SALISBURY REGIONAL PARK PHASE 1

SALISBURY REGIONAL PARK 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.
44.84 ACRES - 1 LOT (PHASE 1)

SITE PLAN

JUNE 6, 2025

*REFERENCE IMAGE ONLY. IMAGE NOT TO SCALE

BENCHMARK
DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3-1/4" 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.

DATUM
COLORADO STATE COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83)

LAND USE SUMMARY TABLE - PHASE 1

LOT SIZE ACREAGE:	44.84 ACRES / 1,953,619 SF
PROPOSED USE(S):	PARK, OPEN SPACE
NUMBER OF BUILDINGS:	ONE (1) TYPE V-B PROPOSED BUILDING • HOME PLATE HEADQUARTERS ONE (1) EXISTING BUILDING • CONCESSIONS
GROSS FLOOR AREA:	HOME PLATE HEADQUARTERS - 1,997 SF EXISTING CONCESSIONS - 1,237 SF
TOTAL GROSS FLOOR AREA:	3,224 SF
SETBACKS REQUIRED: **BASED ON OS (OPEN SPACE LOT)**	HOME PLATE HEADQUARTERS FRONT SETBACK REQUIRED: 25' SIDE SETBACK REQUIRED: 20' REAR SETBACK REQUIRED: 20'
SETBACKS PROVIDED: **BASED ON OS (OPEN SPACE LOT)**	HOME PLATE HEADQUARTERS FRONT SETBACK: 1,060' SIDE SETBACK: 358' REAR SETBACK PROVIDED: 383'
PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
BICYCLE PARKING REQUIRED:	SEE 'PARKING MATRIX' TABLE
LANDSCAPE PERCENTAGE REQUIRED:	293,043 SF (15% OF THE DEVELOPED SITE AREA)
LANDSCAPE PERCENTAGE PROVIDED:	54.5% (EXCEEDS REQUIREMENT)

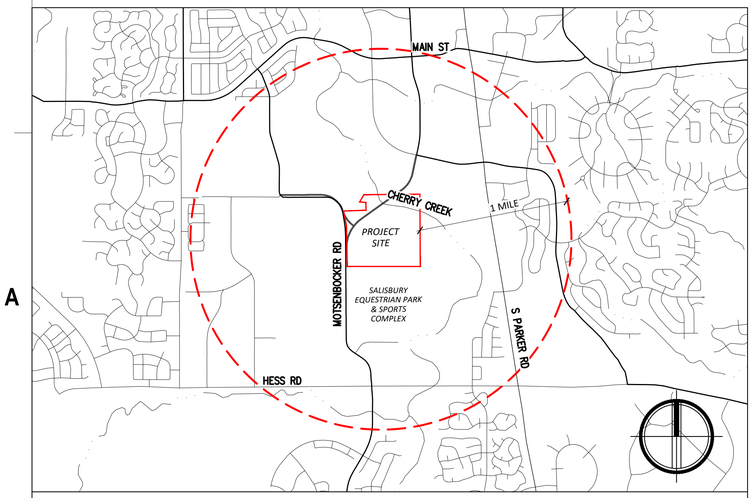
*SEE SHEET L-411 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

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-020 FOR **'COMMUNITY PARK PARKING SPACE GUIDELINES'**
**COMPACT PARKING STALLS DO NOT COUNT TOWARDS OVERALL PARKING COUNT

BIKE PARKING TYPE	REQUIRED BASE	PROVIDED BASE
EXTERIOR FIXED	3	24



SCALE: 1"= 2000'-0"

VICINITY MAP

CONTACTS

OWNER:	TOWN OF PARKER, PARKS DEPT. 20120 E. MAIN STREET PARKER, CO 80134	BRETT COLLINS, PLA (303) 805-3276 BCOLLINS@PARKERCO.GOV
CIVIL ENGINEER:	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	CODY GRATNY, P.E. (303) 565-4966 CGRATNY@JVAJVA.COM
LANDSCAPE ARCHITECT:	HORD, COPLAN, MACHT 1800 WAZEE STREET, ST 450 DENVER, CO 80202	ROBYN BARTLING (303) 222-0234 RBARTLING@HCM2.COM
ARCHITECT:	HORD, COPLAN, MACHT 1800 WAZEE STREET, ST 450 DENVER, CO 80202	LISA GARDNER (303) 222-0230 LGARDNER@HCM2.COM
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ELECTRICAL:	AKERMAN ENGINEERING 3000 YOUNGFIELD STREET, #264 WHEAT RIDGE, CO 80215	DON AKERMAN (720) 510-2005 DACKERMAN@AEICONSULTING.COM
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	ENGINEERING/PUBLIC WORKS 20120 E. MAIN STREET PARKER, CO 80134-7335	CHARLES KUDLAUSKAS (303) 840-9546 CKUDLAUSKAS@PARKERCO.GOV
PUBLIC UTILTIES:	CORE ELECTRIC COOPERATIVE 5496 N. U.S. HIGHWAY 85 SEDALIA, CO 80135	JEREMY HORTON (720) 733-5751 JHORTON@CORE.COOP
	PARKER WATER SANITATION DISTRICT 13939 ANCESTRY DRIVE PARKER, CO 80134	ROBERT RAMSEY (720) 842-4260 RRAMSEY@PWSD.ORG

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/PUBLIC WORKS DATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, SALISBURY REGIONAL PARK SITE PLAN, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

PROFESSIONAL ENGINEER LICENSE NUMBER DATE

hord | coplan | macht
LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977

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Town of Parker
SALISBURY REGIONAL PARK - 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: 2025-06-06
Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing
COVER SHEET

G-000

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

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

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EP-106	SITE PHOTOMETRIC PLAN - ALTERNATES
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EP-202	FIELD LIGHTING PHOTOMETRIC PLAN

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-06-06
Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing
SHEET INDEX

G-001

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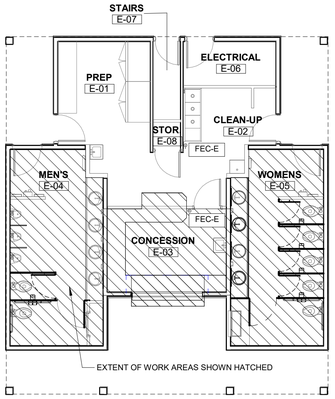
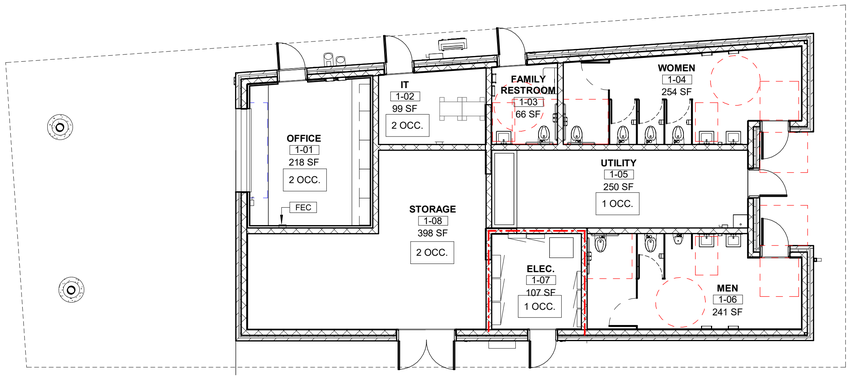


EXISTING BUILDING - NO CHANGE IN USE

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-310 | A-003 1/8" = 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

A1 HEADQUARTERS & RESTROOM BUILDING - LIFE SAFETY PLAN

A-310 | A-003 1/8" = 1'-0"

CODE INFO

PROJECT NAME: SALISBURY REGIONAL PARK - PHASE 1

PROJECT DESCRIPTION: New restroom building with utilities, storage, and office spaces. Renovation of the existing concessions building with finishes and accessibility upgrades. Future phases to include three additional restroom/storage buildings distributed throughout the park.

GENERAL CODE SUMMARY: There is no change to the existing Concessions Building. This is assumed occupancy group 'M'. The new Headquarters Building to be 'B' occupancy, with S-1 accessory occupancy. Allowable and actual building areas and heights provided at each life safety plan.

CONSTRUCTION TYPE: VB

FIRE SUPPRESSION SYSTEM: NOT SPRINKLERED. FIRE ALARM?

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

CODE LEGEND

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

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Checked By:	LG

Key Map

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LIFE SAFETY PLANS

A-003

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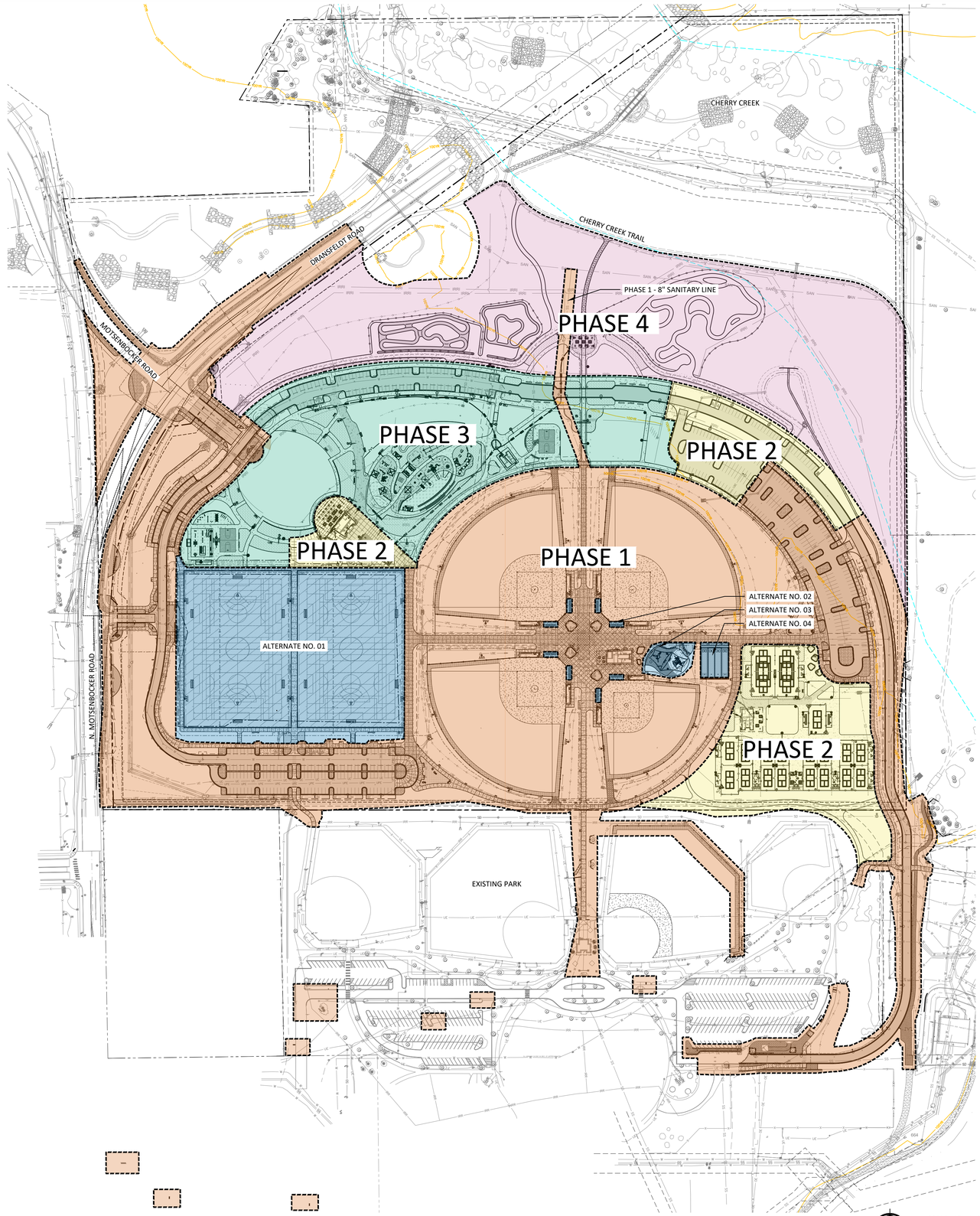

PHASING LEGEND

- PHASE 1 (BALLFIELDS, PARKING)
- PHASE 1 ALTERNATES (MULTIPURPOSE FIELDS, BLEACHER SHADE STRUCTURES, BALLFIELD PLAYGROUND, BATTING CAGES)
- PHASE 2 (SPORTS COURTS, FLOWING WATERS HUB, 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'

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Key Map

Drawing

OVERALL SITE AND PHASING PLAN

G-010

SITE PLAN SUBMITTAL
Page 4 of 324

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COMMUNITY PARK PARKING SPACE GUIDELINES					
PARK NAME: SALISBURY REGIONAL PARK					
PARK AMENITY	**QUANTITY**	**UNITS**	**PARKING SPACES REQUIRED PER UNIT**	**PARKING SPACES REQUIRED (TOTAL REQUIRED*)**	**TOTAL PARKING SPACES PROVIDED WITH EACH PHASE**
PHASE 1				292 PHASE 1 (292)	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	
BALLFIELD PLAYGROUND	6,089	SF	1 PER 1000 SF	6	
PHASE 2				139 PHASE 2 (431)	437
HUB BUILDING/PAVILION					
SHELTER (TABLES)	20	TABLES	2 PER TABLE	40	
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.

PARKING SPACE SIZES PHASE 1	
TYPE OF PARKING SPACE	**QUANTITY OF PARKING SPACES**
STANDARD (9' X 18')	247
ADJACENT TO LANDSCAPE ISLAND (10' X 18')	69
ADA PARKING (9'X18')	10
ADA PARKING ADJACENT TO LANDSCAPE ISLAND (10'X18')	6
ADA EV PARKING (12' X 20')	2
COMPACT PARKING (8.25' X 18')	8
TOTAL PARKING SPACES WITHOUT COMPACT SPACES	334
TOTAL PARKING SPACES INCLUDING COMPACT SPACES	342

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 (R) 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		
	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	2	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			
	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		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)	☑		2		1
	3.1 Bike rack and repair station	R - See Section 13.08.030(g)(4)g.1.i)	☑	20+ 1	10 + 1	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)	☑	2	2	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)	☑	1	2		
	3.1 Signage (identification)	R	☑	39	32	9	9
	3.1 Trash/Recycle receptacles	R - See Section 13.08.030(g)(4)g.1	☑	36	24	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					

*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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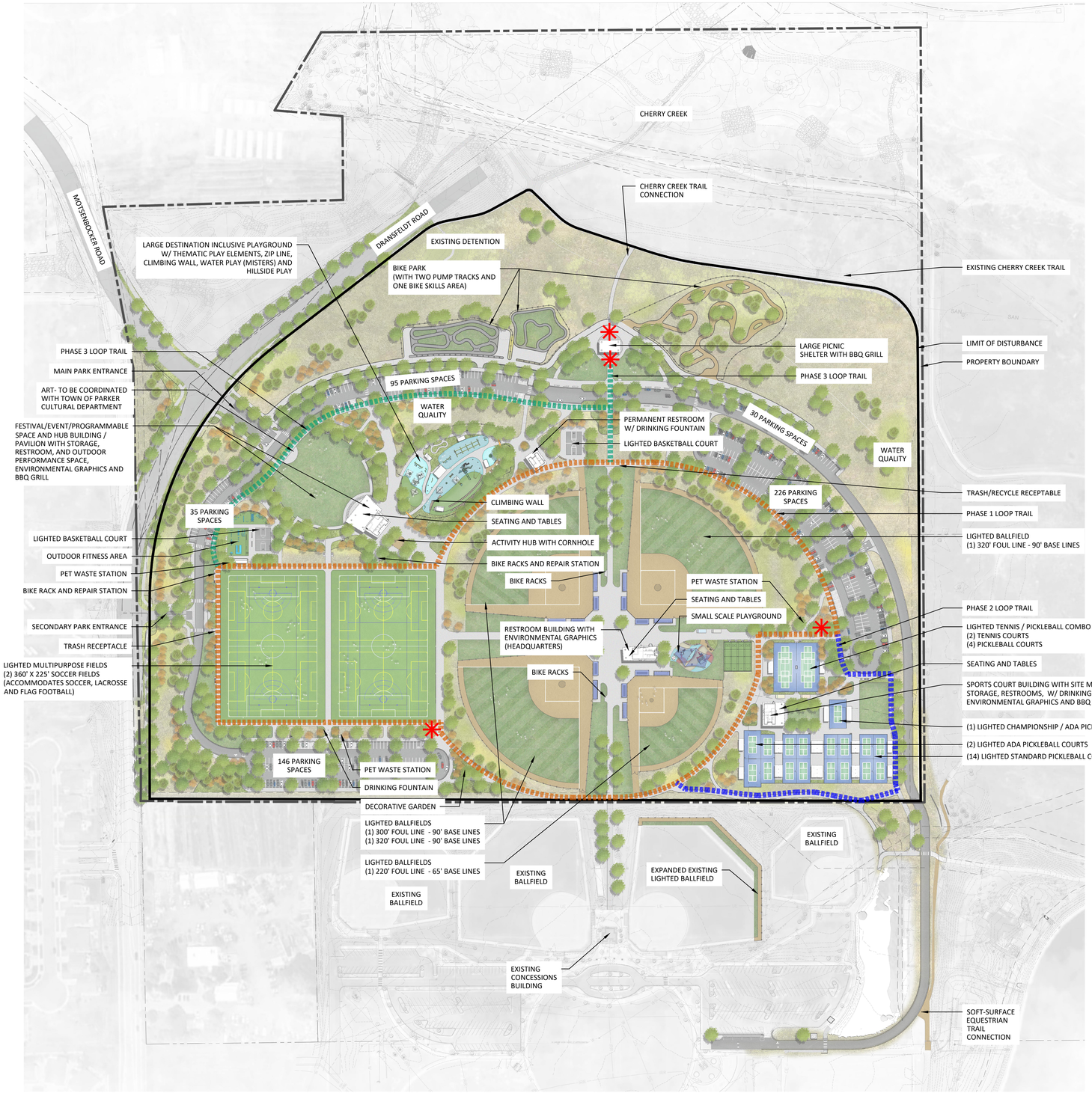

LEGEND

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

A1 FINAL PARK FACILITIES MASTER PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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SALISBURY REGIONAL PARK - 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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Key Map

Drawing

FINAL PARK FACILITIES MASTER PLAN

G-021

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING A PRINT CORRECTLY

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK, MAGENTA, YELLOW, & CYAN RESPECTIVELY.

ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABAN	ABANDON
AC	ASPHALTIC CONCRETE PAVING
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOC.
BC	BACK OF CURB
BFV	BUTTERFLY VALVE
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOS	BOTTOM OF STEP
BOT	BOTTOM
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
ECC	ECCENTRIC
EJ	EXPANSION JT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EXP	JT EXPANSION JOINT
EXIST	EXISTING
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING OR FITTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GCO	GRADE CLEANOUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GRATE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HE	HORIZONTAL ELLIPTICAL
HDWL	HEADWALL
HNDRL	HAND RAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HWL	HIGH WATER LINE
HYD	HYDRANT

INCL	INCLUDED
ID	INSIDE DIAMETER
IN	INLET
INSUL	INSULATION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KO	KNOCKOUT
KPL	KICK PLATE
KWY	KEYWAY
L	LEFT OR LITER
LSCAPE	LANDSCAPE(ING)
LF	LINEAR FOOT
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING (ARCH)
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OS	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTIONAL
PC	POINT OF CURVATURE
PCO	PRESSURE CLEAN OUT
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PE	POLYETHYLENE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
ROW	RIGHT OF WAY
SAN	SANITARY
SC	SAWCUT
SD	STORM DRAIN
SECT	SECTION
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVC	SERVICE
SWMP	STORMWATER MANAGEMENT PLAN
SYM	SYMMETRICAL
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TEMP	TEMPORARY
TG	FINISHED GRADE ADJACENT TO TOP OF WALL
THK	THICK
TOB	TOP OF BANK
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEP
TOT	TOTAL
TW	TOP OF WALL OR CAP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
VCP	VITRIFIED CLAY PIPE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WQCV	WATER QUALITY CONTROL VOLUME
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
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
KICK PLATE
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
STORM - LARGER THAN 12"
ROOF DRAIN
TRENCH DRAIN
UNDERDRAIN
SANITARY SEWER - 12" AND SMALLER
SANITARY SEWER - LARGER THAN 12"
FORCE MAIN
WATER - 12" AND SMALLER
WATER - LARGER THAN 12"
NON POTABLE WATER
POTABLE WATER
IRRIGATION - 12" AND SMALLER
IRRIGATION - LARGER THAN 12"
CABLE TV
DRAIN
ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
TELEPHONE
FIBER OPTIC
FUEL
GAS
PVC PIPE (MISC)

FENCE
FLOW LINE OF DITCH OR WASH
SLOPE ARROW
PROPOSED SPOT ELEVATION
EXIST SPOT ELEVATION
EXIST INDEX CONTOUR
EXIST INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
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

DETAIL TITLE

DETAIL TITLE
SCALE

1 / -

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

SECTION CALLOUT

SECTION NUMBER IDENTIFICATION

A / -

SHEET WHERE THE SECTION IS - INDICATES SAME DRAWING

DETAIL MARKER

1 / C1.0

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

REVISION CLOUD
REVISION NUMBER

SURVEY LEGEND

WATER LINE
WATER VALVE
WATER METER
FIRE HYDRANT
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
STORM DRAINAGE LINE
STORM DRAINAGE MANHOLE
CURB INLET
UNDERGROUND ELECTRICAL LINE
OVERHEAD ELECTRICAL LINE
ELECTRICAL POLE
GUY WIRE
ELECTRICAL TRANSFORMER
ELECTRICAL RISER
ELECTRIC VAULT
LIGHT POLE
DECORATIVE LIGHT
FIBEROPTIC LINE
TELEPHONE LINE
TELEPHONE RISER
GAS LINE
INDICATION OF ACCESS
BUILDING

BENCHMARK AS DESCRIBED
FOUND MONUMENT
FOUND MONUMENT
TEST CP
UTILITY LOCATED FROM MAP
AS MEASURED AT TIME OF SURVEY
CALCULATED FROM RECORD AND AS MEASURED INFORMATION
PLAT
RECORDED
MAILBOX
CONCRETE
EDGE OF ASPHALT
GRAVEL
FENCE
GUARDRAIL
BOLLARD
SIGN
CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
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 1.8% PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 4.8% IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 8.0%. 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 1.8% 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 ¼ CORNER SECTIONS 26, TS6, 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, 7ES, 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.

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

| | DATE | DESC

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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

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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
TOWN OF PARKER CONSTRUCTION NOTES

C-002

SITE PLAN SUBMITTAL

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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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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
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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 REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-06-06
Drawn By: AMF/KAM/MJS
Checked By: WTP/CWK/CFG

Key Map

Drawing
PWSD NOTES

C-003

SITE PLAN SUBMITTAL

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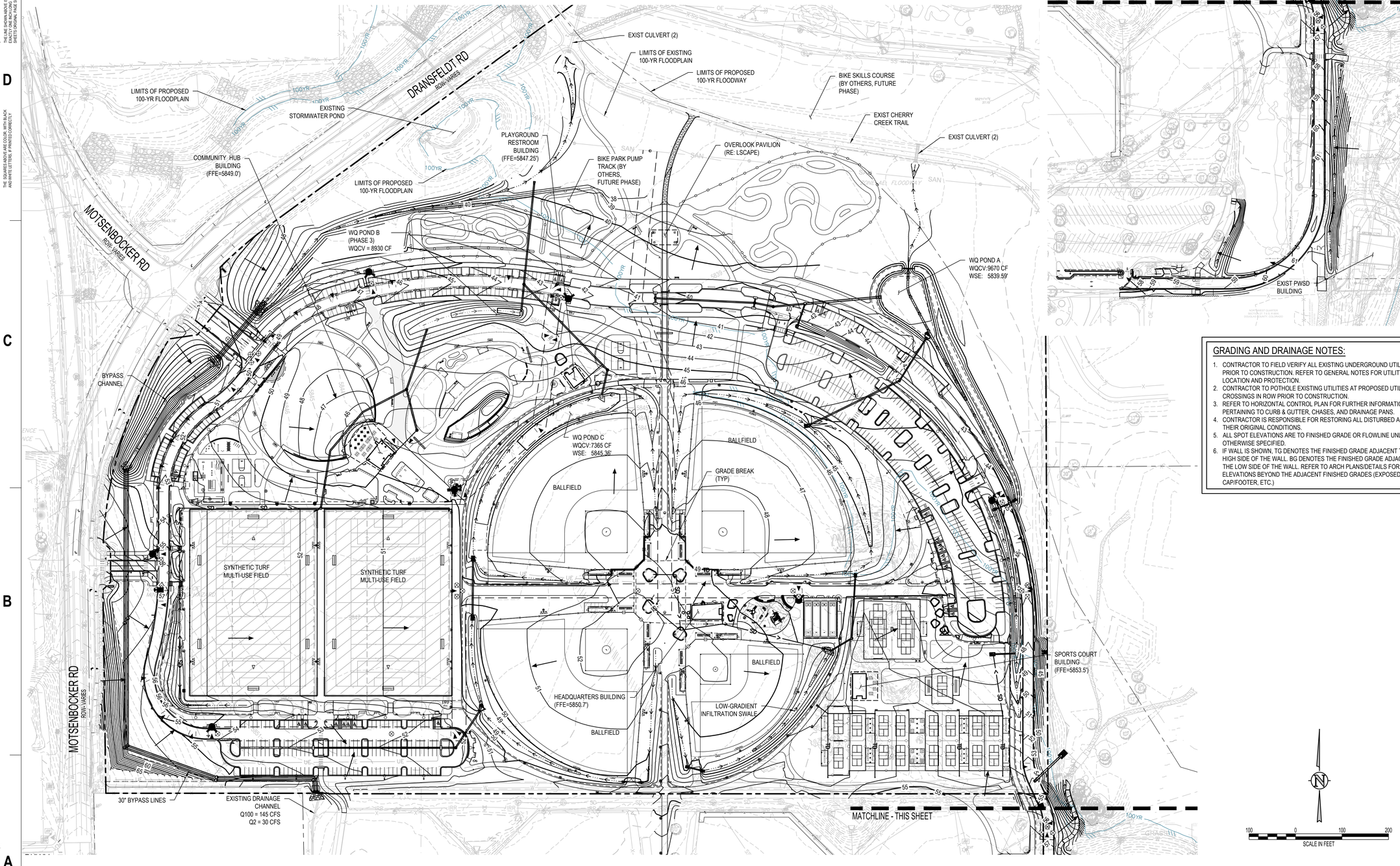
D

C

B

A

1 2 3 4 5



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.)

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Town of Parker, Director of Engineering Date

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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Checked By:	WTP/CWK/CFG

Key Map

Drawing

OVERALL GRADING & DRAINAGE PLAN (FUTURE)

C-100

SITE PLAN SUBMITTAL

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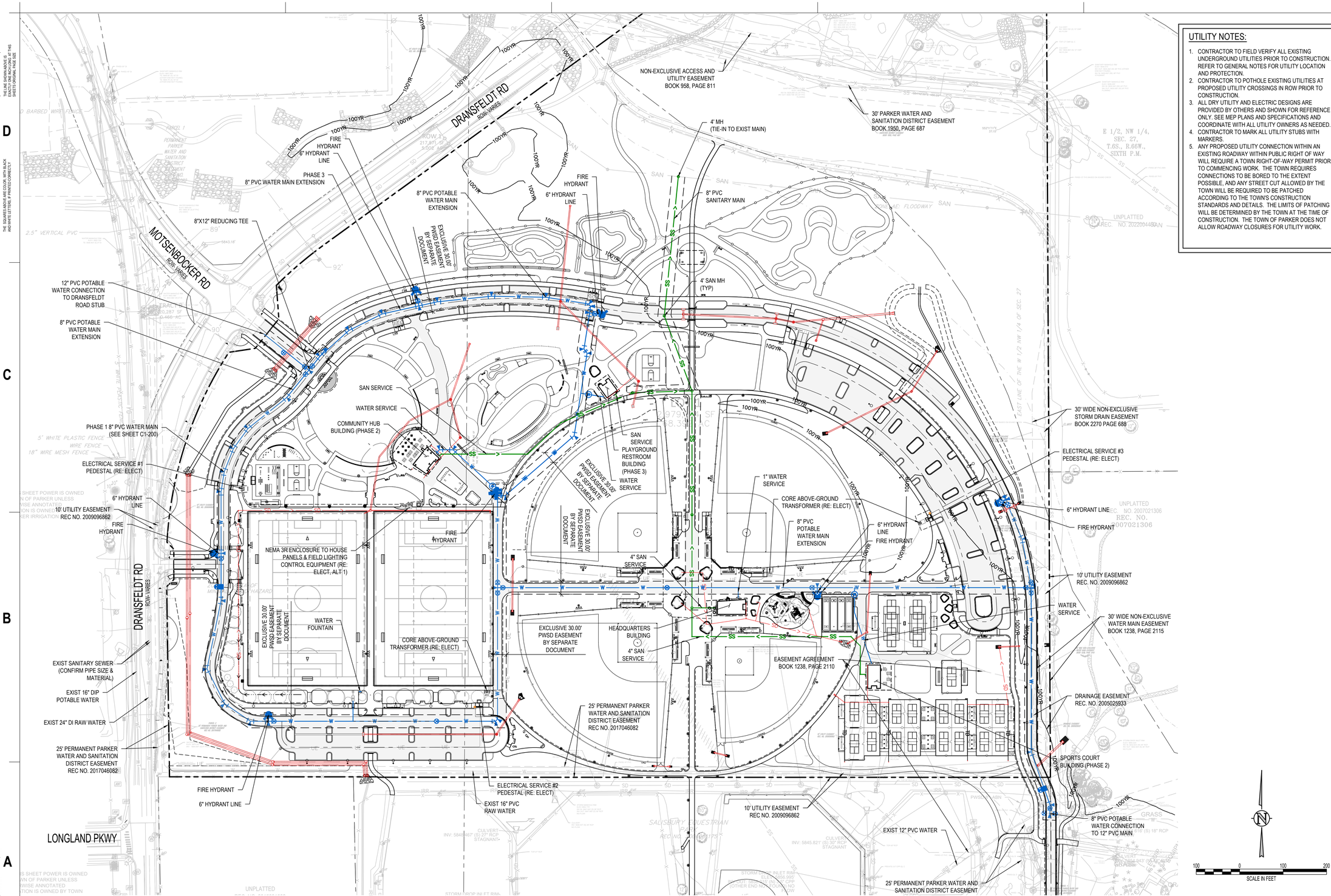

UTILITY NOTES:

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. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

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.)

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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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Checked By:	WTP/CWK/CFG

Key Map

Drawing
OVERALL UTILITY PLAN (FUTURE)

C-200

SITE PLAN SUBMITTAL

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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) K, Y, M, C WITH BLACK PERIMETER LINES & PRINTS PERFECTLY
THIS SHEET POWER IS OWNED BY TOWN OF PARKER UNLESS OTHERWISE ANNOTATED
IRRIGATION IS OWNED BY TOWN
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Town of Parker, Director of Engineering — Date

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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) K, Y, M, C, AND WHITE FOR A PHOTOGRAPHIC IMAGE

NORTH LINE OF THE W 1/2 NW 1/4 OF SEC. 27

CP-02
N611131.02
E207002.85

ZONE X: AREA OF MINIMAL FLOOD HAZARD

100YR

DRANSFELDT RD
ROW VARIES

MOTSENBOCKER RD
ROW VARIES

OVERLOOK PAVILION (RE:LSCAPE)

BIKE PARK PUMP TRACK (BY OTHERS, FUTURE PHASE)

BIKE SKILLS COURSE (BY OTHERS, FUTURE PHASE)

EXCLUSIVE 30' PSWD UTILITY ESMT

EV PARKING (TYP)

DROPOFF AREAS

CURB RAMP (TYP)

CROSSWALK STRIPING (TYP)

HD CONCRETE PAVING (TYP)

PLAYGROUND

BASKETBALL COURT (RE: LSCAPE)

COMMUNITY HUB BUILDING

FITNESS AREA (RE: LSCAPE)

PLAYGROUND RESTROOM BUILDING (RE:LSCAPE)

BALLFIELD (RE: LSCAPE)

COVERED SEATING (TYP, RE: LSCAPE)

HEADQUARTERS BUILDING

NORTHEAST PARKING LOT

ADA PARKING (TYP)

PLAYGROUND (RE: LSCAPE)

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

CONCRETE PAVING (TYP)

ACCESSIBLE PARKING (TYP)

FLOWLINE (TYP)

SOUTHWEST PARKING LOT

ASPHALT PAVING (TYP)

CP-01
N609098.89
E204985.46

BATTING CAGES (RE: LSCAPE)

SPORTS COURT BUILDING

PICKLEBALL COURTS (RE: LSCAPE)

TENNIS COURTS (RE: LSCAPE)

DROPOFF LANE

SALISBURY PARK SOUTH ACCESS

MATCHLINE - THIS SHEET

EXIST PARK PARKING AREA

PARALLEL PARKING AREA

EXIST PWSD FILTRATION FACILITY

CP-03
N608470.98
E207016.06

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

SCALE IN FEET: 100 0 100 200

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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

SIGNAGE, STRIPING & PAVEMENT PLAN (FUTURE)

C-300

SITE PLAN SUBMITTAL
Page 12 of 324

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Town of Parker, Director of Engineering Date

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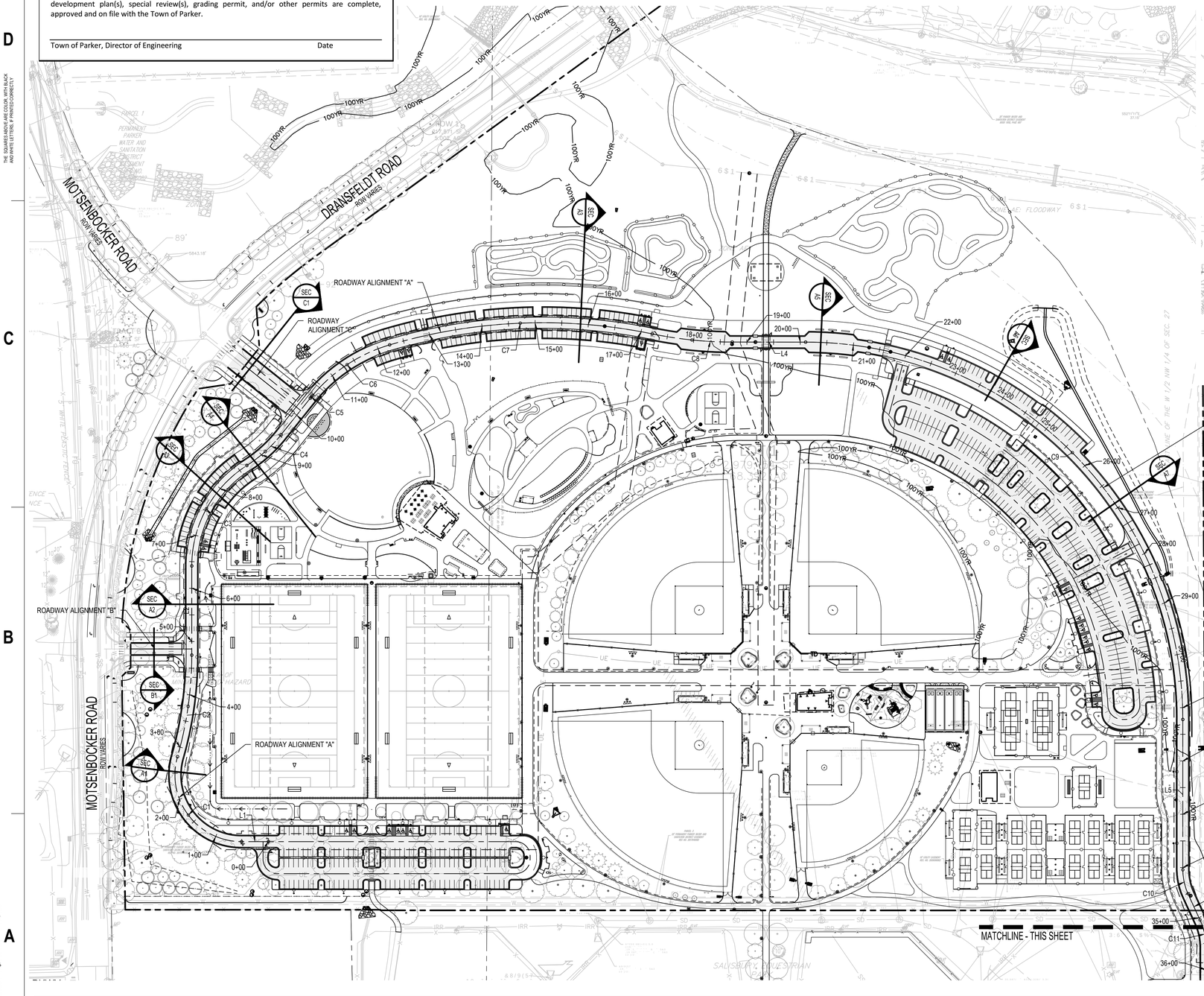

