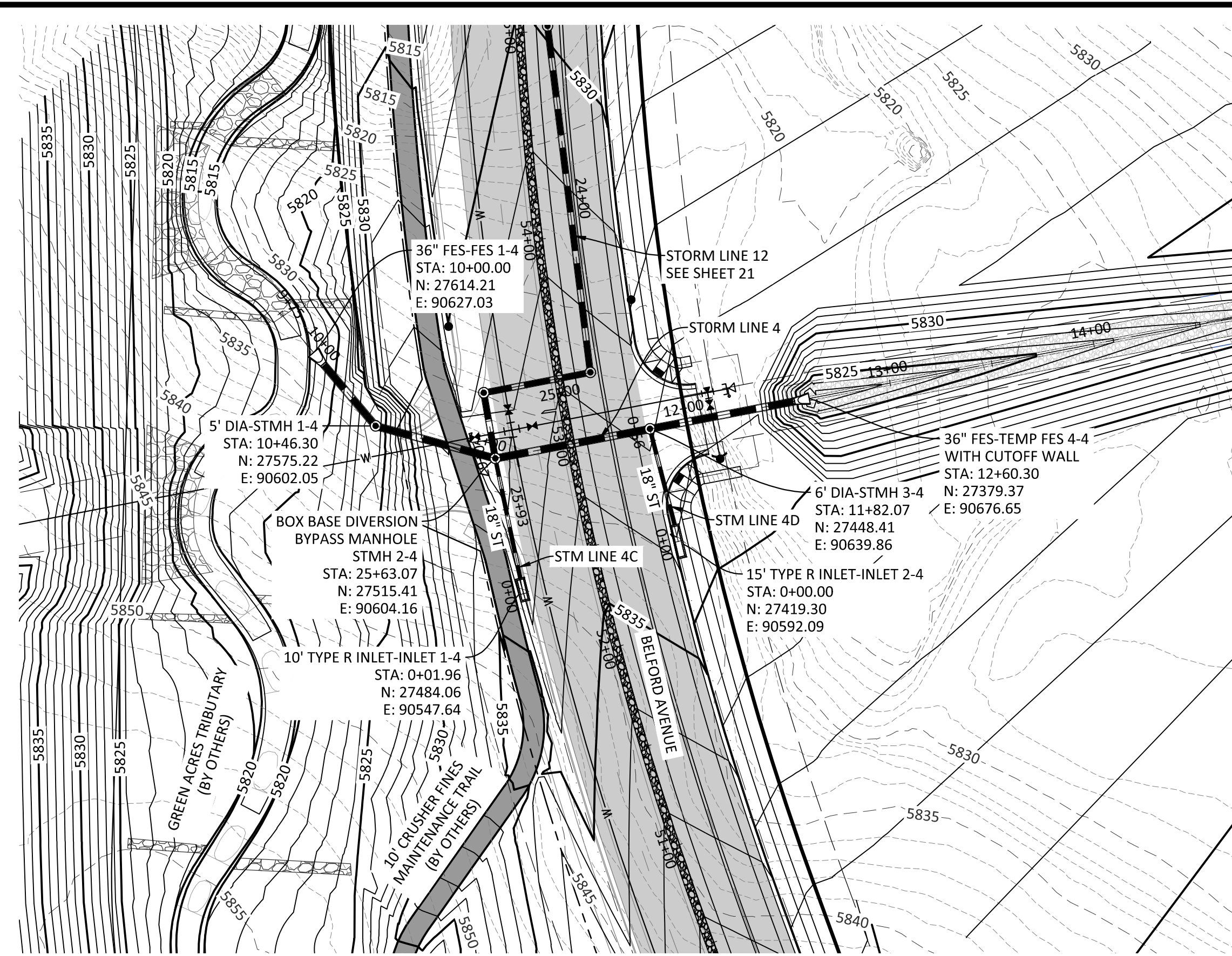
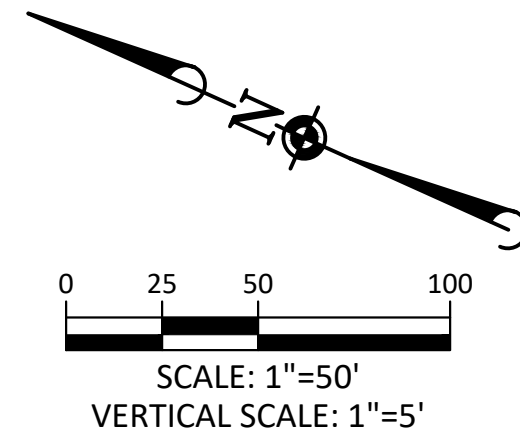
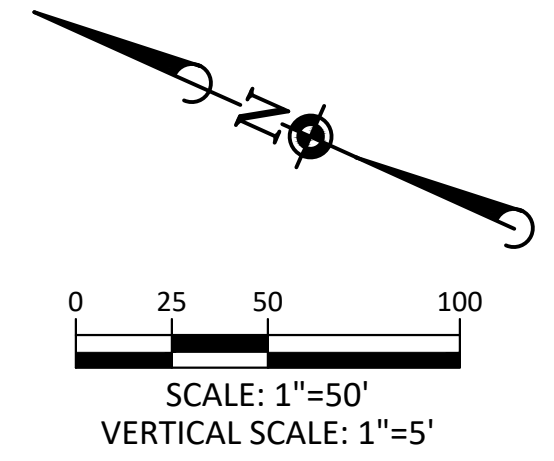




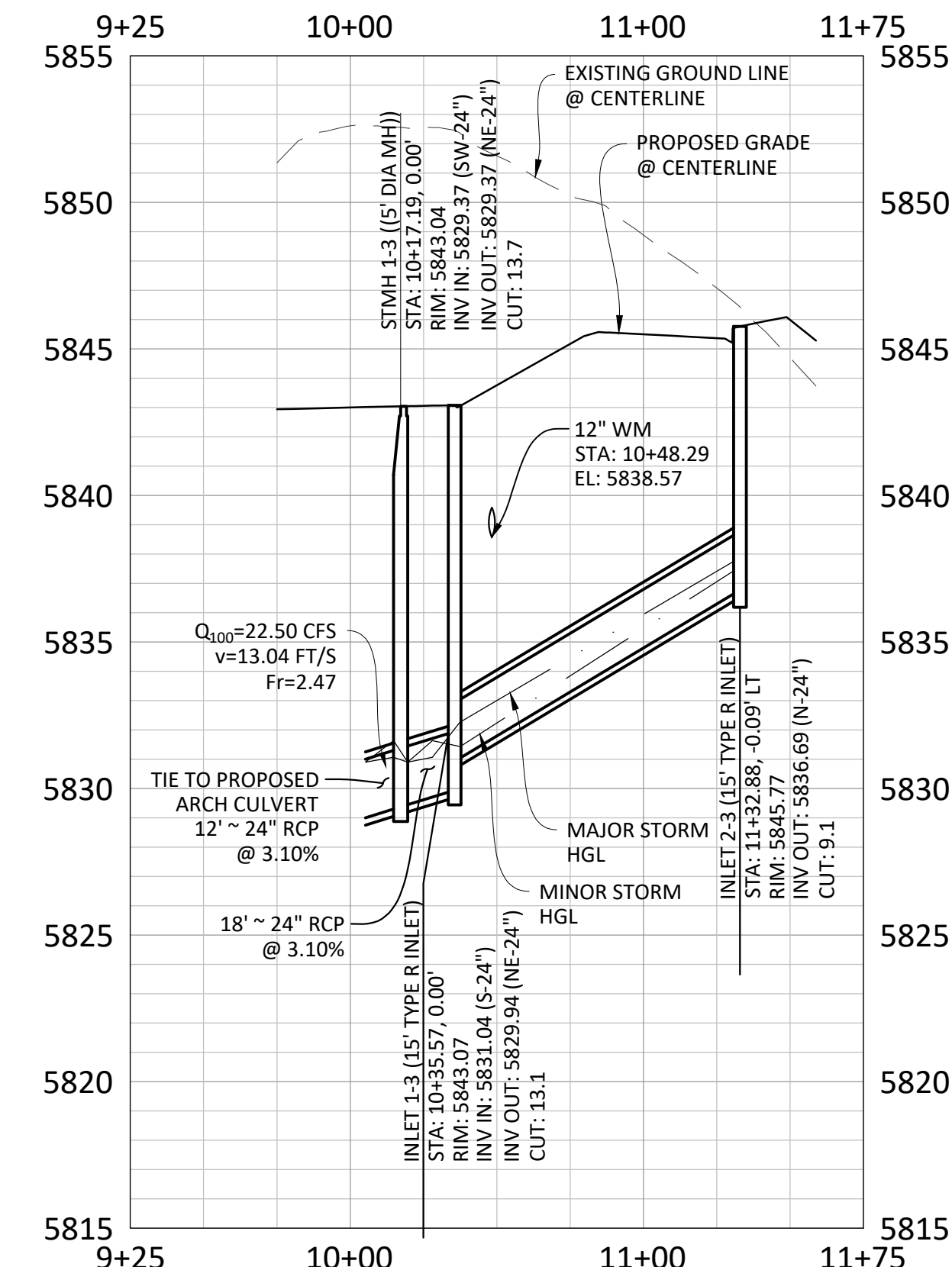
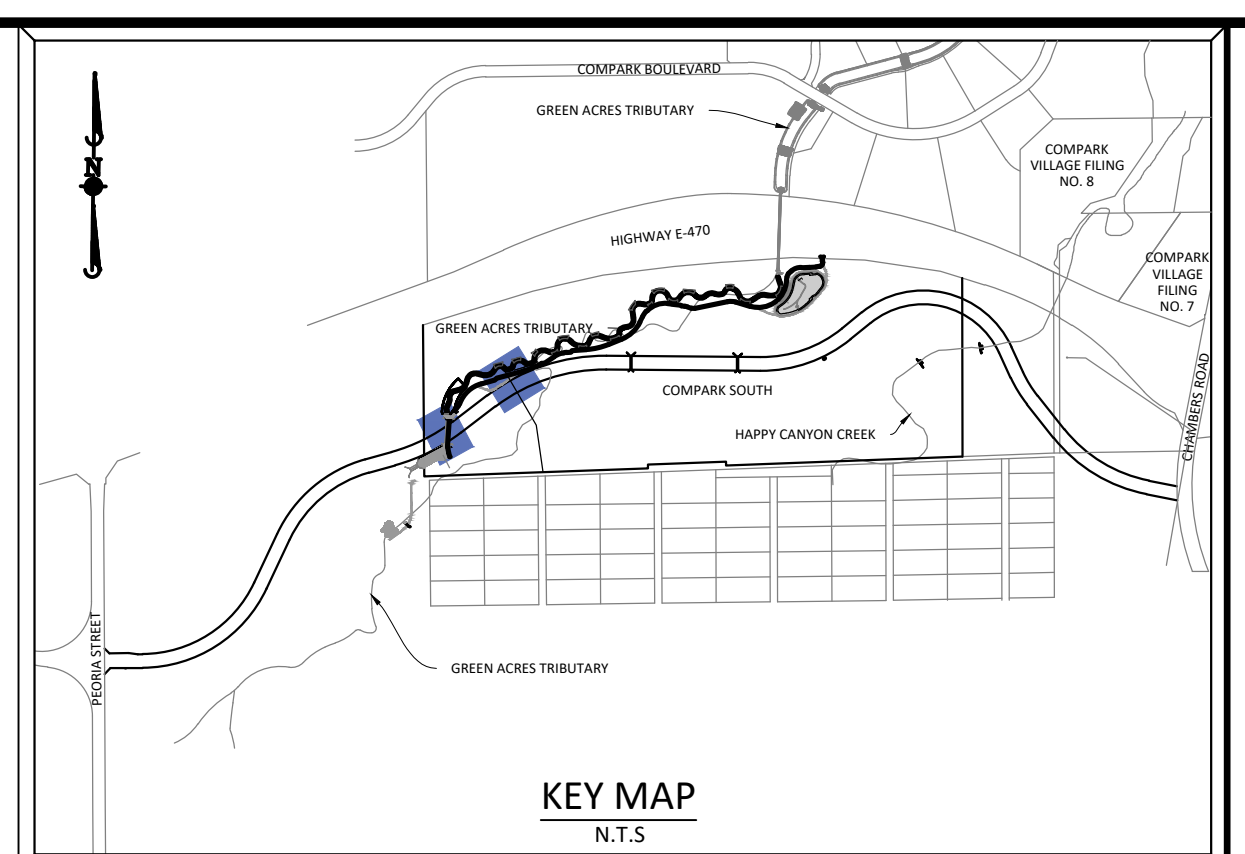
PLAN: STORM-3



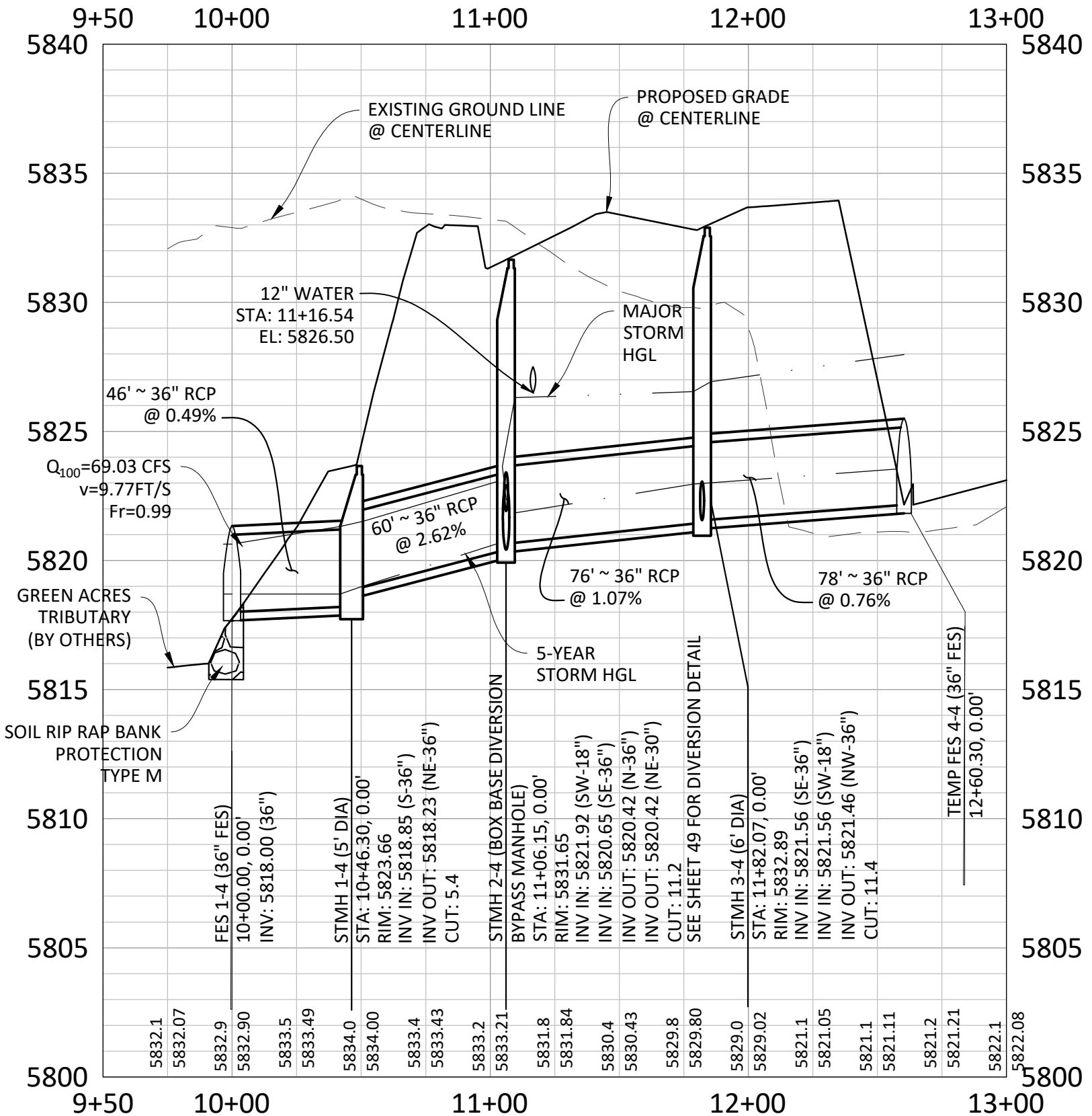
PLAN: STORM-4



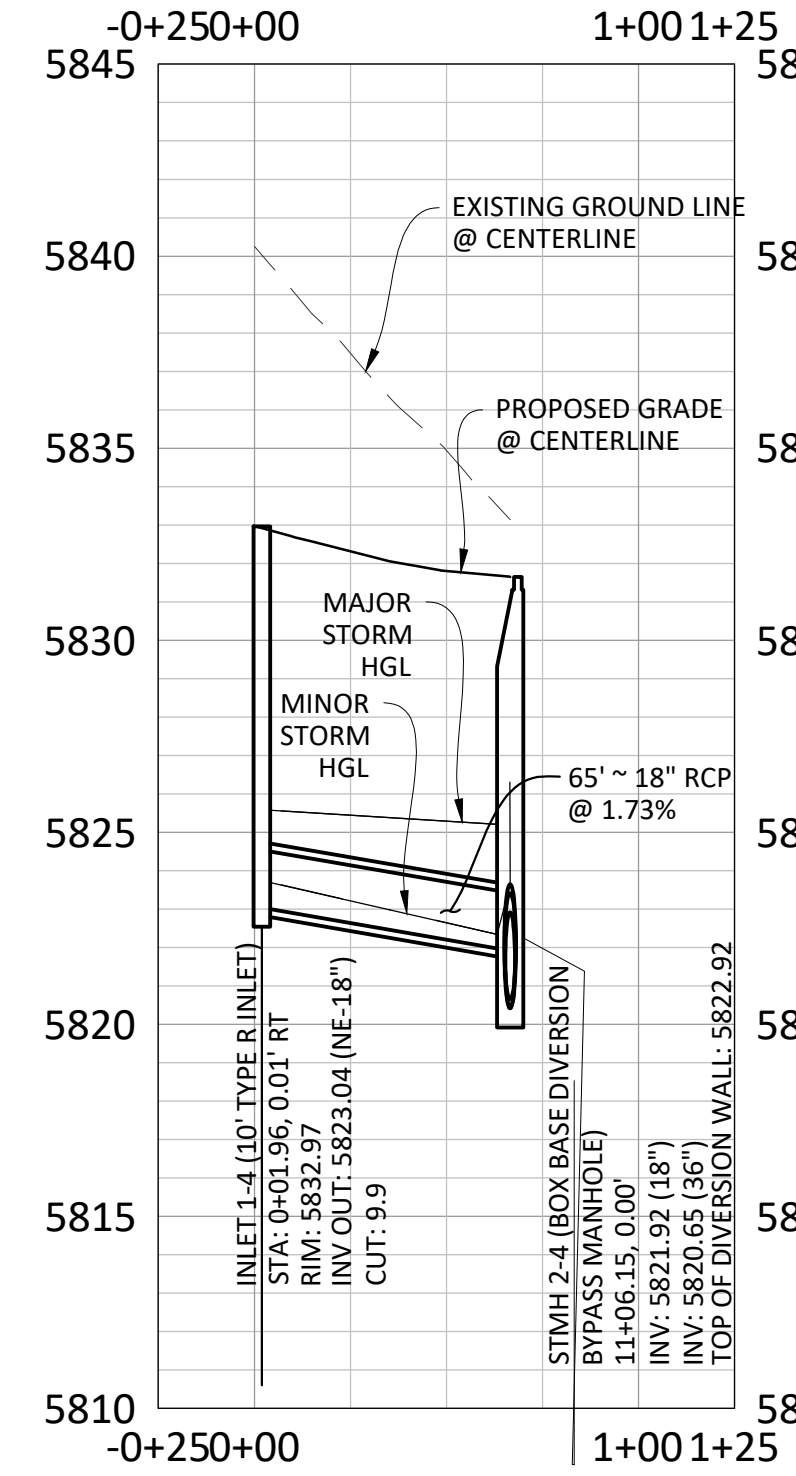
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



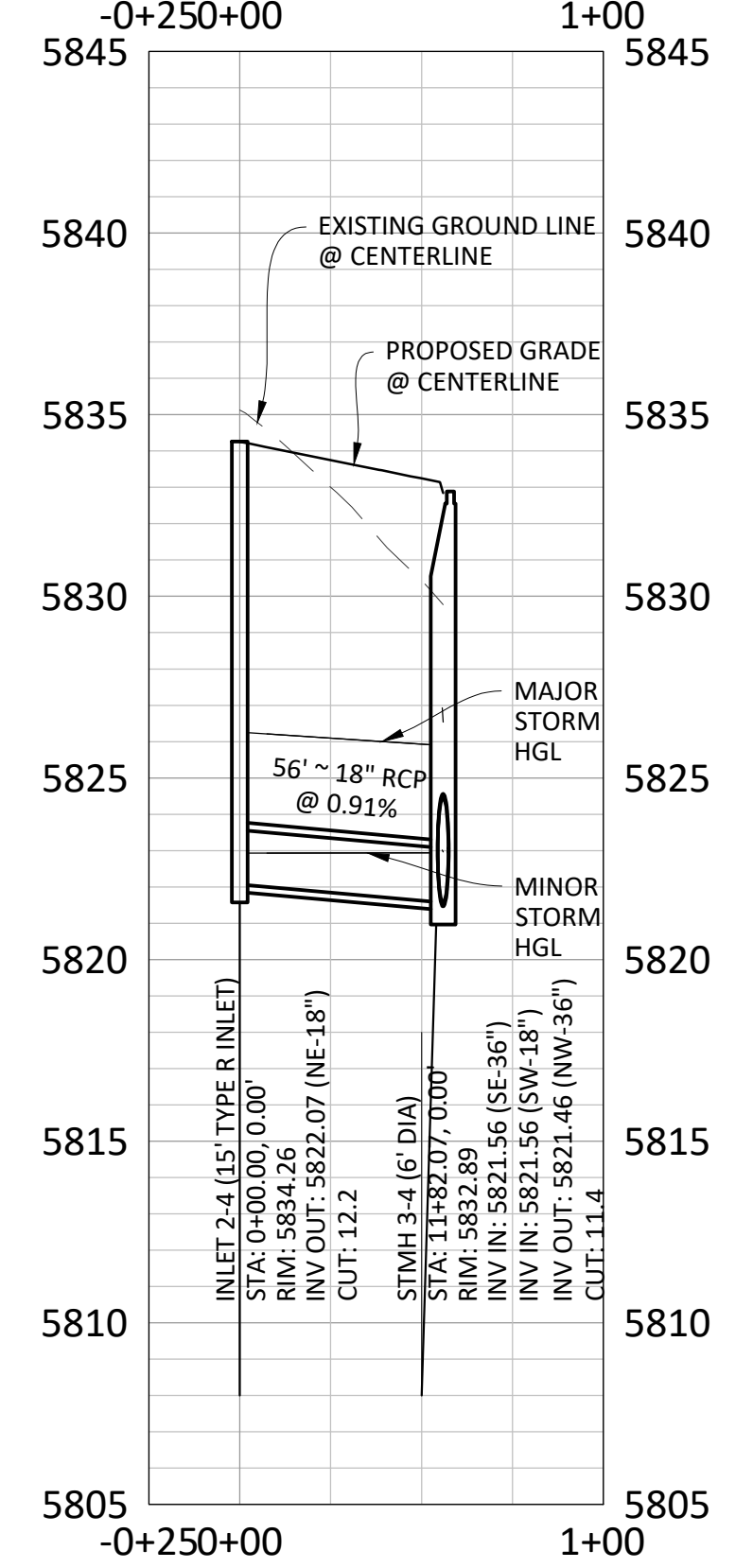
PROFILE: STORM-3
 BELFORD AVE CL STA. 46+64.73



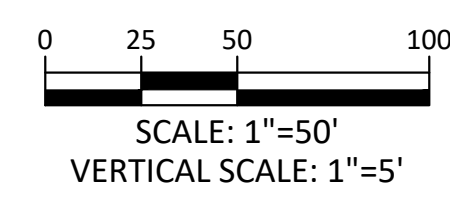
PROFILE: STORM-4
 BELFORD AVE CL STA. 53+00



PROFILE: STORM-4C
 BELFORD AVE CL STA. 53+00



PROFILE: STORM-4D
 BELFORD AVE CL STA. 53+00



Plotted: 3/7/2020 4:53 PM. Draw Name: P:\CLPC3\CompSouth12.Filing_1.No.GAT\CompSouth3.Ultimate.Belford.Ave.dwg(Email.Drawings)\Plans-Sk1\Town\Storm.Plan & Profile.dwg. Updated By: MMAGuire

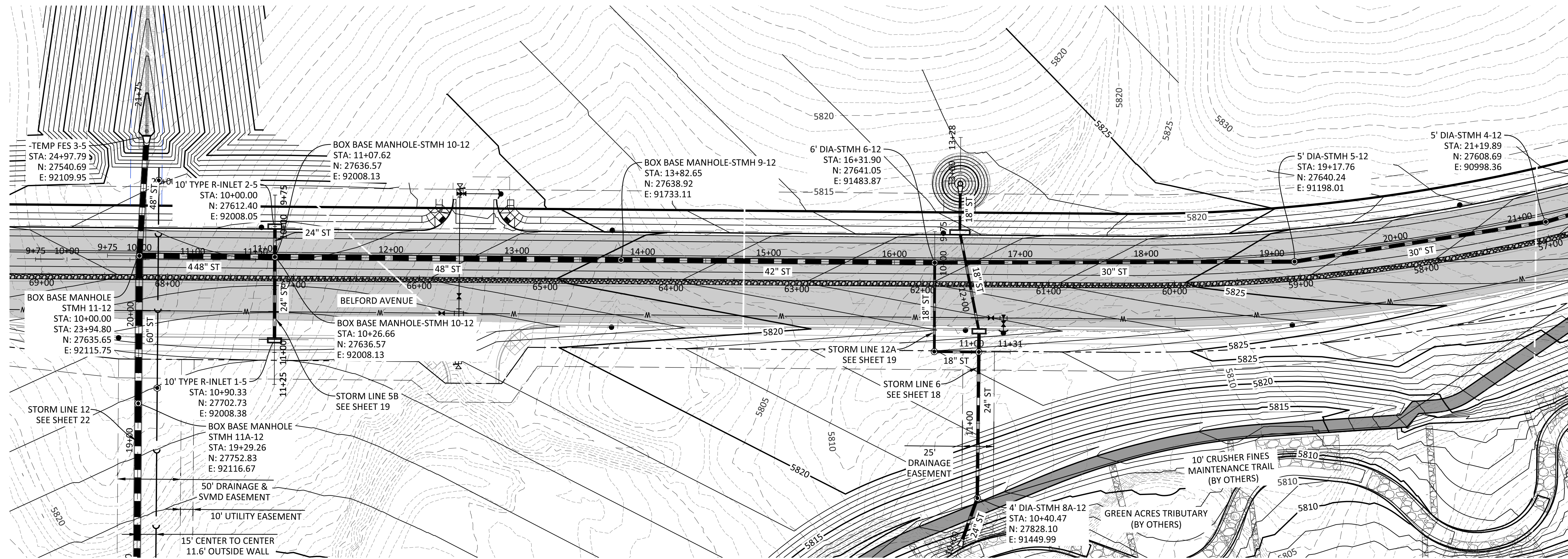
DATE	REVISIONS
03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
03/02/20	FINAL SUBMITTAL
03/02/20	1ST SUBMITTAL
03/02/20	2ND SUBMITTAL
03/02/20	3RD SUBMITTAL
03/02/20	4TH SUBMITTAL
03/02/20	5TH SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80120, phone: 303.780.0800
 Manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

