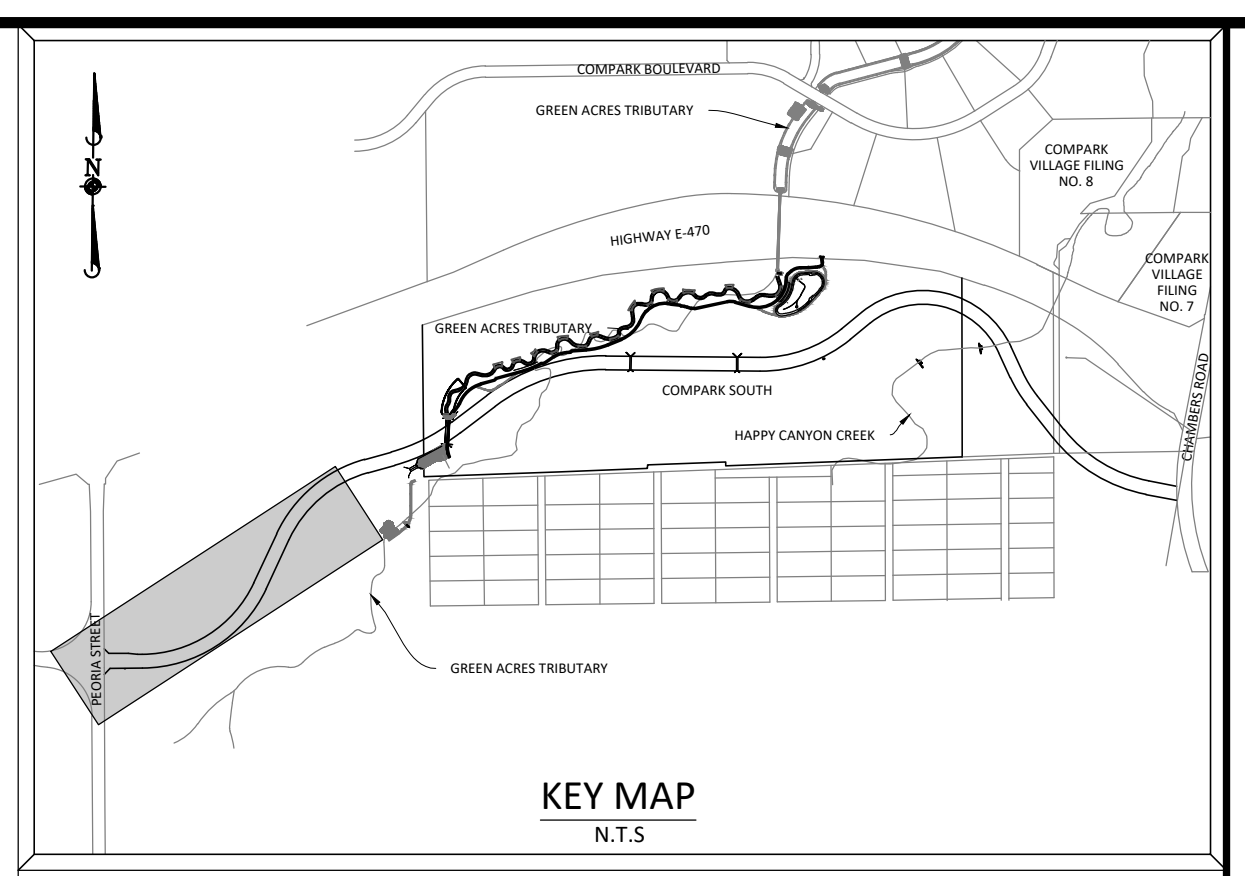
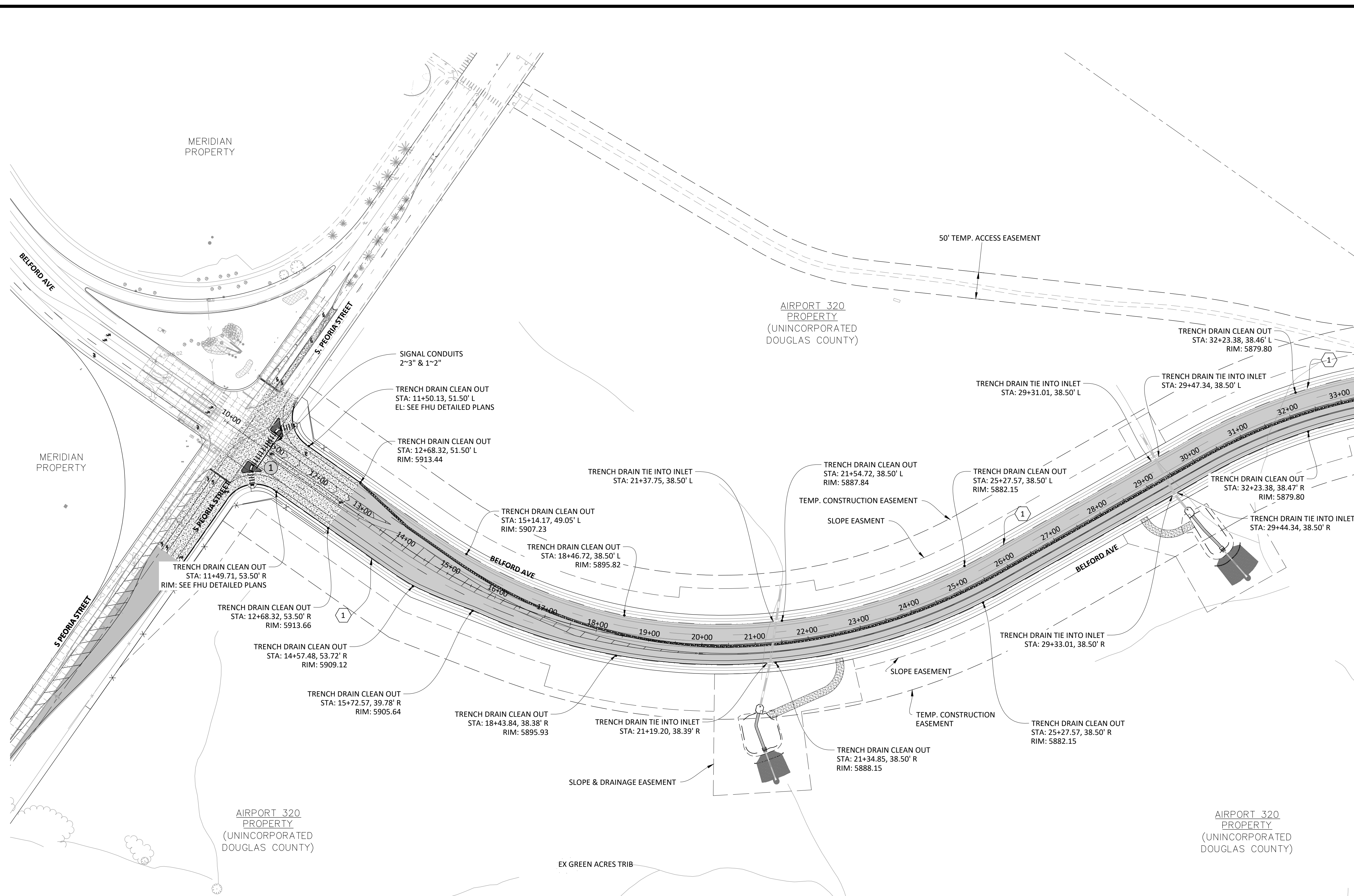
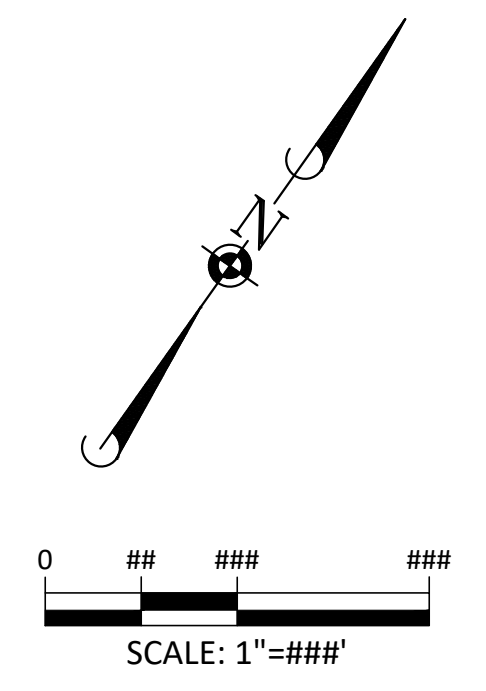


Plotted: 8/27/2020 7:18 PM. Draw Name: P:\CLPKC3\CompSouth12\Filing_1.No.GAT\CompSouth12\Filing_1.No.GAT\CompSouth12.dwg. Updated By: ADruker



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)



