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

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290 FILLMORE ST #1A
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MANHARD CONSULTING

RICK J. MOORE, P.E. — 303-708-0500
8008 E ARAPAHOE COURT, SUITE 110
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20120 E. MAINSTREET — 303-840-9546
PARKER, CO. 80138
STREETS - ALEX MESTDAGH
STORM WATER - JACOB JAMES
EROSION CONTROL - KURT PATRICK
LIFE SAFETY - RANDY CAPRA

TOWN OF PARKER POLICE DEPARTMENT

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PARKER, CO. 80134

STONEGATE VILLAGE METRO DISTRICT

DISTRICT ENGINEER:
SCOTT BARNETT — 303-858-9909
MULHERN MRE, INC.
2 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO 80112

DISTRICT MANAGER: — 303-858-9909
SEAN CHAMBERS
10252 STONEGATE PARKWAY
PARKER, CO 80134

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)

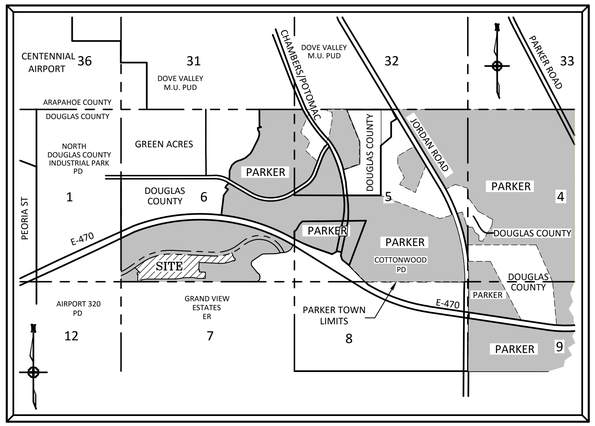
SITE BENCHMARKS:

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.

SIGHT DISTANCE CERTIFICATION:

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

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

FOR AND ON BEHALF OF MANHARD CONSULTING

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

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SHEET INDEX - TOWN OF PARKER PLAN SET

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11	RACCOON TAIL WAY ROADWAY PLAN & PROFILE
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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

DRAWN BY	REVISIONS	DATE
	A 2ND SUBMITTAL	11/2016

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
COVER SHEET

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

SHEET 1 OF 23
CLCPKC3

SECOND SUBMITTAL

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Plotted: 11/22/2016 8:56 AM Dwg Name: P:\Clpkc3\ComSouth05-Residential CDs\dwg\Eng\Final Drawings\Plan Set\Town\PHASE 2\05B-CLCPKC3-Res-CV01.dwg Updated By: ADoucker

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT SYSTEM SPECIFICATIONS, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, THE COLORADO STATE BOARD OF HEALTH, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.

3. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING HUMMINGBIRD STUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.

5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.

6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS AND ELECTRONIC FILES FOR THE TOWN. AFTER APPROVAL HAS BEEN GRANTED BY THE DESIGNATED TOWN AUTHORITY, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE TOWN.

7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS. COMPACTION TESTS MUST BE SUBMITTED TO THE TOWN AND DISTRICT PRIOR TO PROBATIONARY ACCEPTANCE.

8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR. ANY EXCESS MATERIAL FROM SUBGRADE TRIMMING SHALL NOT BE LEFT IN THE HUMMINGBIRD STORE, BUT SHALL BE SPREAD UNIFORMLY IN A 20-FOOT WIDE ZONE BEHIND THE WALK.

9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES.

10. EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCs, PTs, AND AT ANY FIXED OBJECT, BUT IN NO CASE ANY FARTHER THAN 500 FEET APART.

11. THE APPLICANT IS 470 COMPARK.

12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER, AND WALK CONTRACTOR. A SIMILAR FIELD INSPECTION SHALL OCCUR WITH THE UTILITY CONTRACTOR AND CURB CONTRACTOR TO INSPECT THESE ITEMS PLUS CURB STOP BOXES AND CONCRETE WORK PRIOR TO THE START OF WORK BY THE PAVING CONTRACTOR. THESE FIELD INSPECTIONS ARE INTENDED TO HELP ESTABLISH RESPONSIBILITY FOR ANY NECESSARY REPAIRS, CLEANING, ETC. THAT ARE NEEDED. THESE INSPECTIONS WITH A REPRESENTATIVE OF THE OWNER ARE IN ADDITION TO ANY INSPECTIONS BY REPRESENTATIVES OF THE TOWN OF PARKER OR COTTONWOOD WATER AND SANITATION DISTRICT.

13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE.

14. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE COTTONWOOD WATER AND SANITATION DISTRICT OFFICE AND AN ADDITIONAL SET OF ROLLED BLUELINE PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.

15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.

16. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.

17. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.

18. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.

19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:

"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES

20. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT-OF-WAY. NO TREES ALLOWED WITHIN 7' OF THE EDGE OF ANY STORM SEWER.

21. BENCHMARK:

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

ELEVATION = 5752.84 (NAVD 88)

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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, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.

23. T.C. INDICATES TOP BACK OF WALK GRADE FOR COMBINATION CURB, GUTTER, AND SIDEWALK, OR TOP BACK OF CURB FOR OTHER CURB AND GUTTER TYPES.

24. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

25. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.

26. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

3. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.

4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT DENVER INTER-UTILITY GROUP AT 303-534-6700, OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.

7. ALL PROPOSED 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 WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."

10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.

11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER ONE (1) YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.

16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500.

17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.

18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.

2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).

4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.

5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.

6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:

- 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
- 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.

7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.

8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.

9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.

10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.

11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.

12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.

13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.

14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.

15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.

16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE & STRIPING NOTES

1. SEE SIGNAGE & STRIPING PLAN FOR NOTES.

ROADWAY NOTES:

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.

2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M-STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

MASTER LEGEND

- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED WATERLINE W/ GATE VALVE
- PROPOSED F.H. ASSEMBLY, GATE VALVE & TEE
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ GATE VALVE
- EXISTING FH ASSEMBLY, GATE VALVE & TEE
- EXISTING HIGH PRESSURE GAS LINE
- PROPOSED STORM SEWER W/ MANHOLE
- PROPOSED EOA, FL AND BOC
- PROPOSED SIDEWALK
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- EXISTING TOP BACK OF CURB
- EXISTING FLOWLINE
- EXISTING LIP OF CURB/EDGE OF ASPHALT
- EXISTING STORM INLET
- PROPOSED STORM INLET
- PROPOSED WATER SERVICE W/ CURBSTOP
- PROPOSED SANITARY SERVICE
- EXISTING WATER SERVICE W/ CURBSTOP
- EXISTING SANITARY SERVICE
- CAUTION! UTILITY CROSSING
- PROPOSED CROSS PAN
- EXISTING CROSS PAN
- 5750 PROPOSED CONTOURS
- 5750 EXISTING CONTOURS
- T EXISTING TELEPHONE LINE
- E EXISTING ELECTRIC LINE
- EXISTING STORM
- OH EXISTING OVERHEAD UTILITY
- EXISTING POWER POLES
- HP HIGH POINT
- LP LOW POINT
- TW TOP OF WALL ELEVATION
- M.E. MATCH EXISTING
- 26.3 FL R/W PROPERTY LINE INDICATES PROPERTY CORNER ELEV. PER GRADING TEMPLATES
- CUT/FILL LINE
- FLOW DIRECTION ARROW
- PROPOSED ASPHALT LIMITS
- PROPOSED SIGN
- PROPOSED STREET LIGHT

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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
GENERAL NOTES

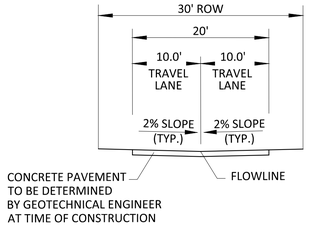
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SHEET 2 OF 23
CLCPKC3

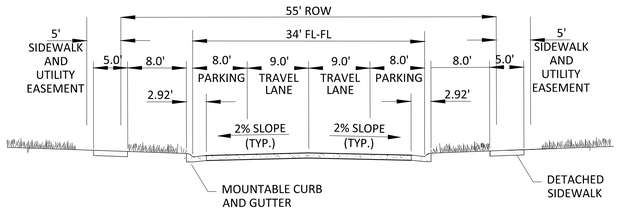
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PRIVATE RESIDENTIAL ALLEY



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.

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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

TYPICAL ROADWAY SECTIONS

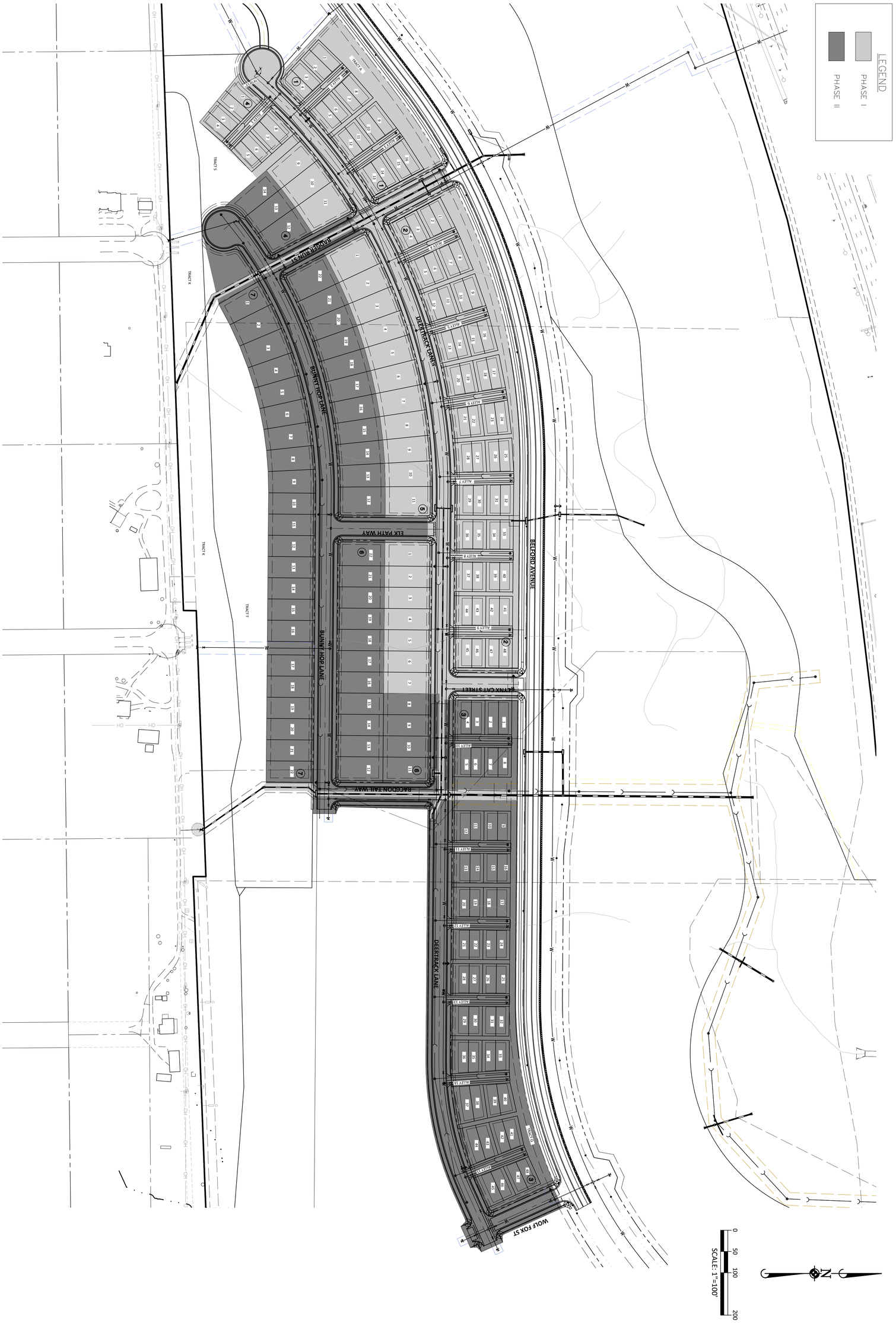
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3 OF 23
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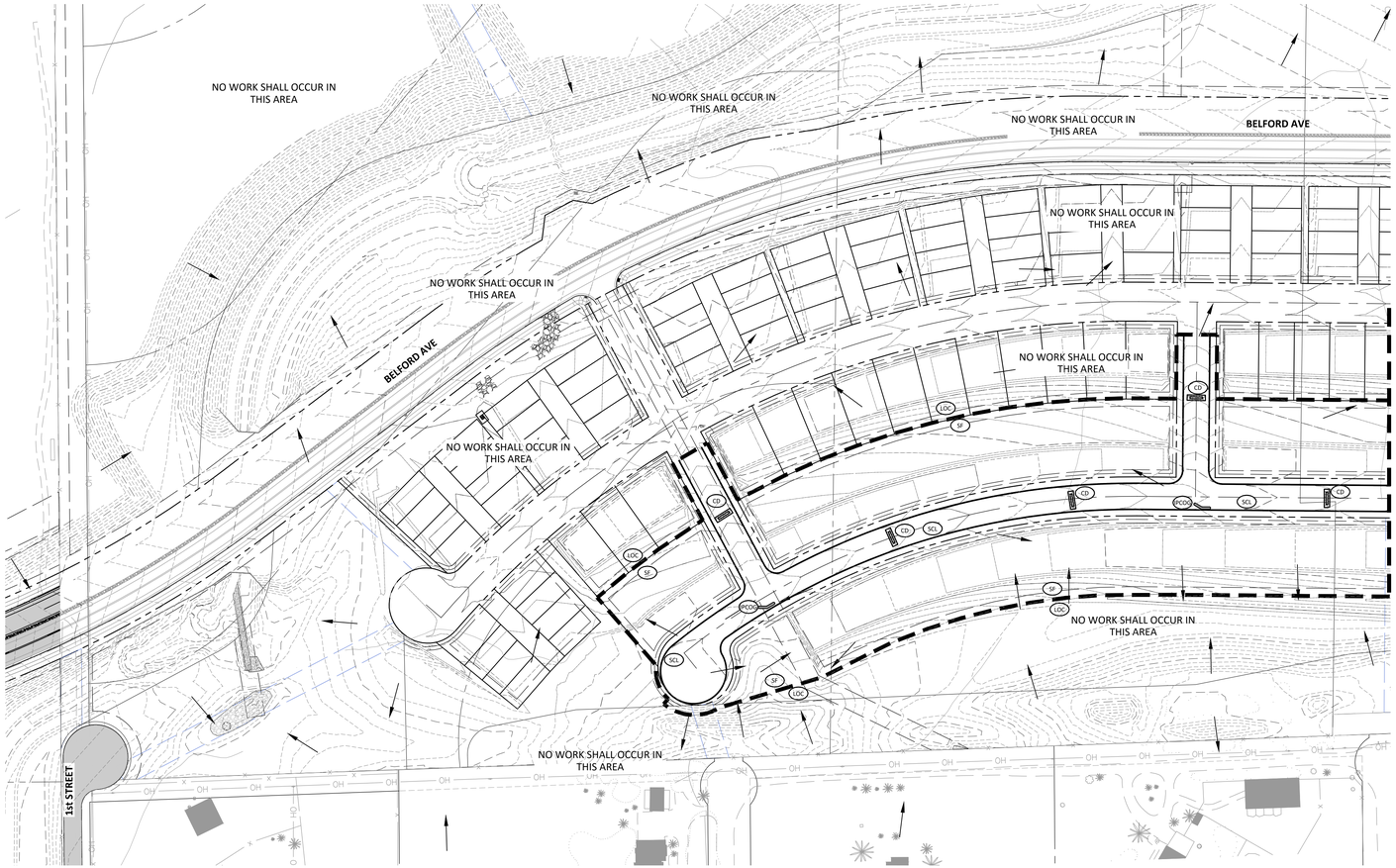
TOWN OF PARKER, COLORADO

