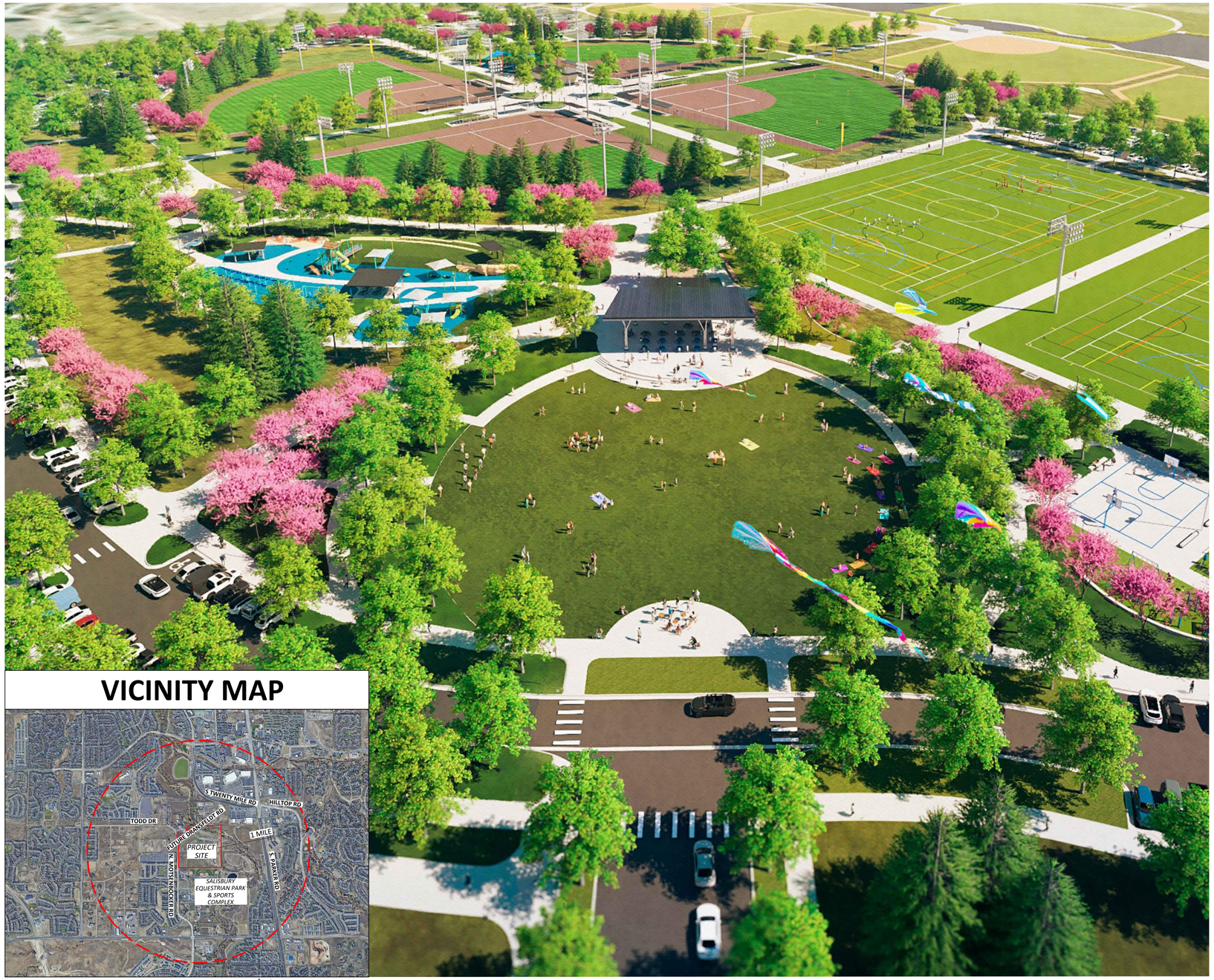
# SALISBURY PARK NORTH PHASE 1

## TOWN OF PARKER

## SITE PLAN

NOVEMBER 22, 2024

SALISBURY PARK NORTH MINOR DEVELOPMENT PLAT, 2ND AMENDMENT
A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
91.307 ACRES - 3 LOTS



*REFERENCE IMAGE ONLY. IMAGE NOT TO SCALE

## VICINITY MAP




*ABOVE IMAGE NOT TO SCALE

## LAND USE SUMMARY TABLE (BASE) - PHASE 1

| | |
|---|---|
| **LOT SIZE ACREAGE:** | 47.89 ACRES / 2,086,224 SF |
| **PROPOSED USE(S):** | PARK, OPEN SPACE |
| **NUMBER OF BUILDINGS:** | ONE (1) TYPE V-B PROPOSED BUILDING<br>• HOME PLATE HEADQUARTERS<br>ONE (1) EXISTING BUILDING<br>• CONCESSIONS |
| **GROSS FLOOR AREA:** | HOME PLATE HEADQUARTERS - 2,001 SF<br>EXISTING CONCESSIONS - 1,054 SF |
| **TOTAL GROSS FLOOR AREA:** | 3,055 SF |
| **SETBACKS REQUIRED:** | FRONT SETBACK REQUIRED: 10'<br>SIDE SETBACK REQUIRED: 10'<br>REAR SETBACK REQUIRED: 10' |
| **SETBACKS PROVIDED:** | FRONT SETBACK: 1,175'<br>SIDE SETBACK: 368'<br>REAR SETBACK PROVIDED: 393' |
| **PARKING REQUIRED:** | SEE 'PARKING MATRIX' TABLE |
| **BICYCLE PARKING REQUIRED:** | SEE 'PARKING MATRIX' TABLE |
| **LANDSCAPE PERCENTAGE REQUIRED:** | 271,951 SF (15% OF NET SITE AREA) |
| **LANDSCAPE PERCENTAGE PROVIDED:** | 56.4% |

*SEE SHEET L-410 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

## LAND USE SUMMARY TABLE (W/ ALTERNATES) - PHASE 1

| | |
|---|---|
| **LOT SIZE ACREAGE:** | 48.73 ACRES / 2,122,510 SF |
| **PROPOSED USE(S):** | PARK, OPEN SPACE |
| **NUMBER OF BUILDINGS:** | TWO (2) TYPE V-B BUILDINGS<br>• HOME PLATE HEADQUARTERS<br>• COMMUNITY HUB<br>ONE (1) EXISTING BUILDING<br>• CONCESSIONS |
| **GROSS FLOOR AREA:** | HOME PLATE HEADQUARTERS - 2,001 SF<br>COMMUNITY HUB - 1,741 SF<br>EXISTING CONCESSIONS - 1,054 SF |
| **TOTAL GROSS FLOOR AREA:** | 4,796 SF |
| **SETBACKS REQUIRED:** | FRONT SETBACK REQUIRED: 10'<br>SIDE SETBACK REQUIRED: 10'<br>REAR SETBACK REQUIRED: 10' |
| **SETBACKS PROVIDED:** | FRONT SETBACK: 445'<br>SIDE SETBACK: 368'<br>REAR SETBACK PROVIDED: 393' |
| **PARKING REQUIRED:** | SEE 'PARKING MATRIX' TABLE |
| **BICYCLE PARKING REQUIRED:** | SEE 'PARKING MATRIX' TABLE |
| **LANDSCAPE PERCENTAGE REQUIRED:** | 277,394 SF (15% OF NET SITE AREA) |
| **LANDSCAPE PERCENTAGE PROVIDED*:** | 55.3% |

*SEE SHEET L-410 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

## PARKING MATRIX - PHASE 1

| VEHICLE PARKING TYPE | REQUIRED BASE* | REQUIRED WITH ALTERNATES | PROVIDED BASE |
|---|---|---|---|
| STANDARD | 279 | 324 | 314 |
| STANDARD EV | 0 | 0 | 2 |
| ACCESSIBLE | 7 | 8 | 16 |
| ACCESSIBLE EV | 0 | 0 | 2 |
| COMPACT** | 0 | 0 | 8 |
| **TOTALS:** | **286** | **332** | **334** |

*REFER TO SHEET G-021 FOR **'COMMUNITY PARK PARKING SPACE GUIDELINES'**
**COMPACT PARKING STALLS DO NOT COUNT TOWARDS OVERALL PARKING COUNT

| BIKE PARKING TYPE | REQUIRED BASE | PROVIDED BASE | REQUIRED WITH ALTERNATES | PROVIDED WITH ALTERNATES |
|---|---|---|---|---|
| EXTERIOR FIXED | 3 | 20 | 6 | 30 |


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**LANDSCAPE ARCHITECT / ARCHITECT**
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
**Avocet Irrigation**
11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223


Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**

**Drawing**
COVER SHEET

**G-000**




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THE LINE SHOWN ABOVE IS 1" LONG WHEN PRINTED AT THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPICAL PRINTED CORRECTLY

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| G-010 | OVERALL SITE AND PHASING PLAN |
| G-020 | FINAL PARK FACILITIES AMENITYAND PARKING REQUIREMENTS |
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| | |
|---|---|
| E-000 | ELECTRICAL LEGEND AND NOTES |
| E-100A | OVERALL SITE ELECTRICAL PLAN - BASE BID |
| E-100B | OVERALL SITE ELECTRICAL PLAN - ALTERNATES |
| E1-101 | SITE ELECTRICAL PLAN |
| E1-102 | SITE ELECTRICAL PLAN |
| E1-103 | SITE ELECTRICAL PLAN |
| E1-104 | SITE ELECTRICAL PLAN |
| E1-105 | SITE ELECTRICAL PLAN |
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| EP-102 | SITE PHOTOMETRIC PLAN |
| EP-103 | SITE PHOTOMETRIC PLAN |
| EP-104 | SITE PHOTOMETRIC PLAN |
| EP-105 | SITE PHOTOMETRIC PLAN |
| EP-106 | SITE PHOTOMETRIC PLAN - ALTERNATES |
| EP-107 | SITE PHOTOMETRIC LUMINAIRE SPECIFICATIONS |

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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**

**Drawing**
SHEET INDEX

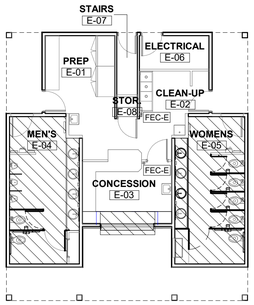
**G-001**

SITE PLAN SUBMITTAL


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EXISTING BUILDING - NO CHANGE IN USE

OCCUPANCY GROUP: M (PRIMARY OCCUPANCY

ALLOWABLE HEIGHT: 40'
ALLOWABLE AREA: 9,000 SF

ACTUAL HEIGHT: 23'-4"
ACTUAL AREA: 981 SF

## C1 EXISTING CONCESSIONS BUILDING - LIFE SAFETY PLAN

A-003 3/32" = 1'-0"



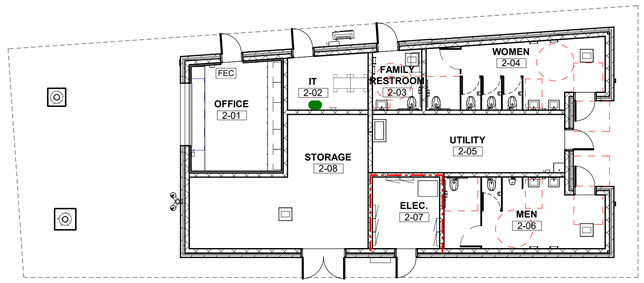

OCCUPANCY GROUP: S-1 (PRIMARY OCCUPANCY)

ALLOWABLE HEIGHT: 40'
ALLOWABLE AREAI 9,000 SF

ACTUAL HEIGHT: 26'-8"
ACTUAL AREA: 1,511 SF

## A1 COMMUNITY HUB BUILDING - LIFE SAFETY PLAN

A-003 3/32" = 1'-0"




OCCUPANCY GROUP: B (PRIMARY OCCUPANCY)
S-1 (ACCESSORY, NON-SEPARATED OCCUPANCY)

ALLOWABLE HEIGHT: 40'
ALLOWABLE AREAI: 9,000 SF

ACTUAL HEIGHT: 20'
ACTUAL AREA: 1,733 SF

## A3 HEADQUARTERS & RESTROOM BUILDING - LIFE SAFETY PLAN

A-003 3/32" = 1'-0"

**CODE LEGEND**

- 1 HOUR FIRE RATED WALL
- ADA CLEARANCES
- FEC-E — FIRE EXTINGUISHER CABINET (EXISTING)
- FEC — FIRE EXTINGUISHER CABINET
- ALTERATION - LEVEL 1

# CODE INFO

**PROJECT NAME:** **SALISBURY PARK NORTH**

**PROJECT DESCRIPTION:** Four new restroom buildings with utility spaces, maintenance storage, and office space distributed throughout the new park development.

**GENERAL CODE SUMMARY:** Each facility has separate mens and womens restrooms, a family restroom, and a utility chase. There is unique additional programmed space at each building. The buildings will have unique occupancy classifications based on each building's spaces. See occupancy designations and actual square footage noted at each life safety plan.

**CONSTRUCTION TYPE:** **VB**

**FIRE SUPPRESSION SYSTEM:** NOT SPRINKLED

**APPLICABLE CODES & STANDARDS:**

| | |
|---|---|
| ACCESSIBILITY | 2017 UCC/ANSI A117.1 ACCESSIBLE AND USEABLE BUILDINGS |
| BUILDING | 2021 INTERNATIONAL BUILDING CODE |
| ELECTRICAL | 2020 NATIONAL ELECTRICAL CODE |
| ENERGY | 2021 INTERNATIONAL ENERGY CONSERVATION CODE |
| FIRE PREVENTION | 2021 INTERNATIONAL FIRE CODE |
| FUEL GAS | 2021 INTERNATIONAL FUEL & GAS CODE |
| MECHANICAL | 2021 INTERNATIONAL MECHANICAL CODE |
| PLUMBING | 2021 COLORADO PLUMBING CODE |
| EXISTING BUILDING | 2021 INTERNATIONAL EXISTING BUILDING CODE |

**REGULATORY & NON-REGULATORY AGENCIES:**

STATE ELECTRICAL BOARD - Dept of Regulatory Agencies
STATE PLUMBING BOARD - Dept of Regulatory Agencies
DOUGLAS COUNTY HEALTH DEPARTMENT

**IECC CODE COMPLIANCE:**

COMPLIANCE METHOD (IECC/C401.2): OPTION TWO - Prescriptive Path

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| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | ST |
| **Checked By:** | LG |

**Key Map**

**Drawing**
LIFE SAFETY PLANS

# A-003

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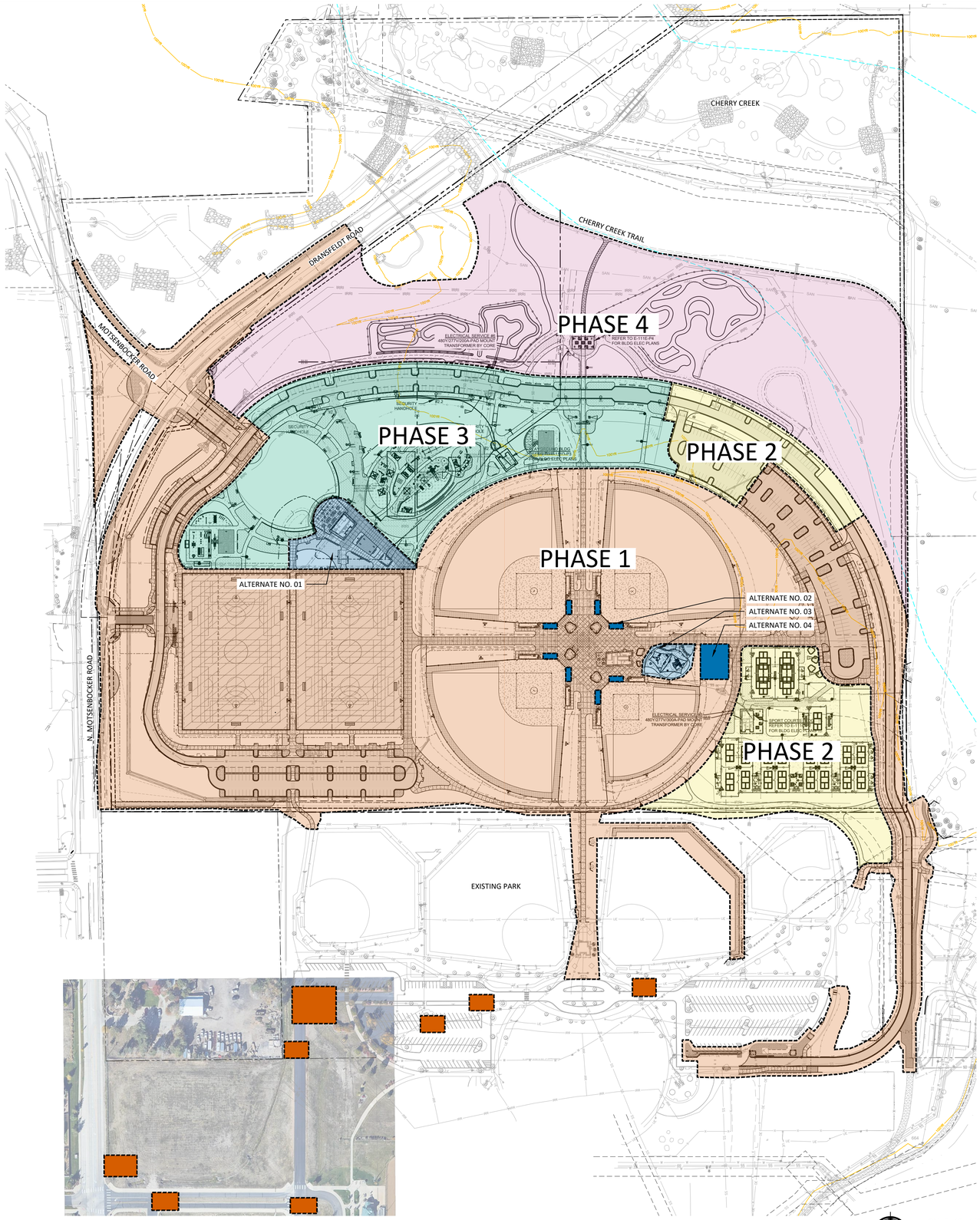
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## PHASING LEGEND

- PHASE 1 (BALLFIELDS, MULTIPURPOSE FIELDS, PARKING)
- PHASE 1 ALTERNATES (FLOWING WATERS HUB, BLEACHER SHADE STRUCTURES, BALLFIELD PLAYGROUND, BATTING CAGES)
- PHASE 2 (SPORTS COURTS, PARKING)
- PHASE 3 (COMMUNITY HUB, FITNESS AREA, INCLUSIVE PLAYGROUND, PARKING)
- PHASE 4 (BIKE PARK, OVERLOOK PAVILION, PARKING)

**A1 OVERALL SITE AND PHASING PLAN**
1" = 140'-0"

SCALE: 1" = 140'-0"
0' 70' 140' 280' 320'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**
OVERALL SITE AND PHASING PLAN

# G-010

SITE PLAN SUBMITTAL


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| COMMUNITY PARK PARKING SPACE GUIDELINES | | | | | |
|---|---|---|---|---|---|
| **PARK NAME: SALISBURY PARK NORTH** | | | | | |
| **PARK AMENITY** | **QUANTITY** | **UNITS** | **PARKING SPACES REQUIRED PER UNIT** | **PARKING SPACES REQUIRED (TOTAL REQUIRED*)** | **TOTAL PARKING SPACES PROVIDED WITH EACH PHASE** |
| **PHASE 1** | | | | 286 PHASE 1 | 334 |
| MULTI-PURPOSE FIELDS 225' X 360' | | | | | |
| SOCCER,LACROSSE, FLAG FOOTBALL | 2 | FIELDS | 60 PER FIELD | 120 | |
| BALLFIELDS | 4 | FIELDS | 40 PER FIELD | 160 | |
| BALLFIELD BUILDING (HEADQUARTERS) | | | | | |
| SHELTER | 3 | TABLES | 2 PER TABLE | 6 | |
| | | | | | |
| **PHASE 1 - ALTERNATES** | | | | 46 PHASE 1 ALT. (332) | |
| HUB BUILDING/PAVILION | | | | | |
| SHELTER (TABLES) | 20 | TABLES | 2 PER TABLE | 40 | |
| BALLFIELD PLAYGROUND | 6,089 | SF | 1 PER 1000 SF | 6 | |
| | | | | | |
| **PHASE 2** | | | | 99 PHASE 2 (431) | 437 |
| PICKLEBALL COURTS | 17 | COURTS | 5 PER COUNT | 85 | |
| TENNIS COURTS | 2 | COURTS | 3 PER COUNT | 6 | |
| PICKLEBALL BUILDING | | | | | |
| SHELTER (TABLES) | 4 | TABLES | 2 PER TABLE | 8 | |
| | | | | | |
| **PHASE 3** | | | | 70 PHASE 3 (501) | 532 |
| BASKETBALL COURTS | 2 | COURTS | 5 PER COUNT | 10 | |
| DESTINATION PLAYGROUND | 38,621 | SF | 1 PER 1000 SF | 39 | |
| SHELTER (TABLES) | 8 | TABLES | 2 PER TABLE | 16 | |
| OUTDOOR FITNESS | 23 | PIECES | 1 PER 5 PEICES | 5 | |
| | | | | | |
| **PHASE 4** | | | | 29 PHASE 4 (530) | 532 |
| BIKE PARK | 3 | ACRES | 5 PER ACRE | 15 | |
| LARGE PICNIC SHELTER (OVERLOOK) | 7 | TABLES | 2 PER TABLE | 14 | |
| | | | | | |
| | | | TOTAL PARKING SPACES REQUIRED | 530 | |

* NUMBER LISTED IN PARENTHESES ARE CUMULATIVE SUM OF PHASES AND RUNNING TOTAL OF PARKING SPACES REQUIRED.

| Community Serving Park Requirements (Section 13.08.030(g)) | | | | | | |
|---|---|---|---|---|---|---|
| # | Requirements | Required | Provided Phase 1 | Provided Phase 2 | Provided Phase 3 | Provided Phase 4 |
| **Required amenities for all parks.** | | | | | | |
| 1 | Landscaping shall be provided for all areas not used for other amenities | ☑ | ☑ | ☑ | ☑ | ☑ |
| 2 | Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating | ☑ | ☑ | ☑ | ☑ | ☑ |
| 3 | Internal access pathways per ADA standards shall be provided to and between park amenities, parking areas, and the perimeter | ☑ | ☑ | ☑ | ☑ | ☑ |
| 4 | Open turf play areas shall be provided with living or synthetic turf | ☑ | ☑ | ☑ | ☑ | ☑ |
| 5 | Universal and inclusive play elements meeting ADA standards shall be provided to accommodate all ages and abilities | ☑ | ☑ | | ☑ | |
| 6 | Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three per park or as otherwise determined by the Town | ☑ | ☑ | ☑ | ☑ | ☑ |
| 7 | Trash receptacles shall be provided at all seating areas with a minimum of three per park or as otherwise determined by the Town | ☑ | ☑ | ☑ | ☑ | ☑ |
| 8 | All neighborhood parks shall provide a minimum of one adequately sized shelter serving a capacity greater than five users providing shade and with tables and related seating | ☑ | ☑ | ☑ | ☑ | ☑ |
| **All community-serving parks shall provide:** | | | | | | |
| 1 | A large shelter serving a capacity of between 48 and 100 users | ☑ | ☑ | | ☑ | ☑ |
| 2 | A loop trail path with mileage markers | ☑ | ☑ | ☑ | ☑ | ☑ |
| 3 | A large destination-scale play area of a minimum of 10,000 square feet | ☑ | | | ☑ | |
| 4 | Programmed space | ☑ | ☑ | ☑ | ☑ | ☑ |
| 5 | Drinking fountains | ☑ | ☑ | ☑ | ☑ | ☑ |
| 6 | A multi-use baseball or softball field, diamond, or rectangular ball field | ☑ | ☑ | | | |
| 7 | Two sport courts | ☑ | | ☑ | ☑ | |
| 8 | Bike rack and repair station | ☑ | ☑ | | ☑ | ☑ |
| 9 | Permanent flush restrooms | ☑ | ☑ | ☑ | ☑ | |
| 10 | Barbecues, single or dual with ash disposal | ☑ | ☑ | ☑ | | ☑ |
| 11 | Off-street parking per the minimum parking space guidelines as stated in the Parks, Trails, Open Space, and Streetscape Design and Construction Manual | ☑ | ☑ | | | |

| Community Serving Park Amenities | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | (C) Compatible / (R) Required | Provided | Phase 1 | Phase 2 | Phase 3 | Phase 4 |
| **Category 1 - Gathering Spaces & Self-Directed Group Activities** *Pick (1) from each subcategory unless noted (N) required* | **Gardens** | | | Quantity per Phase | | | |
| | 1.1 Arboreta/decorative garden, irrigated | C | ☑ | 1 | | | |
| | 1.1 Community garden/raised garden, irrigated | C | | | | | |
| | **Gathering and Social Space** | | | Quantity per Phase | | | |
| | 1.2 Amphitheater | C | | | | | |
| | 1.2 Festival/event space | C | ☑ | 1 | | | 1 |
| | 1.2 Outdoor nature classroom | C | | | | | |
| | 1.2 Outdoor performance space/stage | C | ☑ | 1 (Alt.) | | | |
| | 1.2 Programmable space (indoor or outdoor) | R – In addition, See Section 13.08.030(g)(4)g.1.i) | ☑ | 2 | 1 | | 1 |
| | 1.2 Seating and tables | R - See Section 13.08.030(g)(4)g.1 | ☑ | 39 w/ Alt | 42 | 41 | 7 |
| | 1.2 Shelter, small (5-10 users) | C | ☑ | 2 | 1 | 5 | 1 |
| | 1.2 Shelter, medium (11-47 users) | C | ☑ | 1 | 1 | 4 | 1 |
| | 1.2 Shelter, large (48-100 users) | R -See Section 13.08.030(g)(4)g.1.i) | ☑ | 1 | | | |
| | 1.2 Shelter, pavilion (more than 100 users) | C | | | | | |
| | **Interpretive and Placemaking** | | | Quantity per Phase | | | |
| | 1.3 Interactive, functional, or visual art | C | ☑ | 2 + 1 (Alt.) | 1 | | |
| | 1.3 Interpretive signage or elements | C | ☑ | | | 3 | |
| | 1.3 Site design theme | C | ☑ | | | 1 | |
| | **Outdoor Specialized** | | | Quantity per Phase | | | |
| | 1.4 Activity hubs (ping pong, foosball, chess table, cornhole, etc.) | C | ☑ | 1 | | | |
| | 1.4 Bike park, skills area, or pump track | C | ☑ | | | | 1 |
| | 1.4 Climbing spire or wall | C | ☑ | | | 886 SF | |
| | 1.4 Disc golf course | C | | | | | |
| | 1.4 Dog off-leash area (fenced) | C | | | | | |
| | 1.4 Horseshoe pit | C | | | | | |
| | 1.4 Skate park | C | | | | | |
| **Category 2 - Active Uses** *Pick as Shown Below for each subcategory* | **Paths, Trails, and Trailheads** | Pick 1 | | Quantity per Phase | | | |
| | 2.1 Trail connections when adjacent to residential or nonresidential | R | ☑ | 1 | | | |
| | 2.1 Trailhead | C | | | | | |
| | 2.1 Hard-surfaced multi-use trail | C | ☑ | | | | |
| | 2.1 Internal access pathway | R -See Section 13.08.030(g)(4)g.1 | ☑ | 1 | 1 | 1 | 1 |
| | 2.1 Loop path (Signage with QR code) | R- See Section 13.08.030(g)(4)g.1.i) | ☑ | Refer to Facilities Master Site Plan | | | |
| | 2.1 Soft-surface jogging/hiking trail | C | | | | | |
| | 2.1 Soft-surface equestrian or bike trail | C | ☑ | 1 | | | |
| | **Play Space and Fitness Equipment** | Pick 1 per park from this Section, or substitute 1 additional amenity from the Sports and Fitness section below | | Quantity per Phase | | | |
| | 2.2 Climbing structure or boulders, nature play features, or thematic play features | | ☑ | | | 886 SF | |
| | 2.2 Open turf play area | R - See Section 13.08.030(g)(4)g.1 | ☑ | 1 | | Hillside | |
| | 2.2 Outdoor fitness equipment – circuit must include a minimum of 5 stations | | ☑ | | | 1 | |
| | 2.2 Play area, small-scale( ≥5,000 square feet) | | ☑ | 1 (Alt.) | | | |
| | 2.2 Play area, large destination-scale (≥15,000 square feet) | R – See Section 13.08.030(g)(4)g.1.i) | ☑ | | | 1 | |
| | 2.2 Universal and inclusive play elements | R | ☑ | 1 (Alt.) | | 1 | |
| | 2.2 Zip line | | ☑ | | | 1 | |
| | **Sports and Fields** | Pick 1 per park or 2 per park if no Play Space & Equipment Amenity is provided | | Quantity per Phase | | | |
| | 2.3 Ball field (baseball, softball, or multi-use) Artificial turf preferred. | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | 6 | | | |
| | 2.3 Lighting of field constructed | C | ☑ | 6 | | | |
| | 2.3 Specialty sport field or stadium | C | | | | | |
| | 2.3 Sport court (e.g., basketball, futsal, pickleball, tennis) | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | | 18 | | |
| | 2.3 Tournament sports court or multi-court complex | C | ☑ | | 1 | | |
| **Category 3 Support Amenities** | **Support Amenities** | | | Quantity per Phase | | | |
| | 3.1 Fire Pit (Barbecues) | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | 1 | 1 | | 1 |
| | 3.1 Bike rack and repair station | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | 30 + 2 | | 4 | 12 |
| | 3.1 Dog waste station | R - See Section 13.08.030(g)(4)g.1 | ☑ | 7 | 1 | 2 | 1 |
| | 3.1 Drinking fountain | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | 3 | 1 | 1 | 1 |
| | 3.1 Parking, off-street | R – See Section 13.08.080 | ☑ | 2 | 1 | | |
| | 3.1 Restroom, vault (screened) *If water or sewer is not readily available, a vault restroom may be compatible. **Temporary port-o-lets are permitted for tournaments and events only. | C | | | | | |
| | 3.1 Restroom, permanent (plumbed) | R - See Section 13.08.030(g)(4)g.1.i) | ☑ | 2 | 1 | | |
| | 3.1 Signage (identification) | R | ☑ | 42 | 29 | 9 | 9 |
| | 3.1 Trash/Recycle receptacles | R - See Section 13.08.030(g)(4)g.1 | ☑ | 44 | 16 | 10 | 6 |
| **Category 4 Specialized Facilities** *Pick (1) per park total* | **Aquatics and Water Access** | | | Quantity per Phase | | | |
| | 4.1 Splash pad or water play feature | C | ☑ | | | 1 | |
| | 4.1 Swimming pool | C | | | | | |
| | **Indoor Facilities** | | | Quantity per Phase | | | |
| | 4.2 Activity building/clubhouse | C | | | | | |
| | 4.2 Environmental education center | C | | | | | |
| | 4.2 Recreation center or fieldhouse | C | | | | | |

* Amenities denoted in red indicates to be provided within the alternate scope. Alternates not accepted within phase 1 will be added to future phases.
Signage (Identification) Location Plan to be submitted under building permit set.

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**Project Number:** 223072.00
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**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**

**Drawing**
FINAL PARK FACILITIES AMENITYAND PARKING REQUIREMENTS

**G-020**



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# LEGEND

- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- PHASE 1 LOOP TRAIL
- PHASE 2 LOOP TRAIL
- PHASE 3 LOOP TRAIL
- PHASE 4 LOOP TRAIL
- LOOP TRAIL NODE

## A1 FINAL PARK FACILITIES MASTER PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

COLORADO 811 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

**hord | coplan | macht**

**LANDSCAPE ARCHITECT / ARCHITECT**
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
**Avocet Irrigation**
11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

FINAL PARK FACILITIES MASTER PLAN

# G-021

SITE PLAN SUBMITTAL
Page 6 of 311

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THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK LINE BETWEEN, & PRINTED CORRECTLY

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AASHTO | AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | INCL | INCLUDED |
| | | ID | INSIDE DIAMETER |
| ABAN | ABANDON | IN | INLET |
| AC | ASPHALTIC CONCRETE PAVING | INSUL | INSULATION |
| ADDL | ADDITIONAL | INV | INVERT |
| ADDM | ADDENDUM | IRR | IRRIGATION |
| ADJ | ADJUSTABLE | | |
| AL | ALUMINUM | JTS | JOINTS |
| ALT | ALTERNATE | | |
| AMT | AMOUNT | KO | KNOCKOUT |
| APPROX | APPROXIMATE | KPL | KICK PLATE |
| ARCH | ARCHITECT(URAL) | KWY | KEYWAY |
| ARV | AIR RELIEF VALVE | | |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | L | LEFT OR LITER |
| | | LSCAPE | LANDSCAPE(ING) |
| ASPH | ASPHALT | LF | LINEAR FOOT |
| ASSY | ASSEMBLY | LP | LOW POINT OR LIGHT POLE |
| ASYM | ASYMMETRICAL | LT | LIGHT |
| AUTO | AUTOMATIC | LWL | LOW WATER LEVEL |
| AVG | AVERAGE | | |
| AWWA | AMERICAN WATER WORKS ASSOC. | MAINT | MAINTENANCE |
| | | MAN | MANUAL |
| BC | BACK OF CURB | MATL | MATERIAL |
| BFV | BUTTERFLY VALVE | MAX | MAXIMUM |
| BG | FINISHED GRADE ADJACENT TO BOTTOM OF WALL | ME | MATCH EXISTING |
| BLDG | BUILDING | MECH | MECHANICAL |
| BLK | BLOCK | MEP | MECHANICAL, ELECTRICAL, PLUMBING (ARCH) |
| BM | BENCH MARK | MFR | MANUFACTURER |
| BMP | BEST MANAGEMENT PRACTICE | MH | MANHOLE |
| BS | BACKSIGHT | MIN | MINIMUM |
| BOS | BOTTOM OF STEP | MISC | MISCELLANEOUS |
| BOT | BOTTOM | MJ | MECHANICAL JOINT |
| BSMT | BASEMENT | | |
| BVCE | BEGIN VERTICAL CURVE ELEVATION | N | NORTH |
| BVCS | BEGIN VERTICAL CURVE STATION | NA | NOT APPLICABLE |
| BW | BOTTOM OF WALL | NIC | NOT IN CONTRACT |
| | | NPT | NATIONAL PIPE THREAD |
| CB | CATCH BASIN | NTS | NOT TO SCALE |
| CCW | COUNTER CLOCKWISE | | |
| CDOT | COLORADO DEPARTMENT OF TRANSPORTATION | OS | OFFSET |
| CIP | CAST IRON PIPE | OC | ON CENTER |
| CJ | CONSTRUCTION JOINT | OD | OUTSIDE DIAMETER |
| CL | CENTER LINE OR CHAIN LINK | OPP | OPPOSITE |
| CLR | CLEAR | OPT | OPTIONAL |
| CMP | CORRUGATED METAL PIPE | | |
| CMU | CONCRETE MASONRY UNIT | PC | POINT OF CURVATURE |
| CO | CLEANOUT | PCO | PRESSURE CLEAN OUT |
| CONC | CONCRETE | PCR | POINT OF CURVE RETURN |
| CONST | CONSTRUCTION | PI | POINT OF INTERSECTION |
| CONT | CONTINUOUS(ATION) | PVI | POINT OF VERTICAL INTERSECTION |
| COR | CORNER | PL | PROPERTY LINE |
| CR | CONCENTRIC REDUCER | PE | POLYETHYLENE |
| CTR | CENTER | PREFAB | PREFABRICATED |
| CY | CUBIC YARDS | PRELIM | PRELIMINARY |
| | | PREP | PREPARATION |
| DEMO | DEMOLITION | PROP | PROPOSED |
| DET | DETAIL | PRV | PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE |
| DIA | DIAMETER | | |
| DIAG | DIAGONAL | PSF | POUNDS PER SQUARE FOOT |
| DIP | DUCTILE IRON PIPE | PSI | POUNDS PER SQUARE INCH |
| DOM | DOMESTIC | PT | POINT OF TANGENCY |
| DN | DOWN | PV | PLUG VALVE |
| DR | DRAIN | PVC | POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE |
| DWG | DRAWING | | |
| DWL | DOWEL | PVMT | PAVEMENT |
| E | EAST | QTY | QUANTITY |
| EA | EACH | R | RIGHT |
| ECC | ECCENTRIC | RAD | RADIUS |
| EJ | EXPANSION JT | RCP | REINFORCED CONCRETE PIPE |
| EL | ELEVATION | RD | ROOF DRAIN |
| ELB | ELBOW | RE | REFERENCE |
| ELEC | ELECTRICAL | RECT | RECTANGULAR |
| ENGR | ENGINEER | REINF | REINFORCE (D) (ING) (MENT) |
| EOP | EDGE OF PAVEMENT | REQD | REQUIRED |
| EQ | EQUAL | ROW | RIGHT OF WAY |
| EQUIP | EQUIPMENT | | |
| EQUIV | EQUIVALENT | SAN | SANITARY |
| ESMT | EASEMENT | SC | SAWCUT |
| EST | ESTIMATE | SD | STORM DRAIN |
| EVCE | END VERTICAL CURVE ELEVATION | SECT | SECTION |
| EVCS | END VERTICAL CURVE STATION | SPD | STANDARD PROCTOR DENSITY |
| EW | EACH WAY | SPEC | SPECIFICATION |
| EXP | JT EXPANSION JOINT | SQ | SQUARE |
| EXIST | EXISTING | SQ IN | SQUARE INCH |
| | | SQ FT | SQUARE FOOT |
| FND | FOUNDATION | SQ YD | SQUARE YARD |
| FES | FLARED END SECTION | SS | SANITARY SEWER |
| FF | FINISH FLOOR | SST | STAINLESS STEEL |
| FG | FINISH GRADE | STA | STATION |
| FH | FIRE HYDRANT | STD | STANDARD |
| FL | FLOW LINE | STL | STEEL |
| FN | FENCE | STRUCT | STRUCTURAL |
| FOC | FACE OF CONCRETE | SVC | SERVICE |
| FPM | FEET PER MINUTE | SWMP | STORMWATER MANAGEMENT PLAN |
| FPS | FEET PER SECOND | SYM | SYMMETRICAL |
| FT | FEET | | |
| FTG | FOOTING OR FITTING | TB | THRUST BLOCK |
| | | TBC | TOP BACK OF CURB |
| G | GAS | TBM | TEMPORARY BENCH MARK |
| GA | GAUGE | TEMP | TEMPORARY |
| GAL | GALLON | TG | FINISHED GRADE ADJACENT TO TOP OF WALL |
| GALV | GALVANIZED | THK | THICK |
| GCO | GRADE CLEANOUT | TOB | TOP OF BANK |
| GIP | GALVANIZED IRON PIPE | TOC | TOP OF CONCRETE OR TOP OF CURB |
| GND | GROUND | TOS | TOP OF STEP |
| GPD | GALLONS PER DAY | TOT | TOTAL |
| GPM | GALLONS PER MINUTE | TW | TOP OF WALL OR CAP OF WALL |
| GR | GRATE | TYP | TYPICAL |
| GRTG | GRATING | | |
| GSP | GALVANIZED STEEL PIPE | UBC | UNIFORM BUILDING CODE |
| GV | GATE VALVE | UGE | UNDERGROUND ELECTRIC |
| | | UTIL | UTILITY |
| H | HIGH | VERT | VERTICAL |
| HB | HOSE BIB | VC | POINT OF VERTICAL CURVATURE |
| HE | HORIZONTAL ELLIPTICAL | VCP | VITRIFIED CLAY PIPE |
| HDWL | HEADWALL | | |
| HNDRL | HAND RAIL | W | WIDE OR WIDTH |
| HORIZ | HORIZONTAL | W/ | WITH |
| HP | HIGH POINT | W/O | WITHOUT |
| HR | HOUR | WQCV | WATER QUALITY CONTROL VOLUME |
| HVAC | HEATING, VENTILATION, AIR CONDITIONING | WSE | WATER SURFACE ELEVATION |
| HWY | HIGHWAY | WW | WASTEWATER |
| HWL | HIGH WATER LINE | | |
| HYD | HYDRANT | X | SECT CROSS SECTION |
| | | XFMR | ELECTRICAL TRANSFORMER |
| | | YH | YARD HYDRANT |

## DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- BUTTERFLY VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- STORM – 12" AND SMALLER (SD)
- STORM – LARGER THAN 12"
- ROOF DRAIN (RD)
- TRENCH DRAIN (TD)
- UNDERDRAIN (UD)
- SANITARY SEWER – 12" AND SMALLER (SS)
- SANITARY SEWER – LARGER THAN 12"
- FORCE MAIN (FM)
- WATER – 12" AND SMALLER (W)
- WATER – LARGER THAN 12"
- NON POTABLE WATER (NPW)
- POTABLE WATER (PW)
- IRRIGATION – 12" AND SMALLER (IRR)
- IRRIGATION – LARGER THAN 12"
- CABLE TV (CATV)
- DRAIN (D)
- ELECTRIC (E)
- UNDERGROUND ELECTRIC (UE)
- OVERHEAD ELECTRIC (OE)
- TELEPHONE (T)
- FIBER OPTIC (FO)
- FUEL (FUEL)
- GAS (G)
- PVC PIPE (MISC) (PVC)

### DETAIL TITLE

DETAIL TITLE
SCALE
1 / C1.0

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT – INDICATES SAME DRAWING

1 / C1.0

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE DETAIL IS DRAWN – INDICATES SAME DRAWING

- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% SLOPE ARROW
- +03.54 PROPOSED SPOT ELEVATION
- +03.3 EXIST SPOT ELEVATION
- 5220 EXIST INDEX CONTOUR
- 5221 EXIST INTERMEDIATE CONTOUR
- 20 PROPOSED INDEX CONTOUR
- 21 PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

### SECTION CALLOUT

SECTION NUMBER IDENTIFICATION

A / –

SHEET WHERE THE SECTION IS – INDICATES SAME DRAWING

### DETAIL MARKER

- REVISION CLOUD
- REVISION NUMBER

1

## SURVEY LEGEND

- WATER LINE (W)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE HYDRANT
- SANITARY SEWER LINE (SS)
- SANITARY SEWER MANHOLE (S)
- STORM DRAINAGE LINE (SD)
- STORM DRAINAGE MANHOLE (ST)
- CURB INLET
- UNDERGROUND ELECTRICAL LINE (UE)
- OVERHEAD ELECTRICAL LINE (OE)
- ELECTRICAL POLE
- GUY WIRE
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER (ER)
- ELECTRIC VAULT (EV)
- LIGHT POLE
- DECORATIVE LIGHT
- FIBEROPTIC LINE (FO)
- TELEPHONE LINE (T)
- TELEPHONE RISER (TR)
- GAS LINE (G)
- INDICATION OF ACCESS
- BUILDING

- BENCHMARK AS DESCRIBED (BM)
- FOUND MONUMENT
- FOUND MONUMENT
- TEST CP (TP)
- UTILITY LOCATED FROM MAP (m)
- AS MEASURED AT TIME OF SURVEY (AM)
- CALCULATED FROM RECORD AND AS MEASURED INFORMATION (C)
- PLAT (P)
- RECORDED (R)
- MAILBOX (MB)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- BOLLARD
- SIGN
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS) X"/X'
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS) X"/X'
- BOULDER

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

## GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF PARKER, PARKER WATER & SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. SURVEY INFORMATION:
    - 17.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY AZTEC CONSTULTING INC. SEE TOPOGRAPHIC SURVEY FOR SALISBURY PARK DATED JUNE 01,2023. BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3 – ¼" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 1.085040" LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 17.2. BASIS OF BEARINGS: SEE PLANS.
    - 17.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

| | | |
|---|---|---|
| CP-01 | N609098.89 E204985.46 ELEV5870.51 | SET NO. 5 X 18" REBAR W/ 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691" AT SOUTHWEST PROPERTY CORNER |
| CP-02 | N611131.02 E207002.85 ELEV5843.60 | W ½ CORNER SECTIONS 27, 34 T5S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4"ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009" |
| CP-03 | N608470.98 E207016.06 ELEV5862.98 | C-W 1/16 CORNER SECTION 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 22561 2009" 0.7' BELOW SURFACE IN RANGE BOX |

    - 17.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
18. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL PERFORM A FLOODPLAIN CONFORMANCE SURVEY OF THE IMPROVEMENTS WITHIN AND 100' MINIMUM BEYOND THE LIMITS OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THE DRAWINGS. SURVEY SHALL BE PERFORMED BY A P.L.S. AND SUBMITTED AFTER FINE GRADING, AND BEFORE PLACEMENT OF BASE COURSE MATERIALS AND PAVEMENTS.
19. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

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

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

hord | coplan | macht

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p. 303.607.0977

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**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood

THE LINE SHOWN ABOVE IS 1" LONG WHEN PRINTED AT THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TO FOLLOW, IF PRINTED CORRECTLY

## TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS

## STANDARD CONSTRUCTION NOTES

These notes shall appear on the cover sheet. If a cover sheet has not been used they shall be put on every sheet of the submittal.

1. All materials and construction shall be in conformance with the latest edition of the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction, the latest edition of the Town of Parker Roadway Design and Construction Criteria Manual, and the Town of Parker Storm Drainage and Environmental Criteria Manual.
2. All materials and workmanship shall be subject to inspection by the Town of Parker Public Works Department. The Town reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
3. A preconstruction meeting shall be scheduled a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A preconstruction meeting will not be scheduled until the grading permit and all other necessary permits have been obtained.
4. The Town Inspector shall be contacted a minimum of 24 hours prior to a necessary inspection. If a Town Inspector is not available after proper notice of construction activity has been provided, the permittee may commence work in the Town Inspector's absence. However, the Town of Parker reserves the right to reject the improvement if subsequent testing reveals an improper installation.
5. Location of existing utilities shall be verified by the contractor prior to actual construction in accordance with all state and local laws. The contractor shall field verify size and horizontal and vertical locations of existing facilities prior to construction, and notify the engineer of any discrepancies.
6. The contractor shall have one (1) signed copy of the plans, approved by the Town of Parker Director of Engineering/Public Works, and one (1) copy of the Roadway Design and Construction Criteria at the job site at all times.
7. A plan for traffic control during construction shall be submitted to the Town of Parker for acceptance with the Right-of-Way Use Permit application. A permit will not be issued without an approved traffic control plan for use during construction.
8. 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."
9. 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.
10. The contractor is responsible for implementing and maintaining erosion and sediment control measures at all times during construction. The plan may be modified as field conditions warrant with approval from the Town of Parker Public Works Department.
11. The contractor shall provide, erect and maintain proper traffic control devices until the site is open to traffic. The contractor shall submit a traffic control plan to the Town of Parker Public Works Department for approval prior to construction.
12. Plans are approved for period of 1 (one) year from the date shown on the Town of Parker signature block. Plans shall be resubmitted to the Town for approval after 1 year. The cost of the plan re-review and re-acceptance will be charged back to the developer including all time and expenses of the Town of Parker Public Works Department.
13. Repair of any damage to existing improvements or landscaping is the responsibility of the contractor. Such restoration may be required to be completed prior to acceptance of completed improvements.
14. All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
15. All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information, please contact Colorado Department of Heath, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Drive South, Denver, Colorado 80222-1530. Attention: Permits and Enforcement Section. Phone (303) 692-3500.
16. 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.
17. All references to books, pages, maps, and reception number are public documents on file with the County Clerk and Recorder's Office.

## SIGNAGE AND STRIPING NOTES

In addition to the notes in the above section of these roadway standards, the following notes shall appear on the cover sheet of all submittals containing roadways. The following notes shall be on all signage and striping plans:

1. All traffic control devices shall conform to the most recent version of the federal Manual on Uniform Traffic Control Devices (MUTCD), Colorado Supplemental MUTCD, and the Town of Parker Roadway Design and Construction Criteria Manual. Further specifications and illustrations are located in the Colorado Department of Transportation (CDOT) M and S Standards.
2. A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
3. The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
4. Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.
5. Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
6. Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.
7. A 7 foot minimum post length shall be maintained from the bottom of the sign panel to the ground. This requirement for vertical clearance is for all signs.
8. Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
9. Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.
10. Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two-year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.
11. Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.
12. All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.
13. All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.
14. All removed signs shall be returned to the Town of Parker.
15. Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.

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

    Shall line up with handicap ramps.

    Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.
16. All pavement marking material (including words and symbols) shall be as follows:

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

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

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

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

    Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.
17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

## STORM DRAINAGE INFRASTRUCTURE NOTES

1. All storm drainage improvements are subject to compliance with the Colorado Department of Transportation (CDOT) current edition of the Standard Specifications for Road and Bridge Construction, M & S Standards, and all standard special provisions currently used by CDOT, with the modifications set forth in the Town of Parker's Storm Drainage and Environmental Criteria Manual (SDECM), as amended.
2. The contractor shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8 CRS), the "Protection of Fishing Streams" Title 33, Article 5, CRS), the "Clean Water Act" (33 USC 1344), Cherry Creek Reservoir Control Regulation No. 72" (5 CCR 1002-72), the regulation promulgated, certification or permits issues, and the requirements presented in the SDECM Revision to Section 107 and the Construction BMP Plan. In the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal, or State agencies, the more restrictive laws, rules, or regulations shall apply.
3. Inspections: Construction shall not begin until a grading permit has been issued for the project. The contractor shall notify the Town of Parker Engineering Department (Public Works) to schedule inspections a minimum of 48 hours prior the construction of all drainage infrastructure (storm sewers, inlets, manholes, energy dissipaters, riprap, grouted boulders, detention pond outlet structures, forebays, trickle channels, etc). Failure to notify the engineering department for inspections may result in non-acceptance of the infrastructure by the Town. Urban Drainage and Flood Control District must also be notified in a similar manner for all maintenance eligible drainage infrastructures (consult with Stormwater Engineering Division).
4. Structural backfill (CDOT Class 1) shall be compacted to conform to CDOT Standard Specification 203.03. Structural backfill (CDOT Class 2) shall conform to CDOT Standard Specification 203.07. At the contractor's option, Structural Backfill (Squeegee) meeting the gradation requirements contained in Revision of Section 206 of the CDOT Standard Specifications as presented in the SDECM, may be substituted for Structure backfill (Class 1) or Class 2) for backfilling of culvert pipes, storm sewer pipes, manholes and inlet structures; however, the top 2 feet below subgrade elevation shall be the required embankment material.
5. All excavations shall meet OSHA requirements.
6. Testing: Probationary acceptance of storm drainage improvements will be contingent upon satisfactory testing results. In all cases where tests indicate compaction less than that required by Town specifications, additional compaction and tests will be required until the specifications are met. Frequency of testing will be as follows:
   - 1 test for subgrade and 1 test for backfill at every above ground appurtenance (manholes, inlets, etc)
   - 1 test every 200 LF of mainline trench every 1 foot of backfill lift and within 1 foot from all structures.
7. Allowable storm sewer conduit material within the Town of Parker shall be limited to Reinforced Concrete Pipe (RCP) conforming to CDOT Standard Specification 706.02.
8. All RCP joints shall be manufactured in accordance with ASTM C443. Rubber gaskets shall be used on all pipe joints conforming to ASTM C443. All RCP sections shall be joined in such a manner that the ends are fully entered and the inner surfaces are reasonable flush. Average joint gap that exceeds ½ inch shall be filled with an approved flexible plastic sealant.
9. Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls.
10. Epoxy coated rebar shall be used as reinforcing steel on all storm inlets and structures. Reference CDOT M&S Standard Plan No. M-604-10, 11, 12, and 13.
11. CDOT Class D concrete shall be used for all concrete drainage structures.
12. Pre-cast inlets and manhole bases shall not be used within the Town of Parker Right-of-way, with the exception of CDOT Type C and D inlets.
13. Two- (2) manhole access points are required on all Type "R" curb inlets greater than or equal to ten (10) feet in length as presented in CDOT M&S Standard Plan No. M-604-12.
14. All grouting (boulders, riprap) shall be in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.
15. All boulders and riprap shall be selected and placed in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.
16. Contractor shall refer to the Town of Parker's Construction Best Management Practices details and notes for all requirements relating to re-vegetation, sediment and erosion control requirements for construction activities.
17. Pipe bells shall not be cast into manhole bases or inlets.

## ROADWAY NOTES

The following notes shall appear on the cover sheet of all submittals containing roadway plans. If a cover sheet has not been used, they shall be put on every sheet of the submittal containing roadway design.

1. Paving shall not commence until a soils report and pavement design is approved by the Town of Parker and subgrade compaction tests are submitted to and approved by the Town Inspector.
2. Standard Town of Parker Curb Ramps are to be constructed at all curb returns and at all "T" intersections in accordance with the latest Town of Parker standards
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 and S Standards, and the Town of Parker Roadway Design and Construction Criteria Manual, latest edition, shall apply.

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

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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Englewood, CO 80112
p. 303.688.0223

Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

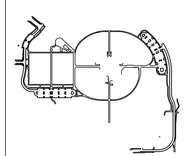
PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**TOWN OF PARKER CONSTRUCTION NOTES**

# C-002

SITE PLAN SUBMITTAL


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C M Y K

## GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
8. 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. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
    "X" FOR SANITARY SERVICE SEWERS
    "V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

## SANITARY SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

## WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

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1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

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1675 Larimer Street, #500
Denver, CO 80202
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**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
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**ENVISION Mechanical Engineers, Inc.**
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p. 303.688.0223

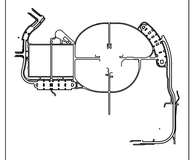
Town of Parker
**SALISBURY PARK**
**NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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PLANNING
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**Key Map**



**Drawing**
**PWSD NOTES**

# C-003

SITE PLAN SUBMITTAL

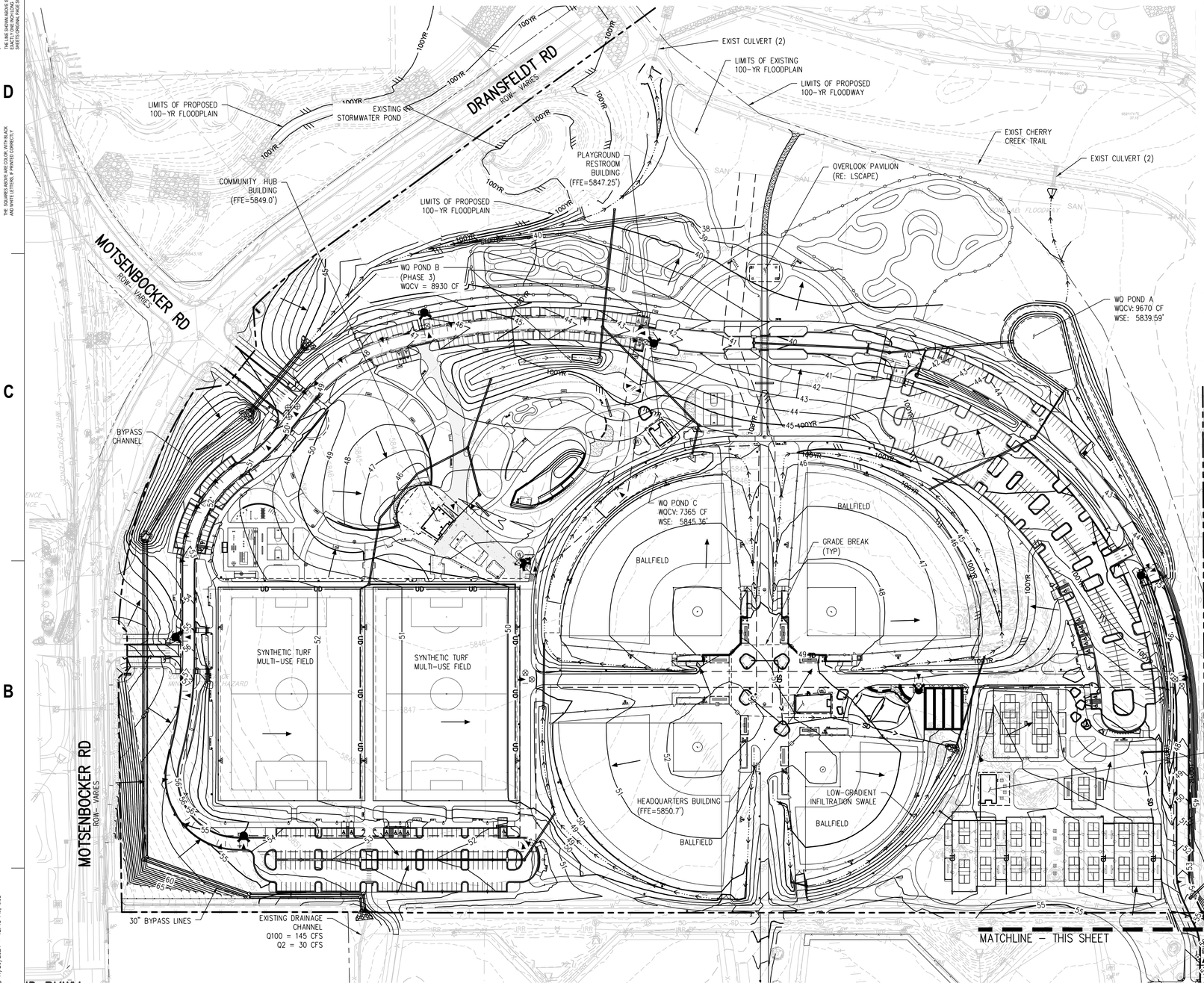

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C M Y K




## GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

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

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Wheat Ridge, CO 80215
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p. 303.986.2175

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
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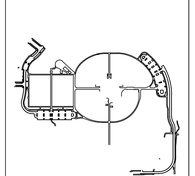
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INTERIOR DESIGN

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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

OVERALL GRADING & DRAINAGE PLAN (FINAL)

# C-100

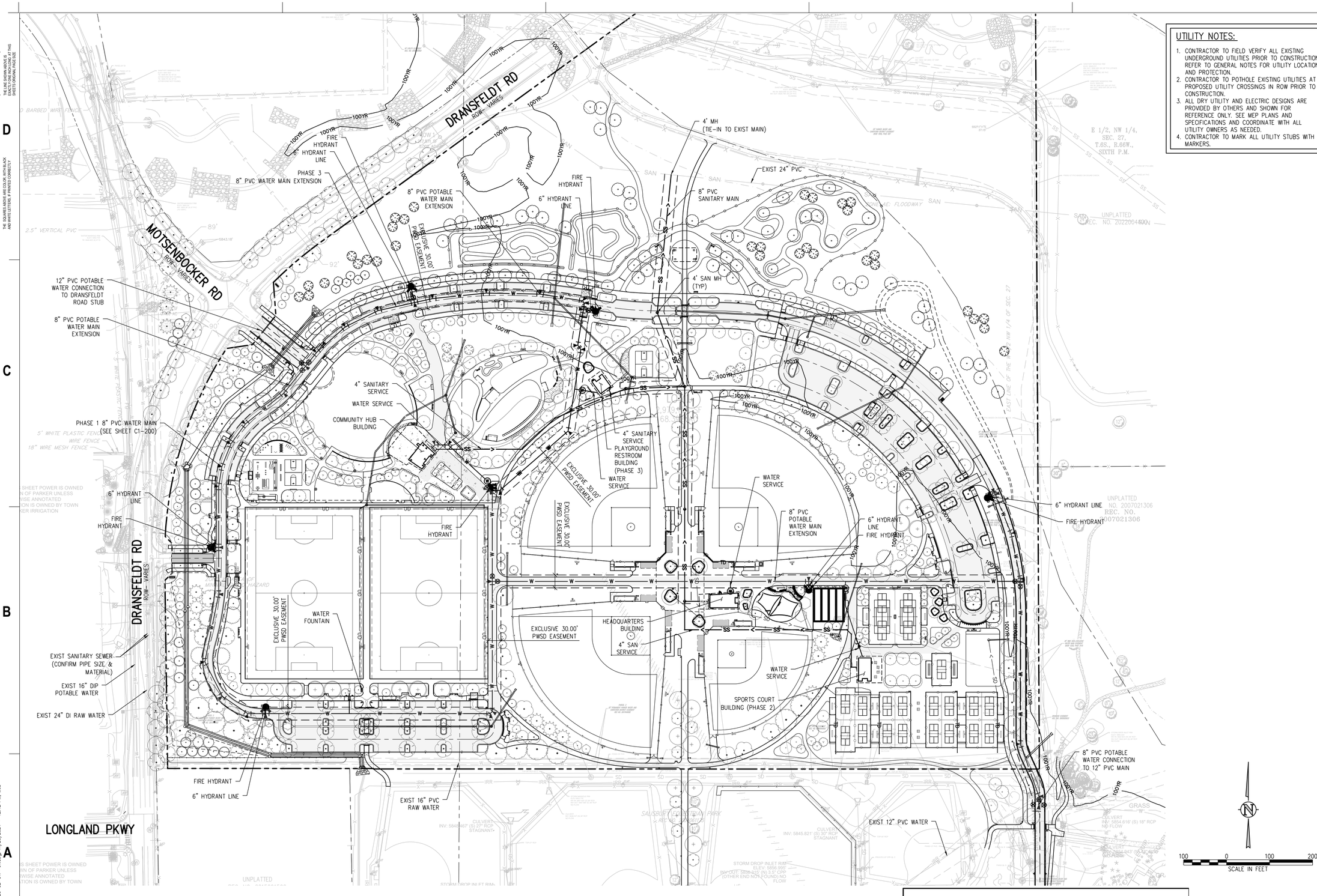
SITE PLAN SUBMITTAL
Page 10 of 311

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C M Y K




All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
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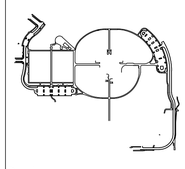
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**Key Map**



**Drawing**

OVERALL UTILITY PLAN (FINAL)

# C-200

SITE PLAN SUBMITTAL
Page 11 of 311

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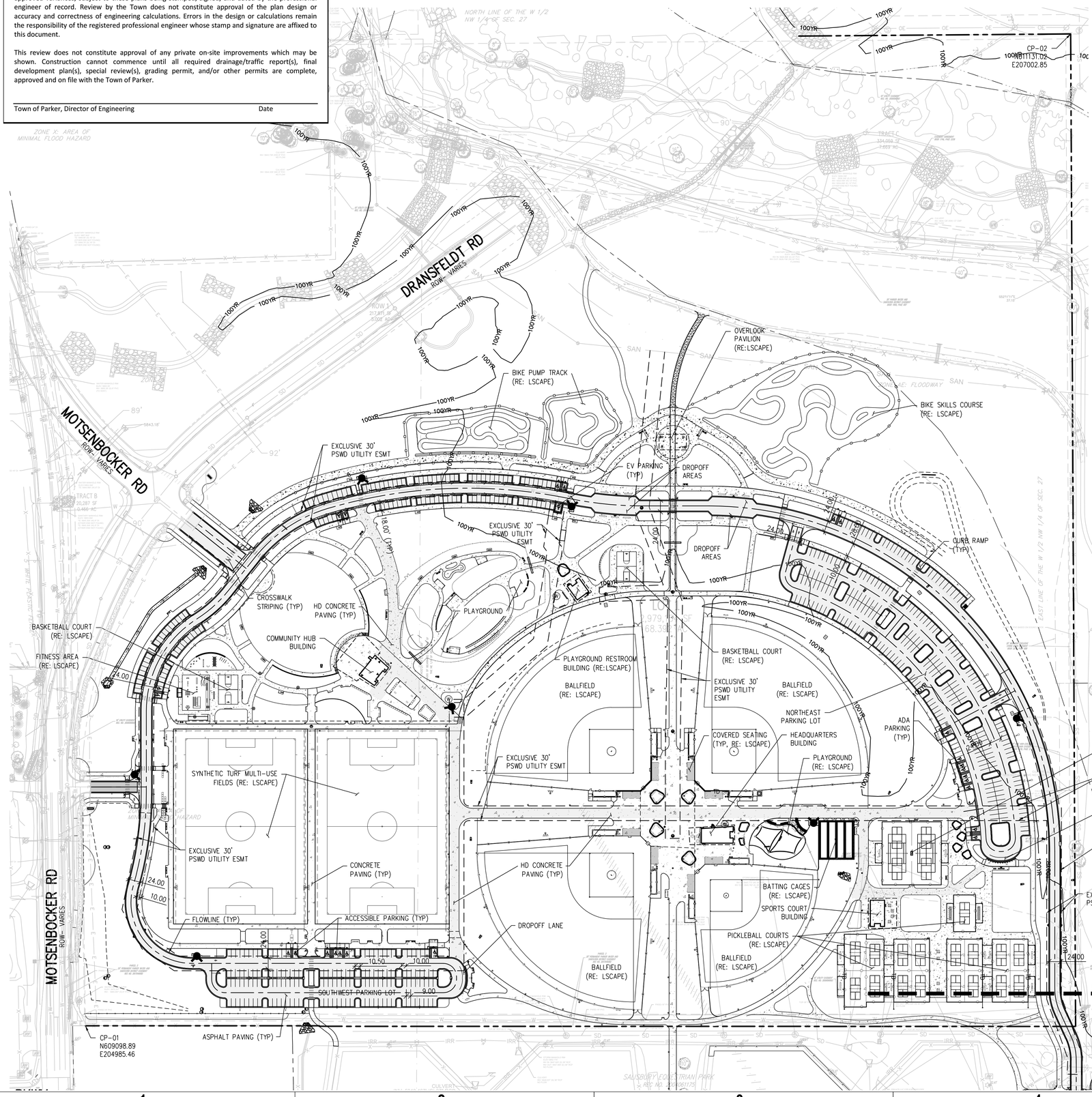
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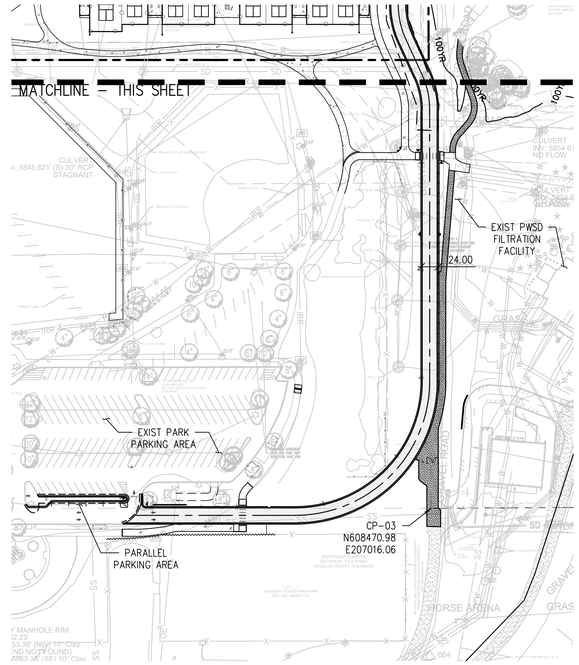
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Town of Parker, Director of Engineering Date

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## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- STRUCTURAL CONCRETE
- LIMITS OF SAWCUT

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SCALE IN FEET

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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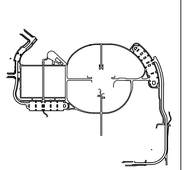
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**Key Map**



**Drawing**

SIGNAGE, STRIPING & PAVEMENT PLAN (FINAL)

# C-300

SITE PLAN SUBMITTAL
Page 12 of 311

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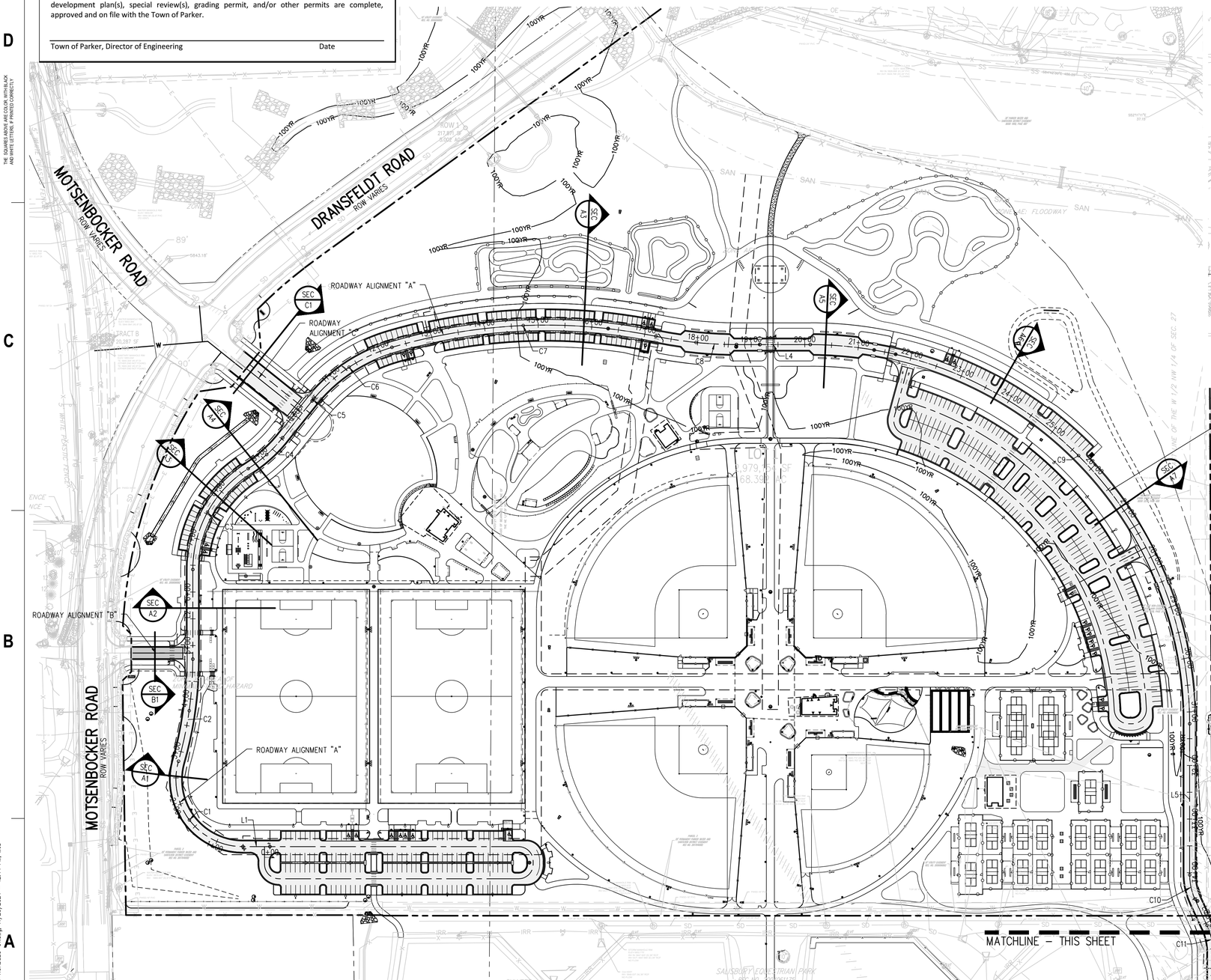
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Town of Parker, Director of Engineering Date

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Town of Parker
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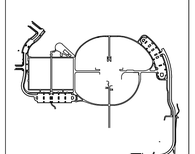
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**Key Map**



**Drawing**

ROADWAY GEOMETRIC CONTROL PLAN

# C-400

SITE PLAN SUBMITTAL
Page 13 of 311

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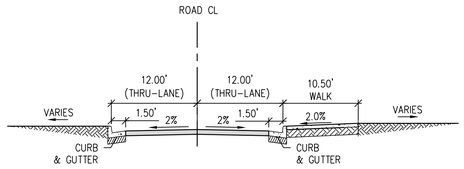
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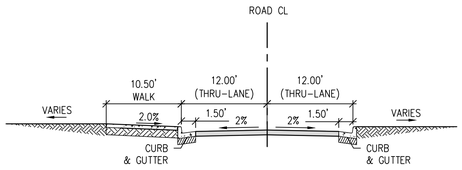
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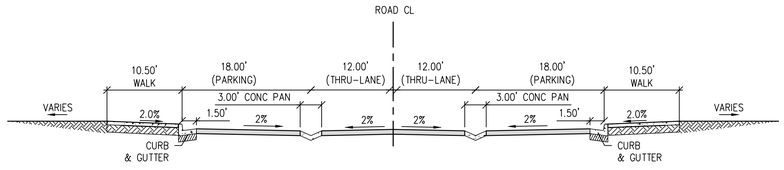
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# TYPICAL ROAD WAY (SECTIONS)



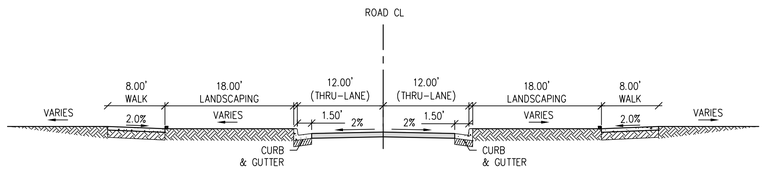

STA 1+11.96 – 4+16.53 SEC A1



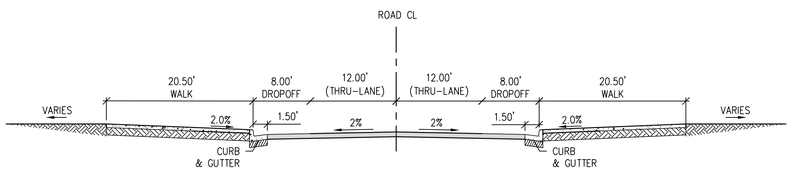

STA 5+60.65 – 6+57.46 SEC A2



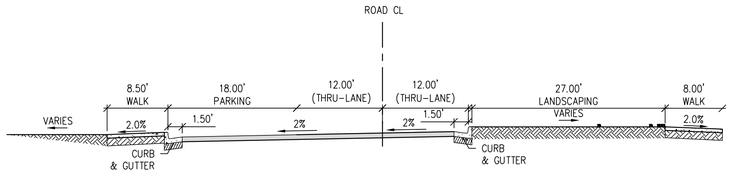

STA 6+76.08 – 8+58.86, 11+81.27 – 16+95.23 SEC A3



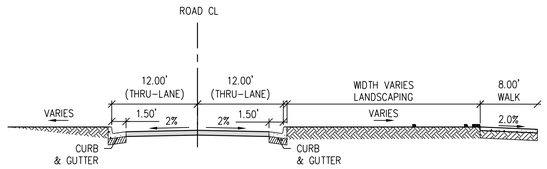

STA 8+62.93 – 9+58.46, 10+61.55 – 11+76.54 SEC A4



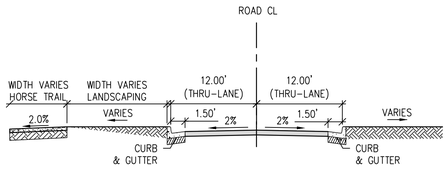

STA 17+73.22 – 18+59.81, 20+16.33 – 21+3.03 SEC A5



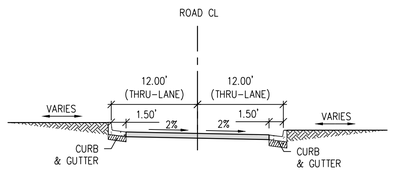

STA 22+59.74 – 25+74.42 SEC A6




STA 25+78.81 – 36+16.86 SEC A7

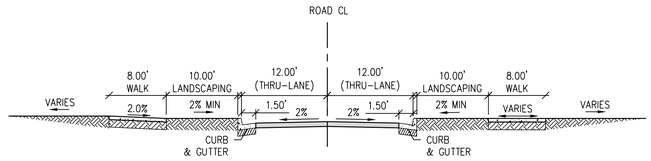



STA 36+30.92 – 40+90.68 SEC A8



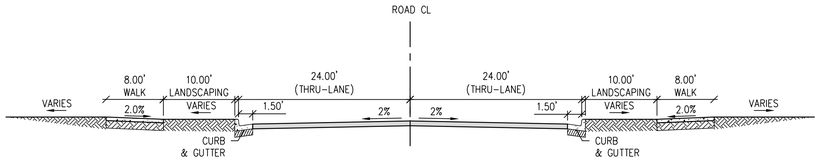

STA 40+90.68 – 44+45.50 SEC A9

# ROADWAY ALIGNMENT B
# TYPICAL ROAD WAY (SECTIONS)




SOUTH ENTRANCE SEC B1

# ROADWAY ALIGNMENT C
# TYPICAL ROAD WAY (SECTIONS)




NORTH ENTRANCE SEC C1

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

COLORADO 811 Utility Notification Center

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
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Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
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p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223


Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

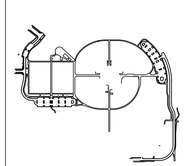
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



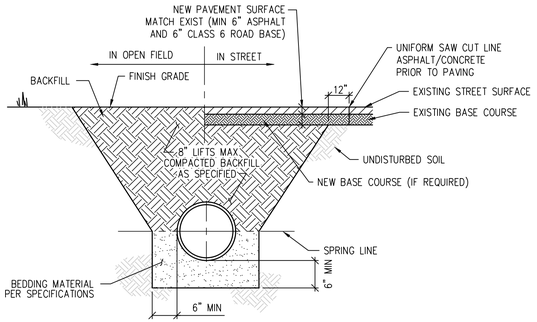
**Drawing**

TYPICAL ROADWAY SECTIONS

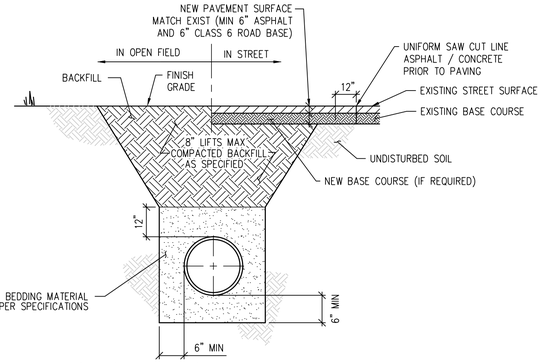
# C-401

SITE PLAN SUBMITTAL
Page 14 of 311

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REINFORCED CONCRETE PIPE

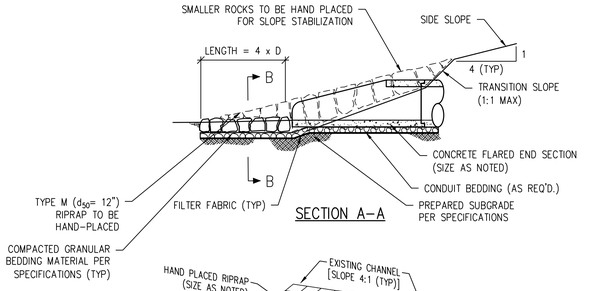



CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

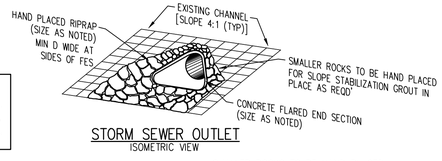
NOTES:

1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATED PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

STORM SEWER PIPE BEDDING DETAIL (1)
NTS



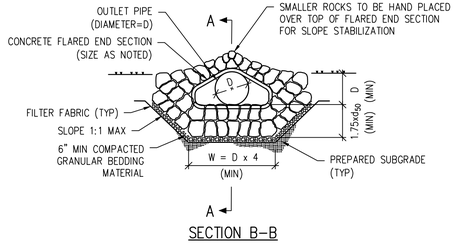

SECTION A-A




RIPRAP SIZING

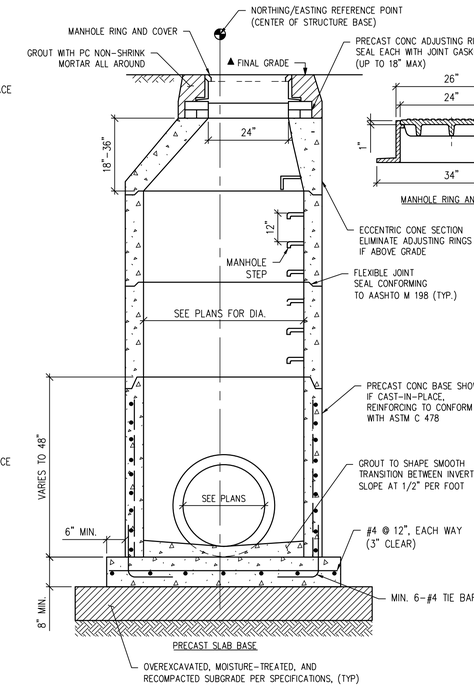
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|---|
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| TYPE L $d_{50}$=9" |
| TYPE M $d_{50}$=12" |
| TYPE H $d_{50}$=18" |
| TYPE VH $d_{50}$=24" |

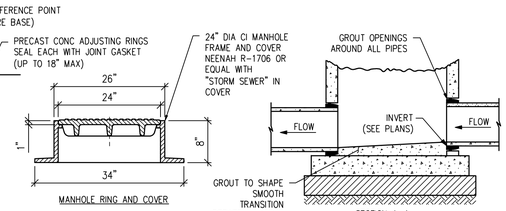
STORM SEWER OUTLET
ISOMETRIC VIEW

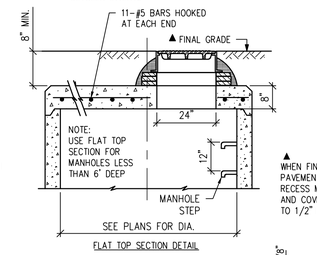



SECTION B-B

STORM SEWER FLARED END SECTION DETAIL (4)
NTS

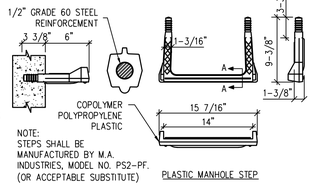



FLAT TOP SECTION DETAIL

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

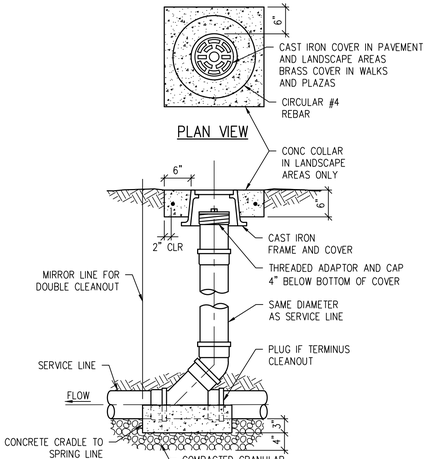



PLASTIC MANHOLE STEP

STORM MANHOLE DETAIL (2)
NTS

NOTES:

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
13. BASE SLABS SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
14. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
15. FOR FULL DETAIL, SEE CDOT DETAIL M-604-20.




STORM CLEANOUT DETAIL (3)
NTS

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Town of Parker, Director of Engineering — Date

COLORADO 811

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Town of Parker
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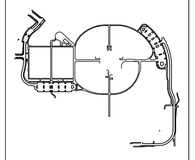
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**GRADING & DRAINAGE DETAILS**

# CD-100

SITE PLAN SUBMITTAL
Page 15 of 311

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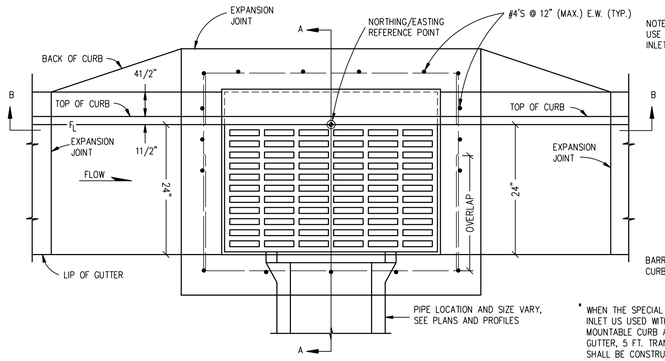
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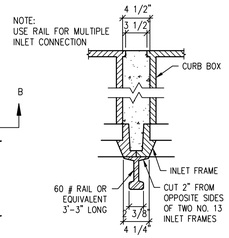
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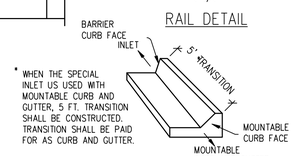
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K Y M C




PLAN VIEW

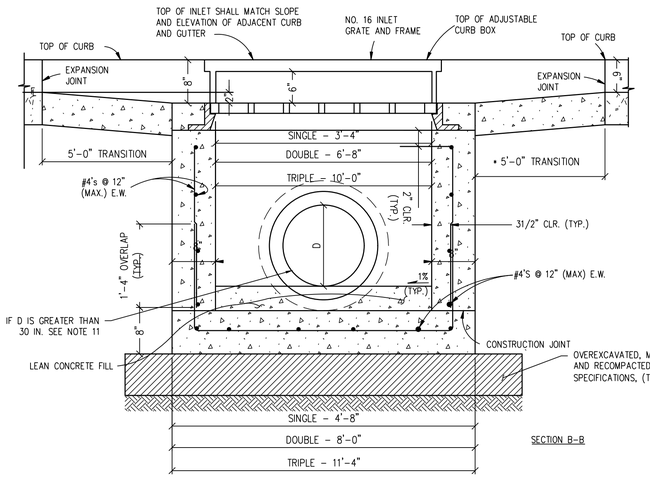


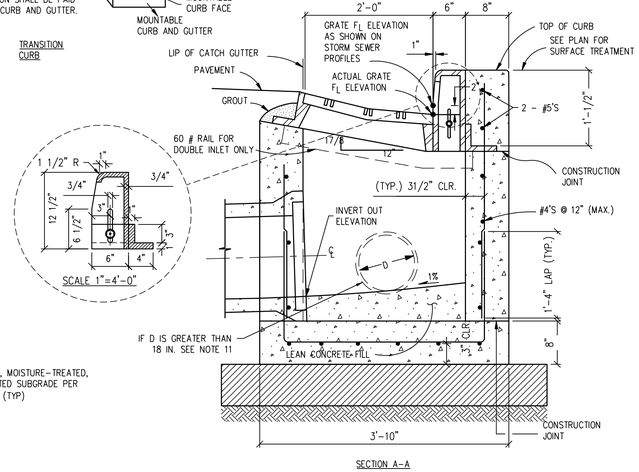

TRANSITION CURB

**NOTES:**

1. ALL CASTING SHALL CONFORM TO ASTM A-48(C1 35b) WITH A MINIMUM STRENGTH OF 35 ksi.
2. ALL CASTINGS SHALL BE HEAVY DUTY, AND CAPABLE OF WITHSTANDING AASHTO H20 LOADING.
3. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
4. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
6. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 4000 PSI.
7. SUBGRADE SHALL HAVE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 100% MAXIMUM DRY DENSITY, AASHTO T-99.
8. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
9. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
10. LEAN CONCRETE FILL TO BE f' = 2000 PSI.
11. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.




SECTION B-B

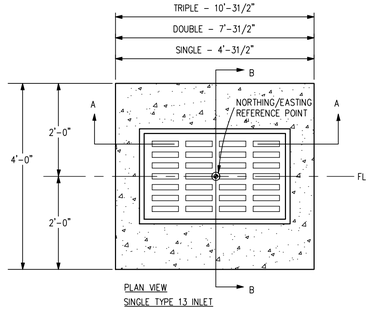



SECTION A-A

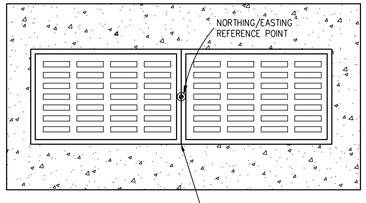



## COMBINATION INLET DETAIL (1)

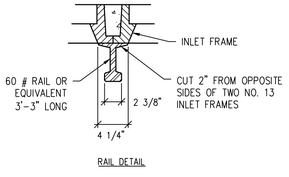
NTS



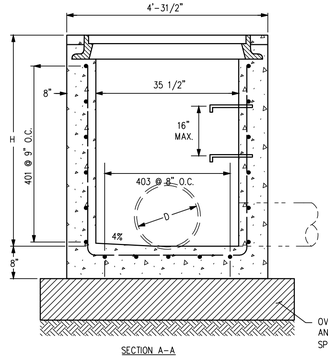

PLAN VIEW
SINGLE TYPE 13 INLET



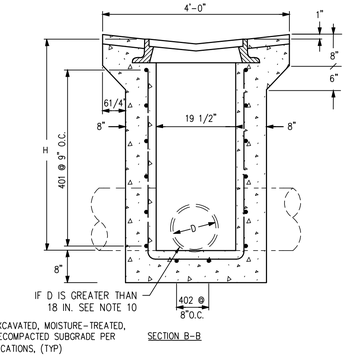

PLAN VIEW
DOUBLE TYPE 13 INLET




RAIL DETAIL




SECTION A-A



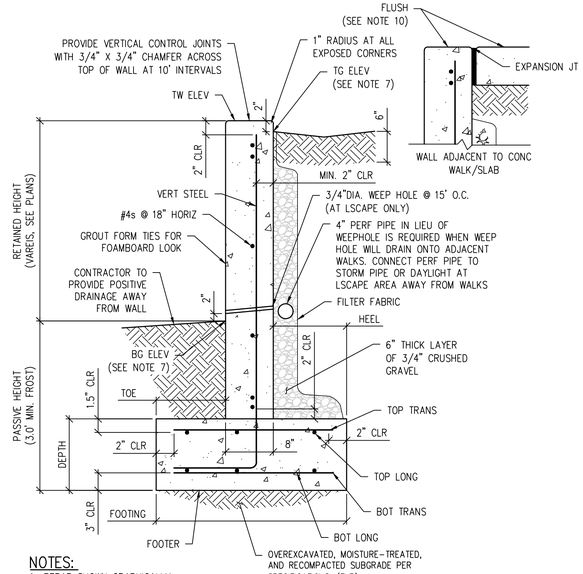

SECTION B-B

**NOTES:**

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.
9. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-13
10. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

## VALLEY INLET DETAIL (3)

NTS



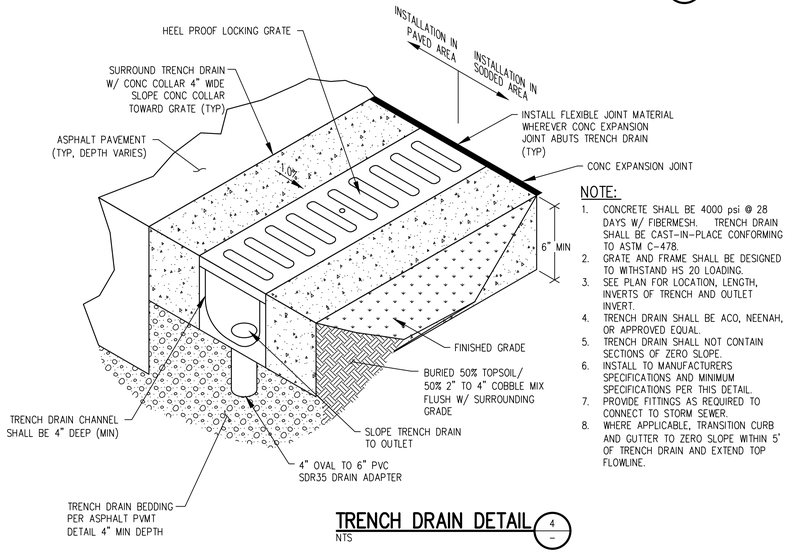

**NOTES:**

1. REBAR SHOWN GRAPHICALLY
2. PROVIDE DRAINAGE BOARD TO ALLOW DRAINAGE
3. WALLS OVER 4' MUST BE DESIGNED AND AND STAMPED BY STRUCTURAL PROFESSIONAL ENGINEER.
4. ALL REINFORCEMENT TO BE MIN. ASTM 615 GR 60
5. MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH = 4500 PSI
6. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO WALL GEOMETRY
7. TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL
8. WALL IS DESIGNED FOR DRAINED SOIL CONDITION
9. INCREASE REINFORCING COVER TO MAINTAIN CLEAR DISTANCES NOTED WHEN FORM LINERS ARE USED
10. TW DENOTES TOP OF WALL. WALL TO BE FLUSH WITH ADJOINING FLATWORK EXCEPT AS NOTED. REFERENCE LANDSCAPE ARCHITECT FOR RAILING REQUIREMENTS IF REQ'D.

| RETAINED HEIGHT | PASSIVE HEIGHT | FOOTING | DEPTH | TOE | HEEL | TOP TRANS | TOP LONG | BOT TRANS | BOT LONG | VERT STEEL |
|---|---|---|---|---|---|---|---|---|---|---|
| 0.5' UP TO 2' | 3' | 20" | 8" | 6" | 6" | #4s @ 24" | #4s @ 16" | #4s @ 24" | #4s @ 16" | #4s @ 24" |
| 2' UP TO 3' | 3' | 24" | 10" | 8" | 8" | #4s @ 18" | #4s @ 18" | #4s @ 18" | #4s @ 18" | #4s @ 18" |
| 3' UP TO 4' | 3' | 32" | 12" | 12" | 12" | #4s @ 12" | #4s @ 18" | #4s @ 18" | #4s @ 18" | #5s @ 12" |

## CONCRETE RETAINING WALL (4' HT. MAX) DETAIL (2)

NTS




**NOTE:**

1. CONCRETE SHALL BE 4000 psi @ 28 DAYS W/ FIBERMESH. TRENCH DRAIN SHALL BE CAST-IN-PLACE CONFORMING TO ASTM C-478.
2. GRATE AND FRAME SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
3. SEE PLAN FOR LOCATION, LENGTH, INVERTS OF TRENCH AND OUTLET INVERT.
4. TRENCH DRAIN SHALL BE ACO, NEENAH, OR APPROVED EQUAL.
5. TRENCH DRAIN SHALL NOT CONTAIN SECTIONS OF ZERO SLOPE.
6. INSTALL TO MANUFACTURERS SPECIFICATIONS AND MINIMUM SPECIFICATIONS PER THIS DETAIL.
7. PROVIDE FITTINGS AS REQUIRED TO CONNECT TO STORM SEWER.
8. WHERE APPLICABLE, TRANSITION CURB AND GUTTER TO ZERO SLOPE WITHIN 5' OF TRENCH DRAIN AND EXTEND TOP FLOWLINE.