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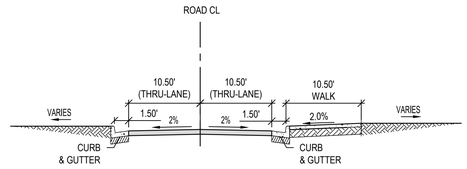
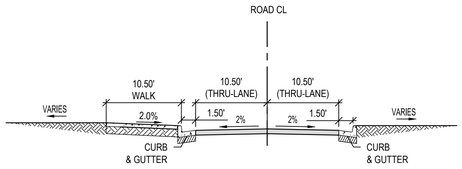
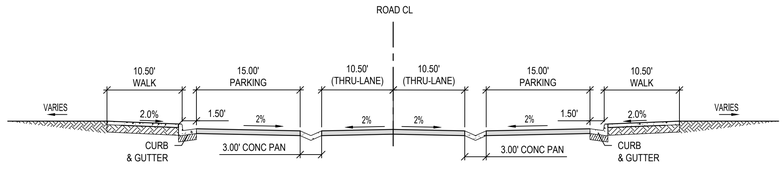
ROADWAY ALIGNMENT A
TYPICAL ROAD WAY (SECTIONS)



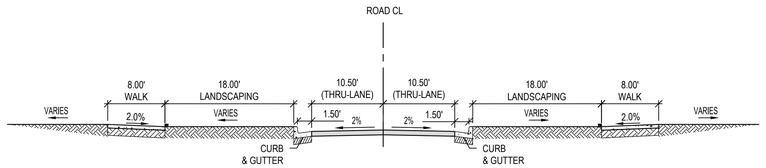
STA 1+11.96 - 4+16.53 — SEC A1



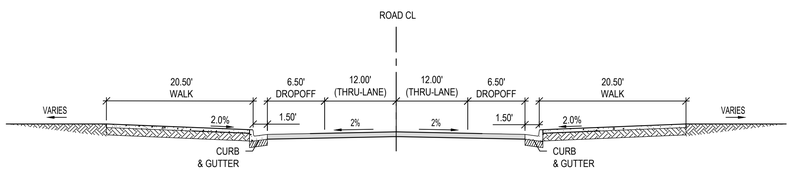
STA 5+60.65 - 6+57.46 — SEC A2



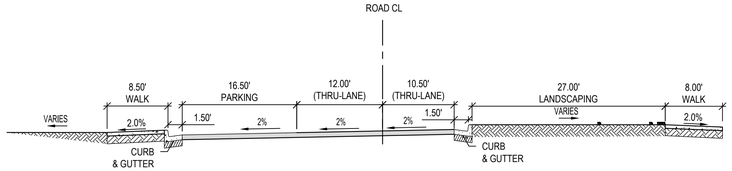
STA 6+76.08 - 8+58.86, 11+81.27 - 16+95.23 — SEC A3



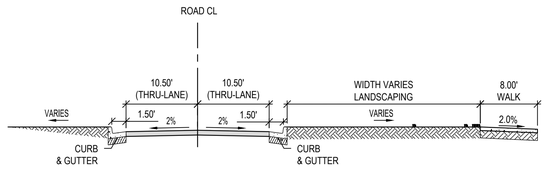
STA 8+62.93 - 9+58.46, 10+61.55 - 11+76.54 — SEC A4



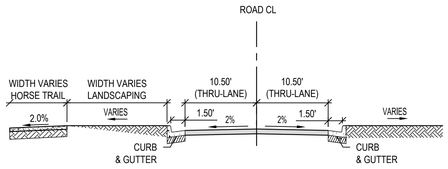
STA 17+73.22 - 18+59.81, 20+16.33 - 21+3.03 — SEC A5



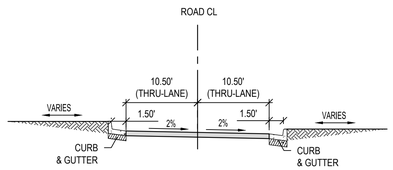
STA 22+59.74 - 25+74.42 — SEC A6



STA 25+78.81 - 36+16.86 — SEC A7

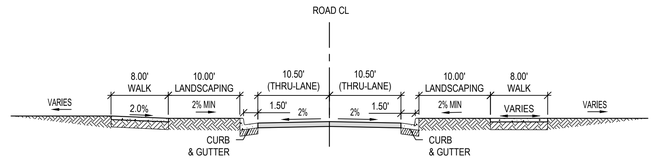


STA 36+30.92 - 40+90.68 — SEC A8



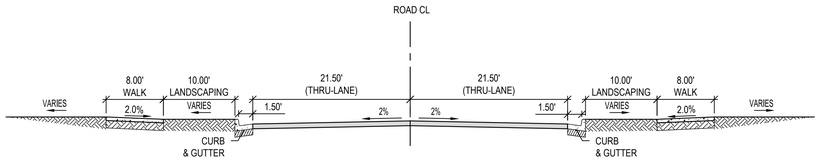
STA 40+90.68 - 44+45.50 — SEC A9

ROADWAY ALIGNMENT B
TYPICAL ROAD WAY (SECTIONS)



SOUTH ENTRANCE — SEC B1

ROADWAY ALIGNMENT C
TYPICAL ROAD WAY (SECTIONS)



NORTH ENTRANCE — SEC C1

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Town of Parker, Director of Engineering — Date

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INTERIOR DESIGN

	DATE	DESCRIPTION

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Key Map

Drawing
TYPICAL ROADWAY SECTIONS

C-401

SITE PLAN SUBMITTAL

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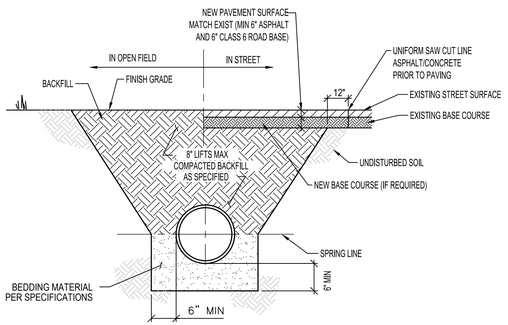
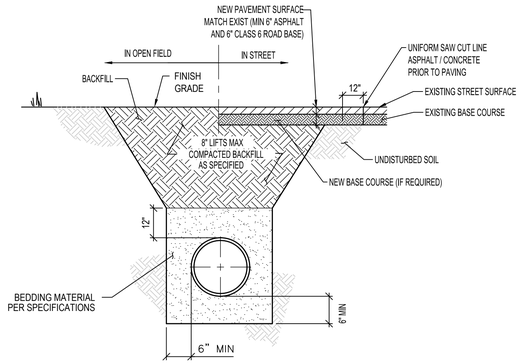


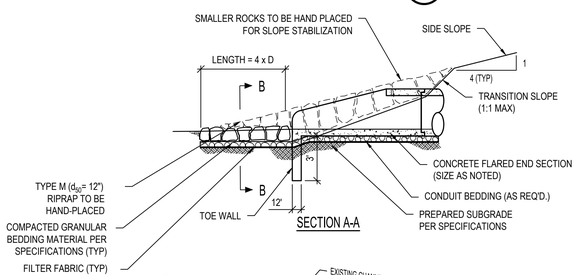
REINFORCED CONCRETE PIPE

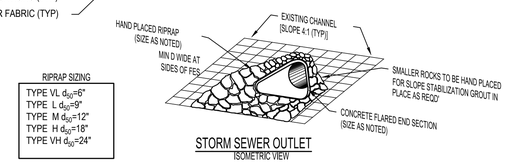


CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

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

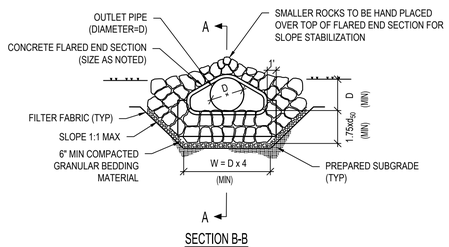




RIPRAP SIZING

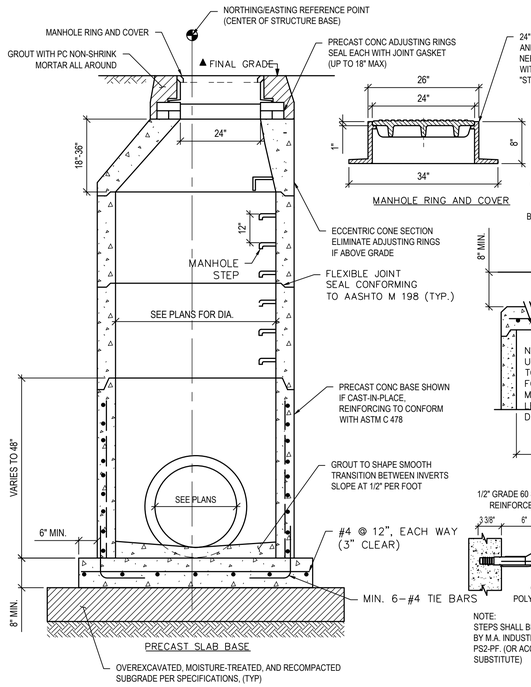
TYPE VL d_{50}=6"
TYPE L d_{50}=9"
TYPE M d_{50}=12"
TYPE H d_{50}=18"
TYPE VH d_{50}=24"

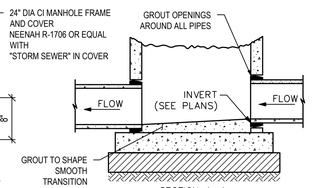
STORM SEWER OUTLET
ISOMETRIC VIEW

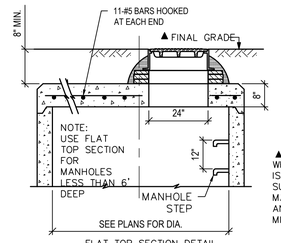


SECTION B-B

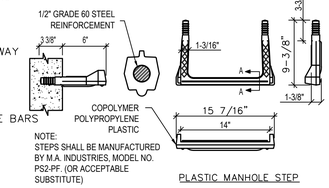
STORM SEWER FLARED END SECTION DETAIL (4)
NTS





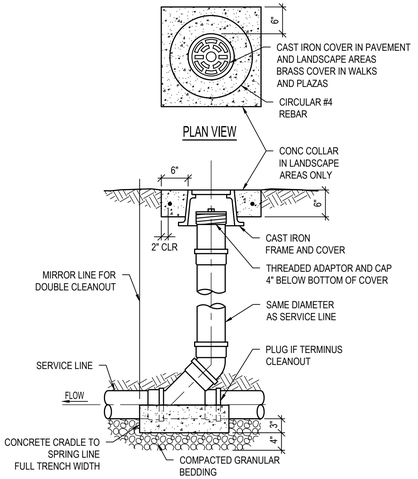


▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

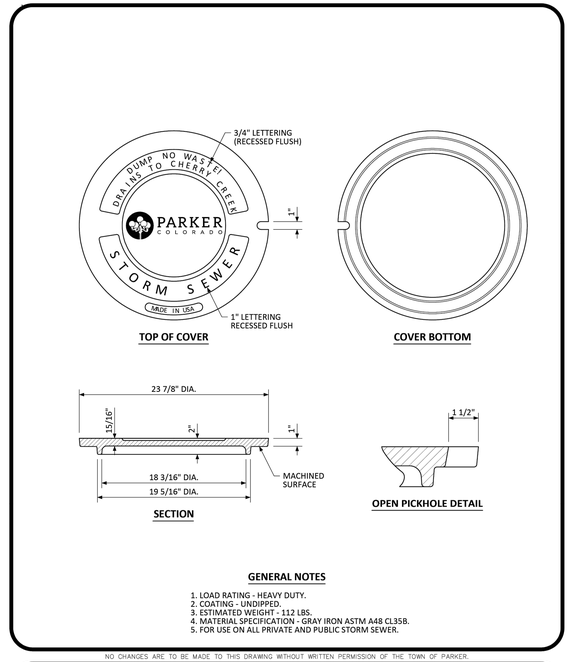


STORM MANHOLE DETAIL (2)
NTS

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



GENERAL NOTES
1. LOAD RATING - HEAVY DUTY.
2. COATING - UNDIPPED.
3. ESTIMATED WEIGHT - 112 LBS.
4. MATERIAL SPECIFICATION - GRAY IRON ASTM A48 CL35B.
5. FOR USE ON ALL PRIVATE AND PUBLIC STORM SEWER.

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

PARKER COLORADO | MANHOLE COVER STANDARD DETAIL | DATE NOVEMBER 2020 | DETAIL 33 | 1 OF 1

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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Town of Parker, Director of Engineering _____ Date

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-100

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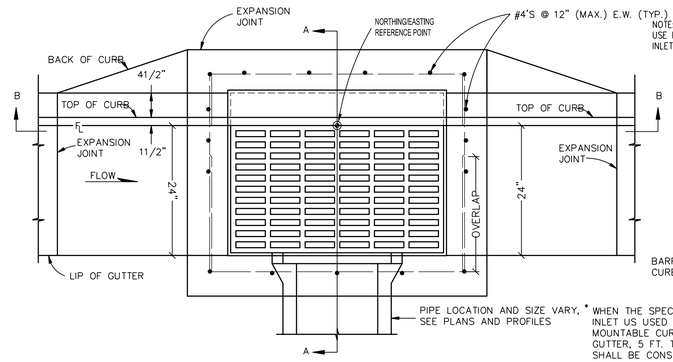
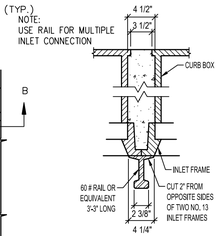
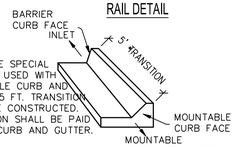
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAGE SIZE SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK-WHITE-YELLOW-MAGENTA-CYAN RESPECTIVELY





RAIL DETAIL

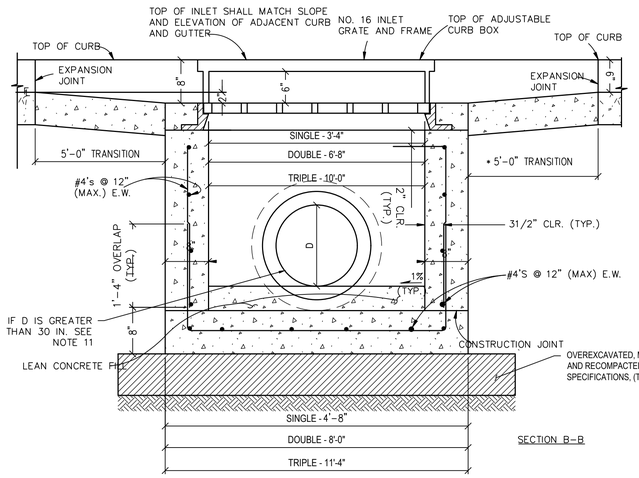


WHEN THE SPECIAL INLET US USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

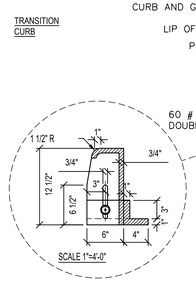
TRANSITION CURB

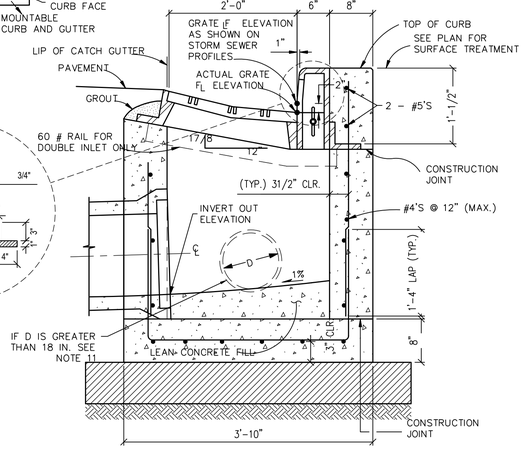
NOTES:

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 SHOWN AS SLOPED MONOLITHIC WITH BASE.
4. ALL REINFORCING STEEL SHALL BE ASTM A615, 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

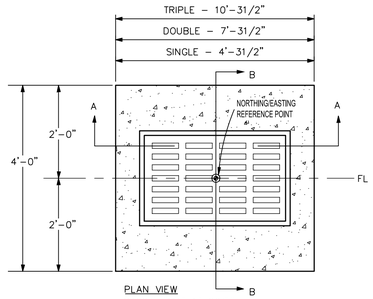




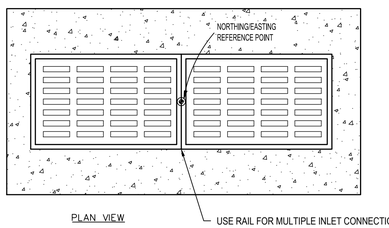
SECTION A-A

COMBINATION INLET DETAIL

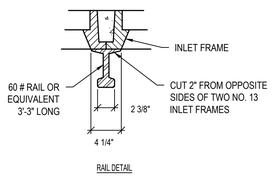
NTS 1



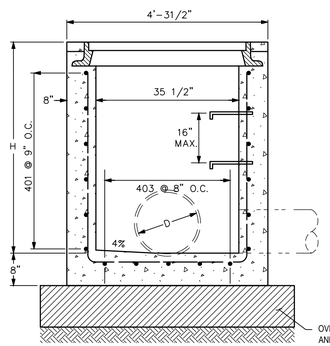
PLAN VIEW
SINGLE TYPE 13 INLET



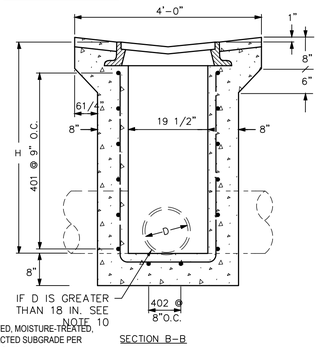
PLAN VIEW
DOUBLE TYPE 13 INLET



RAIL DETAIL



SECTION A-A



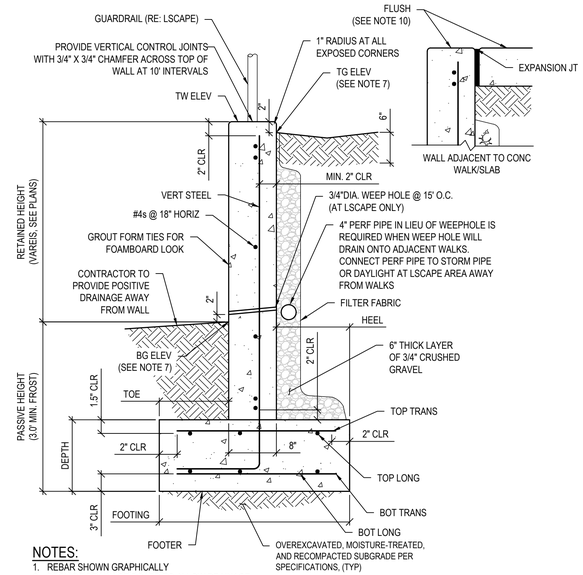
SECTION B-B

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

NTS 3



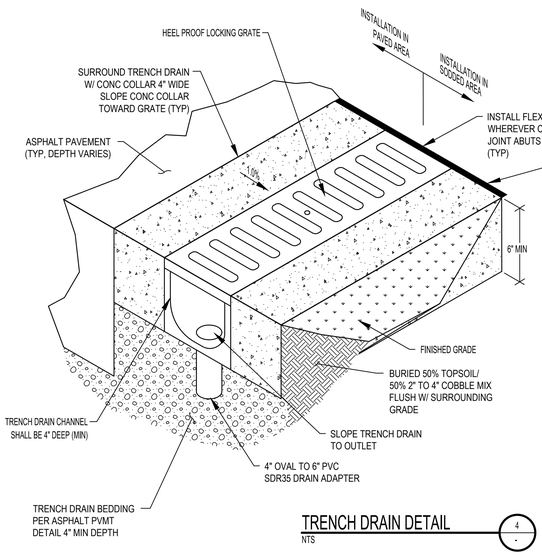
NOTES:

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 AND REQUIRE A BUILDING PERMIT. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
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. TO 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 @ 16"	#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"
UP TO 6'	3'	54"	12"	21"	21"	#4s @ 10"	#4s @ 16"	#4s @ 10"	#4s @ 16"	#5s @ 12"

CONCRETE RETAINING WALL (6' HT. MAX) DETAIL

NTS 2



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

NTS 4

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Town of Parker, Director of Engineering — Date

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Town of Parker SALISBURY REGIONAL PARK - PHASE 1

11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

GRADING & DRAINAGE DETAILS

CD-101

SITE PLAN SUBMITTAL
Page 16 of 324

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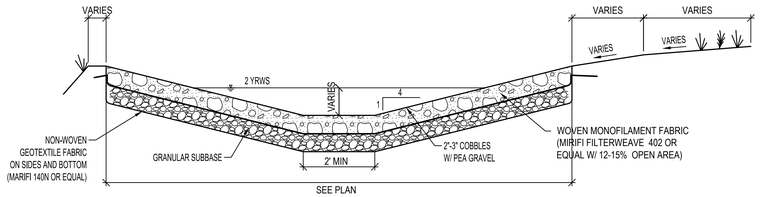
THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT FULL SIZE SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE (FROM RIGHT TO LEFT) BLACK, YELLOW, MAGENTA, CYAN, AND K (PANTONE BLACK)

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

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



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.

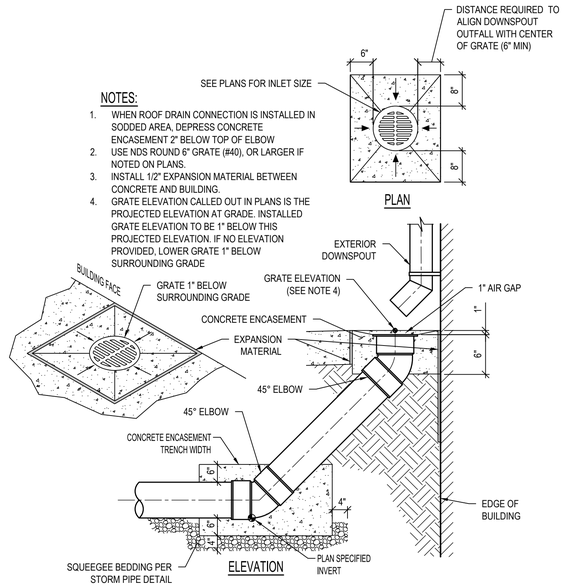
   e) WHEN THE WATER IN THE SWALE FAILS TO INFILTRATE DUE TO HIGH SEDIMENT DEPOSITS IN THE COBBLE/PEA GRAVEL LAYER, REMOVE CLEAN AND STOCKPILE THE COBBLE/PEA GRAVEL LAYER.

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 / -



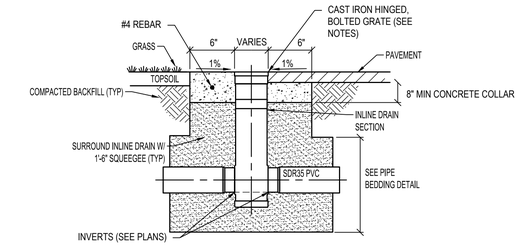
NOTES:

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

GRADING & DRAINAGE DETAILS

CD-102

SITE PLAN SUBMITTAL

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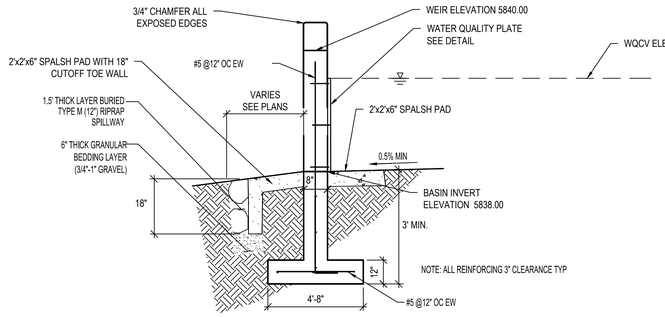
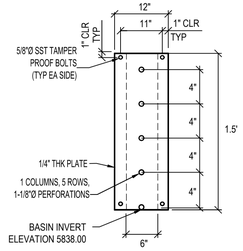
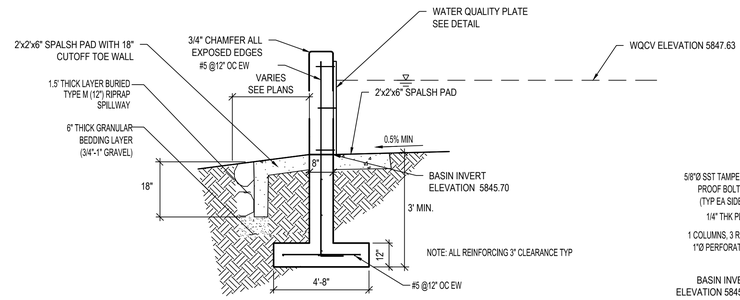


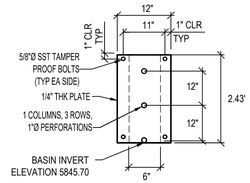
SECTION A-A



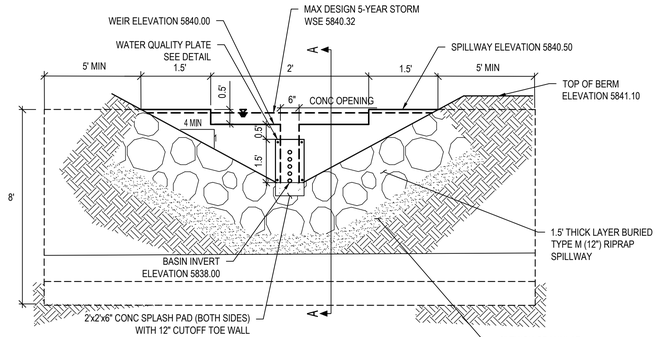
WATER QUALITY PLATE DETAIL



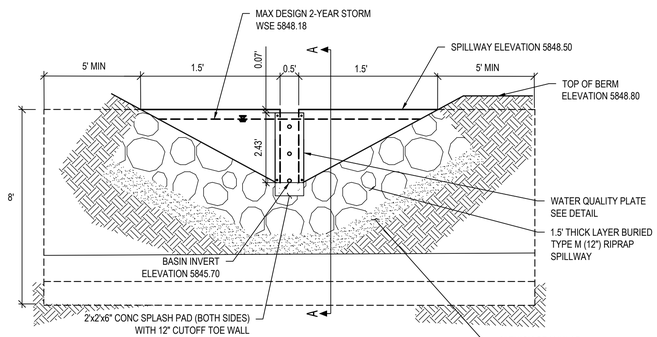
SECTION A-A



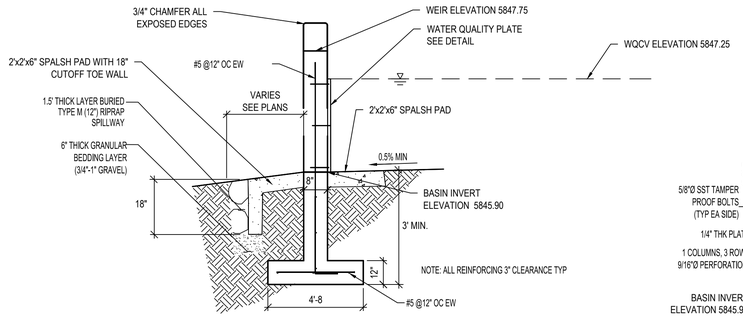
WATER QUALITY PLATE DETAIL



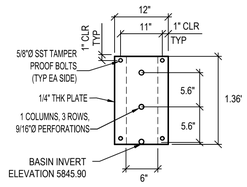
POND A CONC WEIR WALL DETAIL
NTS
1 C1-110



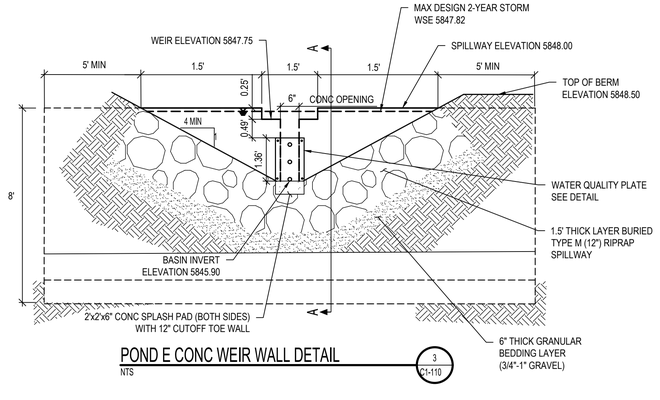
POND D CONC WEIR WALL DETAIL
NTS
2 C1-110



SECTION A-A



WATER QUALITY PLATE DETAIL



POND E CONC WEIR WALL DETAIL
NTS
3 C1-110

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-104

SITE PLAN SUBMITTAL

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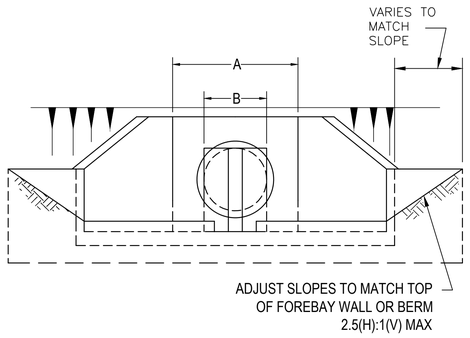
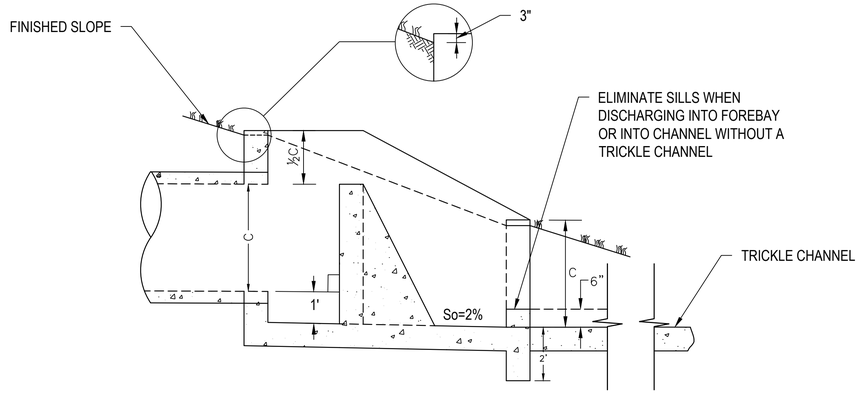
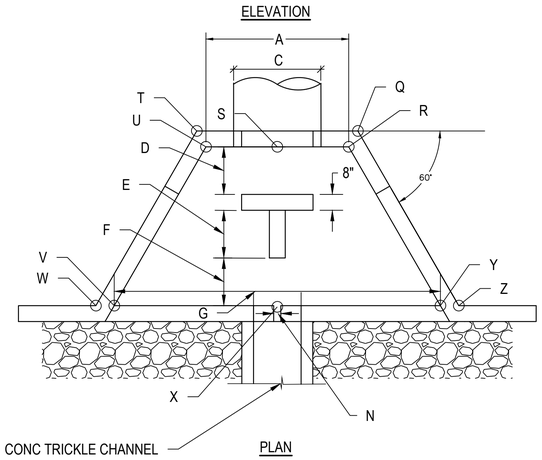




PROFILE



PLAN

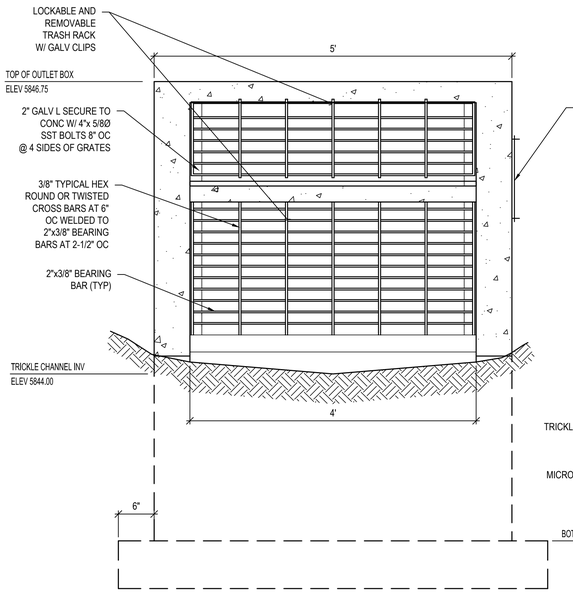
POND A FOREBAY

DIMENSIONS	ELEVATIONS	NORTHING/EASTING
A = 4.00'	Q = 5839.37	N610081.17 E206750.25
B = 2.00'	R = 5838.87	N610081.44 E206750.76
C = 2.00'	S = 5838.87	N610080.38 E206752.46
D = 1.50'	T = 5839.37	N610078.74 E206754.13
E = 2.00'	U = 5838.87	N610079.31 E206754.15
F = 2.99'	V = 5838.73	N610083.18 E206761.46
G = 12.27'	W = 5839.23	N610083.14 E206762.46
N = 1.50"	X = 5838.73	N610086.44 E206756.27
	Y = 5838.73	N610089.71 E206751.07
	Z = 5839.23	N610090.59 E206750.60

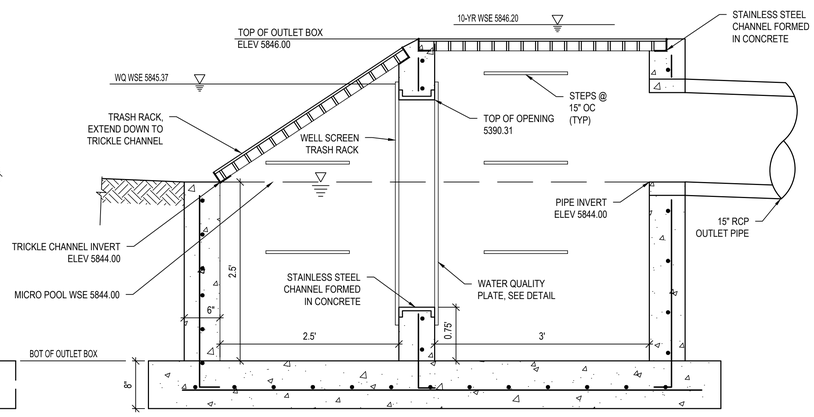
POND C FOREBAY

DIMENSIONS	ELEVATIONS	NORTHING/EASTING
A = 4.00'	Q = 5846.90	N609601.88 E205773.30
B = 2.00'	R = 5846.40	N609602.38 E205773.59
C = 2.00'	S = 5846.40	N609602.37 E205775.59
D = 1.50'	T = 5846.90	N609601.85 E205777.88
E = 2.00'	U = 5846.40	N609602.36 E205777.59
F = 2.88'	V = 5846.26	N609609.38 E205781.71
G = 12.15'	W = 5846.76	N609609.87 E205782.58
N = 1.50"	X = 5846.26	N609609.42 E205775.64
	Y = 5846.26	N609609.46 E205769.56
	Z = 5846.76	N609609.97 E205768.70

FOREBAY DETAIL
NTS
1
C1-115

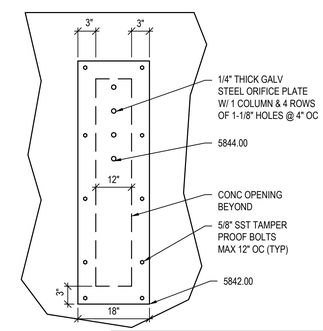


FRONT PROFILE



SECTION

OUTLET STRUCTURE DETAIL - POND C
NTS
2
C1-116



WQ PLATE DETAIL

TRASH RACK NOTES:

1. 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, VERTICAL ORIENTATION. TOTAL RACK THICKNESS OF 0.31" AND 3/8" X 1.0" FLAT BAR FRAME.
2. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME

STRUCTURAL NOTES:

1. CONCRETE SHALL BE CDOT CLASS B AND CAST-IN PLACE.
2. PROVIDE STEPS AT 15" OC IN BOTH BOXES. STEPS PER DETAIL 3, SHEET CD1.2.
3. 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.
4. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED.
6. PROVIDE THE FOLLOWING WARNING SIGN (MINIMUM OF 0.75 SQUARE FEET) ON THE OUTLET STRUCTURE: "KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION."