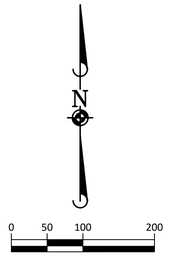
PHASING PLAN

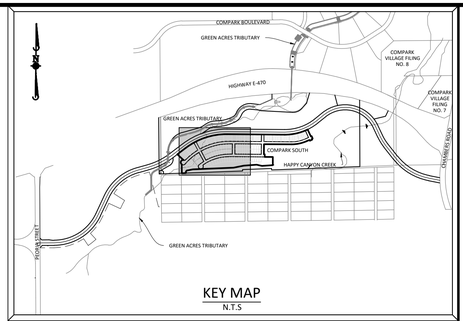
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KEY MAP
N.T.S

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)

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DD	DIVERSION DITCH
DTC	DEBRIS TRASH CONTROL
ECB	EROSION CONTROL BLANKET
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IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
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LOC	LIMITS OF CONSTRUCTION
PTP	PORTABLE TOILET PROTECTION
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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
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TI	TEMPORARY IRRIGATION
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A

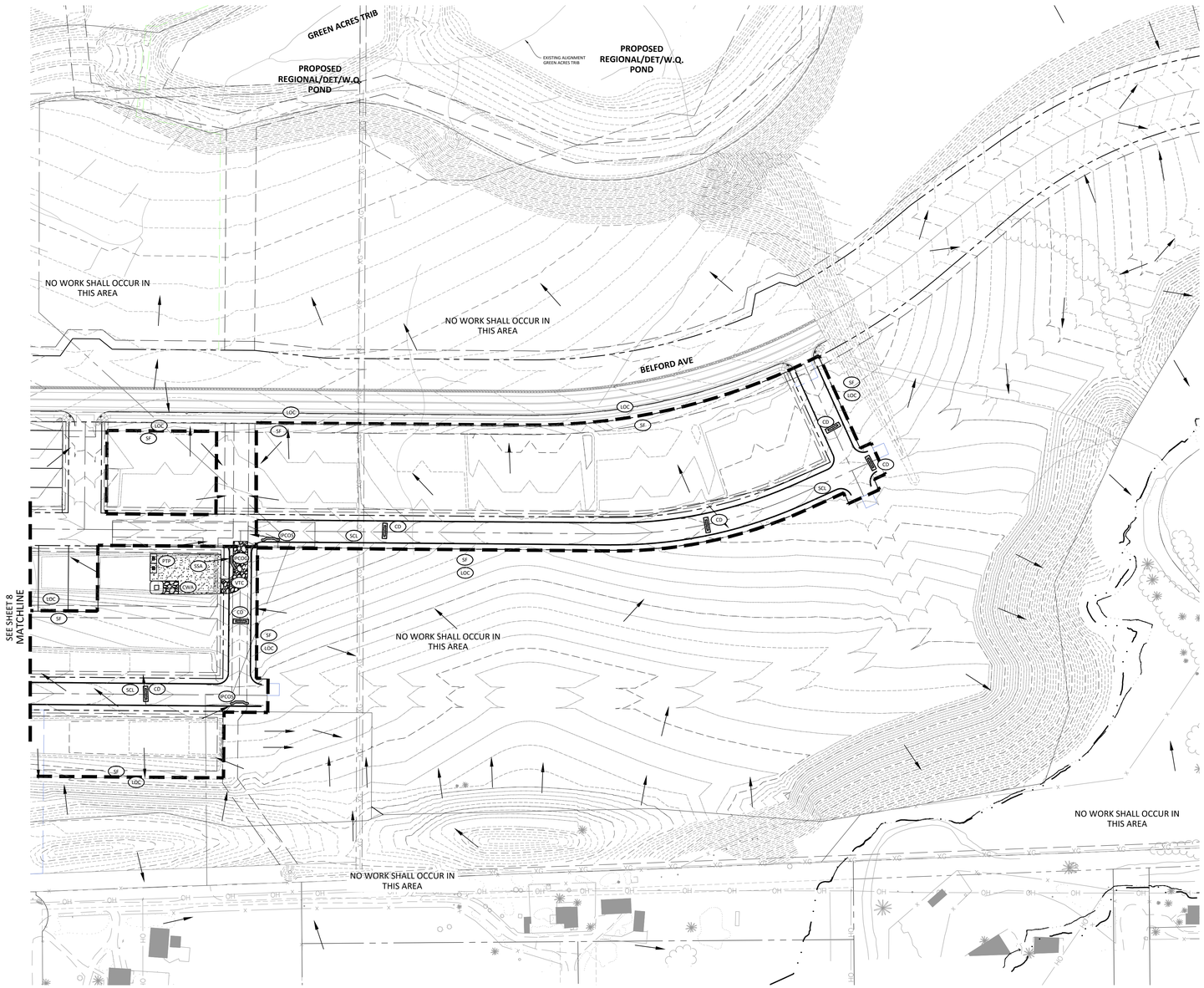
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DATE: 09/2016

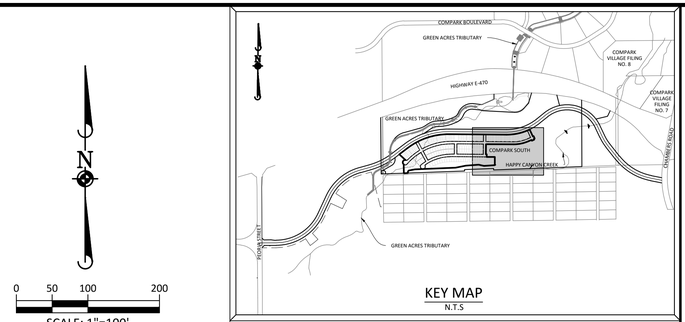
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KEY MAP
N.T.S

N

0 50 100 200

SCALE: 1"=100'

SOURCE BENCHMARKS:

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

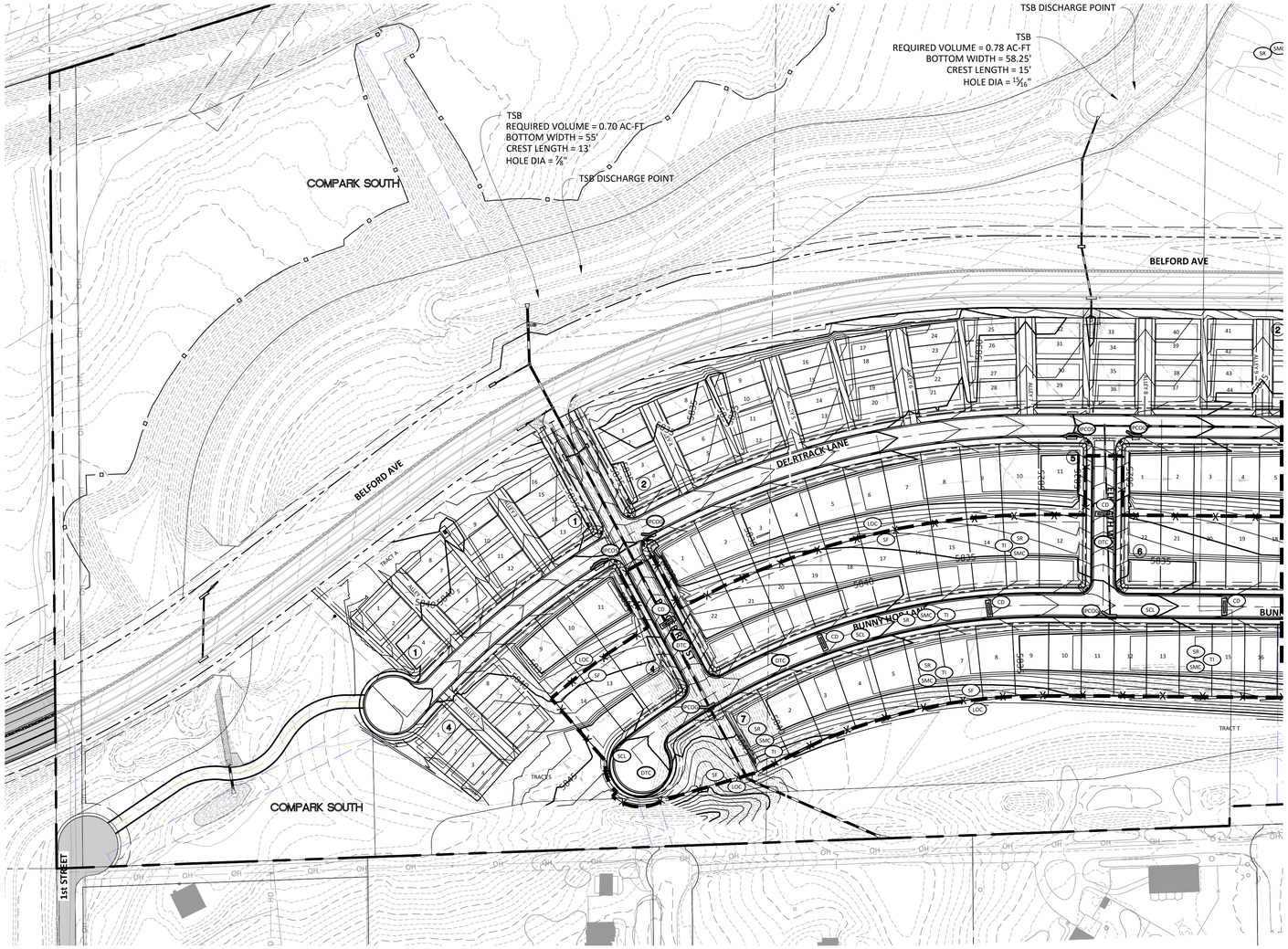
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DATE: 09/2016

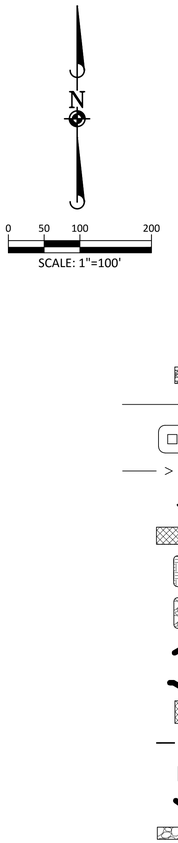
SHEET 6 OF 23
CLCPKC3

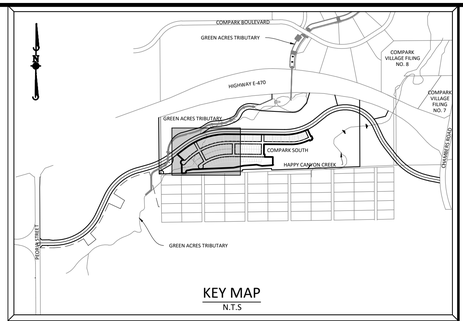
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KEY MAP
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RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOG
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION
TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL
BMP	EXISTING BMP TO REMAIN
BMP	EXISTING BMP TO BE REMOVED

NOTES:

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8. EXISTING CBMPS SHOWN ON THIS PLAN ARE RELATED TO COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1 CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.

