

FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 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

AGENCY CONTACT LIST

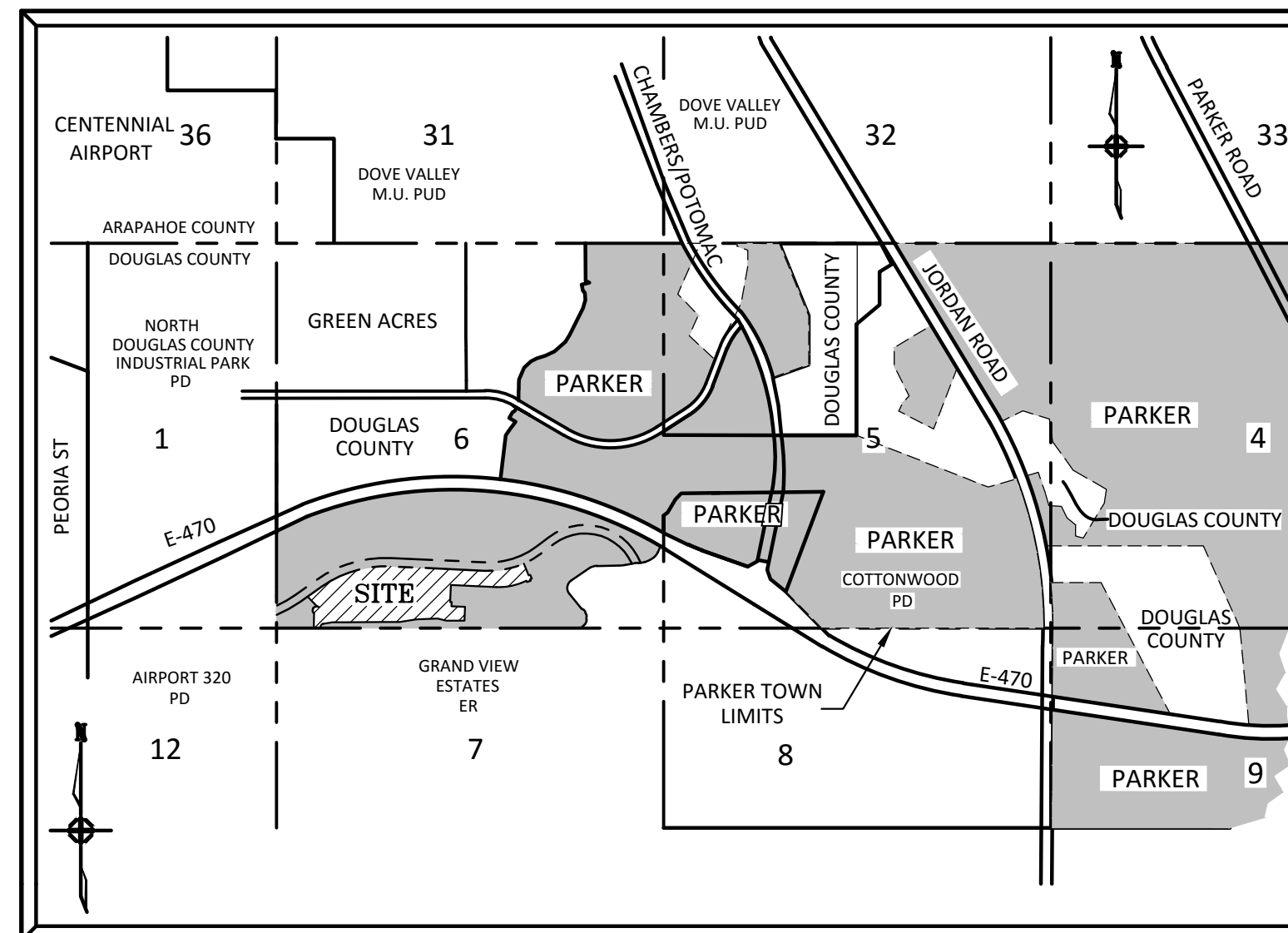
470 COMPARK	
MICHAEL VICKERS 290 FILLMORE ST #1A DENVER, CO 80206	303-881-6292
MANHARD CONSULTING	
RICK J. MOORE, P.E. 8008 E ARAPAHOE COURT, SUITE 110 CENTENNIAL, CO 80112	303-708-0500
PARKER PUBLIC WORKS	
20120 E. MAIN STREET PARKER, CO. 80138 STREETS - ALEX MESTDAGH STORM WATER - JACOB JAMES EROSION CONTROL - KURT PATRICK 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. 2 INVERNESS DRIVE EAST, SUITE 200 ENGLEWOOD, CO 80112	303-858-9909
DISTRICT MANAGER:	
SEAN CHAMBERS 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



VICINITY MAP
N.T.S.

SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PROPOSED SUBDIVISION COMPARK VILLAGE SOUTH FILING NO. 1, 15 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	CBMP PLAN - PHASE A
6	CBMP PLAN - PHASE A
7	CBMP PLAN - PHASE B
8	CBMP PLAN - PHASE B
9	BADGER RUN STREET ROADWAY PLAN & PROFILE
10	ELK PATH WAY & WOLF FOX ST ROADWAY PLANS & PROFILES
11	RACCOON TAIL WAY ROADWAY PLAN & PROFILE
12	DEERTRACK LANE ROADWAY PLAN & PROFILE
13	BUNNY HOP LANE ROADWAY PLAN & PROFILE
14	BUNNY HOP LANE ROADWAY PLAN & PROFILE
15	ALLEYS 10-12 PLAN & PROFILE
16	ALLEYS 13-15 PLAN & PROFILE
17	INTERSECTION DETAILS - BADGER RUN ST & ELK PATH WAY
18	INTERSECTION DETAILS - RACCOON TAIL WAY & WOLF FOX ST
19	CURB RAMP DETAILS
20	SIGNAGE, STRIPING AND STREET LIGHT PLAN
21	STREET DETAILS
22	STREET DETAILS
23	STREET DETAILS

SHEET INDEX - SVM D 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

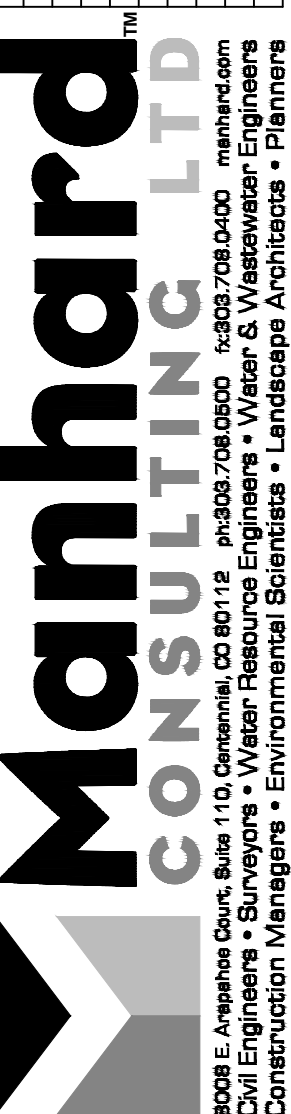
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DATE	REVISIONS
11/2016	2ND SUBMITTAL



COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2

TOWN OF PARKER, COLORADO

COVER SHEET

PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016
SHEET
1 OF **23**
CLCPKC3

SECOND SUBMITTAL

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT SYSTEM SPECIFICATIONS...
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES...
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...
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH.
6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY...
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS.
8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR.
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...
11. THE APPLICANT IS 470 COMPARK.
12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL AFTER PROPERLY COMPLETING THE WORK...
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...
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...
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.
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.
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)
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ELEVATION = 5808.06
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.
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...
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
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.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR...
7. ALL PROPOSED HUMMINGBIRD STUTS 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...
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED...
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER...
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC.
13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK.
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."
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...
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...
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS)...
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT.

- 4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS.
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.
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.
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.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS.
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.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

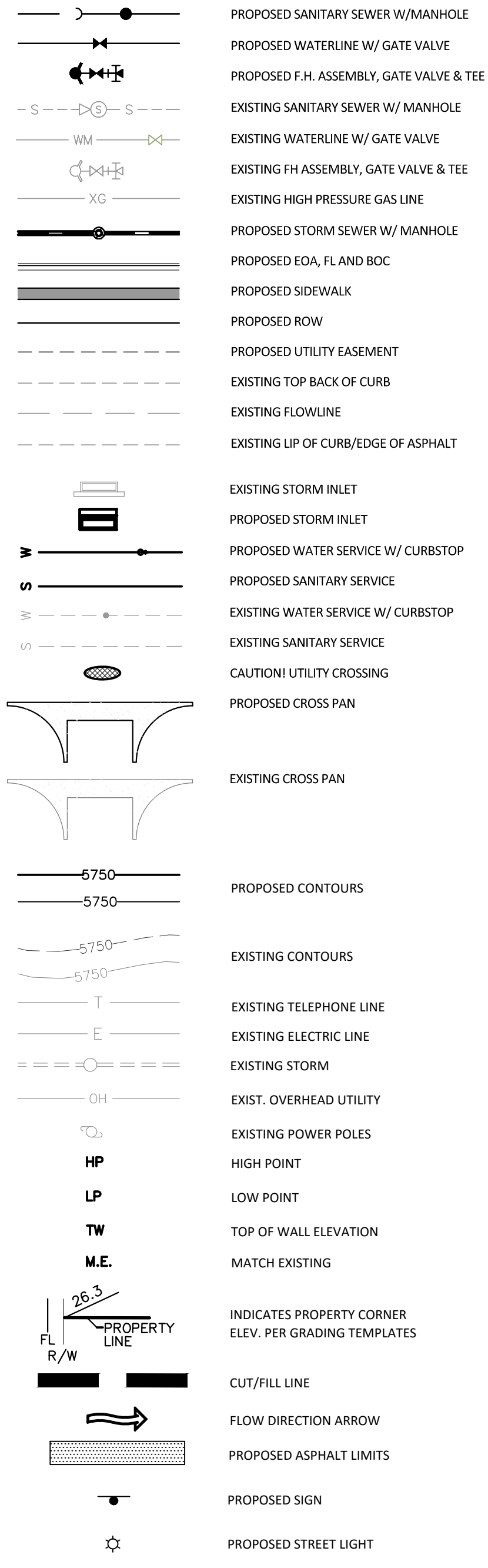
SIGNAGE & STRIPING NOTES

- 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.
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

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Table with columns for DRAWN BY, DATE, and REVISIONS.

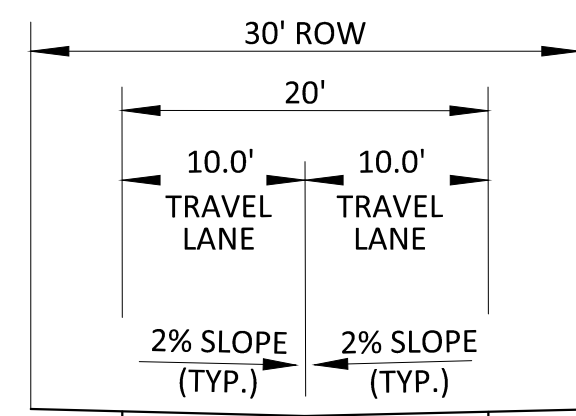
Manhard CONSULTING LTD logo and contact information including address and phone number.

COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
GENERAL NOTES

Approval stamps for PROJ. MGR., PROJ. ASSOC., DRAWN BY, DATE, and SHEET 2 OF 23.

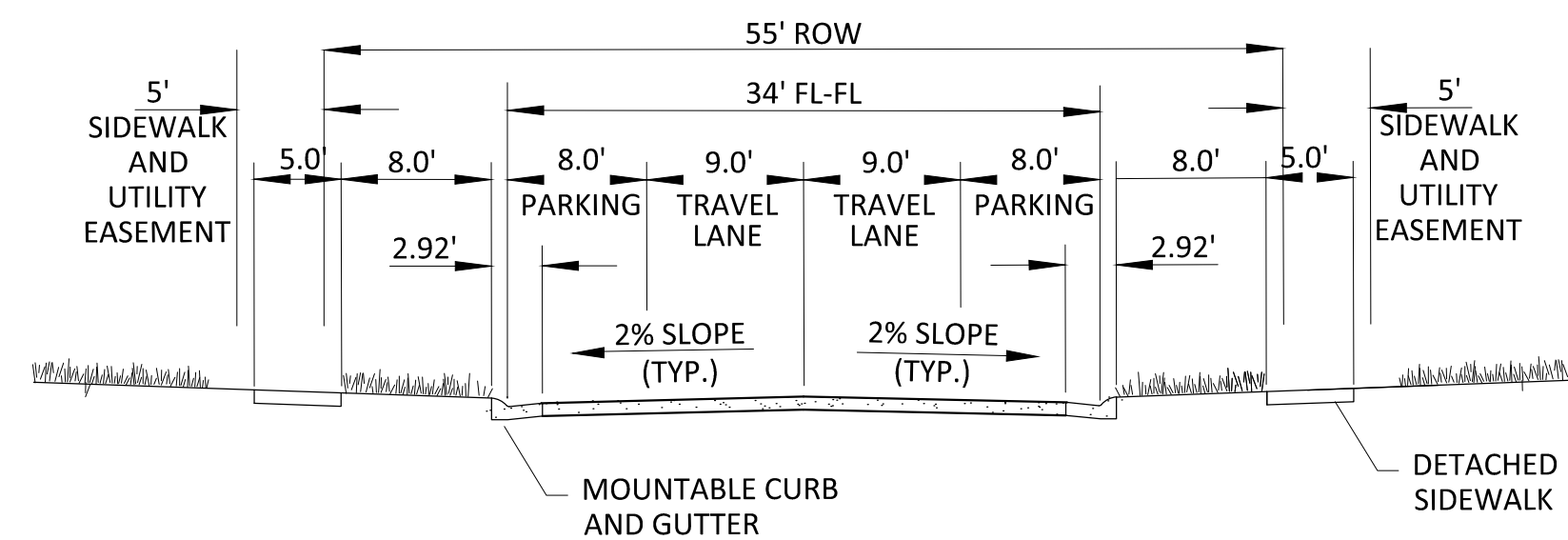
SECOND SUBMITTAL

Plotted: 11/22/2016 8:57 AM, Dwg Name: P:\Cpks3\ConsSouth05-Residential CD\Drawings\Plan_Sat\Town\Phase 2\N05-CLCPK3-Typical Roadway Sections.dwg, Updated By: Ditz



CONCRETE PAVEMENT
 TO BE DETERMINED
 BY GEOTECHNICAL ENGINEER
 AT TIME OF CONSTRUCTION

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.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DATE	REVISIONS
11/2016	2ND SUBMITTAL

Manhard CONSULTING LTD
 800 E. Arapahoe Court, Suite 110, Denver, CO 80118 | 303.733.2000 | manhard.com
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

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

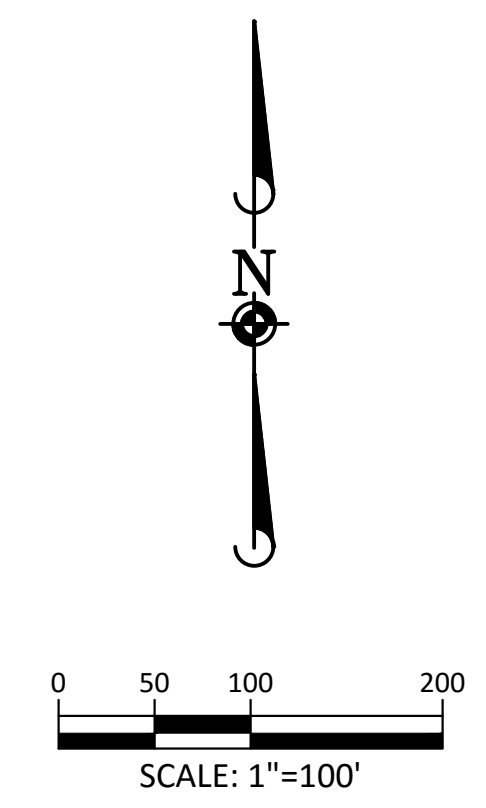
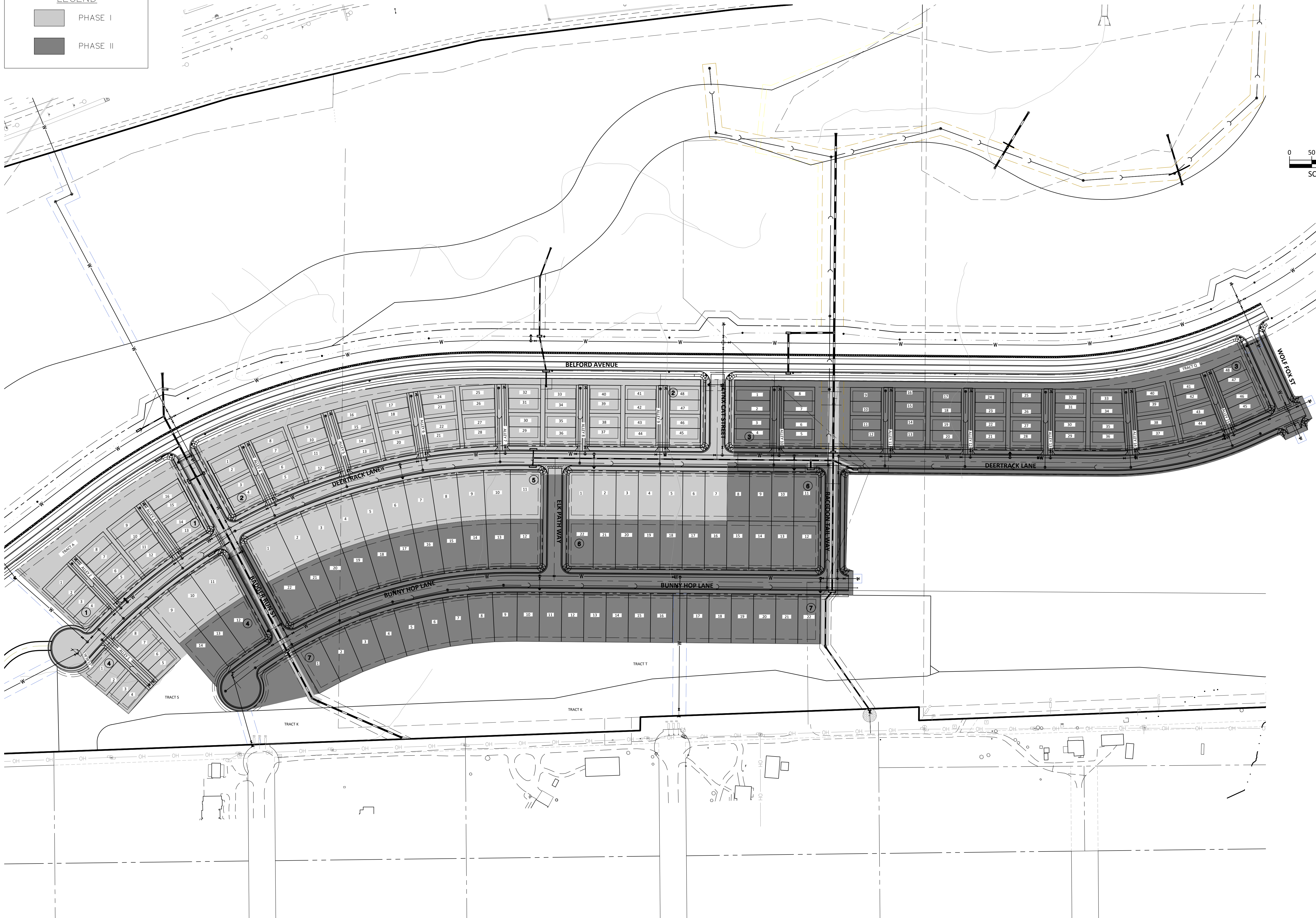
PROJ MGR.: RIM
 PROJ ASSOC.:
 DRAWN BY:
 DATE: 09/2016
 SHEET
3 OF 23
 CLCPK3

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SECOND SUBMITTAL

LEGEND

- PHASE I
- PHASE II



Project: 11/22/2016 8:58 AM Draw Name: P:\C\proj3\CompSouth05-Residential CD\dwg\Fin\Drawings\Plan\Sub\Town\Phase 1\05A-CLCPK3-Res-Phasing Plan.dwg Updated By: Rkrtz

DATE	
REVISIONS	

Manhard
CONSULTING LTD
800 E. Arapahoe Court, Suite 110, Denver, CO 80118 phone: 708.0060 phone: 773.9100 fax: 773.9100
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

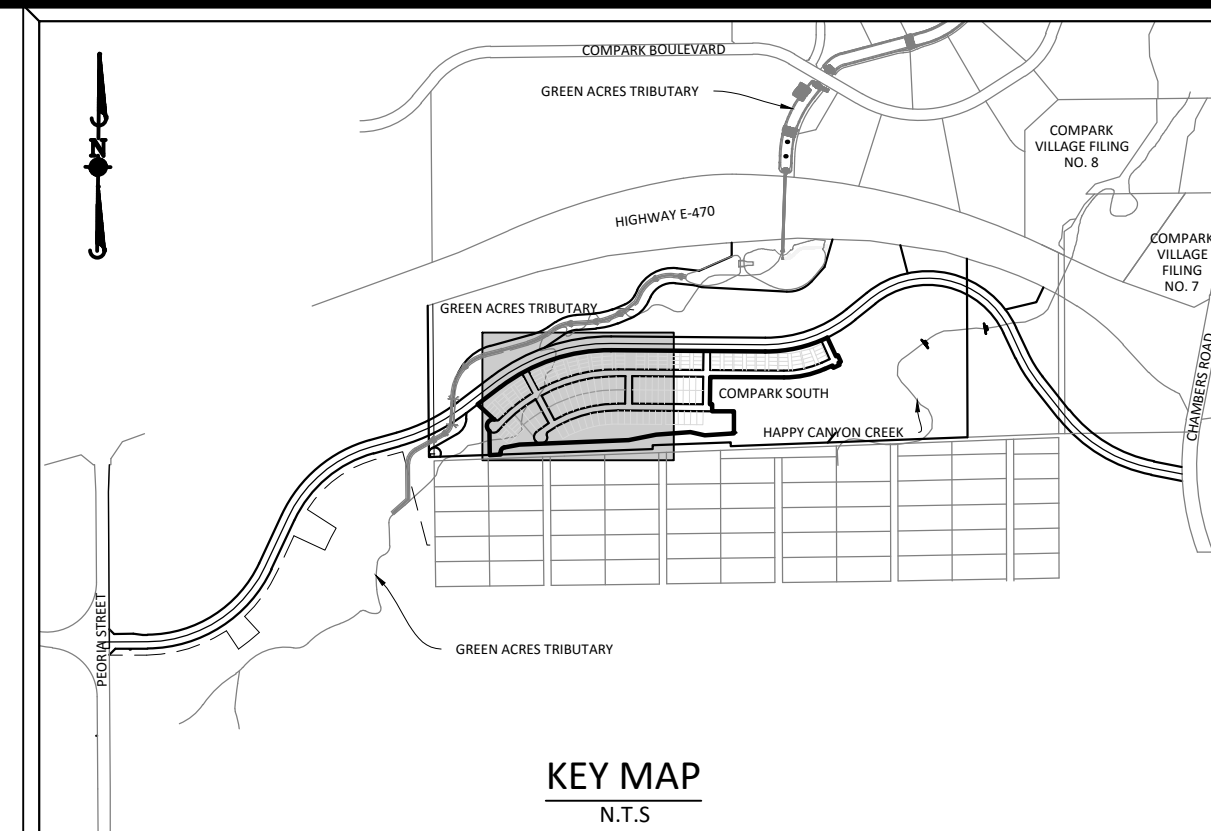
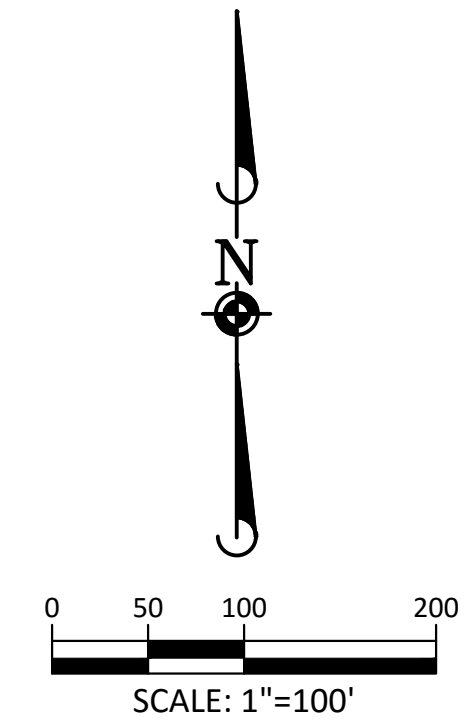
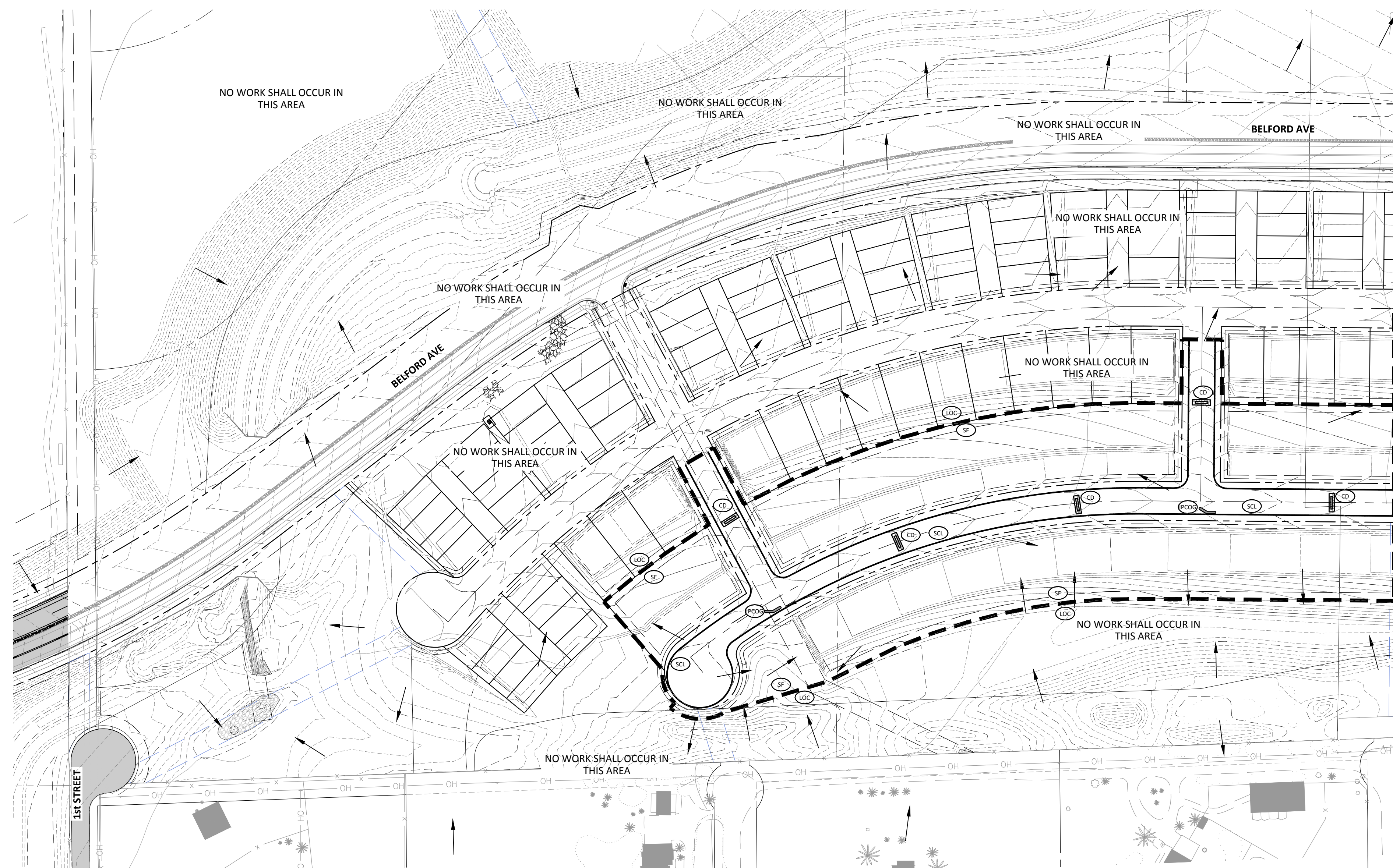
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
PHASING PLAN

PROJ. MGR.:	RIM
PROJ. ASSOC.:	
DRAWN BY:	
DATE:	09/2016
SHEET	
4 OF 23	
CLCPK3	

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SECOND SUBMITTAL

Plotted: 11/22/2016 9:00 AM, Draw Name: P:\Projects\CompSouth\Residential\CD\Drawings\Plan_Site\Town\Phase 2\056-CLCPKC3-18-CBMP A.dwg, Updated By: BKatz



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
	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	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
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 - ALL CONSTRUCTION ACCESS SHALL OCCUR AT THE LOCATION OF THE VCT. ACCESS FROM FIRST STREET IS PROHIBITED



TOWN OF PARKER APPROVALS

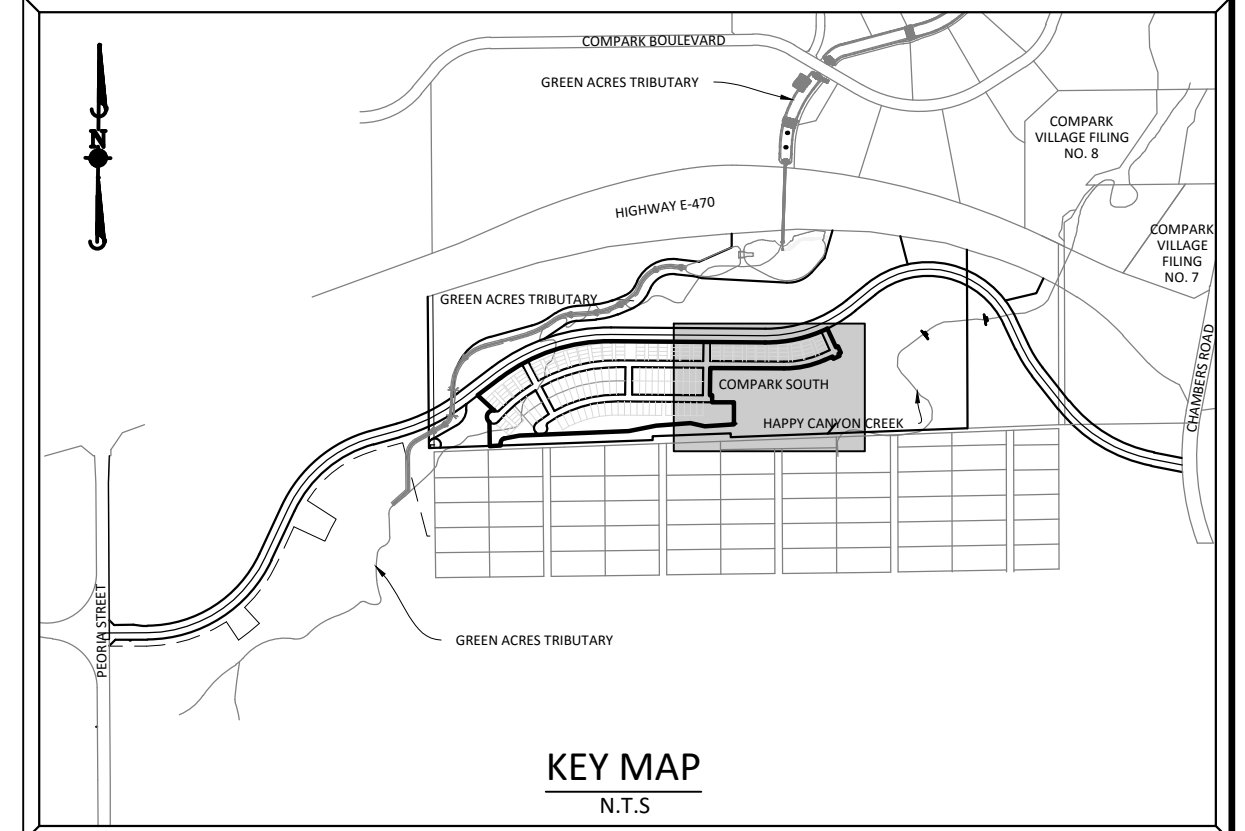
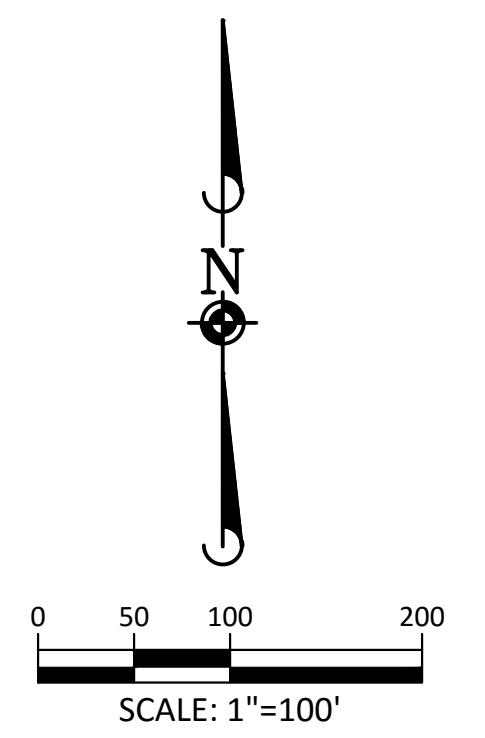
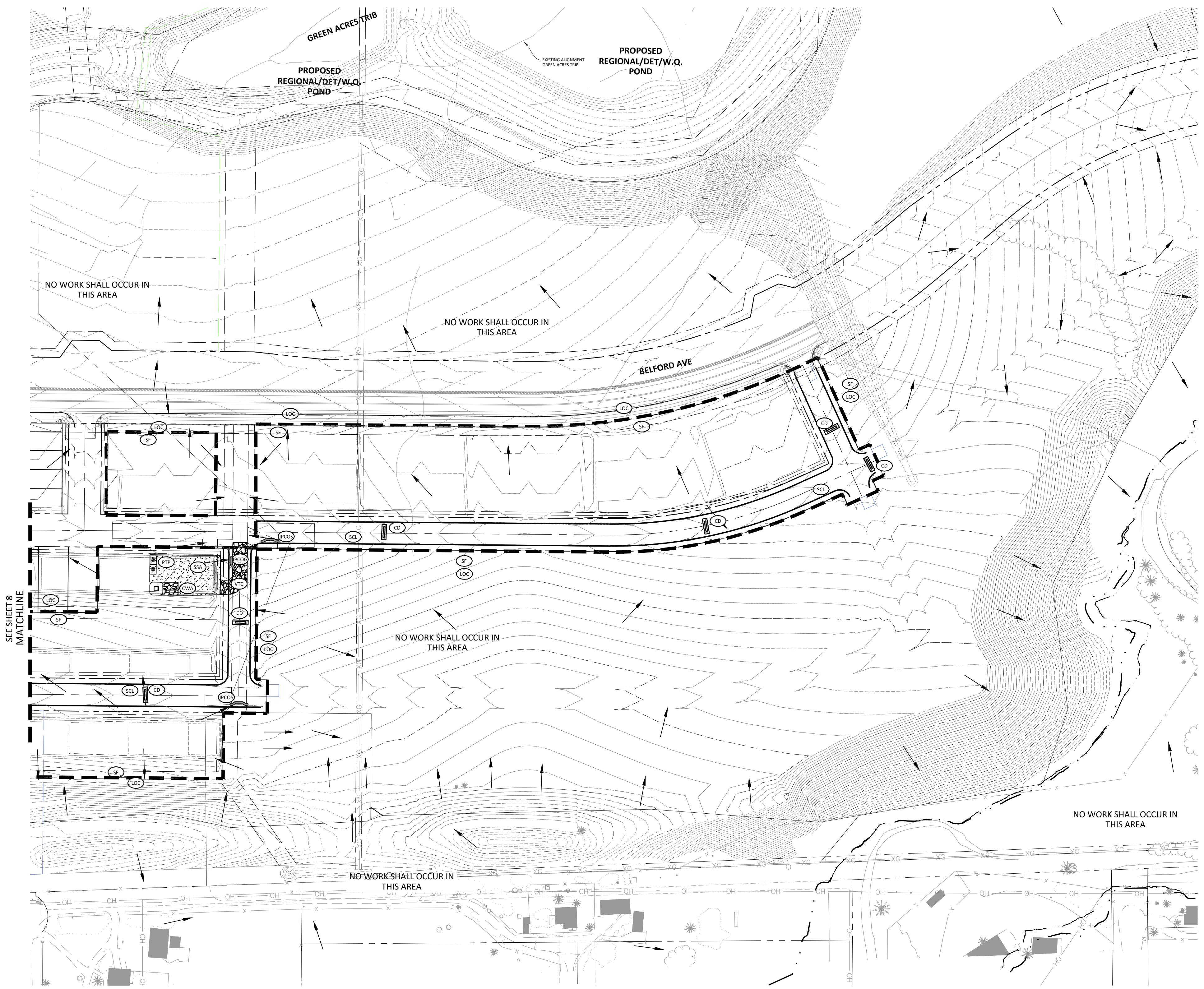
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