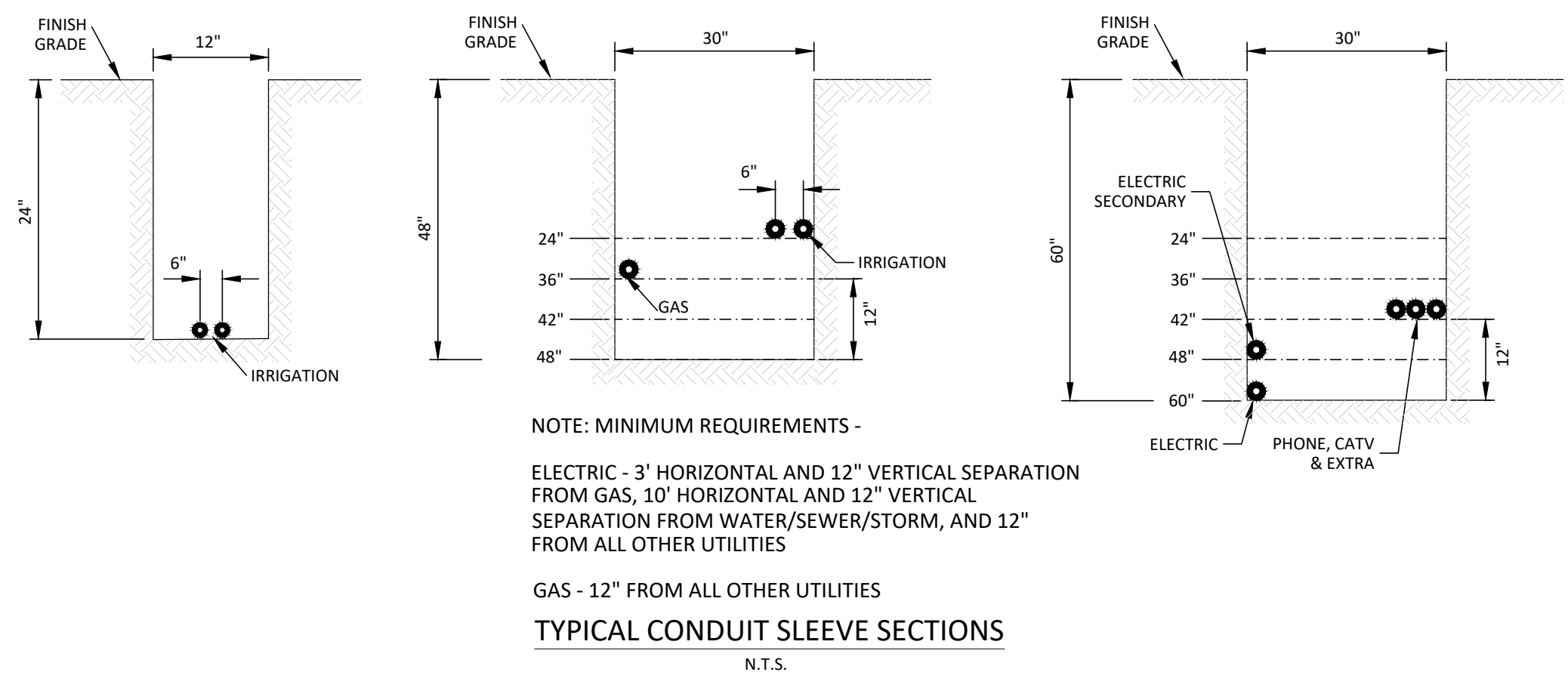
LEGEND

- 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 31 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.

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

DATE	REVISIONS
07/17/20	REVISED PER TOWN OF PARKER REVIEW
08/07/20	REVISE CAT & ADD OFF-LINE DET BASIN
12/27/16	FINAL SUBMITTAL
07/27/16	1 ST SUBMITTAL
07/27/16	2 ND SUBMITTAL
07/27/16	3 RD SUBMITTAL
07/27/16	4 TH SUBMITTAL
07/27/16	5 TH SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 200, Greenwood Village, CO 80111, phone: 303.750.0500
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

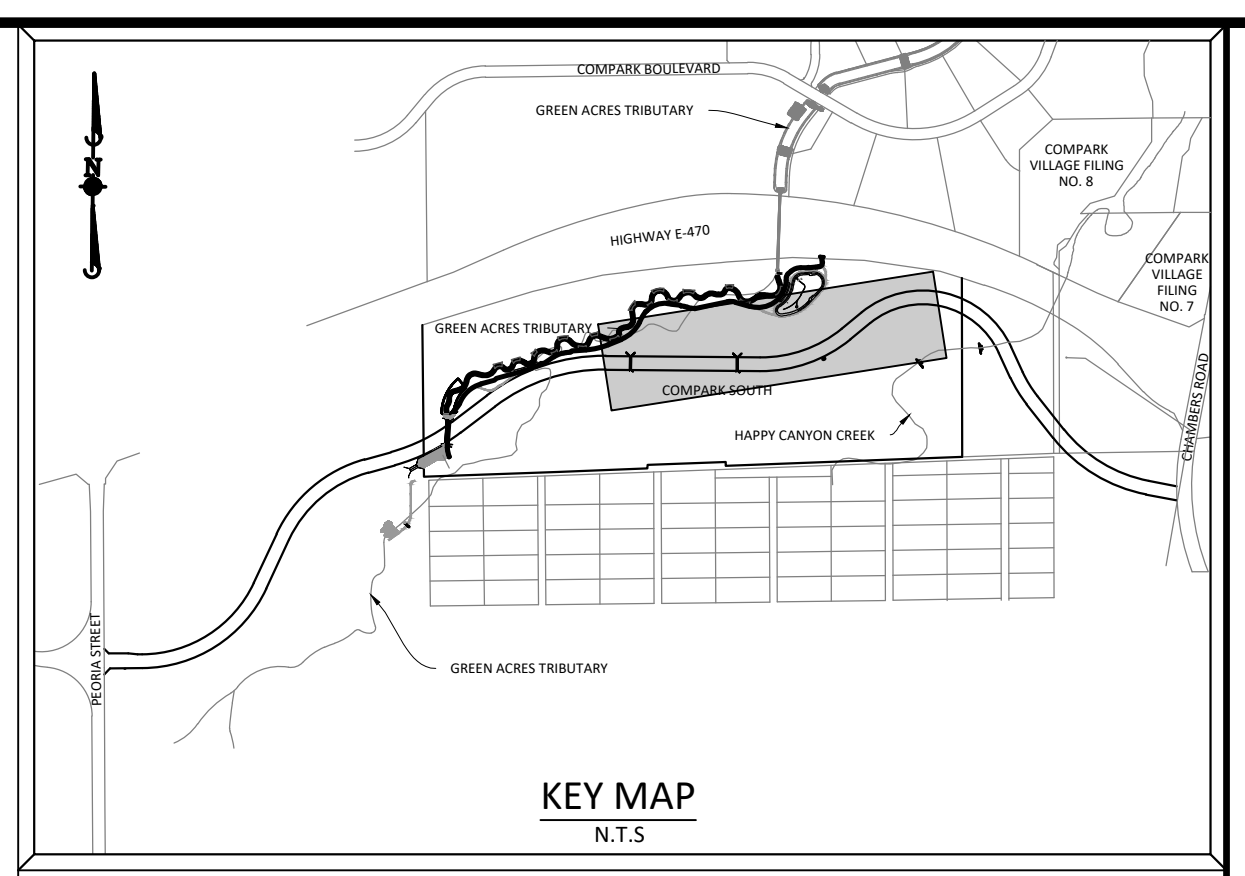
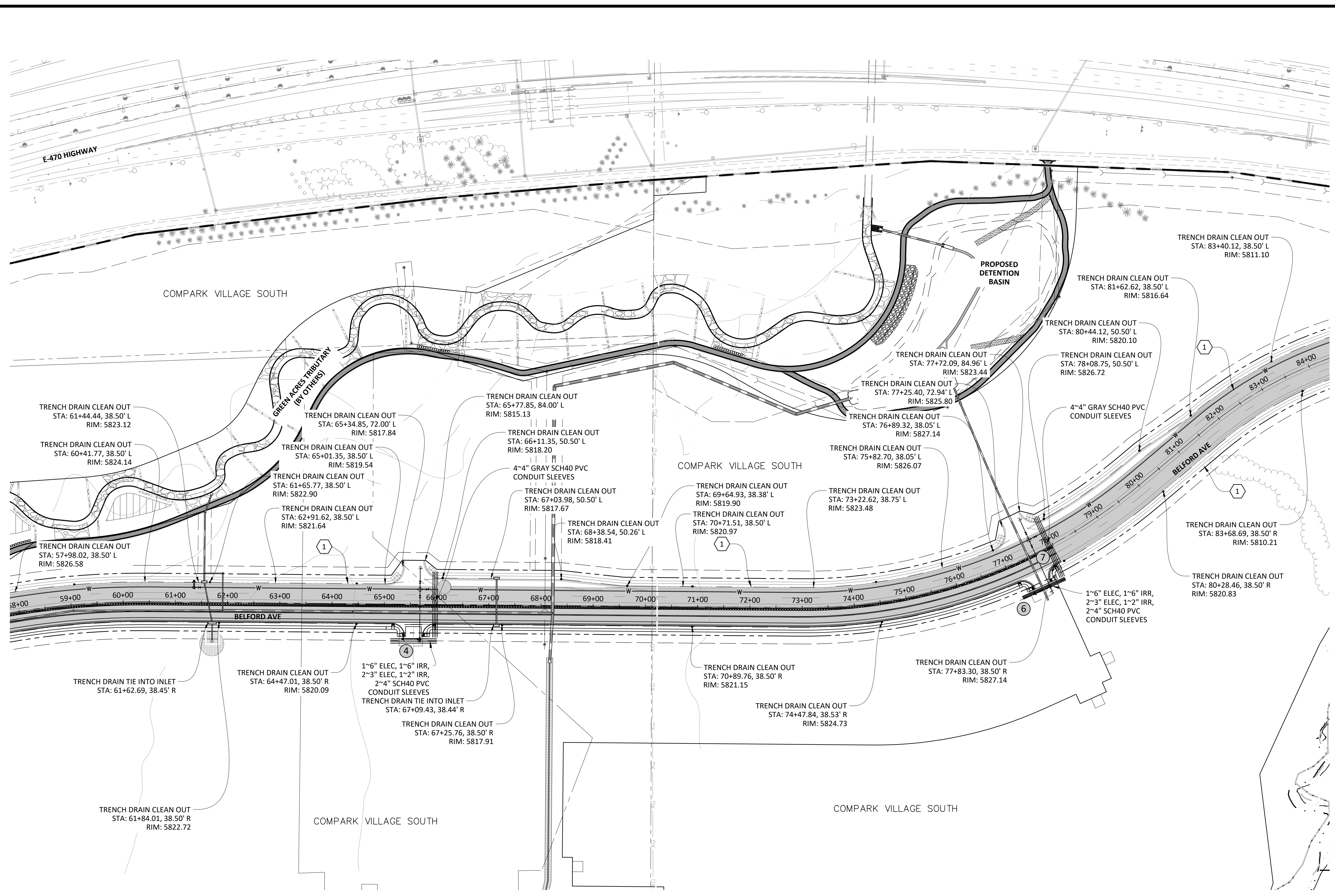
PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN 1

