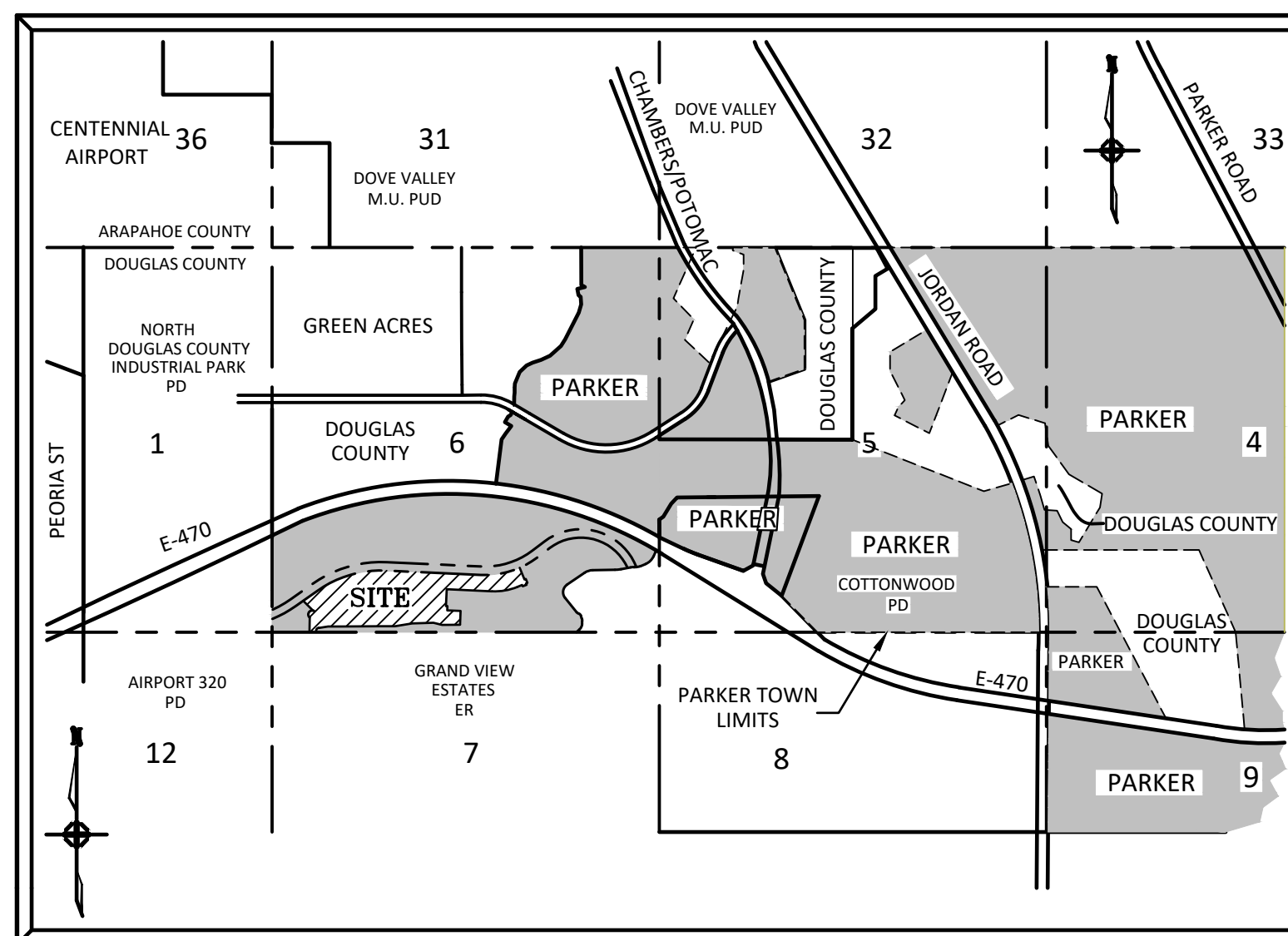


FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 PARKER, COLORADO

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.

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 GRABCZYK EROSION CONTROL - MICHAEL GRABCZYK 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:

- 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
- 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

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"."

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

FOR AND ON BEHALF OF MANHARD CONSULTING



SHEET INDEX - TOWN OF PARKER PLAN SET

Sheet Number	Sheet Title
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
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
22	BADGER RUN STREET ROADWAY PLAN & PROFILE
23	LYNX CAT ST ROADWAY PLAN & PROFILE
24	DEERTRACK LANE ROADWAY PLAN & PROFILE
25	DEERTRACK LANE ROADWAY PLAN & PROFILE
26	ALLEYS 1-3 PLAN & PROFILE
27	ALLEYS 4-6 PLAN & PROFILE
28	ALLEYS 7-9 PLAN & PROFILE
29	INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST
30	INTERSECTION DETAILS - ELK PATH WAY
31	CURB RAMP DETAILS
32	BADGER RUN STREET STORM PLAN & PROFILE
33	OFF-SITE STORM PLAN & PROFILE
34	RACCOON TAIL WAY STORM PLAN & PROFILE
35	ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE
36	DEERTRACK LANE STORM PLAN & PROFILE
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.

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 02/24/2021
 Date

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 150-N, 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

COVER SHEET

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

SHEET
1 OF **43**

CLCPK3

Plotfile: 10/29/2020 2:21 PM, Dwg Name: T:\C\c\g\k\3\ComparkSouth05-Residential-CD\Drawn\Final\Drawings\Plan Set\Town\Phase 1\05A-CLCPK3-Res-CV01.dwg, Updated By: ADrucker

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT SYSTEM SPECIFICATIONS, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, THE COLORADO STATE BOARD OF HEALTH, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING HUMMINGBIRD STUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.
6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS AND ELECTRONIC MYLAR FOR THE TOWN. AFTER APPROVAL HAS BEEN GRANTED BY THE DESIGNATED TOWN AUTHORITY, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE TOWN.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS. COMPACTION TESTS MUST BE SUBMITTED TO THE TOWN AND DISTRICT PRIOR TO PROBATIONARY ACCEPTANCE.
8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR. ANY EXCESS MATERIAL FROM SUBGRADE TRIMMING SHALL NOT BE LEFT IN THE HUMMINGBIRD STORE, BUT SHALL BE SPREAD UNIFORMLY IN A 20-FOOT WIDE ZONE BEHIND THE WALK.
9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES.
10. EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCs, Pts, AND AT ANY FIXED OBJECT, BUT IN NO CASE ANY FARTHER THAN 500 FEET APART.
11. THE APPLICANT IS 470 COMPARK.
12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER, AND WALK CONTRACTOR. A SIMILAR FIELD INSPECTION SHALL OCCUR WITH THE UTILITY CONTRACTOR AND CURB CONTRACTOR TO INSPECT THESE ITEMS PLUS CURB STOP BOXES AND CONCRETE WORK PRIOR TO THE START OF WORK BY THE PAVING CONTRACTOR. THESE FIELD INSPECTIONS ARE INTENDED TO HELP ESTABLISH RESPONSIBILITY FOR ANY NECESSARY REPAIRS, CLEANING, ETC. THAT ARE NEEDED. THESE INSPECTIONS WITH A REPRESENTATIVE OF THE OWNER ARE IN ADDITION TO ANY INSPECTIONS BY REPRESENTATIVES OF THE TOWN OF PARKER OR COTTONWOOD WATER AND SANITATION DISTRICT.
13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE.
14. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE COTTONWOOD WATER AND SANITATION DISTRICT OFFICE AND AN ADDITIONAL SET OF ROLLED BLUELINE PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.
15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
16. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIATED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
17. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
18. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
20. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT-OF-WAY. NO TREES ALLOWED WITHIN 7' OF THE EDGE OF ANY STORM SEWER.
21. BENCHMARK:
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 Bald Eagle 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
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
23. T.C. INDICATES TOP BACK OF WALK GRADE FOR COMBINATION CURB, GUTTER, AND SIDEWALK, OR TOP BACK OF CURB FOR OTHER CURB AND GUTTER TYPES.
24. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.
26. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT DENVER INTER-UTILITY GROUP AT 303-534-6700, OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
WATER TIE-IN NONE
SANITARY SEWER CONNECTION NONE
STORM SEWER CONNECTION NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER ONE (1) YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WCQD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).

4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
• 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
• 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

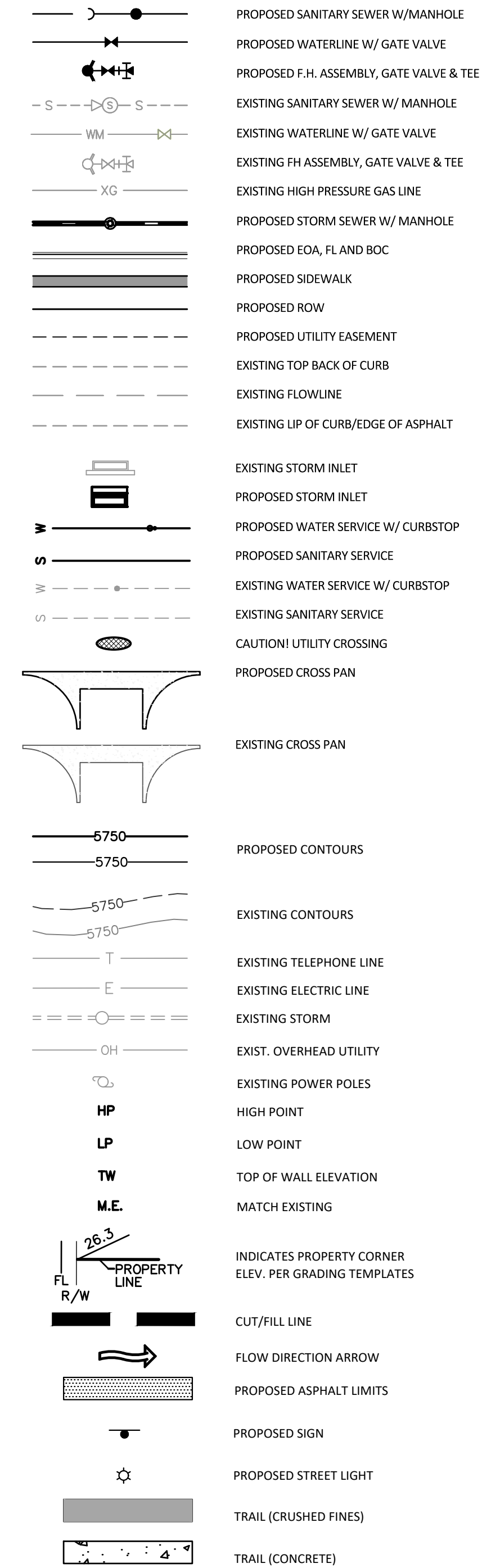
SIGNAGE & STRIPING NOTES

1. SEE SIGNAGE & STRIPING PLAN FOR NOTES.

ROADWAY NOTES:

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M-STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

MASTER LEGEND



Know what's below.
Call before you dig.

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.

[Signature] 02/24/2021
Town of Parker, Director of Engineering Date

DATE	REVISIONS
H 09/20/20	APPROVED
G 08/20/20	SUBMITTAL FOR REAPPROVAL
F 05/20/20	SUBMITTAL FOR REAPPROVAL
E 03/20/20	SUBMITTAL FOR REAPPROVAL
D 05/20/17	ALLEY PARKING PER TOWN OF PARKER
C 12/20/16	THIRD SUBMITTAL
B 11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
7600 East Colfax Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

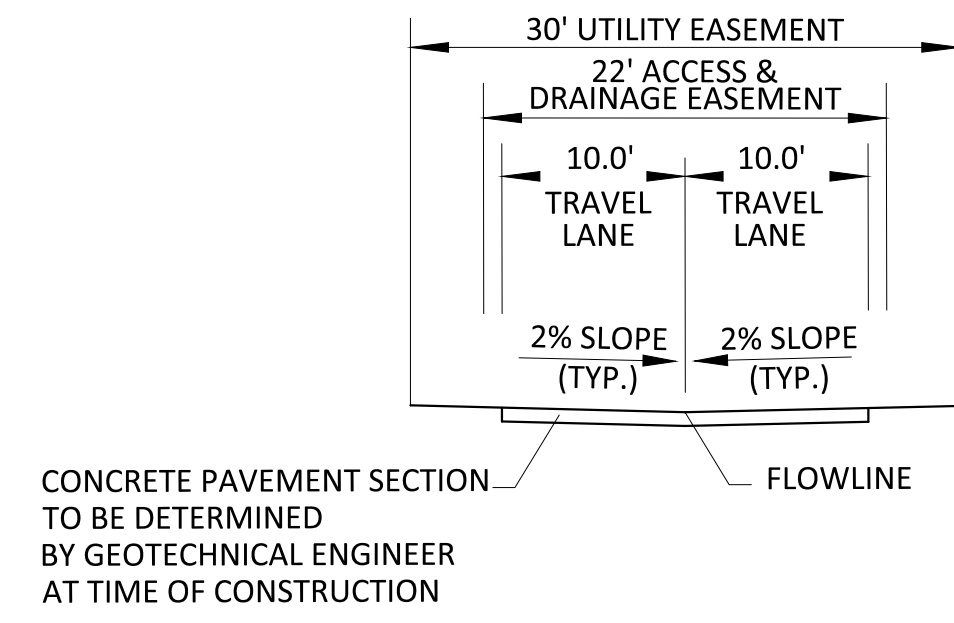
GENERAL NOTES



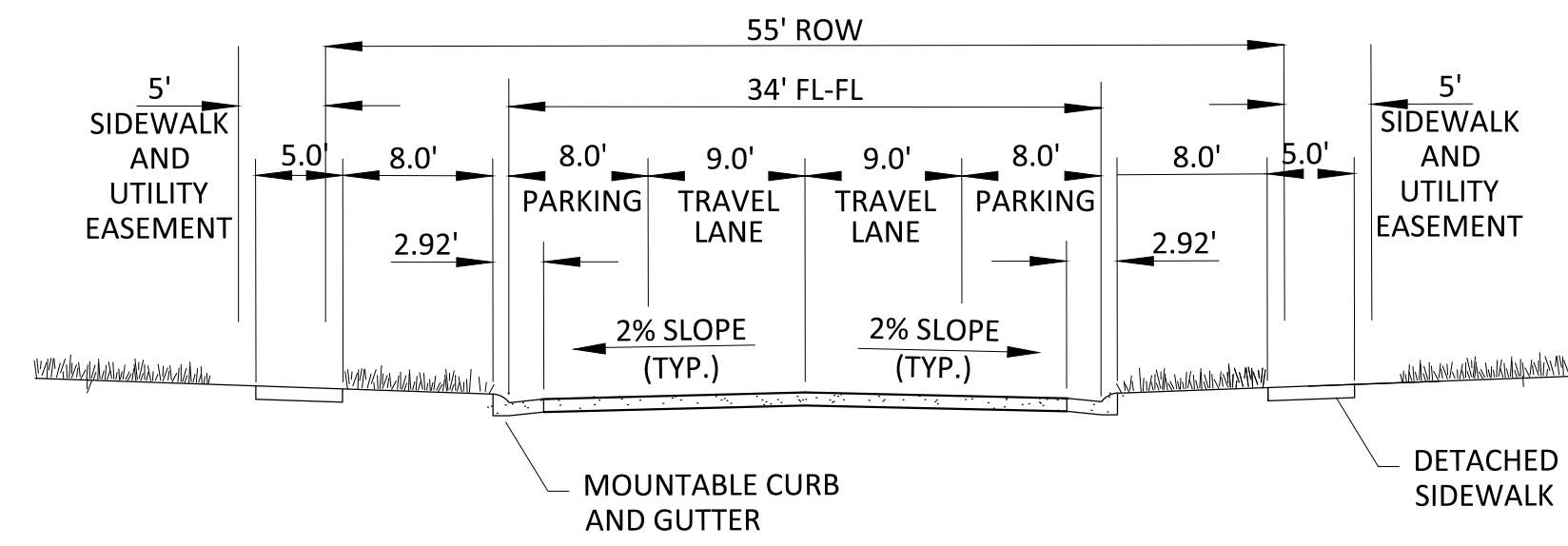
PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET
2 OF 43
CLCPK3

Plotted: 10/29/2020 2:21 PM. Dwg Name: P:\C\pk3\Compsouth05-Residential CD\Draw\Em\Final Drawings\Plan SK\Town\PHASE 1\USA-CLCPK3-Typical Roadway Sections.dwg. Updated By: ABrucker



PRIVATE RESIDENTIAL ALLEY



RESIDENTIAL LOCAL

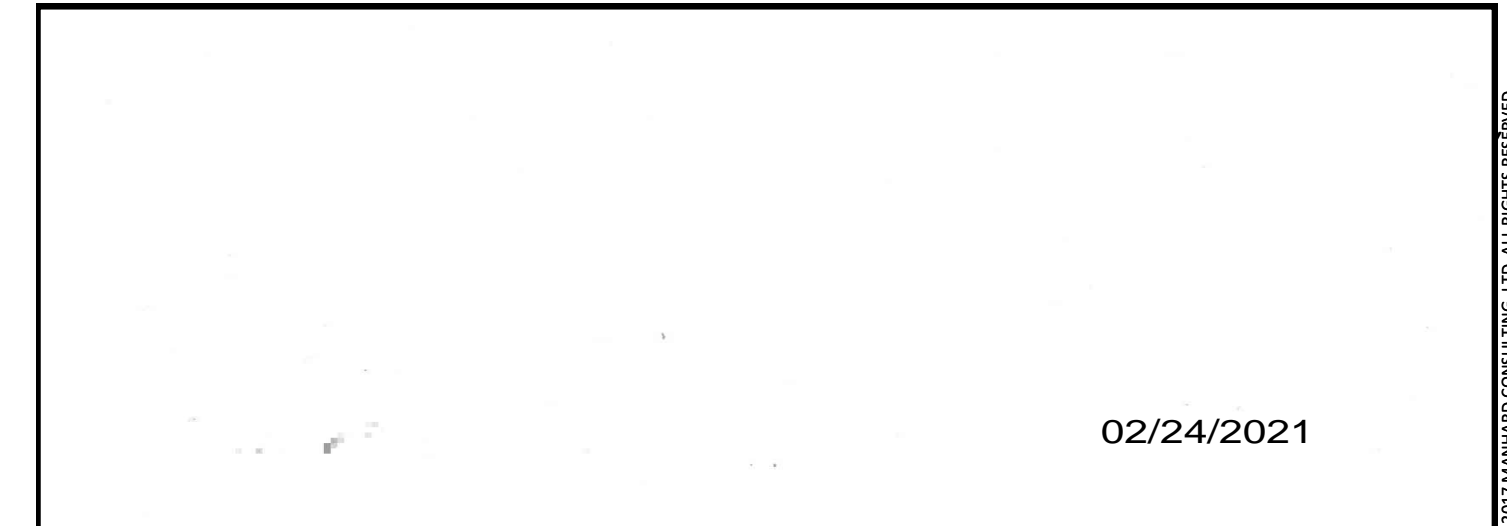
GENERAL NOTES

1. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
2. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
3. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.



Know what's below.
Call before you dig.

TOWN OF PARKER APPROVALS



02/24/2021

DATE	REVISIONS
09/20/16	APPROVED
08/20/16	SUBMITTAL FOR REAPPROVAL
05/20/16	SUBMITTAL FOR REAPPROVAL
03/20/16	SUBMITTAL FOR REAPPROVAL
02/20/16	SUBMITTAL FOR REAPPROVAL
01/20/16	ALLEY PARKING PER TOWN OF PARKER
11/20/15	THIRD SUBMITTAL
10/20/15	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.720.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
TYPICAL ROADWAY SECTIONS

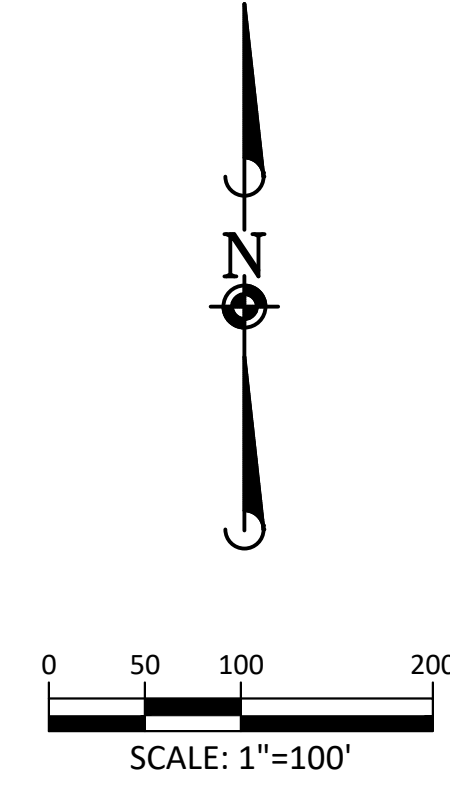
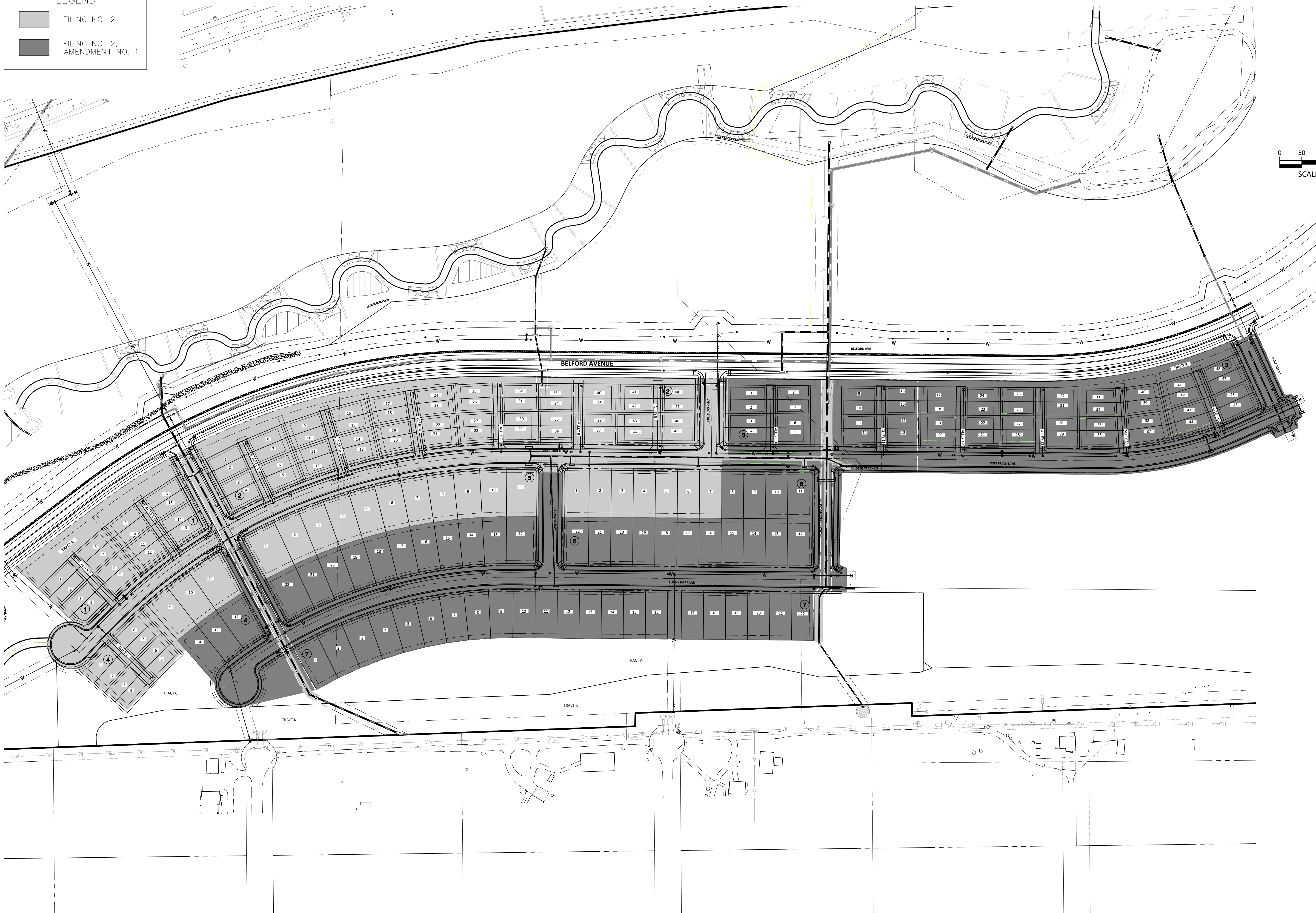


PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
3 OF 43
 CLCPK3

LEGEND

- FILING NO. 2
- FILING NO. 2, AMENDMENT NO. 1



Plotted: 10/29/2020 2:22 PM. Dwg Name: P:\CLCPK3\Compark3-Res-Phasing\Plan_Sk\Town\Phase 1\USA-CLCPK3-Res-Phasing_Plan.dwg. Updated By: jhawthorne

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/19	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111 | phone: 703.708.0500 | manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
PHASING PLAN

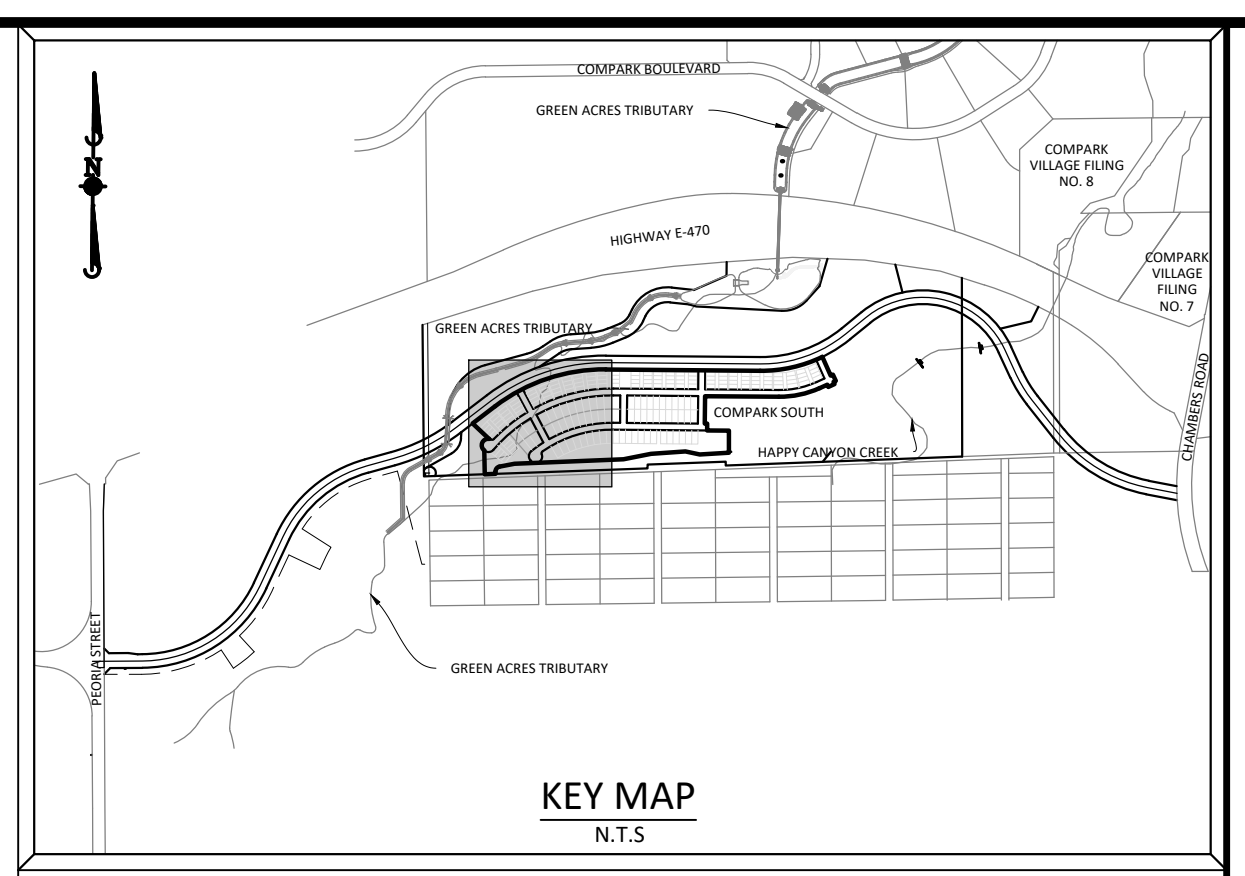
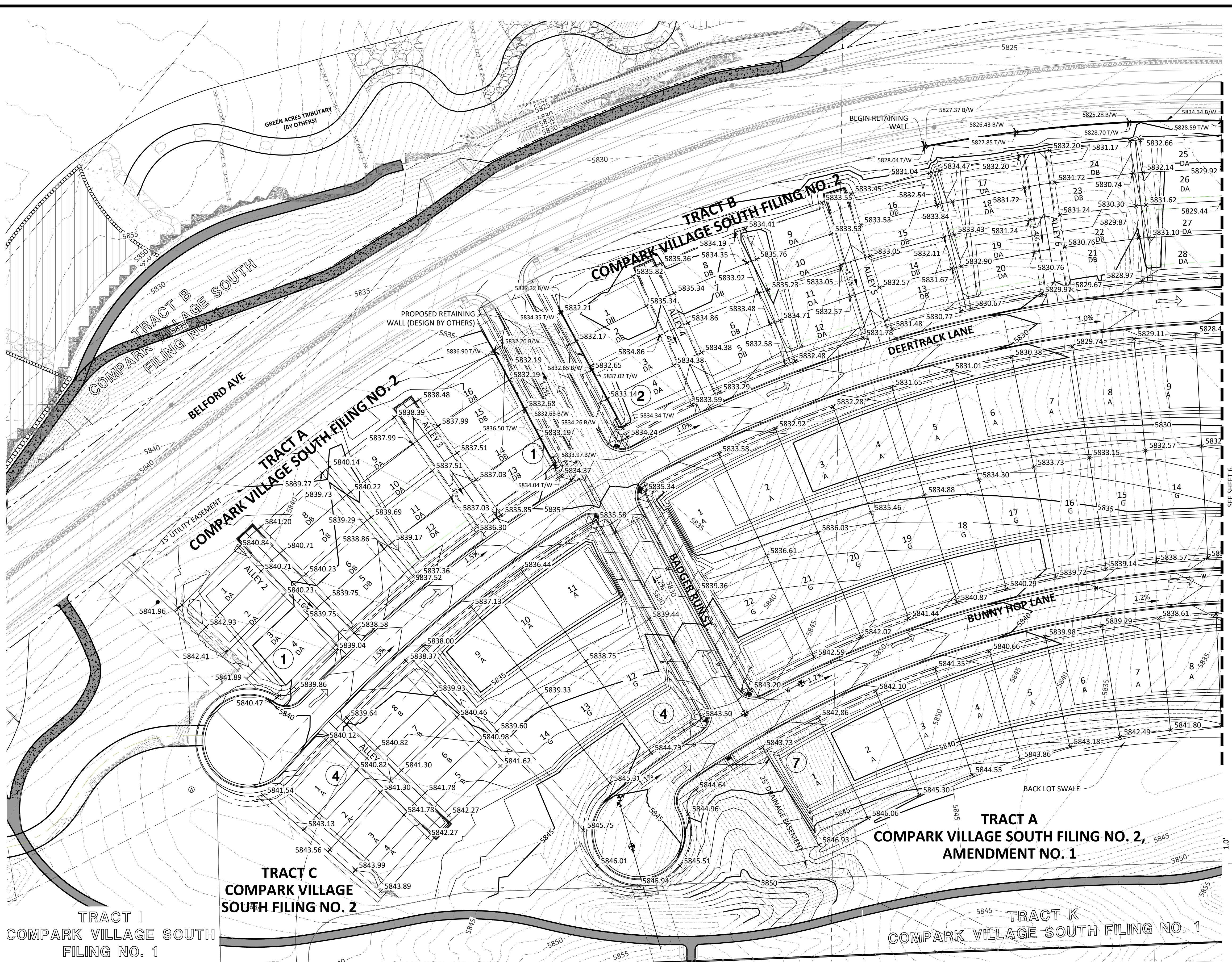
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY:
 DATE: 09/20/16

SHEET
4 OF 43
 CLCPK3

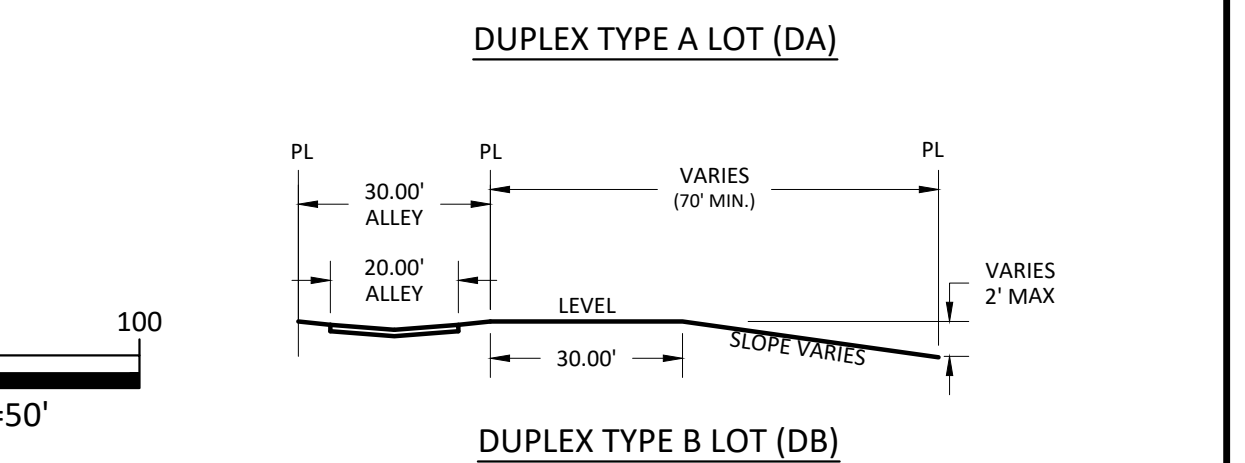
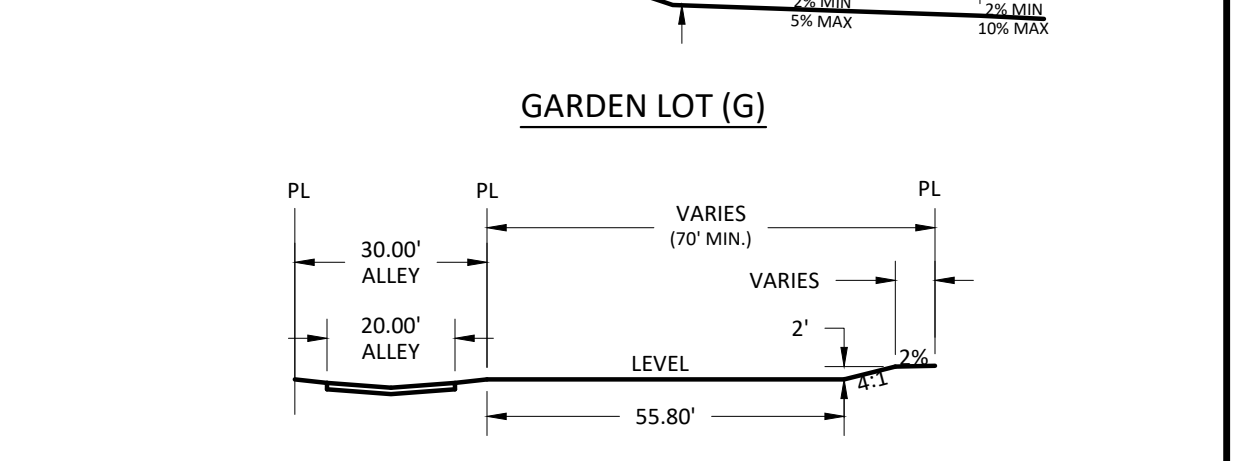
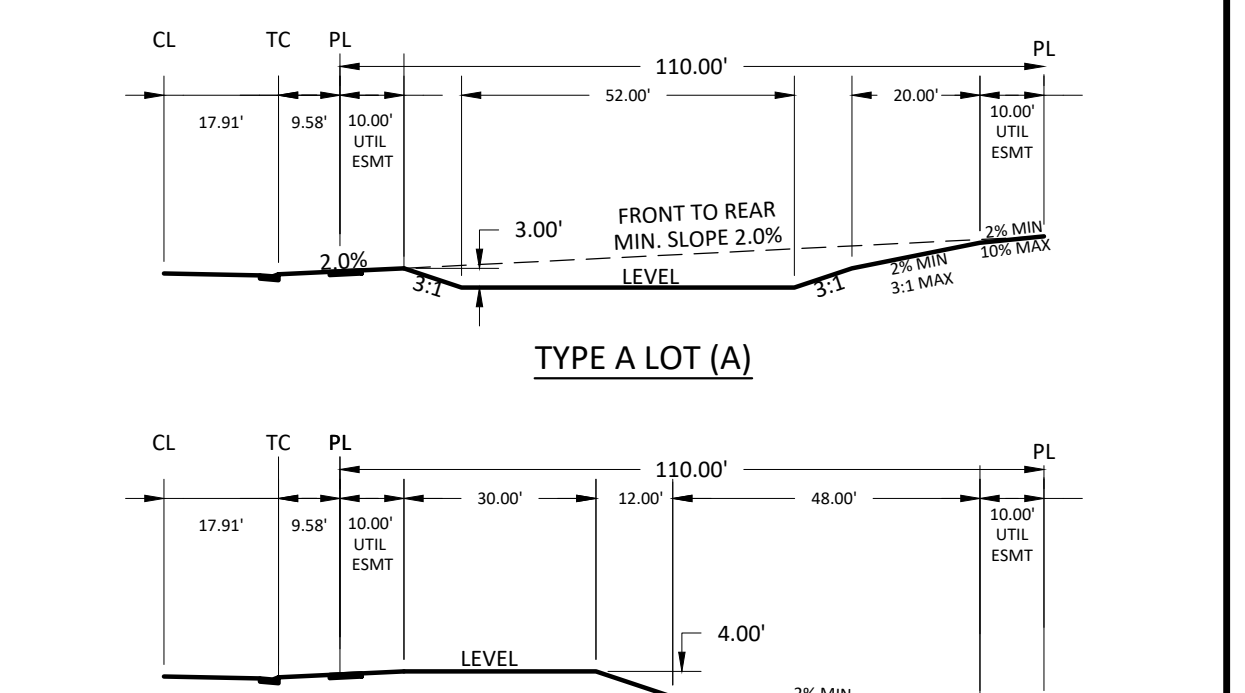


© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

Plotted: 10/29/2020 2:23 PM. Draw Name: P:\Cadd\3\Compark\3\Overlot\Grading\Grading.tbx.dwg. Updated By: jhawthorne



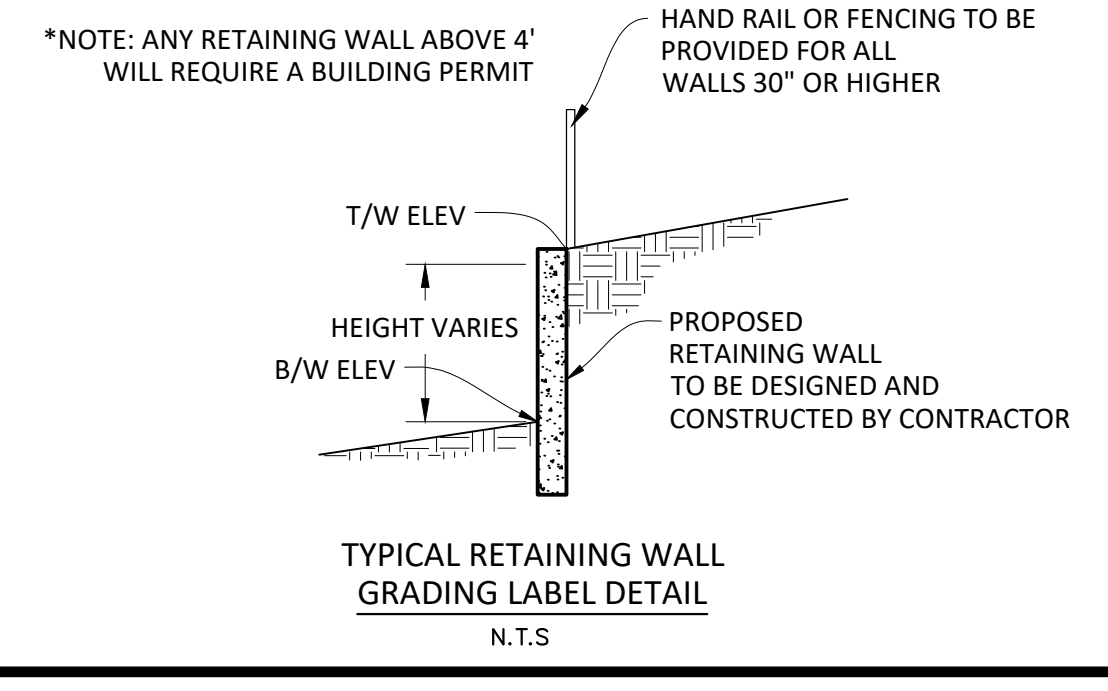
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



SEE SHEET 6 MATCHLINE
 SCALE: 1"=50'
 N.T.S.

GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
 CUT: 169,055 CY
 FILL: 64,059 CY
 NET: 116,249 CY CUT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- PROPOSED CONTOURS SHOWN ON THIS SHEET REPRESENT THE OVERLOT GRADING CONDITION WITHIN THE LOTS AND FINISHED GRADE CONDITION WITHIN THE STREET TRACTS AND LANDSCAPE TRACTS. CONTRACTOR SHALL CONFIRM ROADWAY SUBGRADE DEPTHS WITH DEVELOPER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR CONSENT FROM PROPERTY OWNER.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK PERFORMED TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- SEE SHEET 2 FOR LEGEND AND CONSTRUCTION NOTES.
- SEE AREA GRADING PLANS FOR FINE GRADING OF PRIVATE DUPLEX AREAS.



DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERLOT GRADING PLAN WEST

PROFESSIONAL ENGINEER
 37642
 10-30-2020
 PROJECT: RJM
 PROJECT ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
SHEET
5 OF 43
 CLCPK3

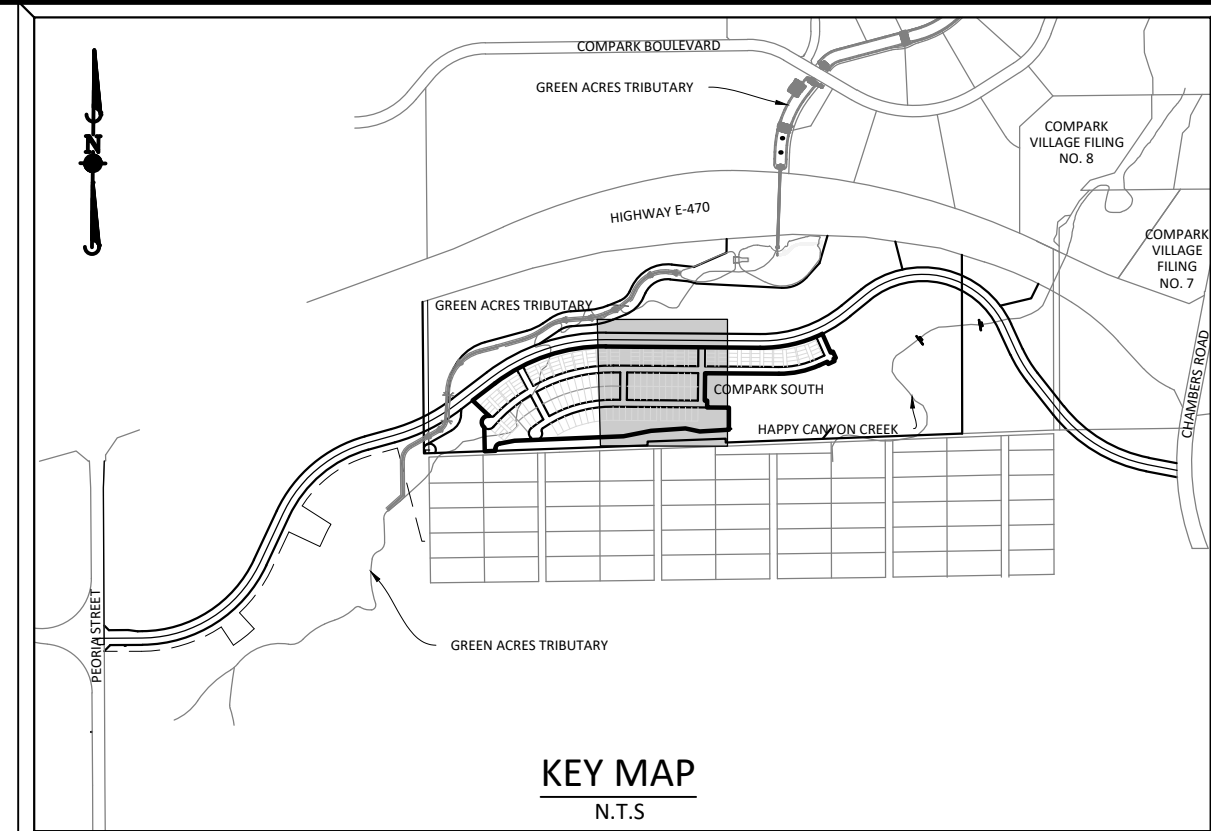
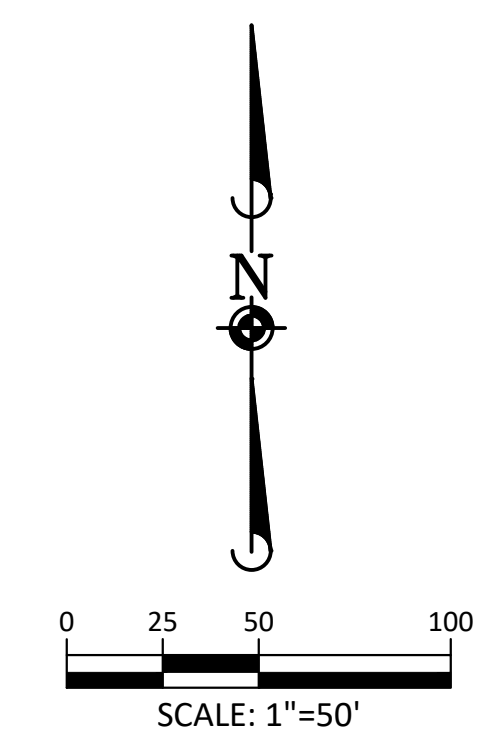
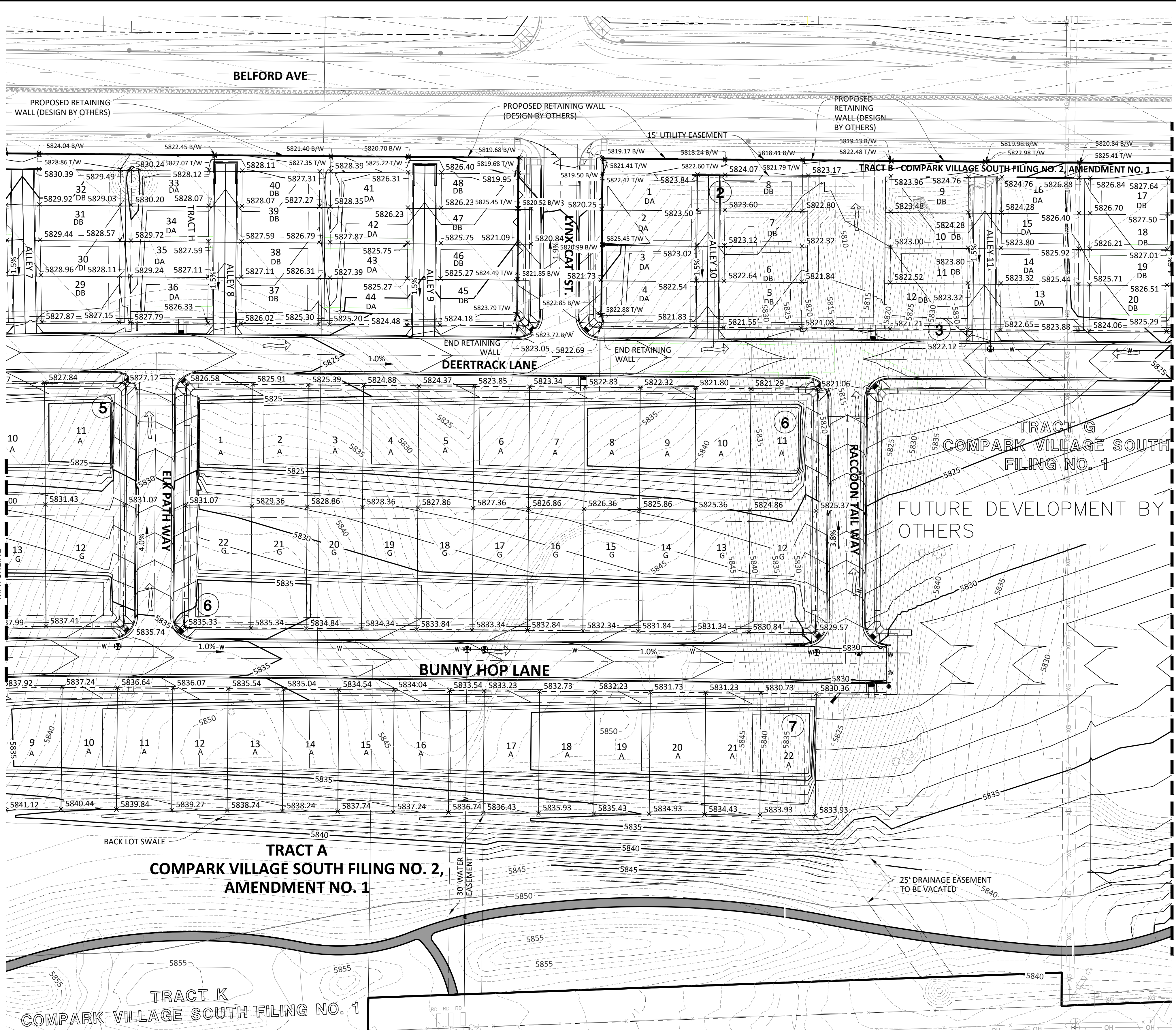
811
 Know what's below.
 Call before you dig.

TOWN OF PARKER APPROVALS

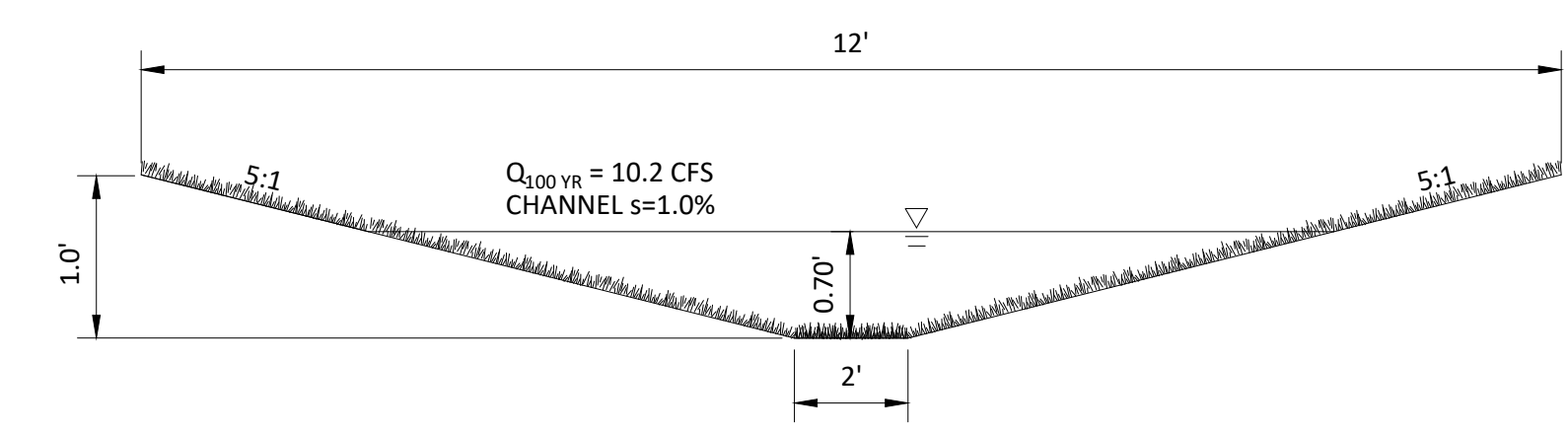
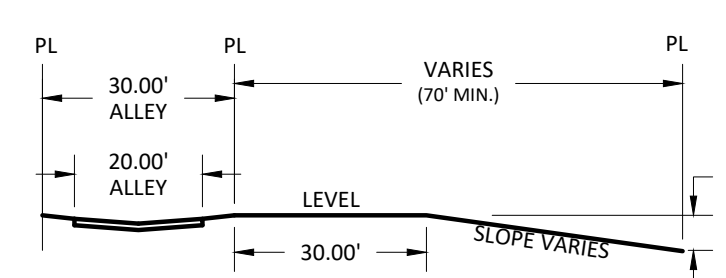
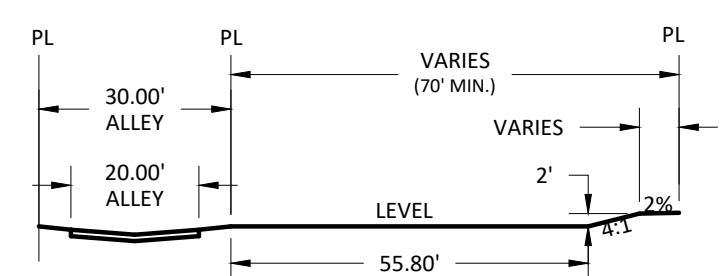
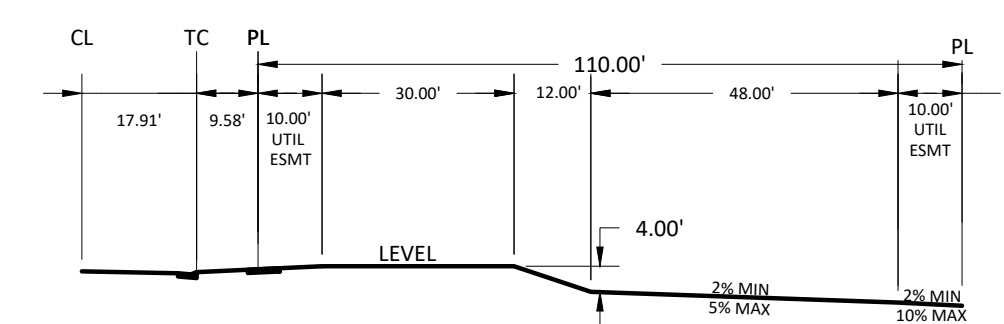
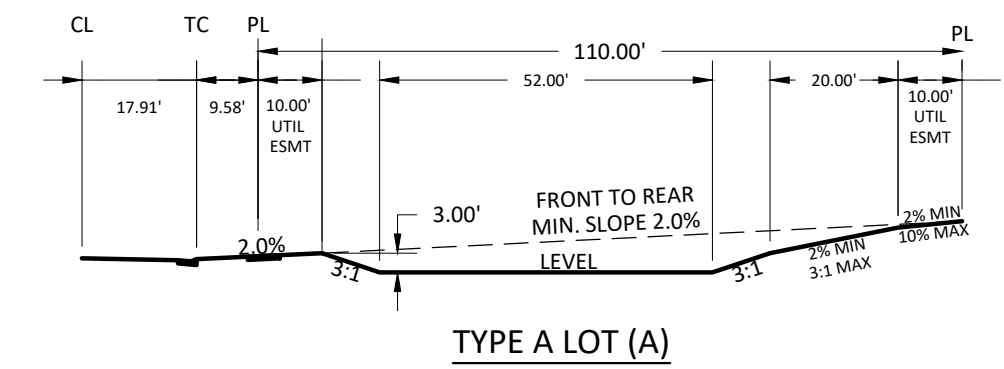
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of 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
 Date: 02/24/2021



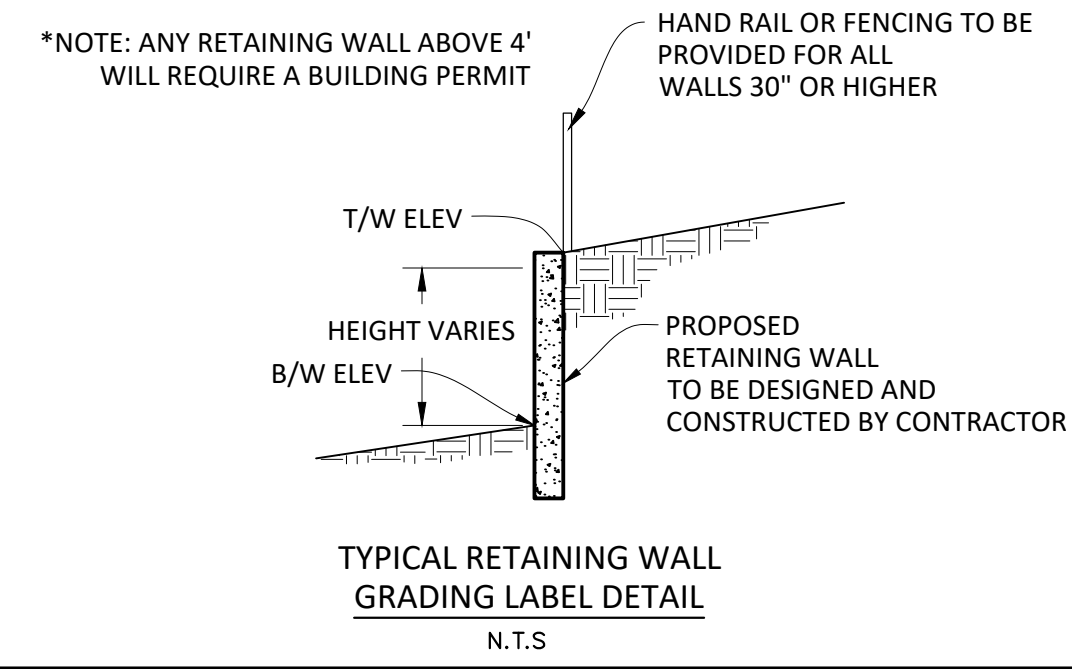
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115101
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



BACK LOT SWALE
N.T.S.

GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
 CUT: 169,055 CY
 FILL: 64,059 CY
 NET: 116,249 CY CUT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- PROPOSED CONTOURS SHOWN ON THIS SHEET REPRESENT THE OVERLOT GRADING CONDITION WITHIN THE LOTS AND FINISHED GRADE CONDITION WITHIN THE STREET TRACTS AND LANDSCAPE TRACTS. CONTRACTOR SHALL CONFIRM ROADWAY SUBGRADE DEPTHS WITH DEVELOPER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR CONSENT FROM PROPERTY OWNER.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK PERFORMED TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- SEE SHEET 2 FOR LEGEND AND CONSTRUCTION NOTES.
- SEE AREA GRADING PLANS FOR FINE GRADING OF PRIVATE DUPLIX AREAS.



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
 Date: 02/24/2021

DATE	DESCRIPTION
09/20/20	APPROVED SUBMITTAL FOR REAPPROVAL
08/07/20	SUBMITTAL FOR REAPPROVAL
05/07/20	SUBMITTAL FOR REAPPROVAL
03/07/20	SUBMITTAL FOR REAPPROVAL
02/07/20	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/31/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800
 manhard.com
 Civil Engineering, Surveying & Geospatial Services
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERLOT GRADING PLAN CENTRAL

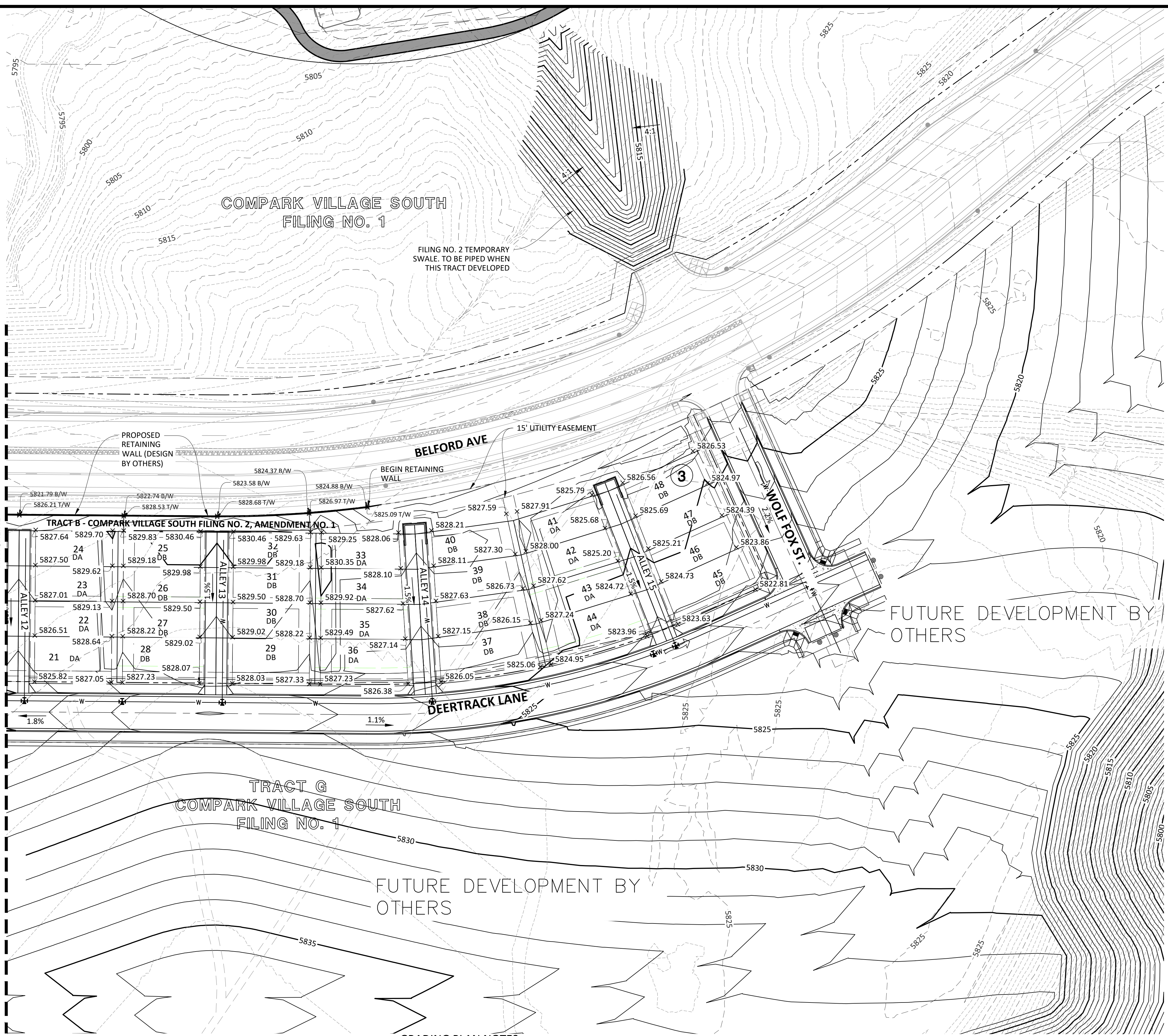
PROFESSIONAL ENGINEER
 37642
 10-30-2020

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
6 OF 43
 CLCPK3

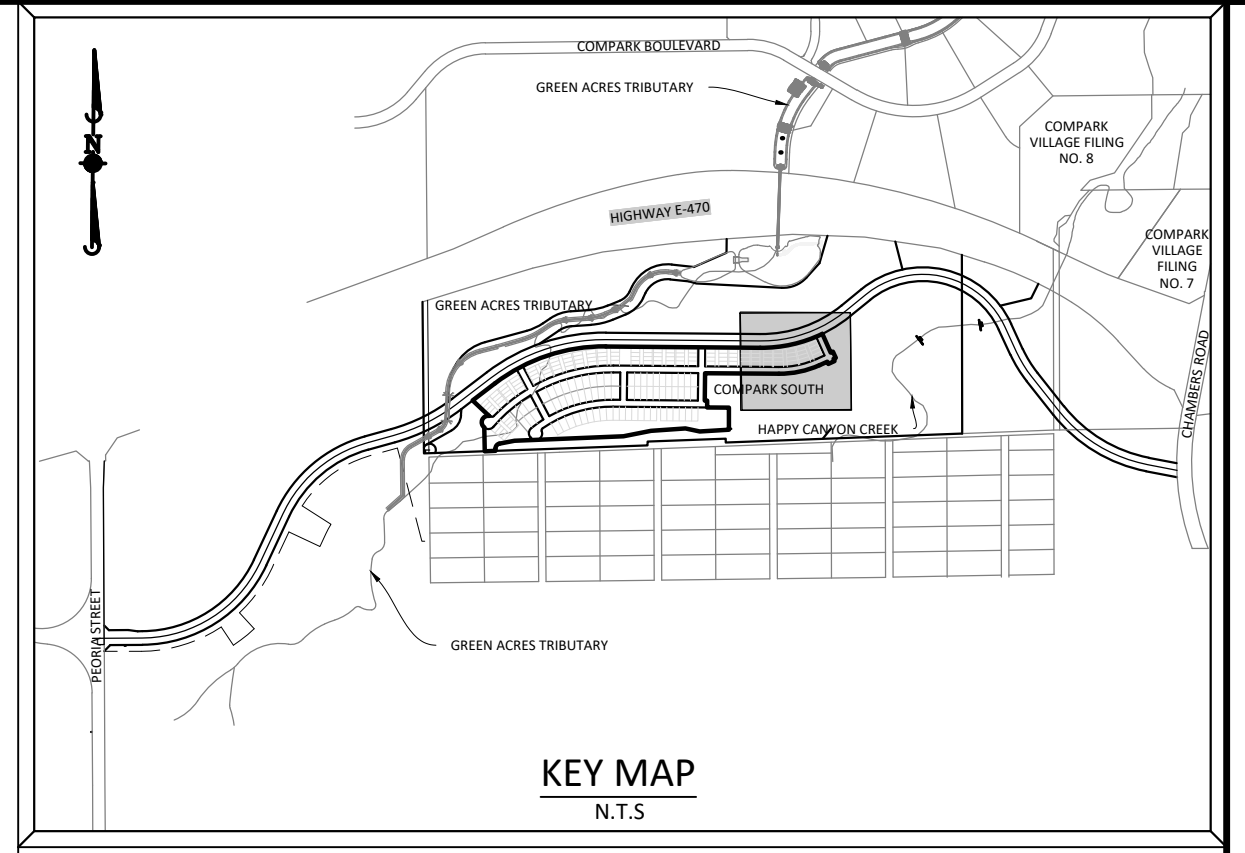
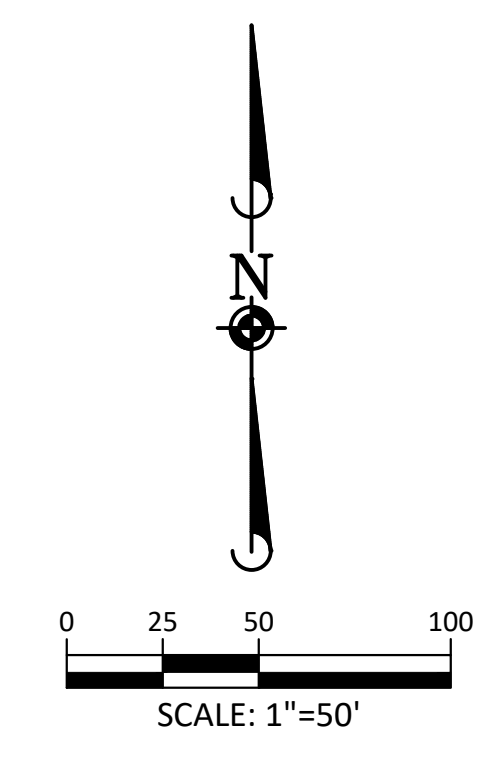
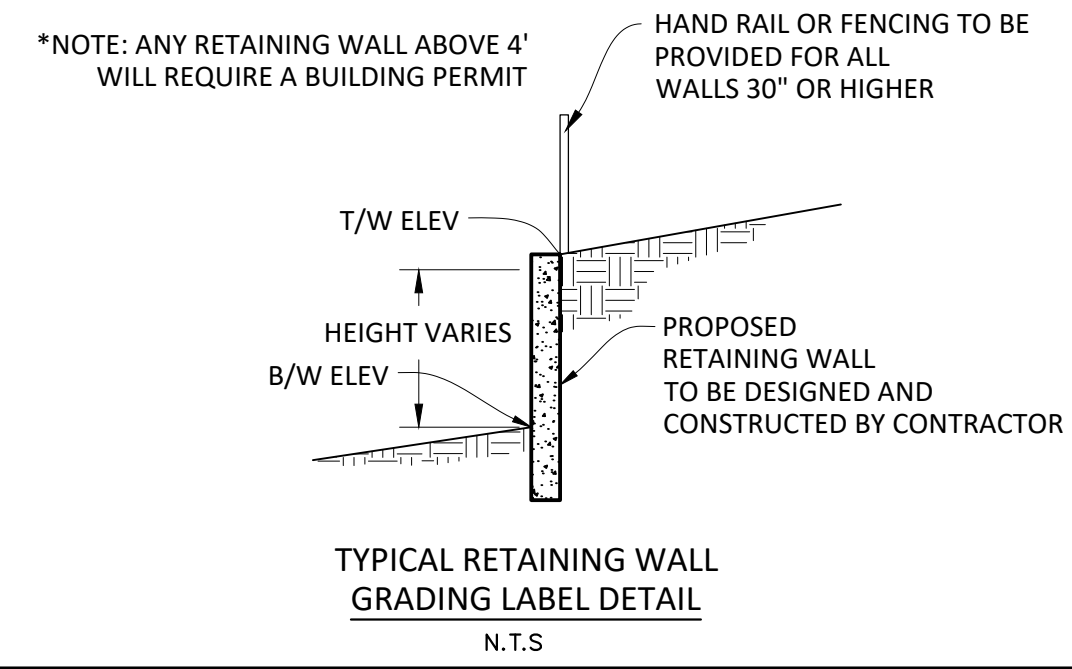
Plotted: 10/29/2020 2:24 PM. Dwg Name: P:\Cadd\3\ComSound5-Residential-CD\Drawn\Plan\Town\Phase\1\05A-CLCPK3-Overlot Grading.kib.dwg. Updated By: jhawthorne

Plotted: 10/29/2020 2:24 PM, Dwg Name: P:\Cadd\3\Compark\3\Overlot\Grading\Grading.kib.dwg, Updated By: jhawthorne

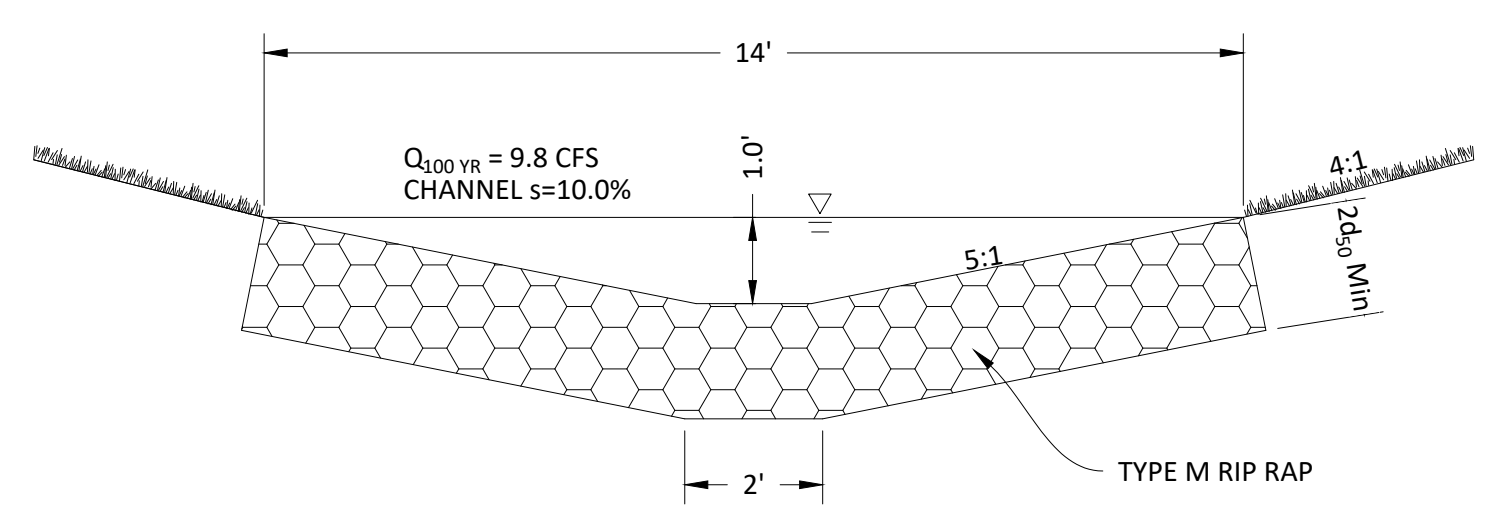
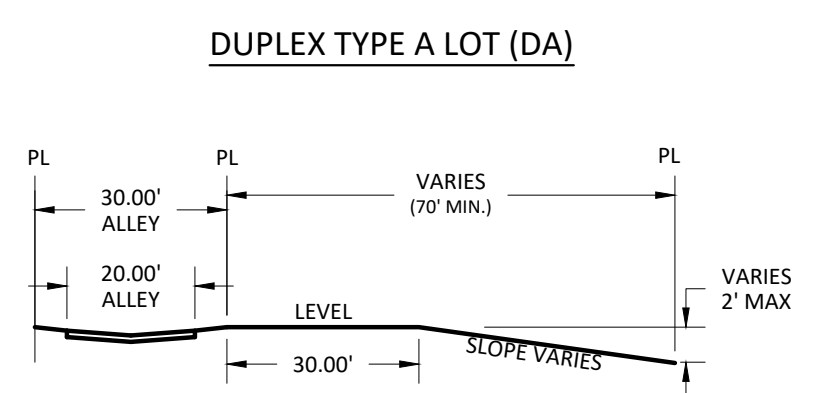
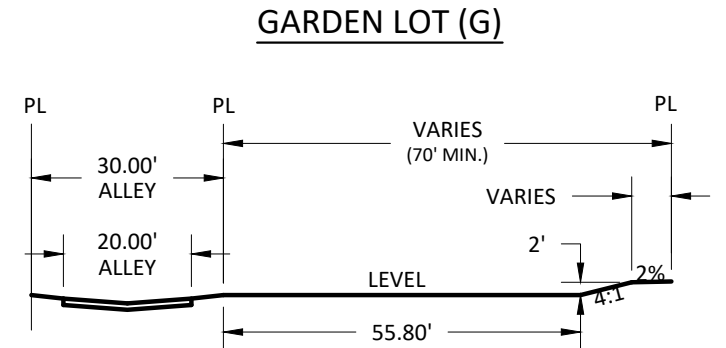
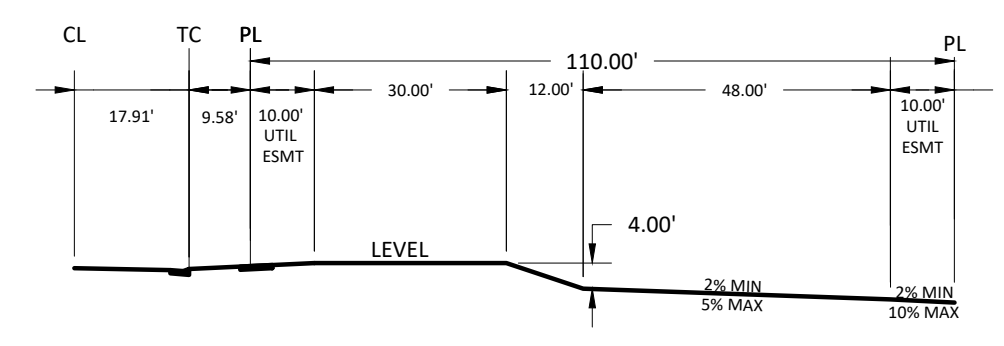
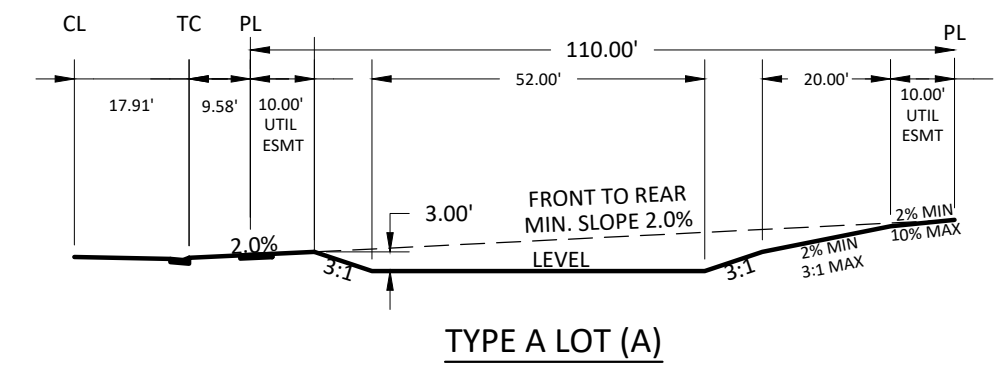


GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
CUT: 169,055 CY
FILL: 64,059 CY
NET: 116,249 CY CUT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- PROPOSED CONTOURS SHOWN ON THIS SHEET REPRESENT THE OVERLOT GRADING CONDITION WITHIN THE LOTS AND FINISHED GRADE CONDITION WITHIN THE STREET TRACTS AND LANDSCAPE TRACTS. CONTRACTOR SHALL CONFIRM ROADWAY SUBGRADE DEPTHS WITH DEVELOPER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR CONSENT FROM PROPERTY OWNER.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK PERFORMED TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- SEE SHEET 2 FOR LEGEND AND CONSTRUCTION NOTES.
- SEE AREA GRADING PLANS FOR FINE GRADING OF PRIVATE DUPLEX AREAS.



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)



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.

