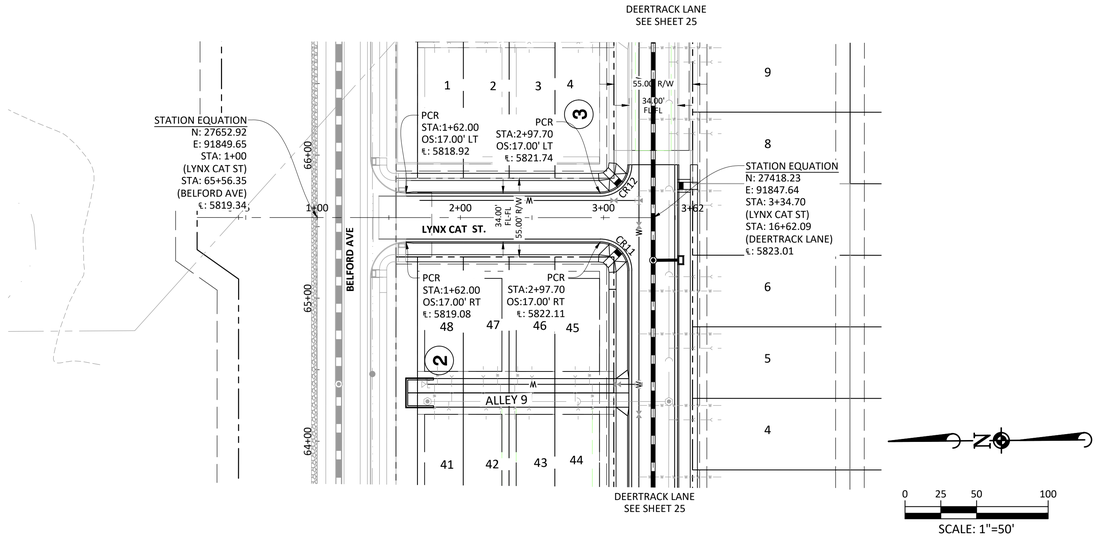
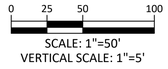
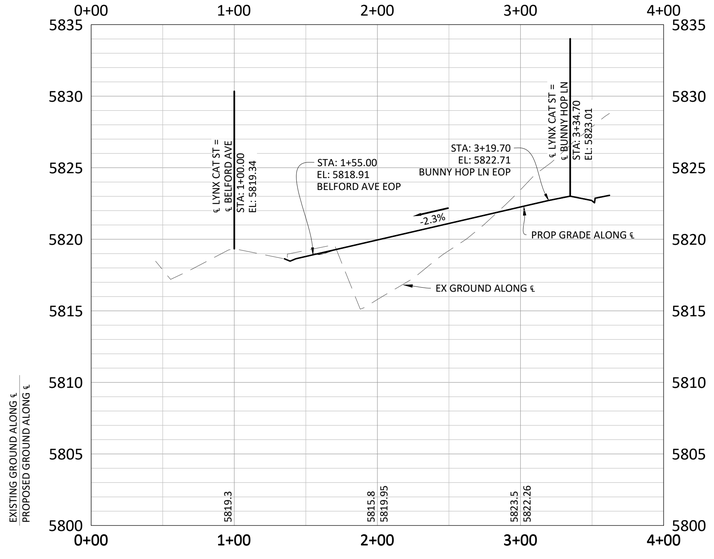
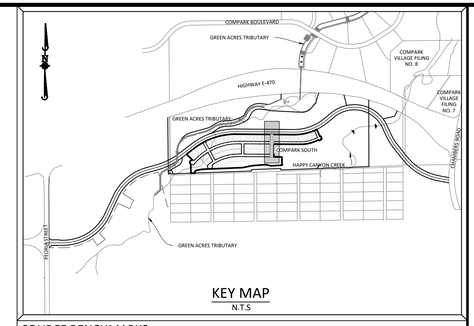


LYNX CAT ST.

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR11	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR12	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42







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	DRAWN BY
H	09/2020	APPROVED	
G	09/2020	SUBMITTAL FOR REAPPROVAL	
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	FILE 1 SUBMITTAL AFTER TOWN OF PARKER	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

Know what's **below.**
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS — DATE

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COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

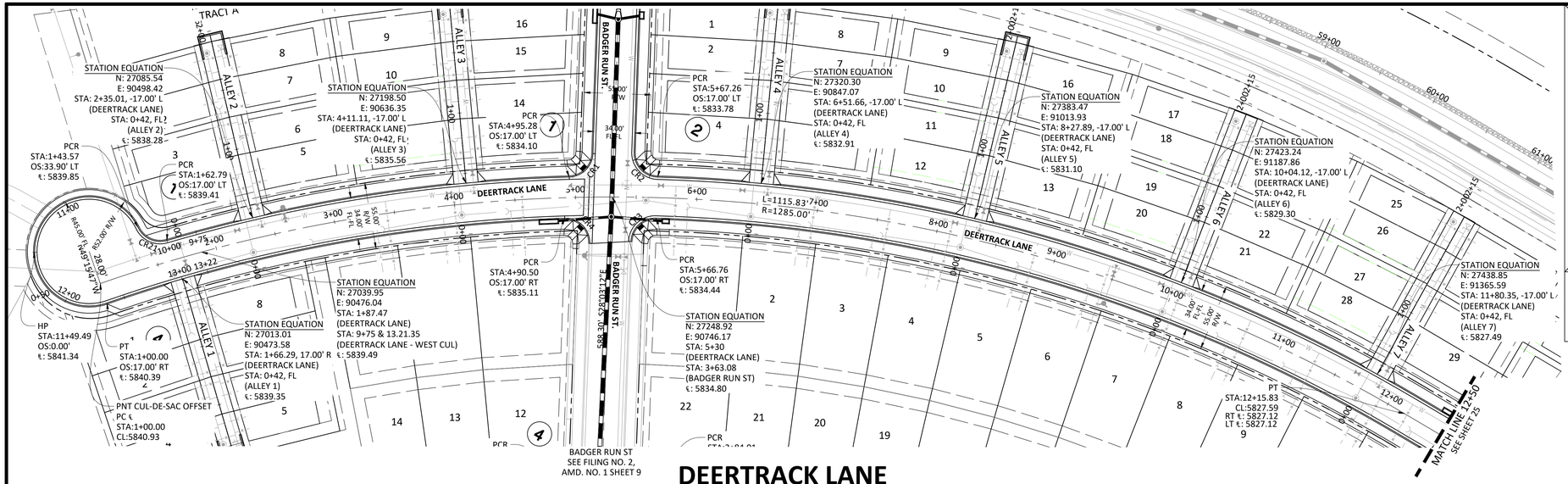
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
LYNX CAT ST ROADWAY PLAN & PROFILE

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

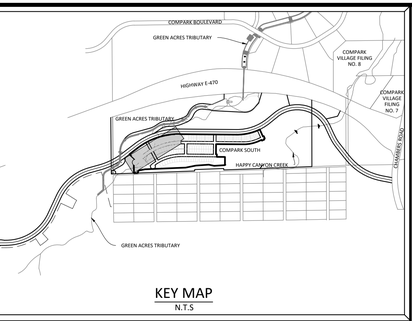
SHEET
23 OF 43
CLCPKC3

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DEERTRACK LANE

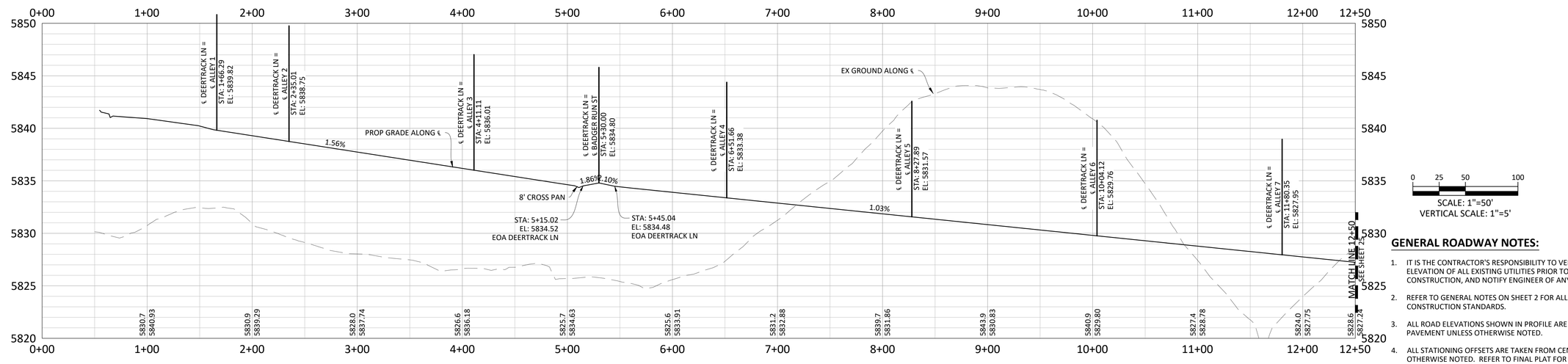


KEY MAP
N.T.S

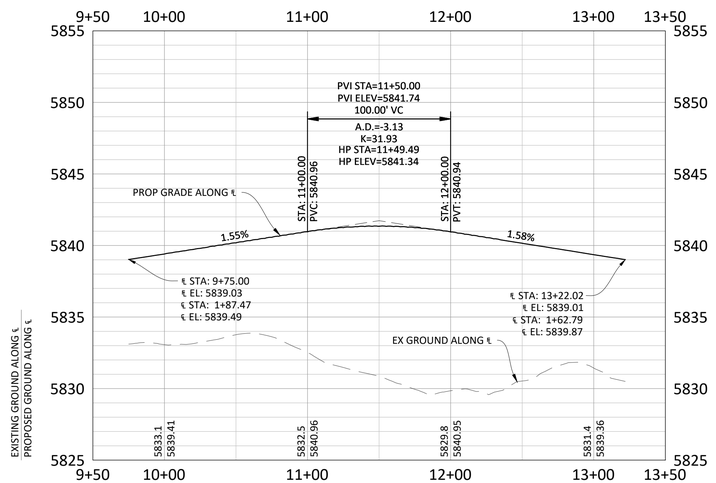
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SCALE: 1"=50'



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



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

CUL-DE-SAC FLOWLINE PROFILE

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR1	30.16'	20.00'	86°24'53"	S15° 09' 14.72"W	30.16
CR2	31.55'	20.00'	90°22'32"	N73° 14' 28.16"W	31.55
CR3	31.28'	20.00'	89°36'07"	S16° 44' 51.75"W	31.28
CR4	32.74'	20.00'	93°47'53"	N74° 57' 08.47"W	32.74
CR21	28.15'	20.00'	80°38'37"	S83° 51' 30.76"W	28.15

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

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REVISIONS			
DATE		APPROVED	
H	09/2020	SUBMITTAL FOR REAPPROVAL	JAH
G	08/2020	SUBMITTAL FOR REAPPROVAL	JAH
F	05/2020	SUBMITTAL FOR REAPPROVAL	MAM
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
DEERTRACK LANE ROADWAY PLAN & PROFILE

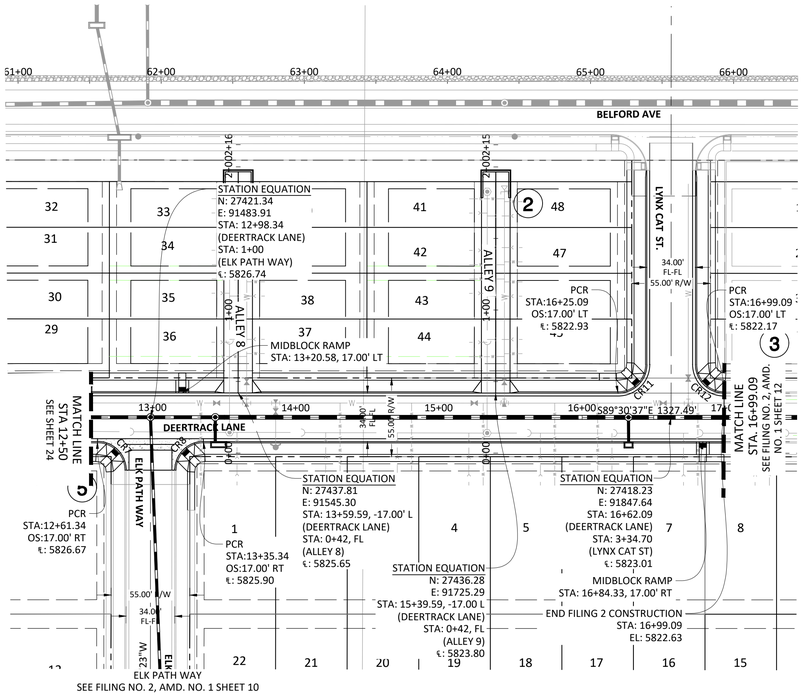
COLORADO REGISTERED PROFESSIONAL ENGINEER — GARY T. IWAMOTO — 37642 — 10-30-2020

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

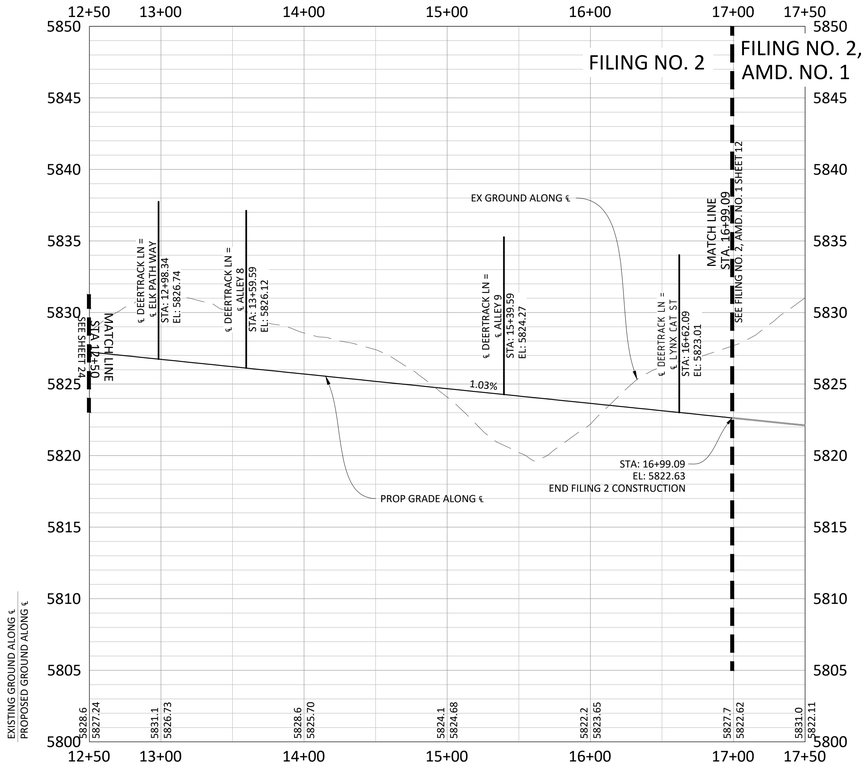
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CLCPKC3

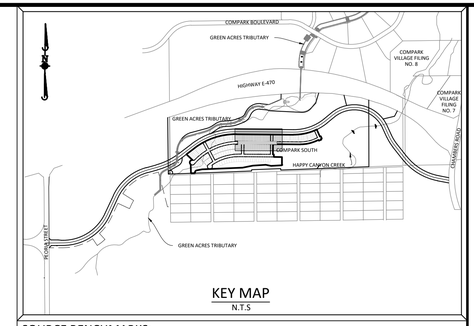
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DEERTRACK LANE





KEY MAP
N.T.S

SOURCE BENCHMARKS:

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N

0 25 50 100
SCALE: 1"=50'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR7	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42
CR8	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR11	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR12	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42

0 25 50 100
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MAM	D 07/2017	FINAL SUBMITTAL
	C 05/2017	ALL SUBMITTAL TO TOWN OF PARKER
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
DEERTRACK LANE ROADWAY PLAN & PROFILE

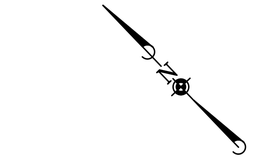
COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT T. IWANSKI
37642
10-30-2020
PROFESSIONAL ENGINEER

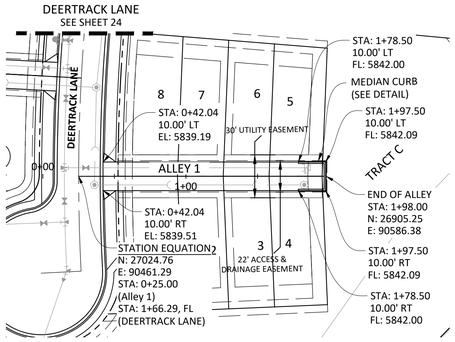
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PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