<p>DATE: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p style="text-align: center;">Manhard CONSULTING LTD</p> <p style="font-size: small;">8001 E. Arapahoe Court, Suite 110, Denver, CO 80112 303.758.0000 303.758.0000 manhard.com Construction Managers • Environmental Scientists • Landscape Architects • Planners</p>
NO.	DESCRIPTION	DATE					
<p>COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2</p> <p>TOWN OF PARKER, COLORADO</p> <p>CBMP PLAN - PHASE A</p>							
<p>PROJ. MGR.: RIM</p> <p>PROJ. ASSOC.: _____</p> <p>DRAWN BY: _____</p> <p>DATE: 09/2016</p>							
<p>SHEET</p> <p style="font-size: 2em;">5 OF 23</p> <p>CLCPKC3</p>							
<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">© 2013 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">SECOND SUBMITTAL</p>							

Plotted: 11/22/2016 9:00 AM. Draw Name: P:\Projects\ConsSouth05-Residential\CD\Draw\Drawings\Plan_Sat\Town\Phase 2\05B-CLPKC3-1B-CBMP-A.dwg. Updated By: BKatz



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

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	DD	DIVERSION DITCH
	DTC	DEBRIS TRASH CONTROL
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A

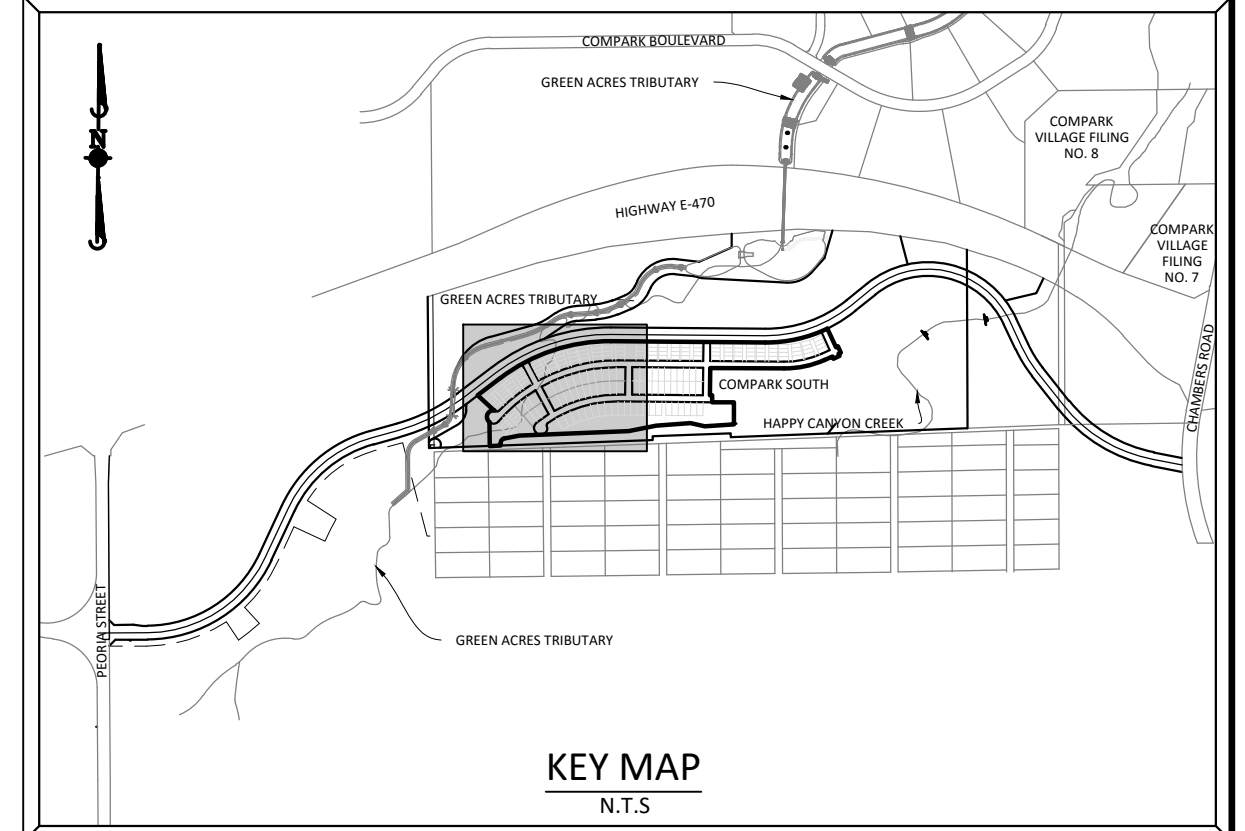
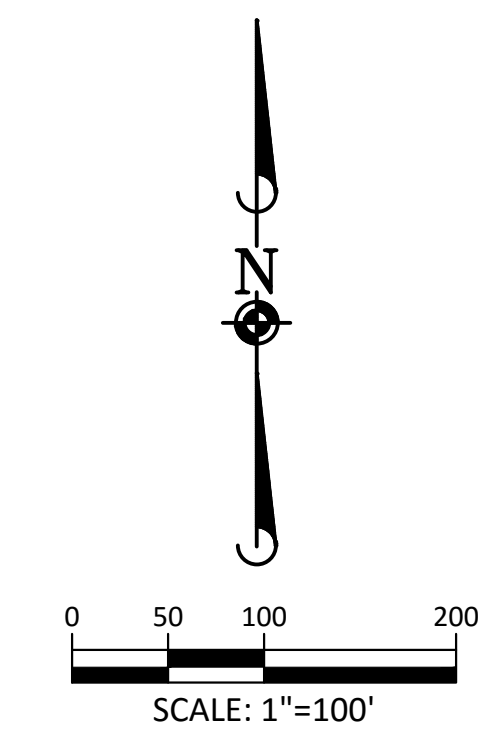
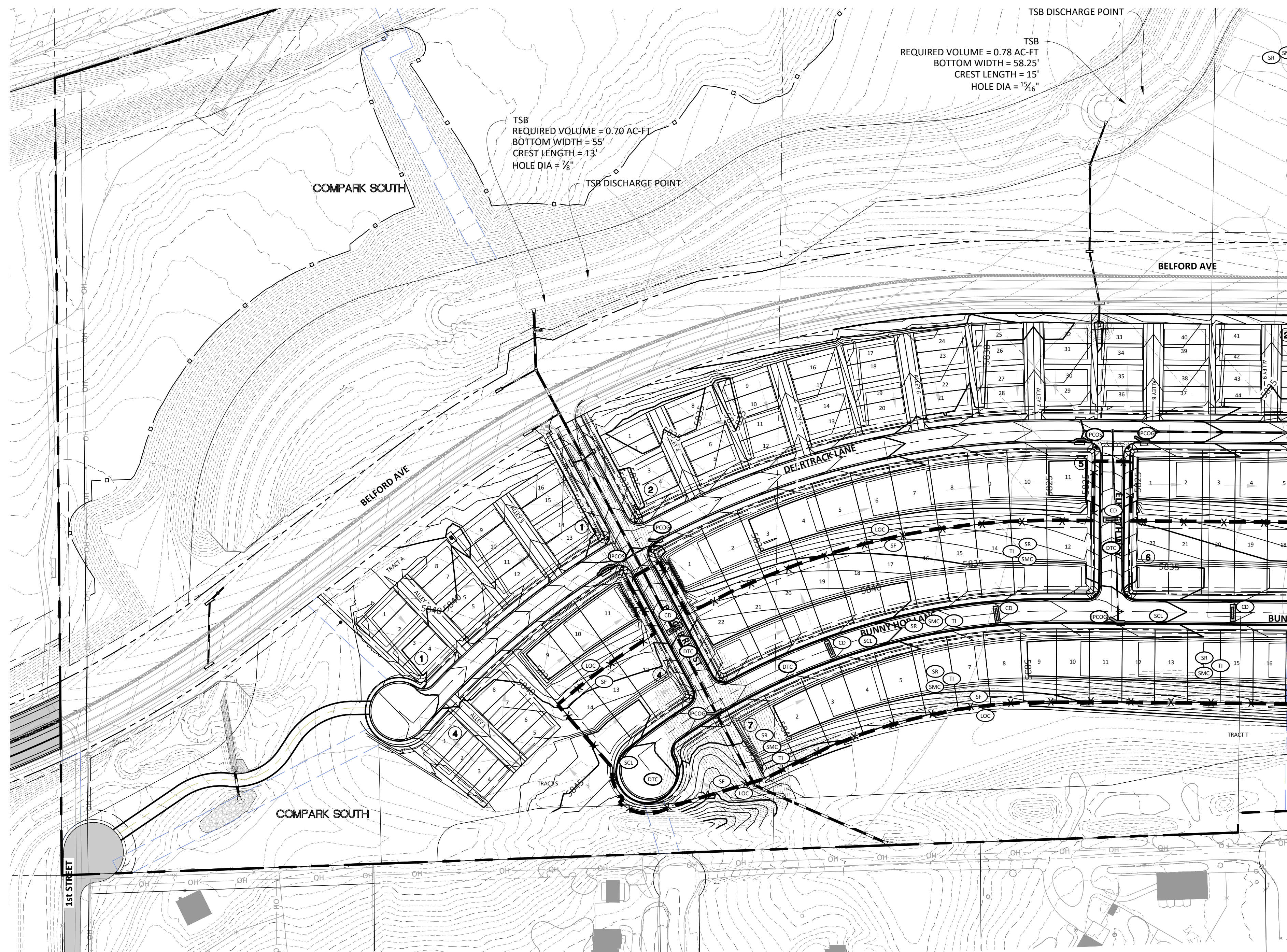
PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY: 09/2016
DATE: 09/2016

SHEET
6 OF 23
CLCPKC3

DATE: 11/22/2016 2ND SUBMITTAL

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SECOND SUBMITTAL



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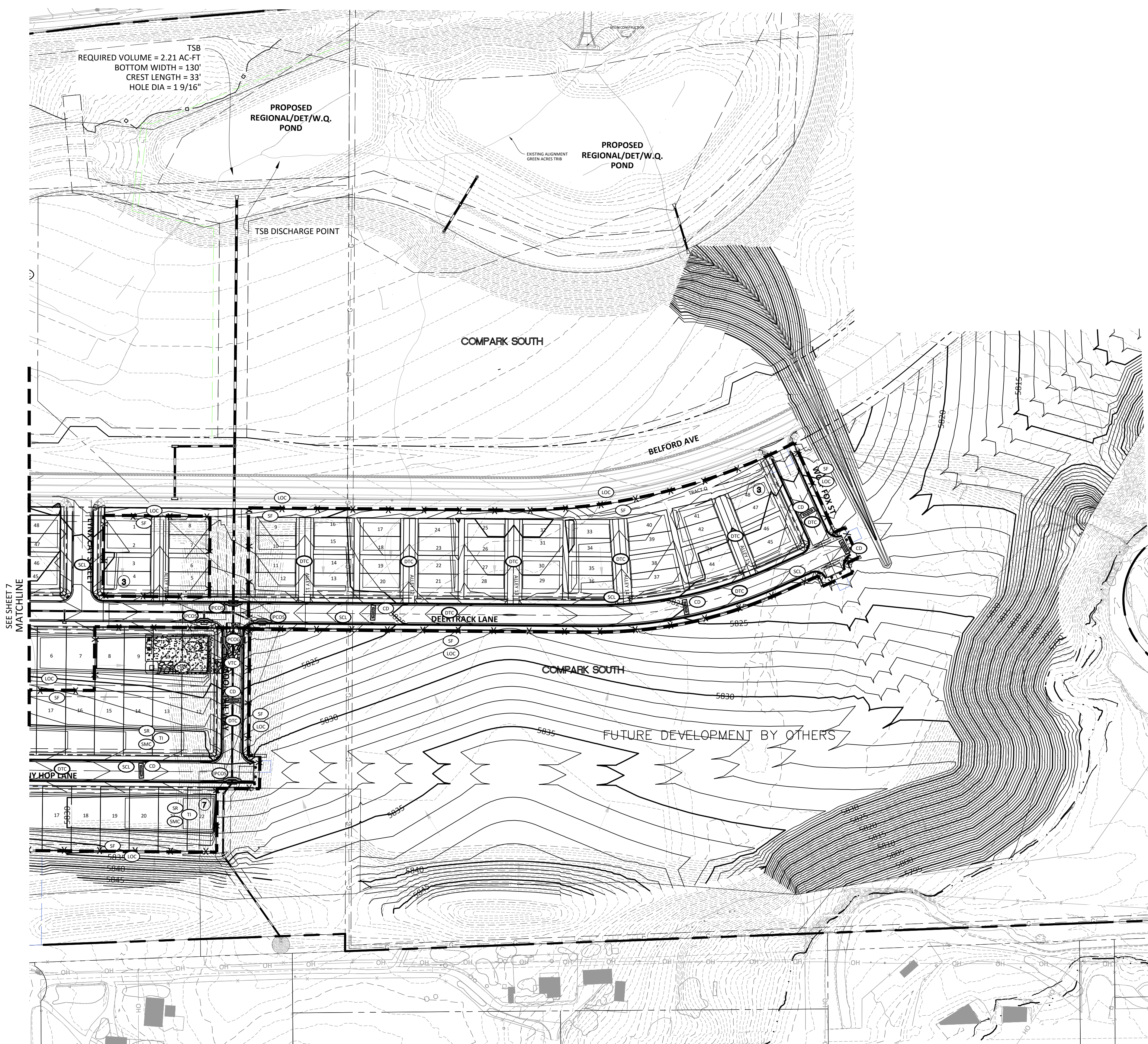
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Plotted: 11/22/2016 0:00 AM Draw Name: P:\Projects\3\Compark\Drawings\Plan_Site\Town\Phase 2\BMP-C\CLPKC3-1B-CBMP C.dwg, Updated By: BKZ

DRAWN BY: _____ REVIEWED: _____ DATE: _____	 Manhard CONSULTING LTD <small>8001 E. Arapahoe Court, Suite 110, Greenwood, CO 80118 PH: 303.708.0000 FAX: 303.708.0000 manhard.com Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2 TOWN OF PARKER, COLORADO CBMP PLAN - PHASE B	
PROJ. MGR.: RIM PROJ. ASSOC.: _____ DRAWN BY: _____ DATE: 09/2016	
SHEET 7 OF 23 CLCPKC3	
SECOND SUBMITTAL	



REQUIRED VOLUME = 2.21 AC-FT
 BOTTOM WIDTH = 130'
 CREST LENGTH = 33'
 HOLE DIA = 1 9/16"

PROPOSED REGIONAL/DET/W.Q. POND

EXISTING ALIGNMENT GREEN ACRES TRIB
 PROPOSED REGIONAL/DET/W.Q. POND

TSB DISCHARGE POINT

COMPARK SOUTH

BELFORD AVE

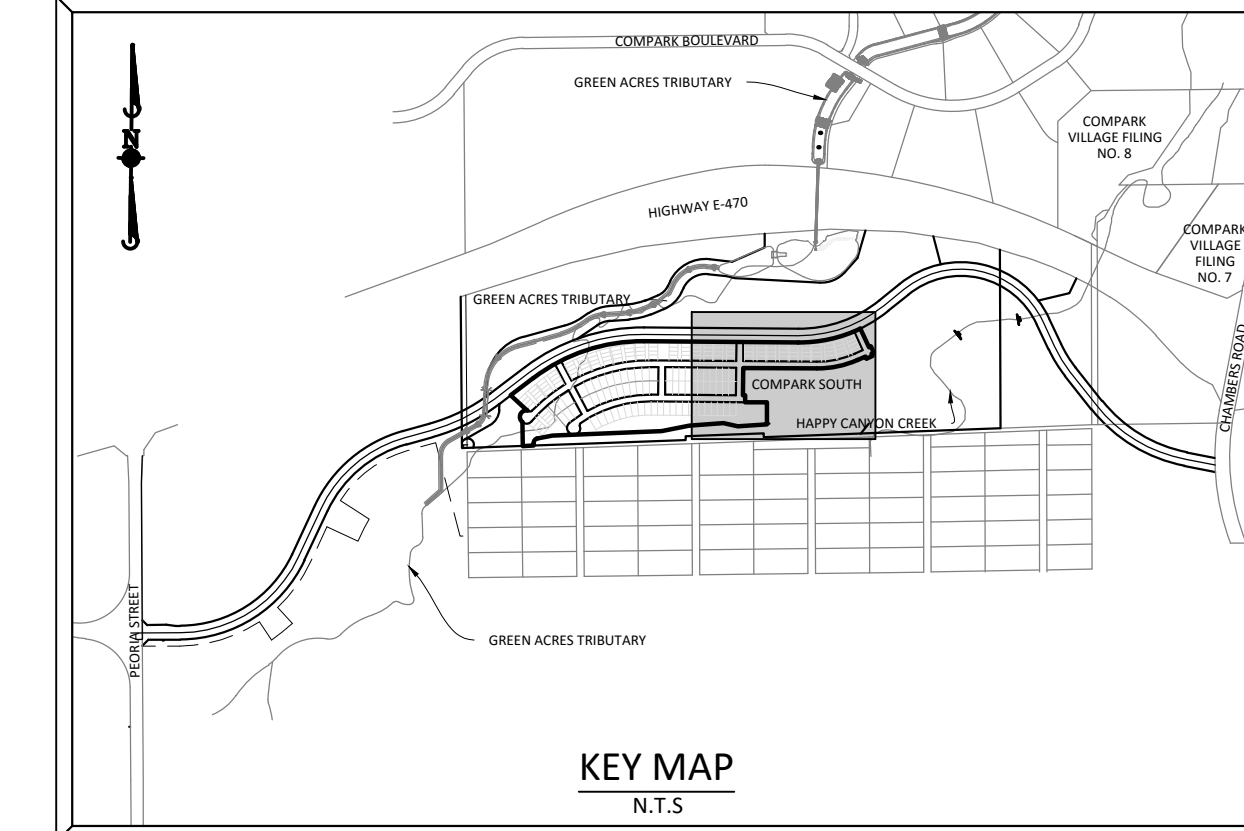
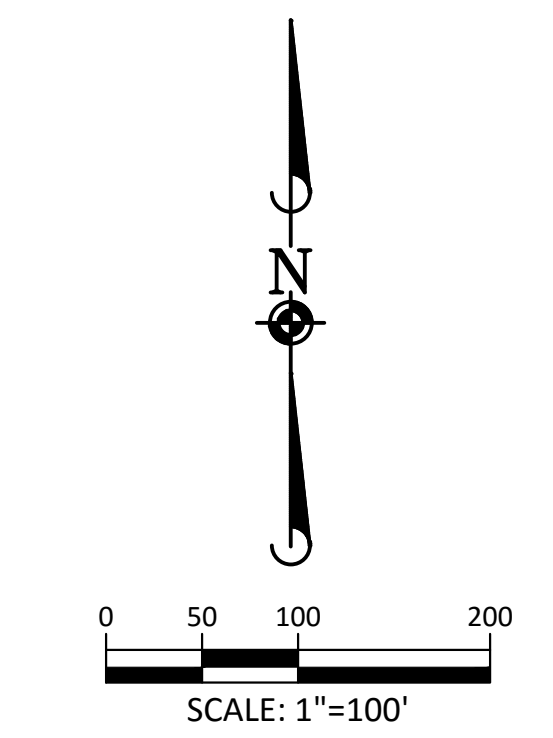
DEN TRACK LANE

COMPARK SOUTH

FUTURE DEVELOPMENT BY OTHERS

SEE SHEET 7
 MATCHLINE

IV HOP LANE



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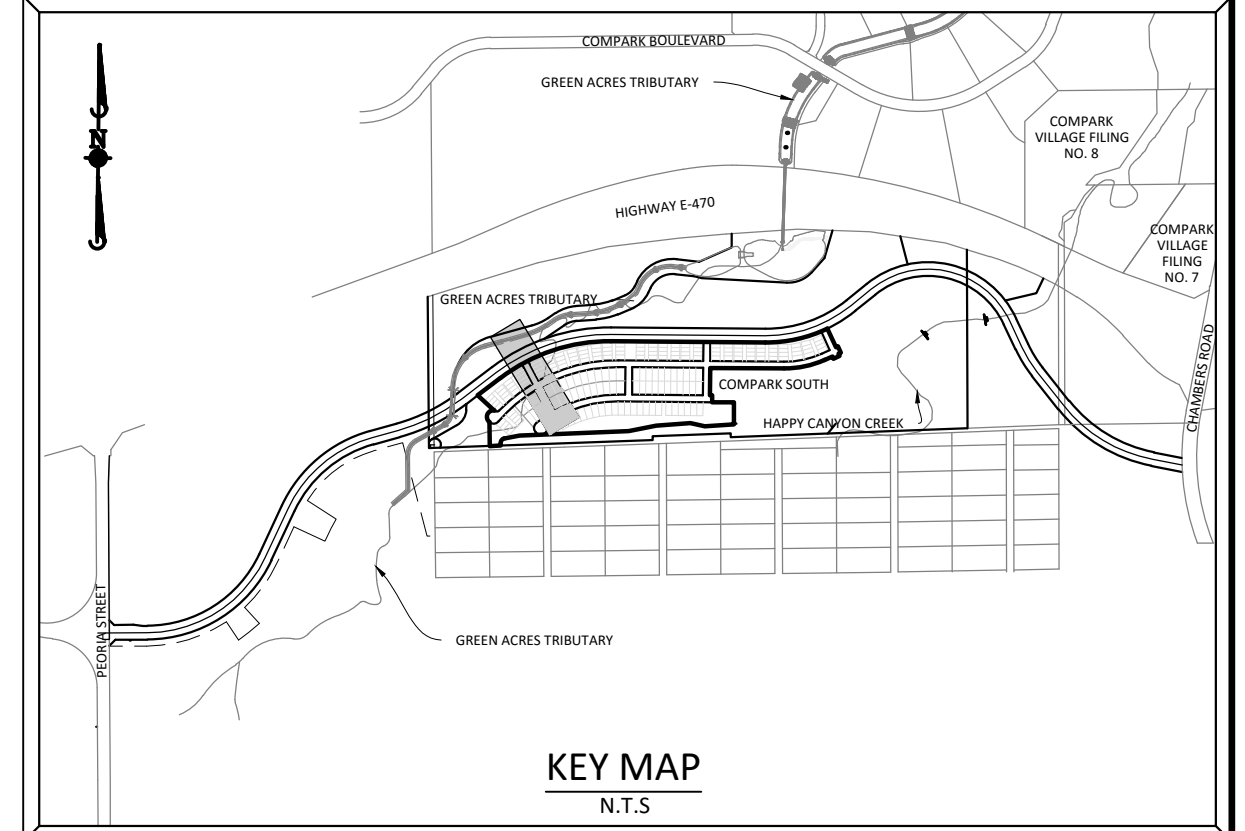
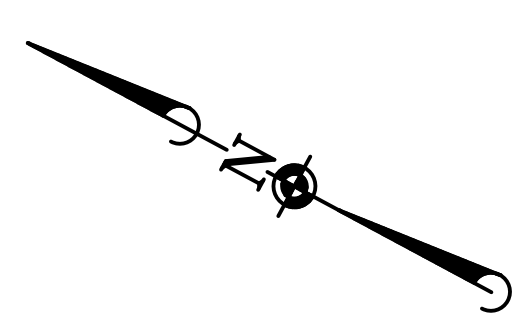
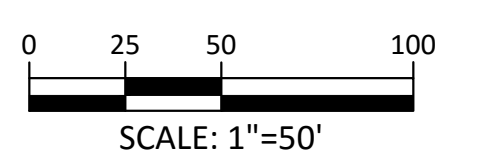
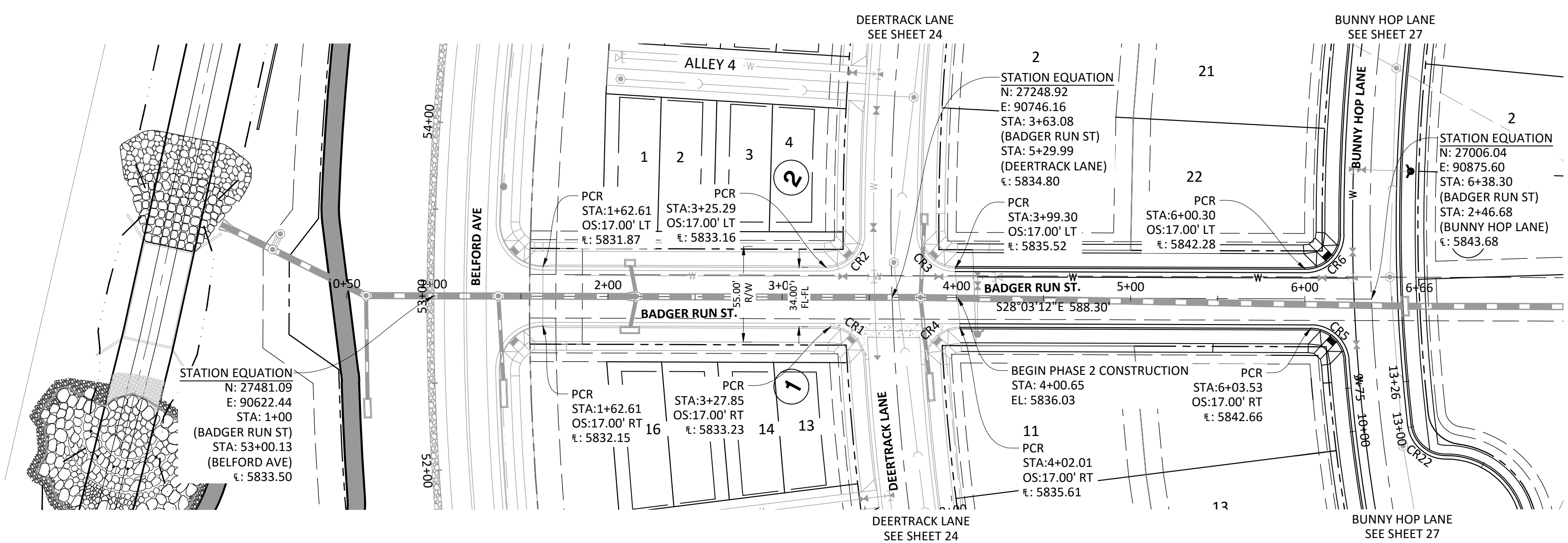
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Plotted: 11/22/2016 01:44 AM Draw Name: P:\Projects\3\ComparkSouth\Phase 2\BMPs\CLCPKC3-1B-CBMP C.dwg Updated By: BKZ

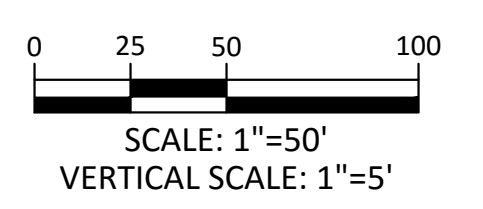
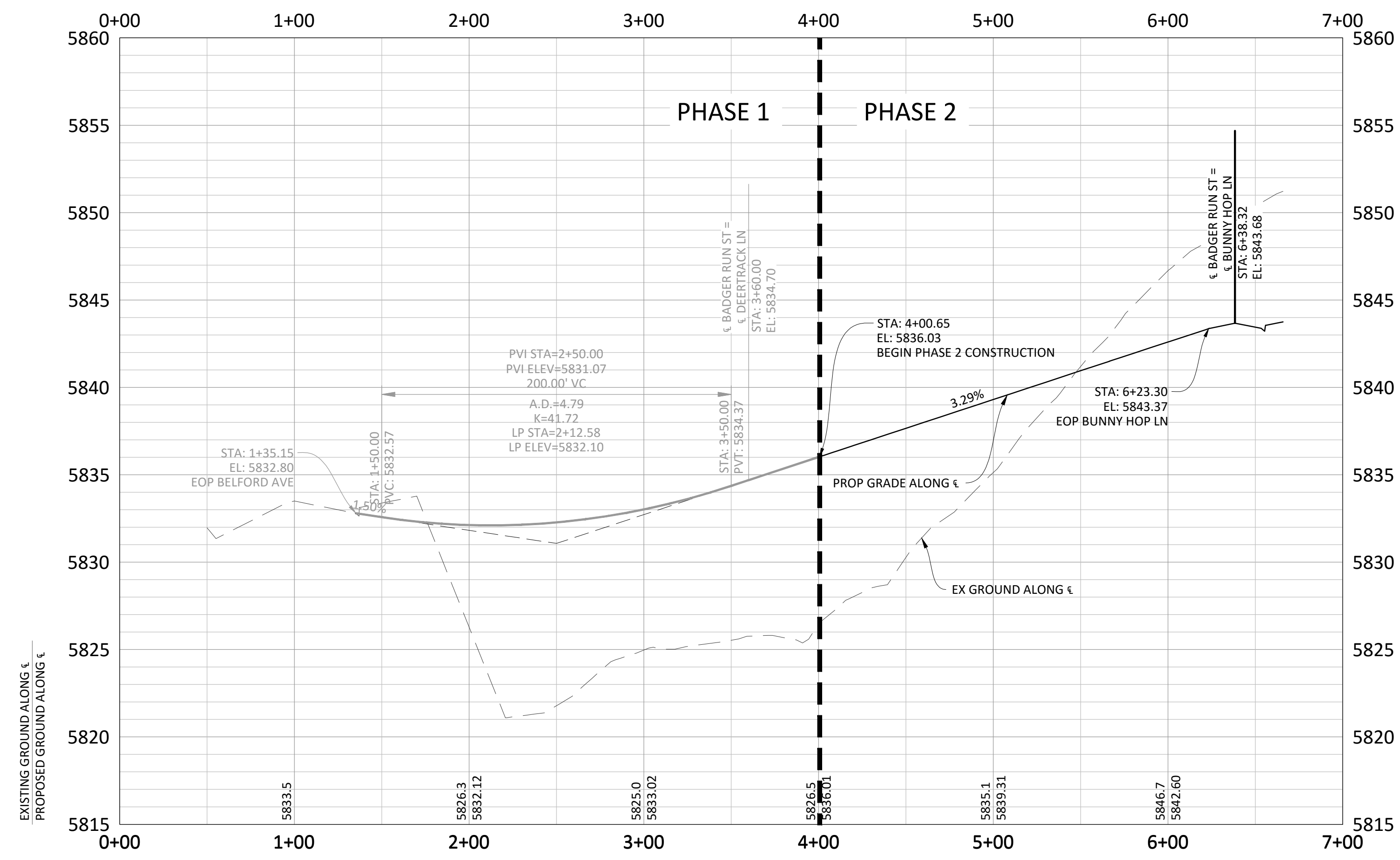
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<p>COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2</p> <p>TOWN OF PARKER, COLORADO</p> <p>CBMP PLAN - PHASE B</p>				
<p>TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____</p>				
<p>8 OF 23</p> <p>CLCPKC3</p>				

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BADGER RUN ST.



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.