[Signature]
Town of Parker, Director of Engineering

02/24/2021
Date

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

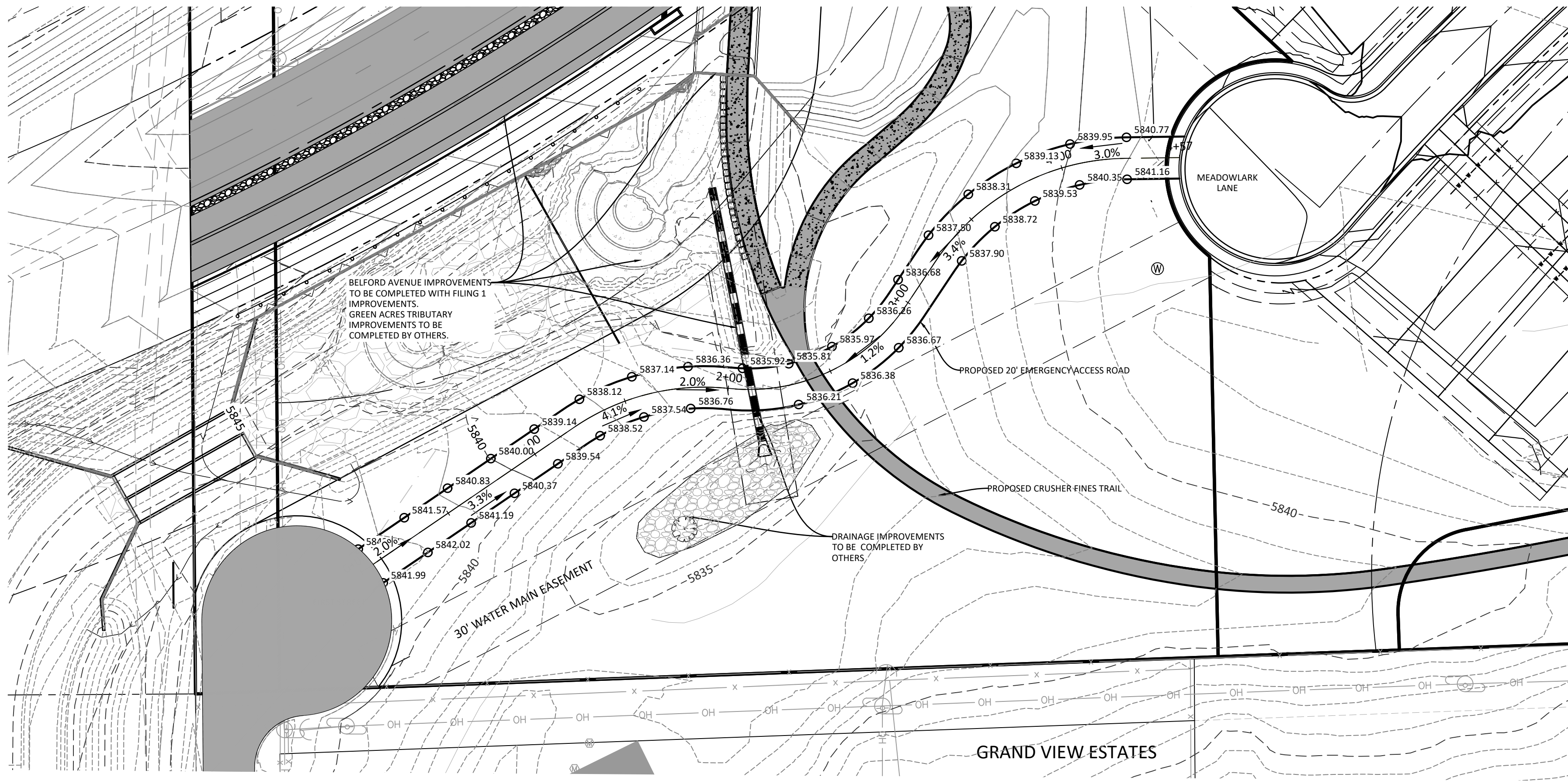
Manhard CONSULTING
7600 East Orchard Road, Suite 100-32, Greenwood Village, CO 80111, ph:303.778.0500 manhard.com
Civil Engineering, Surveying & Geospatial Services
Water, Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERLOT GRADING PLAN EAST

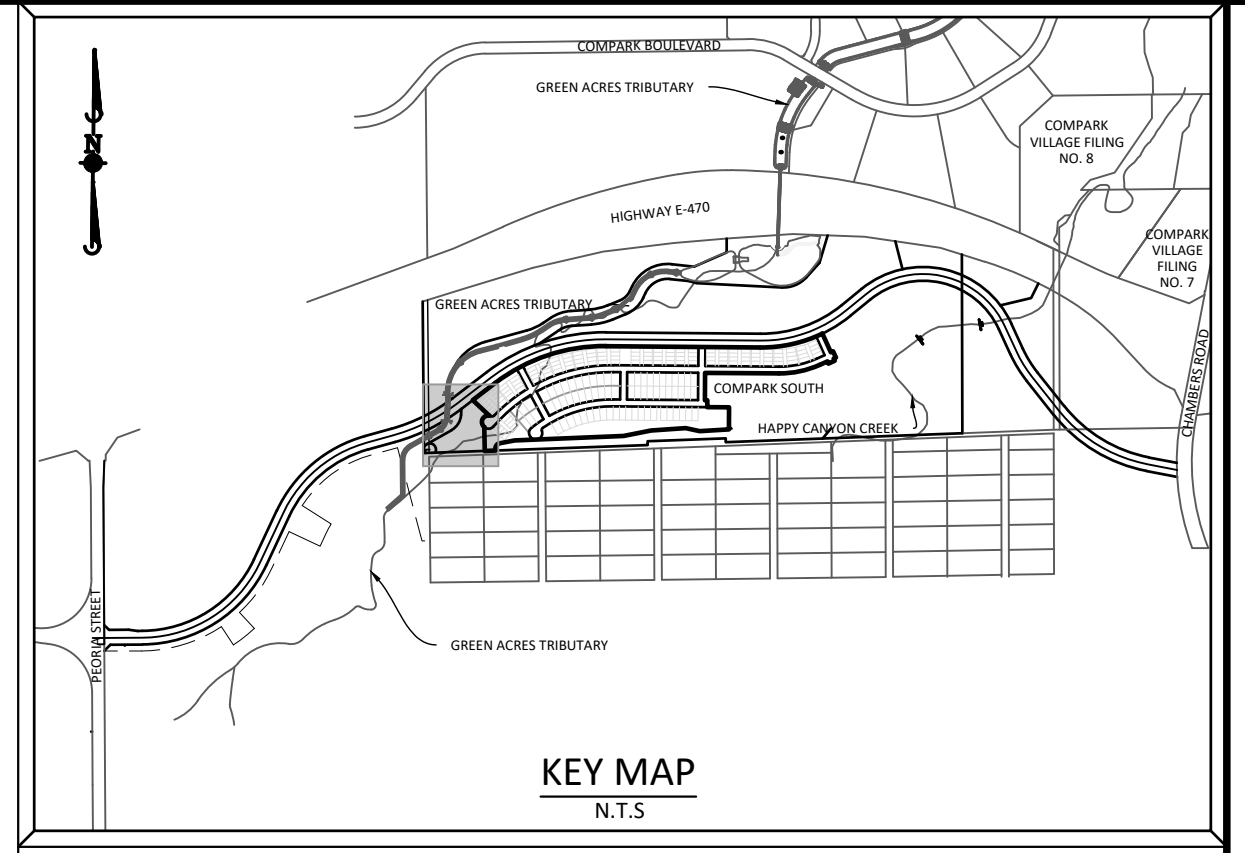
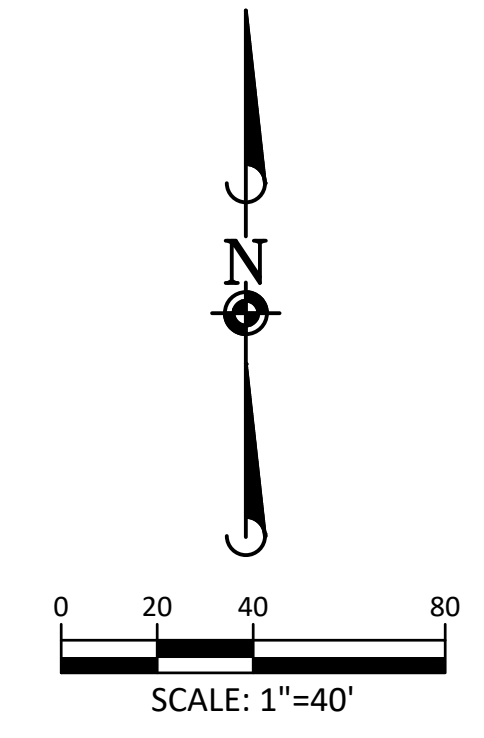
PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

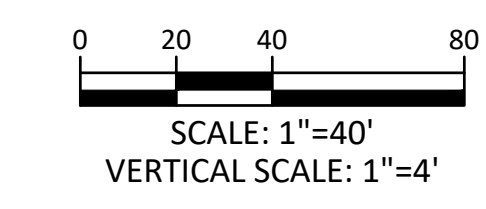
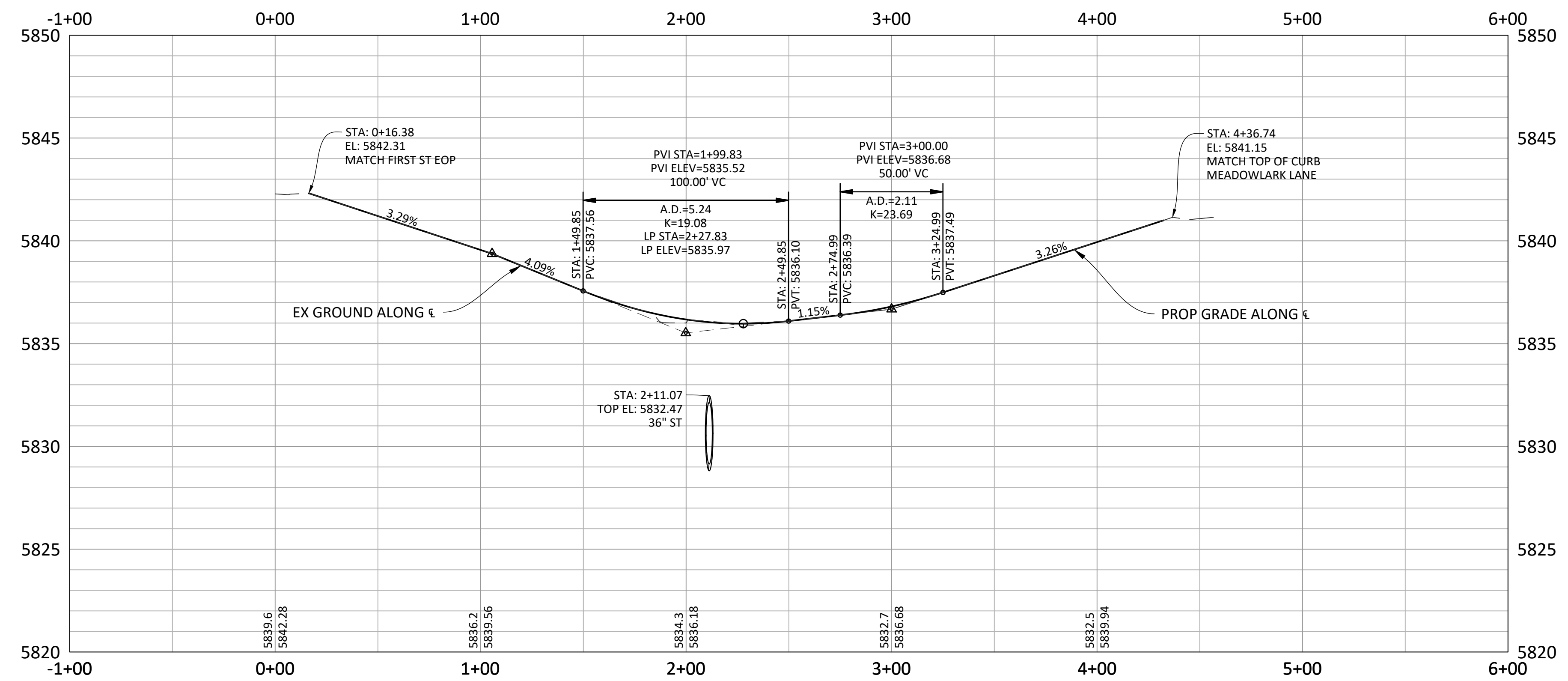
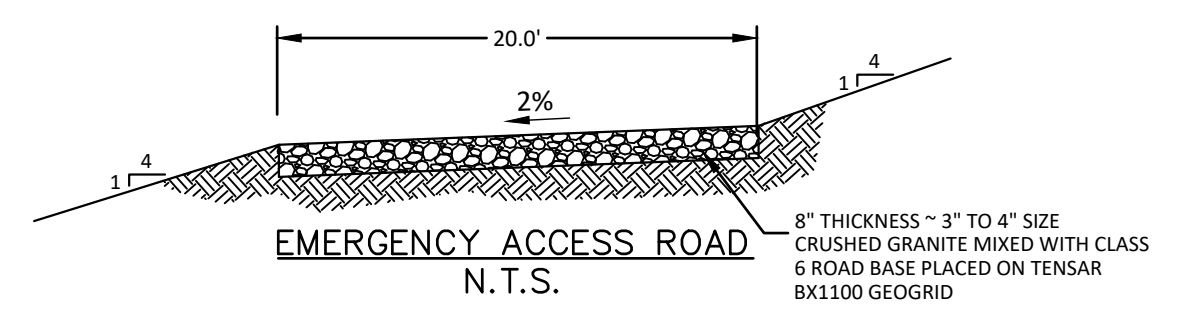
SHEET
7 OF 43
CLCPK3



EMERGENCY ACCESS ROAD



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
02/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.788.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

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
 Date: 02/24/2021

PROFESSIONAL ENGINEER
 37642
 10-30-2020

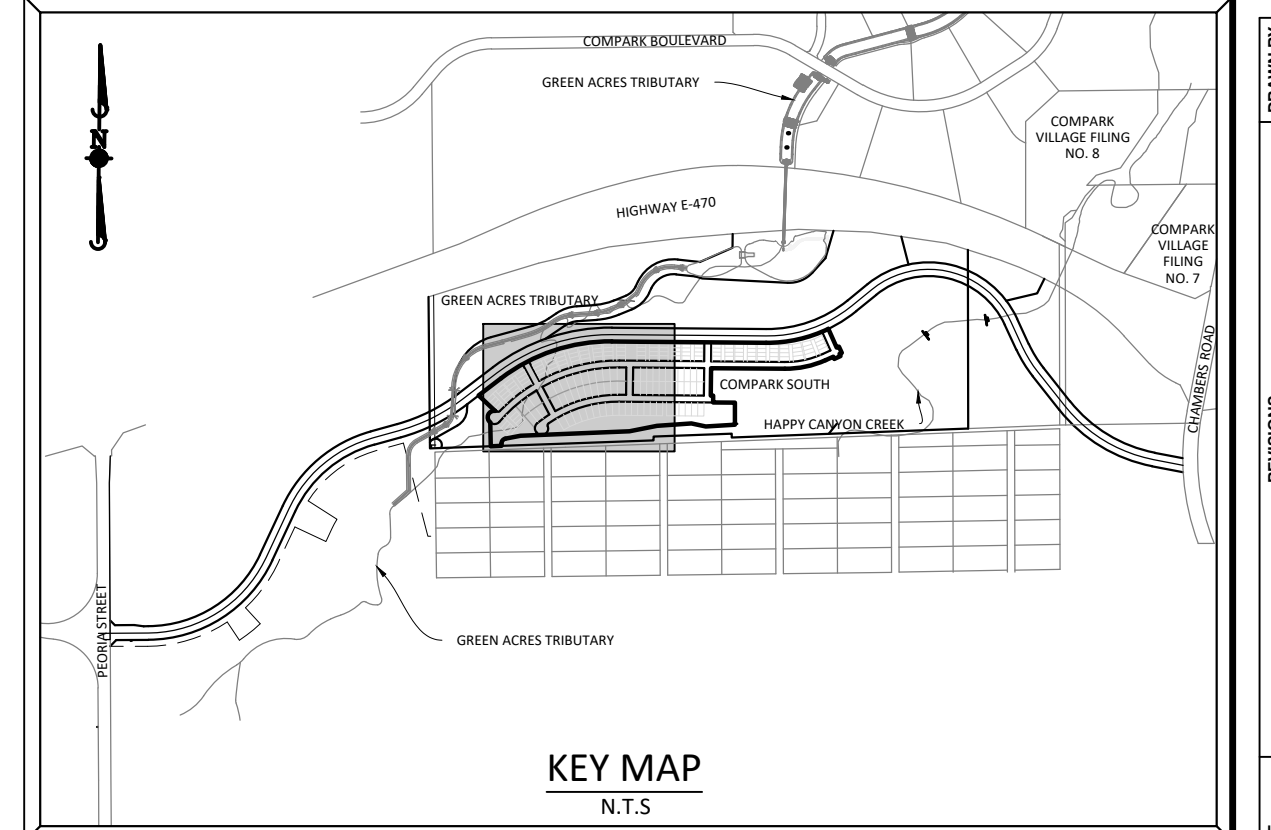
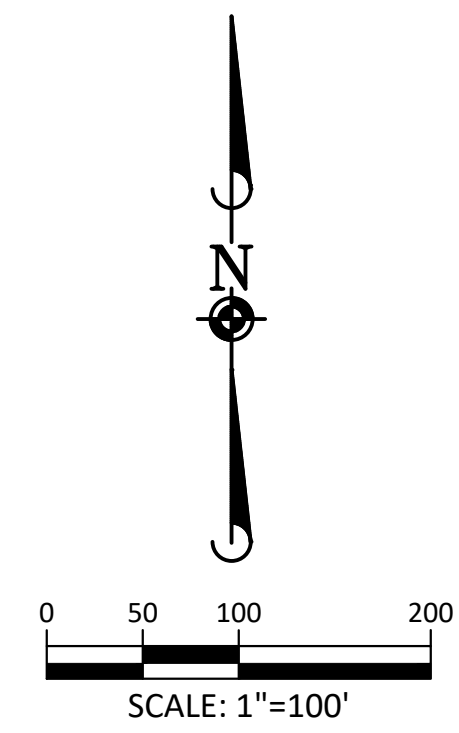
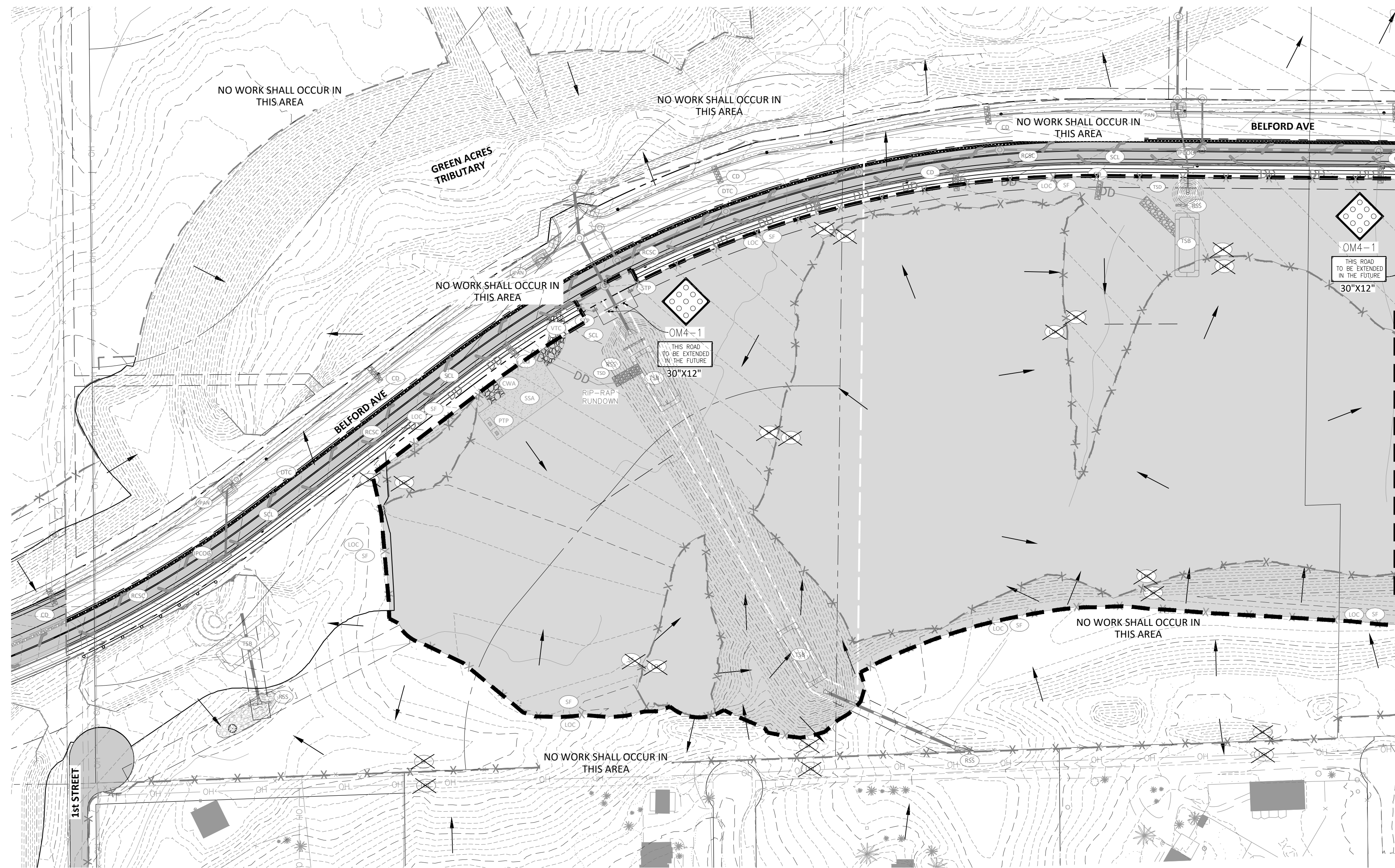
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
8 OF 43
 CLCPKC3



Plotted: 10/29/2020 2:26 PM. Dwg Name: P:\Cpck3\Compsouth\05-Residential\CD\Drawings\Plan_South\Phase_1\USA-Emergency-Access.dwg. Updated By: JHawthorne

Plotted: 10/30/2020 9:05 AM. Draw Name: P:\Cpck3\ComSouth\Residential\CD\Draw\Plan_S\1\Phase 1\USA-CLCPK3-18-CBMP A.dwg. Updated By: ADrucker



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)

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	DP	DETENTION POND PROTECTION
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LP	LOT PROTECTION
	LOC	LIMITS OF CONSTRUCTION
	PTP	PORTABLE TOILET PROTECTION
	RCSC	ROUGH CUT STREET CONTROL
	RS	ROCK SOCK
	RSS	ROCK SOCK IN SWALE
	SB	STRAW BALE
	SCL	SEDIMENT CONTROL LOG
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	SSA	STABILIZED STAGING AREA
	STP	SIDEWALK TRANSITION PROTECTION
	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL
	BMP	EXISTING BMP TO REMAIN
	BMP-X	EXISTING BMP TO BE REMOVED

NOTES:

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
3. ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB. THE TOWN MAY BE WILLING TO ALLOW THESE TEMPORARY SLOPES TO NOT BE COVERED IN ECB IN AN EFFORT TO SAVE MONEY.
7. CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.
8. EXISTING CBMP'S SHOWN ON THIS PLAN ARE RELATED TO BELFORD AVENUE CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.
9. ALL CONSTRUCTION ACCESS SHALL OCCUR FROM THE WEST SIDE OF THE SITE. CONSTRUCTION ACCESS FROM THE EAST SIDE OF THE SITE IS PROHIBITED. ACCESS FROM FIRST STREET IS PROHIBITED.



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

02/24/2021
 Date

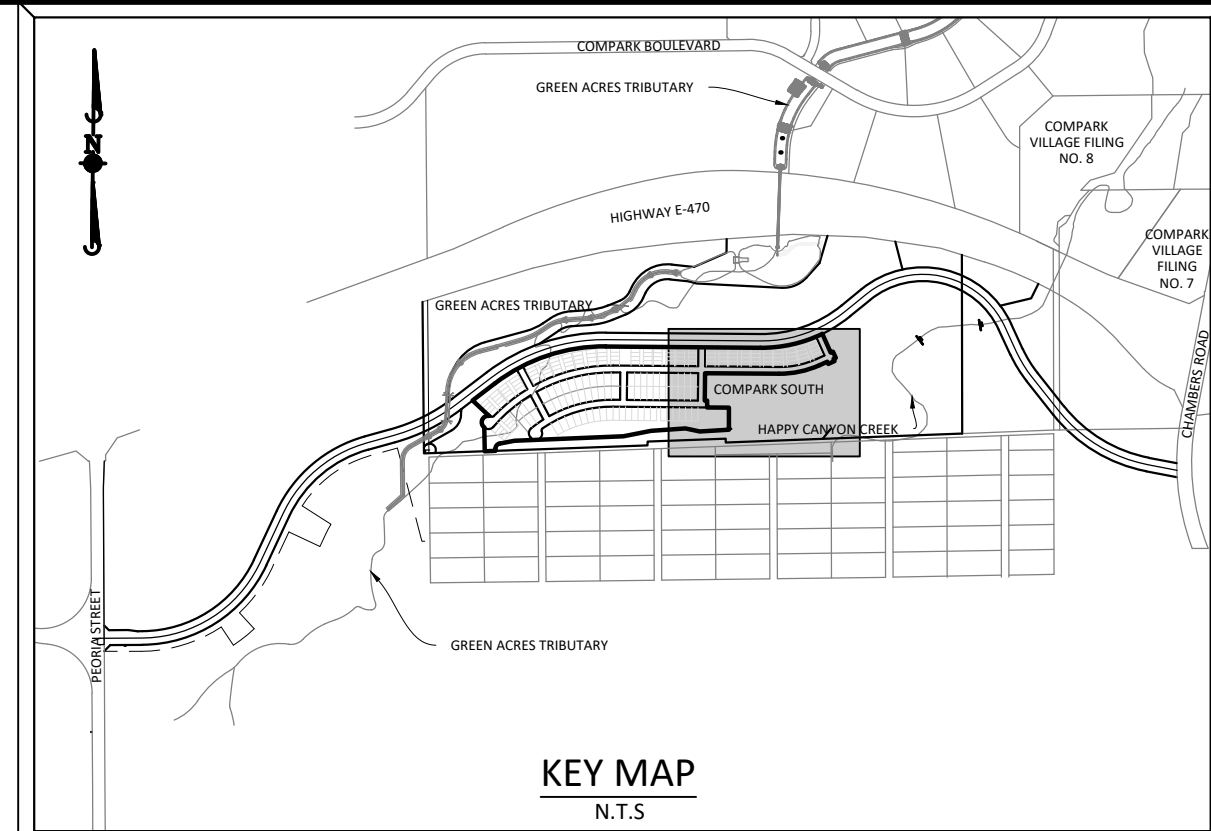
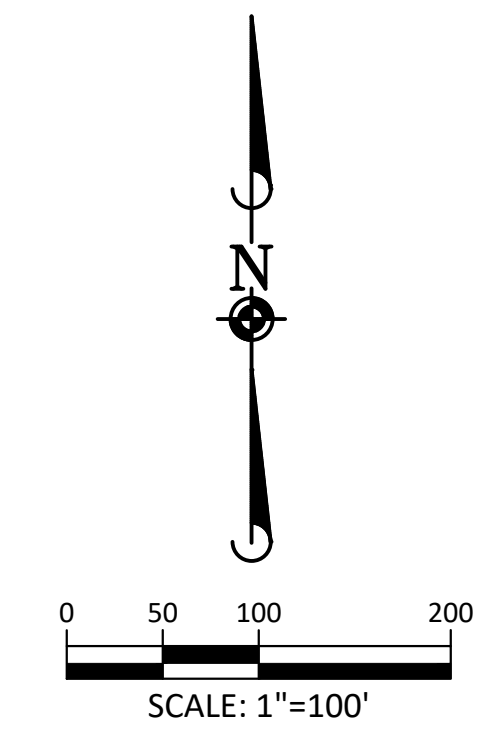
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 CBMP PLAN - PHASE A



PROJ. MGR:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/20/16
SHEET	9 OF 43
CLCPK3	



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)

- | | | |
|--|-------|--|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CP | CULVERT PROTECTION |
| | CWA | CONCRETE WASHOUT AREA |
| | DD | DIVERSION DITCH |
| | DP | DETENTION POND PROTECTION |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
| | IPAP | INLET PROTECTION FOR AREA INLETS IN PAVEMENT |
| | IPCOG | INLET PROTECTION, CURB ON-GRADE, TYPE R INLET |
| | IPCOS | INLET PROTECTION, CURB ON SUMP, TYPE R INLET |
| | LP | LOT PROTECTION |
| | LOC | LIMITS OF CONSTRUCTION |
| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOG |
| | SF | SILT FENCE |
| | SMC | SEEDING, MULCHING AND CRIMPING |
| | SR | SURFACE ROUGHING |
| | SSA | STABILIZED STAGING AREA |
| | STP | SIDEWALK TRANSITION PROTECTION |
| | TI | TEMPORARY IRRIGATION |
| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |
| | BMP | EXISTING BMP TO REMAIN |
| | BMP | EXISTING BMP TO BE REMOVED |

SEE SHEET 9
MATCHLINE

NOTES:

- SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
- ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
- ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
- ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
- REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
- ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB. THE TOWN MAY BE WILLING TO ALLOW THESE TEMPORARY SLOPES TO NOT BE COVERED IN ECB IN AN EFFORT TO SAVE MONEY.
- CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.
- EXISTING CBMP'S SHOWN ON THIS PLAN ARE RELATED TO BELFORD AVENUE CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.
- ALL CONSTRUCTION ACCESS SHALL OCCUR FROM THE WEST SIDE OF THE SITE. CONSTRUCTION ACCESS FROM THE EAST SIDE OF THE SITE IS PROHIBITED. ACCESS FROM FIRST STREET IS PROHIBITED.



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.

Date: 02/24/2021

DATE	REVISIONS
09/20/20	APPROVED SUBMITTAL FOR REAPPROVAL
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

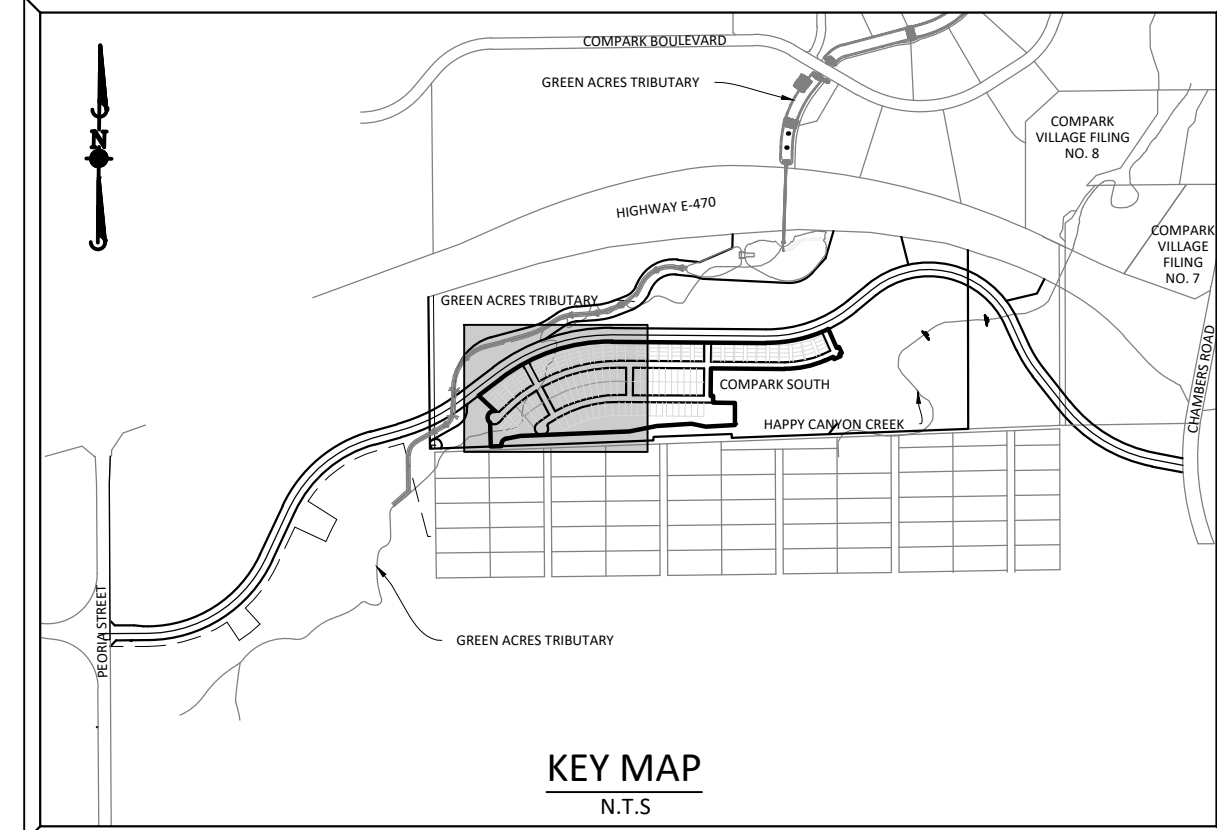
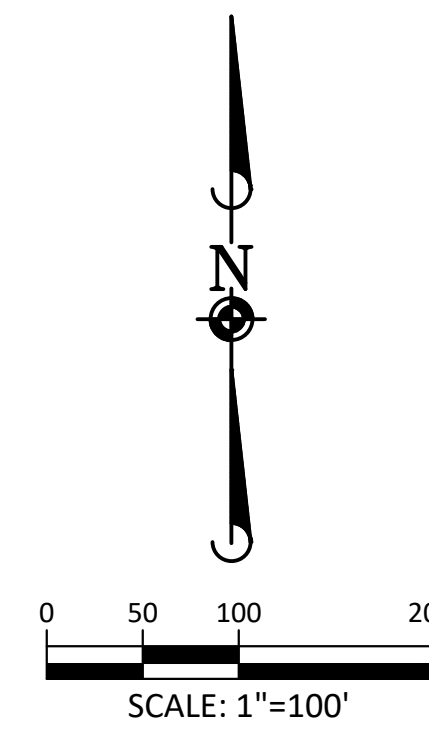
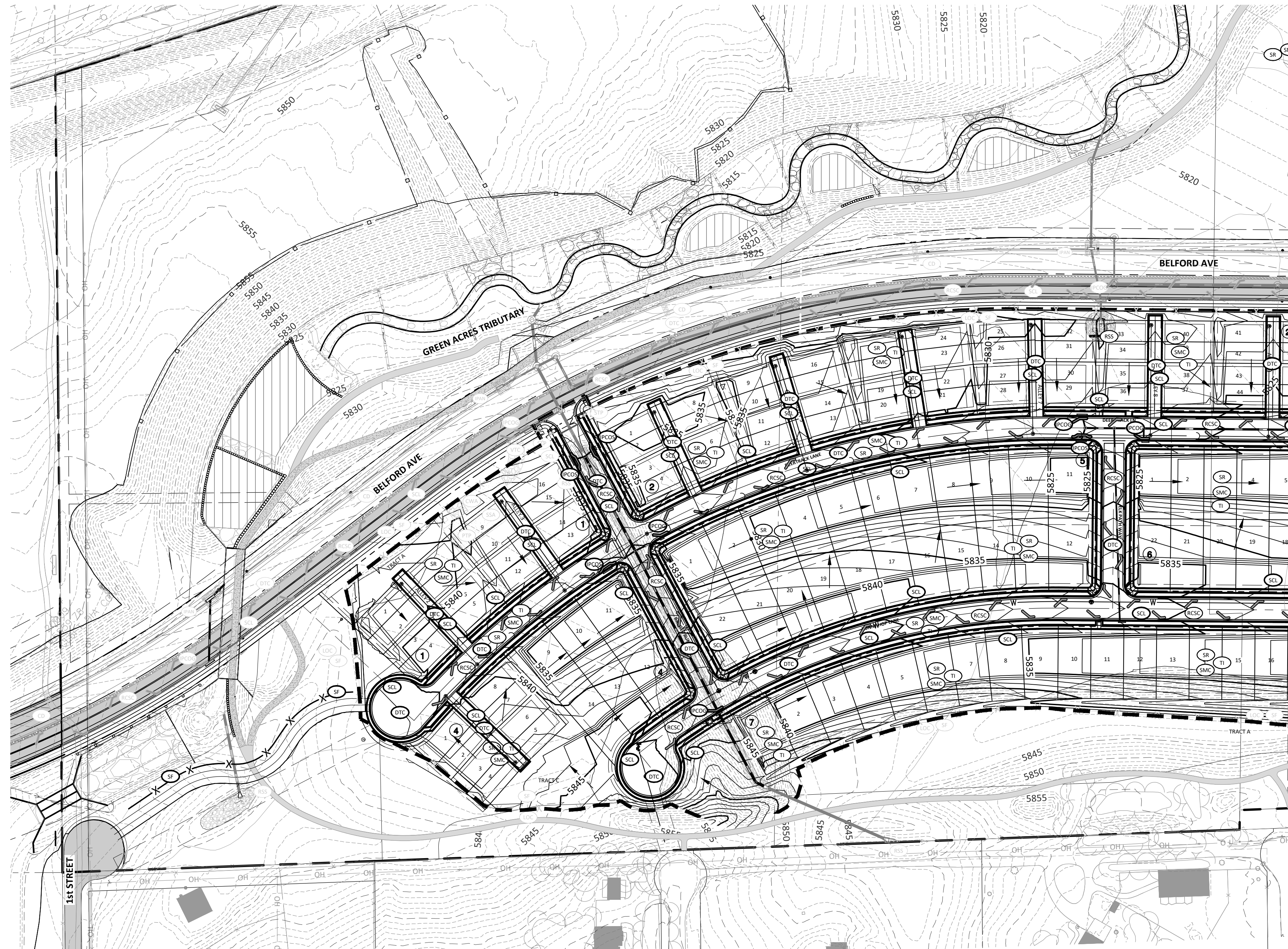
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET
10 OF 43
 CLCPKC3



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 COMPAK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

	CD CHECK DAM
	CF CONSTRUCTION FENCE
	CP CULVERT PROTECTION
	CWA CONCRETE WASHOUT AREA
	DD DIVERSION DITCH
	DP DETENTION POND PROTECTION
	DTC DEBRIS TRASH CONTROL
	ECB EROSION CONTROL BLANKET
	IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LP LOT PROTECTION
	LOC LIMITS OF CONSTRUCTION
	PTP PORTABLE TOILET PROTECTION
	RCSC ROUGH CUT STREET CONTROL
	RS ROCK SOCKET
	RSS ROCK SOCKET IN SWALE
	SB STRAW BALE
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SMC SEEDING, MULCHING AND CRIMPING
	SR SURFACE ROUGHING
	SSA STABILIZED STAGING AREA
	STP SIDEWALK TRANSITION PROTECTION
	TI TEMPORARY IRRIGATION
	TSB TEMPORARY SEDIMENT BASIN
	VTC VEHICLE TRACKING CONTROL
	BMP EXISTING BMP TO REMAIN
	BMP EXISTING BMP TO BE REMOVED

- NOTES:**
- SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
 - ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
 - ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
 - ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
 - REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
 - ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB. THE TOWN MAY BE WILLING TO ALLOW THESE TEMPORARY SLOPES TO NOT BE COVERED IN ECB IN AN EFFORT TO SAVE MONEY.
 - CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.
 - EXISTING CBMPS SHOWN ON THIS PLAN ARE RELATED TO BELFORD AVENUE CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.



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

02/24/2021
Date

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-100, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

CBMP PLAN - PHASE B

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

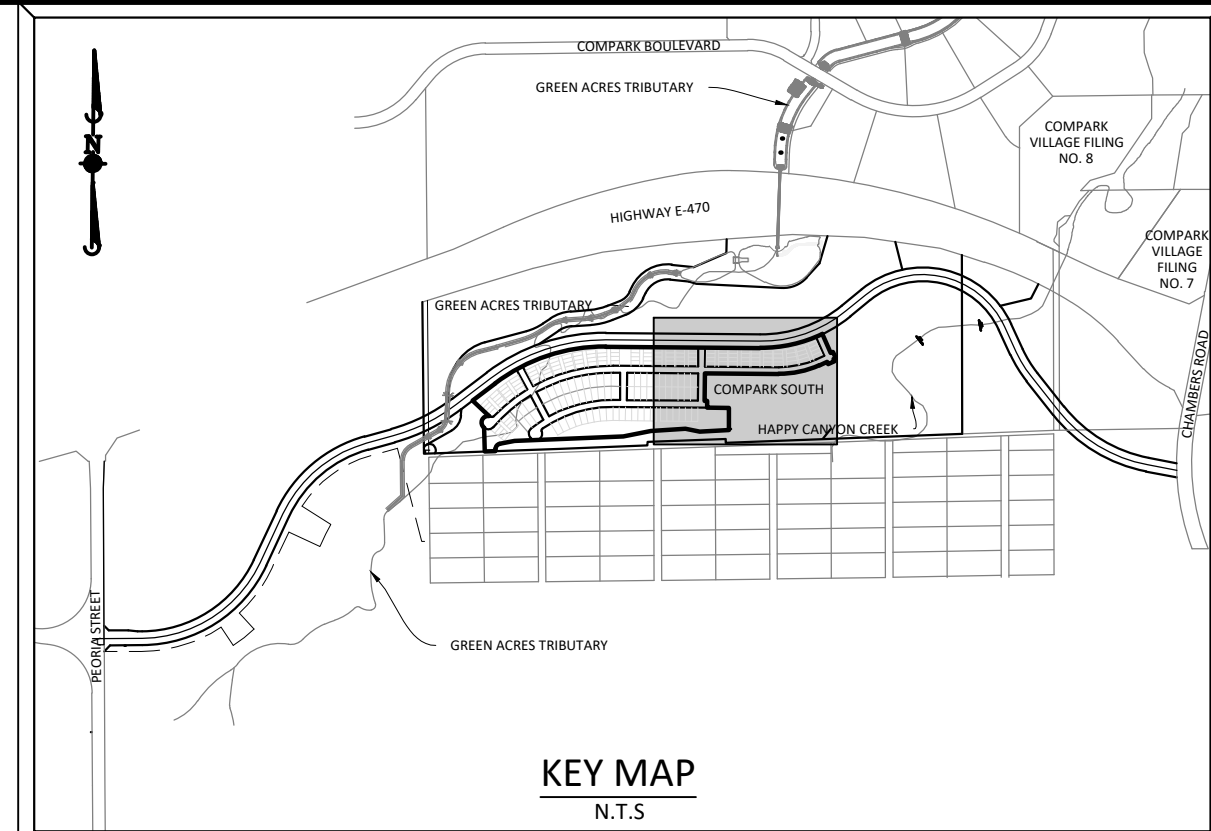
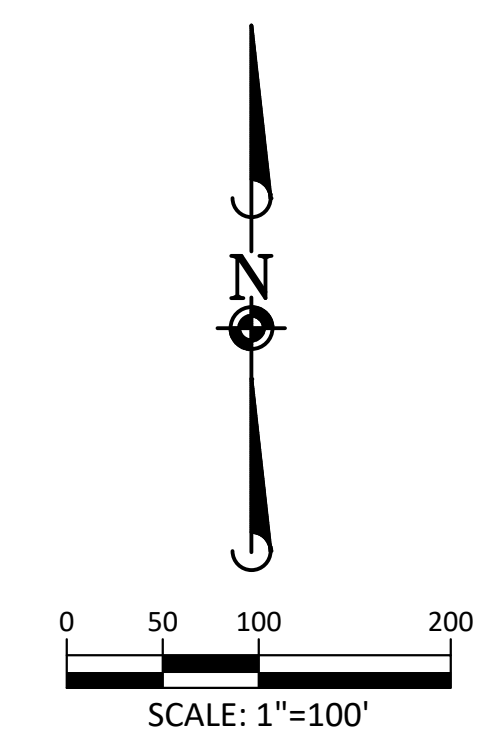
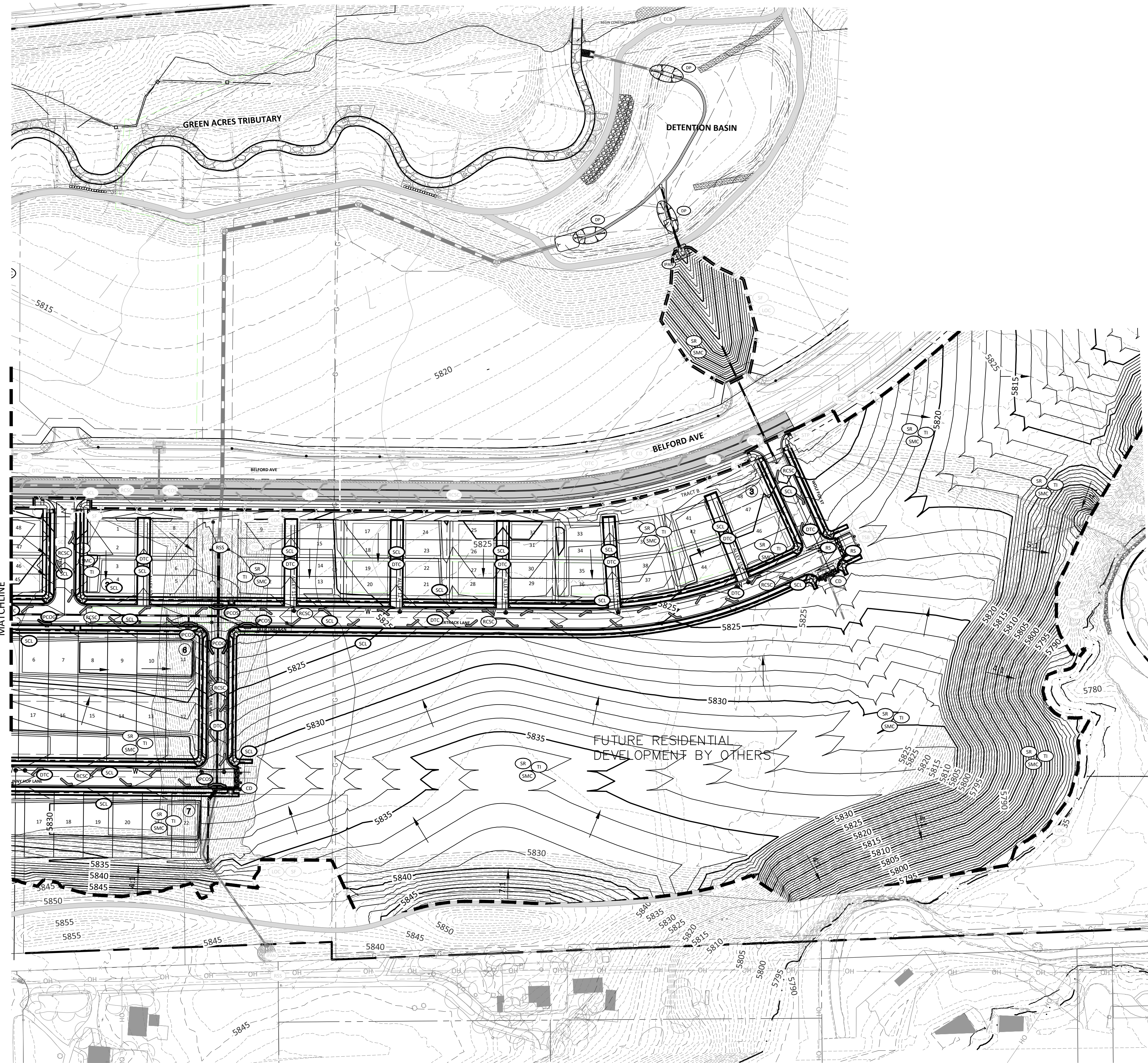
37642
10-30-2020
PROFESSIONAL ENGINEER

SHEET 11 OF 43

CLCPKC3

Plotted: 10/30/2020 3:14 PM. Dwg Name: P:\Cpck3\ComSouth05-residential\CD\Drawings\Plan_Sk1\Drawings\Plan_Sk1\CBCMP_C.dwg. Updated By: Hawthorne

Photos: 10/30/2020 3:13 PM Draw Name: P:\Cpck3\Compsouth05-residential CDS\dwg\Em\Final Drawings\Plan SKI\Town\Phase 1\05A-CLCPK3-NB-CBMP-C.dwg Updated By: Hawthorne



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)

	CD CHECK DAM
	CF CONSTRUCTION FENCE
	CP CULVERT PROTECTION
	CWA CONCRETE WASHOUT AREA
	DD DIVERSION DITCH
	DP DETENTION POND PROTECTION
	DTC DEBRIS TRASH CONTROL
	ECB EROSION CONTROL BLANKET
	IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LP LOT PROTECTION
	LOC LIMITS OF CONSTRUCTION
	PTP PORTABLE TOILET PROTECTION
	RCSC ROUGH CUT STREET CONTROL
	RS ROCK SOCKET
	RSS ROCK SOCKET IN SWALE
	SB STRAW BALE
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SMC SEEDING, MULCHING AND CRIMPING
	SR SURFACE ROUGHING
	SSA STABILIZED STAGING AREA
	STP SIDEWALK TRANSITION PROTECTION
	TI TEMPORARY IRRIGATION
	TSB TEMPORARY SEDIMENT BASIN
	VTC VEHICLE TRACKING CONTROL
	BMP EXISTING BMP TO REMAIN
	BMP EXISTING BMP TO BE REMOVED

- NOTES:**
- SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
 - ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
 - ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
 - ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
 - REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
 - ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB. THE TOWN MAY BE WILLING TO ALLOW THESE TEMPORARY SLOPES TO NOT BE COVERED IN ECB IN AN EFFORT TO SAVE MONEY.
 - CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.
 - EXISTING CBMP'S SHOWN ON THIS PLAN ARE RELATED TO BELFORD AVENUE CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.



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

Date: 02/24/2021

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road Suite 100-103 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
CBMP PLAN - PHASE B

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
12 OF 43
 CLCPK3

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

- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
- THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
- ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
- THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
- THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
- IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
- AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
- AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
 - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 1 OF 4 Oct. 2013

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

- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE. IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
- THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
- ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
- ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
- THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
- NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
- ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
- A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 2 OF 4 Oct. 2013

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

- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
- THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
- VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
- ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
- HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
- APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
- GRADING SECURITY RELEASE REQUIREMENTS:
 - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 3 OF 4 Oct. 2013

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

- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(J) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:
DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

 - FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 - ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
 - THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 4 OF 4 Oct. 2013

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

- | | | |
|--|--------------|---|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CP | CULVERT PROTECTION |
| | CWA | CONCRETE WASHOUT AREA |
| | D | DEWATERING |
| | DD | DIVERSION DITCH |
| | DP | DETENTION POND PROTECTION |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
| | IPAP | INLET PROTECTION FOR AREA INLETS IN PAVEMENT |
| | IPCOG | INLET PROTECTION, CURB ON-GRADE, TYPE R INLET |
| | IPCOS | INLET PROTECTION, CURB ON SUMP, TYPE R INLET |

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
LEGEND 1 OF 3 Oct. 2013

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

- | | | |
|--|-------------|---------------------------------------|
| | LP | LOT PROTECTION |
| | MWP | MASONRY WORK PROTECTION |
| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOGS |
| | SF | SILT FENCE |
| | SMC | SEEDING, MULCHING AND CRIMPING |
| | SR | SURFACE ROUGHING |
| | SSA | STABILIZED STAGING AREA |
| | STP | SIDEWALK TRANSITION PROTECTION |

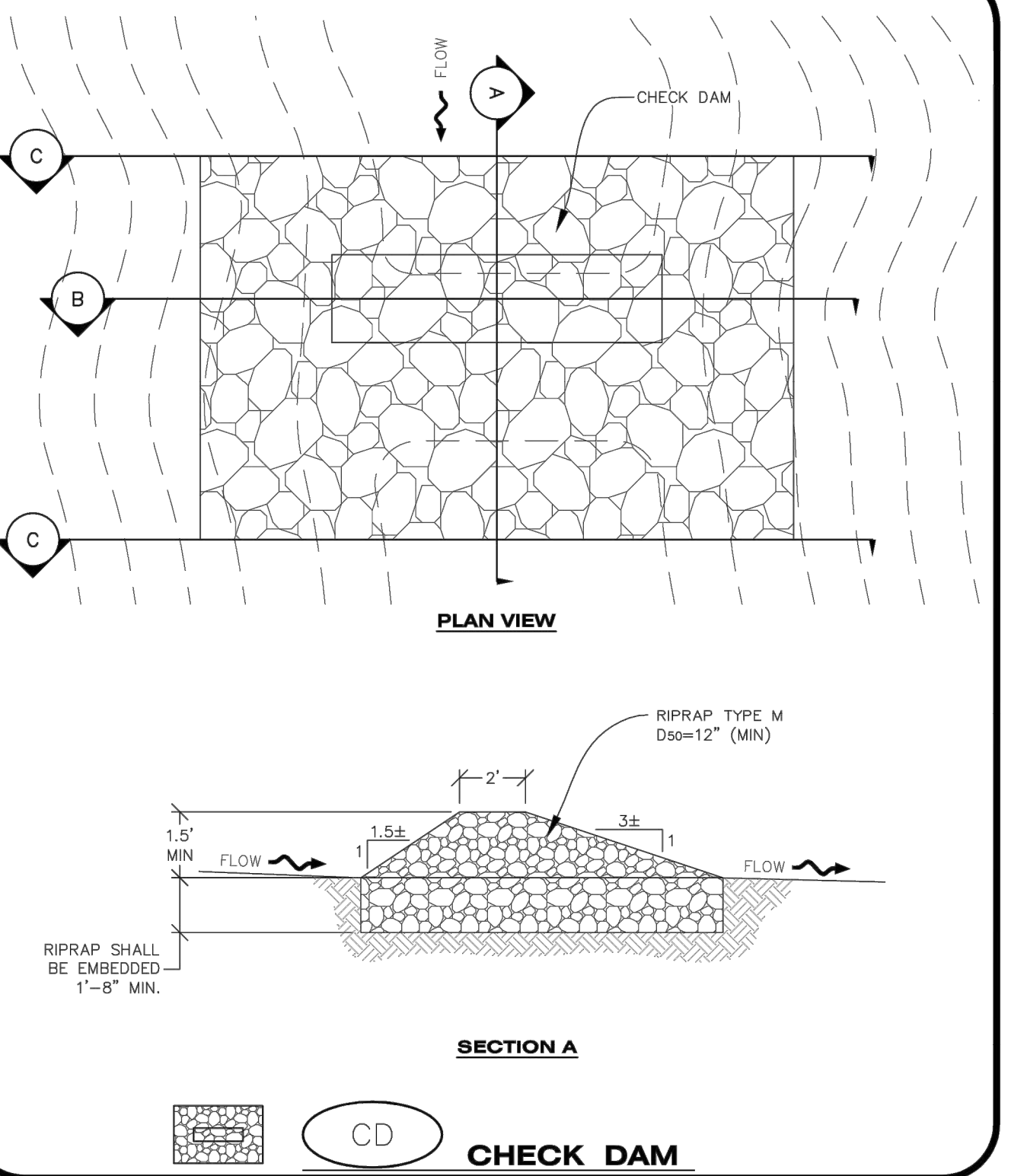
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
LEGEND 2 OF 3 Oct. 2013

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

- | | | |
|--|------------|---------------------------------|
| | TI | TEMPORARY IRRIGATION |
| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
LEGEND 3 OF 3 Oct. 2013

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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
CD 1 OF 3 Oct. 2013

Plotted: 10/29/2020 2:31 PM. Dwg Name: P:\Cadd\3\ComSounb05-Residential-CD\Draw\Em\Final-Drawing\Plan-Sk\Town\Phase-1\USA-CLCPK3-CBMP-Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL OR REAPPROVAL
05/20/20	SUBMITTAL OR REAPPROVAL
03/20/20	SUBMITTAL OR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80121, phone: 303.778.0600 manhard.com
 Civil Engineering | Surveying | Geospatial Services | GIS | Water Resource Management | Construction Management

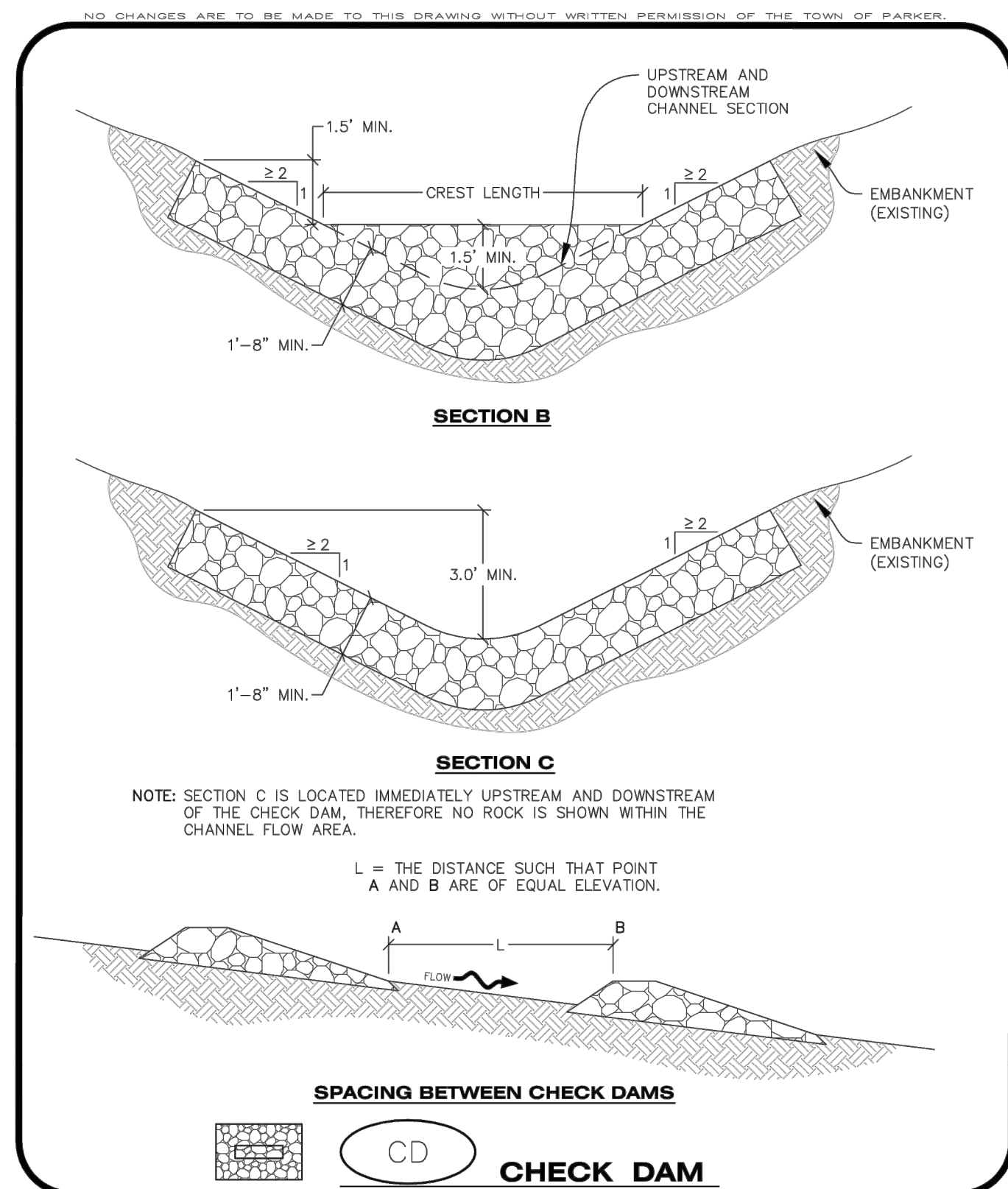
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
CBMP DETAILS

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

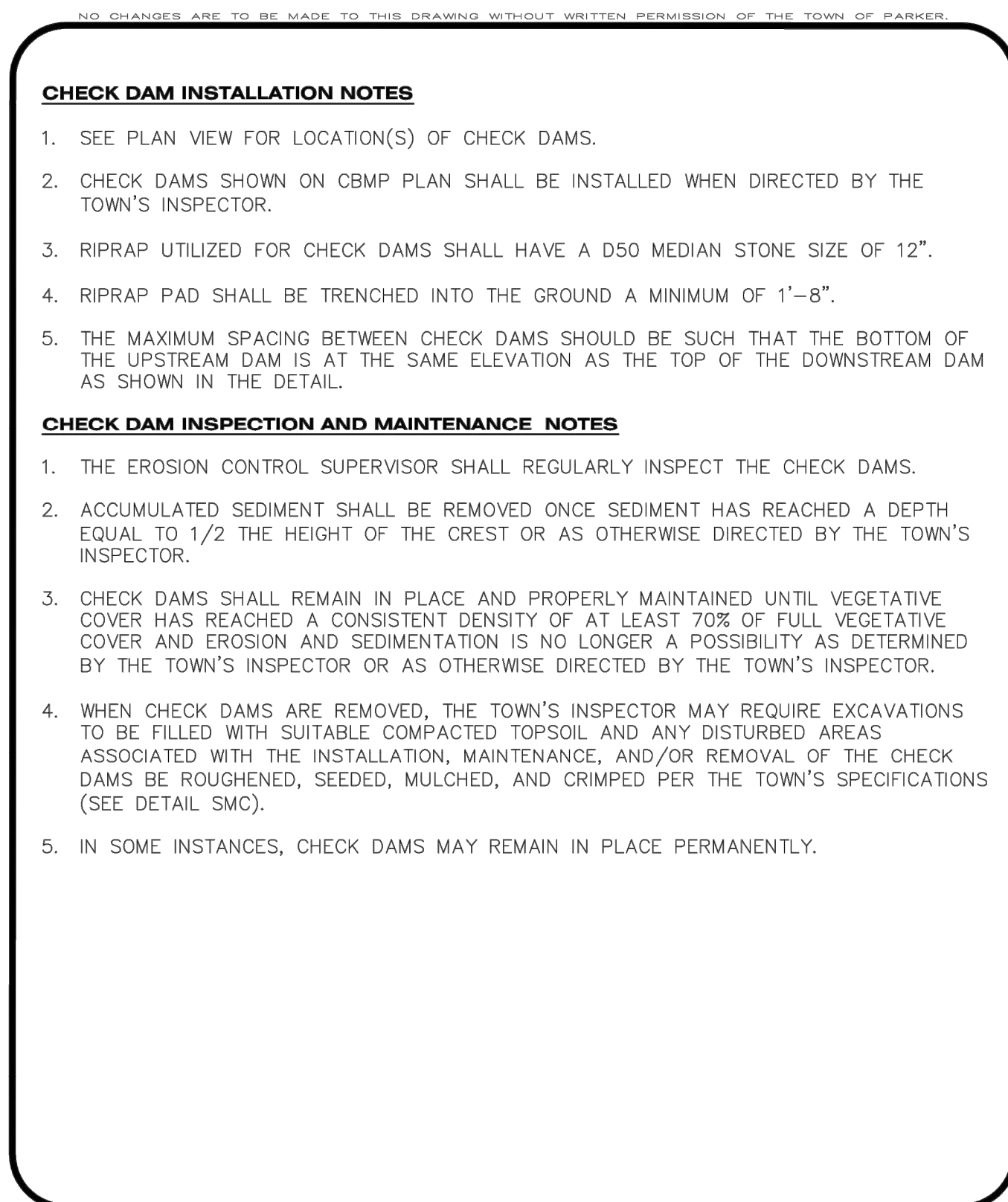
37642
 10-30-2020
 PROFESSIONAL ENGINEER

13 OF 43
 CLCPK3

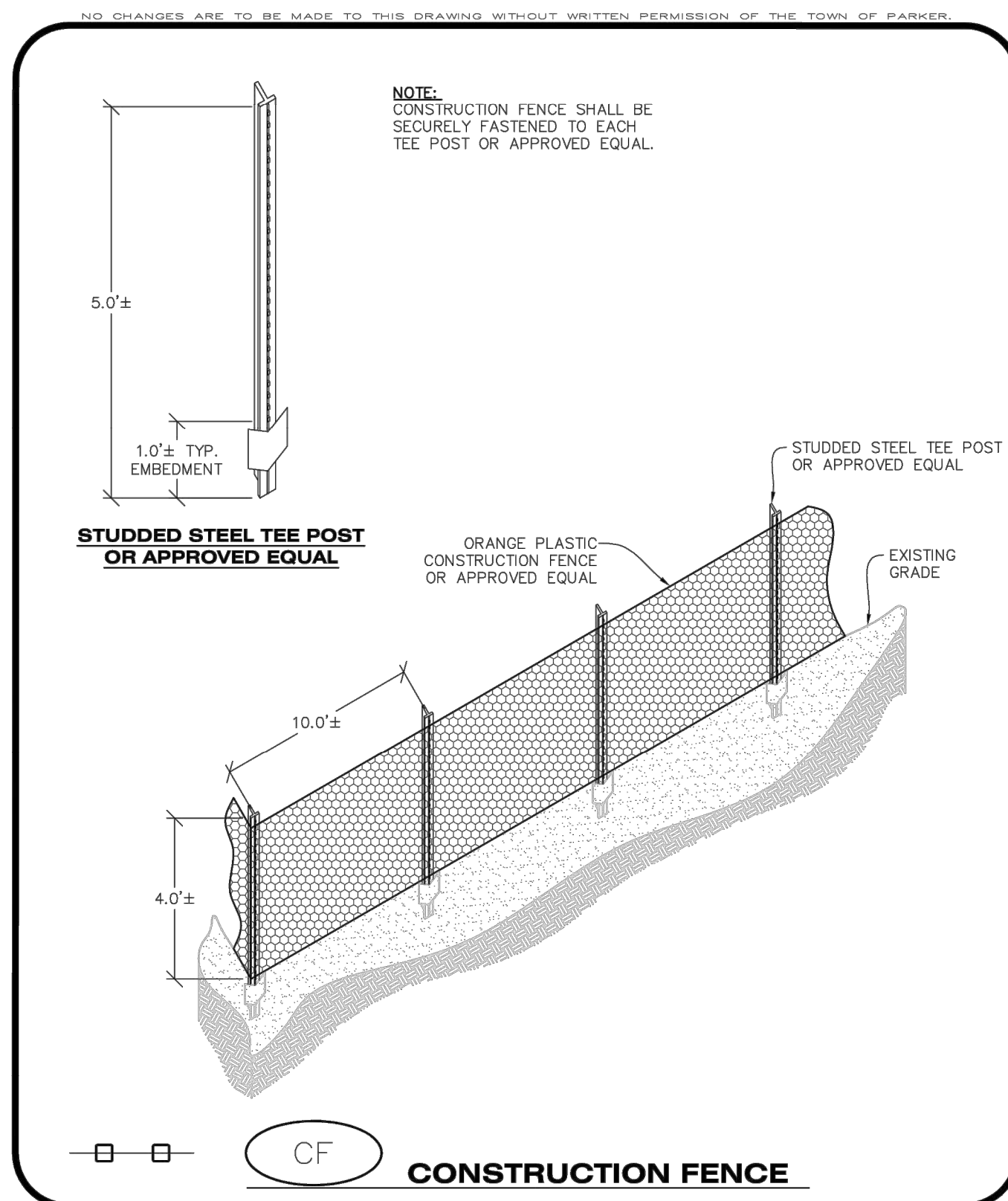
Plotted: 10/29/2020 2:31 PM. Dwg Name: P:\Cadd\3\Com\South05-Residential CD\Draw\Plan\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK



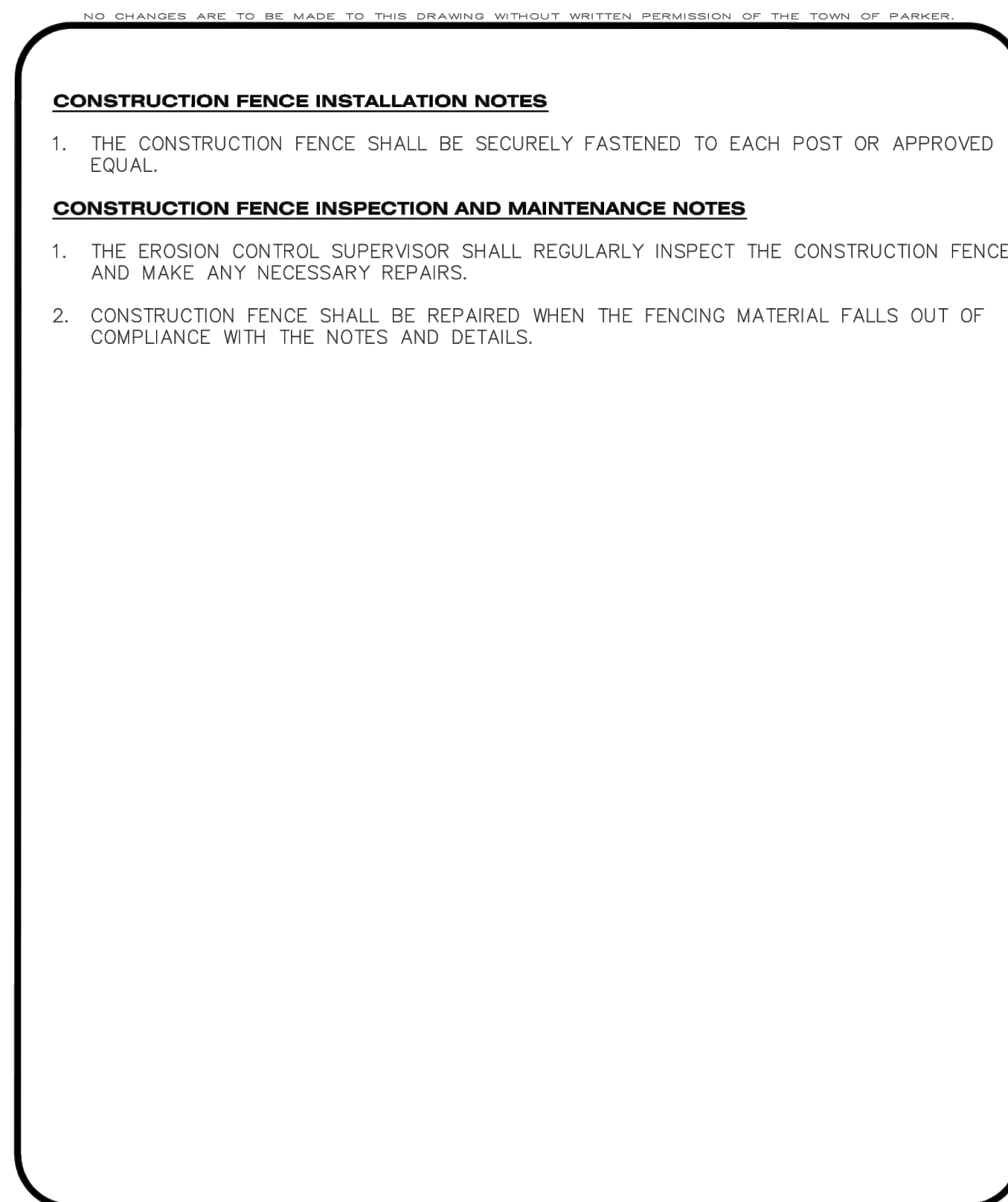
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CD | 2 OF 3 | Oct. 2013



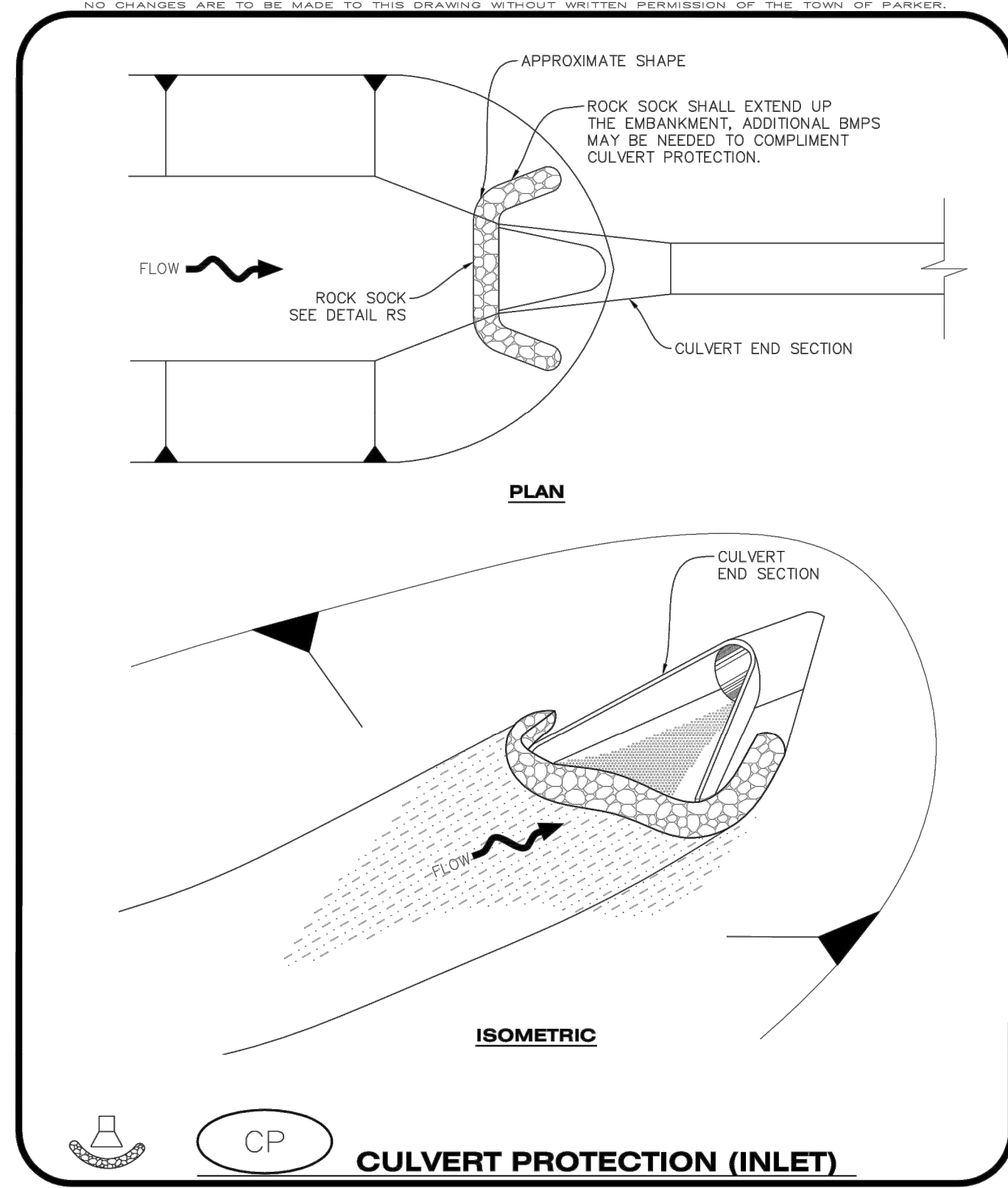
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CD | 3 OF 3 | Oct. 2013



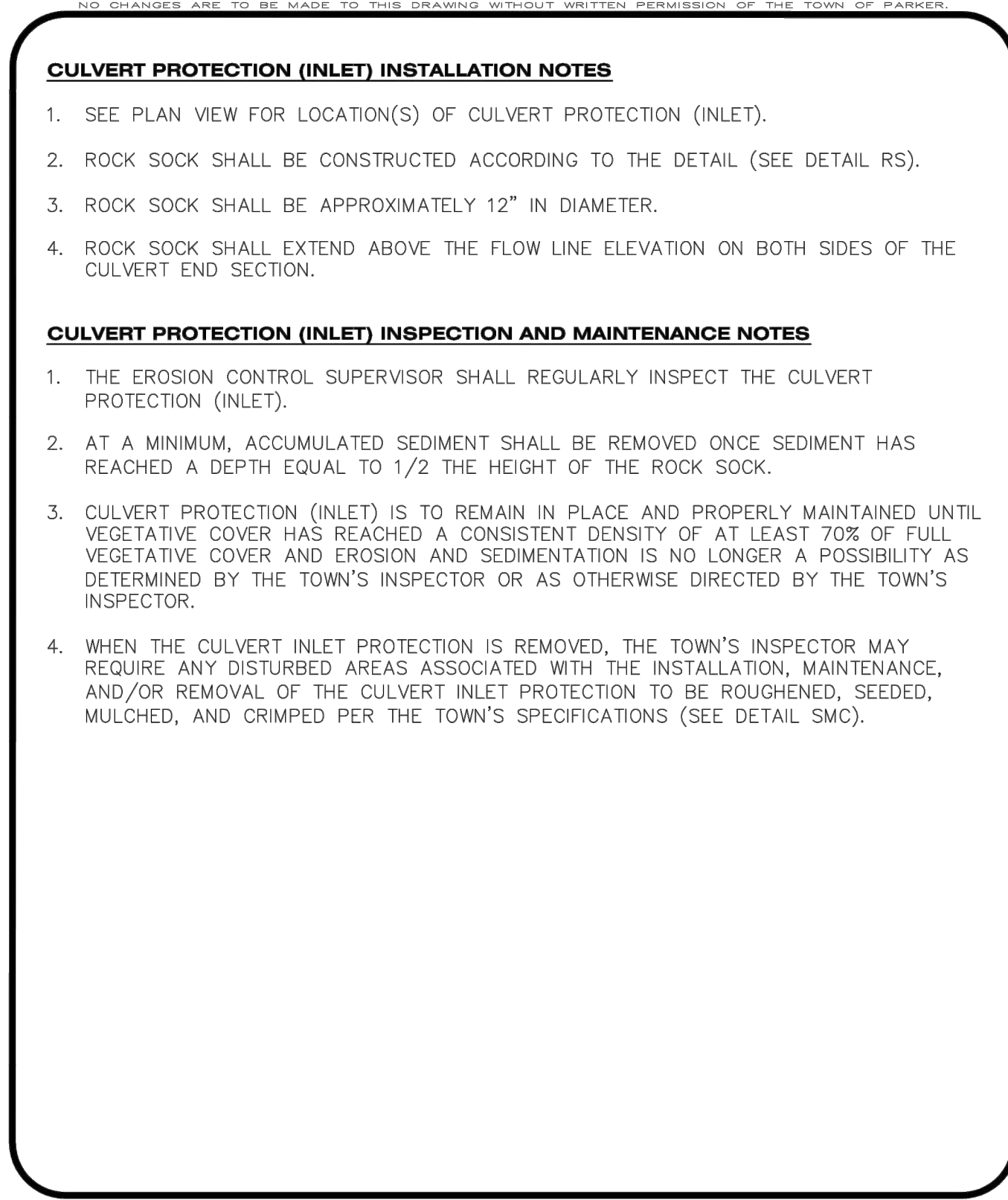
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CF | 1 OF 2 | Oct. 2013



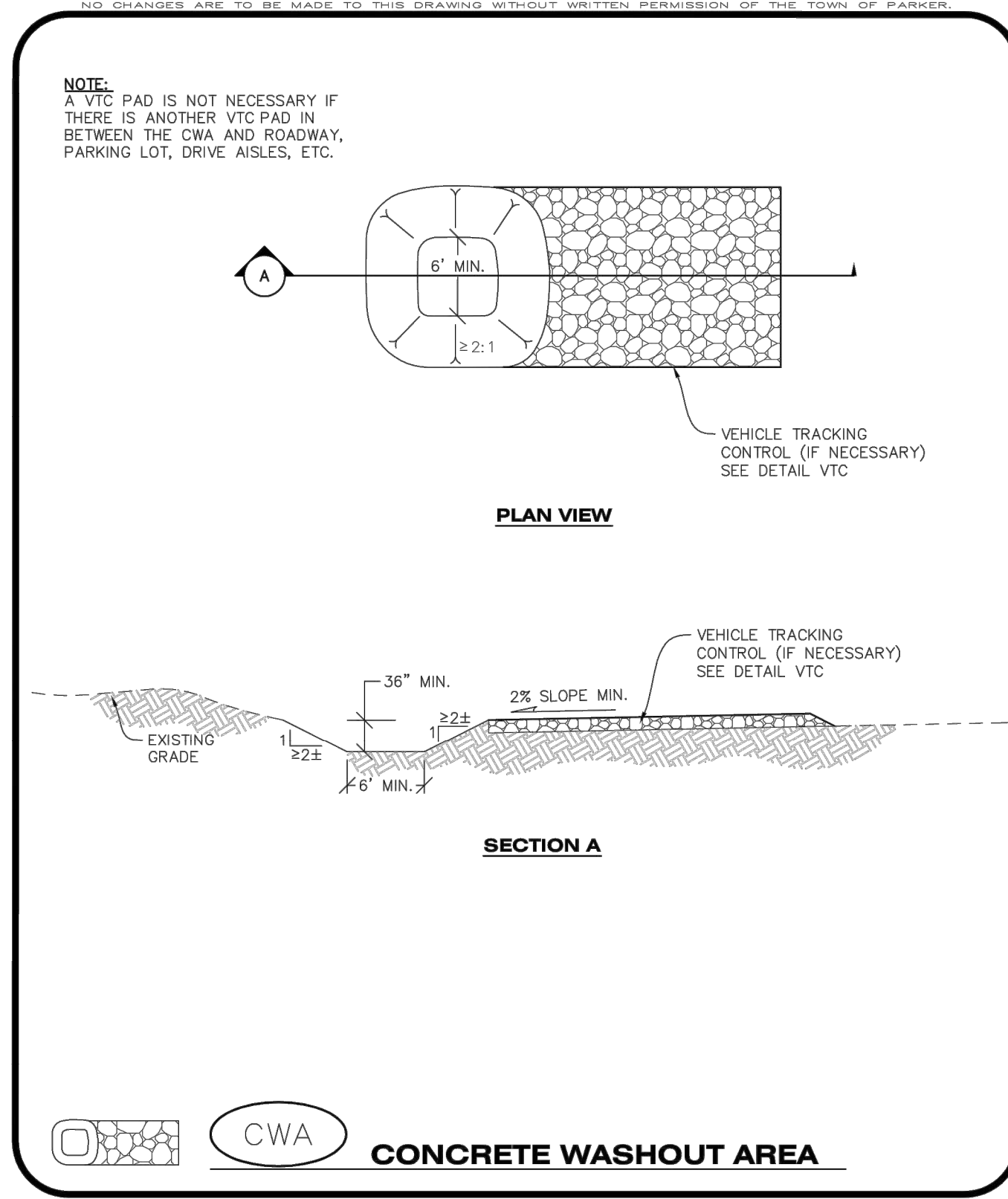
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CF | 2 OF 2 | Oct. 2013



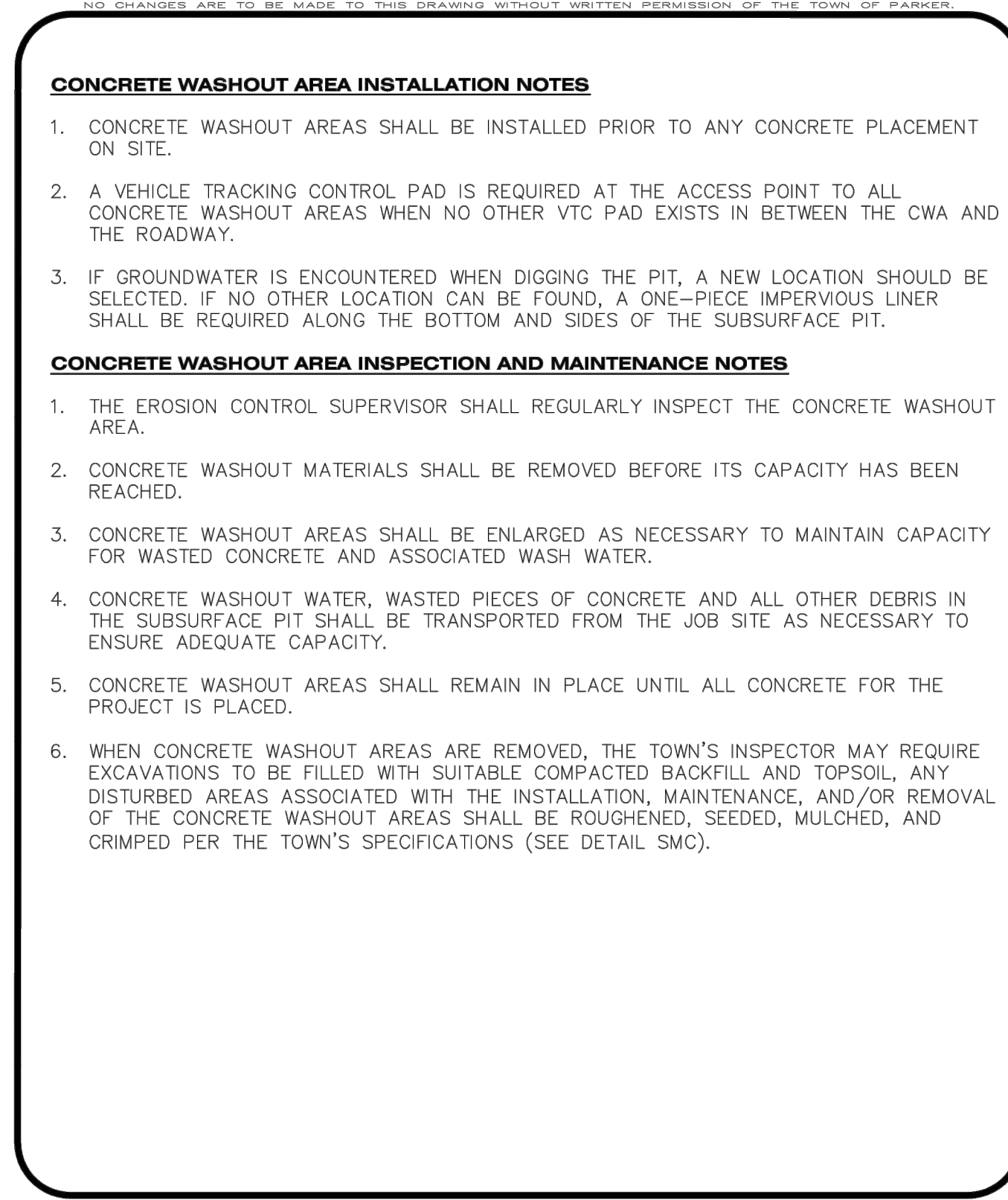
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CP | 1 OF 2 | Oct. 2013



CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CP | 2 OF 2 | Oct. 2013



CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CWA | 1 OF 2 | Oct. 2013



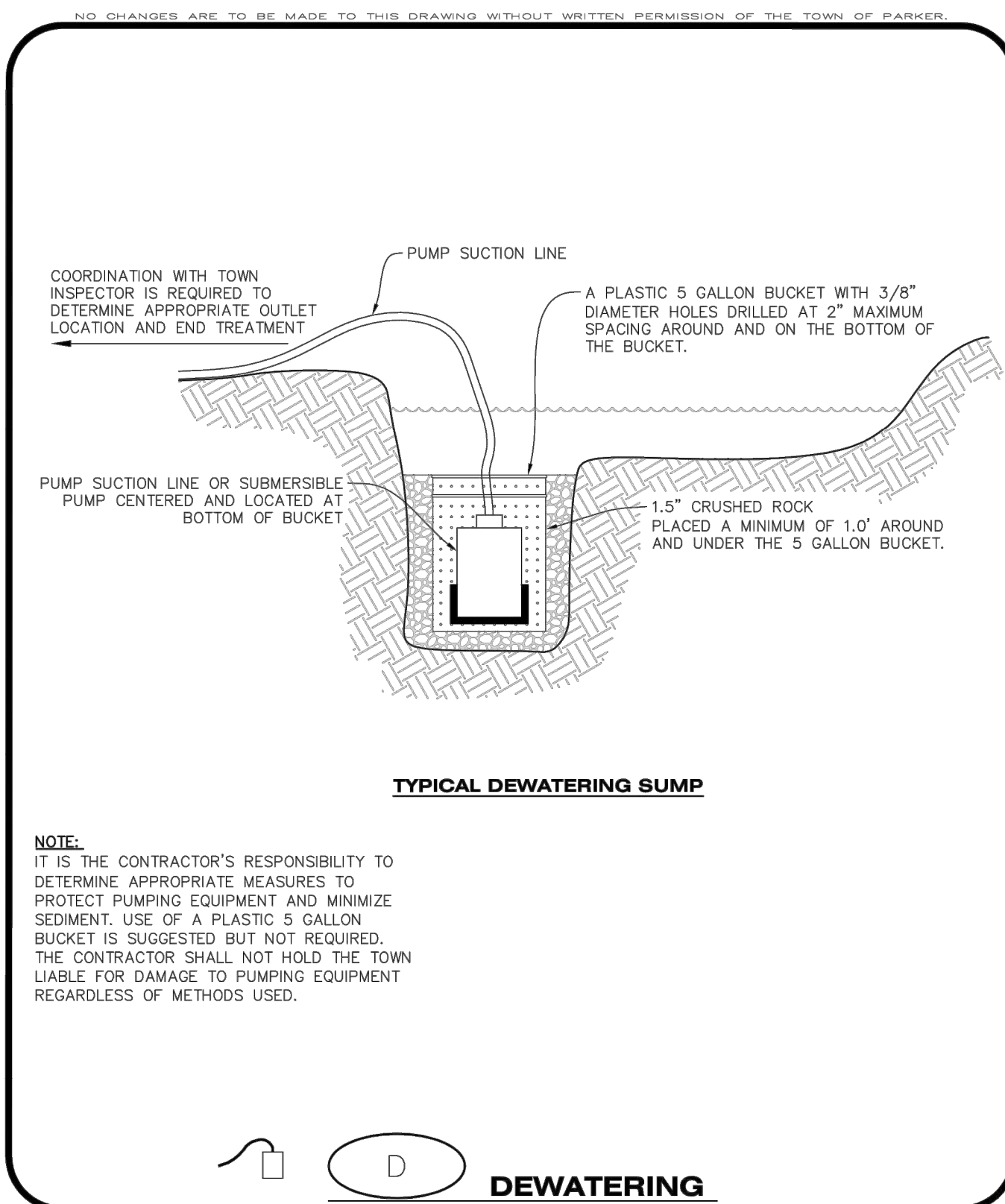
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CWA | 2 OF 2 | Oct. 2013