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

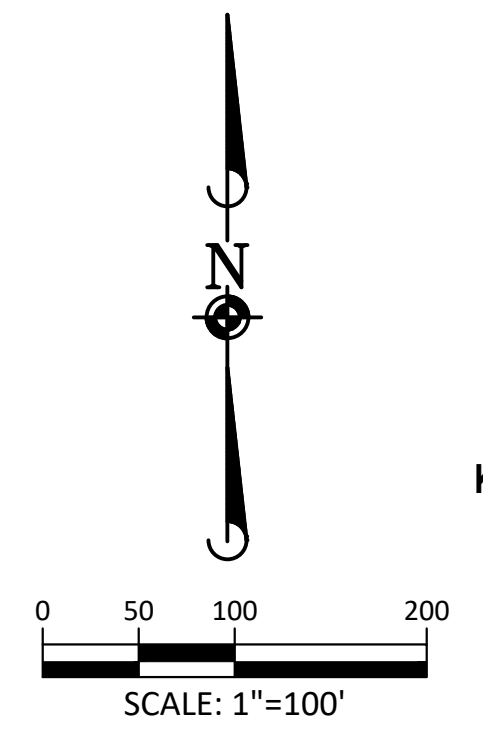
SHEET
21 OF 30
 CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 8/27/2020 8:30 PM. Draw Name: P:\C\G\3\CompSouth12\Filing_1.No.GAT\CompSouth12\Filing_1.No.GAT\CompSouth12\Ultimate_Belford_Ave.dwg. Interconnect (4).dwg. Updated By: ADruker



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.

NOTES:

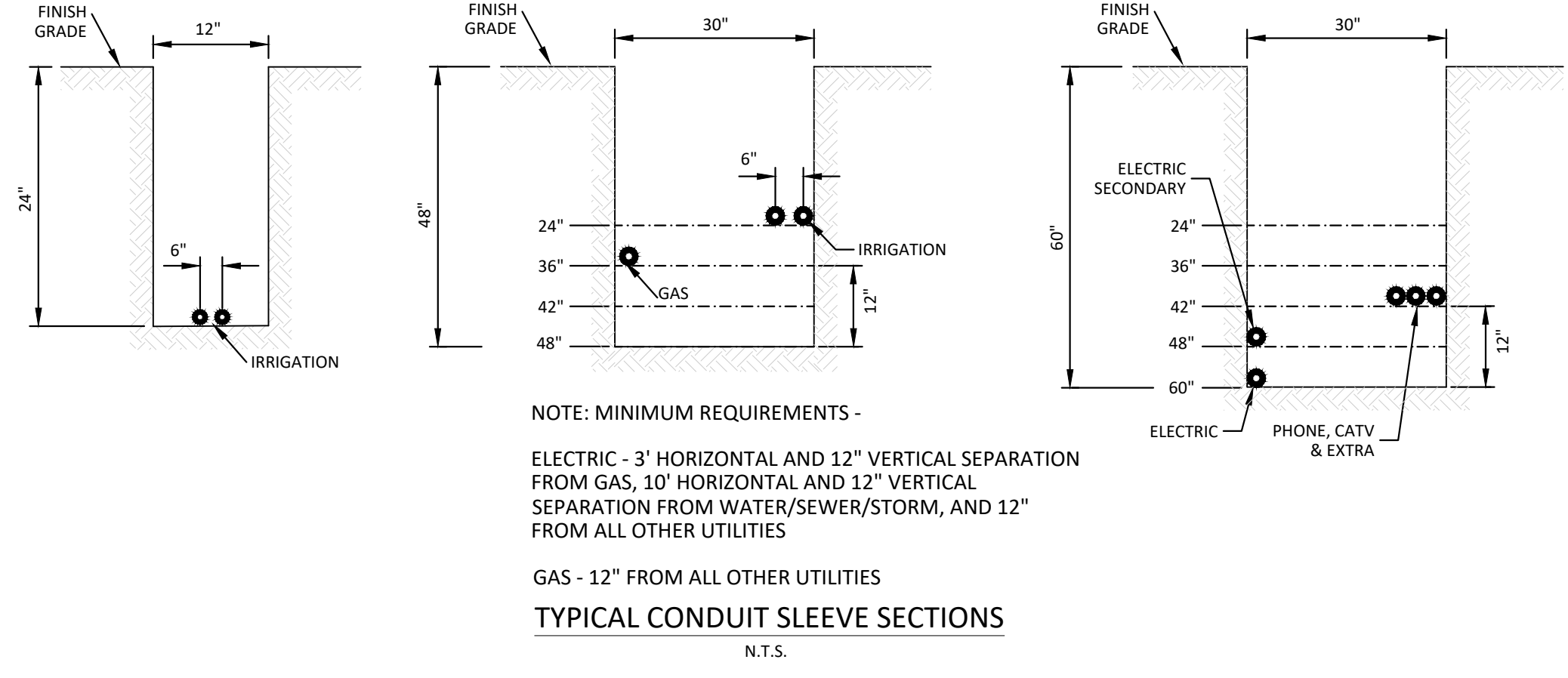
1. INSTALL CROSSINGS TO EXTEND AT LEAST 6 FEET BEYOND THE ROW AND WALKS. INSTALL SLEEVES IN LINE WITH THE APPROPRIATE EASEMENTS.
2. EXTRA CROSSINGS ARE INSTALLED AT THE DISCRETION OF THE DEVELOPER.
3. THESE CROSSING LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AS OF THIS DATE. ANY 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.

TRENCH DRAIN NOTES:

1. SEE DETAIL 31 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.



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
G 07/17/20	REVISIONS PER TOWN OF PARKER REVIEW
F 09/02/20	REVISE CAT & ADD OFF-LINE DET BASIN
E 12/27/20	FINAL SUBMITTAL
D 02/24/21	3RD SUBMITTAL
C 02/24/21	3RD SUBMITTAL
B 02/24/21	3RD SUBMITTAL
A 11/20/20	2ND SUBMITTAL
	1ST SUBMITTAL

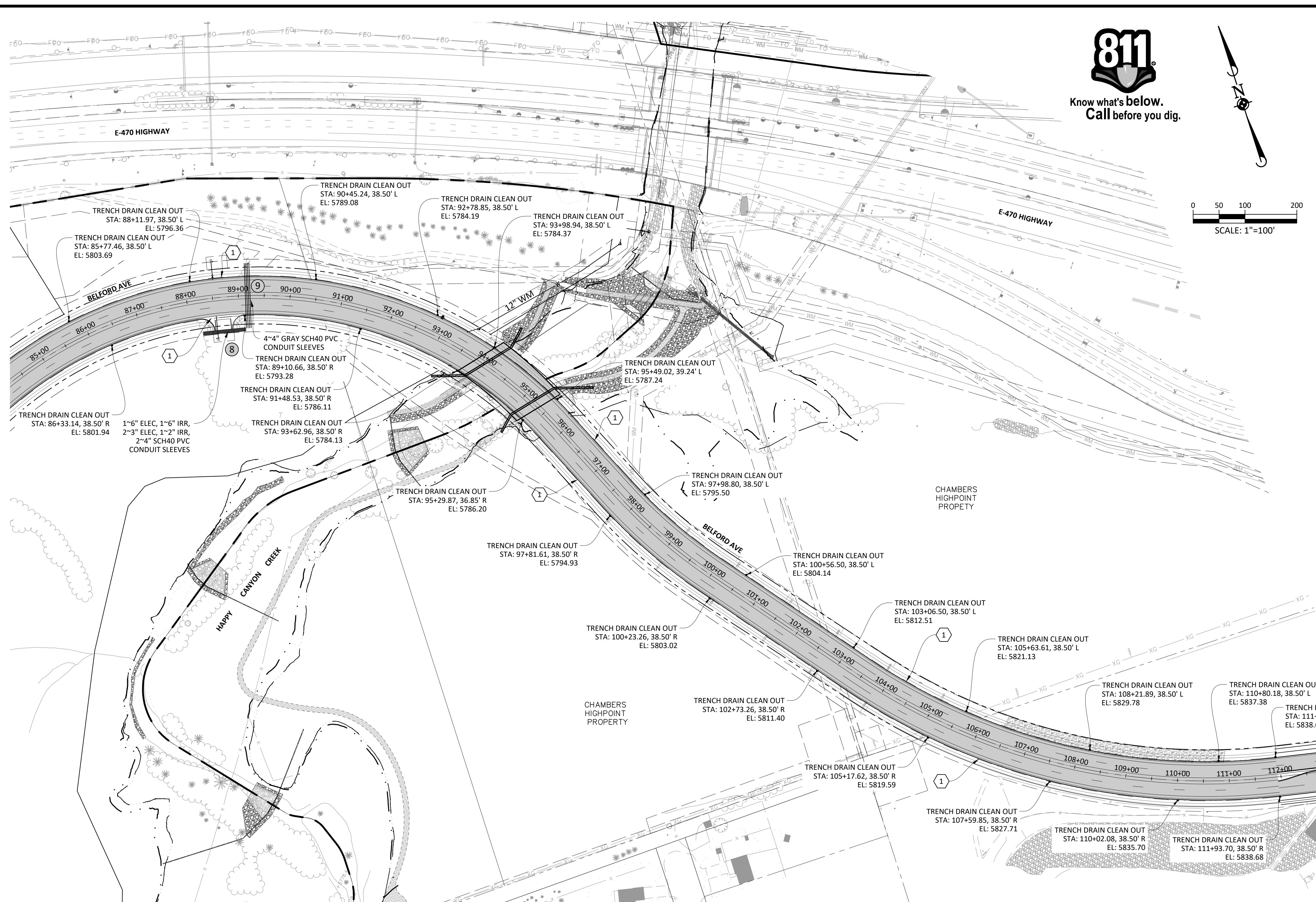
Manhard CONSULTING
 7600 East Orchard Road, Suite 300, Greenwood Village, CO 80121, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

