

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.
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.
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.
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, 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.
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.
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.
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)
SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST Bald Eagle Street APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT.
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.
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, 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.
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.
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, 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.
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 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.

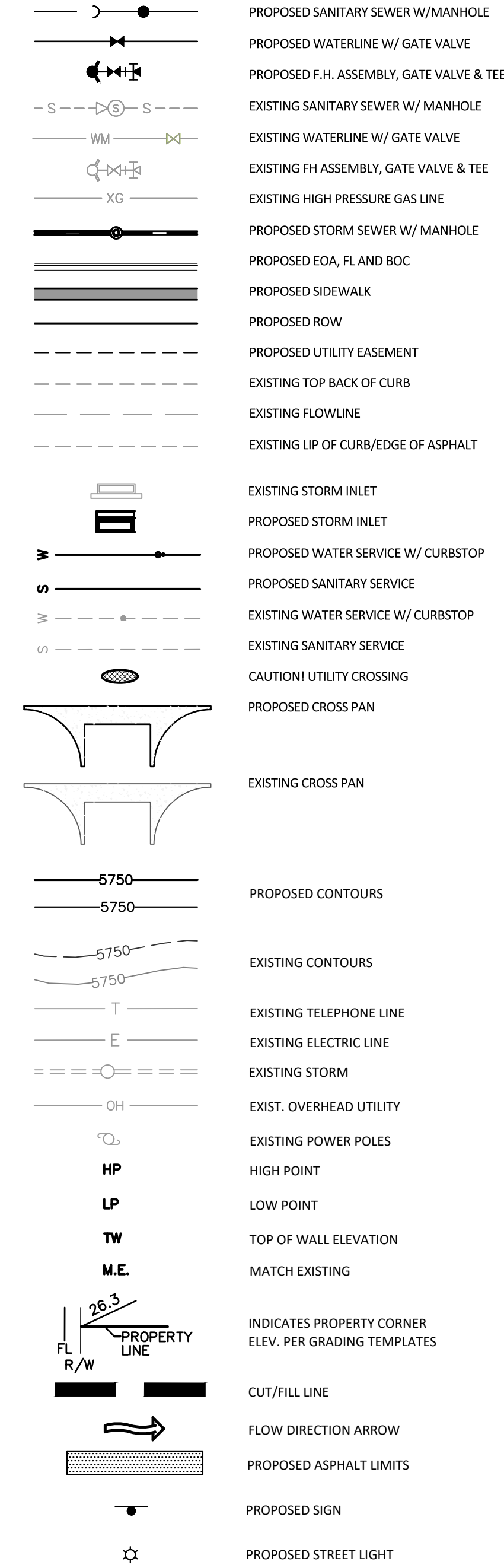
SIGNAGE & STRIPING NOTES

- 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



TOWN OF PARKER APPROVALS

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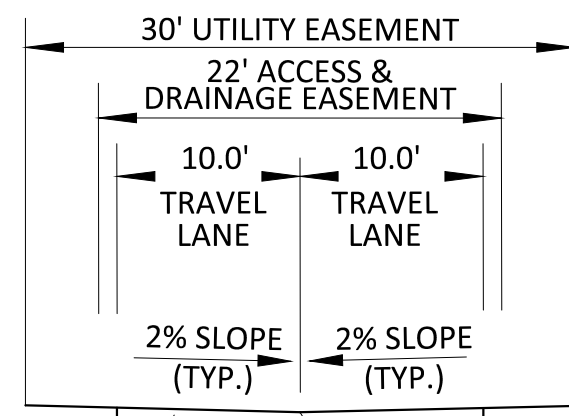
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

Table with columns: DATE, REVISIONS, and rows for SUBMITTAL FOR RE-APPROVAL, ALLEY PARKING PER TOWN OF PARKER, and THIRD SUBMITTAL.

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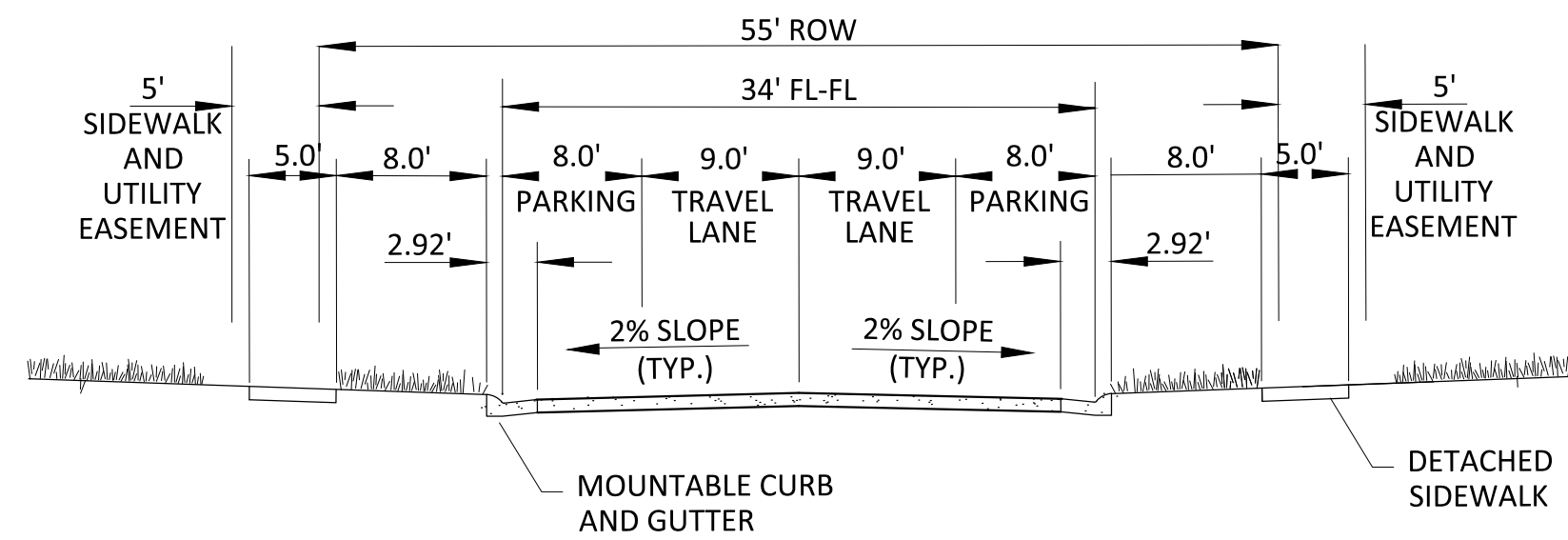
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
GENERAL NOTES

PROJ. MGR.: RJM
PROJ. ASSOC.:
DRAWN BY: RAK
DATE: 09/2016
SHEET 2 OF 24
CLCPK3



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.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/20/16	THIRD SUBMITTAL
09/20/16	ALLEY PARKING PER TOWN OF PARKER
09/20/16	THIRD SUBMITTAL
09/20/16	SECOND SUBMITTAL

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

TOWN OF PARKER, COLORADO

TYPICAL ROADWAY SECTIONS

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

SHEET

3 OF 24

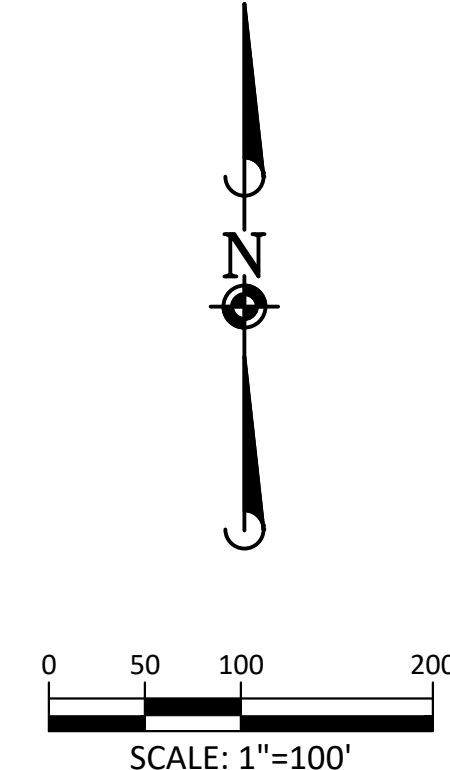
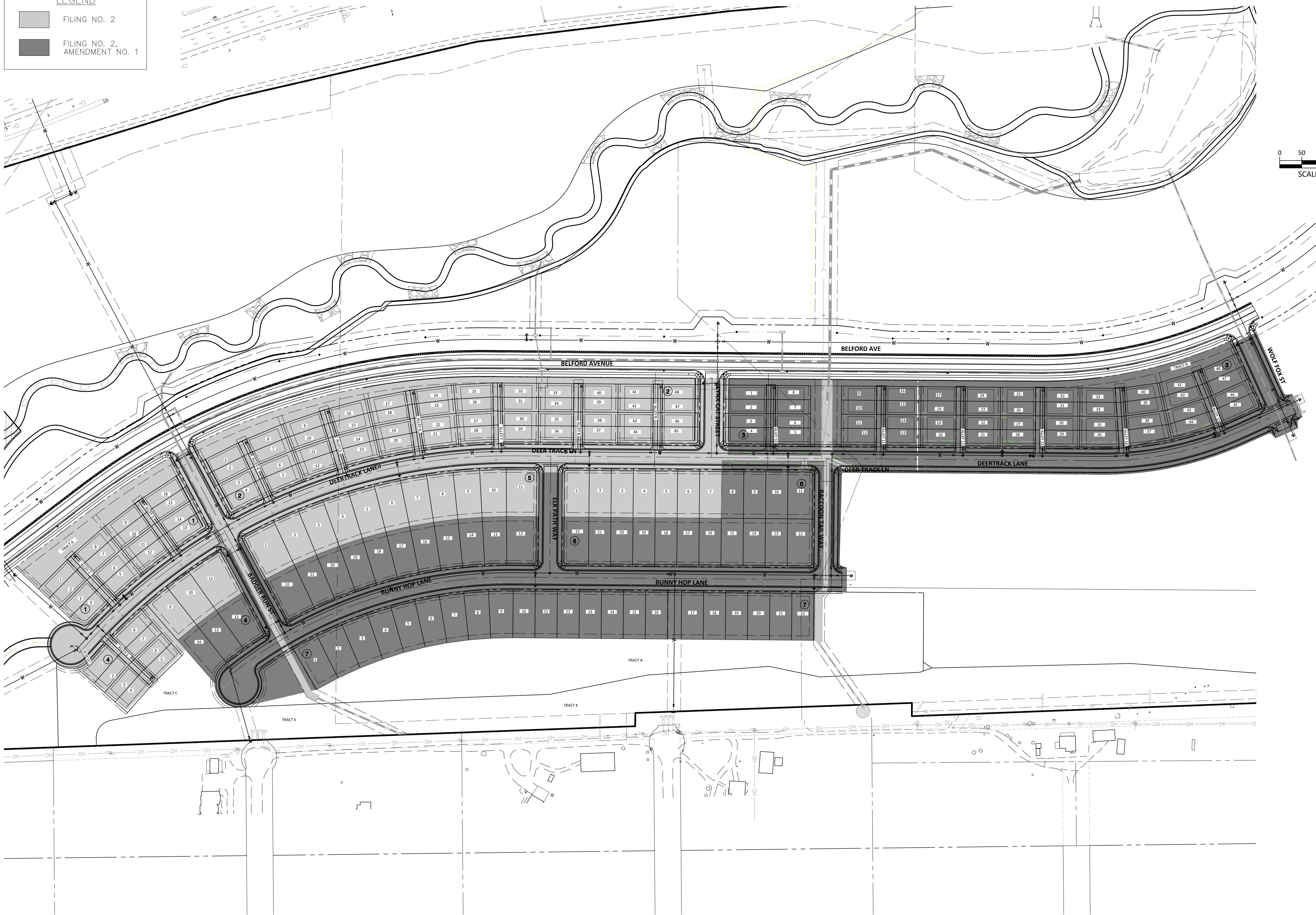
CLCPKC3

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RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION

LEGEND

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



DATE	REVISIONS
07/2015	SUBMITTAL FOR APPROVAL
07/2015	REVISION
09/2017	ALLEY PARKING PER TOWN OF PARKER
12/2016	THIRD SUBMITTAL
12/2016	SECOND SUBMITTAL

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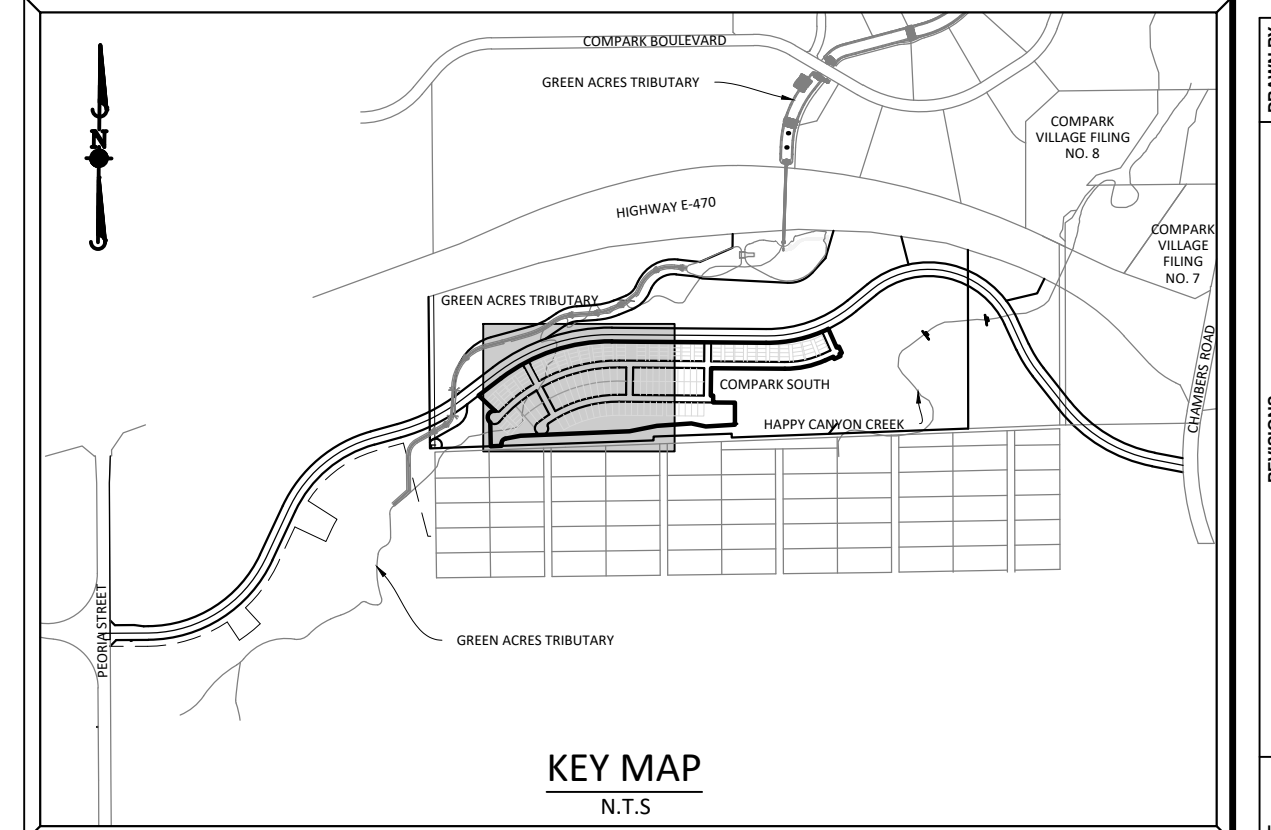
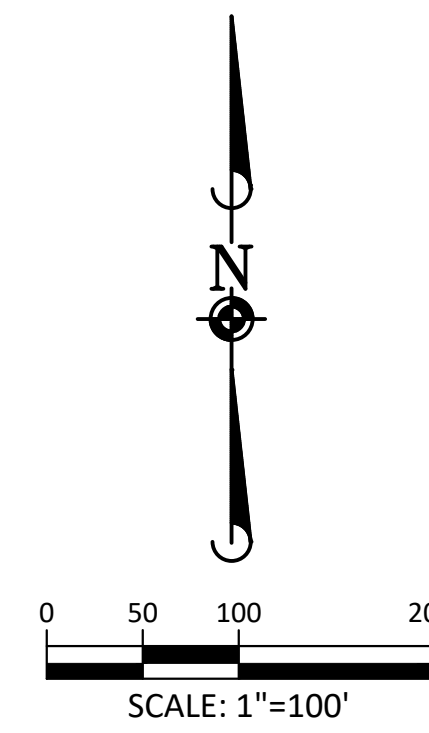
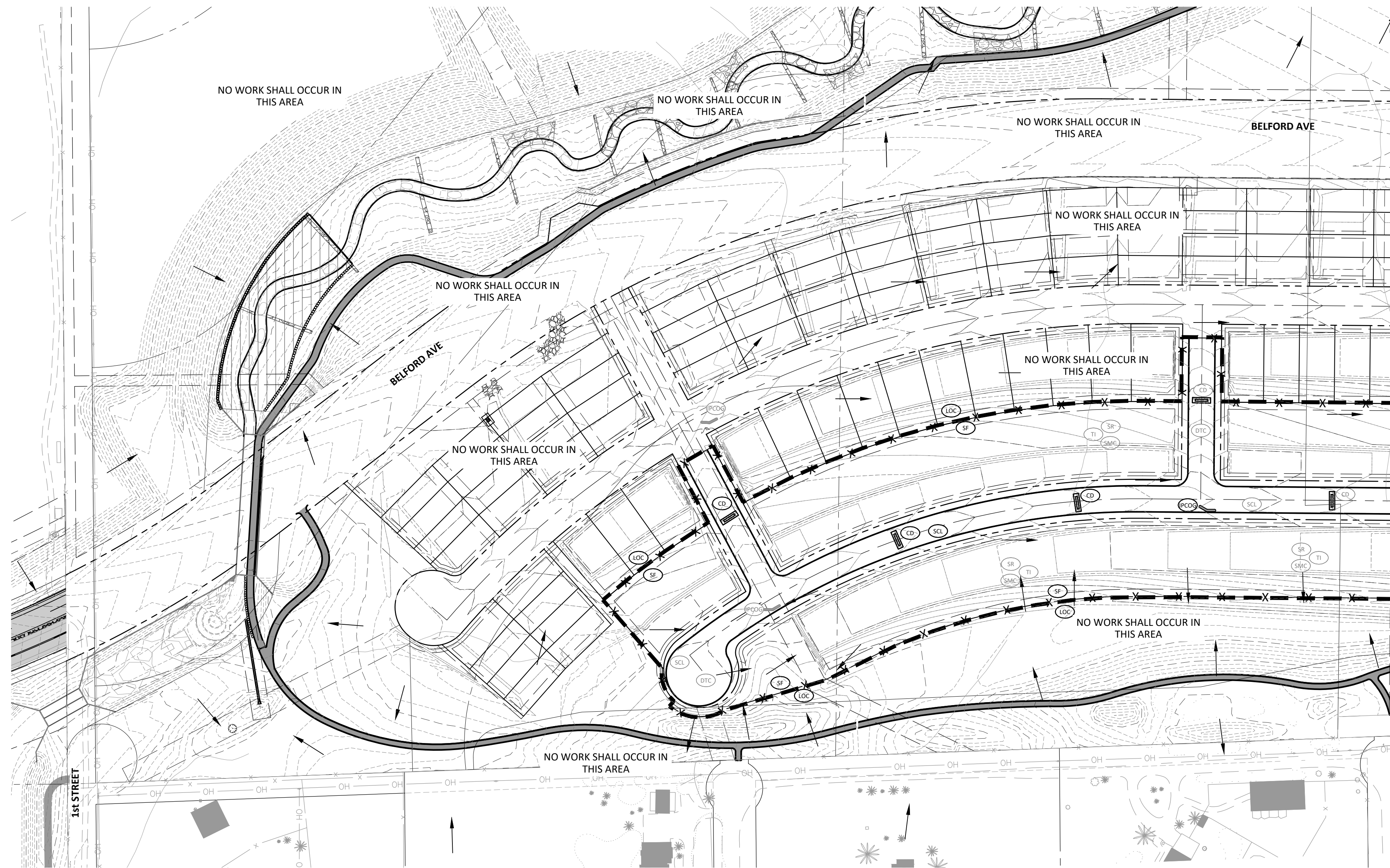
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 PHASING PLAN

PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	09/2016
SHEET	4 OF 24
CLCPKC3	

Plotted: 4/27/2020 3:13 PM. Draw Name: P:\C\proj\31\CompSouth05-Residential_CDA\Draw\Final Drawings\Plan Set\Town\Phase 1\05A-CLCPKC3-Res-Phasing Plan.dwg. Updated By: jhawthorne

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RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION



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
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL
	BMP	EXISTING BMP TO REMAIN
	BMP	EXISTING BMP TO BE REMOVED

NOTES:

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



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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
03/20/20	SUBMITTAL FOR RE-APPROVAL
05/20/20	ALLEY PARKING PER TOWN OF PARKER
05/20/20	THIRD SUBMITTAL
09/20/20	SECOND SUBMITTAL

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

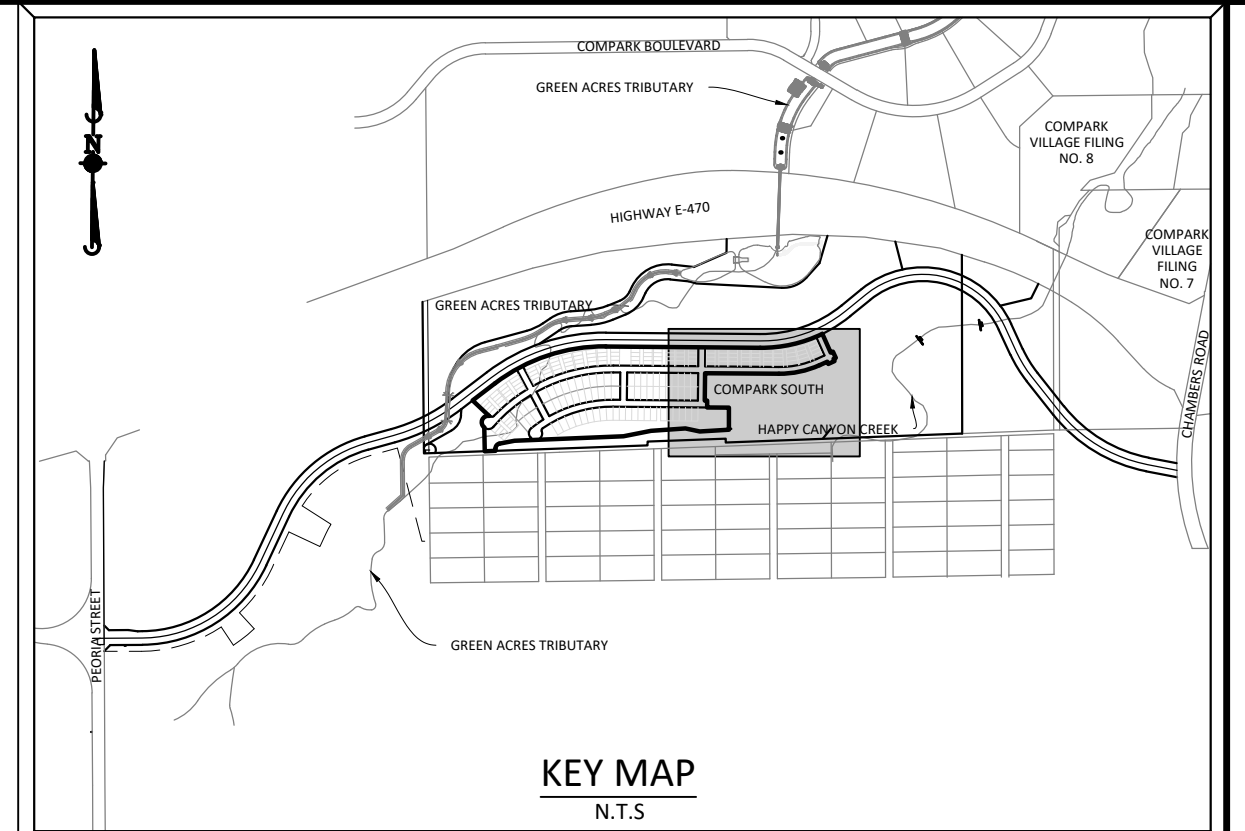
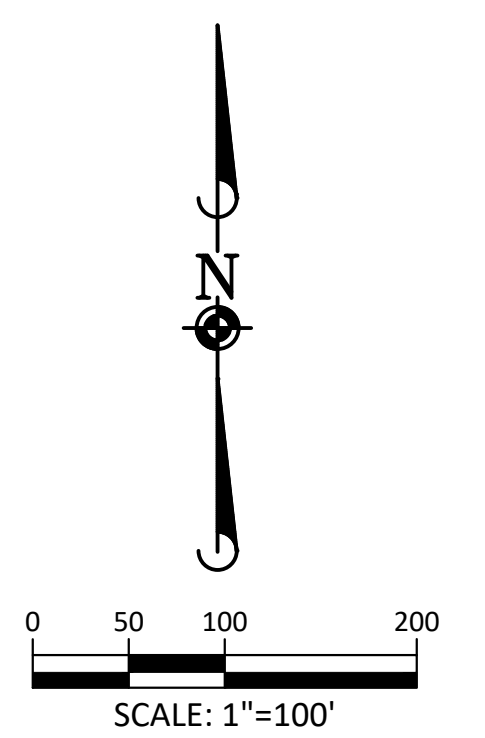
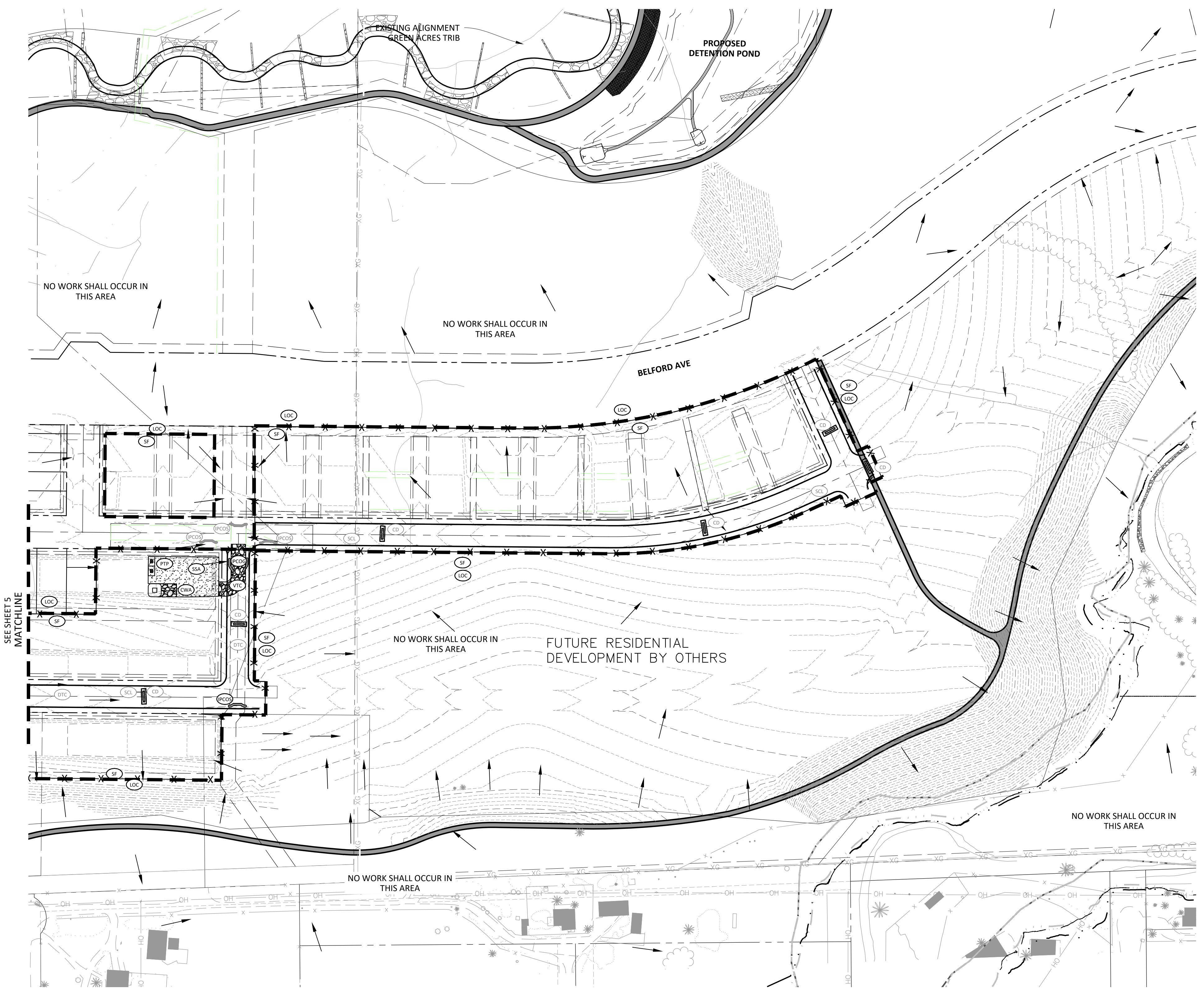
TOWN OF PARKER, COLORADO

CBMP PLAN - PHASE A

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/2016

SHEET
5 OF **24**
 CLCPKC3

Plotted: 4/27/2020 3:10 PM. Dwg Name: P:\C\1013\Com\South05-Residential\CAD\Draw\Final Drawings\Plan Set\Town\Phase 2\05B-CLCPK3-AB-CBMP-A.dwg. Updated By: JHawthorne



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

- | | | |
|--|-------|--|
| | 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 |
| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |
| | BMP | EXISTING BMP TO REMAIN |
| | BMP | EXISTING BMP TO BE REMOVED |

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

DATE	REVISIONS
03/2020	SUBMITTAL FOR REAPPROVAL
05/2017	ALLEY PARKING PER TOWN OF PARKER
12/2016	THIRD SUBMITTAL
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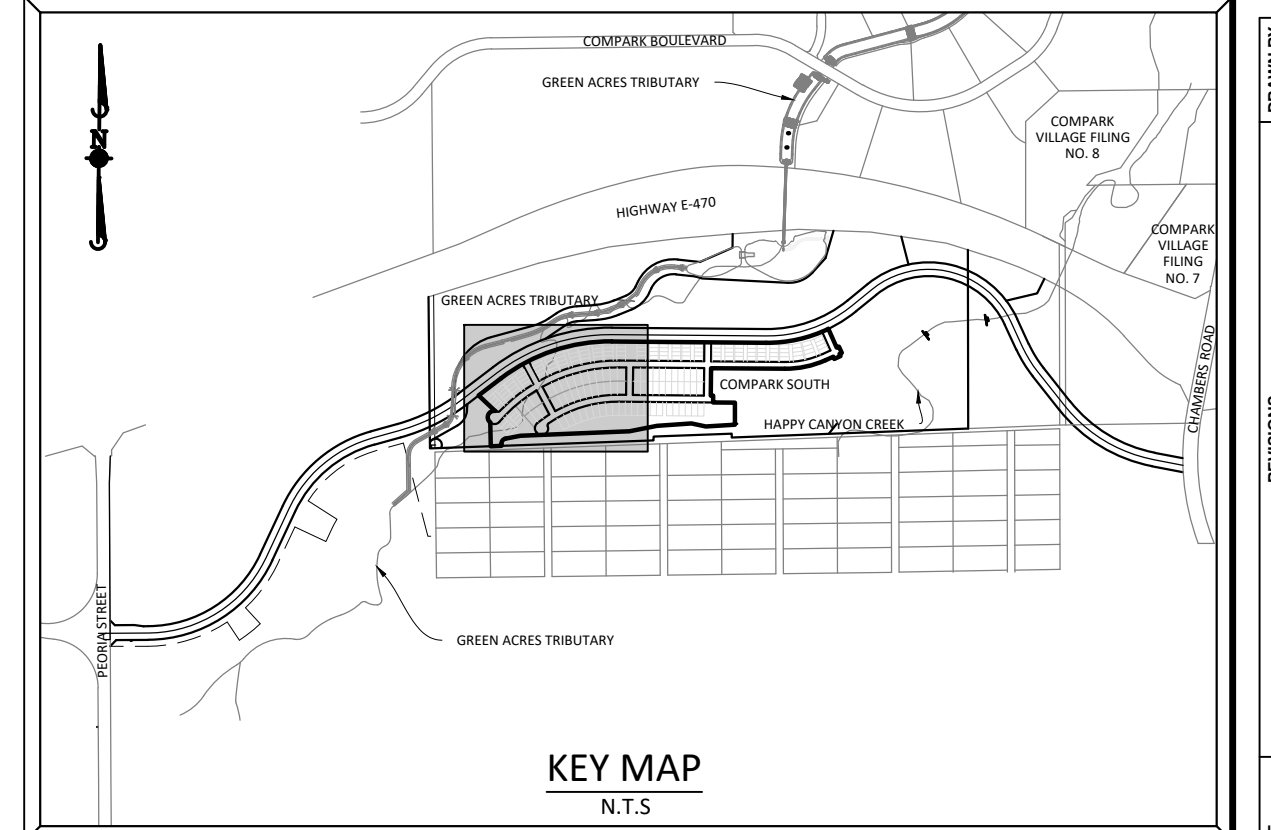
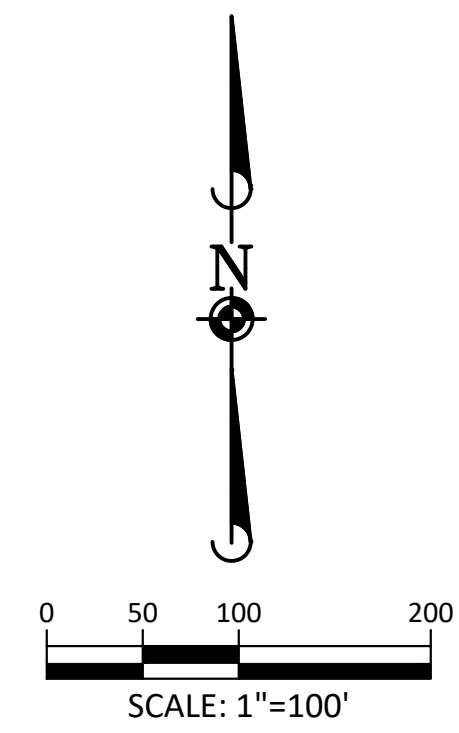
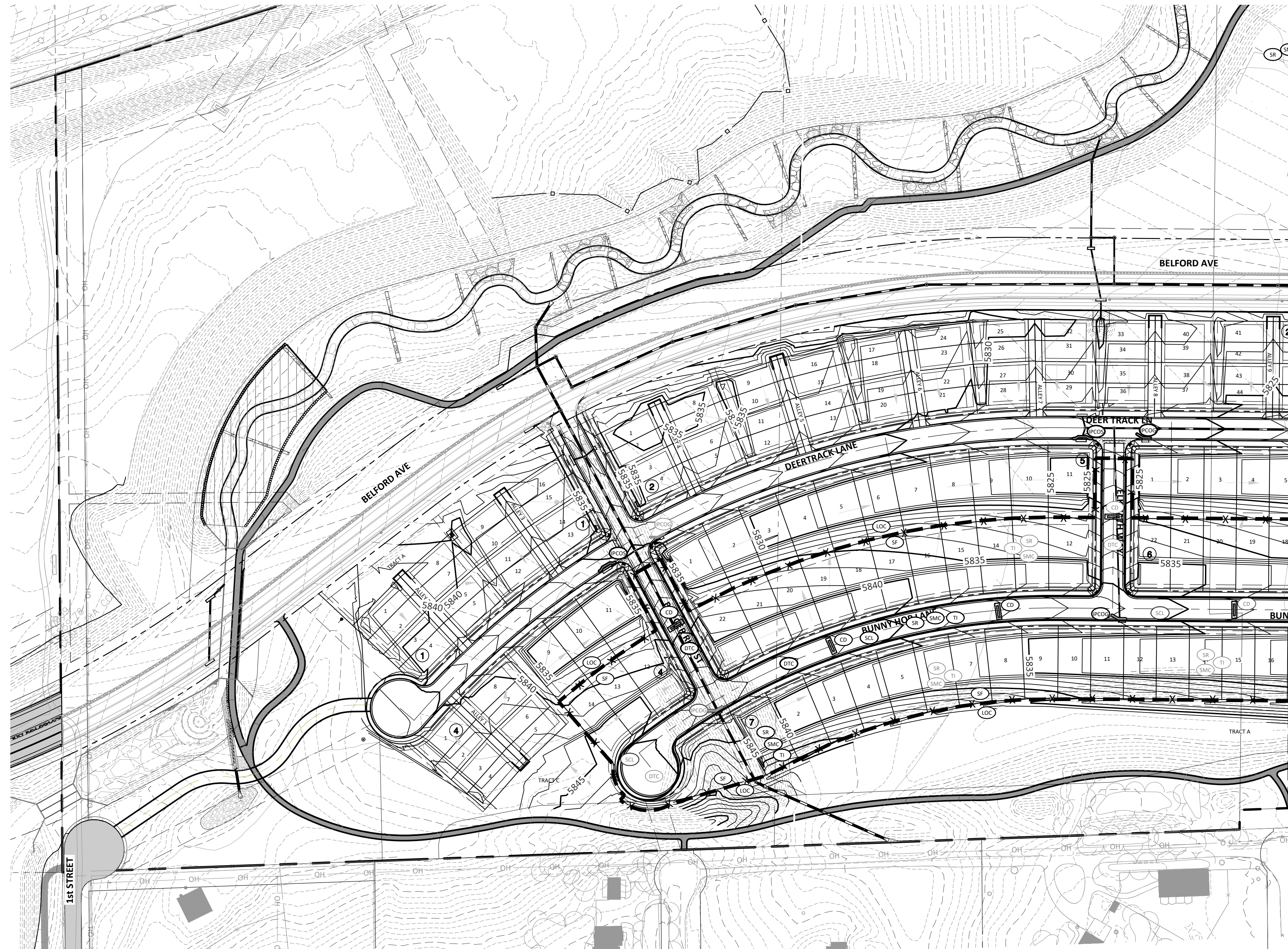
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A

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

SHEET
6 OF 24
 CLCPK3

RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION



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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| | LP | LOT PROTECTION |
| | LOC | LIMITS OF CONSTRUCTION |
| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOG |
| | SF | SILT FENCE |
| | SMC | SEEDING, MULCHING AND CRIMPING |
| | SR | SURFACE ROUGHING |
| | SSA | STABILIZED STAGING AREA |
| | STP | SIDEWALK TRANSITION PROTECTION |
| | TI | TEMPORARY IRRIGATION |
| | TSB | TEMPORARY SEDIMENT BASIN |
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Know what's below.
Call before you dig.

