

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

AGENCY CONTACT LIST

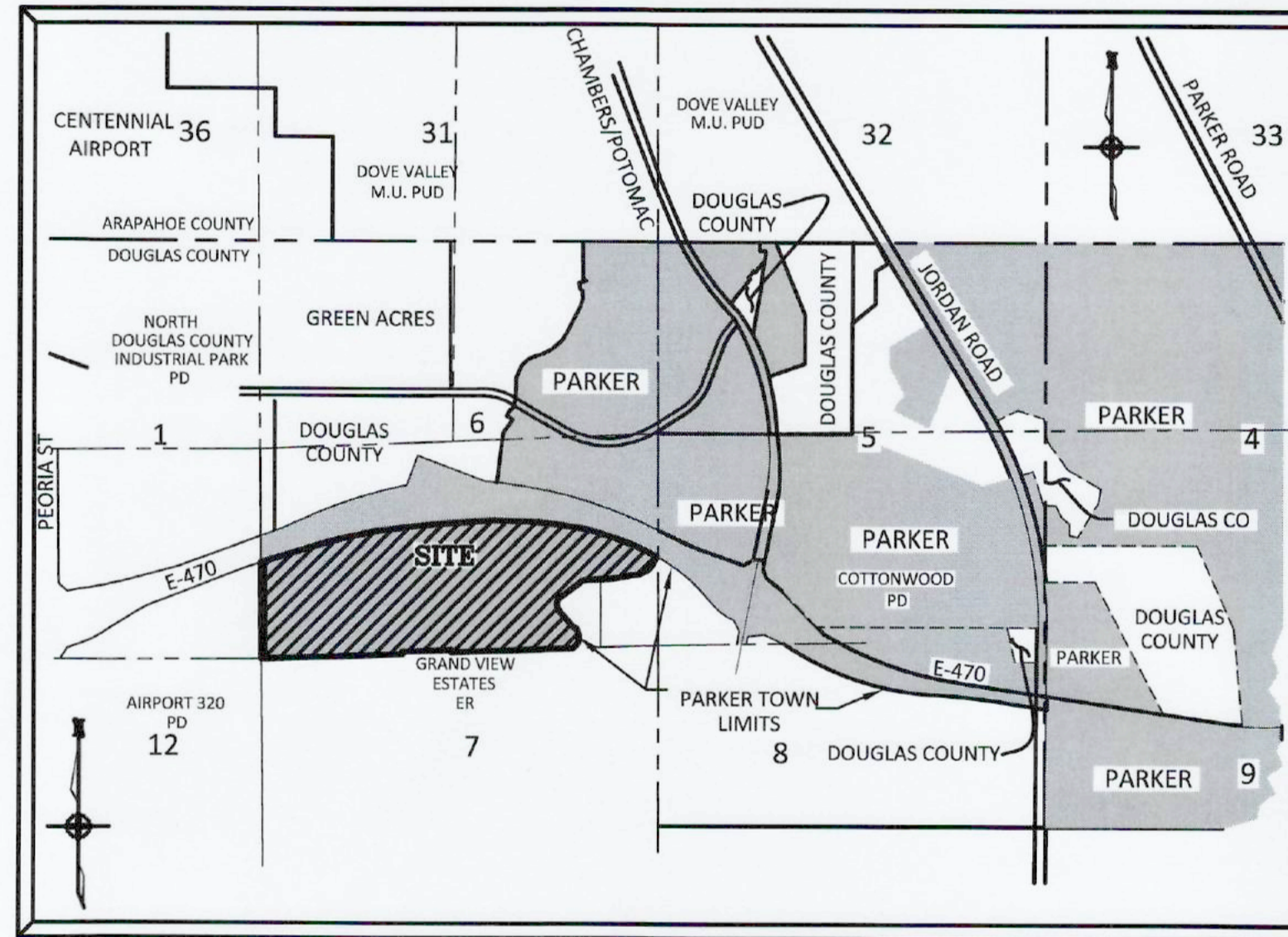
COMPARK LAND COMPANY	
MICHAEL VICKERS 1001 BANNOCK ST, SUITE 463 DENVER, CO 80204	303-881-6292
MANHARD CONSULTING	
RICKY J. MOORE, P.E. 7600 E ORCHARD RD, SUITE 150-N GREENWOOD VILLAGE, CO 80111	303-708-0500
PARKER PUBLIC WORKS	
20120 E. MAINSTREET PARKER, CO. 80138	303-840-9546
STREETS - ALEX MESTDAGH STORM WATER - MICHAEL GRABCZYK EROSION CONTROL - MICHAEL GRABCZYK LIFE SAFETY - RANDY CAPRA	
TOWN OF PARKER POLICE DEPARTMENT	
19,600 E. PARKER SQUARE DR. PARKER, CO. 80134	303-841-9800
STONEGATE VILLAGE METRO DISTRICT	
DISTRICT ENGINEER: SCOTT BARNETT MULHERN MRE, INC. 188 INVERNESS DRIVE WEST, SUITE 150 ENGLEWOOD, CO 80112	303-858-9909
DISTRICT MANAGER: SARAH SJOBAKKEN 10252 STONEGATE PARKWAY PARKER, CO 80134	303-858-9909
COMPARK VILLAGE CAMPUS METRO DISTRICT	
C/O CLIFFTON LARSON ALLEN 8390 E. CRESCENT PARKWAY, SUITE 500 GREENWOOD VILLAGE, CO 80111	(303) 779-4525
SOUTH METRO FIRE RESCUE AUTHORITY	
MICHELLE HERIAN 9195 E. MINERAL AVE. CENTENNIAL, CO 80112	720-488-7200
UTILITY NOTIFICATION COMPANY OF COLORADO	
2801 SOUTH YOUNGFIELD ST, SUITE 301 GOLDEN, CO 80401 LOCAL CALLS	1-800-922-1987 (811)
XCEL ENERGY	
MICHELLE O'NAN 5909 E. 38TH AVE. DENVER, CO 80207	303-329-1618
COMCAST	
KEVIN YOUNG 6850 S. TUCSON WAY ENGLEWOOD, CO 80112	720-490-3867
CENTURY LINK	
WILLIAM BENSON 9750 E. COSTILLA AVE. ENGLEWOOD, CO 80112	303-792-6069
COLORADO DEPARTMENT OF HEALTH	
4210 E. 11TH AVE. DENVER, CO 80220	303-320-8333
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION	
BROOKS KAUFMAN 5496 NORTH US HWY 85 P.O. BOX DRAWER A SEDALIA, CO 80135	303-688-3100

BENCHMARKS: (COMPARK SOUTH)

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

SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE 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

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



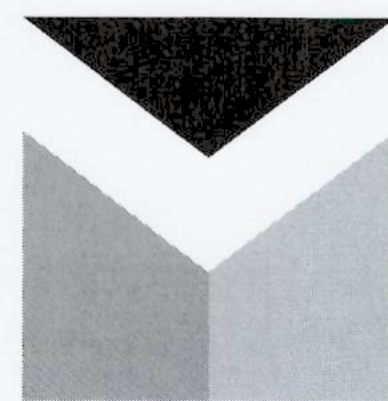
VICINITY MAP
N.T.S.

SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, COMPARK VILLAGE SOUTH, FILING NO. 1, IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO 'POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS'."

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF MANHARD CONSULTING



Manhard
CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
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Know what's below.
Call before you dig.

SHEET INDEX - TOWN OF PARKER

AB 1	COVER SHEET
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4	STREET INDEX SHEET
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2	GENERAL NOTES
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RECORD DRAWING

As-Built Recordation

ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION BY MANHARD CONSULTING. "AS-B" INDICATES AS-CONSTRUCTED INFORMATION BY OTHERS.
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 FOR REFERENCE ONLY DATE: 07/2022
 ROADWAY DATE: _____
 SANITARY SEWER DATE: _____
 STORM SEWER DATE: _____
 WATER DATE: _____

