FINAL ROAD & STORM DRAINAGE RECORD DRAWINGS
FOR
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
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

AGENCY CONTACT LIST

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

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

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

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

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

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

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

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

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

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

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

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

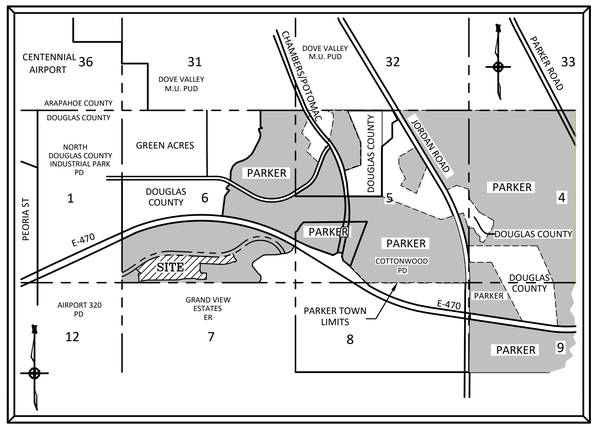
COLORADO DEPARTMENT OF HEALTH
4210 E. 11TH AVE. — 303-320-8333
DENVER, CO 80220

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

BENCHMARKS: (COMPARK SOUTH)

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

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



VICINITY MAP
N.T.S.

As-Built Recordation

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

■	FOR REFERENCE ONLY	DATE 12/2023
☐	ROADWAY	DATE
☐	SANITARY SEWER	DATE
☐	STORM SEWER	DATE
☐	WATER	DATE

COLORADO REGISTERED RICKY J. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED JAMES R. ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PROPOSED SUBDIVISION COMPARK VILLAGE SOUTH FILING NO. 2, AMD. NO. 1, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND AASHTO 'POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS'."

Know what's below. Call before you dig.

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
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SHEET INDEX - TOWN OF PARKER PLAN SET

	SHEET NUMBER	SHEET TITLE
1	AB	COVER SHEET
~~2~~		~~GENERAL NOTES~~
~~3~~		~~TYPICAL ROADWAY SECTIONS~~
~~4~~		~~PHASING PLAN~~
~~5~~		~~CBMP PLAN - PHASE A~~
~~6~~		~~CBMP PLAN - PHASE A~~
~~7~~		~~CBMP PLAN - PHASE B~~
~~8~~		~~CBMP PLAN - PHASE B~~
9	AB	BADGER RUN STREET ROADWAY PLAN & PROFILE
10	AB	ELK PATH WAY & WOLF FOX ST ROADWAY PLANS & PROFILES
11	AB	RACCOON TAIL WAY ROADWAY PLAN & PROFILE
12	AB	DEERTRACK LANE ROADWAY PLAN & PROFILE
13	AB	BUNNY HOP LANE ROADWAY PLAN & PROFILE
14	AB	BUNNY HOP LANE ROADWAY PLAN & PROFILE
15	AB	ALLEYS 10-12 PLAN & PROFILE
16	AB	ALLEYS 13-15 PLAN & PROFILE
17	AB	INTERSECTION DETAILS - BADGER RUN ST & ELK PATH WAY
18	AB	INTERSECTION DETAILS - RACCOON TAIL WAY & WOLF FOX ST
19	AB	CURB RAMP DETAILS
20	AB	CURB RAMP DETAILS
21	AB	DEERTRACK LANE STORM PLAN & PROFILE
22	AB	DEERTRACK LANE STORM PLAN & PROFILE
23	AB	WOLF FOX STREET STORM PLAN & PROFILE
24	AB	SIGNAGE, STRIPING AND STREET LIGHT PLAN
~~25~~		~~STREET DETAILS~~
~~26~~		~~STREET DETAILS~~
~~27~~		~~STREET DETAILS~~

SHEET INDEX - SVMD 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 - BUNNY HOP LANE~~
~~8~~	~~SANITARY SEWER PLAN AND PROFILE - BUNNY HOP LANE~~
~~9~~	~~SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY~~
~~10~~	~~SANITARY SEWER PLAN AND PROFILE - ALLEY 10-12~~
~~11~~	~~SANITARY SEWER PLAN AND PROFILE - ALLEY 13-15~~
~~12~~	~~SANITARY SEWER CONSTRUCTION DETAILS~~
~~13~~	~~WATER SYSTEM CONSTRUCTION DETAILS~~
~~14~~	~~WATER SYSTEM CONSTRUCTION DETAILS~~

TOWN OF PARKER APPROVALS

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

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

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

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
COVER SHEET

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

SHEET 1 OF 27
CLCPKC3

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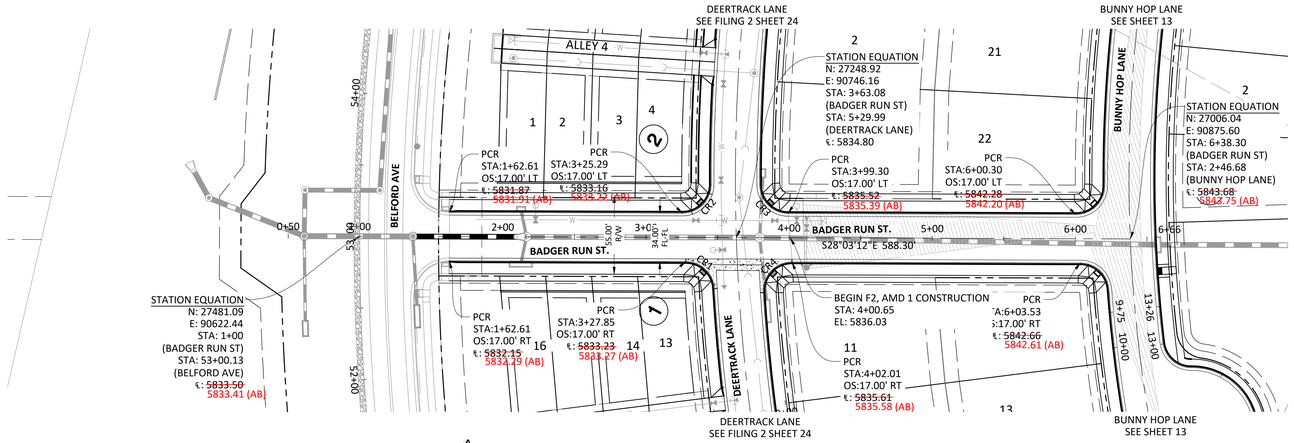
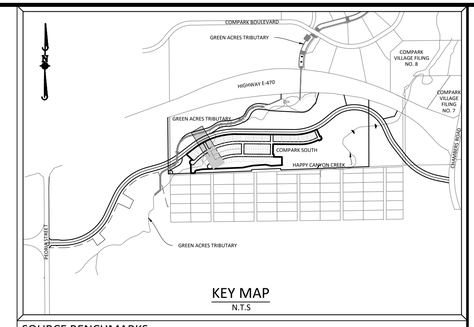
RECORD DRAWINGS

Plotted: 12/11/2023 10:30 AM Dwg Name: P:\Clepkc3\Com\South\05-Residential CDs\Dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\01B-CLCPK3-Res-CV01-RD.dwg Updated By: MSuiter





SOURCE BENCHMARKS:

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

REVISIONS	DATE	DRAWN BY
H. APPROVED	09/2020	
G. SUBMITTAL FOR REAPPROVAL	06/2020	
F. SUBMITTAL FOR REAPPROVAL	05/2020	JAH
E. SUBMITTAL FOR REAPPROVAL	03/2020	MAM
D. FINAL SUBMITTAL	07/2017	
C. AMD 1 SUBMITTAL AFTER TOWN OF PARKER	04/2017	
B. THIRD SUBMITTAL	12/2016	
A. SECOND SUBMITTAL	11/2016	

BADGER RUN ST.

As–Built Recordation

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- ☐ SANITARY SEWER DATE:
- ☐ STORM SEWER DATE:
- ☐ WATER DATE:

COLORADO REGISTERED 30877 RICKY J. MOORE 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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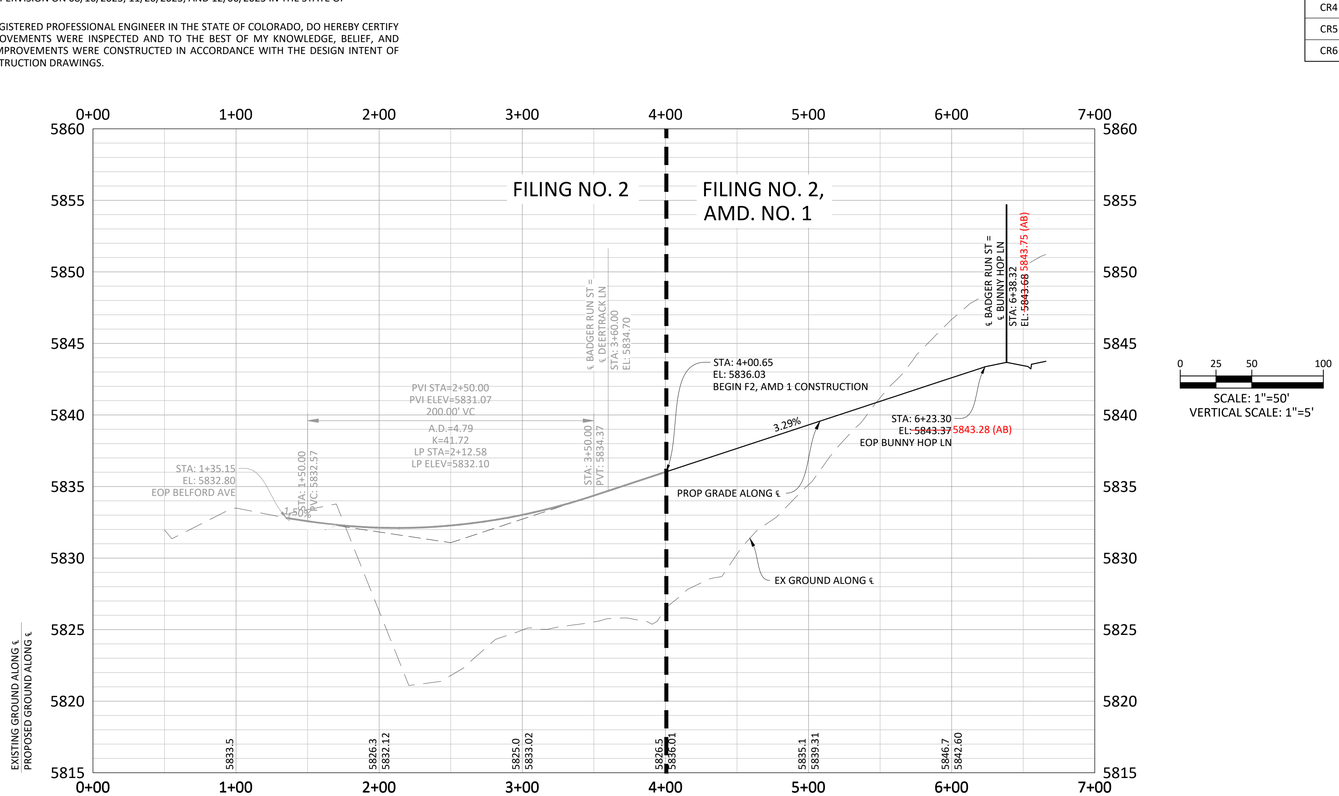

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR1	30.16'	20.00'	86°24'53"	S15° 09' 14.72"W	30.16
CR2	31.55'	20.00'	90°22'32"	N73° 14' 28.16"W	31.55
CR3	31.28'	20.00'	89°36'07"	S16° 44' 51.75"W	31.28
CR4	32.74'	20.00'	93°47'53"	N74° 57' 08.47"W	32.74
CR5	29.84'	20.00'	85°28'17"	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:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
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6. REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
7. 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.
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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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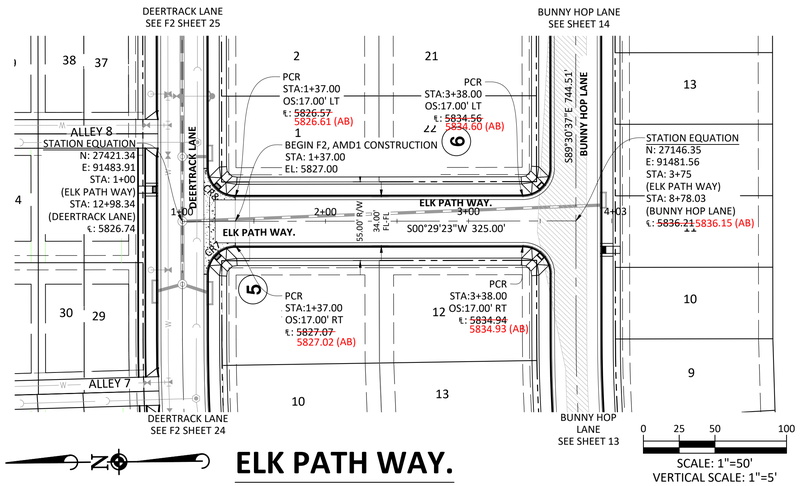
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
BADGER RUN STREET ROADWAY PLAN & PROFILE