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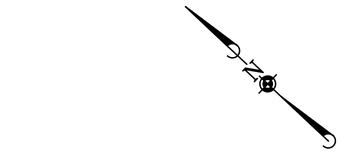
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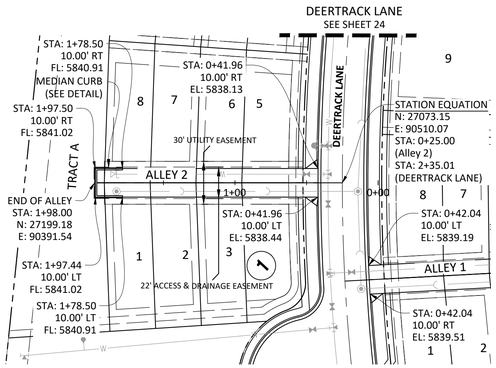
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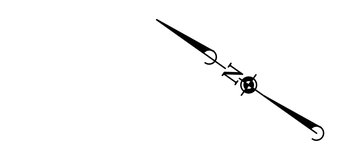


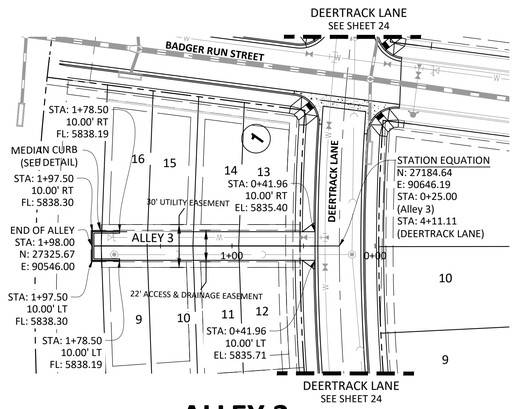
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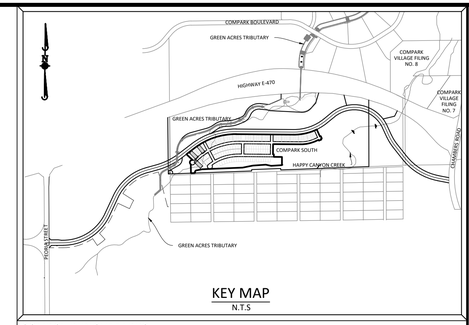


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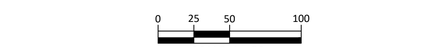
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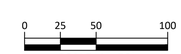
KEY MAP
N.T.S

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9. ALLEYS 1, 2, 3, 4, 5, 8 AND 9 WILL HAVE PARKING STALLS AT THE NORTH END. PLEASE SEE TYPICAL ALLEY PARKING DETAIL ON SHEET 37.
10. ALL ALLEY ENTRANCES FROM PUBLIC ROADWAYS WILL USE THE TOWN OF PARKER'S COMMERCIAL DRIVEWAY STANDARD DETAIL. SEE SHEET 39.

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D.	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
C.	07/2017	FINAL SUBMITTAL	
B.	05/2017	AS-BUILT CHANGE TOWN OF PARKER	
A.	12/30/16	THIRD SUBMITTAL	
	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 1-3 PLAN & PROFILE

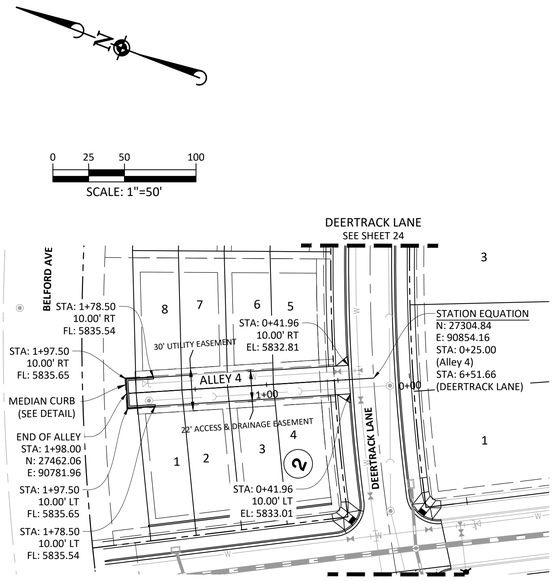
COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

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PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

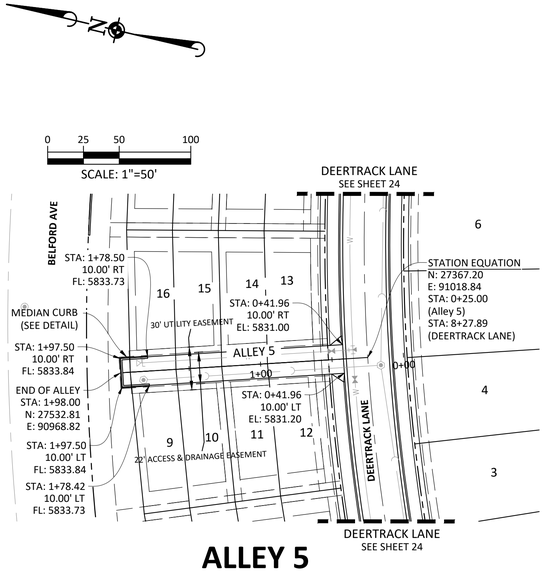
SHEET
26 OF 43
CLCPKC3

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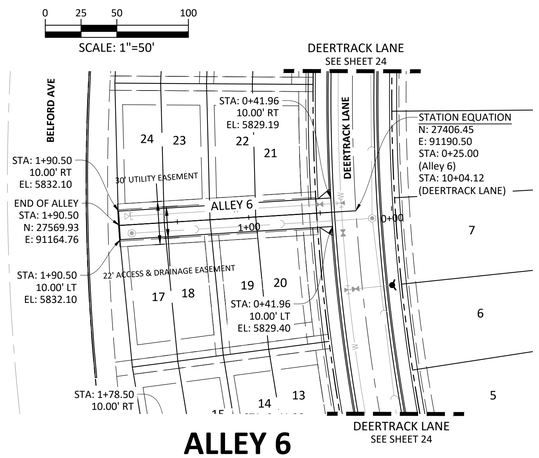
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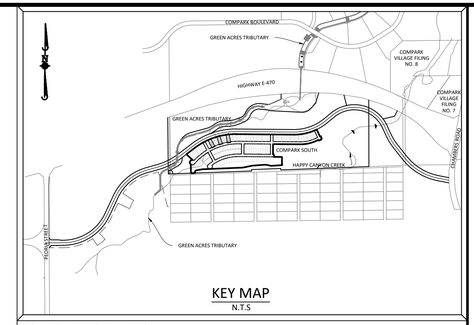
ALLEY 4



ALLEY 5



ALLEY 6

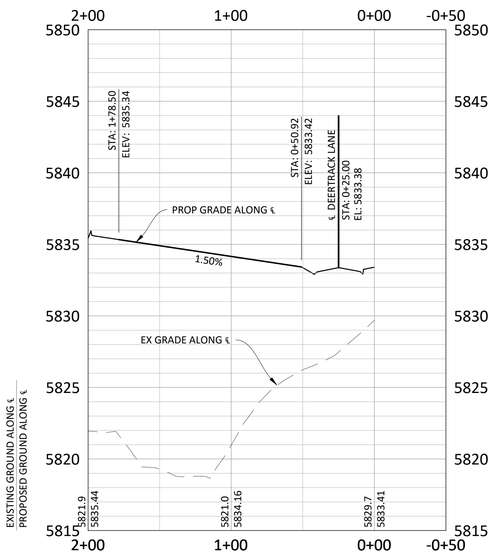


KEY MAP
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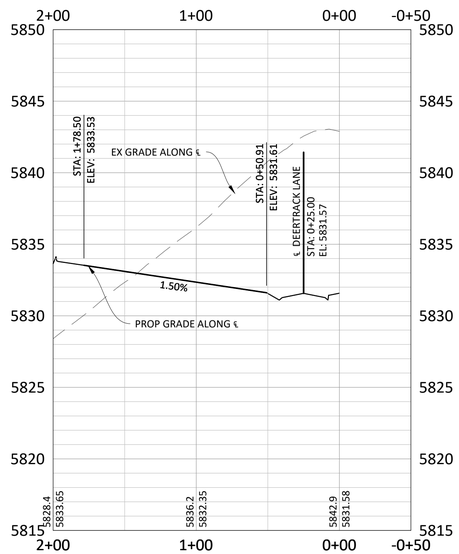
SOURCE BENCHMARKS:

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)

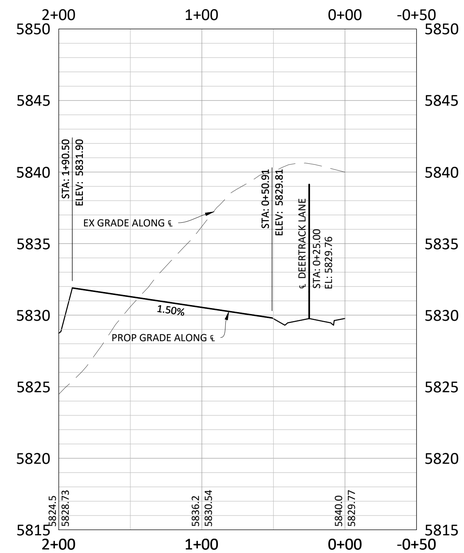
REVISIONS	DATE	DRAWN BY
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G. SUBMITTAL FOR REAPPROVAL	09/2020	
F. SUBMITTAL FOR REAPPROVAL	05/2020	JAH
E. SUBMITTAL FOR REAPPROVAL	03/2020	MAM
D. FINAL SUBMITTAL	07/2017	
C. ALL ALLEYS TO BE UNDER TOWN OF PARKER	05/2017	
B. THIRD SUBMITTAL	12/30/16	
A. SECOND SUBMITTAL	11/2016	



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



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



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

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4. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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6. REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 4-6 PLAN & PROFILE

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY T. JIMERSON
37642
10-30-2020
PROFESSIONAL ENGINEER

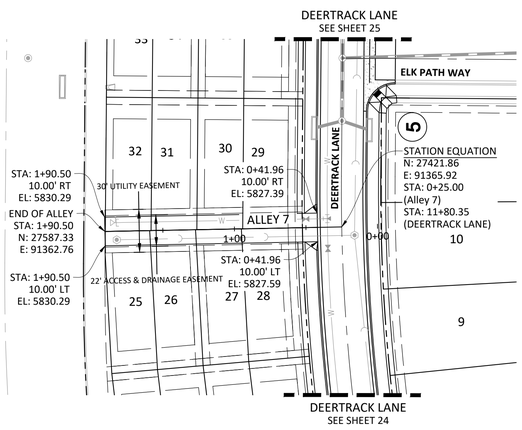
PROJ. MGR.: RIM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
27 OF 43
CLCPKC3

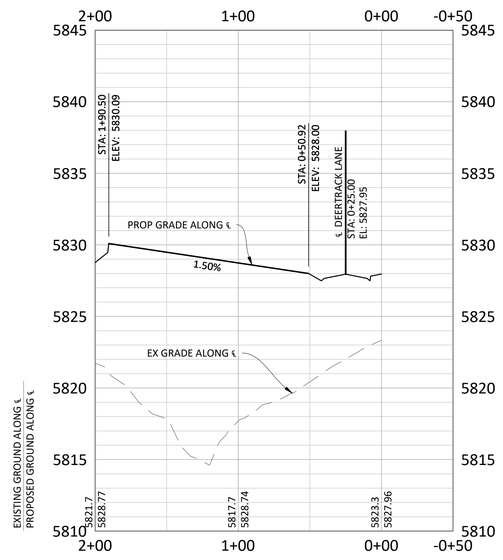
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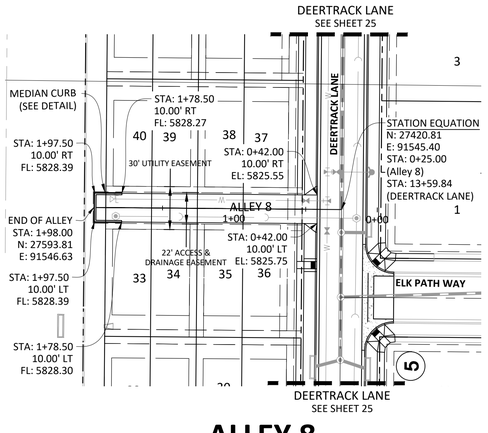


ALLEY 7

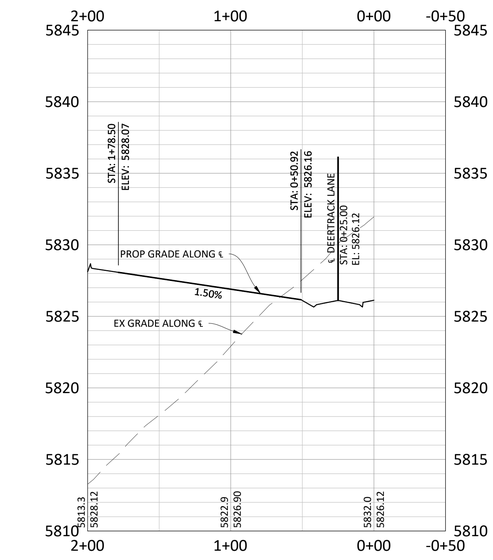




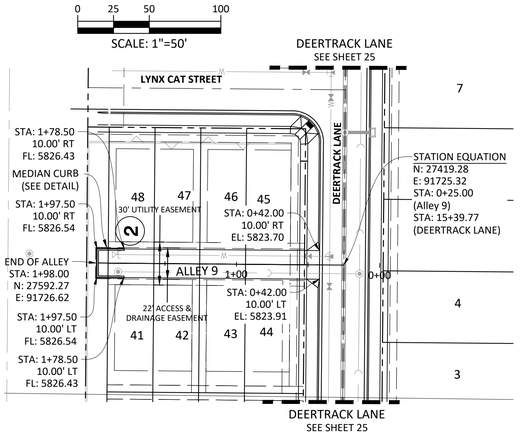




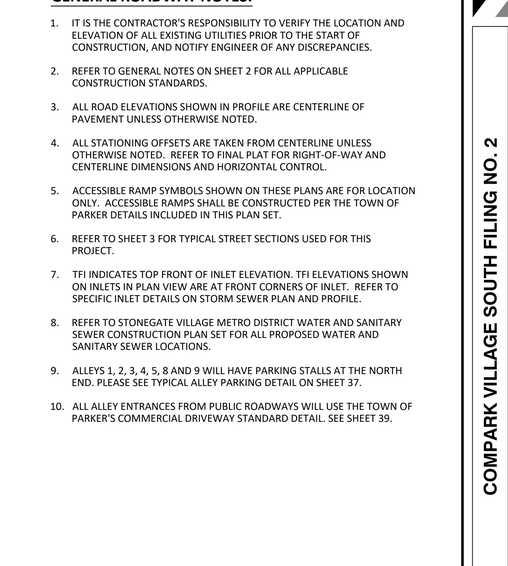
ALLEY 8

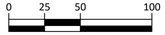


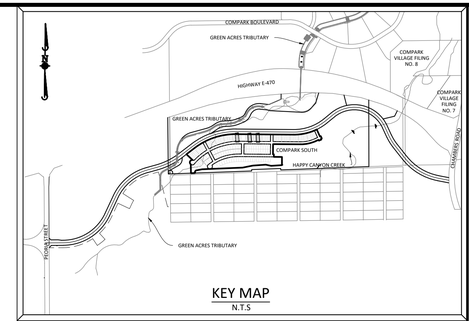




ALLEY 9







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)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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	DATE	REVISIONS	DRAWN BY
H.	09/2020	APPROVED	
G.	06/2020	SUBMITTAL FOR REAPPROVAL	
F.	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E.	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D.	07/2017	FINAL SUBMITTAL	
C.	05/2017	ALL 3 PARKS WITHIN TOWN OF PARKER	
B.	12/30/16	THIRD SUBMITTAL	
A.	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 7-9 PLAN & PROFILE

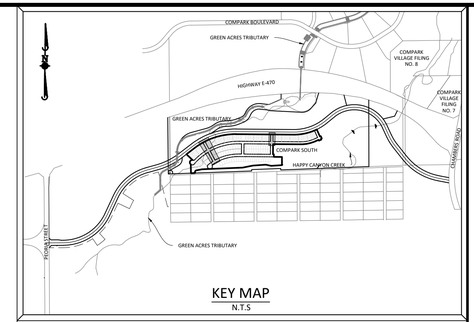
COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT K. MANHARD
37642
10-30-2020
PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
28 OF 43
CLCPKC3

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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)

	DATE	REVISIONS	DRAWN BY
H	09/2020	APPROVED	
G	08/2020	SUBMITTAL FOR REAPPROVAL	
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	ALL SUBMITTAL TO TOWN OF PARKER	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY T. IWEMA
37642
10-30-2020
PROFESSIONAL ENGINEER