DRAWN BY		REVISIONS	
H	09/20/20	APPROVED	
G	08/20/20	SUBMITTAL FOR REAPPROVAL	
F	05/20/20	SUBMITTAL FOR REAPPROVAL	
E	03/20/20	SUBMITTAL FOR REAPPROVAL	
D	02/20/20	ALLEY PARKING PER TOWN OF PARKER	
C	05/20/17	THIRD SUBMITTAL	
B	11/20/16	SECOND SUBMITTAL	
A			

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
 SHEET
14 OF 43
 CLCPK3



Parker COLORADO | **CBMP** | **D**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

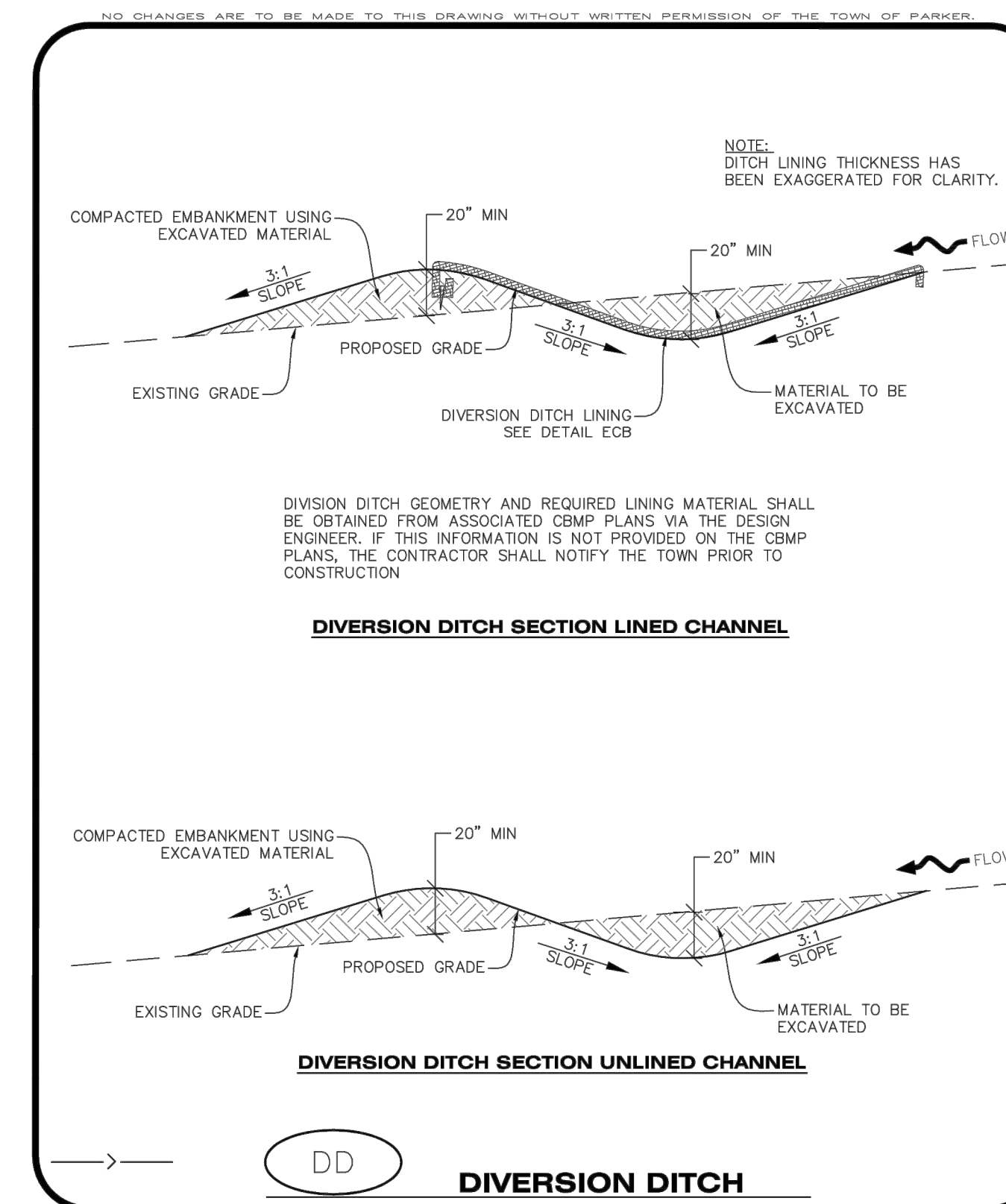
DEWATERING INSTALLATION NOTES

- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

Parker COLORADO | **CBMP** | **D**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013



Parker COLORADO | **CBMP** | **DD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

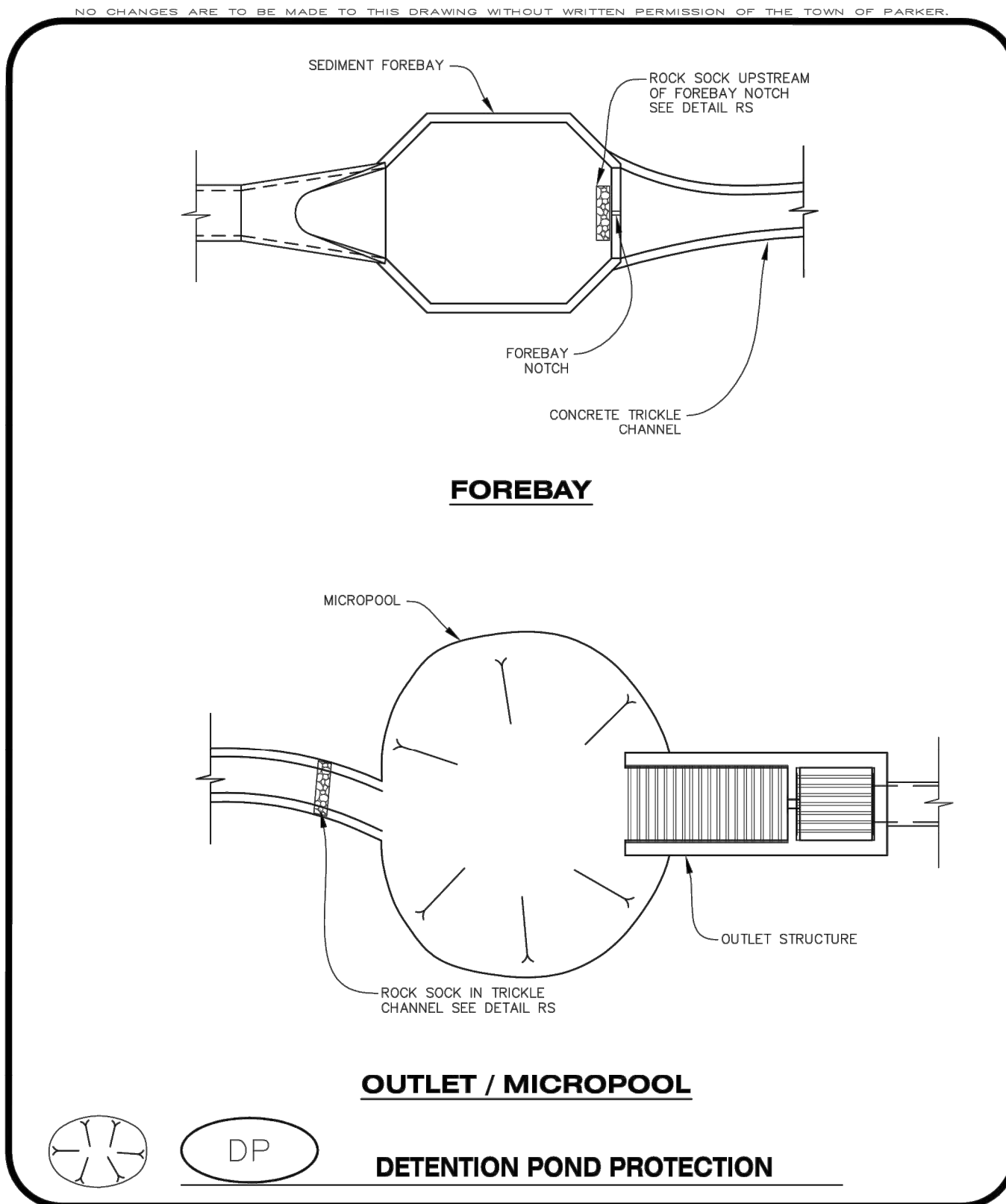
DEVISION DITCH INSTALLATION NOTES

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DEVISION DITCHES.
- A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DEVISION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
- ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
- THE DEVISION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
- THE DISCHARGE FROM THE DEVISION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DEVISION DITCH INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DEVISION DITCH.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
- DEVISION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
- DEVISION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DEVISION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DEVISION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

Parker COLORADO | **CBMP** | **DD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013



Parker COLORADO | **CBMP** | **DP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

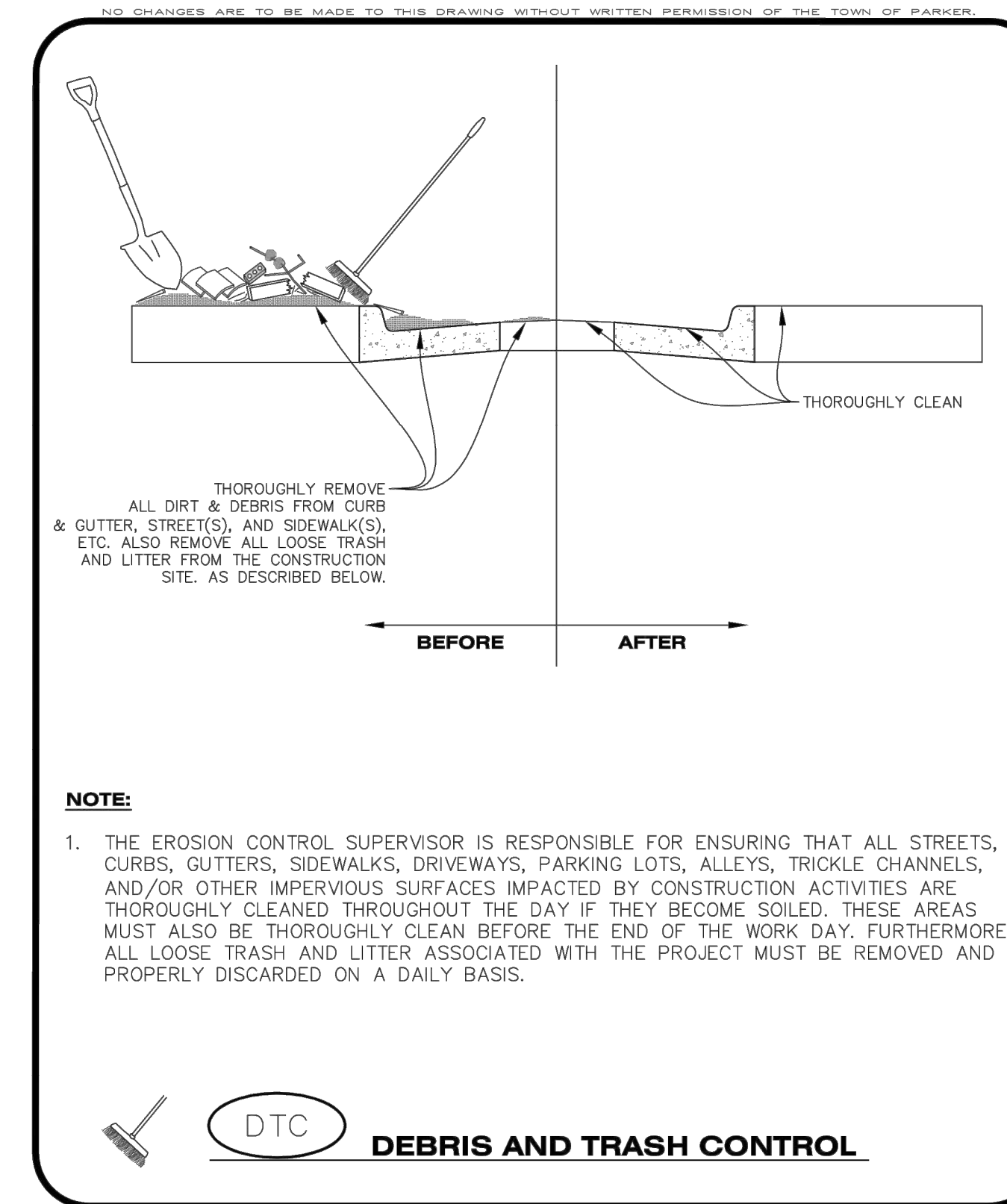
DETECTION POND PROTECTION INSTALLATION NOTES

- DETECTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETECTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

Parker COLORADO | **CBMP** | **DP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013



Parker COLORADO | **CBMP** | **DTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

DEBRIS CONTROL NOTES:

- A COMBINATION OF SURFACE SCRAPPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

Parker COLORADO | **CBMP** | **DTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

Plotfile: 10/29/2020 2:31 PM, Draw Name: P:\Cadd\3\ComSouth05-Residential CD\dwg\Em\Final Drawing\Plan SKI\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg, Updated By: RAK

DATE	REVISIONS
07/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
07/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

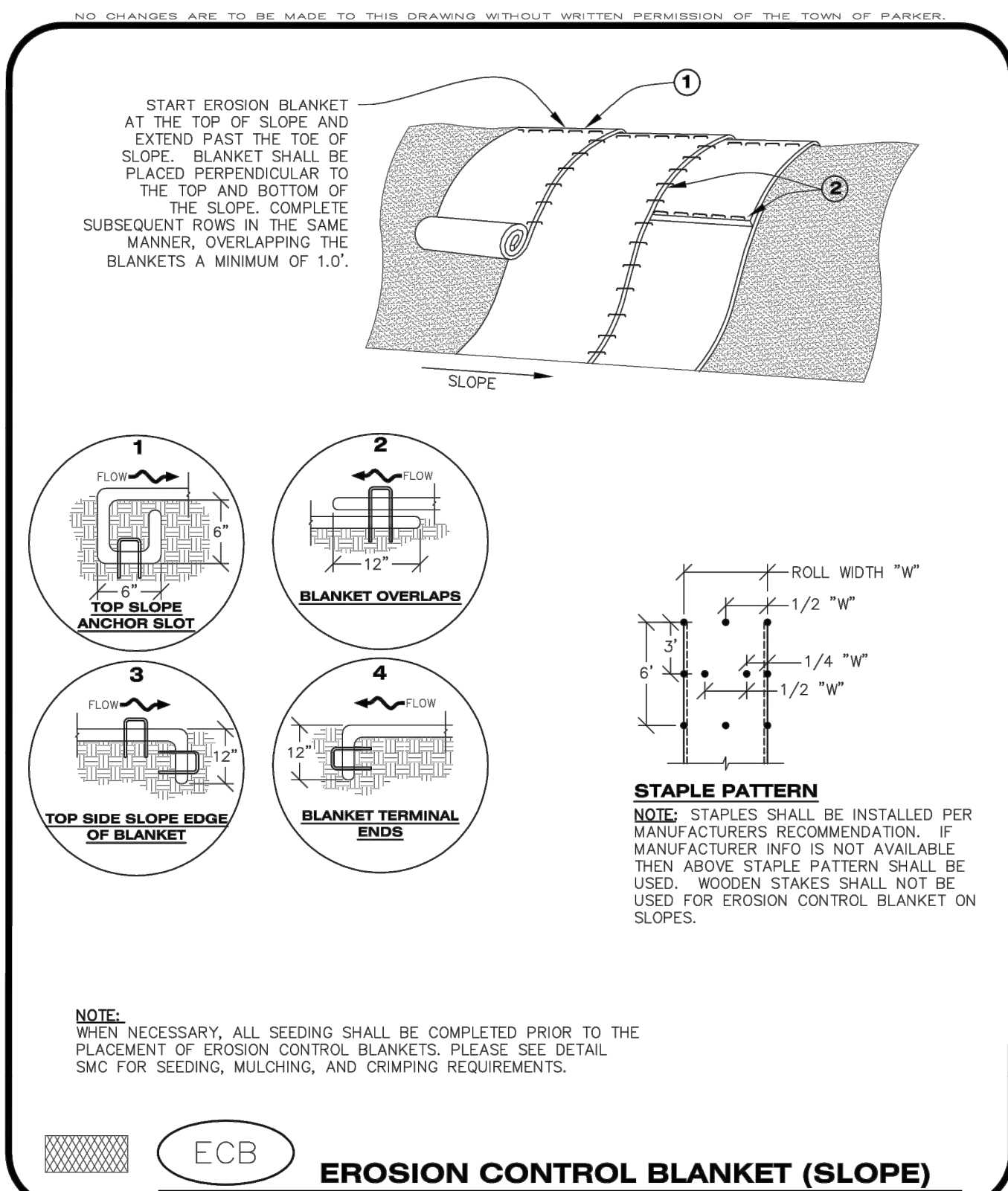
Manhard CONSULTING
7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0800, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

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

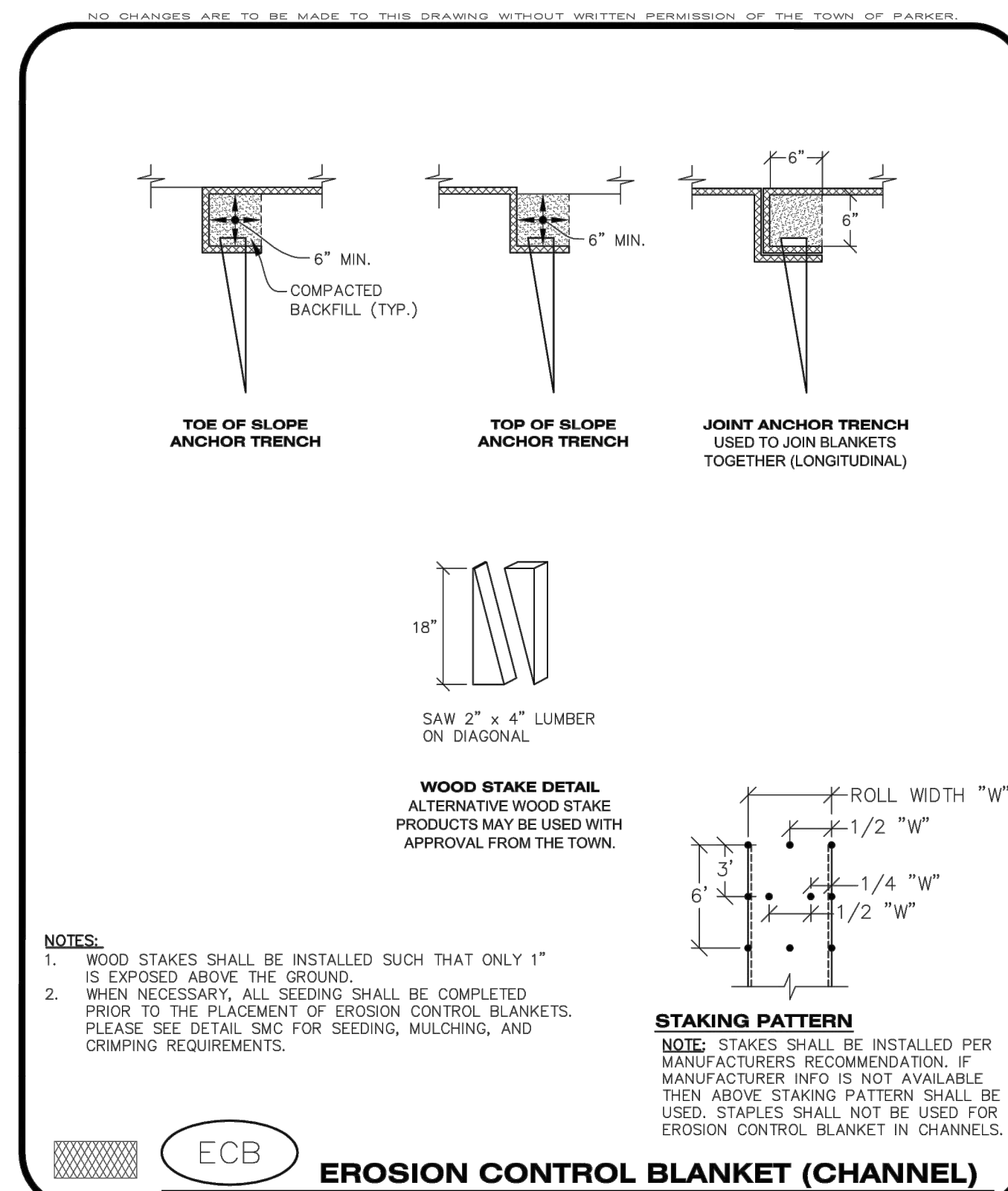
COLORADO REGISTERED PROFESSIONAL ENGINEER
37642
10-30-2020

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

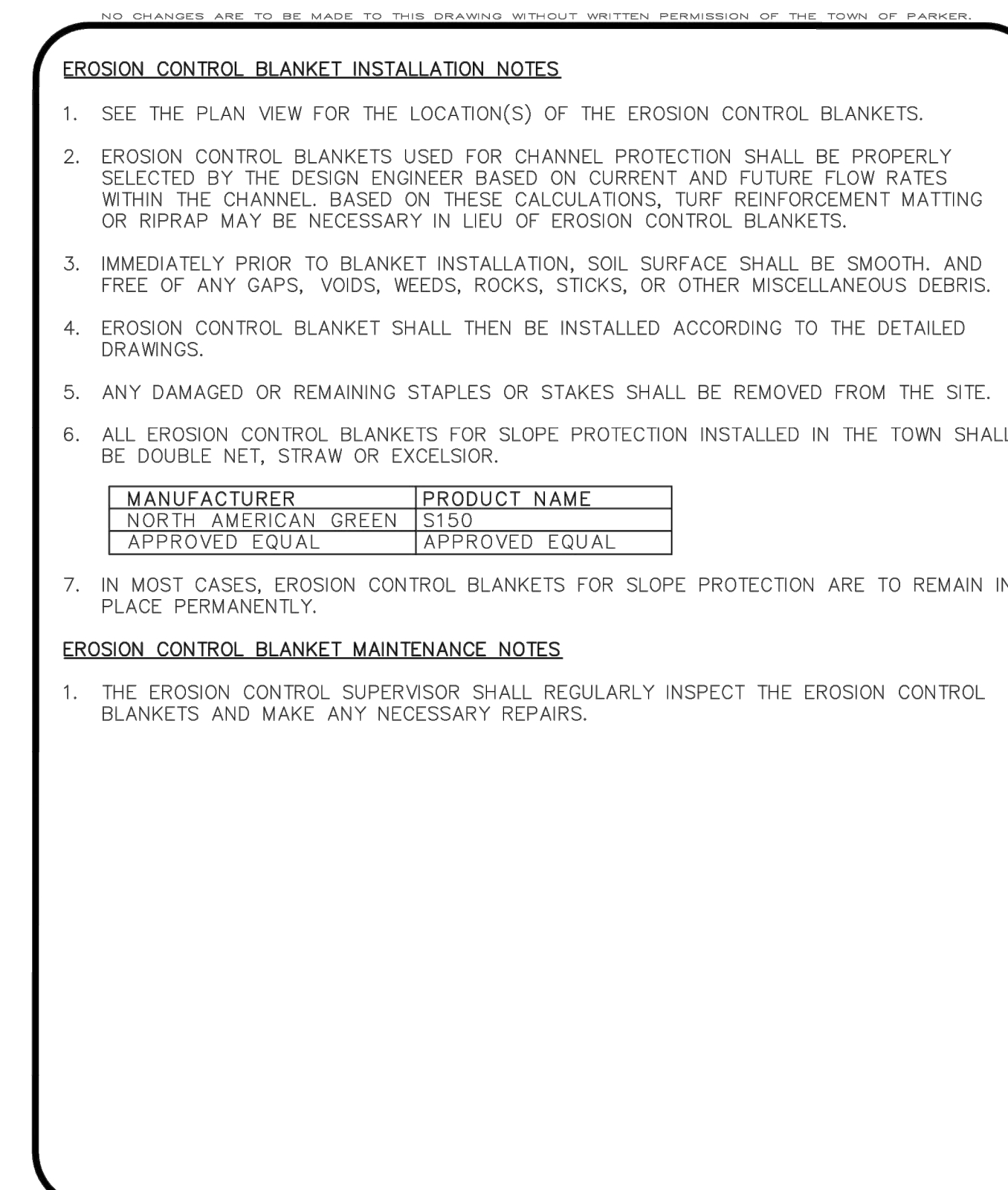
SHEET
15 OF 43
CLCPK3



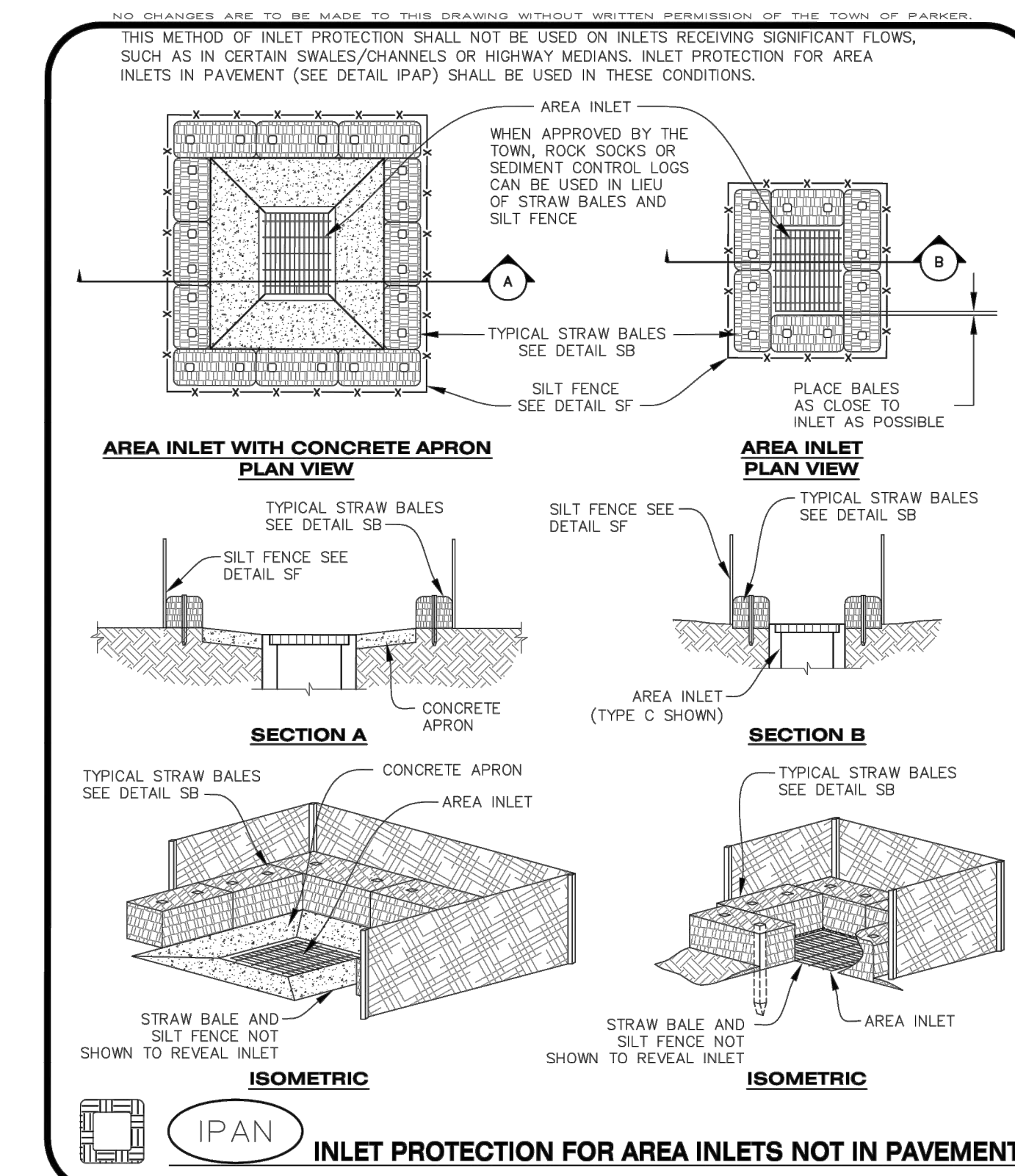
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013



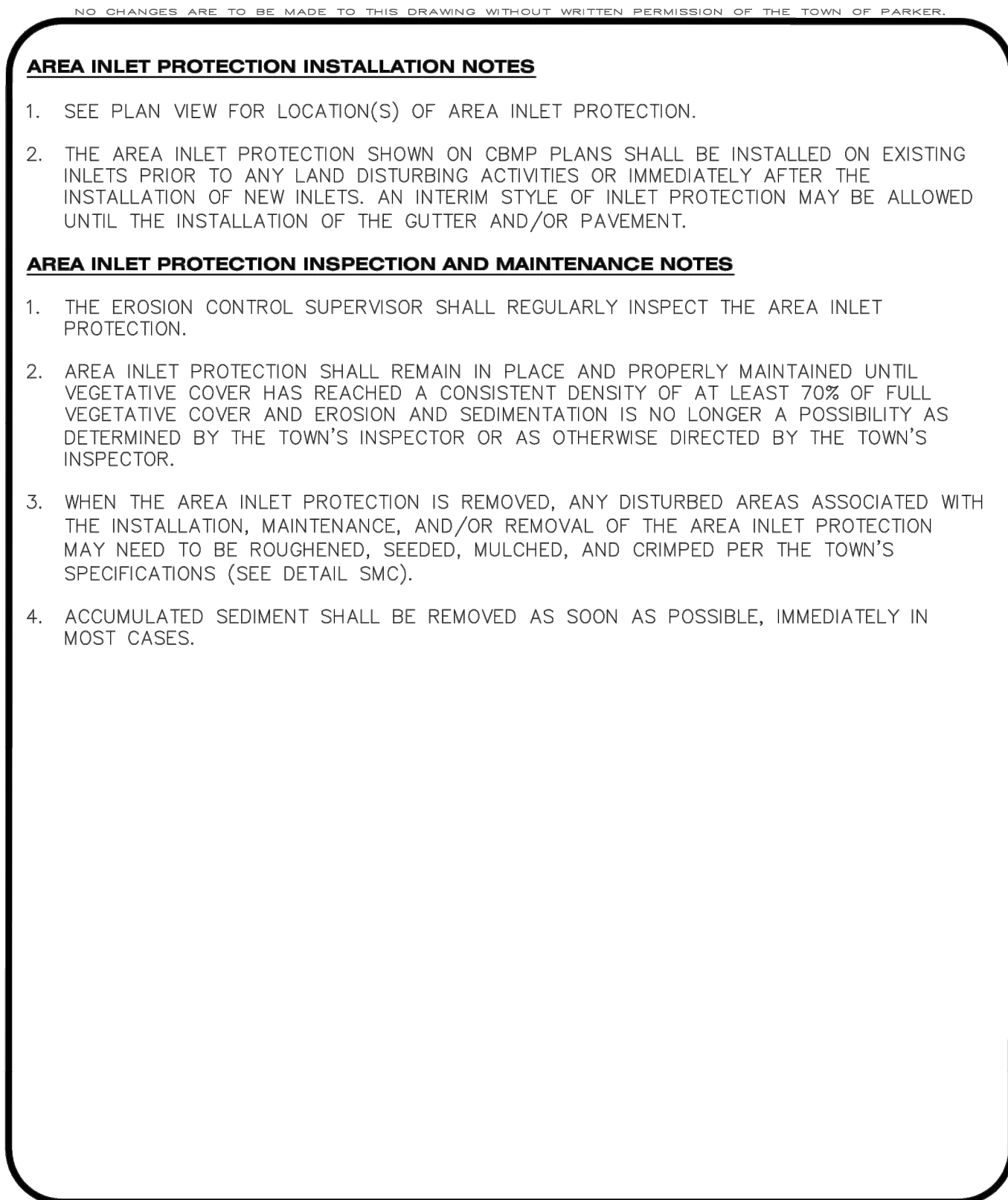
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013



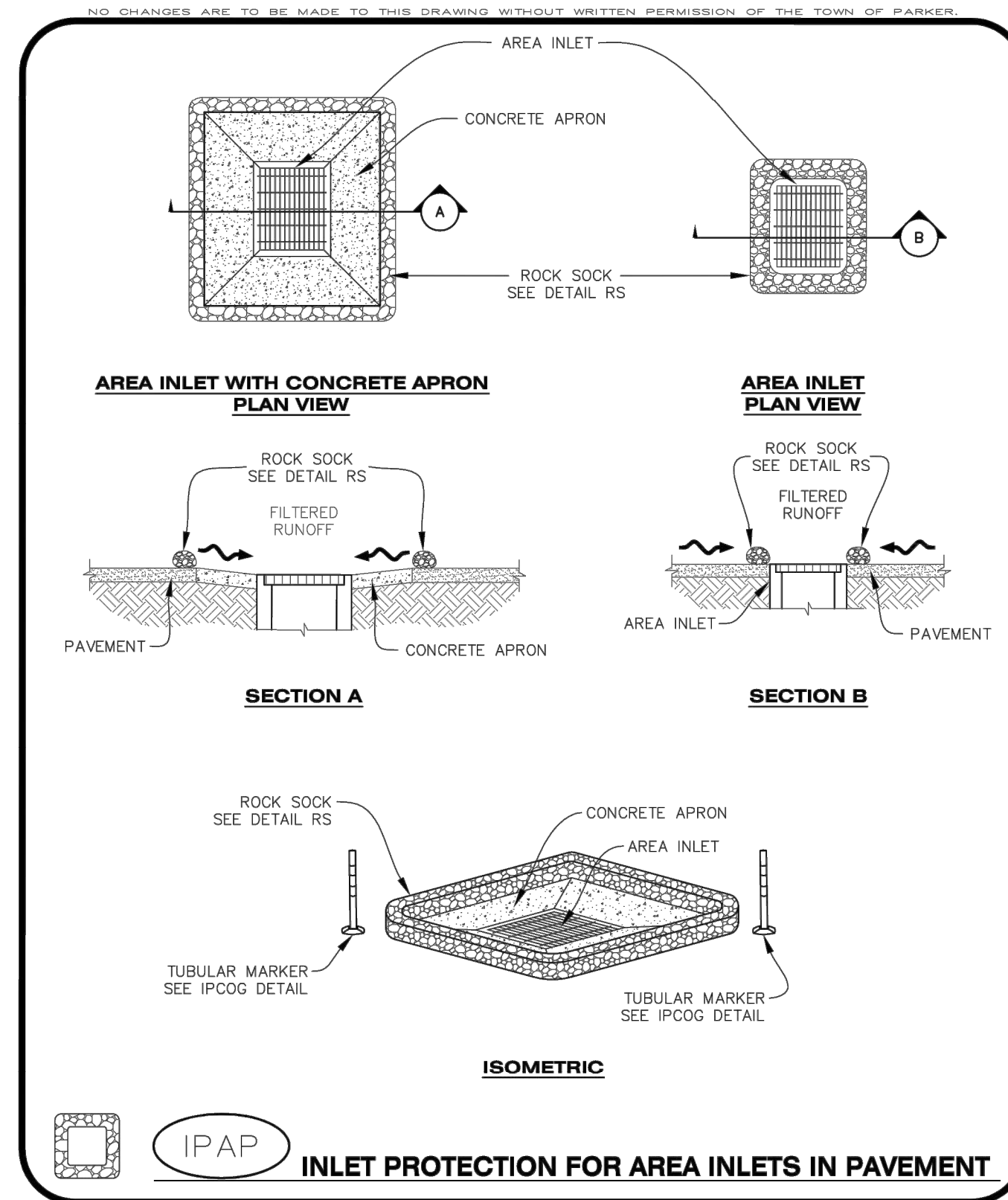
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013



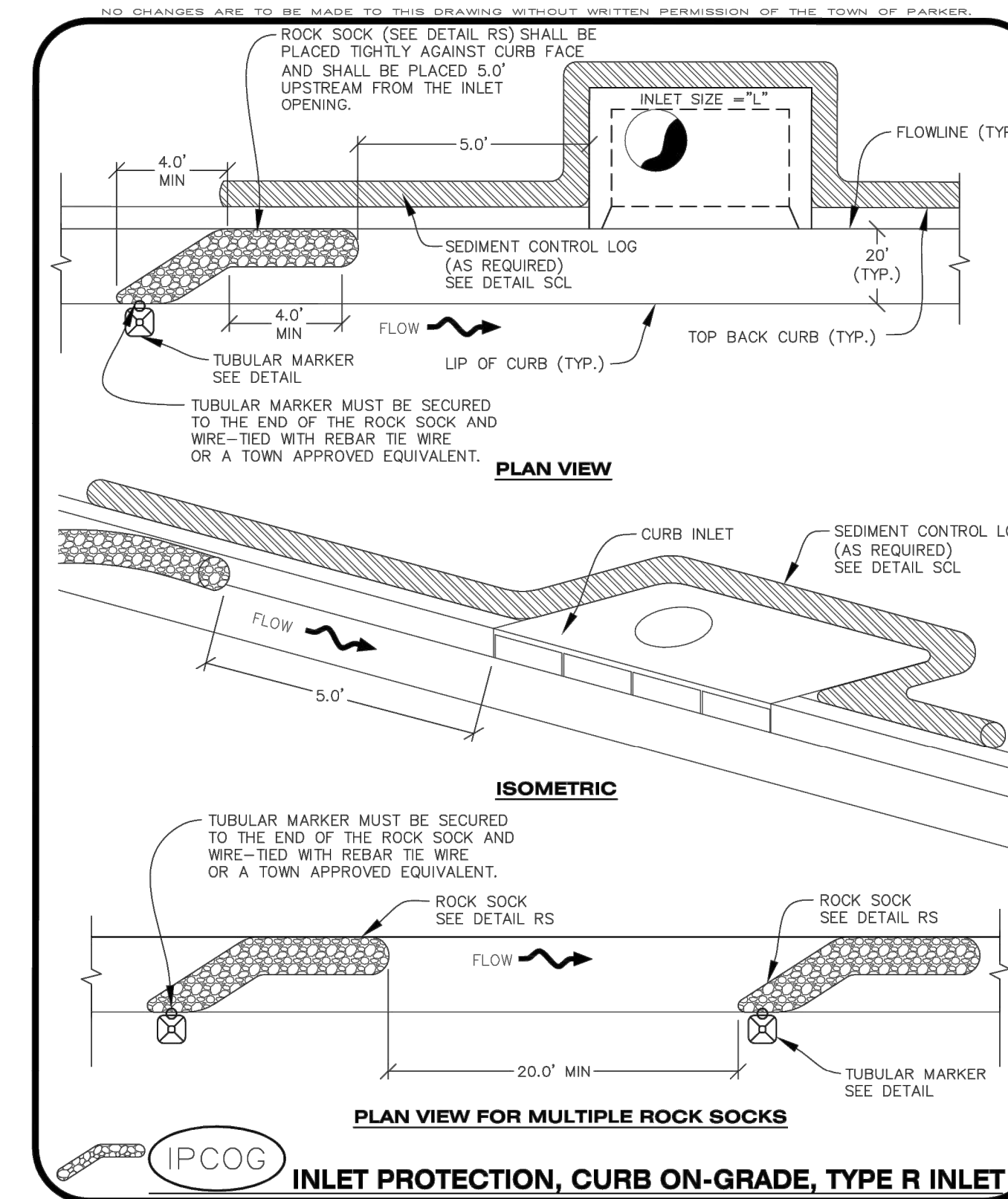
Parker COLORADO | **CBMP** | **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013



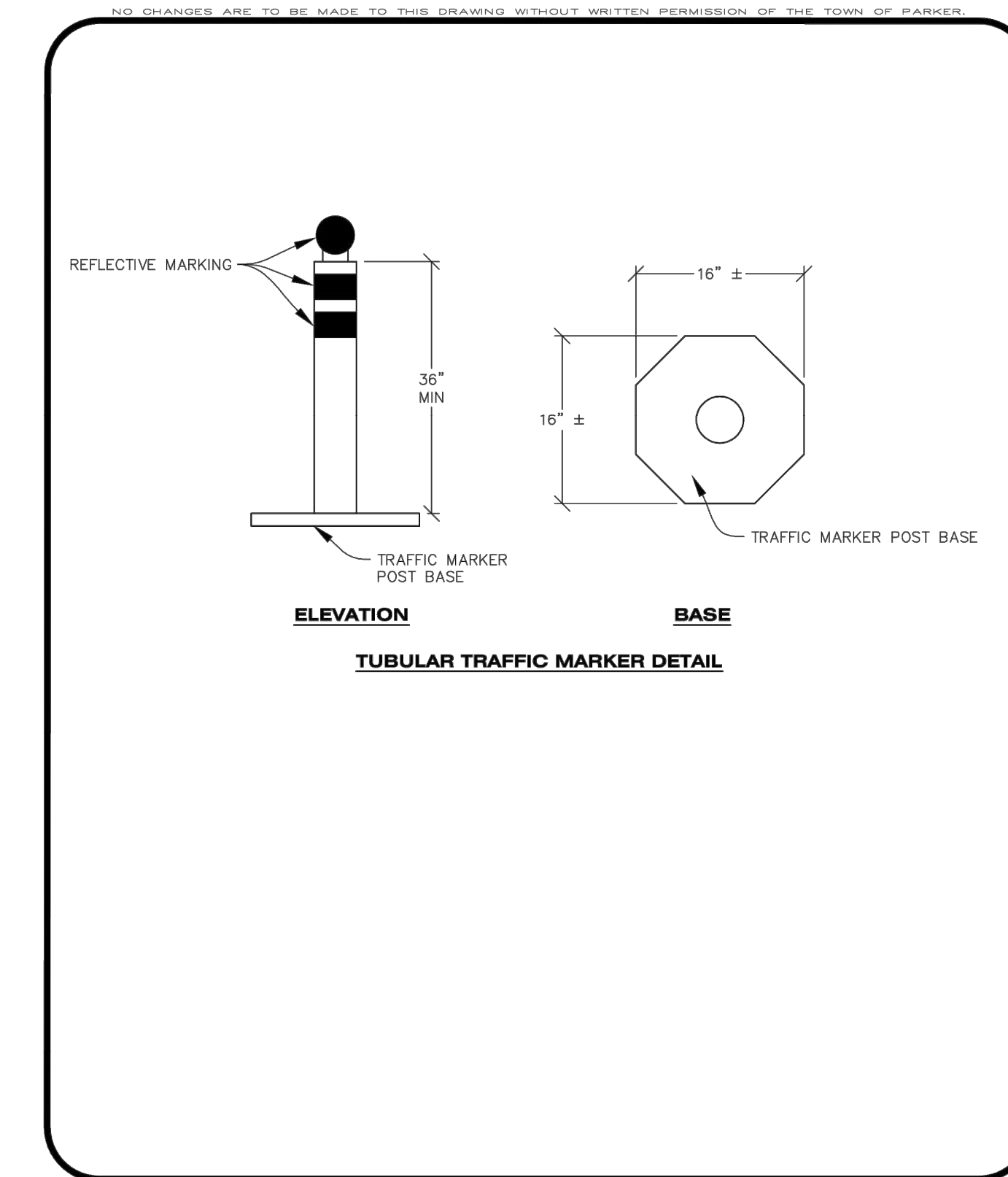
Parker COLORADO | **CBMP** | **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013



Parker COLORADO | **CBMP** | **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013



Parker COLORADO | **CBMP** | **IPCOG**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013



Parker COLORADO | **CBMP** | **IPCOG**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\Comp\South05-Residential CD\Draw\Em\Final\Drawings\Plan\Sk\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

Manhard CONSULTING
7600 East Orchard Road, Suite 100-33, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

37642
10-30-2020
PROFESSIONAL ENGINEER

SHEET
16 OF 43
CLCPK3

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

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
- TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

PLAN VIEW

SECTION A

IPCOS

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

Parker COLORADO | **CBMP** | **IPCOS**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013

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

CURB INLET PROTECTION INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

PLAN VIEW

SECTION A

IPCOS

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

Parker COLORADO | **CBMP** | **IPCOS**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

LOT PROTECTION

LOT PROTECTION

LP

Parker COLORADO | **CBMP** | **LP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
 - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
 - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
 - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
 - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
- ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
- THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
- EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

PLAN VIEW

SECTION A

MWP

MASONRY WORK PROTECTION

Parker COLORADO | **CBMP** | **LP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

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

MASONRY WORK PROTECTION INSTALLATION NOTES

- MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
- A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
- ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

PLAN VIEW

SECTION A

MWP

MASONRY WORK PROTECTION

Parker COLORADO | **CBMP** | **MWP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

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

PORTABLE TOILET PROTECTION

PLAN VIEW

ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

Parker COLORADO | **CBMP** | **MWP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

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

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
- EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

PLAN VIEW

ISOMETRIC

MWP

MASONRY WORK PROTECTION

Parker COLORADO | **CBMP** | **PTP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

REVISIONS

DATE	DESCRIPTION
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/19	THIRD SUBMITTAL
11/20/19	SECOND SUBMITTAL

Manhard CONSULTING
7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

PROFESSIONAL ENGINEER
37642
10-30-2020

SHEET
17 OF 43
CLCPK3

Plotfile: 10/29/2020 2:31 PM, Dog Name: P:\C\gk3\3\Com\South\05-Residential CD\Draw\Em\Final\Drawings\Plan\Sk\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg, Updated By: RAK

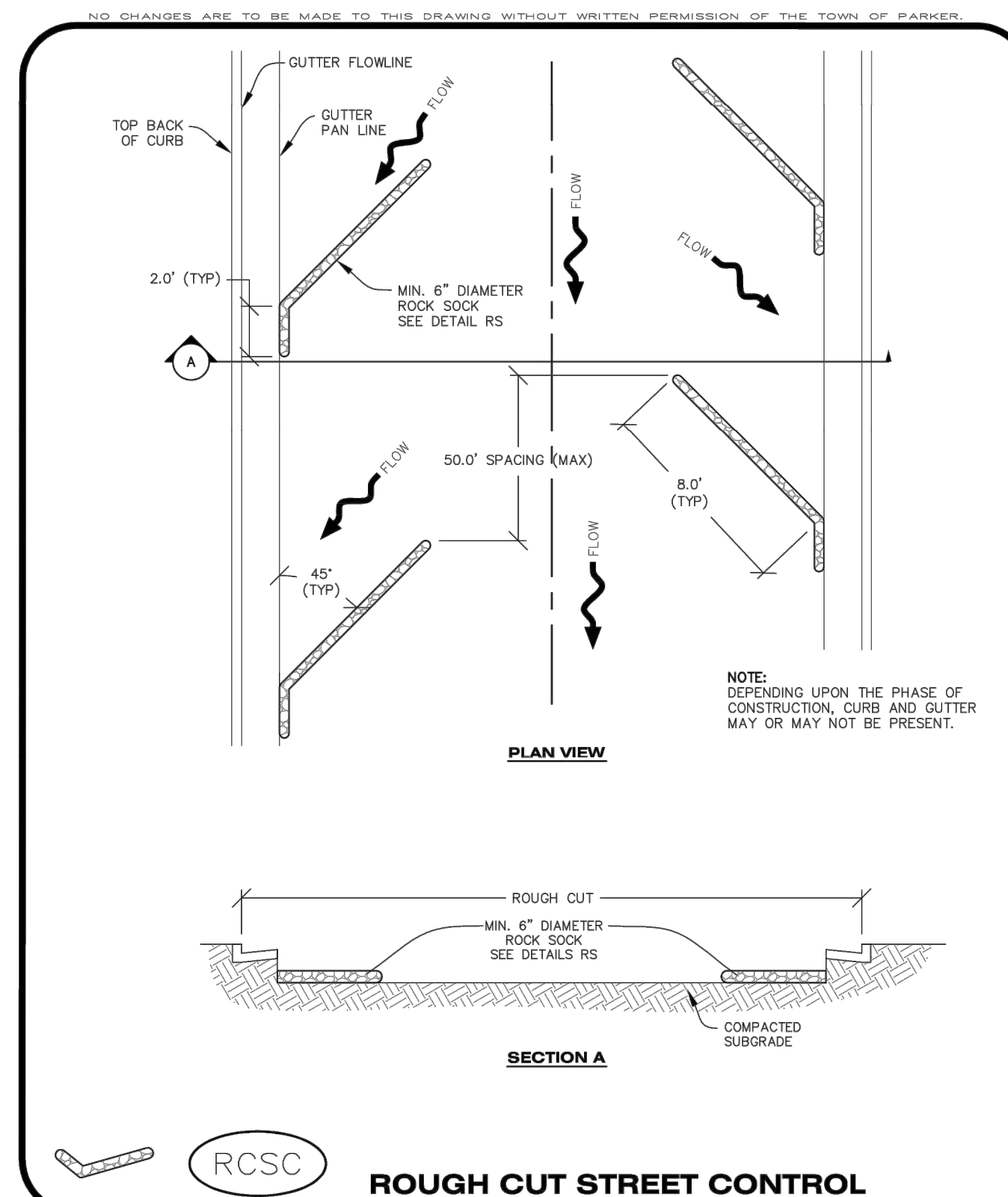
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.



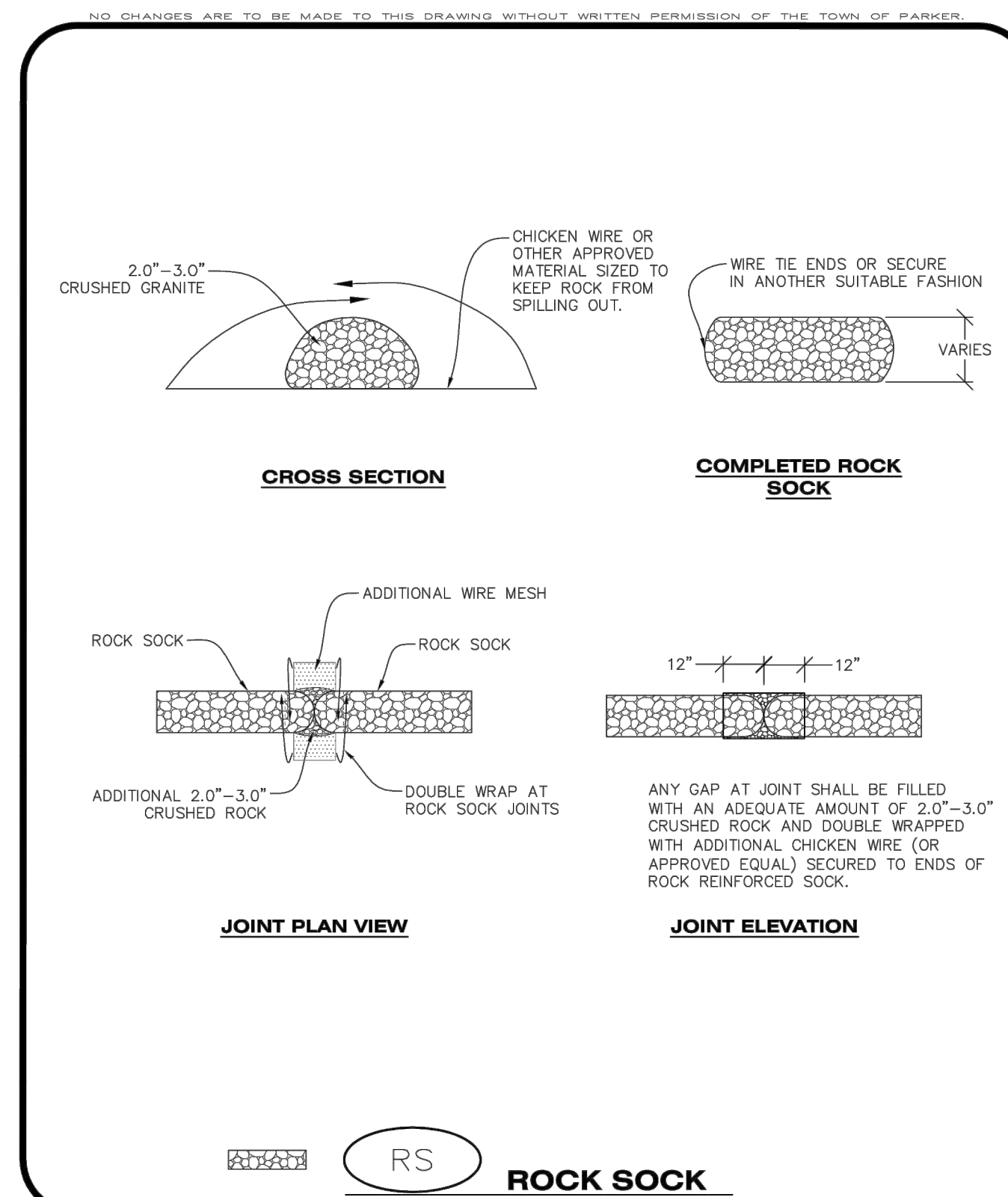
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.



Parker COLORADO | **CBMP** | **PTP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

Parker COLORADO | **CBMP** | **RCSC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

Parker COLORADO | **CBMP** | **RCSC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

Parker COLORADO | **CBMP** | **RS**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

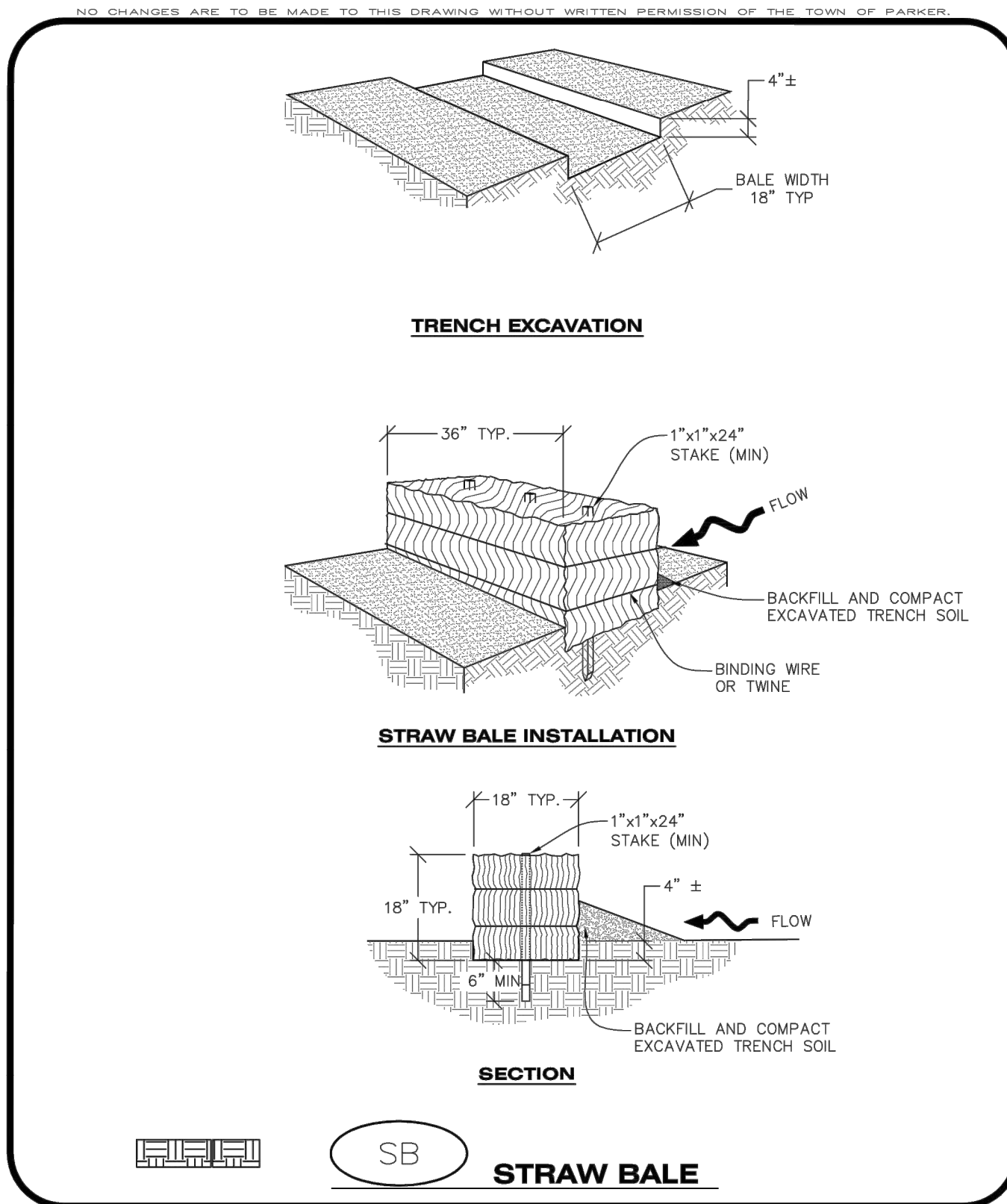
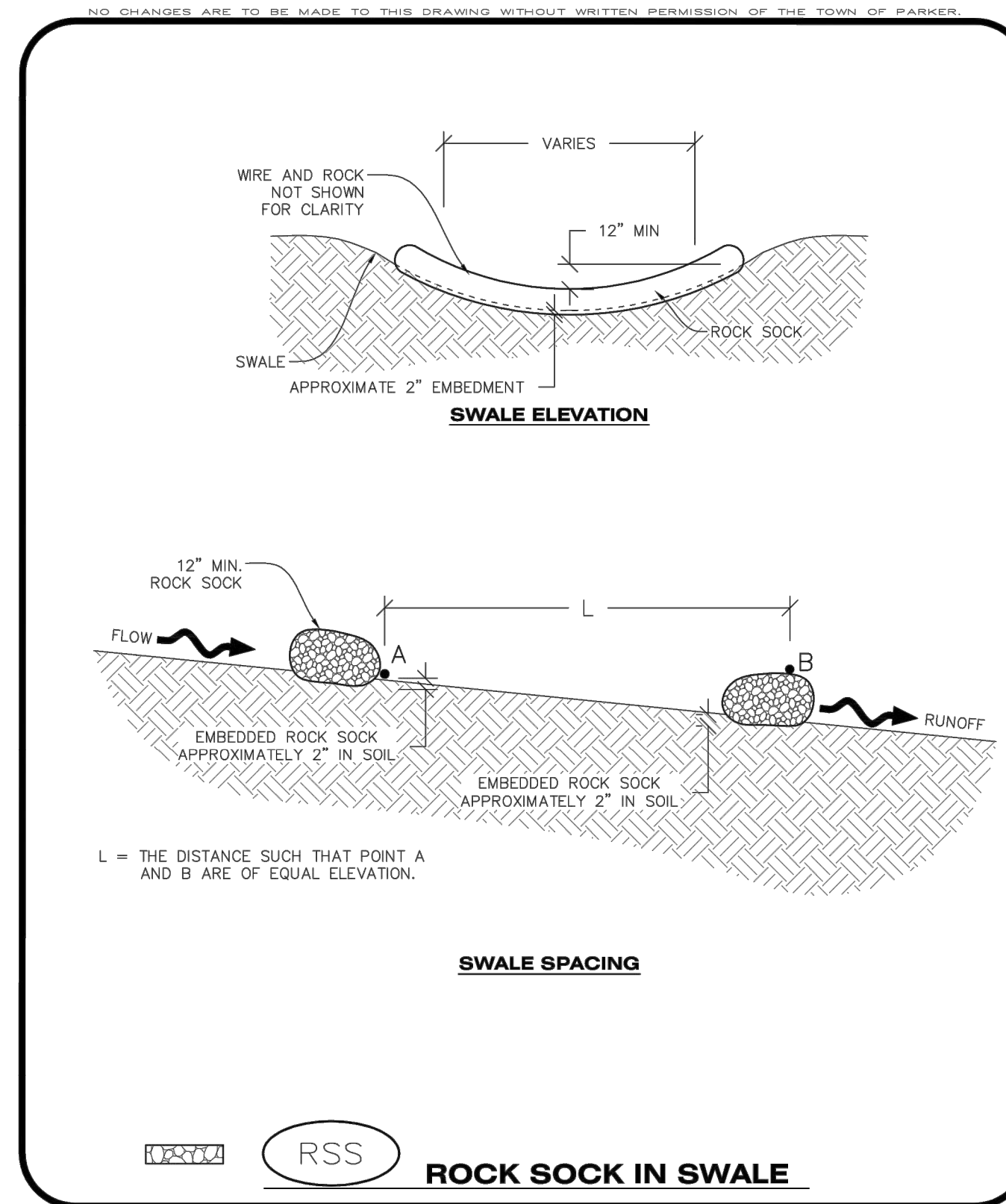
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

ROCK SOCK INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Parker COLORADO | **CBMP** | **RS**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

Parker COLORADO | **CBMP** | **RSS**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013

Parker COLORADO | **CBMP** | **SB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

Parker COLORADO | **CBMP** | **SB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\Compsouth05-Residential CD\Draw\Plan SKI\Town\Phase 1\USA-CLCPKC-CBMP Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL OR REAPPROVAL
05/20/20	SUBMITTAL OR REAPPROVAL
03/20/20	SUBMITTAL OR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

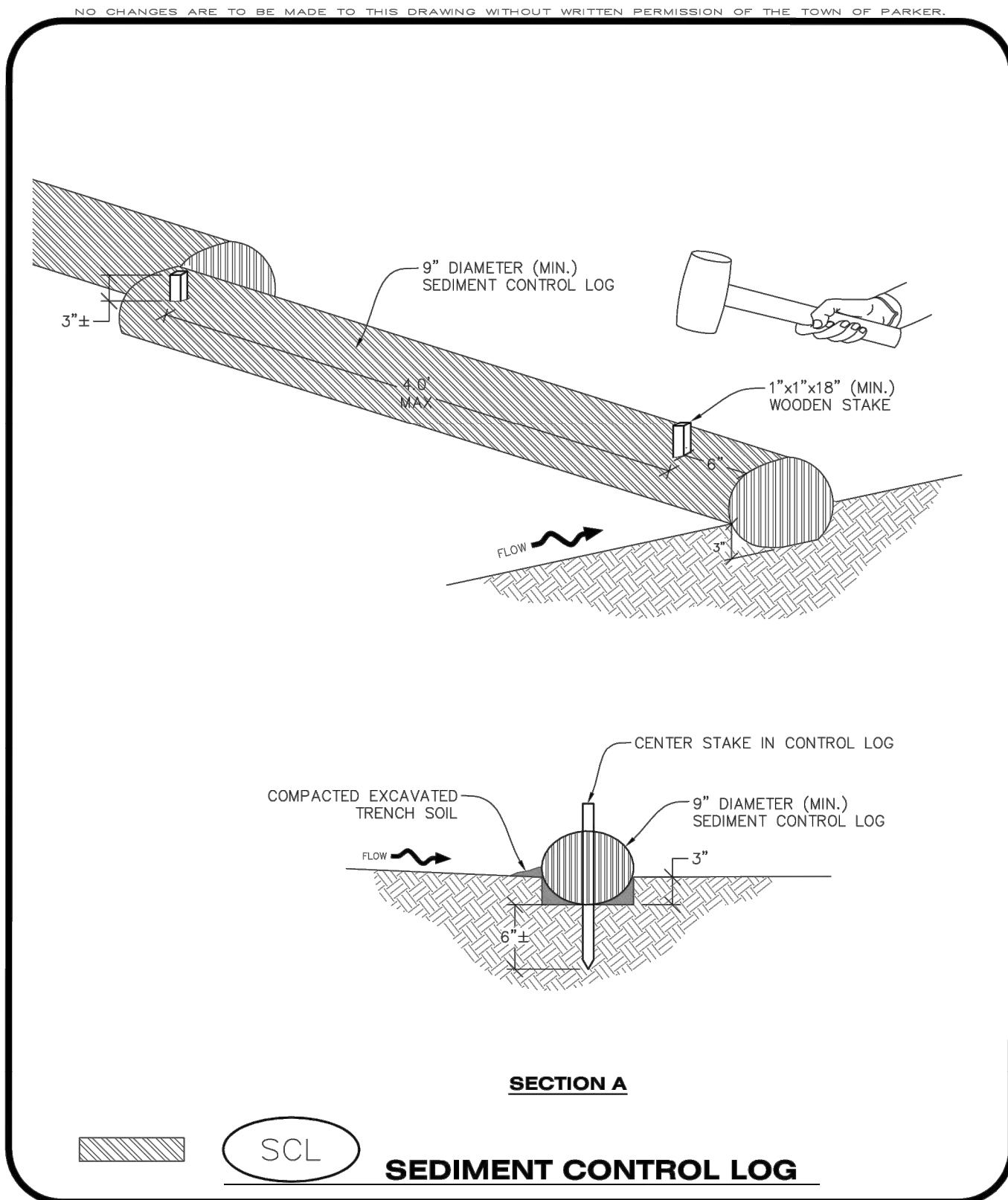
Manhard CONSULTING
7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0800, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

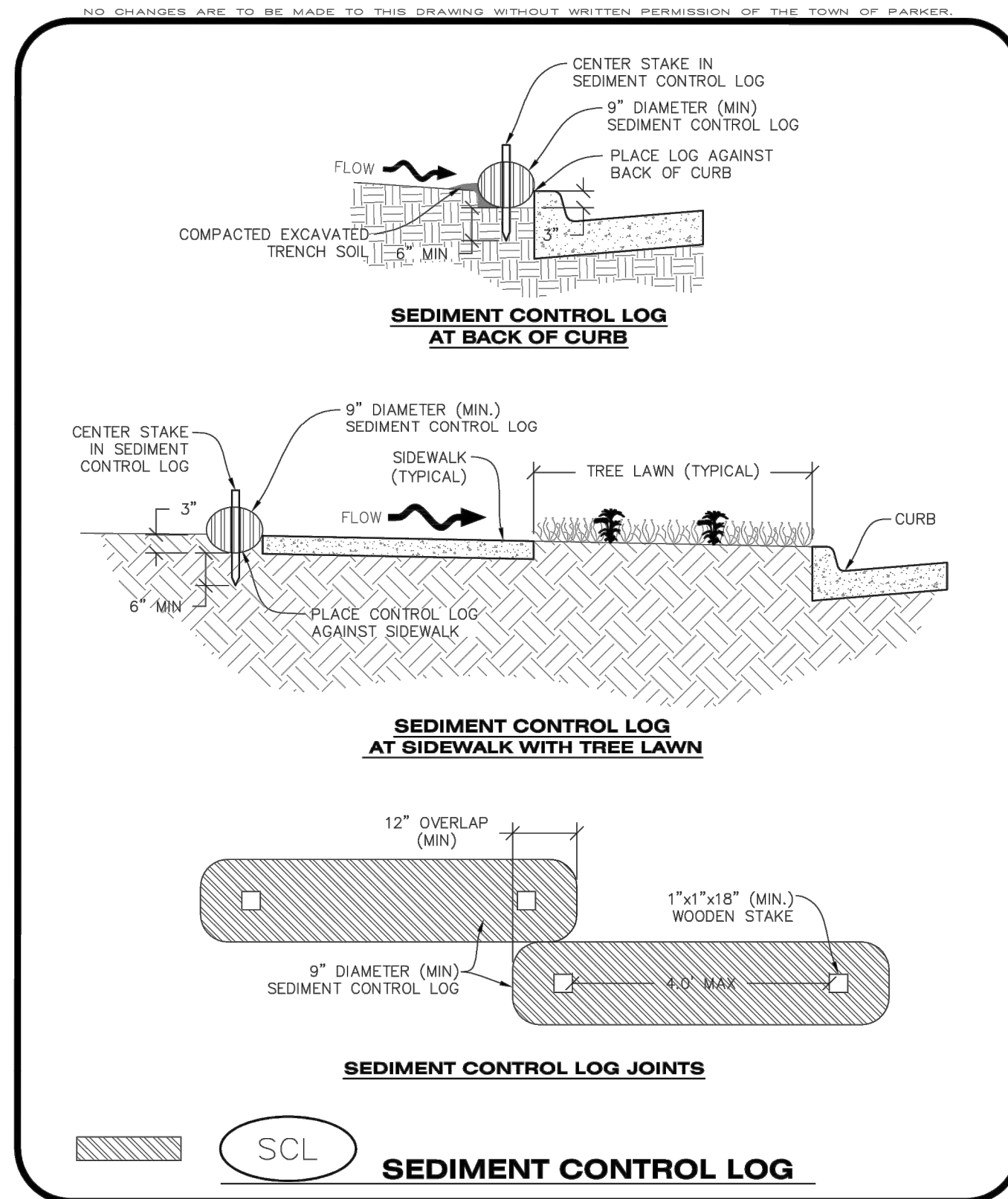
PROJ MGR: RJM
PROJ ASSOC: RAK
DRAWN BY: RAK
DATE: 09/20/16

37642
10-30-2020
PROFESSIONAL ENGINEER

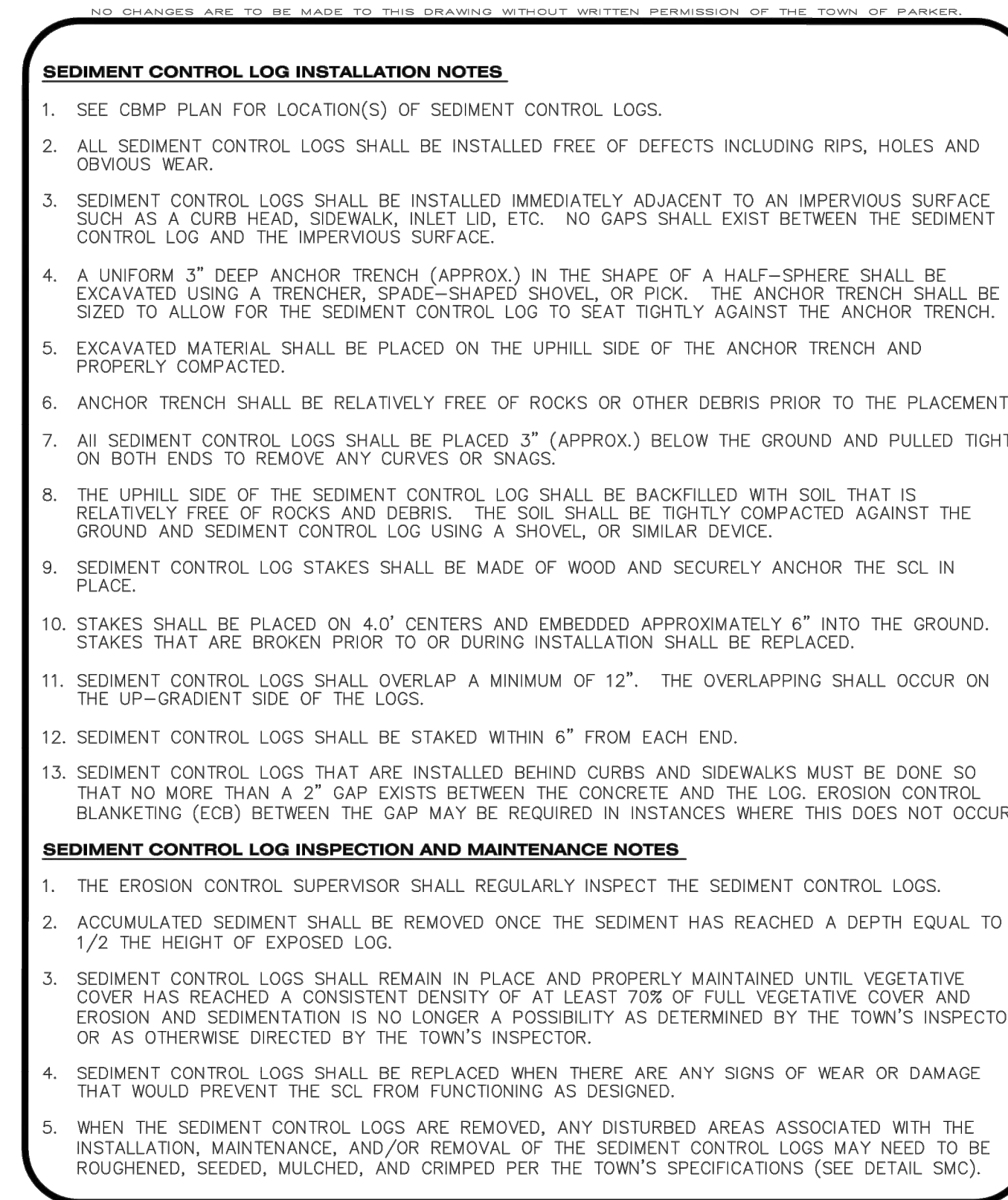
18 OF 43
CLCPKC3



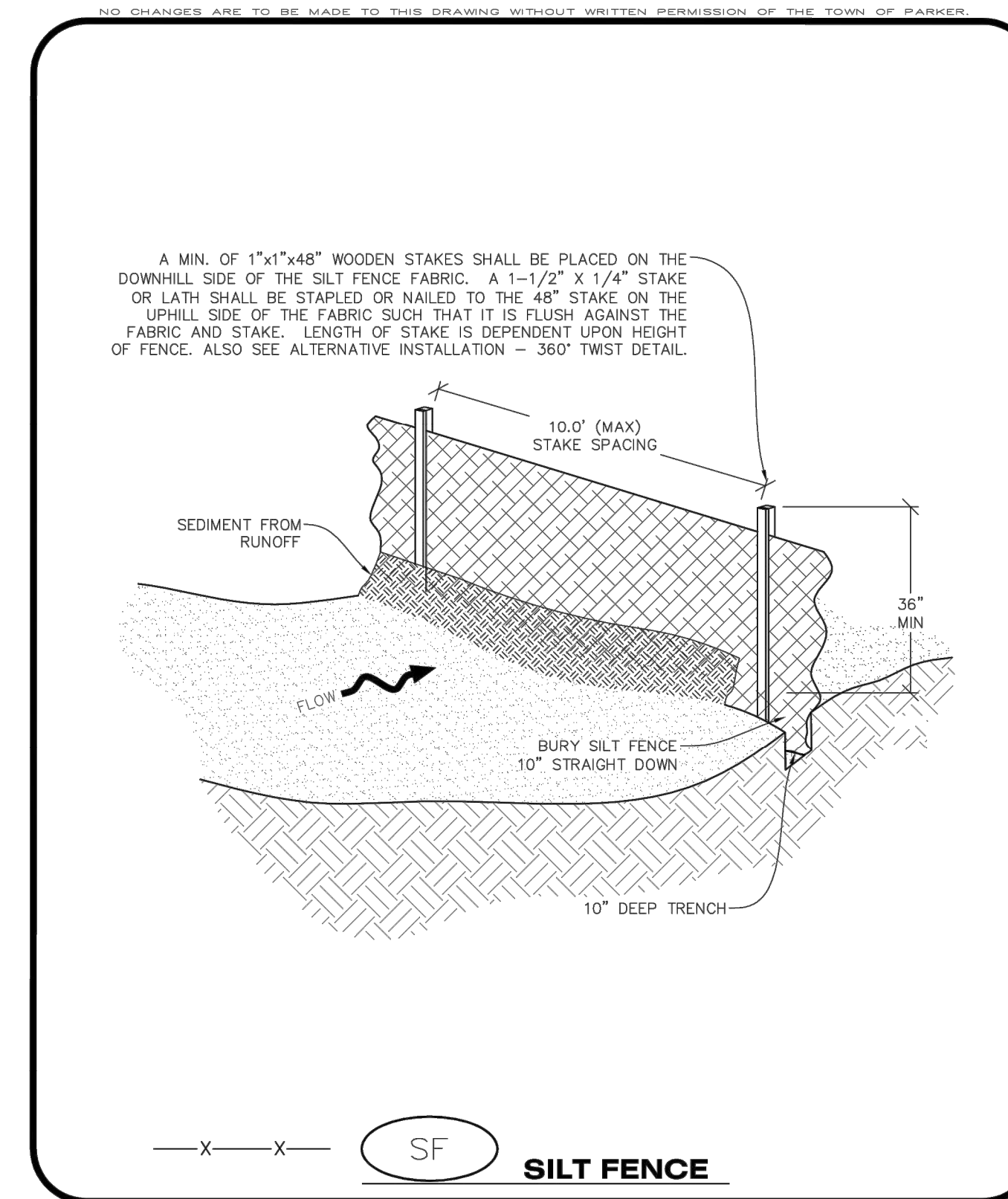
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SCL 1 OF 3
 Oct. 2013



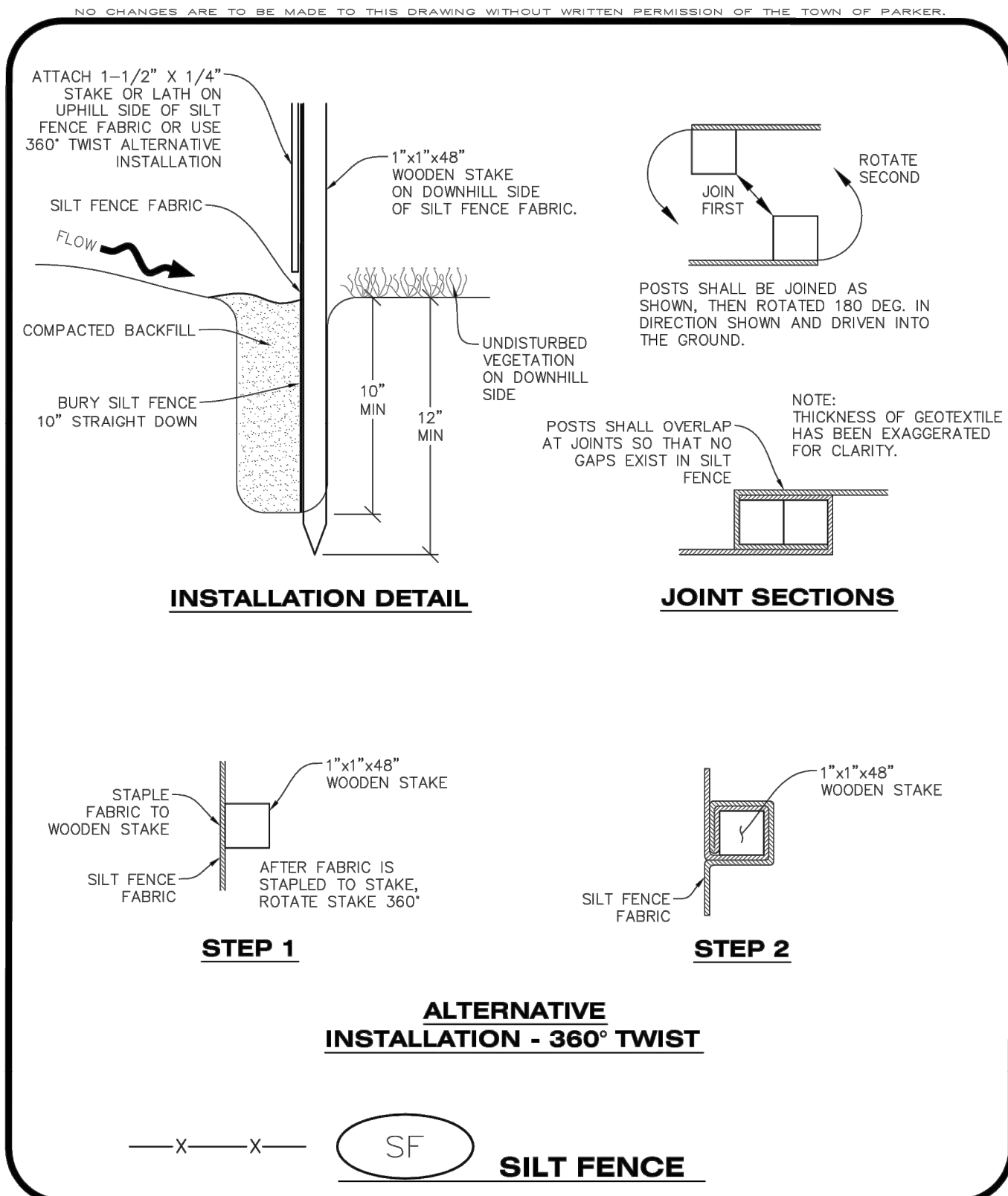
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SCL 2 OF 3
 Oct. 2013



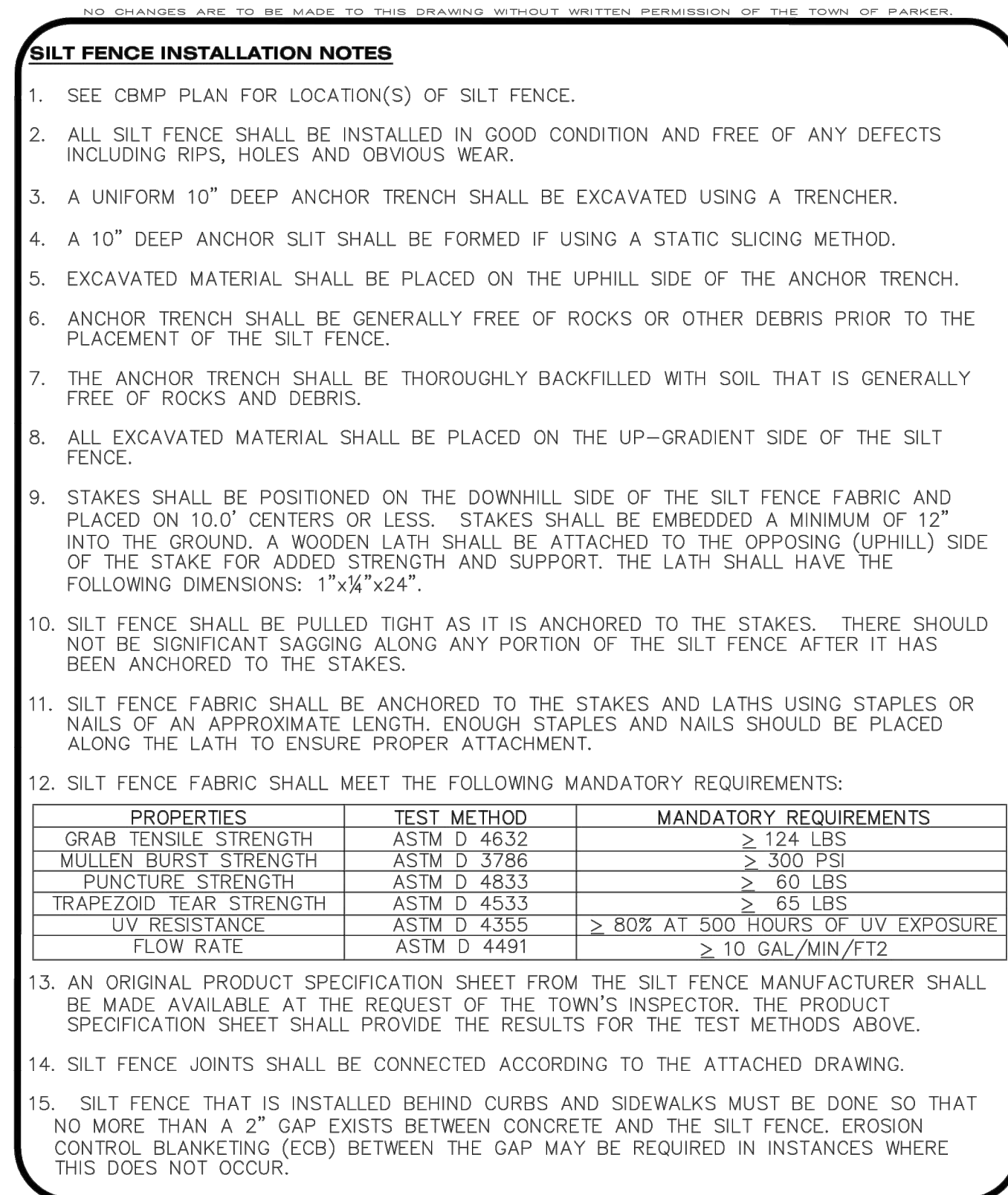
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SCL 3 OF 3
 Oct. 2013