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

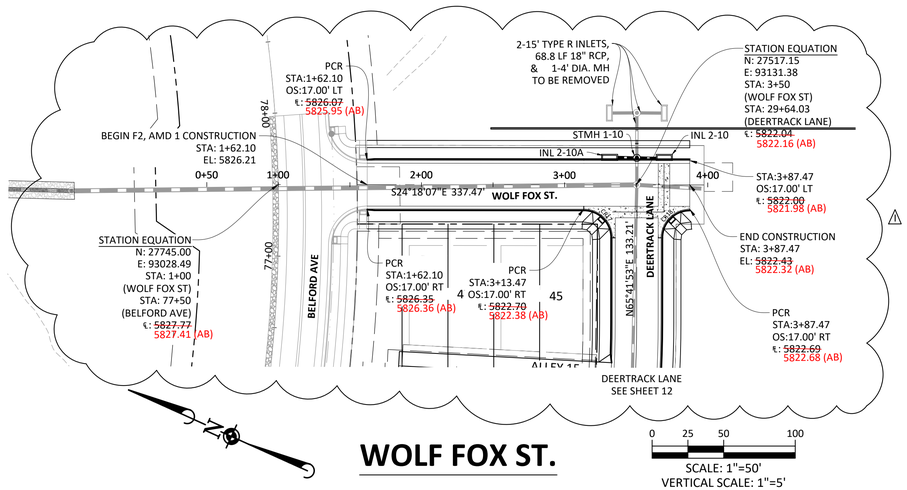
SHEET 9 OF 27
CLCPKC3

RECORD DRAWINGS

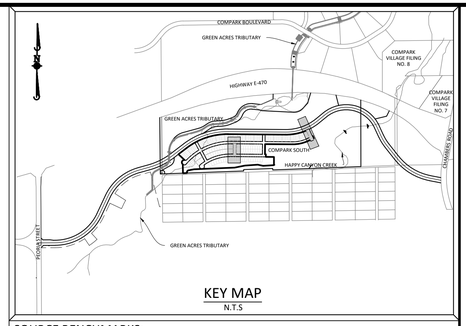
Plotted: 12/11/2023 10:39 AM Dwg Name: P:\Clcpkc3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-PP-1-RD.dwg Updated By: JMSuiter



ELK PATH WAY.



WOLF FOX ST.



KEY MAP
N.T.S

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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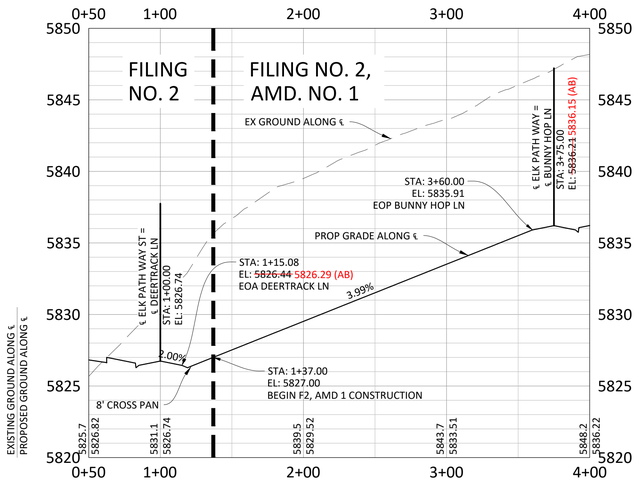
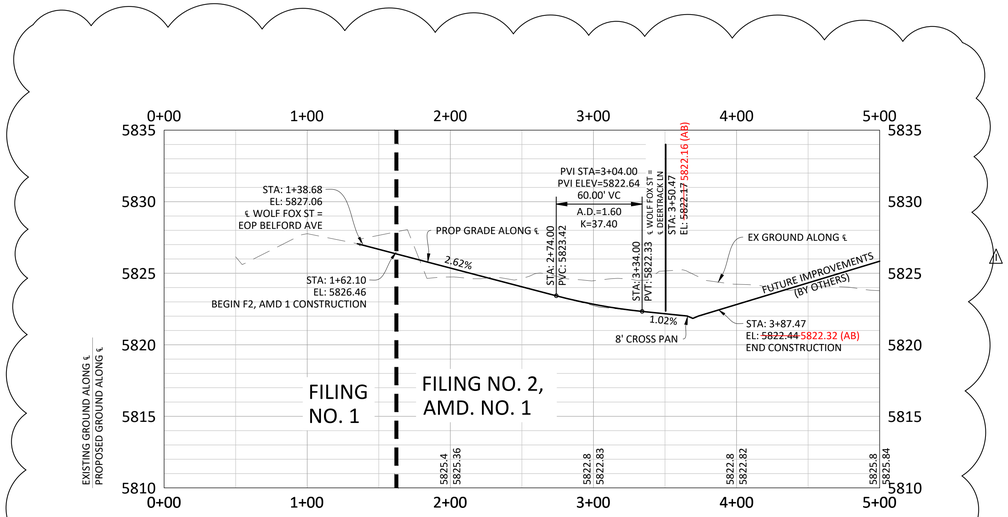


ELK PATH WAY.



WOLF FOX ST.

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
CR9	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR10	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	31.42

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR17	31.42'	20.00'	90°00'00"	N20° 41' 53.28"E	31.42
CR18	31.42'	20.00'	90°00'00"	N69° 18' 06.72"W	31.42

GENERAL ROADWAY NOTES:

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- ☐ FOR REFERENCE ONLY DATE:
- ■ ROADWAY DATE: 12/2023
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- ☐ WATER DATE:

COLORADO REGISTERED RICKY V. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

DATE	REVISIONS	DRAWN BY
06/2023	DESIGN REVISION	
09/2020	APPROVED	
09/2020	SUBMITTAL FOR REAPPROVAL	
05/2020	SUBMITTAL FOR REAPPROVAL	JAH
03/2020	SUBMITTAL FOR REAPPROVAL	MAM
07/2017	FINAL SUBMITTAL	
12/2016	ADDRESS COMMENTS FROM TOWN OF PARKER	
12/2016	THIRD SUBMITTAL	
11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

TOWN OF PARKER, COLORADO

ELK PATH WAY & WOLF FOX ST ROADWAY PLANS & PROFILES

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

SHEET 10 OF 27
CLCPKC3

RECORD DRAWINGS

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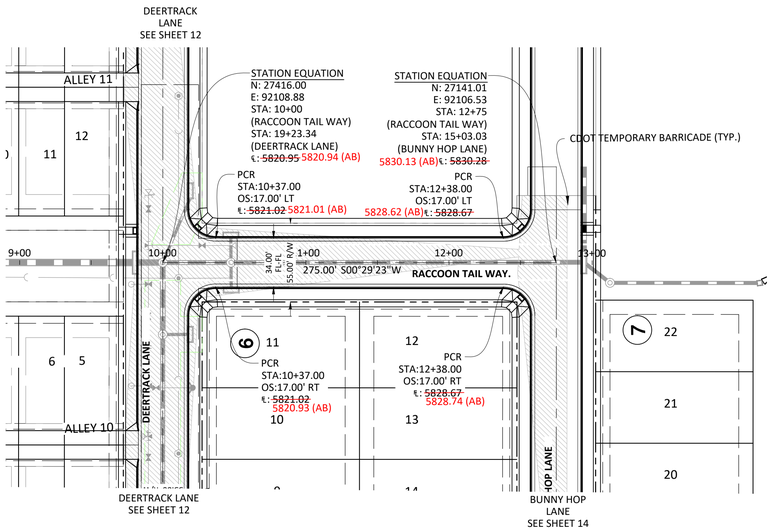
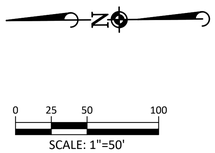
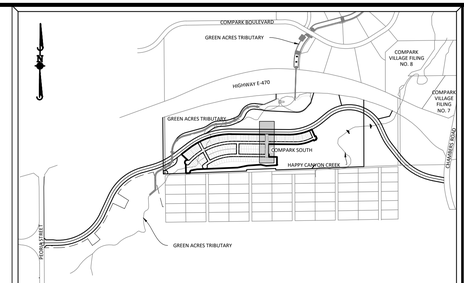
Plotted: 12/11/2023 10:48 AM Dwg Name: P:\Clpkc3\Com\South\05-Residential\03\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-PP-1-RD.dwg Updated By: MSuiter







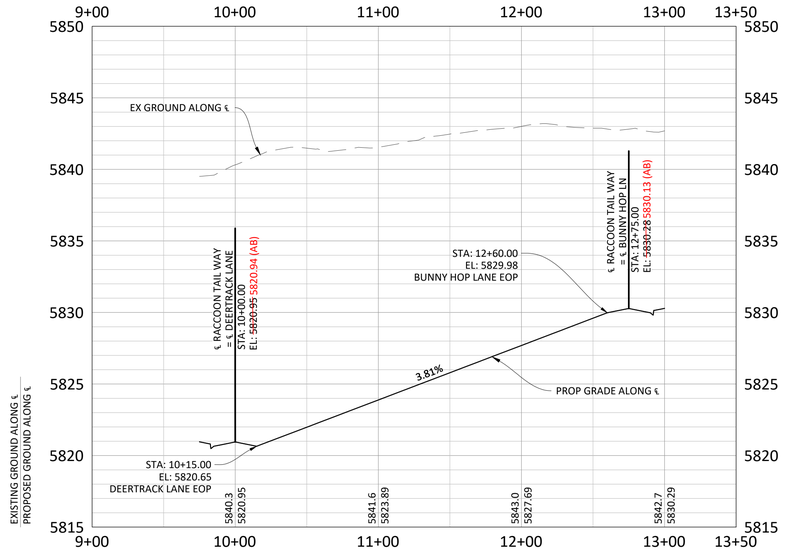
KEY MAP
N.T.S

RACCOON TAIL WAY.

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR13	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR14	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42
CR15	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR16	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	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)



As—Built Recordation

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- ☐ FOR REFERENCE ONLY DATE:
- ■ ROADWAY DATE: 12/2023
- ☐ SANITARY SEWER DATE:
- ☐ STORM SEWER DATE:
- ☐ WATER DATE:

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

GENERAL ROADWAY NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
5. 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.
6. REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
7. 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.
8. REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

Know what's below. Call before you dig.