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

SHEET
29 OF 43
CLCPKC3

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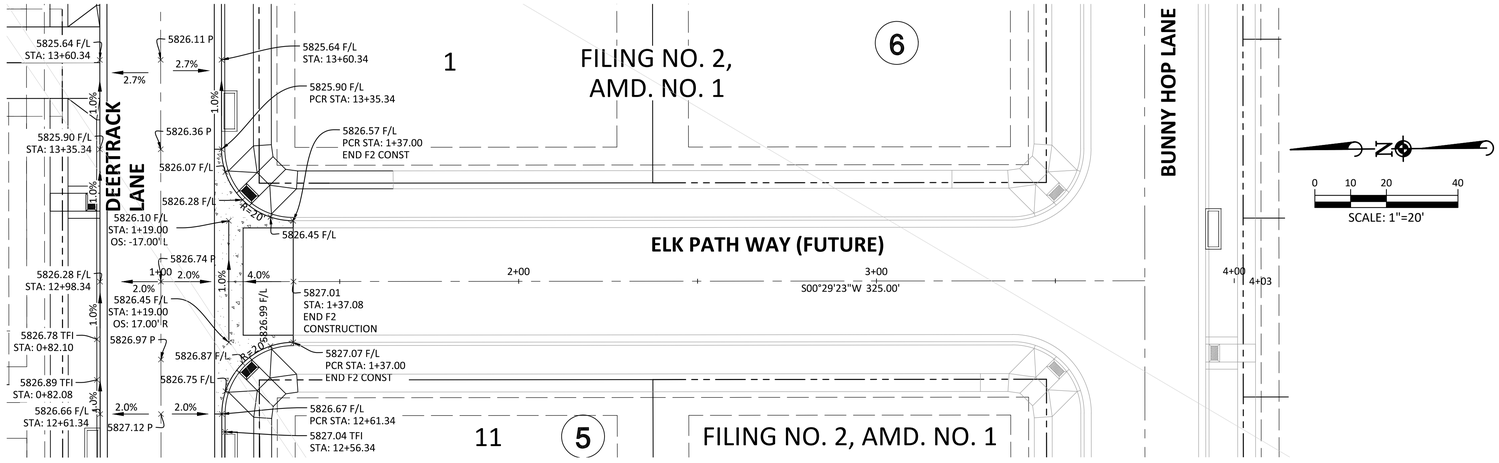
TOWN OF PARKER APPROVALS

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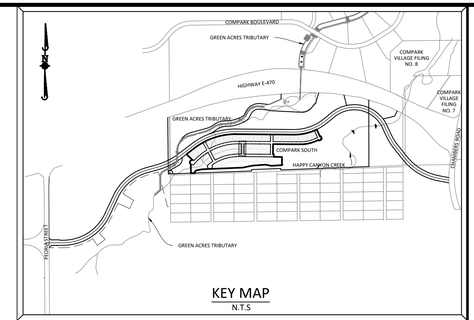
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS — DATE

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ELK PATH WAY



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)

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H.	09/2020	APPROVED	
G.	08/2020	SUBMITTAL FOR REAPPROVAL	
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E.	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D.	07/2017	FINAL SUBMITTAL	
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - ELK PATH WAY

COLORADO REGISTERED JEFFREY T. JAY 37642 10-30-2020 PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
30 OF 43
CLCPKC3

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TOWN OF PARKER APPROVALS

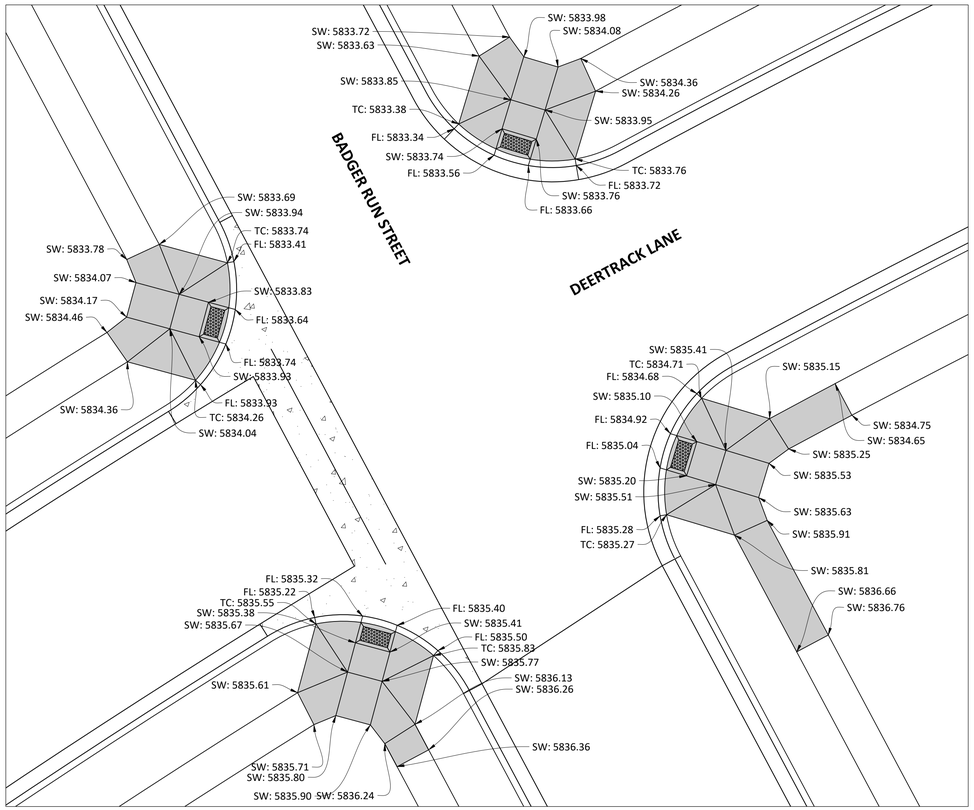
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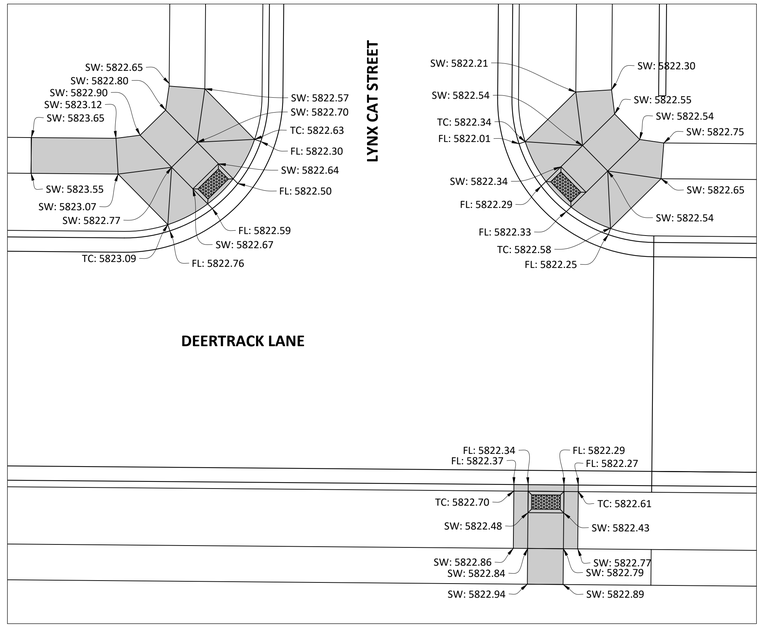
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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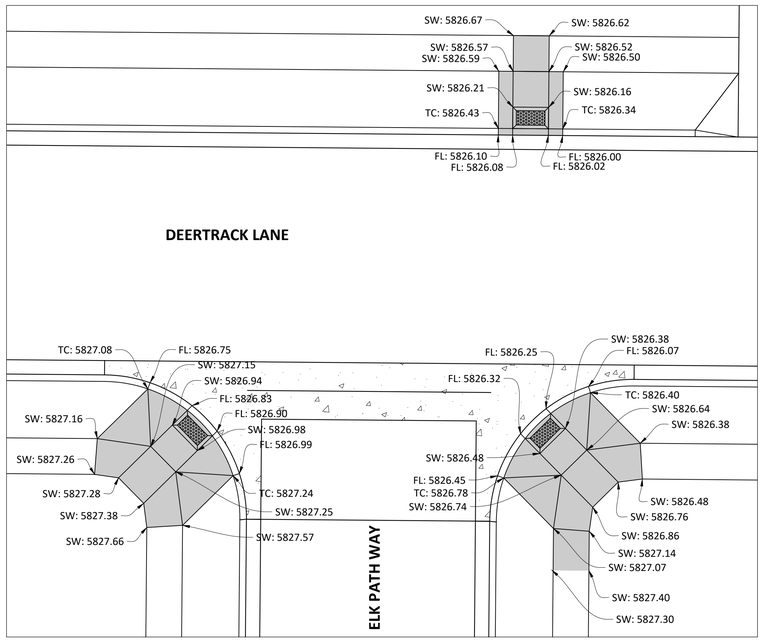
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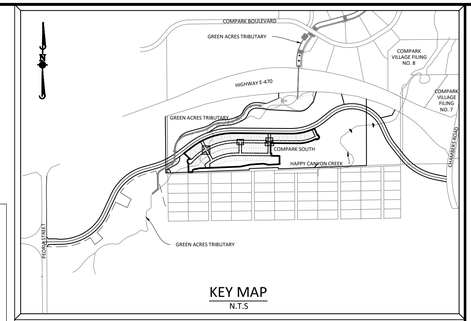
PLAN - BADGER RUN STREET AND DEERTRACK LANE



PLAN - LYNX CAT STREET AND DEERTRACK LANE



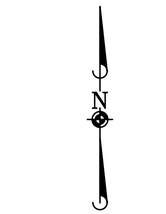
PLAN - ELK PATH WAY AND DEERTRACK LANE



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)



0 5 10 20
SCALE: 1"=10'

	DATE	REVISIONS	DRAWN BY
H.	09/2020	APPROVED	
G.	08/2020	SUBMITTAL FOR REAPPROVAL	
F.	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E.	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D.	07/2017	FINAL SUBMITTAL	
C.	05/2017	ALLEY PARKING PER TOWN OF PARKER	
B.	12/30/16	THIRD SUBMITTAL	
A.	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
CURB RAMP DETAILS

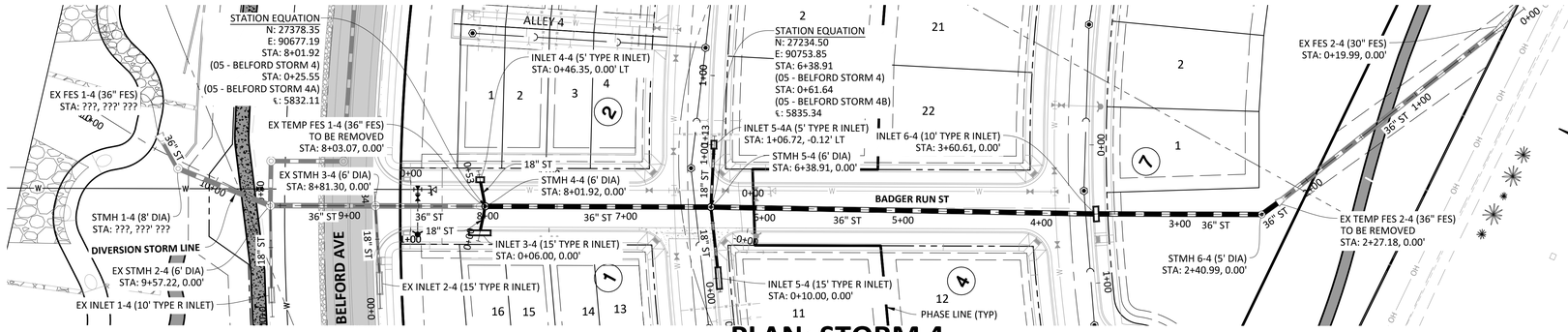
COLORADO REGISTERED
CHRISTOPHER T. IWA
37642
10-30-2020
PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY:
DATE: 09/2016

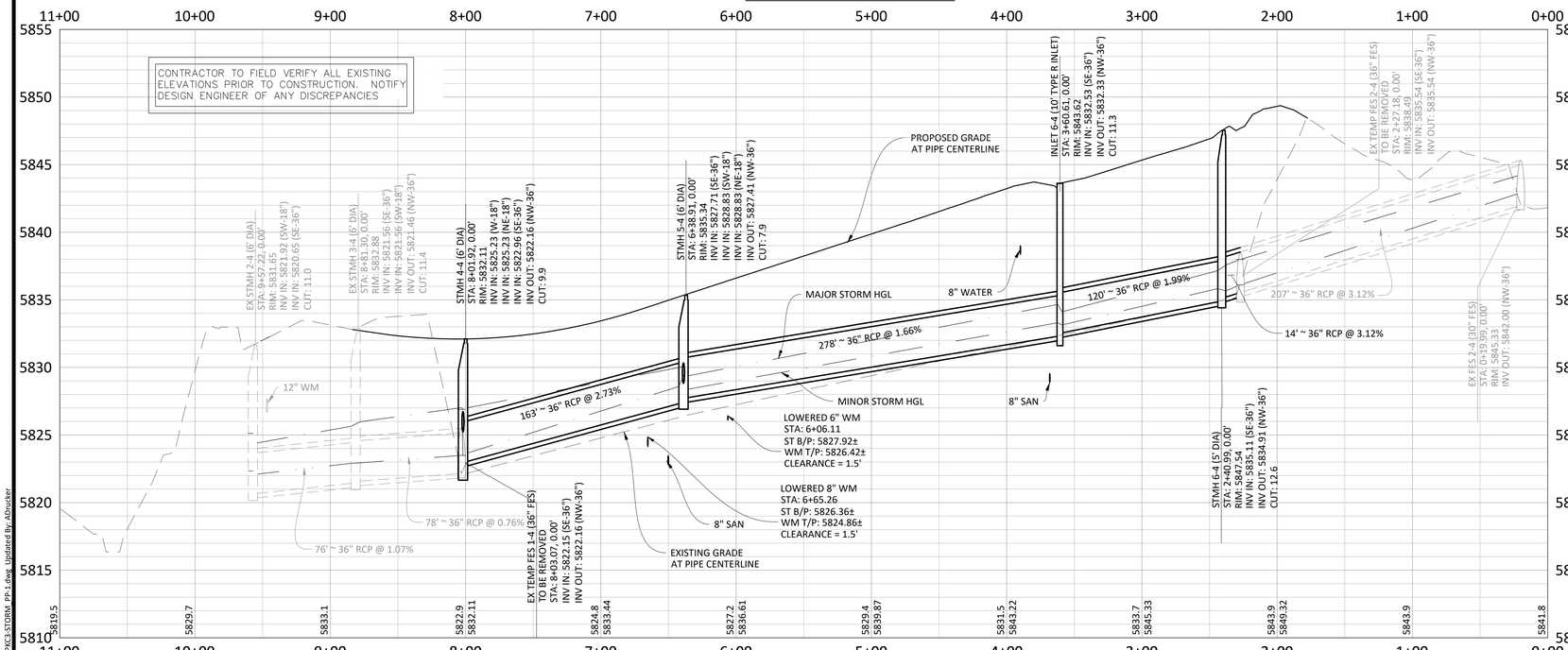
SHEET
31 OF 43
CLCPKC3

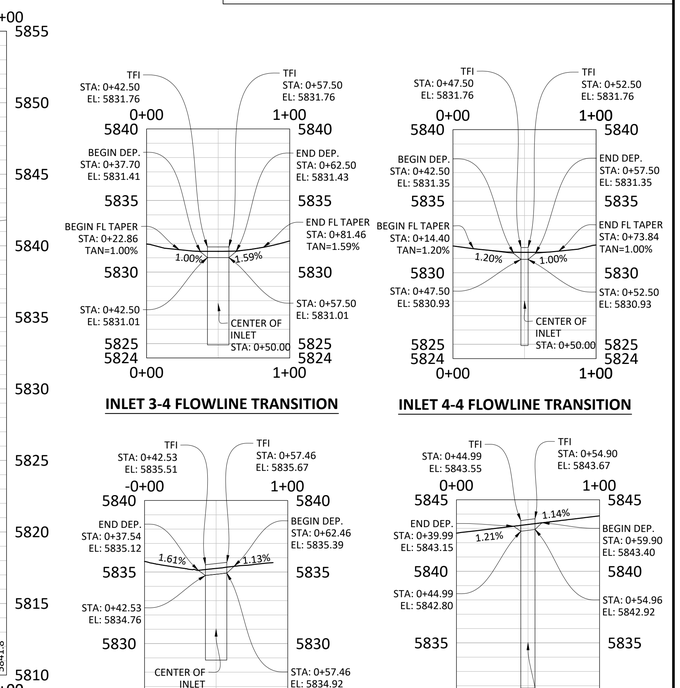
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Plotted: 10/30/2020 9:09 AM Dwg Name: P:\Cipick2\ComSouth05-Residential\CD\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\06A-CLCPKC3-Curb Ramp Details.dwg Updated By: MMcGuire



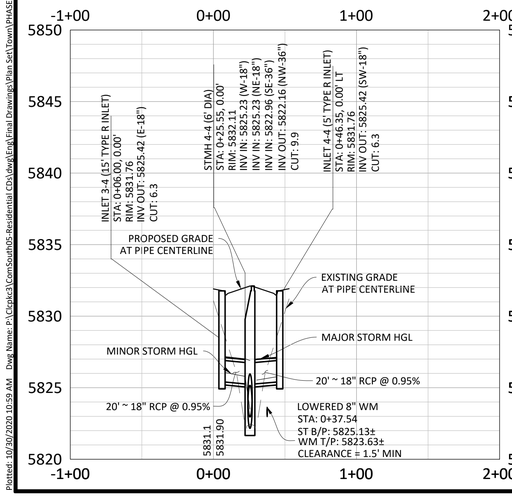
PLAN: STORM 4

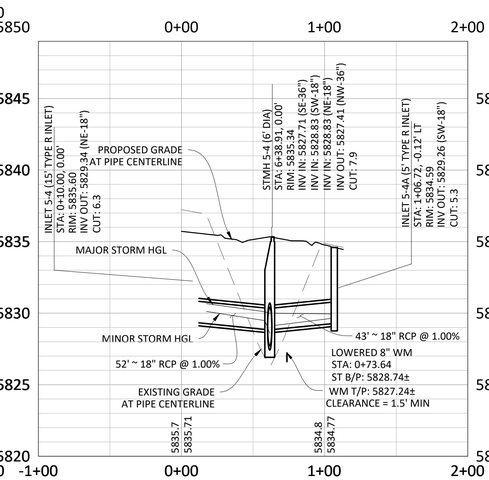




SCALE: 1"= 50'
VERTICAL SCALE: 1"=5'

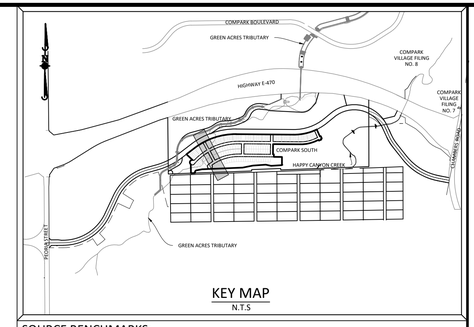
PROFILE: STORM 4





STORM SEWER NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
4. STATIONS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
5. ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
6. ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
8. TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE FRONT CORNERS OF INLETS. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILES.
9. REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.



