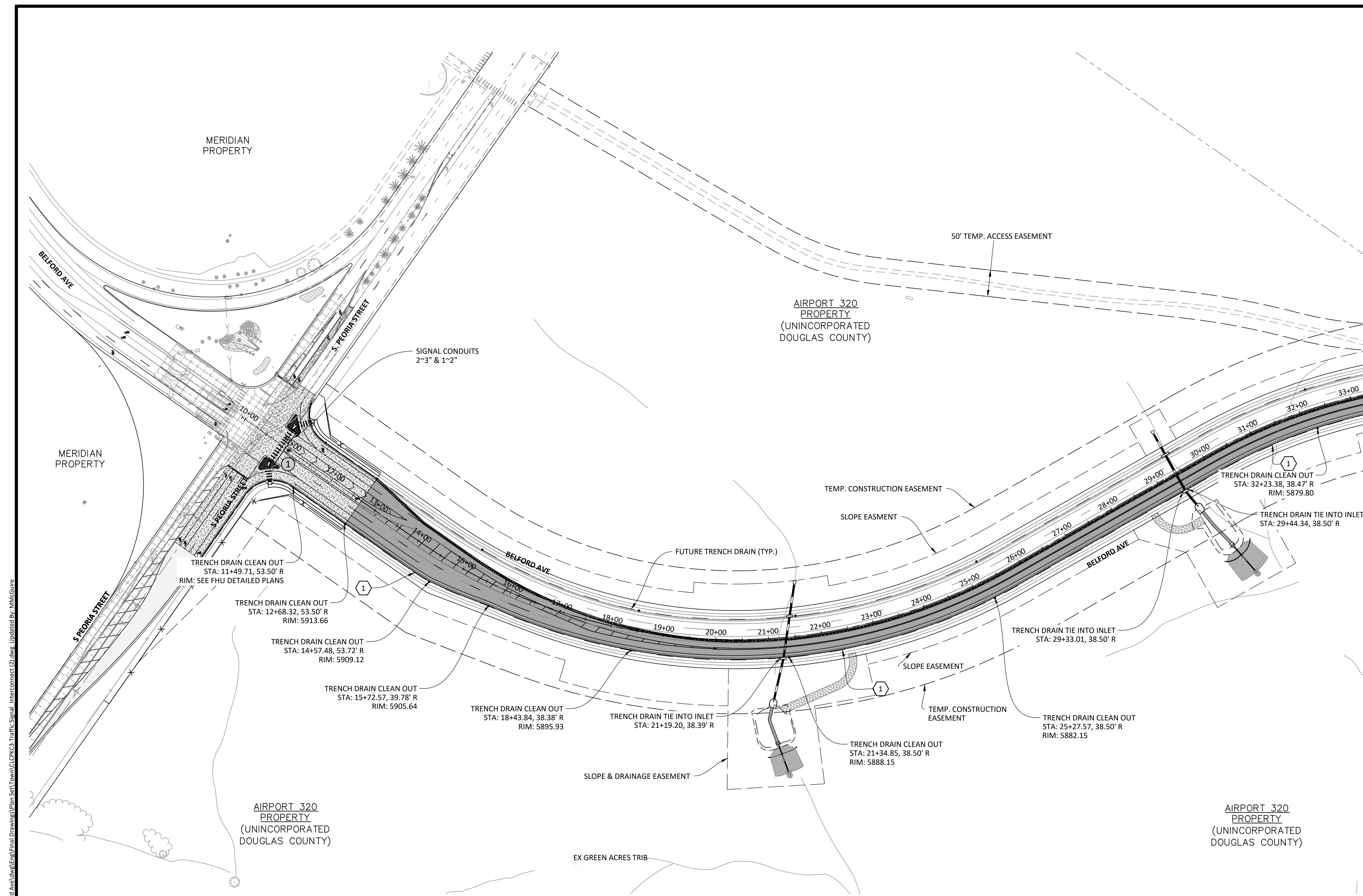
**Manhard CONSULTING**  
7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.780.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