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

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
RACCOON TAIL WAY ROADWAY PLAN & PROFILE

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

SHEET 11 OF 27
CLCPKC3

RECORD DRAWINGS

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Plotted: 12/11/2023 10:52 AM Dwg Name: P:\Clcpkc3\Com\South\05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2 RECORD DRAWINGS\05B-CLCPKC3-PP-1-RD.dwg Updated By: MSutter

As-Built Recordation

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- ☐ FOR REFERENCE ONLY DATE
- ■ ROADWAY DATE 12/2023
- ☐ SANITARY SEWER DATE
- ☐ STORM SEWER DATE
- ☐ WATER DATE

COLORADO REGISTERED RICKY U. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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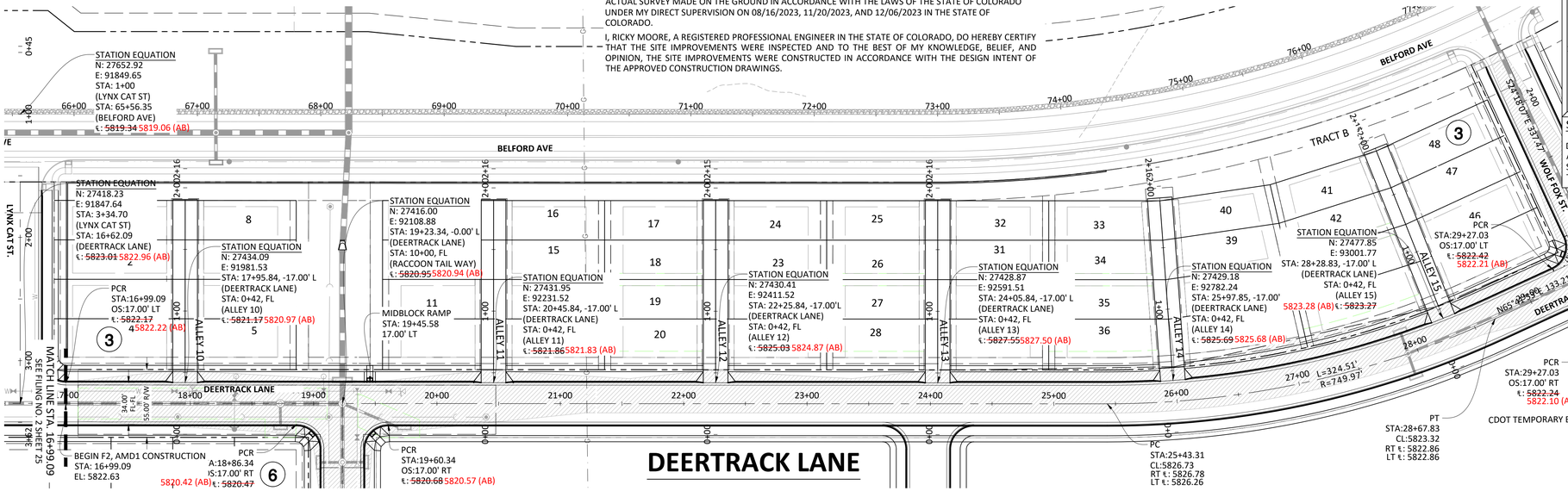
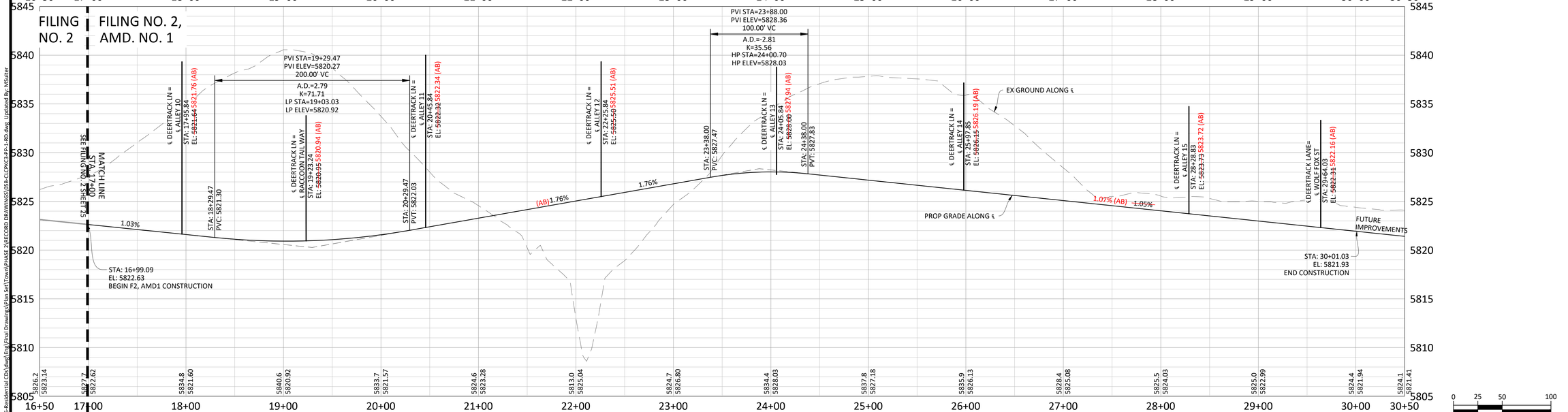
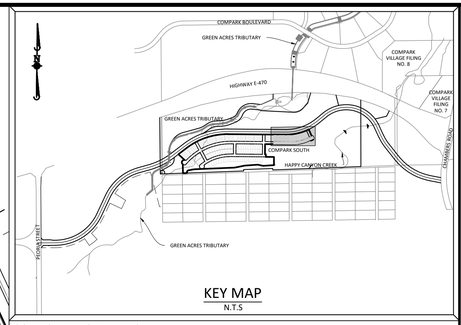
CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR17	31.42'	20.00'	90°00'00"	N20° 41' 53.28"E	31.42
CR18	31.42'	20.00'	90°00'00"	N69° 18' 06.72"W	31.42
CR19	31.42'	20.00'	90°00'00"	N20° 41' 53.28"E	31.42
CR20	31.42'	20.00'	90°00'00"	N69° 18' 06.72"W	31.42







KEY MAP
N.T.S

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

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

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DATE	REVISIONS	DRAWN BY
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09/2020	SUBMITTAL FOR REAPPROVAL	
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06/2017	ADD'L SUBMITTAL AFTER TOWN OF PARKER	
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

TOWN OF PARKER, COLORADO

DEERTRACK LANE ROADWAY PLAN & PROFILE

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

SHEET 12 OF 27
CLCPKC3

RECORD DRAWINGS

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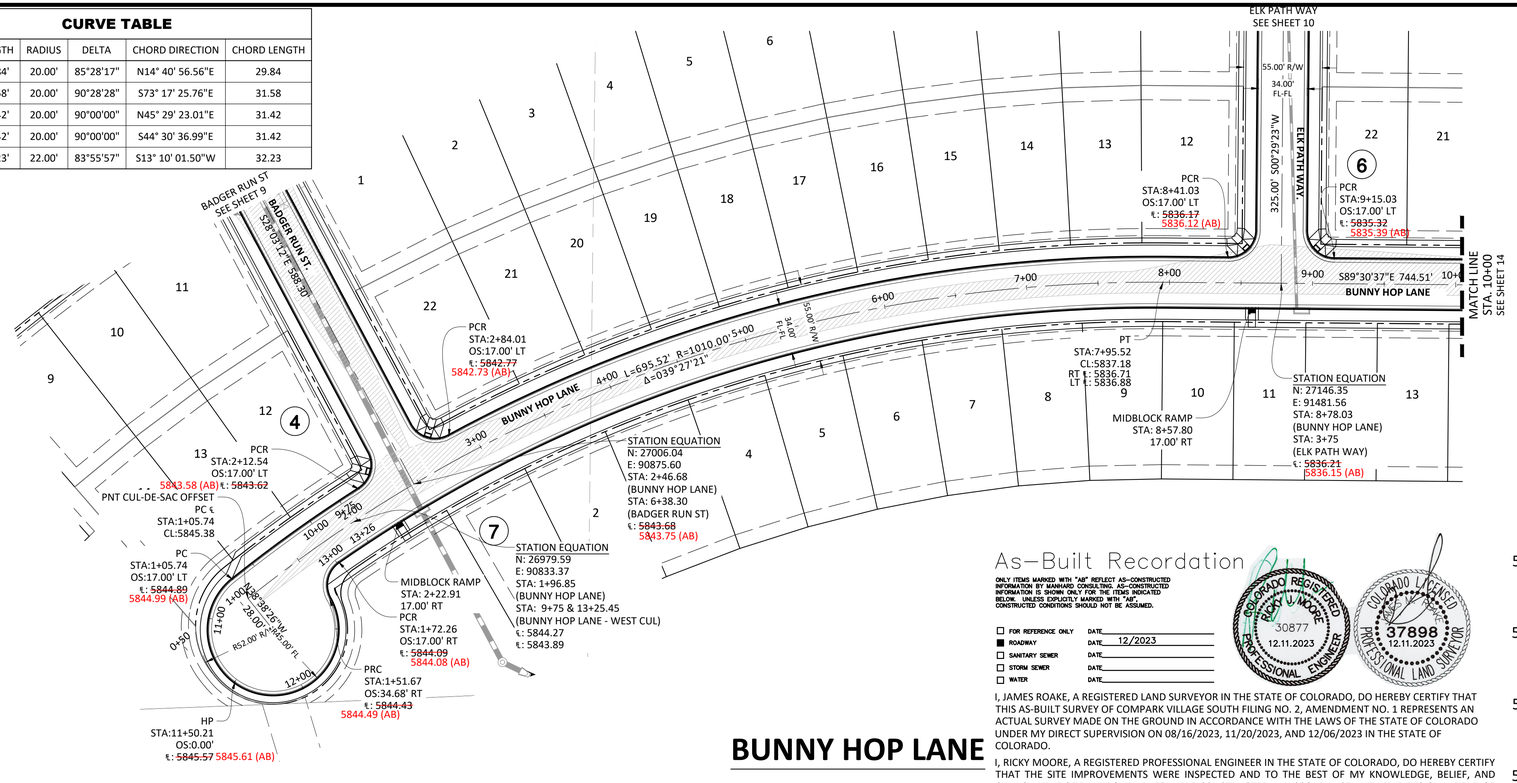
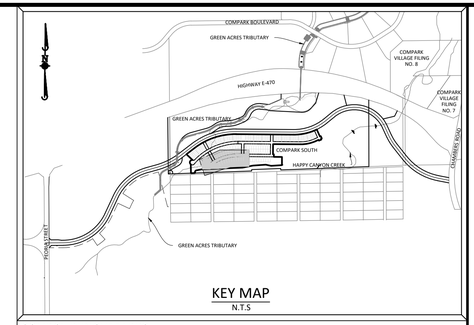
Plotted: 12/11/2023 1:12 PM Dwg Name: P:\Clcpkc3\Com\South\05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-ptp-1-RD.dwg Updated By: MSutter

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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
CR9	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR10	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	31.42
CR22	32.23'	22.00'	83°55'57"	S13° 10' 01.50"W	32.23





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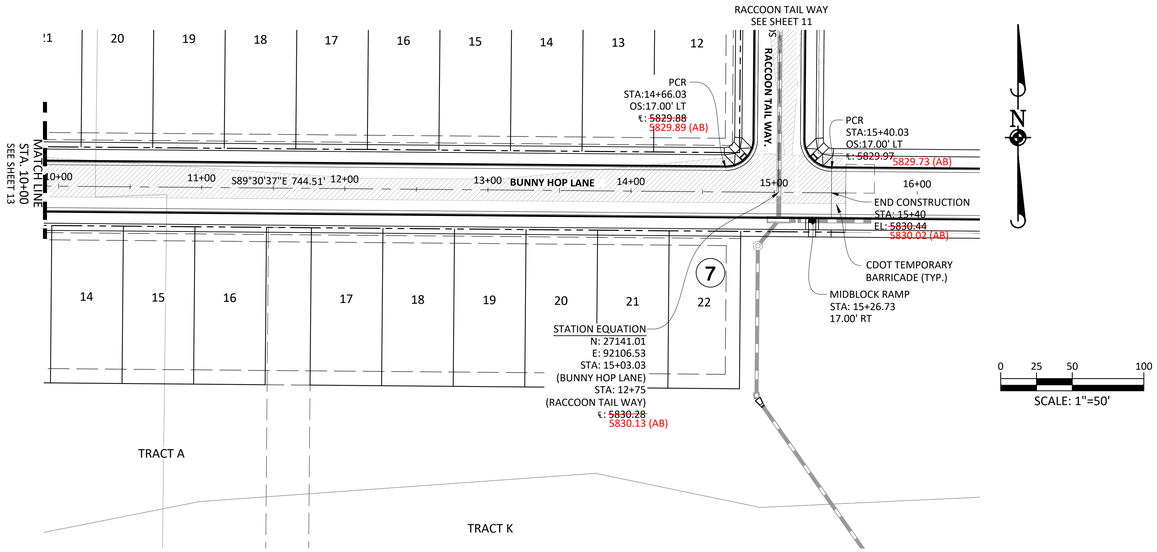
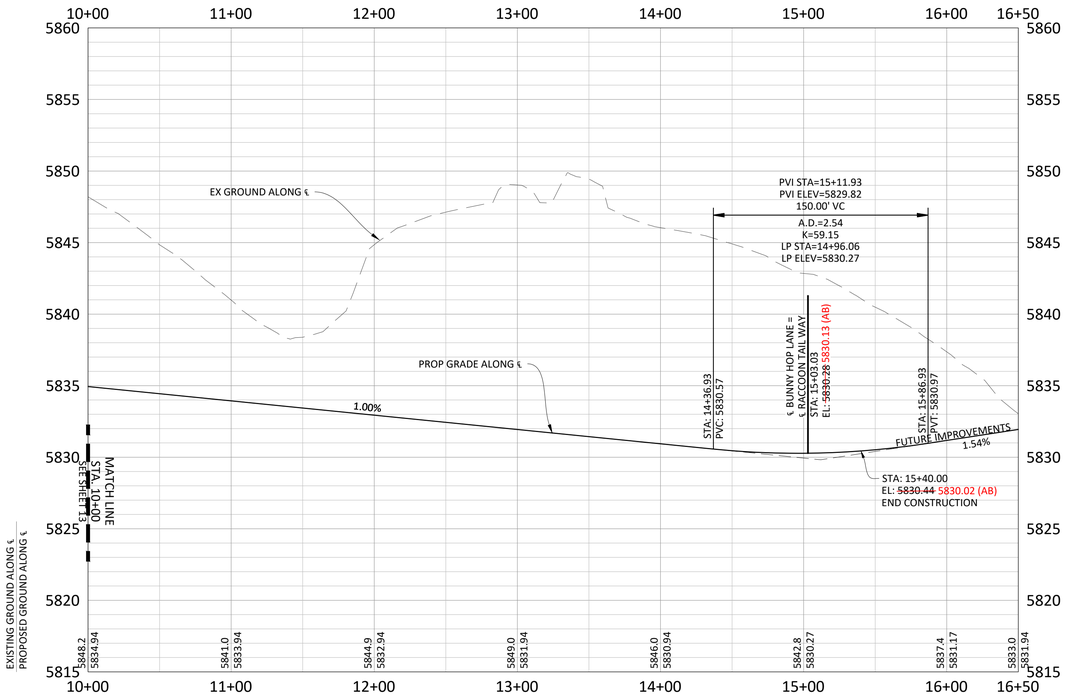
DRAWN BY			