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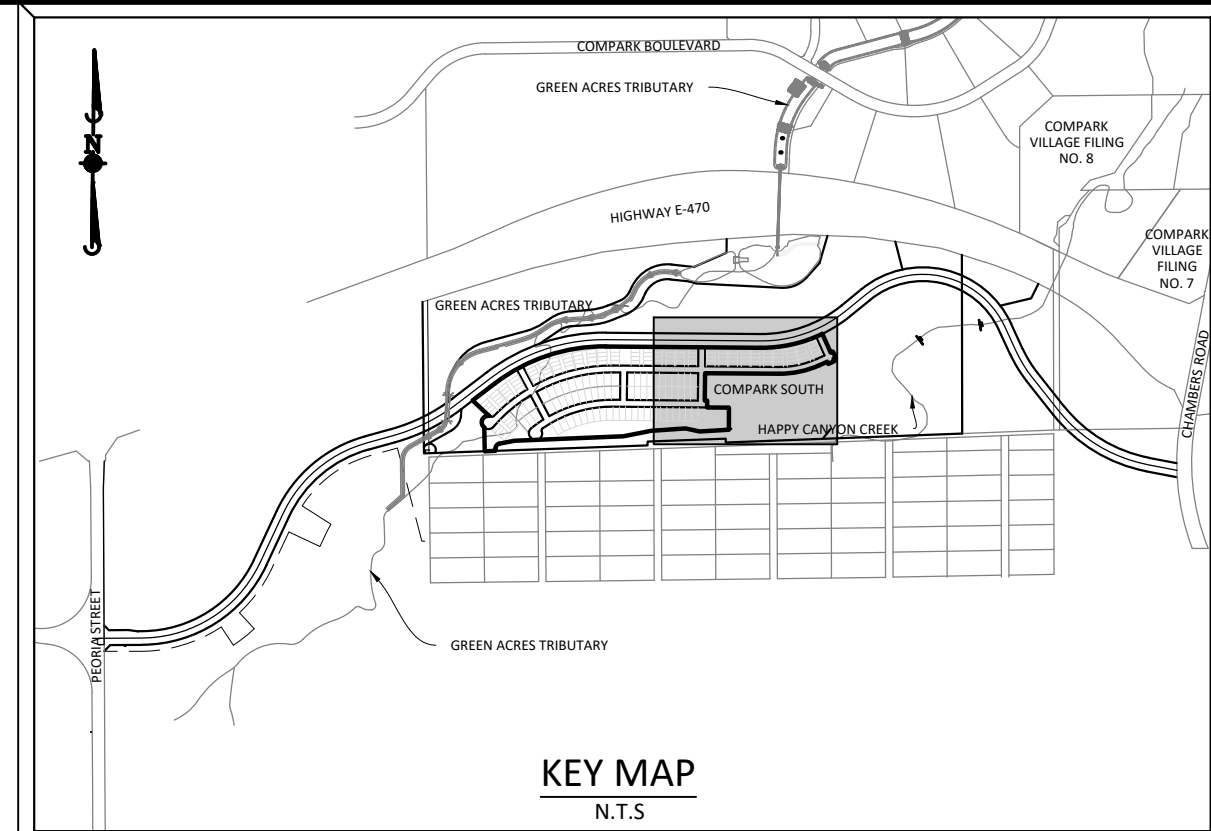
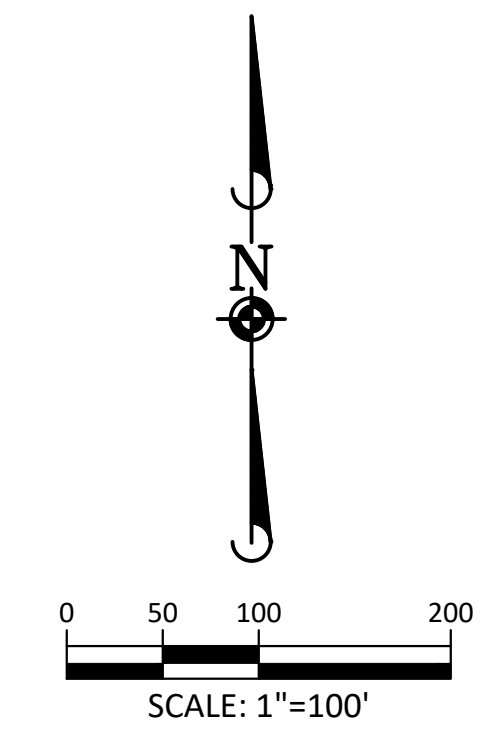
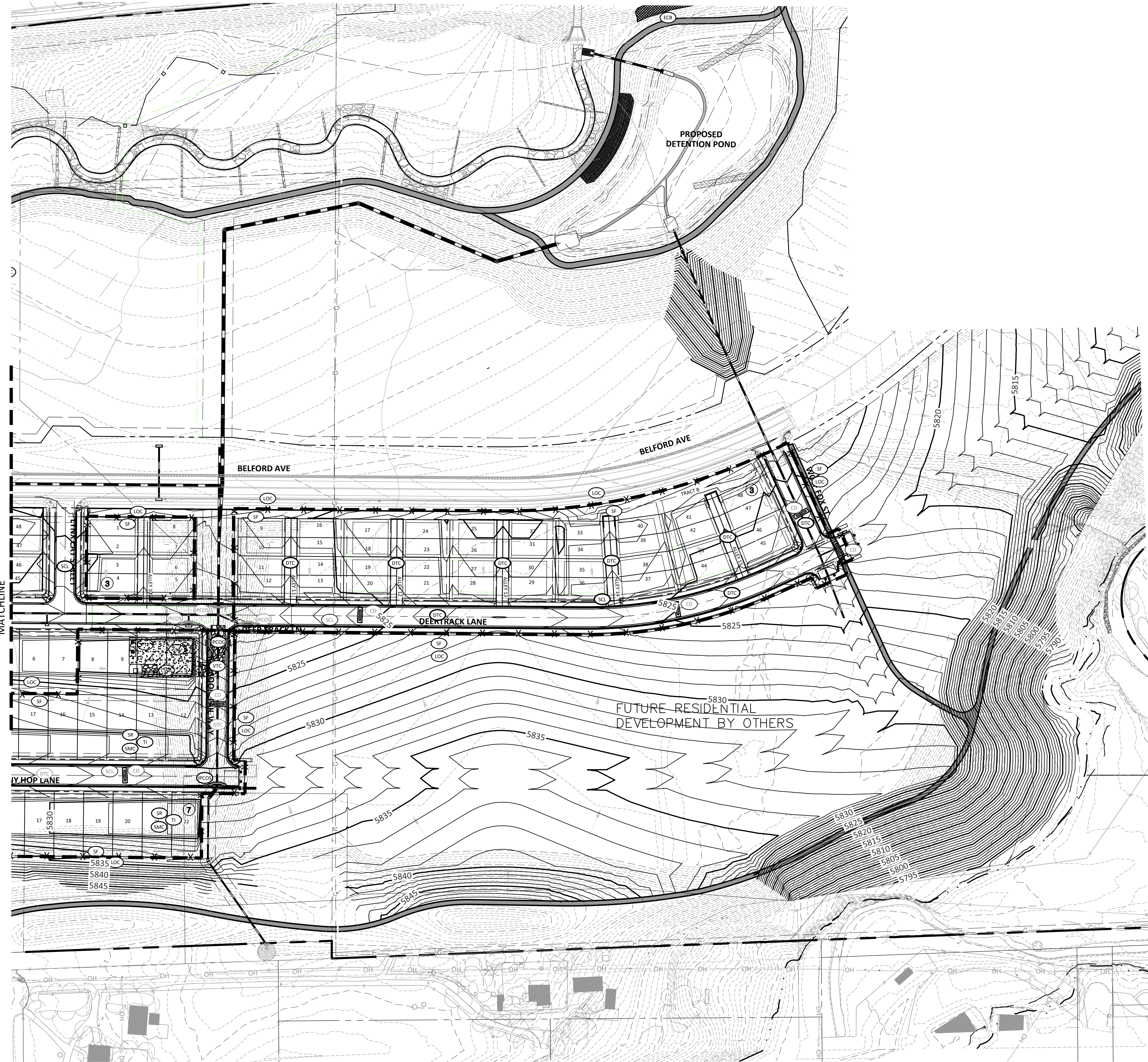
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

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

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE B

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16
SHEET
7 OF 24
CLCPKC3



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

Plotter: 4/27/2020 3:18 PM; Draw Name: P:\C\3\3\ComSouth05-Residential.CAD\Draw\Final Drawings\Plan Set\Town\PHASE 2\05B-CLCPK3-18-CBMP-C.dwg; Updated By: JHawthorne

DATE	REVISIONS
03/2020	SUBMITTAL FOR REAPPROVAL
05/2017	ALLEY PARKING PER TOWN OF PARKER
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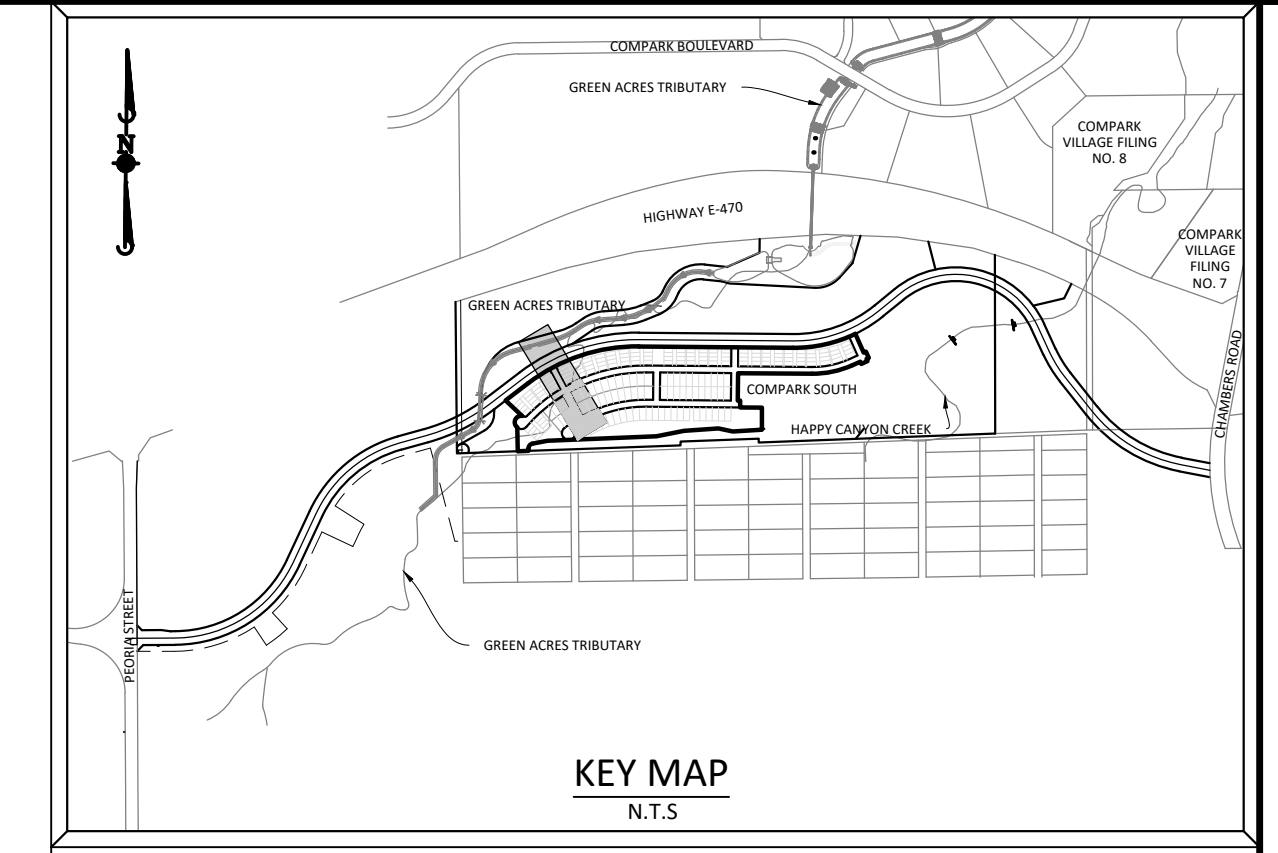
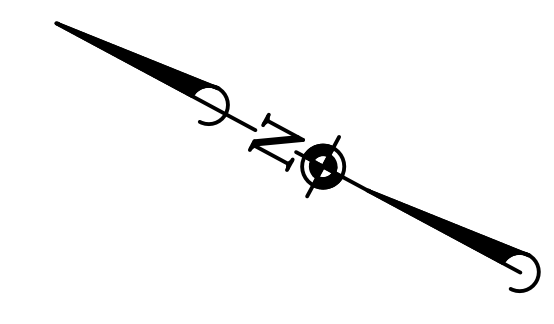
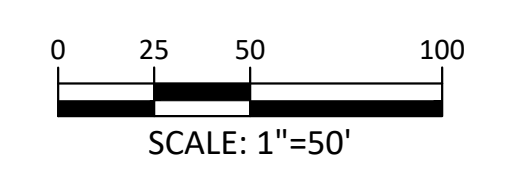
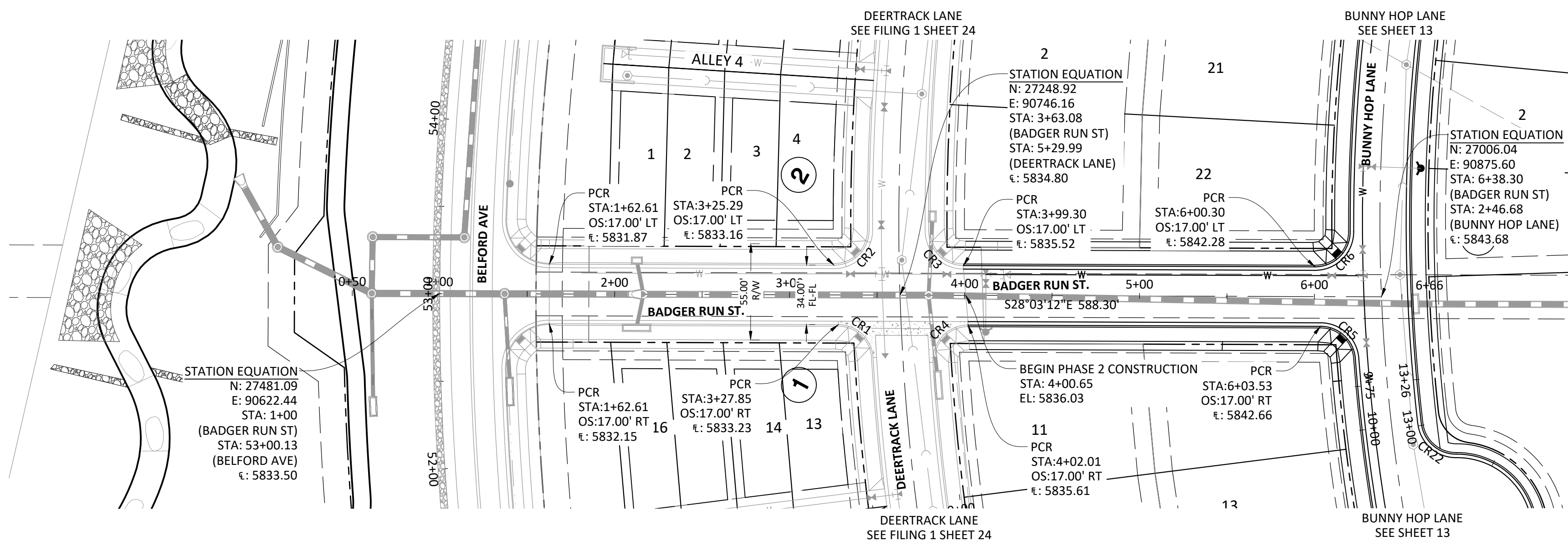
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE B

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

SHEET
8 OF 24
 CLCPK3

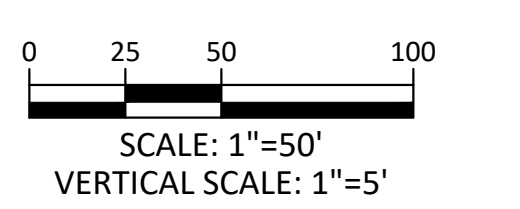
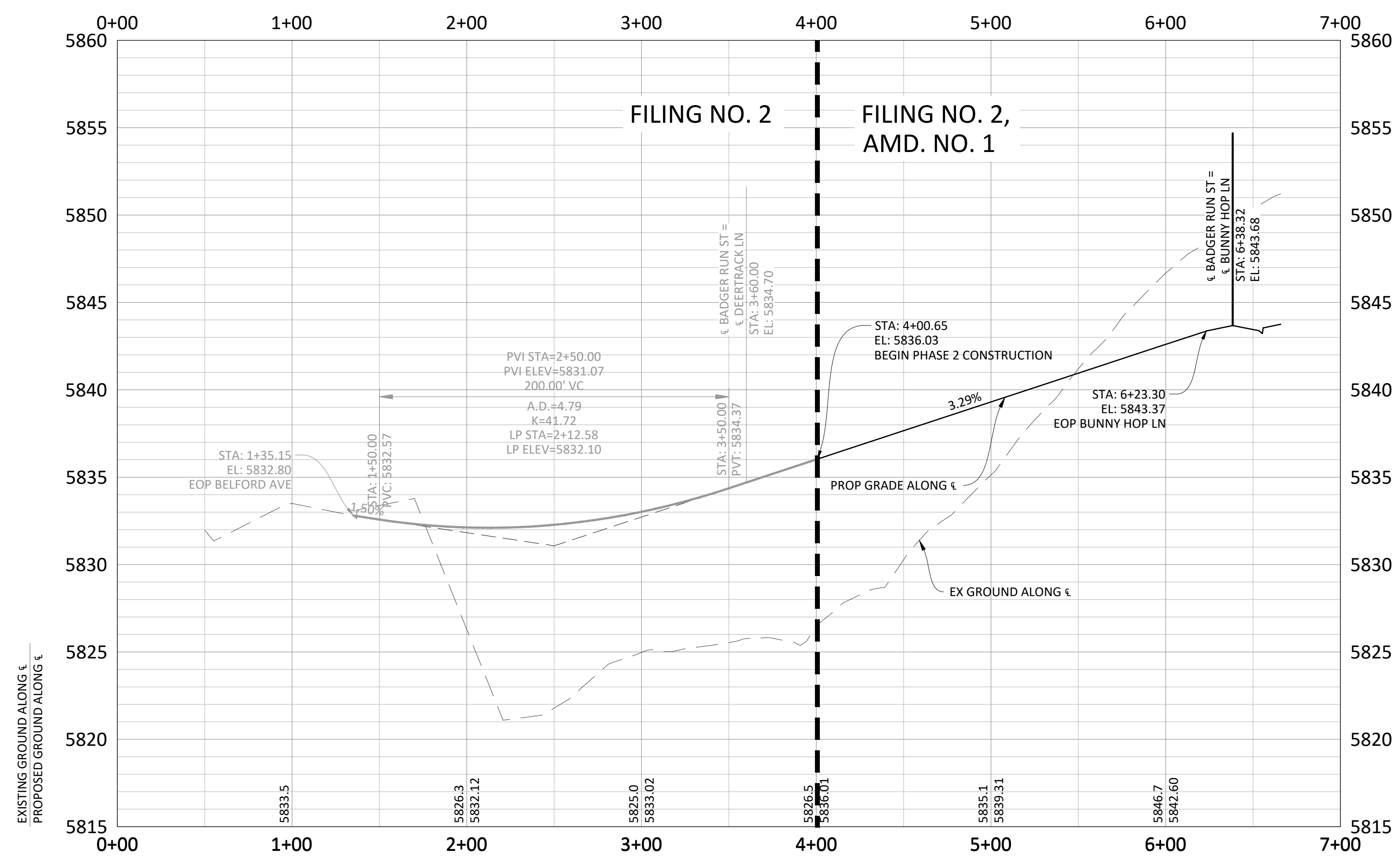
RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION



SOURCE BENCHMARKS:
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A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
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BADGER RUN ST.

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR1	30.16'	20.00'	86°24'53"	S15° 09' 14.72"W	30.16
CR2	31.55'	20.00'	90°22'32"	N73° 14' 28.16"W	31.55
CR3	31.28'	20.00'	89°36'07"	S16° 44' 51.75"W	31.28
CR4	32.74'	20.00'	93°47'53"	N74° 57' 08.47"W	32.74
CR5	29.84'	20.00'	85°28'17"	N14° 40' 56.56"E	29.84
CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58



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- 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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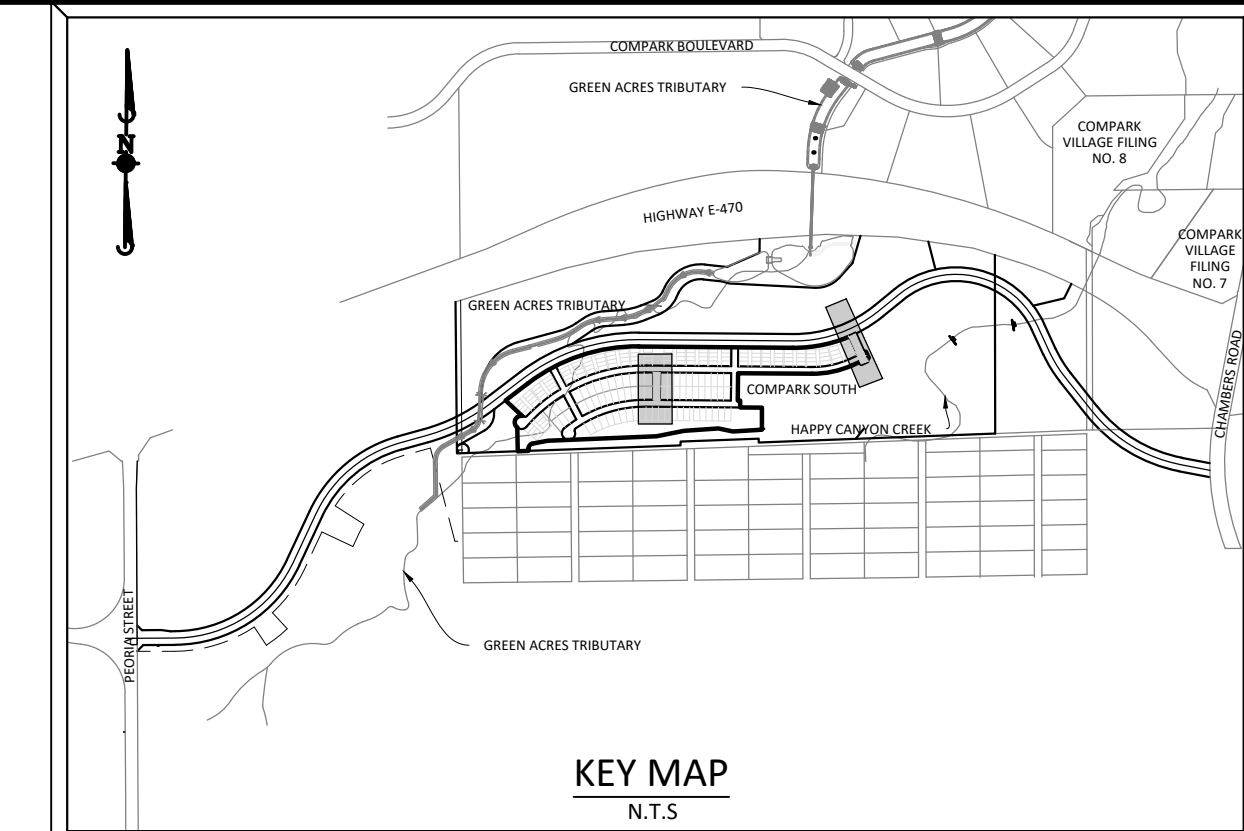
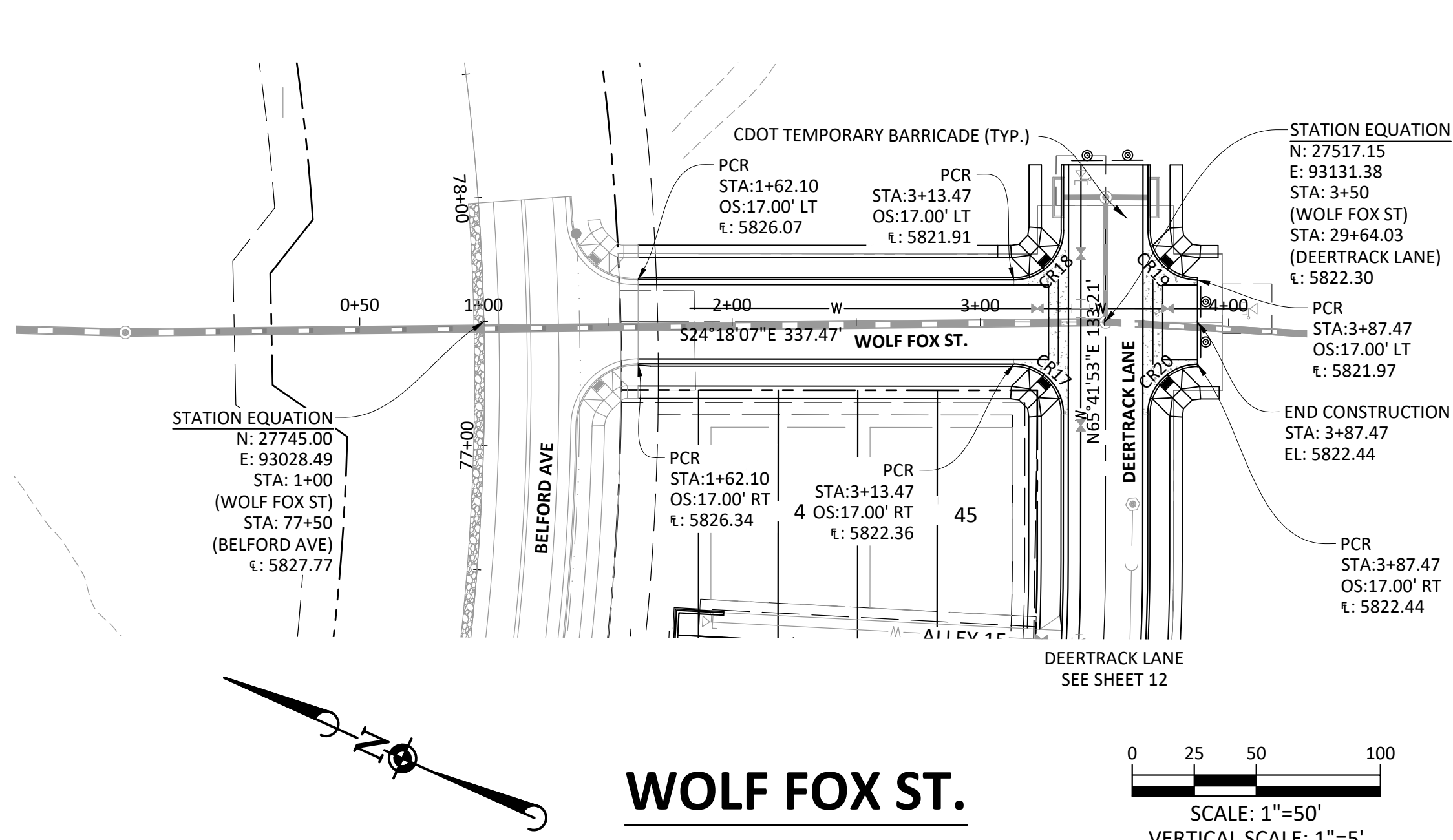
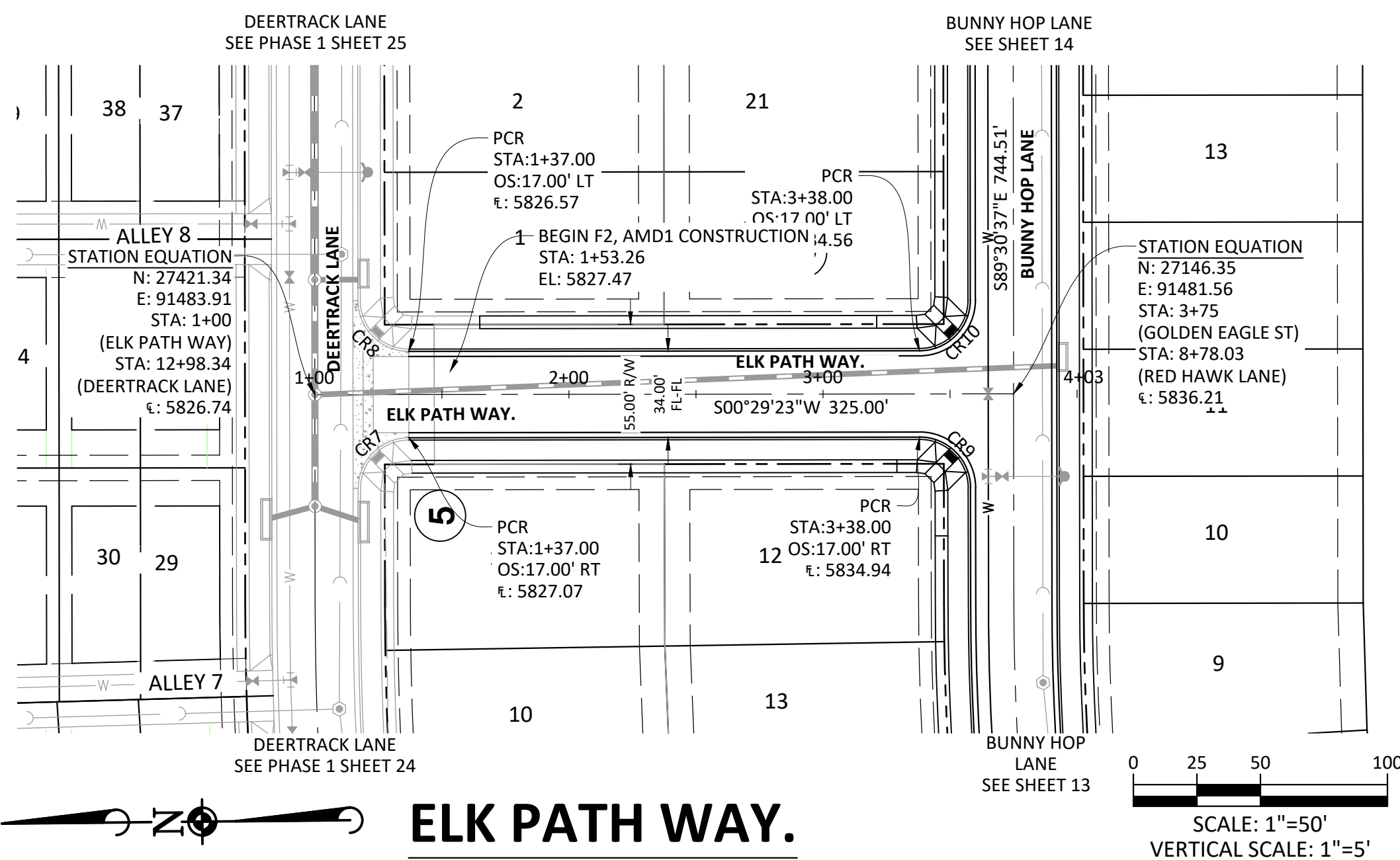
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TOWN OF PARKER, COLORADO
BADGER RUN STREET ROADWAY PLAN & PROFILE