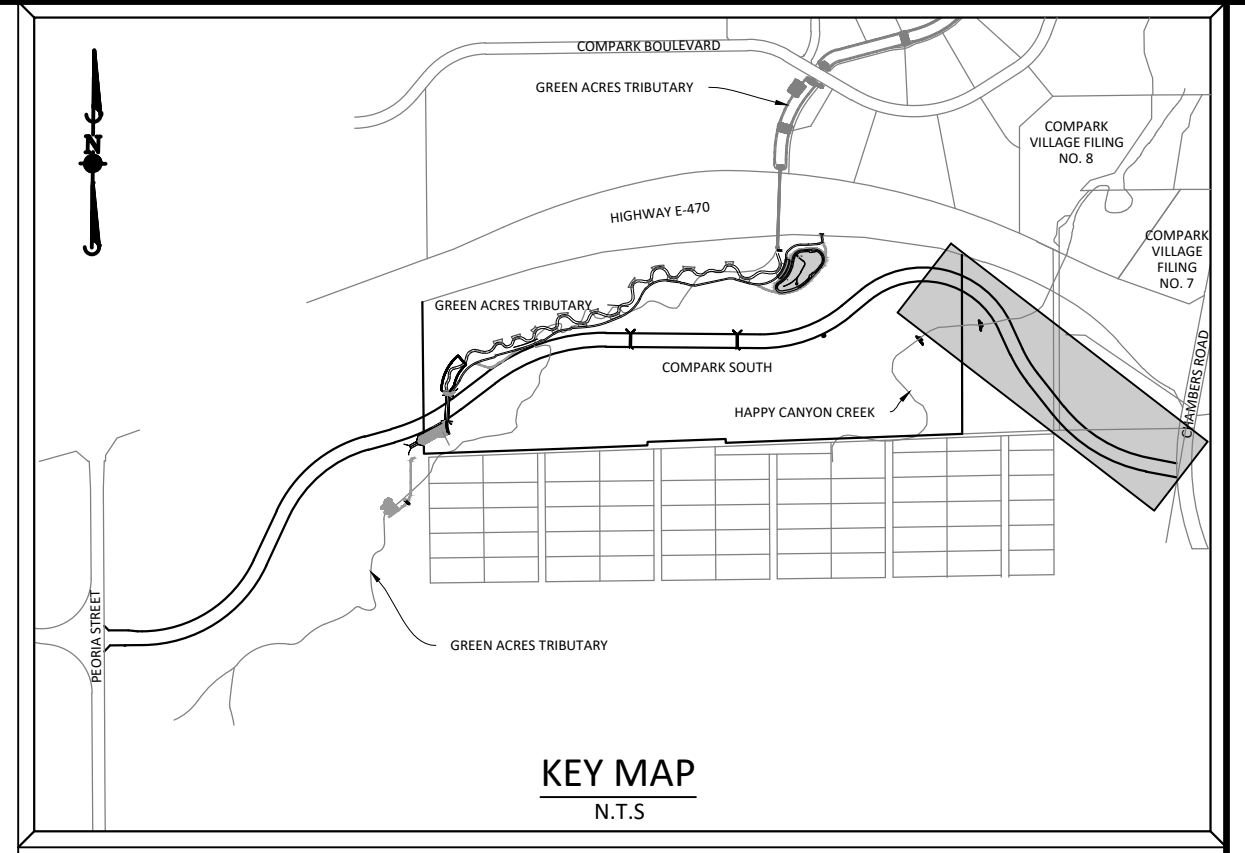
PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/20/20

SHEET
23 OF **30**
 CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



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)

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 SWEEPED UP AT 90° AND SHALL TERMINATE IN A PULL BOX SET TO FINISHED GRADE.
- ⑥ ALL INTERCONNECT CONDUITS SHALL BE SWEEPED UP AT 90° TO 11"X17" QUASITE PULLBOXES. 400' SPACING MAXIMUM.

LEGEND

- ② CONSTRUCTION NOTE
- ① UTILITY SLEEVE CROSSING NO.

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 BORED.
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

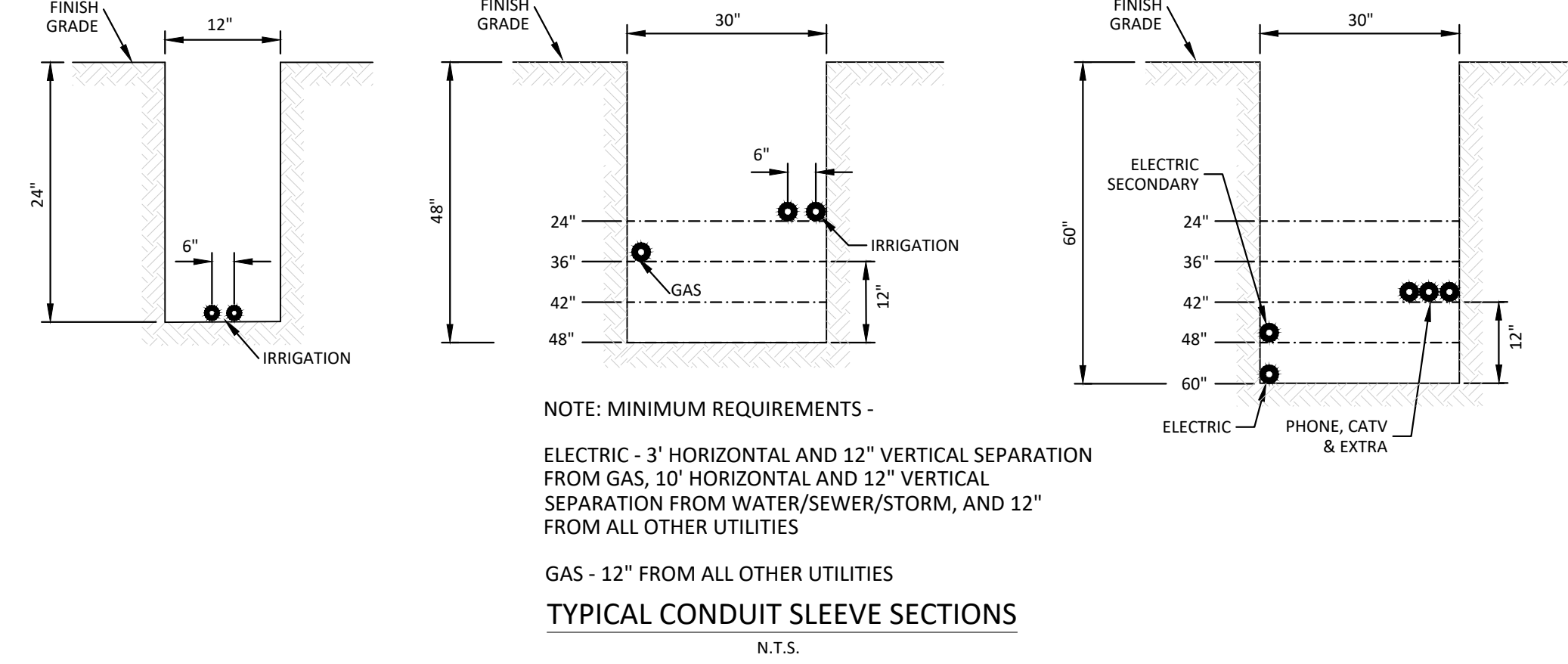
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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.

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

TRENCH DRAIN NOTES:

1. SEE DETAIL 31 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.



Plotted: 8/27/2020 8:46 PM. Draw Name: P:\CLPC3\CompSouth12\Filing_1.No.GAT\CompSouth03-Ultimate_Belford_Ave.dwg. Updated By: ADruker.