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	DRAWN BY
H	09/2020	APPROVED	
G	08/2020	SUBMITTAL FOR REAPPROVAL	SLS
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	1ST SUBMITTAL AFTER TOWN OF PARKER	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
BADGER RUN STREET STORM PLAN & PROFILE

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

SPECIAL STORM SEWER NOTE:

THE CONES OF STMH 4-5 AND STMH 5-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE SOUTHWEST.

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

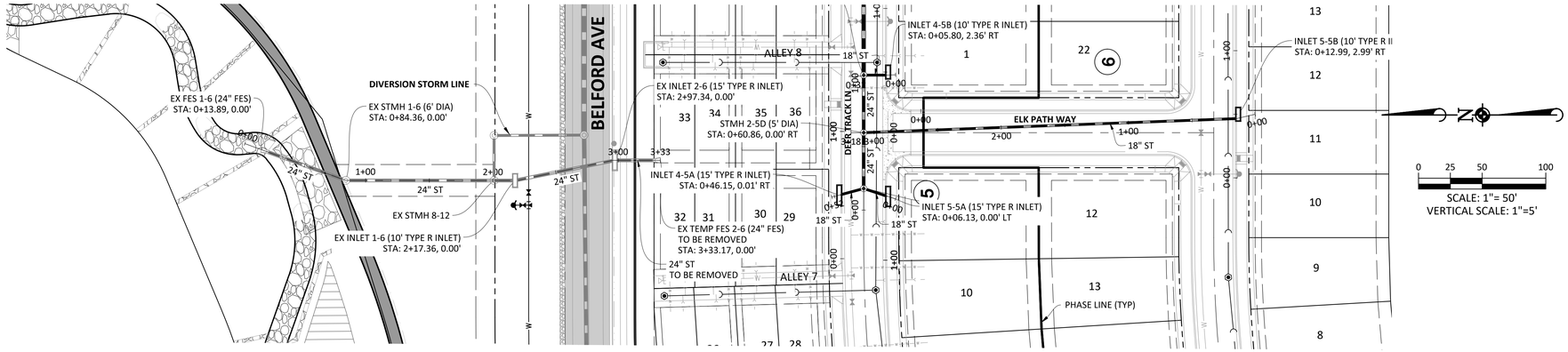
COLORADO REGISTERED PROFESSIONAL ENGINEER — 37642 — 10-30-2020

PROJ. MGR.:	KIM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

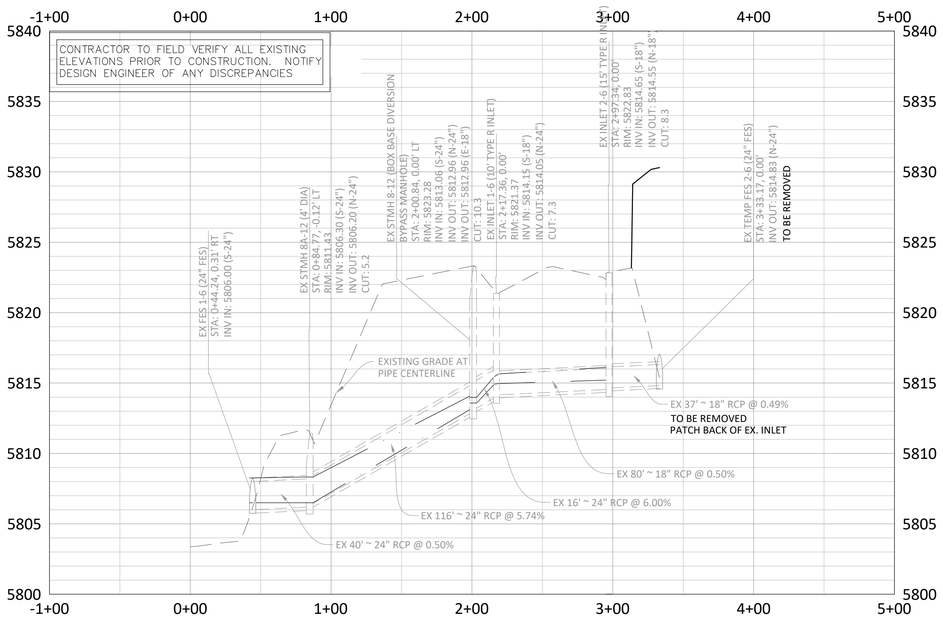
SHEET 32 OF 43
CLCPKC3

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Plotted: 10/30/2020 10:59 AM Dwg Name: P:\Clcpkc3\Com\South05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\05A-CLCPKC3-STORM_PP-1.dwg Updated By: ADrucker

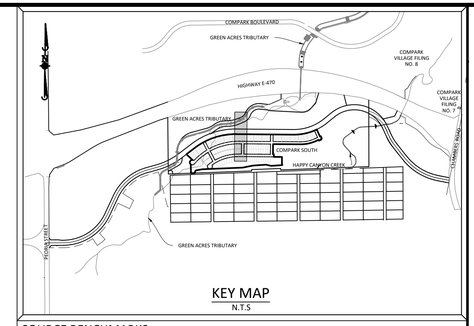


PLAN: STORM 6



PROFILE: STORM 6

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



SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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STORM SEWER NOTES:

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7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

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

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

	DATE	REVISIONS	DRAWN BY
H	09/2020	APPROVED	
G	08/2020	SUBMITTAL FOR REAPPROVAL	SLS
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	ADDRESS COMMENTS FROM TOWN OF PARKER	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OFF-SITE STORM PLAN & PROFILE

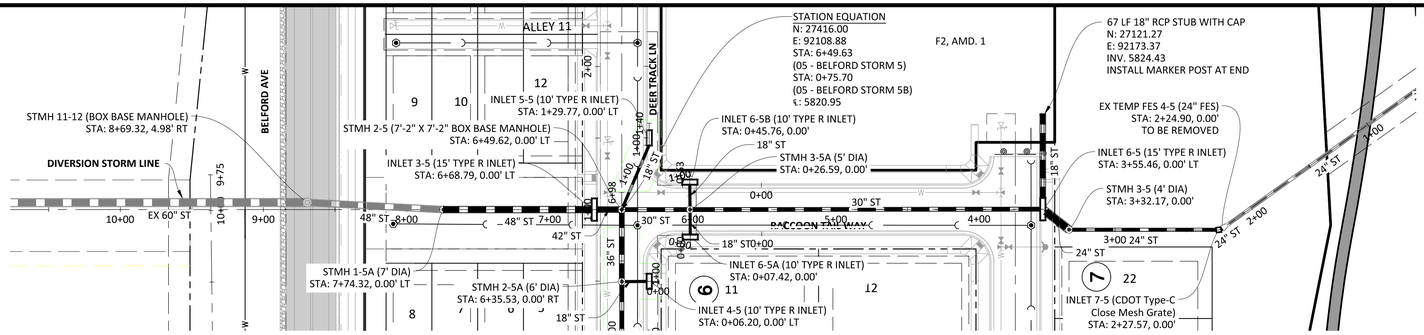
COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.: RHM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

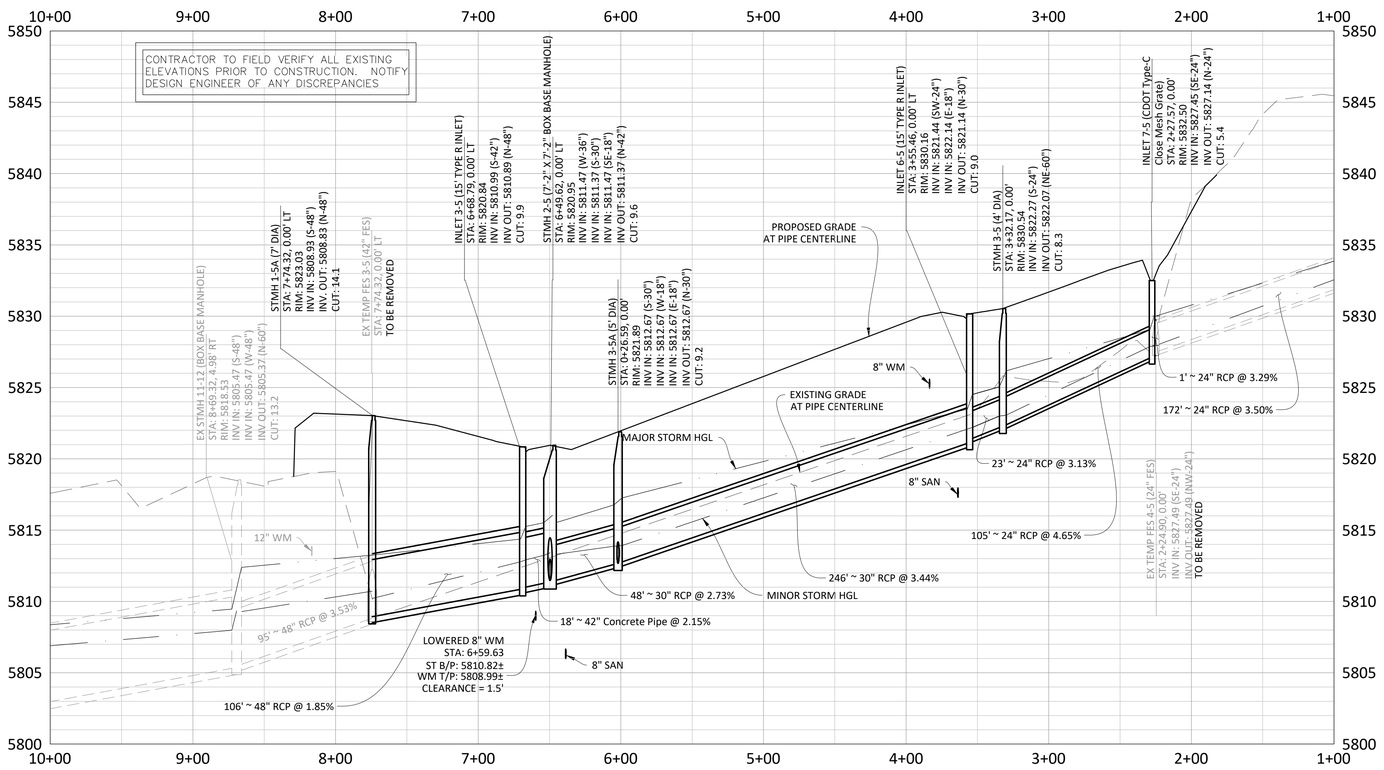
SHEET
33 OF 43
CLCPKC3

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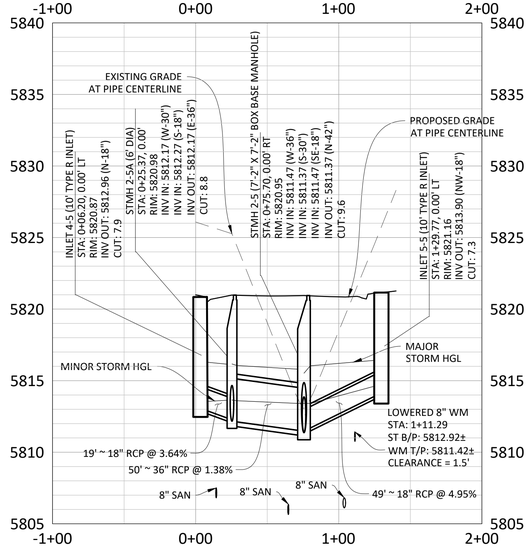
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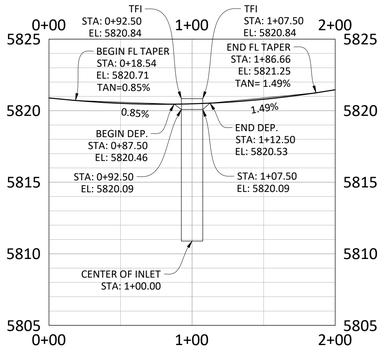


PLAN: STORM 5

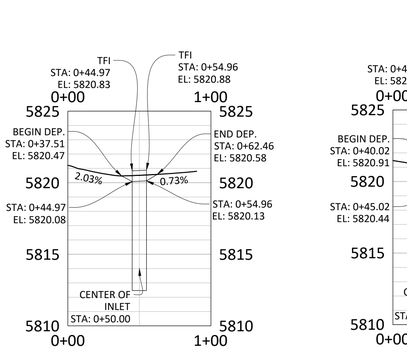


PROFILE: STORM 5

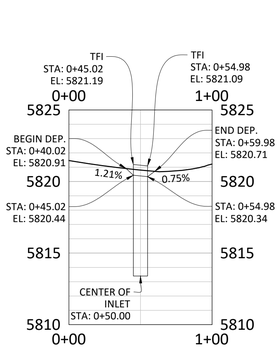




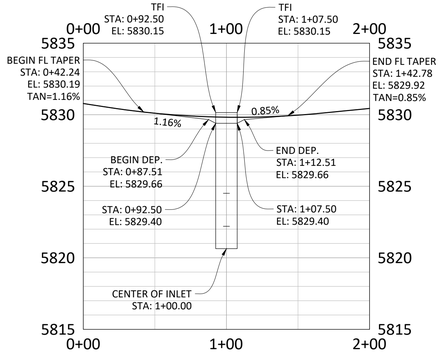
INLET 3-5 FLOWLINE TRANSITION



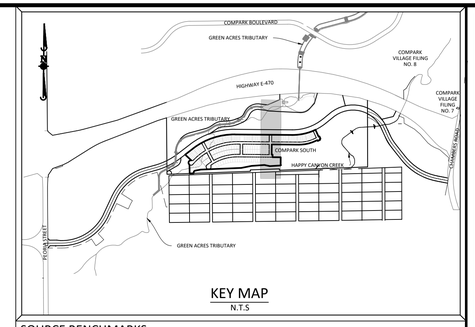
INLET 4-5 FLOWLINE TRANSITION



INLET 5-5 FLOWLINE TRANSITION



INLET 6-5 FLOWLINE TRANSITION



SOURCE BENCHMARKS:

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SPECIAL STORM SEWER NOTES:

1.) CONTRACTOR SHALL NOTE THAT INLET 5-5 IS NOT A STANDARD R-INLET AND NEEDS TO BE MODIFIED FOR THE 36" RCP OUTGOING STORM PIPE. THE INSIDE WIDTH OF THE BOX SHALL BE ENLARGED TO A MINIMUM OF 4'-5" (INSIDE WALL TO INSIDE WALL) VERSUS THE 3'-0" DIMENSION SHOWN ON CDOT'S M-604-12 DETAIL.

2.) THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.

