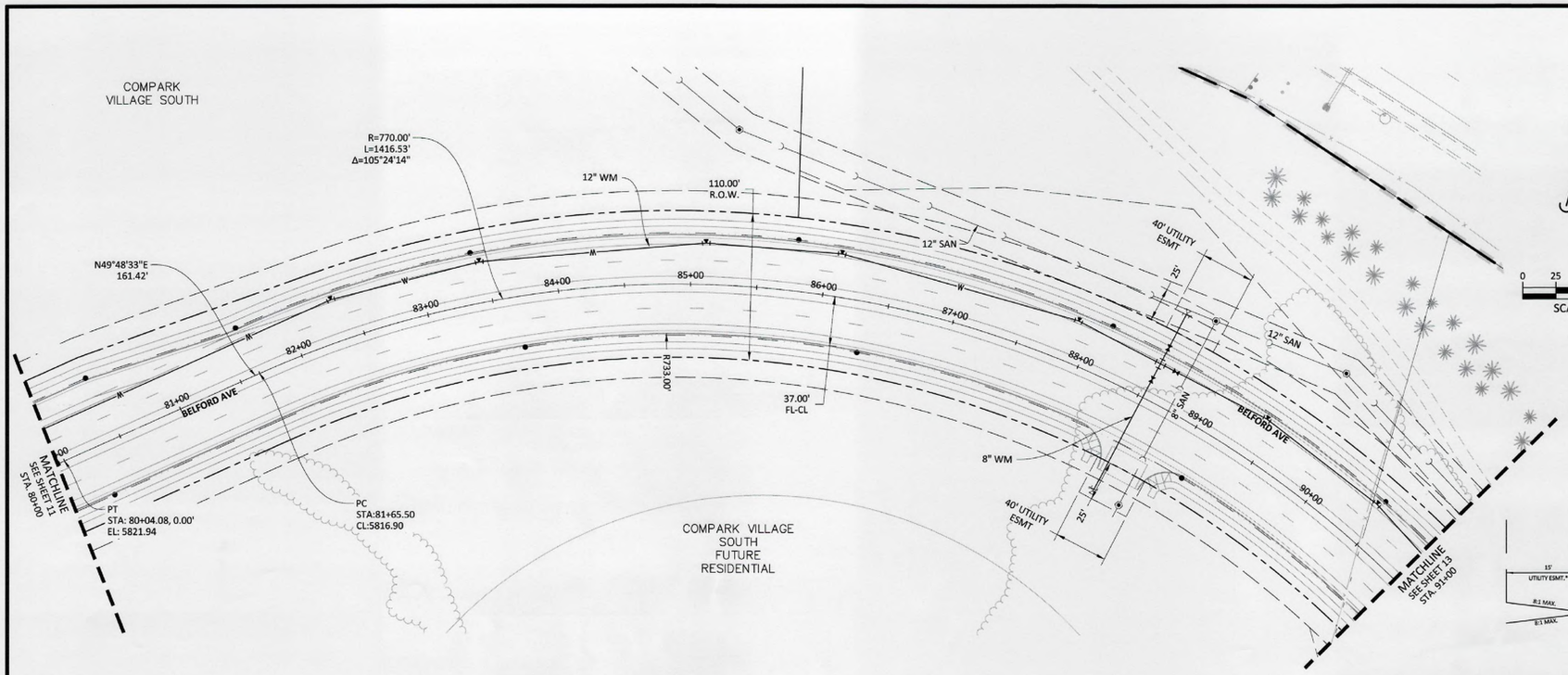
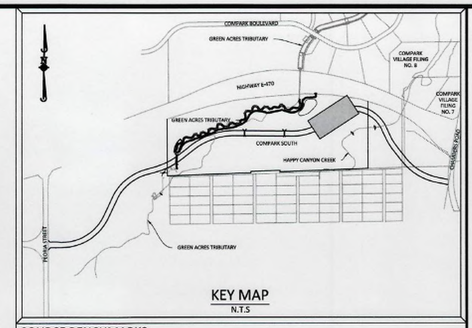
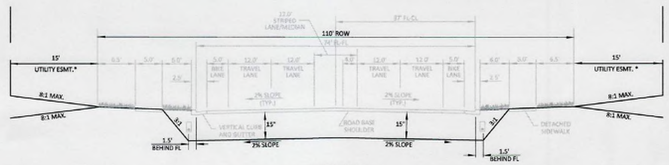




SOURCE BENCHMARKS:

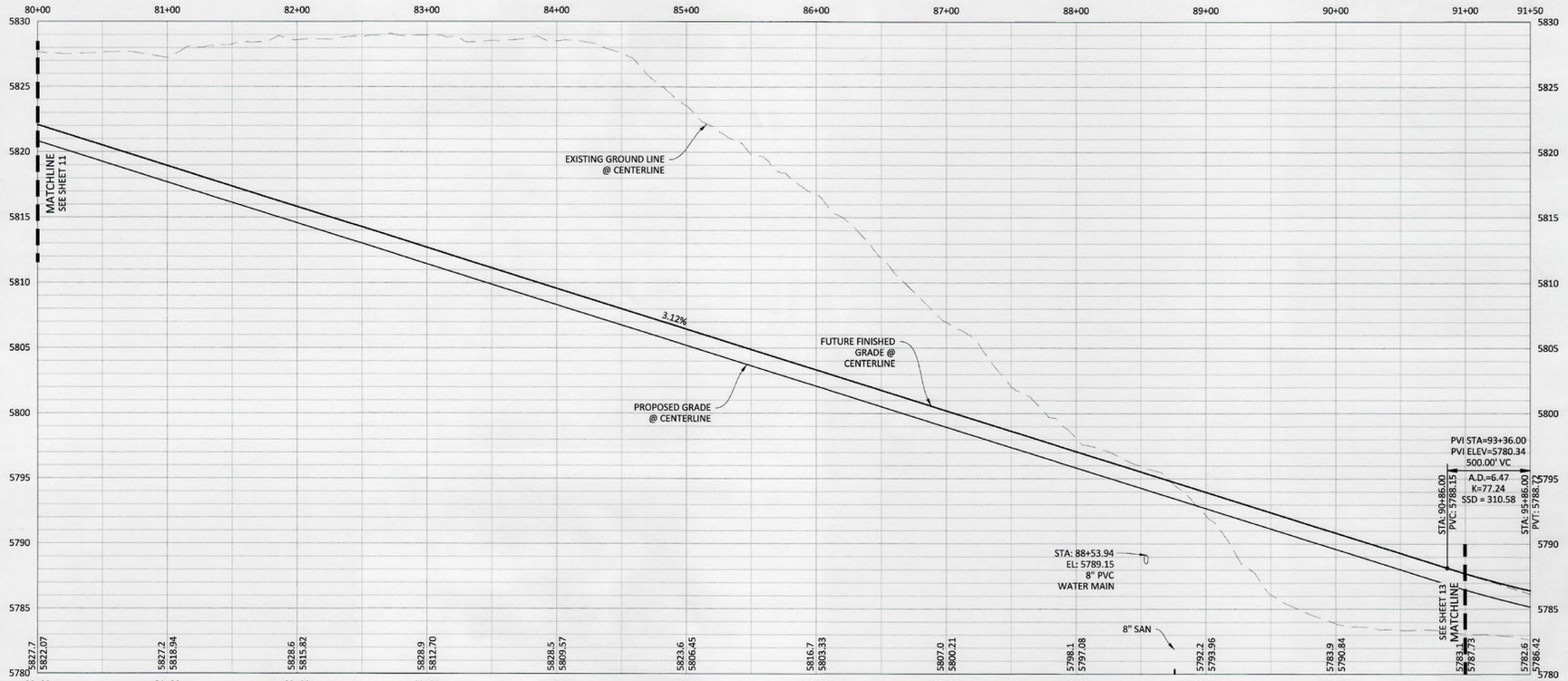
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