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

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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	A 2ND SUBMITTAL	11/2016

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

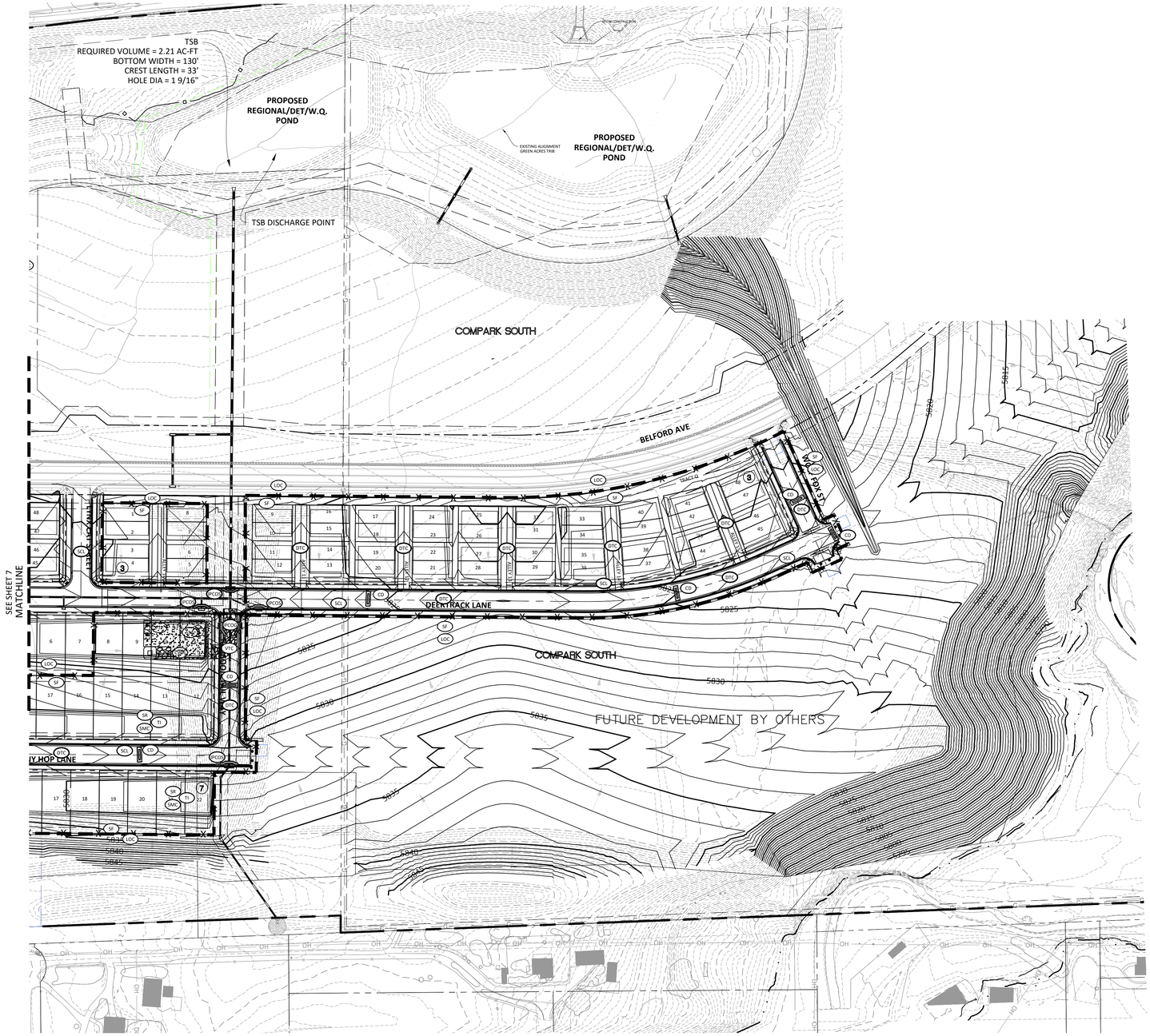
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DRAWN BY:
DATE: 09/2016

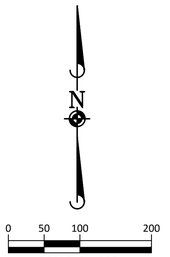
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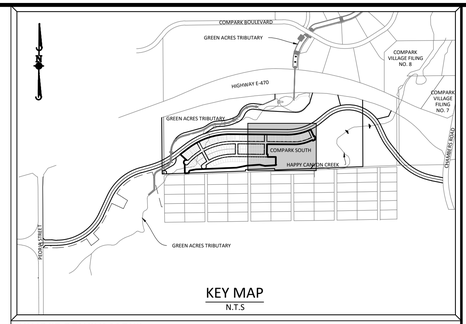
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KEY MAP
N.T.S

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)

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

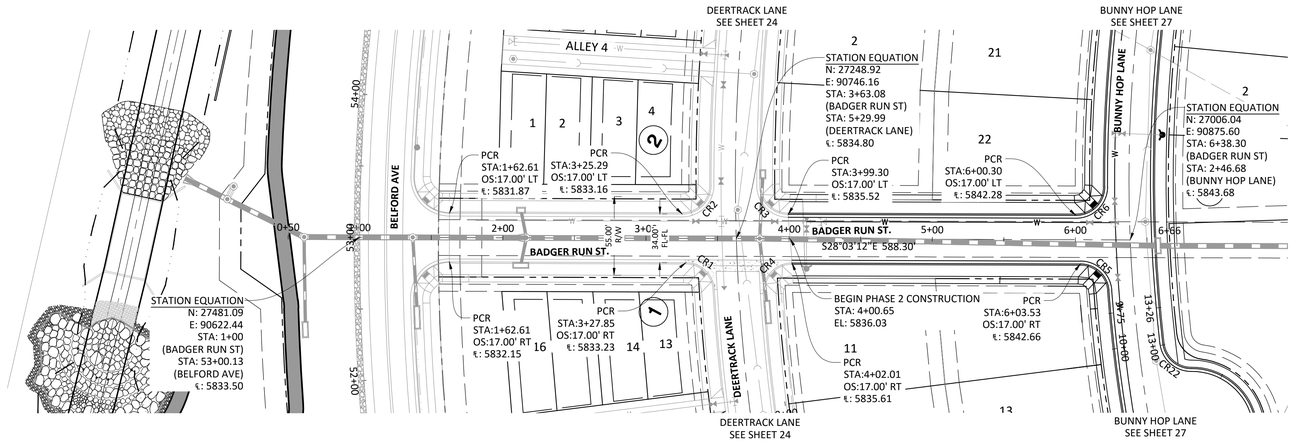
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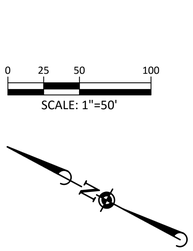
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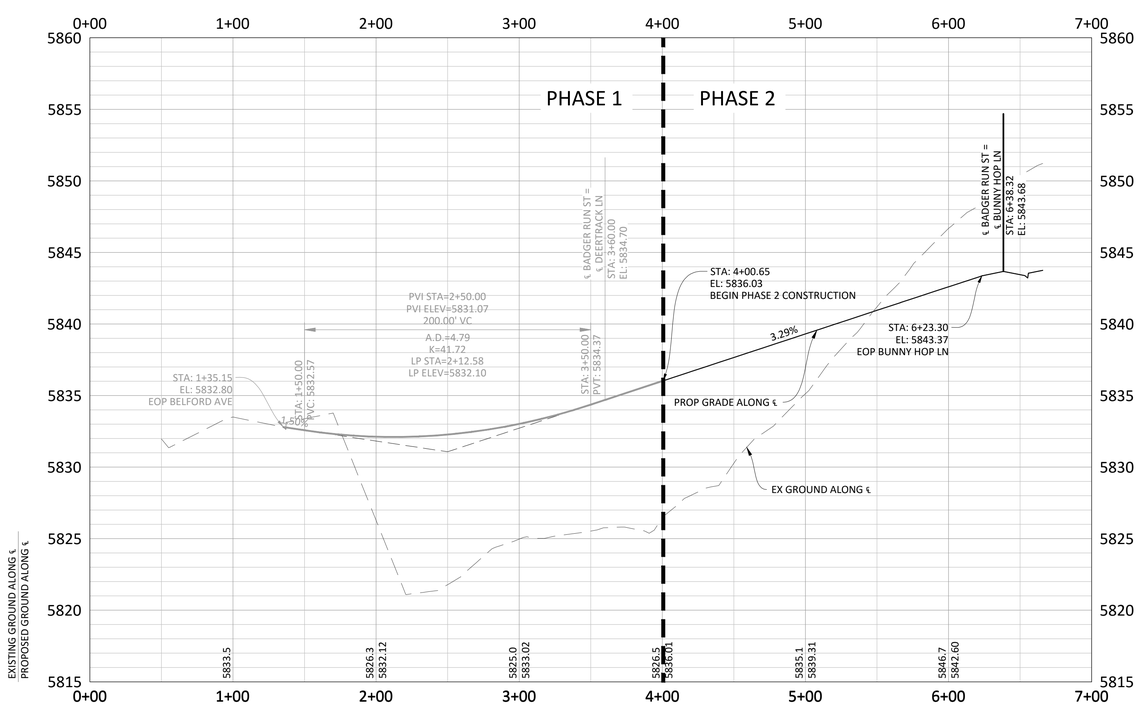
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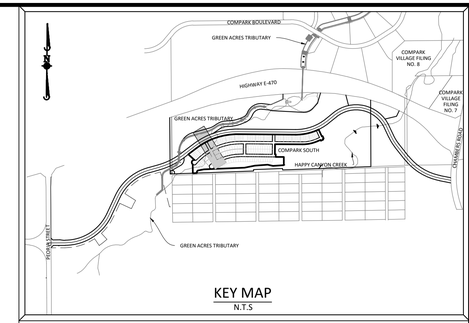




BADGER RUN ST.







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

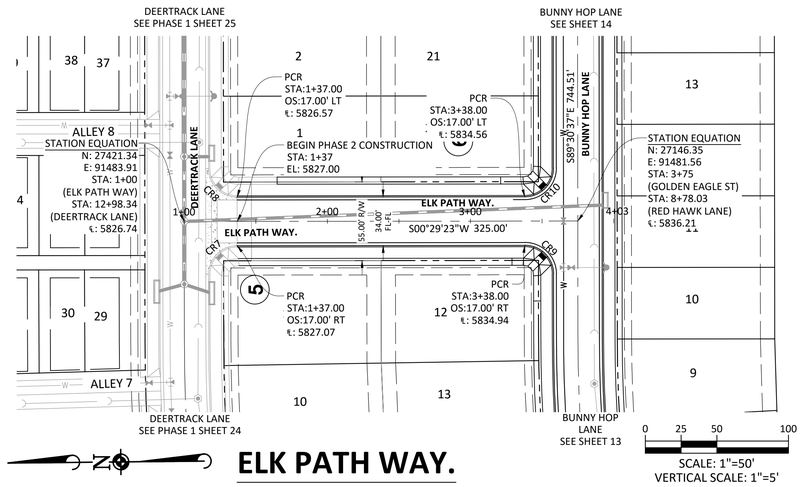
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DATE: 09/2016

SHEET 9 OF 23
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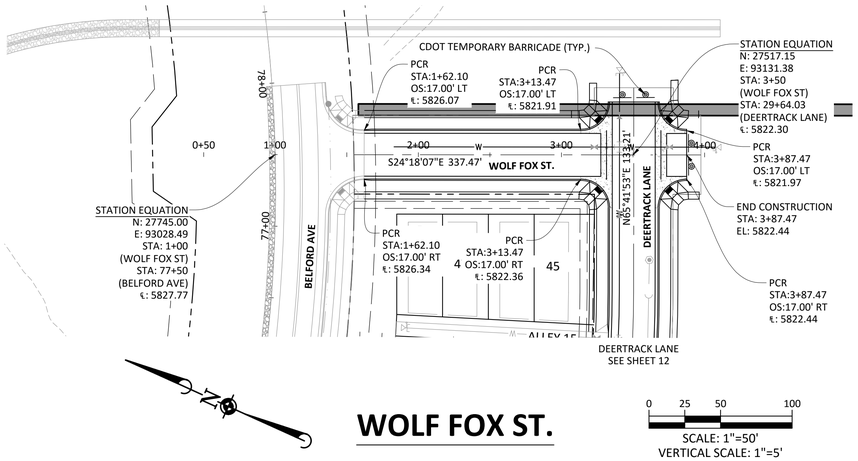
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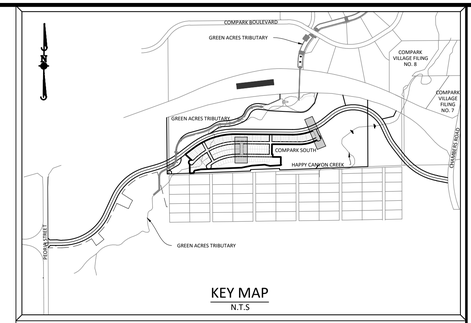
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ELK PATH WAY.



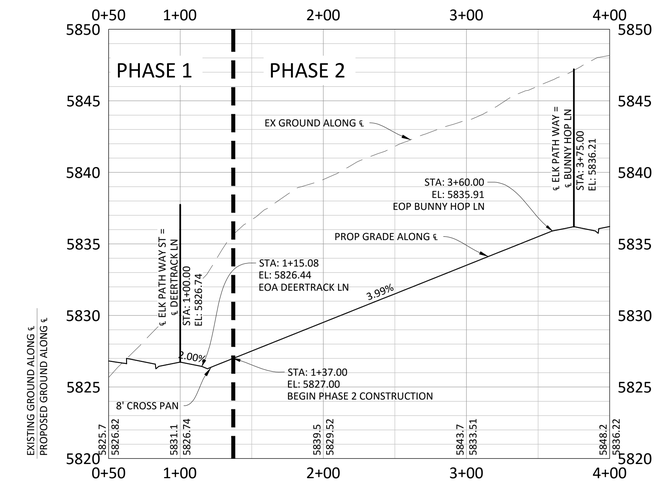
WOLF FOX ST.



KEY MAP
N.T.S

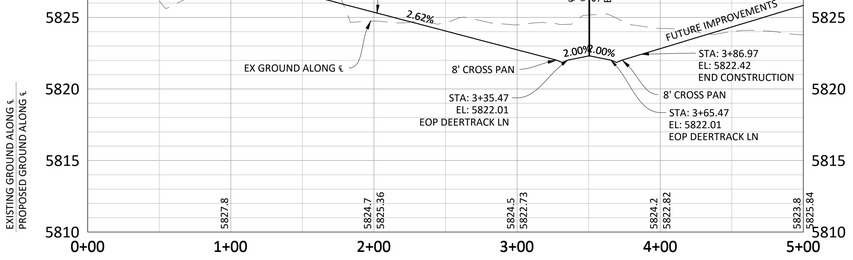
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ELK PATH WAY.

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



WOLF FOX ST.