3.) TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE FRONT CORNERS OF INLETS. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILES.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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	DATE	REVISIONS	DRAWN BY
H	09/2020	APPROVED	
G	08/2020	SUBMITTAL FOR REAPPROVAL	JAH
F	05/2020	SUBMITTAL FOR REAPPROVAL	MAM
E	03/2020	SUBMITTAL FOR REAPPROVAL	
D	07/2017	FINAL SUBMITTAL	
C	05/2017	ALL WATER UNDER TOWN OF PARKER	
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
RACCOON TAIL WAY STORM PLAN & PROFILE

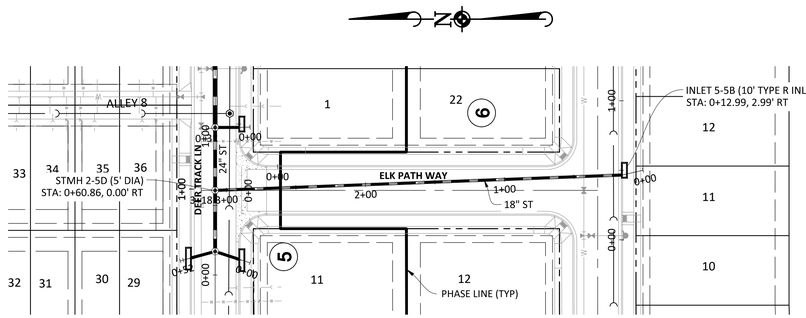
COLORADO REGISTERED PROFESSIONAL ENGINEER 37642 10-30-2020

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

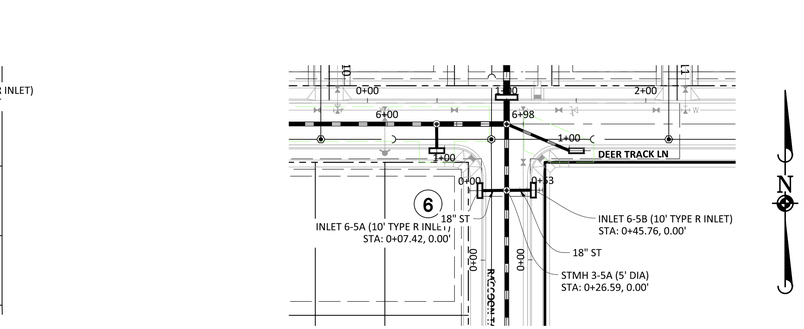
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CLCPKC3

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Plotted: 10/30/2020 9:59 AM Dwg Name: P:\Clcpkc3\Com\South\05-Residential (Ds\Dwg\Eng\Final Drawing\Plan Set\Town\PHASE 1\05A-CLCPKC3-STORM_PP-1.dwg, Updated By: ADaucker

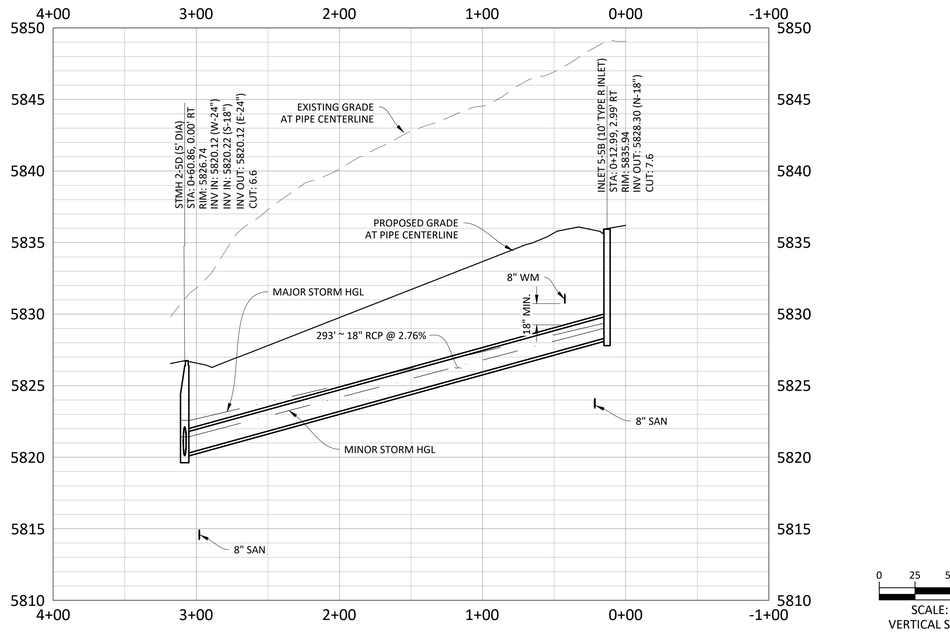


PLAN: STORM 5E

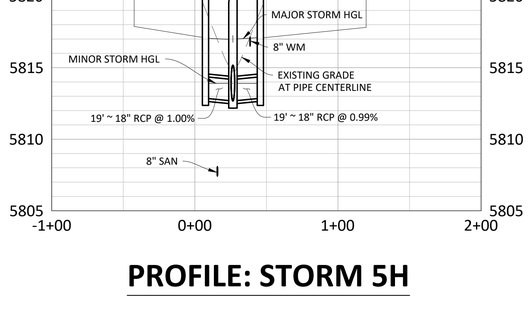


PLAN: STORM 5H

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

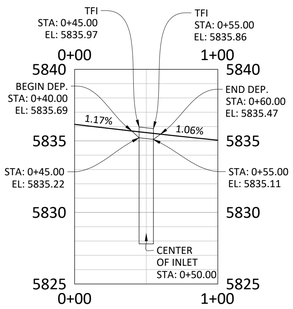


PROFILE: STORM 5E

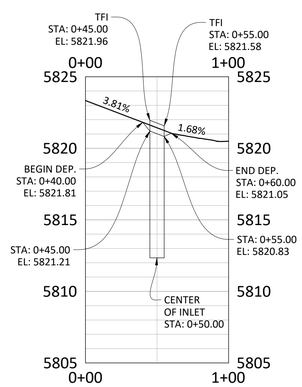


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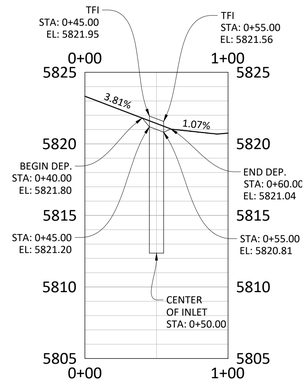
PROFILE: STORM 5H



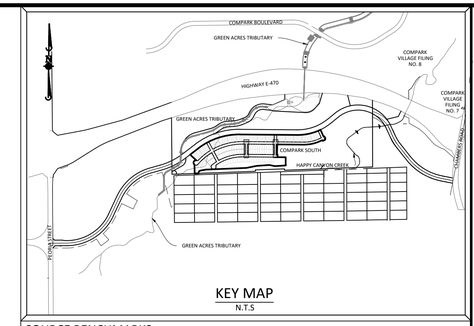
INLET 5-5B FLOWLINE TRANSITION



INLET 6-5A FLOWLINE TRANSITION



INLET 6-5B FLOWLINE TRANSITION



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)

SPECIAL STORM SEWER NOTES:

1.) THE CONES OF STMH 2-5A. STMH 2-5B, AND STMH 2-5C SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE SOUTH.

2.) THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.

STORM SEWER NOTES:

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2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
4. STATIONS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
5. ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
6. ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
8. TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE FRONT CORNERS OF INLETS. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILES.

Know what's below. Call before you dig.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

	DATE	REVISIONS	DRAWN BY
H	09/2020	APPROVED	
G	06/2020	SUBMITTAL FOR REAPPROVAL	
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	07/2017	ALL AGENCY SUBMITTAL TOWN OF PARKER	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE

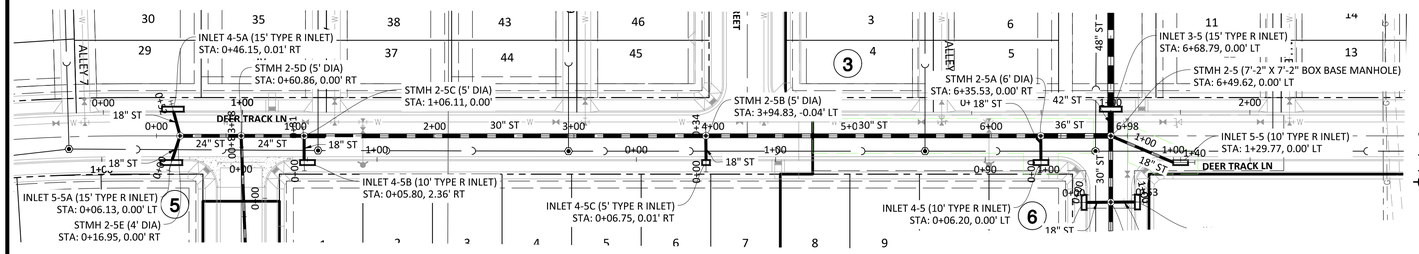
COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

SHEET
35 OF 43
CLCPKC3

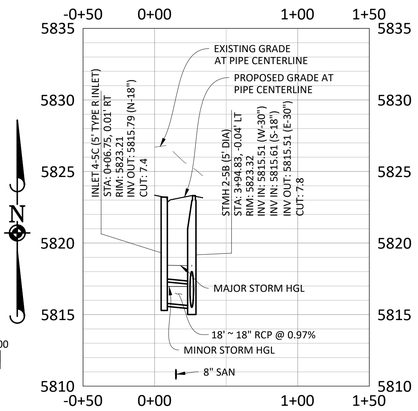
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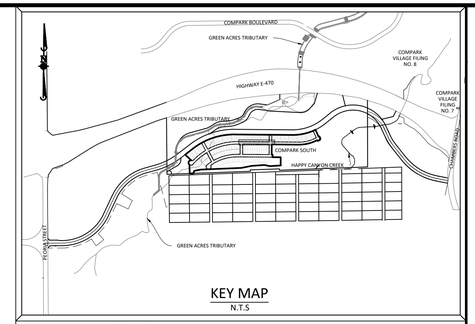


PLAN: STORM 5

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



PROFILE: STORM 5G



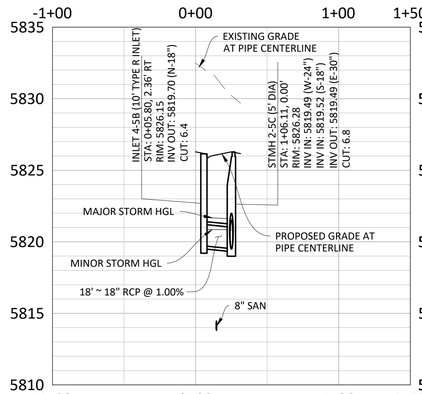
SOURCE BENCHMARKS:

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)

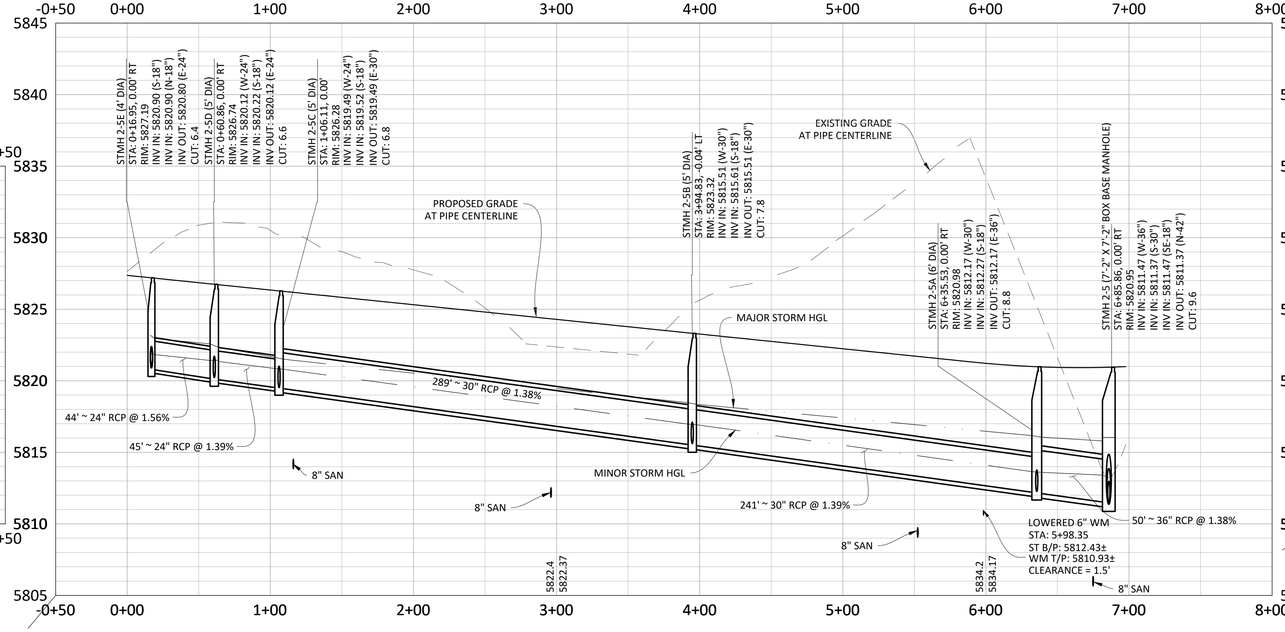
DATE	REVISIONS	DRAWN BY
09/2020	APPROVED	
09/2020	SUBMITTAL FOR REAPPROVAL	JAH
05/2020	SUBMITTAL FOR REAPPROVAL	MAM
03/2020	SUBMITTAL FOR REAPPROVAL	
07/2017	FINAL SUBMITTAL	
05/2017	ADDRESS PER TOWN OF PARKER	
12/30/16	THIRD SUBMITTAL	
05/2016	SECOND SUBMITTAL	
11/2016	FIRST SUBMITTAL	

Know what's below. Call before you dig.

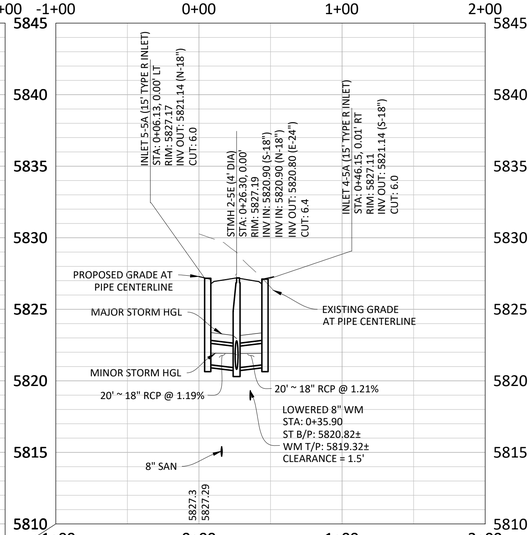




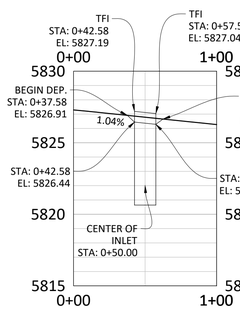
PROFILE: STORM 5F



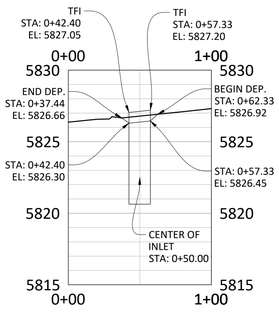
PROFILE: STORM 5



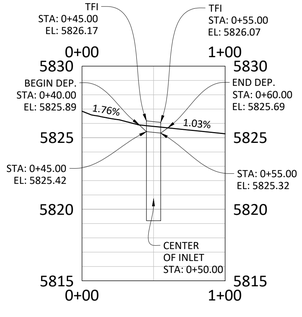
PROFILE: STORM 5D



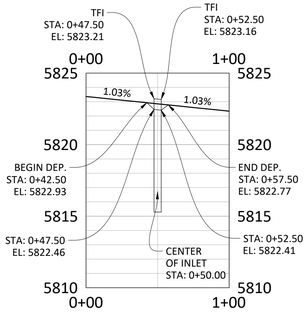
INLET 4-5A FLOWLINE TRANSITION



INLET 5-5A FLOWLINE TRANSITION



INLET 4-5B FLOWLINE TRANSITION



INLET 4-5C FLOWLINE TRANSITION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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Civil Engineering & Surveying & Construction Management
Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
DEERTRACK LANE STORM PLAN & PROFILE