RECORD DRAWING



UNDERCUT
PROPOSED CONDITION

PLAN: FUTURE BELFORD AVENUE



PROFILE: BELFORD AVENUE

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

811
Know what's below.
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NOTES:

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

As–Built Recordation

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■	FOR REFERENCE ONLY	DATE 07/2022
☐	ROADWAY	DATE
☐	SANITARY SEWER	DATE
☐	STORM SEWER	DATE
☐	WATER	DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER — RYAN J. MOORE — 30877 — 8.5.22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR — BRENT B. BOWER — 37898 — 5/9/22

TOWN OF PARKER APPROVALS

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

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

	DATE	REVISIONS	DRAWN BY
I	09/2020	APPROVED	
H	07/31/20	RESPONDED TO TOWN COMMENTS	JAH
G	05/2020	RESPONDED TO TOWN COMMENTS	JAH
F	03/02/20	UPDATE EAR & ADD OFF-LINE DET BASIN	
E	12/21/16	FINAL SUBMITTAL	
D	11/21/16	4TH SUBMITTAL	
C	10/24/16	3RD SUBMITTAL	
B	4/11/16	2ND SUBMITTAL	
A	12/2015	1ST SUBMITTAL	EG

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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:
DATE: 12/2015

SHEET
12 OF 50
CLCPKC3

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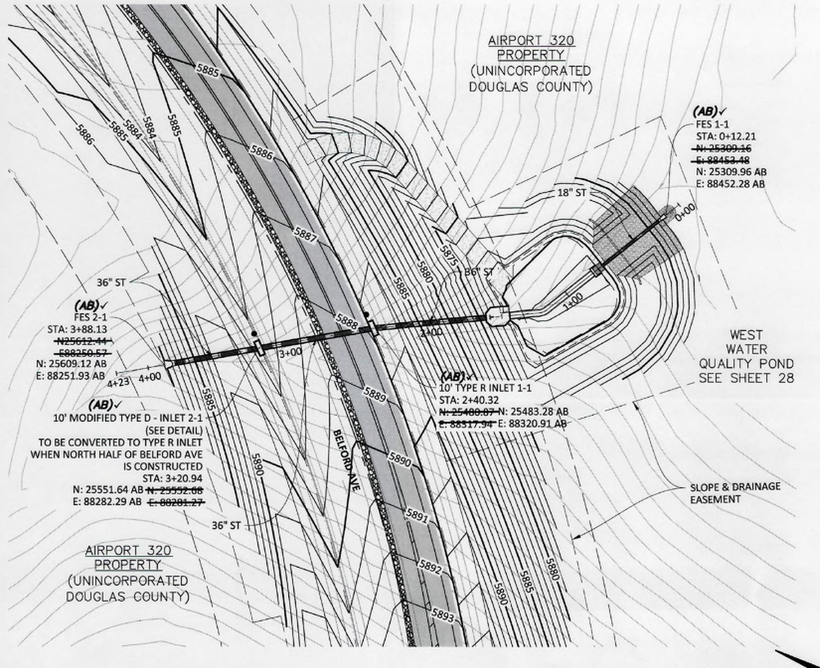
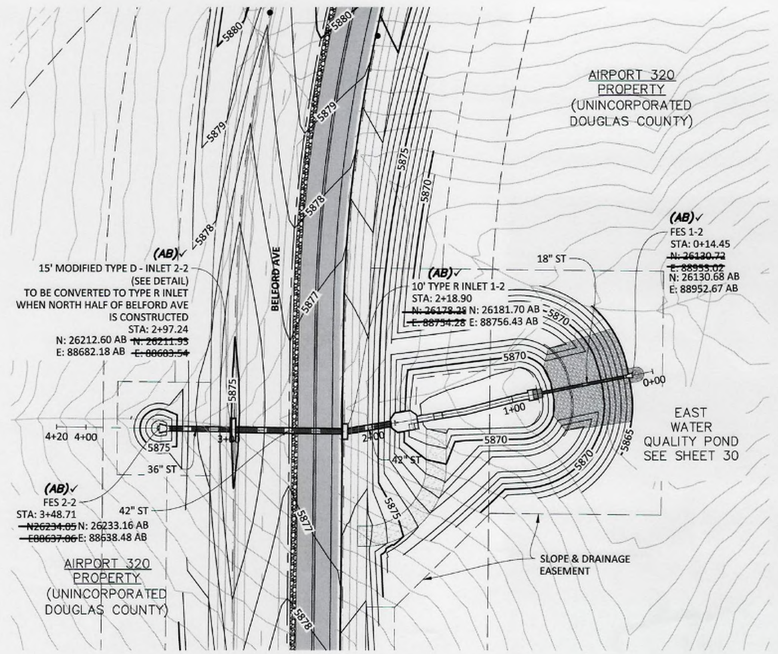
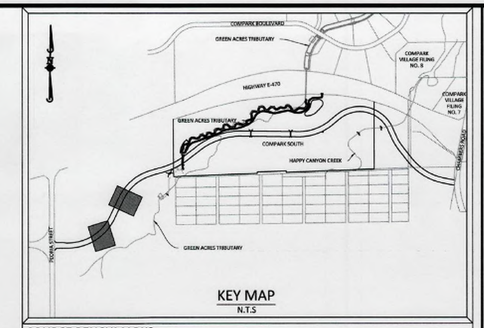
Plotted: 8/4/2022 10:29 AM Dwg Name: P:\Clcpkc3\ComSouth03-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\RECORD DRAWINGS\CLCPKC3-Belford Ave - 08.dwg Updated By: ADrucker







KEY MAP
N.T.S

SOURCE BENCHMARKS:

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

RECORD DRAWING

	DATE	REVISIONS	DRAWN BY
I	09/2020	APPROVED	JAH
H	07/2020	RESPONDED TO TOWN COMMENTS	
G	05/2020	RESPONDED TO TOWN COMMENTS	JAH
F	03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN	
E	12/17/16	FINAL SUBMITTAL	
D	12/2/16	4TH SUBMITTAL	
C	8/24/16	3RD SUBMITTAL	
B	4/11/16	2ND SUBMITTAL	
A	11/2015	1ST SUBMITTAL	EG

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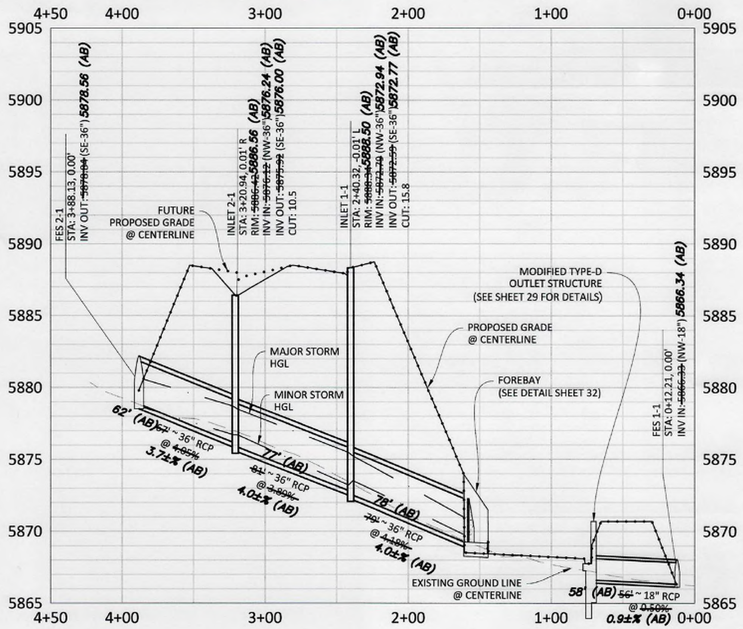
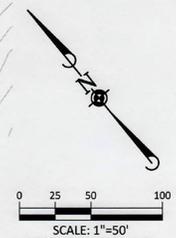
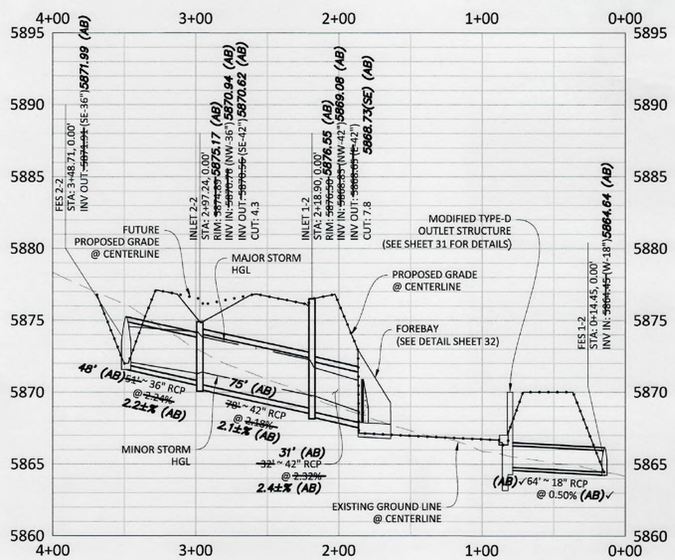
PLAN: STORM-1