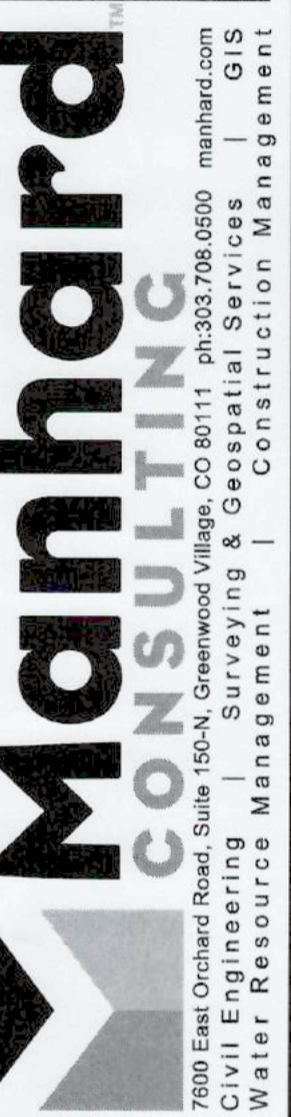


TOWN OF PARKER APPROVALS

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

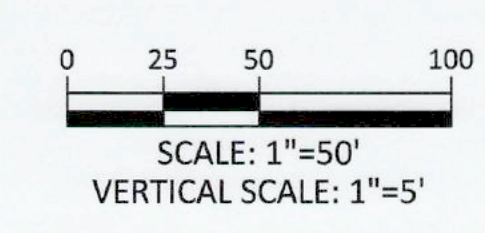
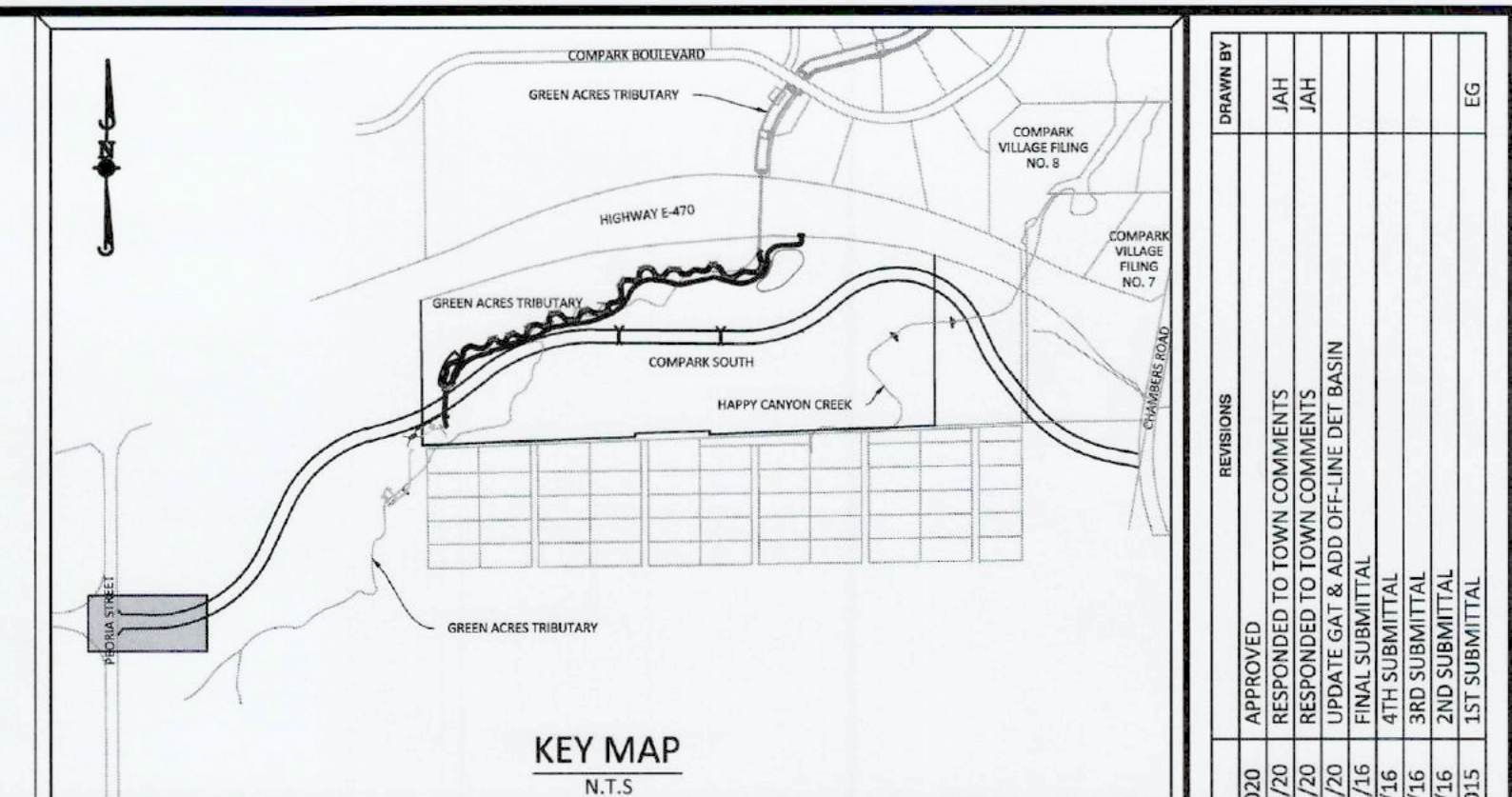
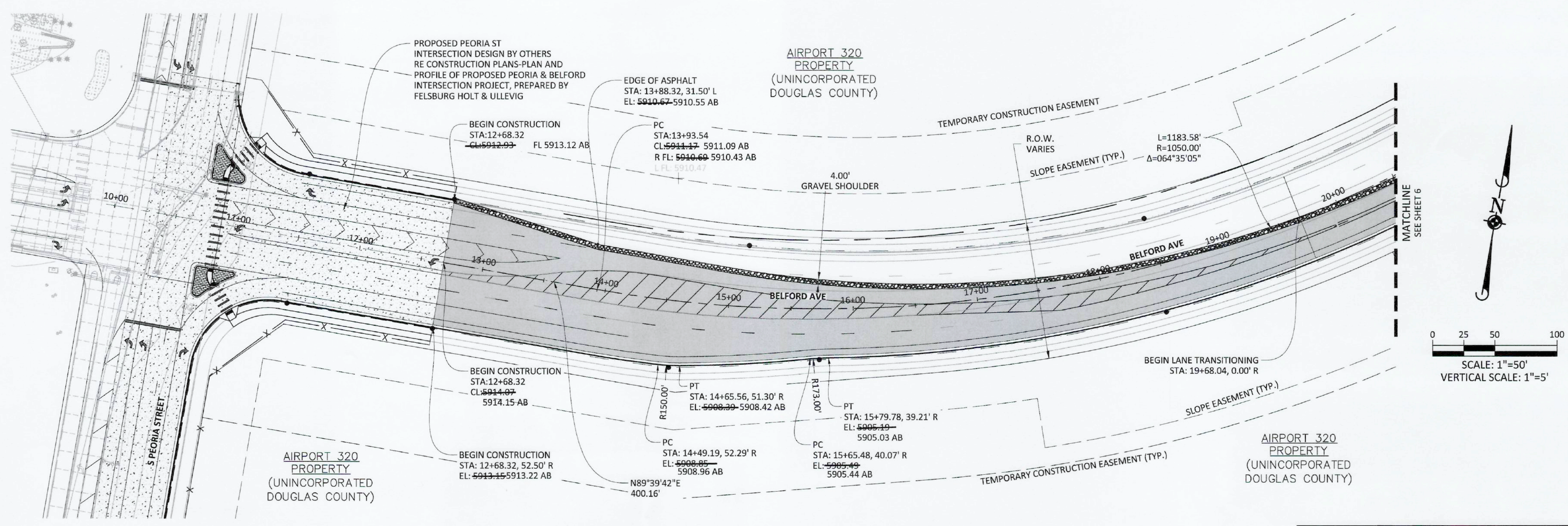
DATE	APPROVED	REVISIONS
09/20/20		
07/31/20		RESPONDED TO TOWN COMMENTS
05/07/20		RESPONDED TO TOWN COMMENTS
02/07/20		UPDATE GAT & ADD OFF-LINE DET BASIN
11/17/16		4TH SUBMITTAL
9/24/16		3RD SUBMITTAL
6/7/16		2ND SUBMITTAL
11/20/15		1ST SUBMITTAL
		EG



