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)

ENGINEERING CONTRACT DOCUMENTS

JUNE 18, 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)

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C-200	OVERALL UTILITY PLAN (FUTURE)
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C1-122	PHASE 1 DETAILED GRADING & DRAINAGE PLAN
C1-123	PHASE 1 DETAILED GRADING & DRAINAGE PLAN
C1-124	PHASE 1 DETAILED GRADING & DRAINAGE PLAN
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C1-252	PHASE 1 WATER MAIN PLAN & PROFILE
C1-253	PHASE 1 WATER MAIN PLAN & PROFILE
C1-254	PHASE 1 WATER MAIN PLAN & PROFILE
C1-255	PHASE 1 WATER MAIN PLAN & PROFILE
C1-256	PHASE 1 WATER MAIN PLAN & PROFILE
C1-257	PHASE 1 WATER MAIN PLAN & PROFILE
C1-258	PHASE 1 WATER MAIN PLAN & PROFILE
C1-259	PHASE 1 WATER MAIN PLAN & PROFILE
C1-270	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-271	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-272	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-273	PHASE 1 SANITARY SEWER PLAN & PROFILE
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C1-310	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
C1-310(i)	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
C1-311	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
C1-312	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
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C1-315	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
C1-316	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
C1-316(i)	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
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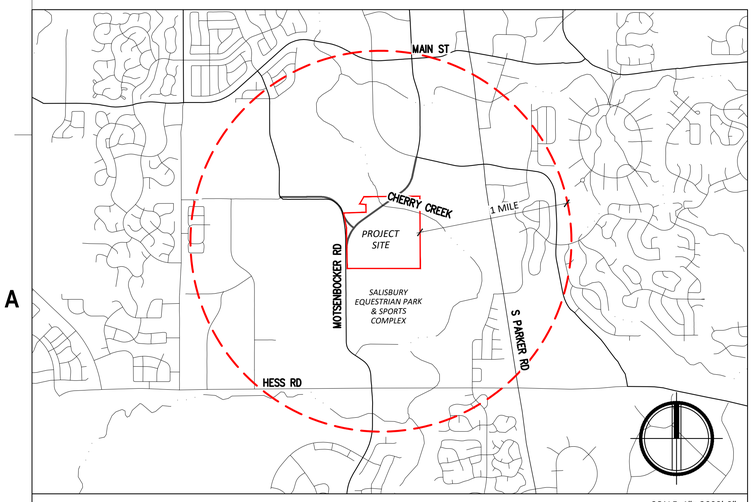
C1-508	PHASE 1 CBMP DETAILS
C1-509	PHASE 1 CBMP DETAILS
C1-510	PHASE 1 CBMP DETAILS
C1-511	PHASE 1 CBMP DETAILS
C1-512	PHASE 1 CBMP DETAILS
C1-513	PHASE 1 CBMP DETAILS



SCALE: 1"= 2000'-0"

VICINITY MAP

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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
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11700 MOTSENBOCKER RD
PARKER, CO 80134

hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRATNY 45363 8/7/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

Drawing
COVER SHEET

G-000

CONTRACT DOCUMENTS

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THE LINE SHOWN ABOVE IS 1" WHEN PRINTED AT 24"x36" SHEETS ORIGINAL PAGE SIZE

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

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE, & A PHOTO CONTACT

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
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 (5.0%)
PROPOSED SPOT ELEVATION (03.54)
EXIST SPOT ELEVATION (03.3)
EXIST INDEX CONTOUR (5220)
EXIST INTERMEDIATE CONTOUR (5221)
PROPOSED INDEX CONTOUR (20)
PROPOSED INTERMEDIATE CONTOUR (21)
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
SCALE
1 / -
DETAIL NUMBER IDENTIFICATION
SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING

DETAIL TITLE
1 / C1.0
DETAIL NUMBER IDENTIFICATION
SHEET WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING

SECTION CALLOUT
SECTION NUMBER IDENTIFICATION
A / -
SHEET WHERE THE SECTION IS - INDICATES SAME DRAWING

DETAIL MARKER
REVISION CLOUD
REVISION NUMBER
1

SURVEY LEGEND

WATER LINE
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 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 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4"ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009"
CP-03	N608470.98	E207016.06	ELEV5862.98	C-W 1/16 CORNER SECTION 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 22561 2009" 0.7' BELOW SURFACE IN RANGE BOX

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

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

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

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

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

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON 22"x34" SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK-AND-WHITE TURN A PHOTOCOPY C M Y K

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CDOT PE GRATER 48362 6/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
TOWN OF PARKER CONSTRUCTION NOTES

C-002

CONTRACT DOCUMENTS

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK-AND-WHITE PRINTERS, CHECK CONTRAST

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
48363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PWSD NOTES

C-003

CONTRACT DOCUMENTS

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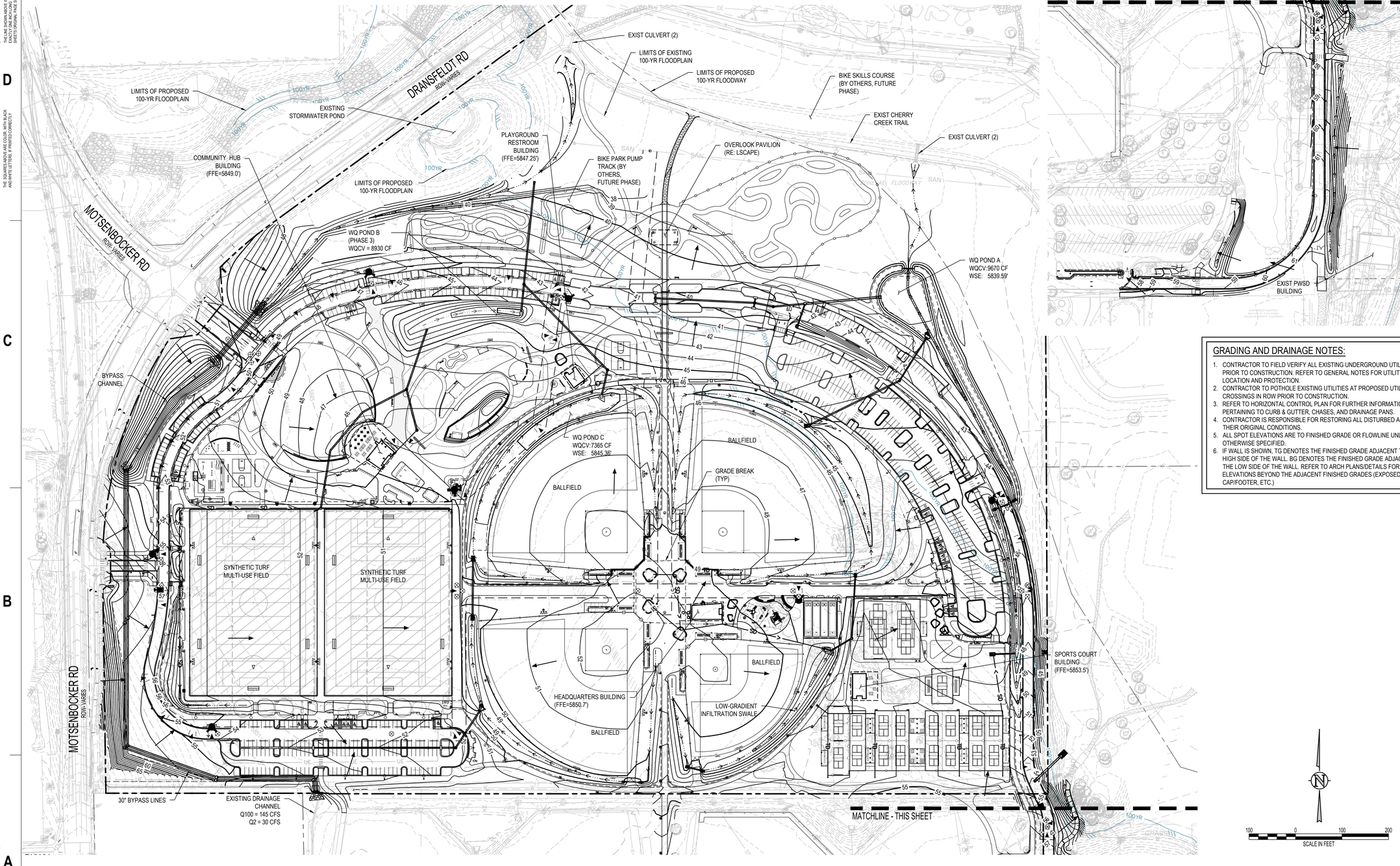

GRADING AND DRAINAGE NOTES:

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

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

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Town of Parker, Director of Engineering Date

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRATTON 45362 PROFESSIONAL ENGINEER
Cody F. Gratton 6/18/2025

	DATE	DESCRIPTION

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

Key Map

Drawing

OVERALL GRADING & DRAINAGE PLAN (FUTURE)

C-100

CONTRACT DOCUMENTS

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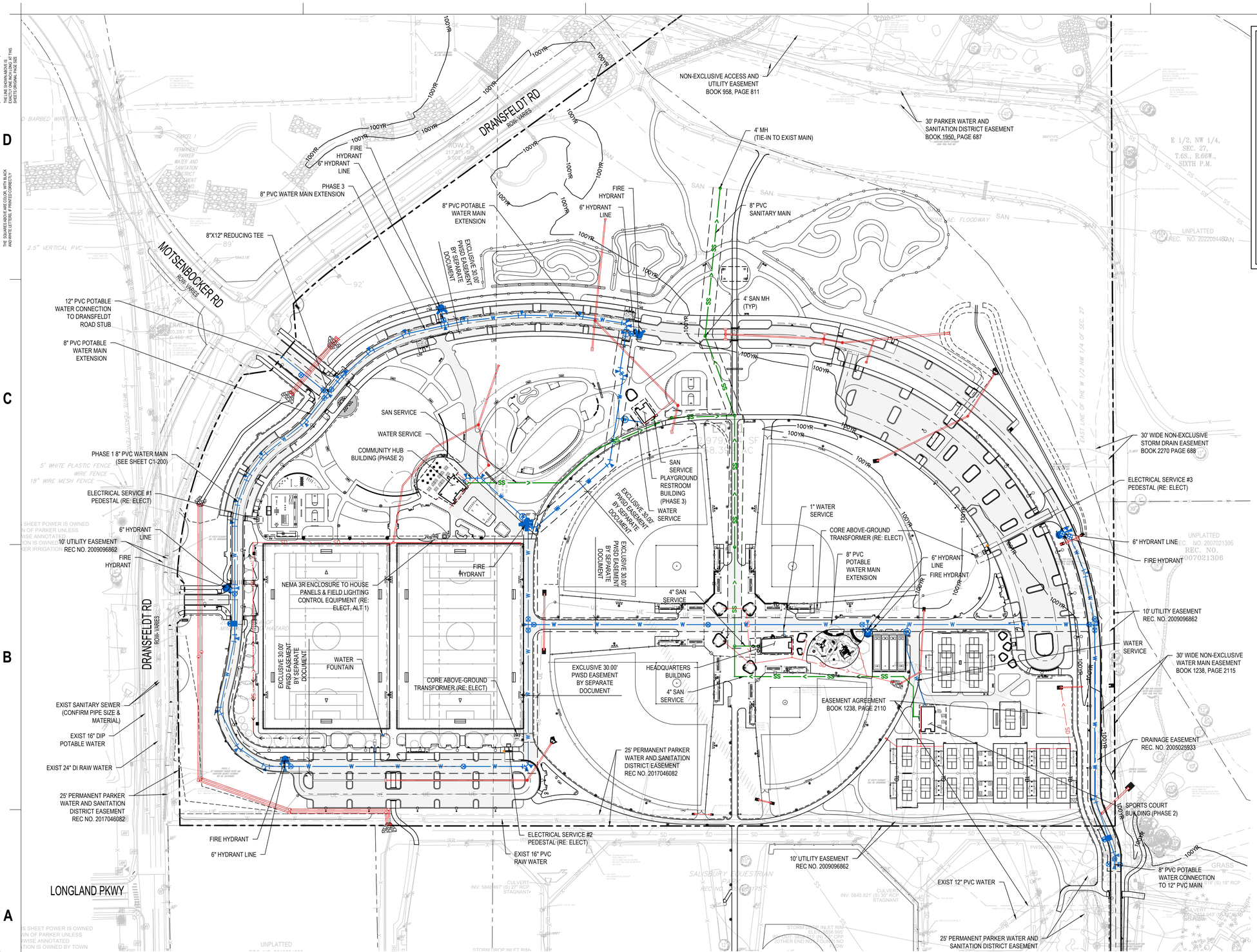

UTILITY NOTES:

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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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
COOLY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
OVERALL UTILITY PLAN (FUTURE)

C-200

CONTRACT DOCUMENTS

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Town of Parker, Director of Engineering — Date

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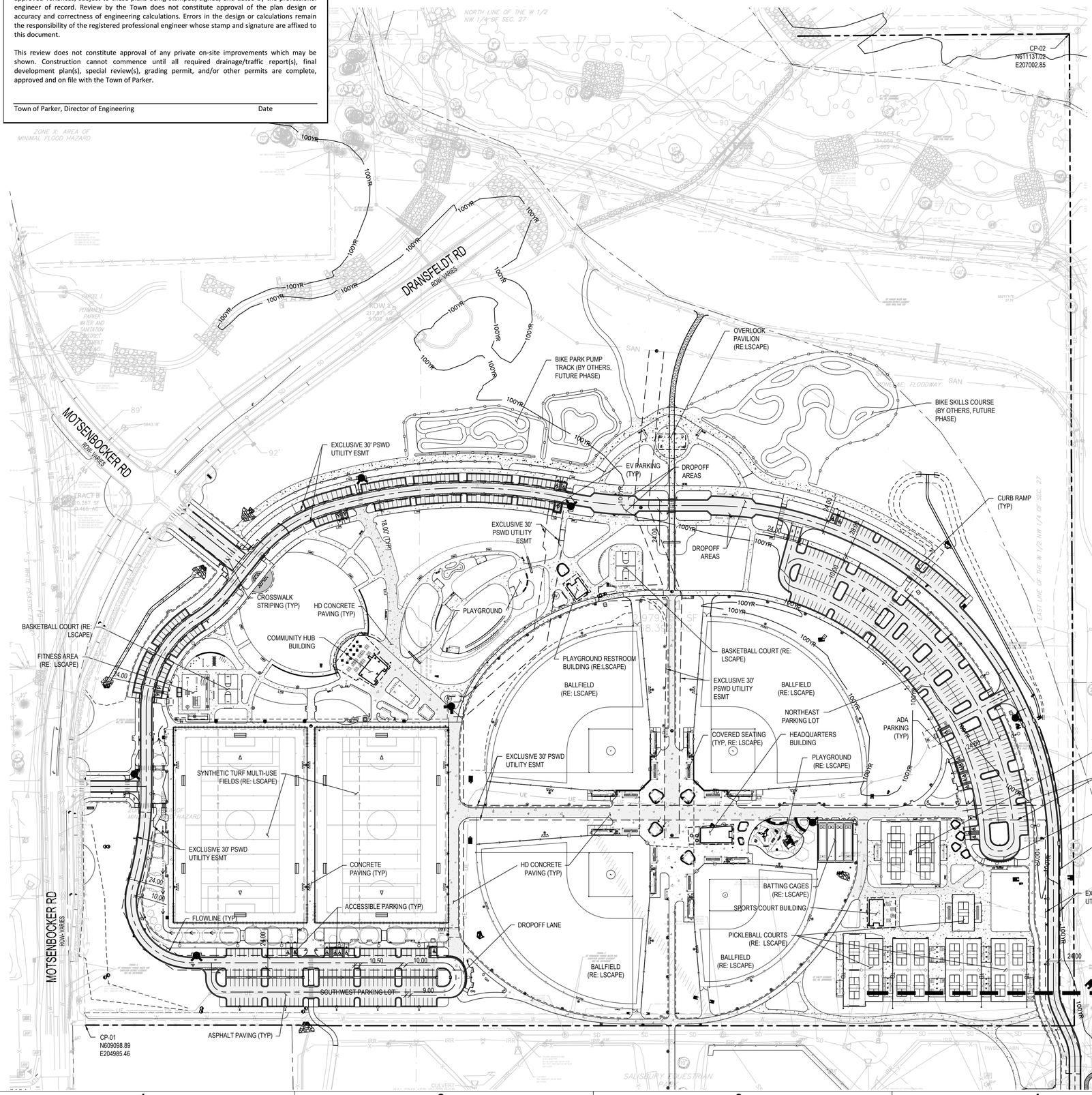

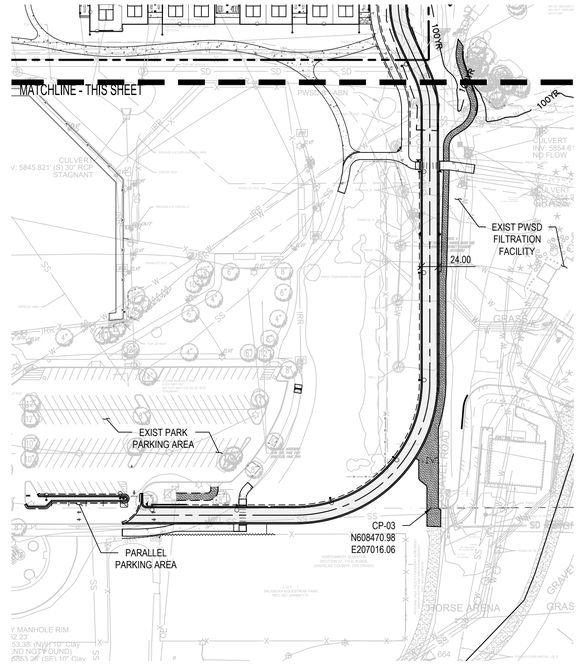

HORIZONTAL CONTROL NOTES:

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

HORIZONTAL CONTROL LEGEND

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

N

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SCALE IN FEET

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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

COLORADO REGISTERED PROFESSIONAL ENGINEER — CODY F. GRATTON — 48362 — 6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT PLAN (FUTURE)

C-300

CONTRACT DOCUMENTS

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Q:\3752c - Salisbury Park North\Drawings\3752c-03-HCP-00.dwg, 6/05/2025 - 1:22 PM, MJS

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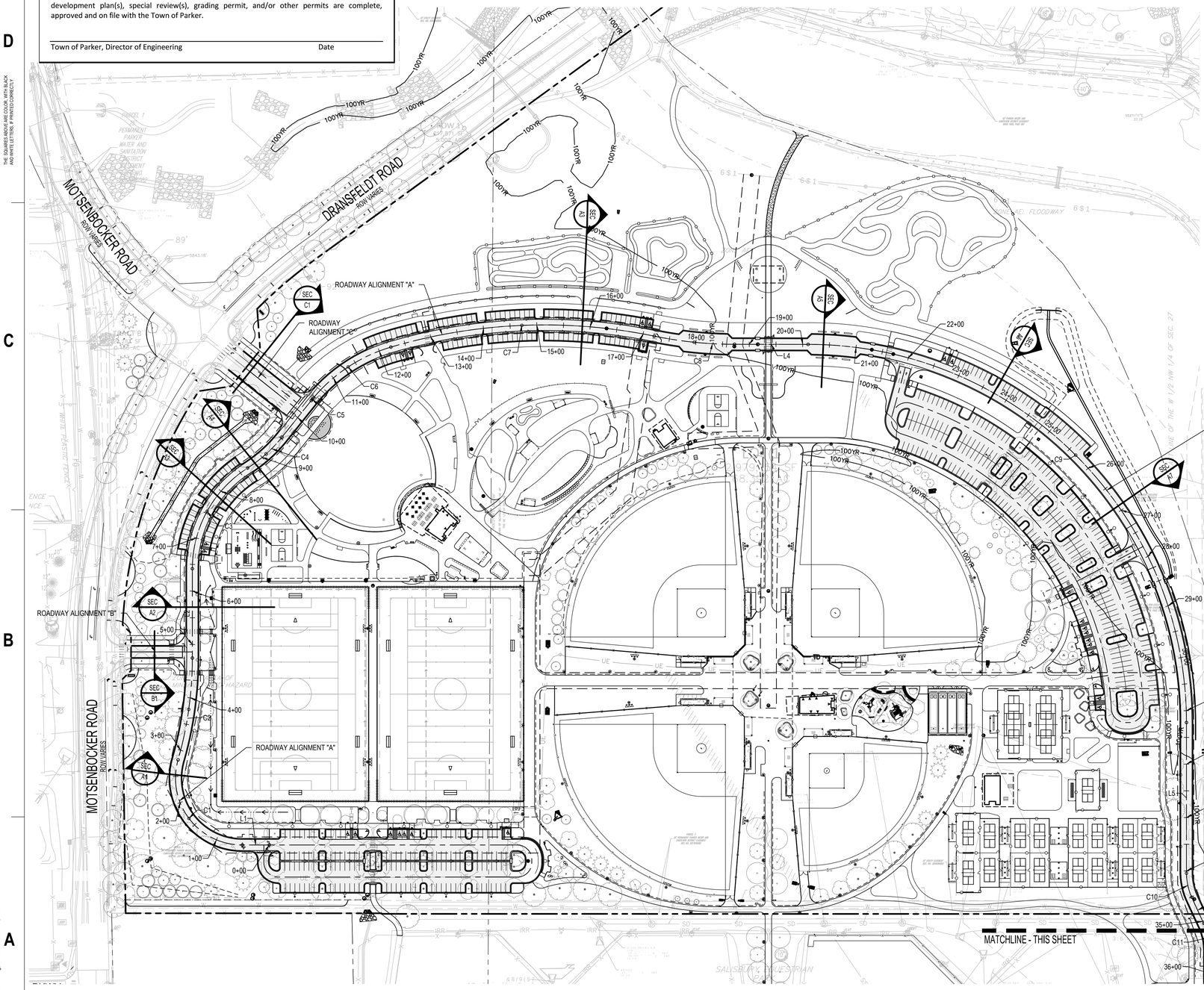
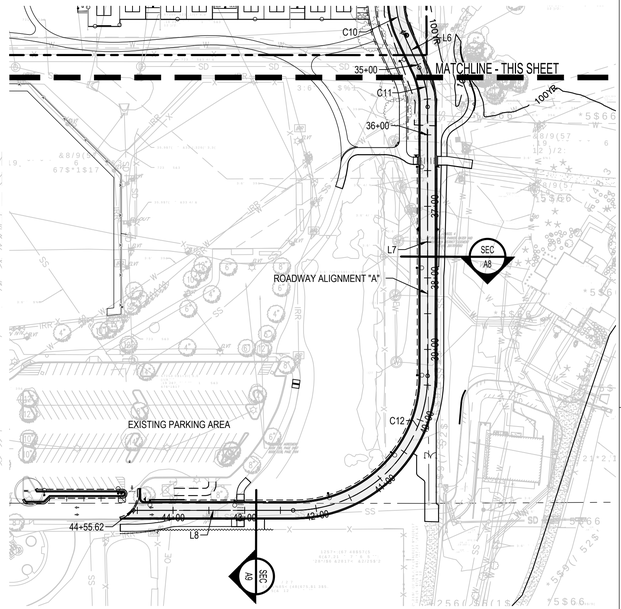
Town of Parker, Director of Engineering — Date

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON ANSI D SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE (CYAN, MAGENTA, YELLOW, BLACK) WHEN PLOTTED ON A 24"x36" PAPER SHEET





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SCALE IN FEET

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THE LINE SHOWN ABOVE IS 1 INCH LONG ON ORIGINAL PLANS. IF THIS SHEETS ORIGINAL PAGE SIZE

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

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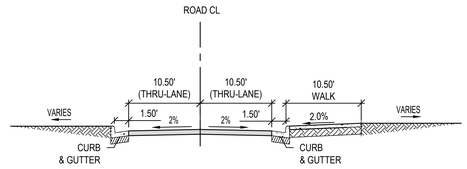
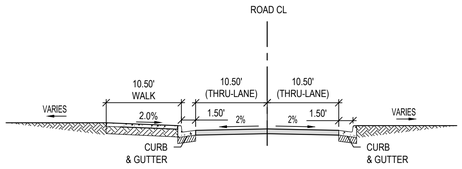
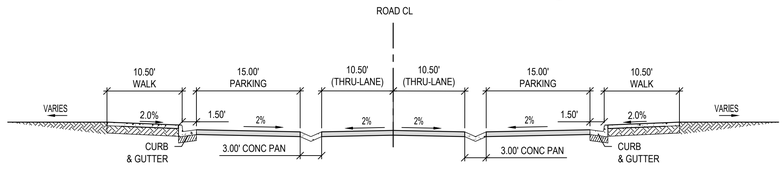
ROADWAY ALIGNMENT A
TYPICAL ROAD WAY (SECTIONS)



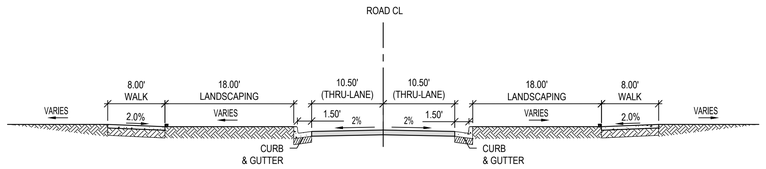
STA 1+11.96 - 4+16.53 — SEC A1



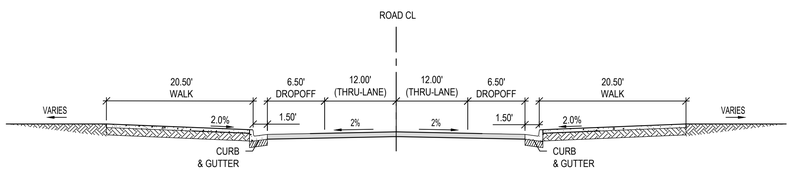
STA 5+60.65 - 6+57.46 — SEC A2



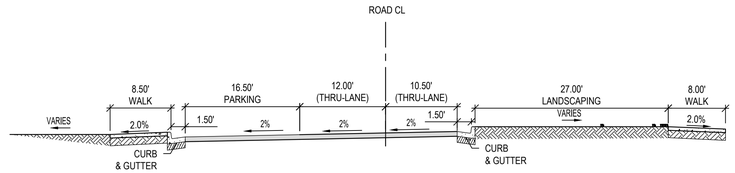
STA 6+76.08 - 8+58.86, 11+81.27 - 16+95.23 — SEC A3



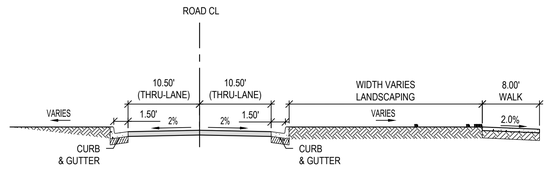
STA 8+62.93 - 9+58.46, 10+61.55 - 11+76.54 — SEC A4



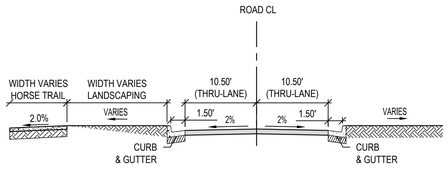
STA 17+73.22 - 18+59.81, 20+16.33 - 21+3.03 — SEC A5



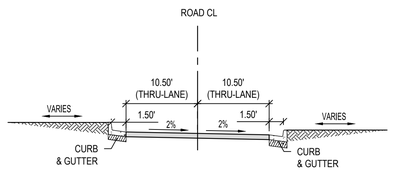
STA 22+59.74 - 25+74.42 — SEC A6



STA 25+78.81 - 36+16.86 — SEC A7

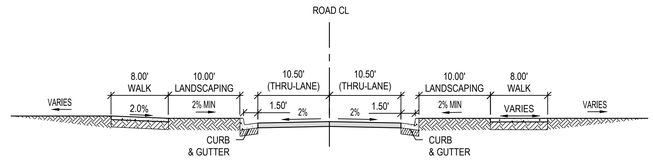


STA 36+30.92 - 40+90.68 — SEC A8



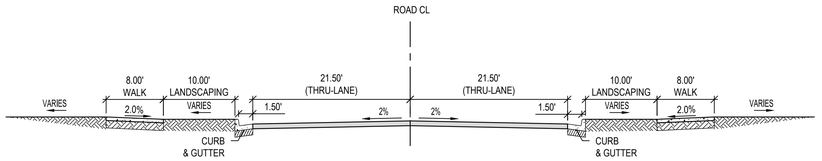
STA 40+90.68 - 44+45.50 — SEC A9

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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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED GEOFF F. GRATTON 45363 PROFESSIONAL ENGINEER
6/18/2025

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Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
TYPICAL ROADWAY SECTIONS

C-401

CONTRACT DOCUMENTS

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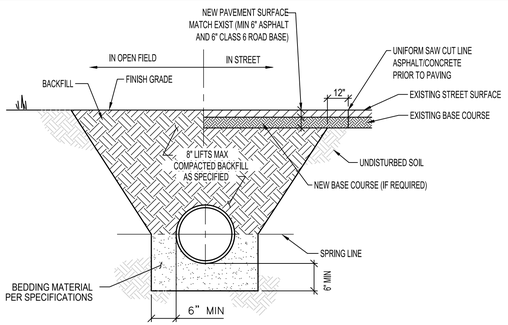
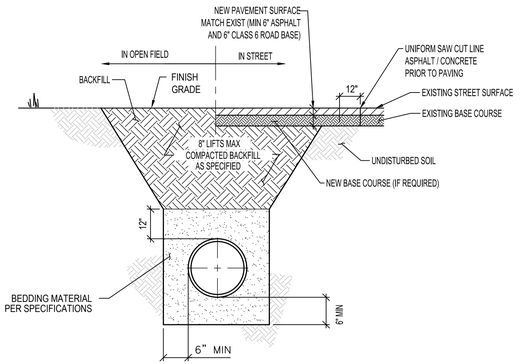


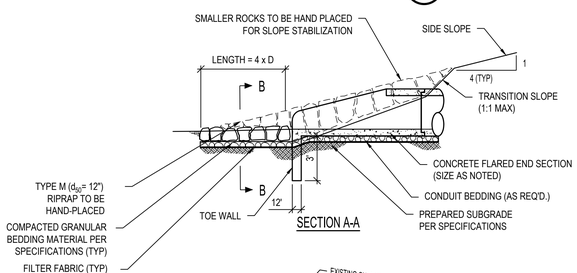
REINFORCED CONCRETE PIPE



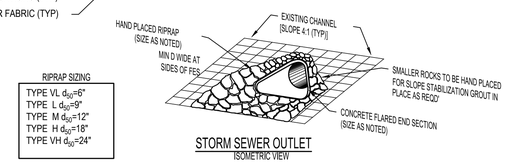
CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

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

STORM SEWER PIPE BEDDING DETAIL (1)
NTS



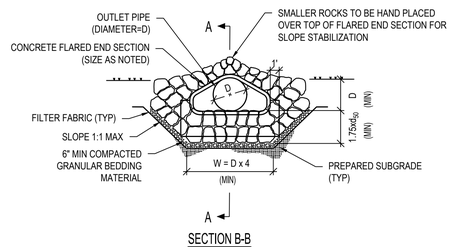
SECTION A-A



RIPRAP SIZING

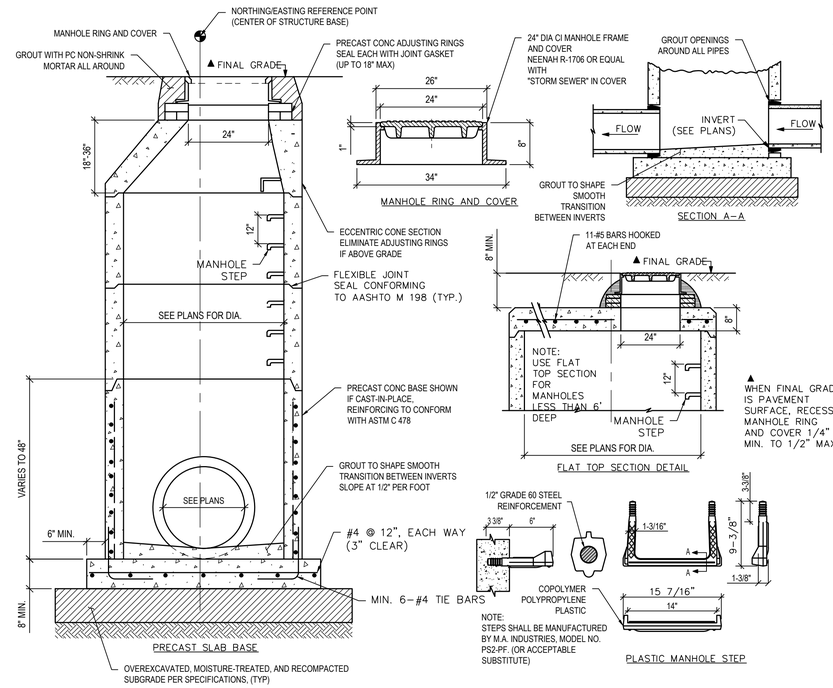
TYPE VL	d_{50}=6"
TYPE L	d_{50}=9"
TYPE M	d_{50}=12"
TYPE H	d_{50}=18"
TYPE VH	d_{50}=24"

STORM SEWER OUTLET
ISOMETRIC VIEW



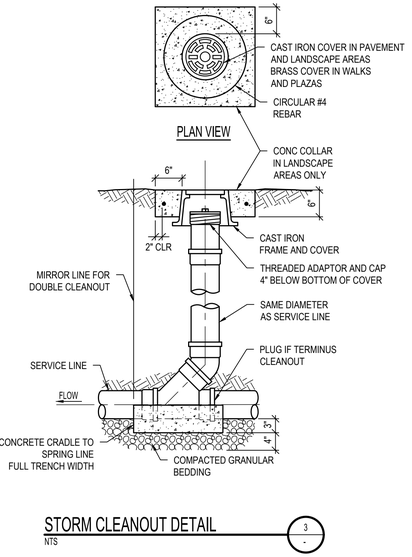
SECTION B-B

STORM SEWER FLARED END SECTION DETAIL (4)
NTS

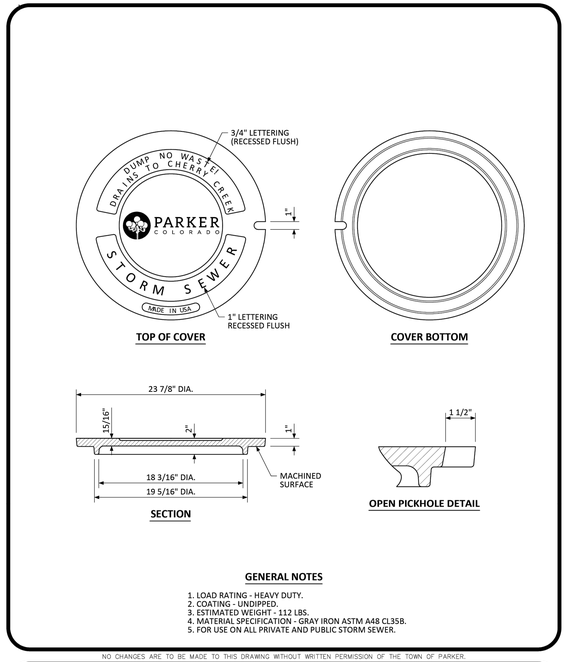


STORM MANHOLE DETAIL (2)
NTS

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

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-100

CONTRACT DOCUMENTS

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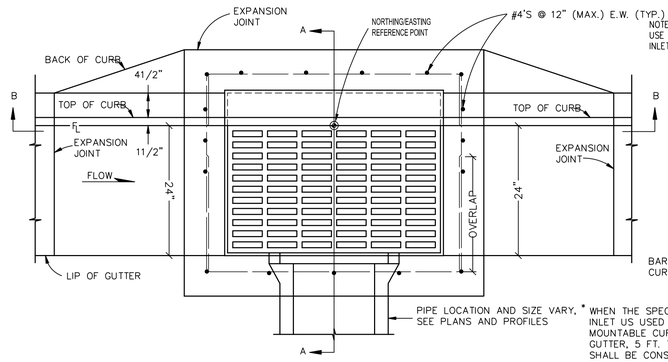
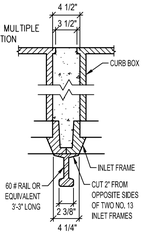
THE SQUARES ABOVE ARE (FROM BLACK AND WHITE TO RED, MAGENTA, YELLOW, BLACK)



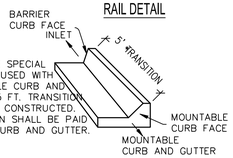
PLAN VIEW

NOTE: USE RAIL FOR MULTIPLE INLET CONNECTION



RAIL DETAIL

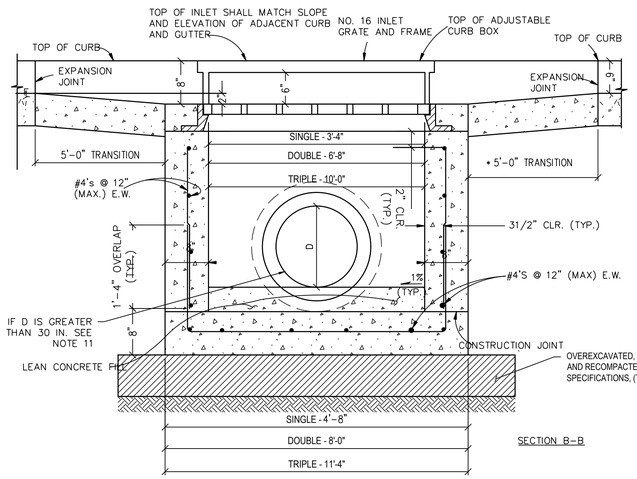
* WHEN THE SPECIAL INLET US USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.