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-105

SITE PLAN SUBMITTAL

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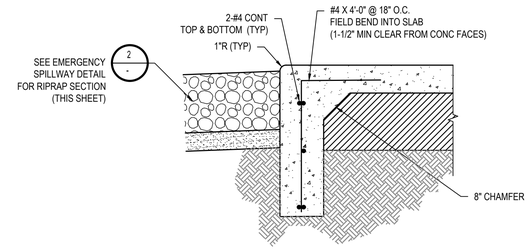
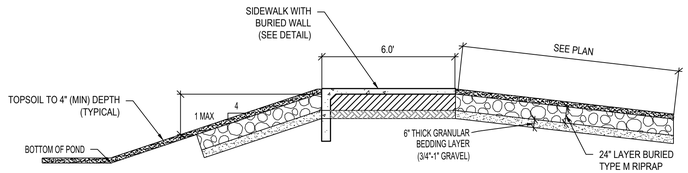


SIDEWALK W/ BURIED WALL DETAIL



SECTION A

POND C EMERGENCY SPILLWAY DETAIL

NTS

1
C1-116

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PARKER, CO 80134

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

GRADING & DRAINAGE DETAILS

CD-106

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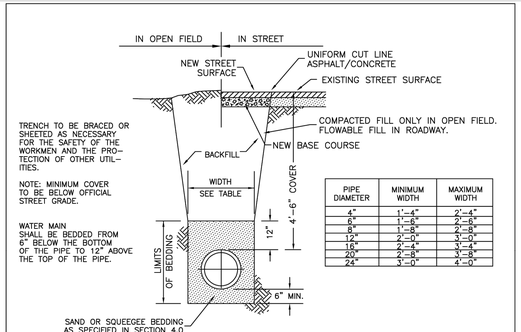
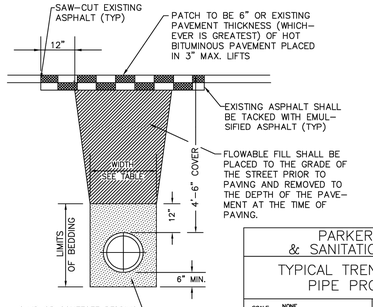


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

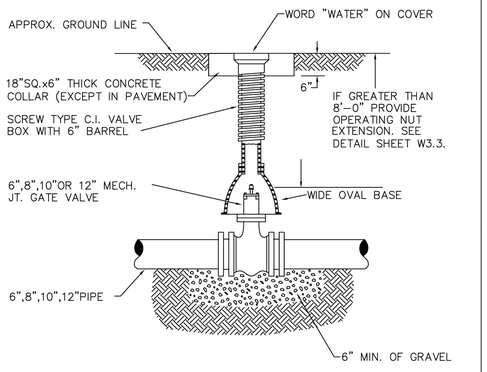
STANDARD TRENCH SECTION



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

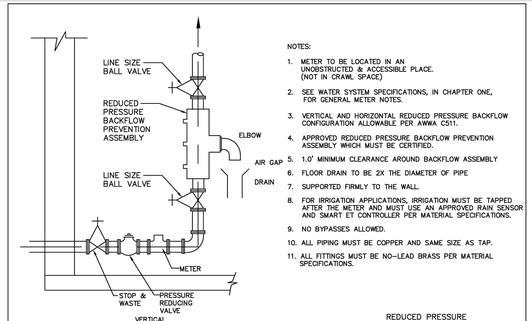
CHECK MATERIAL SPECIFICATIONS

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 minimum 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 detri-mental 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

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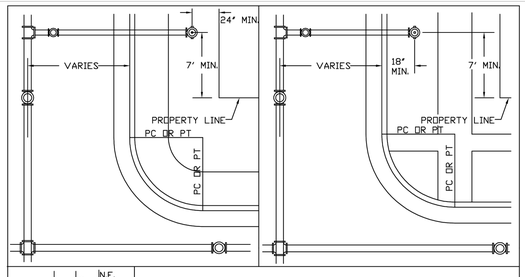
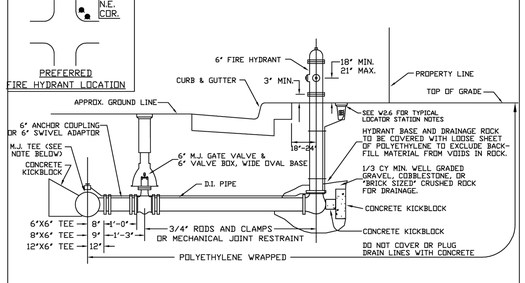




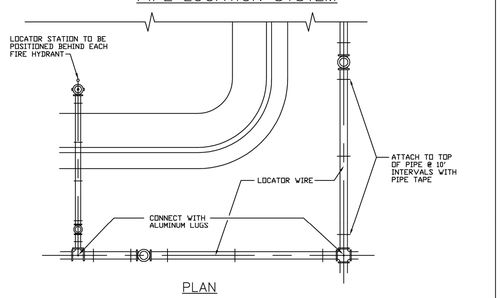
NOTES:

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 BE WITHIN THE SIDEWALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE USED.

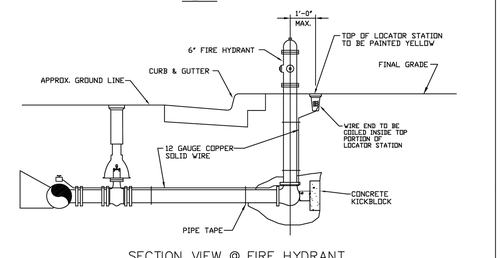
PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	4/01 10/16 01/02 12/07 1/16

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
UTILITY DETAILS

CD-200

SITE PLAN SUBMITTAL
Page 21 of 324

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

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

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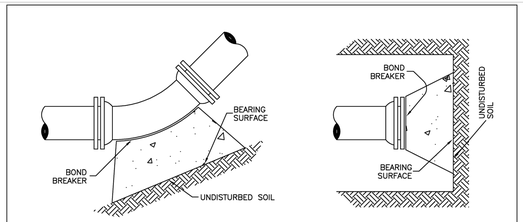
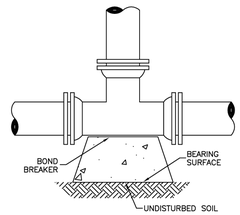
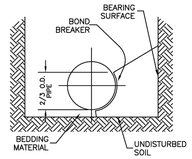


11-1/4°,22-1/2°,45° & 90° BENDS

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

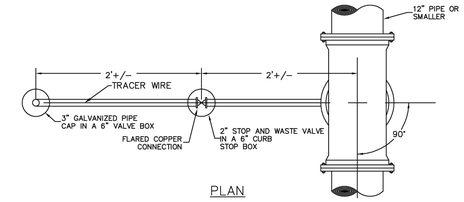
PARKER WATER & SANITATION DISTRICT

CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

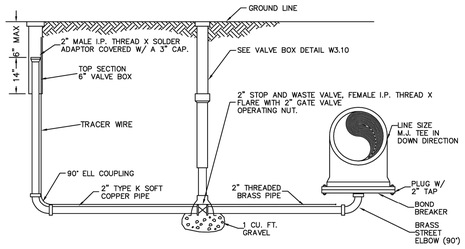
SCALE: NONE | DATE: 2/96

APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01, 1/16, 10/16

2016 REVISION | SHEET W3.18



PLAN



ELEVATION

NOTE: PLUG SHALL BE MECHANICALLY RESTRAINED.

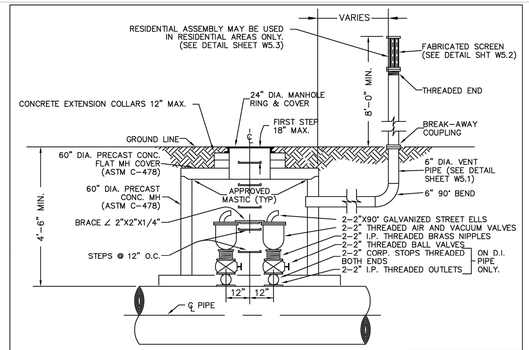
PARKER WATER & SANITATION DISTRICT

LOW POINT BLOW-OFF
WITH SAND TRAP

SCALE: NONE | DATE: 2/96

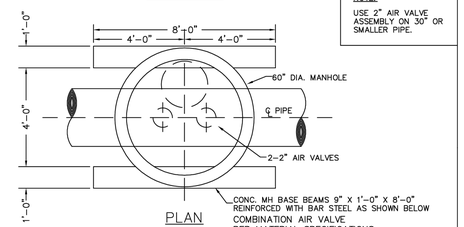
APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01, 1/16, 10/16

2016 REVISION | SHEET W3.8



ELEVATION

NOTE:
USE 2" AIR VALVE ASSEMBLY ON 30" OR SMALLER PIPE.



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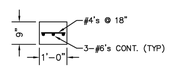


FOOTING DETAIL

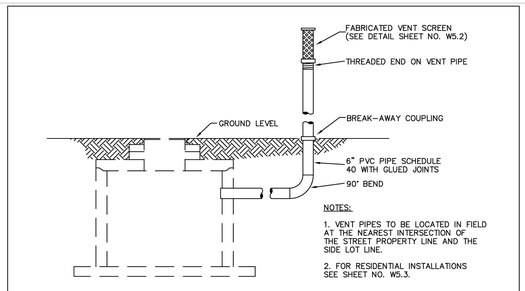
PARKER WATER & SANITATION DISTRICT

AIR AND VACUUM
VALVE INSTALLATION

SCALE: NONE | DATE: 2/96

APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01, 1/16, 10/16

2016 REVISION | SHEET W3.6

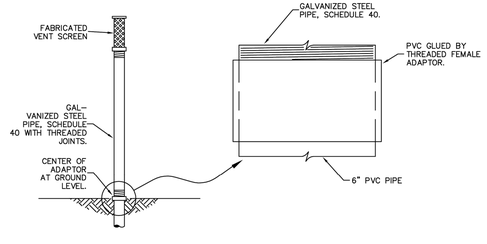


NOTES:

1. VENT PIPES TO BE LOCATED IN FIELD AT THE NEAREST INTERSECTION OF THE STREET PROPERTY LINE AND THE SIDE LOT LINE.

2. FOR RESIDENTIAL INSTALLATIONS SEE SHEET NO. W5.3.

VENT PIPE INSTALLATION



VENT PIPE AND BREAK-AWAY COUPLING DETAILS

PARKER WATER & SANITATION DISTRICT

VENT PIPE
INSTALLATION AND DETAILS

SCALE: NONE | DATE: 2/96

APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16

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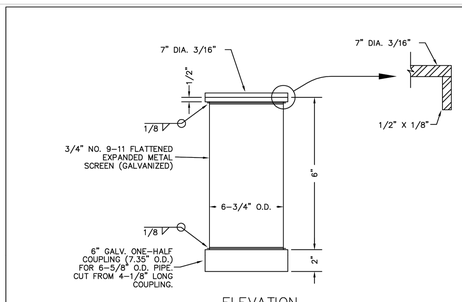
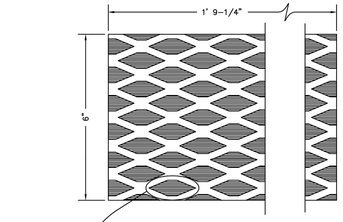
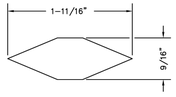


ELEVATION
SCREEN FOR 6" VENT PIPE



METAL SCREEN



PARKER WATER & SANITATION DISTRICT

6" DIA. VENT PIPE SCREEN

SCALE: NONE | DATE: 2/96

APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
UTILITY DETAILS

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SITE PLAN SUBMITTAL

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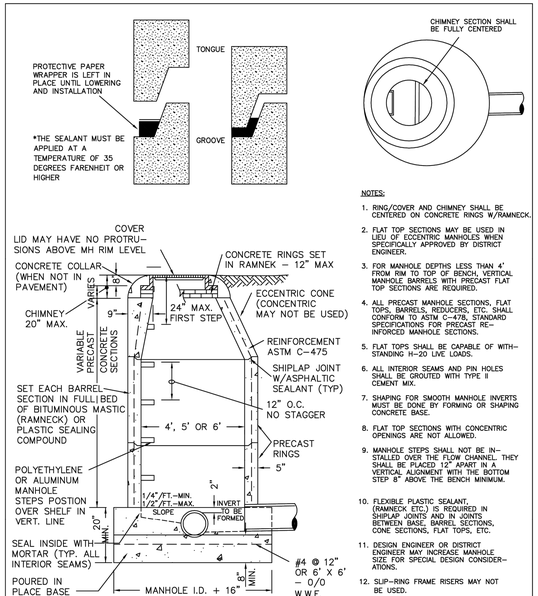

NOTES:

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 — DIRECTOR OF ENGINEERING

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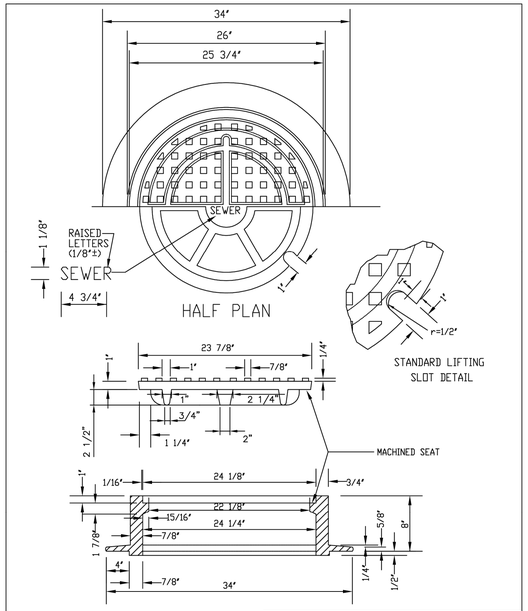

NOTE:

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 — DIRECTOR OF ENGINEERING

01/16 10/16

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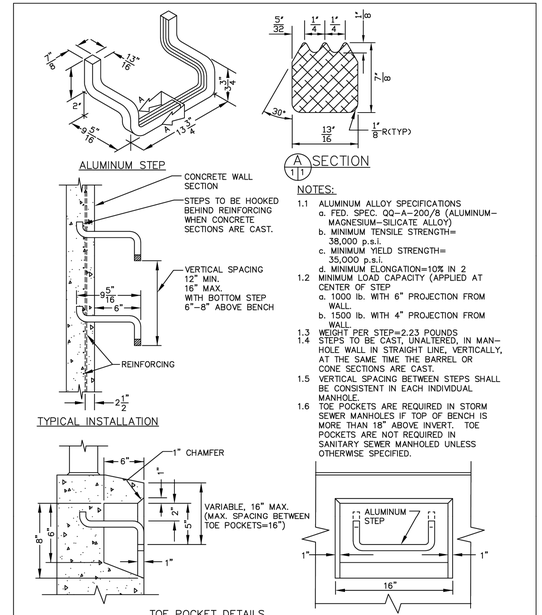

A SECTION 1 1

NOTES:

1.1 ALUMINUM ALLOY SPECIFICATIONS
a. FED. SPEC. QQ-A-200/8 (ALUMINUM-MAGNESIUM-SILICATE ALLOY)
b. MINIMUM TENSILE STRENGTH= 38,000 p.s.i.
c. MINIMUM YIELD STRENGTH= 35,000 p.s.i.
d. MINIMUM ELONGATION=10% IN 2
1.2 MINIMUM LOAD CAPACITY (APPLIED AT CENTER OF STEP
a. 1000 lb. WITH 6" PROJECTION FROM WALL.
b. 1500 lb. WITH 4" PROJECTION FROM WALL.
1.3 WEIGHT PER STEP=2.23 POUNDS
1.4 STEPS TO BE CAST, UNALTERED, IN MAN-HOLE WALL IN STRAIGHT LINE, VERTICALLY, AT THE SAME TIME THE BARREL OR CONE SECTIONS ARE CAST.
1.5 VERTICAL SPACING BETWEEN STEPS SHALL BE CONSISTENT IN EACH INDIVIDUAL MANHOLE.
1.6 TOE POCKETS ARE REQUIRED IN STORM SEWER MANHOLES IF TOP OF BENCH IS MORE THAN 18" ABOVE INVERT. TOE POCKETS ARE NOT REQUIRED IN SANITARY SEWER MANHOLED UNLESS OTHERWISE SPECIFIED.

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

01/16 10/16

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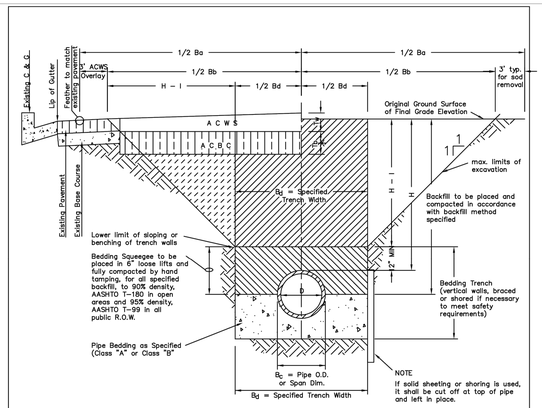
SHEET S3.10



TYPICAL TRENCH DETAIL

T_b = Thickness of Asphaltic Concrete Base Course (A C B C)

T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)

T_o = Total Asphalt Thickness ($T_b + T_w$)

B_c = Outside Pipe or Conduit Span Dimension

B_d = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)

B_b = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)

B_s = Max. Pay Width of Asphaltic Concrete Wearing Surface or Sod Replacement (See Note 3)

H = Depth of Surface to Top of Pipe

H-I= Depth from Surface to 1 ft. above Top of Pipe

NOTES

1. *Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.*
2. *Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no pavement will be made for removal, replacement or relocation of curb and gutter, utilities, sidewalk, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.*
3. *If dimension "B_d" is ≤ 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay widths, B_b & B_s shall then be based upon this actual width.*

TABLE II
ASPHALT AMD BASE COURSE REPLACEMENT SCHEDULE

STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_o)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

PARKER WATER & SANITATION DISTRICT

SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

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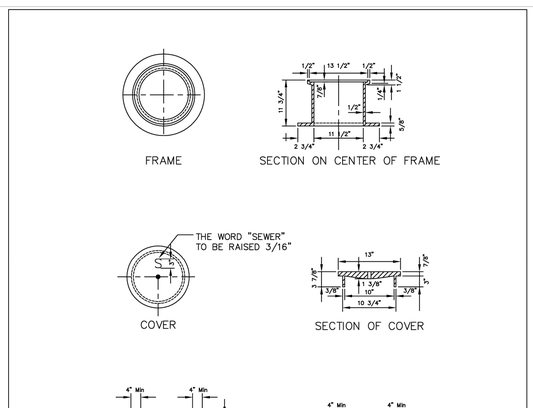

PARKER WATER & SANITATION DISTRICT

IN-LINE CLEANOUT SECTIONS

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

2/00 1/08 1/16 10/16

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

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IRRIGATION
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Englewood, CO 80112
p. 303.688.0223

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

UTILITY DETAILS

CD-202

SITE PLAN SUBMITTAL

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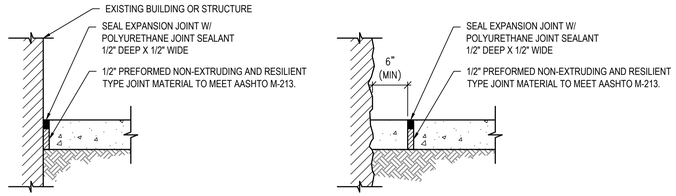
Q:\3752\- Salisbury Park North\Drawings\3752c-02-UTP-DET-01.dwg, 6/05/2025 - 1:23 PM, MJS

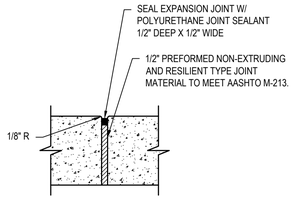
THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT FULL SIZE. IF THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK, YELLOW, MAGENTA, & CYAN RESPECTIVELY.

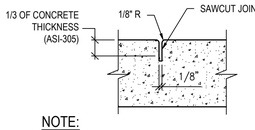


AGAINST STRUCTURE

AGAINST NON-UNIFORM SURFACE



SIDEWALK

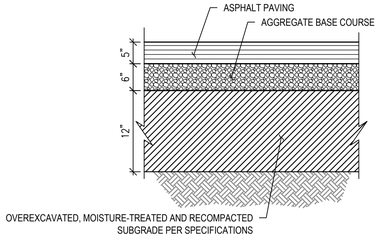


NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

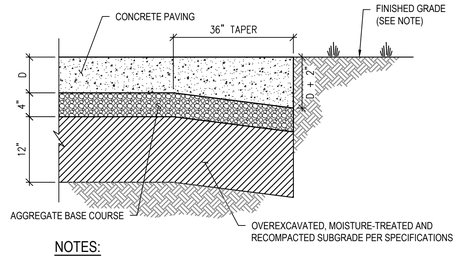
CONTRACTION/CONTROL JOINT

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
NTS 1

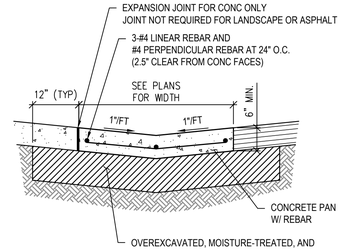


COMPOSITE ASPHALT PAVEMENT SECTION DETAIL
NTS 2



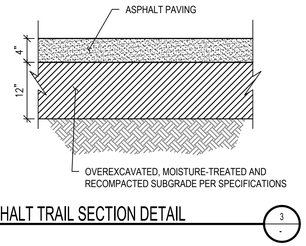
NOTES:
1. CONCRETE THICKNESS:
   D = 5" FOR WALKS
   D = 7" FOR FIRE TRUCK ACCESS ROUTES, TRASH PADS AND OTHER AREAS NOTED AS HEAVY DUTY
2. 2" THICKENED EDGE REQUIRED WHERE PAVEMENT ABUTS LANDSCAPE ONLY.
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT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

CONCRETE PAVEMENT SECTION DETAIL
NTS 4

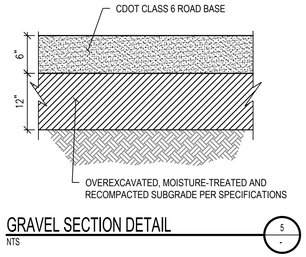


NOTES:
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE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

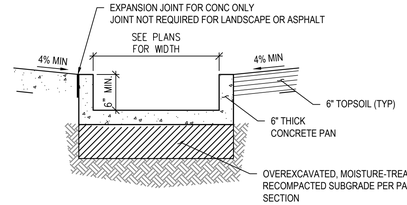
REINFORCED CONCRETE PAN DETAIL
NTS 6



ASPHALT TRAIL SECTION DETAIL
NTS 3

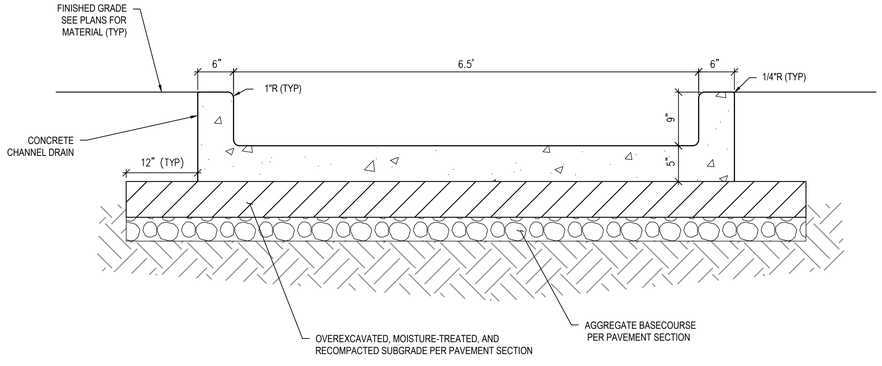


GRAVEL SECTION DETAIL
NTS 5



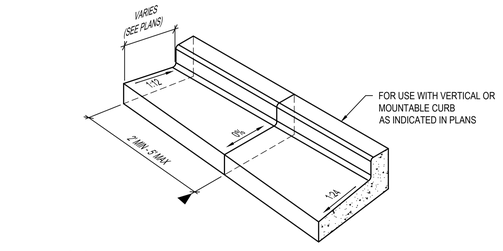
NOTES:
1. THIS PAN IS INTENDED FOR WITHIN PONDS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.

CONCRETE TRICKLE CHANNEL DETAIL
NTS 7

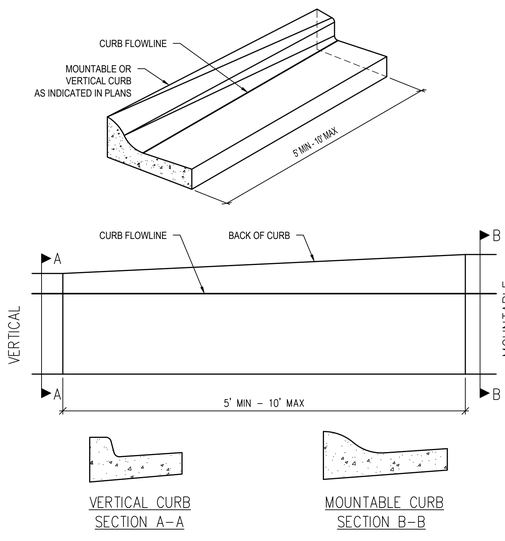


NOTES:
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

BYPASS CHANNEL DETAIL
NTS 8



GUTTER CATCH SPILL TRANSITION DETAIL
NTS 9



VERTICAL TO MOUNTABLE CURB DETAIL
NTS 10

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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Town of Parker, Director of Engineering Date

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ARCHITECTURE
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Project Number:	223072.00
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Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-300

SITE PLAN SUBMITTAL

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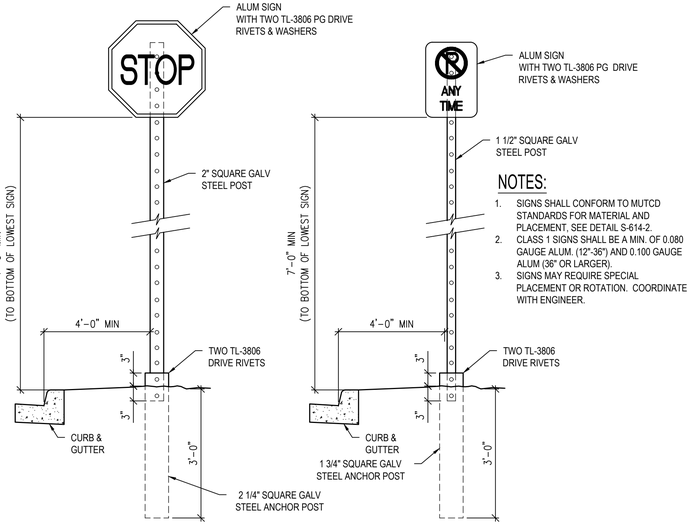
THE LINE SHOWN ABOVE IS ONE INCH LONG ON ORIGINAL PRINTS SHEETS ORIGINAL PAGE SIZE

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

C M Y K



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.)

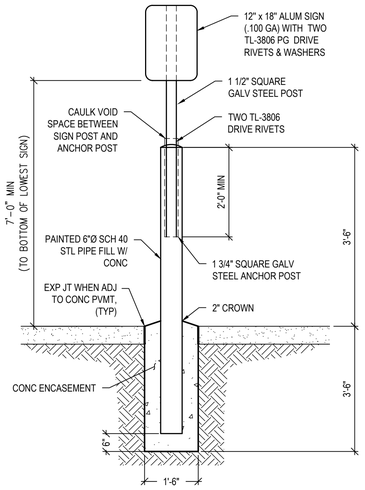
REGULAR/SMALL SIGN SQUARE POST

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

NOTES:

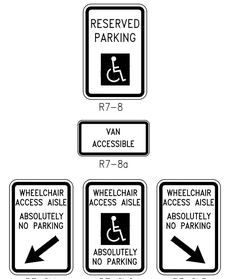
1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.

SIGN DETAIL
NTS — 1



SIGN W/ BOLLARD DETAIL
NTS — 2

SIGN OPTIONS



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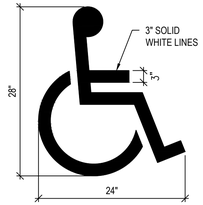
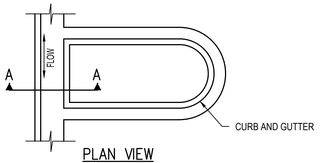
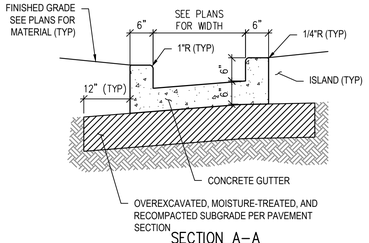
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS



ACCESSIBLE SYMBOL DETAIL
NTS — 3



PLAN VIEW
NTS

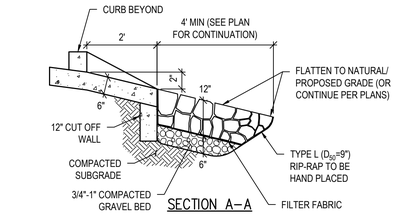


SECTION A–A
NTS

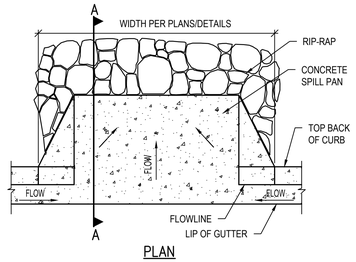
NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

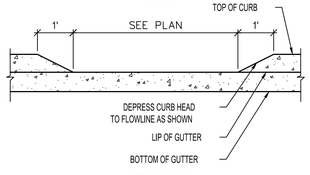
CURB CHANNEL DETAIL
NTS — 4



SECTION A–A



PLAN

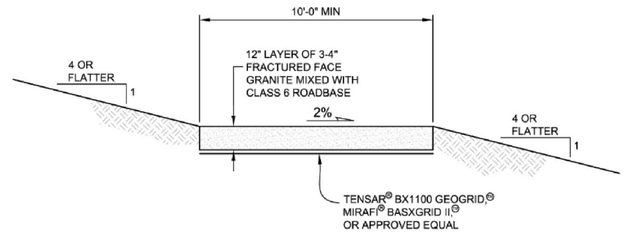


ELEVATION

NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

CURB CUT W/ RIPRAP PAN
NTS — 5



CROSS SECTION
BELOW EURV WATER SURFACE

POND MANTENANCE ROAD
NTS — 6

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Town of Parker, Director of Engineering — Date

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Key Map

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SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-301

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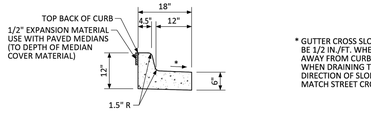
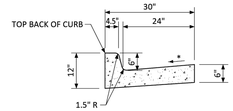
THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE (CYAN, YELLOW, MAGENTA, BLACK) AND WILL FORM A PERFECT CIRCLE

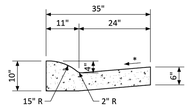


* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

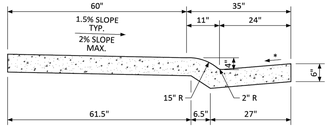
MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



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



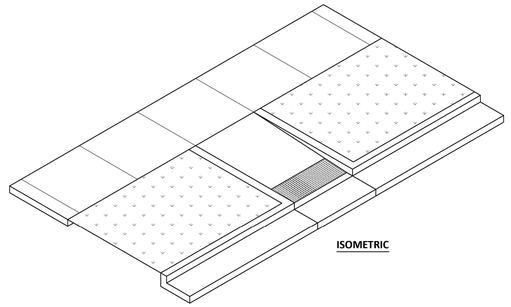
MOUNTABLE CURB AND GUTTER SECTION



MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

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

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



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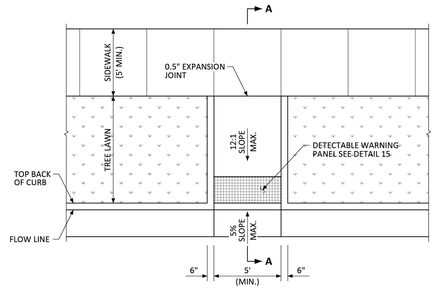
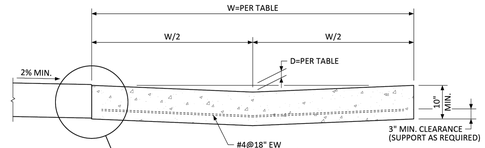


MIDBLOCK CURB RAMP

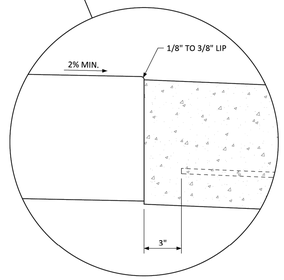
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



SECTION A-A

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

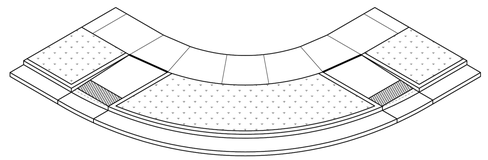


GENERAL NOTES

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

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

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



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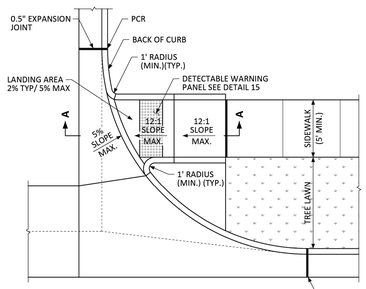
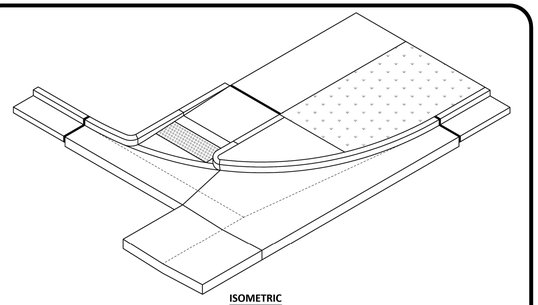


SECTION A-A

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

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

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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Town of Parker, Director of Engineering _____ Date _____

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-302

SITE PLAN SUBMITTAL

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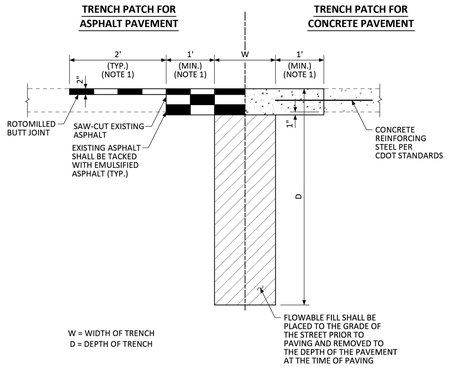
Q:\3752c - Salisbury Park North\Drawings\3752c-03-HCP-DET-01.dwg, 6/05/2025 - 1:21 PM, AF

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAPER SIZE IF THIS SHEET IS SCALED, ADJUST ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TURN ON APPROPRIATELY



GENERAL NOTES

1. SEE SECTION 9 OF THE ROADWAY CRITERIA MANUAL FOR LIMITS OF PATCHING. RECOMPACTION PER TOWN STANDARDS IS REQUIRED UNDER THE LIMITS OF THE PATCHING.

ASPHALT PAVEMENT NOTES

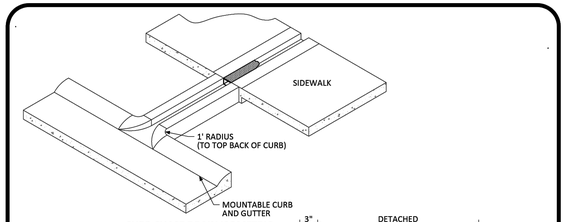
1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF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

CONCRETE PAVEMENT NOTES

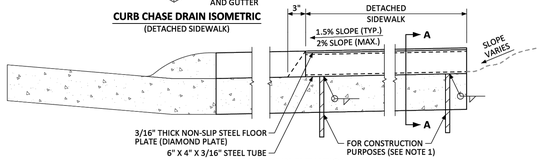
1. CONCRETE PAVEMENT THICKNESS SHALL BE 1 INCH GREATER THAN EXISTING CONCRETE PAVEMENT.
2. CONCRETE SHALL BE CDOT CLASS P.

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

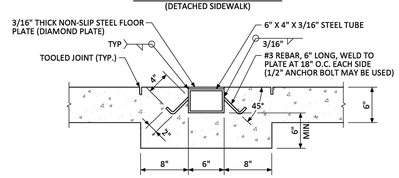
PARKER COLORADO | **MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 25 1 OF 2



CURB CHASE DRAIN ISOMETRIC
(DETACHED SIDEWALK)



CURB CHASE DRAIN ELEVATION
(DETACHED SIDEWALK)

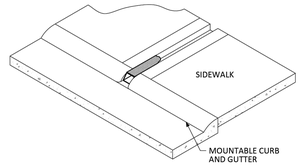


SECTION A-A
GENERAL NOTES

1. 18"-#4 REBAR: WELD ONE BAR APPROX. 8" FROM EACH END OF TUBE: SUPPLY AT LEAST TWO BARS PER TUBE, MORE IF CONTRACTOR DEEMS APPROPRIATE, REBAR IS USED TO SUPPORT AND ALIGN TUBE UNTIL CONCRETE IS PLACED.
2. ASSEMBLY IS NOT GALVANIZED.
3. CONCRETE REMOVAL LIMITS SHALL BE COORDINATED WITH THE DESIGNATED TOWN AUTHORITY.