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

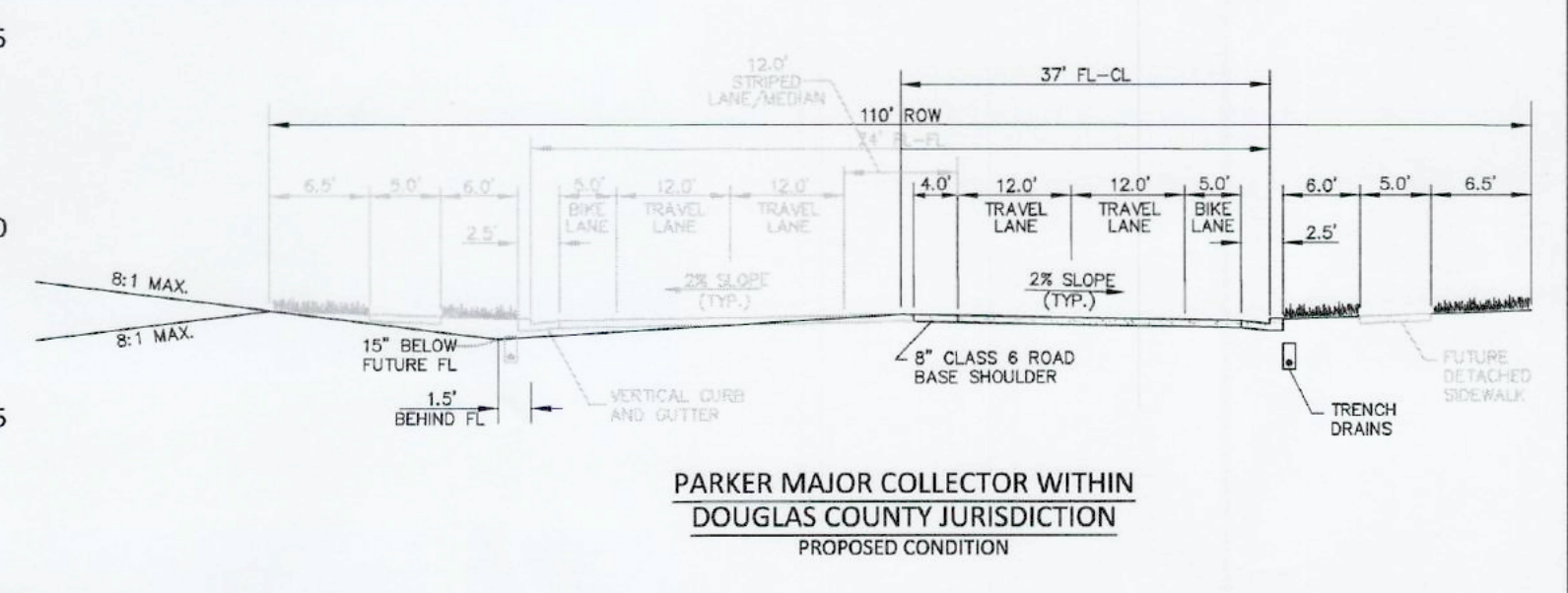
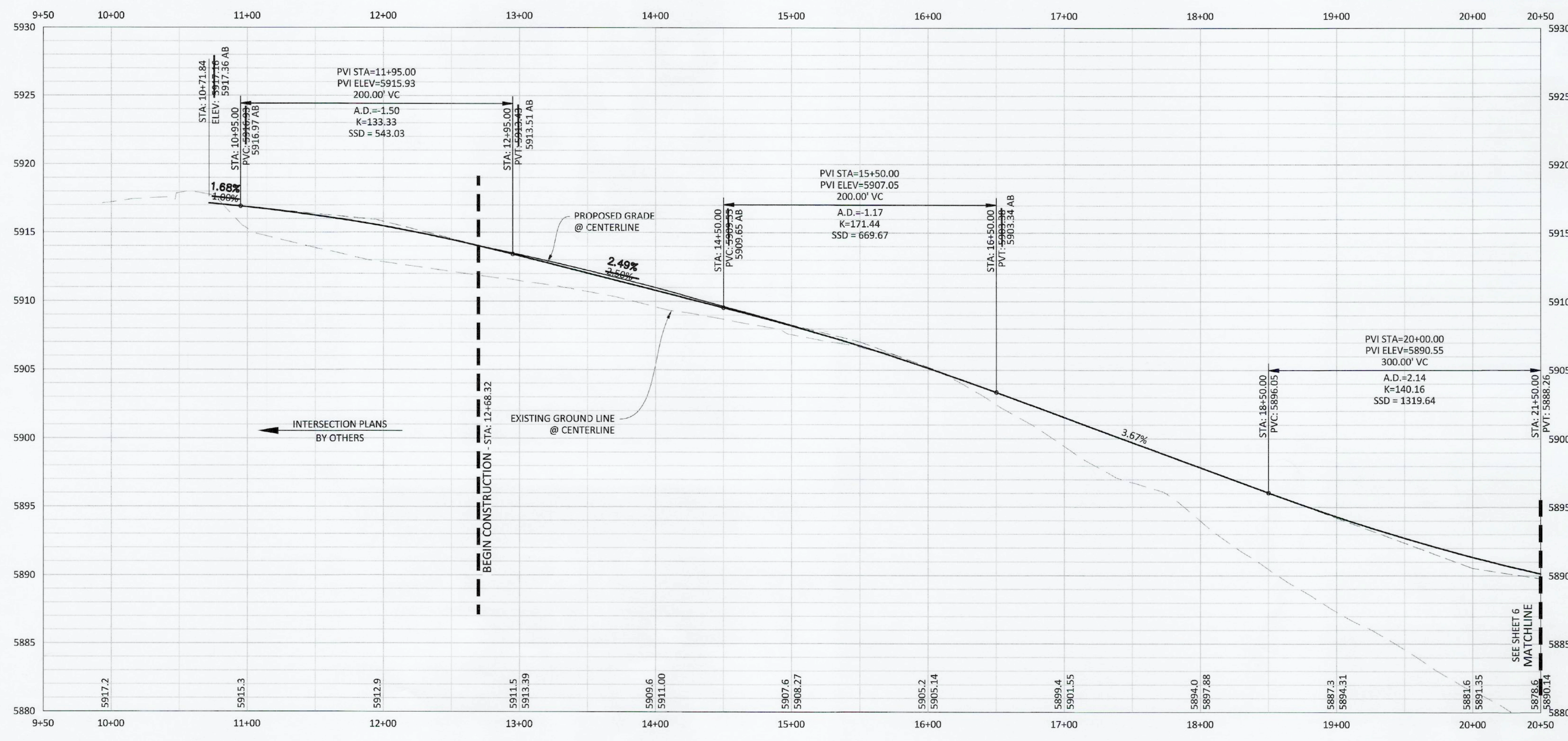
PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: _____
DATE: 12/2015
SHEET
1 OF 50
CLCPKC3

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RECORD DRAWING

- 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.
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 - 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.



As-Built Recordation

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<input type="checkbox"/>	FOR REFERENCE ONLY	DATE
<input checked="" type="checkbox"/>	ROADWAY	DATE: 07/2022
<input type="checkbox"/>	SANITARY SEWER	DATE
<input type="checkbox"/>	STORM SEWER	DATE
<input type="checkbox"/>	WATER	DATE



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DATE	APPROVED	RESPONDED TO TOWN COMMENTS	RESPONDED TO TOWN COMMENTS	FINAL SUBMITTAL	3RD SUBMITTAL	2ND SUBMITTAL	1ST SUBMITTAL
09/20/20							
07/31/20							
05/01/20							
02/27/20							
12/21/16							
11/17/16							
6/24/16							
4/11/16							
12/20/15							

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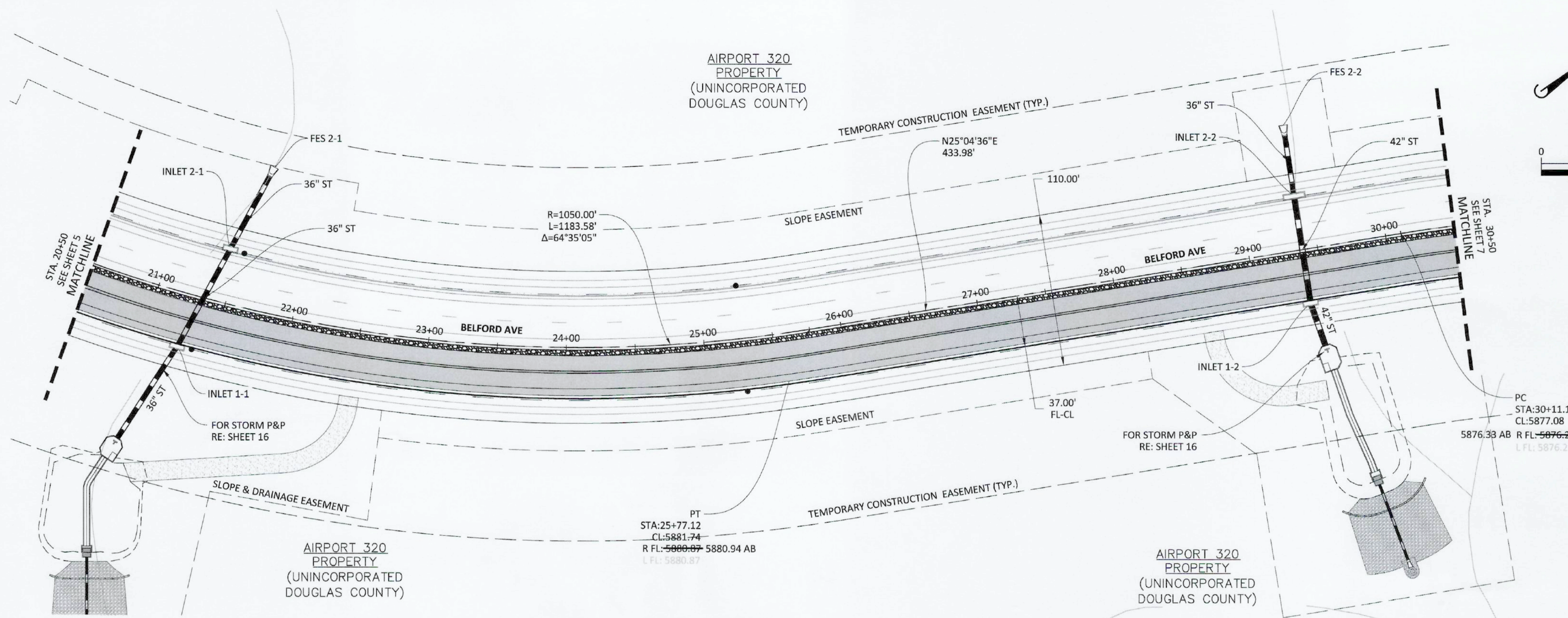
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COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE

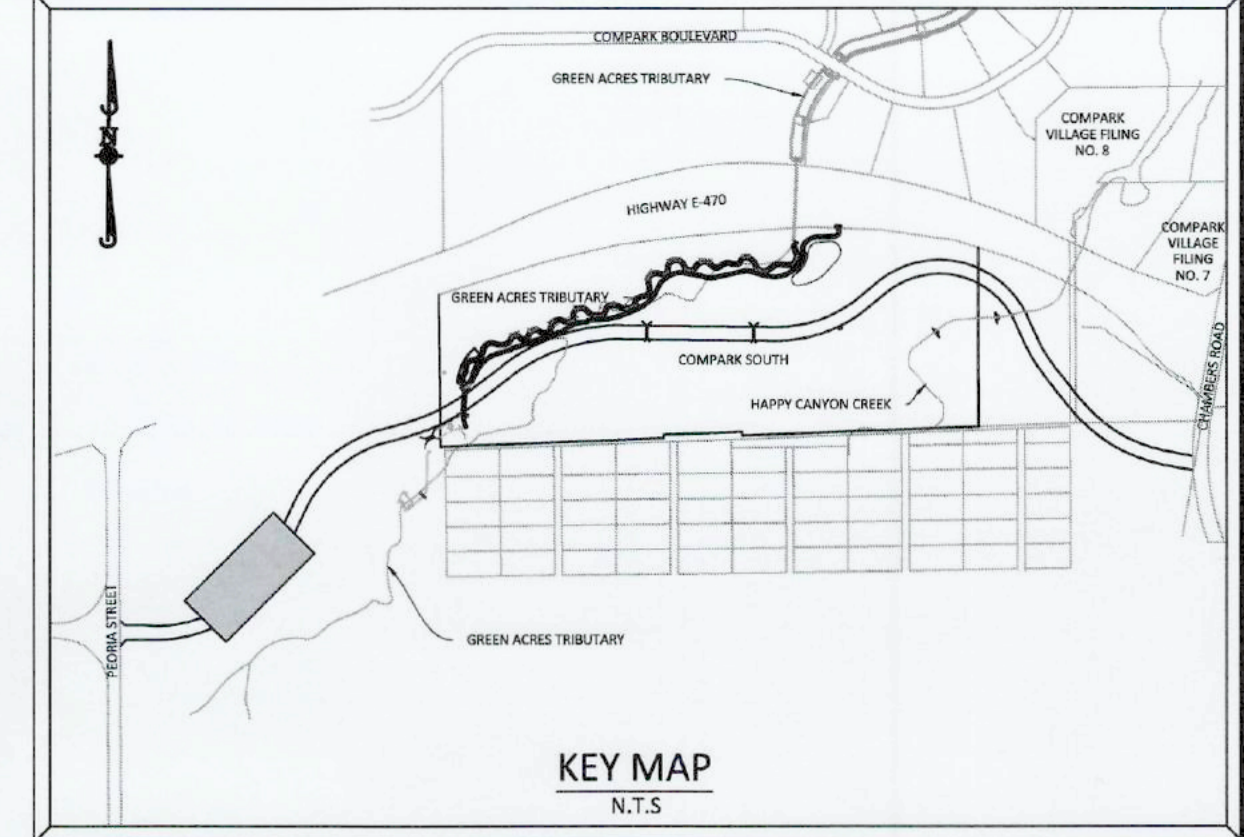
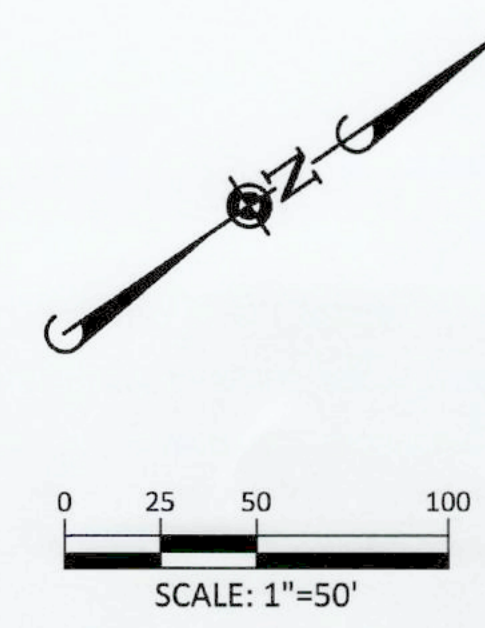
TOWN OF PARKER, COLORADO

BELFORD AVENUE - PLAN & PROFILE

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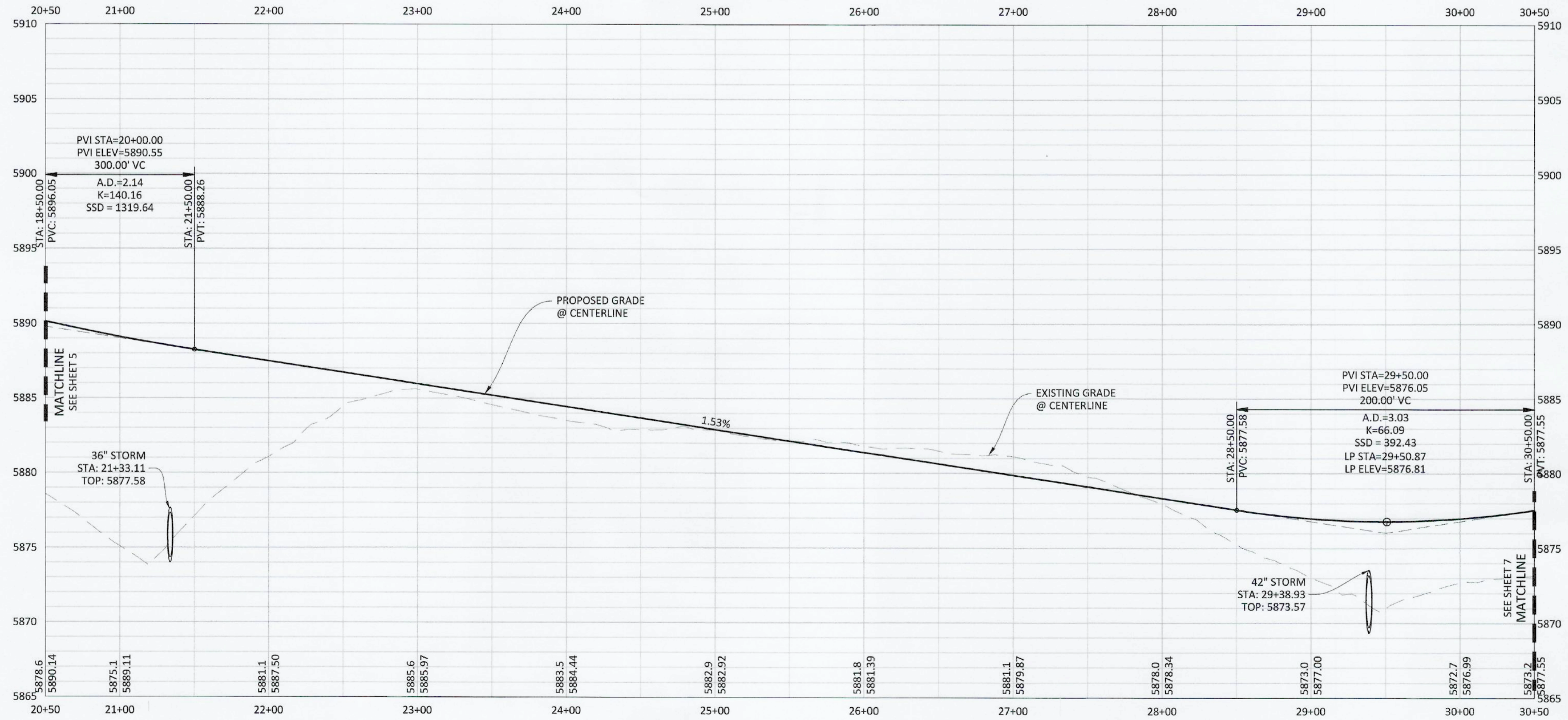
PLAN: BELFORD AVENUE



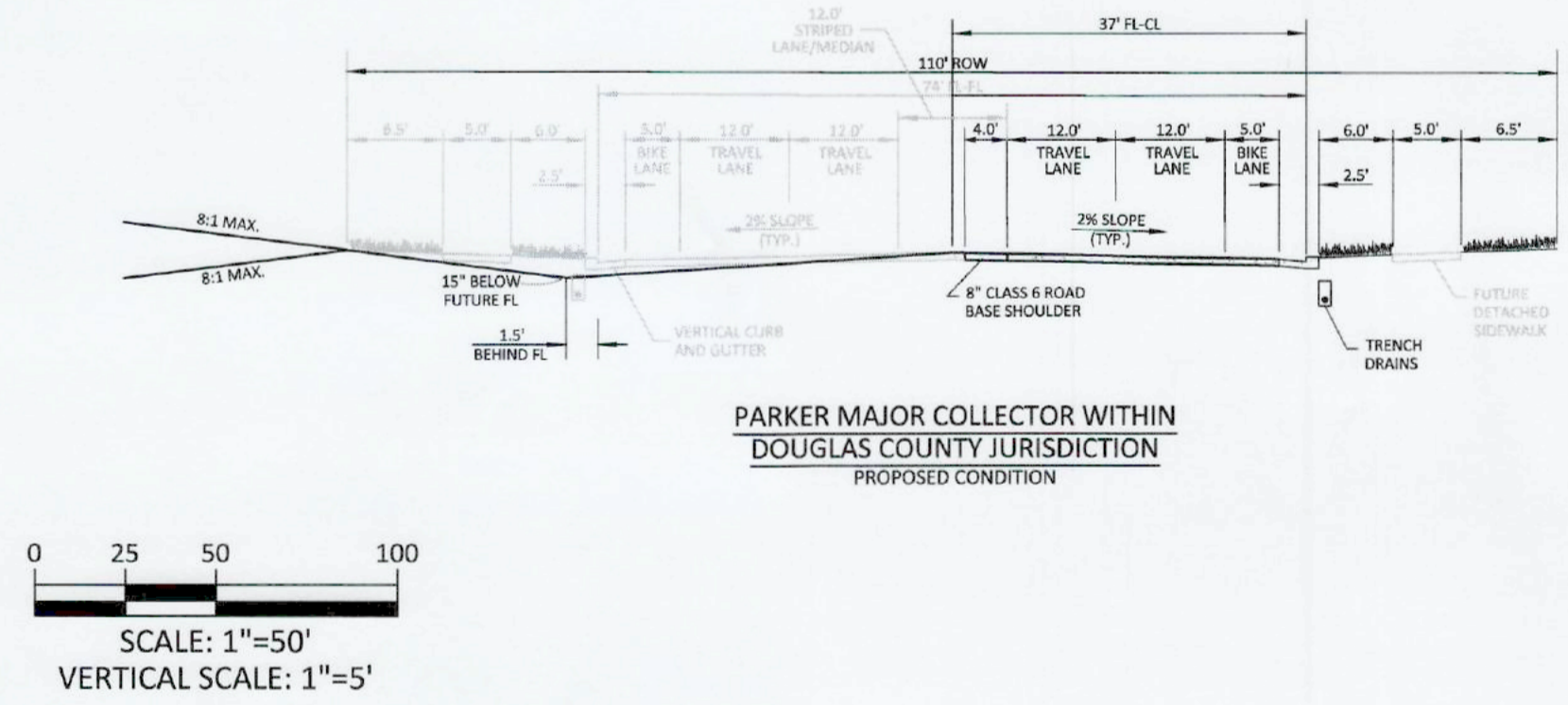
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1:115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