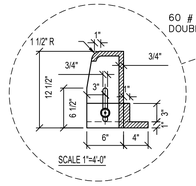
TRANSITION CURB

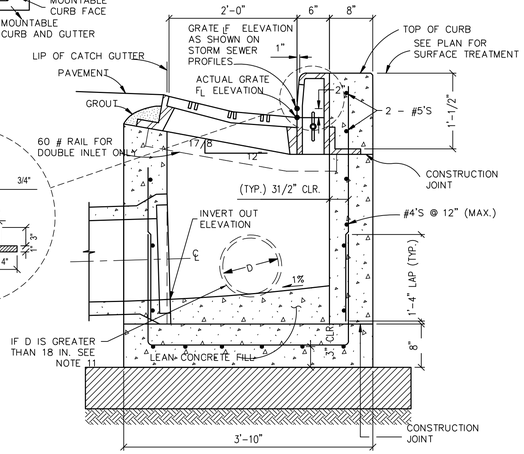
NOTES:

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 WORK MAY BE PLACED MONOLITHIC WITH BASE.
4. ALL REINFORCING 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



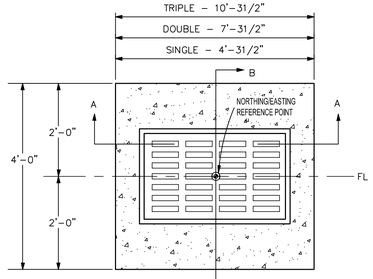


SECTION A-A

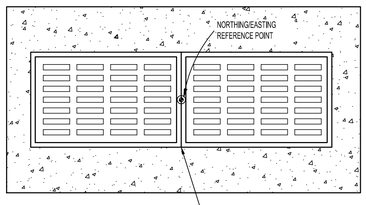
COMBINATION INLET DETAIL

NTS

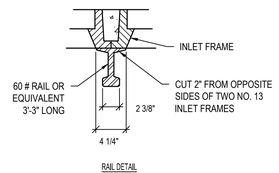
1



PLAN VIEW
SINGLE TYPE 13 INLET



PLAN VIEW
DOUBLE TYPE 13 INLET



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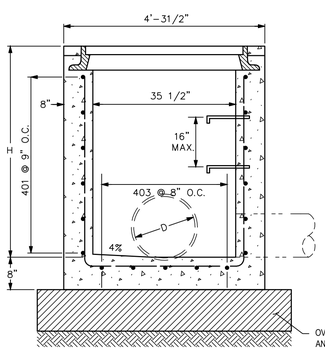
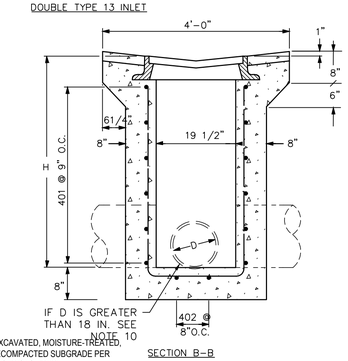


SECTION A-A



SECTION B-B

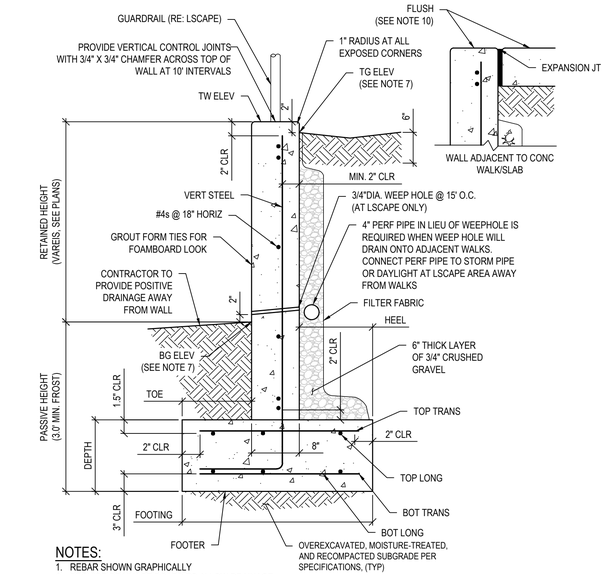
NOTES:

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:

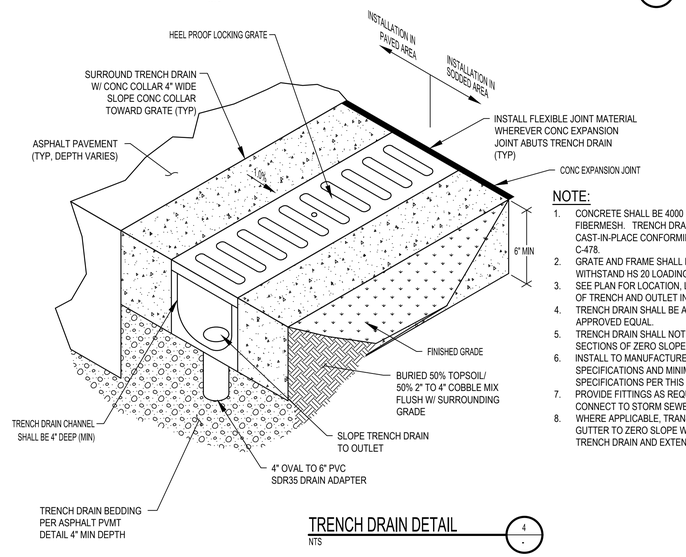
1. REBAR SHOWN GRAPHICALLY
2. PROVIDE DRAINAGE BOARD TO ALLOW DRAINAGE
3. WALLS OVER 4' MUST BE DESIGNED AND AND STAMPED BY STRUCTURAL PROFESSIONAL ENGINEER AND REQUIRE A BUILDING PERMIT. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
4. ALL REINFORCEMENT TO 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. TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL
8. WALL IS DESIGNED FOR DRAINED SOIL CONDITION
9. INCREASE REINFORCING COVER TO MAINTAIN CLEAR DISTANCES NOTED WHEN FORM LINERS ARE USED
10. TW DENOTES TOP OF WALL. WALL TO BE FLUSH WITH ADJOINING FLATWORK EXCEPT AS NOTED. REFERENCE LANDSCAPE ARCHITECT FOR RAILING REQUIREMENTS IF REQ'D.

RETAINED HEIGHT	PASSIVE HEIGHT	FOOTING	DEPTH	TOE	HEEL	TOP TRANS	TOP LONG	BOT TRANS	BOT LONG	VERT STEEL
0.5' UP TO 2'	3'	20"	8"	6"	6"	#4s @ 24"	#4s @ 16"	#4s @ 24"	#4s @ 16"	#4s @ 24"
2' UP TO 3'	3'	24"	10"	8"	8"	#4s @ 18"	#4s @ 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'	78"	12"	24"	46"	#4s @ 9"	#4s @ 16"	#4s @ 9"	#4s @ 16"	#5s @ 10"

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
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PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED GEOFF F. GRATTON 48363 7/23/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION
2	7/23/2025	ADDENDUM 2

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

GRADING & DRAINAGE DETAILS

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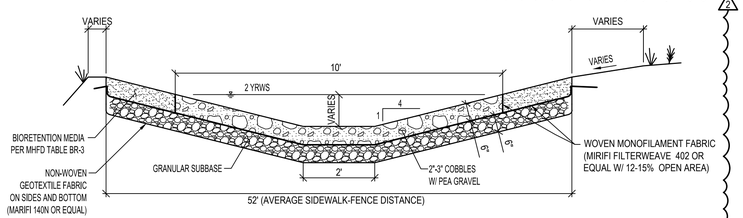
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING, & PRINTED CORRECTLY



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.

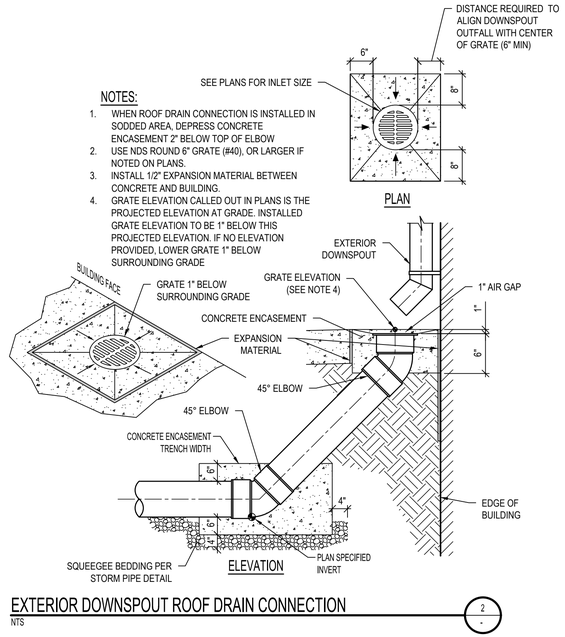
   e) WHEN THE WATER IN THE SWALE FAILS TO INFILTRATE DUE TO HIGH SEDIMENT DEPOSITS IN THE COBBLE/PEA GRAVEL LAYER, REMOVE CLEAN AND STOCKPILE THE COBBLE/PEA GRAVEL LAYER.

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

TABLE BR-3. BIORETENTION MEDIA PROPERTIES

SOIL PARAMETERS	TEST NAME	BIORETENTION MEDIA PROPERTIES
Texture/Gradation	ASTM D7928 Sedimentation (Hydrometer) Method	Particle Size Distribution: 70-80% Sand (0.05-2.0 mm diameter) 5-25% Silt (0.002-0.05 mm diameter) 5-15% Clay (<0.002 mm diameter) Notes: Sand, silt and clay percentages are by dry weight. Particle sizes are based on the USDA soil classification system. Distribution is measured after gravel > 2 mm is removed from sample. Media should have no more than 25% material > 2 mm. Equivalent sieve sizes for the upper and lower limit of sand are #10 and #240, respectively.
Organic Matter	ASTM D2974	1-5% by dry weight
pH	ASA/AASHTO	6.0 - 8.5
Salinity/Salts (EC) dS/m or mmhos/cm	Saturated Paste	<3
Nitrate Nitrogen (ppm)	ASA2 33-3	<30
Phosphorus (ppm)	Use Olsen when pH>6.2, otherwise use Mehlich-3	Olsen: <20 or Mehlich-3: <30

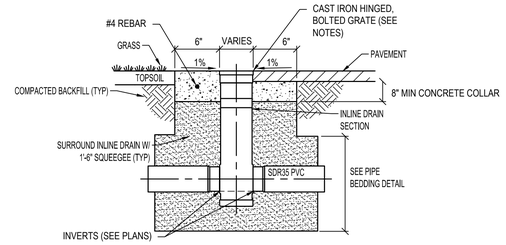
LOW GRADIENT WATER QUALITY INFILTRATION SWALE (1)
NTS



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 (2)
NTS



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 (3)
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRAHAM 45362 PROFESSIONAL ENGINEER
4/23/2025

	DATE	DESCRIPTION
1	7/15/2025	ADDENDUM 1
2	7/23/2025	ADDENDUM 2

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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Key Map

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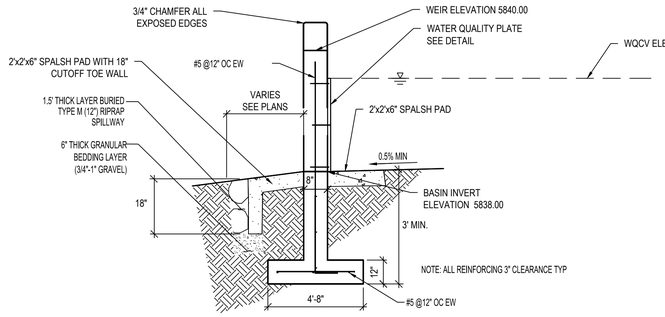
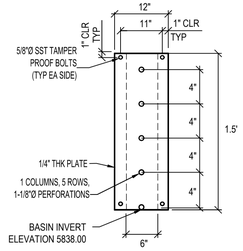
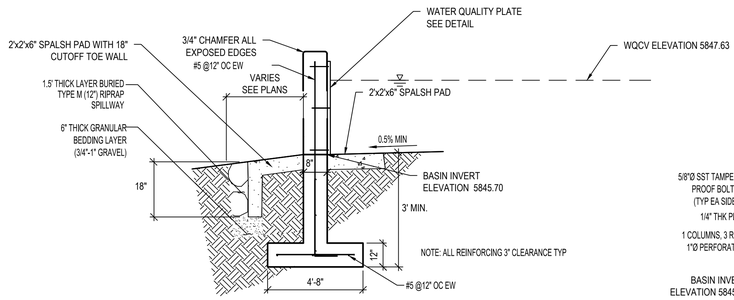


SECTION A-A



WATER QUALITY PLATE DETAIL



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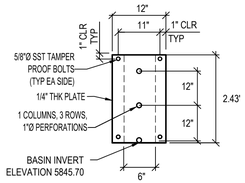

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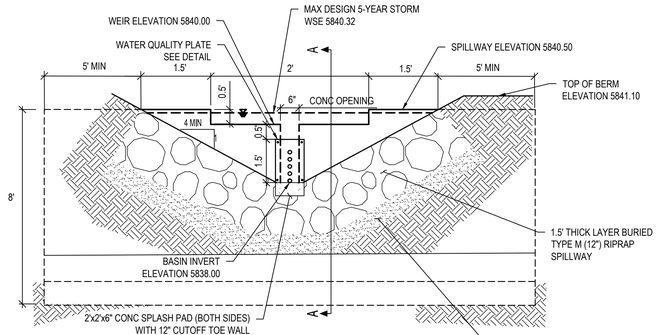

POND A CONC WEIR WALL DETAIL
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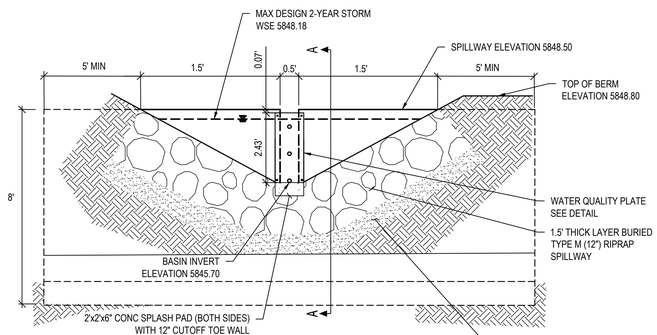
C1-110



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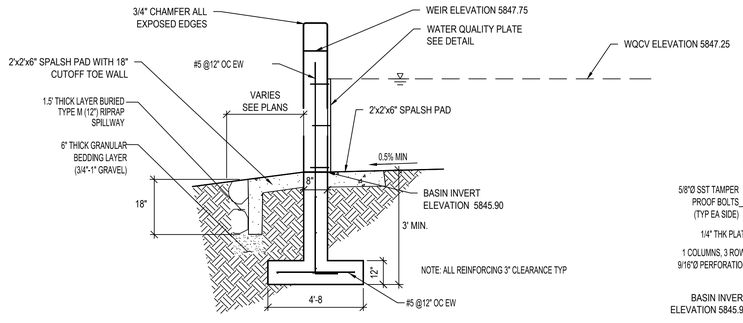
C1-110



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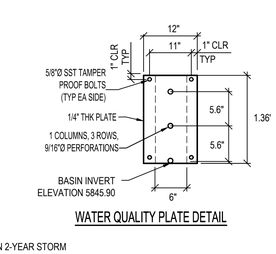