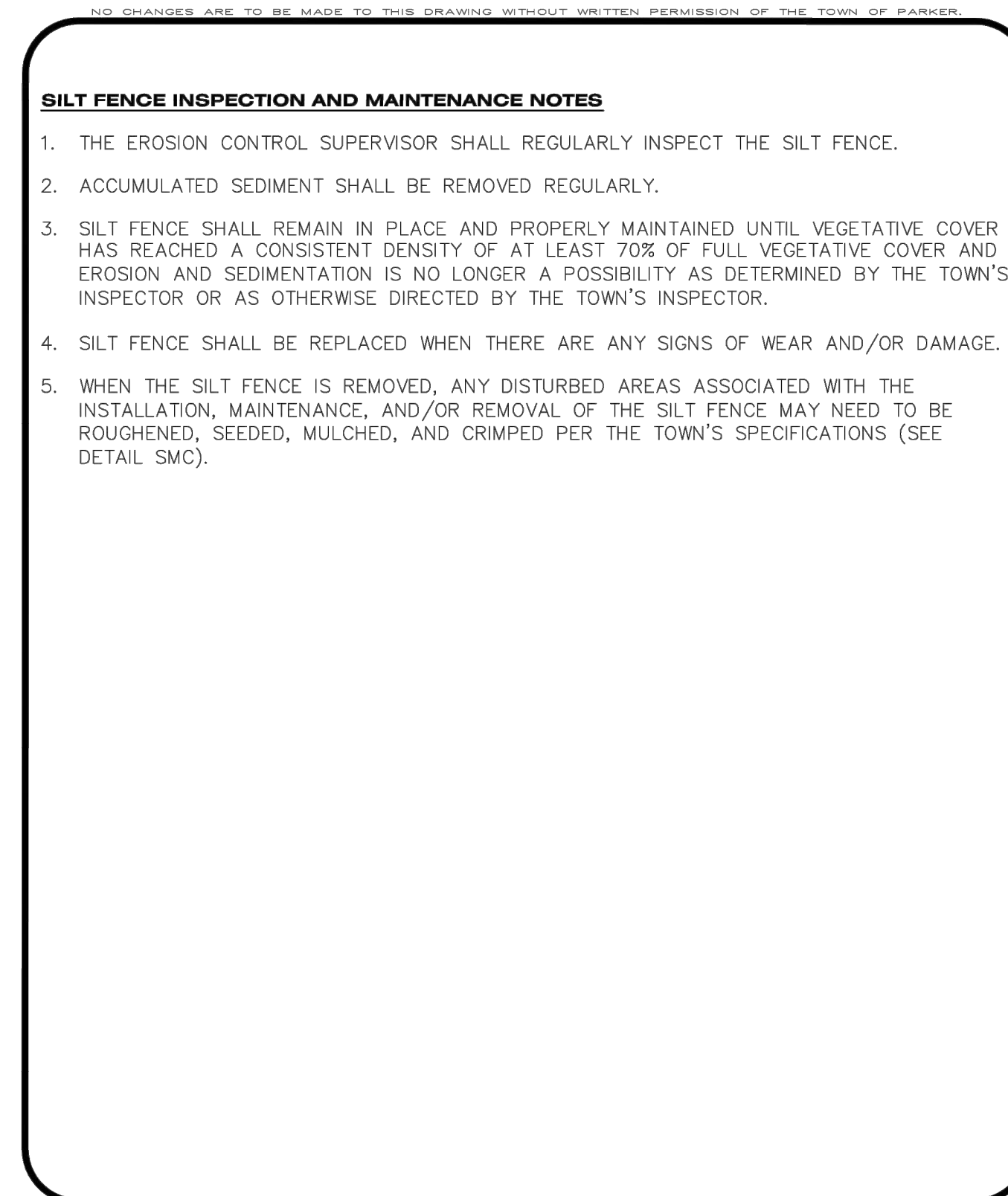
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 1 OF 4
 Oct. 2013



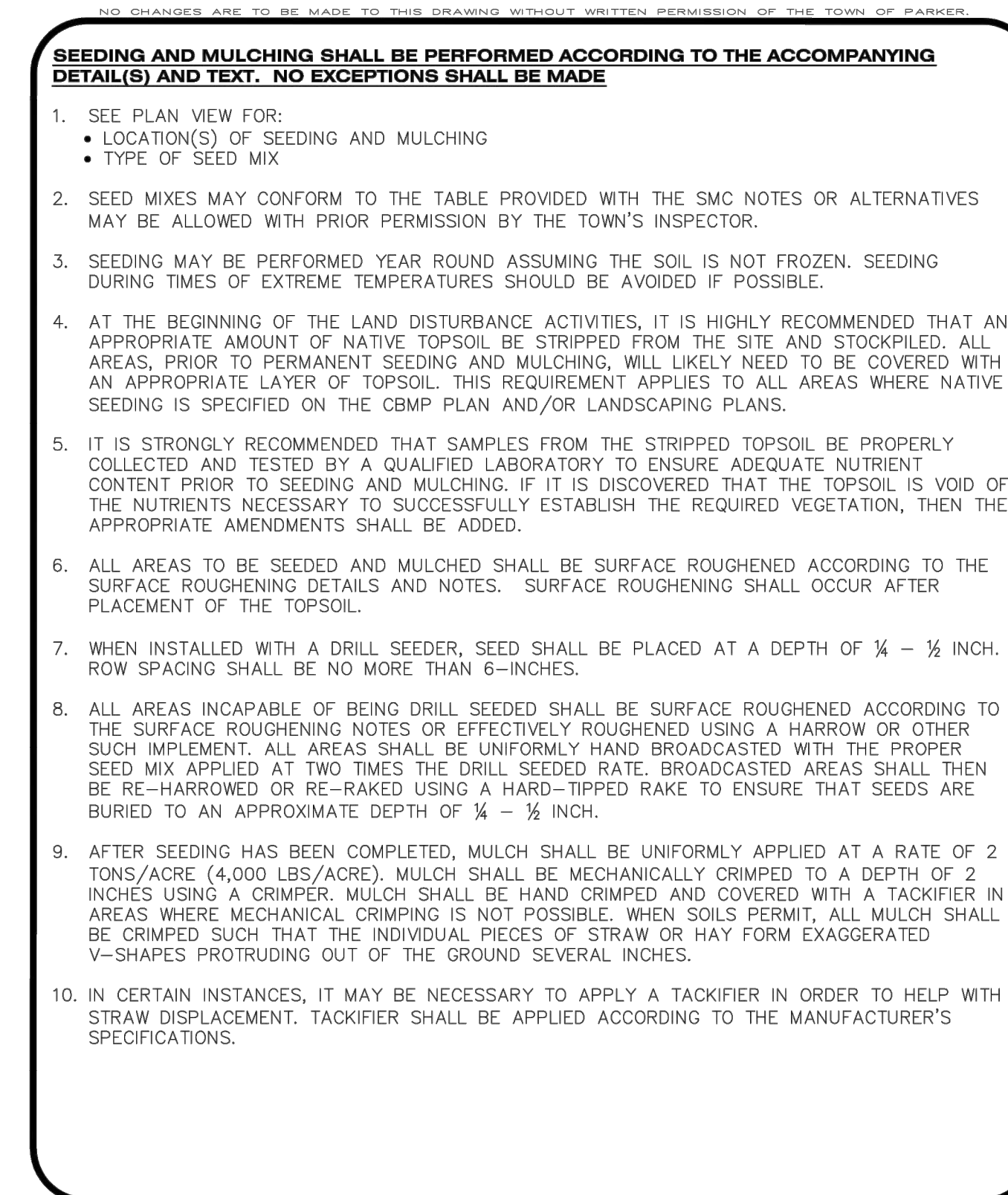
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 2 OF 4
 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 3 OF 4
 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 4 OF 4
 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SMC 1 OF 3
 Oct. 2013

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.788.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

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

PROFESSIONAL ENGINEER
 37642
 10-30-2020

SHEET
 19 OF 43
 CLCPK3

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

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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

TOWN OF PARKER, SEED MIX 1

- 20% CANADA WILDRYE
- 15% CRESTED WHEATGRASS
- 15% SLENDER WHEATGRASS
- 10% ANNUAL RYEGRASS
- 10% SHEEP FESCUE
- 10% BIG BLUESTEM
- 10% SIDE-OATS GRAMA
- 5% CANADA BLUEGRASS
- 5% BLUE GRAMA

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2

- 22% SLENDER WHEATGRASS
- 18% SODAR STREAMBANK WHEATGRASS
- 13% ARIZONA FESCUE
- 13% BLUE GRAMA
- 12% BUFFALOGRASS
- 12% BARLEY OR OATS
- 5% SPIKE MUHLY
- 5% INDIAN RICEGRASS

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)

- 25% EPHRAIM CRESTED WHEATGRASS
- 23% SHEEP FESCUE
- 18% PERENNIAL RYEGRASS
- 13% CANADA BLUEGRASS
- 12% BARLEY OR OATS
- 9% BLUE FESCUE

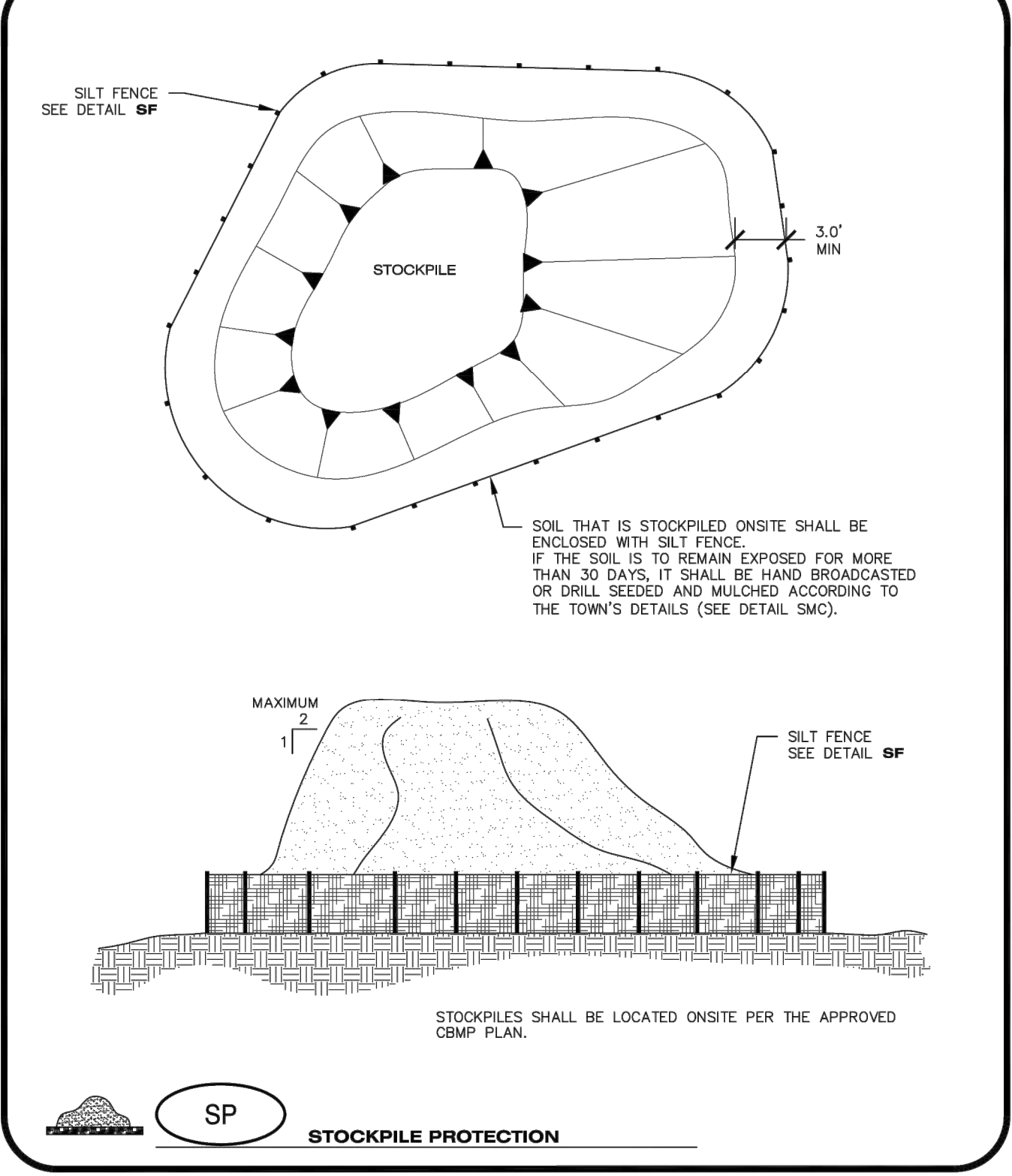
SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:

OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

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



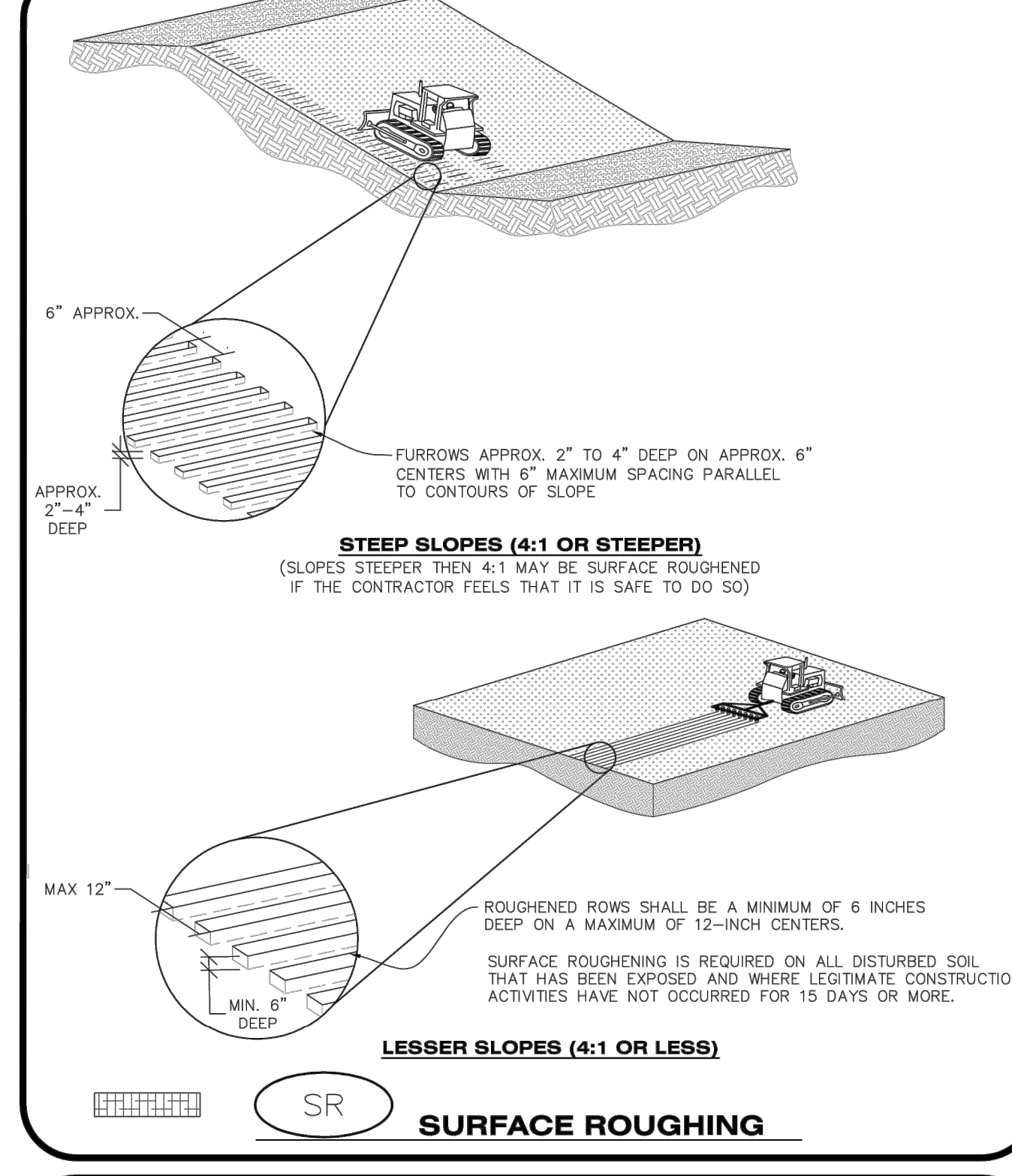
SP STOCKPILE PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3
Oct. 2013

JUNE 2006

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



SR SURFACE ROUGHENING

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2
Oct. 2013

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

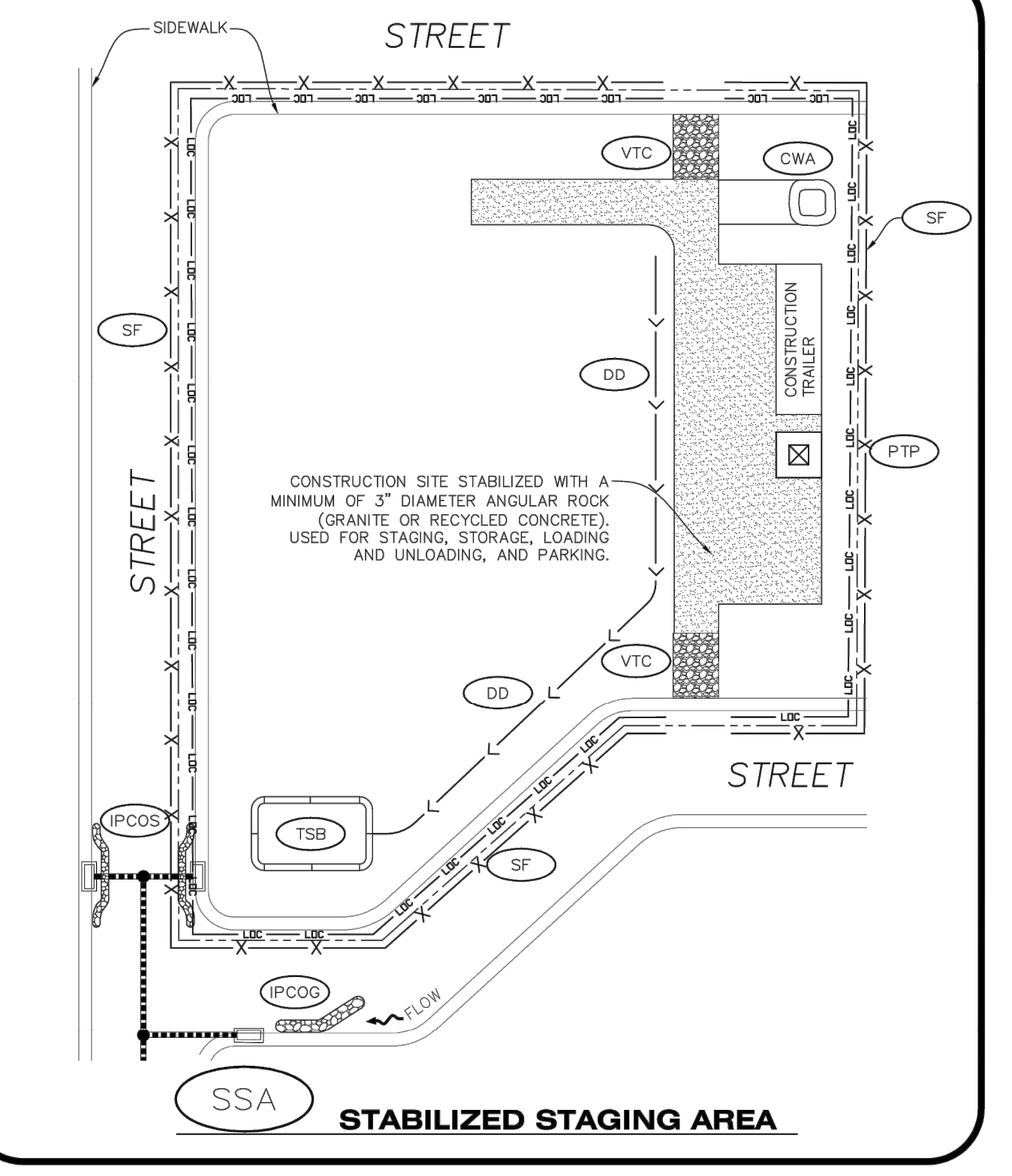
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDCM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

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



SSA STABILIZED STAGING AREA

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2
Oct. 2013

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

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

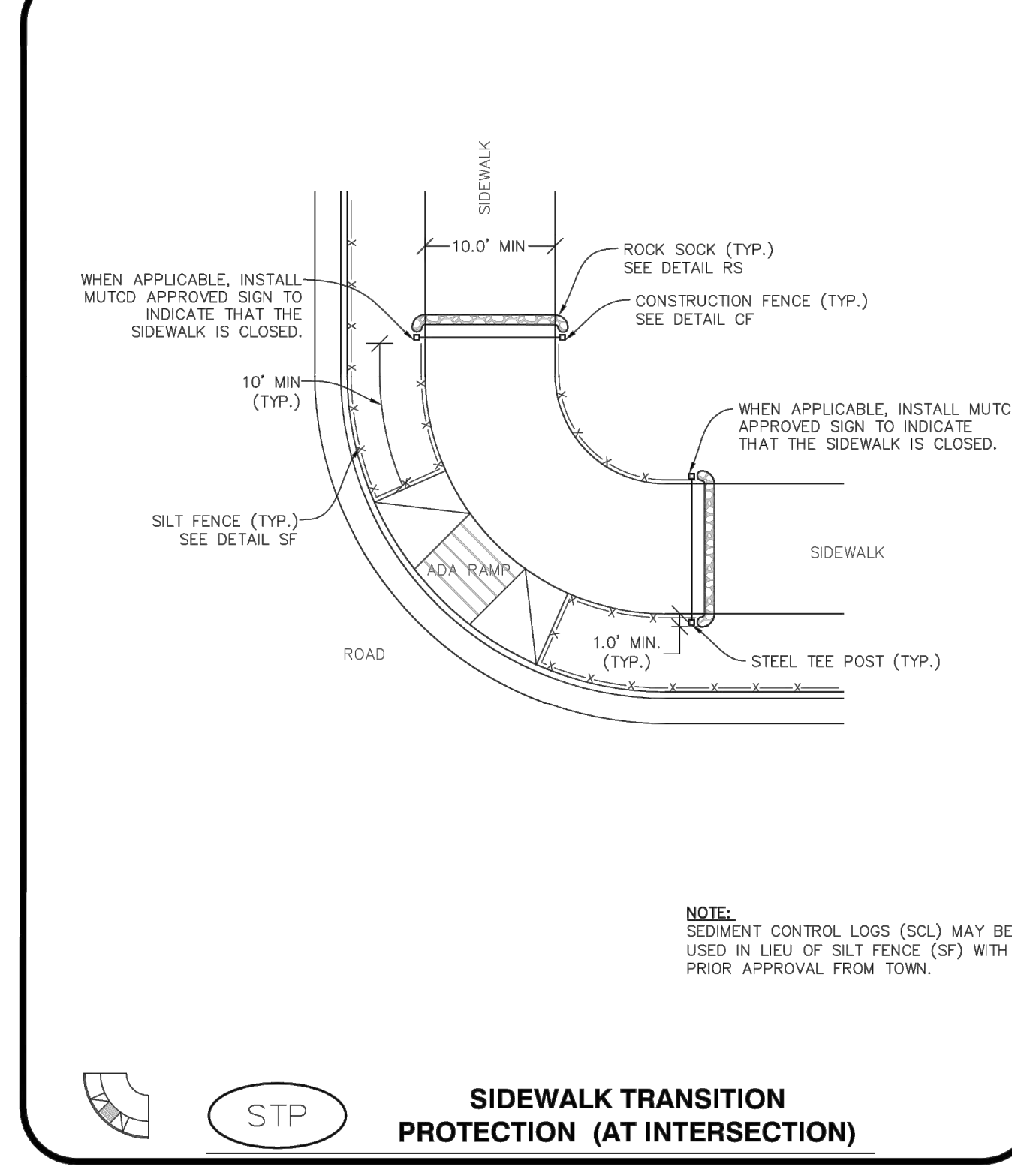
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

SSA

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2
Oct. 2013

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



STP SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 3
Oct. 2013

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\ComSouth05-Residential CD\Draw\Em\Final Drawing\Plan SKI\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

2 OF 2
Oct. 2013

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.788.0800 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

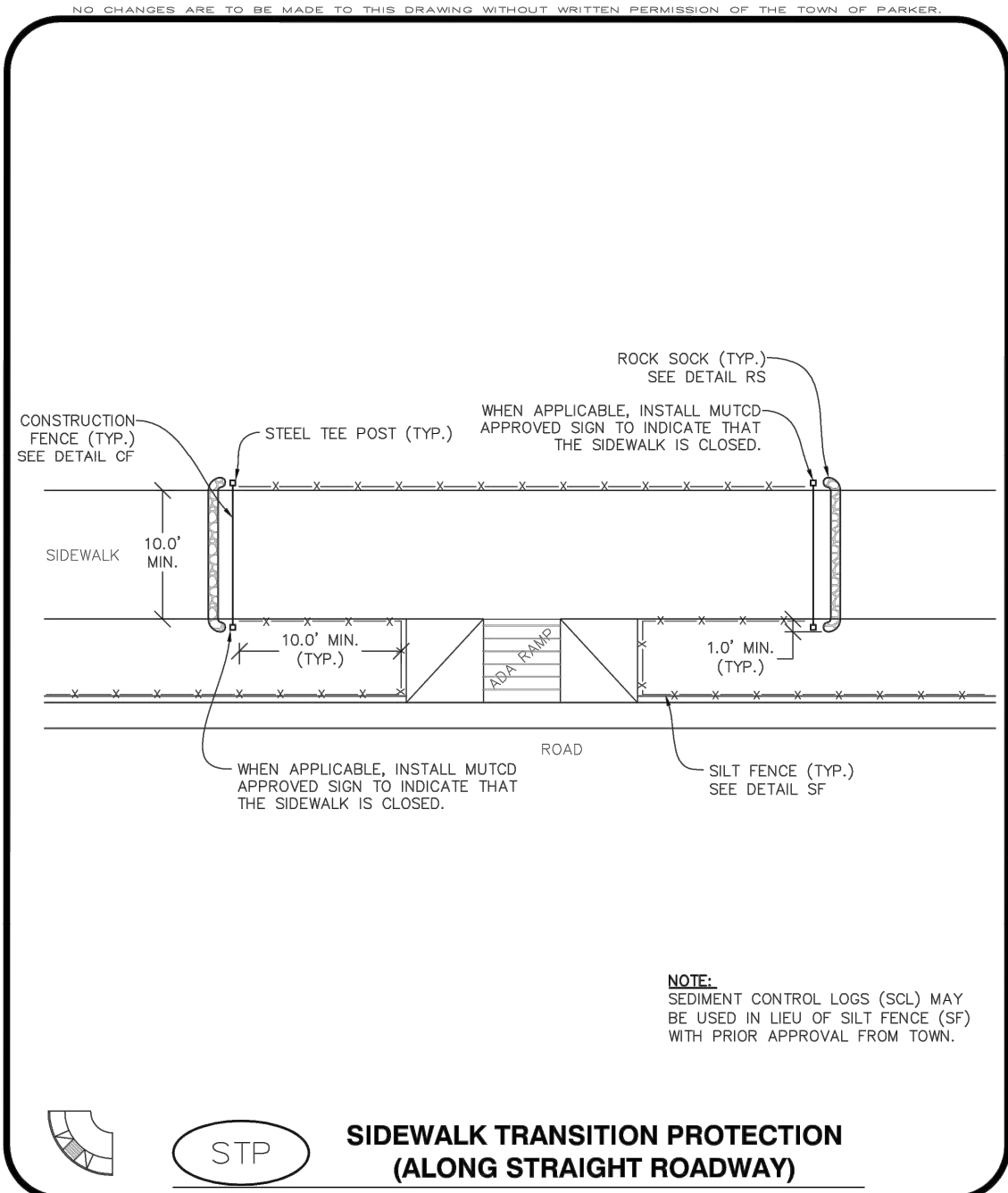
CBMP DETAILS

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

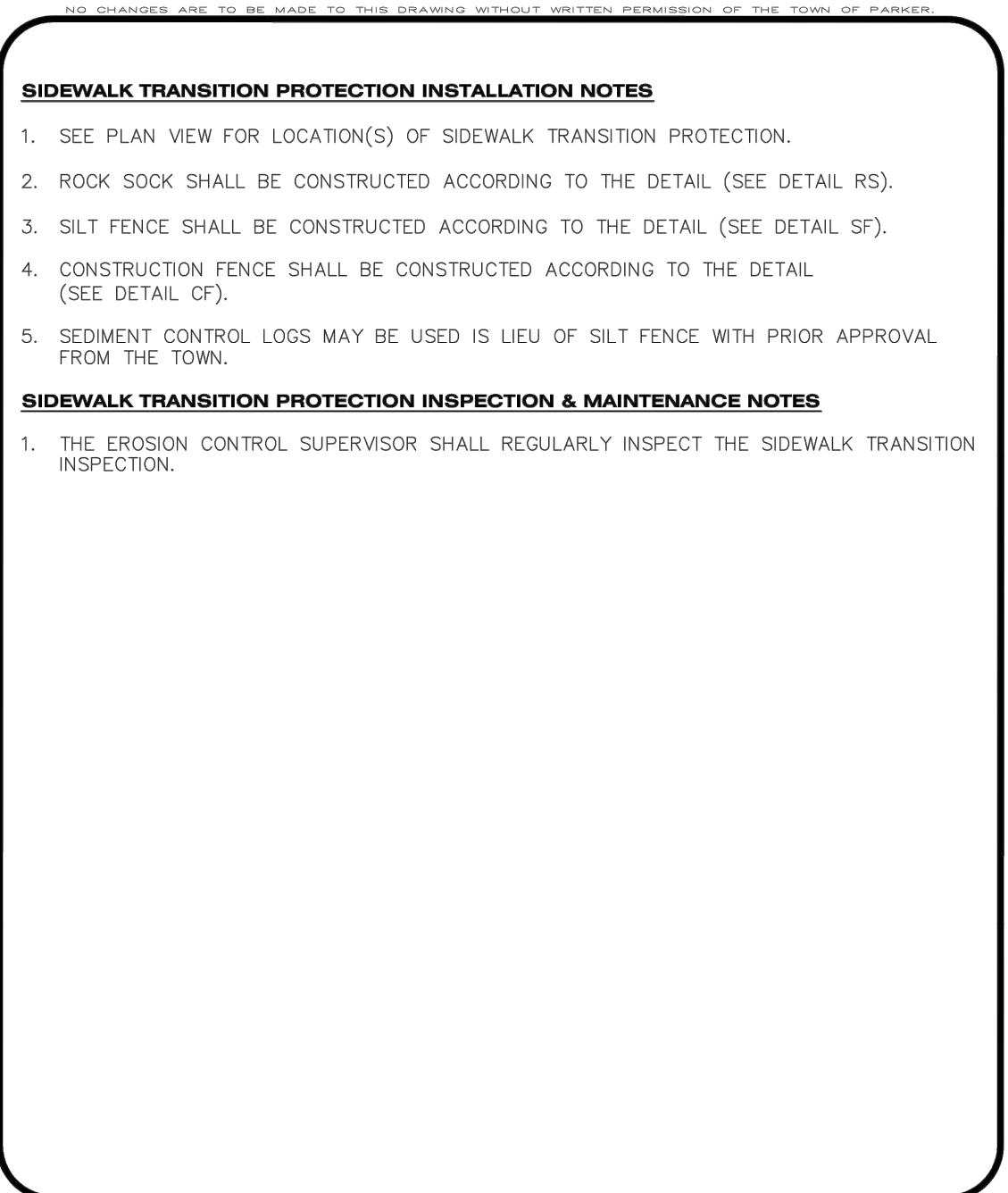
SHEET

20 OF 43

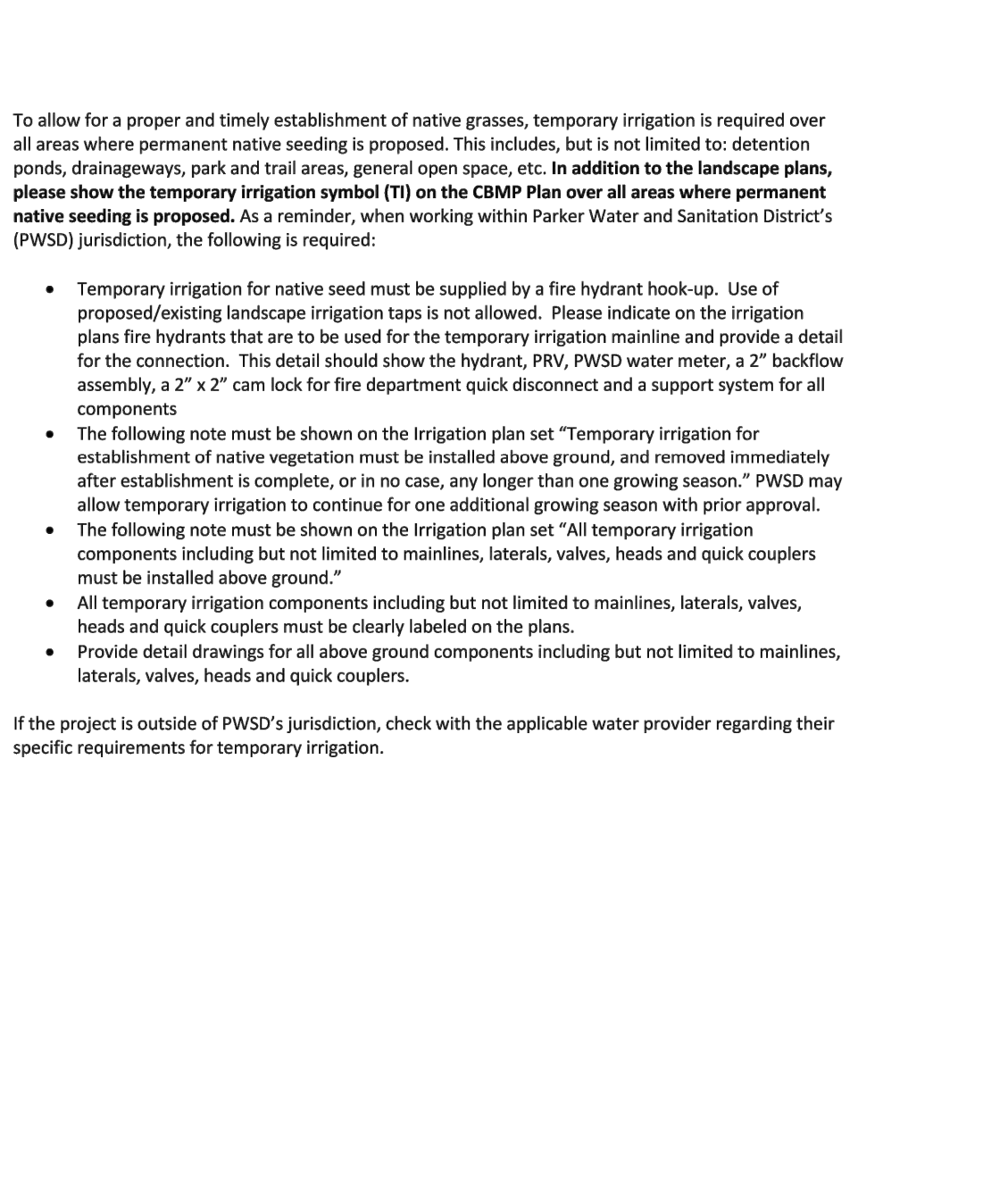
CLCPK3



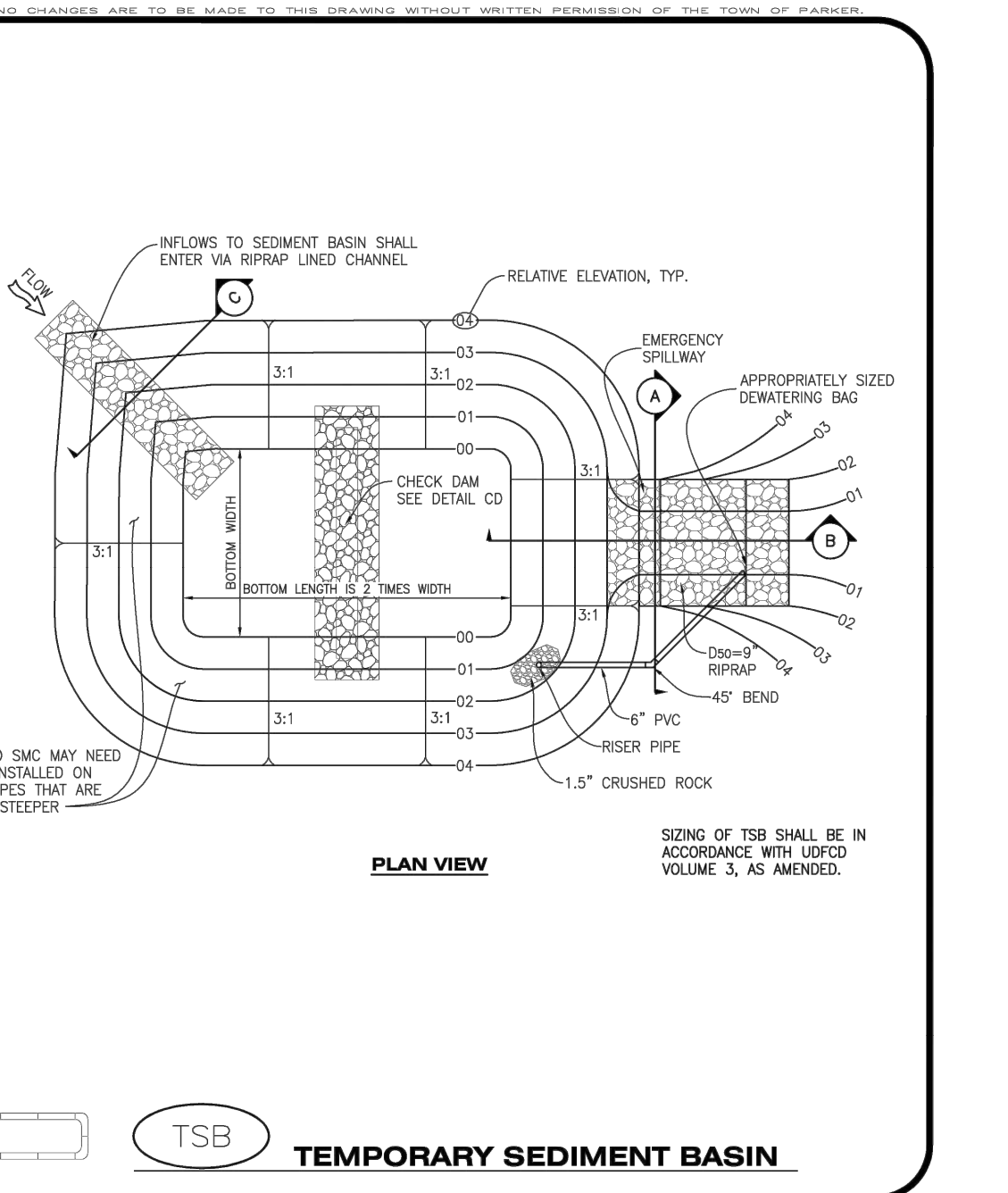
STP
SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
STP
 2 OF 3
 Oct. 2013



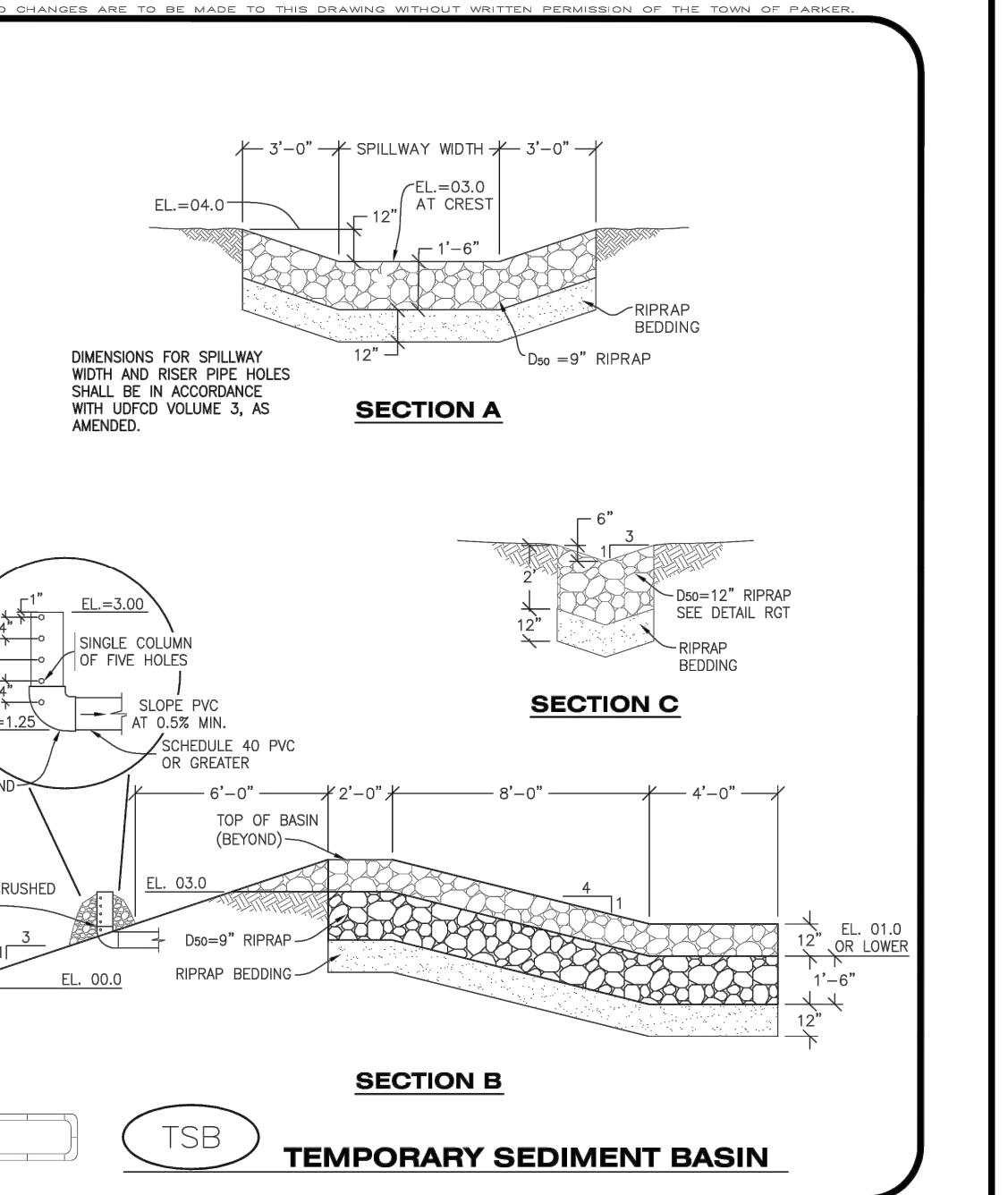
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
STP
 3 OF 3
 Oct. 2013



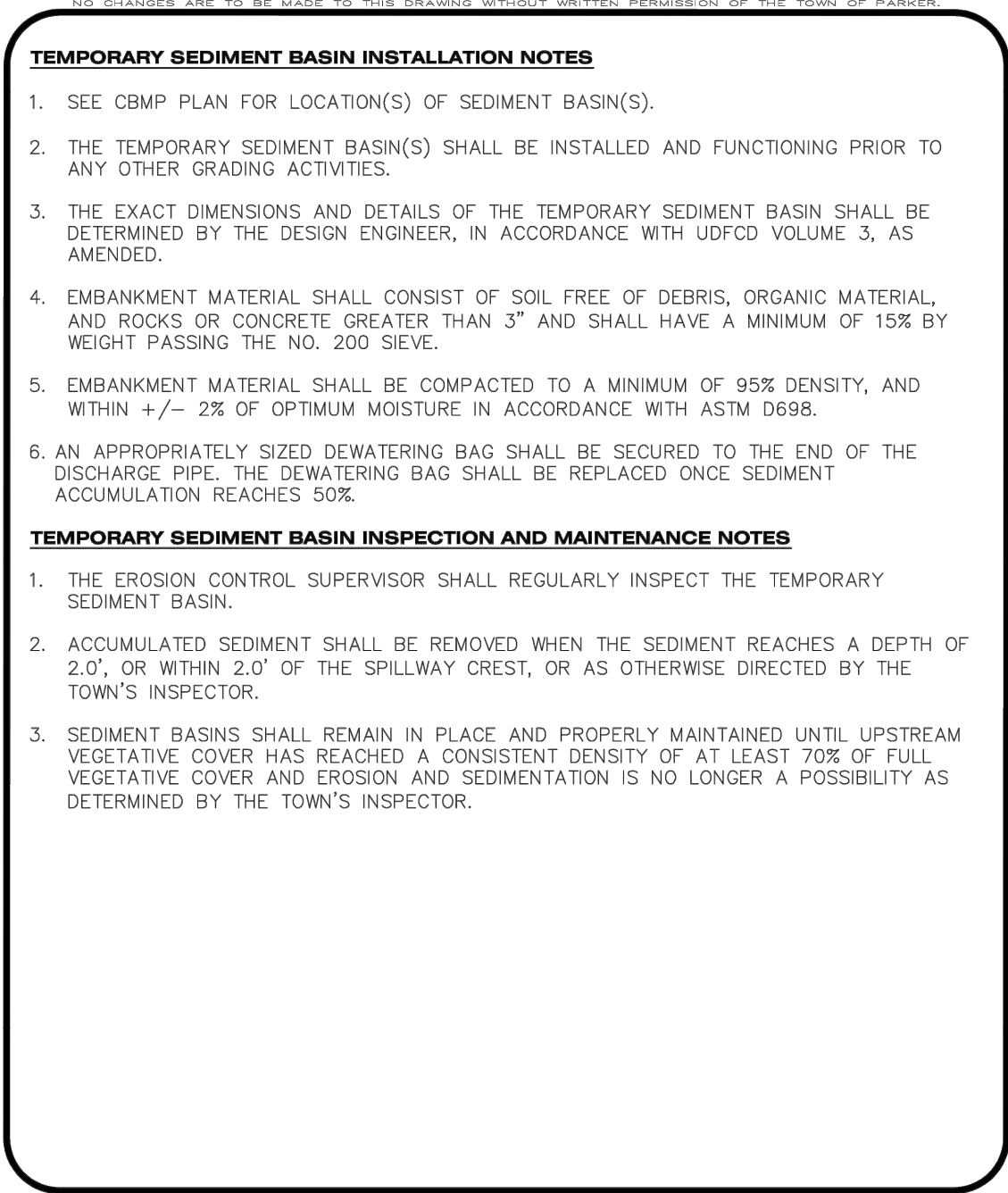
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 1 OF 3
 Oct. 2013



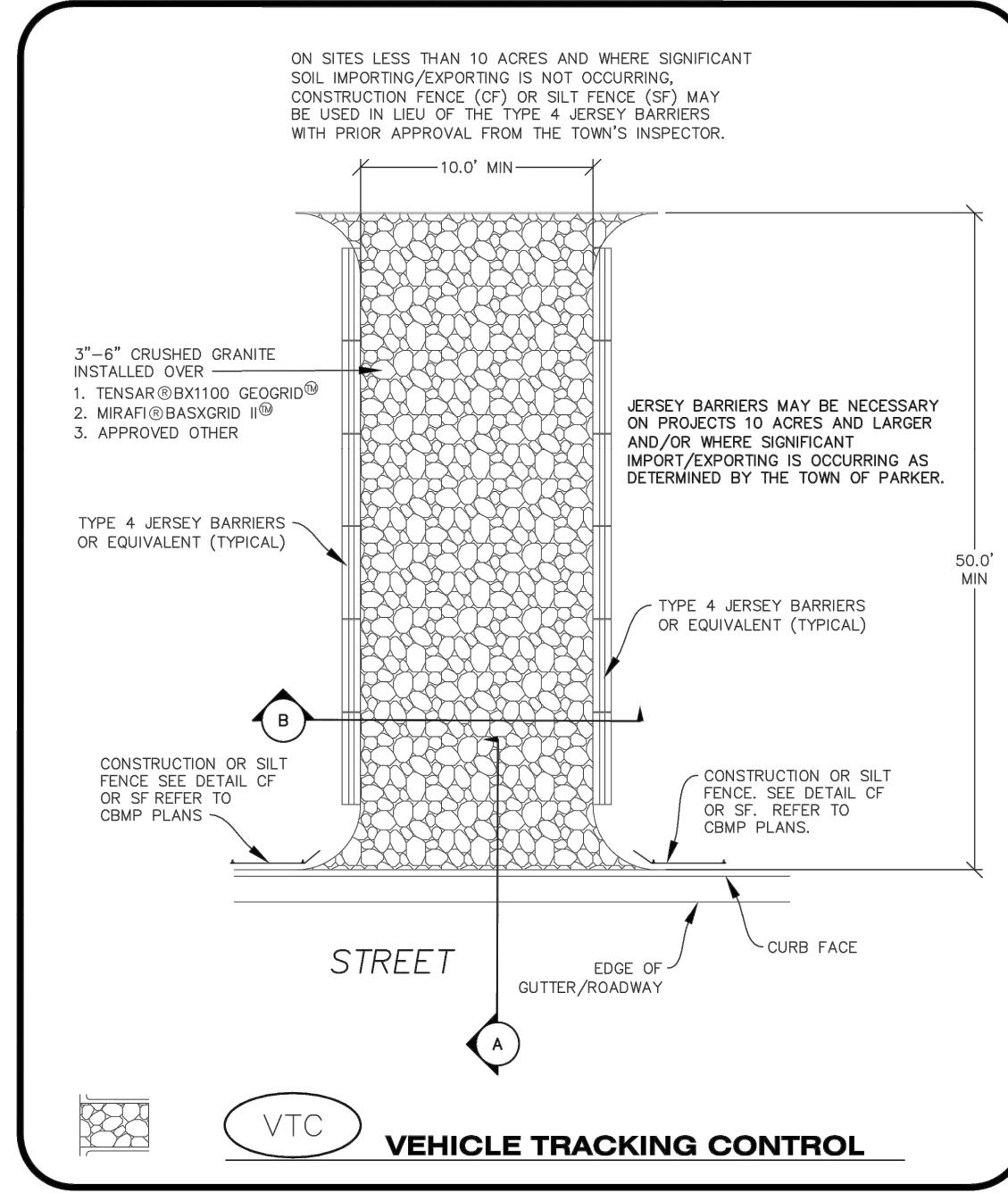
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 2 OF 3
 Oct. 2013



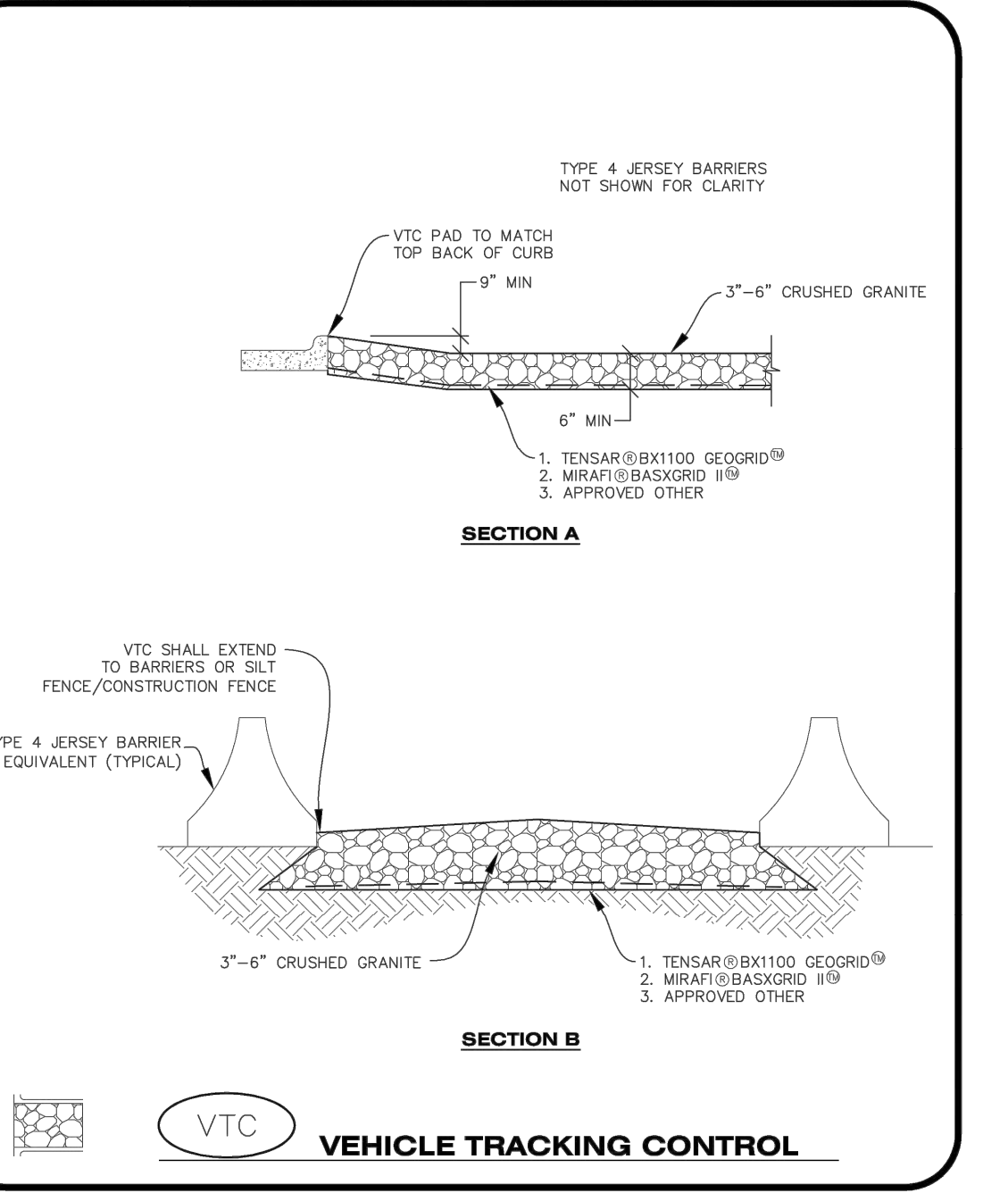
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 3 OF 3
 Oct. 2013



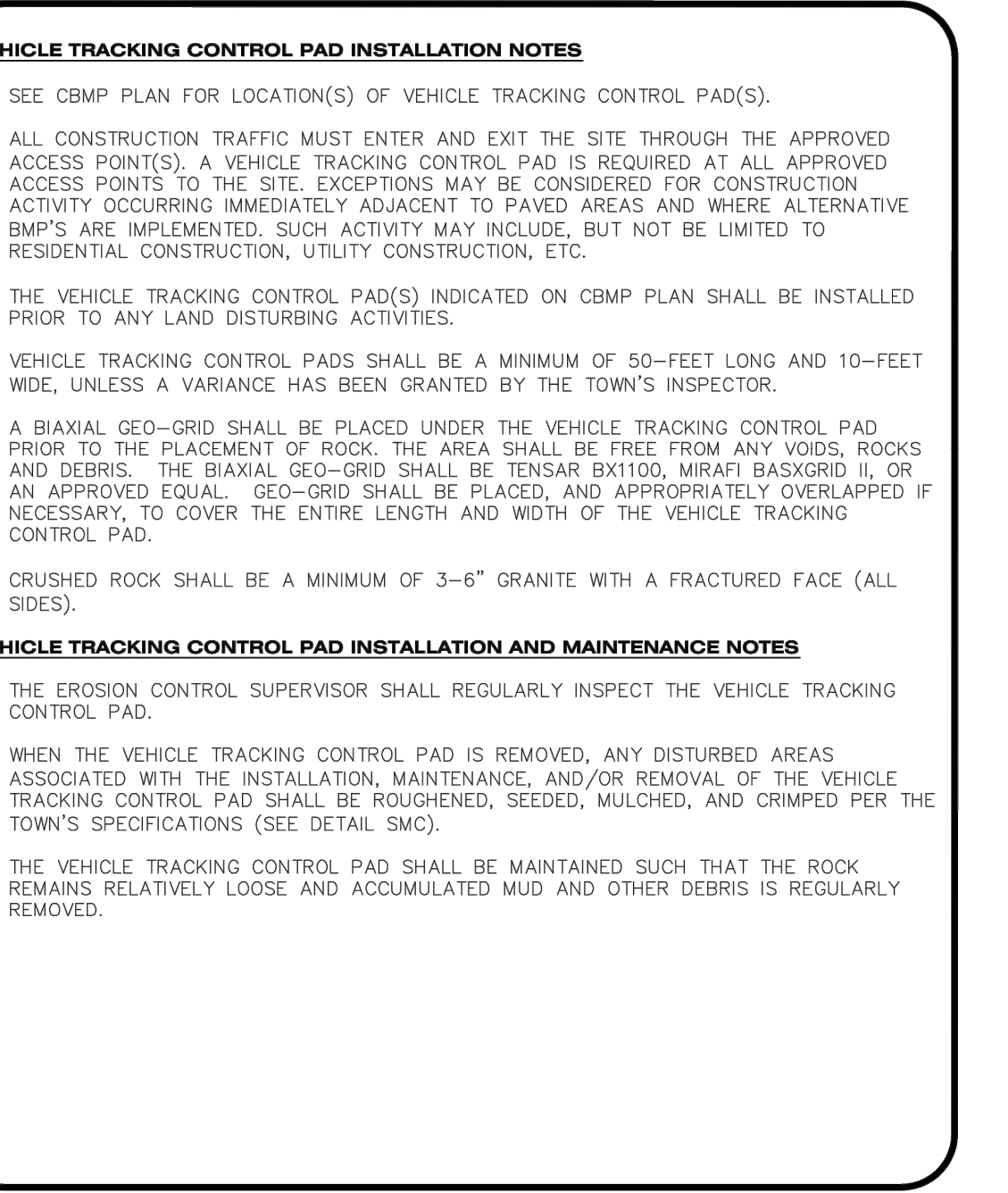
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 3 OF 3
 Oct. 2013



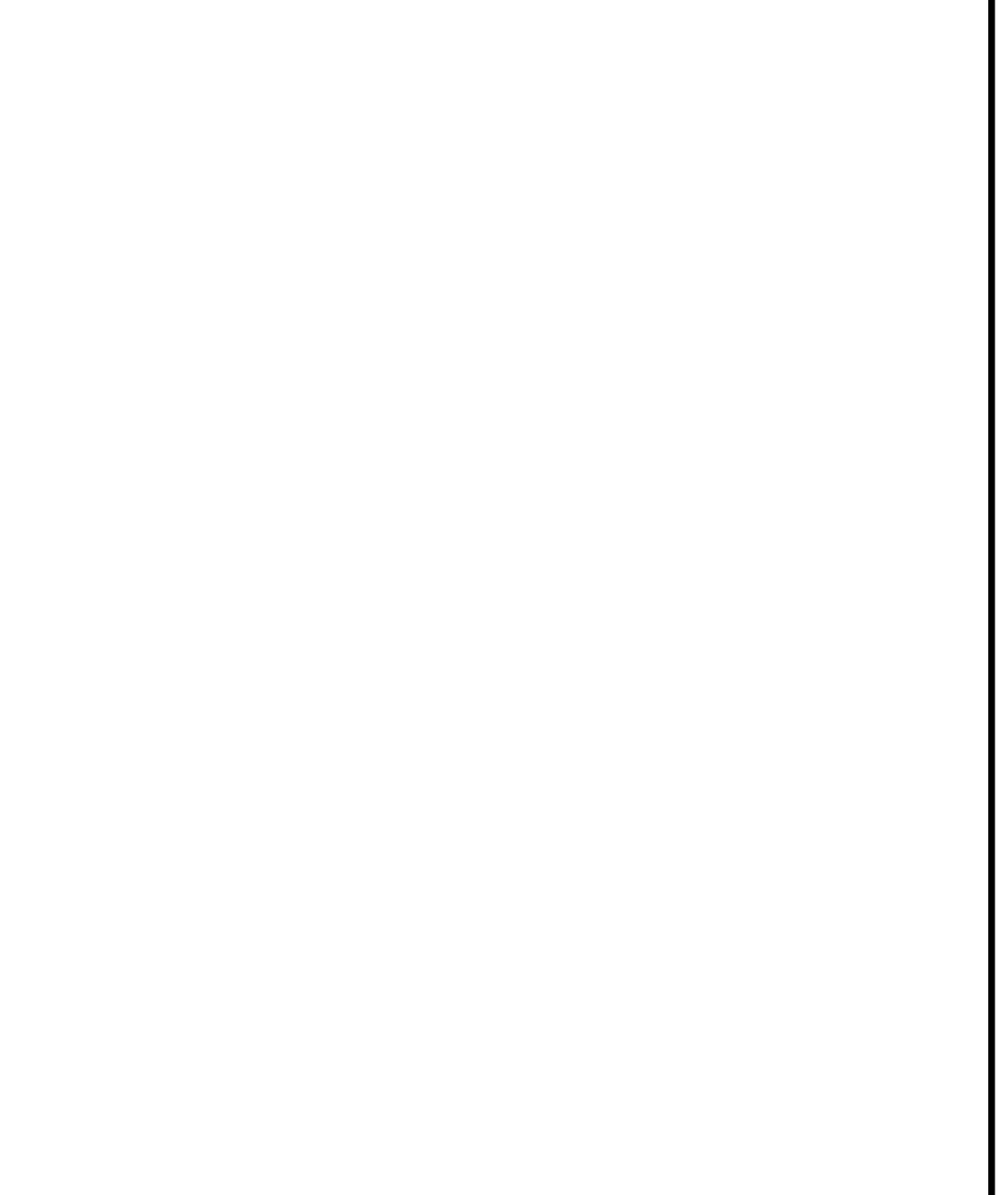
VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 1 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 2 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 3 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 3 OF 3
 Oct. 2013

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\ComSouth05-Residential_CD\Draw\Plan\SK\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

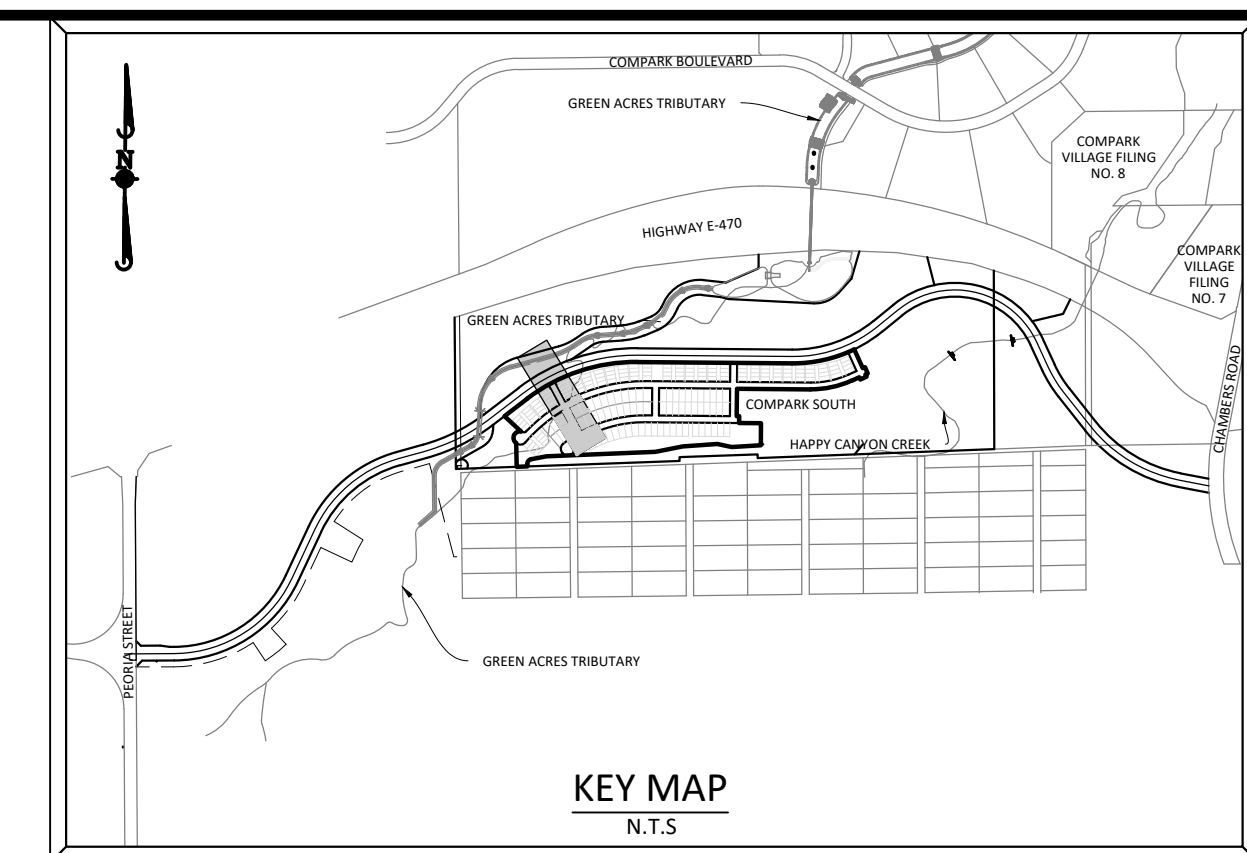
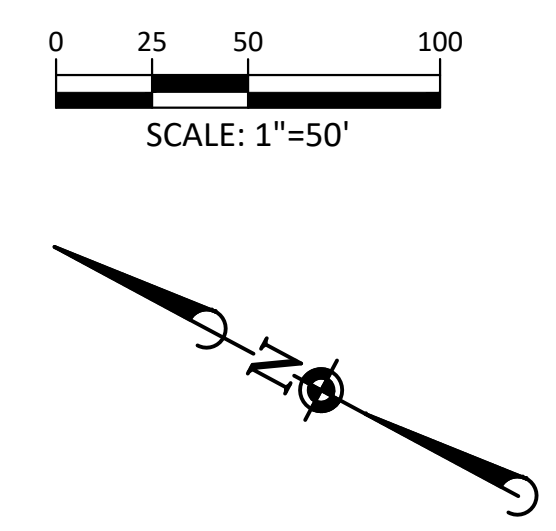
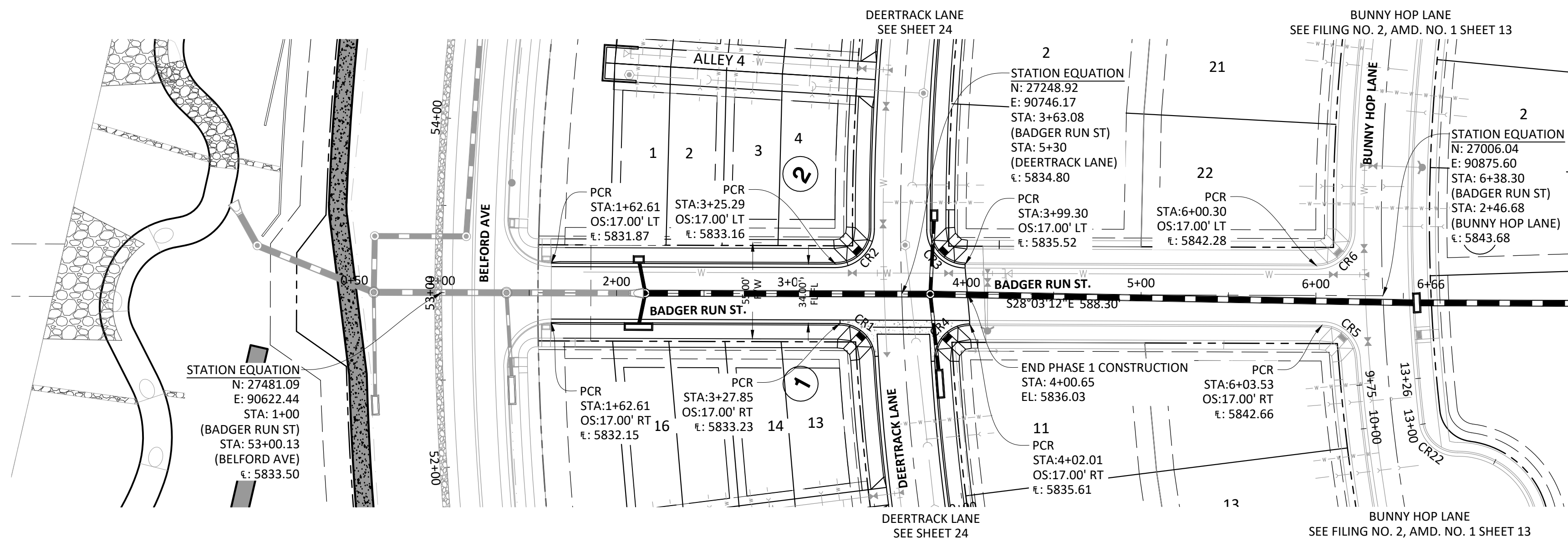
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-803, Greenwood Village, CO 80120, 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

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

37642
 10-30-2020
 PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

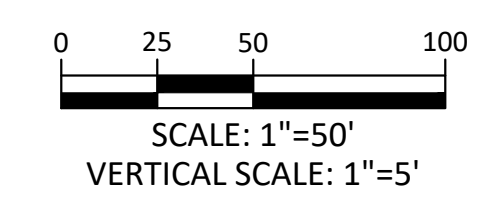
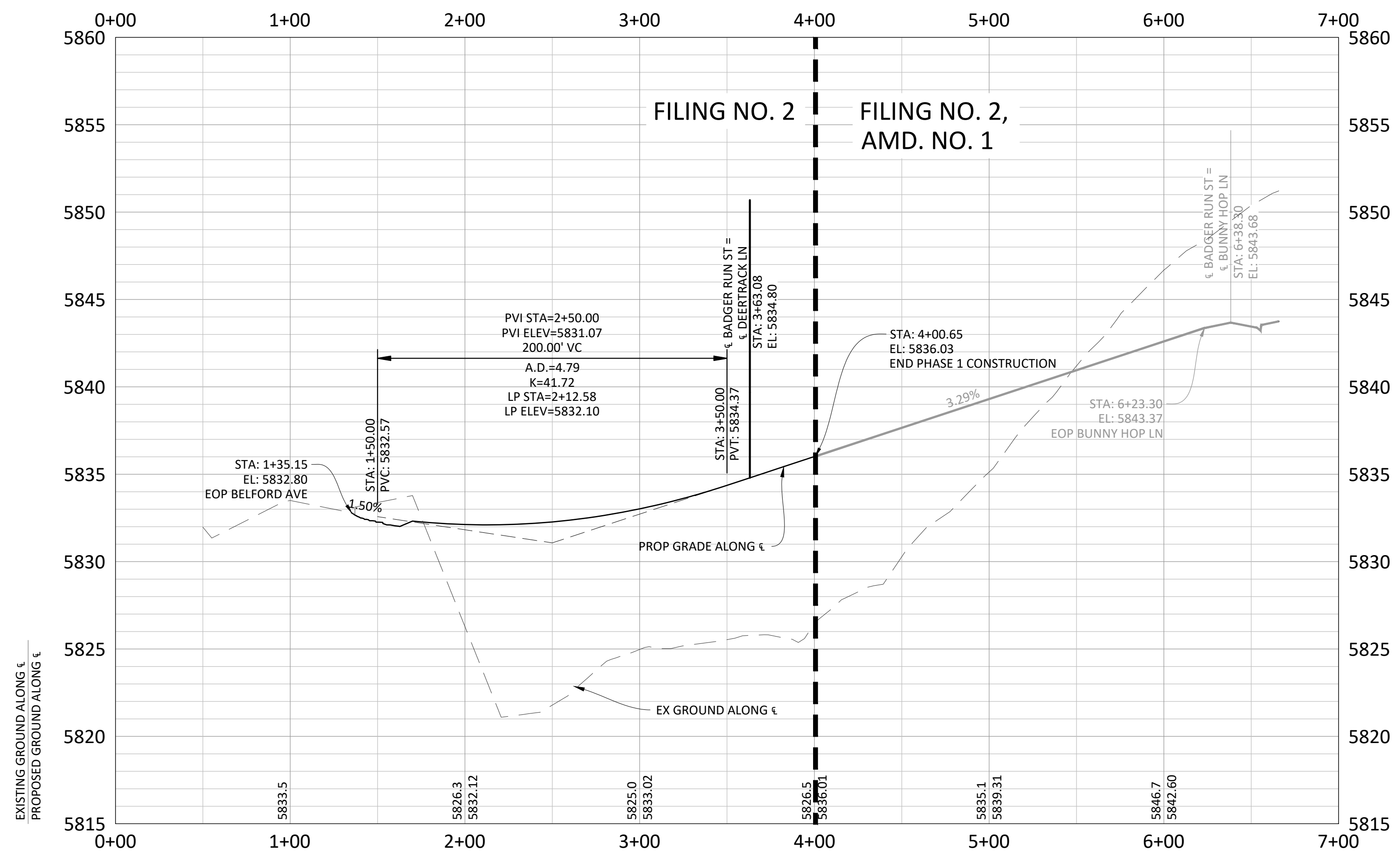
SHEET
21 OF **43**
 CLCPK3



SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115101
 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)

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



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 PLAN 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

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
 Date: 02/24/2021



PROJECT: 10/30/2020 3:23 PM Dwg Name: P:\CLPCK3\Compark\South\Residential\CD\Drawings\Plan\Sheet\Town\Phase 1\USA-CLPCK3.ppt.dwg Updated By: Hawthorne

2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DRAWN BY: JAH
 MAM

REVISIONS:

DATE: 09/20/20
 08/20/20
 05/20/20
 07/20/20
 09/20/17
 12/20/16
 11/20/16

APPROVED FOR REAPPROVAL
 SUBMITTAL FOR REAPPROVAL
 SUBMITTAL FOR REAPPROVAL
 SUBMITTAL FOR REAPPROVAL
 ALLEY PARKING PER TOWN OF PARKER
 THIRD SUBMITTAL
 SECOND SUBMITTAL

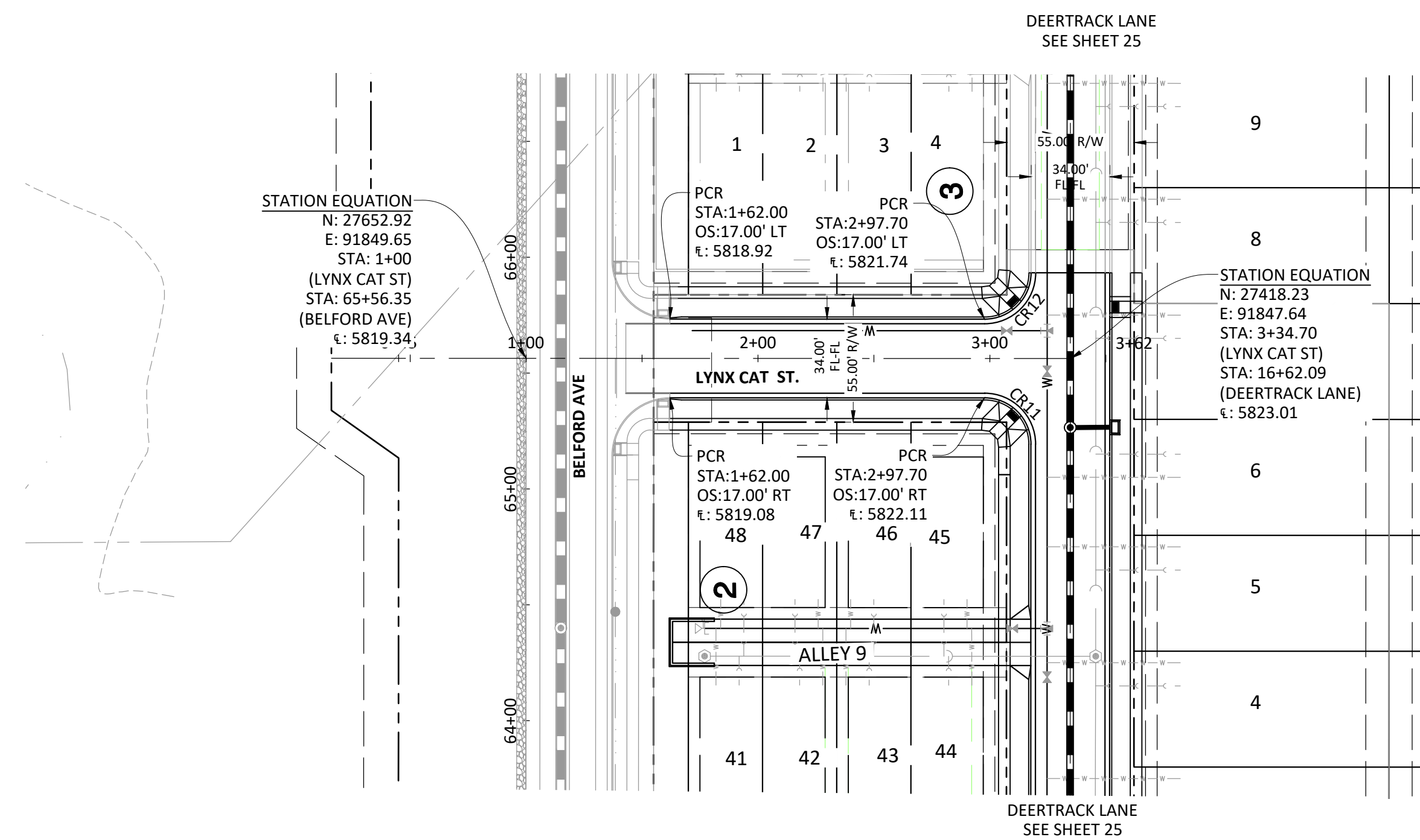
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
22 OF **43**
 CLPCK3

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

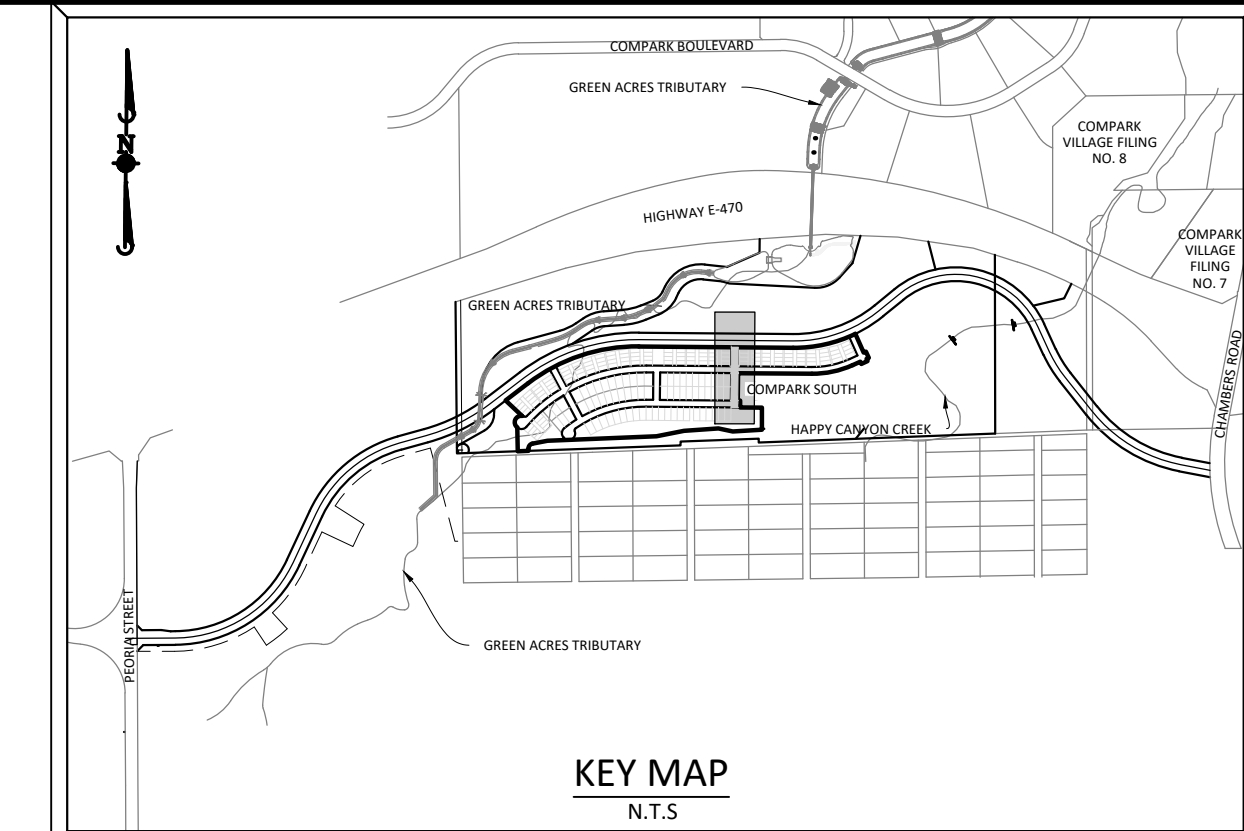
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

Plotted: 10/29/2020 2:35 PM. Dwg Name: C:\cadd\3\Compark\Residential CD\Drawings\Plan Set\Town\Phase 1\05A-CLCPK3-PP-1.dwg. Updated By: Hawthorne



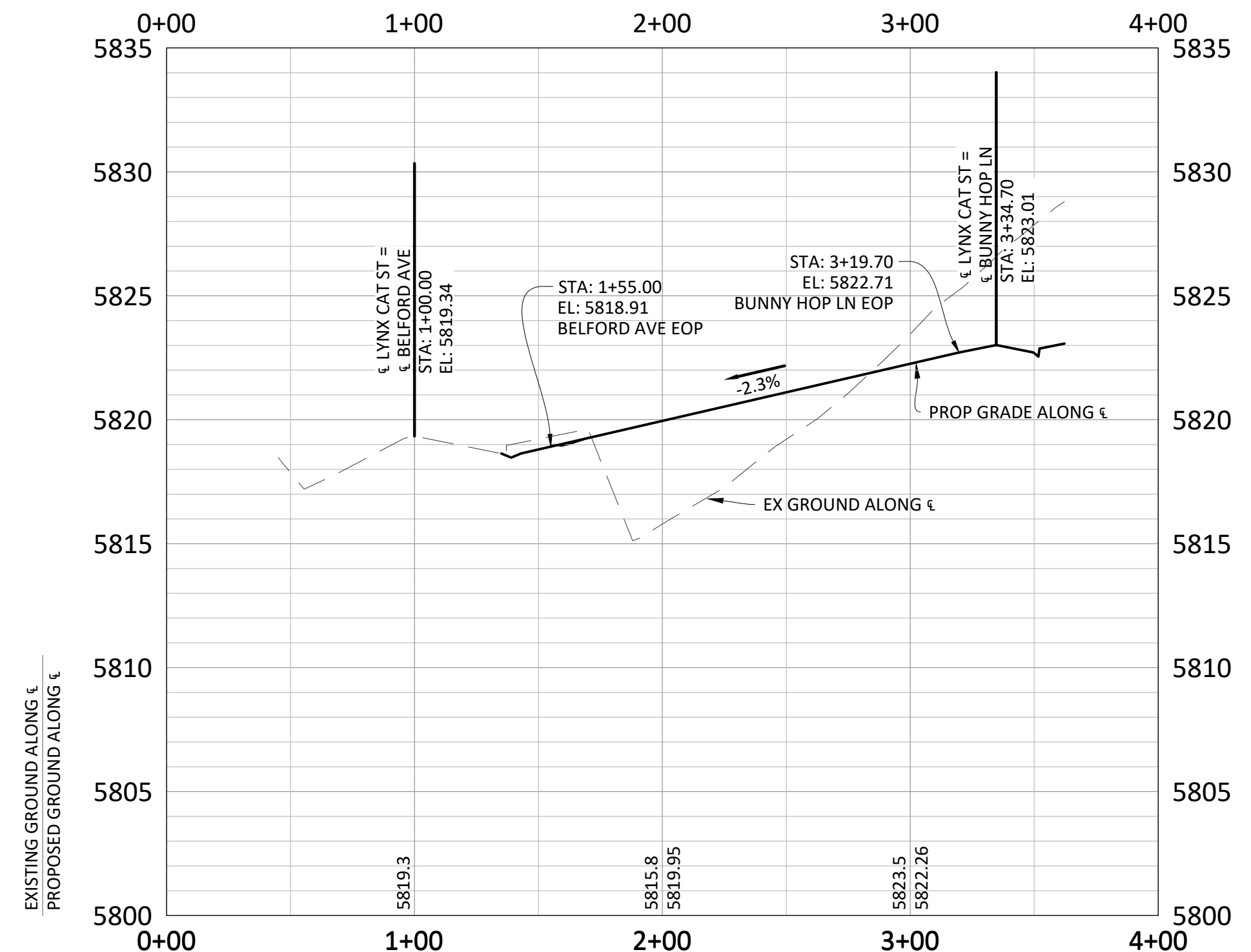
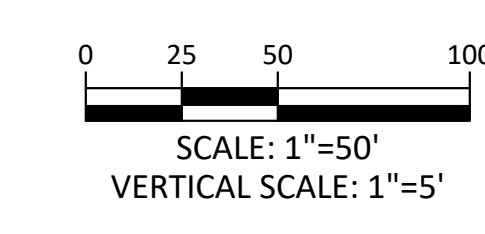
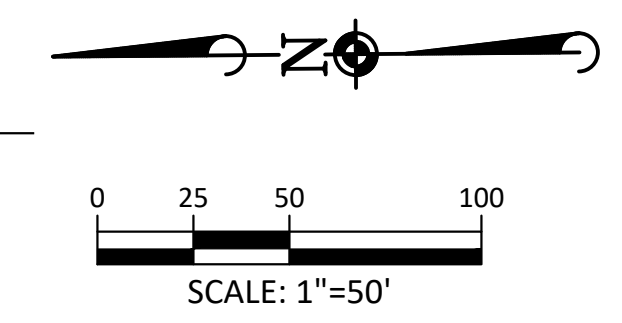
LYNX CAT ST.