BUNNY HOP LANE



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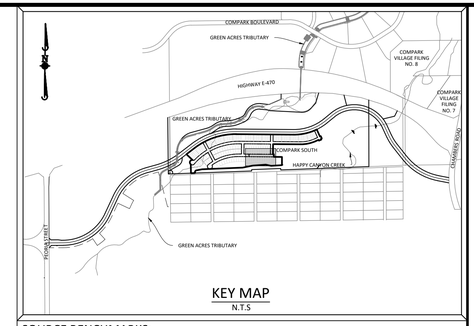

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REVISIONS			DRAWN BY
	DATE		
H.	09/2020	APPROVED	
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D.	07/2017	FINAL SUBMITTAL	
C.	05/2017	AS-1 SUBMITTAL TO TOWN OF PARKER	
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BUNNY HOP LANE ROADWAY PLAN & PROFILE

PROJ. MGR.: RJM
PROJ. ASSOC.:
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SHEET
14 OF 27
CLCPKC3

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RECORD DRAWINGS

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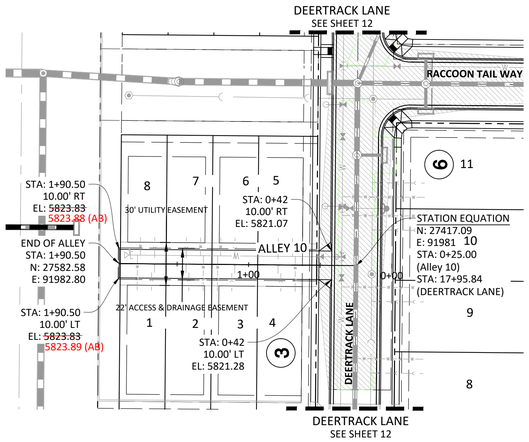

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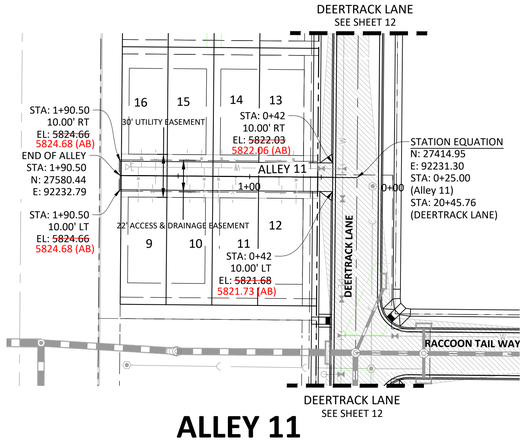

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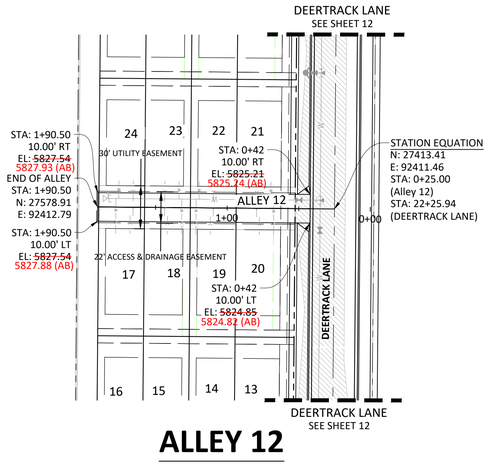

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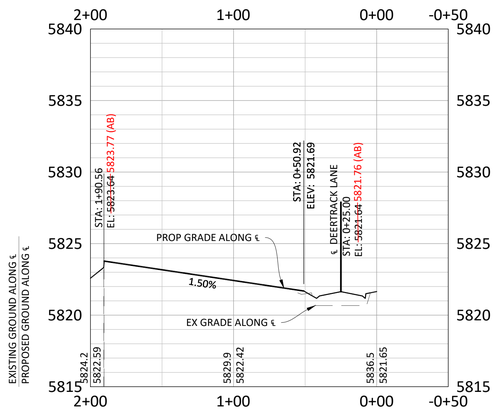

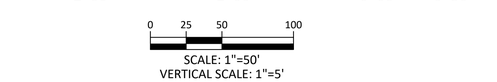

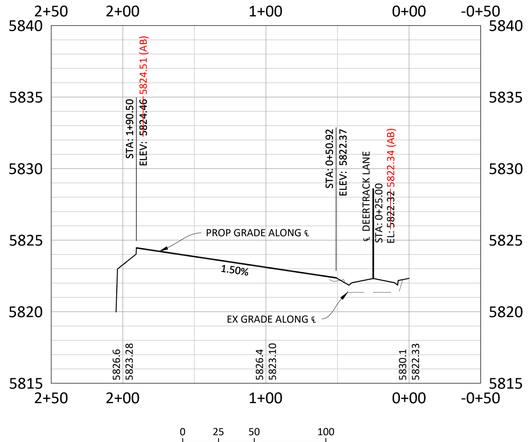

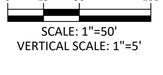

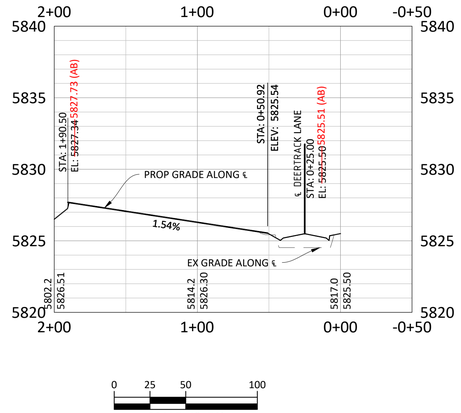

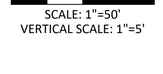

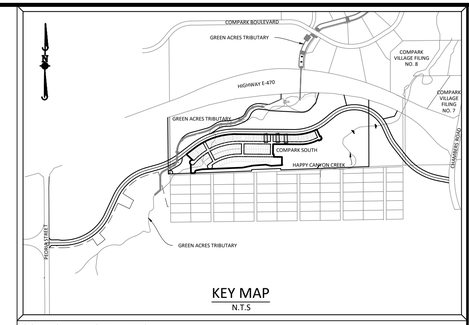

KEY MAP
N.T.S

SOURCE BENCHMARKS:

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

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

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Water Resource Management | Construction Management

GENERAL ROADWAY NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
5. 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.
6. REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
7. 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.
8. REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
9. ALL ALLEY ENTRANCES FROM PUBLIC ROADWAYS WILL USE THE TOWN OF PARKER'S COMMERCIAL DRIVEWAY STANDARD DETAIL. SEE SHEET 26.

As-Built Recordation

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

☐	FOR REFERENCE ONLY	DATE
■	ROADWAY	DATE 12/2023
☐	SANITARY SEWER	DATE
☐	STORM SEWER	DATE
☐	WATER	DATE

COLORADO REGISTERED RICKY J. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED JAMES A. ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
ALLEYS 10-12 PLAN & PROFILE

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

SHEET
15 OF 27
CLCPKC3

RECORD DRAWINGS

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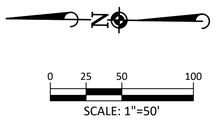
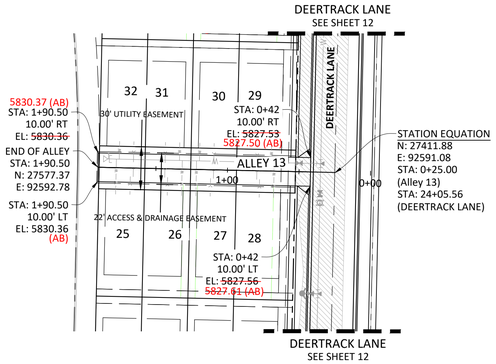
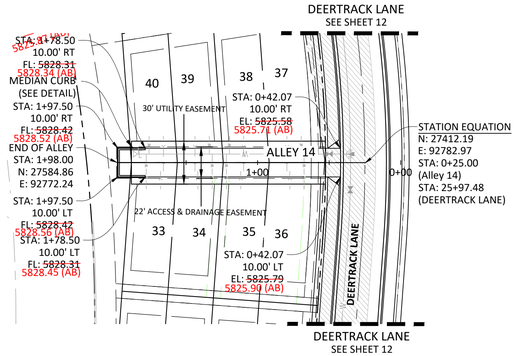
Plotted: 12/11/2023 1:23 PM Dwg Name: P:\Clpkc3\Com\South05\Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-P&P-Alley 10-12-RD.dwg Updated By: MSuiter





ALLEY 13



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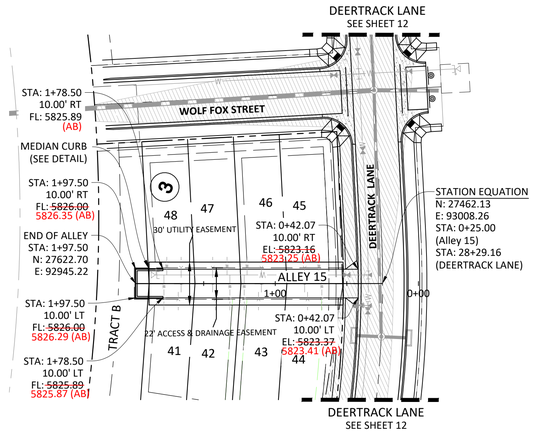

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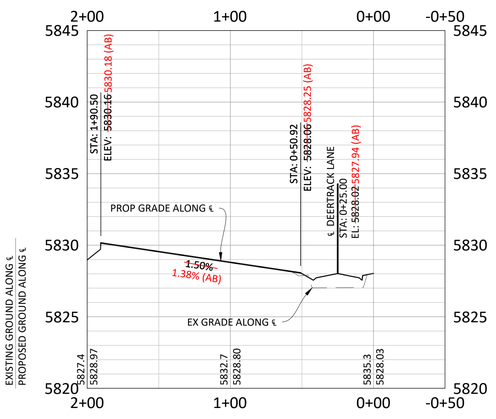