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

PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 28 1 OF 2



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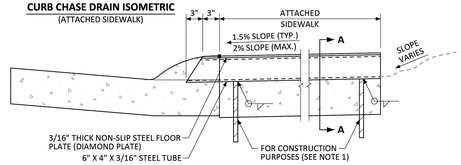
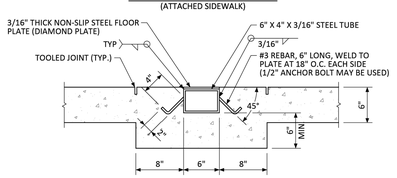
(ATTACHED SIDEWALK)



CURB CHASE DRAIN ELEVATION
(ATTACHED SIDEWALK)



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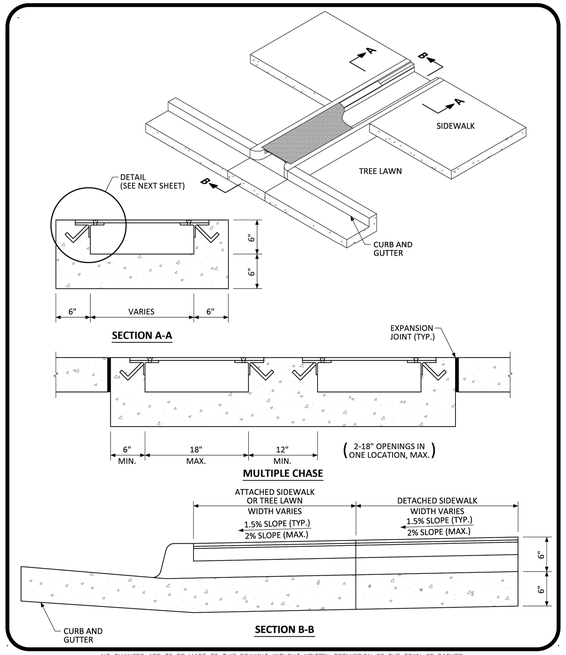
PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 28 2 OF 2



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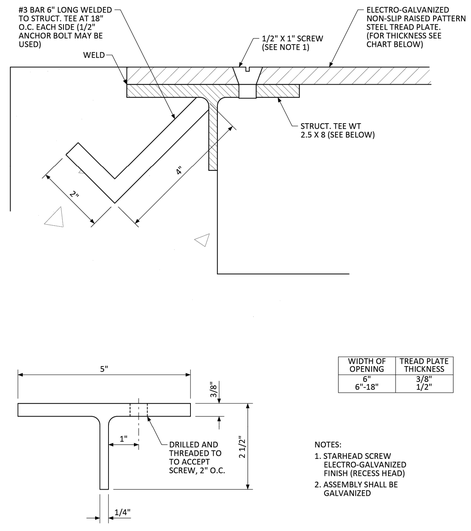

WIDTH OF OPENING	TREAD PLATE THICKNESS
6"	3/8"
6"-18"	1/2"

NOTES:
1. STARHEAD SCREW ELECTRO-GALVANIZED FINISH (RECESS HEAD)
2. ASSEMBLY SHALL BE GALVANIZED

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	DATE	DESCRIPTION

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-303

SITE PLAN SUBMITTAL

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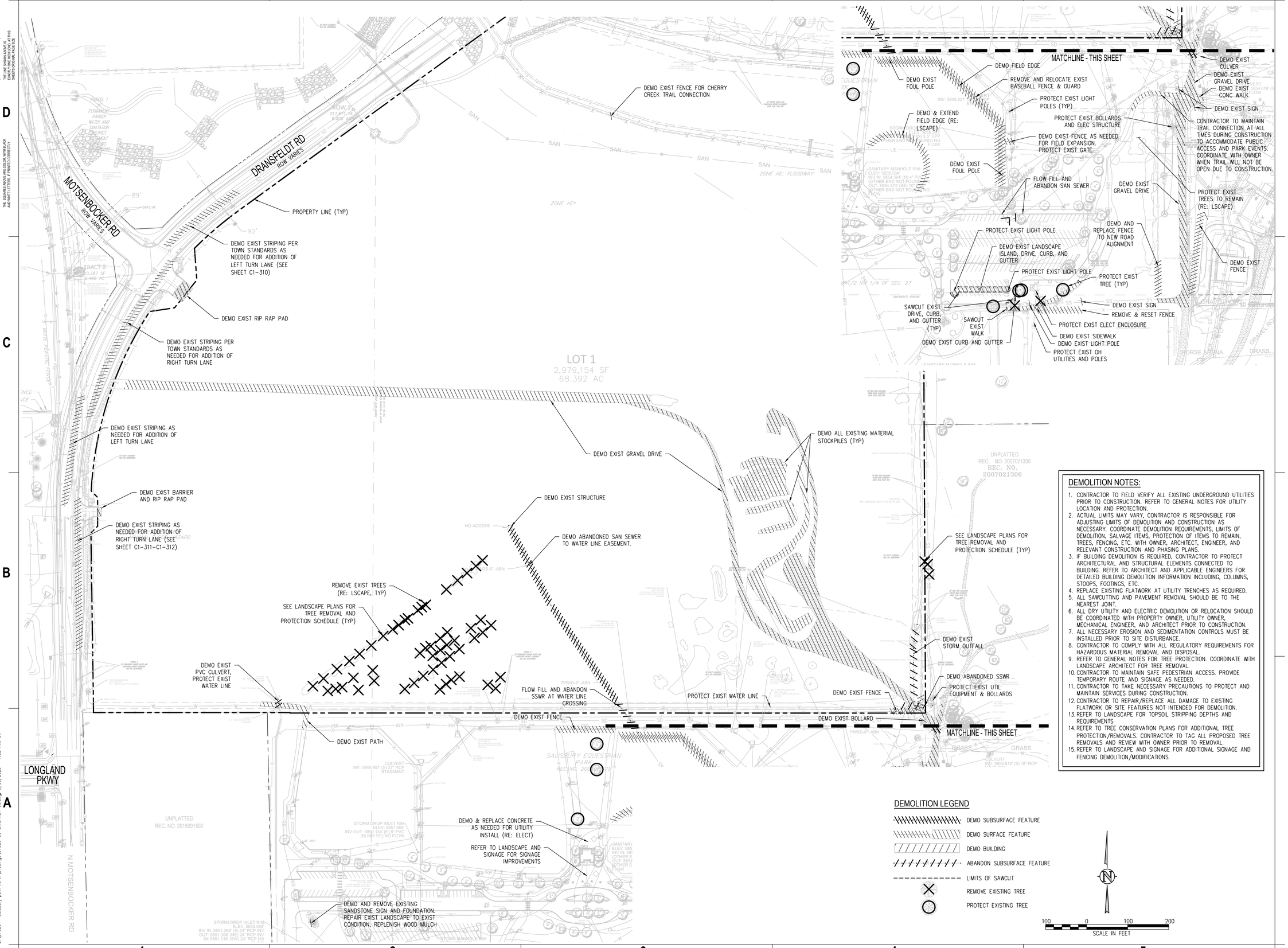
MOTSENBOCKER RD
ROW VARIES
DRANSFELDT RD
ROW VARIES
LONGLAND PKWY
N MOTSENBOCKER RD
MATCHLINE - THIS SHEET
MATCHLINE - THIS SHEET
LOT 1
2,979,154 SF
68.392 AC
TRACT B
220,287 SF
5.466 AC
ROW 2
217,971 SF
5.004 AC
PROPERTY LINE (TYP)
DEMO EXIST STRIPING PER TOWN STANDARDS AS NEEDED FOR ADDITION OF LEFT TURN LANE (SEE SHEET C1-310)
DEMO EXIST RIP RAP PAD
DEMO EXIST STRIPING PER TOWN STANDARDS AS NEEDED FOR ADDITION OF RIGHT TURN LANE
DEMO EXIST STRIPING AS NEEDED FOR ADDITION OF LEFT TURN LANE
DEMO EXIST BARRIER AND RIP RAP PAD
DEMO EXIST STRIPING AS NEEDED FOR ADDITION OF RIGHT TURN LANE (SEE SHEET C1-311-C1-312)
DEMO EXIST FENCE FOR CHERRY CREEK TRAIL CONNECTION
DEMO EXIST GRAVEL DRIVE
DEMO ALL EXISTING MATERIAL STOCKPILES (TYP)
DEMO EXIST STRUCTURE
DEMO ABANDONED SAN SEWER TO WATER LINE EASEMENT.
REMOVE EXIST TREES (RE: LSCAPE, TYP)
SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION SCHEDULE (TYP)
DEMO EXIST PVC CULVERT, PROTECT EXIST WATER LINE
FLOW FILL AND ABANDON SSWR AT WATER LINE CROSSING
DEMO EXIST FENCE
DEMO EXIST PATH
PROTECT EXIST WATER LINE
DEMO EXIST BOLLARD
DEMO & REPLACE CONCRETE AS NEEDED FOR UTILITY INSTALL (RE: ELECT)
REFER TO LANDSCAPE AND SIGNAGE FOR SIGNAGE IMPROVEMENTS
DEMO AND REMOVE EXISTING SANDSTONE SIGN AND FOUNDATION. REPAIR EXIST LANDSCAPE TO EXIST CONDITION, REPLENISH WOOD MULCH
SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION SCHEDULE (TYP)
DEMO EXIST STORM OUTFALL
DEMO ABANDONED SSWR
PROTECT EXIST UTIL EQUIPMENT & BOLLARDS
DEMO EXIST FOUL POLE
DEMO FIELD EDGE
REMOVE AND RELOCATE EXIST BASEBALL FENCE & GUARD
PROTECT EXIST LIGHT POLES (TYP)
DEMO & EXTEND FIELD EDGE (RE: LSCAPE)
PROTECT EXIST BOLLARDS AND ELEC STRUCTURE
DEMO EXIST FENCE AS NEEDED FOR FIELD EXPANSION. PROTECT EXIST GATE.
FLOW FILL AND ABANDON SAN SEWER
DEMO EXIST GRAVEL DRIVE
DEMO EXIST CULVER
DEMO EXIST GRAVEL DRIVE
DEMO EXIST CONC WALK
DEMO EXIST SIGN
CONTRACTOR TO MAINTAIN TRAIL CONNECTION AT ALL TIMES DURING CONSTRUCTION TO ACCOMMODATE PUBLIC ACCESS AND PARK EVENTS. COORDINATE WITH OWNER WHEN TRAIL WILL NOT BE OPEN DUE TO CONSTRUCTION.
PROTECT EXIST TREES TO REMAIN (RE: LSCAPE)
DEMO EXIST FENCE
PROTECT EXIST LIGHT POLE
DEMO AND REPLACE FENCE TO NEW ROAD ALIGNMENT
DEMO EXIST LANDSCAPE ISLAND, DRIVE, CURB, AND GUTTER
PROTECT EXIST LIGHT POLE
PROTECT EXIST TREE (TYP)
SAWCUT EXIST DRIVE, CURB, AND GUTTER (TYP)
SAWCUT EXIST WALK
DEMO EXIST CURB AND GUTTER
DEMO EXIST SIGN
REMOVE & RESET FENCE
PROTECT EXIST ELECT ENCLOSURE
DEMO EXIST SIDEWALK
DEMO EXIST LIGHT POLE
PROTECT EXIST OH UTILITIES AND POLES
SALISBURY EQUESTRIAN PARK
REC NO. 2007021306
UNPLATTED
REC. NO. 2015091502
UNPLATTED
REC. NO. 2007021306
REC. NO. 2007021306
PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT AND RIGHT-OF-WAY
ZONE AE*
ZONE AE: FLOODWAY
GRAVEL ROAD
HORSE ARENA
GRASS
SAN
SAN
SAN

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THE LINE SHOWN ABOVE IS 1 INCH WHEN PLOTTED AT FULL SHEETS ORIGINAL PAGE SIZE

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

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

CHERRY CREEK
LIMITS OF PHASE 1 PROPOSED 100-YR FLOODPLAIN
LIMITS OF EXISTING 100-YR FLOODPLAIN
POND A
POND C
POND E
DRANSFELDT RD (PUBLIC) ROW VARIES
MOTSENBOCKER RD (PUBLIC) ROW VARIES
HQ BLDG FFE=5850.7'
MATCHLINE - SEE THIS SHEET
MATCHLINE - SEE THIS SHEET
UNPLATTED REC. NO. 2015091502
UNPLATTED REC. NO. 2007 REC. NO. 2007021306

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.)

100 0 100 200
SCALE IN FEET

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Key Map

Drawing

PHASE 1 OVERALL GRADING & DRAINAGE PLAN (BASEBID)

C1-100

SITE PLAN SUBMITTAL

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

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POND D
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DRANSFELDT RD (PUBLIC)
ROW VARIES

OTSENBOCKER RD (PUBLIC)
ROW VARIES

HQ BLDG
FFE=5850.7'

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

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100 0 100 200
SCALE IN FEET

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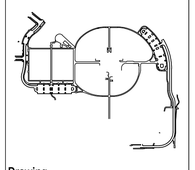

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT 1)

C1-100A

SITE PLAN SUBMITTAL

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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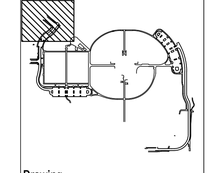
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110

SITE PLAN SUBMITTAL

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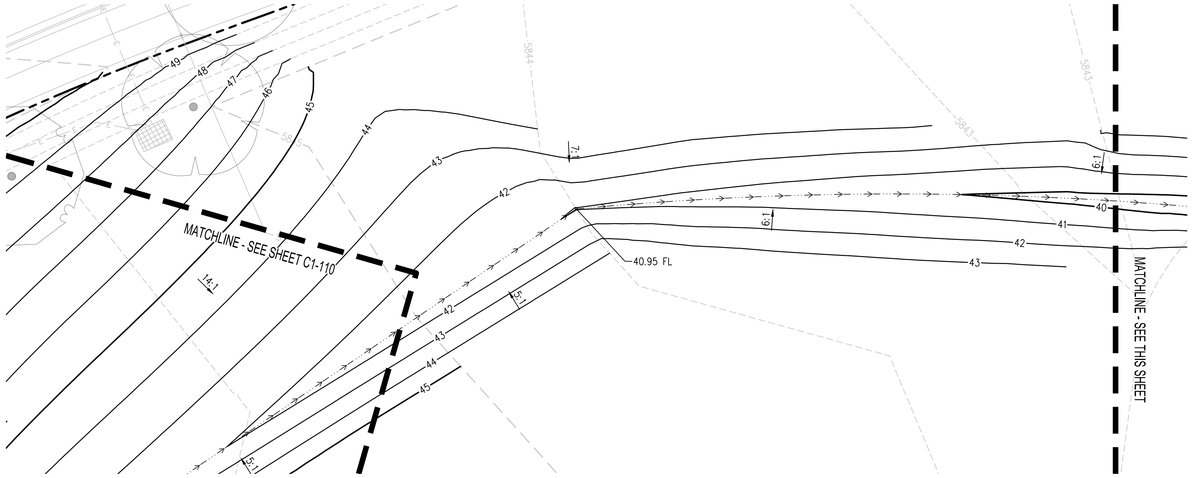

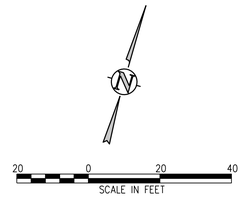

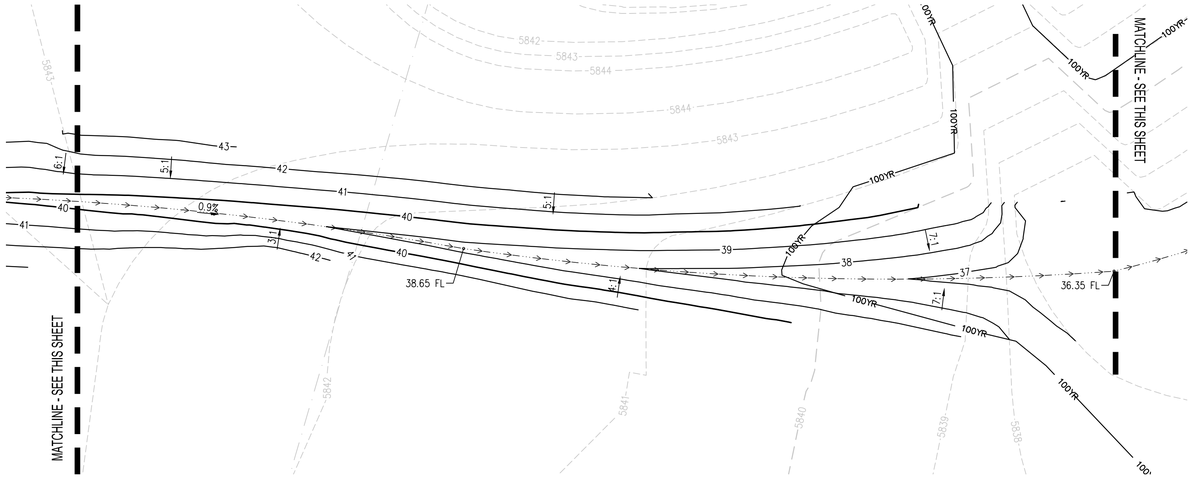

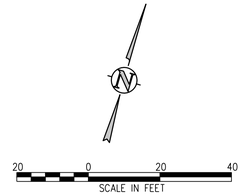

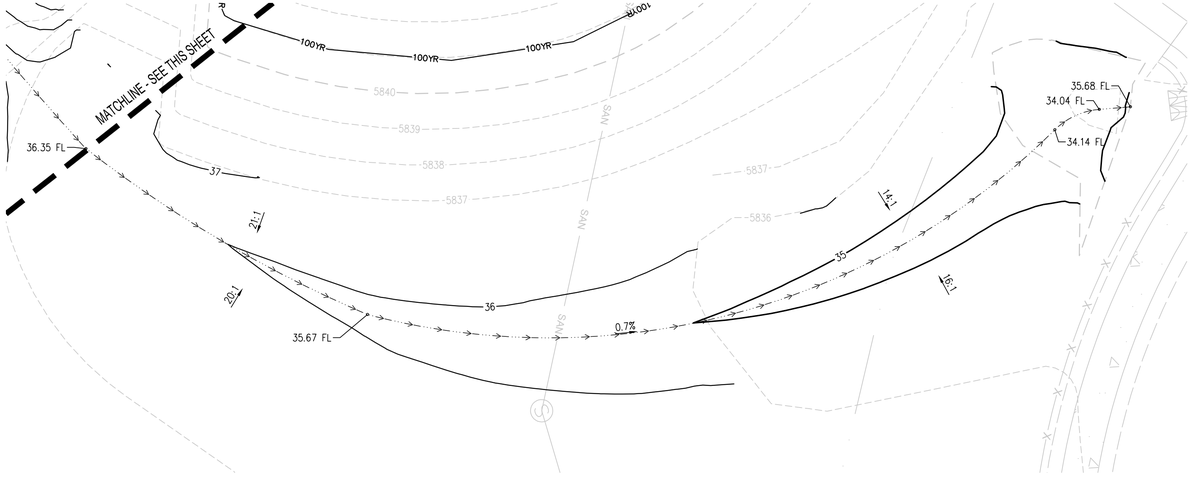

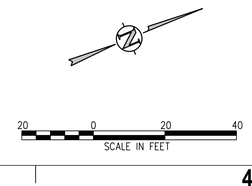

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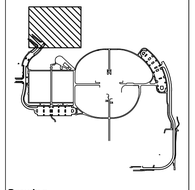

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110(i)

SITE PLAN SUBMITTAL

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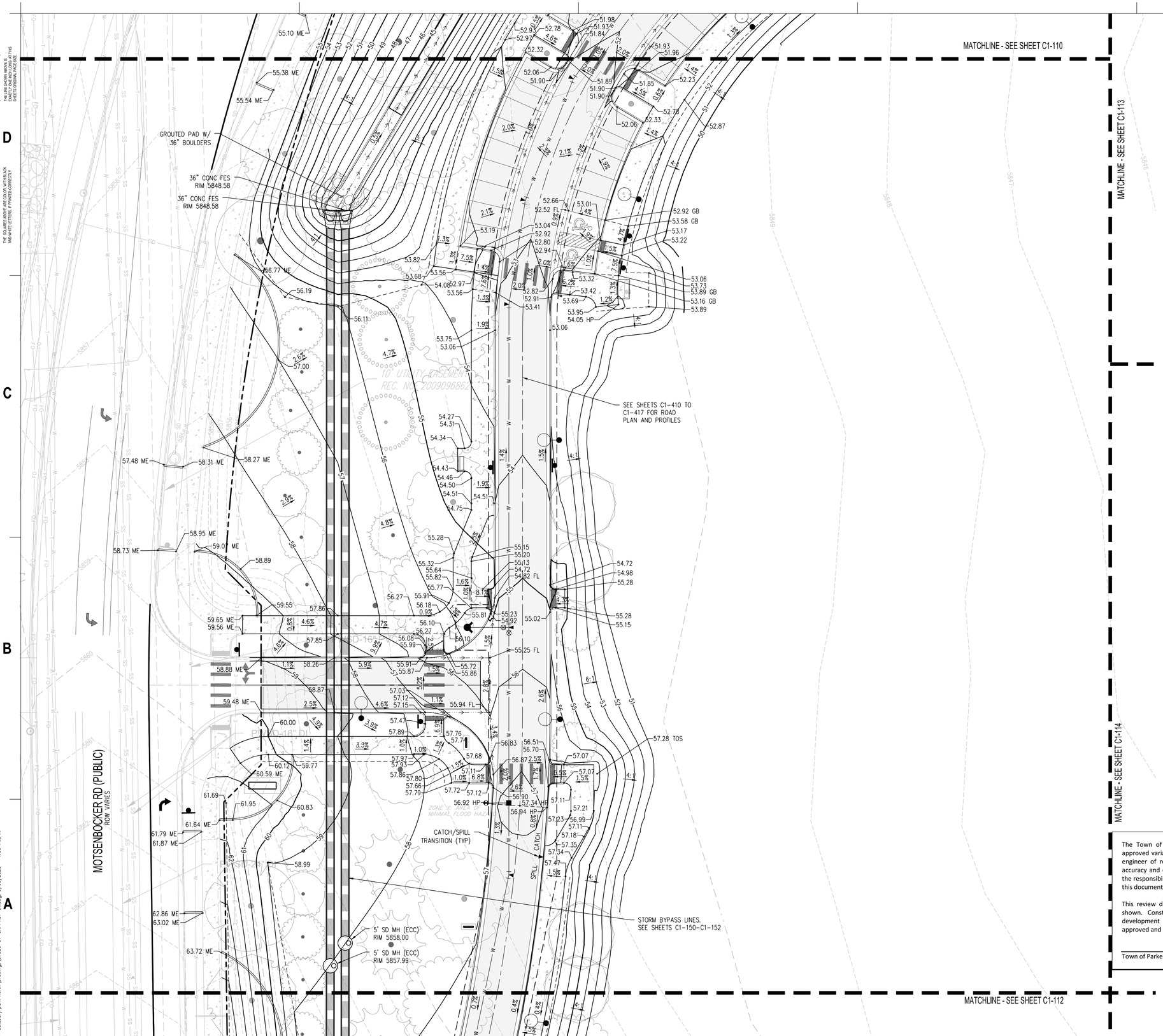

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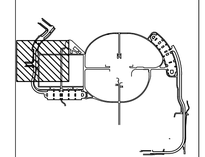

Drawing
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C1-111

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MATCHLINE - SEE SHEET C1-111

MATCHLINE - SEE SHEET C1-115

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

SEE SHEETS C1-410 TO C1-417 FOR ROAD PLAN AND PROFILES

STORM BYPASS LINES. SEE SHEETS C1-150-C1-152

CATCH/SPILL TRANSITION (TYP)

CONCRETE PAN (TYP)

SOUTHWEST PARKING LOT

45"X29" HERCP

INSTALL LIGHT POLE PRIOR TO STORM PIPES. SEE SPECIAL DETAIL ON ELECTRICAL PLANS.

5' SD MH (ECC) RIM 5857.99

5' SD MH (ECC) RIM 5858.91

5' SD MH (ECC) RIM 5856.83

6' SD MH (ECC) RIM 5855.49

6' SD MH (ECC) RIM 5855.87

PARCEL 2
TO PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT
REC NO. 2017000082

PWSD #3 PWSD #3

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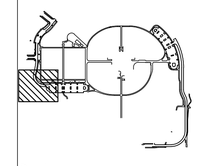

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-112

SITE PLAN SUBMITTAL
Page 34 of 324

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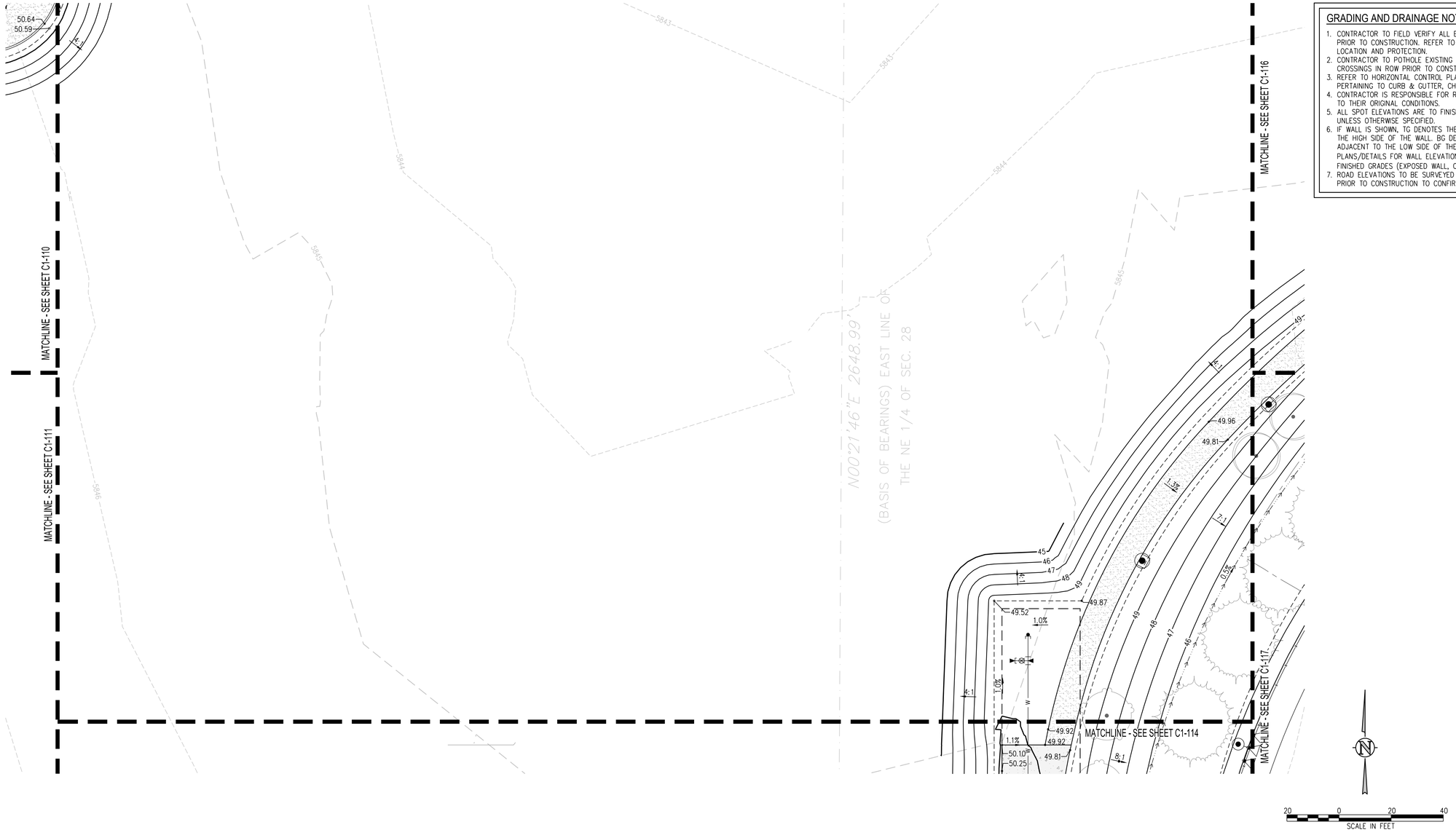

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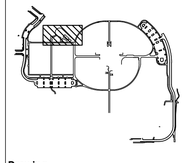

Drawing

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C1-113

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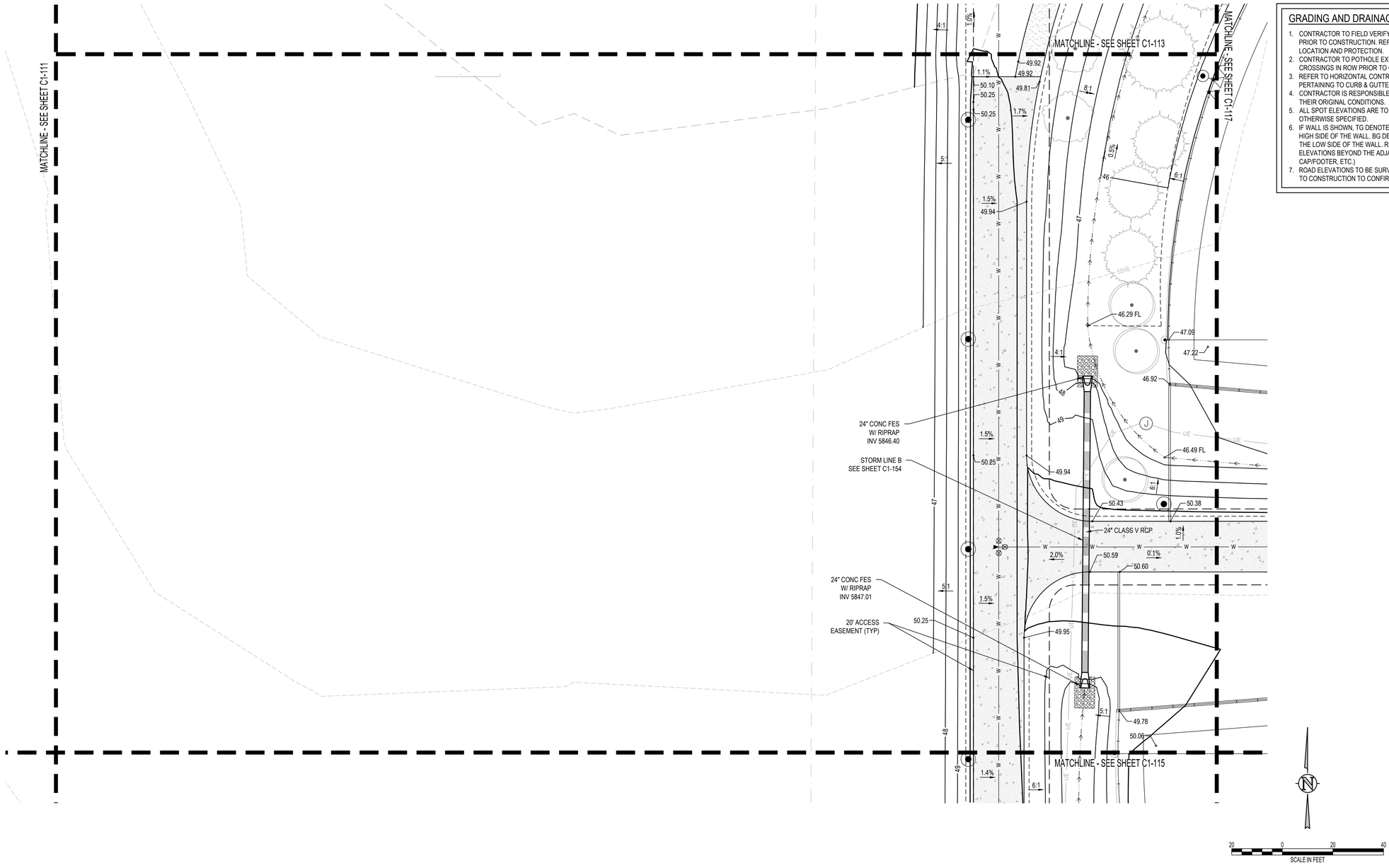

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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

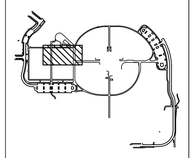
PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-114

SITE PLAN SUBMITTAL

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C M Y K

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MATCHLINE - SEE SHEET C1-114

MATCHLINE - SEE SHEET C1-118

MATCHLINE - SEE SHEET C1-112

LOW GRADIENT WATER QUALITY INFILTRATION SWALE (TYP) 1 CD-102

POND C FOREBAY 1 CD-105

CURB CHANNEL (TYP) 6 CD-304

5FT TYPE-R INLET GR 5851.30

5FT TYPE-R INLET FL 5852.84

6' SD MH (ECC) RIM 5854.08

6' SD MH (ECC) RIM 5853.88

STORM LINE A SEE SHEET C1-153

18" CLASS V RCP

SOUTHWEST PARKING LOT

4' SD MH (CON) RIM 5851.72 1 CD-101

24" CONC FES W/ FOREBAY & RIPRAP INV 5848.04

24" RCP

48.08 FL

SEE SHEETS C1-410 TO C1-417 FOR ROAD PLAN AND PROFILES

42" CONC FES INV 5850.48

42" CONC FES INV 5850.48

INSTALL LIGHT POLE PRIOR TO STORM PIPES. SEE SPECIAL DETAIL ON ELECTRICAL PLANS.

GRADING AND DRAINAGE NOTES:

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7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.