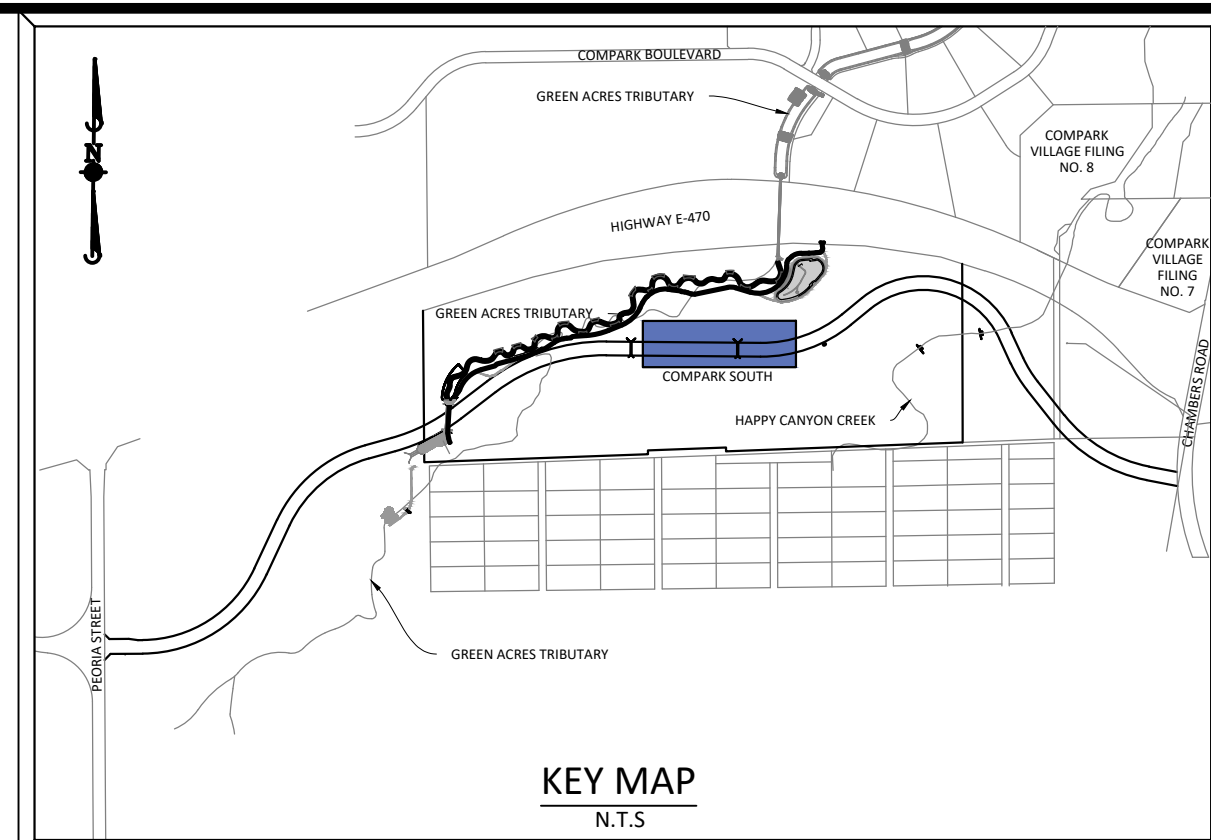
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 STORM PLAN & PROFILE

PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015
 SHEET
17 OF 49
 CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

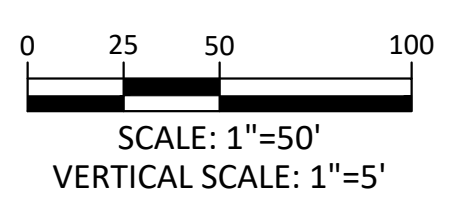
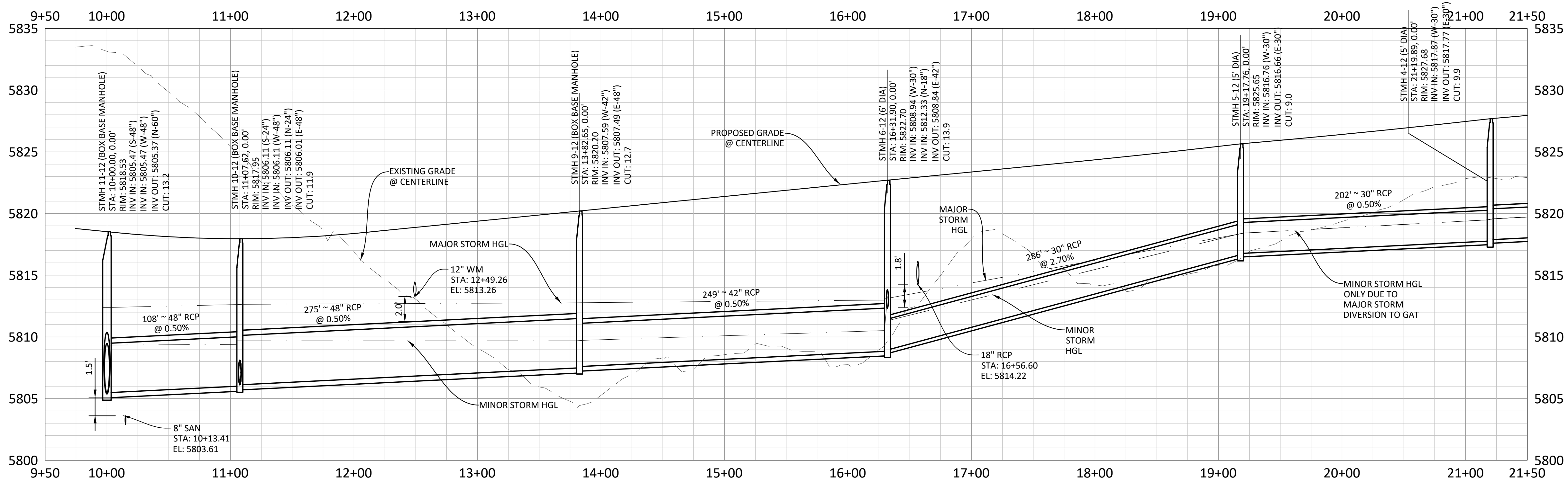
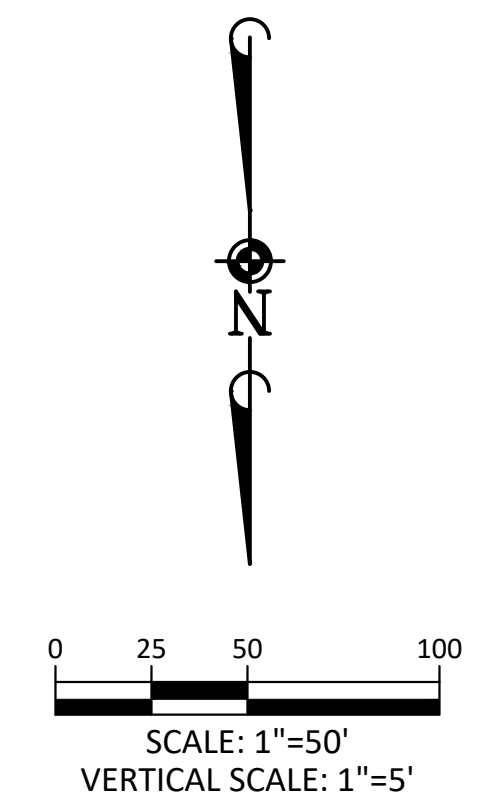


PLAN: STORM-12
STA: 10+00 TO 21+00



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)



PROFILE: STORM-12

Plotted: 3/7/2020 3:56 PM. Draw Name: P:\C\proj3\ComparkSouth12\Filing_1.No.GAT\ComparkSouth12.Filing_Sk1.Town\StormPlan & Profile.dwg. Updated By: MMAGuire

DATE	REVISIONS
03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
03/02/20	FINAL SUBMITTAL
03/02/20	1ST SUBMITTAL
03/02/20	2ND SUBMITTAL
03/02/20	3RD SUBMITTAL
03/02/20	4TH SUBMITTAL
03/02/20	5TH SUBMITTAL

Manhard CONSULTING

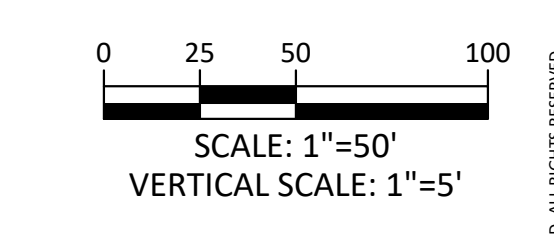
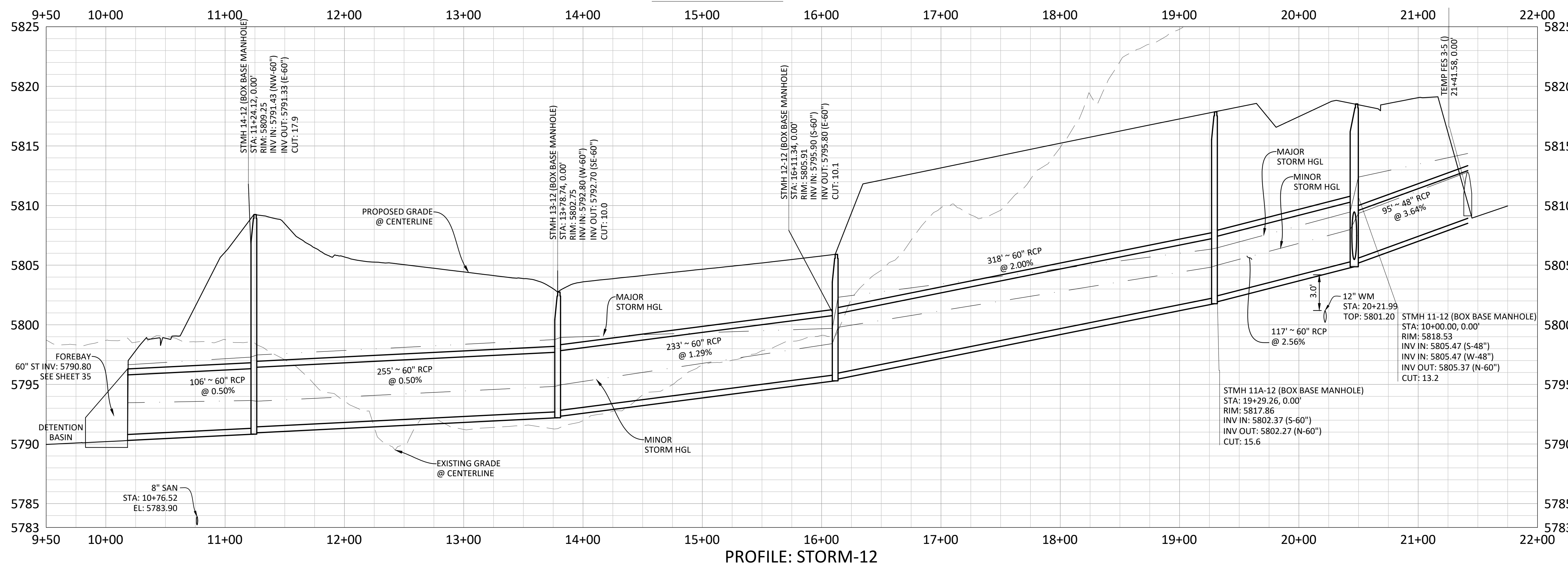
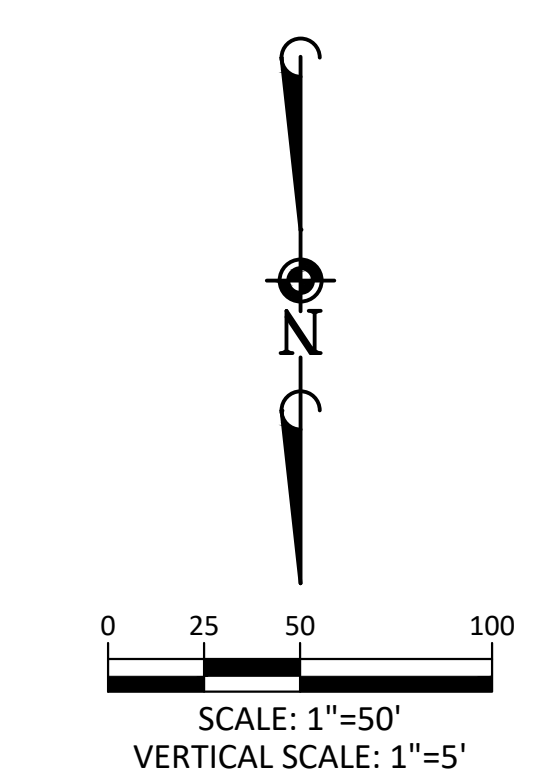
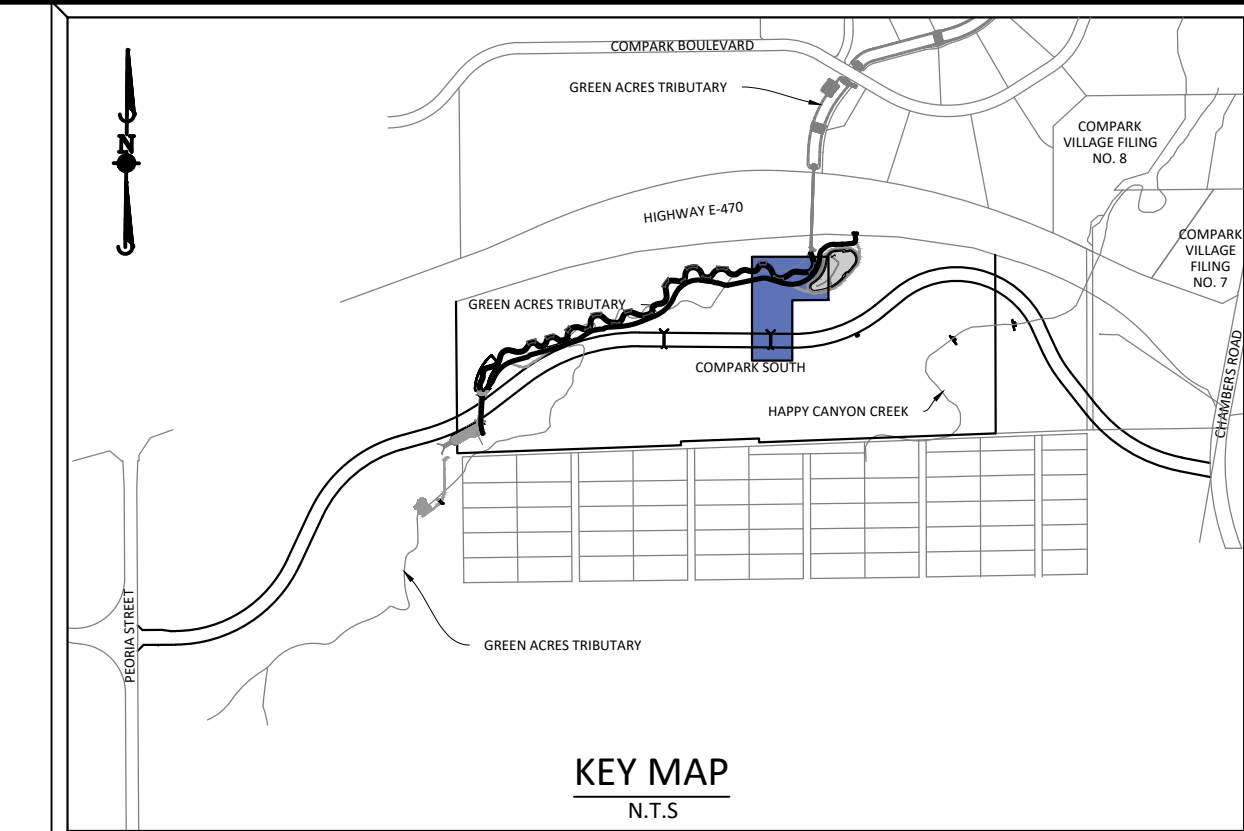
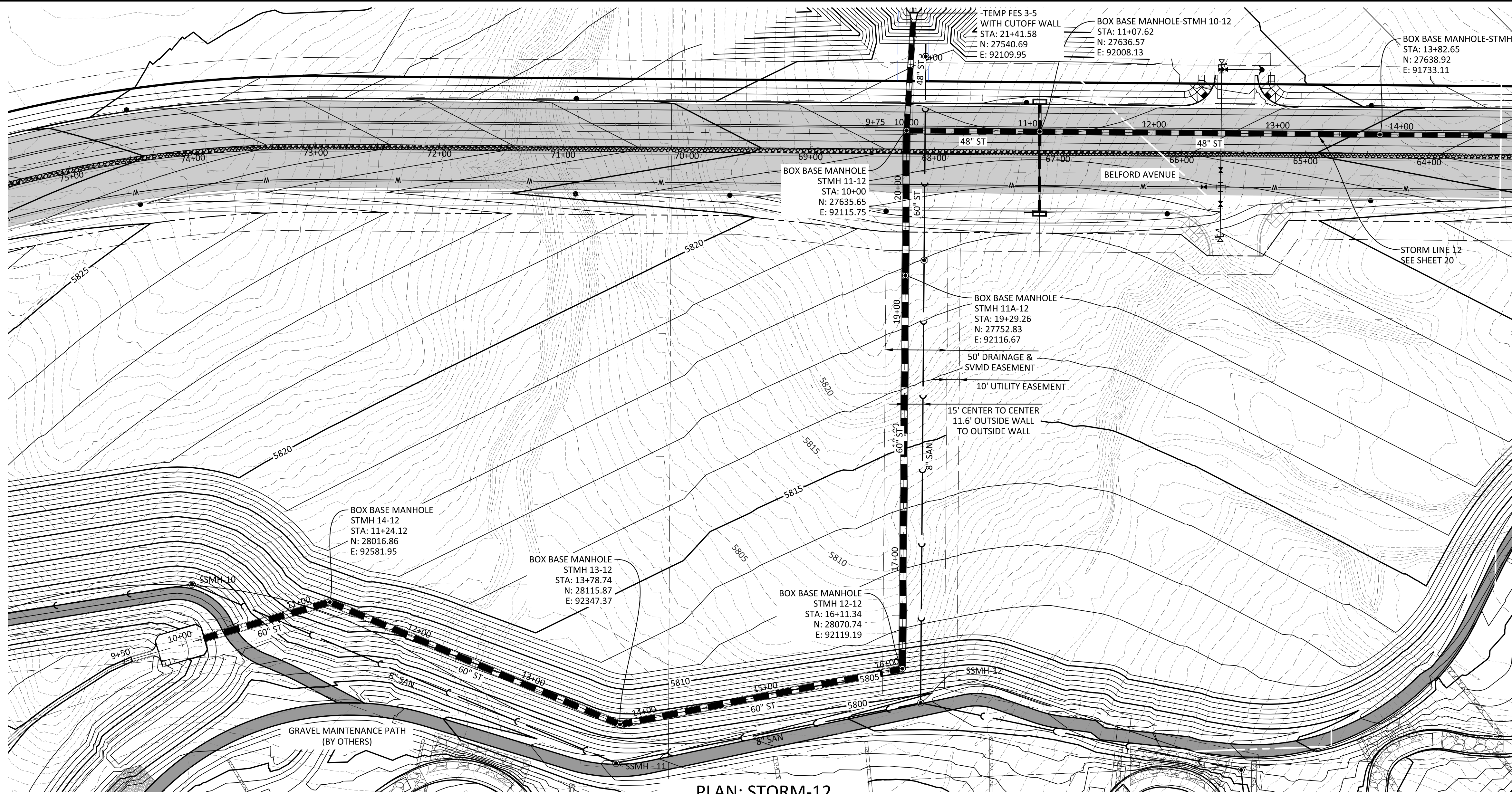
7600 East Orchard Road, Suite 100-200, Greenwood Village, CO 80121, phone: 303.798.0800 manhard.com
Civil Engineering, Surveying & Geospatial Services GIS
Water Resource Management Construction Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
20 OF **49**
CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION



Plotted: 3/7/2020 3:57 PM. Draw Name: P:\C\proj\3\Compark\12\Storm\12\StormPlan & Profile.dwg, Updated By: MMS/Guire

DATE	REVISIONS
F. 03/02/20	UPDATE GAT & ADD OFF-LINE LET BASIN
E. 02/27/16	FINAL SUBMITTAL
C. 02/24/16	1 ST SUBMITTAL
B. 02/18/16	2 ND SUBMITTAL
A. 01/17/16	3 RD SUBMITTAL
	1 ST SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100, Greenwood Village, CO 80120, phone: 303.778.0500
 Civil Engineering & Geospatial Services
 Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE

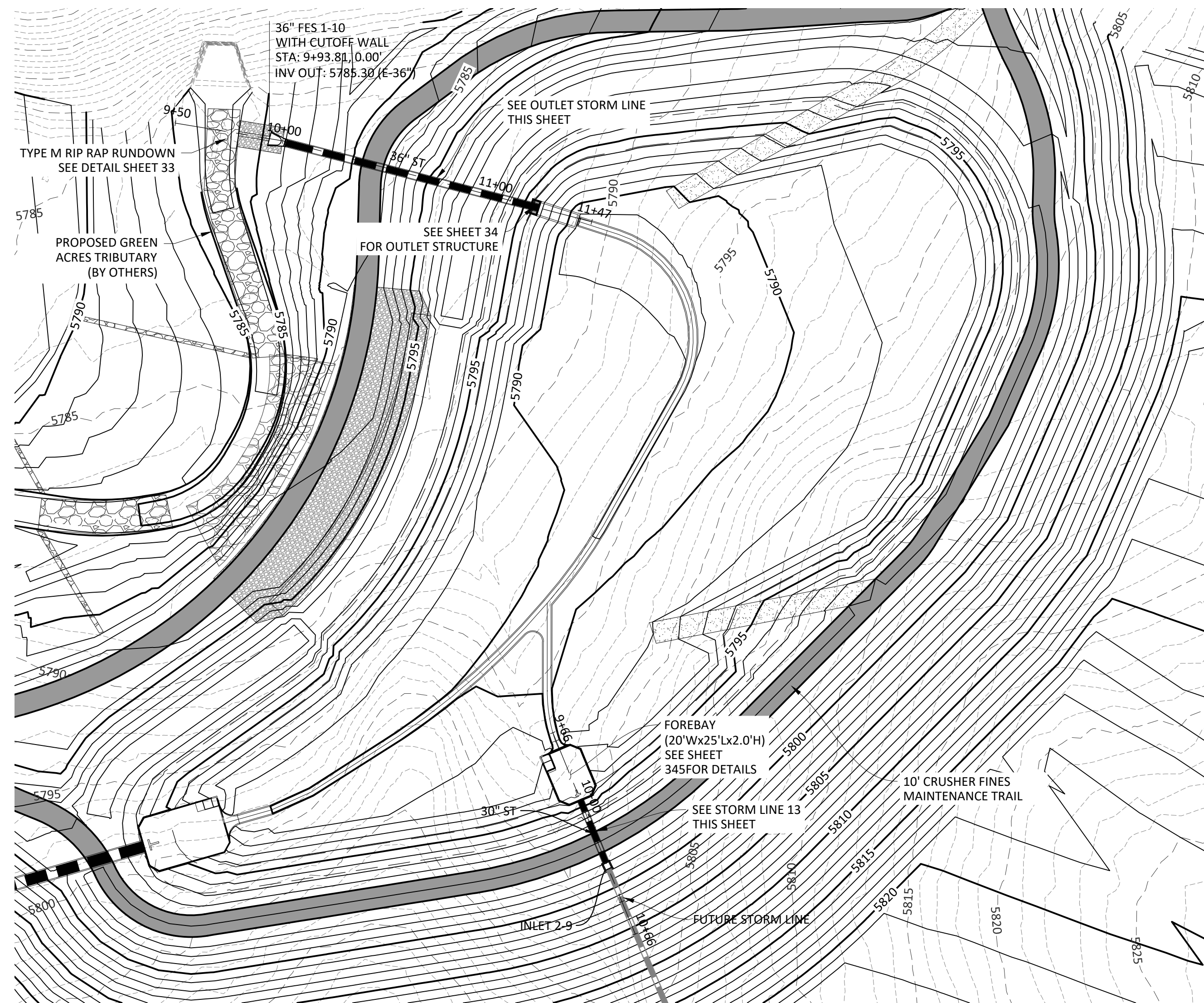
TOWN OF PARKER, COLORADO

STORM PLAN & PROFILE

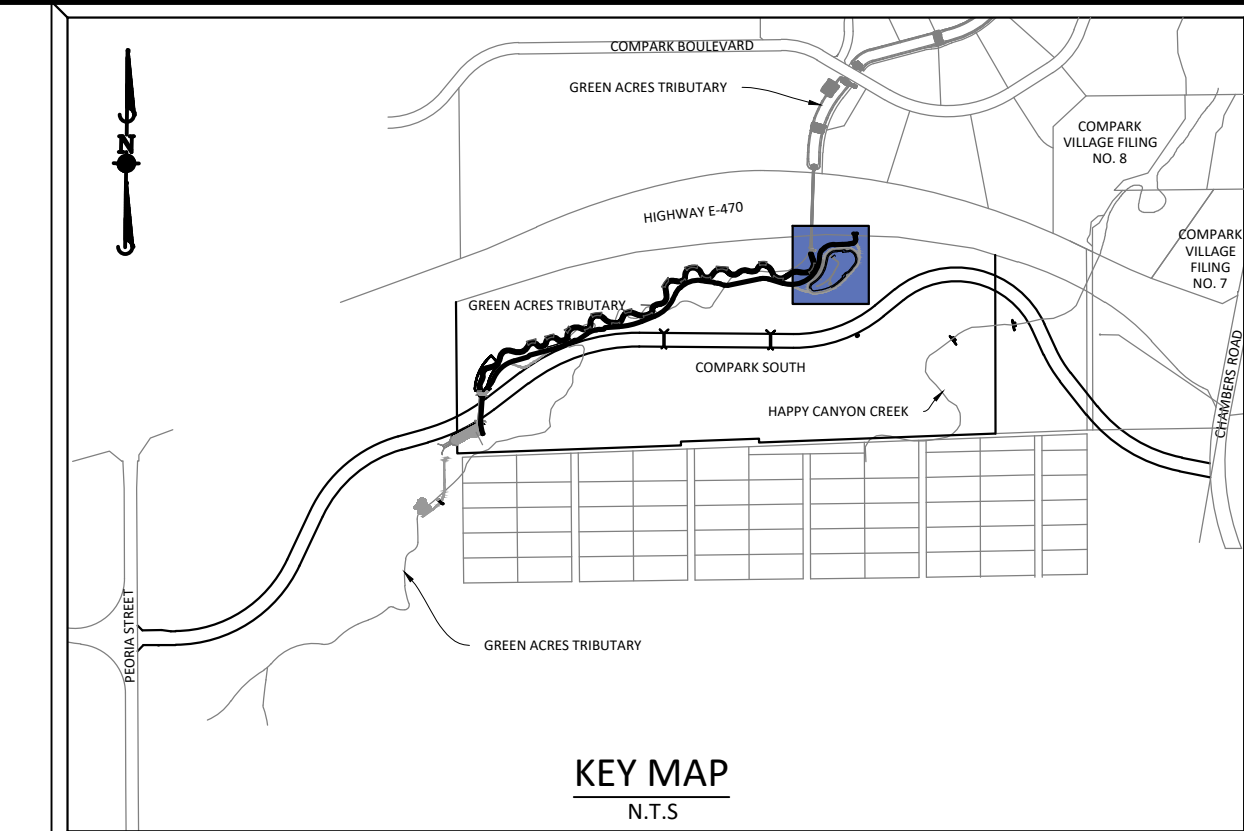
PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