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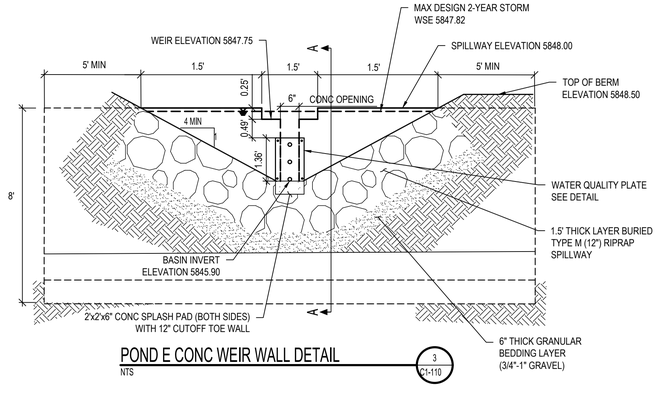

POND E CONC WEIR WALL DETAIL
NTS
3
C1-110

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Town of Parker, Director of Engineering Date

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRAY
38353
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

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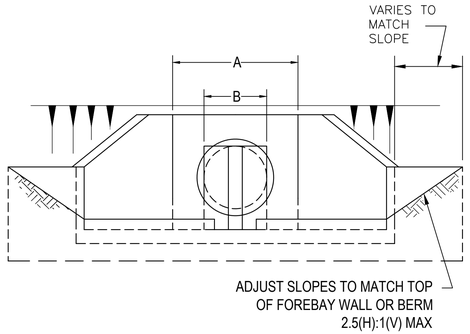
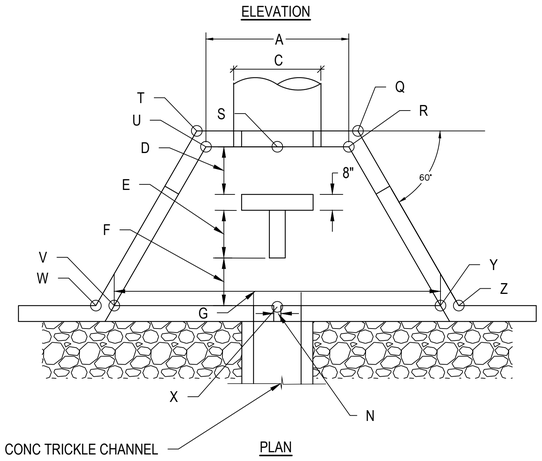
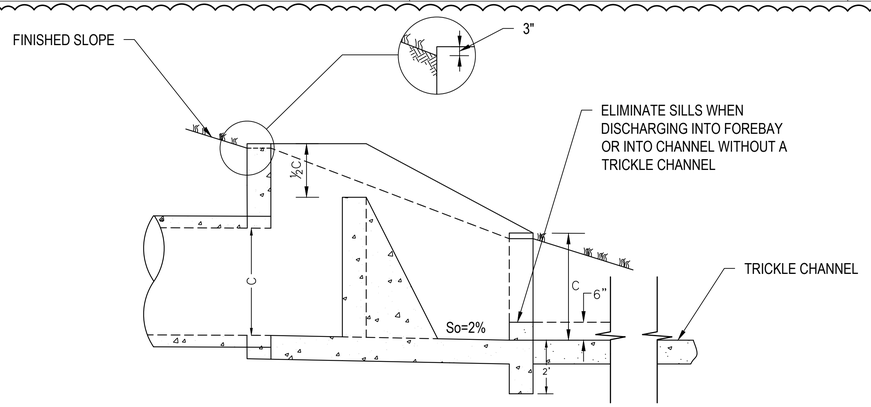
K Y M C







POND A FOREBAY

DIMENSIONS	ELEVATIONS	NORTHING/EASTING
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B = 2.00'	R = 5839.25	N610078.49 E206748.90
C = 2.00'	S = 5839.25	N610077.42 E206750.60
D = 1.50'	T = 5839.75	N610075.78 E206752.27
E = 2.00'	U = 5839.25	N610076.36 E206752.29
F = 2.99'	V = 5839.12	N610080.22 E206759.60
G = 12.27'	W = 5839.62	N610080.18 E206760.60
N = 1.50"	X = 5839.12	N610083.48 E206754.41
	Y = 5839.12	N610086.75 E206749.21
	Z = 5839.62	N610087.63 E206748.75

POND C FOREBAY

DIMENSIONS	ELEVATIONS	NORTHING/EASTING
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B = 2.00'	R = 5848.04	N609278.99 E205789.61
C = 2.00'	S = 5848.04	N609277.82 E205791.23
D = 1.50'	T = 5848.54	N609276.08 E205792.80
E = 2.00'	U = 5848.04	N609276.66 E205792.86
F = 2.88'	V = 5847.91	N609280.02 E205800.28
G = 12.15'	W = 5848.41	N609279.92 E205801.27
N = 1.50"	X = 5847.91	N609283.55 E205795.34
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FOREBAY DETAIL
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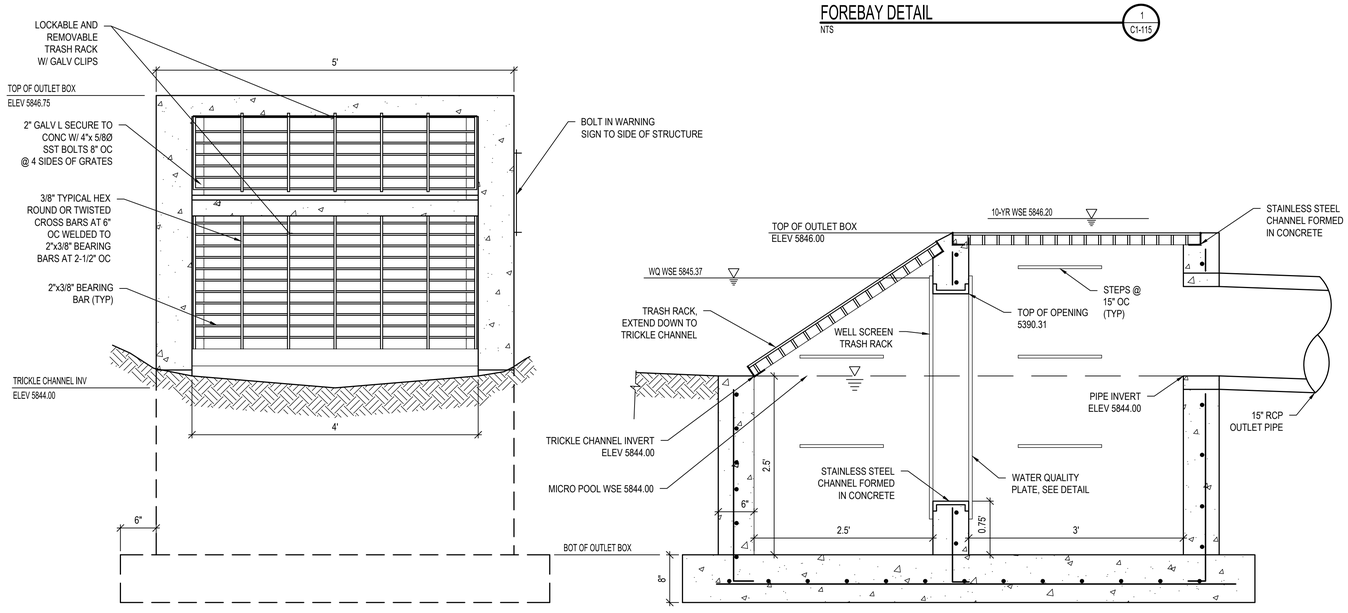
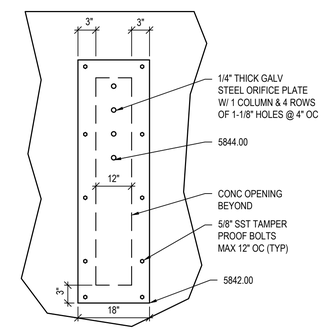


OUTLET STRUCTURE DETAIL - POND C
NTS
2 C1-116



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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODOT F. GRATTAN 48352 7/15/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION
1	7.15.2025	ADDENDUM #1

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-105

CONTRACT DOCUMENTS

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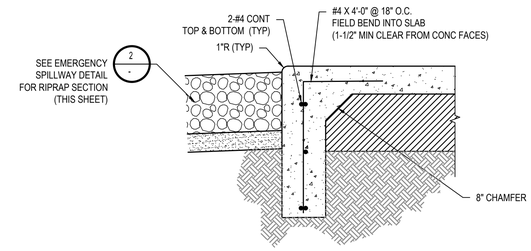
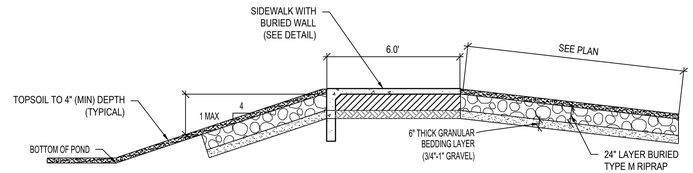


SIDEWALK W/ BURIED WALL DETAIL



SECTION A

POND C EMERGENCY SPILLWAY DETAIL (1 / C1-116)

NTS

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

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering Date

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

GRADING & DRAINAGE DETAILS

CD-106

CONTRACT DOCUMENTS

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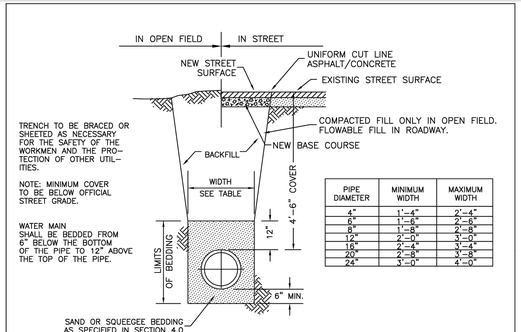
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

C M Y K

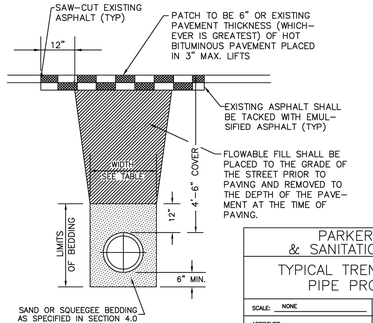
D C B A

1 2 3 4 5



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"

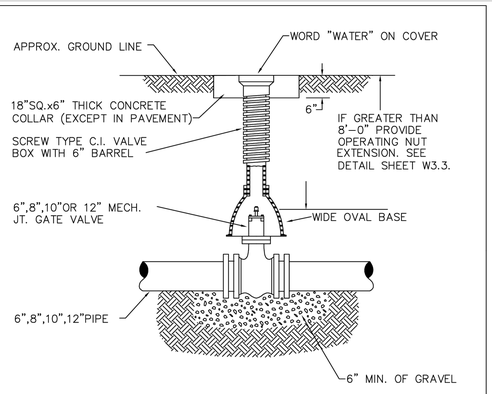
STANDARD TRENCH SECTION



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

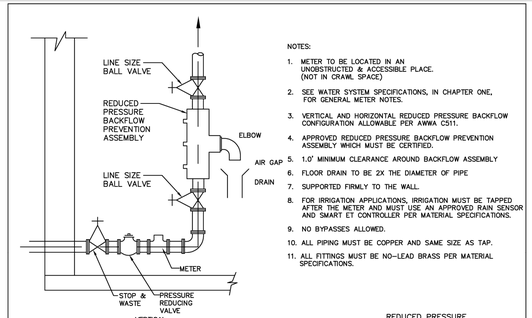
CHECK MATERIAL SPECIFICATIONS

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

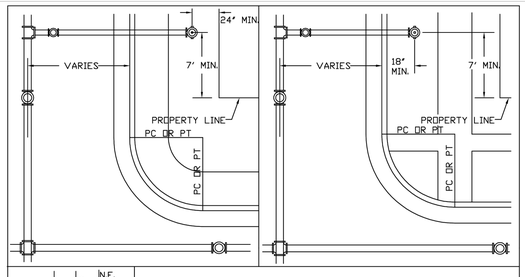
Squeegee Sand
for use with 20-inch or smaller

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

2016 REVISION — SHEET W4.2



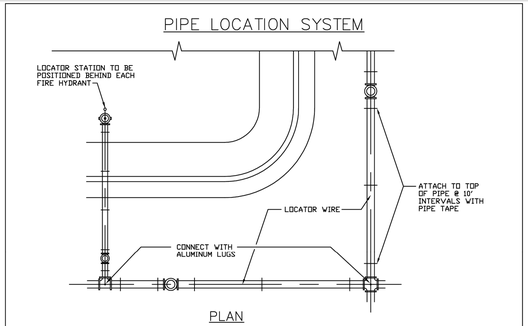
NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY BE WITHIN THE SIDEWALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE USED.

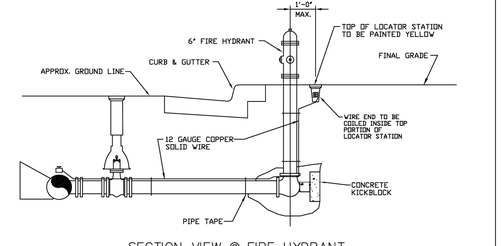
PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	4/01 10/16 01/02 12/07 1/16

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

2016 REVISION — SHEET W2.6

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CORY F. GRATTAN 45362 6/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
UTILITY DETAILS

CD-200

CONTRACT DOCUMENTS

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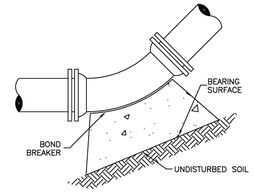
THE LINE SHOWN ABOVE IS 1" WIDE ON ORIGINAL PLOTS. IF THIS SHEETS ORIGINAL PAGE SIZE

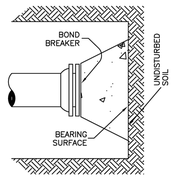
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING, PRINTS CORRECTLY

C M Y K

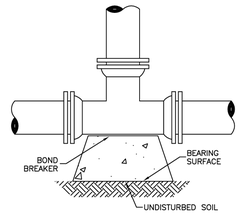
O:\3752x - Salisbury Park North\Drawings\3752x-02-UTP-DET-01.dwg, 6/05/2025 - 1:18 PM, MJS



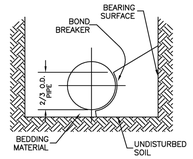
11-1/4°,22-1/2°,45° & 90° BENDS



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

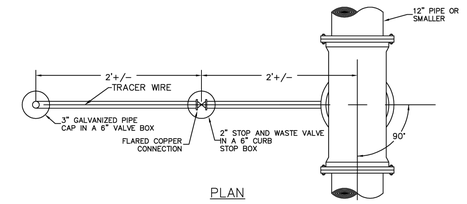
CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

SCALE: NONE | DATE: 2/96

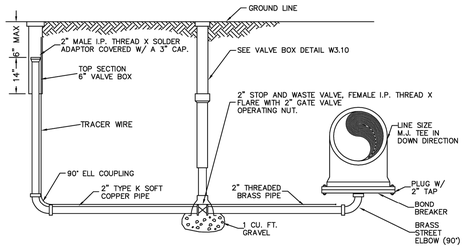
APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01, 1/16, 10/16

2016 REVISION

SHEET W3.18



PLAN



ELEVATION

NOTE: PLUG SHALL BE MECHANICALLY RESTRAINED.