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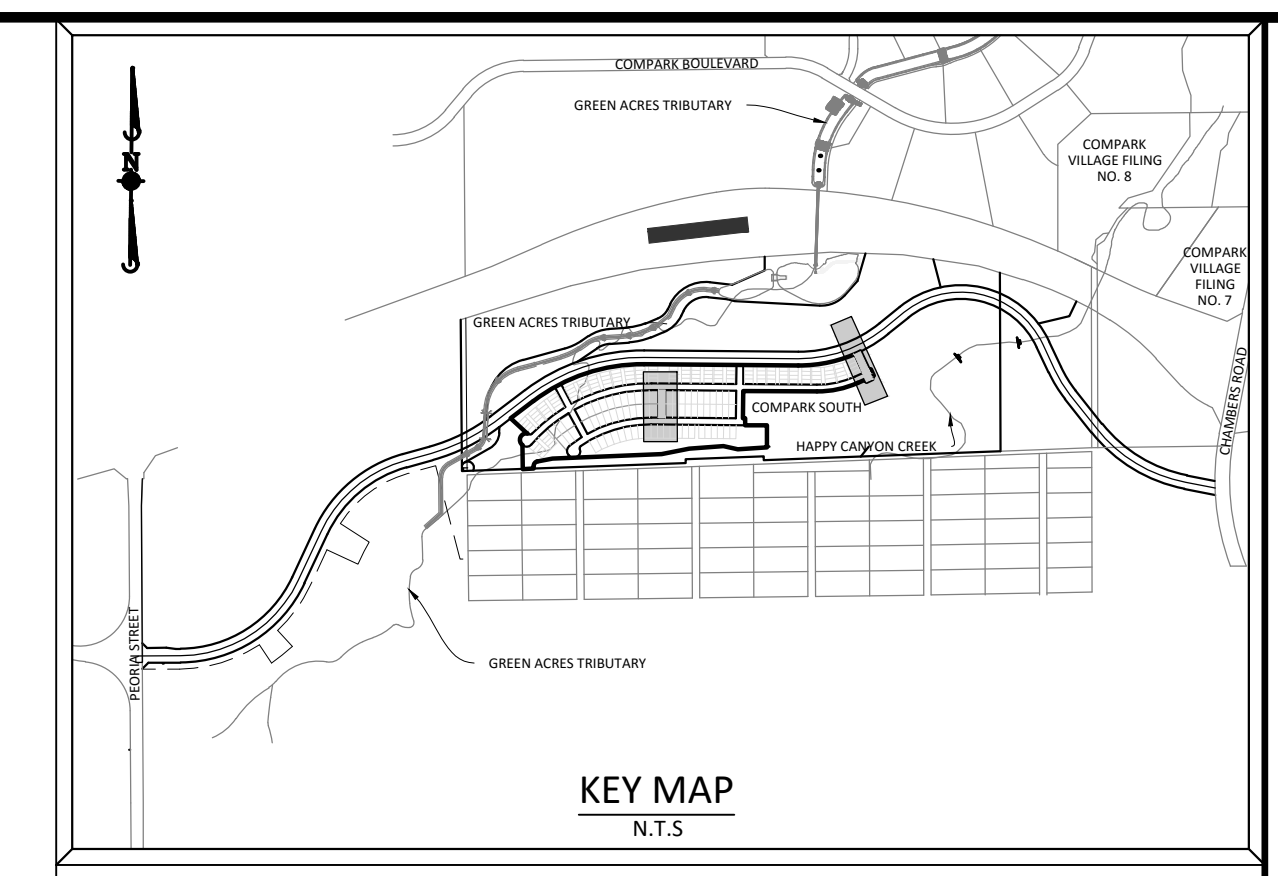
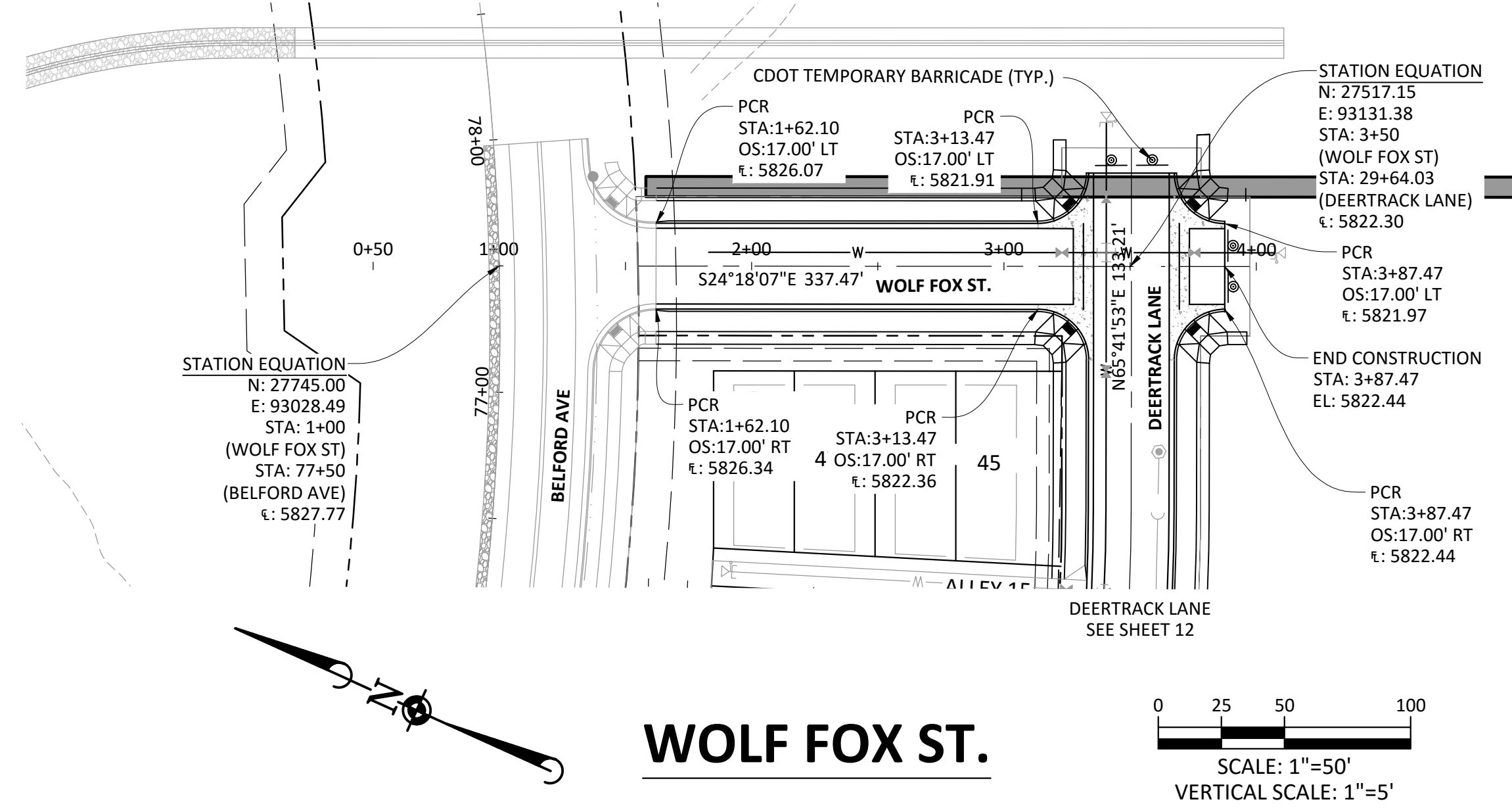
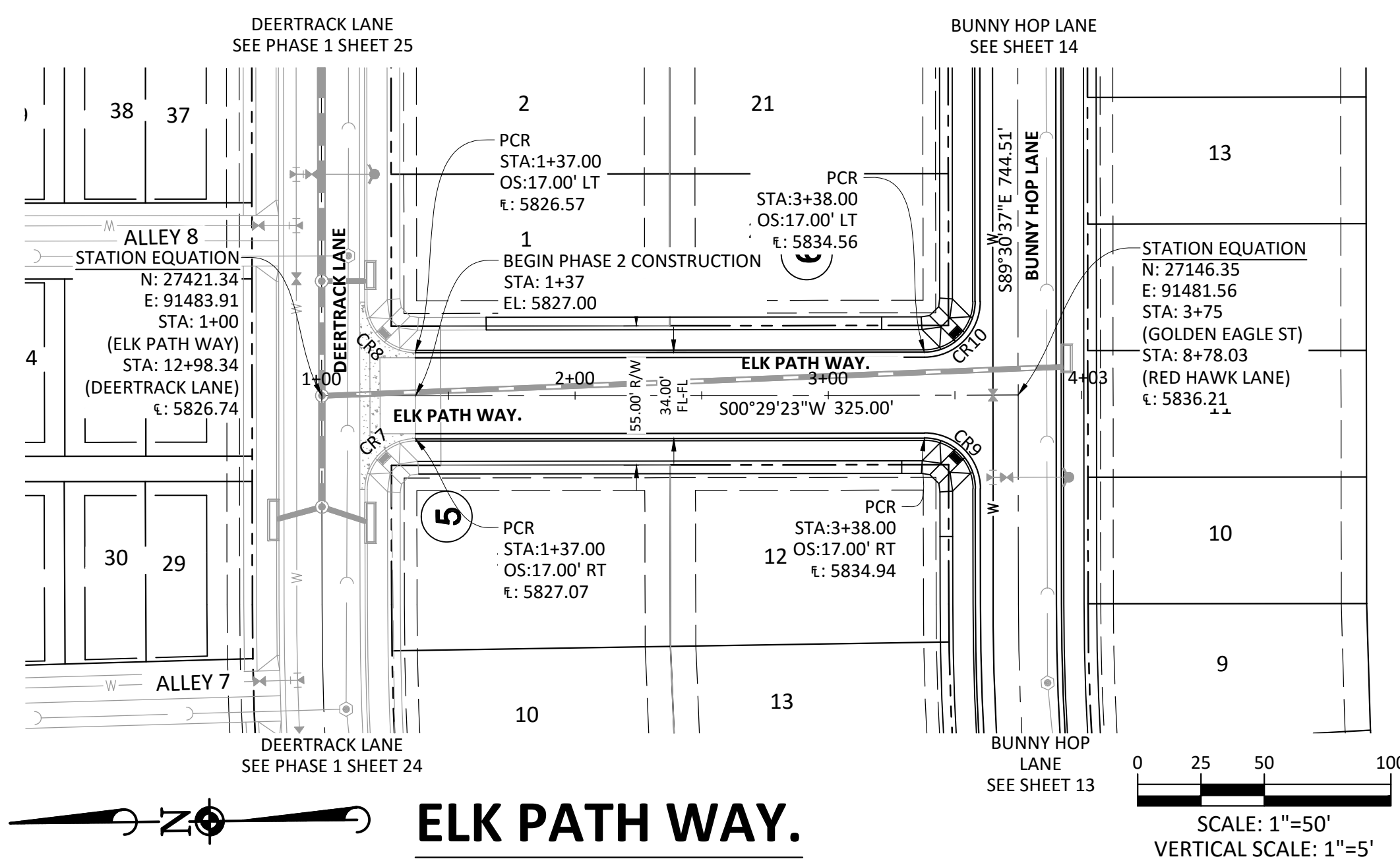
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REVISIONS	
DATE	11/22/2016
BY	A
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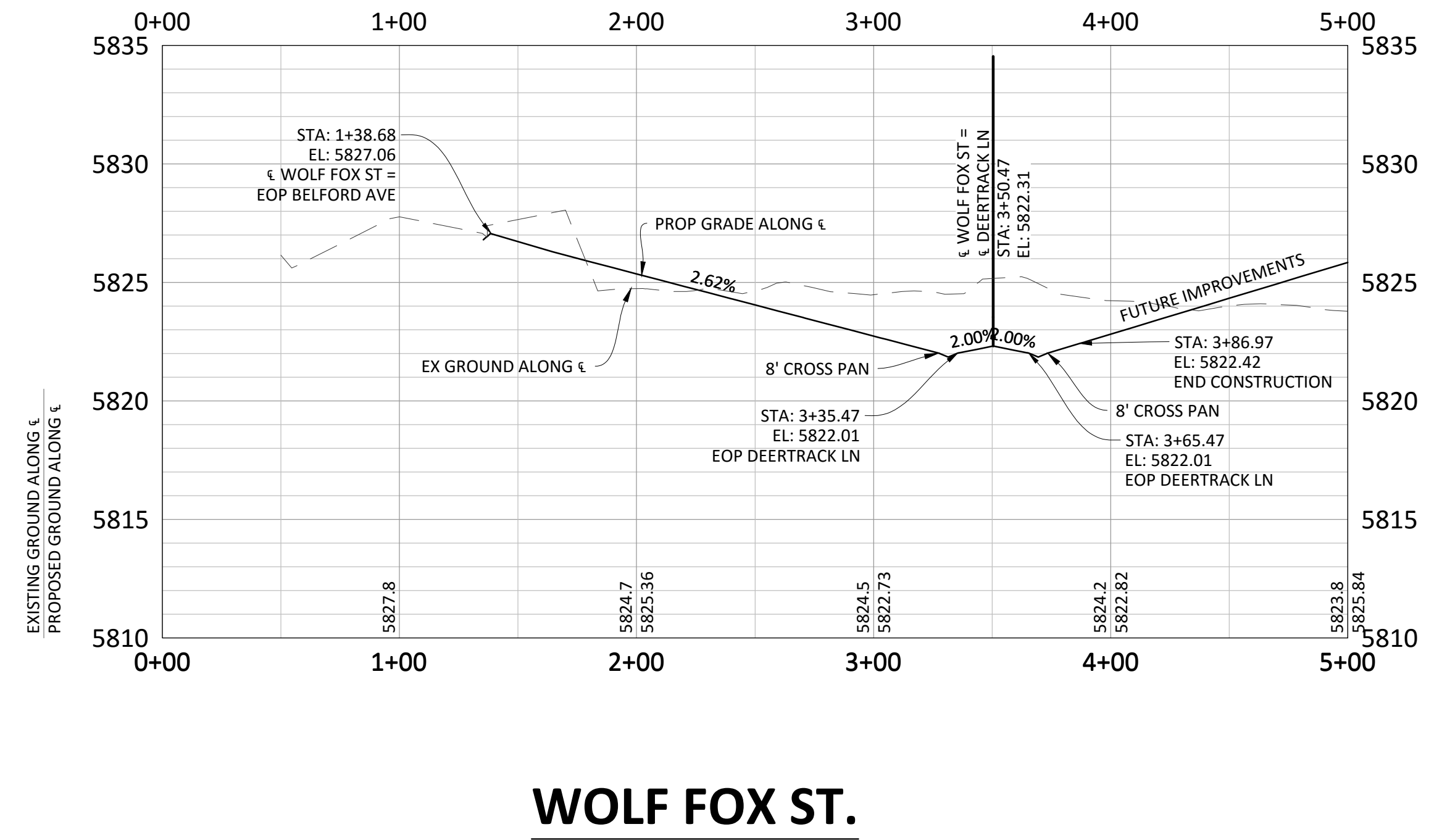
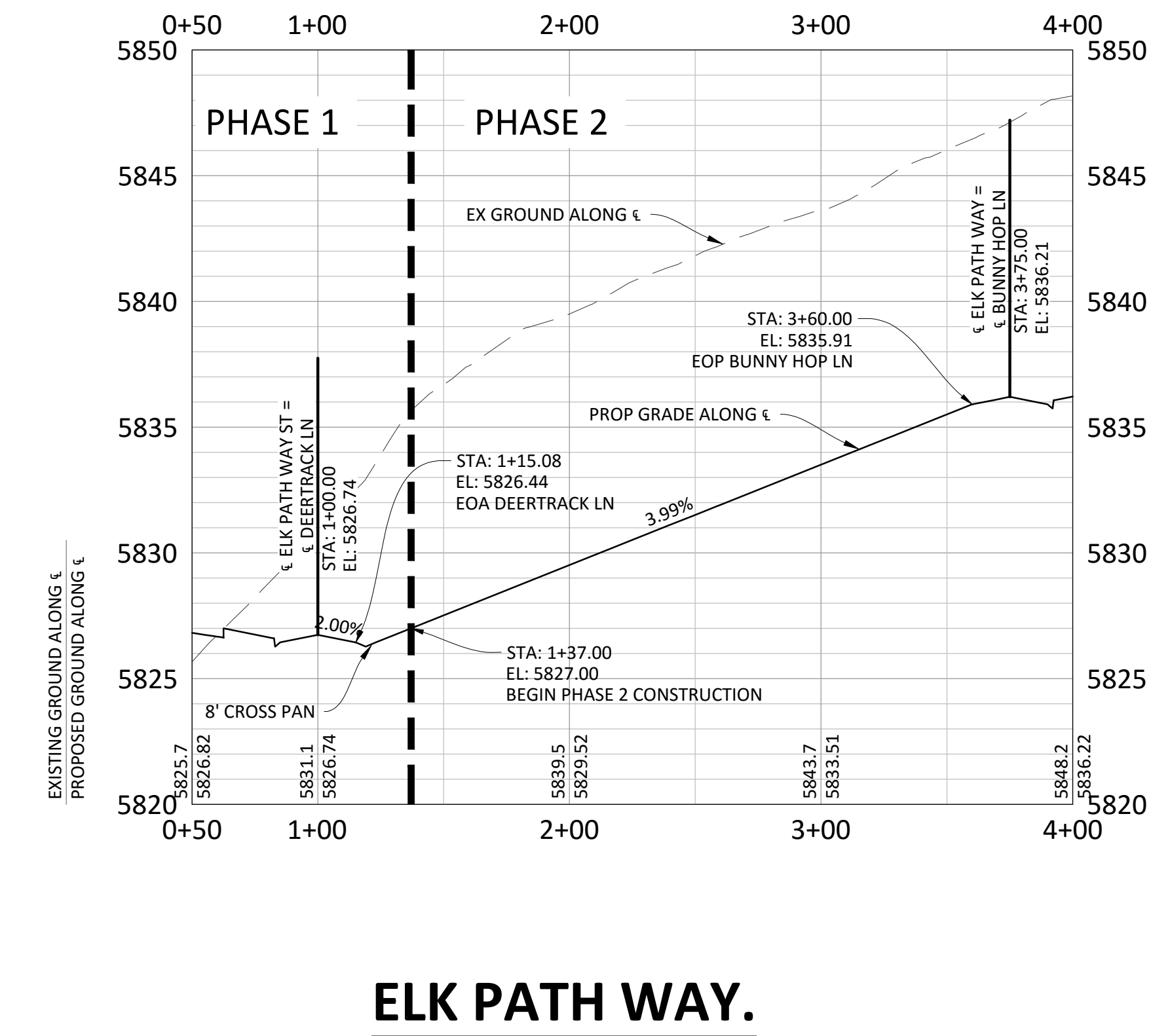
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
 TOWN OF PARKER, COLORADO
 BADGER RUN STREET ROADWAY PLAN & PROFILE

SECOND SUBMITTAL



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



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CURVE TABLE

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



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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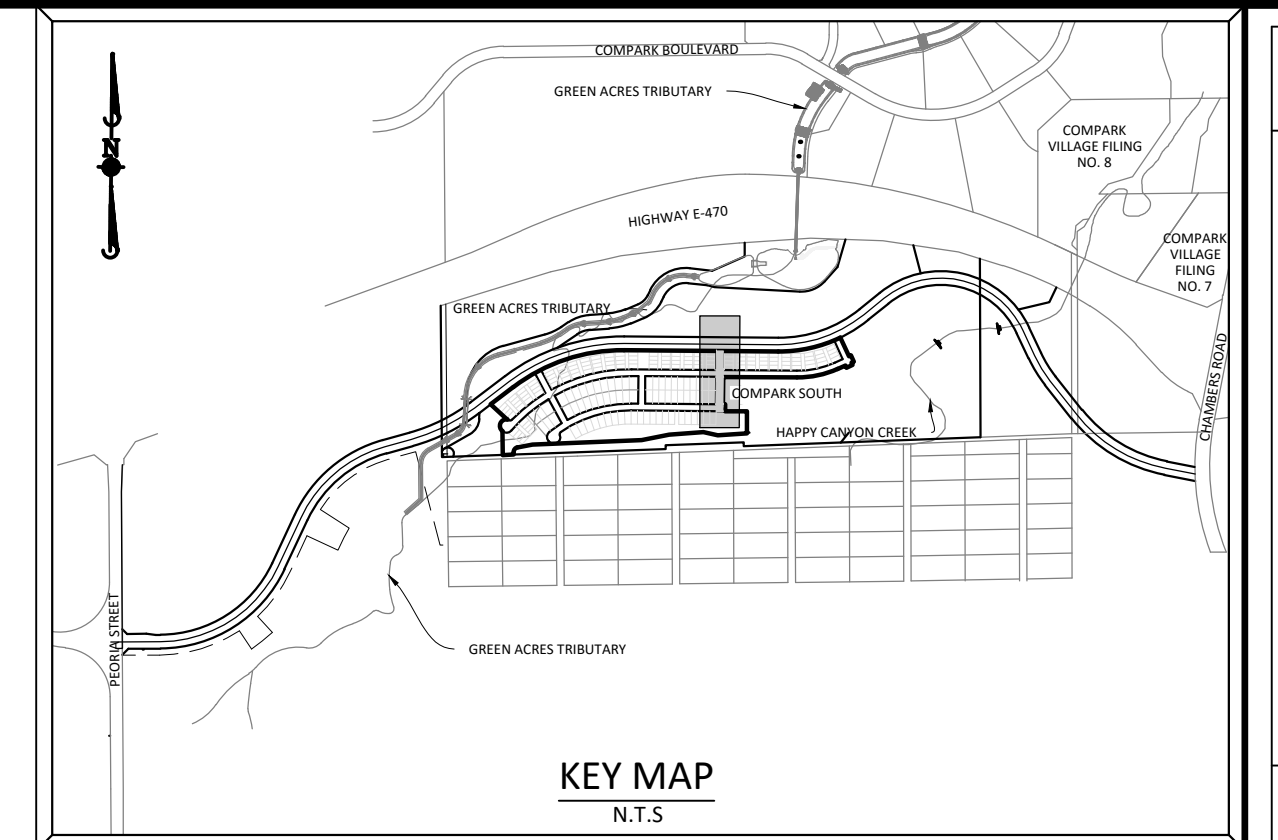
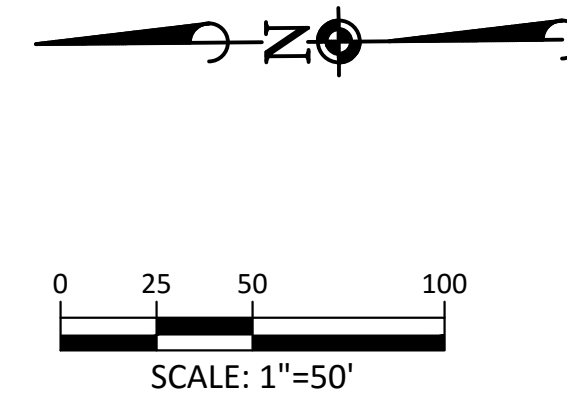
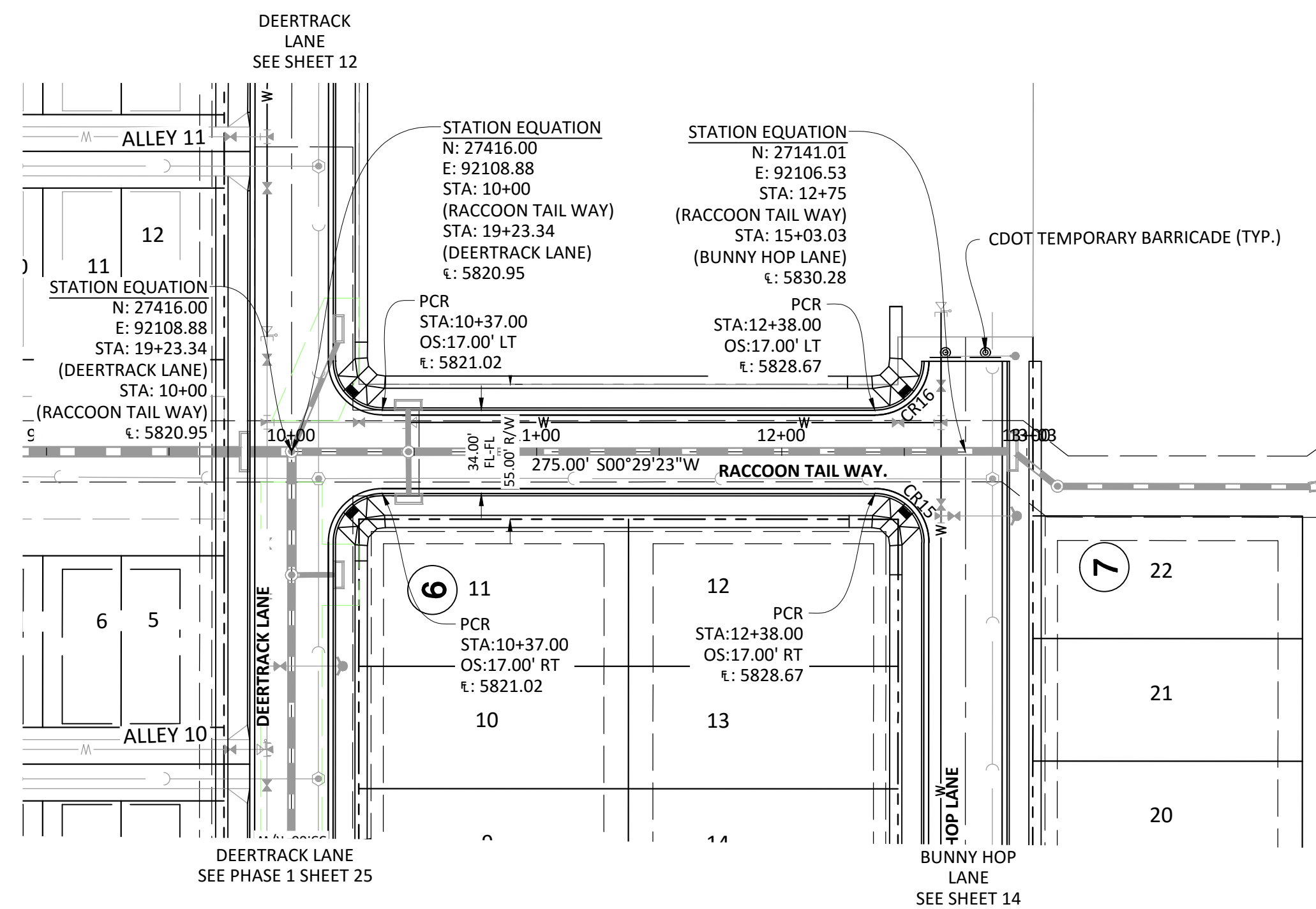
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
ELK PATH WAY & WOLF FOX ST ROADWAY PLANS & PROFILES

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

SHEET
10 OF 23
 CLCPKC3

SECOND SUBMITTAL



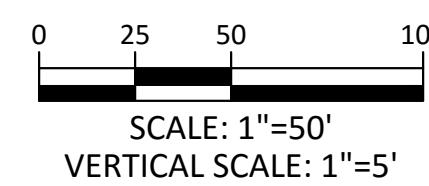
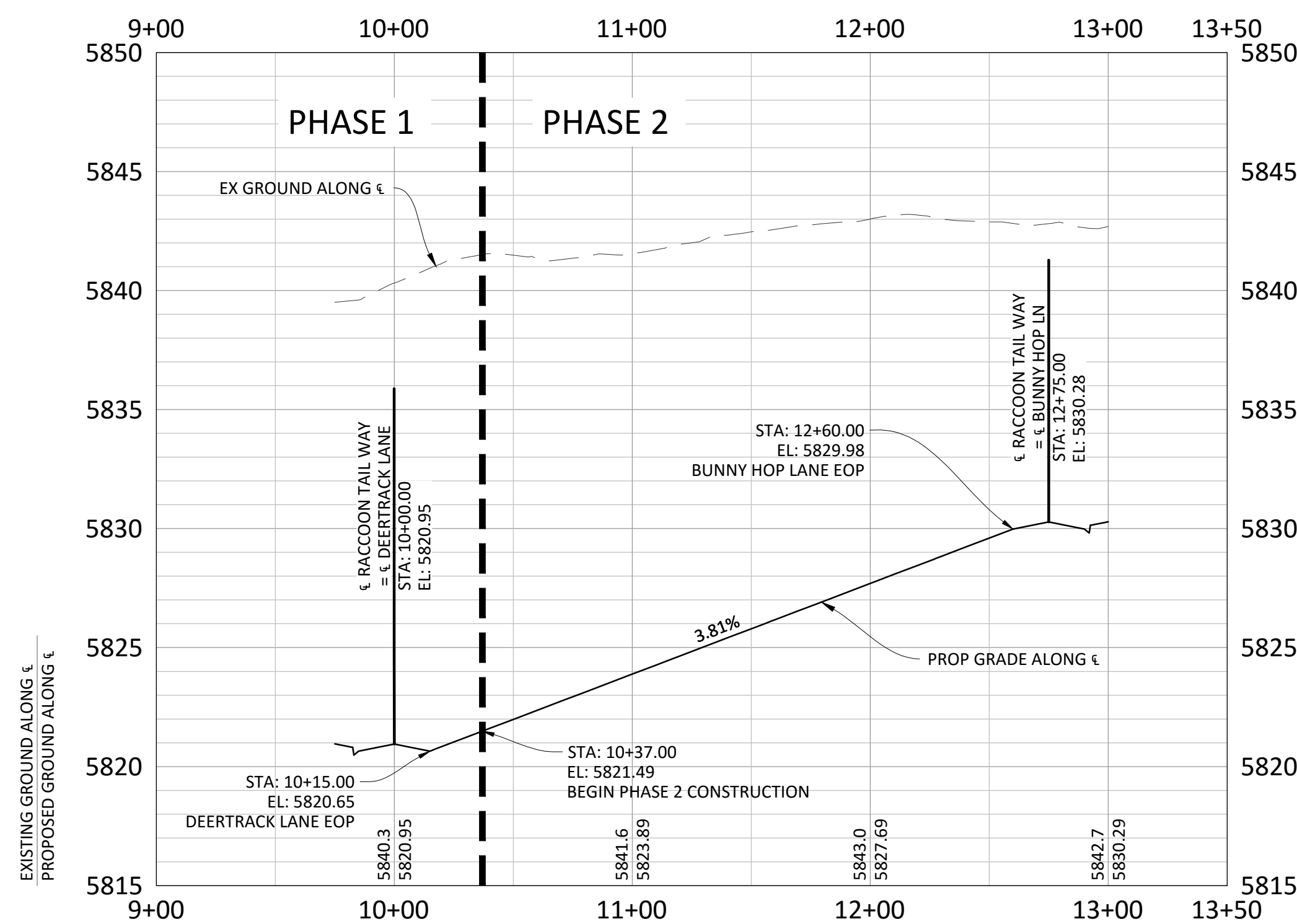
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

RACCOON TAIL WAY.

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



Know what's below.
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
RACCOON TAIL WAY ROADWAY PLAN & PROFILE

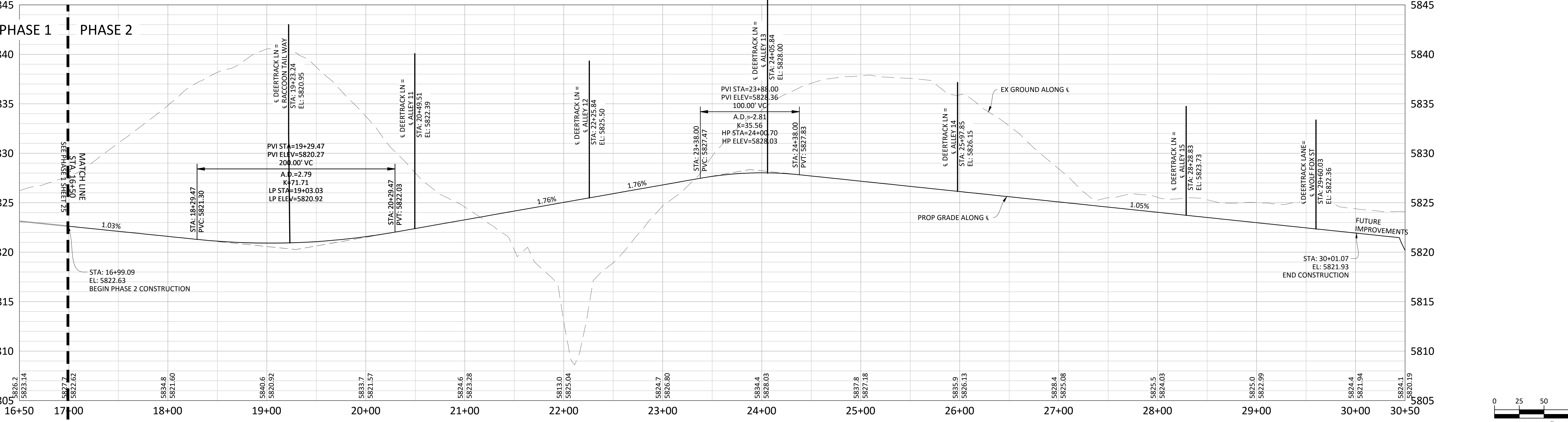
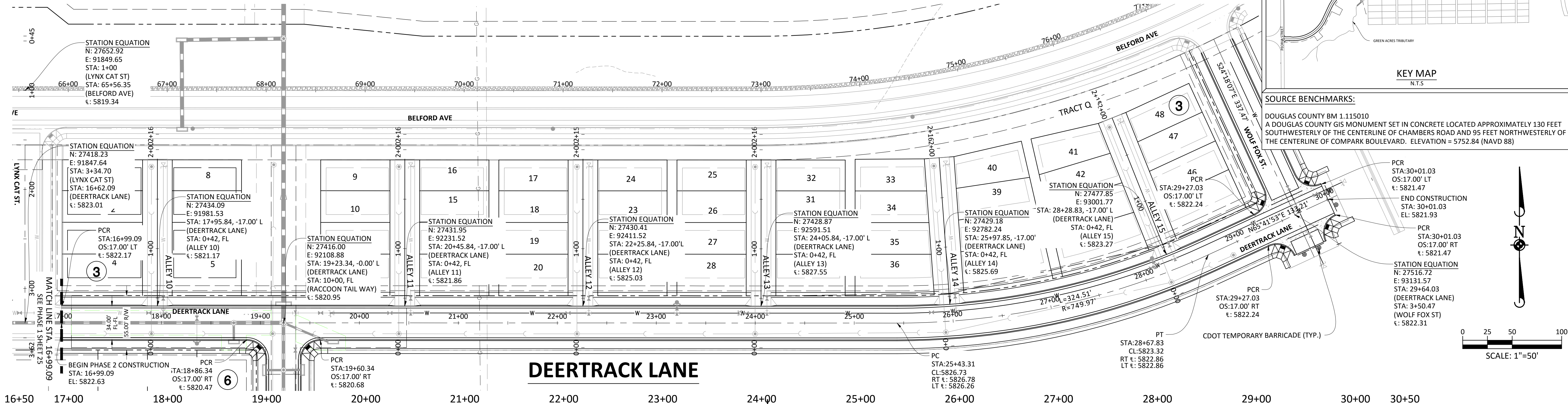
PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016
SHEET
11 OF **23**
CLCPKC3

SECOND SUBMITTAL

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
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KEY MAP
N.T.S.

SOURCE BENCHMARKS:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

PROJ MGR: RIM

PROJ ASSOC:

DRAWN BY: _____

DATE: 09/2016

SHEET 12 OF 23

CLCPKC3

COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2

TOWN OF PARKER, COLORADO

DEERTRACK LANE ROADWAY PLAN & PROFILE

SECOND SUBMITTAL

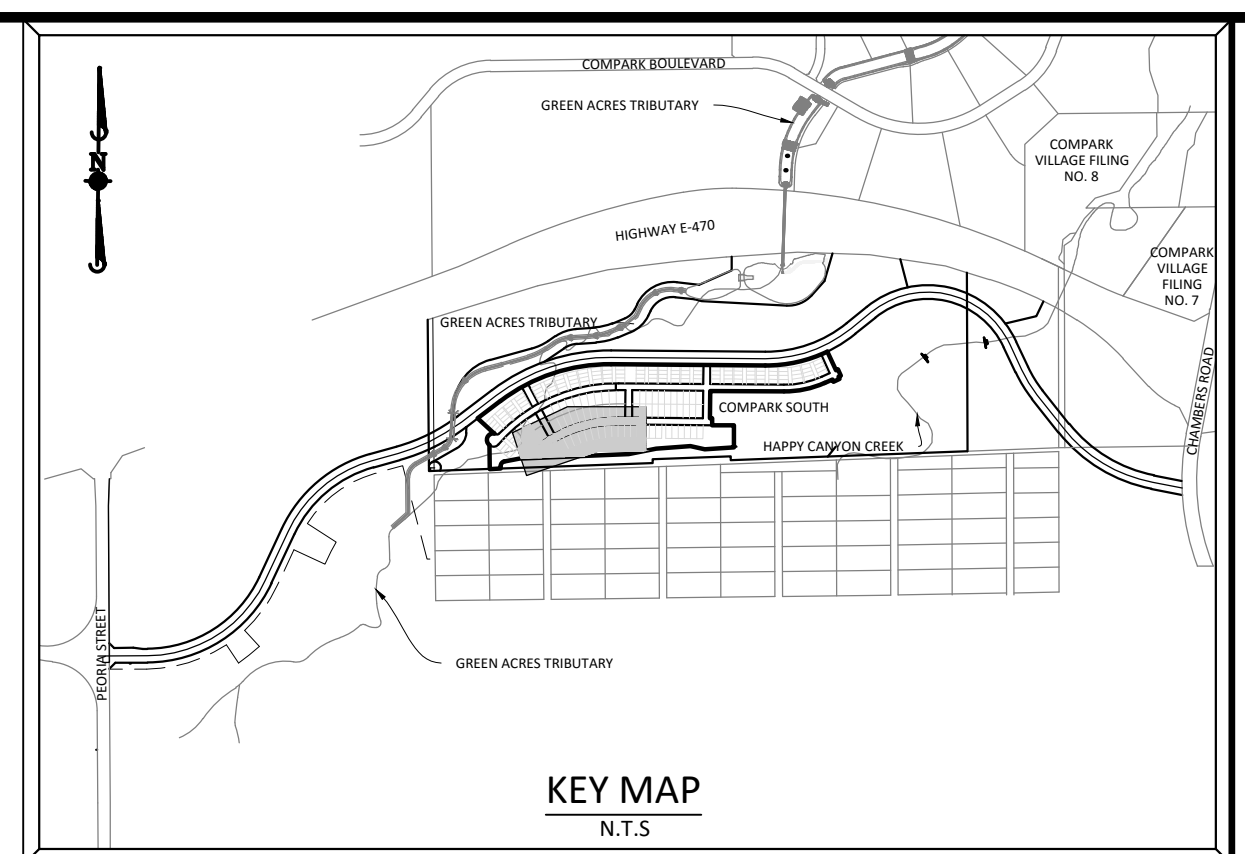
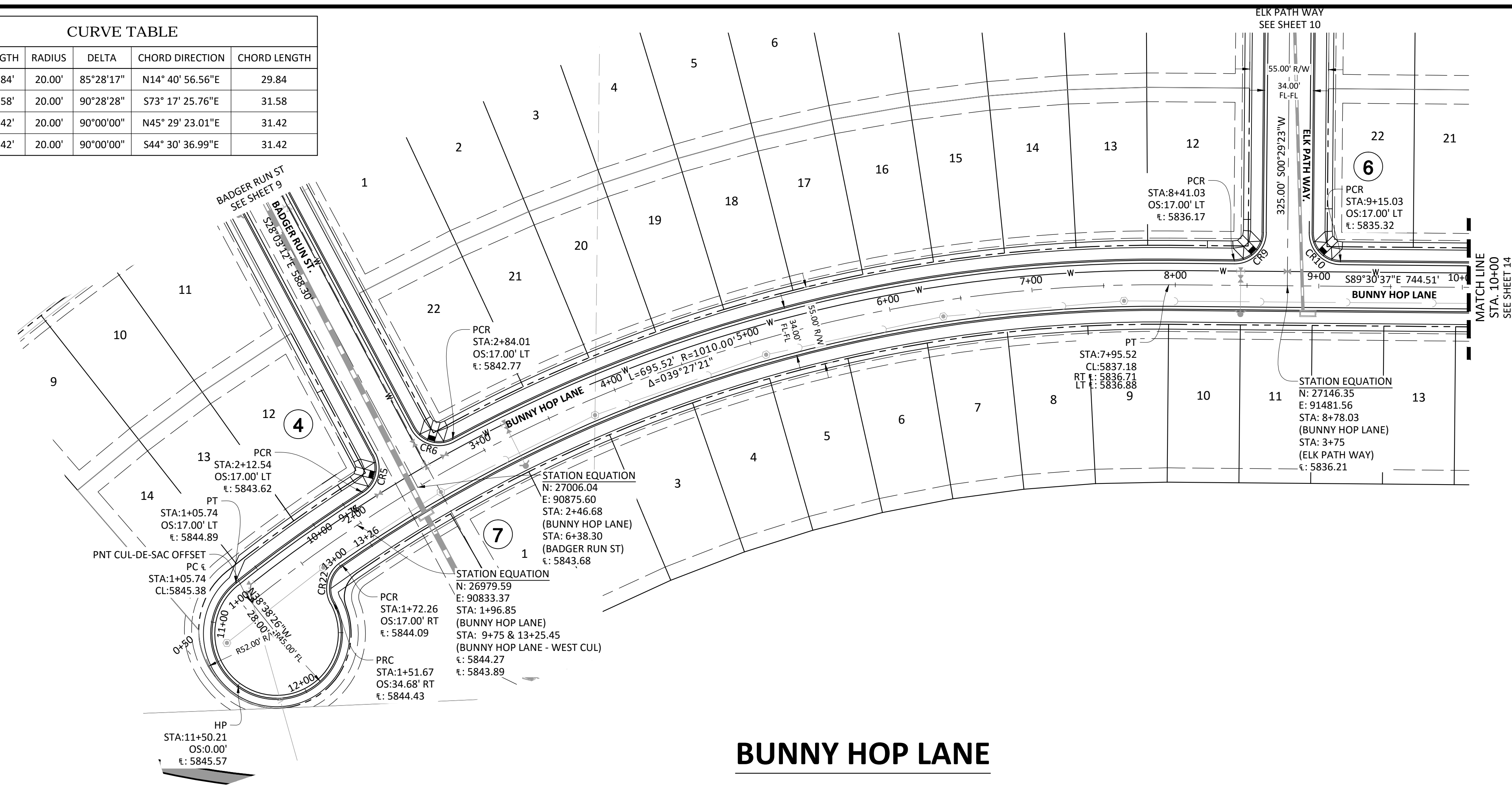
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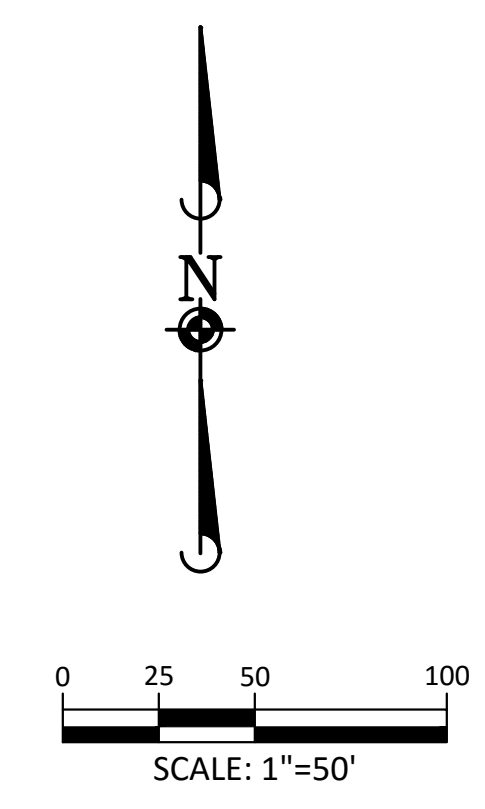
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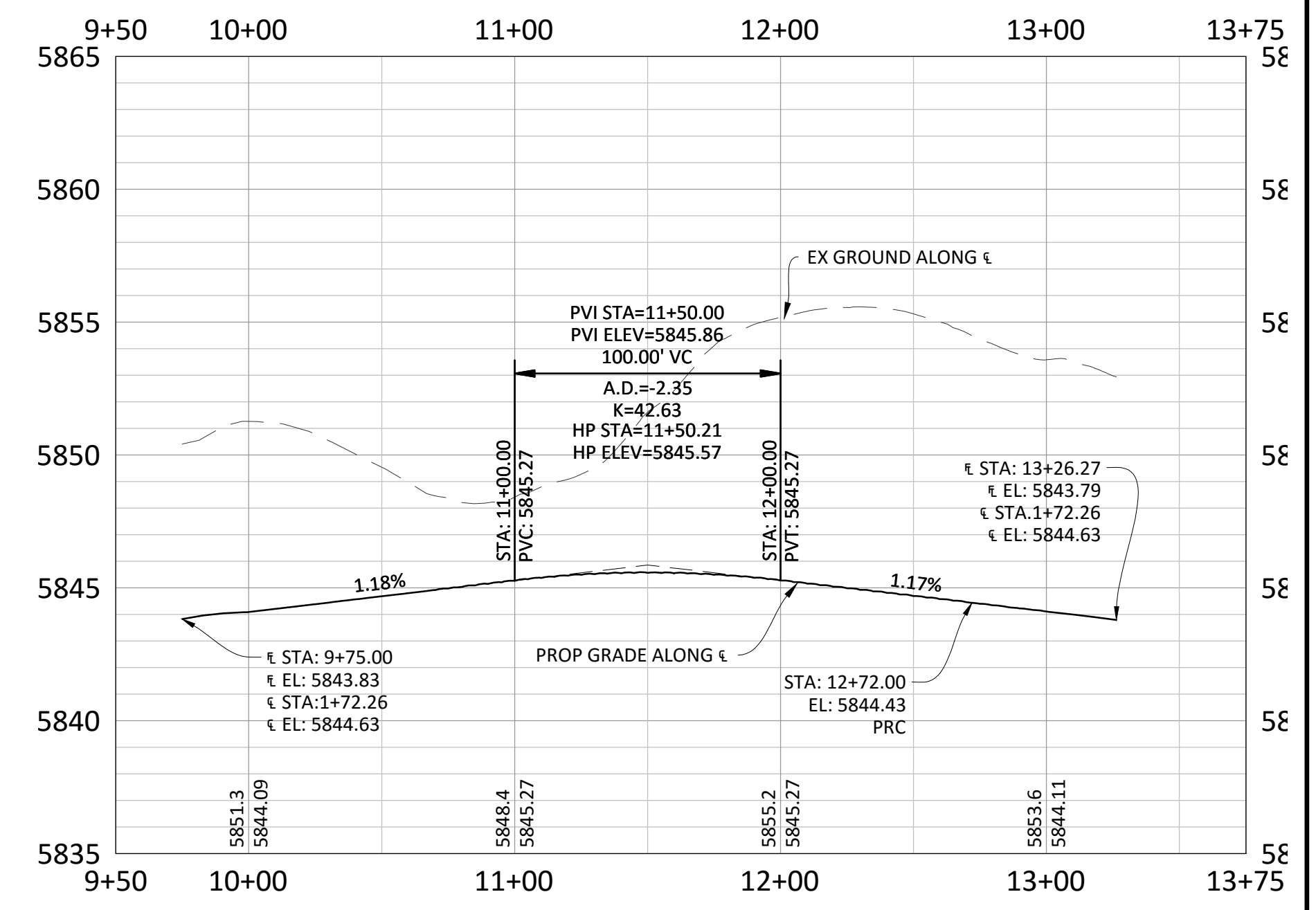
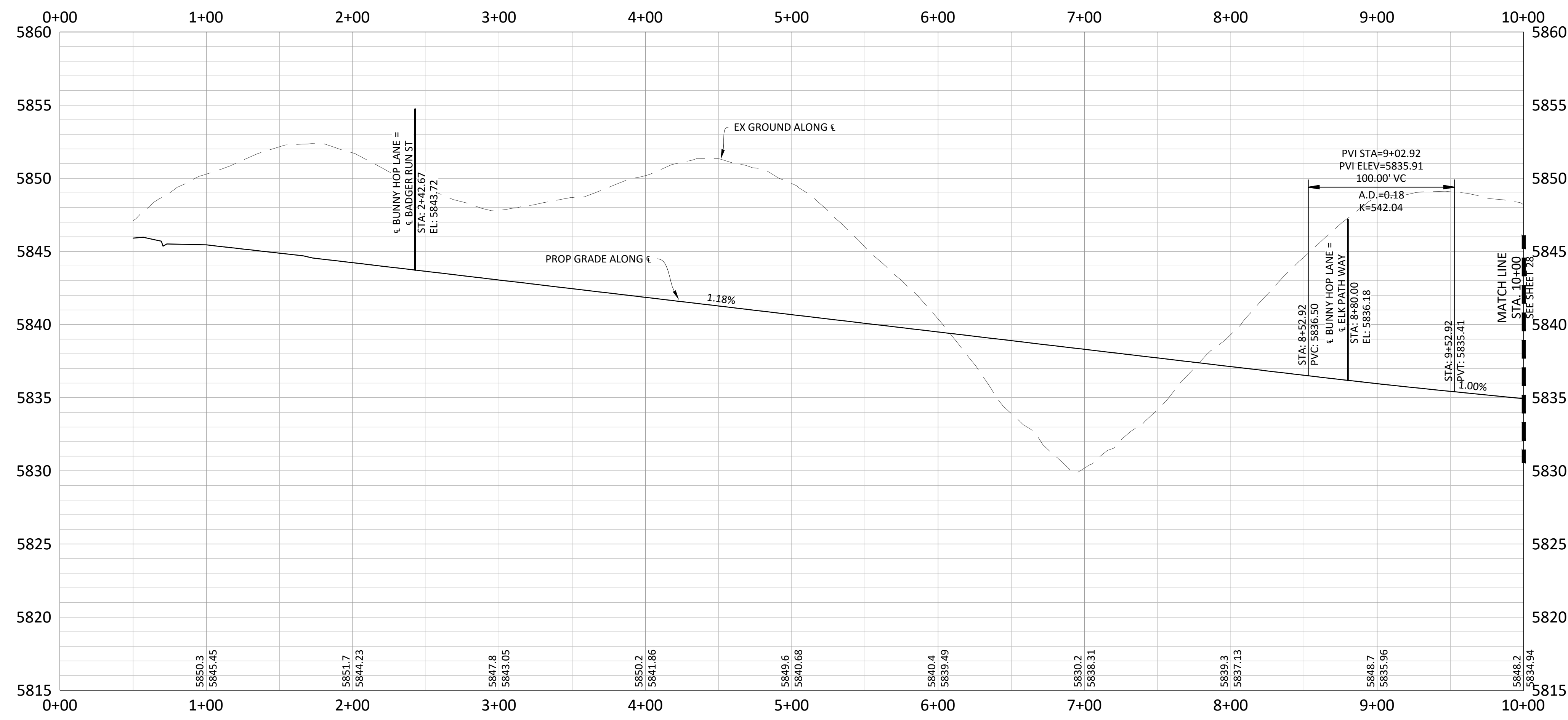
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CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58
CR9	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
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BUNNY HOP LANE