DATE	REVISIONS
07/31/20	REVISIONS PER TOWN OF PARKER REVIEW
08/07/20	REVISE CAT & ADD OFF-LINE DET BASIN
08/27/20	FINAL SUBMITTAL
09/01/20	3RD SUBMITTAL
09/17/20	2ND SUBMITTAL
11/17/20	1ST SUBMITTAL

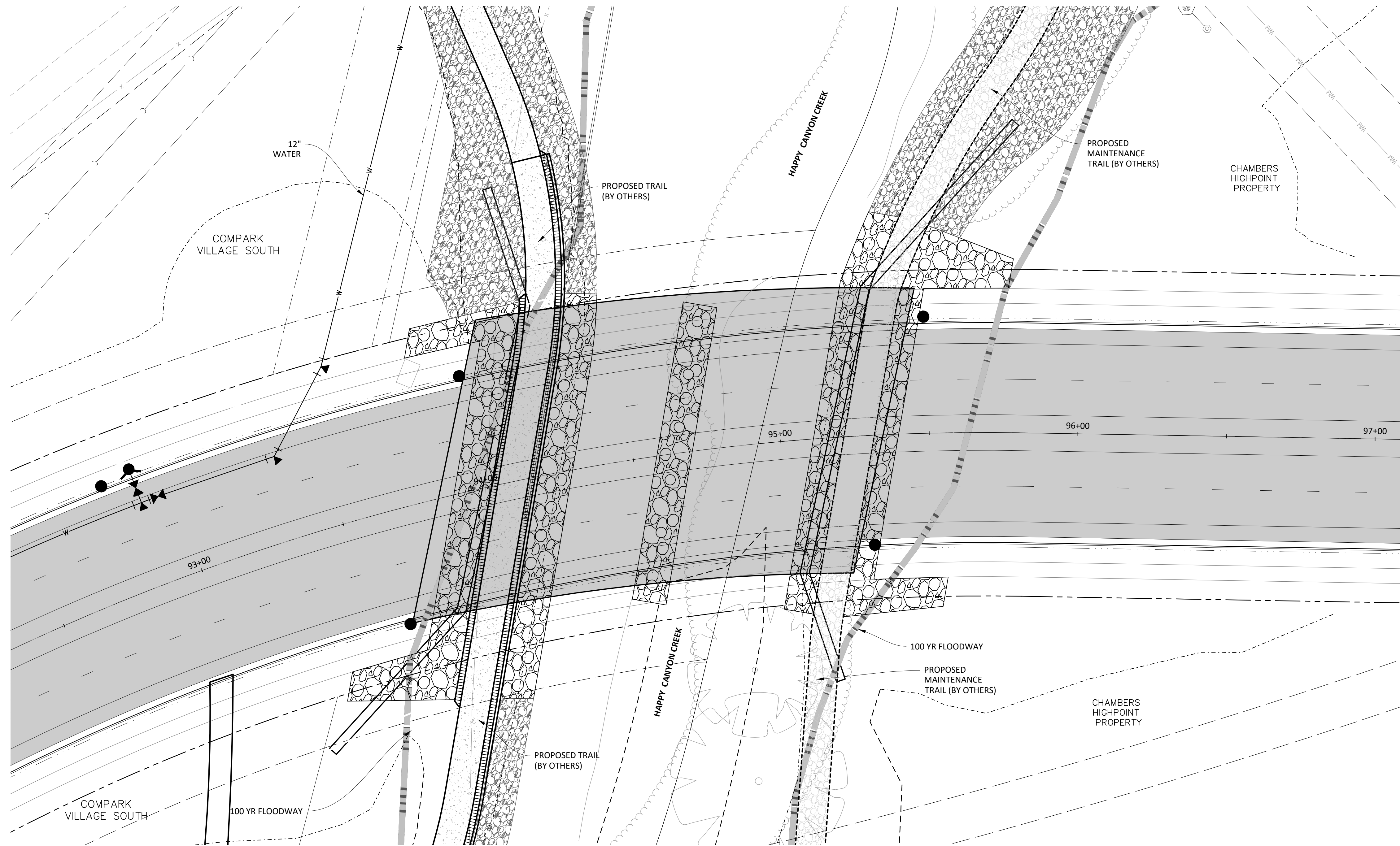
Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.780.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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
 SHEET
24 OF 30
 CLCPK3

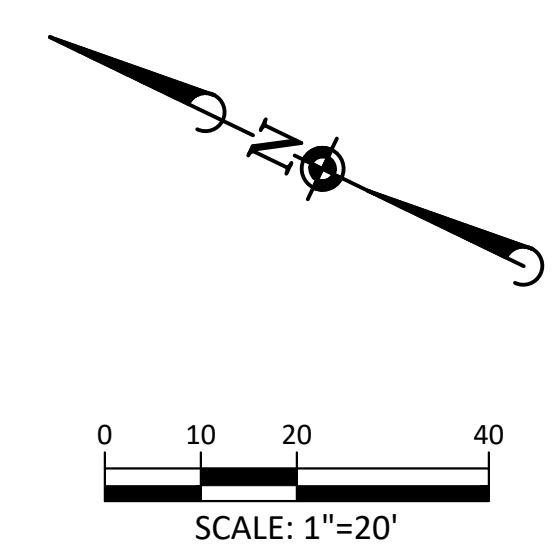
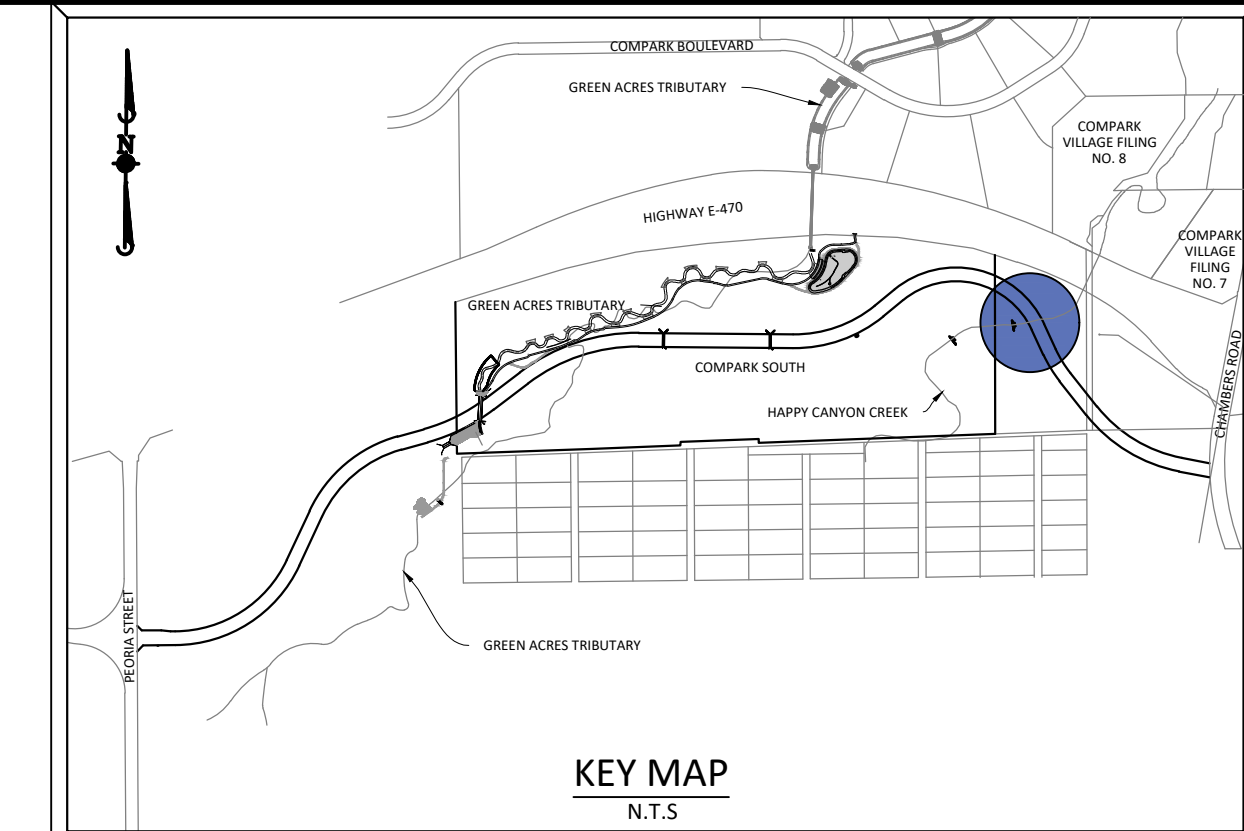
PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 8/2/2020 7:11 AM | Dwg Name: P:\CLPKC3\ComSouth12_Filing_1_No_GAT\ComSouth03-Ultimate Belford Ave.dwg | Final Drawings\Plan_Sk1\Town\CLPKC3-Bridge Control Plan.dwg | Updated By: Adruker



BRIDGE CONTROL PLAN

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

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
G 07/31/20	REVISIONS PER TOWN OF PARKER REVIEW
F 09/02/20	REVISE GAT & ADD OFF-LINE DET BASIN
E 12/27/16	FINAL SUBMITTAL
D 06/27/16	1ST SUBMITTAL
C 06/27/16	2ND SUBMITTAL
B 07/17/16	3RD SUBMITTAL
A 11/20/15	1ST SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-101, Greenwood Village, CO 80111 | phone: 303.770.0500 | manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