## TRENCH DRAIN DETAIL (4)

NTS

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Town of Parker, Director of Engineering — Date

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p. 303.607.0977

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**JVA Incorporated**
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Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
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Town of Parker
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11700 MOTSENBOCKER RD
PARKER, CO 80134

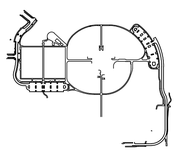
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**GRADING & DRAINAGE DETAILS**

# CD-101

SITE PLAN SUBMITTAL
Page 16 of 311

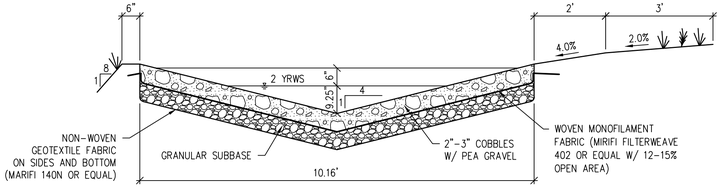
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D C B A

1 2 3 4 5

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT FULL SIZE. IF NOT, ADJUST SCALE ACCORDINGLY. THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TESTING & PRINTING CONTACT U




NOTES:

1. GRANULAR SUBBASE SHALL MEET AASHTO No. 4 COARSE AGGREGATE (WASHED 3/4" – 1-1/2" GRAVEL). COBBLES SHALL BE 2"-3" AVERAGE DIAMETER. PEA GRAVEL SHALL MEET CDOT CLASS B FILTER MATERIAL.

2. MAINTENANCE REQUIREMENTS:
   a) MAINTAIN IRRIGATED GRASS AT 2 TO 4 INCHES TALL OR NONIRRIGATED NATIVE GRASS AT 6 TO 8 INCHES TALL. COLLECT CUTTINGS AND DISPOSE OF THEM OFFSITE OR USE A MULCHING MOWER.

   b) AS NEEDED BY INSPECTION, REMOVE ALL COLLECTED DEBRIS AND LITTER. KEEP THE AREA CLEAN FOR AESTHETIC REASONS, WHICH ALSO REDUCES FLOATABLES BEING FLUSHED DOWNSTREAM. REPAIR SWALE IF DAMAGED AFTER STORM EVENTS

   c) ANNUALLY CHECK THE SWALE FOR RIPRAP PLACEMENT, COBBLE LAYER COVERAGE, AND SEDIMENT ACCUMULATED IN SWALE AND NEAR INLETS AND FLARED END SECTIONS.

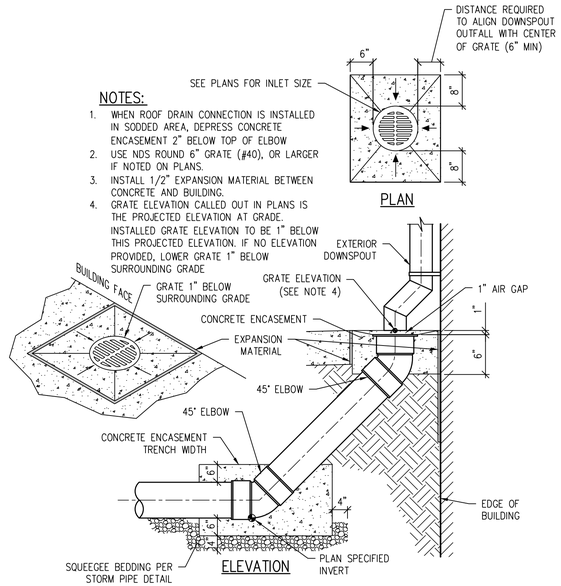
   d) ROUTINELY REMOVE ACCUMULATED SEDIMENT NEAR CULVERTS AND WITHIN THE CHANNEL TO MAINTAIN FLOW CAPACITY. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. PERIODICALLY REPAIR AND REVEGETATE ERODED AREAS IN THE CHANNELS DUE TO HIGH FLOWS.

   e) WHEN THE WATER IN THE SWALE FAILS TO INFILTRATE DUE TO HIGH SEDIMENT DEPOSITS IN THE COBBLE/PEA GRAVEL LAYER, REMOVE CLEAN AND STOCKPILE THE COBBLE/PEA GRAVEL LAYER.

3. REMOVE AND REPLACE THE WORN GEO FABRIC LAYER IF NECESSARY, REPLACE THE CLEANED COBBLE/PEA GRAVEL GRAVEL LAYER.

## LOW GRADIENT WATER QUALITY INFILTRATION SWALE

NTS — 1

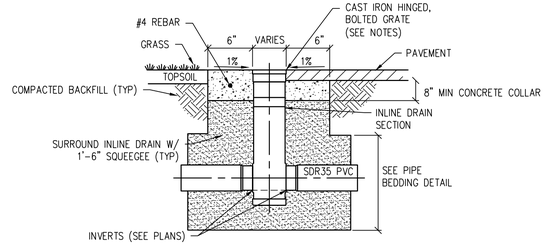



NOTES:

1. WHEN ROOF DRAIN CONNECTION IS INSTALLED IN SODDED AREA, DEPRESS CONCRETE ENCASEMENT 2" BELOW TOP OF ELBOW
2. USE NDS ROUND 6" GRATE (#40), OR LARGER IF NOTED ON PLANS.
3. INSTALL 1/2" EXPANSION MATERIAL BETWEEN CONCRETE AND BUILDING.
4. GRATE ELEVATION CALLED OUT IN PLANS IS THE PROJECTED ELEVATION AT GRADE. INSTALLED GRATE ELEVATION TO BE 1" BELOW THIS PROJECTED ELEVATION. IF NO ELEVATION PROVIDED, LOWER GRATE 1" BELOW SURROUNDING GRADE

## EXTERIOR DOWNSPOUT ROOF DRAIN CONNECTION

NTS — 2




## 8" TO 30" NYLOPLAST DRAIN

(SEE PLANS FOR SIZE)

NOTES:

1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL).

## AREA DRAIN DETAIL

NTS — 3

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Town of Parker, Director of Engineering — Date

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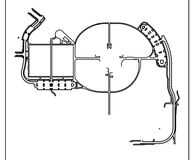
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** AMF/MGG/MJS
**Checked By:** WTP/CWK/CFG

**Key Map**



**Drawing**

**GRADING & DRAINAGE DETAILS**

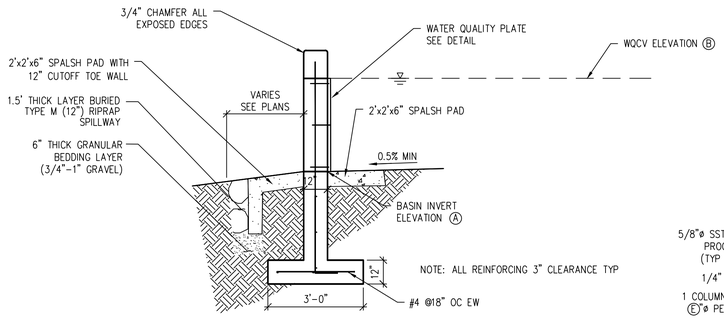
# CD-102

SITE PLAN SUBMITTAL


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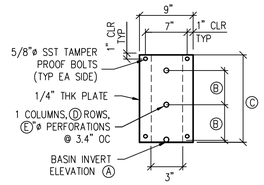
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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) BLACK, YELLOW, MAGENTA & CYAN RESPECTIVELY



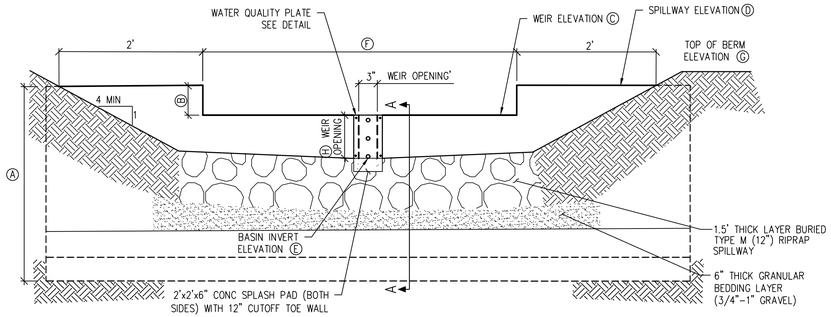

## SECTION A-A

| POND ID | (A) | (B) |
|---|---|---|
| POND A | 5838.10 | 5839.59 |
| POND D | 5845.30 | 5842.03 |
| POND E | 5845.90 | 5847.30 |
| ALT 1 POND | 5844.10 | 5845.67 |




## WATER QUALITY PLATE DETAIL

| POND ID | (A) | (B) | (C) | (D) | (E) |
|---|---|---|---|---|---|
| POND A | 5838.10 | 4.0" | 1.5' | 5 | 1-1/4" |
| POND D | 5845.30 | 12.0" | 2.43' | 3 | 1" |
| POND E | 5845.90 | 5.6" | 1.41' | 3 | 5/8" |
| ALT 1 POND | 5844.10 | 6.4" | 1.59' | 3 | 7/16" |

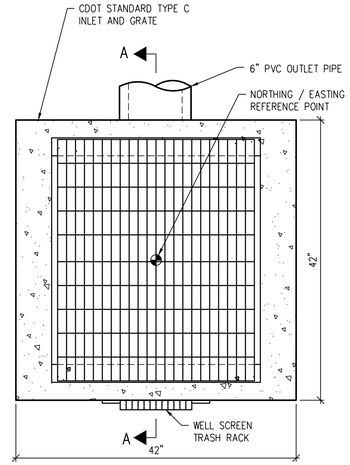



## CONC WEIR WALL DETAIL

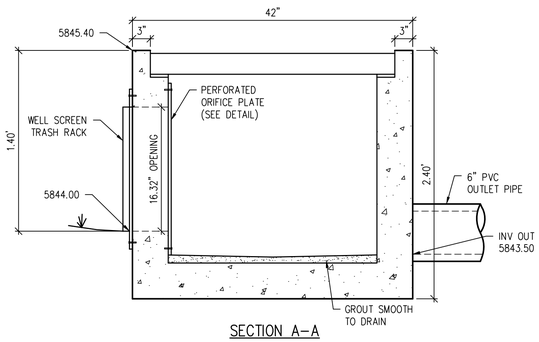
NTS

1 C1-110

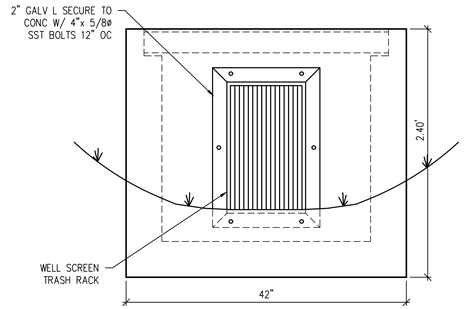
| POND ID | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) |
|---|---|---|---|---|---|---|---|---|
| POND A | 8.00' | 0.50' | 5839.60 | 5840.60 | 5838.10 | 5.00' | 5841.10 | 1.50' |
| POND D | 5.75' | 0.30' | 5847.73 | 5845.30 | 5848.10 | 0.75' | 5845.80 | 2.43' |
| POND E | 3.75' | 0.35' | 5847.31 | 5848.00 | 5845.90 | 2.00' | 5848.50 | 1.41' |
| ALT 1 POND | 4.00' | 0.35' | 5845.69 | 5846.10 | 5844.10 | 2.00' | 5846.60 | 1.59' |



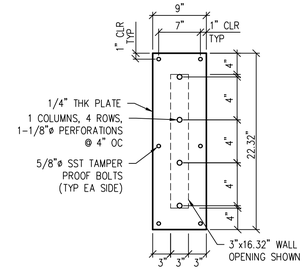

## PLAN




## SECTION A-A




## ELEVATION




## PERFORATED PLATE DETAIL

## DETENTION BASIN OUTLET STRUCTURE

NTS

2 C1-116

### NOTES:

1. CONCRETE SHALL BE CDOT CLASS B. INLET MAY BE CAST-IN-PLACE, OR PRECAST. CAST-IN-PLACE CONCRETE WALLS EDGES SHALL BE CHAMFERED 3/4"

2. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.

3. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED.

4. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE

5. BOLT AND ANCHOR PLATES TO WALL

6. SPECIFIED TRASH RACK: US FILTER STAINLESS STEEL WELL-SCREEN WITH #93 VEE WIRE, 0.139" OPENINGS BETWEEN WIRES, #156 SUPPORT RODS ON 3/4" SPACING, TOTAL RACK THICKNESS OF 0.31" AND 3/8" X 1.0" FLAT BAR FRAME.

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ARCHITECTURE

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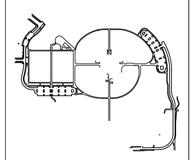
PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**GRADING & DRAINAGE DETAILS**

# CD-103

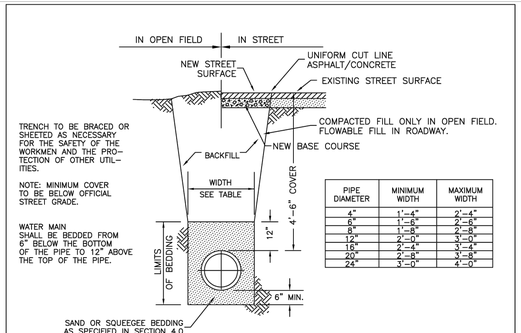
SITE PLAN SUBMITTAL
Page 18 of 311

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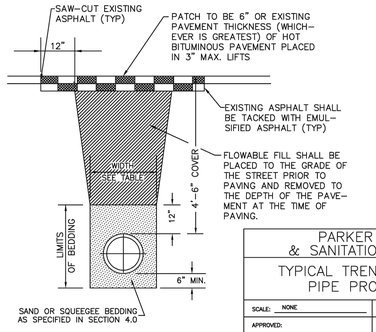
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE PLOTTING CAPABILITY

C M Y K




| PIPE DIAMETER | MINIMUM WIDTH | MAXIMUM WIDTH |
|---|---|---|
| 4" | 1'-4" | 2'-4" |
| 6" | 1'-6" | 2'-6" |
| 8" | 1'-8" | 2'-8" |
| 12" | 2'-0" | 3'-0" |
| 16" | 2'-4" | 3'-4" |
| 20" | 2'-8" | 3'-8" |
| 24" | 3'-0" | 4'-0" |

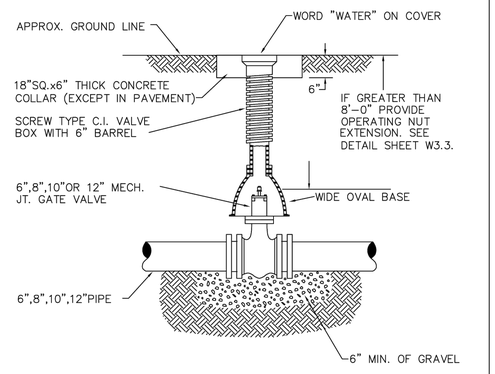
## STANDARD TRENCH SECTION




## STREET CUT PATCH

| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| TYPICAL TRENCH SECTION PIPE PROTECTION | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16 10/16 |

2016 REVISION — SHEET W4.1




6-INCH VALVE BOXES

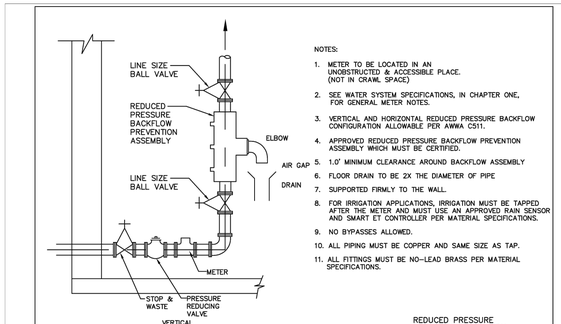
CHECK MATERIAL SPECIFICATIONS

NOTES:

1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| VALVE BOX DETAIL | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 5/98 10/16 6/99 12/07 1/16 |

2016 REVISION — SHEET W3.10




NOTES:

1. METER TO BE LOCATED IN AN UNOBSTRUCTED & ACCESSIBLE PLACE. (NOT IN CRAWL SPACE)
2. SEE WATER SYSTEM SPECIFICATIONS, IN CHAPTER ONE, FOR GENERAL METER NOTES.
3. VERTICAL AND HORIZONTAL REDUCED PRESSURE BACKFLOW CONFIGURATION ALLOWABLE PER AWWA C511.
4. APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WHICH MUST BE CERTIFIED.
5. 1.0' MINIMUM CLEARANCE AROUND BACKFLOW ASSEMBLY
6. FLOOR DRAIN TO BE 2X THE DIAMETER OF PIPE
7. SUPPORTED FIRMLY TO THE WALL.
8. FOR IRRIGATION APPLICATIONS, IRRIGATION MUST BE TAPPED AFTER THE METER AND MUST USE AN APPROVED RAIN SENSOR AND SMART ET CONTROLLER PER MATERIAL SPECIFICATIONS.
9. NO BYPASSES ALLOWED.
10. ALL PIPING MUST BE COPPER AND SAME SIZE AS TAP.
11. ALL FITTINGS MUST BE NO-LEAD BRASS PER MATERIAL SPECIFICATIONS.

| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| INSIDE COMMERCIAL METER INSTALLATION FOR 6" & SMALLER PIPE | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 8/99 1/16 2/00 10/16 4/01 01/02 06/05 |

2016 REVISION — SHEET W5.8

PIPE BEDDING:

(a) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bell holes shall be dug deep enough to provide a minimimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and sling holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) Bedding Material: The bedding material shall be a clean well-graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

Well-Graded Sand for (24-inch or large diameter)

| Sieve Size | Total Percent Passing by Weight |
|---|---|
| 3/8 inch | 100 |
| No. 4 | 70-100 |
| No. 8 | 36-93 |
| No. 16 | 20-80 |
| No. 30 | 8-65 |
| No. 50 | 2-30 |
| No. 100 | 1-10 |
| No. 200 | 0-3 |

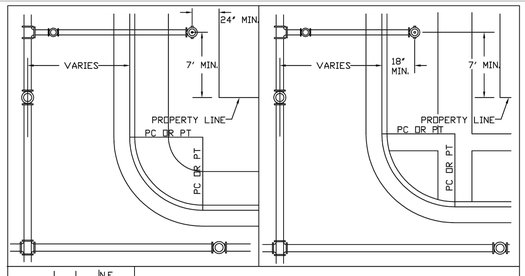
Squeegee Sand
for use with 20-inch or smaller

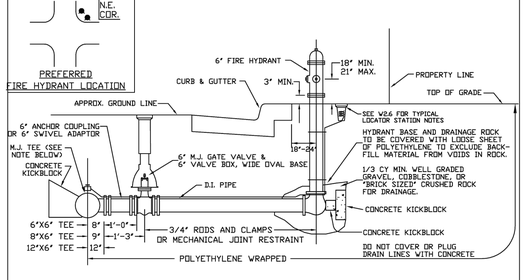
| Sieve Size | Total Percent Passing by Weight |
|---|---|
| 3/8 inch | 100 |
| No. 200 | 0-3 |

If approved by the District, fines form the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| PIPE BEDDING | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 5/98 2/00 1/16 10/16 |

2016 REVISION — SHEET W4.2



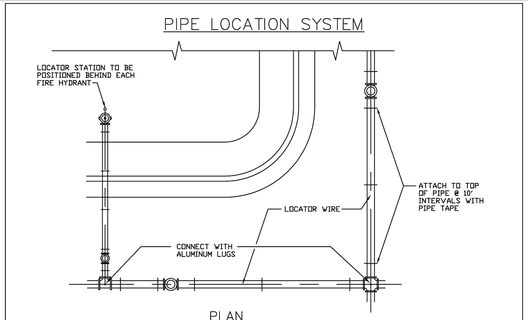

NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY [illegible] WALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 36"

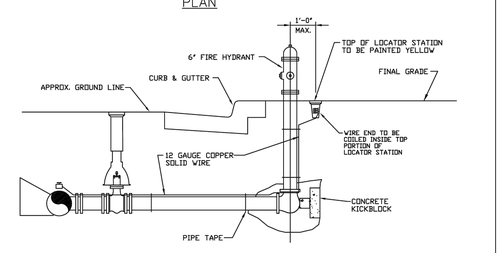
| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| FIRE HYDRANTS LOCATION & INSTALLATION | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01 10/16 01/02 12/07 1/16 |

2016 REVISION — SHEET W2.5

## PIPE LOCATION SYSTEM




PLAN




SECTION VIEW @ FIRE HYDRANT

NOTES:

1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBATIONARY ACCEPTANCE.

| PARKER WATER & SANITATION DISTRICT | |
|---|---|
| LOCATOR WIRE DETAILS | |
| SCALE: NONE | DATE: 2/96 |
| APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01 01/02 01/16 10/16 |

2016 REVISION — SHEET W2.6

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Denver, CO 80202
p. 303.607.0977

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**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
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**IRRIGATION**
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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

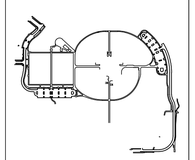
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**
UTILITY DETAILS

# CD-200

SITE PLAN SUBMITTAL
Page 19 of 311

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Q:\3752c - Salisbury Park North\Drawings\3752c-02-UTP-DET-01.dwg, 11/20/2024 - 12:15 PM, MJS

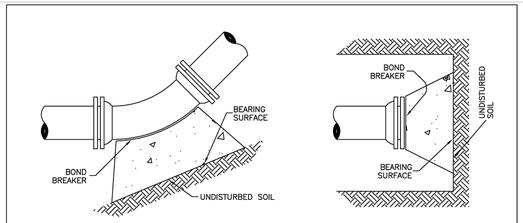
1 2 3 4 5

A B C D

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT FULL SIZE. IF THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE PLOTTING, & PRINTED CORRECTLY

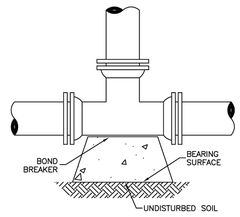
C M Y K



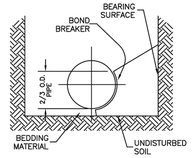

11-1/4°, 22-1/2°, 45° & 90° BENDS




DEAD END




TEE




TYPICAL CROSS SECTION

NOTES:

1. ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER:
   4", 6" AND 8" WATER HAMMER = 120 PSI.
   12" WATER HAMMER = 110 PSI
   16", 20" AND 24" WATER HAMMER = 70 PSI.
4. SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

| SIZE OF PIPE | BENDS | | | | TEE OR DEAD END |
|---|---|---|---|---|---|
| | 11-1/4° | 22-1/2° | 45° | 90° | |
| 4" | 1.00 | 1.00 | 1.00 | 1.80 | 1.50 |
| 6" | 1.00 | 1.25 | 2.25 | 4.00 | 3.00 |
| 8" | 1.00 | 2.00 | 4.00 | 7.50 | 5.25 |
| 12" | 2.00 | 4.25 | 8.25 | 15.25 | 11.00 |
| 16" | 3.50 | 6.50 | 12.50 | 23.00 | 16.50 |
| 20" | 5.00 | 10.00 | 19.50 | 35.50 | 25.00 |
| 24" | 6.50 | 13.00 | 26.00 | 47.00 | 33.00 |

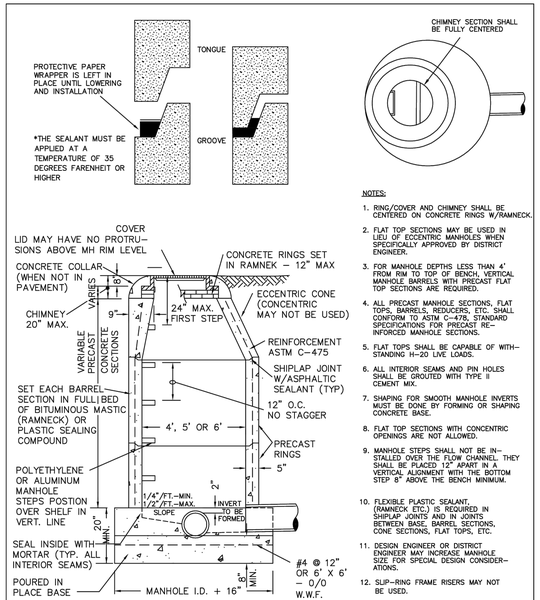
PARKER WATER & SANITATION DISTRICT

CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

| SCALE: NONE | DATE: 2/96 |
|---|---|
| APPROVED: PVR<br>DIRECTOR OF ENGINEERING | 4/01<br>1/16<br>10/16 |

2016 REVISION

SHEET W3.18




NOTES:

1. RING/COVER AND CHIMNEY SHALL BE CENTERED ON CONCRETE RINGS W/RAMNECK.
2. FLAT TOP SECTIONS MAY BE USED IN LIEU OF ECCENTRIC MANHOLES WHEN SPECIFICALLY APPROVED BY DISTRICT ENGINEER.
3. FOR MANHOLE DEPTHS LESS THAN 4' FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
4. ALL PRECAST MANHOLE SECTIONS, FLAT TOPS, BARRELS, REDUCERS, ETC. SHALL CONFORM TO ASTM C-478, STANDARD SPECIFICATIONS FOR PRECAST RE-INFORCED MANHOLE SECTIONS.
5. FLAT TOPS SHALL BE CAPABLE OF WITH-STANDING H-20 LIVE LOADS.
6. ALL INTERIOR SEAMS AND PIN HOLES SHALL BE GROUTED WITH TYPE II CEMENT MIX.
7. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING CONCRETE BASE.
8. FLAT TOP SECTIONS WITH CONCENTRIC OPENINGS ARE NOT ALLOWED.
9. MANHOLE STEPS SHALL NOT BE IN-STALLED OVER THE FLOW CHANNEL. THEY SHALL BE PLACED 12" APART IN A VERTICAL ALIGNMENT WITH THE BOTTOM STEP 8" ABOVE THE BENCH MINIMUM.
10. FLEXIBLE PLASTIC SEALANT, (RAMNECK ETC.) IS REQUIRED IN SHIPLAP JOINTS AND IN JOINTS BETWEEN BASE, BARREL SECTIONS, CONE SECTIONS, FLAT TOPS, ETC.
11. DESIGN ENGINEER OR DISTRICT ENGINEER MAY INCREASE MANHOLE SIZE FOR SPECIAL DESIGN CONSIDER-ATIONS.
12. SLIP-RING FRAME RISERS MAY NOT BE USED.

| PIPE I.D. | MANHOLE I.D. |
|---|---|
| 18" & SMALLER | 4'-0" |
| 21" TO 48" | 5'-0" |
| 54" | 6'-0" |
| 60" & LARGER | SPECIAL DESIGN |

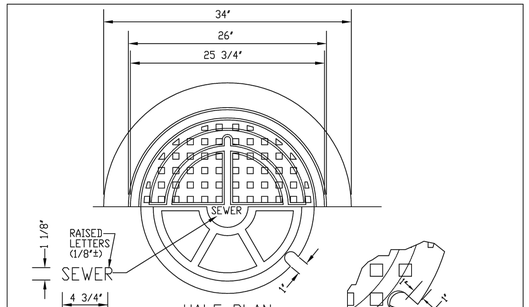
PARKER WATER & SANITATION DISTRICT

PARKER MANHOLE ECCENTRIC CONE

| SCALE: NONE | DATE: 2/96 |
|---|---|
| APPROVED: PVR<br>DIRECTOR OF ENGINEERING | 4/01 10/16<br>01/02<br>1/08<br>1/16 |

2016 REVISION

SHEET S3.1




NOTE:

1. Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25)
2. All Casting To Be Dipped In Asphalt Base Paint (Or Approved Equal).
3. No other manhole lids will be accepted without prior approval from the District Engineer.

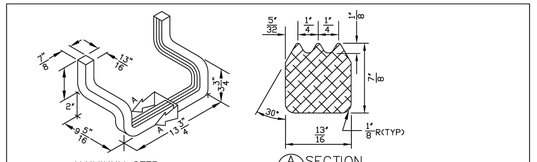
PARKER WATER & SANITATION DISTRICT

24" DIAMETER RING AND COVER

| SCALE: NONE | DATE: 2/96 |
|---|---|
| APPROVED: PVR<br>DIRECTOR OF ENGINEERING | 01/16<br>10/16 |

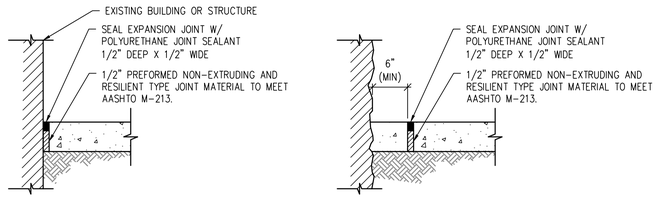
2016 REVISION

SHEET S3.9


5"
1"
1 1/4"
1 3/4"
1 1/2"
1"
1 3/4"
1"
1 1/4"
1"
1 1/4"
1"
1 3/4"
1"
1 1/4"
1"
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1 3

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOTS. IF THIS SHEETS ORIGINAL PAGE SIZE

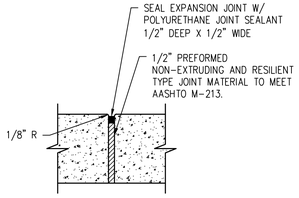
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE EQUIVALENTS, IF PRINTED CORRECTLY.



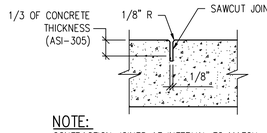

AGAINST STRUCTURE




AGAINST NON-UNIFORM SURFACE




SIDEWALK

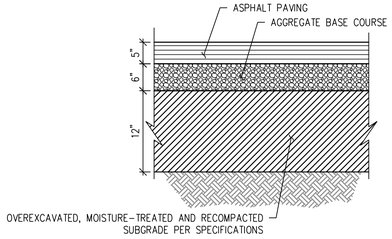



NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

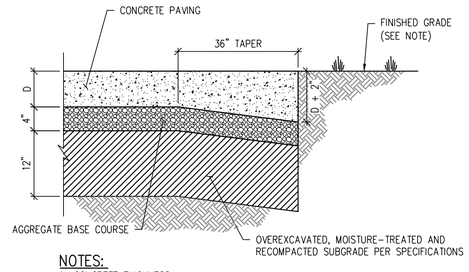
CONTRACTION/CONTROL JOINT

NOTES:
1. CURB EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) - SEE PLAN
2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

## CONCRETE JOINT DETAIL (1)
NTS

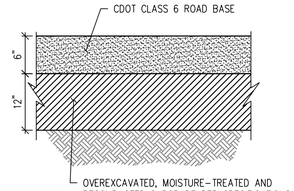



## COMPOSITE ASPHALT PAVEMENT SECTION DETAIL (2)
NTS

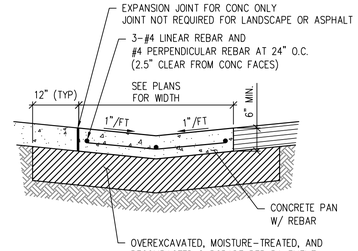



NOTES:
1. CONCRETE THICKNESS:
   D = 5" FOR WALKS
   D = 7" FOR FIRE TRUCK ACCESS ROUTES, TRASH PADS AND OTHER AREAS NOTED AS HEAVY DUTY
2. 2" THICKENED EDGE REQUIRED WHERE PAVEMENT ABUTS LANDSCAPE ONLY.
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

## CONCRETE PAVEMENT SECTION DETAIL (3)
NTS

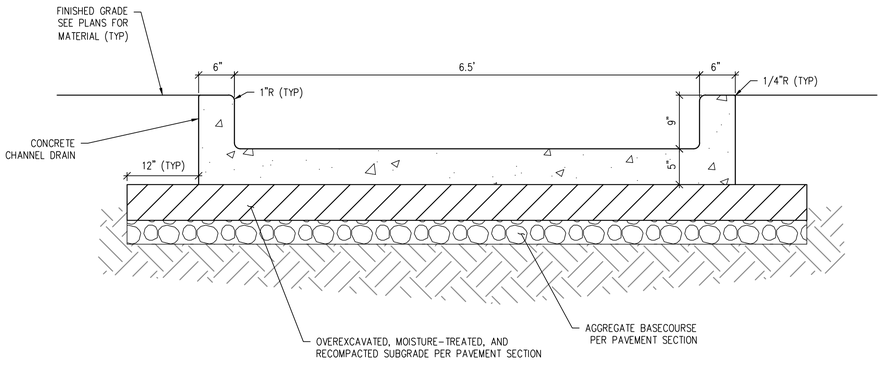



## GRAVEL SECTION DETAIL (4)
NTS



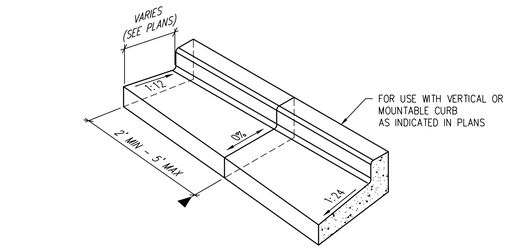

NOTES:
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS

## REINFORCED CONCRETE PAN DETAIL (5)
NTS



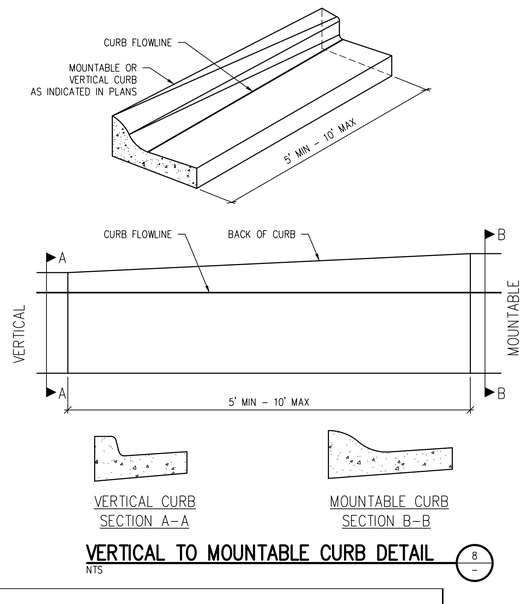

NOTES:
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

## BYPASS CHANNEL DETAIL (6)
NTS




SECTION A-A SECTION B-B

## GUTTER CATCH SPILL TRANSITION DETAIL (7)
NTS







## VERTICAL TO MOUNTABLE CURB DETAIL (8)
NTS

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

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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p. 303.680.0223

Town of Parker
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PARKER, CO 80134

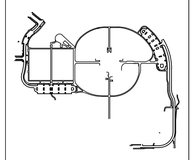
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**SIGNAGE, STRIPING & PAVEMENT DETAILS**

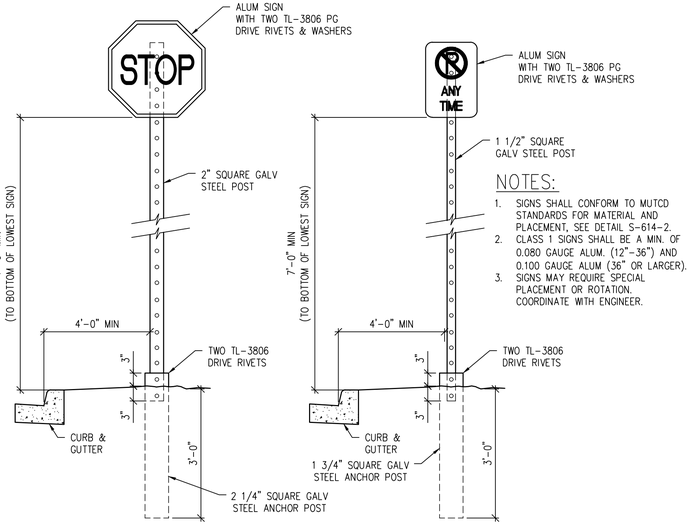
# CD-300

SITE PLAN SUBMITTAL
Page 21 of 311

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THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOTS. IF THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY




LARGE/MULTIPLE SIGN SQUARE POST

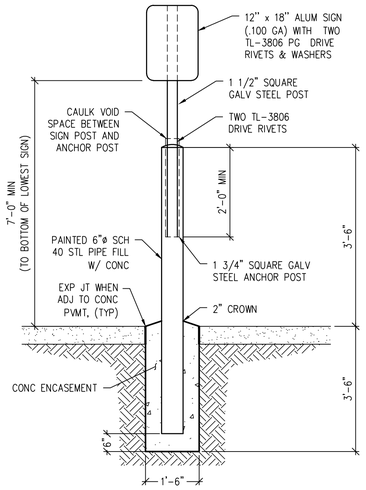
FOR USE W/ LARGER SIGNS
(R5-1, R1-1, WIDTH>12",
MULTIPLE SIGNS ON SAME POST
& FOR ALL SIGNS IN WALKS,
CONCRETE AREAS, ETC.)




REGULAR/SMALL SIGN SQUARE POST

FOR USE W/ SINGLE SMALL SIGN
(MAX SIZE 12"W X 18"H)

## SIGN DETAIL
NTS — 1 / –



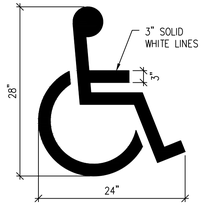

SIGN OPTIONS



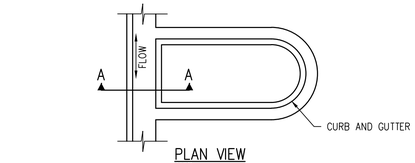

NOTES:

1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS

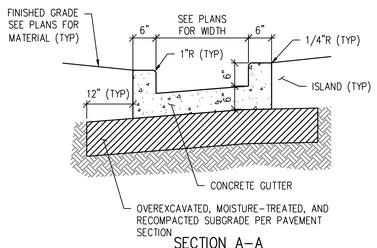
## SIGN W/ BOLLARD DETAIL
NTS — 2 / –




## ACCESSIBLE SYMBOL DETAIL
NTS — 3 / –




PLAN VIEW
NTS

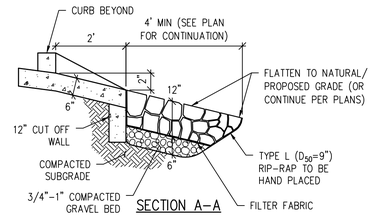



SECTION A-A
NTS

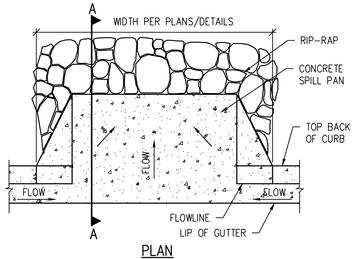
NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

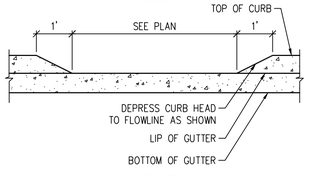
## CURB CHANNEL DETAIL
NTS — 4 / –




SECTION A-A




PLAN




ELEVATION

NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

## CURB CUT W/ RIPRAP PAN
NTS — 5 / –

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Town of Parker, Director of Engineering — Date

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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**LANDSCAPE ARCHITECT / ARCHITECT**
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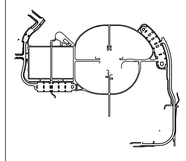
Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**SIGNAGE, STRIPING & PAVEMENT DETAILS**

# CD-301

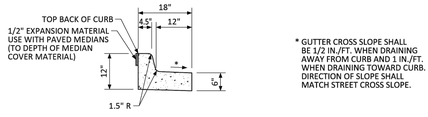
SITE PLAN SUBMITTAL


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Q:\3752c - Salisbury Park North\Drawings\3752c-03-HCP-DET-01.dwg, 11/20/2024 - 12:15 PM, MJS

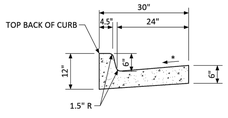
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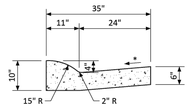



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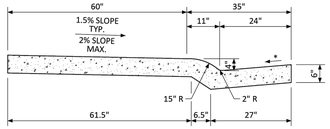
**MEDIAN CURB AND GUTTER SECTION**
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))




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



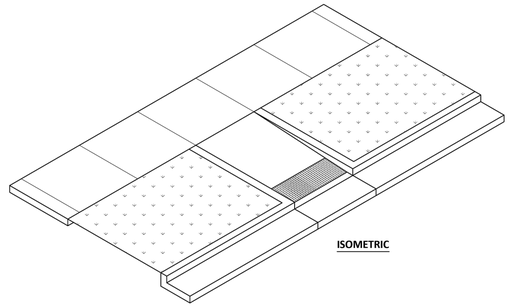

**MOUNTABLE CURB AND GUTTER SECTION**



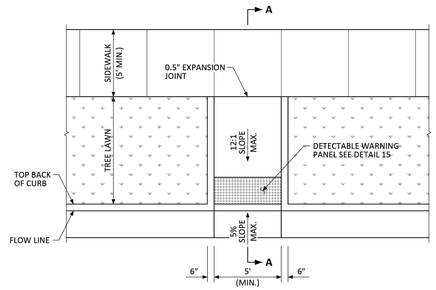

**MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION**

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PARKER COLORADO | **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 3 | 1 OF 1



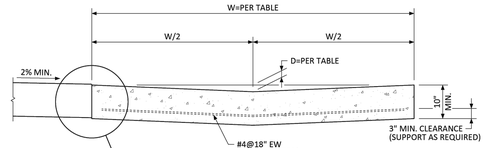
**ISOMETRIC**




**MIDBLOCK CURB RAMP**

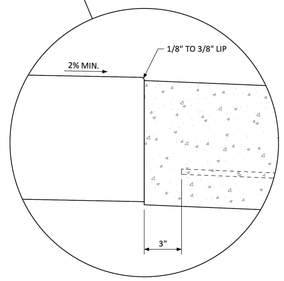
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PARKER COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 17 | 1 OF 2




**SECTION A-A**

| WIDTH (W) | DEPTH (D) |
|---|---|
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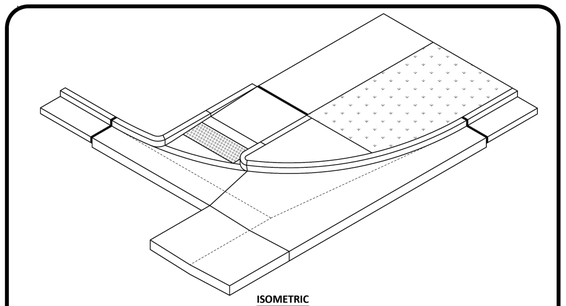



**GENERAL NOTES**

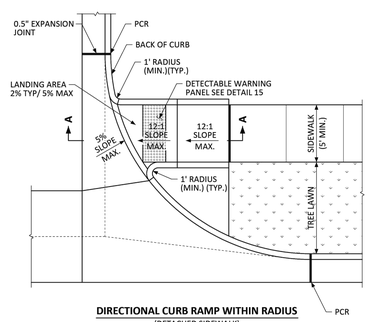
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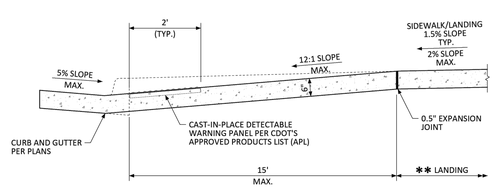
PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 19 | 1 OF 2



**ISOMETRIC**




**DIRECTIONAL CURB RAMP WITHIN RADIUS**
(DETACHED SIDEWALK)




**SECTION A-A**

** LANDING SHALL HAVE A MAXIMUM OF 2% SLOPE IN EACH DIRECTION.

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PARKER COLORADO | **DIRECTIONAL CURB RAMP LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 15 | 4 OF 4

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PARKER COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 18 | 2 OF 2

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Town of Parker, Director of Engineering — Date

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**LANDSCAPE ARCHITECT / ARCHITECT**
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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
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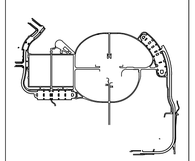
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**




**Drawing**

**SIGNAGE, STRIPING & PAVEMENT DETAILS**

# CD-302

SITE PLAN SUBMITTAL
Page 23 of 311

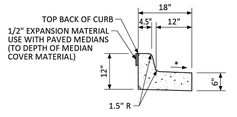
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Q:\37526 – Salisbury Park North\Drawings\37526-03-HCP-DET-01.dwg, 11/20/2024 – 12:15 PM, MJS

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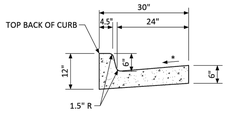
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K C M Y

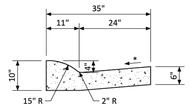



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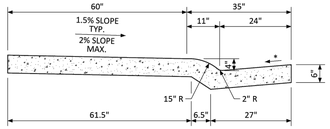
**MEDIAN CURB AND GUTTER SECTION**
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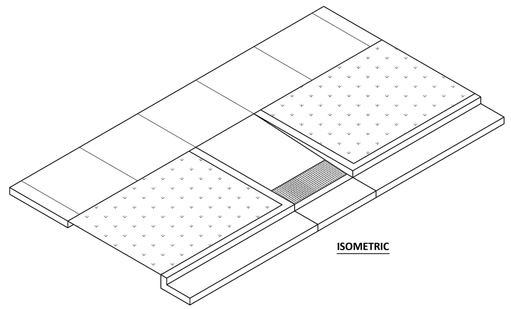

**MOUNTABLE CURB AND GUTTER SECTION**



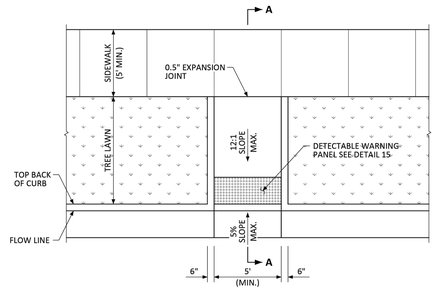

**MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION**

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PARKER COLORADO | **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 3 | 1 OF 1



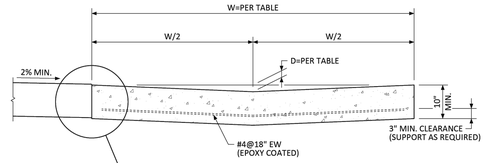
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**MIDBLOCK CURB RAMP**

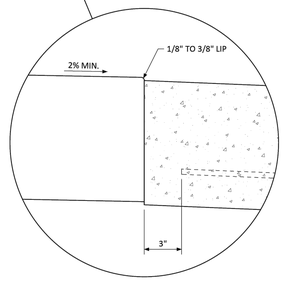
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PARKER COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 17 | 1 OF 2




**SECTION A-A**

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|---|---|
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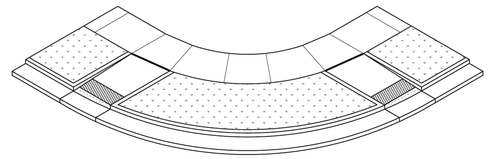



**GENERAL NOTES**

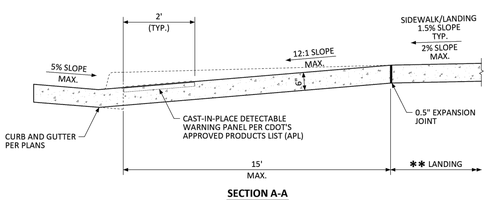
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PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 19 | 1 OF 2



**ISOMETRIC**

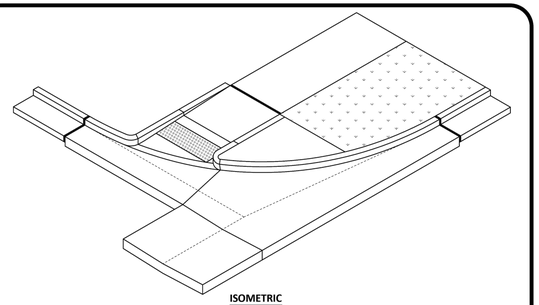



**SECTION A-A**

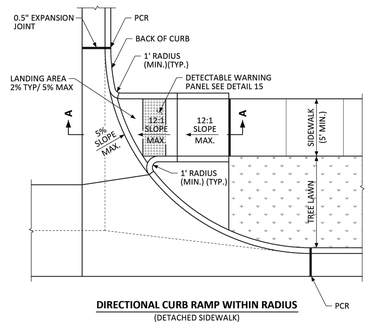
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PARKER COLORADO | **DIRECTIONAL CURB RAMP LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 15 | 4 OF 4



**ISOMETRIC**




**DIRECTIONAL CURB RAMP WITHIN RADIUS**
(DETACHED SIDEWALK)

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PARKER COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 18 | 2 OF 2

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11700 MOTSENBOCKER RD
PARKER, CO 80134

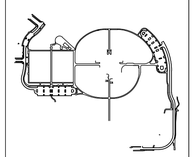
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**SIGNAGE, STRIPING & PAVEMENT DETAILS**

# CD-303

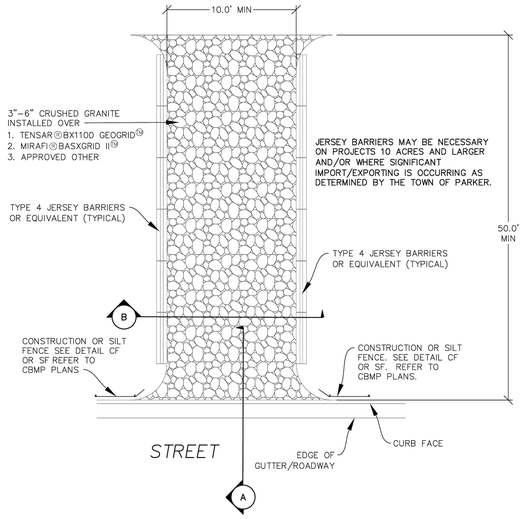
SITE PLAN SUBMITTAL


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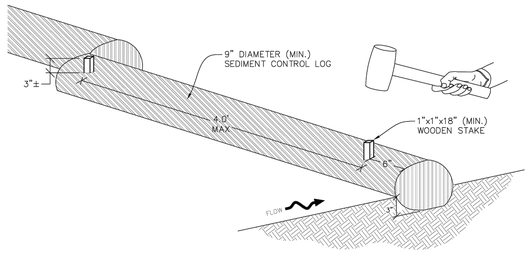
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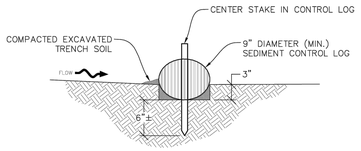
ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.




VTC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 1 OF 3 Oct. 2013



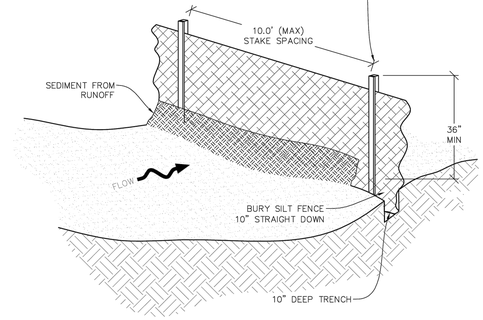




**SECTION A**

SCL **SEDIMENT CONTROL LOG**

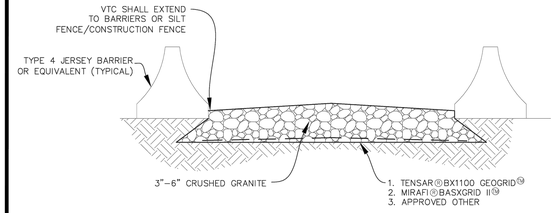
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL 1 OF 3 Oct. 2013

A MIN. OF 1"x1"x48" WOODEN STAKES SHALL BE PLACED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC. A 1–1/2" X 1/4" STAKE OR LATH SHALL BE STAPLED OR NAILED TO THE 48" STAKE ON THE UPHILL SIDE OF THE FABRIC SUCH THAT IT IS FLUSH AGAINST THE FABRIC AND STAKE. LENGTH OF STAKE IS DEPENDENT UPON HEIGHT OF FENCE. ALSO SEE ALTERNATIVE INSTALLATION – 360° TWIST DETAIL.




SF **SILT FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 1 OF 4 Oct. 2013



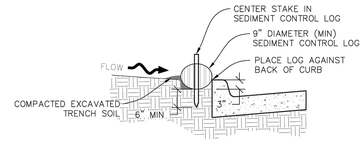

**SECTION A**



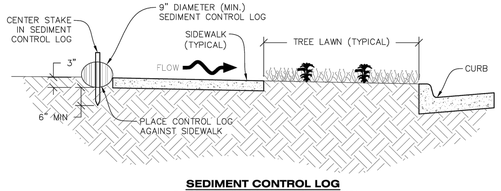

**SECTION B**

VTC **VEHICLE TRACKING CONTROL**

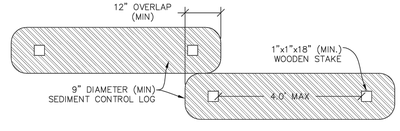
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 2 OF 3 Oct. 2013




**SEDIMENT CONTROL LOG AT BACK OF CURB**



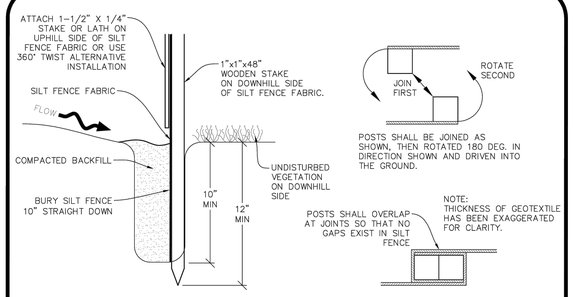

**SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN**




**SEDIMENT CONTROL LOG JOINTS**

SCL **SEDIMENT CONTROL LOG**

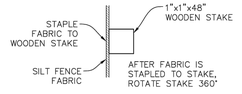
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL 2 OF 3 Oct. 2013



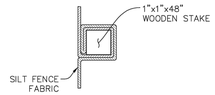

**INSTALLATION DETAIL**




**JOINT SECTIONS**




**STEP 1**




**STEP 2**

**ALTERNATIVE INSTALLATION - 360° TWIST**

SF **SILT FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 2 OF 4 Oct. 2013

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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p. 303.986.2175

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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
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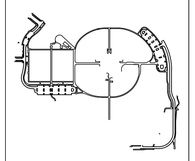
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**CBMP DETAILS**

# CD-500

SITE PLAN SUBMITTAL
Page 25 of 311

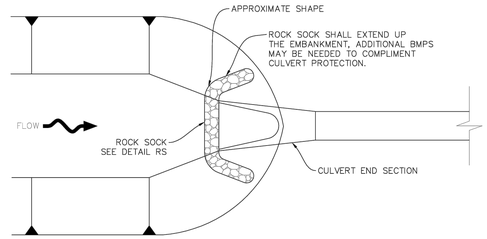
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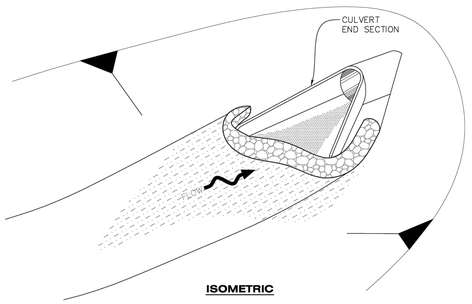
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE FILTERS, & PRINTS CORRECTLY

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**PLAN**




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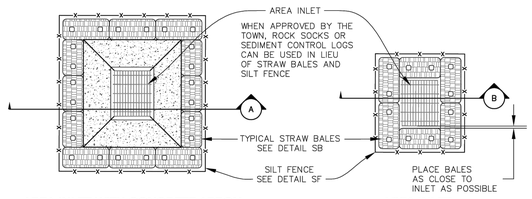
CP

## CULVERT PROTECTION (INLET)

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CP — 1 OF 2 — Oct. 2013

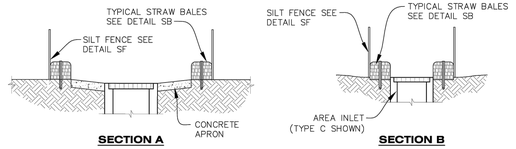
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

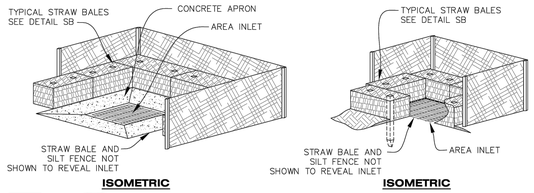



**AREA INLET WITH CONCRETE APRON PLAN VIEW**

**AREA INLET PLAN VIEW**




**SECTION A** **SECTION B**



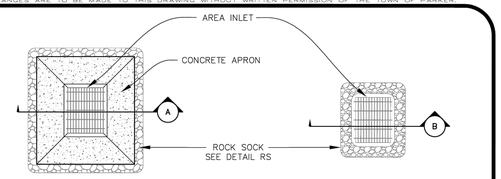

**ISOMETRIC** **ISOMETRIC**

IPAN

## INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

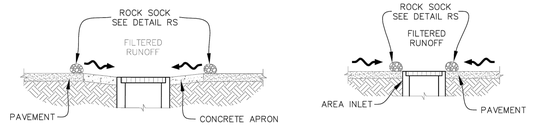
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAN — 1 OF 1 — Oct. 2013

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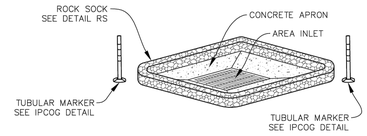



**AREA INLET WITH CONCRETE APRON PLAN VIEW**

**AREA INLET PLAN VIEW**




**SECTION A** **SECTION B**



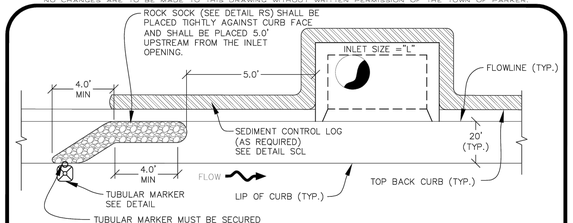

**ISOMETRIC**

IPAP

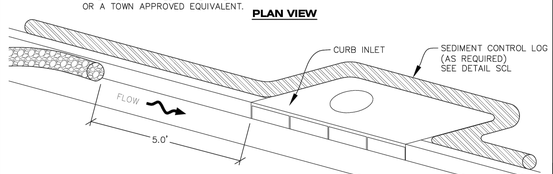
## INLET PROTECTION FOR AREA INLETS IN PAVEMENT

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAP — 1 OF 1 — Oct. 2013

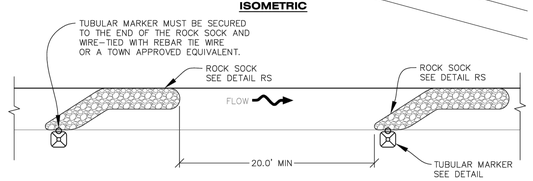
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**PLAN VIEW**




**ISOMETRIC**



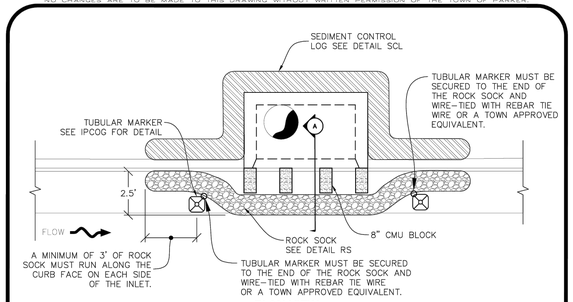

**PLAN VIEW FOR MULTIPLE ROCK SOCKS**

IPCOG

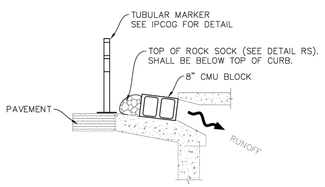
## INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOG — 1 OF 3 — Oct. 2013

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**PLAN VIEW**




**SECTION A**

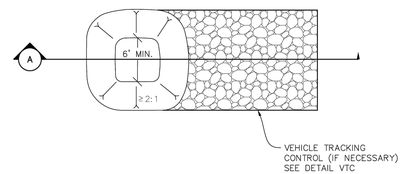
IPCOS

## INLET PROTECTION, CURB ON SUMP, TYPE R INLET

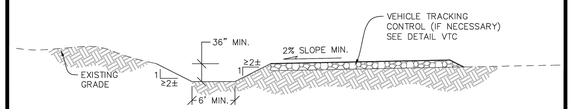
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOS — 1 OF 2 — Oct. 2013

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**NOTE:**
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.




**PLAN VIEW**




**SECTION A**

CWA

## CONCRETE WASHOUT AREA

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CWA — 1 OF 2 — Oct. 2013

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**ELECTRICAL ENGINEER**
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

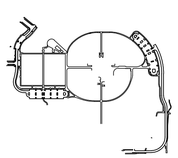
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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|---|---|
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

**CBMP DETAILS**

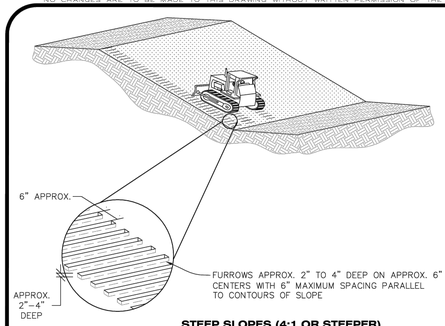
# CD-501

SITE PLAN SUBMITTAL
Page 26 of 311

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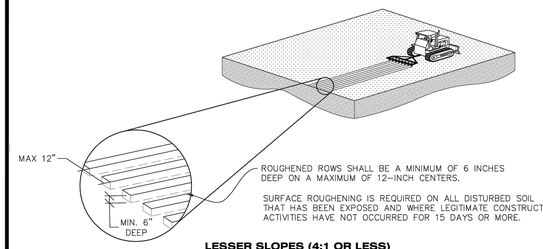
COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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**STEEP SLOPES (4:1 OR STEEPER)**

(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)




**LESSER SLOPES (4:1 OR LESS)**

SR

**SURFACE ROUGHING**

Town of Parker COLORADO

# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

1 OF 2

Oct. 2013

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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

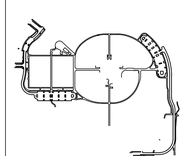
PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
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**Project Number:** 223072.00
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**Checked By:** WTP/CWK/CFG

**Key Map**



**Drawing**

**CBMP DETAILS**

# CD-502

SITE PLAN SUBMITTAL
Page 27 of 311

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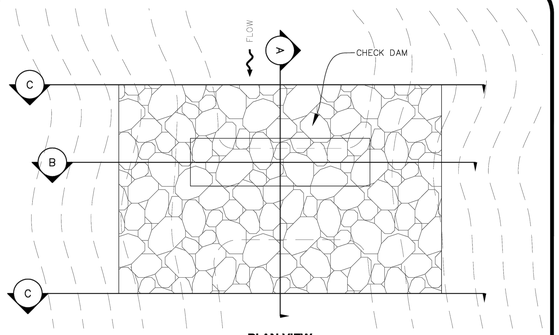
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG ON THIS SHEETS ORIGINAL PAGE SIZE

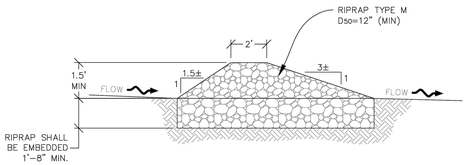
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE EQUIVALENTS, IF PRINTED CORRECTLY

Q:\3752c – Salisbury Park North\Drawings\3752c-CE-ECP-DET-01.dwg, 11/20/2024 – 12:15 PM, JAZ

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PLAN VIEW

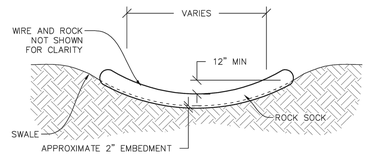



SECTION A

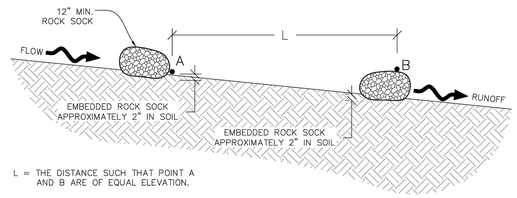
CD **CHECK DAM**



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SWALE ELEVATION




L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

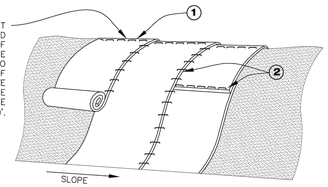
SWALE SPACING

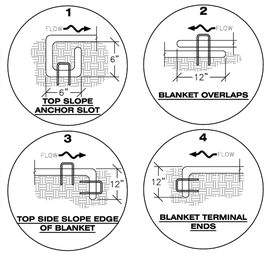
RSS **ROCK SOCK IN SWALE**

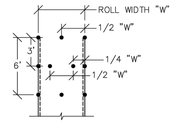


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START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.




**STAPLE PATTERN**

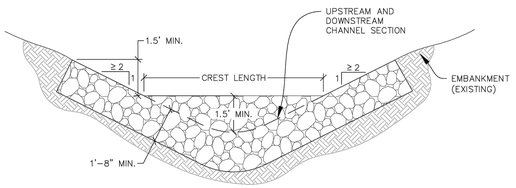
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

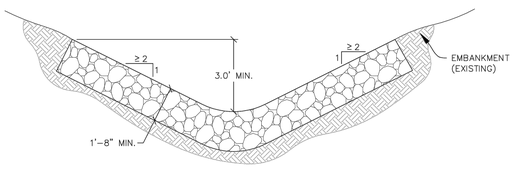
ECB **EROSION CONTROL BLANKET (SLOPE)**



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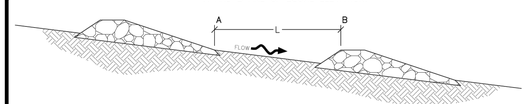

SECTION B




SECTION C

NOTE: SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

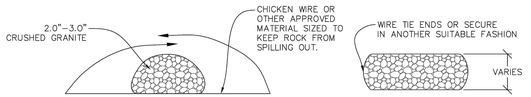



SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

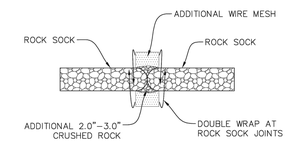


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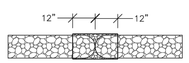



CROSS SECTION

COMPLETED ROCK SOCK




JOINT PLAN VIEW



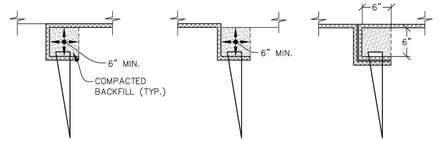

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"-3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) SECURED TO ENDS OF ROCK REINFORCED SOCK.

JOINT ELEVATION

RS **ROCK SOCK**



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




TOE OF SLOPE ANCHOR TRENCH

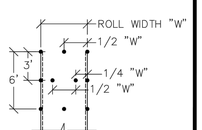
TOP OF SLOPE ANCHOR TRENCH

JOINT ANCHOR TRENCH
USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)




SAW 2" x 4" LUMBER ON DIAGONAL

**WOOD STAKE DETAIL**
**ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.**




**STAKING PATTERN**

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB **EROSION CONTROL BLANKET (CHANNEL)**



COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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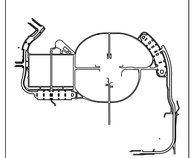
Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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PLANNING
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| | DATE | DESCRIPTION |
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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**
**CBMP DETAILS**

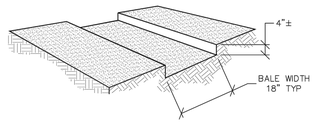
# CD-503

SITE PLAN SUBMITTAL
Page 28 of 311

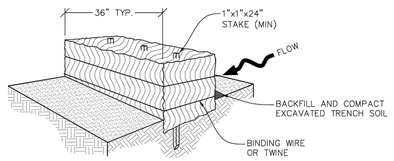
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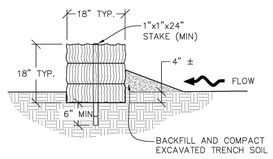
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**TRENCH EXCAVATION**




**STRAW BALE INSTALLATION**

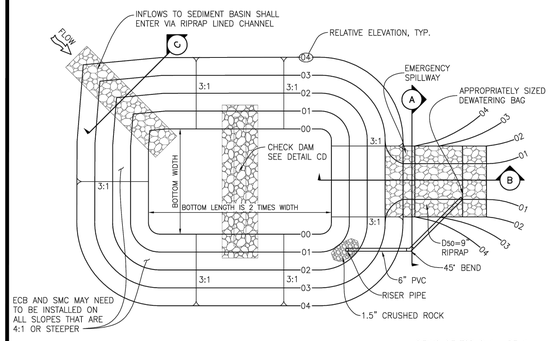



**SECTION**

SB **STRAW BALE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SB — 1 OF 2 — Oct. 2013

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**PLAN VIEW**

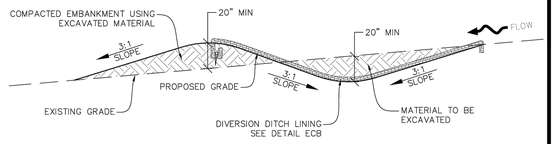
SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

TSB **TEMPORARY SEDIMENT BASIN**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — TSB — 1 OF 3 — Oct. 2013

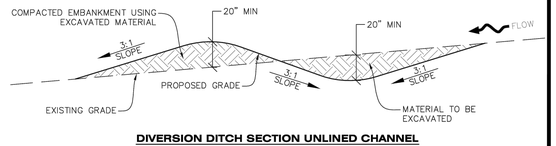
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.




DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION

**DIVERSION DITCH SECTION LINED CHANNEL**

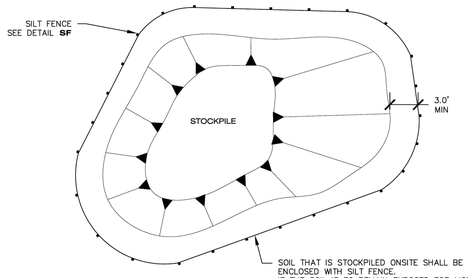


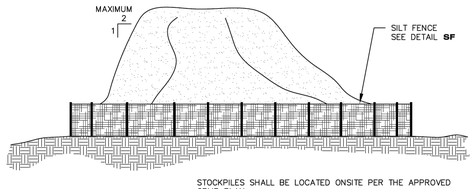

**DIVERSION DITCH SECTION UNLINED CHANNEL**

DD **DIVERSION DITCH**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DD — 1 OF 2 — Oct. 2013

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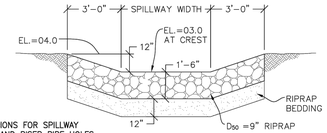




STOCKPILES SHALL BE LOCATED ONSITE PER THE APPROVED CBMP PLAN.

SP **STOCKPILE PROTECTION**

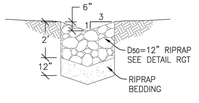
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SP — JUNE 2006

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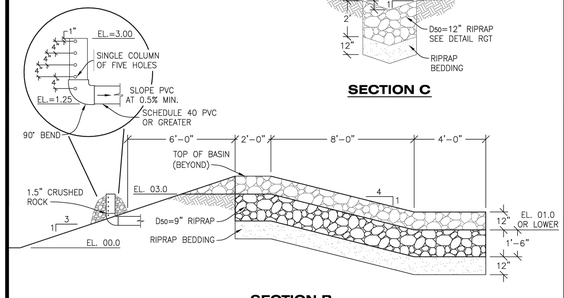



DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

**SECTION A**




**SECTION C**




**SECTION B**

TSB **TEMPORARY SEDIMENT BASIN**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — TSB — 2 OF 3 — Oct. 2013

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

NOTE:
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.




**STUDDED STEEL TEE POST OR APPROVED EQUAL**

CF **CONSTRUCTION FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CF — 1 OF 2 — Oct. 2013

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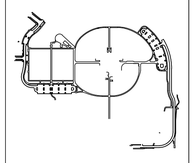
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Project Number:** | 223072.00 |
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**
**CBMP DETAILS**

# CD-504

SITE PLAN SUBMITTAL
Page 29 of 311

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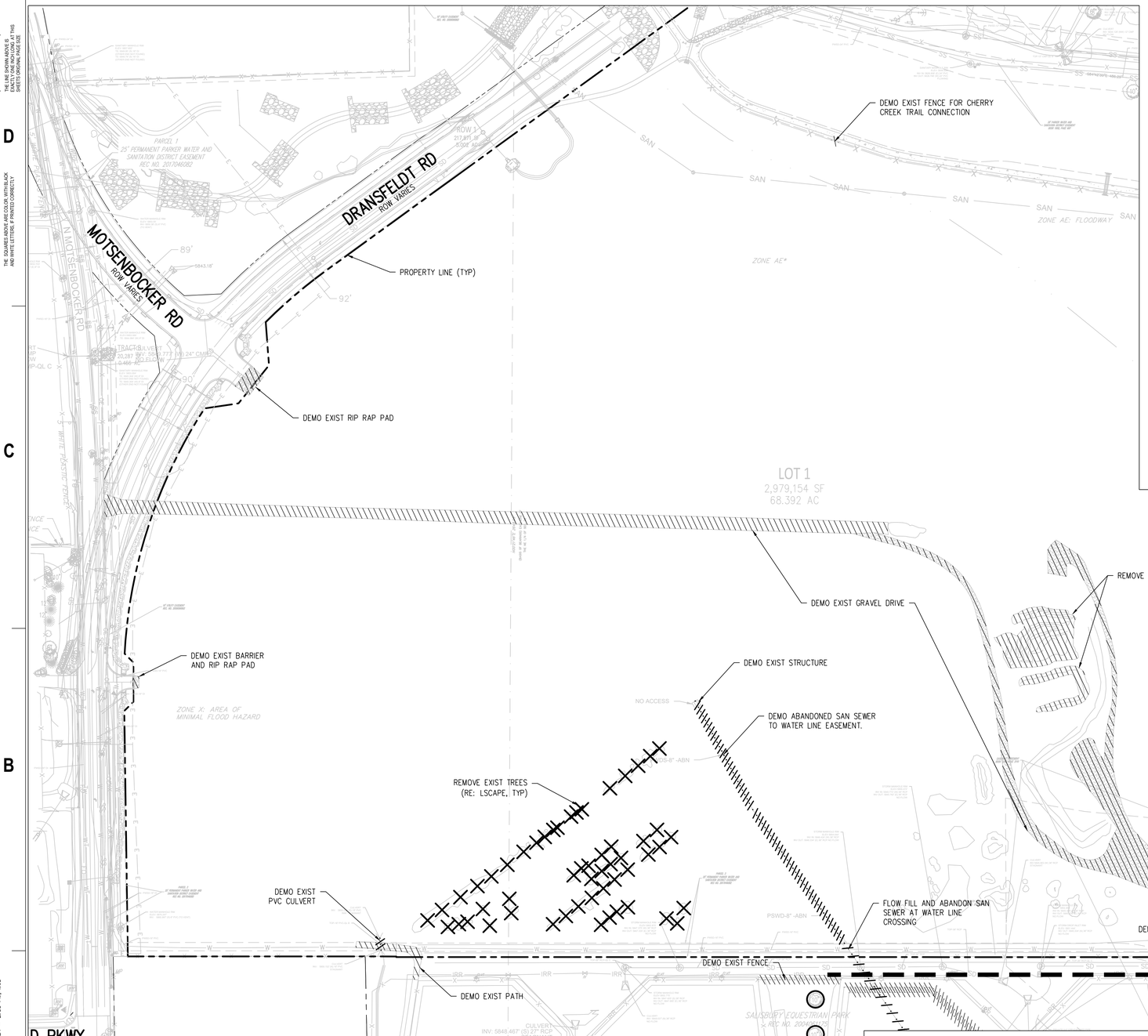
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TESTING. PRINTED CORRECTLY

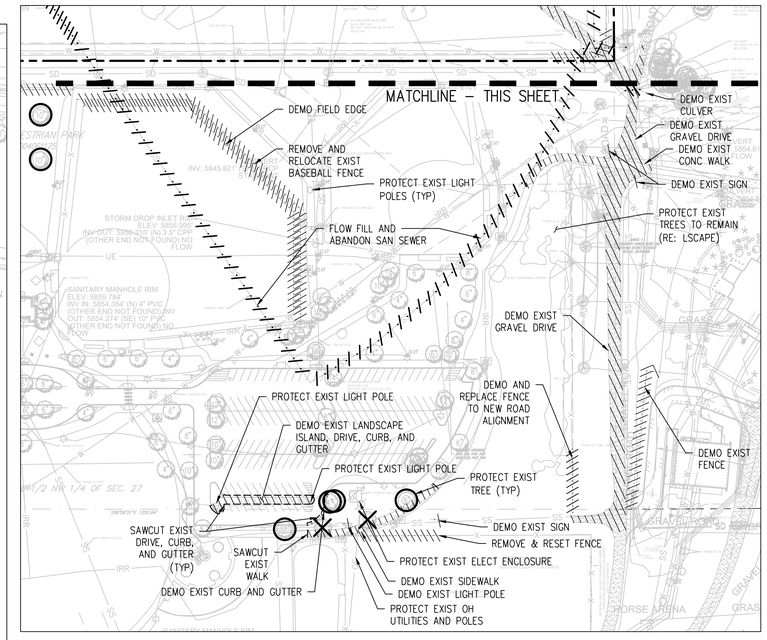
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THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TEXT & POINTS PERFECTLY




## DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF BUILDING DEMOLITION IS REQUIRED, CONTRACTOR TO PROTECT ARCHITECTURAL AND STRUCTURAL ELEMENTS CONNECTED TO BUILDING. REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED BUILDING DEMOLITION INFORMATION INCLUDING; COLUMNS, STOOPS, FOOTINGS, ETC.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO SITE DISTURBANCE.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

## DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

SCALE IN FEET: 100 0 100 200

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.607.0977

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**MECHANICAL ENGINEER**
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p. 303.688.0223


Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

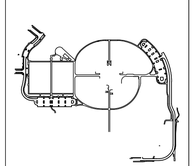
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DEMOLITION PLAN

# C1-020

SITE PLAN SUBMITTAL
Page 30 of 311

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Town of Parker, Director of Engineering Date

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C1-110
C1-111
C1-112
C1-113(A)
C1-114
C1-115
C1-116
C1-117(A)
C1-118
C1-119
C1-120
C1-121
C1-122
C1-123
C1-124
C1-125
C1-126
C1-127

MATCHLINE – SEE THIS SHEET

LIMITS OF PROPOSED 100-YR FLOODPLAIN
LIMITS OF EXISTING 100-YR FLOODPLAIN

DRANSFELDT RD
ROW VARIES
MOTSENBOCKER RD
ROW VARIES
GLAND PKWY

POND A
POND C
POND D
POND E
ALT 1 POND
COMMUNITY HUB BLDG
FFE=5849.00'
HQ BLDG
FFE=5860.7'

## GRADING AND DRAINAGE NOTES:

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N

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SCALE IN FEET

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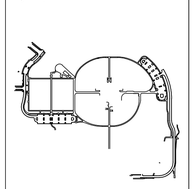
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PLANNING
INTERIOR DESIGN

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**Key Map**



**Drawing**

PHASE 1 OVERALL GRADING & DRAINAGE PLAN

# C1-100




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MOTSENBOCKER RD
ROW VARIES

DRANSFELDT RD
ROW VARIES

PWSD-16" DI

PWSD-24" DI

WATER MANHOLE RIM
ELEV: 5853.384'
TE: 5844.984' (W) 8" DI

SANITARY MANHOLE RIM
ELEV: 5853.004'
TE: 5845.304' (W) 8" DI
(OTHER END NOT FOUND)
TE: 5845.304' (W) 8" DI
(OTHER END NOT FOUND)

TRACT B
20,287 SF
0.466 AC

STORM BYPASS LINES.
SEE SHEETS
C1-150-C1-153

30" CONC FES
INV 5844.63

30" CONC FES
INV 5844.63

CONC WEIR WALL

WQ PONDING
LIMITS (TYP)

10' WIDE BERM
MIN ELEV: 5849.05'

30" CLASS V RCP

30" CONC FES
INV 5845.15

30" CONC FES
INV 5845.15

POND E
WQCV: 1655 CF
WSE: 5847.30'

GRADE
BREAK

6.5' WIDE BYPASS CHANNEL

MATCHLINE – SEE SHEET C1-111

MATCHLINE – SEE SHEET C1-113

SCALE IN FEET
20 0 20 40

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Town of Parker, Director of Engineering Date

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

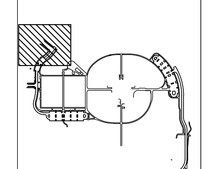
PLANNING

INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-110

SITE PLAN SUBMITTAL
Page 32 of 311

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C M Y K

MATCHLINE – SEE SHEET C1–110

MATCHLINE – SEE SHEET C1–113

MATCHLINE – SEE SHEET C1–114

MATCHLINE – SEE SHEET C1–112

GROUTED PAD W/ 36" BOULDERS

30" CONC FES
RIM 5850.41

30" CONC FES
RIM 5850.41

MOTSENBOCKER RD
ROW VARIES

GRADE BREAK

4 RISERS @ 5.43" EACH

6 RISERS @ 6.84" EACH

SYNTHETIC TURF MULTI-USE FIELDS AND UNDERDRAIN SYSTEM (RE: LSCAPE)

CATCH/SPILL TRANSITION (TYP)

STORM BYPASS LINES. SEE SHEETS C1-150–C1-153

5' SD MH (ECC)
RIM 5858.00

5' SD MH (ECC)
RIM 5857.99

SD-18" PVC

SD-16" DI

SD-24" DI

ZONE "X" AREA OF MINIMAL FLOOD HAZ

## GRADING AND DRAINAGE NOTES:

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Town of Parker, Director of Engineering _____ Date _____

COLORADO 811 UTILITY NOTIFICATION CENTER

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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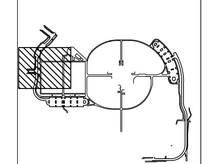
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-111

SITE PLAN SUBMITTAL


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MATCHLINE – SEE SHEET C1-111

MATCHLINE – SEE SHEET C1-115

MOTSENBOCKER RD
ROW VARIES

SYNTHETIC TURF MULTI-USE FIELDS AND UNDERDRAIN SYSTEM (RE: LSCAPE)

SOUTHWEST PARKING LOT

CONCRETE PAN (TYP)

CATCH/SPILL TRANSITION (TYP)

PARCEL 2
16' PERMANENT WATER AND SANITARY SEWER EASEMENT
RECEPTION NO. 2017060082

PWSD-16" PVC

5' SD MH (ECC)
RIM 5856.84

5' SD MH (ECC)
RIM 5858.71

5' SD MH (ECC)
RIM 5855.53

5' SD MH (ECC)
RIM 5855.76

30" RCP

STORM BYPASS LINES.
SEE SHEETS C1-150-C1-153

FLOW FILL ENCASEMENT AT LIGHT POLES. 5' TO EACH SIDE OF LIGHT

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SCALE IN FEET: 20 0 20 40

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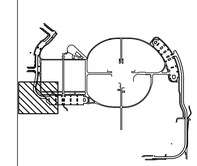

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**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-112

SITE PLAN SUBMITTAL
Page 34 of 311


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MATCHLINE – SEE SHEET C1–111

MATCHLINE – SEE SHEET C1–110

MATCHLINE – SEE SHEET C1–116

MATCHLINE – SEE SHEET C1–117

MATCHLINE – SEE SHEET C1–114

POND SPILLWAY

CONC WEIR WALL (1 / CD-103)

13.03'

POND D
WQCV: 5840 CF
WSE: 5842.03'

10' WIDE BERM
MIN ELEV: 5848.92'

24" CONC FES
INV 5845.09
N609810.32
E205464.08

99 LF 24" RCP @ 0.30%

(BASIS OF BEARINGS) EAST LINE OF THE NE 1/4 OF SEC. 28
N00°21'46"E 2648.99'

2.0%

49.52

51.56

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# SALISBURY PARK NORTH - PHASE 1
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PARKER, CO 80134

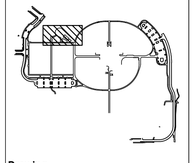
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

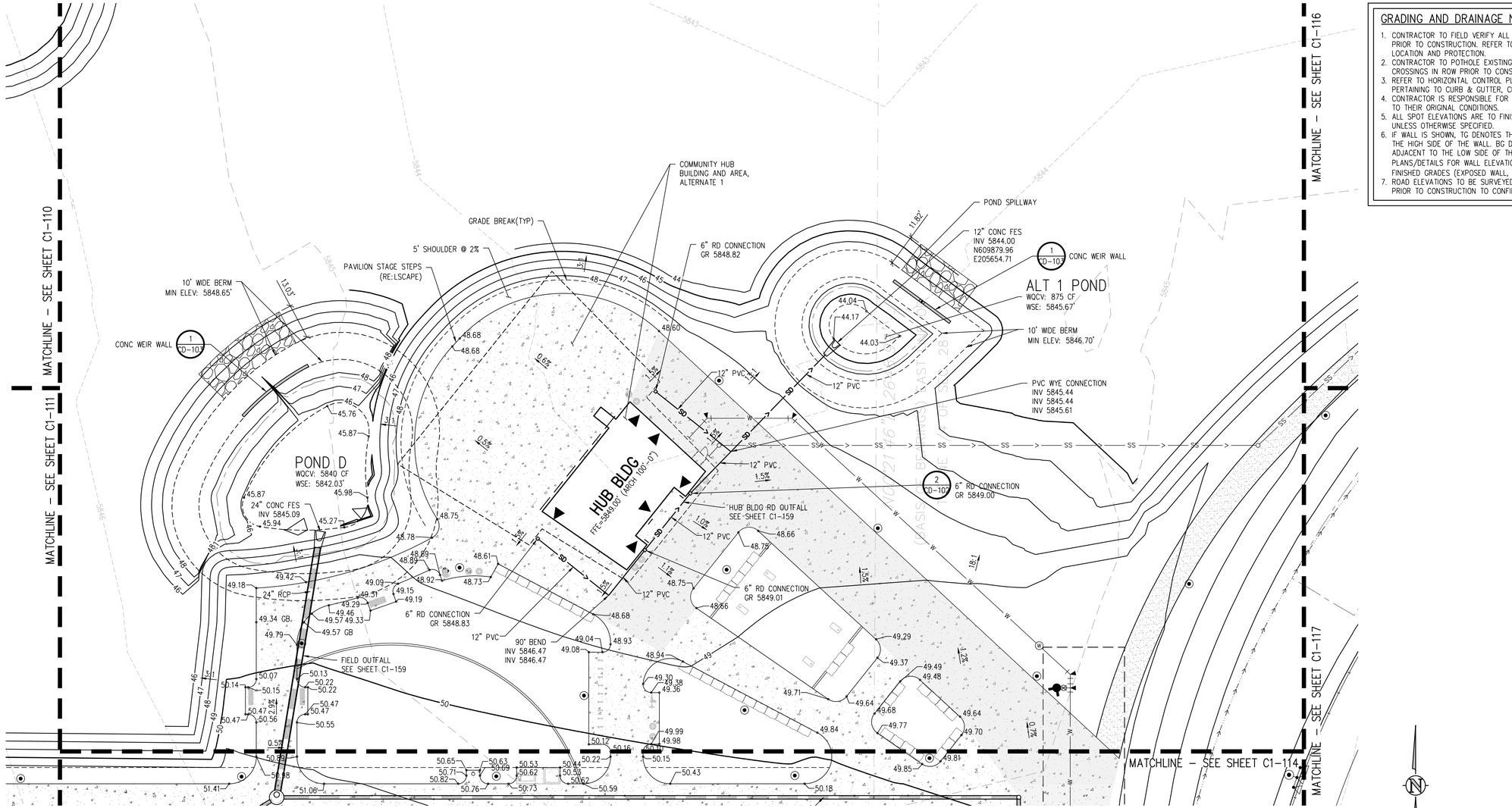
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-113

SITE PLAN SUBMITTAL
Page 35 of 311

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## GRADING AND DRAINAGE NOTES:

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Town of Parker, Director of Engineering — Date

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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1800 Wazee Street, Suite 450
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p. 303.607.0977

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Town of Parker
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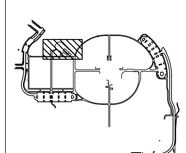
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

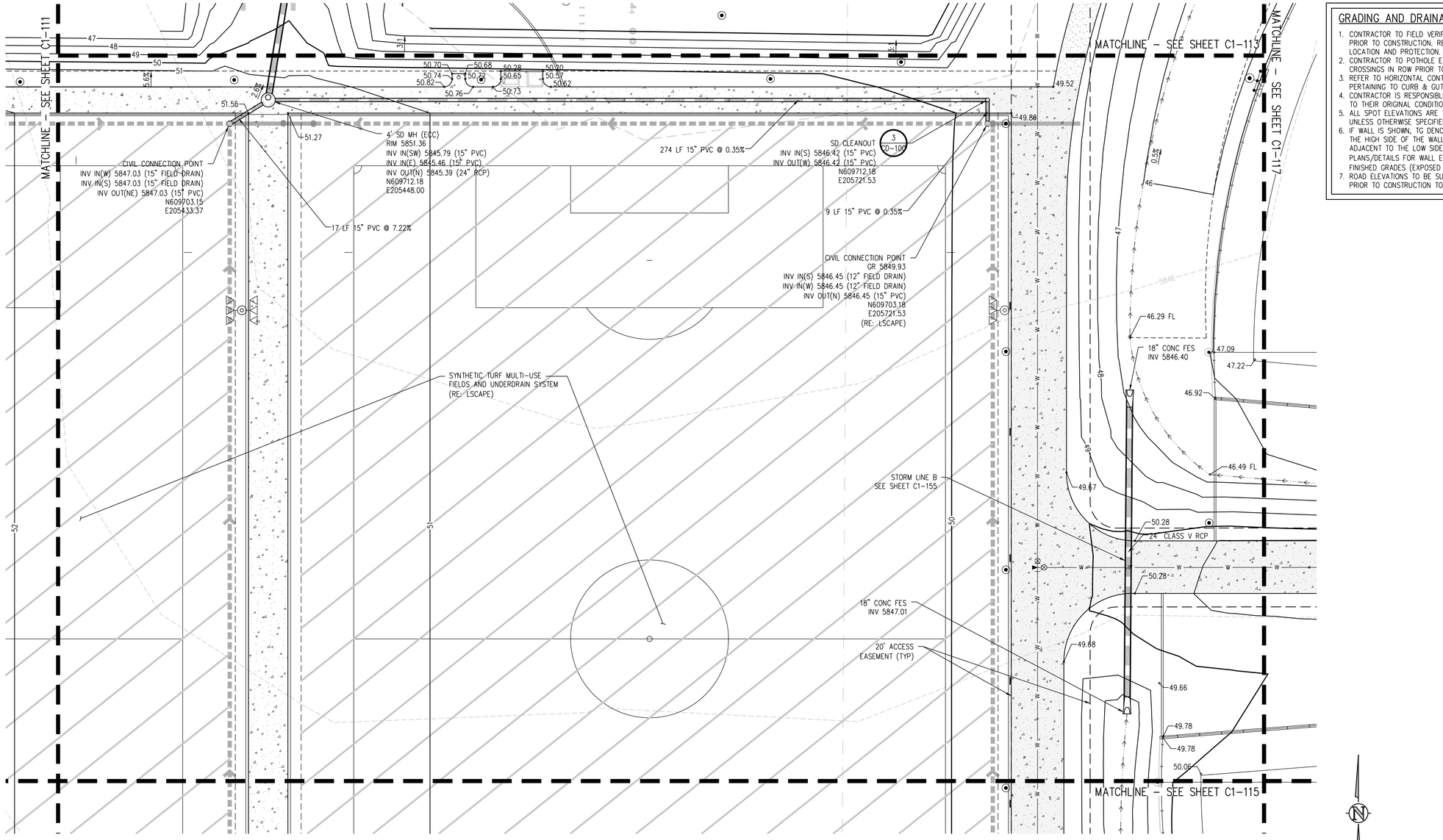
PHASE 1 DETAILED GRADING & DRAINAGE PLAN - ALTERNATE 1

# C1-113A

SITE PLAN SUBMITTAL
Page 36 of 311

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Town of Parker
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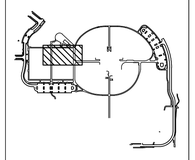
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ARCHITECTURE
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PLANNING
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-114

SITE PLAN SUBMITTAL
Page 37 of 311

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MATCHLINE – SEE SHEET C1-114

MATCHLINE – SEE SHEET C1-118

MATCHLINE – SEE SHEET C1-112

SYNTHETIC TURF MULTI-USE FIELDS AND UNDERDRAIN SYSTEM (RE: LSCAPE)

RAMP & RAILING (RE: LSCAPE)

DOUBLE COMBINATION INLET FL 5852.72

STORM LINE A SEE SHEET C1-154

18" CLASS V RCP

CURB CHANNEL (TYP)

DOUBLE COMBINATION INLET GR 5851.80

SOUTHWEST PARKING LOT

5' SD MH (ECC)

30" RCP

30" CONC FES INV 5850.15

FLOW FILL ENCASEMENT AT LIGHT POLES. 5' TO EACH SIDE OF LIGHT

24" CONC FES INV 5848.00

24" RCP

4" SD MH (CON) GR 5851.72

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Town of Parker, Director of Engineering — Date

COLORADO 811

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20 0 20 40
SCALE IN FEET


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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

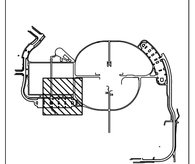
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INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-115