CUL-DE-SAC FLOWLINE PROFILE



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TOWN OF PARKER, COLORADO

BUNNY HOP LANE ROADWAY PLAN & PROFILE

PROJ. MGR.: RIM

PROJ. ASSOC.:

DRAWN BY: _____

DATE: 09/2016

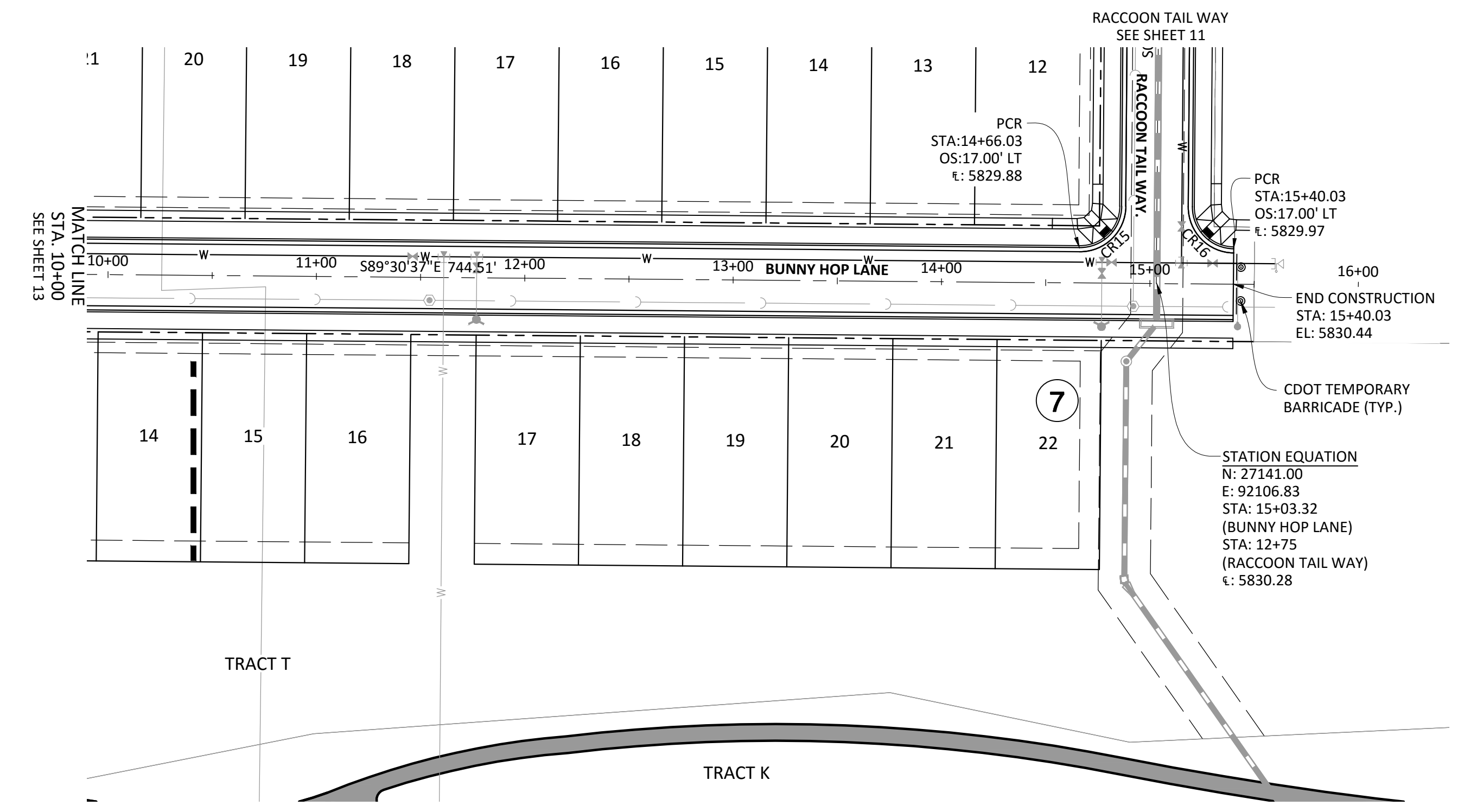
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CLCPKC3

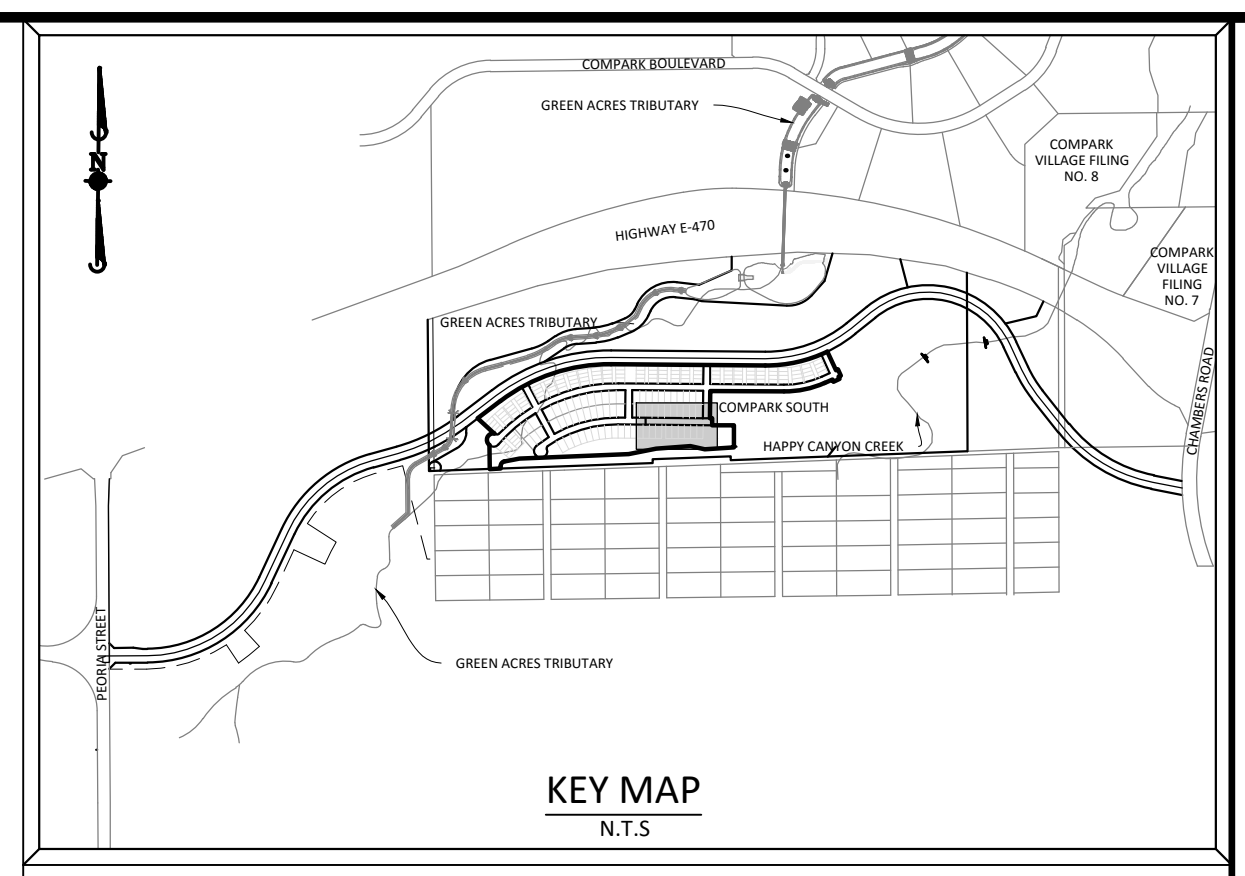
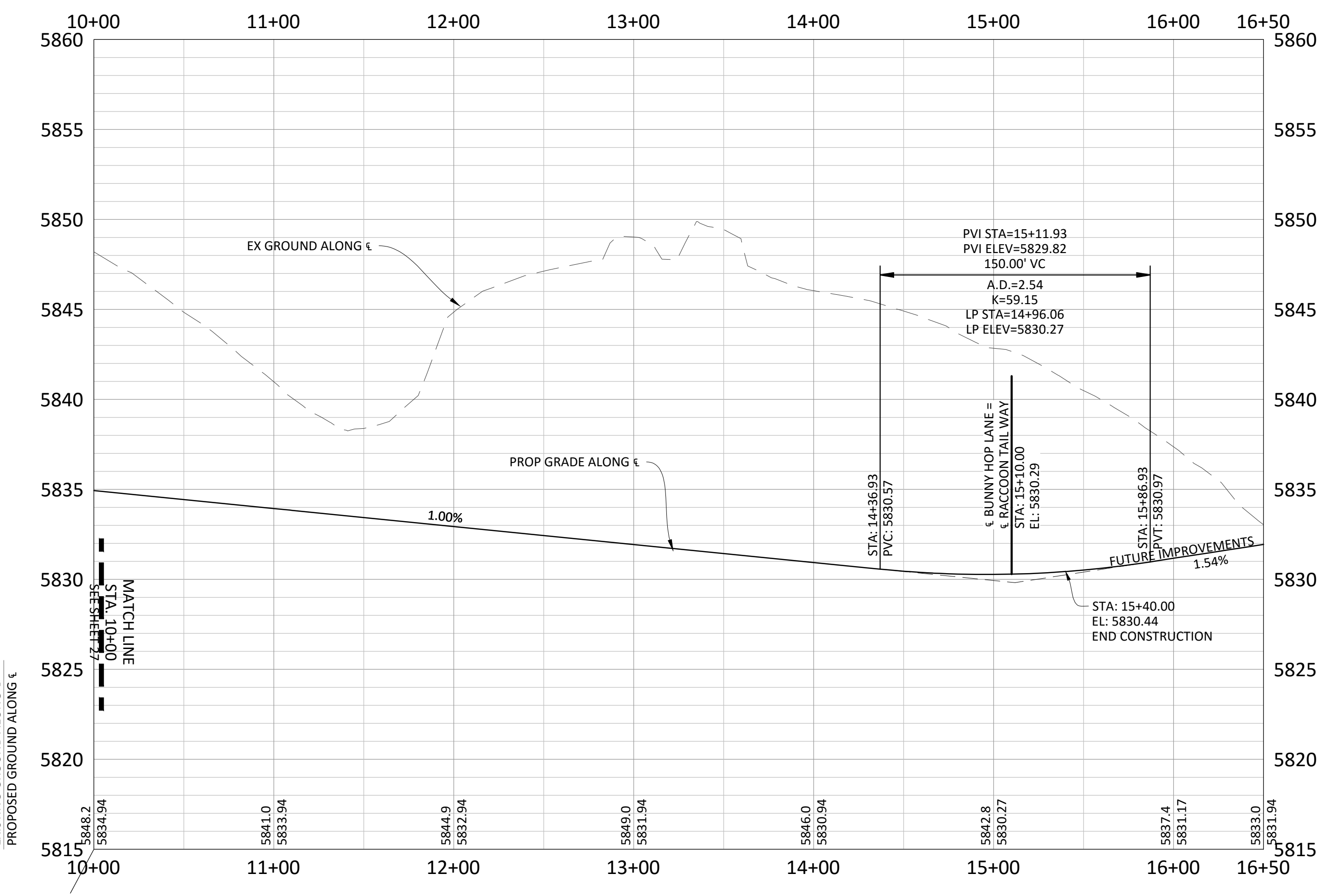
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BUNNY HOP LANE

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR15	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
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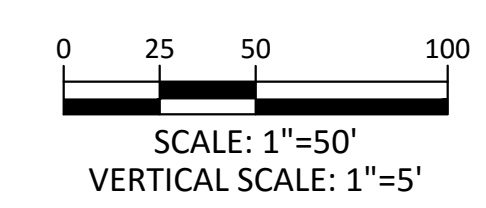
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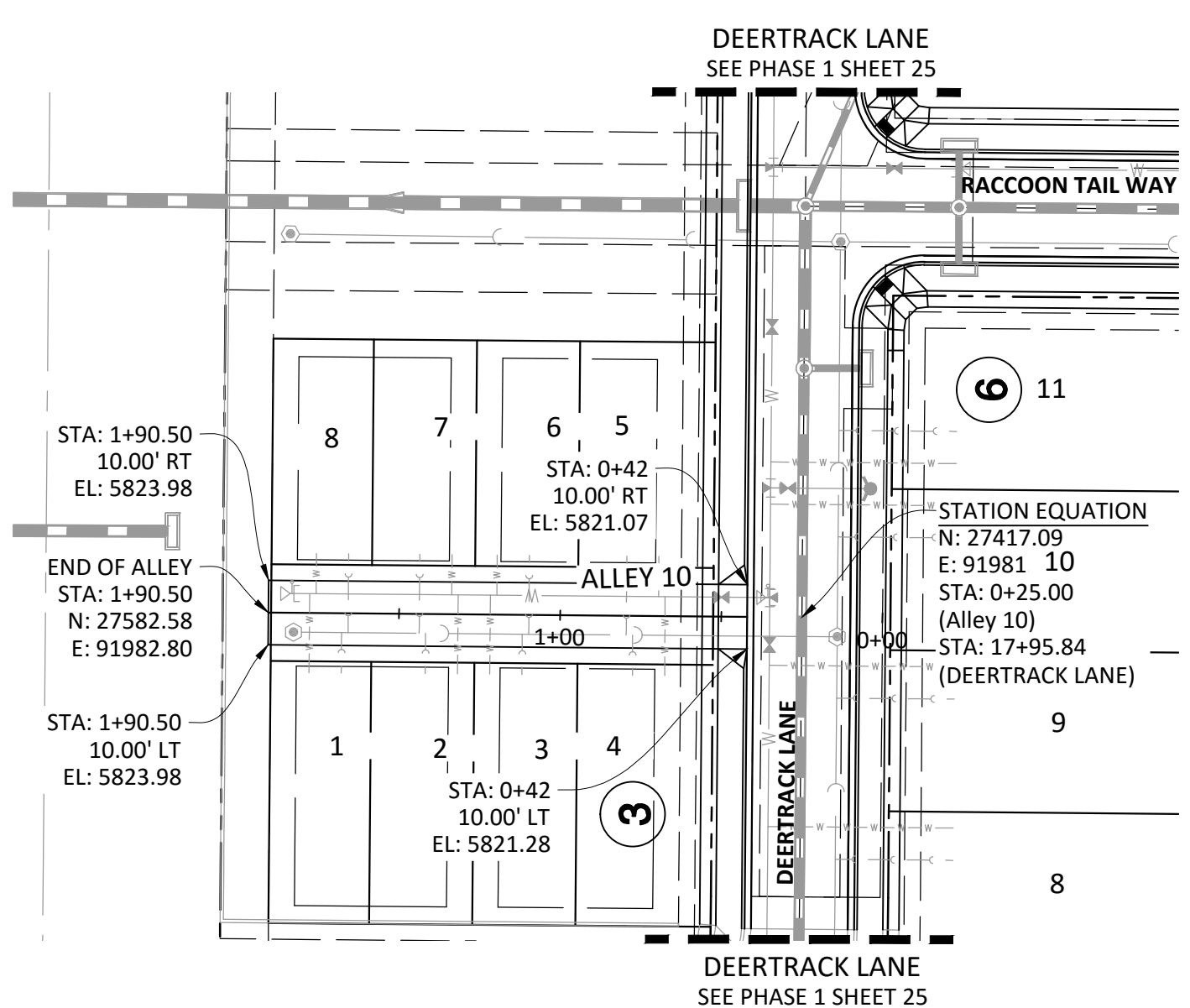
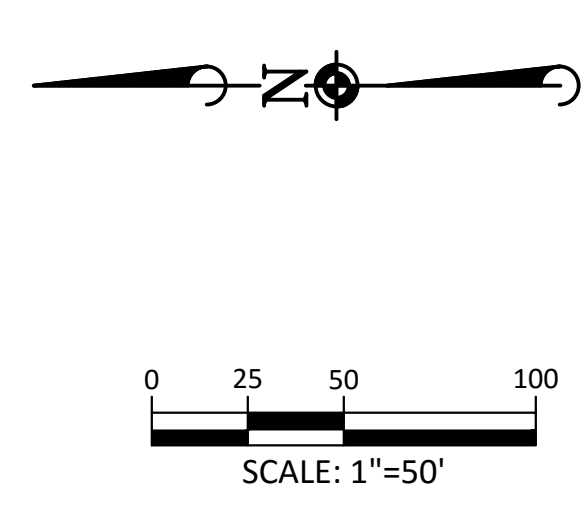
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COMPAK VILLAGE SOUTH FILING NO. 2 - PHASE 2
 TOWN OF PARKER, COLORADO
 BUNNY HOP LANE ROADWAY PLAN & PROFILE

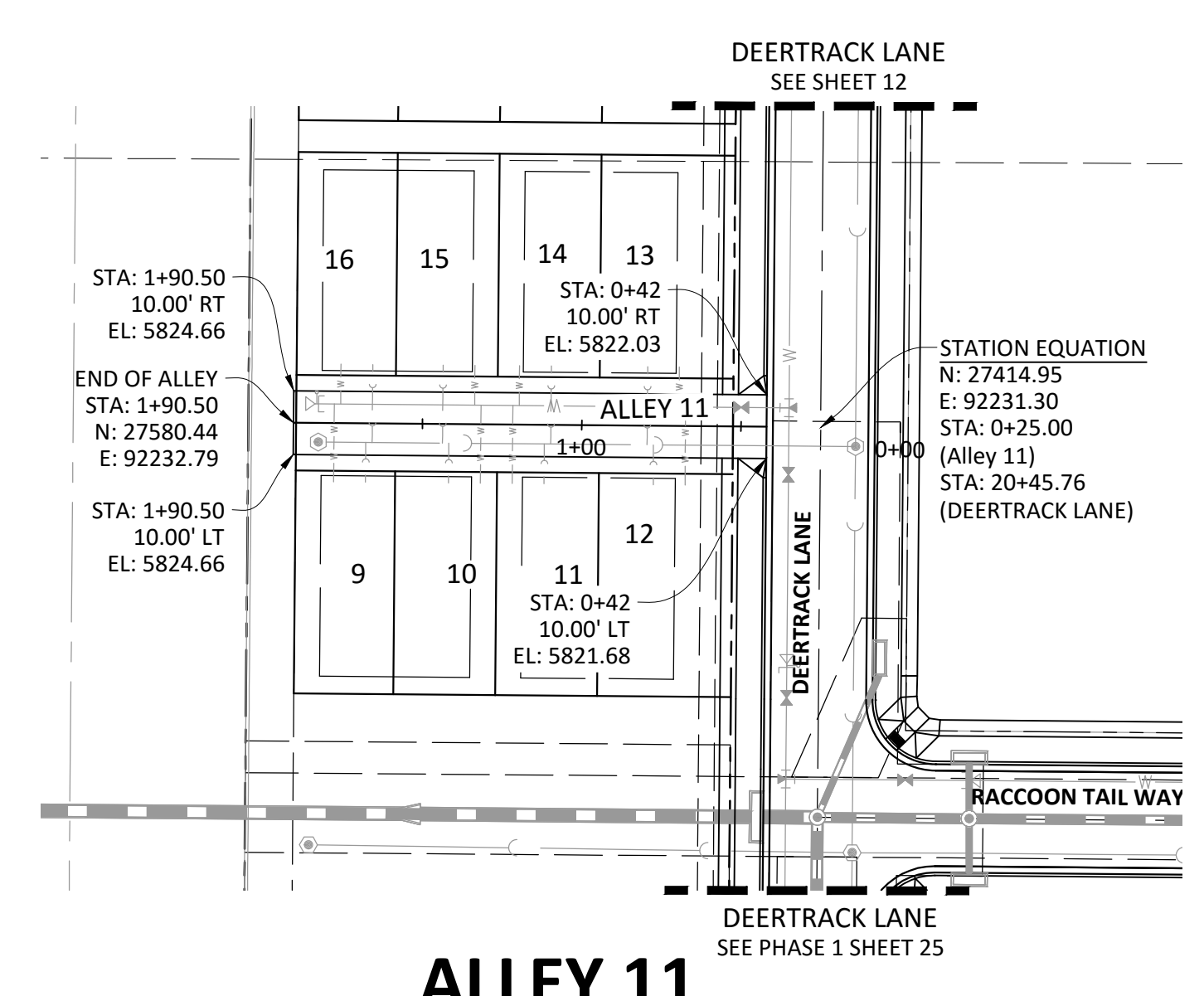
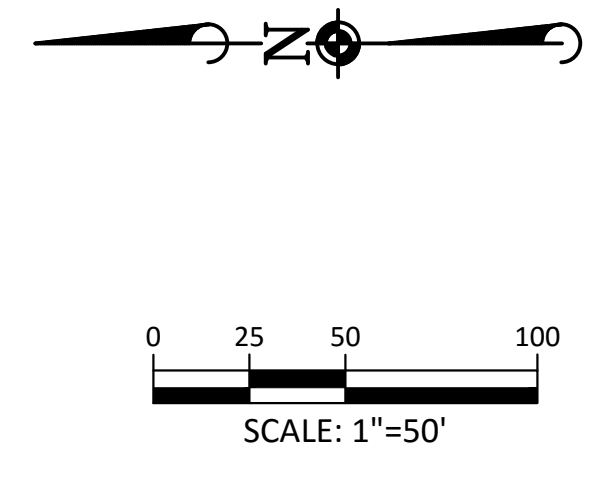
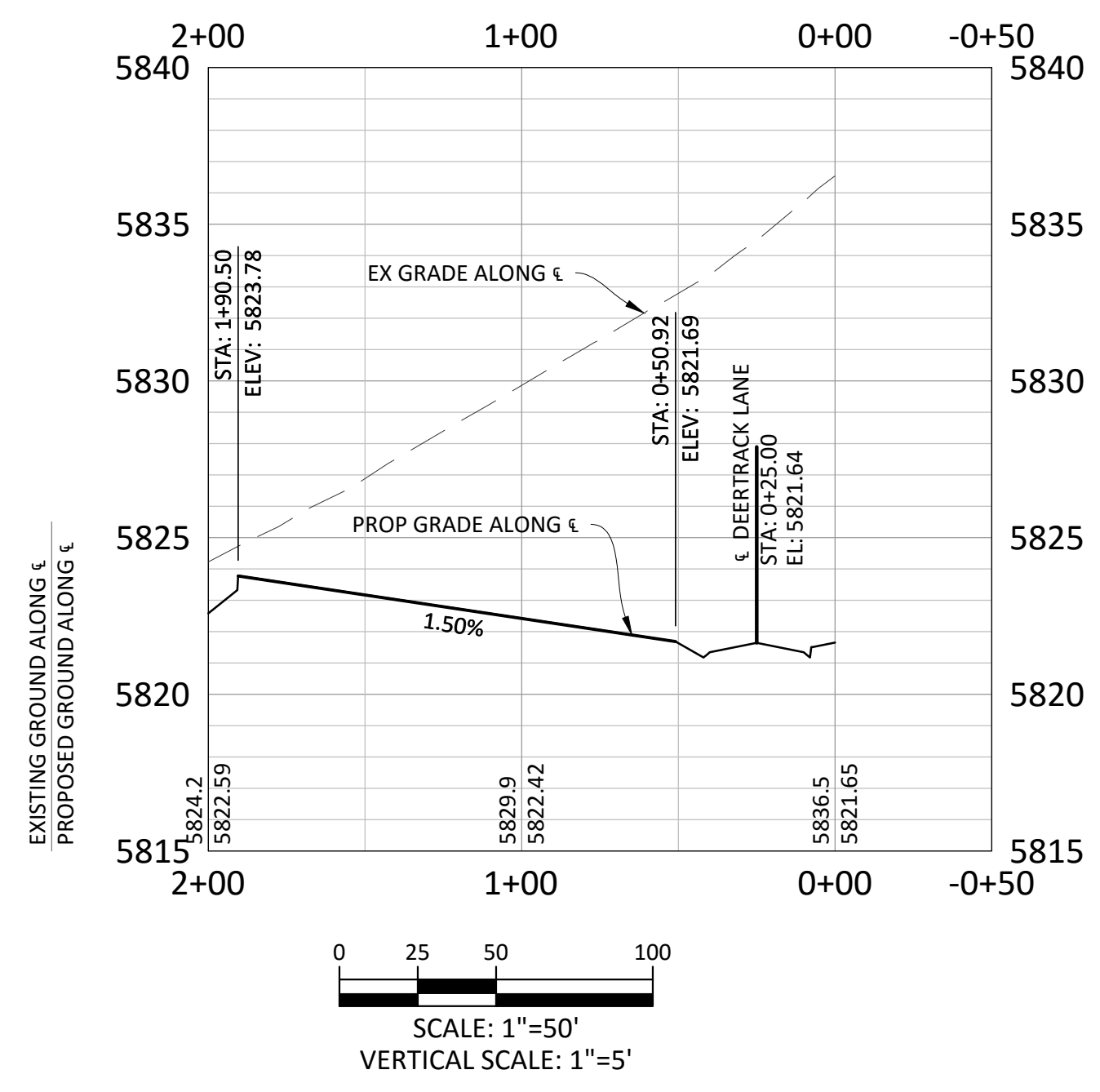
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 DATE: 09/2016