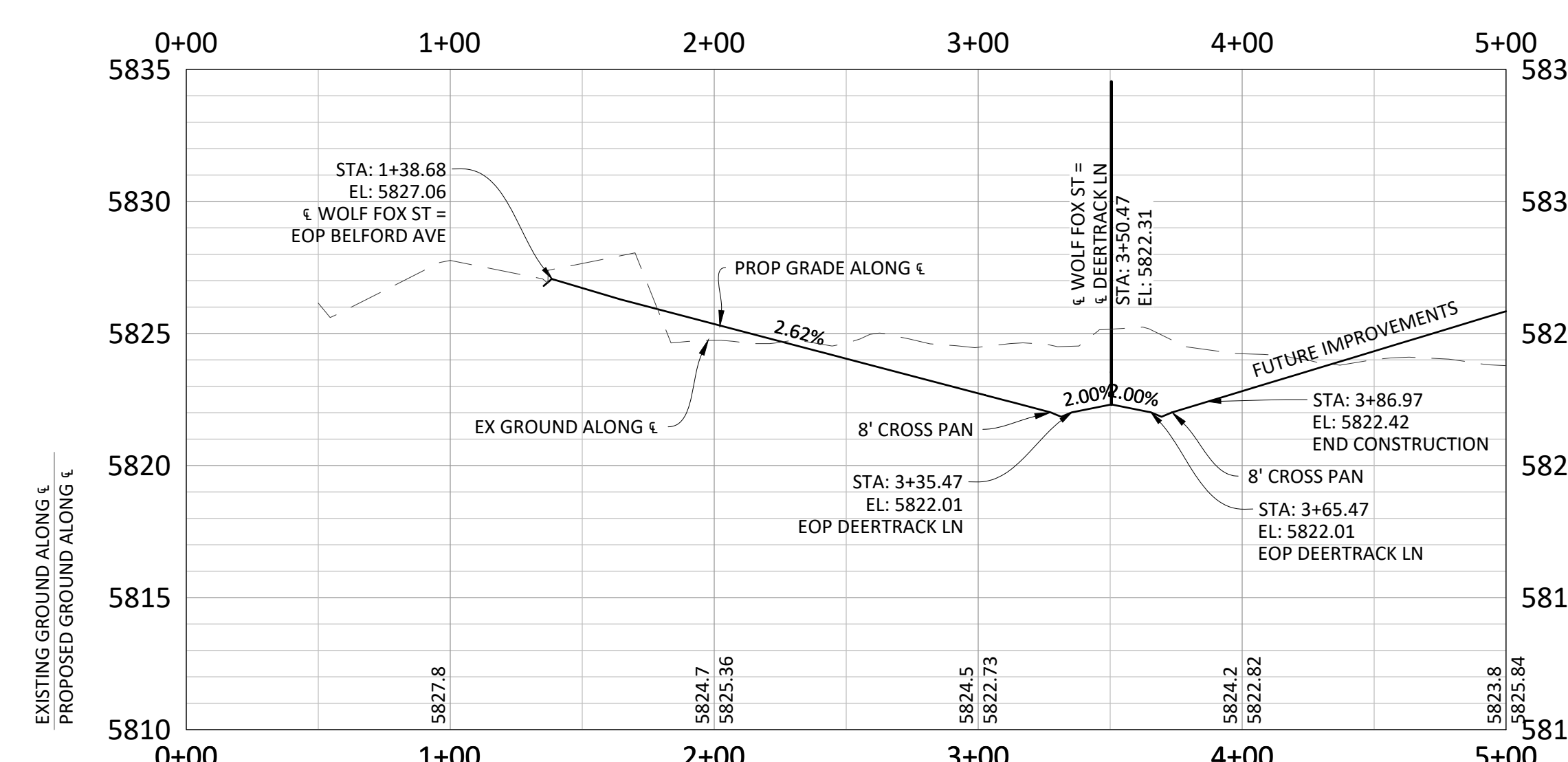
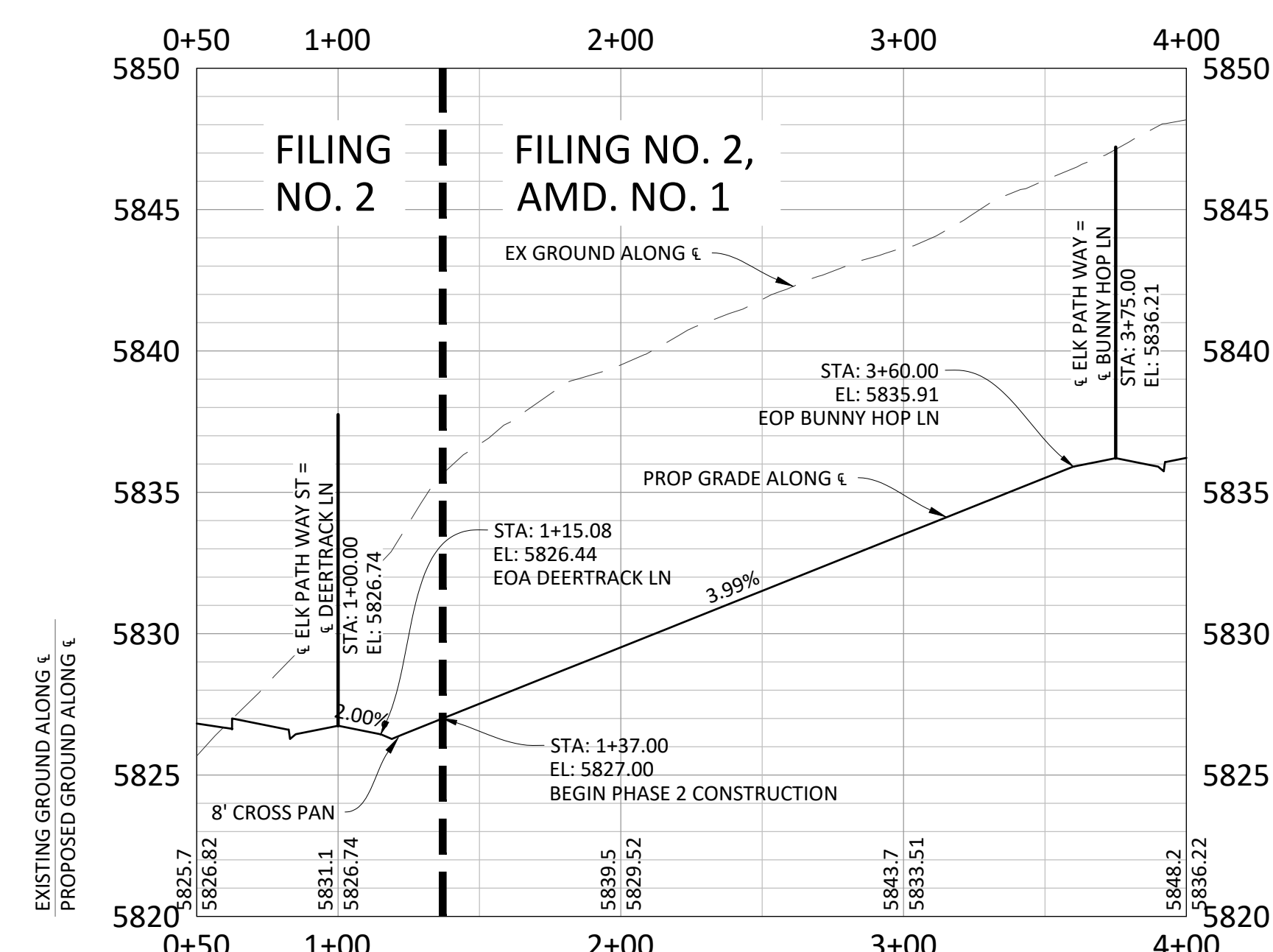
SHEET
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CLCPK3

Plotted: 4/27/2020 3:27 PM. Dwg Name: P:\C\10133\CompSouth05-Residential\CD\Draw\Final Drawings\Plan Set\Town\PHASE 2\05B-CLCPK3-PP-1.dwg. Updated By: JHawthorne

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CURVE TABLE

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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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REVISIONS

DATE	REVISIONS
09/20/16	SUBMITTAL FOR RE-APPROVAL
09/20/16	ALLEY PARKING PER TOWN OF PARKER
09/20/16	THIRD SUBMITTAL
09/20/16	SECOND SUBMITTAL

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

TOWN OF PARKER, COLORADO

ELK PATH WAY & WOLF FOX ST ROADWAY PLANS & PROFILES

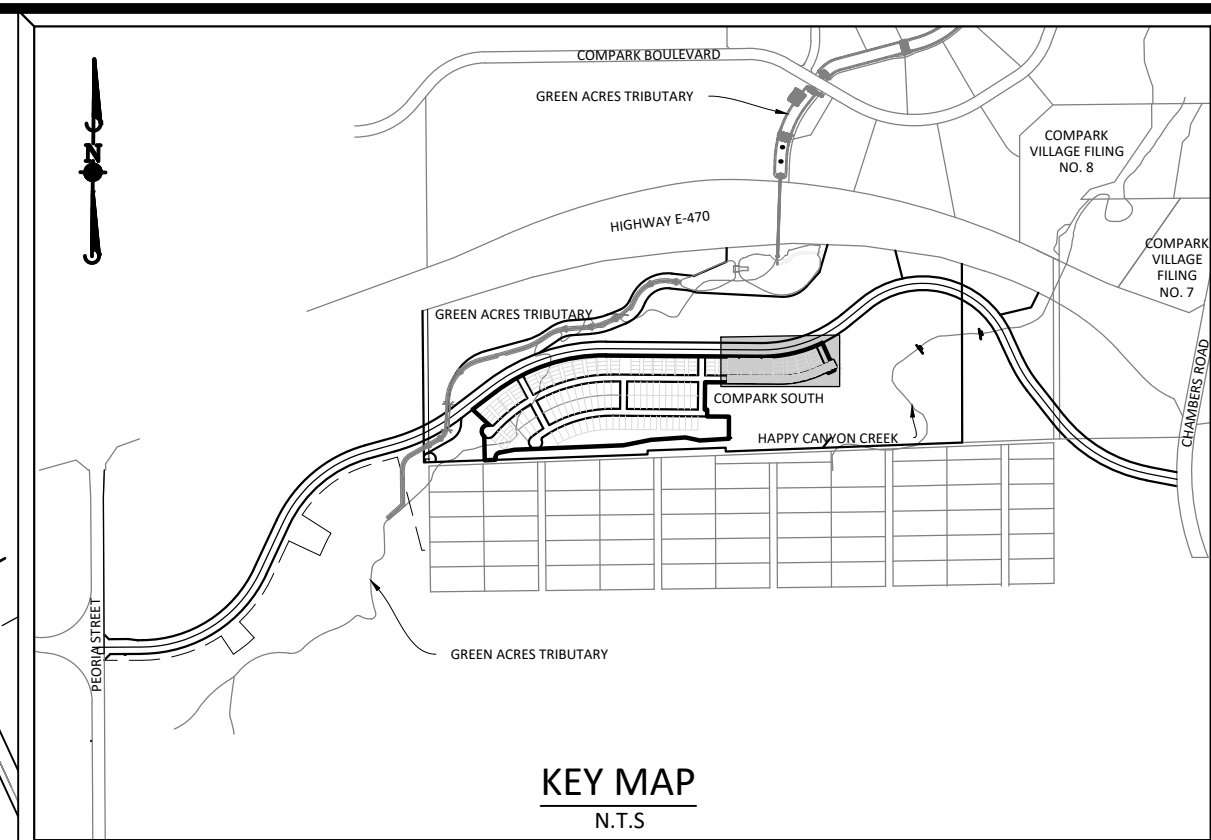
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SHEET
10 OF **24**
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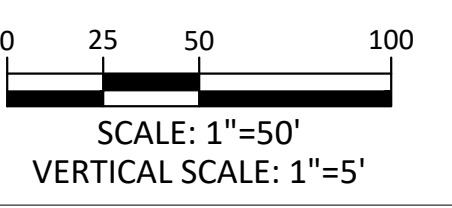
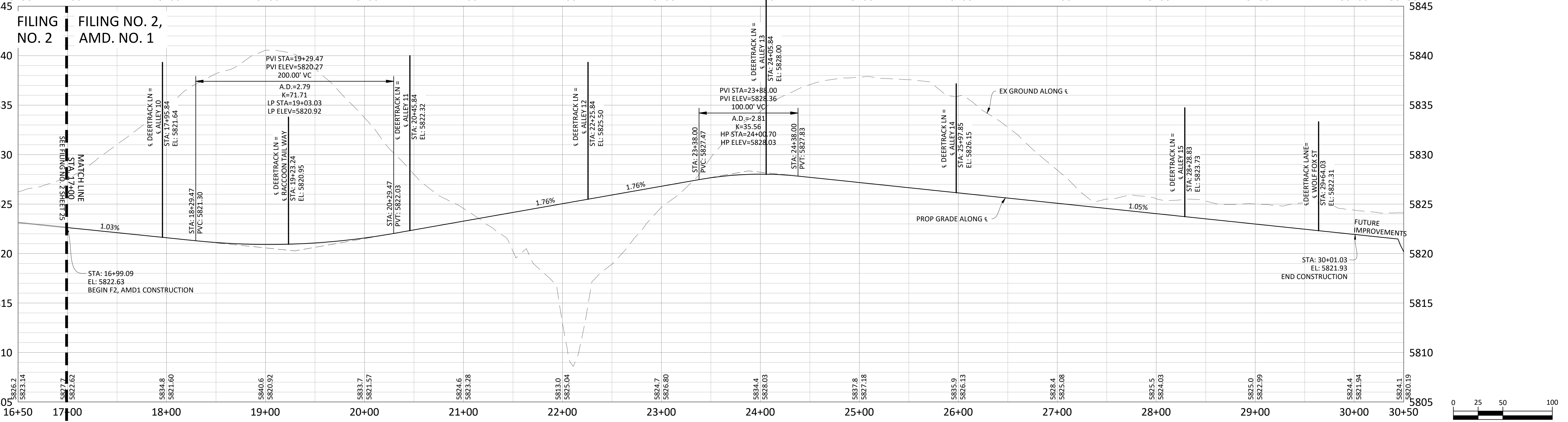
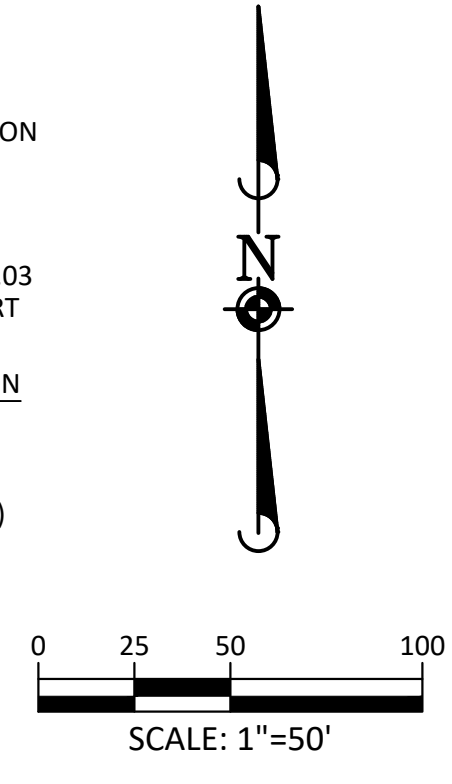
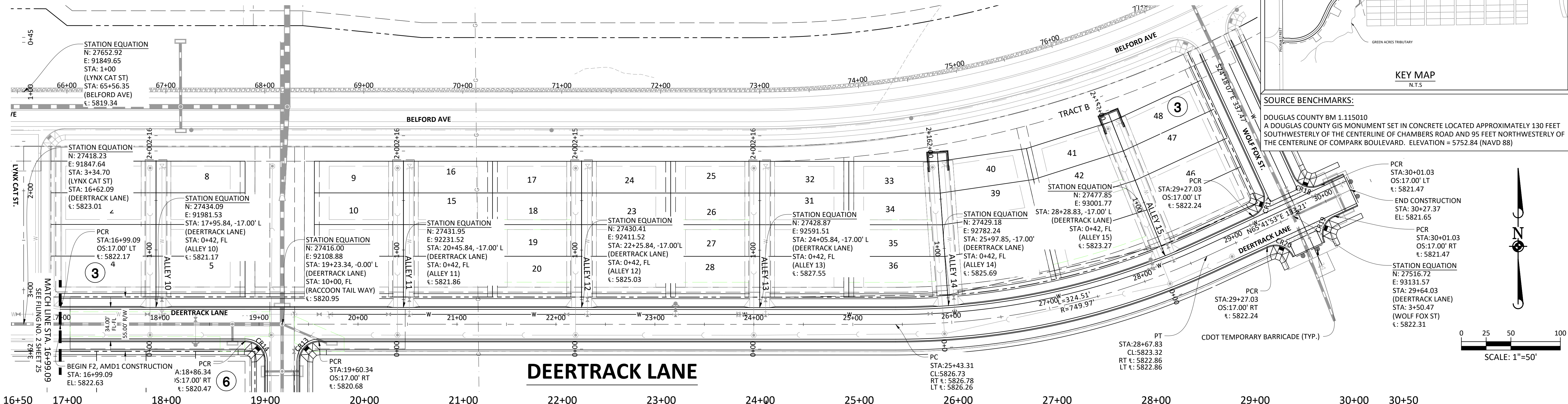
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RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION

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



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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.



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

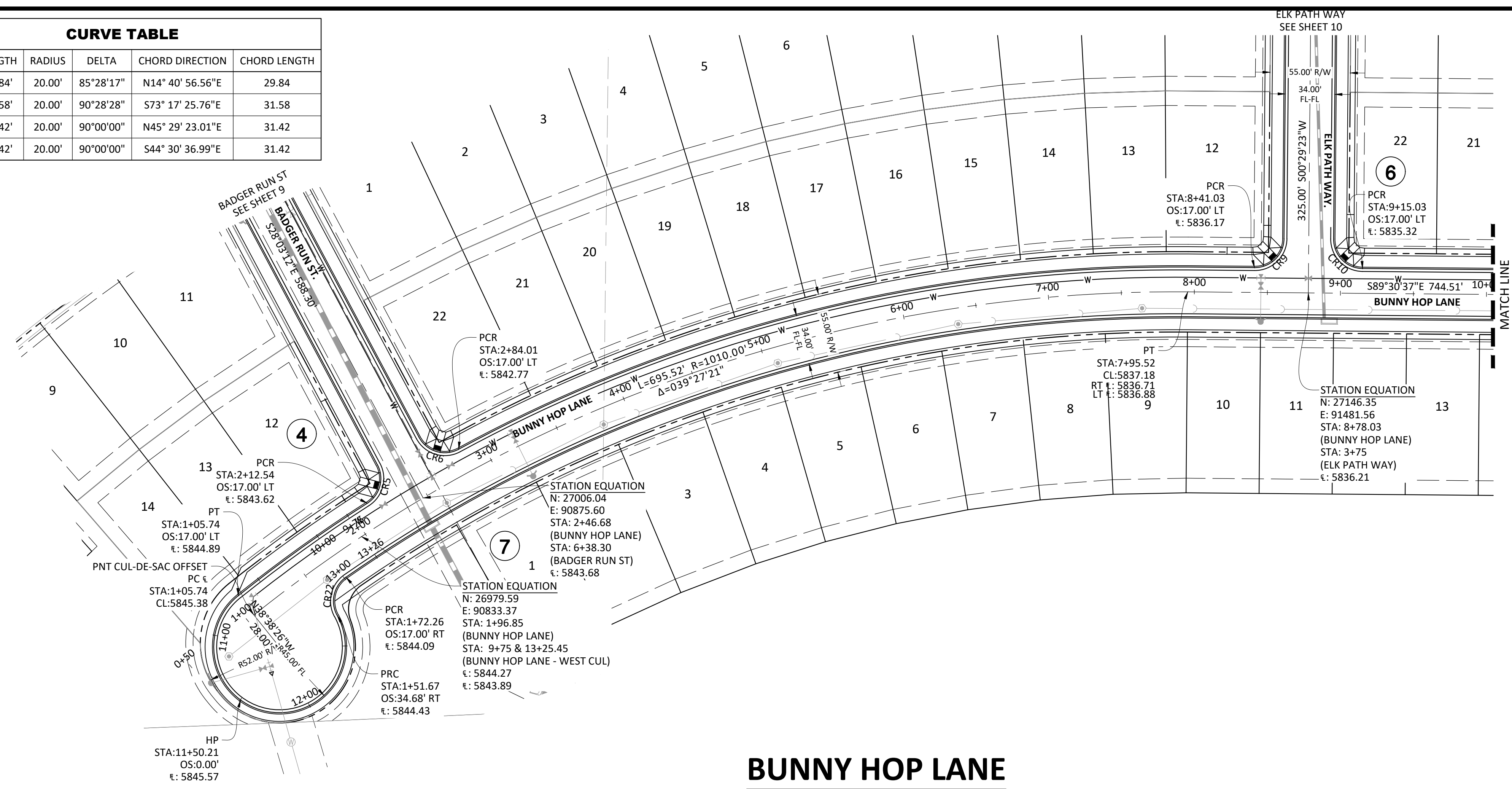
DATE	REVISIONS
03/20/20	SUBMITTAL FOR RE-APPROVAL
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07/20/20	THIRD SUBMITTAL
09/20/20	SECOND SUBMITTAL

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 7600 East Orchard Road, Suite 100-90, Greenwood Village, CO 80121, phone: 303.778.0800 manhard.com
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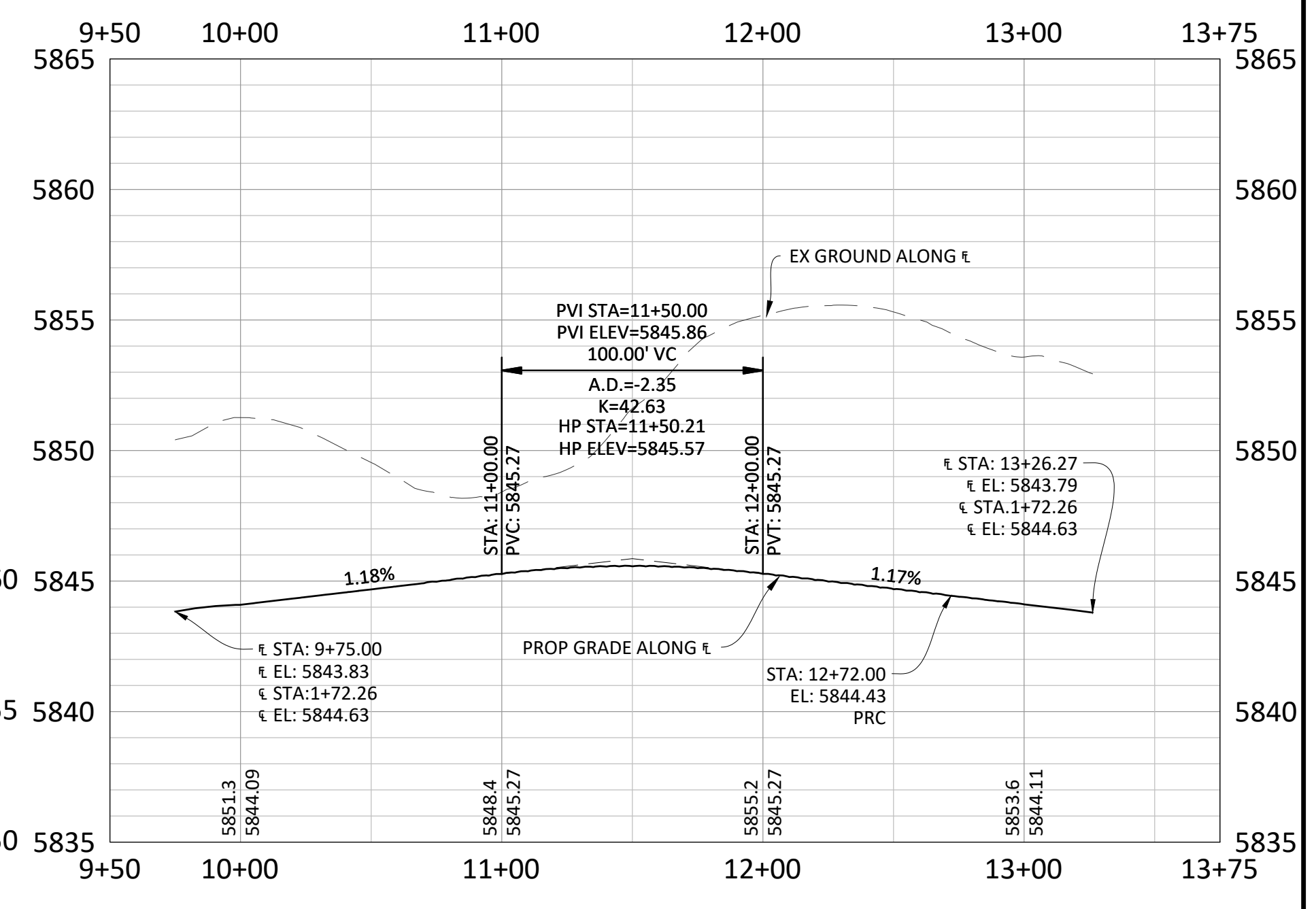
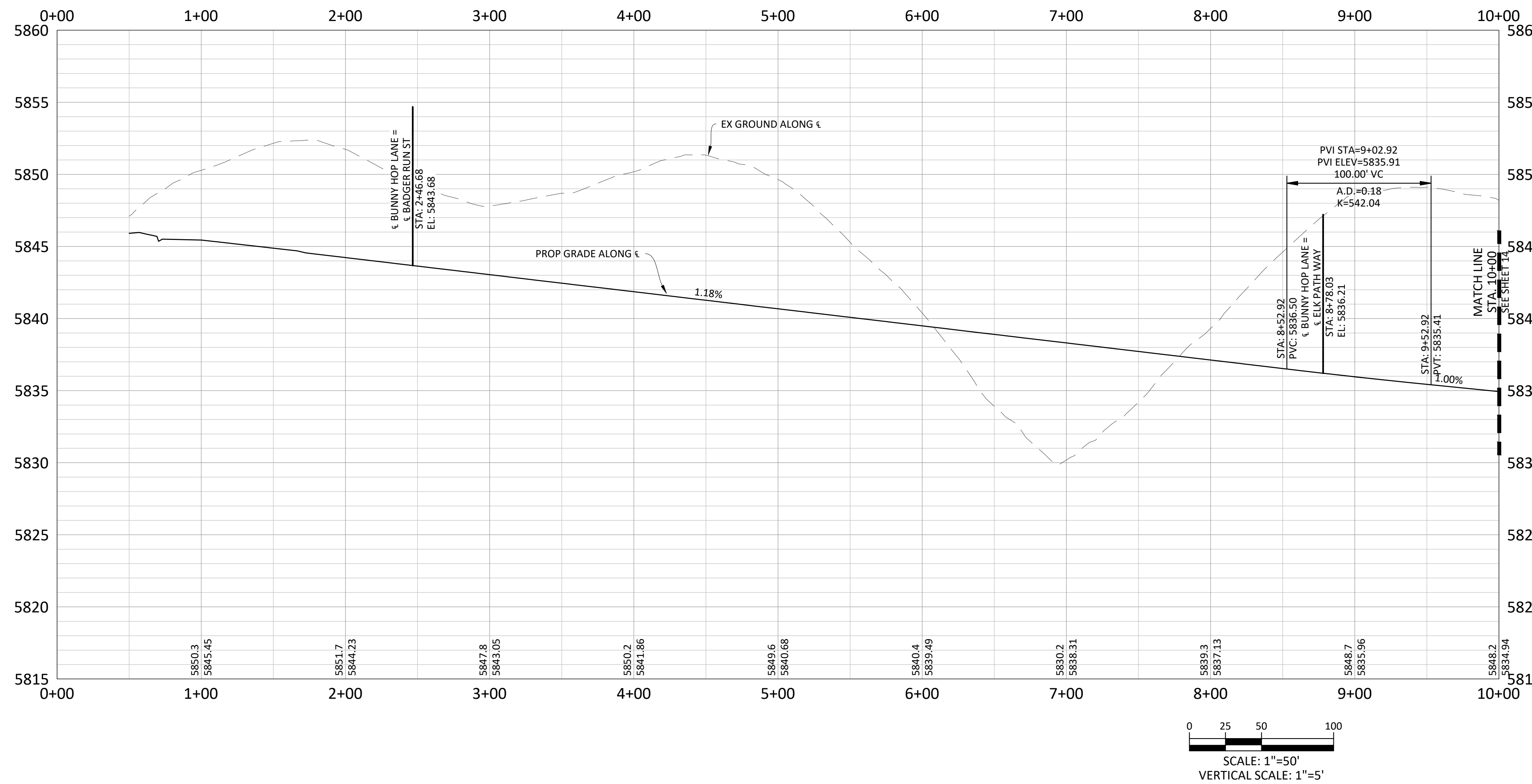
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
DEERTRACK LANE ROADWAY PLAN & PROFILE

RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR5	29.84'	20.00'	85°28'17"	N14° 40' 56.56"E	29.84
CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58
CR9	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR10	31.42'	20.00'	90°00'00"	S44° 30' 36.99"E	31.42



BUNNY HOP LANE



CUL-DE-SAC FLOWLINE PROFILE

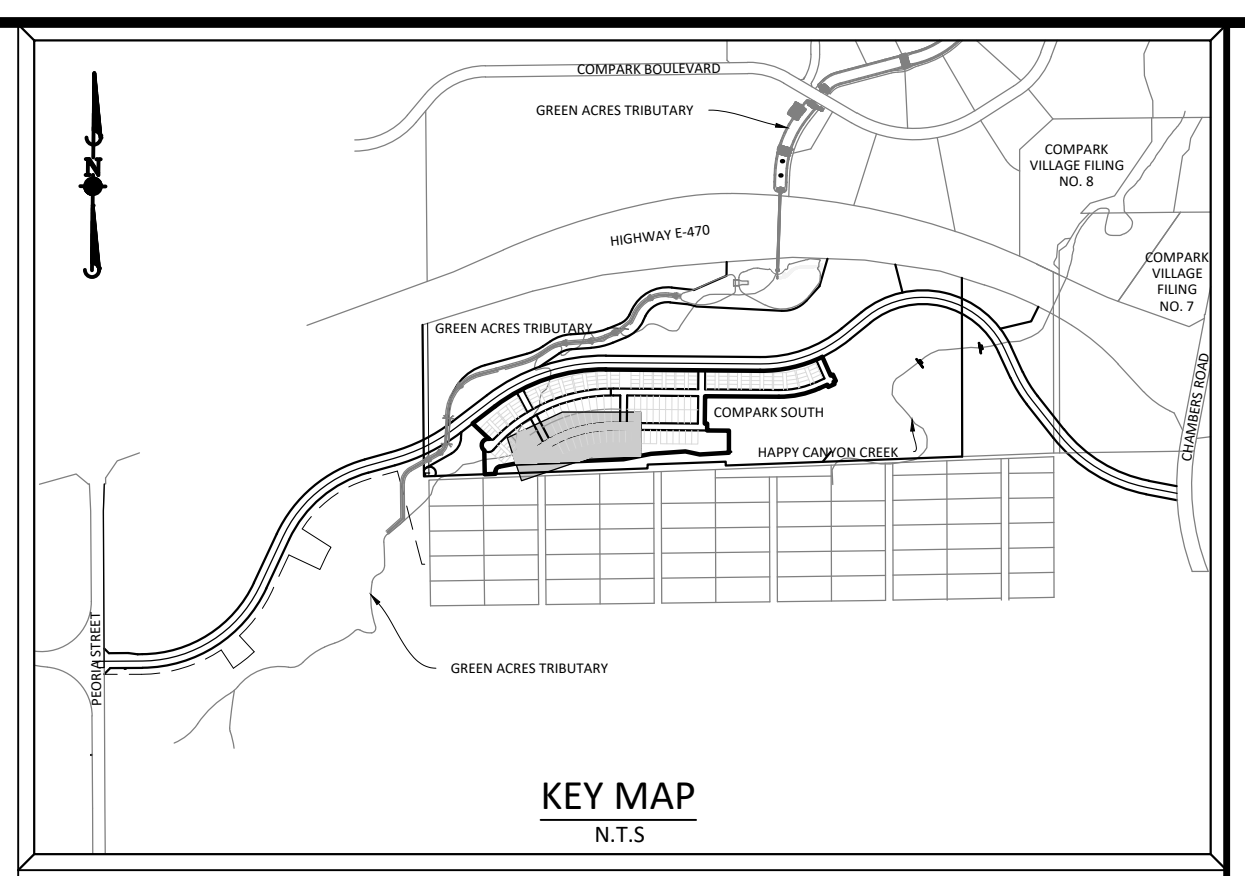


TOWN OF PARKER APPROVALS

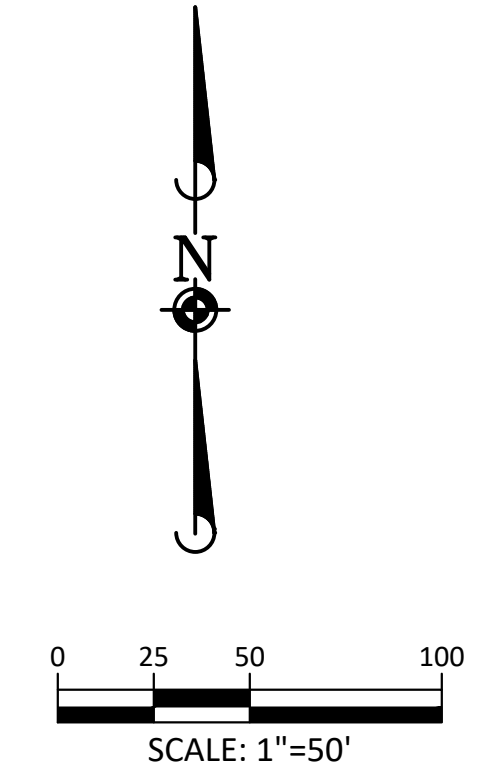
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE



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DATE	REVISIONS
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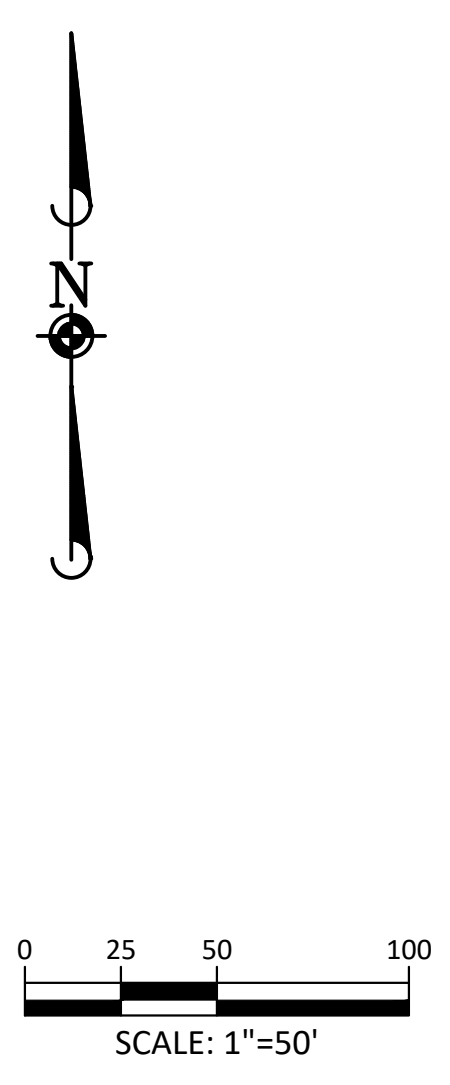
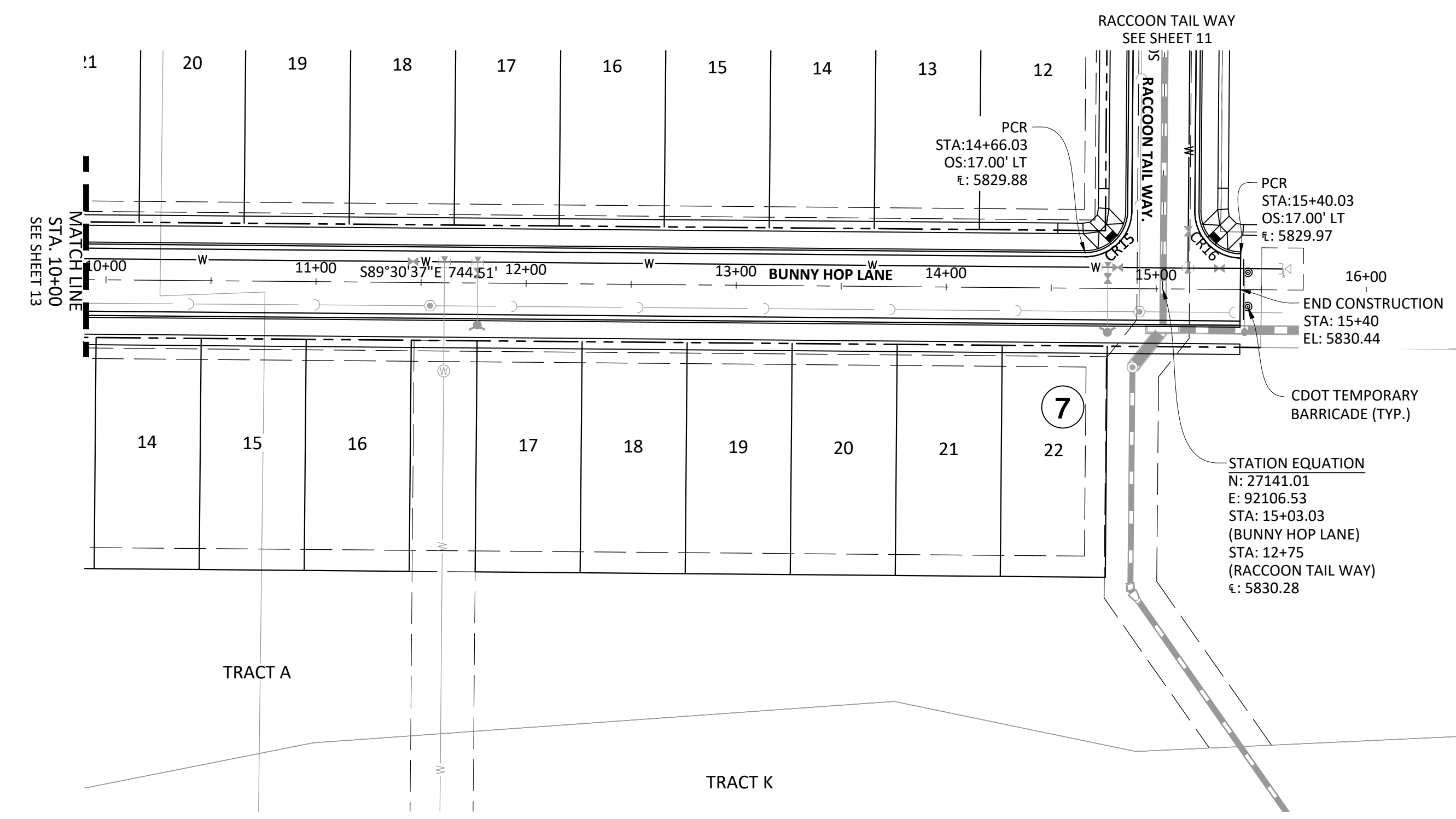
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
BUNNY HOP LANE ROADWAY PLAN & PROFILE

PROJ. MGR.: RJM
PROJ. ASSOC.:
DRAWN BY: RAK
DATE: 09/20/16
SHEET
13 OF 24
CLCPKC3

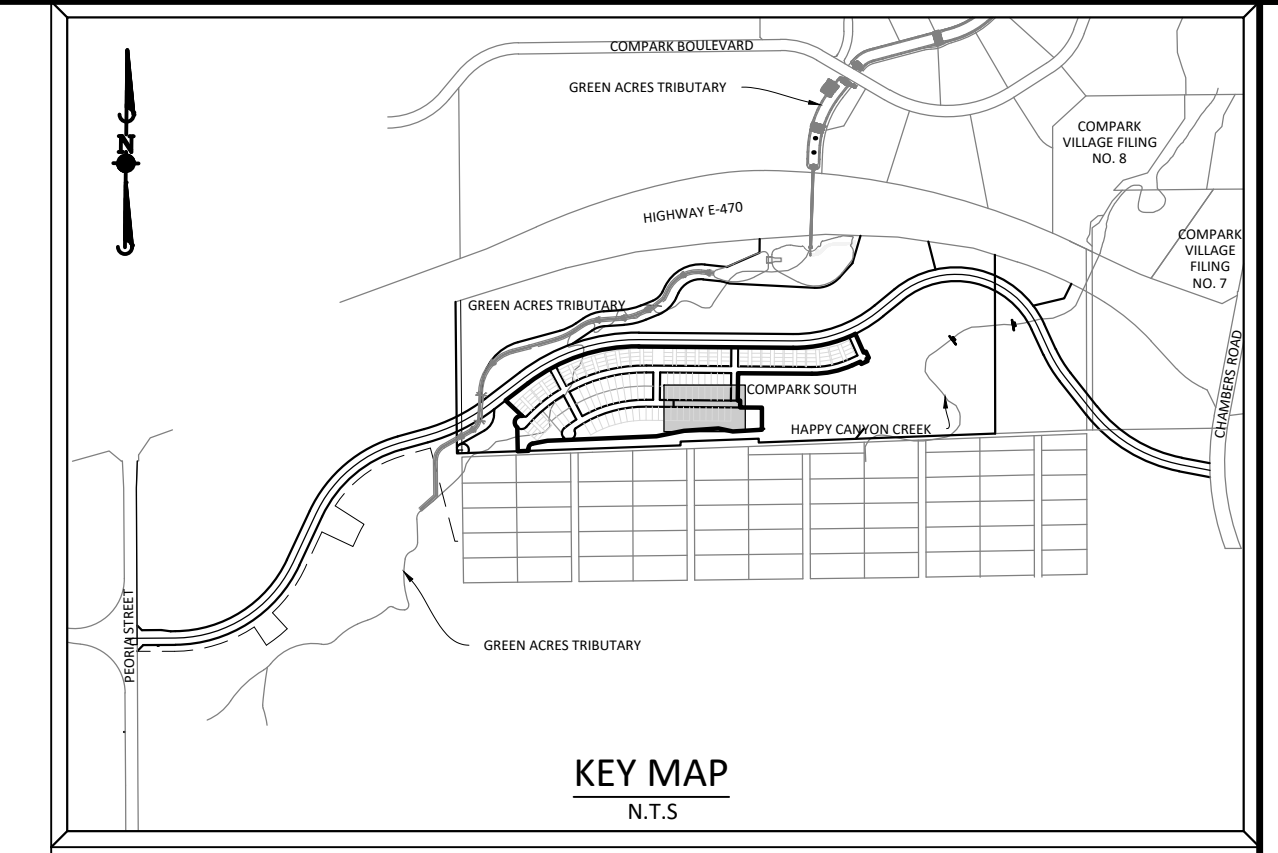
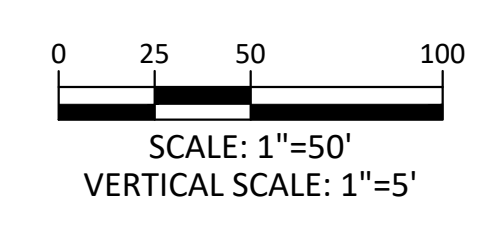
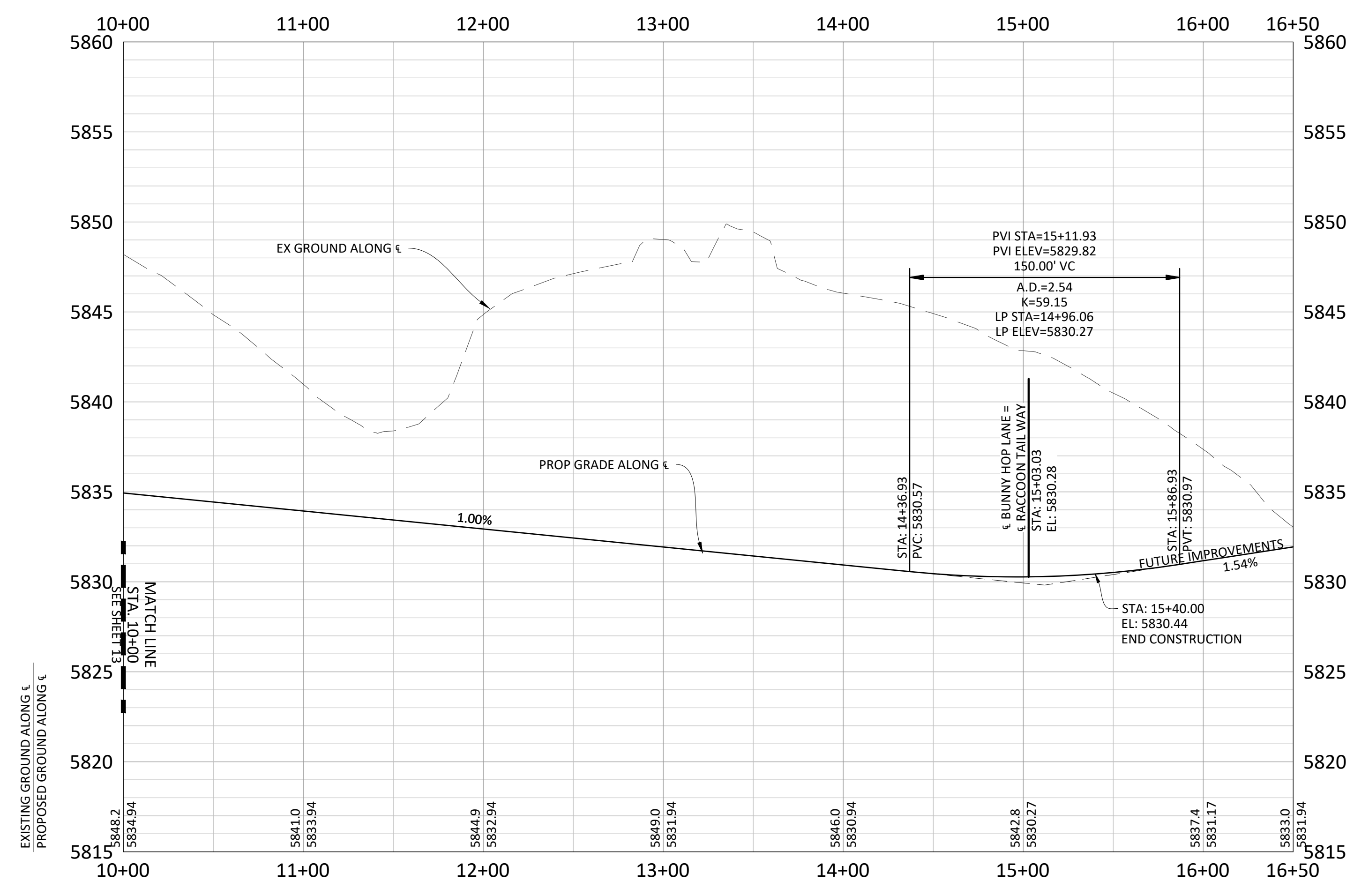
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RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION



BUNNY HOP LANE

CURVE TABLE					
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, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

DATE	REVISIONS
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05/20/17	ALLEY PARKING PER TOWN OF PARKER
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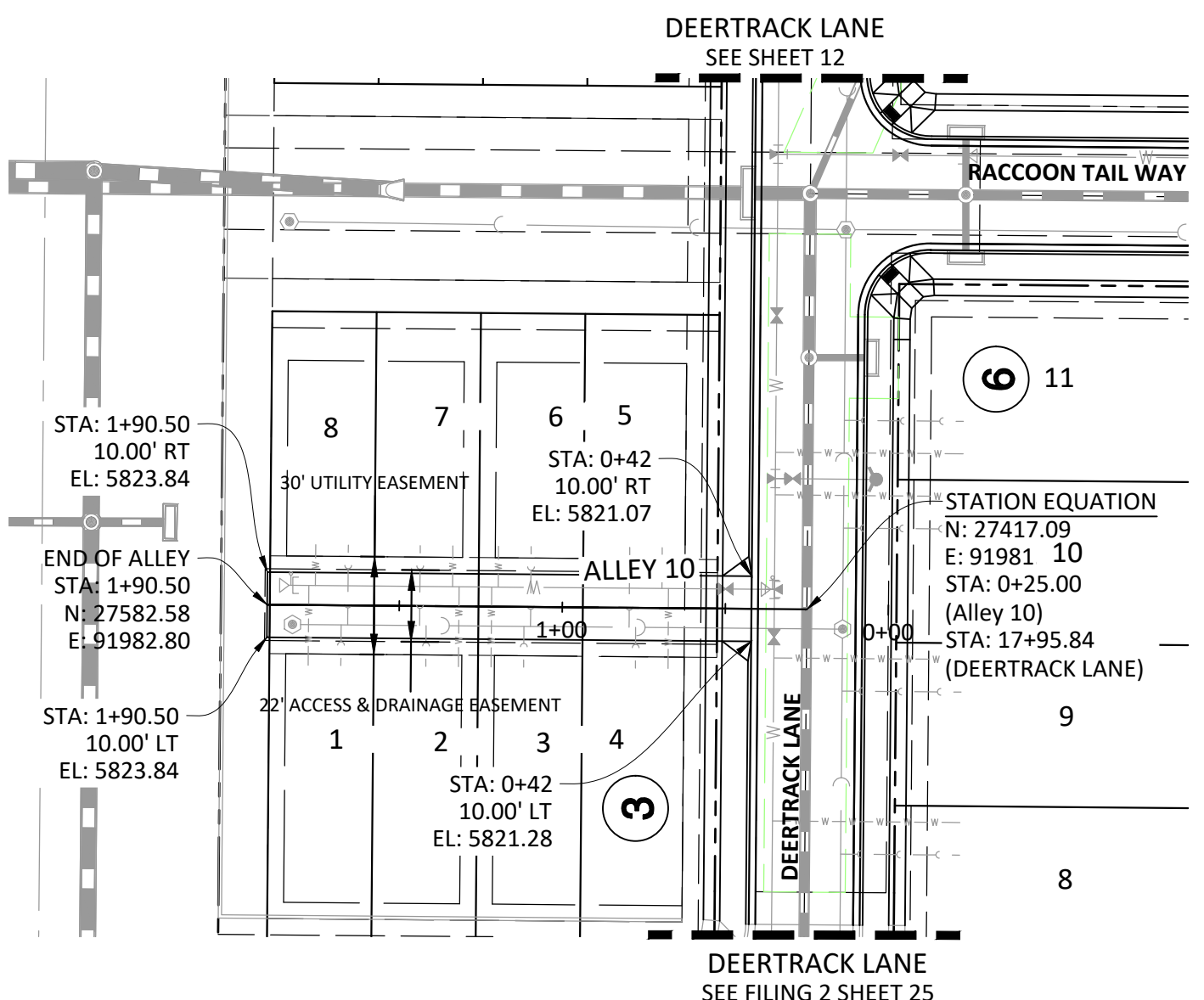
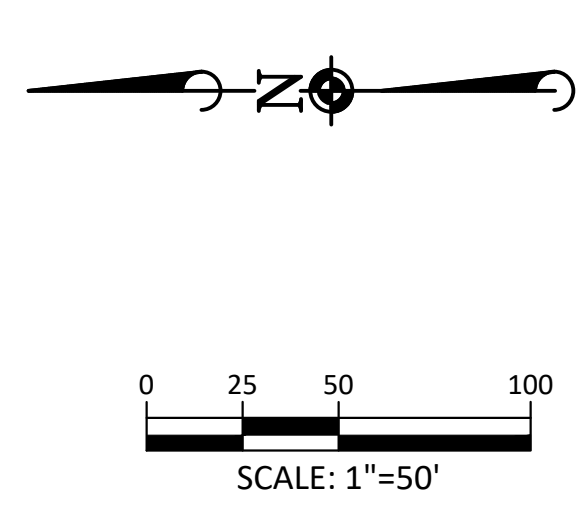
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 BUNNY HOP LANE ROADWAY PLAN & PROFILE

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

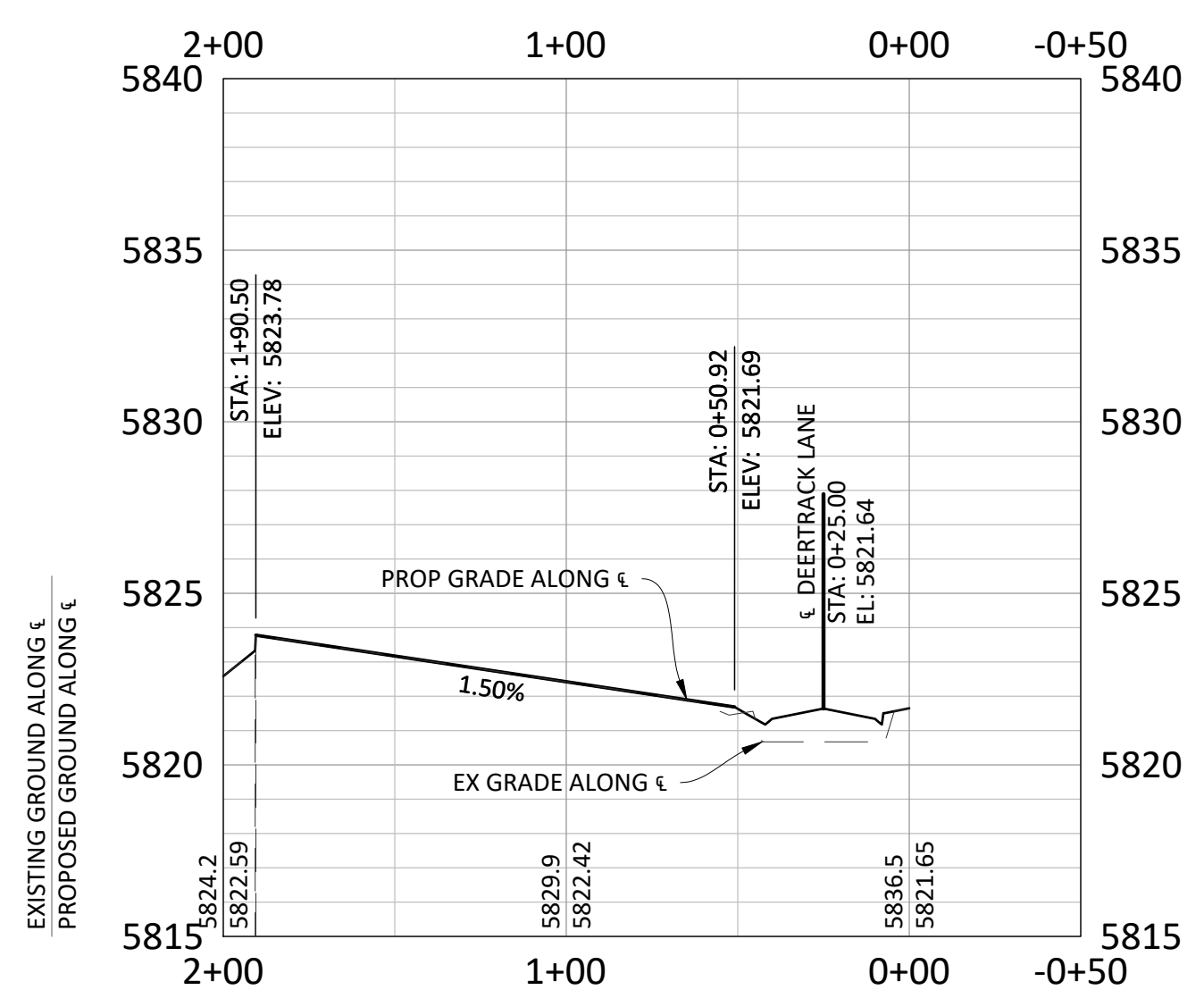
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RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION

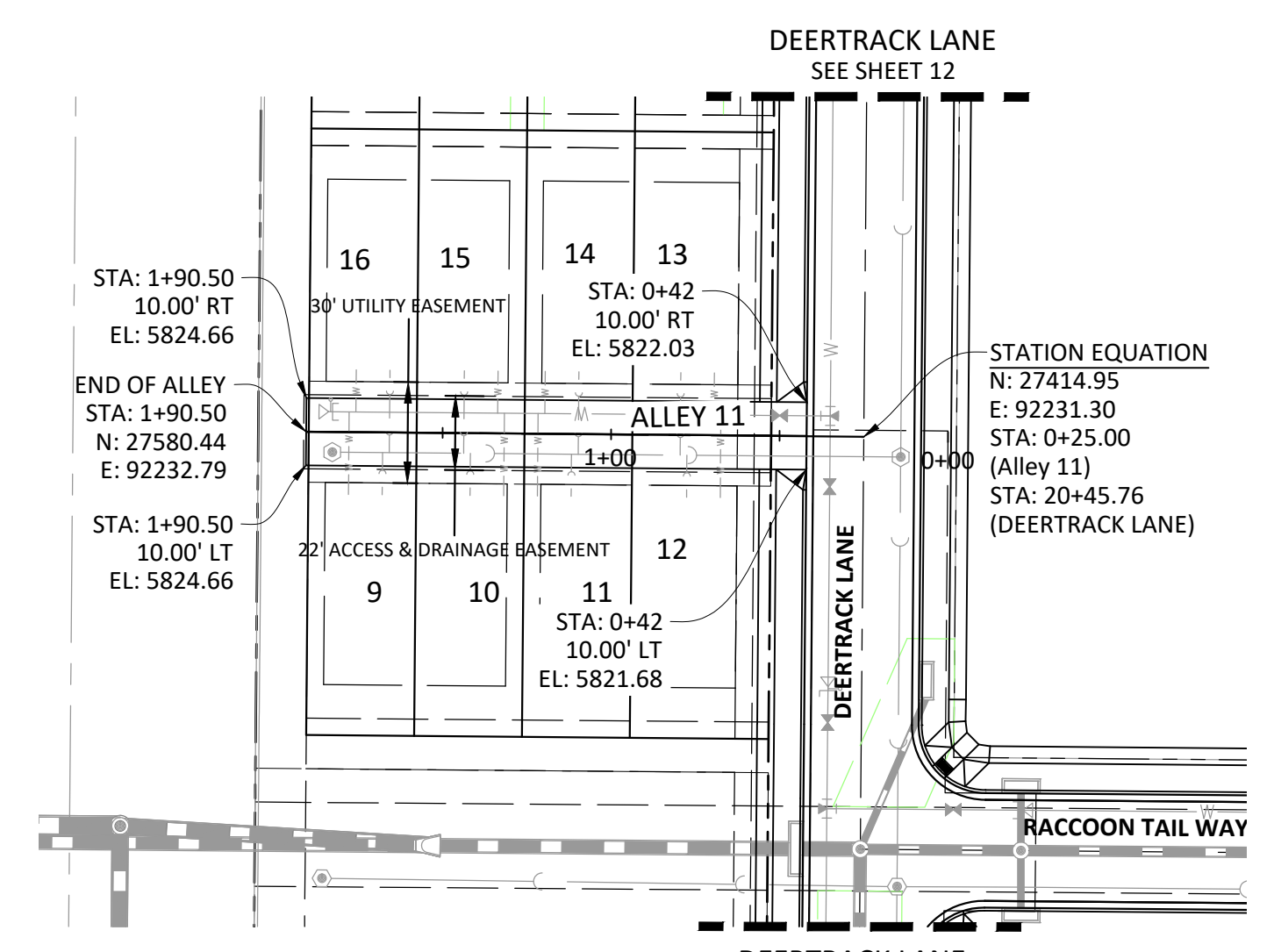
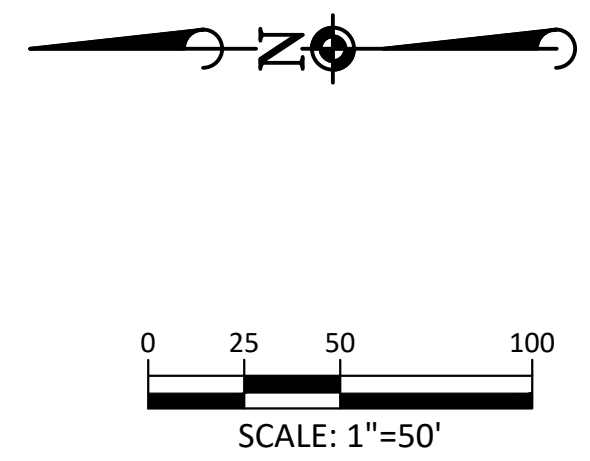
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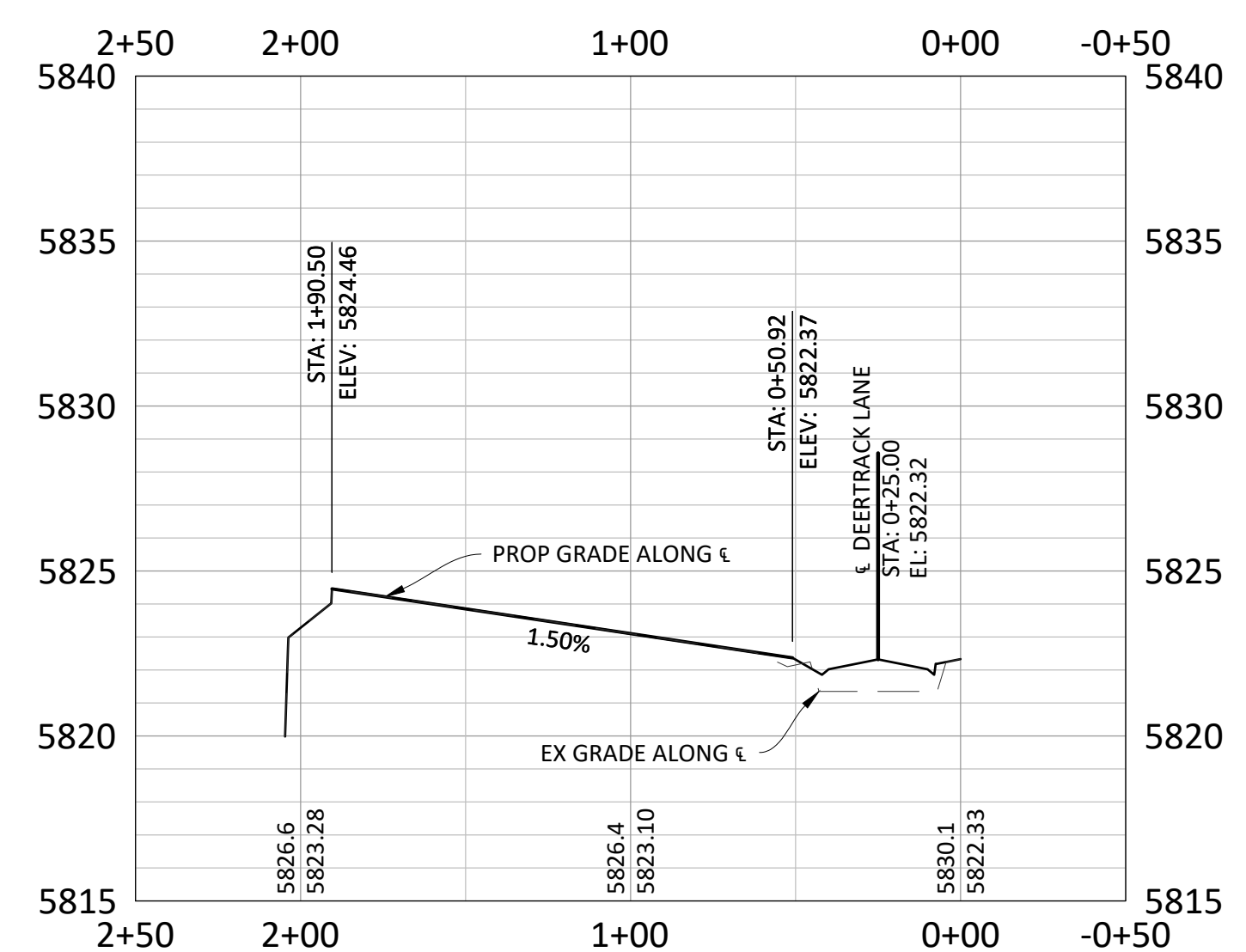
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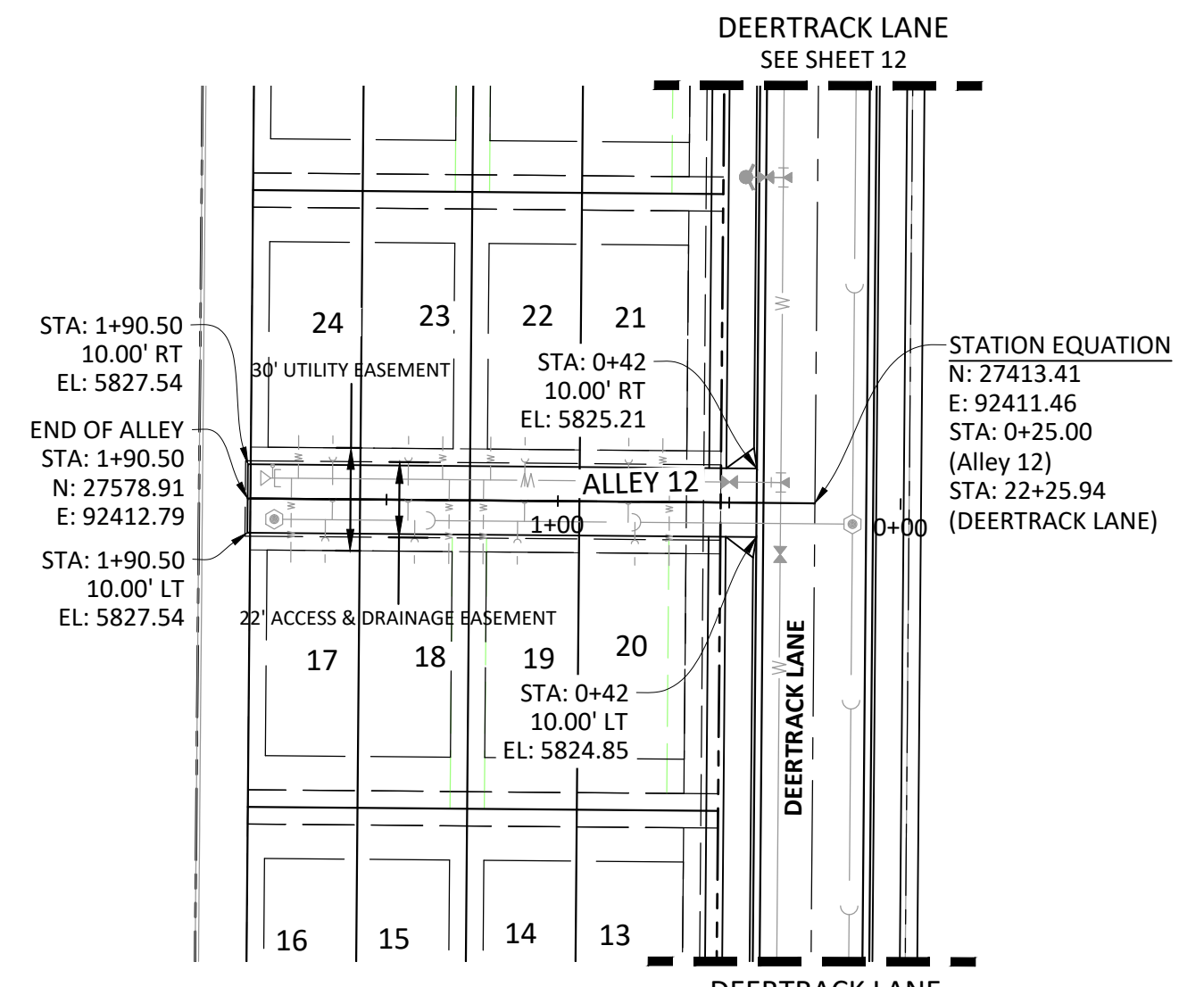
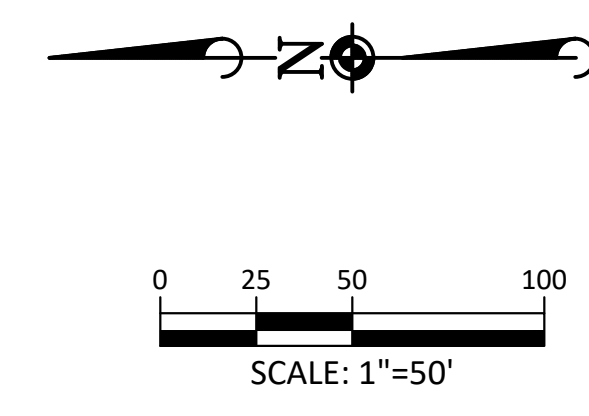
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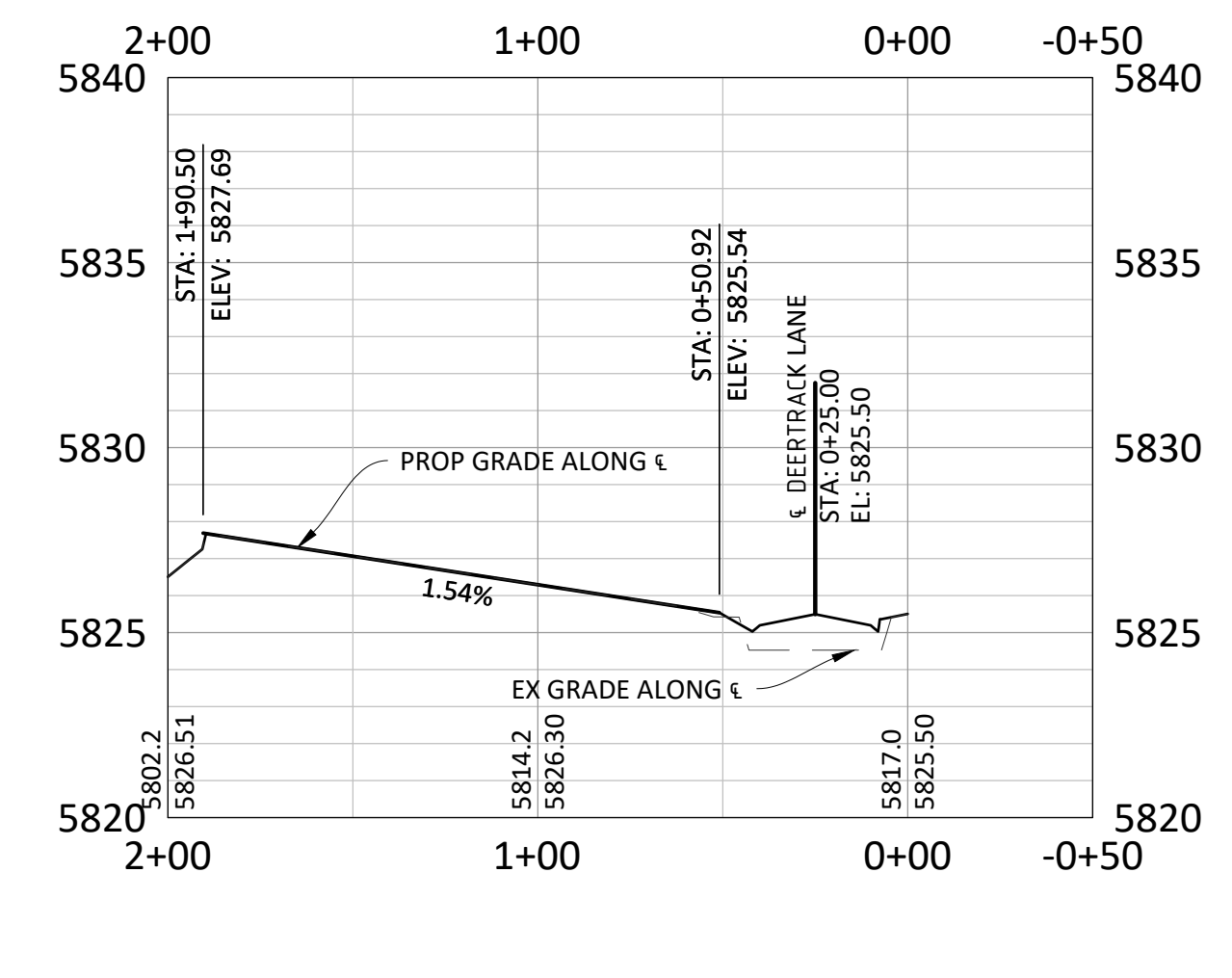
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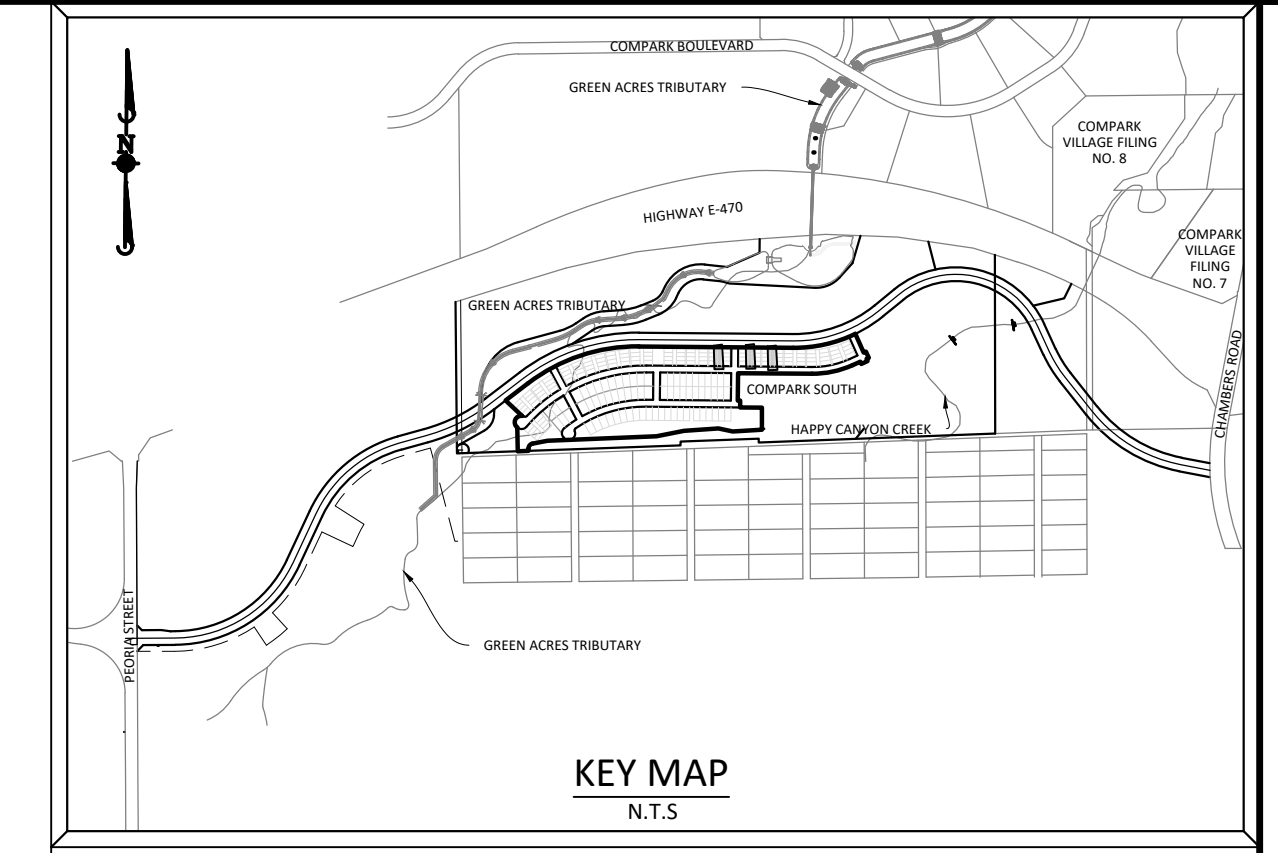
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ALLEY 12