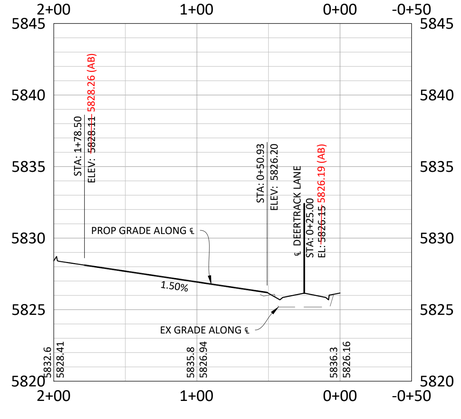

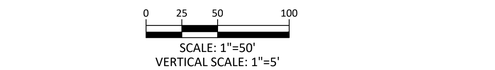

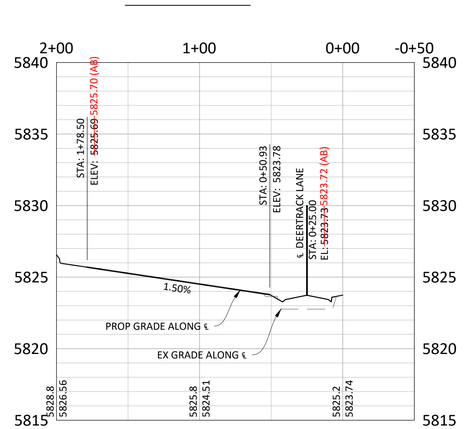

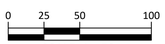

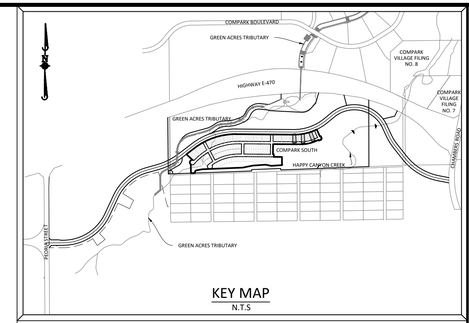

KEY MAP
N.T.S

SOURCE BENCHMARKS:

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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:

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8. REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
9. ALLEYS 14 AND 15 WILL HAVE PARKING STALLS AT THE NORTH END. PLEASE SEE TYPICAL ALLEY PARKING DETAIL ON SHEET 20.
10. ALL ALLEY ENTRANCES FROM PUBLIC ROADWAYS WILL USE THE TOWN OF PARKER'S COMMERCIAL DRIVEWAY STANDARD DETAIL. SEE SHEET 26.

As—Built Recordation

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- ☐ FOR REFERENCE ONLY DATE:
- ■ ROADWAY DATE: 12/2013
- ☐ SANITARY SEWER DATE:
- ☐ STORM SEWER DATE:
- ☐ WATER DATE:

COLORADO REGISTERED RICKY J. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED JAMES A. ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
C	05/2017	ALL 3 SUBMITTAL TO TOWN OF PARKER	
B	12/2016	THIRD SUBMITTAL	
A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
ALLEYS 13-15 PLAN & PROFILE

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

SHEET
16 OF 27
CLCPKC3

RECORD DRAWINGS

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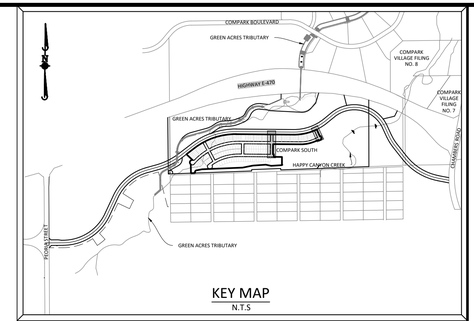
Plotted: 12/11/2023 1:27 PM Dwg Name: P:\Clpkc3\Com\South05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-P&P-Alley 13-15-RD.dwg Updated By: MSuiter



KEY MAP
N.T.S

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C	05/2017	ADD SIGNATURE TOWN OF PARKER	
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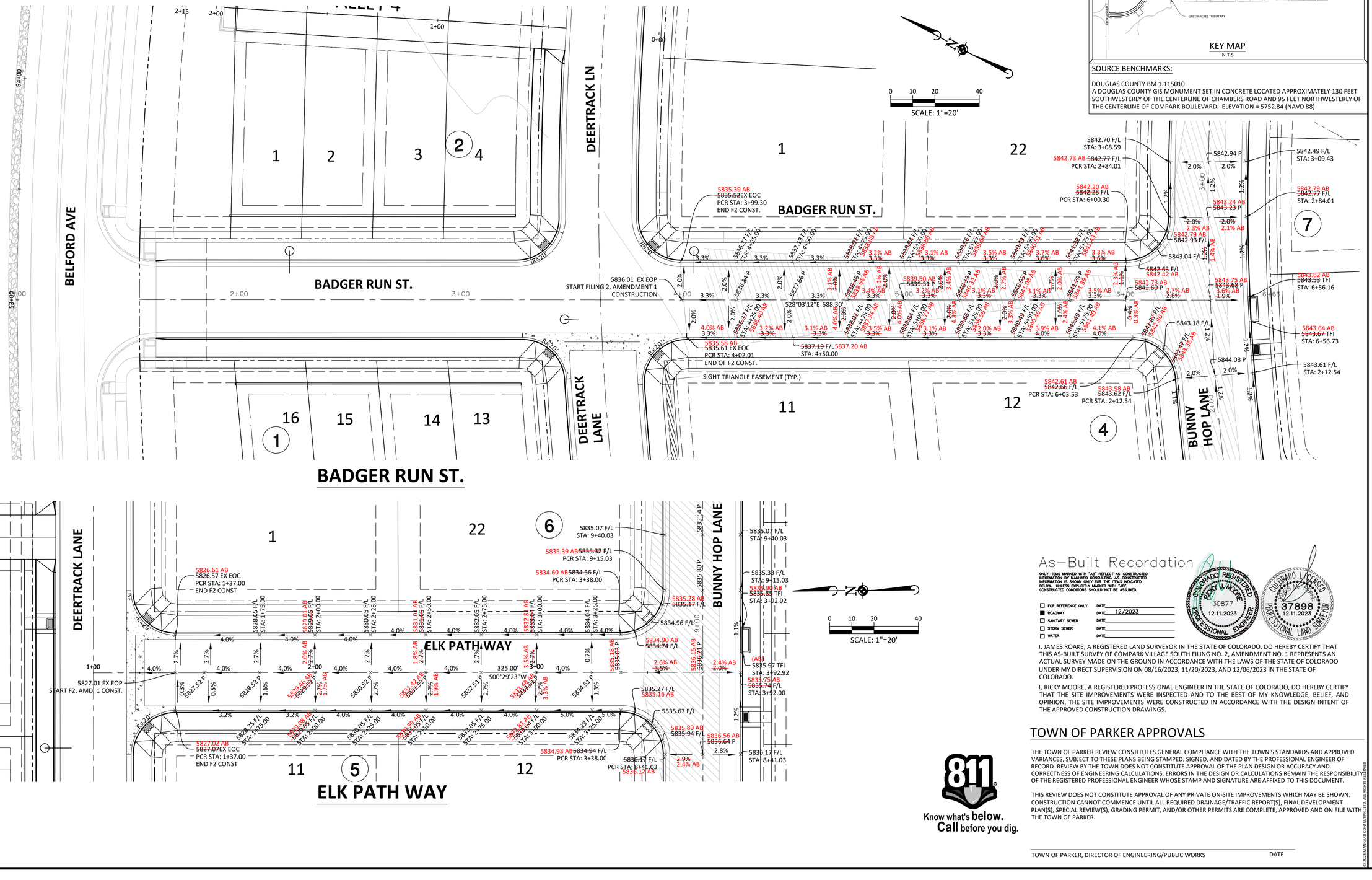

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - BADGER RUN ST & ELK PATH WAY

As–Built Recordation

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- ☐ FOR REFERENCE ONLY DATE:
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- ☐ STORM SEWER DATE:
- ☐ WATER DATE:

COLORADO REGISTERED ROBERT K. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED RICKY MOORE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

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

SHEET
17 OF 27
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RECORD DRAWINGS

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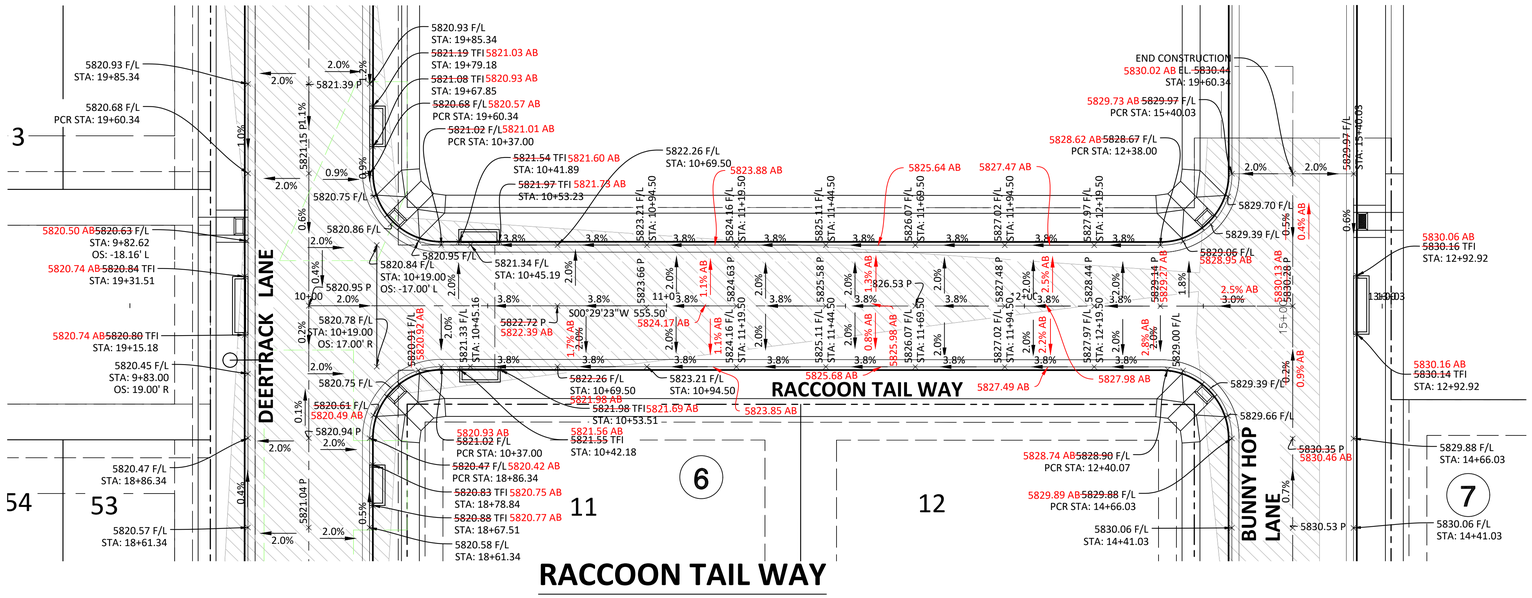
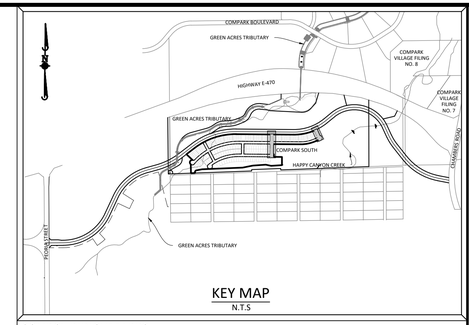
Plotted: 12/11/2023 2:27 PM Dwg Name: P:\Clcpkc3\ComSouth05-Residential COs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-Street Intersection Details-RD.dwg Updated By: MSuiter





KEY MAP
N.T.S

SOURCE BENCHMARKS:

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

DATE	REVISIONS	DRAWN BY
06/2023	DESIGN REVISION	
09/2020	APPROVED	
09/2020	SUBMITTAL FOR REAPPROVAL	
05/2020	SUBMITTAL FOR REAPPROVAL	JAH
03/2020	SUBMITTAL FOR REAPPROVAL	MAM
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11/2016	SECOND SUBMITTAL	