SHEET
14 OF 23
 CLCPKC3

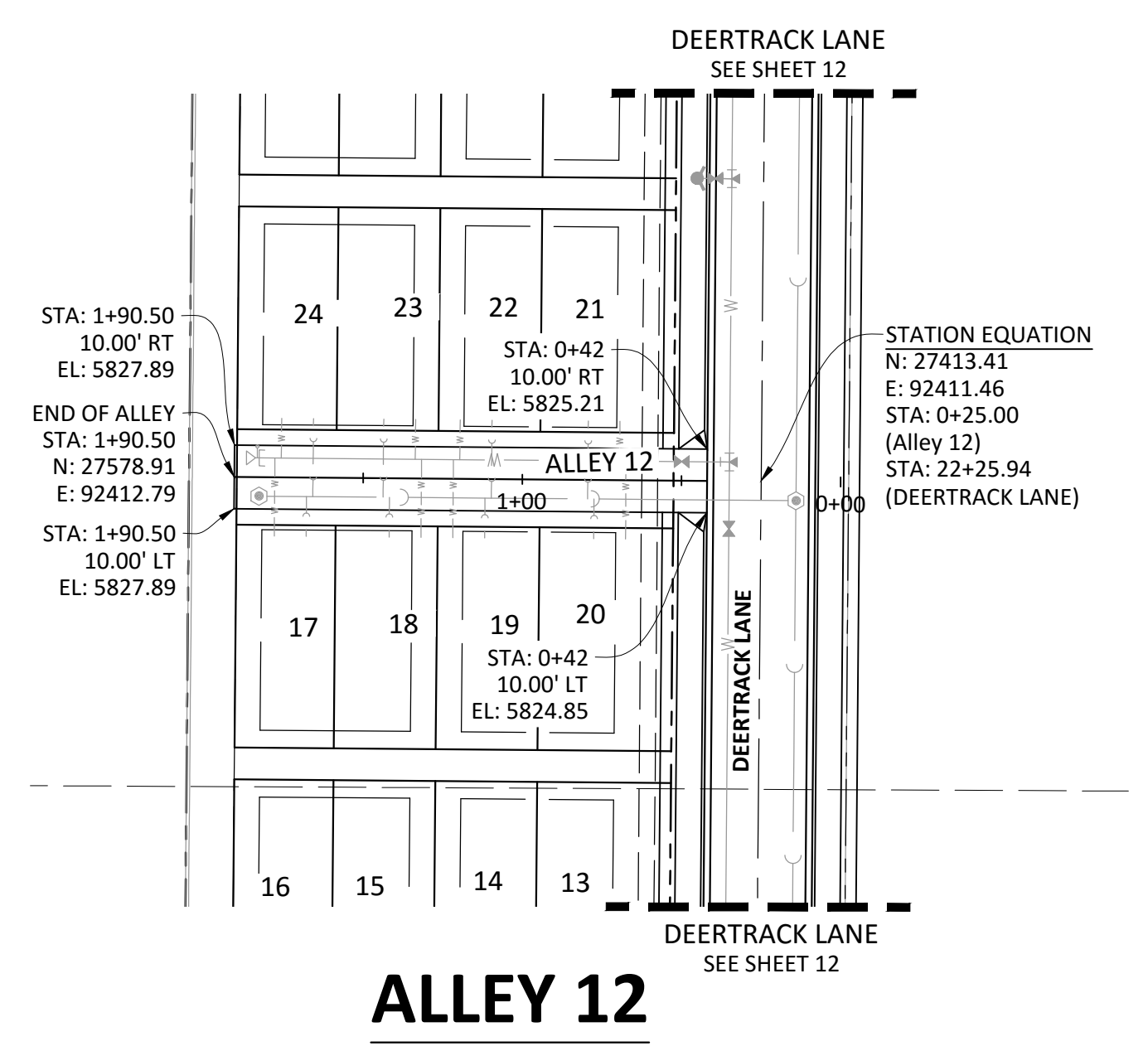
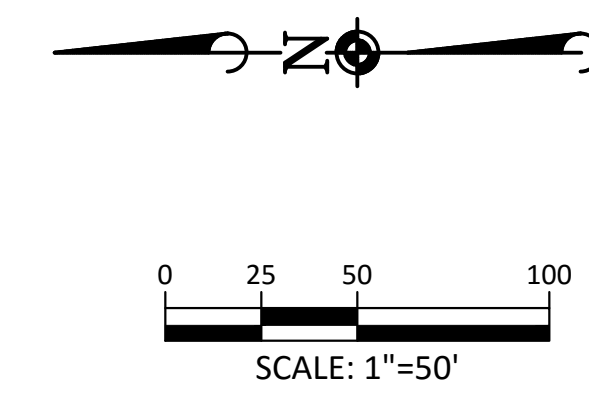
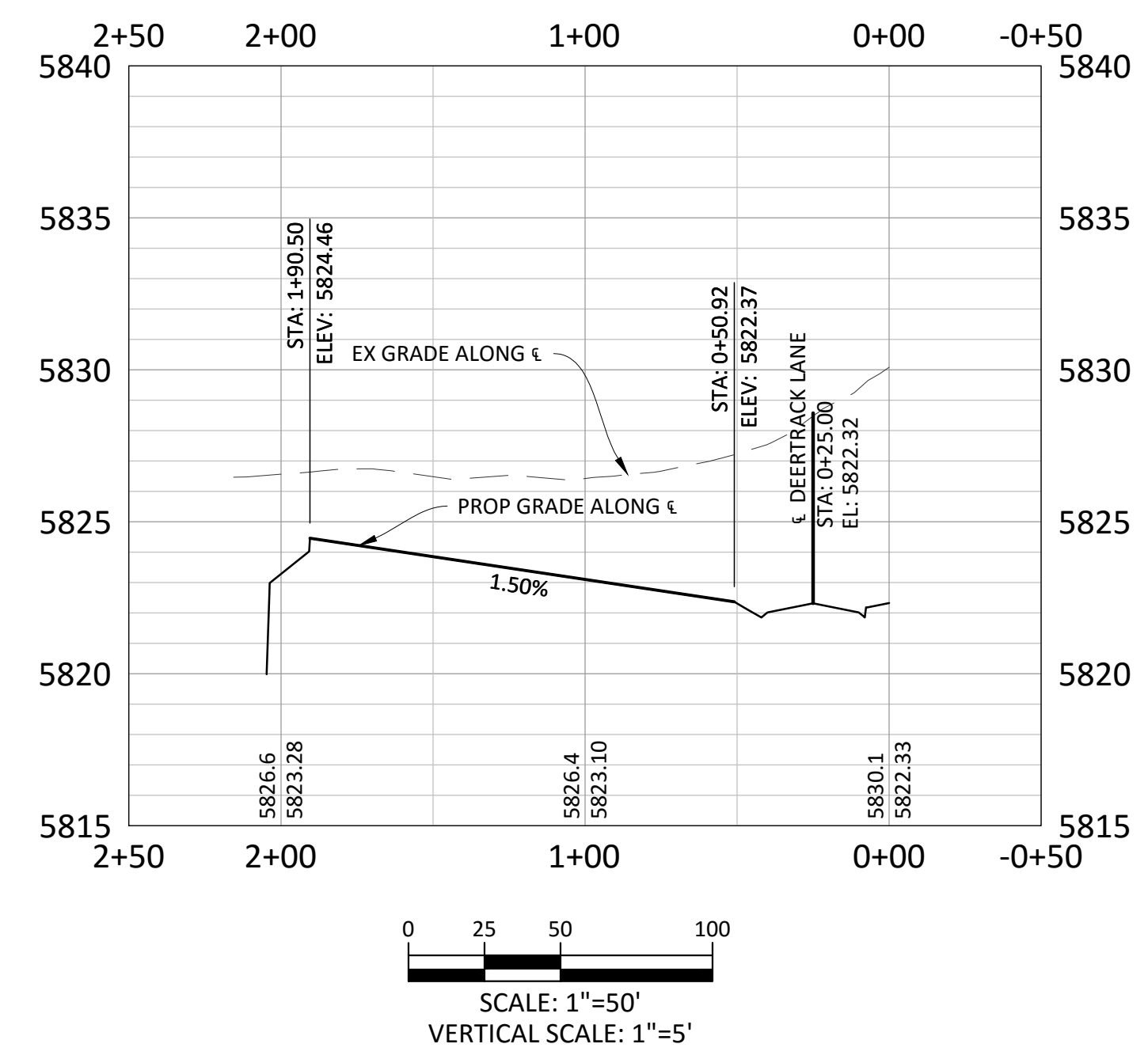
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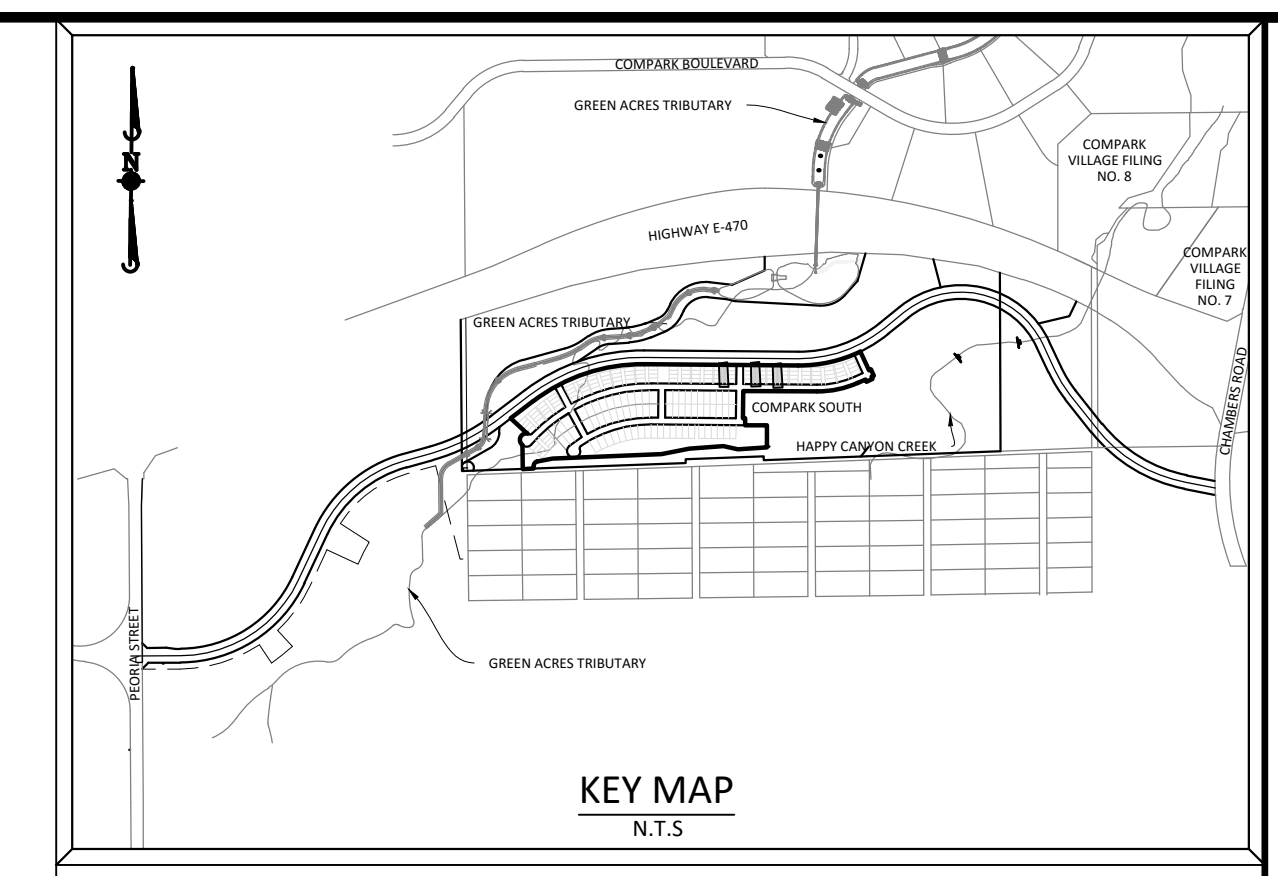
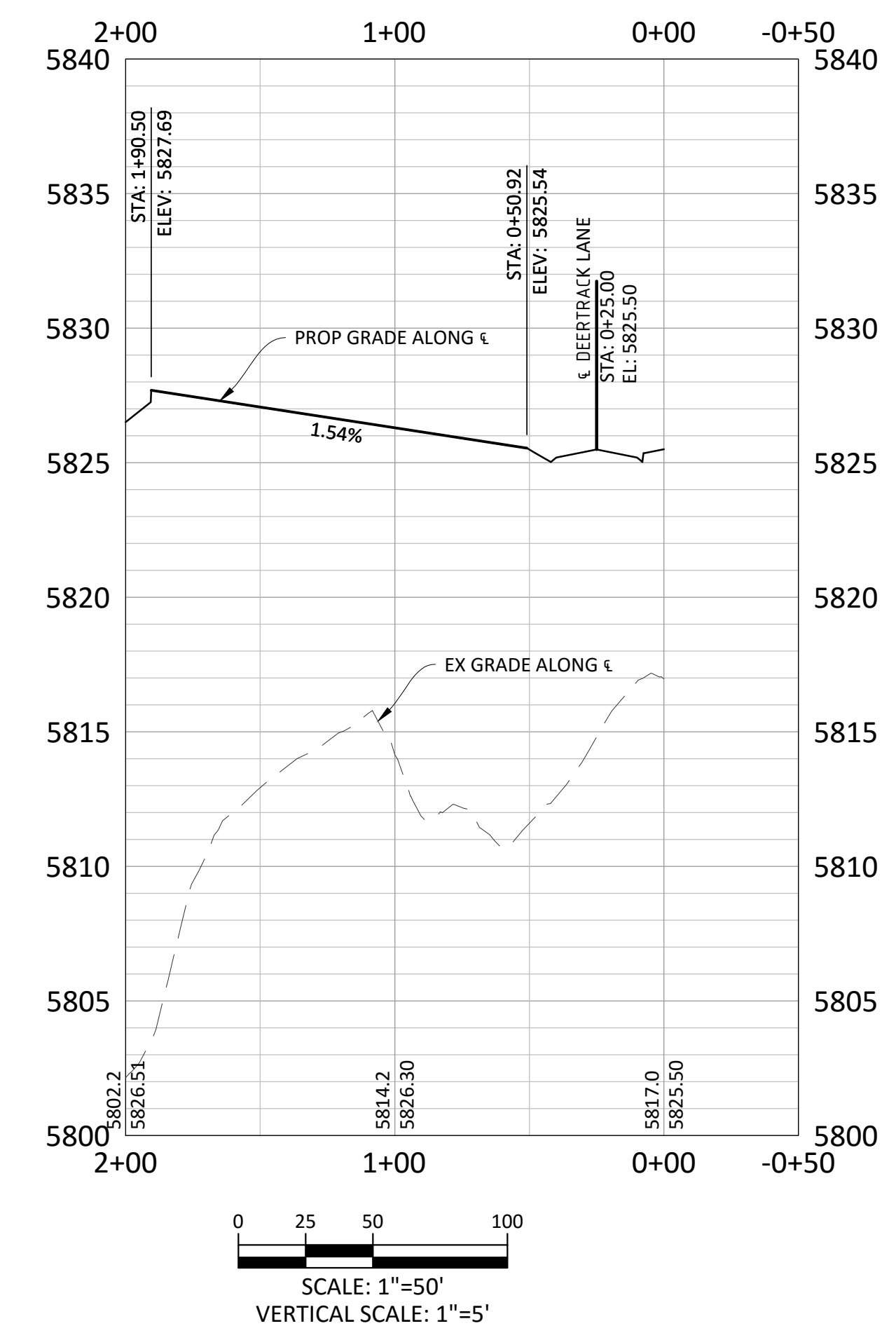
ALLEY 10



ALLEY 11



ALLEY 12



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)

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.
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- REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

TOWN OF PARKER APPROVALS

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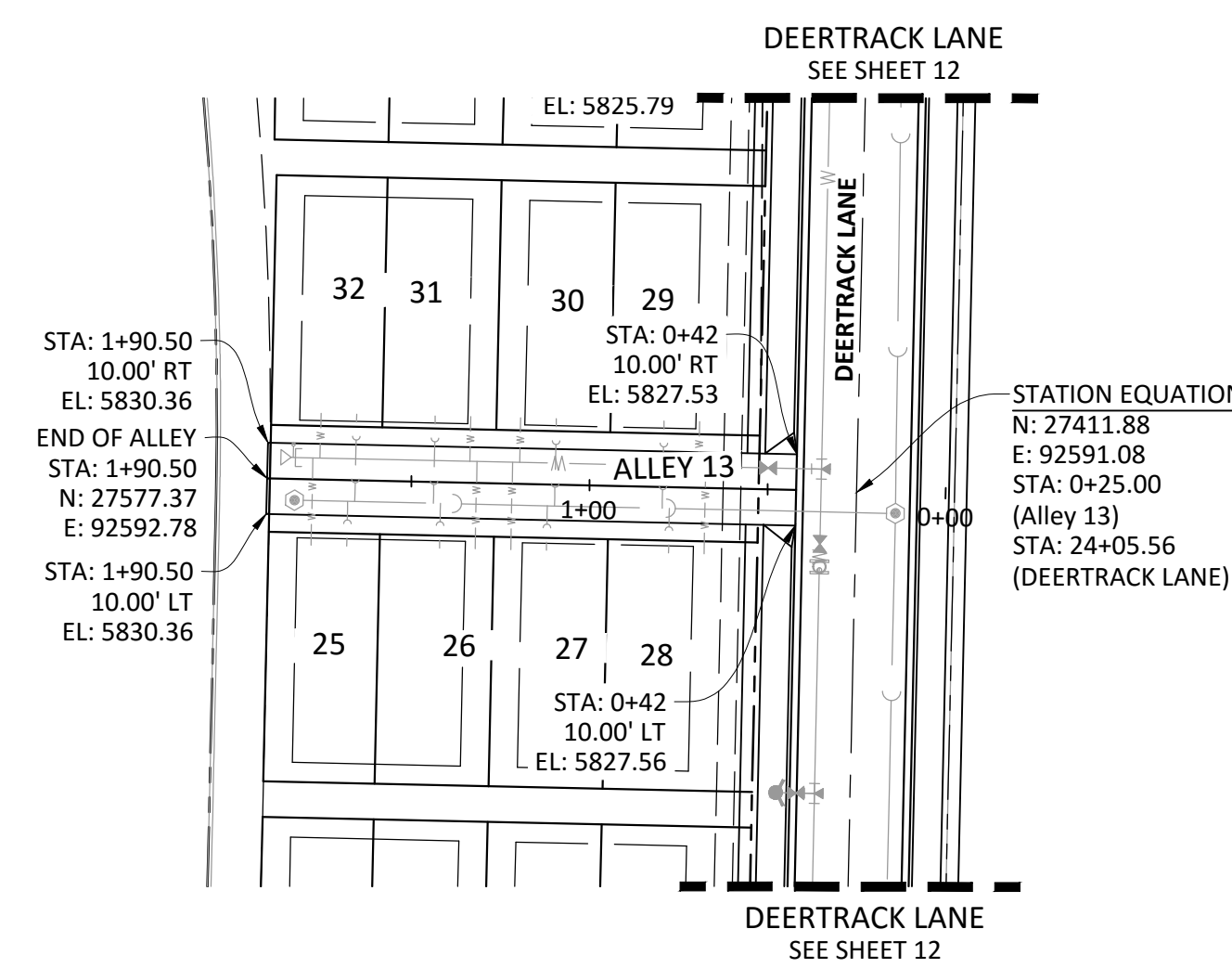
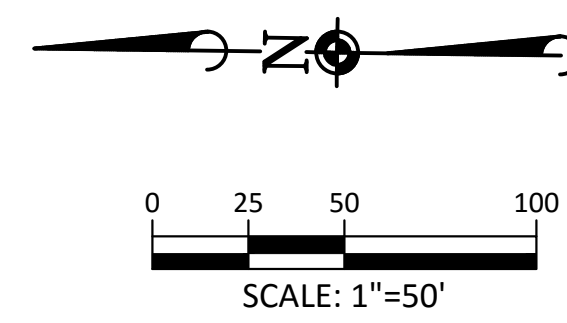


DATE	11/2/2016	2ND SUBMITTAL
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REVISIONS		

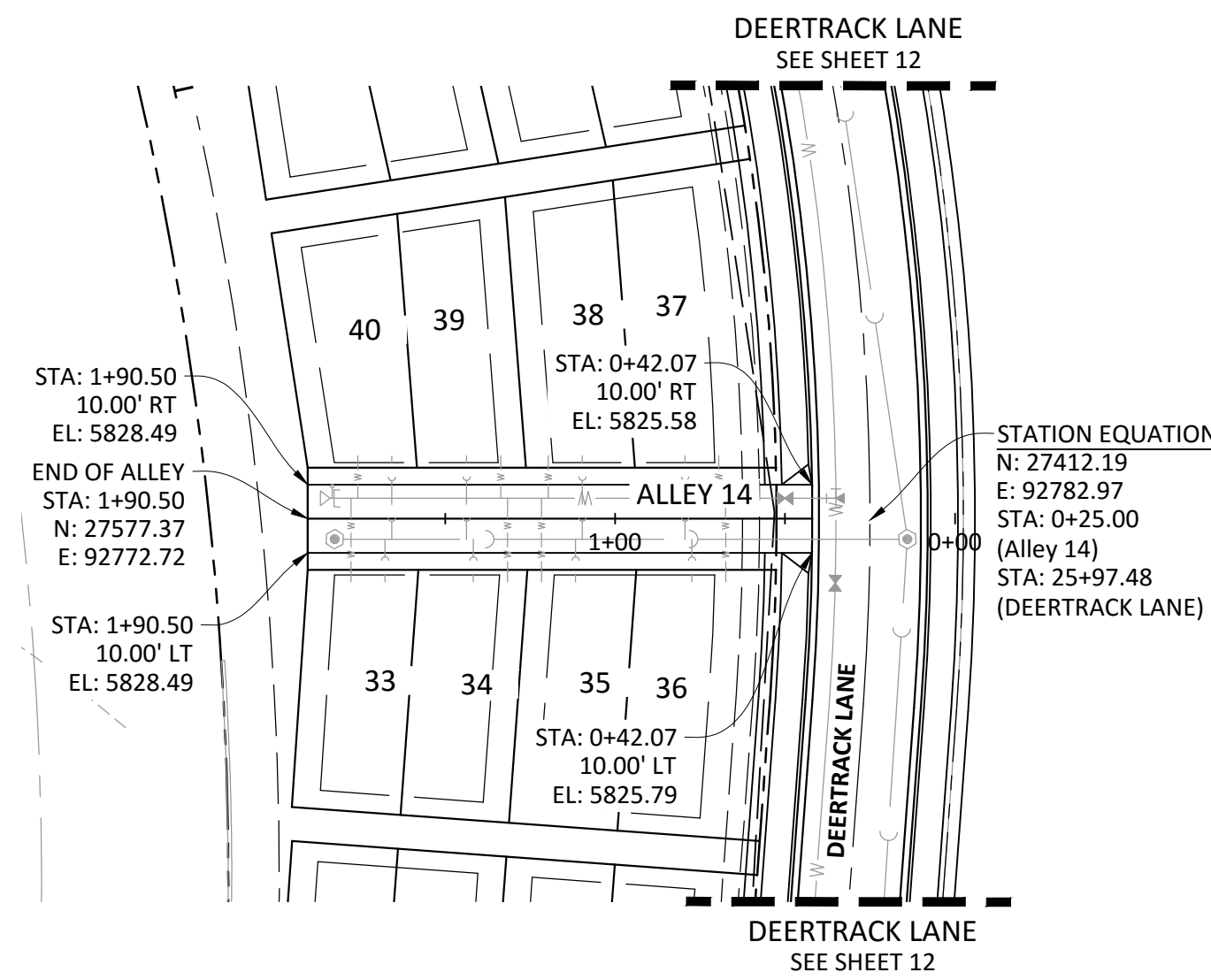
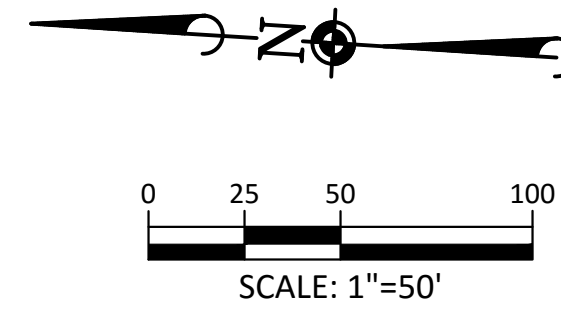
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
ALLEYS 10-12 PLAN & PROFILE

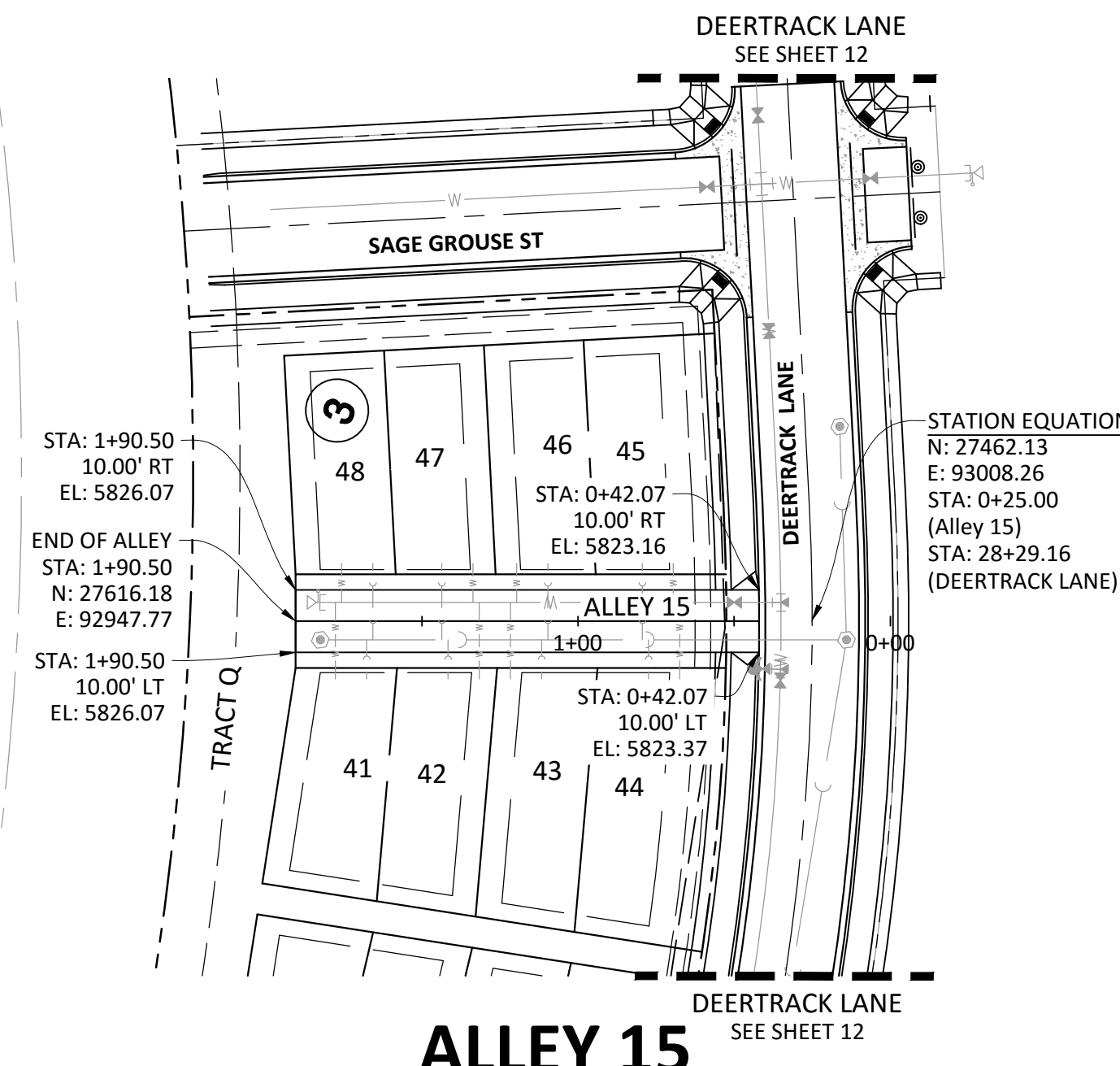
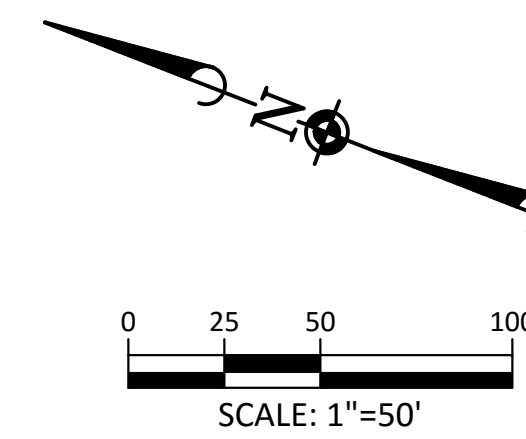
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ALLEY 13



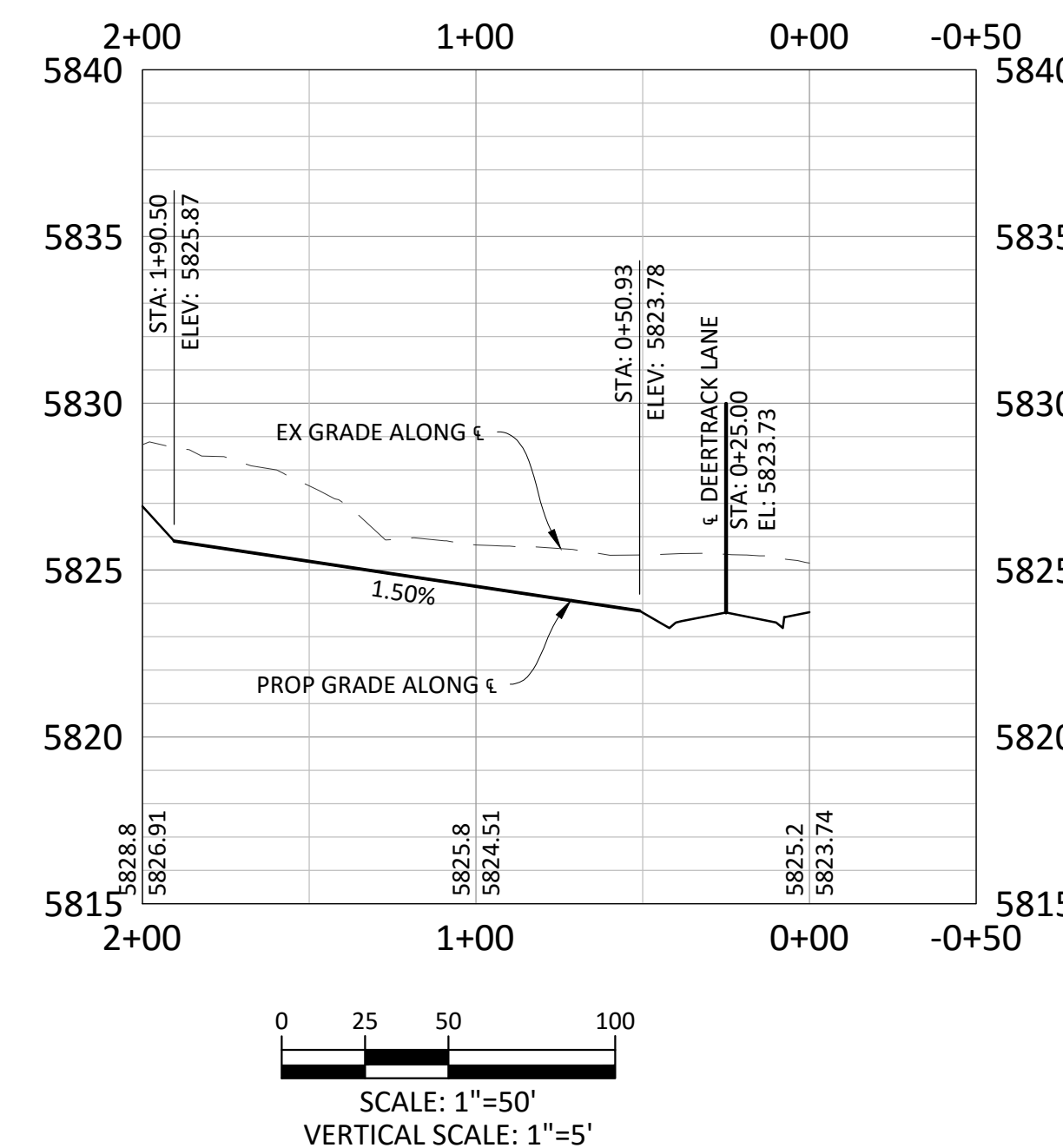
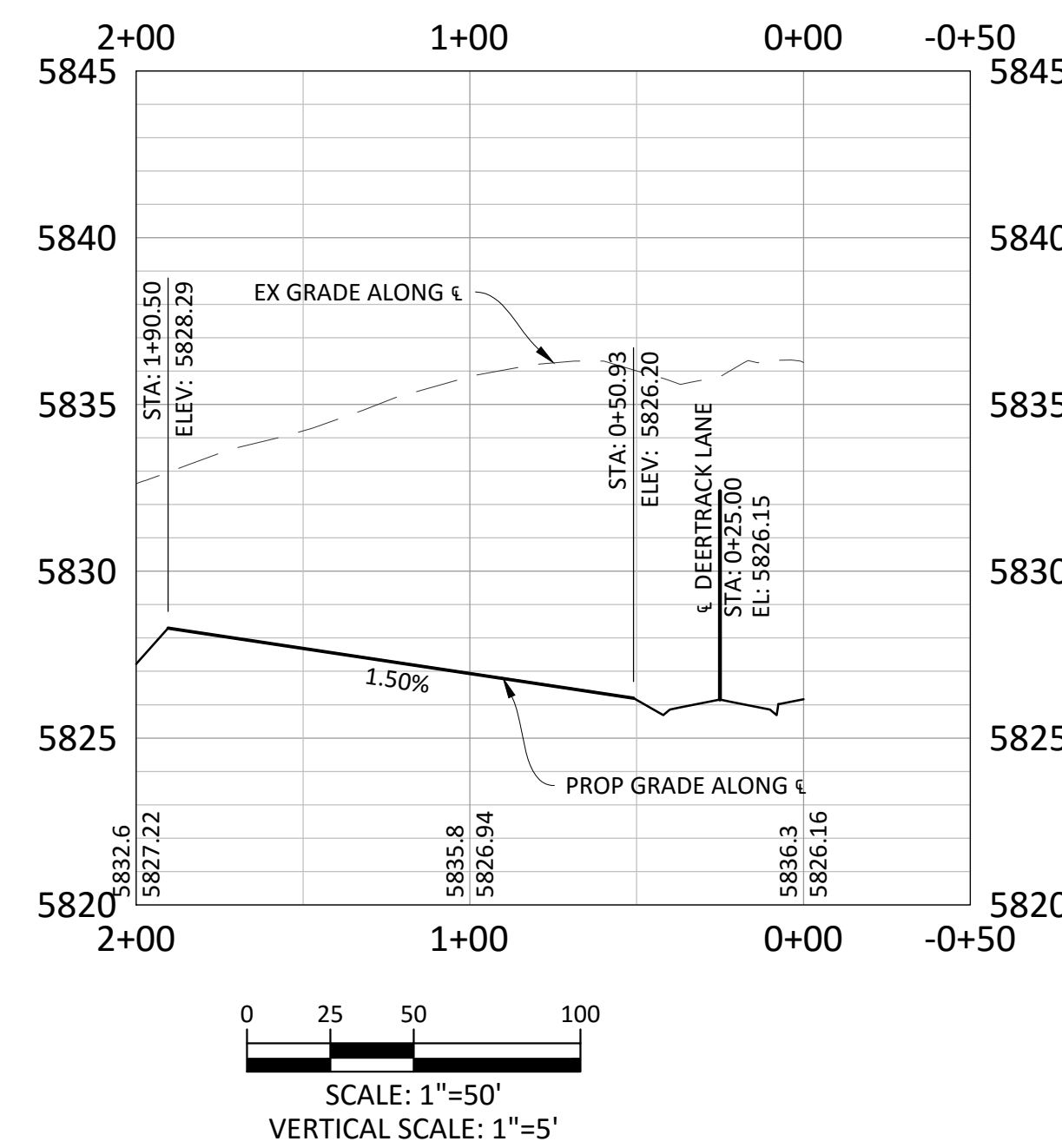
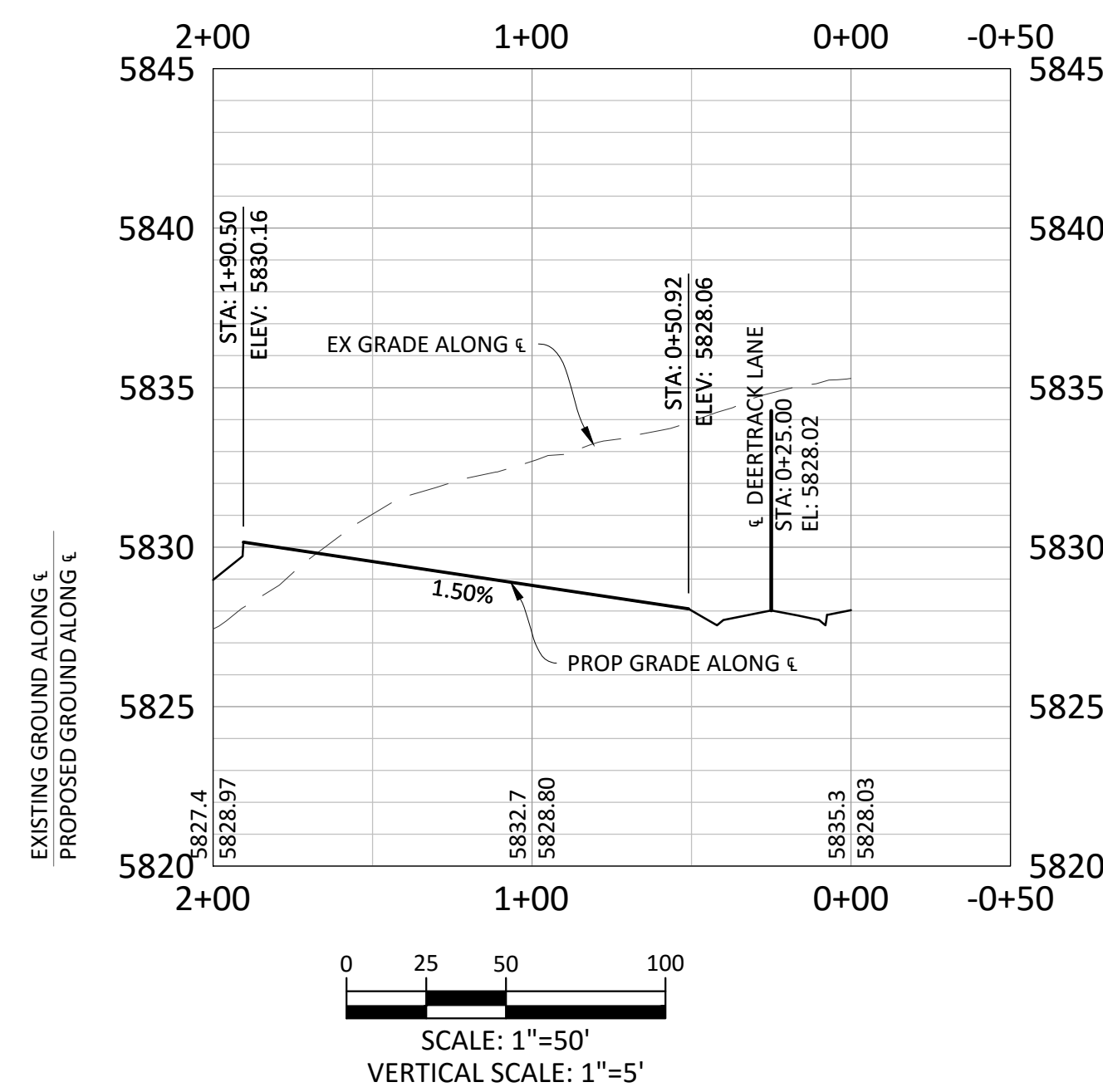
ALLEY 14



ALLEY 15

KEY MAP
N.T.S.