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RECORD DRAWING



PROFILE: BELFORD AVENUE



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FOR REFERENCE ONLY
 ROADWAY
 SANITARY SEWER
 STORM SEWER
 WATER

DATE: 07/2022



TOWN OF PARKER APPROVALS

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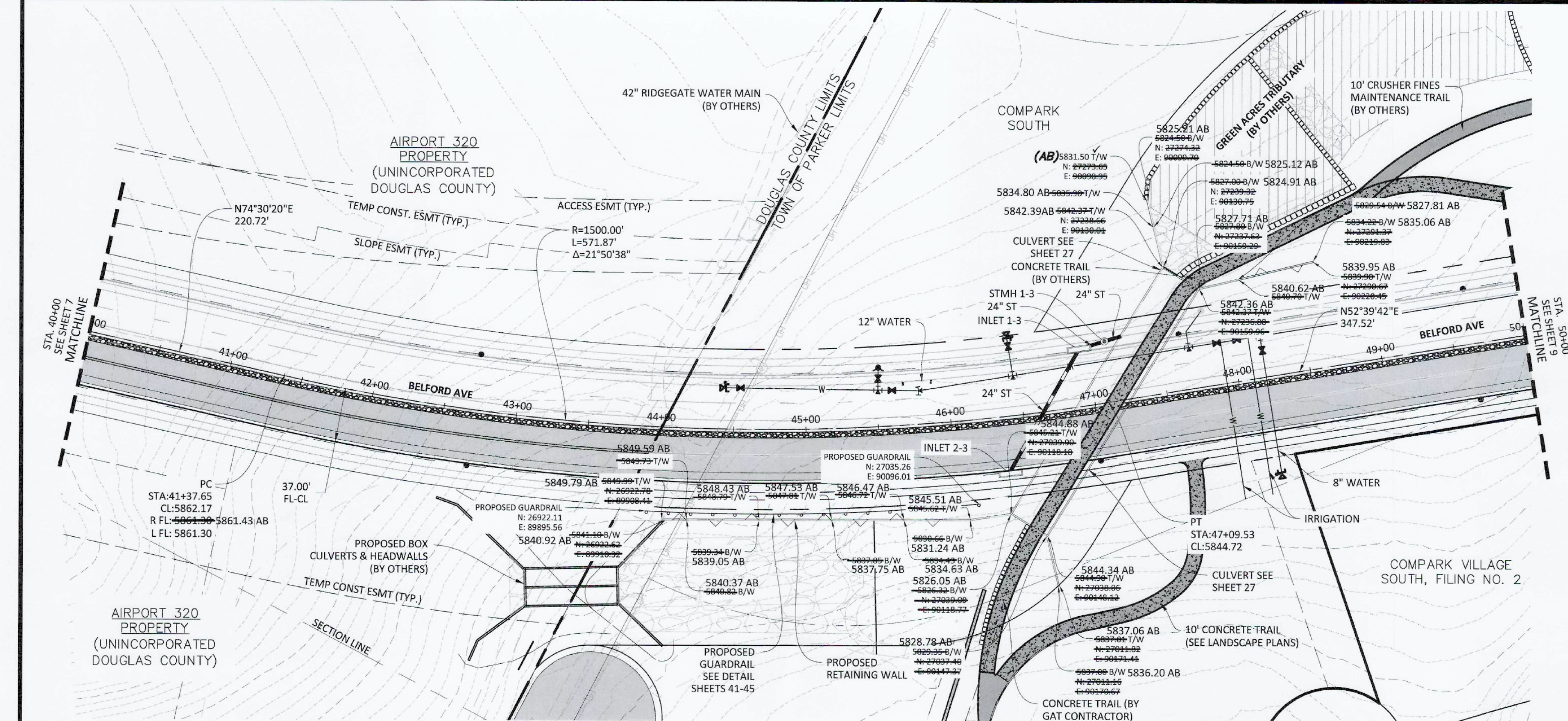


DATE	APPROVED	REVISIONS
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06/24/16		
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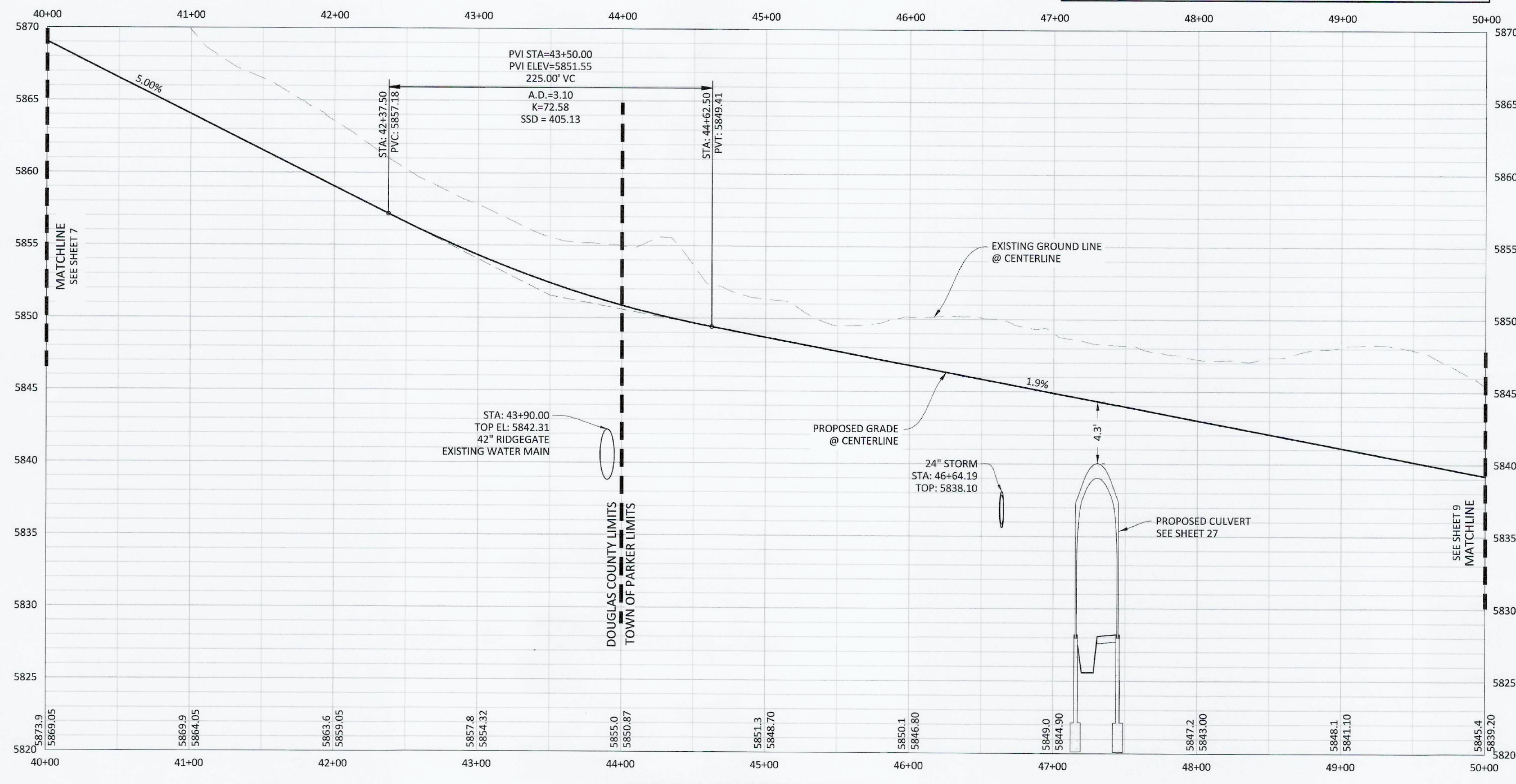
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COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 BELFORD AVENUE - PLAN & PROFILE