SHEET
22 OF 49
 CLCPK3

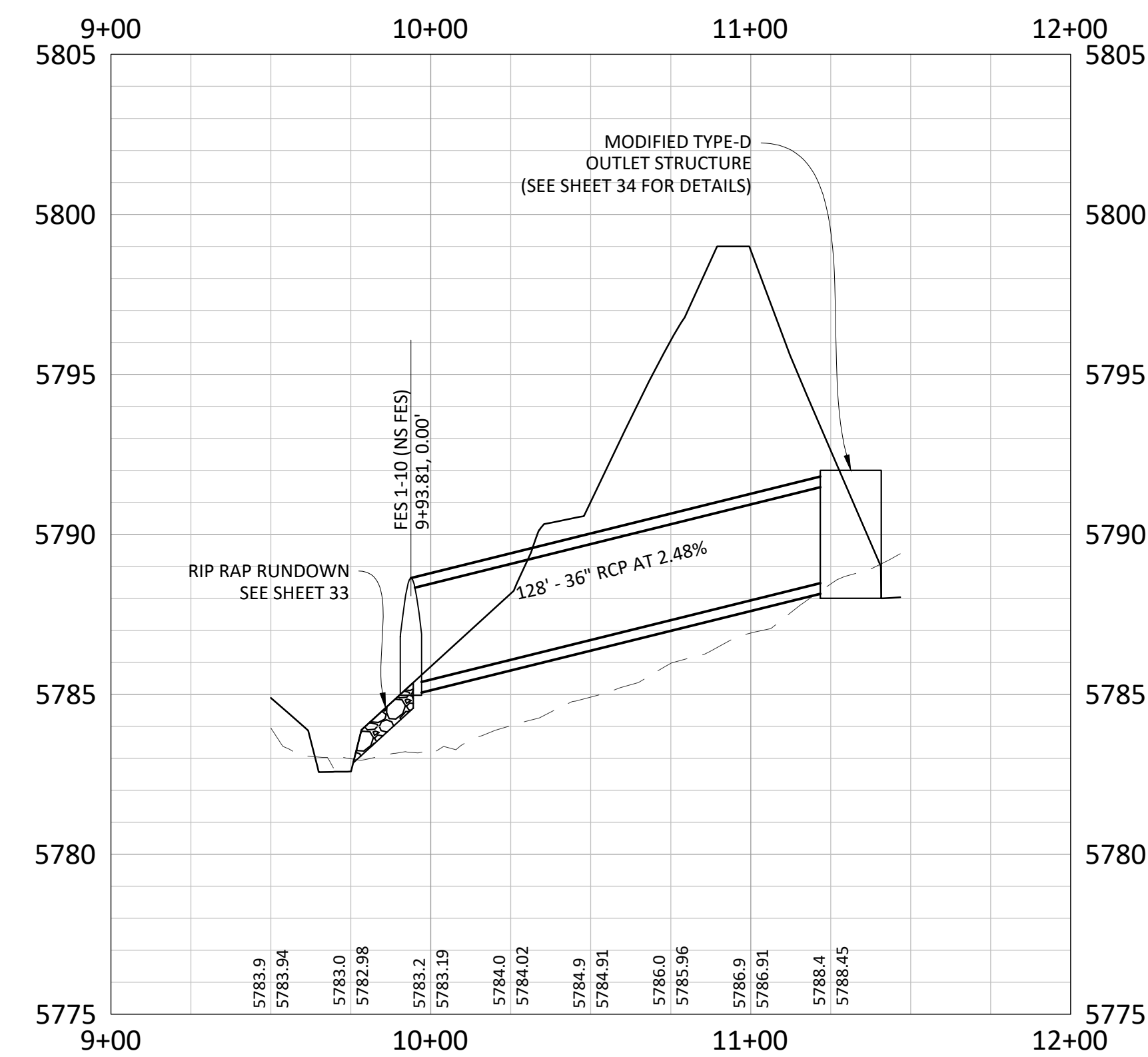
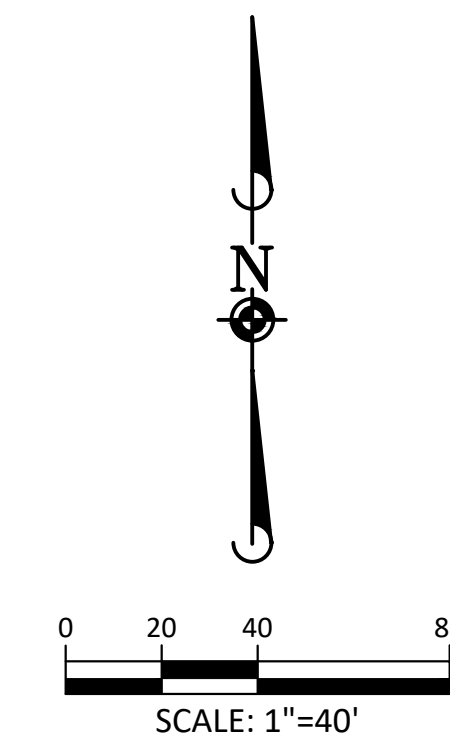
PRELIMINARY - NOT FOR CONSTRUCTION



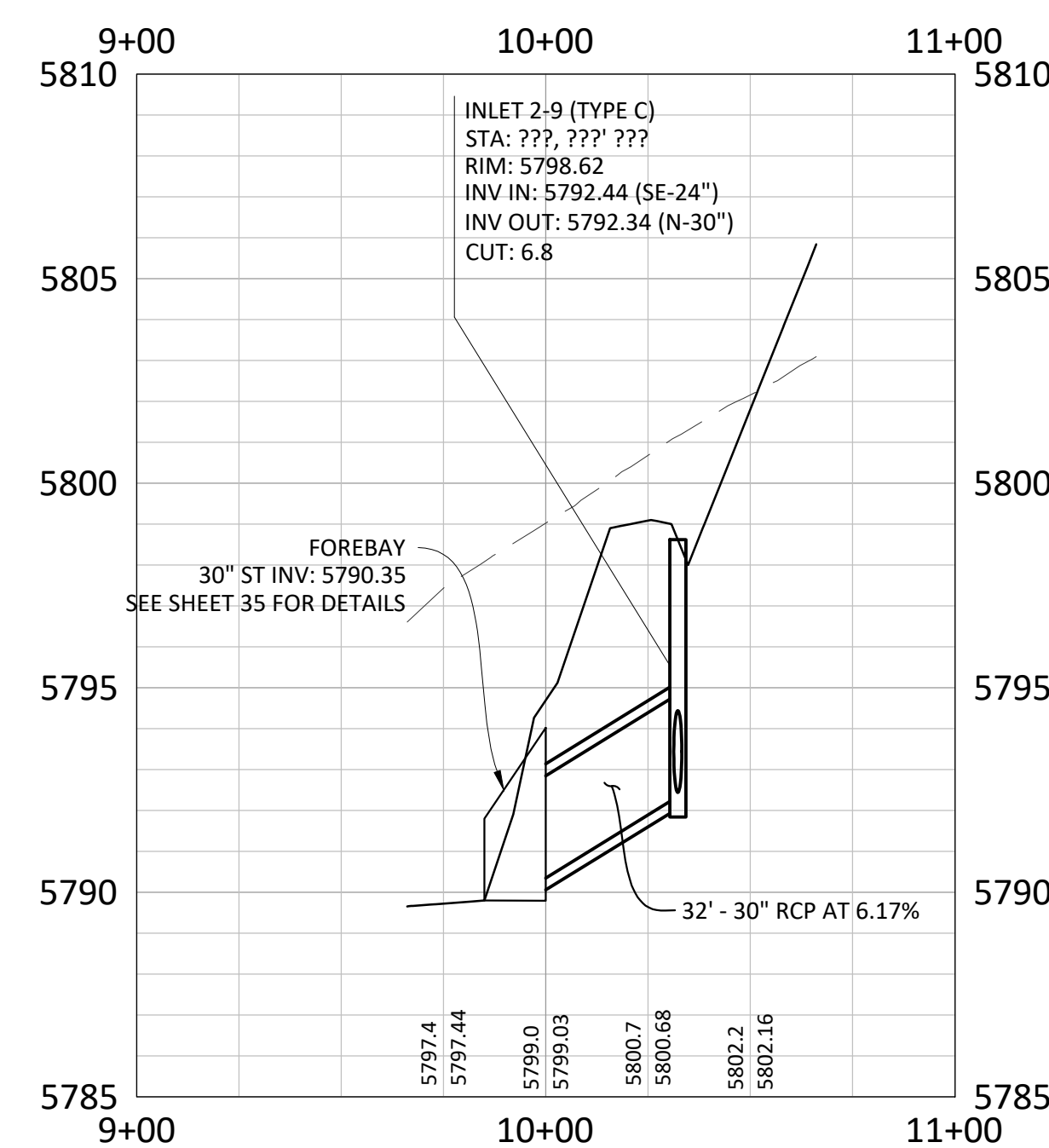
PLAN: STORM 13 & POND OUTLET



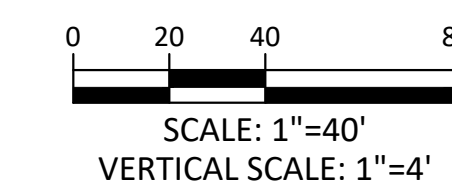
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



PROFILE: STORM-POND OUTLET



PROFILE: STORM-13

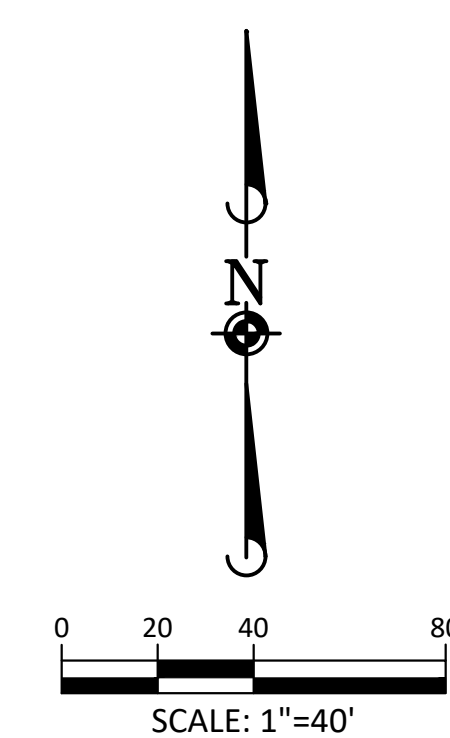


NOTE:

1. PRIOR TO FINAL TOP SOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOP SOIL MATERIALS AT HIS/HER EXPENSE.
2. REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS ON FOLLOWING SHEETS
3. EMBANKMENT FILL SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF PARKER AND THE GEOTECHNICAL REPORT. SEE GENERAL NOTES ON SHEET 2.



Know what's below.
Call before you dig.



Printed: 3/7/2020 6:08 PM. Draw Name: P:\CLCPK3\CompSouth12\Filing_1.No.GAT\CompSouth12\Final\Drawings\Plan-Sk1\Town\Storm PP - POND.dwg. Updated By: MMCSuine

DATE	REVISIONS
03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
03/02/20	FINAL SUBMITTAL
03/02/20	1 ST SUBMITTAL
03/02/20	2 ND SUBMITTAL
03/02/20	3 RD SUBMITTAL
03/02/20	4 TH SUBMITTAL
03/02/20	5 TH SUBMITTAL
03/02/20	6 TH SUBMITTAL
03/02/20	7 TH SUBMITTAL
03/02/20	8 TH SUBMITTAL
03/02/20	9 TH SUBMITTAL
03/02/20	10 TH SUBMITTAL
03/02/20	11 TH SUBMITTAL
03/02/20	12 TH SUBMITTAL
03/02/20	13 TH SUBMITTAL
03/02/20	14 TH SUBMITTAL
03/02/20	15 TH SUBMITTAL

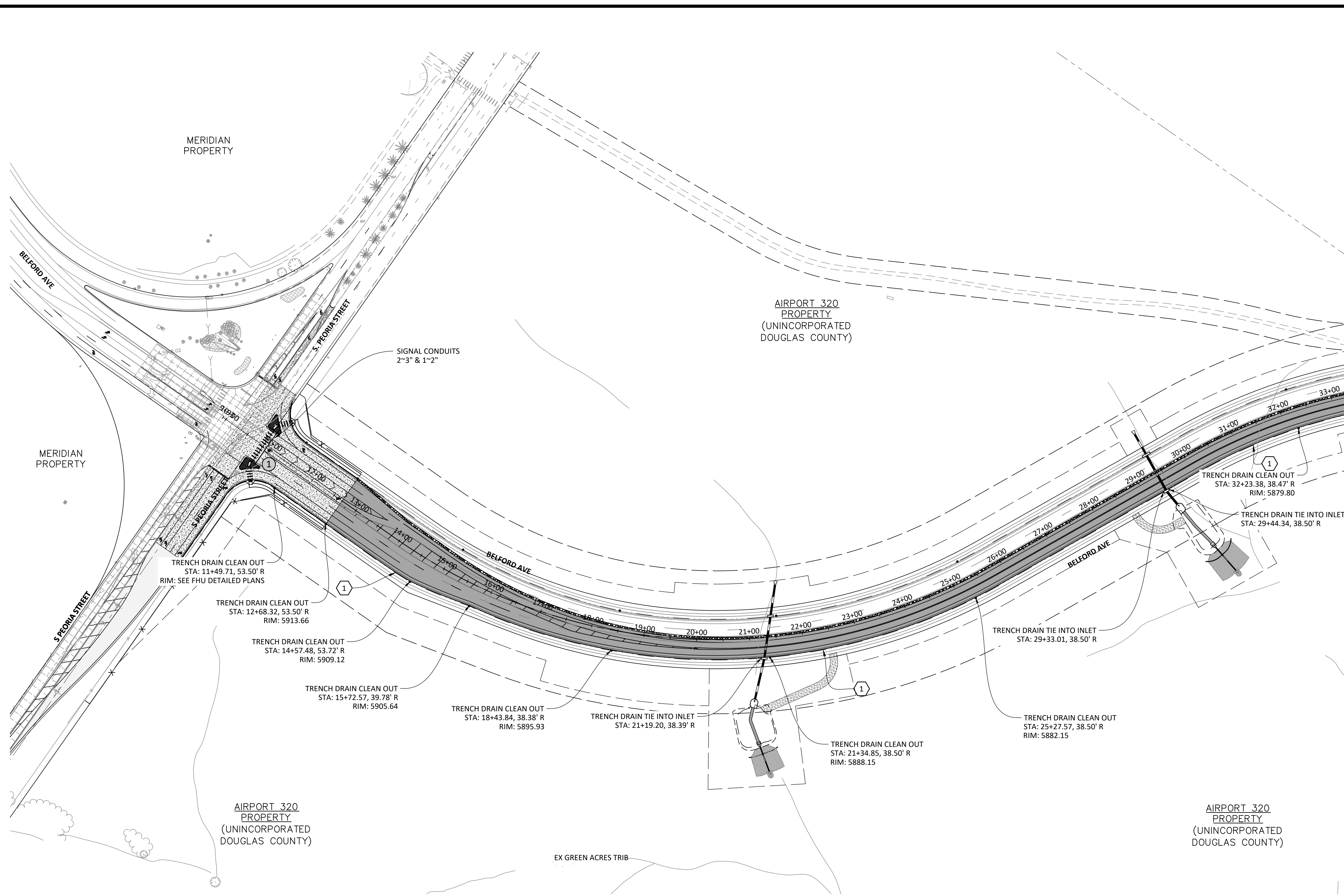
Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.780.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
STORM PLAN & PROFILE

PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015
SHEET
23 OF **49**
CLCPK3

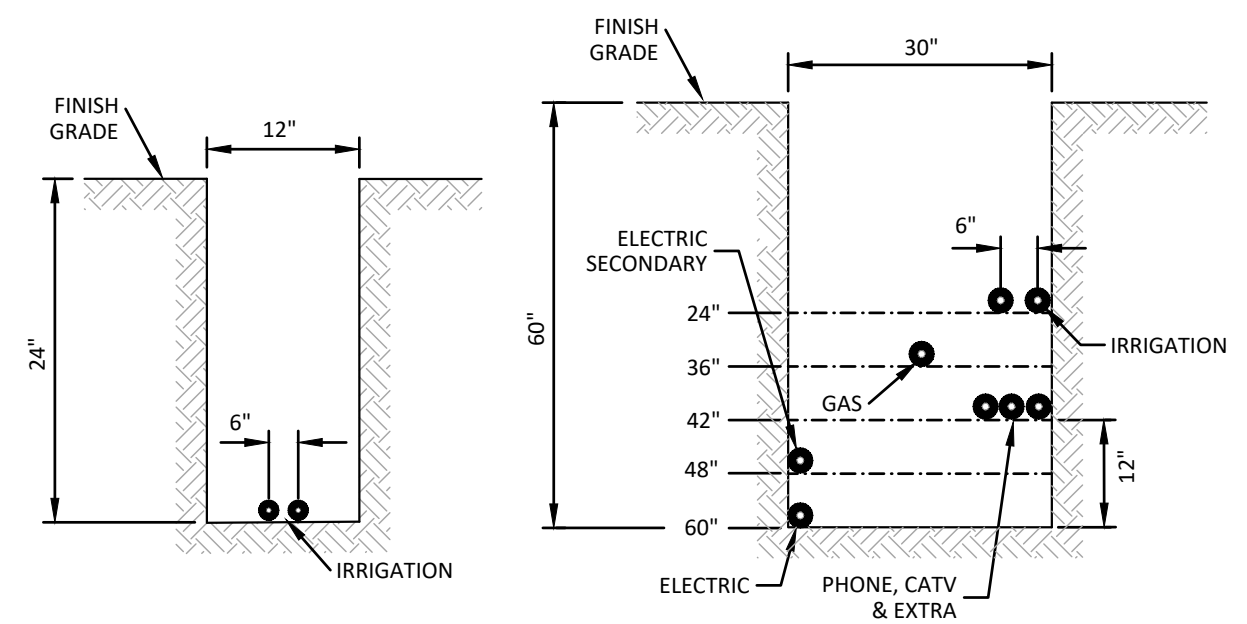
PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 3/27/2020 4:00 PM. Draw Name: P:\C\G\3\CompSouth12.Filing_1.No.GAT\CompSouth03.Ultimate_Belford Ave.dwg. Updated By: MKG/cgure



PLAN: BELFORD AVENUE

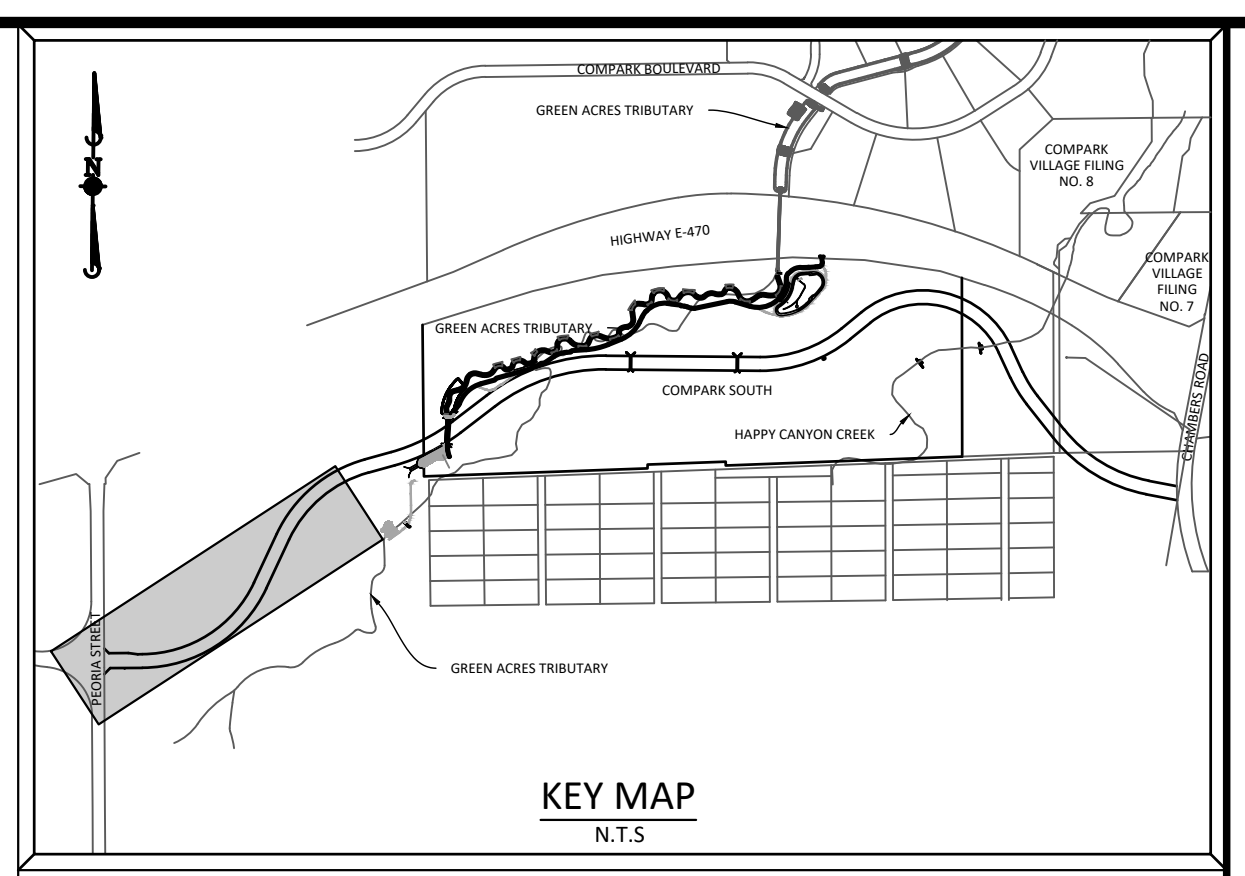
- TRENCH DRAIN NOTES:**
- SEE DETAIL 31 OF STREET DETAILS FOR TRENCH DRAIN SPECIFICATIONS
 - TRENCH DRAINS SHALL TIE INTO STORM MANHOLES OR INLETS
 - CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED AT MAXIMUM 500' INTERVALS.



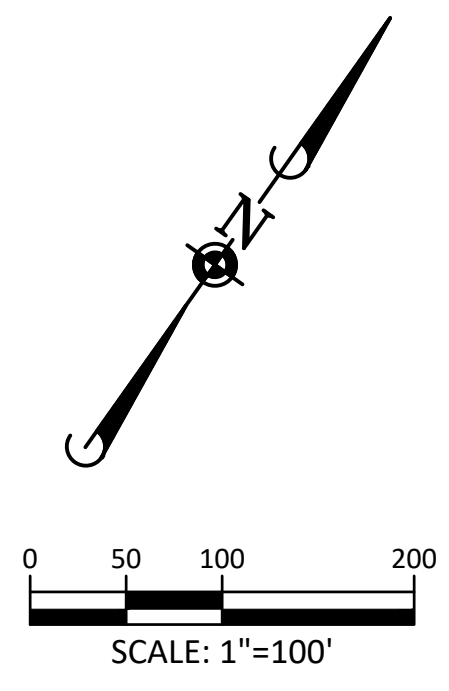
NOTE: MINIMUM REQUIREMENTS -
 ELECTRIC - 12" FROM ALL OTHER UTILITIES
 GAS - 12" FROM ALL OTHER UTILITIES
TYPICAL CONDUIT SLEEVE SECTIONS
 N.T.S.

- NOTES:**
- INSTALL CROSSINGS TO CLEAR THE ROW AND WALKS. INSTALL SLEEVES IN LINE WITH THE APPROPRIATE EASEMENTS.
 - EXTRA CROSSINGS ARE INSTALLED AT THE DISCRETION OF THE DEVELOPER.
 - THESE CROSSING LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AS OF THIS DATE. ANY CHANGES, ADDITIONS, OR RELOCATIONS RECEIVED BY MANHARD CONSULTING, LTD. AFTER PAVING HAS BEEN COMPLETED WILL HAVE TO BORE.
 - ALL ELECTRIC AND GAS CROSSINGS MUST BE SCHEDULE 40 GRAY PVC. PHONE AND TV ARE TO BE WHITE SCHEDULE 40 PVC. IRR AS SHOWN ABOVE.
 - ALL CROSSINGS MUST BE 95% COMPACTION AND TESTED. MARK BOTH ENDS OF SLEEVE WITH 2 X 4 POST-PAINTED.
 - XCEL REQUIRES ALL CROSSINGS TO HAVE TRACER WIRE INSTALLED NEXT TO THE SLEEVE.
 - ALL TRENCH LINES MUST BE WITHIN 6" OF FINISHED GRADE PER XCEL STANDARDS.
 - GRADE AT TRANSFORMERS MUST BE 100% TO FINISHED GRADE.

CAUTION:
 HAVE ALL BURIED UTILITIES LOCATED PRIOR TO TRENCHING OR BORING.



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)



LEGEND

- ② CONSTRUCTION NOTE
- ① UTILITY SLEEVE CROSSING NO.

CONSTRUCTION NOTES

- ① 4" TRENCHDRAIN (TYP.)
- ② 4" SCH 80 CONDUIT SLEEVE PIPE REQUIRED UNDER ALL ROADWAY CROSSINGS FOR TRENCHDRAIN
- ③ BORE TRENCHDRAIN UNDER EXISTING ROADWAY
- ④ 2" CONDUIT W/ 14 GA. TRACER WIRE AND PULL ROPE FOR SIGNAL INTERCONNECT
- ⑤ ALL CONDUITS TO LANDSCAPED MEDIANS SHALL BE SWEEP UP AT 90° AND SHALL TERMINATE IN A PULL BOX SET TO FINISHED GRADE.
- ⑥ ALL INTERCONNECT CONDUITS SHALL BE SWEEP UP AT 90° TO 11"x17" QUASITE PULLBOXES. 400' SPACING MAXIMUM.