SITE PLAN SUBMITTAL


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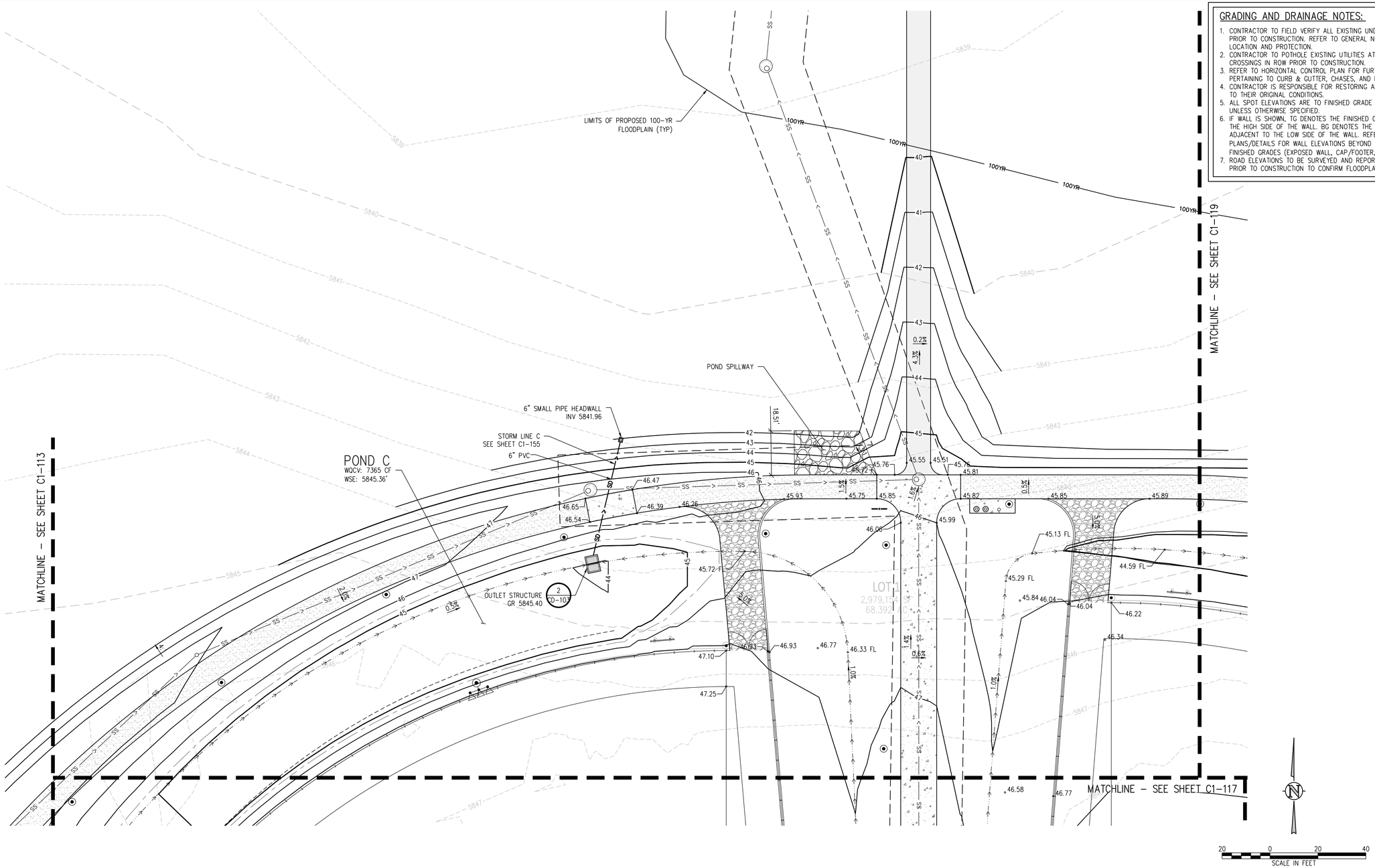
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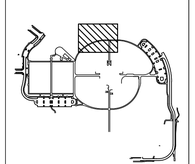
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**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-116

SITE PLAN SUBMITTAL
Page 39 of 311

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MATCHLINE – SEE SHEET C1–113

MATCHLINE – SEE SHEET C1–116

MATCHLINE – SEE SHEET C1–120

MATCHLINE – SEE SHEET C1–117A

MATCHLINE – SEE SHEET C1–118

BALLFIELD (RE: LSCAPE)

18" TALL WALL (RE: LSCAPE)

188 LF 8" TRENCH DRAIN (4 / D–10)

112 LF 8" TRENCH DRAIN

GRADE BREAK (TYP)

SEE SHEET C1–117A FOR PLANTER AND ROOF DRAIN DESIGN INFO

HQ BLDG
FFE=5850.7' (ARCH 100'-0")

SCALE IN FEET
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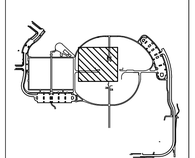
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**Key Map**



**Drawing**

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# C1-117

SITE PLAN SUBMITTAL
Page 40 of 311

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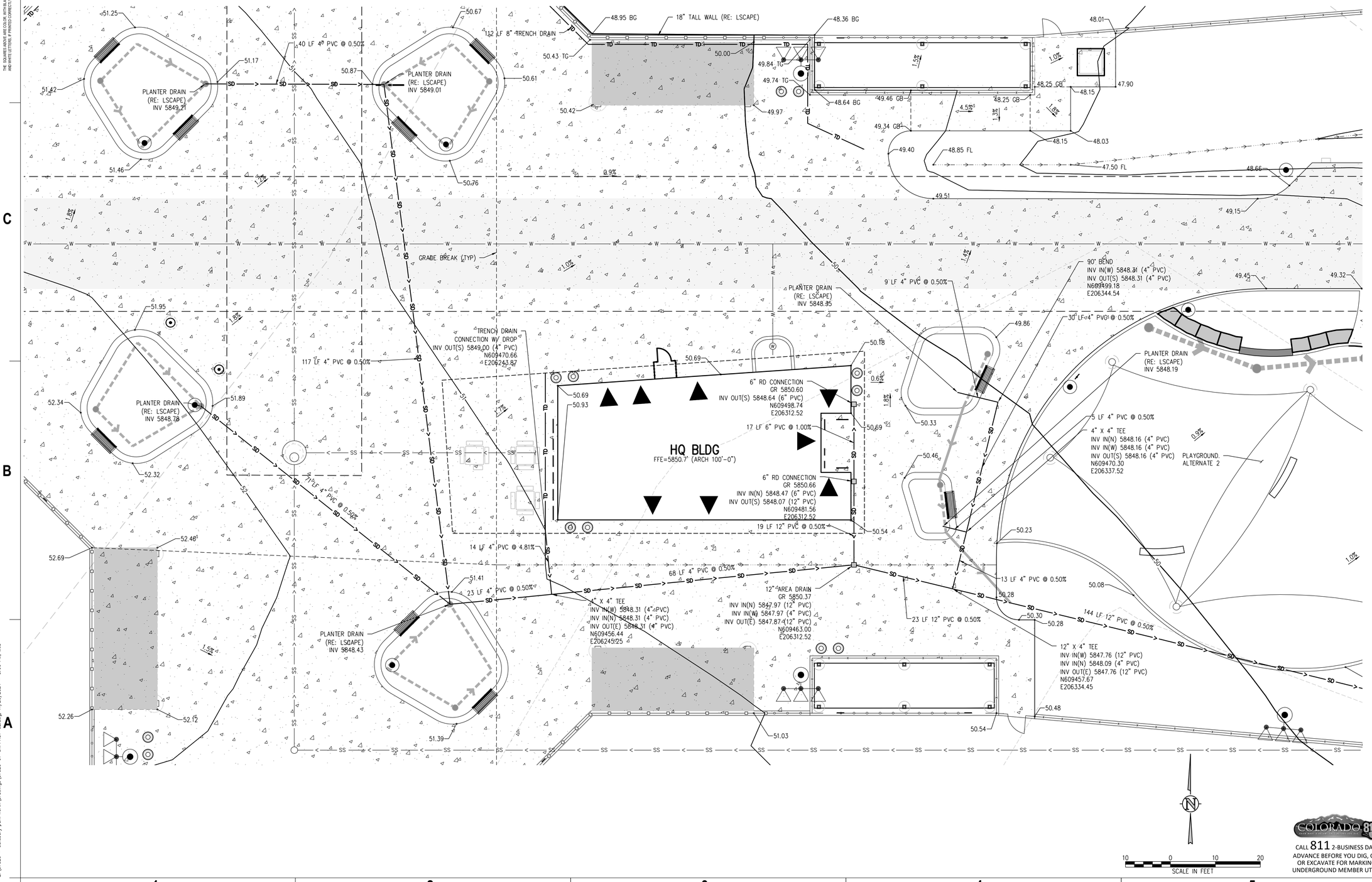
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CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.607.0977

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p. 303.444.1951

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

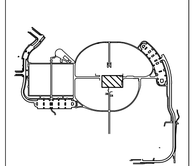
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-117A

SITE PLAN SUBMITTAL
Page 41 of 311

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MATCHLINE – SEE SHEET C1-115

MATCHLINE – SEE SHEET C1-117

MATCHLINE – SEE SHEET C1-117A

MATCHLINE – SEE SHEET C1-121

MATCHLINE – SEE SHEET C1-122

BALLFIELD
(RE: LSCAPE)

PARCEL 3
25' PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT
REC NO. 2017046082

STORM MANHOLE RIM ELEV:5852.375'
INV IN: 5847.375' (W) 36" RCP
INV OUT: 5847.245' (S) 36" RCP
NO FLOW

STORM MANHOLE RIM ELEV:5854.644'
INV IN: 5846.224' (W) 36" RCP
INV OUT: 5846.334' (E) 36" RCP NO FLOW

STORM LINE D
SEE SHEET C1-156

STORM LINE E
SEE SHEET C1-156

12" CONC FES
INV 5849.36

12" RCP

12" CONC FES
INV 5849.50

18" CONC FES
INV 5848.77

18" CONC FES
INV 5848.63

18" RCP

PWSD-18" PVC

TOP-36" RCP

TOP-36" RCP-QL C

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Town of Parker, Director of Engineering Date

SCALE IN FEET

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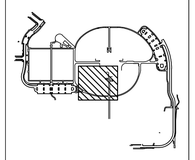
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-118

SITE PLAN SUBMITTAL
Page 42 of 311

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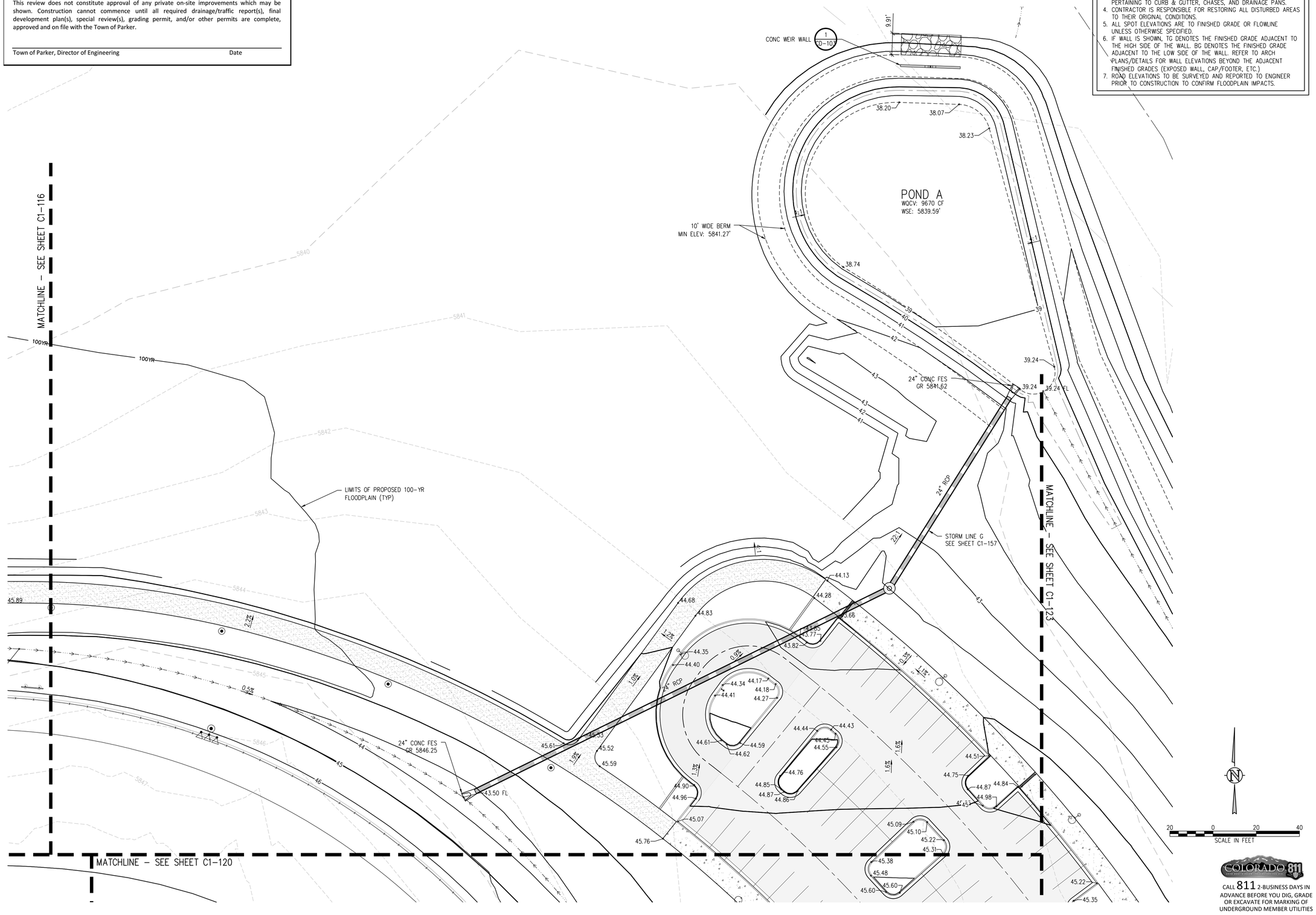
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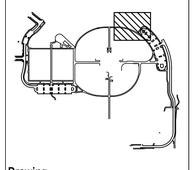
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-119

SITE PLAN SUBMITTAL
Page 43 of 311

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MATCHLINE – SEE SHEET C1-117

MATCHLINE – SEE SHEET C1-123

MATCHLINE – SEE SHEET C1-117A

MATCHLINE – SEE SHEET C1-124

MATCHLINE – SEE SHEET C1-121

BALLFIELD
(RE: LSCAPE)

NORTHEAST
PARKING LOT

PLAYGROUND.
ALTERNATE 2

PLAYGROUND DRAIN
(RE: LSCAPE, ALT 2)
INV OUT(S) 5847.52 (6" PVC)

BATTING CAGES.
ALTERNATE 3

STORM LINE F
SEE SHEET C1-157

18" CONC FES
INV 5845.88

18" RCP

63 LF 8" PVC @ 0.50%

45.16 FL

45.35 FL

45.83 FL

45.08 FL

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Town of Parker, Director of Engineering Date

COLORADO 811

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Town of Parker
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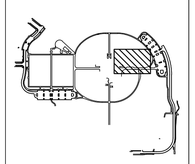
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**Key Map**



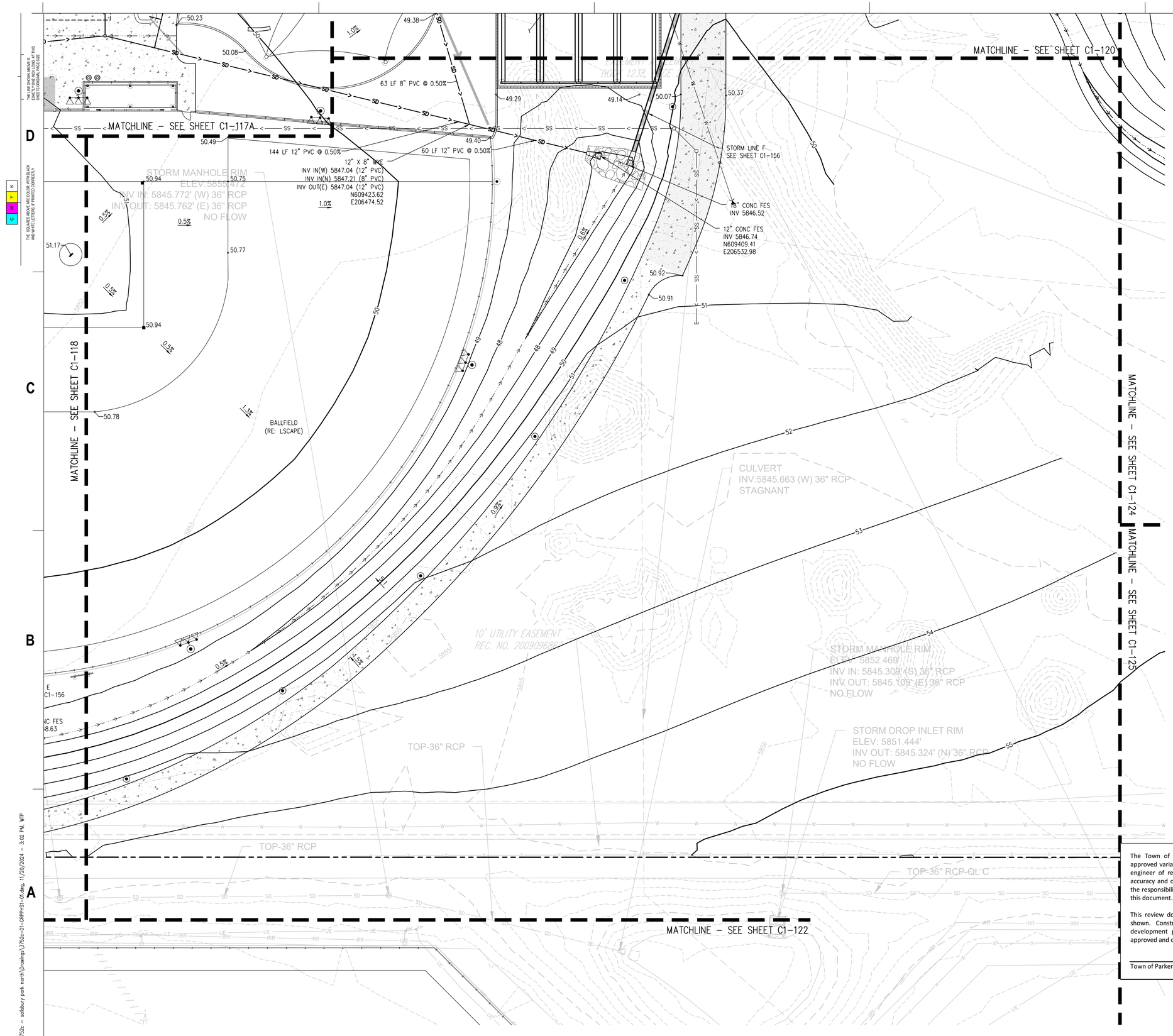
**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-120

SITE PLAN SUBMITTAL
Page 44 of 311

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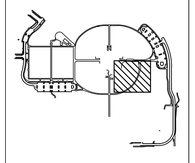
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SITE PLAN SUBMITTAL
Page 45 of 311

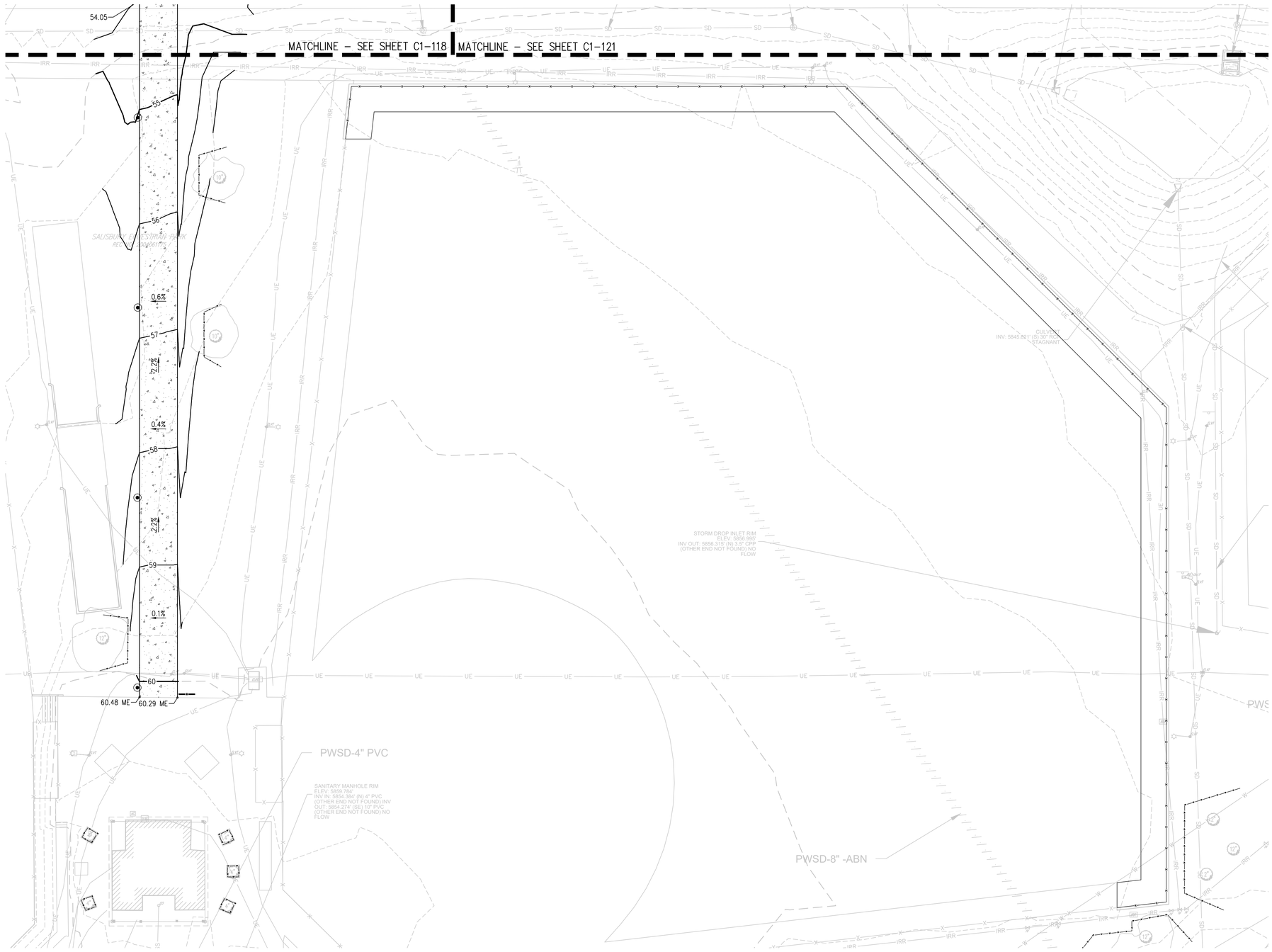
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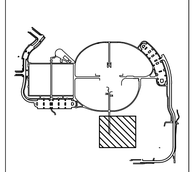
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PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-122

SITE PLAN SUBMITTAL


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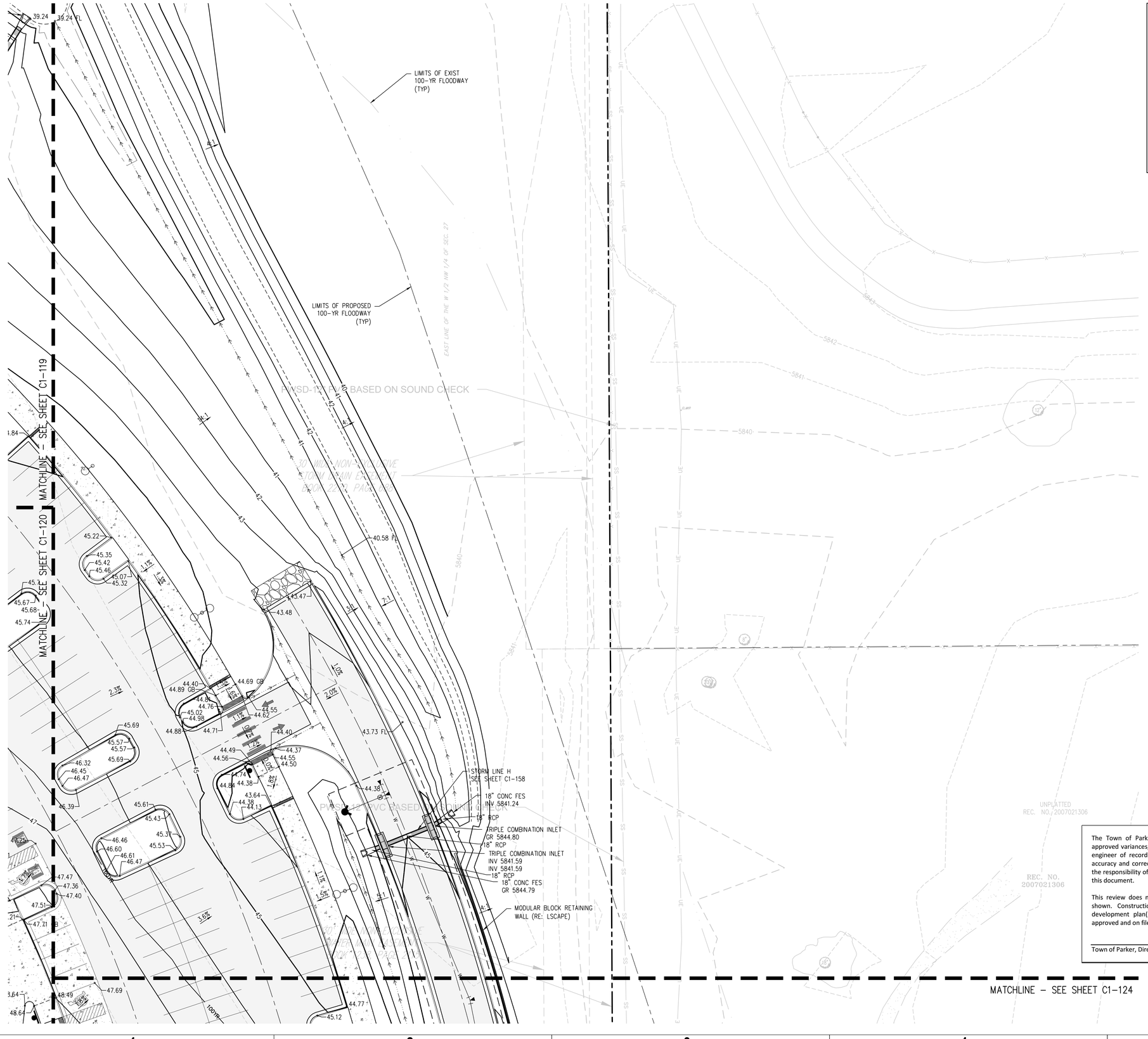
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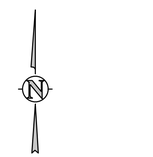
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## GRADING AND DRAINAGE NOTES:

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Town of Parker, Director of Engineering — Date

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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1800 Wazee Street, Suite 450
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**CIVIL ENGINEER / STRUCTURAL ENGINEER**
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p. 303.278.7297

**IRRIGATION**
**Avocet Irrigation**
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p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

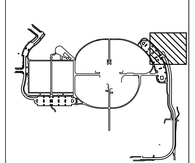
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



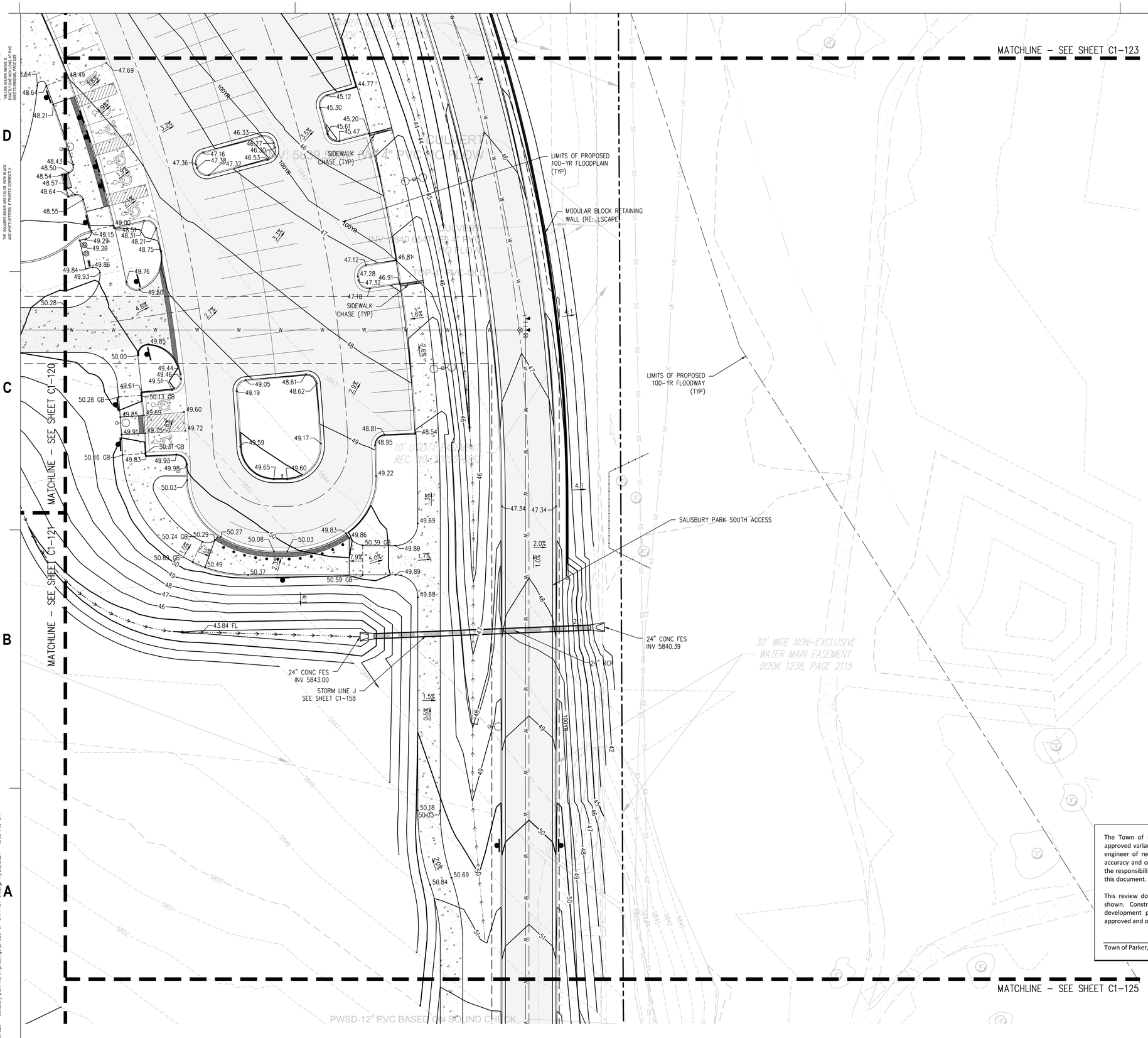
**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-123

SITE PLAN SUBMITTAL
Page 47 of 311

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SCALE IN FEET

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**MECHANICAL ENGINEER**
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

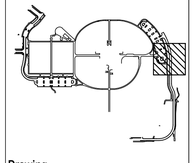
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

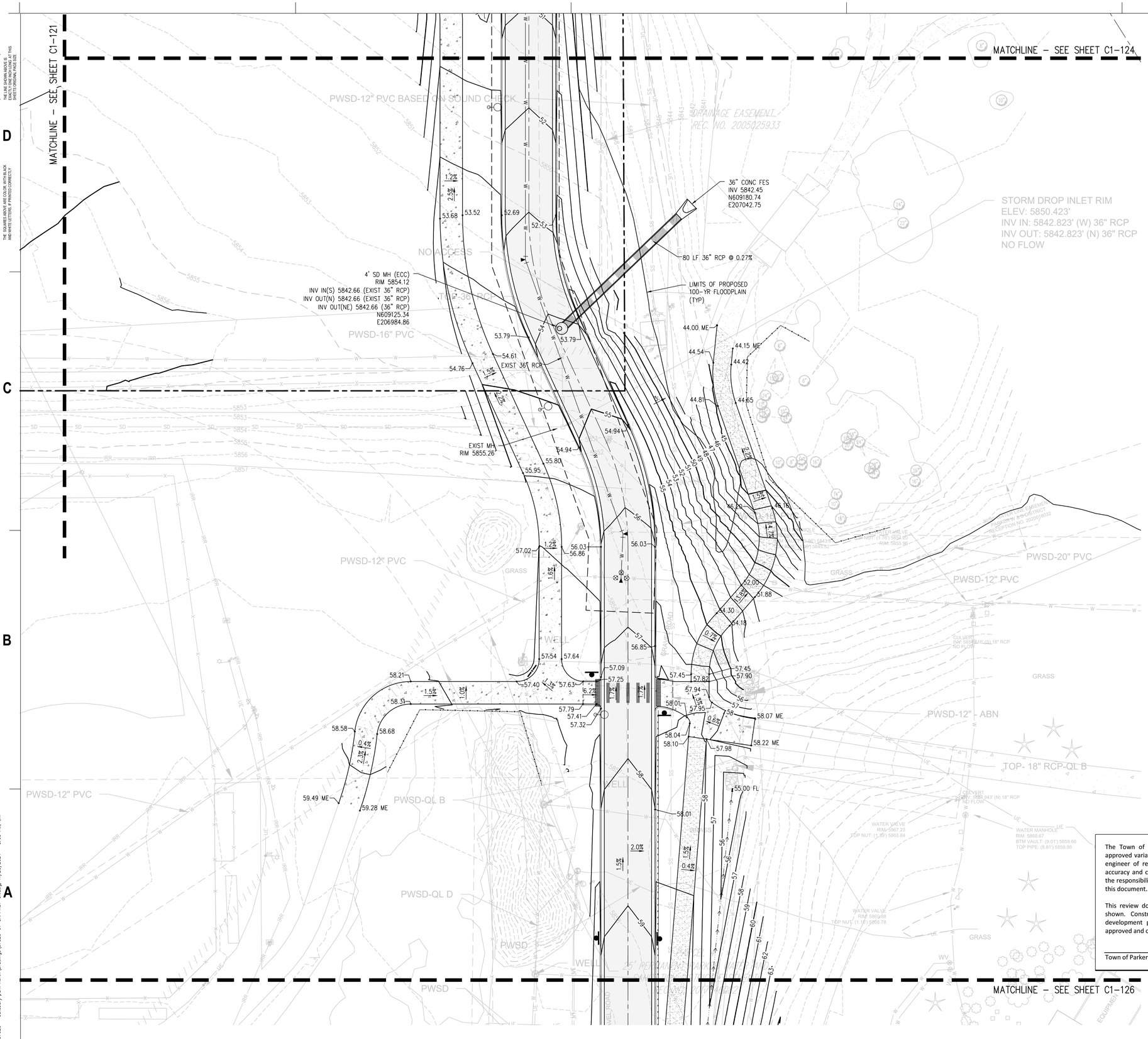
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-124

SITE PLAN SUBMITTAL
Page 48 of 311

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

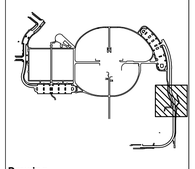
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-125

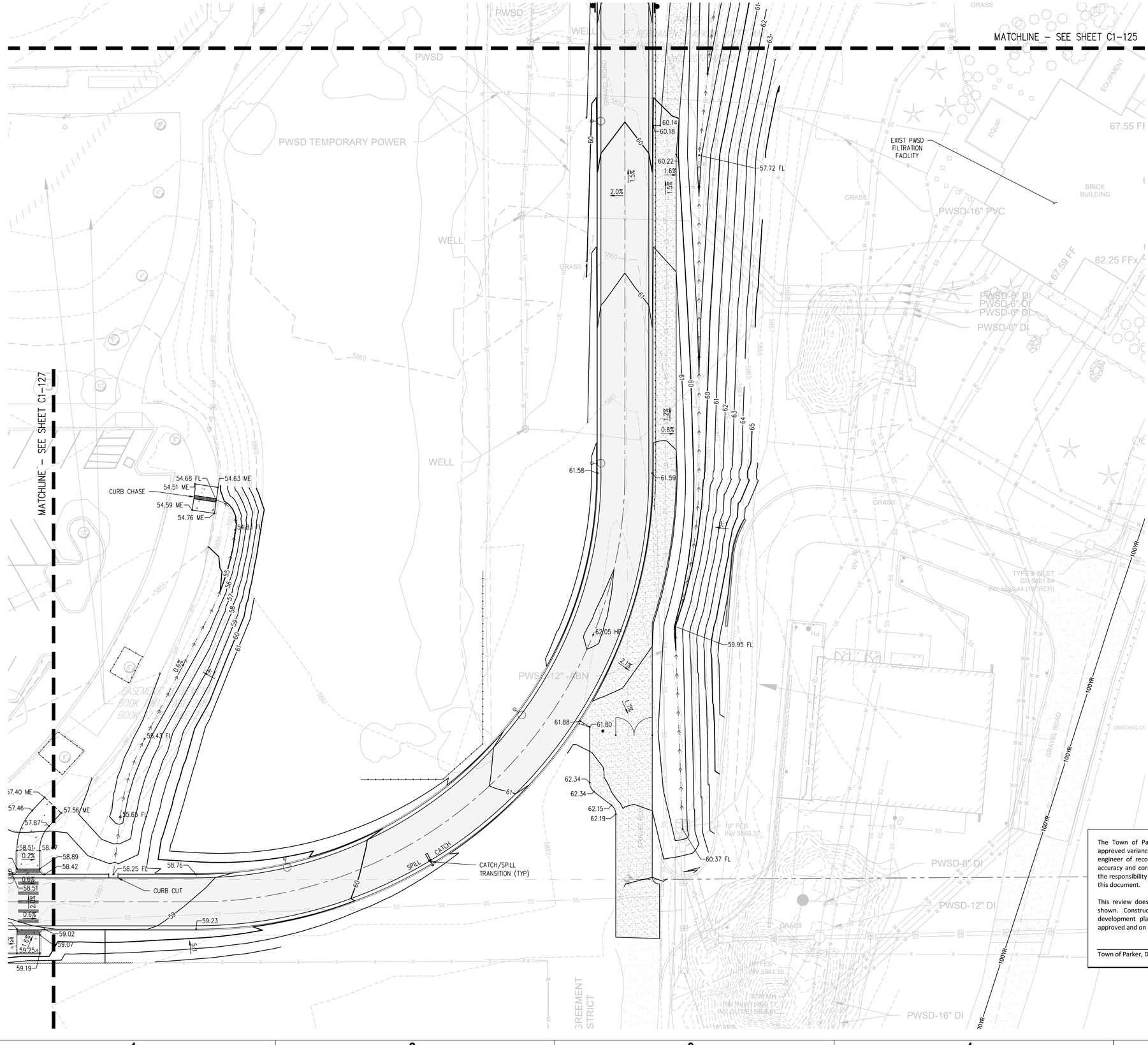
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Page 49 of 311

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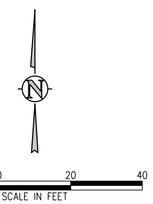
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Town of Parker
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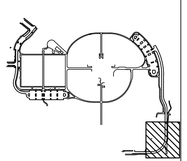
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-126

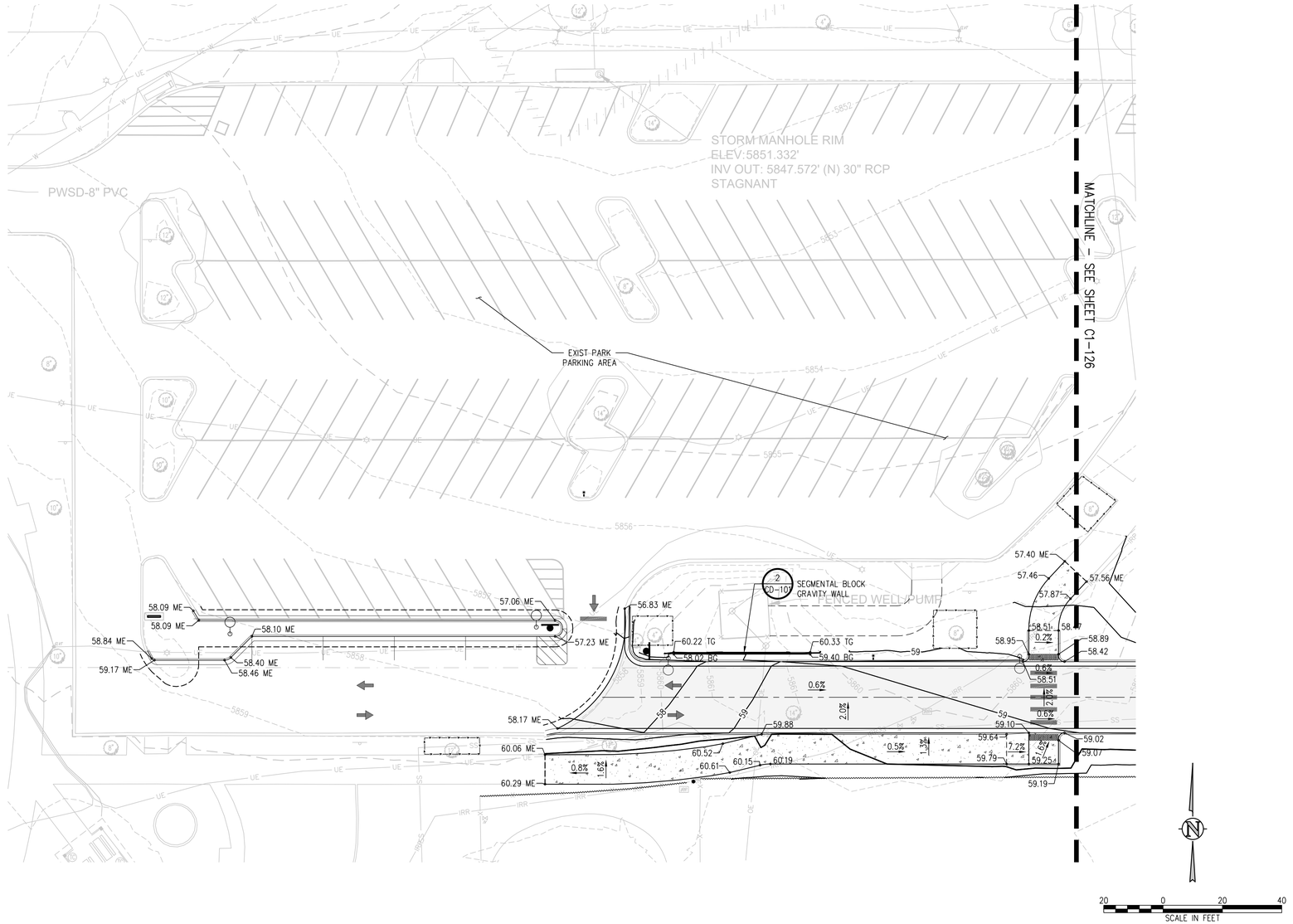
SITE PLAN SUBMITTAL
Page 50 of 311

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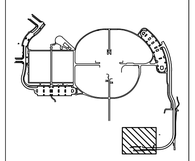
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**Key Map**



**Drawing**

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

# C1-127

SITE PLAN SUBMITTAL
Page 51 of 311

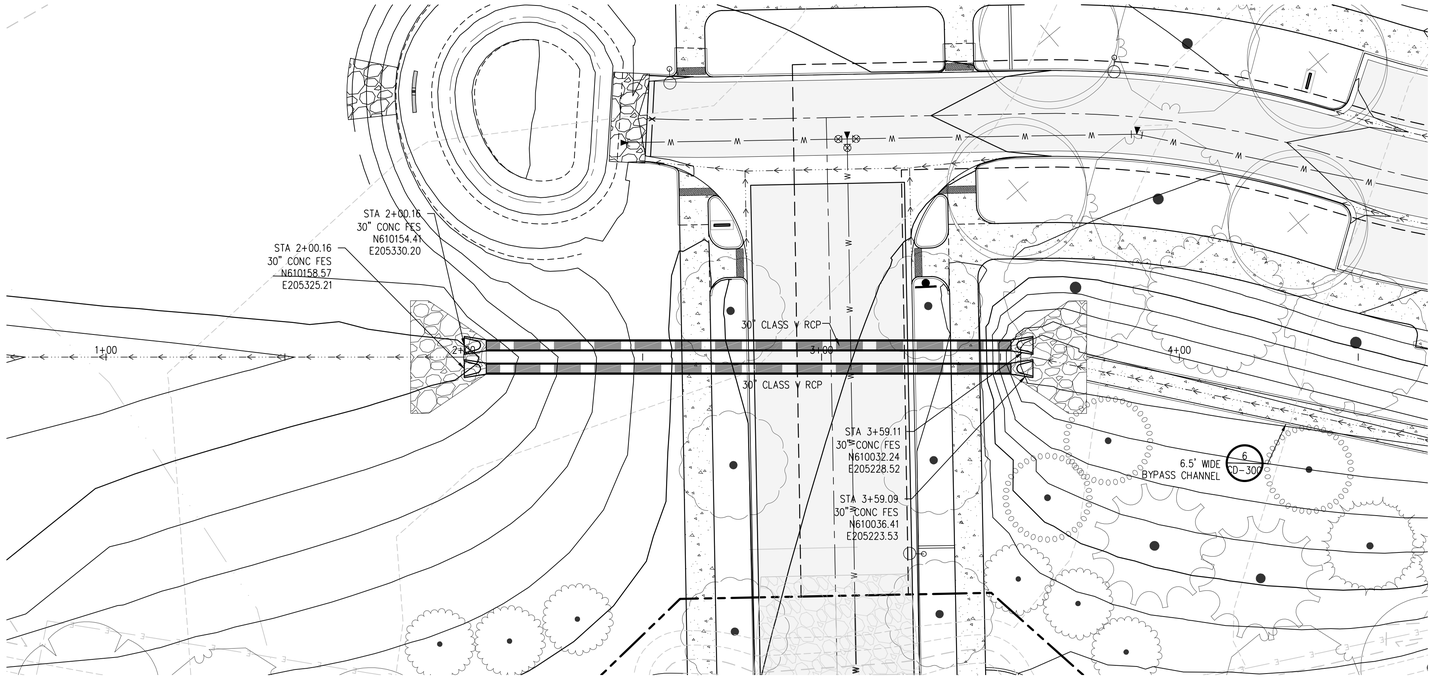
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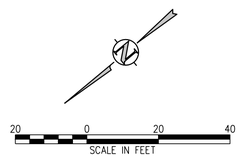
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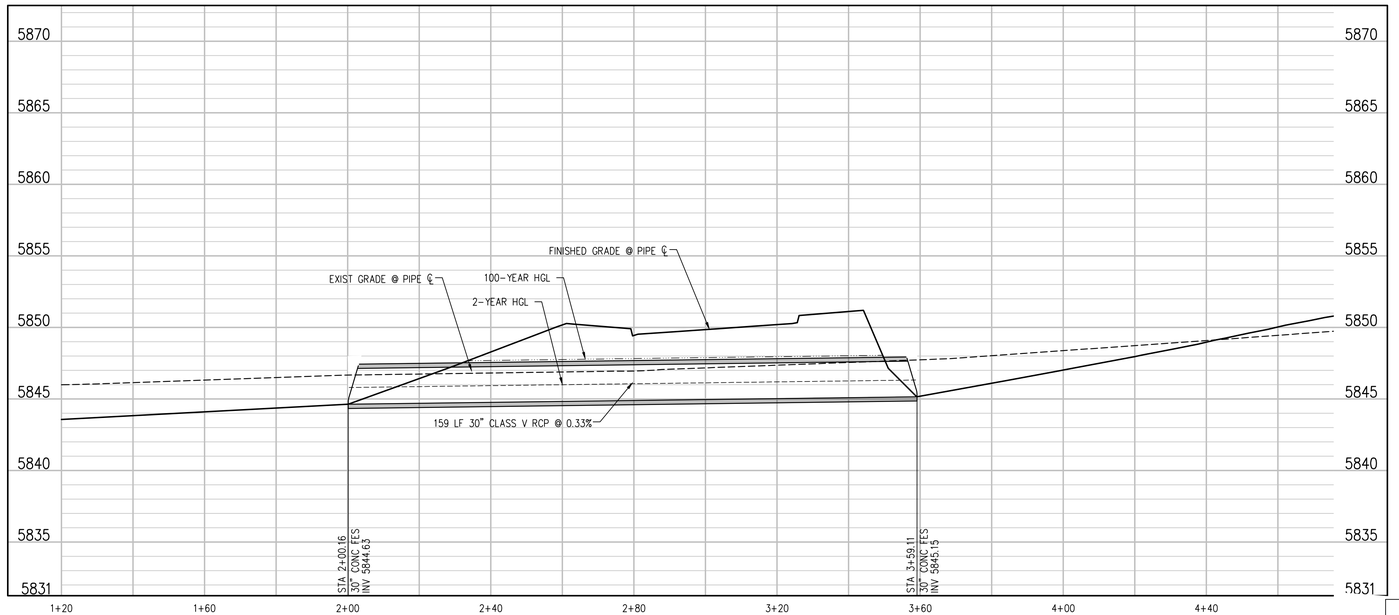



STORM BYPASS PLAN
SCALE: 1" = 20'




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STORM BYPASS PROFILE
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Town of Parker, Director of Engineering Date

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
**Avocet Irrigation**
11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.690.0223

Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

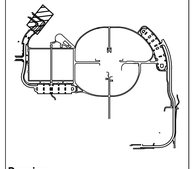
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-150

SITE PLAN SUBMITTAL


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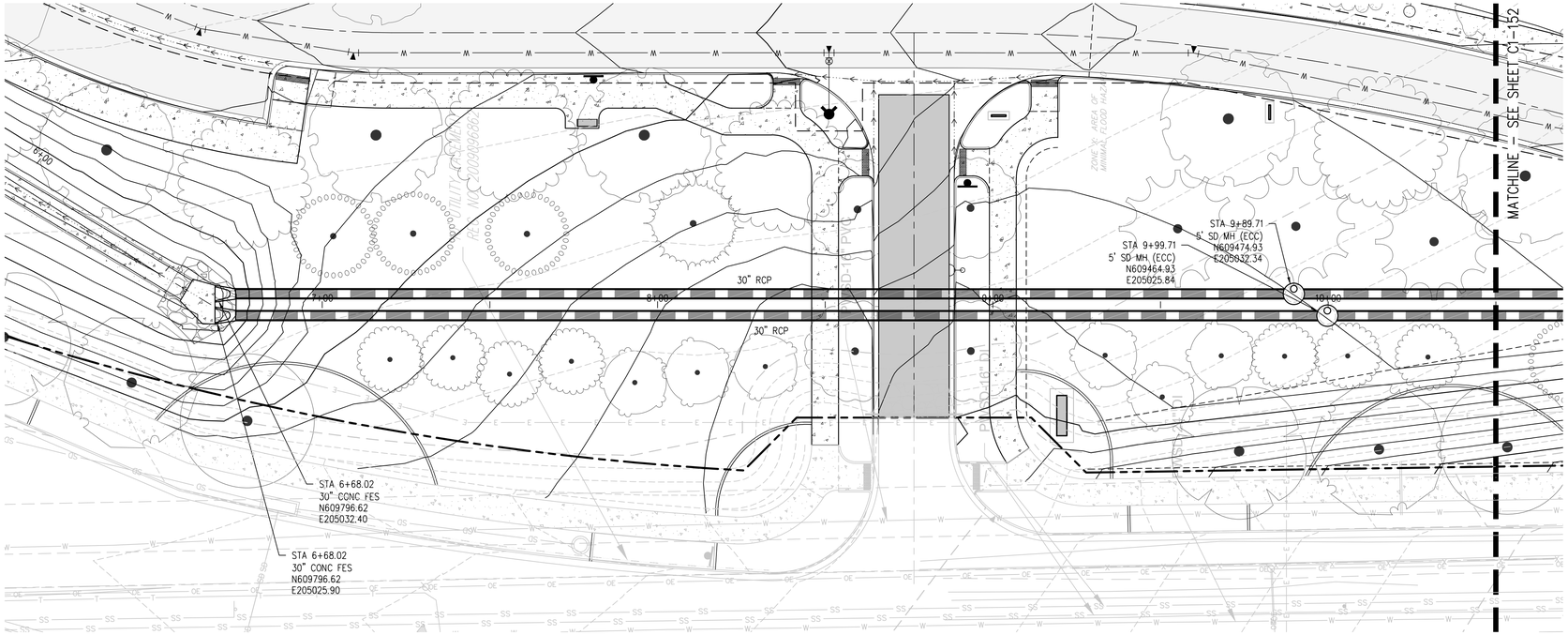
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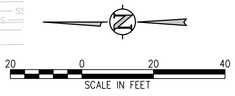
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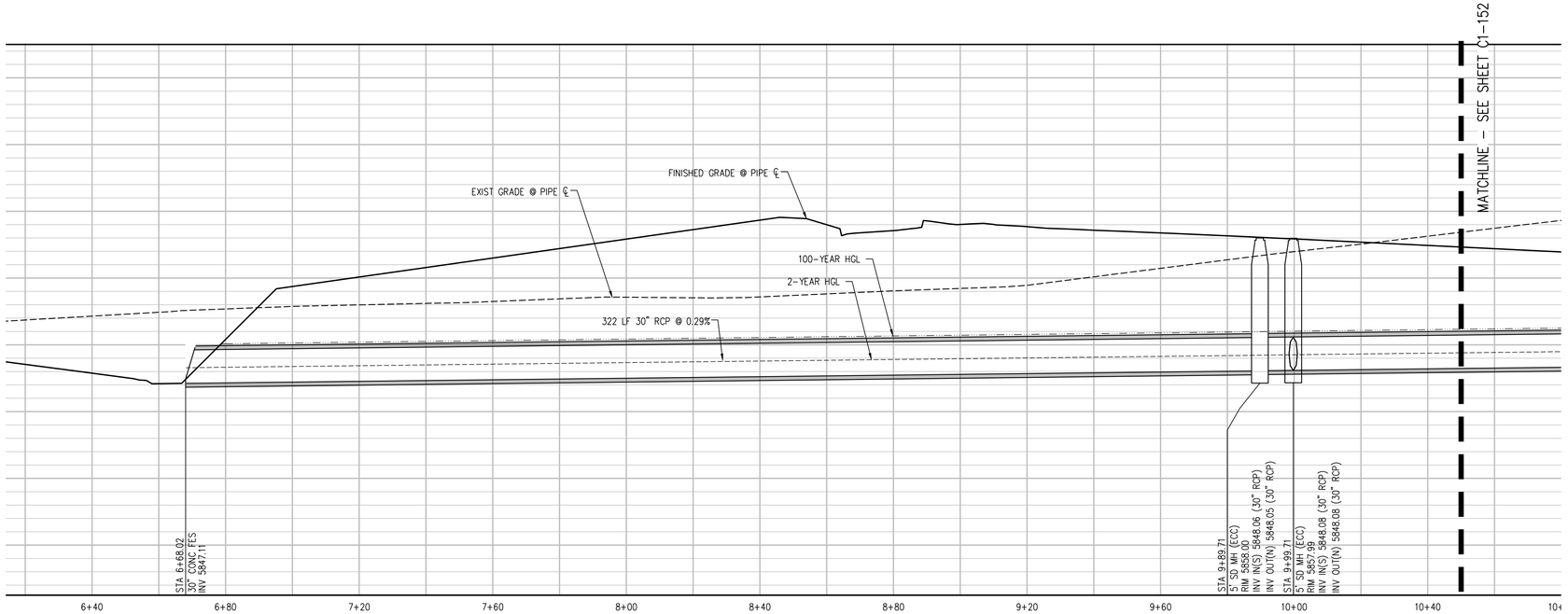
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STORM BYPASS PLAN
SCALE: 1" = 20'




STORM BYPASS PROFILE
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COLORADO 811

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Town of Parker
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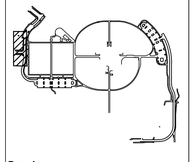
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-151

SITE PLAN SUBMITTAL
Page 53 of 311

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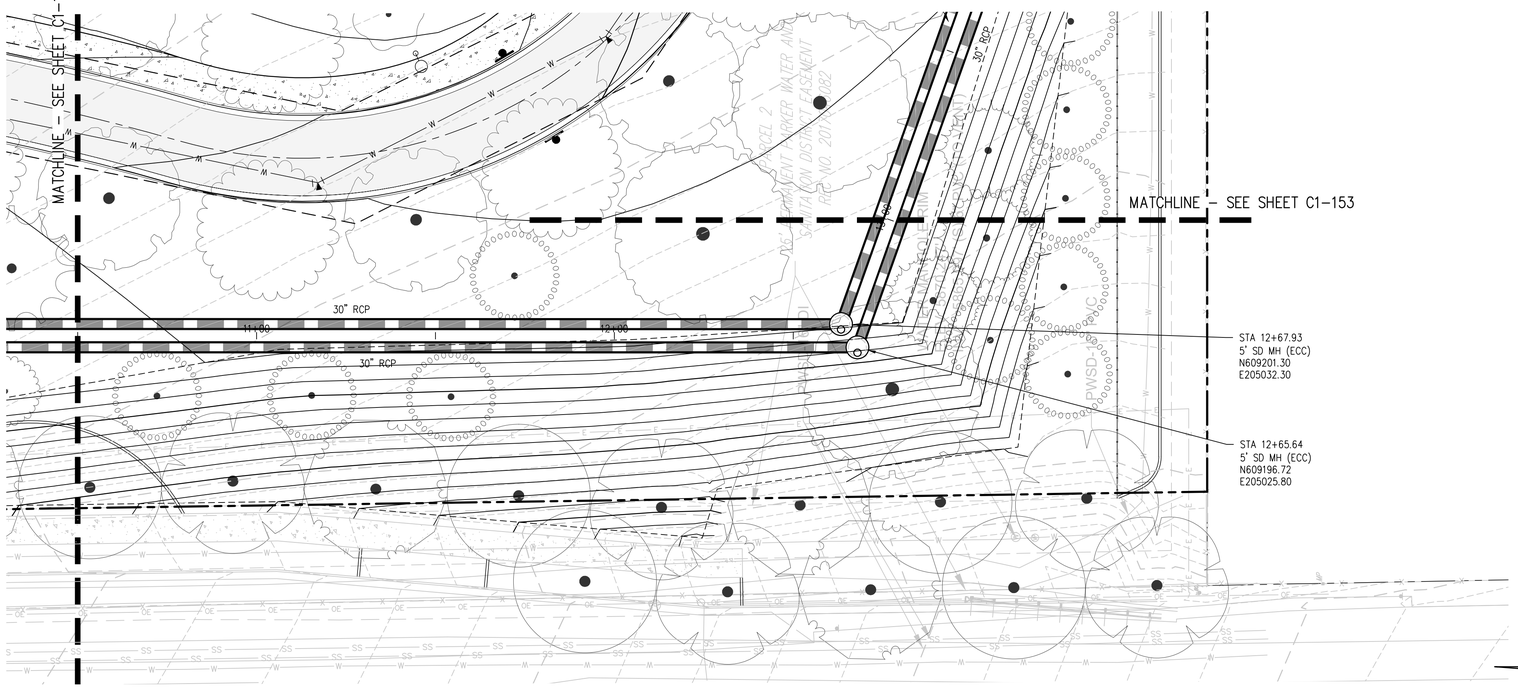
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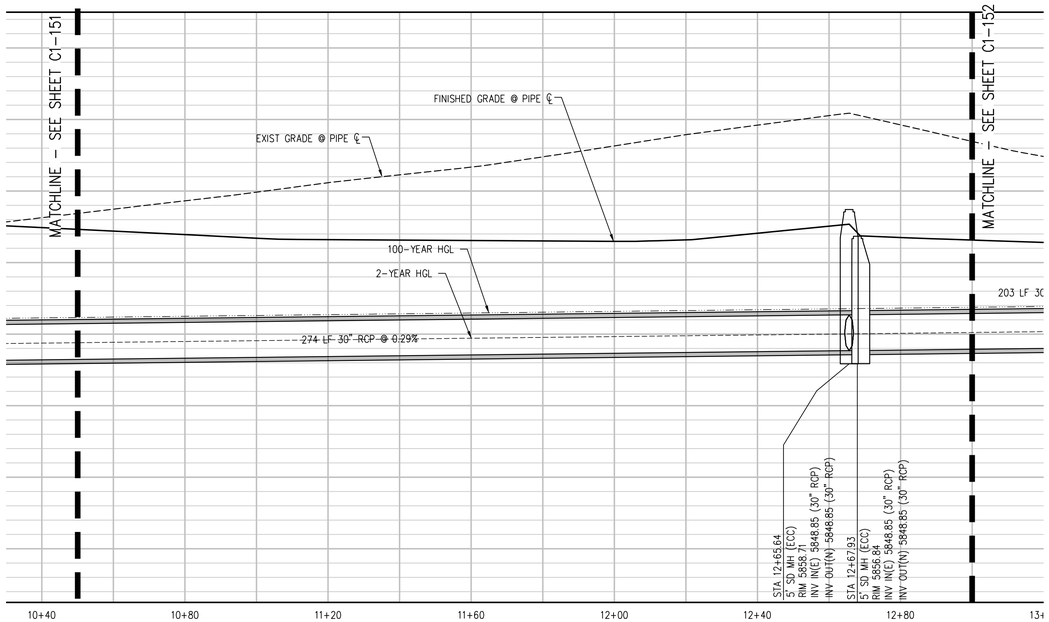
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STORM BYPASS PLAN
SCALE: 1" = 20'




STORM BYPASS PROFILE
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Town of Parker
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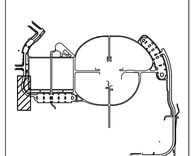
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Project Number:** | 223072.00 |
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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-152

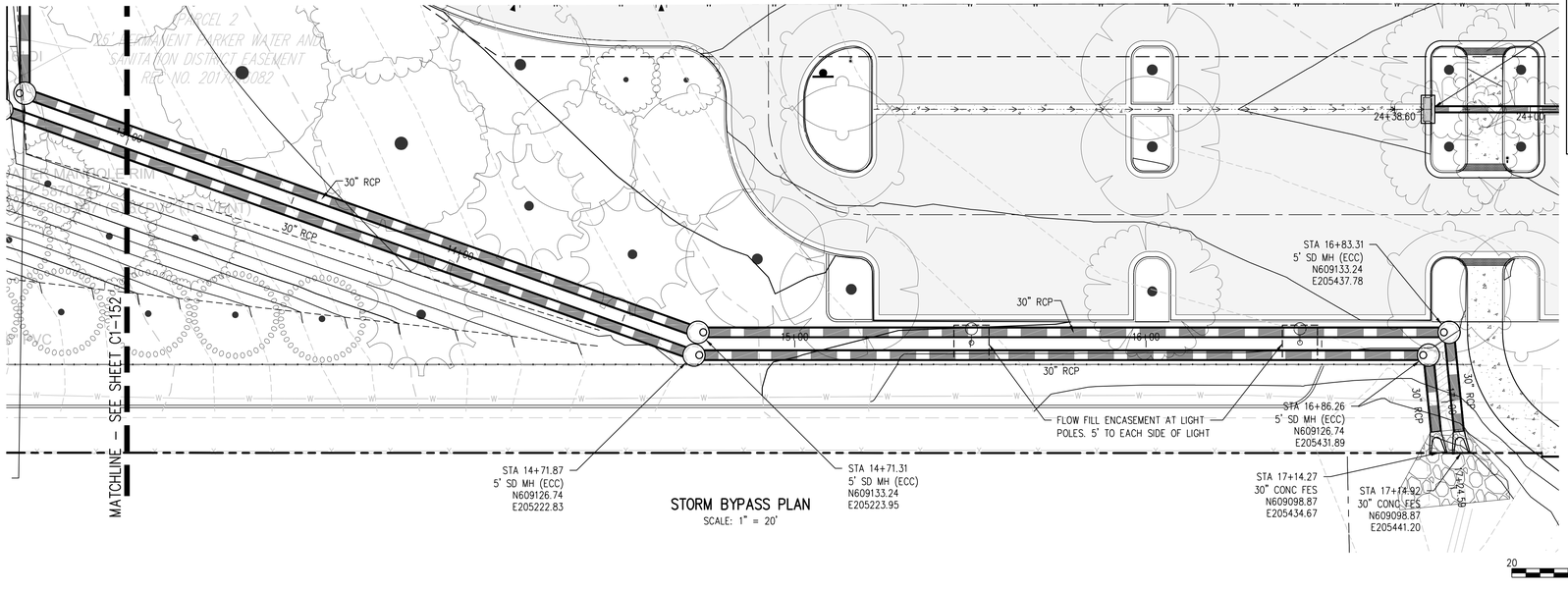
SITE PLAN SUBMITTAL


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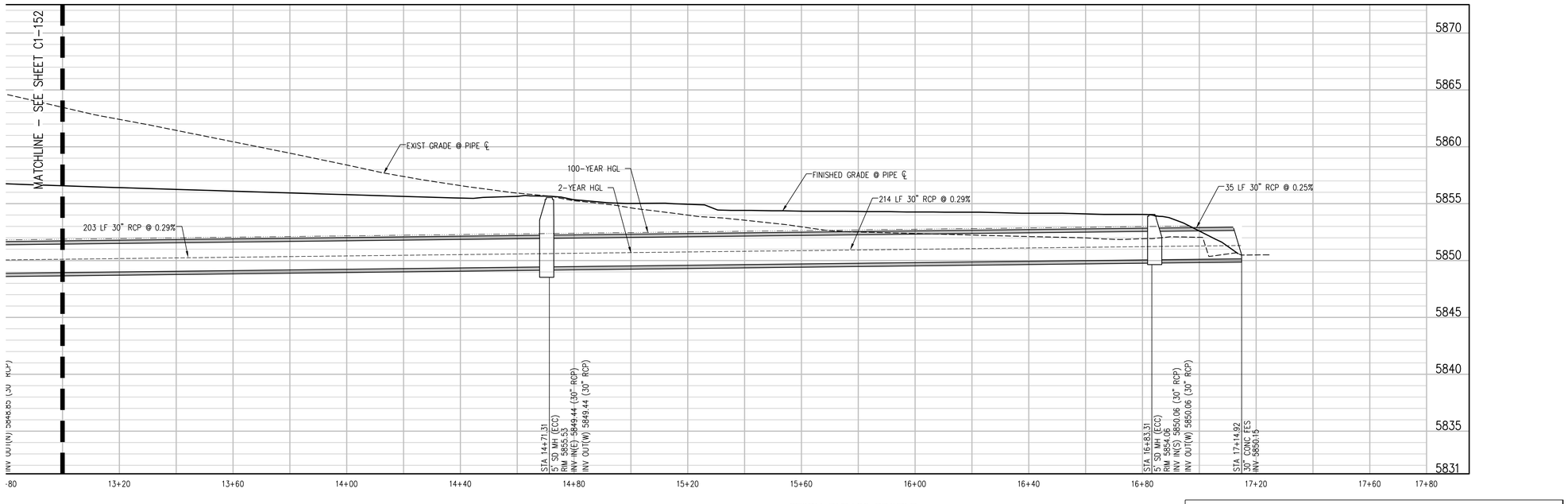
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STORM BYPASS PLAN
SCALE: 1" = 20'

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Boulder, CO 80302
p. 303.444.1951

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Wheat Ridge, CO 80215
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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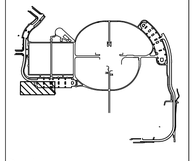
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-153

SITE PLAN SUBMITTAL
Page 55 of 311

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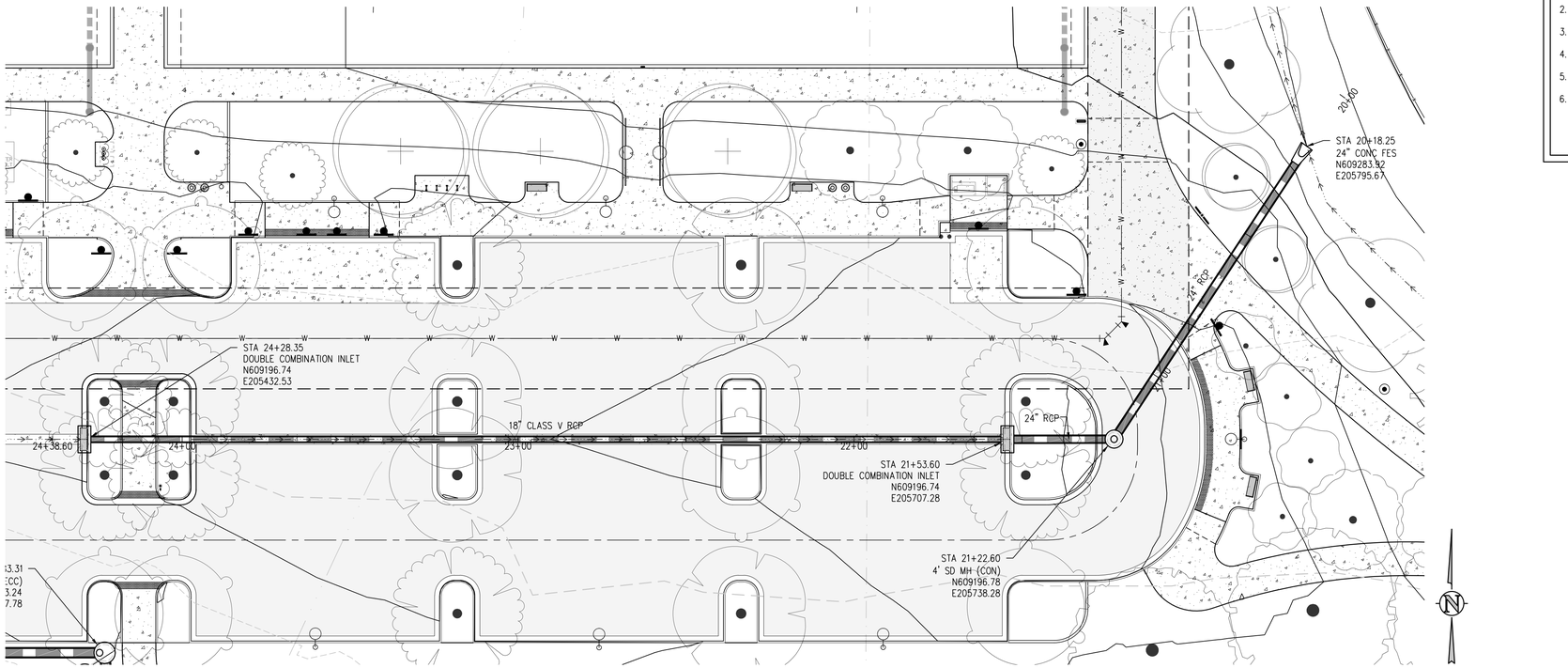
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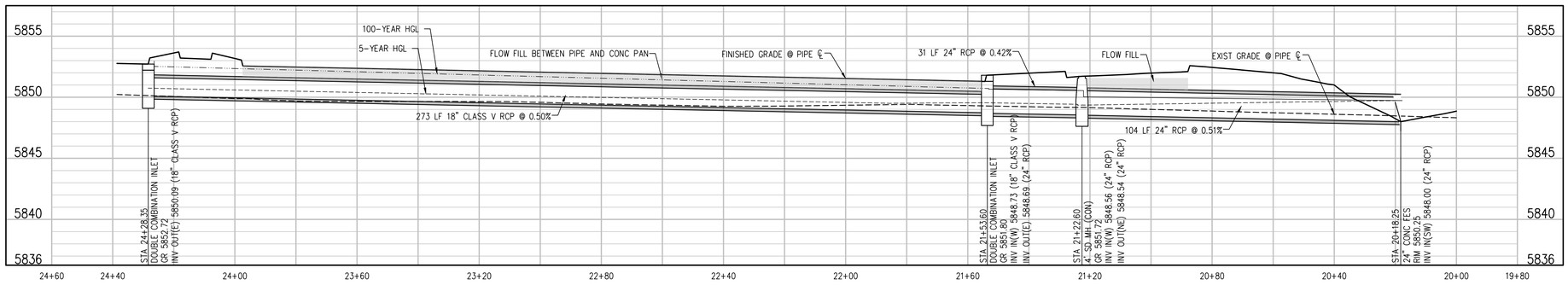
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STORM LINE A PLAN
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Town of Parker
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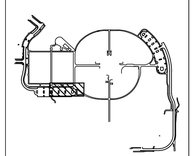
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-154

SITE PLAN SUBMITTAL
Page 56 of 311

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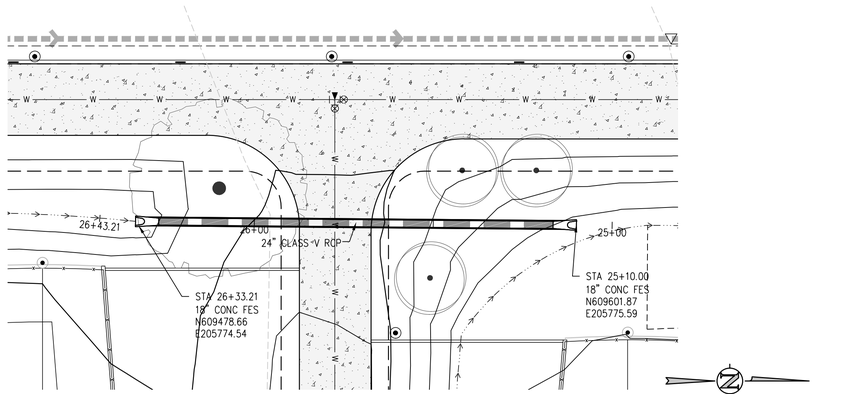
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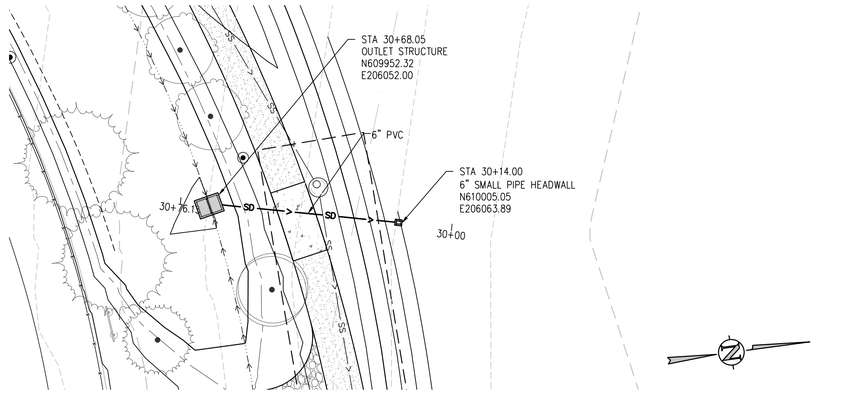
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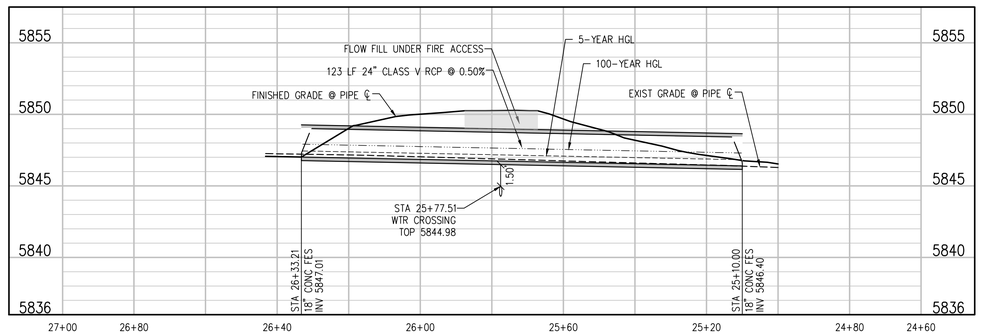
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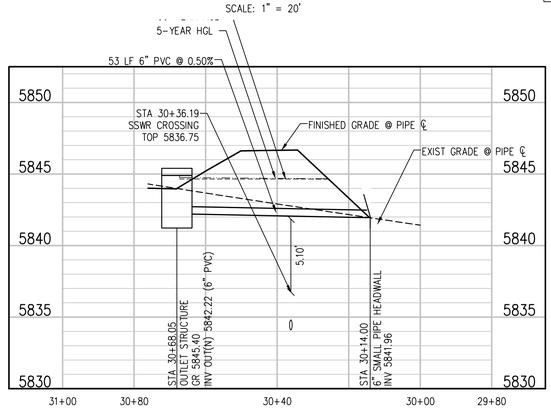

STORM LINE B PLAN
SCALE: 1" = 20'




STORM LINE C PLAN
SCALE: 1" = 20'




STORM LINE B PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT




STORM LINE C PROFILE
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Town of Parker, Director of Engineering — Date

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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Denver, CO 80202
p. 303.607.0977

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

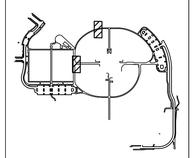
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-155

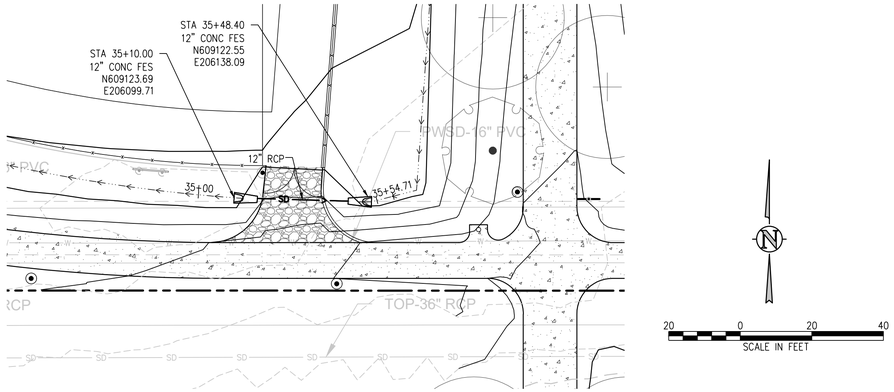
SITE PLAN SUBMITTAL
Page 57 of 311

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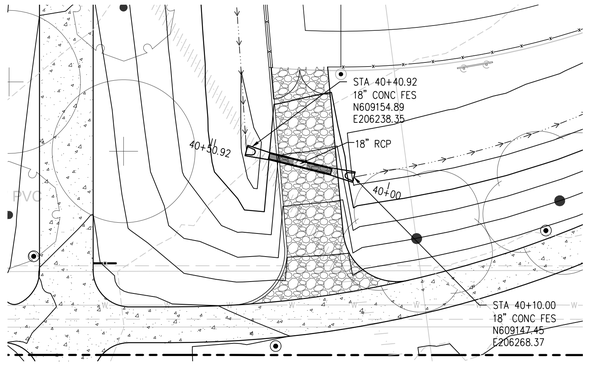
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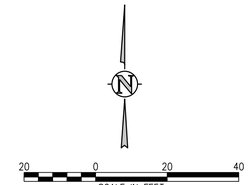


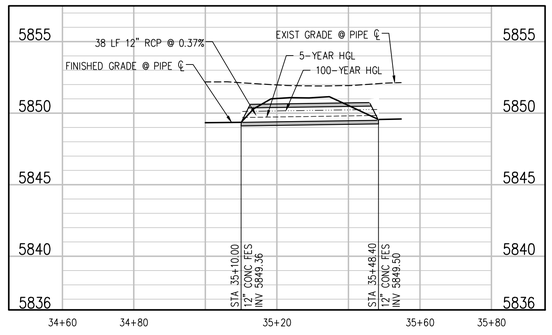

STORM LINE D PLAN
SCALE: 1" = 20'



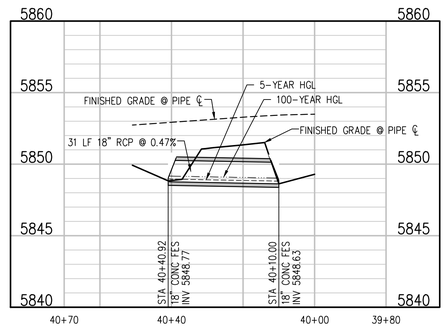




STORM LINE E PLAN
SCALE: 1" = 20'




STORM LINE D PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT




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Town of Parker, Director of Engineering Date

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Town of Parker
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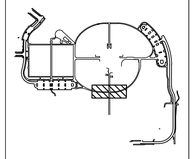
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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**Key Map**



**Drawing**

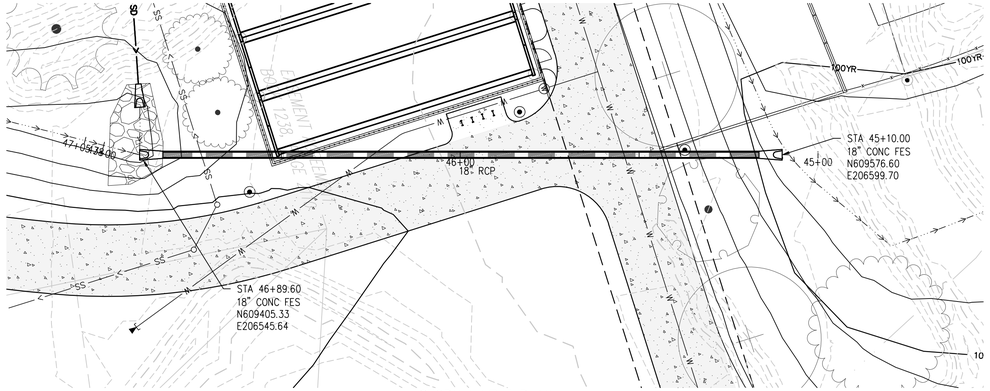
PHASE 1 STORM PLAN & PROFILE

# C1-156

SITE PLAN SUBMITTAL
Page 58 of 311

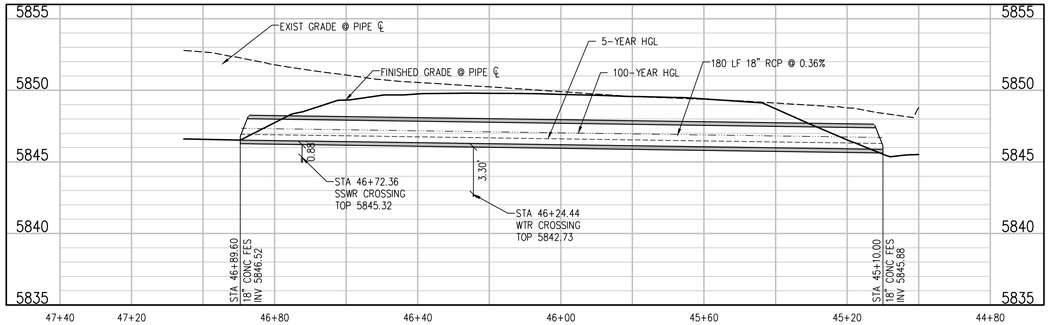
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THE LINE SHOWN ABOVE IS 1 INCH WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TONES, AS INDICATED



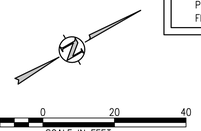

STORM LINE F PLAN

SCALE: 1" = 20'



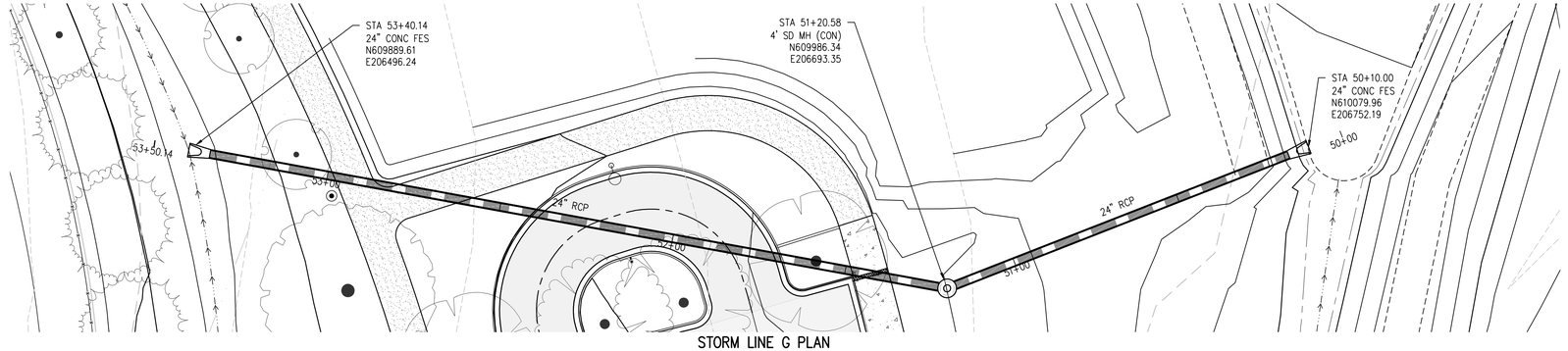

STORM LINE F PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



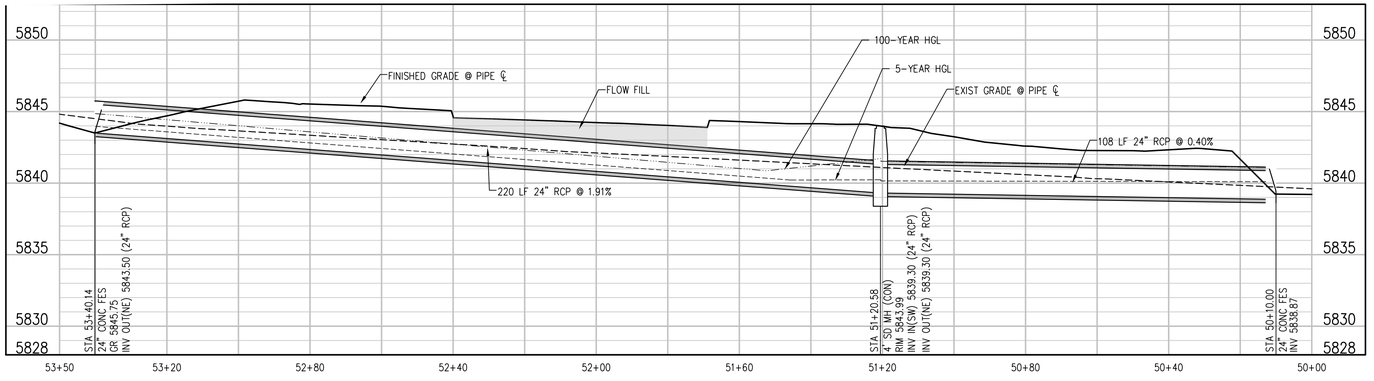

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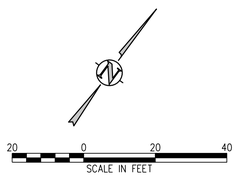

STORM LINE G PLAN

SCALE: 1" = 20'




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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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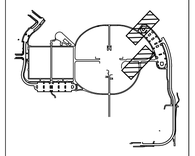
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-157

SITE PLAN SUBMITTAL
Page 59 of 311

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING, IF PRINTED CORRECTLY

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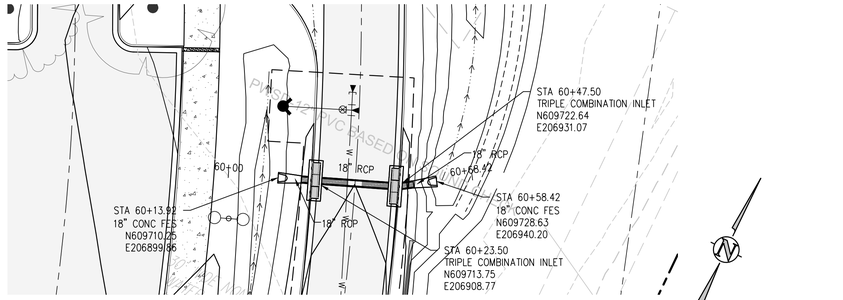
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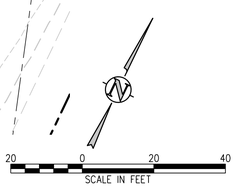
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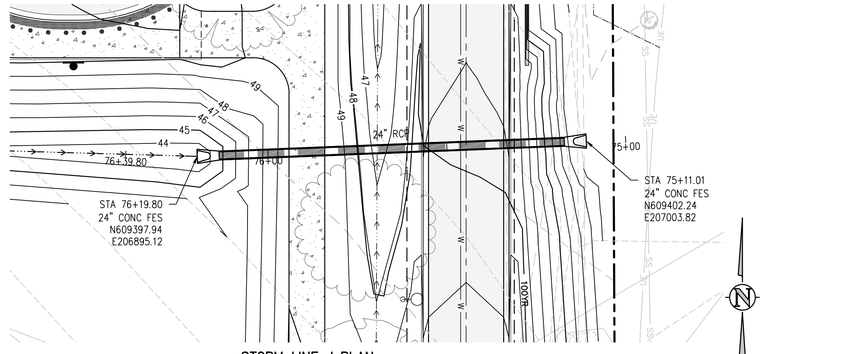
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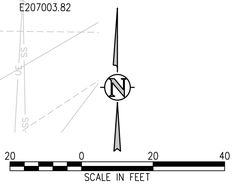


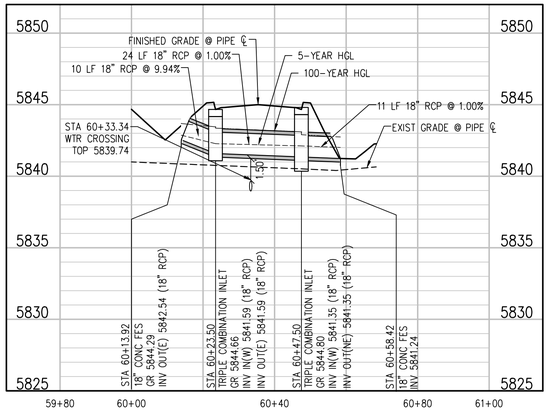

STORM LINE H PLAN
SCALE: 1" = 20'



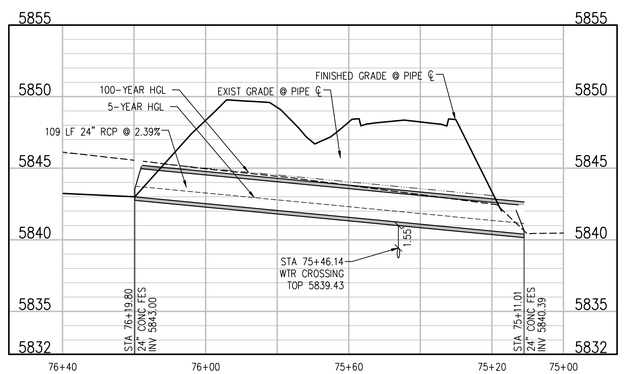




STORM LINE J PLAN
SCALE: 1" = 20'




STORM LINE H PROFILE
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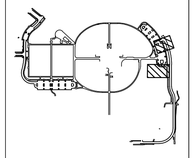
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-158

SITE PLAN SUBMITTAL
Page 60 of 311

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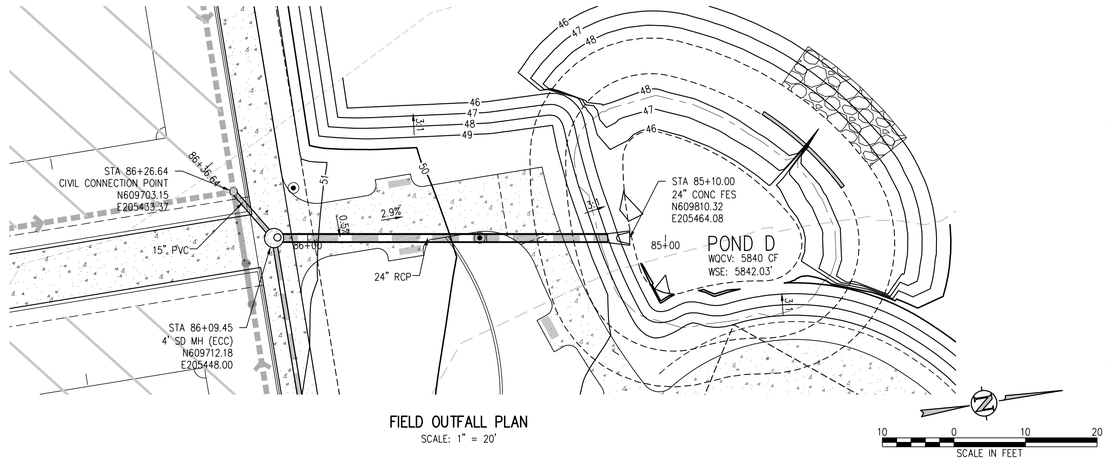
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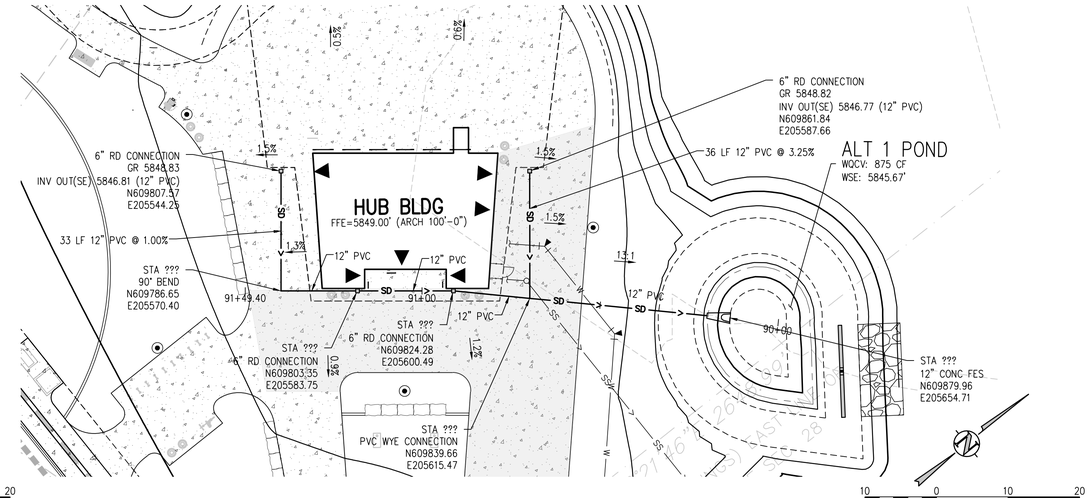
Town of Parker, Director of Engineering — Date

## GRADING & DRAINAGE NOTES:

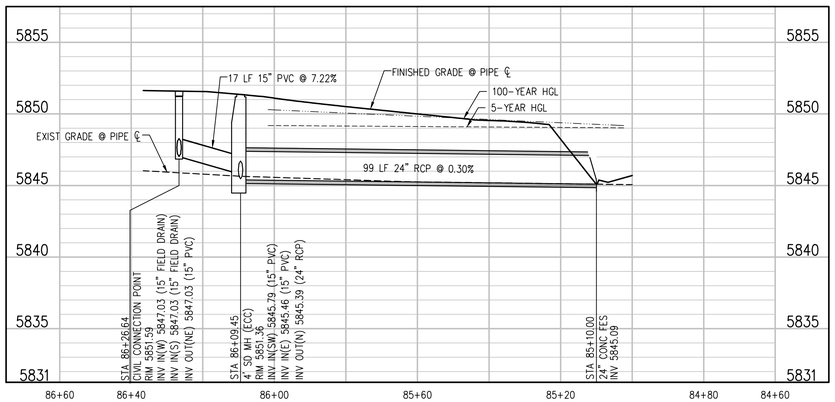
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2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)
7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.