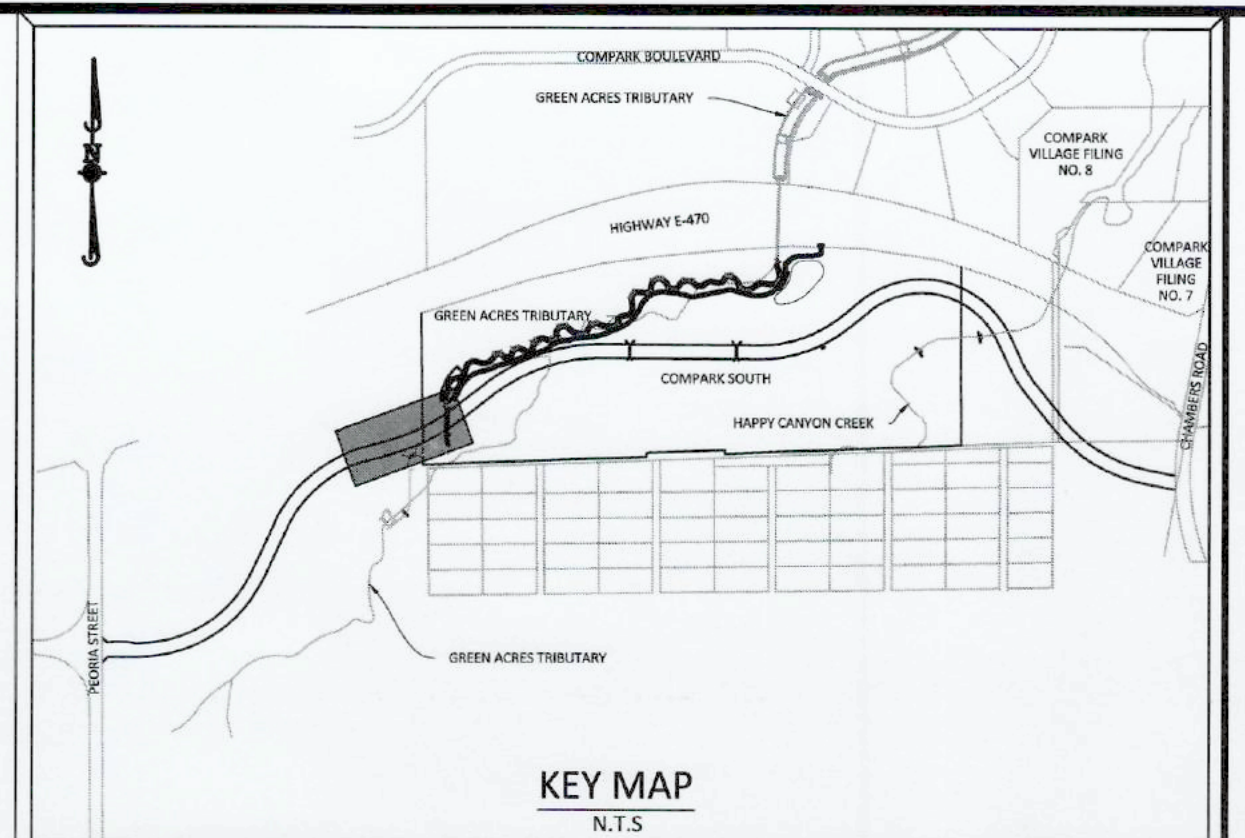
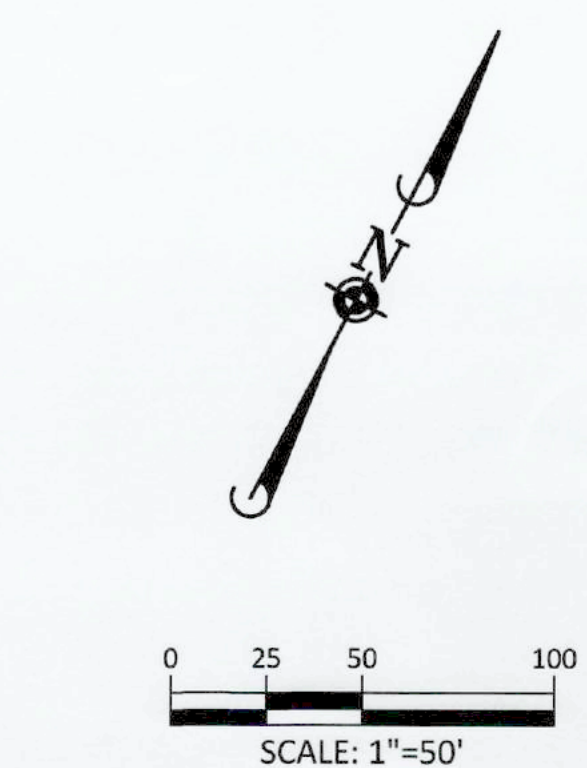


PLAN: BELFORD AVENUE

RECORD DRAWING



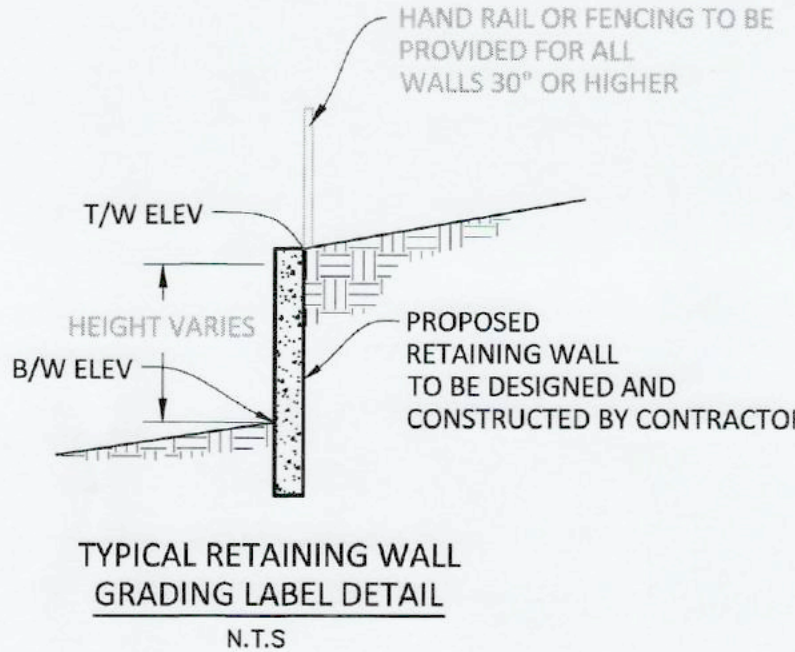
PROFILE: BELFORD AVENUE



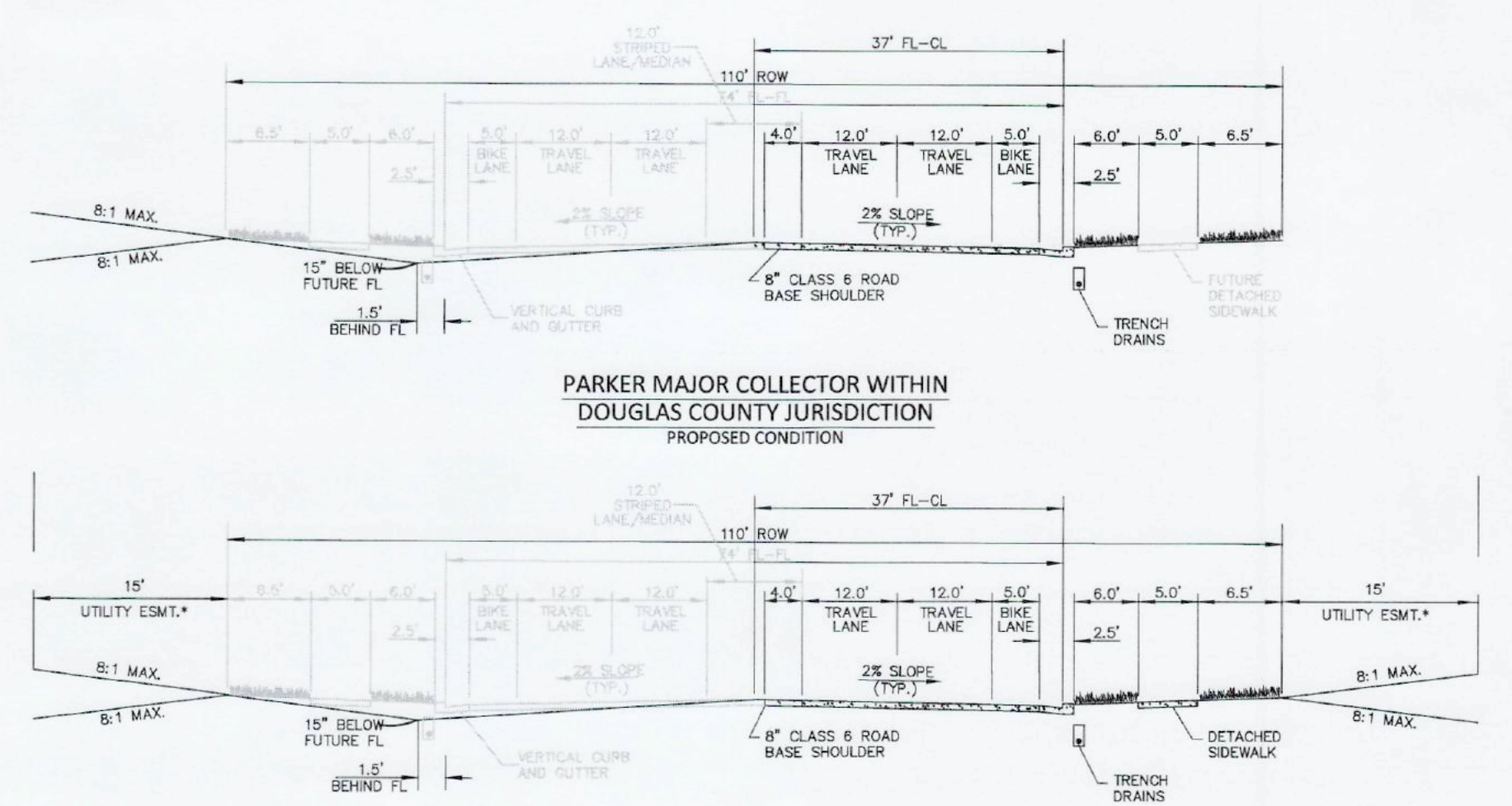
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- 5) TFH INDICATES TOP FRONT OF INLET ELEVATION. TFH ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
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TYPICAL RETAINING WALL GRADING LABEL DETAIL
N.T.S.