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 _____

DATE	REVISIONS
03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
3/27/20	FINAL SUBMITTAL
6/24/18	3RD SUBMITTAL
4/17/16	2ND SUBMITTAL
11/20/15	1ST SUBMITTAL

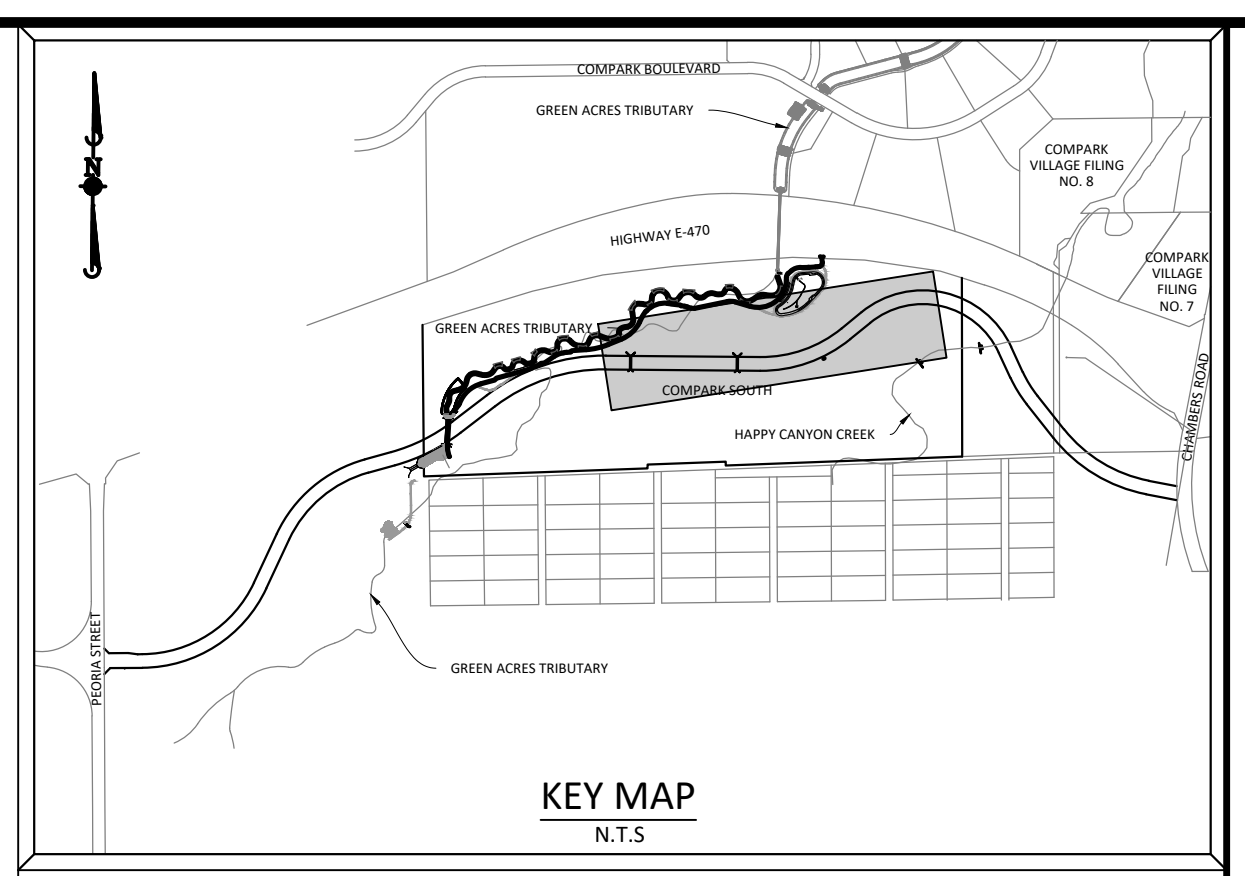
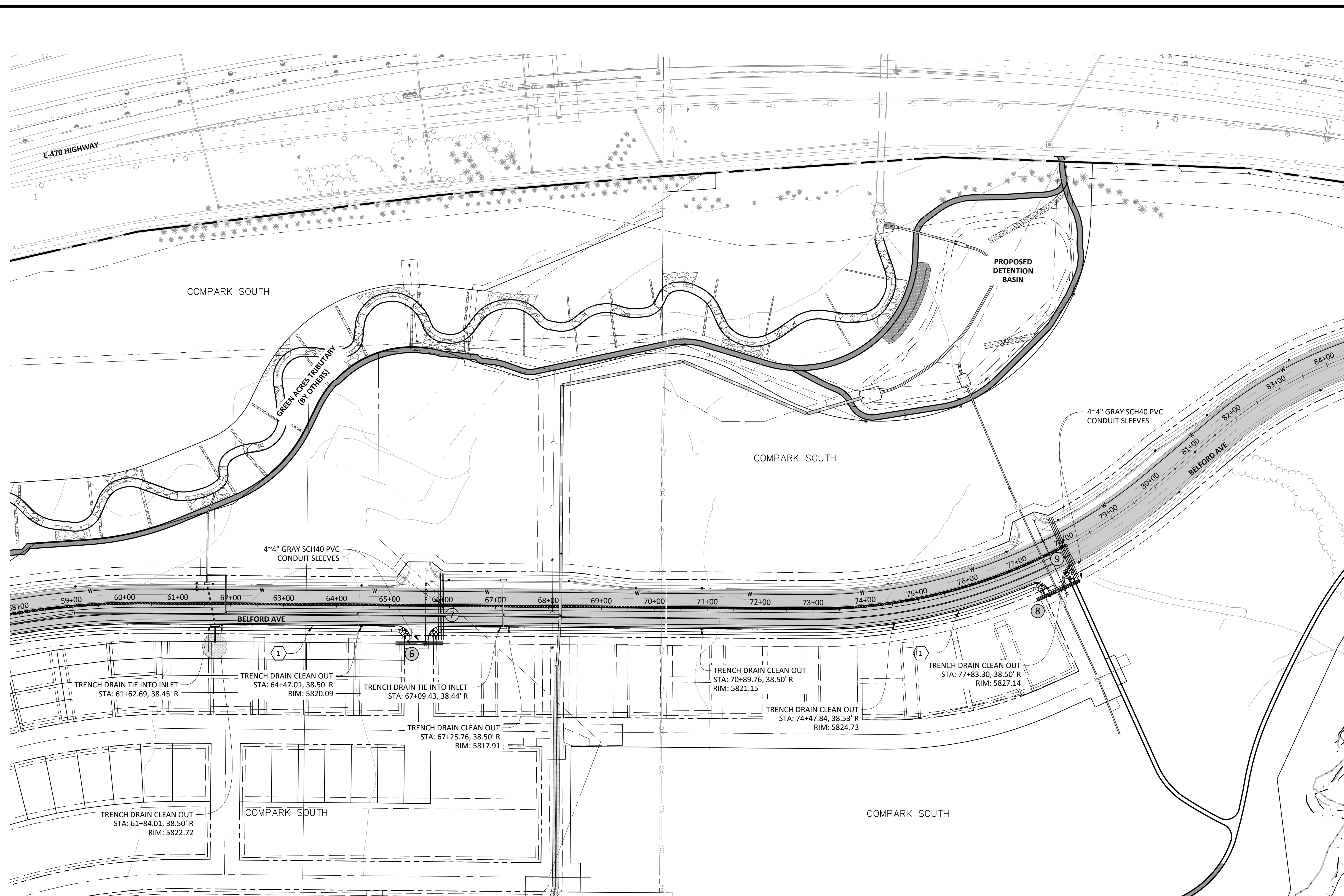
Manhard CONSULTING
 7600 East Orchard Road, Suite 300, Greenwood Village, CO 80111, phone: 303.750.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN

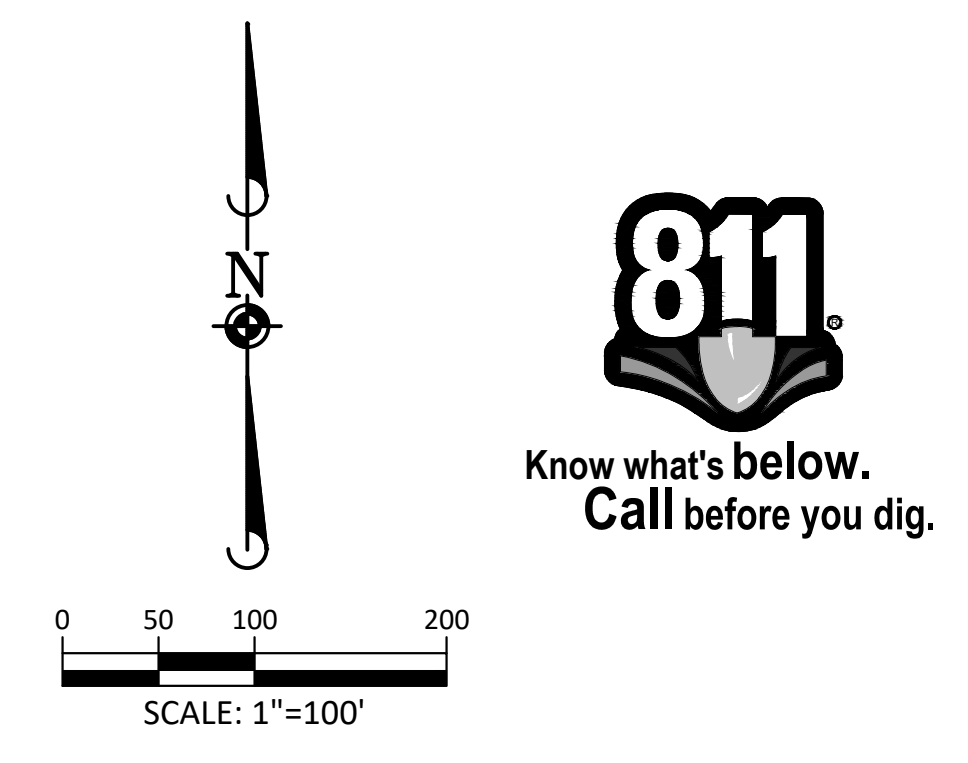
PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015
 SHEET
24 OF 49
 CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 3/27/2020 4:04 PM. Draw Name: P:\CIP\3\CompSouth12\Filing_1\No_GAT\CompSouth03\Ultimate_Belford_Ave.dwg. Updated By: MKG/cure



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)



LEGEND

- ② CONSTRUCTION NOTE
- ① UTILITY SLEEVE CROSSING NO.

CONSTRUCTION NOTES

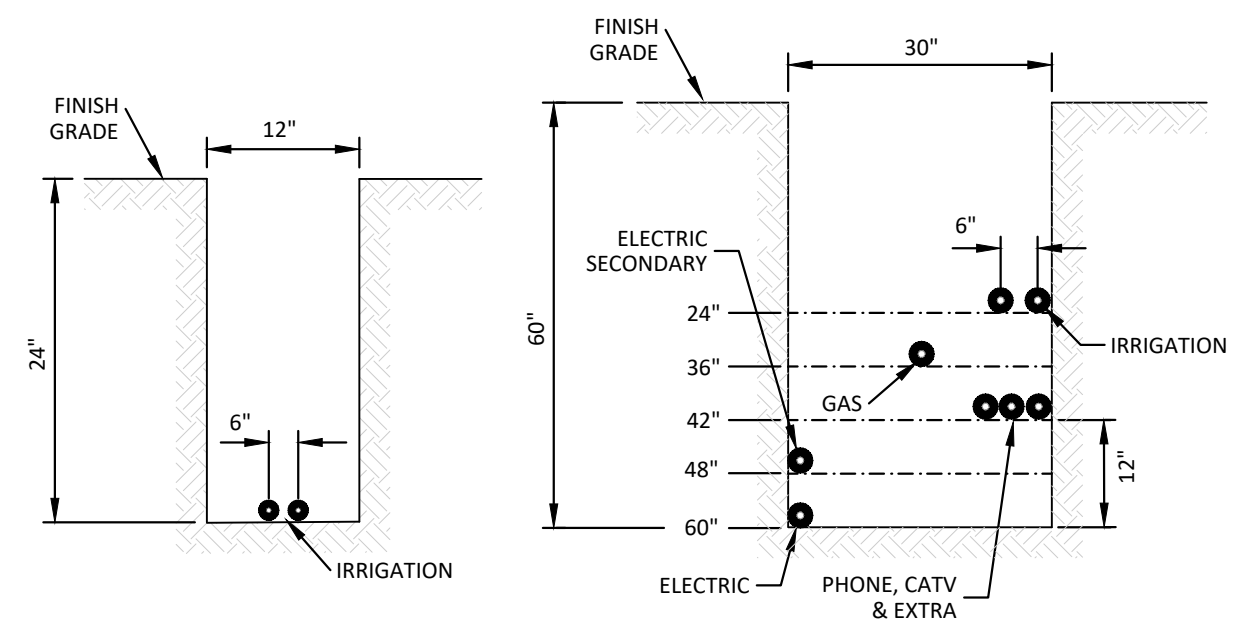
- ① 4" TRENCHDRAIN (TYP.)
- ② 4" SCH 80 CONDUIT SLEEVE PIPE REQUIRED UNDER ALL ROADWAY CROSSINGS FOR TRENCHDRAIN
- ③ BORE TRENCHDRAIN UNDER EXISTING ROADWAY
- ④ 2" CONDUIT W/ 14 GA. TRACER WIRE AND PULL ROPE FOR SIGNAL INTERCONNECT
- ⑤ ALL CONDUITS TO LANDSCAPED MEDIANS SHALL BE SWEEP UP AT 90° AND SHALL TERMINATE IN A PULL BOX SET TO FINISHED GRADE.
- ⑥ ALL INTERCONNECT CONDUITS SHALL BE SWEEP UP AT 90° TO 11"X17" QUASITE PULLBOXES. 400' SPACING MAXIMUM.

NOTES:

1. INSTALL CROSSINGS TO CLEAR THE ROW AND WALKS. INSTALL SLEEVES IN LINE WITH THE APPROPRIATE EASEMENTS. EXTRA CROSSINGS ARE INSTALLED AT THE DISCRETION OF THE DEVELOPER.
2. THESE CROSSING LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AS OF THIS DATE. ANY CHANGES, ADDITIONS, OR RELOCATIONS RECEIVED BY MANHARD CONSULTING, LTD. AFTER PAVING HAS BEEN COMPLETED WILL HAVE TO BORED.
3. ALL ELECTRIC AND GAS CROSSINGS MUST BE SCHEDULE 40 GRAY PVC. PHONE AND TV ARE TO BE WHITE SCHEDULE 40 PVC. IRR AS SHOWN ABOVE.
4. ALL CROSSINGS MUST BE 95% COMPACTION AND TESTED. MARK BOTH ENDS OF SLEEVE WITH 2 X 4 POST-PAINTED.
5. XCEL REQUIRES ALL CROSSINGS TO HAVE TRACER WIRE INSTALLED NEXT TO THE SLEEVE.
6. ALL TRENCH LINES MUST BE WITHIN 6" OF FINISHED GRADE PER XCEL STANDARDS.
7. GRADE AT TRANSFORMERS MUST BE 100% TO FINISHED GRADE.

CAUTION:

HAVE ALL BURIED UTILITIES LOCATED PRIOR TO TRENCHING OR BORING.



NOTE: MINIMUM REQUIREMENTS -
 ELECTRIC - 12" FROM ALL OTHER UTILITIES
 GAS - 12" FROM ALL OTHER UTILITIES
TYPICAL CONDUIT SLEEVE SECTIONS
 N.T.S.

- TRENCH DRAIN NOTES:**
1. SEE DETAIL 31 OF STREET DETAILS FOR TRENCH DRAIN SPECIFICATIONS
 2. TRENCH DRAINS SHALL TIE INTO STORM MANHOLES OR INLETS
 3. CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED AT MAXIMUM 500' INTERVALS.

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 _____

DATE	REVISIONS
03/02/20	UPDATE GAT & ADD OFF-LINE DET BASIN
03/27/20	FINAL SUBMITTAL
06/24/18	3RD SUBMITTAL
07/17/18	2ND SUBMITTAL
11/20/15	1ST SUBMITTAL

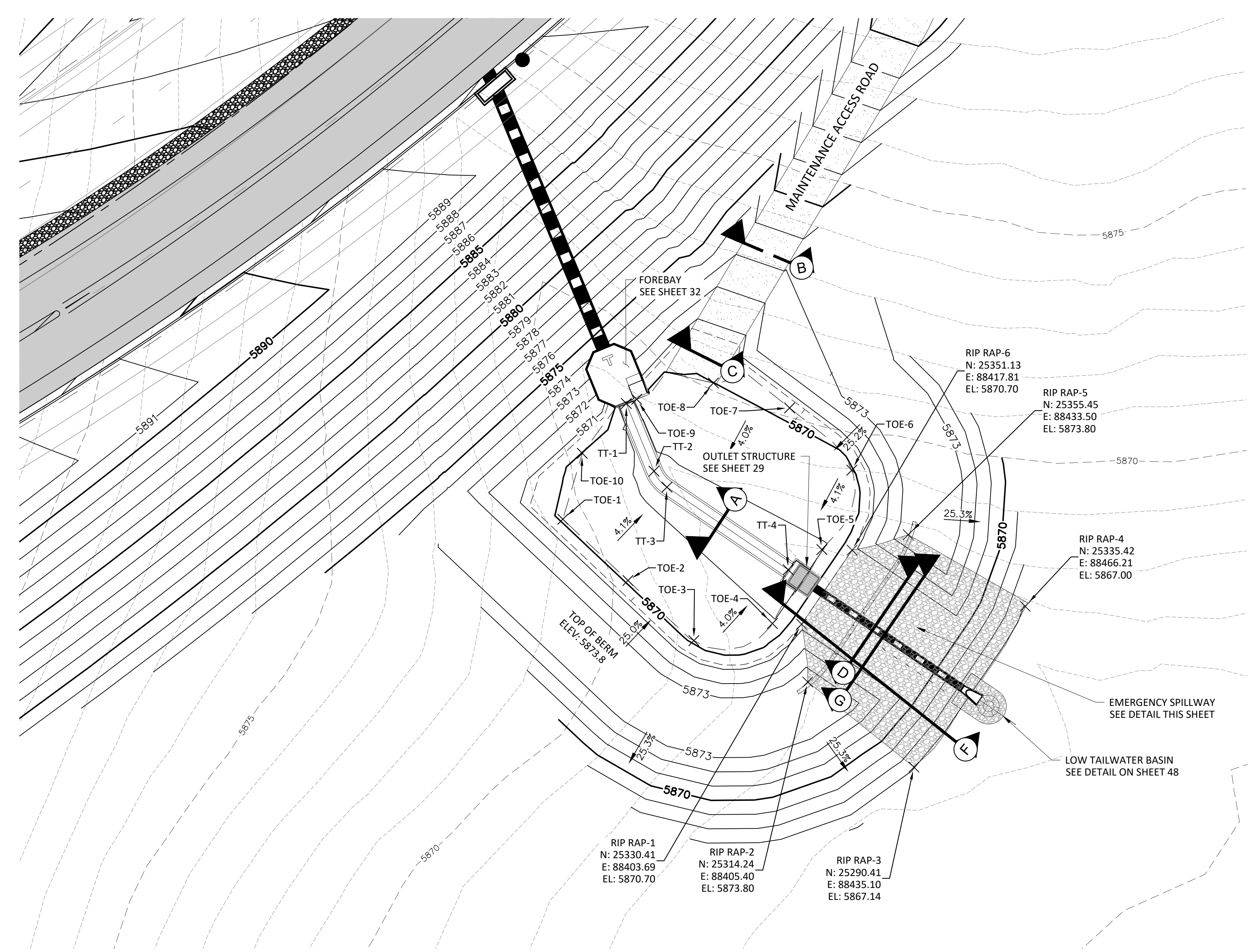
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
CONDUIT SLEEVING & TRENCH DRAIN

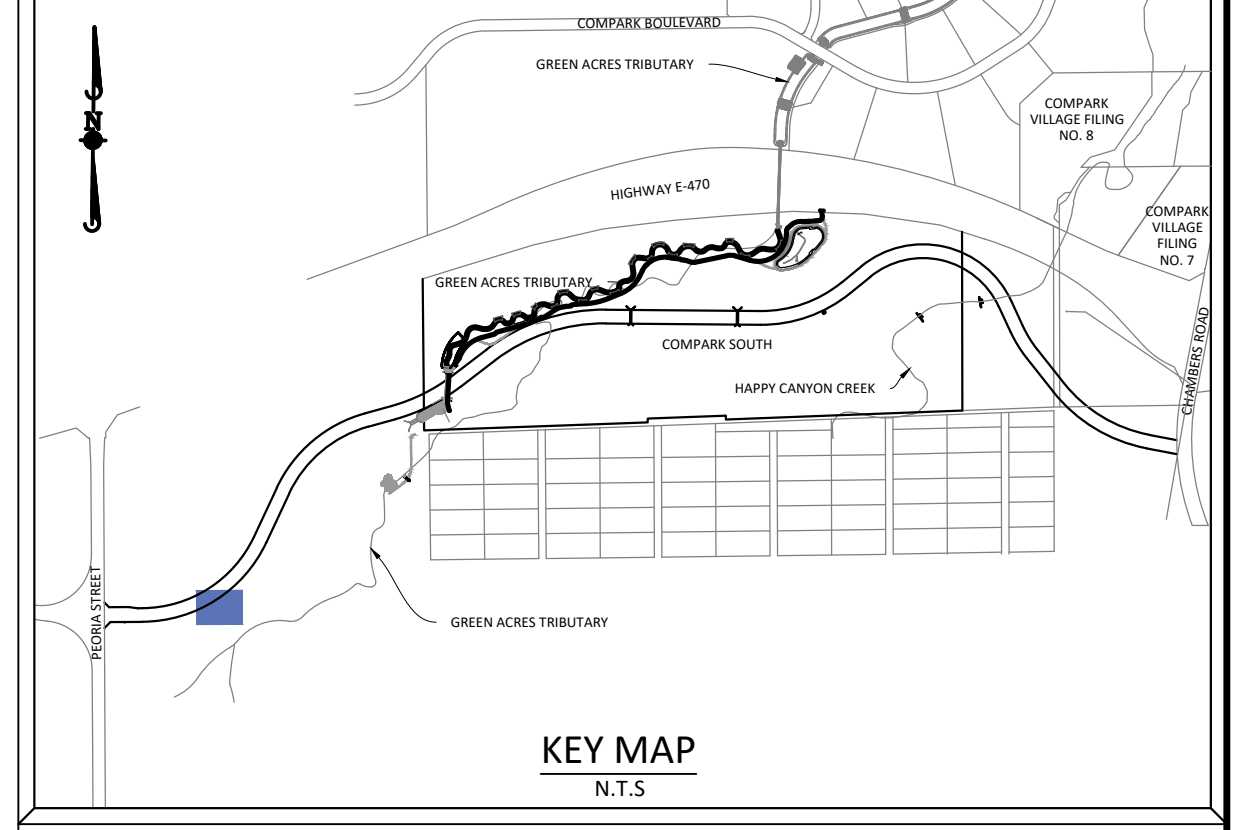
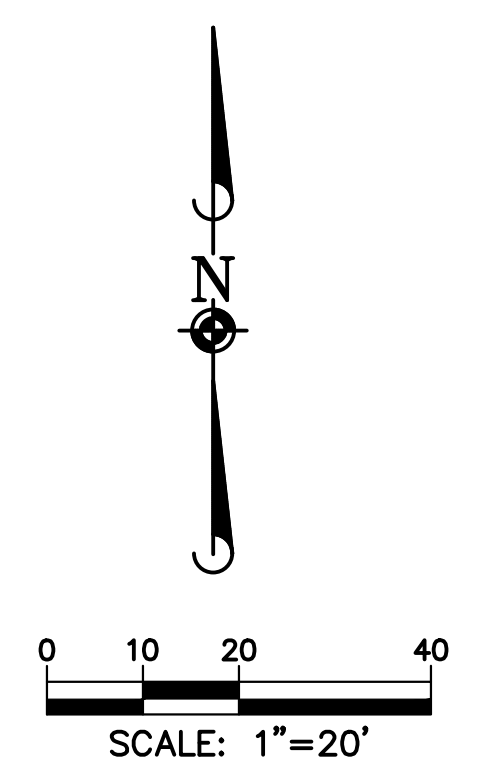
PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015
SHEET 26 OF 49
 CLCPKC3

PRELIMINARY - NOT FOR CONSTRUCTION

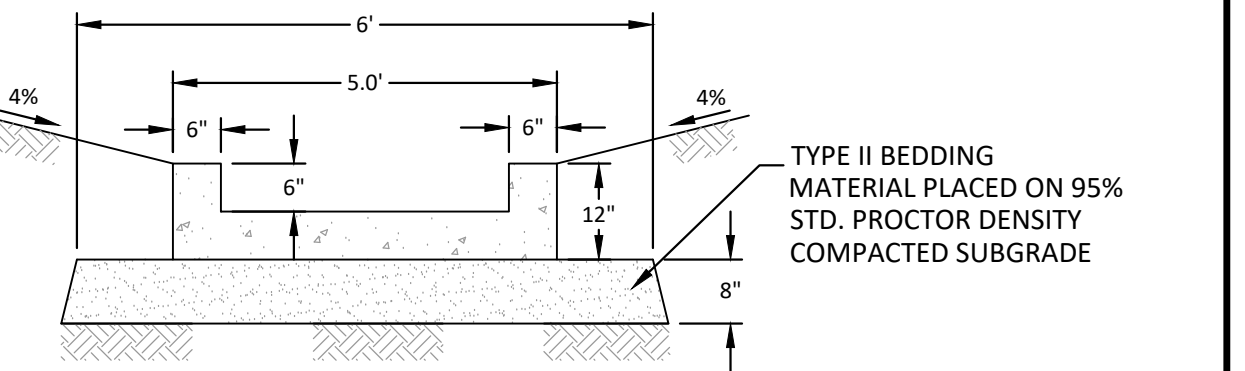
Plot Date: 3/3/2020 4:08 PM
 Draw Name: P:\C\c\c\3\ComSouth\2-Filing 1 No. CAT\ComSouth\03-Ultimate\Belford_Ava\Kava\Final_Drawing\Plan_Sht\Town\CLCPK3-Pond_Plan.dwg
 Updated By: MWG/Guire



FREQUENCY STORM	REQUIRED VOLUMES (FT ³ OR AC.-FT.)	RECORD DRAWING CALCULATIONS					
		CALC. VOL.	BY:	DATE	CALC. VOL.	BY:	DATE
EURV	0.16 AC.-FT.						

