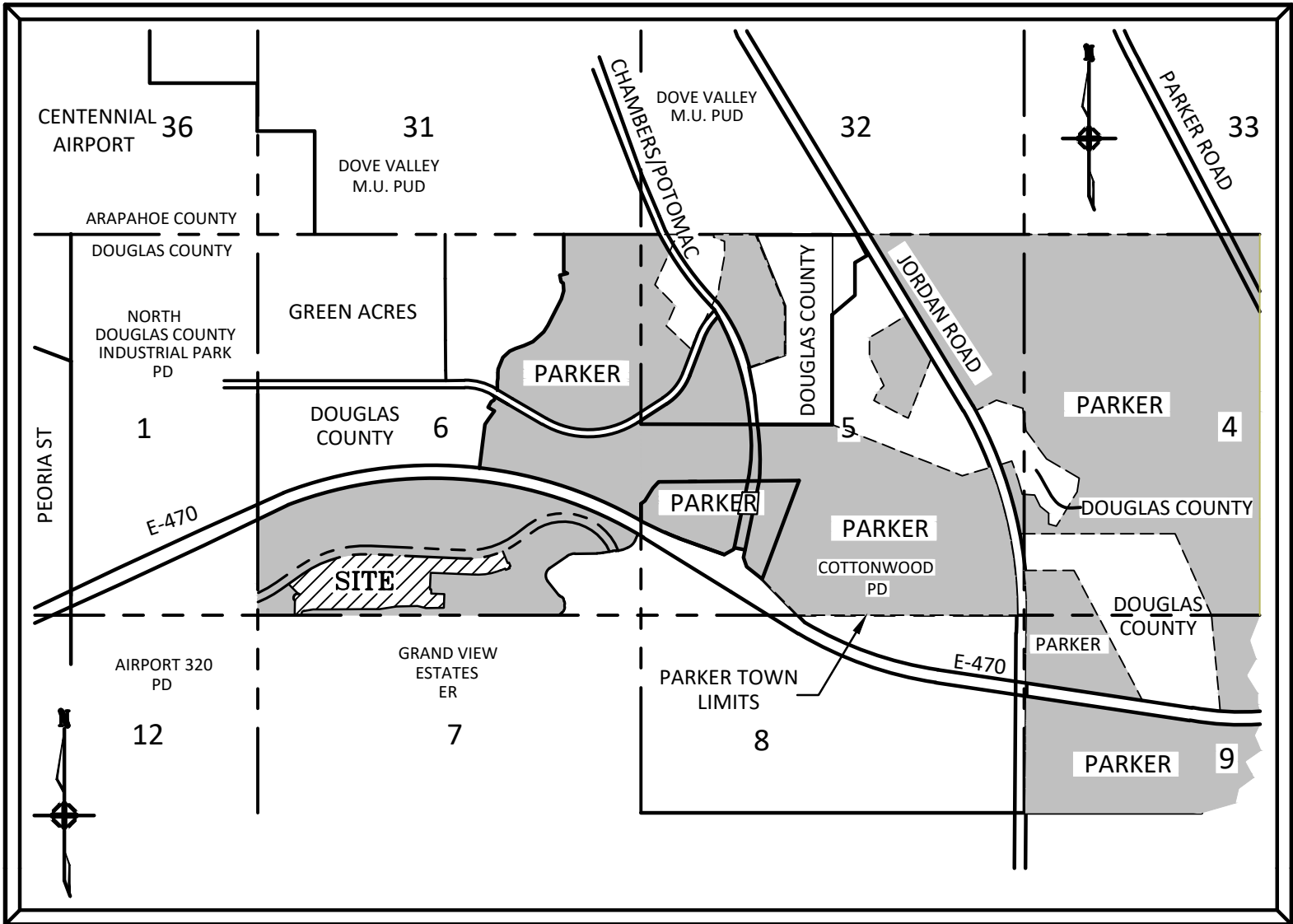


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FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 PARKER, COLORADO

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF NORTH 00°29'49" WEST, AS DETERMINED BY GPS OBSERVATION FROM NGS CONTROL POINTS IN THE COLORADO CENTRAL ZONE, STATE PLANE COORDINATE SYSTEM TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

N.T.S.

RECORD DRAWING

As-Built Recordation

ONLY ITEMS MARKED WITH "AB" REFLECT AS-CONSTRUCTED INFORMATION. INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED BELOW. UNLESS EXPLICITLY MARKED WITH "AB", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

☒ FOR REFERENCE ONLY	DATE	11/2023
☐ ROADWAY	DATE	
☐ SANITARY SEWER	DATE	
☐ STORM SEWER	DATE	
☐ WATER	DATE	

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PROPOSED SUBDIVISION COMPARK VILLAGE SOUTH FILING NO. 2 IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND AASHTO 'POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS'."



AGENCY CONTACT LIST

470 COMPARK
MICHAEL VICKERS
1001 BANNOCK ST, SUITE 463
DENVER, CO 80204
303-881-6292

MANHARD CONSULTING
RICKY J. MOORE, P.E.
7600 E ORCHARD RD, SUITE 150-N
GREENWOOD VILLAGE, CO 80111
303-708-0500

PARKER PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO. 80138
STREETS - ALEX MESTDAGH
STORM WATER - MICHAEL GRABCYK
EROSION CONTROL - MICHAEL GRABCYK
LIFE SAFETY - RANDY CAPRA
303-840-9546

TOWN OF PARKER POLICE DEPARTMENT
19600 E. PARKER SQUARE DR.
PARKER, CO. 80134
303-841-9800

STONEGATE VILLAGE METRO DISTRICT
DISTRICT ENGINEER:
SCOTT BARNETT
MULHERN MRE, INC.
188 INVERNESS DRIVE WEST, SUITE 150
ENGLEWOOD, CO 80112
303-858-9909

DISTRICT MANAGER:
SARAH SIOBAKKEN
10252 STONEGATE PARKWAY
PARKER, CO 80134
303-858-9909

COMPARK VILLAGE CAMPUS METRO DISTRICT
C/O CLIFFTON LARSON ALLEN
8390 E. CRESCENT PARKWAY, SUITE 500
GREENWOOD VILLAGE, CO 80111
303-779-4525

SOUTH METRO FIRE RESCUE AUTHORITY
MICHELLE HERIAN
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
720-488-7200

UTILITY NOTIFICATION COMPANY OF COLORADO
2801 SOUTH YOUNGFIELD ST, SUITE 301
GOLDEN, CO 80401
LOCAL CALLS
1-800-922-1987 (811)

XCEL ENERGY
MICHELLE O'NAN
5909 E. 38TH AVE.
DENVER, CO 80207
303-329-1618

COMCAST
KEVIN YOUNG
6850 S. TUCSON WAY
ENGLEWOOD, CO 80112
720-490-3867

CENTURY LINK
WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80112
303-792-6069

COLORADO DEPARTMENT OF HEALTH
4210 E. 11TH AVE.
DENVER, CO 80220
303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
BROOKS KAUFMAN
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
303-688-3100

BENCHMARKS: (COMPARK SOUTH)

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

SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06

SHEET INDEX - TOWN OF PARKER PLAN SET

Sheet Number	Sheet Title
AB 1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL ROADWAY SECTIONS
4	PHASING PLAN
5	OVERLOT GRADING PLAN - WEST
6	OVERLOT GRADING PLAN - CENTRAL
7	OVERLOT GRADING PLAN - EAST
AB 8	EMERGENCY ACCESS ROAD
9	CBMP PLAN - PHASE A
10	CBMP PLAN - PHASE A
11	CBMP PLAN - PHASE B
12	CBMP PLAN - PHASE B
13	CBMP DETAILS
14	CBMP DETAILS
15	CBMP DETAILS
16	CBMP DETAILS
17	CBMP DETAILS
18	CBMP DETAILS
19	CBMP DETAILS
20	CBMP DETAILS
21	CBMP DETAILS
AB 22	BADGER RUN STREET ROADWAY PLAN & PROFILE
AB 23	LYNX CAT ST ROADWAY PLAN & PROFILE
AB 24	DEERTRACK LANE ROADWAY PLAN & PROFILE
AB 25	DEERTRACK LANE ROADWAY PLAN & PROFILE
AB 26	ALLEYS 1-3 PLAN & PROFILE
AB 27	ALLEYS 4-6 PLAN & PROFILE
AB 28	ALLEYS 7-9 PLAN & PROFILE
AB 29	INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST
AB 30	INTERSECTION DETAILS - ELK PATH WAY
AB 31	CURB RAMP DETAILS
AB 32	BADGER RUN STREET STORM PLAN & PROFILE
33	OFF-SITE STORM PLAN & PROFILE
AB 34	RACCOON TAIL WAY STORM PLAN & PROFILE
AB 35	ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE
AB 36	DEERTRACK LANE STORM PLAN & PROFILE
AB 37	SIGNAGE, STRIPING AND STREET LIGHT PLAN
38	STREET DETAILS
39	STREET DETAILS
40	STREET DETAILS
41	STORM DETAILS
42	STORM DETAILS
43	STORM DETAILS

SHEET INDEX - SVD DISTRICT PLAN SET

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL UTILITY PLAN
4	WATER PLAN - WEST
5	WATER PLAN - EAST
6	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
7	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
8	SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY
9	SANITARY SEWER PLAN AND PROFILE - ALLEY 1-3
10	SANITARY SEWER PLAN AND PROFILE - ALLEY 4-6
11	SANITARY SEWER PLAN AND PROFILE - ALLEY 7-9
12	SANITARY SEWER CONSTRUCTION DETAILS
13	WATER SYSTEM CONSTRUCTION DETAILS
14	WATER SYSTEM CONSTRUCTION DETAILS

TOWN OF PARKER APPROVALS

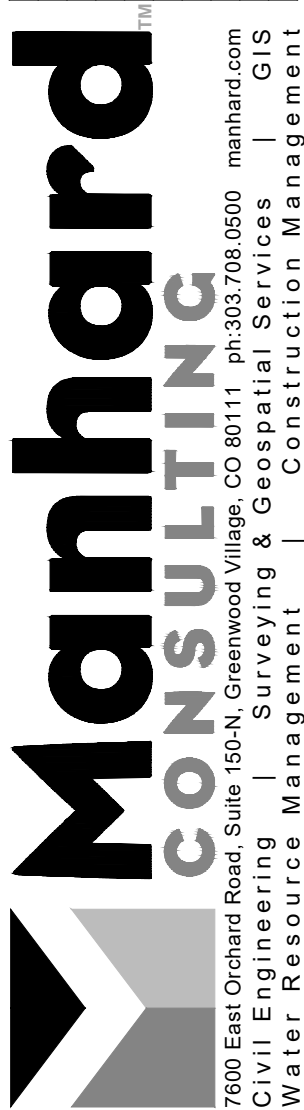
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/2020	APPROVED
08/2020	SUBMITTAL FOR REAPPROVAL
05/2020	SUBMITTAL FOR REAPPROVAL
03/2020	SUBMITTAL FOR REAPPROVAL
03/2017	ALLEY PARKING PER TOWN OF PARKER
03/2017	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL



COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

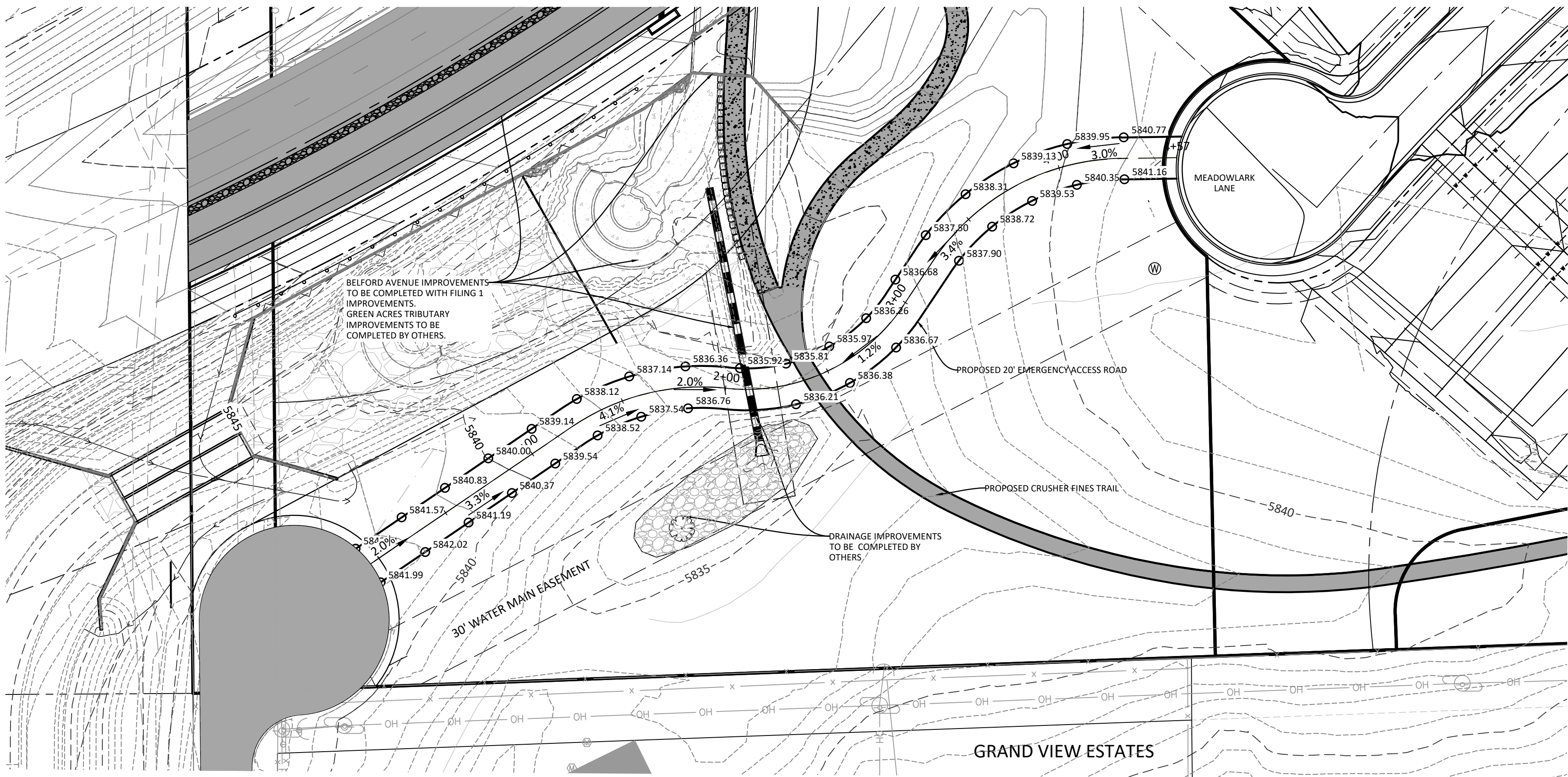
COVER SHEET

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016
SHEET	
1	OF 43
CLCPK3	

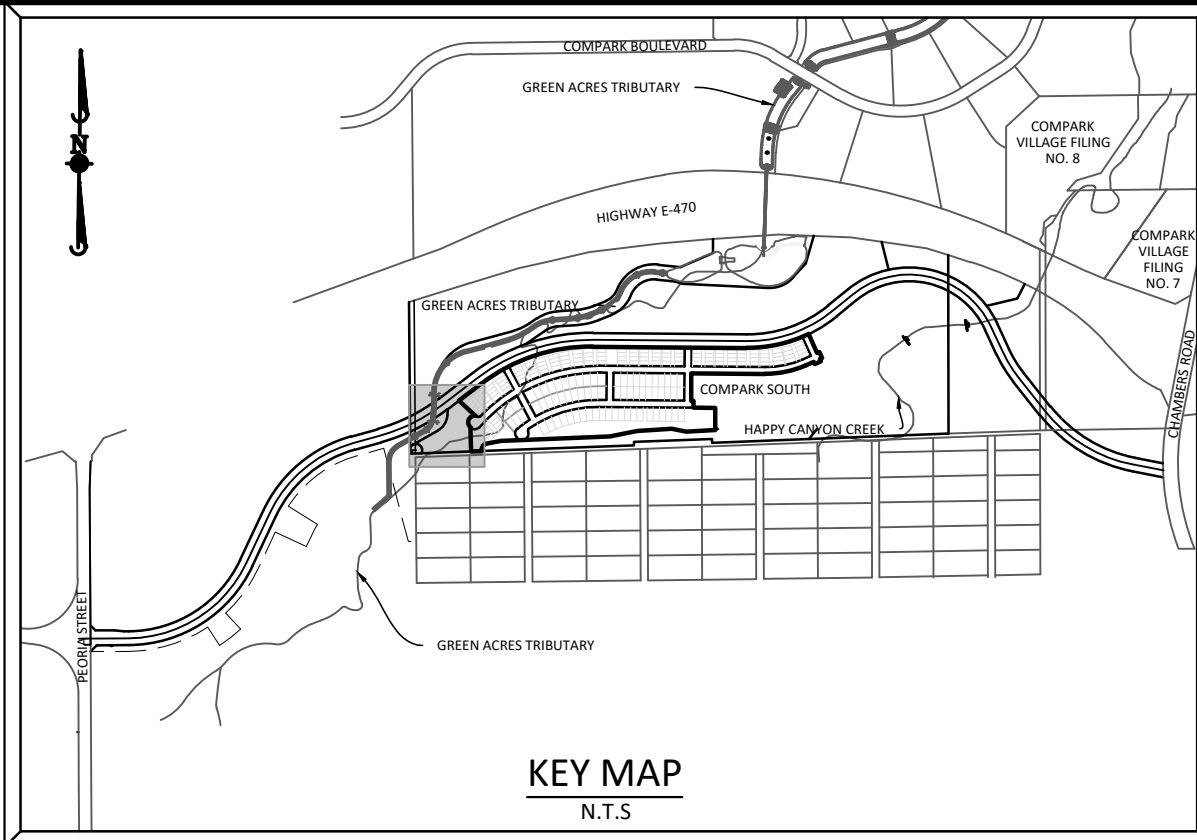
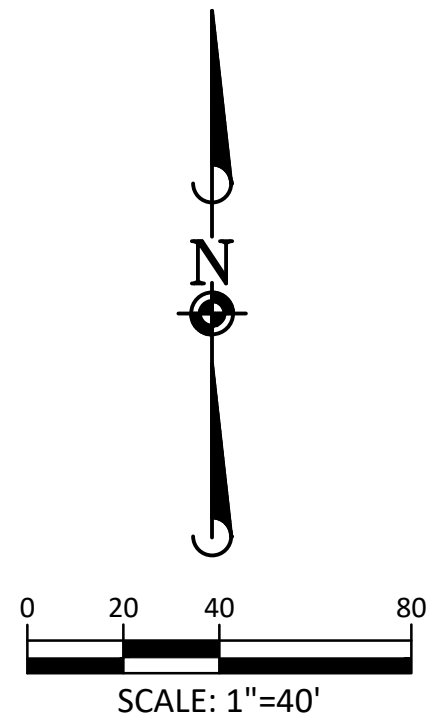
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RECORD DRAWINGS

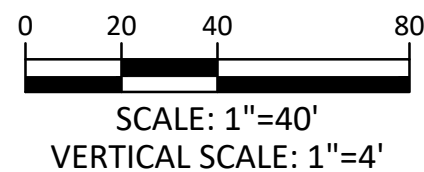
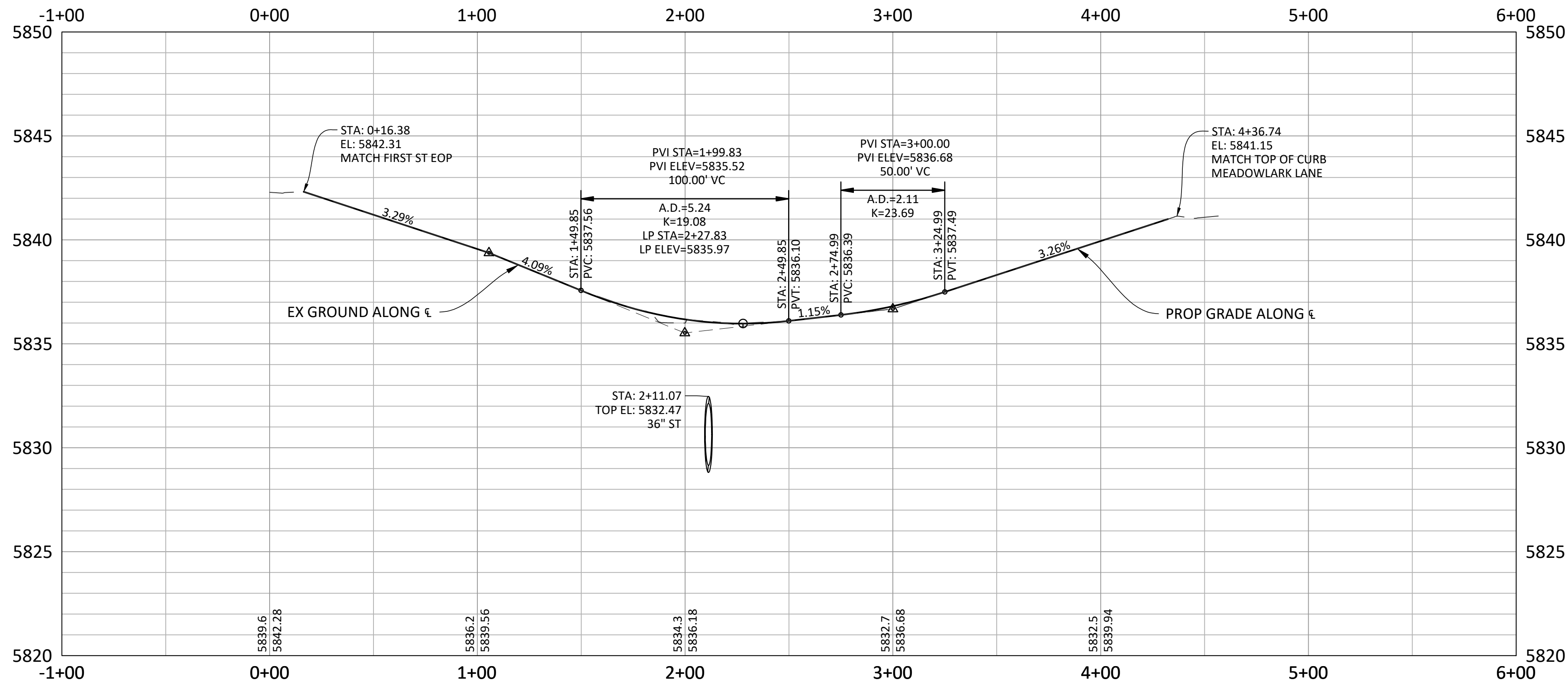
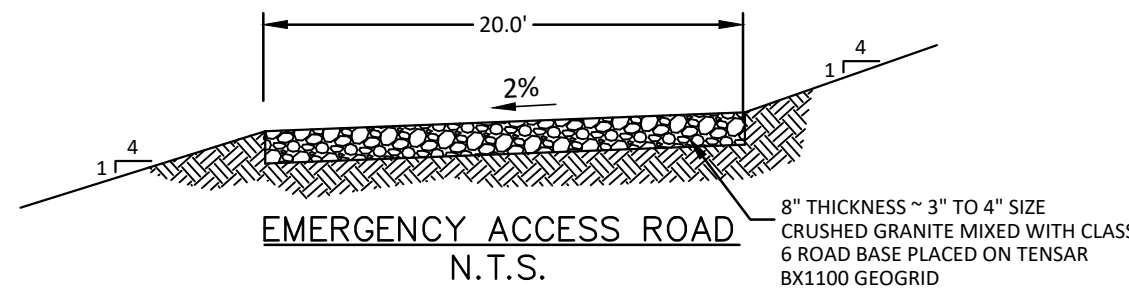
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EMERGENCY ACCESS ROAD



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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RECORD DRAWING

As-Built Recordation

ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED
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INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED
BELOW. UNLESS EXPLICITLY MARKED WITH "AS",
CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

☐ FOR REFERENCE ONLY
☐ ROADWAY
☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER

DATE: 11/09/2023
DATE: _____
DATE: _____
DATE: _____



I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.
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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
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05/2020	SUBMITTAL FOR REAPPROVAL
03/2020	SUBMITTAL FOR REAPPROVAL
02/2017	ALLEY PARKING PER TOWN OF PARKER
12/07/16	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

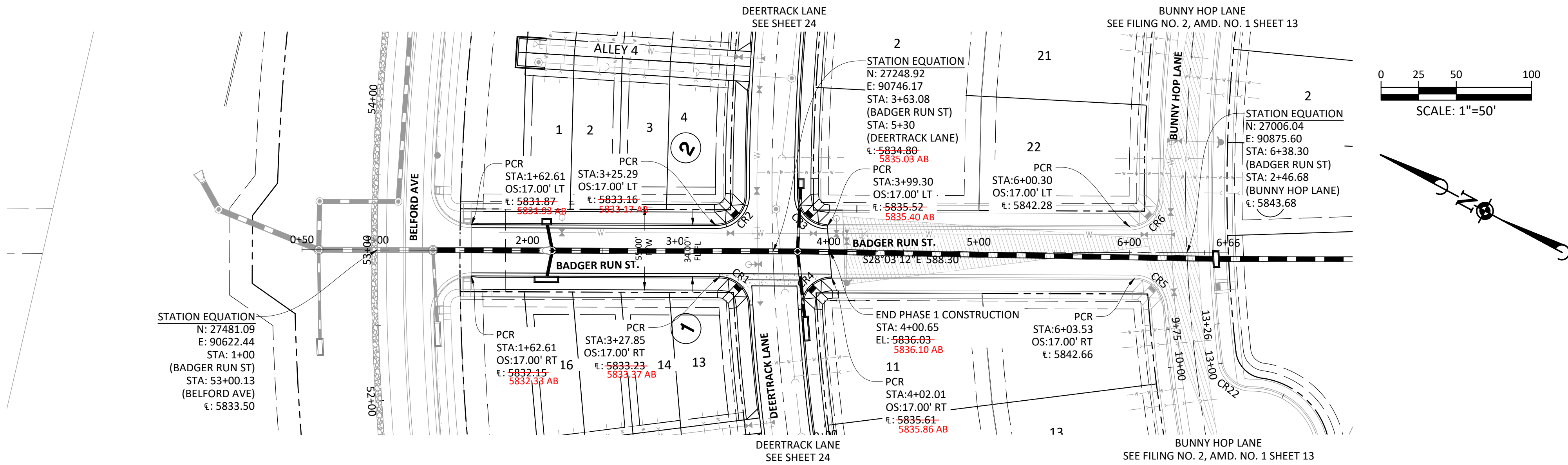
Manhard CONSULTING
7600 East Orchard Road Suite 100-A Greenwood Village, CO 80111 phone: 303.788.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
EMERGENCY ACCESS ROAD

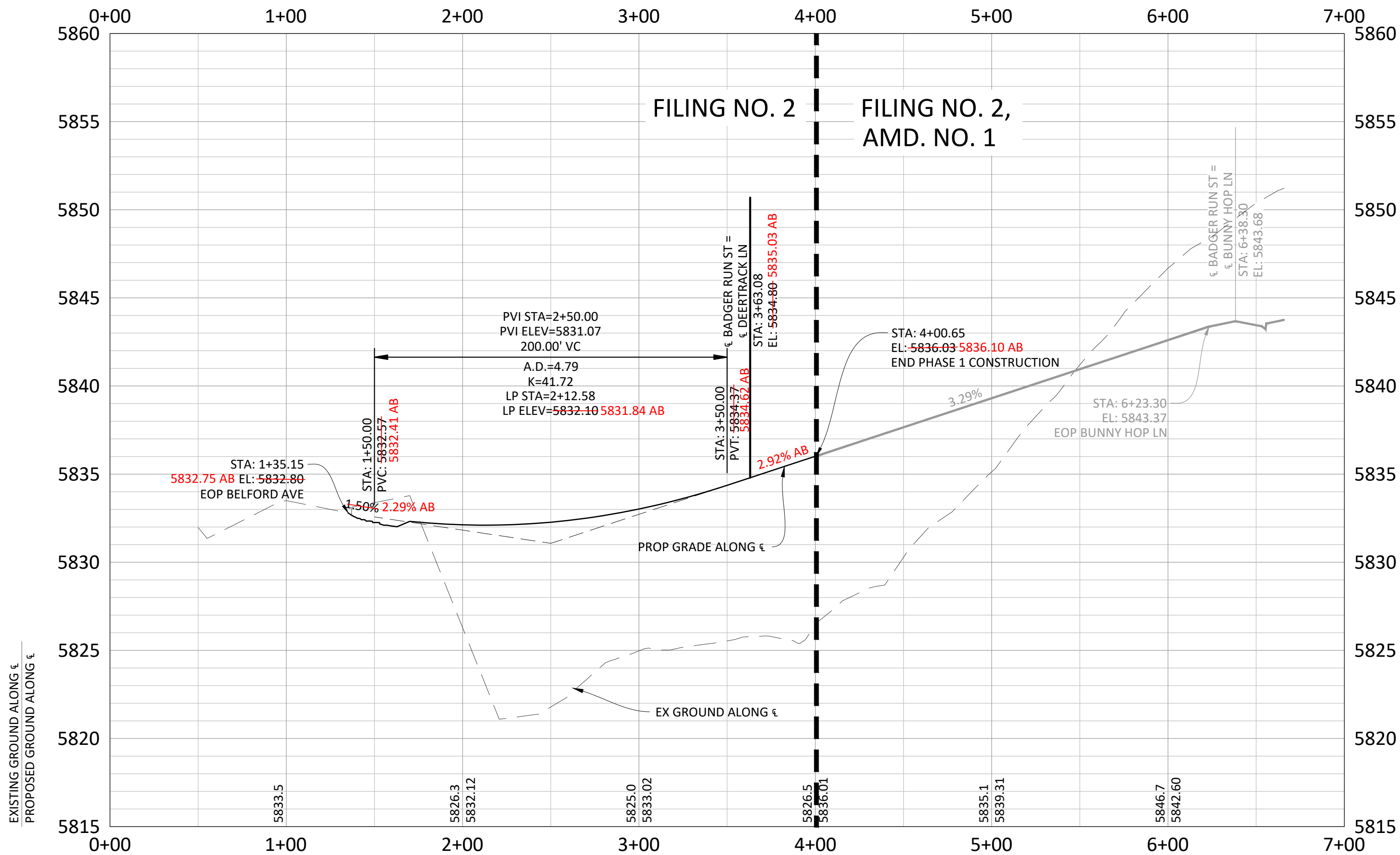
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PROJ. ASSOC.: RAK
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DATE: 09/2016
SHEET
8 OF 43
CLCPKC3

RECORD DRAWINGS

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BADGER RUN ST.