PARKER WATER & SANITATION DISTRICT

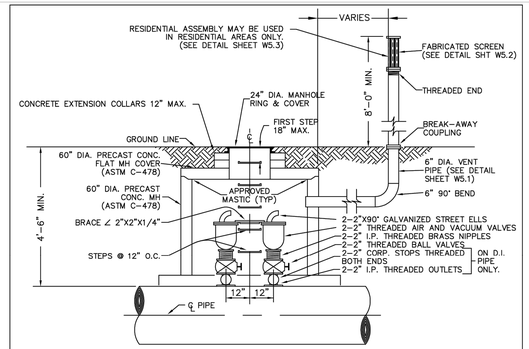
LOW POINT BLOW-OFF
WITH SAND TRAP

SCALE: NONE | DATE: 2/96

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

2016 REVISION

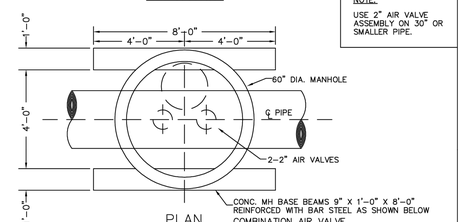
SHEET W3.8



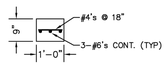
ELEVATION

NOTE:

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



PLAN



FOOTING DETAIL

PARKER WATER & SANITATION DISTRICT

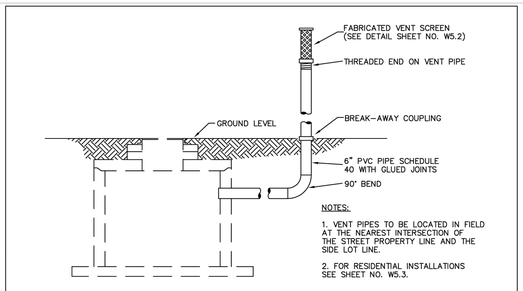
AIR AND VACUUM
VALVE INSTALLATION

SCALE: NONE | DATE: 2/96

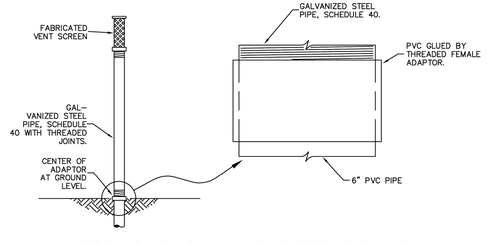
APPROVED: PVR, DIRECTOR OF ENGINEERING | 4/01, 1/16, 10/16

2016 REVISION

SHEET W3.6



VENT PIPE INSTALLATION



VENT PIPE AND BREAK-AWAY COUPLING DETAILS

PARKER WATER & SANITATION DISTRICT

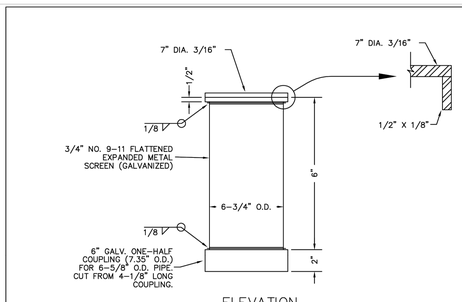
VENT PIPE
INSTALLATION AND DETAILS

SCALE: NONE | DATE: 2/96

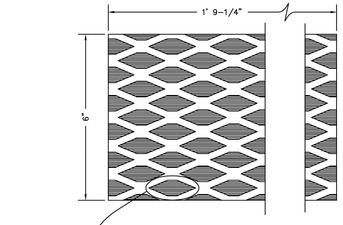
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16

2016 REVISION

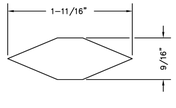
SHEET W5.1



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

2016 REVISION

SHEET W5.2

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATTON
48363
6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
UTILITY DETAILS

CD-201

CONTRACT DOCUMENTS

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THE SQUARES ABOVE ARE COLOR, WITH BLACK-WHITE LETTERS, IF OTHERWISE CORRECTLY

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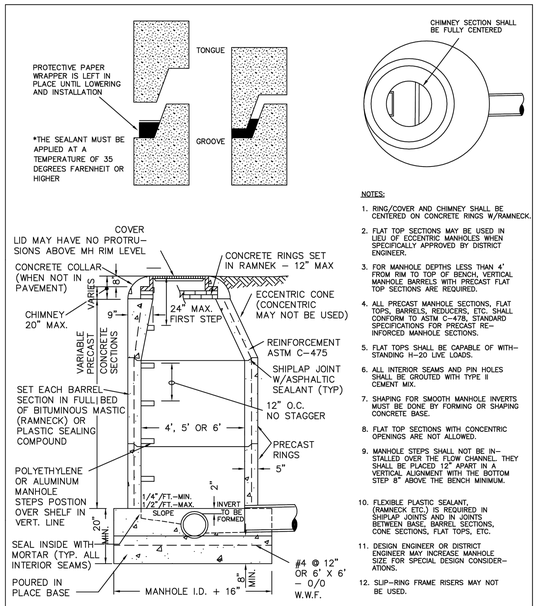


NOTES:

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

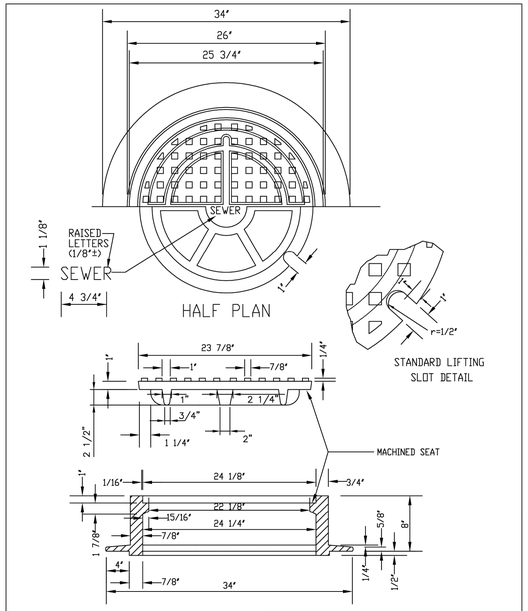
PARKER MANHOLE ECCENTRIC CONE

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

4/01 01/02 1/08 1/16 10/16

2016 REVISION SHEET S3.1



NOTE:

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

PARKER WATER & SANITATION DISTRICT

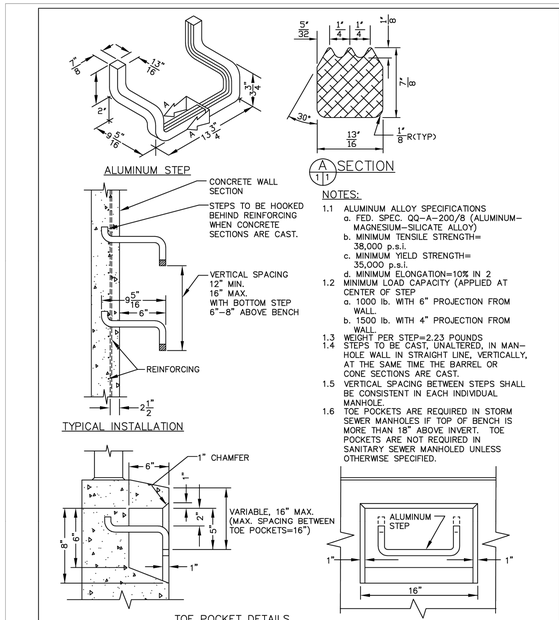
24" DIAMETER RING AND COVER

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

01/16 10/16

2016 REVISION SHEET S3.9



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

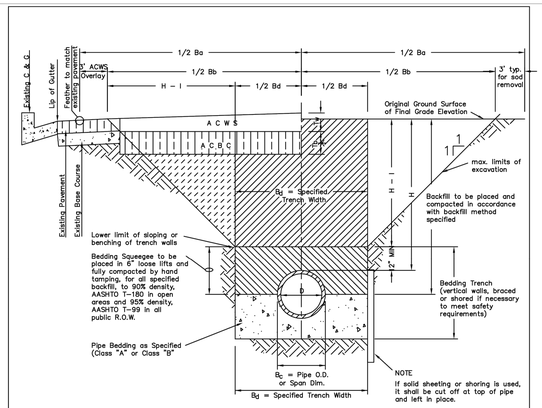
STANDARD EXTRUDED ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

01/16 10/16

2016 REVISION 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

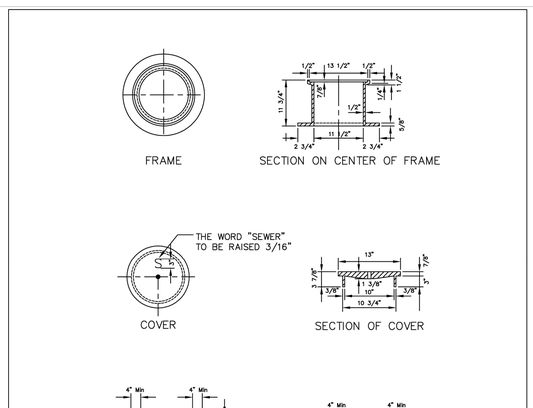
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR — DIRECTOR OF ENGINEERING

5/98 1/16 10/16

2016 REVISION SHEET S4.1



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

2016 REVISION SHEET S4.12

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COLORADO REGISTERED PROFESSIONAL ENGINEER
45352
8/18/2025

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Drawing

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CD-202

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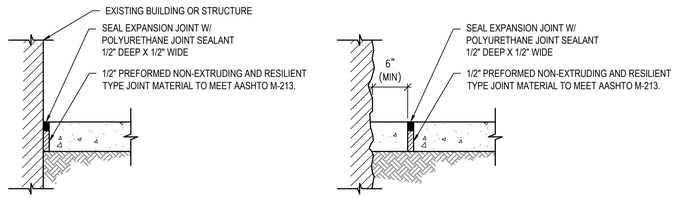
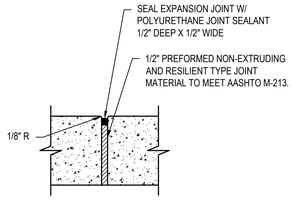
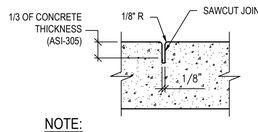


AGAINST STRUCTURE

AGAINST NON-UNIFORM SURFACE



SIDEWALK

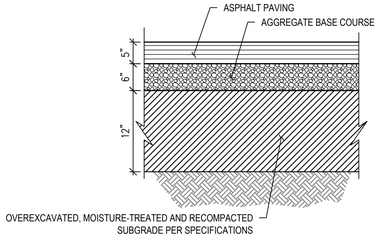


NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

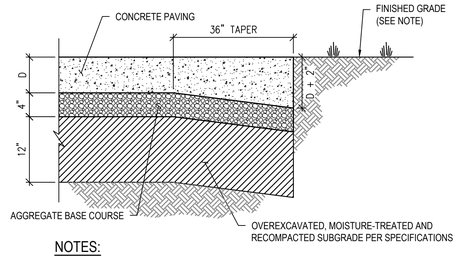
CONTRACTION/CONTROL JOINT

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

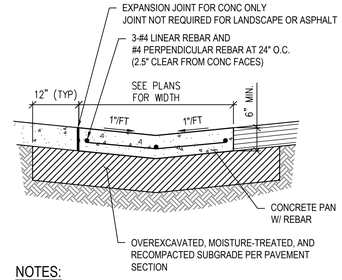


COMPOSITE ASPHALT PAVEMENT SECTION DETAIL
NTS 2



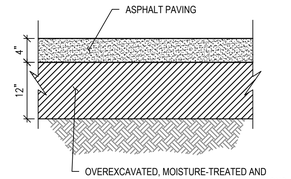
NOTES:
1. CONCRETE THICKNESS:
   D = 5" FOR WALKS
   D = 7" FOR FIRE TRUCK ACCESS ROUTES, TRASH PADS AND OTHER AREAS NOTED AS HEAVY DUTY
2. 2" THICKENED EDGE REQUIRED WHERE PAVEMENT ABUTS LANDSCAPE ONLY.
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT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

CONCRETE PAVEMENT SECTION DETAIL
NTS 4

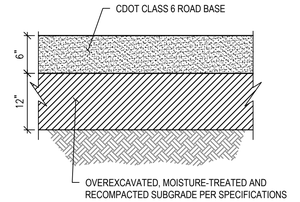


NOTES:
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE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

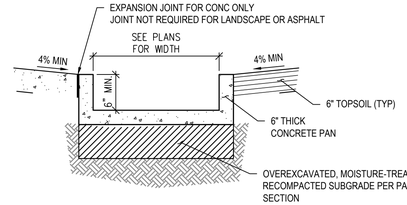
REINFORCED CONCRETE PAN DETAIL
NTS 6



ASPHALT TRAIL SECTION DETAIL
NTS 3

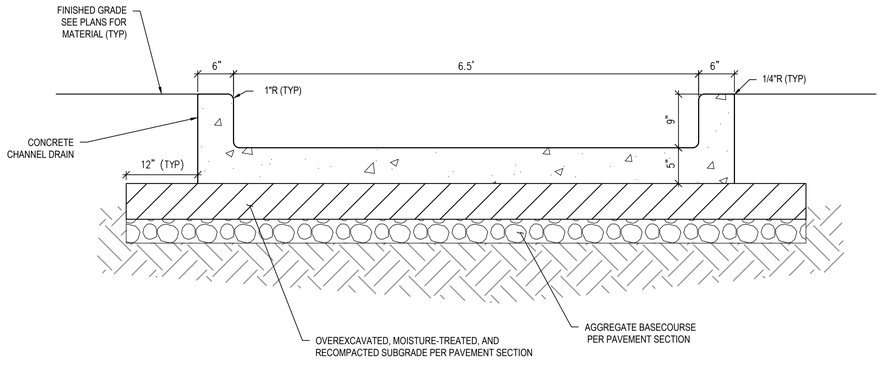


GRAVEL SECTION DETAIL
NTS 5



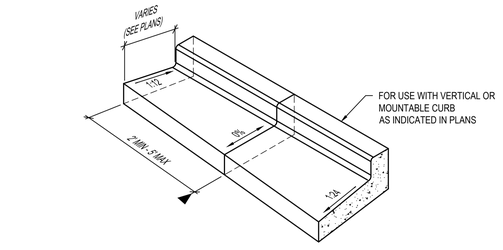
NOTES:
1. THIS PAN IS INTENDED FOR WITHIN PONDS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.

CONCRETE TRICKLE CHANNEL DETAIL
NTS 7

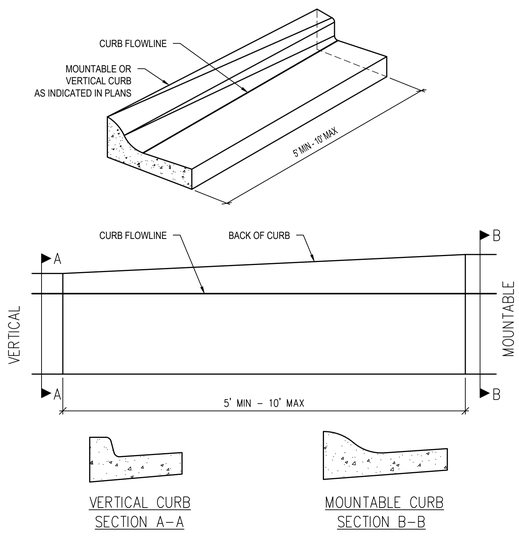


NOTES:
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

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.

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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Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-300

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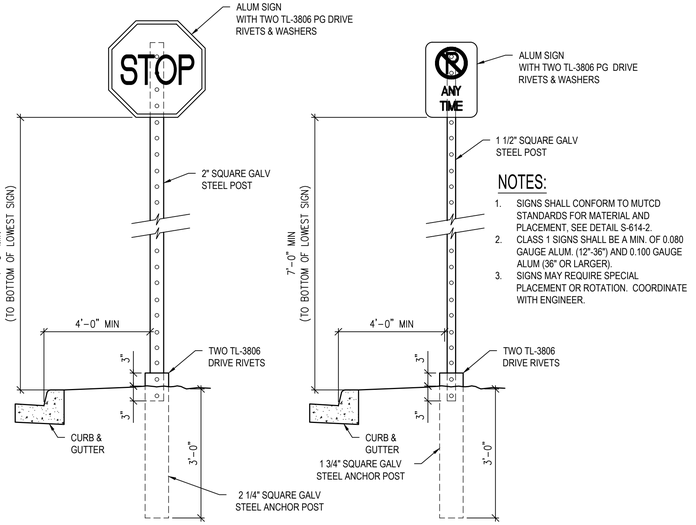


LARGE/MULTIPLE SIGN SQUARE POST

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

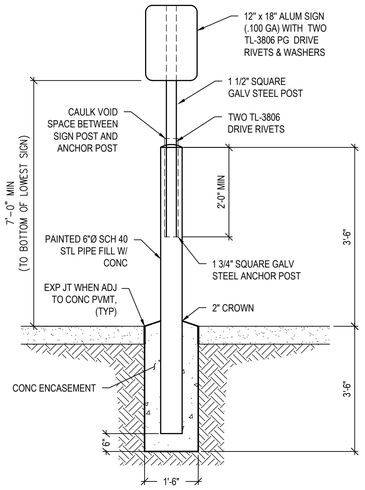
REGULAR/SMALL SIGN SQUARE POST

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

NOTES:

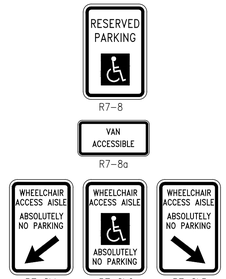
1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.