SCALE IN FEET: 20 0 20 40

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1800 Wazee Street, Suite 450
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p. 303.607.0977

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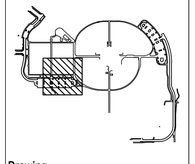

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-115

SITE PLAN SUBMITTAL

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GROUTED PAD W/ 36" BOULDERS
36" CONC FES RIM 5848.58
36" CONC FES RIM 5848.58
SEE SHEETS C1-410 TO C1-417 FOR ROAD PLAN AND PROFILES
MATCHLINE - SEE SHEET C1-113A
POND
MIN
GRADE BREAK
15" AREA DRAIN GR 5851.65 INV IN(S) 5847.58 (12" RCP) INV OUT(E) 5847.58 (12" RCP) N609712.18 E205143.73
304 LF 12" RCP @ 0.32%
124 LF 12" RCP @ 0.35%
4 RISERS @ 5.43" EACH
15" AREA DRAIN GR 5852.71 INV IN(S) 5848.01 (12" RCP) INV OUT(N) 5848.01 (12" RCP) N609587.72 E205144.04
81 LF 12" RCP @ 0.35%
7 RISERS @ 6.65"
15" AREA DRAIN GR 5852.80 INV IN(S) 5848.29 (12" RCP) INV OUT(N) 5848.29 (12" RCP) N609507.18 E205144.24
205 LF 12" RCP @ 0.35%
SYNTHETIC TURF MULTI-USE FIELDS AND UNDERDRAIN SYSTEM (RE: LSCAPE)
MATCHLINE - SEE SHEET C1-114A
MATCHLINE - SEE SHEET C1-112A
CATCH/SPILL TRANSITION (TYP)
STORM BYPASS LINES. SEE SHEETS C1-150-C1-152
5' SD MH (ECC) RIM 5858.00
5' SD MH (ECC) RIM 5857.99
WALL (RE: LASCAPE)
WALL (RE: LSCAPE)
MOTSENBOCKER RD (PUBLIC) ROW VARIES
ZONE X: AREA OF MINIMAL FLOOD HAZ
20 0 20 40 SCALE IN FEET

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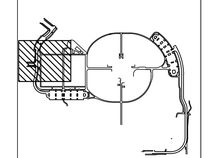

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-111A

SITE PLAN SUBMITTAL

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C M Y K

D

C

B

A

1 2 3 4 5

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

5' SD MH (ECC)
RIM 5857.99

MATCHLINE - SEE SHEET C1-111A

MATCHLINE - SEE SHEET C1-115A

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

205 LF 12" RCP @ 0.35%

15" AREA DRAIN
GR 5851.62
INV OUT(N) 5849.01 (12" RCP)
N609302.18
E205144.74

SEE SHEETS C1-410 TO C1-417 FOR ROAD PLAN AND PROFILES

2
CD-100

5' SD MH (ECC)
RIM 5856.83

5' SD MH (ECC)
RIM 5858.91

36" RCP

36" RCP

STORM BYPASS LINES.
SEE SHEETS C1-150-C1-152

CATCH / SPILL
TRANSITION (TYP)

SOUTHWEST PARKING LOT

6' SD MH (ECC)
RIM 5855.49

6' SD MH (ECC)
RIM 5855.87

45"X29" HERCP

45"X29" HERCP

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

PERMANENT PARKER WATER AND SANITATION EASEMENT
RECORDED NO. 2017000082

PARCEL 2

PWSD #18 PWSE

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20 0 20 40
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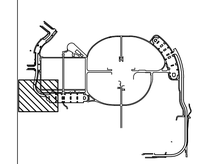

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PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-112A

SITE PLAN SUBMITTAL

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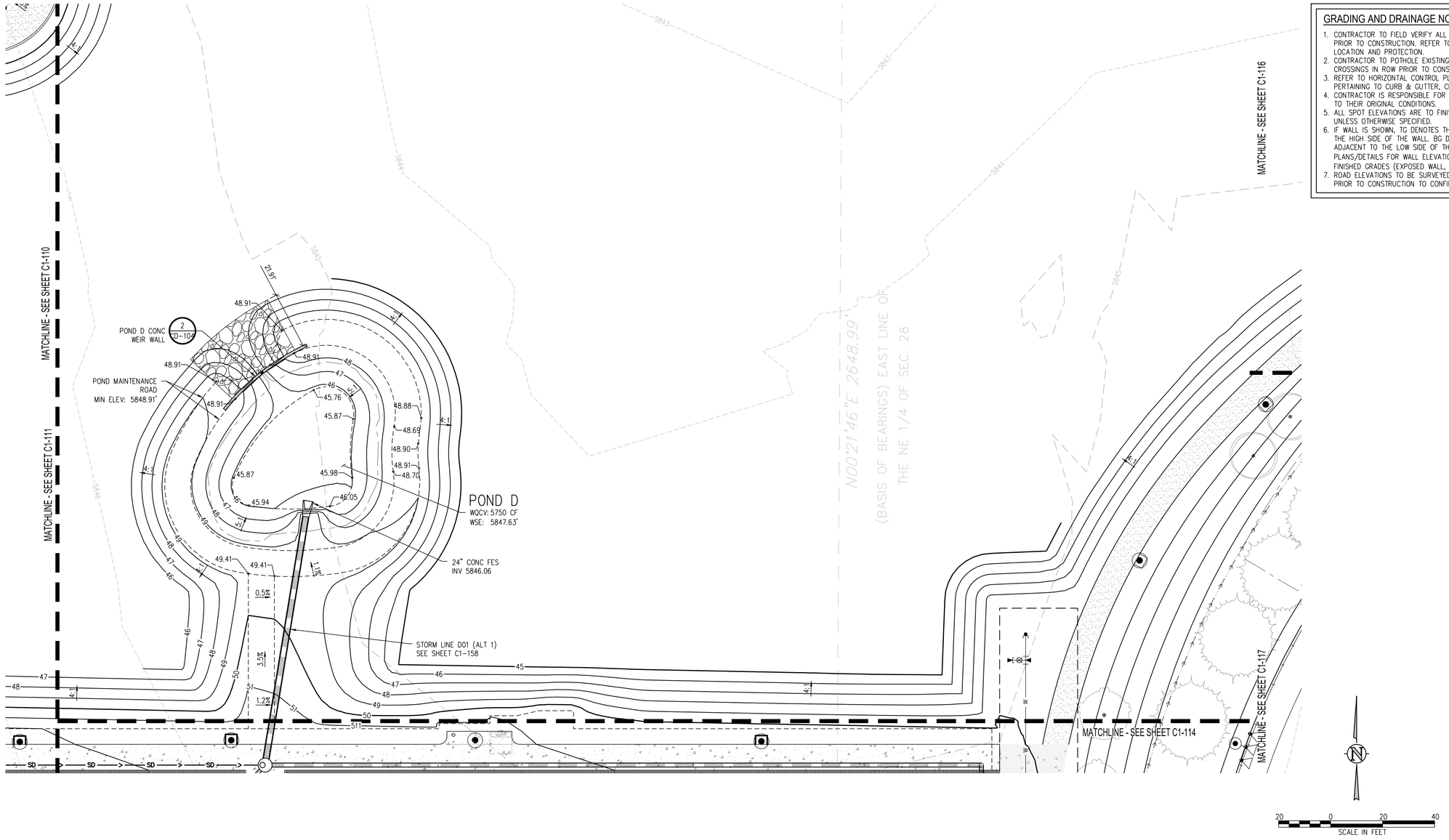

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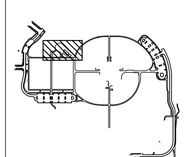

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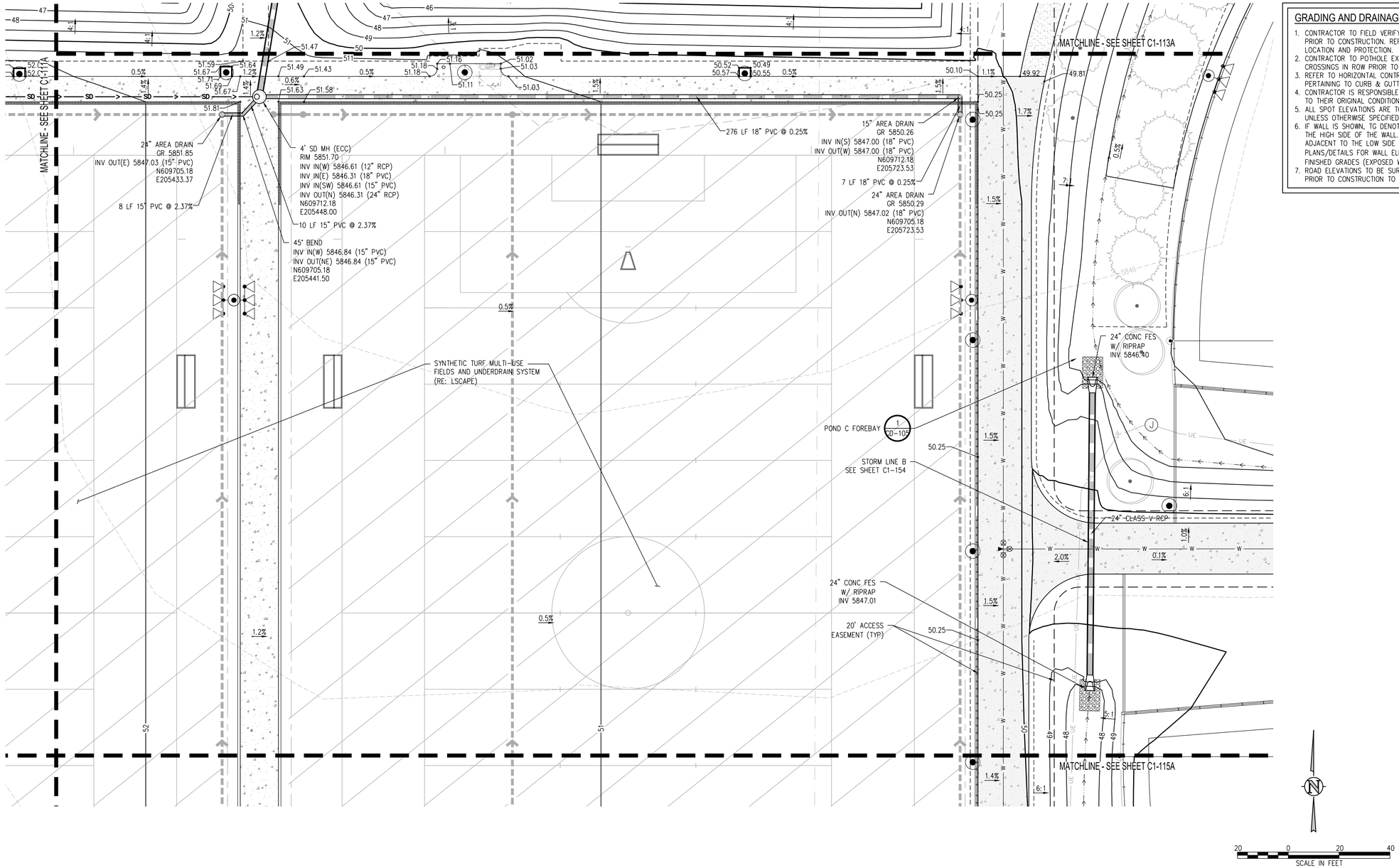

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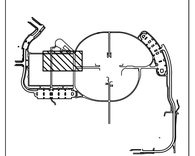

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45"X29" HERCP

45"X29" HERCP

SEE SHEETS C1-410 TO C1-417 FOR ROAD PLAN AND PROFILES

42" CONC FES INV 5850.48

42" CONC FES INV 5850.48

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

MATCHLINE - SEE SHEET C1-112A

TOP-36"

SPILL

CATCH

GRADING AND DRAINAGE NOTES:

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SCALE IN FEET
20 0 20 40

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Town of Parker, Director of Engineering Date

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p. 303.444.1951

ELECTRICAL ENGINEER
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Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
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MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
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Englewood, CO 80112
p. 303.668.0223

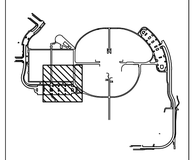
Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-115A

SITE PLAN SUBMITTAL

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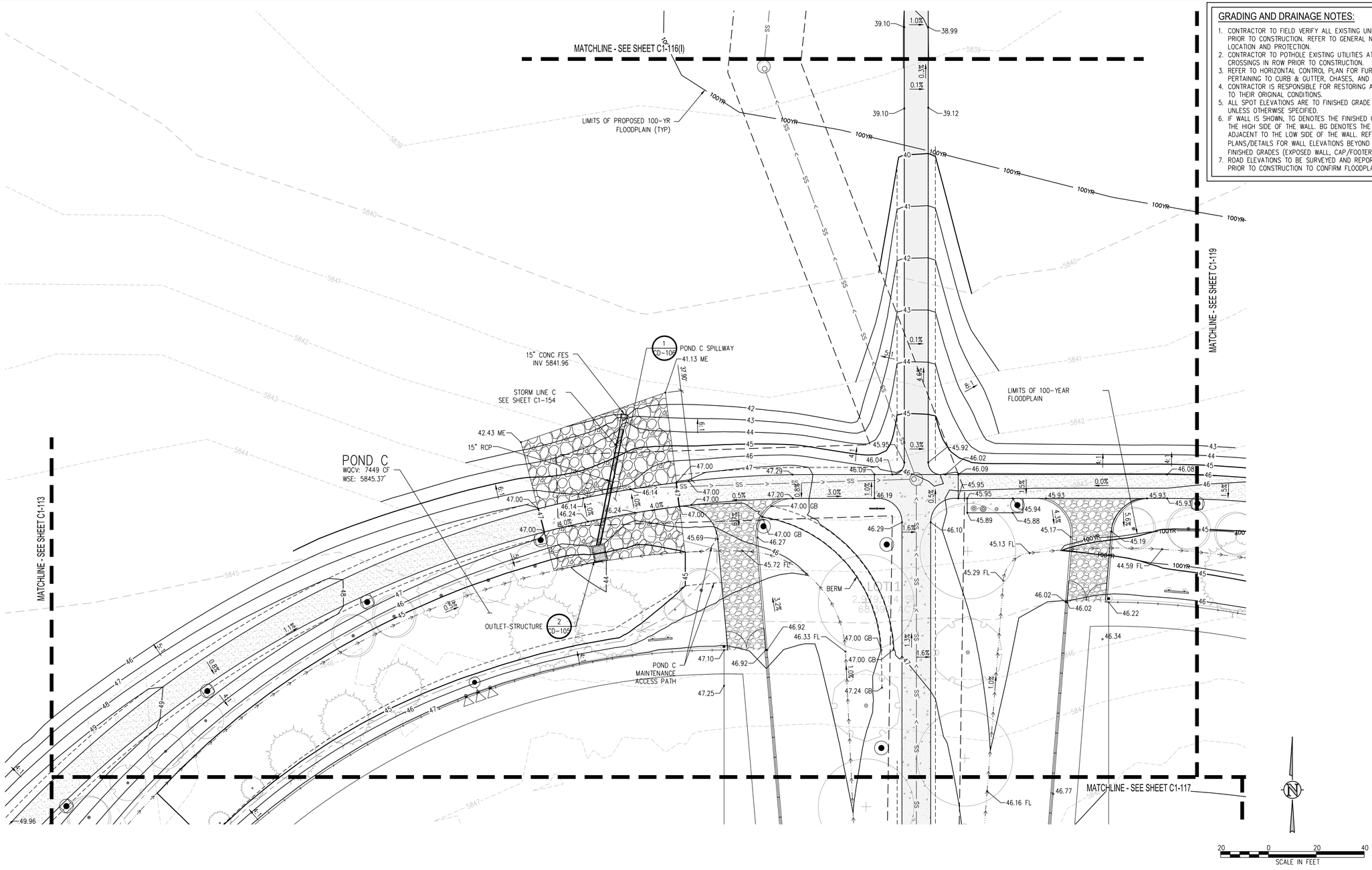

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LANDSCAPE ARCHITECTURE

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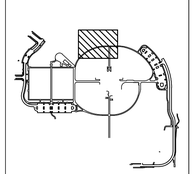

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-116

SITE PLAN SUBMITTAL

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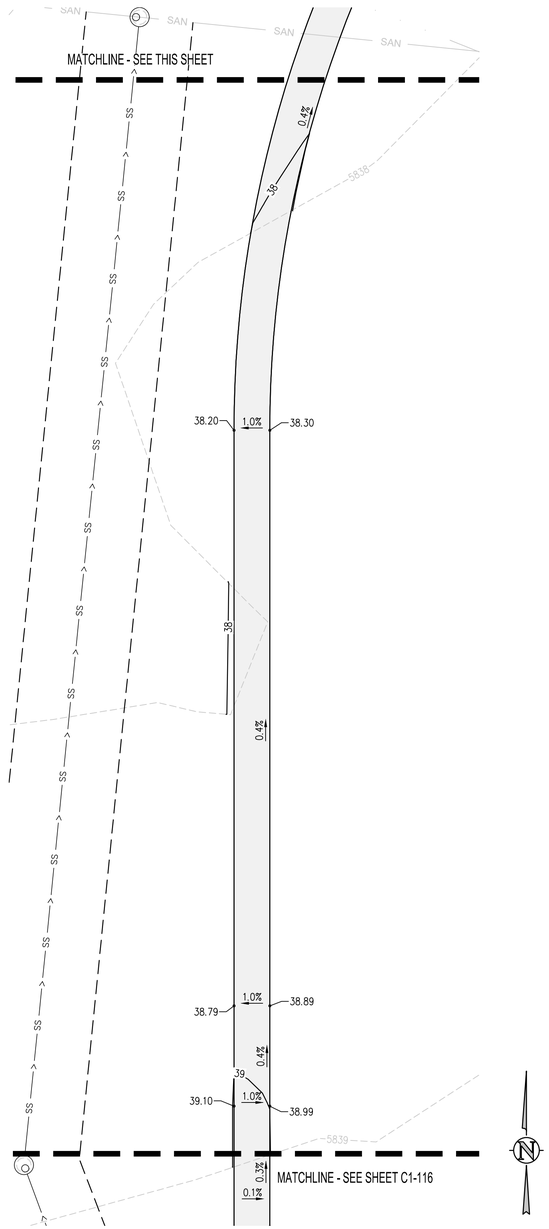

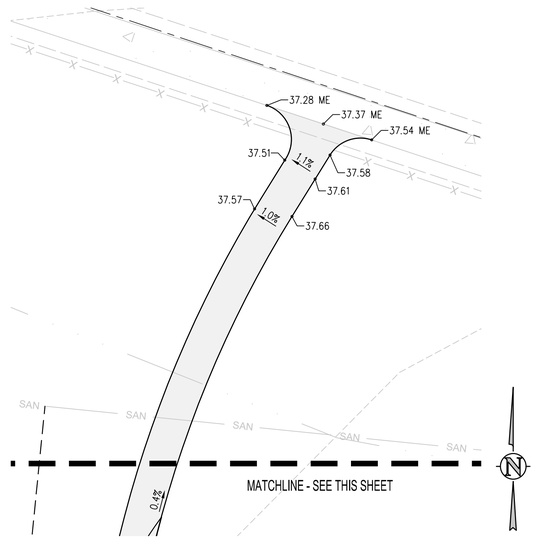

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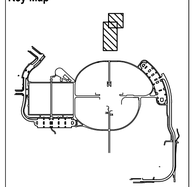

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-116(i)

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C M Y K

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MATCHLINE - SEE SHEET C1-116

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-113

MATCHLINE - SEE SHEET C1-114

MATCHLINE - SEE SHEET C1-118

MATCHLINE - SEE SHEET C1-117(I)

MATCHLINE - SEE SHEET C1-117(I)

BALLFIELD (RE: LSCAPE)

18" TALL WALL (RE: LSCAPE)

188 LF 6" TRENCH DRAIN (4/20-101)

112 LF 6" TRENCH DRAIN

18" TALL WALL (RE: LSCAPE)

GRADE BREAK (TYP)

SEE SHEET C1-117(I) FOR PLANTER AND ROOF DRAIN DESIGN INFO

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

SCALE IN FEET

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LANDSCAPE ARCHITECTURE

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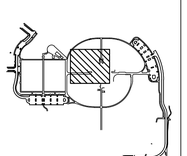

Drawing

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C1-117

SITE PLAN SUBMITTAL

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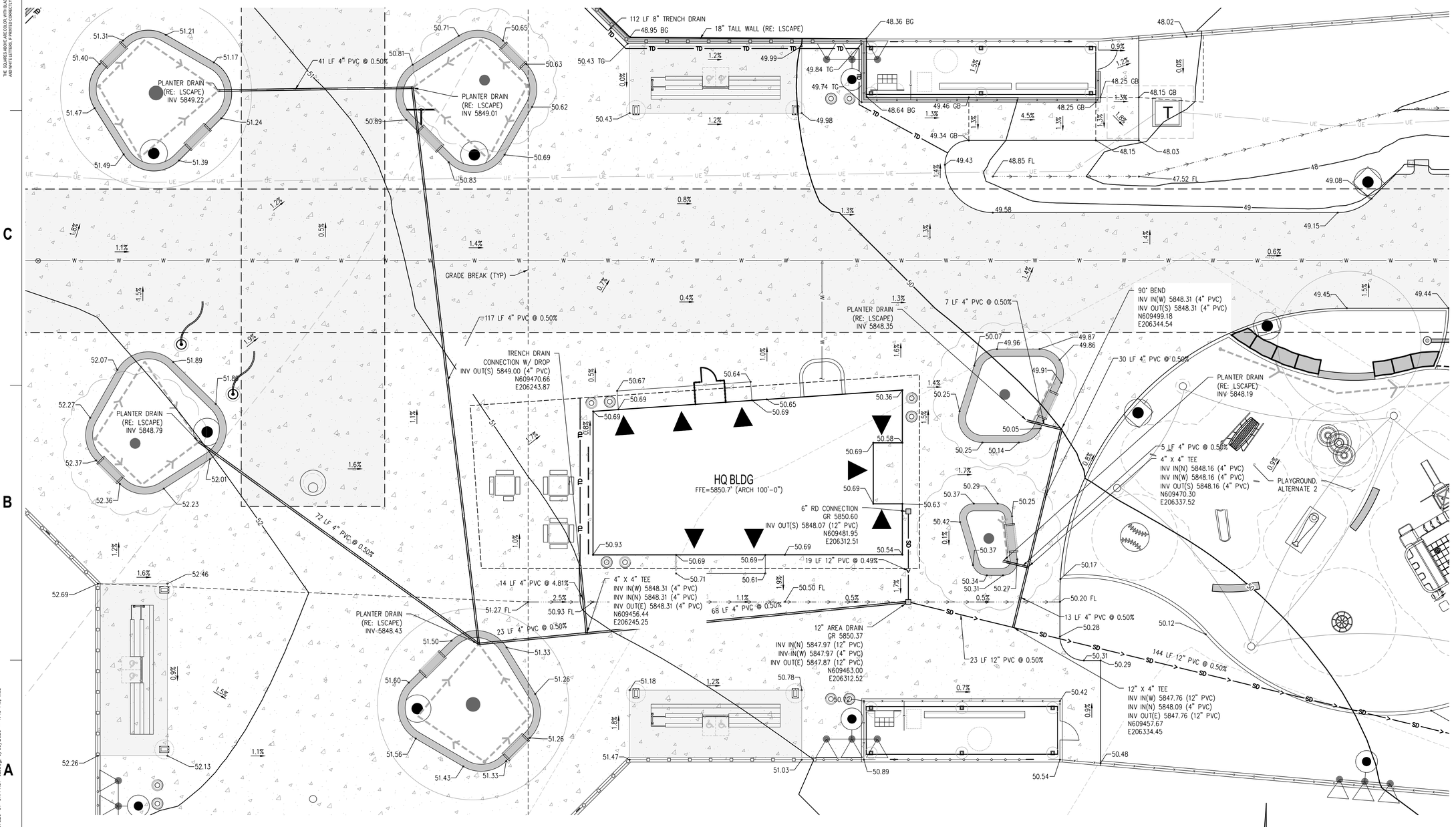

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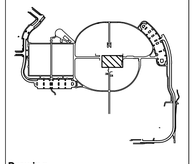

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-117(i)

SITE PLAN SUBMITTAL
Page 46 of 324

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C M Y K

MATCHLINE - SEE SHEET C1-117

MATCHLINE - SEE SHEET C1-115

MATCHLINE - SEE SHEET C1-117(I)

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

LOW GRADIENT WATER QUALITY INFILTRATION SWALE

STORM MANHOLE RIM
ELEV: 5854.644'
IN: 5847.424' (E) 36" RCP
INVOUT: 5847.394' (E) 36" RCP
NO FLOW

STORM MANHOLE RIM
ELEV: 5851.751'
IN(N): 5847.376' (W) 36" RCP
INV OUT: 5847.355' (E) 36" RCP
NO FLOW

12" CONC FES
W/ RIPRAP
INV 5849.36

12" CONC FES
W/ RIPRAP
INV 5849.56

STORM LINE D
SEE SHEET C1-155

STORM LINE E
SEE SHEET C1-155

23"X14" ELLIPTICAL FES
INV 5848.84

23"X14" ELLIPTICAL FES
INV 5848.63

23"X14" HERCP

TOP-36" RCP-QL C

TOP-36" RCP

PWSD-16" PVC

PWSD-6" PVC

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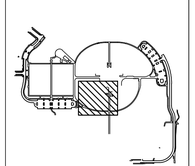

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-118

SITE PLAN SUBMITTAL

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Town of Parker, Director of Engineering — Date

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

GRADING AND DRAINAGE NOTES:

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7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.

MATCHLINE - SEE SHEET C1-116

MATCHLINE - SEE SHEET C1-119(i)

MATCHLINE - SEE SHEET C1-123

MATCHLINE - SEE SHEET C1-120

POND A CONC WEIR WALL (1 / CD-104)

POND A
WQCV: 9714 CF
WSE: 5839.54'

POND MAINTENANCE ROAD
MIN ELEV: 5841.27'

POND A CONCRETE TRICKLE CHANNEL (7 / CD-305)

POND A FOREBAY (1 / CD-105)

24" CONC FES
INV 5839.25

24" RCP

39.24 FL

STORM LINE G
SEE SHEET C1-156

4' SD MH (CON)
RIM 5843.94

4' SD MH (ECC)
RIM 5844.67

24" CONC FES
W/ RIPRAP
INV 5843.50

43.50 FL

39.86 FL

LIMITS OF PROPOSED 100-YR FLOODPLAIN (TYP)

LOW GRADIENT WATER QUALITY INFILTRATION SWALE

100YR

SCALE IN FEET: 20 0 20 40

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
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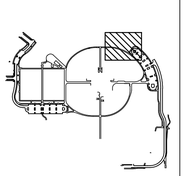

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-119

SITE PLAN SUBMITTAL

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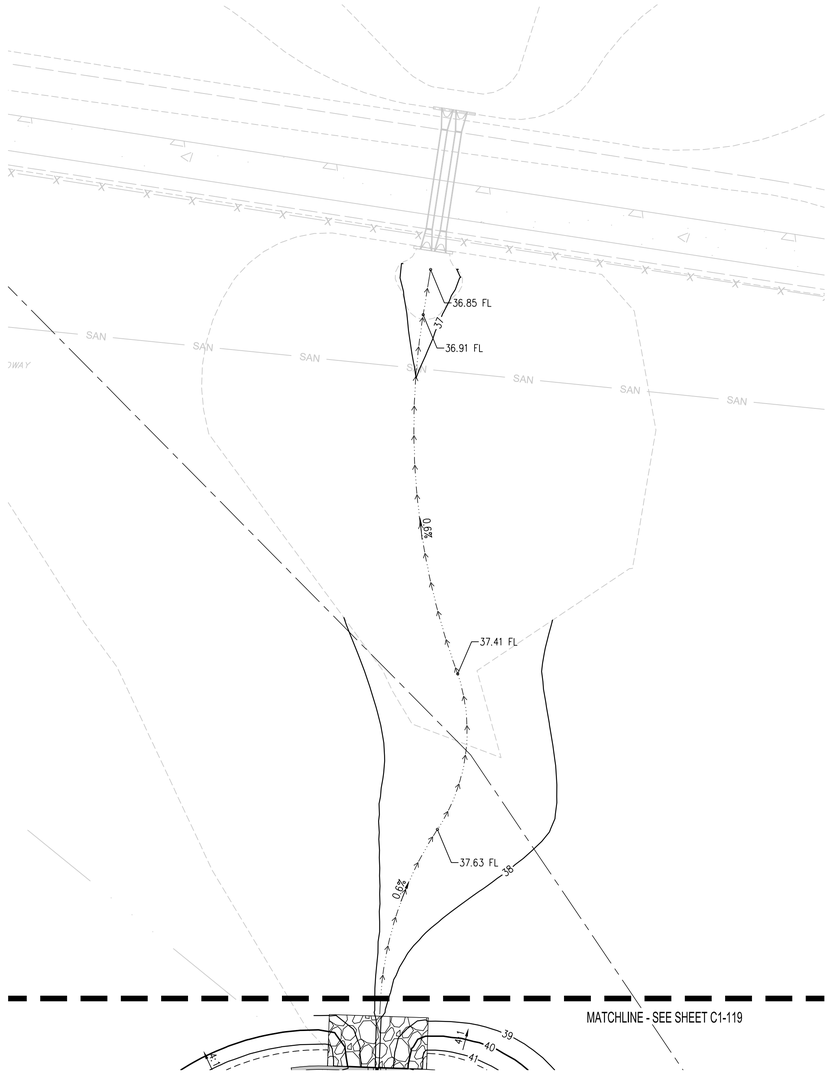

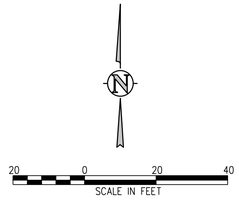

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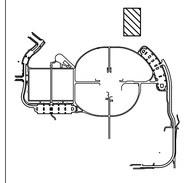

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-119(i)

SITE PLAN SUBMITTAL

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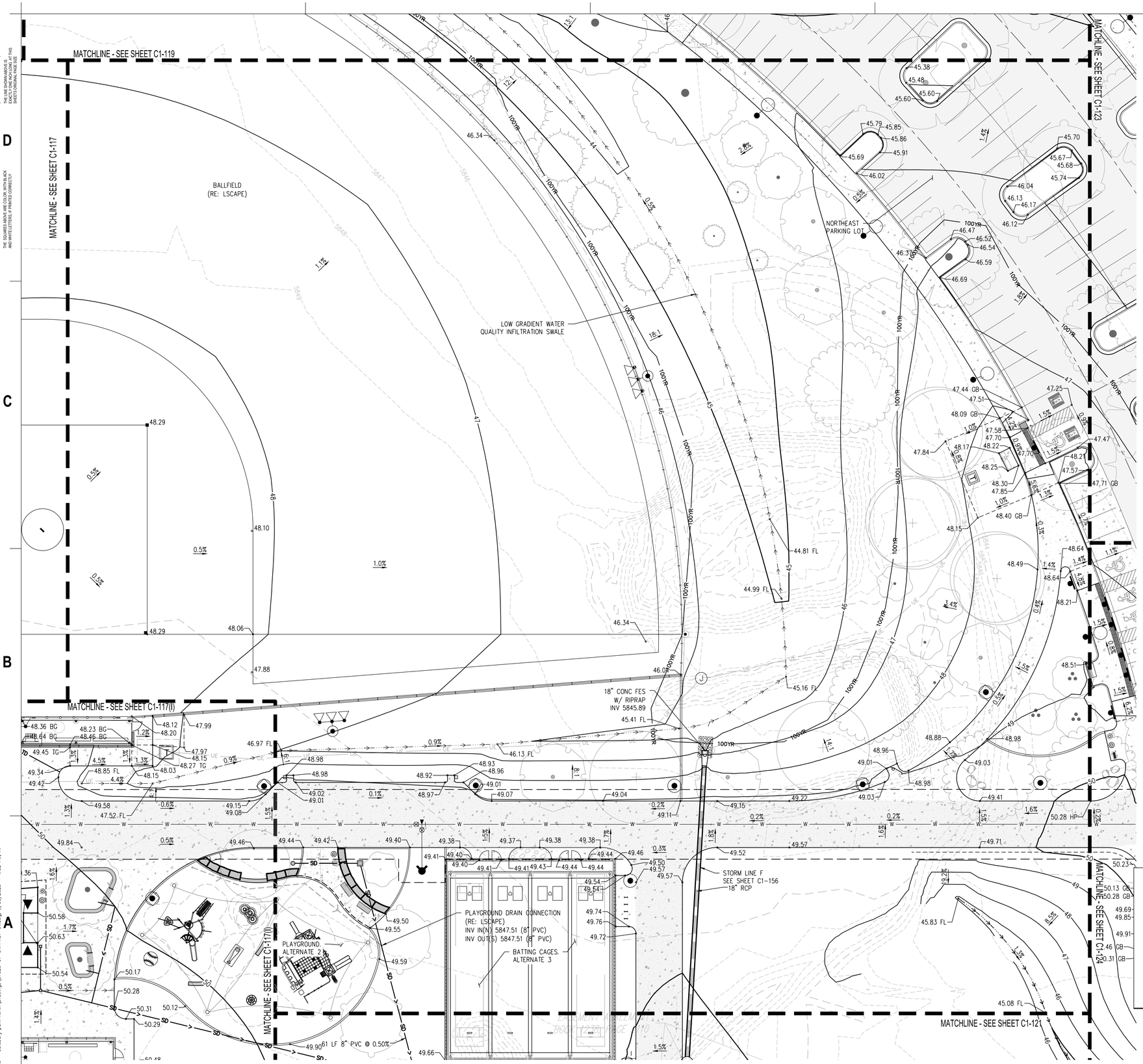

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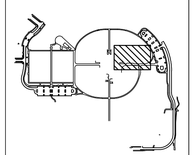

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-120

SITE PLAN SUBMITTAL
Page 50 of 324

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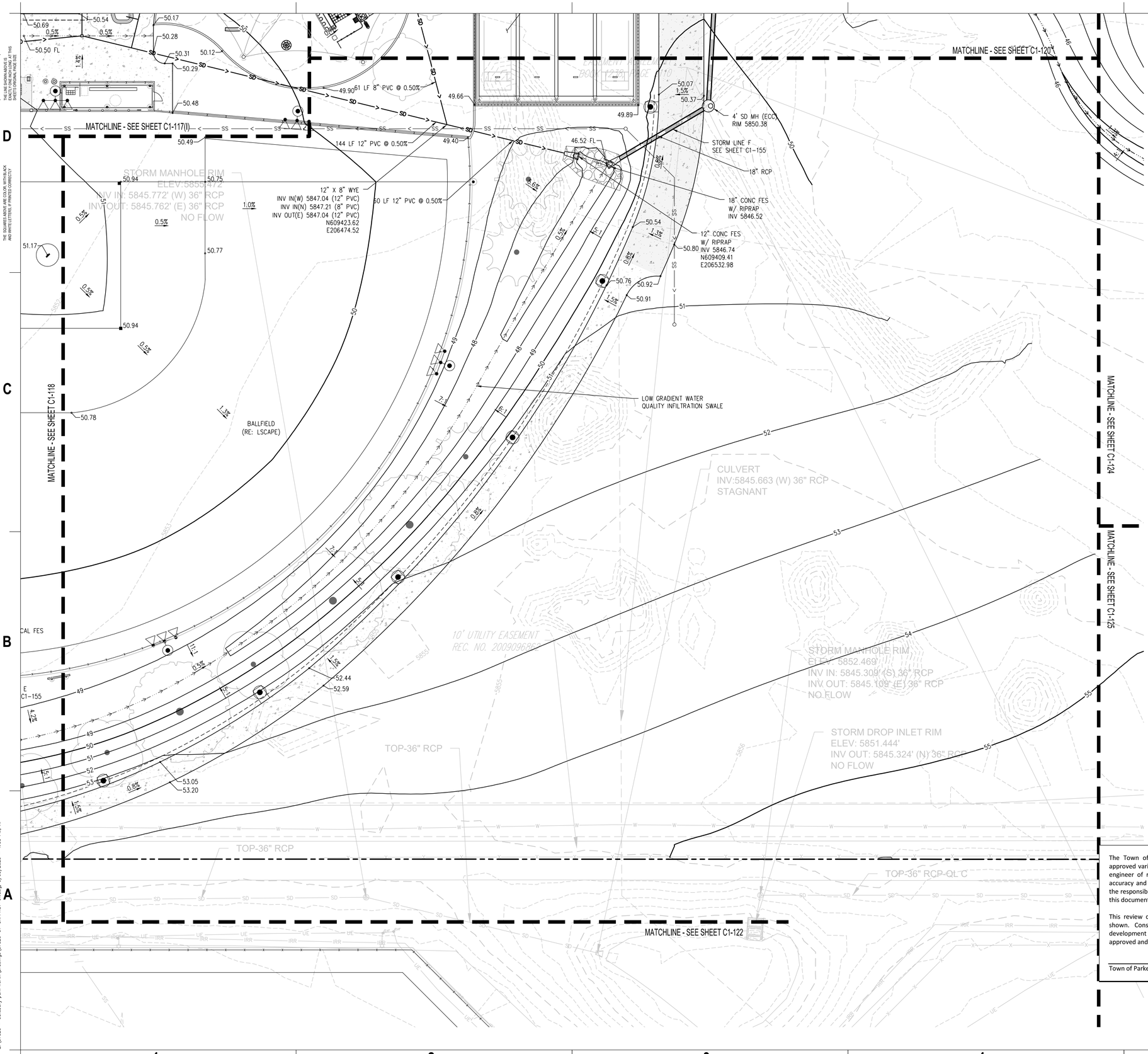

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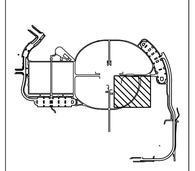

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-121

SITE PLAN SUBMITTAL

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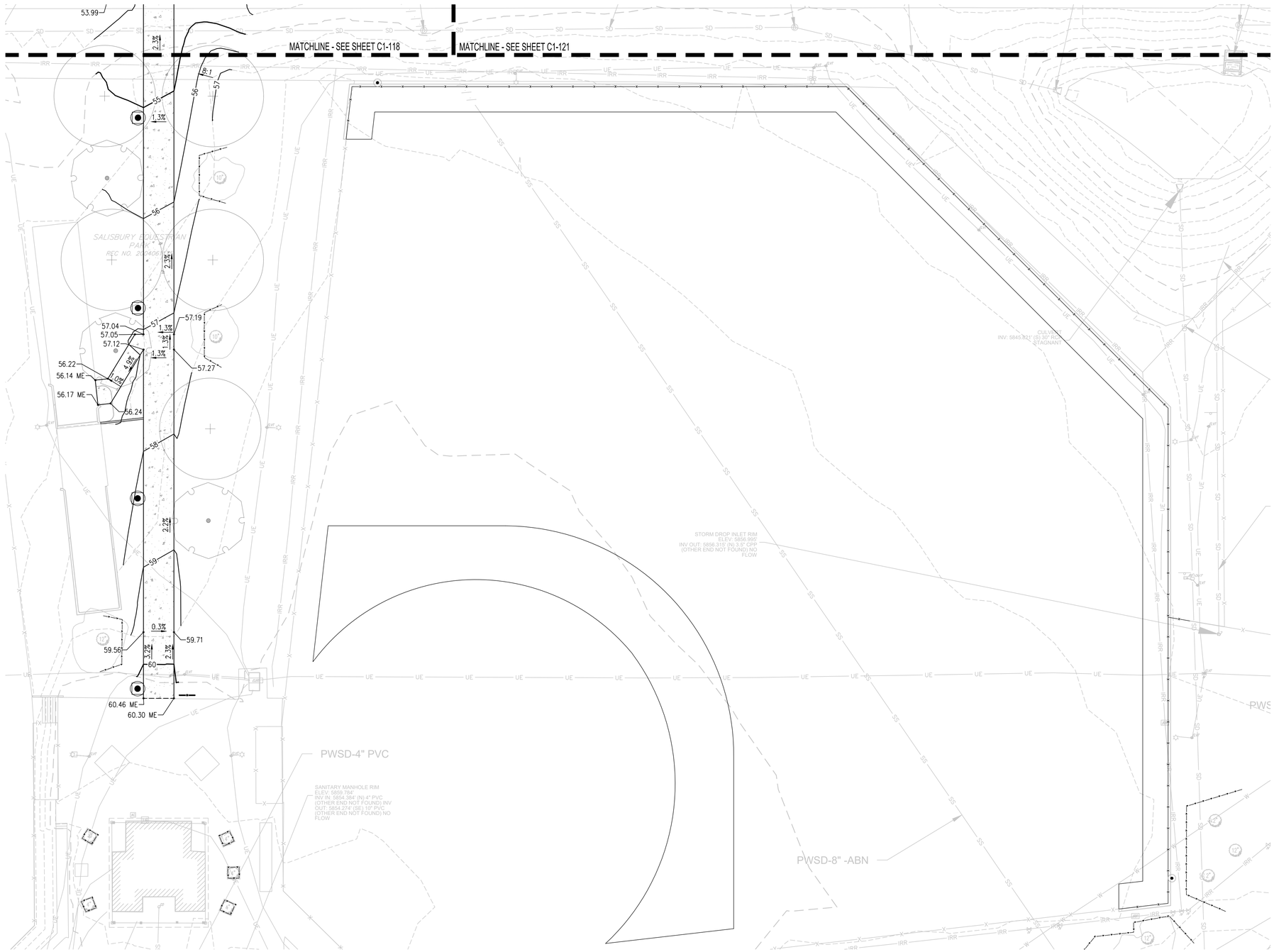

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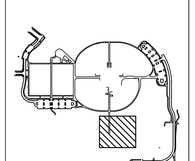