PROFILE: STORM-1
BELFORD AVE ℄ STA. 21+33.73

PLAN: STORM-2





PROFILE: STORM-2
BELFORD AVE ℄ STA. 29+38.95

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As-Built Recordation

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- ☐ FOR REFERENCE ONLY DATE
- ☐ ROADWAY DATE
- ☐ SANITARY SEWER DATE
- ■ STORM SEWER DATE 07/2022
- ☐ WATER DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER 30877 8-5-22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37898 8/9/22

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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 16 OF 50
CLCPKC3

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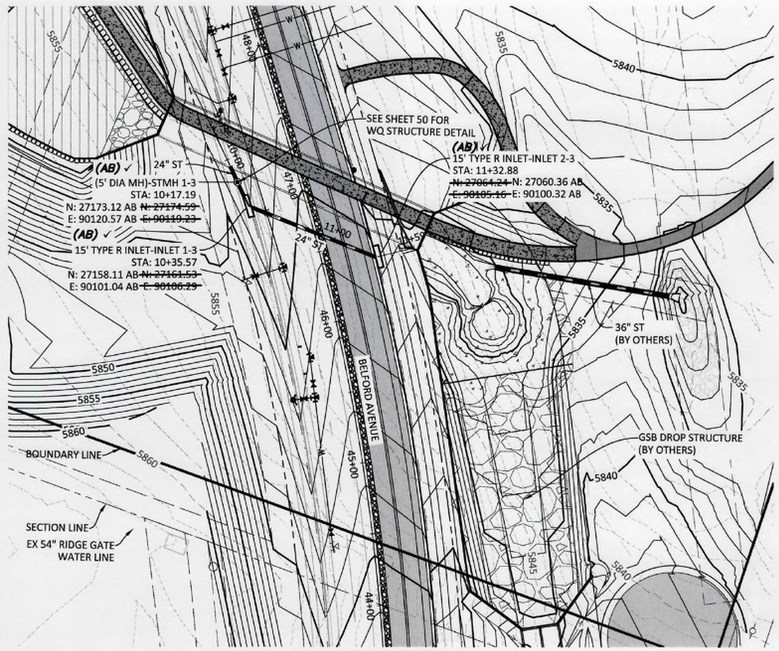
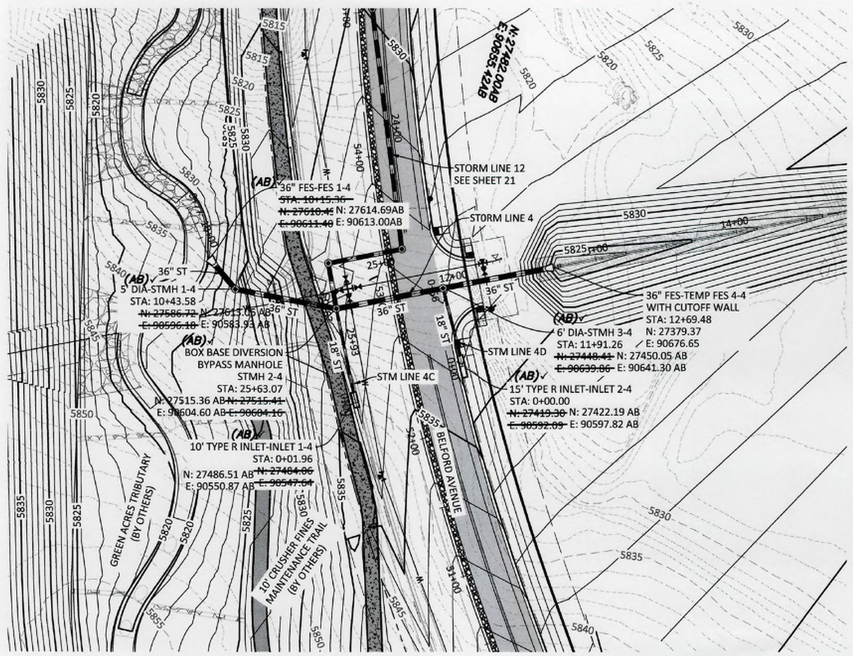
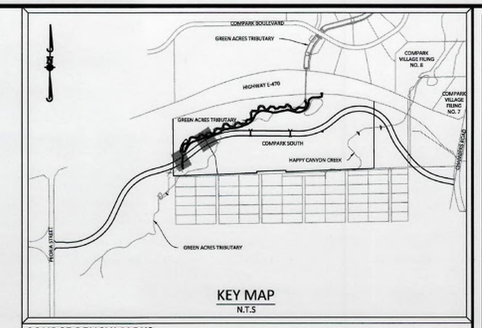


PLAN: STORM-3



PLAN: STORM-4



KEY MAP
N.T.S

SOURCE BENCHMARKS:

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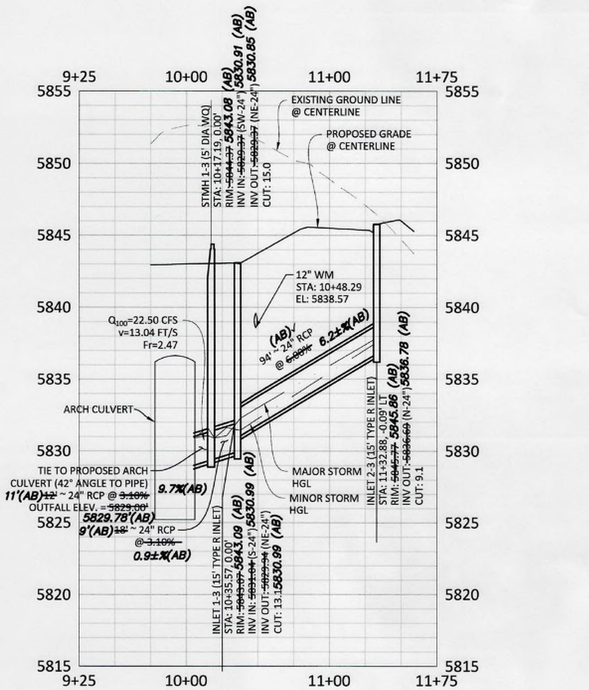
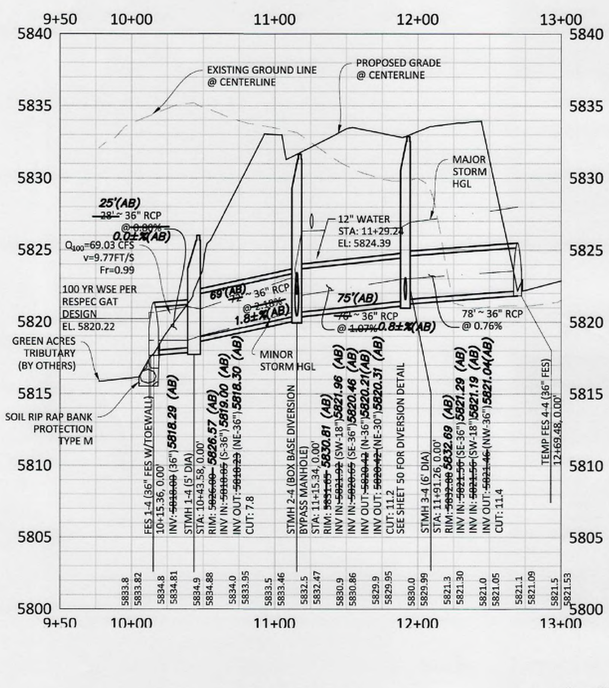
RECORD DRAWING