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
CR5	29.84'	20.00'	85°28'17"	N14° 40' 56.56"E	29.84
CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58

RECORD DRAWING

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

As-Built Recordation

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☐ FOR REFERENCE ONLY
☒ ROADWAY
☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER

DATE: 11/2023
DATE: 11/2023
DATE: 11/2023
DATE: 11/2023



I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.
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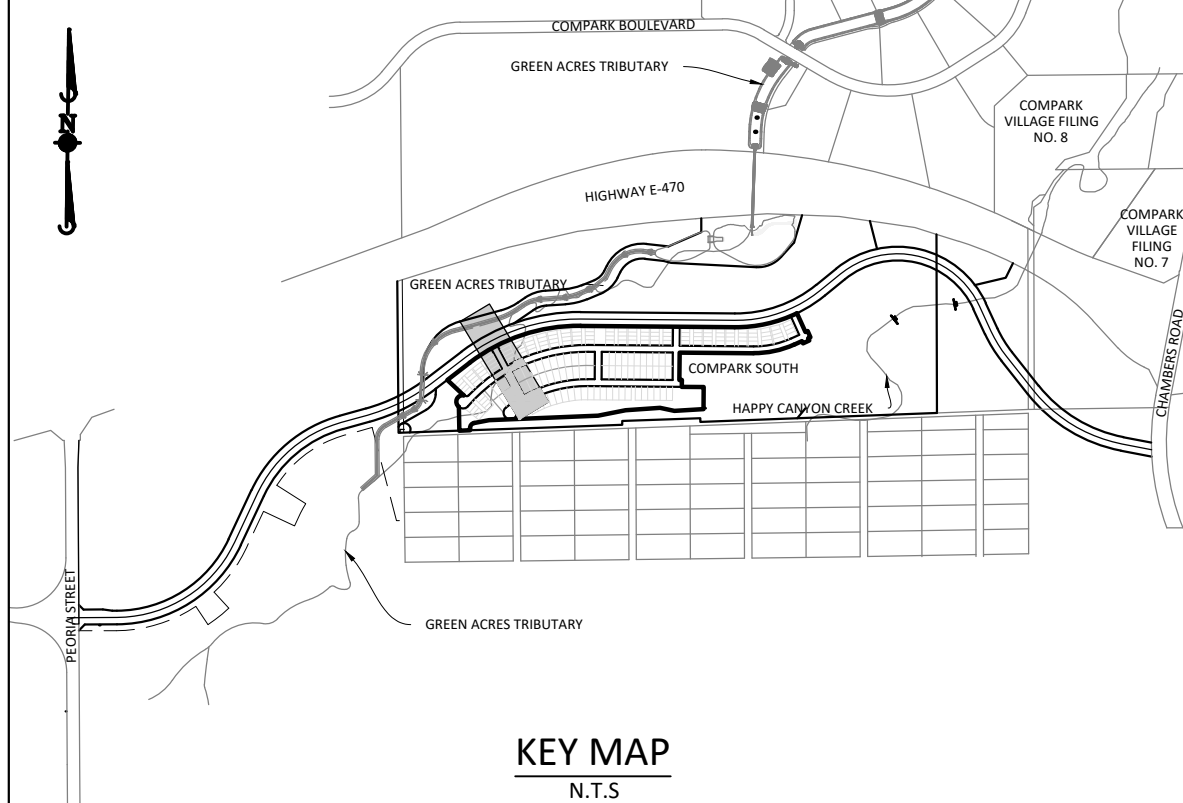
TOWN OF PARKER APPROVALS

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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)



DRAWN BY		REVISIONS	
H	09/2020	APPROVED	APPROVED
G	08/2020	SUBMITTAL FOR REAPPROVAL	JAH
F	05/2020	SUBMITTAL FOR REAPPROVAL	MAM
E	03/2020	SUBMITTAL FOR REAPPROVAL	
D	02/2020	SUBMITTAL FOR REAPPROVAL	
C	09/2017	ALLEY PARKING PER TOWN OF PARKER	
B	12/2016	THIRD SUBMITTAL	GIS
A	11/2016	SECOND SUBMITTAL	Construction Management

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Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

BADGER RUN STREET ROADWAY PLAN & PROFILE

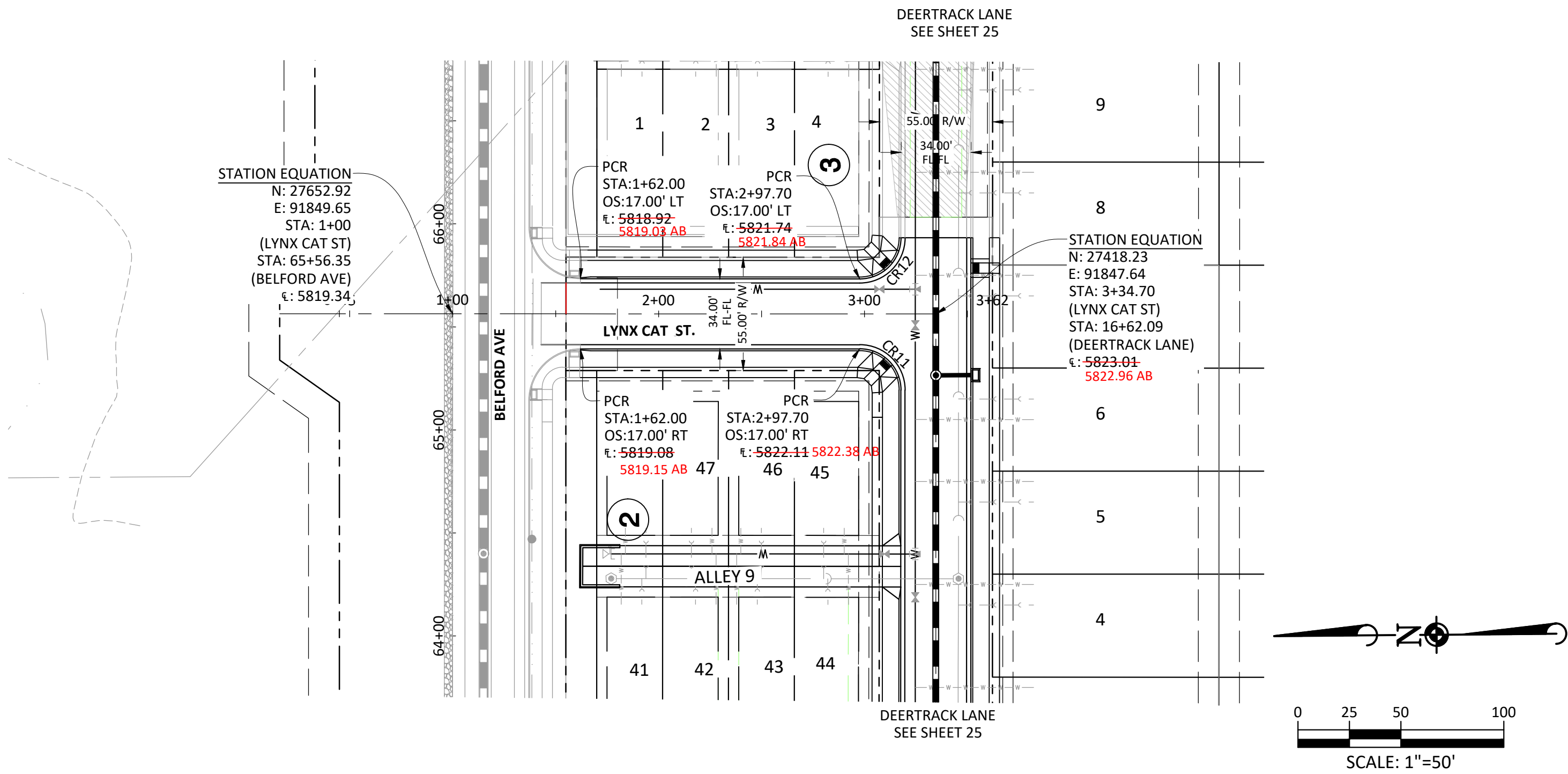
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PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016
SHEET
22 OF **43**
CLPCPK3

RECORD DRAWINGS

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

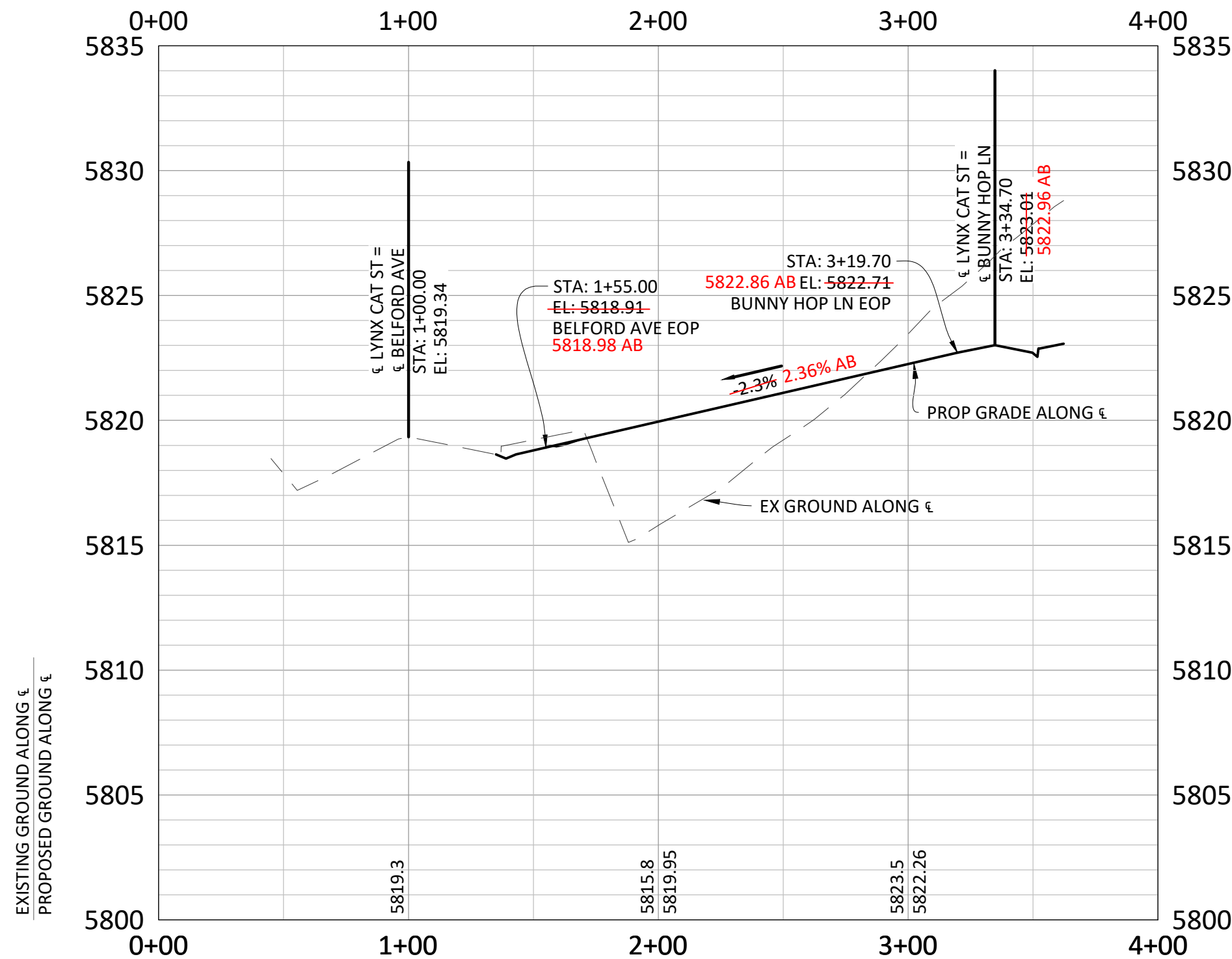
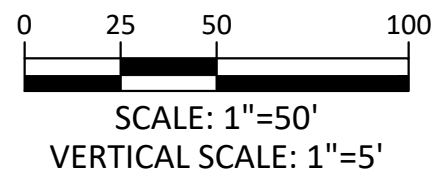
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LYNX CAT ST.

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



RECORD DRAWING

As-Built Recordation

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☐	FOR REFERENCE ONLY	DATE	
☒	ROADWAY	DATE	11/2023
☐	SANITARY SEWER	DATE	
☐	STORM SEWER	DATE	
☐	WATER	DATE	

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GENERAL ROADWAY NOTES:

- 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.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

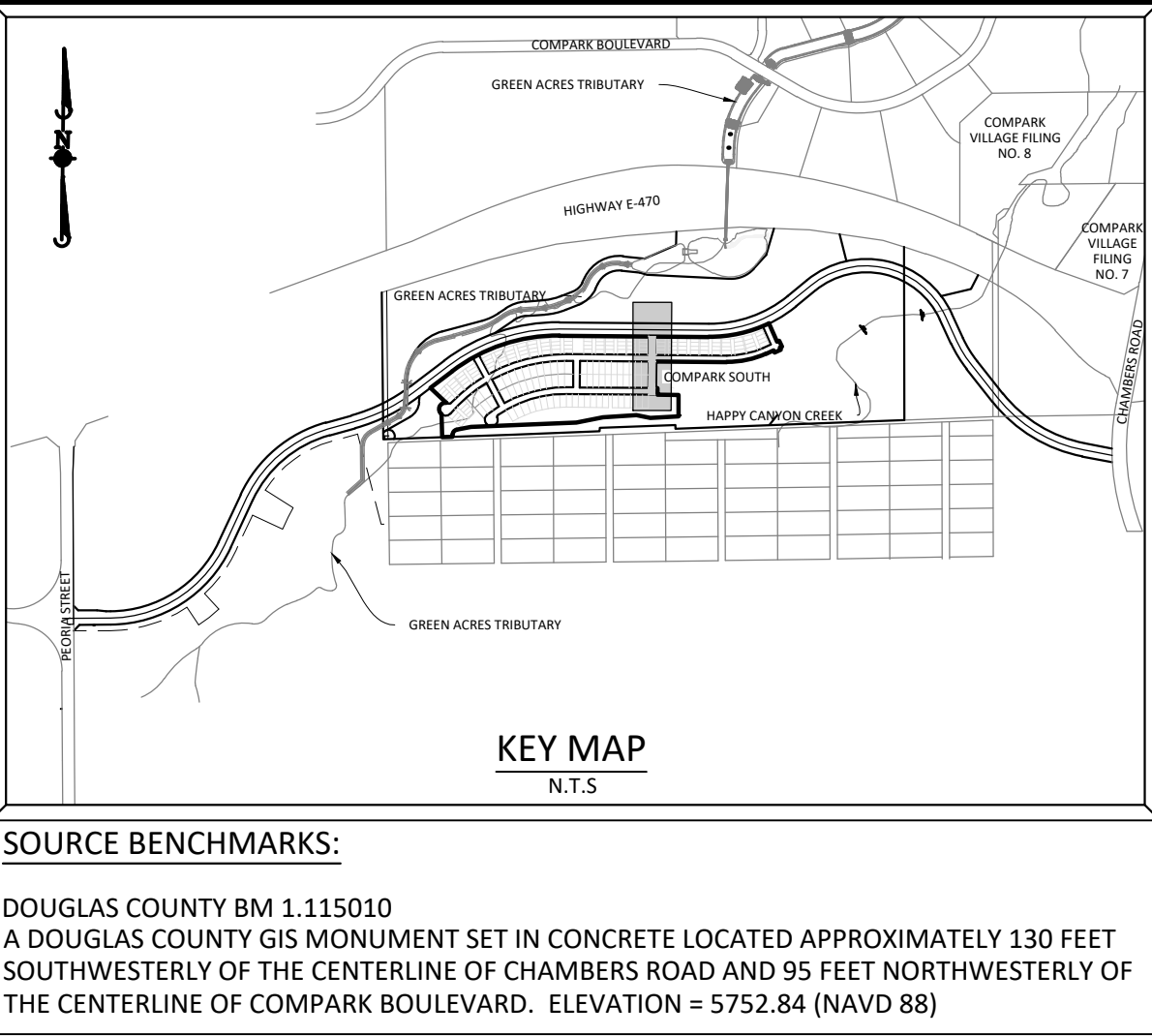
TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE



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	
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	02/2020	SUBMITTAL FOR REAPPROVAL	
C	05/2017	ALLEY PARKING PER TOWN OF PARKER	
B	12/2016	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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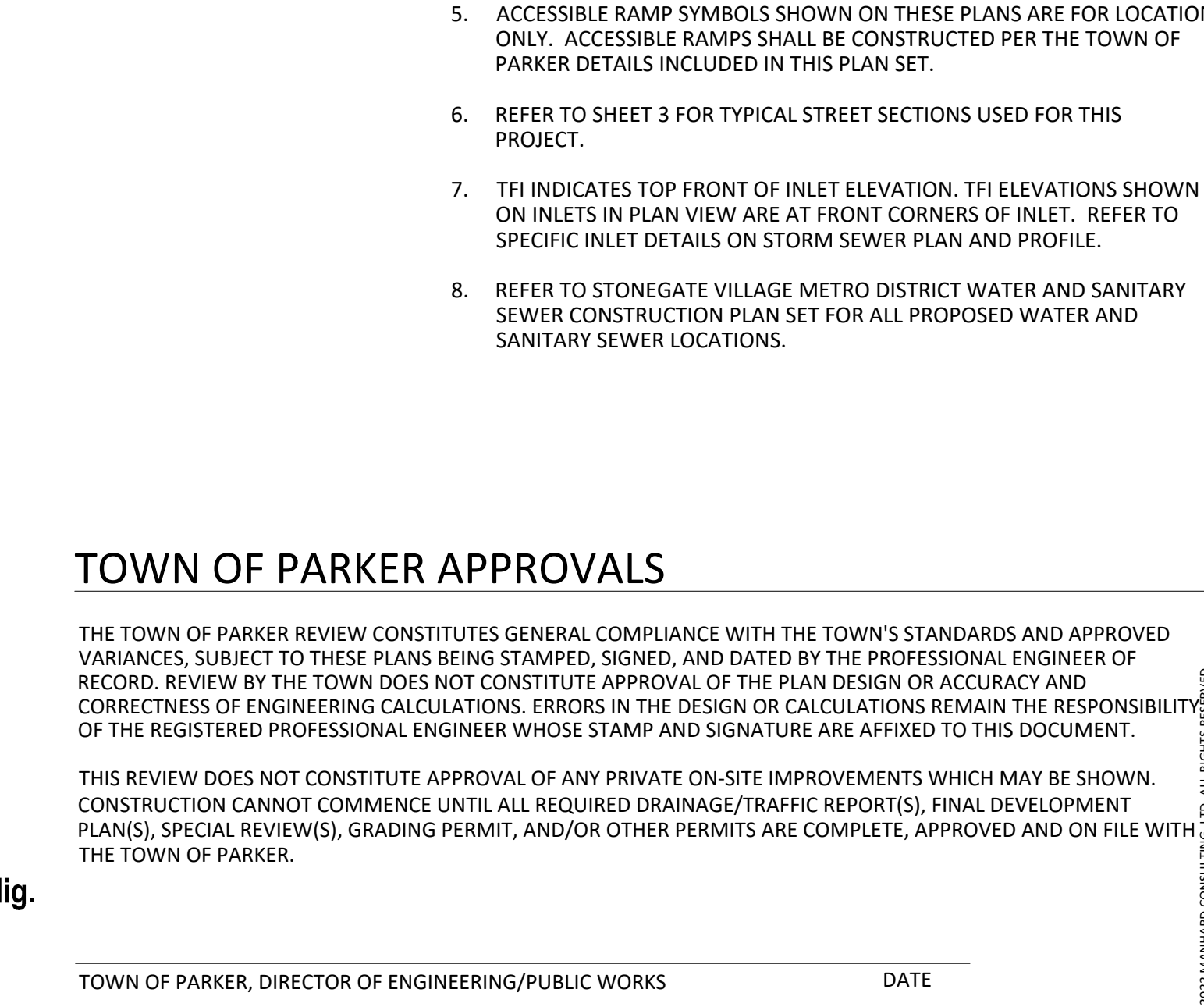
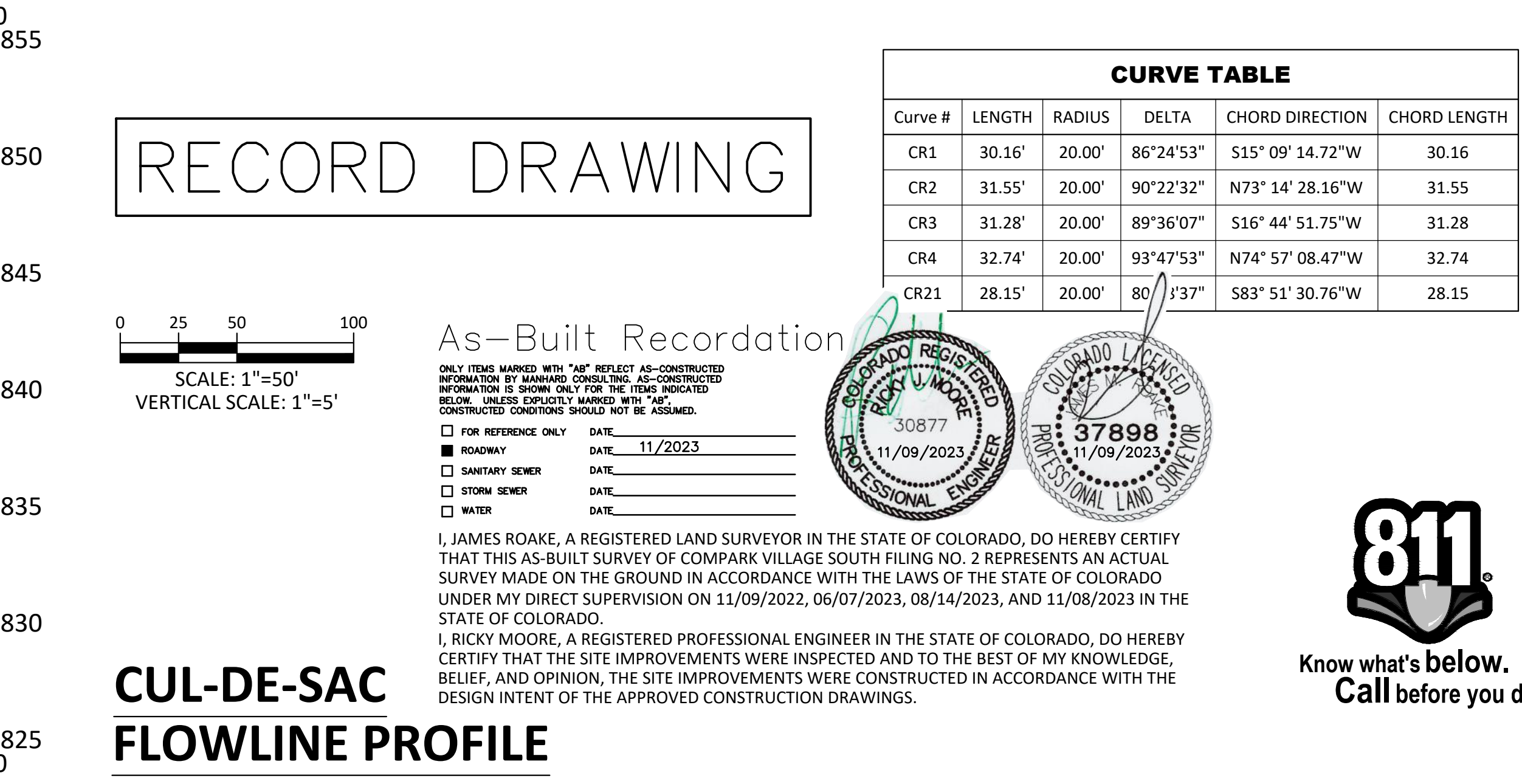
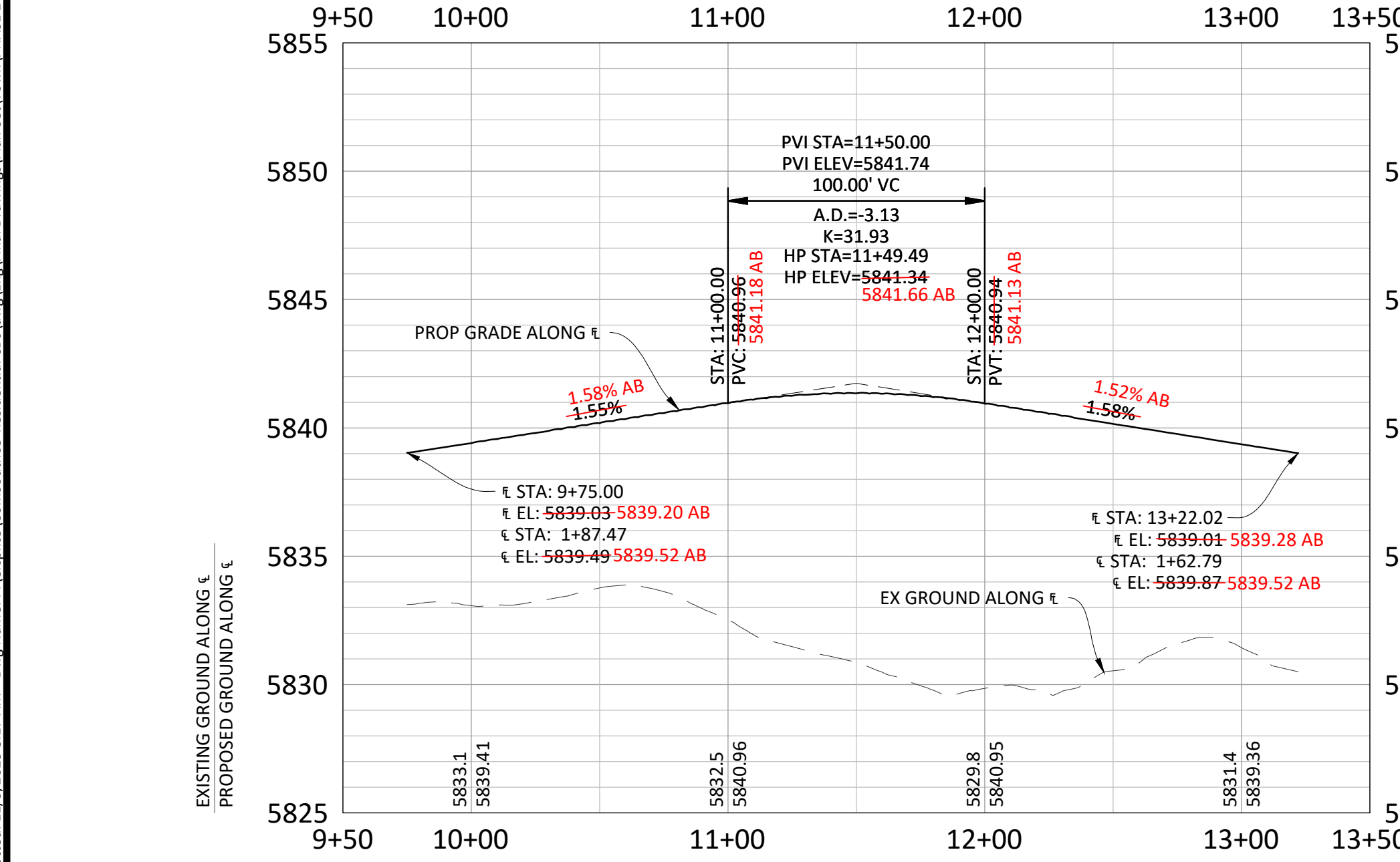
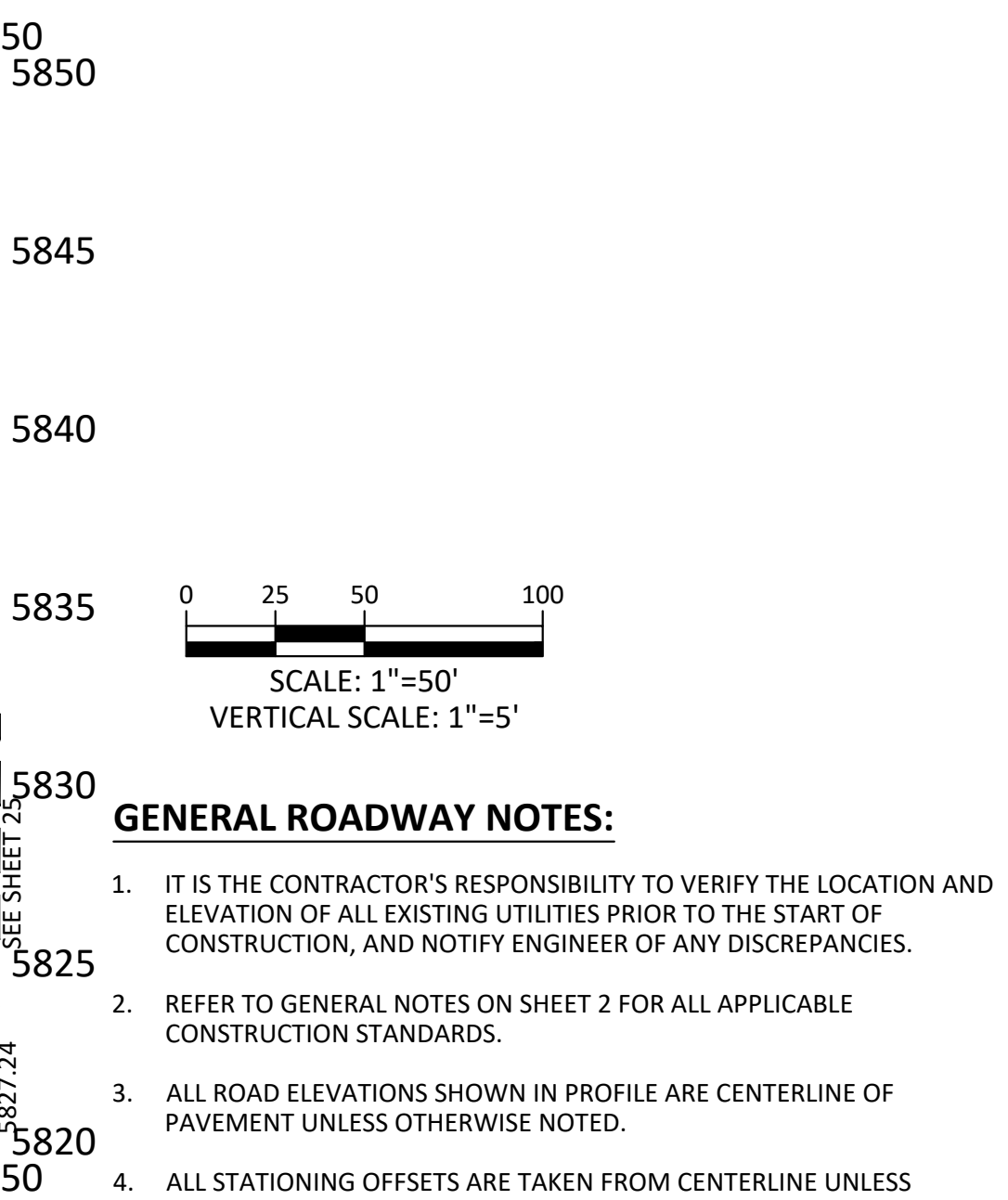
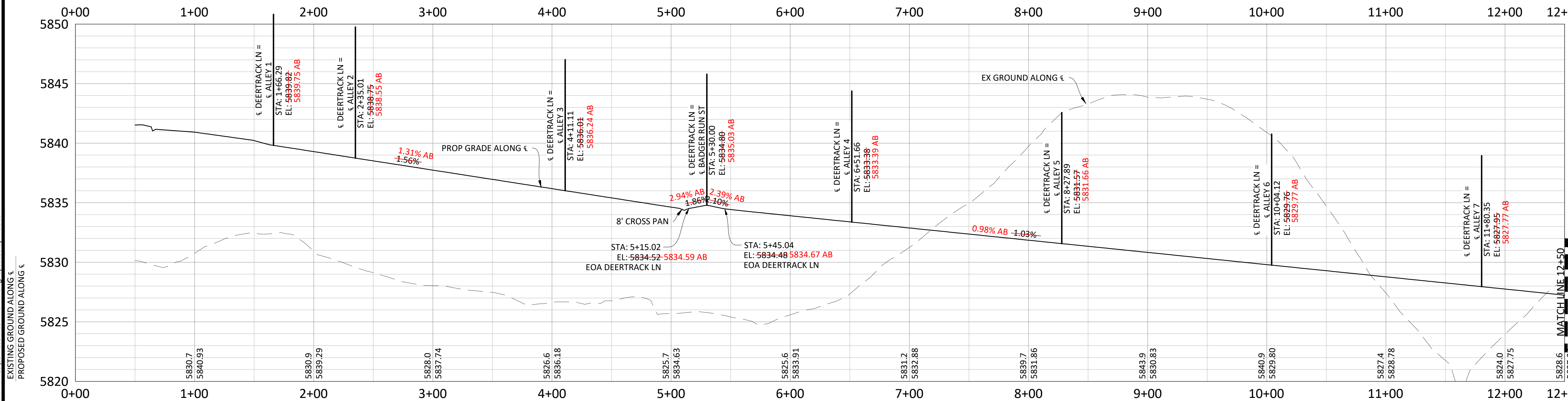
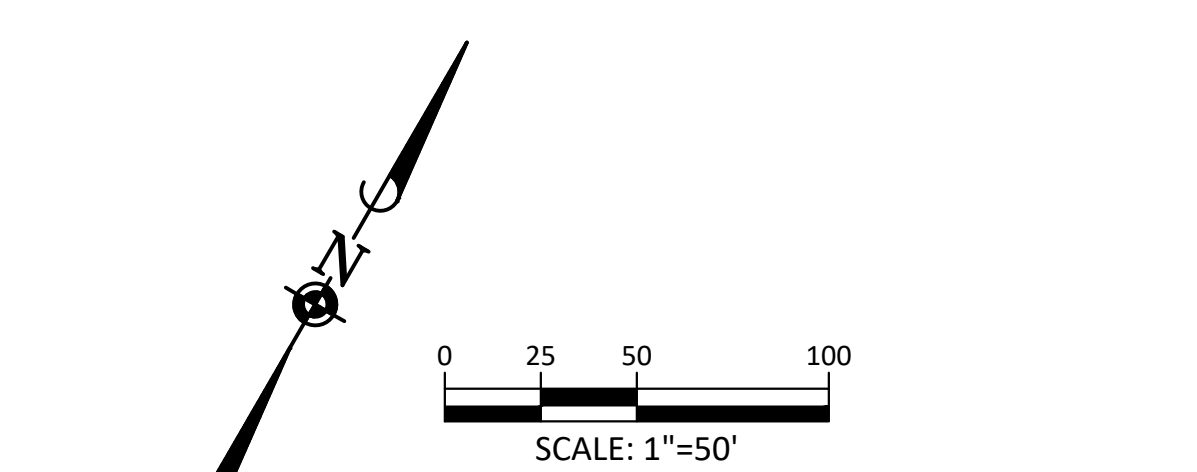
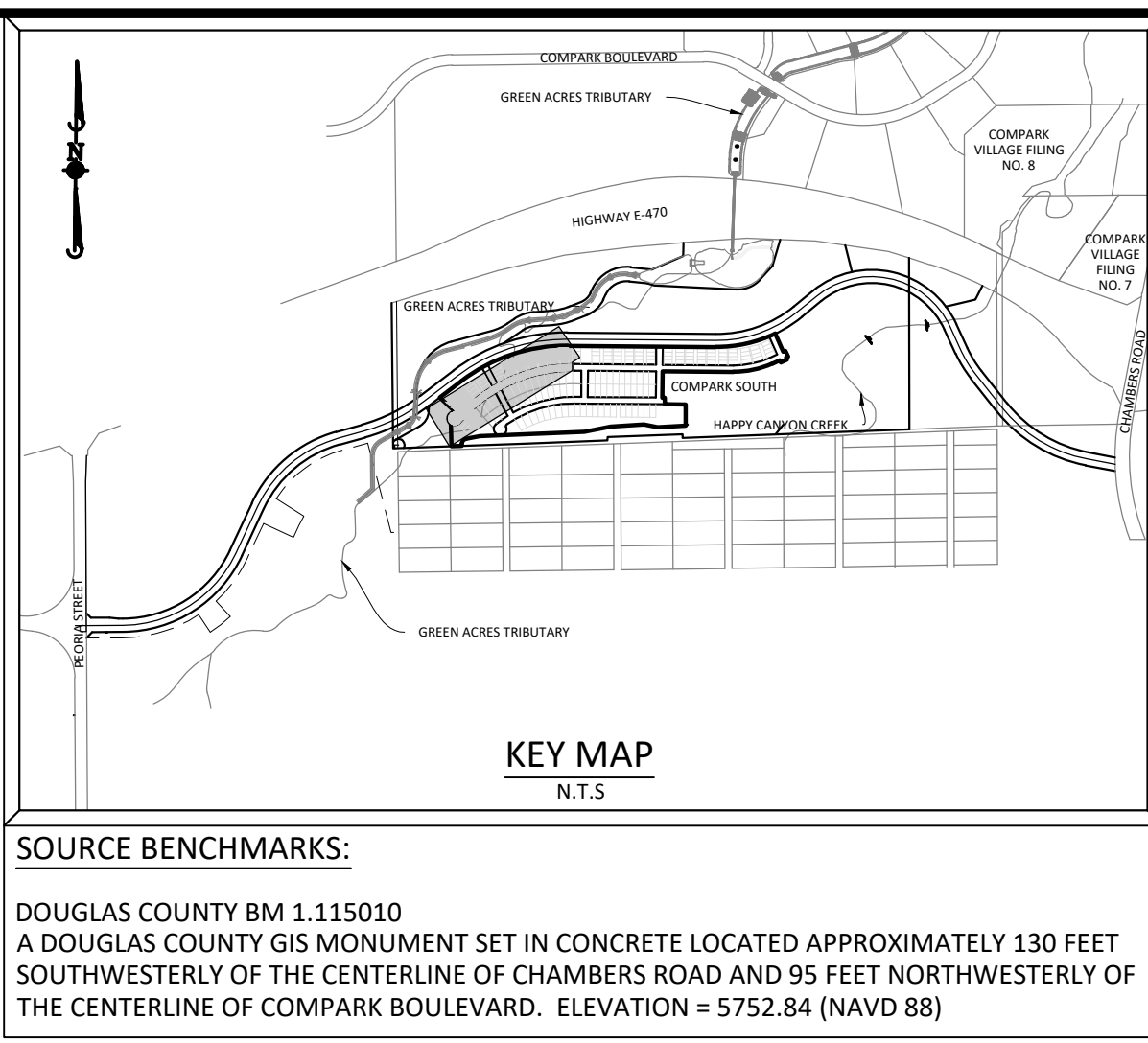
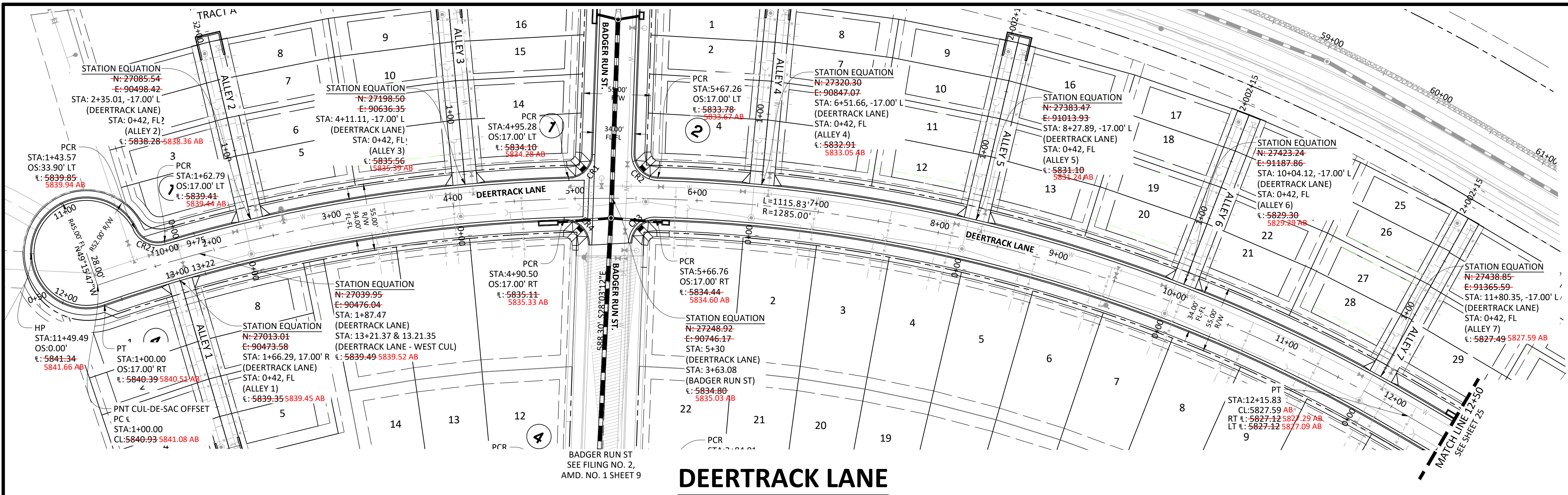
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
LYNX CAT ST ROADWAY PLAN & PROFILE