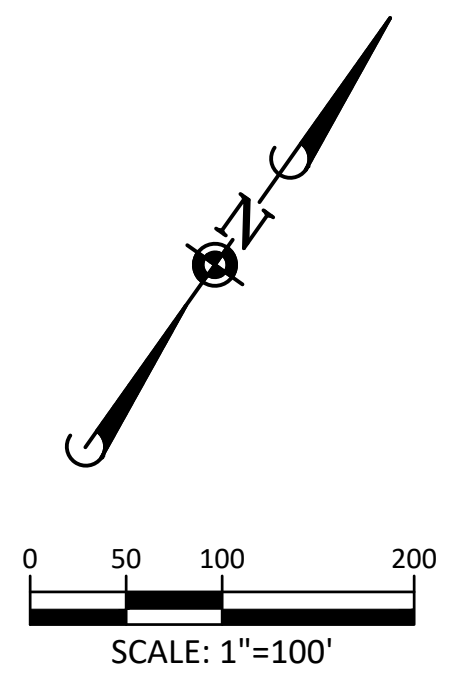
PROJ. MGR.: RJM  
PROJ. ASSOC.: BRB  
DRAWN BY: ETG  
DATE: 12/2015

SHEET  
**23 OF 50**  
CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION



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



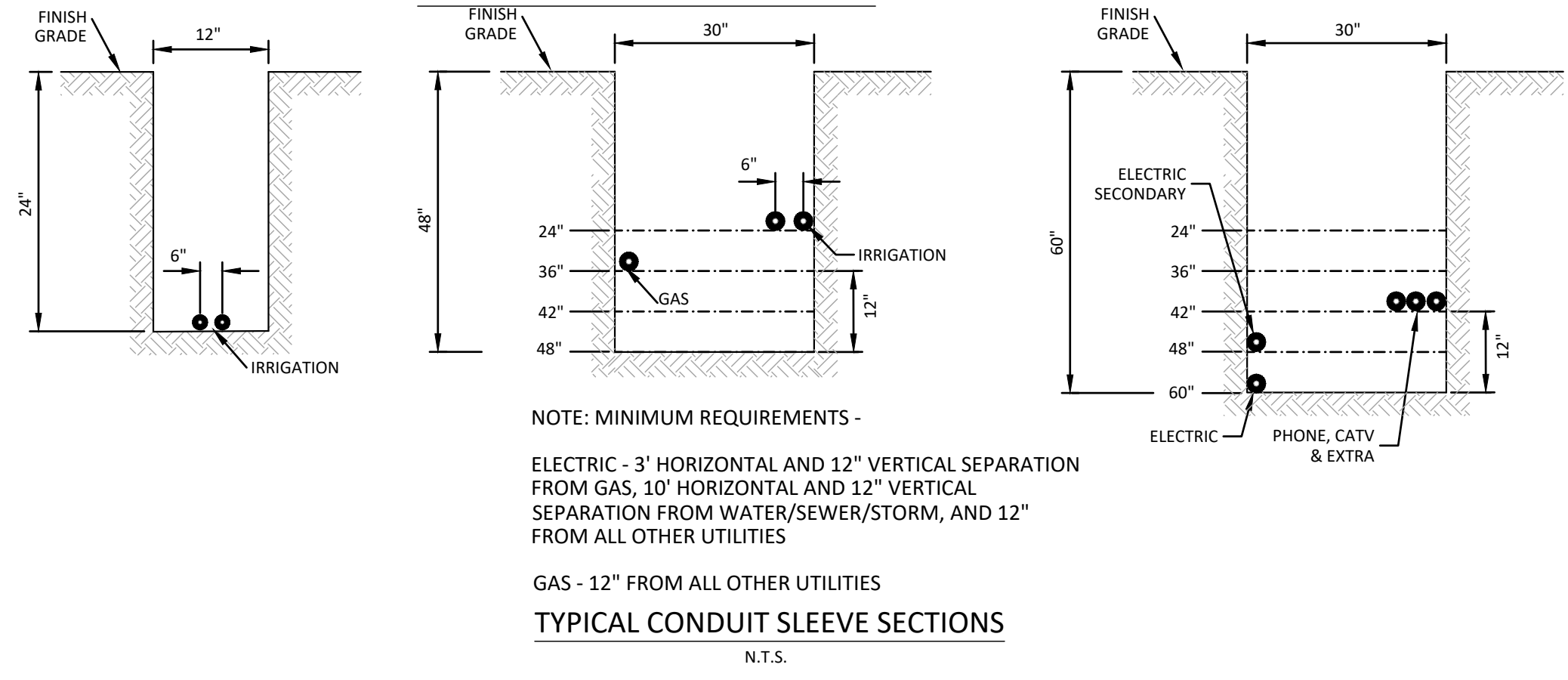
**LEGEND**

- ② CONSTRUCTION NOTE
- ① UTILITY SLEEVE CROSSING NO.

**CONSTRUCTION NOTES**

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

**PLAN: BELFORD AVENUE**



- TRENCH DRAIN NOTES:**
1. SEE DETAIL 30 OF STREET DETAILS FOR TRENCH DRAIN SPECIFICATIONS
  2. TRENCH DRAINS SHALL TIE INTO STORM MANHOLES OR INLETS
  3. CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED AT MAXIMUM 500' INTERVALS.

**NOTES:**

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

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.

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

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

SHEET  
**24 OF 50**  
 CLCPKC3

Plotted: 7/31/2020 1:59 PM. Draw Name: P:\Clcck3\CompSouth12\Filing\_1\_No.GAT\CompSouth03-Ultimate\_Belford Ave.dwg\Title.dwg. Updated By: VMG:Gure

**PRELIMINARY - NOT FOR CONSTRUCTION**