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

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



PROFILE: STORM-3
BELFORD AVE ℄ STA. 46+64.73



PROFILE: STORM-4
BELFORD AVE ℄ STA. 53+00

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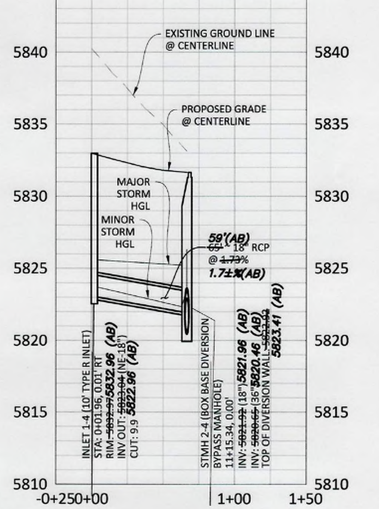

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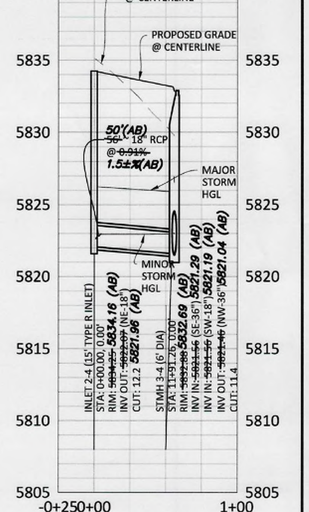
BELFORD AVE ℄ STA. 53+00



PROFILE: STORM-4D
BELFORD AVE ℄ STA. 53+00

As—Built Recordation

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- ■ STORM SEWER DATE: 07/2022
- ☐ WATER DATE:

COLORADO REGISTERED PROFESSIONAL ENGINEER — RUDY J. MOORE — 30877 — 6.5.22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR — 37898 — 6/9/22

NO.	DATE	REVISIONS	DRAWN BY
I	09/2020	APPROVED	
H	07/31/20	RESPONDED TO TOWN COMMENTS	JAH
G	05/01/20	RESPONDED TO TOWN COMMENTS	JAH
F	03/02/16	UPDATE GAT, R AND OFF-LINE DET. BASIN	KHAM
E	12/21/16	5TH SUBMITTAL	EG
D	11/7/16	4TH SUBMITTAL	EG
C	6/24/16	3RD SUBMITTAL	EG
B	4/1/16	2ND SUBMITTAL	EG
A	12/2015	1ST SUBMITTAL	EG

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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 17 OF 50
CLCPKC3

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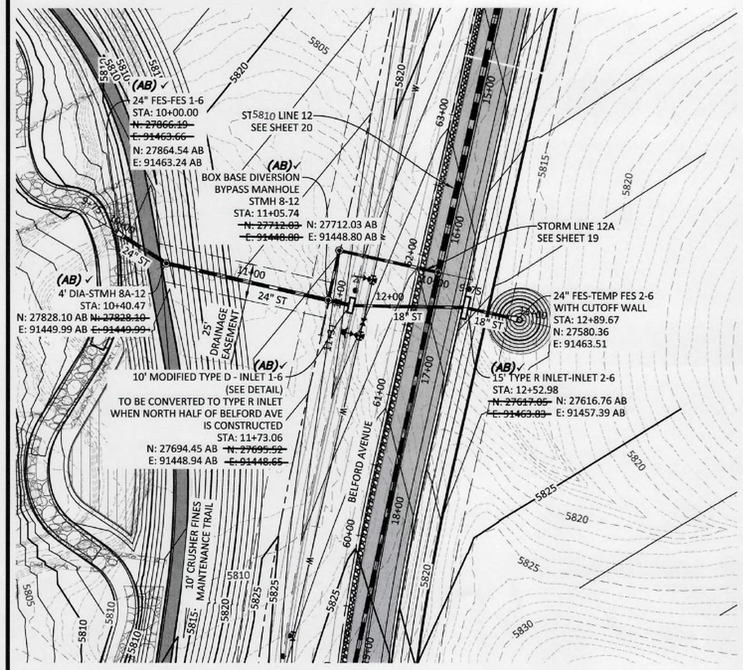
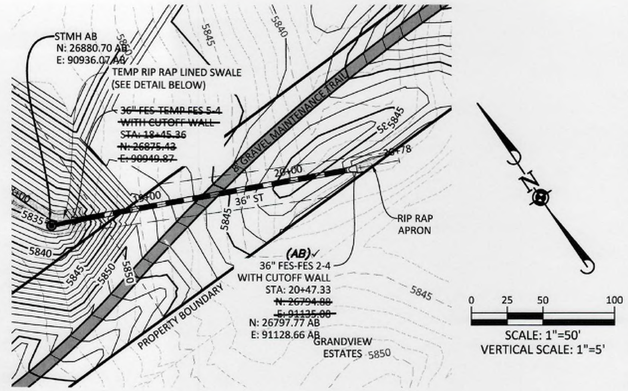
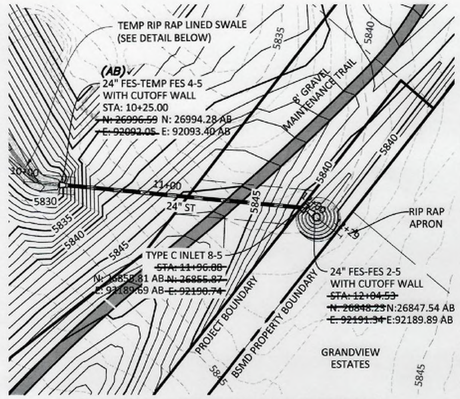


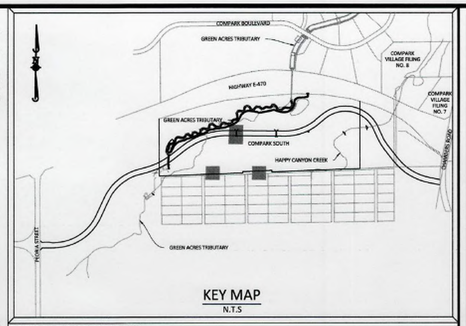
PLAN: STORM-6



PLAN: STORM-4 (WEST BERM)



PLAN: STORM-5 (EAST BERM)