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



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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DATE	REVISIONS
03/20/20	SUBMITTAL FOR REAPPROVAL
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05/20/17	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

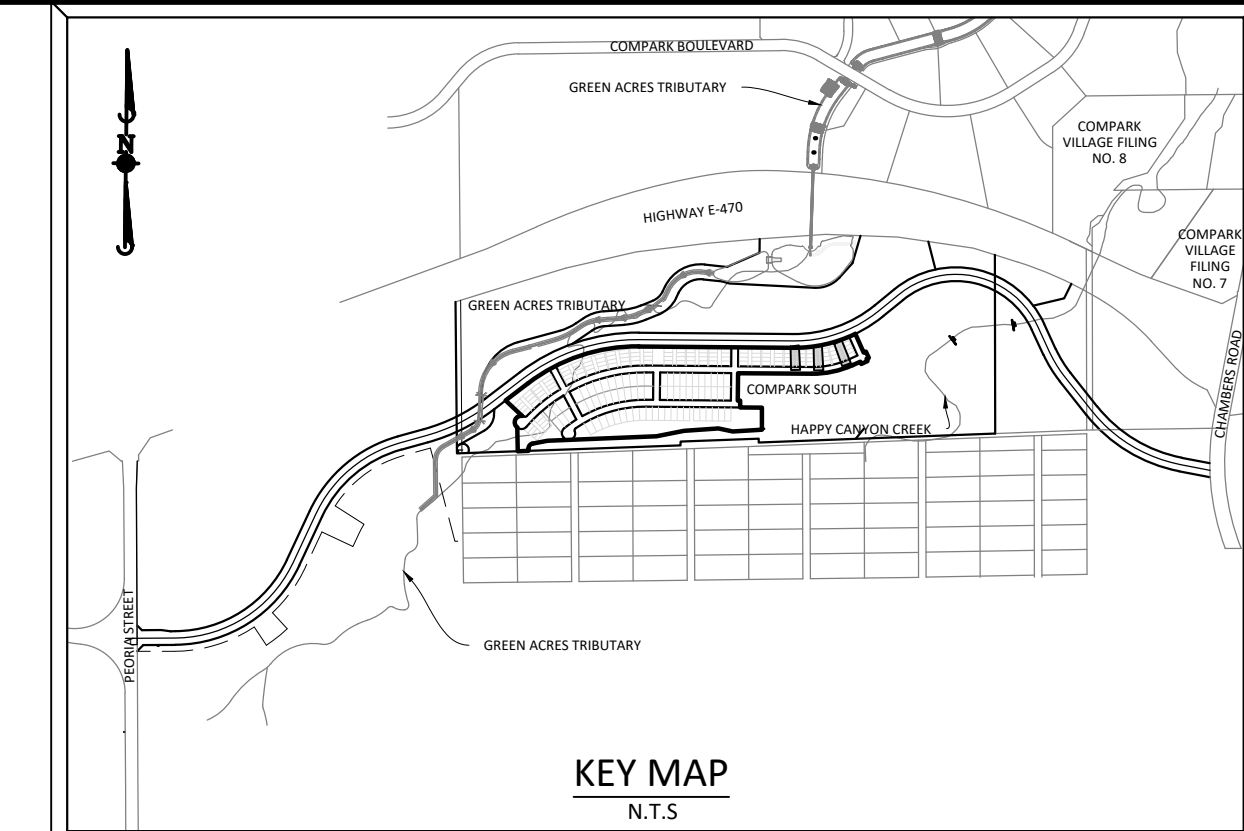
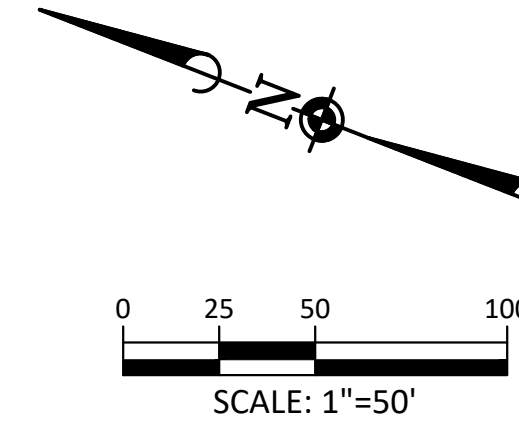
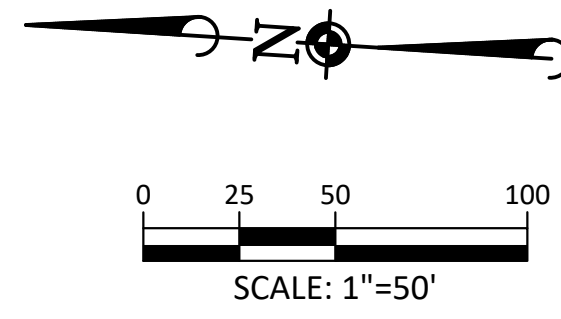
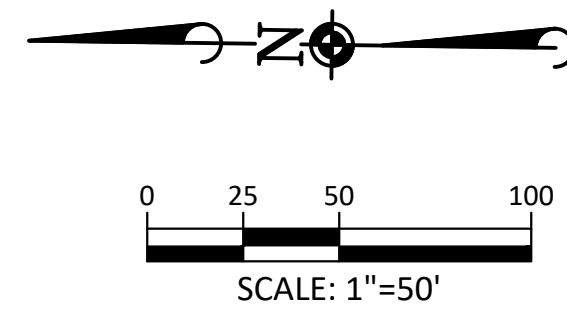
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
ALLEYS 10-12 PLAN & PROFILE

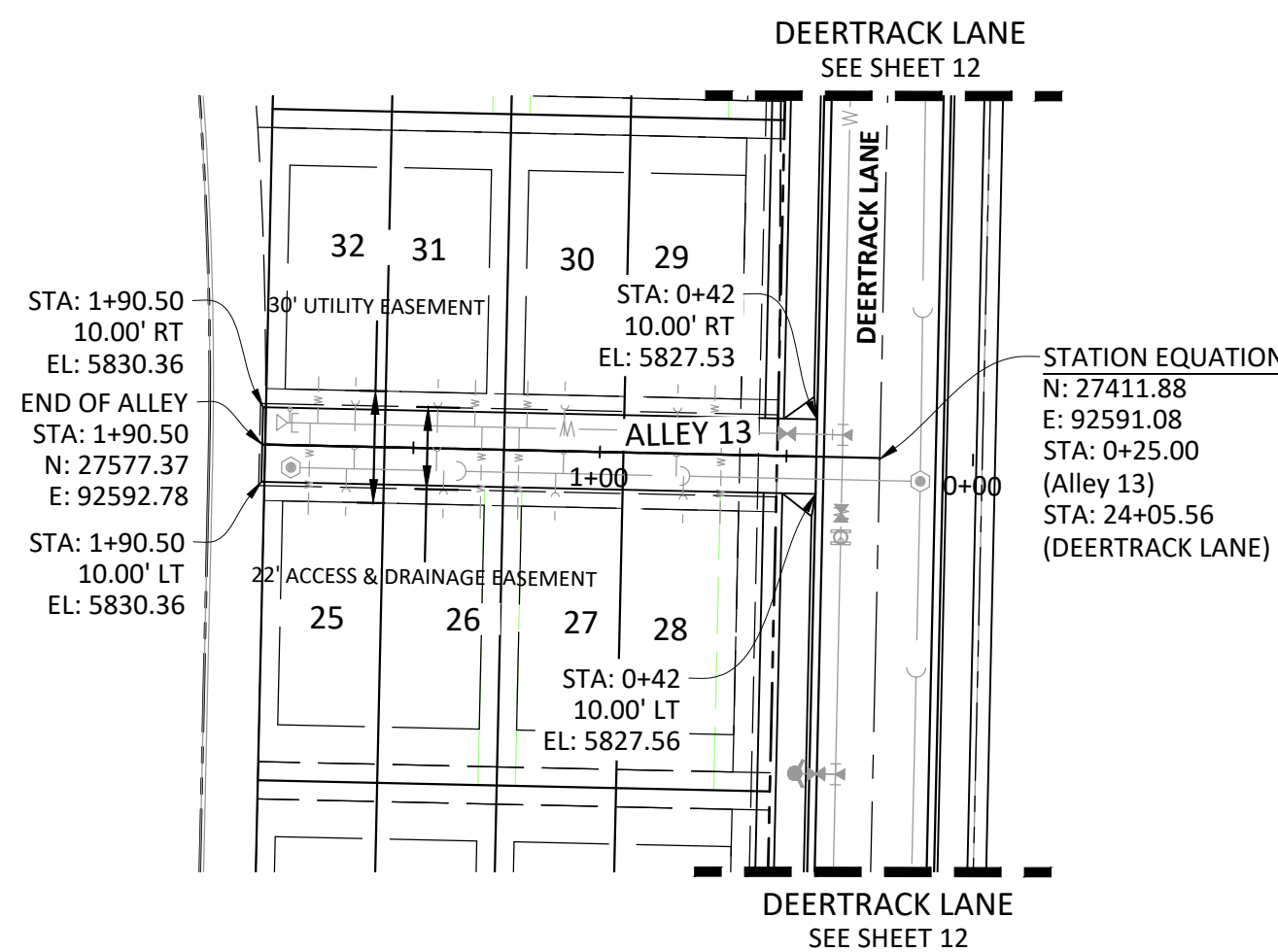
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PROJ. ASSOC.: RAK	15 OF 24
DRAWN BY: RAK	CLCPKC3
DATE: 09/20/16	

RESUBMIT FOR APPROVAL - NOT FOR CONSTRUCTION

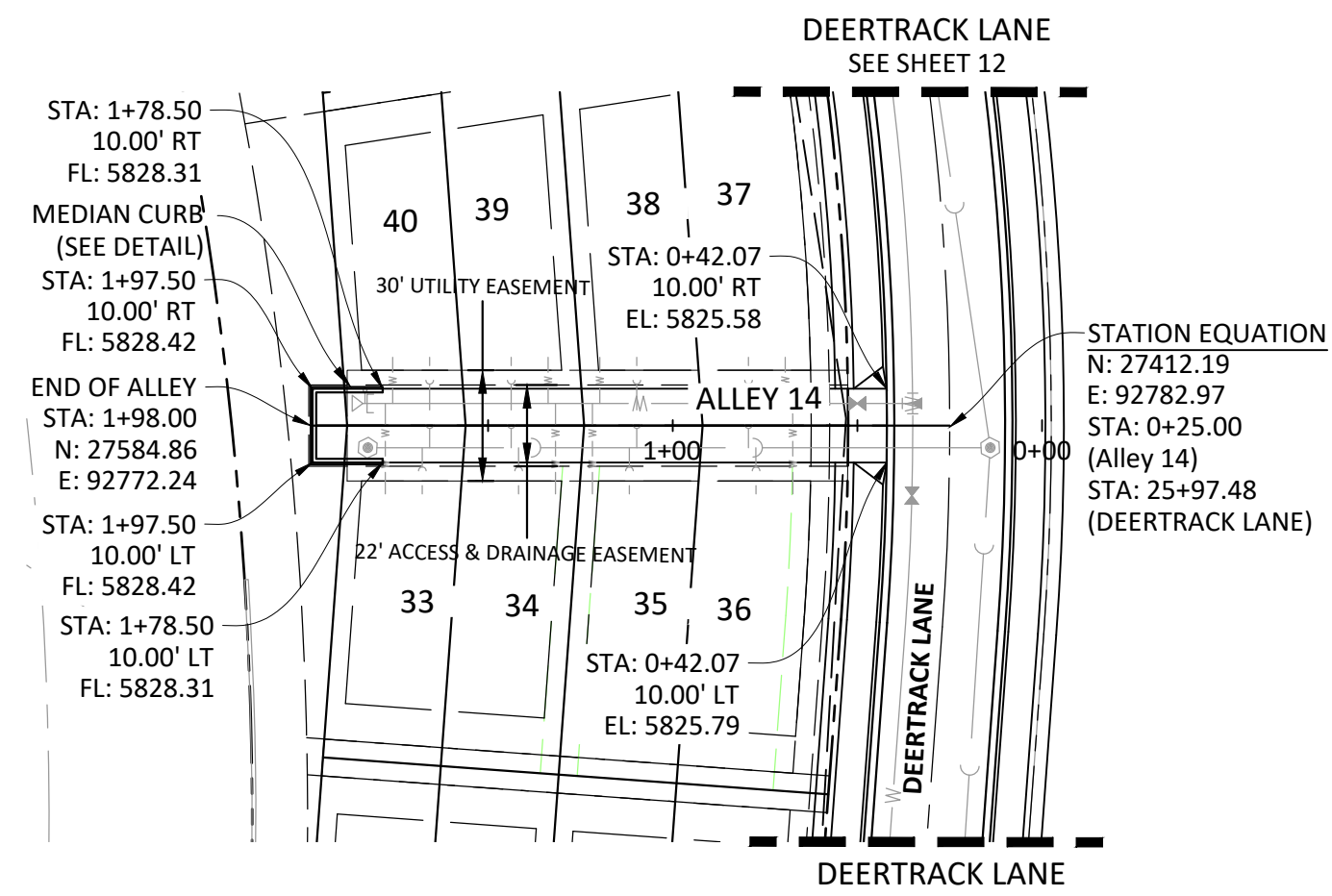
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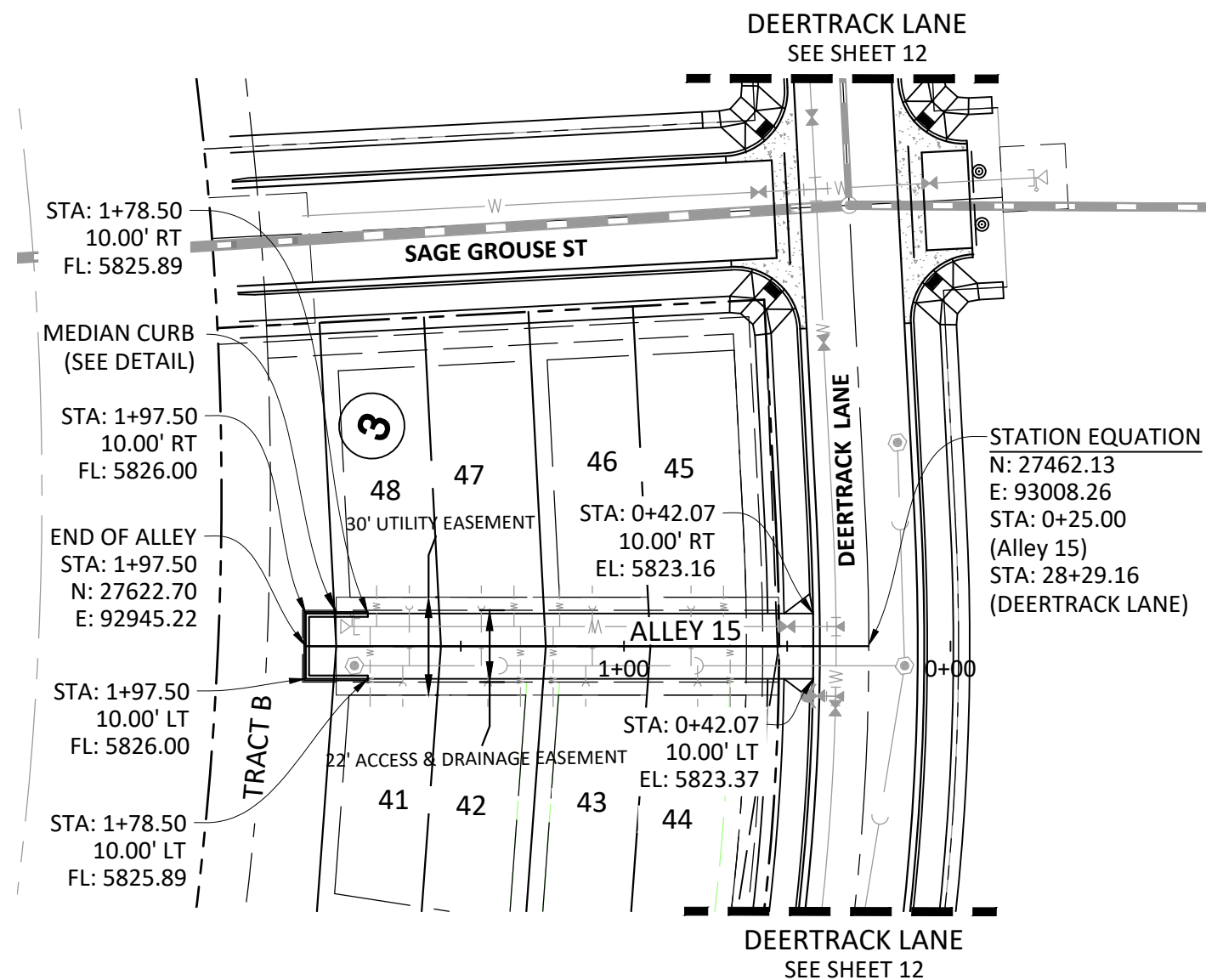
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 DOUGLAS COUNTY BM 1.115101
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



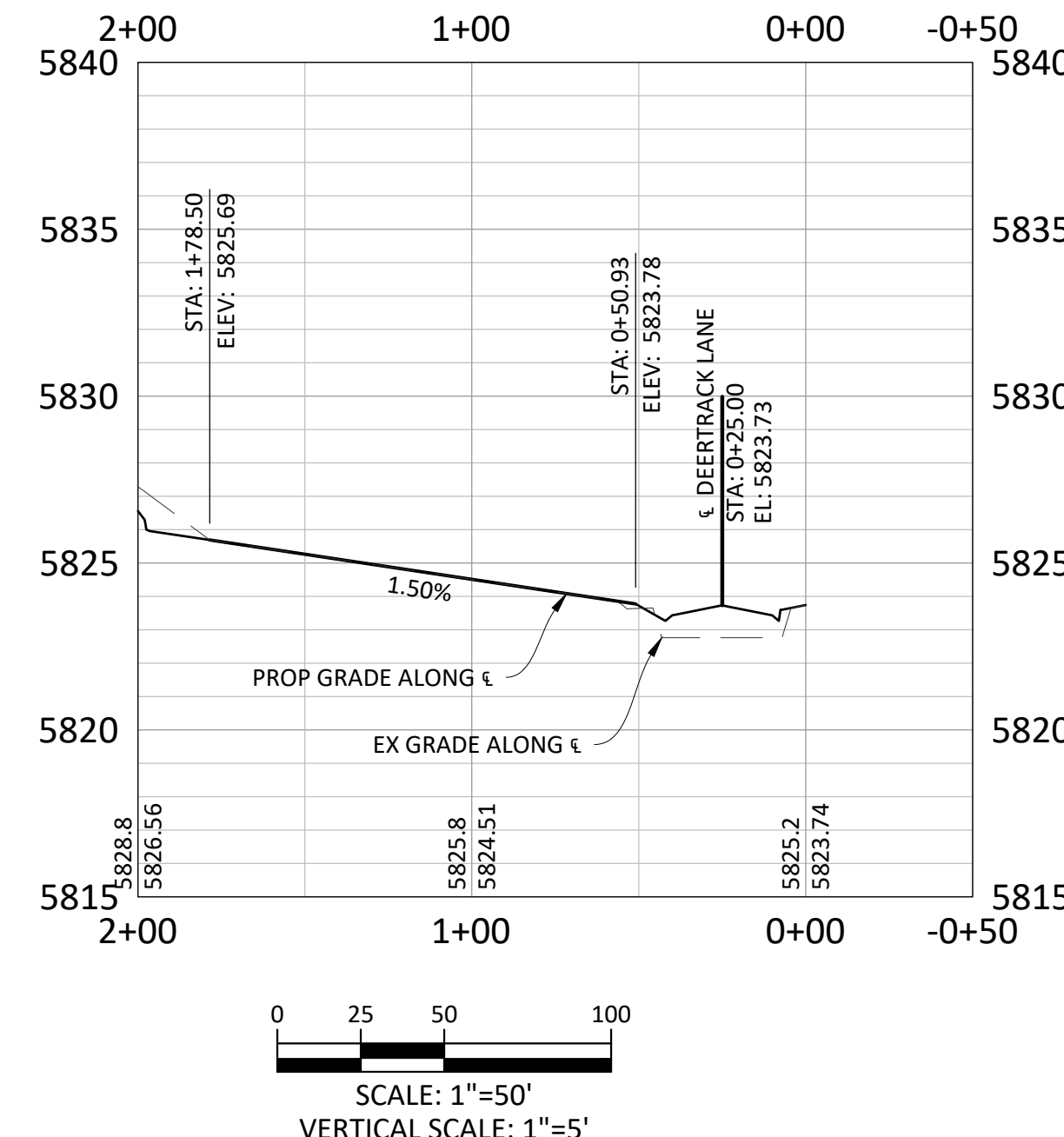
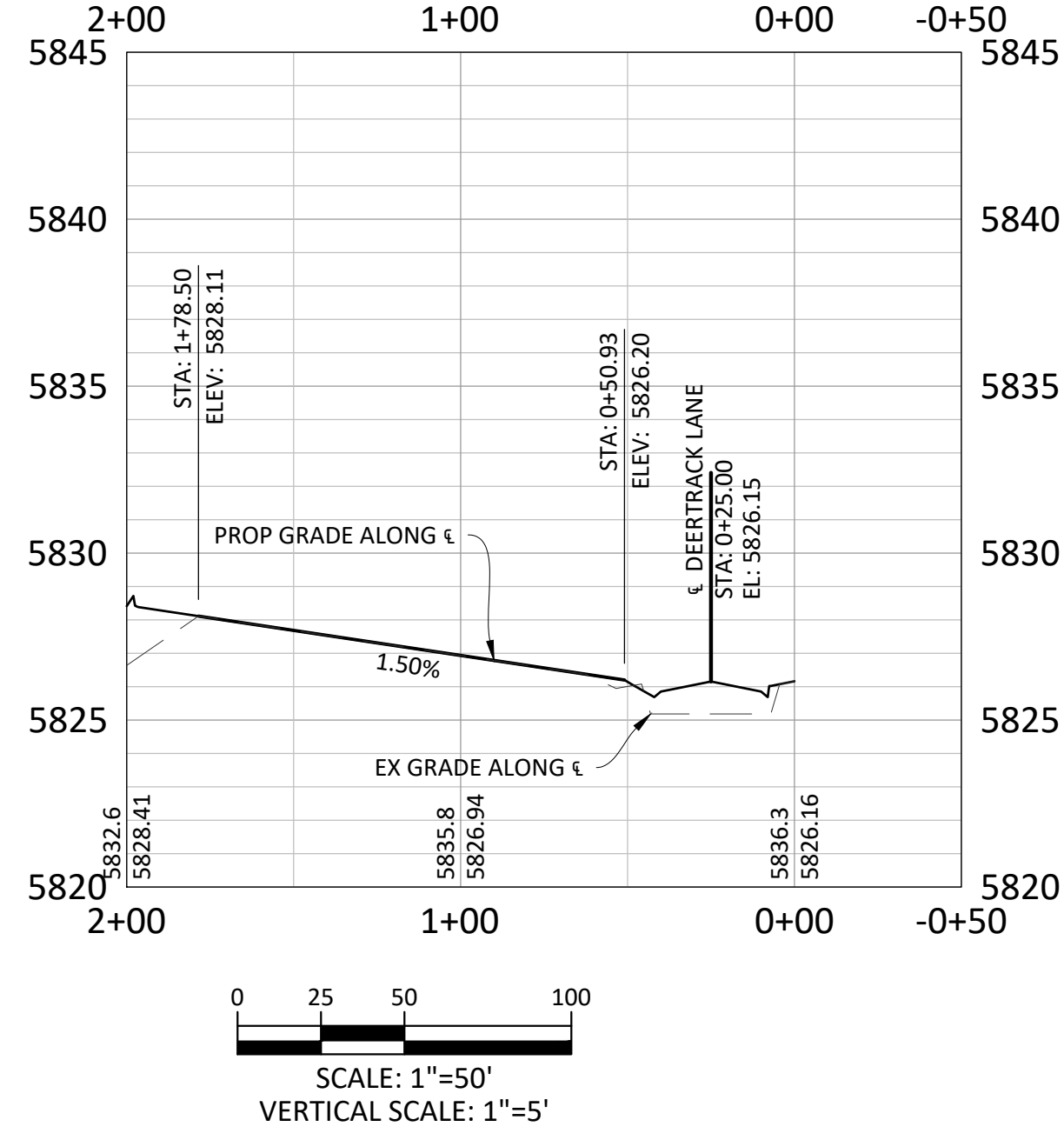
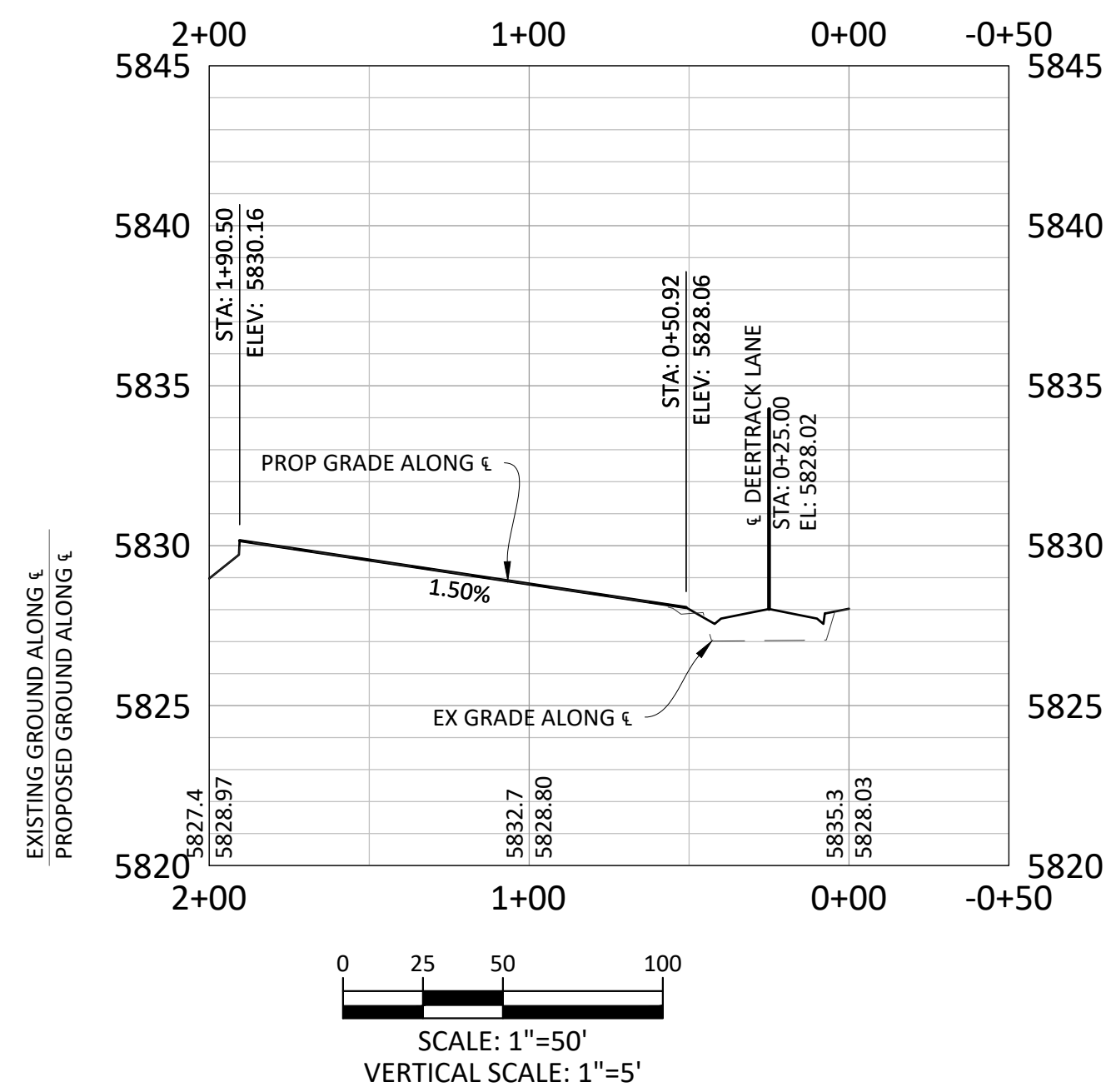
ALLEY 13



ALLEY 14



ALLEY 15



GENERAL ROADWAY NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
- REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.
- ALLEYS 14 AND 15 WILL HAVE PARKING STALLS AT THE NORTH END. PLEASE SEE TYPICAL ALLEY PARKING DETAIL ON SHEET 20.