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

SHEET
23 OF **43**
CLCPKC3

RECORD DRAWINGS

Printed: 11/09/2023 8:17 AM Doc Name: P:\Clicpck3\Consolidated\CD\Drawings\Plan Set\Town\Phase 1\Record Drawings\Plan Set\Town\Phase 1\Record Drawings\CD\CLCPK3-PP-1-AB.dwg Updated By: Msuter



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COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

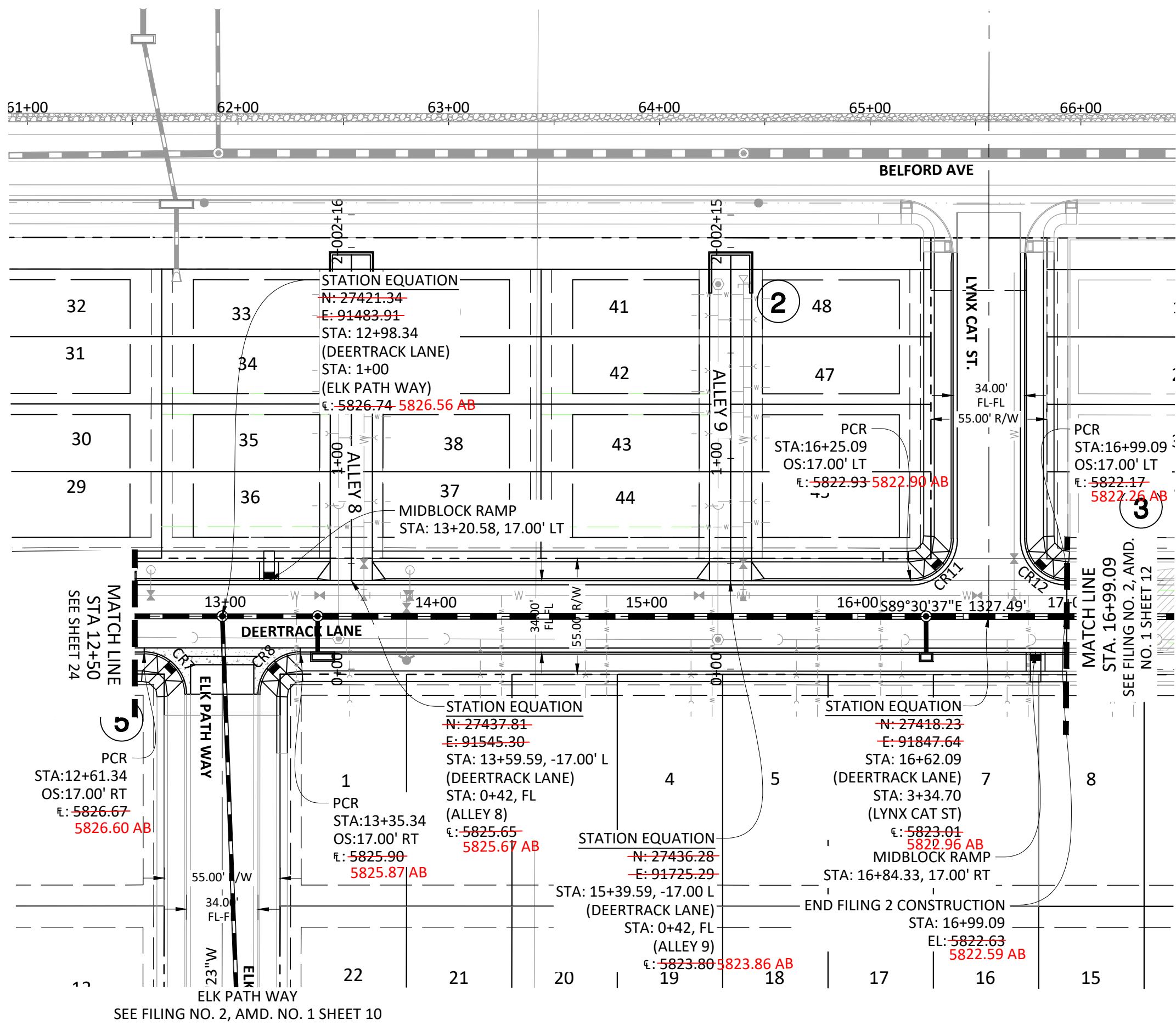
DEERTRACK LANE ROADWAY PLAN & PROFILE

RECORD DRAWINGS

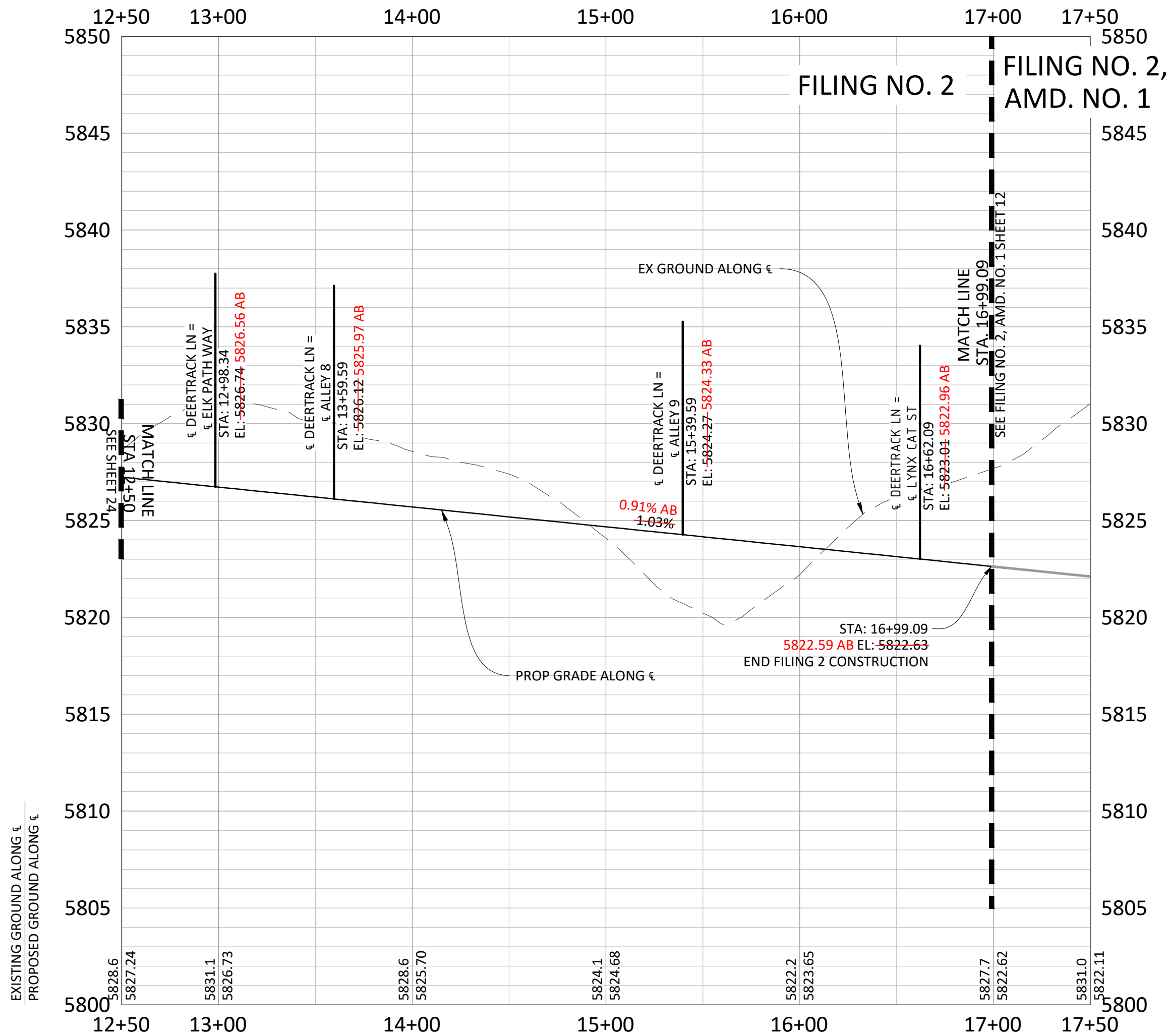
24 OF 43

CLCPK3

Printed: 11/09/2023 8:20 AM Dwg Name: P:\CLOCK3\Consolid05-Residential\CDs\Drawings\Plan Set\Town\PHASE 1\RECORD DRAWINGS\05A-CLCPK3-PP-1-AB.dwg Updated By: MSutler



DEERTRACK LANE



RECORD DRAWING

As-Built Recordation

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

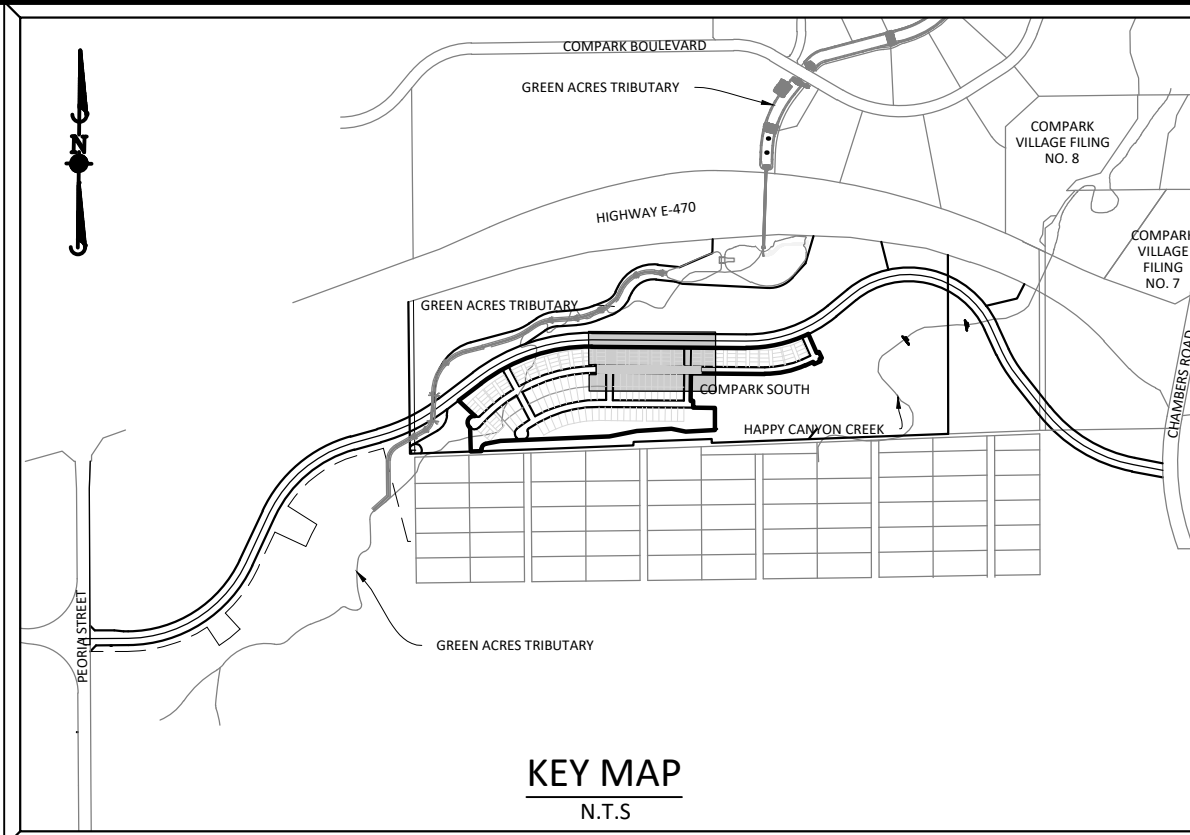
☐ FOR REFERENCE ONLY
☐ ROADWAY
☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER

DATE: 11/2023
DATE: 11/2023
DATE: 11/2023
DATE: 11/2023



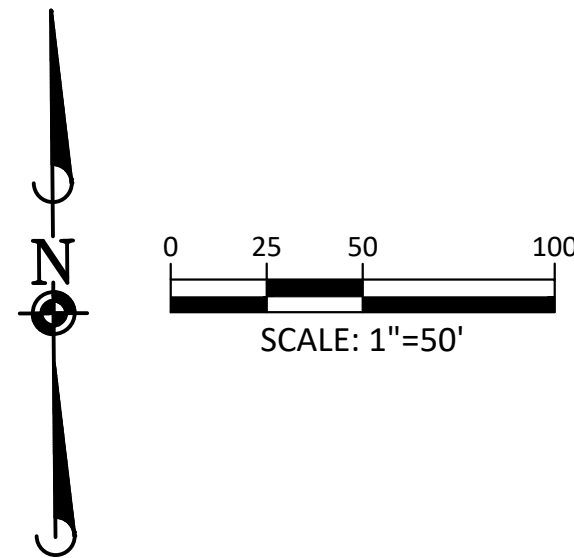
I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



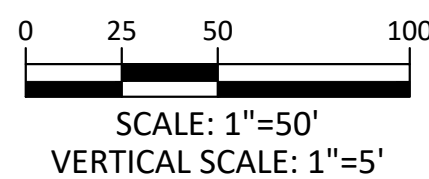
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CURVE TABLE

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



GENERAL ROADWAY NOTES:

- 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.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

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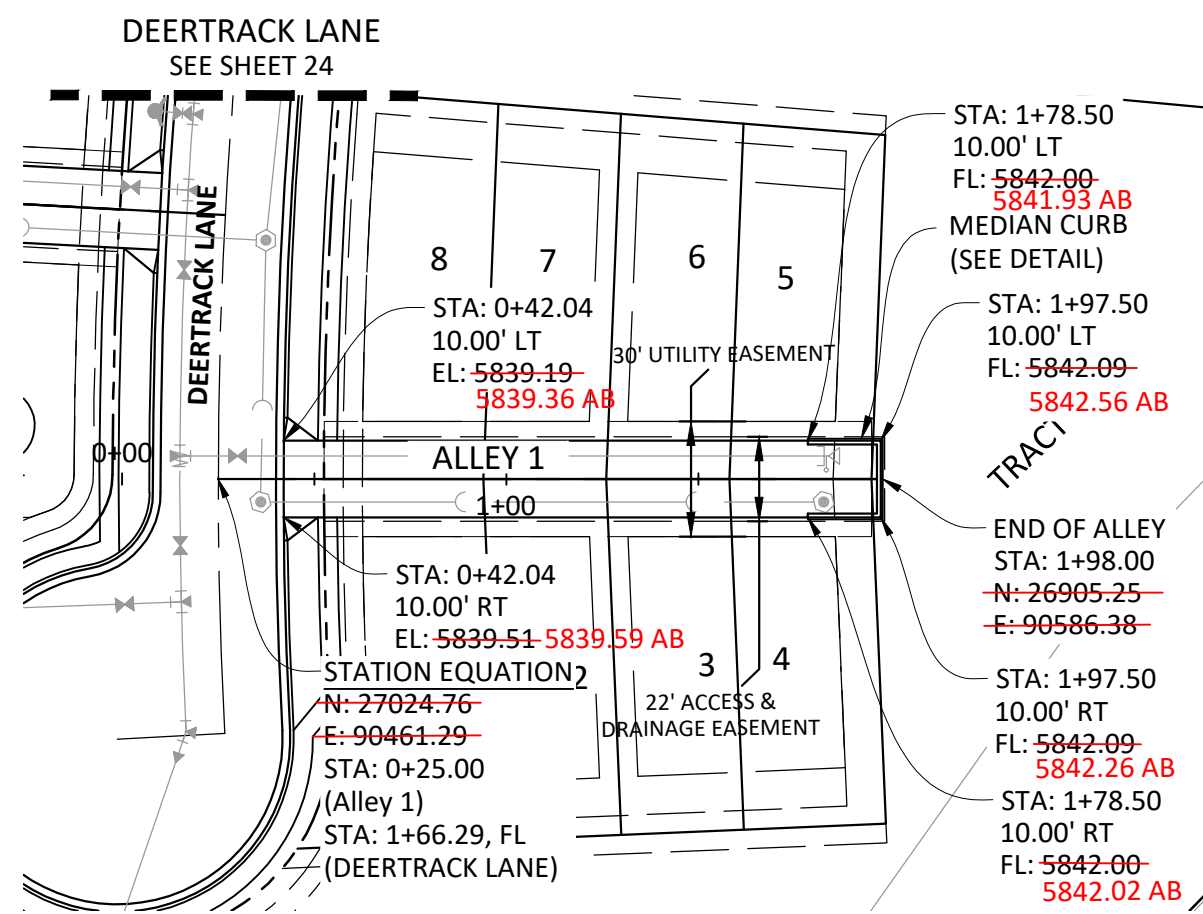
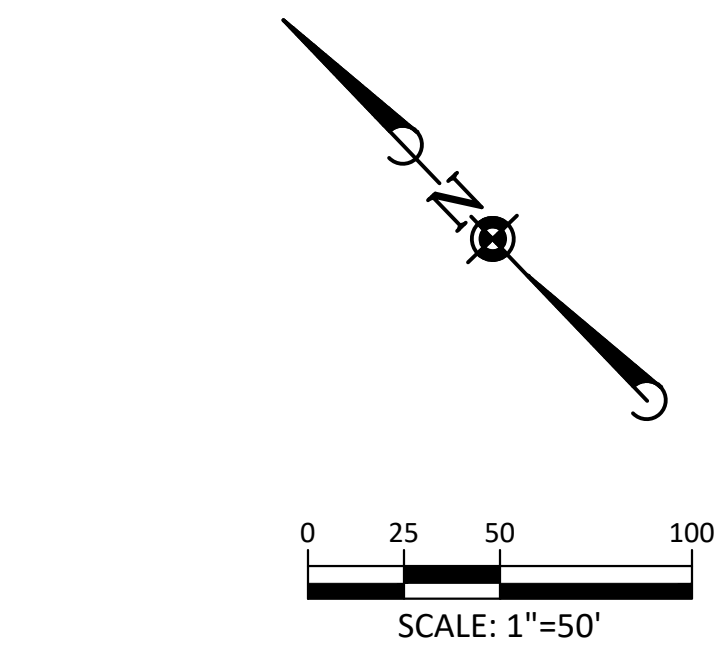


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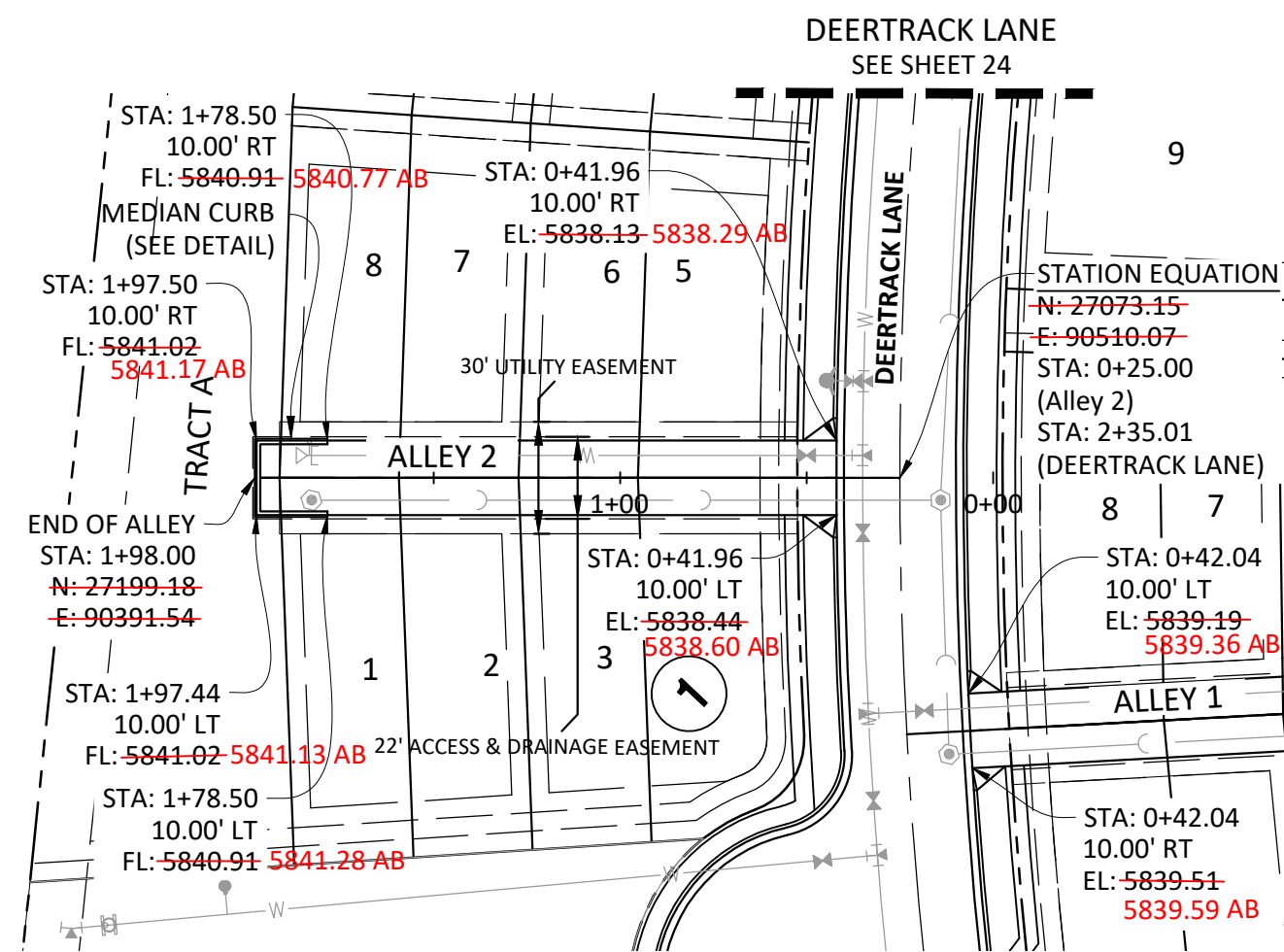
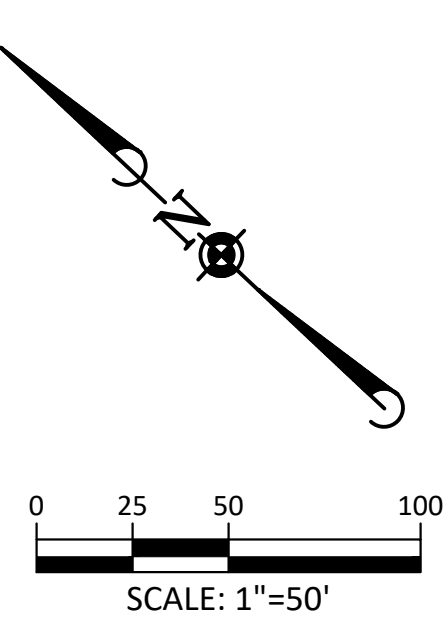
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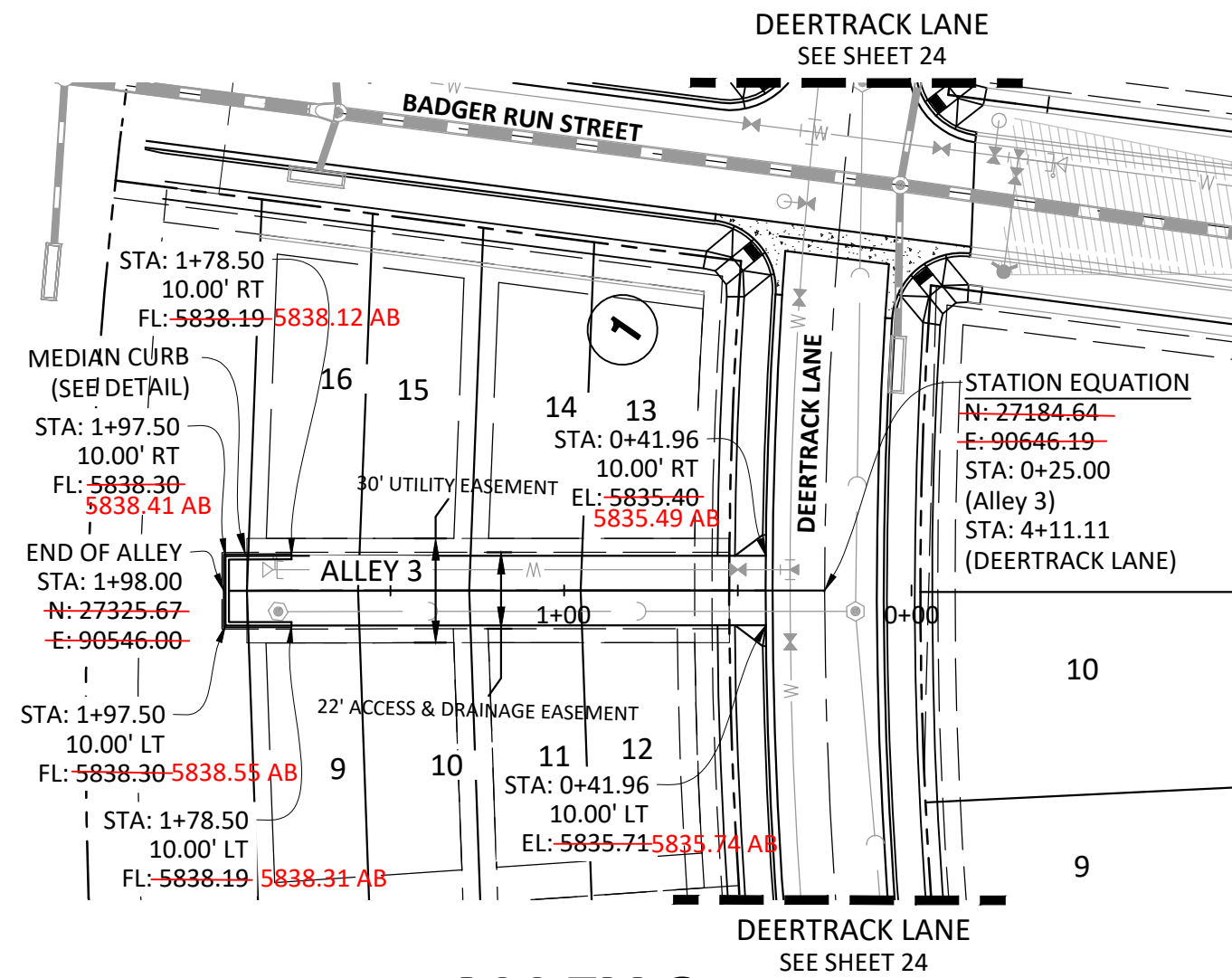
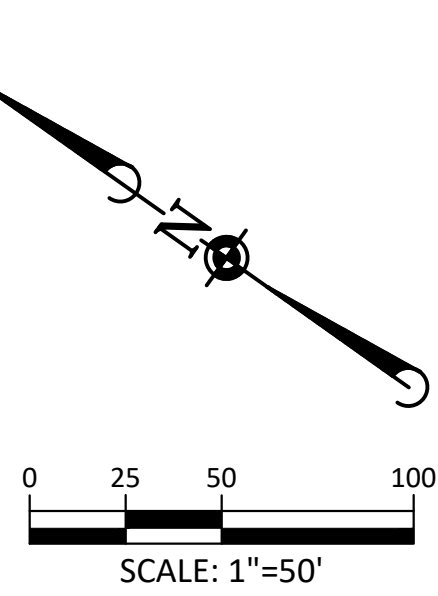
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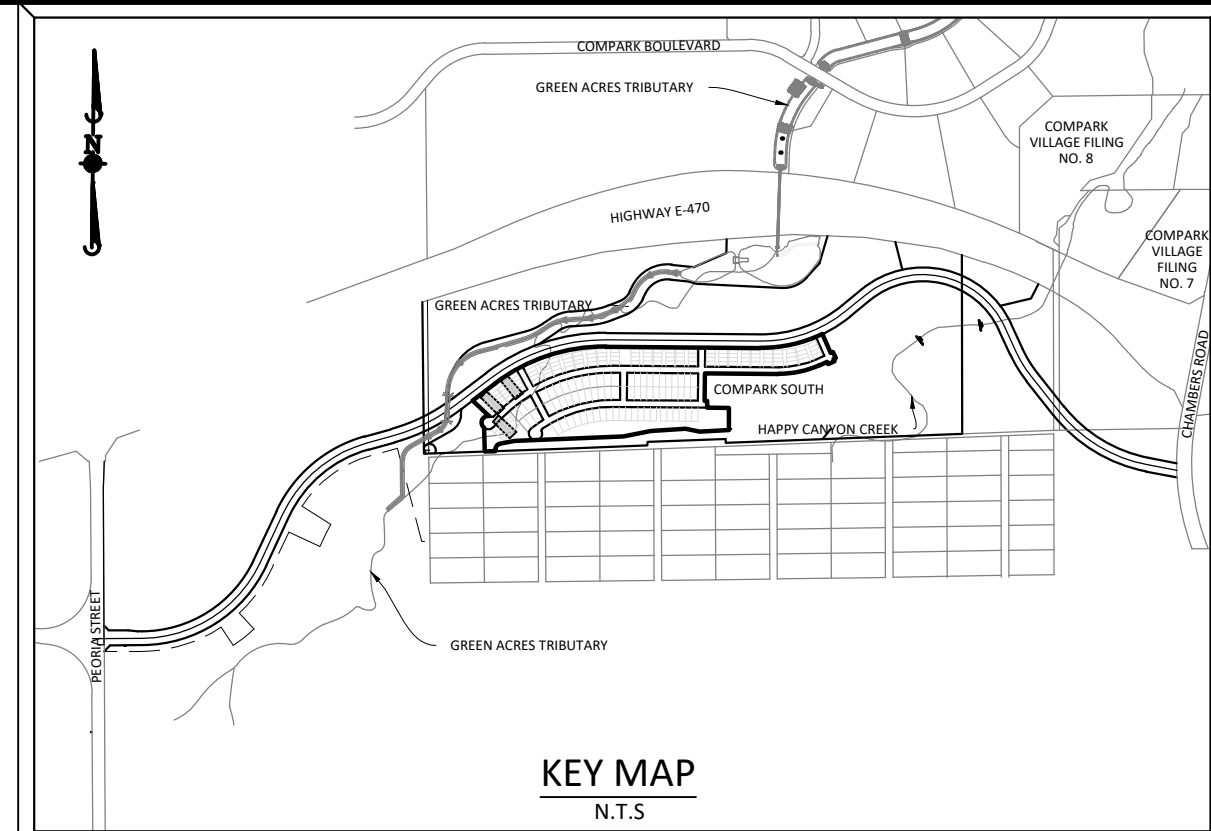
ALLEY 1



ALLEY 2



ALLEY 3



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)

As-Built Recordation

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

☐ FOR REFERENCE ONLY	DATE
☒ ROADWAY	DATE: 11/2023
☐ SANITARY SEWER	DATE:
☐ STORM SEWER	DATE:
☐ WATER	DATE:



I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY
THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO
UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE
STATE OF COLORADO.
I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE,
BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE
DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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- ALL ALLEY ENTRANCES FROM PUBLIC ROADWAYS WILL USE THE TOWN OF PARKER'S COMMERCIAL DRIVEWAY STANDARD DETAIL. SEE SHEET 39.