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

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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

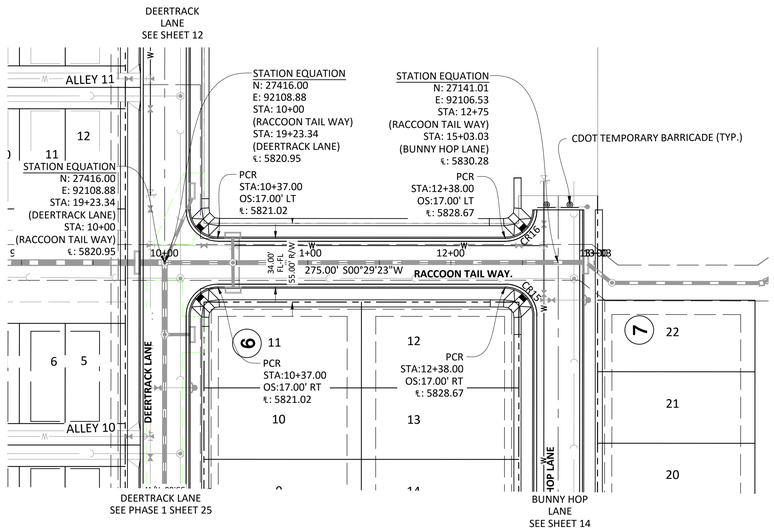
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DATE: 09/2016

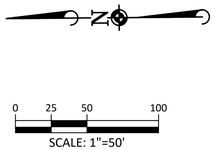
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10 OF 23
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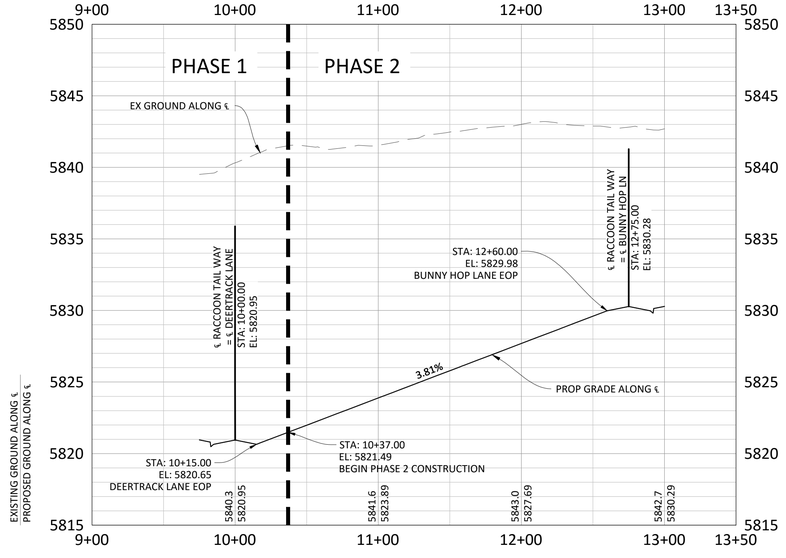
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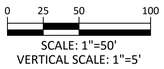


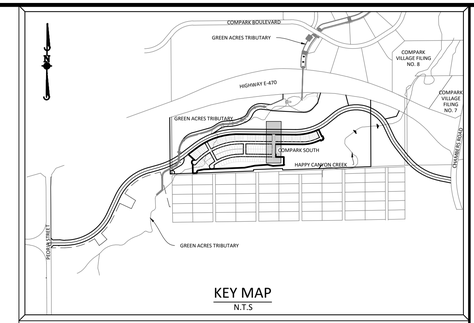


RACCOON TAIL WAY.

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







KEY MAP
N.T.S

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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.
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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.
8. 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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	A 2ND SUBMITTAL	11/2016

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

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

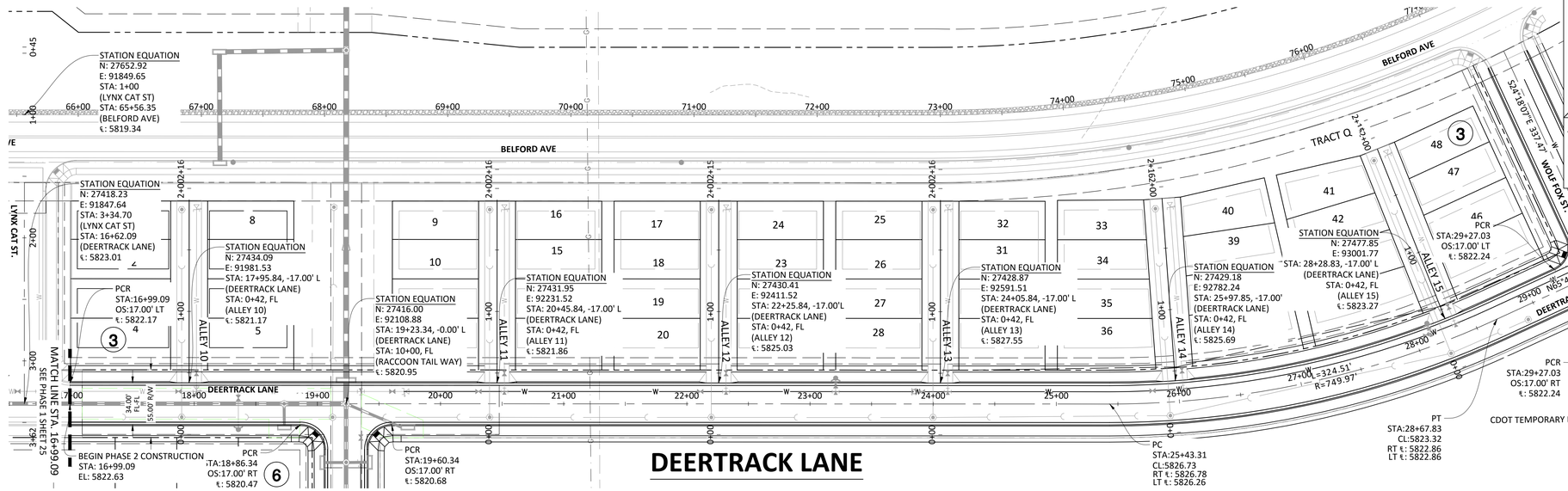
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CLCPKC3

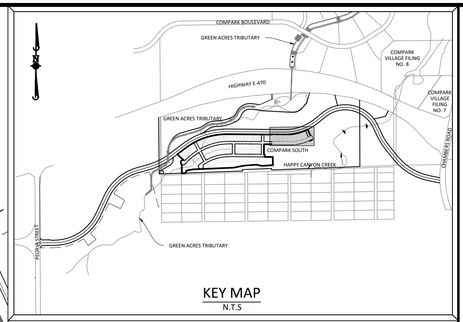
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CURVE TABLE					
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CR17	31.42'	20.00'	90°00'00"	N20° 41' 53.28"E	31.42
CR18	31.42'	20.00'	90°00'00"	N69° 18' 06.72"W	31.42
CR19	31.42'	20.00'	90°00'00"	N20° 41' 53.28"E	31.42
CR20	31.42'	20.00'	90°00'00"	N69° 18' 06.72"W	31.42



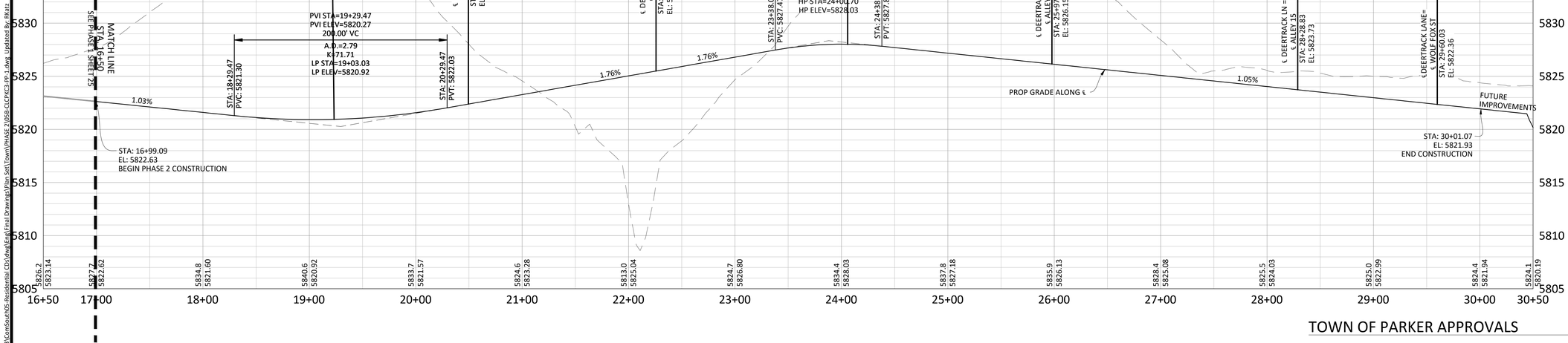


SOURCE BENCHMARKS:

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
DEERTRACK LANE ROADWAY PLAN & PROFILE

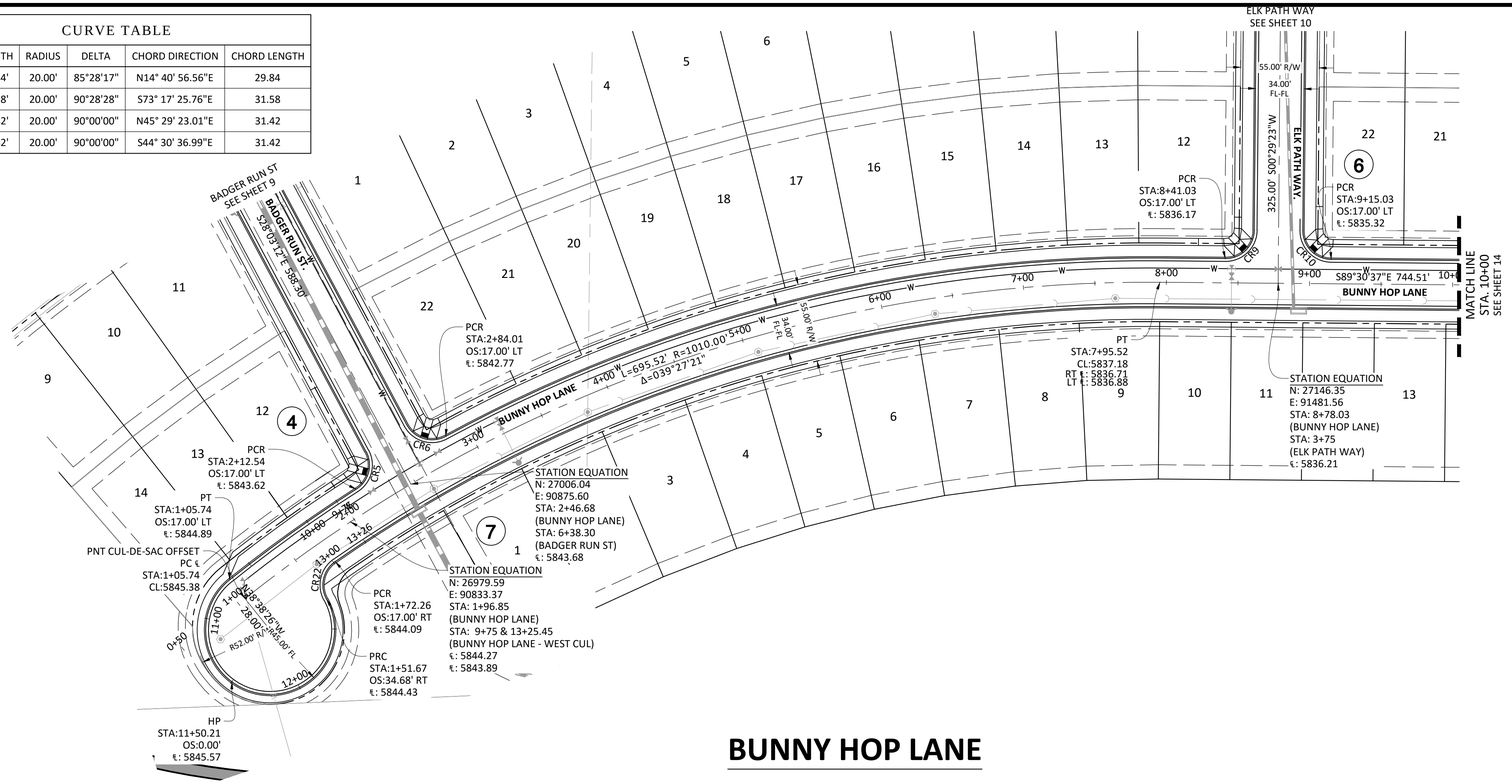
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PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016