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



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TOWN OF PARKER APPROVALS



Know what's below.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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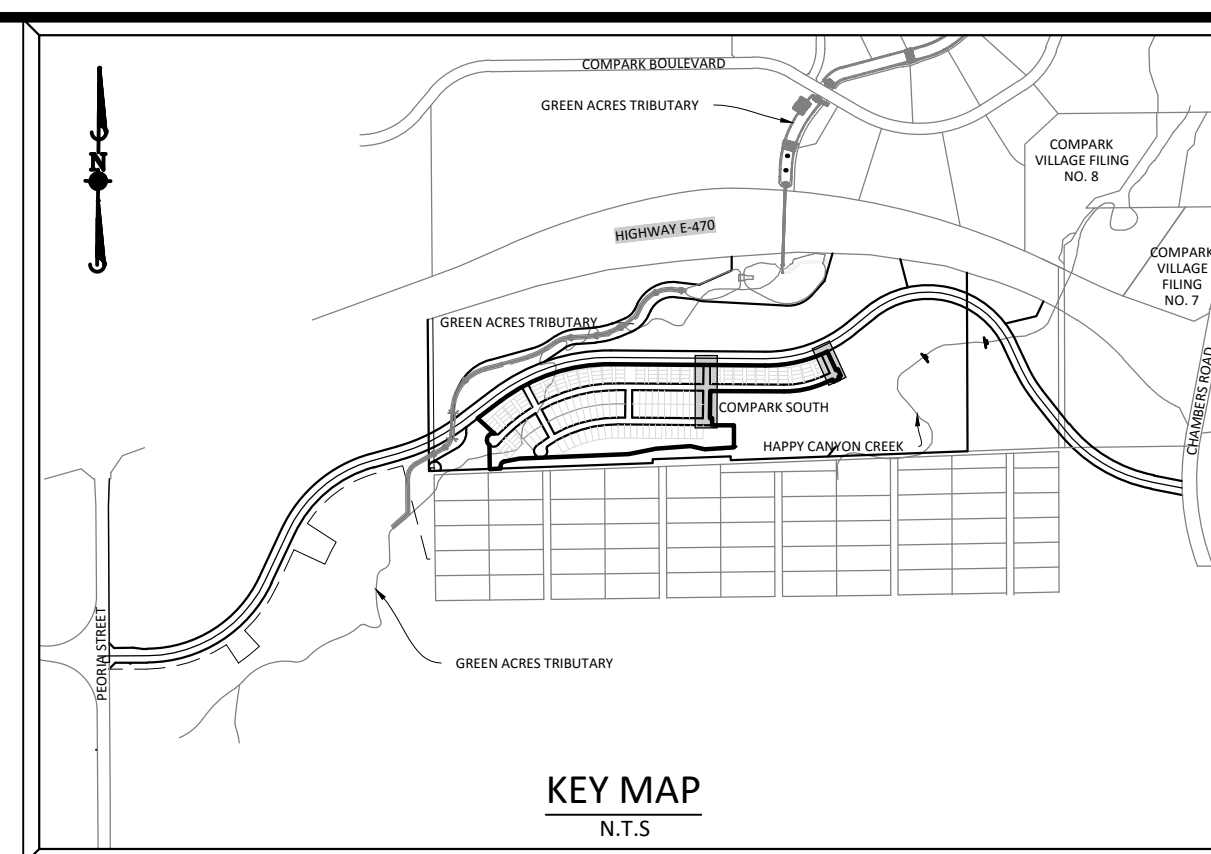
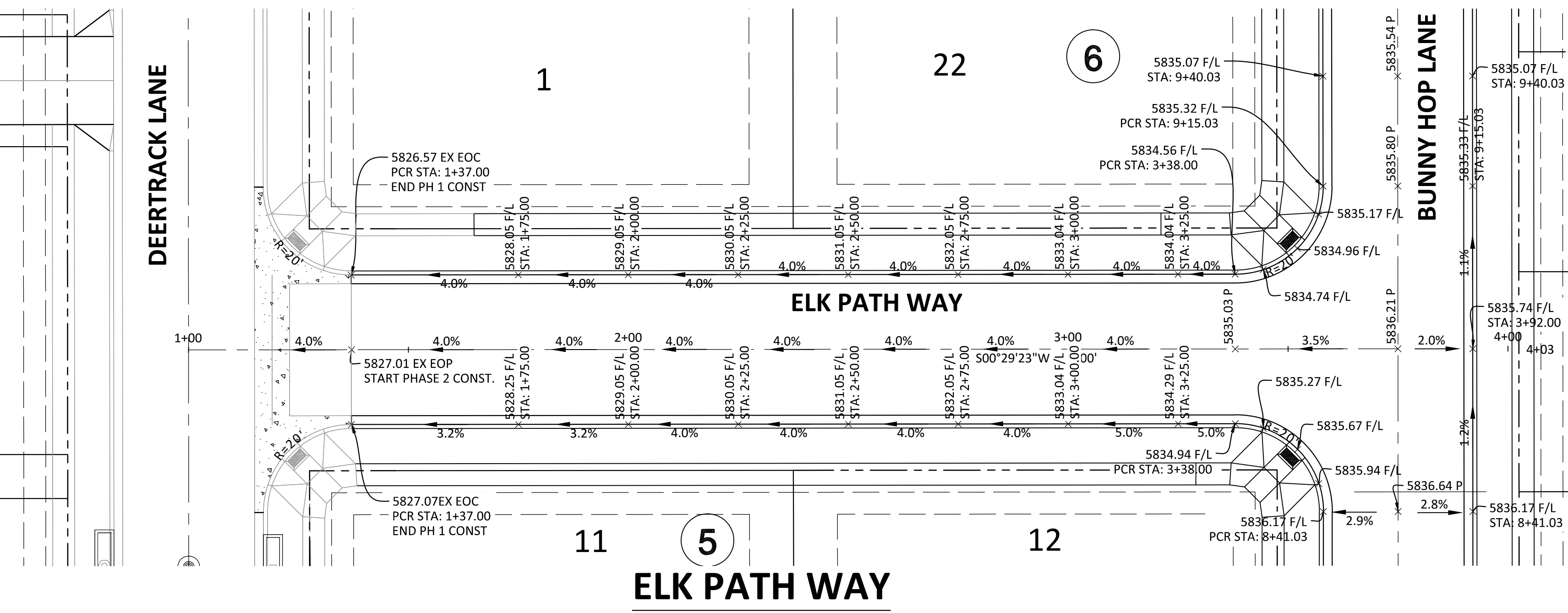
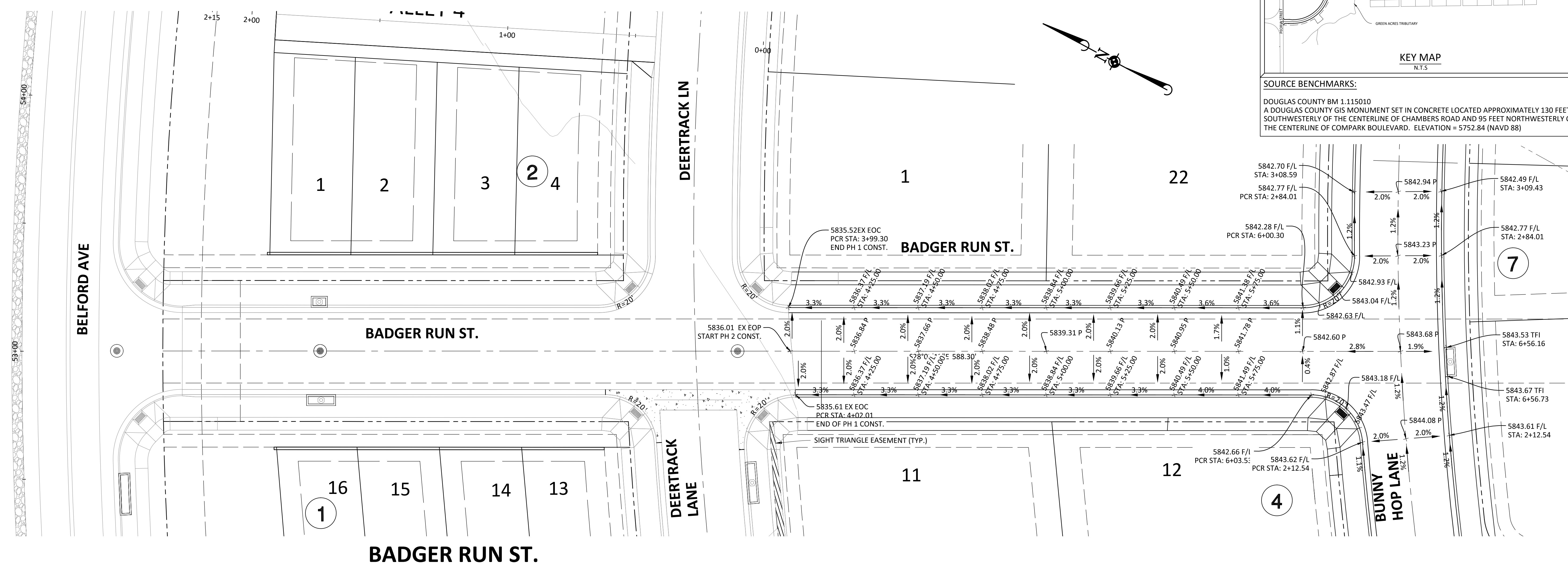
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
ALLEYS 13-15 PLAN & PROFILE

PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016
SHEET
16 OF 23
CLCPKC3

SECOND SUBMITTAL

Plotted: 11/22/2016 9:10 AM. Draw Name: P:\Cpck3\Compark\Drawings\Plan\Sub\Town\Phase 2\085-CLCPKC3-88-8-Alley 13-15.dwg. Updated By: ATrucker

Plotted: 11/22/2016 9:10 AM, Draw Name: P:\Projects\Compark\Drawings\Plan_Sat\Town\Phase 2\N058-CLCPKC3-Street Intersection Details.dwg, Updated By: BKatz



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

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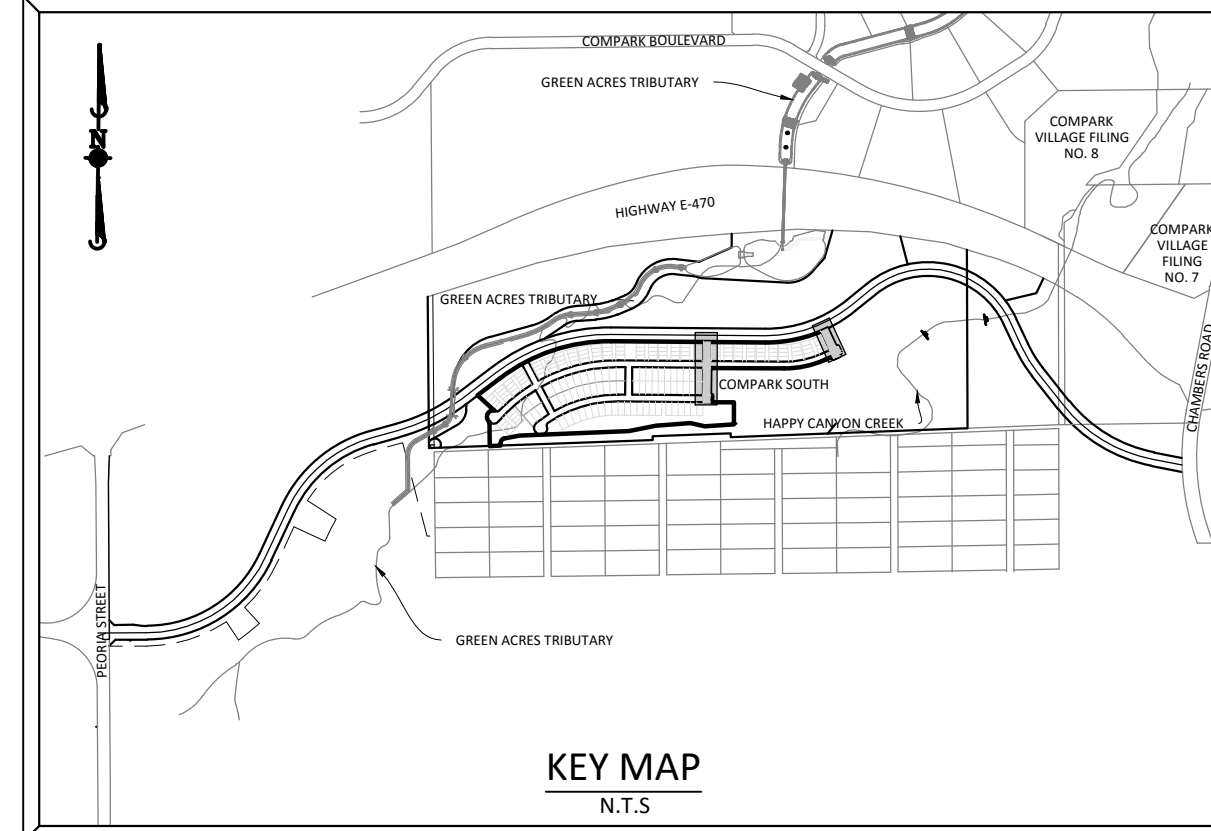
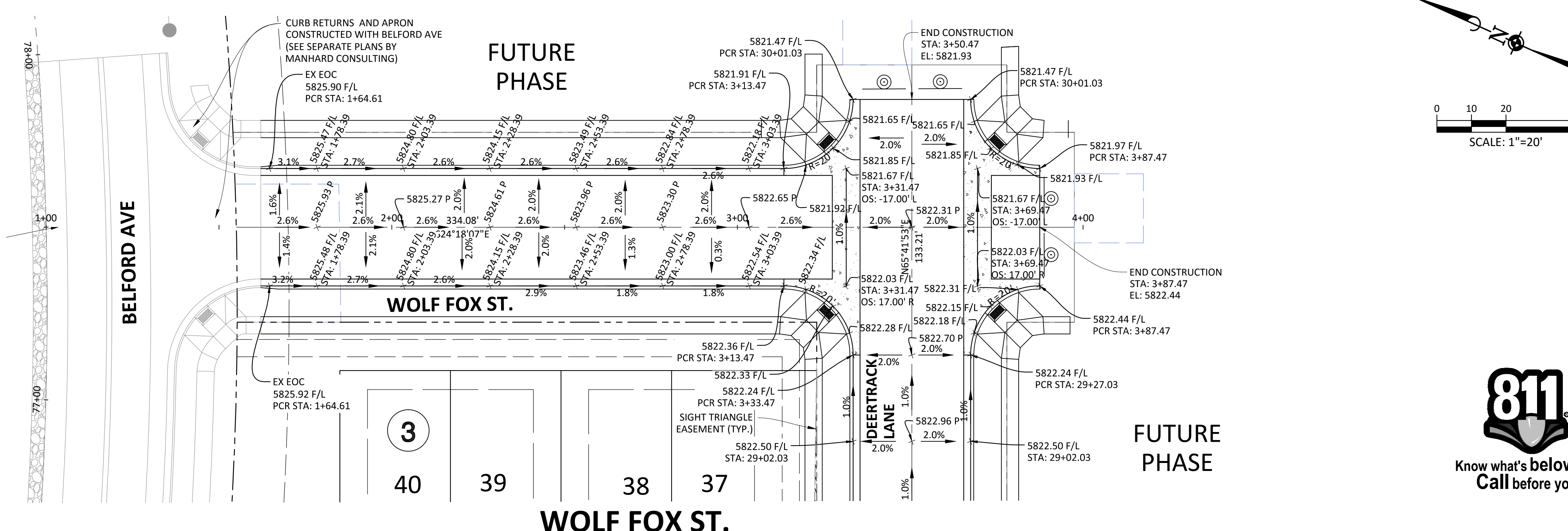
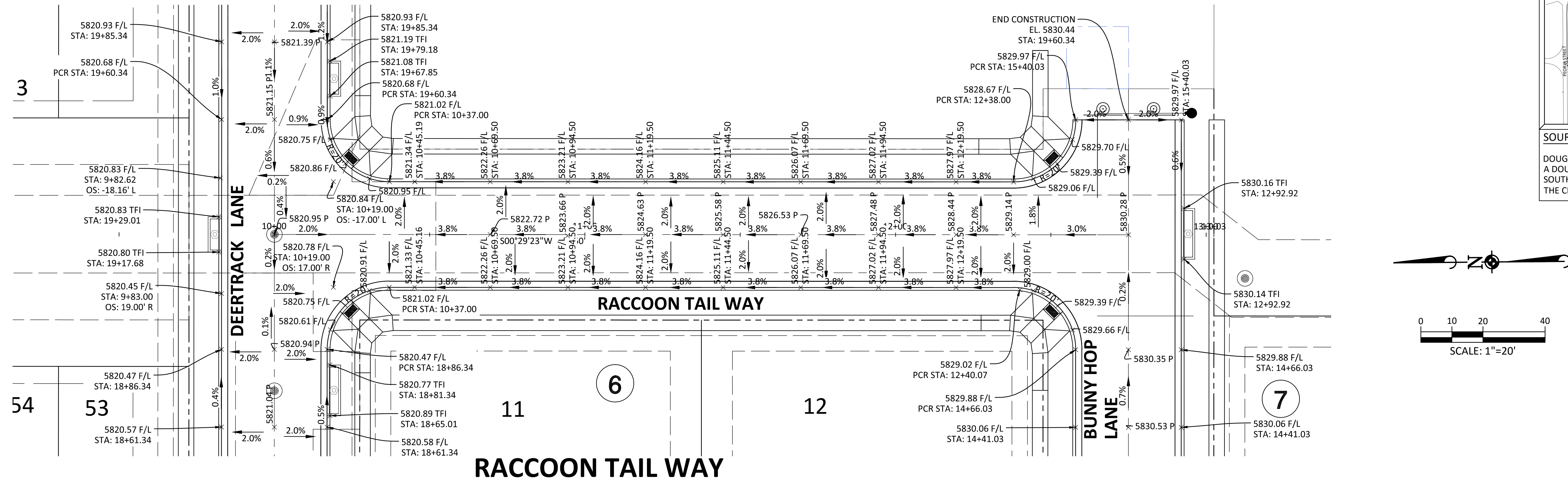
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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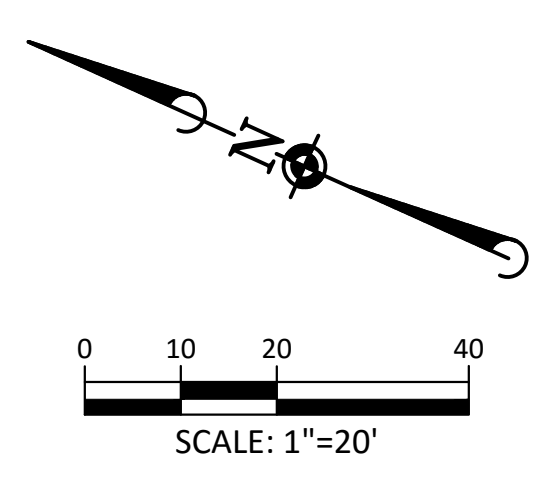
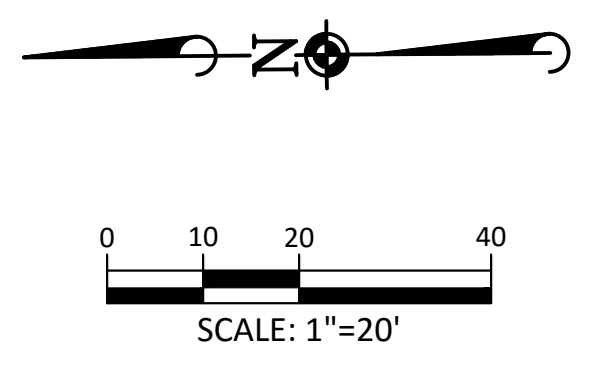


COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - BADGER RUN ST & ELK PATH WAY

SECOND SUBMITTAL



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

DATE	REVISIONS
11/2/2016	2ND SUBMITTAL

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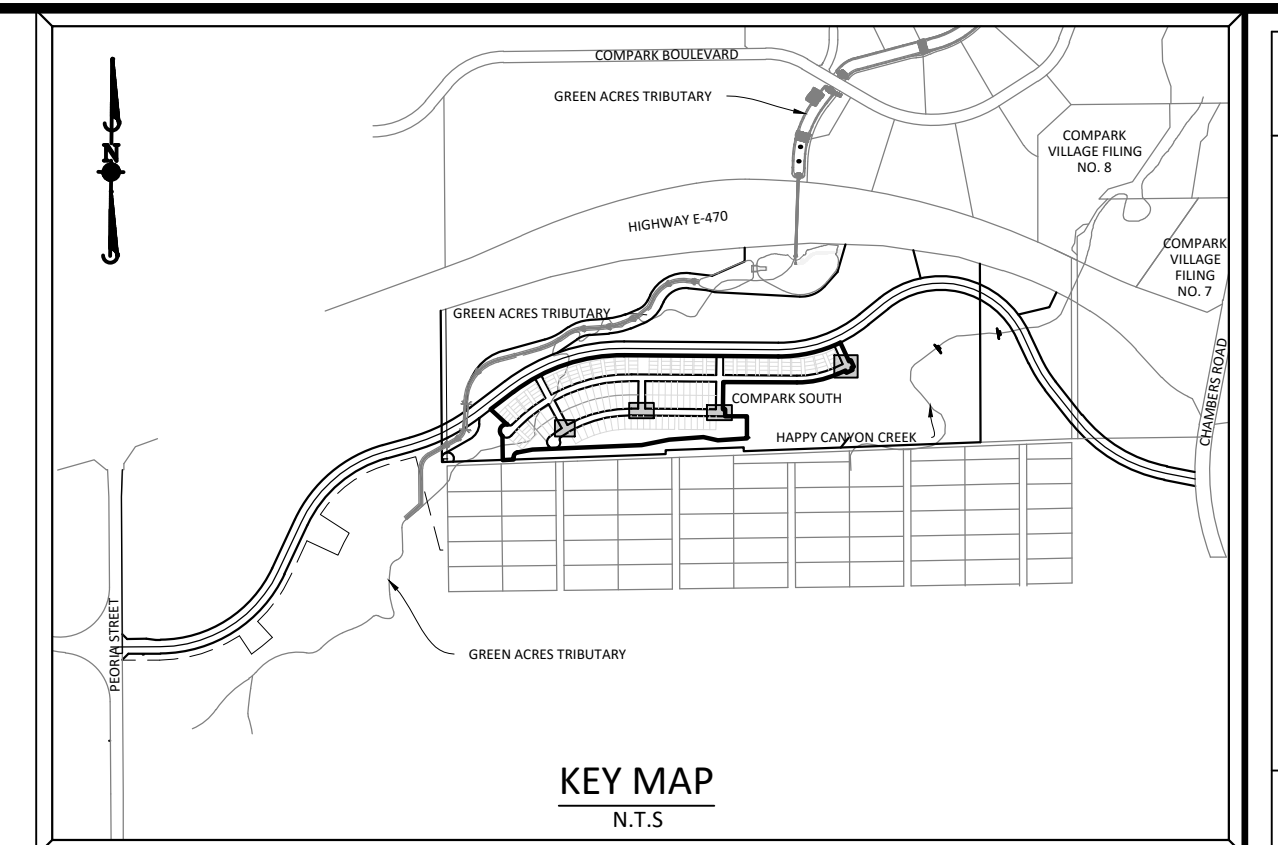
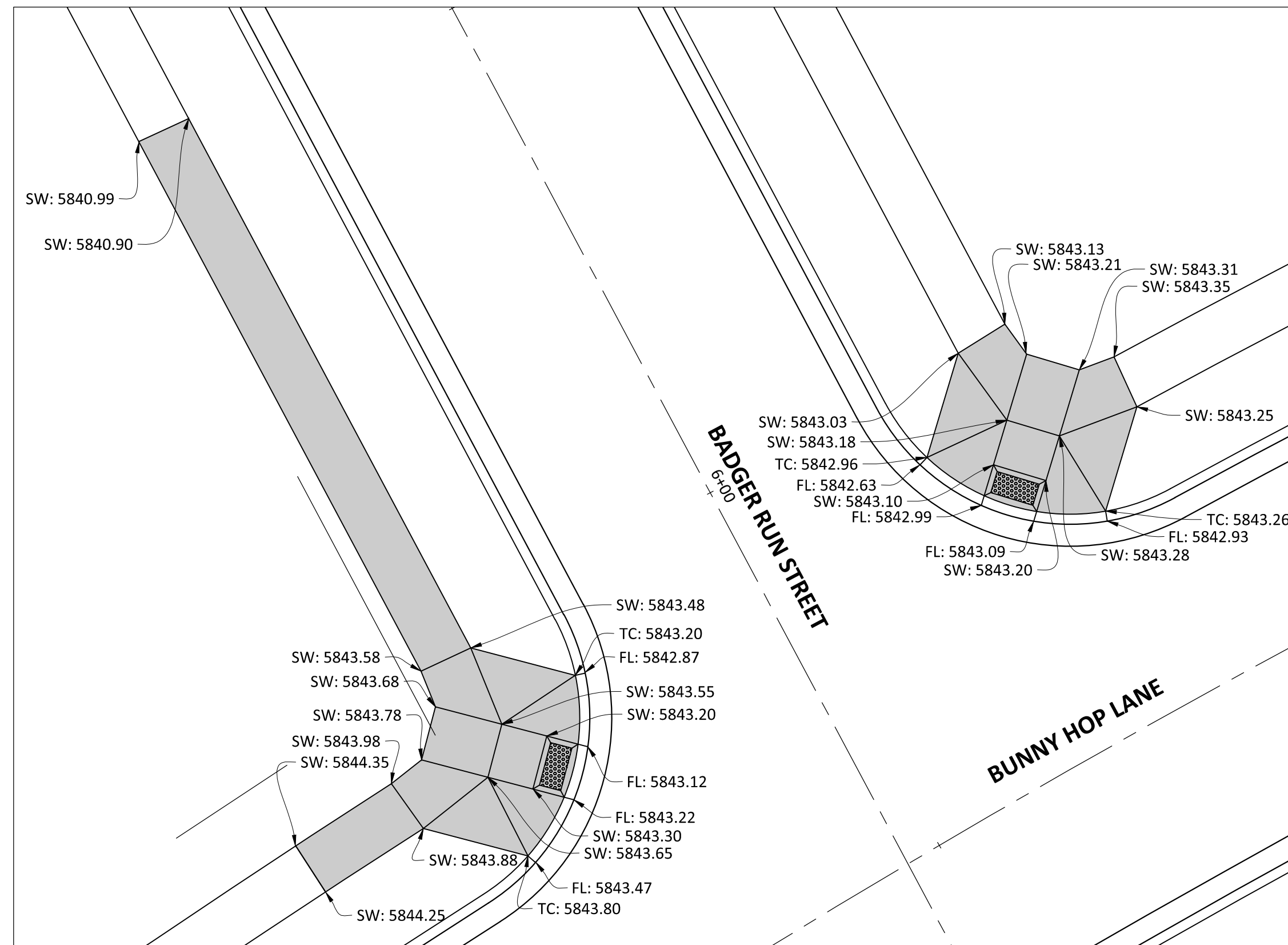
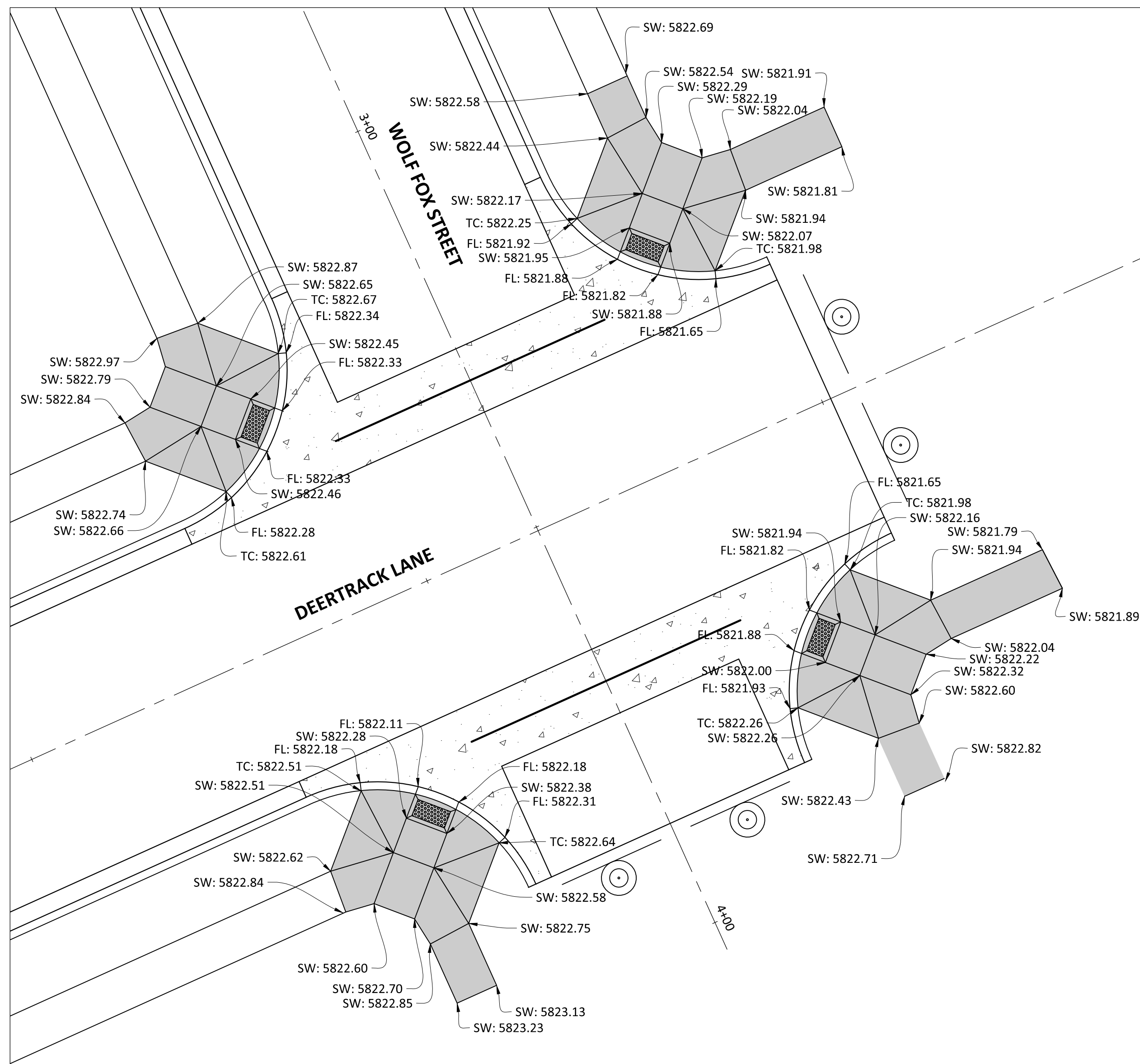
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - RACCOON TAIL WAY & WOLF FOX ST

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

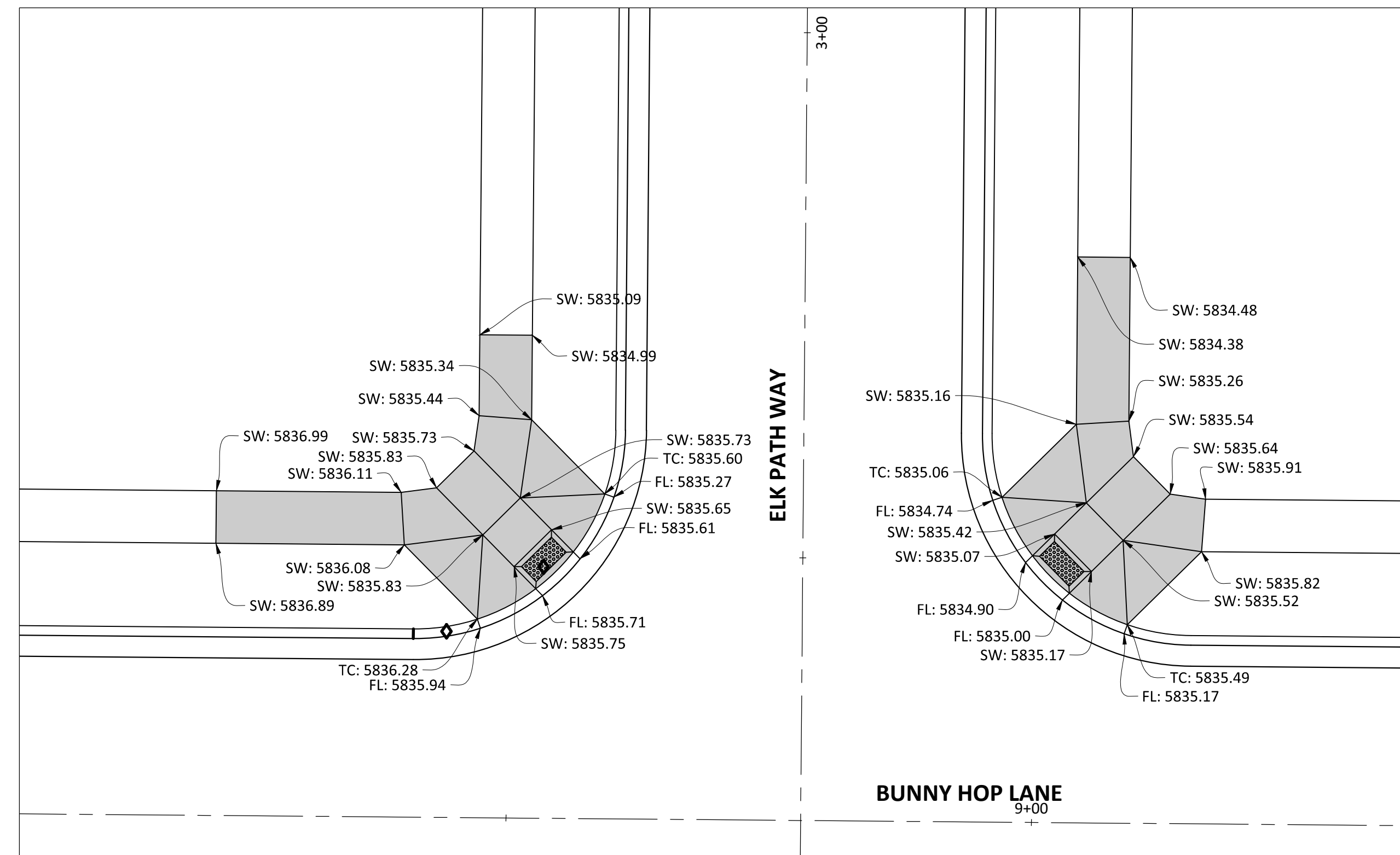
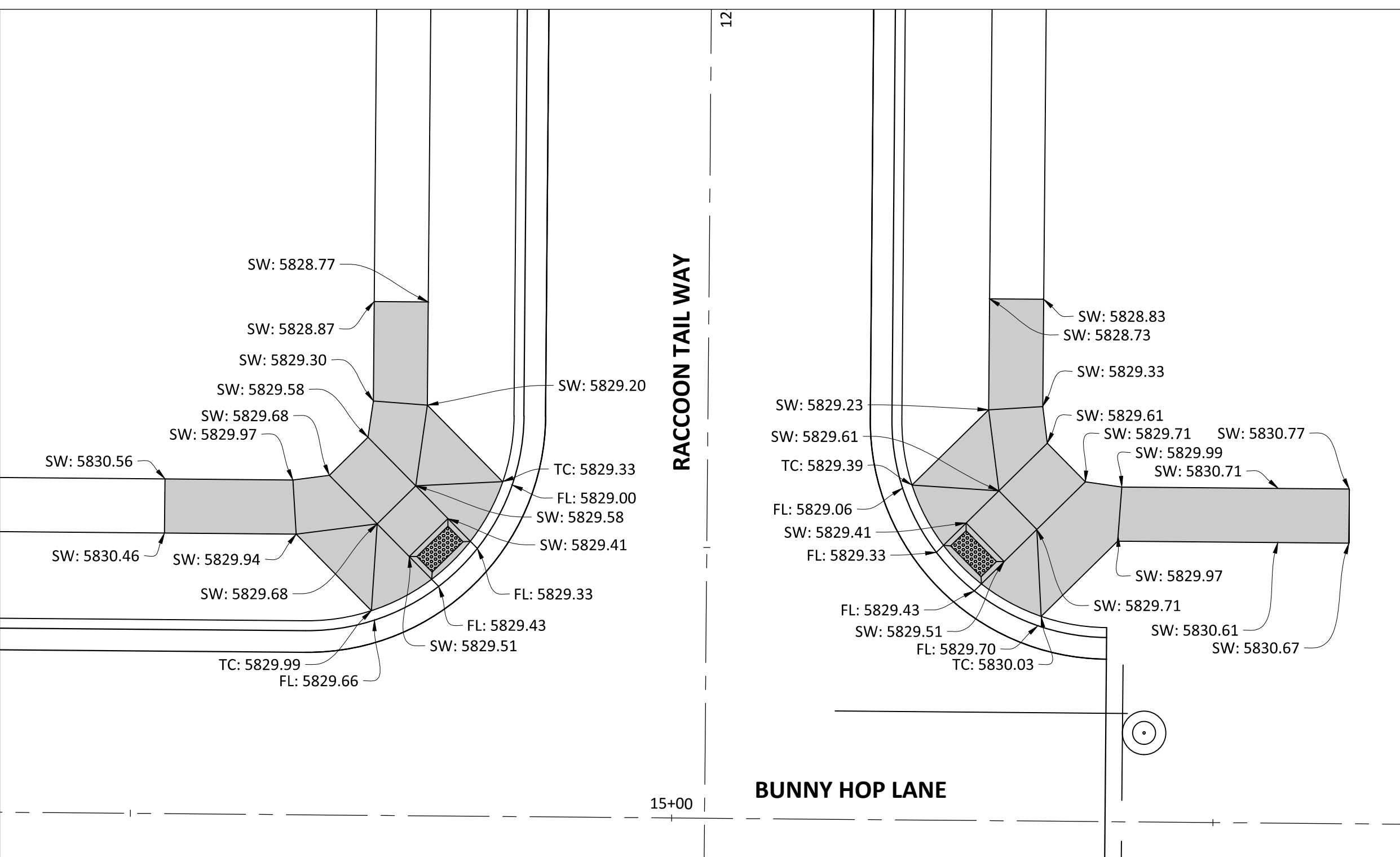
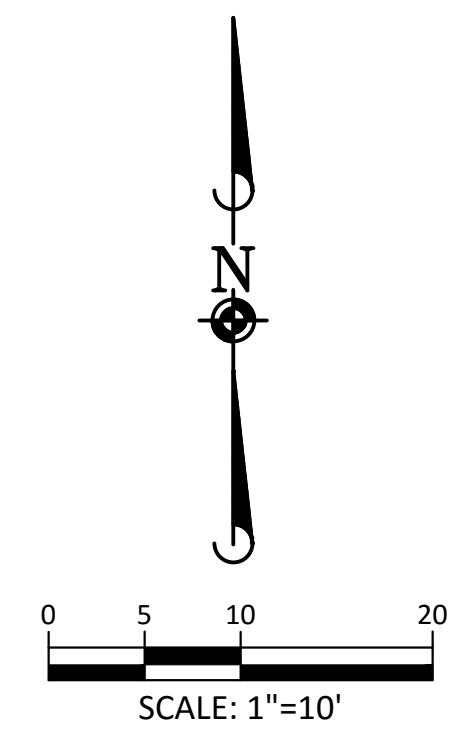
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18 OF **23**
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Plotted: 11/22/2016 9:11 AM Draw Name: P:\Projects\ConsSouth05 Residential CDS\Drawings\Plan\SubTown\Phase 2\N05E-CLCPK3-Street Intersection Details.dwg Updated By: BKaz