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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	SUBMITTAL FOR REAPPROVAL
01/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL



- 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

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
 Date: 02/24/2021

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

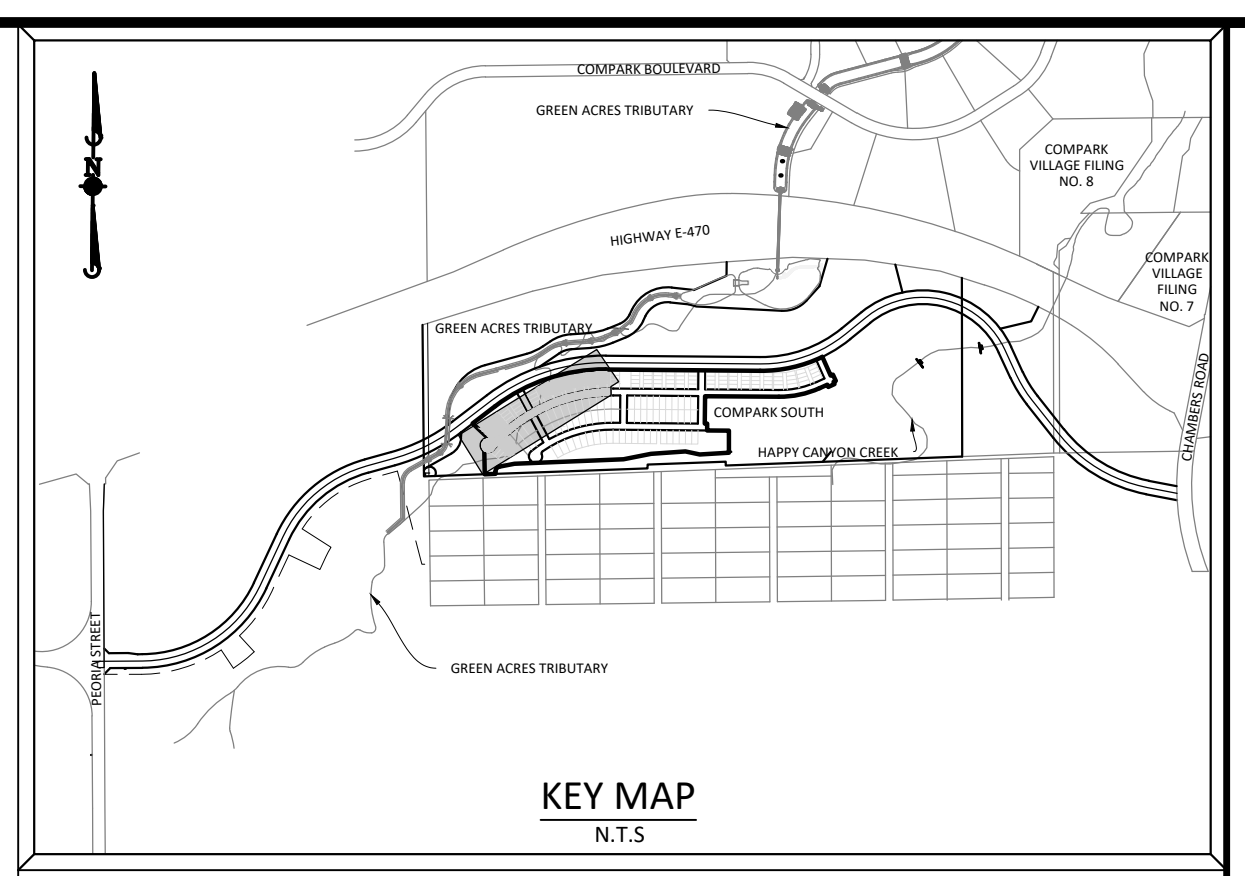
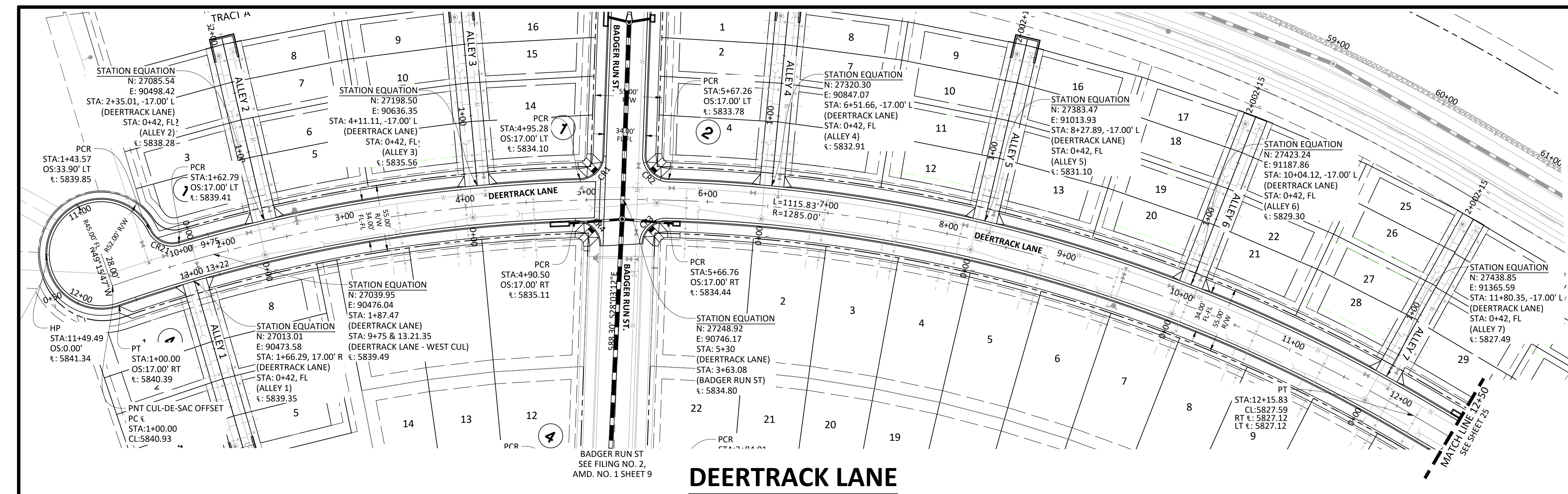
811
 Know what's below. Call before you dig.

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

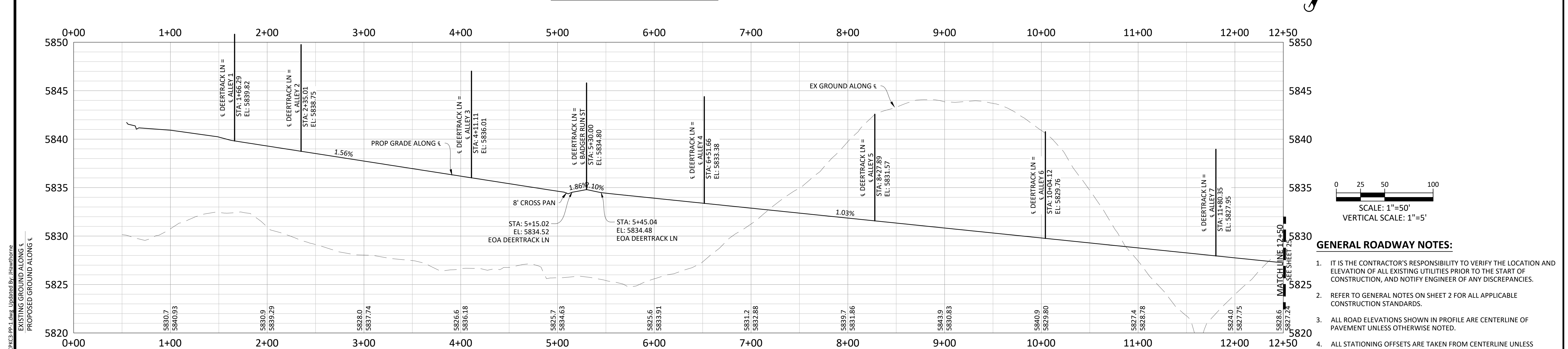
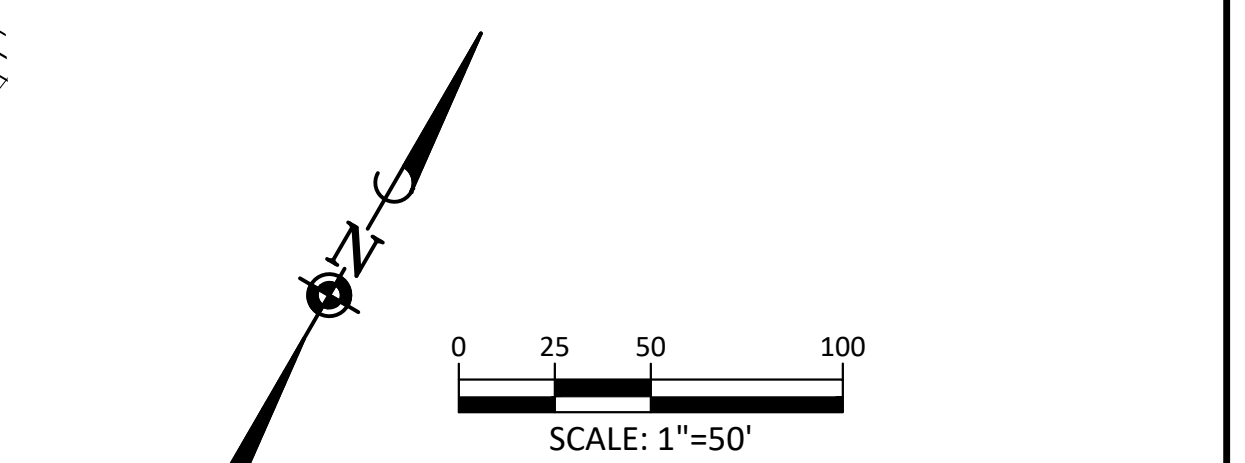
37642
 10-30-2020
 PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET 23 OF 43
 CLCPK3



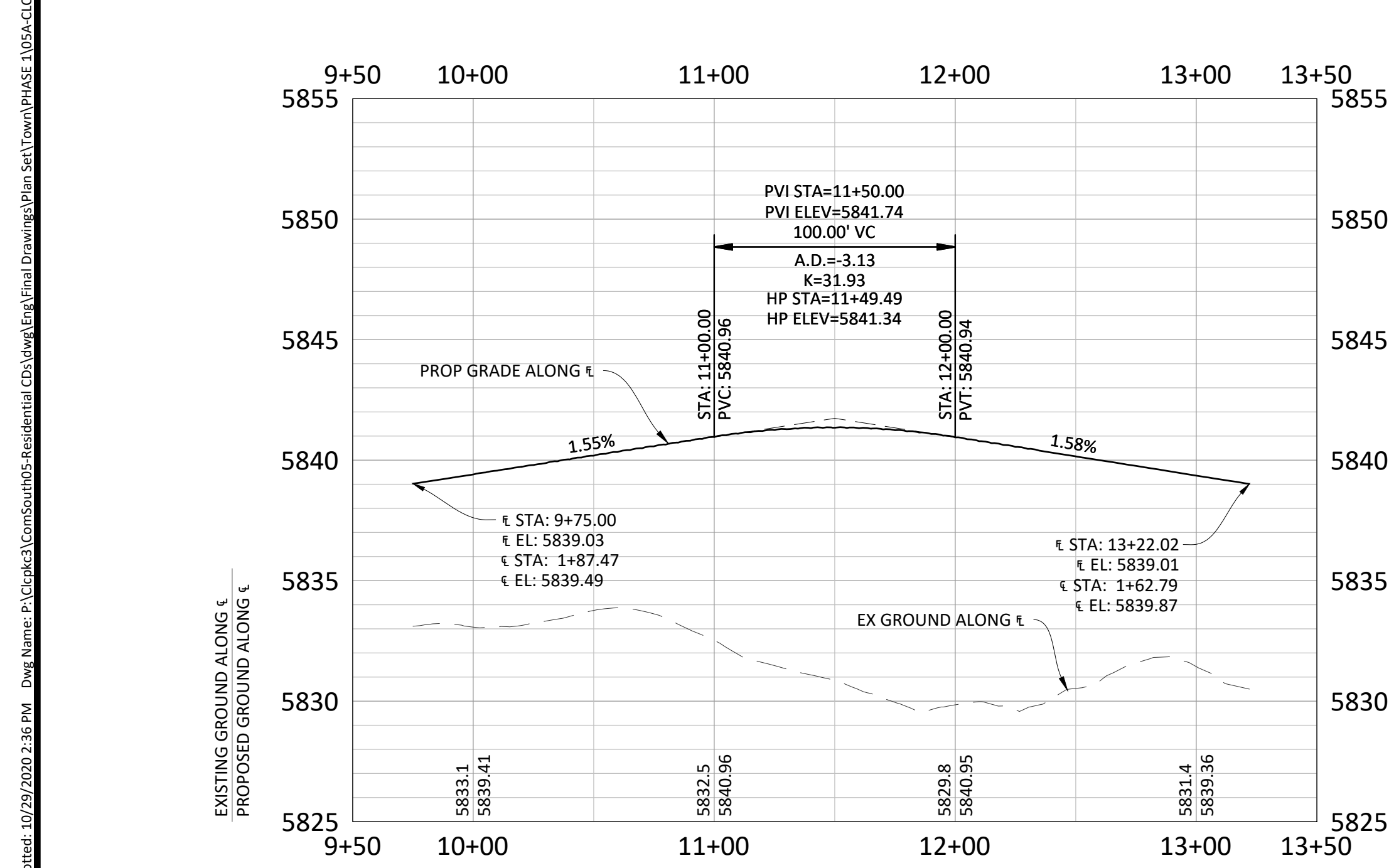
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



- 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 PLAN 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.

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



CUL-DE-SAC FLOWLINE PROFILE



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.

02/24/2021
Date

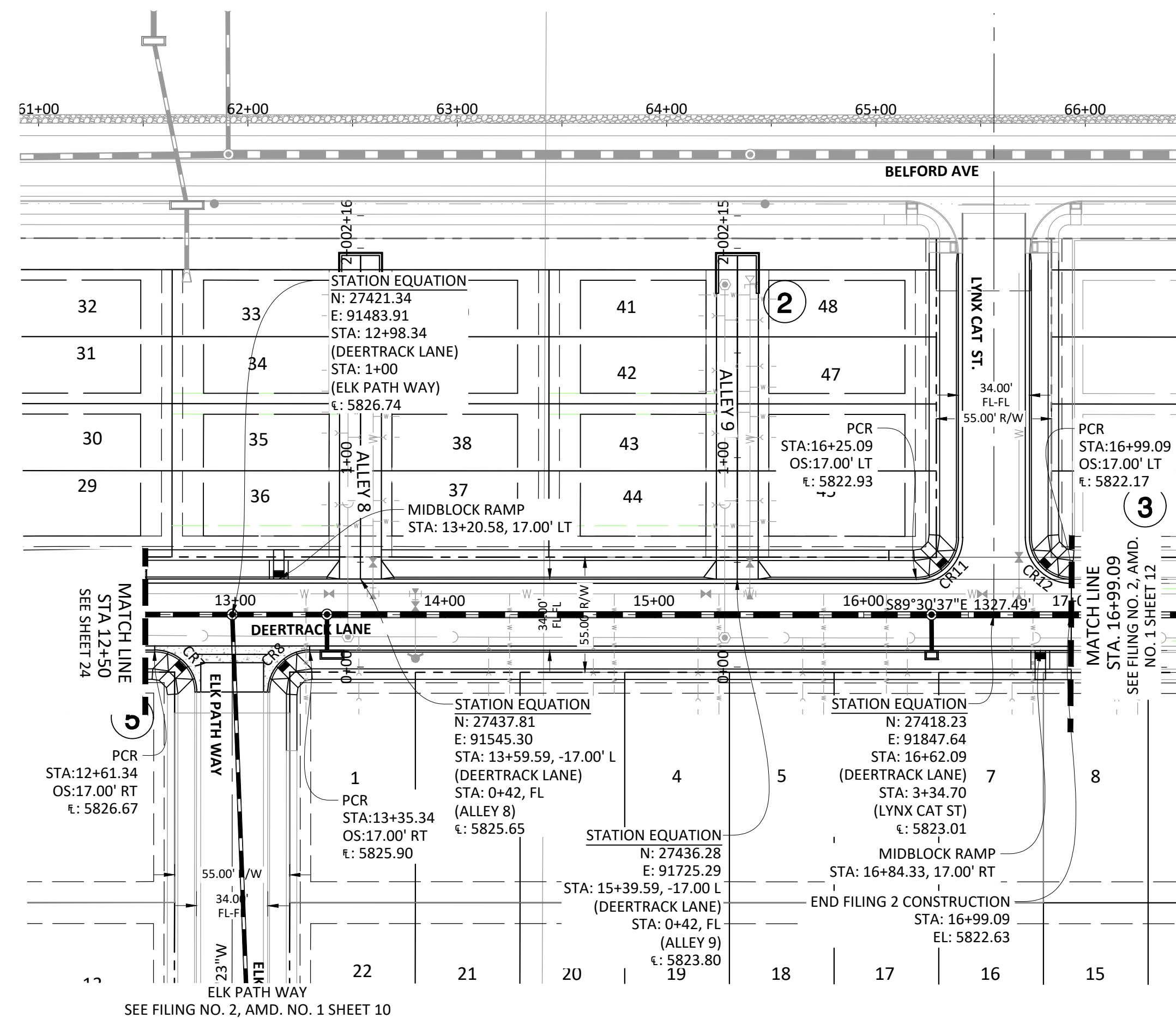
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-903, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

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

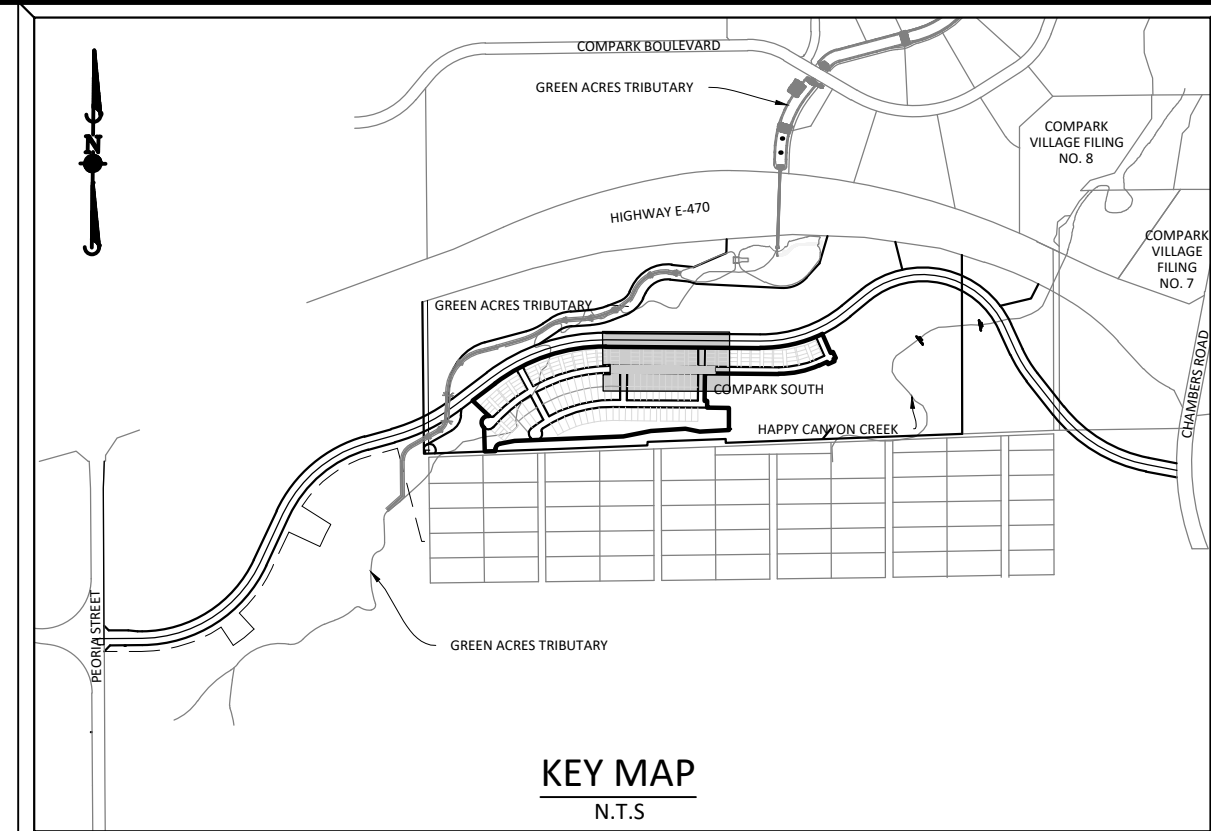
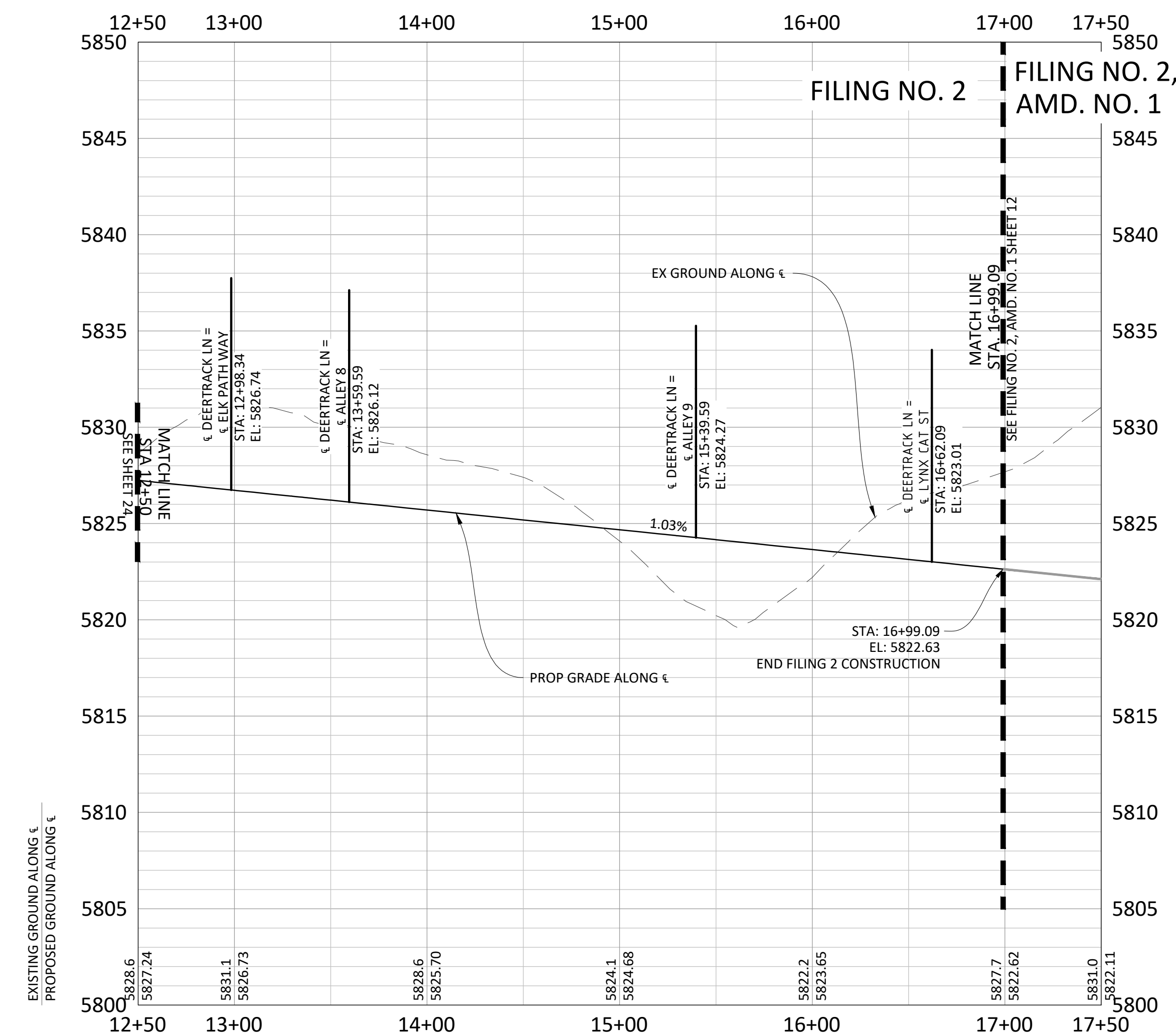
37642
 10-30-2020
 PROFESSIONAL ENGINEER

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

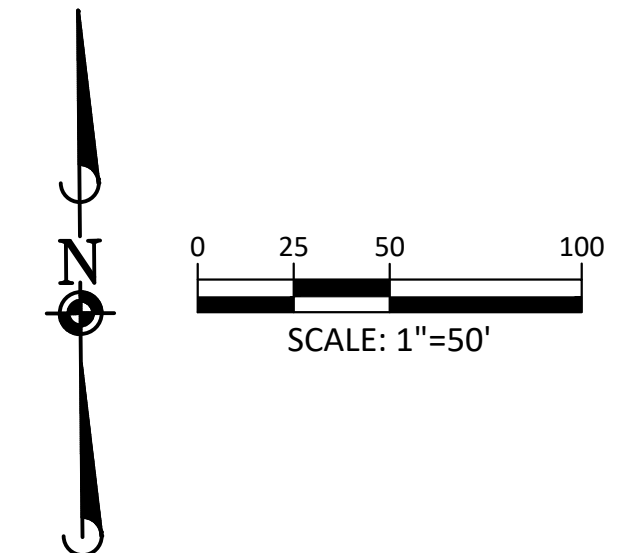
SHEET
24 OF **43**
 CLCPK3



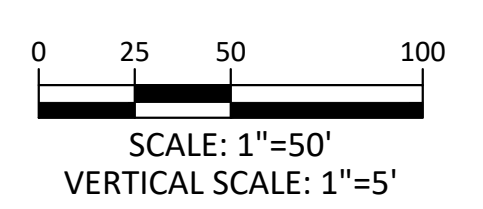
DEERTRACK LANE



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)



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.

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.

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

Town of Parker, Director of Engineering
 Date: 02/24/2021

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

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

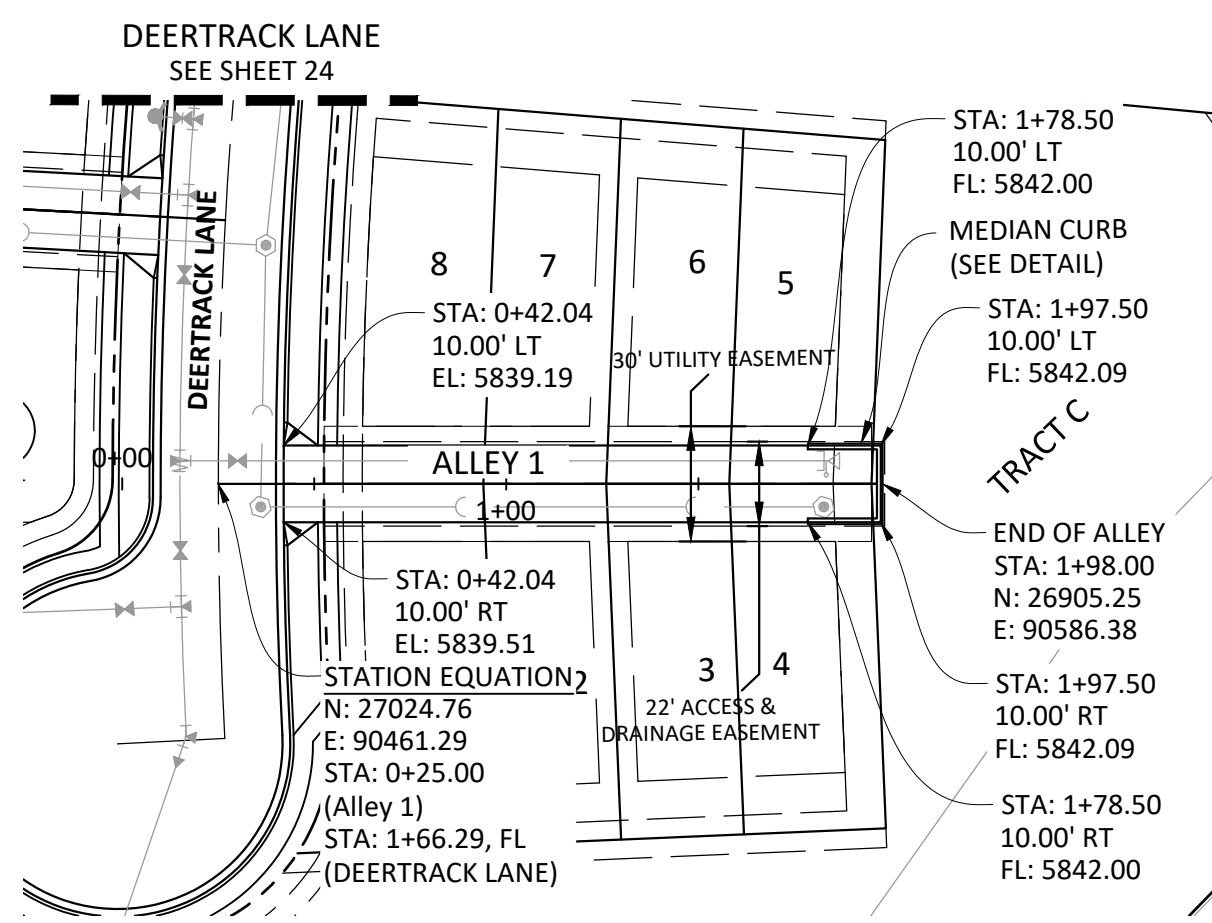
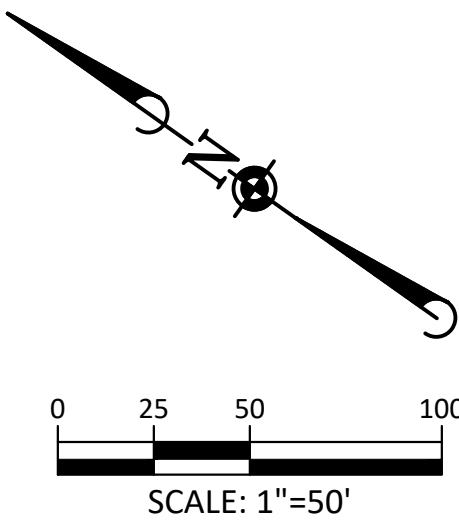
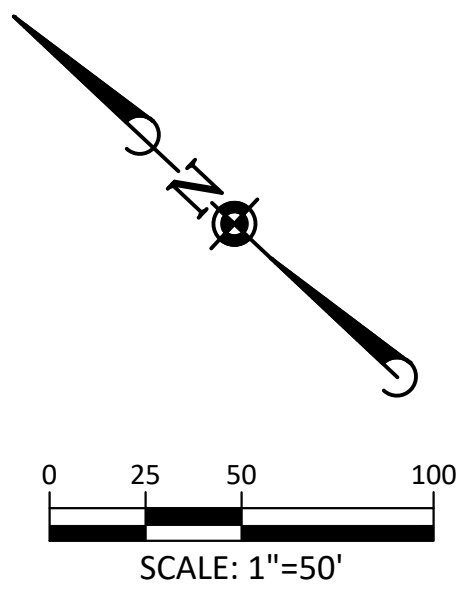
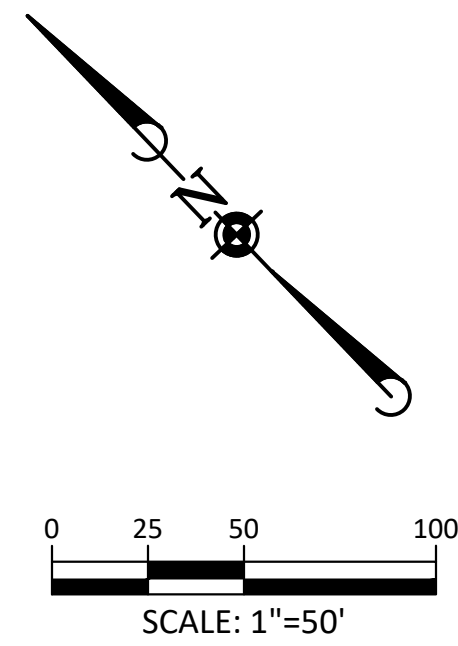
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 DEERTRACK LANE ROADWAY PLAN & PROFILE

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

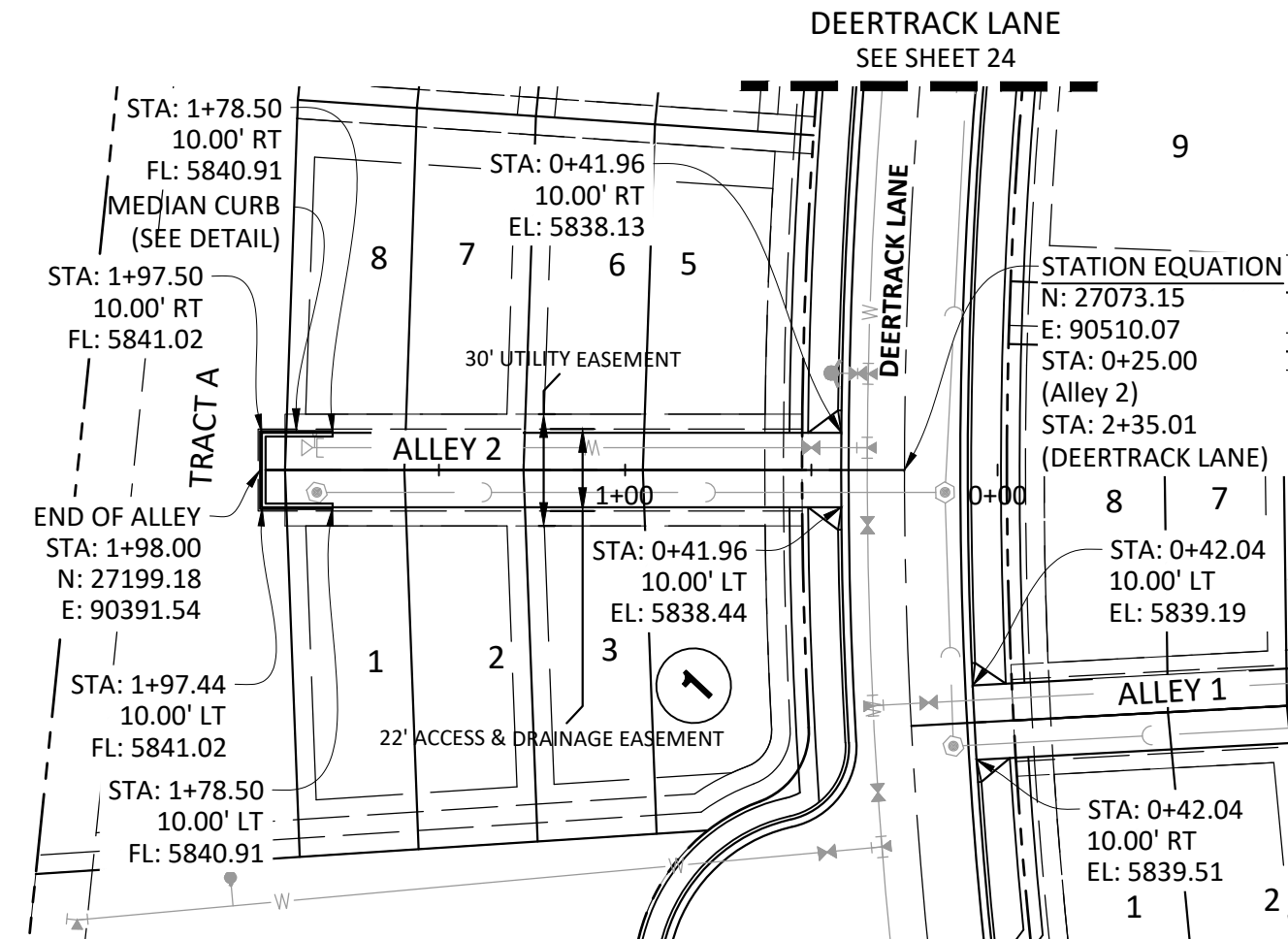
37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET
25 OF 43
 CLCPKC3

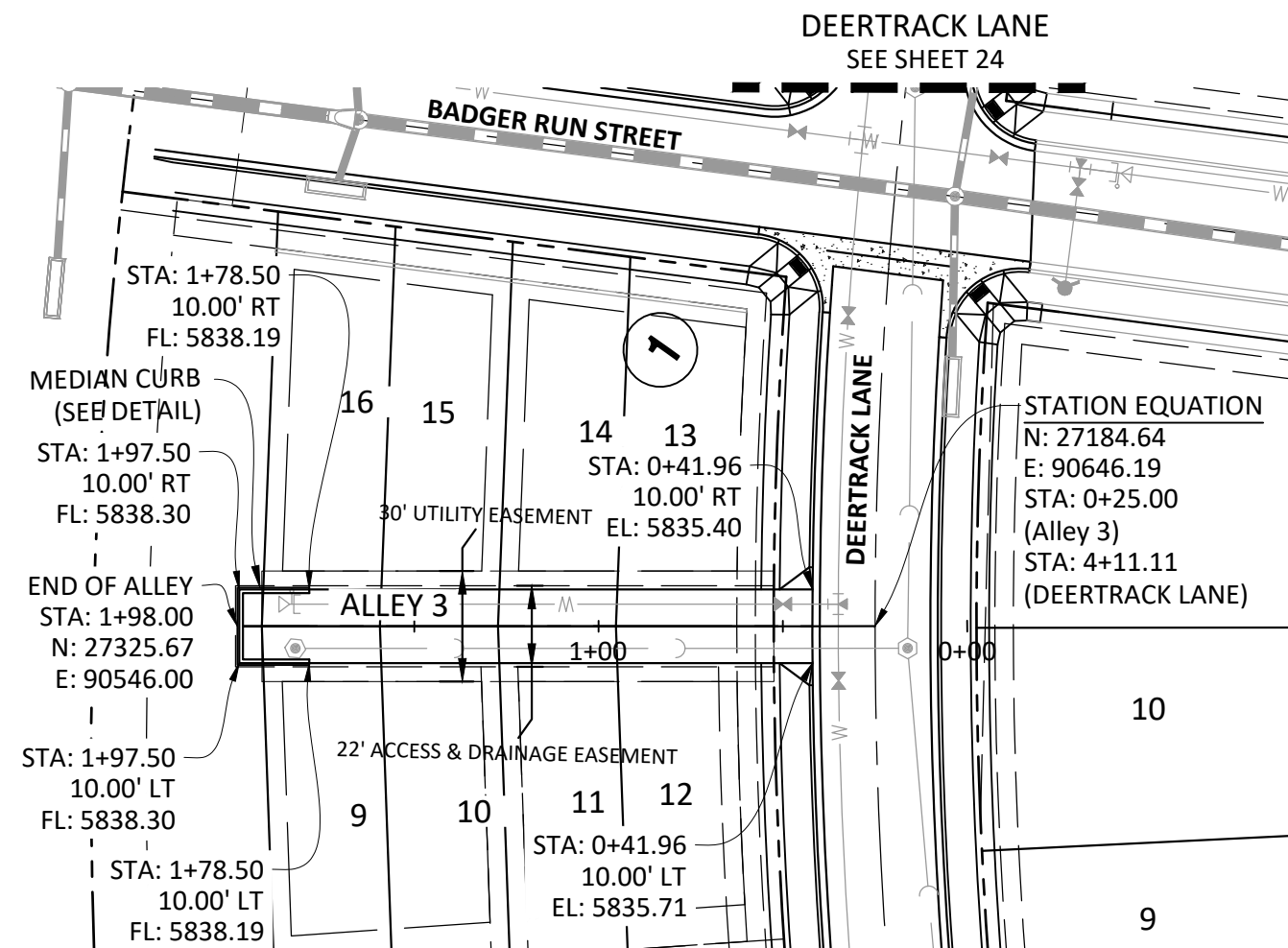
Plotted: 10/30/2020 3:25 PM. Dwg Name: P:\Cpck3\3\Compark3\TownPhase 1\USA-CLCPKC3-PP-1.dwg. Updated By: JHawthorne



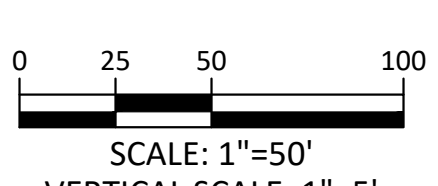
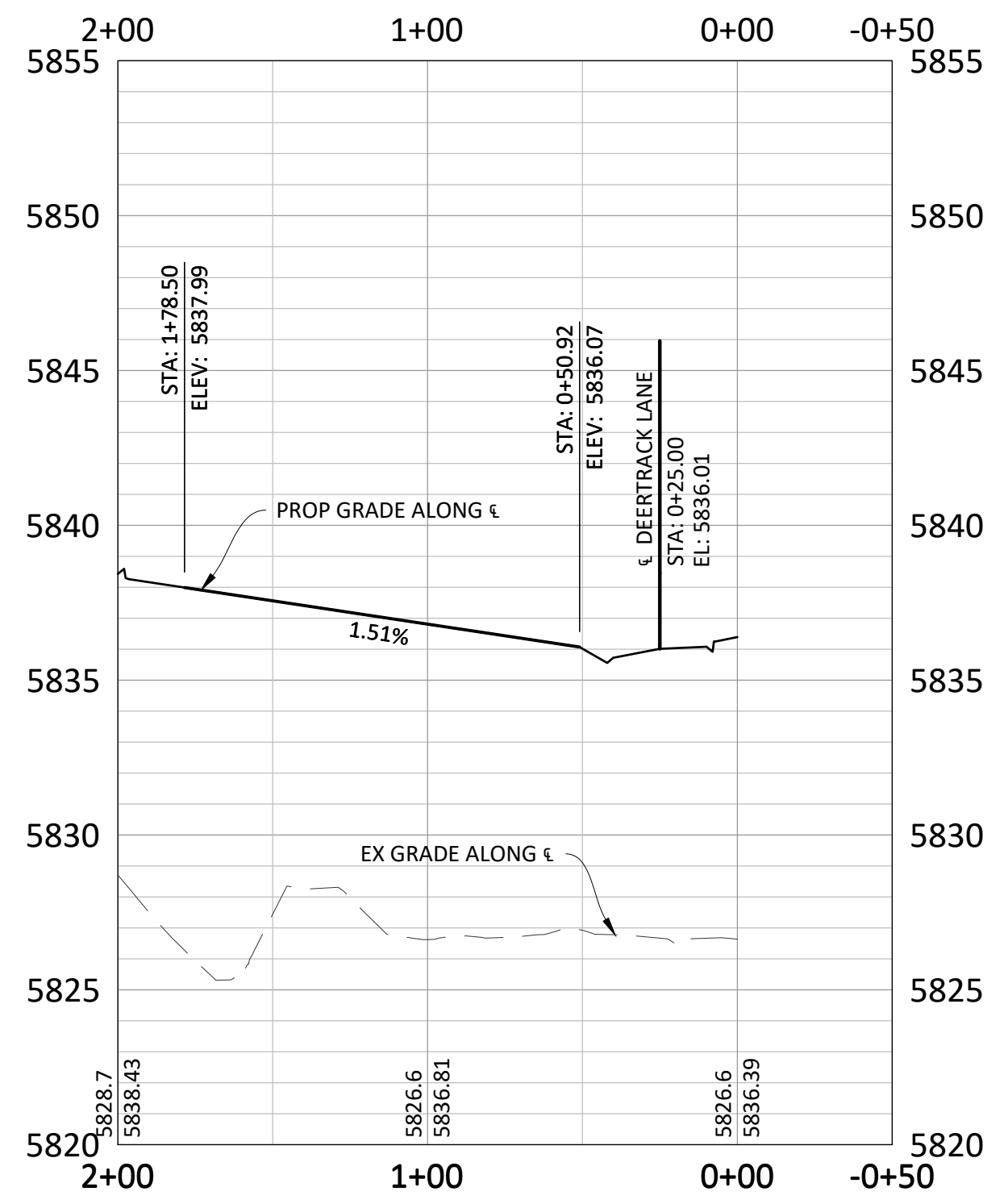
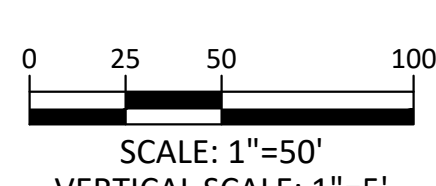
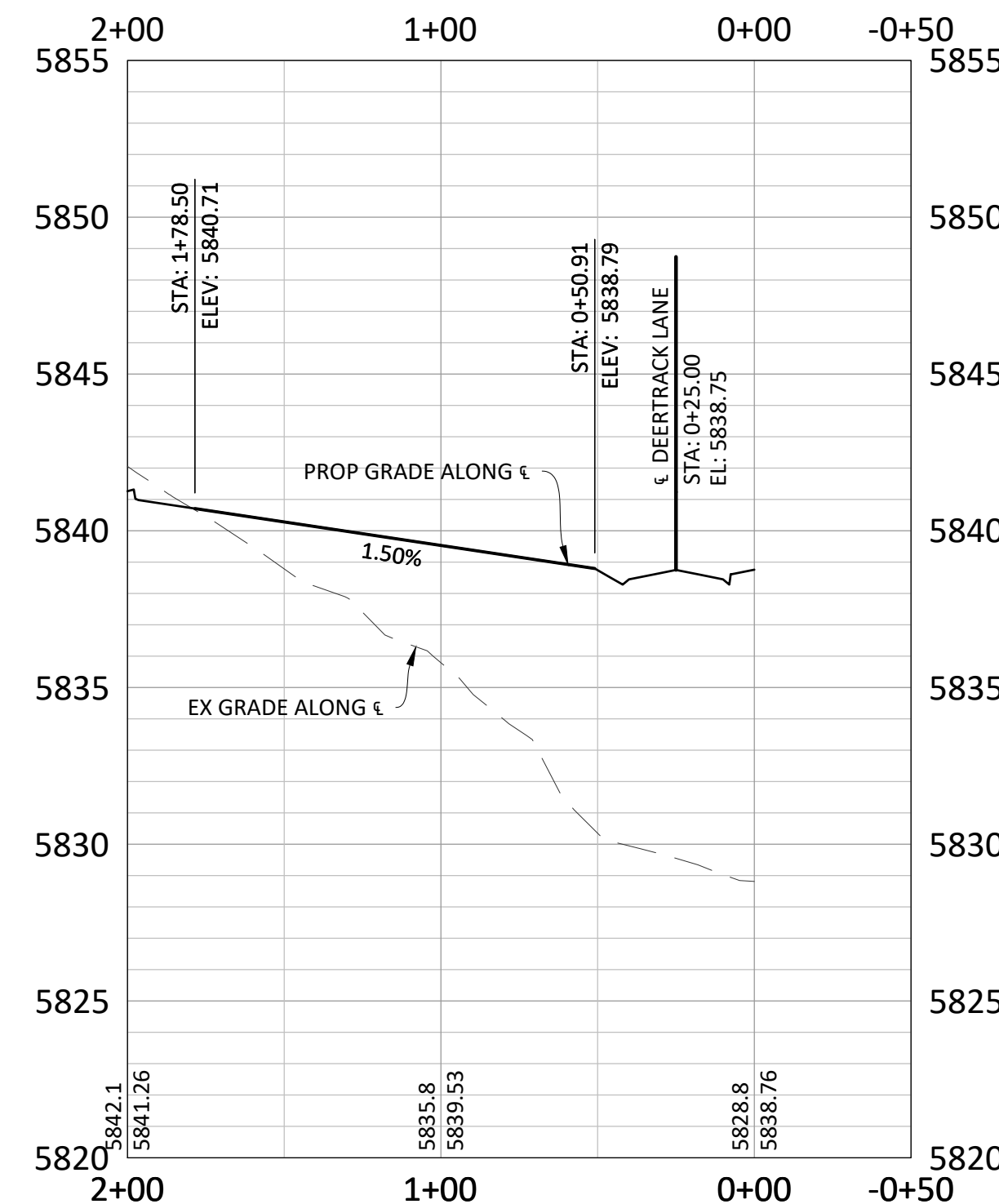
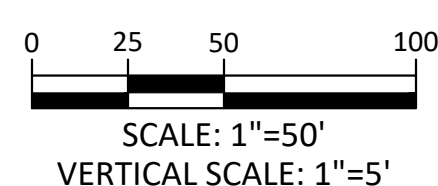
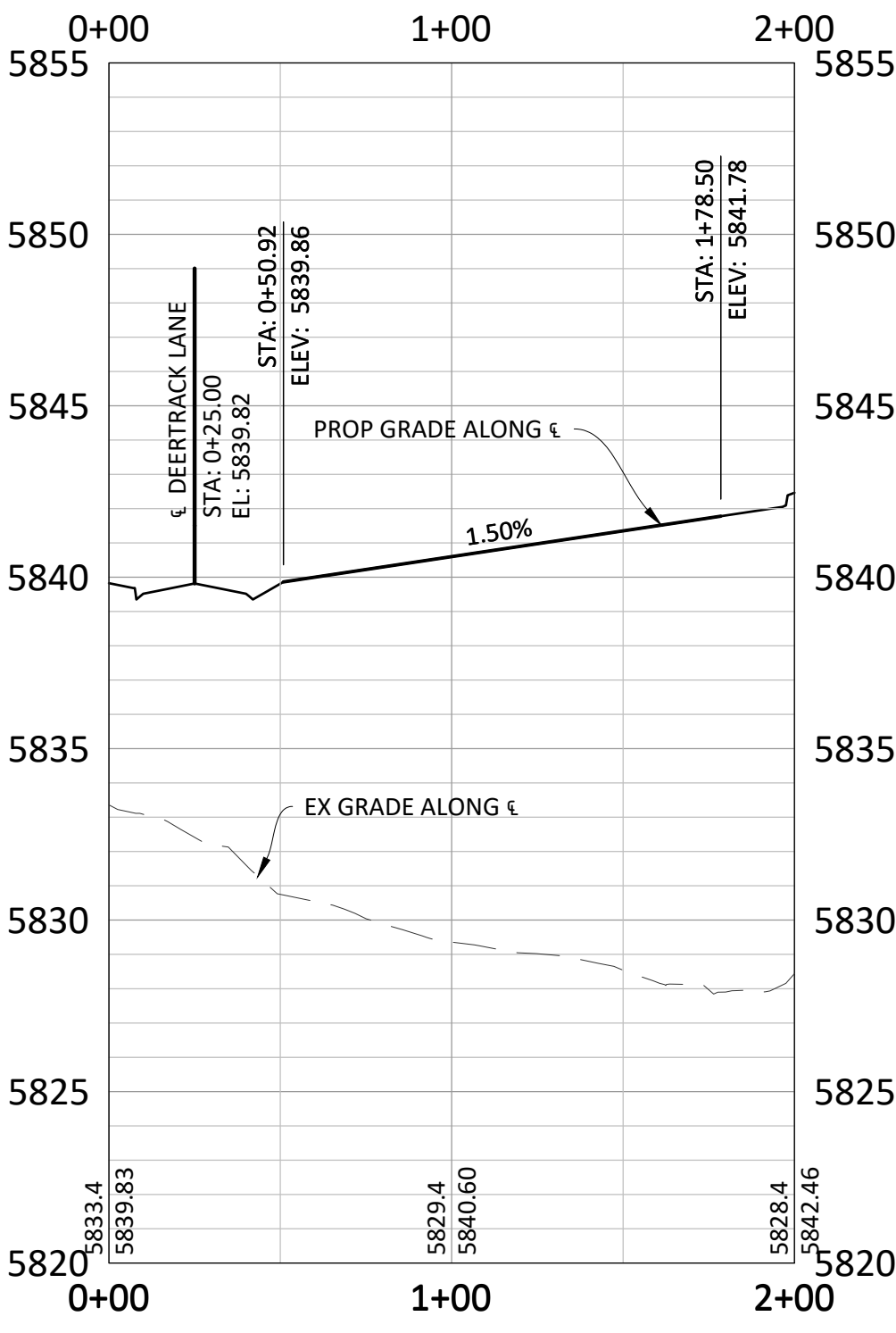
ALLEY 1



ALLEY 2



ALLEY 3




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

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.

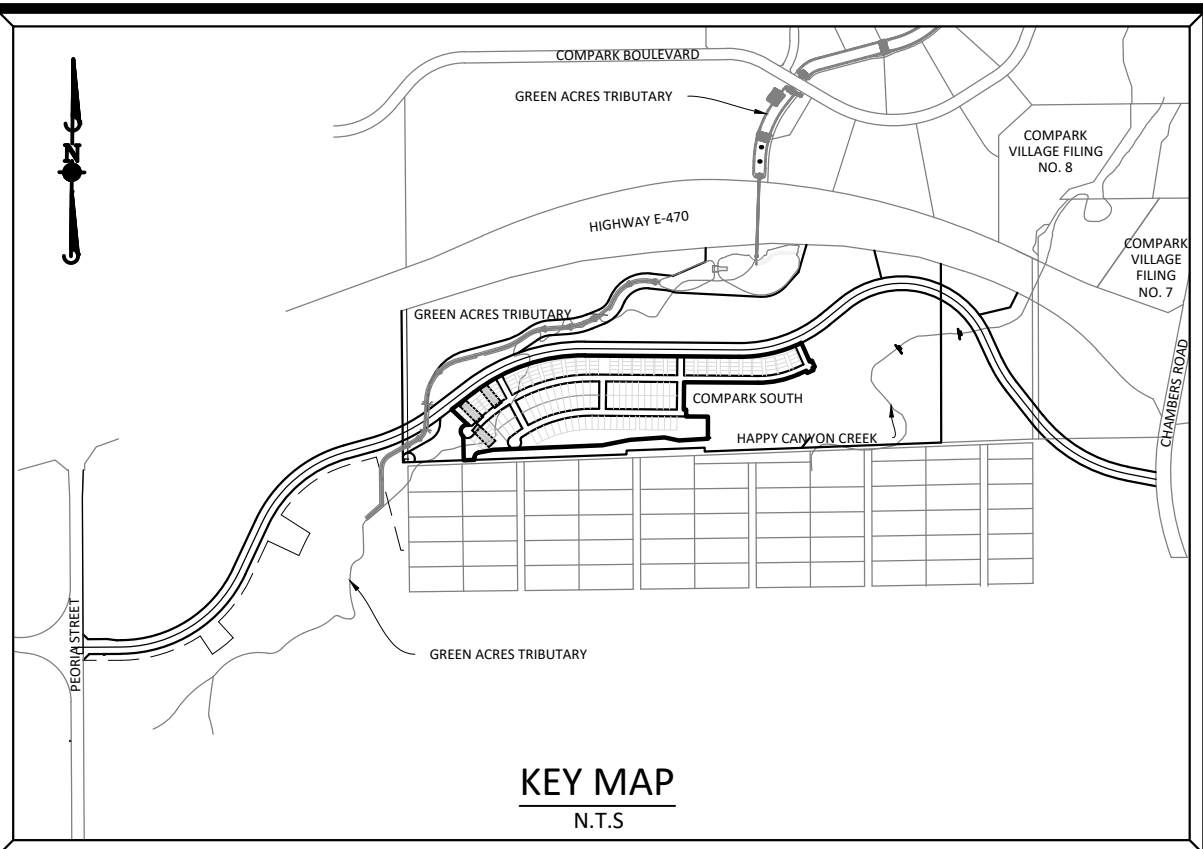
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.


 Town of Parker, Director of Engineering

02/24/2021
 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)



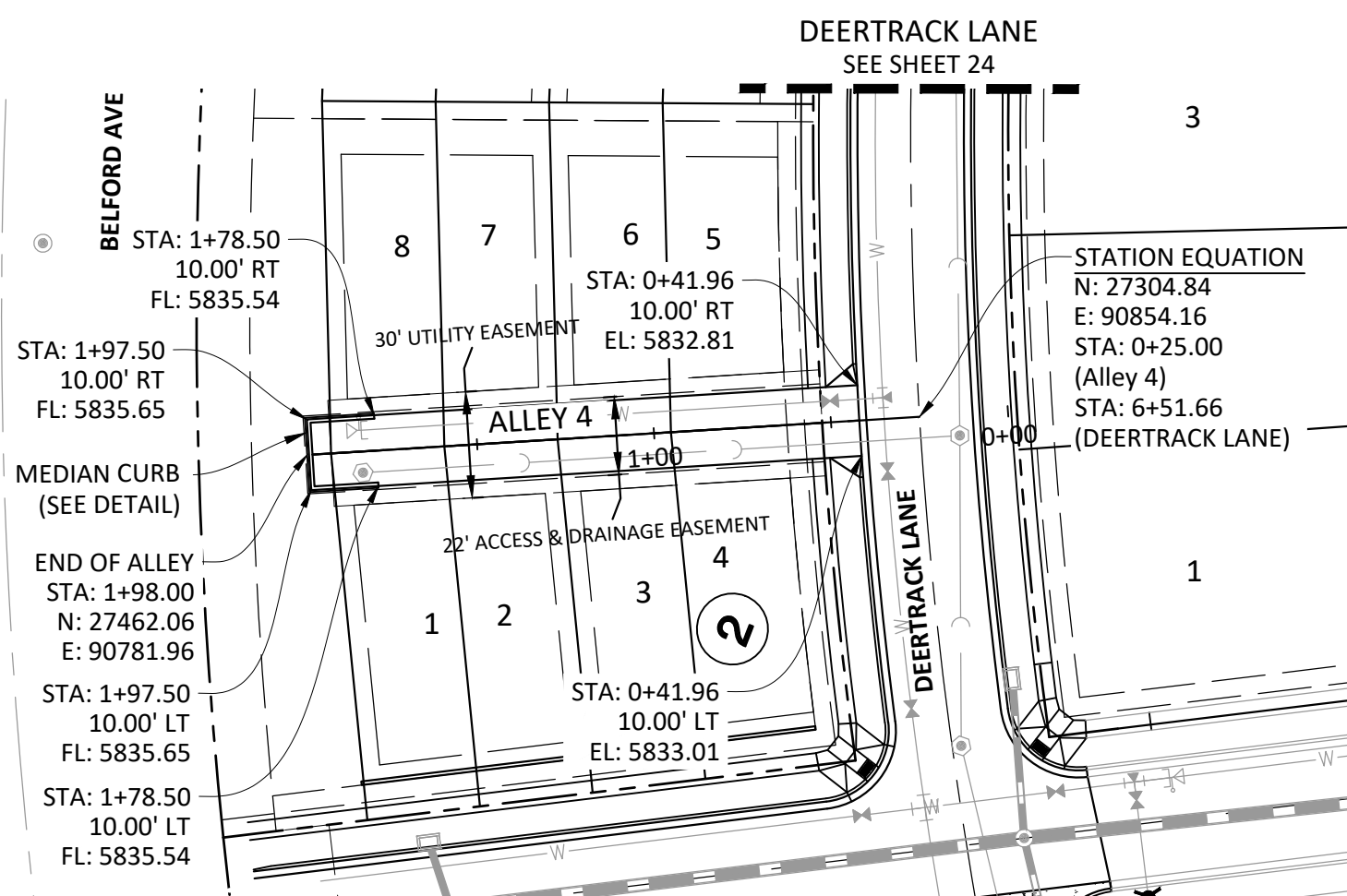
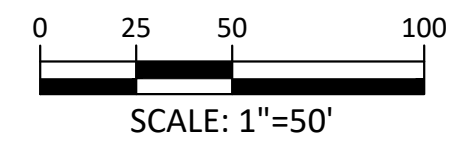
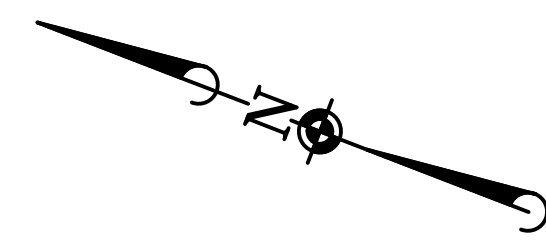
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121, phone: 303.778.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

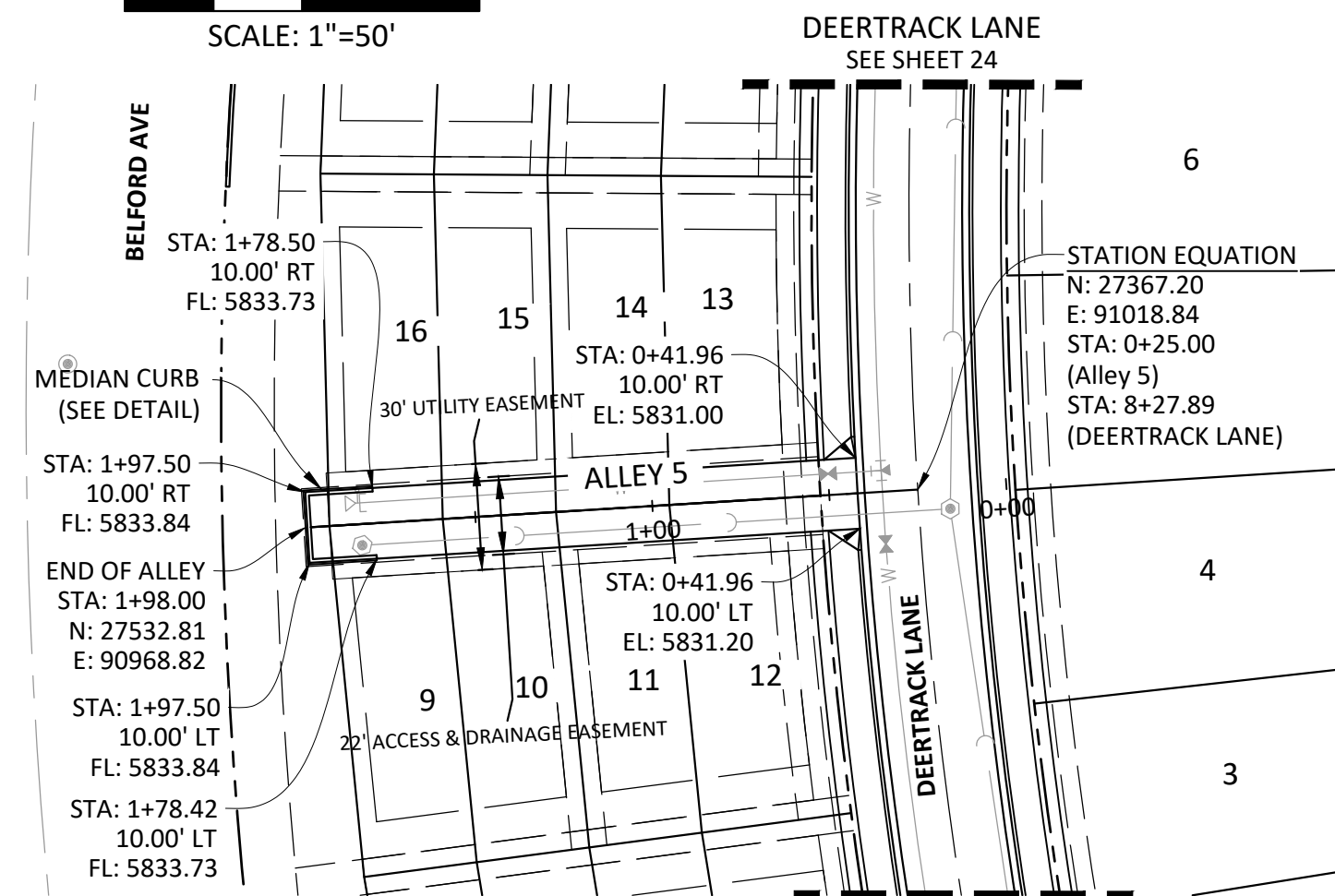
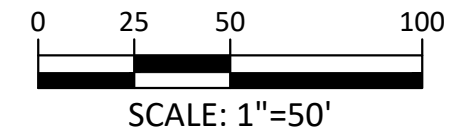
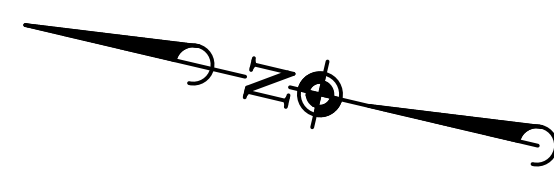
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 1-3 PLAN & PROFILE


 37642
 10-30-2020
 PROFESSIONAL ENGINEER
 PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
SHEET
26 OF 43
 CLCPK3

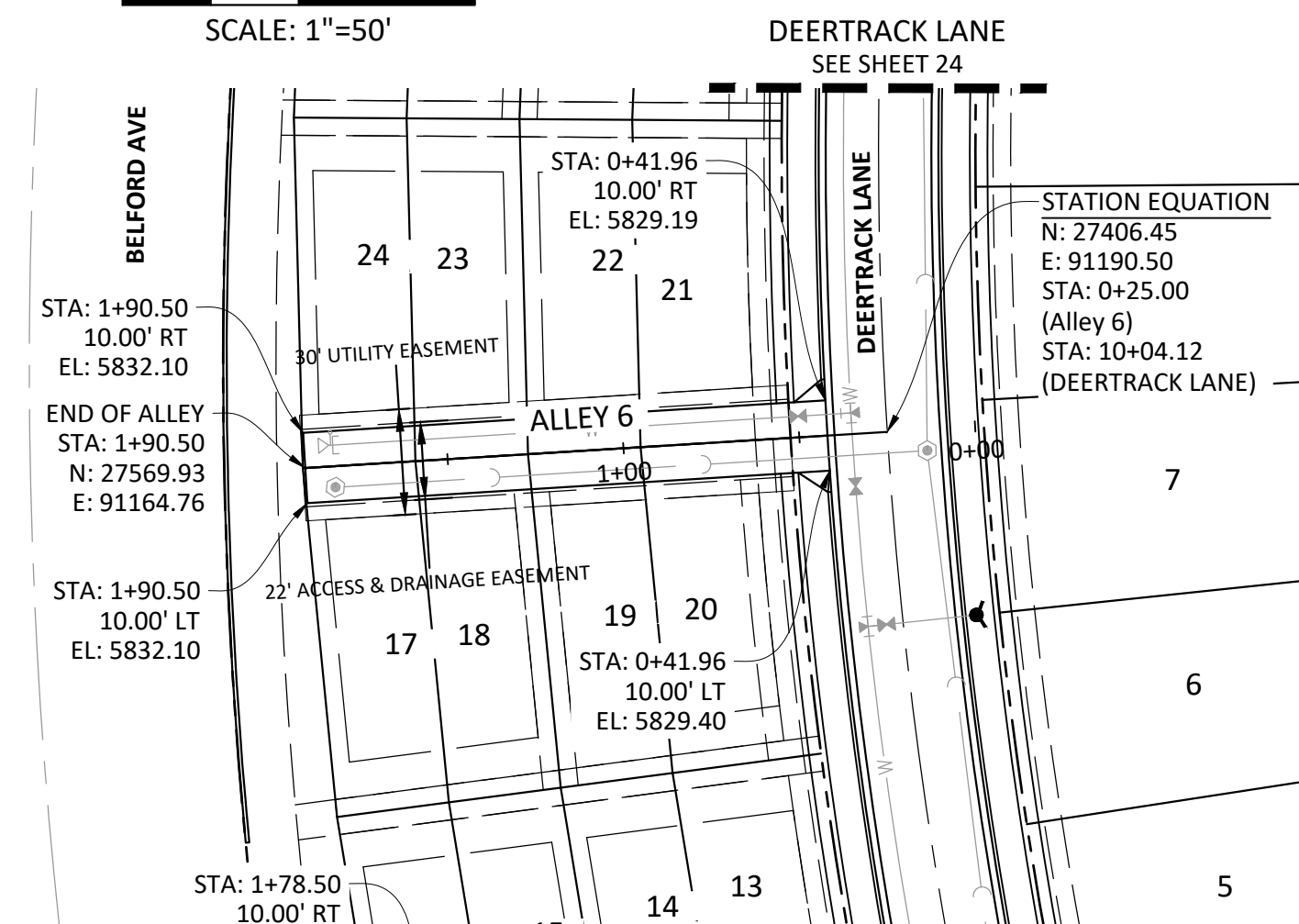
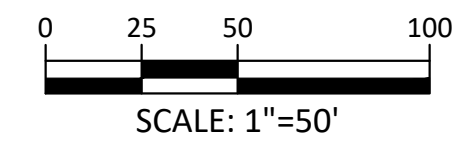
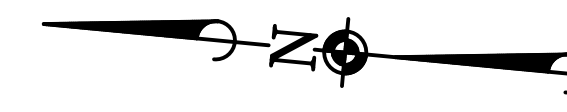
Plotted: 10/29/2020 2:40 PM. Dwg Name: P:\Cadd\3\Compark\05-Residential\CD\Drawings\Plan_Sk\Town\Phase 1\USA-CLCPK3-P&P-Alley 1-3.dwg. Updated By: jhawthorne



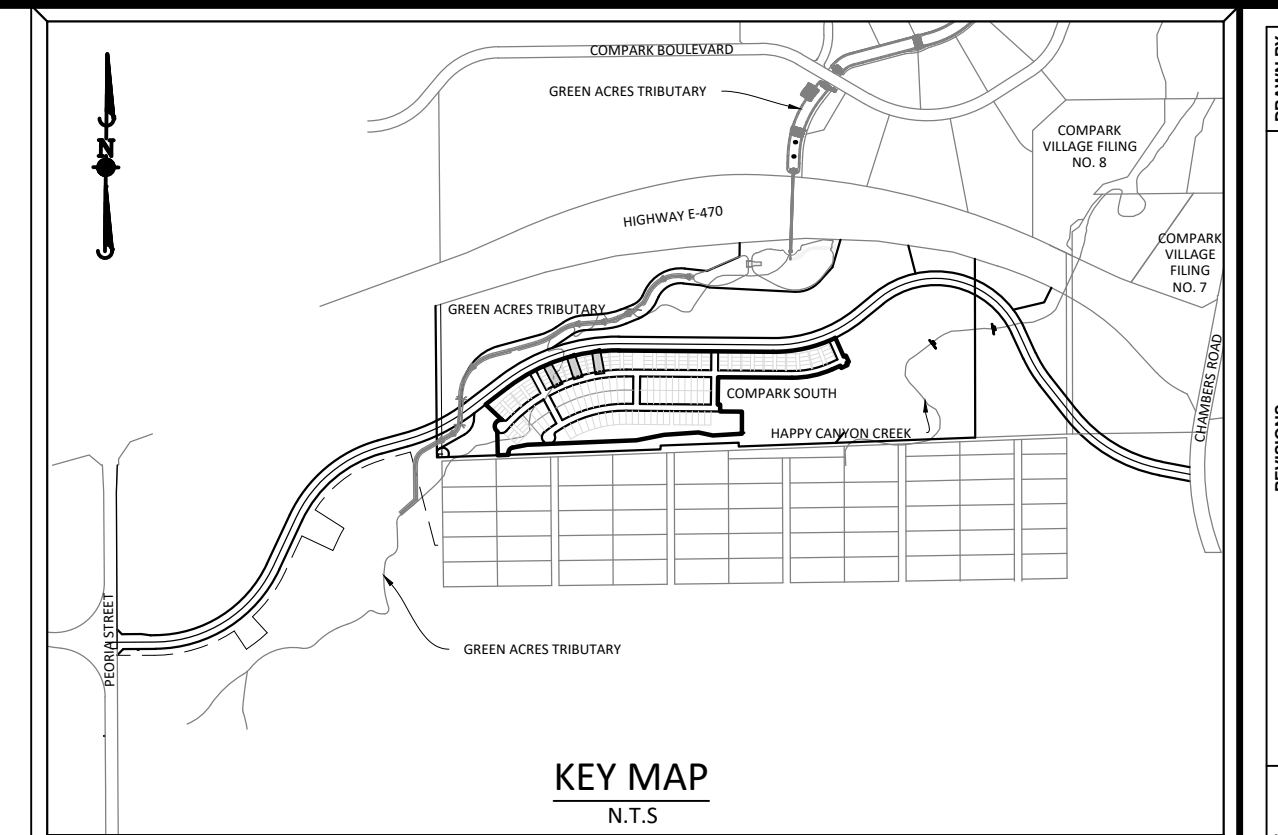
ALLEY 4



ALLEY 5



ALLEY 6



KEY MAP
N.T.S.

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115101
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)

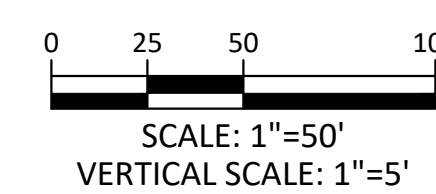
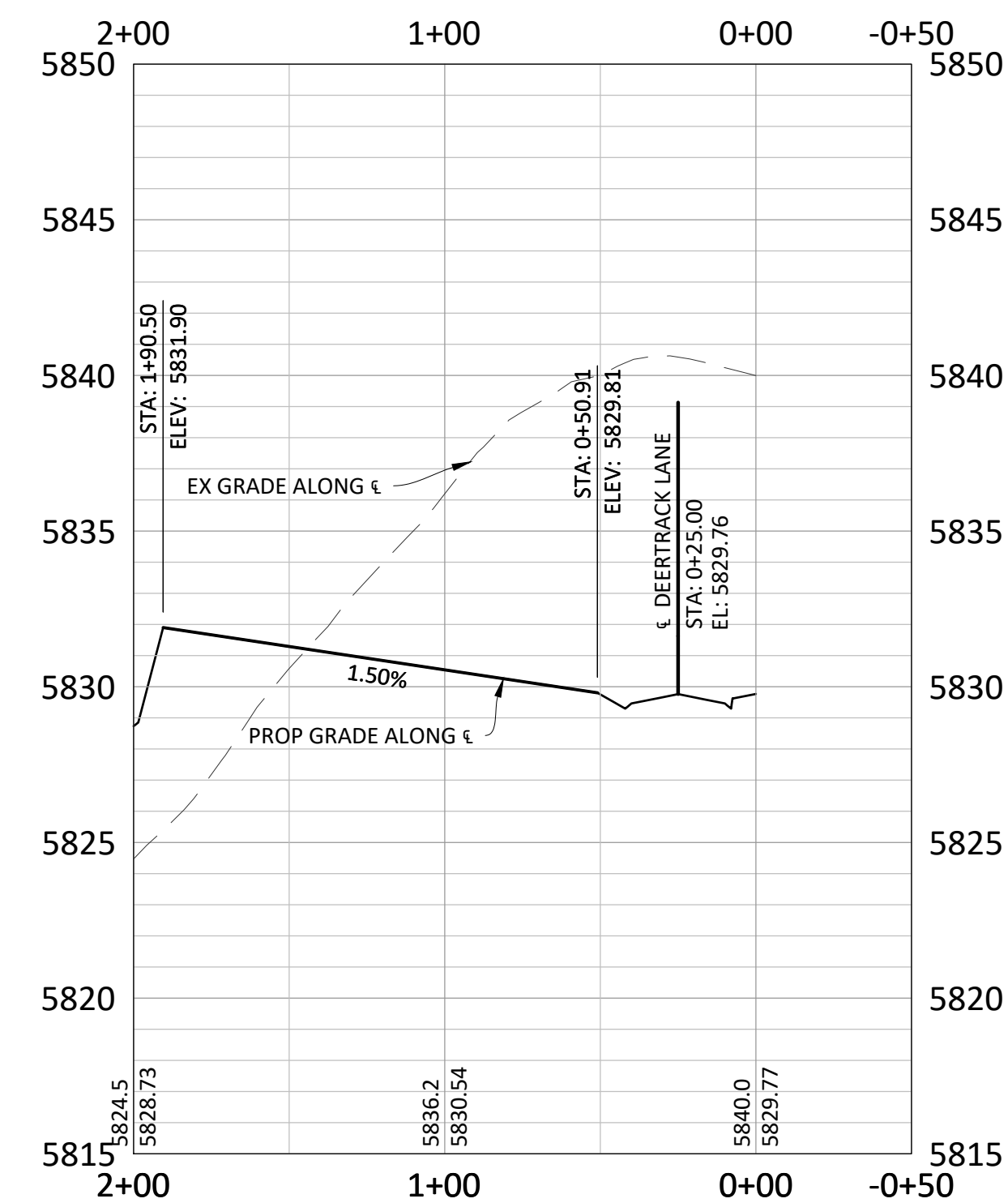
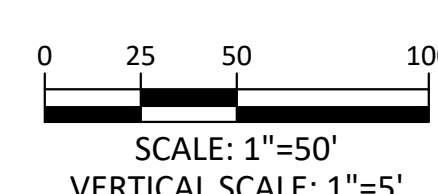
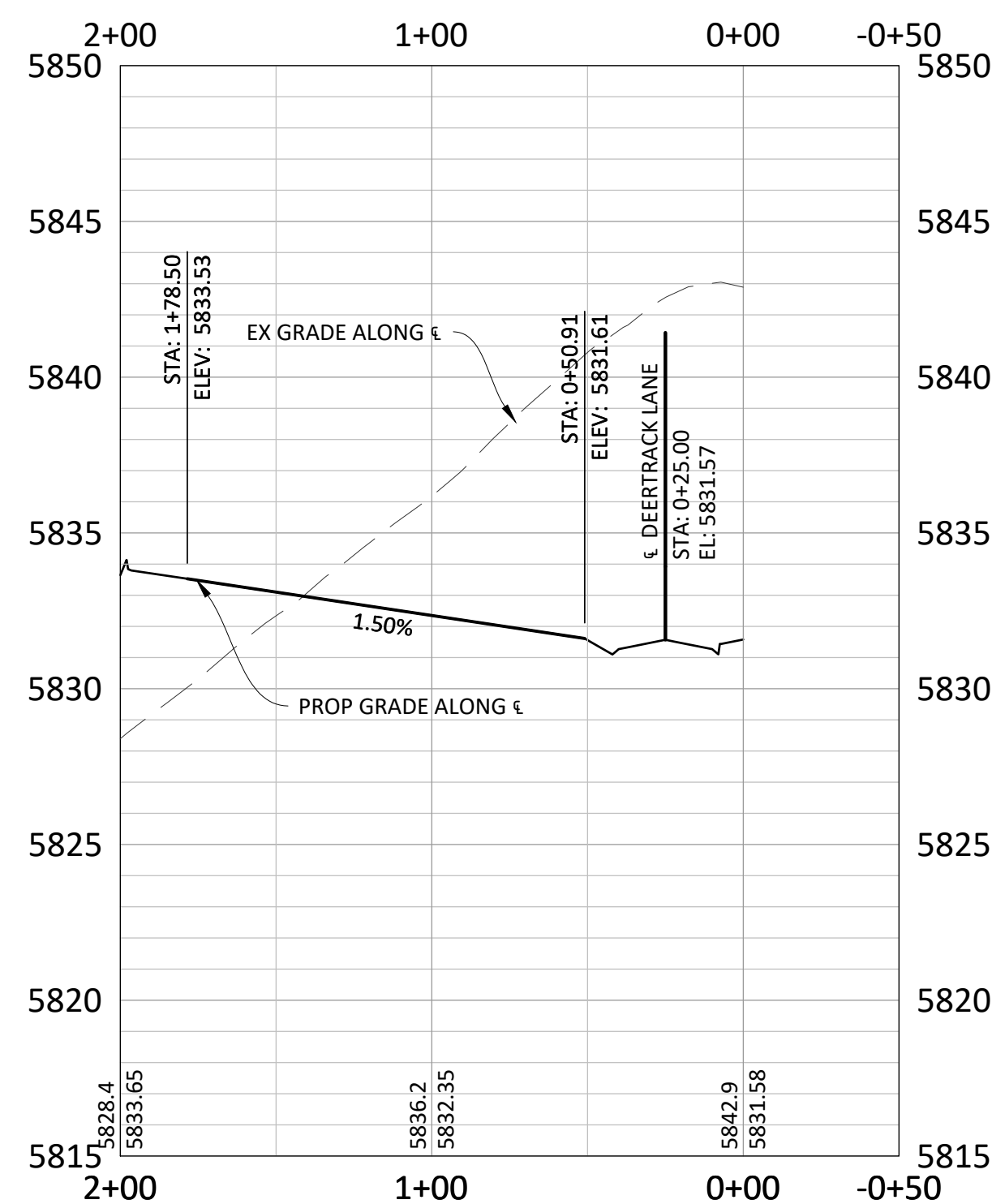
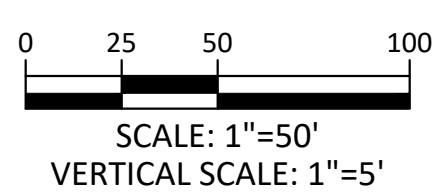
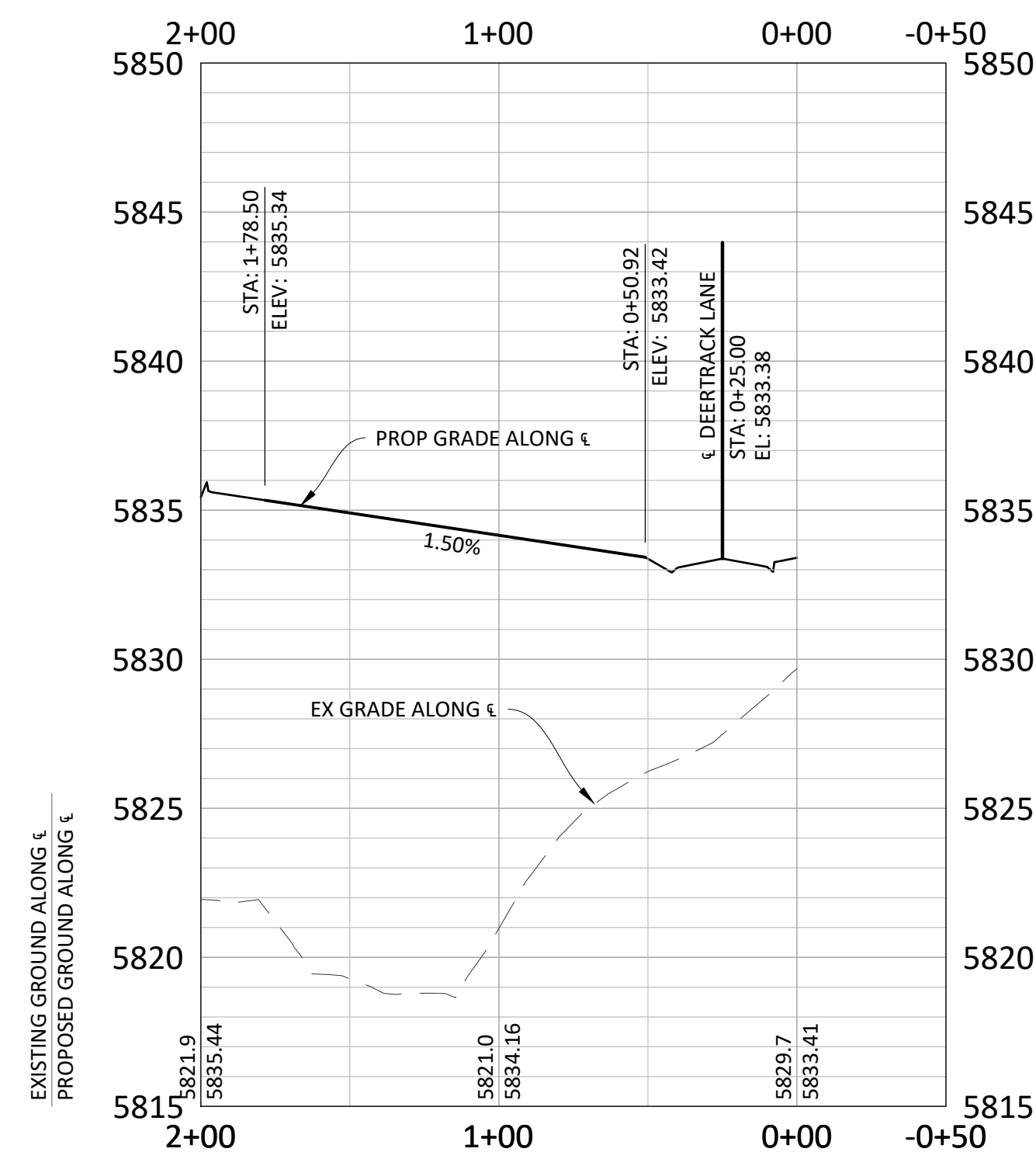
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80121, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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



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.