KEY MAP
N.T.S

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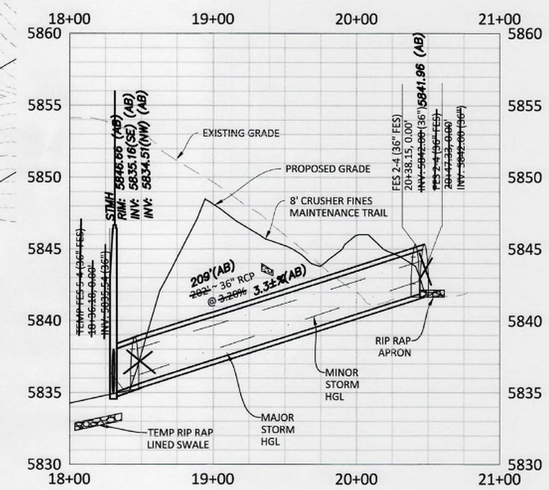
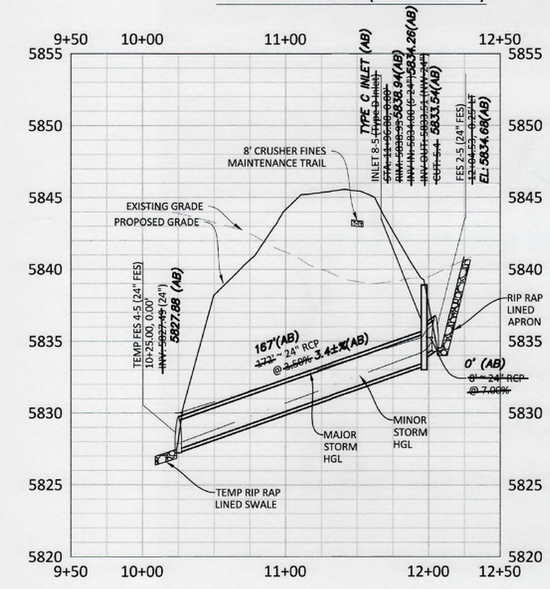
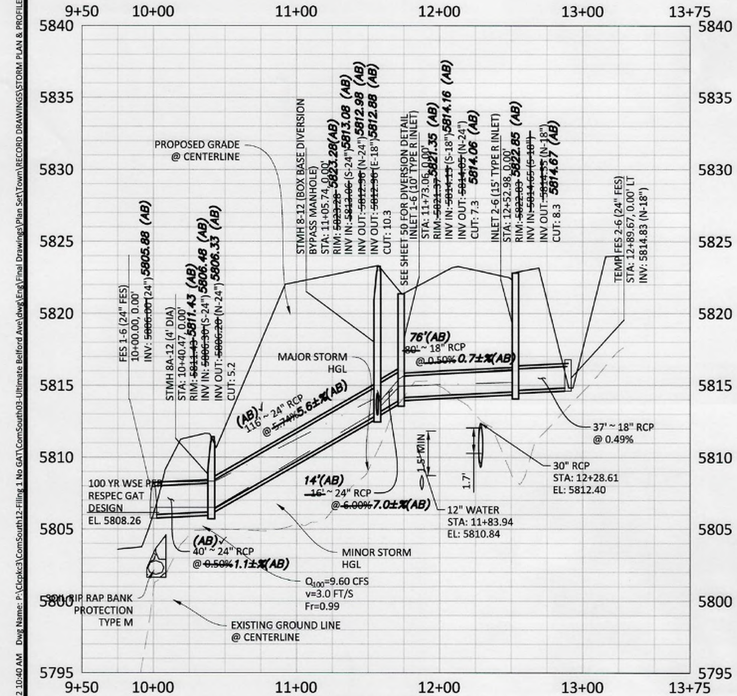
RECORD DRAWING



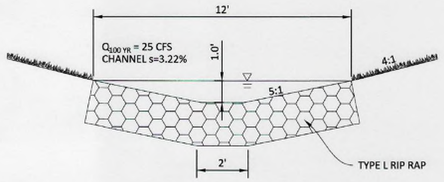
PROFILE: STORM-4 (WEST BERM)



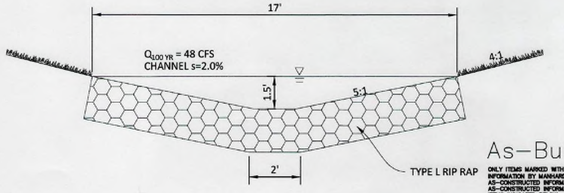
PROFILE: STORM-5 (EAST BERM)



PROFILE: STORM-6
BELFORD AVE ℄ STA. 61+55.10



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



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

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- ☐ WATER DATE:

COLORADO REGISTERED PROFESSIONAL ENGINEER — 30877 — 8-5-22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR — 37898 — 8/9/22

DRAWN BY	DATE	REVISIONS
JAH	09/2020	APPROVED
JAH	09/17/20	RESPONDED TO TOWN COMMENTS
MAM	09/30/20	RESPONDED TO TOWN COMMENTS
EG	03/02/20	UPDATE GAT & ADD OPF-LINE DET BASIN
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EG	11/7/16	4TH SUBMITTAL
EG	10/24/16	3RD SUBMITTAL
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COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

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

SHEET
18 OF 50
CLCPKC3

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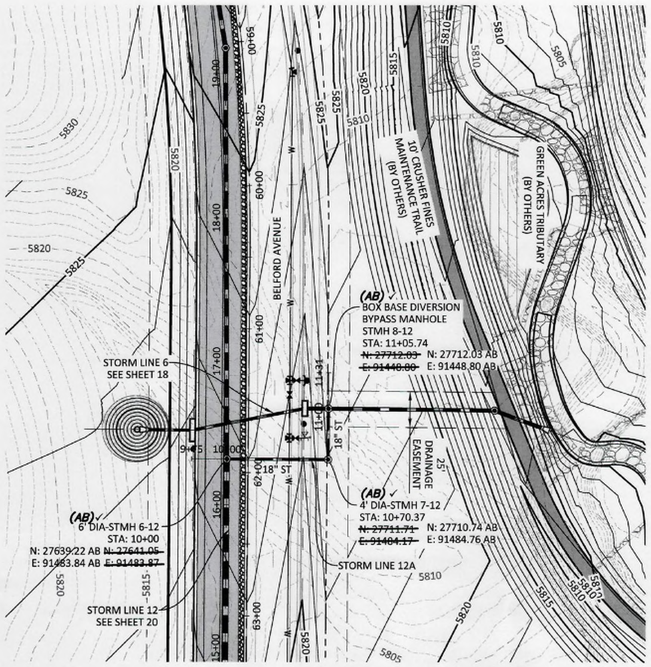
Plotted: 8/4/2022 10:40 AM Dwg Name: P:\Clcpkc3\Com\South\12-Filing 1 No GAT\Com\South03-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\RECORD DRAWING\STORM PLAN & PROFILE.dwg Updated By: ADrucker