SIGN DETAIL
NTS — 1



SIGN W/ BOLLARD DETAIL
NTS — 2

SIGN OPTIONS



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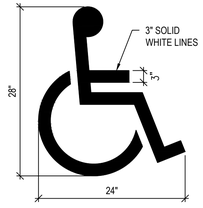
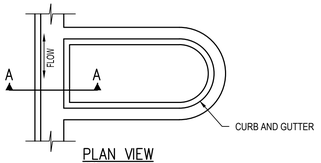
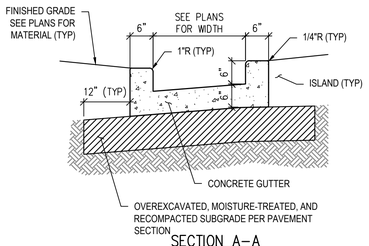
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS



ACCESSIBLE SYMBOL DETAIL
NTS — 3



PLAN VIEW
NTS

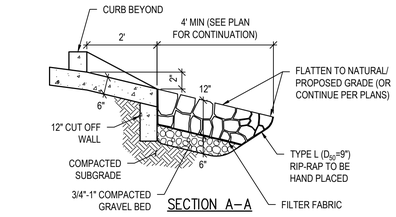


SECTION A–A
NTS

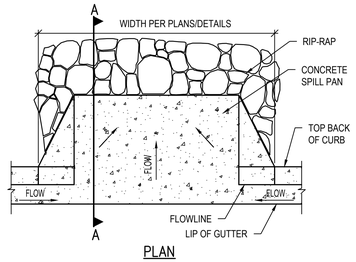
NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

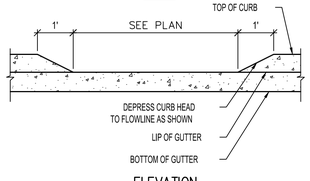
CURB CHANNEL DETAIL
NTS — 4



SECTION A–A



PLAN

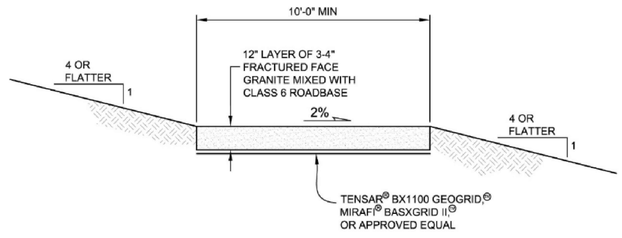


ELEVATION

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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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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTON
48363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-301

CONTRACT DOCUMENTS

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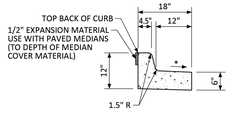
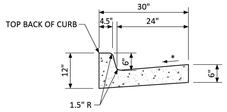
THE LINE SHOWN ABOVE IS 1" LONG ON ARCH D SHEETS ORIGINAL PAGE SIZE

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

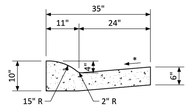


* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

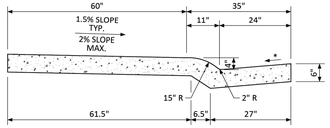
MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



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



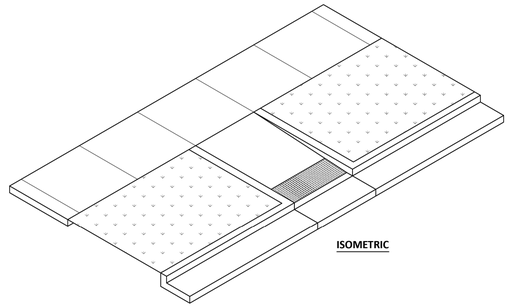
MOUNTABLE CURB AND GUTTER SECTION



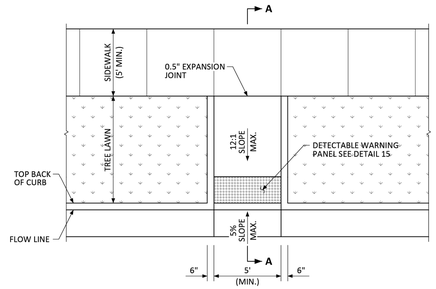
MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

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



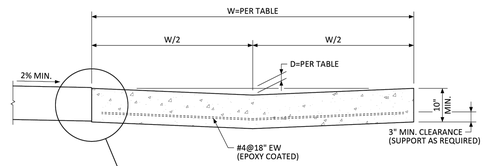
ISOMETRIC



MIDBLOCK CURB RAMP

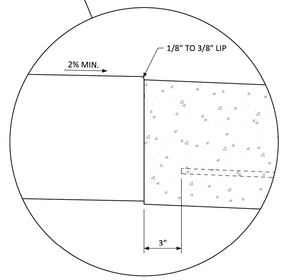
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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"

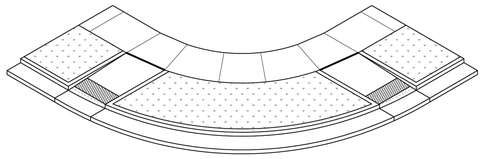


GENERAL NOTES

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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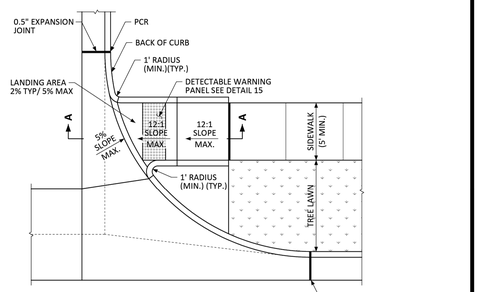
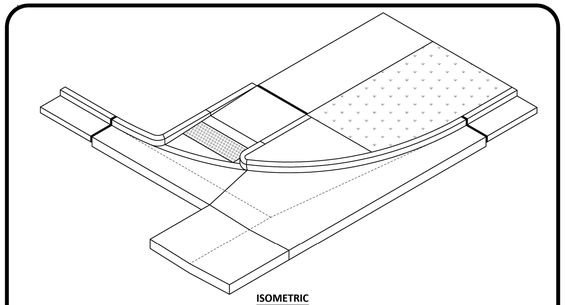


SECTION A-A

** 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)

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

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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Key Map

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CD-302

CONTRACT DOCUMENTS

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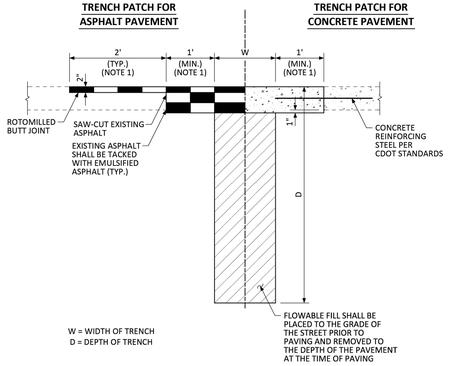
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAGE SIZE IF THIS SHEET IS SCALED, ADJUST ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TURN ALL OTHERS CORRECTLY

TRENCH PATCH FOR ASPHALT PAVEMENT

TRENCH PATCH FOR CONCRETE PAVEMENT



W = WIDTH OF TRENCH
D = DEPTH OF TRENCH

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

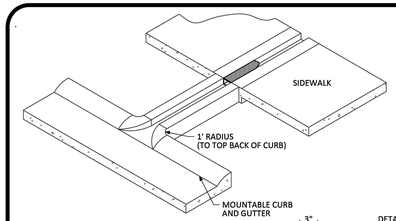
1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF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

CONCRETE PAVEMENT NOTES

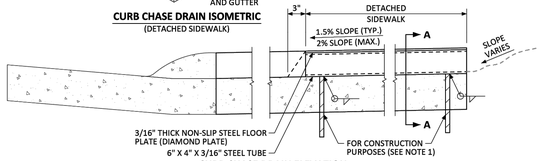
1. CONCRETE PAVEMENT THICKNESS SHALL BE 1 INCH GREATER THAN EXISTING CONCRETE PAVEMENT.
2. CONCRETE SHALL BE CDOT CLASS P.

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

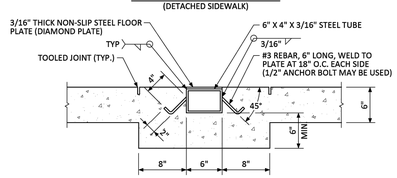
PARKER COLORADO | **MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL** | DATE: NOVEMBER 2020 | DETAIL: 25 (1 OF 2)



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.

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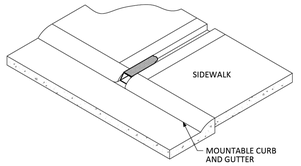
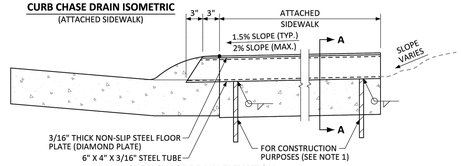
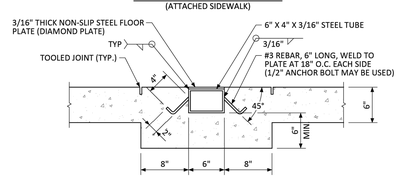
PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE: NOVEMBER 2020 | DETAIL: 28 (1 OF 2)



CURB CHASE DRAIN ISOMETRIC
(ATTACHED SIDEWALK)



CURB CHASE DRAIN ELEVATION
(ATTACHED SIDEWALK)



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GENERAL NOTES

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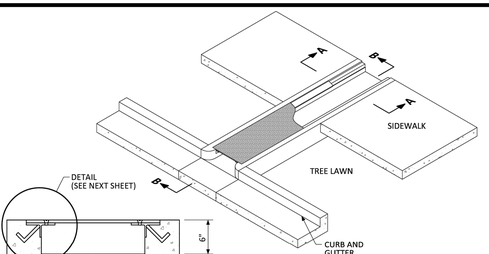
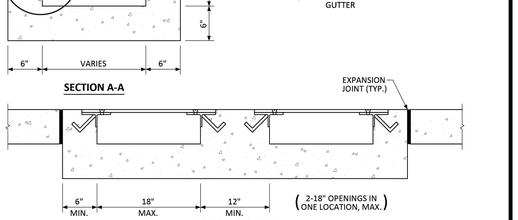
PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE: NOVEMBER 2020 | DETAIL: 28 (2 OF 2)





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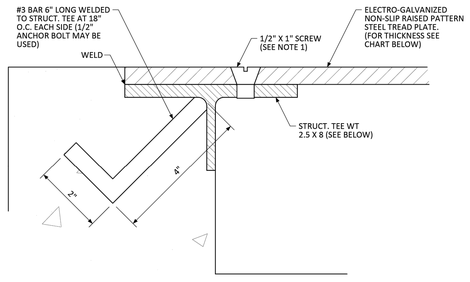
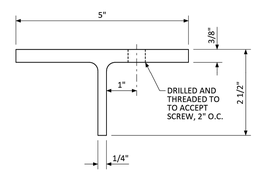
PARKER COLORADO | **CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE: NOVEMBER 2020 | DETAIL: 29 (1 OF 2)





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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PARKER COLORADO | **CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE: NOVEMBER 2020 | DETAIL: 29 (2 OF 2)

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Town of Parker, Director of Engineering _____ Date _____

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CERTIFIED GRADUATE PROFESSIONAL ENGINEER
48362
6/18/2025

	DATE	DESCRIPTION

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SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-303

CONTRACT DOCUMENTS

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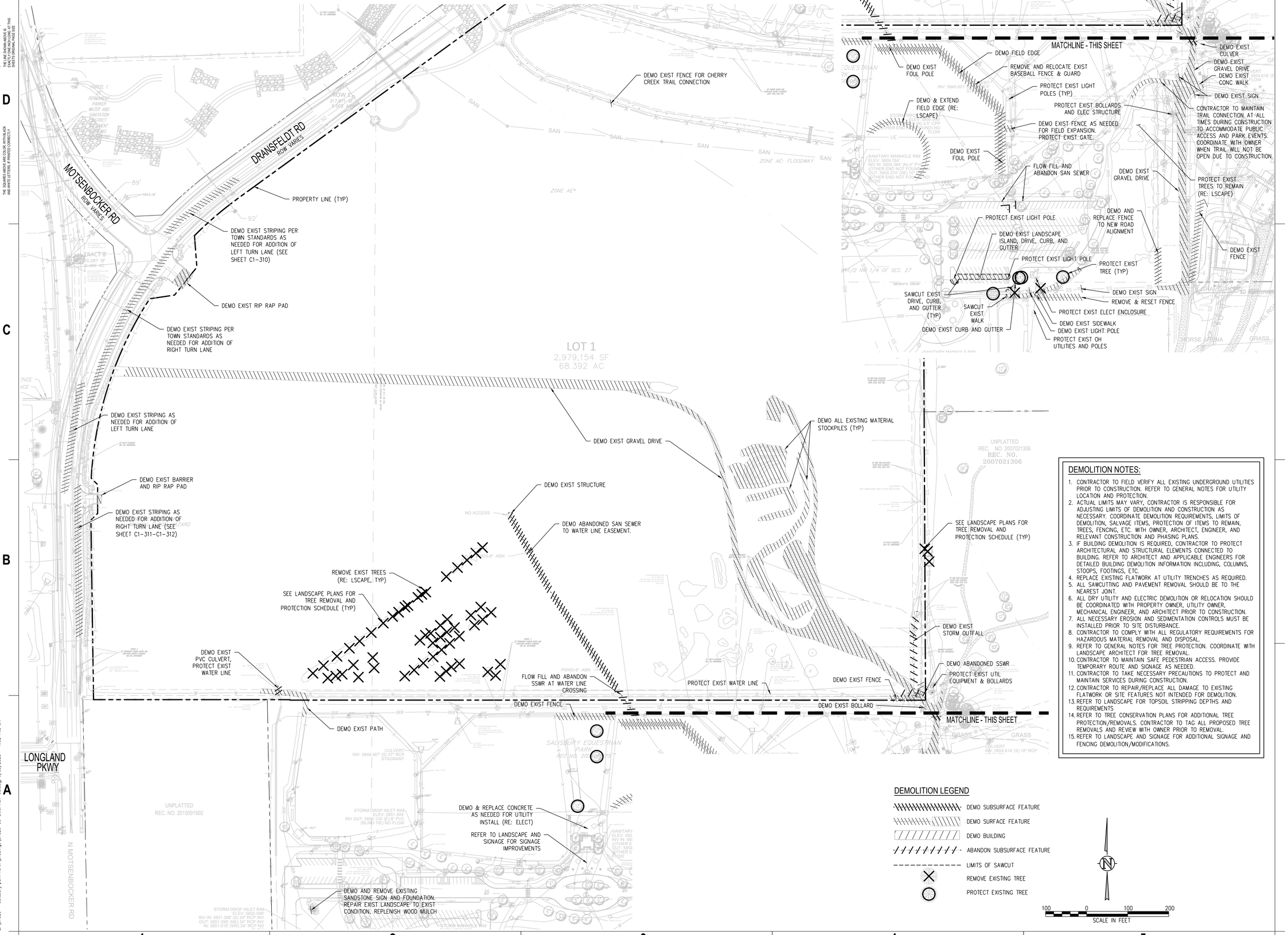
THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON ARCH D SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK PAINT BETWEEN 4 PRINTS/PRODUCT



DEMOLITION NOTES:

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

DEMOLITION LEGEND

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

100 0 100 200
SCALE IN FEET

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45362
PROFESSIONAL ENGINEER
6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 DEMOLITION PLAN

C1-020

CONTRACT DOCUMENTS

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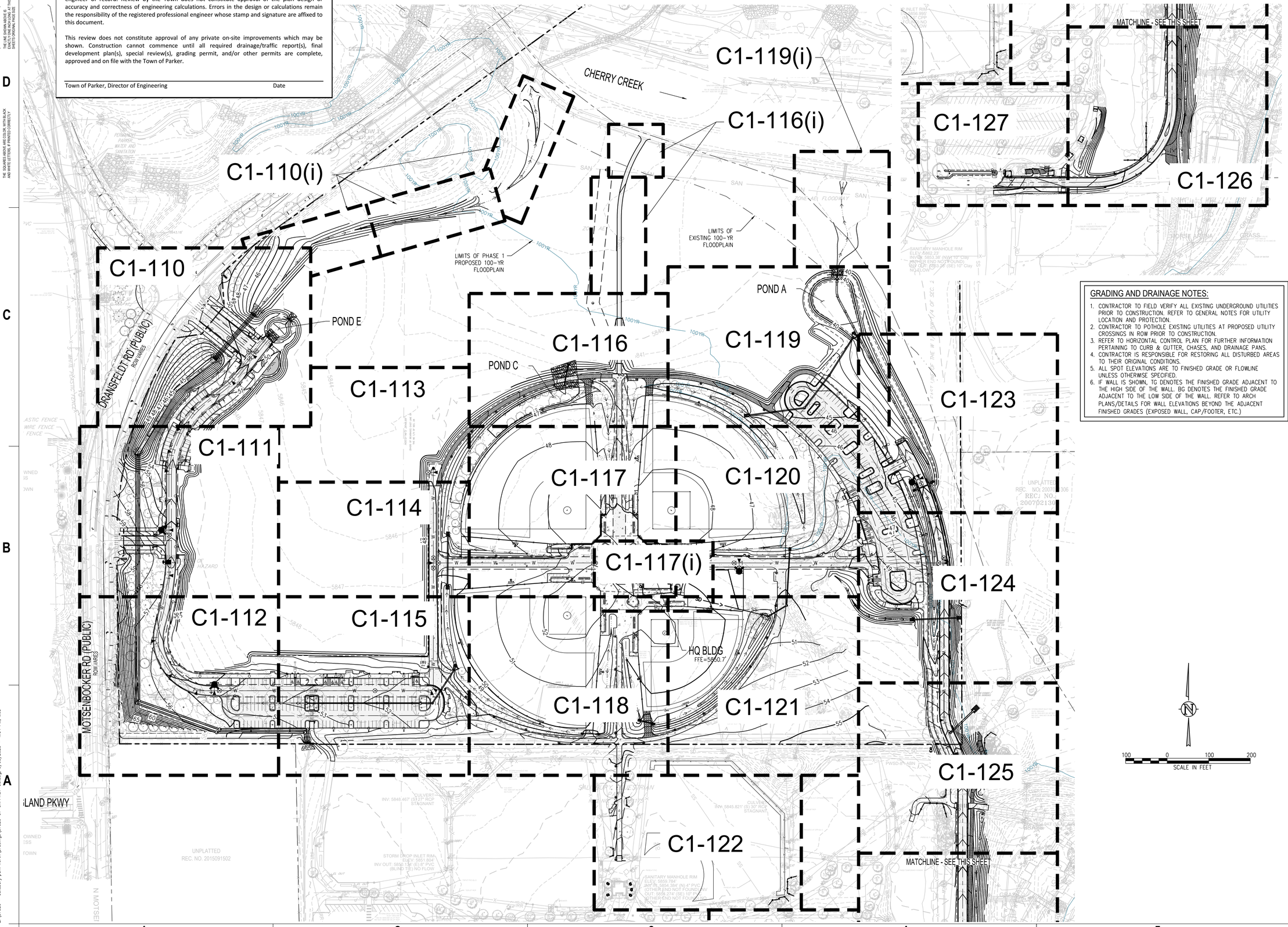

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45368
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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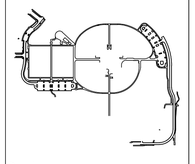
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 OVERALL GRADING & DRAINAGE PLAN (BASEBID)

C1-100

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THE SQUARES ABOVE ARE COLOR, WHITE, BLACK AND MULTICOLOR, & PANTONE PROCESS