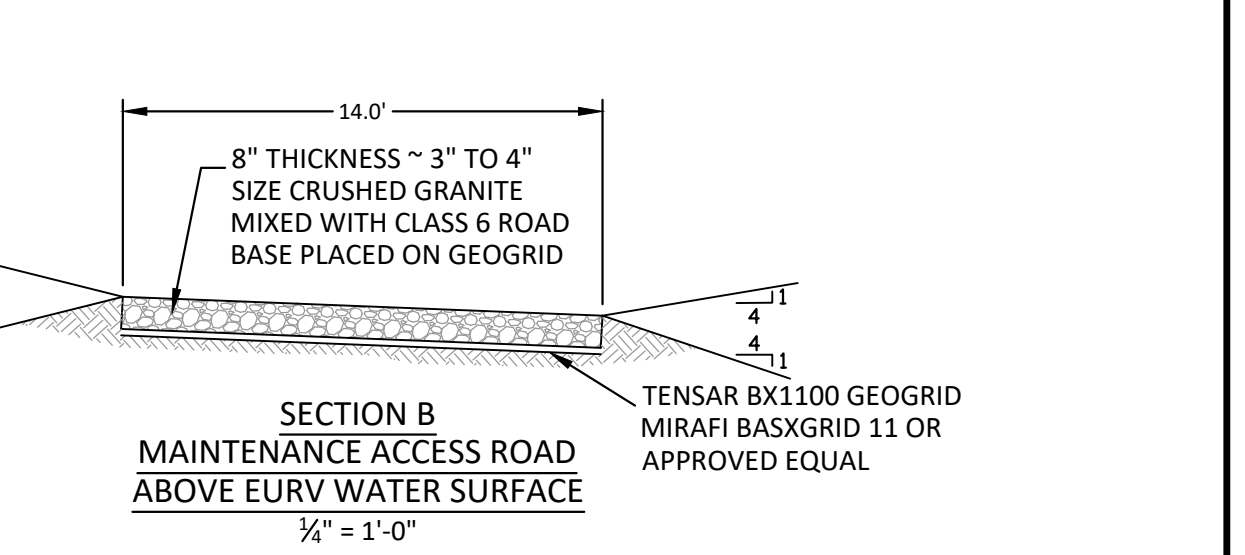


SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

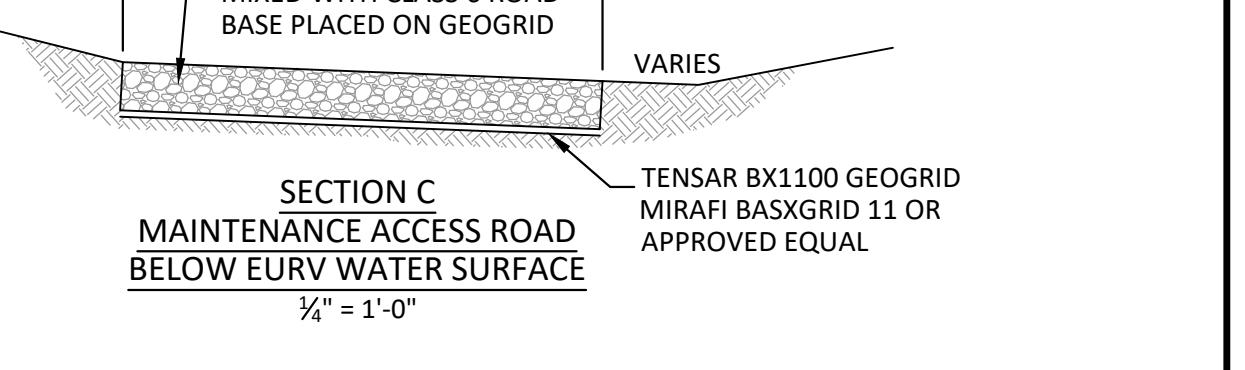


SECTION A
 5.0' WIDE TRICKLE CHANNEL
 1/2" = 1'-0"

NOTE: USE 4 POUNDS PER CU. YD. OF FIBRE MESH TO REINFORCE CONCRETE



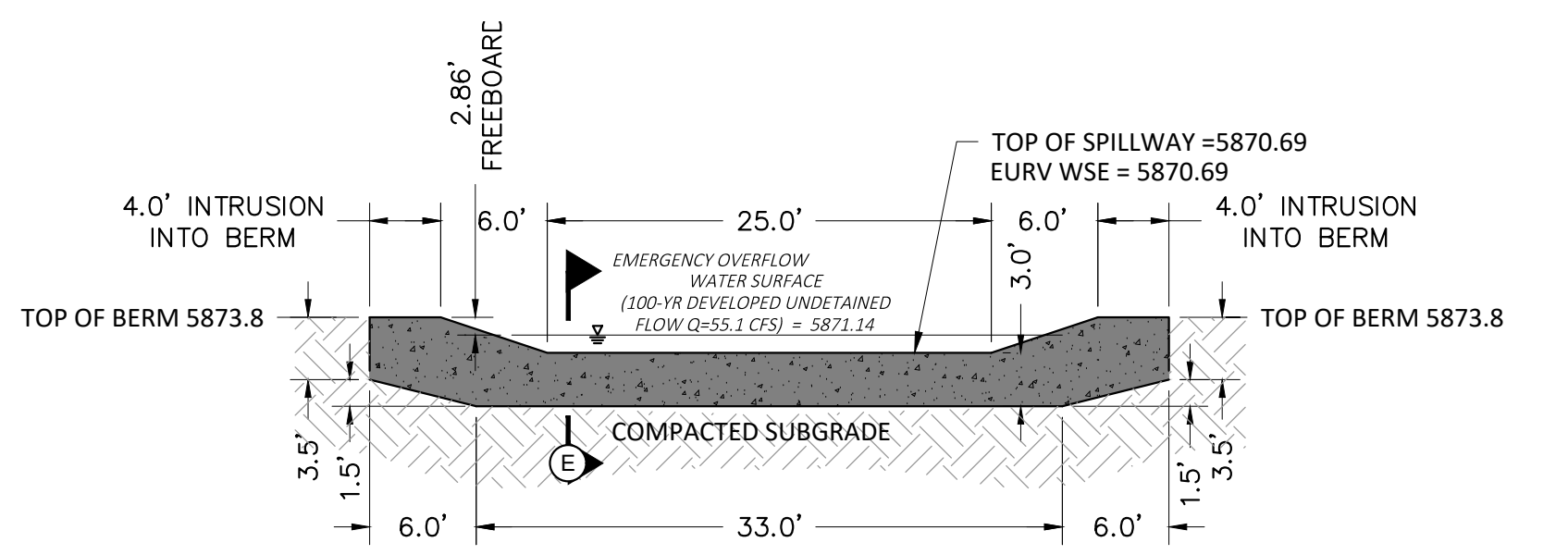
SECTION B
 MAINTENANCE ACCESS ROAD ABOVE EURV WATER SURFACE
 1/4" = 1'-0"



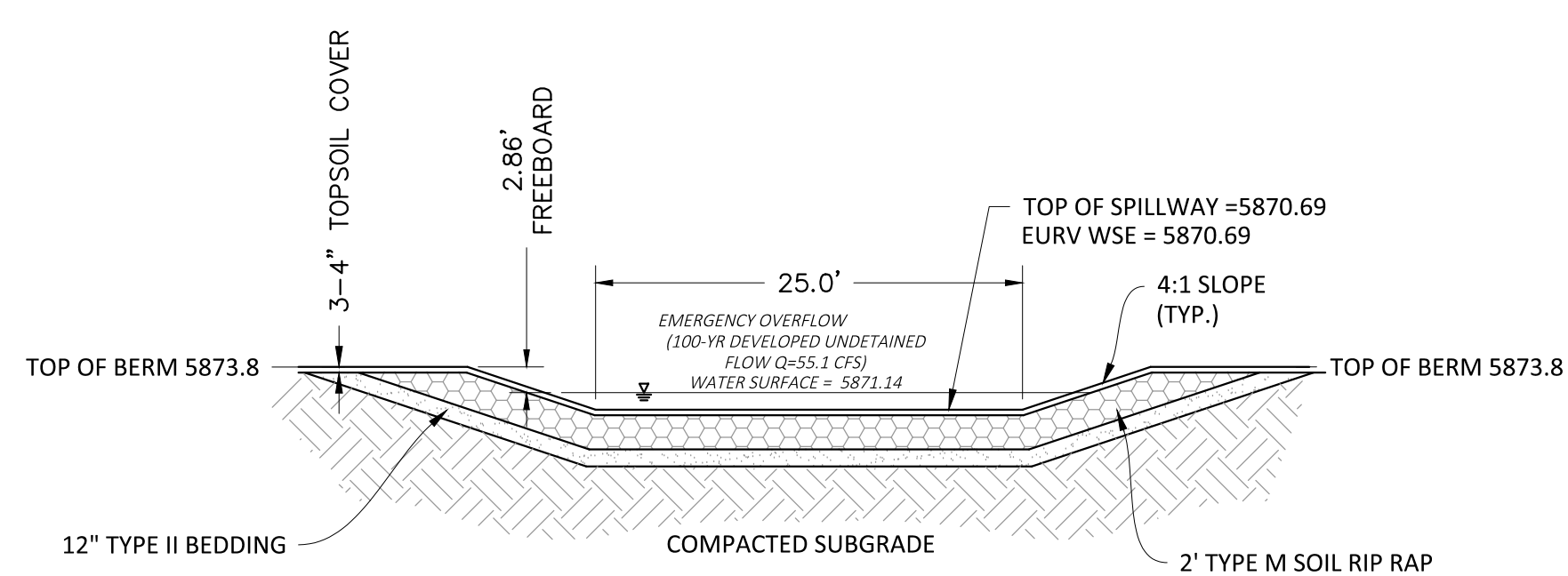
SECTION C
 MAINTENANCE ACCESS ROAD BELOW EURV WATER SURFACE
 1/4" = 1'-0"

- NOTE:**
- PRIOR TO FINAL TOP SOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOP SOIL MATERIALS AT HIS/HER EXPENSE.
 - REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS ON FOLLOWING SHEETS
 - EMBANKMENT FILL SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF PARKER AND THE GEOTECHNICAL REPORT. SEE GENERAL NOTES ON SHEET 2.
 - THIS WATER QUALITY BASIN HAS BEEN SIZED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE SPILLWAY SHALL BE LOWERED TO THE EURV WATER SURFACE ELEVATION, AS SHOWN ON THE DETAIL ON THIS SHEET.

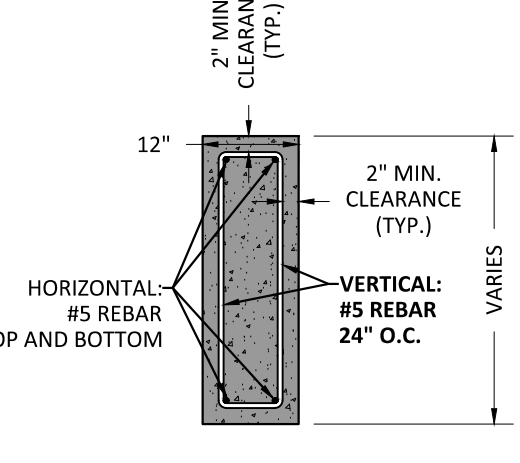
Point	Elevation	Northing	Easting	Description
TOE-1	5869.80	25359.77	88336.93	POND TOE
TOE-2	5869.79	25342.64	88355.14	POND TOE
TOE-3	5869.79	25325.82	88373.57	POND TOE
TOE-4	5869.06	25330.60	88395.52	POND TOE
TOE-5	5868.93	25351.29	88409.37	POND TOE
TOE-6	5869.88	25373.50	88417.74	POND TOE
TOE-7	5870.15	25390.92	88400.34	POND TOE
TOE-8	5869.99	25397.88	88379.04	POND TOE
TOE-9	5869.95	25393.34	88357.58	POND TOE
TOE-10	5869.96	25378.21	88342.37	POND TOE
TT-1	5868.45	25392.15	88354.68	Trickle Channel
TT-2	5868.35	25373.23	88362.42	Trickle Channel
TT-3	5868.32	25368.74	88366.05	Trickle Channel
TT-4	5868.11	25345.64	88399.94	Trickle Channel



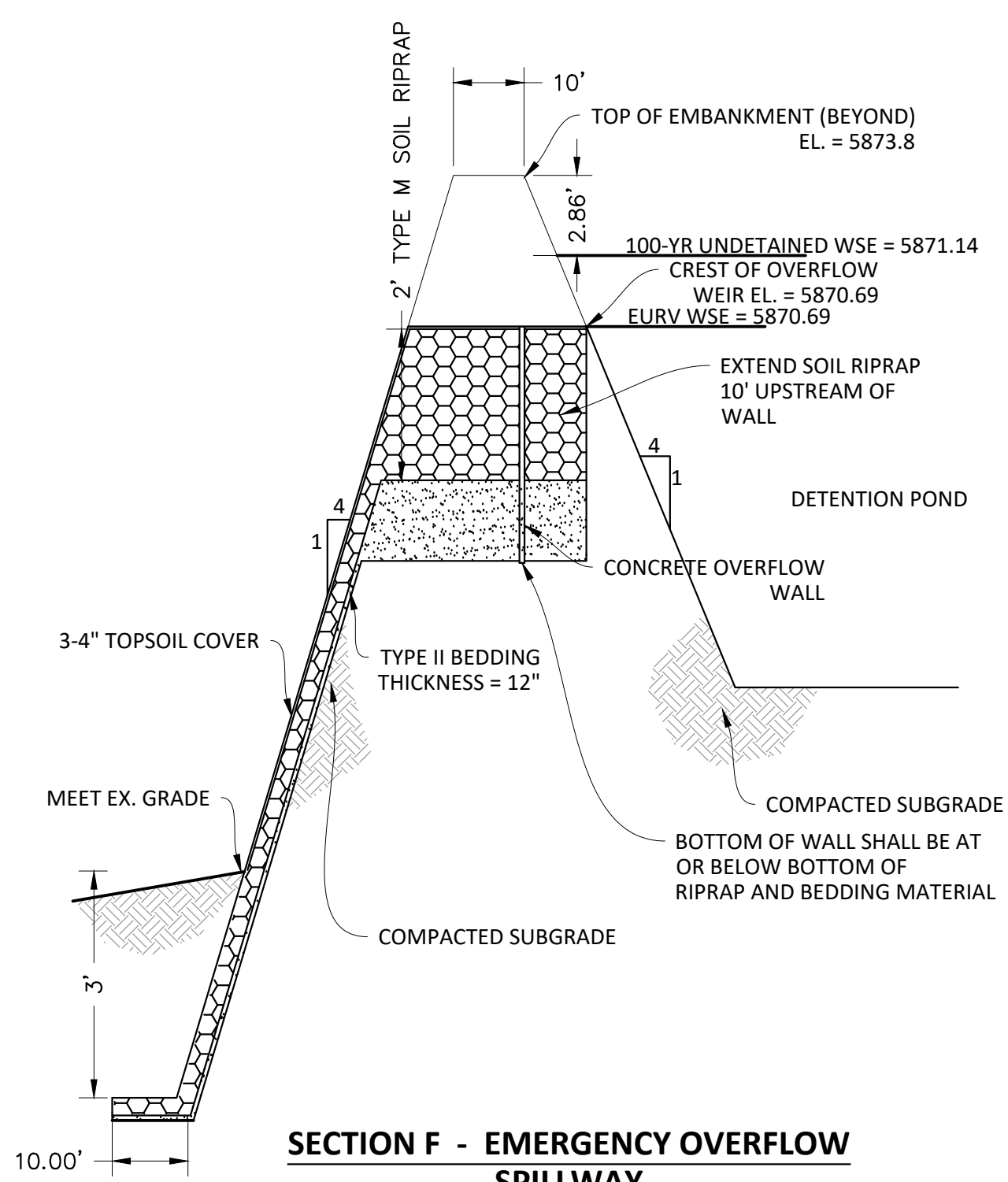
SECTION D - EMERGENCY OVERFLOW SPILLWAY CUTOFF WALL
 1" = 10'



SECTION G - EMERGENCY OVERFLOW SPILLWAY



SECTION E - EMERGENCY OVERFLOW SPILLWAY
 1" = 2'



SECTION F - EMERGENCY OVERFLOW SPILLWAY
 1" = 20'H
 1" = 2'V



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 _____

DATE	
REVISIONS	
F 03/02/20 UPRDLE GAT & ADD OFF-LINE DET BASIN	
E 12/21/16 FINAL SUBMITTAL	
C 06/24/16 1 ST SUBMITTAL	
B 04/11/16 2 ND SUBMITTAL	
A 11/2015 1 ST SUBMITTAL	

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

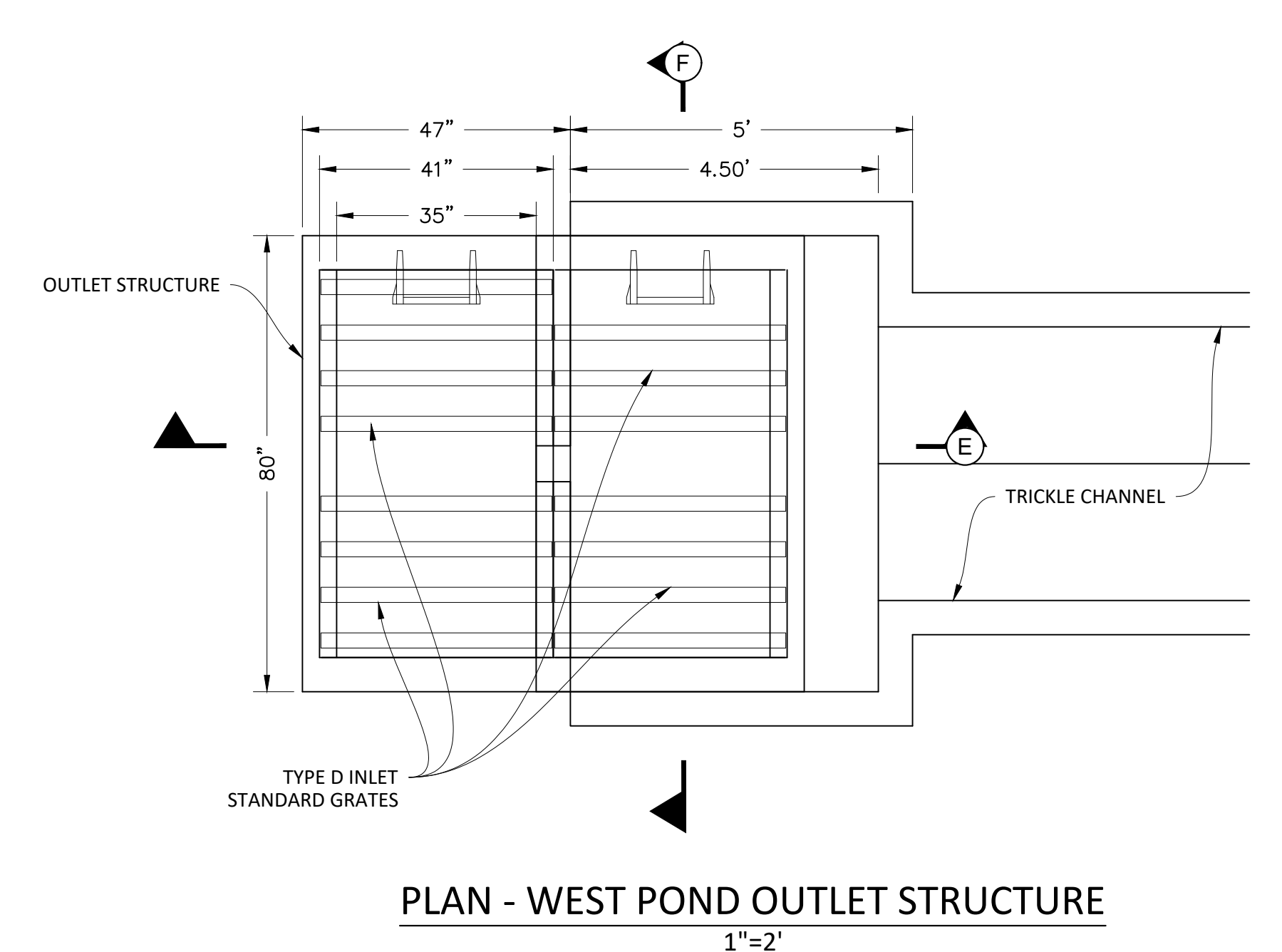
COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
WEST WATER QUALITY POND PLAN

PROJ. MGR.: RJM
 PROJ. ASSOC.: BRB
 DRAWN BY: ETG
 DATE: 12/2015

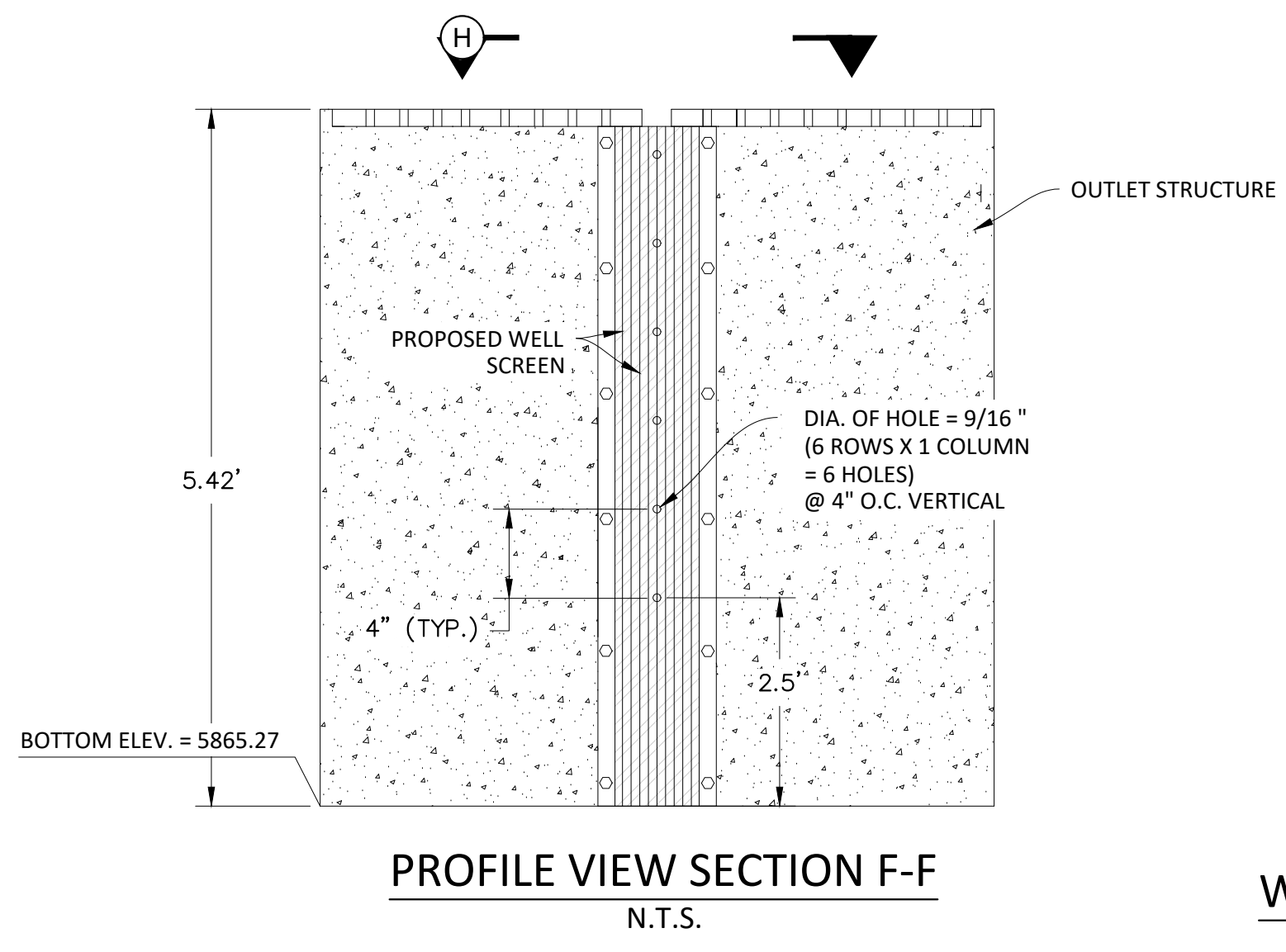
SHEET **28** OF **49**
 CLCPK3

PRELIMINARY - NOT FOR CONSTRUCTION

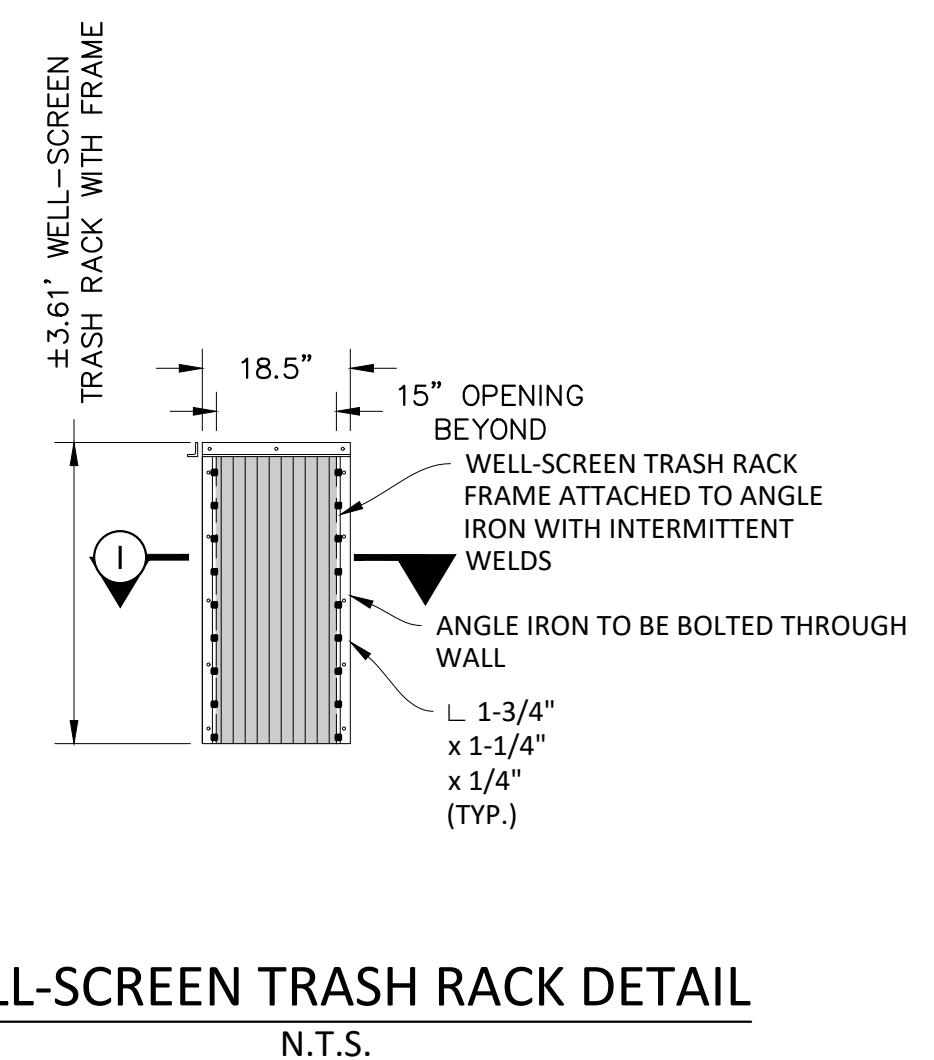
NOTE: DRAINAGE STRUCTURES REQUIRE FINAL SHOP DRAWINGS AND STRUCTURAL ENGINEERING TO BE SUBMITTED TO THE TOWN OF PARKER AND MANHARD CONSULTING FOR FINAL REVIEW AND APPROVAL. ANY CHANGE IN STRUCTURE TYPE, CONFIGURATION OR SHAPE WILL REQUIRE A "NOTICE OF CHANGE" AND WILL REQUIRE REVISIONS TO THE CIVIL DRAWINGS TO REFLECT THEIR CHANGES.