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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DATE	REVISIONS
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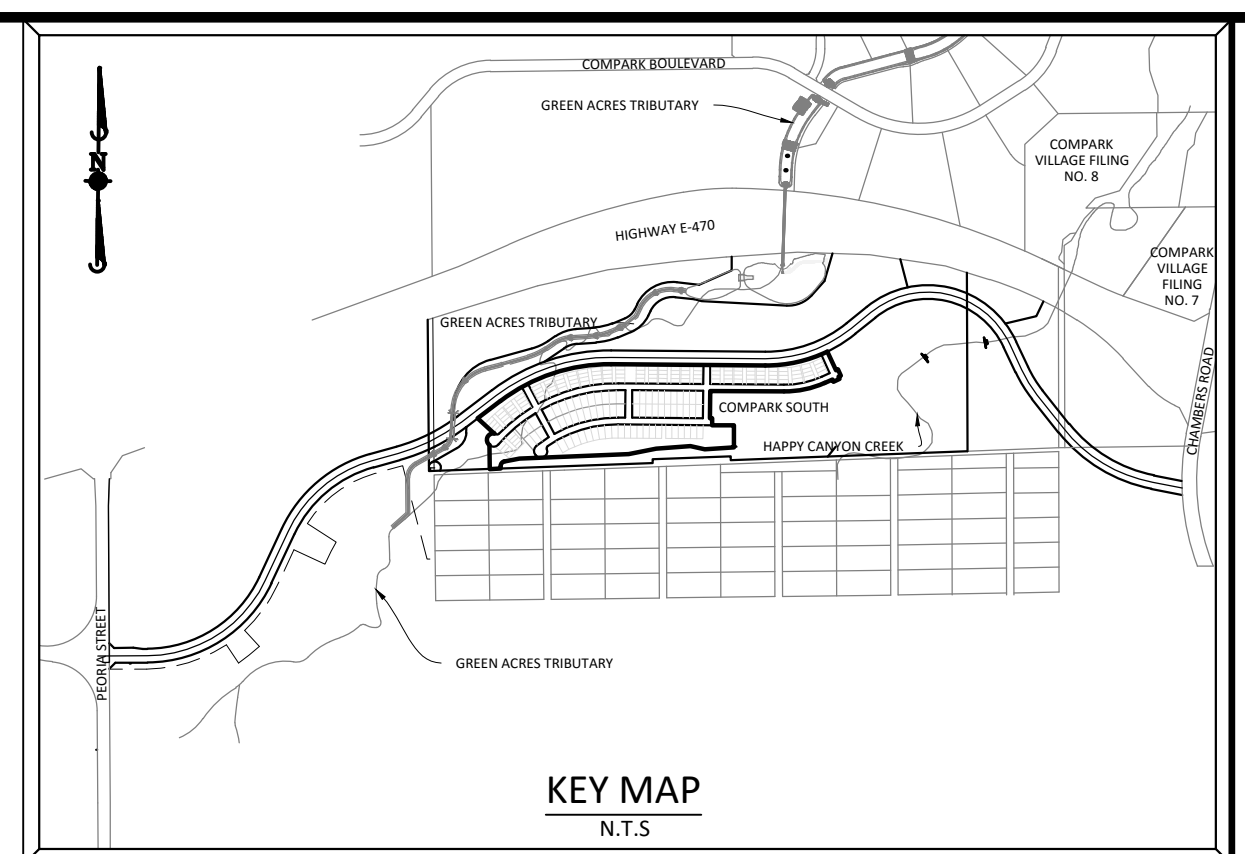
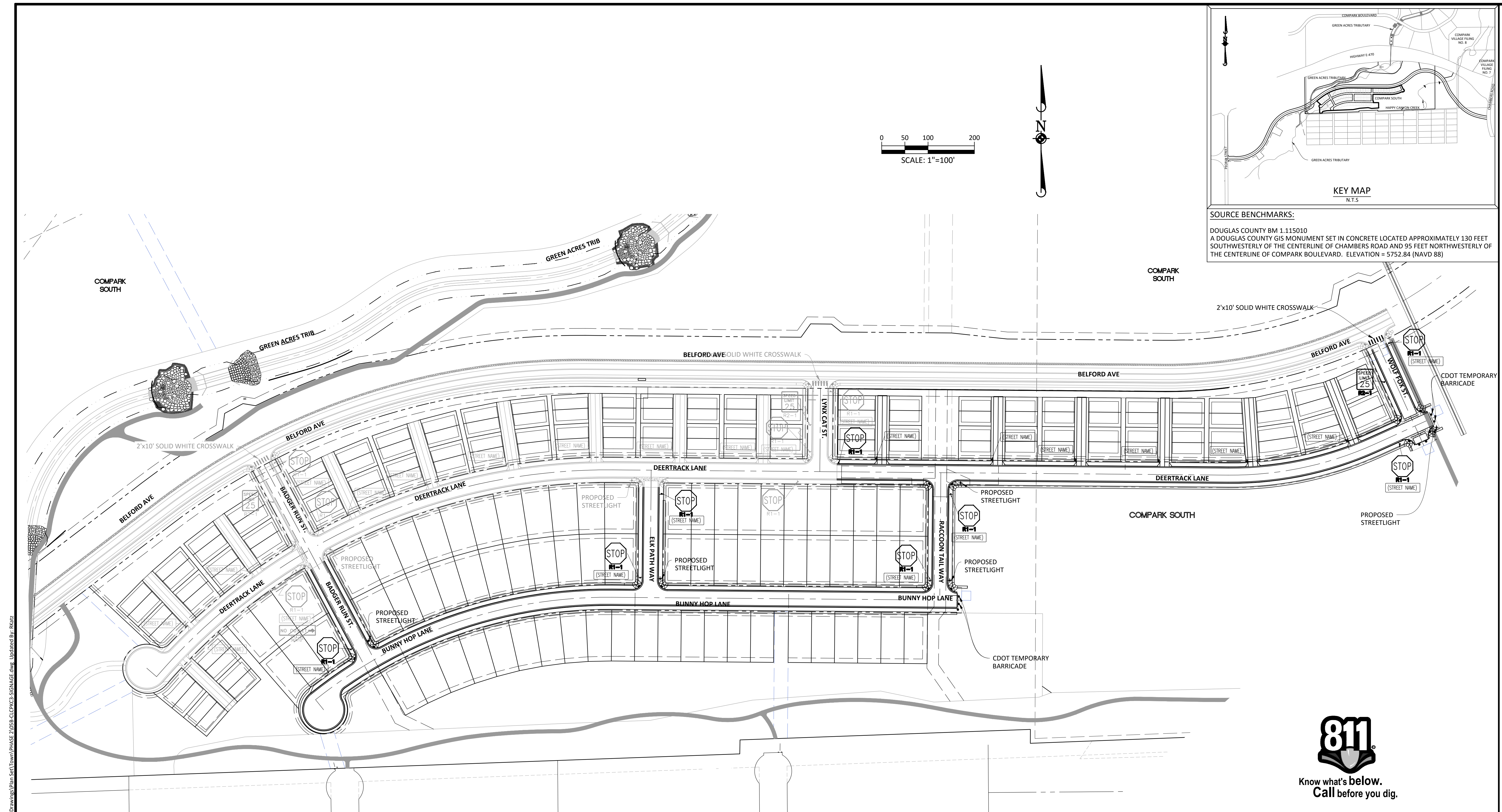
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TOWN OF PARKER, COLORADO
CURB RAMP DETAILS

PROJ. MGR.: RIM
PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016
SHEET
19 OF **23**
CLCPKC3

Plotted: 11/22/2016 9:13 AM, Draw Name: P:\Projects\ComparkSouth\Phase 2\CLCPKC3_Curb Ramp Details.dwg, Updated By: J.Dmcker

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 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
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SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKING 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.
10. SIGNAGE AND STRIPING HAVE 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 MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN 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-INCH BLADES WITH ALL CAPITALIZED 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 PRE-FORMED THERMOPLASTIC 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):

- 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.

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 _____

Plotted: 11/22/2016 9:13 AM. Draw Name: P:\Projects\ComparkSouth\CD\Drawings\Plan_Sign\Town\Phase 2\05B-CLPKC3-Signage.dwg. Updated By: Rkatz

DATE	REVISIONS

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

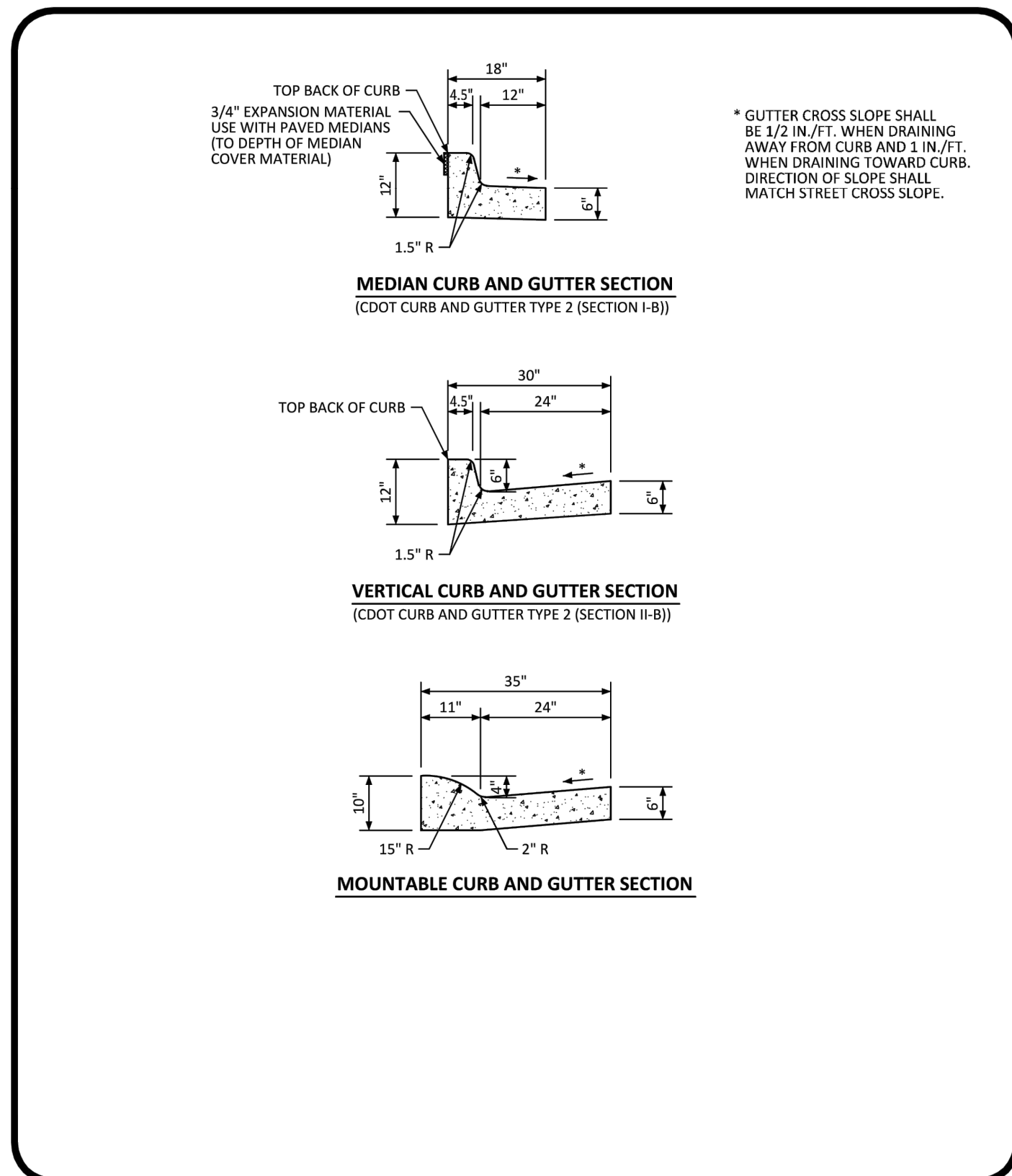
PROJ. MGR: RIM
 PROJ. ASSOC: _____
 DRAWN BY: _____
 DATE: 09/2016

SHEET
20 OF **23**
 CLPKC3

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SECOND SUBMITTAL

Plotted: 11/22/2016 9:14 AM Dwg Name: P:\Cpck3\ConsSub05-Residential CD\dwg\Eng\Final Drawings\Plan_Skt\Town\Phase 2\BSP-CLCPK3-Street Details.dwg Updated By: Dkatz



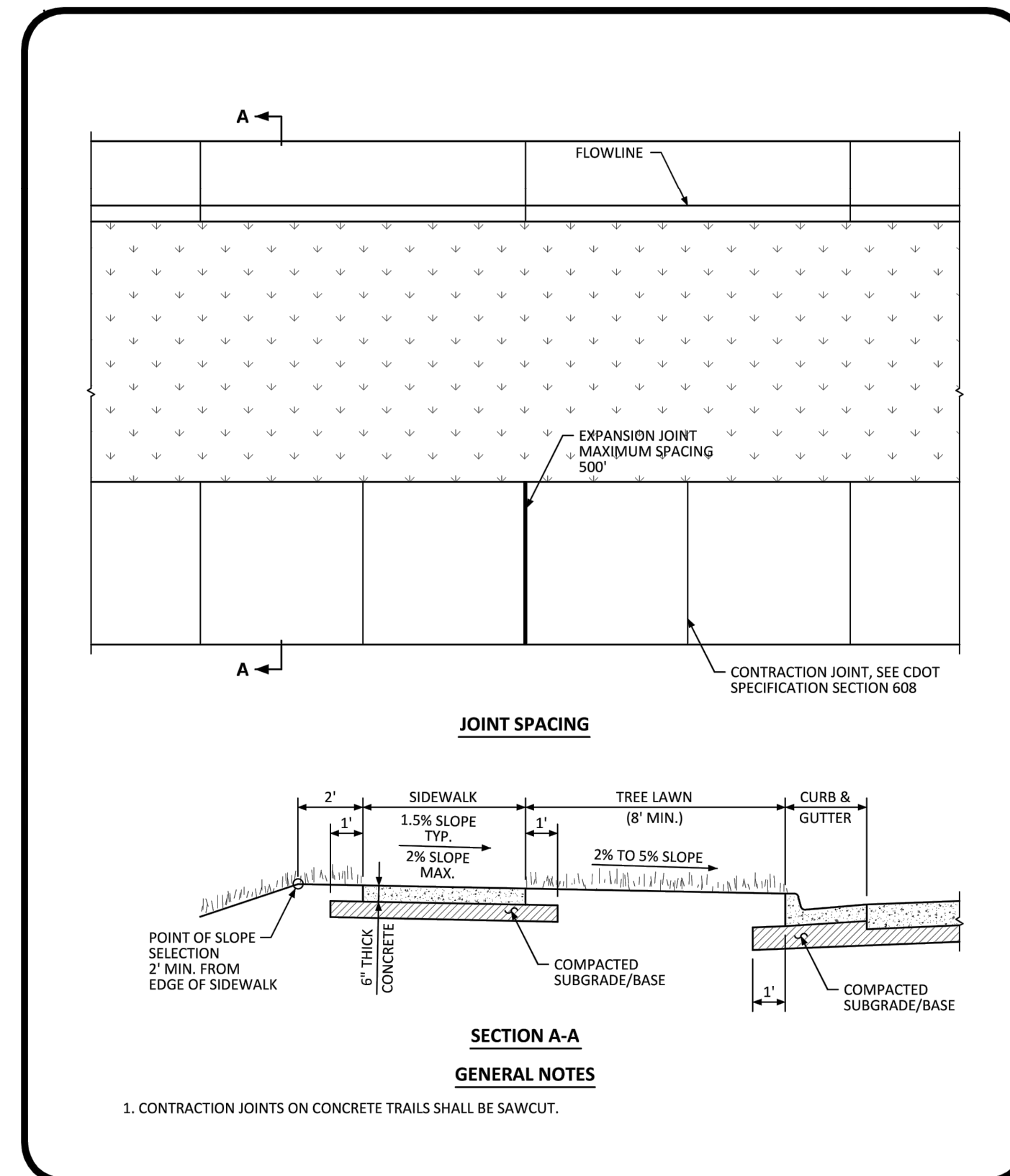
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Curb, Gutter, and Sidewalk Sections Standard Detail

DATE AUGUST 2014

DETAIL 3

1 OF 1



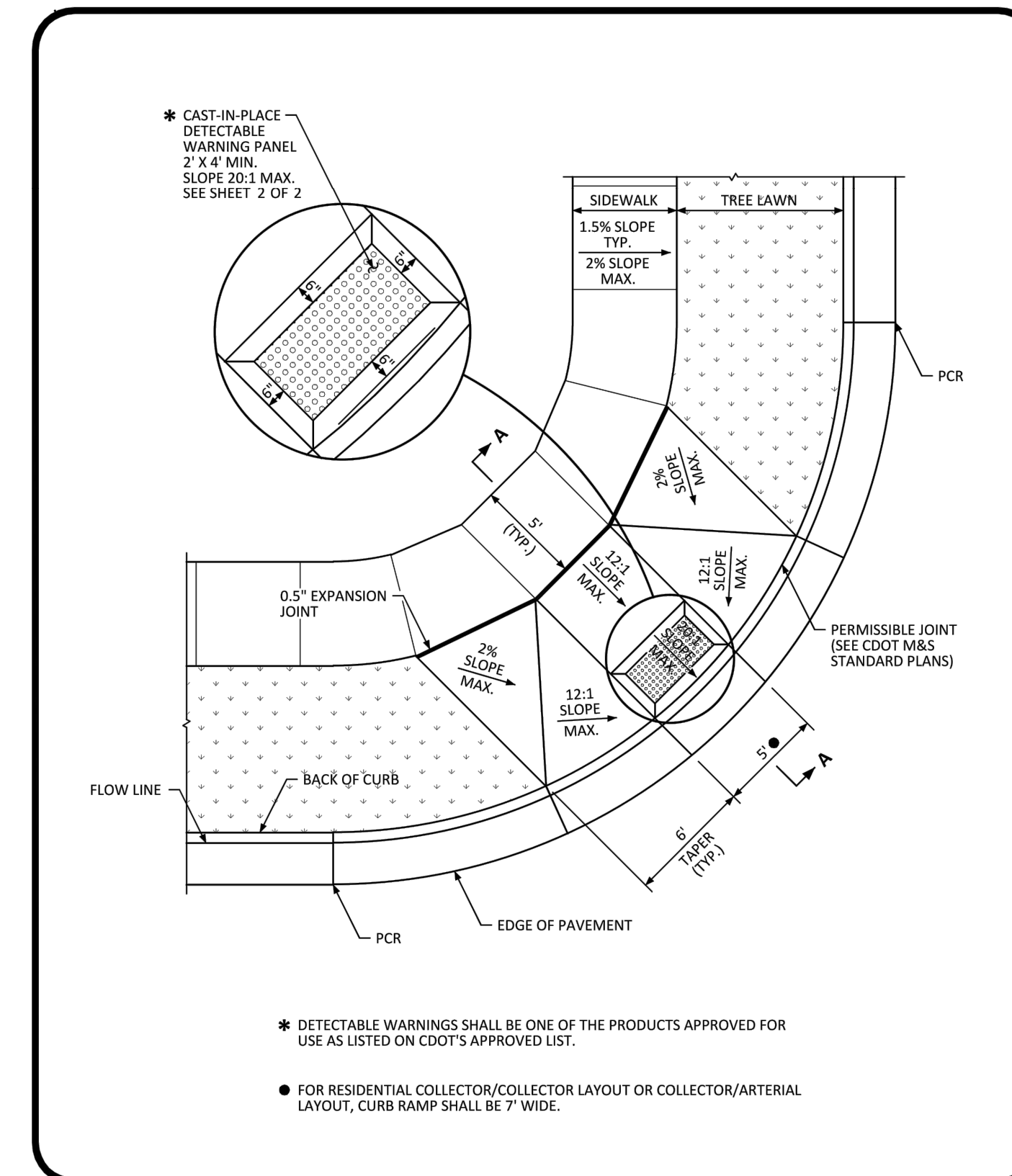
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Detached Sidewalk Standard Detail

DATE AUGUST 2014

DETAIL 4

1 OF 2



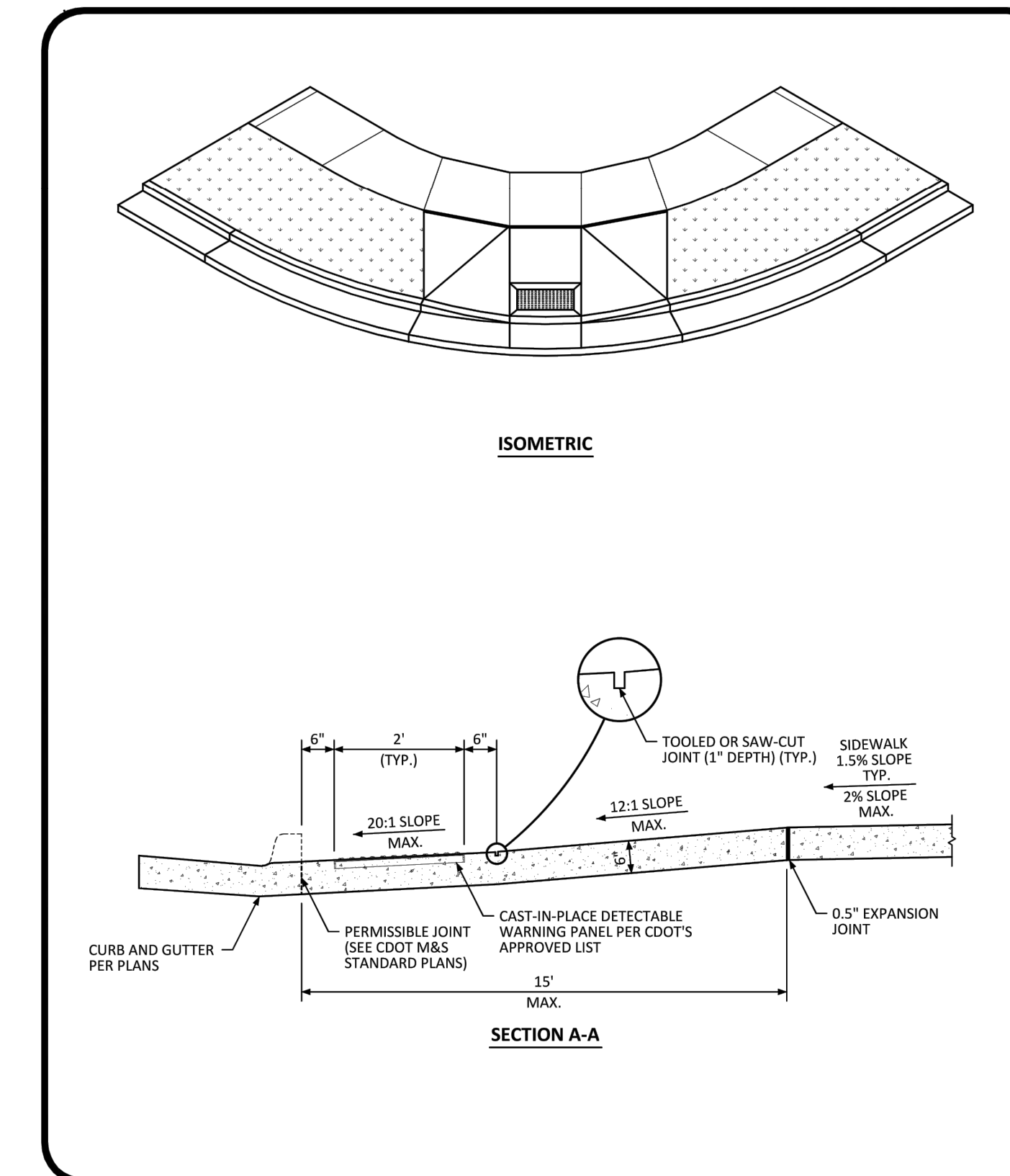
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Diagonal Curb Ramp (Detached Sidewalk) Layout Standard Detail

DATE AUGUST 2014

DETAIL 15

1 OF 2



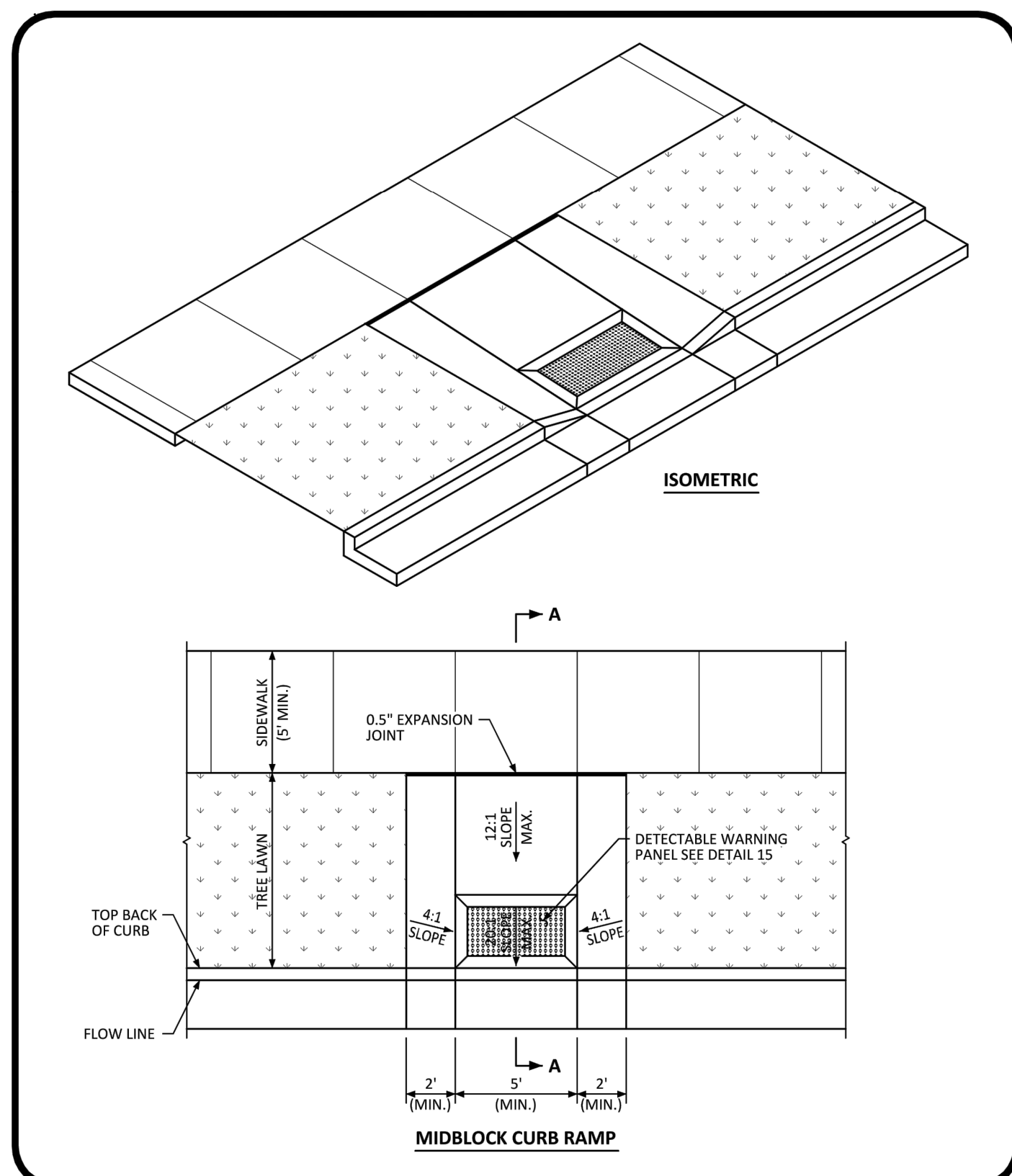
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Diagonal Curb Ramp Layout Standard Detail

DATE AUGUST 2014

DETAIL 15

2 OF 2



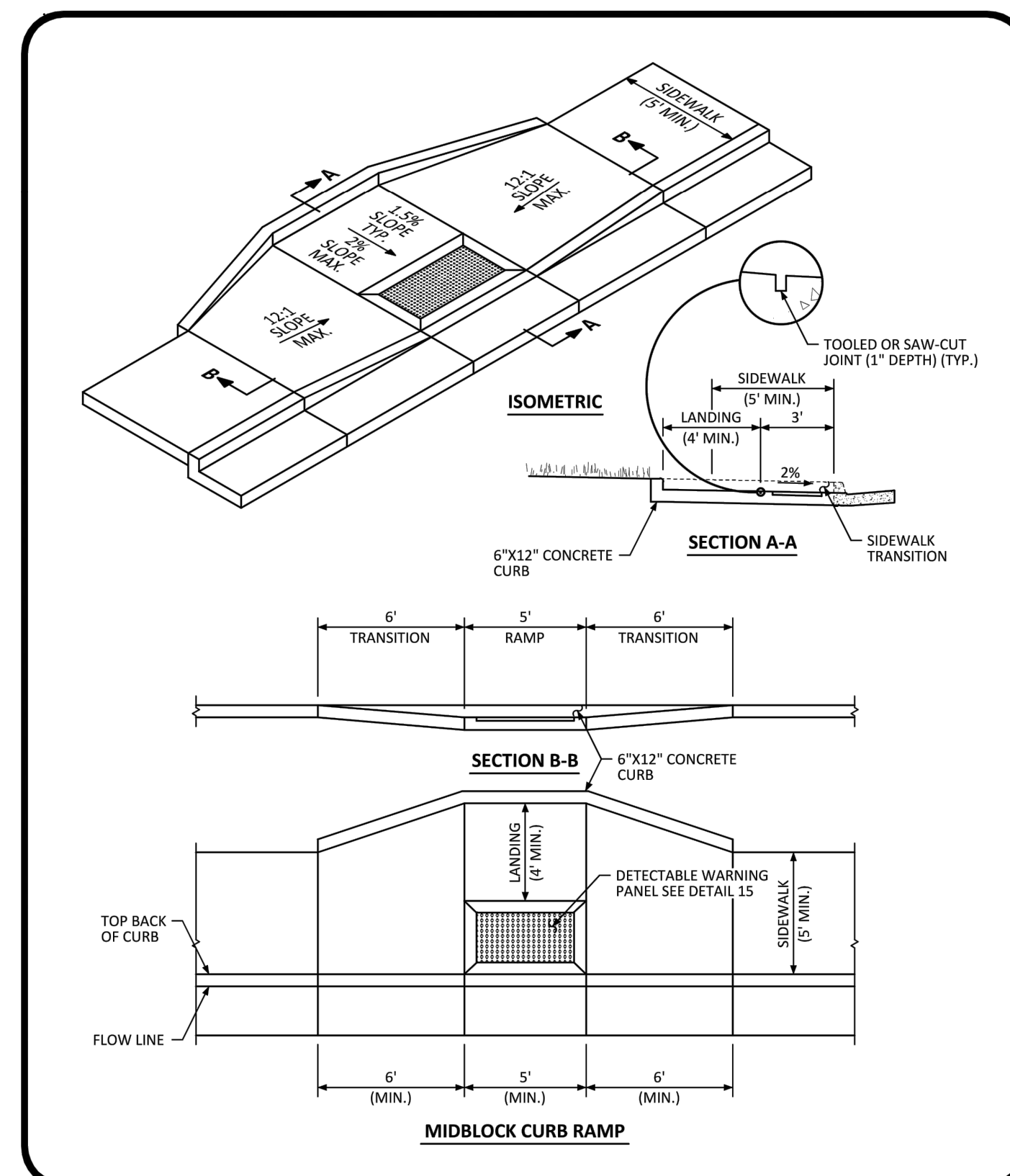
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Midblock Curb Ramp Layout Standard Detail

DATE AUGUST 2014

DETAIL 17

1 OF 2



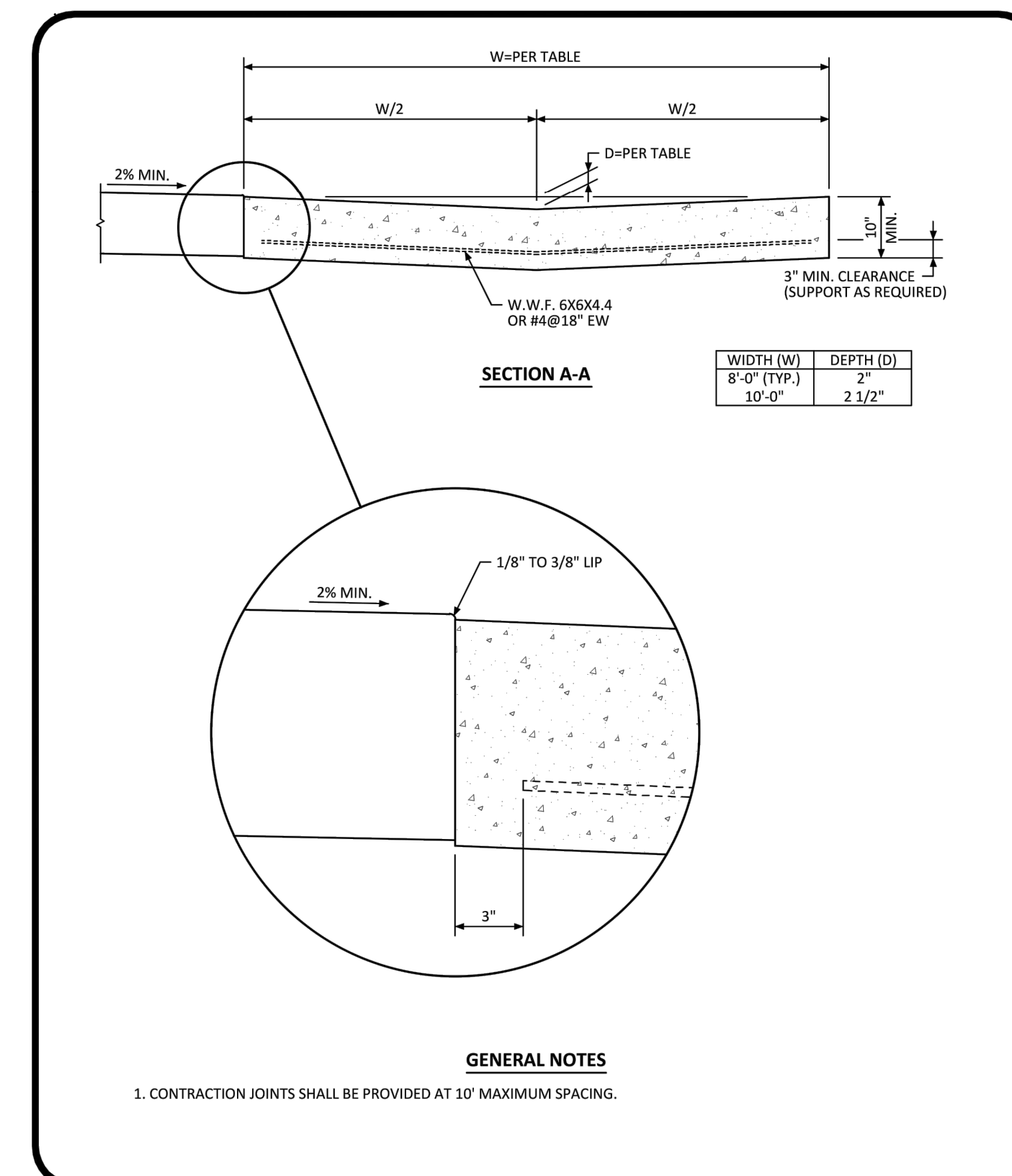
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Midblock Curb Ramp Layout Standard Detail