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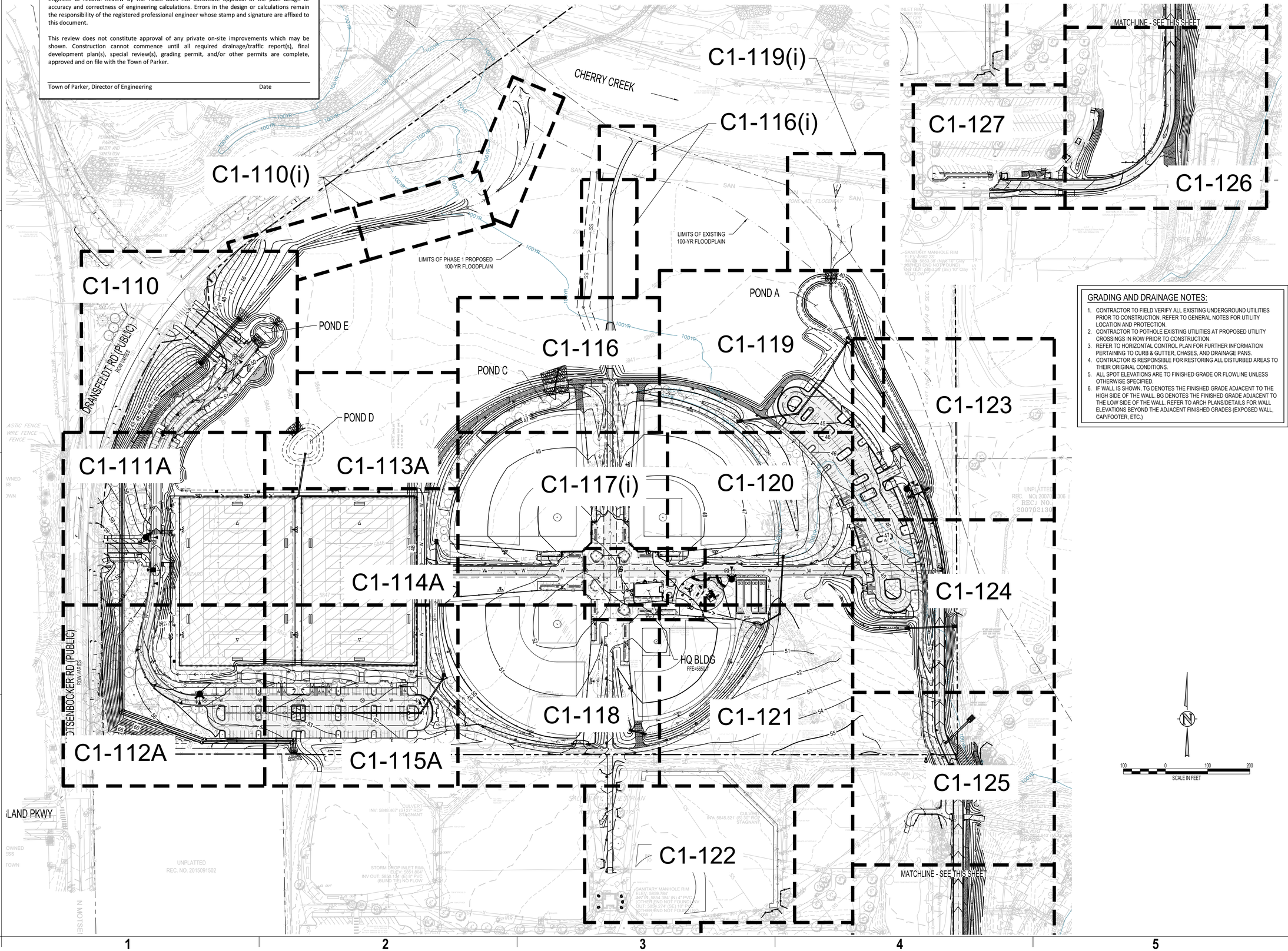

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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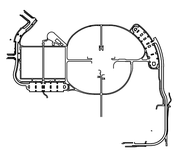
Key Map



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PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT 1)

C1-100A

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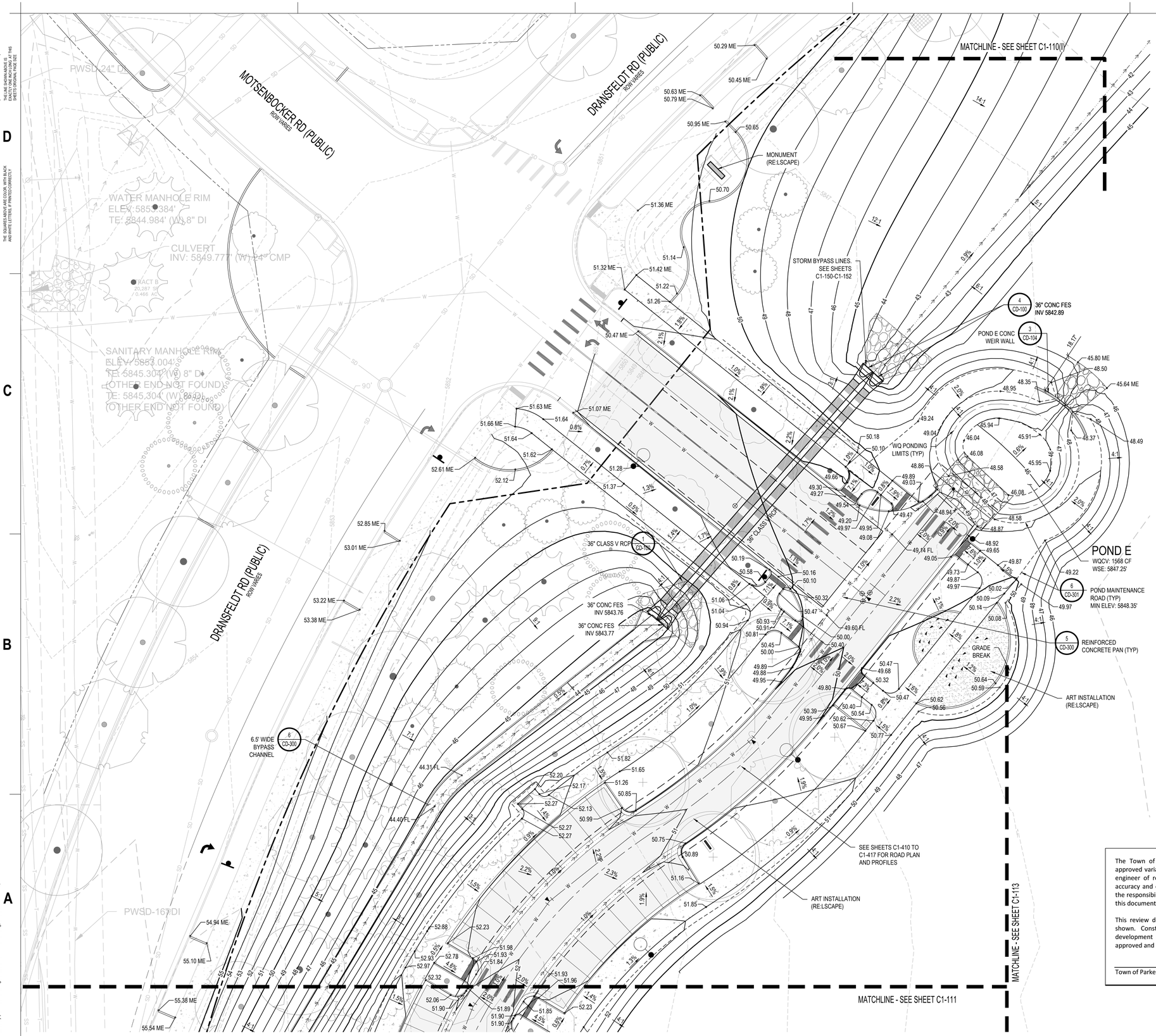

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Town of Parker, Director of Engineering — Date

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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED
SCOTT F. GARTNER
48363
8/18/2025
PROFESSIONAL ENGINEER

DATE	DESCRIPTION

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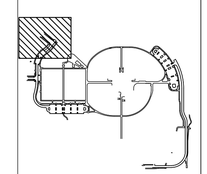

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110

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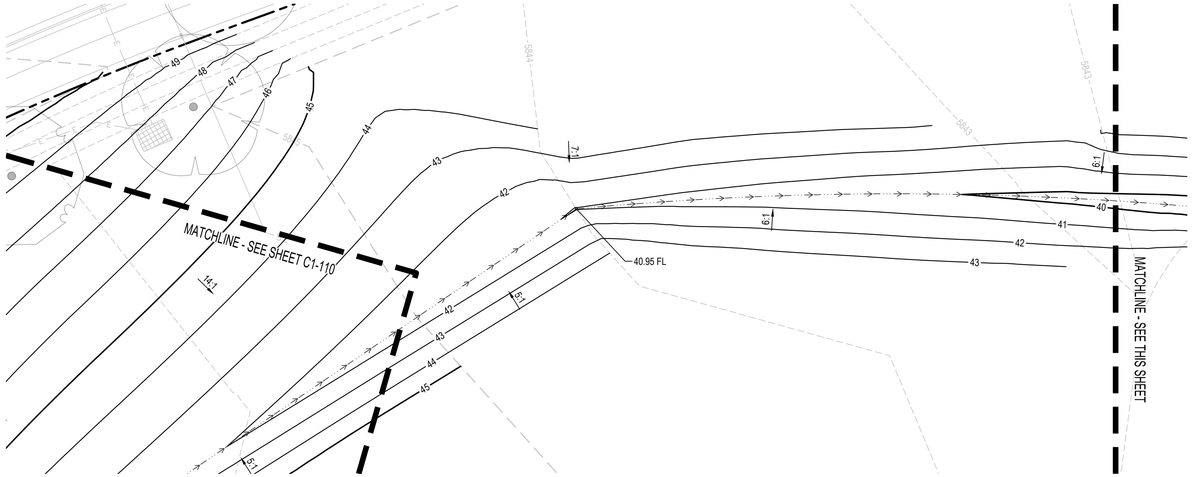

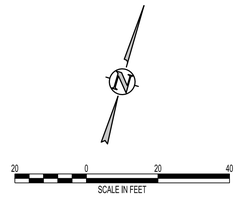

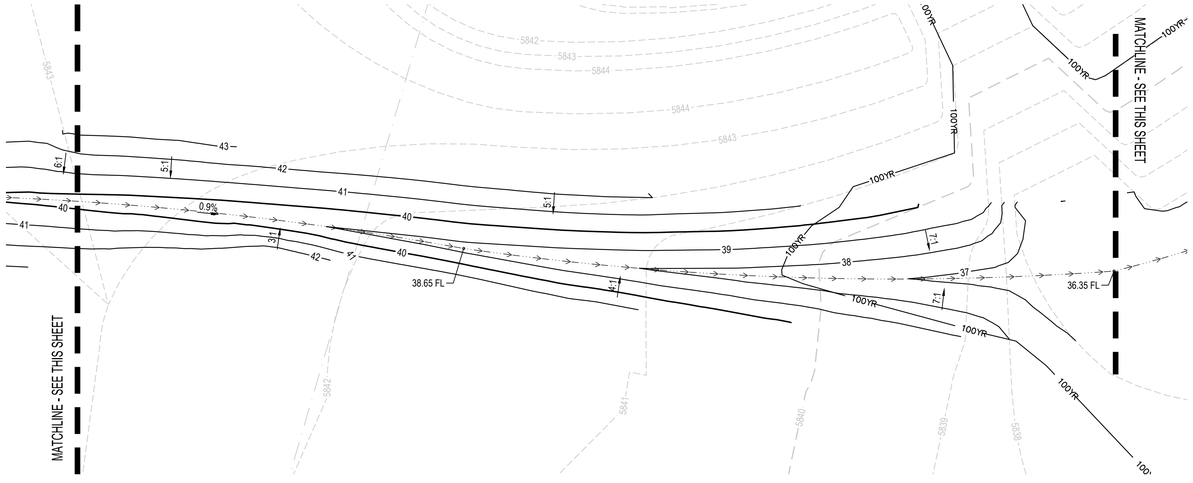

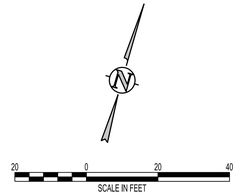

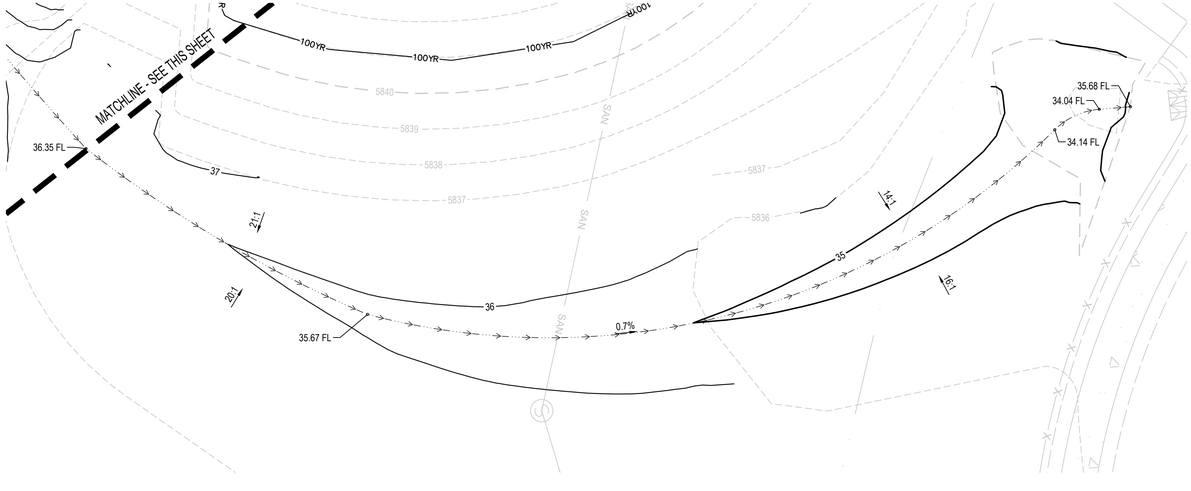

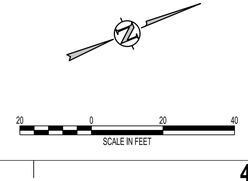

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRAY 45362 PE 6/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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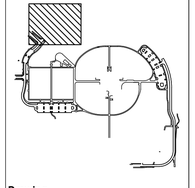
Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110(i)

CONTRACT DOCUMENTS

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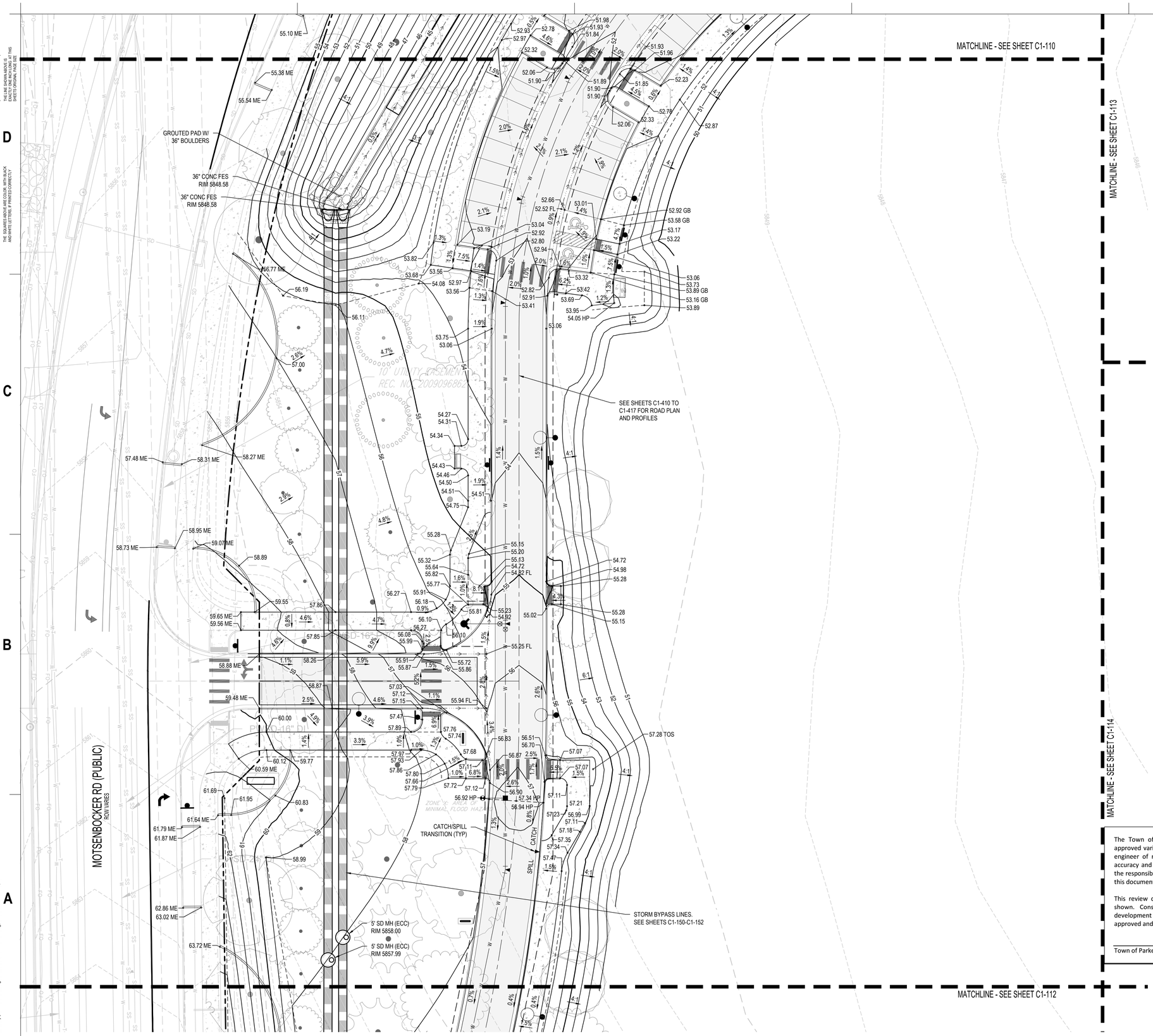