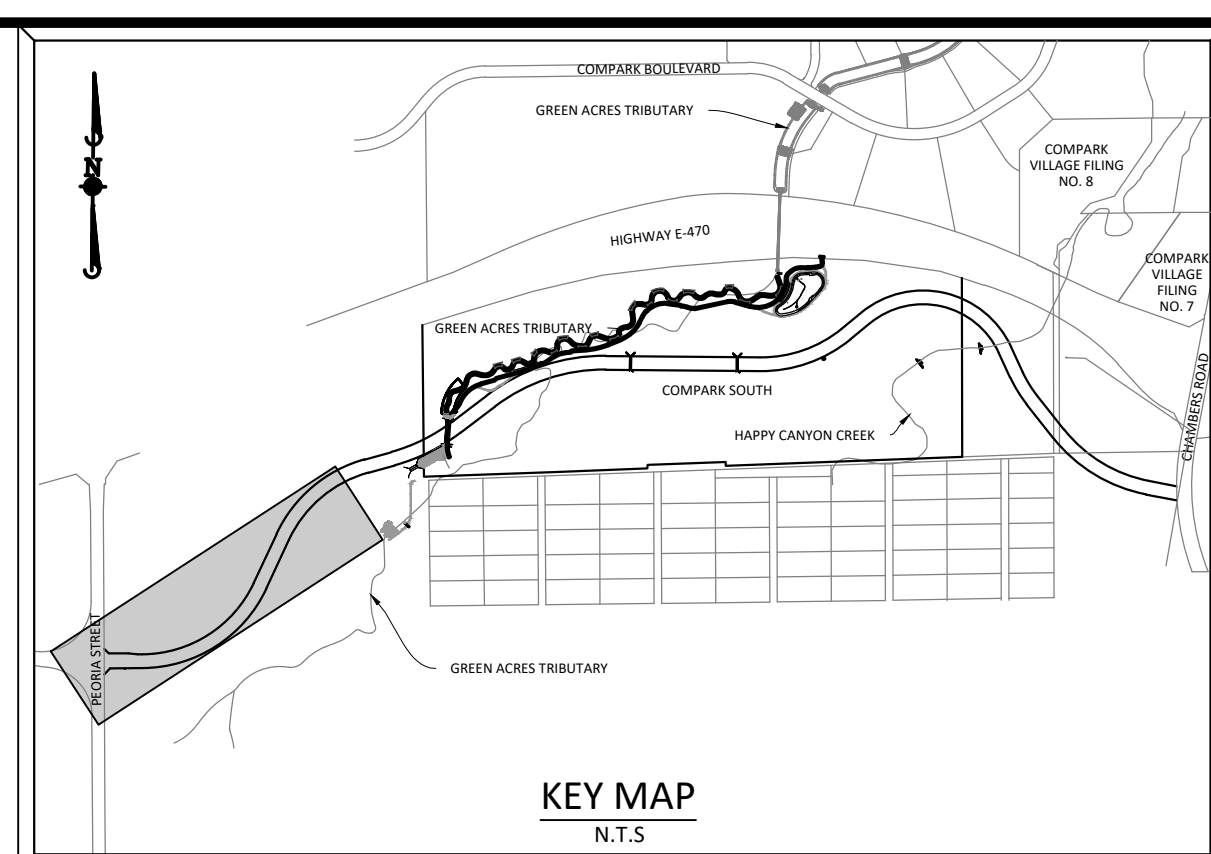
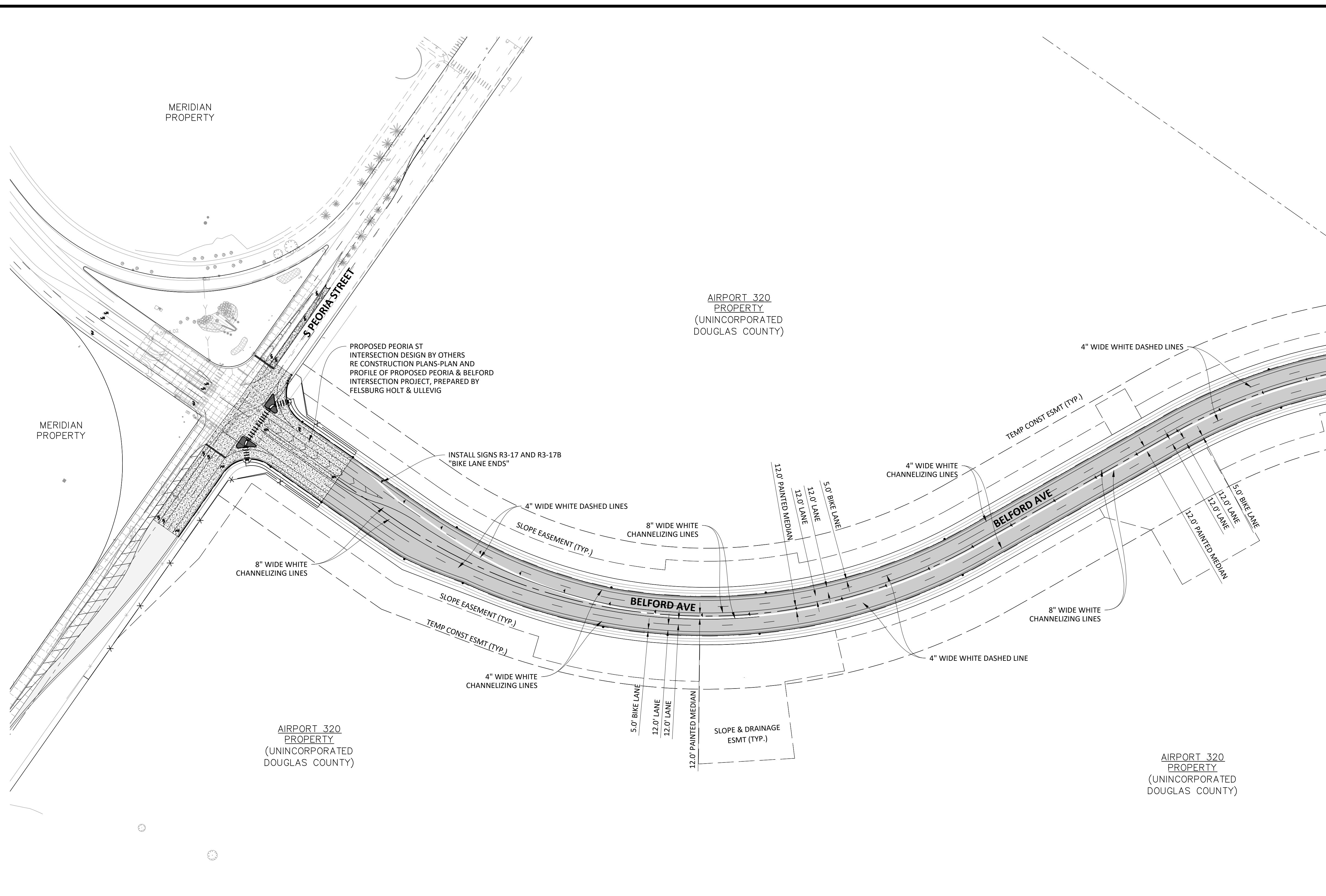
PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
BRIDGE CONTROL PLAN

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

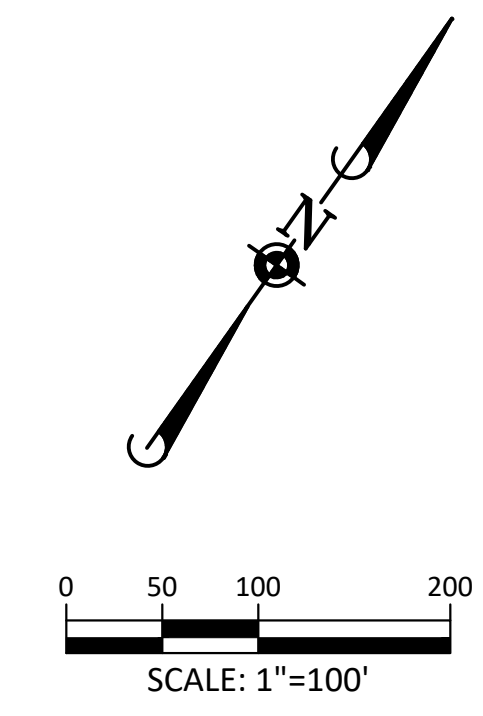
SHEET
25 OF 30
 CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 8/27/2020 7:13 AM Draw Name: P:\CLPKC3\CompSouth12-Filing_1_No_GAT\CompSouth03-Ultimate_Belford Ave\Draw3\Signage and Striping_1.dwg Updated By: MMCSGure



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)



Know what's below.
Call before you dig.

LEGEND

	CROSS WALK 24" X 10" WHITE EVENLY SPACED THROUGH LANE
↑	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 markings shall be performed by the Town of Parker.
3. The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
4. Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.
5. Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
6. Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.

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 and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.
10. Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two-year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.
11. Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

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 inches blades with mixed case lettering.
13. All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.
14. All removed signs shall be returned to the Town of Parker.
15. Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.

Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker.

Shall line up with handicap ramps.

Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.

SIGNAGE AND STRIPING NOTES (CONT):

16. All pavement marking material (including words and symbols) shall be as follows:

For Concrete Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be methyl-methylacrylate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.

(Sand or water blast curing compound prior to installation of markings.)

For Asphalt Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.
17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