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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DATE	REVISIONS
03/2020	SUBMITTAL FOR RE-APPROVAL
05/2020	ALLEY PARKING PER TOWN OF PARKER
09/2020	THIRD SUBMITTAL
11/2020	SECOND SUBMITTAL

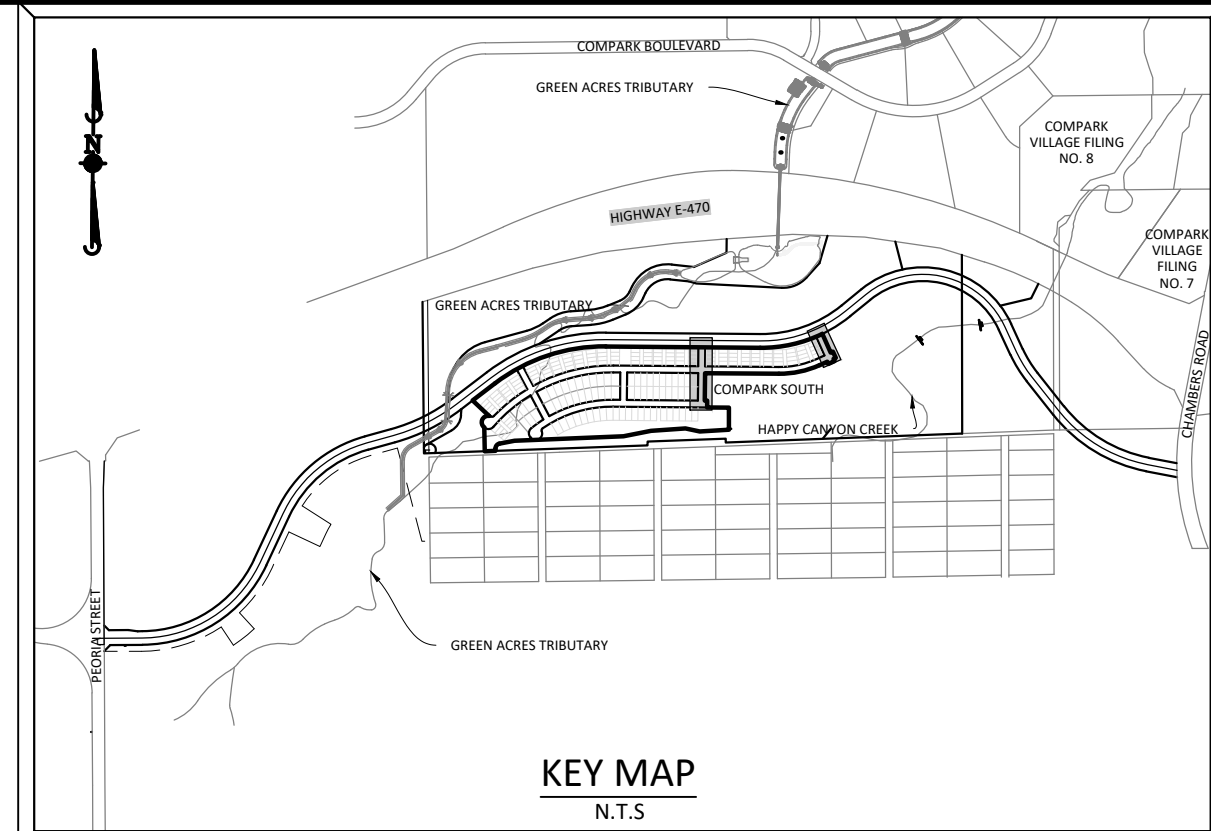
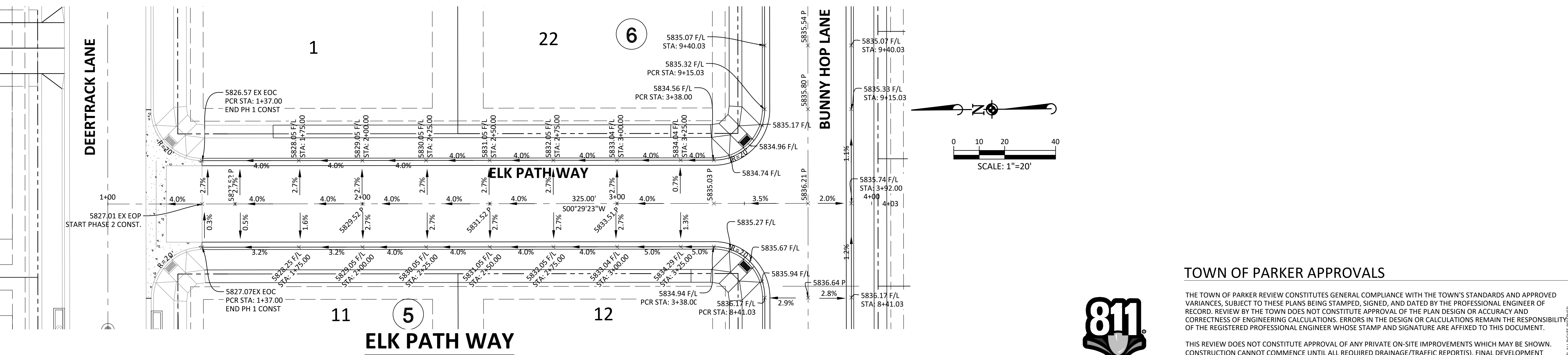
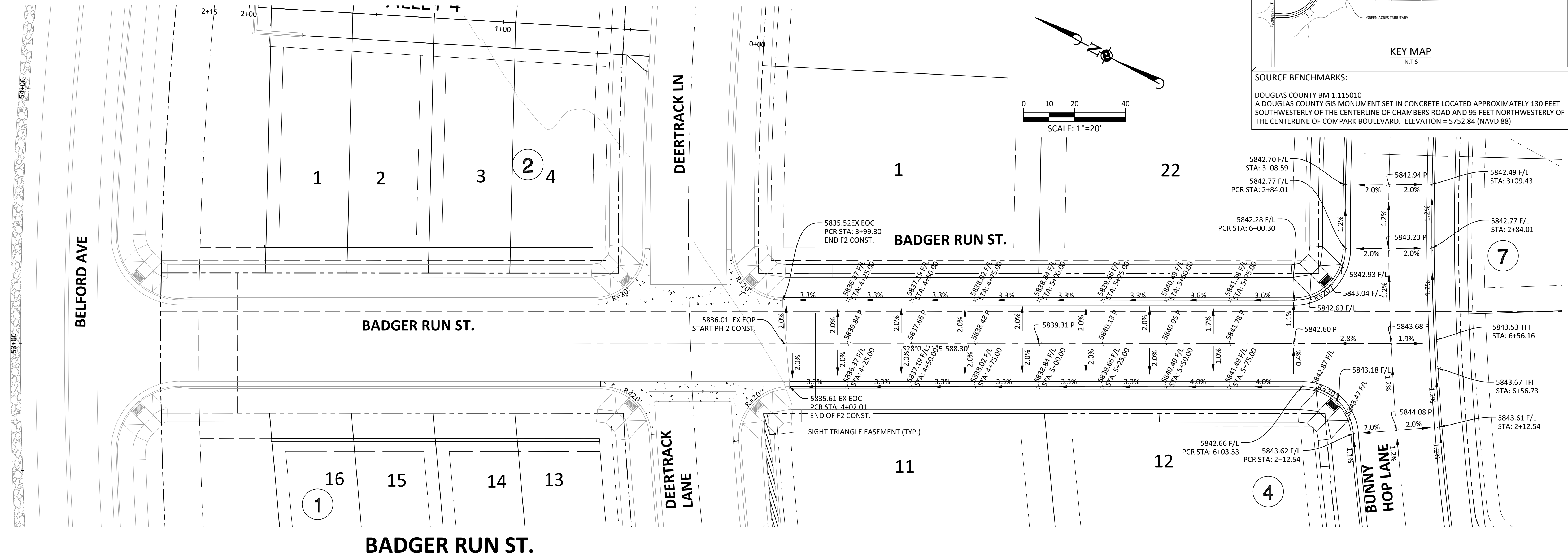
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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 ALLEYS 13-15 PLAN & PROFILE

Plotted: 4/27/2020 3:31 PM. Dwg Name: P:\CLCPKC3\CompSouth05-Residential\CD\Draw\Final Drawings\Plan Set\Town\PHASE 2\05B-CLCPKC3-18-P-Alley 13-15.dwg. Updated By: jhawthorne

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Plotted: 4/27/2020 3:35 PM. Draw Name: P:\C\3\3\CompSouth05-Residential.CAD\Draw\Final\Drawings\Plan Set\Town\PHASE 2\USE-CLCPKC3-Street Intersection Details.dwg. Updated By: JHawthorne



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

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

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

TOWN OF PARKER APPROVALS

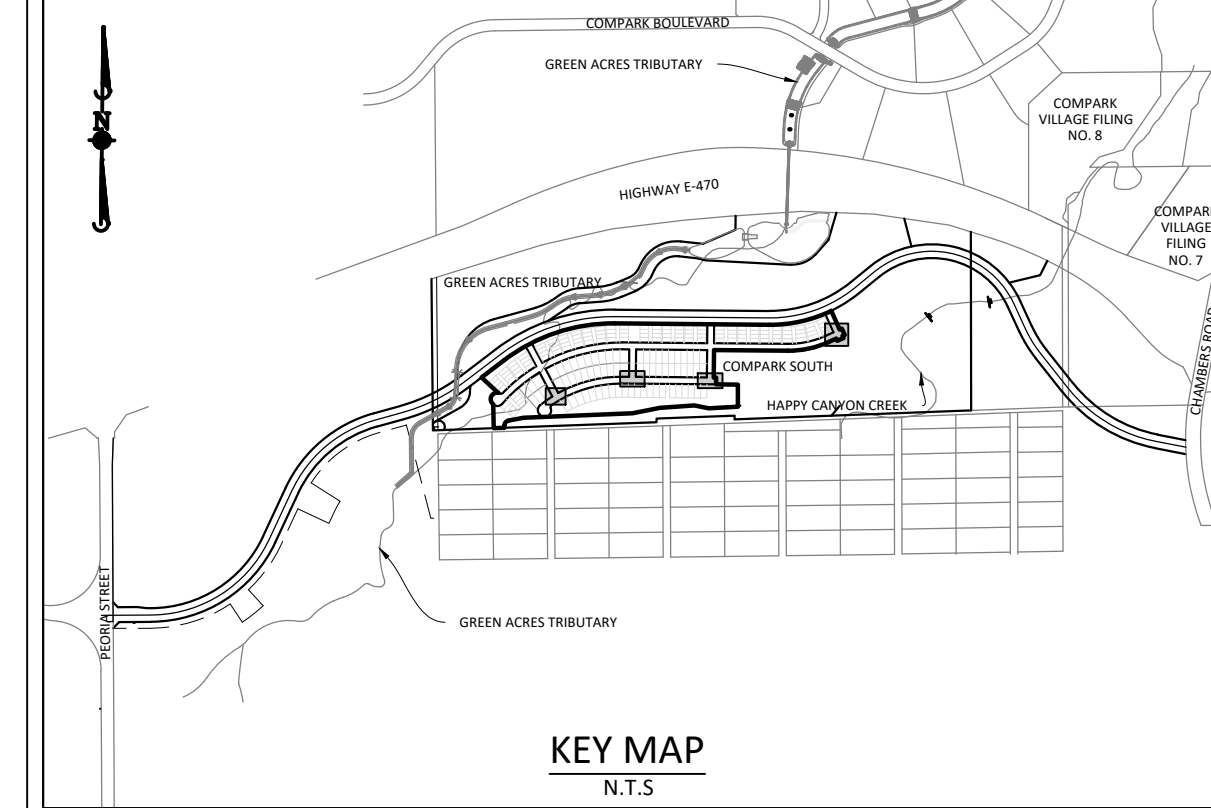
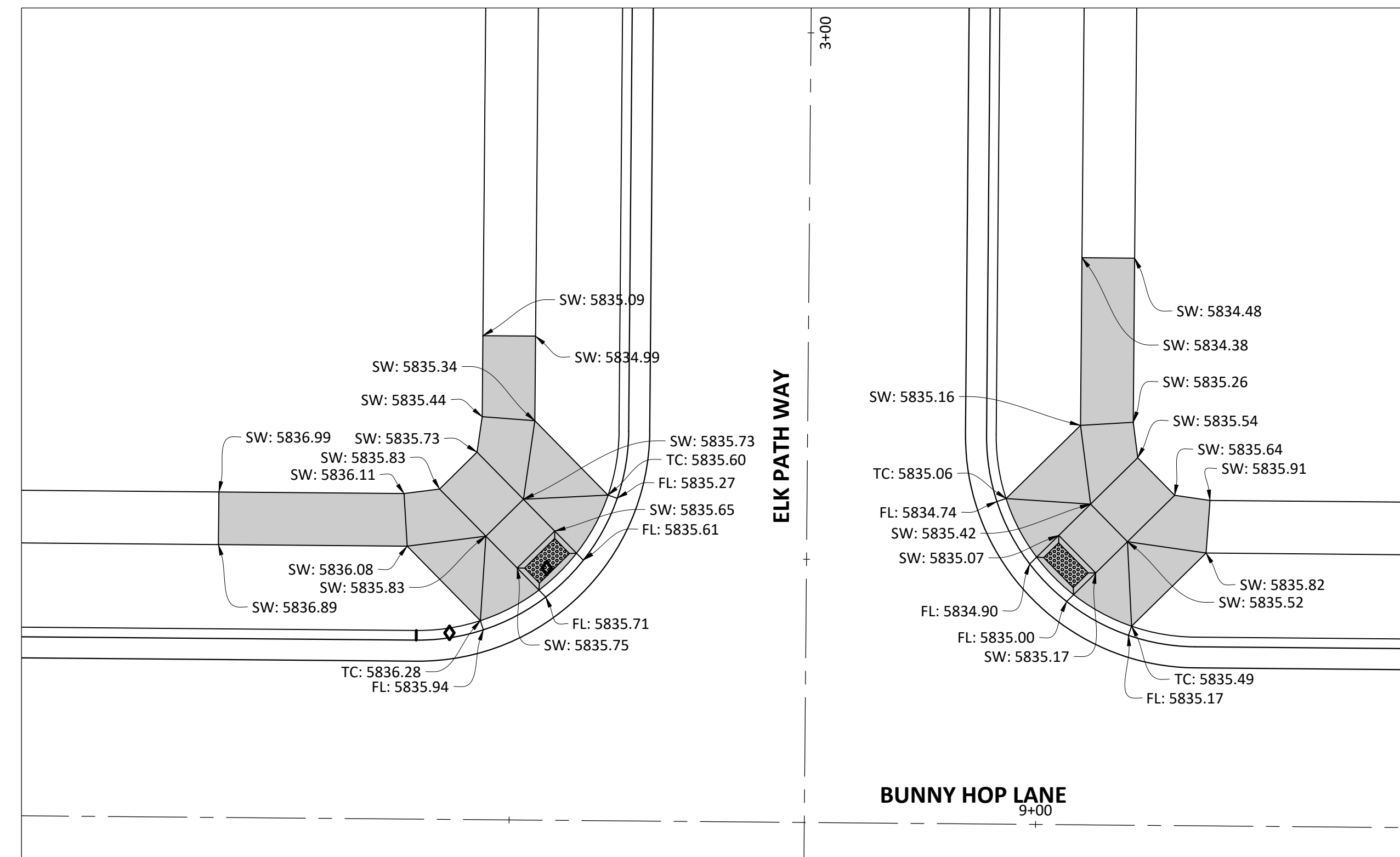
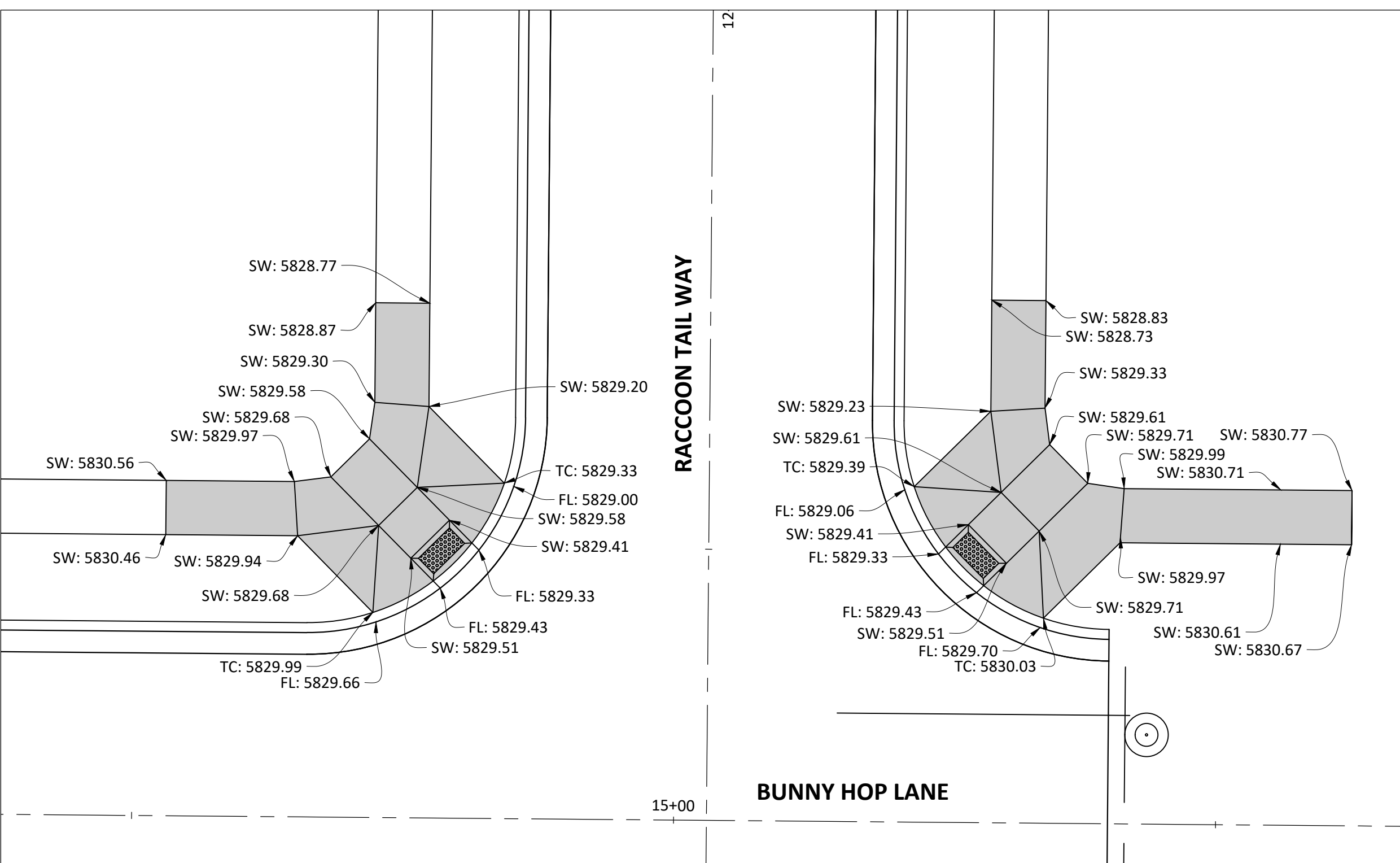
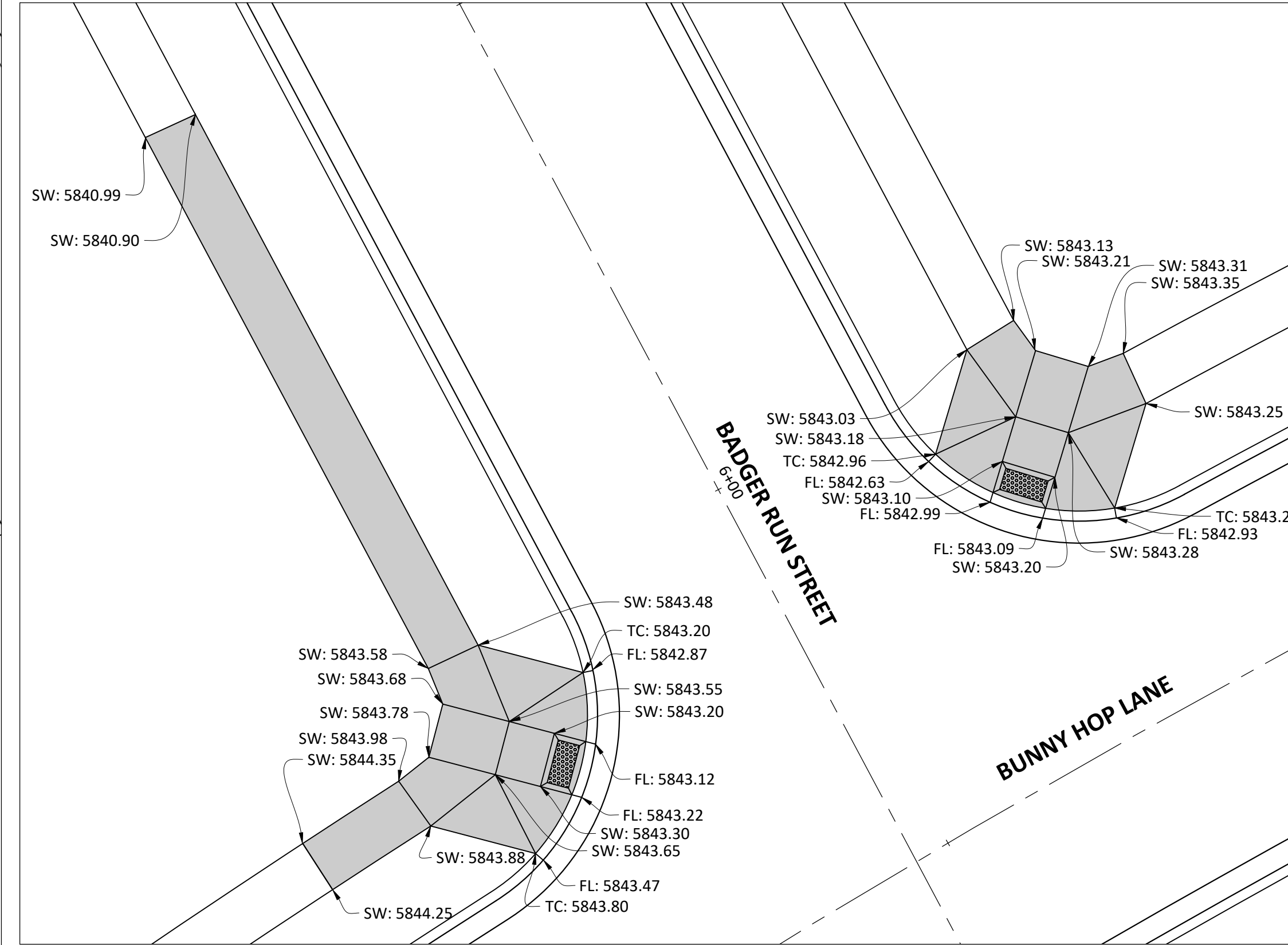
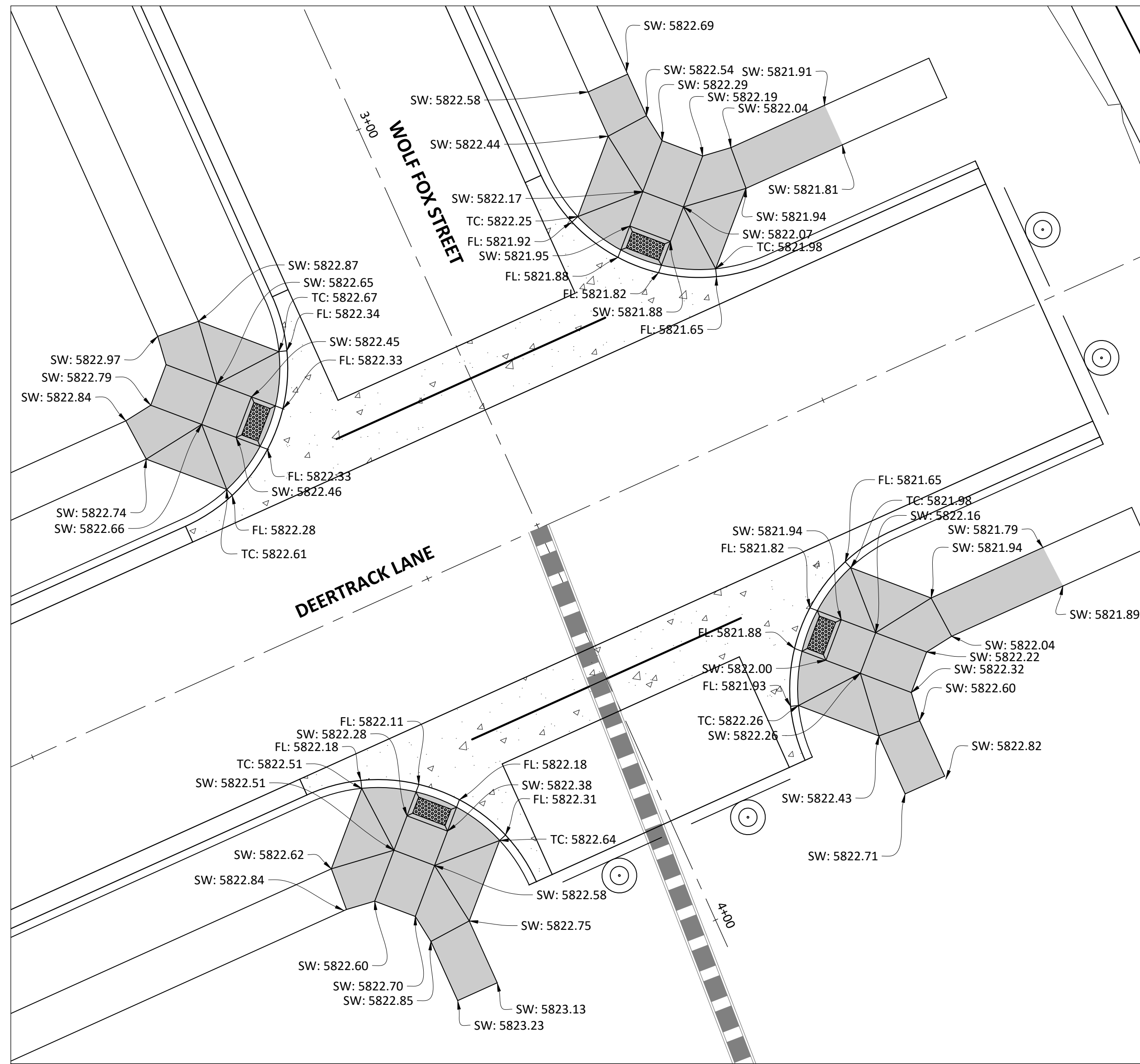
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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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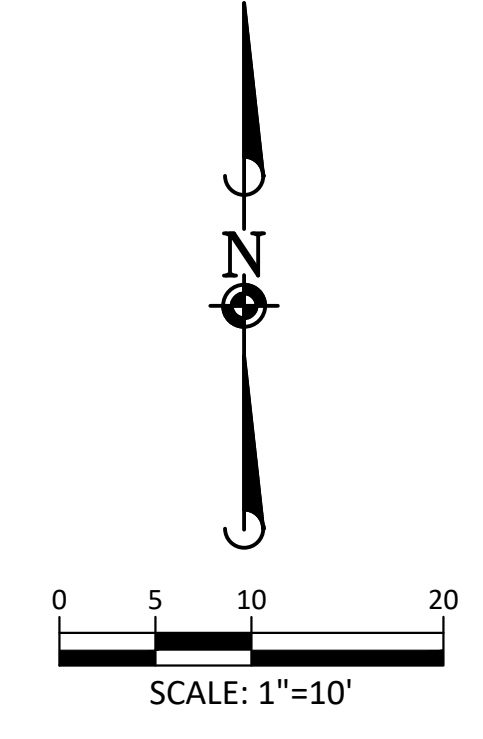


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 Call before you dig.