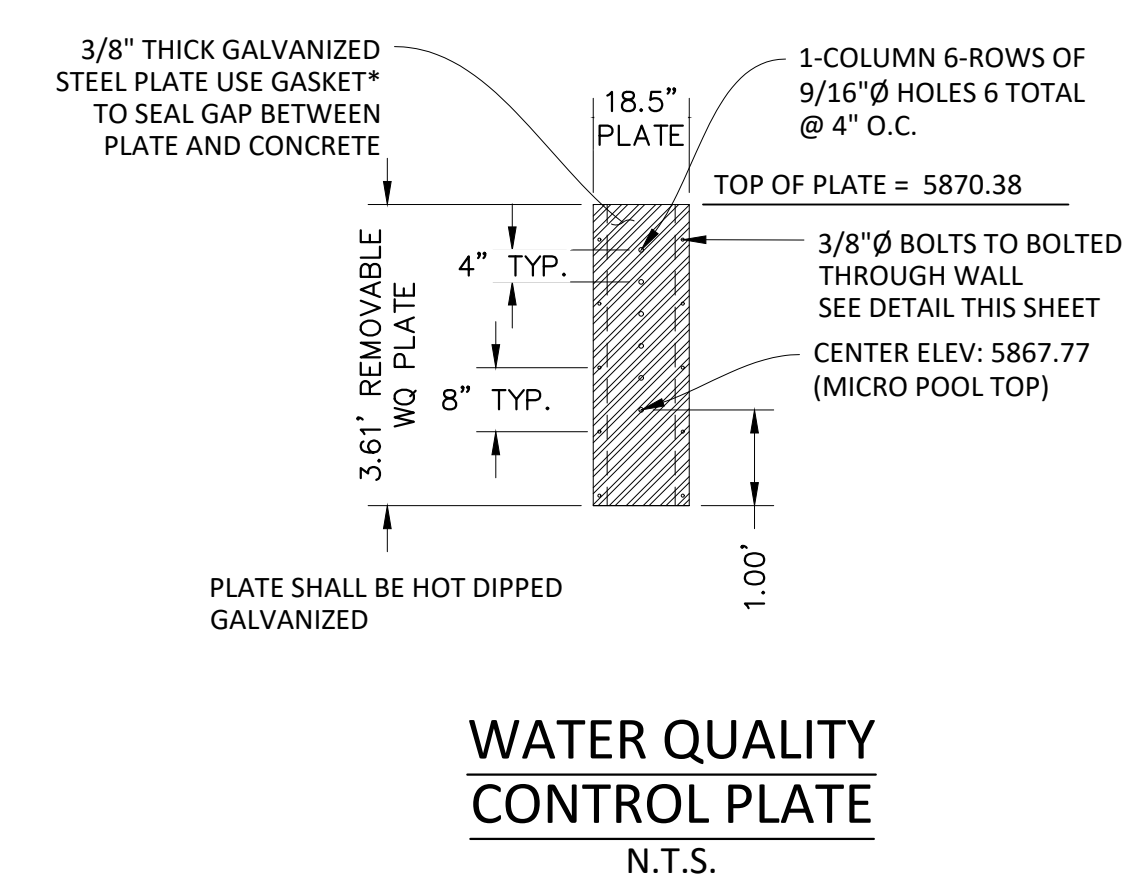
PLAN - WEST POND OUTLET STRUCTURE
1"=2'



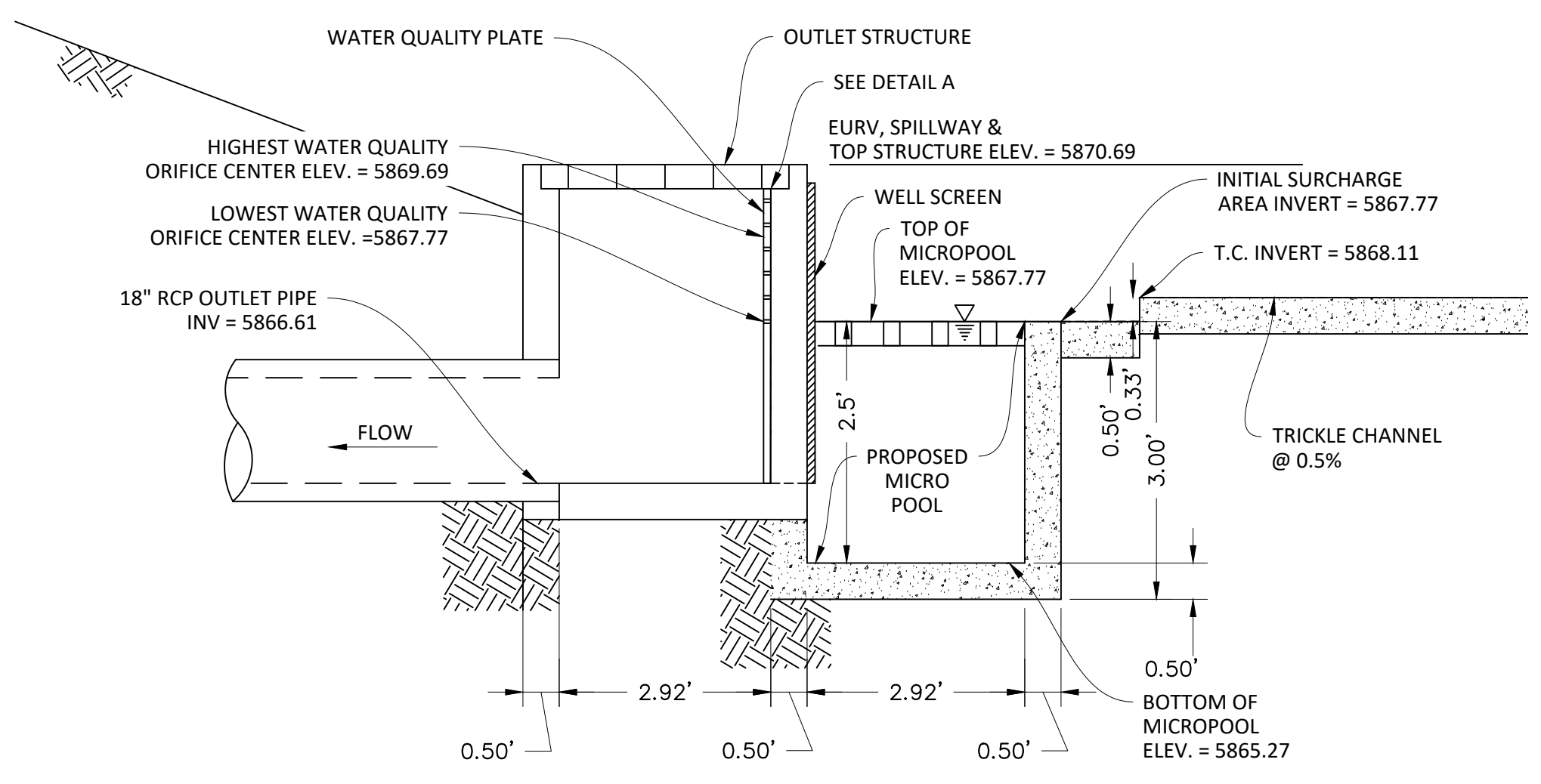
PROFILE VIEW SECTION F-F
N.T.S.



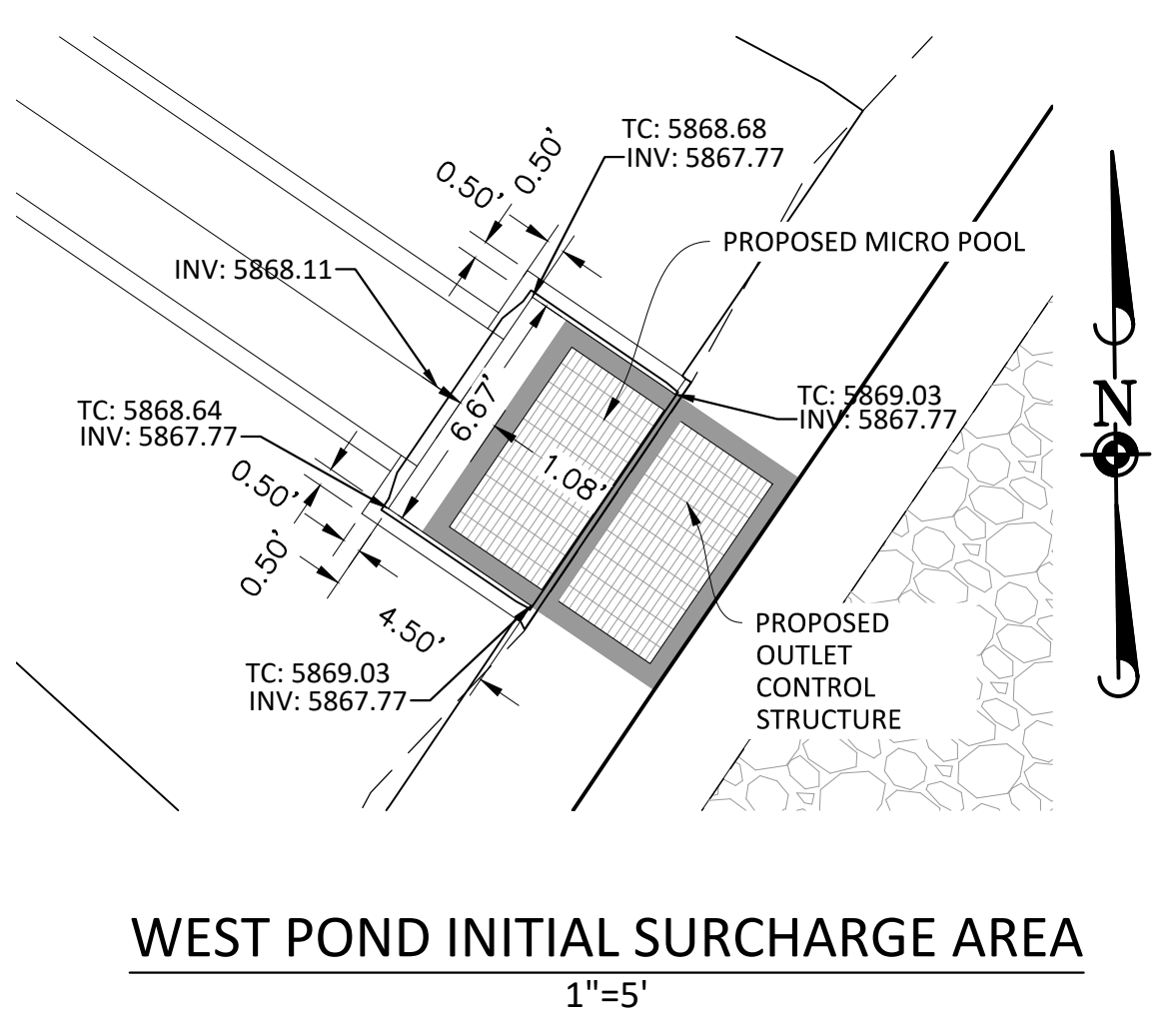
WELL-SCREEN TRASH RACK DETAIL
N.T.S.



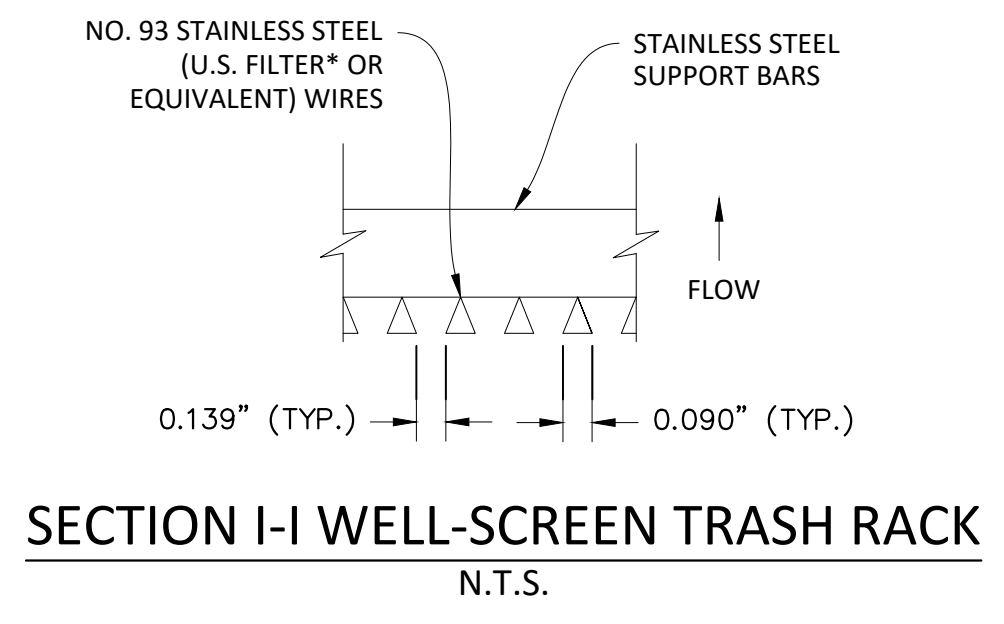
WATER QUALITY CONTROL PLATE
N.T.S.



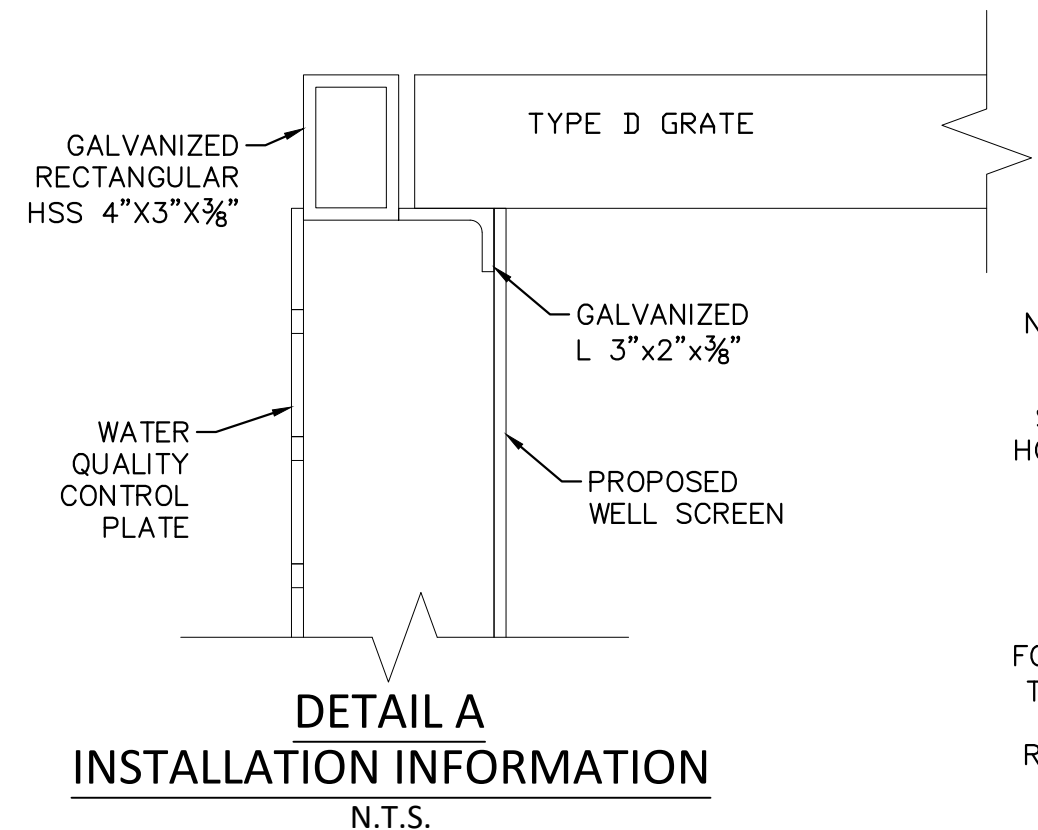
PROFILE VIEW SECTION E-E
N.T.S.



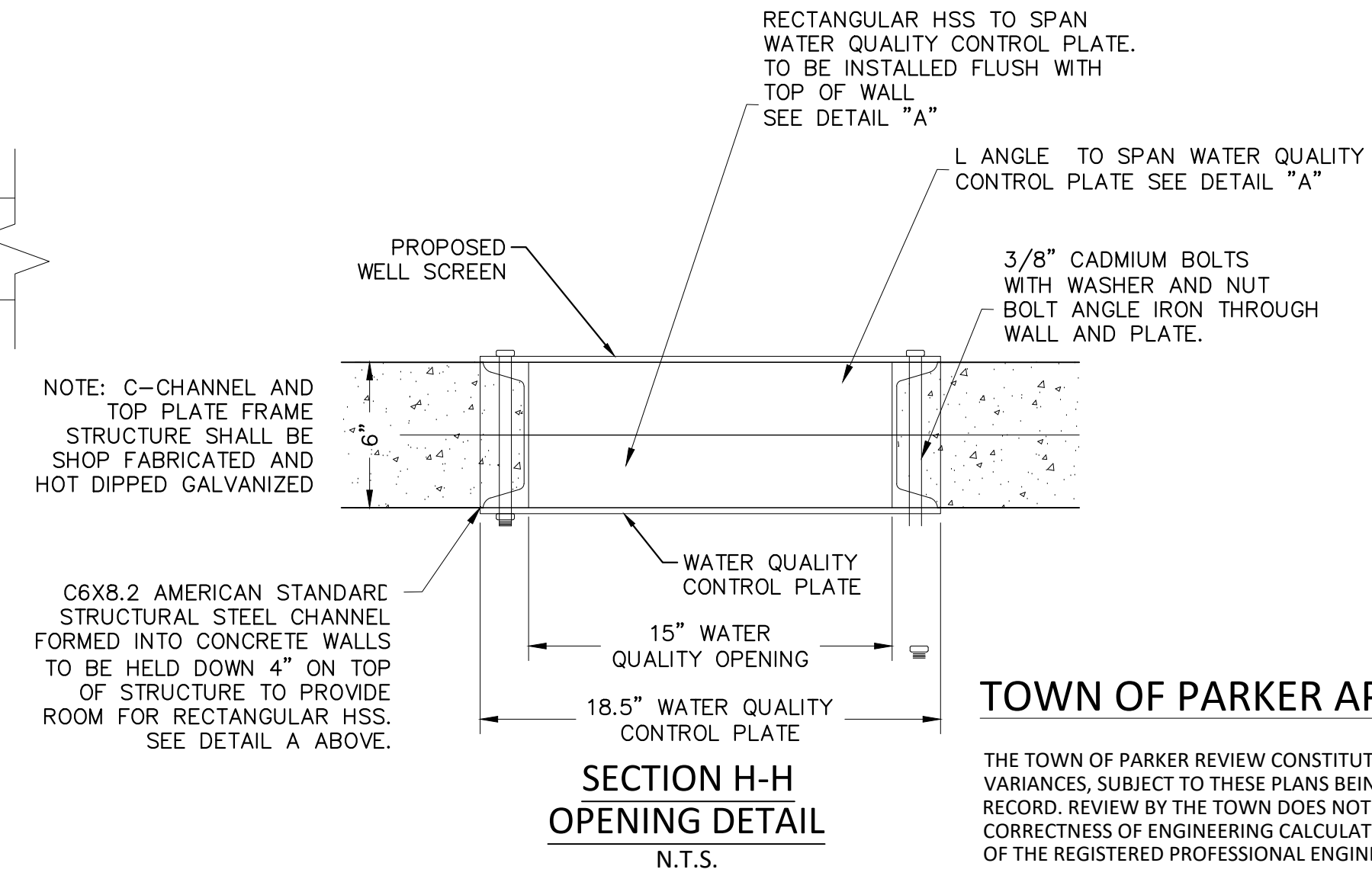
WEST POND INITIAL SURCHARGE AREA
1"=5'



SECTION I-I WELL-SCREEN TRASH RACK
N.T.S.



DETAIL A
INSTALLATION INFORMATION
N.T.S.



SECTION H-H
OPENING DETAIL
N.T.S.

- NOTES:
- REFER TO CDOT M-604-11 STANDARD, TYPE 'D' INLET, FOR CONCRETE, STEEL, GRATE, AND STEP REQUIREMENTS, REINFORCING BARS SHALL BE PLACED IN ALL INTERIOR, EXTERIOR AND BASE WALLS.
 - STEPS SHALL BE PROVIDED IN ACCORDANCE WITH AASHTO M 199.
 - GRATES SHALL BE STANDARD GRATE TYPE.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR REVIEW, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO HAVE PROFESSIONAL ENGINEER DESIGN AND CERTIFY THE OUTLET STRUCTURE.
- * PROVIDE NEOPRENE GASKET (CLOSED CELL MEDIUM GASKET WITH ADHESIVE ON ONE SIDE, 1/4-IN. THICK X 2-IN. WIDE) BETWEEN THE WATER QUALITY PLATE AND THE CONCRETE OUTLET STRUCTURE.

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 _____

DATE	REVISIONS
F 03/02/20	URD/LE GAT & ADD OFF-LINE DET BASIN
E 12/21/16	FINAL SUBMITTAL
C 06/24/16	1 ST SUBMITTAL
B 4/17/16	2 ND SUBMITTAL
A 11/2015	1 ST SUBMITTAL

Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
OUTLET STRUCTURE WEST

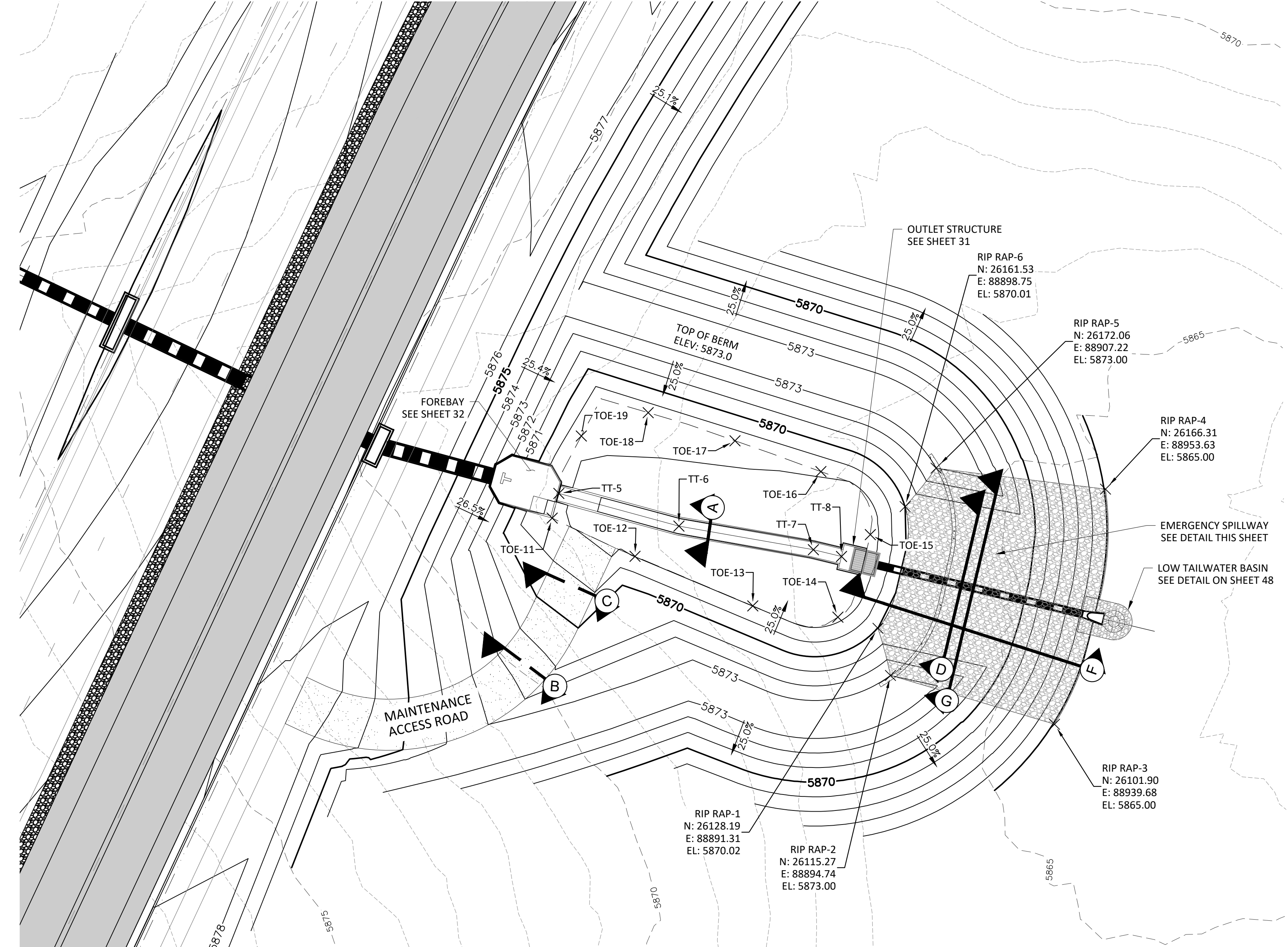
PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY: ETG
DATE: 12/2015