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<input type="checkbox"/> FOR REFERENCE ONLY	DATE
<input checked="" type="checkbox"/> ROADWAY	DATE: 07/2022
<input type="checkbox"/> SANITARY SEWER	DATE
<input type="checkbox"/> STORM SEWER	DATE
<input type="checkbox"/> WATER	DATE



TOWN OF PARKER APPROVALS

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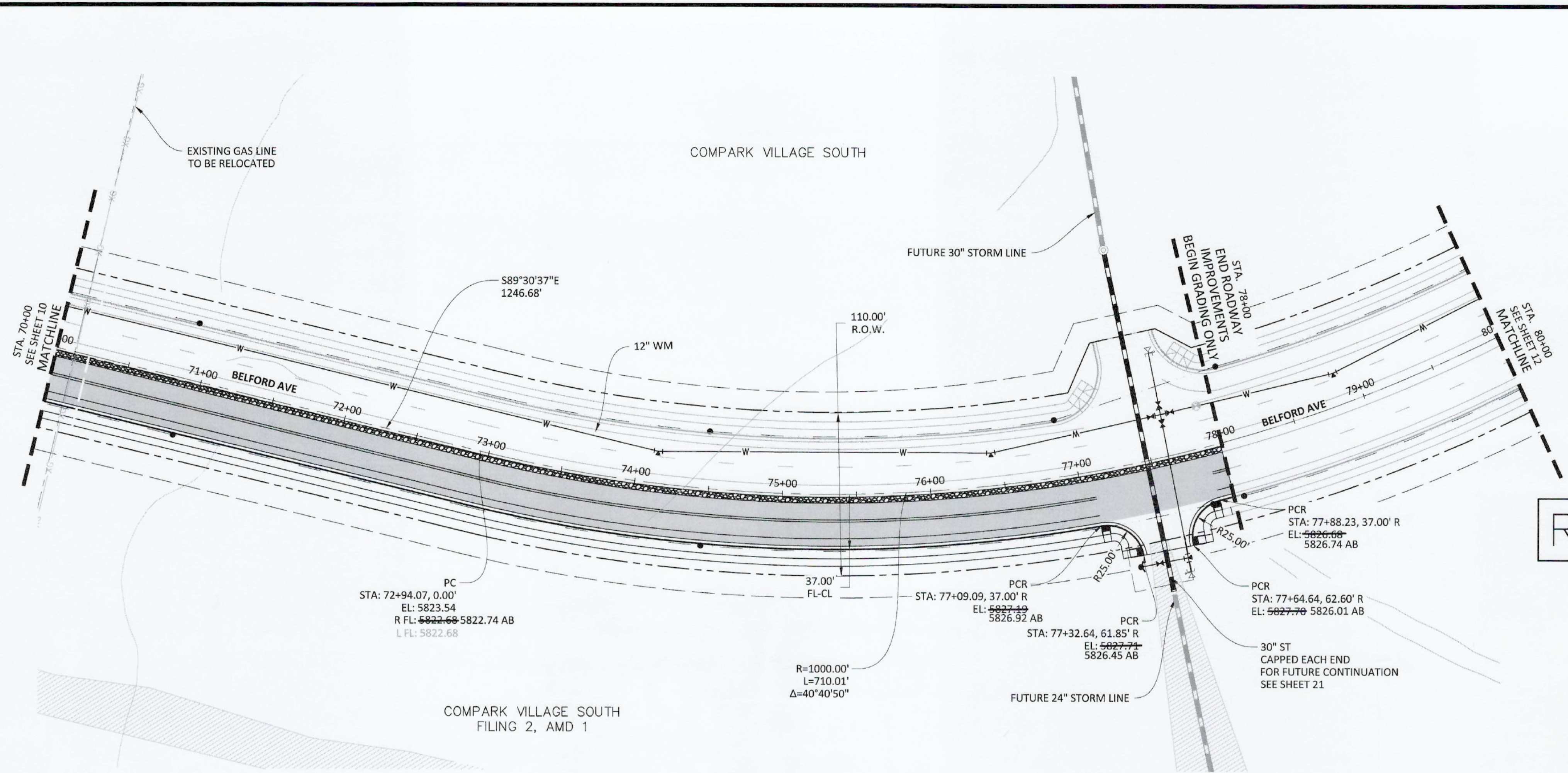


DATE	BY	REVISIONS
07/13/20	JAH	APPROVED
05/07/20	JAH	RESPONDED TO TOWN COMMENTS
03/02/20	JAH	UPDATE GAT & ADD OFF-LINE DET BASIN
11/17/19	JAH	4TH SUBMITTAL
07/24/19	JAH	3RD SUBMITTAL
07/24/19	JAH	2ND SUBMITTAL
07/24/19	JAH	1ST SUBMITTAL
07/24/19	JAH	PRELIMINARY

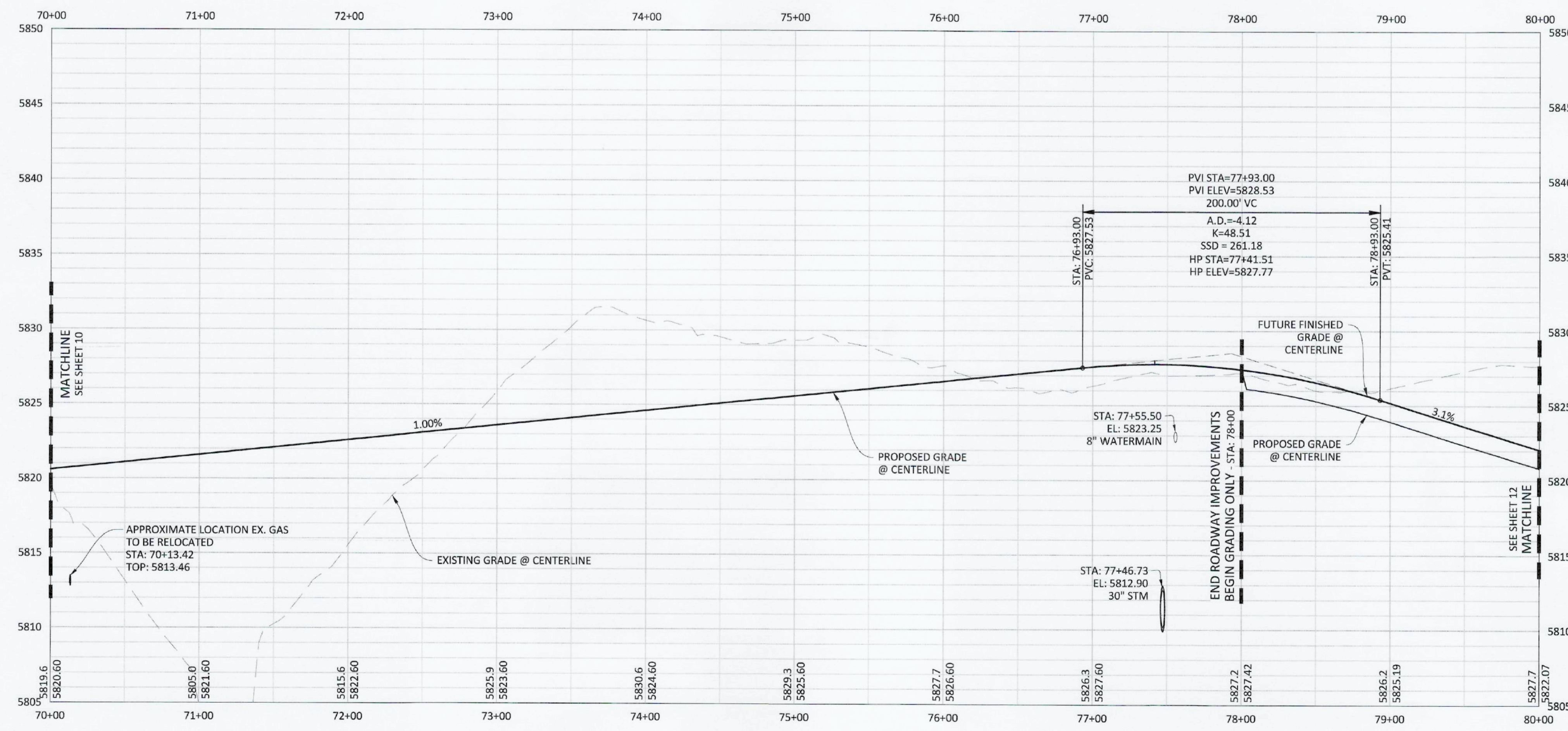
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COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 BELFORD AVENUE - PLAN & PROFILE

Plotted: 3/4/2022 10:25 AM Draw Name: P:\Projects\CompSouth\12-Filing_1\No GA\CompSouth\12-Ultimate\Belford Avenue\Record Drawings\CLCPKC-Belford Ave - (7).dwg Updated By: Abducker