TOWN OF PARKER APPROVALS

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 _____

REVISIONS

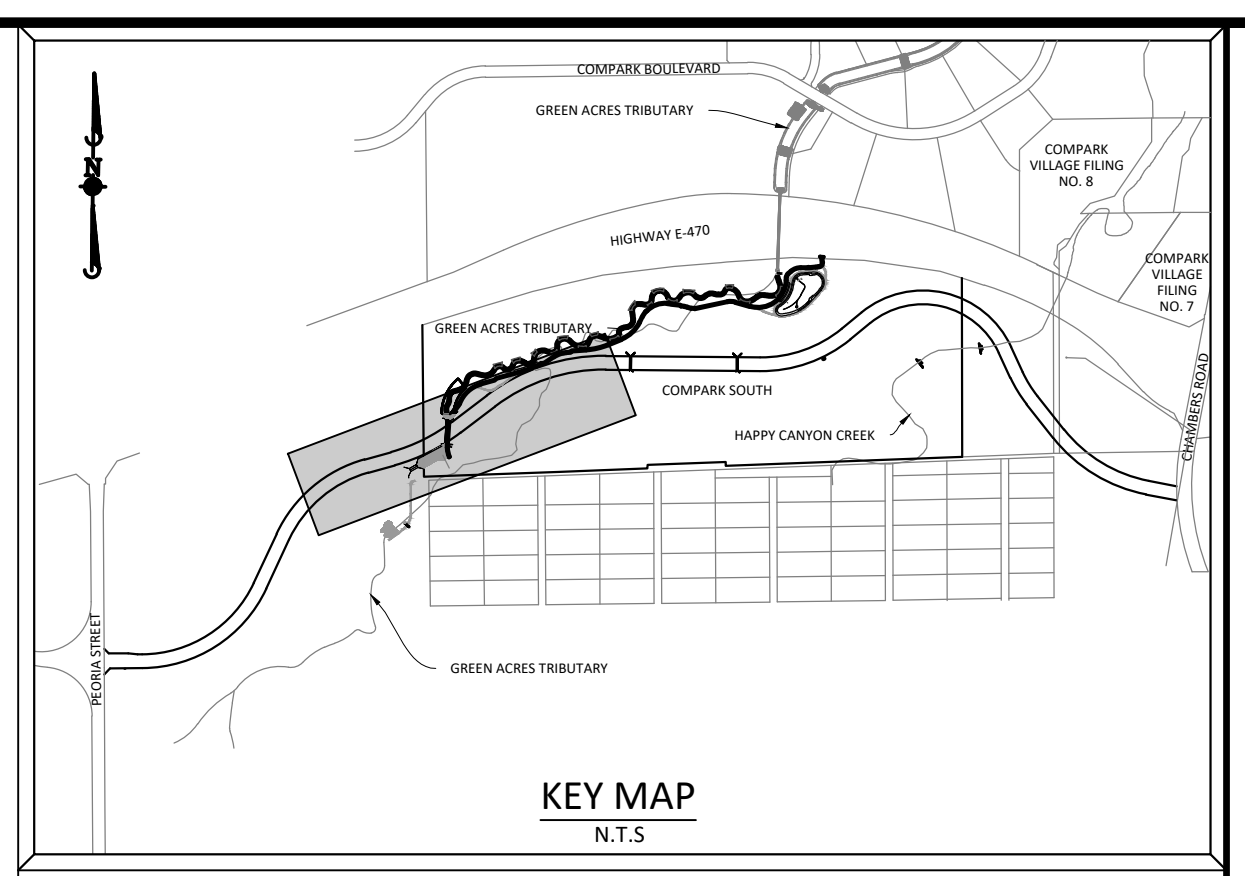
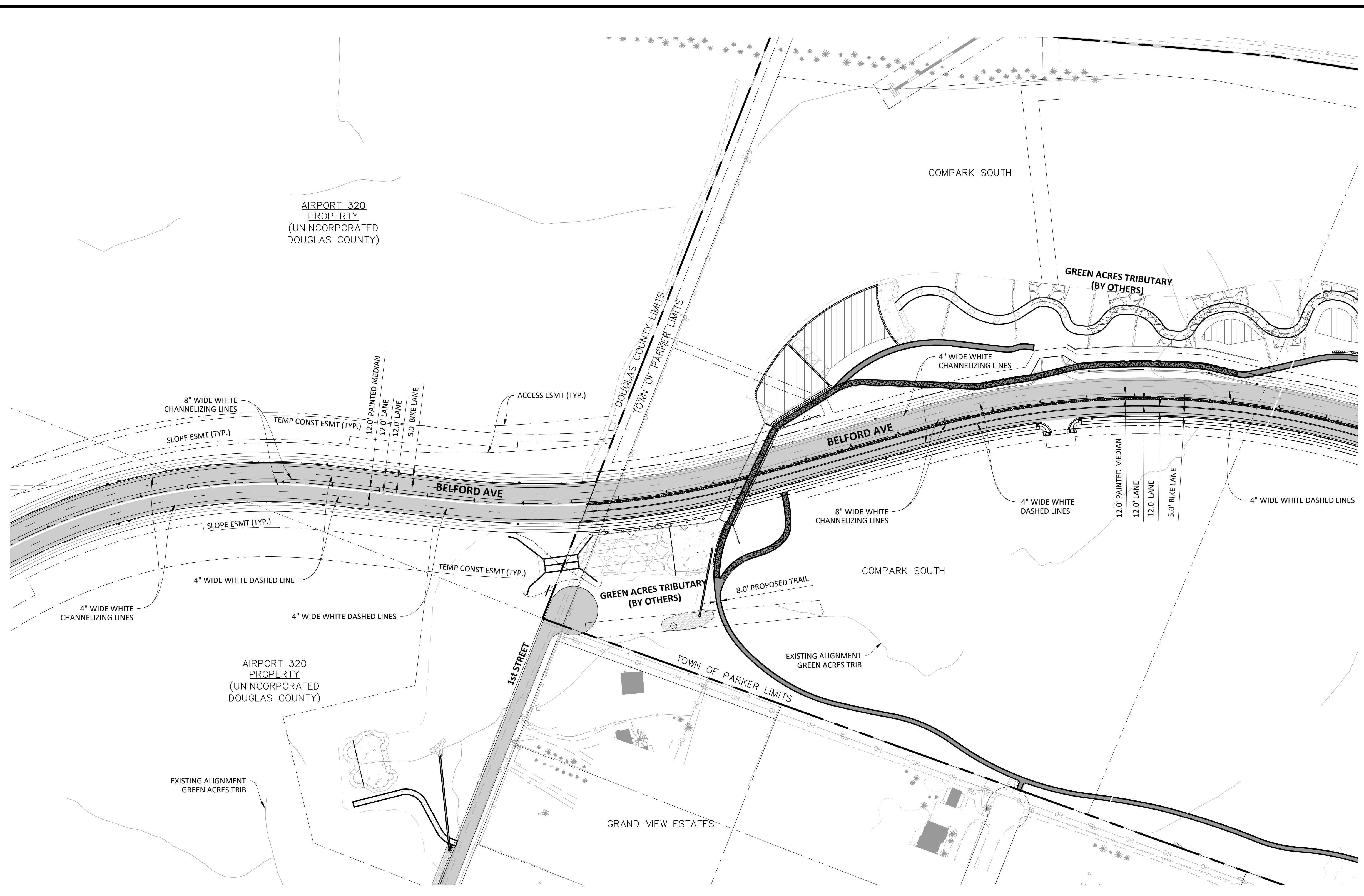
DATE	DESCRIPTION
G 07/31/20	REVISIONS PER TOWN OF PARKER REVIEW
F 09/02/20	REVISE CAT & ADD OFF-LINE DET BASIN
E 12/27/16	FINAL SUBMITTAL
D 06/24/16	1 ST SUBMITTAL
C 06/24/16	2 ND SUBMITTAL
B 07/17/16	3 RD SUBMITTAL
A 11/20/15	1 ST SUBMITTAL

Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

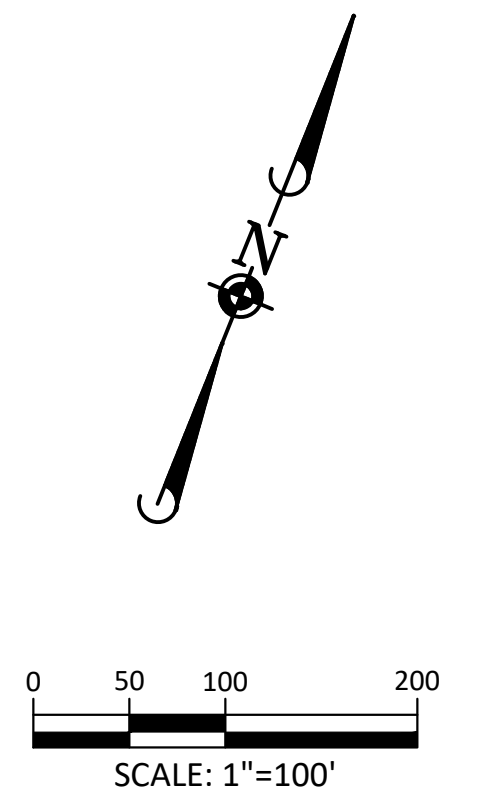
PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING 1

PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015
SHEET
27 OF 30
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)



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

- ALL LANES ARE 12' WIDE UNLESS LABELLED OTHERWISE.

SIGNAGE AND STRIPING NOTES:

- 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.
- A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
- The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
- 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.
- Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
- 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):

- 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.
- Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
- Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.
- Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two-year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.
- Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

SIGNAGE AND STRIPING NOTES (CONT):

- All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.
- All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.
- All removed signs shall be returned to the Town of Parker.
- Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.
 - Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker.
 - Shall line up with handicap ramps.
 - Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.

SIGNAGE AND STRIPING NOTES (CONT):

- All pavement marking material (including words and symbols) shall be as follows:
 - For Concrete Surface:
 - Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.
 - Words, symbols, and crosswalks/stop bars shall be methyl-methacrylate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.
 - (Sand or water blast curing compound prior to installation of markings.)
 - For Asphalt Surface:
 - Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.
 - Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.
- Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

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
07/31/20	REVISIONS PER TOWN OF PARKER REVIEW
09/02/20	REVISE CAT & ADD OFF-LINE DET BASIN
12/27/16	FINAL SUBMITTAL
06/24/16	1 ST SUBMITTAL
06/24/16	2 ND SUBMITTAL
07/17/16	3 RD SUBMITTAL
11/20/15	1 ST SUBMITTAL
	EG