DATE AUGUST 2014

DETAIL 17

2 OF 2



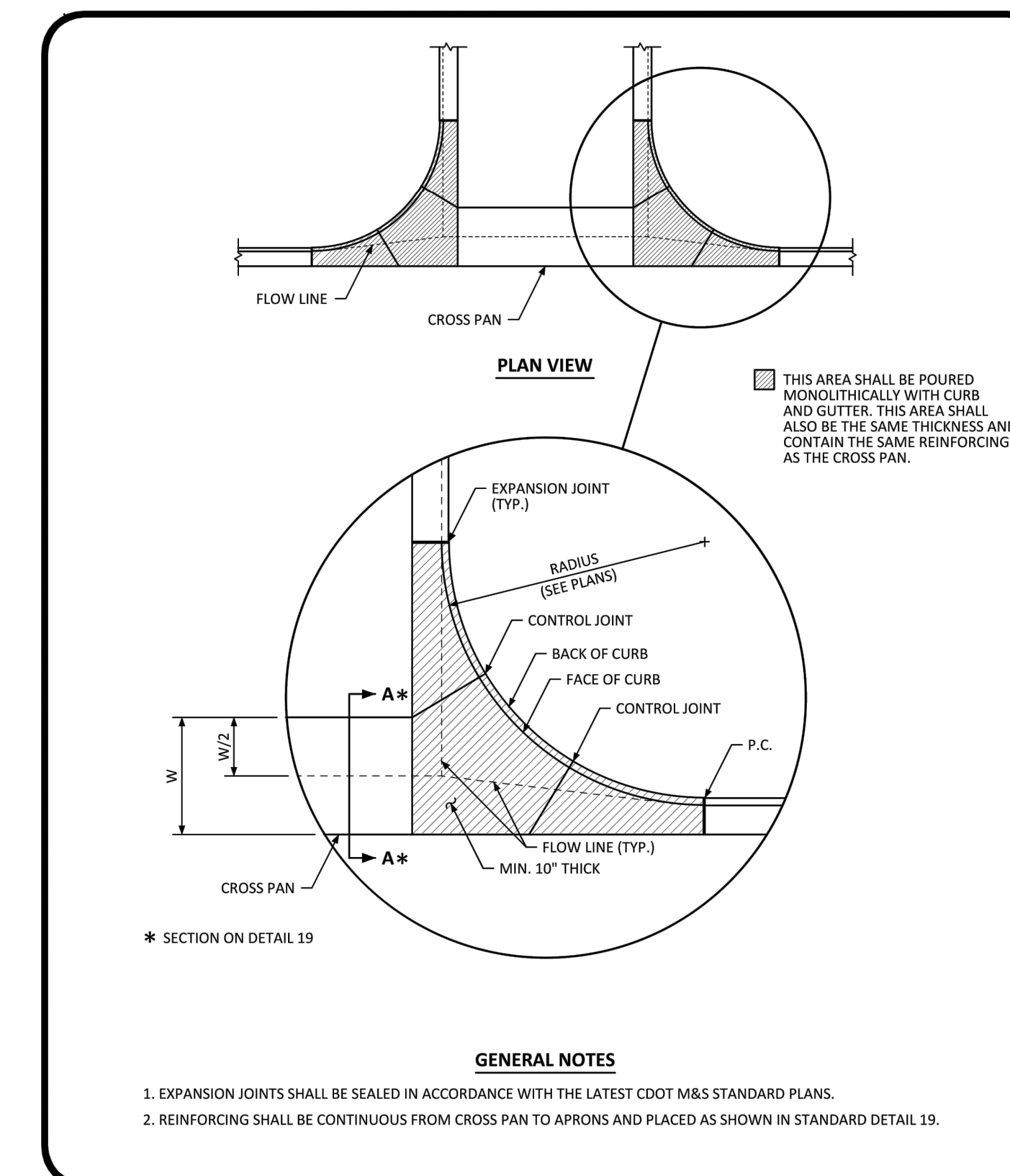
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Cross Pan Layout Standard Detail

DATE AUGUST 2014

DETAIL 19

1 OF 1



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Intersection Cross Pan Layout Standard Detail

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DETAIL 20

1 OF 1

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TOWN OF PARKER, COLORADO

STREET DETAILS

PROJ. MGR.: RJM

PROJ. ASSOC.:

DRAWN BY: JG

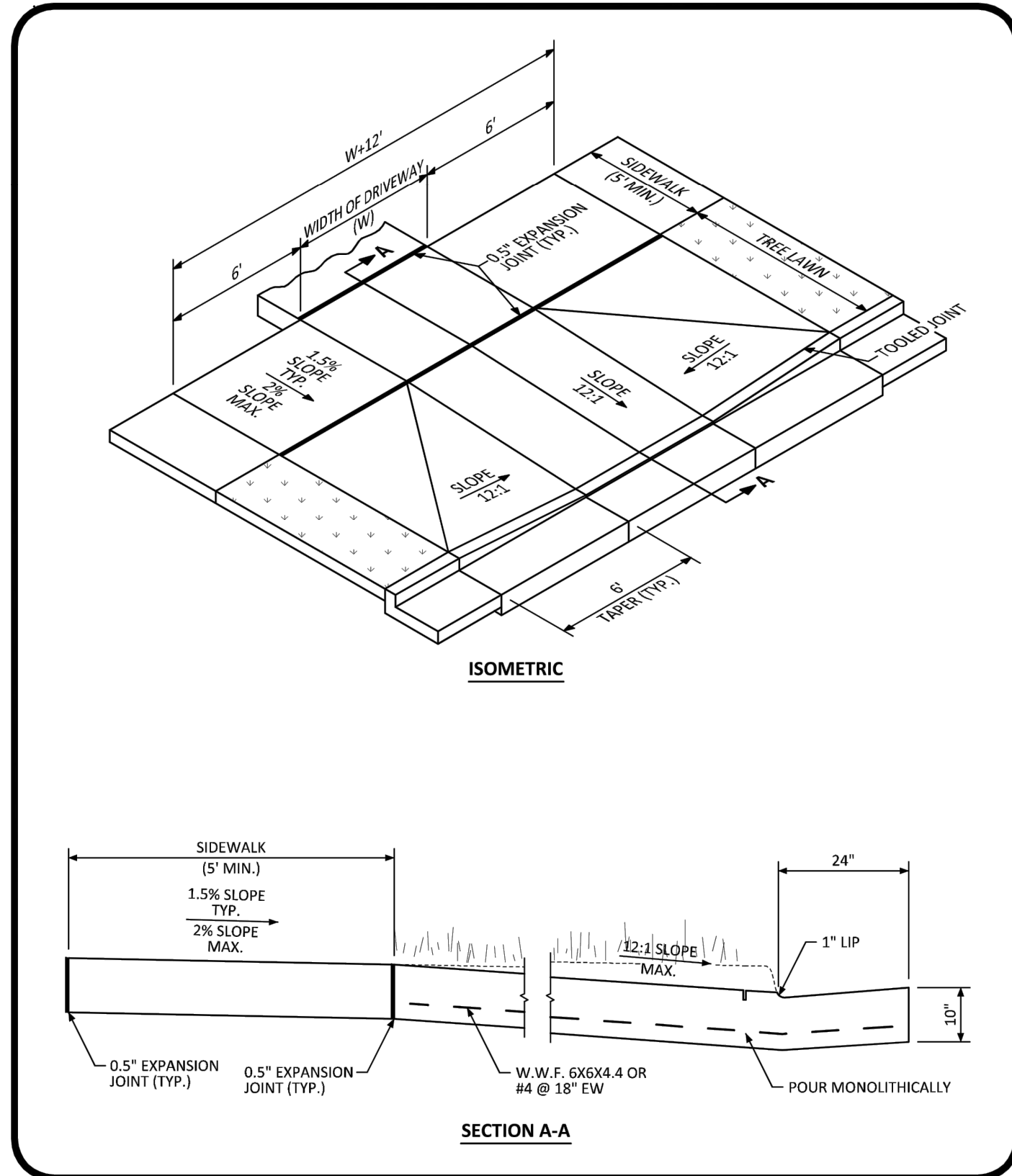
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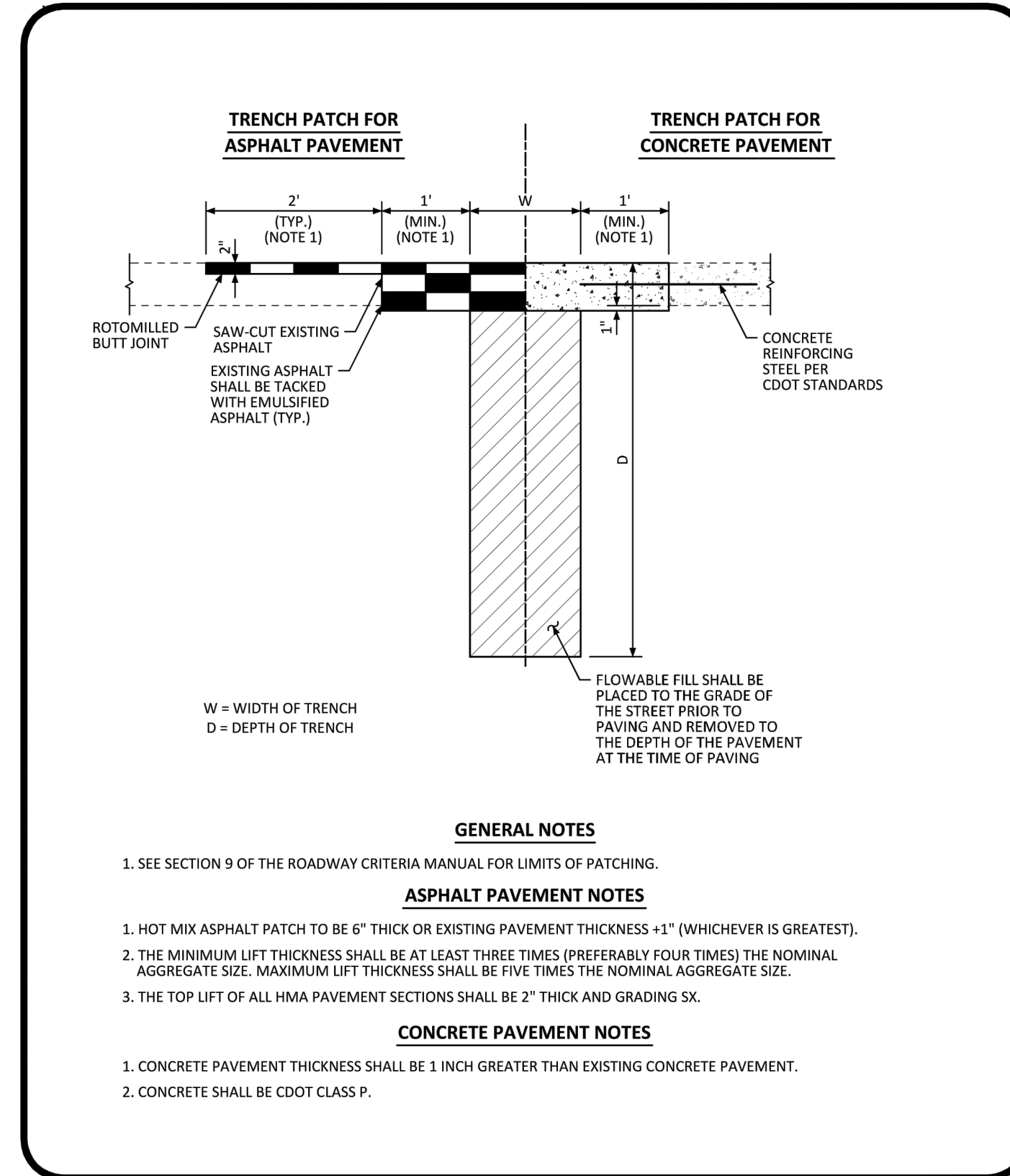
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COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014

DETAIL 21

2 OF 2



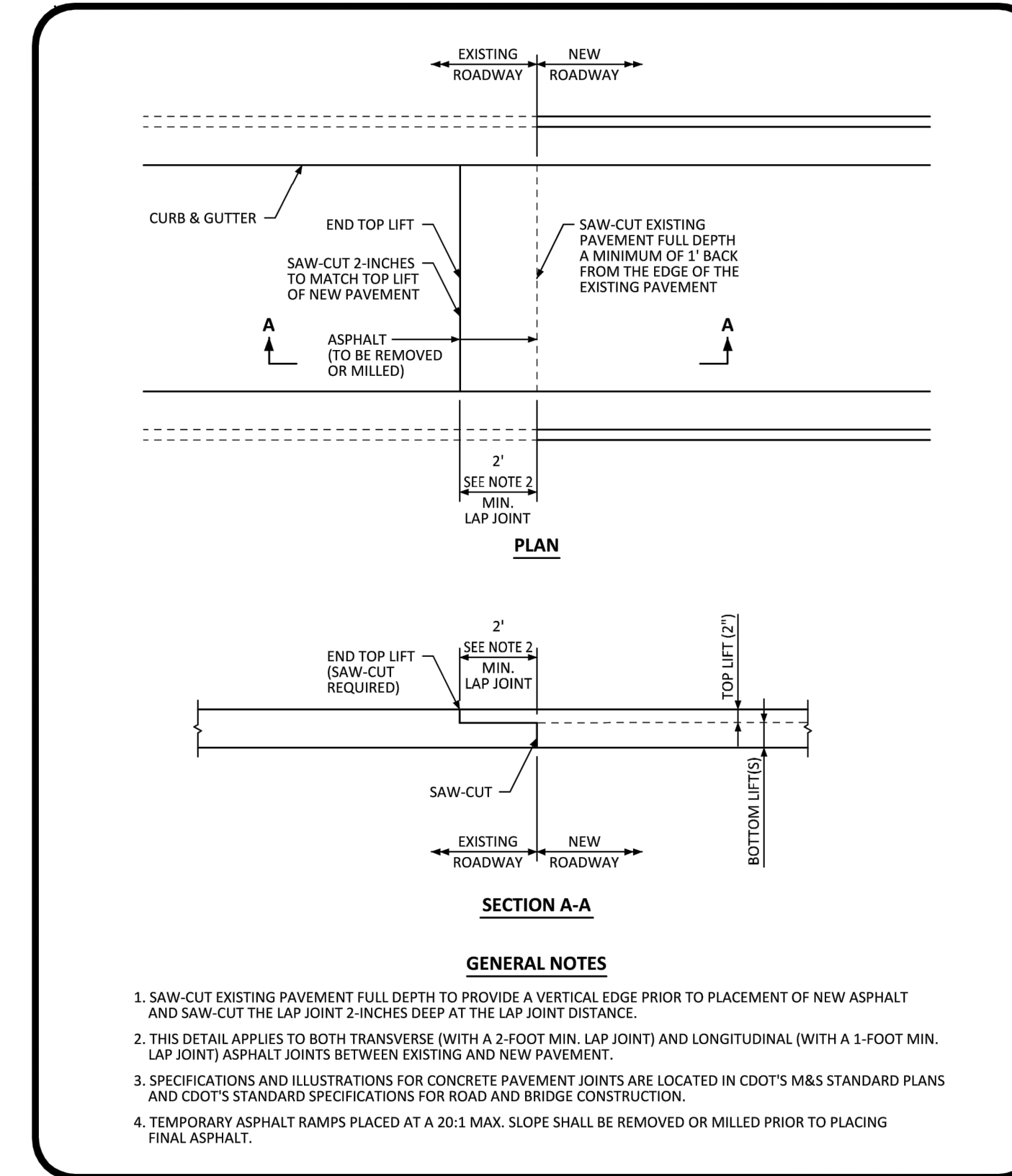
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MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL

DATE AUGUST 2014

DETAIL 26

1 OF 1



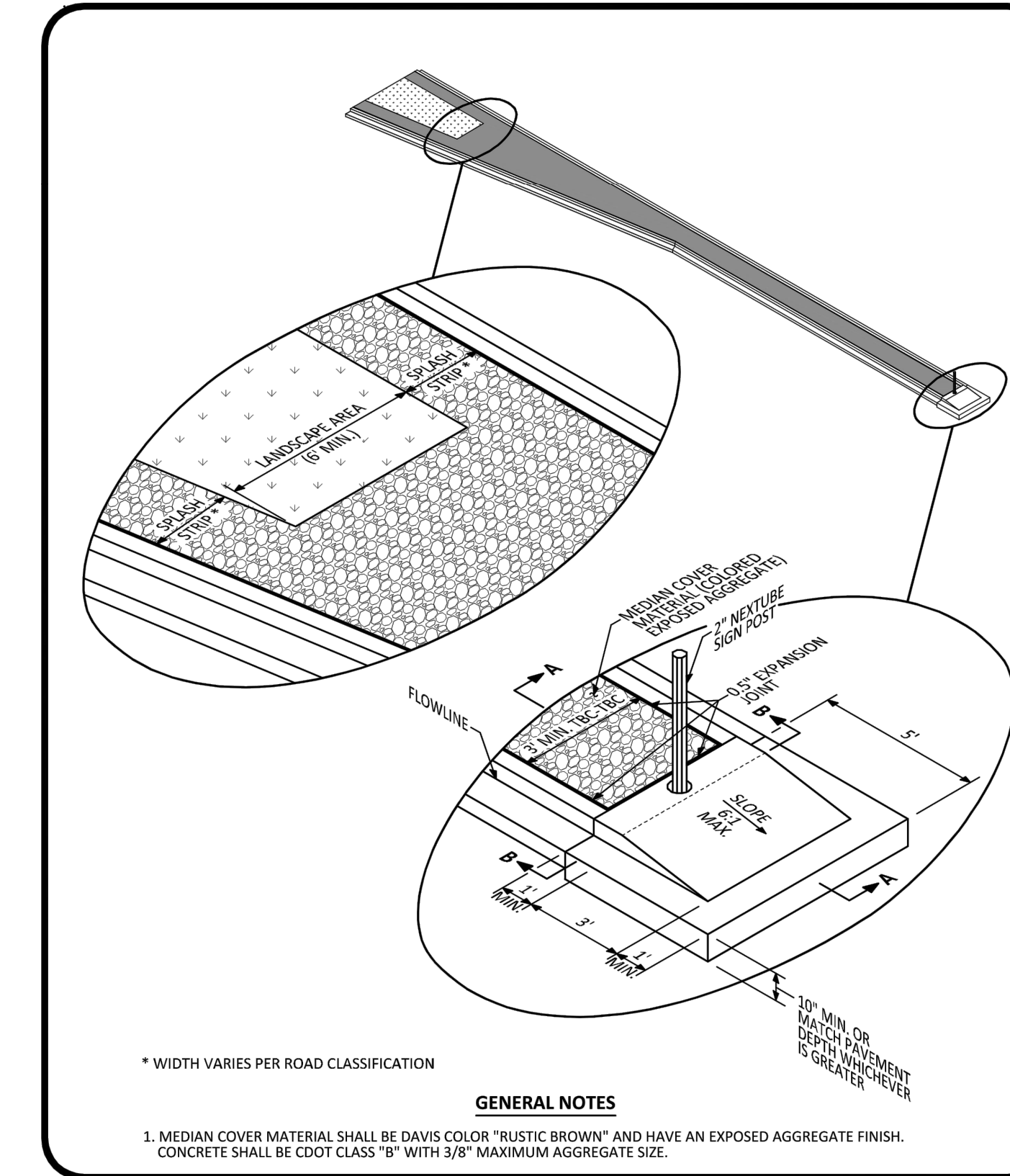
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ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 27

1 OF 1



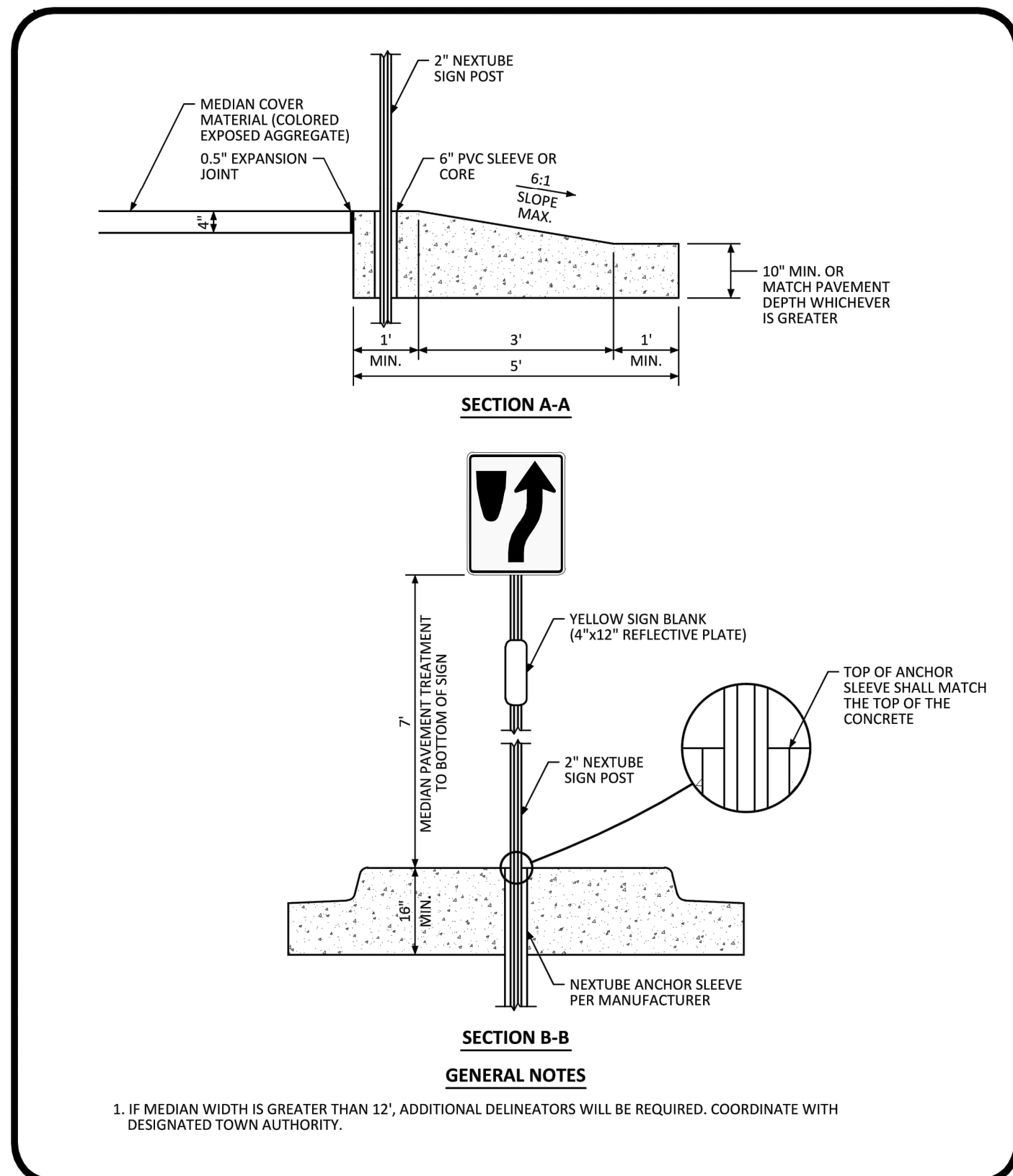
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MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL

DATE AUGUST 2014

DETAIL 28

1 OF 2



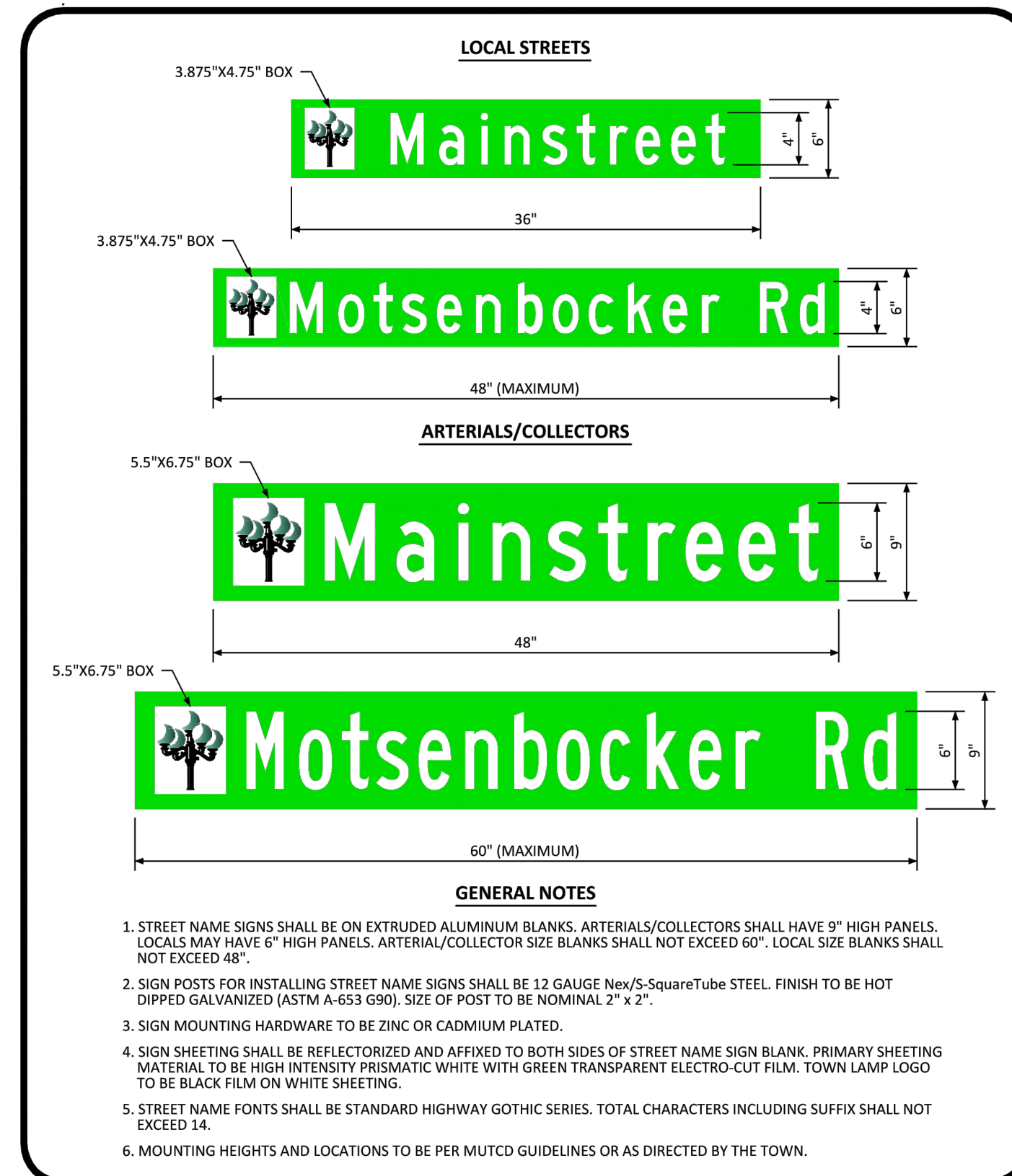
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MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 28

2 OF 2



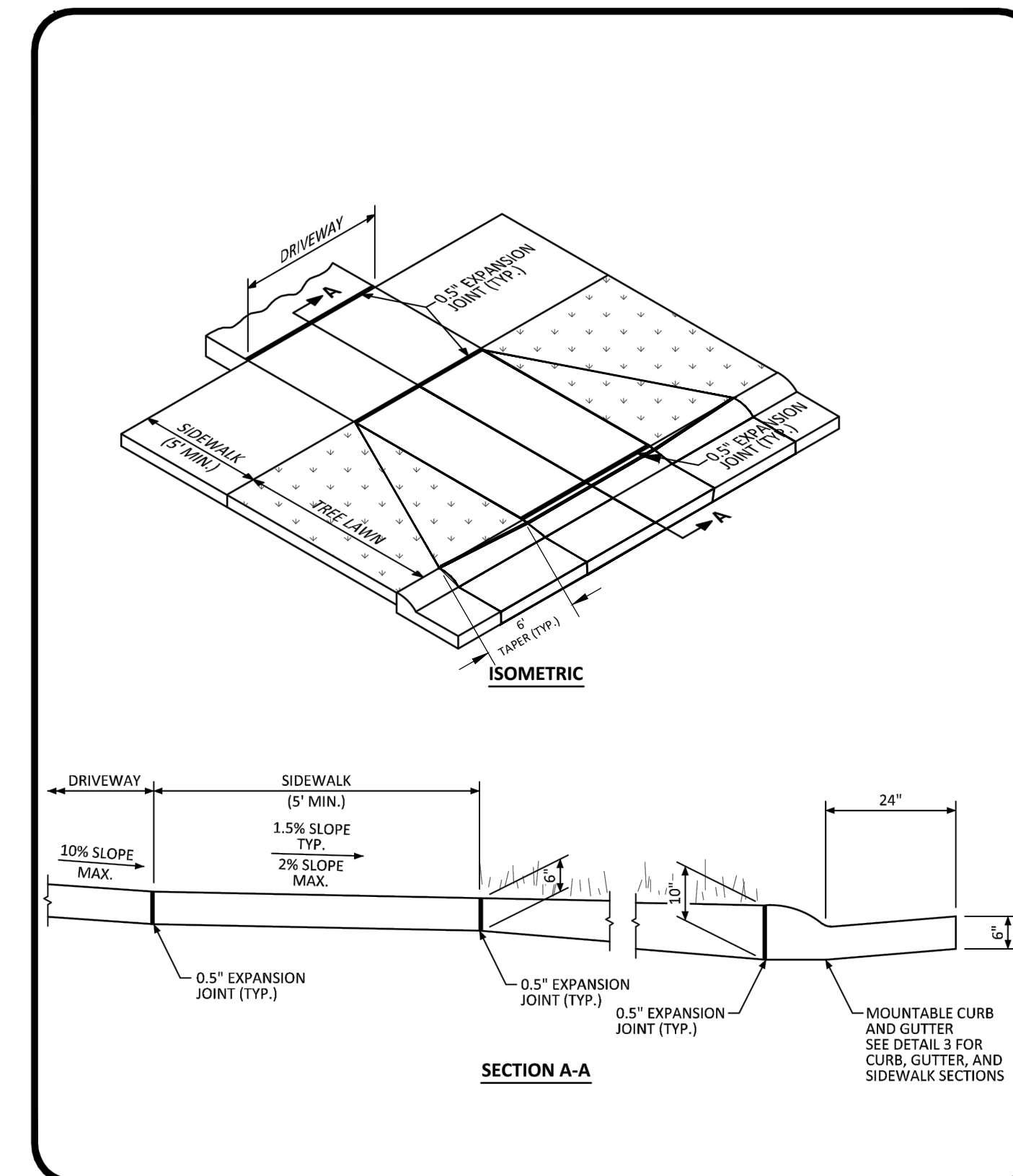
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GROUND MOUNTED STREET NAME PANELS

DATE AUGUST 2014

DETAIL 33

1 OF 1



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RESIDENTIAL DRIVEWAY WITH 4\"/>

Plotted: 11/22/2016 9:14 AM, Draw Name: P:\Cpck3\ConsSub\05-Residential_CDU\dwg\Fin\Drawings\Plan_Sat\Town\Phase 2\05B-CLCPKC3-Street Details.dwg, Updated By: Dicitz

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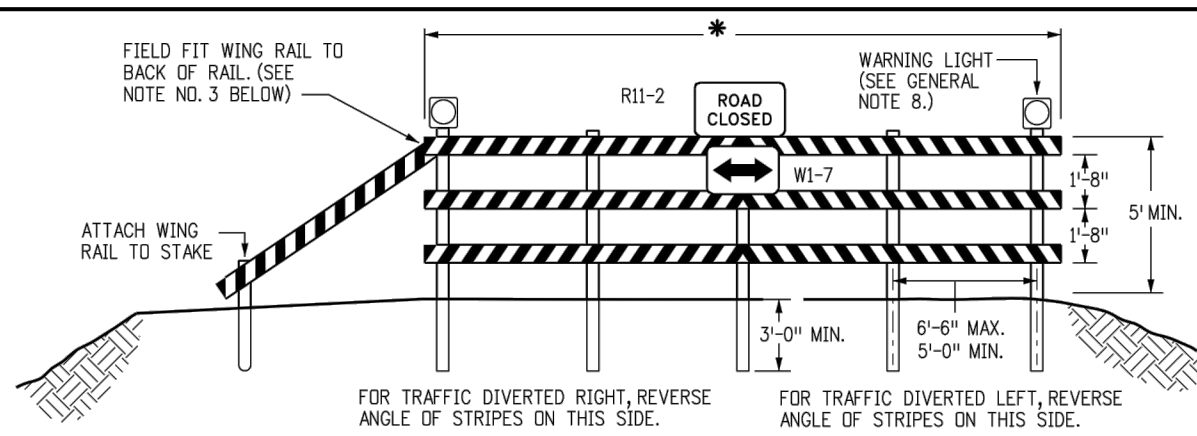
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
 TOWN OF PARKER, COLORADO
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22 OF 23
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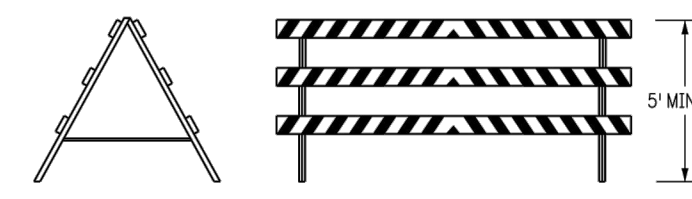
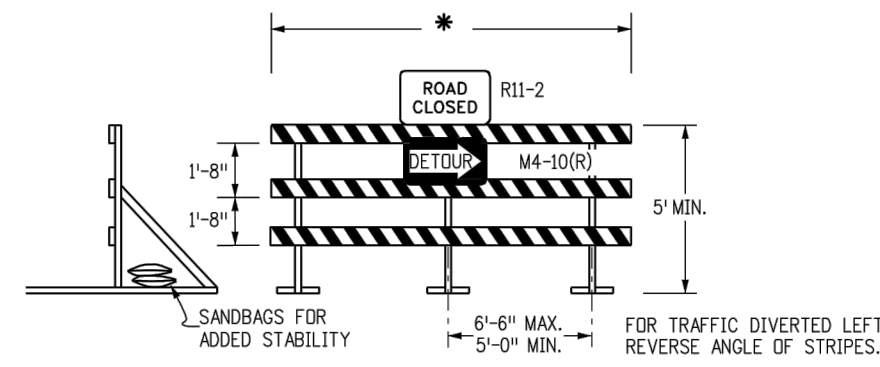


* RAIL LENGTH TABLE

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

NOTES

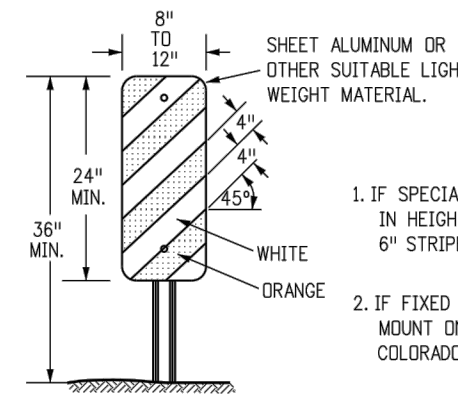
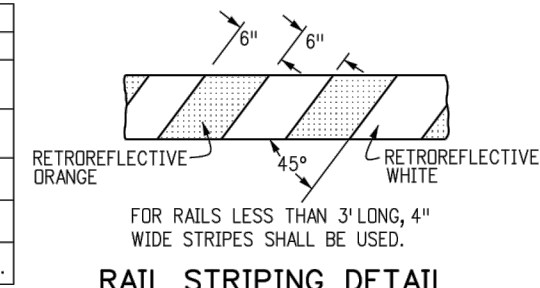
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION 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.



TYPICAL TYPE 3 BARRICADES

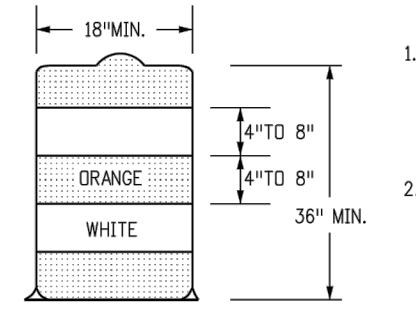
TYPICAL BARRICADE CHARACTERISTICS

BARRICADE DESIGNATIONS	
TYPE 3	
RAIL WIDTH	8" MIN.-12" MAX.
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE
HEIGHT	5' MIN.
USE	TEMPORARY OR PERMANENT
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.



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 BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 604 AND 630 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 BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING ONE 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 SIDE(S) SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDE(S) 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 SHEETING SHALL CONFORM TO ASTM D4856:
 - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
 - RED AND WHITE SHALL BE TYPE II, III OR IV.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BASES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED 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 SINGLY, 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 ON 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	Initials: JSW
Last Modification Date:	Initials:
Full Path: www.colorado.gov/traffic/traffic-standard-plan	
Drawing File Name: S-630-02_1of1.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale
Units: English	

Sheet Revisions

Date:	Comments
06/03/16	UPDATED GENERAL NOTES 4 & 6

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 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-8943
 Fax: (303) 757-9219

Safety & Traffic Engineering Branch KCM/MKB

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

STANDARD PLAN NO.	S-630-2
Sheet No. 1 of 1	

DATE	REVISIONS
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