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-122

SITE PLAN SUBMITTAL

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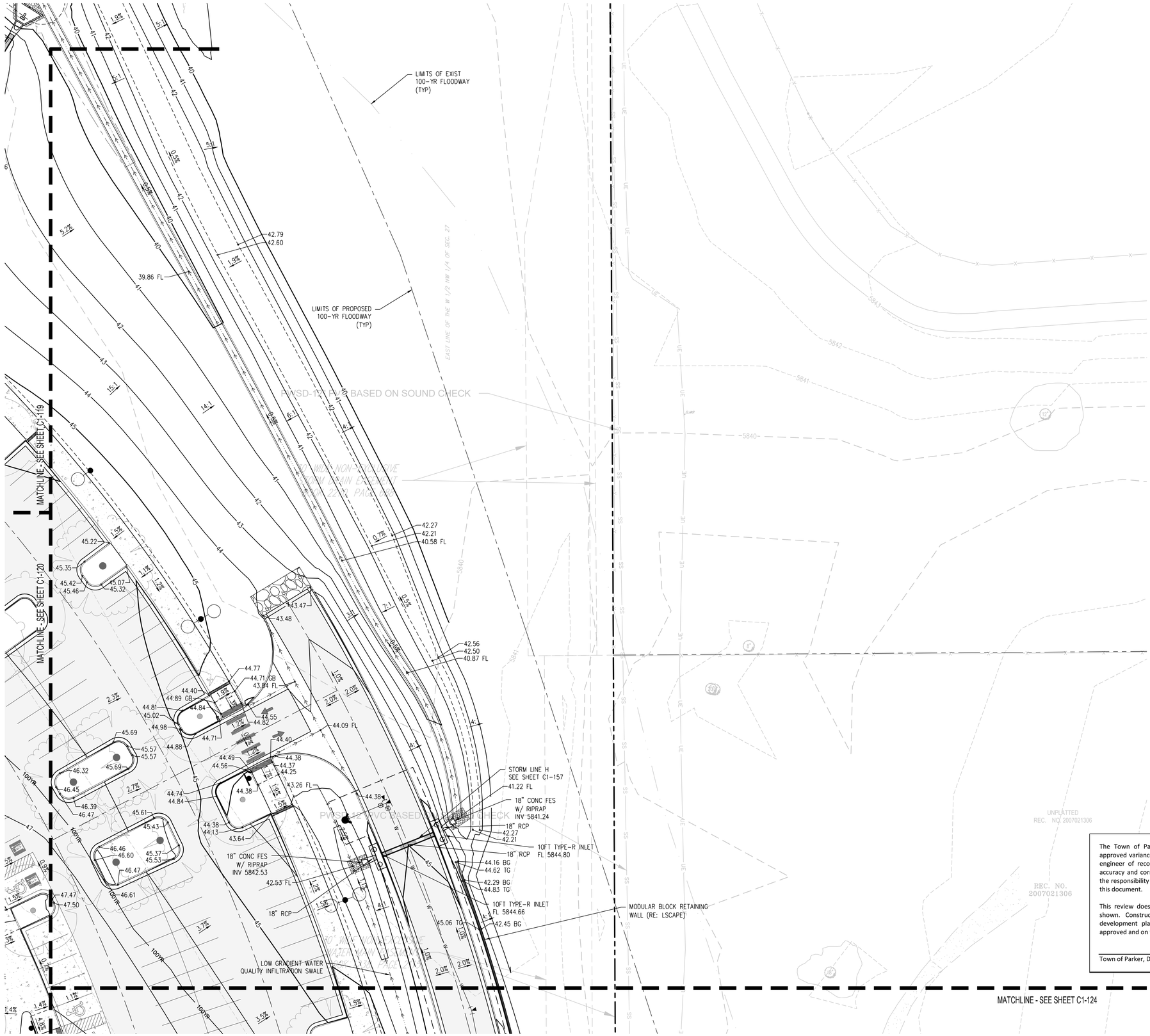

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PWSD-12 PVC BASED ON SOUND CHECK
PER WILL NON-EXCLUSIVE
ROW LEASE IN EXCESS
BOOK 2221, PAGE 668

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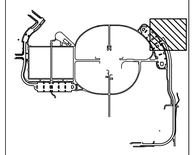
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-123

SITE PLAN SUBMITTAL
Page 53 of 324

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MATCHLINE - SEE SHEET C1-123

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-125

LOW GRADIENT WATER QUALITY INFILTRATION SWALE

SIDEWALK CHASE (TYP)

LIMITS OF PROPOSED 100-YR FLOODPLAIN (TYP)

MODULAR BLOCK RETAINING WALL (RE: LSCAPE)

LIMITS OF PROPOSED 100-YR FLOODWAY (TYP)

SALISBURY PARK SOUTH ACCESS

24" CONC FES W/ RIPRAP INV 5843.00

24" CONC FES W/ RIPRAP INV 5840.64

STORM LINE J SEE SHEET C1-157

LOW GRADIENT WATER QUALITY INFILTRATION SWALE

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

PWSD-12" PVC BASED ON SOUND CHECK

GRADING AND DRAINAGE NOTES:

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20 0 20 40
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Town of Parker, Director of Engineering Date

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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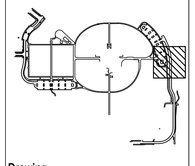

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-124

SITE PLAN SUBMITTAL
Page 54 of 324

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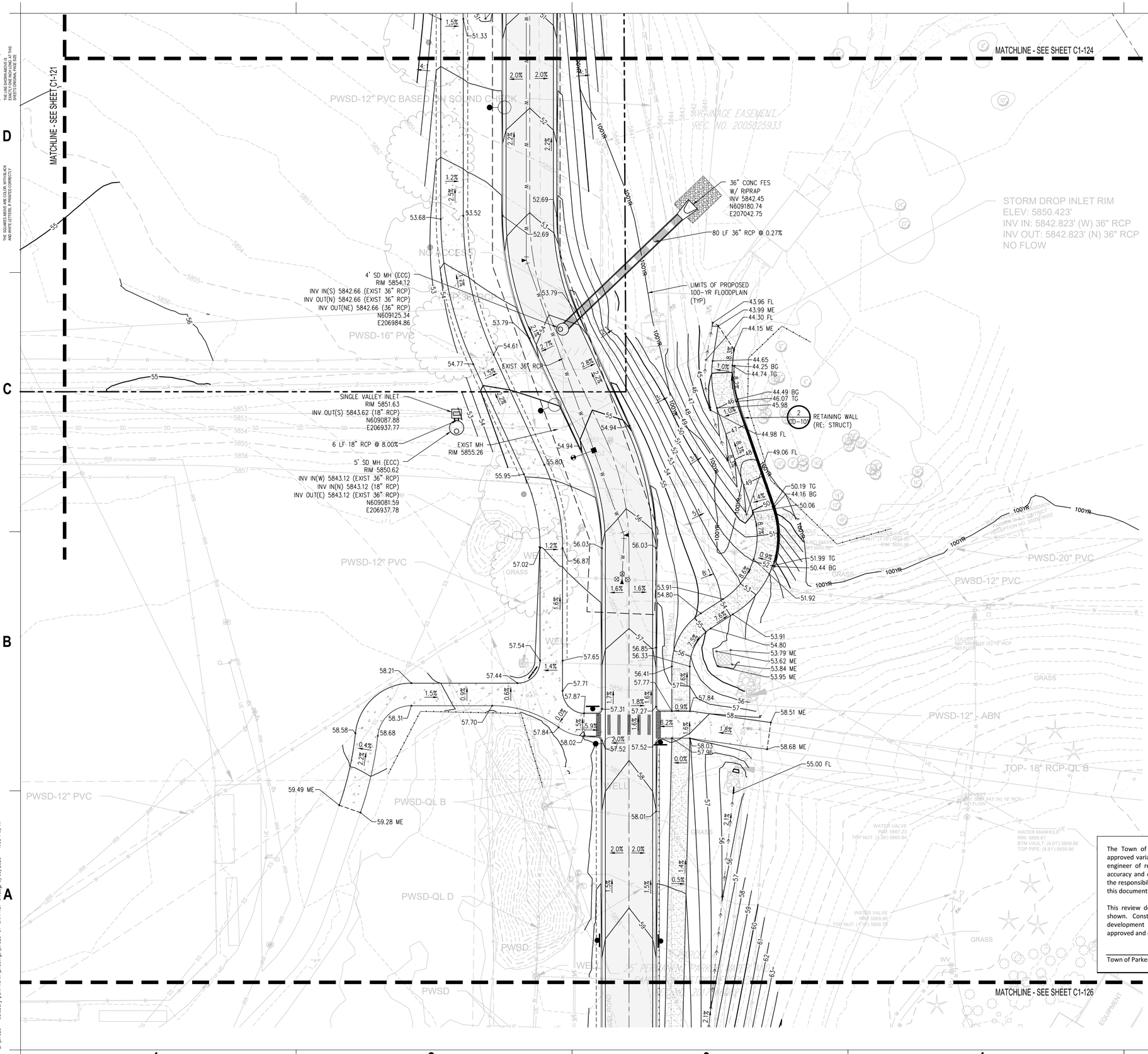

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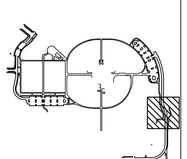

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-125

SITE PLAN SUBMITTAL

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C M Y K

MATCHLINE - SEE SHEET C1-125

MATCHLINE - SEE SHEET C1-127

PWSD TEMPORARY POWER

WELL

GRAVEL ROAD

EXIST PWSD FILTRATION FACILITY

57.72 FL

BRICK BUILDING

PWSD-16" PWC

PWSD-4" DI
PWSD-6" DI
PWSD-6" DI
PWSD-6" DI

67.55 FF

62.25 FF

67.59 FF

PWSD-12" DI

PWSD-8" DI

PWSD-16" DI

EQUIP

GRASS

TYPE 2 INLET
GR 5861.64
INV 5859.44 (18" RCP)

18" FES
INV 5860.37

18" FES
INV 5861.26

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

60.37 FL

59.36 FL

59.95 FL

65.96 BG
66.95 TG
66.95 TG
65.46 BG

WALL (RE: LSCAPE)

66.95 TG
66.45 BG

54.63 ME
54.51 ME
SIDEWALK CHASE
53.59 FL
54.19 FL
54.69
54.59 ME
54.76 ME
54.79
54.29 FL
54.44 FL

55.33 FL

55.65 FL

57.40 ME
57.80
57.56 ME
57.95
58.92
58.45
58.47
58.25 FL
58.76
58.51

5
2D-30
CURB CUT

59.23
59.02
59.07
59.19

CATCH/SPILL TRANSITION (TYP)

60.14
60.18
60.22
61.58
61.59
62.12
61.76 HP
62.05 HP
61.89
61.86
61.69
62.30
62.39
62.48
62.56
62.64
63.06
63.06
63.15 ME
63.32 ME
63.27 ME

1.5% 2.0% 1.5% 1.5% 2.1% 1.2% 1.9% 1.9% 1.1% 0.7% 0.3% 0.3% 0.0% 1.5% 1.6% 1.6% 1.4% 0.6% 1.9% 0.4% 2.1% 0.9% 1.6% 2.0% 1.6% 0.5% 0.6% 2.0% 1.5% 0.7% 0.85% 9.9% 1.4% 0.6% 2.0% 0.6% 1.5% 2.0%

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100YR

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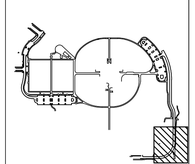

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-126

SITE PLAN SUBMITTAL

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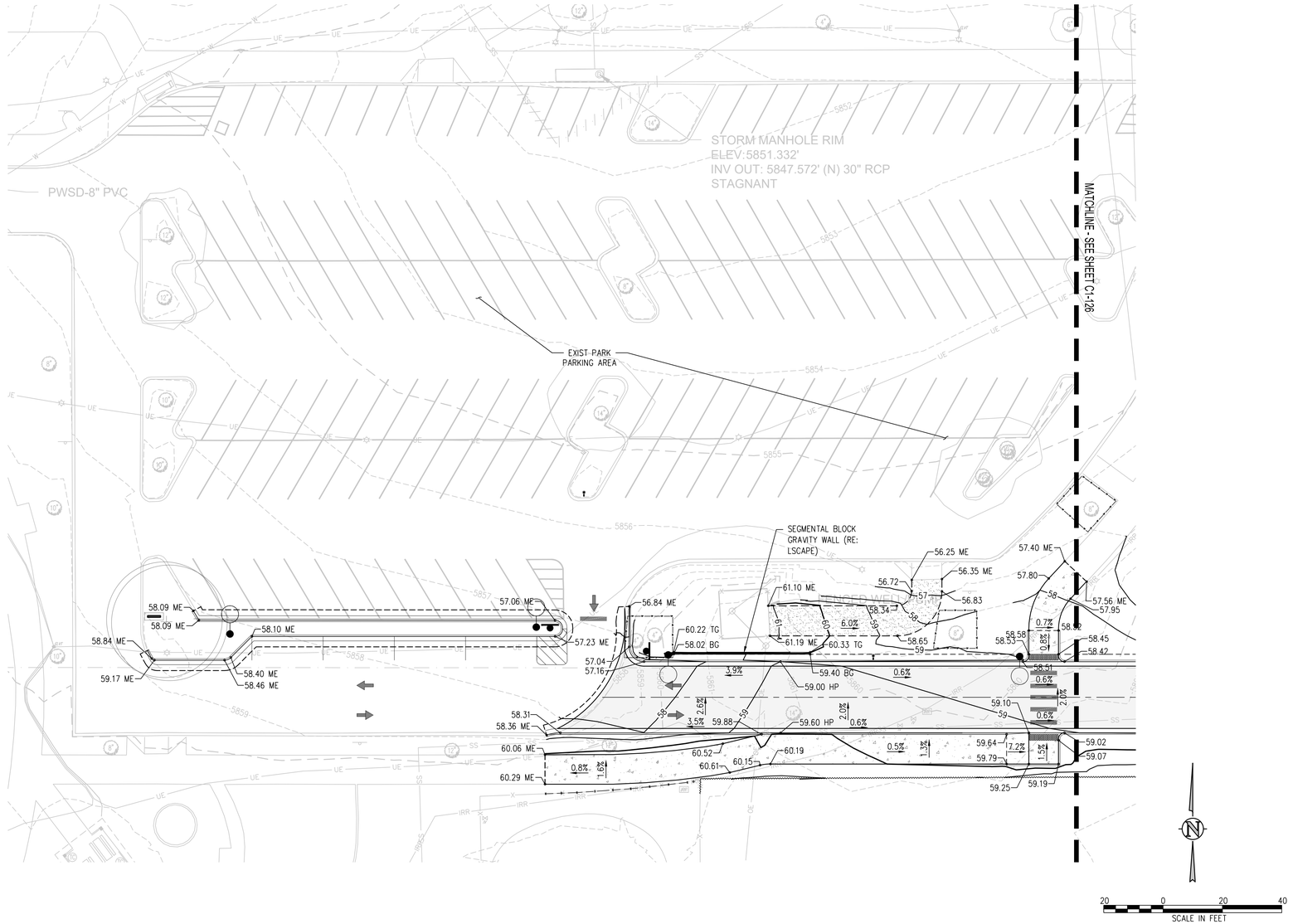

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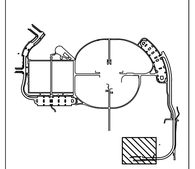

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-127

SITE PLAN SUBMITTAL

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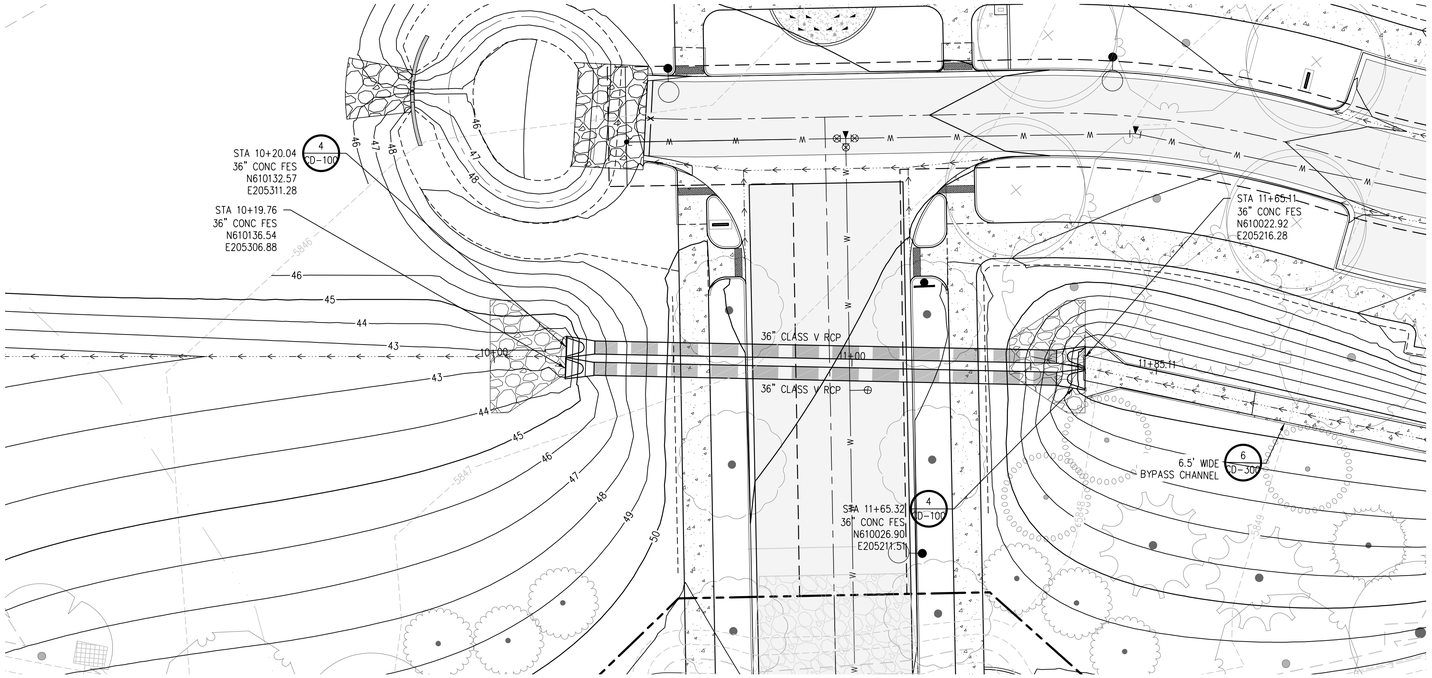
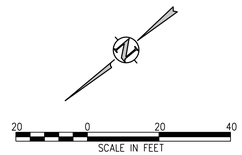


STORM BYPASS 2 PLAN

SCALE: 1" = 20'



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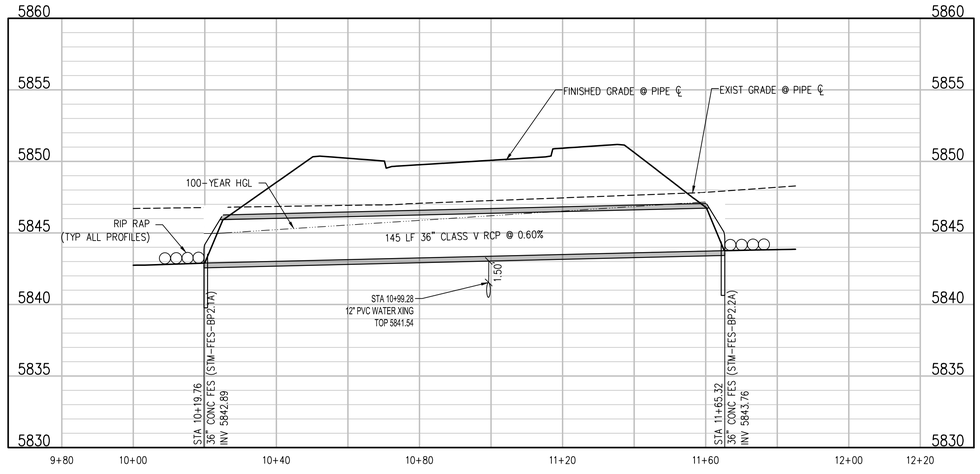

STORM BYPASS 2 PROFILE

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

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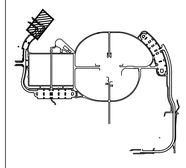

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-150

SITE PLAN SUBMITTAL

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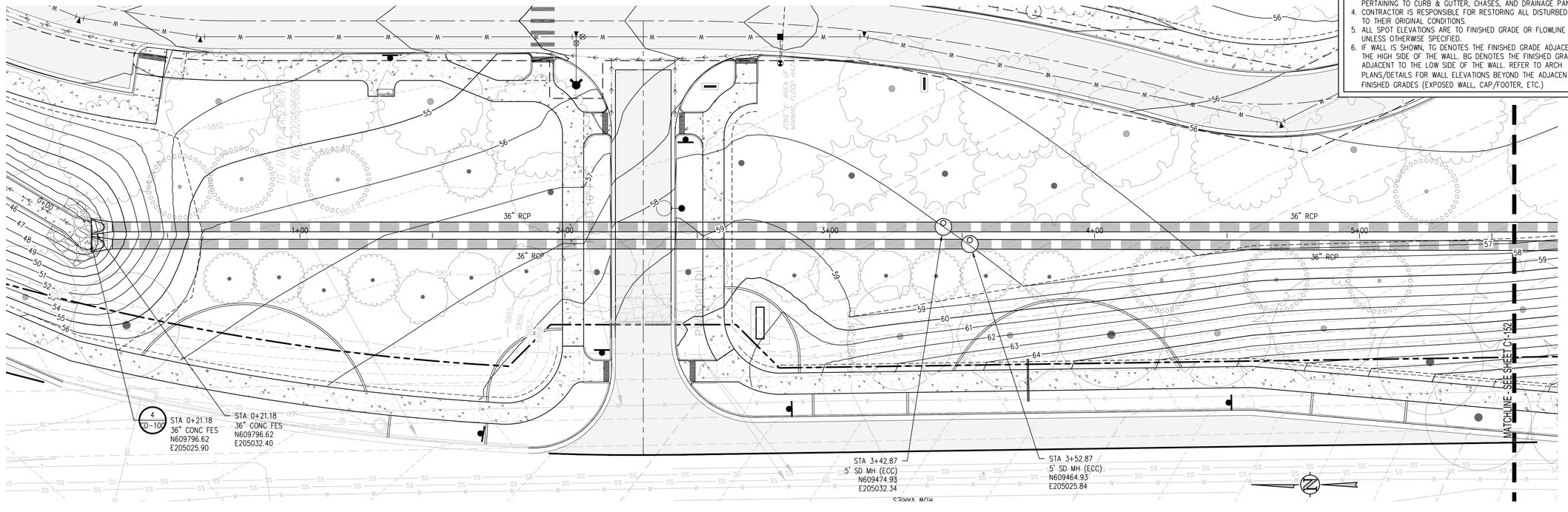
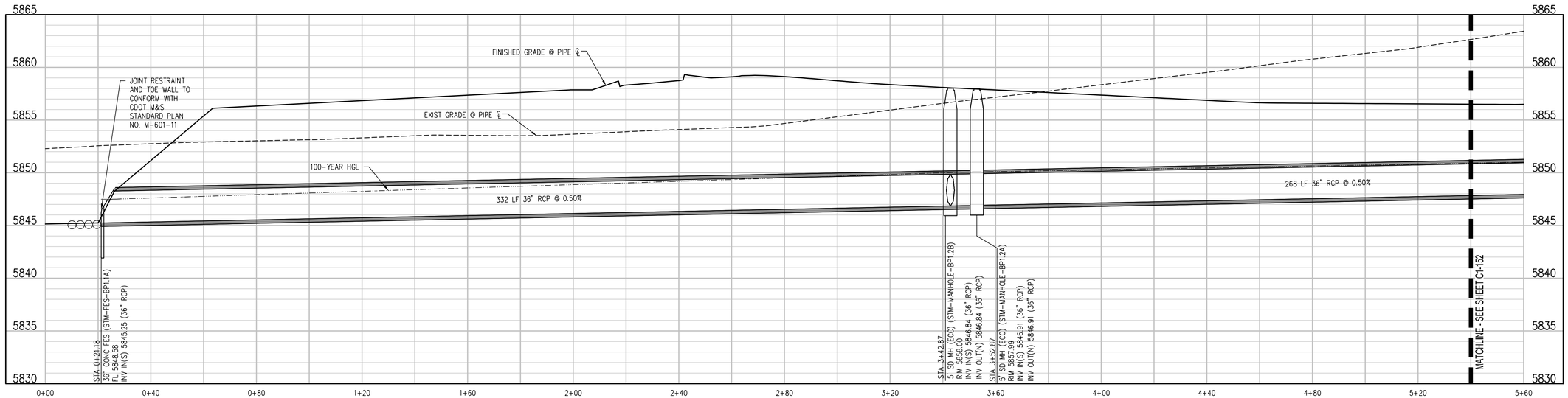


STORM BYPASS PLAN
SCALE: 1" = 20'

SCALE IN FEET



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

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Town of Parker, Director of Engineering — Date

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
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Englewood, CO 80112
p. 303.668.0223

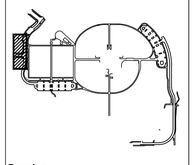
Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-151

SITE PLAN SUBMITTAL

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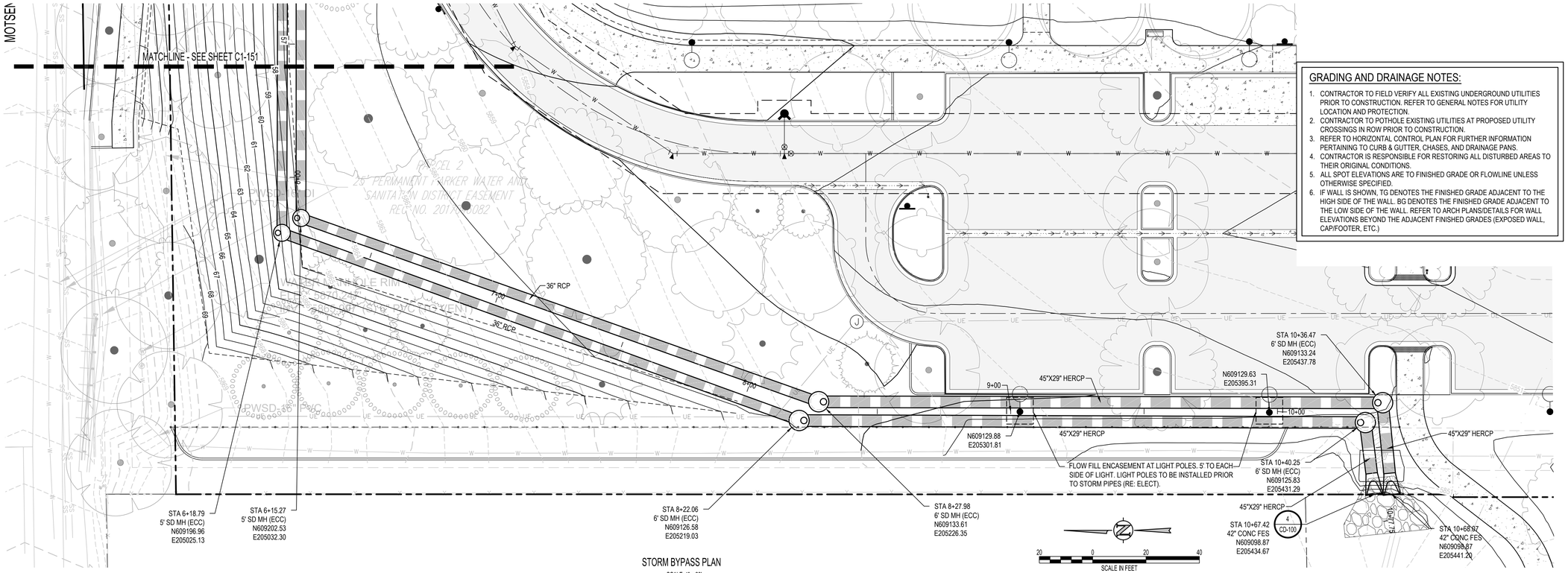
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TEXT, & PRINTED CORRECTLY



STORM BYPASS PLAN

SCALE: 1" = 20'

GRADING AND DRAINAGE NOTES:

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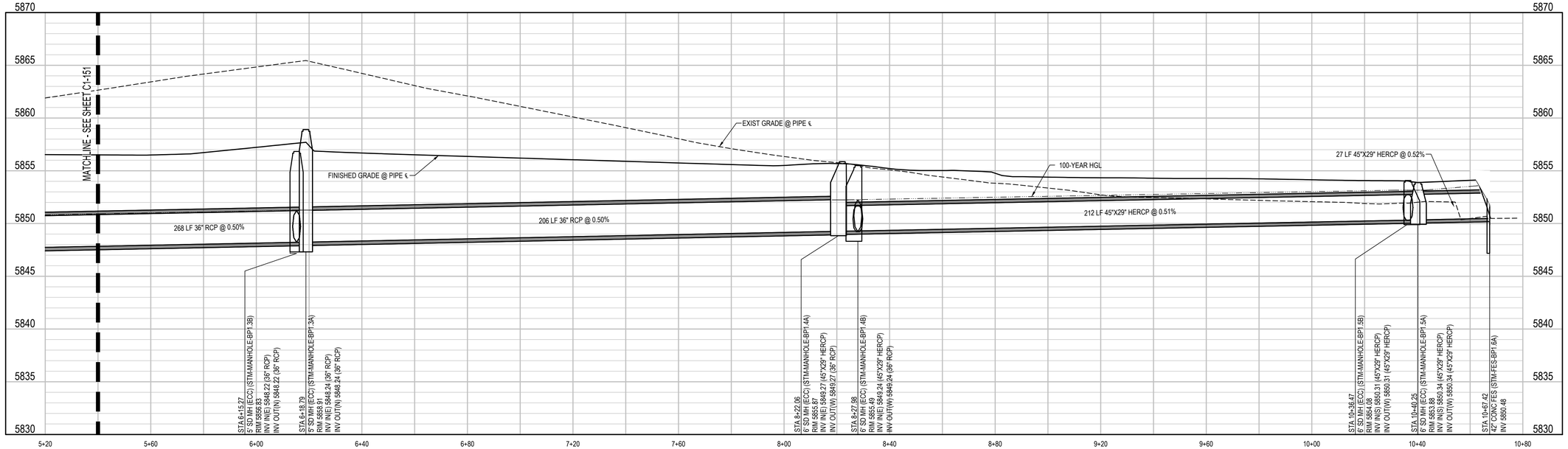

STORM BYPASS PROFILE

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

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Town of Parker
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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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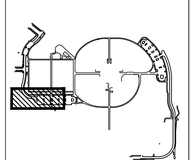
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-152

SITE PLAN SUBMITTAL

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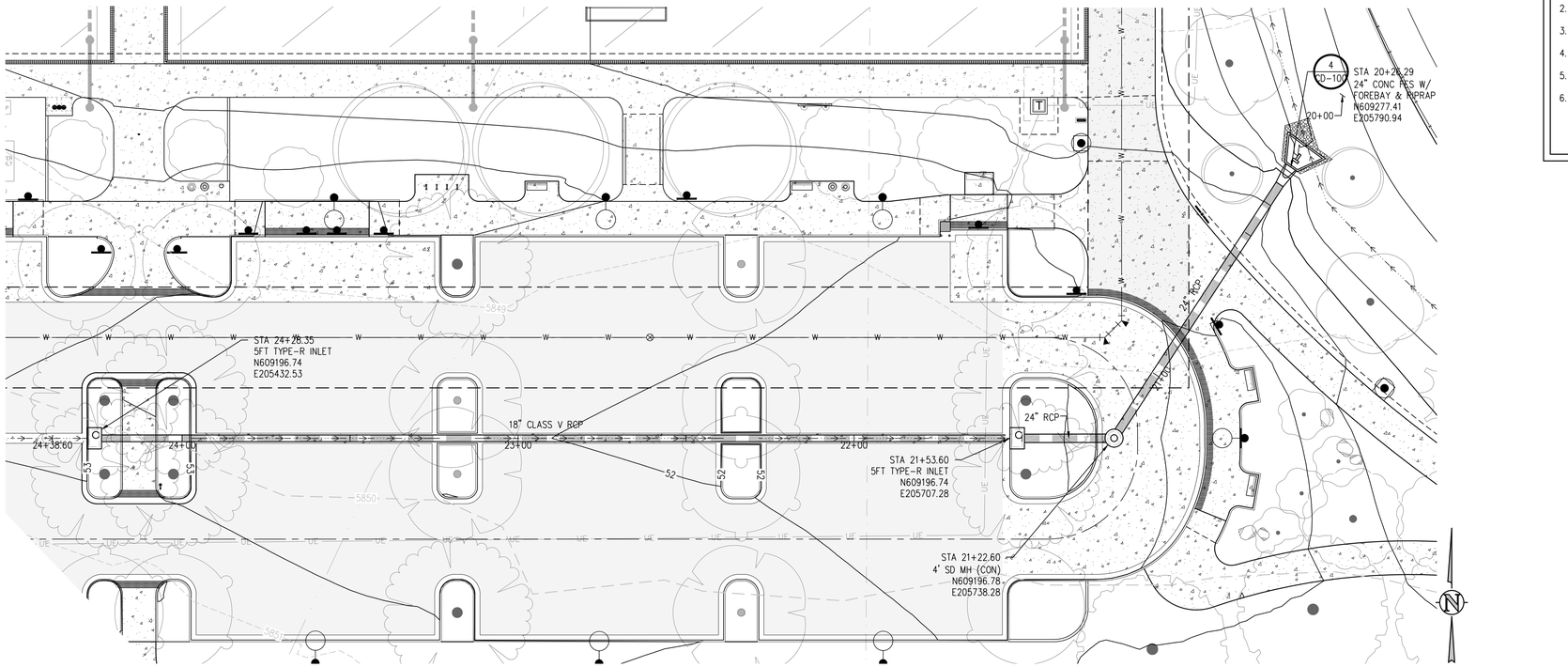
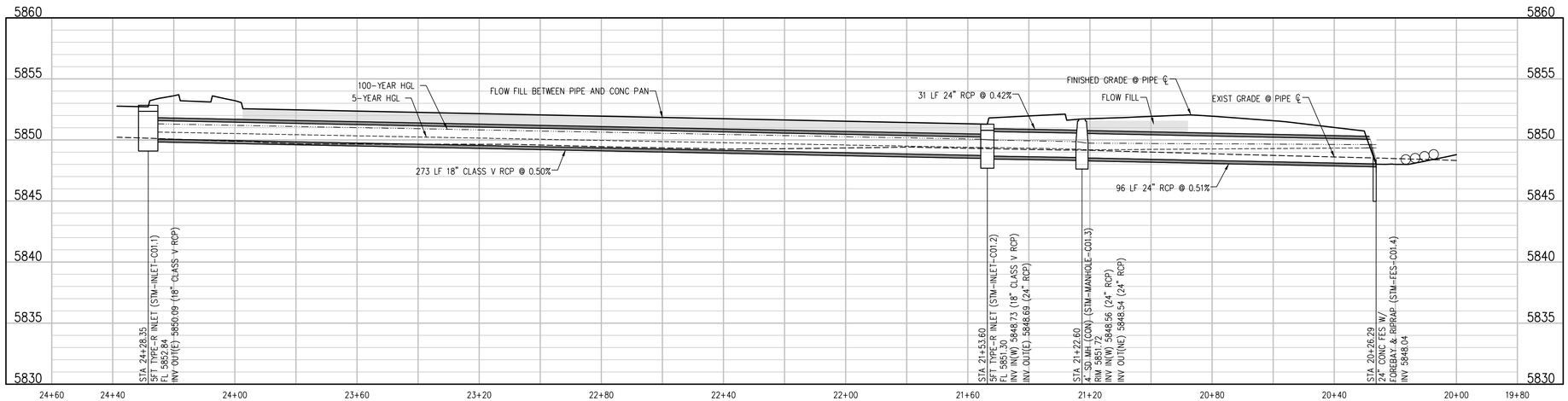


STORM LINE C01 PLAN
SCALE: 1" = 20'



STORM LINE C01 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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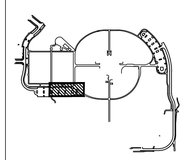
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-153