SHEET
12 OF 23
CLCPKC3

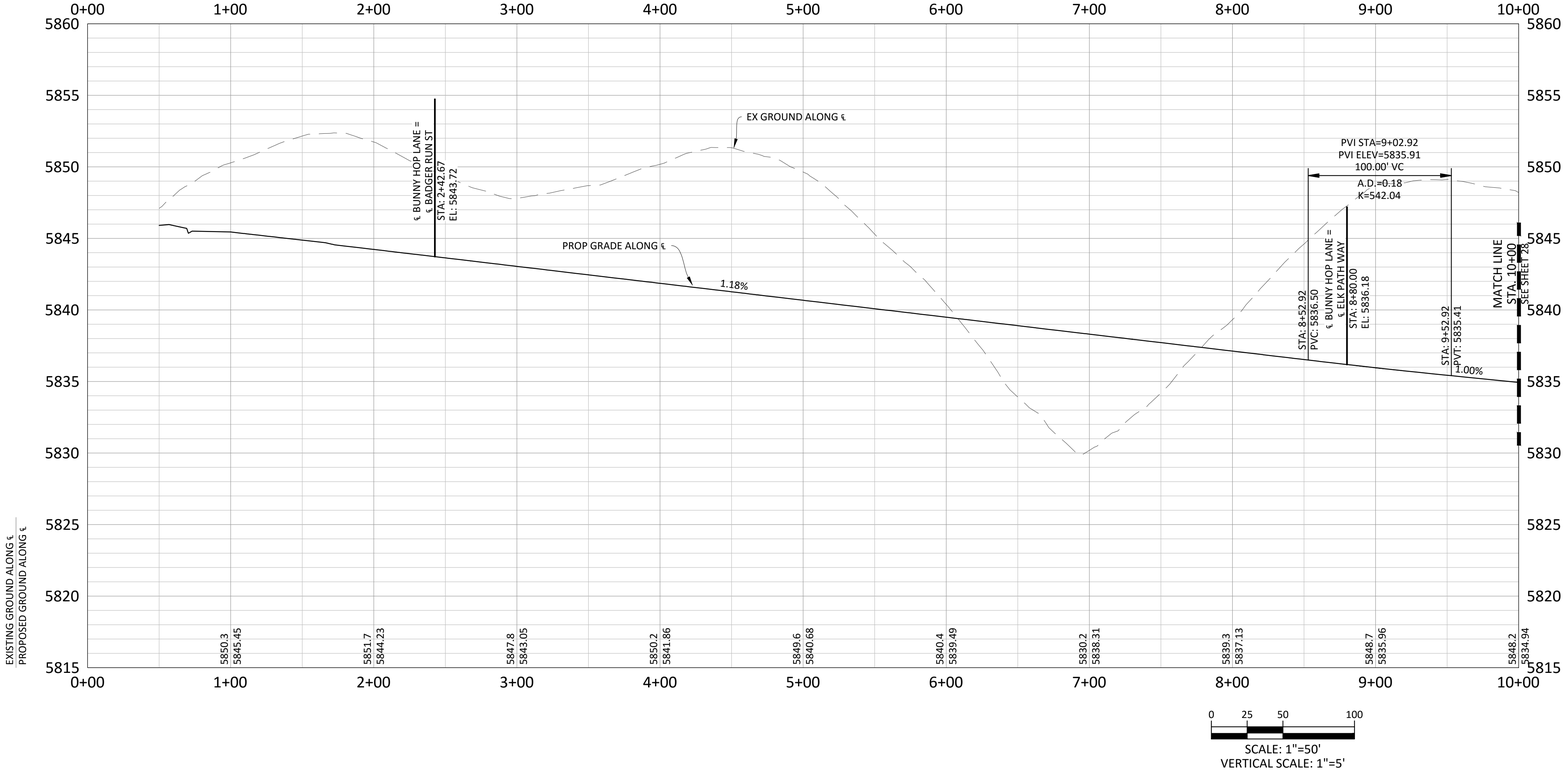
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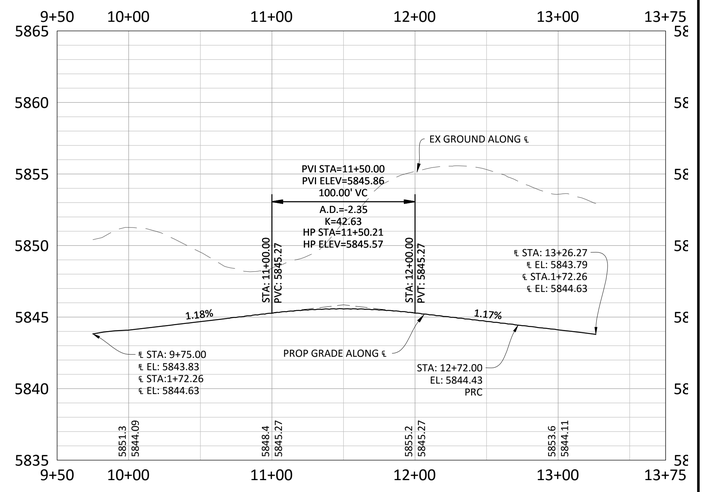
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CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58
CR9	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR10	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	31.42



BUNNY HOP LANE

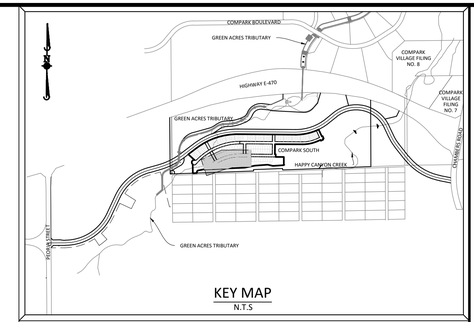


0 25 50 100
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



CUL-DE-SAC FLOWLINE PROFILE

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



KEY MAP
N.T.S

0 25 50 100
SCALE: 1"=50'

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
BUNNY HOP LANE ROADWAY PLAN & PROFILE

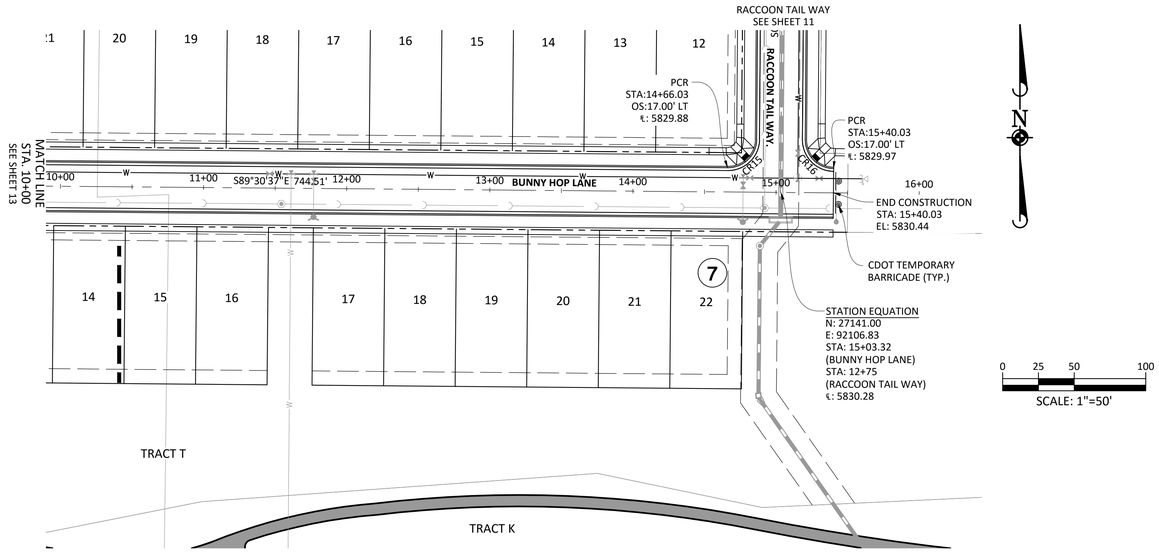
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DATE: 09/2016

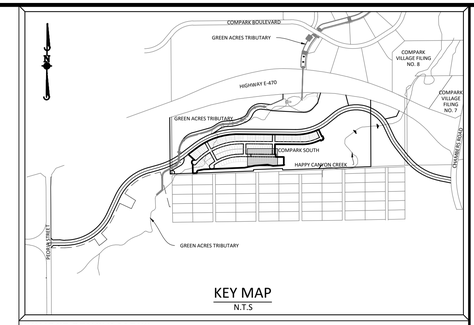
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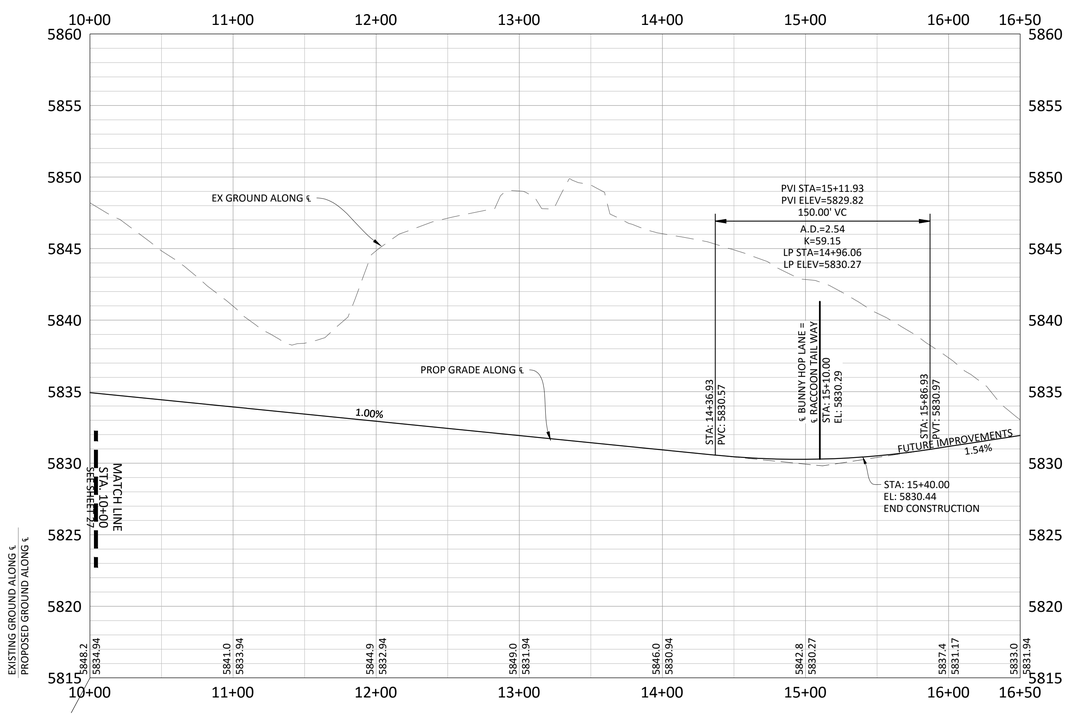


KEY MAP
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BUNNY HOP LANE



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

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Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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

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TOWN OF PARKER, COLORADO
BUNNY HOP LANE ROADWAY PLAN & PROFILE

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

SHEET
14 OF 23
CLCPKC3

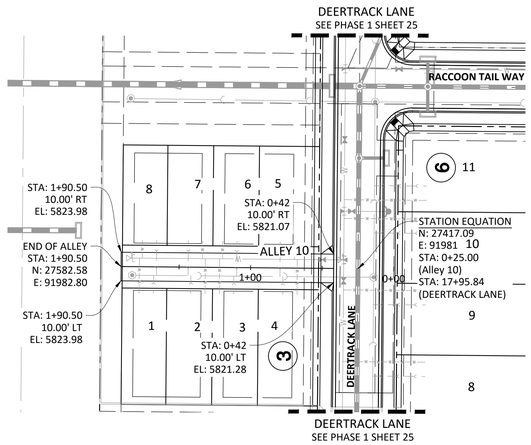
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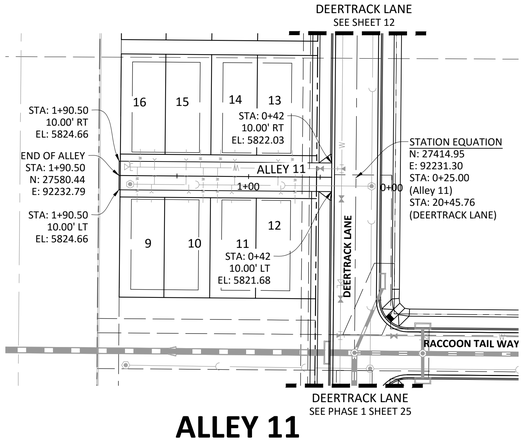
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ALLEY 10



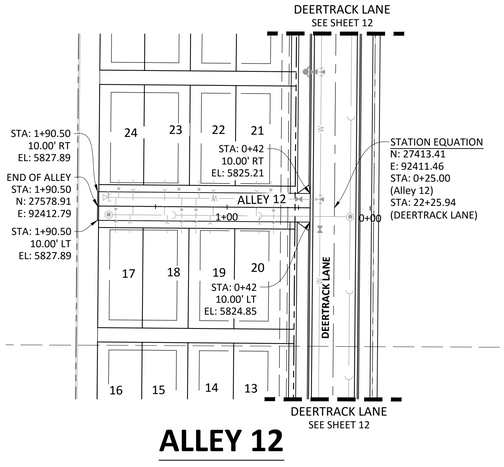
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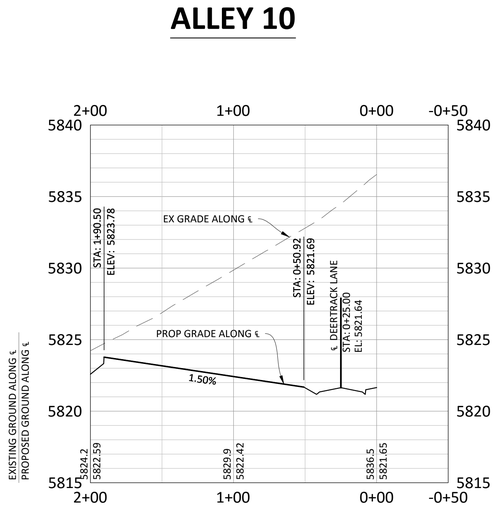
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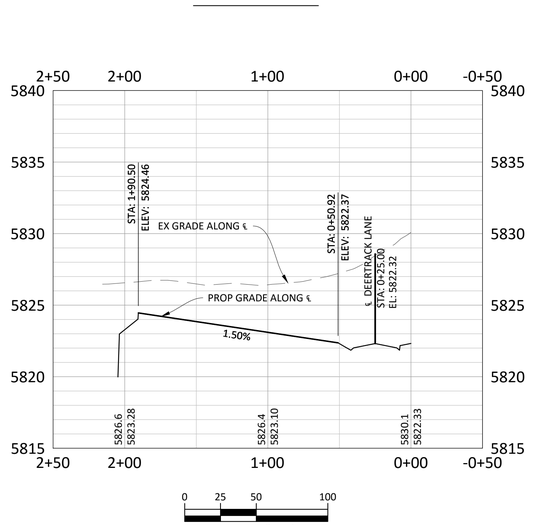


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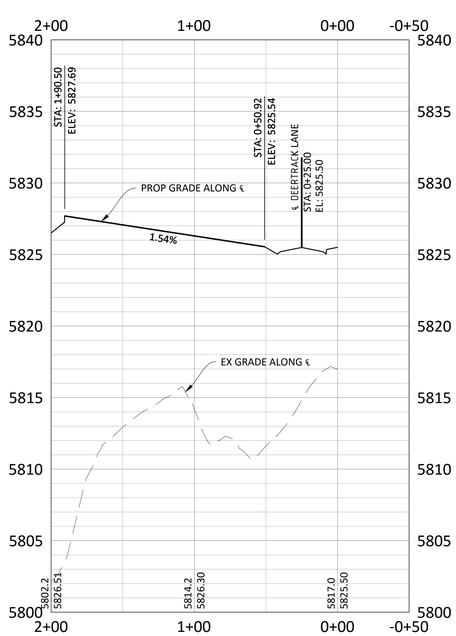