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



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

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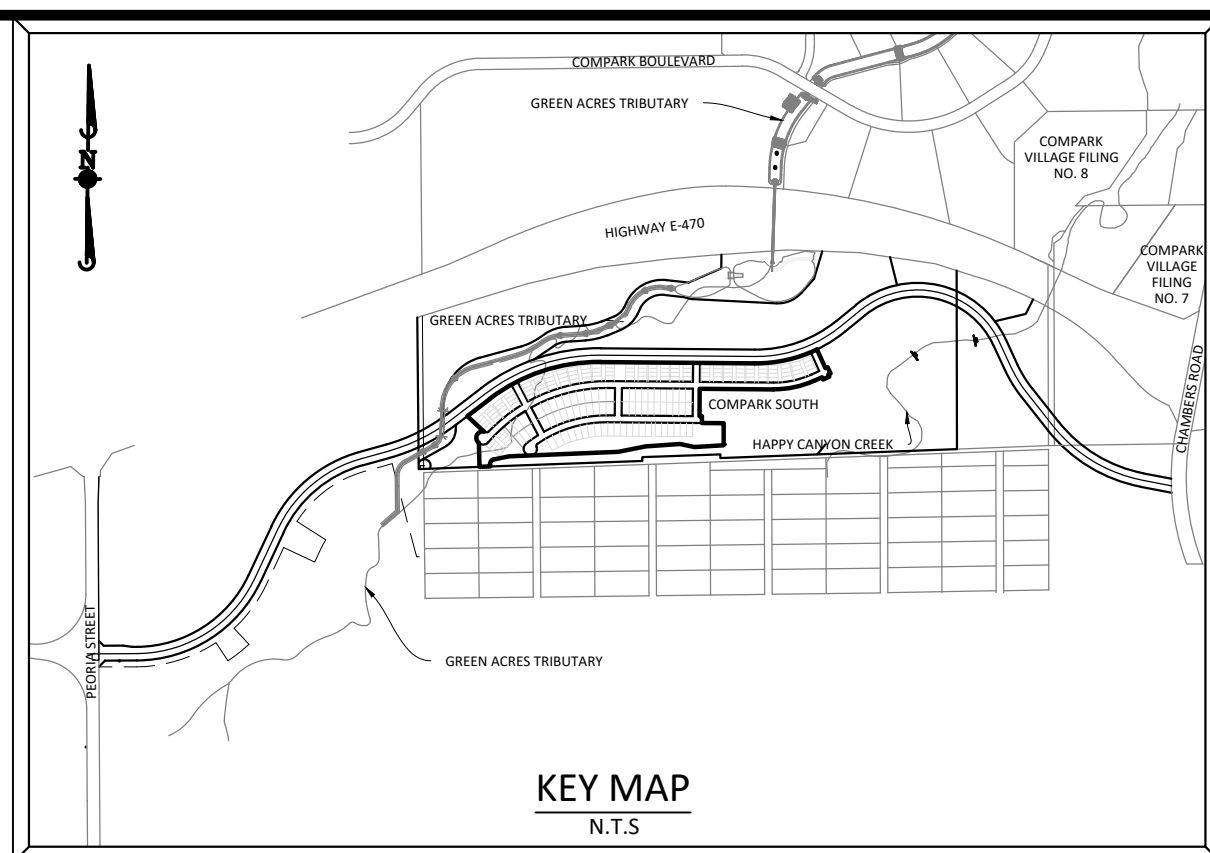
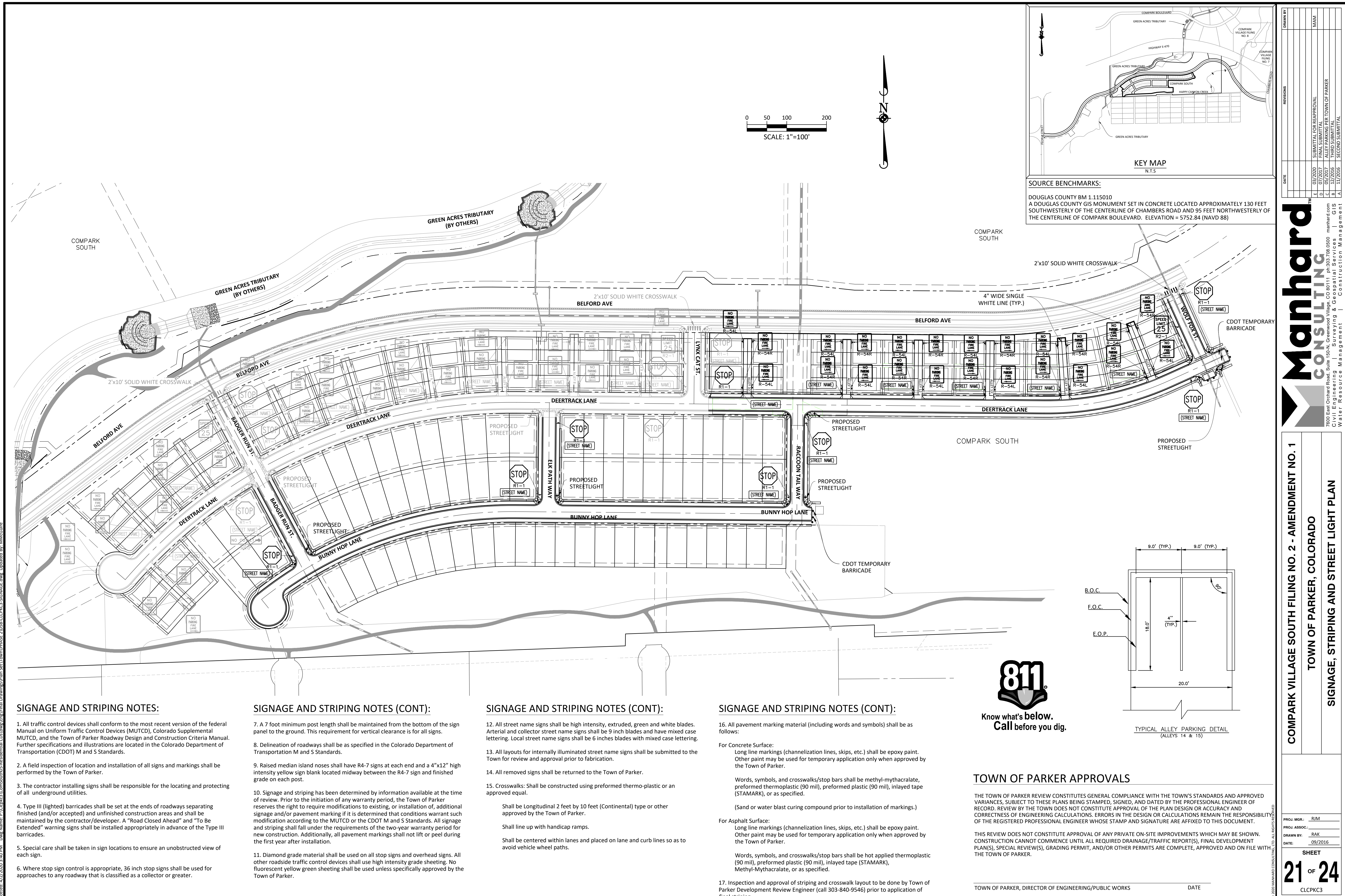
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 CURB RAMP DETAILS

PROJ. MGR.: RJM
 PROJ. ASSOC.:
 DRAWN BY: RAK
 DATE: 09/2016
 SHEET
19 OF 24
 CLCPK3

Plotfile: 4/7/2020 9:38:24 AM Draw Name: P:\CLCPK3\Compark\105-Residential\CDS\Utility\Drawings\Plan_Sect\TownPhase 2\CLCPK3_Curb Ramp Details.dwg Updated By: jhawthorn

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DATE	REVISIONS
02/20/20	INITIAL DESIGN
07/20/20	REVISIONS
09/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/20	THIRD SUBMITTAL
12/20/20	SECOND SUBMITTAL

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SIGNAGE AND STRIPING NOTES:

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

SIGNAGE AND STRIPING NOTES (CONT):

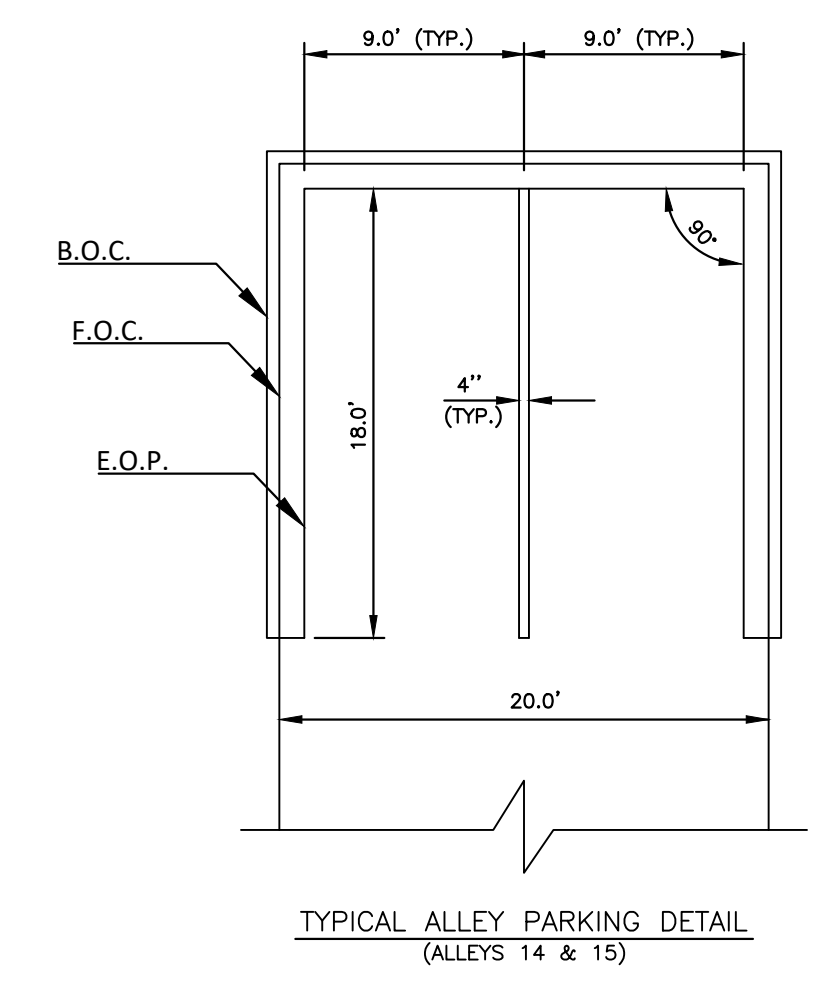
- A 7 foot minimum post length shall be maintained from the bottom of the sign panel to the ground. This requirement for vertical clearance is for all signs.
- Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
- Raised median island noses shall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

SIGNAGE AND STRIPING NOTES (CONT):

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

SIGNAGE AND STRIPING NOTES (CONT):

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



TOWN OF PARKER APPROVALS

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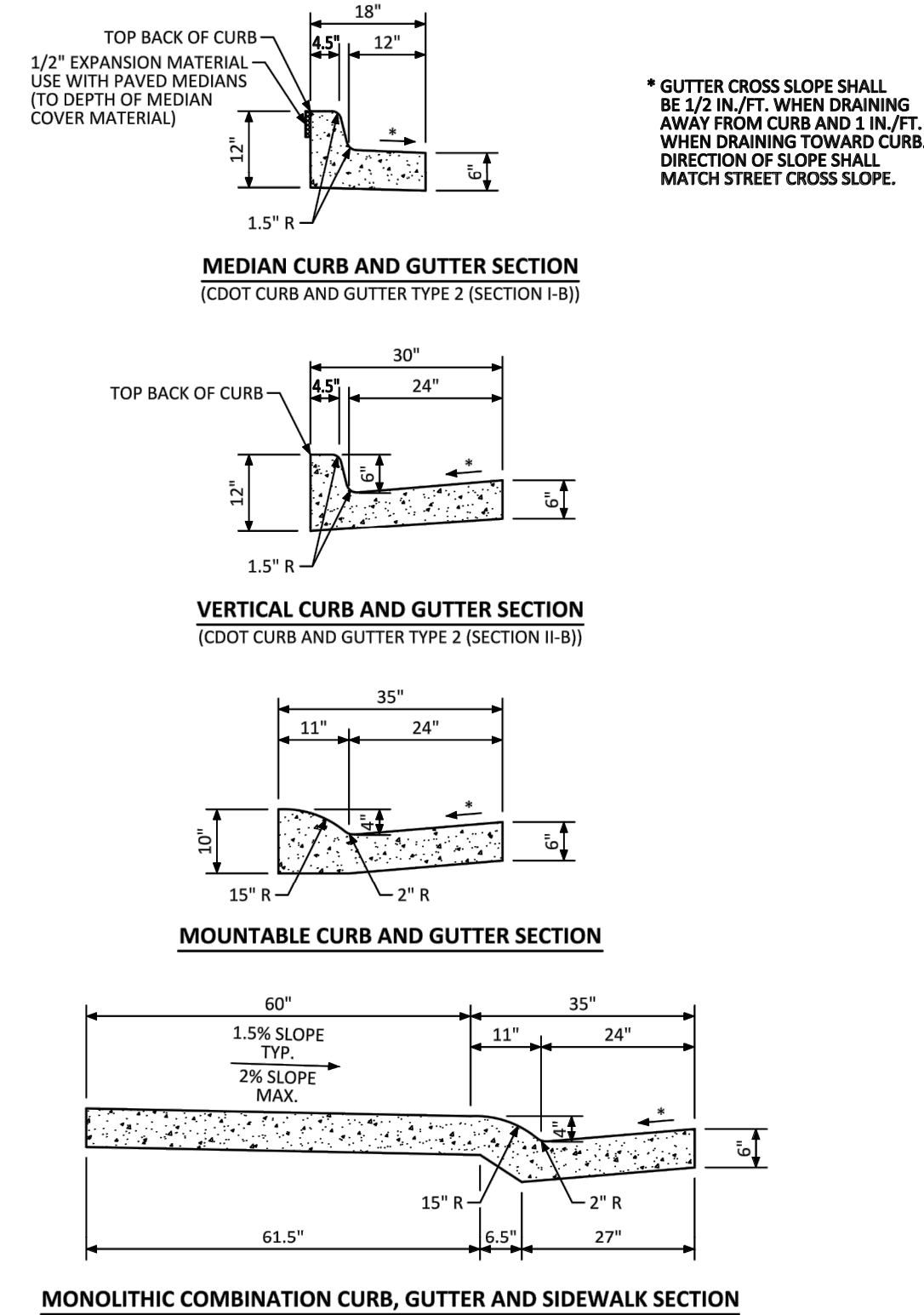
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

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

PROJ. MGR.: RJM
 PROJ. ASSOC.:
 DRAWN BY: RAK
 DATE: 09/20/2016

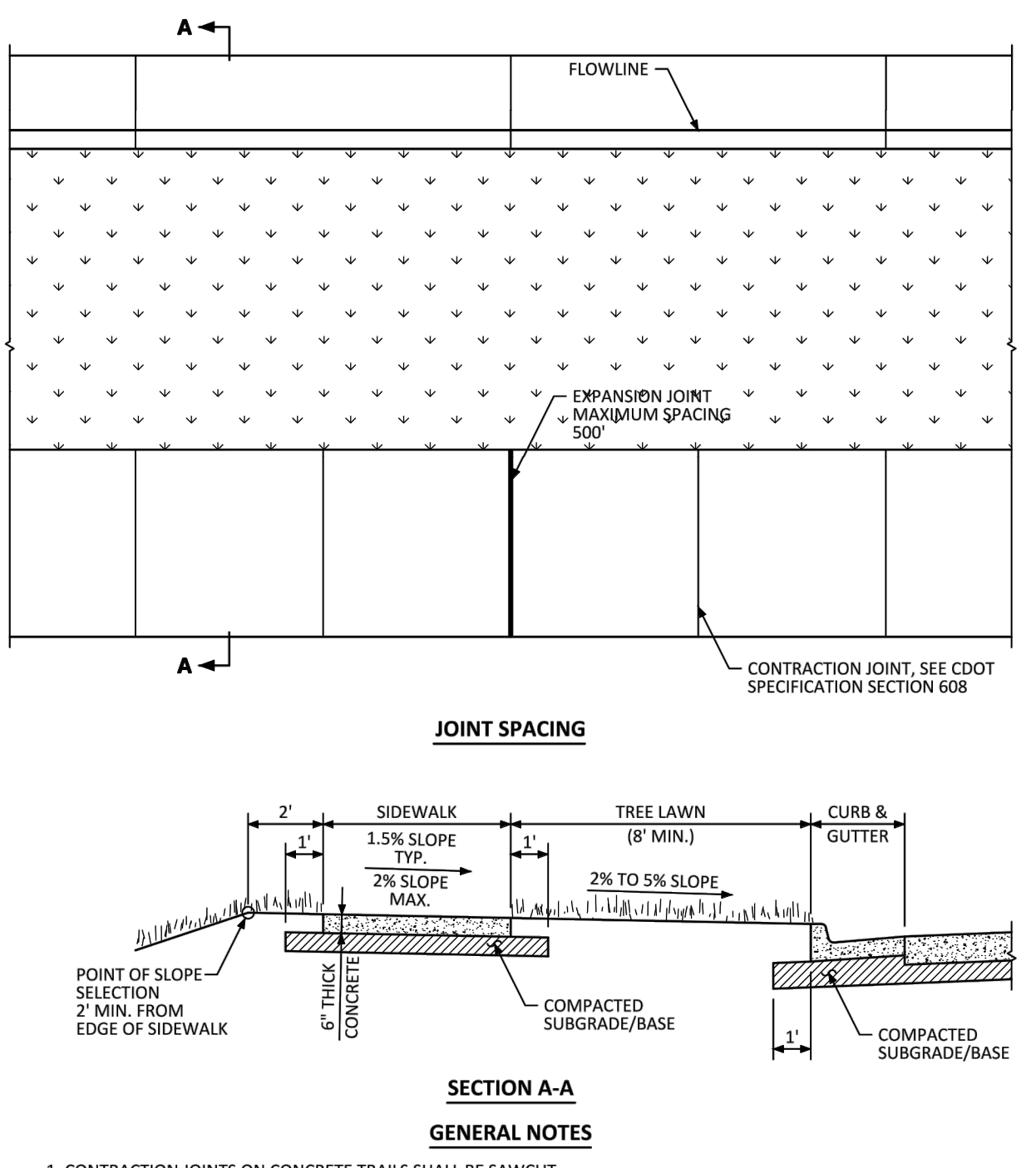
SHEET
21 OF **24**
 CLCPK3

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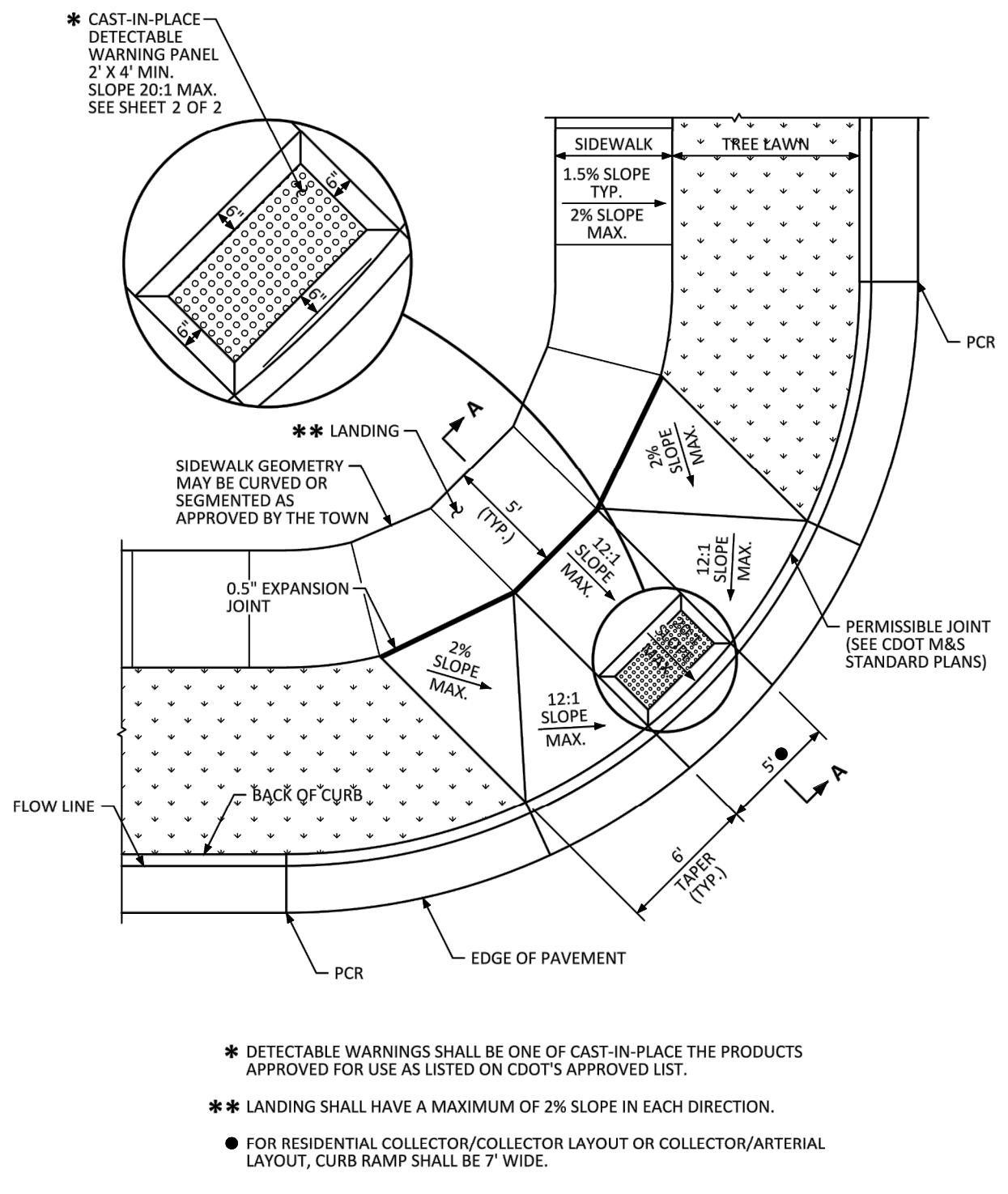
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PARKER COLORADO **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 3** **1 OF 1**



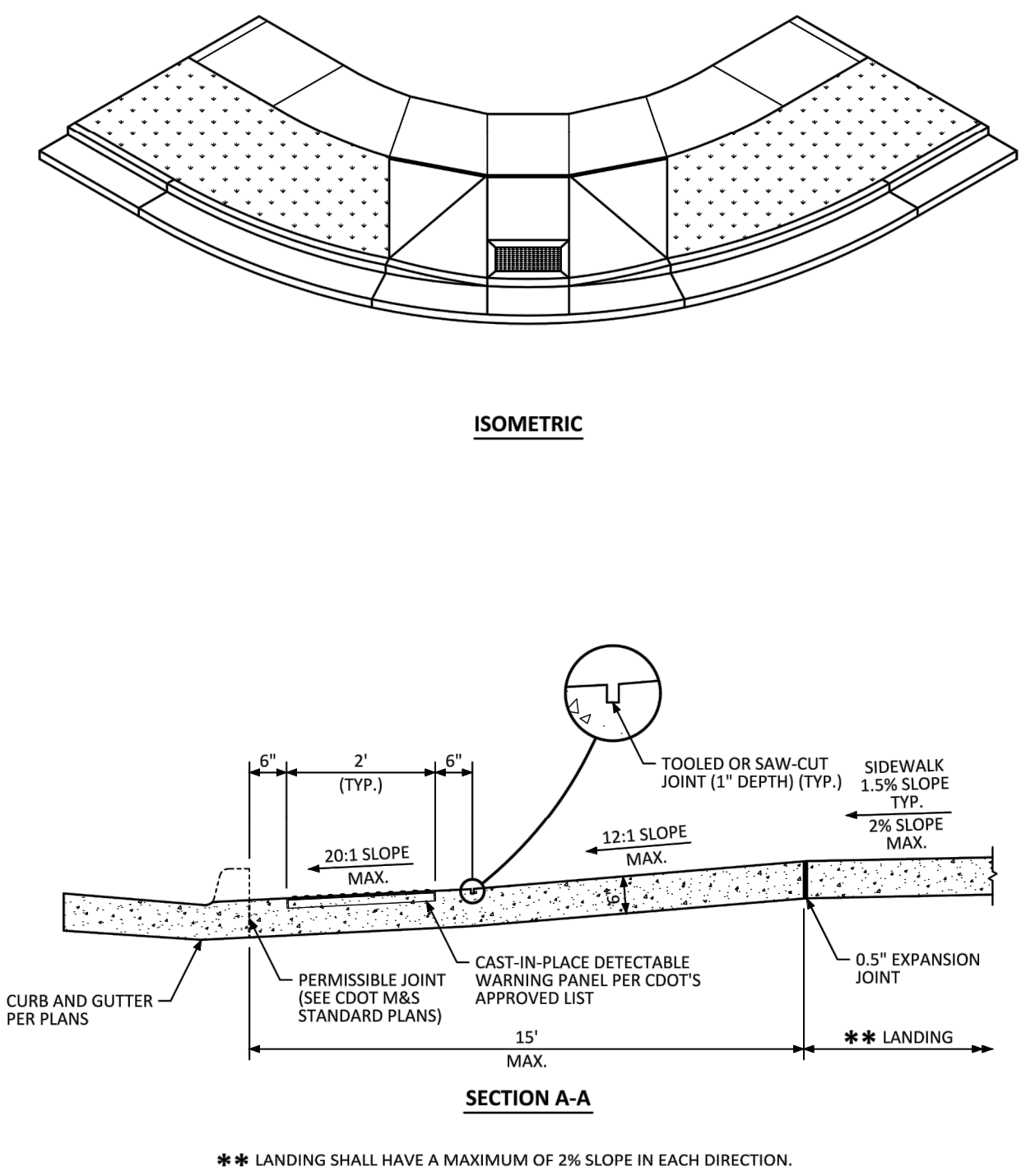
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



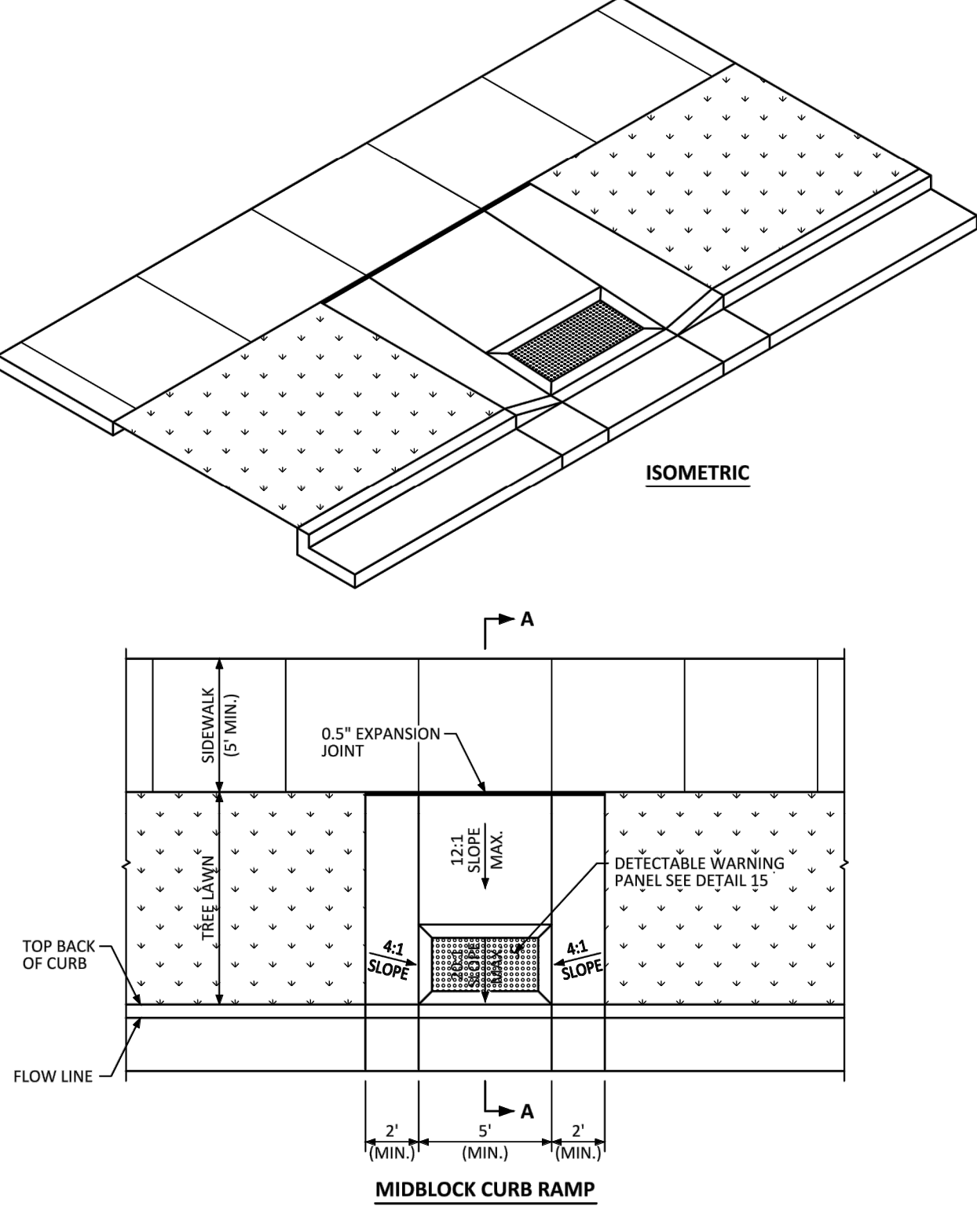
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



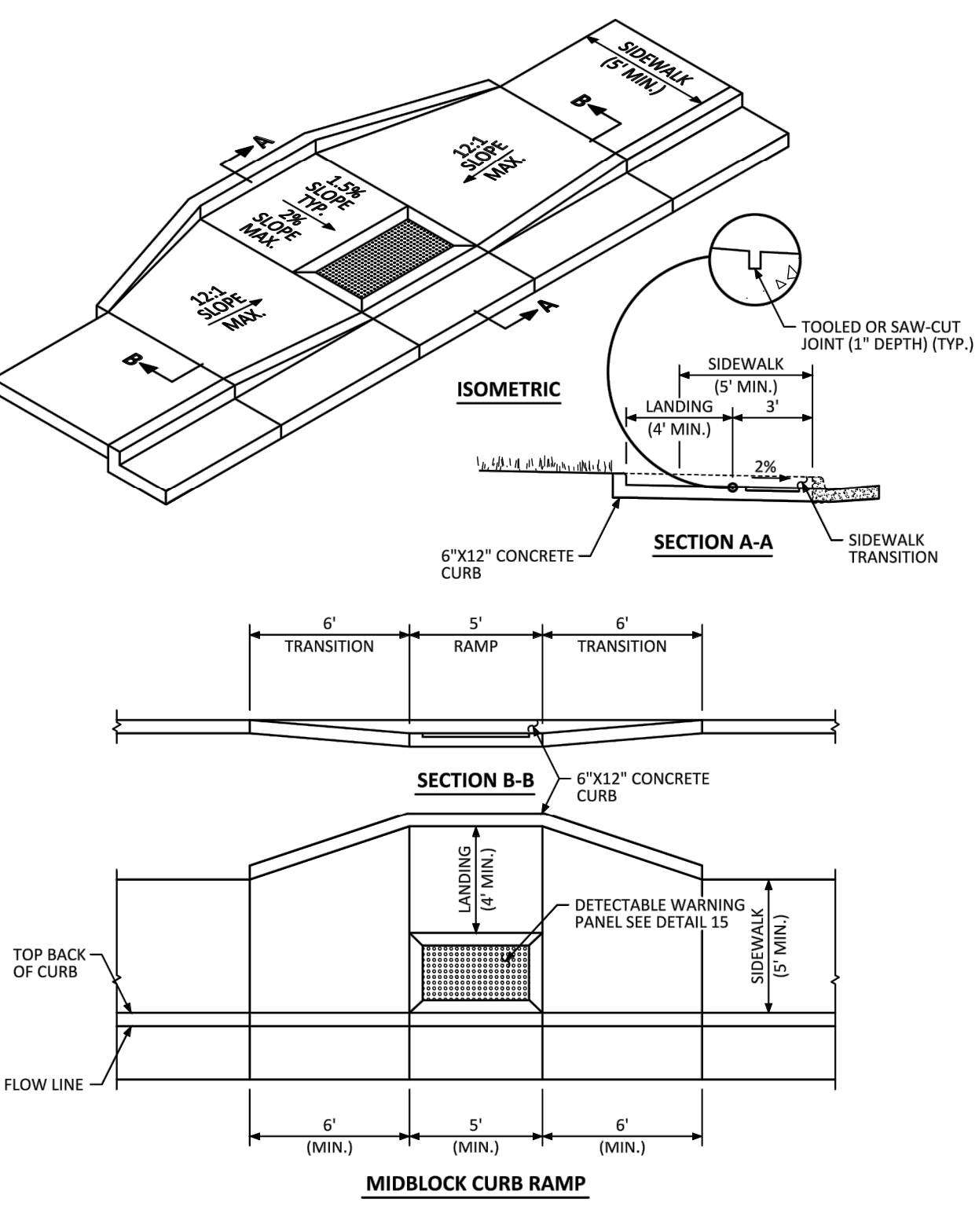
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PARKER COLORADO **DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 15** **2 OF 2**



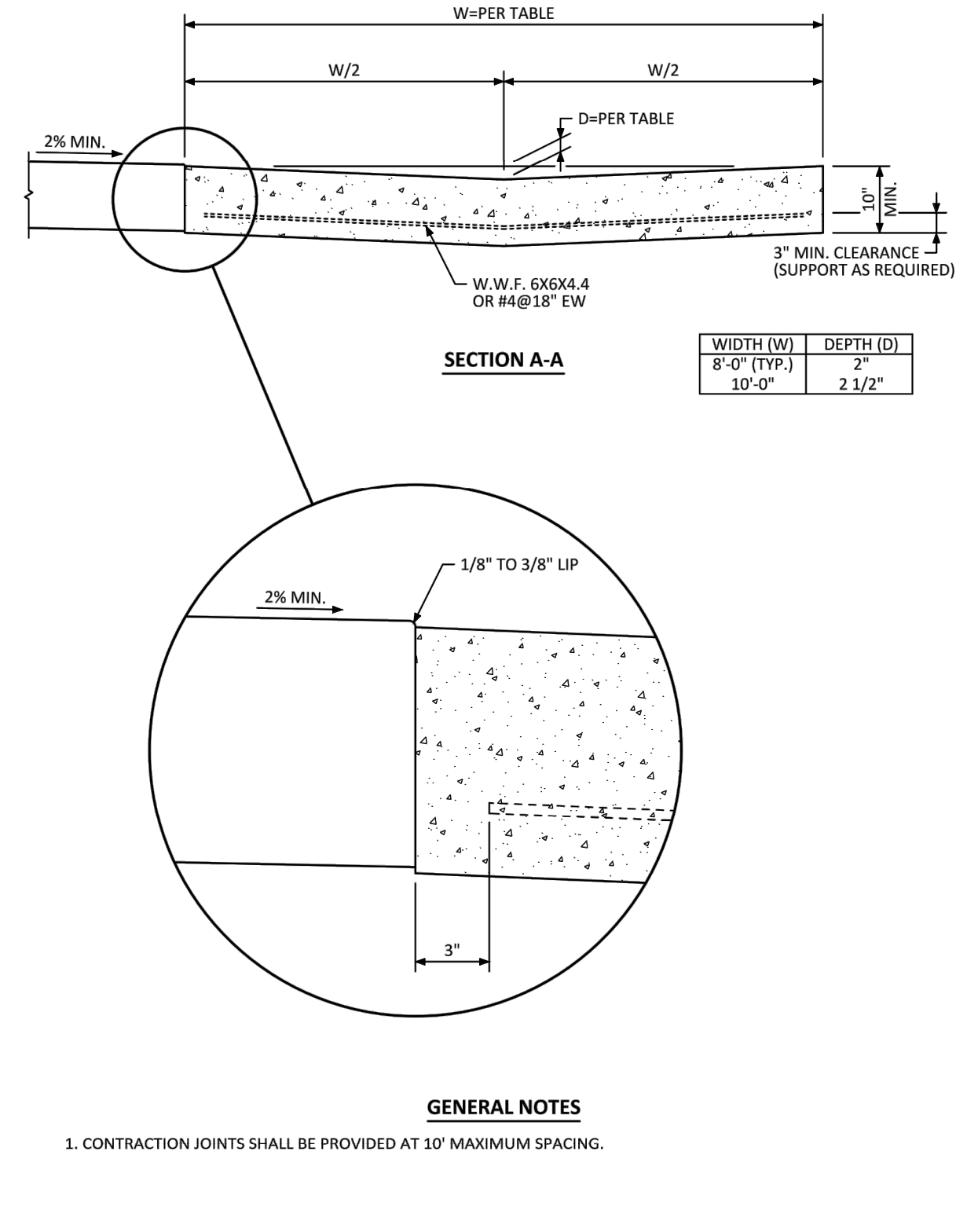
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PARKER COLORADO **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 17** **1 OF 2**