SITE PLAN SUBMITTAL

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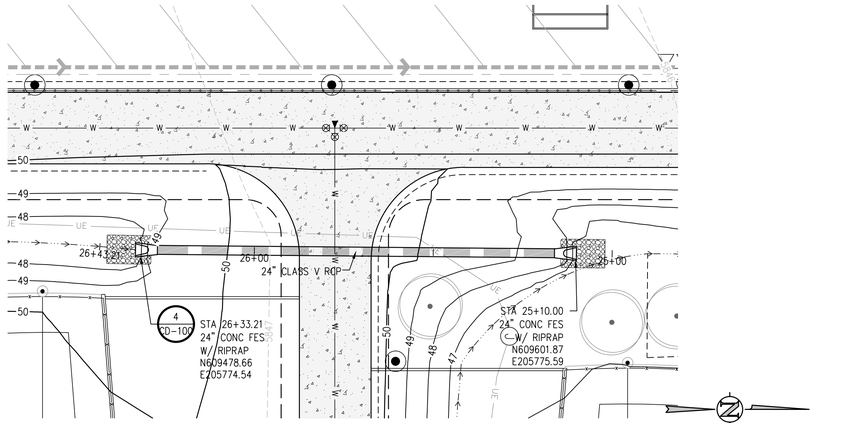
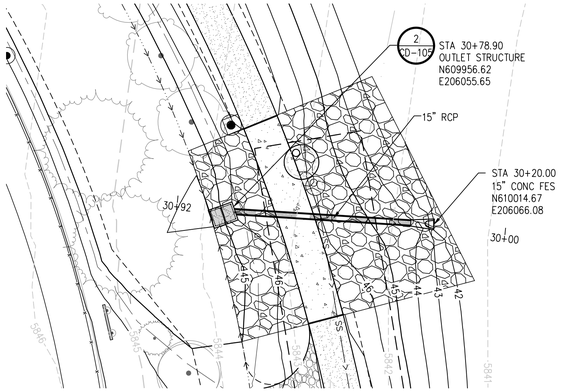
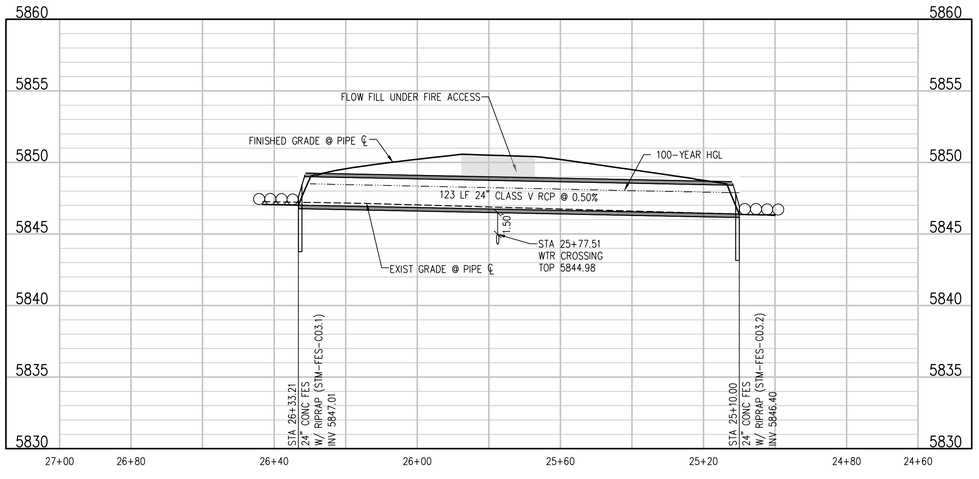


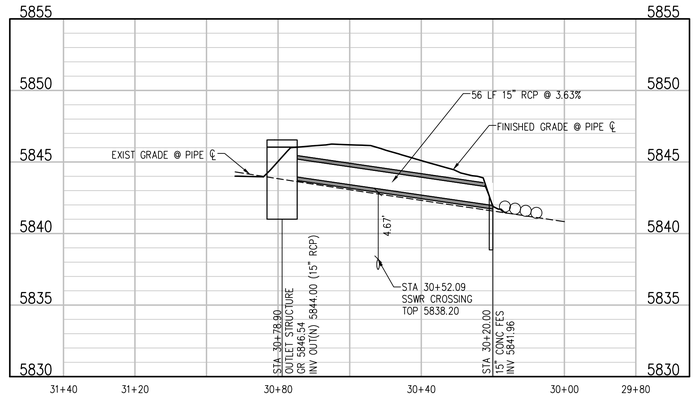
STORM LINE C03 PLAN
SCALE: 1" = 20'



STORM LINE C04 PLAN
SCALE: 1" = 20'



STORM LINE C03 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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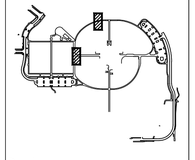
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-154

SITE PLAN SUBMITTAL

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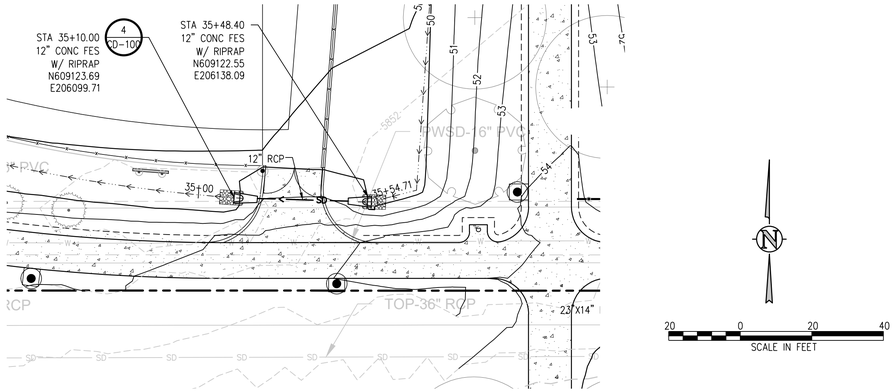
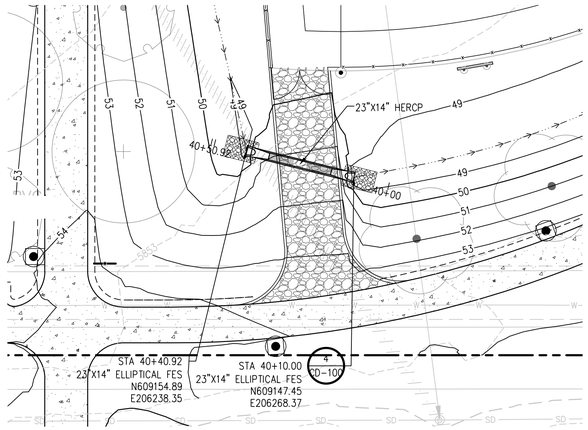


STORM LINE C02 PLAN
SCALE: 1" = 20'



STORM LINE A01 PLAN
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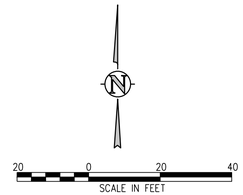
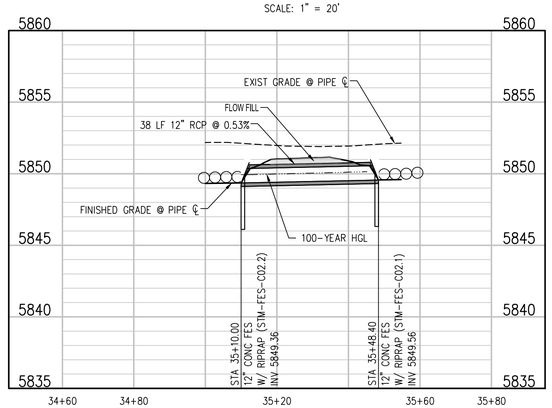
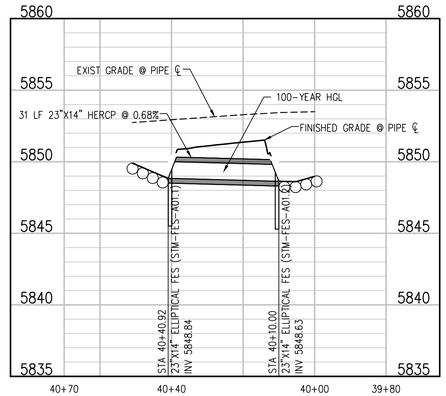




STORM LINE C02 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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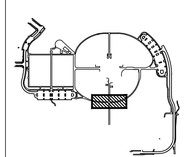

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-155

SITE PLAN SUBMITTAL

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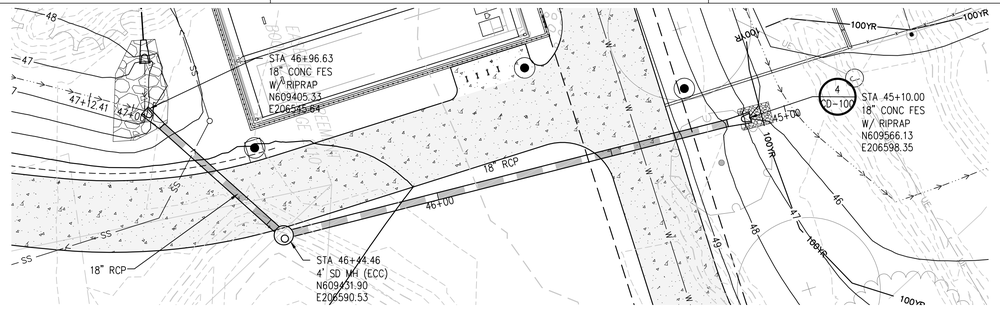
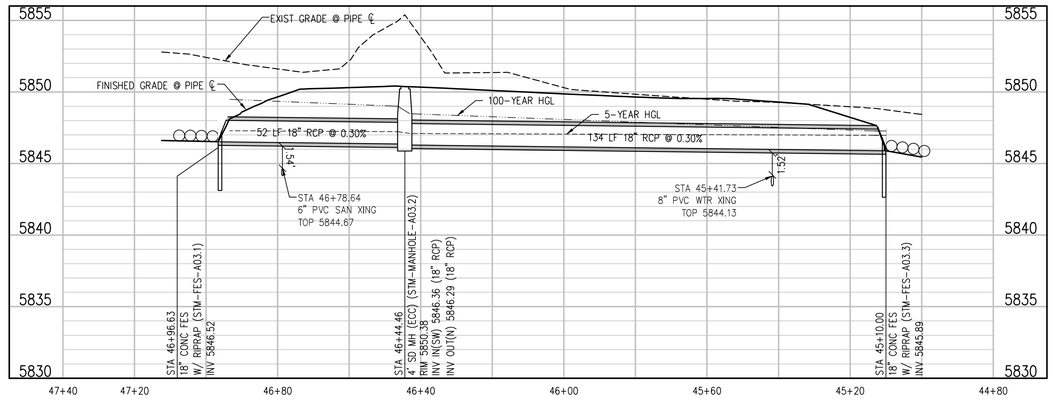
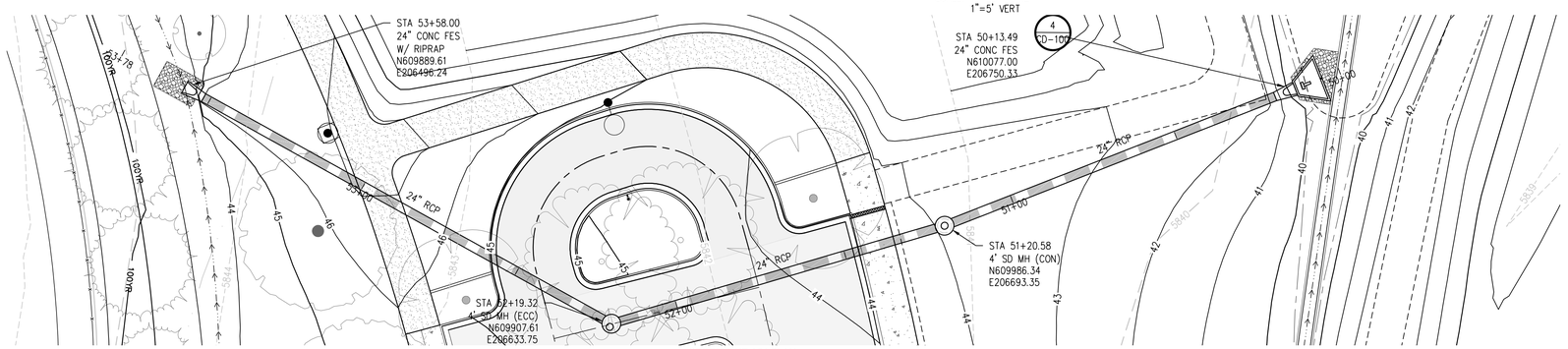


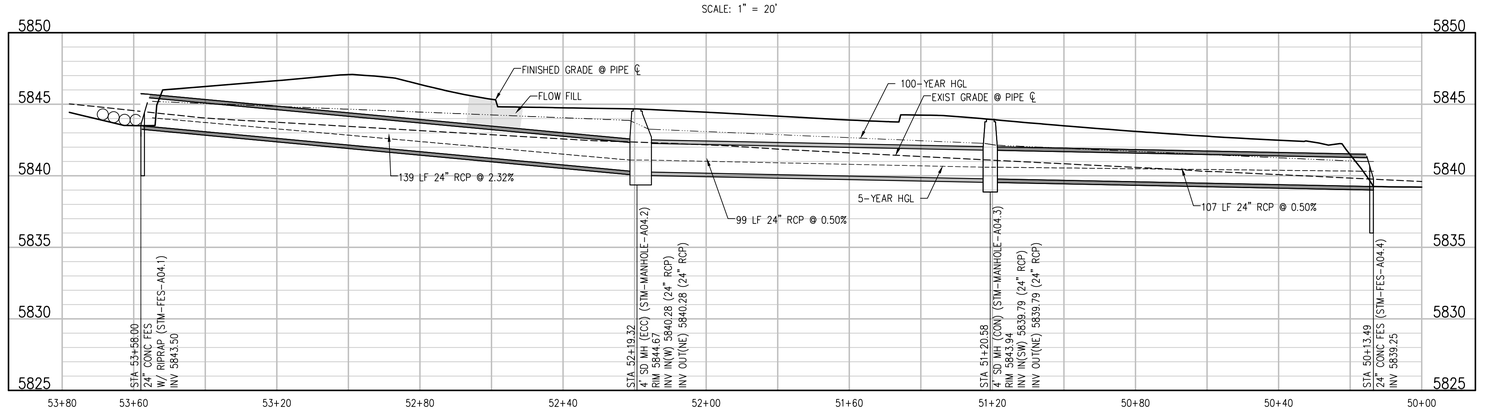
STORM LINE A03 PLAN
SCALE: 1" = 20'



STORM LINE A03 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



STORM LINE A04 PLAN
SCALE: 1" = 20'



STORM LINE A04 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

GRADING AND DRAINAGE NOTES:

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20 0 20 40
SCALE IN FEET

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Town of Parker, Director of Engineering Date

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p. 303.668.0223

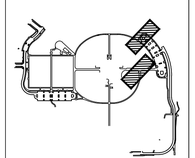
Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-156

SITE PLAN SUBMITTAL
Page 64 of 324

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THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TESTING & CONTROL PURPOSES ONLY

C M Y K

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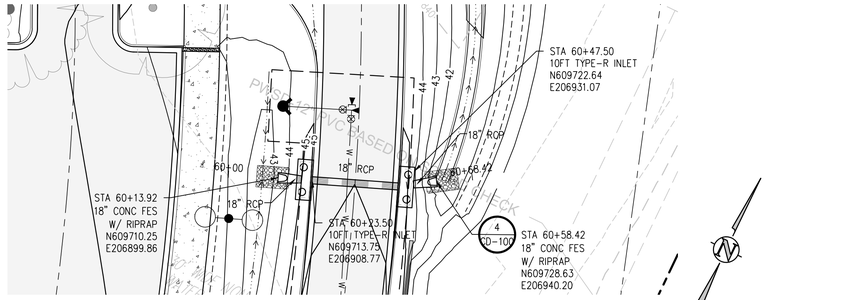
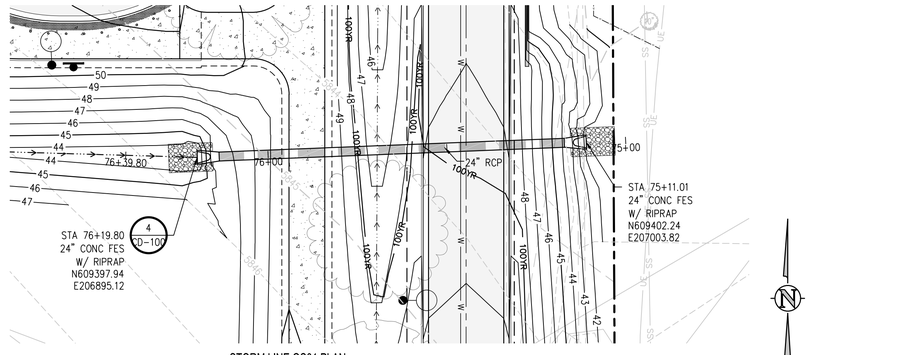
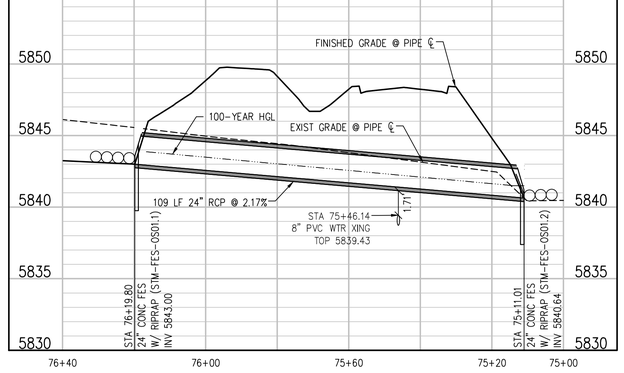


STORM LINE A05 PLAN
SCALE: 1" = 20'

STORM LINE A05 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



STORM LINE OS01 PLAN
SCALE: 1" = 20'



STORM LINE OS01 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

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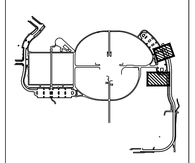
Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-157

SITE PLAN SUBMITTAL
Page 65 of 324

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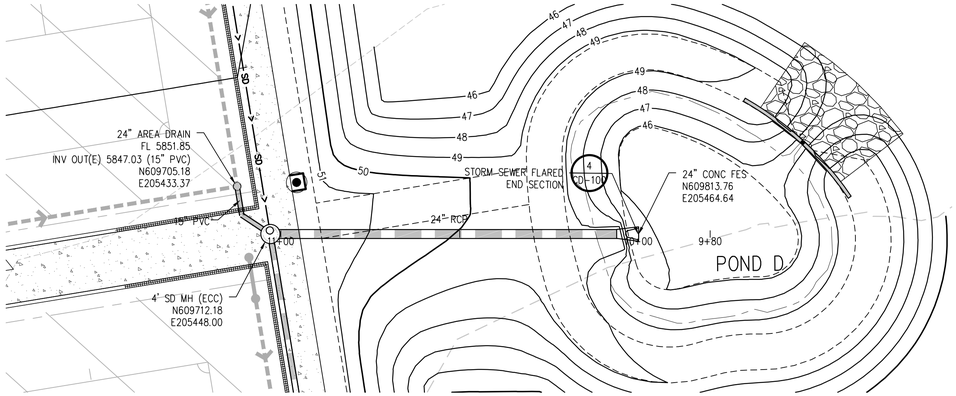
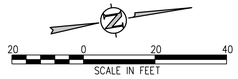
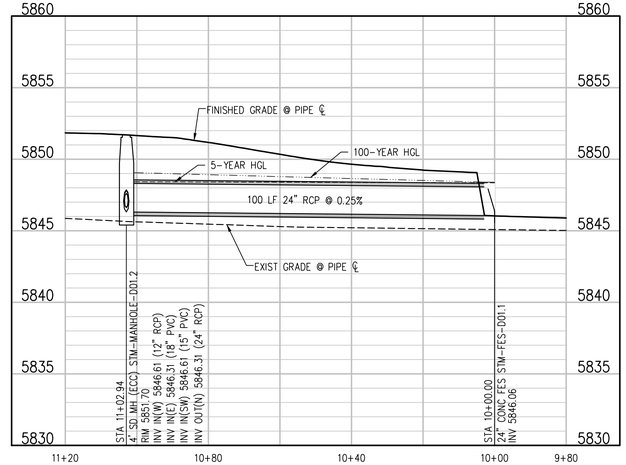
7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.



STORM LINE D01 PLAN
SCALE: 1" = 20'





STORM LINE D01 (ALT 1) PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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Town of Parker
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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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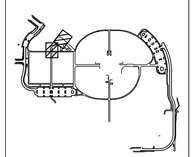
Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE (ALT)

C1-158

SITE PLAN SUBMITTAL
Page 66 of 324

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THE LINE SHOWN ABOVE IS 1 INCH WHEN PLOTTED ON 22" X 34" SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE (FOR L-TO-R) K, Y, M, C WHEN PLOTTED IN COLOR. WITH BLACK AND WHITE PLOTTING, A TYPE IS CORRECT.

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THE LINE SHOWN ABOVE IS 1 INCH WHEN PRINTED AT 11"X17" SHEETS ORIGINAL PAGE SIZE

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C M Y K

MOTSENBOCKER RD
ROW VARIES

DRANSFELDT RD
ROW VARIES

WATER MAIN CONNECTION TO EXIST 12" DRANSFELDT MAIN STUBOUT

POND E

POND D
(ALT 1)

SEE SHEETS C1-251-C1-259 FOR WATER MAIN PLAN AND PROFILES

FIRE HYDRANT 01

FIRE HYDRANT 02

SEE SHEETS C1-270-C1-273 FOR SANITARY SEWER MAIN PLAN AND PROFILES

4' SAN MH 1A

8" SANITARY MAIN EXTENSION

4' SAN MH 01

4' SAN MH 02

4' SAN MH 05

4" SANITARY MAIN FOR FUTURE CONNECTION

POND C

8" SANITARY MAIN EXTENSION

4' SAN MH 03

WATER STUB FOR FUTURE CONNECTION

4' SAN MH 04

4" SANITARY SERVICE CONNECTION

POND A

FIRE HYDRANT 04

FIRE HYDRANT 03

CLEANOUT (TYP)

6" SANITARY SERVICE CONNECTION

SSWR STUB FOR FUTURE CONNECTION

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

CONNECTION TO EXIST 12" SALISBURY PARK MAIN

LONGLAND PKWY

UNPLATTED
REC. NO. 2015091502

UNPLATTED
REC. NO. 2007021306

E 1/2, NW 1/4, SEC. 27, T.6S., R.66W., SIXTH P.M.

EAST LINE OF THE W 1/2 NW 1/4 OF SEC. 27

SALISBURY TRAIL

5' WHITE PLASTIC FENCE
WIRE FENCE
18" WIRE MESH FENCE

2.5" VERTICAL PVC

THIS SHEET POWER IS OWNED BY TOWN OF PARKER UNLESS OTHERWISE ANNOTATED
ANNOTATION IS OWNED BY TOWN OF PARKER IRRIGATION

100 0 100 200
SCALE IN FEET

UTILITY NOTES:

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4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.
6. ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

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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.)

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LANDSCAPE ARCHITECTURE

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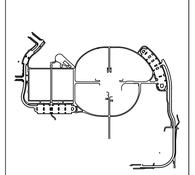
Key Map



Drawing

PHASE 1 OVERALL UTILITY PLAN

C1-200

SITE PLAN SUBMITTAL

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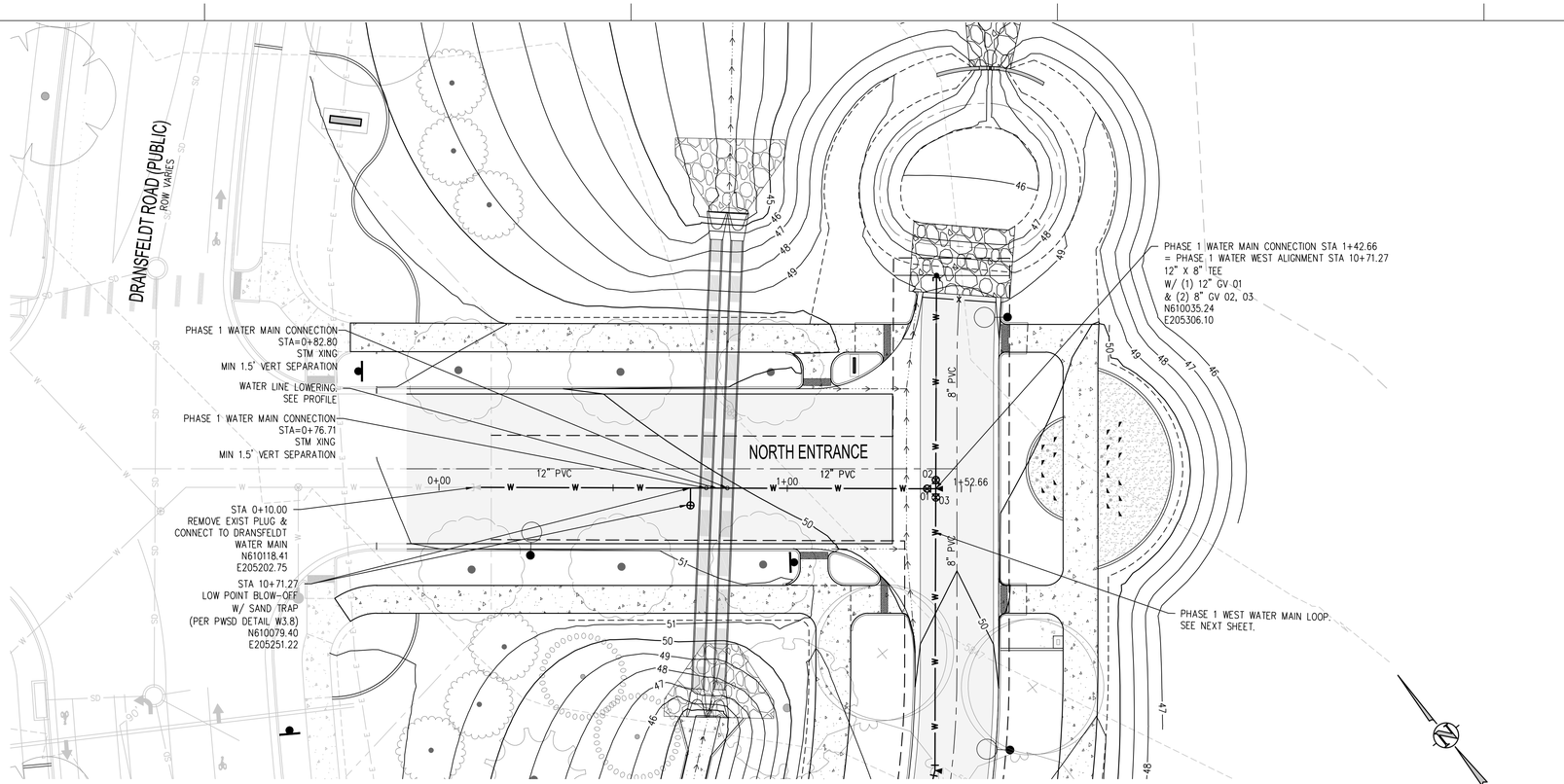
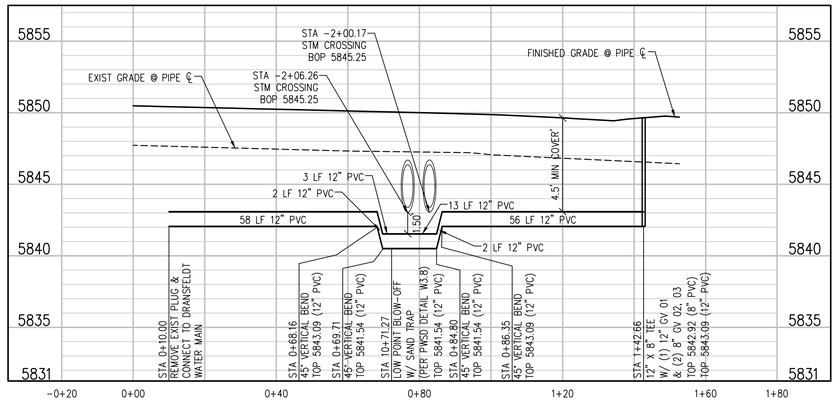


PHASE 1 WATER MAIN CONNECTION PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN CONNECTION PROFILE

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1"=5' VERT

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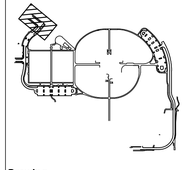

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

SITE PLAN SUBMITTAL
Page 68 of 324

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C M Y K

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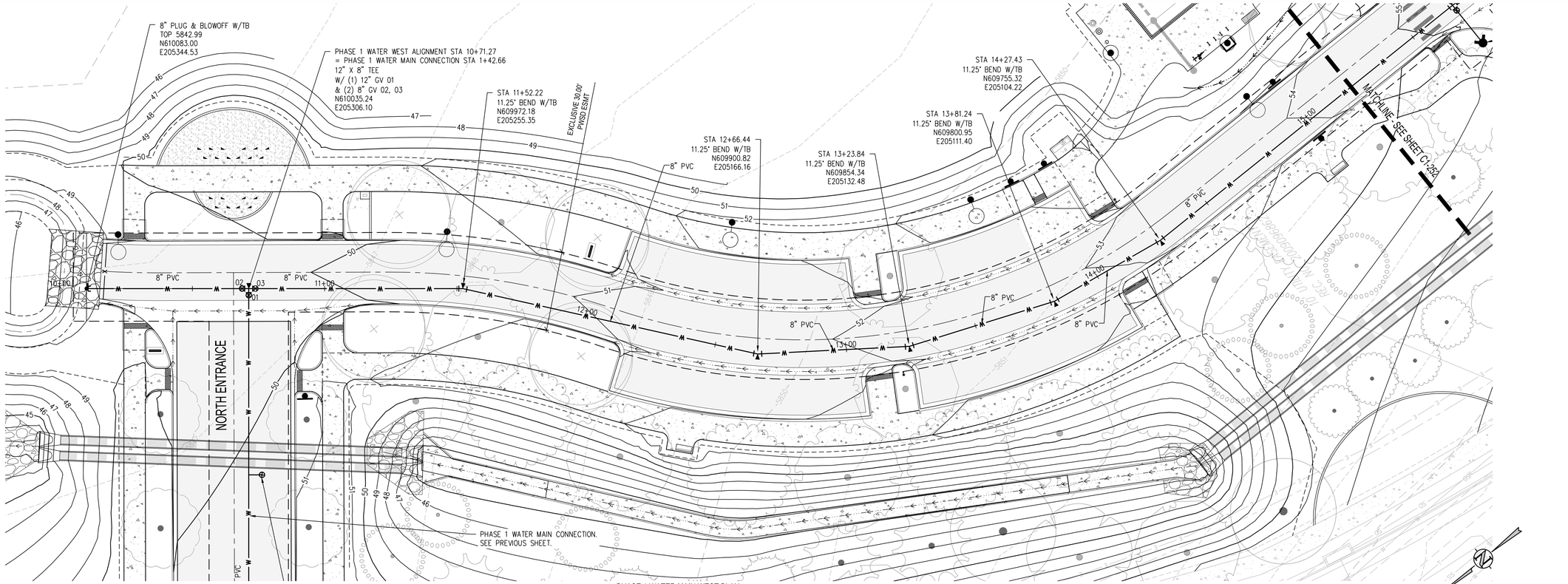
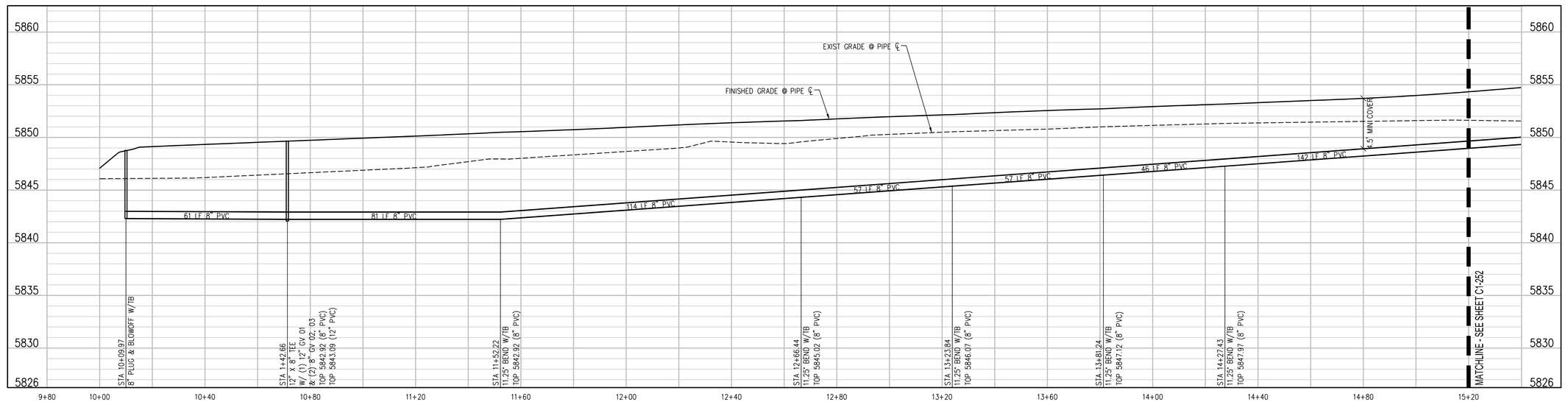


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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

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ARCHITECTURE
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	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
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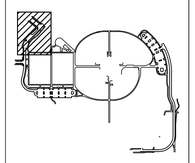
Key Map



Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-251

SITE PLAN SUBMITTAL
Page 69 of 324

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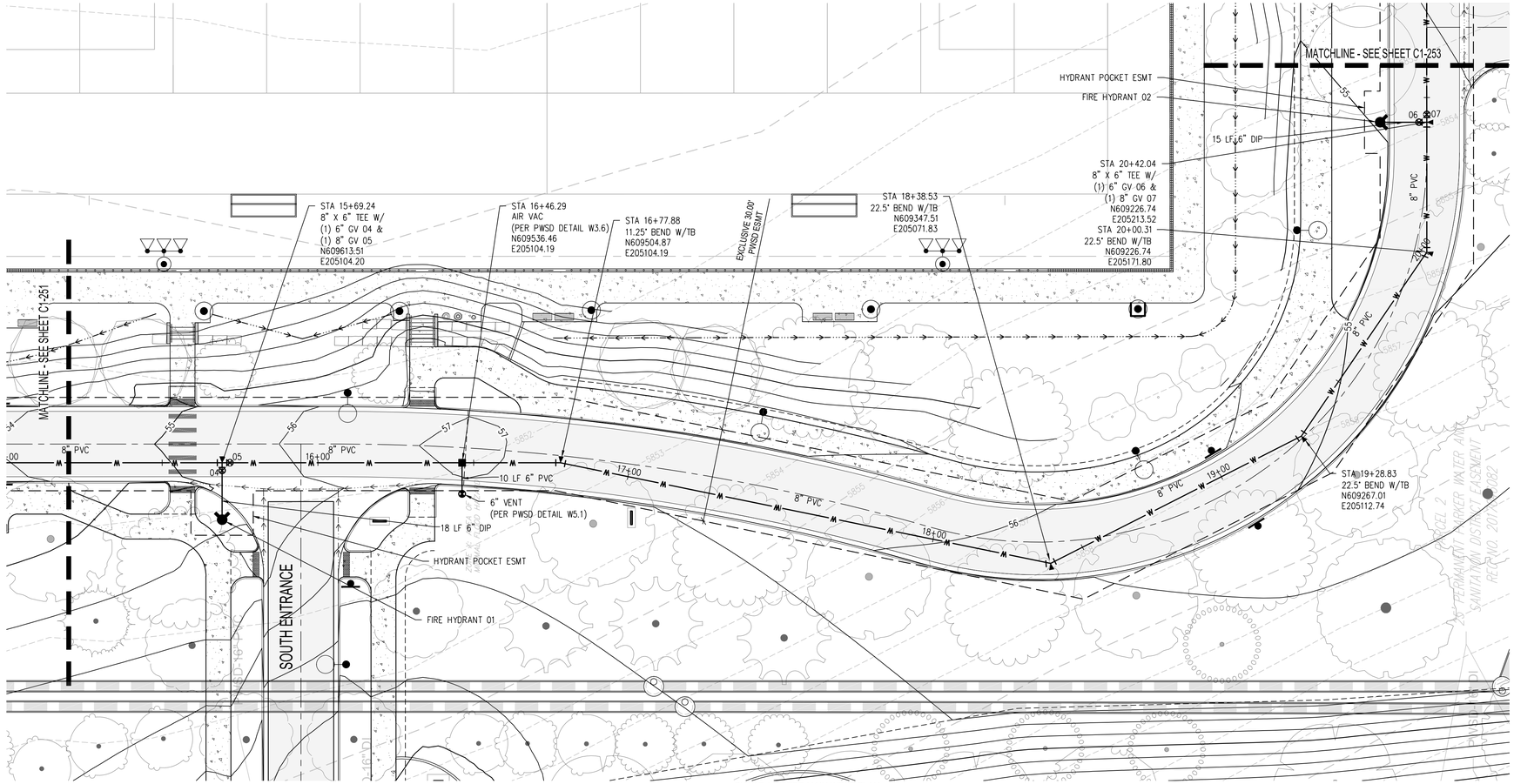
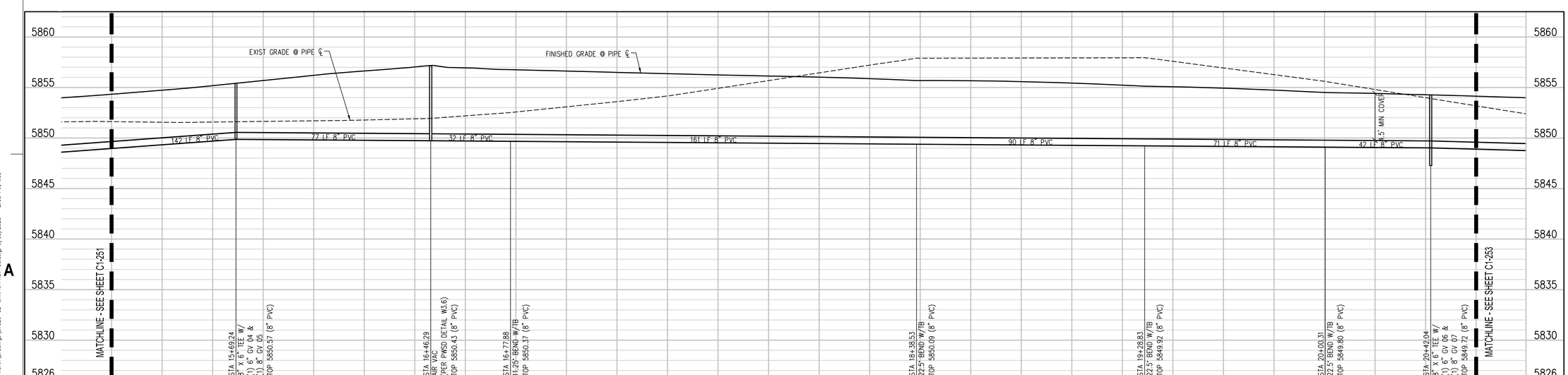