RECORD DRAWING

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/2020	APPROVED
08/2020	SUBMITTAL FOR REAPPROVAL
05/2020	SUBMITTAL FOR REAPPROVAL
03/2020	SUBMITTAL FOR REAPPROVAL
02/2017	ALLEY PARKING PER TOWN OF PARKER
12/2016	THIRD SUBMITTAL
11/2016	CONSTRUCTION MANAGEMENT

Manhard
CONSULTING
7600 East Orchard Road, Suite 600, Greenwood Village, CO 80111, phone: 703.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

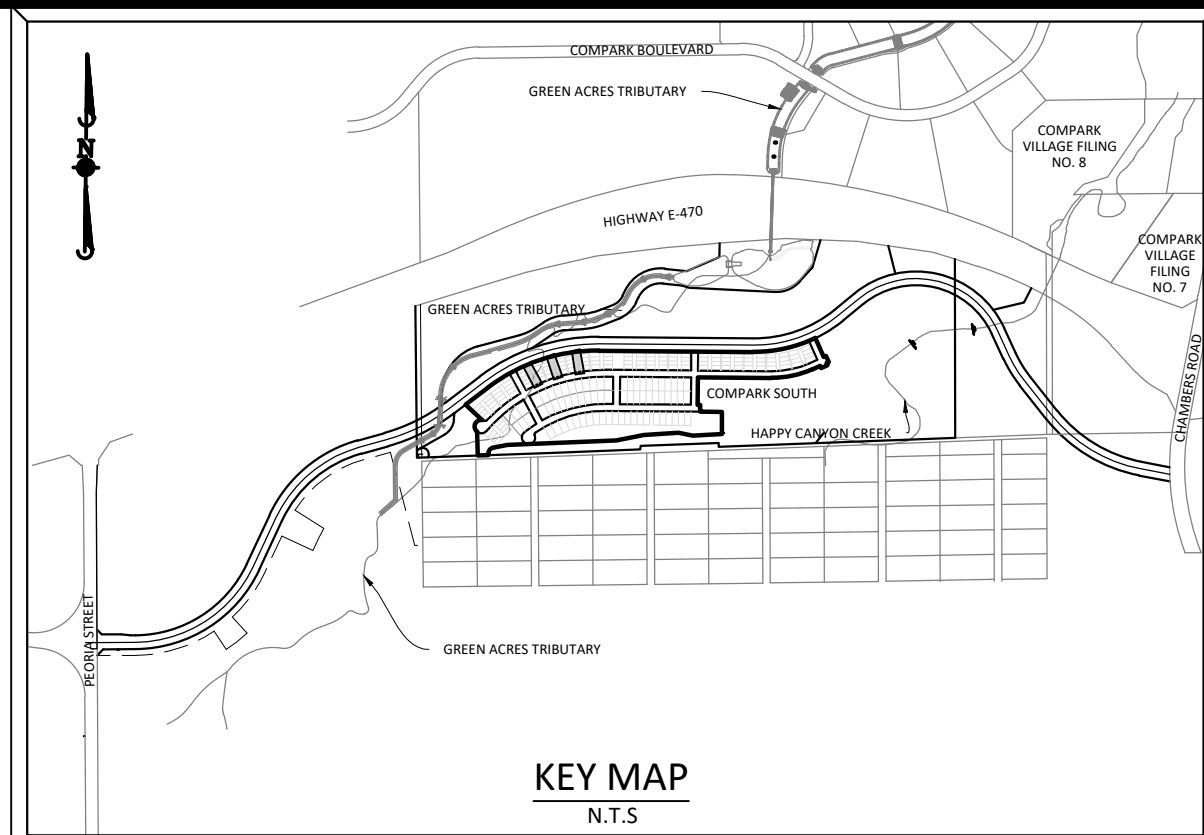
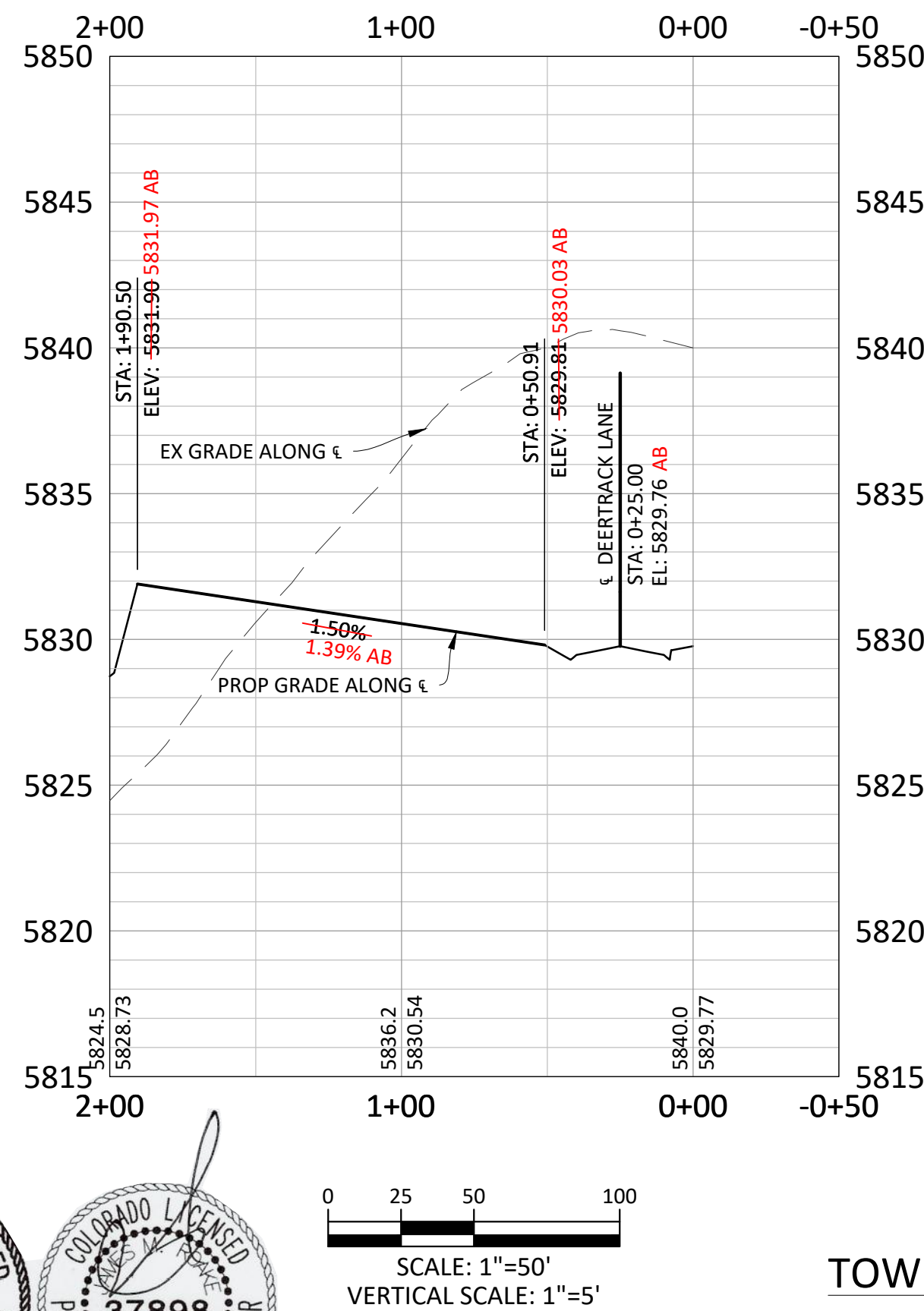
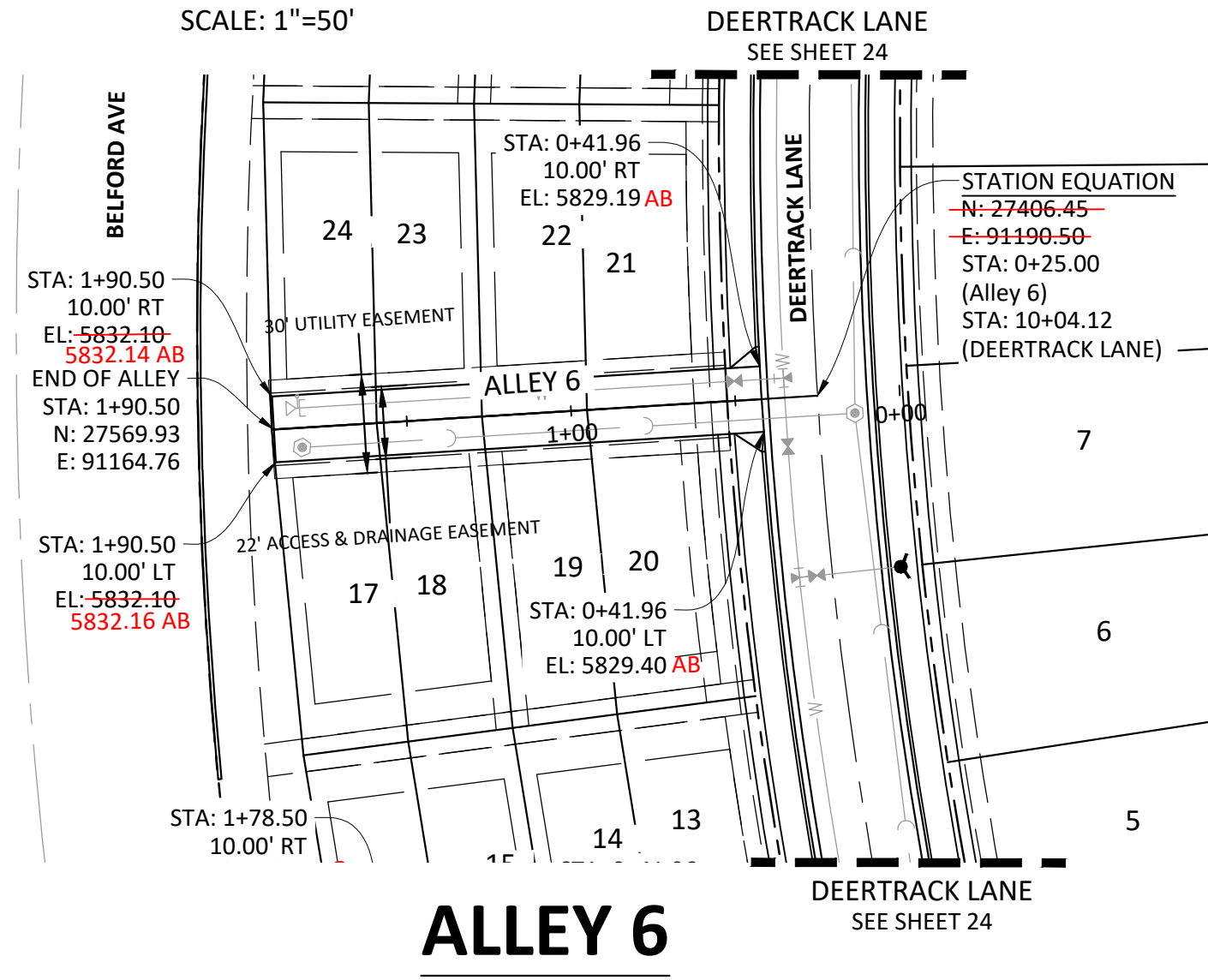
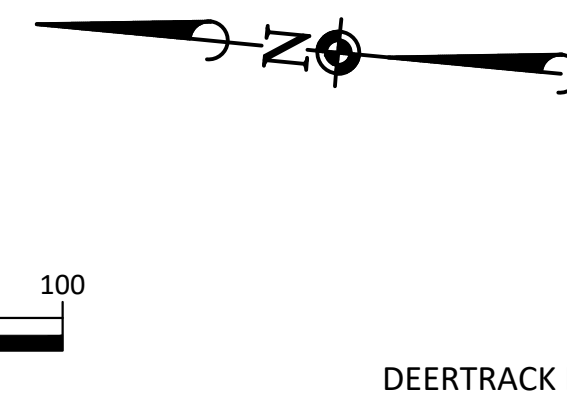
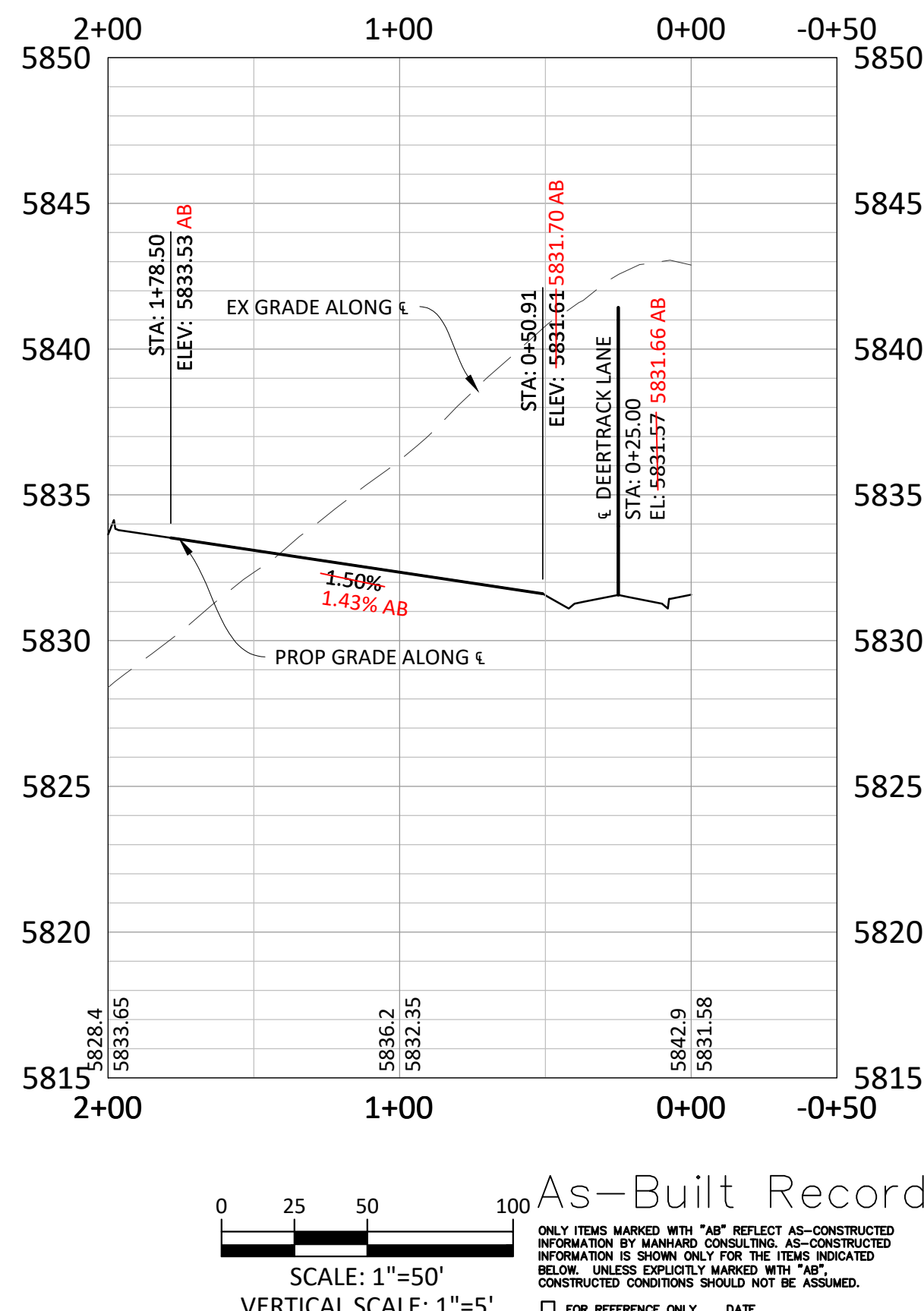
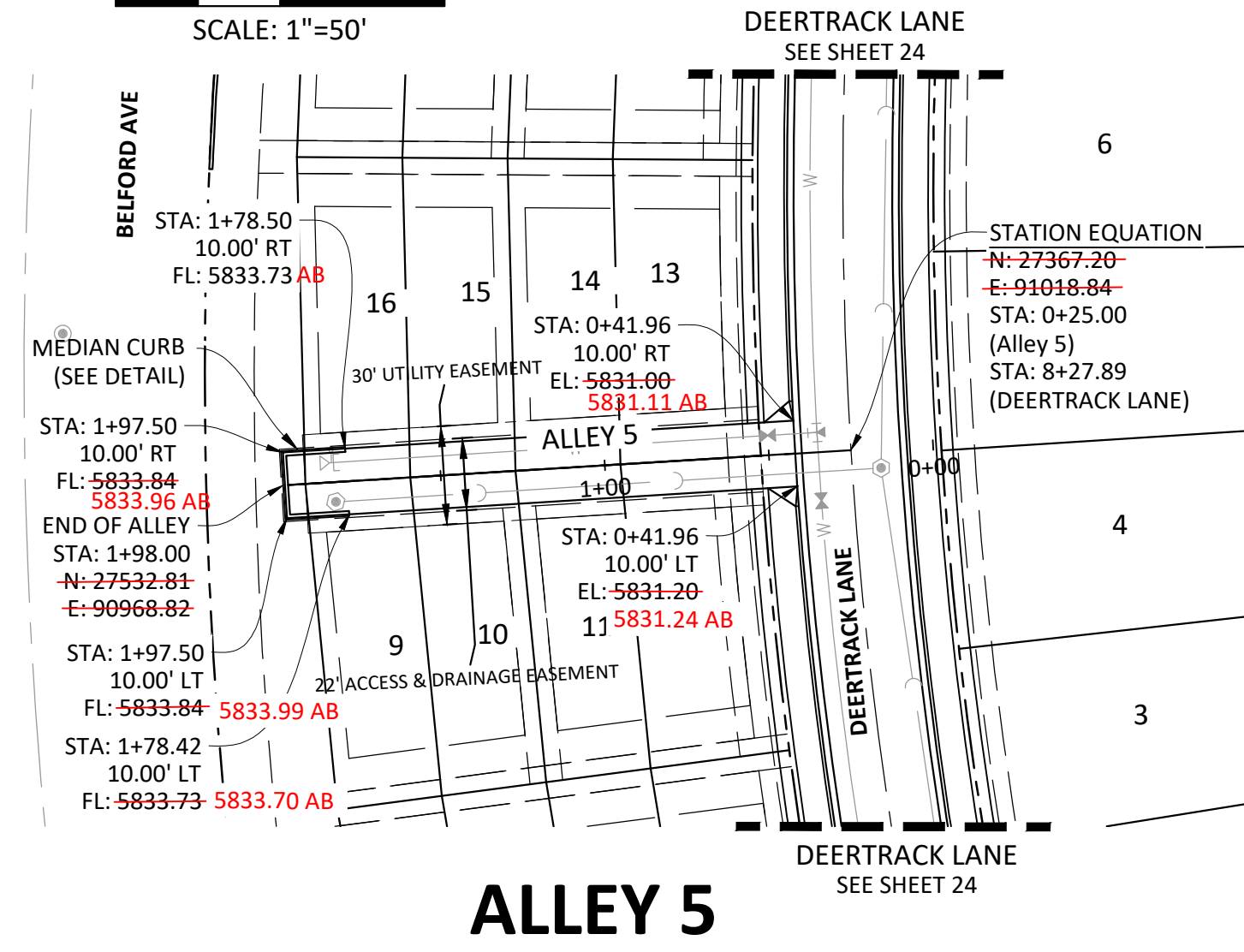
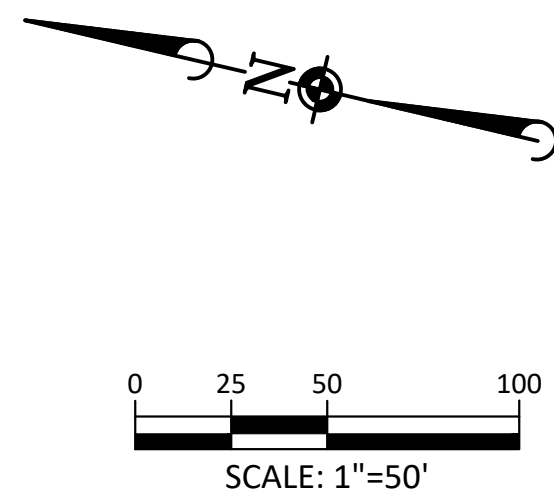
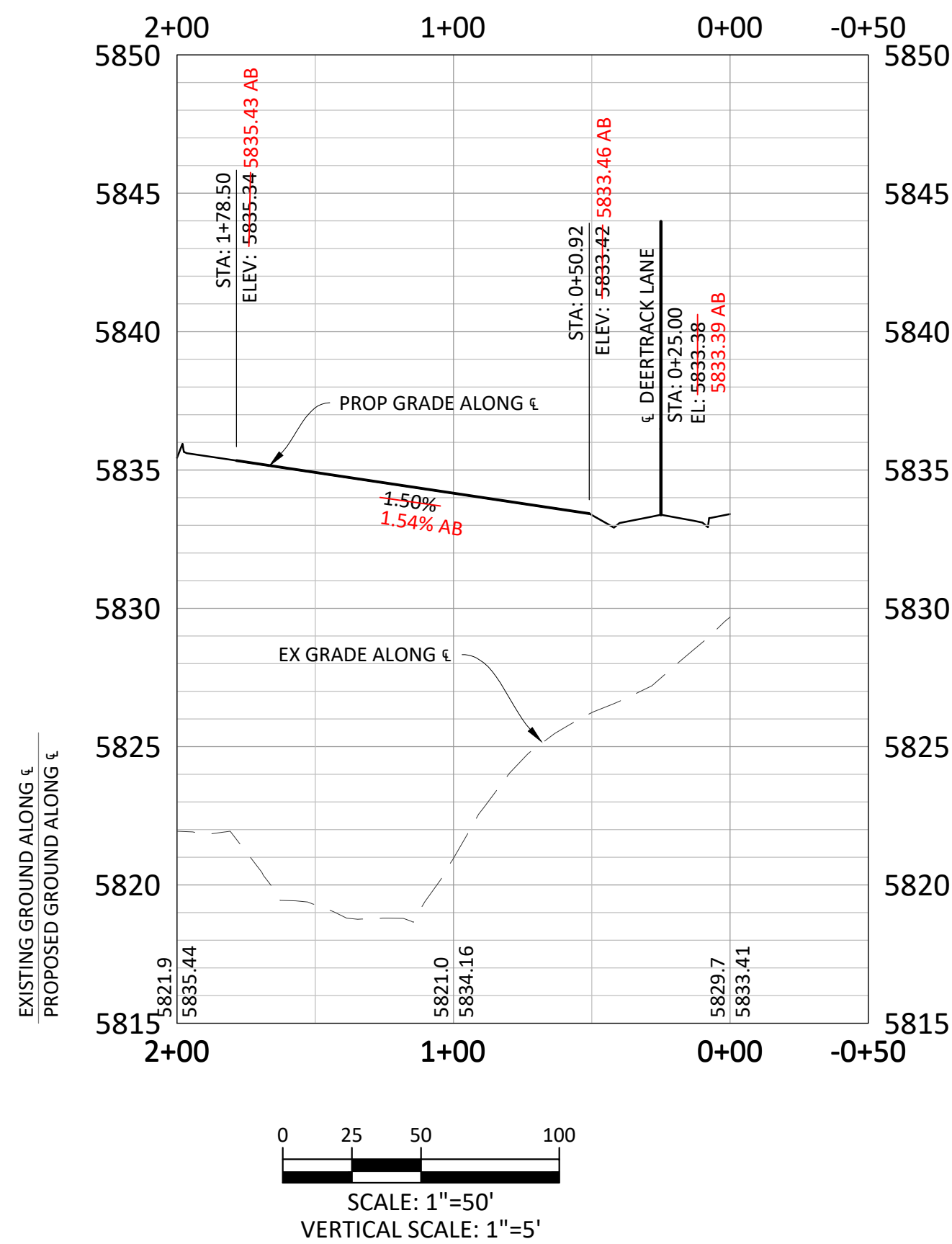
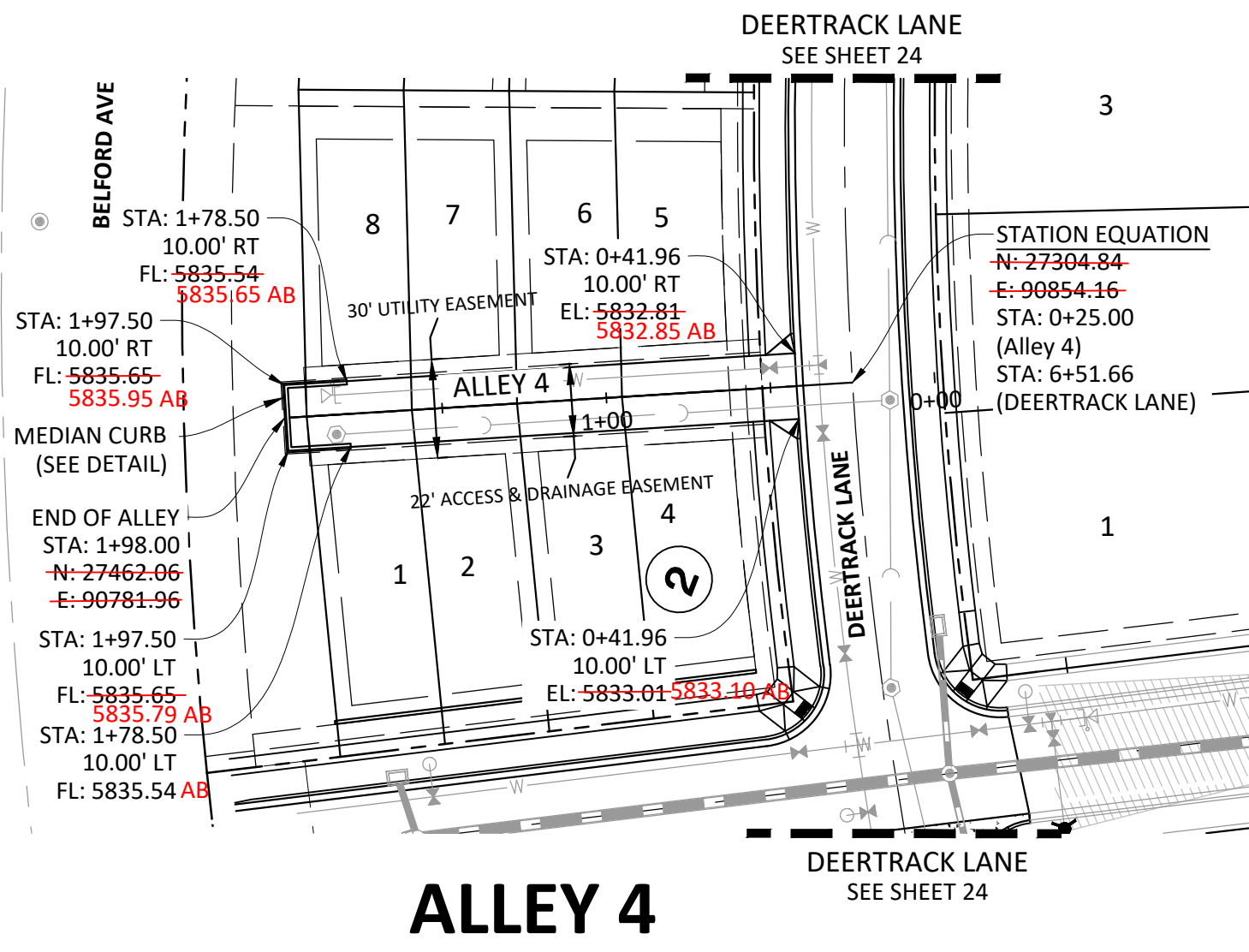
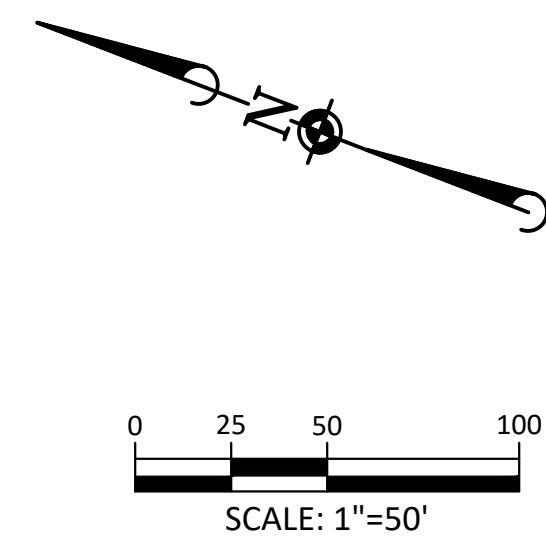
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 1-3 PLAN & PROFILE

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

SHEET
26 OF 43
CLCPK3

RECORD DRAWINGS

Printed: 11/09/2023 8:23 AM Draw Name: P:\Clicpk3\Consolid05-Residential\CDs\Draw\Final Drawings\Plan Set\Town\Phase 1\Record Drawings\05A-CLCPK3-P&P-Alley 4-6 - AB.dwg Updated By: M.Sutter



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
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RECORD DRAWING

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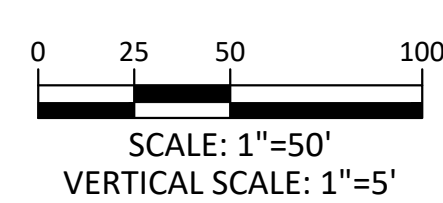
As-Built Recordation

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☐ FOR REFERENCE ONLY	DATE
☐ ROADWAY	DATE
☐ SANITARY SEWER	DATE
☐ STORM SEWER	DATE
☐ WATER	DATE

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/2020	APPROVED
08/2020	SUBMITTAL FOR REAPPROVAL
05/2020	SUBMITTAL FOR REAPPROVAL
03/2020	SUBMITTAL FOR REAPPROVAL
02/2020	ALLEY PARKING PER TOWN OF PARKER
01/2020	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL



COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

ALLEYS 4-6 PLAN & PROFILE

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

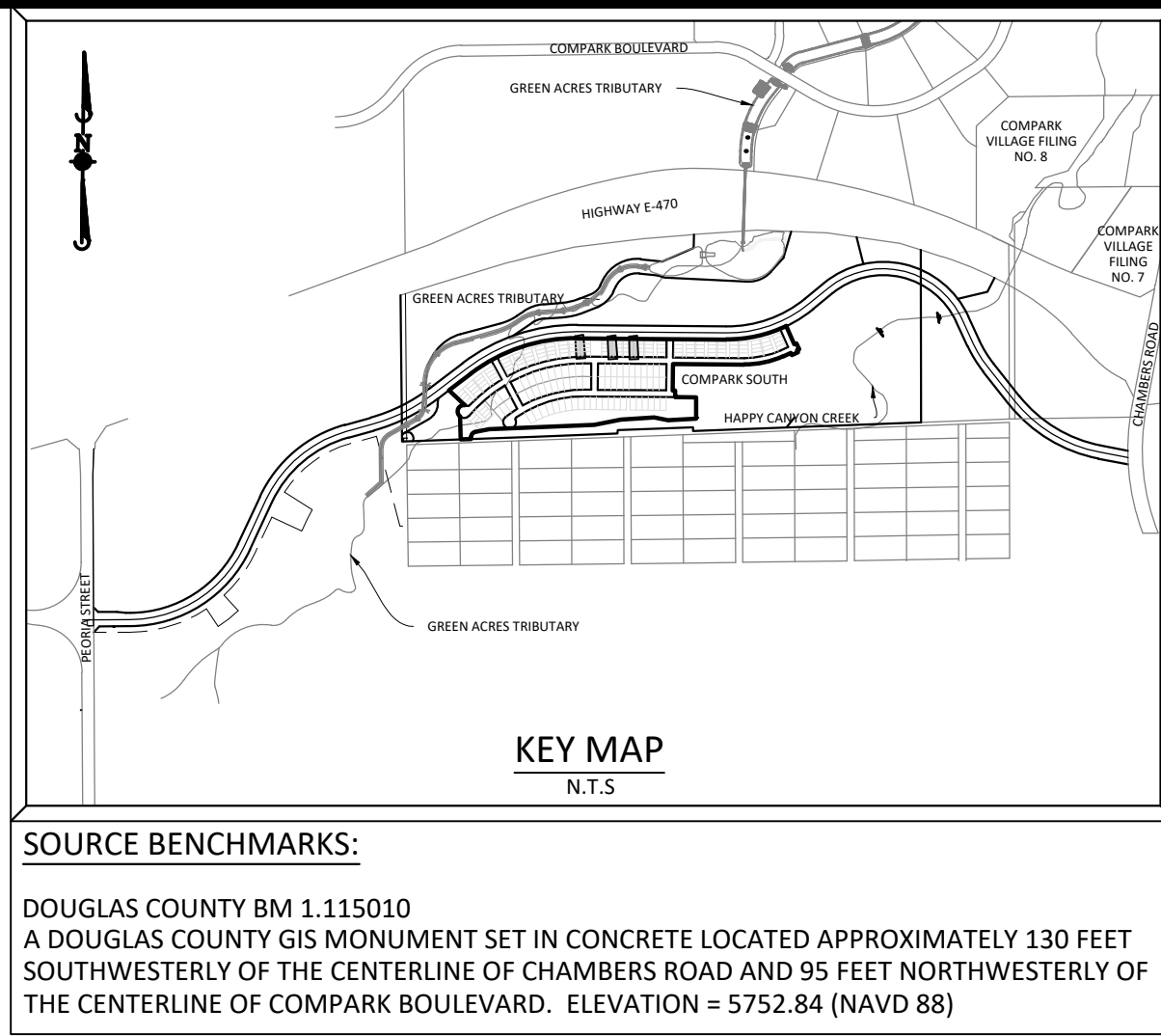
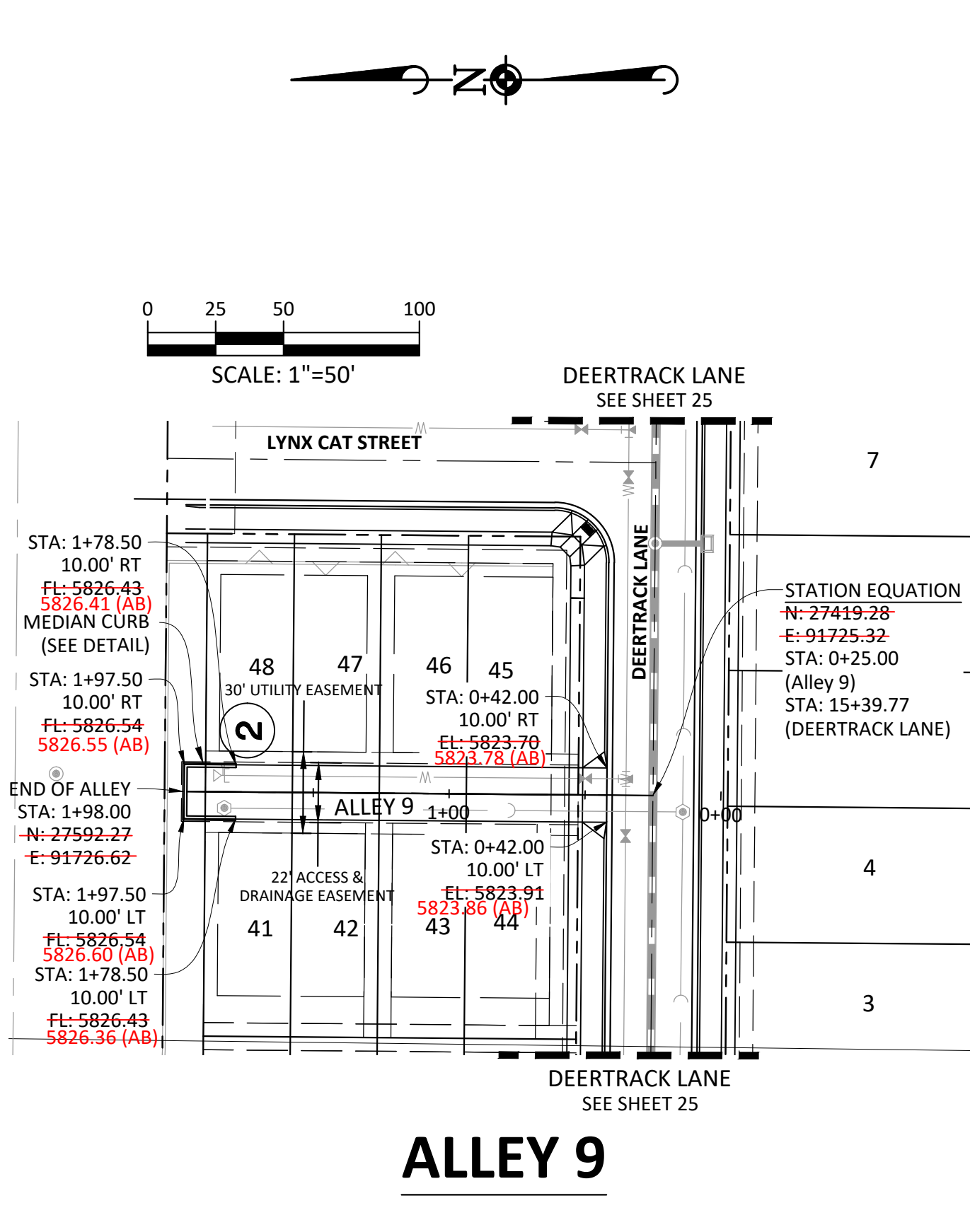
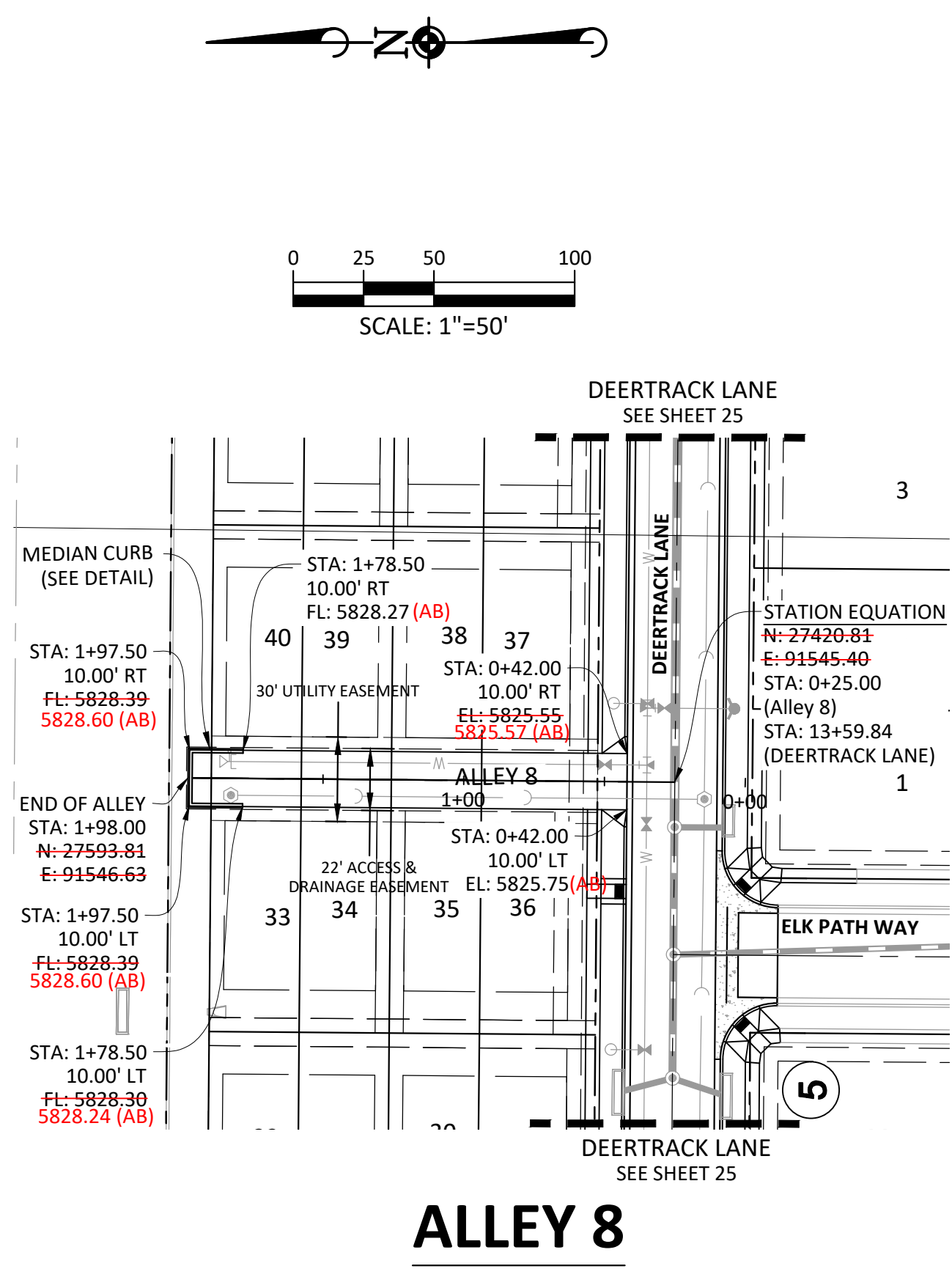
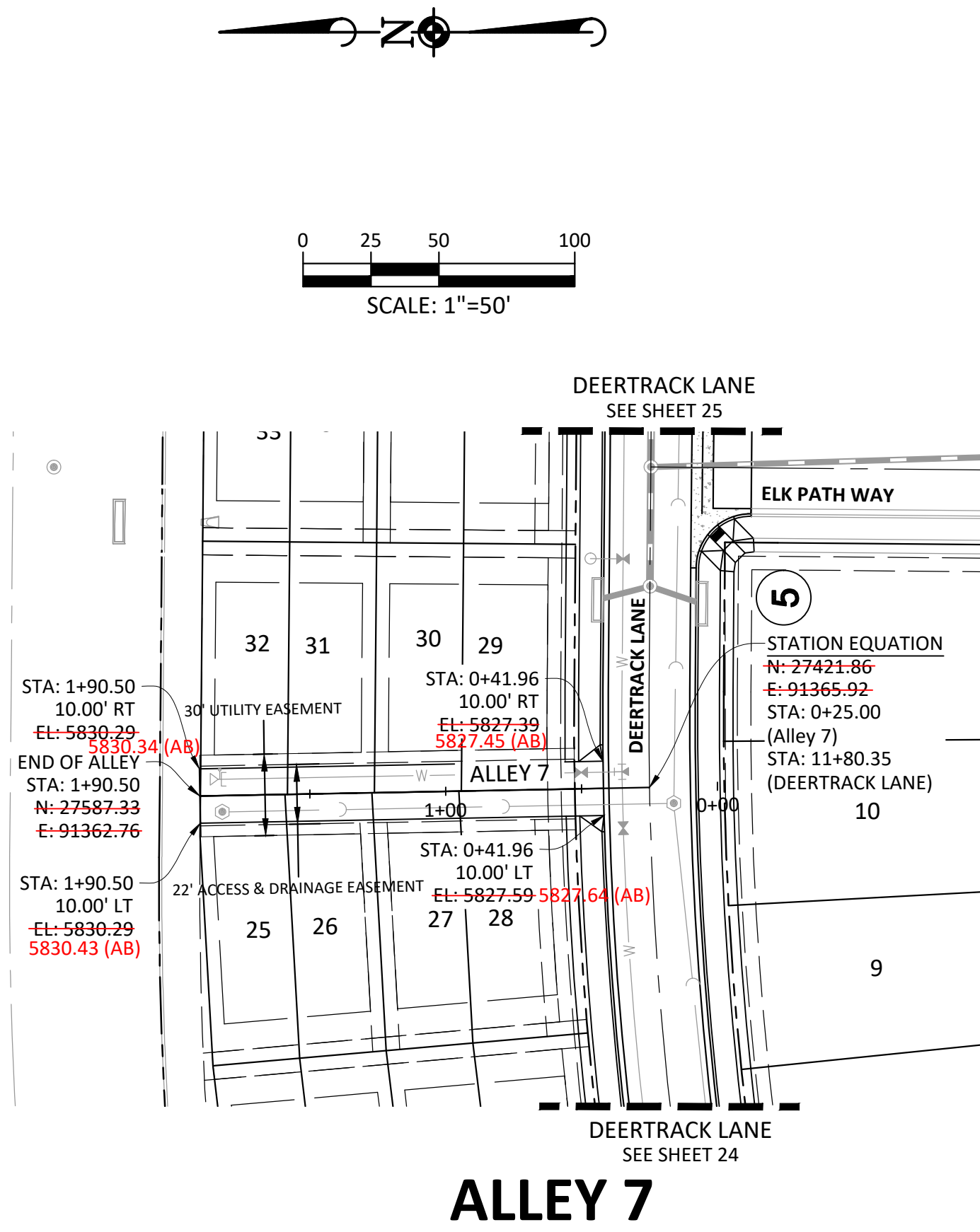
SHEET

27 OF 43

CLCPK3

RECORD DRAWINGS

Printed: 11/09/2023 8:25 AM Doc Name: P:\Clicpck3\Consolidated-Residential CDS\Drawings\Phase 1\Record Drawings\05A-CLCPK3-P&P-Alley 7-9 - AB.dwg Updated By: MSluter



As-Built Recordation

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

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RECORD DRAWING

As-Built Recordation

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FOR REFERENCE ONLY
ROADWAY
SANITARY SEWER
STORM SEWER
WATER

DATE: 11/2023
DATE:
DATE:
DATE:



I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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
09/2020	APPROVED
08/2020	SUBMITTAL FOR REAPPROVAL
05/2020	SUBMITTAL FOR REAPPROVAL
03/2020	SUBMITTAL FOR REAPPROVAL
02/2020	SUBMITTAL FOR REAPPROVAL
05/2017	ALLEY PARKING PER TOWN OF PARKER
12/2016	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

Manhard
CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.788.0820, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST

TOWN OF PARKER APPROVALS

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

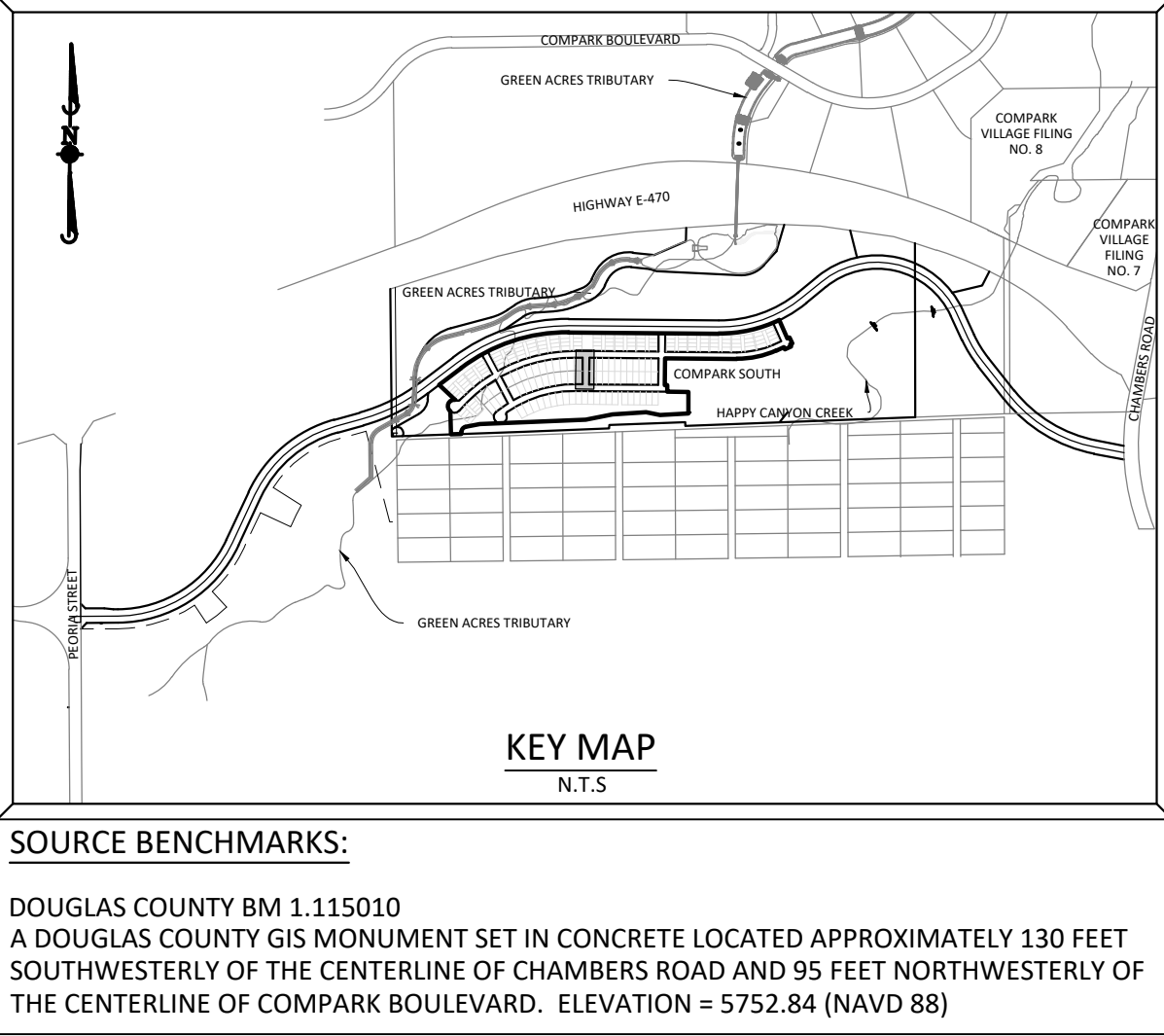
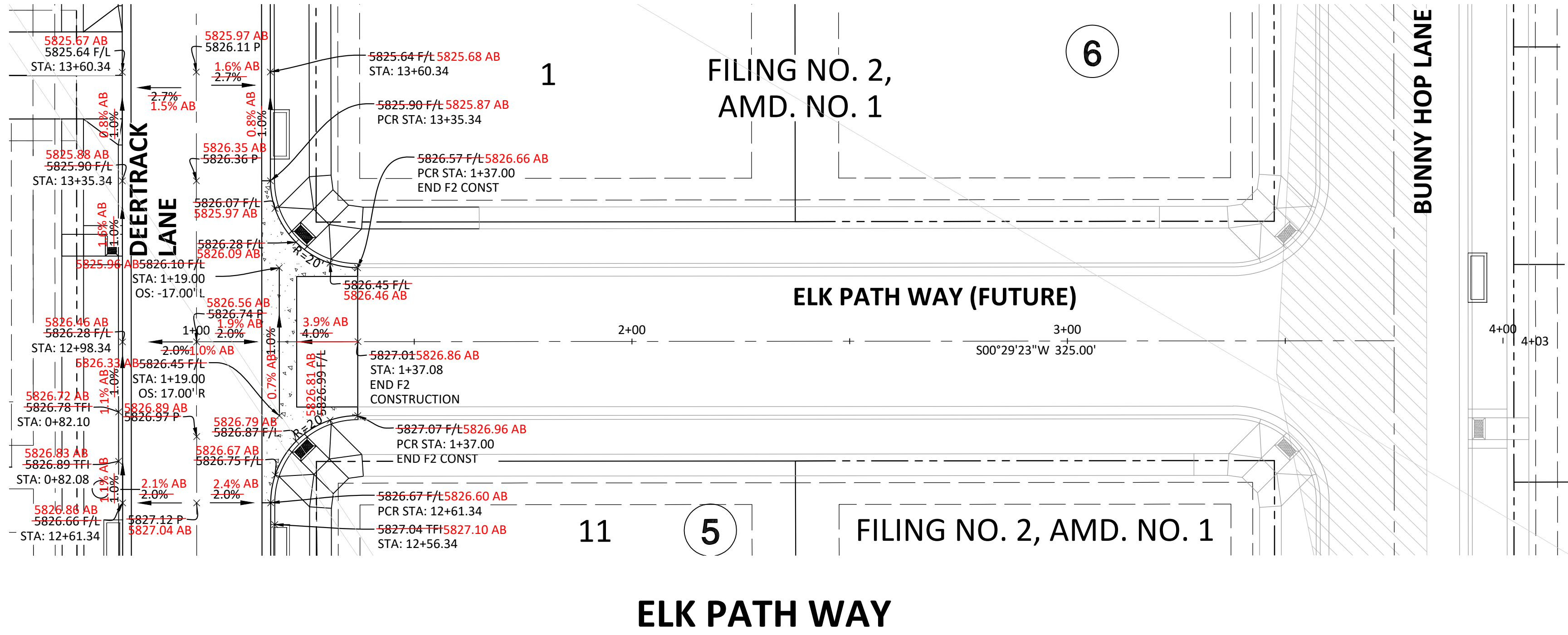
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016
SHEET
29 OF 43
CLCPKC3

RECORD DRAWINGS

Printed: 11/09/2023 8:28 AM Draw Name: P:\C\pkc3\ConsSouth05-Residential\CD\Draw\ElkPath\Final Drawings\TOWN OF PARKER\PHASE 1\RECORD DRAWINGS\05A-CLCPK3-Street Intersection Details - Ab.dwg Updated By: M.Sutter



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DOUGLAS COUNTY BM 1.115010
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RECORD DRAWING

As-Built Recordation

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INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED
BELOW. UNLESS EXPLICITLY MARKED WITH "AB",
CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

☐ FOR REFERENCE ONLY
☒ ROADWAY
☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER

DATE
11/2023
DATE
DATE
DATE



I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY
THAT THIS AS-BUILT SURVEY OF COMPAK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO
UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE
STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY
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THE TOWN OF PARKER.



TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - ELK PATH WAY

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

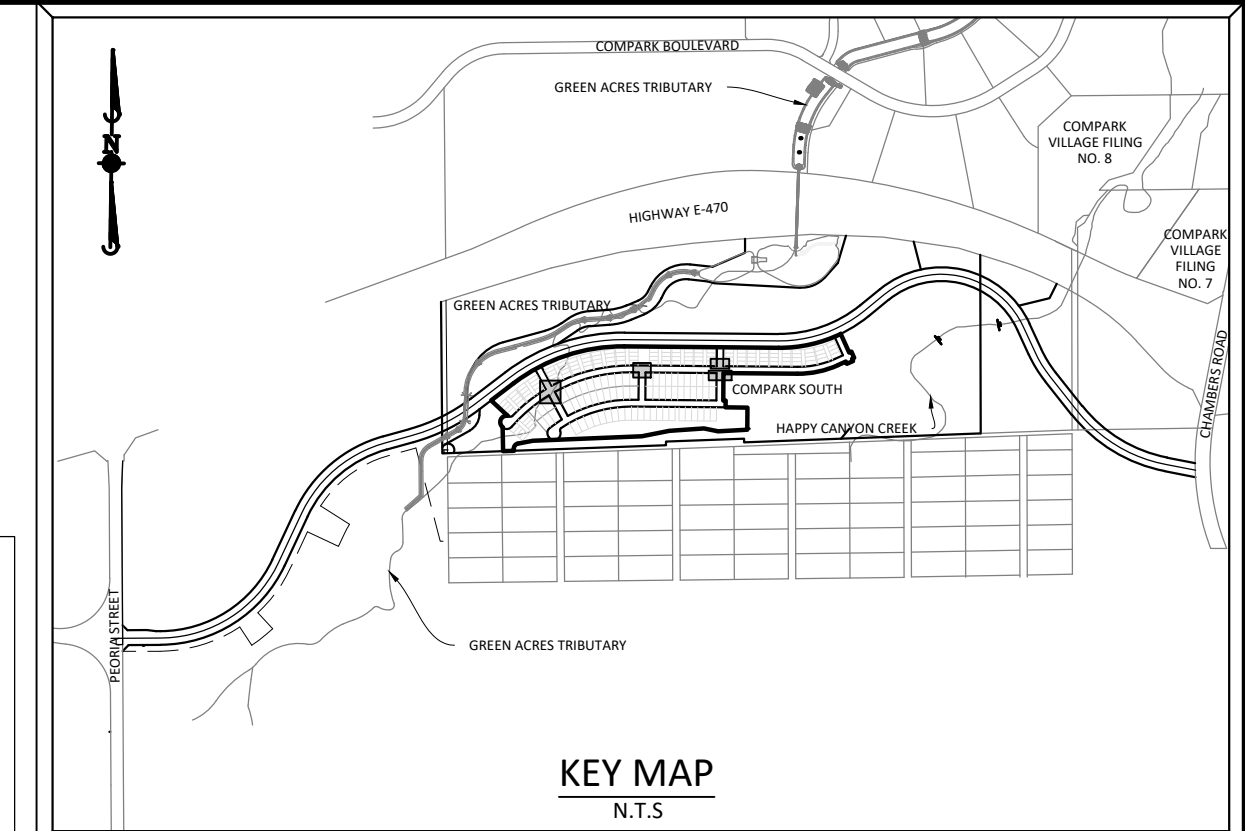
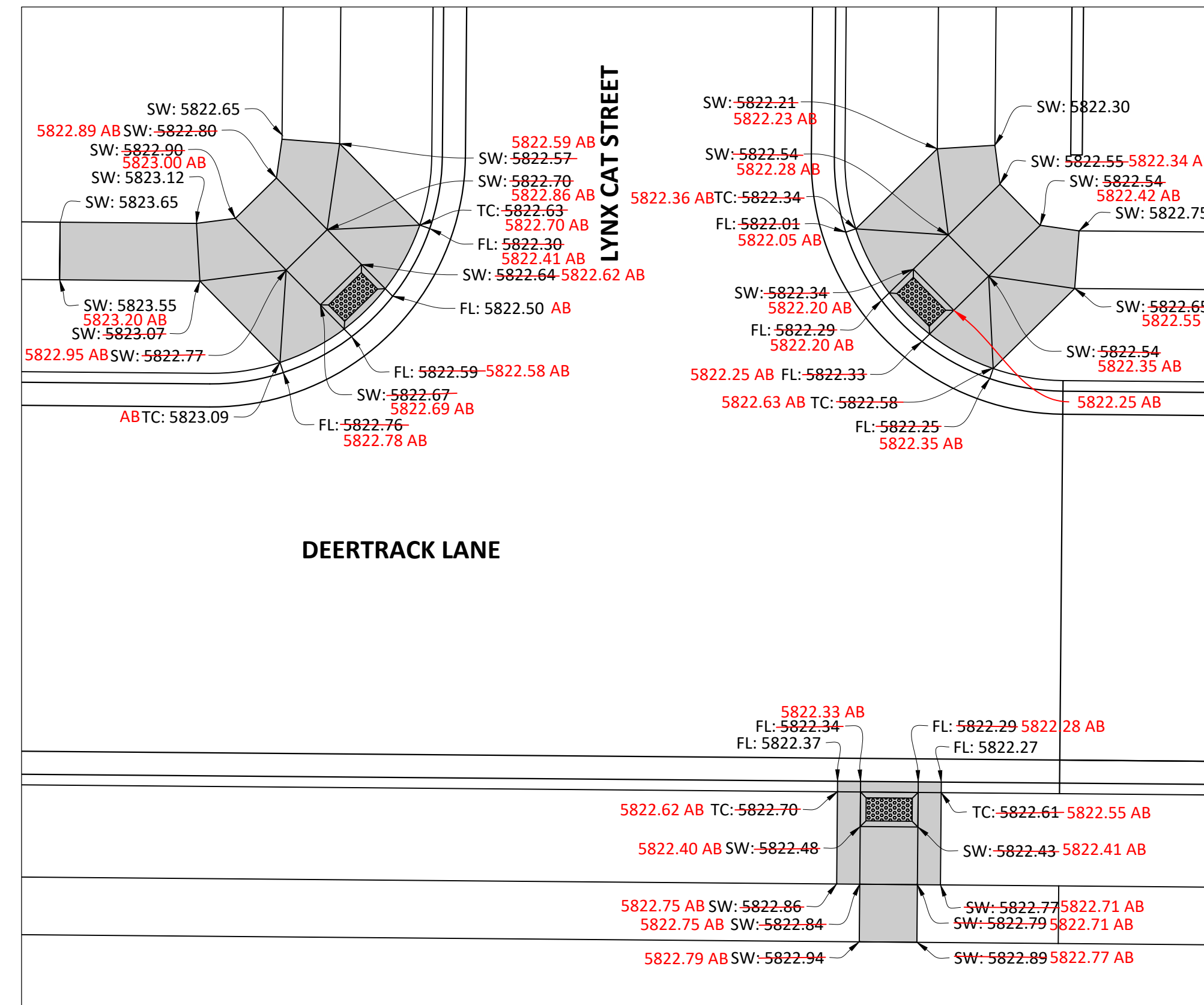
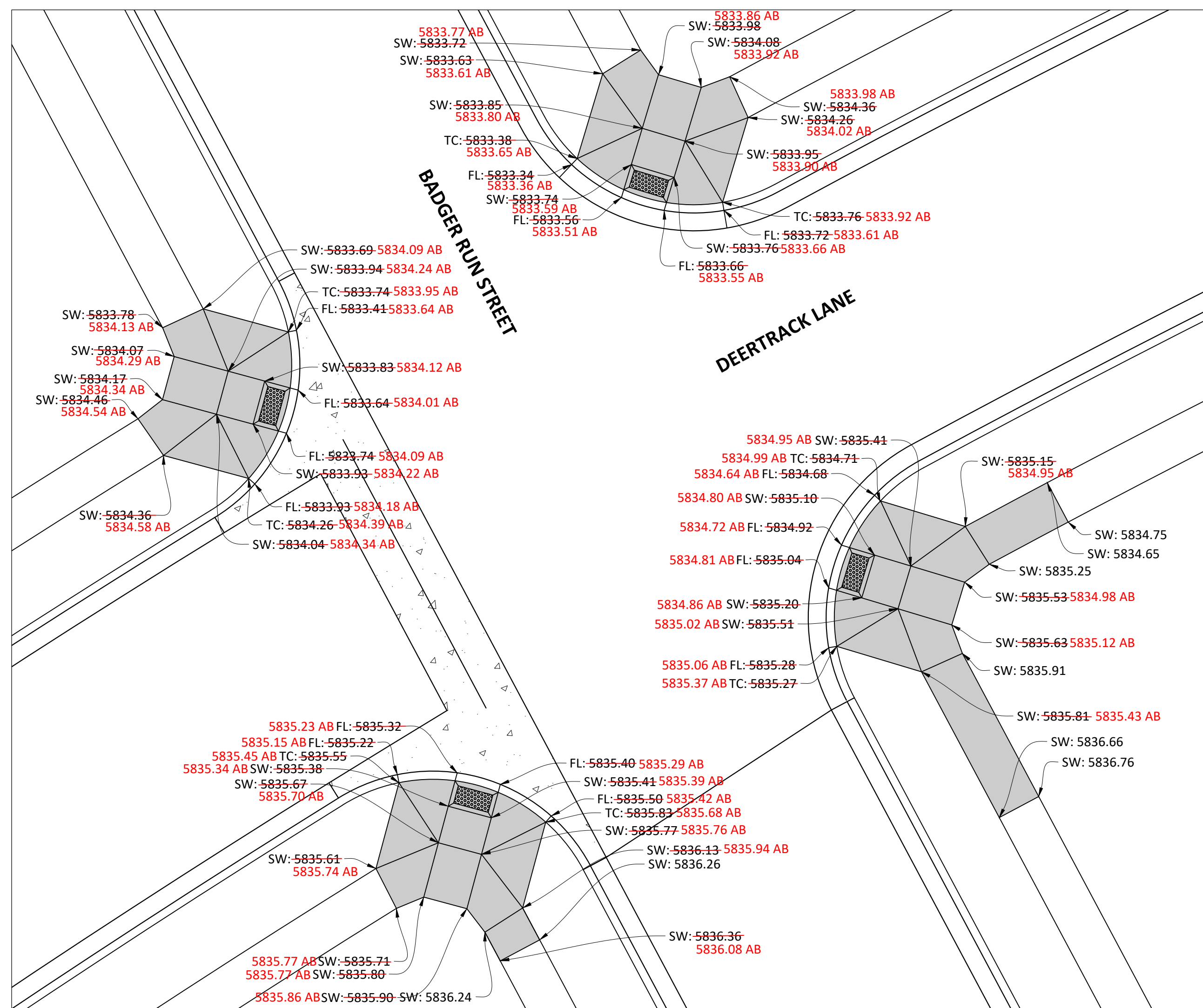
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30 OF 43
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RECORD DRAWINGS