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

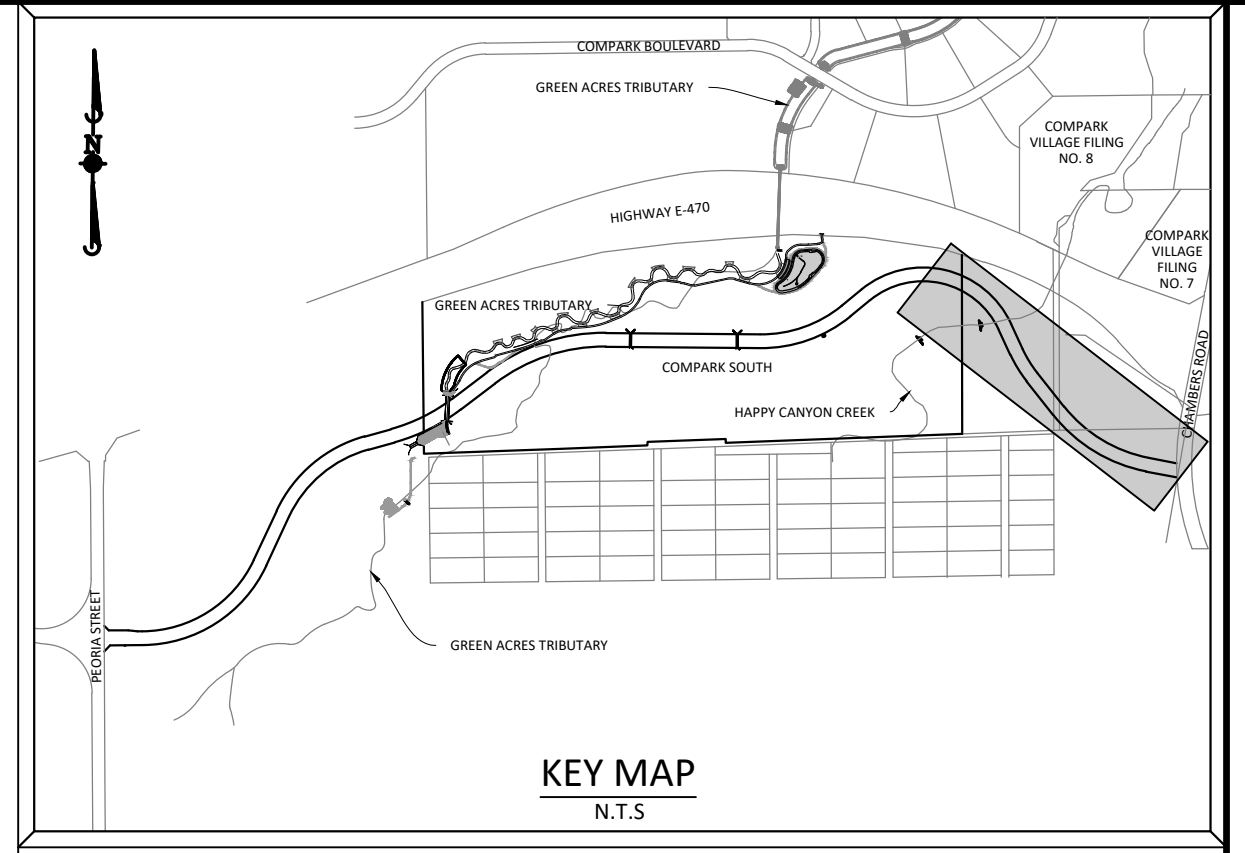
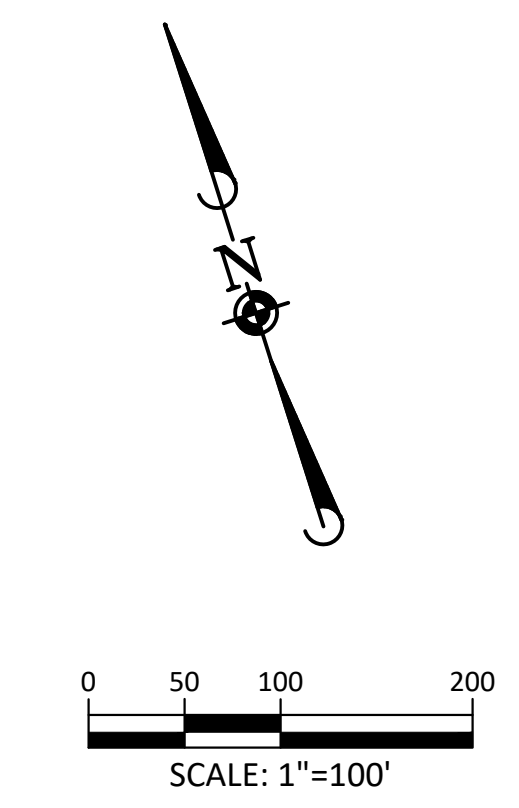
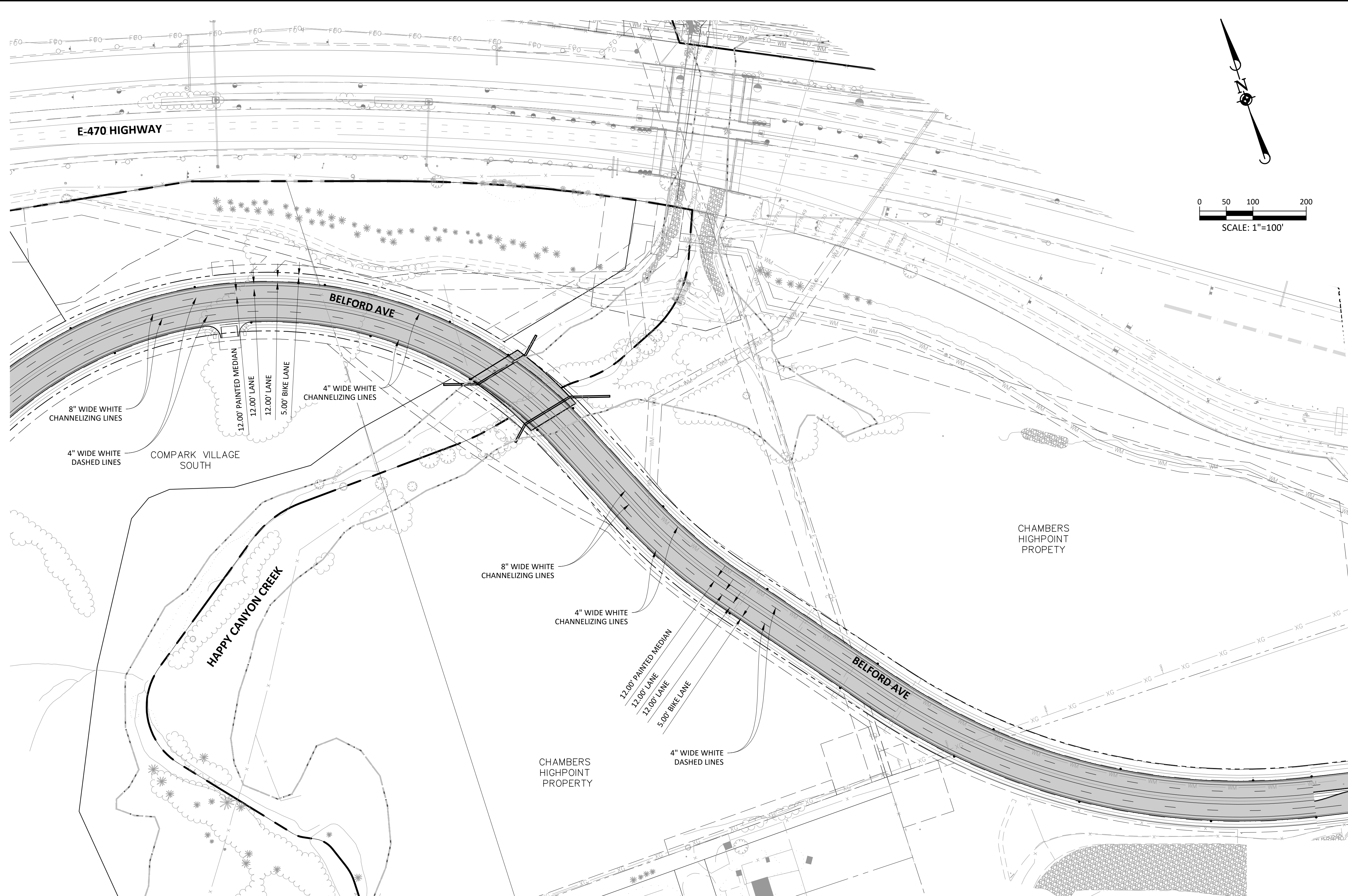
PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING 2

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

SHEET 28 OF 30
 CLCPK3

Plotted: 8/27/2020 7:16 AM Dwg Name: P:\CLCPK3\CompSouth12-Filing_1-No.GAT\CompSouth03-Ultimate-Belford-Ave.dwg User: Spt\Town\CLCPK3-Signage and Striping (2).dwg Updated By: Jhawhorne

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 COMPAK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

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.



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

SIGNAGE AND STRIPING NOTES:

- 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.
- A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
- The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
- 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.
- Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
- 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):

- 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.
- Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
- Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.
- Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two-year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.
- Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

SIGNAGE AND STRIPING NOTES (CONT):

- All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.
- All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.
- All removed signs shall be returned to the Town of Parker.
- Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.

Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker.

Shall line up with handicap ramps.

Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.

SIGNAGE AND STRIPING NOTES (CONT):

- All pavement marking material (including words and symbols) shall be as follows:

For Concrete Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be methyl-mythacralate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.

(Sand or water blast curing compound prior to installation of markings.)

For Asphalt Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.
- Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

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
G 07/17/20	REVISIONS PER TOWN OF PARKER REVIEW
F 09/02/20	REVISE CAT & ADD OFF-LINE DET BASIN
E 12/27/20	FINAL SUBMITTAL
D 02/24/21	3RD SUBMITTAL
C 02/24/21	3RD SUBMITTAL
B 02/24/21	3RD SUBMITTAL
A 11/20/20	1ST SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-37, Greenwood Village, CO 80111, phone: 303.780.0500
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

PRELIMINARY COMPARK VILLAGE SOUTH, F1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
SIGNAGE AND STRIPING

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

SHEET 30 OF 30
 CLCPKC3

Plotted: 8/27/2020 7:22 AM | Dwg Name: P:\CLCPKC3\CompSouth12-Filing_1_No_GAT\CompSouth03-Ultimate_Belford_Ave.dwg | Final Drawings\Plan_Sch1\Town\CLCPKC3-Signage and Striping (I).dwg | Updated by: ADrucker

PRELIMINARY - NOT FOR CONSTRUCTION