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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

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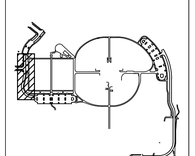

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-252

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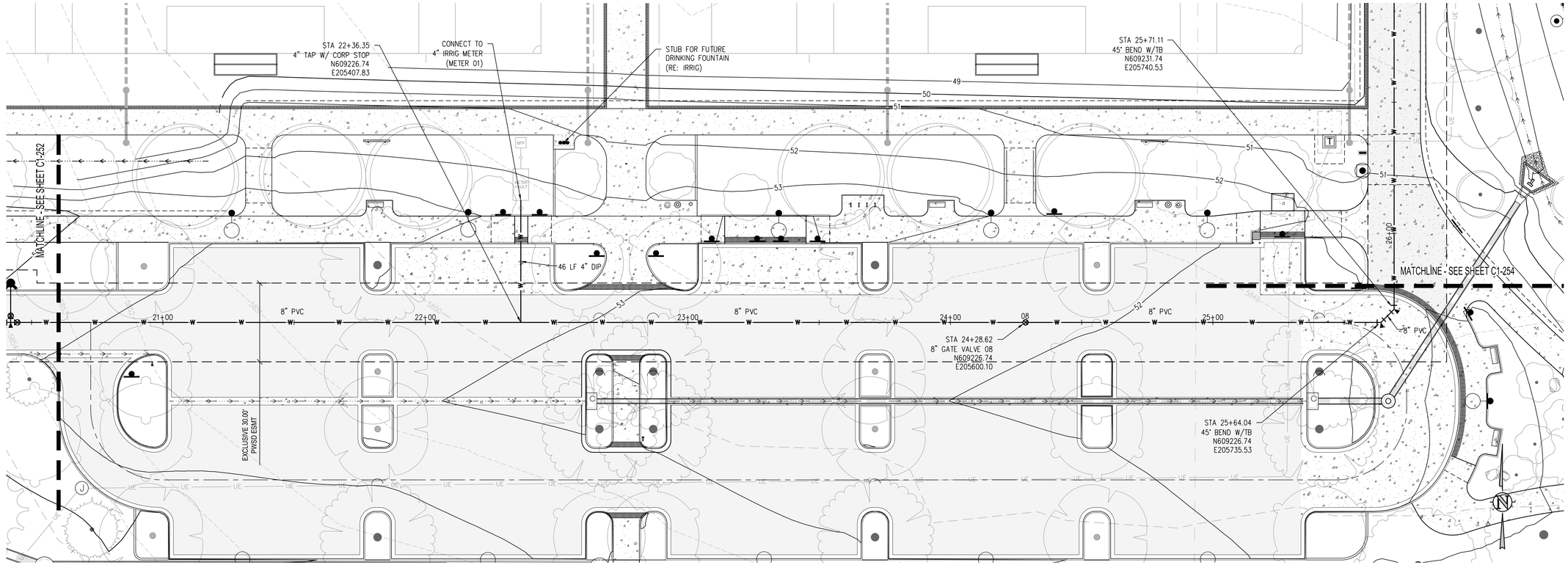
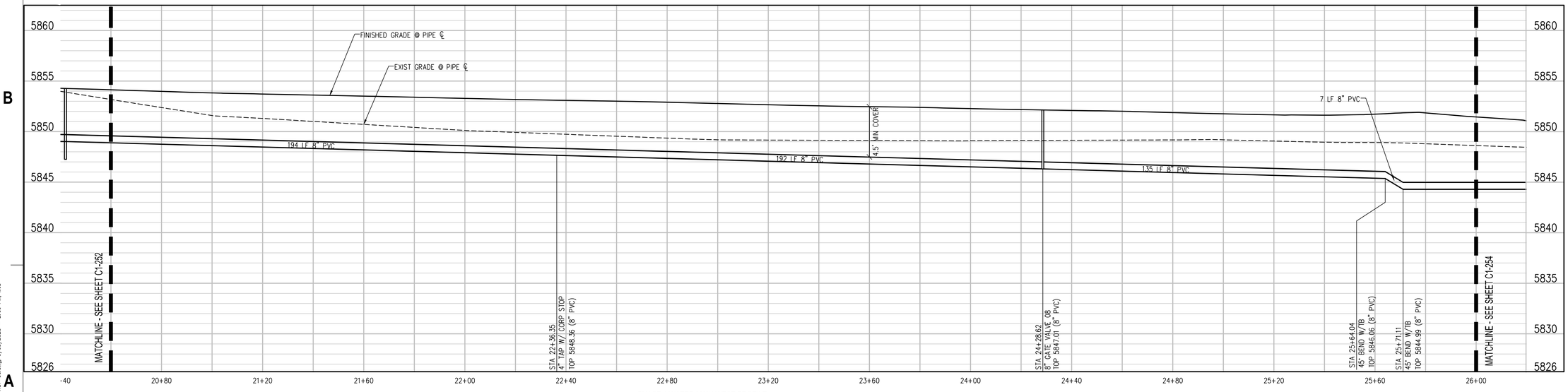


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'

SCALE IN FEET



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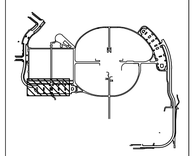

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C1-253

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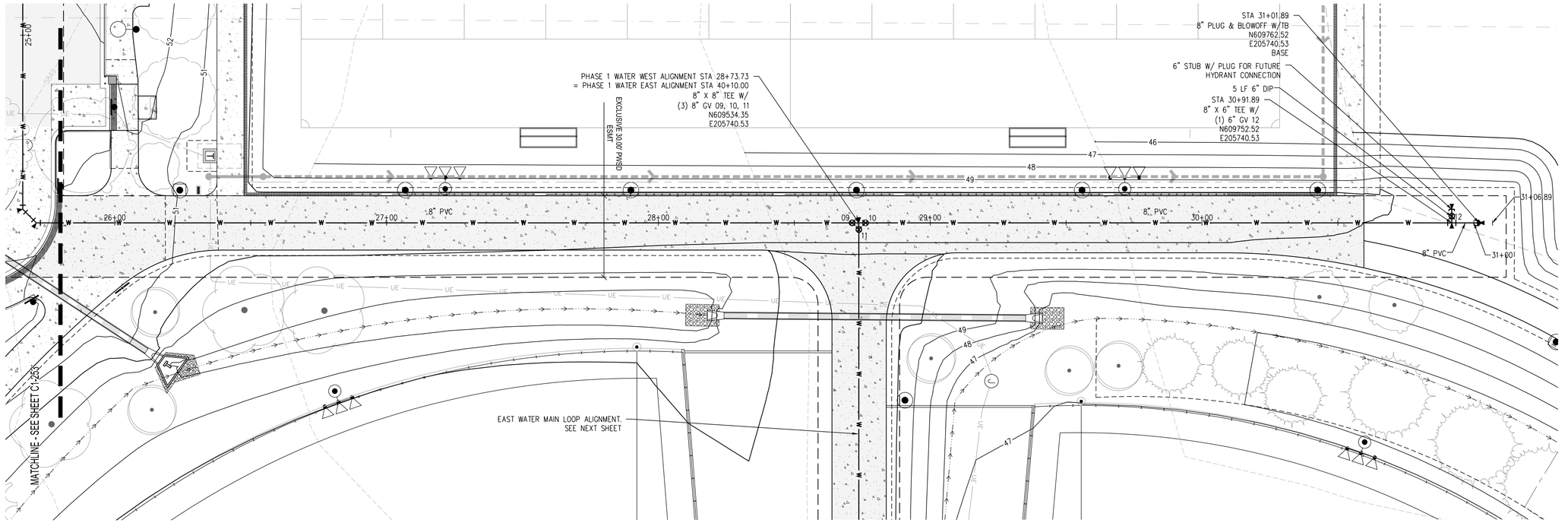
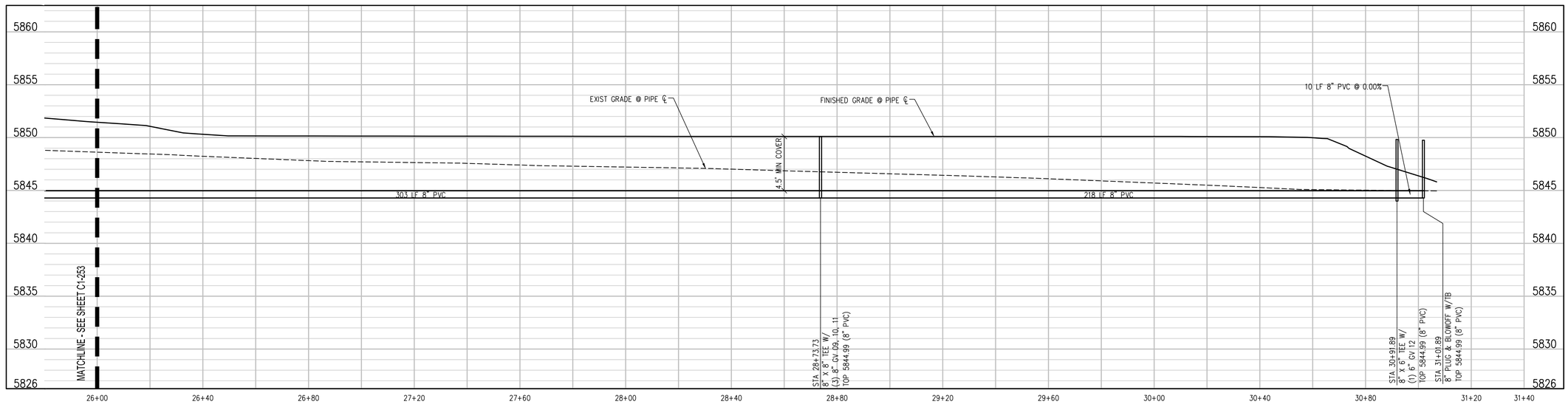


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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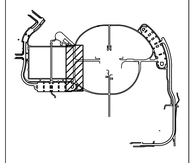

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-254

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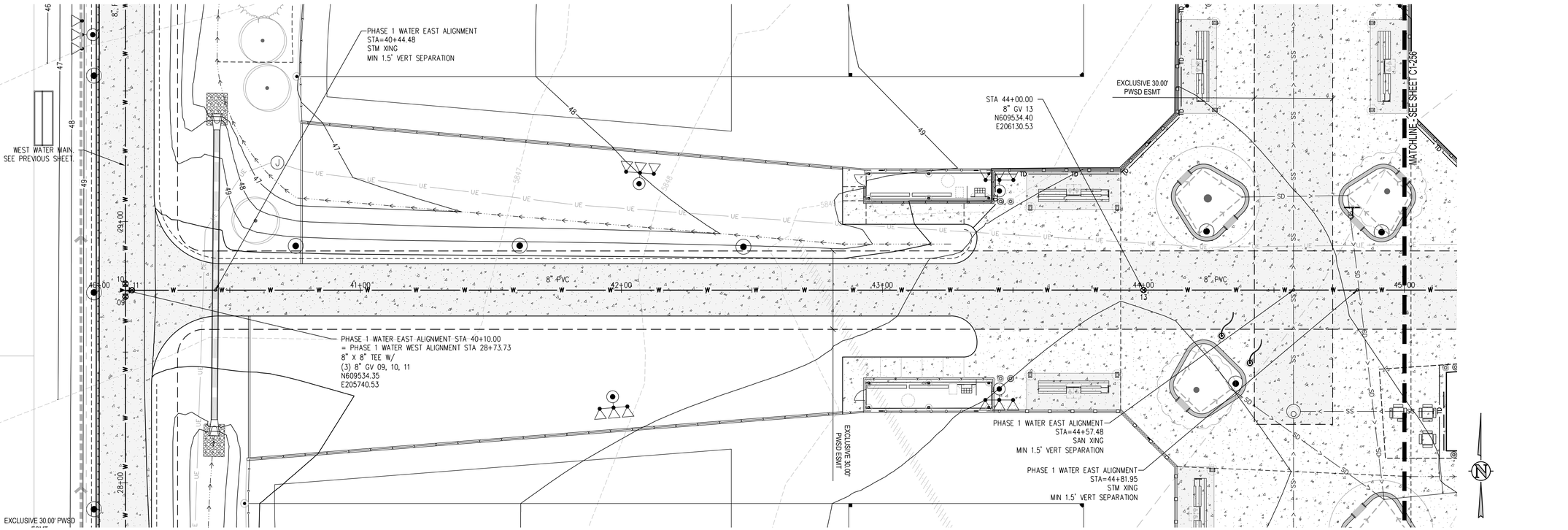
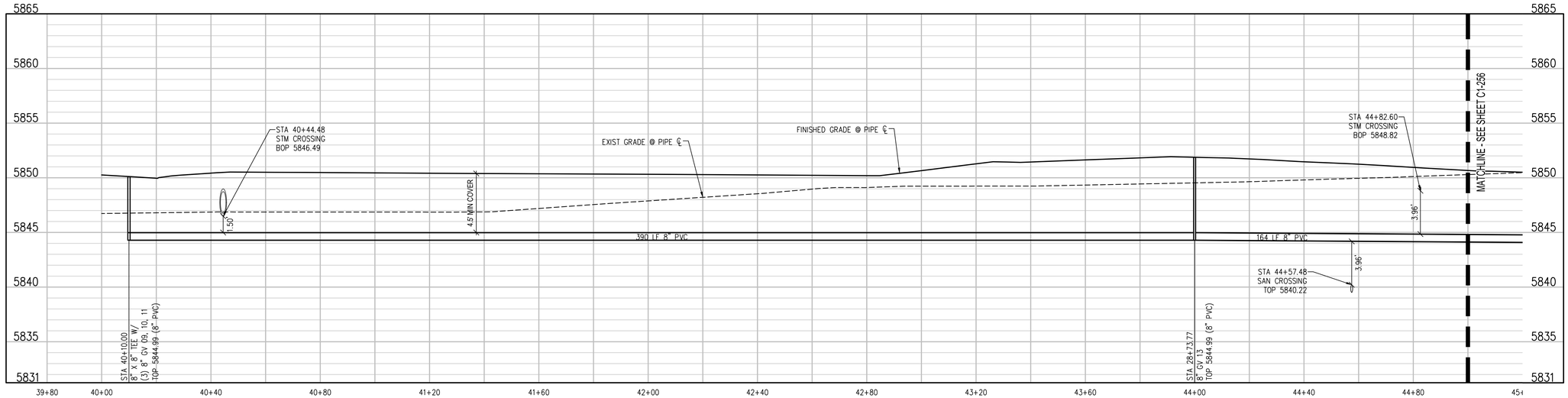


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



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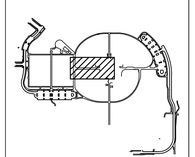

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-255

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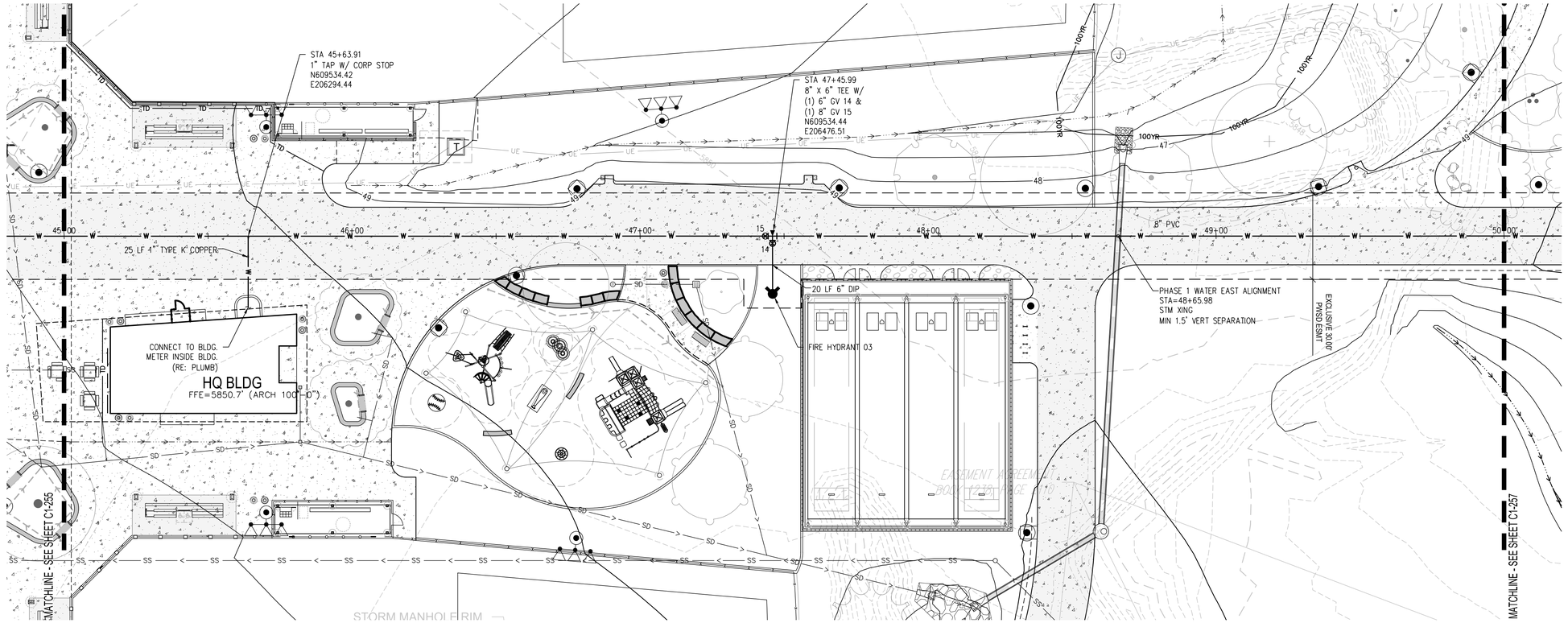

PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'

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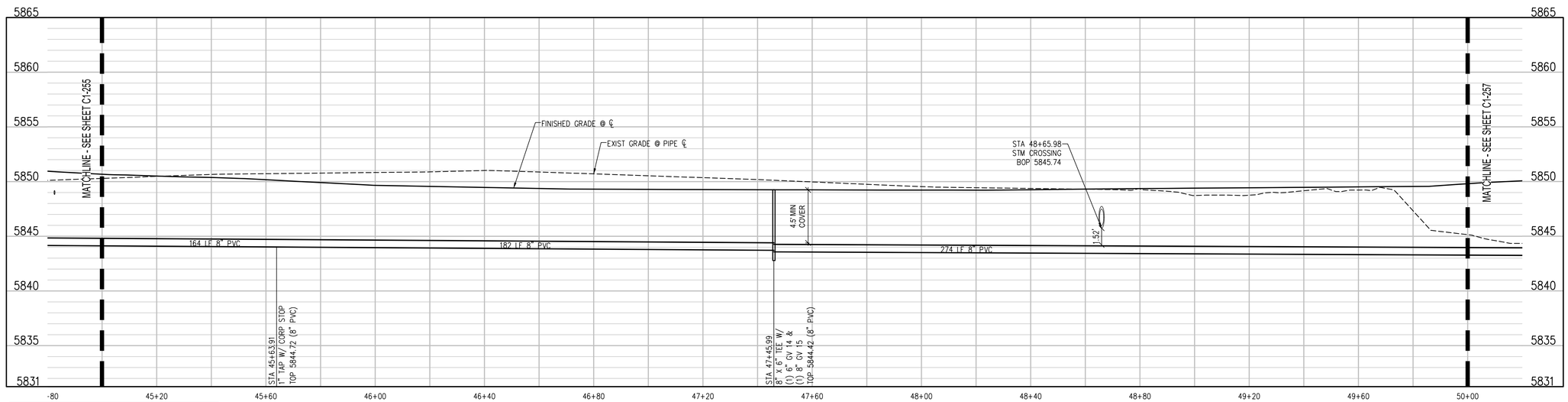

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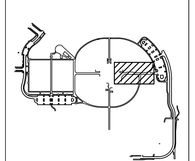

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PHASE 1 WATER MAIN PLAN & PROFILE

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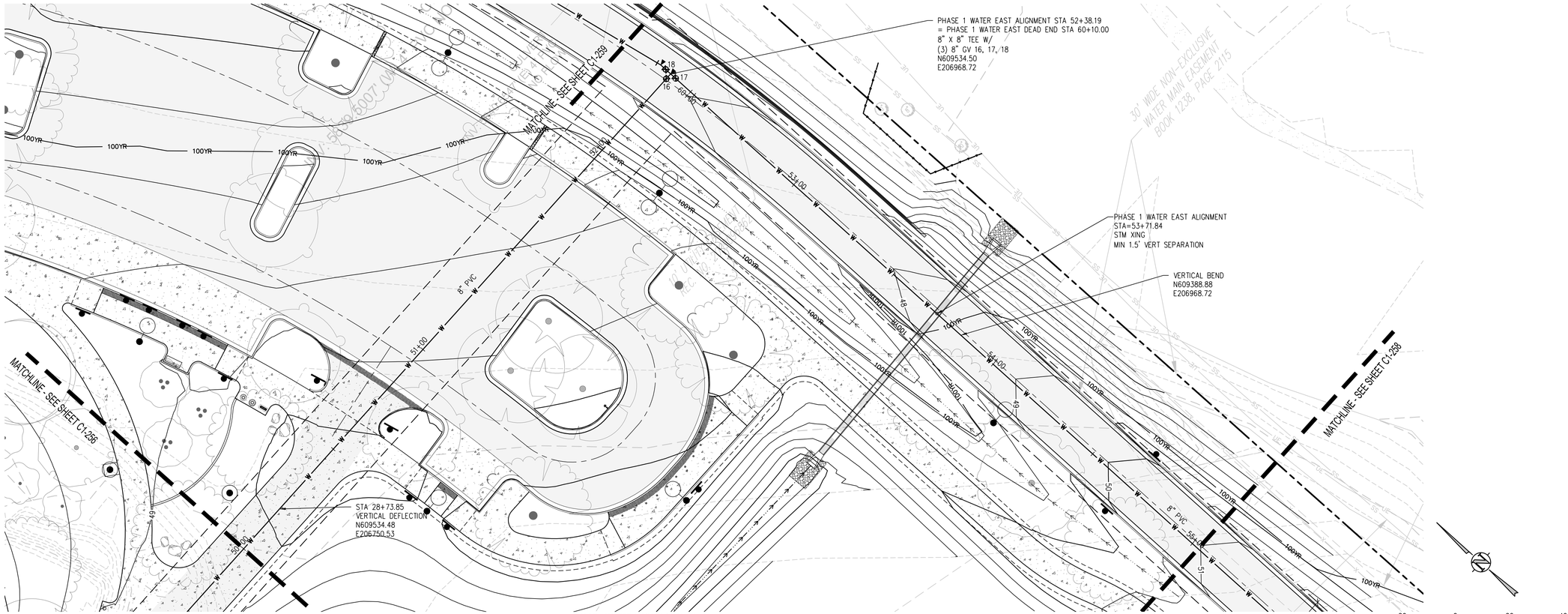
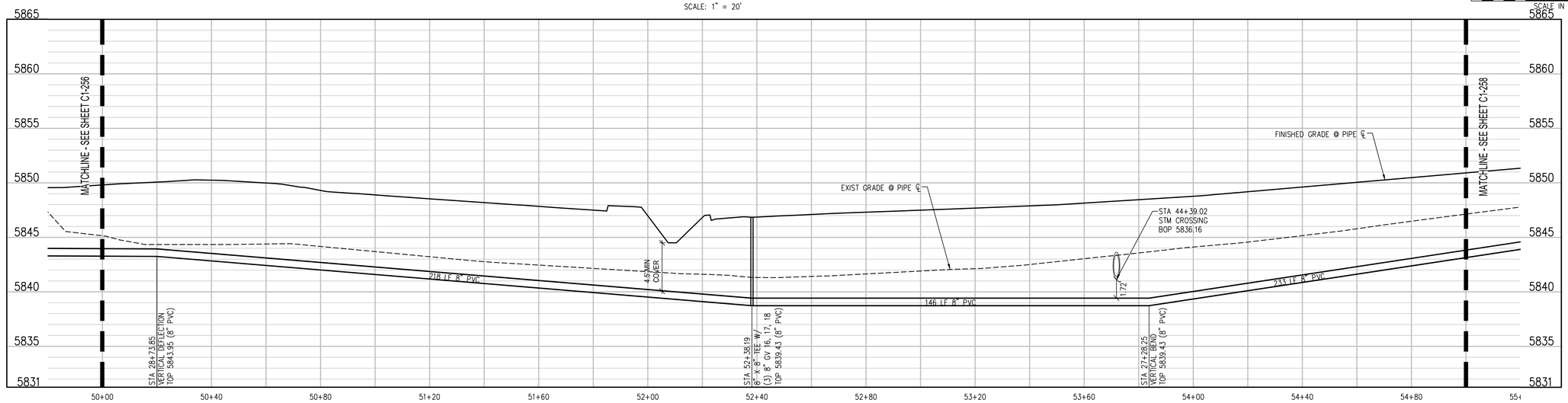


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



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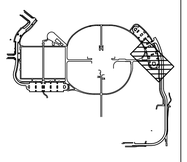

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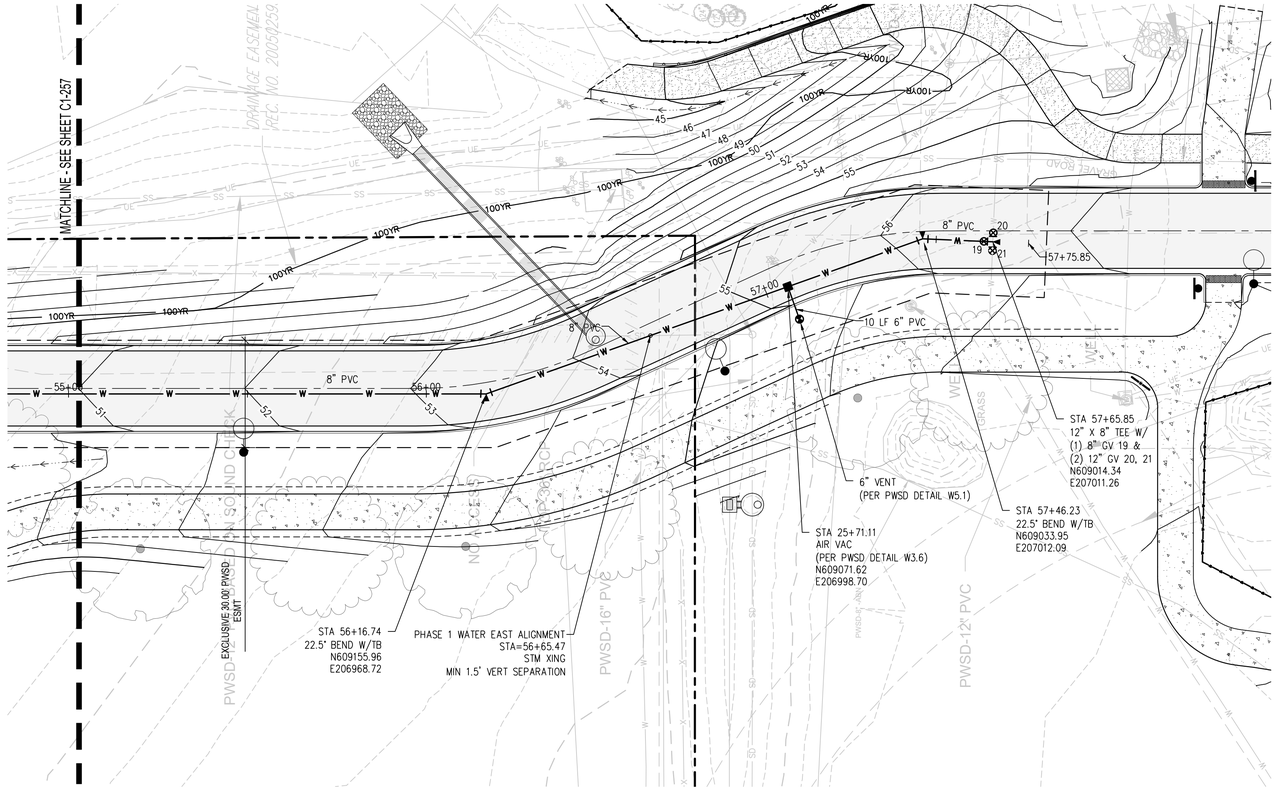
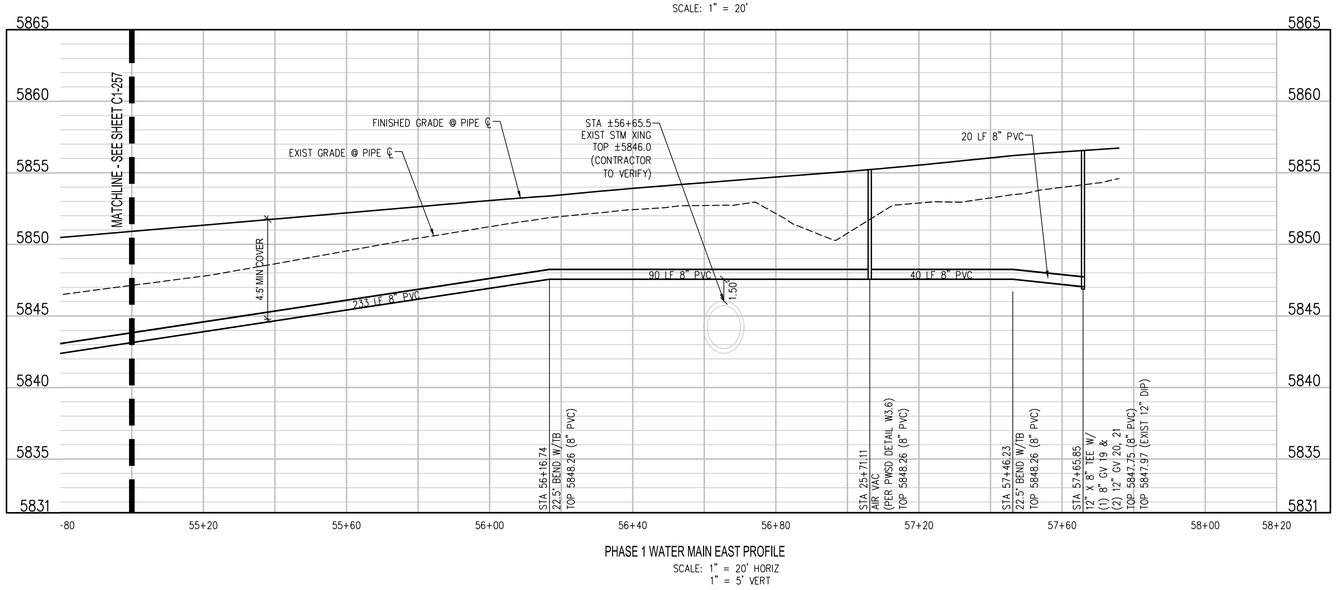


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



PHASE 1 WATER MAIN EAST 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.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

20 0 20 40
SCALE IN FEET

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Denver, CO 80202
p. 303.607.0977

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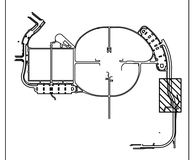
Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-258

SITE PLAN SUBMITTAL

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THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT A FULL SHEETS ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, & PRINTED CORRECTLY
C M Y K
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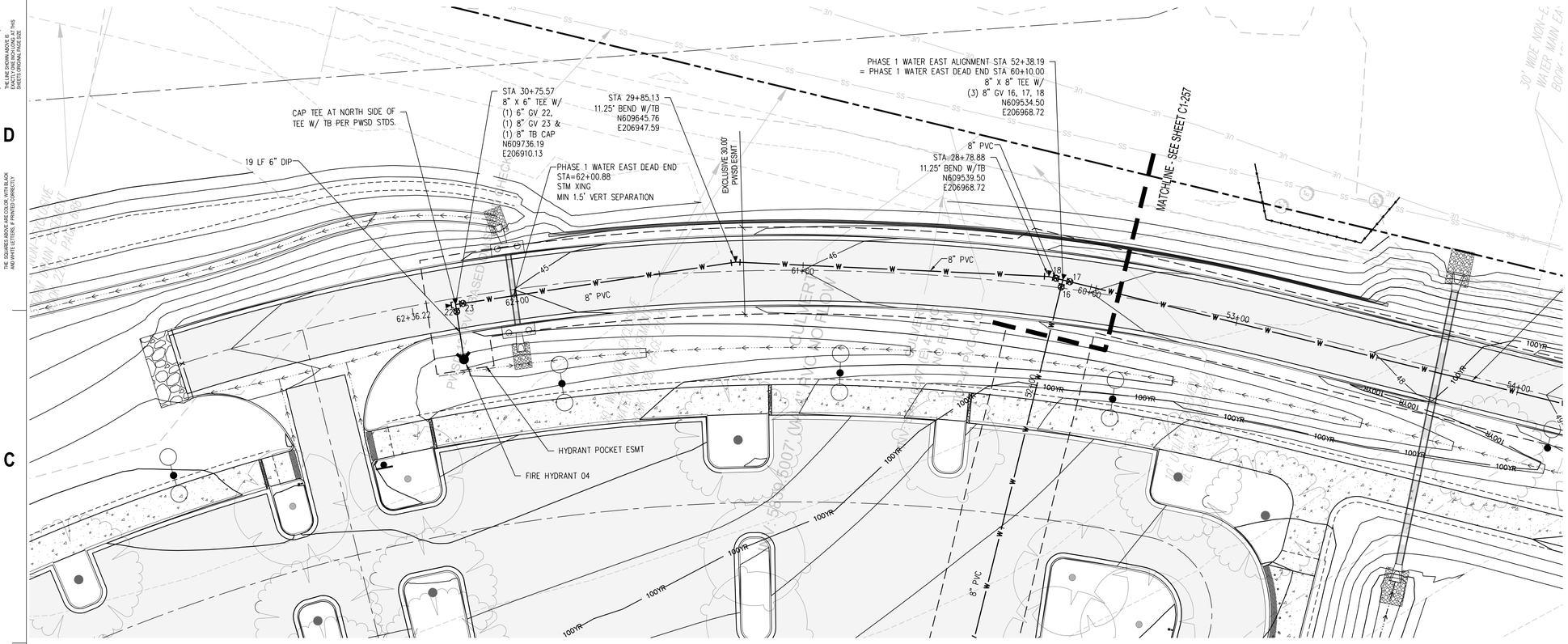
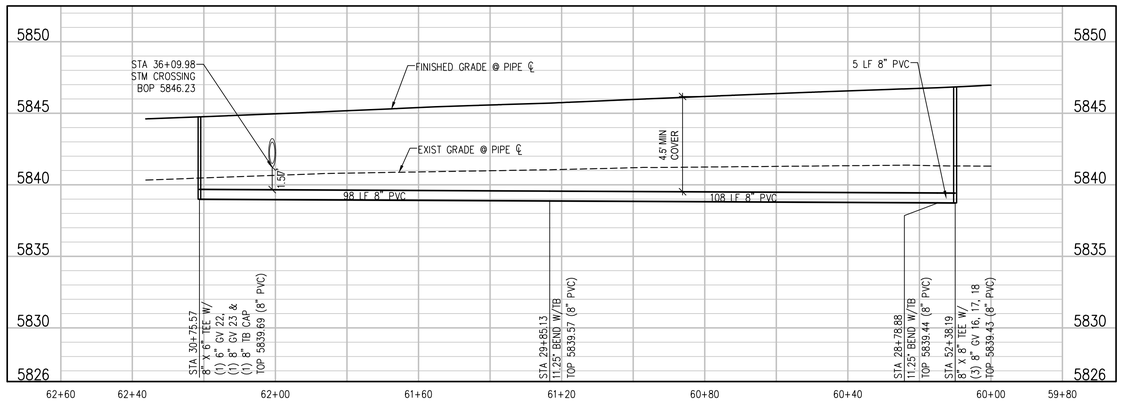
THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT 24 X 36 SHEETS ORIGINAL PAGE SIZE

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



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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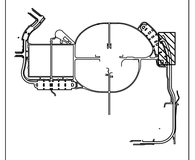
Key Map



Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-259

SITE PLAN SUBMITTAL

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