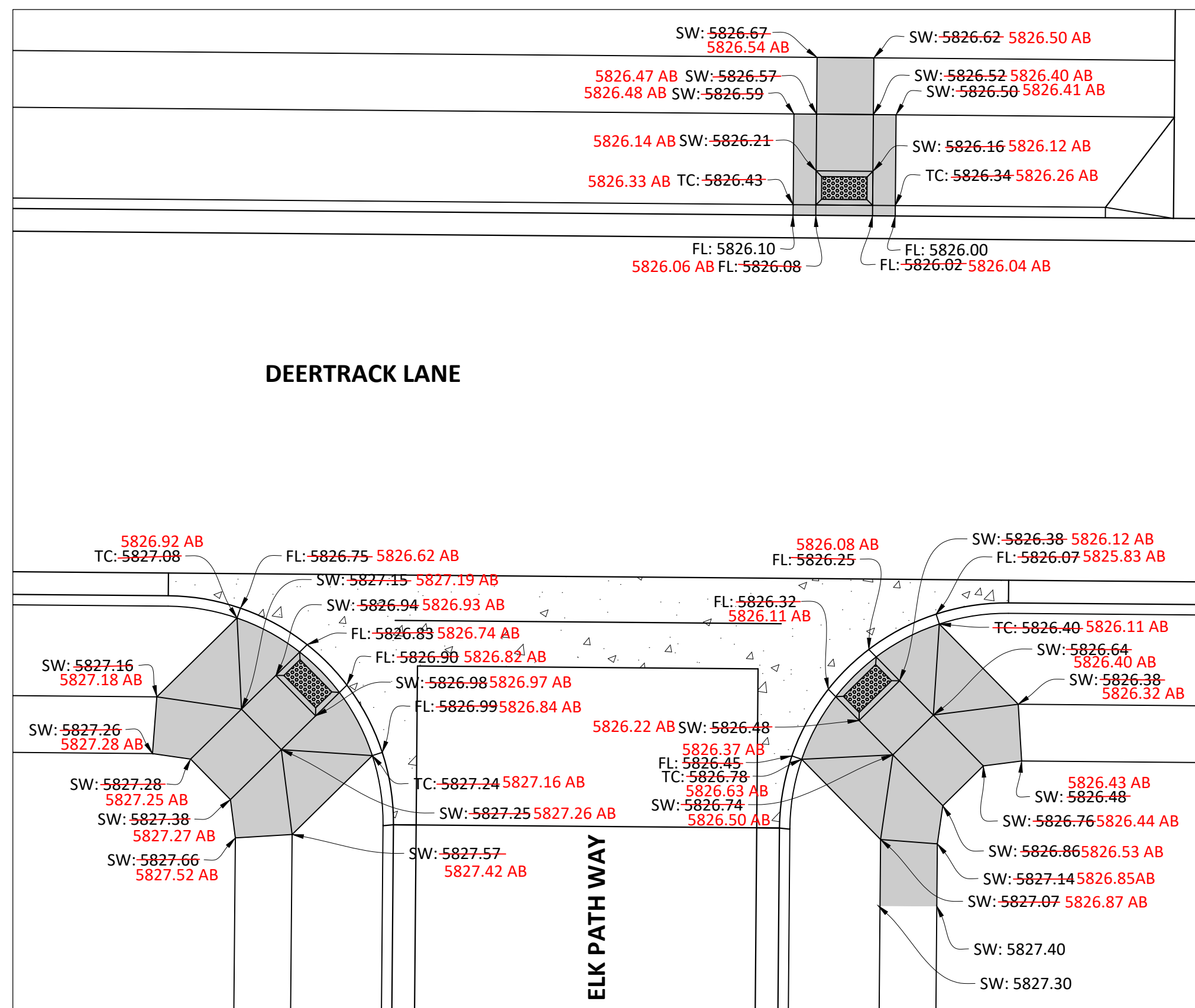
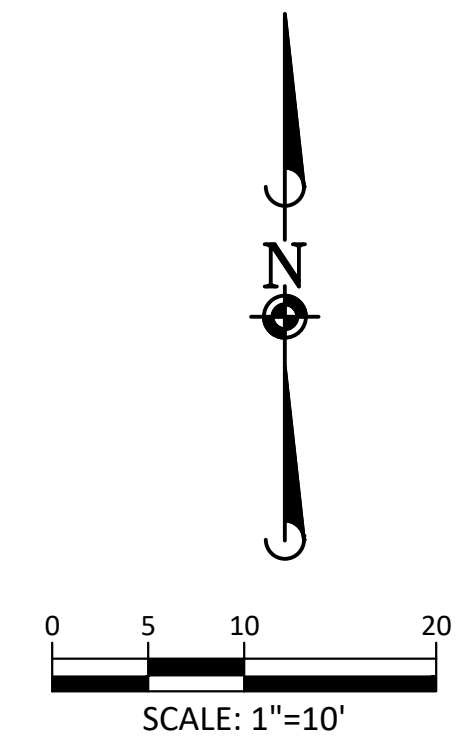
Manhard
CONSULTING
7600 East Orchard Road, Suite 600, Greenwood Village, CO 80111, phone: 303.788.0520 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

DATE	REVISIONS
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05/2020	SUBMITTAL FOR REAPPROVAL
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As-Built Recordation

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☐ FOR REFERENCE ONLY DATE _____

☒ ROADWAY DATE 11/2023

☐ SANITARY SEWER DATE _____

☐ STORM SEWER DATE _____

☐ WATER DATE _____

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

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on 

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

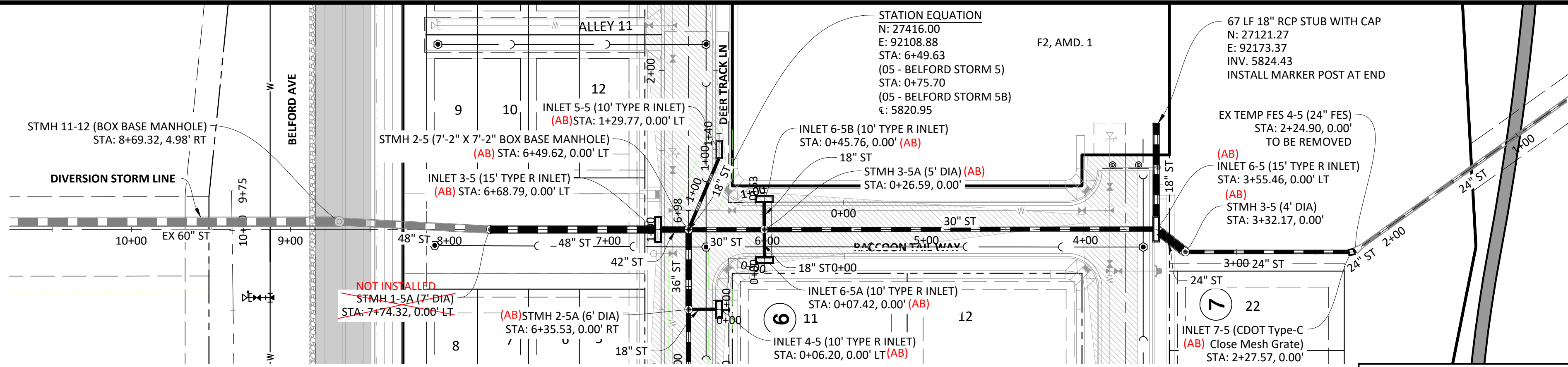
CURB RAMP DETAILS

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

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31 OF 43
CLCPKC3

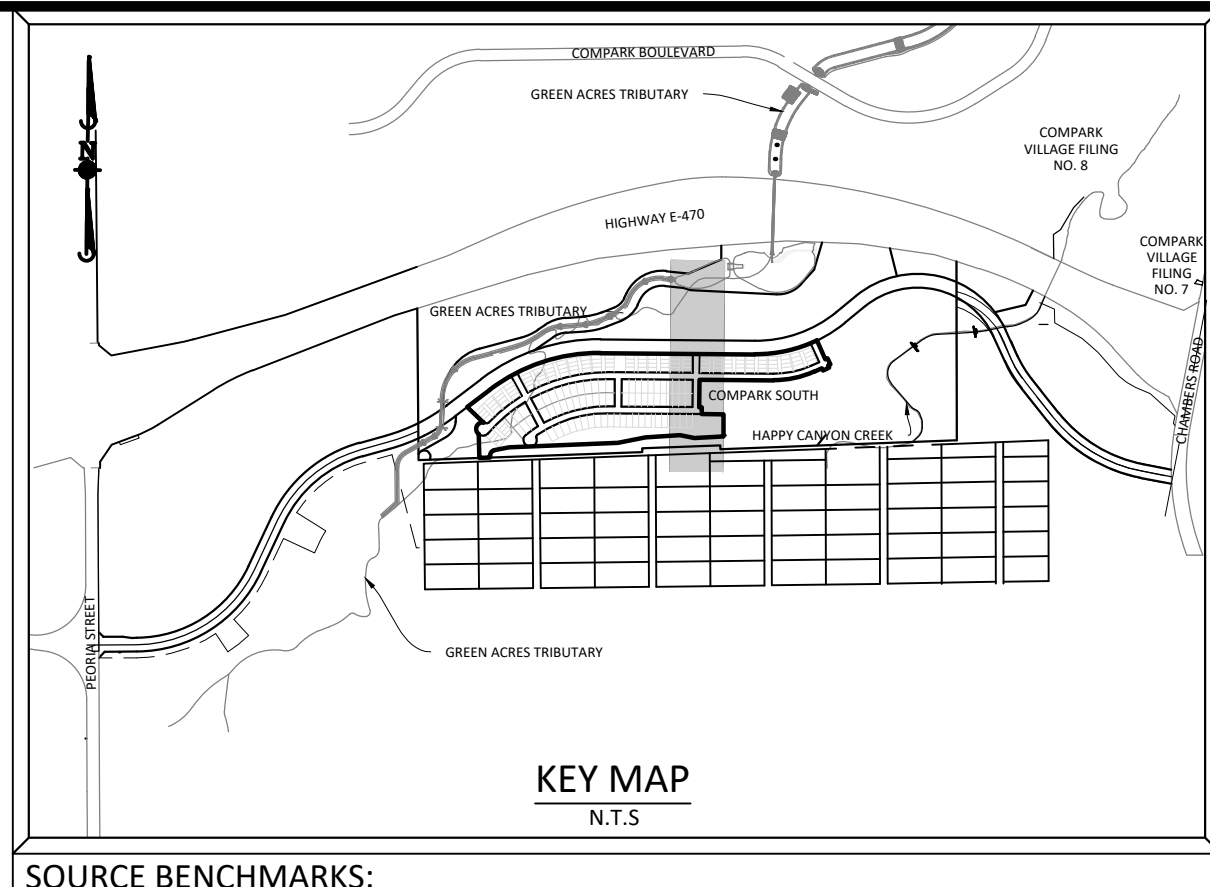
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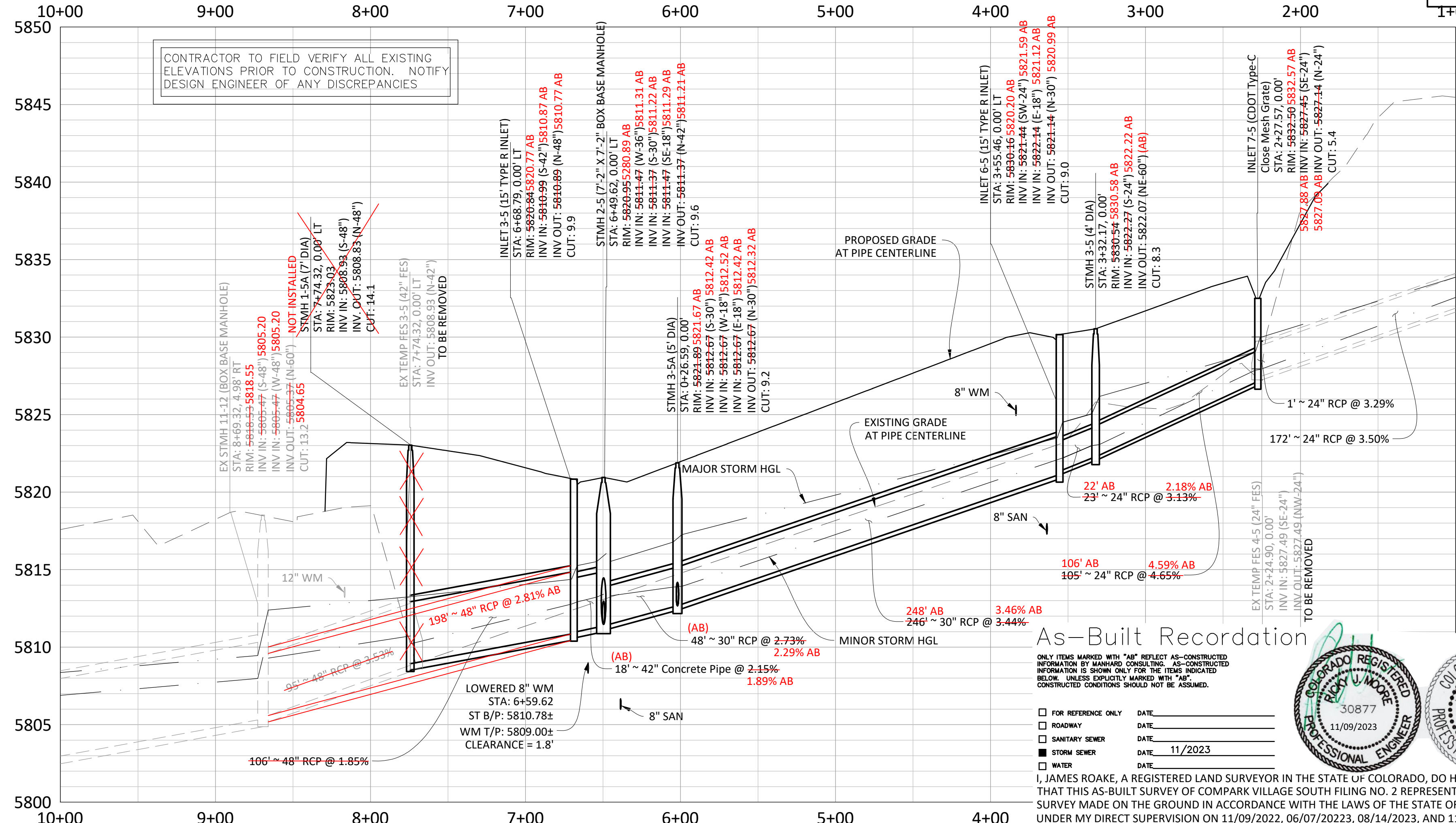


PLAN: STORM 5

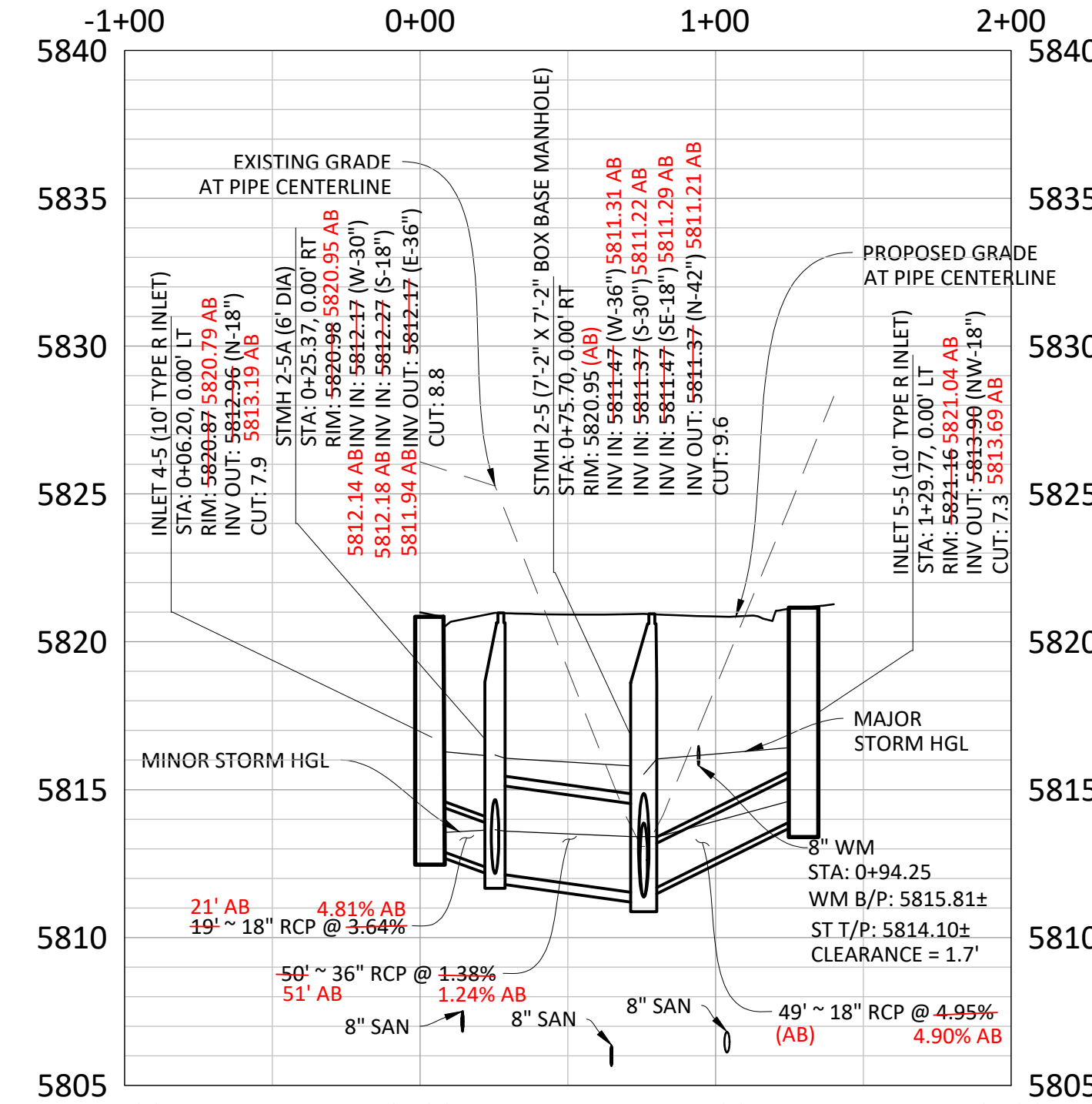
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PROFILE: STORM 5



STORM SEWER NOTES:

- 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.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- STATIONS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- 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.
- 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.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

TOWN OF PARKER APPROVALS

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

As-Built Recodation

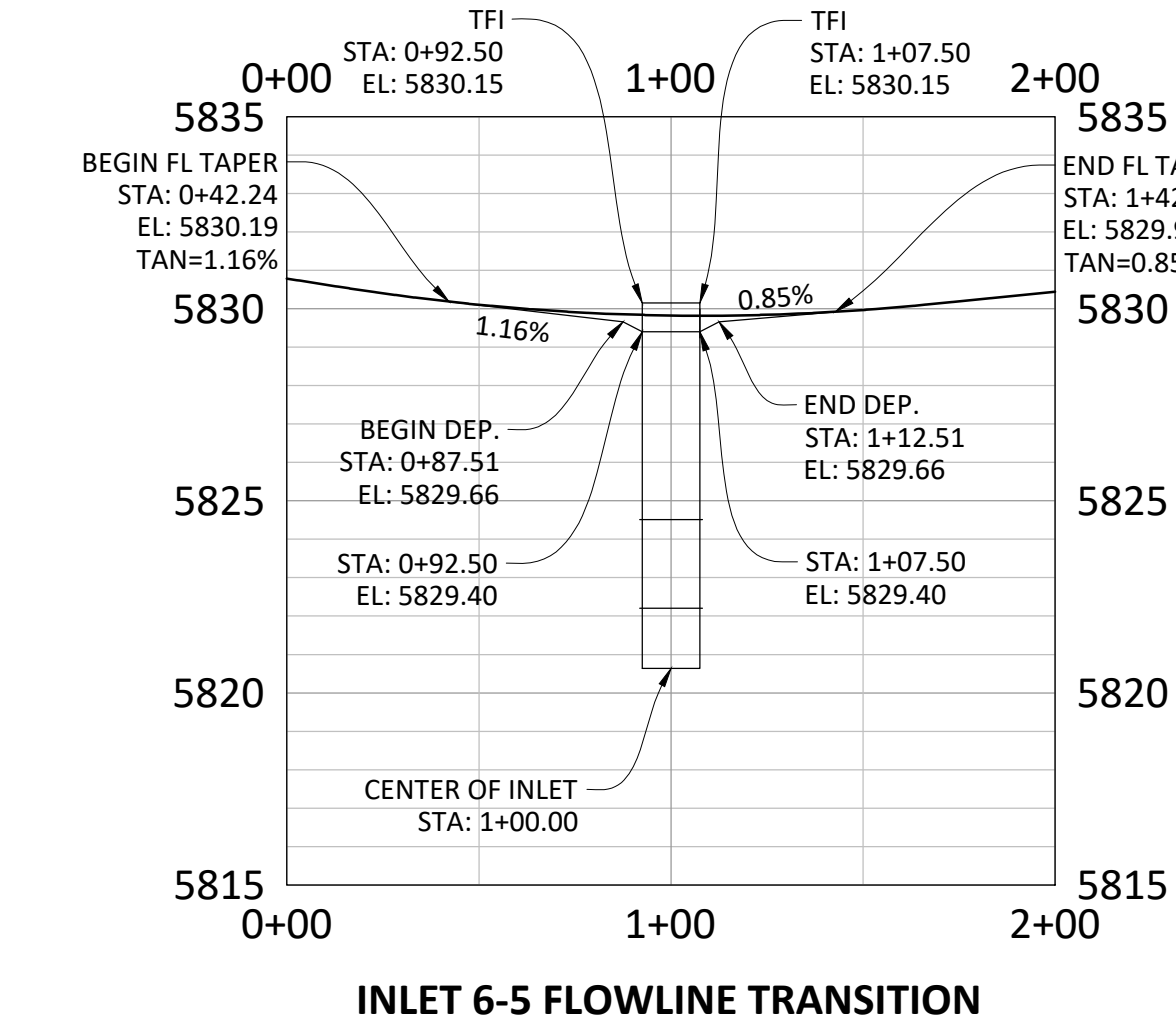
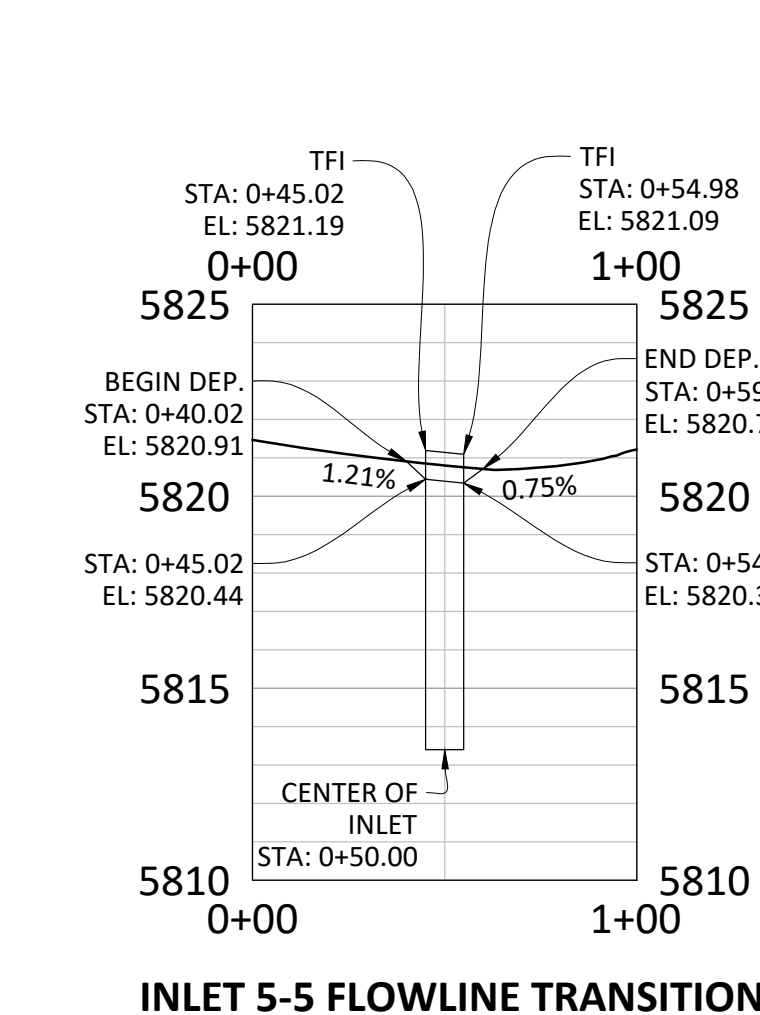
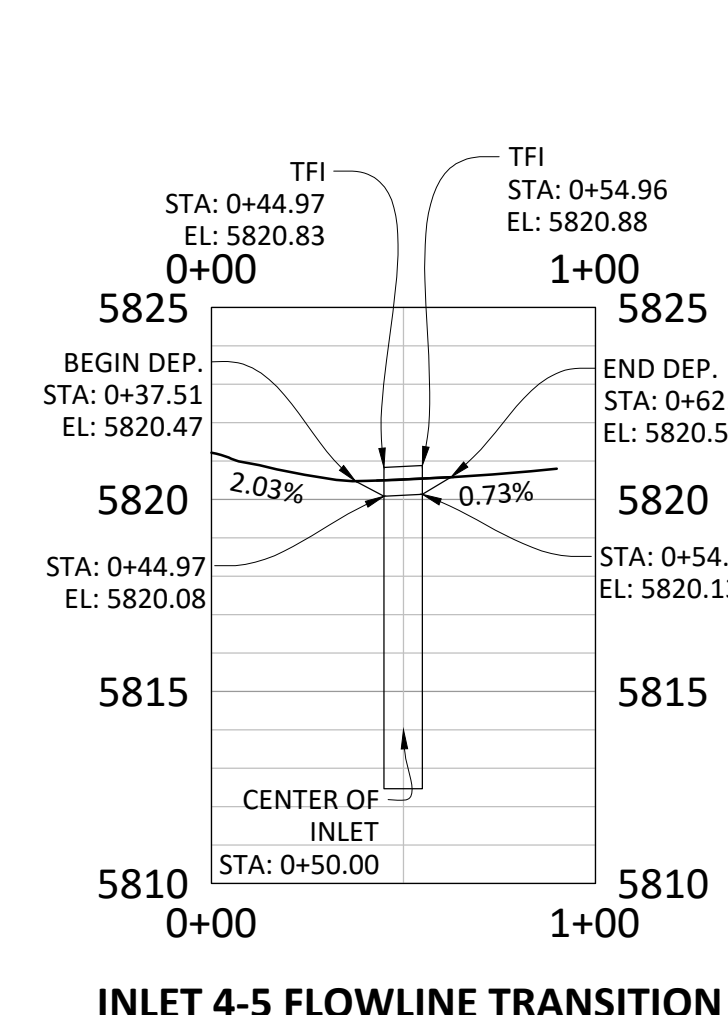
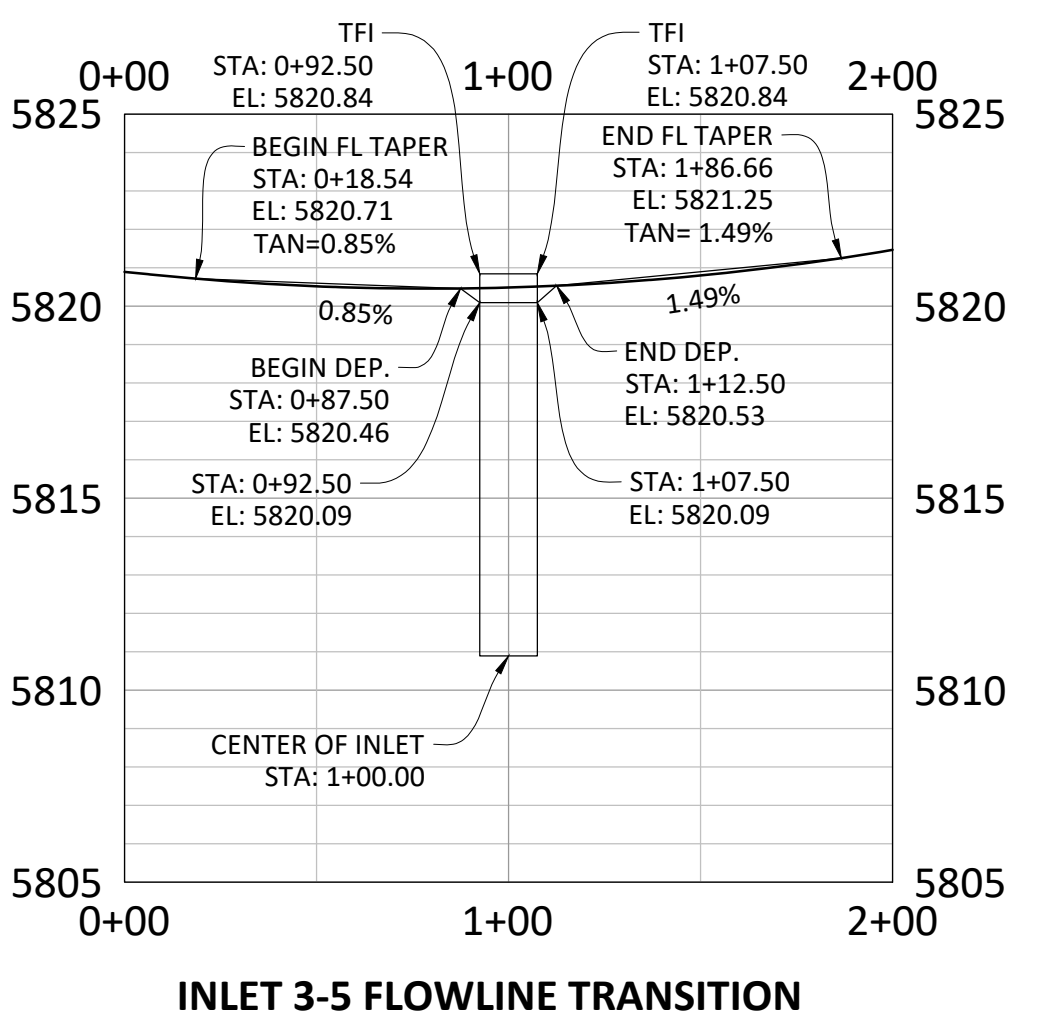
ONLY ITEMS MARKED WITH "AB" REFLECT AS-CONSTRUCTED INFORMATION BY MANHARD CONSULTING, LLC. AS-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED BELOW. UNLESS EXPLICITLY MARKED WITH "AB", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

FOR REFERENCE ONLY:
☐ ROADWAY
☐ SANITARY SEWER
☒ STORM SEWER
☐ WATER

DATE: 11/09/2023

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2022, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

RACCOON TAIL WAY STORM PLAN & PROFILE

CLCPKC3

34 OF 43

RECORD DRAWINGS

Manhard CONSULTING

7600 East Orchard Road, Suite 100A, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

PROJECT MGR.: RJM

PROJ. ASSOC.: RAK

DRAWN BY: RAK

DATE: 09/20/16

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34 OF 43

CLCPKC3

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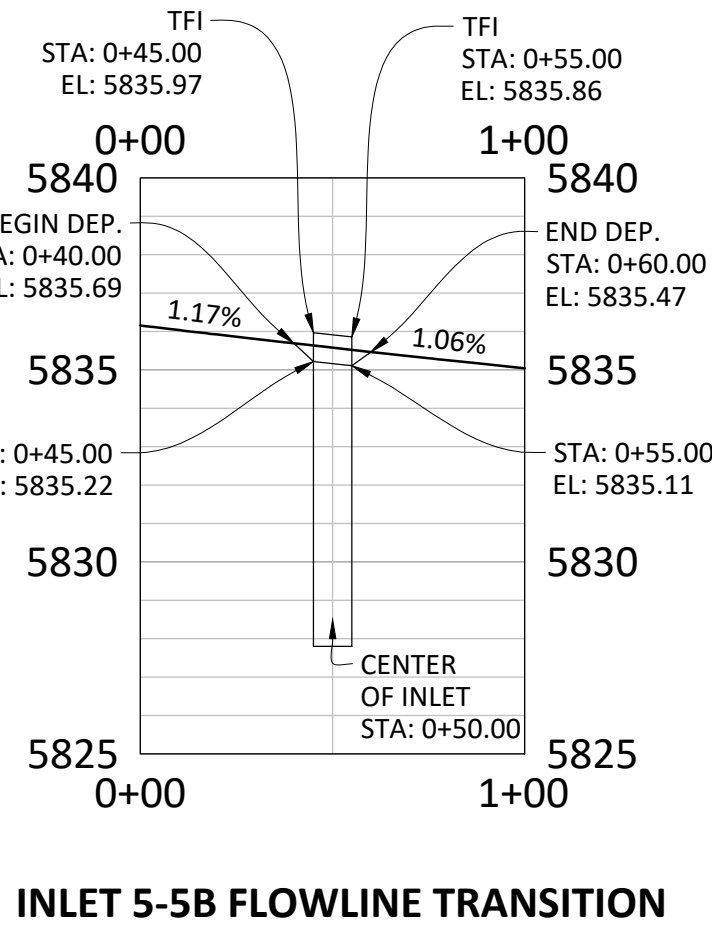
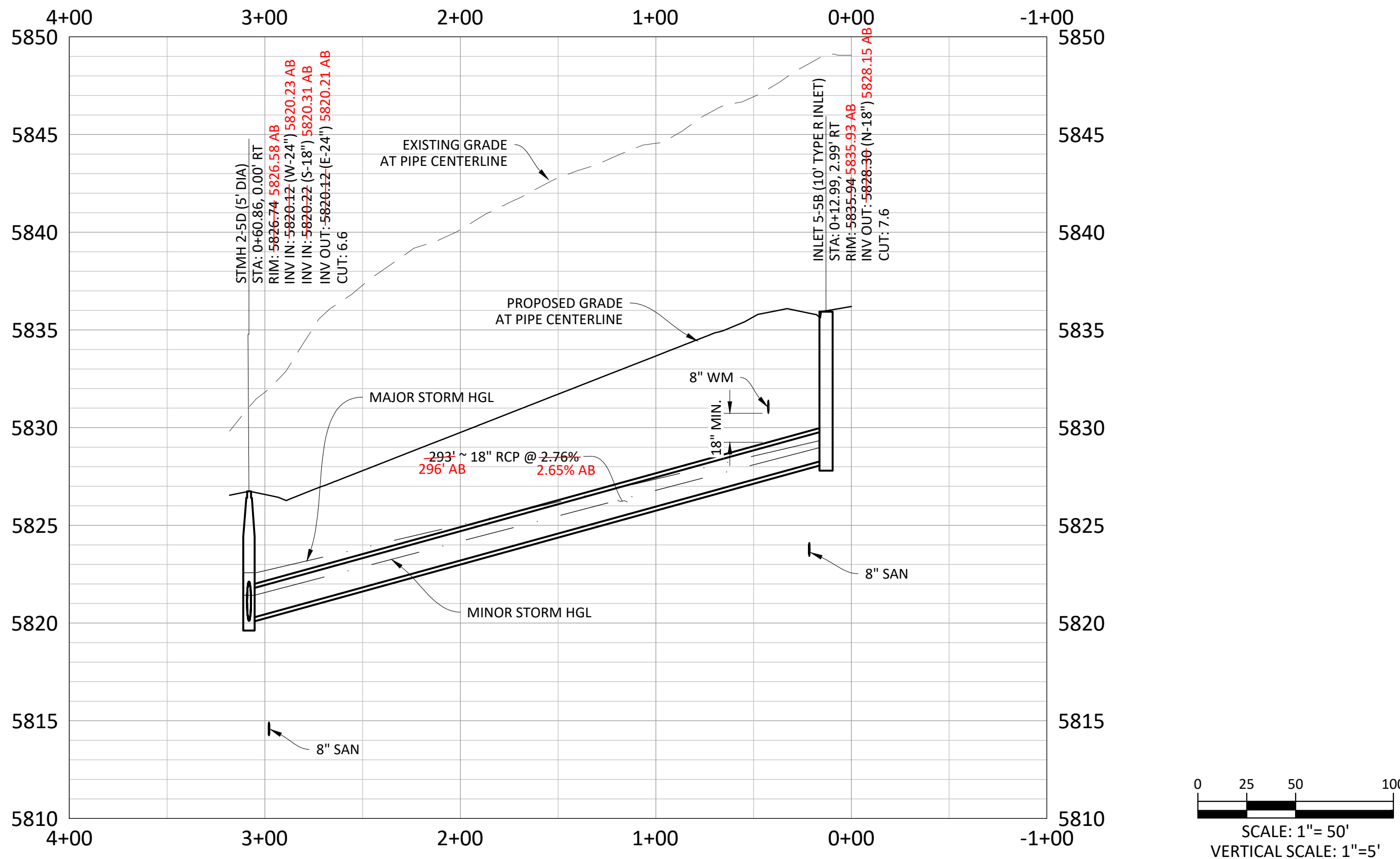
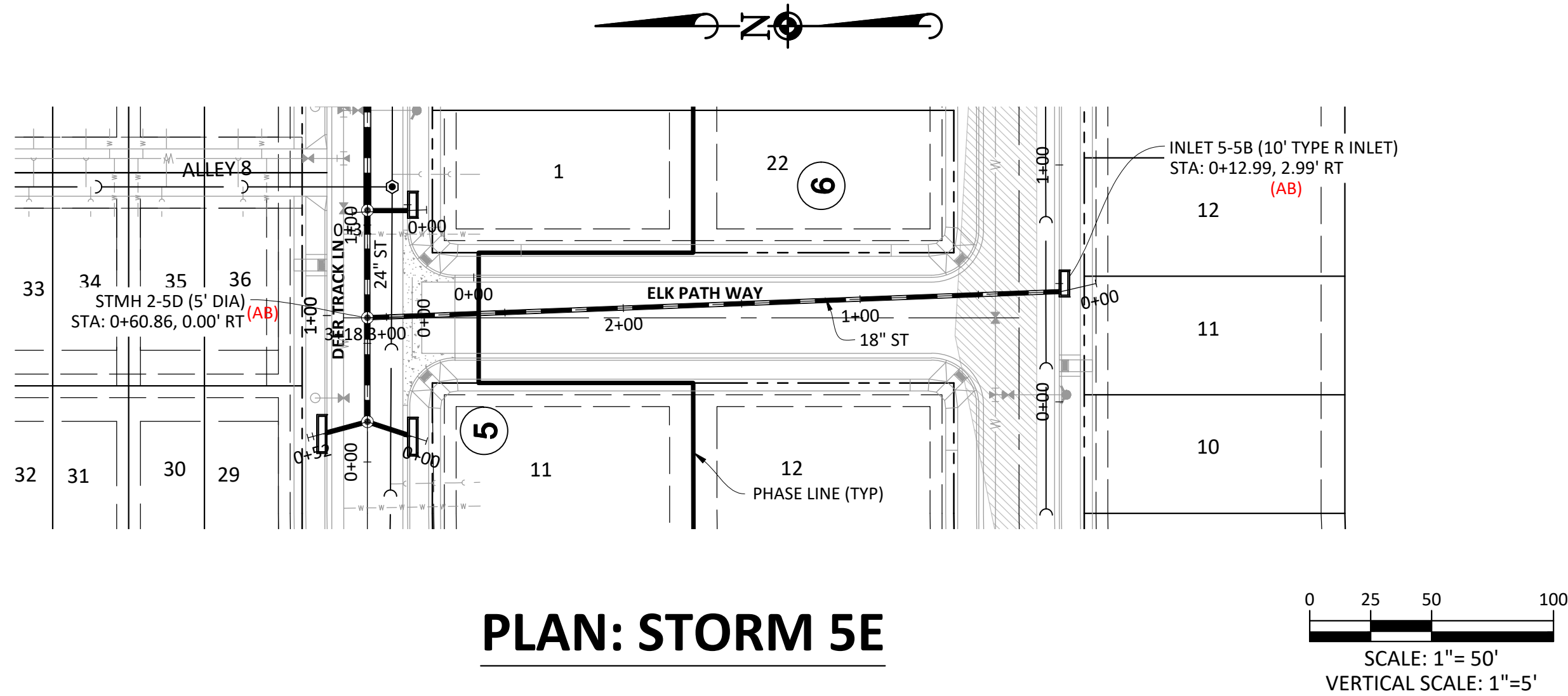
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RECORD DRAWING