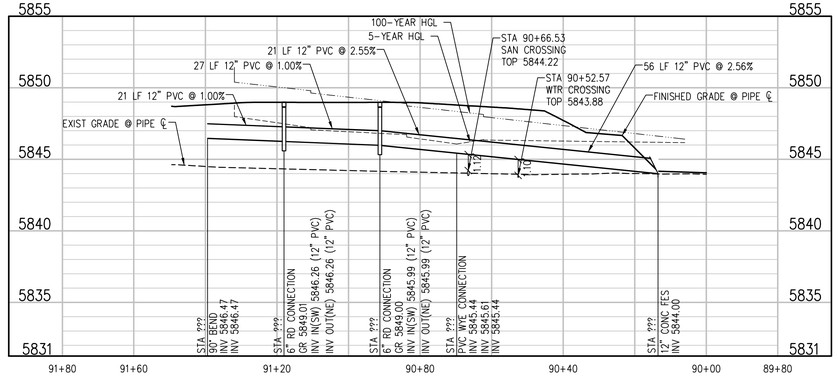

FIELD OUTFALL PLAN
SCALE: 1" = 20'




HUB RD OUTFALL PLAN
SCALE: 1" = 20'




FIELD OUTFALL PROFILE
SCALE: 1"=10' HORIZ
1"=2' VERT




HUB RD OUTFALL PROFILE
SCALE: 1"=10' HORIZ
1"=2' VERT

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

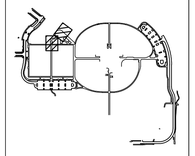
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 STORM PLAN & PROFILE

# C1-159

SITE PLAN SUBMITTAL
Page 61 of 311

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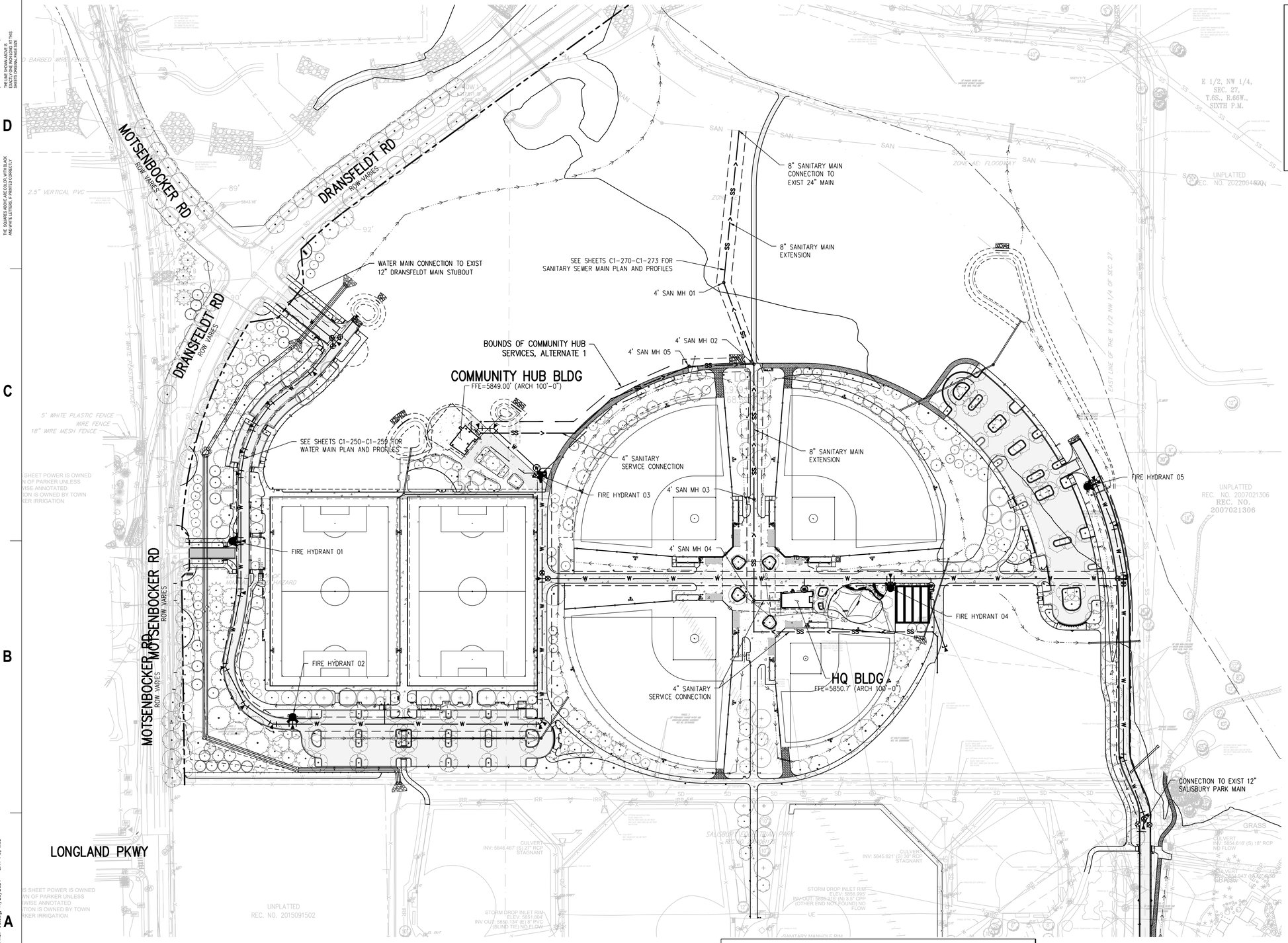
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C M Y K




## UTILITY NOTES:

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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

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative — Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
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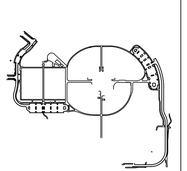
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 OVERALL UTILITY PLAN

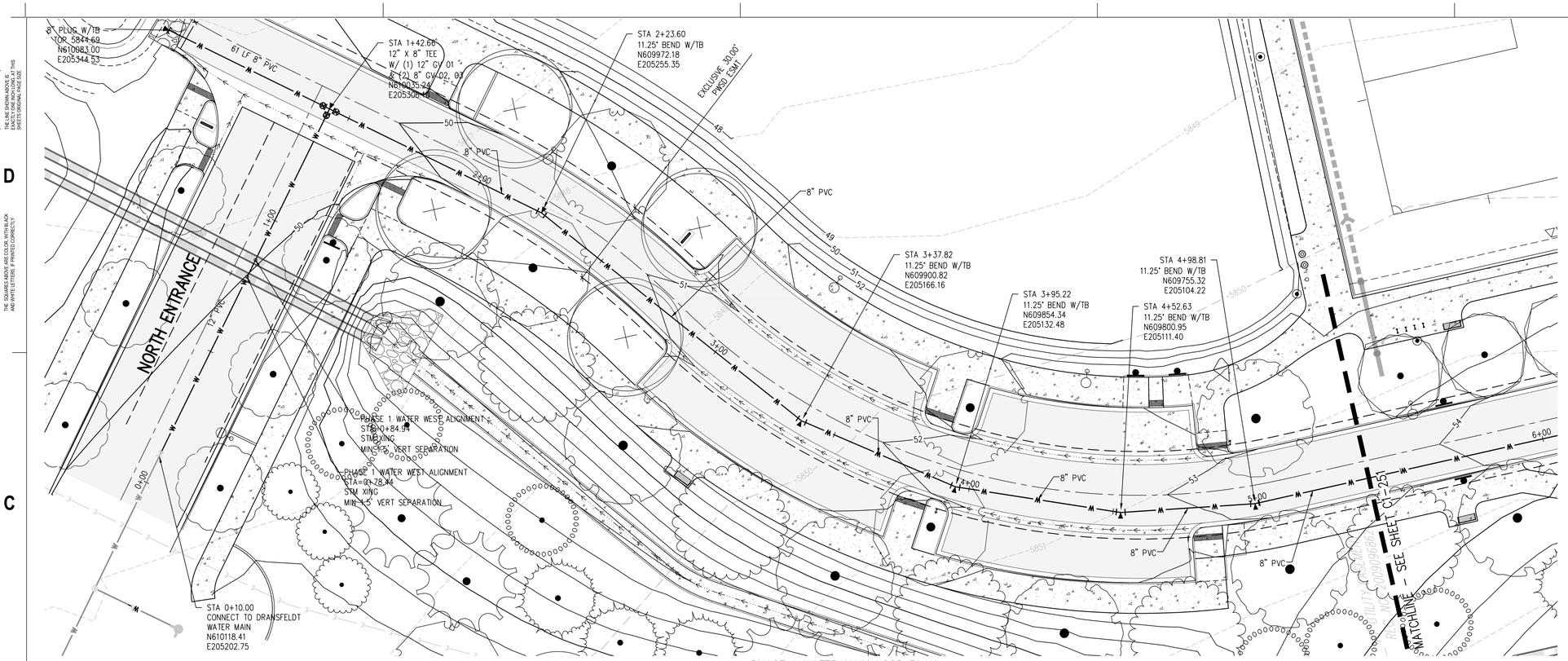
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SITE PLAN SUBMITTAL


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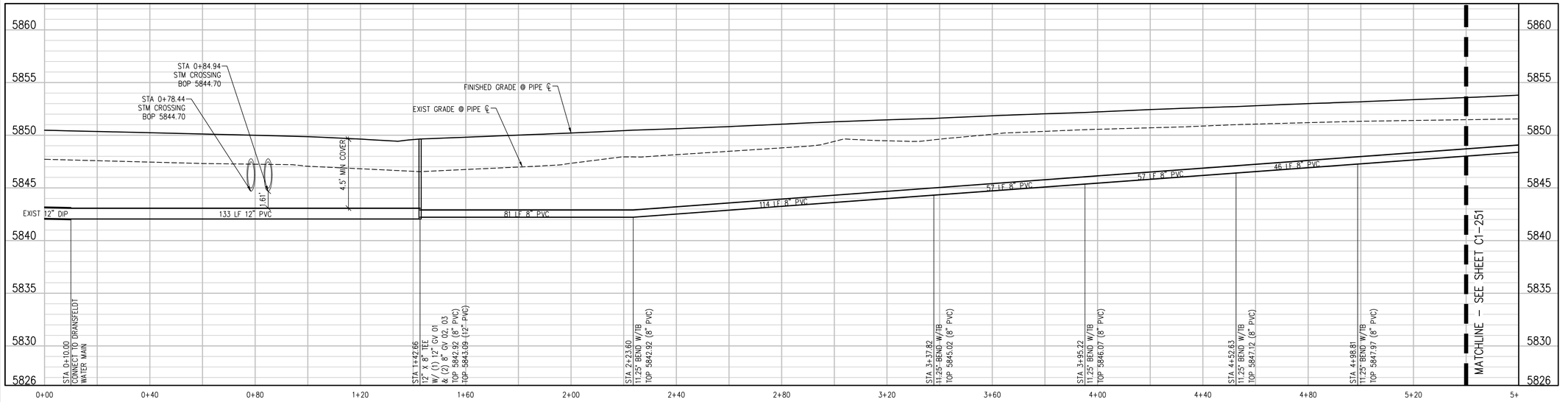



PHASE 1 WATER MAIN LOOP PLAN

SCALE: 1" = 20'

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PHASE 1 WATER MAIN LOOP PROFILE

SCALE: 1" = 20' HORIZ

1" = 5' VERT

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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LANDSCAPE ARCHITECTURE

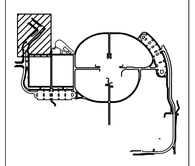
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**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

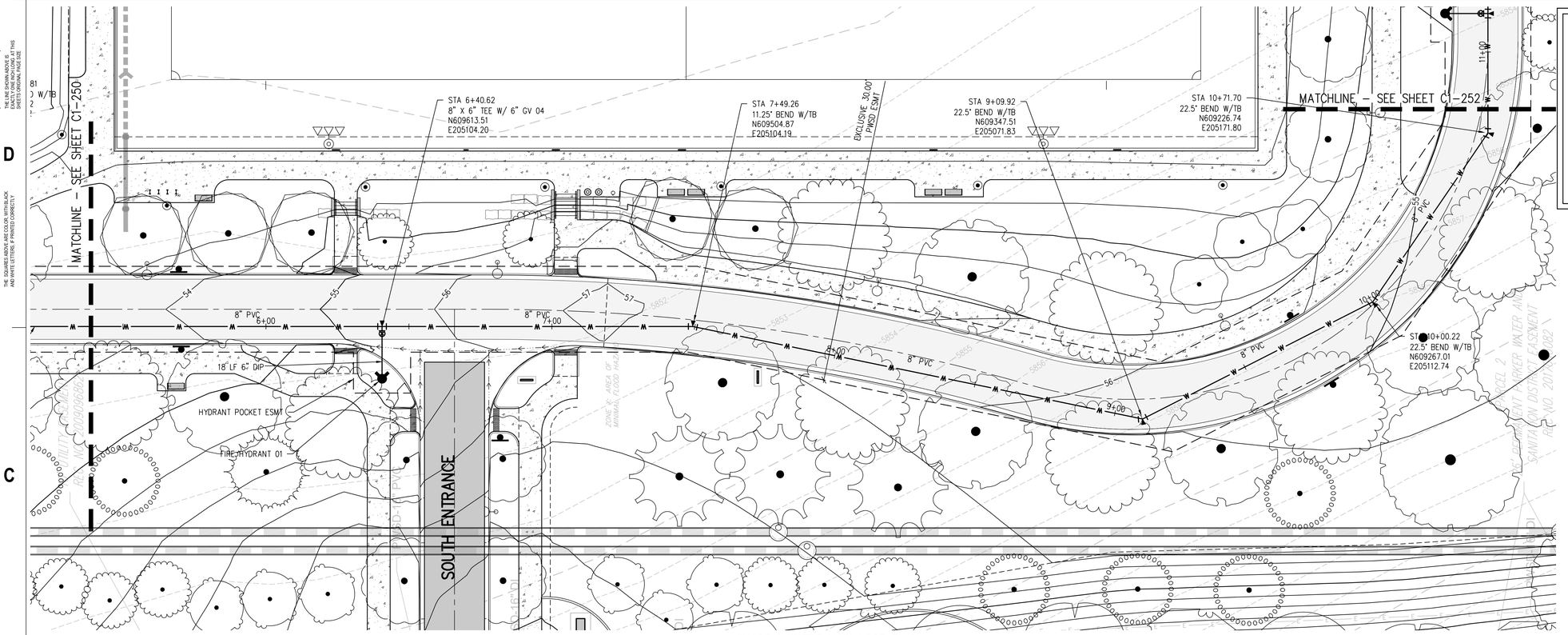
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SITE PLAN SUBMITTAL
Page 63 of 311

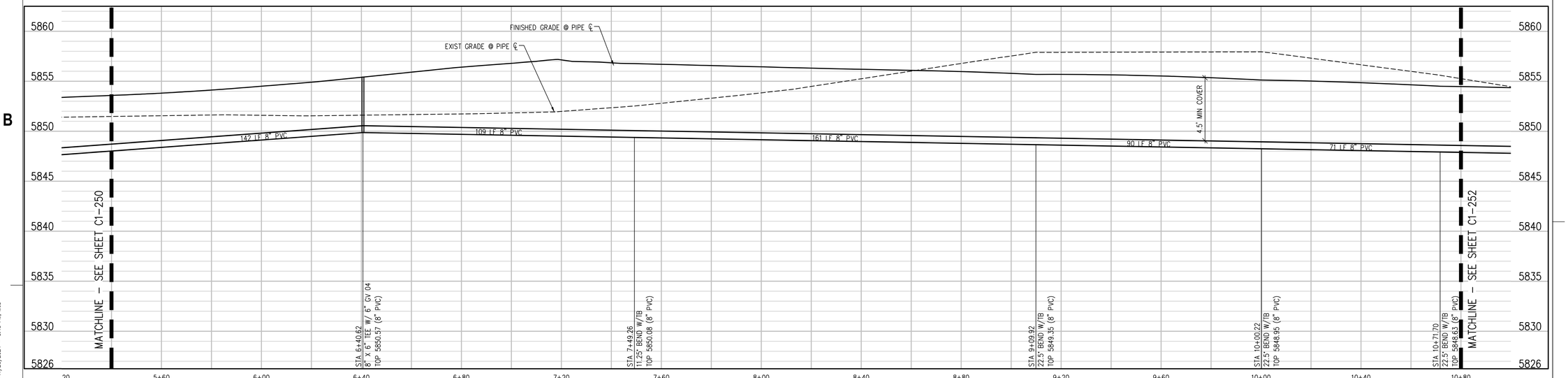
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
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SCALE IN FEET


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Town of Parker
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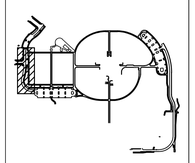
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**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

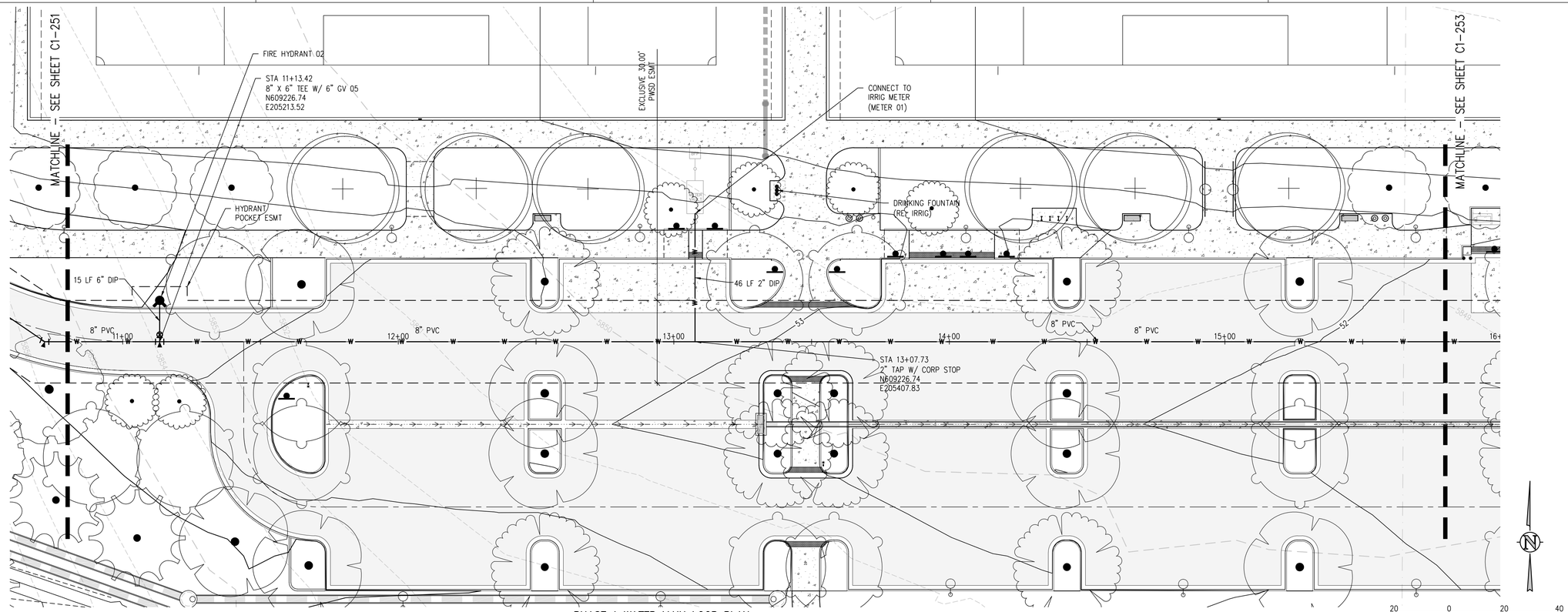
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SITE PLAN SUBMITTAL
Page 64 of 311

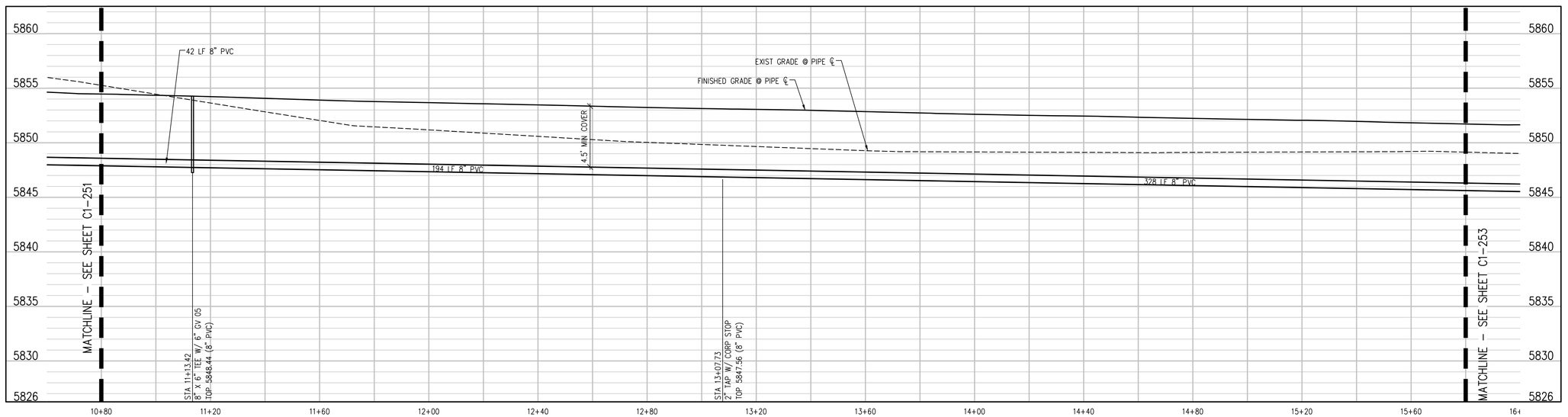
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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COLORADO 811
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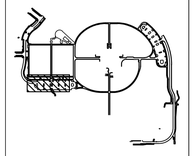
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**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

# C1-252

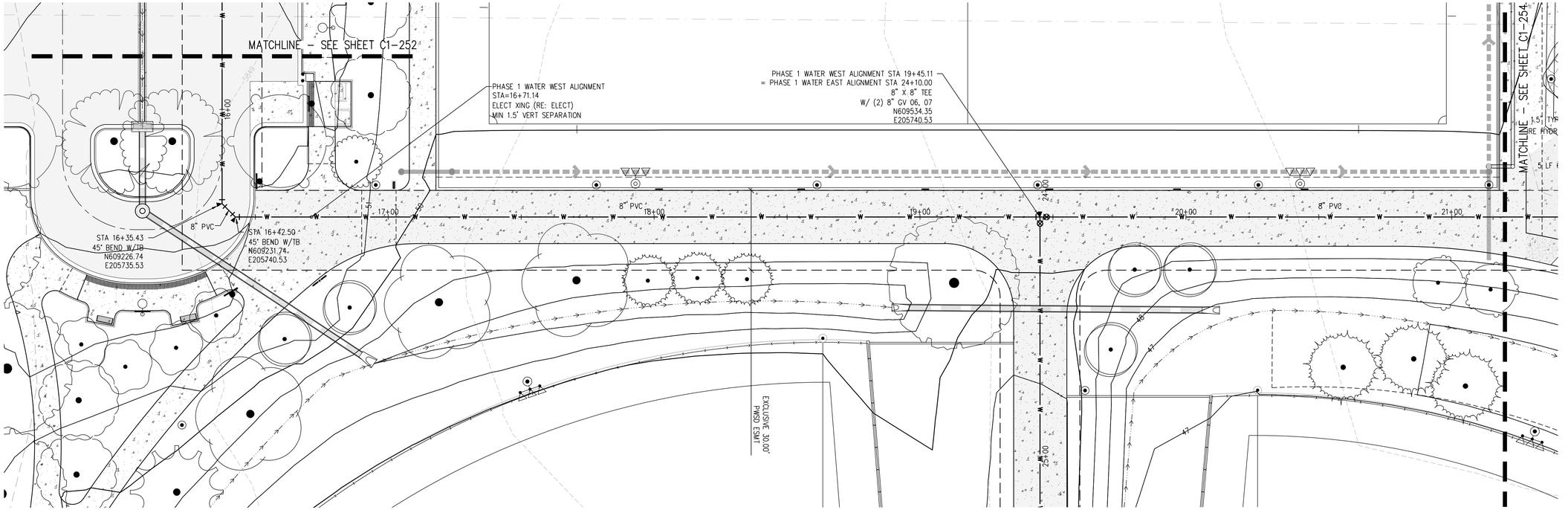
SITE PLAN SUBMITTAL
Page 65 of 311

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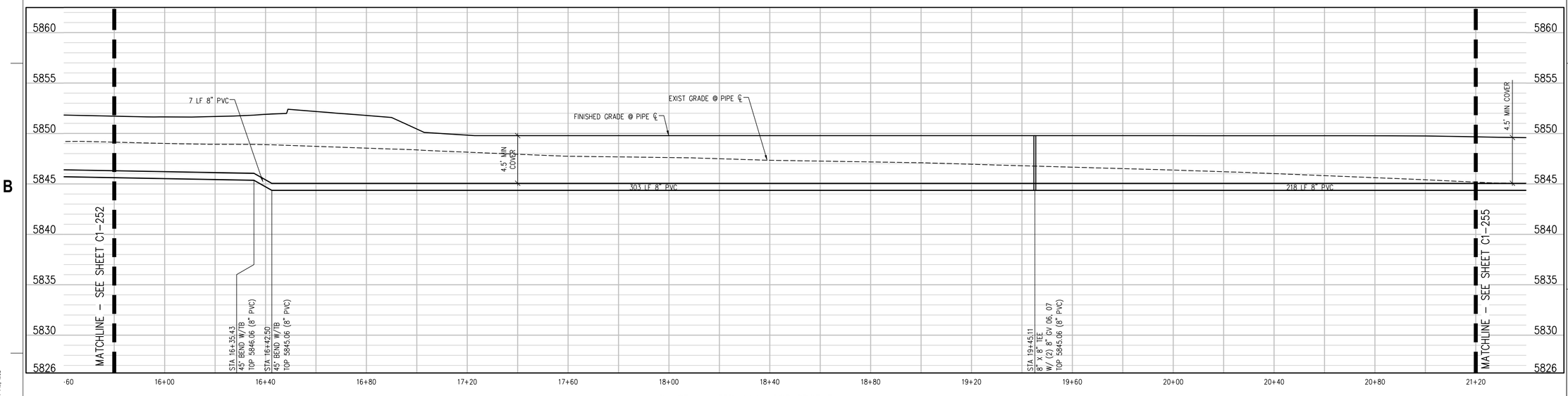
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'

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SCALE IN FEET




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
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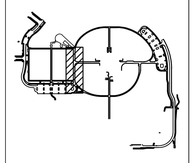
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**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

# C1-253

SITE PLAN SUBMITTAL
Page 66 of 311

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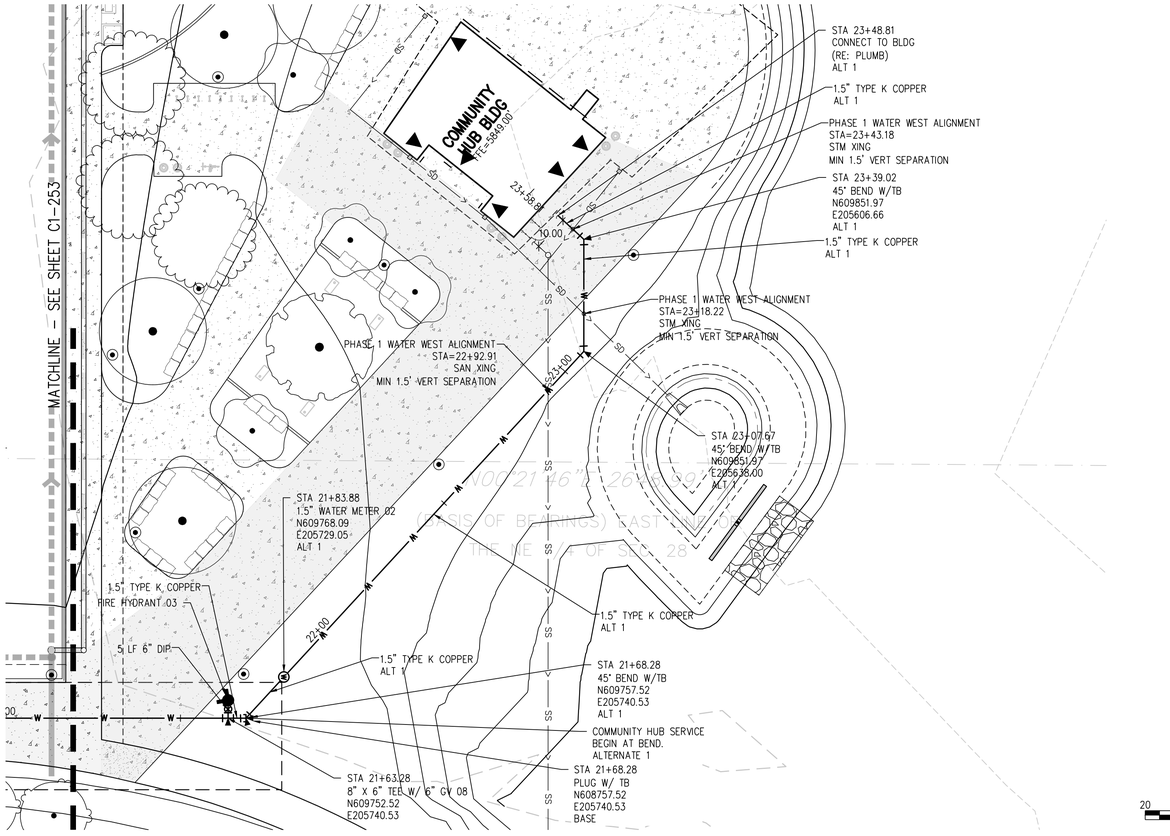
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## UTILITY NOTES:

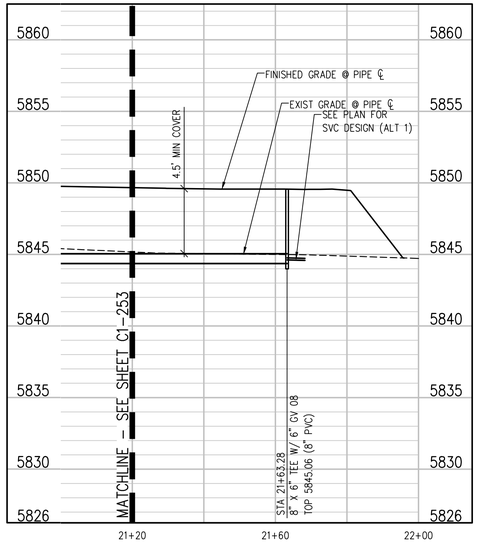
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

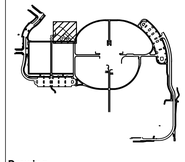
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INTERIOR DESIGN

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| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

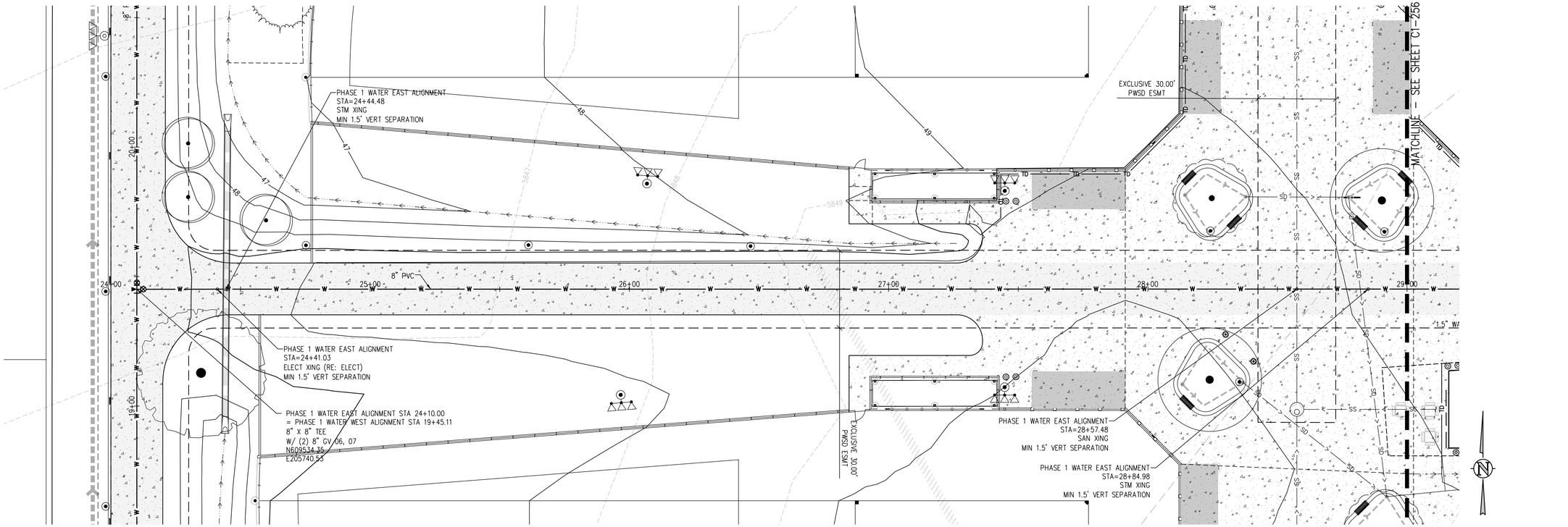
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SITE PLAN SUBMITTAL
Page 67 of 311

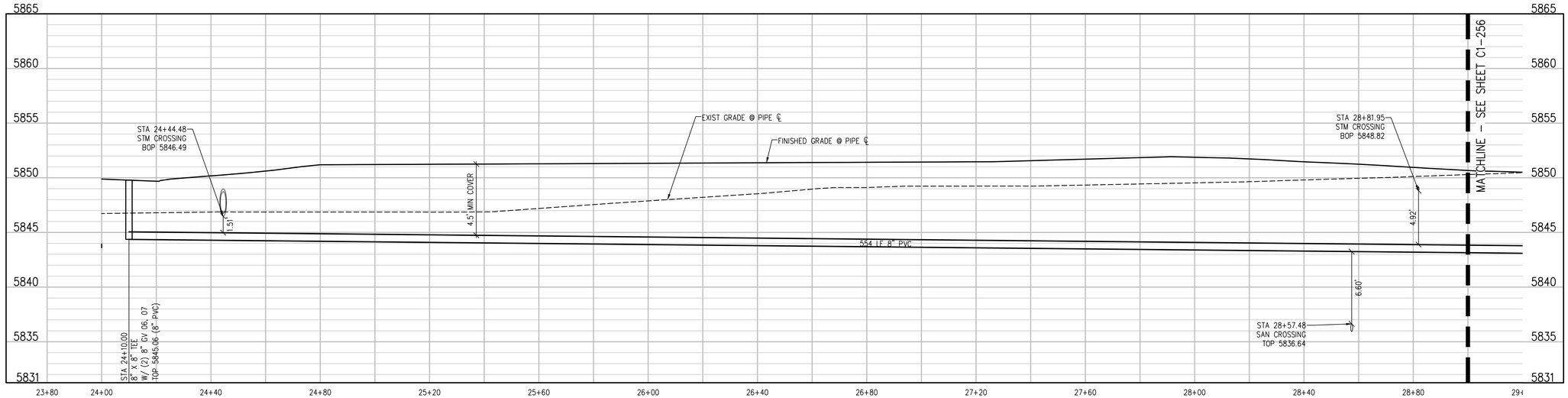
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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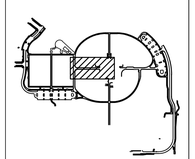
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ARCHITECTURE
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**Key Map**



**Drawing**
PHASE 1 WATER MAIN PLAN & PROFILE

# C1-255

SITE PLAN SUBMITTAL

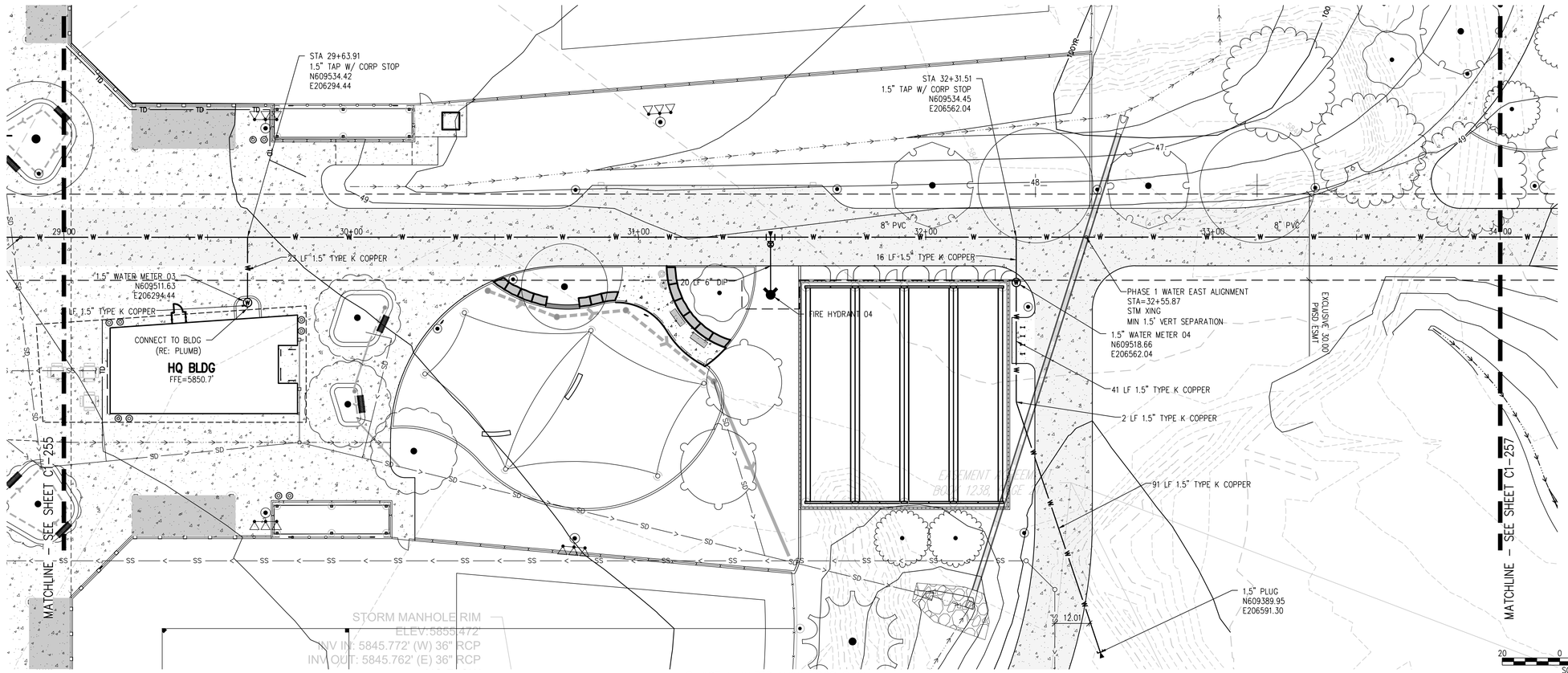

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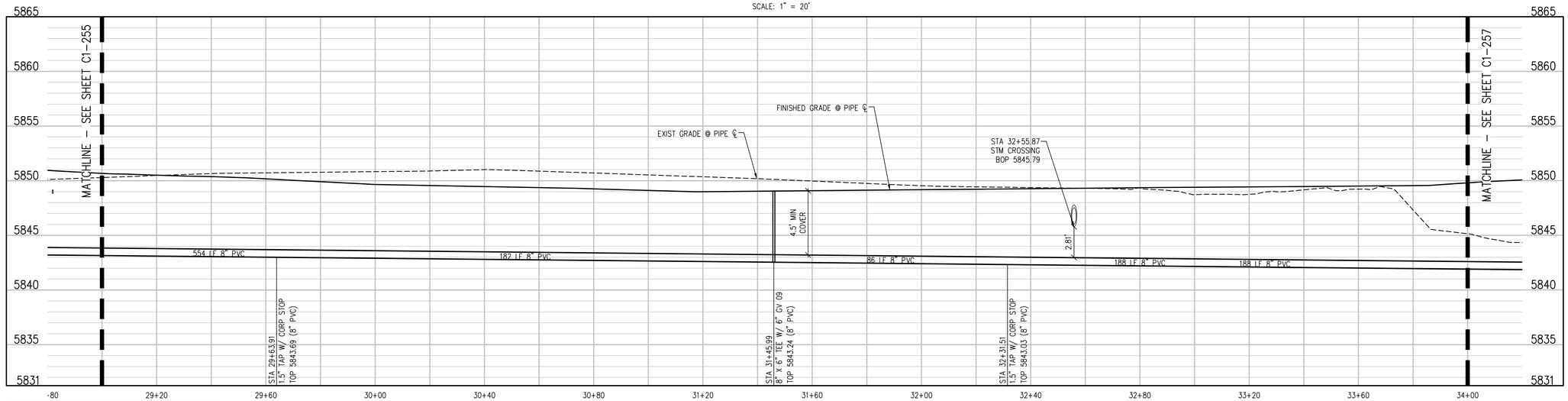
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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PARKER, CO 80134

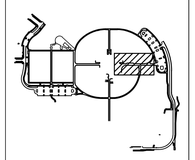

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**Key Map**



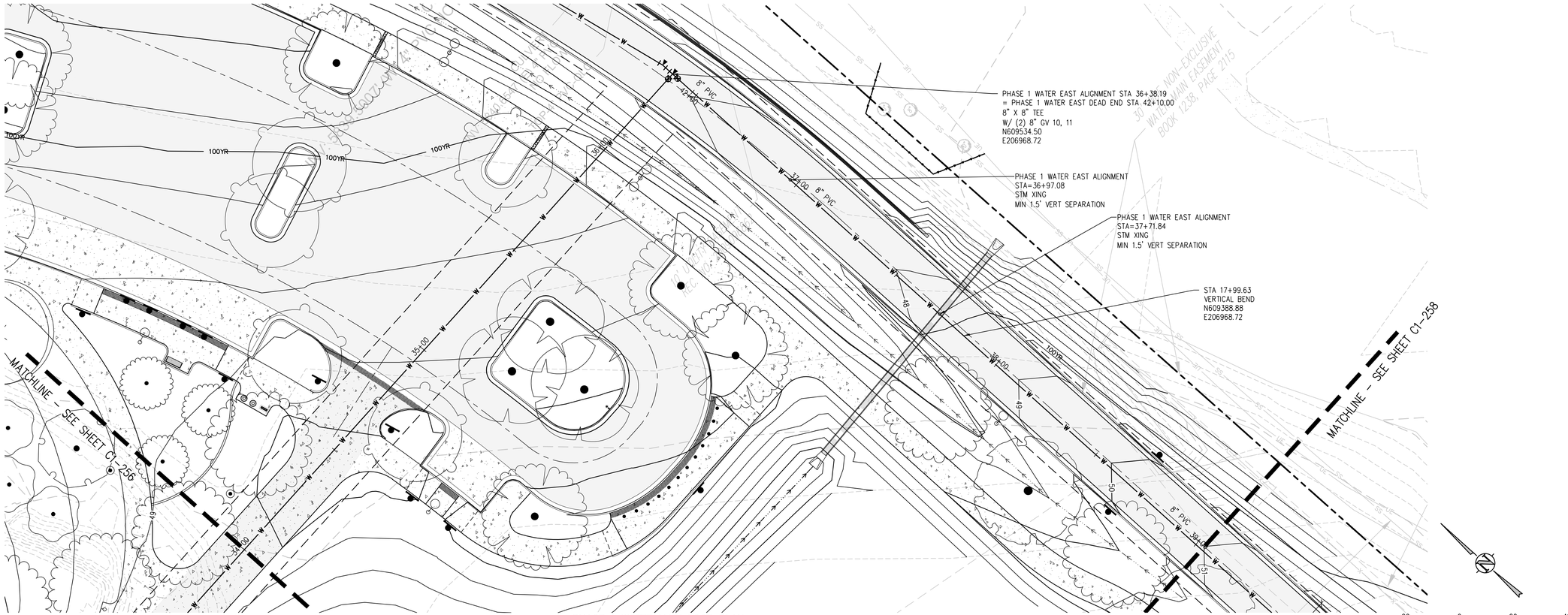
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PHASE 1 WATER MAIN PLAN & PROFILE

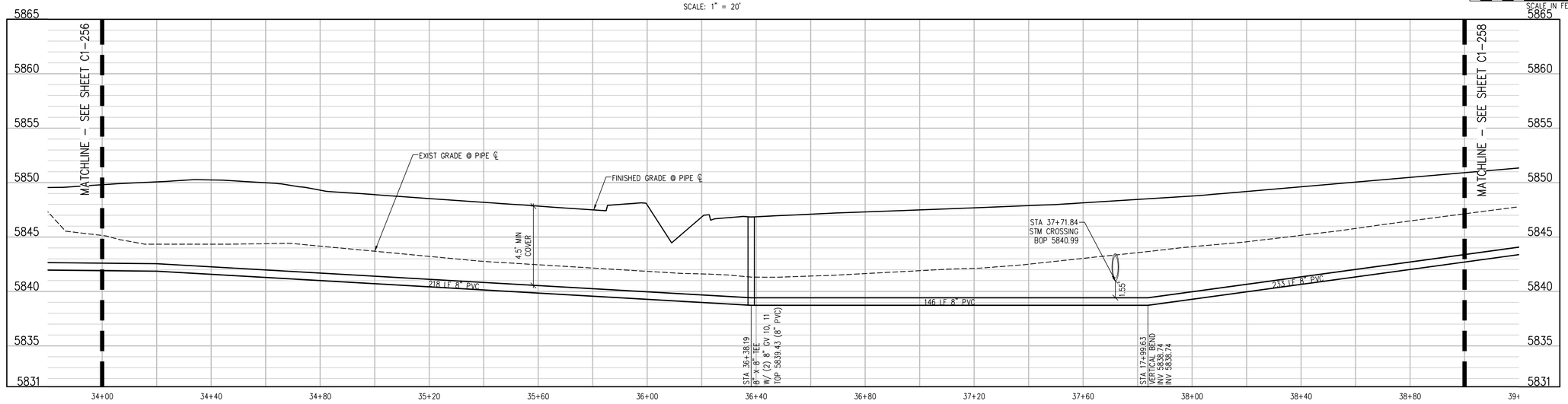
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SITE PLAN SUBMITTAL
Page 69 of 311

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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'




PHASE 1 WATER WEST ALIGNMENT
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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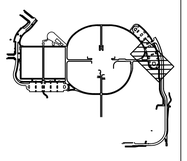
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**Key Map**



**Drawing**
PHASE 1 WATER MAIN PLAN & PROFILE

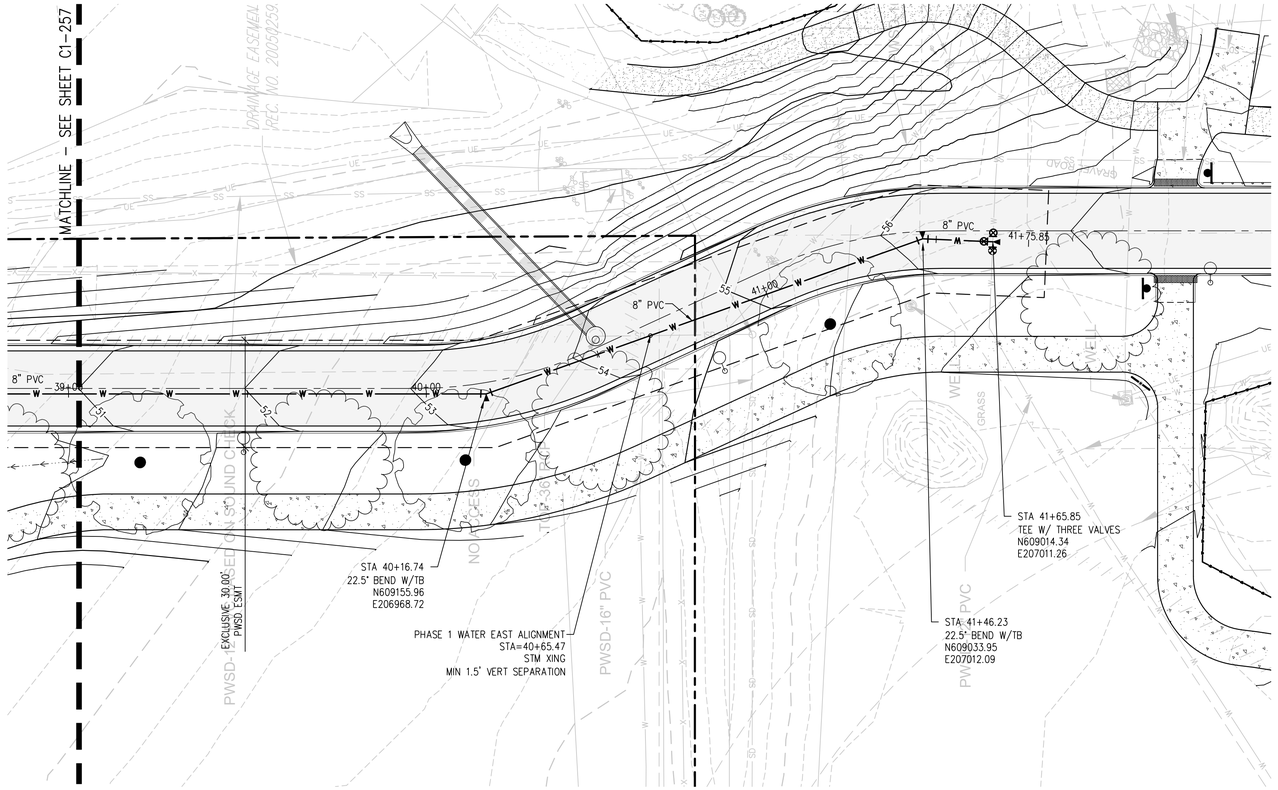
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SITE PLAN SUBMITTAL
Page 70 of 311

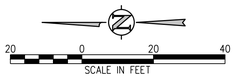
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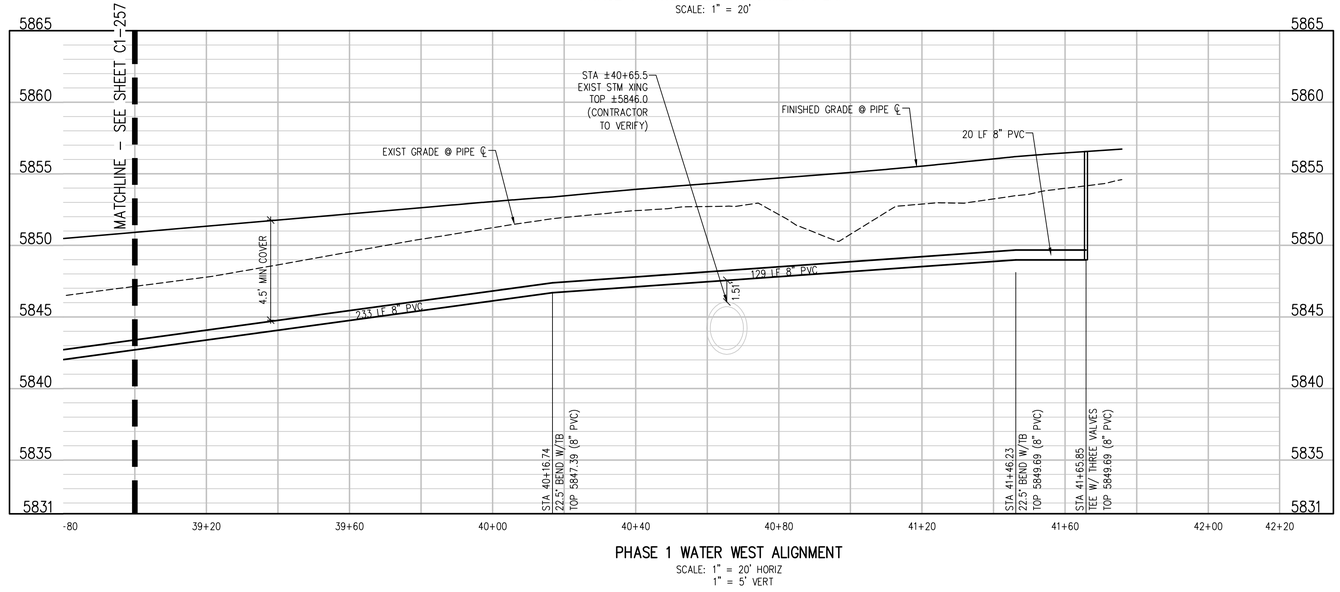
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PHASE 1 WATER WEST ALIGNMENT PLAN
SCALE: 1" = 20'




PHASE 1 WATER WEST ALIGNMENT
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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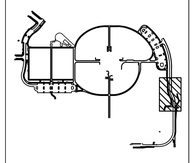
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**Key Map**



**Drawing**

PHASE 1 WATER MAIN PLAN & PROFILE

# C1-258

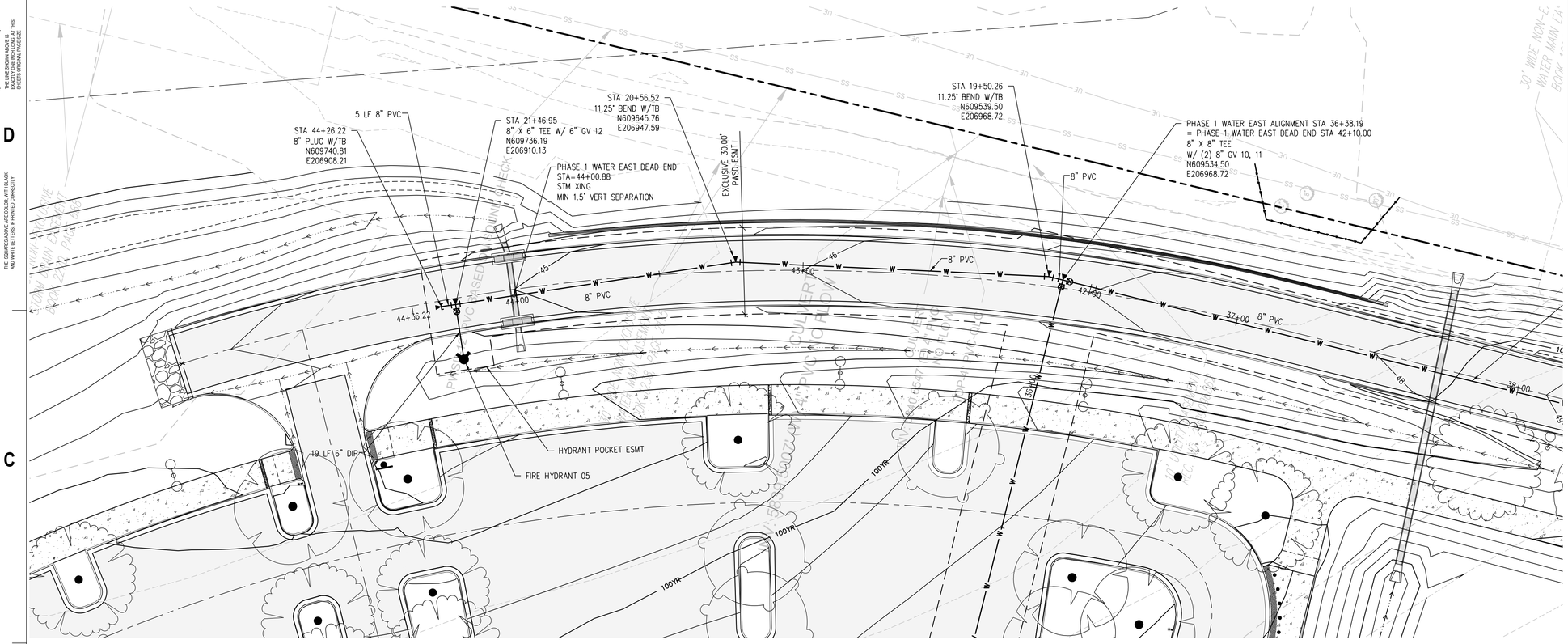
SITE PLAN SUBMITTAL
Page 71 of 311

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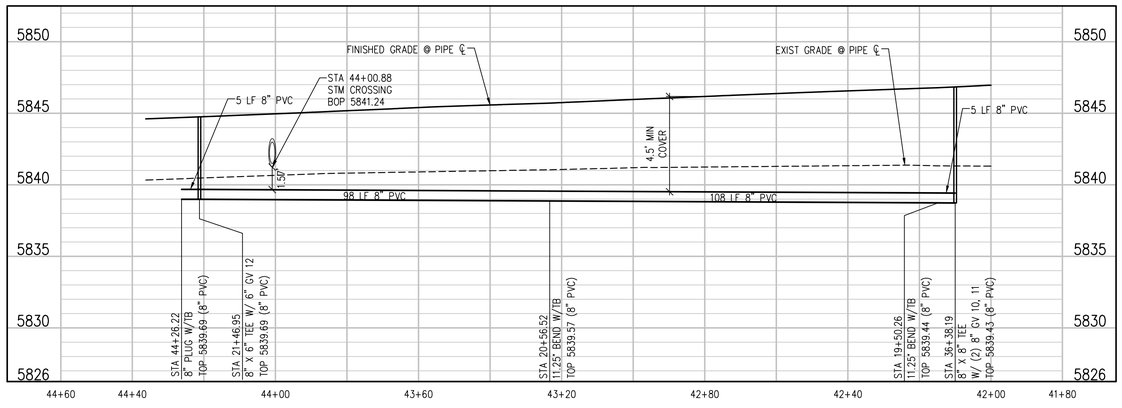
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## PHASE 1 WATER EAST DEAD END PLAN

SCALE: 1" = 20'




## PHASE 1 WATER EAST DEAD END PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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20 0 20 40
SCALE IN FEET

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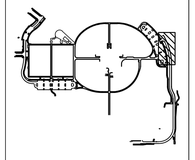
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**Drawing**

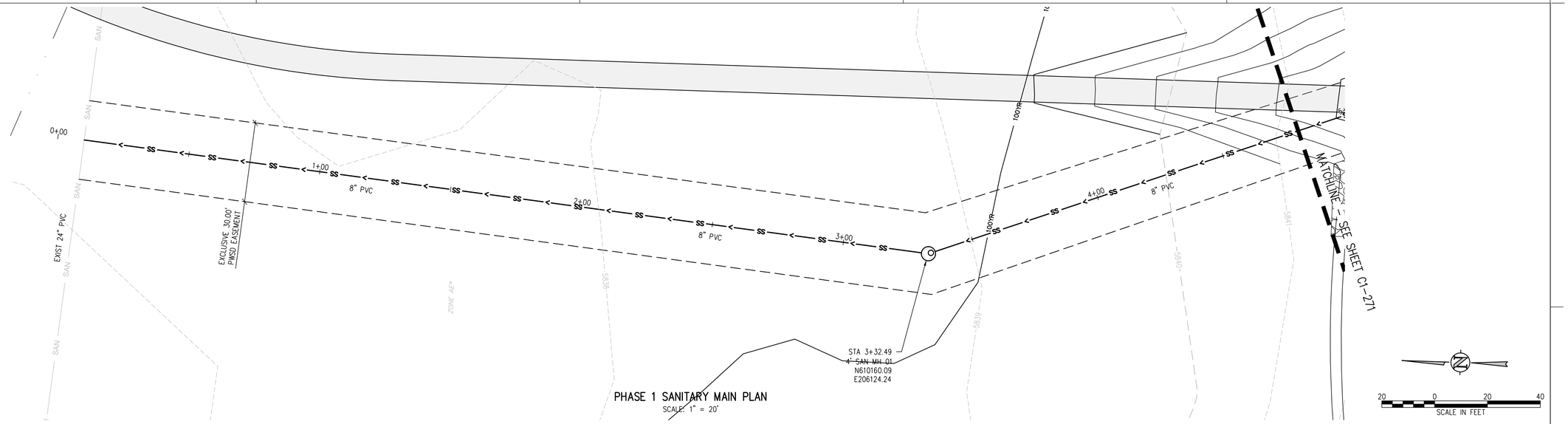
PHASE 1 WATER MAIN PLAN & PROFILE

# C1-259

SITE PLAN SUBMITTAL
Page 72 of 311

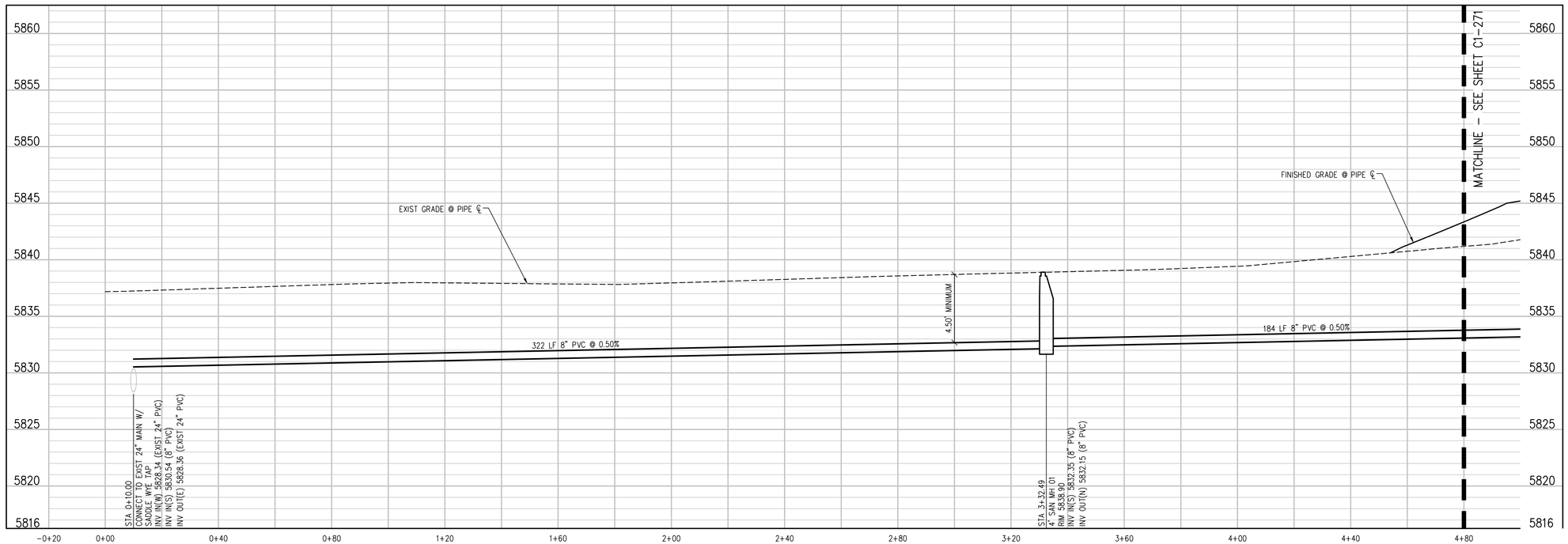
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PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET




PHASE 1 SANITARY MAIN PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

## UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.607.0977

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**JVA Incorporated**
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p. 303.444.1951

**ELECTRICAL ENGINEER**
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Wheat Ridge, CO 80215
p. 303.278.7297

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Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.668.0223


Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

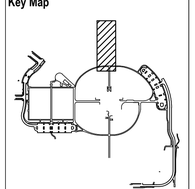
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 SANITARY SEWER PLAN & PROFILE

# C1-270

SITE PLAN SUBMITTAL
Page 73 of 311

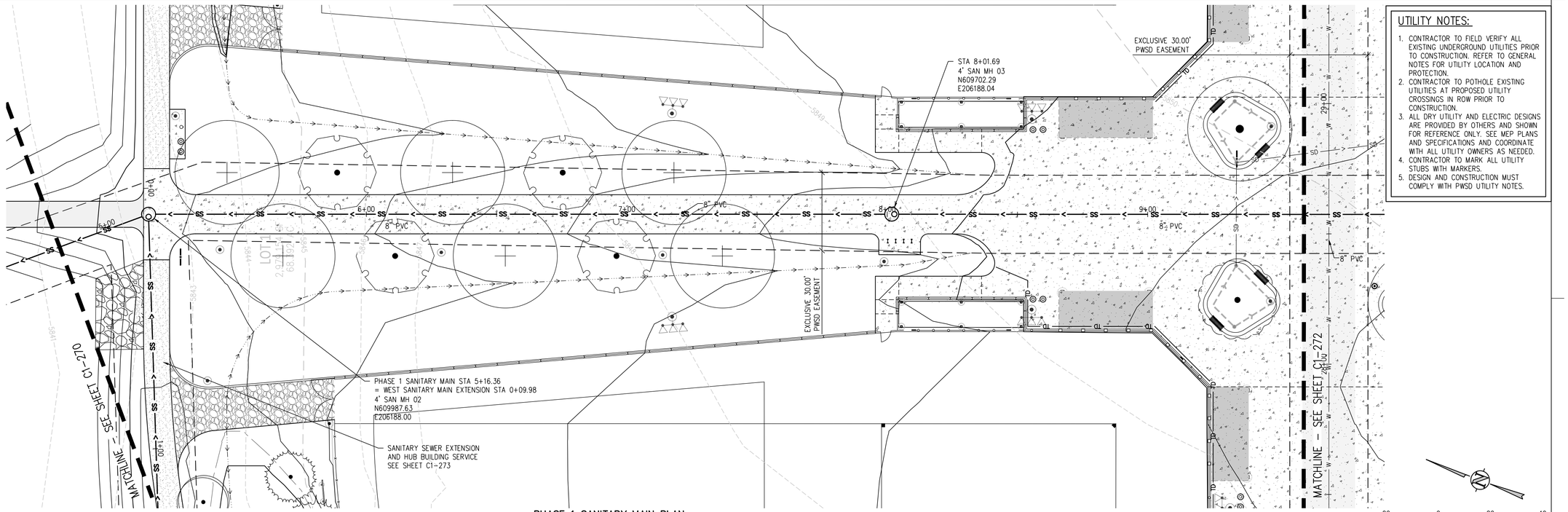
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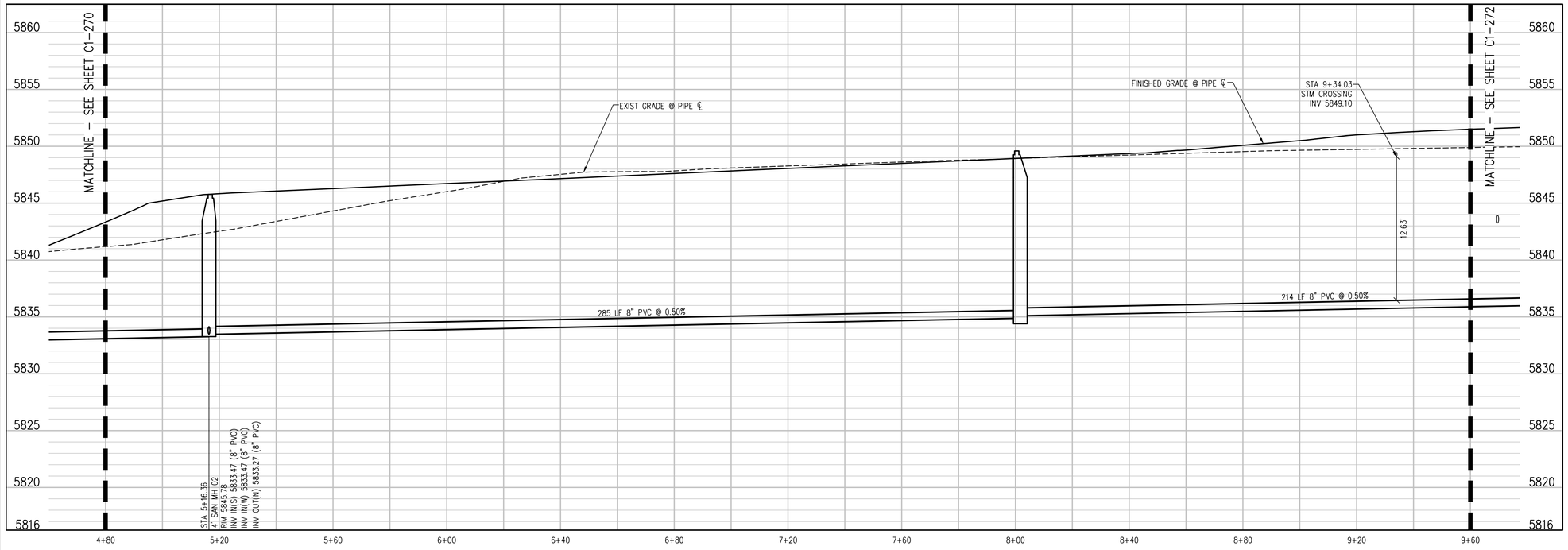
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PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'




PHASE 1 SANITARY MAIN PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
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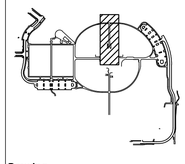
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ARCHITECTURE
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 SANITARY SEWER PLAN & PROFILE

# C1-271

SITE PLAN SUBMITTAL
Page 74 of 311

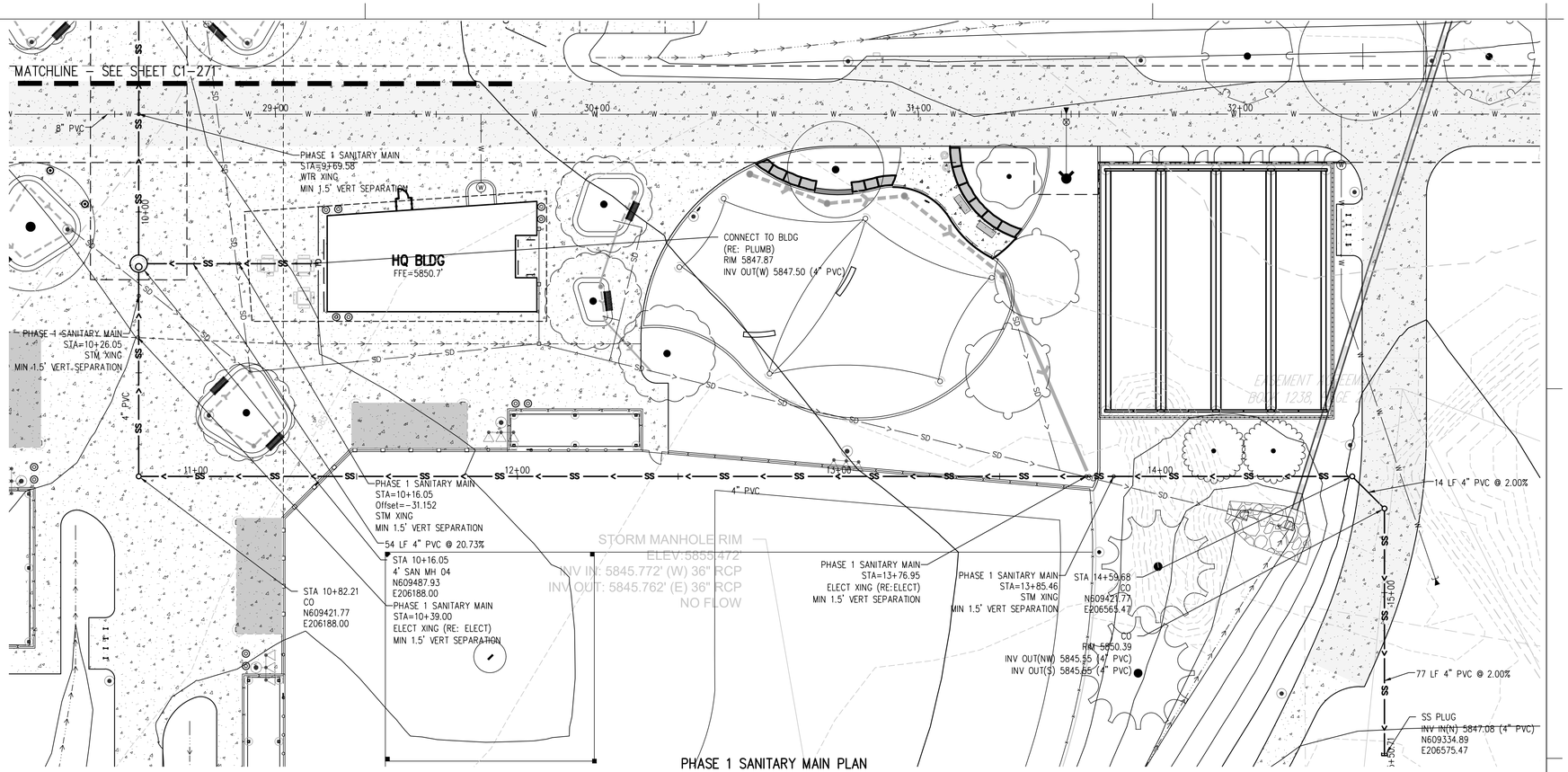
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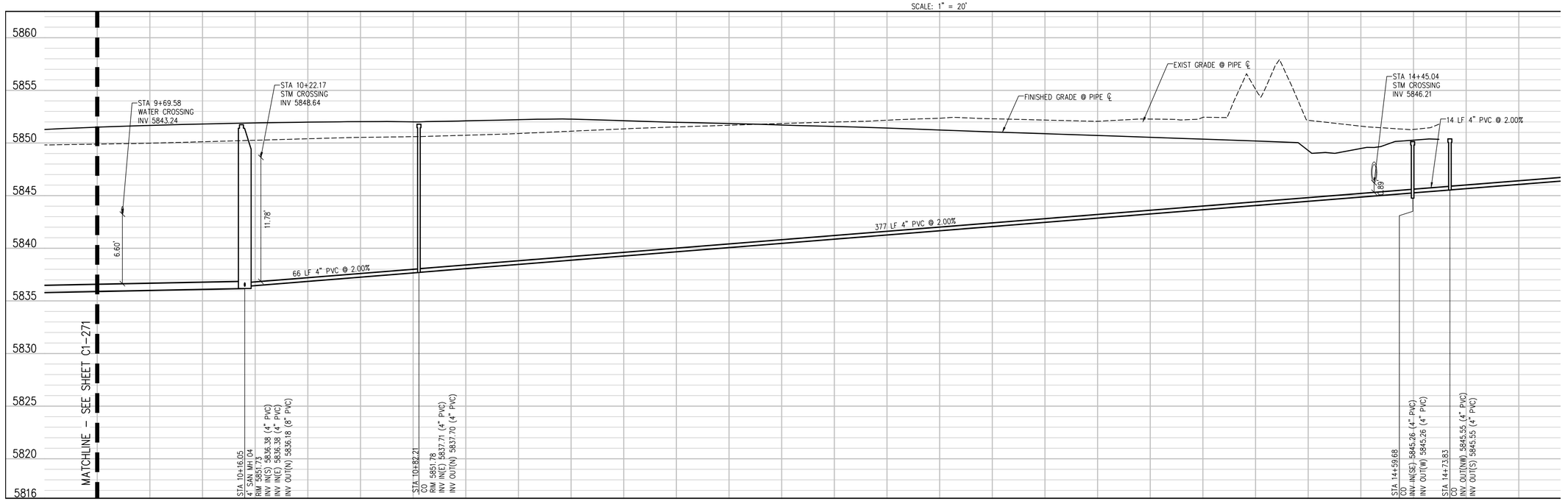
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20 0 20 40
SCALE IN FEET




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PHASE 1 SANITARY MAIN PROFILE
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COLORADO 811
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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PARKER, CO 80134

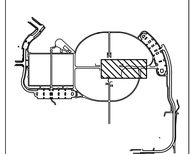

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ARCHITECTURE
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PLANNING
INTERIOR DESIGN


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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**
PHASE 1 SANITARY SEWER PLAN & PROFILE

# C1-272




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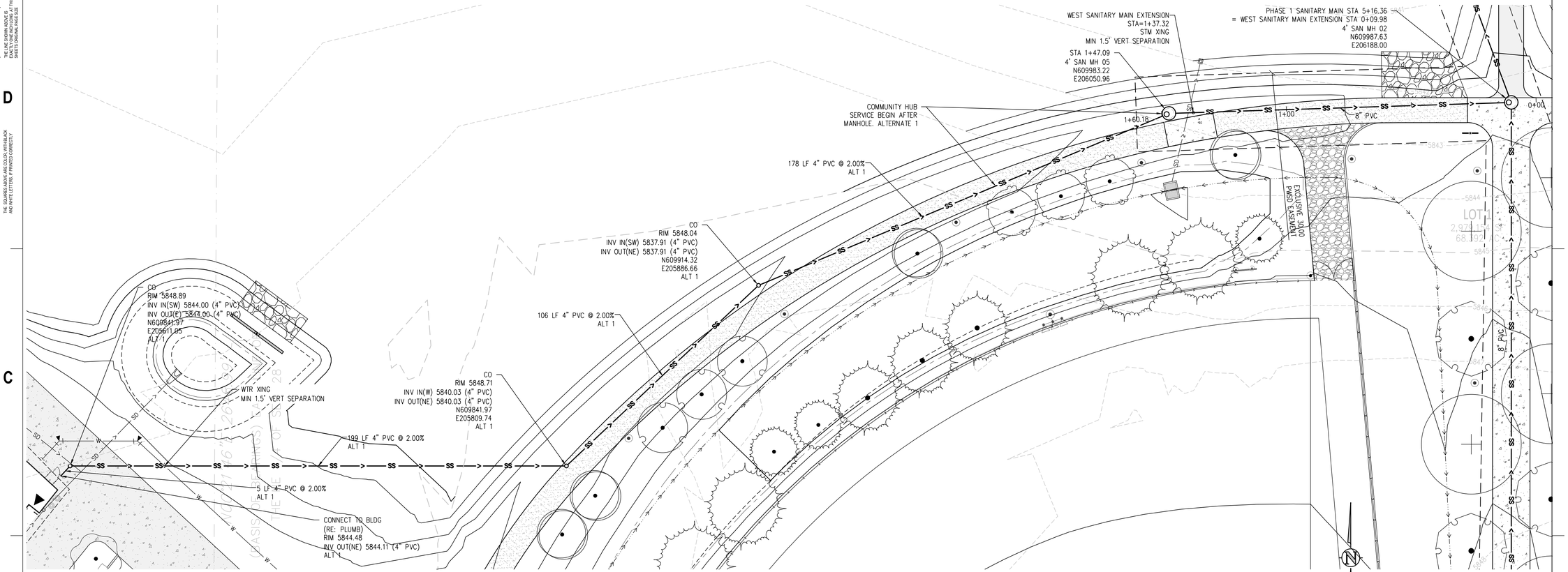
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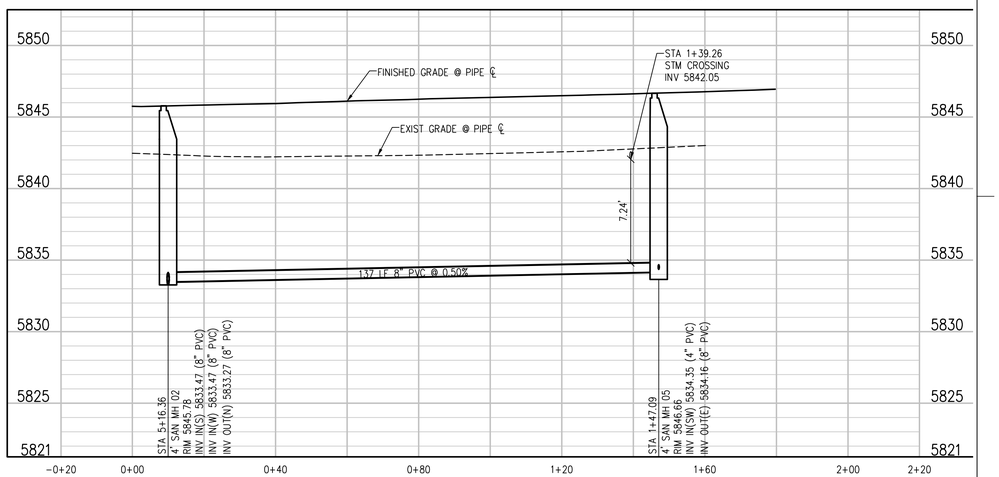



## WEST SANITARY MAIN EXTENSION & HUB BLDG SERVICE PLAN

SCALE: 1" = 20'

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## WEST SANITARY MAIN EXTENSION PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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**JVA Incorporated**
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**IRRIGATION**
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**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.668.0223

Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

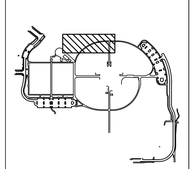
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INTERIOR DESIGN

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| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 SANITARY SEWER PLAN & PROFILE

# C1-273

SITE PLAN SUBMITTAL


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Town of Parker, Director of Engineering Date

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C1-328

C1-326

MATCHLINE – THIS SHEET

C1-310

C1-316

C1-319

C1-323

C1-311

C1-313

C1-317

C1-320

C1-314

C1-324

C1-318

C1-321

C1-312

C1-315

C1-325

C1-322

LIMITS OF PROPOSED 100-YEAR FLOODPLAIN

LIMITS OF EXISTING 100-YEAR FLOODWAY

COMMUNITY HUB BLDG
FFE=5849.00' (ARCH 100'-0")

NORTHEAST PARKING LOT

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

BALLFIELD (RE: LSCAPE)

BALLFIELD (RE: LSCAPE)

HQ BLDG
FFE=5850.7' (ARCH 100'-0")

BALLFIELD (RE: LSCAPE)

SOUTHWEST PARKING LOT

SALISBURY PARK SOUTH ACCESS

EXIST PWSD FILTRATION FACILITY

MATCHLINE – THIS SHEET

GLAND PKWY

N MOTSEI

UNPLATTED REC. NO. 2015091502

UNPLATTED REC. NO. 2007021306 REC. NO. 2007021306

HORSE ARENA

GRASS

## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- STRUCTURAL CONCRETE
- LIMITS OF SAWCUT

100 0 100 200
SCALE IN FEET

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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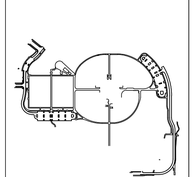
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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|---|---|
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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 OVERALL SIGNAGE, STRIPING, & PAVING PLAN

# C1-300

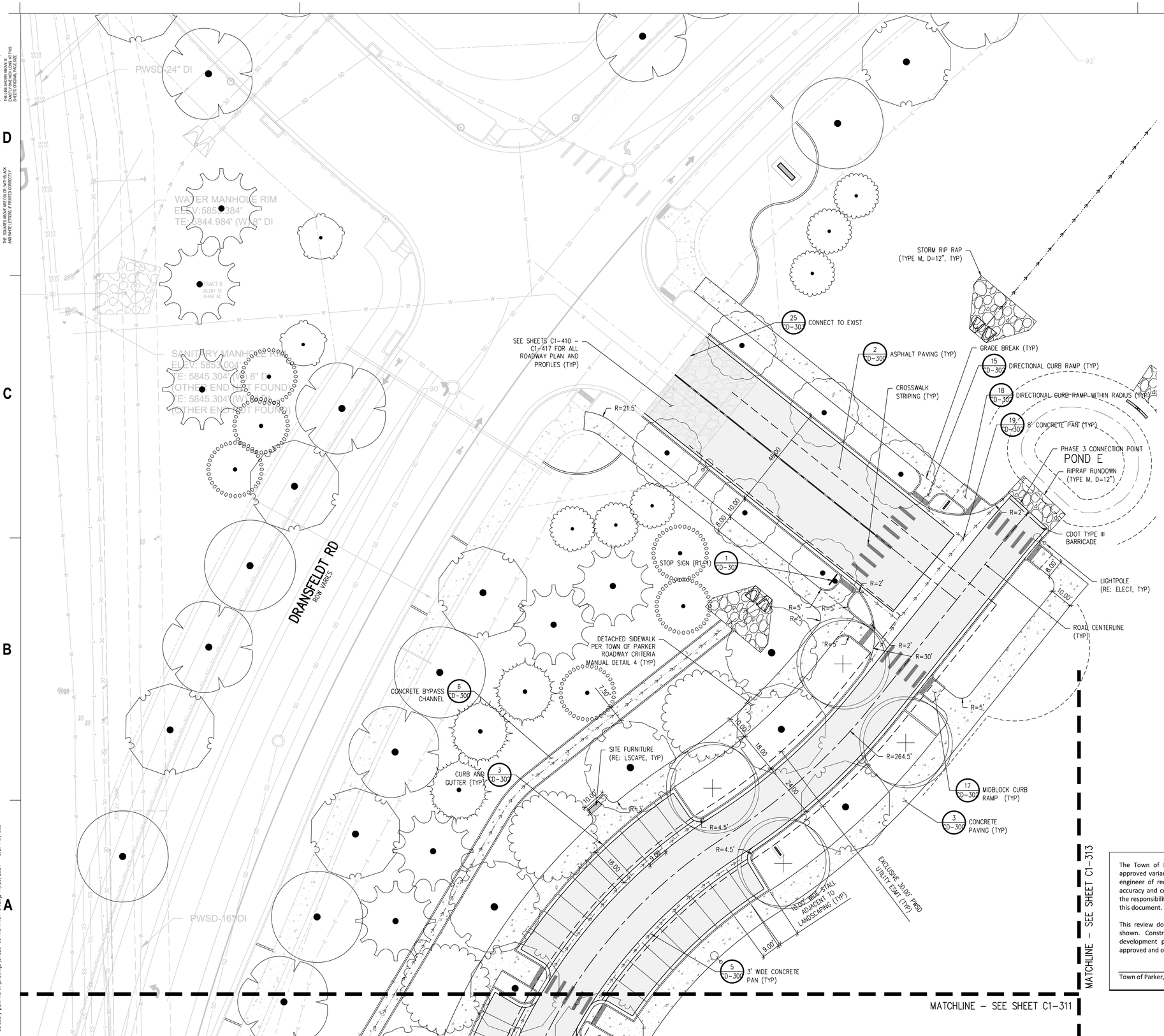
SITE PLAN SUBMITTAL
Page 77 of 311

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8o | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

N

20 0 20 40
SCALE IN FEET

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COLORADO 811 UTILITY NOTIFICATION CENTER

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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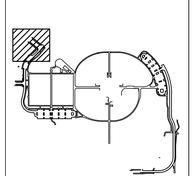
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**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-310

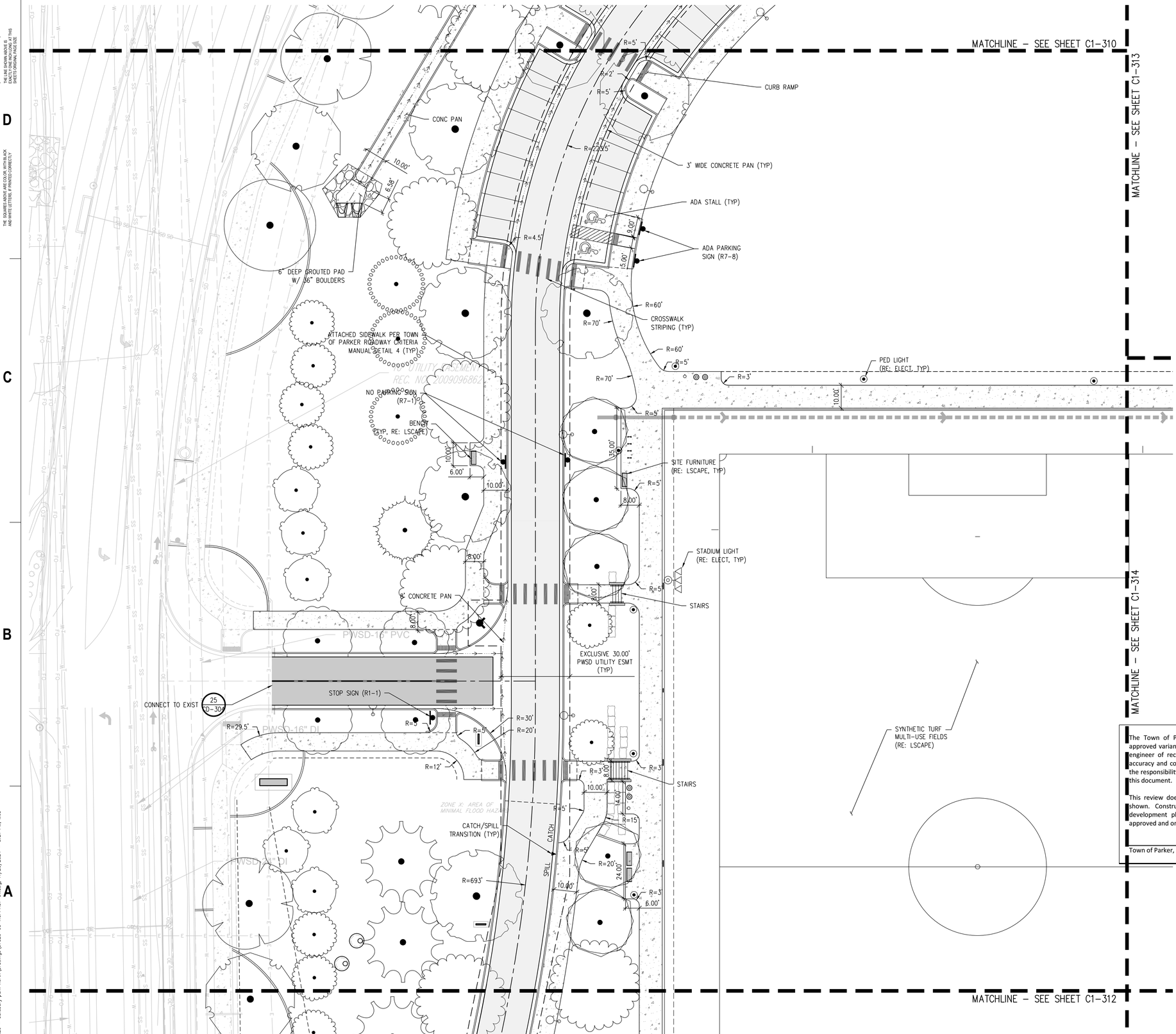
SITE PLAN SUBMITTAL


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THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TONES ARE APPROXIMATELY




## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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Town of Parker, Director of Engineering — Date

SCALE IN FEET: 20 0 20 40

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

**hord | coplan | macht**

**LANDSCAPE ARCHITECT / ARCHITECT**
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
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11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

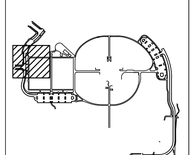
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

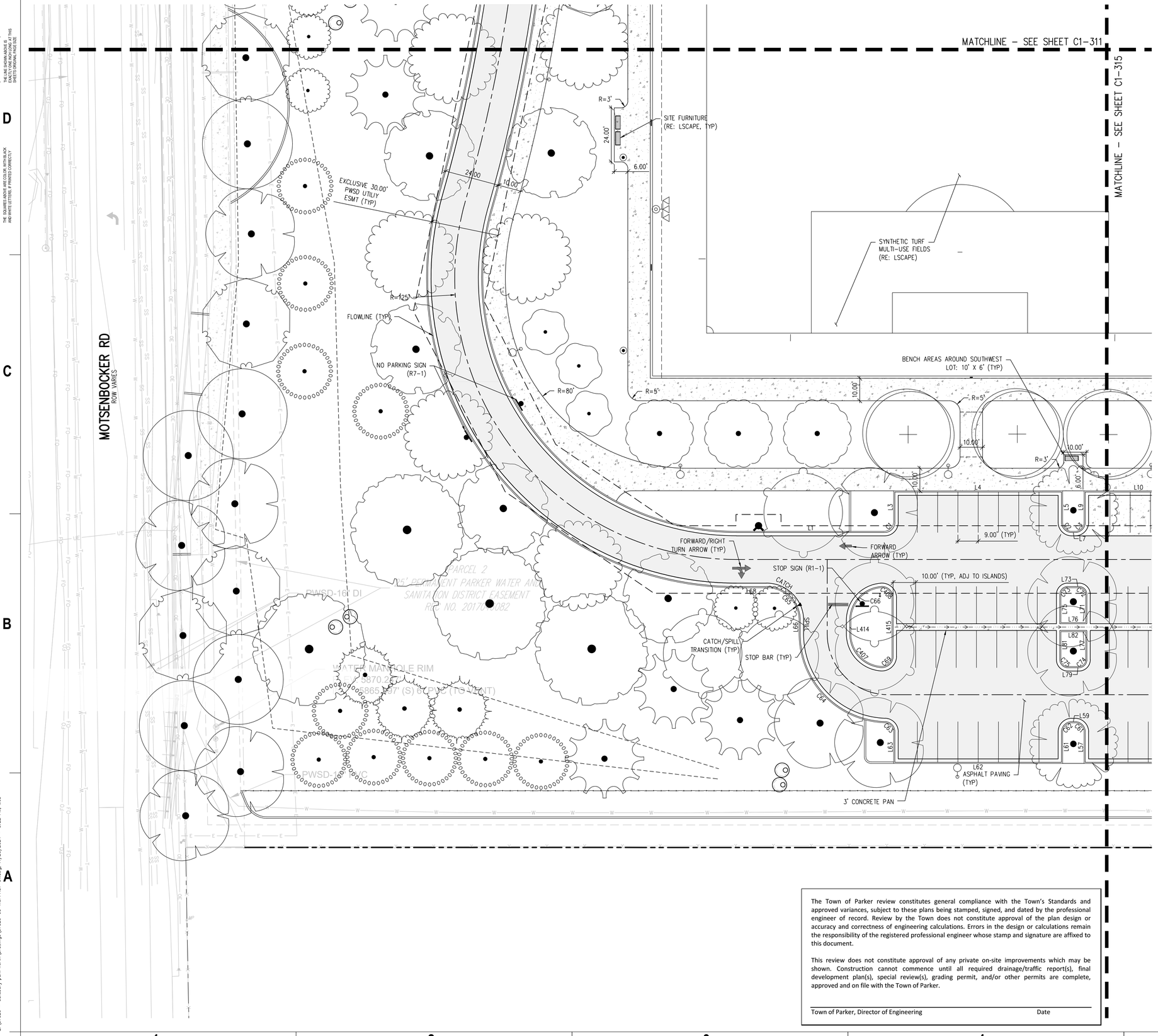
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-311