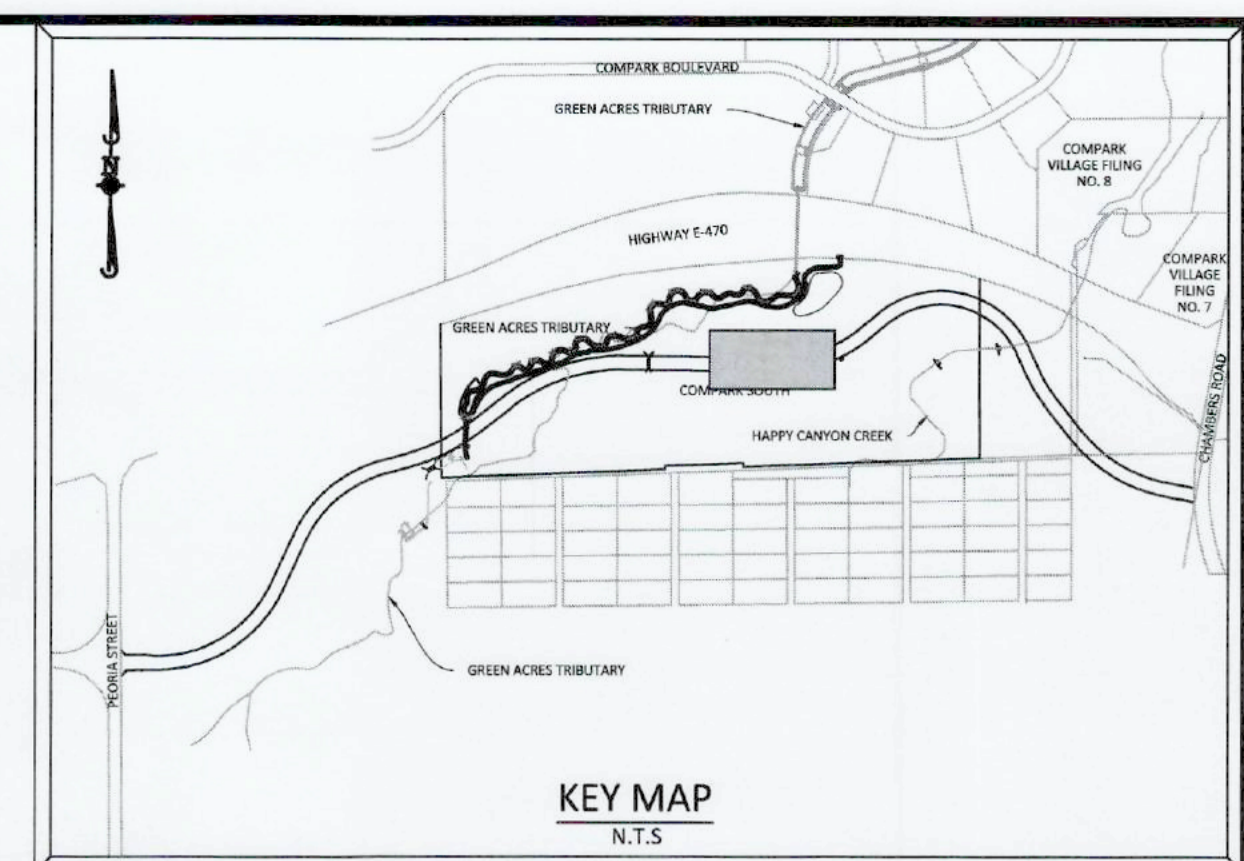
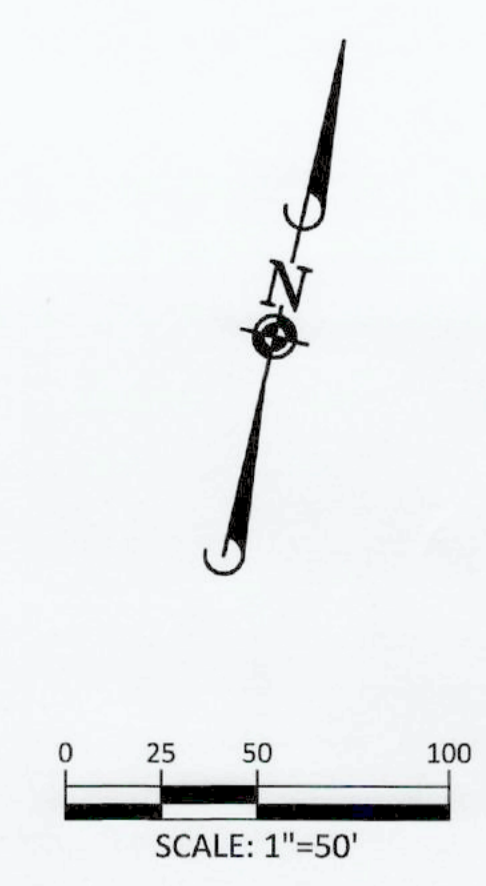


PLAN: BELFORD AVENUE



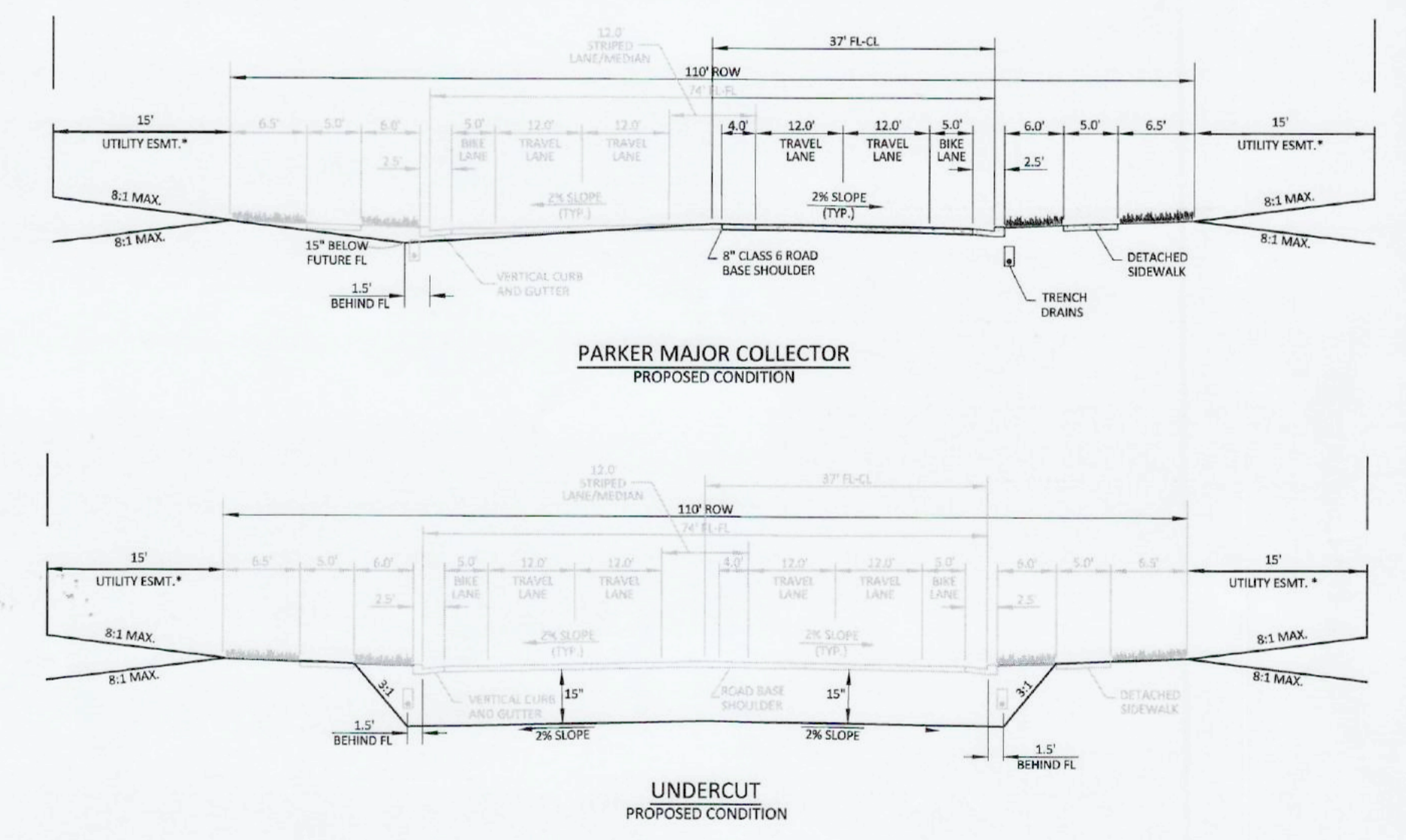
PROFILE: BELFORD AVENUE

RECORD DRAWING



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: 1) REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS & MASTER LEGEND 2) ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL. 3) 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. 4) REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS. 5) TF1 INDICATES TOP FRONT OF INLET ELEVATION. TF1 ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE. 6) *EASEMENT WIDTH VARIES. SEE PLAT FOR LOCATION AND WIDTH INFORMATION. 7) REFER TO SHEET 39-45 FOR STREET AND CURB DETAILS. REFER TO SHEET 46-50 FOR STORM SEWER DETAILS.



As-Built Recordation

ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION BY MANHARD CONSULTING. "AS" INDICATES AS-CONSTRUCTED INFORMATION BY OTHERS. AS-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED BELOW. UNLESS EXPLICITLY MARKED WITH "AS" OR "AS-C", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

Revision table with columns for DATE, APPROVED, and COMMENTS.

Manhard CONSULTING logo and contact information: 7600 East Orchard Road, Suite 100-N, Greenwood Village, CO 80111. Services include Surveying & Geospatial, Construction Management, Water Resource Management, and GIS.

COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE
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