[Signature]
Town of Parker, Director of Engineering

02/24/2021
Date



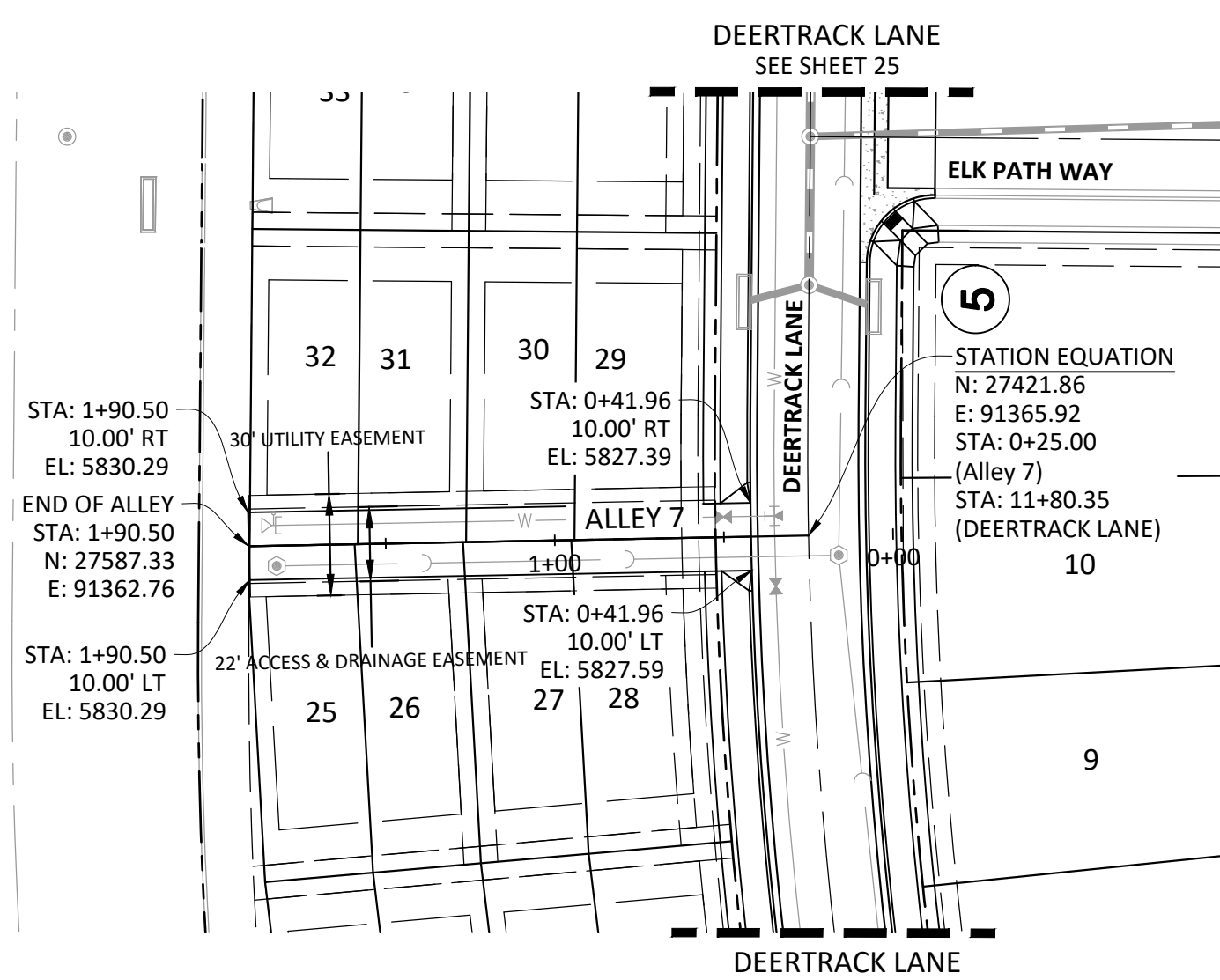
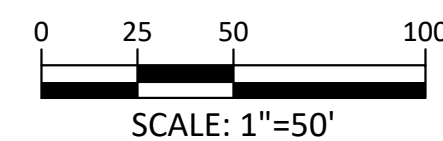
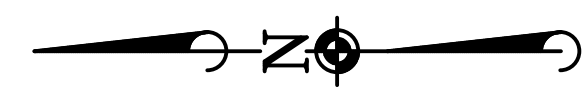
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ALLEYS 4-6 PLAN & PROFILE

PROFESSIONAL ENGINEER
37642
10-30-2020

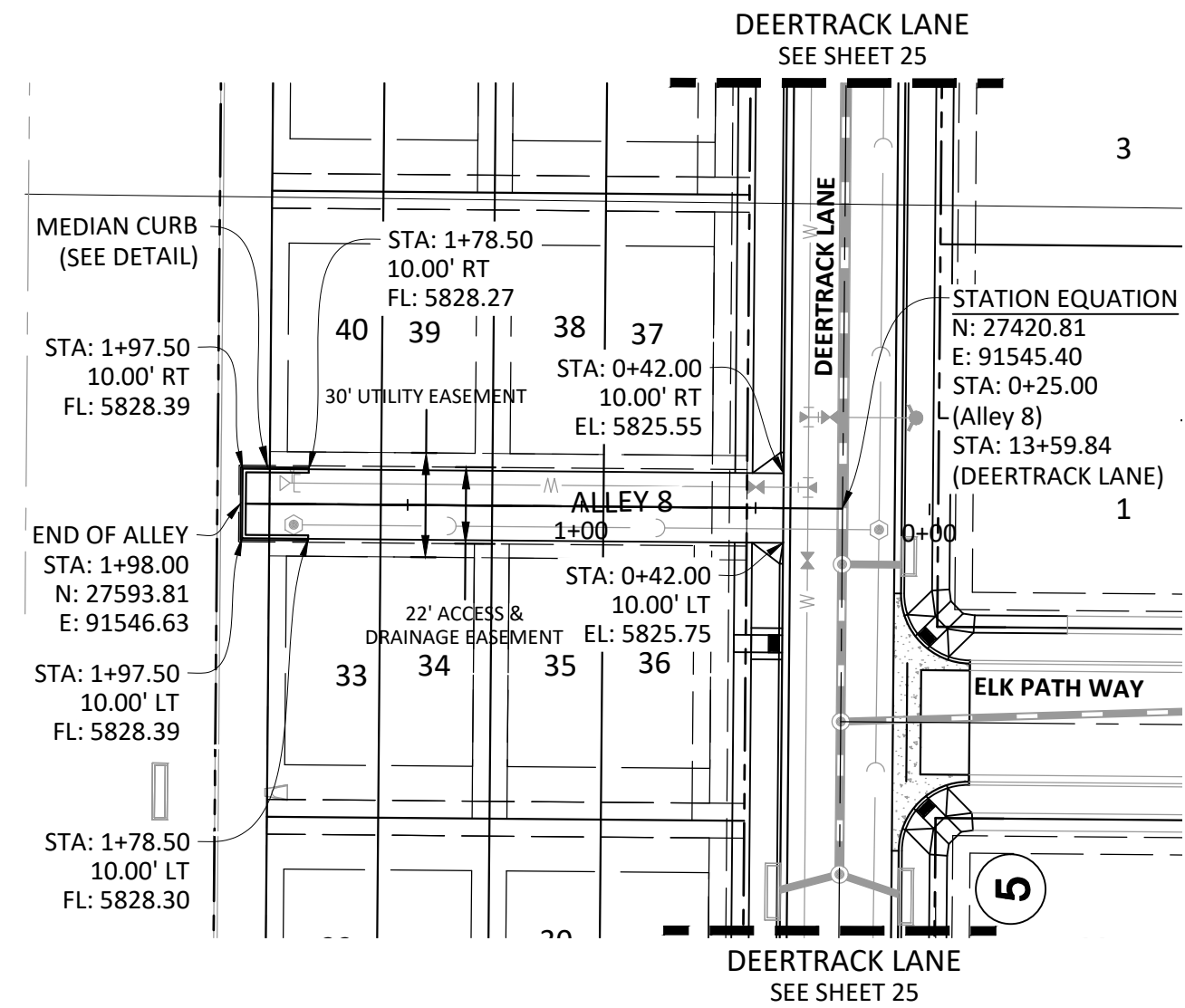
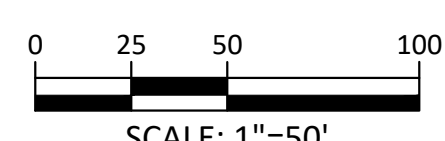
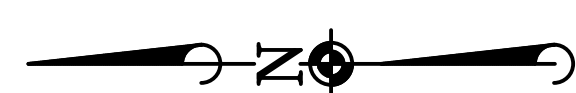
PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

SHEET
27 OF **43**
CLCPK3

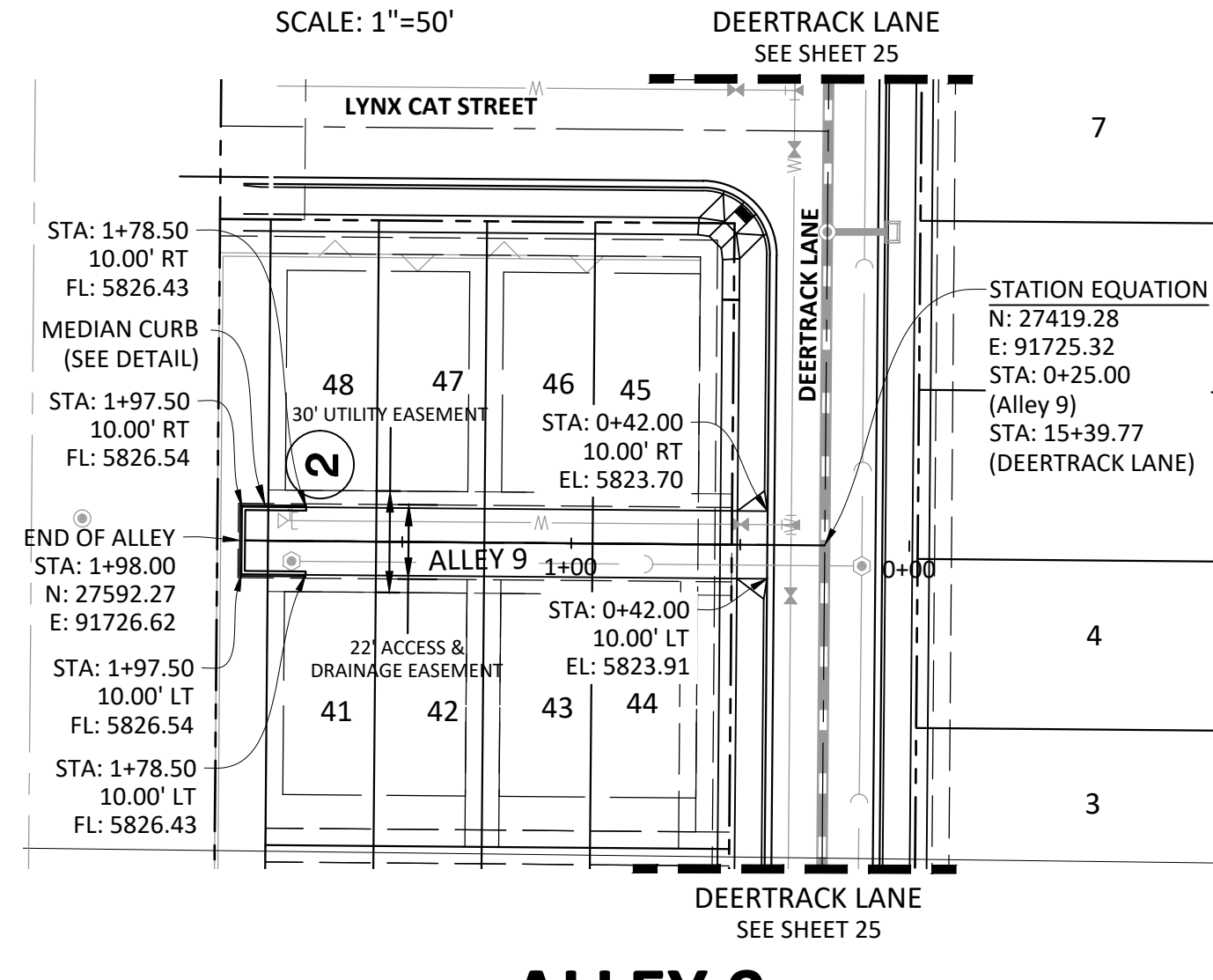
Plotted: 10/29/2020 2:42 PM. Dwg Name: P:\Cadd\3\Compark\3\Compark\Phase 1\05A-CLCPK3-P&P-Alley 4-6.dwg. Updated By: jhawthorne



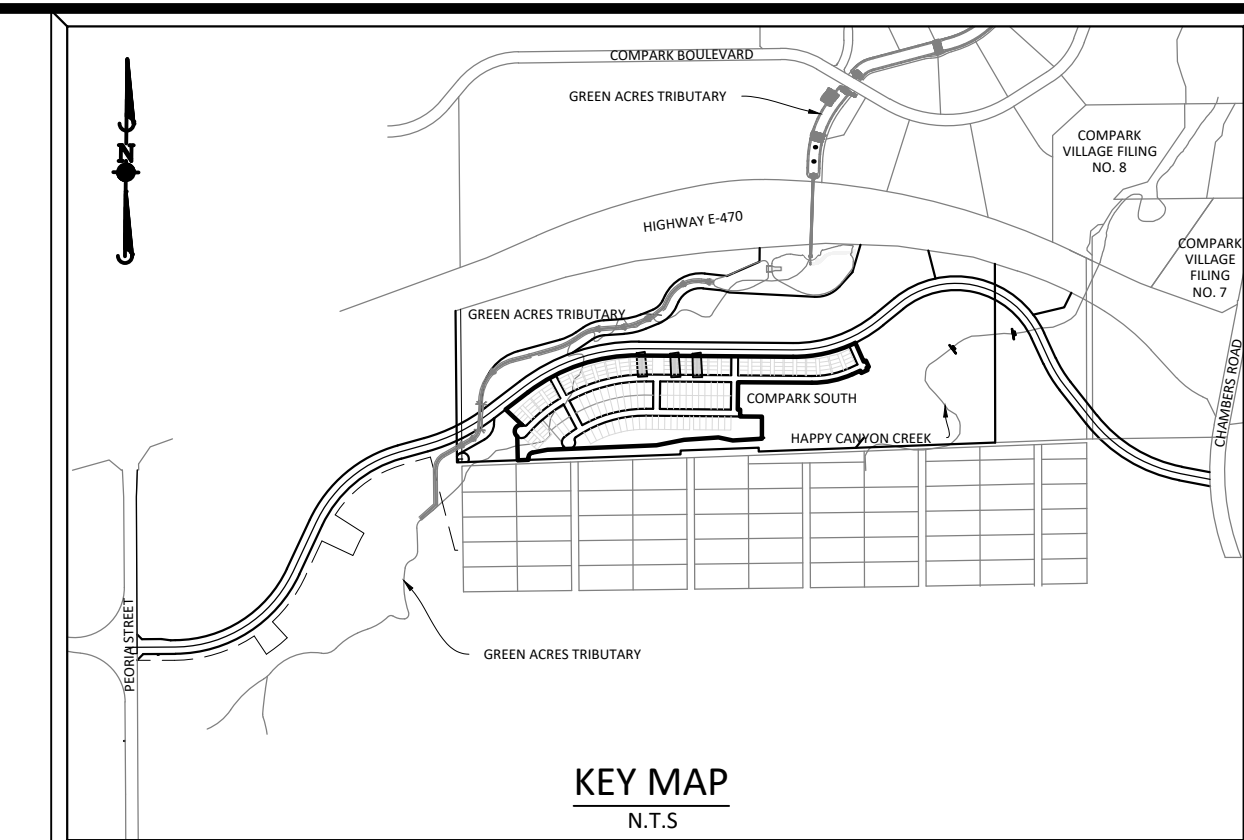
ALLEY 7



ALLEY 8



ALLEY 9



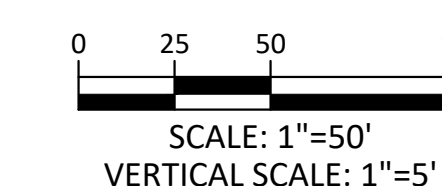
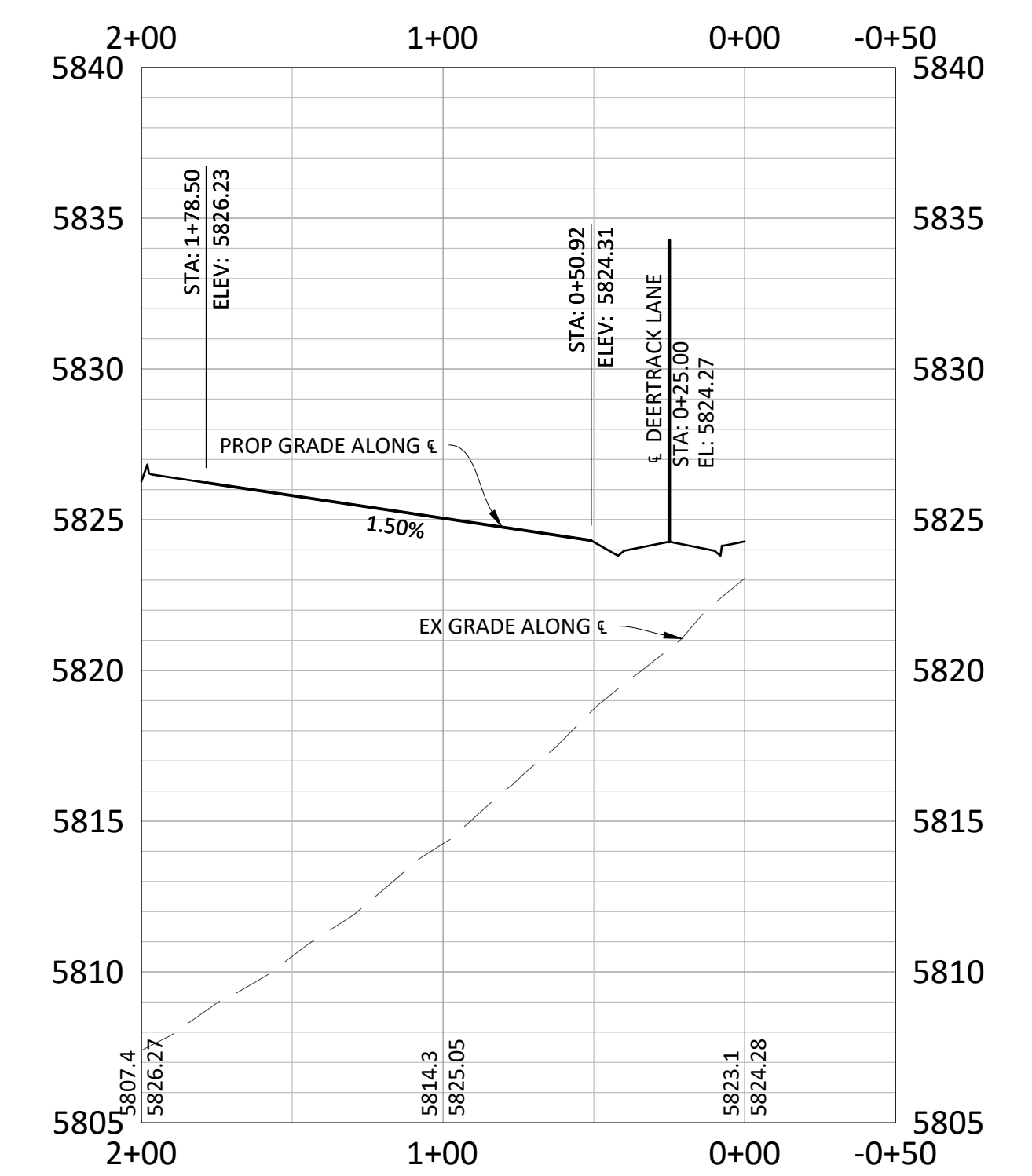
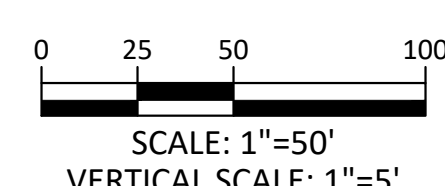
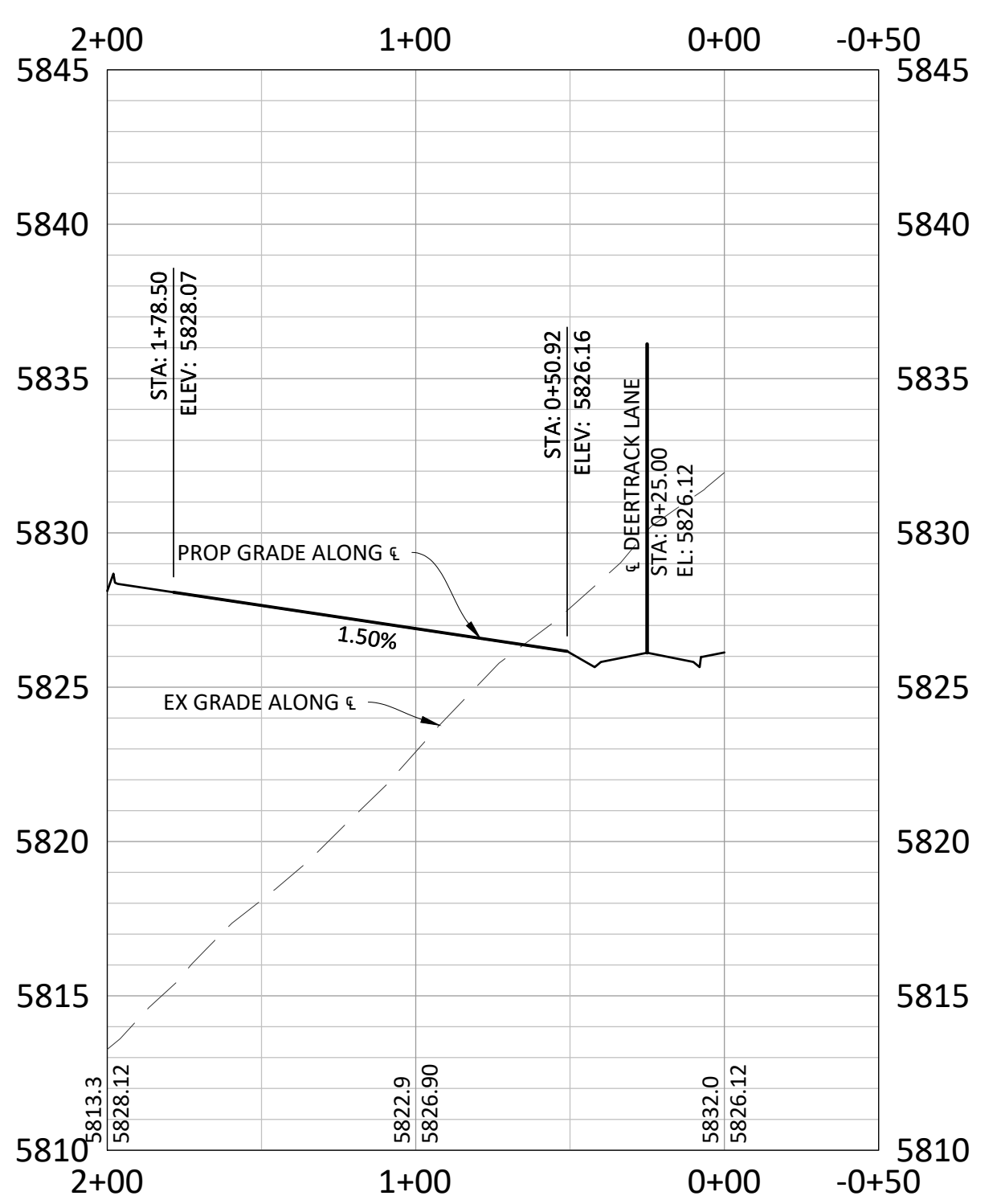
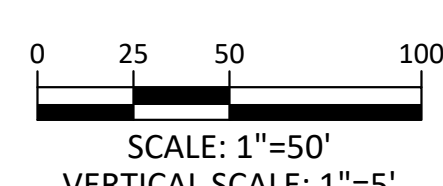
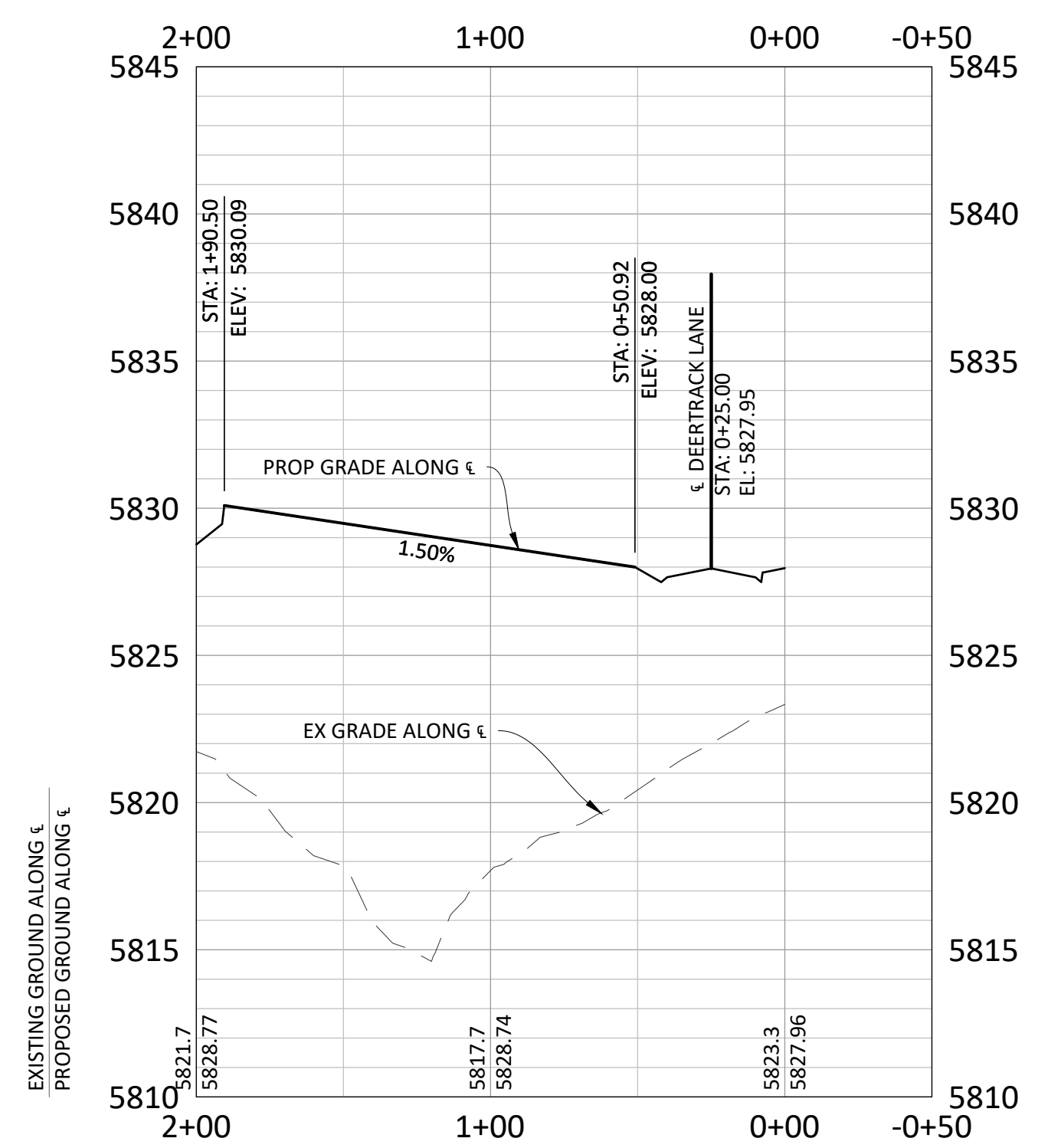
KEY MAP
N.T.S.

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)

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management



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

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



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.

[Signature]
 Town of Parker, Director of Engineering

02/24/2021
 Date

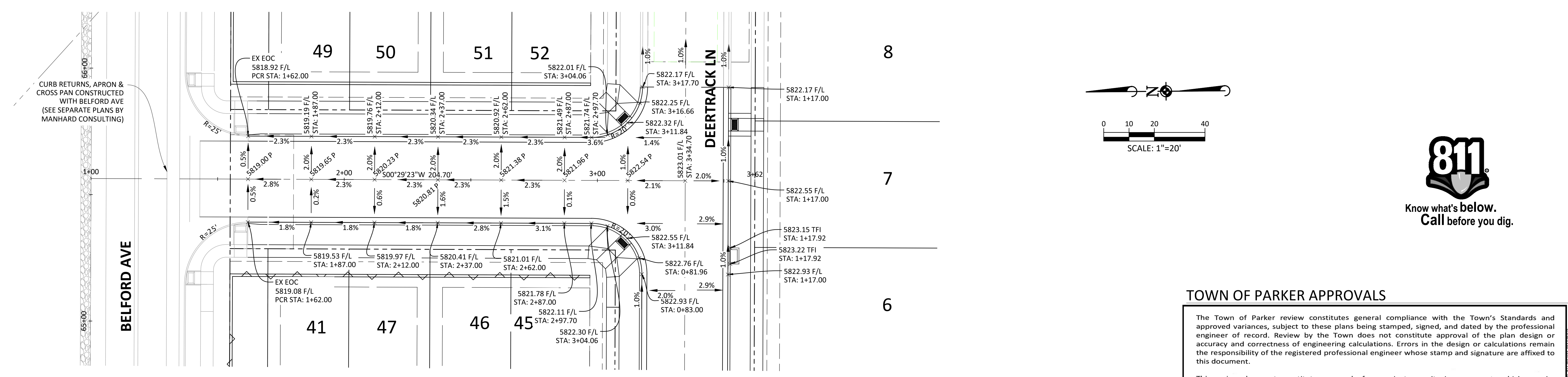
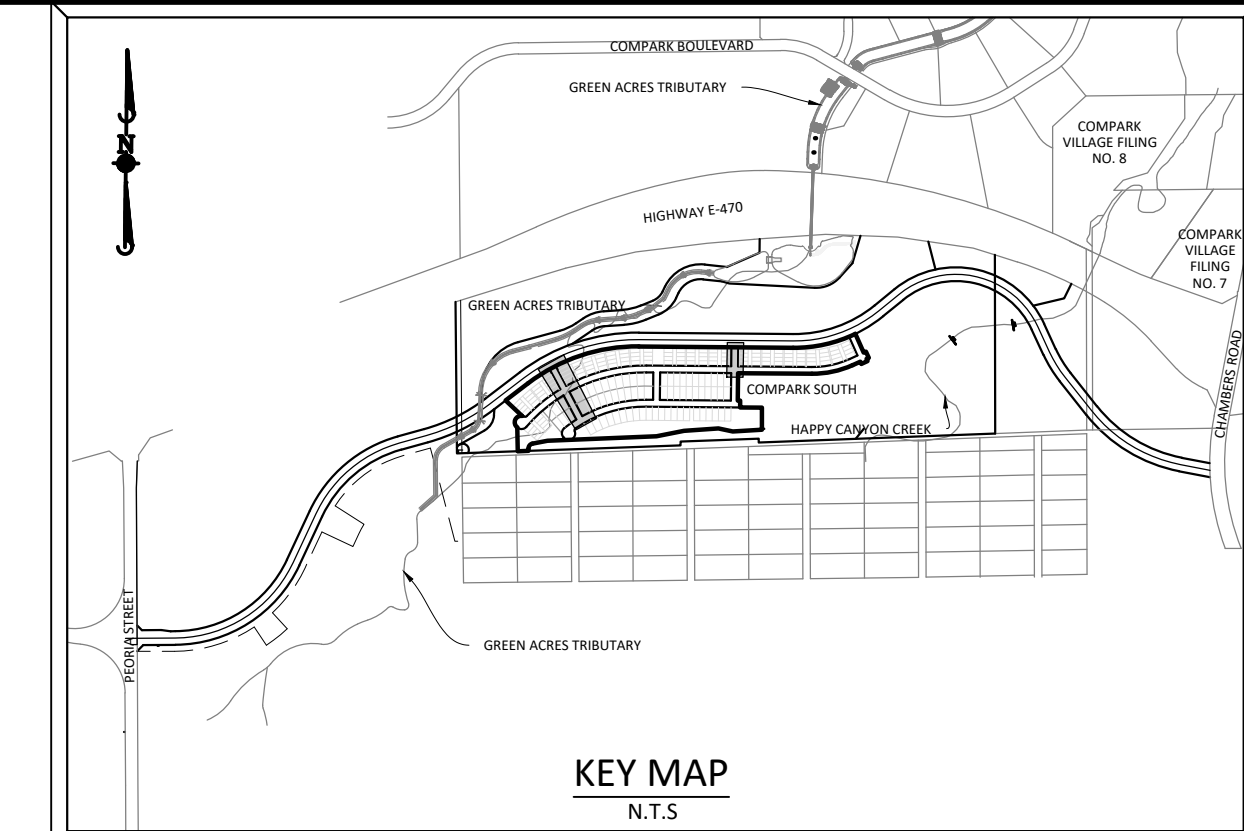
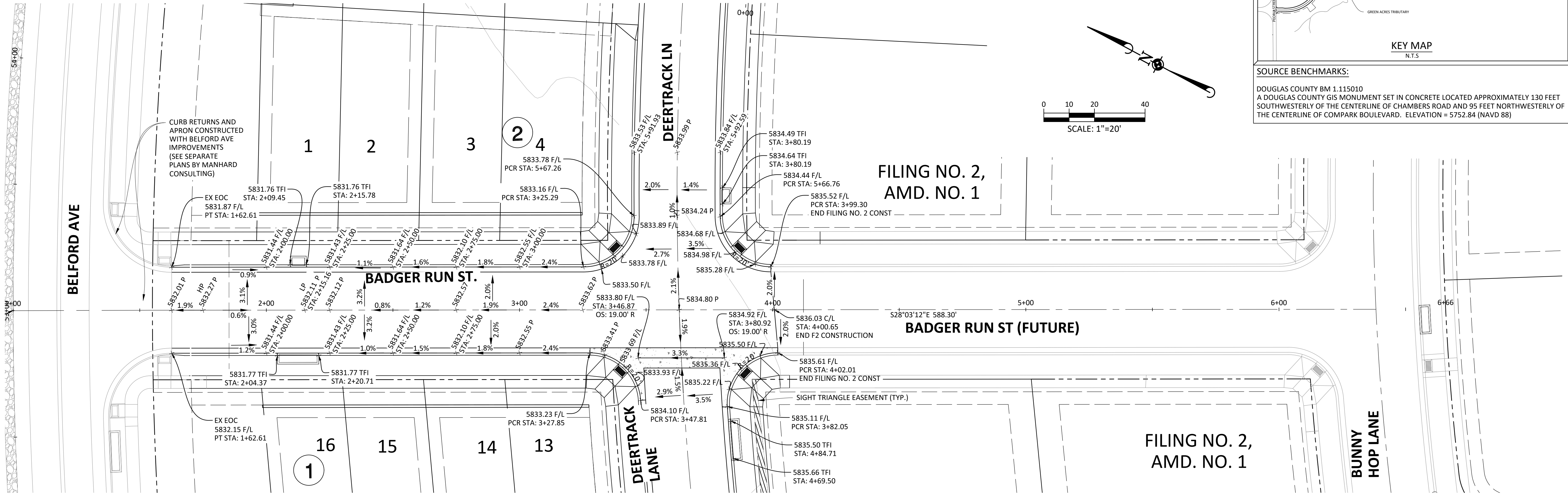
PROFESSIONAL ENGINEER
 37642
 10-30-2020

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
28 OF 43
 CLCPKC3

Plotted: 10/29/2020 2:44 PM. Dwg Name: P:\Cadd\3\Compark\05-Residential\CD\Drawings\Plan\SK1\TownPhase\1\05A-CLCPKC3-P&P-Alley 7-9.dwg. Updated By: jhawthorne

Plotted: 10/29/2020 2:47 PM. Dwg Name: P:\Cadd\3\Compark\3\Compark\Town\Phase 1\USA-CLCPKC3-Street Intersection Details.dwg. Updated By: MMV:Gure



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 reports(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.

[Signature]
 Town of Parker, Director of Engineering

02/24/2021
 Date

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

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.786.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

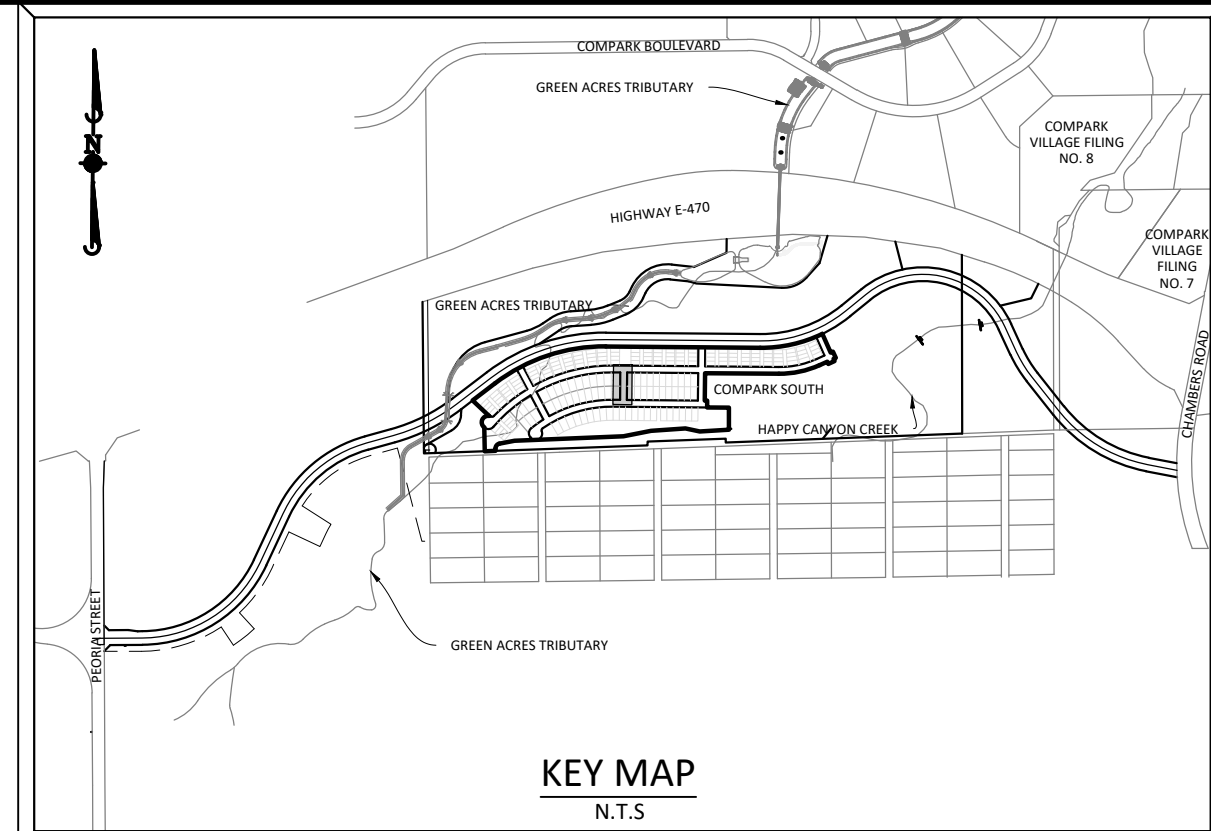
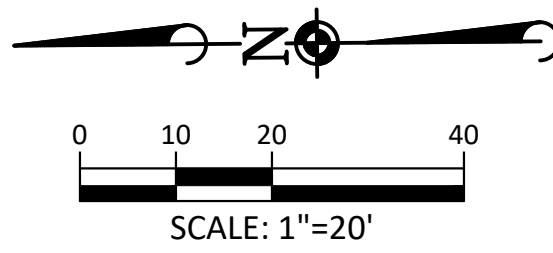
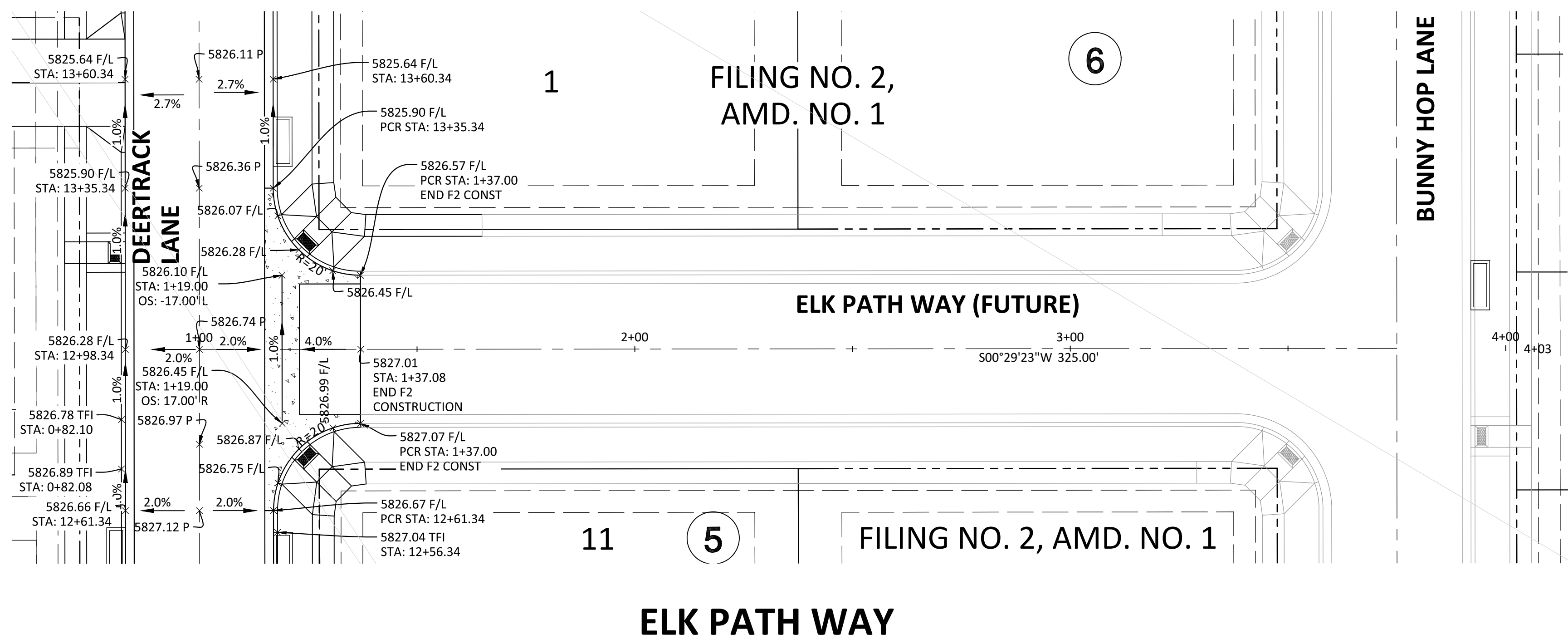
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

37642
 10-30-2020
 PROFESSIONAL ENGINEER

29 OF 43
 CLCPKC3

Plotted: 10/29/2020 2:47 PM. Dwg Name: P:\Cadd\3\Compark\3\Compark\Town\PHASE 1\USA-CLCPK3-Street Intersection Details.dwg. Updated By: MMV:Gure



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

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, ph:303.788.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

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.

37642
 10-30-2020
 PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET 30 OF 43
 CLCPK3



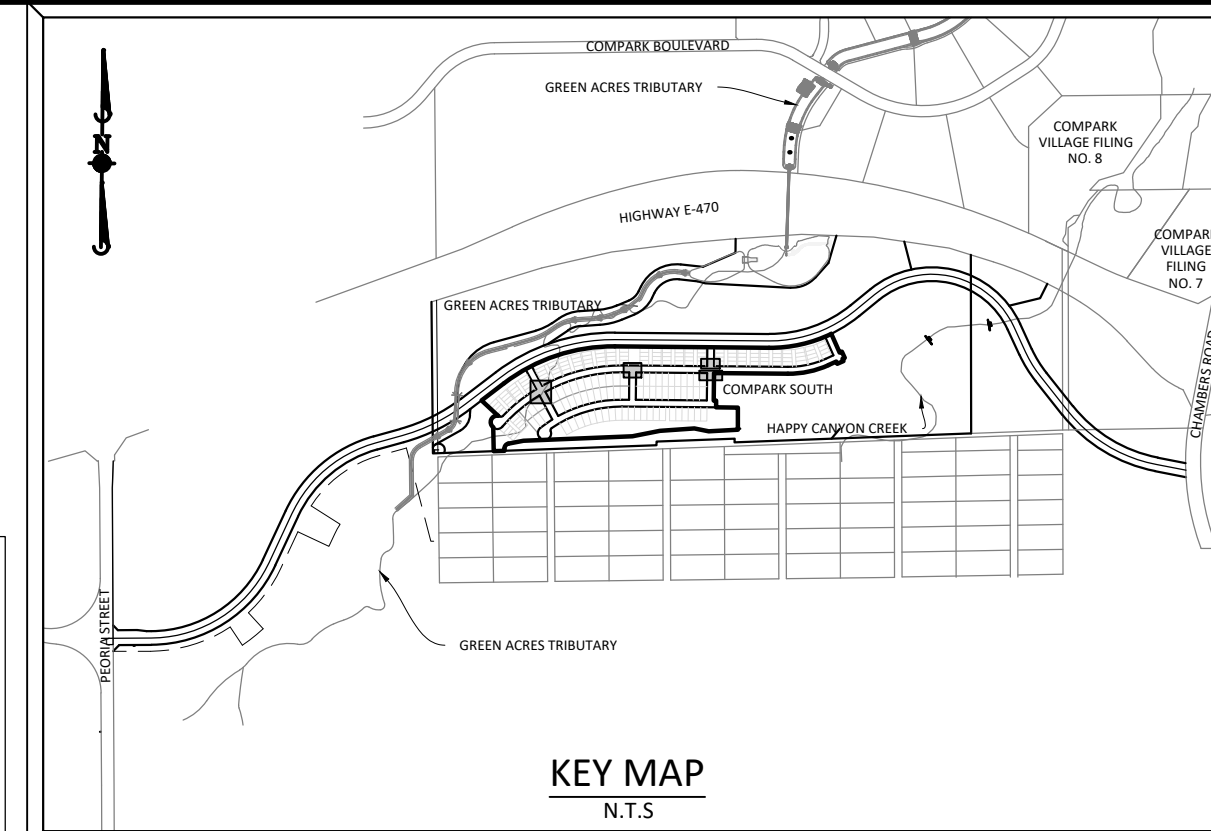
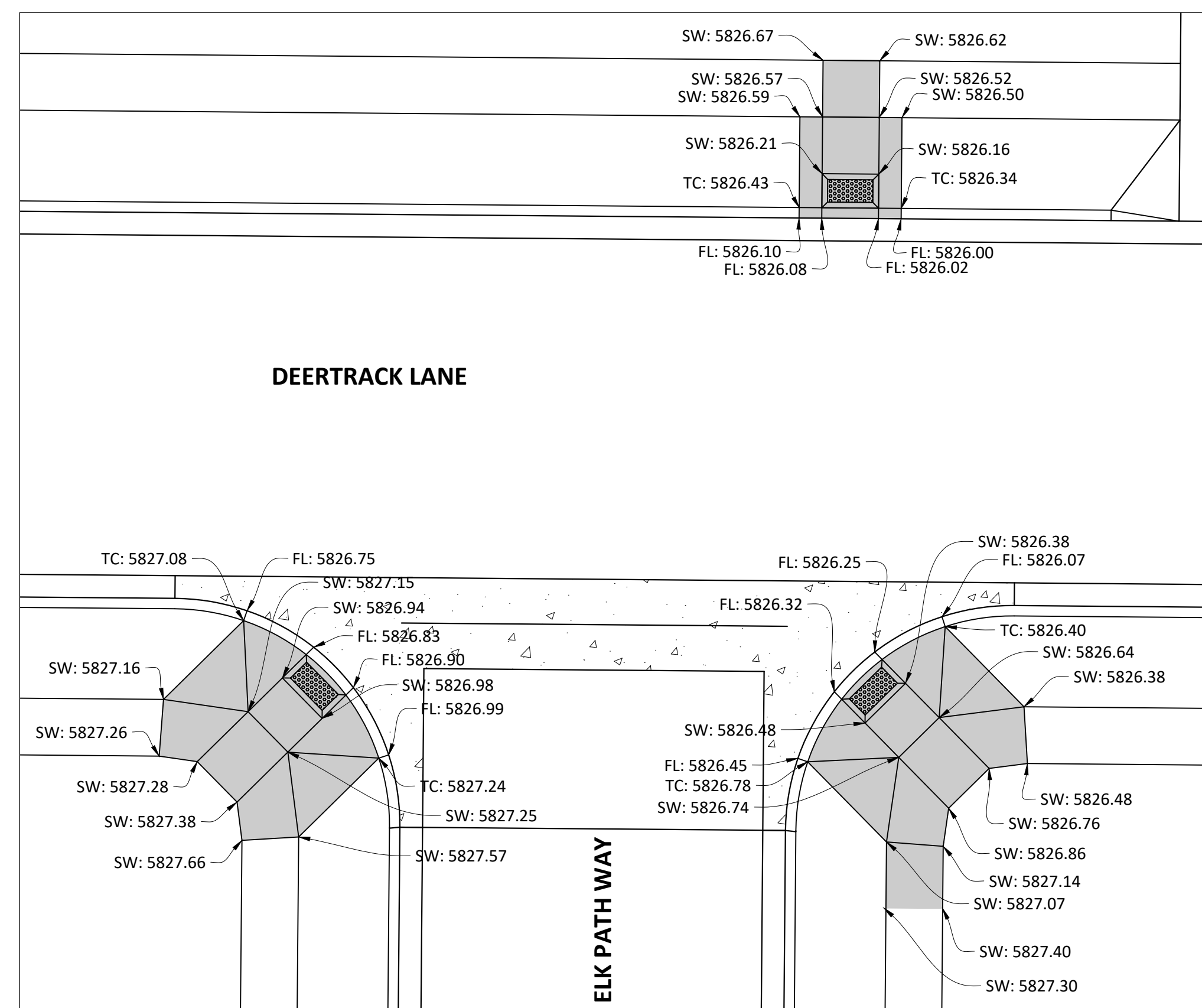
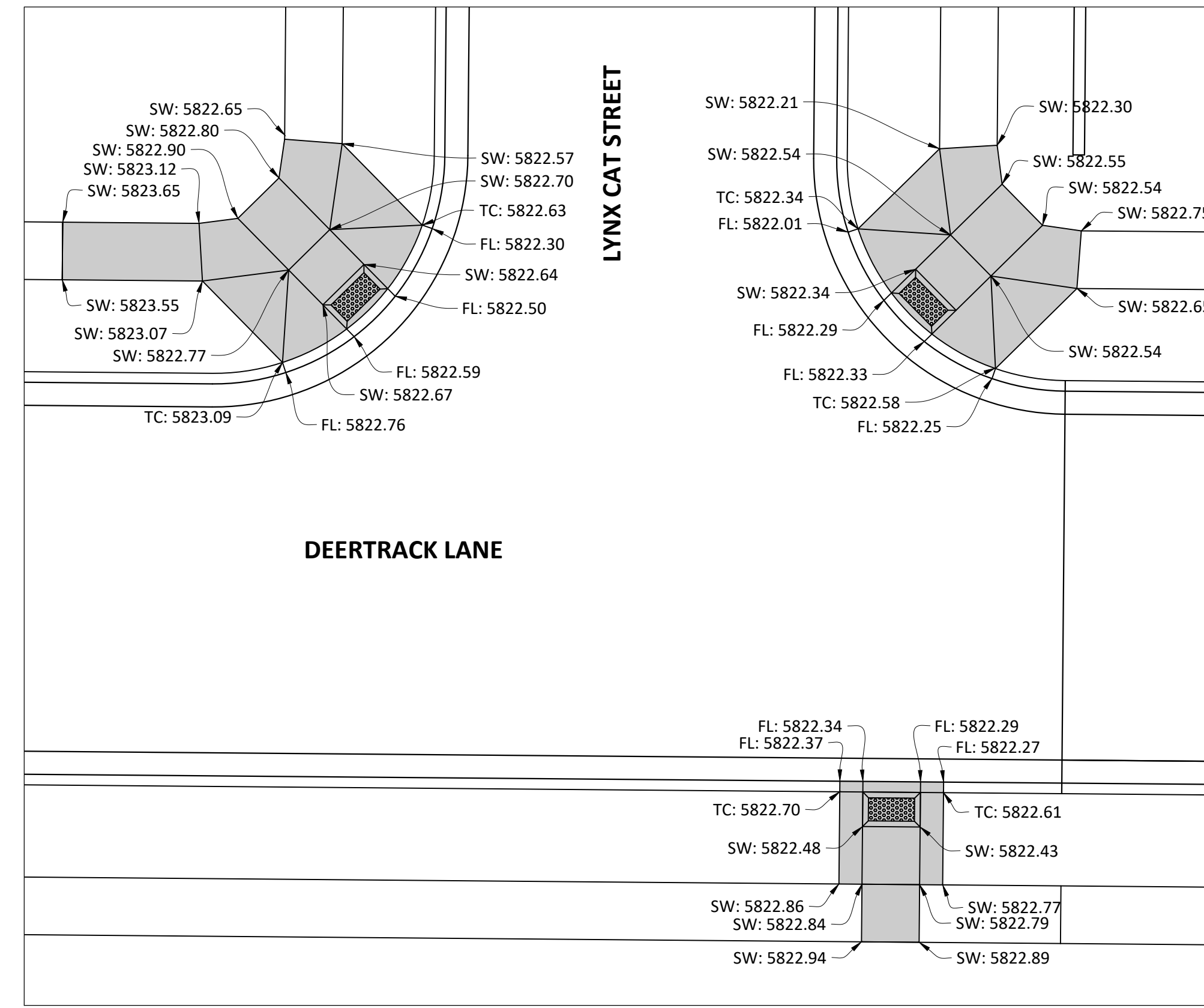
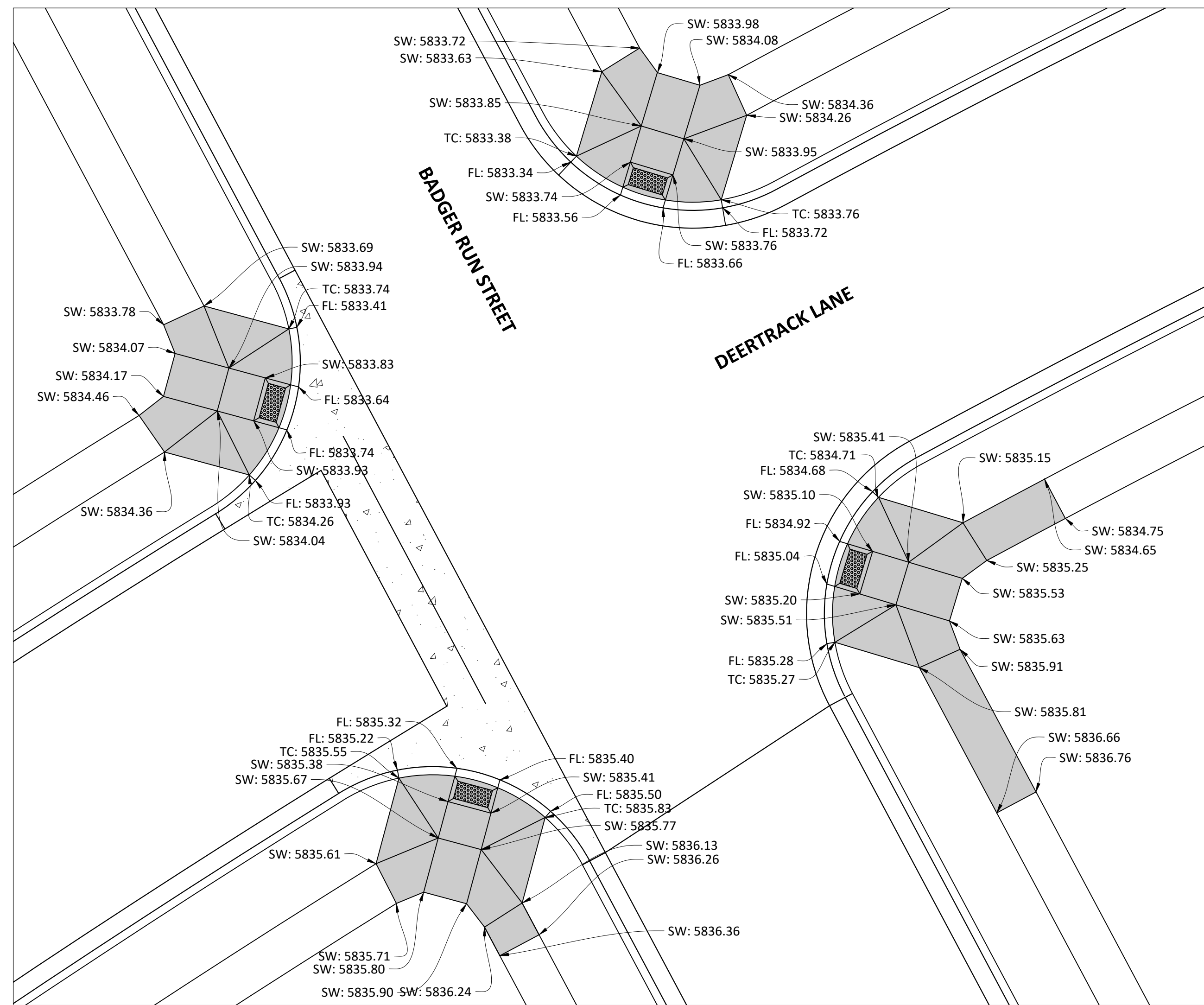
TOWN OF PARKER APPROVALS

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.

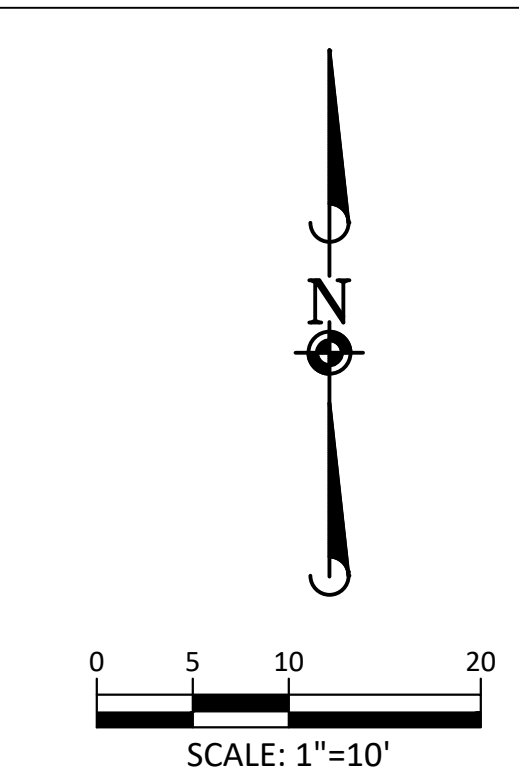
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

[Signature]
 Town of Parker, Director of Engineering

02/24/2021
 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
09/20/20	APPROVED FOR REPROVAL
09/20/20	APPROVED FOR REPROVAL
09/20/20	FINAL SUBMITTAL
09/20/20	FINAL SUBMITTAL
09/20/20	ALLEY PARKING PER TOWN OF PARKER
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING LTD.
 8008 E. Arapahoe Blvd., Suite 110, Denver, CO 80112 ph:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

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



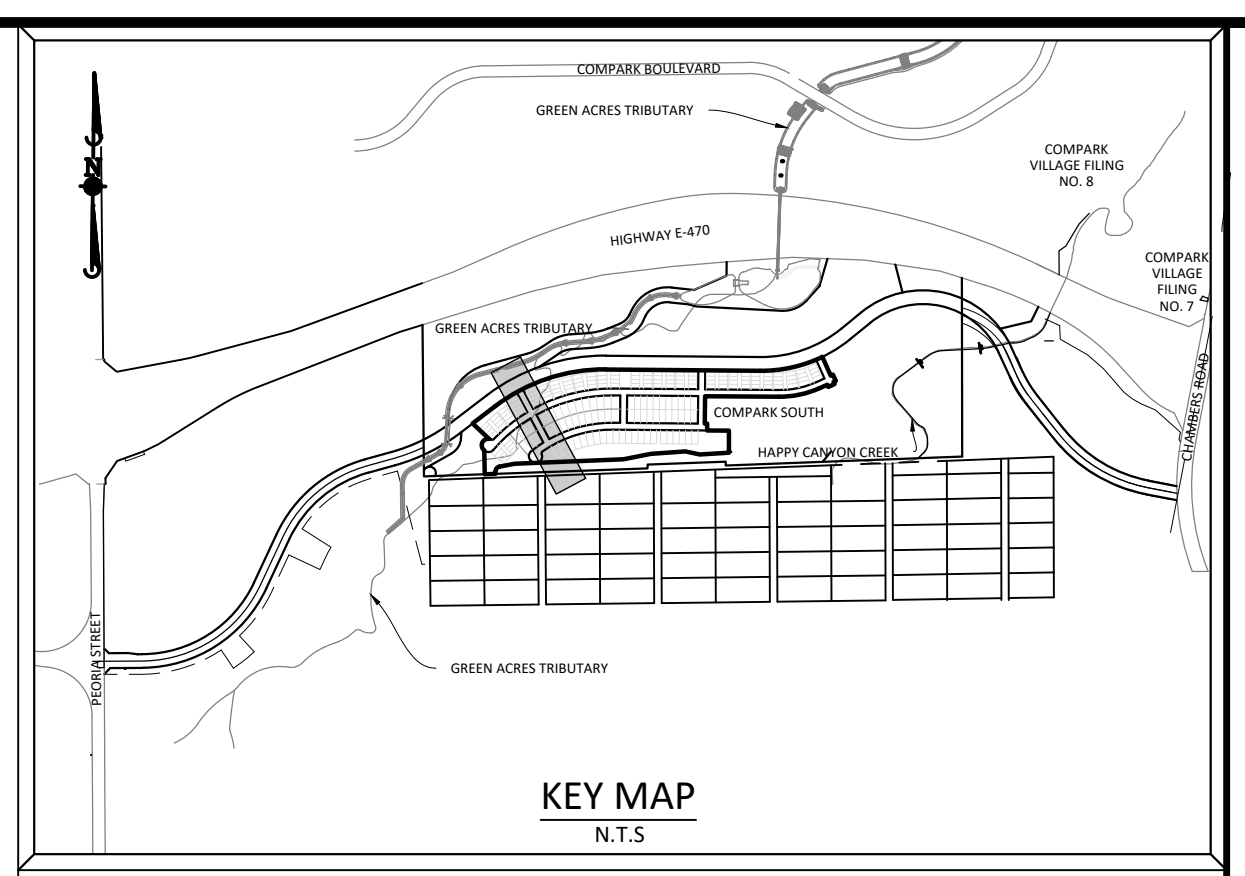
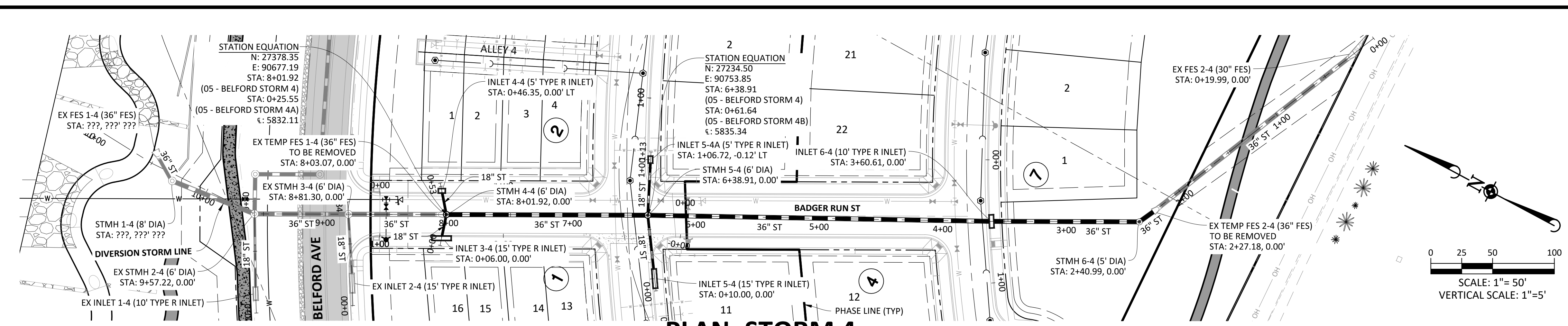
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of 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.

R. J. Manhard
 Town of Parker, Director of Engineering

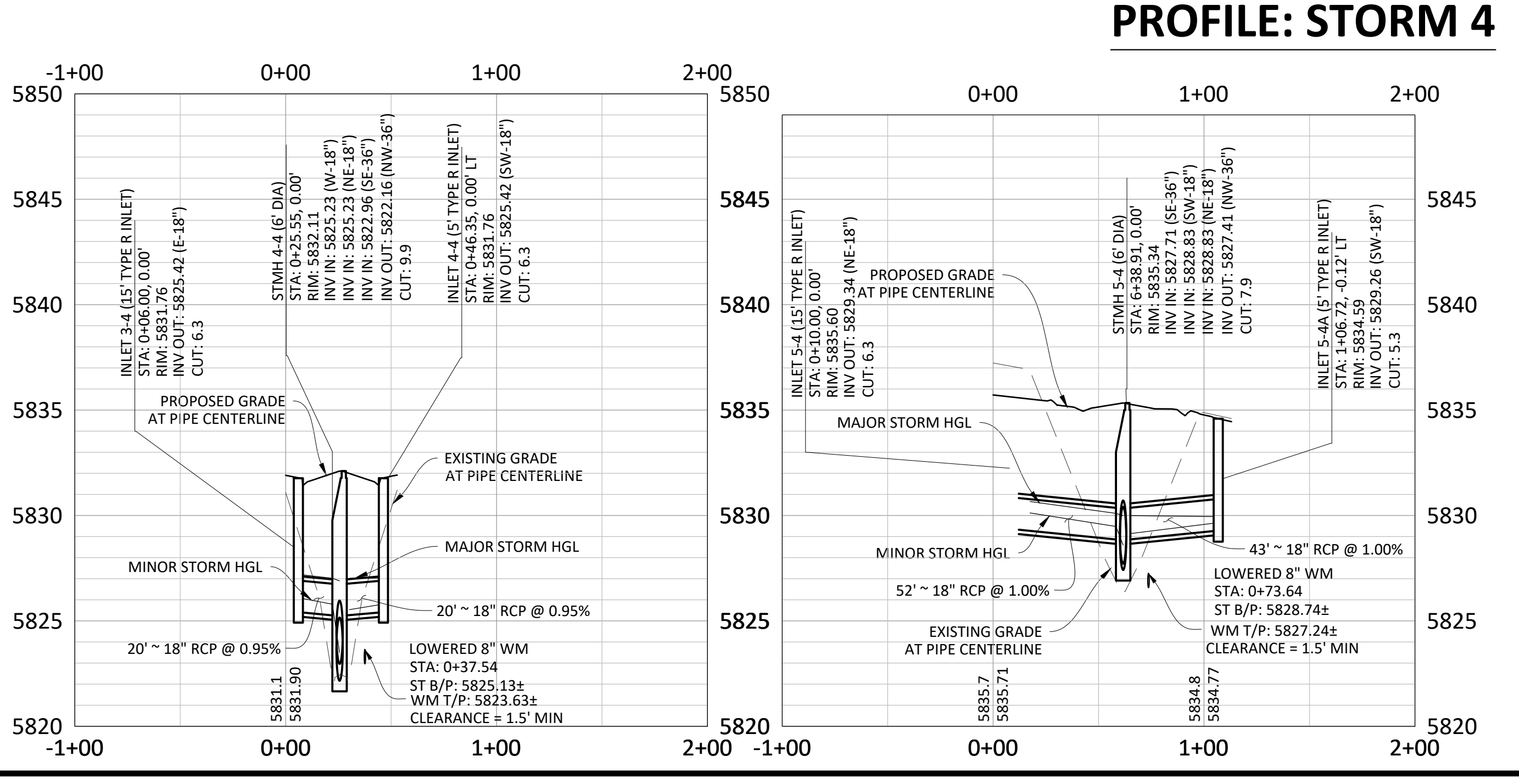
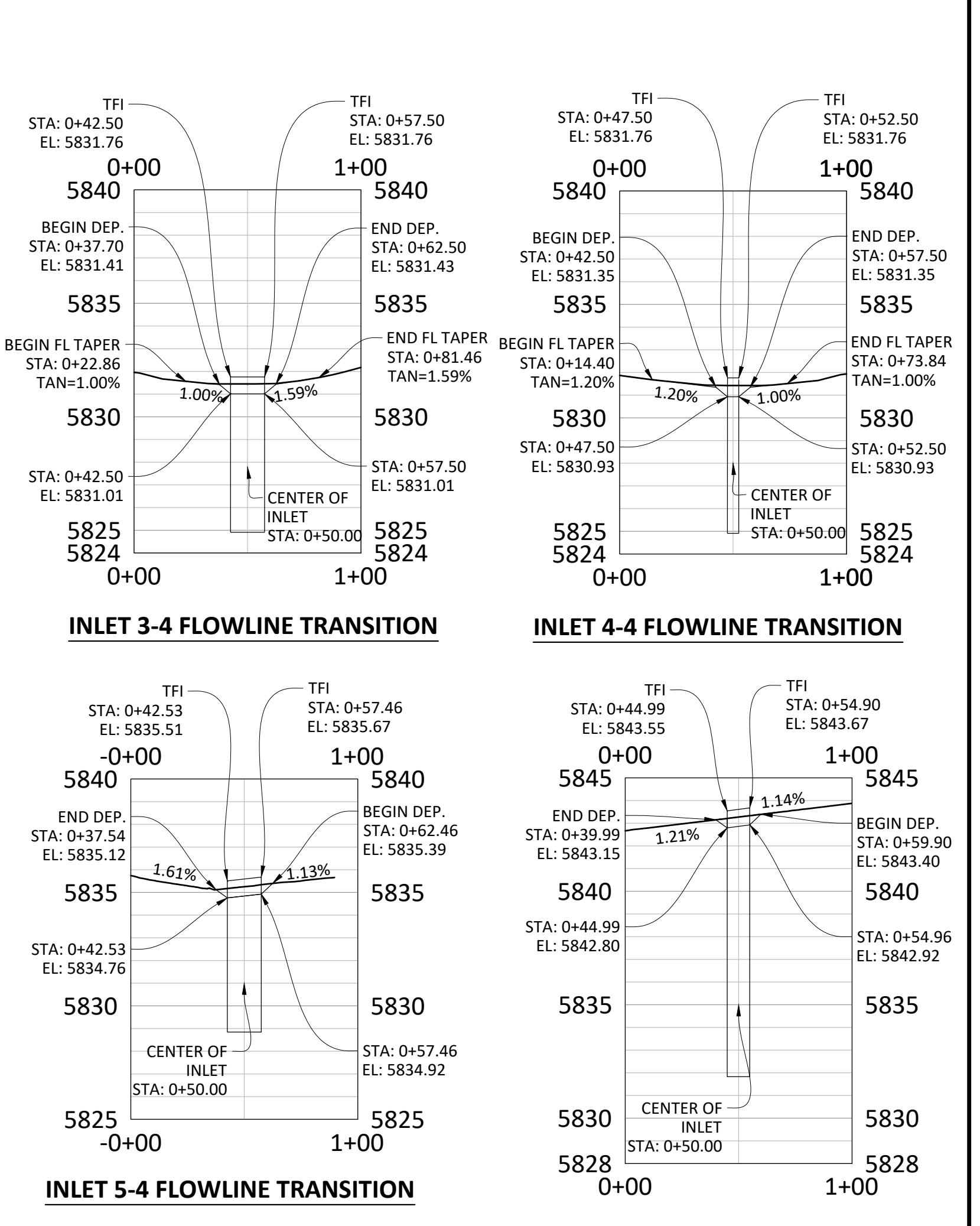
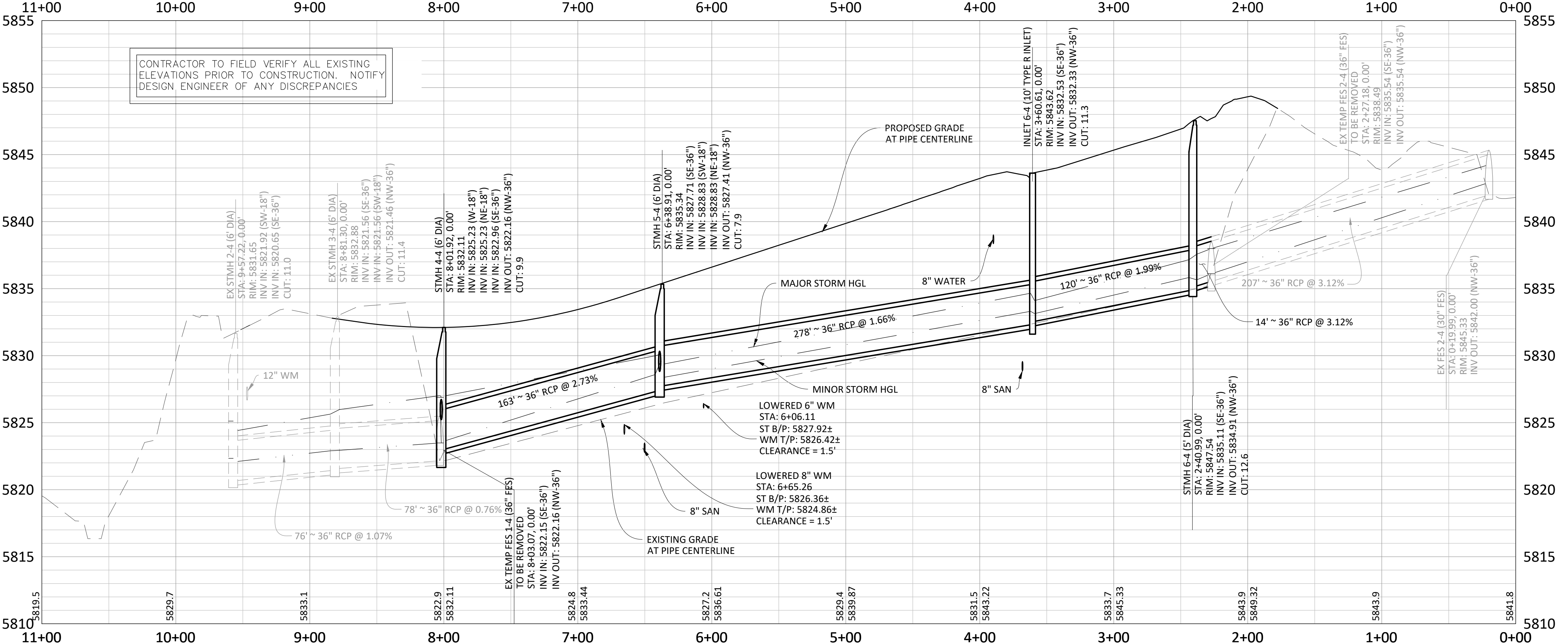
02/24/2021
 Date

Plotfile: 10/20/2020 9:09 AM Draw Name: P:\Projects\Compark\Submittals-Residential\CDPS\Drawings\Plan Set\Town\Phase 1\05A-CLCPK3-Curb Ramp Details.dwg Updated By: MMcGuire

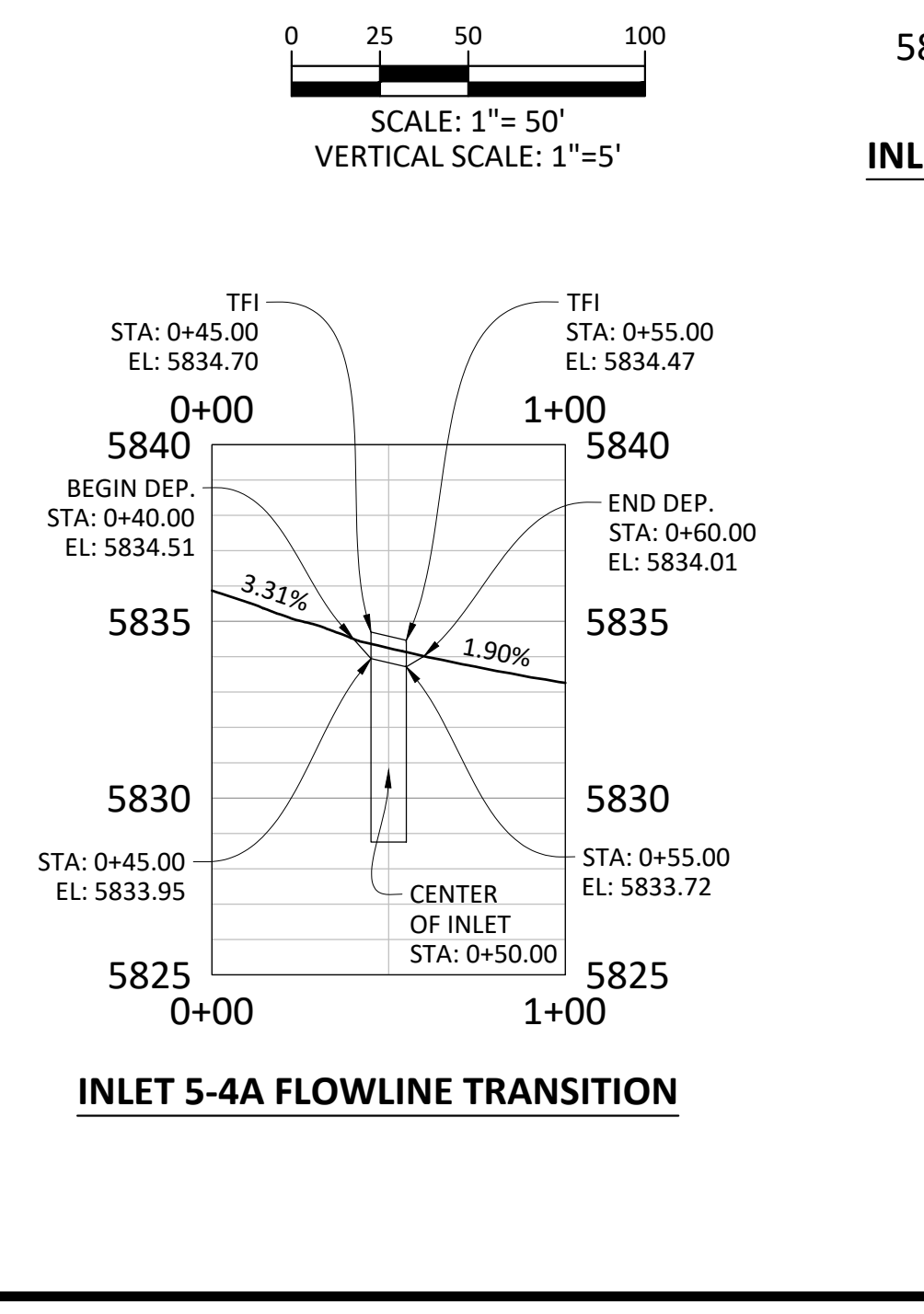


SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115101
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
09/20/20	APPROVED
08/07/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/03/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL



- 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.
 - 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.
 - REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.