SITE PLAN SUBMITTAL


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## HORIZONTAL CONTROL NOTES:

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
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20 0 20 40
SCALE IN FEET

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

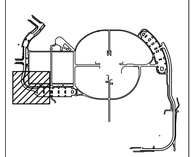
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-312

SITE PLAN SUBMITTAL
Page 80 of 311

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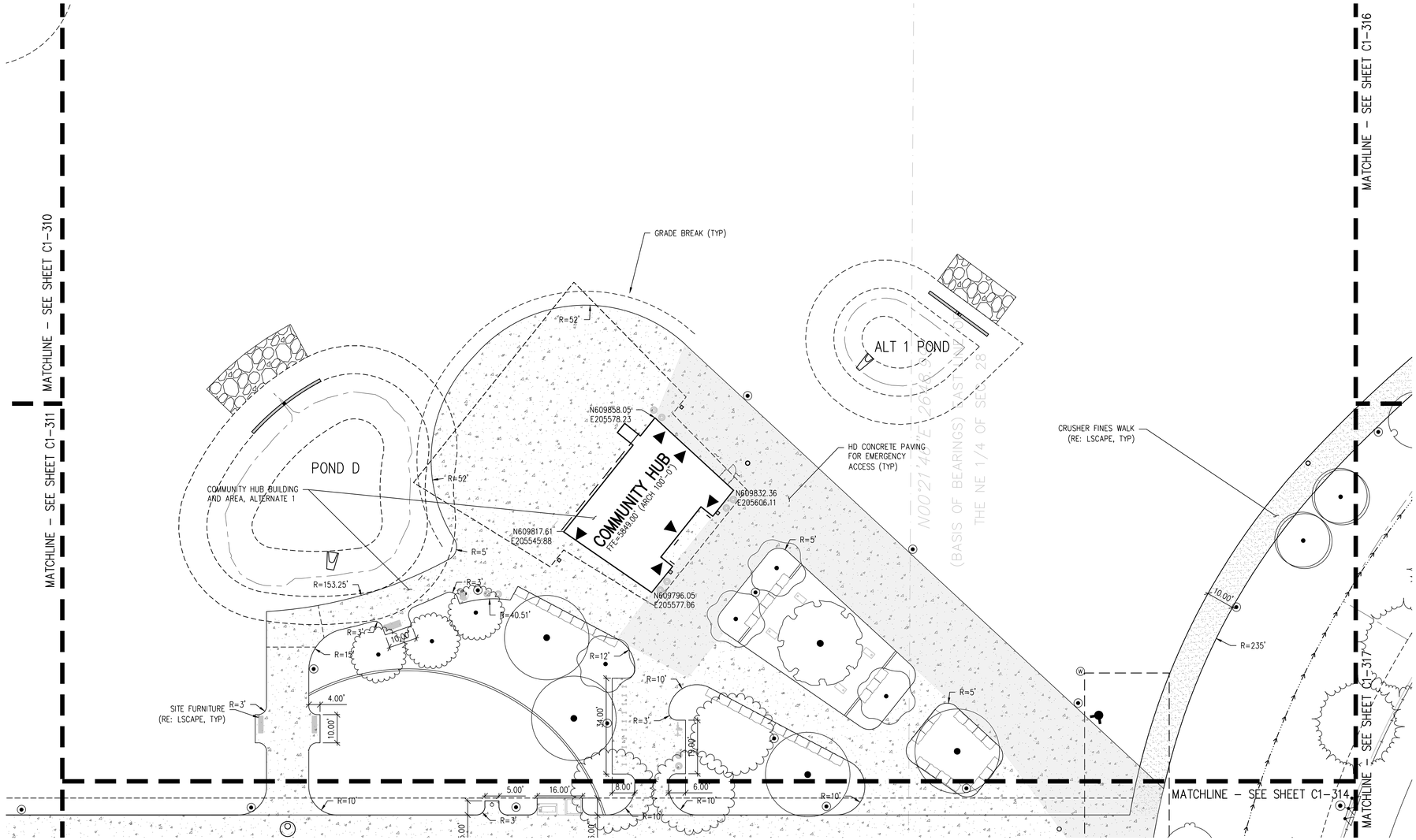
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## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
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20 0 20 40
SCALE IN FEET

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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PARKER, CO 80134

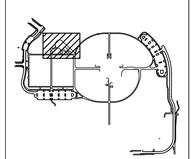
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-313

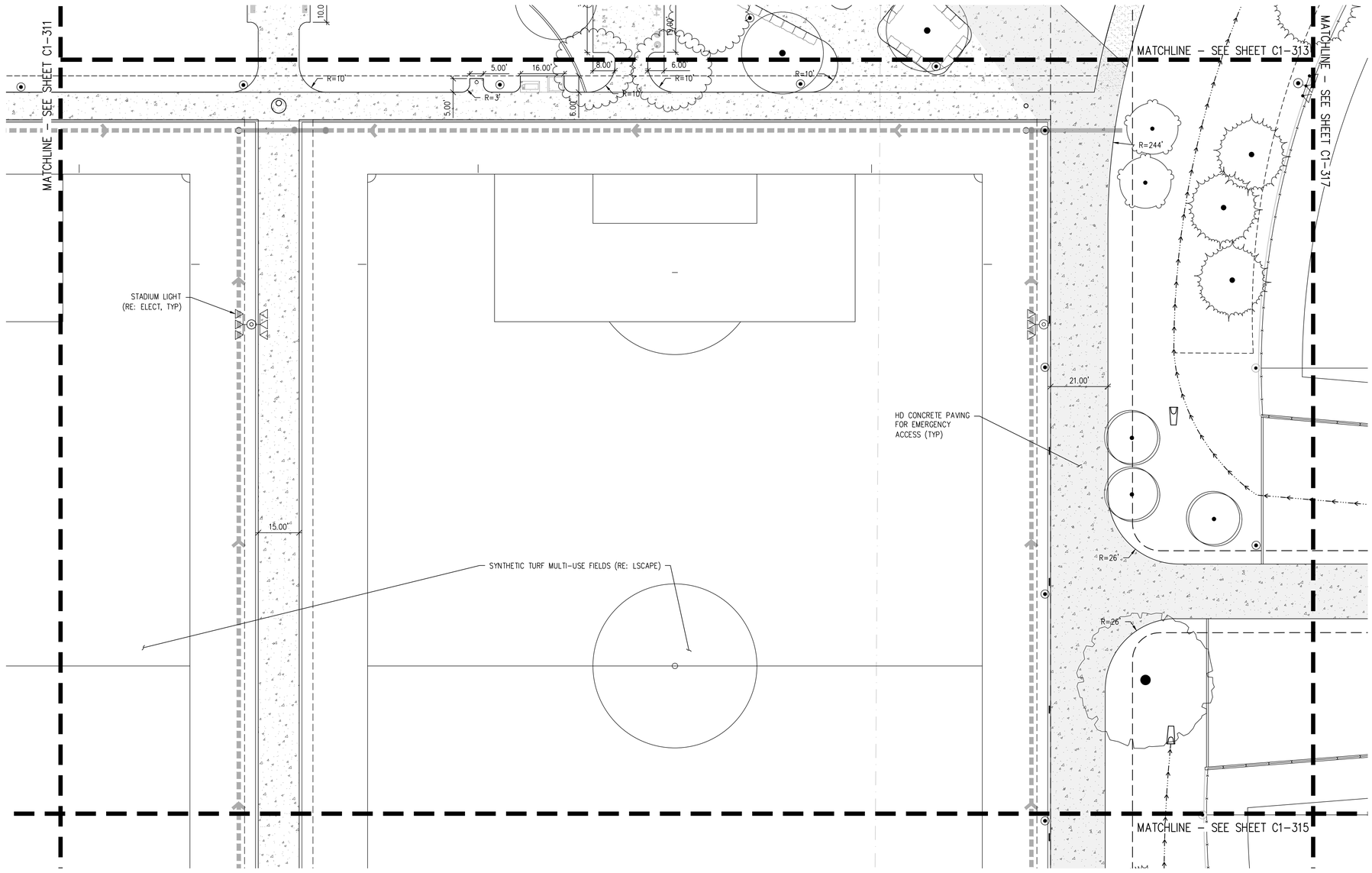
SITE PLAN SUBMITTAL


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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
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Town of Parker, Director of Engineering Date

N

20 0 20 40
SCALE IN FEET

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

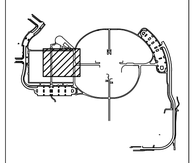
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-314

SITE PLAN SUBMITTAL


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MATCHLINE – SEE SHEET C1-314

MATCHLINE – SEE SHEET C1-312

MATCHLINE – SEE SHEET C1-318

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HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

ADA PARKING SIGN (R7-8)

ADA PARKING SIGN (R7-8, R7-8a)

ADA PARKING SIGN ON BOLLARD (R7-8, R7-8a)

2 CD-30 ADA PARKING SIGN ON BOLLARD (R7-8)

3 CD-30 ADA PARKING SYMBOL (TYP)

ADA PARKING SIGN (R7-8) BOLLARD (RE: LSCAPE)

VAN ACCESSIBLE ADA PARKING

ADA EV PARKING

EV PARKING

EMERGENCY ACCESS SIGN (R5-3)

MOUNTABLE CURB 3 CD-30

SITE FURNITURE (RE: LSCAPE, TYP)

DROPOFF ONLY SIGN (R7-6). MOUNT TO LIGHTPOLE

DROPOFF LANE

CURB RAMP (TYP)

COMPACT SPACES

EMERGENCY ACCESS SIGN (R5-3)

COMPACT SPACES

COMPACT SPACES

10.00 (TYP, ADJ TO ISLANDS

8.25' (TYP, COMPACT)

3' CURB CHANNEL 4 CD-30

DETECTABLE WARNING PANEL (TYP)

SOUTHWEST PARKING LOT

9.00' (TYP)

MOUNTABLE CURB FOR SNOW STORAGE

R=30'

R=40'

TOP-36 RCP-QL C

## HORIZONTAL CONTROL NOTES:

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## HORIZONTAL CONTROL LEGEND

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
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| R7-8a | W11-2 |
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Town of Parker, Director of Engineering Date

SCALE IN FEET 20 0 20 40

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134


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ARCHITECTURE

LANDSCAPE ARCHITECTURE

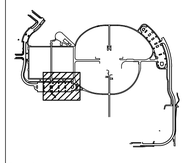
PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-315

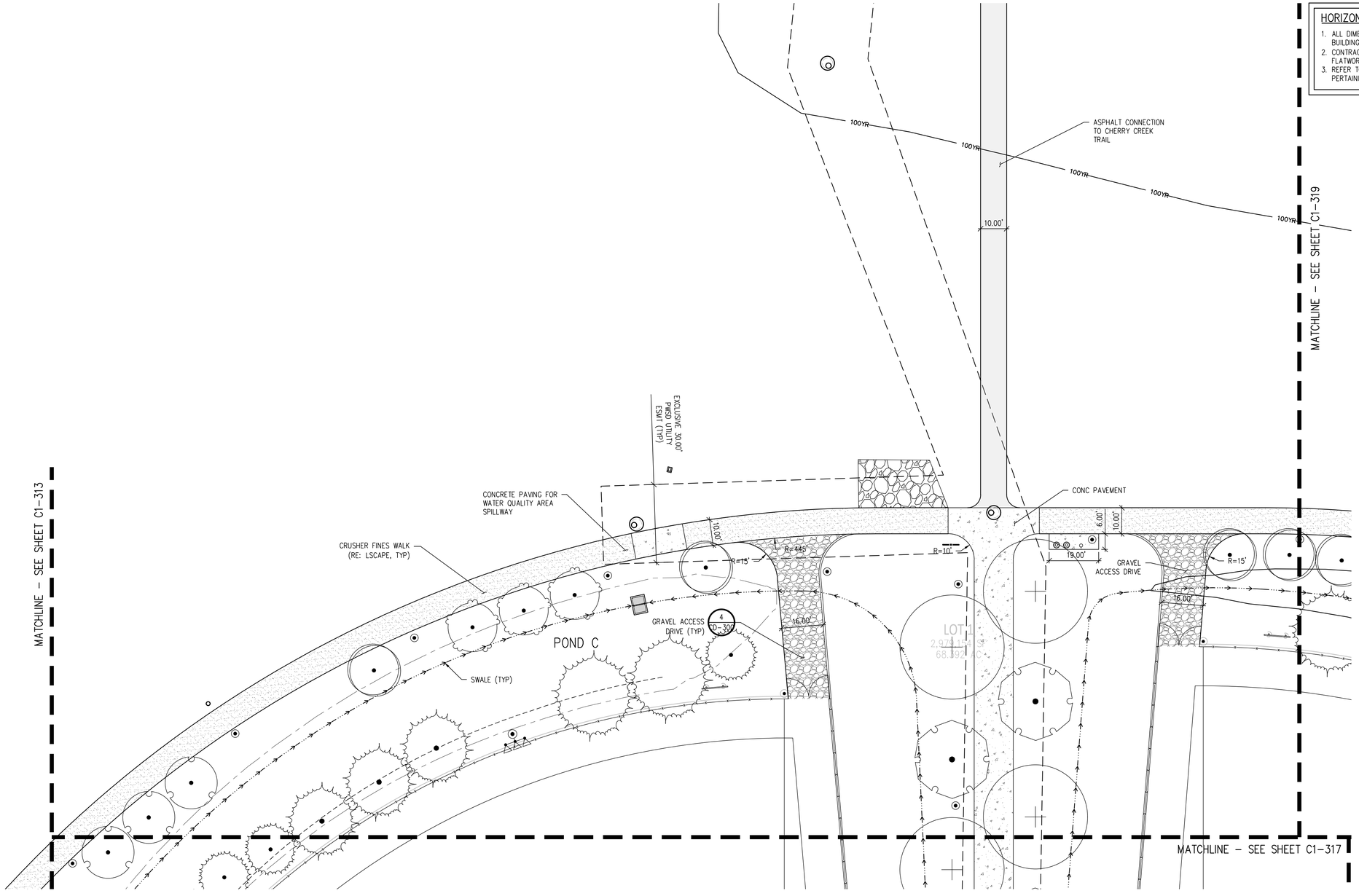
SITE PLAN SUBMITTAL
Page 83 of 311


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## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
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| R7-8a | W11-2 |
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| R5-3 | R3-1 |
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**Avocet Irrigation**
11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223


Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

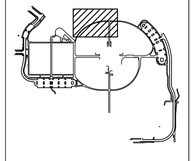
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-316

SITE PLAN SUBMITTAL
Page 84 of 311

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Town of Parker, Director of Engineering — Date

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MATCHLINE – SEE SHEET C1-316

MATCHLINE – SEE SHEET C1-320

MATCHLINE – SEE SHEET C1-313

MATCHLINE – SEE SHEET C1-314

MATCHLINE – SEE SHEET C1-318

BALLFIELD
(RE: LSCAPE)

HD CONCRETE UNDER SEATING (TYP)

COVERED SEATING (TYP, RE: LSCAPE)

EXCLUSIVE 30.00' PWSD ESMT. (TYP)

SITE FURNITURE (RE: LSCAPE, TYP)

PLANTER (TYP, RE: LSCAPE)

HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

FLAG POLE (TYP, RE: LSCAPE)

STADIUM LIGHT (RE: ELECT, TYP)

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

HQ BLDG
FFE=5850.7' (ARCH 100'-0")

N609502.86
E206246.62

N609507.34
E206311.85

N609473.00
E206246.62

N609473.00
E206311.85

15.00'
8.00'
9.00'
16.00'
R=3'
R=15'
R=5'
R=10'
20.00'
10.75'

## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

SCALE IN FEET: 100 0 100 200

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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**LANDSCAPE ARCHITECT / ARCHITECT**
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

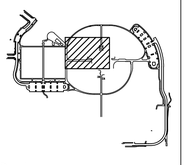

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN


| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
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| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-317

SITE PLAN SUBMITTAL


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MATCHLINE – SEE SHEET C1-315

MATCHLINE – SEE SHEET C1-317

MATCHLINE – SEE SHEET C1-321

MATCHLINE – SEE SHEET C1-322

## HORIZONTAL CONTROL NOTES:

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
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| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

HD CONCRETE UNDER SEATING (TYP)

CONCRETE PAVING (TYP)

GRAVEL ACCESS DRIVE

STADIUM LIGHT (RE: ELECT, TYP)

BALLFIELD (RE: LSCAPE)

PARCEL 3
25' PERMANENT PARKER WATER & SANITATION DISTRICT EASEMENT
REC NO. 2017046082

STORM MANHOLE RIM ELEV: 5854.644'
INV IN: 5846.824' (W) 36" RCP
INV OUT: 5846.334' (E) 36" RCP NO FLOW

STORM MANHOLE RIM ELEV: 5852.875'
INV IN: 5847.375' (W) 36" RCP
INV OUT: 5847.355' (S) 30" RCP
NO FLOW

PWSD-16" PVC

TOP-36" RCP-QL C

TOP-36" RCP

SCALE IN FEET: 20 0 20 40

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Town of Parker, Director of Engineering — Date

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**

**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-318

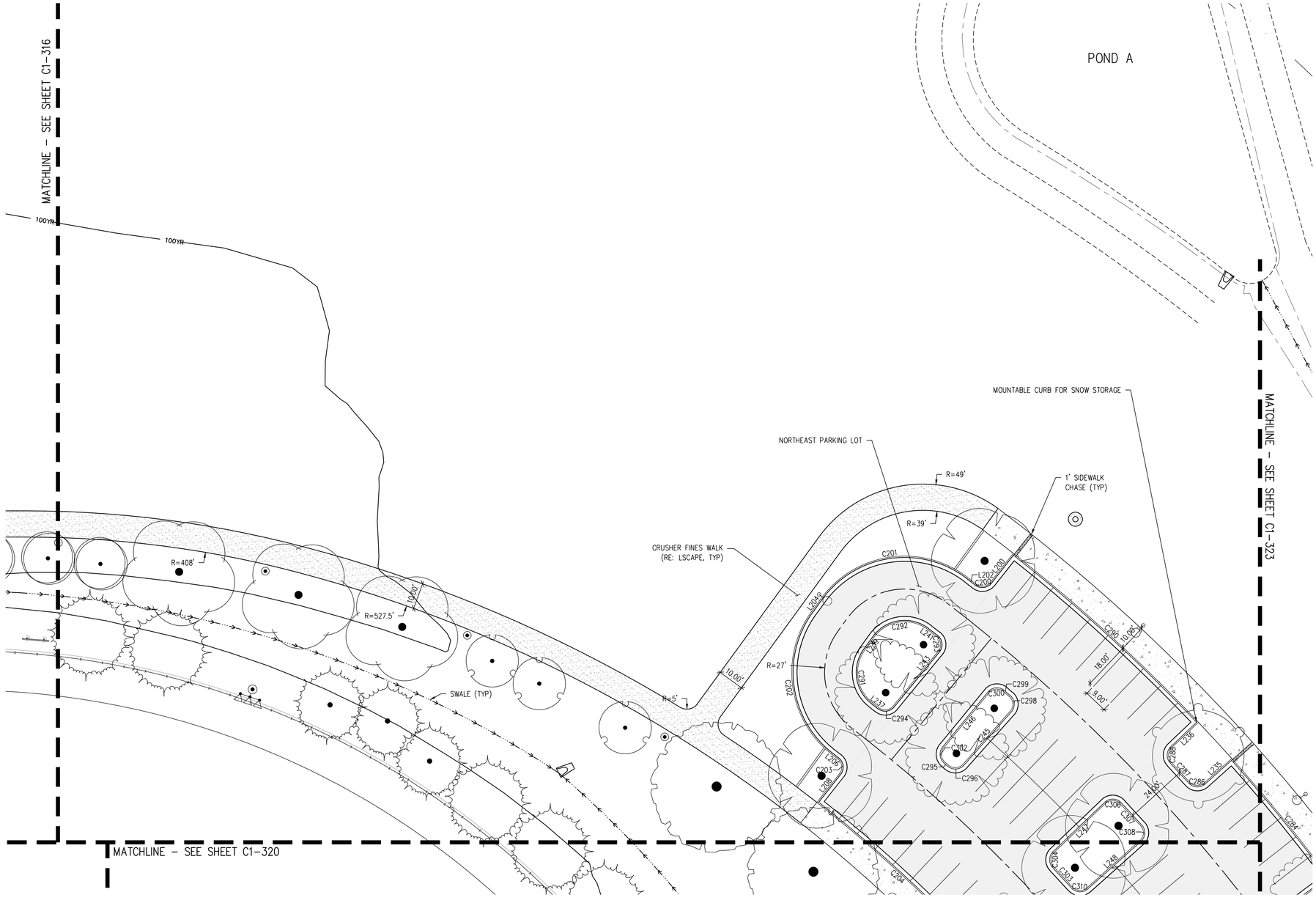
SITE PLAN SUBMITTAL
Page 86 of 311

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## HORIZONTAL CONTROL NOTES:

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## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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Town of Parker, Director of Engineering Date

20 0 20 40
SCALE IN FEET

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.607.0977

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Wheat Ridge, CO 80215
p. 303.278.7297

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**MECHANICAL ENGINEER**
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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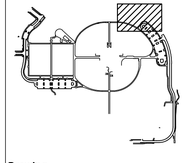
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-319

SITE PLAN SUBMITTAL
Page 87 of 311

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MATCHLINE – SEE SHEET C1-317

MATCHLINE – SEE SHEET C1-319

MATCHLINE – SEE SHEET C1-323

MATCHLINE – SEE SHEET C1-324

MATCHLINE – SEE SHEET C1-321

BALLFIELD
(RE: LSCAPE)

NORTHEAST
PARKING LOT

SWALE (TYP)

EV PARKING

ADA EV PARKING

BOLLARD
(RE: LSCAPE)

ADA PARKING
SIGN (R7-8)

PLAYGROUND,
ALTERNATE 2
(RE: LSCAPE)

BATTING CAGES,
ALTERNATE 3
(RE:LSCAPE)

HD CONCRETE PAVING
FOR EMERGENCY
ACCESS (TYP)

EXCLUSIVE 30.00' PWSD
UTILITY ESMT (TYP)

DOCUMENT NO. 2018000012238, PAGE 2 OF 2

R=568'

R=527.5'

R=107'

R=60'

100YR

9.00'

10.00'

16.64'

104.28'

80.00'

20.00'

8.00'

11.00'

10.00'

16.00'

20.00'

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## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

20 0 20 40
SCALE IN FEET

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COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.607.0977

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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PARKER, CO 80134

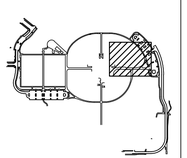
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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|---|---|---|

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|---|---|
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**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-320

SITE PLAN SUBMITTAL


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MATCHLINE – SEE SHEET C1-318

MATCHLINE – SEE SHEET C1-324

MATCHLINE – SEE SHEET C1-325

MATCHLINE – SEE SHEET C1-322

R=5'

8.00'

STORM MANHOLE RIM
ELEV:5855.472'
INV IN: 5845.772' (W) 36" RCP
INV OUT: 5845.762' (E) 36" RCP
NO FLOW

STORM RIP RAP
(TYPE M, D=12", TYP)

R=170'

R=15'

R=527'

BALLFIELD
(RE: LSCAPE)

CULVERT
INV:5845.663 (W) 36" RCP
STAGNANT

10.00'

SWALE (TYP)

R=355'

10' UTILITY EASEMENT
REC. NO. 2009096862

STORM MANHOLE RIM
ELEV: 5852.469'
INV IN: 5845.309' (S) 36" RCP
INV OUT: 5845.109' (E) 36" RCP
NO FLOW

STORM DROP INLET RIM
ELEV: 5851.444'
INV OUT: 5845.324' (N) 36" RCP
NO FLOW

R=310'

TOP-36" RCP

TOP-36" RCP

TOP-36" RCP-QL C

BALLFIELD WARNING TRACK
AND FENCE (RE: LSCAPE)

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
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## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
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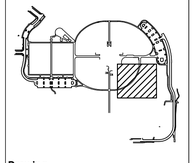
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-321

SITE PLAN SUBMITTAL


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MATCHLINE – SEE SHEET C1-318

MATCHLINE – SEE SHEET C1-321

SALISBURY EQUESTRIAN PARK
REC NO. 2008081

BALLFIELD WARNING TRACK AND FENCE (RE: LSCAPE)

CULVERT
INV: 5845.821' (S) 30" RCP
STAGNANT

STORM DROP INLET RIM
ELEV: 5856.997
INV OUT: 5856.315' (N) 3.5" CPP
(OTHER END NOT FOUND) NO FLOW

PWSD-4" PVC

SANITARY MANHOLE RIM
ELEV: 5859.784'
INV IN: 5854.384' (N) 4" PVC
(OTHER END NOT FOUND) INV
OUT: 5854.274' (SE) 10" PVC
(OTHER END NOT FOUND) NO
FLOW

PWSD-8" -ABN

15.00'

## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
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3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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Town of Parker, Director of Engineering Date

20 0 20 40
SCALE IN FEET

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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**LANDSCAPE ARCHITECT / ARCHITECT**
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Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
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**ELECTRICAL ENGINEER**
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**IRRIGATION**
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**MECHANICAL ENGINEER**
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

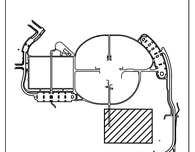
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| **Project Number:** | 223072.00 |
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

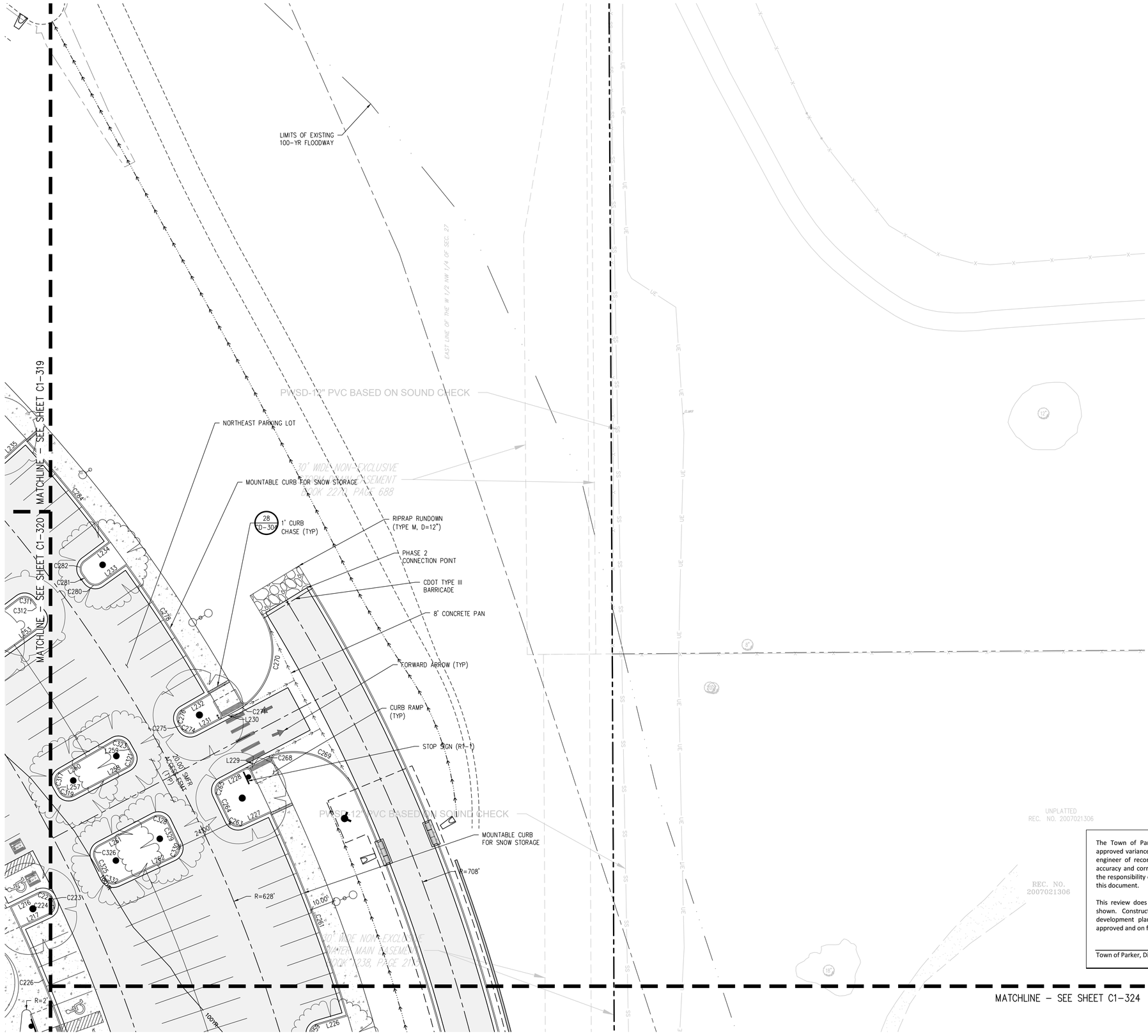
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-322

SITE PLAN SUBMITTAL


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Q:\3752c – salisbury park north\Drawings\3752c-03-HPPH1S1-01.dwg, 11/20/2024 - 3:28 PM, MJS




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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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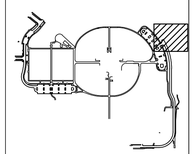

Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-323

SITE PLAN SUBMITTAL
Page 91 of 311

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TEXT, & PRINTED PROPERLY
THE LINE SHOWN ABOVE IS 1" LONG IF THIS DRAWING IS 11"x17" SHEETS ORIGINAL PAGE SIZE

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MATCHLINE – SEE SHEET C1-323

MATCHLINE – SEE SHEET C1-320

MATCHLINE – SEE SHEET C1-321

MATCHLINE – SEE SHEET C1-325

ADA PARKING SIGN (R7-8)

ADA PARKING (TYP)

ADA PARKING SIGN ON BOLLARD (R7-8)

ADA PARKING SIGN (R7-8)

ADA PARKING SIGN (R7-8, R7-8a)

1' SIDEWALK CHASE (TYP)

NORTHEAST PARKING LOT

MOUNTABLE CURB FOR SNOW STORAGE

DETECTABLE WARNING PANEL (TYP)

EMERGENCY ACCESS SIGN (R5-3)

VAN ACCESSIBLE ADA PARKING

EXCLUSIVE 30.00' PWSD UTILITY (TYP)

SALISBURY PARK SOUTH ACCESS

DROPOFF LANE

BOLLARD (RE: LSCAPE, TYP)

CURB RAMP (TYP)

DROPOFF ONLY SIGN (R7-6)

NO PARKING SIGN (R7-1)

30' WIDE NON-EXCLUSIVE WATER MAIN EASEMENT BOOK 1238, PAGE 2115

CULVERT PIPE-4" PVC-NO FLOW

PWSD-12" PVC BASED ON SOUND CHECK

## HORIZONTAL CONTROL NOTES:

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## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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COLORADO 811
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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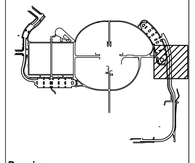
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-324

SITE PLAN SUBMITTAL
Page 92 of 311

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MATCHLINE – SEE SHEET C1-321

MATCHLINE – SEE SHEET C1-324

MATCHLINE – SEE SHEET C1-326

PWSD-12" PVC BASED ON SOUND CHECK

DRAINAGE EASEMENT REC. NO. 2005025933

17.00'

NO ACCESS

R=118'

TOP-36" RCP

R=157.5'

PWSD-16" PVC

CONNECT TO EXIST

R=40'

RETAINING WALLS

STORM DROP INLET RIM
ELEV: 5850.423'
INV IN: 5842.823' (W) 36" RCP
INV OUT: 5842.823' (N) 36" RCP
NO FLOW

R=78.5'

R=118'

8.00'

PWSD-16" PVC

WATER MANHOLE
RIM: 5864.67
BTM VAULT: (-3.96') 5843.71
TOP PIPE: (1.96') 5845.52

WATER VALVE
RIM: 5855.96
TOP NUT: (1.76') 5854.20

R=40'

PWSD-20" PVC

PWSD-12" PVC

PWSD-12" PVC

WELL

10.00'

GRASS

PED XING SIGN (W11-2)

CURB RAMP (TYP)

R=10'

R=30'

R=32'

R=2'

R=2'

R=3'

R=3'

R=37'

R=25'

R=15'

10.00'

10.00'

12.00'

CULVERT
INV: 5859.816' (S) 18" RCP
NO FLOW

GRASS

PWSD-12" - ABN

TOP- 18" RCP-QL B

PWSD-12" PVC

PWSD-QL B

WELL

CULVERT
INV: 5861.343' (N) 18" RCP
NO FLOW

8.00'

CRUSHER FINES HORSE TRAIL (TYP)

WATER VALVE
RIM: 5867.23
TOP NUT: (1.39') 5865.84

WATER MANHOLE
RIM: 5868.67
BTM VAULT: (9.01') 5859.66
TOP PIPE: (8.81') 5859.86

EXIST PWSD FILTRATION FACILITY

PWSD-QL D

WATER VALVE
RIM: 5869.88
TOP NUT: (1.16') 5868.78

SWALE (TYP)

PWSD

NO PARKING SIGN (R7-1)

WELL

PARCEL A
30' PERMANENT PARK/OPEN SPACE WATER AND
DRAINAGE EASEMENT
RECORDED AT RECEPTION NO. 2017046882

PWSD

GRASS

WV

EQUIPMENT

## HORIZONTAL CONTROL NOTES:

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

N

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Town of Parker
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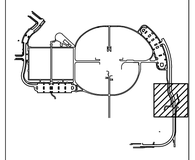
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-325

SITE PLAN SUBMITTAL
Page 93 of 311

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MATCHLINE – SEE SHEET C1-325

MATCHLINE – SEE SHEET C1-328

PWSD

WELL

PARCEL A, 25' PERMANENT PARKING, WATER AND SEWER EASEMENT 2017046682

PWSD TEMPORARY POWER

GRAVEL ROAD

24.00'

8.00'

10.00'

EXIST PWSD FILTRATION FACILITY

CRUSHER FINES HORSE TRAIL (TYP)

SWALE (TYP)

R=210.5'

SIDEWALK CHASE (TYP)

R=10'

R=100'

SWALE (TYP)

R=100'

EASEMENT AGREEMENT BOOK 1839, PAGE 2487 BOOK 1839, PAGE 2104

R=188'

R=5'

R=5'

16.00'

5
CD-30

3.00' CURB CUT

4.00'

SPILL

CATCH

CATCH/SPILL TRANSITION (TYP)

R=3'

19.53'

PWSD-12" RCP

PWSD-12" CMP

PWSD-16" PVC

PWSD-6" DI

PWSD-8" DI

PWSD-12" DI

PWSD-16" DI

18" FES
INV 5860.37

18" FES
INV 5861.26

STM MH
INV IN(W) 5860.11
INV OUT(E) 5858.61

TYPE R INLET
GR 5861.84
INV 5859.44 (18" RCP)

BRICK BUILDING

EQUIPMENT

67.55 FF

62.25 FF

67.59 FF

100 YR

GRASS

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- HEAVY-DUTY ASPHALT PAVING
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- HEAVY-DUTY CONCRETE PAVING
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- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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p. 303.444.1951

**ELECTRICAL ENGINEER**
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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

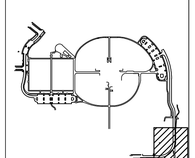
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

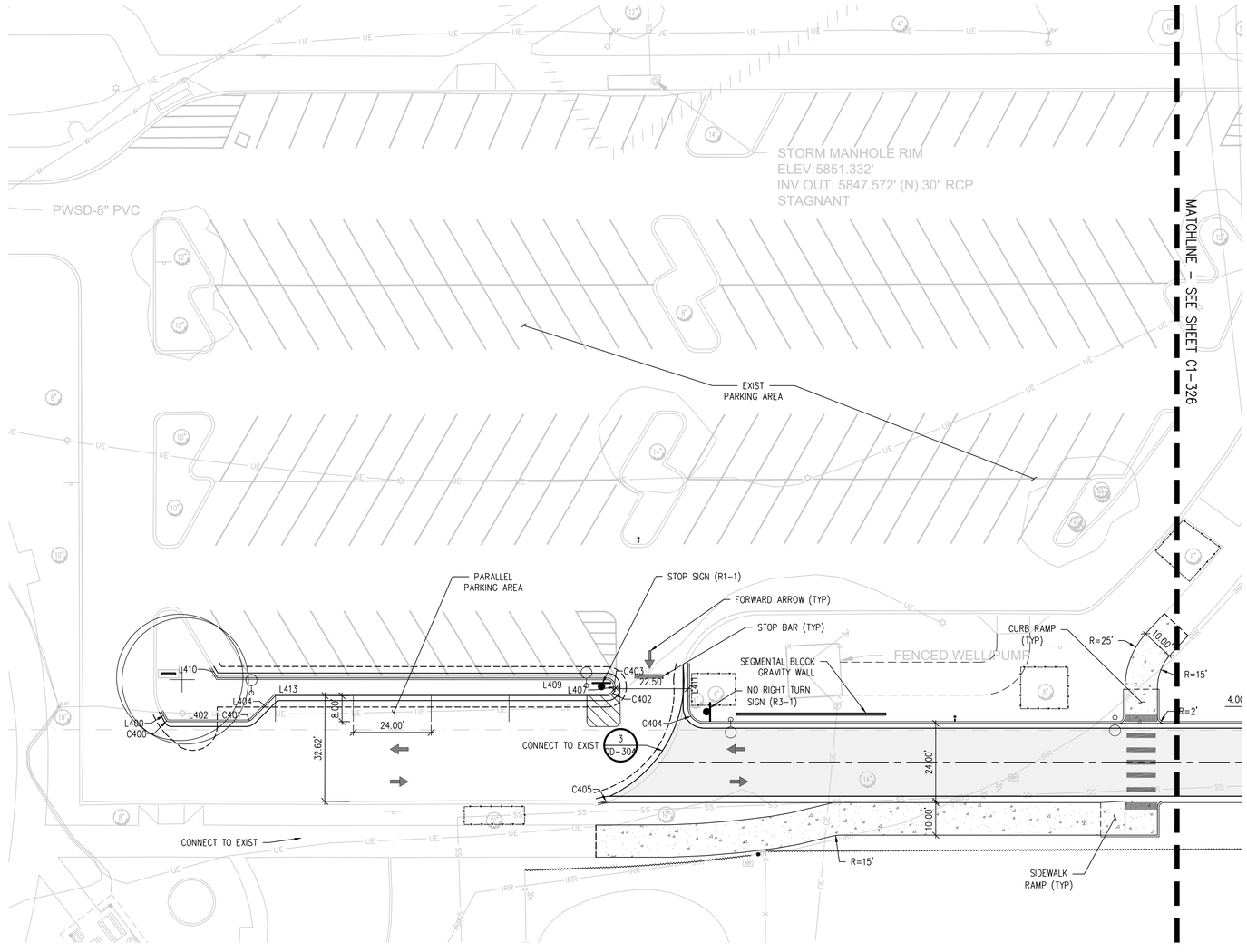
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-326

SITE PLAN SUBMITTAL


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## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

## SIGNAGE LEGEND

| | |
|---|---|
| R1-1 | R7-1 |
| STOP | NO PARKING ANY TIME |
| R7-6 | R7-8 |
| NO PARKING DROPOFF ONLY | RESERVED PARKING |
| R7-8a | W11-2 |
| VAN ACCESSIBLE | |
| R5-3 | R3-1 |
| EMERGENCY VEHICLES ONLY | |

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Town of Parker, Director of Engineering — Date

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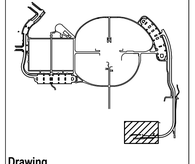
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**Key Map**



**Drawing**

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

# C1-327

SITE PLAN SUBMITTAL
Page 95 of 311

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| LINE TABLE | | | |
|---|---|---|---|
| LINE | LENGTH | DIRECTION | START (N, E) |
| L1 | 65.86 | N90° 00' 00"E | (609238.74, 205203.67) |
| L3 | 13.50 | N0° 00' 00"E | (609243.24, 205274.03) |
| L4 | 74.00 | N90° 00' 00"E | (609256.74, 205274.03) |
| L5 | 13.50 | S0° 00' 00"E | (609256.74, 205348.03) |
| L7 | 1.50 | N90° 00' 00"E | (609238.74, 205352.53) |
| L9 | 13.50 | N0° 00' 00"E | (609243.24, 205358.53) |
| L10 | 62.00 | N90° 00' 00"E | (609256.74, 205358.53) |
| L11 | 13.00 | S0° 00' 00"E | (609256.74, 205420.53) |
| L13 | 0.20 | N90° 00' 00"E | (609238.74, 205425.53) |
| L16 | 0.19 | N90° 00' 00"E | (609238.74, 205470.33) |
| L17 | 13.00 | N0° 00' 00"E | (609243.74, 205475.53) |
| L18 | 62.00 | N90° 00' 00"E | (609256.74, 205475.53) |
| L19 | 13.50 | S0° 00' 00"E | (609256.74, 205537.53) |
| L20 | 1.50 | N90° 00' 00"E | (609238.74, 205542.03) |
| L21 | 13.50 | N0° 00' 00"E | (609243.24, 205548.03) |
| L22 | 74.00 | N90° 00' 00"E | (609256.74, 205548.03) |
| L23 | 13.50 | S0° 00' 00"E | (609256.74, 205622.03) |
| L24 | 1.50 | N90° 00' 00"E | (609238.74, 205626.53) |
| L25 | 13.50 | N0° 00' 00"E | (609243.24, 205632.53) |
| L26 | 54.00 | N90° 00' 00"E | (609256.74, 205632.53) |
| L27 | 4.50 | N0° 00' 00"E | (609256.74, 205686.53) |
| L28 | 3.00 | N90° 00' 00"E | (609261.24, 205686.53) |
| L29 | 2.50 | S0° 00' 00"E | (609261.24, 205689.53) |
| L30 | 17.00 | N90° 00' 00"E | (609258.74, 205689.53) |
| L31 | 15.50 | S0° 00' 00"E | (609258.74, 205706.53) |
| L32 | 21.67 | N90° 00' 00"E | (609238.74, 205711.03) |
| L33 | 6.00 | S0° 07' 57"E | (609199.85, 205765.27) |
| L34 | 21.68 | N90° 00' 00"W | (609154.74, 205732.71) |
| L35 | 13.50 | S0° 00' 00"E | (609150.24, 205706.53) |
| L36 | 74.00 | N90° 00' 00"W | (609136.74, 205706.53) |
| L37 | 13.50 | N0° 00' 00"E | (609136.74, 205632.53) |
| L38 | 1.50 | N90° 00' 00"W | (609154.74, 205628.03) |
| L39 | 13.50 | S0° 00' 00"E | (609150.24, 205622.03) |
| L40 | 74.00 | N90° 00' 00"W | (609136.74, 205622.03) |
| L41 | 13.50 | N0° 00' 00"E | (609136.74, 205548.03) |
| L42 | 1.50 | N90° 00' 00"W | (609154.74, 205543.53) |
| L43 | 13.50 | S0° 00' 00"E | (609150.24, 205537.53) |
| L44 | 74.00 | N90° 00' 00"W | (609136.74, 205537.53) |
| L45 | 13.50 | N0° 00' 00"E | (609136.74, 205463.53) |
| L46 | 1.50 | N90° 00' 00"W | (609154.74, 205459.03) |
| L47 | 14.00 | S0° 00' 00"E | (609150.24, 205453.03) |
| L48 | 10.00 | N90° 00' 00"E | (609136.24, 205453.03) |
| L49 | 10.00 | N90° 00' 00"E | (609136.24, 205443.03) |
| L50 | 10.00 | N90° 00' 00"E | (609136.24, 205433.03) |
| L51 | 14.00 | N0° 00' 00"E | (609136.24, 205443.03) |
| L53 | 1.50 | N90° 00' 00"W | (609154.74, 205438.53) |
| L55 | 13.50 | S0° 00' 00"E | (609150.24, 205432.53) |
| L56 | 74.00 | N90° 00' 00"W | (609136.74, 205432.53) |
| L57 | 13.50 | N0° 00' 00"E | (609136.74, 205358.53) |
| L59 | 1.50 | N90° 00' 00"W | (609154.74, 205354.03) |
| L61 | 13.50 | S0° 00' 00"E | (609150.24, 205348.03) |
| L62 | 74.00 | N90° 00' 00"W | (609136.74, 205348.03) |
| L63 | 13.53 | N0° 00' 00"E | (609136.74, 205274.03) |
| L66 | 6.00 | N0° 00' 00"E | (609193.74, 205232.03) |
| L68 | 13.36 | N90° 00' 00"W | (609214.74, 205217.03) |

| LINE TABLE | | | |
|---|---|---|---|
| LINE | LENGTH | DIRECTION | START (N, E) |
| L71 | 13.00 | N0° 00' 00"E | (609198.24, 205359.28) |
| L73 | 5.00 | N90° 00' 00"W | (609214.74, 205355.78) |
| L75 | 13.00 | S0° 00' 00"E | (609211.24, 205347.28) |
| L76 | 12.00 | N90° 00' 00"E | (609198.24, 205347.28) |
| L77 | 13.00 | S0° 00' 00"E | (609195.24, 205359.28) |
| L79 | 5.00 | N90° 00' 00"W | (609178.74, 205355.78) |
| L81 | 13.00 | N0° 00' 00"E | (609182.24, 205347.28) |
| L82 | 12.00 | N90° 00' 00"E | (609195.24, 205347.28) |
| L83 | 29.00 | N0° 00' 00"E | (609182.24, 205443.03) |
| L85 | 3.50 | N90° 00' 00"W | (609214.74, 205439.53) |
| L87 | 29.00 | S0° 00' 00"E | (609211.24, 205432.53) |
| L91 | 29.00 | N0° 00' 00"E | (609182.24, 205463.53) |
| L93 | 3.50 | N90° 00' 00"W | (609214.74, 205460.03) |
| L95 | 29.00 | S0° 00' 00"E | (609211.24, 205453.03) |
| L97 | 3.50 | N90° 00' 00"E | (609178.74, 205456.53) |
| L99 | 13.00 | N0° 00' 00"E | (609198.24, 205548.78) |
| L101 | 5.00 | N90° 00' 00"W | (609214.74, 205545.28) |
| L103 | 13.00 | S0° 00' 00"E | (609211.24, 205536.78) |
| L104 | 12.00 | N90° 00' 00"E | (609198.24, 205536.78) |
| L105 | 13.00 | S0° 00' 00"E | (609195.24, 205548.78) |
| L107 | 5.00 | N90° 00' 00"W | (609178.74, 205545.28) |
| L109 | 13.00 | N0° 00' 00"E | (609182.24, 205536.78) |
| L110 | 12.00 | N90° 00' 00"E | (609195.24, 205536.78) |
| L111 | 13.00 | N0° 00' 00"E | (609198.24, 205633.28) |
| L113 | 5.00 | N90° 00' 00"W | (609214.74, 205629.78) |
| L115 | 13.00 | S0° 00' 00"E | (609211.24, 205621.28) |
| L116 | 12.00 | N90° 00' 00"E | (609198.24, 205621.28) |
| L117 | 13.00 | S0° 00' 00"E | (609195.24, 205633.28) |
| L119 | 5.00 | N90° 00' 00"W | (609178.74, 205629.78) |
| L121 | 13.00 | N0° 00' 00"E | (609182.24, 205621.28) |
| L122 | 12.00 | N90° 00' 00"E | (609195.24, 205621.28) |
| L125 | 6.49 | N90° 00' 00"E | (609214.74, 205711.78) |
| L127 | 6.00 | S0° 07' 57"E | (609199.78, 205733.27) |
| L129 | 6.51 | N90° 00' 00"W | (609178.74, 205718.29) |
| L131 | 27.00 | N0° 00' 00"E | (609183.24, 205707.28) |
| L200 | 13.52 | S38° 16' 00"W | (609972.62, 206669.77) |
| L202 | 3.95 | N52° 18' 36"W | (609961.24, 206655.11) |
| L204 | 6.00 | S36° 04' 59"W | (609955.69, 206596.72) |
| L206 | 2.64 | S52° 20' 12"E | (609896.94, 206600.94) |
| L208 | 13.48 | S38° 16' 00"W | (609888.99, 206603.80) |
| L209 | 13.48 | N47° 06' 23"E | (609822.18, 206656.41) |
| L210 | 13.48 | S48° 13' 29"W | (609823.40, 206673.53) |
| L211 | 13.48 | N53° 13' 49"E | (609778.05, 206693.22) |
| L212 | 13.48 | S54° 20' 55"W | (609777.43, 206710.38) |
| L213 | 4.49 | S62° 18' 33"W | (609708.44, 206737.36) |
| L214 | 3.00 | S27° 41' 27"E | (609706.35, 206733.38) |
| L215 | 2.50 | N62° 20' 10"E | (609703.70, 206734.77) |
| L216 | 15.48 | N64° 08' 48"E | (609689.73, 206744.61) |
| L217 | 13.48 | S65° 15' 54"W | (609686.75, 206763.14) |
| L218 | 13.48 | N76° 39' 38"E | (609580.13, 206785.74) |
| L219 | 13.48 | S84° 40' 25"W | (609507.72, 206811.31) |
| L220 | 13.48 | N87° 35' 58"E | (609478.53, 206799.79) |
| L221 | 6.01 | N90° 00' 00"E | (609436.00, 206856.65) |
| L222 | 13.52 | N87° 09' 50"E | (609487.89, 206905.95) |
| L223 | 13.52 | S81° 20' 40"W | (609555.03, 206912.77) |

| LINE TABLE | | | |
|---|---|---|---|
| LINE | LENGTH | DIRECTION | START (N, E) |
| L224 | 13.52 | N80° 24' 16"E | (609563.43, 206897.73) |
| L225 | 13.52 | S75° 23' 27"W | (609621.96, 206898.99) |
| L226 | 13.52 | N73° 30' 05"E | (609639.03, 206880.21) |
| L227 | 13.52 | S65° 15' 54"W | (609731.32, 206859.89) |
| L228 | 12.06 | N62° 16' 04"E | (609745.19, 206838.12) |
| L229 | 8.32 | N62° 16' 04"E | (609750.80, 206848.80) |
| L230 | 8.32 | S62° 16' 04"W | (609775.92, 206845.00) |
| L231 | 12.06 | S62° 16' 04"W | (609772.05, 206837.63) |
| L232 | 13.52 | N60° 10' 04"E | (609776.61, 206821.34) |
| L233 | 13.52 | S54° 20' 55"W | (609839.52, 206796.94) |
| L234 | 13.52 | N53° 14' 18"E | (609841.72, 206778.58) |
| L235 | 13.52 | S48° 13' 29"W | (609894.37, 206752.97) |
| L236 | 13.52 | N46° 30' 12"E | (609899.61, 206729.78) |
| L237 | 3.13 | N52° 23' 35"W | (609914.07, 206618.04) |
| L239 | 6.00 | N36° 04' 59"E | (609936.71, 206612.58) |
| L241 | 4.22 | S52° 17' 26"E | (609944.62, 206637.37) |
| L243 | 27.01 | S39° 27' 08"W | (609935.63, 206641.42) |
| L245 | 27.00 | N41° 40' 30"E | (609892.57, 206650.88) |
| L246 | 27.01 | S39° 27' 08"W | (609920.38, 206659.95) |
| L247 | 27.00 | N46° 19' 05"E | (609859.67, 206684.95) |
| L248 | 27.00 | S48° 13' 29"W | (609863.38, 206718.28) |
| L249 | 27.00 | N52° 52' 04"E | (609808.83, 206728.24) |
| L253 | 27.00 | S54° 20' 55"W | (609812.41, 206759.14) |
| L257 | 3.32 | S29° 30' 50"E | (609743.17, 206766.18) |
| L258 | 27.01 | N62° 16' 04"E | (609738.50, 206773.83) |
| L259 | 4.51 | N29° 29' 17"W | (609757.26, 206799.57) |
| L260 | 27.00 | S59° 52' 51"W | (609762.84, 206791.18) |
| L261 | 27.01 | N62° 16' 04"E | (609717.26, 206785.00) |
| L262 | 27.00 | S65° 15' 54"W | (609711.86, 206817.64) |
| L263 | 27.00 | N74° 21' 13"E | (609613.64, 206825.08) |
| L264 | 27.00 | S75° 23' 27"W | (609610.23, 206853.97) |
| L265 | 6.01 | N90° 00' 00"E | (609468.00, 206856.65) |
| L266 | 27.00 | S84° 28' 46"W | (609514.83, 206870.91) |
| L267 | 3.50 | N90° 00' 00"E | (609178.74, 205436.03) |
| L400 | 3.07 | S28° 13' 23"E | (608476.96, 206450.72) |
| L402 | 23.65 | N90° 00' 00"E | (608473.73, 206453.05) |
| L404 | 10.07 | N45° 00' 00"E | (608474.61, 206478.82) |
| L407 | 0.44 | N0° 35' 03"W | (608484.25, 206590.58) |
| L409 | 120.01 | N89° 58' 30"W | (608487.17, 206588.07) |
| L410 | 3.66 | N30° 40' 59"W | (608487.22, 206468.06) |
| L411 | 13.62 | S0° 00' 00"E | (608491.85, 206613.07) |
| L413 | 102.14 | N90° 00' 00"E | (608481.73, 206485.94) |
| L414 | 6.00 | S0° 00' 00"E | (609199.74, 205254.03) |
| L415 | 25.94 | N0° 00' 00"E | (609183.77, 205273.28) |

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COLORADO 811

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

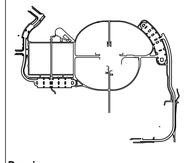
PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** AMF/MGG/MJS
**Checked By:** WTP/CWK/CFG

**Key Map**



**Drawing**

PHASE 1 LINE & CURVE TABLES

# C1-328

SITE PLAN SUBMITTAL
Page 96 of 311

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C M Y K

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1 2 3 4 5

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD LEN | START (N, E) |
| C1 | 7.07 | 4.50 | 90°00'00" | N45°00'00"E | 6.36 | (609238.74, 205269.53) |
| C2 | 7.07 | 4.50 | 90°00'00" | S45°00'00"E | 6.36 | (609243.24, 205348.03) |
| C3 | 7.07 | 4.50 | 90°00'00" | N45°00'00"E | 6.36 | (609238.74, 205354.03) |
| C4 | 7.85 | 5.00 | 90°00'00" | S45°00'00"E | 7.07 | (609243.74, 205420.53) |
| C5 | 20.54 | 15.00 | 78°27'47" | N50°46'07"E | 18.97 | (609238.74, 205425.73) |
| C6 | 8.86 | 5.00 | 101°32'13" | N39°13'53"W | 7.75 | (609250.74, 205440.43) |
| C7 | 8.86 | 5.00 | 101°32'13" | S39°13'53"W | 7.75 | (609256.74, 205460.54) |
| C8 | 20.54 | 15.00 | 78°27'47" | S50°46'07"E | 18.97 | (609250.74, 205455.64) |
| C10 | 7.85 | 5.00 | 90°00'00" | N45°00'00"E | 7.07 | (609238.74, 205470.53) |
| C14 | 7.07 | 4.50 | 90°00'00" | S45°00'00"E | 6.36 | (609243.24, 205537.53) |
| C16 | 7.07 | 4.50 | 90°00'00" | N45°00'00"E | 6.36 | (609238.74, 205543.53) |
| C20 | 7.07 | 4.50 | 90°00'00" | S45°00'00"E | 6.36 | (609243.24, 205622.03) |
| C22 | 7.07 | 4.50 | 90°00'00" | N45°00'00"E | 6.36 | (609238.74, 205628.03) |
| C30 | 7.07 | 4.50 | 90°00'00" | S45°00'00"E | 6.36 | (609243.24, 205706.53) |
| C32 | 30.39 | 30.00 | 58°02'03" | S60°58'58"E | 29.10 | (609238.74, 205732.69) |
| C33 | 26.11 | 47.00 | 31°50'00" | S16°02'57"E | 25.78 | (609224.62, 205758.15) |
| C35 | 26.33 | 47.00 | 32°05'53" | S15°55'00"W | 25.99 | (609193.85, 205765.29) |
| C36 | 30.39 | 30.00 | 58°02'03" | S60°58'58"W | 29.10 | (609168.86, 205758.16) |
| C38 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205711.03) |
| C42 | 7.07 | 4.50 | 90°00'00" | N45°00'00"W | 6.36 | (609150.24, 205632.53) |
| C44 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205626.53) |
| C48 | 7.07 | 4.50 | 90°00'00" | N45°00'00"W | 6.36 | (609150.24, 205548.03) |
| C50 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205542.03) |
| C54 | 7.07 | 4.50 | 90°00'00" | N45°00'00"W | 6.36 | (609150.24, 205463.53) |
| C56 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205457.53) |
| C59 | 7.07 | 4.50 | 90°00'00" | N45°00'00"W | 6.36 | (609150.24, 205443.03) |
| C60 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205437.03) |
| C61 | 7.07 | 4.50 | 90°00'00" | N45°00'00"W | 6.36 | (609150.24, 205358.53) |
| C62 | 7.07 | 4.50 | 90°00'00" | S45°00'00"W | 6.36 | (609154.74, 205352.53) |
| C63 | 6.91 | 4.50 | 88°01'26" | N44°00'43"W | 6.25 | (609150.27, 205274.03) |
| C64 | 59.92 | 39.00 | 88°01'26" | N44°00'43"W | 54.20 | (609154.76, 205269.68) |
| C65 | 23.56 | 15.00 | 90°00'00" | N45°00'00"W | 21.21 | (609199.74, 205232.03) |
| C66 | 22.44 | 15.00 | 85°41'56" | S42°50'58"W | 20.40 | (609214.70, 205267.90) |
| C69 | 8.23 | 5.00 | 94°18'04" | N47°09'02"E | 7.33 | (609178.78, 205267.90) |
| C72 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609211.24, 205359.28) |
| C73 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609214.74, 205350.78) |
| C74 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609182.24, 205359.28) |
| C75 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609178.74, 205350.78) |
| C76 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609211.24, 205443.03) |
| C77 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609214.74, 205436.03) |
| C78 | 5.50 | 3.50 | 90°00'00" | S45°00'00"E | 4.95 | (609182.24, 205432.53) |
| C79 | 5.50 | 3.50 | 90°00'00" | N45°00'00"E | 4.95 | (609178.74, 205439.53) |
| C85 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609211.24, 205548.78) |
| C86 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609214.74, 205540.28) |
| C87 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609182.24, 205548.78) |
| C88 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609178.74, 205540.28) |
| C89 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609211.24, 205633.28) |
| C90 | 5.50 | 3.50 | 90°00'00" | S45°00'00"W | 4.95 | (609214.74, 205624.78) |
| C91 | 5.50 | 3.50 | 90°00'00" | S45°00'00"E | 4.95 | (609182.24, 205633.28) |
| C92 | 5.50 | 3.50 | 90°00'00" | N45°00'00"W | 4.95 | (609178.74, 205624.78) |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD LEN | START (N, E) |
| C200 | 7.04 | 4.50 | 89°36'00" | S83°04'00"W | 6.34 | (609962.01, 206661.40) |
| C201 | 62.23 | 39.00 | 91°25'49" | S81°47'53"W | 55.84 | (609963.66, 206651.98) |
| C202 | 60.28 | 39.00 | 88°33'19" | S8°11'41"E | 54.45 | (609950.84, 206593.18) |
| C203 | 7.11 | 4.50 | 90°28'03" | S6°58'01"E | 6.39 | (609895.33, 206603.03) |
| C204 | 83.00 | 538.00 | 8°50'23" | S47°18'48"E | 82.92 | (609878.40, 206595.46) |
| C206 | 7.11 | 4.50 | 90°28'03" | S87°39'35"E | 6.39 | (609831.36, 206666.29) |
| C207 | 1.78 | 556.00 | 0°11'00" | S42°20'04"E | 1.78 | (609831.10, 206672.67) |
| C208 | 7.11 | 4.50 | 90°28'03" | S2°59'27"W | 6.39 | (609829.78, 206673.87) |
| C210 | 47.00 | 538.00 | 5°00'20" | S39°16'21"E | 46.99 | (609814.42, 206663.48) |
| C212 | 7.11 | 4.50 | 90°28'03" | S81°32'10"E | 6.39 | (609786.12, 206704.02) |
| C213 | 1.78 | 556.00 | 0°11'00" | S36°12'38"E | 1.78 | (609785.18, 206710.34) |
| C214 | 7.11 | 4.50 | 90°28'03" | S9°06'53"W | 6.39 | (609783.74, 206711.39) |
| C216 | 72.00 | 538.00 | 7°40'05" | S31°49'03"E | 71.95 | (609769.58, 206699.43) |
| C220 | 16.94 | 536.00 | 1°48'38" | S26°45'31"E | 16.94 | (609704.86, 206736.99) |
| C222 | 7.11 | 4.50 | 90°28'03" | S70°37'11"E | 6.39 | (609696.48, 206758.54) |
| C223 | 1.78 | 556.00 | 0°11'00" | S25°17'39"E | 1.78 | (609694.36, 206764.57) |
| C224 | 7.11 | 4.50 | 90°28'03" | S20°01'52"W | 6.39 | (609692.76, 206765.33) |
| C226 | 107.00 | 538.00 | 11°23'45" | S19°02'14"E | 106.83 | (609681.11, 206750.90) |
| C228 | 7.11 | 4.50 | 90°28'03" | S58°06'20"E | 6.39 | (609583.24, 206798.86) |
| C229 | 10.49 | 556.00 | 1°04'50" | S12°19'54"E | 10.49 | (609579.86, 206804.29) |
| C230 | 21.56 | 15.00 | 82°20'12" | S29°22'38"W | 19.75 | (609569.62, 206806.53) |
| C231 | 7.76 | 4.50 | 98°45'45" | N60°04'24"W | 6.83 | (609552.41, 206796.84) |
| C232 | 7.76 | 4.50 | 98°45'45" | N42°12'44"E | 6.83 | (609523.14, 206796.05) |
| C233 | 21.56 | 15.00 | 82°20'12" | S47°14'18"E | 19.75 | (609528.20, 206800.64) |
| C234 | 2.15 | 556.00 | 0°13'16" | S5°57'34"E | 2.15 | (609514.79, 206815.14) |
| C235 | 7.11 | 4.50 | 90°31'20" | S39°24'44"W | 6.39 | (609512.66, 206815.37) |
| C237 | 28.00 | 537.73 | 2°59'01" | S3°53'31"E | 28.00 | (609506.47, 206797.89) |
| C239 | 7.11 | 4.50 | 90°28'03" | S47°10'01"E | 6.39 | (609479.10, 206813.26) |
| C240 | 7.10 | 556.00 | 0°43'54" | S1°34'02"E | 7.10 | (609474.76, 206817.94) |
| C241 | 30.75 | 30.00 | 58°44'12" | S30°34'11"E | 29.43 | (609467.66, 206818.14) |
| C242 | 24.66 | 47.00 | 30°03'43" | S74°58'09"E | 24.38 | (609442.32, 206833.10) |
| C244 | 27.77 | 47.00 | 33°51'20" | N73°04'20"E | 27.37 | (609436.00, 206862.65) |
| C245 | 30.03 | 30.00 | 57°21'16" | N27°28'02"E | 28.79 | (609443.97, 206888.84) |
| C246 | 13.70 | 640.00 | 1°13'34" | N1°49'23"W | 13.70 | (609469.52, 206902.12) |
| C247 | 7.04 | 4.50 | 89°36'00" | N42°21'50"E | 6.34 | (609483.20, 206901.68) |
| C249 | 66.83 | 658.00 | 5°49'10" | N5°44'45"W | 66.80 | (609488.56, 206919.45) |
| C251 | 7.04 | 4.50 | 89°36'00" | N53°51'20"W | 6.34 | (609552.99, 206899.40) |
| C252 | 1.56 | 640.00 | 0°08'24" | N9°07'32"W | 1.56 | (609556.73, 206894.28) |
| C253 | 7.04 | 4.50 | 89°36'00" | N35°36'16"E | 6.34 | (609558.28, 206894.03) |
| C255 | 57.58 | 658.00 | 5°00'48" | N12°06'09"W | 57.56 | (609565.68, 206911.05) |
| C257 | 7.04 | 4.50 | 89°36'00" | N59°48'33"W | 6.34 | (609618.55, 206885.91) |
| C258 | 12.17 | 640.01 | 1°05'22" | N15°33'14"W | 12.17 | (609621.74, 206880.43) |
| C259 | 7.04 | 4.50 | 89°36'00" | N28°42'05"E | 6.34 | (609633.47, 206877.16) |
| C261 | 94.59 | 658.00 | 8°14'12" | N20°37'01"W | 94.51 | (609642.87, 206893.17) |
| C263 | 7.04 | 4.50 | 89°36'00" | N69°56'07"W | 6.34 | (609725.67, 206847.61) |
| C264 | 12.62 | 640.00 | 1°07'48" | N25°42'01"W | 12.62 | (609727.84, 206841.66) |
| C265 | 6.95 | 4.50 | 88°31'59" | N18°00'05"E | 6.28 | (609739.22, 206836.18) |
| C268 | 6.11 | 30.00 | 11°40'38" | N68°06'23"E | 6.10 | (609754.68, 206856.17) |
| C269 | 42.90 | 30.00 | 81°56'19" | S65°05'09"E | 39.34 | (609756.95, 206861.83) |
| C270 | 42.87 | 30.00 | 81°53'03" | S9°38'55"W | 39.32 | (609818.06, 206856.68) |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD LEN | START (N, E) |
| C271 | 6.11 | 30.00 | 11°40'38" | S56°25'45"W | 6.10 | (609779.30, 206850.09) |
| C274 | 6.95 | 4.50 | 88°31'59" | N73°27'56"W | 6.28 | (609766.43, 206826.96) |
| C275 | 2.60 | 640.00 | 0°13'59" | N29°18'56"W | 2.60 | (609768.22, 206820.93) |
| C276 | 7.04 | 4.50 | 89°36'00" | N15°22'04"E | 6.34 | (609770.49, 206819.66) |
| C278 | 66.83 | 658.00 | 5°49'10" | N32°44'31"W | 66.80 | (609783.33, 206833.07) |
| C280 | 7.04 | 4.50 | 89°36'00" | N80°51'06"W | 6.34 | (609831.64, 206785.95) |
| C281 | 3.46 | 640.00 | 0°18'36" | N36°12'24"W | 3.46 | (609832.65, 206779.69) |
| C282 | 7.04 | 4.50 | 89°36'00" | N8°26'18"E | 6.34 | (609835.44, 206777.65) |
| C284 | 57.58 | 658.00 | 5°00'49" | N39°16'07"W | 57.56 | (609849.81, 206789.40) |
| C286 | 7.04 | 4.50 | 89°36'00" | N86°58'31"W | 6.34 | (609885.36, 206742.89) |
| C287 | 10.29 | 640.00 | 0°55'17" | N42°38'10"W | 10.29 | (609885.70, 206736.56) |
| C288 | 7.04 | 4.50 | 89°36'00" | N1°42'12"E | 6.34 | (609893.27, 206729.59) |
| C290 | 94.59 | 658.00 | 8°14'12" | N47°36'54"W | 94.51 | (609908.91, 206739.58) |
| C291 | 23.15 | 15.09 | 87°54'51" | N8°11'41"W | 20.94 | (609915.98, 206615.56) |
| C292 | 23.94 | 15.00 | 91°25'49" | N81°47'53"E | 21.48 | (609941.56, 206616.11) |
| C293 | 7.19 | 4.50 | 91°32'46" | S6°19'15"E | 6.45 | (609942.04, 206640.71) |
| C294 | 6.92 | 4.50 | 88°09'18" | S83°31'47"W | 6.26 | (609914.77, 206624.26) |
| C295 | 1.66 | 580.00 | 0°09'51" | S48°50'53"E | 1.66 | (609893.27, 206643.31) |
| C296 | 7.03 | 4.50 | 89°33'32" | N86°27'16"E | 6.34 | (609892.17, 206644.56) |
| C298 | 7.10 | 4.50 | 90°25'18" | N3°32'09"W | 6.39 | (609912.73, 206668.84) |
| C299 | 2.74 | 616.00 | 0°15'18" | N48°52'27"W | 2.74 | (609919.11, 206668.44) |
| C300 | 7.19 | 4.50 | 91°32'46" | S85°13'31"W | 6.45 | (609920.91, 206666.38) |
| C302 | 6.94 | 4.50 | 88°22'57" | S4°44'20"E | 6.27 | (609899.52, 206642.79) |
| C303 | 10.37 | 580.00 | 1°01'28" | N42°43'43"W | 10.37 | (609845.72, 206691.81) |
| C304 | 7.03 | 4.50 | 89°33'32" | N1°32'19"E | 6.34 | (609853.34, 206684.78) |
| C306 | 7.10 | 4.50 | 90°25'18" | S88°28'16"E | 6.39 | (609878.32, 206704.48) |
| C307 | 11.43 | 616.00 | 1°03'48" | S42°43'43"E | 11.43 | (609878.15, 206710.86) |
| C308 | 7.10 | 4.50 | 90°25'18" | S3°00'50"W | 6.39 | (609869.76, 206718.62) |
| C310 | 7.03 | 4.50 | 89°33'32" | N86°59'45"W | 6.34 | (609845.39, 206698.15) |
| C311 | 7.10 | 4.50 | 90°25'18" | S81°55'17"E | 6.39 | (609825.13, 206749.76) |
| C312 | 6.85 | 616.00 | 0°38'14" | S36°23'31"E | 6.85 | (609824.23, 206756.09) |
| C313 | 7.10 | 4.50 | 90°25'18" | S9°08'16"W | 6.39 | (609818.71, 206760.15) |
| C314 | 7.03 | 4.50 | 89°33'32" | N80°52'19"W | 6.34 | (609796.67, 206737.20) |
| C315 | 6.06 | 580.00 | 0°35'54" | N36°23'31"W | 6.06 | (609797.67, 206730.94) |
| C316 | 7.03 | 4.50 | 89°33'32" | N8°05'18"E | 6.34 | (609802.55, 206727.34) |
| C317 | 7.03 | 4.50 | 89°33'32" | S15°06'05"W | 6.34 | (609749.29, 206767.83) |
| C319 | 6.94 | 4.50 | 88°22'57" | S73°32'27"E | 6.27 | (609740.28, 206767.81) |
| C321 | 7.19 | 4.50 | 91°32'46" | N16°29'41"E | 6.45 | (609751.07, 206797.74) |
| C323 | 7.10 | 4.50 | 90°25'18" | N74°54'30"W | 6.39 | (609761.18, 206797.35) |
| C325 | 9.50 | 580.00 | 0°56'18" | N25°38'43"W | 9.50 | (609702.73, 206787.16) |
| C326 | 6.94 | 4.50 | 88°22'57" | N18°04'36"E | 6.27 | (609711.30, 206783.05) |
| C328 | 7.19 | 4.50 | 91°32'46" | S71°57'33"E | 6.45 | (609729.83, 206808.91) |
| C329 | 11.06 | 616.00 | 1°01'45" | S25°40'17"E | 11.06 | (609727.83, 206815.04) |
| C330 | 7.10 | 4.50 | 90°25'18" | S20°03'15"W | 6.39 | (609717.86, 206819.83) |
| C332 | 7.03 | 4.50 | 89°33'32" | N69°57'20"W | 6.34 | (609700.56, 206793.12) |
| C333 | 7.03 | 4.50 | 89°33'32" | N29°34'27"E | 6.34 | (609608.12, 206821.96) |
| C335 | 7.10 | 4.50 | 90°25'18" | S60°26'08"E | 6.39 | (609620.92, 206851.08) |
| C336 | 2.09 | 616.00 | 0°11'38" | S15°07'40"E | 2.09 | (609617.77, 206856.64) |
| C337 | 7.10 | 4.50 | 90°25'18" | S30°10'48"W | 6.39 | (609615.75, 206857.18) |
| C339 | 7.03 | 4.50 | 89°33'32" | N59°49'47"W | 6.34 | (609603.42, 206827.85) |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD LEN | START (N, E) |
| C340 | 1.57 | 580.00 | 0°09'18" | N15°07'40"W | 1.57 | (609606.61, 206822.36) |
| C341 | 24.59 | 580.00 | 2°25'44" | S3°51'54"E | 24.59 | (609507.35, 206839.98) |
| C342 | 0.25 | 15.00 | 0°57'33" | S3°07'48"E | 0.25 | (609482.82, 206841.64) |
| C343 | 23.13 | 15.00 | 88°21'29" | S45°49'15"E | 20.91 | (609482.57, 206841.65) |
| C345 | 24.50 | 15.00 | 93°35'36" | N43°12'12"E | 21.87 | (609468.00, 206862.65) |
| C346 | 0.27 | 15.00 | 1°01'07" | N2°06'55"W | 0.27 | (609483.94, 206877.62) |
| C347 | 26.60 | 616.00 | 2°28'28" | N3°51'42"W | 26.60 | (609484.21, 206877.61) |
| C348 | 7.10 | 4.50 | 90°25'18" | N50°18'35"W | 6.39 | (609510.75, 206875.82) |
| C350 | 7.03 | 4.50 | 89°33'32" | S39°42'00"W | 6.34 | (609512.23, 206844.03) |
| C400 | 1.08 | 1.00 | 61°46'37" | S59°06'42"E | 1.03 | (608474.26, 206452.17) |
| C401 | 2.36 | 3.00 | 45°00'00" | N67°30'00"E | 2.30 | (608473.73, 206476.70) |
| C402 | 3.95 | 2.50 | 90°35'03" | N44°42'29"E | 3.55 | (608481.73, 206588.08) |
| C403 | 3.90 | 2.50 | 89°23'27" | N45°16'47"W | 3.52 | (608484.69, 206590.57) |
| C404 | 7.85 | 5.00 | 90°00'00" | S45°00'00"E | 7.07 | (608478.23, 206613.07) |
| C405 | 4.71 | 15.00 | 17°59'20" | N81°00'20"E | 4.69 | (608448.49, 206585.24) |

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

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
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Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
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p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.668.0223


Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

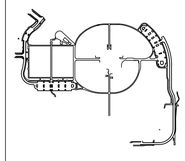
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 LINE & CURVE TABLES

# C1-329

SITE PLAN SUBMITTAL


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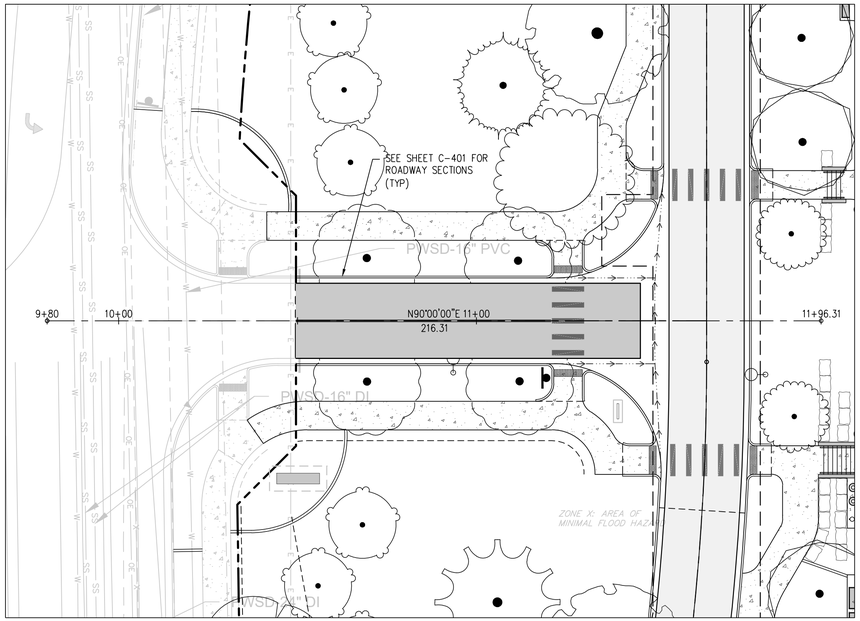
Town of Parker, Director of Engineering Date

## HORIZONTAL CONTROL NOTES:

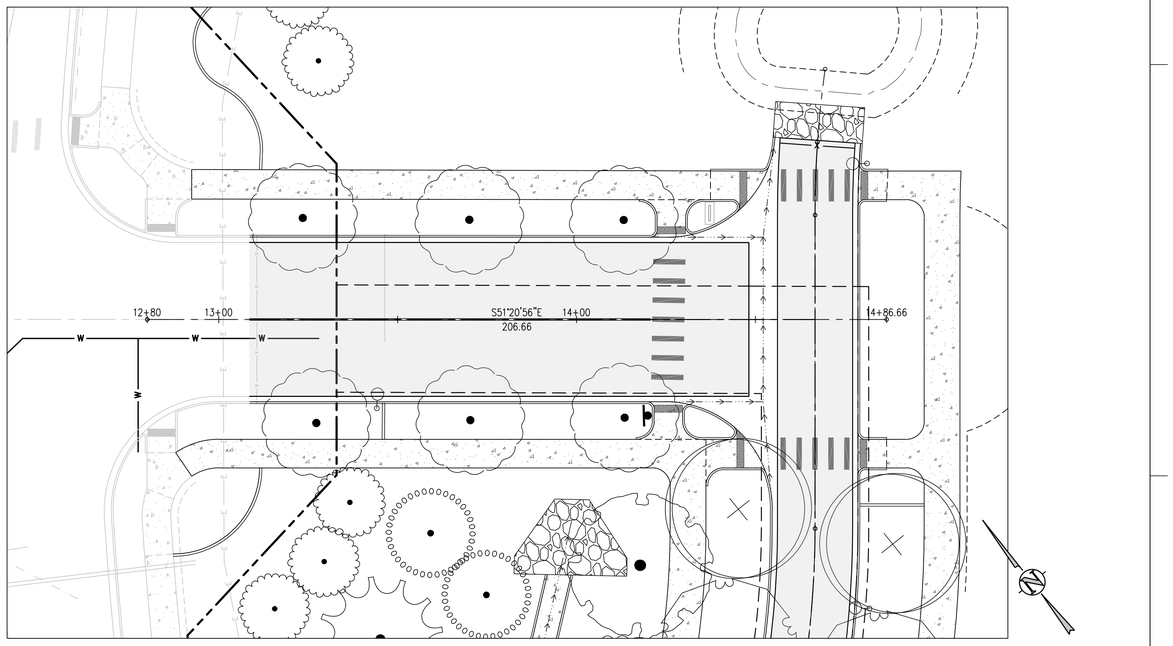
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## HORIZONTAL CONTROL LEGEND

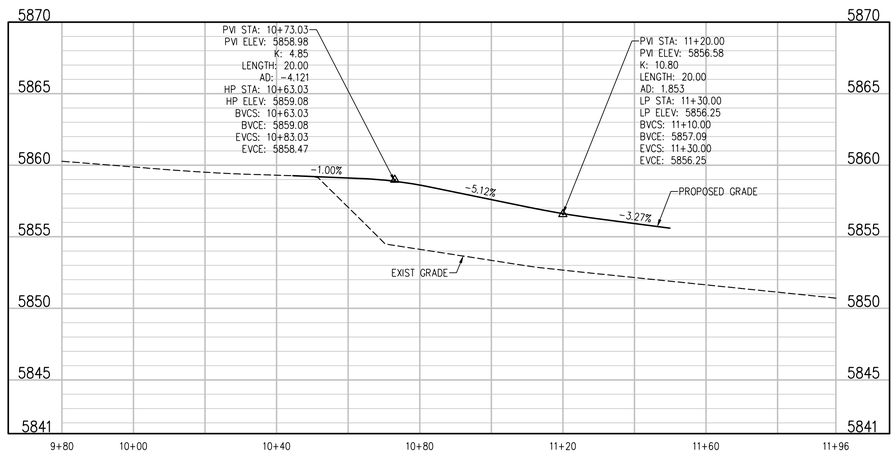
- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



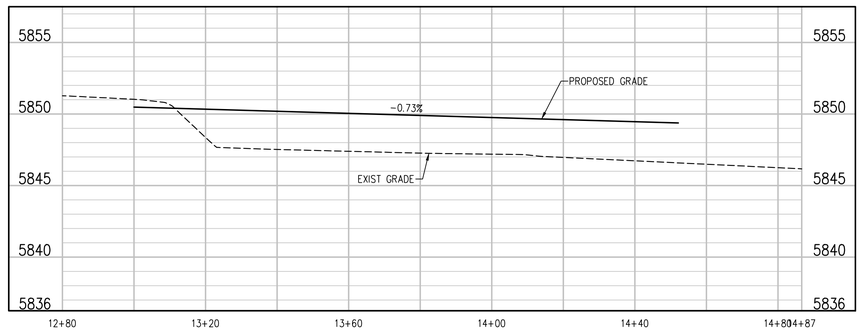

PHASE 1 SOUTH ENTRANCE PLAN
SCALE: 1" = 20'




PHASE 1 NORTH ENTRANCE PLAN
SCALE: 1" = 20'




PHASE 1 SOUTH ENTRANCE PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT




PHASE 1 NORTH ENTRANCE PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

COLORADO 811
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Town of Parker
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PARKER, CO 80134

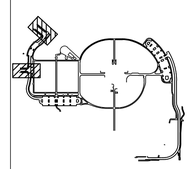
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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**Key Map**



**Drawing**

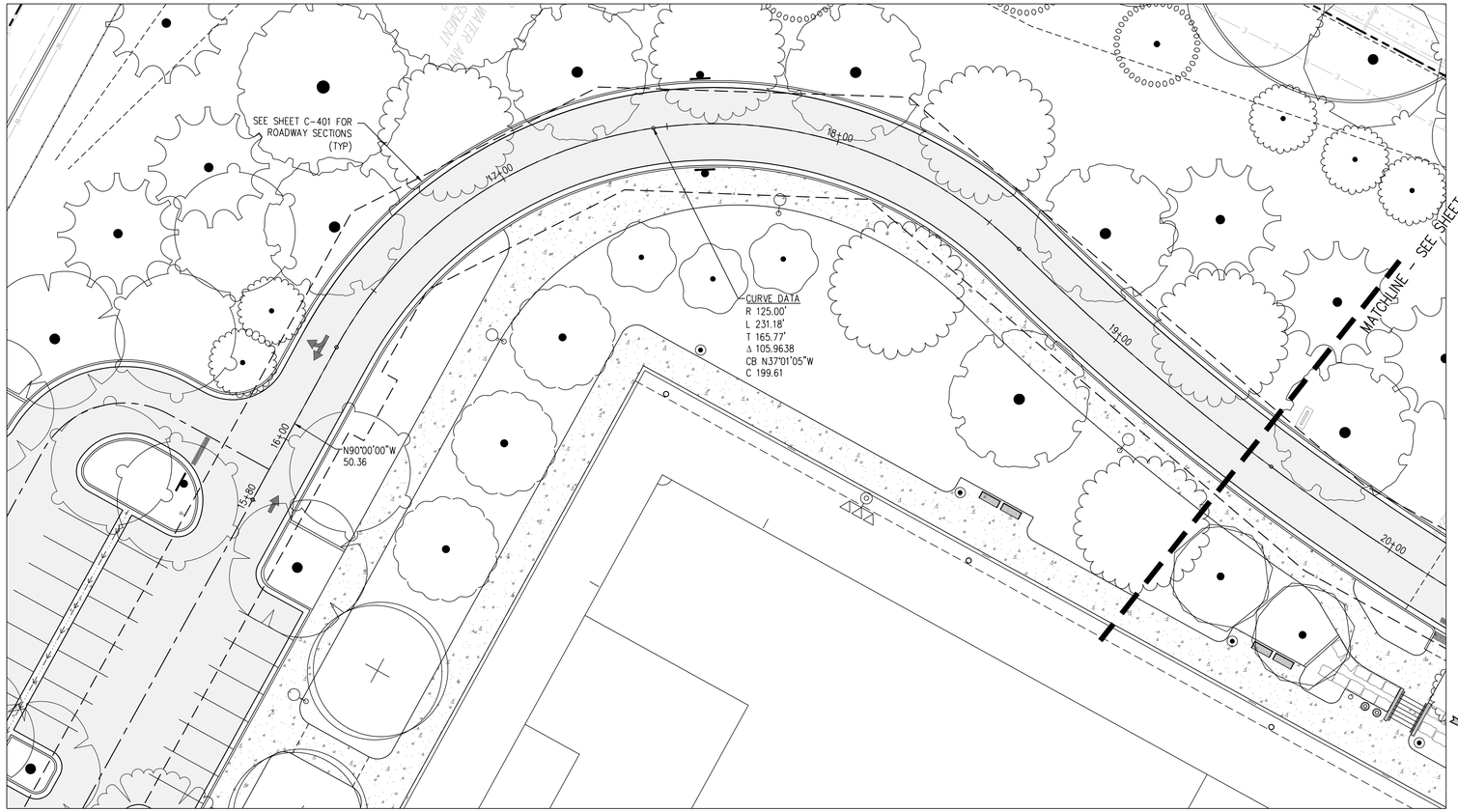
PHASE 1 ROADWAY PLAN & PROFILE

# C1-410

SITE PLAN SUBMITTAL

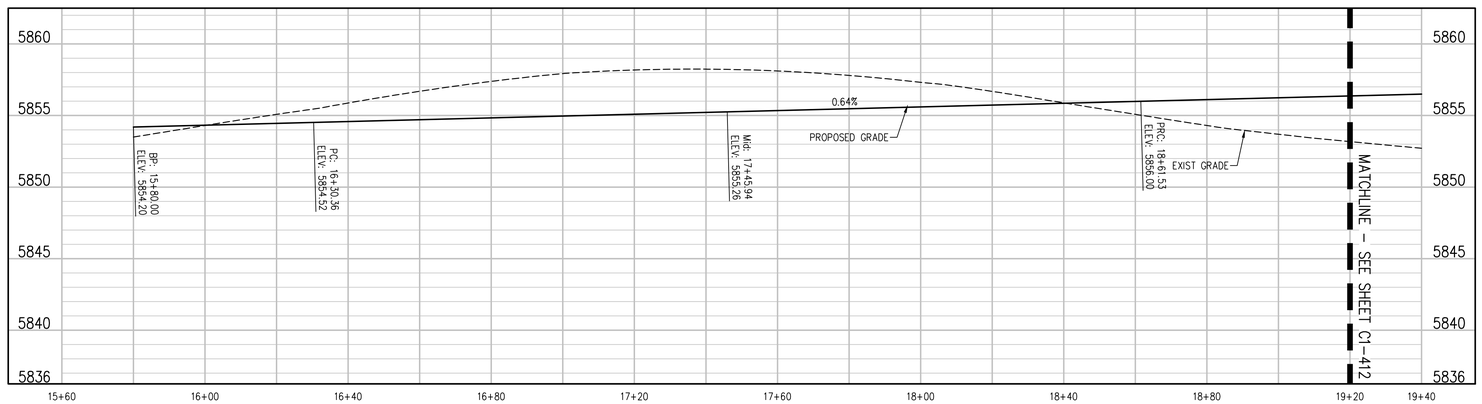

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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET




PHASE 1 LOOP NORTH PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
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Town of Parker, Director of Engineering Date

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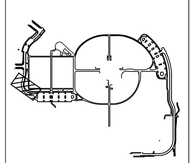
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-411

SITE PLAN SUBMITTAL

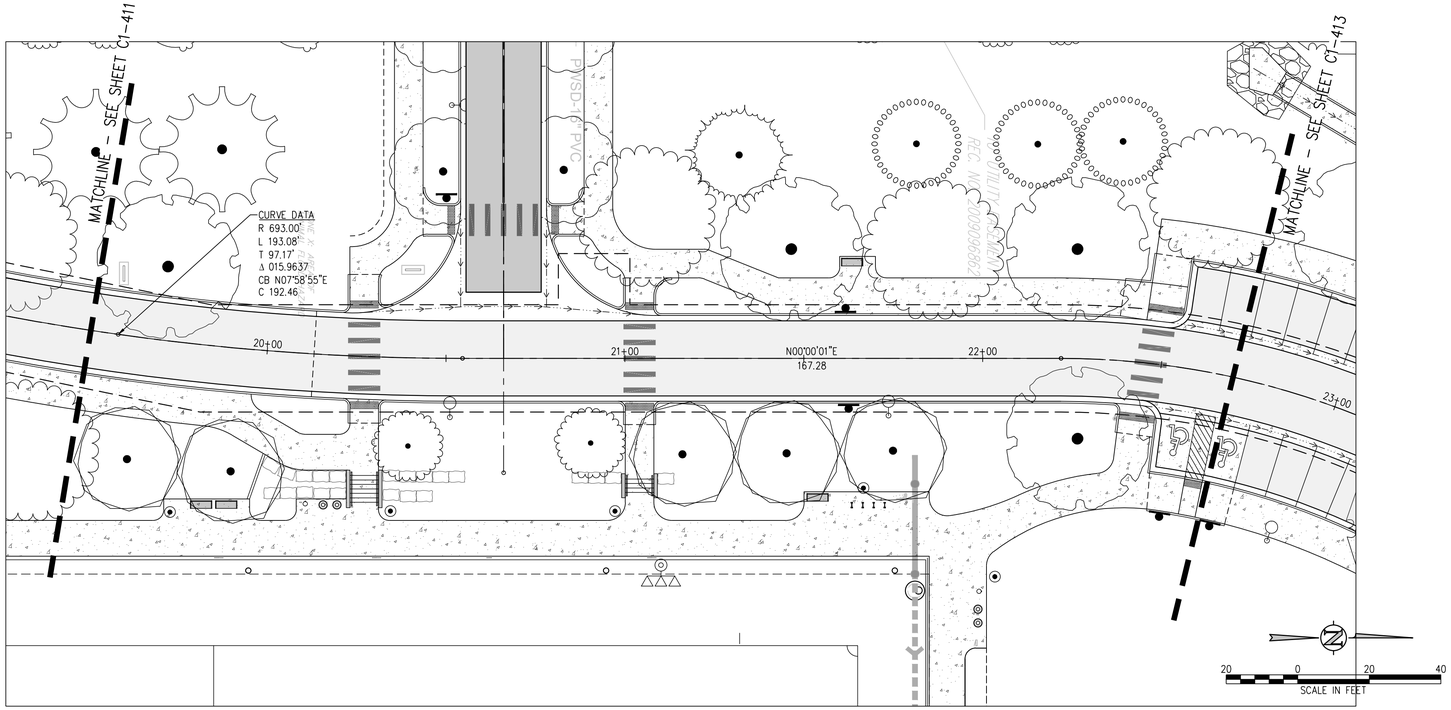

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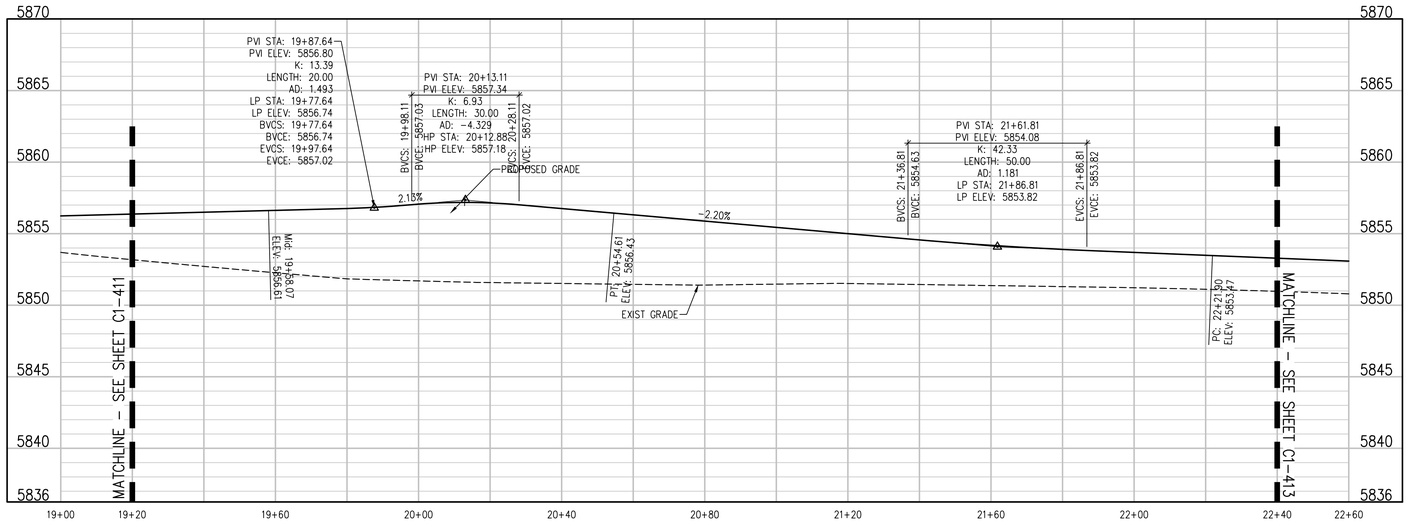
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'




PHASE 1 LOOP NORTH PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
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COLORADO 811

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Town of Parker
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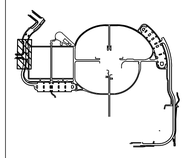
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-412