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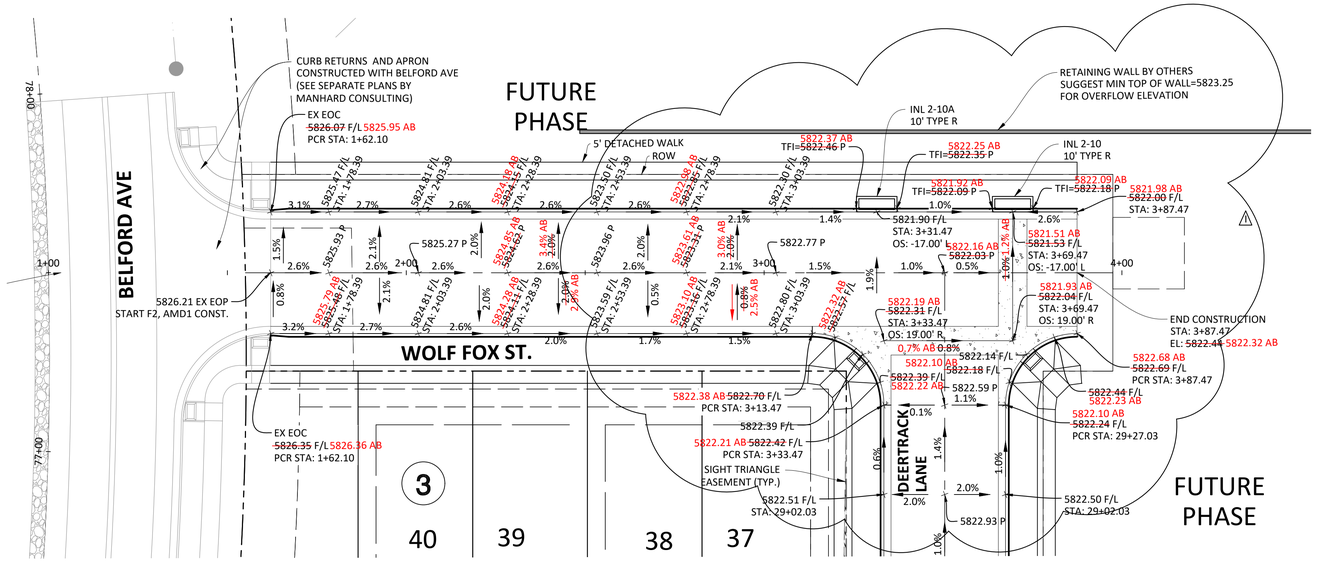
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - RACCOON TAIL WAY & WOLF FOX ST



As–Built Recordation

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

- ☐ FOR REFERENCE ONLY DATE
- ■ ROADWAY DATE 12/2023
- ☐ SANITARY SEWER DATE
- ☐ STORM SEWER DATE
- ☐ WATER DATE

COLORADO REGISTERED RICKY V. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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

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

SHEET
18 OF 27
CLCPKC3

RECORD DRAWINGS

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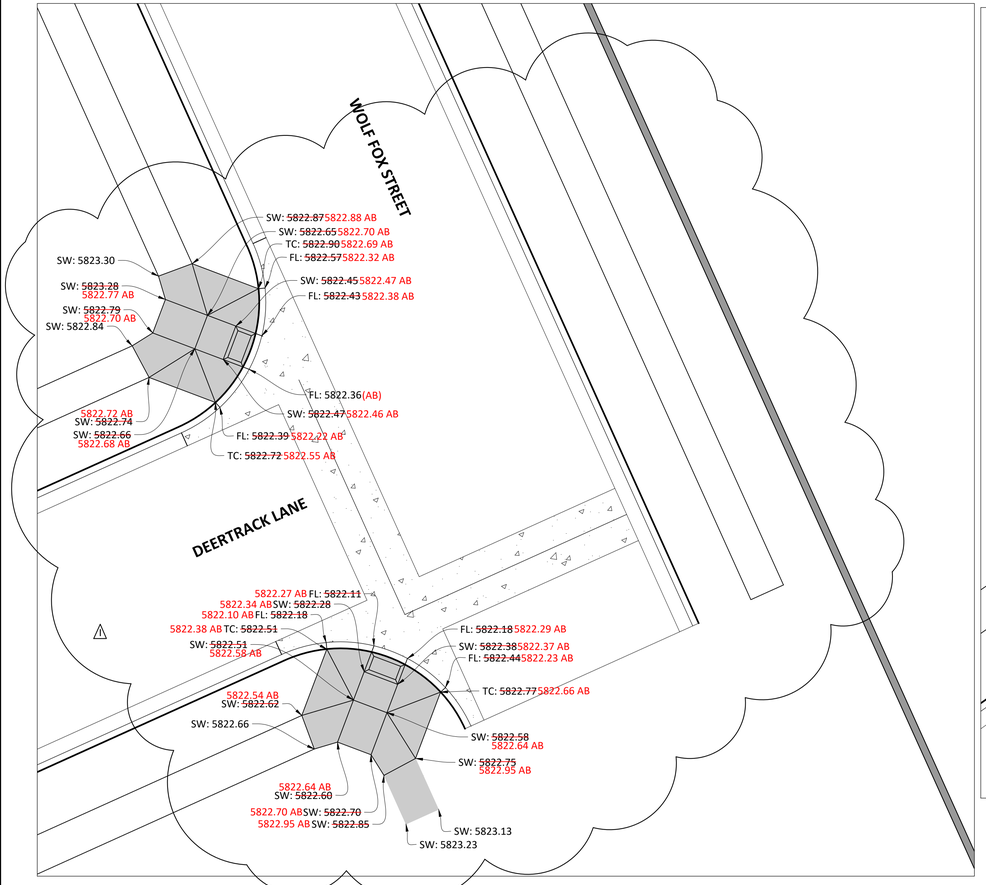
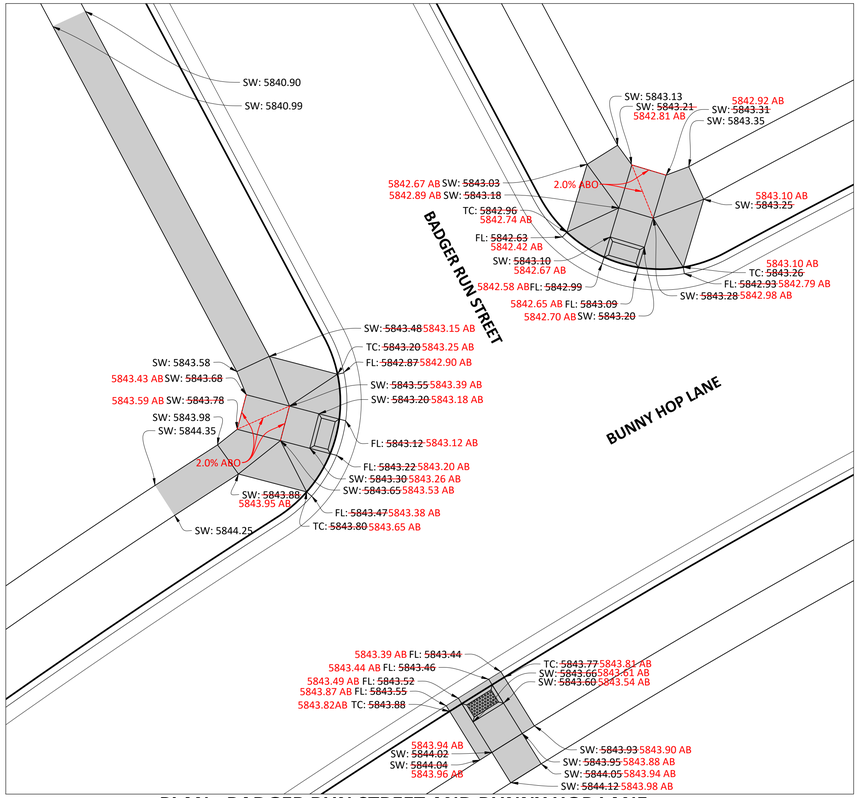
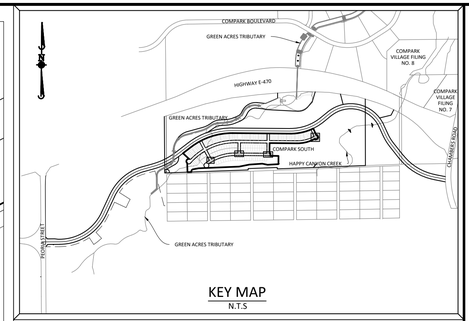
Plotted: 12/11/2023 2:08 PM Dwg Name: P:\Cpk3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-Street-Intersection Details-RD.dwg Updated By: MSutter



PLAN - WOLF FOX STREET AND DEERTRACK LANE



PLAN - BADGER RUN STREET AND BUNNY HOP LANE



KEY MAP
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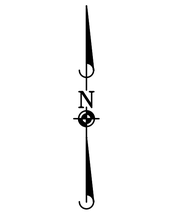

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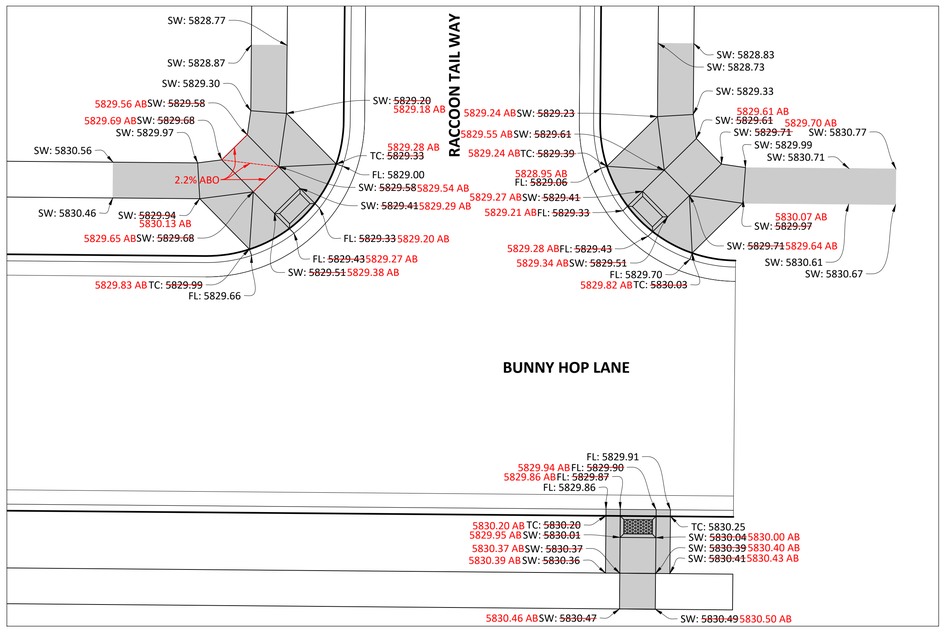
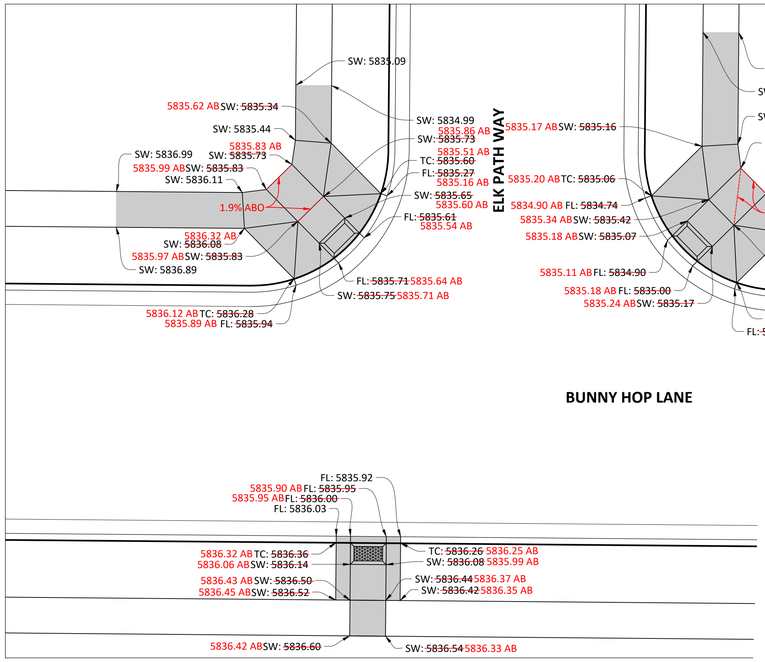


PLAN - RACCOON TAIL WAY AND BUNNY HOP LANE



PLAN - ELK PATH WAY AND BUNNY HOP LANE

NOTE:
FIELD MEASUREMENTS WERE COMPLETED WITH A SMART LEVEL IN THE PRESENCE OF A TOWN REPRESENTATIVE ON 12/12/2023. THESE FIELD VERIFIED MEASUREMENTS WILL BE MARKED AS "ABO", REFLECTING AS-CONSTRUCTED INFORMATION PROVIDED BY OTHERS.