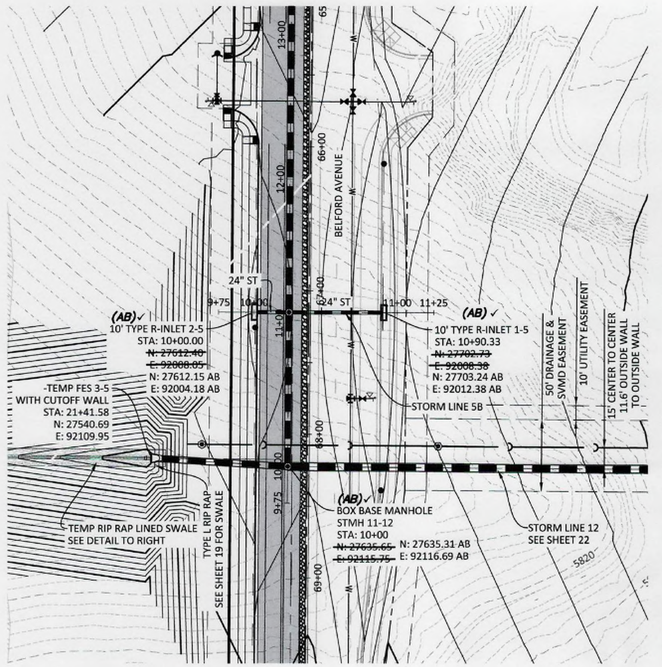


PLAN: STORM-12A

BELFORD AVE ℄ STA. 61+90.55

0 25 50 100

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

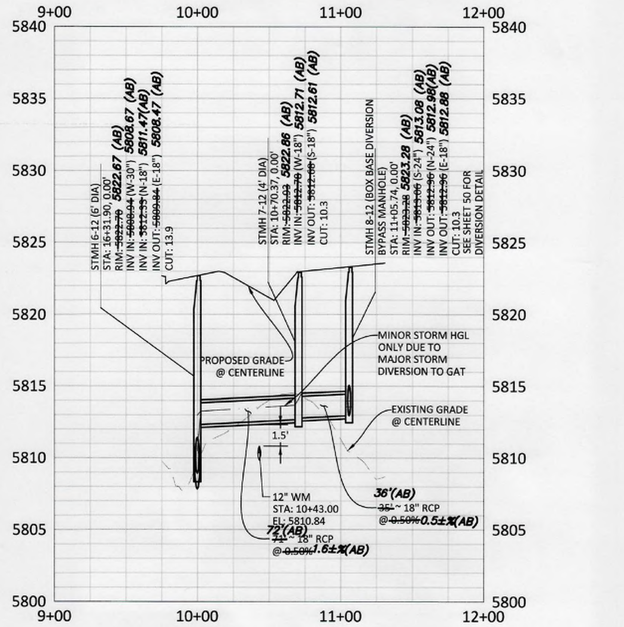


PLAN: STORM-5B

BELFORD AVE ℄ STA. 11+02.64

0 25 50 100

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

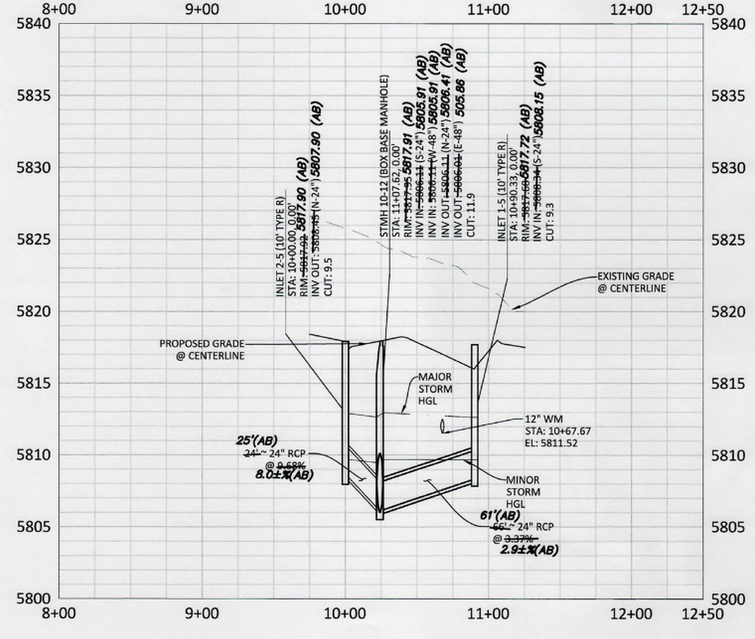


PROFILE: STORM-12A

BELFORD AVE ℄ STA. 61+90.55

0 25 50 100

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

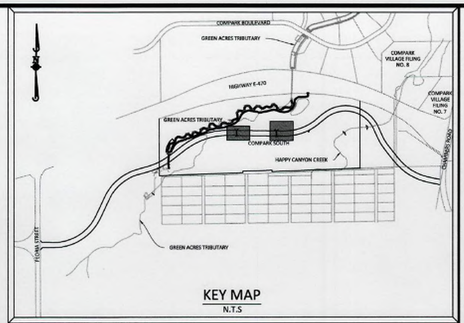


PROFILE: STORM-5B

BELFORD AVE ℄ STA. 11+02.64

0 25 50 100

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



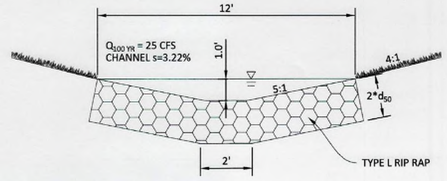
KEY MAP

N.T.S

SOURCE BENCHMARKS:

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

RECORD DRAWING



TEMPORARY RIP RAP SWALE
(WEST BERM)

N.T.S

	DATE	REVISIONS	DRAWN BY
I	09/2020	APPROVED	JAH
H	07/17/20	RESPONDED TO TOWN COMMENTS	JAH
G	05/01/20	3RD SUBMITTAL	JAH
F	03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN	MAM
E	12/21/16	FINAL SUBMITTAL	EG
D	12/1/16	4TH SUBMITTAL	EG
C	8/1/16	3RD SUBMITTAL	EG
B	4/11/16	2ND SUBMITTAL	EG
A	12/2015	1ST SUBMITTAL	EG

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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
19 OF 50
CLCPKC3

As—Built Recordation

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

- ☐ FOR REFERENCE ONLY DATE:
- ☐ ROADWAY DATE:
- ☐ SANITARY SEWER DATE:
- ■ STORM SEWER DATE: 07/2022
- ☐ WATER DATE:

COLORADO REGISTERED ROBERT J. MOORE 30877 8-5-22 PROFESSIONAL ENGINEER

COLORADO LICENSED 37898 5/9/22 PROFESSIONAL LAND SURVEYOR

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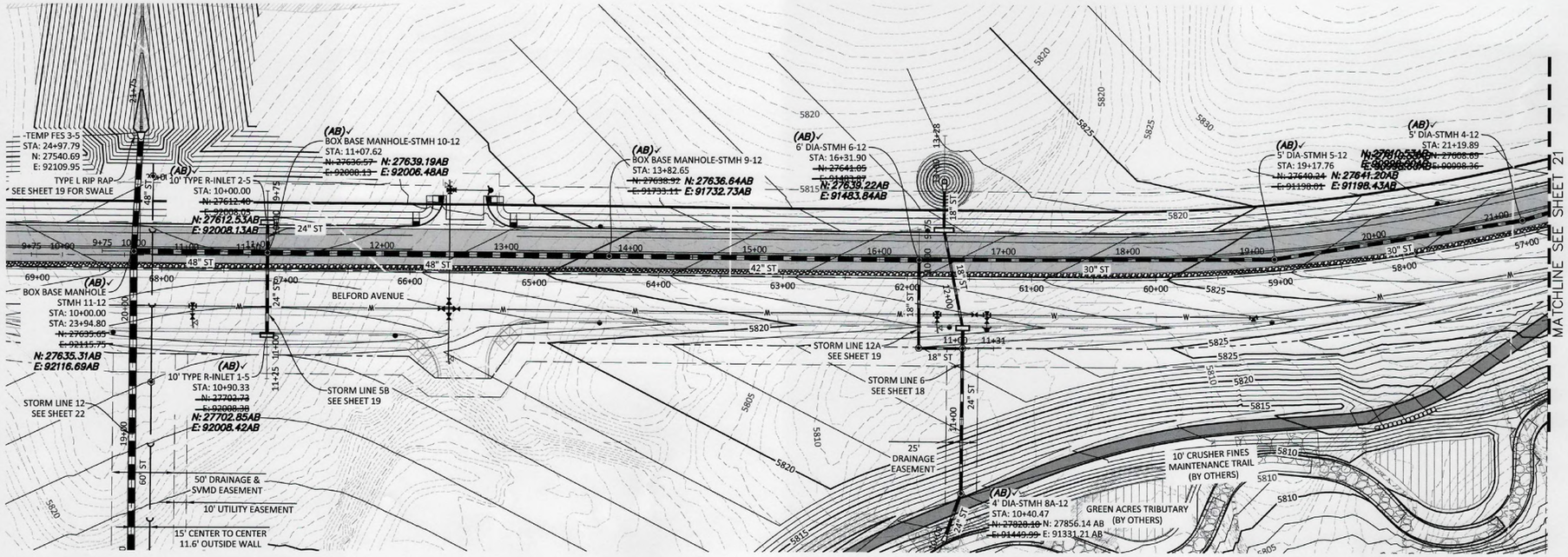
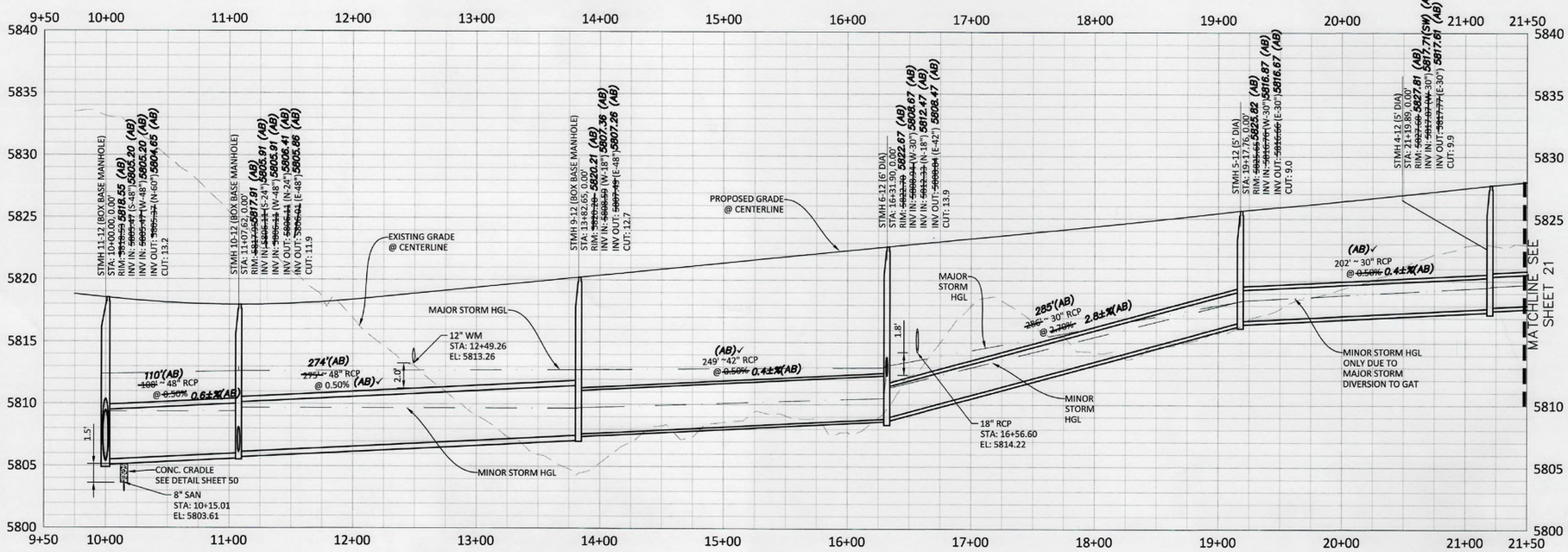
Plotted: 8/4/2022 10:42 AM Dwg Name: P:\Ctpkc3\ComSouth\12-Filing 1 No GAT\ComSouth03-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\RECORD DRAWINGS\STORM PLAN & PROFILE.dwg Updated By: ADrucker