SITE PLAN SUBMITTAL
Page 100 of 311

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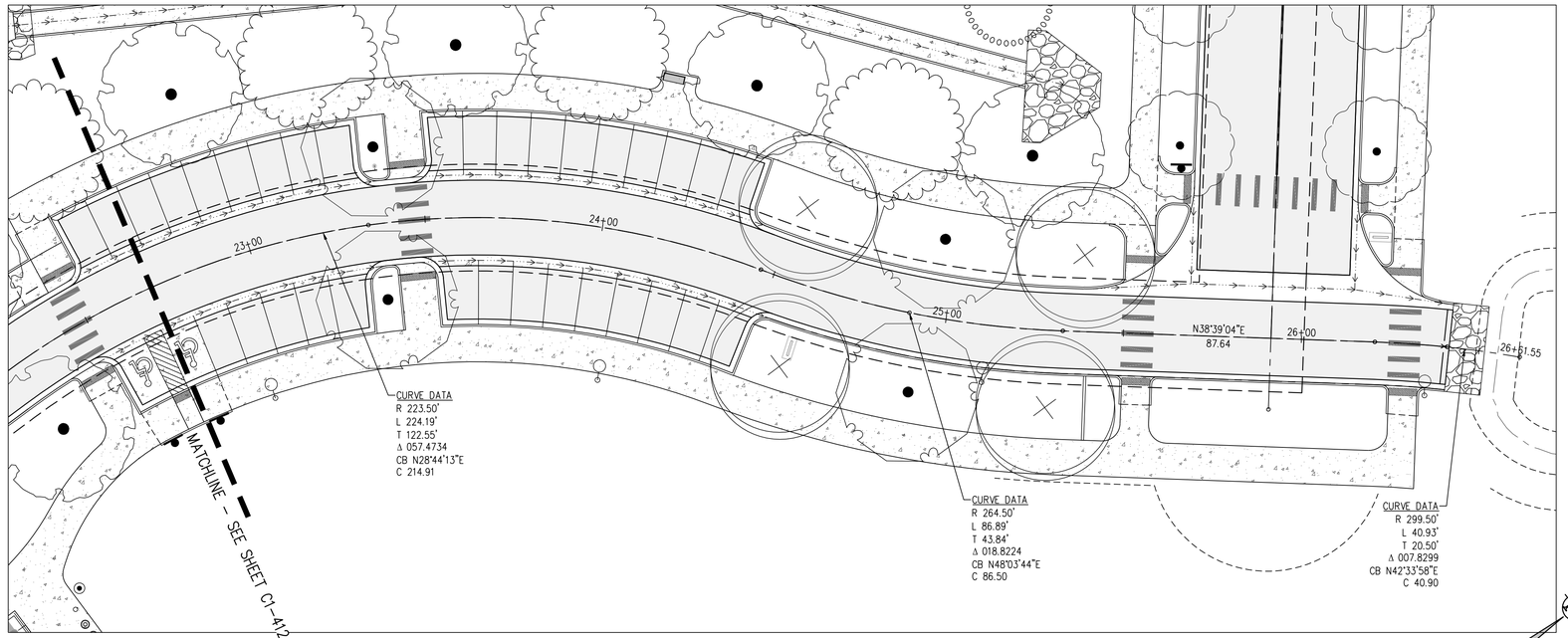
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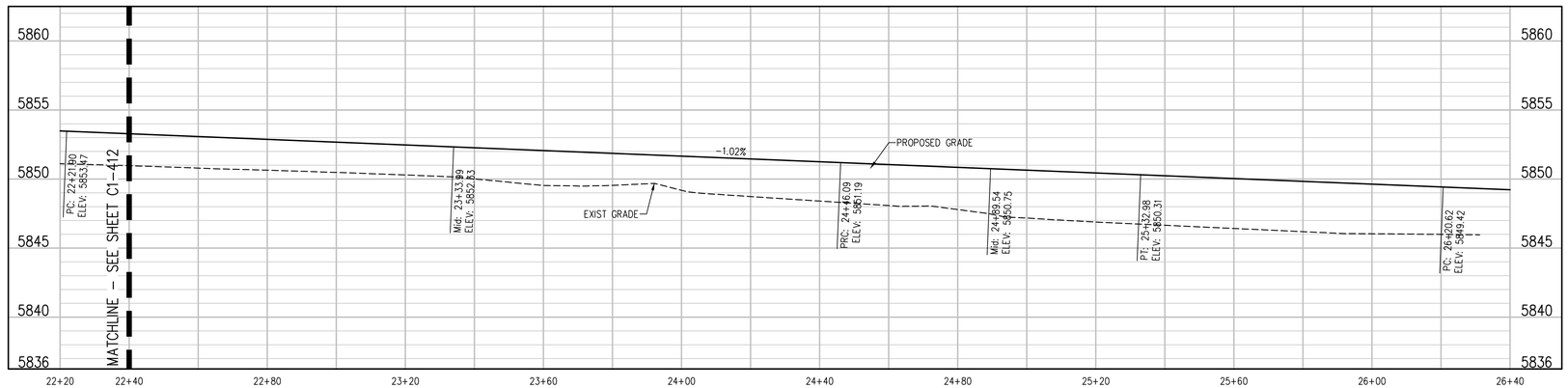
## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT




PHASE 1 WEST LOOP PLAN

SCALE: 1" = 20'




PHASE 1 LOOP NORTH PROFILE

SCALE: 1"=20' HORIZ
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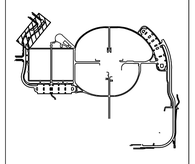
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**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-413

SITE PLAN SUBMITTAL
Page 101 of 311

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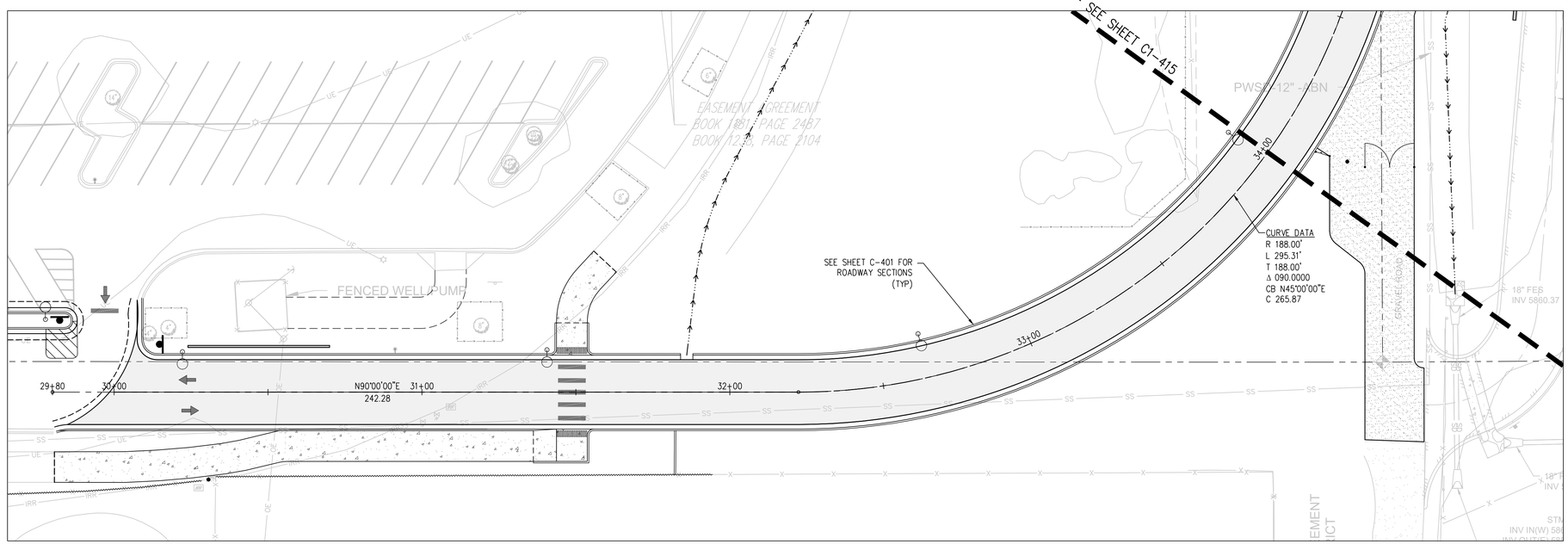
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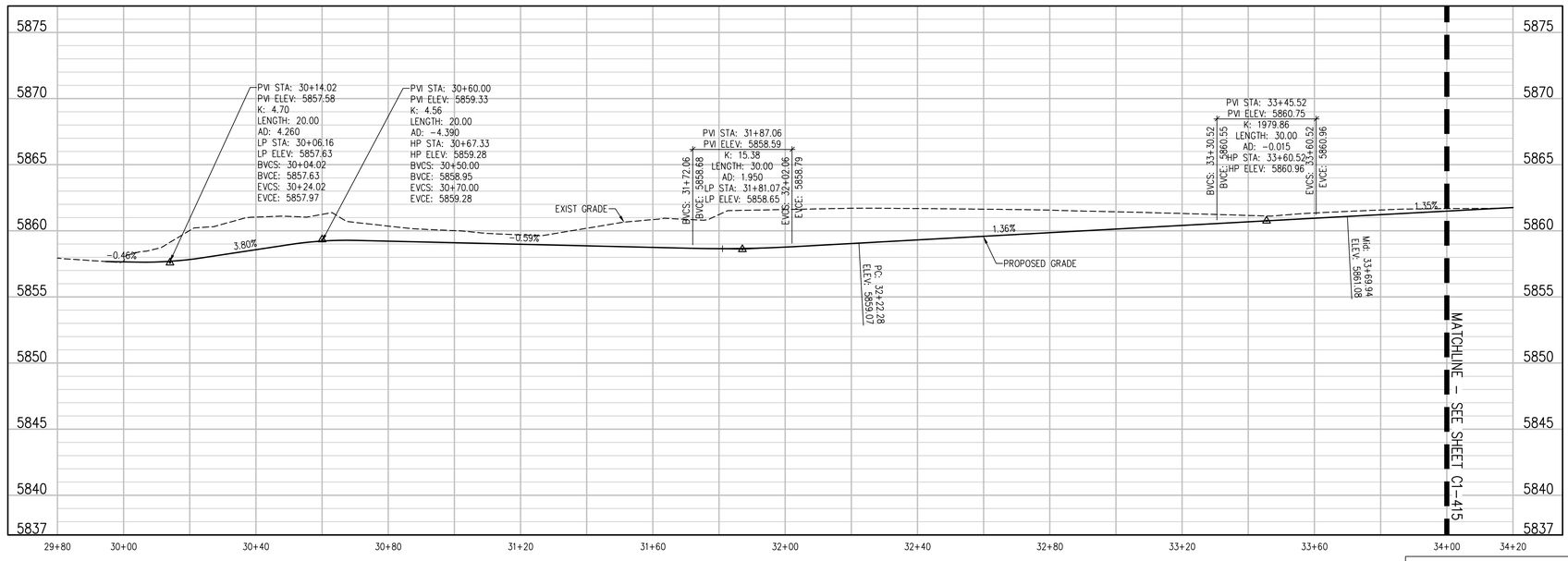



## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'

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SCALE IN FEET




PHASE 1 LOOP SOUTH PROFILE
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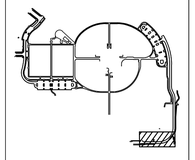
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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| **Drawn By:** | AMF/MGG/MJS |
| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-414

SITE PLAN SUBMITTAL
Page 102 of 311

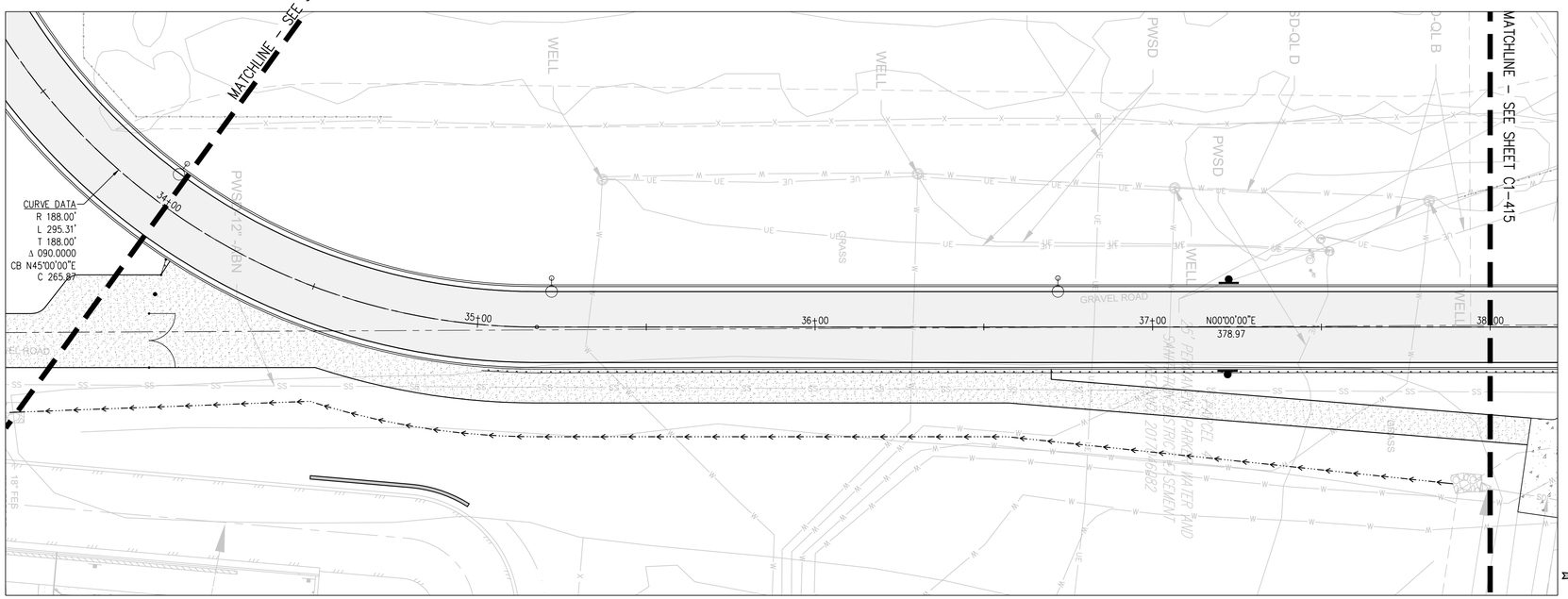
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'

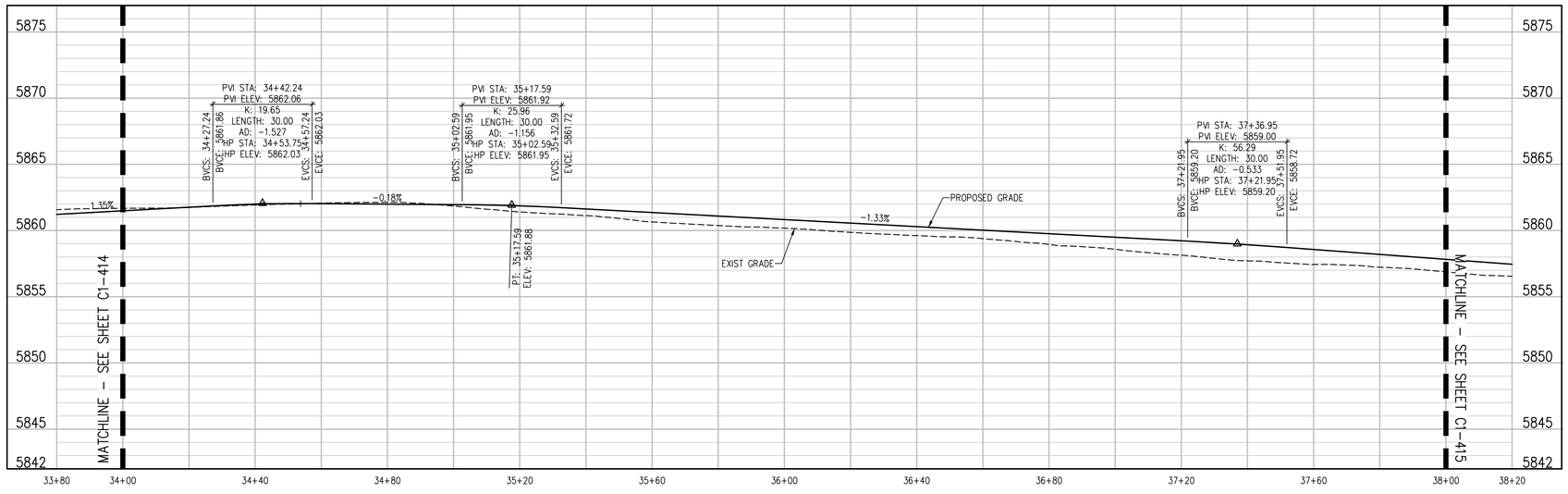
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## HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

## HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
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- LIMITS OF SAWCUT




PHASE 1 LOOP SOUTH PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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Town of Parker, Director of Engineering Date

COLORADO 811

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p. 303.607.0977

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
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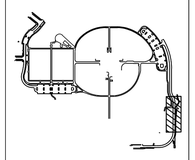
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ARCHITECTURE
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**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-415

SITE PLAN SUBMITTAL
Page 103 of 311

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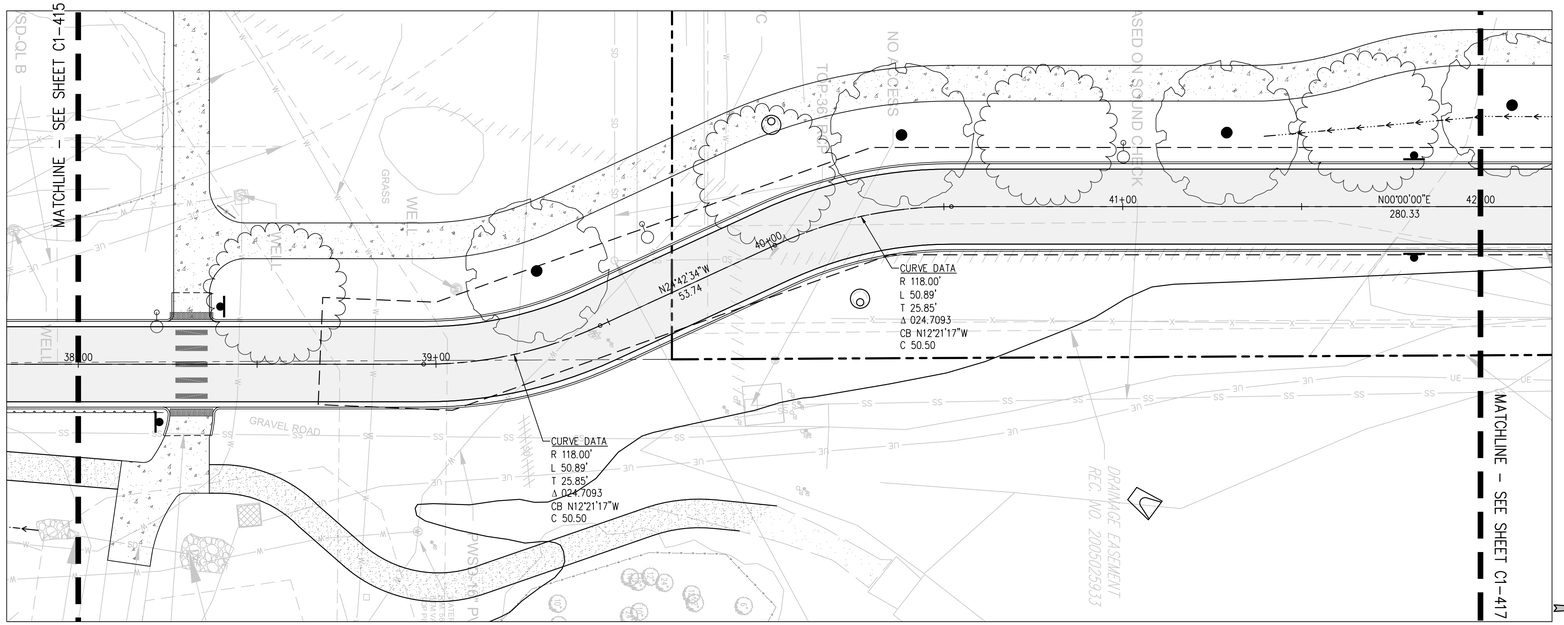
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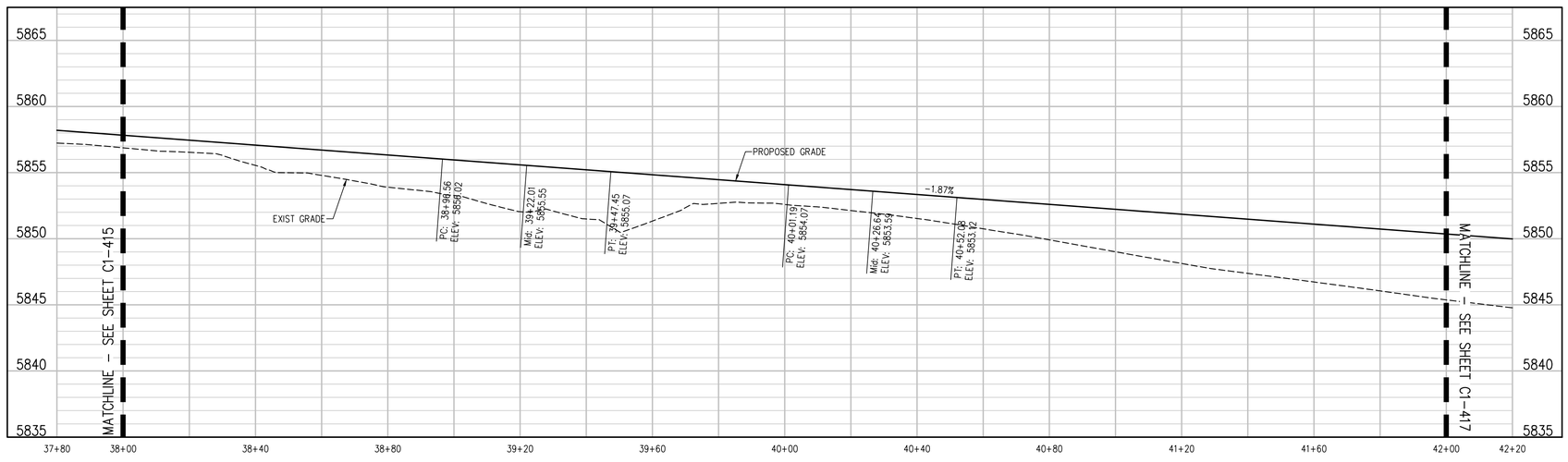
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'

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SCALE IN FEET




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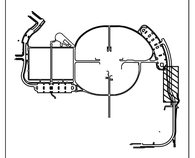
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**Key Map**



**Drawing**

PHASE 1 ROADWAY PLAN & PROFILE

# C1-416

SITE PLAN SUBMITTAL
Page 104 of 311

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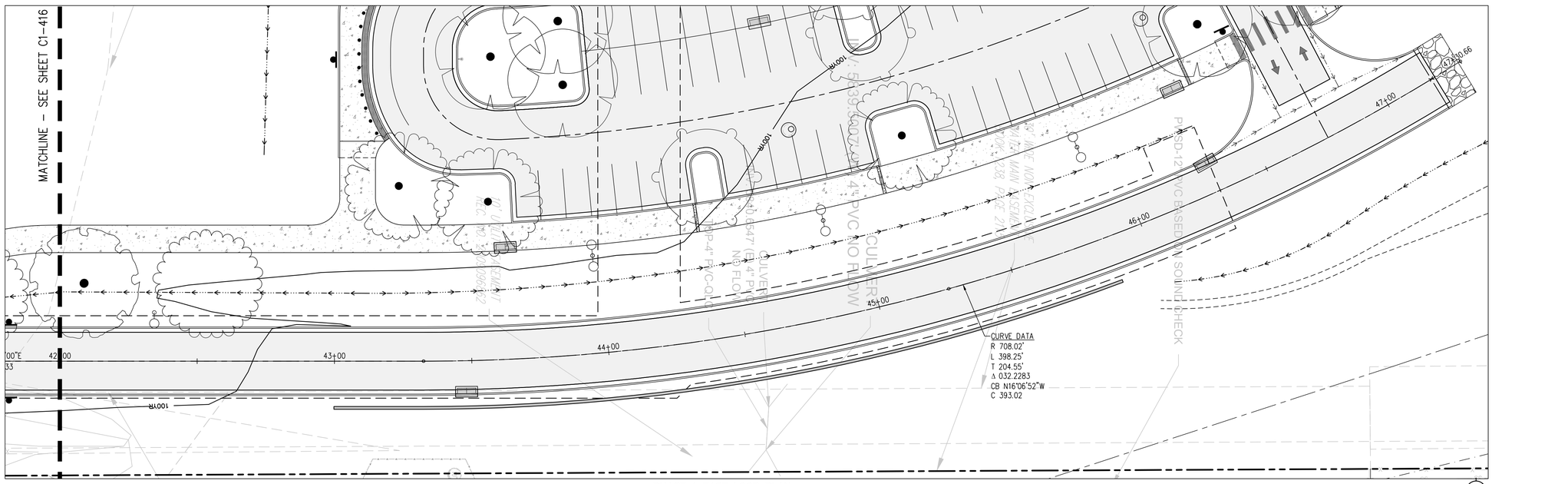
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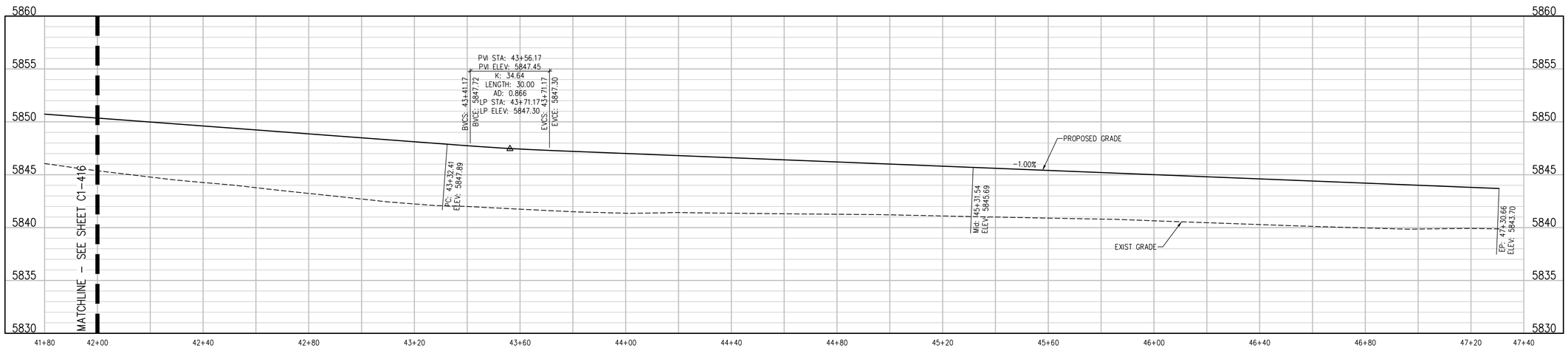
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COLORADO 811 UTILITY NOTIFICATION CENTER

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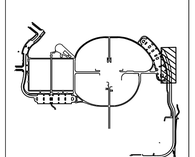
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**Key Map**



**Drawing**

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# C1-417

SITE PLAN SUBMITTAL


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# STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT 11920 N. MOTSENBOCKER RD, AND AT APPROXIMATELY 39° 30' 14.994" LATITUDE, 104° 46' 23.9268" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF PARKING, UTILITY SERVICE CONNECTIONS, OVERLOT GRADING, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PLAY AREAS, SPORTING AREAS, PARKING LOTS, ENTRANCE DRIVES, AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF PARKER. THE TOTAL SITE AREA IS APPROXIMATELY 76 ACRES WITH AT TOTAL DISTURBANCE OF 39 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

| PHASE | ESTIMATED | ACTUAL |
|---|---|---|
| CONSTRUCTION START | MONTH, YEAR | _____ |
| ROAD AND OVERLOT GRADING | MONTH, YEAR | _____ |
| UTILITY CONSTRUCTION | MONTH, YEAR | _____ |
| BUILDING CONSTRUCTION | MONTH, YEAR | _____ |
| PAVING | MONTH, YEAR | _____ |
| SITE RESTORATION | MONTH, YEAR | _____ |

THE EXISTING SITE CONSISTS OF NATIVE GRASSLAND AND VEGETATION AND IS APPROXIMATELY 99% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.44 AND 0.68 RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY FROM SALISBURY SOUTH PARK. ONSITE DETENTION IS PROVIDED AT FOUR WATER QUALITY AREAS. STORMWATER IS DISCHARGED FROM THIS SITE TO CHERRY CREEK. A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF PARKER.

OTHER POTENTIAL POLLUTION SOURCES DO NOT EXIST AT THIS SITE. NON-STORMWATER COMPONENTS OF THE DISCHARGE DO NOT EXIST AT THIS SITE.

**BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT**
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT DETENTION AND WATER QUALITY PONDS.

**VEHICLE TRACKING CONTROL (VTC):**
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE SECONDARY ENTRANCE TO THE PARK ALONG MOTSENBOCKER ROAD. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

**SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):**
SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE EAST, NORTH, AND SOUTHWEST SIDES OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

**INLET PROTECTION (IP):**
THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF WIRE MESH SOCKS AND/OR STRAW BALE BARRIERS.

**STRAW BALE DROP STRUCTURES DAMS (SB):**
STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

**ROCK CHECK DAMS (RCD):**
ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

**OUTLET PROTECTION (OP):**
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

**DIVERSIONS DIKES (DD):**
SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

**OVERLOT GRADING:**
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

**DUST CONTROL MEASURES:**
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, TOWN OF PARKER OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

**STORMWATER DETENTION AND WATER QUALITY:**
STORMWATER DETENTION IS PROVIDED ONSITE IN FOUR WATER QUALITY DETENTION AREAS.

**TEMPORARY SEEDING AND MULCHING:**
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

| SPECIES | COMMON NAME | VARIETY | LBS/ACRE |
|---|---|---|---|
| AGROPYRON SMITHI | WESTERN WHEATGRASS | ARRIBA | 8.0 |
| ARRHENATHERUM ELATES | TALL OATGRASS | | 3.0 |
| LOLIUM PERENNE | PERENNIAL RYEGRASS | PENNFINE | 2.0 |

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE TOWN OF PARKER ENGINEER.

**PERMANENT STABILIZATION MEASURES:**
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

**MATERIALS AND SPILL PREVENTION:**
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

**INSPECTION AND MAINTENANCE:**
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE TOWN OF PARKER WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

**FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:**
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

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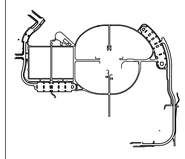
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

PHASE 1 CBMP NOTES

**C1-500**

SITE PLAN SUBMITTAL
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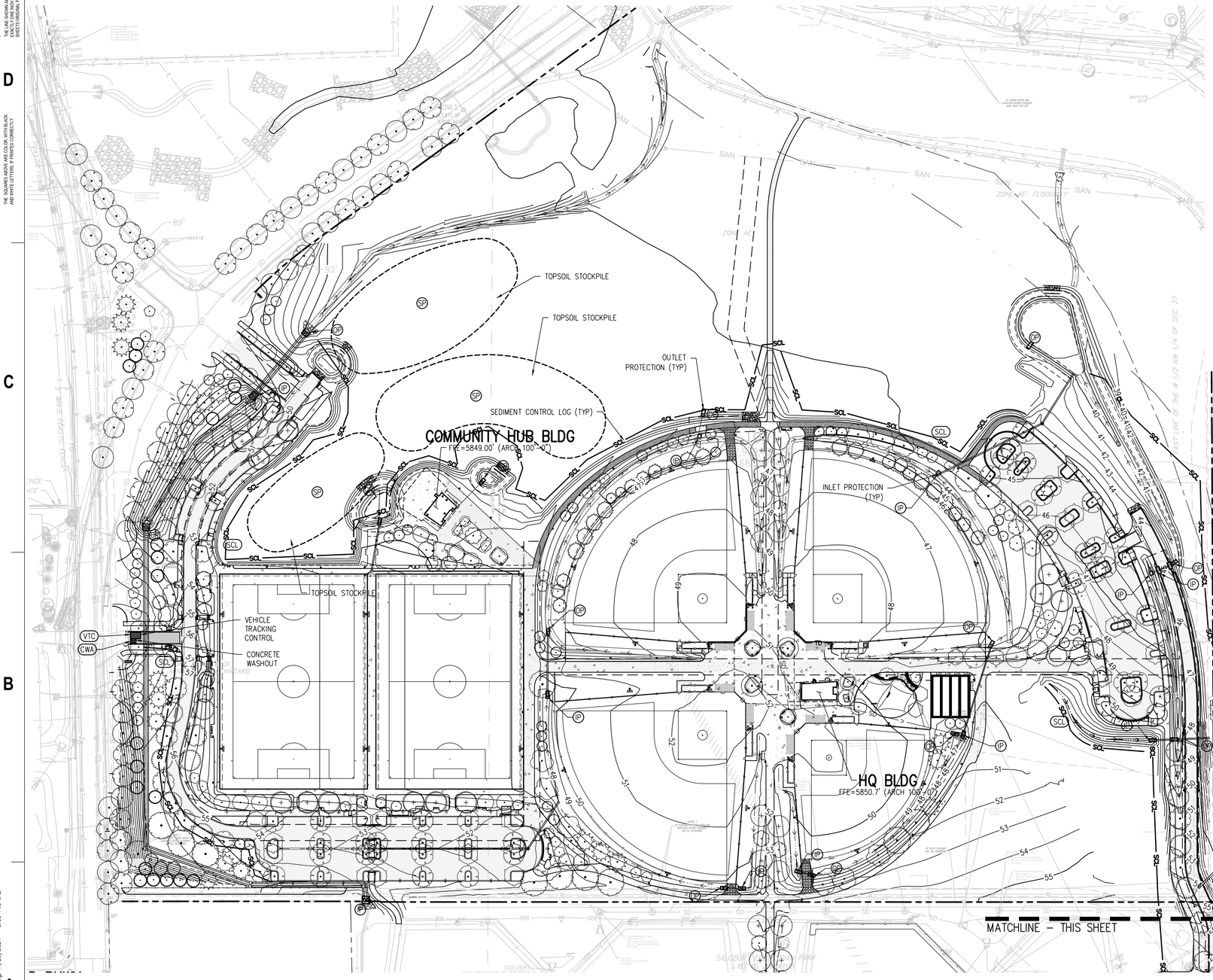
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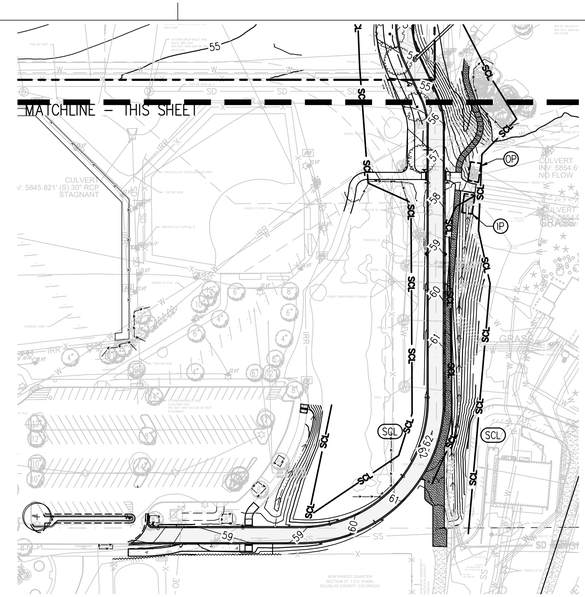
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## EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

## EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- (IP) INLET PROTECTION
- (OP) OUTLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SB) STRAW BALE EROSION BARRIER
- (SF) SILT FENCE
- (CF) CONSTRUCTION FENCE
- (TSD) TEMPORARY SLOPE DRAIN
- (DD) DIVERSION DITCH
- (SCL) SEDIMENT CONTROL LOG
- (RS) ROCK SOCK
- (RCD) ROCK CHECK DAM
- (RFD) ROOF DRAIN DOWNSPOUT
- (CWA) CONCRETE WASHOUT AREA
- (TSB) TEMPORARY SEDIMENT BASIN
- (ECB) EROSION CONTROL BLANKET
- (CSM) CHANNEL STABILIZATION MATTING
- (SR) SURFACE ROUGHENING
- (SP) STOCKPILE PROTECTION

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

COLORADO 811 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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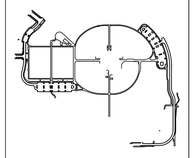
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| **Checked By:** | WTP/CWK/CFG |

**Key Map**



**Drawing**

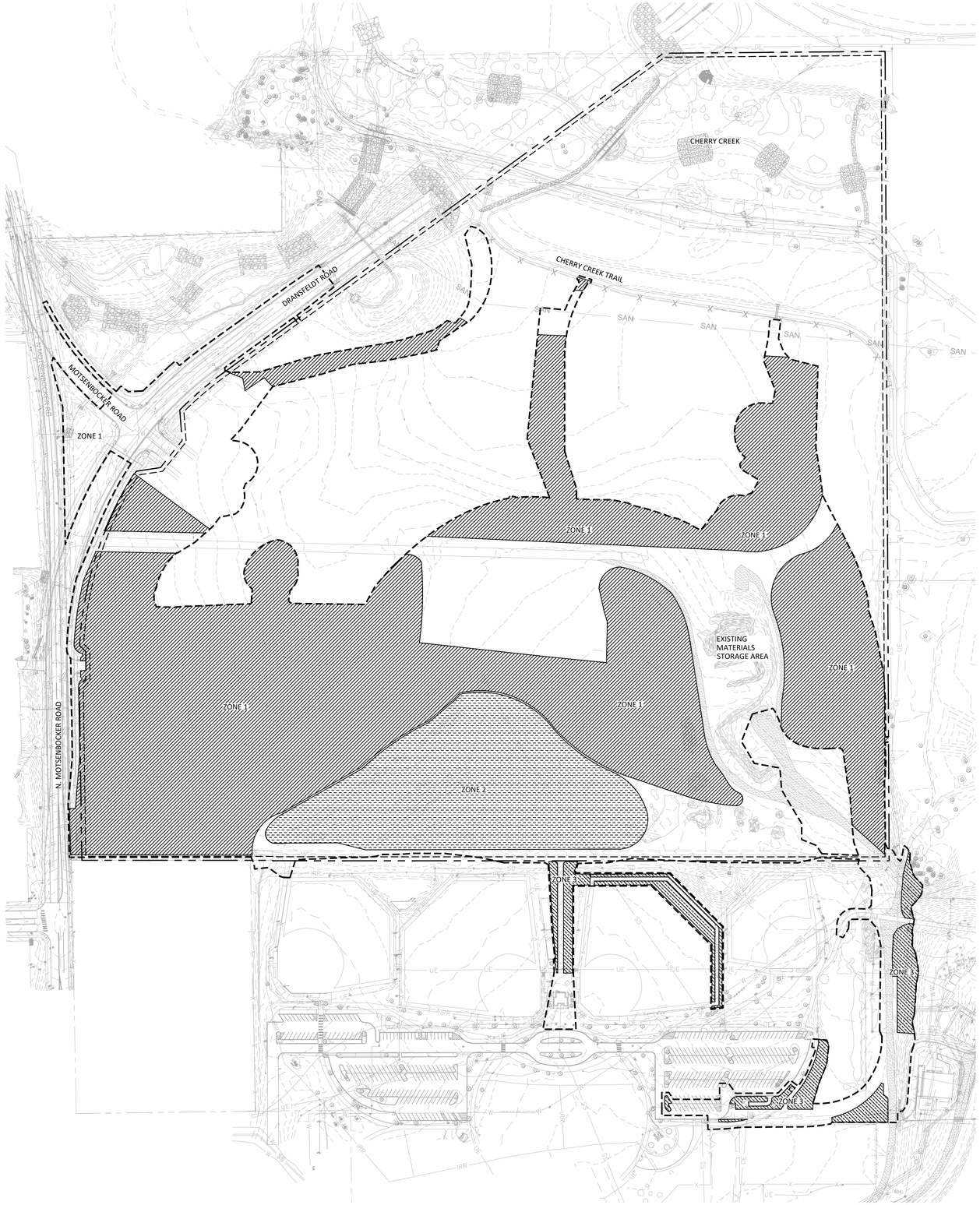
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# C1-501

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## LEGEND

ZONE 1
STRIP EXISTING TOPSOIL TO 8" DEPTH

ZONE 2
STRIP EXISTING TOPSOIL TO 10" DEPTH

ZONE 3
STRIP EXISTING TOPSOIL TO 4" DEPTH

## NOTES

1. REFER TO SHEET L-031 FOR ALTERNATE TOPSOIL STRIPPING.
2. CONTRACTOR TO KEEP ZONE 1, ZONE 2 AND ZONE 3 STOCKPILES SEPARATED DUE TO AMENDMENT REQUIREMENTS. CONTRACTOR TO PROVIDE A TOPSOIL STOCKPILE PLAN FOR LOCATIONS TO TRACK TOPSOIL FROM DIFFERENT ZONES.

**A1 TOPSOIL MANAGEMENT PLAN**
1" = 140'-0"

SCALE: 1" = 140'-0"
0' 70' 140' 280' 320'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**
TOPSOIL MANAGEMENT PLAN

**L-030**

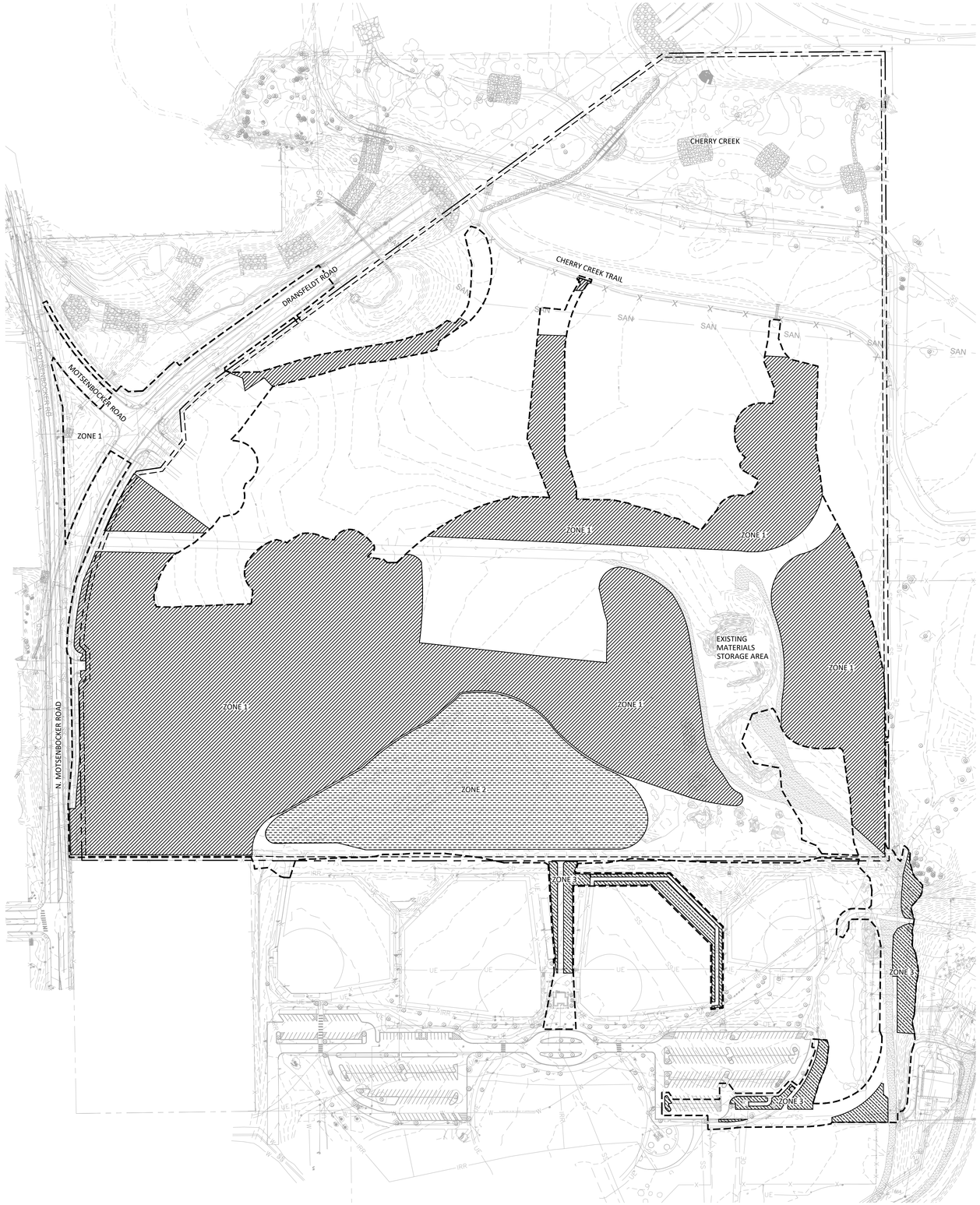
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# LEGEND

ZONE 1
STRIP EXISTING TOPSOIL TO 8" DEPTH

ZONE 2
STRIP EXISTING TOPSOIL TO 10" DEPTH

ZONE 3
STRIP EXISTING TOPSOIL TO 4" DEPTH

# NOTES

1. ADDITIONAL EXTENTS OF TOPSOIL STRIPPING FOR ALTERNATE NO. 01 - HUB ARE INDICATED ON THIS DRAWING.
2. CONTRACTOR TO KEEP ZONE 1, ZONE 2 AND ZONE 3 STOCKPILES SEPARATED DUE TO AMENDMENT REQUIREMENTS. CONTRACTOR TO PROVIDE A TOPSOIL STOCKPILE PLAN FOR LOCATIONS TO TRACK TOPSOIL FROM DIFFERENT ZONES.

## A1 TOPSOIL MANAGEMENT PLAN - ALTERNATE NO. 01

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

TOPSOIL MANAGAEMENT PLAN - ALTERNATE NO. 01

# L-031

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# GENERAL NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. THE LANDSCAPE ARCHITECT/ENGINEER AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.

3. HAND DIG WITHIN DRIP LINE OF EXISTING TREES.

4. REFER TO CIVIL FOR EROSION CONTROL, UTILITY, AND PARKING AND ROAD PAVEMENT LAYOUT AND GRADING PLANS.

5. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT, HORD COPLAN MACHT, 1800 WAZEE STREET, SUITE 450 DENVER, COLORADO 80202, (303) 607-0977.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.

8. ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF TOWN OF PARKER AND ANY OTHER LOCAL AGENCY.

9. CONTRACTOR TO REPAIR ALL TURF, NATIVE SEED, VEGETATION AND IRRIGATION DAMAGED BY CONSTRUCTION.

10. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

11. ALL DIMENSIONS PROVIDED ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH THE LINE AND GRADE. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO APPROVE LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION OF CURB, WALLS, VERTICAL STRUCTURES, CONCRETE , AND ASPHALT PAVING. ANY DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

13. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. ALL FORMS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 72 HOURS NOTIFICATION OF FORM INSPECTION.

14. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL DEPRESSIONS, SWALES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

15. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING PAVEMENT. REFER TO IRRIGATION DRAWINGS FOR SLEEVING LOCATIONS.

16. ALL SITE FURNITURE LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

17. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTORS EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

# SITE NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

2. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED.

3. SEE CIVIL FOR ADDITIONAL CONTROL POINTS, MONUMENTS, BENCHMARKS, AND HORIZONTAL CONTROL.

4. ALL CONTROL JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE PLANS AND DETAILS, EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE DRAWINGS AND DETAILS OR EVERY 60' ALONG CONCRETE PAVING. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE AND BETWEEN NEW CONCRETE AND BUILDINGS, WALLS OR OTHER VERTICAL FEATURES.

6. LAYOUT WALKS AND SCORE JOINTS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS & SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.

7. ALL SITE IMPROVEMENTS (TABLES, BENCHES, TRASH RECEPTACLES, BICYCLE RACKS, ETC.) MUST BE FIELD SURVEYED AND STAKED BY CONTRACTOR. OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE STAKED LOCATION OF IMPROVEMENTS PRIOR TO INSTALLATION.

8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE PAVING, CONCRETE & BOULDER WALLS AND CURBS PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.

9. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION, AS NECESSARY. LANDSCAPE ARCHITECT WILL PROVIDE DIGITAL FILES OF THE SITE PLAN IN AUTOCAD. ALLOW 5 DAYS AFTER REQUEST FOR DELIVERY OF FILES.

10. CONTRACTOR SHALL UTILIZE BENCH MARK PROVIDED BY ORIGINAL SITE SURVEY FOR ALL LAYOUT.

11. RE: CIVIL FOR ADDITIONAL SITE IMPROVEMENTS.

# ABBREVIATIONS

| | | | |
|---|---|---|---|
| APPROX | APPROXIMATE | INV | INVERT |
| ARCH | ARCHITECTURAL | JT | JOINT |
| BLDG | BUILDING | LP | LOW POINT |
| BR | BOTTOM OF RAMP | MAX | MAXIMUM |
| BW | BOTTOM OF WALL | MG | MATCH GRADE |
| CIP | CAST IN PLACE | MH | MANHOLE |
| CL | CENTER LINE | MIN | MINIMUM |
| CONC | CONCRETE | MISC | MISCELLANEOUS |
| CONT | CONTINUOUS | NTS | NOT TO SCALE |
| COORD | COORDINATE | OC | ON CENTER |
| DIA | DIAMETER | OD | OUTSIDE DIAMETER |
| DIM | DIMENSION | RE | REFER |
| DWG | DRAWING | REQ | REQUIRED |
| EA | EACH | ROW | RIGHT OF WAY |
| EL | ELEVATION | SAN | SANITARY SEWER |
| EQ | EQUAL/EQUIVALENT | SG | SUBGRADE |
| EJ | EXPANSION JOINT | SPEC | SPECIFICATIONS |
| EQUIP | EQUIPMENT | STM | STORM SEWER |
| EX | EXISTING | STR | STRUCTURAL |
| FG | FINISH GRADE | TBD | TO BE DETERMINED |
| FFE | FINISH FLOOR ELEVATION | TC | TOP OF CURB |
| FL | FLOW LINE | TR | TOP OF RAMP |
| FV | FIELD VERIFY | TW | TOP OF WALL |
| HP | HIGH POINT | TYP | TYPICAL |
| HT | HEIGHT | TOS | TOP OF SURFACING |


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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134


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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

GENERAL NOTES, SITE NOTES AND ABBREVIATIONS

**L-100**

SITE PLAN SUBMITTAL




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# OVERALL TREE EVALUATION - 1

| TREE NUMBER | CODE | SPECIES | DBH | TA OR ATA (IN^2) | STATUS | CONDITION | APPRAISED VALUE | CONTRIBUTION | PLACEMENT |
|---|---|---|---|---|---|---|---|---|---|
| | | | (INCHES ) | *ATA IF DBH > 30" | | RATING % | | % | % |
| 1 | PD | PLAINS COTTONWOOD | 8 | 50 | PRESERVE | 91% | $440 | 20% | 30% |
| 2 | PD | PLAINS COTTONWOOD | 11.4 | 102 | PRESERVE | 91% | $620 | 20% | 10% |
| 3 | PD | PLAINS COTTONWOOD | 9 | 64 | PRESERVE | 97% | $410 | 20% | 10% |
| 4 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 88% | $1,460 | 20% | 10% |
| 5 | PD | PLAINS COTTONWOOD | 13.3 | 140 | PRESERVE | 91% | $850 | 20% | 10% |
| 6 | SE | COYOTE WILLOW | ... | - | PRESERVE | 100% | $180 | 20% | 10% |
| 7 | SA | PEACH-LEAF WILLOW | 11.6 | 106 | PRESERVE | 81% | $500 | 20% | 10% |
| 8 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $290 | 20% | 10% |
| 9 | PD | PLAINS COTTONWOOD | 10.5 | 86 | PRESERVE | 81% | $470 | 20% | 10% |
| 10 | SA | PEACH-LEAF WILLOW | 9.8 | 76 | PRESERVE | 78% | $340 | 20% | 10% |
| 11 | PD | PLAINS COTTONWOOD | 7 | 38 | PRESERVE | 97% | $250 | 20% | 10% |
| 12 | SA | PEACH-LEAF WILLOW | 7.7 | 46 | PRESERVE | 78% | $210 | 20% | 10% |
| 13 | PD | PLAINS COTTONWOOD | 12.2 | 117 | PRESERVE | 84% | $660 | 20% | 10% |
| 14 | PD | PLAINS COTTONWOOD | 11.00 | 95 | REMOVE | 97% | $620 | 20% | 10% |
| 15 | SA | PEACH-LEAF WILLOW | 13.00 | 133 | REMOVE | 72% | $550 | 20% | 10% |
| 16 | PD | PLAINS COTTONWOOD | 44.90 | 1584 | REMOVE | 84% | $9,000 | 20% | 10% |
| 17 | SA | PEACH-LEAF WILLOW | 13.00 | 133 | REMOVE | 69% | $530 | 20% | 10% |
| 18 | SA | PEACH-LEAF WILLOW | 11.00 | 95 | REMOVE | 75% | $410 | 20% | 10% |
| 19 | PD | PLAINS COTTONWOOD | 47.80 | 1791 | REMOVE | 72% | $8,700 | 20% | 10% |
| 20 | SA | PEACH-LEAF WILLOW | 13.00 | 133 | REMOVE | 66% | $500 | 20% | 10% |
| 21 | SA | PEACH-LEAF WILLOW | 13.00 | 133 | REMOVE | 63% | $480 | 20% | 10% |
| 22 | SA | PEACH-LEAF WILLOW | 14.00 | 154 | REMOVE | 66% | $580 | 20% | 10% |
| 23 | PD | PLAINS COTTONWOOD | 35.60 | 996 | REMOVE | 81% | $5,400 | 20% | 10% |
| 24 | SE | COYOTE WILLOW | ... | ... | REMOVE | 100% | $180 | 20% | 10% |
| 25 | EA | RUSSIAN OLIVE | 11.50 | 104 | REMOVE | 75% | $230 | 20% | 10% |
| 26 | PD | PLAINS COTTONWOOD | 12.80 | 129 | REMOVE | 97% | $840 | 20% | 10% |
| 27 | SE | COYOTE WILLOW | ... | ... | REMOVE | 88% | $670 | 20% | 10% |
| 28 | PD | PLAINS COTTONWOOD | 13.00 | 133 | REMOVE | 97% | $870 | 20% | 10% |
| 29 | PD | PLAINS COTTONWOOD | 11.70 | 107 | REMOVE | 91% | $650 | 20% | 10% |
| 30 | SA | PEACH-LEAF WILLOW | 7.00 | 38 | REMOVE | 75% | $170 | 20% | 10% |
| 31 | PD | PLAINS COTTONWOOD | 10.30 | 83 | REMOVE | 94% | $530 | 20% | 10% |
| 32 | PD | PLAINS COTTONWOOD | 13.00 | 133 | REMOVE | 81% | $730 | 20% | 10% |
| 33 | PD | PLAINS COTTONWOOD | 9.00 | 64 | REMOVE | 94% | $400 | 20% | 10% |
| 34 | FP | GREEN ASH | 6.40 | 32 | REMOVE | 81% | $110 | 20% | 10% |
| 35 | PD | PLAINS COTTONWOOD | 38.00 | 1134 | REMOVE | 88% | $6,700 | 20% | 10% |
| 36 | PPU | BLUE SPRUCE | 12.00 | 113 | PRESERVE | 97% | $540 | 20% | 10% |
| 37 | PD | PLAINS COTTONWOOD | 24.00 | 452 | PRESERVE | 78% | $2,380 | 20% | 10% |
| 38 | PD | PLAINS COTTONWOOD | 20.00 | 314 | REMOVE | 75% | $1,590 | 20% | 10% |
| 39 | PD | PLAINS COTTONWOOD | 12.00 | 113 | REMOVE | 84% | $640 | 20% | 10% |
| 40 | PP | PONDEROSA PINE | 6.00 | 38 | PRESERVE | 91% | $120 | 20% | 10% |
| 41 | PD | PLAINS COTTONWOOD | 13.00 | 133 | REMOVE | 75% | $670 | 20% | 10% |
| 42 | PD | PLAINS COTTONWOOD | 9.00 | 64 | REMOVE | 72% | $310 | 20% | 10% |
| 43 | PD | PLAINS COTTONWOOD | 18.00 | 255 | REMOVE | 81% | $1,400 | 20% | 10% |
| 44 | PD | PLAINS COTTONWOOD | 8.00 | 50 | REMOVE | 72% | $240 | 20% | 10% |
| 45 | FP | GREEN ASH | 6.00 | 28 | PRESERVE | 81% | $100 | 20% | 10% |
| 46 | PD | PLAINS COTTONWOOD | 17.00 | 227 | REMOVE | 78% | $1,990 | 30% | 30% |
| 47 | PD | PLAINS COTTONWOOD | 39.00 | 1195 | REMOVE | 81% | $6,500 | 20% | 10% |
| 48 | PD | PLAINS COTTONWOOD | 6.00 | 28 | REMOVE | 84% | $230 | 20% | 30% |
| 49 | PD | PLAINS COTTONWOOD | 36.50 | 1045 | REMOVE | 72% | $8,400 | 30% | 30% |
| 50 | PD | PLAINS COTTONWOOD | 19.20 | 291 | REMOVE | 81% | $2,300 | 20% | 30% |
| 51 | FP | GREEN ASH | 14.00 | 154 | PRESERVE | 100% | $670 | 20% | 10% |
| 52 | FP | GREEN ASH | 8.00 | 50 | PRESERVE | 81% | $180 | 20% | 10% |
| 53 | PD | PLAINS COTTONWOOD | 14.00 | 154 | REMOVE | 84% | $870 | 20% | 10% |
| 54 | SA | PEACH-LEAF WILLOW | 12.20 | 117 | PRESERVE | 81% | $550 | 20% | 10% |
| 55 | PD | PLAINS COTTONWOOD | 10.00 | 79 | REMOVE | 69% | $530 | 20% | 30% |
| 56 | PD | PLAINS COTTONWOOD | 9.00 | 64 | REMOVE | 72% | $440 | 20% | 30% |
| 57 | PD | PLAINS COTTONWOOD | 10.00 | 79 | REMOVE | 81% | $620 | 20% | 30% |
| 58 | PD | PLAINS COTTONWOOD | 19.00 | 284 | REMOVE | 69% | $1,310 | 20% | 10% |
| 59 | PD | PLAINS COTTONWOOD | 9.00 | 64 | REMOVE | 81% | $350 | 20% | 10% |
| 60 | PD | PLAINS COTTONWOOD | 15.00 | 177 | REMOVE | 84% | $1,000 | 20% | 10% |
| 61 | FP | GREEN ASH | 9.10 | 64 | PRESERVE | 78% | $220 | 20% | 10% |
| 62 | FP | GREEN ASH | 7.10 | 39 | PRESERVE | 78% | $130 | 20% | 10% |
| 63 | PP | PONDEROSA PINE | 10.00 | 79 | PRESERVE | 84% | $230 | 20% | 10% |
| 64 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 92% | $130 | 20% | 10% |
| 65 | PD | PLAINS COTTONWOOD | 19.00 | 284 | REMOVE | 78% | $2,150 | 20% | 30% |
| 66 | PD | PLAINS COTTONWOOD | 18.00 | 254 | REMOVE | 75% | $1,860 | 20% | 30% |
| 67 | PD | PLAINS COTTONWOOD | 21.00 | 479 | REMOVE | 78% | $4,200 | 30% | 30% |
| 68 | PP | PONDEROSA PINE | 12.00 | 113 | PRESERVE | 75% | $300 | 20% | 10% |
| 69 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 96% | $190 | 20% | 10% |
| 70 | AS | SILVER MAPLE | 14.00 | 154 | PRESERVE | 66% | $440 | 20% | 10% |
| 71 | PD | PLAINS COTTONWOOD | 5.80 | 27 | PRESERVE | 97% | $0 | 20% | 10% |
| 72 | SA | PEACH-LEAF WILLOW | ... | ... | PRESERVE | 100% | $30 | 20% | 10% |
| 73 | PD | PLAINS COTTONWOOD | 24.00 | 452 | PRESERVE | 88% | $4,440 | 30% | 30% |
| 74 | PD | PLAINS COTTONWOOD | 29.00 | 661 | PRESERVE | 81% | $3,610 | 20% | 10% |
| 75 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $200 | 20% | 10% |
| 76 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 96% | $180 | 20% | 10% |
| 77 | FP | GREEN ASH | 11.40 | 103 | PRESERVE | 94% | $420 | 20% | 10% |
| 78 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 96% | $30 | 20% | 10% |
| 79 | PD | PLAINS COTTONWOOD | 9.00 | 64 | PRESERVE | 94% | $400 | 20% | 10% |
| 80 | PP | PONDEROSA PINE | 11.00 | 95 | PRESERVE | 97% | $320 | 20% | 10% |
| 81 | FP | GREEN ASH | 11.40 | 102 | PRESERVE | 81% | $360 | 20% | 10% |
| 82 | PP | PONDEROSA PINE | 8.00 | 50 | PRESERVE | 91% | $160 | 20% | 10% |
| 83 | PP | PONDEROSA PINE | 10.00 | 79 | PRESERVE | 84% | $230 | 20% | 10% |
| 84 | GT | HONEY LOCUST | 11.40 | 102 | PRESERVE | 78% | $500 | 20% | 10% |
| 85 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $320 | 20% | 10% |
| 86 | AS | SILVER MAPLE | 12.00 | 113 | PRESERVE | 91% | $440 | 20% | 10% |
| 87 | FP | GREEN ASH | 9.10 | 64 | PRESERVE | 88% | $240 | 20% | 10% |
| 88 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 97% | $130 | 20% | 10% |
| 89 | AP | NORWAY MAPLE | 5.00 | 20 | PRESERVE | 72% | $0 | 20% | 10% |
| 90 | GT | HONEY LOCUST | 7.00 | 38 | PRESERVE | 84% | $200 | 20% | 10% |
| 91 | GT | HONEY LOCUST | 8.00 | 50 | PRESERVE | 84% | $270 | 20% | 10% |
| 92 | PP | PONDEROSA PINE | 6.00 | 28 | PRESERVE | 97% | $100 | 20% | 10% |
| 93 | PP | PONDEROSA PINE | 11.00 | 95 | PRESERVE | 91% | $300 | 20% | 10% |
| 94 | AS | SILVER MAPLE | 11.60 | 106 | PRESERVE | 75% | $340 | 20% | 10% |
| 95 | FP | GREEN ASH | 14.00 | 154 | PRESERVE | 81% | $540 | 20% | 10% |
| 96 | PD | PLAINS COTTONWOOD | 6.00 | 28 | PRESERVE | 97% | $180 | 20% | 10% |
| 97 | PP | PONDEROSA PINE | 8.00 | 50 | PRESERVE | 100% | $180 | 20% | 10% |
| 98 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 97% | $130 | 20% | 10% |
| 99 | PD | PLAINS COTTONWOOD | 9.20 | 67 | PRESERVE | 91% | $410 | 20% | 10% |
| 100 | PD | PLAINS COTTONWOOD | 14.00 | 154 | PRESERVE | 91% | $940 | 20% | 10% |
| 101 | PP | PONDEROSA PINE | 11.00 | 95 | PRESERVE | 81% | $270 | 20% | 10% |
| 102 | PD | PLAINS COTTONWOOD | 9.00 | 64 | PRESERVE | 97% | $410 | 20% | 10% |
| 103 | PD | PLAINS COTTONWOOD | 8.00 | 50 | PRESERVE | 97% | $330 | 20% | 10% |
| 104 | PD | PLAINS COTTONWOOD | 8.00 | 50 | PRESERVE | 97% | $330 | 20% | 10% |
| 105 | PD | PLAINS COTTONWOOD | 7.00 | 38 | PRESERVE | 97% | $250 | 20% | 10% |
| 106 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 88% | $210 | 20% | 10% |
| 107 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $30 | 20% | 10% |
| 108 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $270 | 20% | 10% |
| 109 | UP | SIBERIAN ELM | 8.50 | 57 | REMOVE | 97% | $240 | 20% | 10% |
| 110 | PD | PLAINS COTTONWOOD | 9.00 | 64 | REMOVE | 94% | $400 | 20% | 10% |
| 111 | PP | PONDEROSA PINE | 6.00 | 28 | REMOVE | 100% | $100 | 20% | 10% |
| 112 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 100% | $70 | 20% | 10% |
| 113 | PP | PONDEROSA PINE | 6.00 | 28 | REMOVE | 100% | $100 | 20% | 10% |
| 114 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 88% | $60 | 20% | 10% |
| 115 | PPU | BLUE SPRUCE | 4.00 | 13 | REMOVE | 78% | $50 | 20% | 10% |
| 116 | PP | PONDEROSA PINE | 4.00 | 13 | REMOVE | 94% | $40 | 20% | 10% |
| 117 | PP | PONDEROSA PINE | 3.00 | 7 | REMOVE | 94% | $20 | 20% | 10% |
| 118 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 84% | $60 | 20% | 10% |
| 119 | PP | PONDEROSA PINE | 4.00 | 13 | REMOVE | 81% | $40 | 20% | 10% |
| 120 | PPU | BLUE SPRUCE | 5.00 | 20 | REMOVE | 91% | $90 | 20% | 10% |
| 121 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 91% | $60 | 20% | 10% |
| 122 | PP | PONDEROSA PINE | 4.00 | 13 | REMOVE | 84% | $40 | 20% | 10% |
| 123 | PP | PONDEROSA PINE | 6.00 | 28 | REMOVE | 100% | $100 | 20% | 10% |
| 124 | PPU | BLUE SPRUCE | 4.00 | 13 | REMOVE | 78% | $50 | 20% | 10% |
| 125 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 88% | $60 | 20% | 10% |
| 126 | PPU | BLUE SPRUCE | 4.00 | 13 | REMOVE | 94% | $60 | 20% | 10% |
| 127 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 97% | $70 | 20% | 10% |
| 128 | PPU | BLUE SPRUCE | 3.00 | 7 | REMOVE | 91% | $30 | 20% | 10% |
| 129 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 94% | $60 | 20% | 10% |
| 130 | PP | PONDEROSA PINE | 6.00 | 28 | REMOVE | 97% | $100 | 20% | 10% |
| 131 | PPU | BLUE SPRUCE | 4.00 | 13 | REMOVE | 88% | $50 | 20% | 10% |
| 132 | PPU | BLUE SPRUCE | 3.00 | 7 | REMOVE | 81% | $30 | 20% | 10% |
| 133 | PPU | BLUE SPRUCE | 4.00 | 13 | REMOVE | 84% | $50 | 20% | 10% |
| 134 | PPU | BLUE SPRUCE | 5.00 | 20 | REMOVE | 94% | $90 | 20% | 10% |
| 135 | PPU | BLUE SPRUCE | 5.00 | 20 | REMOVE | 78% | $80 | 20% | 10% |
| 136 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 97% | $70 | 20% | 10% |
| 137 | PPU | BLUE SPRUCE | 5.00 | 20 | REMOVE | 91% | $90 | 20% | 10% |
| 138 | PE | ENGELMANN SPRUCE | 4.00 | 13 | REMOVE | 97% | $50 | 20% | 10% |
| 139 | PD | PLAINS COTTONWOOD | 4.00 | 13 | REMOVE | 88% | $50 | 20% | 10% |
| 140 | PE | ENGELMANN SPRUCE | 3.00 | 7 | REMOVE | 94% | $30 | 20% | 10% |
| 141 | PD | PLAINS COTTONWOOD | 10.00 | 79 | REMOVE | 88% | $460 | 20% | 10% |
| 142 | PP | PONDEROSA PINE | 5.00 | 20 | REMOVE | 97% | $70 | 20% | 10% |
| 143 | MA | CRABAPPLE | 5.70 | 26 | REMOVE | 91% | $0 | 20% | 10% |
| 144 | PD | BLUE SPRUCE | 4.00 | 13 | REMOVE | 97% | $60 | 20% | 10% |
| 145 | PD | PLAINS COTTONWOOD | 23.00 | 415 | PRESERVE | 94% | $2,620 | 20% | 10% |
| 146 | PD | PLAINS COTTONWOOD | 74.00 | 4297 | PRESERVE | 91% | $49,500 | 30% | 40% |
| 147 | SE | COYOTE WILLOW | ... | ... | REMOVE | 92% | $80 | 20% | 10% |
| 148 | SA | PEACH-LEAF WILOW | ... | ... | REMAIN | 92% | $140 | 20% | 10% |
| 149 | SA | COYOTE WILLOW, PEACH -LEAF WILLOW | ... | ... | REMAIN | 92% | $200 | 20% | 10% |
| 150 | SE | COYOTE WILLOW | ... | ... | REMAIN | 92% | $50 | 20% | 10% |
| 151 | SR | COYOTE WILLOW, GOLDEN CURRANT | ... | ... | PRESERVE | 79% | $100 | 20% | 10% |
| 152 | SA | PEACH-LEAF WILLOW | 8.70 | 59 | PRESERVE | 75% | $250 | 20% | 10% |
| 153 | GT | HONEY LOCUST | 9.70 | 75 | PRESERVE | 81% | $380 | 20% | 10% |
| 154 | SA | PEACH-LEAF WILLOW | 18.50 | 269 | PRESERVE | 75% | $1,170 | 20% | 10% |
| 155 | SA | PEACH-LEAF WILLOW | 7.50 | 45 | REMOVE | 75% | $190 | 20% | 10% |
| 156 | SA | PEACH-LEAF WILLOW | 6.00 | 28 | REMOVE | 63% | $100 | 20% | 10% |

| | TREE EVALUATION COLOR CODE LEGEND: |
|---|---|
| | EXISTING TREES WITHIN DRANSFELDT ROAD EXTENSION AND CHERRY CREEK (NOT INCLUDED IN THE SALISBURY PARK NORTH PROJECT) |
| | EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1) |
| | TREES TO BE REMOVED WITHIN PHASE 1 |

**OVERALL TREE EVALUATION TABLE CONTINUED ON NEXT PAGE**

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TO FOLLOW (PRINTED CORRECTLY)


**hord | coplan | macht**

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Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134


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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN


| | DATE | DESCRIPTION |
|---|---|---|

**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**

**Drawing**

TREE CONSERVATION PLAN- 1

**L-101**

SITE PLAN SUBMITTAL
Page 111 of 311

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COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

# OVERALL TREE EVALUATION - 2

| TREE NUMBER | CODE | SPECIES | DBH (INCHES ) | TA OR ATA (IN^2) *ATA IF DBH > 30" | STATUS | CONDITION RATING % | APPRAISED VALUE | CONTRIBUTION % | PLACEMENT % |
|---|---|---|---|---|---|---|---|---|---|
| 157 | SA | PEACH-LEAF WILLOW | 8.90 | 63 | REMOVE | 63% | $230 | 20% | 10% |
| 158 | SA | PEACH-LEAF WILLOW | 25.60 | 515 | PRESERVE | 81% | $2,420 | 20% | 10% |
| 159 | SA | PEACH-LEAF WILLOW | 24.10 | 456 | PRESERVE | 75% | $1,970 | 20% | 10% |
| 160 | SA | PEACH-LEAF WILLOW | 23.10 | 419 | PRESERVE | 69% | $1,660 | 20% | 10% |
| 161 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 100% | $460 | 20% | 10% |
| 162 | FP | GREEN ASH | ... | ... | PRESERVE | 100% | $160 | 20% | 10% |
| 163 | FPV | GREEN ASH, CHOKECHERRY | ... | ... | PRESERVE | 100% | $230 | 20% | 10% |
| 164 | SA | PEACH-LEAF WILLOW | 26.30 | 544 | PRESERVE | 66% | $2,060 | 20% | 10% |
| 165 | FP | GREEN ASH | ... | ... | PRESERVE | 96% | $520 | 20% | 10% |
| 166 | SA | PEACH-LEAF WILLOW | 11.00 | 95 | REMOVE | 69% | $380 | 20% | 10% |
| 167 | SA | PEACH-LEAF WILLOW | 8.00 | 50 | PRESERVE | 63% | $180 | 20% | 10% |
| 168 | SA | PEACH-LEAF WILLOW | 22.00 | 380 | PRESERVE | 59% | $1,300 | 20% | 10% |
| 169 | SA | PEACH-LEAF WILLOW | 25.50 | 509 | PRESERVE | 72% | $2,110 | 20% | 10% |
| 170 | SA | PEACH-LEAF WILLOW | 25.50 | 511 | PRESERVE | 84% | $2,490 | 20% | 10% |
| 171 | SA | PEACH-LEAF WILLOW | 9.50 | 71 | REMOVE | 81% | $330 | 20% | 10% |
| 172 | SA | PEACH-LEAF WILLOW | 17.00 | 227 | PRESERVE | 69% | $900 | 20% | 10% |
| 173 | SA | PEACH-LEAF WILLOW | 10.00 | 79 | PRESERVE | 72% | $330 | 20% | 10% |
| 174 | SA | PEACH-LEAF WILLOW | 12.00 | 113 | PRESERVE | 66% | $430 | 20% | 10% |
| 175 | SA | PEACH-LEAF WILLOW | 22.20 | 387 | PRESERVE | 69% | $1,540 | 20% | 10% |
| 176 | SA | PEACH-LEAF WILLOW | 10.00 | 79 | PRESERVE | 69% | $310 | 20% | 10% |
| 177 | SA | PEACH-LEAF WILLOW | 10.00 | 79 | PRESERVE | 69% | $310 | 20% | 10% |
| 178 | SA | PEACH-LEAF WILLOW | 31.60 | 785 | PRESERVE | 66% | $2,980 | 20% | 10% |
| 179 | SA | PEACH-LEAF WILLOW | 7.00 | 38 | PRESERVE | 75% | $170 | 20% | 10% |
| 180 | GT | HONEY LOCUST | 8.00 | 50 | PRESERVE | 88% | $270 | 20% | 10% |
| 181 | SE | COYOTE WILLOW | ... | ... | PRESERVE | 92% | $60 | 20% | 10% |
| 182 | SA | PEACH-LEAF WILLOW | ... | ... | PRESERVE | 88% | $50 | 20% | 10% |
| 183 | COT | SMOKETREE (COTINUS SP.) | 5.70 | 26 | PRESERVE | 91% | $0 | 20% | 10% |
| 184 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 94% | $130 | 20% | 10% |
| 185 | PP | PONDEROSA PINE | 8.00 | 50 | PRESERVE | 91% | $160 | 20% | 10% |
| 186 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 91% | $120 | 20% | 10% |
| 187 | GT | HONEY LOCUST | 9.00 | 64 | PRESERVE | 94% | $370 | 20% | 10% |
| 188 | PA | AMERICAN PLUM | ... | ... | PRESERVE | 100% | $500 | 20% | 10% |
| 189 | TC | LITTLELEAF LINDEN | 10.50 | 87 | PRESERVE | 84% | $500 | 20% | 10% |
| 190 | TC | LITTLELEAF LINDEN | 10.00 | 79 | PRESERVE | 84% | $450 | 20% | 10% |
| 191 | TC | LITTLELEAF LINDEN | 11.70 | 107 | PRESERVE | 91% | $650 | 20% | 10% |
| 192 | TC | LITTLELEAF LINDEN | 8.50 | 57 | PRESERVE | 84% | $330 | 20% | 10% |
| 193 | TC | LITTLELEAF LINDEN | 8.10 | 52 | PRESERVE | 88% | $310 | 20% | 10% |
| 194 | TC | LITTLELEAF LINDEN | 7.70 | 46 | PRESERVE | 75% | $230 | 20% | 10% |
| 195 | TC | LITTLELEAF LINDEN | 10.00 | 79 | PRESERVE | 81% | $430 | 20% | 10% |
| 196 | TC | LITTLELEAF LINDEN | 10.20 | 82 | PRESERVE | 69% | $380 | 20% | 10% |
| 197 | TC | LITTLELEAF LINDEN | 9.20 | 66 | PRESERVE | 75% | $330 | 20% | 10% |
| 198 | PP | PONDEROSA PINE | 15.00 | 177 | PRESERVE | 81% | $510 | 20% | 10% |
| 199 | PP | PONDEROSA PINE | 9.00 | 64 | PRESERVE | 84% | $190 | 20% | 10% |
| 200 | TC | LITTLELEAF LINDEN | 12.10 | 115 | PRESERVE | 84% | $650 | 20% | 10% |
| 201 | TC | LITTLELEAF LINDEN | 8.70 | 59 | PRESERVE | 69% | $270 | 20% | 10% |
| 202 | PP | PONDEROSA PINE | 10.00 | 79 | PRESERVE | 81% | $220 | 20% | 10% |
| 203 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 78% | $110 | 20% | 10% |
| 204 | TC | LITTLELEAF LINDEN | 5.20 | 21 | PRESERVE | 75% | $0 | 20% | 10% |
| 205 | TC | LITTLELEAF LINDEN | 6.60 | 34 | PRESERVE | 66% | $150 | 20% | 10% |
| 206 | PP | PONDEROSA PINE | 9.00 | 64 | PRESERVE | 75% | $170 | 20% | 10% |
| 207 | PP | PONDEROSA PINE | 9.00 | 64 | PRESERVE | 72% | $160 | 20% | 10% |
| 208 | PP | PONDEROSA PINE | 12.80 | 129 | PRESERVE | 81% | $370 | 20% | 10% |
| 209 | TC | LITTLELEAF LINDEN | 8.80 | 60 | PRESERVE | 78% | $320 | 20% | 10% |
| 210 | JV | EASTERN RED CEDAR | 6.40 | 32 | PRESERVE | 88% | $150 | 20% | 10% |
| 211 | TC | LITTLELEAF LINDEN | 7.00 | 38 | PRESERVE | 69% | $180 | 20% | 10% |
| 212 | PP | PONDEROSA PINE | 7.00 | 38 | PRESERVE | 66% | $90 | 20% | 10% |
| 213 | JV | EASTERN RED CEDAR | 7.00 | 38 | PRESERVE | 75% | $150 | 20% | 10% |
| 214 | PP | PONDEROSA PINE | 11.00 | 95 | PRESERVE | 66% | $220 | 20% | 10% |
| 215 | PP | PONDEROSA PINE | 6.00 | 28 | PRESERVE | 69% | $70 | 20% | 10% |
| 216 | PP | PONDEROSA PINE | 18.00 | 254 | PRESERVE | 84% | $760 | 20% | 10% |
| 217 | PP | PONDEROSA PINE | 14.00 | 154 | PRESERVE | 81% | $440 | 20% | 10% |
| 218 | TC | LITTLELEAF LINDEN | 8.90 | 62 | PRESERVE | 72% | $300 | 20% | 10% |
| 219 | PP | PONDEROSA PINE | 6.00 | 28 | PRESERVE | 56% | $60 | 20% | 10% |
| 220 | TC | LITTLELEAF LINDEN | 9.50 | 71 | PRESERVE | 66% | $320 | 20% | 10% |
| 221 | PP | PONDEROSA PINE | 11.00 | 95 | PRESERVE | 56% | $190 | 20% | 10% |
| 222 | PP | PONDEROSA PINE | 15.00 | 177 | PRESERVE | 75% | $470 | 20% | 10% |
| 223 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 69% | $180 | 20% | 10% |
| 224 | GT | HONEY LOCUST | 11.00 | 95 | PRESERVE | 91% | $540 | 20% | 10% |
| 225 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 66% | $100 | 20% | 10% |
| 226 | PP | PONDEROSA PINE | 12.00 | 113 | PRESERVE | 81% | $320 | 20% | 10% |
| 227 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 78% | $120 | 20% | 10% |
| 228 | PP | PONDEROSA PINE | 13.00 | 133 | PRESERVE | 75% | $350 | 20% | 10% |
| 229 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 75% | $110 | 20% | 10% |
| 230 | TC | LITTLELEAF LINDEN | 9.60 | 73 | PRESERVE | 84% | $410 | 20% | 10% |
| 231 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 81% | $120 | 20% | 10% |
| 232 | JV | EASTERN RED CEDAR | 7.20 | 41 | PRESERVE | 66% | $140 | 20% | 10% |
| 233 | TC | LITTLELEAF LINDEN | 11.40 | 102 | PRESERVE | 63% | $430 | 20% | 10% |
| 234 | TC | LITTLELEAF LINDEN | 6.00 | 28 | PRESERVE | 59% | $110 | 20% | 10% |
| 235 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 66% | $0 | 20% | 10% |
| 236 | TC | LITTLELEAF LINDEN | 8.80 | 61 | PRESERVE | 84% | $350 | 20% | 10% |
| 237 | TC | LITTLELEAF LINDEN | 6.00 | 28 | PRESERVE | 72% | $140 | 20% | 10% |
| 238 | TC | LITTLELEAF LINDEN | 10.10 | 80 | PRESERVE | 81% | $440 | 20% | 10% |
| 239 | TC | LITTLELEAF LINDEN | 8.60 | 58 | PRESERVE | 94% | $370 | 20% | 10% |
| 240 | TC | LITTLELEAF LINDEN | 8.70 | 59 | PRESERVE | 72% | $290 | 20% | 10% |
| 241 | TC | LITTLELEAF LINDEN | 6.20 | 30 | PRESERVE | 63% | $130 | 20% | 10% |
| 242 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 72% | $110 | 20% | 10% |
| 243 | TC | LITTLELEAF LINDEN | 6.00 | 28 | PRESERVE | 81% | $150 | 20% | 10% |
| 244 | TC | LITTLELEAF LINDEN | 8.50 | 57 | PRESERVE | 78% | $300 | 20% | 10% |
| 245 | TC | LITTLELEAF LINDEN | 8.40 | 55 | PRESERVE | 78% | $290 | 20% | 10% |
| 246 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 69% | $100 | 20% | 10% |
| 247 | JV | EASTERN RED CEDAR | 9.20 | 67 | PRESERVE | 69% | $250 | 20% | 10% |
| 248 | TC | LITTLELEAF LINDEN | 5.80 | 27 | PRESERVE | 63% | $0 | 20% | 10% |
| 249 | TC | LITTLELEAF LINDEN | 8.70 | 59 | PRESERVE | 63% | $250 | 20% | 10% |
| 250 | TC | LITTLELEAF LINDEN | 7.90 | 49 | PRESERVE | 81% | $270 | 20% | 10% |
| 251 | TC | LITTLELEAF LINDEN | 7.20 | 41 | PRESERVE | 59% | $160 | 20% | 10% |
| 252 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 72% | $0 | 20% | 10% |
| 253 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 78% | $120 | 20% | 10% |
| 254 | TC | LITTLELEAF LINDEN | 10.80 | 92 | PRESERVE | 84% | $520 | 20% | 10% |
| 255 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 72% | $0 | 20% | 10% |
| 256 | JV | EASTERN RED CEDAR | 7.00 | 38 | PRESERVE | 66% | $130 | 20% | 10% |
| 257 | TC | LITTLELEAF LINDEN | 9.20 | 67 | PRESERVE | 72% | $320 | 20% | 10% |
| 258 | TC | LITTLELEAF LINDEN | 9.20 | 67 | PRESERVE | 75% | $340 | 20% | 10% |
| 259 | TC | LITTLELEAF LINDEN | 12.10 | 115 | PRESERVE | 78% | $600 | 20% | 10% |
| 260 | CO | HACKBERRY | 9.20 | 66 | PRESERVE | 78% | $320 | 20% | 10% |
| 261 | TC | LITTLELEAF LINDEN | 9.90 | 77 | PRESERVE | 69% | $360 | 20% | 10% |
| 262 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 66% | $100 | 20% | 10% |
| 263 | TC | LITTLELEAF LINDEN | 6.60 | 34 | PRESERVE | 72% | $160 | 20% | 10% |
| 264 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 63% | $170 | 20% | 10% |
| 265 | GT | HONEY LOCUST, LITTLELEAF LINDEN | ... | ... | PRESERVE | 96% | $680 | 20% | 10% |
| 266 | JV | EASTERN RED CEDAR | 2.00 | 3 | PRESERVE | 69% | $0 | 20% | 10% |
| 267 | TC | LITTLELEAF LINDEN | 10.40 | 85 | PRESERVE | 66% | $370 | 20% | 10% |
| 268 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 69% | $100 | 20% | 10% |
| 269 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 63% | $90 | 20% | 10% |
| 270 | CO | HACKBERRY | 8.10 | 52 | PRESERVE | 72% | $230 | 20% | 10% |
| 271 | CO | HACKBERRY | 6.20 | 30 | PRESERVE | 78% | $150 | 20% | 10% |
| 272 | TC | LITTLELEAF LINDEN | 12.40 | 120 | PRESERVE | 63% | $510 | 20% | 10% |
| 273 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 63% | $170 | 20% | 10% |
| 274 | TC | LITTLELEAF LINDEN | 8.40 | 55 | PRESERVE | 66% | $240 | 20% | 10% |
| 275 | TC | LITTLELEAF LINDEN | 9.50 | 71 | PRESERVE | 81% | $390 | 20% | 10% |
| 276 | CO | HACKBERRY | ... | ... | PRESERVE | 83% | $1,210 | 20% | 10% |
| 277 | PA | AMERICAN PLUM | 8.70 | 59 | PRESERVE | 78% | $290 | 20% | 10% |
| 278 | PV | CHOKECHERRY | ... | ... | PRESERVE | 96% | $60 | 20% | 10% |
| 279 | JV | EASTERN RED CEDAR | 7.80 | 48 | PRESERVE | 69% | $180 | 20% | 10% |
| 280 | TC | LITTLELEAF LINDEN | 8.10 | 51 | PRESERVE | 59% | $200 | 20% | 10% |
| 281 | TC | LITTLELEAF LINDEN | 6.00 | 28 | PRESERVE | 66% | $120 | 20% | 10% |
| 282 | TC | LITTLELEAF LINDEN | 8.50 | 57 | PRESERVE | 66% | $250 | 20% | 10% |
| 283 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 63% | $90 | 20% | 10% |
| 284 | CO | HACKBERRY | 5.10 | 20 | PRESERVE | 78% | $0 | 20% | 10% |
| 285 | JV | EASTERN RED CEDAR | 7.00 | 38 | PRESERVE | 69% | $140 | 20% | 10% |
| 286 | TC | LITTLELEAF LINDEN | 9.50 | 71 | PRESERVE | 69% | $330 | 20% | 10% |
| 287 | TC | LITTLELEAF LINDEN | 7.80 | 48 | PRESERVE | 69% | $220 | 20% | 10% |
| 288 | CO | HACKBERRY | ... | ... | PRESERVE | 92% | $590 | 20% | 10% |
| 289 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 69% | $0 | 20% | 10% |
| 290 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 69% | $0 | 20% | 10% |
| 291 | TC | LITTLELEAF LINDEN | 11.00 | 94 | PRESERVE | 72% | $460 | 20% | 10% |
| 292 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 56% | $0 | 20% | 10% |
| 293 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 72% | $0 | 20% | 10% |
| 294 | CO | HACKBERRY | ... | ... | PRESERVE | 83% | $610 | 20% | 10% |
| 295 | JV | EASTERN RED CEDAR | 7.00 | 38 | PRESERVE | 66% | $130 | 20% | 10% |
| 296 | GT | HONEY LOCUST | ... | ... | PRESERVE | 100% | $6,400 | 20% | 10% |
| 297 | TC | LITTLELEAF LINDEN | 9.80 | 76 | PRESERVE | 94% | $480 | 20% | 10% |
| 298 | TC | LITTLELEAF LINDEN | 8.00 | 50 | PRESERVE | 91% | $310 | 20% | 10% |
| 299 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 69% | $100 | 20% | 10% |
| 300 | CO | HACKBERRY | 6.00 | 28 | PRESERVE | 78% | $140 | 20% | 10% |
| 301 | PCT | CHOKECHERRY, HAWTHORN, LITTLELEAF LINDEN | ... | ... | PRESERVE | 83% | $40 | 20% | 10% |
| 302 | TC | LITTLELEAF LINDEN | 10.60 | 89 | PRESERVE | 78% | $470 | 20% | 10% |
| 303 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 69% | $0 | 20% | 10% |
| 304 | TC | LITTLELEAF LINDEN | 9.00 | 64 | PRESERVE | 75% | $320 | 20% | 10% |
| 305 | TC | LITTLELEAF LINDEN | ... | ... | PRESERVE | 75% | $40 | 20% | 10% |
| 306 | JV | EASTERN RED CEDAR | 5.80 | 27 | PRESERVE | 66% | $0 | 20% | 10% |
| 307 | PPU | BLUE SPRUCE | 10.00 | 79 | PRESERVE | 91% | $350 | 20% | 10% |
| 308 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 59% | $0 | 20% | 10% |
| 309 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 69% | $0 | 20% | 10% |
| 310 | GT | HONEY LOCUST | 11.00 | 95 | PRESERVE | 84% | $500 | 20% | 10% |
| 311 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 69% | $100 | 20% | 10% |

| | TREE EVALUATION COLOR CODE LEGEND: |
|---|---|
| | EXISTING TREES WITHIN DRANSFELDT ROAD EXTENSION AND CHERRY CREEK (NOT INCLUDED IN THE SALISBURY PARK NORTH PROJECT) |
| | EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1) |
| | TREES TO BE REMOVED WITHIN PHASE 1 |

**OVERALL TREE EVALUATION TABLE CONTINUED ON NEXT PAGE**

THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON ARCH D SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TITLE & PRINT ELEMENTS

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**LANDSCAPE ARCHITECT / ARCHITECT**
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
**Ackerman Engineering, Inc.**
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

**IRRIGATION**
**Avocet Irrigation**
11757 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
**ENVISION Mechanical Engineers, Inc.**
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

**Project Number:** 223072.00
**Sheet Issue Date:** 2024-11-22
**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**

**Drawing**
TREE CONSERVATION PLAN - 2

**L-102**

SITE PLAN SUBMITTAL


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COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

# OVERALL TREE EVALUATION - 3

| TREE NUMBER | CODE | SPECIES | DBH | TA OR ATA (IN^2) | STATUS | CONDITION | APPRAISED VALUE | CONTRIBUTION | PLACEMENT |
|---|---|---|---|---|---|---|---|---|---|
| | | | (INCHES ) | *ATA IF DBH > 30" | | RATING % | | % | % |
| 312 | PCC | CHOKECHERRY, HAWTHORN, HACKBERRY | ... | ... | PRESERVE | 83% | $50 | 20% | 10% |
| 313 | PPU | BLUE SPRUCE | 11.00 | 95 | PRESERVE | 81% | $380 | 20% | 10% |
| 314 | TC | LITTLELEAF LINDEN | 6.70 | 35 | PRESERVE | 72% | $170 | 20% | 10% |
| 315 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 88% | $30 | 20% | 10% |
| 316 | JV | EASTERN RED CEDAR | 5.40 | 23 | PRESERVE | 66% | $0 | 20% | 10% |
| 317 | TC | LITTLELEAF LINDEN | 6.70 | 35 | PRESERVE | 56% | $130 | 20% | 10% |
| 318 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 75% | $0 | 20% | 10% |
| 319 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 96% | $30 | 20% | 10% |
| 320 | TC | LITTLELEAF LINDEN | 11.00 | 96 | PRESERVE | 69% | $440 | 20% | 10% |
| 321 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 72% | $190 | 20% | 10% |
| 322 | JV | EASTERN RED CEDAR | 8.00 | 50 | PRESERVE | 69% | $180 | 20% | 10% |
| 323 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 96% | $40 | 20% | 10% |
| 324 | TC | LITTLELEAF LINDEN | 8.90 | 62 | PRESERVE | 81% | $340 | 20% | 10% |
| 325 | CO | HACKBERRY | 5.10 | 20 | PRESERVE | 75% | $0 | 20% | 10% |
| 326 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 72% | $110 | 20% | 10% |
| 327 | JV | EASTERN RED CEDAR | 6.00 | 28 | PRESERVE | 63% | $90 | 20% | 10% |
| 328 | TC | LITTLELEAF LINDEN | 7.00 | 38 | PRESERVE | 69% | $180 | 20% | 10% |
| 329 | TC | LITTLELEAF LINDEN | 6.60 | 34 | PRESERVE | 66% | $150 | 20% | 10% |
| 330 | TC | LITTLELEAF LINDEN | 8.10 | 52 | PRESERVE | 72% | $250 | 20% | 10% |
| 331 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 83% | $30 | 20% | 10% |
| 332 | TC | LITTLELEAF LINDEN | 5.80 | 27 | PRESERVE | 72% | $0 | 20% | 10% |
| 333 | TC | LITTLELEAF LINDEN | 7.50 | 45 | PRESERVE | 69% | $210 | 20% | 10% |
| 334 | TC | LITTLELEAF LINDEN | 7.00 | 38 | PRESERVE | 91% | $230 | 20% | 10% |
| 335 | CS | RED OSIER DOGWOOD | ... | ... | PRESERVE | 92% | $30 | 20% | 10% |
| 336 | CO | HACKBERRY | 5.20 | 21 | PRESERVE | 78% | $0 | 20% | 10% |
| 337 | TC | LITTLELEAF LINDEN | 8.50 | 57 | PRESERVE | 63% | $240 | 20% | 10% |
| 338 | CO | HACKBERRY | 4.60 | 16 | PRESERVE | 78% | $0 | 20% | 10% |
| 339 | PCC | CHOKECHERRY, HAWTHORN, HACKBERRY | ... | ... | PRESERVE | 83% | $450 | 20% | 10% |
| 340 | TC | LITTLELEAF LINDEN | 6.70 | 35 | PRESERVE | 69% | $160 | 20% | 10% |
| 341 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 78% | $210 | 20% | 10% |
| 342 | GT | HONEY LOCUST | 9.00 | 64 | PRESERVE | 91% | $360 | 20% | 10% |
| 343 | CO | HACKBERRY | 5.60 | 24 | PRESERVE | 78% | $0 | 20% | 10% |
| 344 | JV | EASTERN RED CEDAR | 7.60 | 46 | PRESERVE | 66% | $160 | 20% | 10% |
| 345 | TC | LITTLELEAF LINDEN | 7.10 | 39 | PRESERVE | 94% | $250 | 20% | 10% |
| 346 | JV | EASTERN RED CEDAR | 5.00 | 20 | PRESERVE | 72% | $0 | 20% | 10% |
| 347 | GT | HONEY LOCUST | 10.00 | 79 | PRESERVE | 91% | $450 | 20% | 10% |
| 348 | TC | LITTLELEAF LINDEN | 8.90 | 62 | PRESERVE | 78% | $330 | 20% | 10% |
| 349 | TC | LITTLELEAF LINDEN | 6.20 | 30 | PRESERVE | 56% | $110 | 20% | 10% |
| 350 | TC | LITTLELEAF LINDEN | 8.00 | 50 | PRESERVE | 88% | $300 | 20% | 10% |
| 351 | TC | LITTLELEAF LINDEN | 7.20 | 41 | PRESERVE | 78% | $210 | 20% | 10% |
| 352 | CO | HACKBERRY | ... | ... | PRESERVE | 83% | $580 | 20% | 10% |
| 353 | JV | EASTERN RED CEDAR | ... | ... | PRESERVE | 83% | $130 | 20% | 10% |
| 354 | CS | RED OSIER DOGWOOD | ... | ... | PRESERVE | 92% | $30 | 20% | 10% |
| 355 | PV | CHOKECHERRY | ... | ... | PRESERVE | 100% | $50 | 20% | 10% |
| 356 | SC | WESTERN SERVICEBERRY, RED OSIER DOGWOOD | ... | ... | PRESERVE | 88% | $130 | 20% | 10% |
| 357 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 92% | $50 | 20% | 10% |
| 358 | TC | LITTLELEAF LINDEN | 9.00 | 64 | PRESERVE | 94% | $400 | 20% | 10% |
| 359 | PT | COMMON HOPTREE | ... | ... | PRESERVE | 100% | $290 | 20% | 10% |
| 360 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 92% | $50 | 20% | 10% |
| 361 | AG | OHIO BUCKEYE | 8.00 | 50 | PRESERVE | 97% | $210 | 20% | 10% |
| 362 | TC | LITTLELEAF LINDEN | 11.00 | 95 | REMOVE | 97% | $620 | 20% | 10% |
| 363 | RT | SKUNKBUSH SUMAC | ... | ... | PRESERVE | 92% | $50 | 20% | 10% |
| 364 | TC | LITTLELEAF LINDEN | 12.00 | 113 | PRESERVE | 97% | $740 | 20% | 10% |
| 365 | TC | LITTLELEAF LINDEN | 11.00 | 95 | REMOVE | 100% | $640 | 20% | 10% |

| CODE | SPECIES | SITE RATING | SPECIES % |
|---|---|---|---|
| PPU | BLUE SPRUCE | 15% | 70.00% |
| PE | ENGELMANN SPRUCE | 15% | 60.00% |
| FP | GREEN ASH | 15% | 45.00% |
| GT | HONEY LOCUST | 15% | 65.00% |
| AP | NORWAY MAPLE | 15% | 60.00% |
| PD | PLAINS COTTONWOOD | 15% | 70.00% |
| SA | PEACH-LEAF WILOW | 15% | 60.00% |
| PP | PONDEROSA PINE | 15% | 65.00% |
| EA | RUSSIAN OLIVE | 15% | 30.00% |
| MA | CRABAPPLE | 15% | 65.00% |
| UP | SIBERIAN ELM | 15% | 45.00% |
| AS | SILVER MAPLE | 15% | 45.00% |
| SE | COYOTE WILLOW | 15% | 60.00% |
| SS | COYOTE WILLOW, PEACH-LEAF WILLOW | 15% | 60.00% |
| SSP | COYOTE WILLOW, PEACH-LEAF WILLOW, CHOKECHERRY | 15% | 60.00% |
| SR | COYOTE WILLOW, GOLDEN CURRANT | 15% | 60.00% |
| RT | SKUNKBUSH SUMAC | 15% | 60.00% |
| TC | LITTLELEAF LINDEN | 15% | 70.00% |
| CS | RED OSIER DOGWOOD | 15% | 70.00% |
| JV | EASTERN RED CEDAR | 15% | 70.00% |
| CO | HACKBERRY | 15% | 65.00% |
| PA | AMERICAN PLUM | 15% | 65.00% |
| SC | WESTERN SERVICEBERRY, RED OSIER DOGWOOD | 15% | 70.00% |
| GT | HONEY LOCUST, LITTLELEAF LINDEN | 15% | 70.00% |
| PV | CHOKECHERRY | 15% | 80.00% |
| PCC | CHOKECHERRY, HAWTHORN, HACKBERRY | 15% | 80.00% |
| PCT | CHOKECHERRY, HAWTHORN, LITTLELEAF LINDEN | 15% | 80.00% |
| PT | COMMON HOPTREE | 15% | 65.00% |
| COT | SMOKETREE (COTINUS SP.) | 15% | 65.00% |
| AG | OHIO BUCKEYE | 15% | 45.00% |
| FPV | GREEN ASH, CHOKECHERRY | 15% | 80.00% |

| | TREE EVALUATION COLOR CODE LEGEND: |
|---|---|
| | EXISTING TREES WITHIN DRANSFELDT ROAD EXTENSION AND CHERRY CREEK (NOT INCLUDED IN THE SALISBURY PARK NORTH PROJECT) |
| | EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1) |
| | TREES TO BE REMOVED WITHIN PHASE 1 |

| | |
|---|---|
| **Total Appraised Value on Entire Site** | **$237,320** |
| **Total for Trees to be Remove Phase 1** | **$82,650** |

| **Proposed Trees** | | | |
|---|---|---|---|
| **Proposed Trees - Phase 1 Base Bid** | **Quantity** | **Unit Appraisal Cost** | **Total Appraisal Cost** |
| Deciduous Shade Tree 2.5" Caliper | **261** | **$850** | **$221,850** |
| Ornamental Tree 2.0" Caliper | **76** | **$825** | **$62,700** |
| Evergreen Tree 6' Height | **39** | **$750** | **$29,250** |
| Evergreen Tree 10' Height | **38** | **$800** | **$30,400** |
| Total | **414** | | **$344,200** |
| | | | |
| **Proposed Trees - Phase 1 Alternate NO. 01** | **Quantity** | **Unit Appraisal Cost** | **Total Appraisal Cost** |
| Deciduous Shade Tree 2.5" Caliper | **8** | **$850** | **$6,800** |
| Ornamental Tree 2.0" Caliper | **7** | **$825** | **$5,775** |
| Total | **15** | | **$12,575** |
| | | | |
| **Proposed Trees - Phase 1 Alternate NO. 03** | **Quantity** | **Unit Appraisal Cost** | **Total Appraisal Cost** |
| Deciduous Shade Tree 2.5" Caliper | **4** | **$850** | **$3,400** |
| Ornamental Tree 2.0" Caliper | **1** | **$825** | **$825** |
| Total | **5** | | **$4,225** |
| | **Total Base Bid and Alternates** | | **$361,000** |

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS. IF THIS SHEETS ORIGINAL PAGE SIZE

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**Checked By:** RB, CB, DD

**Key Map**

**Drawing**
TREE CONSERVATION PLAN - 3

**L-103**

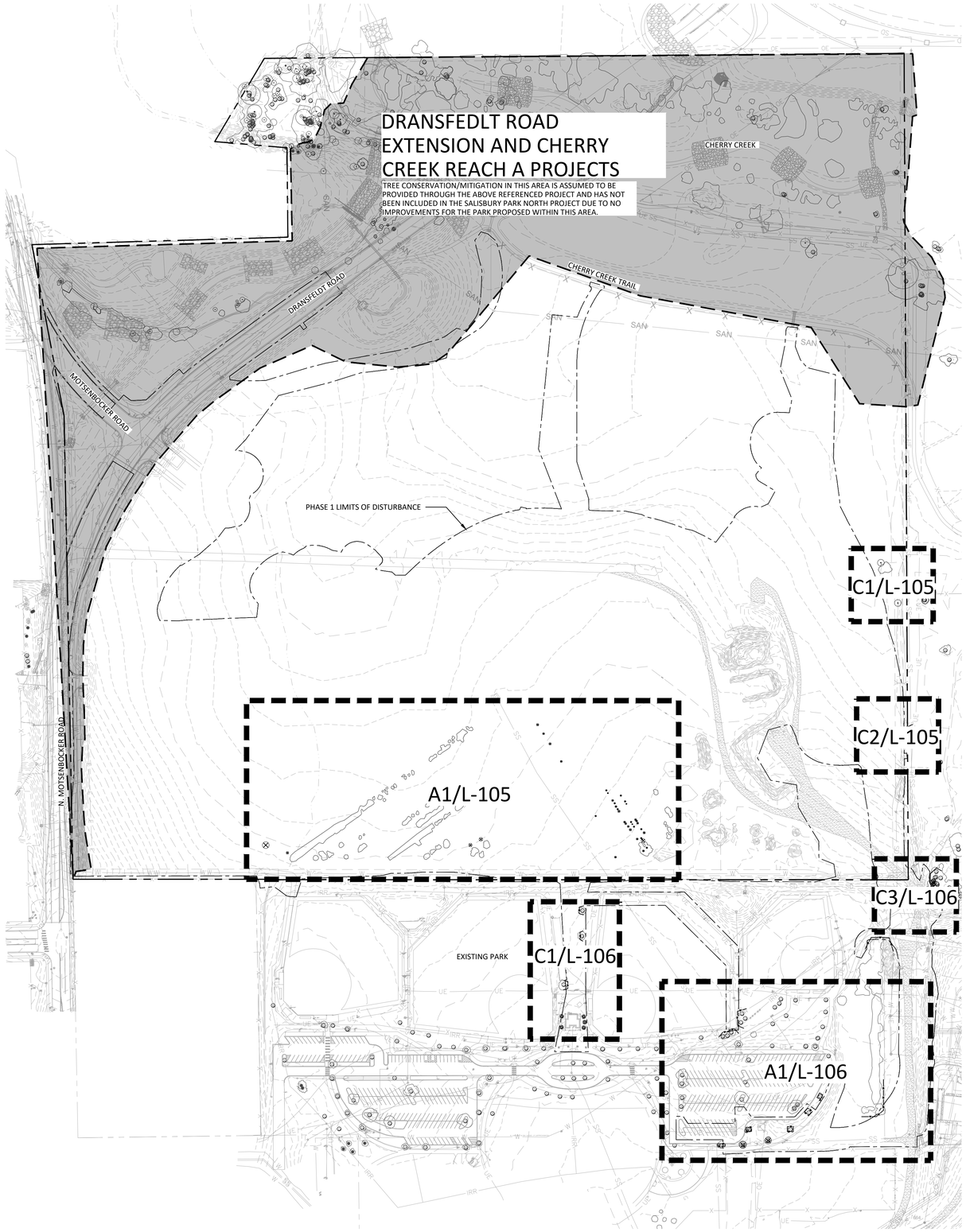
SITE PLAN SUBMITTAL


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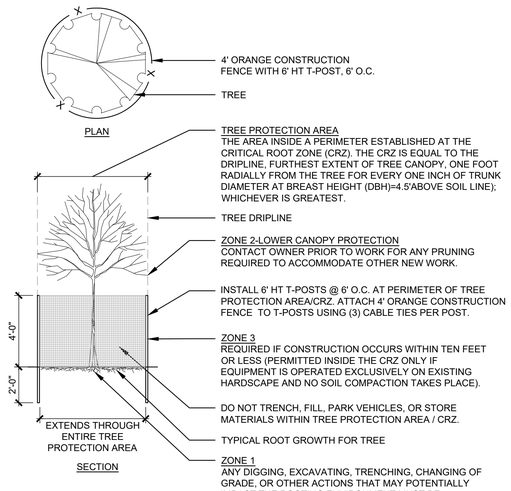



# TREE CONSERVATION NOTES

1. ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED.
2. ALL TREES AND SHRUBS DESIGNATED AS "RELOCATE" SHALL BE TRANSPLANTED IN ACCORDANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE ("ISA"), OR THE TREE CARE INDUSTRY ASSOCIATION ("TCIA").
3. TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTIONORELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
4. PROPOSED GRADE CHANGES OR OTHER POTENTIALLY INJURIOUS WORK ADJACENT TO TREES AND SHRUBS DESIGNATED FOR PRESERVATION WITH SPECIFICATIONS FOR MAINTAINING GROUND DRAINAGE, MINIMIZING ROOT DAMAGE, AND MAINTAINING OR IMPROVING AERATION AROUND SUCH PLANTINGS.
5. SUCH OTHER INFORMATION THAT THE TOWN DEEMS ESSENTIAL, INCLUDING, BUT NOT LIMITED TO, PLANTING DETAILS, CONSTRUCTION PROTECTION MEASURES, PLANT SOURCES, OFF-SITE IMPACTS AND OTHER DETAILS DEEMED A APPROPRIATE BY THE TOWN.
6. THE INFORMATION PROVIDED IN THE TREE CONSERVATION PLAN MAY BE COMBINED WITH THE REQUIRED LANDSCAPE AND STREETSCAPE PLAN.
7. PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE CONTRACTOR. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
8. DURING DEVELOPMENT OR RAZING ACTIVITY, THE CONTRACTOR SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
9. THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.

# LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED




NOTES:
1. FENCING HEIGHT MUST BE A MINIMUM OF 48".
2. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
3. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
4. ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
5. MULCH TO BE 'NATURAL WOOD MULCH' FROM A-1 ORGANICS.

## A1 TREE CONSERVATION PLAN- OVERALL
1" = 140'-0"

SCALE: 1" = 140'-0"
0' 70' 140' 280' 320'

## A4 TREE PROTECTION FENCING
1/4" = 1'-0"

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| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**
TREE CONSERVATION PLAN- OVERALL

# L-104

SITE PLAN SUBMITTAL


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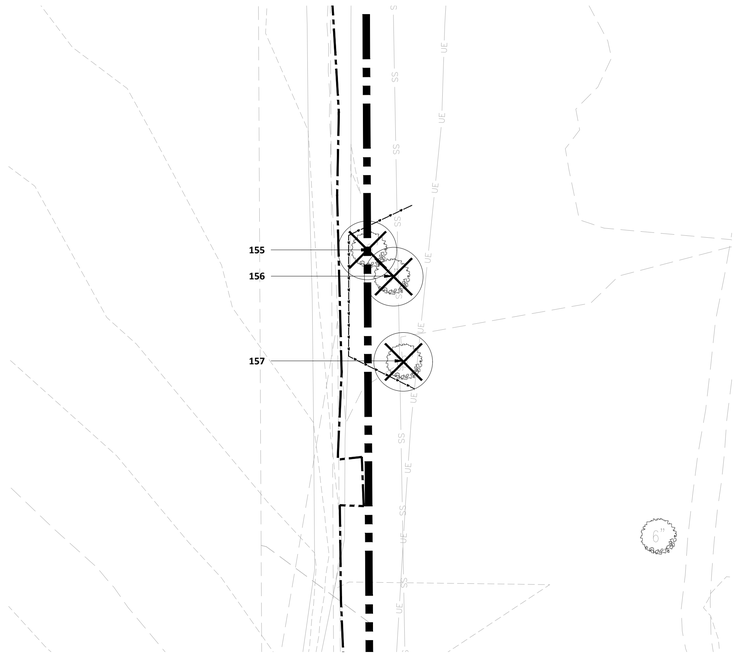



## C1 TREE CONSERVATION PLAN ENLARGEMENT- NORTHEAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

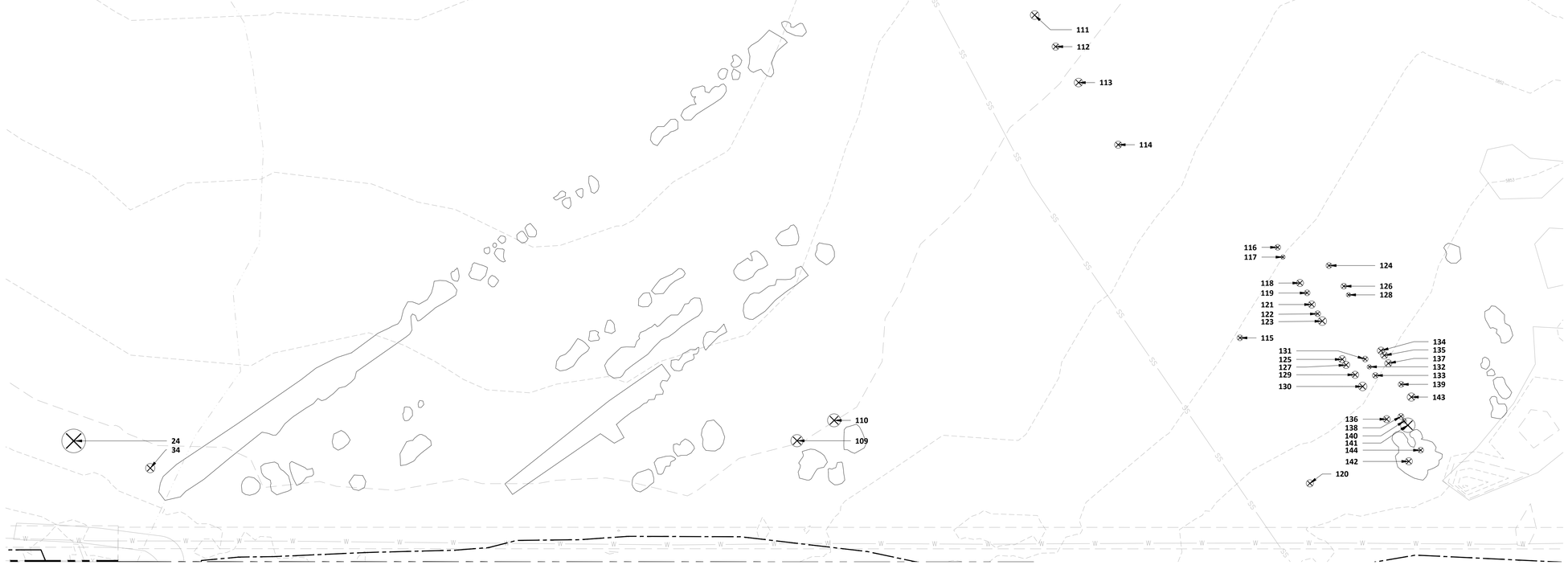



## C2 TREE CONSERVATION PLAN ENLARGEMENT- EAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'




## A1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTH

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

## LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED


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| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

TREE CONSERVATION PLAN- ENLARGEMENTS 1

# L-105

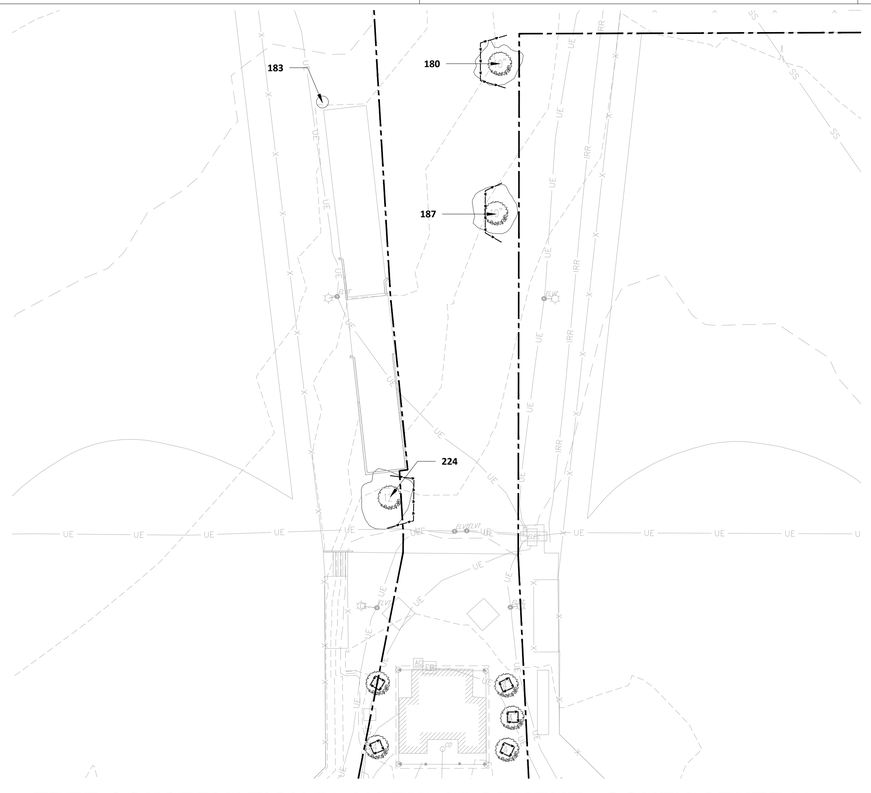
SITE PLAN SUBMITTAL


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## C1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTH CENTRAL

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

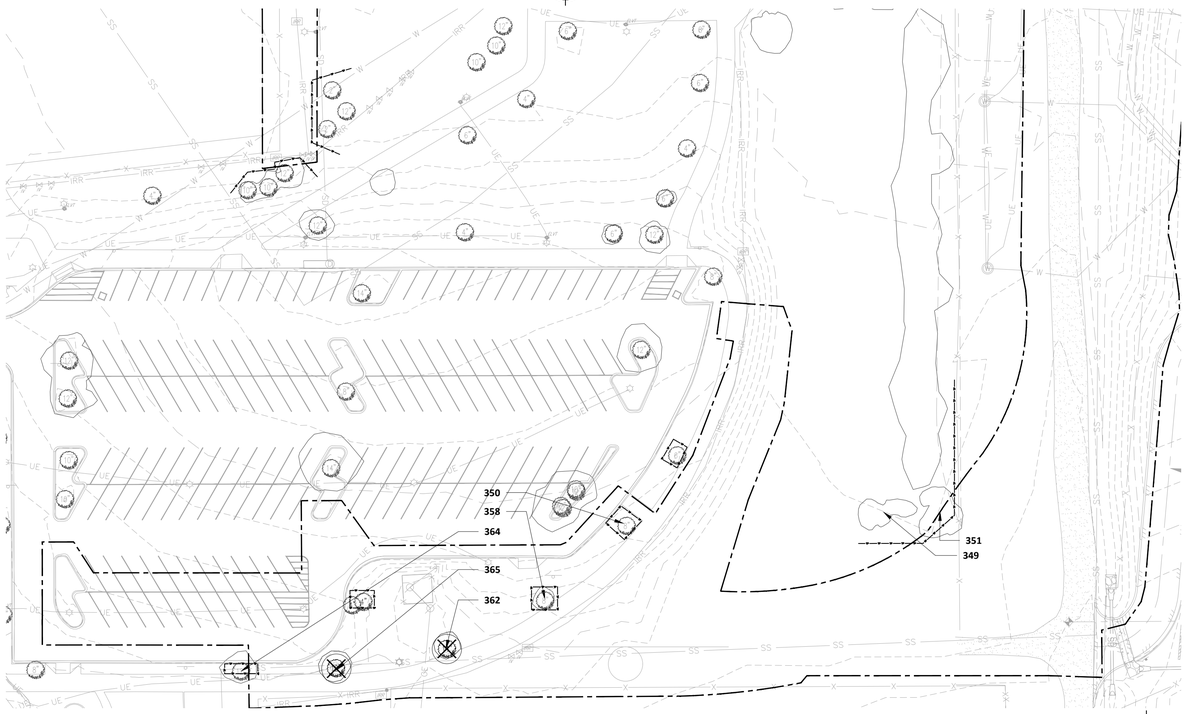



## C3 TREE CONSERVATION PLAN ENLARGEMENT - EAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'




## A1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTHEAST

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

## LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED


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**Key Map**

**Drawing**

TREE CONSERVATION PLAN- ENLARGEMENTS 2

# L-106

SITE PLAN SUBMITTAL



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# OVERALL SITE MATERIALS SCHEDULE

## CURBS

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| CU-01 | CONCRETE PLANTER CURB | B2/L-500 |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| CU-03 | CONCRETE MOWBAND AT PIP | C4/L-233 |

## EQUIPMENT

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| EQ-01 | FOUL POLE | A4/L-515 |
| EQ-02 | BASEBALL SCOREBOARD | A1/L-515 |
| EQ-03 | NFHS STANDARD SOCCER GOAL | RE: SPECS |
| EQ-04 | U13 STANDARD SOCCER GOAL | B1/L-518 |
| EQ-05 | LACROSSE GOAL | RE: SPECS |
| EQ-06 | PITCHER'S RUBBER | C3/L-515 |
| EQ-07 | BALLFIELD PLATES | C1,C2/L-515 |
| EQ-08 | PLAYGROUND EQUIPMENT | RE: L230-L232 |

## EXISTING CONDITIONS

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-02 | LIGHT POLE | - |
| EX-03 | FENCE | - |
| EX-04 | BALLFIELD | - |
| EX-05 | DUGOUT | - |
| EX-06 | PLANTING BED | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| EX-09 | ASPHALT PAVING | - |
| EX-10 | VEGETATION | - |
| EX-11 | CURB RAMP | - |
| EX-12 | CONCRETE CURB AND GUTTER | - |

## FENCING AND GATES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| FN-01 | 4' HT NATURAL AREA FENCE | C1/L-504 |
| FN-02 | 4' HT CHAIN LINK FENCE | A1/L-505 |
| FN-03 | 6' HT CHAIN LINK FENCE AND GATE | A3/L-505 |
| FN-04 | 6' HT CHAINLINK FENCE WITH ATHLETIC NETTING | C1/L-506 |
| FN-05 | 6' HT WOOD PRIVACY FENCE | B4/L-504 |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-07 | 12' HT CHAIN LINK FENCE | A1/L-509 |
| FN-08 | 30' HT BACKSTOP FENCE | A1,A3/L-507 |
| FN-09 | ARENA FENCE | C2/L-504 |
| FN-10 | SPLIT-RAIL FENCE | C4/L-504 |
| FN-11 | OUTFIELD / SIDELINE FENCE & WARNING TRACK | A1/L-506 |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-505 |
| FN-13 | VEHICULAR ACCESS GATE | B1/L-504 |
| FN-14 | 4' W PEDESTRIAN GATE | A3/L-505 |
| FN-15 | CONDENSING UNIT ENCLOSURE | A1/L-519 |

## LANDSCAPE

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| LA-01 | ROCK MULCH | RE: SPECS |

## PAVING/STRIPING

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-04 | CROSSWALK STRIPING | RE: CIVIL |
| PA-05 | TRAFFIC STRIPING | RE: CIVIL |
| PA-06 | CONCRETE CURB AND GUTTER | RE: CIVIL |
| PA-07 | MOUNTABLE CURB AND GUTTER | RE: CIVIL |
| PA-08 | PARKING STRIPING | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-10 | ADA STRIPING | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| PA-12 | FIELD STRIPING | RE: L-516 - L-517 |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| PA-14 | THICKENED EDGE CONCRETE AT PIP | C4/L-233 |
| PA-15 | HUB PAVING THICKENED EDGE | A4/L-500 |

## RAILING

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| RA-01 | HANDRAIL AT STAIR | A1, A4/L-501 |

## SITE FURNISHINGS

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-02 | BIKE RACK | A1/L-522 |
| SF-03 | BIKE SERVICE STATION | A2/L-522 |
| SF-04 | BLEACHERS | C1/L-514 |
| SF-05 | REMOVABLE BOLLARD | A1/L-523 |
| SF-06 | BOLLARD | A3/L-523 |
| SF-07 | BOLLARD - DECORATIVE | C3/L-523 |
| SF-08 | PET WASTE STATION | C4/L-522 |
| SF-09 | DRINKING FOUNTAIN | A1/L-520 |
| SF-10 | FLAGPOLE | C1/L-523 |
| SF-11 | PICNIC TABLE - SQUARE | C1/L-521 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| SF-13 | CONCRETE WALL BENCH TOPPER | A1/L-502 |
| SF-14 | BACKLESS BENCH | A2/L-521 |
| SF-15 | CORNHOLE | A4/L-522 |
| SF-16 | MOVEABLE TABLES AND CHAIRS | C4/L-521 |
| SF-17 | PICNIC TABLE RECTANGLE | C2/L-521 |
| SF-18 | BARBEQUE GRILL | A3/L-521 |

## STAIRS AND RAMPS

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| SR-01 | CAST IN PLACE CONCRETE STAIRS | A1/L-501 |
| SR-02 | CONCRETE RAMP | C1/L-501 |

## STRUCTURE

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| ST-01 | DUGOUT- 48' LENGTH | A1/L-510 |
| ST-02 | DUGOUT- 48' LENGTH WITH CONCRETE WALL | A1/L-510 |
| ST-03 | DUGOUT- 40' LENGTH | A1/L-511 |
| ST-04 | ARCHITECTURAL BUILDING | RE: ARCH |
| ST-05 | BUILDING OVERHANG | RE: ARCH |
| ST-06 | BUILDING COLUMN | RE: ARCH |
| ST-07 | SHADE STRUCTURE - 14' X 36' | C1/L-514 |
| ST-08 | BATTING CAGE | A1/L-512 |
| ST-09 | POWER PEDESTAL | C4/L-503 |

## SURFACING

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| SU-01 | BALLFIELDS INFIELD MIX | B1/L-513 |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| SU-03 | SYNTHETIC TURF AT ATHLETIC FIELDS | A1/L-515 |
| SU-04 | POURED-IN-PLACE PLAYGROUND SURFACING | RE:L-230-L-233 |

## UTILITIES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-02 | UNDERDRAIN AT SYNTHETIC TURF | A1/L-515 |
| UT-03 | UNDERDRAIN AT POURED IN PLACE SURFACING | RE: L-230-L-232 |
| UT-04 | UNDERDRAIN AT PLANTER WALL | C1/L-502 |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-11 | EV CHARGING STATION | RE: ELEC & B1/L-519 |
| UT-12 | CONDENSING UNIT | RE: MECH |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |
| UT-15 | CHASE DRAIN | RE: CIVIL |
| UT-16 | TRENCH DRAIN | RE: CIVIL |
| UT-17 | FLAT DRAIN | A1/L-515 |
| UT-18 | DRAIN BASIN AT SYNTHETIC TURF | A3/L-515 |
| UT-19 | CLEAN OUT AT PLANTER WALL | RE: CIVIL |
| UT-20 | CLEAN OUT AT POURED IN PLACE SURFACING | C2/L-233 |
| UT-21 | AREA DRAIN | RE: CIVIL |

## WALLS

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| WL-01 | RETAINING WALL - CONCRETE | A1/L-508 |
| WL-02 | RETAINING WALL - MSE | A4/L-503 |
| WL-03 | CIP CONCRETE PLANTER WALL | C1/L-502 |
| WL-04 | PRECAST CONCRETE PLANTER WALL | A1/L-502 |
| WL-05 | CIP CONCRETE SEATWALL | A1/L-503 |
| WL-06 | BOULDER SEATWALL | C1/L-503 |

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**Key Map**

**Drawing**
OVERALL SITE MATERIALS SCHEDULE

**L-200**



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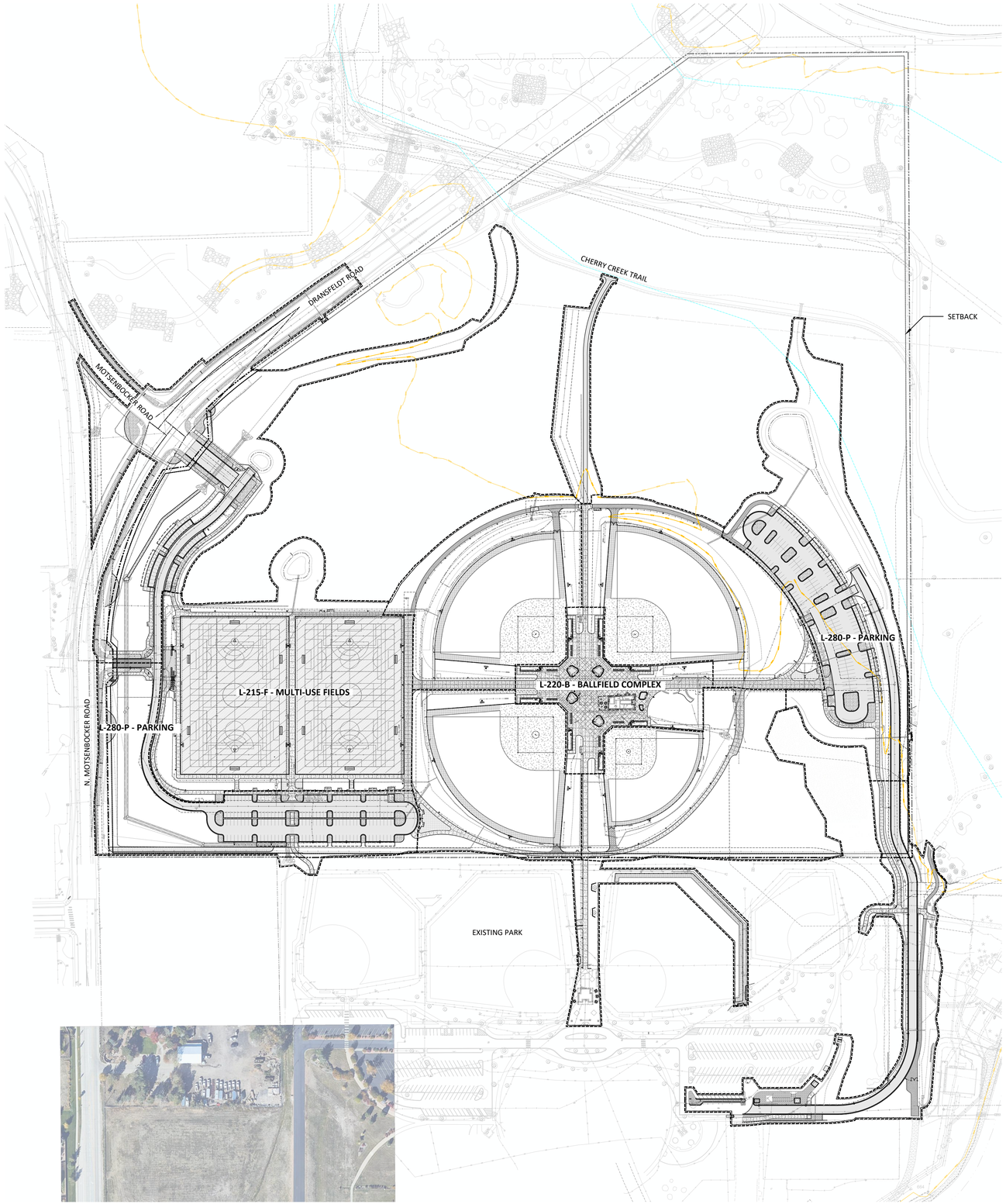
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D

C

B

A






## SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

## LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL BASE
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

## A1 OVERALL SITE PLAN- BASE BID

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

1 2 3 4 5


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**Key Map**

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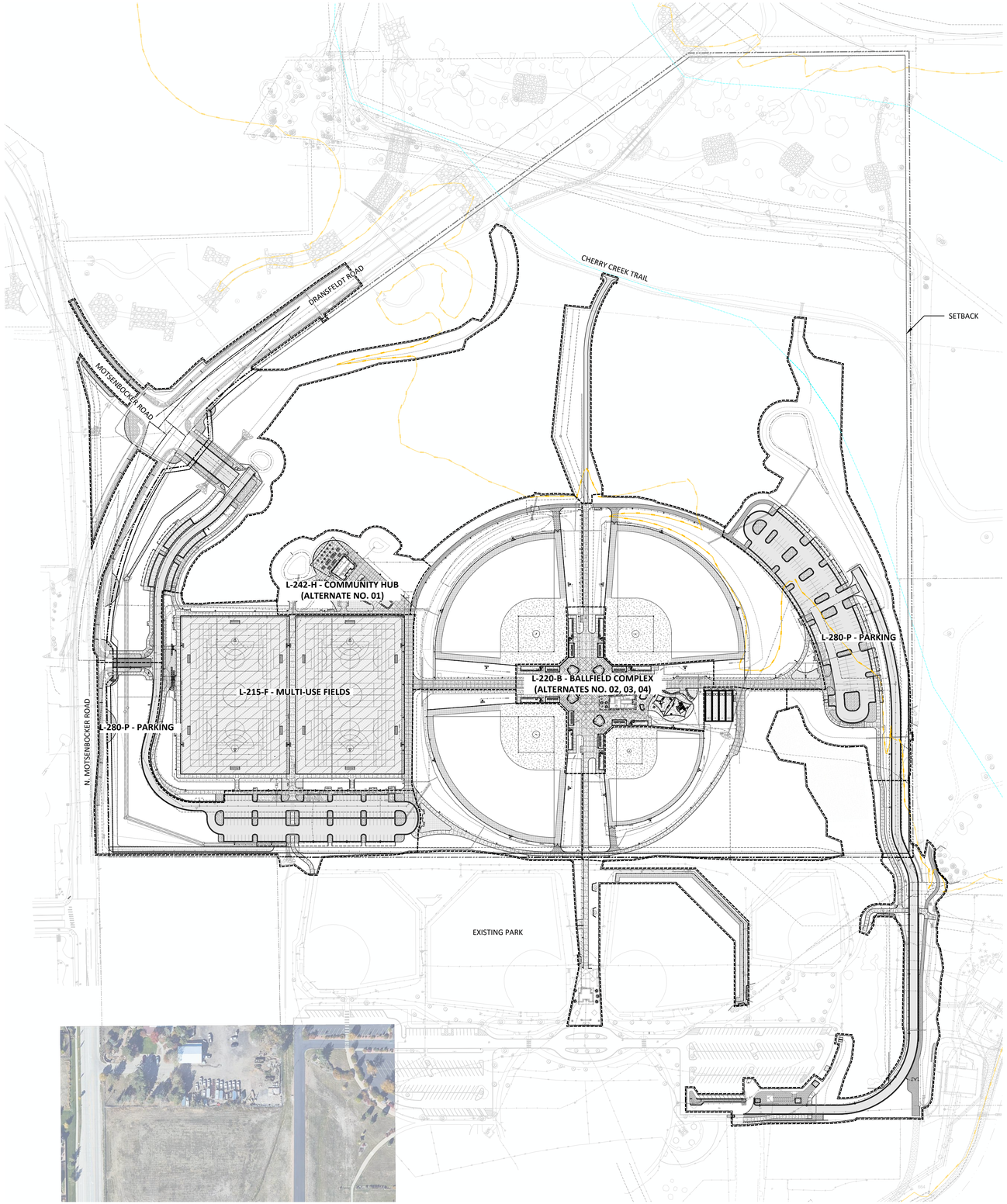
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- WOOD MULCH
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COLORADO 811 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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**Key Map**

**Drawing**
OVERALL SITE PLAN- ALTERNATES

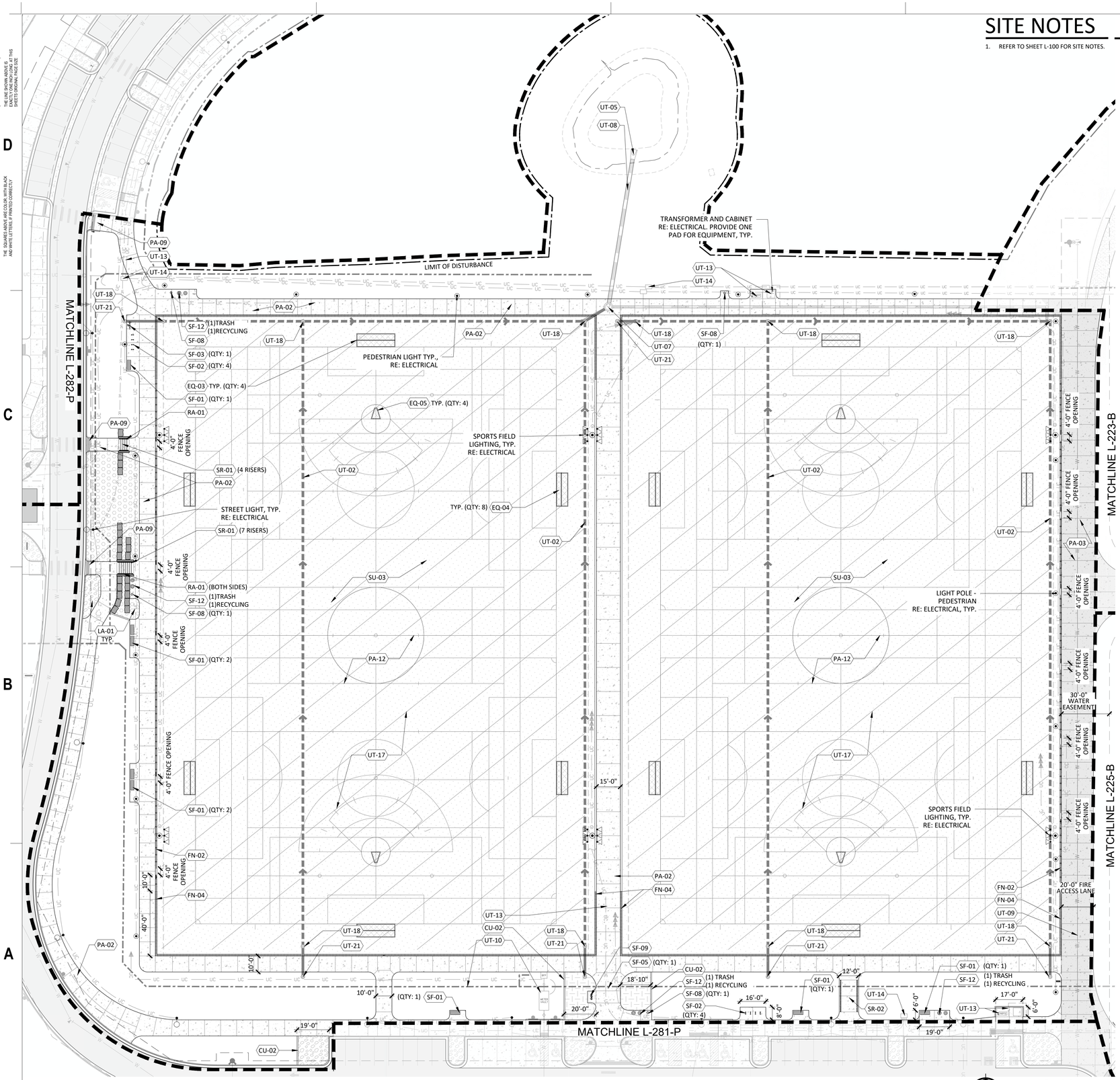
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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
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- 12' HT CHAINLINK FENCE (FN-07)
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- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EQUIPMENT** | | |
| EQ-03 | NFHS STANDARD SOCCER GOAL | RE: SPECS |
| EQ-04 | U13 STANDARD SOCCER GOAL | B1/L-518 |
| EQ-05 | LACROSSE GOAL | RE: SPECS |
| **FENCING AND GATES** | | |
| FN-02 | 4' HT CHAIN LINK FENCE | A1/L-505 |
| FN-04 | 6' HT CHAINLINK FENCE WITH ATHLETIC NETTING | C1/L-506 |
| **LANDSCAPE** | | |
| LA-01 | ROCK MULCH | RE: SPECS |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-12 | FIELD STRIPING | RE: L-516 - L-517 |
| **RAILING** | | |
| RA-01 | HANDRAIL AT STAIR | A1, A4/L-501 |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-02 | BIKE RACK | A1/L-522 |
| SF-03 | BIKE SERVICE STATION | A2/L-522 |
| SF-05 | REMOVABLE BOLLARD | A1/L-523 |
| SF-08 | PET WASTE STATION | C4/L-522 |
| SF-09 | DRINKING FOUNTAIN | A1/L-520 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| **STAIRS AND RAMPS** | | |
| SR-01 | CAST IN PLACE CONCRETE STAIRS | A1/L-501 |
| SR-02 | CONCRETE RAMP | C1/L-501 |
| **SURFACING** | | |
| SU-03 | SYNTHETIC TURF AT ATHLETIC FIELDS | A1/L-515 |
| **UTILITIES** | | |
| UT-02 | UNDERDRAIN AT SYNTHETIC TURF | A1/L-515 |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |
| UT-17 | FLAT DRAIN | A1/L-515 |
| UT-18 | DRAIN BASIN AT SYNTHETIC TURF | A3/L-515 |
| UT-21 | AREA DRAIN | RE: CIVIL |

## A1 MULTI-USE FIELDS ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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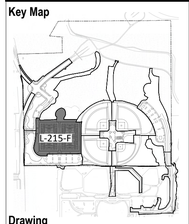
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**Key Map**




**Drawing**

MULTI-USE FIELDS ENLARGEMENT

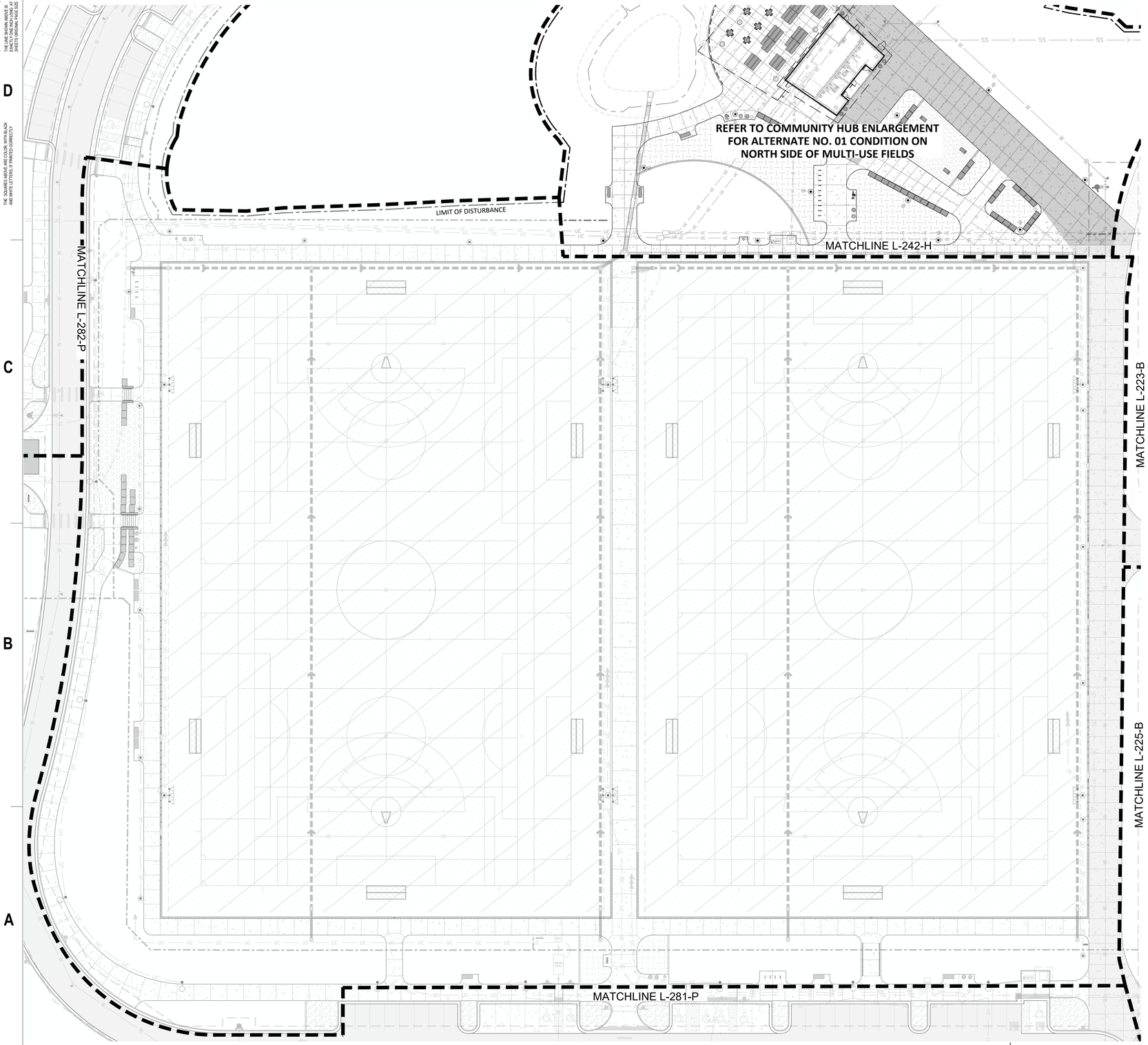
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## SITE NOTES

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- SPLIT RAIL FENCE (FN-10)
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- CONCRETE PAVING - HEAVY DUTY
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- ROCK MULCH TYPE 1
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## A1 MULTI-USE FIELDS ENLARGEMENT- ALTERNATE NO. 01

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SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

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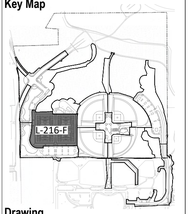

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**Key Map**




**Drawing**

MULTI-USE FIELDS ENLARGEMENT- ALTERNATE NO. 01

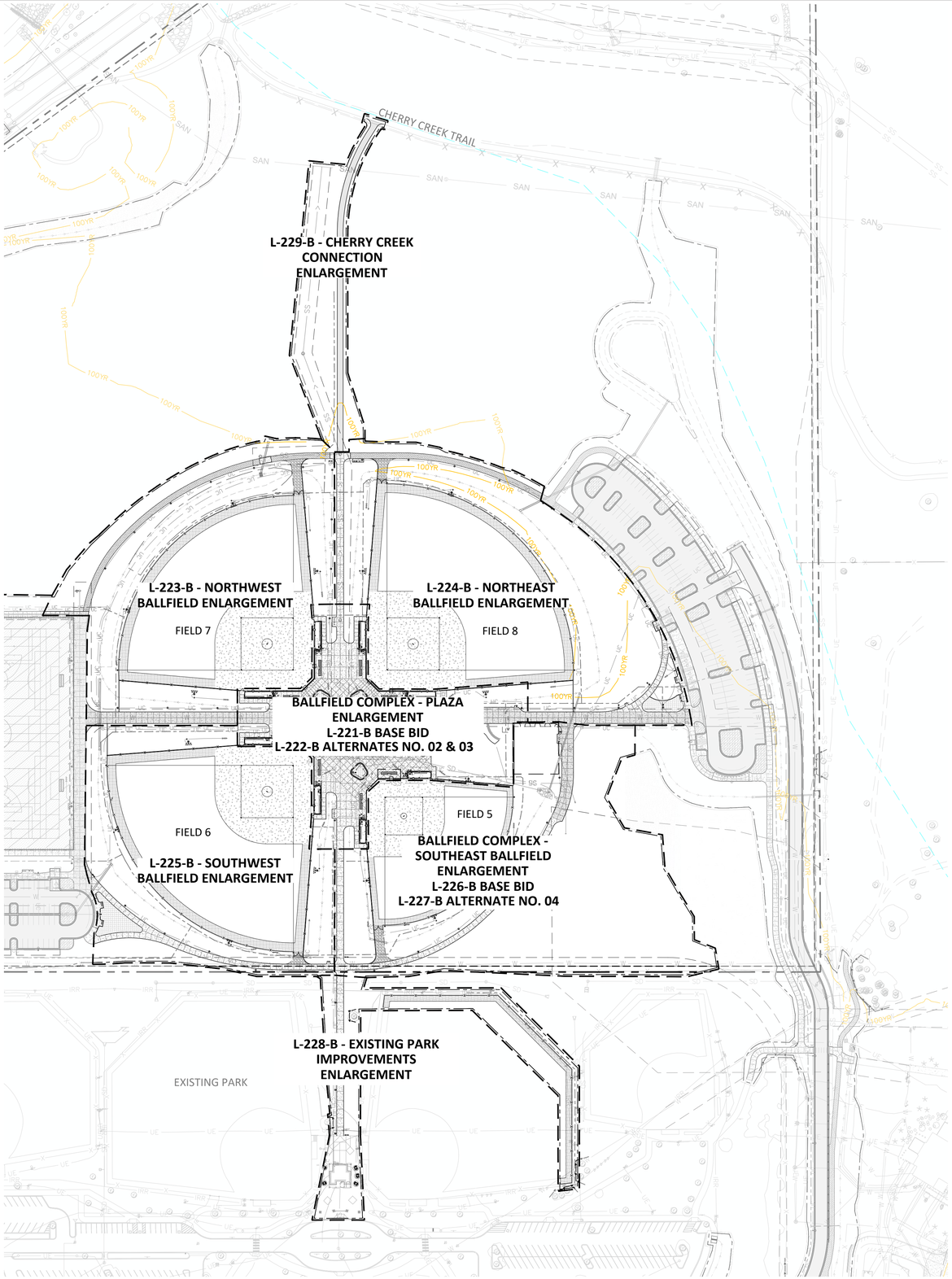
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## LEGEND

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- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
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**A1 OVERALL BALLFIELD COMPLEX - KEY PLAN**
1" = 100'-0"

SCALE: 1" = 100'-0"
0' 50' 100' 200' 300'

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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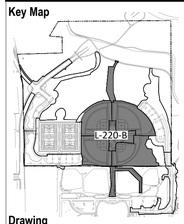
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**Key Map**




**Drawing**
OVERALL BALLFIELD COMPLEX - KEY PLAN

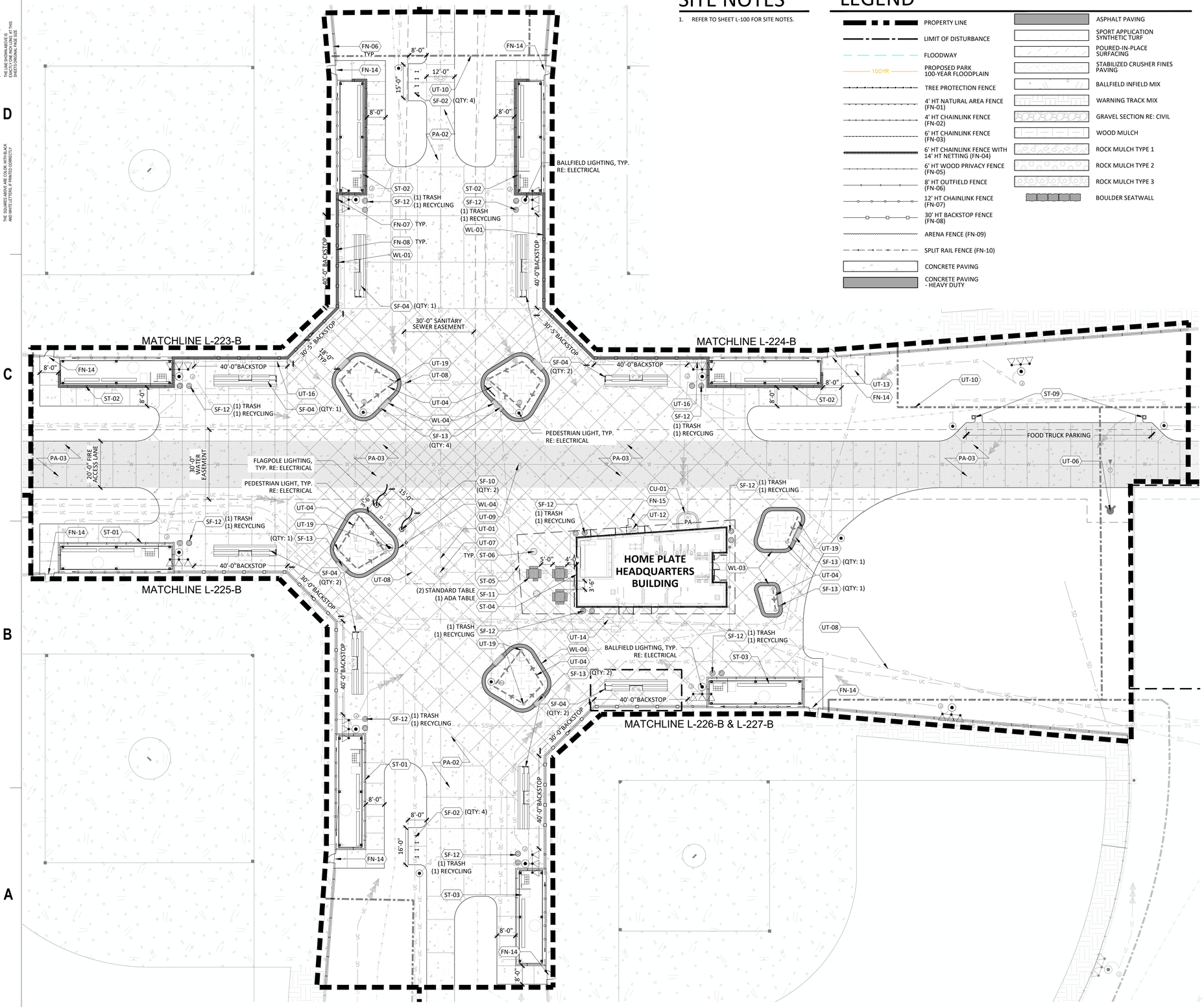
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- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-01 | CONCRETE PLANTER CURB | B2/L-500 |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-07 | 12' HT CHAIN LINK FENCE | A1/L-509 |
| FN-08 | 30' HT BACKSTOP FENCE | A1,A3/L-507 |
| FN-14 | 4' W PEDESTRIAN GATE | A3/L-505 |
| FN-15 | CONDENSING UNIT ENCLOSURE | A1/L-519 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-02 | BIKE RACK | A1/L-522 |
| SF-04 | BLEACHERS | C1/L-514 |
| SF-10 | FLAGPOLE | C1/L-523 |
| SF-11 | PICNIC TABLE - SQUARE | C1/L-521 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| SF-13 | CONCRETE WALL BENCH TOPPER | A1/L-502 |
| **STRUCTURE** | | |
| ST-01 | DUGOUT- 48' LENGTH | A1/L-510 |
| ST-02 | DUGOUT- 48' LENGTH WITH CONCRETE WALL | A1/L-510 |
| ST-03 | DUGOUT- 40' LENGTH | A1/L-511 |
| ST-04 | ARCHITECTURAL BUILDING | RE: ARCH |
| ST-05 | BUILDING OVERHANG | RE: ARCH |
| ST-06 | BUILDING COLUMN | RE: ARCH |
| ST-09 | POWER PEDESTAL | C4/L-503 |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-04 | UNDERDRAIN AT PLANTER WALL | C1/L-502 |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-12 | CONDENSING UNIT | RE: MECH |
| UT-13 | ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |
| UT-16 | TRENCH DRAIN | RE: CIVIL |
| UT-19 | CLEAN OUT AT PLANTER WALL | RE: CIVIL |
| **WALLS** | | |
| WL-01 | RETAINING WALL - CONCRETE | A1/L-508 |
| WL-03 | CIP CONCRETE PLANTER WALL | C1/L-502 |
| WL-04 | PRECAST CONCRETE PLANTER WALL | A1/L-502 |

## A1 PLAZA ENLARGEMENT- BASE BID

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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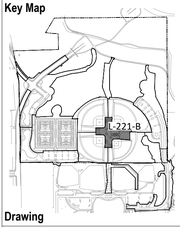
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INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

PLAZA ENLARGEMENT- BASE BID

# L-221-B

SITE PLAN SUBMITTAL
Page 123 of 311

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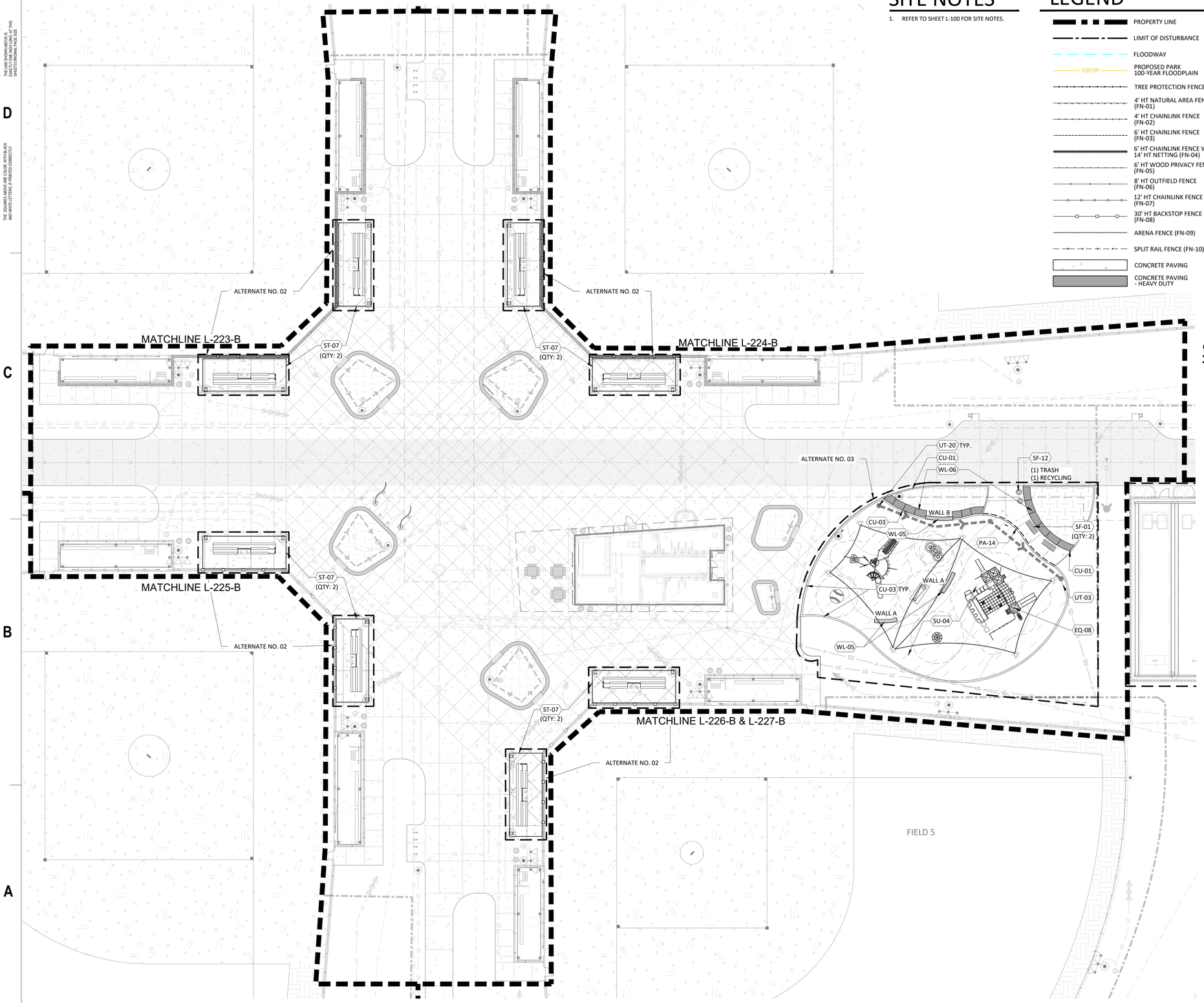
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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




# SITE MATERIALS NOTES

## ALTERNATE NO.02

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **STRUCTURE** | | |
| ST-07 | SHADE STRUCTURE - 14' X 36' | C1/L-514 |

## ALTERNATE NO.03

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-01 | CONCRETE PLANTER CURB | B2/L-500 |
| CU-03 | CONCRETE MOWBAND AT PIP | C4/L-233 |
| **EQUIPMENT** | | |
| EQ-08 | PLAYGROUND EQUIPMENT | RE: L230-L232 |
| **PAVING/STRIPING** | | |
| PA-14 | THICKENED EDGE CONCRETE AT PIP | C4/L-233 |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| **SURFACING** | | |
| SU-04 | POURED-IN-PLACE PLAYGROUND SURFACING | RE:L-230-L-233 |
| **UTILITIES** | | |
| UT-03 | UNDERDRAIN AT POURED IN PLACE SURFACING | RE: L-230-L-232 |
| UT-20 | CLEAN OUT AT POURED IN PLACE SURFACING | C2/L-233 |
| **WALLS** | | |
| WL-05 | CIP CONCRETE SEATWALL | A1/L-503 |
| WL-06 | BOULDER SEATWALL | C1/L-503 |

**A1 PLAZA ENLARGEMENT- ALTERNATES NO. 02 & 03**
1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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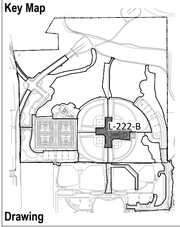
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PLANNING
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

PLAZA ENLARGEMENT- ALTERNATES NO. 02 & 03

# L-222-B

SITE PLAN SUBMITTAL


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# SITE NOTES

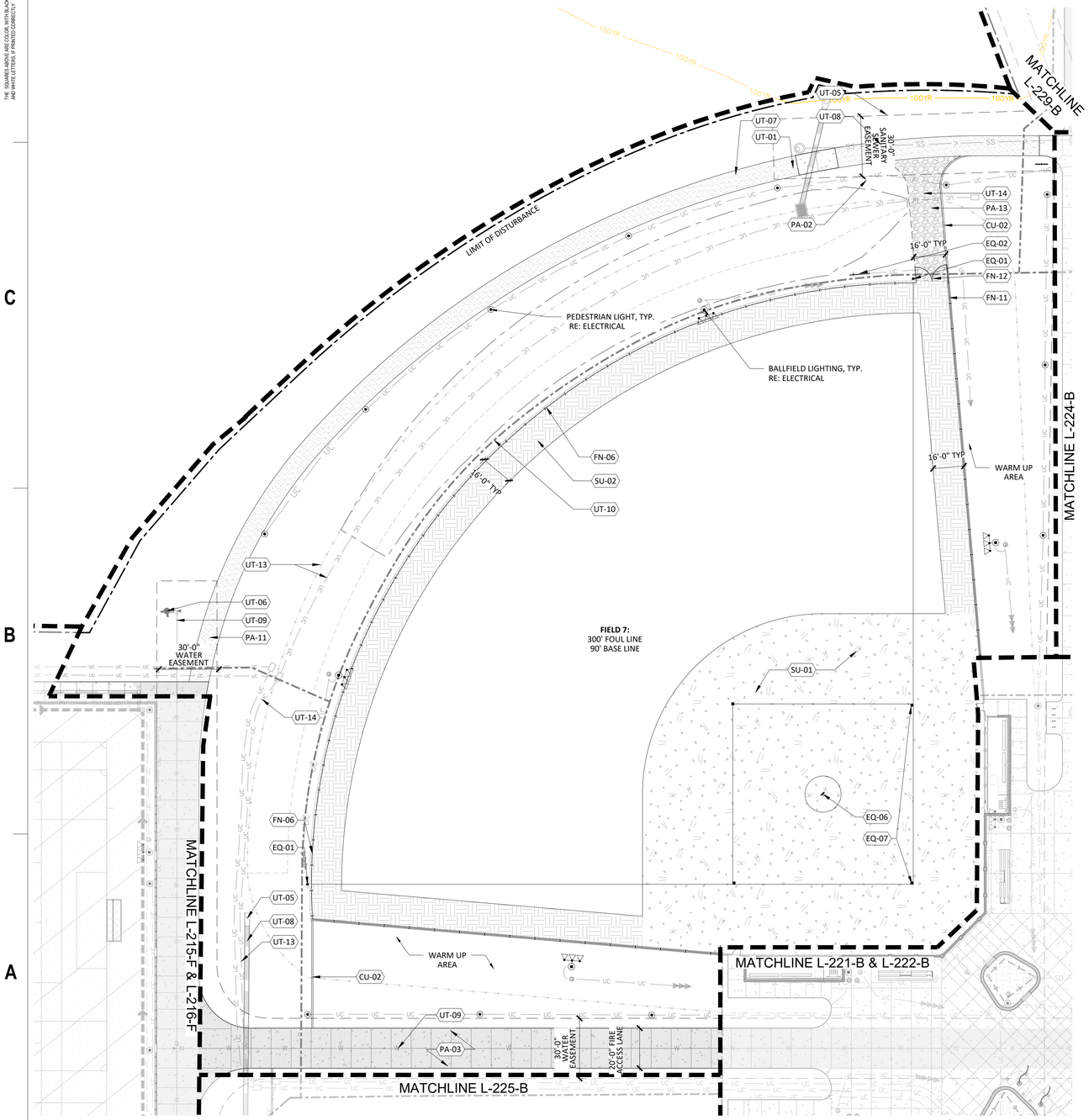
1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EQUIPMENT** | | |
| EQ-01 | FOUL POLE | A4/L-515 |
| EQ-02 | BASEBALL SCOREBOARD | A1/L-515 |
| EQ-06 | PITCHER'S RUBBER | C3/L-515 |
| EQ-07 | BALLFIELD PLATES | C1,C2/L-515 |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-11 | OUTFIELD / SIDELINE FENCE & WARNING TRACK | A1/L-506 |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-505 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| **SURFACING** | | |
| SU-01 | BALLFIELDS INFIELD MIX | B1/L-513 |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
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- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
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- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




## A1 NORTHWEST BALLFIELD ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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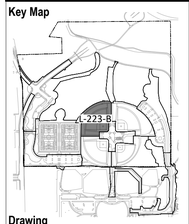
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

NORTHWEST BALLFIELD ENLARGEMENT

# L-223-B

SITE PLAN SUBMITTAL


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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EQUIPMENT** | | |
| EQ-01 | FOUL POLE | A4/L-515 |
| EQ-02 | BASEBALL SCOREBOARD | A1/L-515 |
| EQ-06 | PITCHER'S RUBBER | C3/L-515 |
| EQ-07 | BALLFIELD PLATES | C1,C2/L-515 |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-11 | OUTFIELD / SIDELINE FENCE & WARNING TRACK | A1/L-506 |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-505 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-08 | PET WASTE STATION | C4/L-522 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| **SURFACING** | | |
| SU-01 | BALLFIELDS INFIELD MIX | B1/L-513 |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
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- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

MATCHLINE L-229-B

MATCHLINE L-223-B

MATCHLINE L-286-P

MATCHLINE L-221-B & L-222-B

MATCHLINE L-226-B & L-227-B

(1) TRASH
(1) RECYCLING
(QTY: 1)

LIMIT OF DISTURBANCE

PEDESTRIAN LIGHT, TYP.
RE: ELECTRICAL

BALLFIELD LIGHTING, TYP.
RE: ELECTRICAL

12'-0" TYP

16'-0" TYP

30'-0" SANITARY SEWER EASEMENT

WARM UP AREA

FIELD 8:
320' FOUL LINE
90' BASE LINE

TRANSFORMER AND CABINET RE: ELECTRICAL. PROVIDE ONE PAD FOR EQUIPMENT.

SF-08 (QTY: 1)

SF-12 (1) TRASH (1) RECYCLE

20'-0" FIRE ACCESS LANE

30'-0" WATER ESCHENT

## A1 NORTHEAST BALLFIELD ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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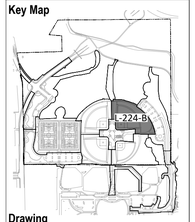
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

NORTHEAST BALLFIELD ENLARGEMENT

# L-224-B

SITE PLAN SUBMITTAL
Page 126 of 311

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# SITE NOTES

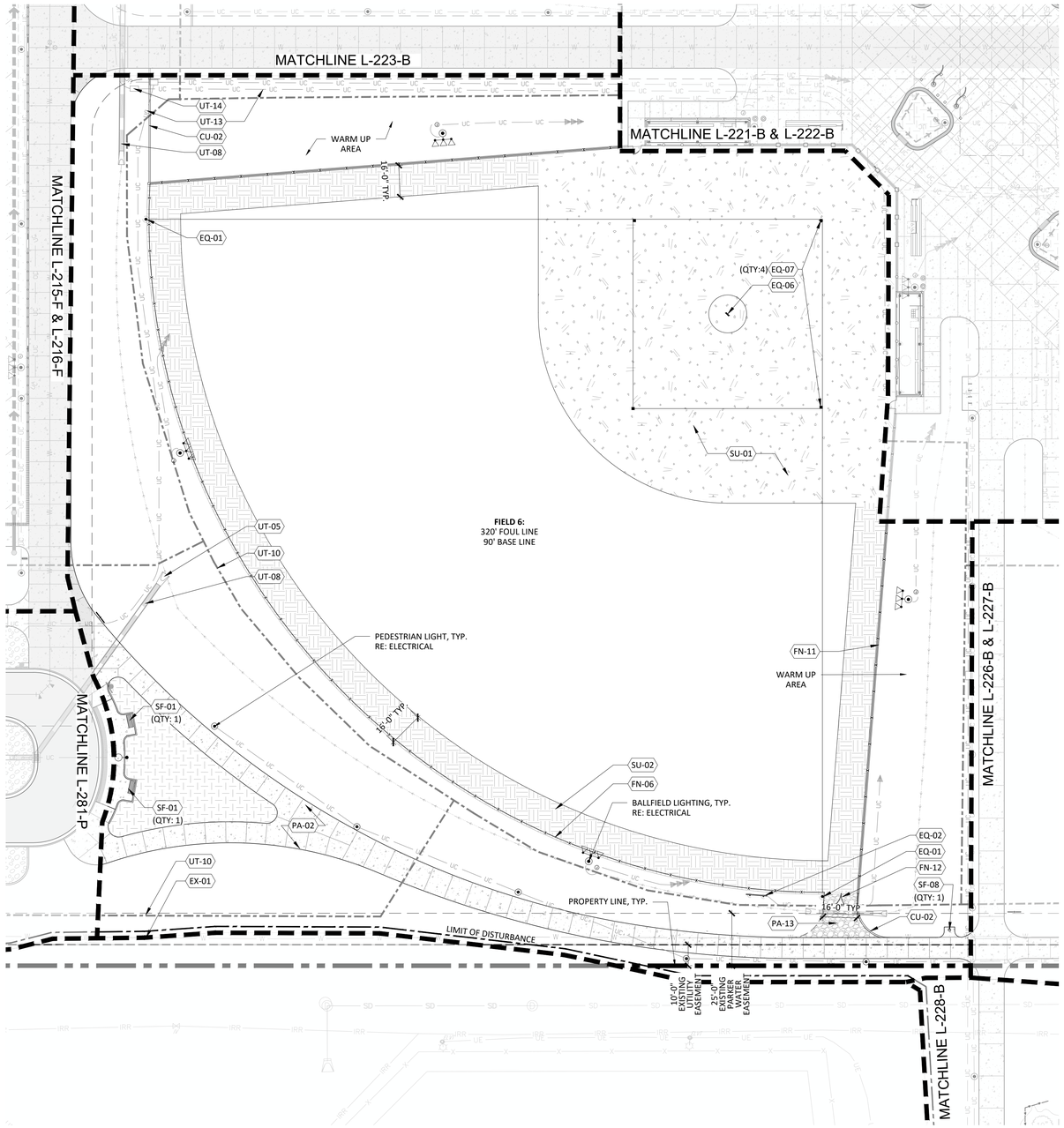
1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EQUIPMENT** | | |
| EQ-01 | FOUL POLE | A4/L-515 |
| EQ-02 | BASEBALL SCOREBOARD | A1/L-515 |
| EQ-06 | PITCHER'S RUBBER | C3/L-515 |
| EQ-07 | BALLFIELD PLATES | C1,C2/L-515 |
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-11 | OUTFIELD / SIDELINE FENCE & WARNING TRACK | A1/L-506 |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-505 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-08 | PET WASTE STATION | C4/L-522 |
| **SURFACING** | | |
| SU-01 | BALLFIELDS INFIELD MIX | B1/L-513 |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| **UTILITIES** | | |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




## A1 SOUTHWEST BALLFIELD ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

COLORADO 811 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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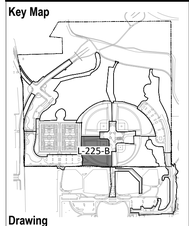
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ARCHITECTURE
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INTERIOR DESIGN

| | DATE | DESCRIPTION |
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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

SOUTHWEST BALLFIELD ENLARGEMENT

# L-225-B

SITE PLAN SUBMITTAL


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# SITE NOTES

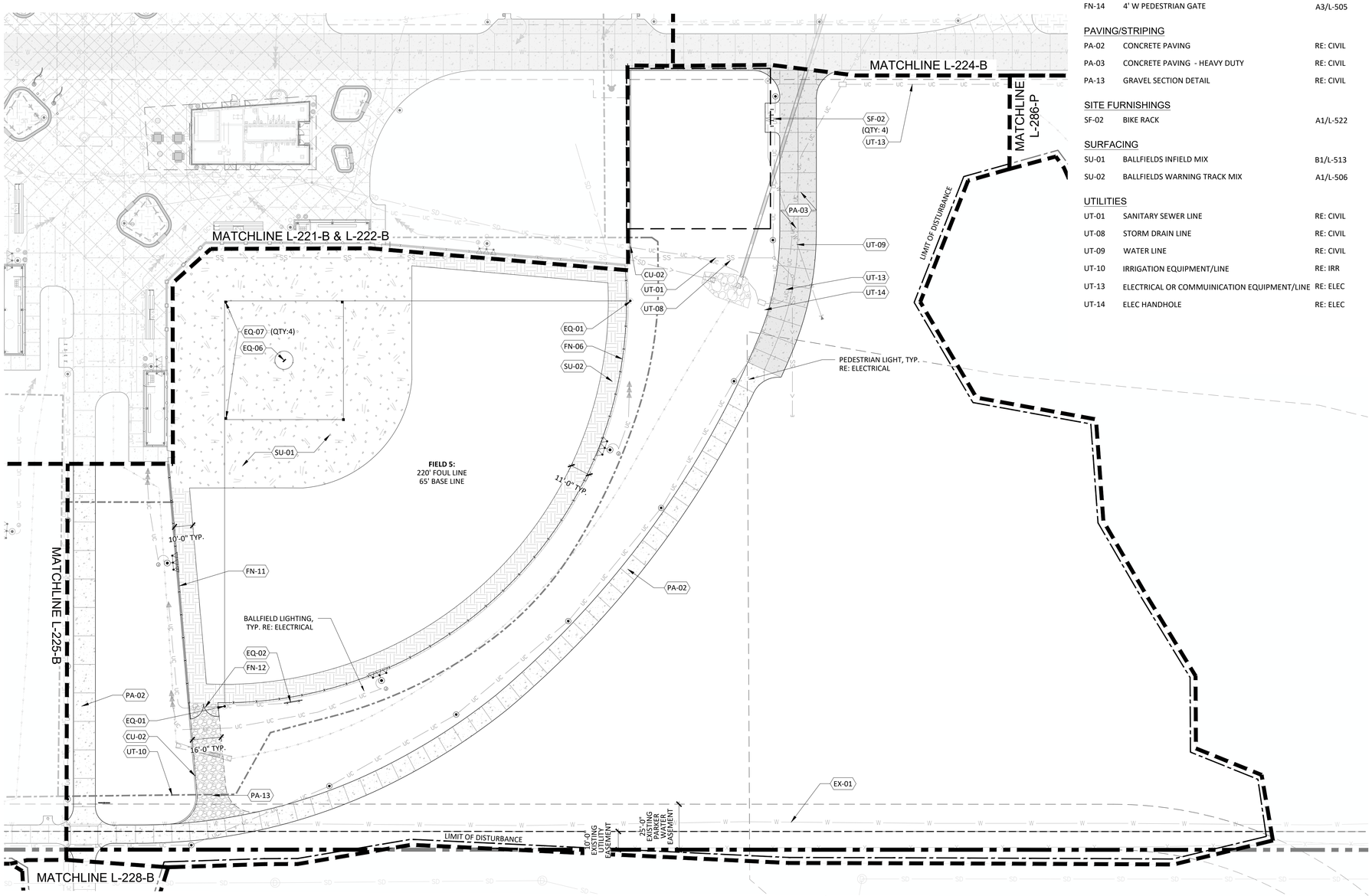
1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EQUIPMENT** | | |
| EQ-01 | FOUL POLE | A4/L-515 |
| EQ-02 | BASEBALL SCOREBOARD | A1/L-515 |
| EQ-06 | PITCHER'S RUBBER | C3/L-515 |
| EQ-07 | BALLFIELD PLATES | C1,C2/L-515 |
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| FN-11 | OUTFIELD / SIDELINE FENCE & WARNING TRACK | A1/L-506 |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-505 |
| FN-14 | 4' W PEDESTRIAN GATE | A3/L-505 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-02 | BIKE RACK | A1/L-522 |
| **SURFACING** | | |
| SU-01 | BALLFIELDS INFIELD MIX | B1/L-513 |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
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- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
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- 8' HT OUTFIELD FENCE (FN-06)
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- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
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- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




## A1 SOUTHEAST BALLFIELD ENLARGEMENT- BASE BID

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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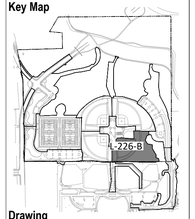
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| | DATE | DESCRIPTION |
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|---|---|
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| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

SOUTHEAST BALLFIELD ENLARGEMENT- BASE BID

# L-226-B

SITE PLAN SUBMITTAL
Page 128 of 311

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# SITE NOTES

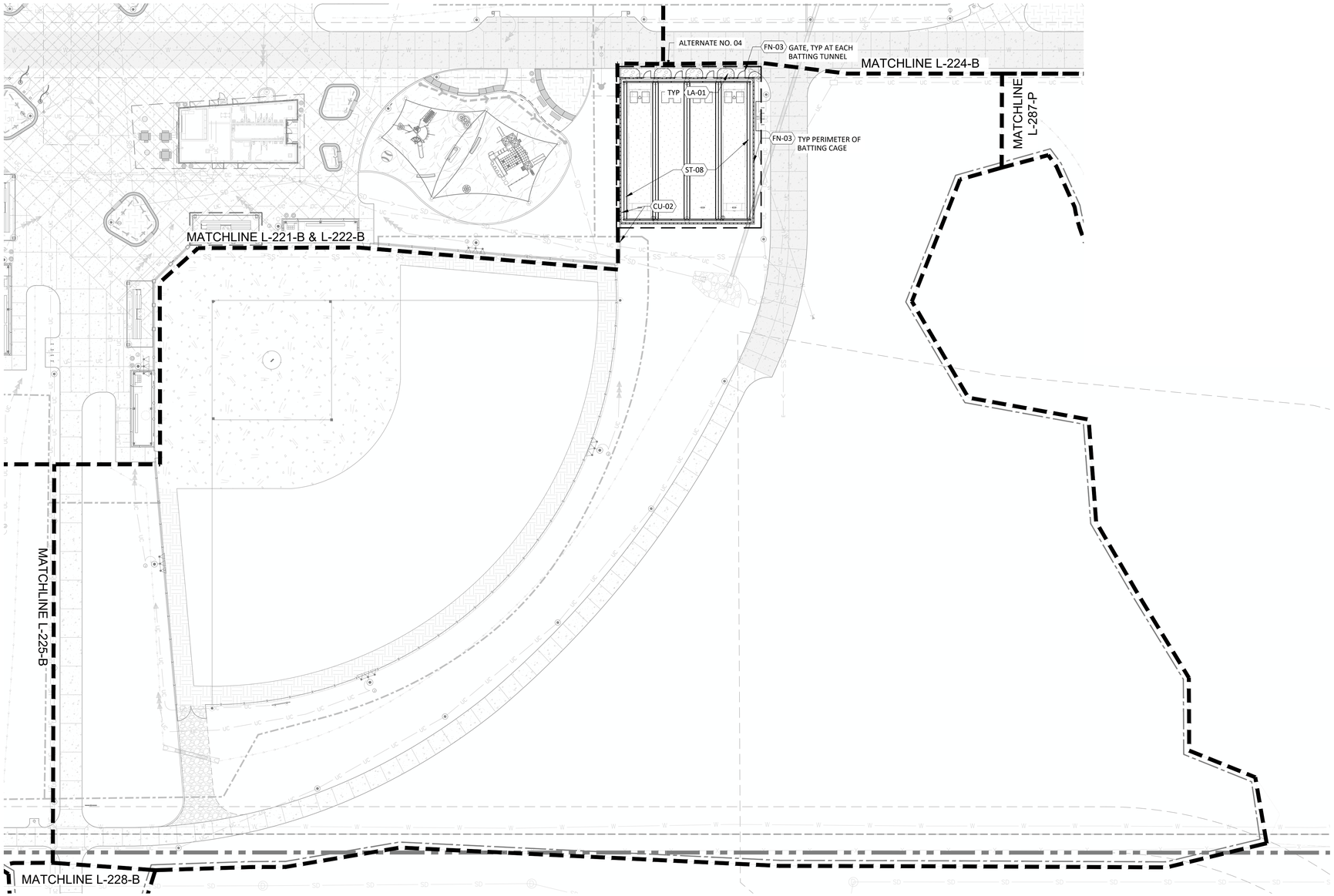
1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **FENCING AND GATES** | | |
| FN-03 | 6' HT CHAIN LINK FENCE AND GATE | A3/L-505 |
| **LANDSCAPE** | | |
| LA-01 | ROCK MULCH | RE: SPECS |
| **STRUCTURE** | | |
| ST-08 | BATTING CAGE | A1/L-512 |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




## A1 SOUTHEAST BALLFIELD ENLARGEMENT- ALTERNATE NO. 04

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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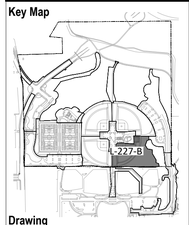
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INTERIOR DESIGN

| | DATE | DESCRIPTION |
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|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

SOUTHEAST BALLFIELD ENLARGEMENT- ALTERNATE NO. 04

**L-227-B**

SITE PLAN SUBMITTAL


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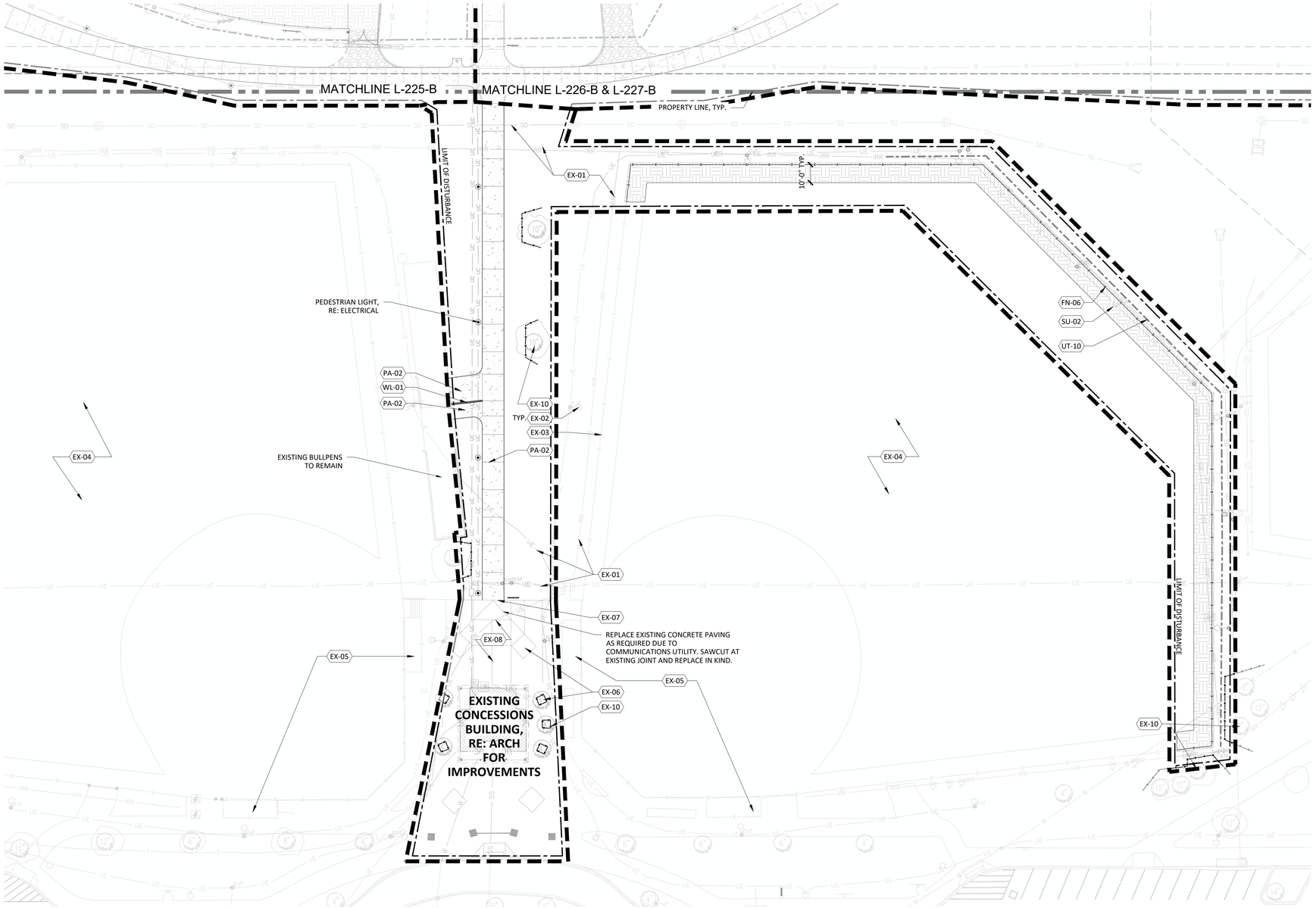
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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-02 | LIGHT POLE | - |
| EX-03 | FENCE | - |
| EX-04 | BALLFIELD | - |
| EX-05 | DUGOUT | - |
| EX-06 | PLANTING BED | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| EX-10 | VEGETATION | - |
| **FENCING AND GATES** | | |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-505 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| **SURFACING** | | |
| SU-02 | BALLFIELDS WARNING TRACK MIX | A1/L-506 |
| **UTILITIES** | | |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| **WALLS** | | |
| WL-01 | RETAINING WALL - CONCRETE | A1/L-508 |

A1 **EXISTING PARK IMPROVEMENTS ENLARGEMENT**
1" = 30'-0"

SCALE: 1" = 30'-0"
0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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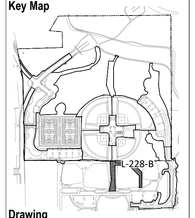
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**Sheet Issue Date:** 2024-11-22
**Drawn By:** EH, LW, ED, MS, AG
**Checked By:** RB, CB, DD

**Key Map**




**Drawing**
EXISTING PARK IMPROVEMENTS ENLARGEMENT

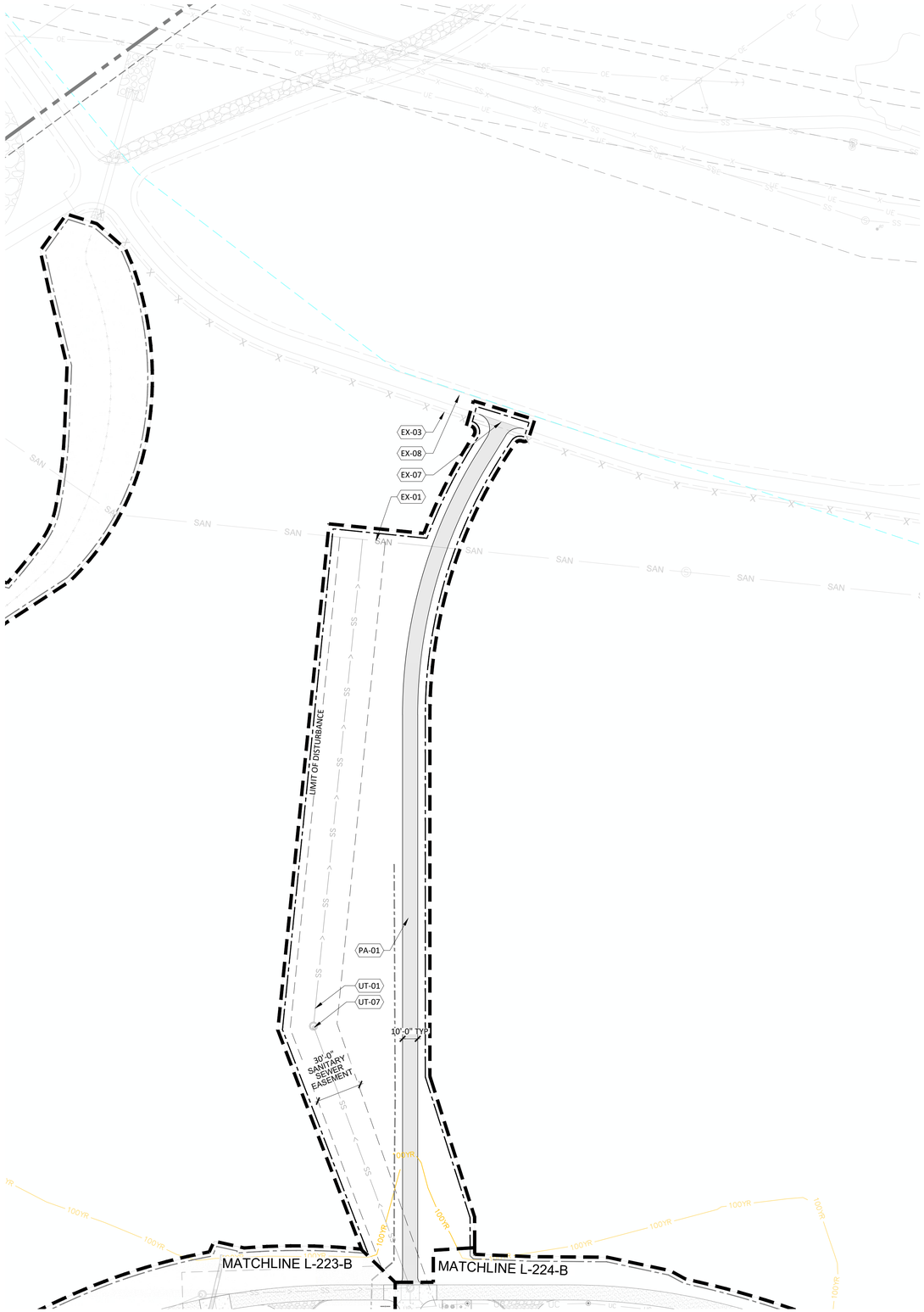
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SITE PLAN SUBMITTAL


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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-03 | FENCE | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| **PAVING/STRIPING** | | |
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
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- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

## A1 CHERRY CREEK CONNECTION ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

COLORADO 811 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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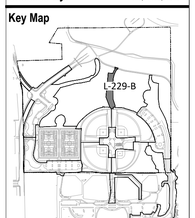
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INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

CHERRY CREEK CONNECTION ENLARGEMENT

# L-229-B

SITE PLAN SUBMITTAL


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THE LINE SHOWN ABOVE IS 1" LONG WHEN PRINTED AT THIS SHEETS ORIGINAL PAGE SIZE

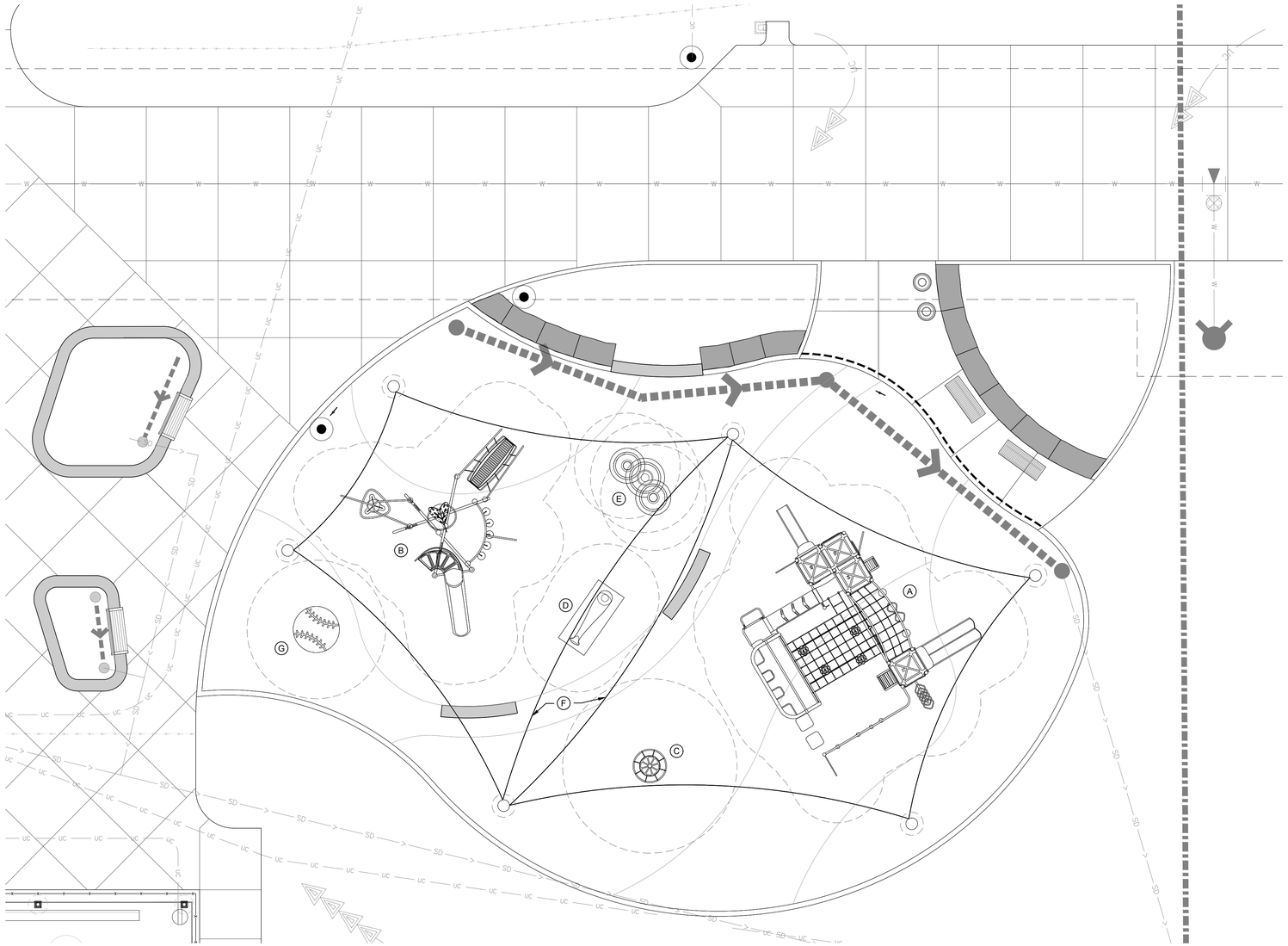
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING PATTERNS

# PLAYGROUND EQUIPMENT KEY AND ACCESSIBILITY SCHEDULE

| SYM | MANUFACTURER | PRODUCT |
|---|---|---|
| Ⓐ | LANDSCAPE STRUCTURES | VENTI STRUCTURE (5-12 YEAR) (#210739A) |
| Ⓑ | LANDSCAPE STRUCTURES | WEEVOS STRUCTURE WITH CUSTOM BASEBALL CLAMPS & WEEPLANET CLIMBER (2-5 YEAR) (#1187049-02-04) |
| Ⓒ | LANDSCAPE STRUCTURES | TOPSY TURNY WITH CUSTOM DIGIFUSE BASEBALL SILHOUETTES (#CP007126) |
| Ⓓ | ID SCULPTURE | HOME RUN CLIMBER (#SC102) (RE: A1/L-233) |
| Ⓔ | ID SCULPTURE | BASEBALL STEPPERS (#SC184) (RE: A3/L-233) |
| Ⓕ | LANDSCAPE STRUCTURES | SKYWAYS JOINED HYPAR SAILS 6 COLUMNS + 2 HDPE TOPS / 10'-21' ENTRY APPROX. 3690 SF WITH RAPID RELEASE INCLUDED (#CP040012) (RE: C1/L-233) |
| Ⓖ | CUSTOM BY CONTRACTOR | BASEBALL POURED-IN-PLACE MOUND (RE: B1/L-233) |

| ADA SCHEDULE | | | |
|---|---|---|---|
| | TOTAL ELEVATED PLAY ACTIVITIES | | 13 |
| | TOTAL GROUND-LEVEL PLAY ACTIVITIES | | 17 |
| | ACCESSIBLE ELEVATED ACTIVITIES | ACCESSIBLE GROUND-LEVEL ACTIVITIES | ACCESSIBLE GROUND-LEVEL PLAY TYPES |
| REQUIRED | 7 | 4 | 11 |
| PROVIDED | 8 | 14 | 11 |

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LIMITS/LOCATIONS OF ALL EQUIPMENT PRIOR TO INSTALLING SURROUNDING PAVING AND CURBS. LOCATE PLAY EQUIPMENT TO ENSURE USE ZONES ARE IN COMPLIANCE WITH ALL REGULATING CODES AND STANDARDS. NO USE ZONES ARE TO OVERLAP, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. PLAYGROUND EQUIPMENT HAS BEEN DESIGNED AND COORDINATED BETWEEN LANDSCAPE ARCHITECT, OWNER, AND PLAY REP. SHOULD ANY CHANGES BE REQUESTED IN DESIGN, COMPONENTS OR LAYOUT, BOTH A SUBSTITUTION REQUEST AND ADDITIONAL SERVICES FOR THE LANDSCAPE ARCHITECT WILL BE REQUIRED BY CONTRACTOR; LANDSCAPE ARCHITECT TO BE CONTACTED IN ADVANCE FOR COORDINATION.
3. COLORS TO BE SELECTED FROM STANDARD COLORS VIA SUBMITTAL REVIEW.