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

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
 Date: 02/24/2021

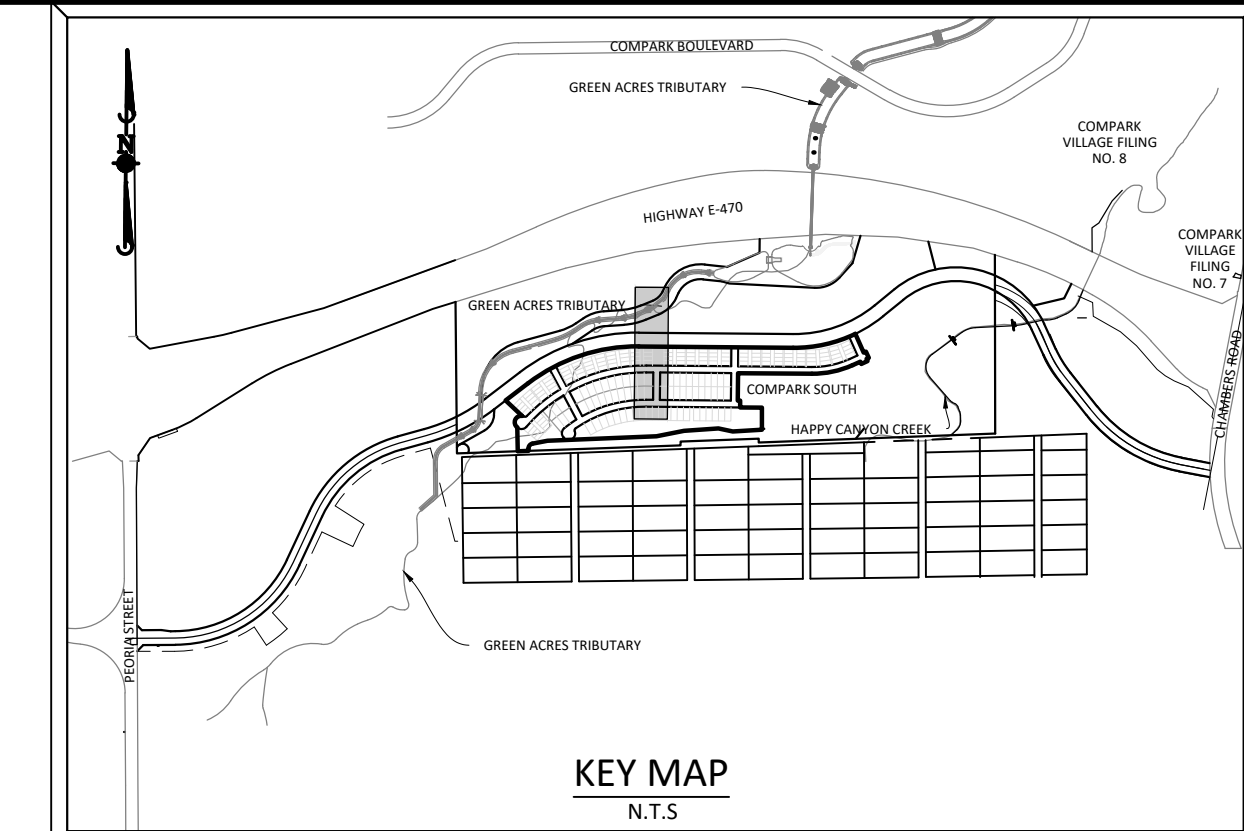
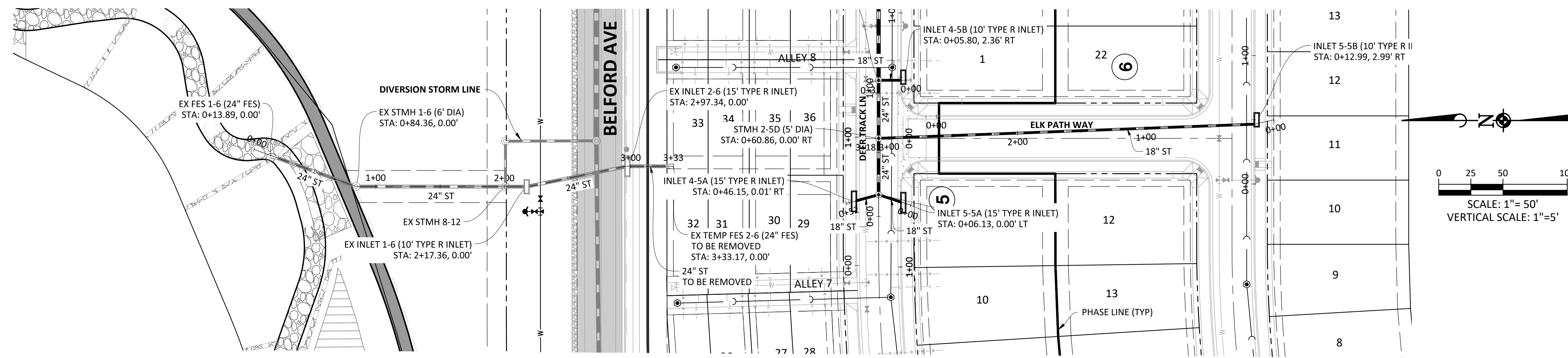
Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800
 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water, Resource Management | Construction Management

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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

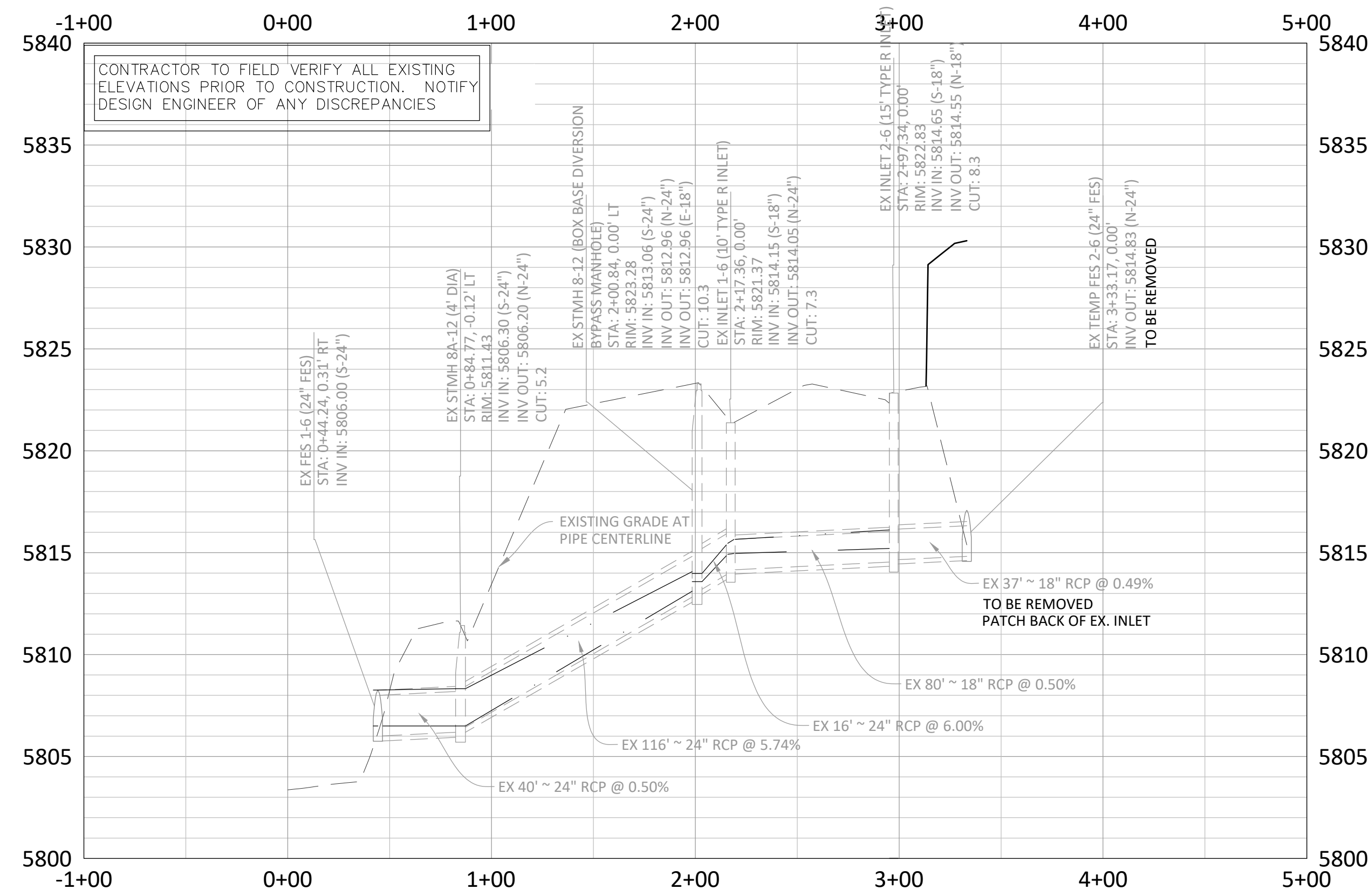
37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET
32 OF 43
 CLCPK3



SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.1151010
 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)

PLAN: STORM 6



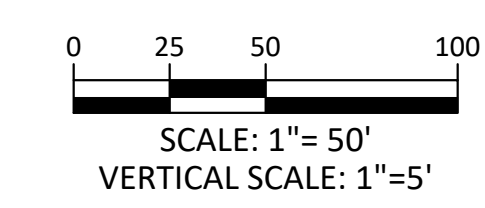
PROFILE: STORM 6

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 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.



Know what's below.
Call before you dig.



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.

[Signature]
Town of Parker, Director of Engineering

02/24/2021
Date

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-32, Greenwood Village, CO 80111, phone: 303.786.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

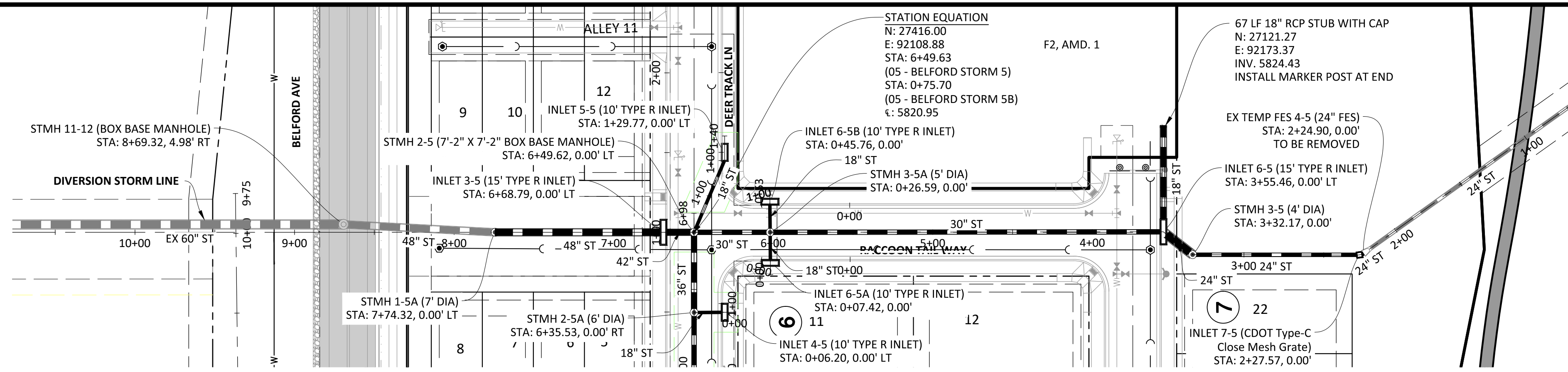
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 OFF-SITE STORM PLAN & PROFILE

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

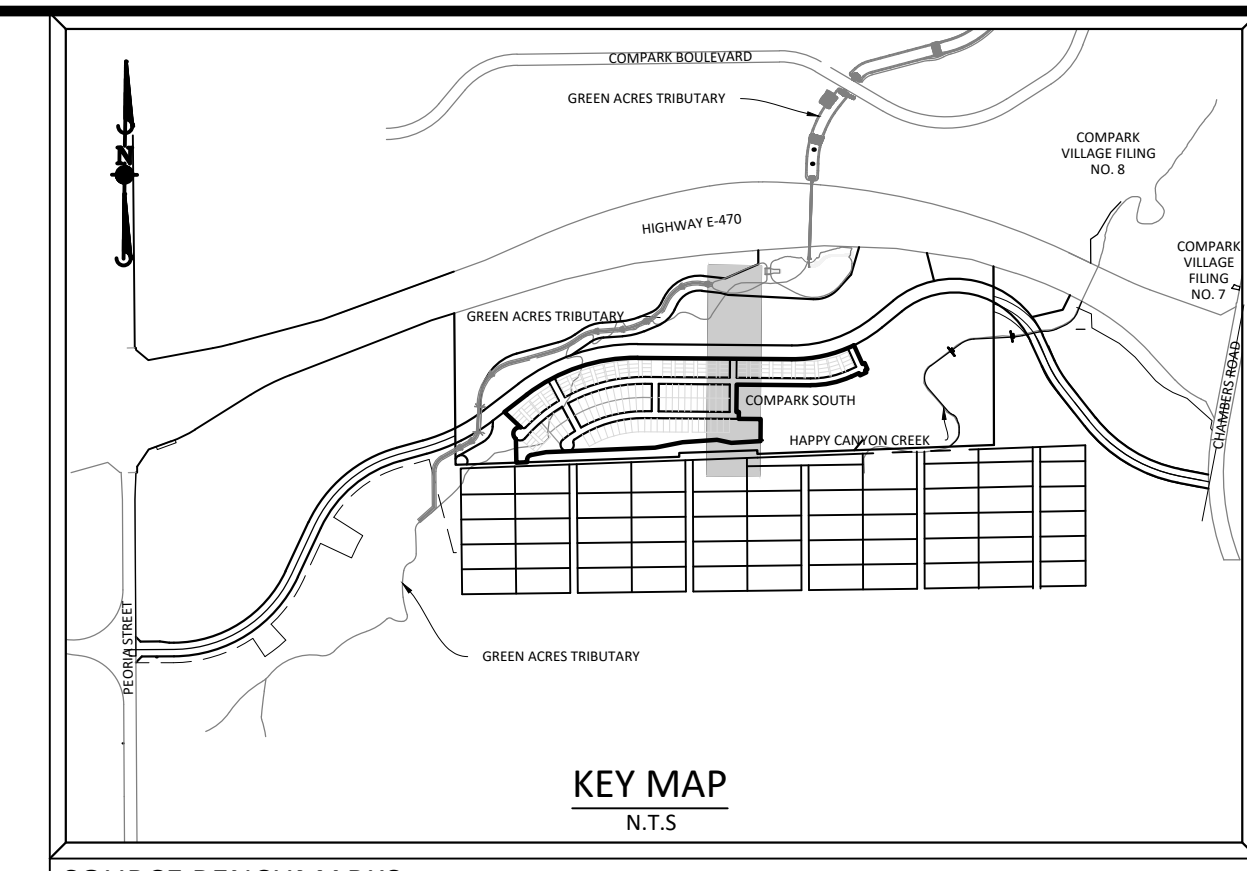
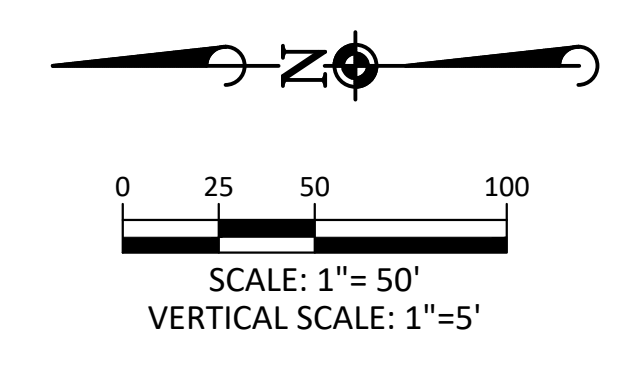
37642
 10-30-2020
 PROFESSIONAL ENGINEER

33 OF 43
 CLCPKC3

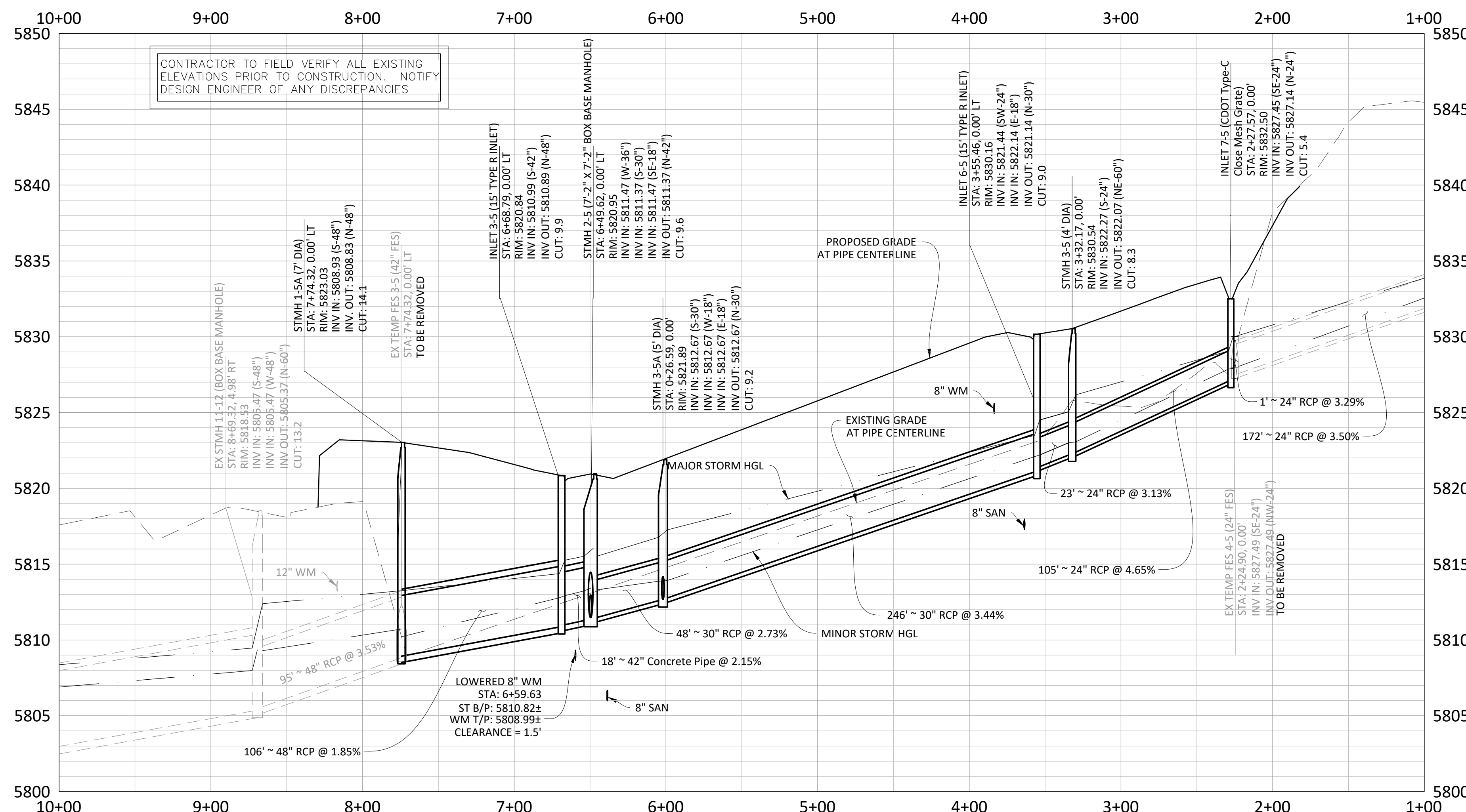
Plotted: 10/29/2020 2:53 PM. Dwg Name: I:\C:\pck3\ComSouth05-Residential-CDS\Draw\Plan-Sk1\Town\Phase-1\USA-CLCPKC-STORM_PP-1.dwg. Updated By: MMcGuire



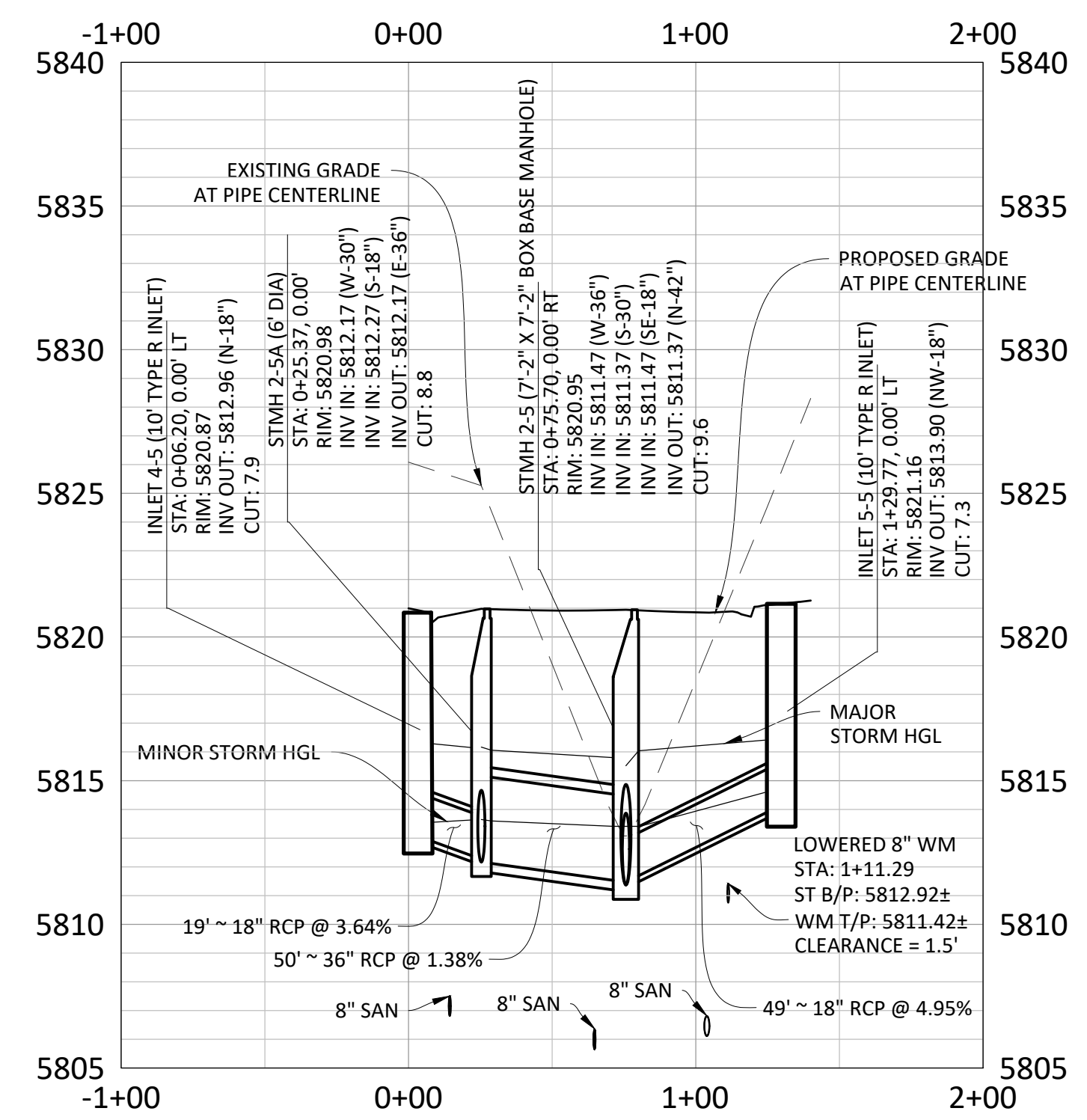
PLAN: STORM 5



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)



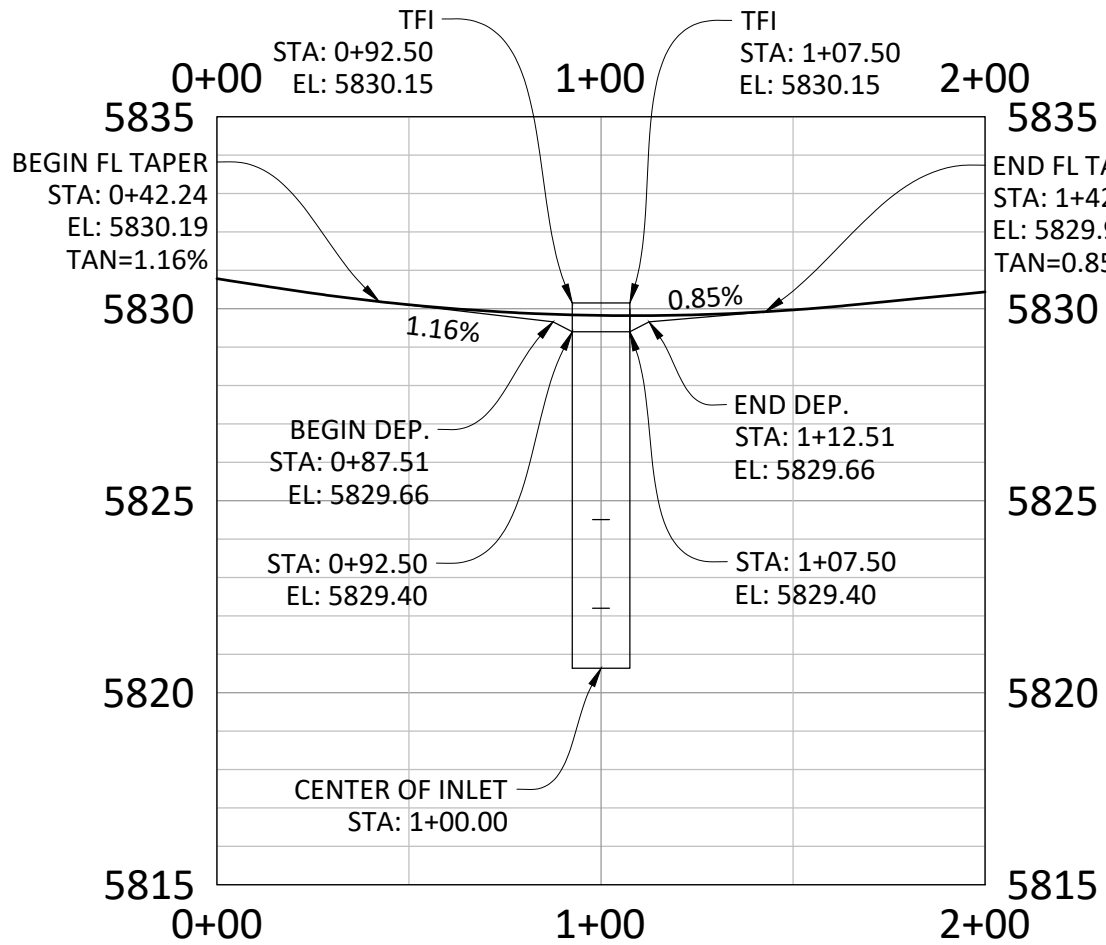
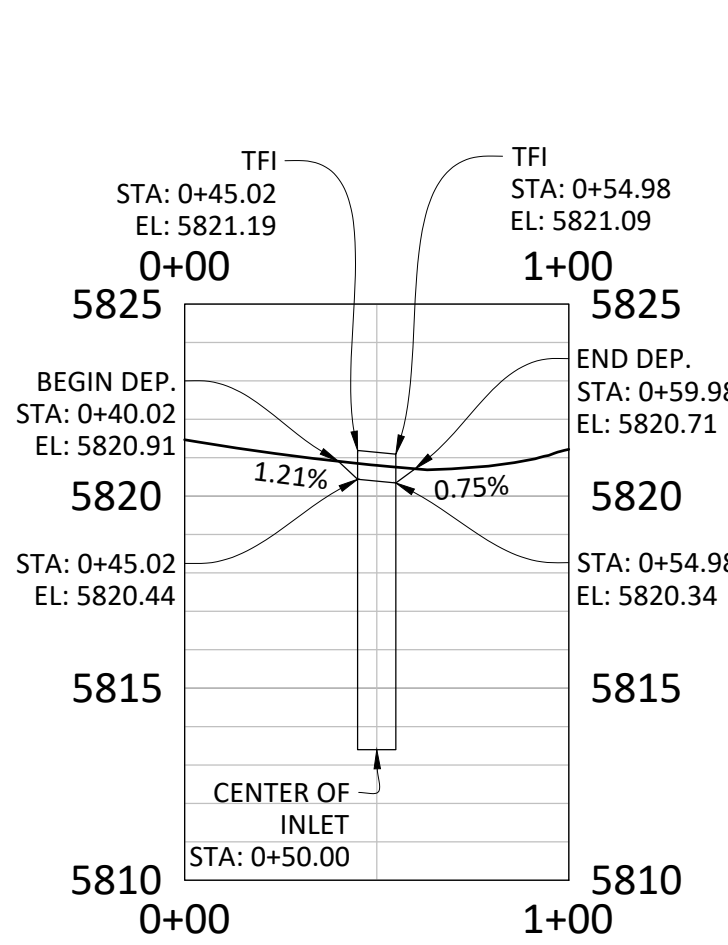
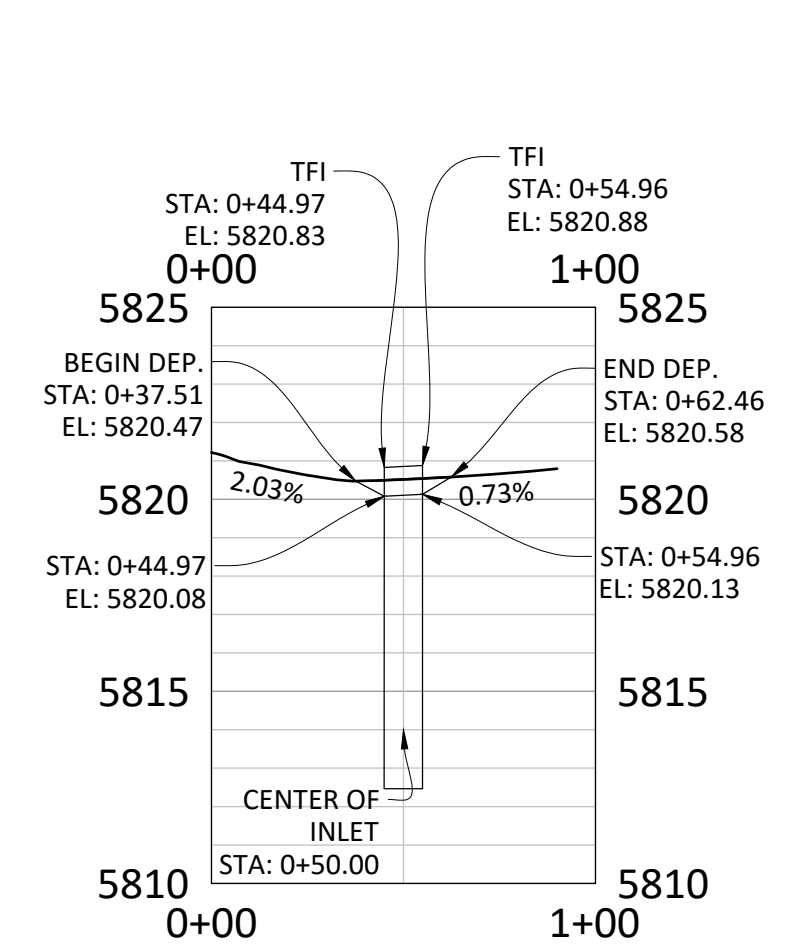
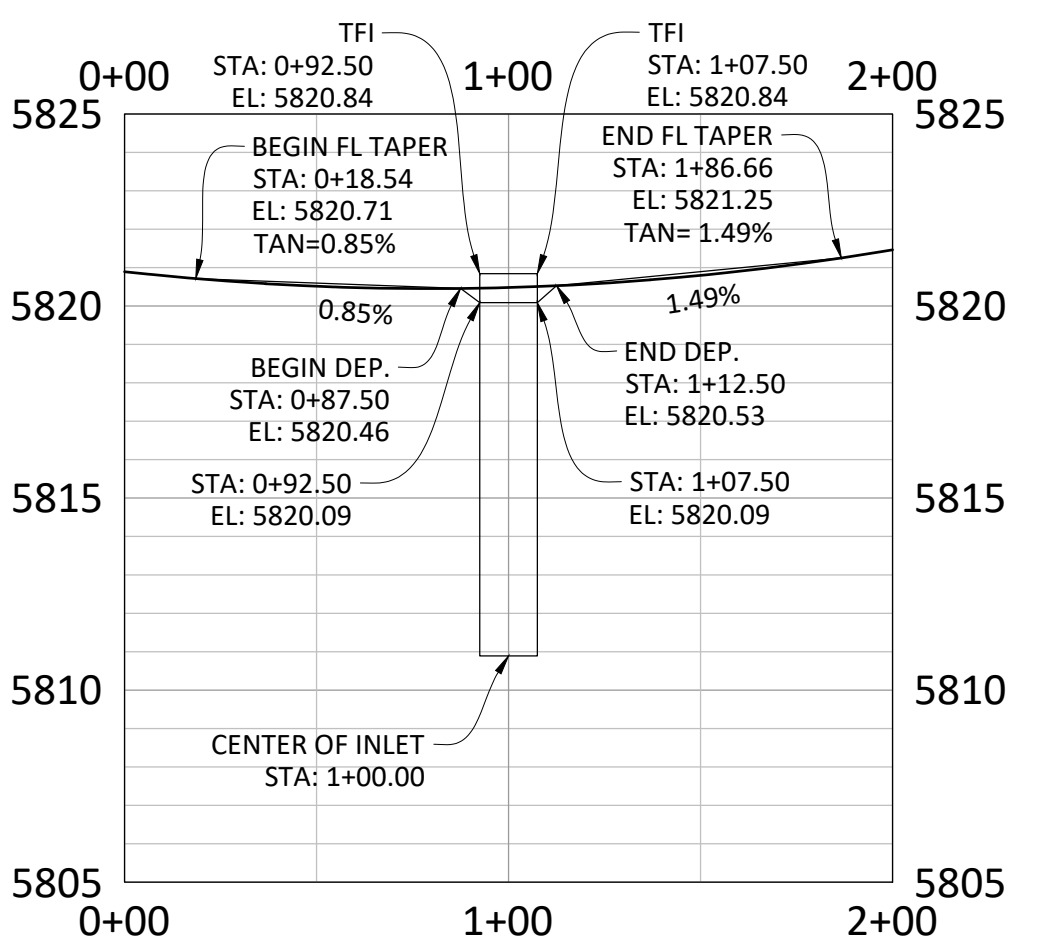
PROFILE: STORM 5



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 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.

- SPECIAL STORM SEWER NOTES:**
- 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.
 - THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.
 - 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.

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
 Date: 02/24/2021

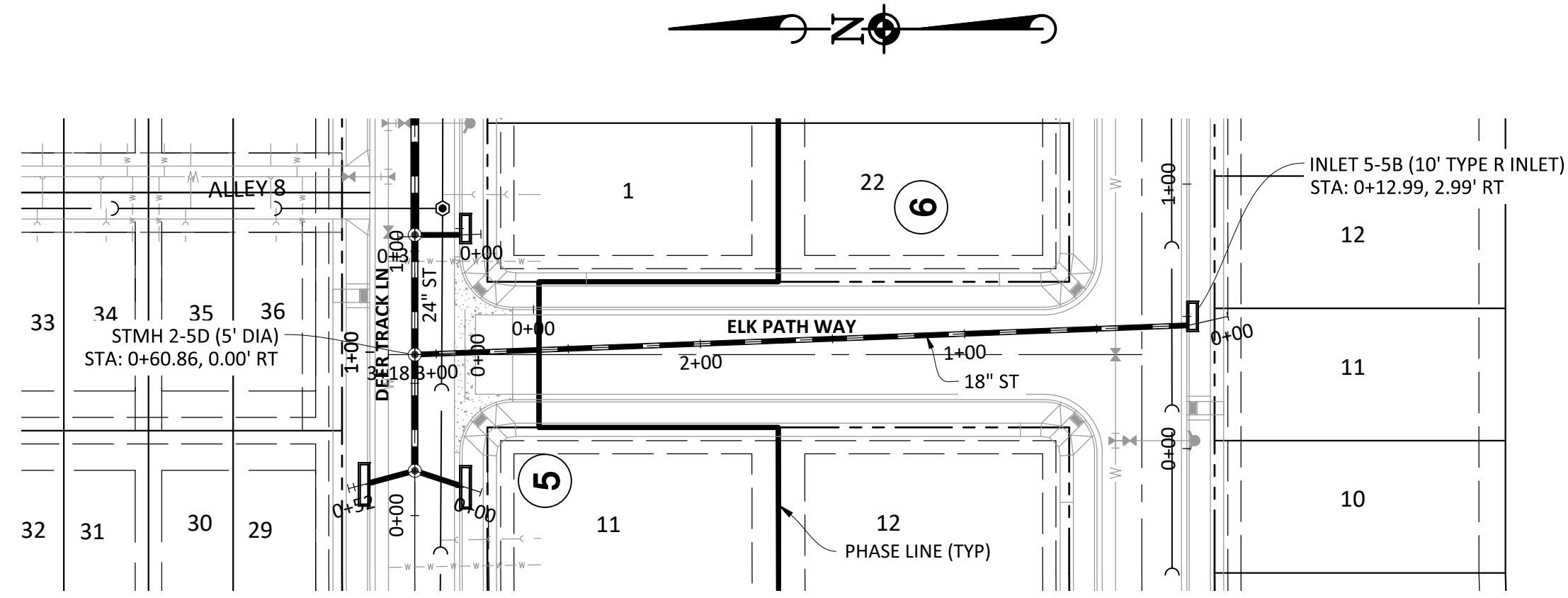
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/19	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111 | phone: 703.0500 | manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

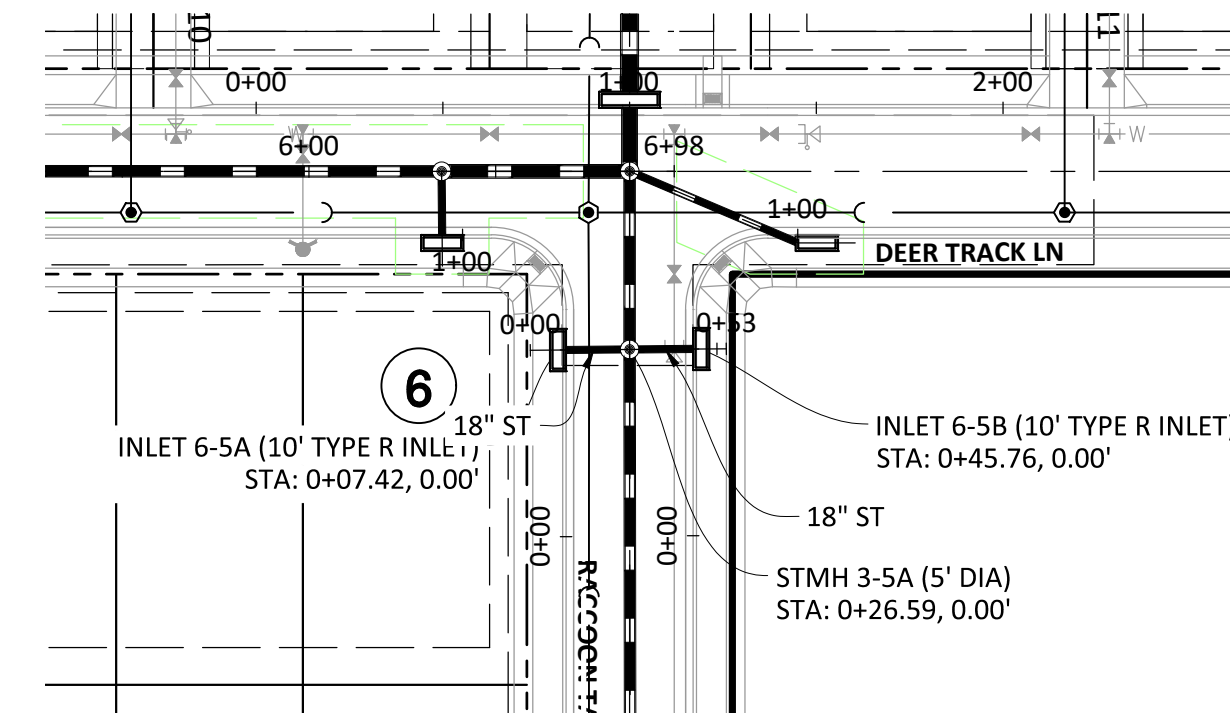
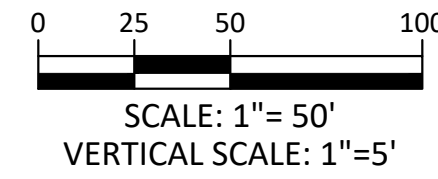
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 RACCOON TAIL WAY STORM PLAN & PROFILE

PROFESSIONAL ENGINEER
 37642
 10-30-2020
 PROJECT: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
 SHEET 34 OF 43
 CLCPK3

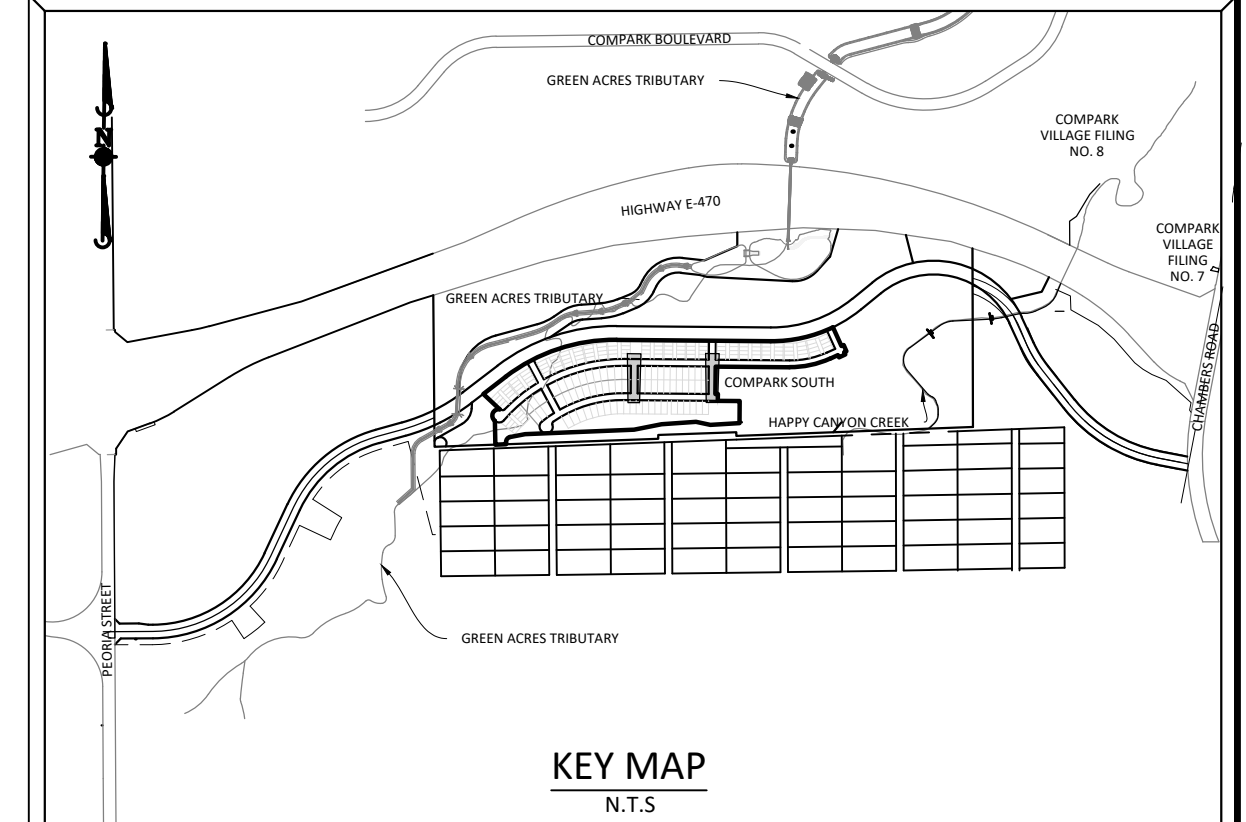
Plotted: 10/30/2020 9:59 AM. Dwg Name: P:\CLCPK3\Compark3\Compark3\Storm\Phase 1\OSA-CLCPK3-STORM_PP-1.dwg. Updated By: Aducker



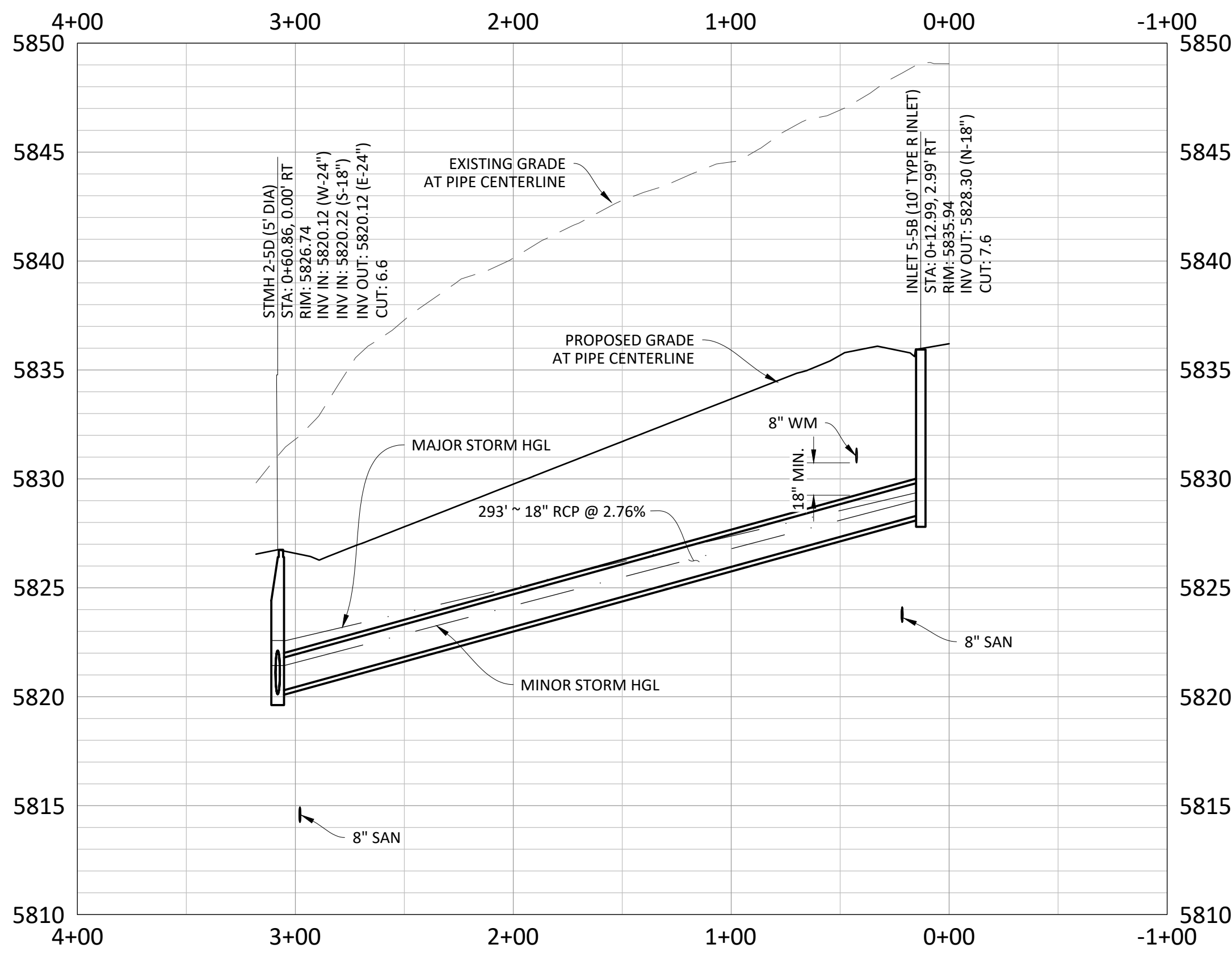
PLAN: STORM 5E



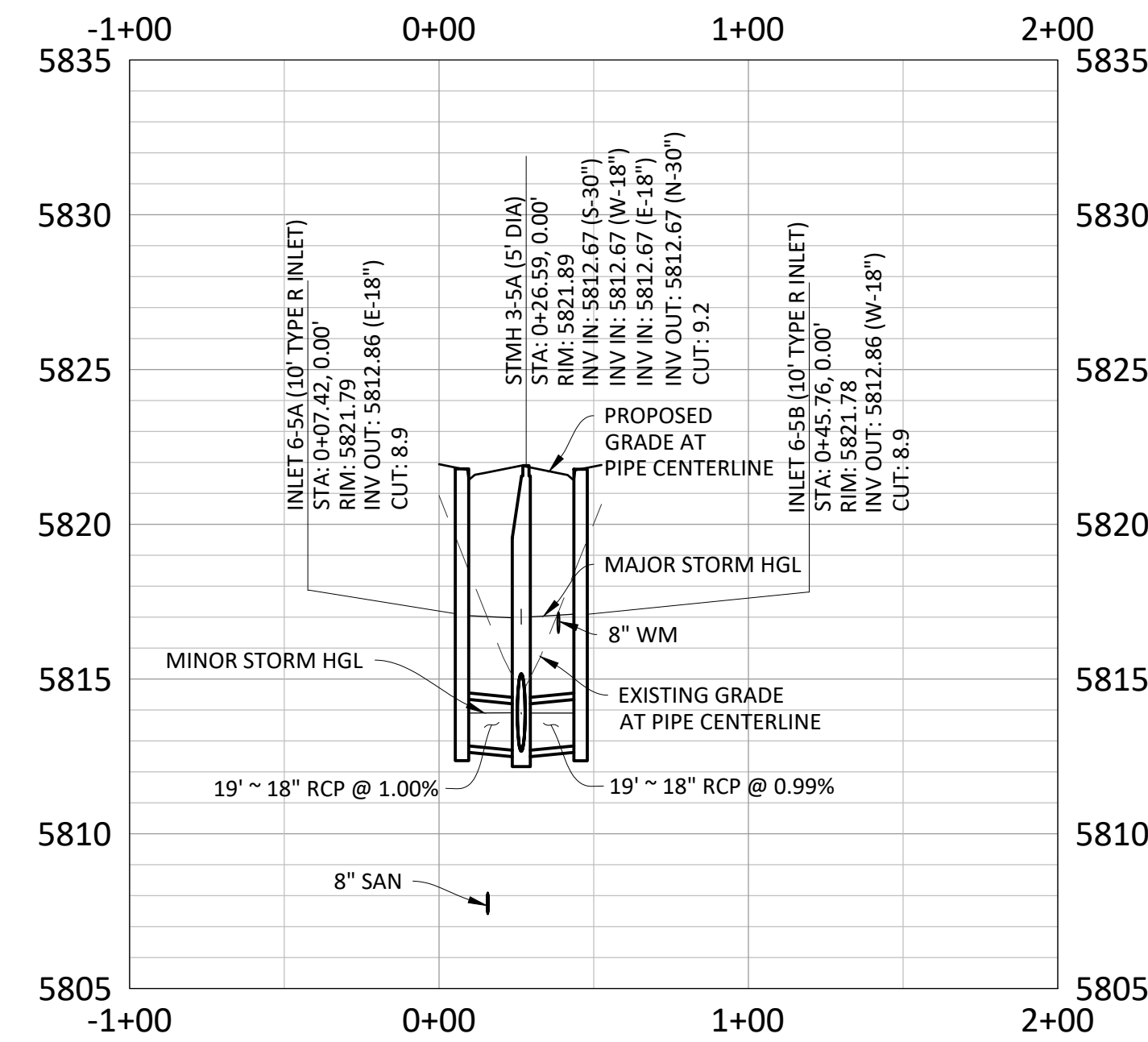
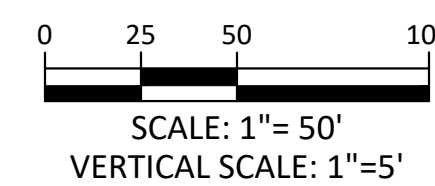
PLAN: STORM 5H



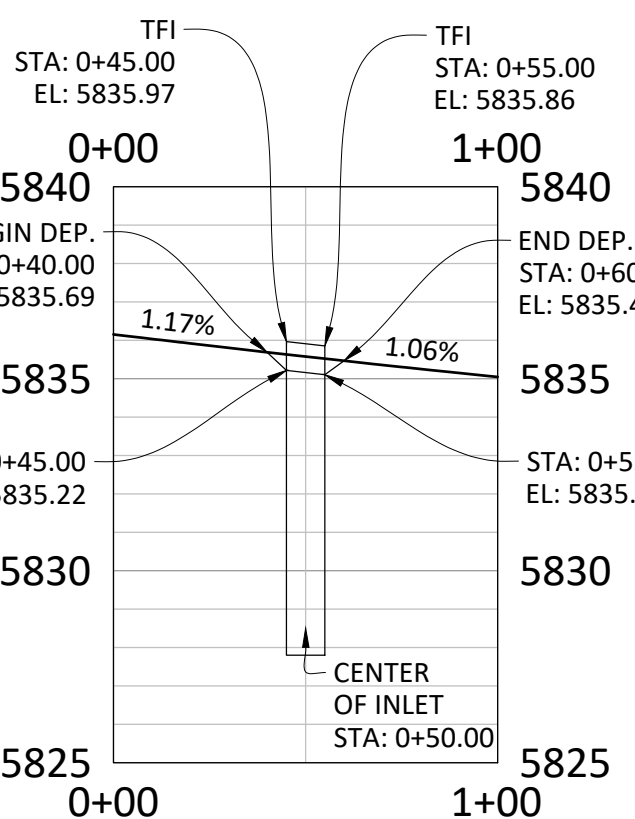
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



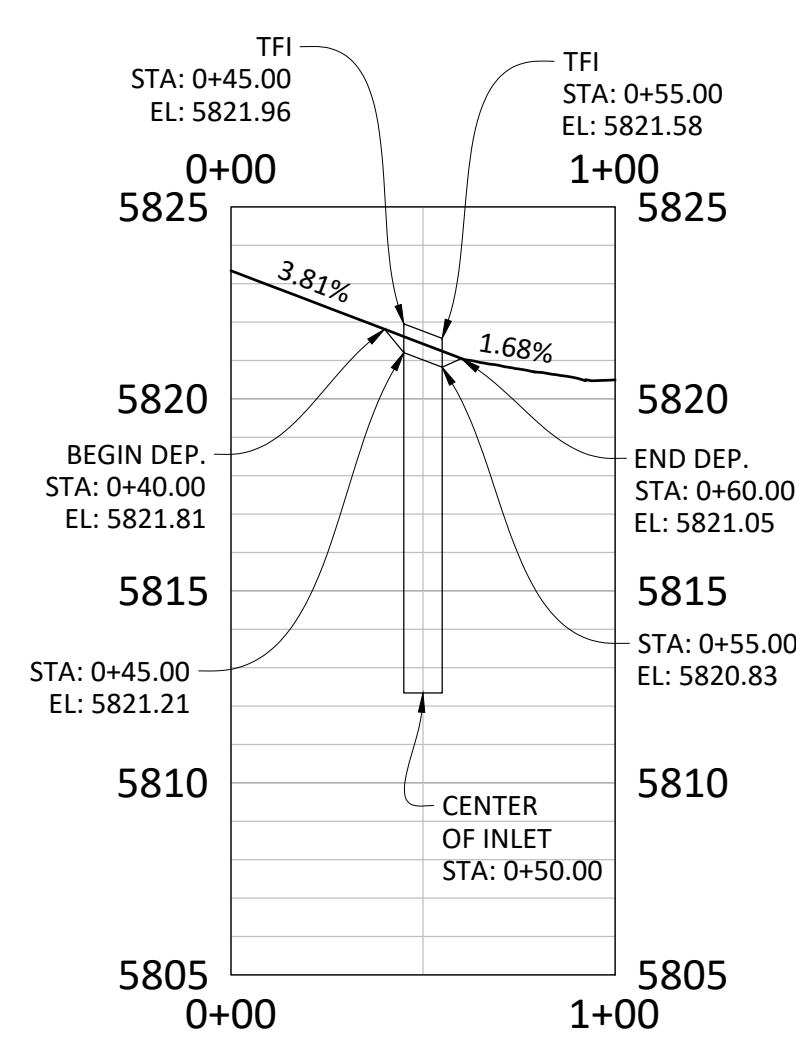
PROFILE: STORM 5E



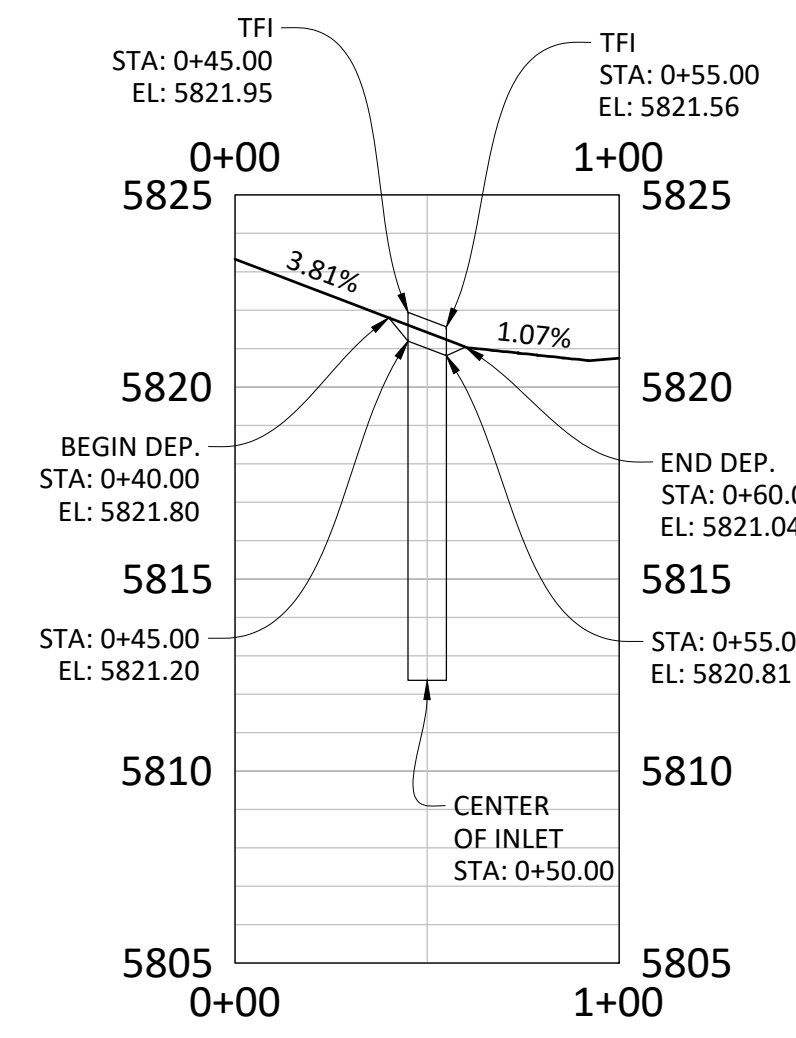
PROFILE: STORM 5H



INLET 5-5B FLOWLINE TRANSITION



INLET 6-5A FLOWLINE TRANSITION



INLET 6-5B FLOWLINE TRANSITION



Know what's below.
Call before you dig.

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 Date 02/24/2021

SHEET **35** OF **43**
CLCPK3

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 703.708.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

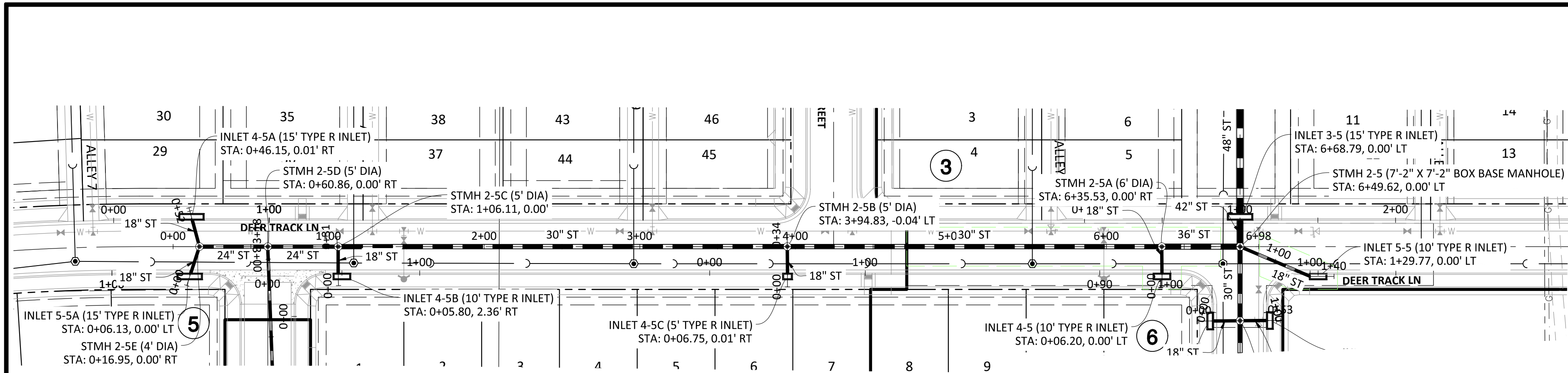
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE

DATE	REVISIONS
09/20/20	APPROVED FOR SUBMITTAL FOR REAPPROVAL
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/20	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

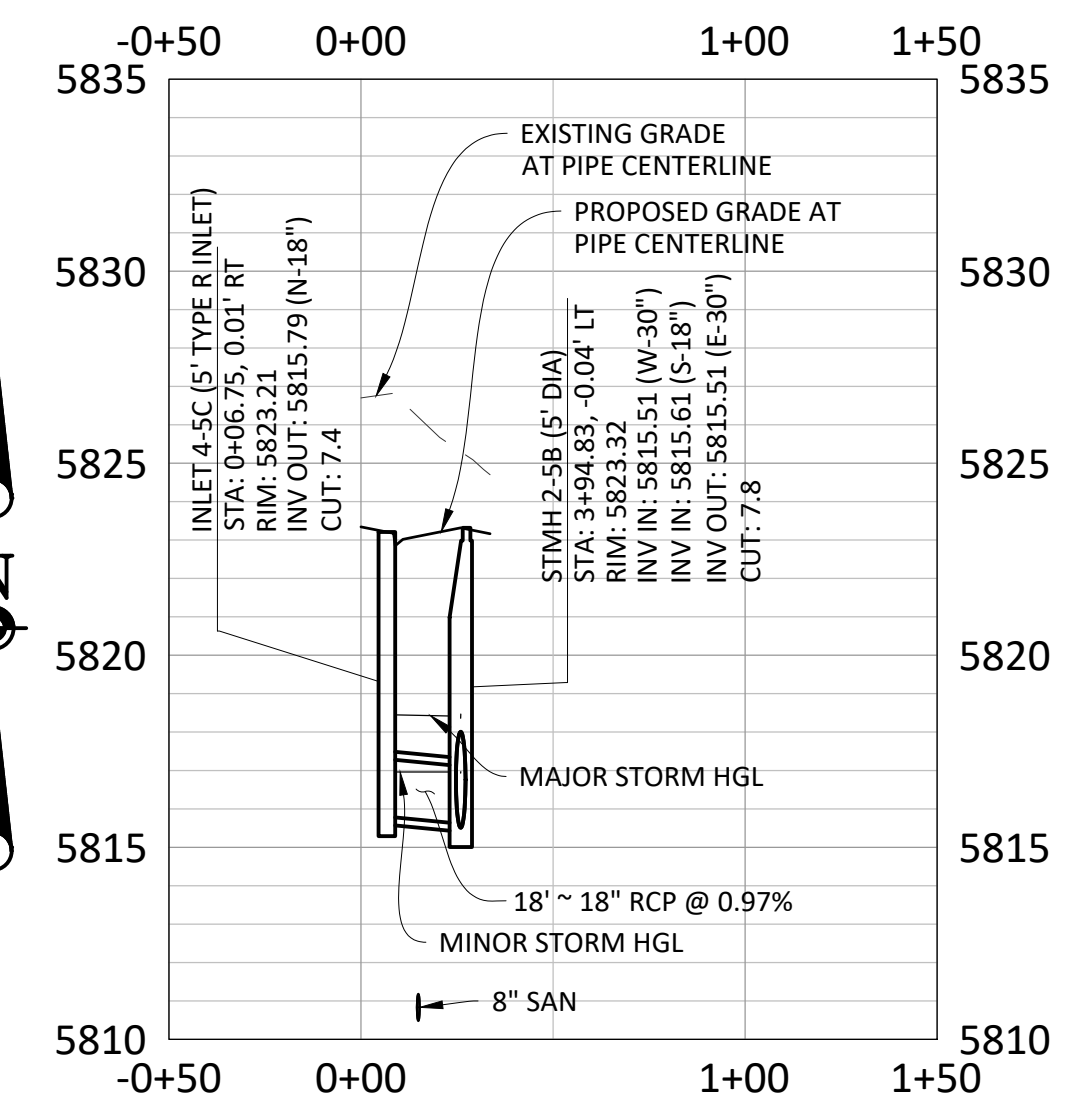
REGISTERED PROFESSIONAL ENGINEER
 37642
 10-30-2020

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

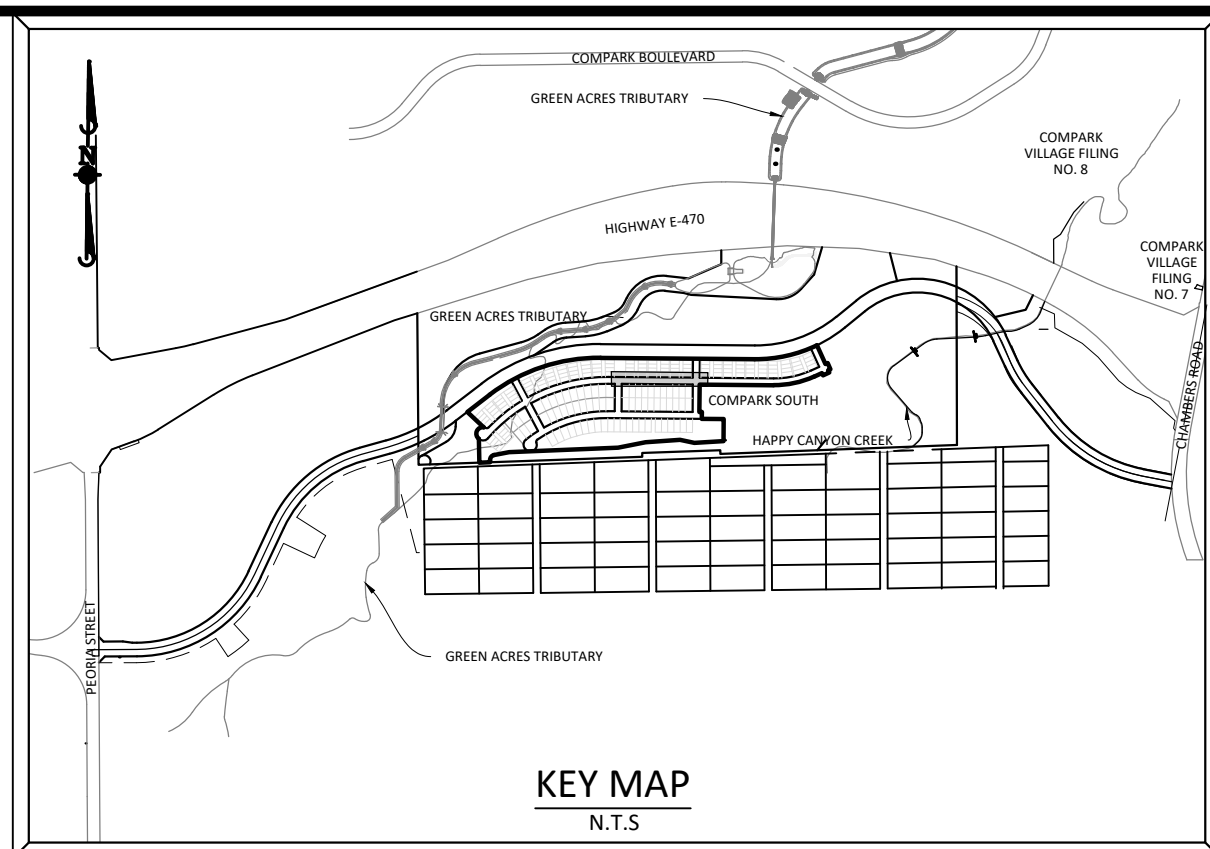
Plotted: 10/29/2020 2:55 PM Dwg Name: P:\Clcpk3\CompSouth05-Residential\CDS\dwg\Enr\Final Drawings\Plan_Sk0\Town\Phase 1\USA-CLCPK3-STORM_PP-1.dwg Updated By: MMacGuire



PLAN: STORM 5



PROFILE: STORM 5G

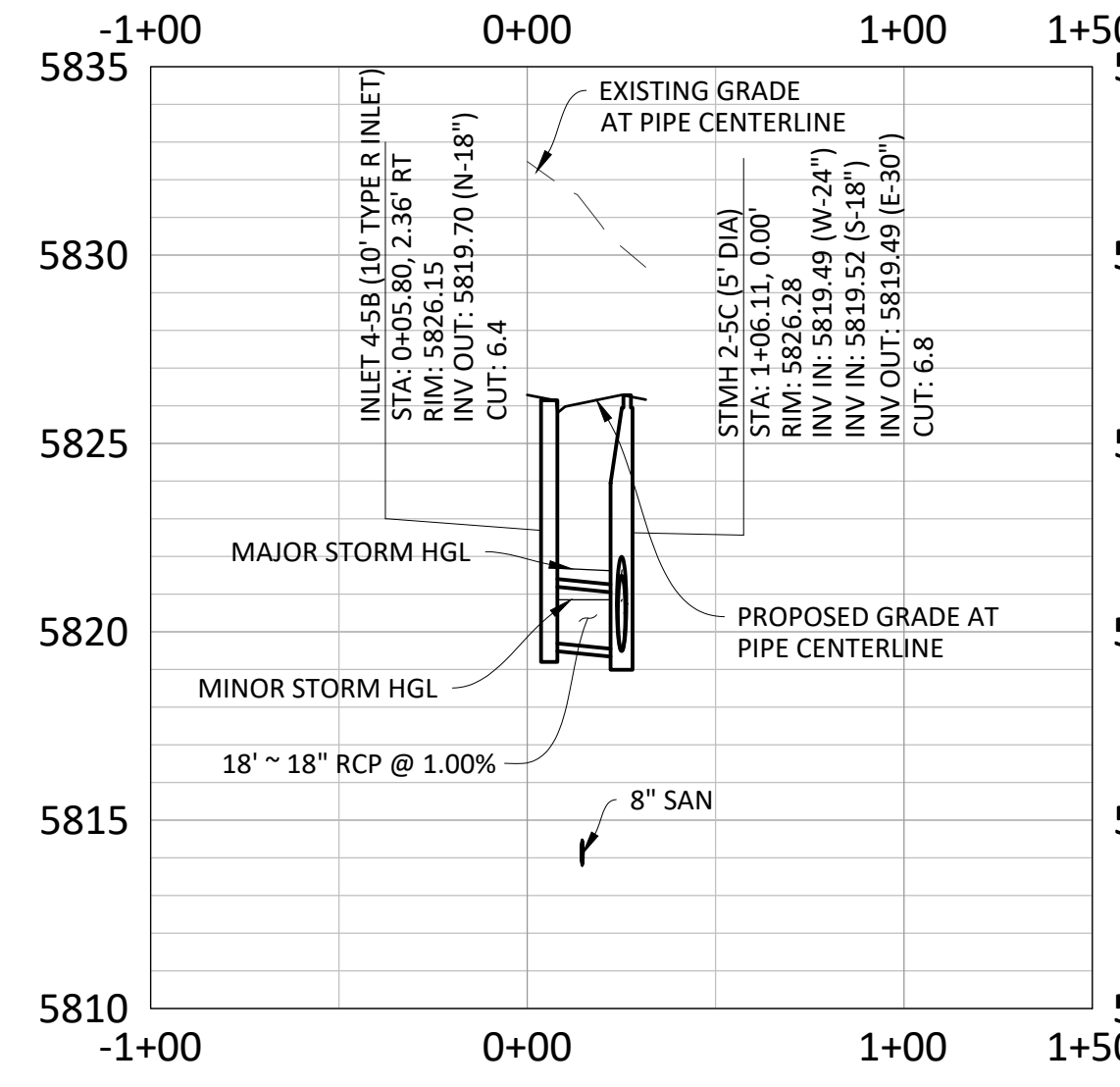
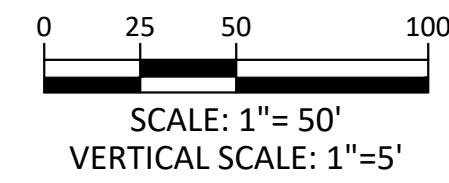
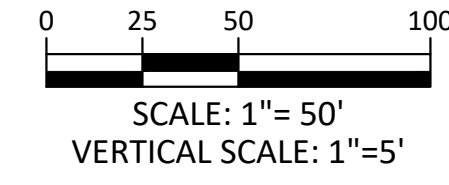


SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

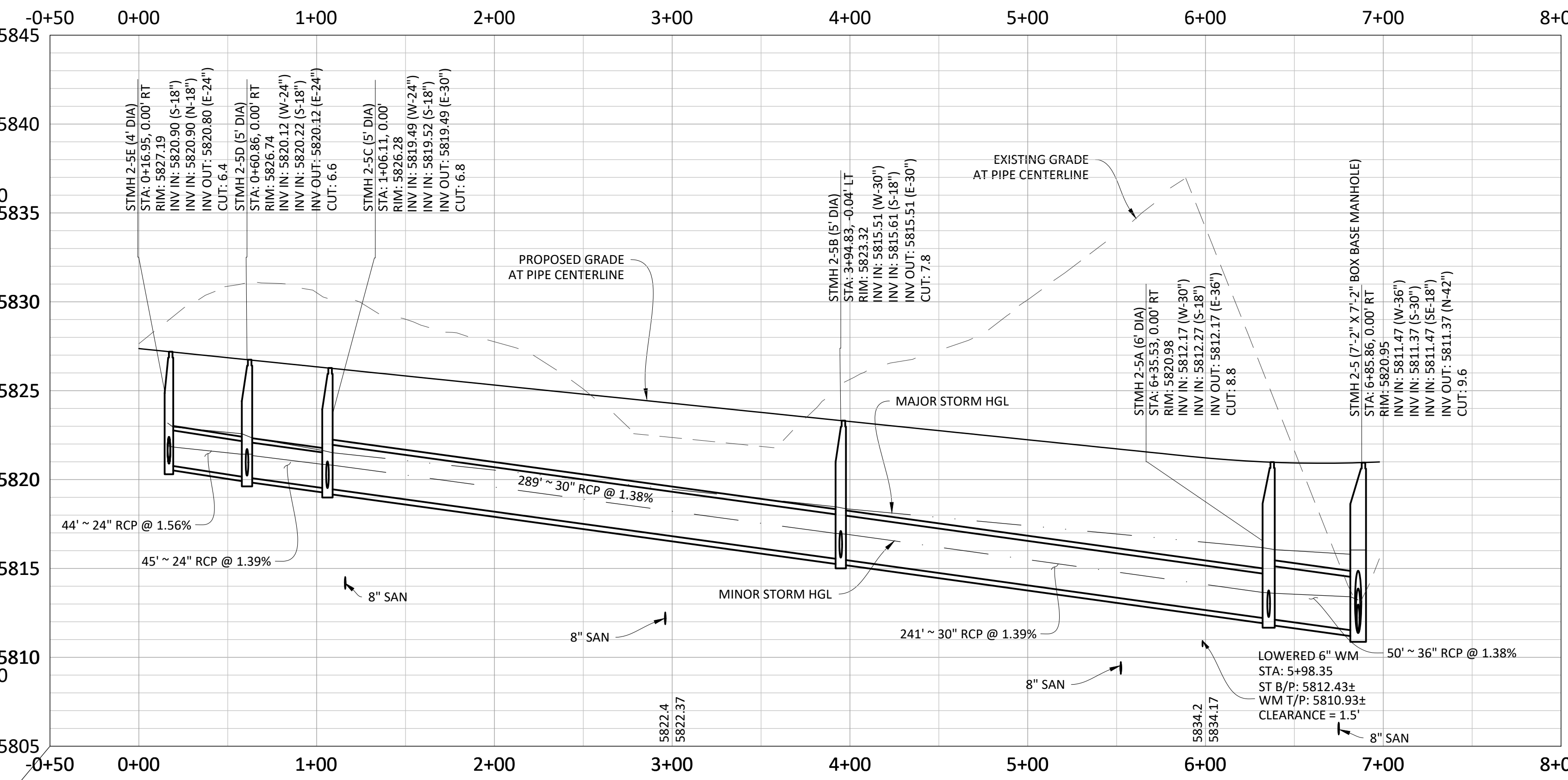
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/19	SUBMITTAL FOR REAPPROVAL
09/20/17	REVISION
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL



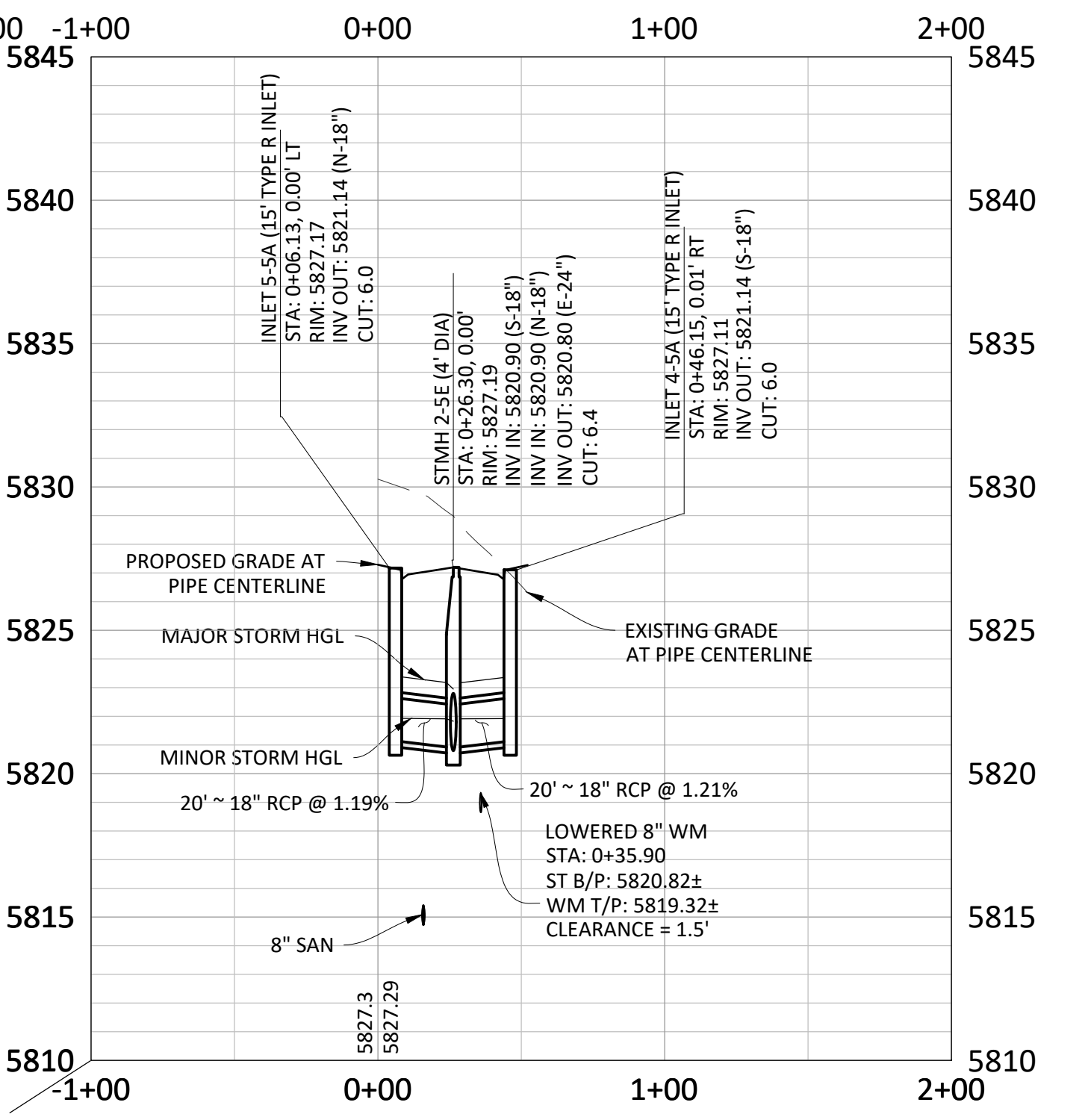
Know what's below.
Call before you dig.



PROFILE: STORM 5F



PROFILE: STORM 5



PROFILE: STORM 5D

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.
- 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:

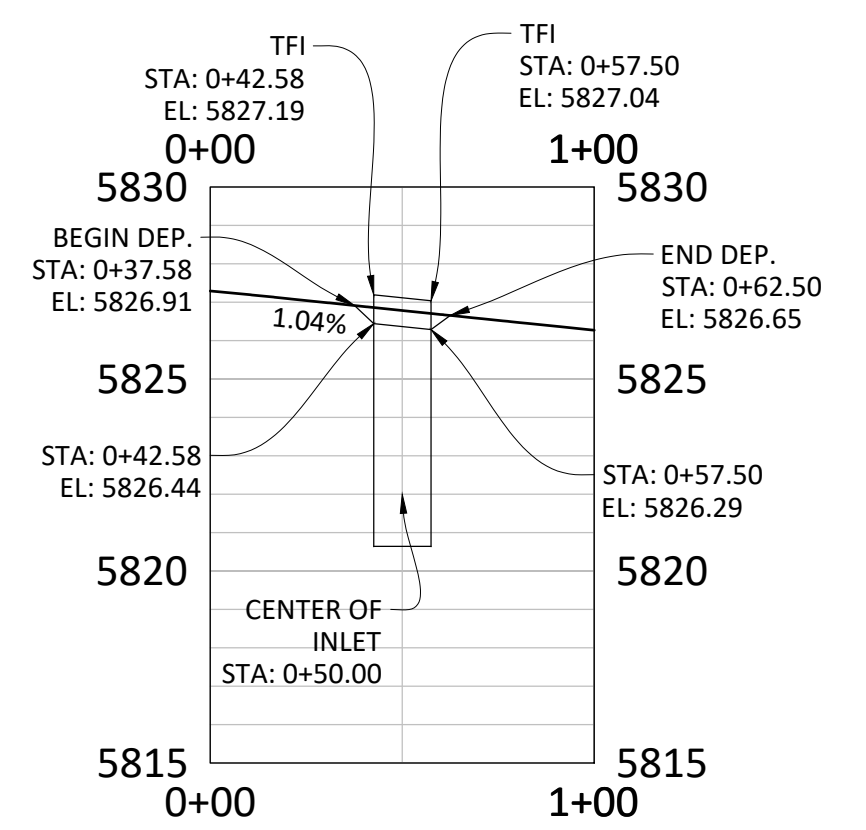
- THE CONES OF STMH 2-5A, STMH 2-5B, AND STMH 2-5C SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE SOUTH.
- THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.

TOWN OF PARKER APPROVALS

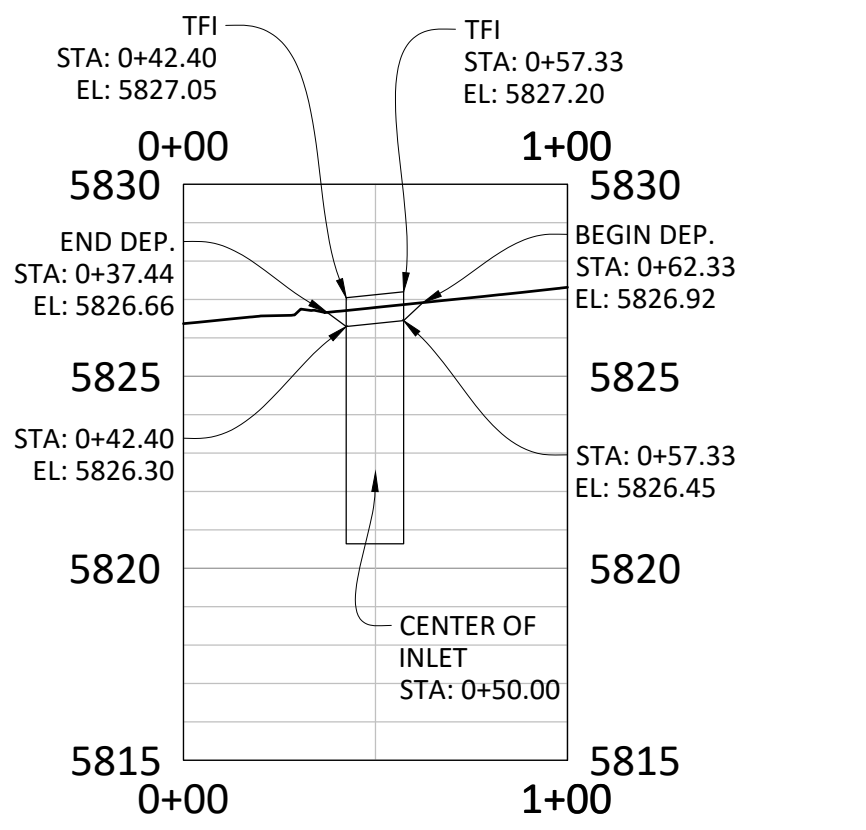
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of 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.