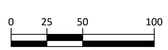
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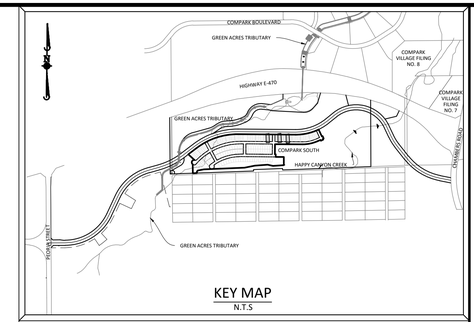


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VERTICAL SCALE: 1"=5'





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



KEY MAP
N.T.S

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

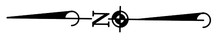
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DATE: 09/2016

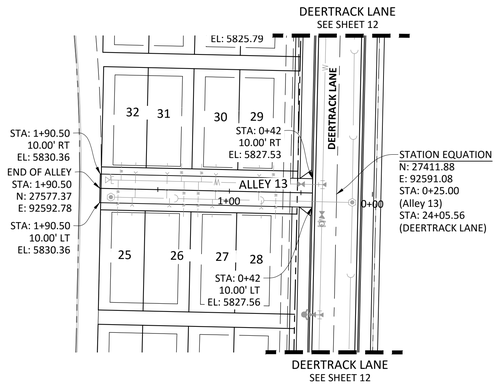
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15 OF 23
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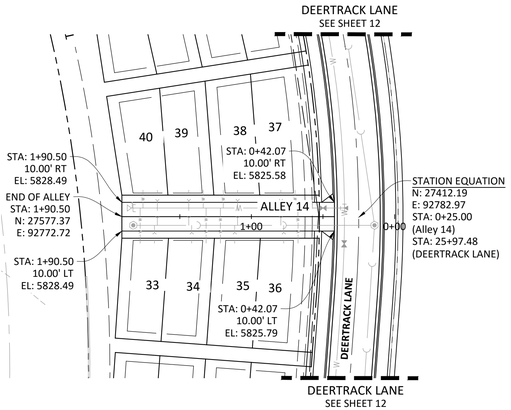
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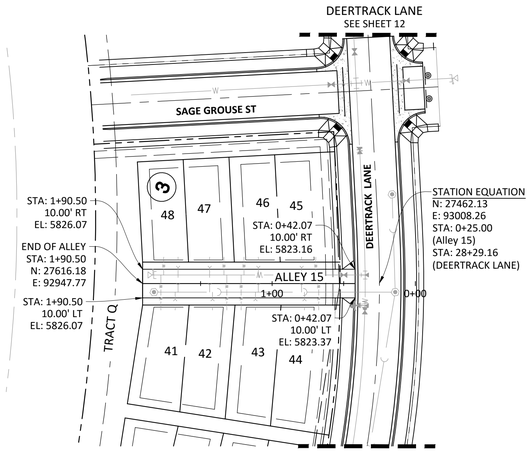
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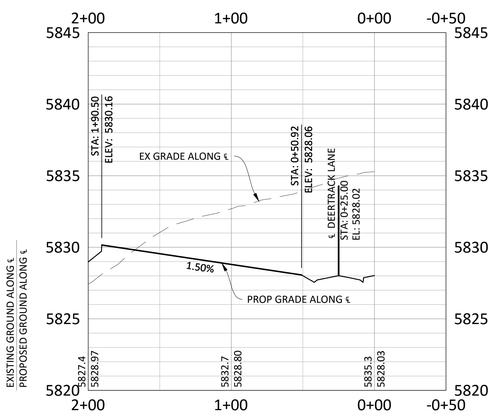


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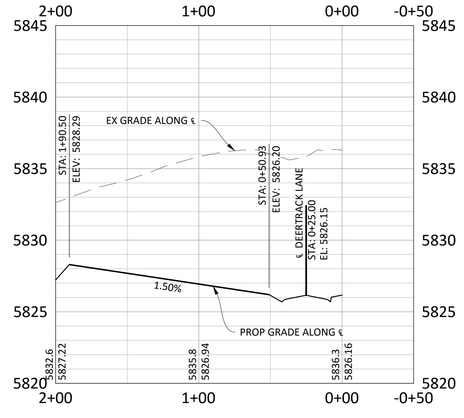


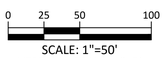


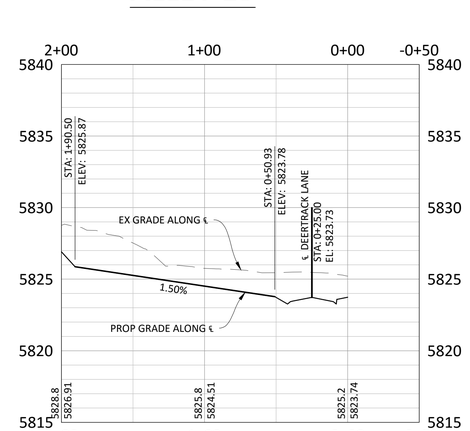
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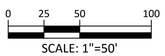


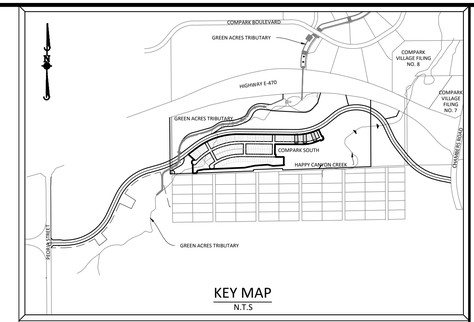












KEY MAP
N.T.S

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:

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.

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 DATE

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

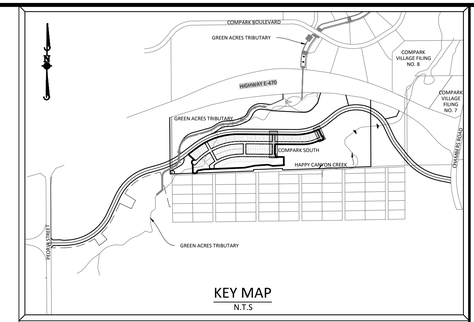
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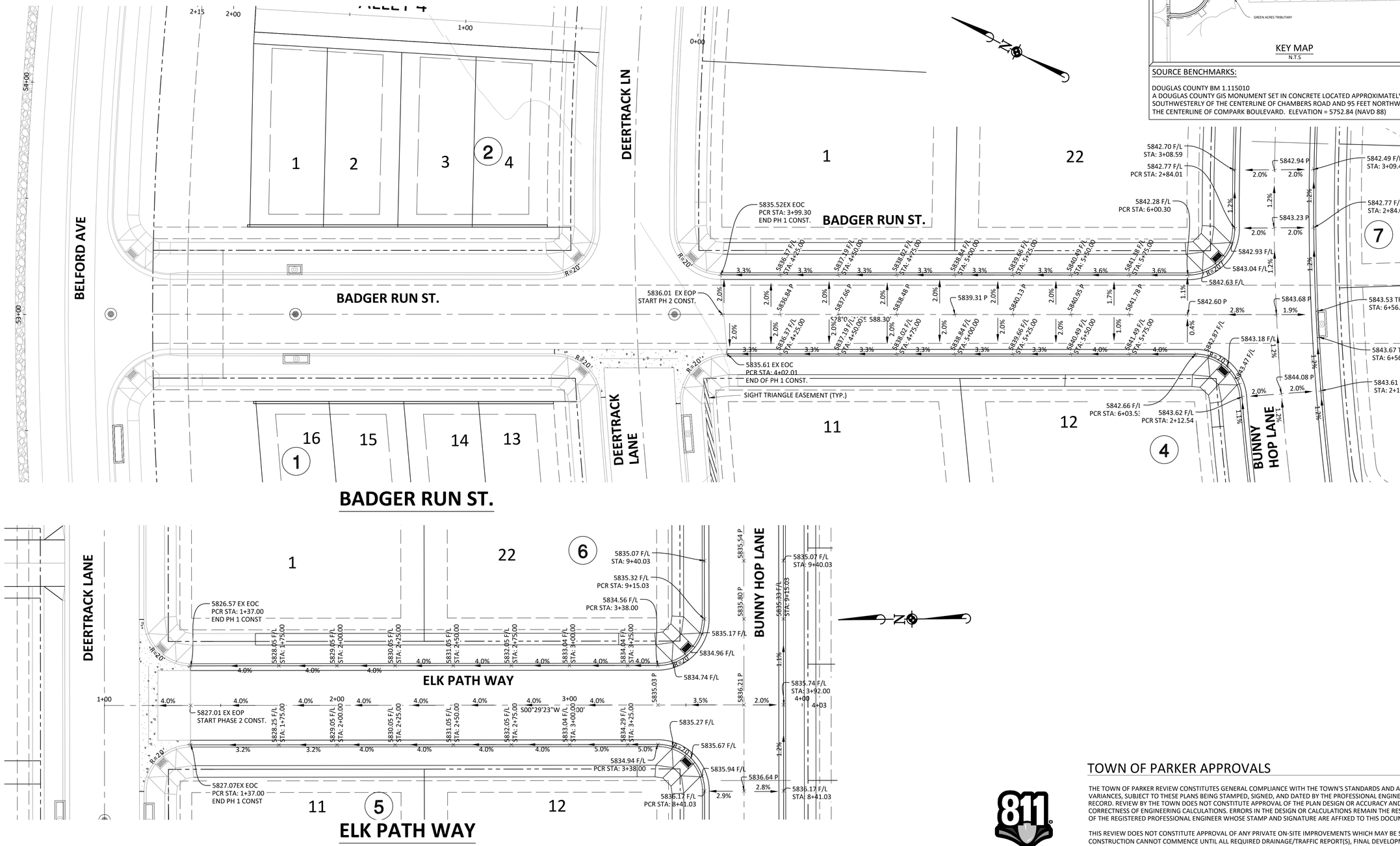
SOURCE BENCHMARKS:

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



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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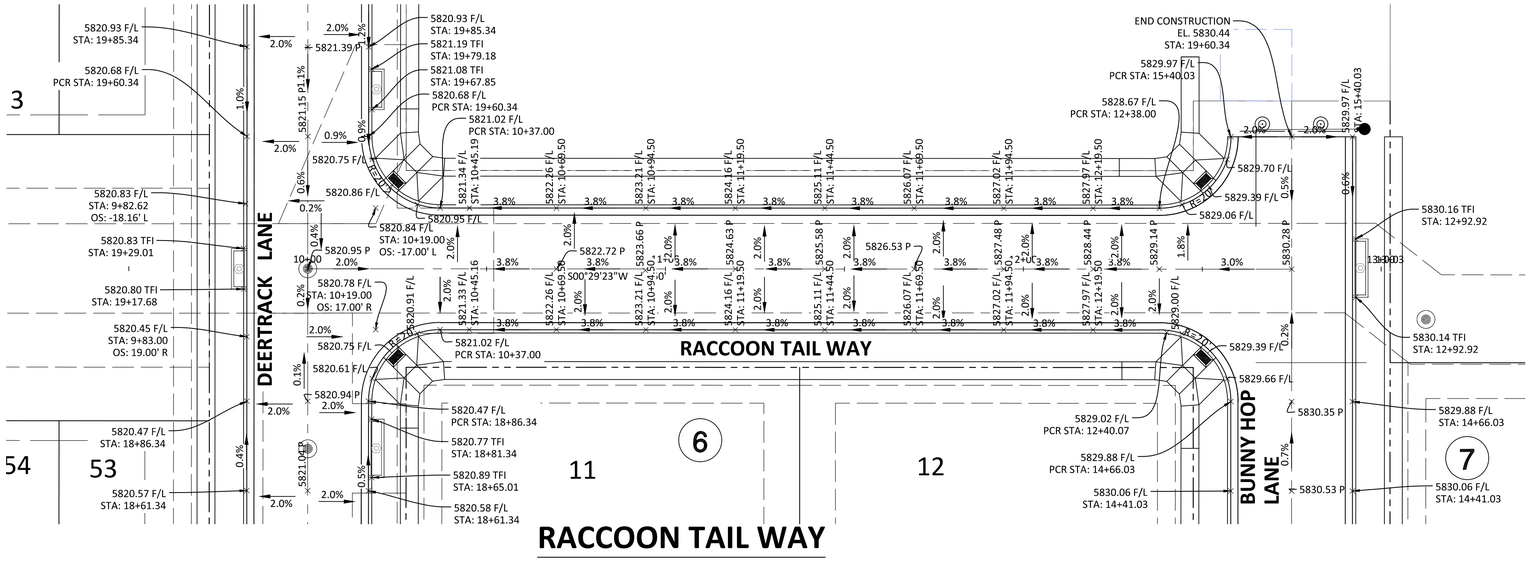
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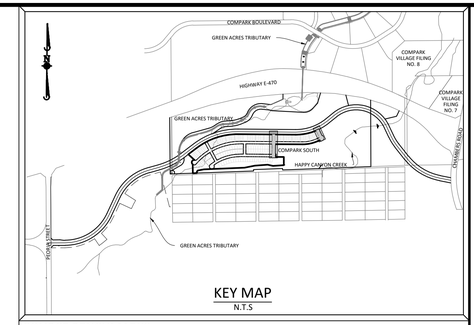
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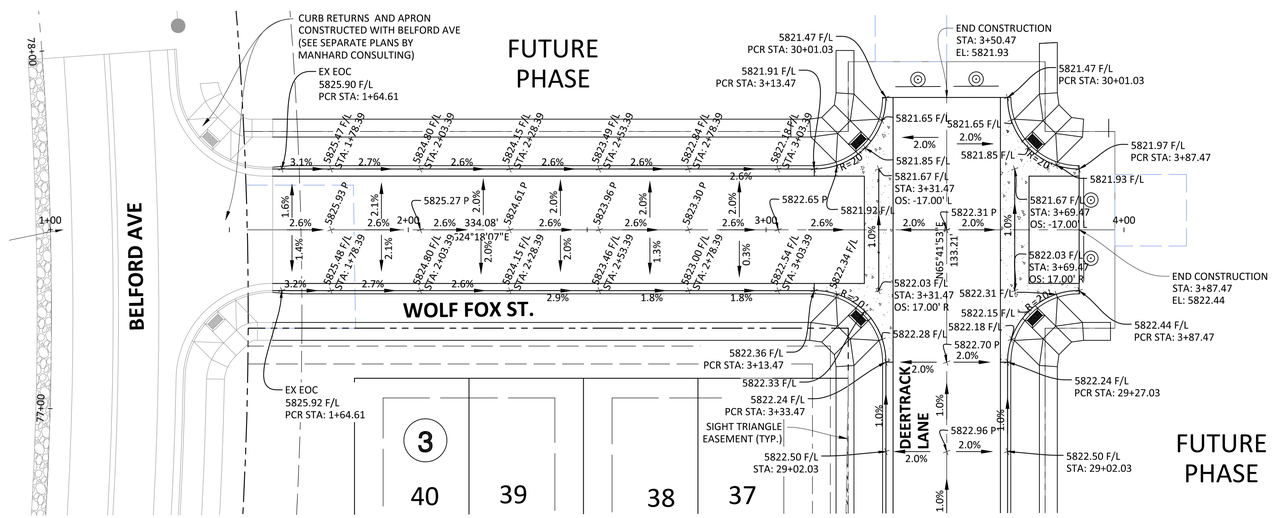