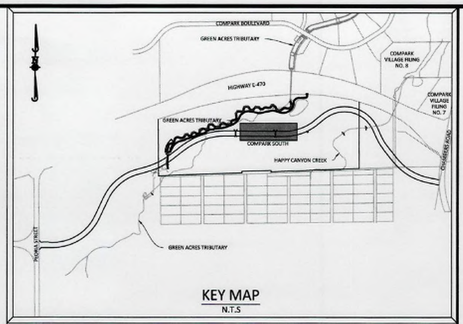
PLAN: STORM-12
STA: 10+00 TO 21+00

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



PROFILE: STORM-12

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



KEY MAP
N.T.S

SOURCE BENCHMARKS:

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

RECORD DRAWING

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

	DATE	REVISIONS	DRAWN BY
I	09/2020	APPROVED	
H	07/31/20	RESPONDED TO TOWN COMMENTS	JAH
G	05/2020	RESPONDED TO TOWN COMMENTS	JAH
F	03/02/20	UPDATE GR. & ADD OFF-LINE DET. BASIN	MAM
E	12/21/16	FINAL SUBMITTAL	EG
D	11/4/16	4TH SUBMITTAL	EG
C	6/24/16	3RD SUBMITTAL	EG
B	4/14/16	2ND SUBMITTAL	EG
A	11/2015	1ST SUBMITTAL	EG

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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
20 OF 50
CLCPKC3

As-Built Recordation

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- ☐ SANITARY SEWER DATE:
- ■ STORM SEWER DATE: 07/2022
- ☐ WATER DATE:

COLORADO REGISTERED PROFESSIONAL ENGINEER 30877 8.5.22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37898 8/5/22

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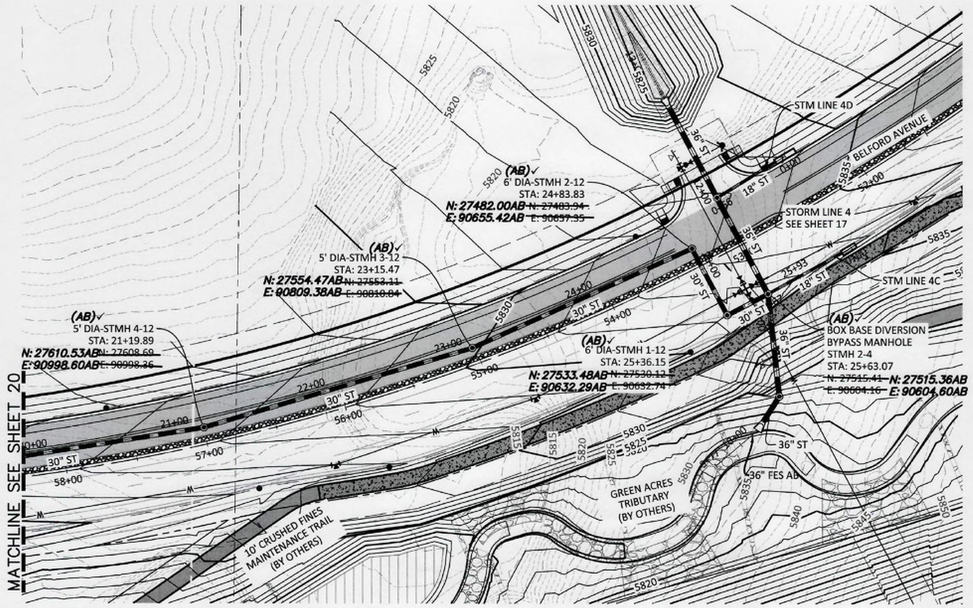
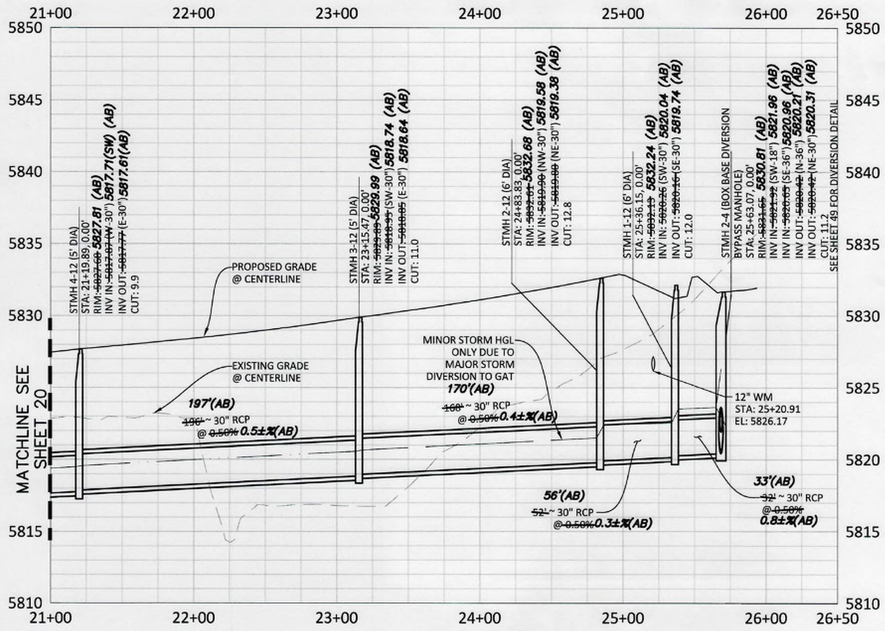
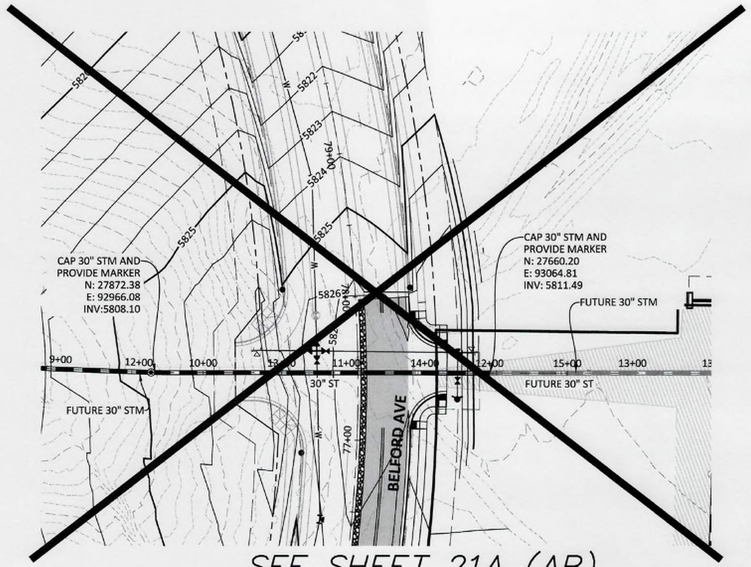
Plotted: 8/4/2022 10:43 AM Dwg Name: P:\Civil\es3\Com\South\12-Filing 1 No GAT\Com\South\03-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\RECORD DRAWINGS\STORM PLAN & PROFILE.dwg Updated By: ADrucker