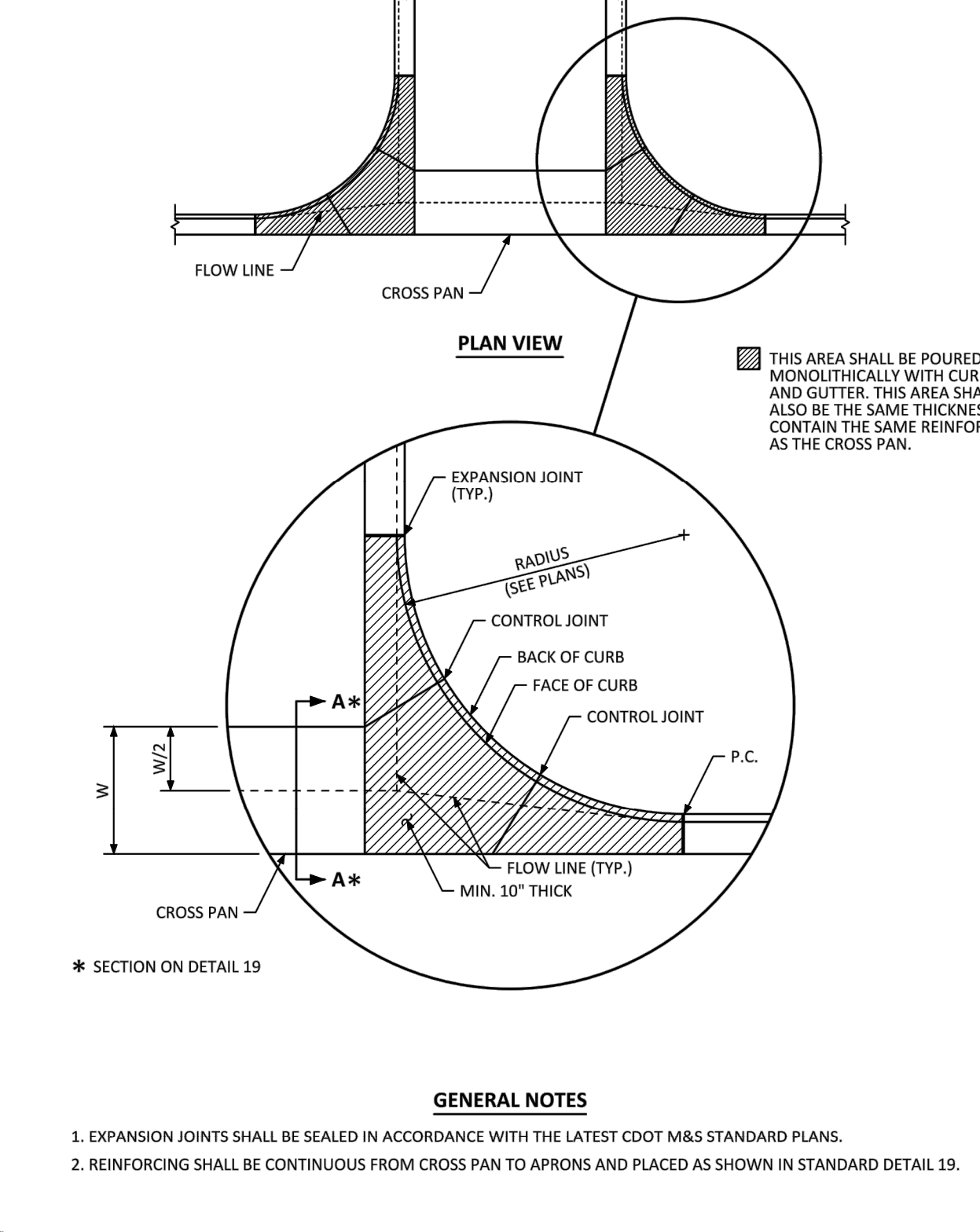
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PARKER COLORADO **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 17** **2 OF 2**



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PARKER COLORADO **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 19** **1 OF 2**



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

PARKER COLORADO **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** **DATE DECEMBER 2016** **DETAIL 19** **2 OF 2**

Plotted: 4/27/2020 3:40 PM. Draw Name: P:\C\03\3\Com\South\05-Residential\CD\Draw\1\Draw\1\Phase 2\05B-CLCPK3-Street Details.dwg. Updated By: Jhawthorne

DATE	REVISIONS

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DATE: 09/20/2016
SUBMITTED FOR APPROVAL: MAM
DATE: 09/20/2016
SUBMITTED FOR APPROVAL: MAM
DATE: 09/20/2016
SUBMITTED FOR APPROVAL: MAM
DATE: 11/20/2016
THIRD SUBMITTAL
DATE: 11/20/2016
SECOND SUBMITTAL

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

TOWN OF PARKER, COLORADO

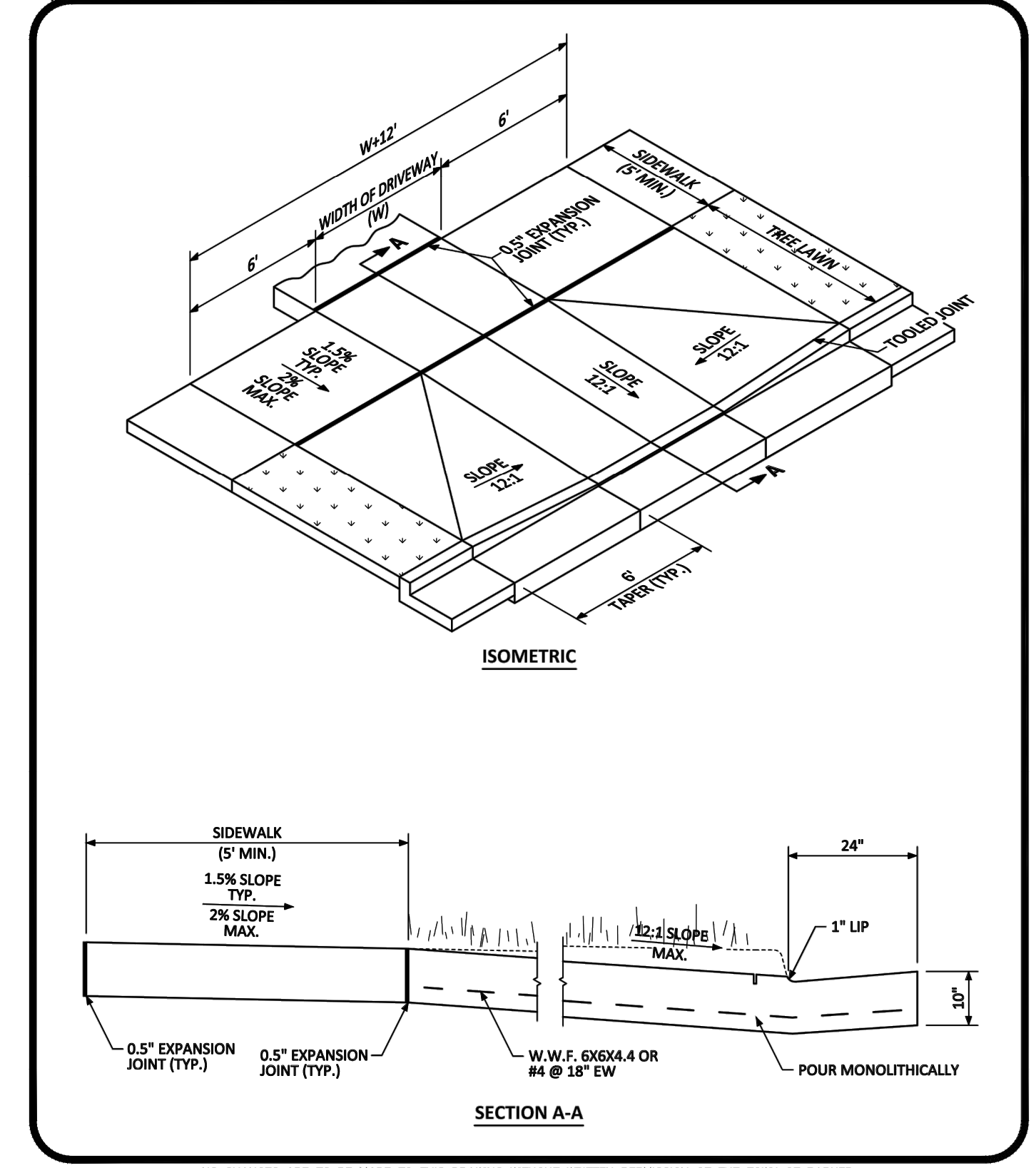
STREET DETAILS

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PROJ. ASSOC.:
DRAWN BY: RAK
DATE: 09/20/2016

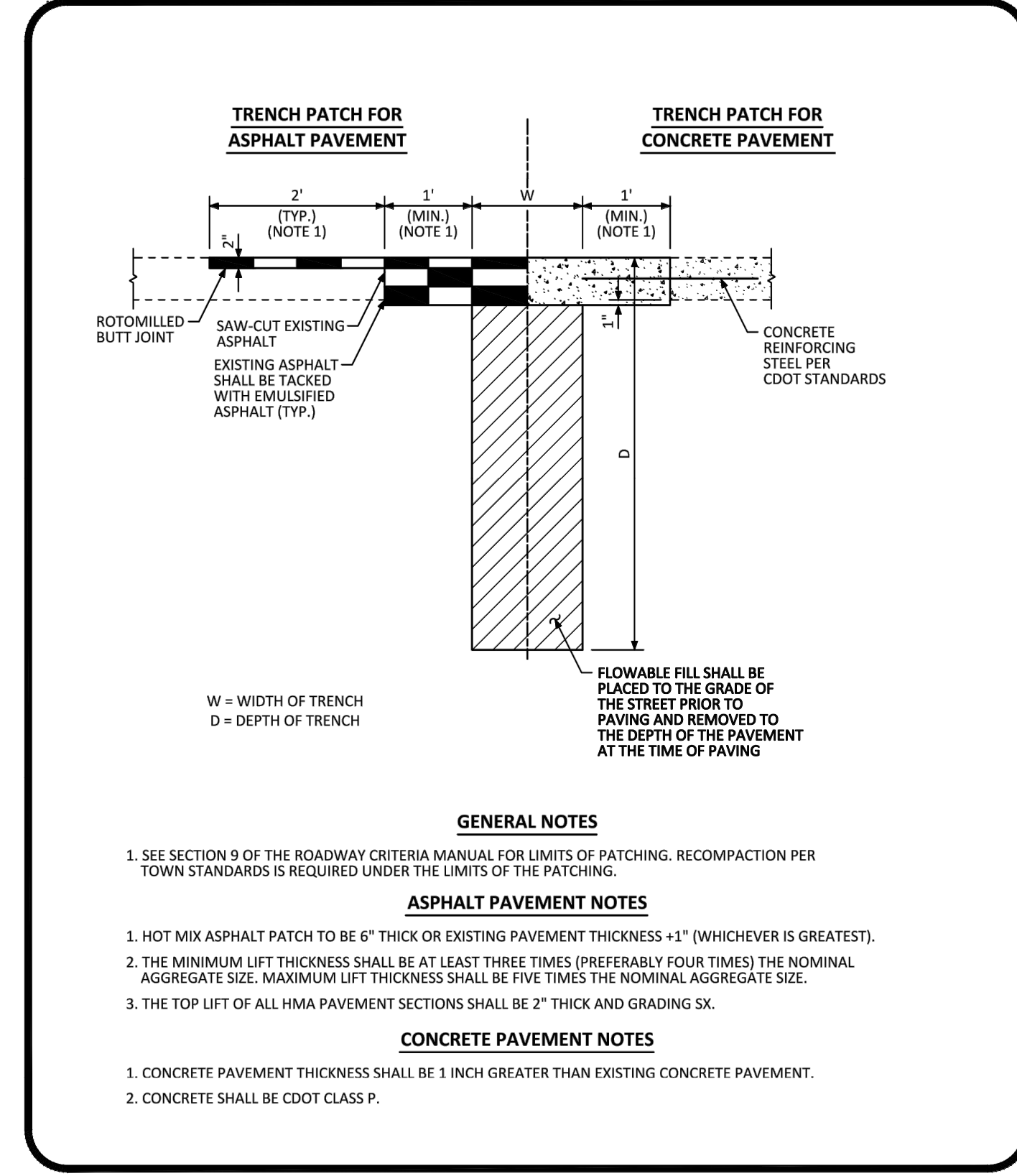
SHEET 24 OF 24

CLCPK3

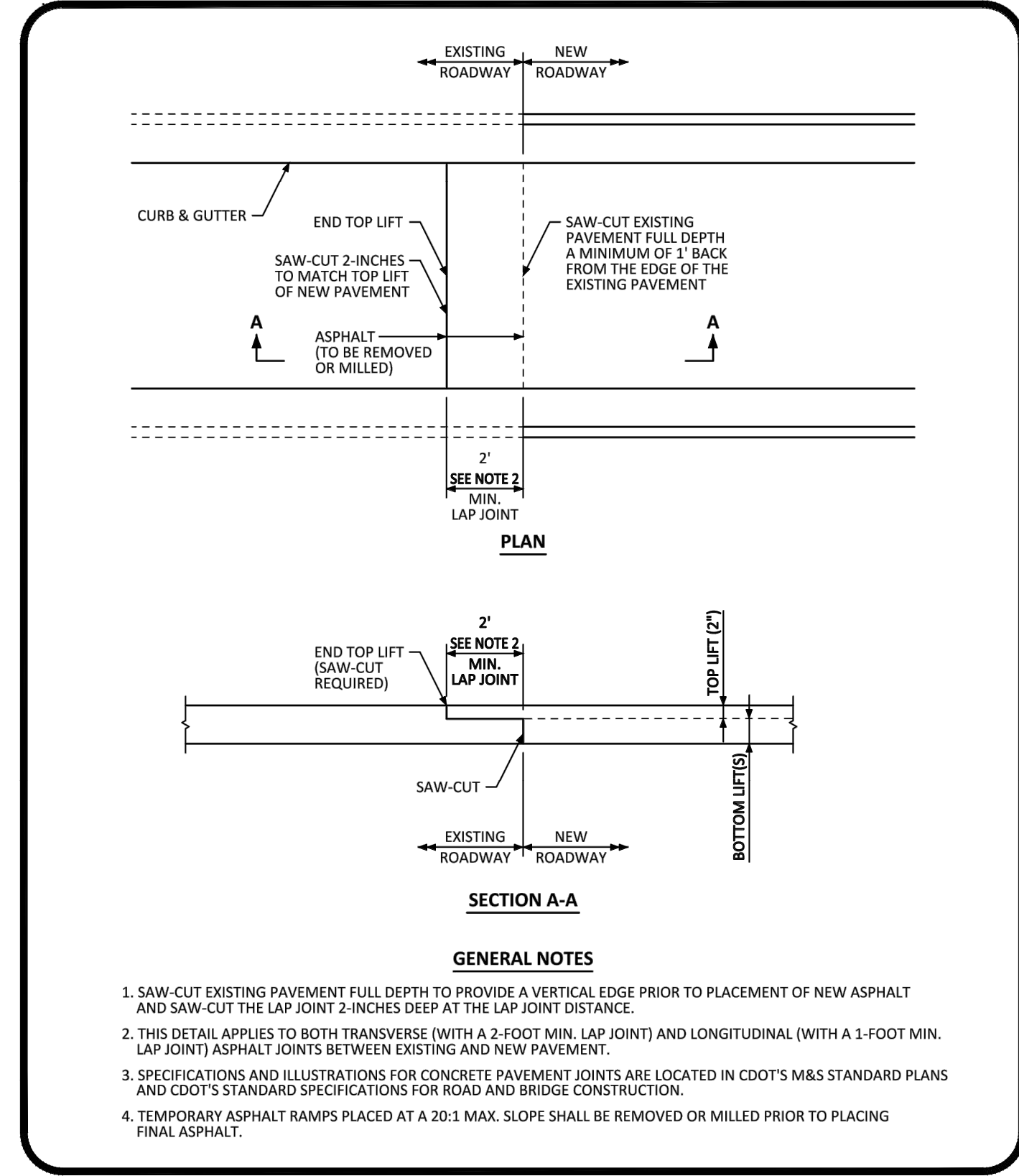
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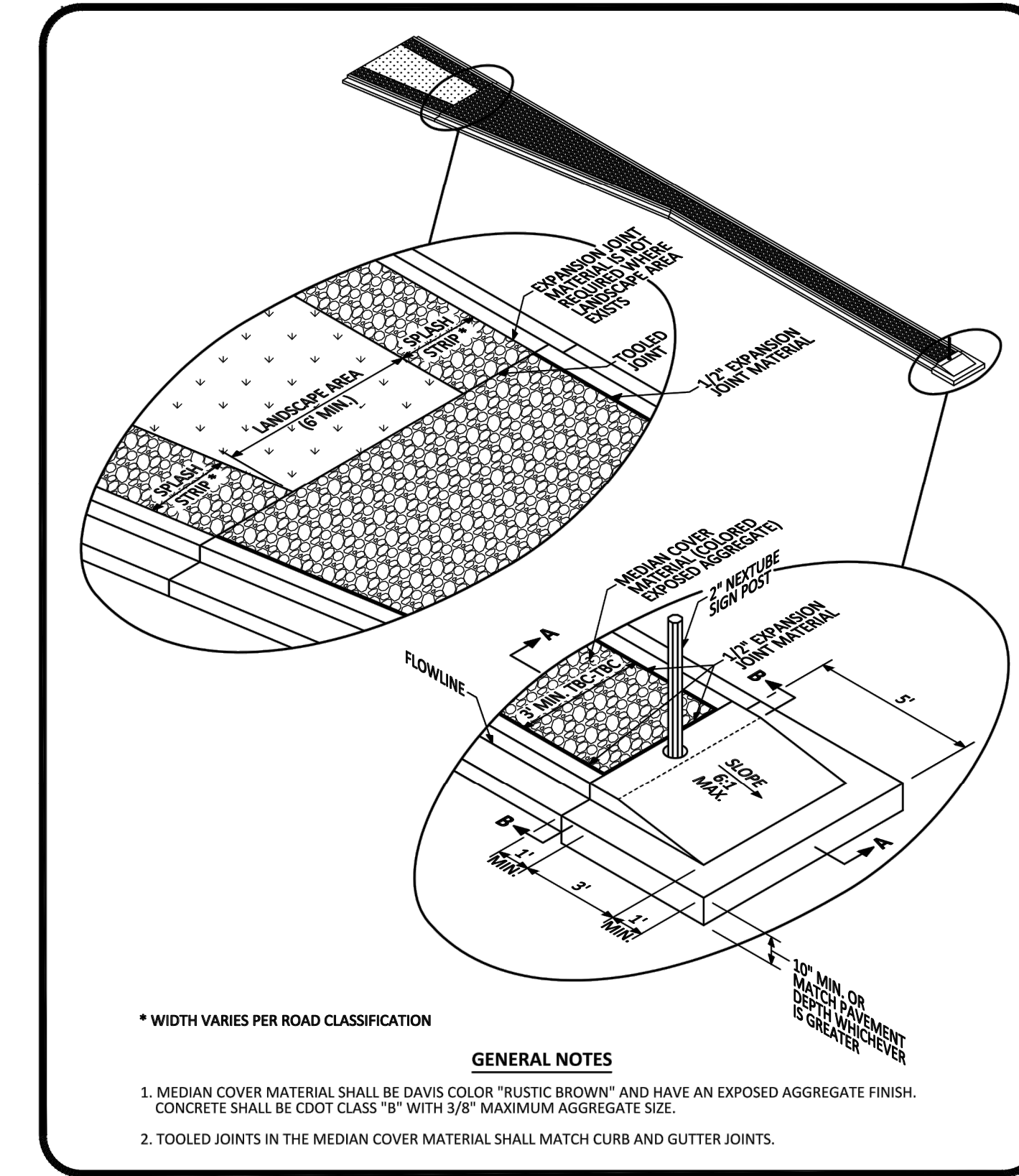
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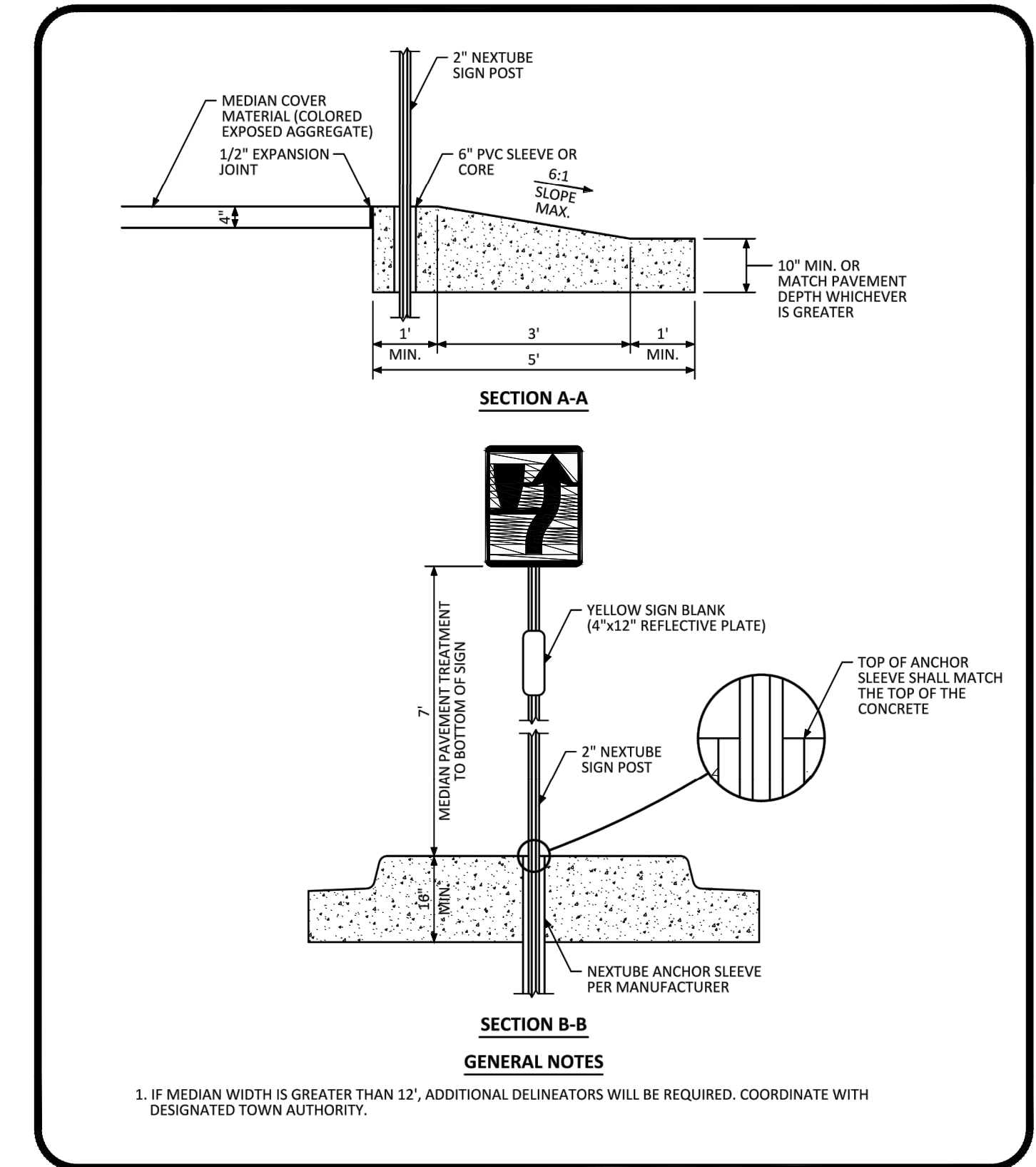
PARKER COLORADO MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL DATE DECEMBER 2016 DETAIL 25 1 OF 1



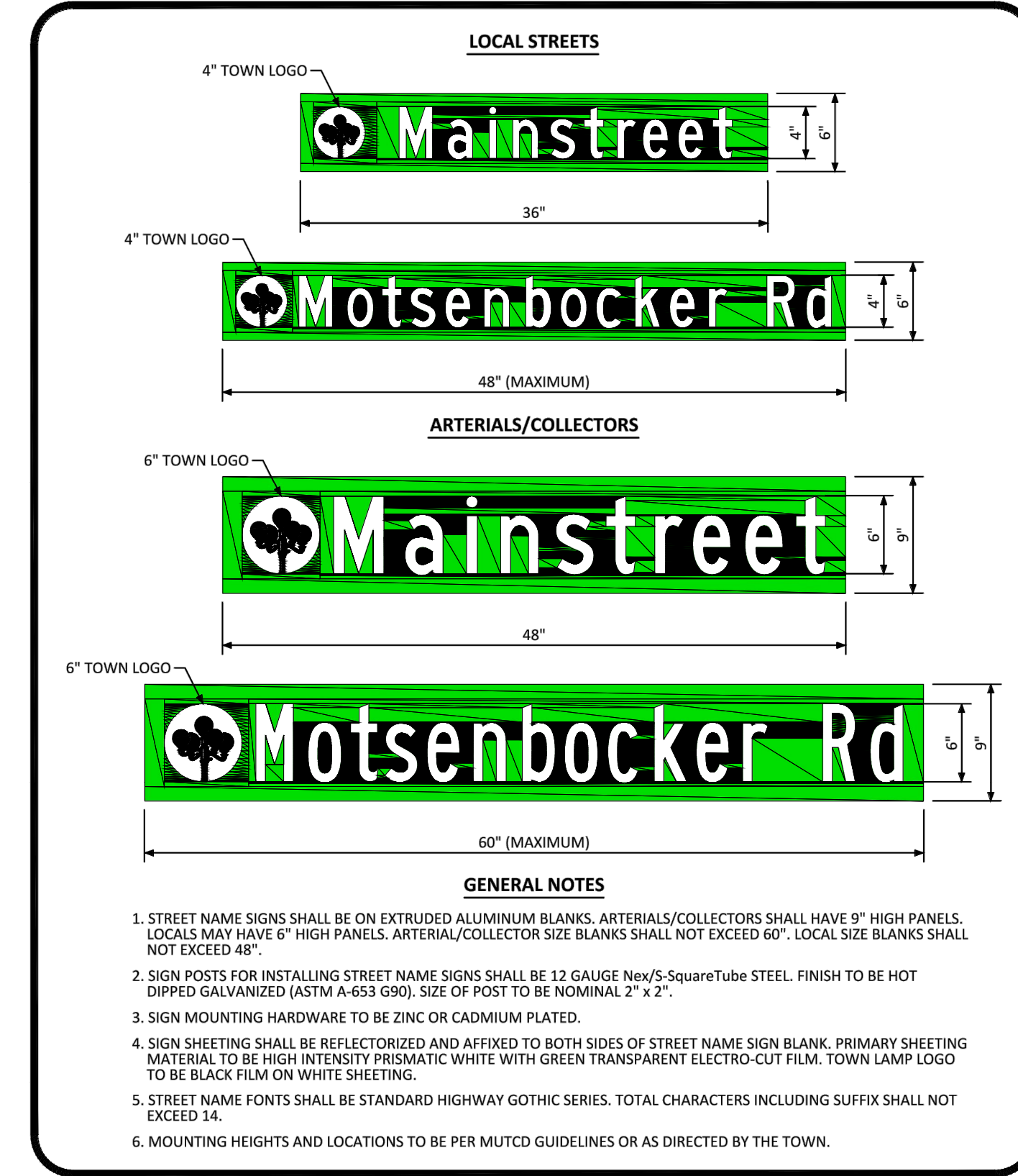
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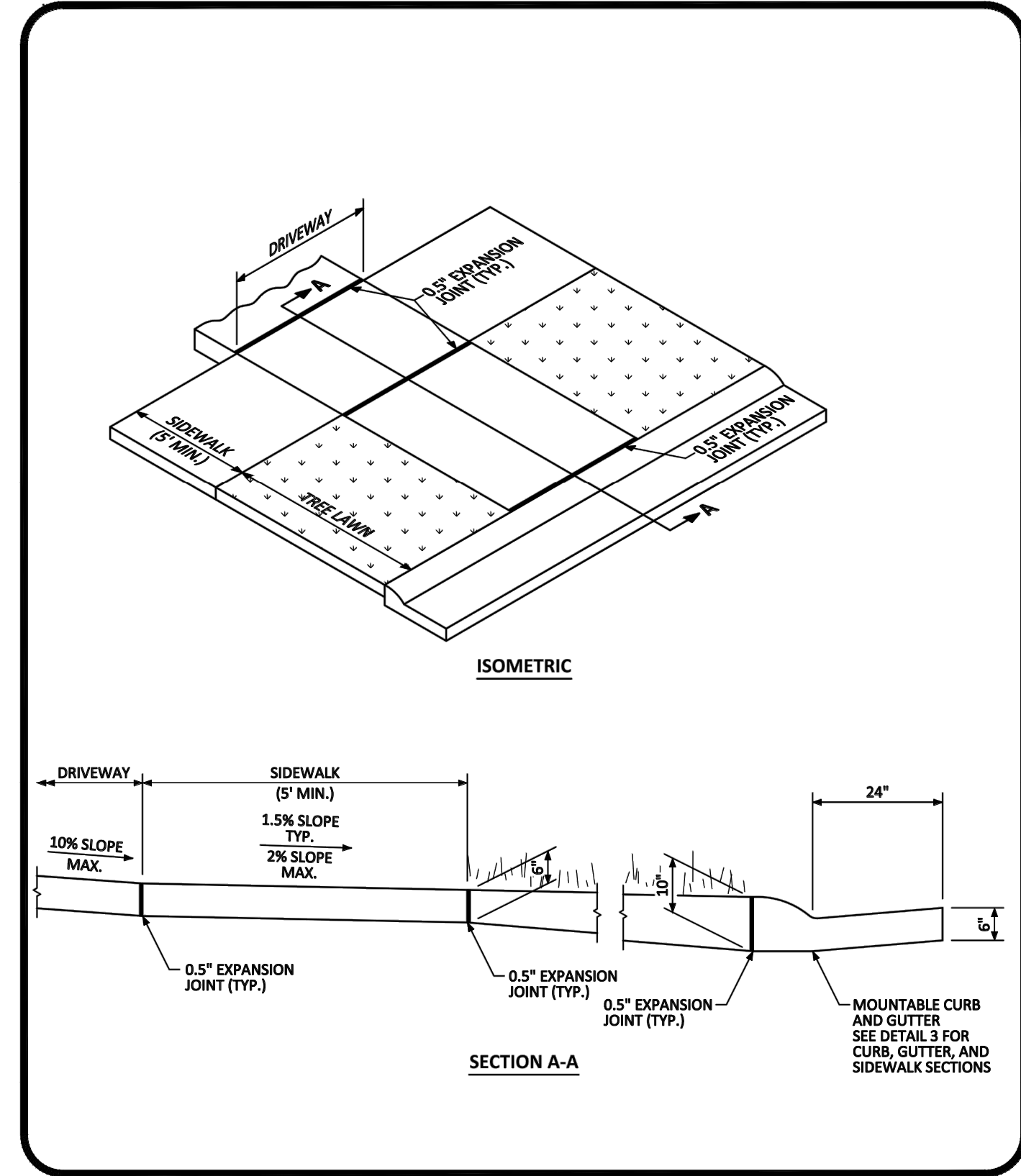
PARKER COLORADO MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL DATE DECEMBER 2016 DETAIL 27 1 OF 2



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



PARKER COLORADO GROUND MOUNTED STREET NAME PANELS DATE DECEMBER 2016 DETAIL 32 1 OF 1



PARKER COLORADO RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL DATE DECEMBER 2016 DETAIL 21 1 OF 1

Plotted: 4/27/2020 3:40 PM. Draw Name: P:\C\03\3\ComSouth05-Residential.CAD\Draw\Final Drawings\Plan Set\Town\PHASE 2\05B-CLCPK3-Street Details.dwg. Updated By: Jhawthorne

DATE	REVISIONS
03/20/16	1. SUBMITTAL FOR REAPPROVAL
05/20/16	2. ALLEY PARKING PER TOWN OF PARKER
09/20/16	3. THIRD SUBMITTAL
11/20/16	4. SECOND SUBMITTAL

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 STREET DETAILS

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

SHEET
23 OF **24**
 CLCPK3

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FIXED

MOVABLE-SKIDS

MOVABLE-HINGED

TYPICAL TYPE 3 BARRICADES

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

GENERAL NOTES

- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 64 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 STROBED 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 SIDES SLANTING FORWARD AT A 45° ANGLE TOWARD THE SIDES TO WHICH TRAFFIC IS TO PASS OR TURN.
 - PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES. THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION, OR WHERE THERE IS NO CROSSROAD OR OUTLET.
 - ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D4856:
 - ORANGE AND WHITE SHALL BE TYPE IV MINIMUM.
 - RED AND WHITE SHALL BE TYPE IV MINIMUM.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BASES) OF MOVABLE BARRICADES SHALL BE WEIGHTED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SIMPLY, AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
 - PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN #4006-14.
 - 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.

RAIL STRIPING DETAIL

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

TYPICAL VERTICAL PANEL

- IF SPECIAL PANELS 3' OR GREATER IN HEIGHT ARE REQUIRED, THEN 6" STRIPES SHALL BE USED.
- IF FIXED PLACEMENT IS REQUIRED, MOUNT ON DELINEATOR POST. SEE COLORADO STANDARD PLAN S-582-5.

TYPICAL DRUM

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

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'

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

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.

S-630-2

Standard Sheet No. 1 of 1

Project Sheet Number:

DATE	REVISIONS	SUBMITTAL FOR RE-APPROVAL	SUBMITTAL FOR TOWN OF PARKER	THIRD SUBMITTAL	SECOND SUBMITTAL

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

TOWN OF PARKER, COLORADO

STREET DETAILS

PROJ. MGR.: RJM

PROJ. ASSOC.:

DRAWN BY: RAK

DATE: 09/2016

SHEET

24 OF **24**

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