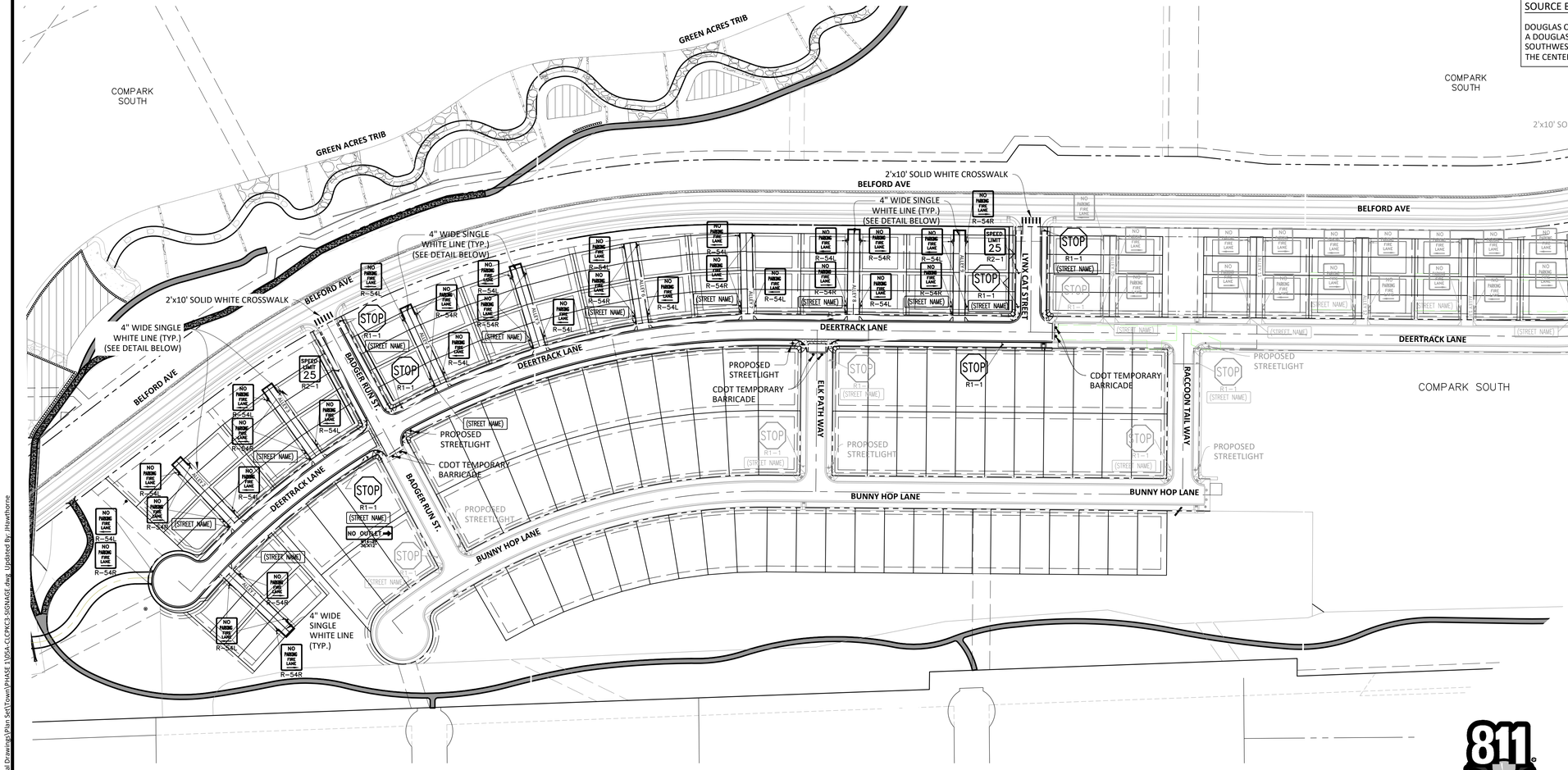
COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

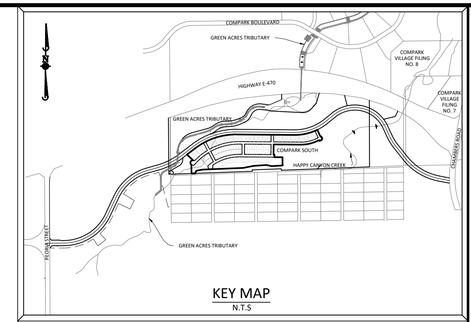
PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

SHEET
36 OF 43
CLCPKC3

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Plotted: 10/29/2020 2:57 PM Dwg Name: P:\Clpkc3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\05A-CLCPKC3-STORM_PP-1.dwg Updated By: MMcGuire





KEY MAP
N.T.S

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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REVISIONS	DATE	DRAWN BY
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G	06/2020	SUBMITTAL FOR REAPPROVAL
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL
C	05/2017	ALIGNMENT AFTER TOWN OF PARKER
B	12/30/16	THIRD SUBMITTAL
A	11/2016	SECOND SUBMITTAL

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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-mythacralate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.

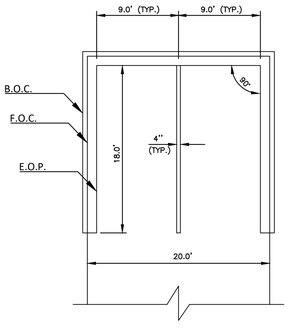
(Sand or water blast curing compound prior to installation of markings.)

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.

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.

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



TYPICAL ALLEY PARKING DETAIL
(ALLEYS 1, 2 ,3 ,4 ,5 ,8 & 9)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
SIGNAGE, STRIPING AND STREET LIGHT PLAN

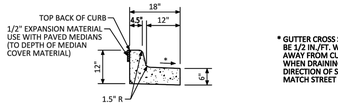
COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT I. MAYER
37642
10-30-2020
PROFESSIONAL ENGINEER

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

SHEET 37 OF 43
CLCPKC3

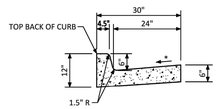
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Plotted: 10/29/2020 2:58 PM | Dwg Name: P:\Clcpkc3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\05A-CLCPKC3-SIGNAGE.dwg | Updated By: JHawthorne

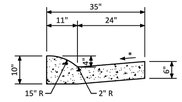


MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))

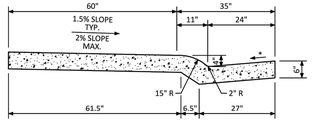
*** GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.**



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



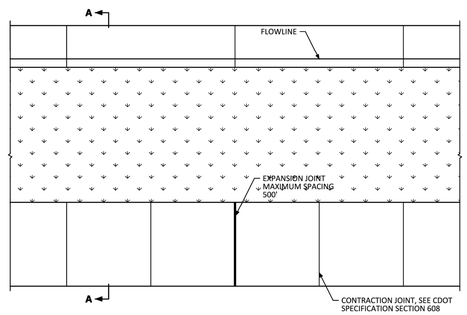
MOUNTABLE CURB AND GUTTER SECTION



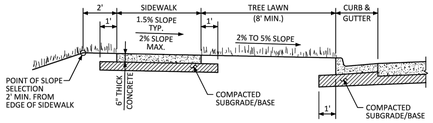
MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 3 | 1 OF 1



JOINT SPACING



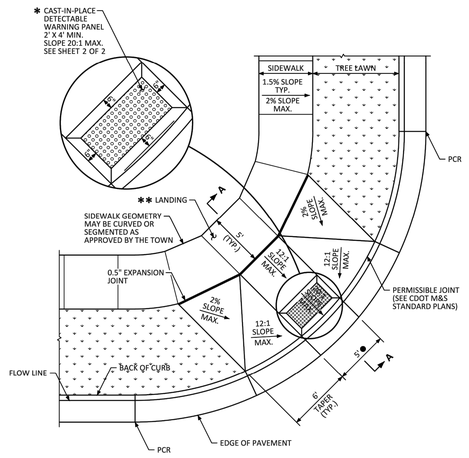
SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **DETACHED SIDEWALK STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 4 | 1 OF 2



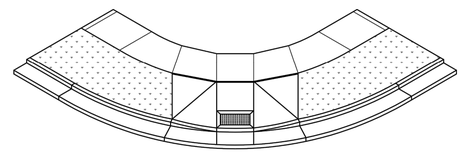
✱ DETECTABLE WARNINGS SHALL BE ONE OF CAST-IN-PLACE THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.

✱✱ LANDING SHALL HAVE A MAXIMUM OF 2% SLOPE IN EACH DIRECTION.

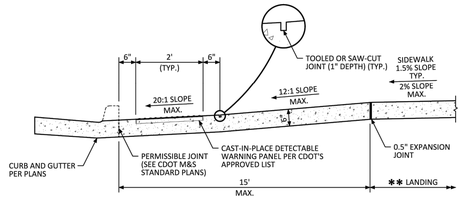
● FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 15 | 1 OF 2



ISOMETRIC

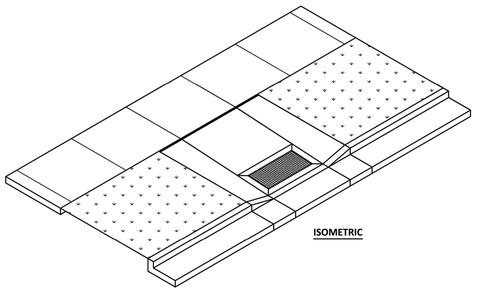


SECTION A-A

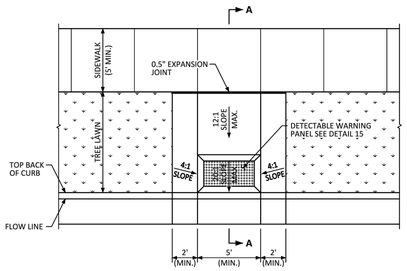
✱✱ LANDING SHALL HAVE A MAXIMUM OF 2% SLOPE IN EACH DIRECTION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 15 | 2 OF 2



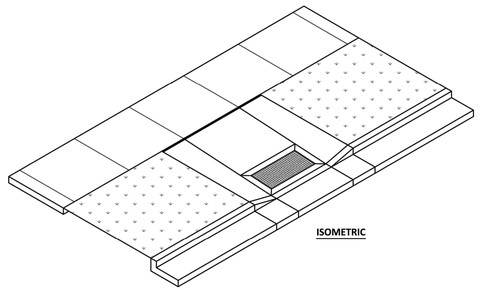
ISOMETRIC



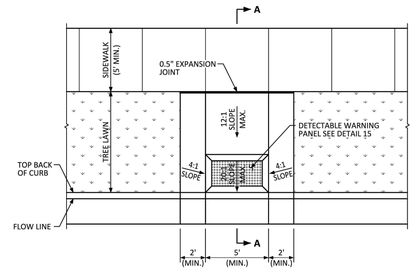
MIDBLOCK CURB RAMP

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 17 | 1 OF 2



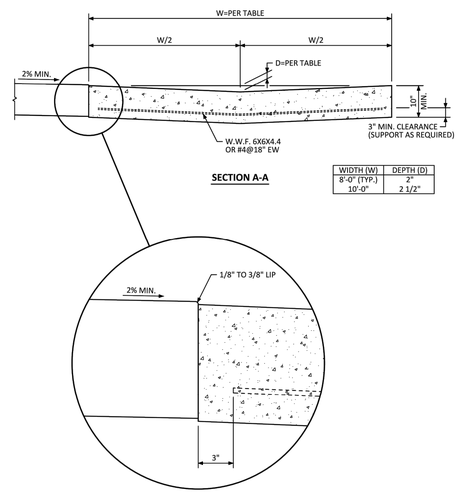
ISOMETRIC



MIDBLOCK CURB RAMP

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 17 | 1 OF 2

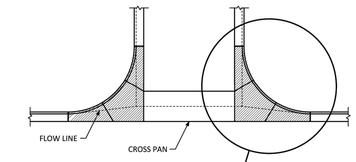


GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

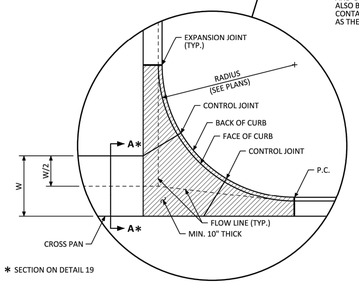
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 19 | 1 OF 2



PLAN VIEW

THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER. THIS AREA SHALL ALSO BE THE SAME THICKNESS AND CONTAIN THE SAME REINFORCING AS THE CROSS PAN.



✱ SECTION ON DETAIL 19

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 19 | 2 OF 2

DATE	REVISIONS	DRAWN BY
H 09/2020	APPROVED	
G 08/2020	SUBMITTAL FOR REAPPROVAL	
F 05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E 03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D 07/2017	FINAL SUBMITTAL	
C 05/2017	ALL SUBMITTED TO TOWN OF PARKER	
B 12/30/16	THIRD SUBMITTAL	
A 11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
STREET DETAILS

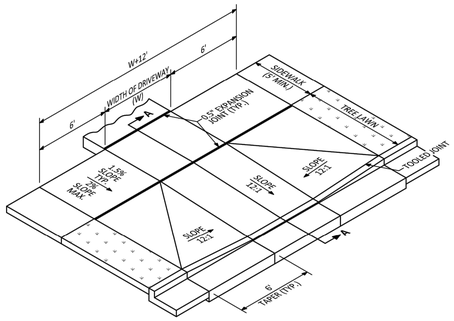
COLORADO REGISTERED JEFFREY T. IWA... 37642 10-30-2020 PROFESSIONAL ENGINEER

PROJ. MGR.: RIM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

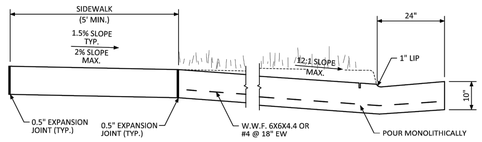
SHEET 38 OF 43
CLCPKC3

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Plotted: 10/29/2020 2:58 PM Dwg Name: P:\Clcpkc3\Com\South05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\05A-CLCPKC3-Street Details.dwg Updated By: JHawthorne



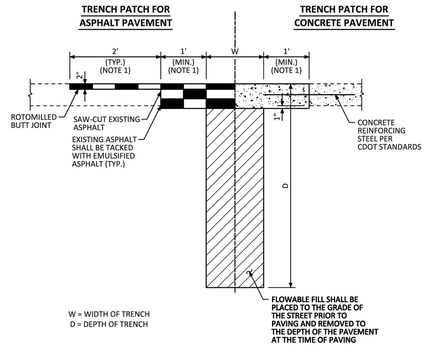
ISOMETRIC



SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 20 (2 OF 2)



GENERAL NOTES

1. SEE SECTION 9 OF THE ROADWAY CRITERIA MANUAL FOR LIMITS OF PATCHING. RECOMPACTION PER TOWN STANDARDS IS REQUIRED UNDER THE LIMITS OF THE PATCHING.

ASPHALT PAVEMENT NOTES

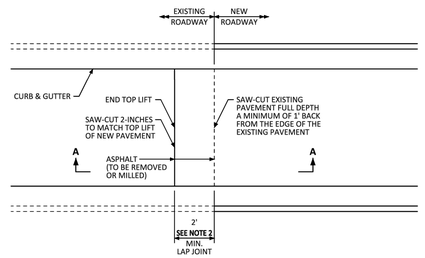
1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF ALL HMA PAVEMENT SECTIONS SHALL BE 2" THICK AND GRADING SX.

CONCRETE PAVEMENT NOTES

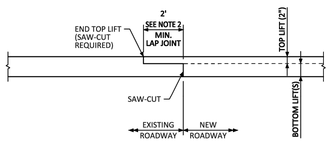
1. CONCRETE PAVEMENT THICKNESS SHALL BE 1 INCH GREATER THAN EXISTING CONCRETE PAVEMENT.
2. CONCRETE SHALL BE CDOT CLASS P.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 25 (1 OF 1)



PLAN



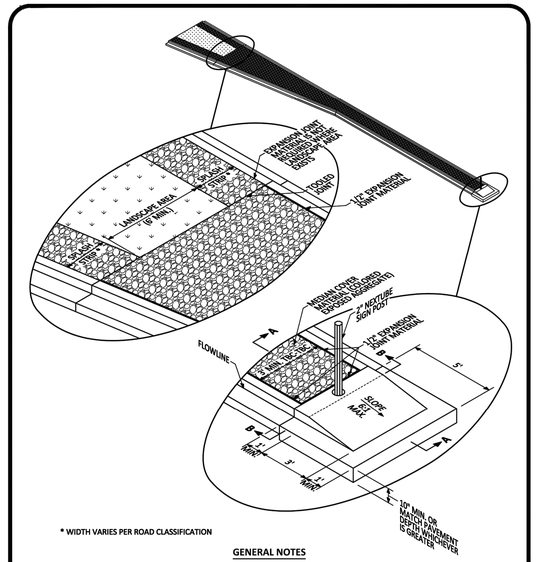
SECTION A-A

GENERAL NOTES

1. SAW-CUT EXISTING PAVEMENT FULL DEPTH TO PROVIDE A VERTICAL EDGE PRIOR TO PLACEMENT OF NEW ASPHALT AND SAW-CUT THE LAP JOINT 2-INCHES DEEP AT THE LAP JOINT DISTANCE.
2. THIS DETAIL APPLIES TO BOTH TRANSVERSE (WITH A 2-FOOT MIN. LAP JOINT) AND LONGITUDINAL (WITH A 1-FOOT MIN. LAP JOINT) ASPHALT JOINTS BETWEEN EXISTING AND NEW PAVEMENT.
3. SPECIFICATIONS AND ILLUSTRATIONS FOR CONCRETE PAVEMENT JOINTS ARE LOCATED IN CDOT'S M&S STANDARD PLANS AND CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. TEMPORARY ASPHALT RAMPS PLACED AT A 20:1 MAX. SLOPE SHALL BE REMOVED OR MILLED PRIOR TO PLACING FINAL ASPHALT.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 26 (1 OF 1)