As-Built Recodation

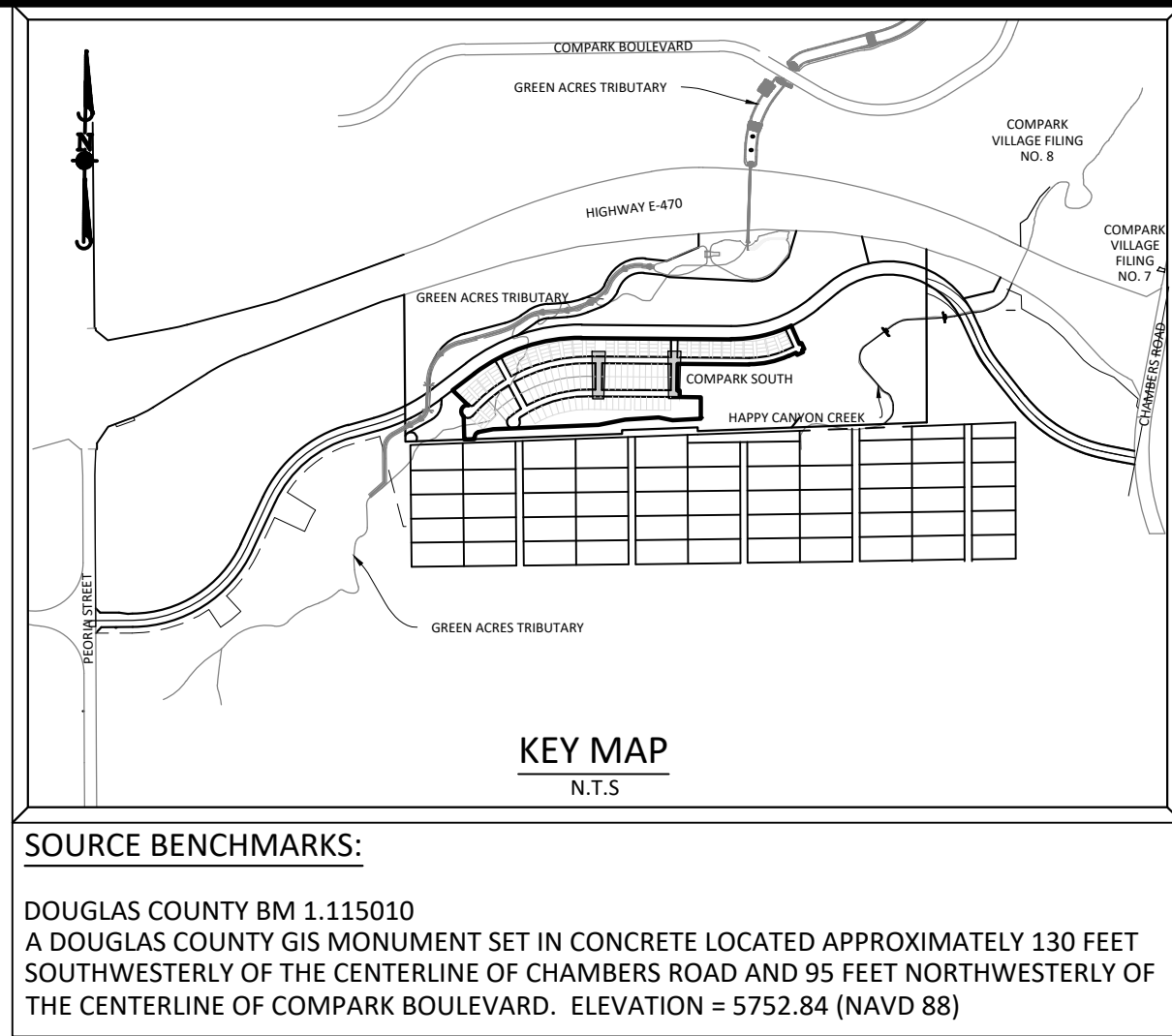
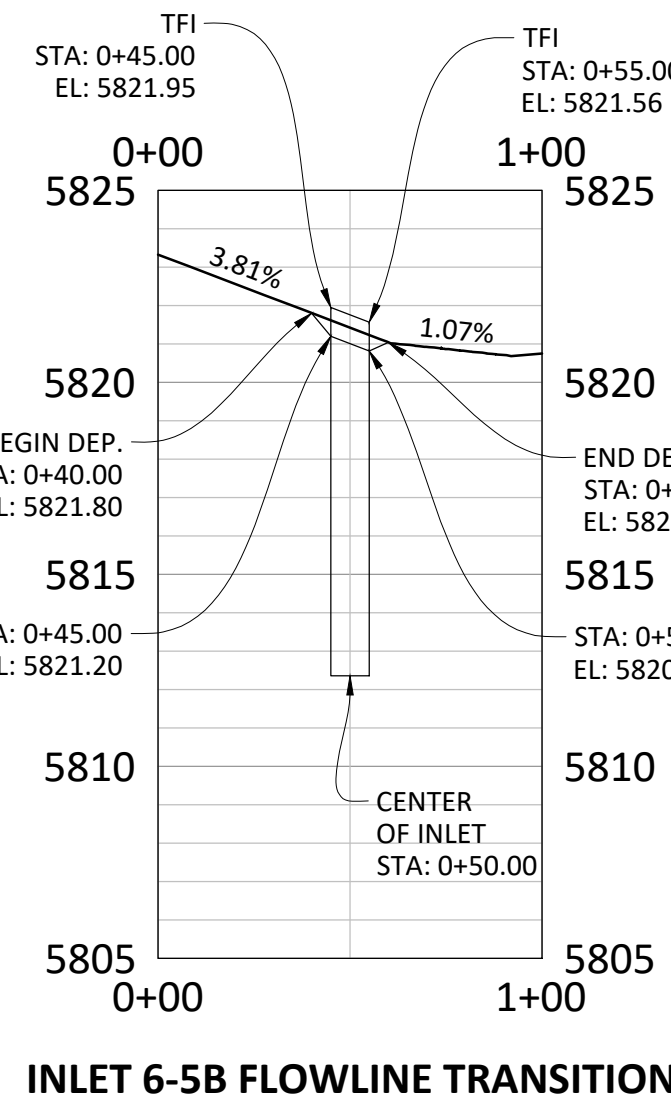
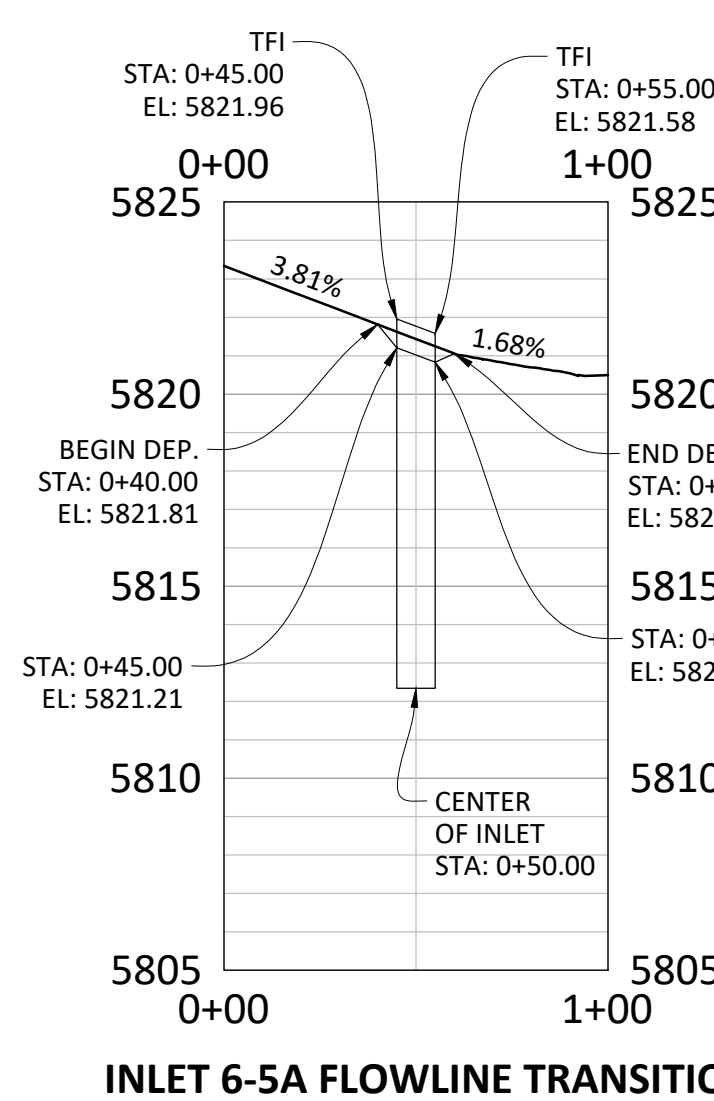
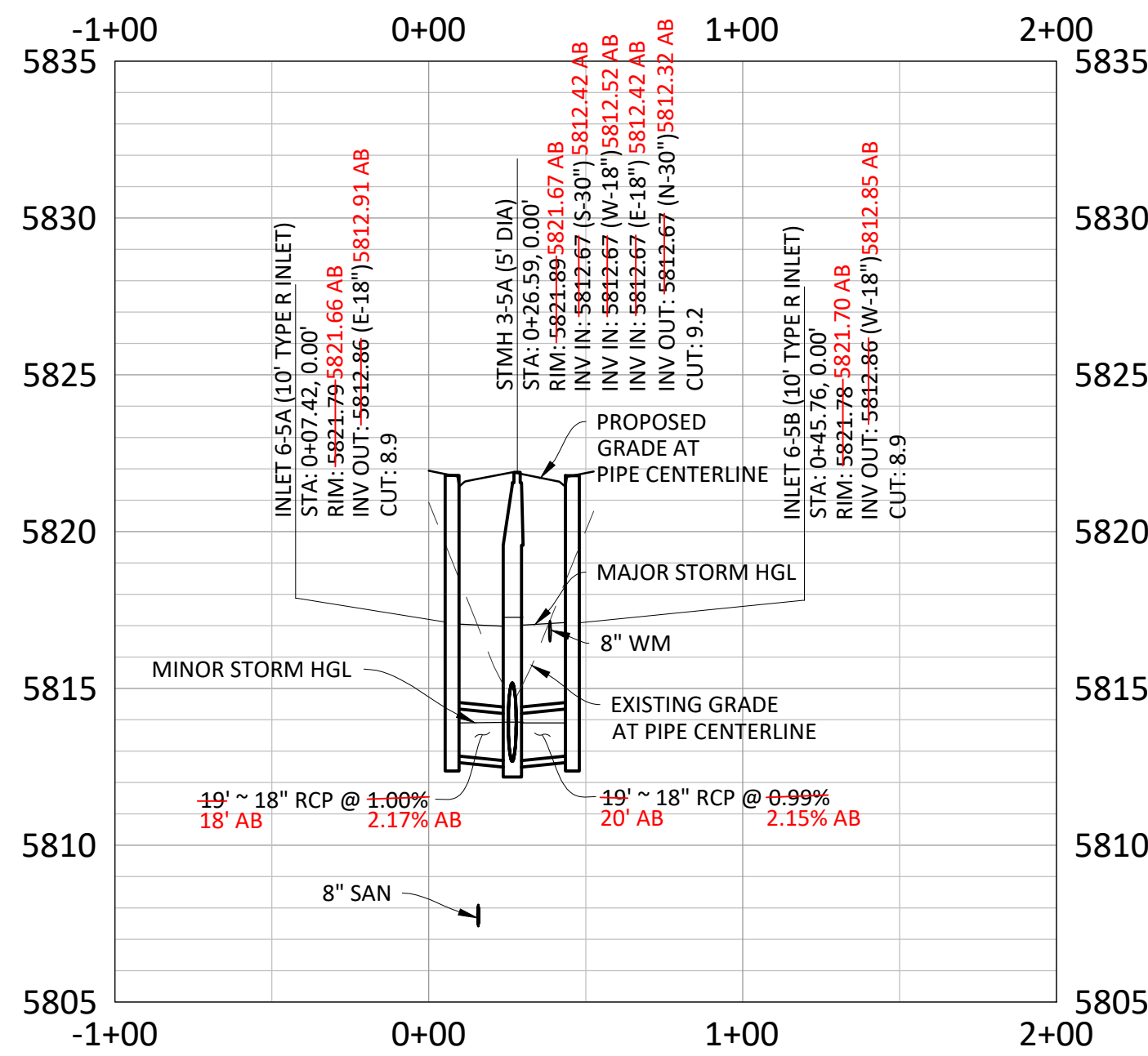
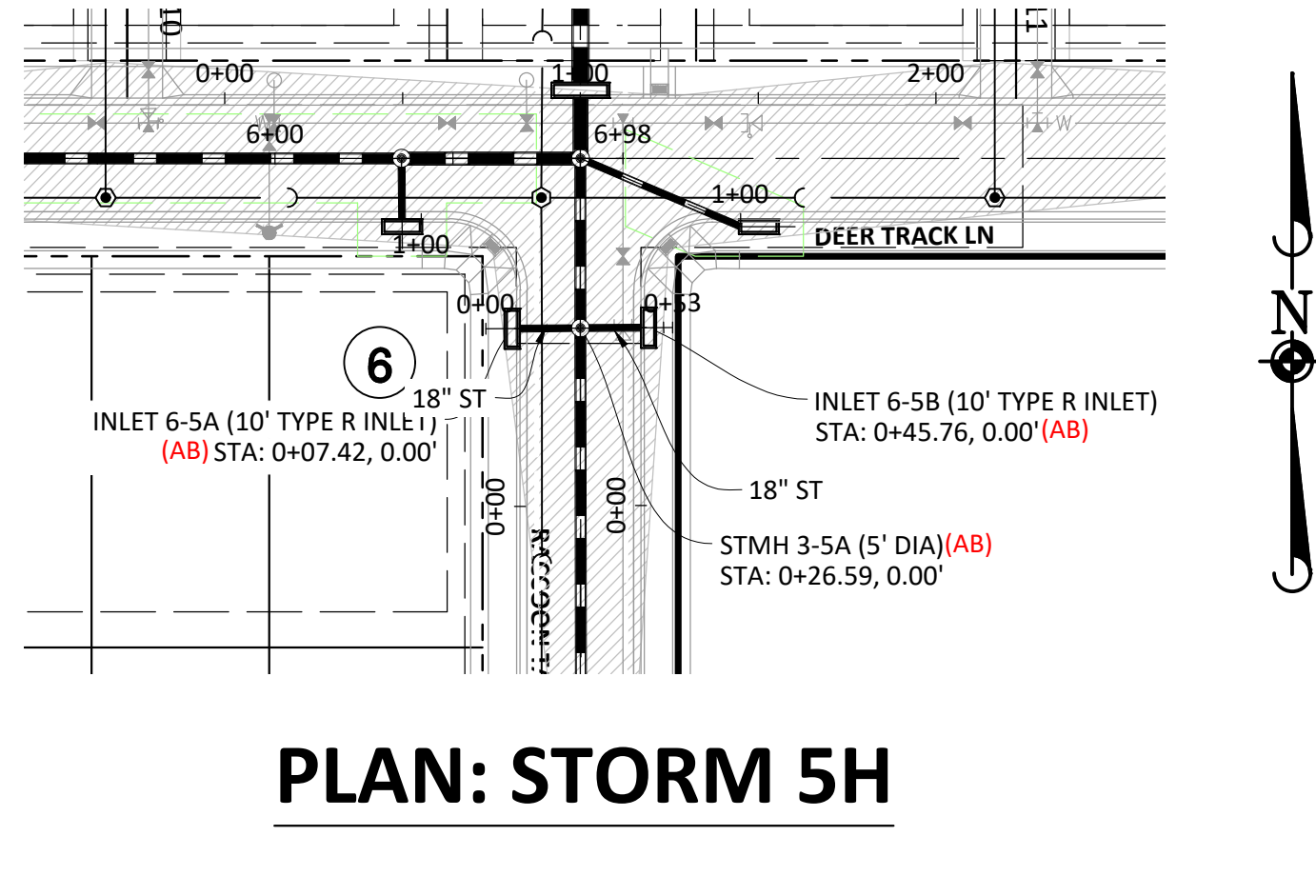
ONLY ITEMS MARKED WITH "AB" REFLECT AS-CONSTRUCTED INFORMATION BY MANHARD CONSULTING. AS-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED BELOW. UNLESS EXPLICITLY MARKED WITH "TYP", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

☐ FOR REFERENCE ONLY
☐ ROADWAY
☐ SANITARY SEWER
☒ STORM SEWER
☐ WATER

DATE: 11/09/2023

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2022, 08/14/2023 AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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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- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- STATIONS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- 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.
- 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.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
- 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.



TOWN OF PARKER APPROVALS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/2020	APPROVED
09/2020	SUBMITTAL FOR REAPPROVAL
05/2020	SUBMITTAL FOR REAPPROVAL
07/2020	SUBMITTAL FOR REAPPROVAL
07/2020	SUBMITTAL FOR REAPPROVAL
09/2017	ALLEY PARKING PER TOWN OF PARKER
12/2016	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100A, Greenwood Village, CO 80111 | 303.708.0500 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

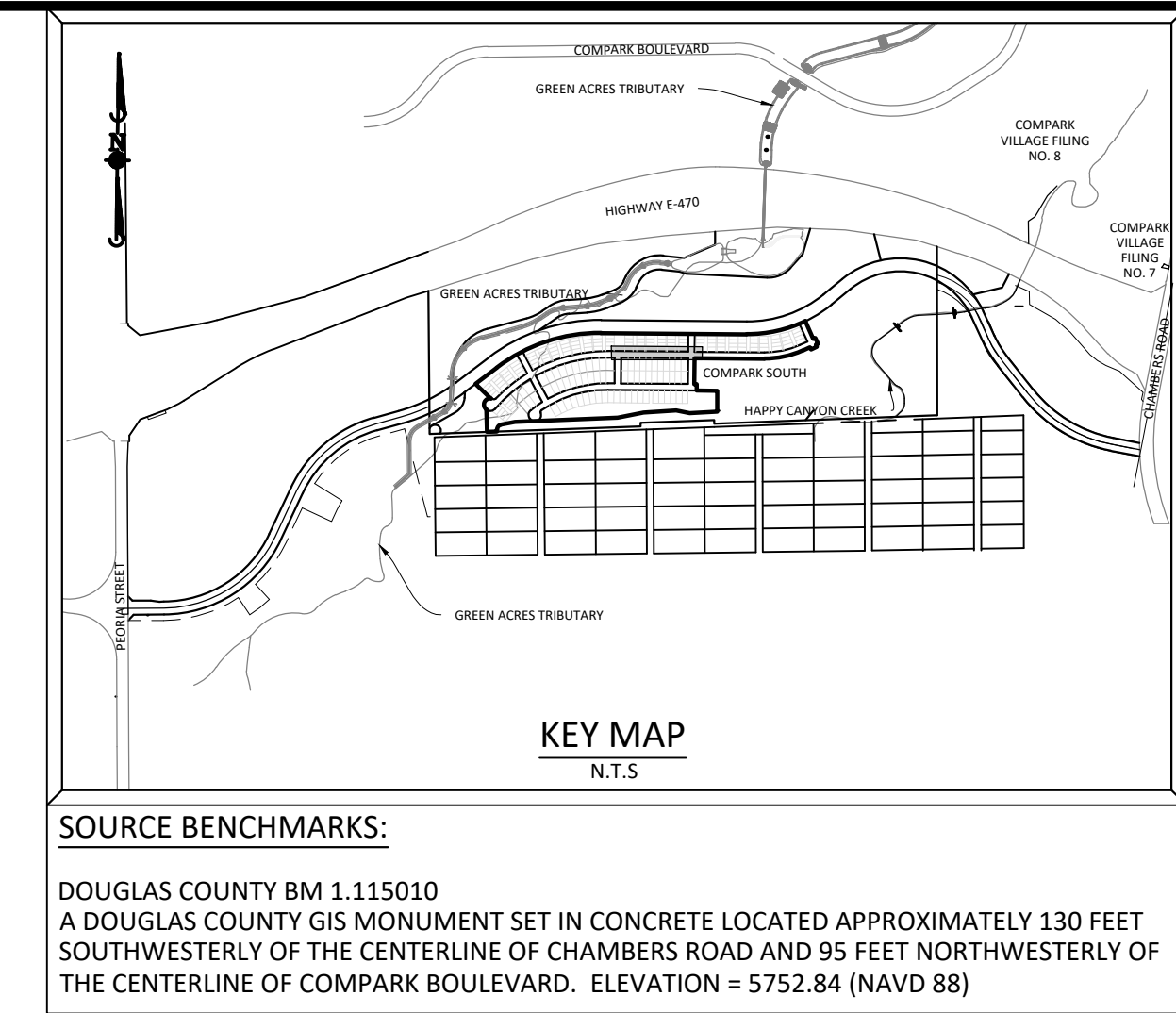
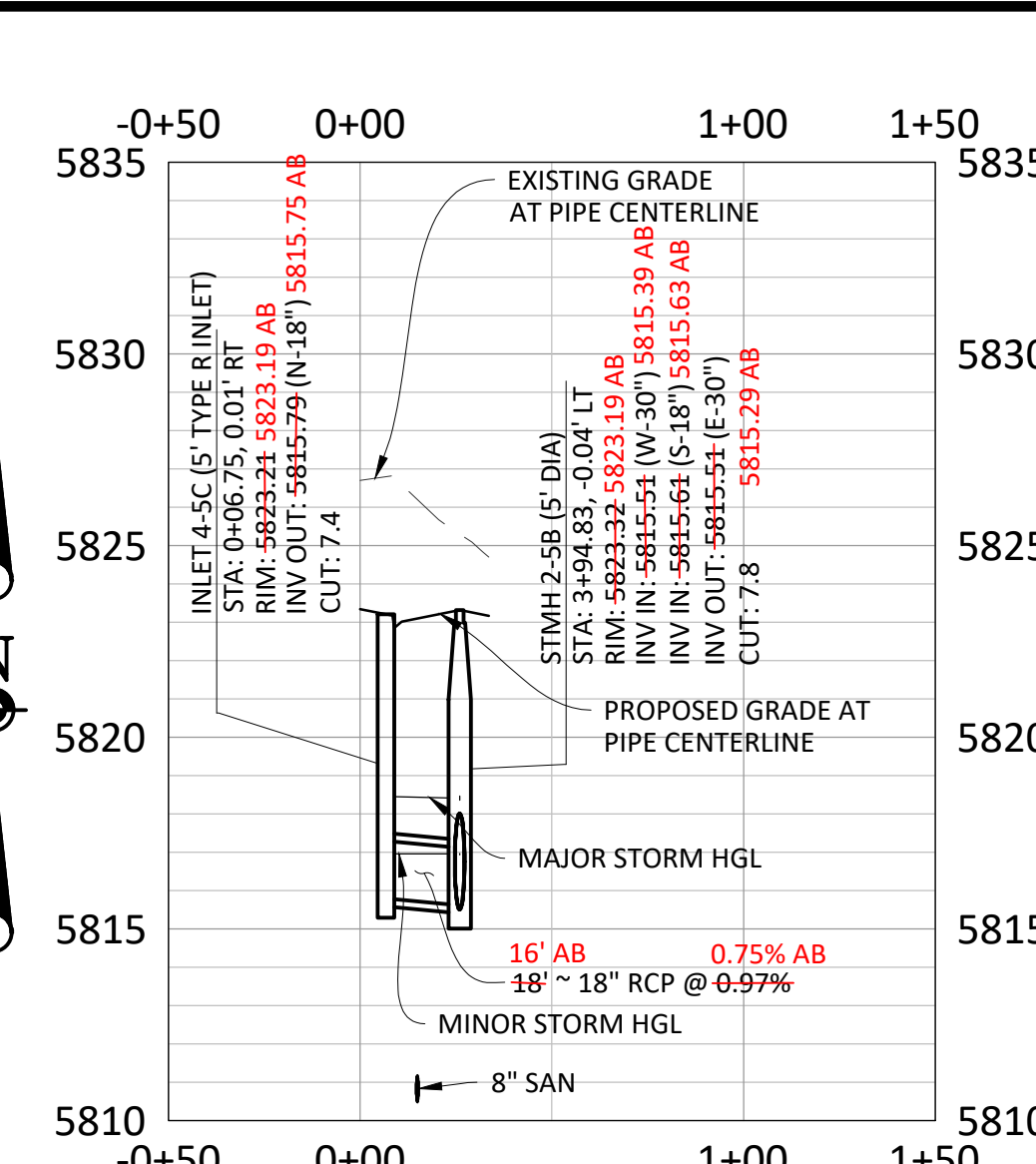
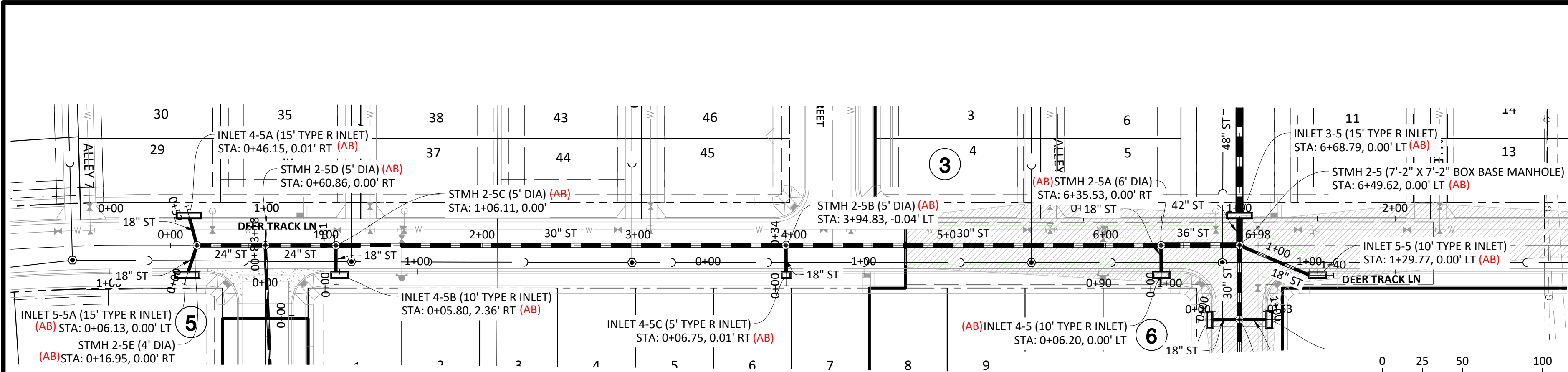
ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE

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

SHEET
35 OF **43**
CLCPKC3

RECORD DRAWINGS

Plotted: 11/09/2023 8:43 AM Dwg Name: P:\CLPC3\Compark\Residential\CD\Drawings\Final\Drawings\Plan Set\Town\PHASE 1\RECORD DRAWINGS\05A-CLPC3-STORM_PP-1_AB.dwg Updated By: MSulter