KEY MAP
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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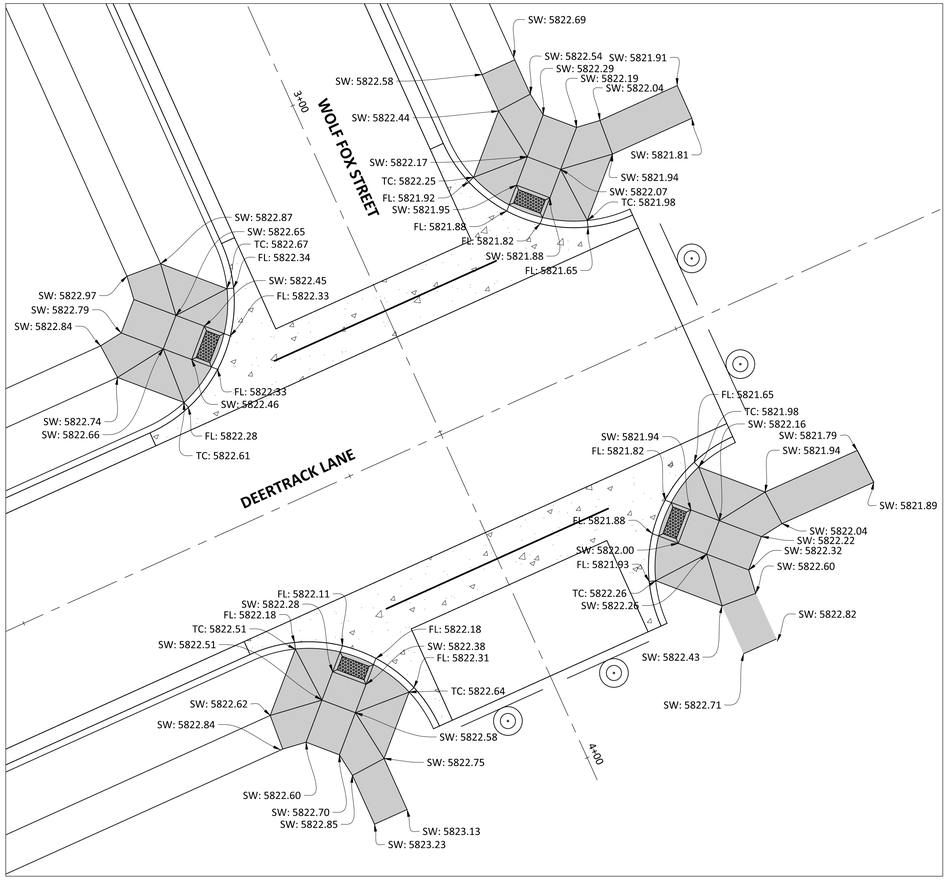
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TOWN OF PARKER, COLORADO
INTERSECTION DETAILS - RACCOON TAIL WAY & WOLF FOX ST

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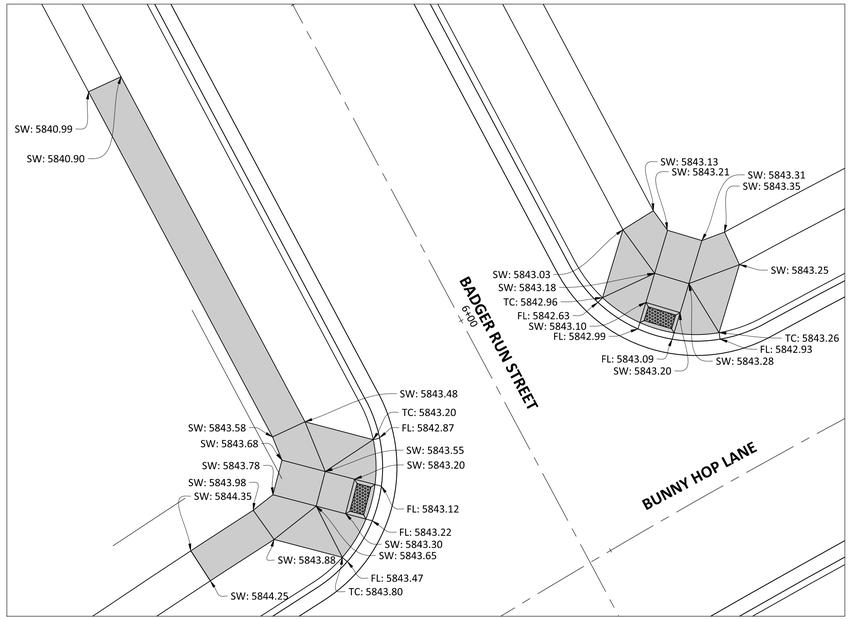
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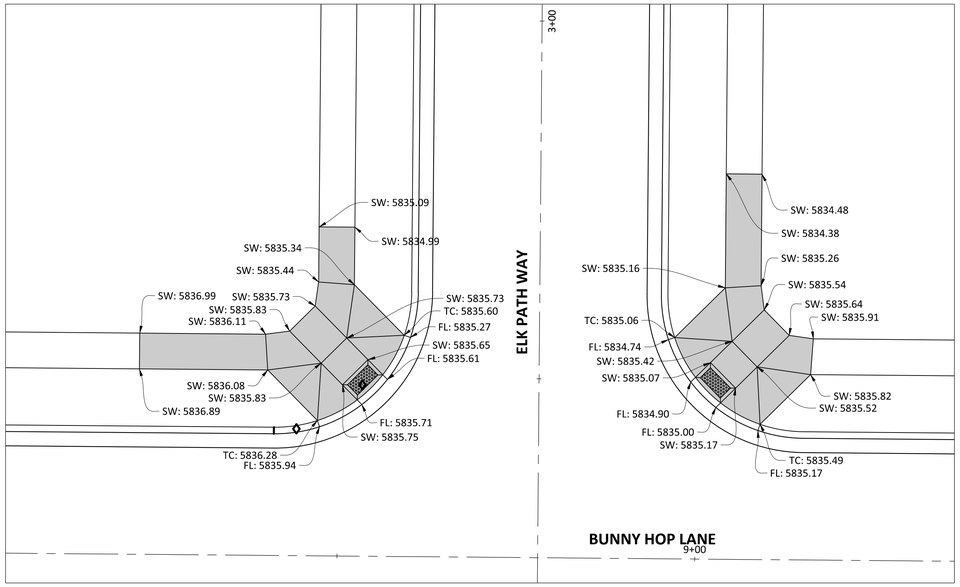


PLAN - WOLF FOX STREET AND DEERTRACK LANE

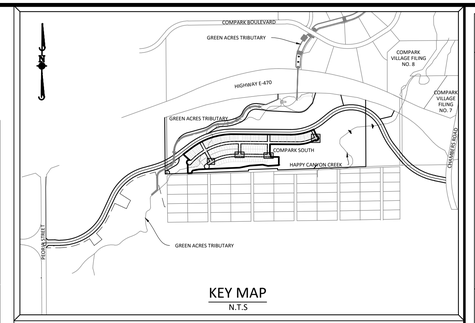


PLAN - BADGER RUN STREET AND BUNNY HOP LANE

PLAN - RACCOON TAIL WAY AND BUNNY HOP LANE



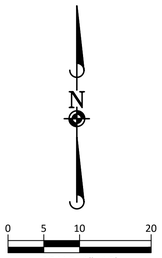
PLAN - ELK PATH WAY AND BUNNY HOP LANE



KEY MAP
N.T.S

SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115010
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TOWN OF PARKER, COLORADO
CURB RAMP DETAILS

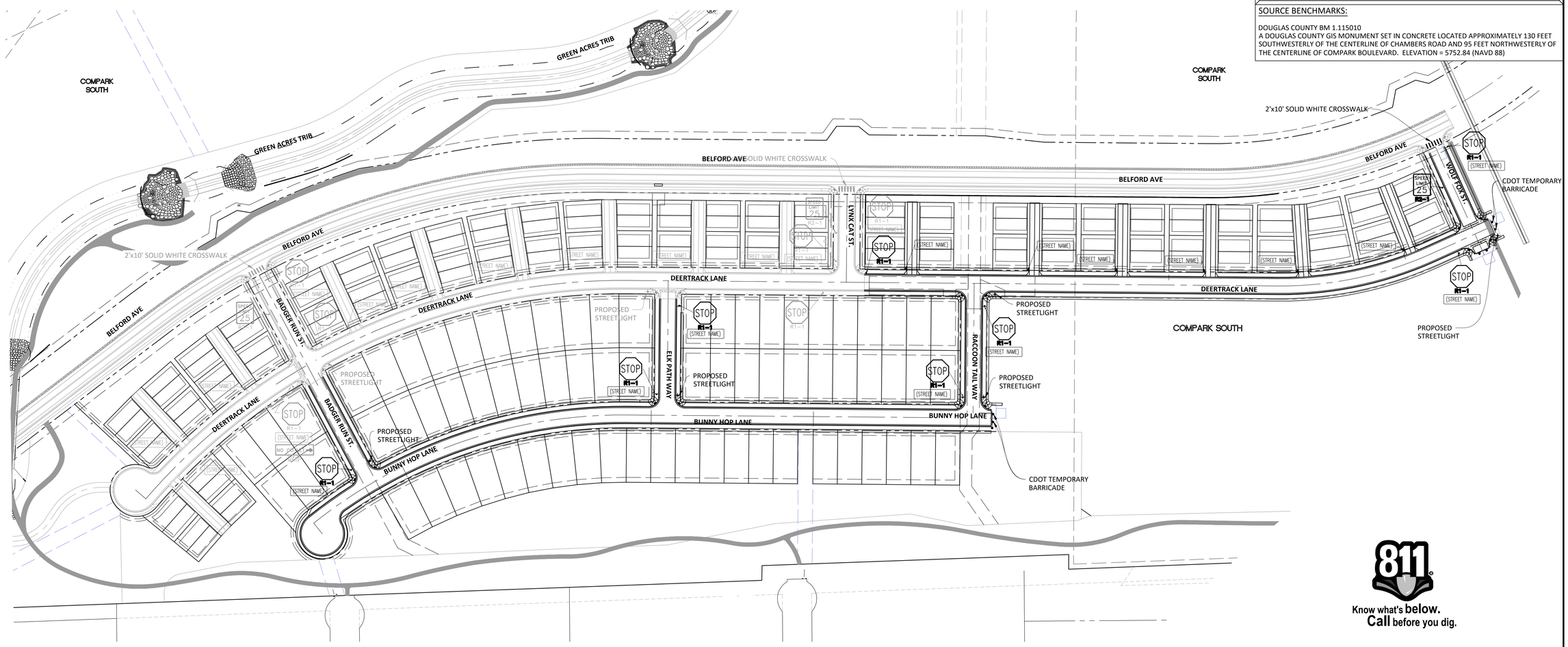
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DATE: 09/2016

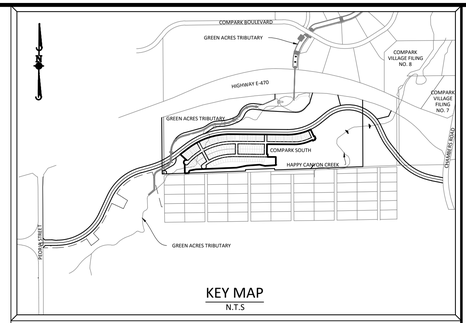
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SOURCE BENCHMARKS:

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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.