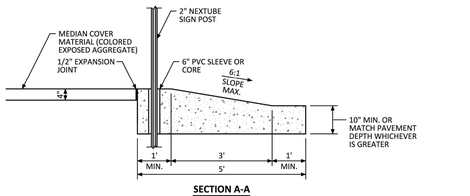
* WIDTH VARIES PER ROAD CLASSIFICATION

GENERAL NOTES

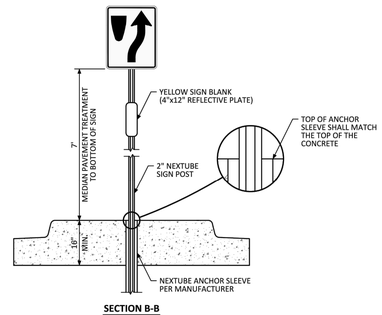
1. MEDIAN COVER MATERIAL SHALL BE DAVIS COLOR "RUSTIC BROWN" AND HAVE AN EXPOSED AGGREGATE FINISH. CONCRETE SHALL BE CDOT CLASS "B" WITH 3/8" MAXIMUM AGGREGATE SIZE.
2. TOOLED JOINTS IN THE MEDIAN COVER MATERIAL SHALL MATCH CURB AND GUTTER JOINTS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 27 (1 OF 2)



SECTION A-A



SECTION B-B

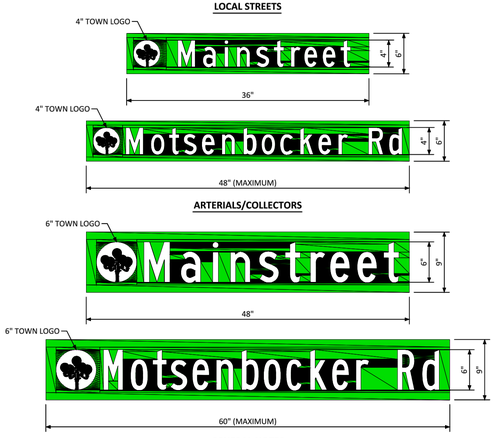
GENERAL NOTES

1. IF MEDIAN WIDTH IS GREATER THAN 12', ADDITIONAL DELINEATORS WILL BE REQUIRED. COORDINATE WITH DESIGNATED TOWN AUTHORITY.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 27 (2 OF 2)

LOCAL STREETS



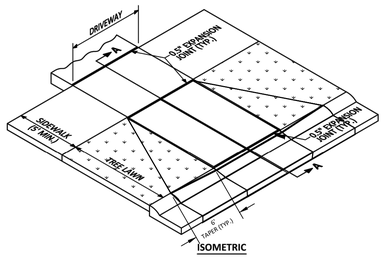
ARTERIALS/COLLECTORS

GENERAL NOTES

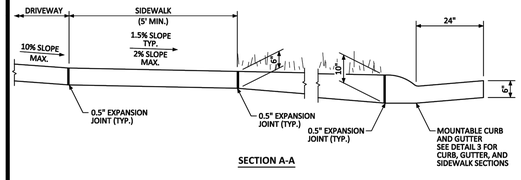
1. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE Nex/S-SquareTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE REFLECTORIZED AND AFFIXED TO BOTH SIDES OF STREET NAME SIGN BLANK. PRIMARY SHEETING MATERIAL TO BE HIGH INTENSITY PRISMATIC WHITE WITH GREEN TRANSPARENT ELECTRO-CUT FILM. TOWN LAMP LOGO TO BE BLACK FILM ON WHITE SHEETING.
5. STREET NAME FONTS SHALL BE STANDARD HIGHWAY GOTHIC SERIES. TOTAL CHARACTERS INCLUDING SUFFIX SHALL NOT EXCEED 14.
6. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **GROUND MOUNTED STREET NAME PANELS** | DATE DECEMBER 2016 | DETAIL 32 (1 OF 1)



ISOMETRIC



SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 21 (1 OF 1)

	DATE	REVISIONS	DRAWN BY
H	09/2020	APPROVED	
G	08/2020	SUBMITTAL FOR REAPPROVAL	
F	05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	FIRST SUBMITTAL AFTER TOWN OF PARKER REVIEW	
B	12/30/16	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
STREET DETAILS

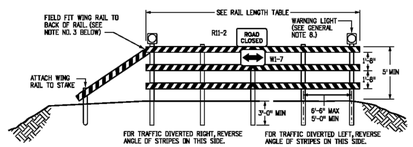
COLORADO REGISTERED PROFESSIONAL ENGINEER 37642 10-30-2020 JEFFREY T. HAWTHORNE

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016

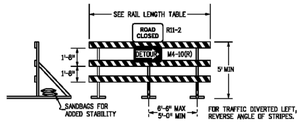
SHEET 39 OF 43
CLCPKC3

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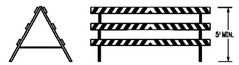
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FIXED



MOVABLE-SKIDS



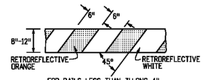
MOVABLE-HINGED

TYPICAL TYPE 3 BARRICADES

1. TYPE 3 BARRICADES HAVE 3 RETROREFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
2. THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
3. DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BERROW PIT AND/OR SHOULDER AS REQUIRED.

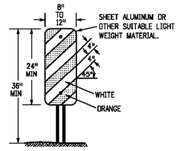
RAIL LENGTH TABLE

TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8'- 14'
F - B	M - B	15'- 24'
F - C	M - C	25'- 35'
F - D	M - D	> 35'



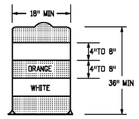
FOR RAILS LESS THAN 3' LONG, 4" WIDE STRIPES SHALL BE USED.

RAIL STRIPING DETAIL



TYPICAL VERTICAL PANEL

1. IF SPECIAL PANELS 3'OR GREATER IN HEIGHT ARE REQUIRED, THEN 6" STRIPES SHALL BE USED.
2. IF FIXED PLACEMENT IS REQUIRED, MOUNT ON DELINEATOR POST. SEE COLORADO STANDARD PLAN S-612-1.



TYPICAL DRUM

1. THE 18" MINIMUM DIMENSION SHALL APPLY TO THE SMALLEST MEASUREMENT OF OBLONG, RECTANGULAR, OR FLATTENED SIDE DRUMS.
2. THERE SHALL BE AT LEAST TWO ORANGE AND TWO WHITE HORIZONTAL, CIRCUMFERENTIAL, RETROREFLECTIVE STRIPES ON EACH DRUM.

GENERAL NOTES

1. THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
   A. AS SPECIFIED OR DETAILED IN THE PLANS.
   B. AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
   C. AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
2. TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 614 AND 630 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
3. ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
   A. THE APPLICABLE SECTION OF 508 OF THE STANDARD SPECIFICATIONS.
   B. ALL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
   C. THE BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING ONE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH EXTERIOR WHITE PAINT.
   D. ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
4. ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
   A. THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
   B. HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SIDE(S) SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDE(S) TO WHICH TRAFFIC IS TO PASS OR TURN.
   C. PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES. THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION, OR WHERE THERE IS NO CROSSROAD OR OUTLET.
   D. ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D4956:
      1. ORANGE AND WHITE SHALL BE TYPE IV MINIMUM.
      2. RED AND WHITE SHALL BE TYPE IV MINIMUM.
5. FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
6. ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
7. STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
   A. SKIDS (BASES) OF MOVABLE BARRICADES SHALL BE WEIGHTED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
   B. NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
8. WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
   A. USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SINGLY, AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
   B. THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
9. CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
   A. PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-606-14.
   B. BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATION INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 80', AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
   C. CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA, AND PLACED AS SHOWN ON THE PLANS.
10. SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

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Colorado Department of Transportation
2829 W. Howard Pl.
Denver, CO 80204
Phone: 303-757-9435
FAX: 303-757-9219
Traffic & Safety Engineering MKB

BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-630-2
Standard Sheet No. 1 of 1
Project Sheet Number:

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	DATE		
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E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
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A	11/2016	SECOND SUBMITTAL	

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7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
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TOWN OF PARKER, COLORADO
STREET DETAILS

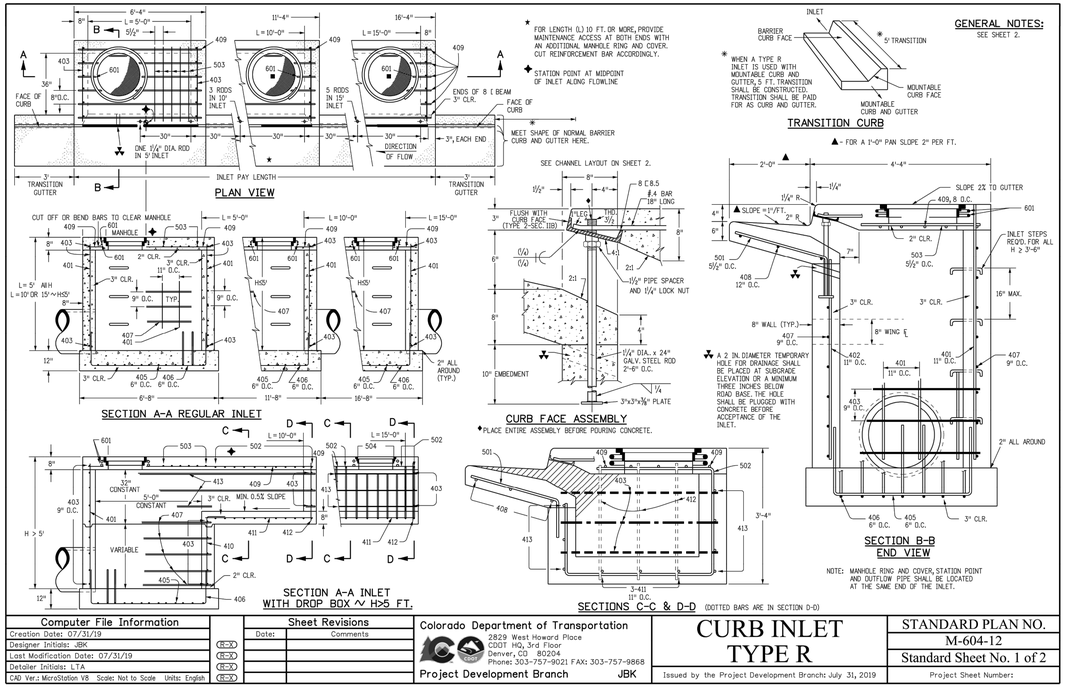
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PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
40 OF 43
CLCPKC3

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CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE, ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	3'-5"	17	3'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX							5	8'-4"		
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■R8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				3 BARS, 1 RODS		6 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS	

REGULAR INLETS | DROP BOX INLETS

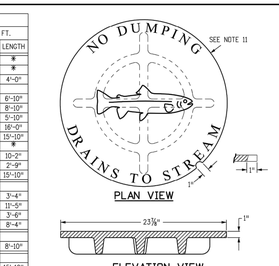
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

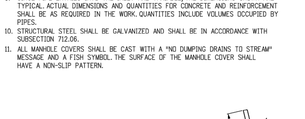
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

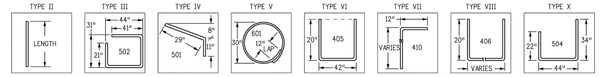
"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"







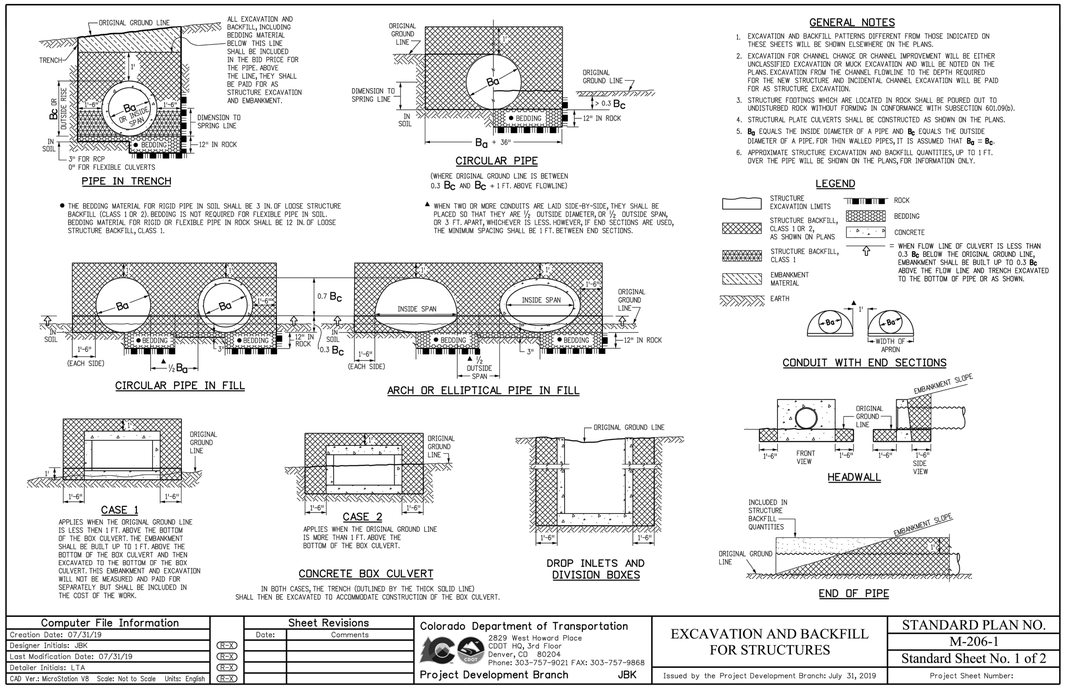
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Colorado Department of Transportation
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CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:



GENERAL NOTES

1. EXCAVATION AND BACKFILL PATTERNS DIFFERENT FROM THOSE INDICATED ON THESE SHEETS WILL BE SHOWN ELSEWHERE ON THE PLANS.
2. EXCAVATION FOR CHANNEL CHANGE OR CHANNEL IMPROVEMENT WILL BE EITHER UNCLASSIFIED EXCAVATION OR MUCK EXCAVATION AND WILL BE NOTED ON THE PLANS. EXCAVATION FROM THE CHANNEL FLOWLINE TO THE DEPTH REQUIRED FOR THE NEW STRUCTURE AND INCIDENTAL CHANNEL EXCAVATION WILL BE PAID FOR AS STRUCTURE EXCAVATION.
3. STRUCTURE FOOTINGS WHICH ARE LOCATED IN ROCK SHALL BE POURED OUT TO UNDISTURBED ROCK WITHOUT FORMING (IN CONFORMANCE WITH SUBSECTION 601.09(b)).
4. STRUCTURAL PLATE CULVERTS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS.
5. B_d EQUALS THE INSIDE DIAMETER OF A PIPE AND B_c EQUALS THE OUTSIDE DIAMETER OF A PIPE. FOR THIN WALLED PIPES, IT IS ASSUMED THAT $B_d = B_c$.
6. APPROXIMATE STRUCTURE EXCAVATION AND BACKFILL QUANTITIES, UP TO 1 FT. OVER THE PIPE WILL BE SHOWN ON THE PLANS, FOR INFORMATION ONLY.

LEGEND

STRUCTURE EXCAVATION LIMITS
STRUCTURE BACKFILL, CLASS 1 OR 2, AS SHOWN ON PLANS
STRUCTURE BACKFILL, CLASS 1
EMBANKMENT MATERIAL
EARTH
ROCK
BEDDING
CONCRETE
= WHEN FLOW LINE OF CULVERT IS LESS THAN 0.3 B_c BELOW THE ORIGINAL GROUND LINE, EMBANKMENT SHALL BE BUILT UP TO 0.3 B_c ABOVE THE FLOW LINE AND TRENCH EXCAVATED TO THE BOTTOM OF PIPE OR AS SHOWN.

- THE BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. OF LOOSE STRUCTURE BACKFILL (CLASS 1 OR 2). BEDDING IS NOT REQUIRED FOR FLEXIBLE PIPE IN SOIL. BEDDING MATERIAL FOR RIGID OR FLEXIBLE PIPE IN ROCK SHALL BE 12 IN. OF LOOSE STRUCTURE BACKFILL, CLASS 1.

▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE-BY-SIDE, THEY SHALL BE PLACED SO THAT THEY ARE ½ OUTSIDE DIAMETER, OR ½ OUTSIDE SPAN, OR 3 FT. APART, WHICHEVER IS LESS. HOWEVER, IF END SECTIONS ARE USED, THE MINIMUM SPACING SHALL BE 1 FT. BETWEEN END SECTIONS.