SHEET
29 OF **49**
CLCPK3

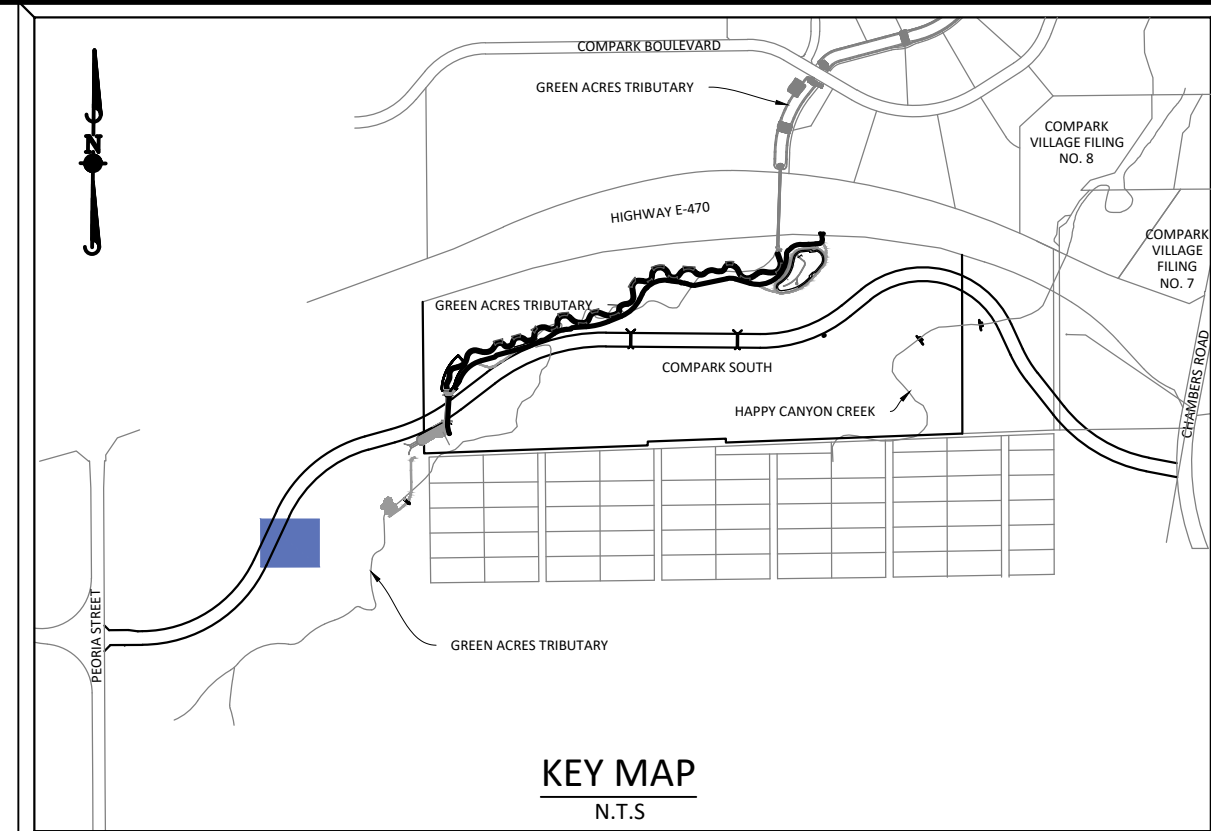
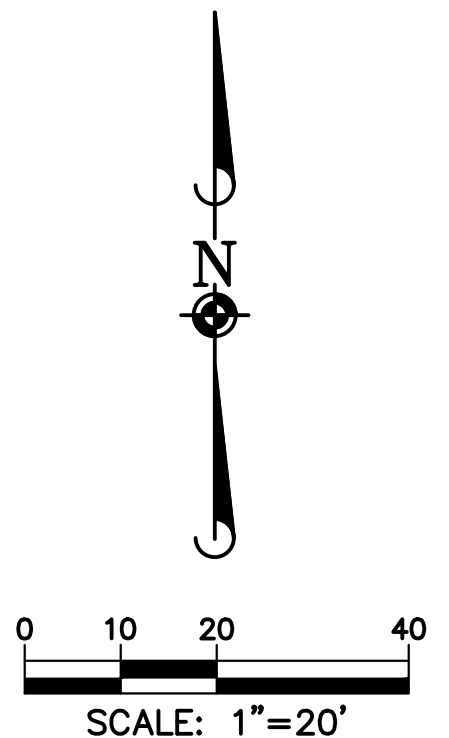
PRELIMINARY - NOT FOR CONSTRUCTION

Plotfile: 3/3/2020 4:08 PM Draw Name: P:\Circles3\ComSouth12-Filina 1 No CAT\ComSouth03-Ultimate Belford_Ava\Kava\Final Drawing\Plan_Sht\Town\CLCPK3-Outlet_Structure.dwg Updated By: MKG/Guire

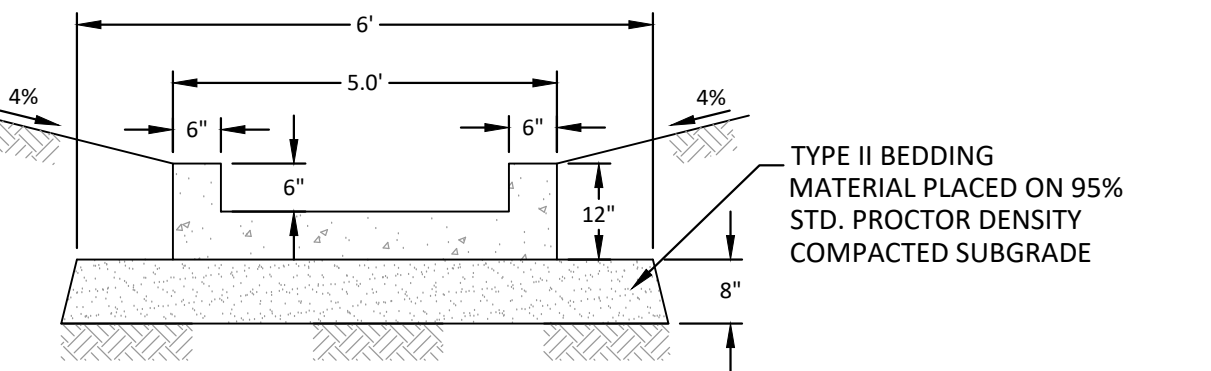
Date: 3/3/2020 4:10 PM
 Dwg Name: P:\C\clpk3\CompSouth\12-Filino.1-No.GAT\CompSouth03-Ultimate Belford Ave\CompSouth03-Final Drawings\Plan_SnA\Town\CLCPK3-Pond_Plan.dwg
 Updated By: MMG/GJR



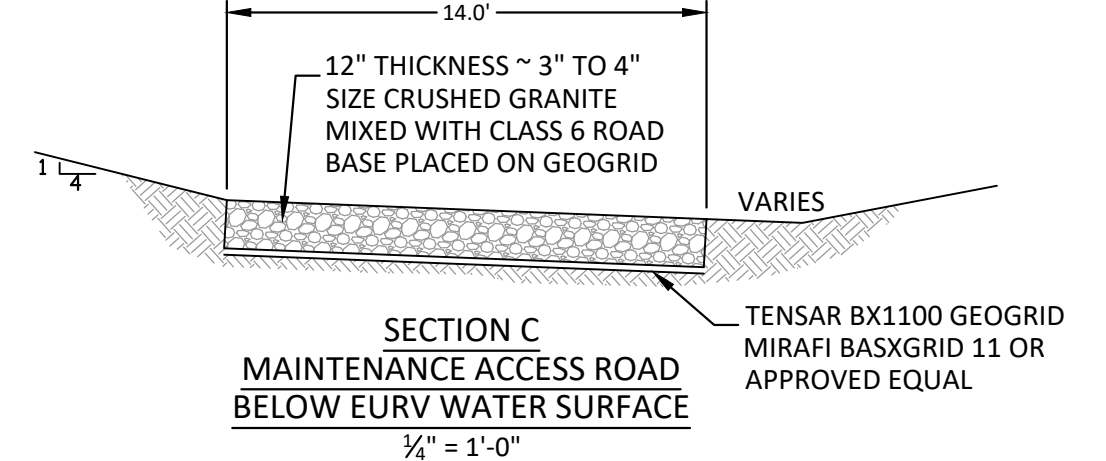
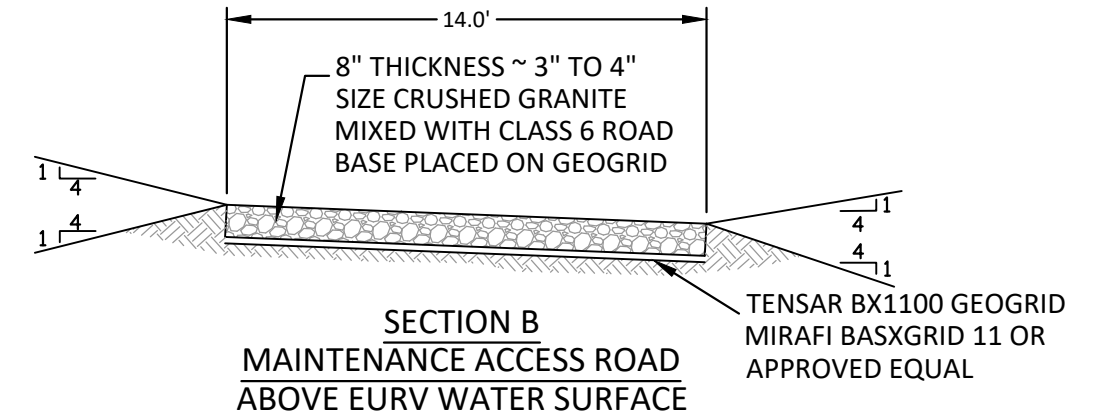
FREQUENCY STORM	REQUIRED VOLUMES (FT ³ OR AC.-FT.)	RECORD DRAWING CALCULATIONS					
		CALC. VOL.	BY:	DATE	CALC. VOL.	BY:	DATE
EURV	0.23 AC.-FT.						



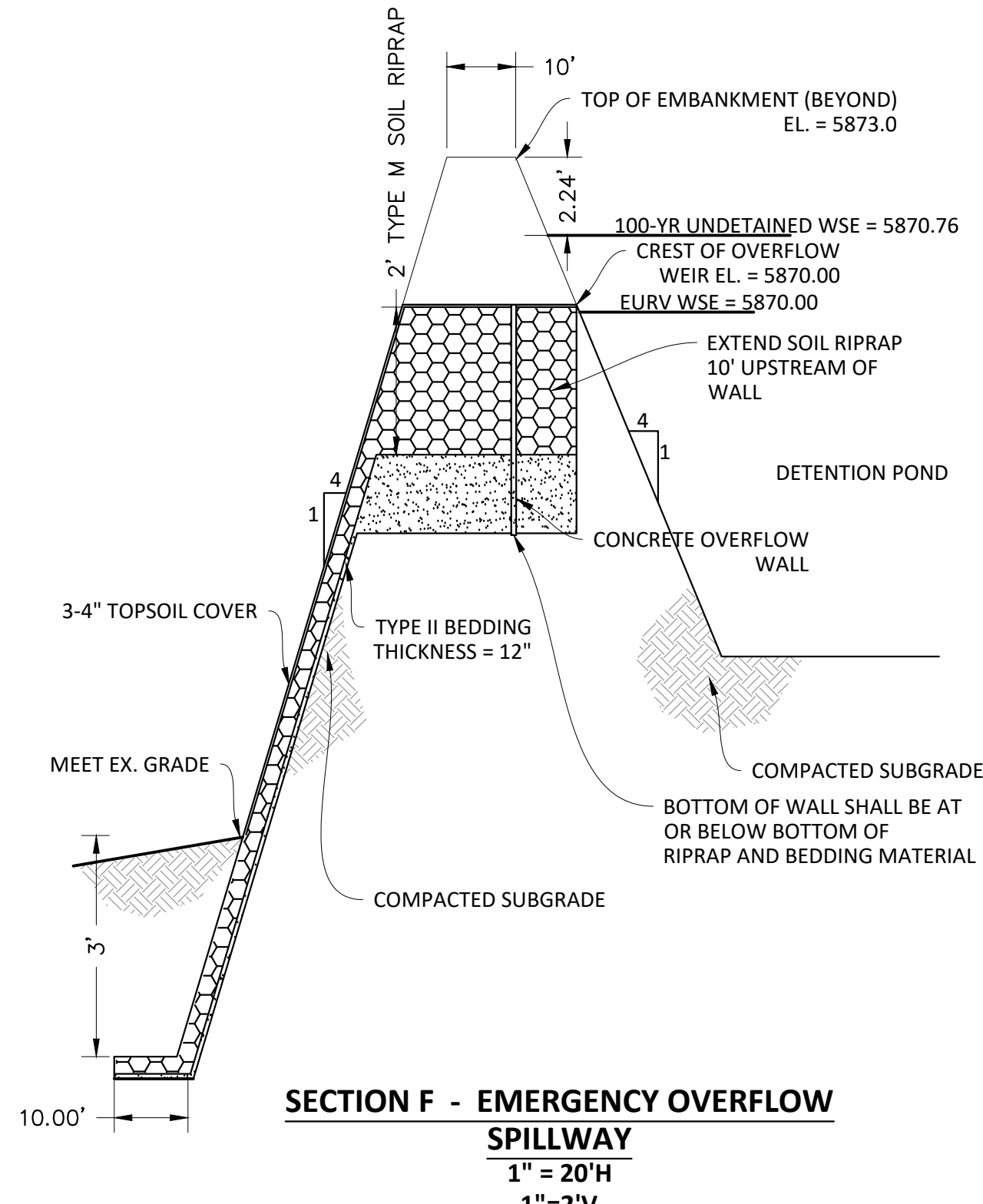
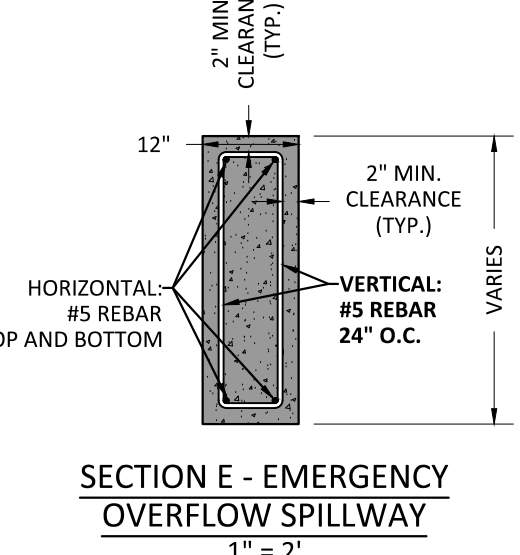
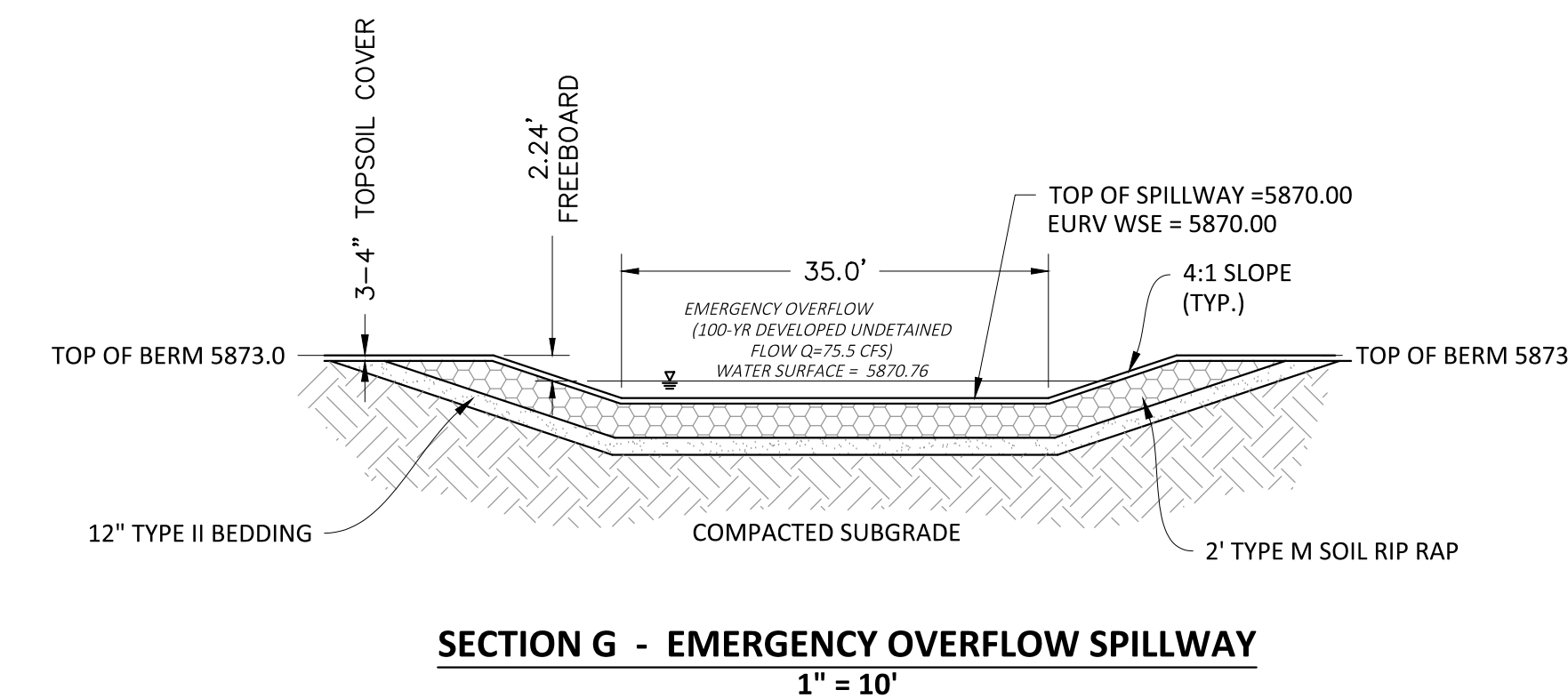
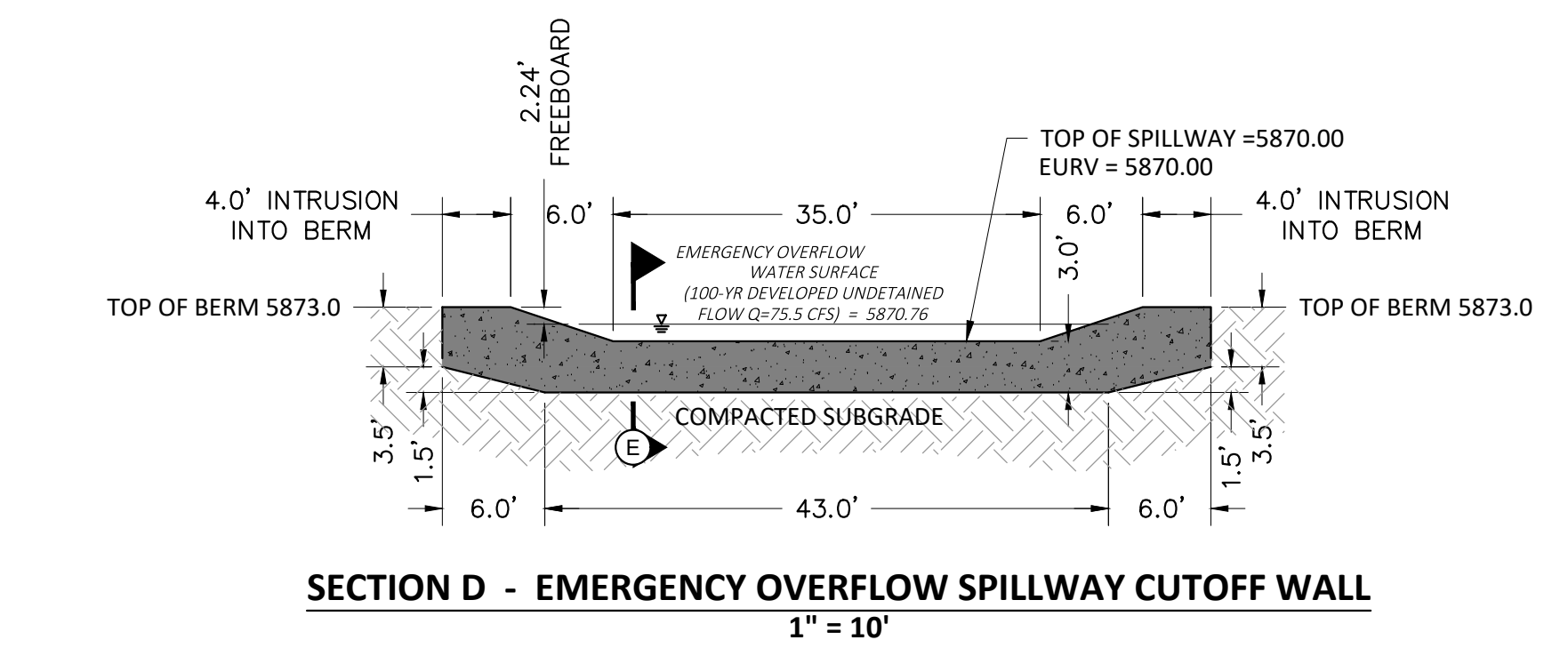
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



Point	Elevation	Northing	Eastng	Description
TOE-11	5868.56	26158.38	88802.07	POND TOE
TOE-12	5867.99	26147.91	88824.77	POND TOE
TOE-13	5867.99	26134.33	88857.03	POND TOE
TOE-14	5867.77	26131.25	88880.33	POND TOE
TOE-15	5867.43	26153.85	88889.22	POND TOE
TOE-16	5868.07	26171.11	88875.68	POND TOE
TOE-17	5868.29	26179.55	88852.15	POND TOE
TOE-18	5868.47	26187.25	88828.37	POND TOE
TOE-19	5868.16	26180.86	88810.05	POND TOE
TT-5	5867.06	26165.13	88803.90	Trickle Channel
TT-6	5866.89	26156.19	88836.79	Trickle Channel
TT-7	5866.70	26149.71	88873.62	Trickle Channel
TT-8	5866.66	26147.87	88881.32	Trickle Channel



- NOTE:
- PRIOR TO FINAL TOP SOILING, SEEDING AND MULCHING, CONTRACTOR SHALL OBTAIN FINAL AS-BUILT VOLUME CHECK AND CERTIFICATION FROM THE ENGINEER. FAILURE TO DO SO WILL REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE TOP SOIL MATERIALS AT HIS/HER EXPENSE.
 - REFER TO GENERAL NOTES ON SHEET 2 AND DETAILS ON FOLLOWING SHEETS
 - EMBANKMENT FILL SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF PARKER AND THE GEOTECHNICAL REPORT. SEE GENERAL NOTES ON SHEET 2.
 - THIS WATER QUALITY BASIN HAS BEEN SIZED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE SPILLWAY SHALL BE LOWERED TO THE EURV WATER SURFACE ELEVATION, AS SHOWN ON THE DETAIL ON THIS SHEET.



Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80121, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