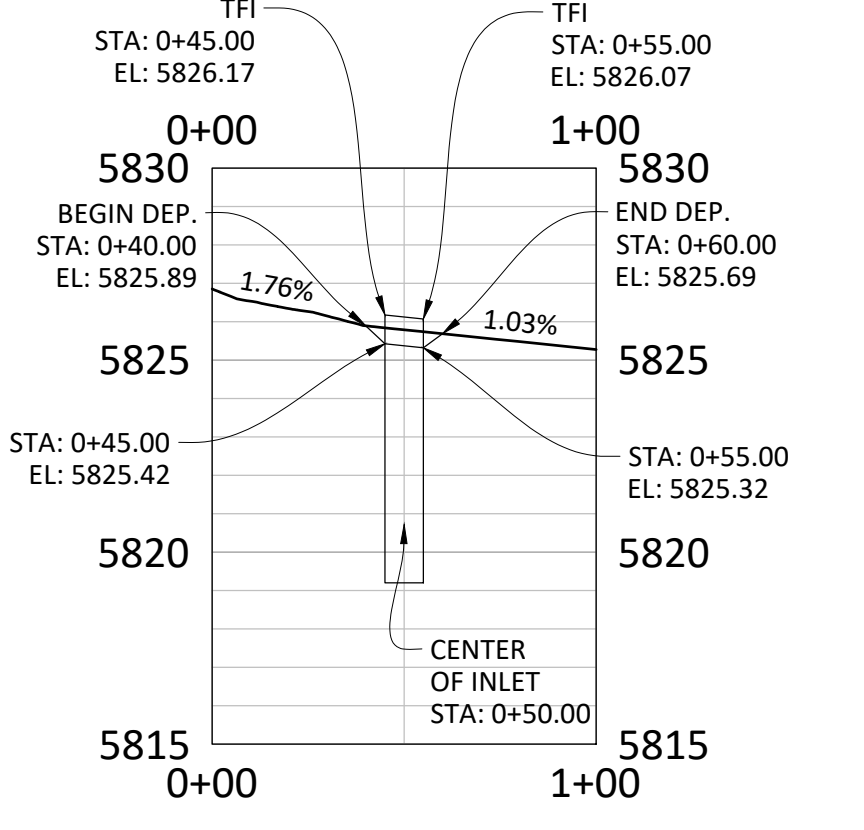
Town of Parker, Director of Engineering
Date: 02/24/2021



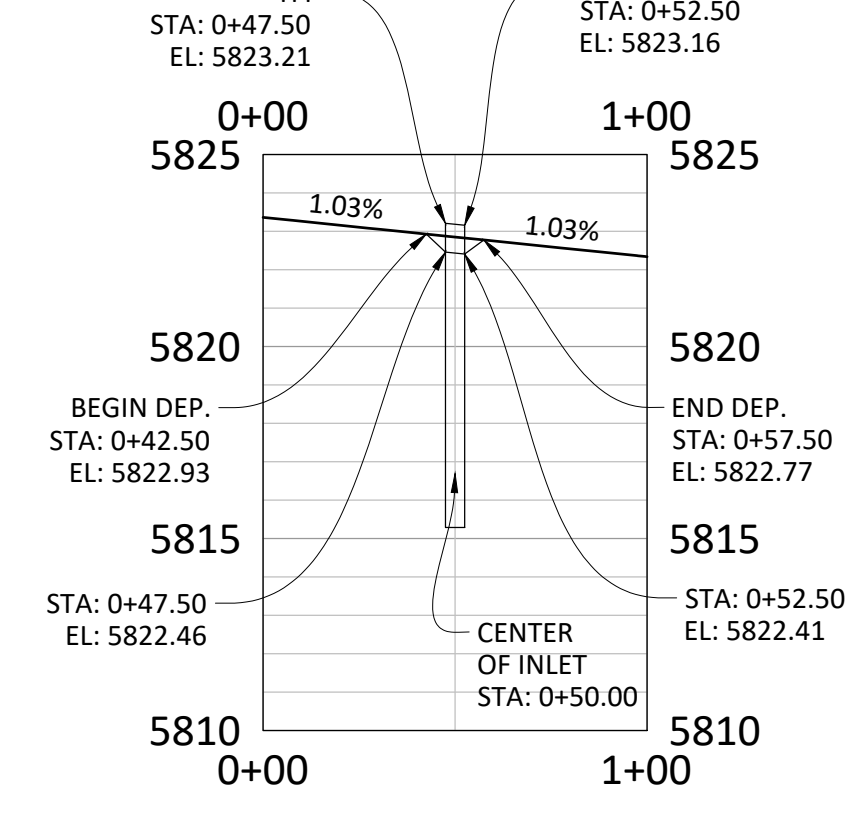
INLET 4-5A FLOWLINE TRANSITION



INLET 5-5A FLOWLINE TRANSITION



INLET 4-5B FLOWLINE TRANSITION



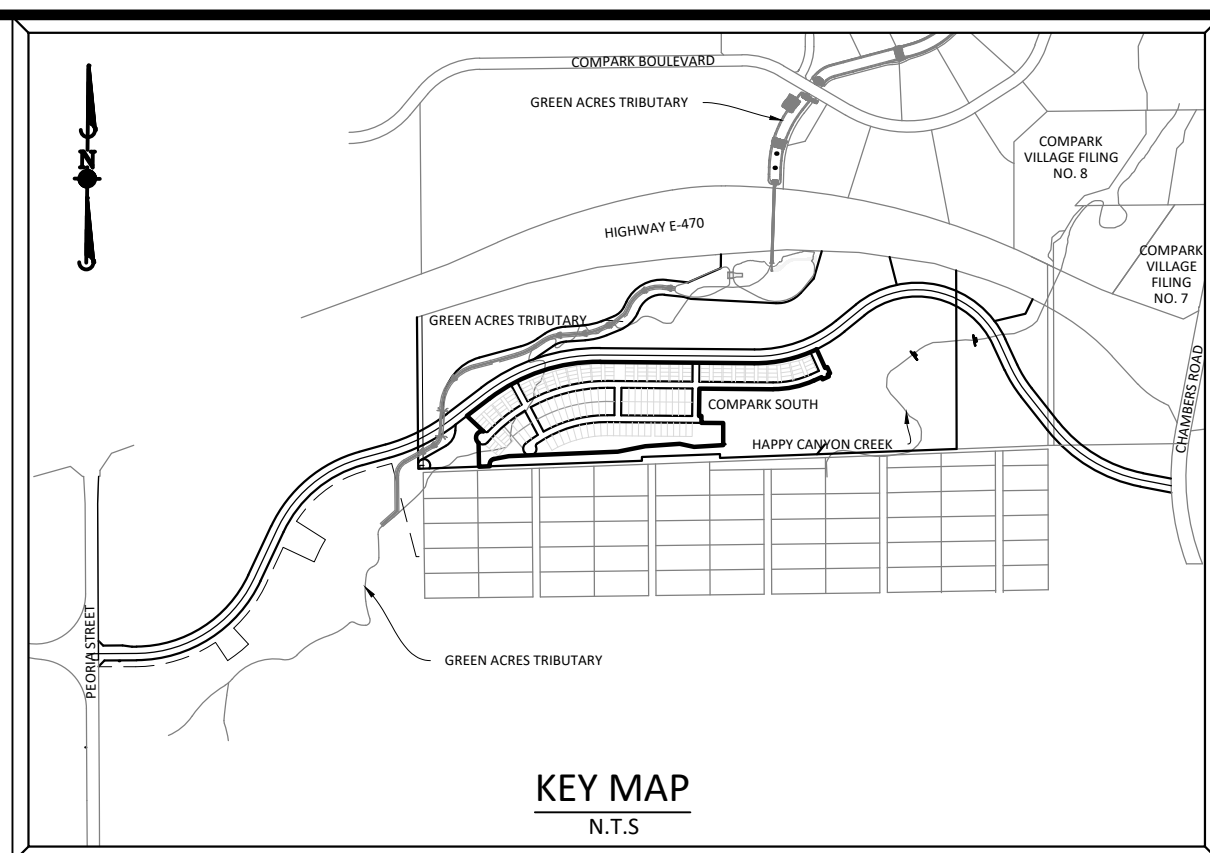
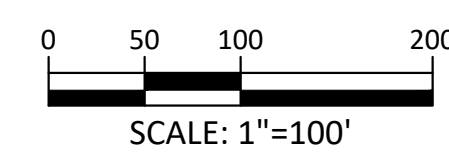
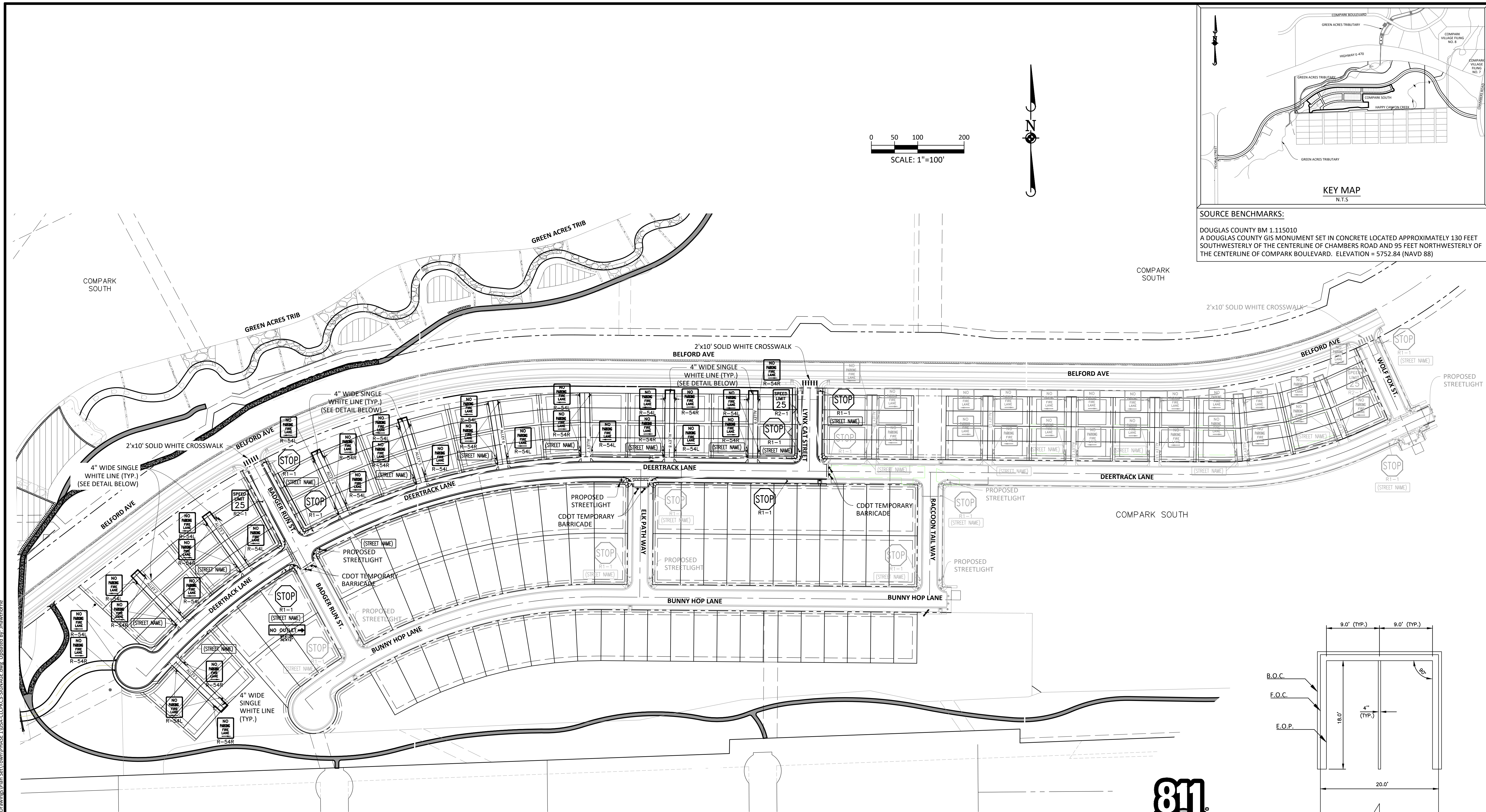
INLET 4-5C FLOWLINE TRANSITION



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

PROJ. MGR.: RAK
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/2016
SHEET 36 OF 43
CLCPK3

Plotfile: 10/29/2020 2:57 PM Dwg Name: P:\CLCPK3\Compark\Drawings\Plan\Storm\Storm_Plan.dwg Updated By: M.McGuire



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/19	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111 | phone: 703.708.0500 | manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

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.

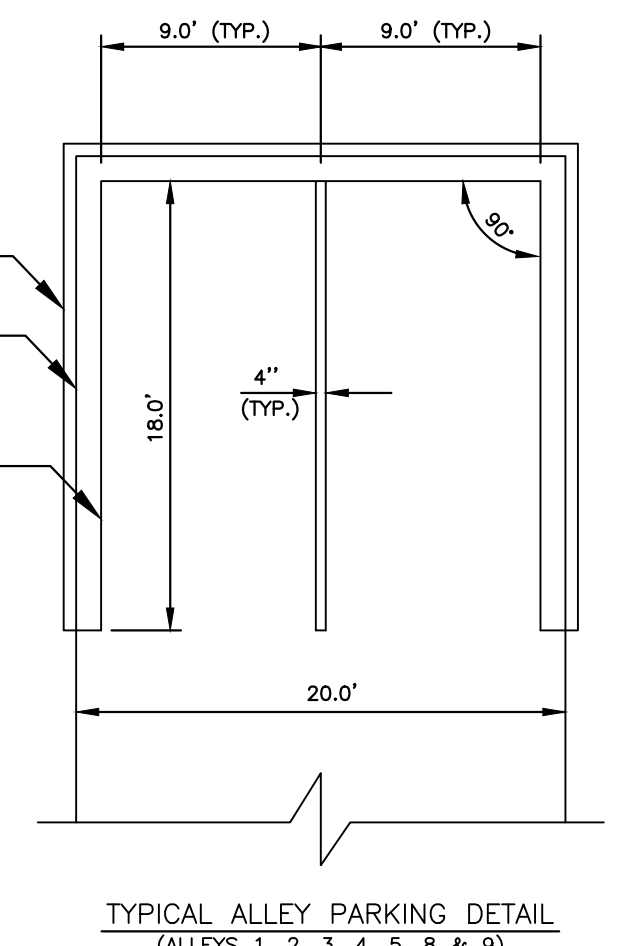
TOWN OF PARKER APPROVALS

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.

[Signature]
 Town of Parker, Director of Engineering

02/24/2021
Date

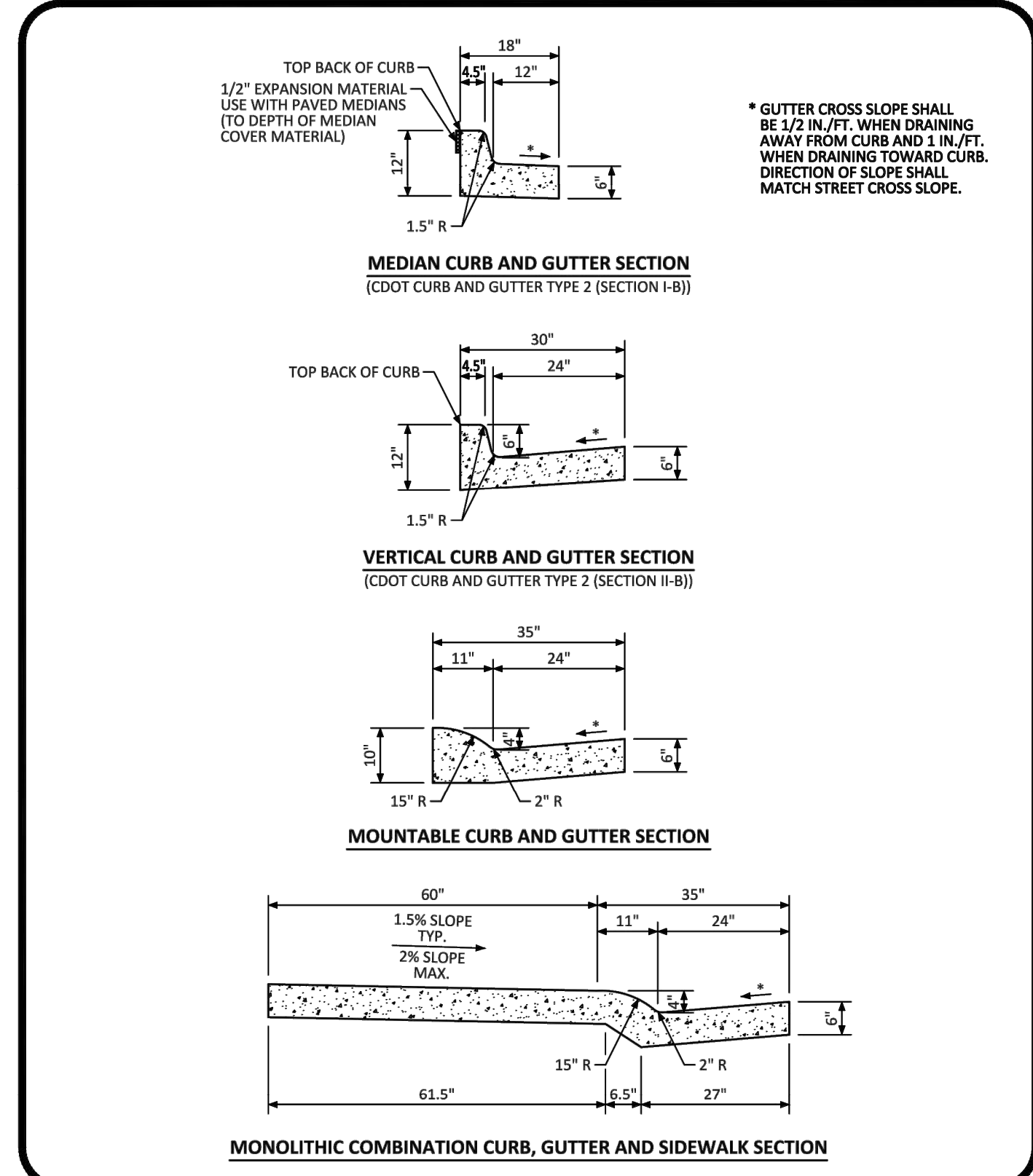


COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 SIGNAGE, STRIPING AND STREET LIGHT PLAN

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

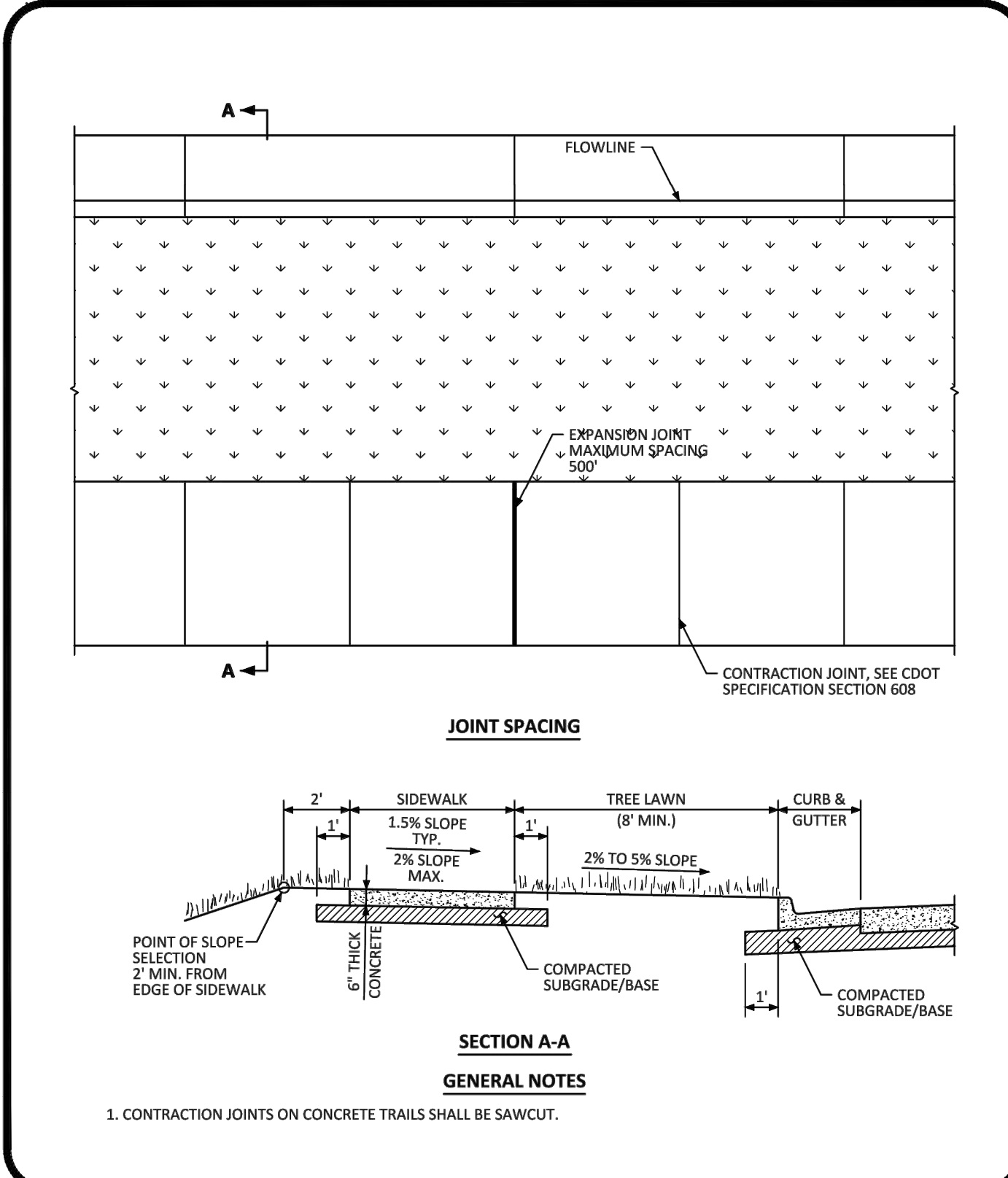
37 OF 43
 CLCPK3

Plotted: 10/29/2020 2:58 PM | Dog Name: P:\C\p3\3\Compark3\Compark3\Drawings\Plan\Sign\Town\Phase 1\USA-CLCPK3-SIGNAGE.dwg | Updated By: JHawthorne



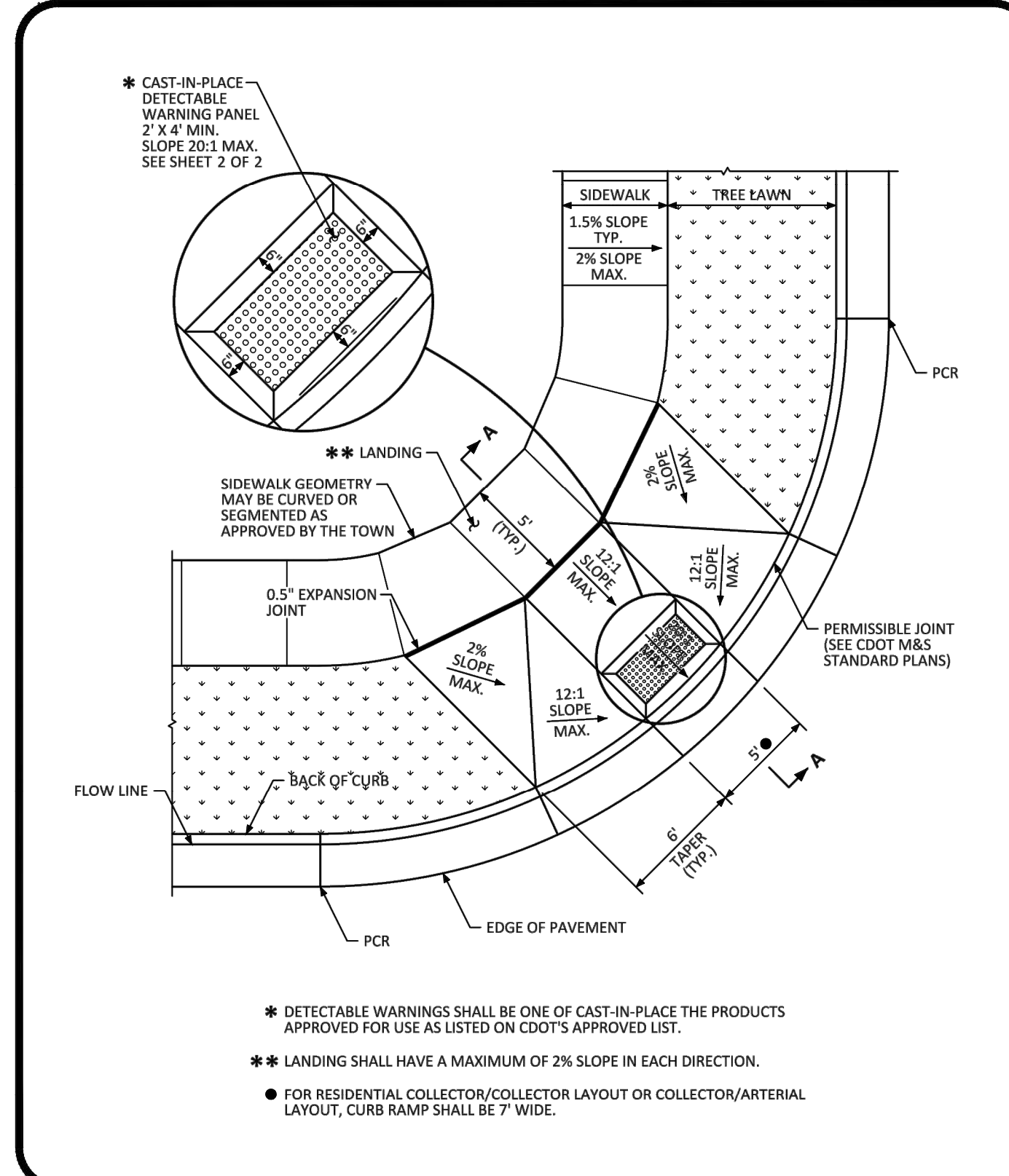
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



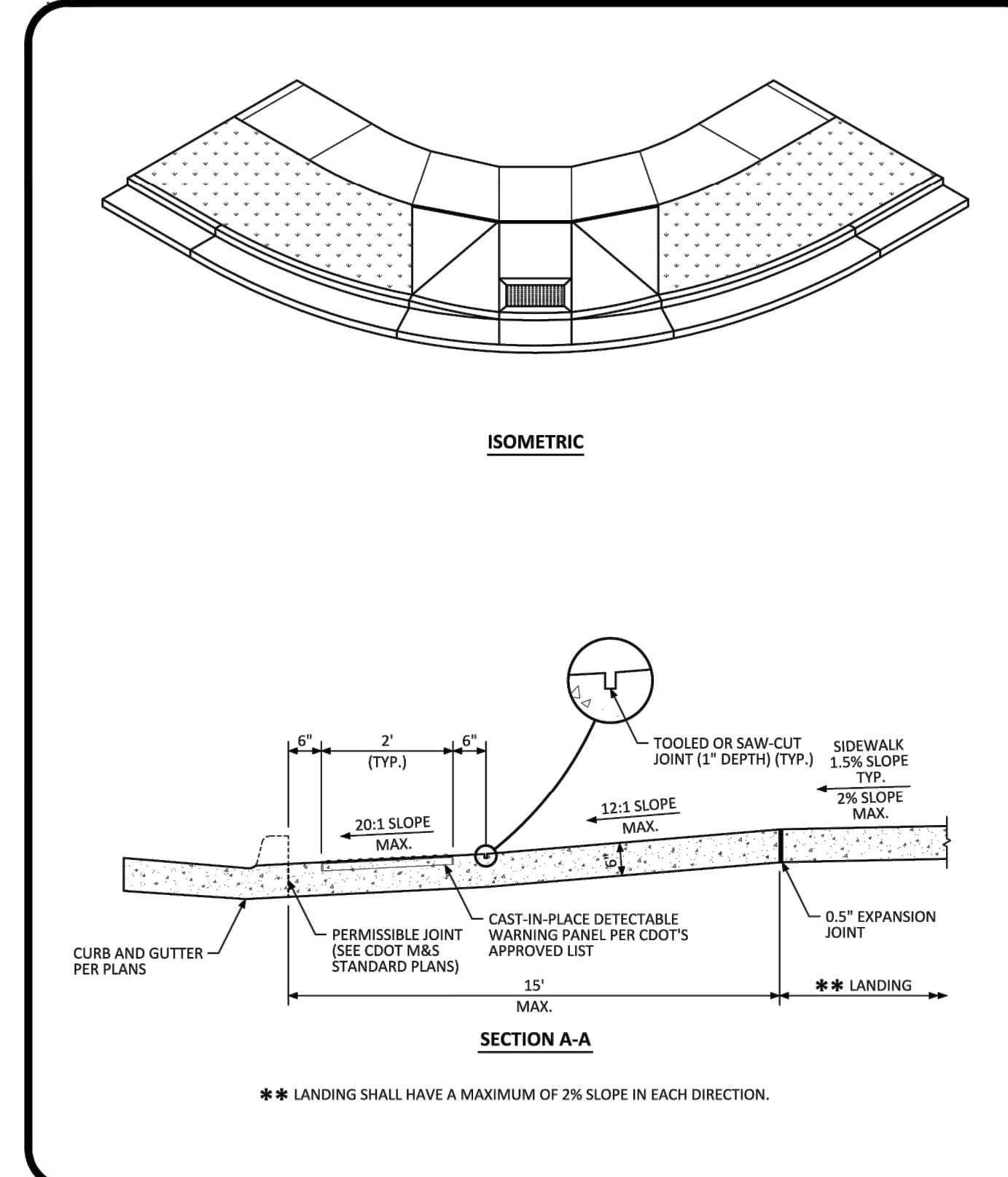
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



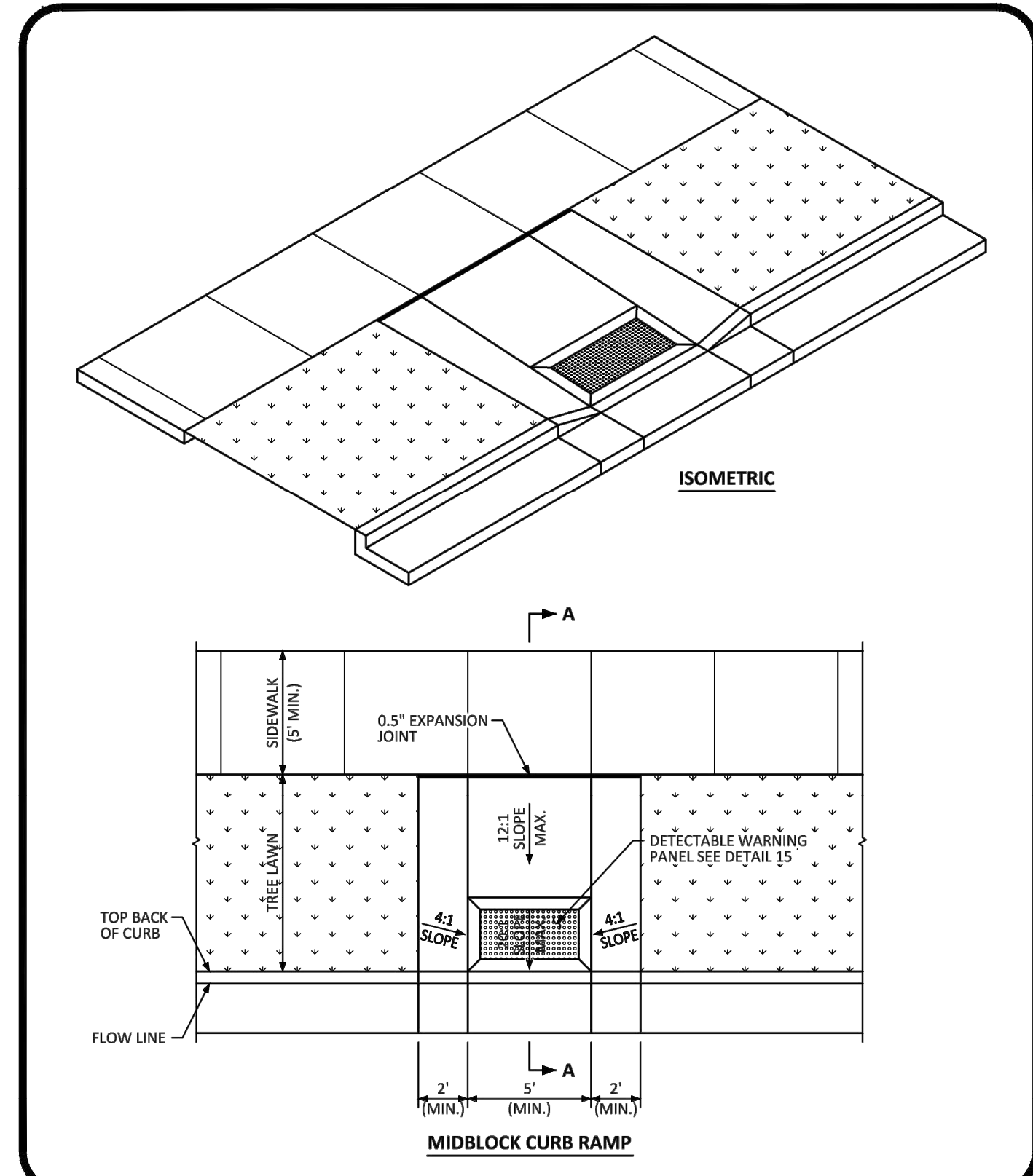
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



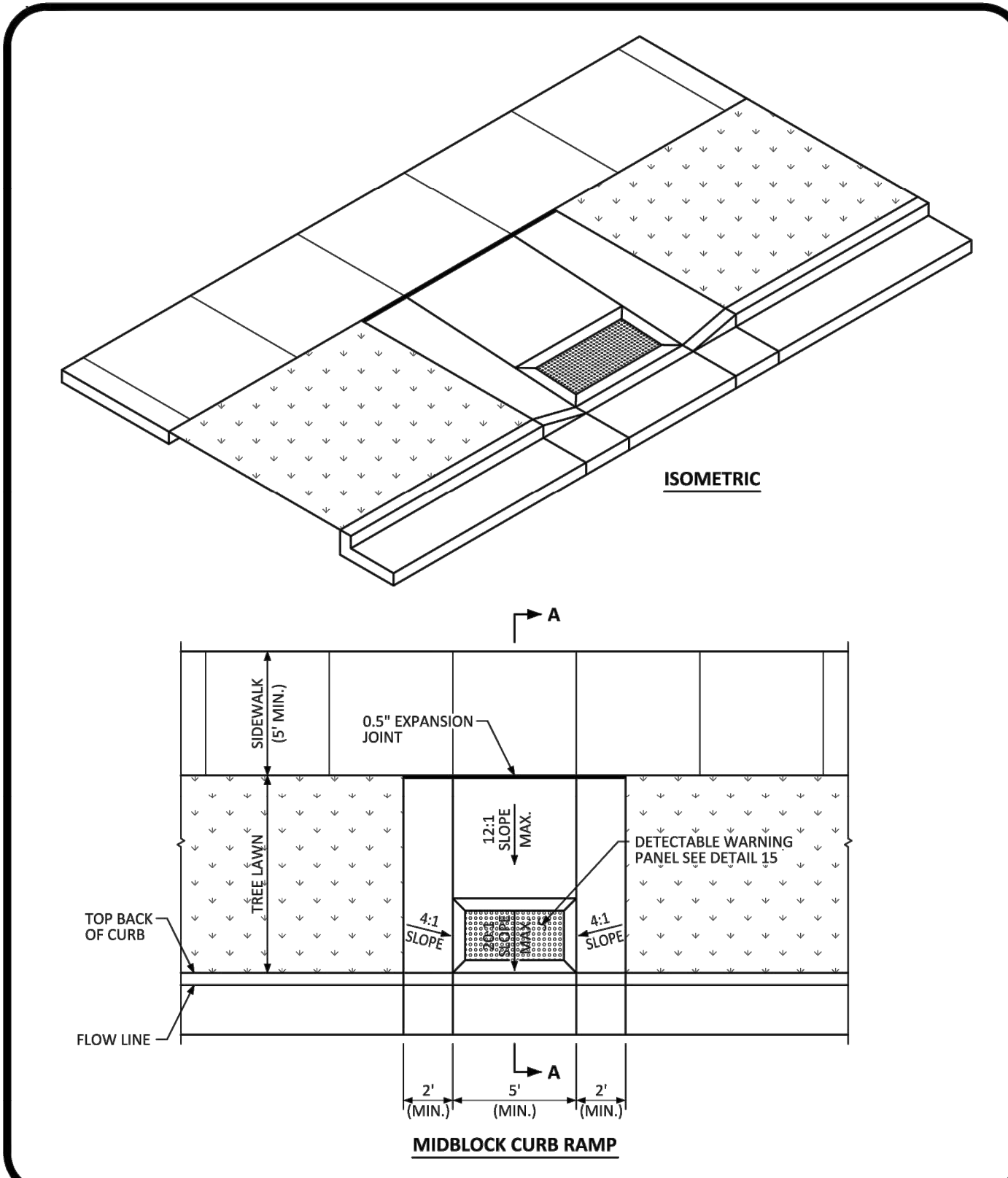
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



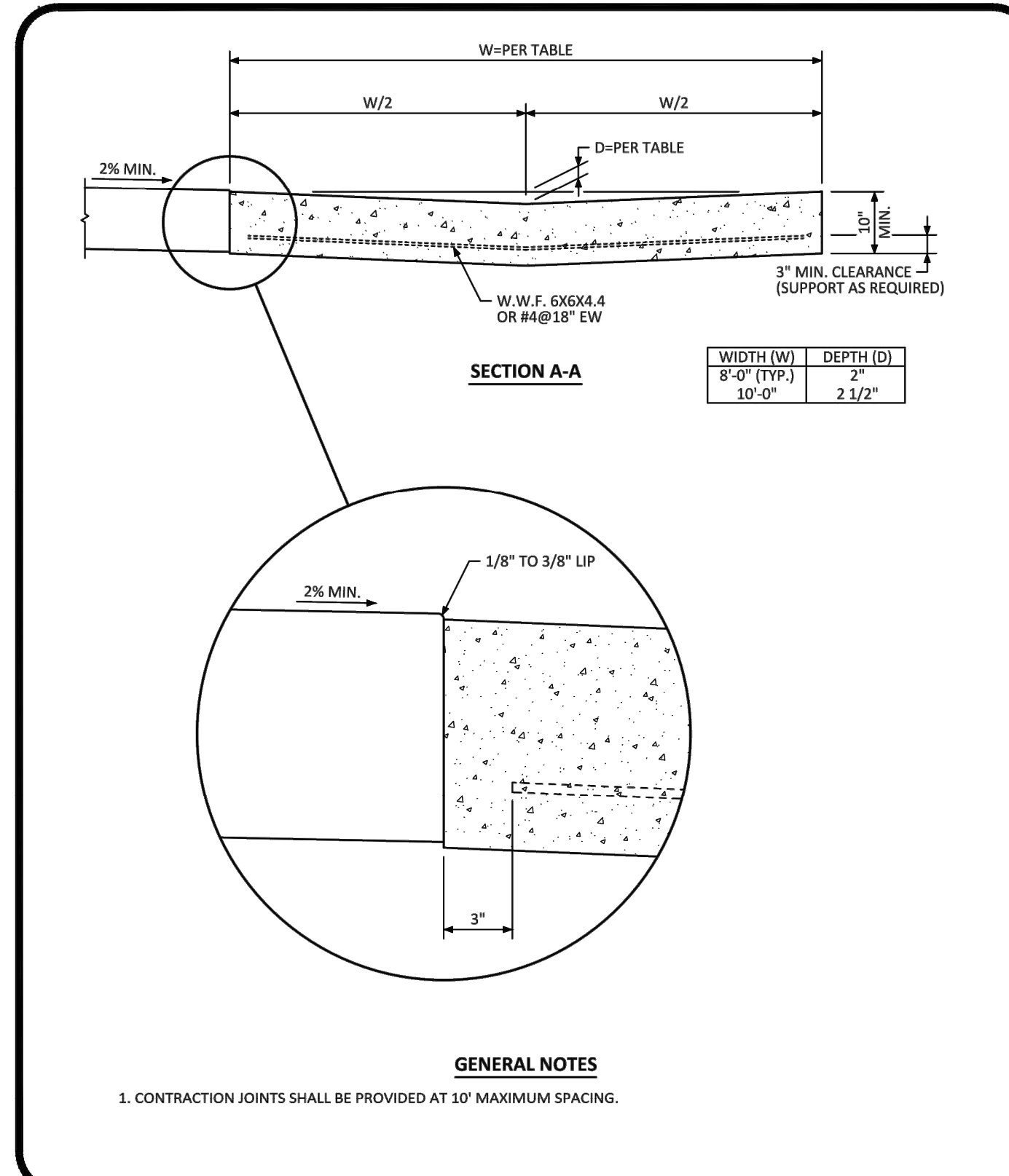
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



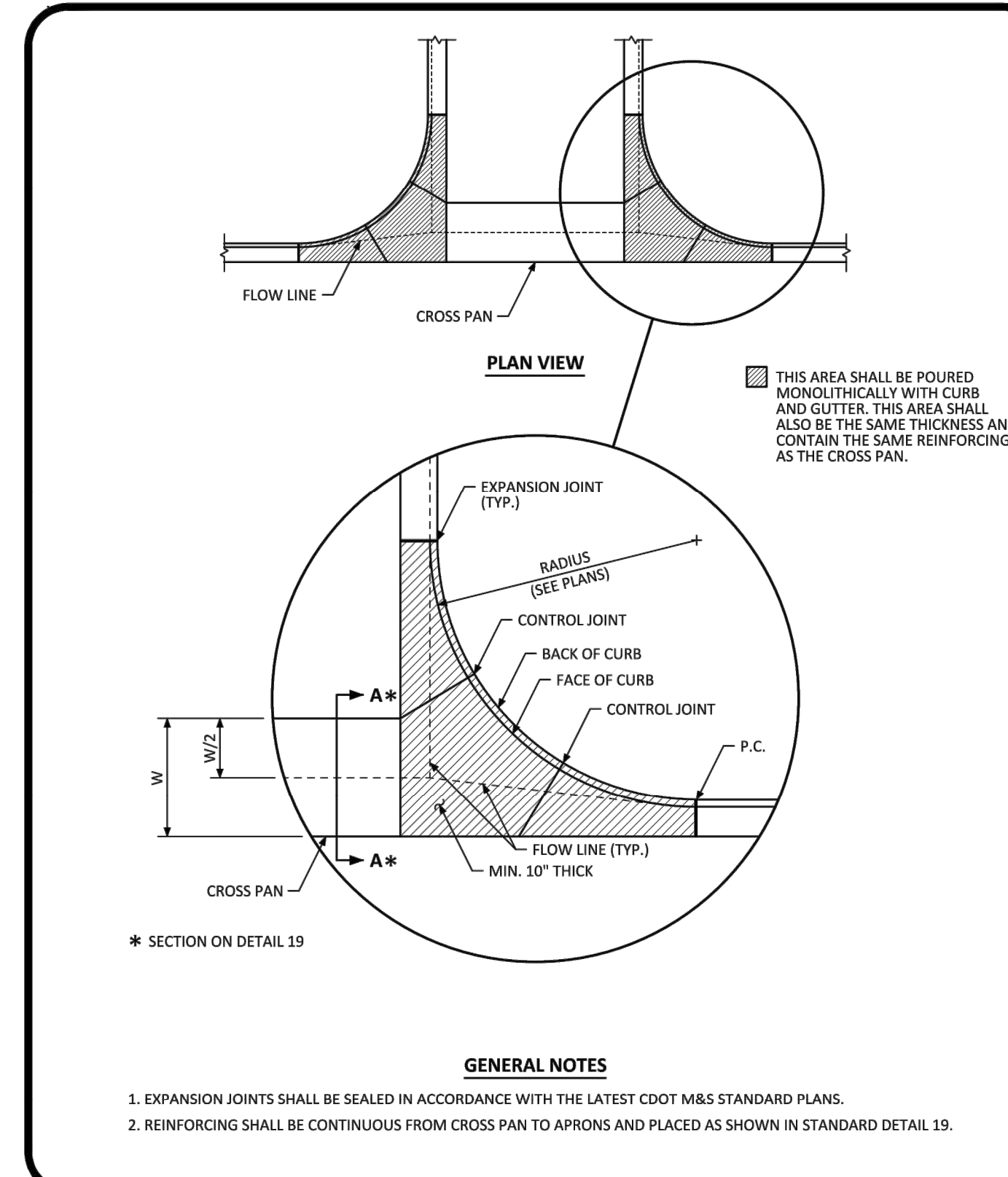
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
12/20/19	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80121, phone: 303.778.0500, manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2

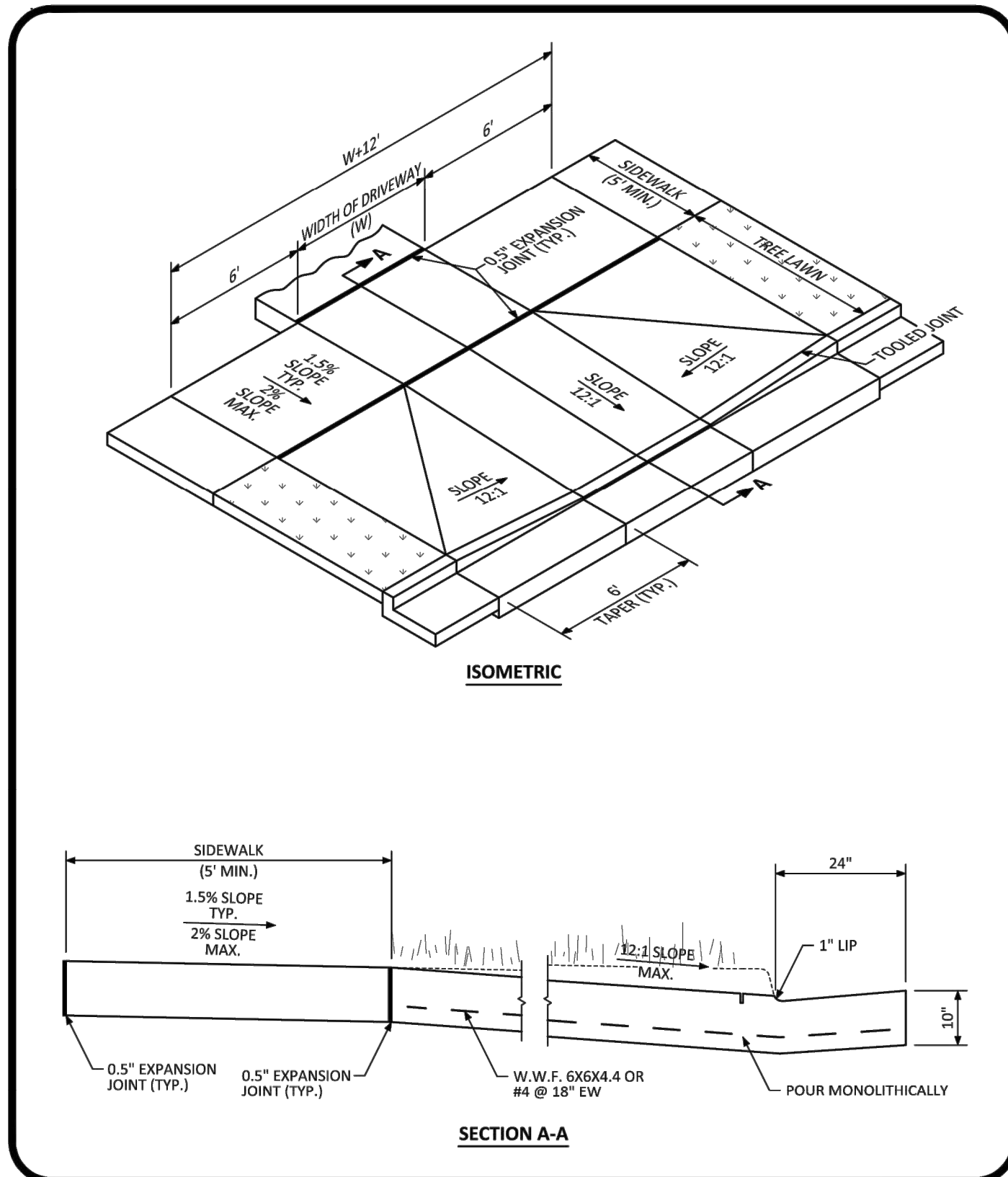
TOWN OF PARKER, COLORADO

STREET DETAILS

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

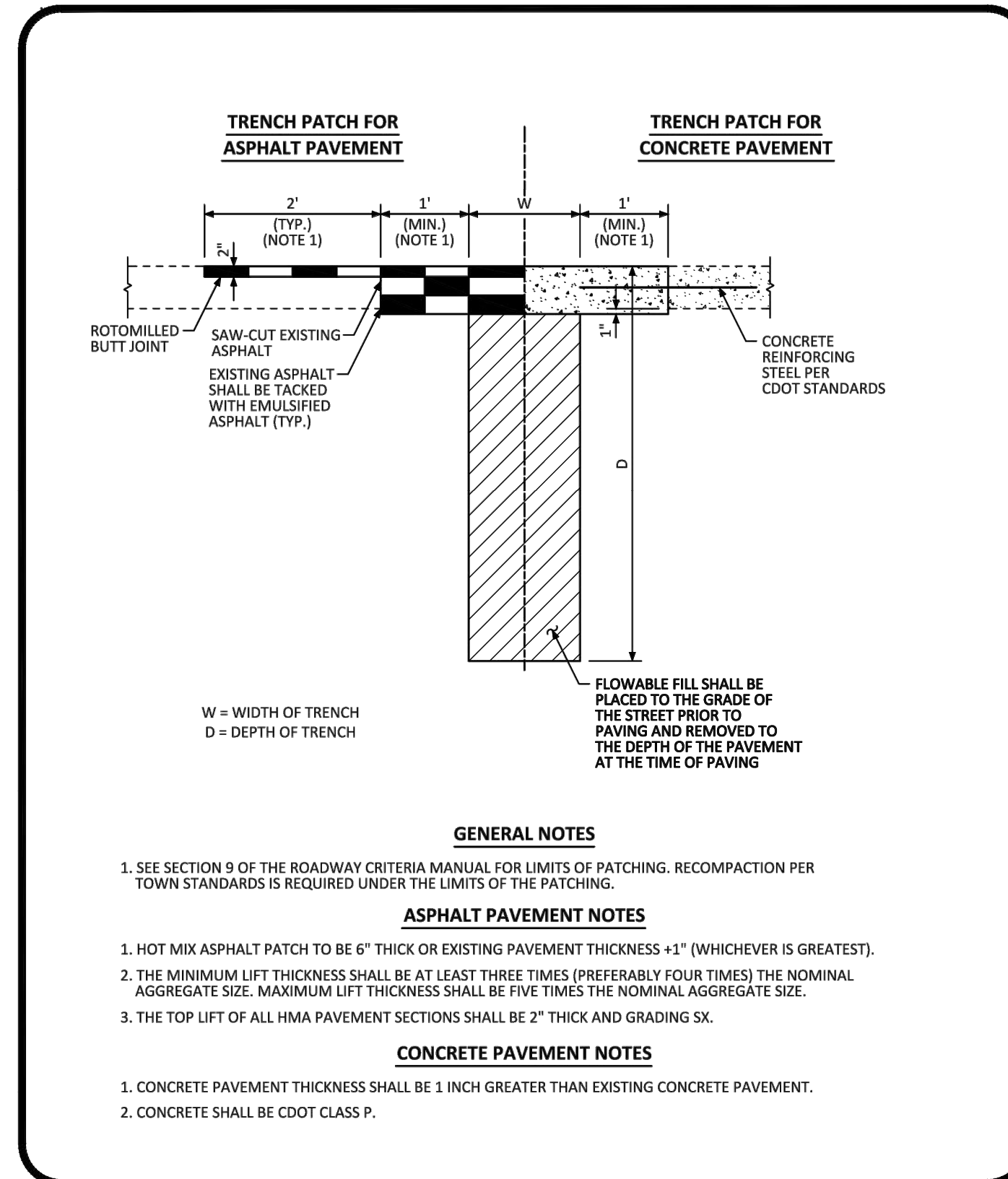
SHEET 37642 10-30-2020 PROFESSIONAL ENGINEER
 38 OF 43 CLCPKC3

Plotted: 10/29/2020 2:58 PM. Dog Name: P:\Cadd\3\CompSouth\Drawings\Plan-Sk1\Town\Phase 1\USA-CLCPKC3-Street Details.dwg. Updated By: Jhawthorne



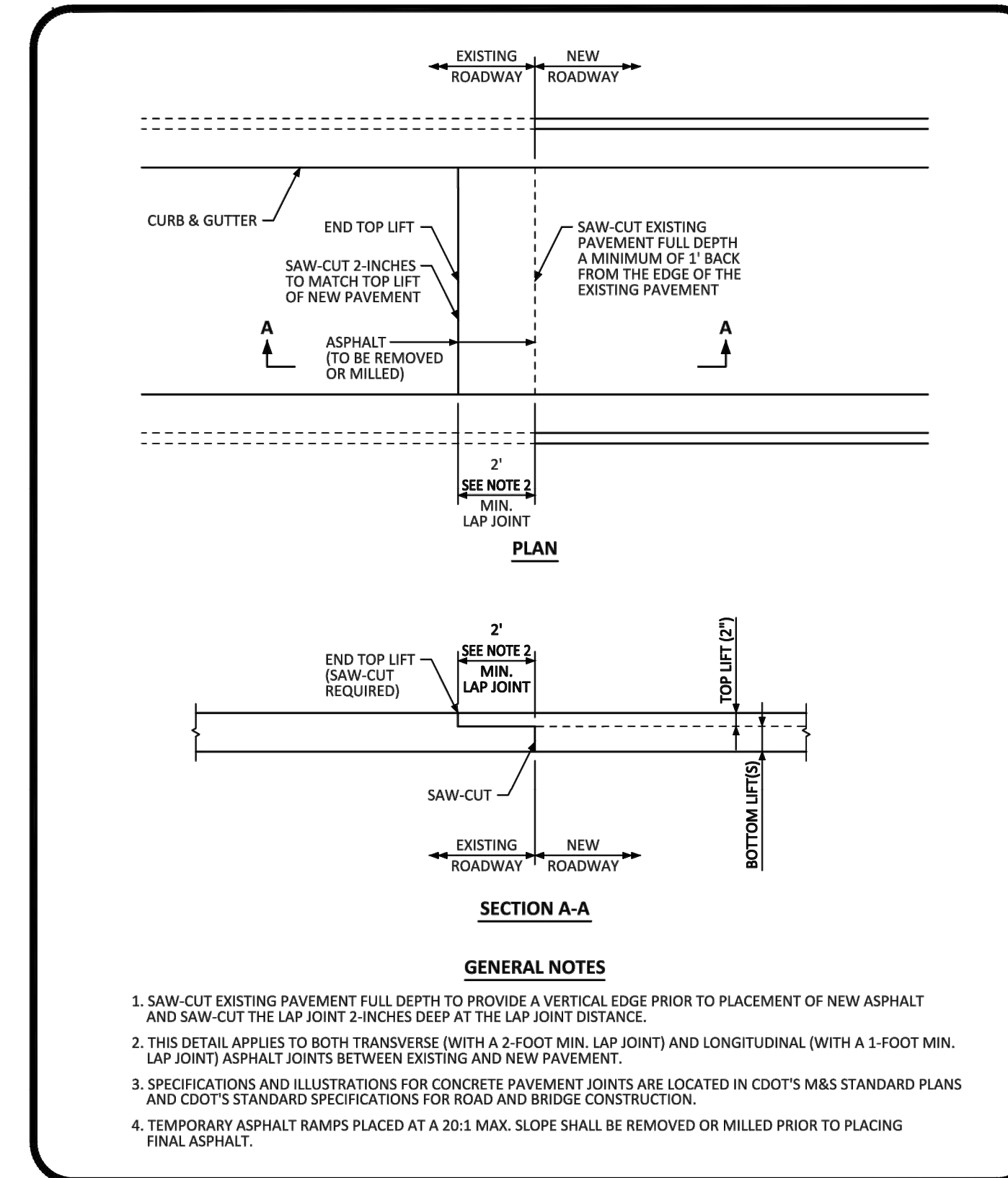
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



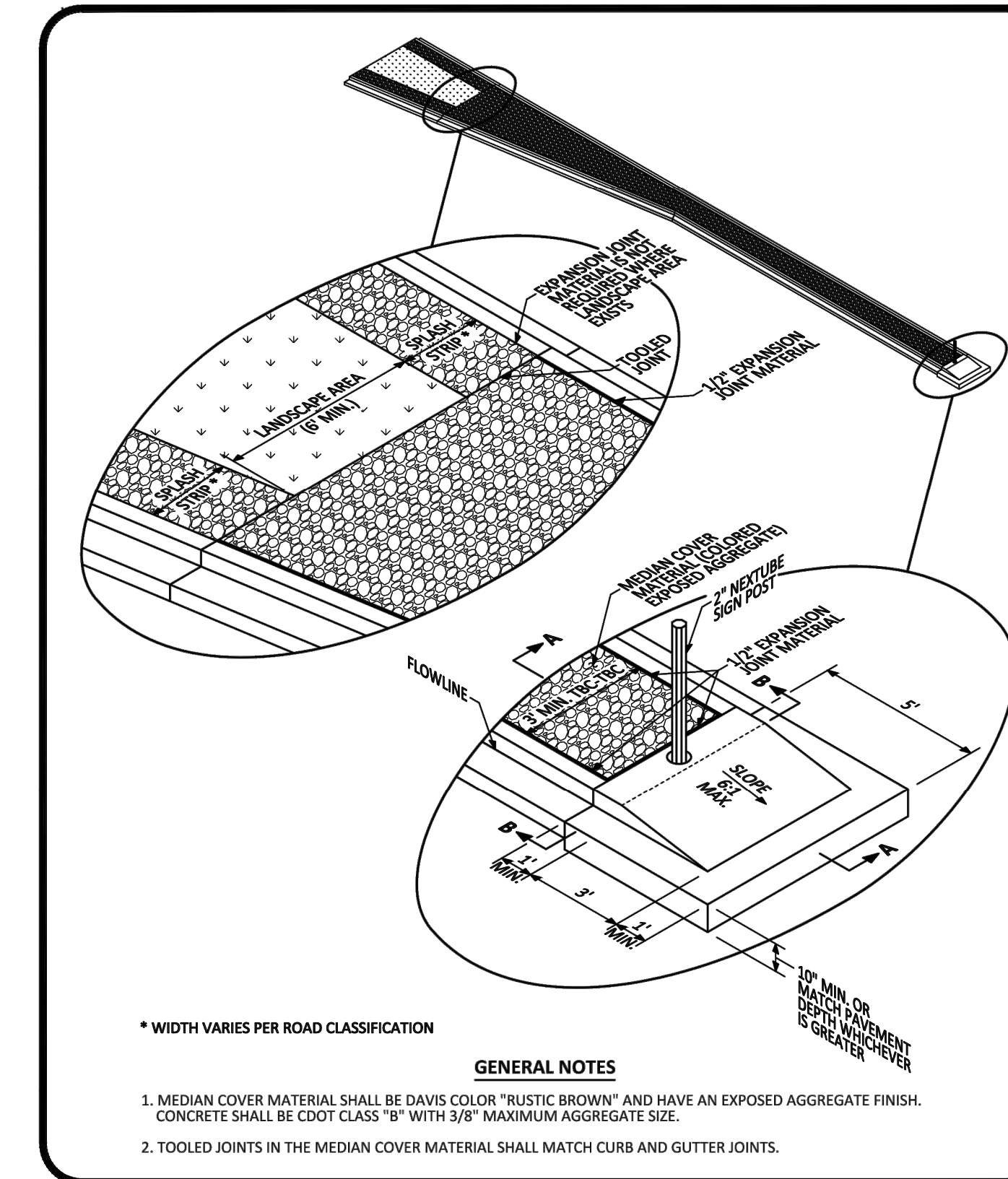
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



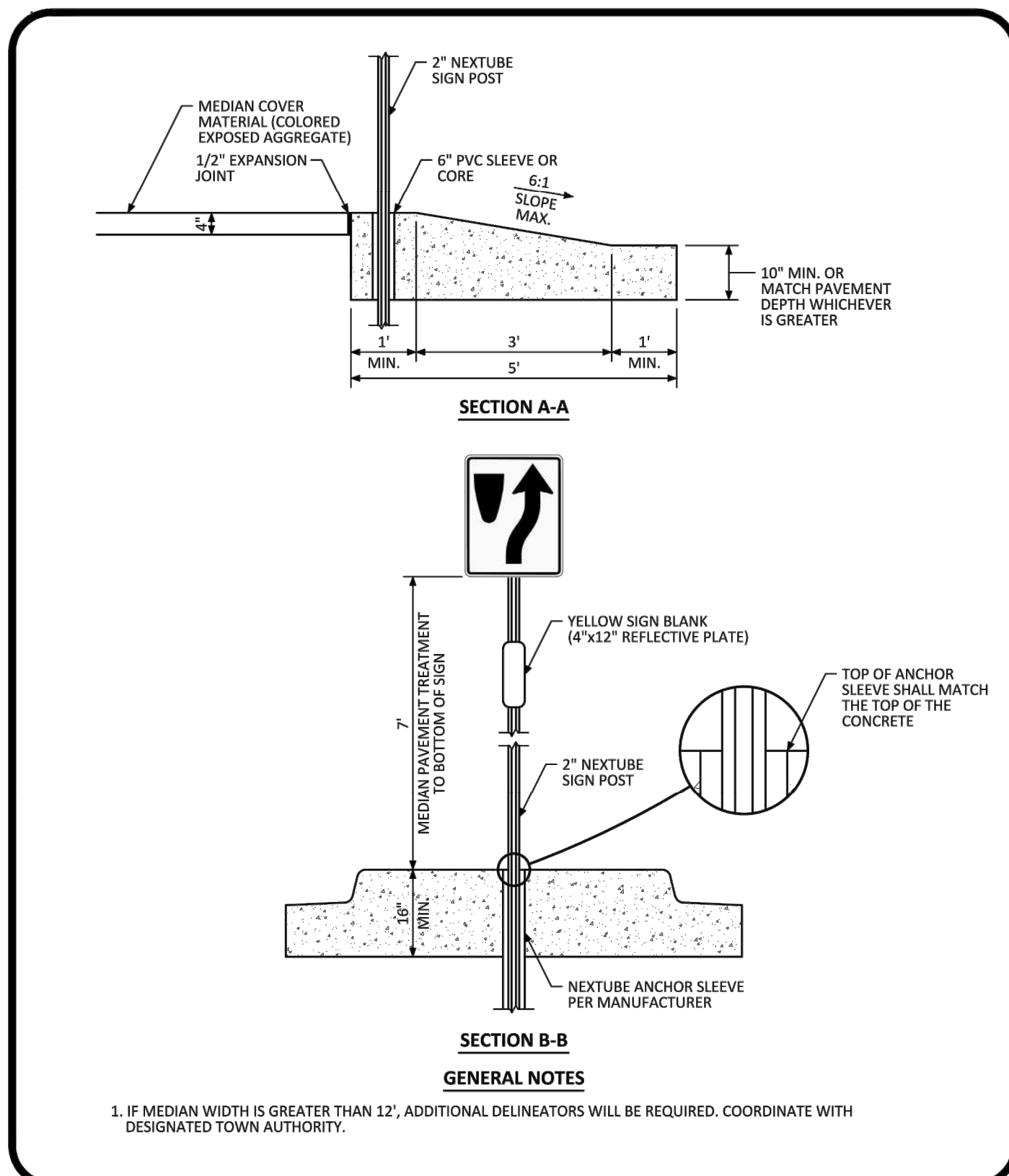
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



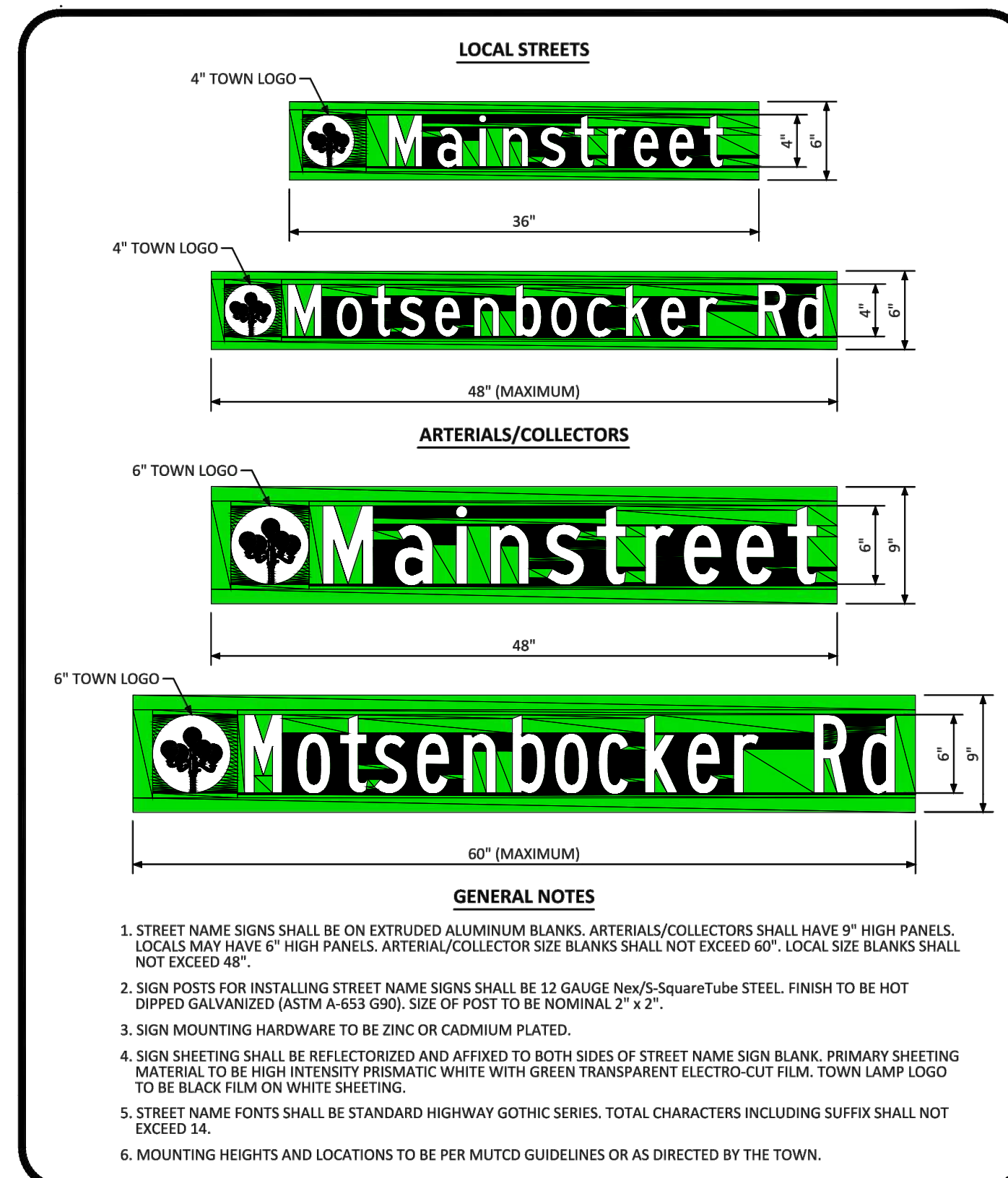
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



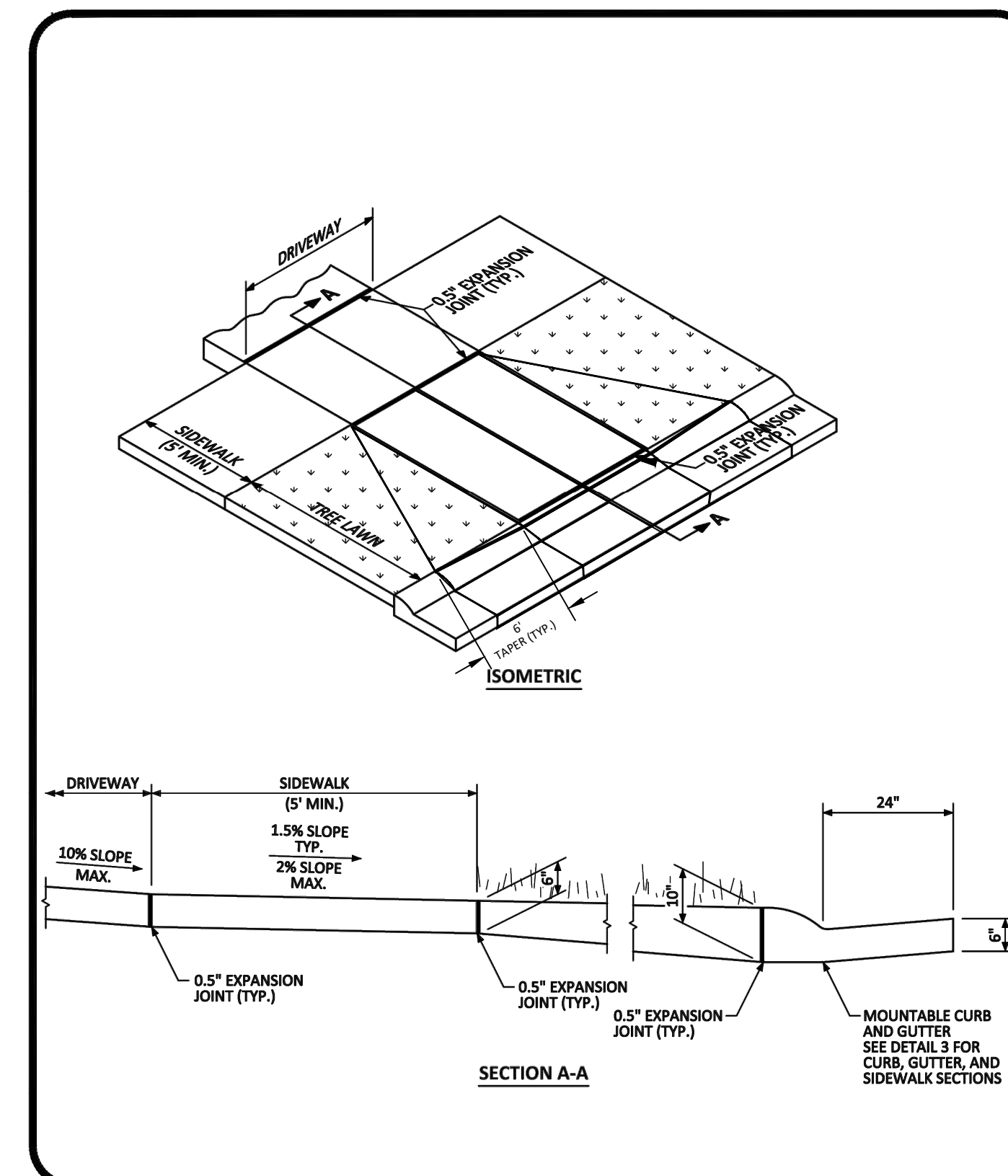
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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 **32** 1 OF 1



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

PARKER COLORADO RESIDENTIAL DRIVEWAY WITH 4\"/>

Plotted: 10/29/2020 2:58 PM. Dwg Name: P:\Cadd\3\Compark\Drawings\Plan\Town\Phase 1\USA-CLCPK3-Street Details.dwg. Updated By: Jhawthorne

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800, manhard.com

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

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

STREET DETAILS

37642

10-30-2020

PROFESSIONAL ENGINEER

PROJ. MGR.: RJM

PROJ. ASSOC.: RAK

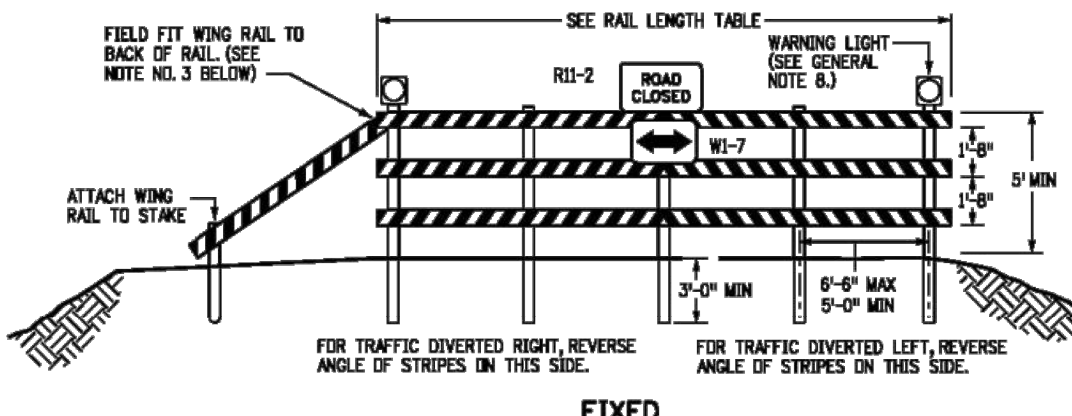
DRAWN BY: RAK

DATE: 09/20/16

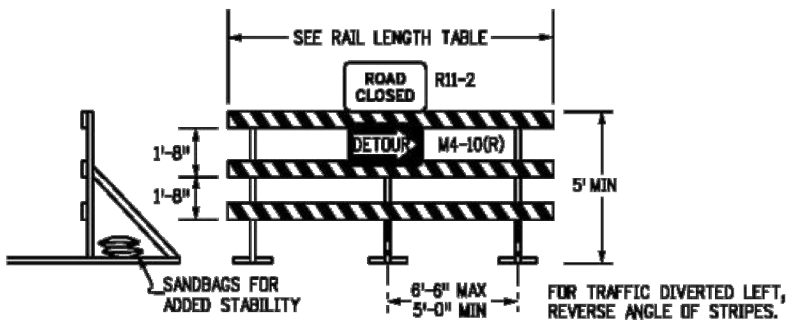
SHEET

39 OF **43**

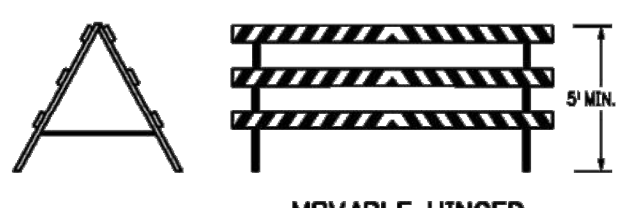
CLCPK3



FIXED



MOVABLE-SKIDS



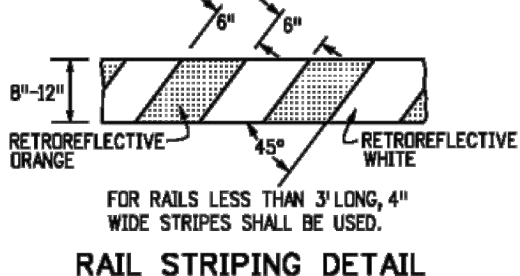
MOVABLE-HINGED

TYPICAL TYPE 3 BARRICADES

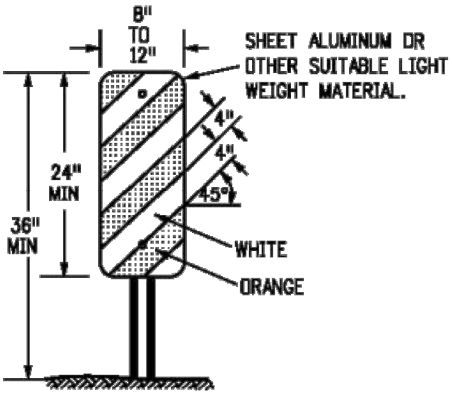
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION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

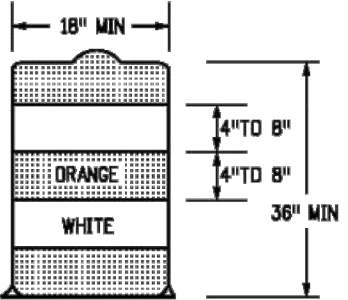


RAIL STRIPING DETAIL



TYPICAL VERTICAL PANEL

- IF SPECIAL PANELS 9' OR GREATER IN HEIGHT ARE REQUIRED, THEN 6" STRIPES SHALL BE USED.
- IF FIXED PLACEMENT IS REQUIRED, MOUNT ON DELINEATOR POST; SEE COLORADO STANDARD PLAN S-612-1.



TYPICAL DRUM

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

GENERAL NOTES

- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 614 AND 650 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE APPLICABLE SECTION OF 508 OF THE STANDARD SPECIFICATIONS.
 - ALL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
 - THE THICKNESS OF PAINTS AND VERTICAL PANEL CHANNELIZING DEVICES FACING THE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH EXTERIOR WHITE PAINT.
 - ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
- ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
 - HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SURFACES PAINTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDES TO WHICH TRAFFIC IS TO PASS OR TURN.
 - 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.
 - ALL RETROREFLECTIVE SREETING SHALL CONFORM TO ASTM D4856:
 - ORANGE AND WHITE SHALL BE TYPE IV MINIMUM.
 - RED AND WHITE SHALL BE TYPE IV MINIMUM.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CHROMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHTED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SIMPLY, AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
 - PRECAST CONCRETE BARRIER AS SHOWN IN COLORADO STANDARD PLAN M-606-14.
 - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50', AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
 - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA, AND PLACED AS SHOWN ON THE PLANS.
- SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

Computer File Information

Creation Date:	07/04/12
Created By:	JSW
Last Modification Date:	07/31/19
Last Modified By:	AVU
CAD Ver.:	MicroStation V8
Scale:	Not to Scale
Units:	English

Sheet Revisions

Date:	Comments:

Colorado Department of Transportation

2829 W. Howard Pl.
Denver, CO 80204
Phone: 303-757-9436
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:

REVISIONS

DATE	APPROVED	SUBMITTED FOR REAPPROVAL
09/20/16	JAH	
08/20/16	G	
05/20/16	F	
03/20/16	E	
02/20/16	D	
01/20/16	C	
12/20/15	B	
11/20/15	A	

Manhard CONSULTING

7600 East Orchard Road, Suite 100-2, Greenwood Village, CO 80121, phone: 303.759.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

37642
10-30-2020
PROFESSIONAL ENGINEER

SHEET
40 OF **43**
CLCPKC3

Plotted: 10/29/2020 2:59 PM. Dwg Name: P:\Cg\pk3\ComSouth05-Residential-CDS\Draw\Em\Final Drawing\Plan-Sk\Town\Phase-1\USA-CLCPKC3-Street-Details.dwg. Updated By: JHawthorne

Plotted: 10/29/2020 2:59 PM. Dwg Name: P:\Cadd\3\CompSouth05-Residential\CD\Draw\Plan\SK1\Town\Drawing\Plan SK1\Town\Phase 1\UGA-CLCPKCS Storm Details.dwg. Updated By: Jhawthorne



Know what's below.
Call before you dig.

STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH PER FT. (LBS.)	WEIGHT PER FT. (LBS.)
4	S4 x 7.7 BEAM	41"	7.90
2	3/4" x 1/4" FLAT	26 3/4"	2.98
2	3" x 1/4" FLAT	26 3/4"	2.55
TOTAL LBS. = 131			

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS (EACH)
2'-0"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	87	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'-0"	3.3	252	6

GENERAL NOTES

- 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.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- 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.
- 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.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS. UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
- 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.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO ASHTO M 159.
- SEE STANDARD PLAN M-604-1L FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 INCH DIAMETER 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.

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

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-2 1/2"	8'-0"
401	6	2'-7"	8'-8"
402	4	1'-0"	15'-4"

1/4" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT. - 6 IN.
 ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT. - 6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

DATE	REVISIONS
09/20/20	APPROVED
08/07/20	SUBMITTAL FOR REAPPROVAL
05/07/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/17/20	ALLEY PARKING PER TOWN OF PARKER
12/10/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-301, Greenwood Village, CO 80121 ph: 303.778.0500 manhard.com

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

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

STORM DETAILS

PROJ. MGR.: RJM

PROJ. ASSOC.: RAK

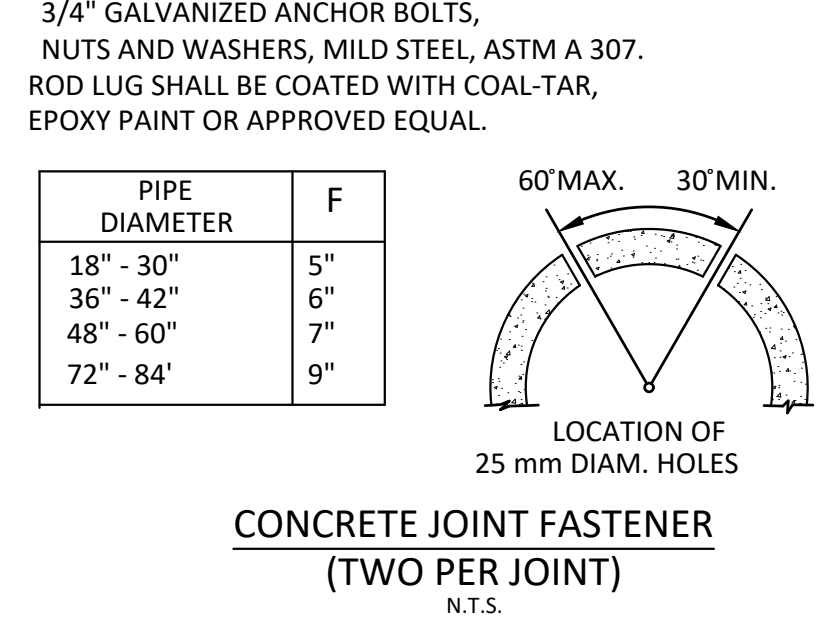
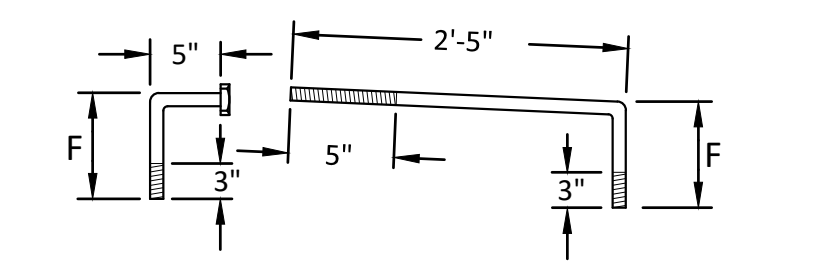
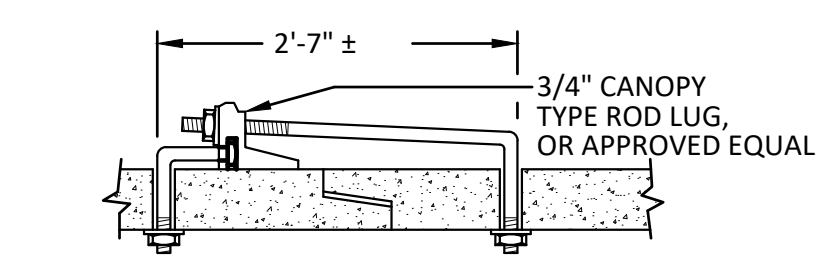
DRAWN BY: RAK

DATE: 09/20/16

SHEET

43 OF 43

CLCPK3



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