PLAN: STORM-12
STA: 21+00 TO 25+63.07

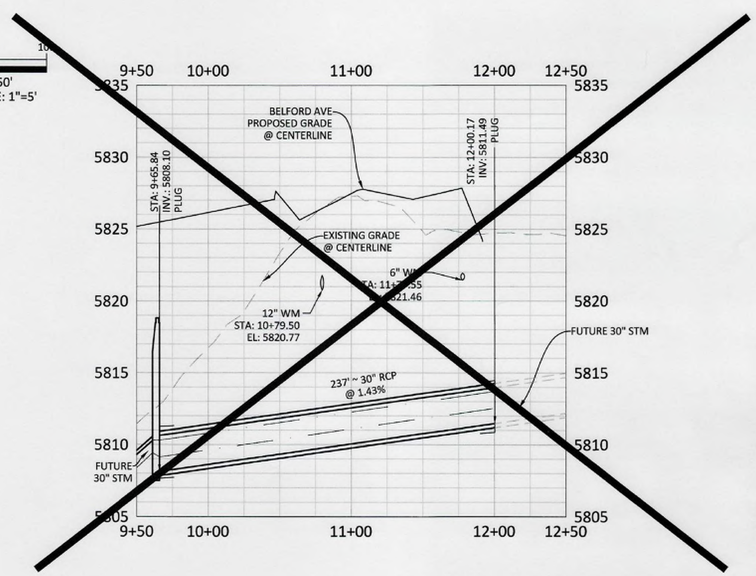


PROFILE: STORM-12
STA: 21+00 TO 25+63.07

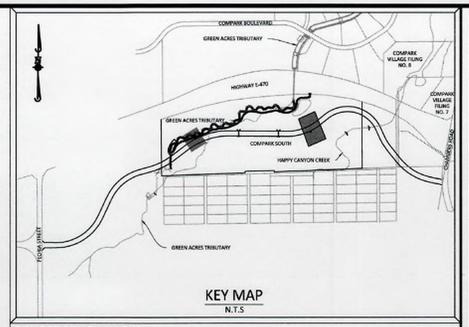


SEE SHEET 21A (AB)

PLAN: STORM-FUTURE STORM CAP
BELFORD AVE ℄ STA. 77+47.20



SEE SHEET 21A (AB)



KEY MAP
N.T.S

SOURCE BENCHMARKS:

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RECORD DRAWING

	DATE	REVISIONS	DRAWN BY
I.	09/2020	APPROVED	
H.	07/31/20	RESPONDED TO TOWN COMMENTS	JAH
G.	05/01/20	RESPONDED TO TOWN COMMENTS	JAH
F.	03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN	MARM
E.	11/15/16	5TH SUBMITTAL	EG
D.	11/1/16	4TH SUBMITTAL	EG
C.	6/24/16	3RD SUBMITTAL	EG
B.	4/11/16	2ND SUBMITTAL	EG
A.	11/2015	1ST SUBMITTAL	EG

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

As-Built Recordation

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- ☐ SANITARY SEWER DATE:
- ■ STORM SEWER DATE: 07/2022
- ☐ WATER DATE:

COLORADO REGISTERED PROFESSIONAL ENGINEER 30877 8.5.22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37898 5/9/22

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

SHEET 21 OF 50
CLCPKC3

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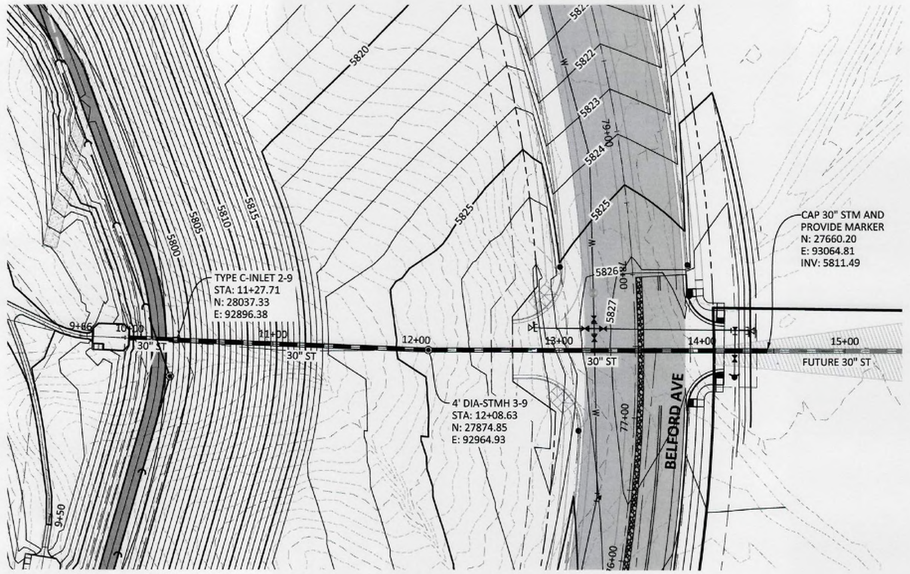
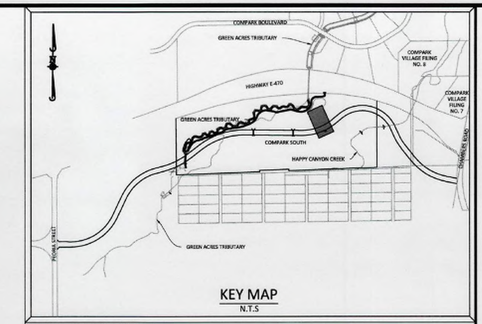
Plotted: 8/4/2022 10:46 AM Dwg Name: P:\Clients\Comfsouth\13-Filing 1 No GAT\Construction\13-Filing 1 Belford Ave\dwg\Engr\Final Drawings\Plan Set\Town\RECORD DRAWINGS\STORM PLAN & PROFILE.dwg Updated By: ADrucker



PLAN: EASTERN STORM SEWER OUTFALL

PROFILE: EASTERN STORM SEWER OUTFALL



KEY MAP
N.T.S

SOURCE BENCHMARKS:

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

As–Built Recordation

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- ■ STORM SEWER DATE: 07/2022
- ☐ WATER DATE:

COLORADO REGISTERED PROFESSIONAL ENGINEER 30877 8.5.22

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37898 8/9/22

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

DRAWN BY	REVISIONS	DATE
JAH	APPROVED	07/2020
JAH	RESPONDED TO TOWN COMMENTS	07/31/20
MAM	RESPONDED TO TOWN COMMENTS	05/01/20
EG	UPDATE GAT & ADD OFF–LINE DET BASIN	03/02/20
EG	FINAL SUBMITTAL	12/17/16
EG	4TH SUBMITTAL	11/21/16
EG	3RD SUBMITTAL	6/24/16
EG	2ND SUBMITTAL	4/11/16
EG	1ST SUBMITTAL	12/2015

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COMPARK VILLAGE SOUTH, FILING NO 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
EASTERN STORM SEWER OUTFALL

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

SHEET
21A OF 50
CLCPKC3

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Plotted: 9/4/2022 10:48 AM Dwg Name: J:\Civil\3\ComSouth\2-Filing 1 No 6\ATT\ComSouth02-Ultimate Belford Ave\dwg\Eng\Final Drawings\Plan Set\Town\RECORD DRAWINGS\STORM PLAN & PROFILE 21A.dwg Updated By: ABrocker