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

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

RECORD DRAWING

As-Built Recordation

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

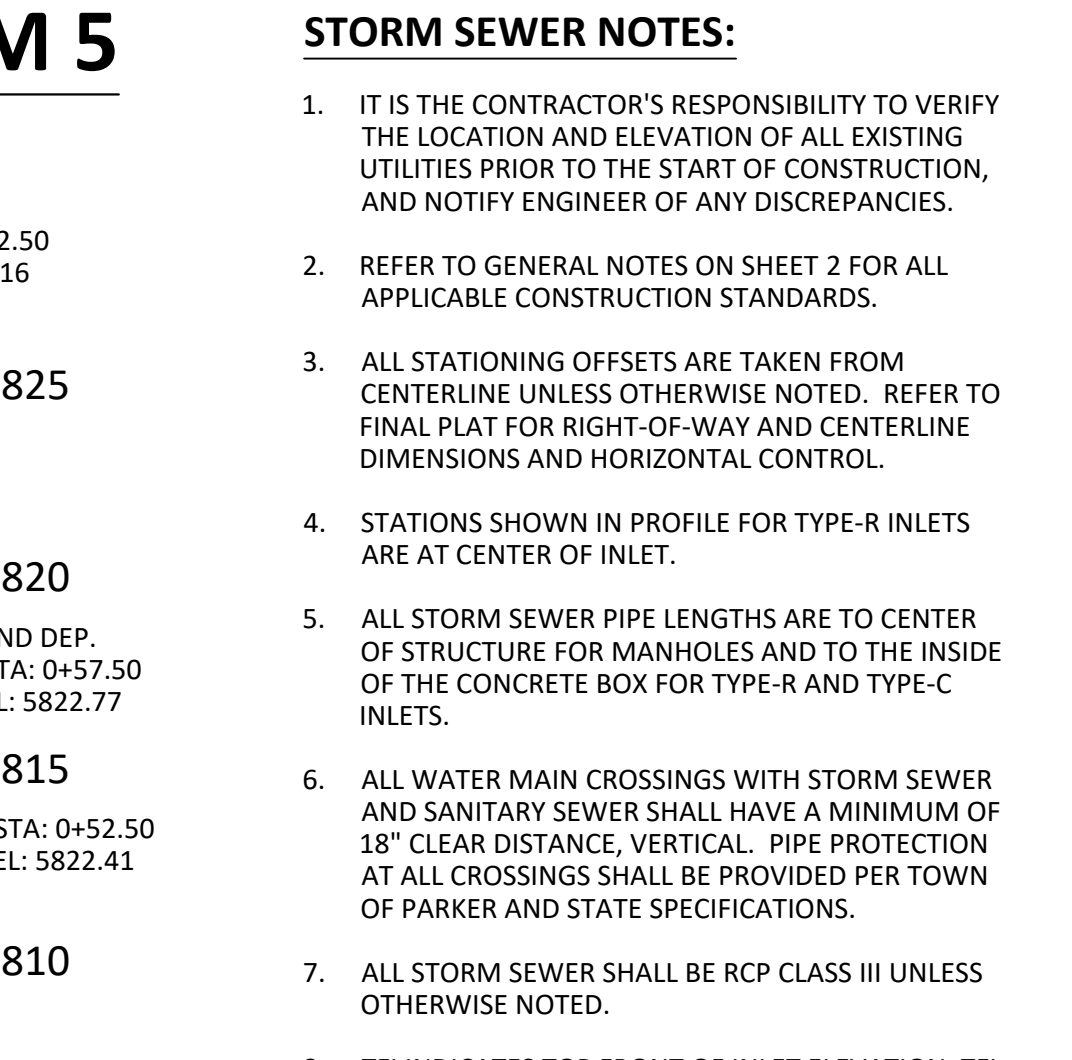
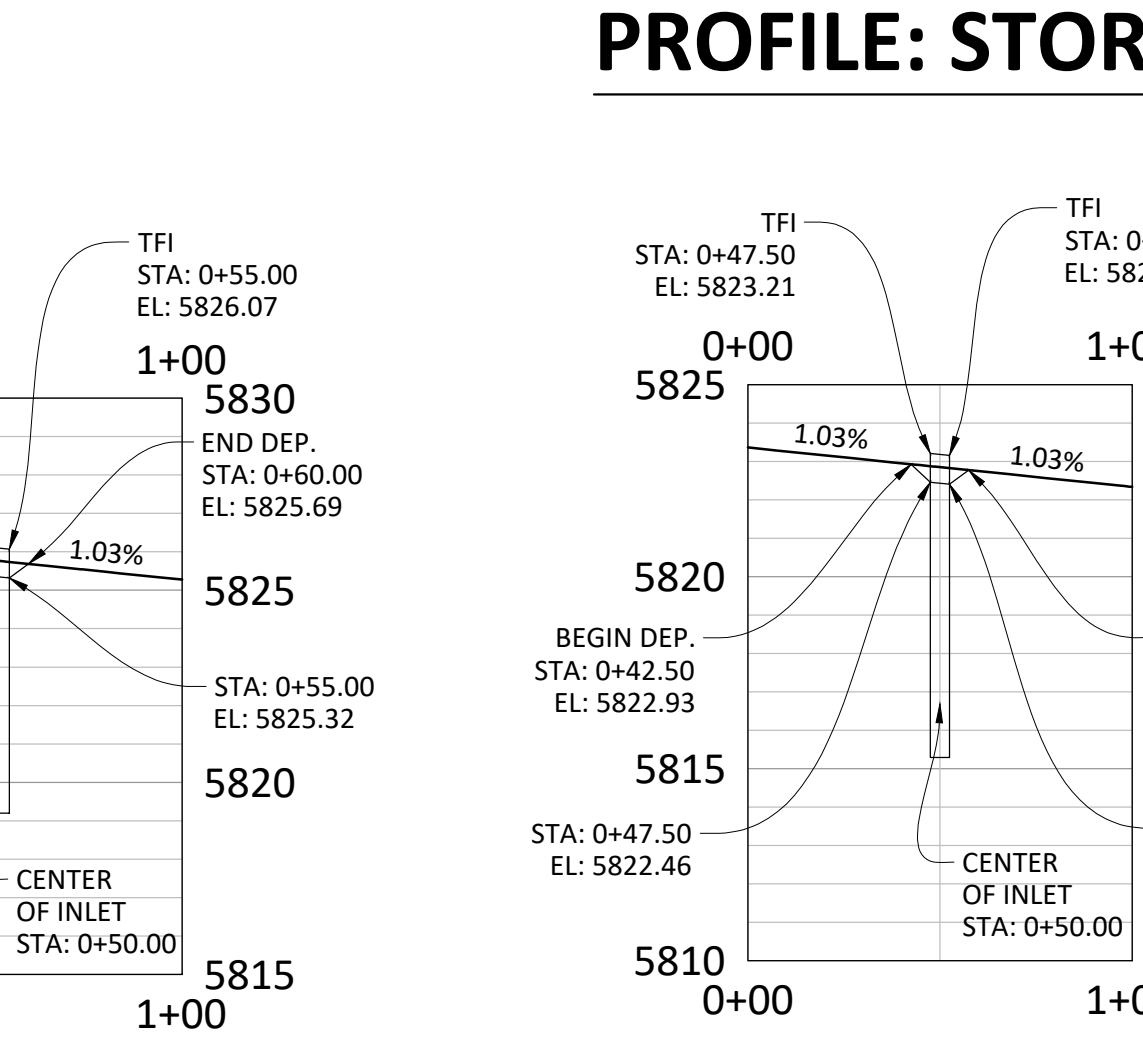
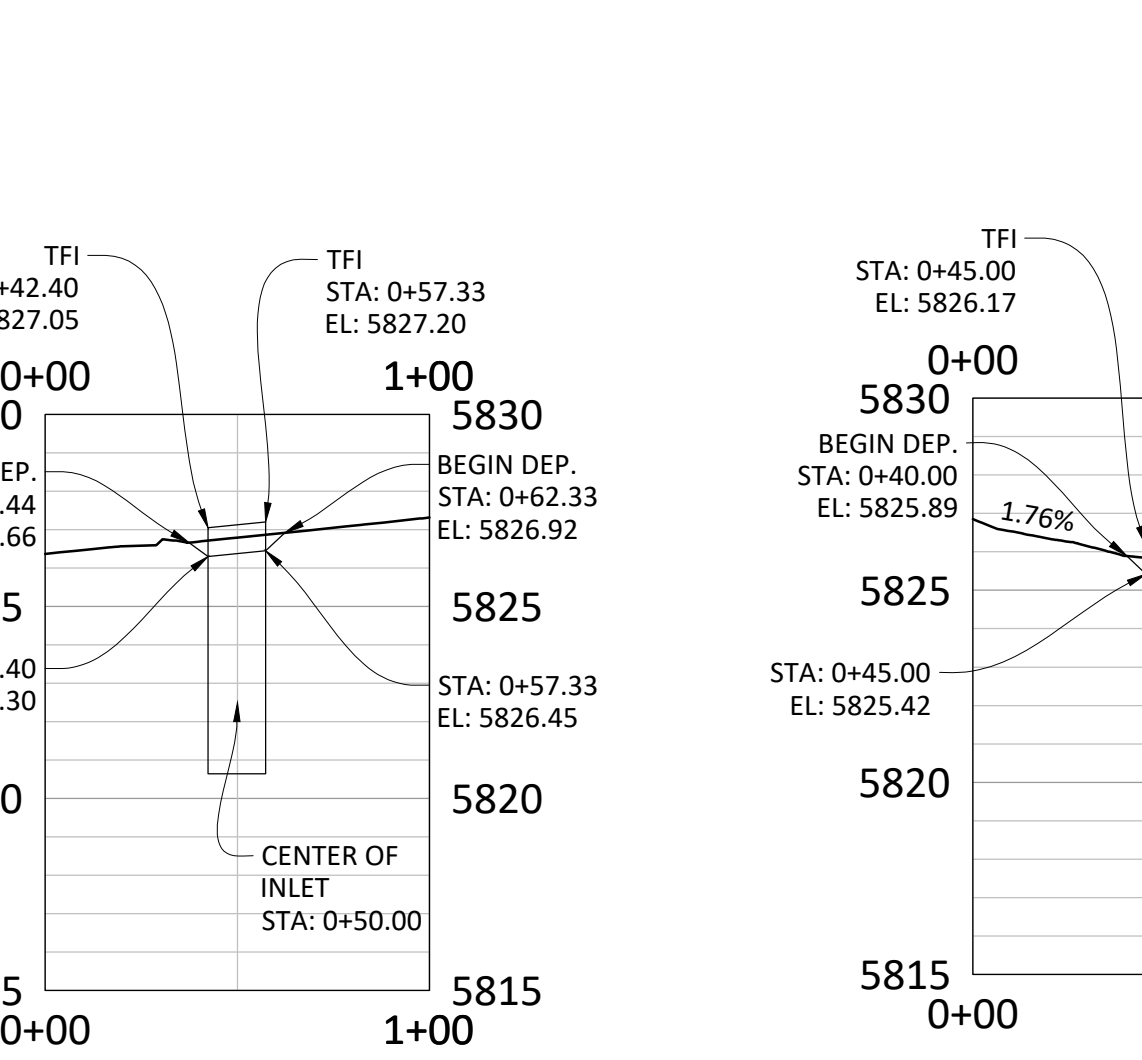
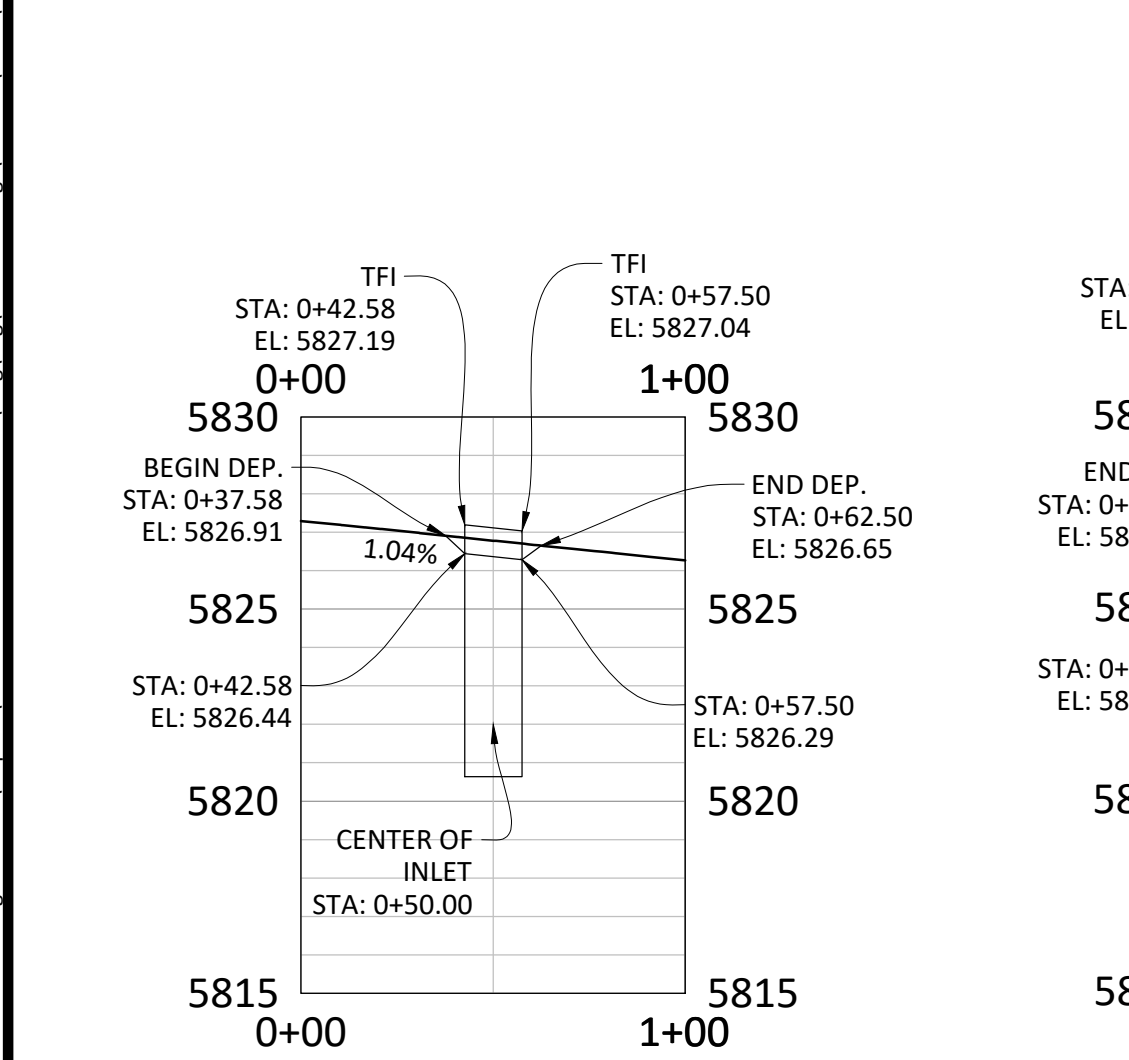
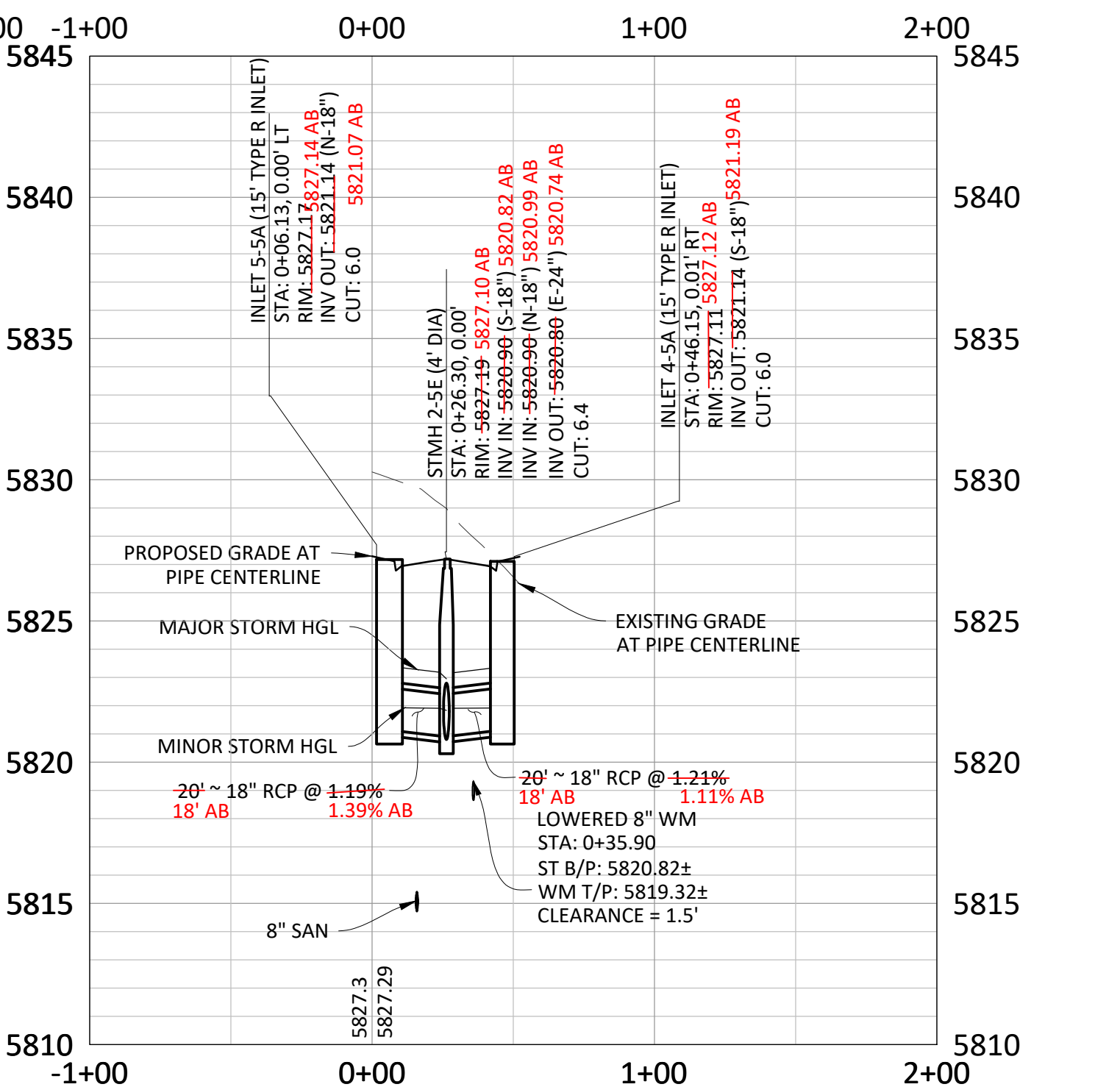
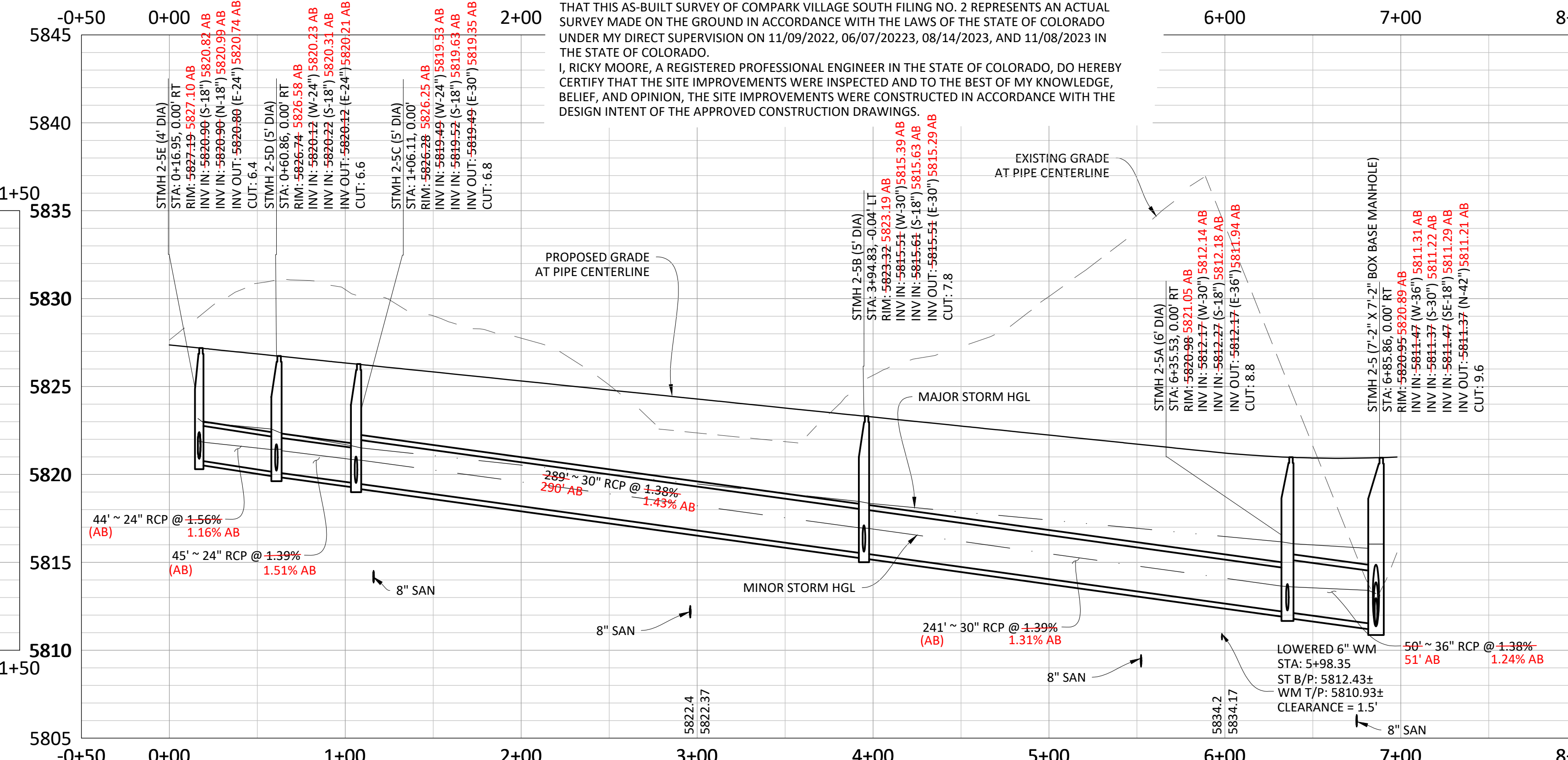
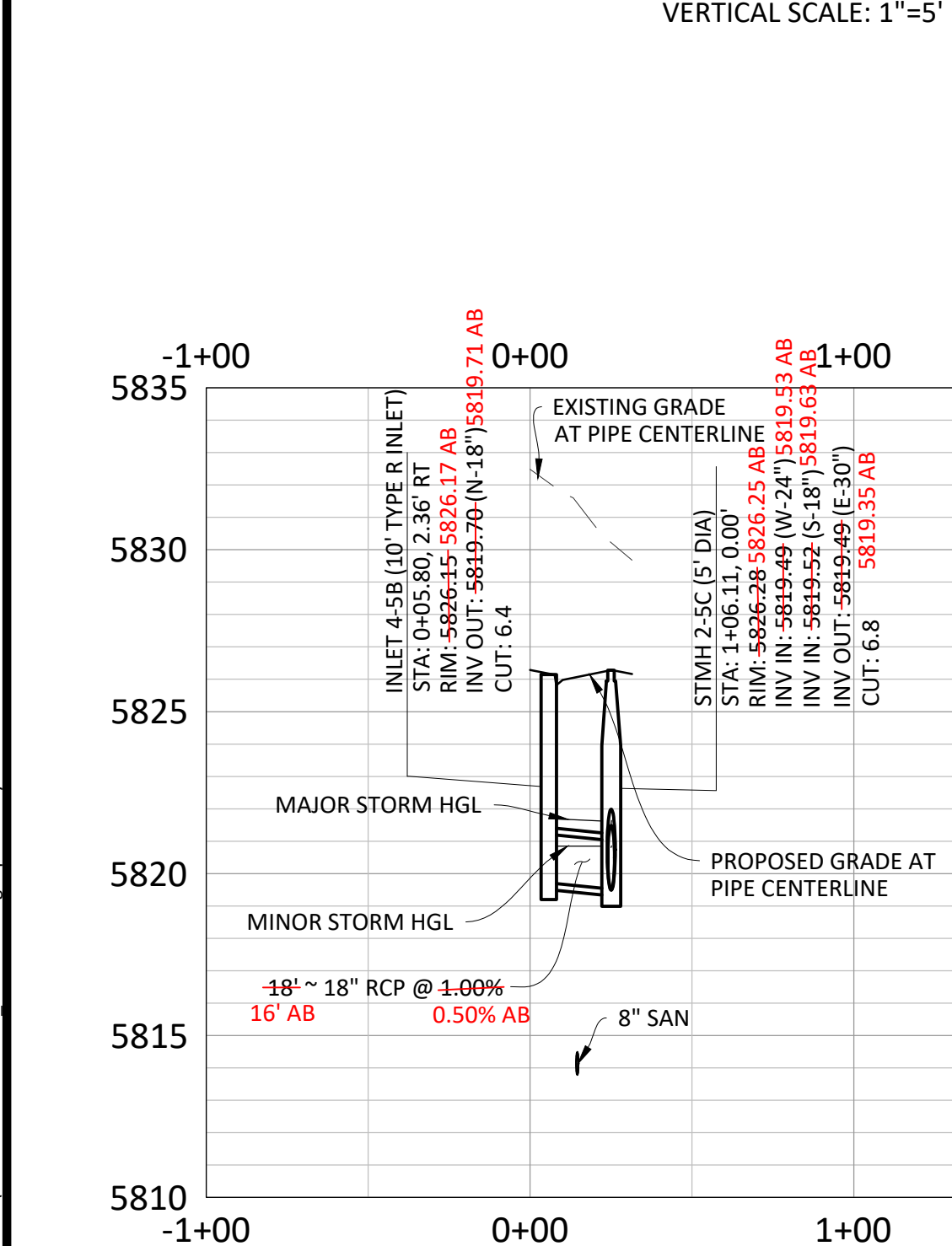
☐ FOR REFERENCE ONLY
☐ ROADWAY
☐ SANITARY SEWER
☒ STORM SEWER
☐ WATER

DATE: 11/09/2023
DATE: 11/2023

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2022, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

30877
11/09/2023
37898
11/09/2023



STORM SEWER NOTES:

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

SPECIAL STORM SEWER NOTES:

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

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS
DATE

Manhard CONSULTING

7600 East Orchard Road, Suite 100A, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

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

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

SHEET 36 OF 43
CLPC3

RECORD DRAWINGS

RECORD DRAWING

As-Built Recordation

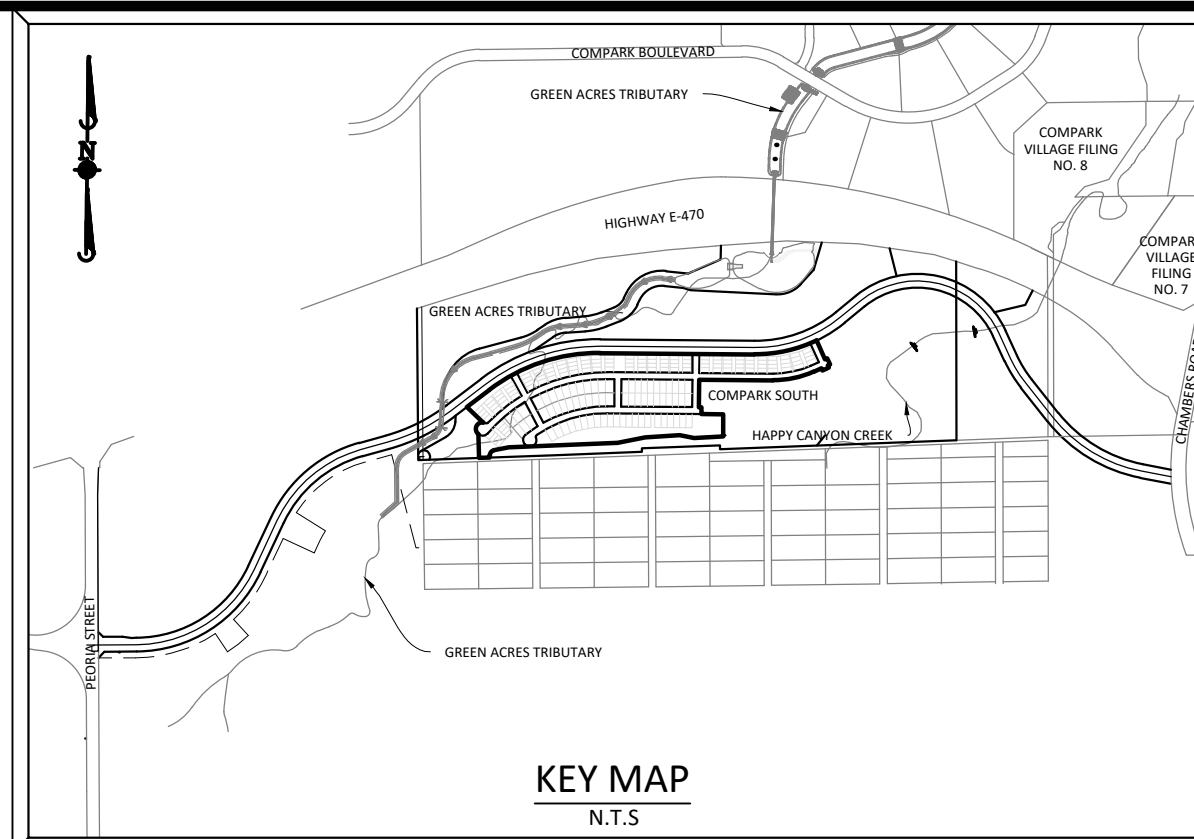
- ONLY ITEMS MARKED WITH "AB" REFLECT AS-CONSTRUCTED INFORMATION BY MANHARD CONSULTING. AS-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE ITEMS INDICATED BELOW. UNLESS EXPLICITLY MARKED WITH "AB", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.
- ☐ FOR REFERENCE ONLY
- ☐ ROADWAY
- ☐ SANITARY SEWER
- ☐ STORM SEWER
- ☐ WATER
- DATE: 11/09/2023
- DATE: 11/09/2023
- DATE: 11/09/2023
- DATE: 11/09/2023



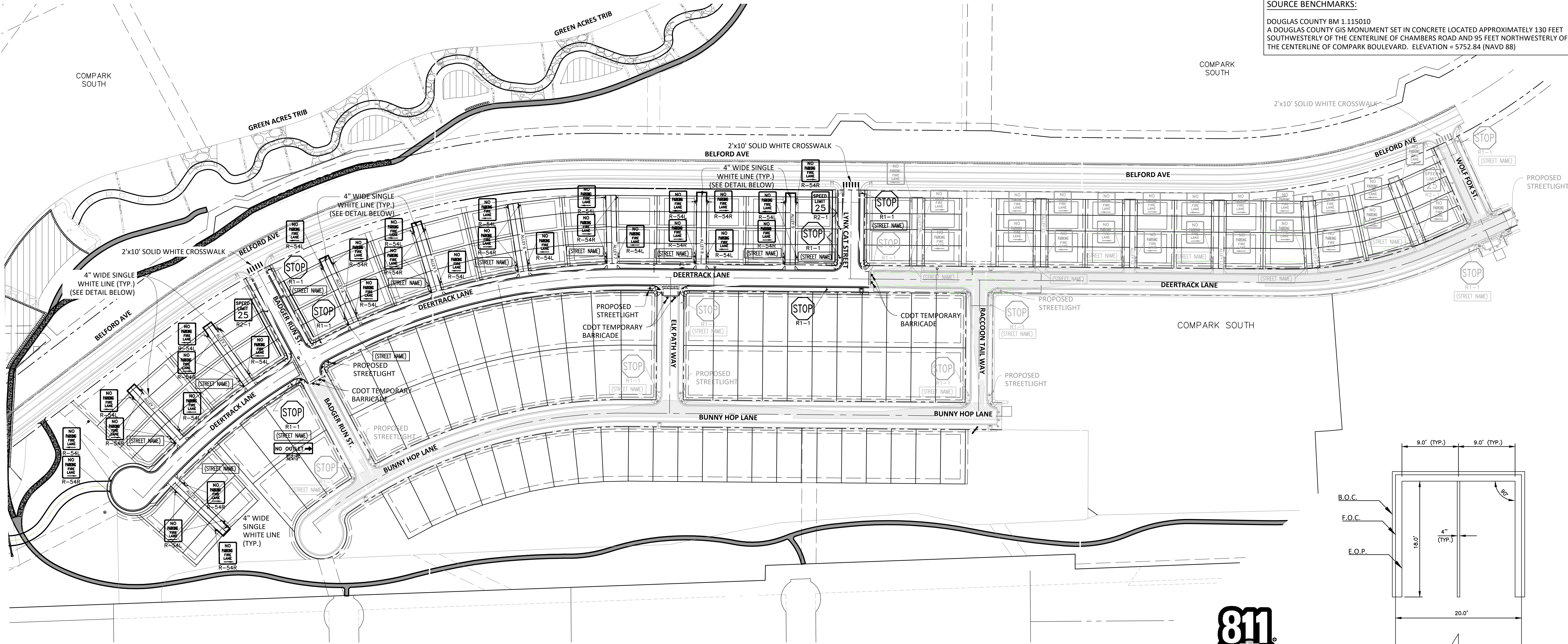
I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 11/09/2022, 06/07/2023, 08/14/2023, AND 11/08/2023 IN THE STATE OF COLORADO.

I, RICKY MOORE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

0 50 100 200
SCALE: 1"=100'



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)



SIGNAGE AND STRIPING NOTES:

- All traffic control devices shall conform to the most recent version of the federal Manual on Uniform Traffic Control Devices (MUTCD), Colorado Supplemental MUTCD, and the Town of Parker Roadway Design and Construction Criteria Manual. Further specifications and illustrations are located in the Colorado Department of Transportation (CDOT) M and S Standards.
- A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
- The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
- Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.
- Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
- Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.

SIGNAGE AND STRIPING NOTES (CONT):

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

SIGNAGE AND STRIPING NOTES (CONT):

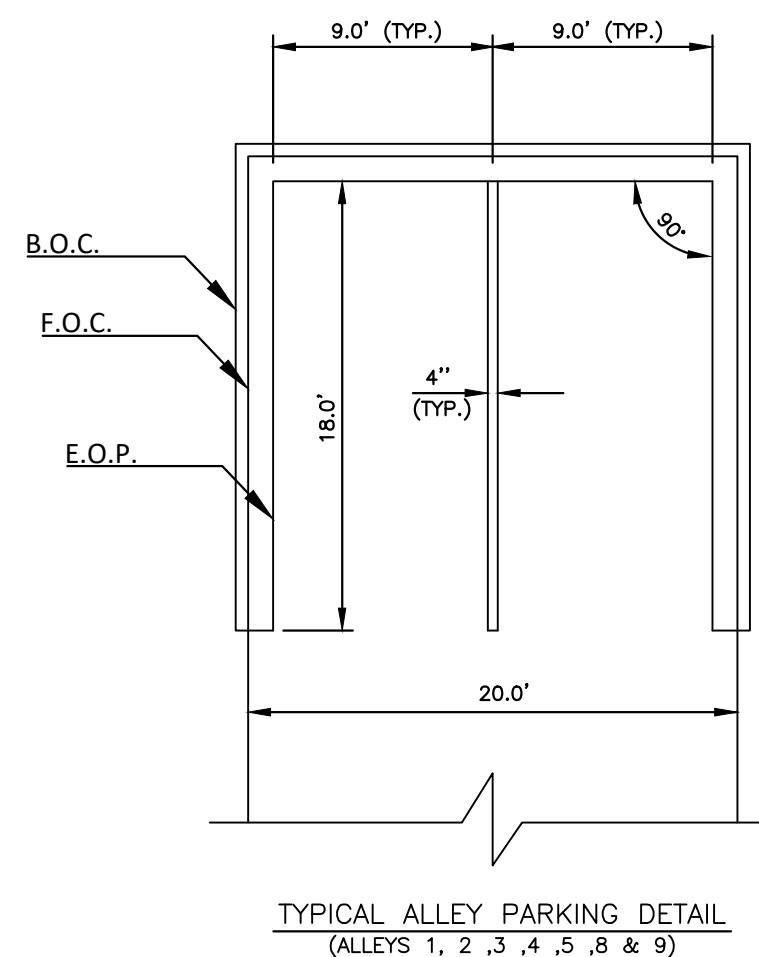
- All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.
- All layouts for internally illuminated street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

SIGNAGE AND STRIPING NOTES (CONT):

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



Know what's below.
Call before you dig.



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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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/2016
SHEET
37 OF 43
CLCPKC3

RECORD DRAWINGS