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COLORADO LICENSED JAMES A. ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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DATE		REVISIONS	DRAWN BY
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08/2020	G	SUBMITTAL FOR REAPPROVAL	
05/2020	F	SUBMITTAL FOR REAPPROVAL	JAH
05/2019	E	SUBMITTAL FOR REAPPROVAL	MAM
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
CURB RAMP DETAILS

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

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RECORD DRAWINGS

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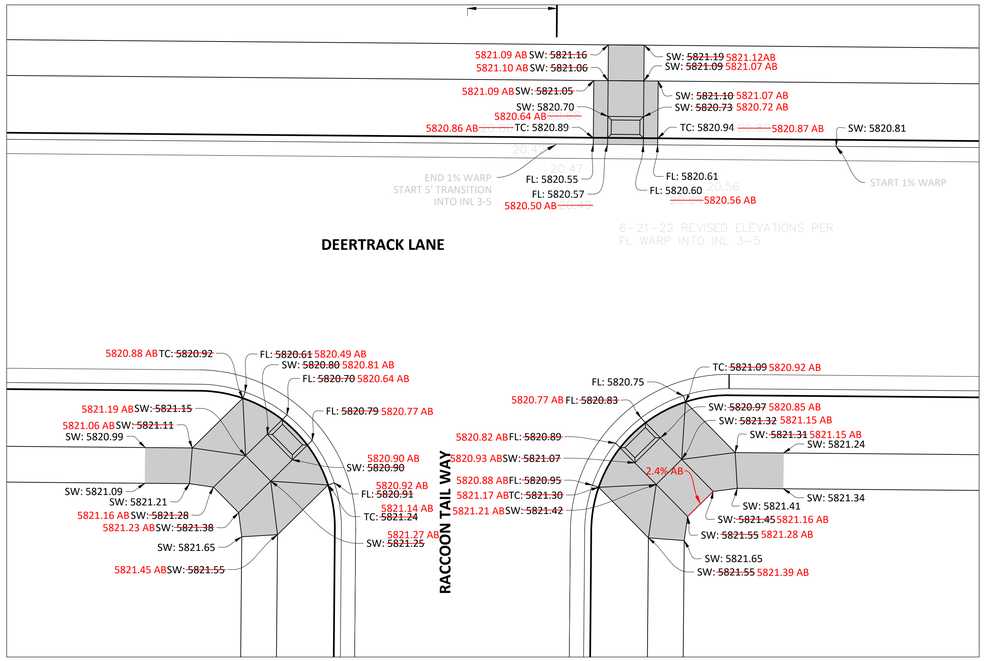
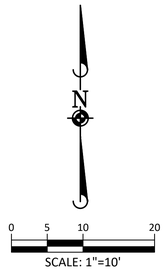
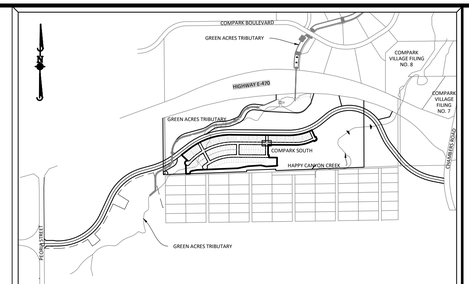
Plotted: 12/13/2023 9:48 AM - Dwg Name: \\ucd-dnvs\Projects-DNV\Clerk\Comm\South\05-Residential\CDs\dwg\Eng\Final Drawings\Plans-Set\Town\PHASE 2\RECORD DRAWINGS\CLCPKC3-Curb Ramp Details-RD.dwg - Updated By: MSolter



PLAN - RACCOON TAIL WAY AND DEERTRACK LANE





KEY MAP
N.T.S

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

TOWN OF PARKER, COLORADO

CURB RAMP DETAILS

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

SHEET 20 OF 27
CLCPKC3

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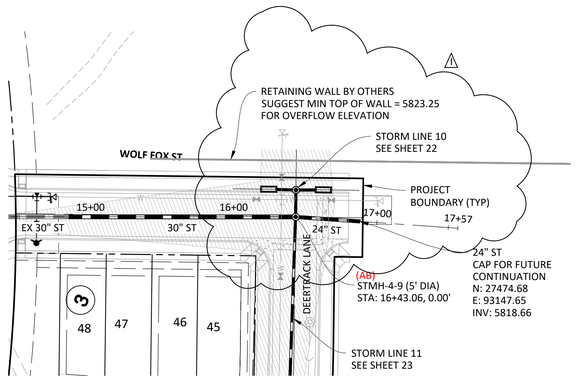
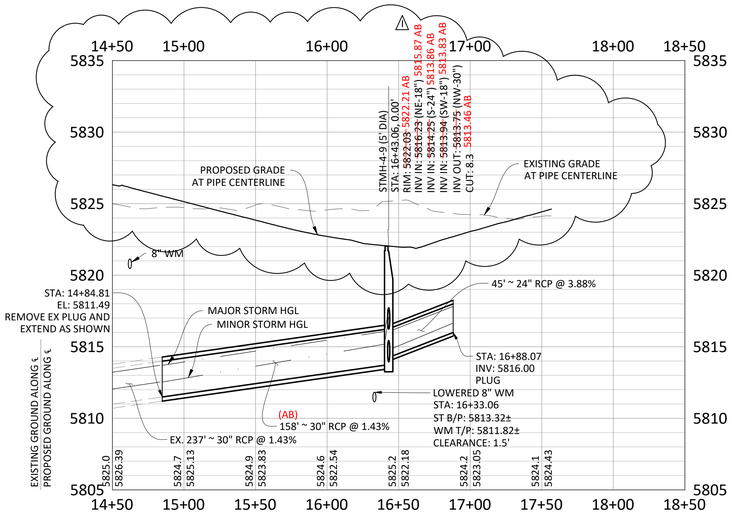
RECORD DRAWINGS

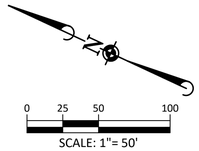
Plotted: 12/13/2023 9:45 AM Dwg Name: \\mcfdnv-nas\Projects-DNV\Clpkc3\Construction\05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2 RECORD DRAWINGS\CLCPKC3-Curb Ramp Details-RD.dwg Updated By: MSutter

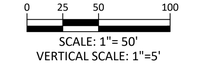


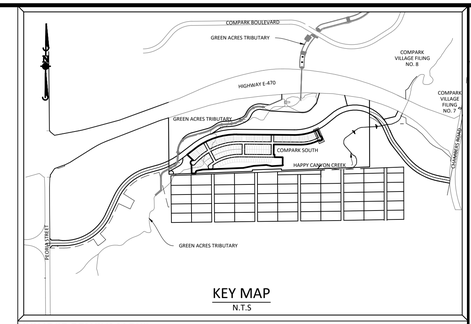
PLAN: STORM 9



PROFILE: STORM 9







KEY MAP
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STORM SEWER NOTES:

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

As–Built Recordation

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
DEERTRACK LANE STORM PLAN & PROFILE

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

SHEET 21 OF 27
CLCPKC3

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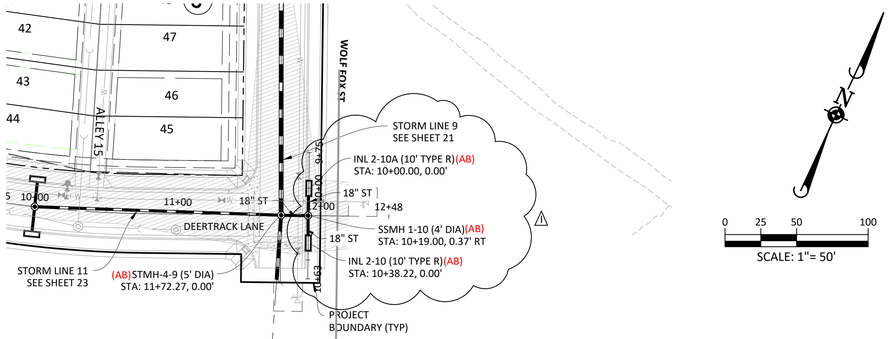
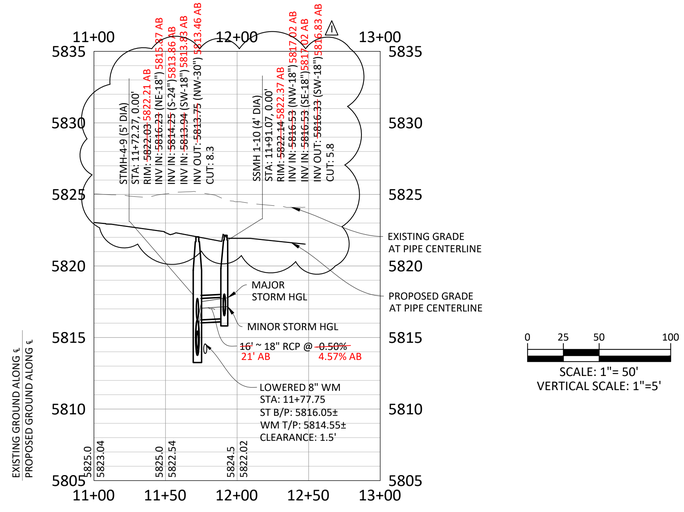
RECORD DRAWINGS

Plotted: 12/11/2023 1:31 PM Dwg Name: P:\Clcpkc3\ComSouth05-Residential Cds\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-STORM_PP-1.RD.dwg Updated By: MSulter



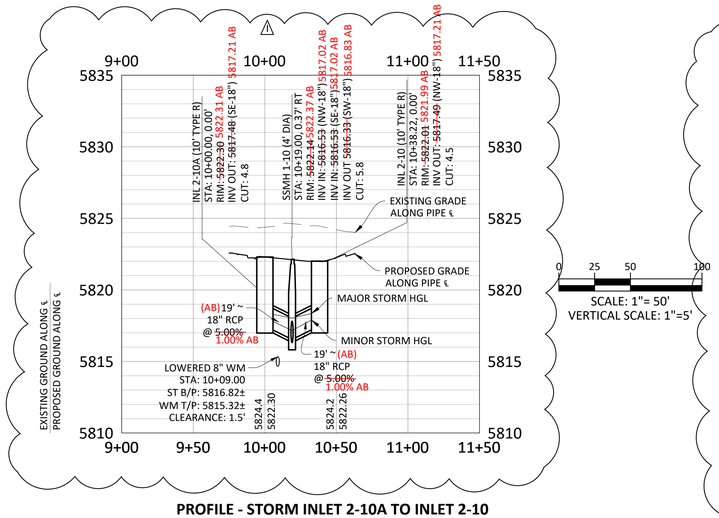
PLAN: STORM 10

SCALE: 1"= 50'



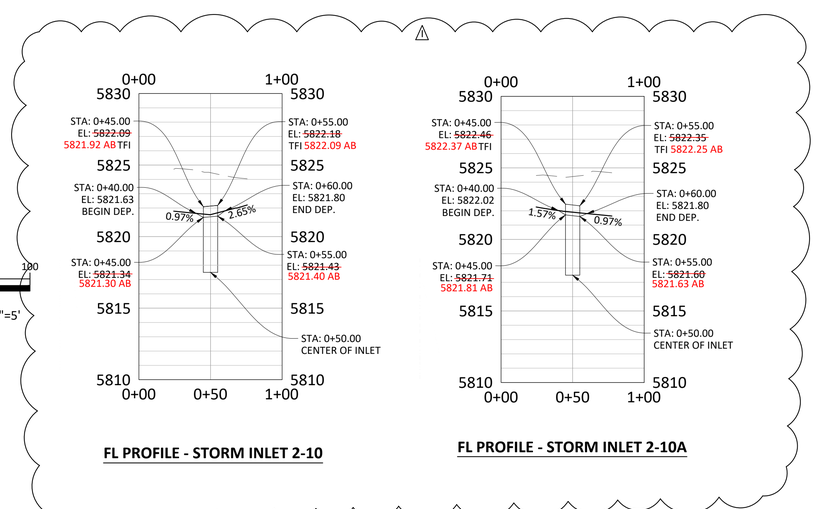
SCALE: 1"= 50'
VERTICAL SCALE: 1"=5'