## A1 PLAYGROUND ENLARGEMENT- ALTERNATE NO. 03

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'



AERIAL VIEW LOOKING SOUTHWEST



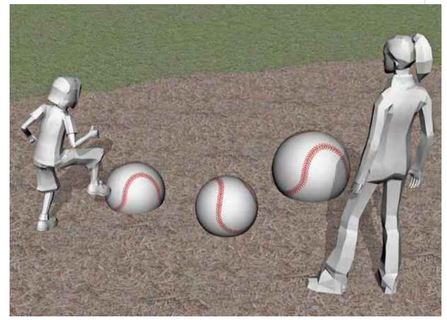
VIEW LOOKING EAST



VIEW LOOKING SOUTHWEST



HOME RUN CLIMBER



BASEBALL STEPPERS

PLAYGROUND STRUCTURE IMAGES FOR REFERENCE ONLY

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**
**JVA Incorporated**
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

**ELECTRICAL ENGINEER**
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Wheat Ridge, CO 80215
p. 303.278.7297

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Town of Parker
**SALISBURY PARK**
**NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

PLAYGROUND ENLARGEMENT- ALTERNATE NO. 03

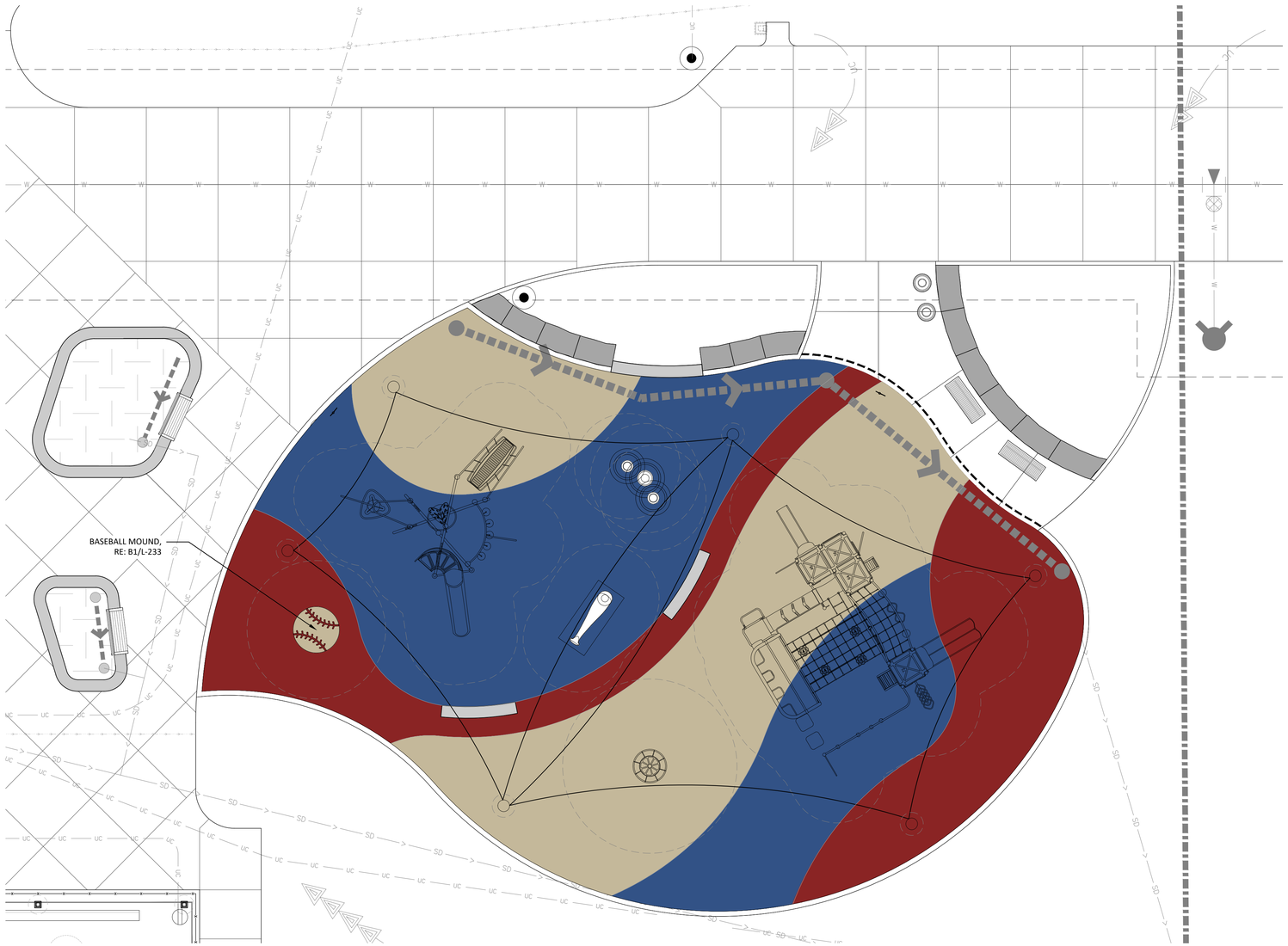
**L-230**

SITE PLAN SUBMITTAL
Page 132 of 311

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## A1 PLAYGROUND SURFACING LAYOUT - ALTERNATE NO. 03

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

# PIP LEGEND

- POURED-IN-PLACE SURFACING 70% PRIMARY RED- 30% BLACK COLOR MIX
- POURED-IN-PLACE SURFACING 70% SKY BLUE- 30% BLACK COLOR MIX
- POURED-IN-PLACE SURFACING 70% EGGSHELL- 30% BLACK COLOR MIX

NOTES:

1. PROVIDE SAMPLES OF PIP COLORS. COLORS & LAYOUT SPECIFIED ARE REPRESENTATIVE ONLY. FINAL COLORS & DESIGN TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER DURING SUBMITTAL PROCESS.
2. REFER TO SHEET L-232 FOR PIP DEPTHS. ALL DEPTHS TO BE VERIFIED WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION OF UNDERDRAIN AND SURFACING.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**

**Drawing**

PLAYGROUND SURFACING LAYOUT - ALTERNATE NO. 03

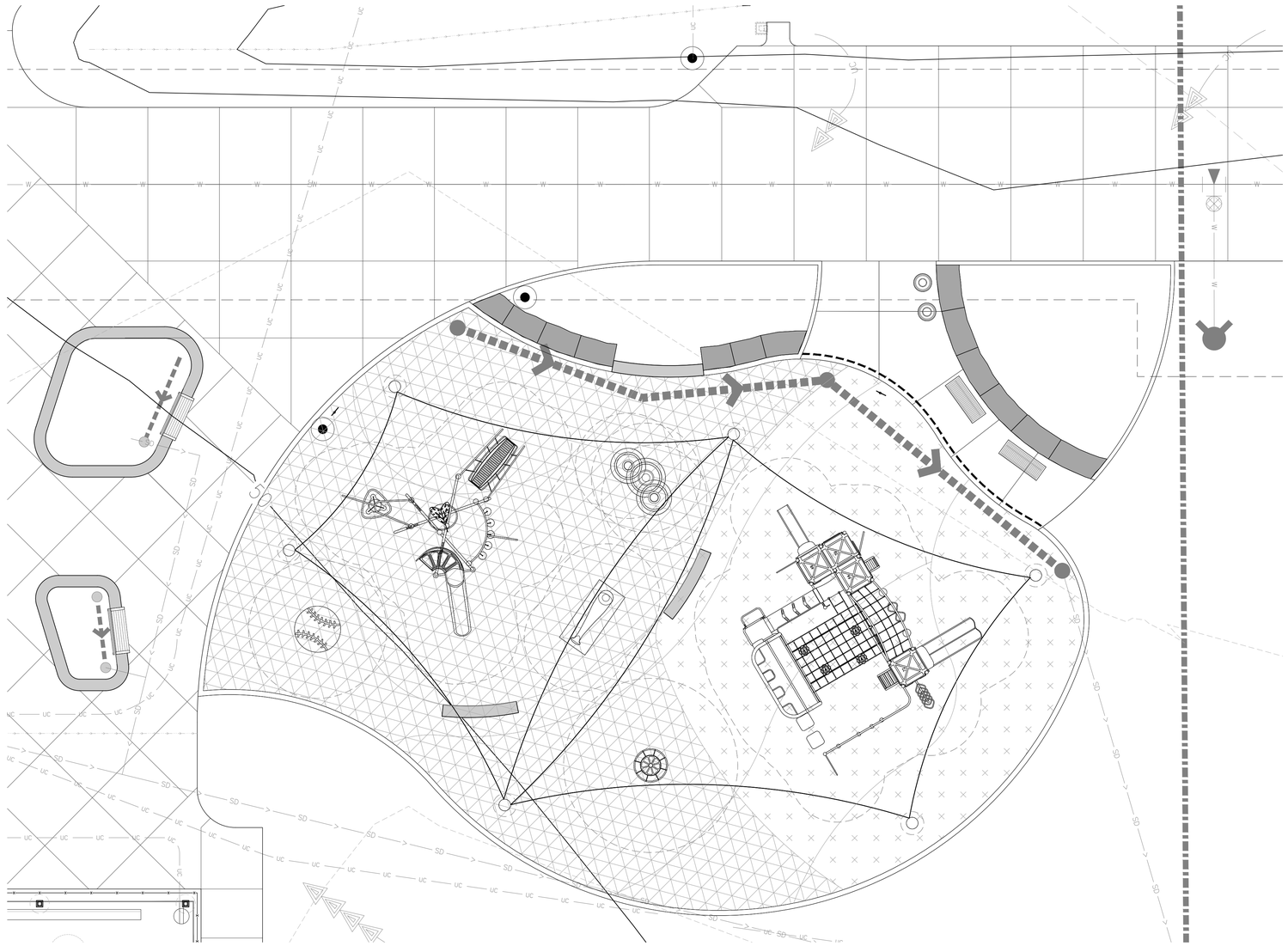
# L-231

SITE PLAN SUBMITTAL


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## LEGEND

- 48.59 — PROPOSED SPOT ELEVATIONS
- TW — TOP OF WALL/TOP OF BOULDER ELEVATION
- FG — FINAL GRADE ELEVATION
- TOS — TOP OF SURFACING
- FS — FINISHED SURFACE
- HP — PROPOSED HIGH POINT ELEVATION
- LP — PROPOSED LOW POINT ELEVATION
- FL — PROPOSED FLOW LINE
- (E) 46.22 — EXISTING ELEVATION
- 5846 — EXISTING CONTOUR
- 48 — PROPOSED CONTOUR
- 3.8% — DRAINAGE SLOPE
- 6" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER
- 1.75" DEPTH PIP
- 3.5" DEPTH PIP

**A1 PLAYGROUND SURFACING DEPTH- ALTERNATE NO. 03**
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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**Key Map**

**Drawing**
PLAYGROUND SURFACING DEPTH- ALTERNATE NO. 03

# L-232

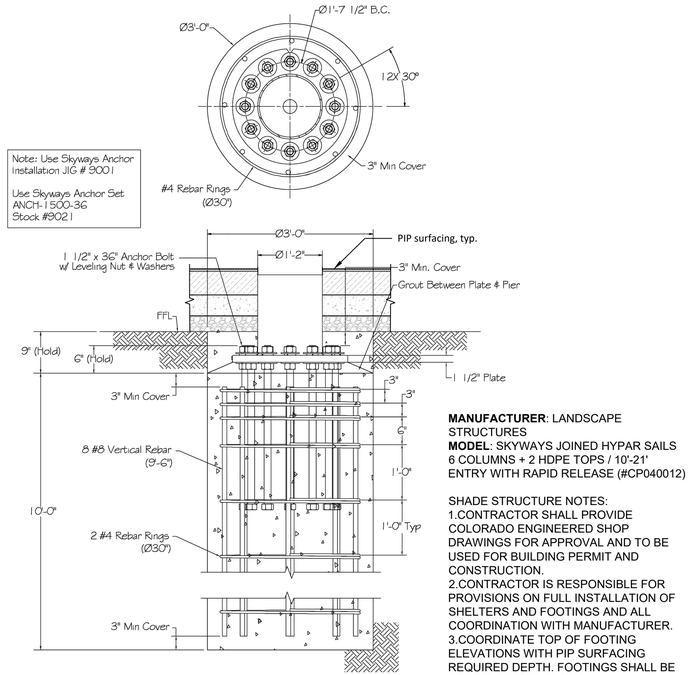
SITE PLAN SUBMITTAL


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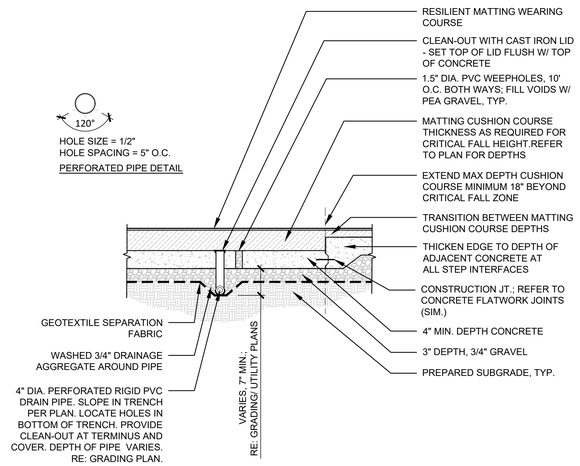



**MANUFACTURER**: LANDSCAPE STRUCTURES
**MODEL**: SKYWAYS JOINED HYPAR SAILS 6 COLUMNS + 2 HDPE TOPS / 10'-21' ENTRY WITH RAPID RELEASE (#CP040012)

SHADE STRUCTURE NOTES:
1.CONTRACTOR SHALL PROVIDE COLORADO ENGINEERED SHOP DRAWINGS FOR APPROVAL AND TO BE USED FOR BUILDING PERMIT AND CONSTRUCTION.
2.CONTRACTOR IS RESPONSIBLE FOR PROVISIONS ON FULL INSTALLATION OF SHELTERS AND FOOTINGS AND ALL COORDINATION WITH MANUFACTURER.
3.COORDINATE TOP OF FOOTING ELEVATIONS WITH PIP SURFACING REQUIRED DEPTH. FOOTINGS SHALL BE SET BELOW SURFACING.

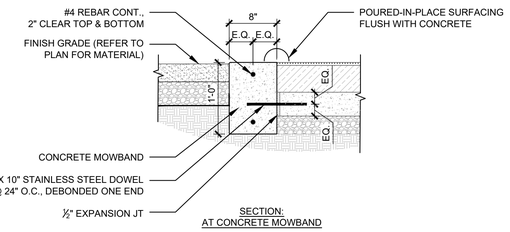
FOUNDATION FOR REFERENCE ONLY. FINAL DESIGN TO BE PROVIDED BY CONTRACTOR.

## C1 SHADE STRUCTURE FOUNDATION (ALTERNATE NO. 03)
NTS

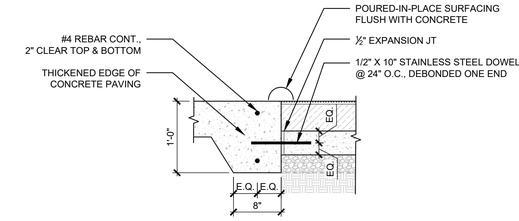



NOTES:
1. ALL PERFORATED PIPE AND FITTINGS SHALL BE SCHEDULE 40 AND SHALL MEET ASTM D2729 OR ASTM F758.
2. SLEEVE ALL PENETRATIONS AT WALLS AND UNDER WALKS, MOWBANDS, ETC.
3. REFER TO C4/L-233 FOR POURED-IN-PLACE SURFACING EDGE RESTRAINT DETAILS.

## C2 POURED-IN-PLACE SURFACING (ALT. NO. 03)
3/4" = 1'-0"

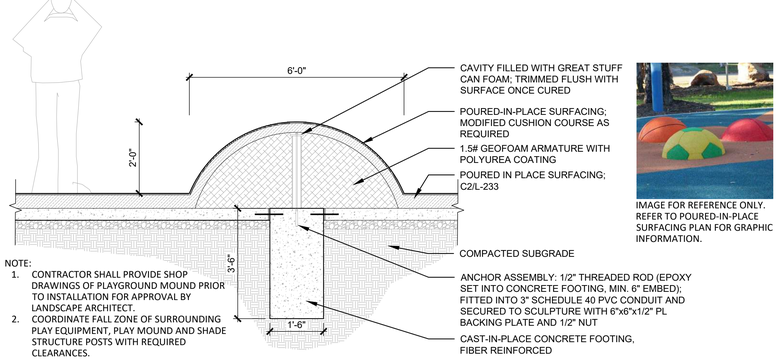



SECTION:
AT CONCRETE MOWBAND




SECTION:
AT THICKENED EDGE
CONCRETE PAVING

## C4 POURED-IN-PLACE EDGE RESTRAINT (ALT. NO. 03)
1" = 1'-0"

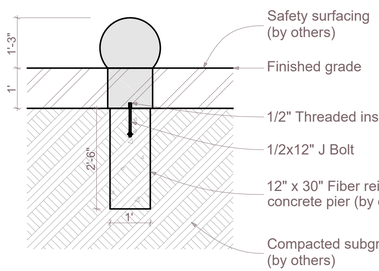



NOTE:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PLAYGROUND MOUND PRIOR TO INSTALLATION FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. COORDINATE FALL ZONE OF SURROUNDING PLAY EQUIPMENT, PLAY MOUND AND SHADE STRUCTURE POSTS WITH REQUIRED CLEARANCES.

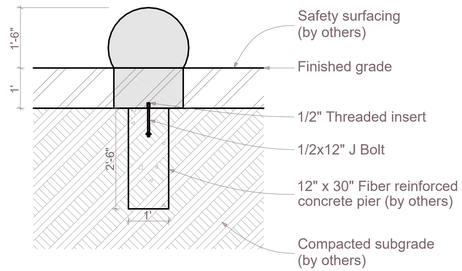


IMAGE FOR REFERENCE ONLY. REFER TO POURED-IN-PLACE SURFACING PLAN FOR GRAPHIC INFORMATION.

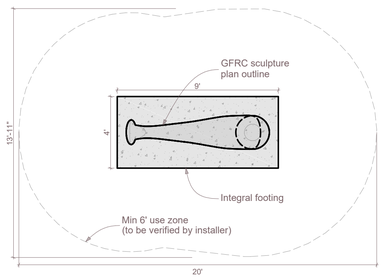
## B1 BASEBALL PIP PLAY MOUND (ALTERNATE NO. 03)
NTS

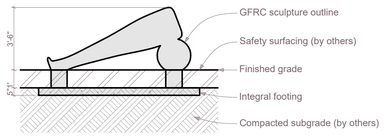



Baseball Stepper MED
SC184-2
SCALE $\frac{3}{8}$" = 1'-0"

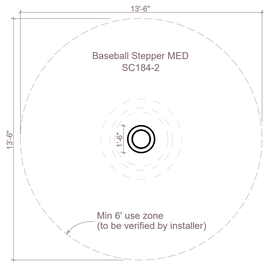



Baseball Stepper LRG
SC184-3
SCALE: $\frac{3}{8}$" = 1'-0"

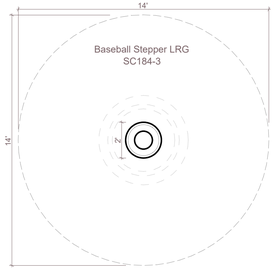


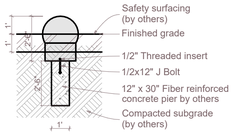

## A1 HOME RUN CLIMBER FOUNDATION (ALTERNATE NO. 03)
1/4" = 1'-0"




Use zones
(to be verified by installer)
SCALE: 1/4 "= 1'-0"




+6'-0"-unlinked play-all ages
+1'-6"-maximum- 5-12 years old
+1'-0"-maximum- 2-5 years old
+9"-minimum




## A3 BASEBALL STEPPERS FOUNDATION (ALTERNATE NO. 03)
SCALE AS NOTED

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**Key Map**

**Drawing**
PLAYGROUND DETAILS - ALTERNATE NO. 03

# L-233

SITE PLAN SUBMITTAL
Page 135 of 311

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CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

D C B A

1 2 3 4 5

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# SITE NOTES

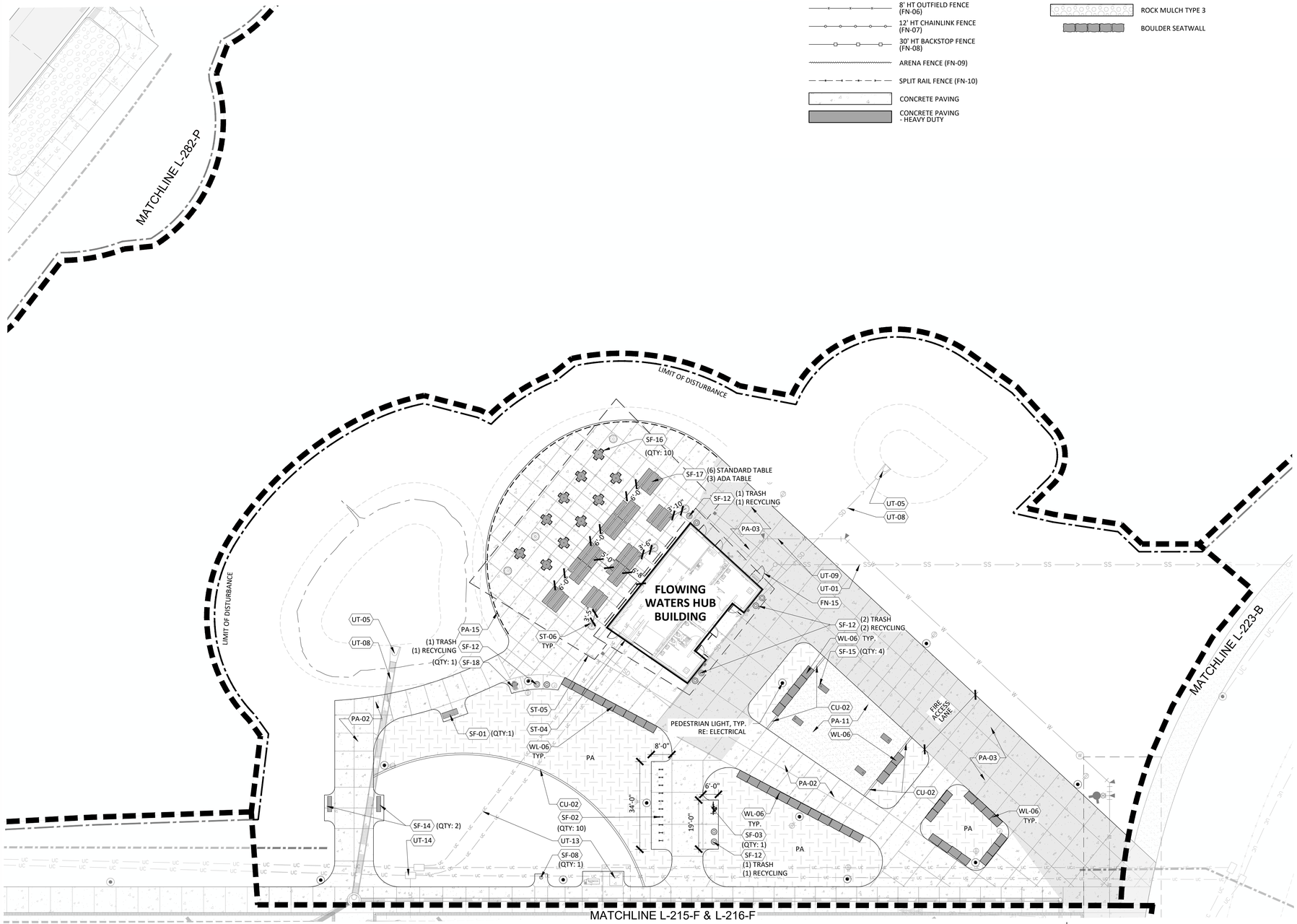
1. REFER TO SHEET L-100 FOR SITE NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **FENCING AND GATES** | | |
| FN-15 | CONDENSING UNIT ENCLOSURE | A1/L-519 |
| **PAVING/STRIPING** | | |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| PA-15 | HUB PAVING THICKENED EDGE | A4/L-500 |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-02 | BIKE RACK | A1/L-522 |
| SF-03 | BIKE SERVICE STATION | A2/L-522 |
| SF-08 | PET WASTE STATION | C4/L-522 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| SF-14 | BACKLESS BENCH | A2/L-521 |
| SF-15 | CORNHOLE | A4/L-522 |
| SF-16 | MOVEABLE TABLES AND CHAIRS | C4/L-521 |
| SF-17 | PICNIC TABLE RECTANGLE | C2/L-521 |
| SF-18 | BARBEQUE GRILL | A3/L-521 |
| **STRUCTURE** | | |
| ST-04 | ARCHITECTURAL BUILDING | RE: ARCH |
| ST-05 | BUILDING OVERHANG | RE: ARCH |
| ST-06 | BUILDING COLUMN | RE: ARCH |
| **UTILITIES** | | |
| UT-01 | SANITARY SEWER LINE | RE: CIVIL |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |
| **WALLS** | | |
| WL-06 | BOULDER SEATWALL | C1/L-503 |




## A1 COMMUNITY HUB ENLARGEMENT- ALTERNATE NO. 01

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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p. 303.278.7297

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Littleton, CO 80127
p. 303.986.2175

**MECHANICAL ENGINEER**
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Englewood, CO 80112
p. 303.688.0223


Town of Parker
**SALISBURY PARK NORTH - PHASE 1**
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PARKER, CO 80134

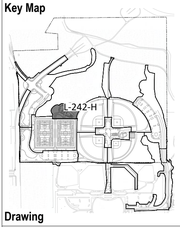
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| **Project Number:** | 223072.00 |
| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

COMMUNITY HUB ENLARGEMENT- ALTERNATE NO. 01

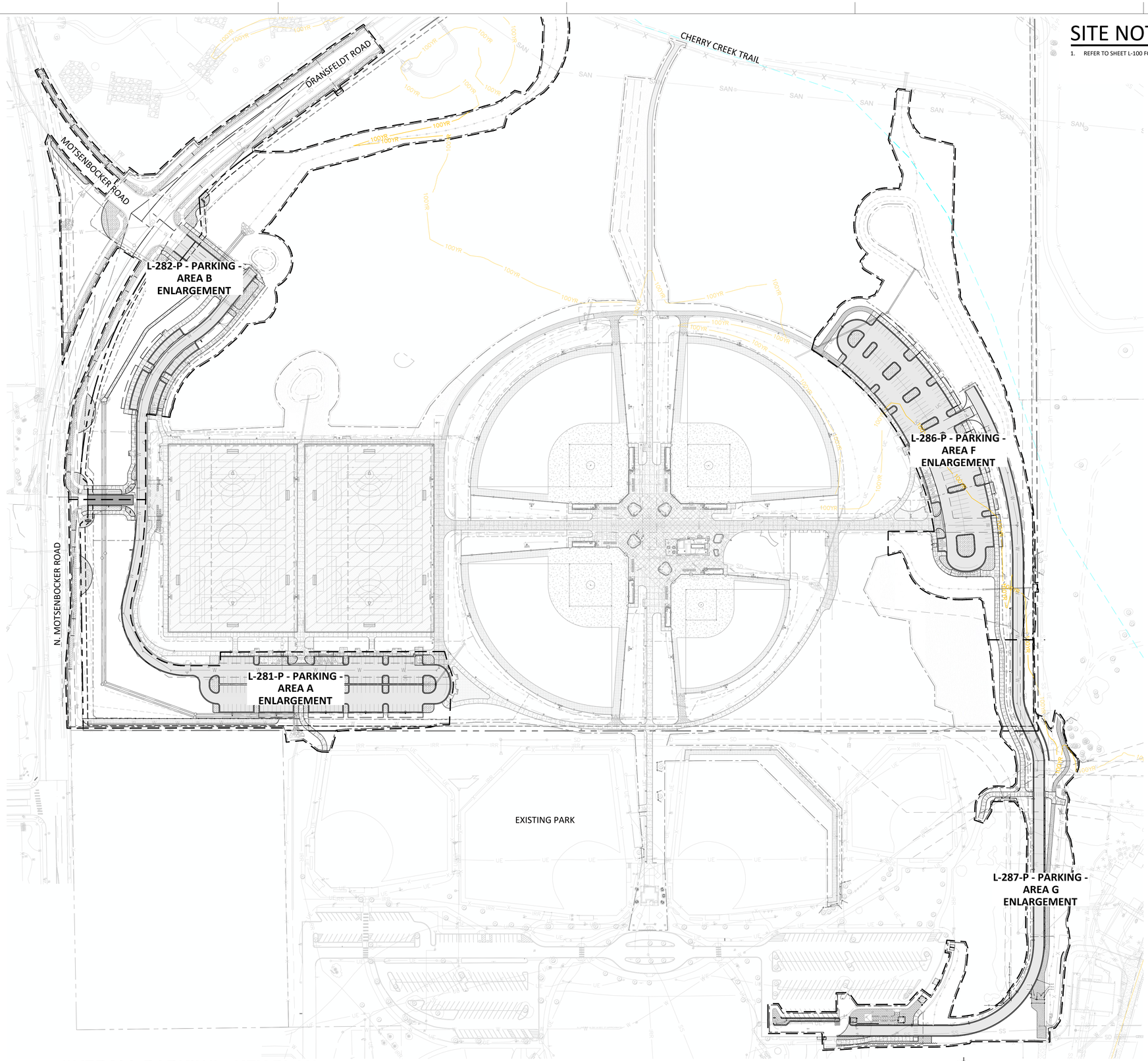
# L-242-H

SITE PLAN SUBMITTAL
Page 136 of 311

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## SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

## LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL BASE
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

**A1 OVERALL PARKING - KEY PLAN**
1" = 100'-0"

SCALE: 1" = 100'-0"
0' 50' 100' 200' 300'

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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Town of Parker
# SALISBURY PARK NORTH - PHASE 1
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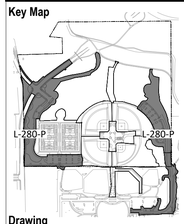
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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**Key Map**




**Drawing**
OVERALL PARKING - KEY PLAN

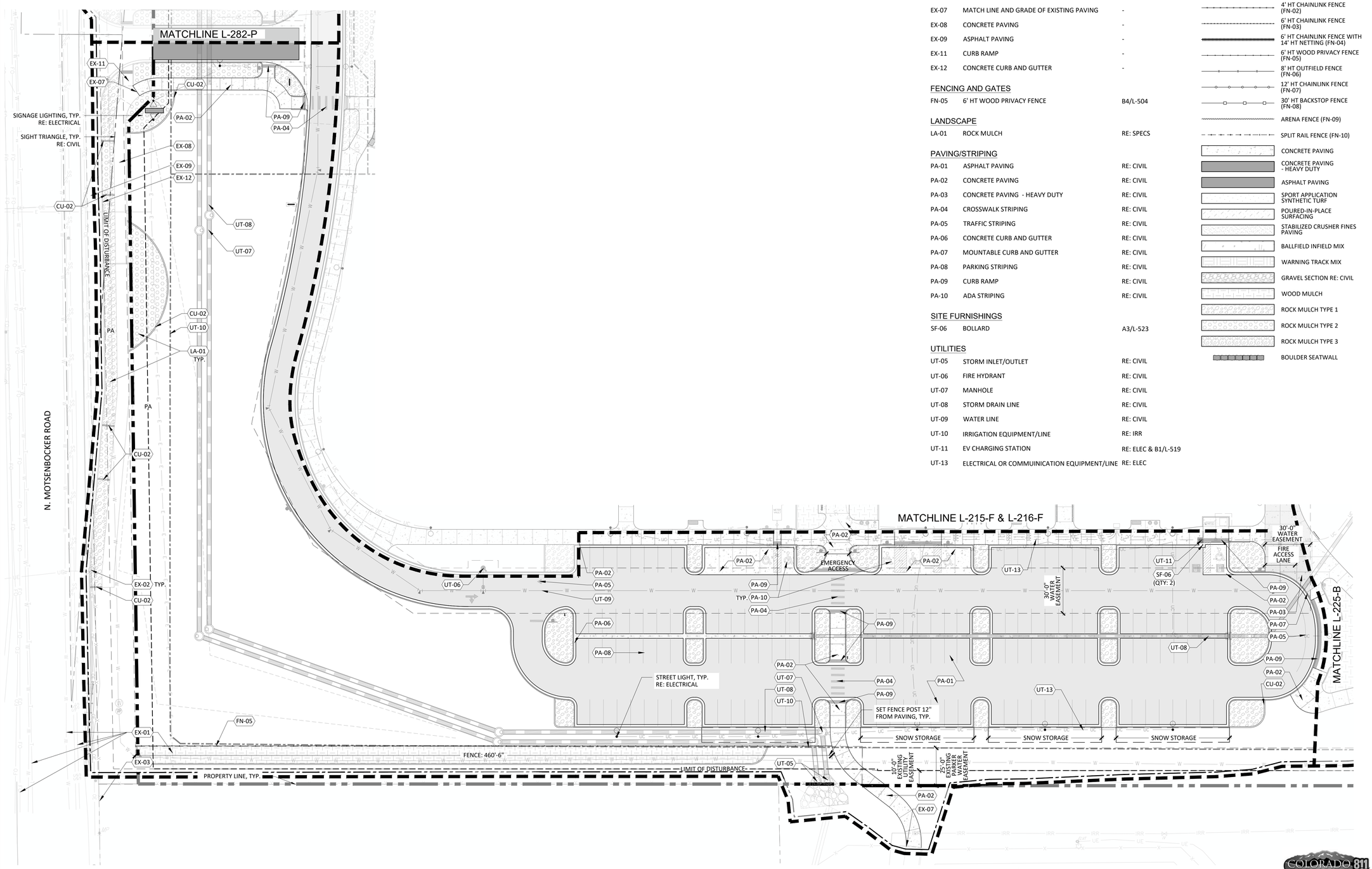
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SITE PLAN SUBMITTAL
Page 137 of 311

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# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-02 | LIGHT POLE | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| EX-09 | ASPHALT PAVING | - |
| EX-11 | CURB RAMP | - |
| EX-12 | CONCRETE CURB AND GUTTER | - |
| **FENCING AND GATES** | | |
| FN-05 | 6' HT WOOD PRIVACY FENCE | B4/L-504 |
| **LANDSCAPE** | | |
| LA-01 | ROCK MULCH | RE: SPECS |
| **PAVING/STRIPING** | | |
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-04 | CROSSWALK STRIPING | RE: CIVIL |
| PA-05 | TRAFFIC STRIPING | RE: CIVIL |
| PA-06 | CONCRETE CURB AND GUTTER | RE: CIVIL |
| PA-07 | MOUNTABLE CURB AND GUTTER | RE: CIVIL |
| PA-08 | PARKING STRIPING | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-10 | ADA STRIPING | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-06 | BOLLARD | A3/L-523 |
| **UTILITIES** | | |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-07 | MANHOLE | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-11 | EV CHARGING STATION | RE: ELEC & B1/L-519 |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

## A1 PARKING - AREA A ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
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PARKER, CO 80134

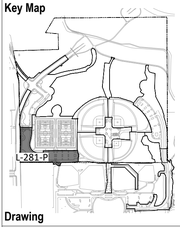
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

| | DATE | DESCRIPTION |
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| **Sheet Issue Date:** | 2024-11-22 |
| **Drawn By:** | EH, LW, ED, MS, AG |
| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

PARKING - AREA A ENLARGEMENT

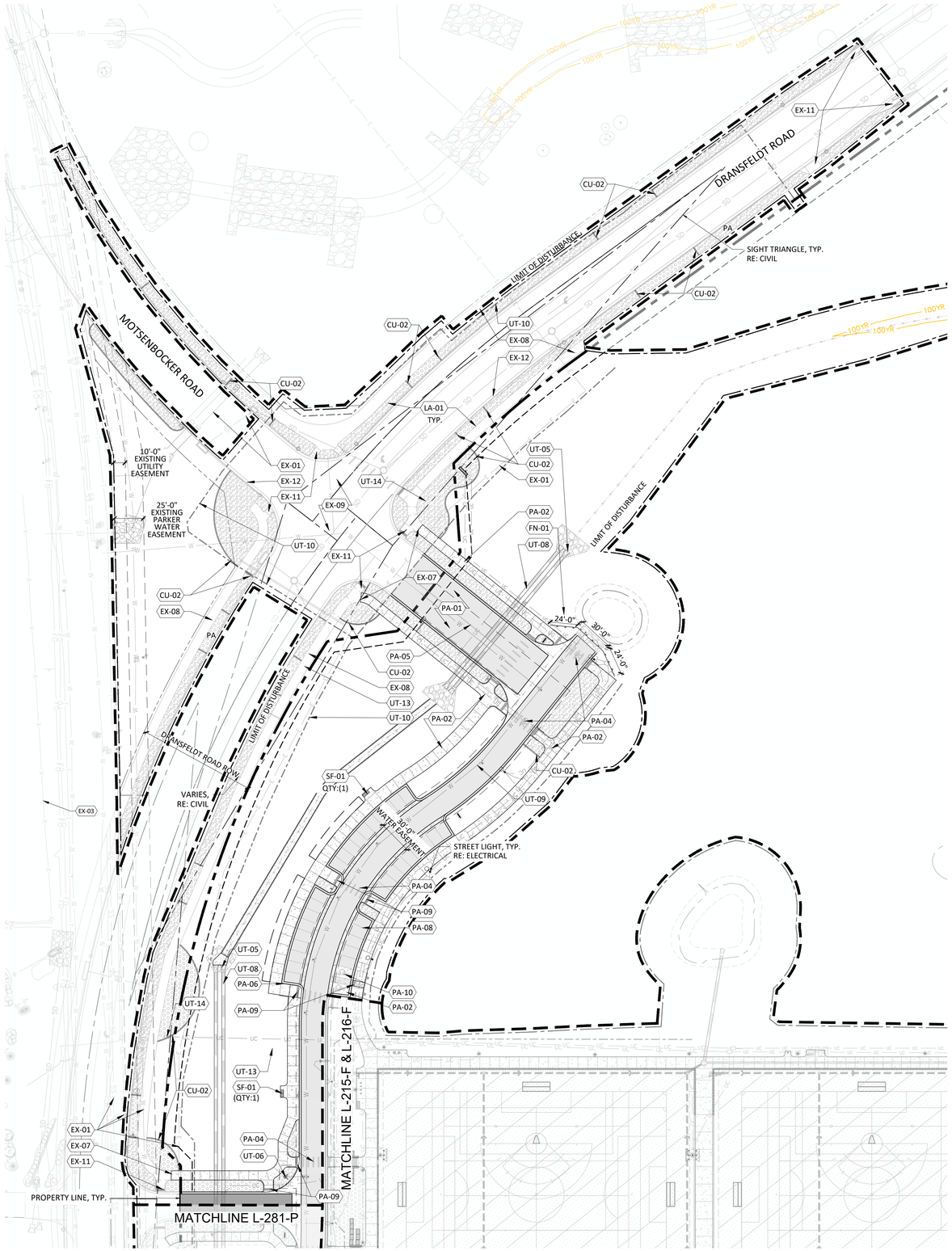
# L-281-P

SITE PLAN SUBMITTAL
Page 138 of 311

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# A1 PARKING - AREA B ENLARGEMENT

1" = 50'-0"

SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-03 | FENCE | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| EX-09 | ASPHALT PAVING | - |
| EX-11 | CURB RAMP | - |
| EX-12 | CONCRETE CURB AND GUTTER | - |
| **FENCING AND GATES** | | |
| FN-01 | 4' HT NATURAL AREA FENCE | C1/L-504 |
| **LANDSCAPE** | | |
| LA-01 | ROCK MULCH | RE: SPECS |
| **PAVING/STRIPING** | | |
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-04 | CROSSWALK STRIPING | RE: CIVIL |
| PA-05 | TRAFFIC STRIPING | RE: CIVIL |
| PA-06 | CONCRETE CURB AND GUTTER | RE: CIVIL |
| PA-08 | PARKING STRIPING | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-10 | ADA STRIPING | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| **UTILITIES** | | |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
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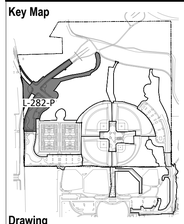
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
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| | DATE | DESCRIPTION |
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**Key Map**




**Drawing**

PARKING - AREA B ENLARGEMENT

# L-282-P

SITE PLAN SUBMITTAL
Page 139 of 311

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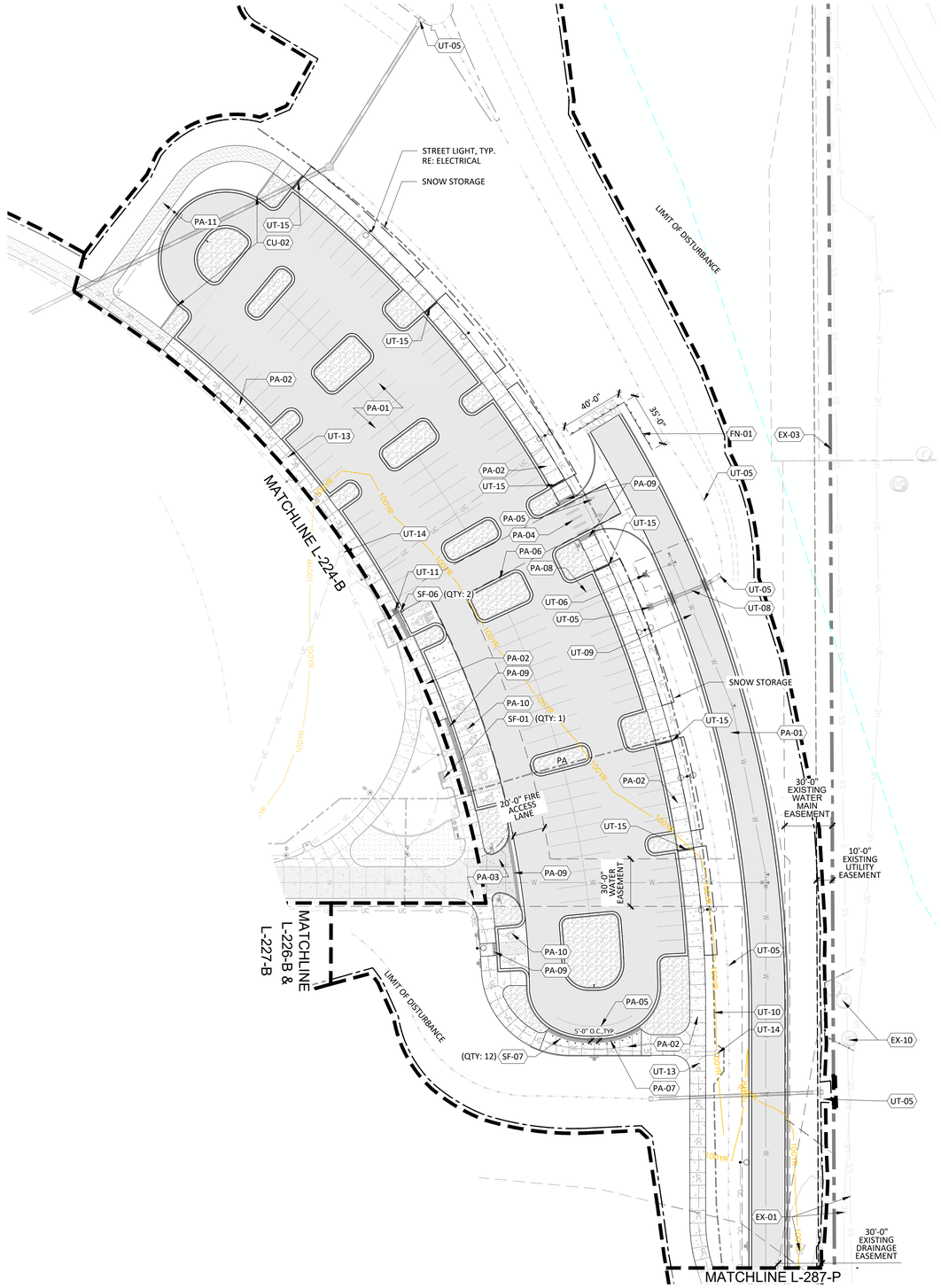
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C M Y K

# SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.




# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EXISTING CONDITIONS** | | |
| EX-03 | FENCE | - |
| EX-10 | VEGETATION | - |
| **FENCING AND GATES** | | |
| FN-01 | 4' HT NATURAL AREA FENCE | C1/L-504 |
| **PAVING/STRIPING** | | |
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-03 | CONCRETE PAVING - HEAVY DUTY | RE: CIVIL |
| PA-04 | CROSSWALK STRIPING | RE: CIVIL |
| PA-05 | TRAFFIC STRIPING | RE: CIVIL |
| PA-06 | CONCRETE CURB AND GUTTER | RE: CIVIL |
| PA-08 | PARKING STRIPING | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-10 | ADA STRIPING | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| **SITE FURNISHINGS** | | |
| SF-01 | BACKED BENCH 6' | A1/L-521 |
| SF-06 | BOLLARD | A3/L-523 |
| SF-12 | TRASH AND RECYCLING RECEPTACLE | C3/L-522 |
| **UTILITIES** | | |
| UT-05 | STORM INLET/OUTLET | RE: CIVIL |
| UT-06 | FIRE HYDRANT | RE: CIVIL |
| UT-08 | STORM DRAIN LINE | RE: CIVIL |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-11 | EV CHARGING STATION | RE: ELEC & B1/L-519 |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| UT-14 | ELEC HANDHOLE | RE: ELEC |
| UT-15 | CHASE DRAIN | RE: CIVIL |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
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- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL

## A1 PARKING - AREA F ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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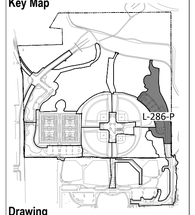
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**Key Map**




**Drawing**

PARKING - AREA F ENLARGEMENT

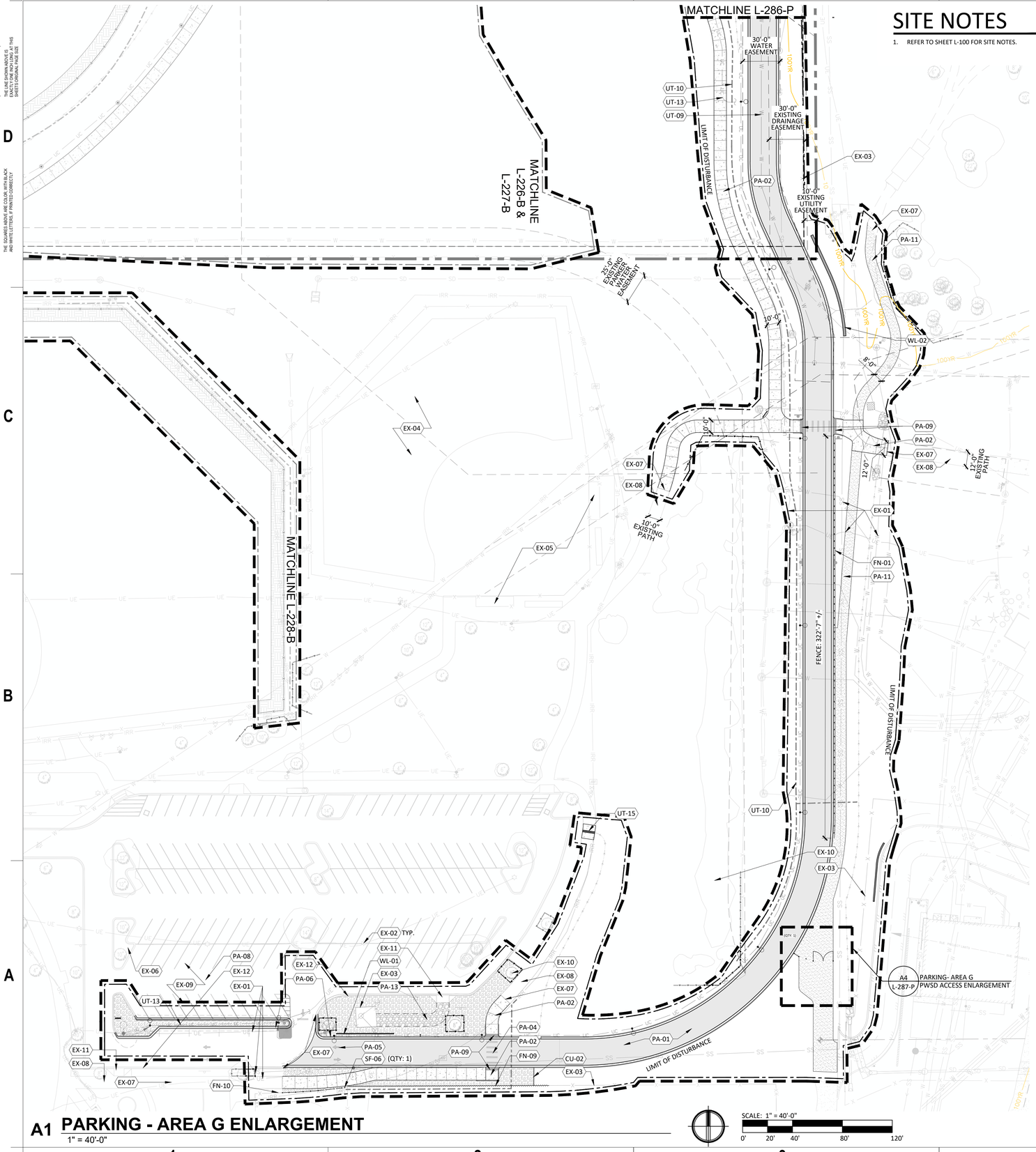
# L-286-P

SITE PLAN SUBMITTAL
Page 140 of 311

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THE SQUARES ABOVE ARE COLOR: WITH BLACK AND WHITE SETTING A PRINTED CORRECTLY




# SITE NOTES

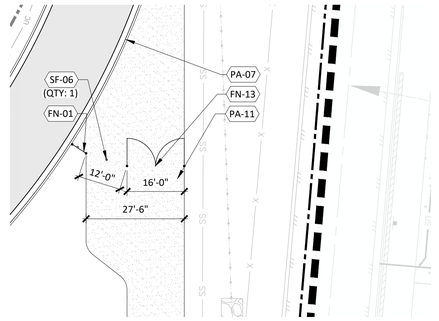
1. REFER TO SHEET L-100 FOR SITE NOTES.

# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **CURBS** | | |
| CU-02 | CONCRETE MOWBAND | B1/L-500 |
| **EXISTING CONDITIONS** | | |
| EX-01 | UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT | - |
| EX-02 | LIGHT POLE | - |
| EX-03 | FENCE | - |
| EX-04 | BALLFIELD | - |
| EX-05 | DUGOUT | - |
| EX-06 | PLANTING BED | - |
| EX-07 | MATCH LINE AND GRADE OF EXISTING PAVING | - |
| EX-08 | CONCRETE PAVING | - |
| EX-09 | ASPHALT PAVING | - |
| EX-10 | VEGETATION | - |
| EX-11 | CURB RAMP | - |
| EX-12 | CONCRETE CURB AND GUTTER | - |
| **FENCING AND GATES** | | |
| FN-01 | 4' HT NATURAL AREA FENCE | C1/L-504 |
| FN-09 | ARENA FENCE | C2/L-504 |
| FN-10 | SPLIT-RAIL FENCE | C4/L-504 |
| FN-13 | VEHICULAR ACCESS GATE | B1/L-504 |
| **PAVING/STRIPING** | | |
| PA-01 | ASPHALT PAVING | RE: CIVIL |
| PA-02 | CONCRETE PAVING | RE: CIVIL |
| PA-04 | CROSSWALK STRIPING | RE: CIVIL |
| PA-05 | TRAFFIC STRIPING | RE: CIVIL |
| PA-06 | CONCRETE CURB AND GUTTER | RE: CIVIL |
| PA-07 | MOUNTABLE CURB AND GUTTER | RE: CIVIL |
| PA-08 | PARKING STRIPING | RE: CIVIL |
| PA-09 | CURB RAMP | RE: CIVIL |
| PA-11 | STABLIZIED CRUSHER FINES PAVING | B3,C3/L-500 |
| PA-13 | GRAVEL SECTION DETAIL | RE: CIVIL |
| **SITE FURNISHINGS** | | |
| SF-06 | BOLLARD | A3/L-523 |
| **UTILITIES** | | |
| UT-09 | WATER LINE | RE: CIVIL |
| UT-10 | IRRIGATION EQUIPMENT/LINE | RE: IRR |
| UT-13 | ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE | RE: ELEC |
| **WALLS** | | |
| WL-01 | RETAINING WALL - CONCRETE | A1/L-508 |
| WL-02 | RETAINING WALL - MSE | A4/L-503 |

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- WOOD MULCH
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- BOULDER SEATWALL




## A1 PARKING - AREA G ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

## A4 PARKING- AREA G PWSD ACCESS ENLARGEMENT

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

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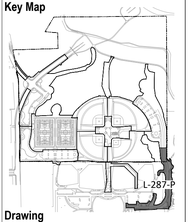
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**Key Map**



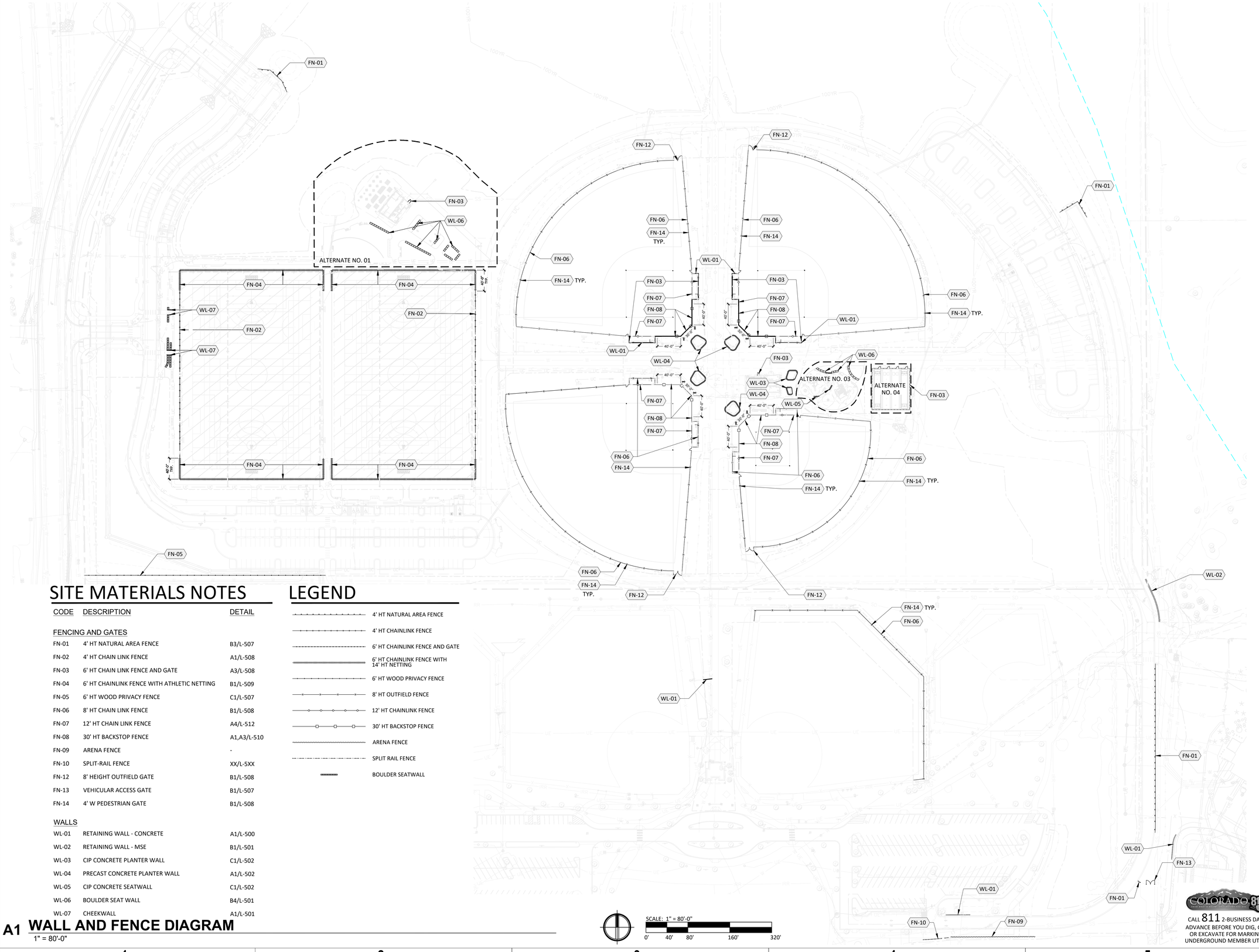

**Drawing**

PARKING - AREA G ENLARGEMENT

**L-287-P**




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# SITE MATERIALS NOTES

| CODE | DESCRIPTION | DETAIL |
|---|---|---|
| **FENCING AND GATES** | | |
| FN-01 | 4' HT NATURAL AREA FENCE | B3/L-507 |
| FN-02 | 4' HT CHAIN LINK FENCE | A1/L-508 |
| FN-03 | 6' HT CHAIN LINK FENCE AND GATE | A3/L-508 |
| FN-04 | 6' HT CHAINLINK FENCE WITH ATHLETIC NETTING | B1/L-509 |
| FN-05 | 6' HT WOOD PRIVACY FENCE | C1/L-507 |
| FN-06 | 8' HT CHAIN LINK FENCE | B1/L-508 |
| FN-07 | 12' HT CHAIN LINK FENCE | A4/L-512 |
| FN-08 | 30' HT BACKSTOP FENCE | A1,A3/L-510 |
| FN-09 | ARENA FENCE | - |
| FN-10 | SPLIT-RAIL FENCE | XX/L-5XX |
| FN-12 | 8' HEIGHT OUTFIELD GATE | B1/L-508 |
| FN-13 | VEHICULAR ACCESS GATE | B1/L-507 |
| FN-14 | 4' W PEDESTRIAN GATE | B1/L-508 |
| **WALLS** | | |
| WL-01 | RETAINING WALL - CONCRETE | A1/L-500 |
| WL-02 | RETAINING WALL - MSE | B1/L-501 |
| WL-03 | CIP CONCRETE PLANTER WALL | C1/L-502 |
| WL-04 | PRECAST CONCRETE PLANTER WALL | A1/L-502 |
| WL-05 | CIP CONCRETE SEATWALL | C1/L-502 |
| WL-06 | BOULDER SEAT WALL | B4/L-501 |
| WL-07 | CHEEKWALL | A1/L-501 |

# LEGEND

- 4' HT NATURAL AREA FENCE
- 4' HT CHAINLINK FENCE
- 6' HT CHAINLINK FENCE AND GATE
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING
- 6' HT WOOD PRIVACY FENCE
- 8' HT OUTFIELD FENCE
- 12' HT CHAINLINK FENCE
- 30' HT BACKSTOP FENCE
- ARENA FENCE
- SPLIT RAIL FENCE
- BOULDER SEATWALL

## A1 WALL AND FENCE DIAGRAM

1" = 80'-0"

SCALE: 1" = 80'-0"

0' 40' 80' 160' 320'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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**Key Map**

**Drawing**

WALL AND FENCE DIAGRAM

# L-290

SITE PLAN SUBMITTAL

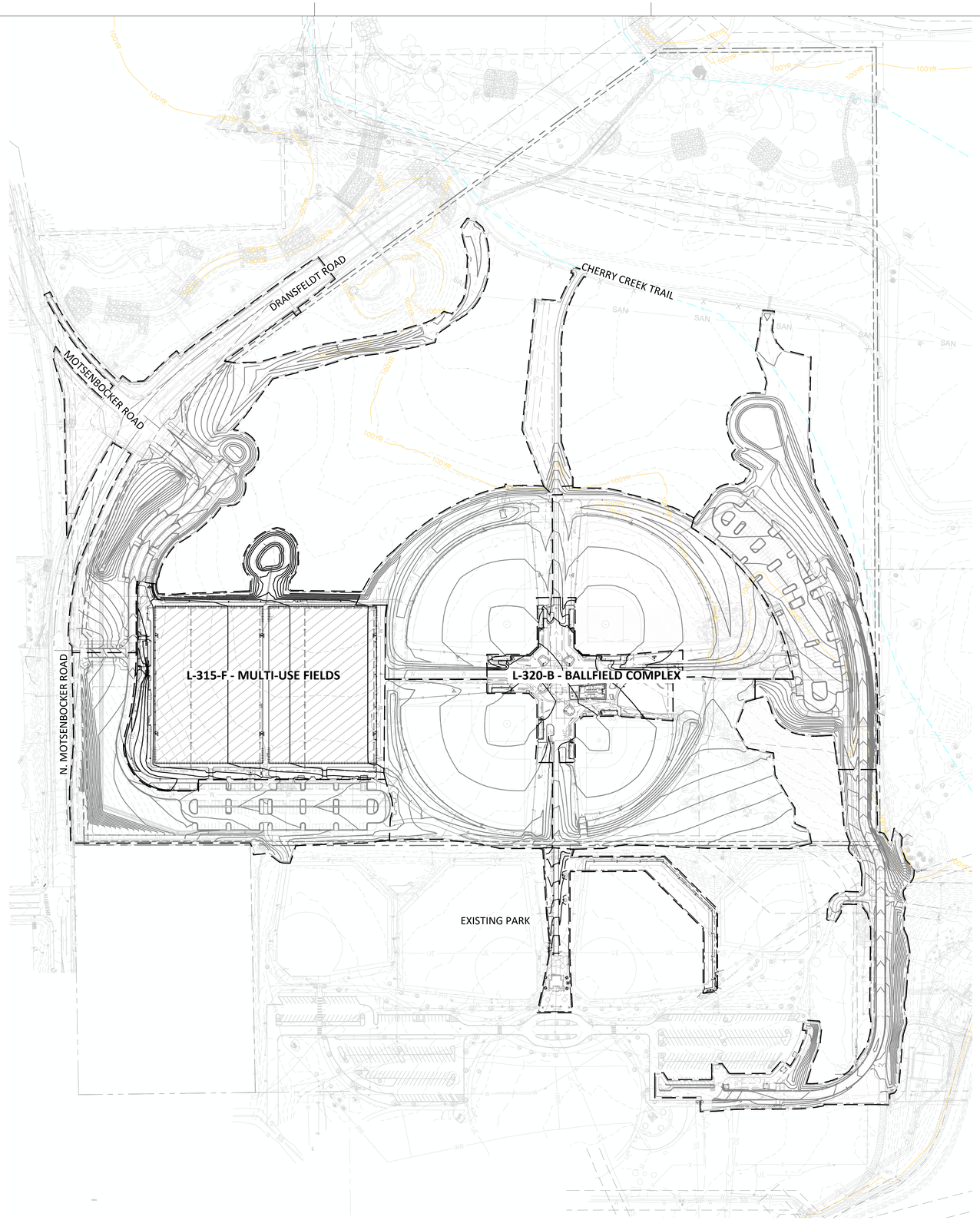

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# GRADING NOTES

1. GRADING OPERATIONS SHALL INCLUDE SHAPING AND GRADING OF DRAINAGE SWALES AS SHOWN ON THE PLANS. FLOWLINE ELEVATIONS SHALL BE SHOWN ON THE PLANS OR CROSS SECTIONS. ALL AREAS SHALL BE SHAPED AND GRADED IN THE FIELD FOR POSITIVE DRAINAGE AWAY FROM PAVED SURFACES OR FOUNDATIONS. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS. ALL IMPROVEMENTS ARE TO BE STRAIGHT GRADED BETWEEN SPOT ELEVATIONS.
2. ADJUST RIM OF ALL CLEANOUTS, MANHOLES, VALVE COVERS AND SURVEY MONUMENT COVERS TO FINISH GRADE.
3. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED IN-KIND UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
4. ALL TOPSOIL SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS, RE: TOPSOIL MANAGEMENT PLANS L-030 & L-031. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. ALL STOCKPILES SHALL REMAIN WEED FREE. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT WILL BE SODDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTING SEDIMENTATION OF RUNOFF WATER.
5. CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT SCATTERING WHEN REQURESTED BY LANDSCAPE ARCHITECT. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS SUCH AS ICING, FLOODING OR RUNOFF POLLUTION.
6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS.
7. CONTRACTOR SHALL PROVIDE SMOOTH FINISH GRADE FREE OF RUTS, DEPRESSIONS, AND IRREGULARITIES.
8. ALL WALKS SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE. FINISHED LANDSCAPE GRADE ADJACENT OT PAVEMENT OR CURB SHALL BE 1" BELOW TOP OF PAVEMENT OR CURB FOR IRRIGATED TURF AREAS AND FLUSH WITH TOP OF PAVEMENT OR CURB FOR MULCHED AREAS.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND EXISTING TREES. DAMAGED TREES WILL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. LARGE EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES.
10. FILL SOIL SHALL MEET THE REQUIREMENTS OUTLINED, RE: CIVIL AND SPECIFICATIONS.
11. UTILITIES SHOWN ARE FOR INFORMATION ONLY. IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES. CONTRACTOR SHALL RESTORE AREAS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL STATE.
12. PROPOSED CONCRETE WALK SHALL MATCH GRADE OF EXISTING WALKS AT ALL INTERSECTIONS BETWEEN THE TWO.
13. ALL WALKS SHALL BE 4.75% LONGITUDINAL SLOPE MAXIMUM AND 1.75% CROSS SLOPE MAXIMUM.

# LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | LIMIT OF DISTURBANCE |
| | FLOODWAY |
| 100YR | PROPOSED PARK 100-YEAR FLOODPLAIN |
| 48.59 | PROPOSED SPOT ELEVATIONS |
| TW | TOP OF WALL ELEVATION |
| FG | FINAL GRADE ELEVATION |
| TOS | TOP OF SURFACING |
| FS | FINISHED SURFACE |
| HP | PROPOSED HIGH POINT ELEVATION |
| LP | PROPOSED LOW POINT ELEVATION |
| FL | PROPOSED FLOW LINE |
| (E) 46.22 | EXISTING ELEVATION |
| 5846 | EXISTING CONTOUR |
| 48 | PROPOSED CONTOUR |
| 3.8% | DRAINAGE SLOPE |

## A1 OVERALL SITE GRADING PLAN- BASE BID

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 420'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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**Key Map**

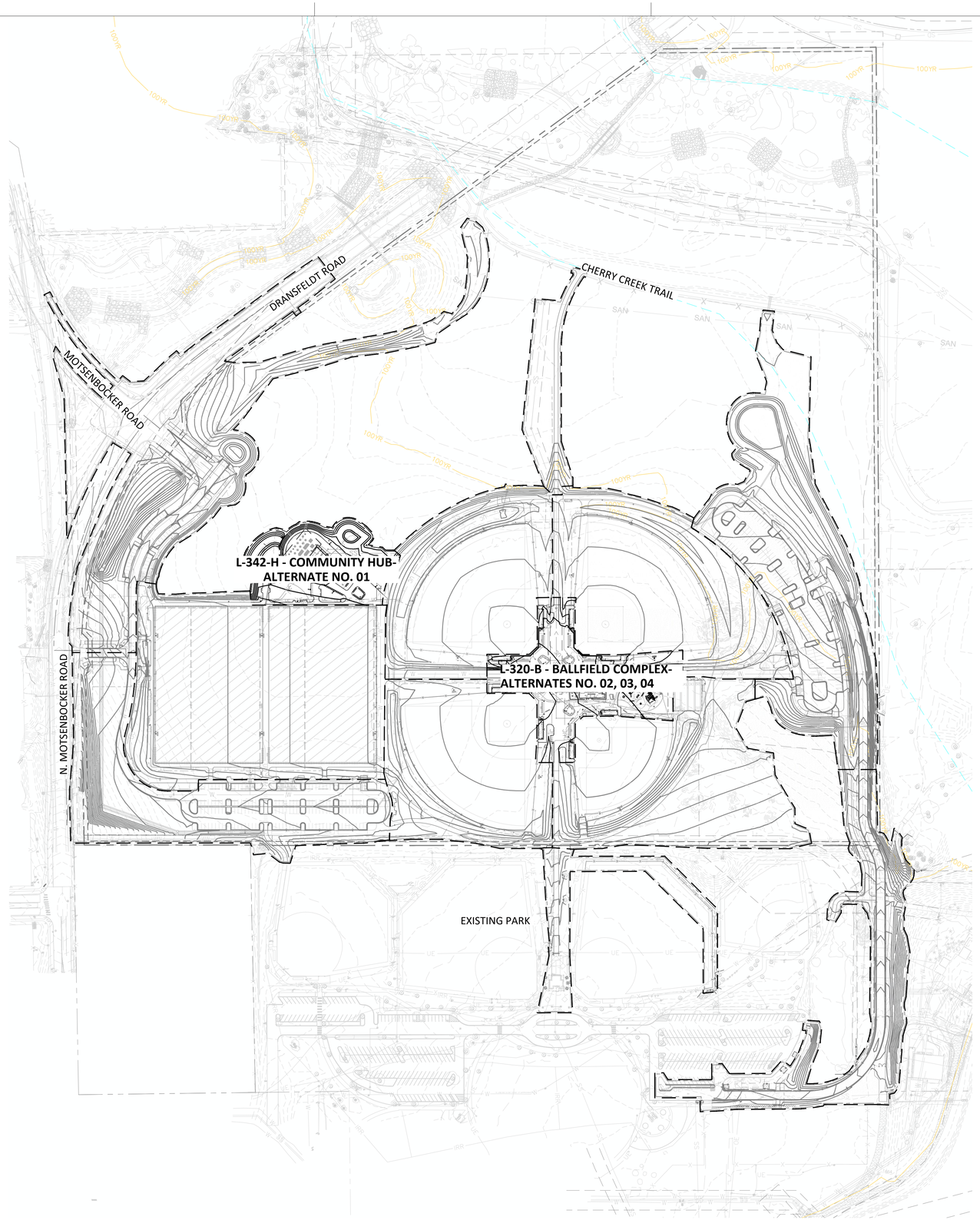
**Drawing**

OVERALL SITE GRADING PLAN- BASE BID

# L-300

SITE PLAN SUBMITTAL


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# GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- 48.59 — PROPOSED SPOT ELEVATIONS
- TW — TOP OF WALL ELEVATION
- FG — FINAL GRADE ELEVATION
- TOS — TOP OF SURFACING
- FS — FINISHED SURFACE
- HP — PROPOSED HIGH POINT ELEVATION
- LP — PROPOSED LOW POINT ELEVATION
- FL — PROPOSED FLOW LINE
- (E) 46.22 — EXISTING ELEVATION
- 5846 — EXISTING CONTOUR
- 48 — PROPOSED CONTOUR
- 3.8% — DRAINAGE SLOPE

## A1 OVERALL SITE GRADING PLAN- ALTERNATES

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 420'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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**Key Map**

**Drawing**

OVERALL SITE GRADING PLAN- ALTERNATES

# L-301

SITE PLAN SUBMITTAL
Page 144 of 311

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# GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

# LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
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- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
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- FL — PROPOSED FLOW LINE
- (E) 46.22 — EXISTING ELEVATION
- 5846 — EXISTING CONTOUR
- 48 — PROPOSED CONTOUR
- 3.8% — DRAINAGE SLOPE
- 12"HDPE PERF PIPE UNDERDRAIN AT SYNTHETIC TURF

MATCHLINE ######

INV IN 48.92 W
INV IN 48.92 S
INV OUT 48.42 E

INV IN 50.40
INV OUT 49.36 E
4" PVC PIPE
+/- 24 LF @ 7%
RIM 53.10
INV 52.10

12" HDPE PERF PIPE
+/- 87 LF @ 0.5%
12" HDPE PERF PIPE
+/- 390 LF @ 0.5%

12" HDPE
PERF PIPE
+/- 176 LF
@ 0.5%

INV IN 48.48 W
INV IN 47.53 S
INV OUT 47.03 N
4" PVC PIPE
+/- 15 LF @ 0.5%

INV IN 47.83 W
INV IN 47.33 S
INV OUT 47.33 E

INV IN 49.67 E
INV OUT 48.24 W
4" PVC PIPE
+/- 11 LF @ 4.5%
RIM 51.30
INV 50.16 E
12" HDPE PERF PIPE
+/- 82 LF @ 0.5%
12" HDPE PERF PIPE
+/- 390 LF @ 0.5%

12" HDPE PERF PIPE
+/- 176 LF @ 0.5%

INV IN 48.31 W
INV IN 46.45 S
INV OUT 46.45 N

TS 55.00
BS 53.19
(4) STEPS AT 6" RISERS

0.6%
1.75%

TS 56.67
BS 53.25
(7) STEPS AT 6" RISERS

1.75%
1.75%

12" HDPE PERF PIPE
+/- 390 LF @ 0.5%

12" HDPE PERF PIPE
+/- 390 LF @ 0.5%

0.5%

0.5%

INV IN 51.37 S
INV OUT 50.87 N
4" PVC PIPE
+/- 19 LF @ 2.5%
INV 51.85
RIM 52.85

INV IN 49.98 S
INV OUT 49.48 N
4" PVC PIPE
+/- 19 LF @ 5.2%

INV 50.97
RIM 51.97

INV IN 51.37 S
INV OUT 49.87 N
4" PVC PIPE
+/- 19 LF @ 2.5%
INV 51.85
RIM 52.85

INV 48.40 N
INV IN 48. 90 S
4" PVC PIPE
+/- 19 LF @ 3%
INV 49.45
RIM 50.45

## A1 MULTI-USE FIELDS GRADING ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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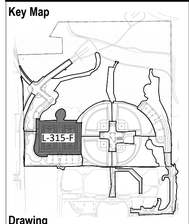
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**Key Map**




**Drawing**

MULTI-USE FIELDS GRADING ENLARGEMENT

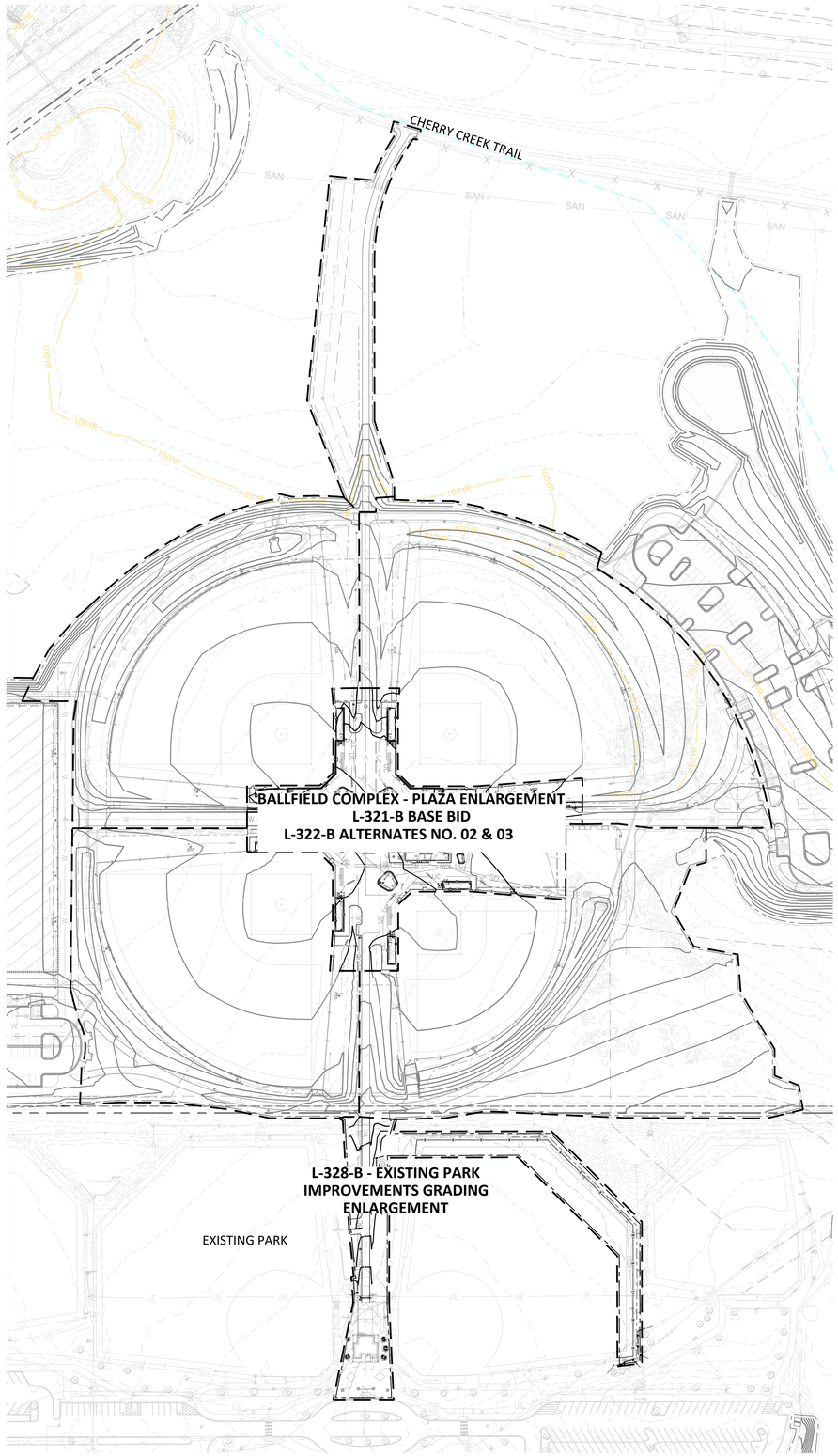
# L-315-F

SITE PLAN SUBMITTAL


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## GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

## LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- 48.59 — PROPOSED SPOT ELEVATIONS
- TW — TOP OF WALL ELEVATION
- FG — FINAL GRADE ELEVATION
- TOS — TOP OF SURFACING
- FS — FINISHED SURFACE
- HP — PROPOSED HIGH POINT ELEVATION
- LP — PROPOSED LOW POINT ELEVATION
- FL — PROPOSED FLOW LINE
- (E) 46.22 — EXISTING ELEVATION
- 5846 — EXISTING CONTOUR
- 48 — PROPOSED CONTOUR
- 3.8% — DRAINAGE SLOPE


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Town of Parker
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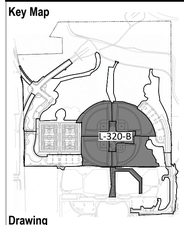
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**Key Map**




**Drawing**

OVERALL BALLFIELD COMPLEX - GRADING KEY PLAN

# L-320-B

SITE PLAN SUBMITTAL
Page 146 of 311

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## A1 OVERALL BALLFIELD COMPLEX - GRADING KEY PLAN

1" = 100'-0"

SCALE: 1" = 100'-0"
0' 50' 100' 200' 300'

COLORADO 811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE

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# GRADING NOTES

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# LEGEND

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- LP — PROPOSED LOW POINT ELEVATION
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- (E) 46.22 — EXISTING ELEVATION
- 5846 — EXISTING CONTOUR
- 48 — PROPOSED CONTOUR
- 3.8% — DRAINAGE SLOPE
- 12" HDPE PERF PIPE UNDERDRAIN AT SYNTHETIC TURF
- 6" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER

TW 50.65 CONT
TW 51.33 CONT
TW 50.65 CONT
TW 51.33 CONT
INV 49.36
TW 52.83 CONT
CLEANOUT INV RE: CIVIL
INV 49.11
CLEANOUT INV 49.30
CLEANOUT INV RE: CIVIL
CLEANOUT INV 49.20
TW 52.33 CONT
INV 49.18
INV 49.13
TW 50.65 CONT
INV 48.77
4" PERF PVC @ 0.5%
TW 51.59 CONT
CLEANOUT INV RE: CIVIL
INV 48.91
TW 53.83 CONT
CLEANOUT INV RE: CIVIL
CLEANOUT INV 48.99
INV 48.91
HOME PLATE HEADQUARTERS BUILDING
TW 51.85 CONT
INV 48.20
4" PERF PVC @ 0.5%
CLEANOUT INV RE: CIVIL
CLEANOUT INV RE: CIVIL
TW 53.83 CONT
INV 48.53
INV 48.51
CLEANOUT INV 48.60

## A1 PLAZA GRADING ENLARGEMENT- BASE BID

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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Town of Parker
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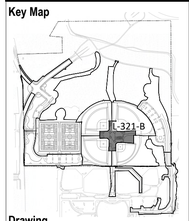
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| **Checked By:** | RB, CB, DD |

**Key Map**




**Drawing**

PLAZA GRADING ENLARGEMENT- BASE BID

# L-321-B

SITE PLAN SUBMITTAL
Page 147 of 311

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# GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

# LEGEND

- PROPERTY LINE
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- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
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- 6" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER

HOME PLATE HEADQUARTERS BUILDING

TC 6" ABOVE FINISH GRADE, TYP.
TRANSITION TO FLUSH PIP EDGE RESTRAINT
SG 48.93 CLEANOUT INV 48.60
SG 48.71 INV 48.38
1.75" PIP
SG 49.50
TW 51.50 CONT
TC 50.08
TW 51.00 CONT
0.8%
0.9%
1.1%
TW 50.73 CONT
SG 48.50 CLEANOUT INV 48.15
TW 51.46 CONT
3.5" DEPTH PIP
INV IN 47.69
INV OUT 47.52
TC 6" ABOVE FINISH GRADE, TYP.
TRANSITION TO FLUSH PIP EDGE RESTRAINT
MATCH LINE AND GRADE AT CONCRETE PAVING, TYP.

## A1 PLAZA GRADING ENLARGEMENT- ALTERNATES NO. 02 & 03

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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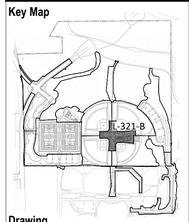
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**Key Map**




**Drawing**

PLAZA GRADING ENLARGEMENT- ALTERNATES NO. 02 & 03

# L-322-B

SITE PLAN SUBMITTAL
Page 148 of 311

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K Y M C

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- 4" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER

EXISTING PARK

MATCHLINE AND GRADE OF EXISTING FIELD. SLOPE EXTENDED FIELD AT 1% SLOPE CONSISTENT WITH EXISTING FIELD. FIELD VERIFY, TYP.

MATCHLINE AND GRADE OF EXISTING PAVING

MATCHLINE AND GRADE OF EXISTING OUTFIELD FENCE

## A1 EXISTING PARK IMPROVEMENTS GRADING ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

1 2 3 4 5

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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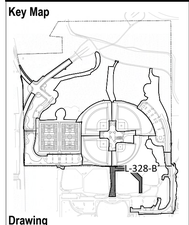
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**Key Map**




**Drawing**

EXISTING PARK IMPROVEMENTS GRADING ENLARGEMENT

# L-328-B

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Page 149 of 311

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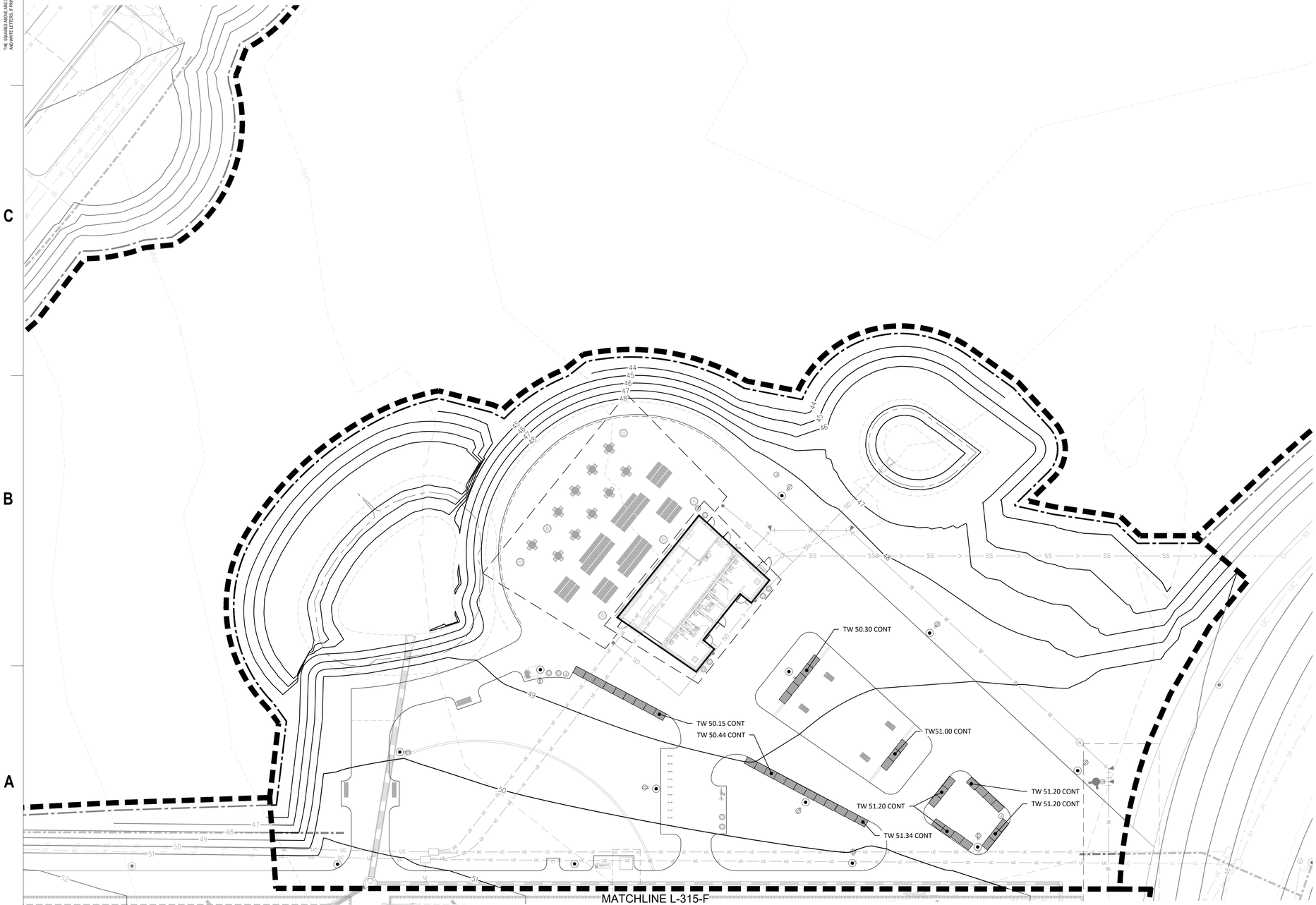
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- 4" PERF PVC UNDERDRAIN AT PLANTER




## A1 COMMUNITY HUB GRADING ENLARGEMENT- ALTERNATE NO. 01

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

1 2 3 4 5

COLORADO 811 — CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES


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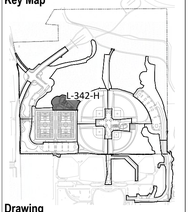
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**Key Map**




**Drawing**

COMMUNITY HUB GRADING ENLARGEMENT- ALTERNATE NO. 01

# L-342-H

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