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

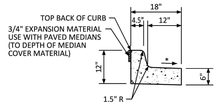
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PROJ. ASSOC.:
DRAWN BY:
DATE: 09/2016

SHEET 20 OF 23
CLCPKC3

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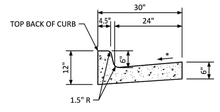
SECOND SUBMITTAL

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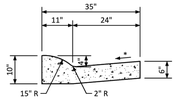


* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

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



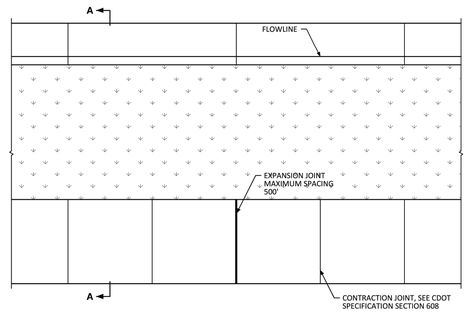
VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



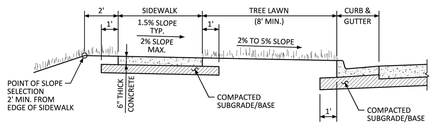
MOUNTABLE CURB AND GUTTER SECTION

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

Town of Parker COLORADO	CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL	DATE AUGUST 2014	DETAIL 3 1 OF 1



JOINT SPACING



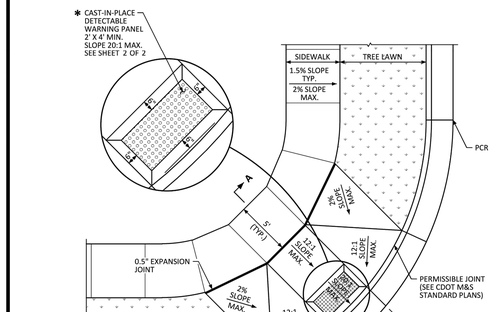
SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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

Town of Parker COLORADO	DETACHED SIDEWALK STANDARD DETAIL	DATE AUGUST 2014	DETAIL 4 1 OF 2

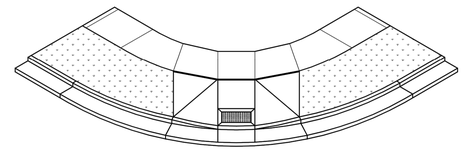


✱ DETECTABLE WARNINGS SHALL BE ONE OF THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.

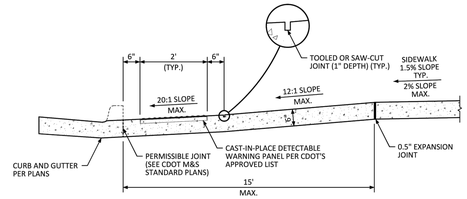
● FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

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Town of Parker COLORADO	DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 15 1 OF 2



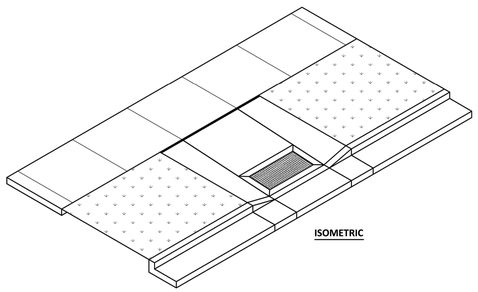
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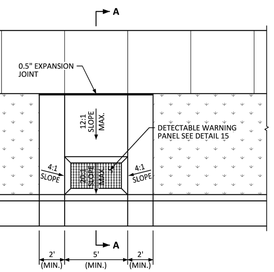
SECTION A-A

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Town of Parker COLORADO	DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 15 2 OF 2



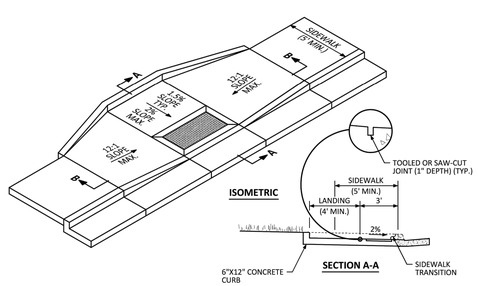
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MIDBLOCK CURB RAMP

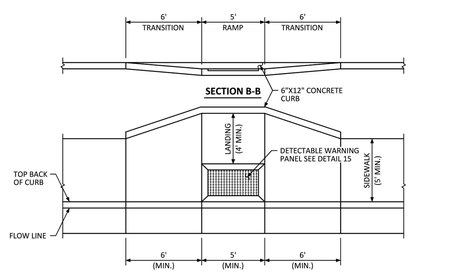
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Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 1 OF 2



ISOMETRIC

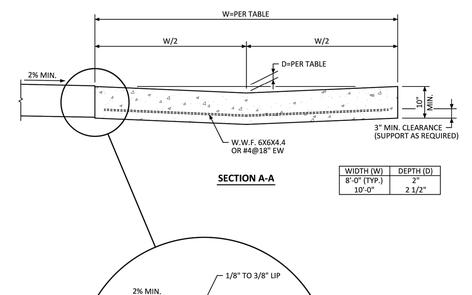
SECTION A-A



MIDBLOCK CURB RAMP

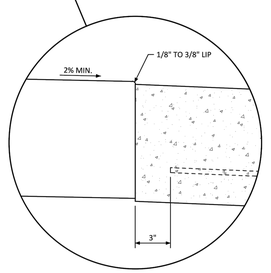
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 2 OF 2



SECTION A-A

WIDTH (W)	DEPTH (D)
8'-0" (TYP.)	2"
10'-0"	2 1/2"

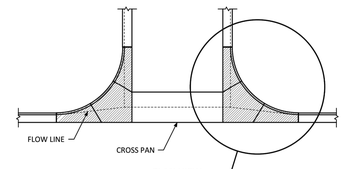


GENERAL NOTES

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

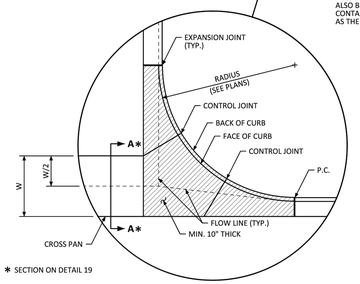
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Town of Parker COLORADO	CROSS PAN LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 19 1 OF 1



PLAN VIEW

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



✱ SECTION ON DETAIL 19

GENERAL NOTES

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

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

Town of Parker COLORADO	INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 20 1 OF 1

DRAWN BY	REVISIONS	DATE
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 2
TOWN OF PARKER, COLORADO
STREET DETAILS

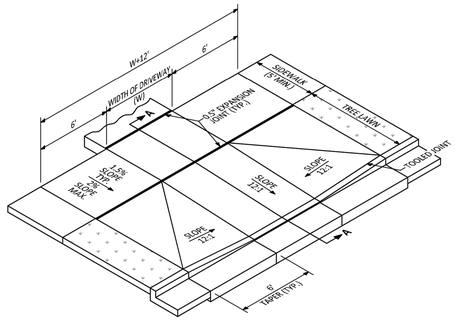
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DATE: 09/2016

SHEET 21 OF 23
CLCPKC3

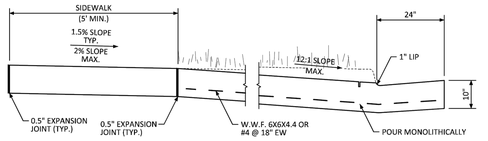
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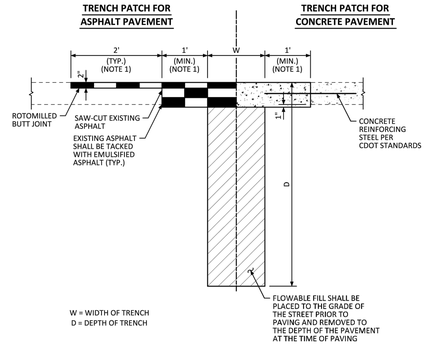
ISOMETRIC



SECTION A-A

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Town of Parker COLORADO | **COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 21 2 OF 2



GENERAL NOTES

1. SEE SECTION 9 OF THE ROADWAY CRITERIA MANUAL FOR LIMITS OF PATCHING.

ASPHALT PAVEMENT NOTES

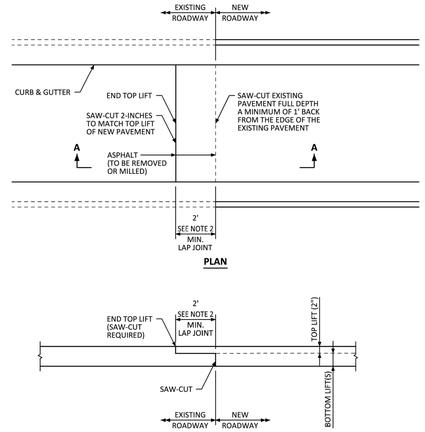
1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF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

CONCRETE PAVEMENT NOTES

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

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

Town of Parker COLORADO | **MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 26 1 OF 1



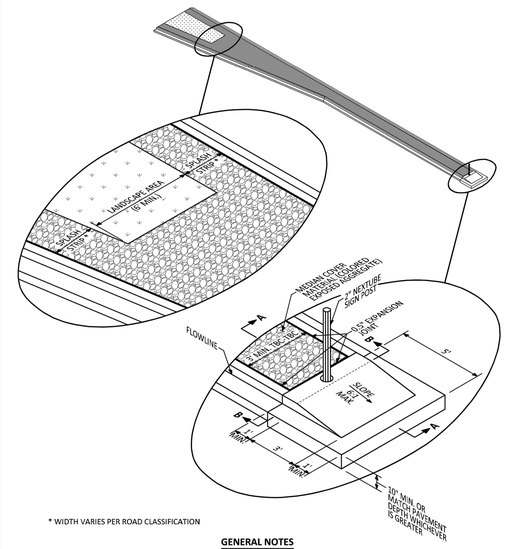
SECTION A-A

GENERAL NOTES

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

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

Town of Parker COLORADO | **ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 27 1 OF 1



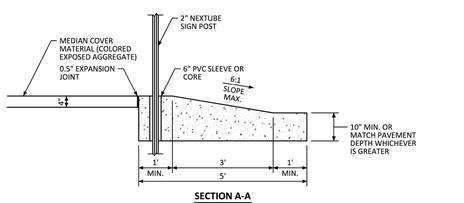
* WIDTH VARIES PER ROAD CLASSIFICATION

GENERAL NOTES

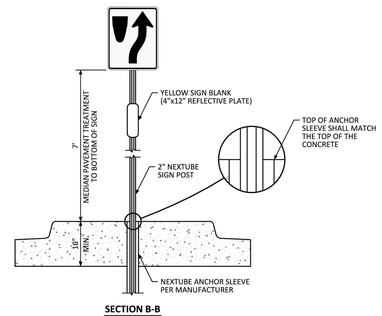
1. MEDIAN COVER MATERIAL SHALL BE DAVIS COLOR "RUSTIC BROWN" AND HAVE AN EXPOSED AGGREGATE FINISH. CONCRETE SHALL BE CDOT CLASS "B" WITH 3/8" MAXIMUM AGGREGATE SIZE.

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Town of Parker COLORADO | **MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 28 1 OF 2



SECTION A-A



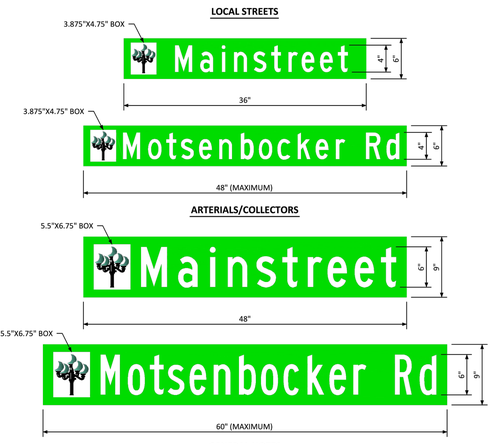
SECTION B-B

GENERAL NOTES

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

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

Town of Parker COLORADO | **MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 28 2 OF 2

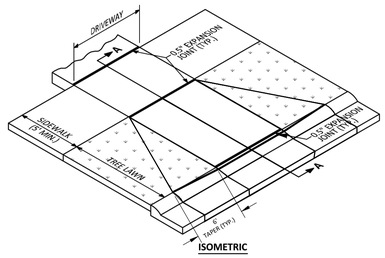


GENERAL NOTES

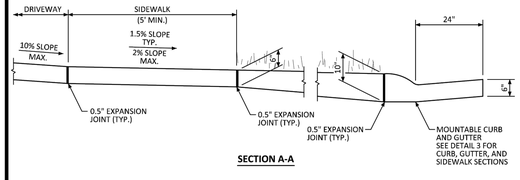
1. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE Nex/S-SquareTube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

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

Town of Parker COLORADO | **GROUND MOUNTED STREET NAME PANELS** | DATE AUGUST 2014 | DETAIL 33 1 OF 1



ISOMETRIC



SECTION A-A

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Town of Parker COLORADO | **RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL** | DATE AUGUST 2016 | DETAIL 22 1 OF 1

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

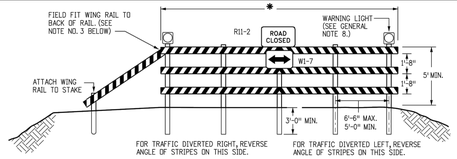
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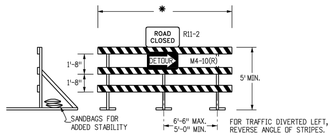
FIXED

* RAIL LENGTH TABLE

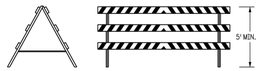
TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8'- 14'
F - B	M - B	15'- 24'
F - C	M - C	25'- 35'
F - D	M - D	> 35'

NOTES

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



MOVABLE-SKIDS



MOVABLE-HINGED

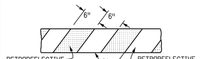
TYPICAL TYPE 3 BARRICADES

GENERAL NOTES

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

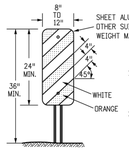
TYPICAL BARRICADE CHARACTERISTICS

	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.



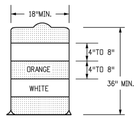
FOR RAILS LESS THAN 3'LONG, 4" WIDE STRIPES SHALL BE USED.

RAIL STRIPING DETAIL



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

TYPICAL VERTICAL PANEL



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

TYPICAL DRUM

Computer File Information		Sheet Revisions		Colorado Department of Transportation	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JSW		Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-9543, Fax: (303) 757-9219		S-630-2
Last Modification Date: Initials:	CKM	06/03/16	UPDATED GENERAL NOTES 4 C			
Full Path: www.coloradodot.info/library/traffic/traffic-s-standard-plans	CKM			Safety & Traffic Engineering Branch KCM/MKB	Issued By: Safety & Traffic Engineering Branch July 4, 2012	Sheet No. 1 of 1
Drawing File Name: S-630-02_1of1.dgn	CKM					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CKM					

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TOWN OF PARKER, COLORADO

STREET DETAILS

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

SHEET 23 OF 23
CLCPKC3

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