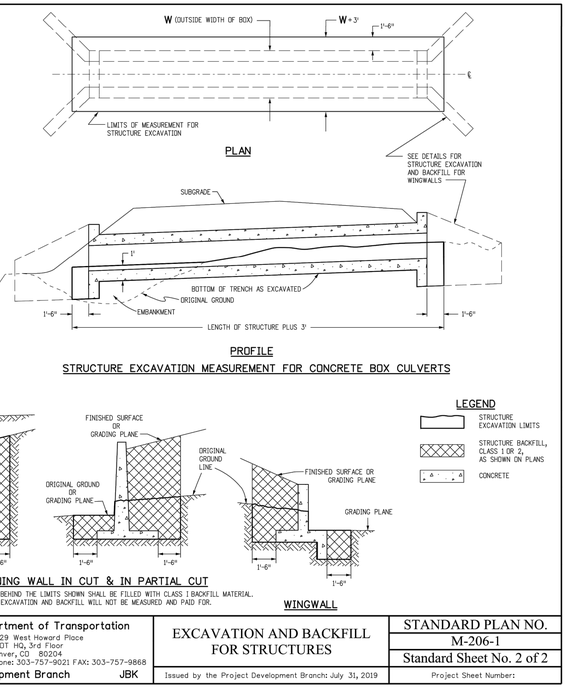
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2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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EXCAVATION AND BACKFILL FOR STRUCTURES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-206-1
Standard Sheet No. 1 of 2
Project Sheet Number:



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03/2020	SUBMITTAL FOR REAPPROVAL	
07/2017	FINAL SUBMITTAL	
12/20/16	SECOND SUBMITTAL TOWN OF PARKER	
11/2016	THIRD SUBMITTAL	
11/2016	SECOND SUBMITTAL	

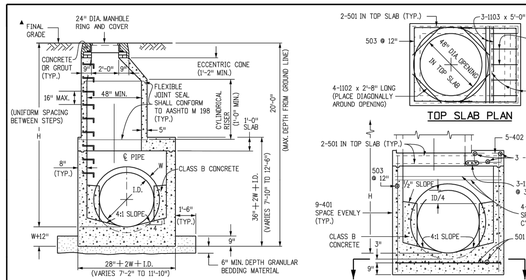
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
STORM DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

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PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

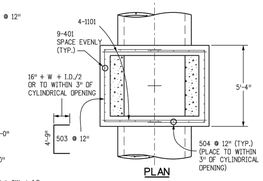
SHEET 41 OF 43
CLCPKC3

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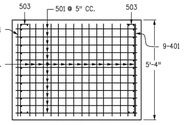


SECTION

SECTION



PLAN



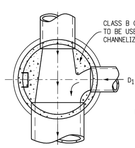
SECTION A-A
(STEEL IN BOTTOM OF BASE)

MAHHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT *)	18 \ 8'-1" \ 97.2	18 \ 8'-8" \ 104.2	18 \ 9'-3" \ 111.2	18 \ 9'-10" \ 118.2	18 \ 11'-0" \ 132.3	18 \ 12'-2" \ 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT *)	5 \ 5'-5" \ 18.1	5 \ 6'-0" \ 20.0	5 \ 6'-7" \ 22.0	5 \ 7'-2" \ 23.9	5 \ 8'-4" \ 27.8	5 \ 9'-6" \ 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT *)	17 \ 7'-5" \ 131.5	17 \ 8'-0" \ 141.8	17 \ 8'-7" \ 152.2	17 \ 9'-2" \ 162.5	17 \ 10'-4" \ 183.2	17 \ 11'-6" \ 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT *)	22 \ 5'-0" \ 114.7	23 \ 5'-0" \ 119.9	25 \ 5'-0" \ 130.4	26 \ 5'-0" \ 135.6	29 \ 5'-0" \ 151.2	32 \ 5'-0" \ 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 12"}+1\right)$ @ 5"
503	5	II	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT *)	16 \ 12'-10" \ 214.2	16 \ 13'-5" \ 223.9	18 \ 14'-0" \ 262.8	18 \ 14'-7" \ 273.8	20 \ 15'-9" \ 328.5	24 \ 16'-11" \ 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{134+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT *)	12 \ 8'-1" \ 100.2	14 \ 8'-8" \ 126.6	14 \ 9'-3" \ 135.1	16 \ 9'-10" \ 164.1	18 \ 11'-0" \ 206.5	20 \ 12'-2" \ 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D. @ 12"
1101	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT *)	4 \ 7'-2" \ 152.3	4 \ 7'-8" \ 164.7	4 \ 8'-1" \ 177.1	4 \ 8'-6" \ 189.5	4 \ 10'-1" \ 214.3	4 \ 11'-3" \ 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT *)	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	BENDING: TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT *)	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	TYPE II 4'-9" 16"+W+I.D./2
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III 12" 12" 7" I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

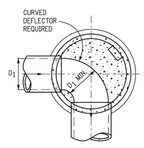
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



THROUGH PIPE ONE LATERAL

ANGLED LATERALS



SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

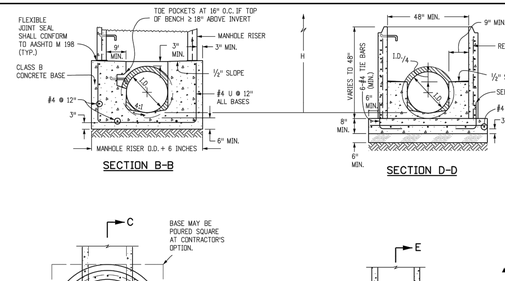
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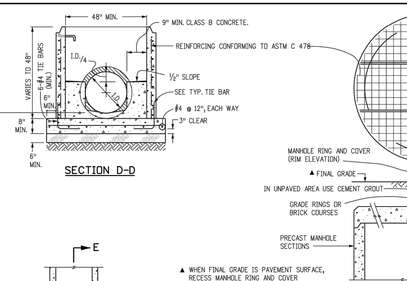
MANHOLES

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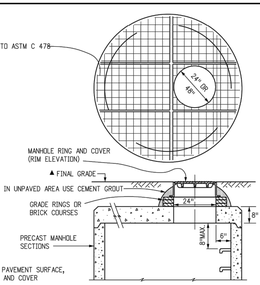
STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:



SECTION B-B

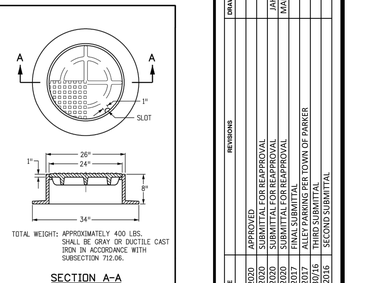


SECTION D-D



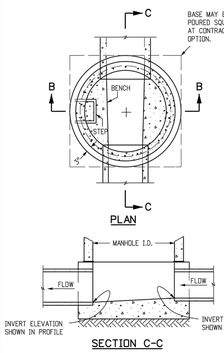
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

FLAT TOP SECTION DETAIL

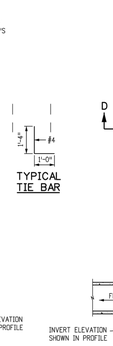


TOTAL WEIGHT: APPROXIMATELY 400 LBS. SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.

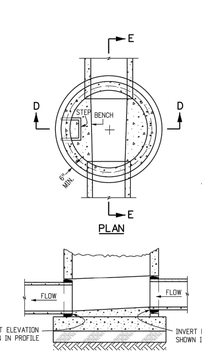
SECTION A-A
MANHOLE RING AND COVER



PLAN

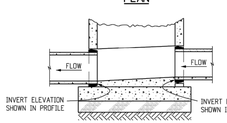


TYPICAL TIE BAR

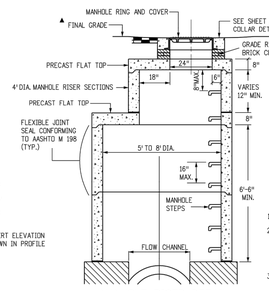


PLAN

SECTION C-C
CAST-IN-PLACE SLAB BASE



SECTION E-E
PRECAST SLAB BASE



MANHOLE RISER DETAIL

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

LEGEND

SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

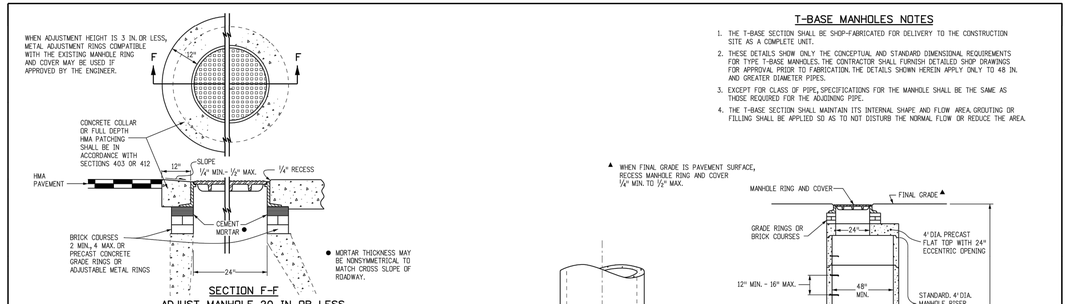
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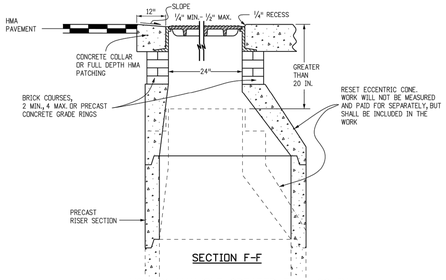
MANHOLES

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STANDARD PLAN NO. M-604-20
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SECTION F-F
ADJUST MANHOLE 20 IN. OR LESS

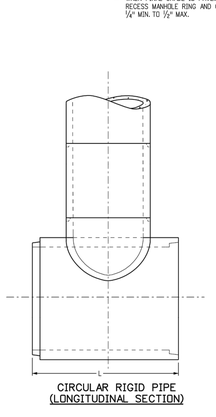


SECTION F-F
MODIFY MANHOLE GREATER THAN 20 IN.

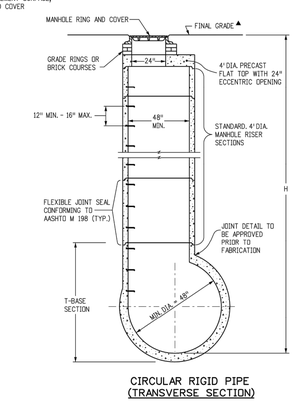
T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS IV PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.



CIRCULAR RIGID PIPE (LONGITUDINAL SECTION)



CIRCULAR RIGID PIPE (TRANSVERSE SECTION)

MANHOLE T-BASE

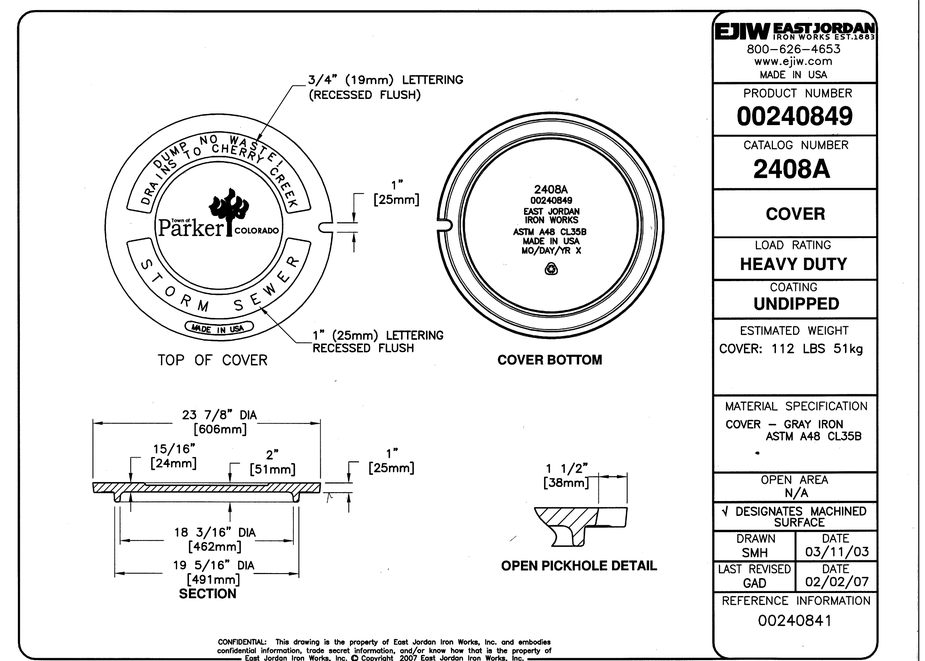
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MANHOLES

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Standard Sheet No. 3 of 3
Project Sheet Number:



EJIW EAST JORDAN IRON WORKS EST.1883
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MADE IN USA

PRODUCT NUMBER	00240849
CATALOG NUMBER	2408A
	COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
ESTIMATED WEIGHT	COVER: 112 LBS 51kg
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN SMH / DATE 03/11/03	
LAST REVISED GAD / DATE 02/02/07	
REFERENCE INFORMATION	00240841

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09/2020	APPROVED	
08/2020	SUBMITTAL FOR REAPPROVAL	
05/2020	SUBMITTAL FOR REAPPROVAL	JAH
03/2020	SUBMITTAL FOR REAPPROVAL	MAM
07/2017	FINAL SUBMITTAL	
12/2016	SECOND SUBMITTAL TOWN OF PARKER	
12/30/16	THIRD SUBMITTAL	
11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
STORM DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER 37642 10-30-2020

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

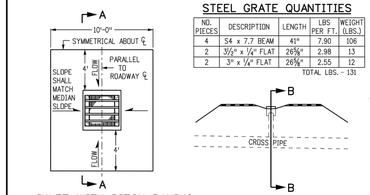
SHEET 42 OF 43
CLCPKC3

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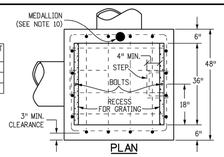
STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	41"	7.90	106
2	3⅛" x ¼" FLAT	26⅝"	2.98	13
2	3" x ¼" FLAT	26⅝"	2.55	12
TOTAL LBS. - 131				

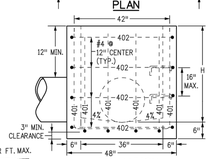


INLET WITH DITCH PAVING

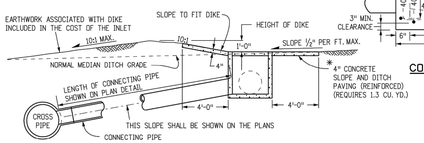
SECTION VIEW



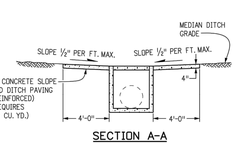
PLAN



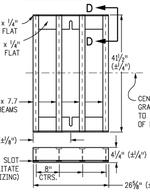
ELEVATION
CONCRETE INLET



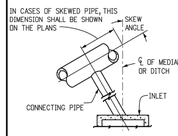
SECTION B-B
INLET CONNECTED TO A CROSS PIPE



SECTION A-A
INLET ON GRADE
(FLOW FROM ONE DIRECTION)



SECTION D-D

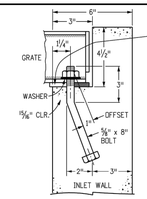


INLET CONNECTED TO A SKEWED CROSS PIPE

STANDARD INLET GRATE

*CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON THE PLANS.

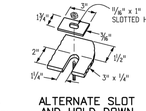
INLET AT BOTTOM OF VERTICAL CURVE
(FLOW FROM TWO DIRECTIONS)



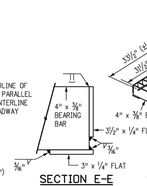
GRATE INSTALLATION DETAIL



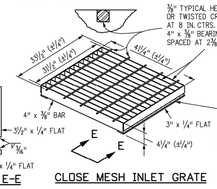
SLOT DETAIL



ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL



SECTION E-E



CLOSE MESH INLET GRATE

GENERAL NOTES

1. INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN. 2 INCH CLEARANCE. CUT OR BEND AROUND PIPES AS REQUIRED.
4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.
9. SEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.
10. ALL INLETS SHALL HAVE A 4 INCH DIA METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

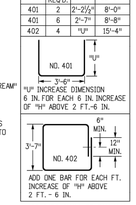
QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQD.
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-6"	3.2	252	6

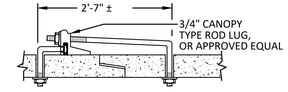
▼PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

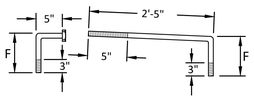
BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM

MARK	NO. REQD.	HEIGHT	LENGTH
401	2	2'-2½"	8'-0"
401	6	2'-7"	8'-8"
402	4	"H"	15'-4"



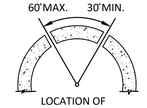
402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.





3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

PIPE DIAMETER	F
18" - 30"	5"
36" - 42"	6"
48" - 60"	7"
72" - 84"	9"



CONCRETE JOINT FASTENER
(TWO PER JOINT)
N.T.S.

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Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

INLET, TYPE C

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STANDARD PLAN NO.
M-604-10
Standard Sheet No. 1 of 1
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Know what's below. Call before you dig.

DATE	REVISIONS	DRAWN BY
H 09/2020	APPROVED	
G 08/2020	SUBMITTAL FOR REAPPROVAL	
F 05/2020	SUBMITTAL FOR REAPPROVAL	JAH
E 03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D 07/2017	FINAL SUBMITTAL	
C 05/2017	ALL COMMENTS FROM TOWN OF PARKER	
B 12/30/16	THIRD SUBMITTAL	
A 11/2016	SECOND SUBMITTAL	

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
Civil Engineering | Land Planning | Surveying
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
STORM DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
43 OF 43
CLCPKC3

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Plotted: 10/29/2020 2:59 PM Dwg Name: P:\Cpkc3\Com\South\DS-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 1\DSA-CLCPKC3-Storm Details.dwg Updated By: JHawthorne