PROFILE: STORM 10



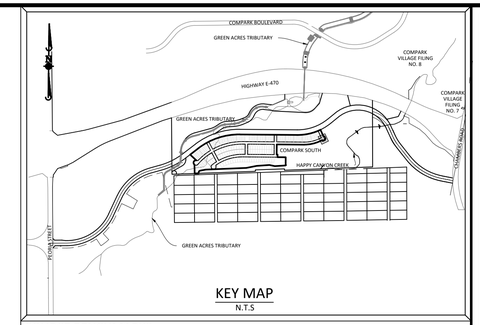
SCALE: 1"= 50'
VERTICAL SCALE: 1"=5'

PROFILE - STORM INLET 2-10A TO INLET 2-10



FL PROFILE - STORM INLET 2-10

FL PROFILE - STORM INLET 2-10A



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)

STORM SEWER NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
8. REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
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As—Built Recordation

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- ☐ FOR REFERENCE ONLY DATE:
- ☐ ROADWAY DATE:
- ☐ SANITARY SEWER DATE:
- ■ STORM SEWER DATE: 12/2023
- ☐ WATER DATE:

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

COLORADO REGISTERED RICKY V. MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED JAMES ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

	DATE	REVISIONS	DRAWN BY
I	06/2023	DESIGN REVISION	
H	09/2020	APPROVED	
G	06/2020	SUBMITTAL FOR REAPPROVAL	JAH
F	05/2020	SUBMITTAL FOR REAPPROVAL	
E	03/2020	SUBMITTAL FOR REAPPROVAL	MAM
D	07/2017	FINAL SUBMITTAL	
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A	11/2016	SECOND SUBMITTAL	

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
DEERTRACK LANE STORM PLAN & PROFILE

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

SHEET 22 OF 27
CLCPKC3

RECORD DRAWINGS

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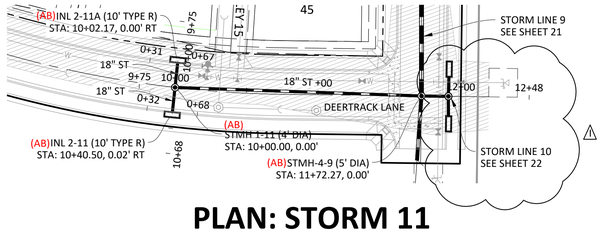
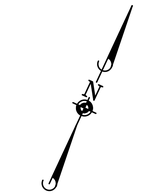
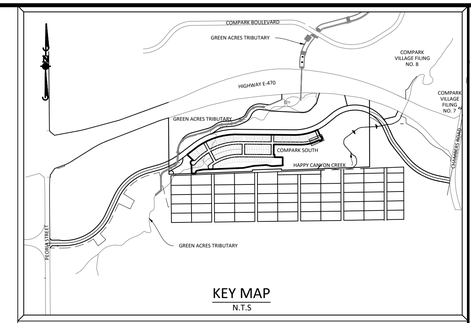
Plotted: 12/11/2023 1:33 PM Dwg Name: P:\Clpkc3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-STORM_PP-1-RD.dwg Updated By: MSuiter



PLAN: STORM 11





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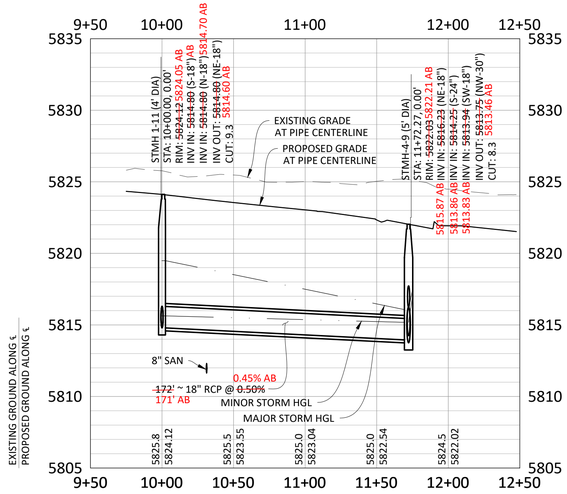

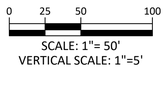

PROFILE: STORM 11

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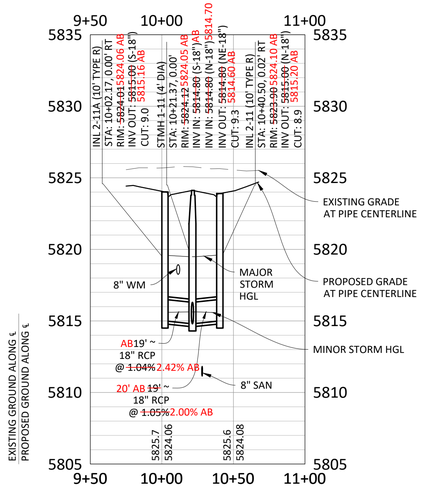
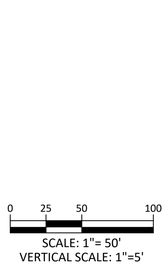
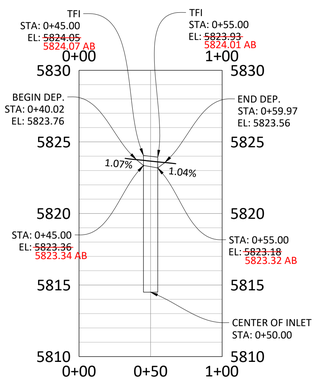
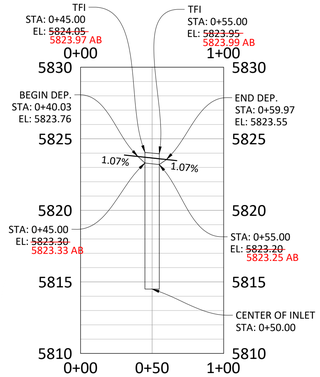


PROFILE - STORM INLET 2-11A TO INLET 2-11





FL PROFILE - STORM INLET 2-11



FL PROFILE - STORM INLET 2-11A

As—Built Recordation

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- ☐ SANITARY SEWER DATE
- ■ STORM SEWER DATE 12/2023
- ☐ WATER DATE

COLORADO REGISTERED RICKY L MOORE 30877 12.11.2023 PROFESSIONAL ENGINEER

COLORADO LICENSED JAMES R ROAKE 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

I, JAMES ROAKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 08/16/2023, 11/20/2023, AND 12/06/2023 IN THE STATE OF COLORADO.

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

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Civil Engineering & Consulting Services | Construction Management
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
WOLF FOX STREET STORM PLAN & PROFILE

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

SHEET 23 OF 27
CLCPKC3

RECORD DRAWINGS

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Plotted: 12/11/2023 3:22 PM Dwg Name: P:\Cpck3\Com South\05-Residential CDs\dwg\Engr\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-STORM_PP-1-RD.dwg Updated By: MSutter

As-Built Recordation

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- ☐ STORM SEWER DATE_____
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COLORADO LICENSED 37898 12.11.2023 PROFESSIONAL LAND SURVEYOR

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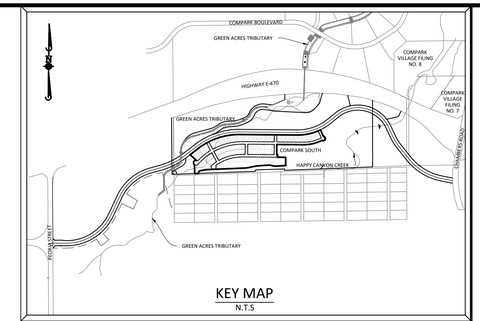
0 50 100 200
SCALE: 1"=100'



KEY MAP
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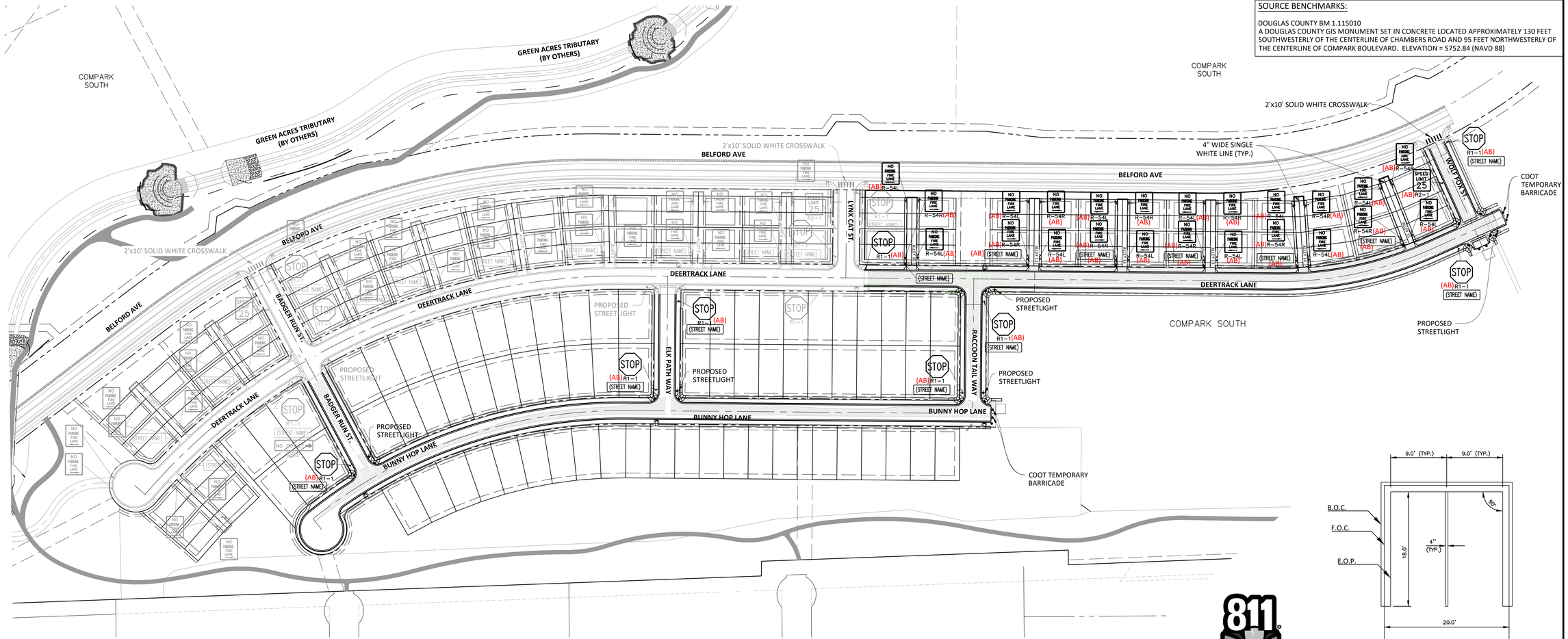

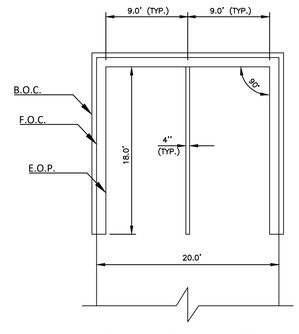

TYPICAL ALLEY PARKING DETAIL
(ALLEYS 14 & 15)

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

SIGNAGE AND STRIPING NOTES:

1. All traffic control devices shall conform to the most recent version of the federal Manual on Uniform Traffic Control Devices (MUTCD), Colorado Supplemental MUTCD, and the Town of Parker Roadway Design and Construction Criteria Manual. Further specifications and illustrations are located in the Colorado Department of Transportation (CDOT) M and S Standards.

2. A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.

3. The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.

4. Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.

5. Special care shall be taken in sign locations to ensure an unobstructed view of each sign.

6. Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.

SIGNAGE AND STRIPING NOTES (CONT):

7. A 7 foot minimum post length shall be maintained from the bottom of the sign panel to the ground. This requirement for vertical clearance is for all signs.

8. Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.

9. Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.

10. Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two-year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.

11. Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

SIGNAGE AND STRIPING NOTES (CONT):

12. All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.

13. All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.

14. All removed signs shall be returned to the Town of Parker.

15. Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.

Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker.

Shall line up with handicap ramps.

Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.

SIGNAGE AND STRIPING NOTES (CONT):

16. All pavement marking material (including words and symbols) shall be as follows:

For Concrete Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be methyl-mythacralate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.

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

For Asphalt Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.

17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
SIGNAGE, STRIPING AND STREET LIGHT PLAN

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

SHEET 24 OF 27
CLCPKC3

RECORD DRAWINGS

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Plotted: 12/12/2023 8:09 AM Dwg Name: P:\Cepk3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\RECORD DRAWINGS\05B-CLCPKC3-SIGNAGE-RD.dwg Updated By: MSuiter