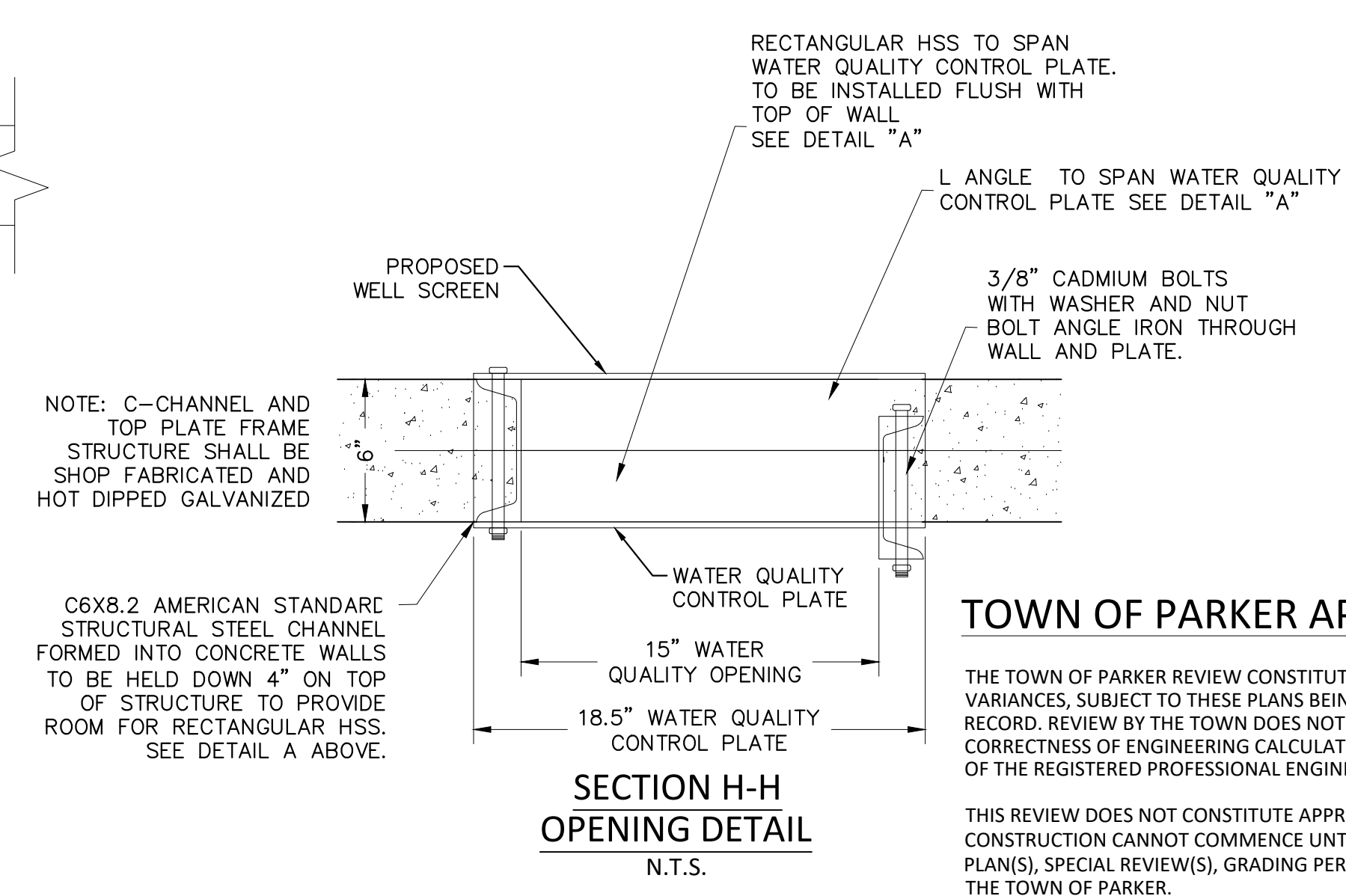
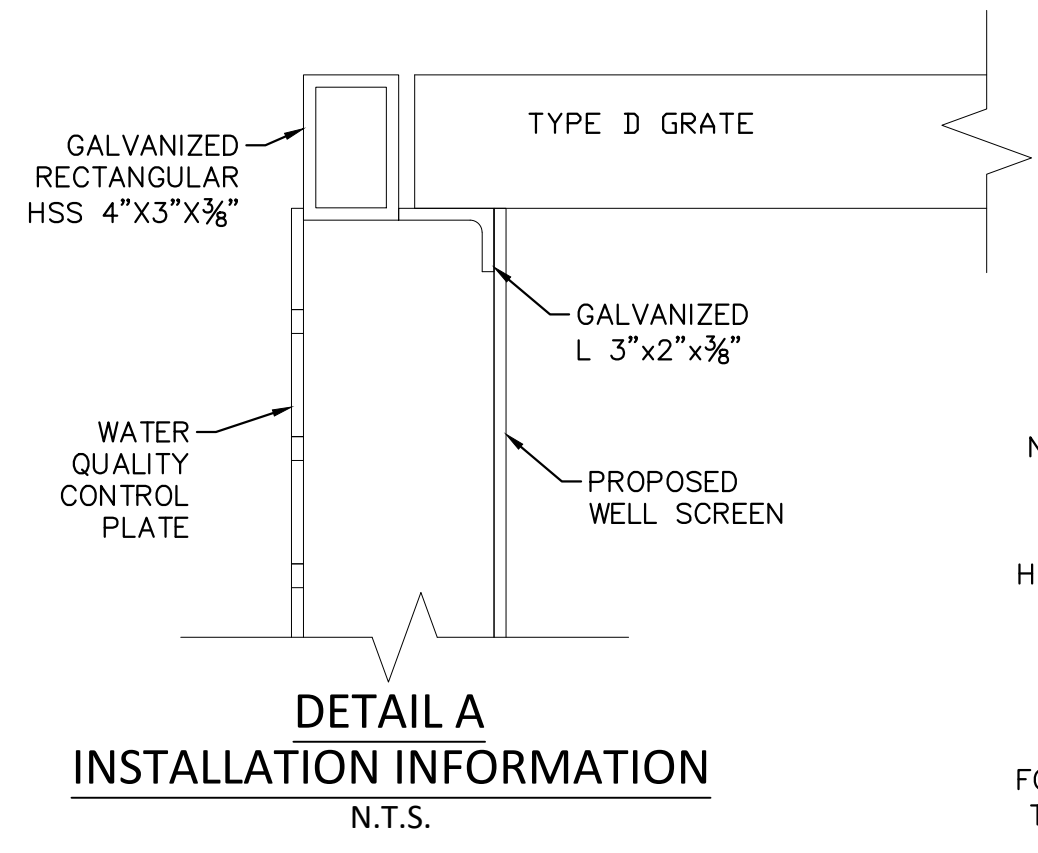
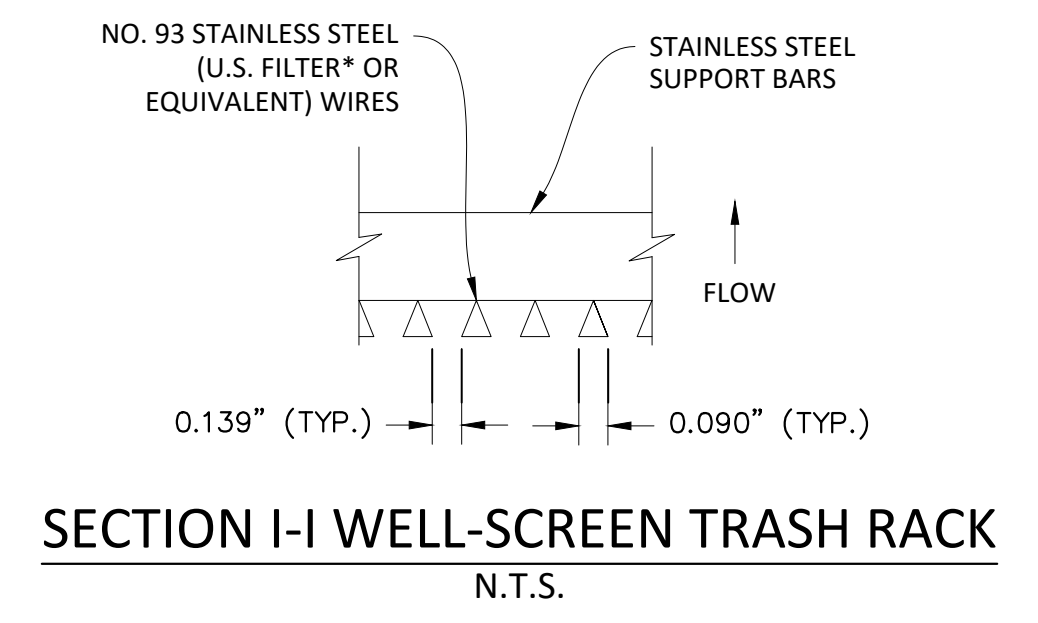
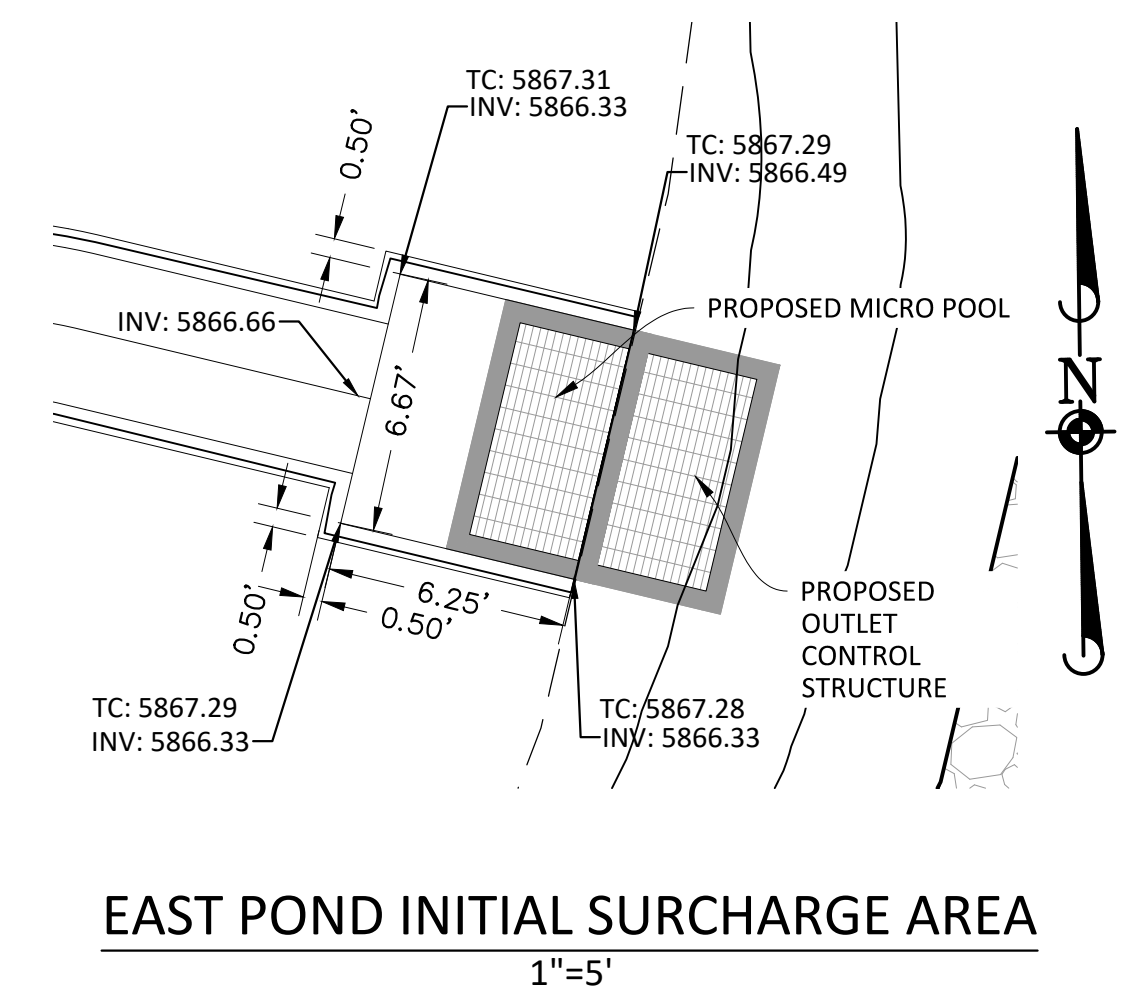
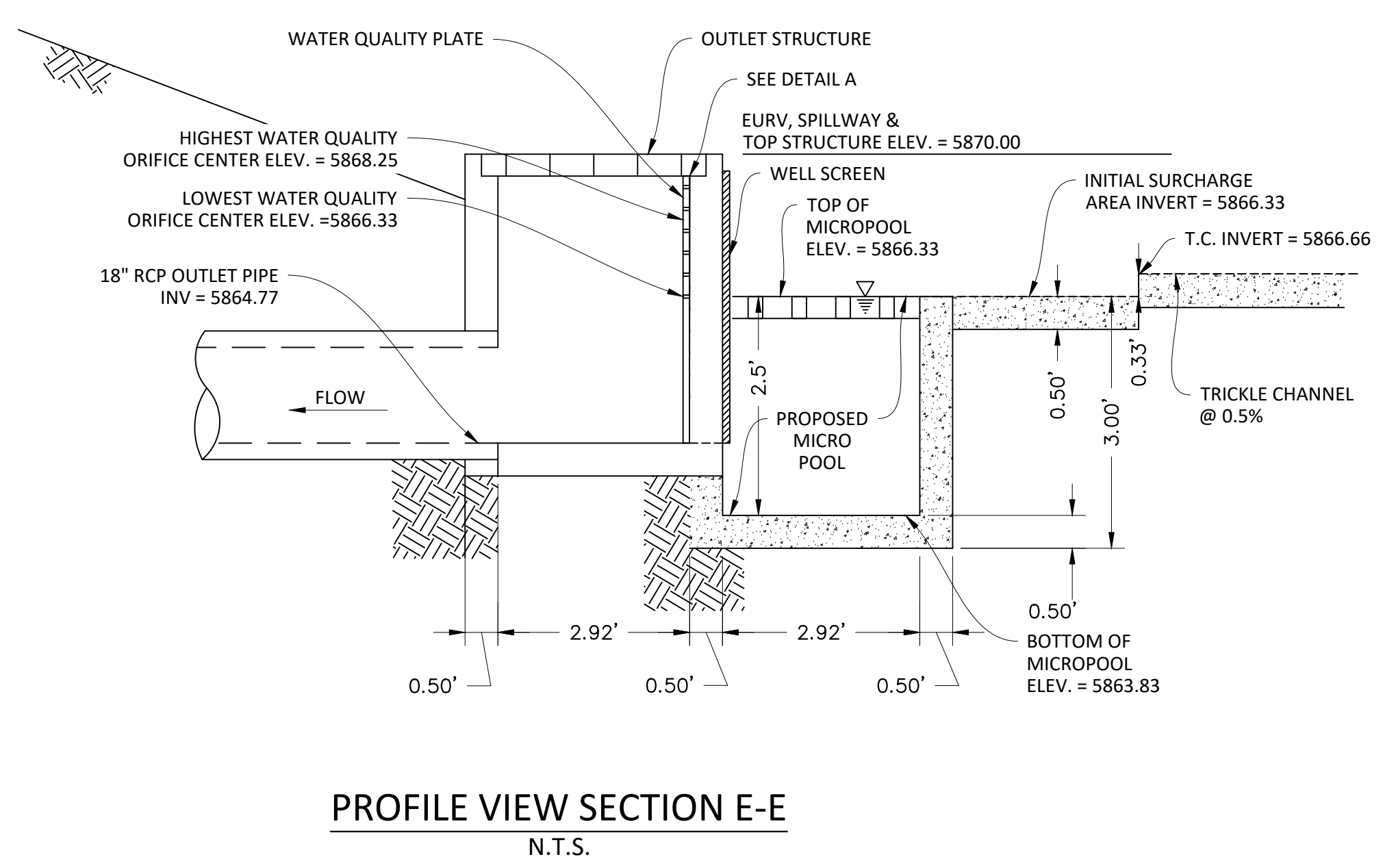
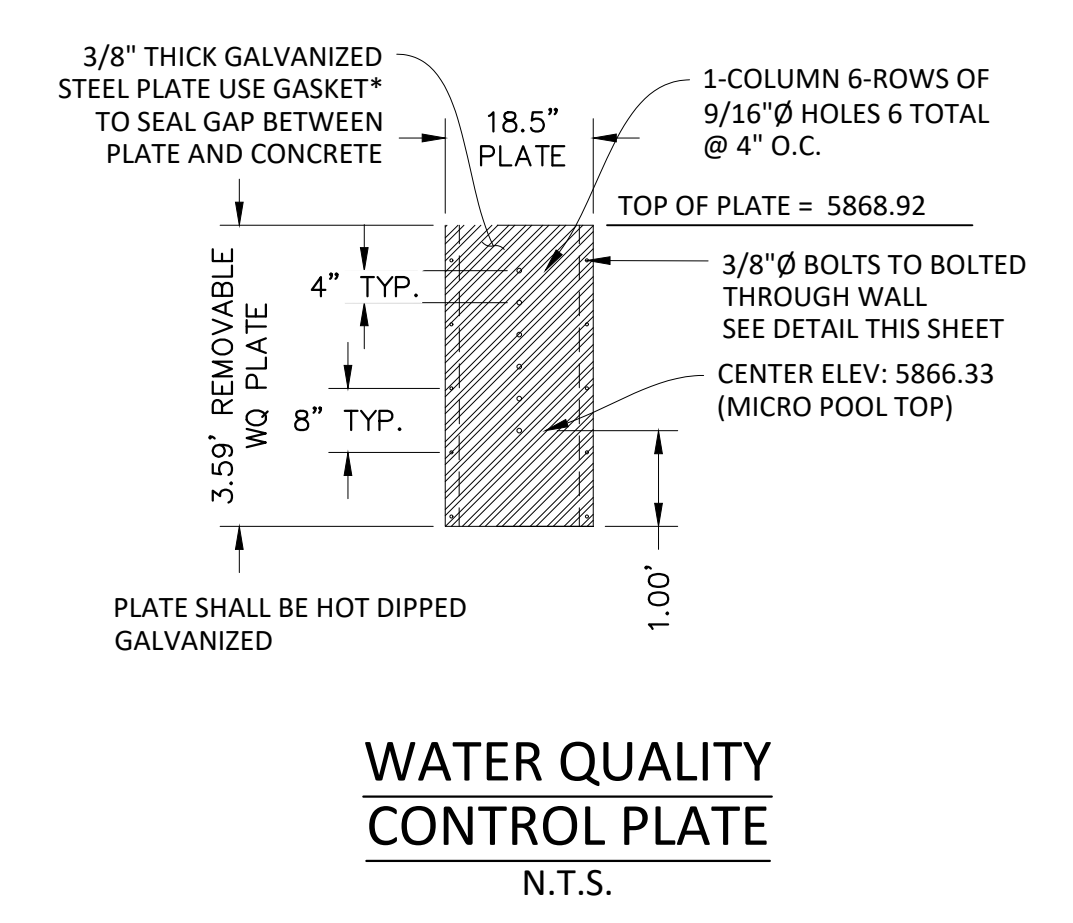
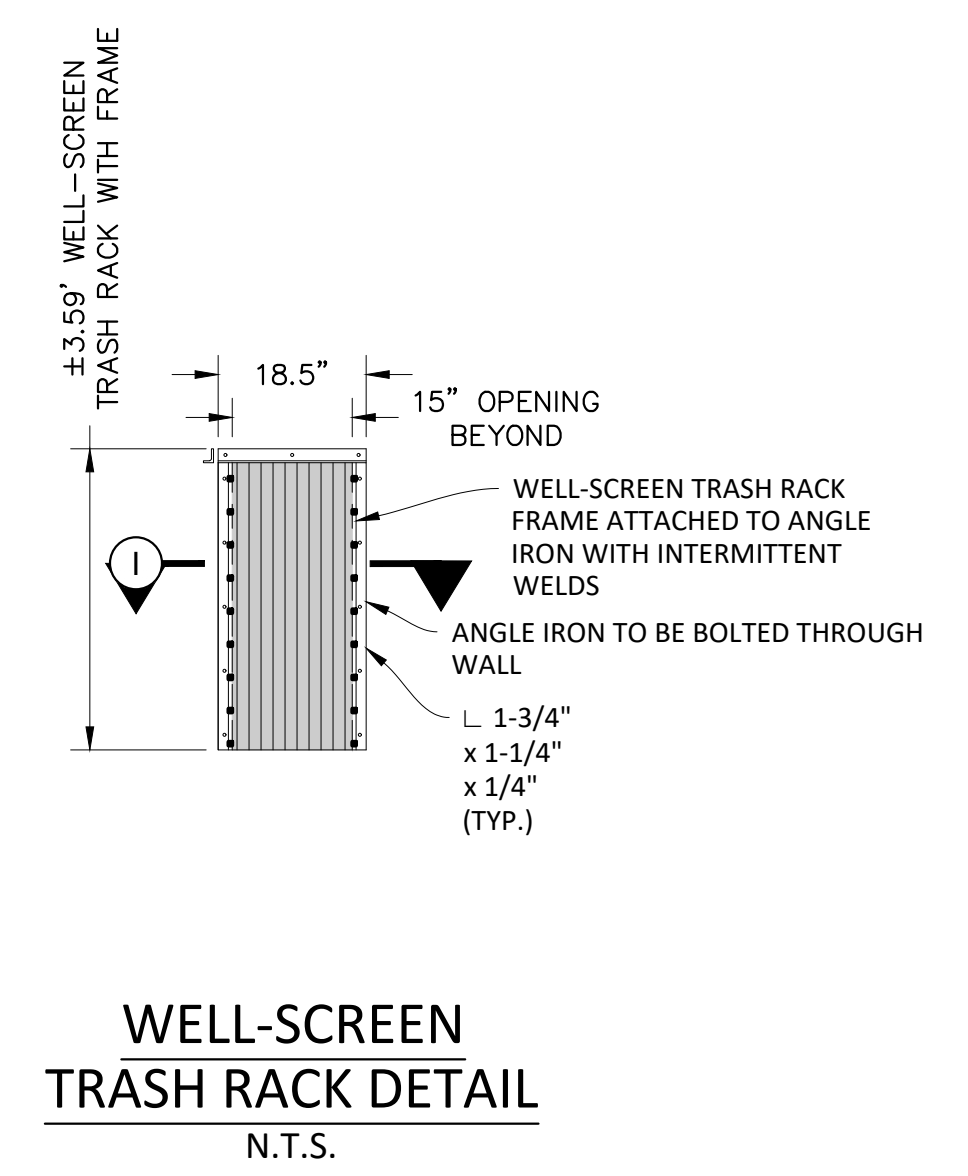
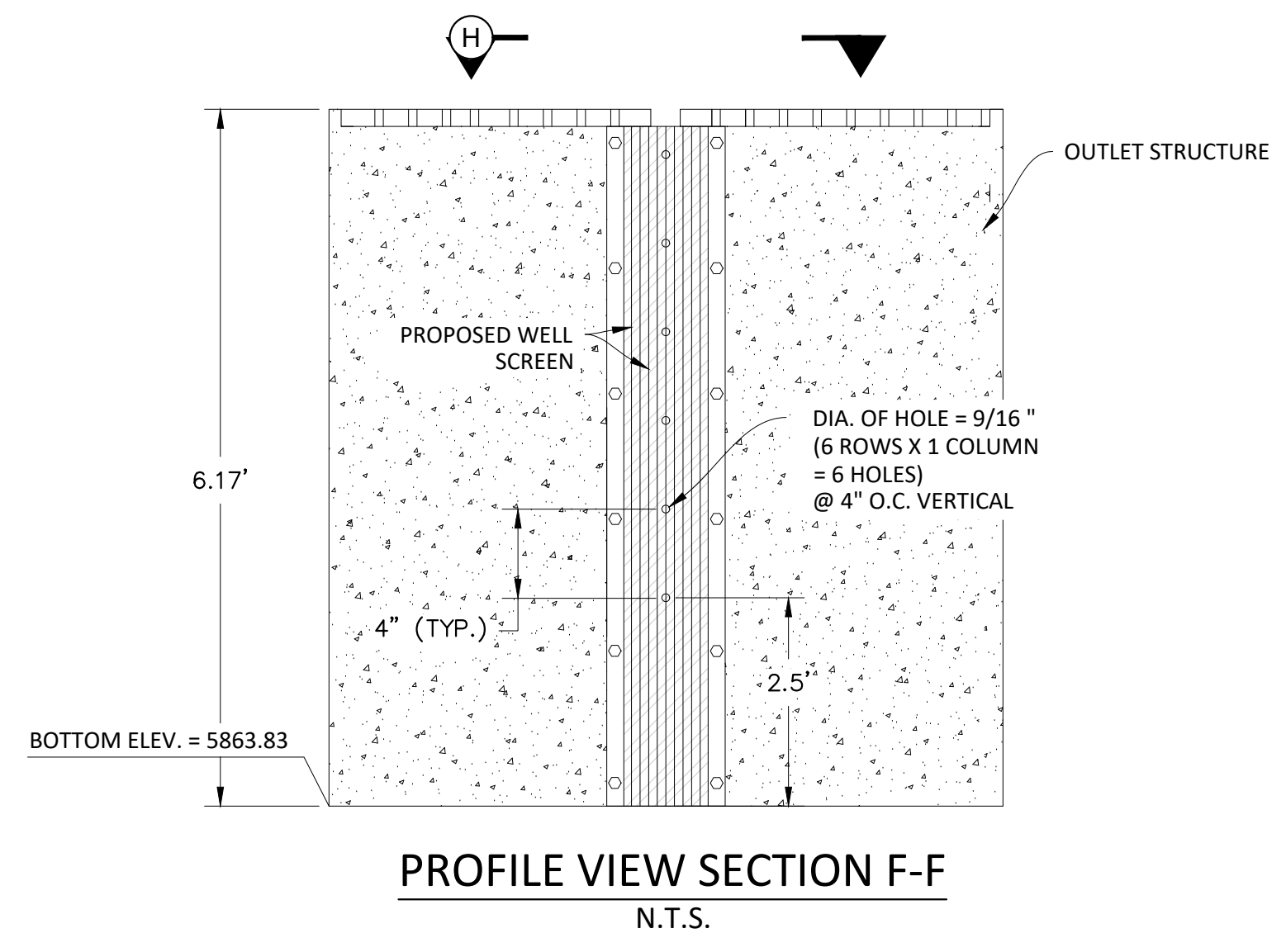
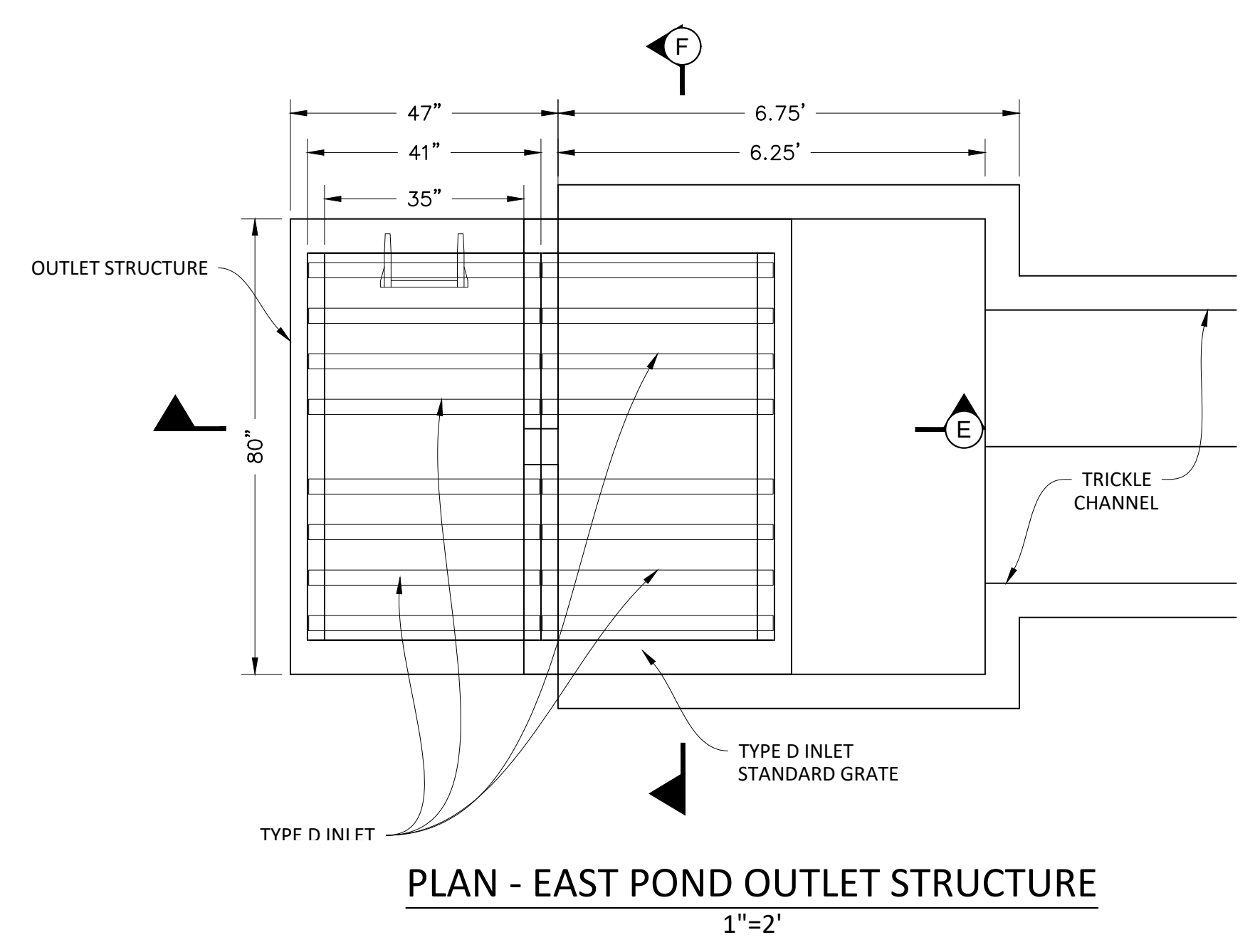
DRAWN BY: ETG
 REVISIONS:
 DATE: 12/2015
 SHEET 30 OF 49
 CLCPK3

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
 TOWN OF PARKER, COLORADO
 EAST WATER QUALITY POND PLAN

TOWN OF PARKER, DIRECTOR OF ENGINEERING
 DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: DRAINAGE STRUCTURES REQUIRE FINAL SHOP DRAWINGS AND STRUCTURAL ENGINEERING TO BE SUBMITTED TO THE TOWN OF PARKER AND MANHARD CONSULTING FOR FINAL REVIEW AND APPROVAL. ANY CHANGE IN STRUCTURE TYPE, CONFIGURATION OR SHAPE WILL REQUIRE A "NOTICE OF CHANGE" AND WILL REQUIRE REVISIONS TO THE CIVIL DRAWINGS TO REFLECT THEIR CHANGES.



- NOTES:
1. REFER TO CDOT M-604-11 STANDARD, TYPE 'D' INLET, FOR CONCRETE, STEEL, GRATE, AND STEP REQUIREMENTS, REINFORCING BARS SHALL BE PLACED IN ALL INTERIOR, EXTERIOR AND BASE WALLS.
 2. STEPS SHALL BE PROVIDED IN ACCORDANCE WITH AASHTO M 199.
 3. GRATES SHALL BE STANDARD GRATE TYPE.
 4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR REVIEW, PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO HAVE PROFESSIONAL ENGINEER DESIGN AND CERTIFY THE OUTLET STRUCTURE.
- * PROVIDE NEOPRENE GASKET (CLOSED CELL MEDIUM GASKET WITH ADHESIVE ON ONE SIDE, 1/4-IN. THICK X 2-IN. WIDE) BETWEEN THE WATER QUALITY PLATE AND THE CONCRETE OUTLET STRUCTURE.

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 _____

Plotfile: J:\3\2020\4-11 PM Draw Name: P:\C\cck3\ComSouth12-Filing 1_No.GAT\ComSouth03-Ultimate Belford Ave\Draw\Final\Drawings\Plan_Sea_Town\CLCPK3-Outlet_Structure.dwg Updated: Bx: MMG\Guide

DATE	REVISIONS
F 03/02/20	URD/LE GAT & ADD OFF-LINE DET BASIN
E 12/21/16	FINAL SUBMITTAL
C 06/24/16	1 ST SUBMITTAL
B 4/17/16	2 ND SUBMITTAL
A 1/17/2015	1 ST SUBMITTAL

DRAWN BY: _____
 CHECKED BY: _____
 DATE: 12/2015

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1 - BELFORD AVENUE
TOWN OF PARKER, COLORADO
OUTLET STRUCTURE EAST