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COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

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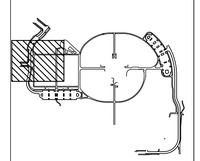
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-111

CONTRACT DOCUMENTS

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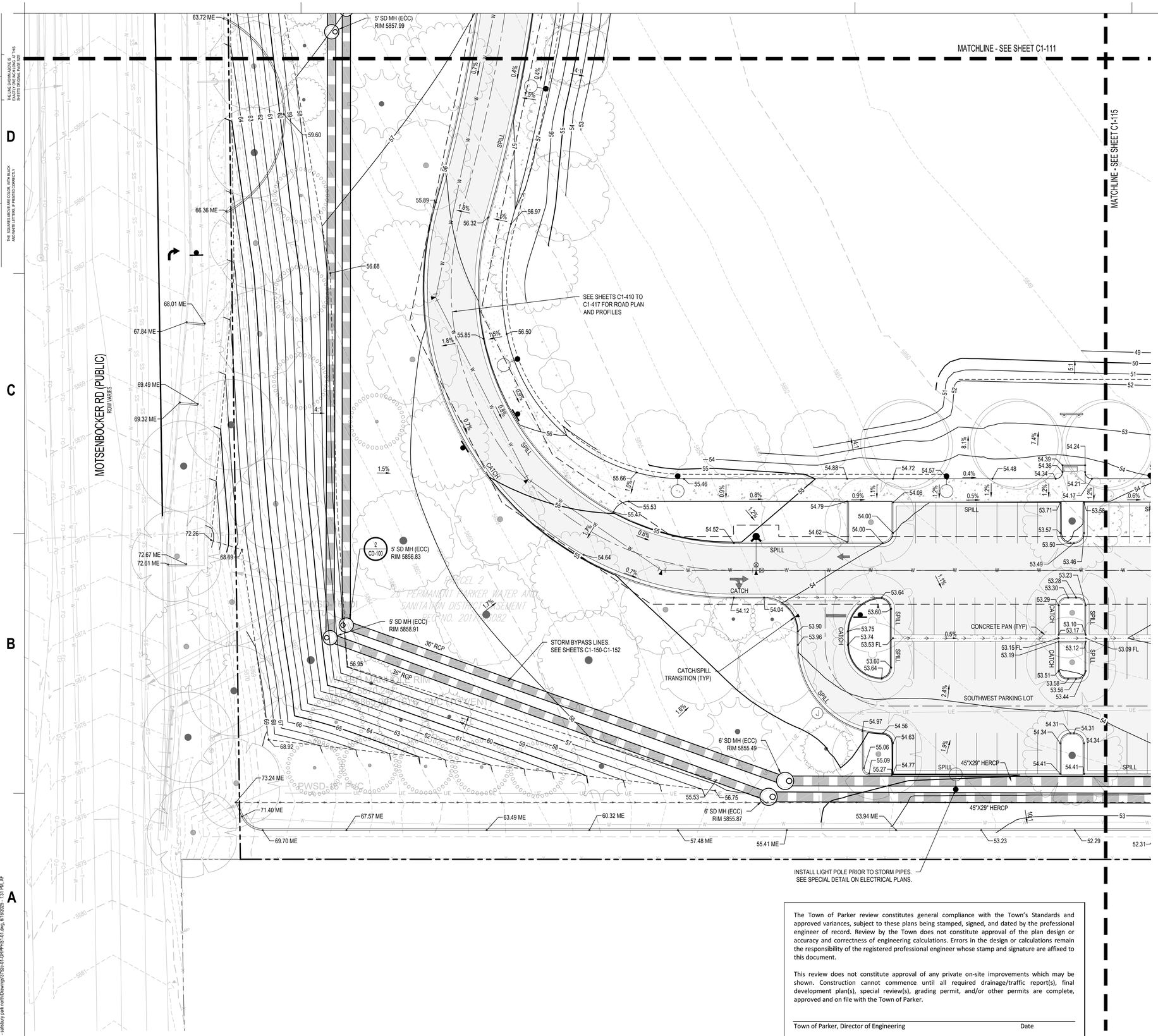

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Town of Parker, Director of Engineering — Date

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LANDSCAPE ARCHITECT / ARCHITECT
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p. 303.607.0977

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Denver, CO 80202
p. 303.444.1951

ELECTRICAL ENGINEER
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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

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
6/18/2025

DATE	DESCRIPTION

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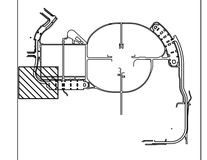

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-112

CONTRACT DOCUMENTS

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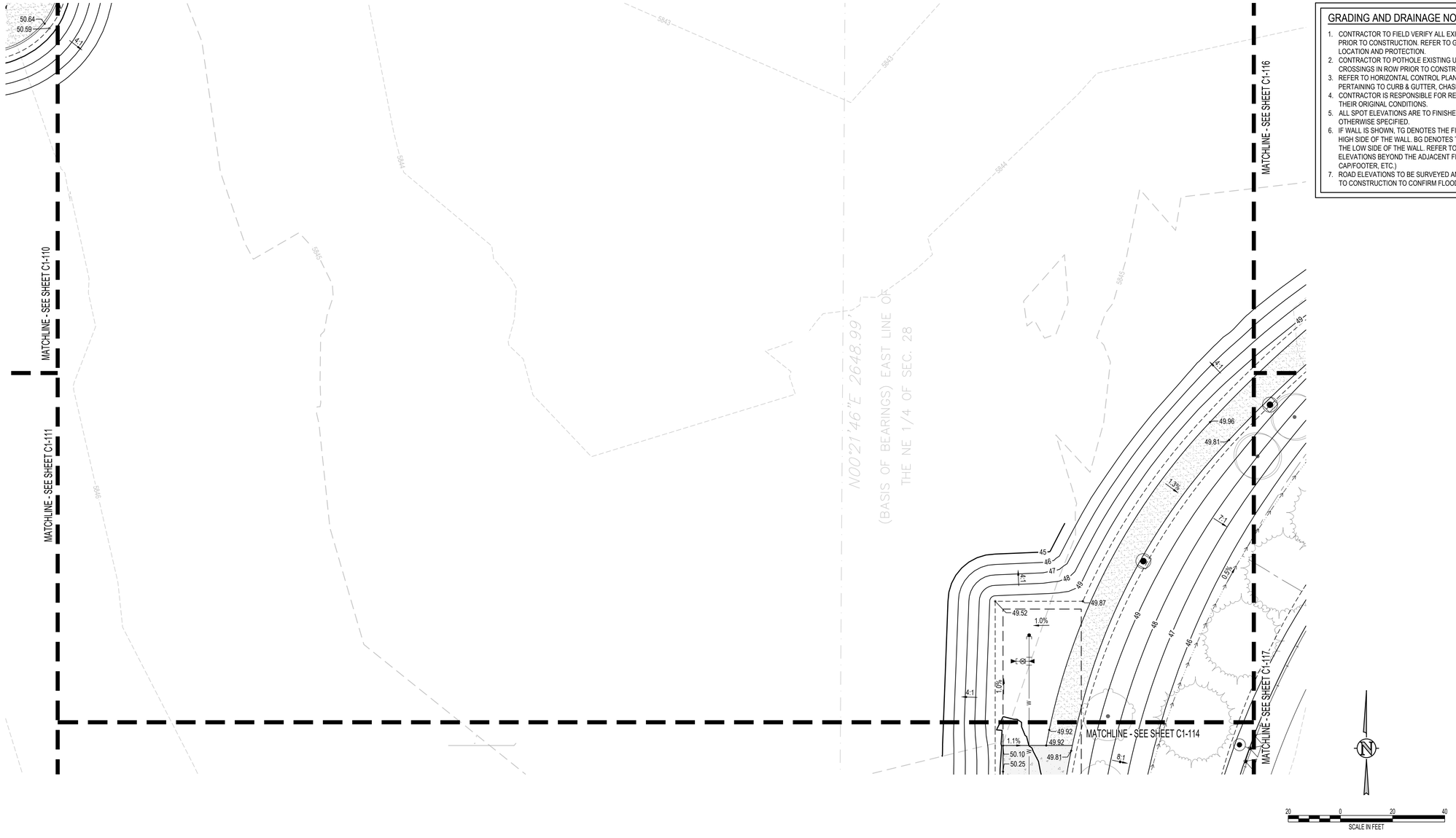

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6/18/2025

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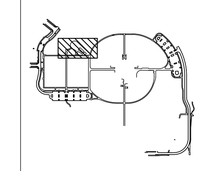

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-113

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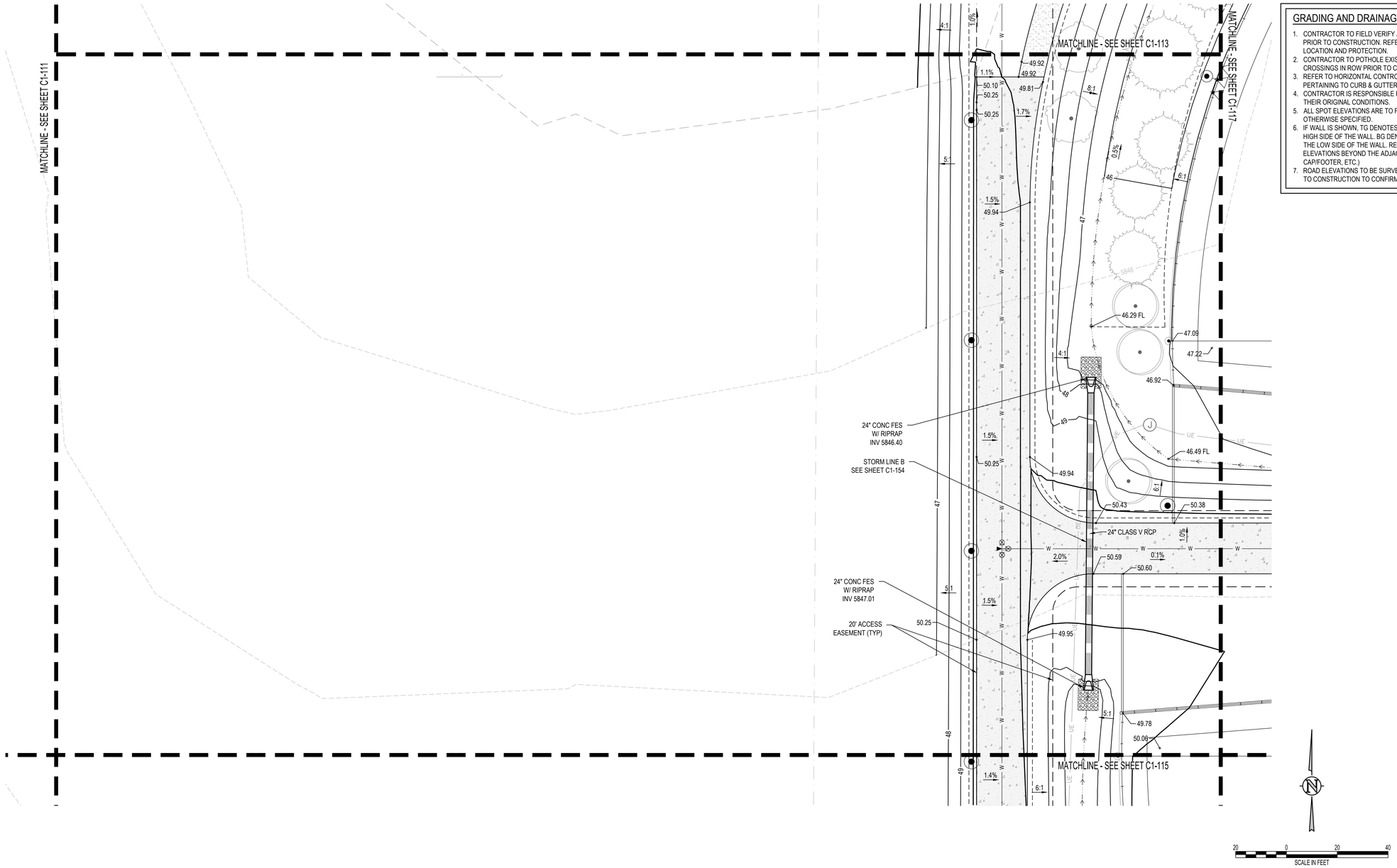

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATTON
45352
6/18/2025

DATE	DESCRIPTION

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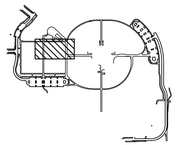

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-114

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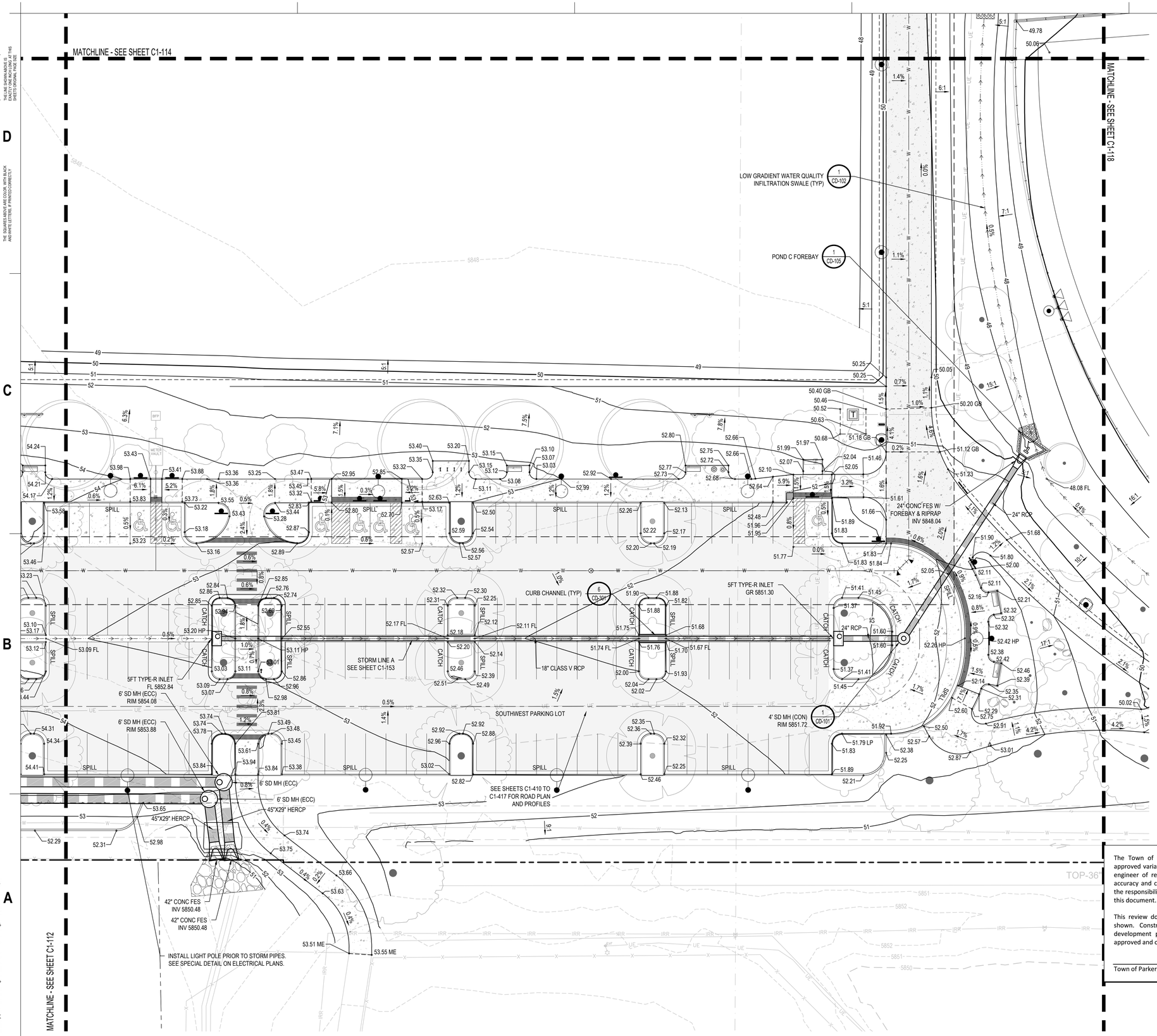

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Denver, CO 80202
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ELECTRICAL ENGINEER
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3000 Youngfield Street, #264
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

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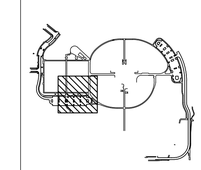

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-115

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C M Y K

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

PONI

MI

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

WALL (RE: LASCAPE)

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%

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

7 RISERS @ 6.65" EACH

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%

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

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

MATCHLINE - SEE SHEET C1-114A

MATCHLINE - SEE SHEET C1-112A

ZONE X: AREA OF MINIMAL FLOOD HAZ

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N

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SCALE IN FEET

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45362
06/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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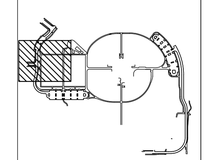

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-111A

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MATCHLINE - SEE SHEET C1-111A

MATCHLINE - SEE SHEET C1-115A

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

5' SD MH (ECC)
RIM 5857.99

53.29 HP

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

51.75 FL

52.50 FL

SOUTHWEST PARKING LOT

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)

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

PARCEL 2
PERMANENT PARKER WATER AND
SANITATION DISTRICT EASEMENT
RECEPTION NO. 2017042082

PWSD-18 PROJ

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IRRIGATION
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MECHANICAL 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

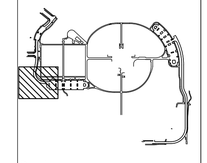
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-112A

CONTRACT DOCUMENTS

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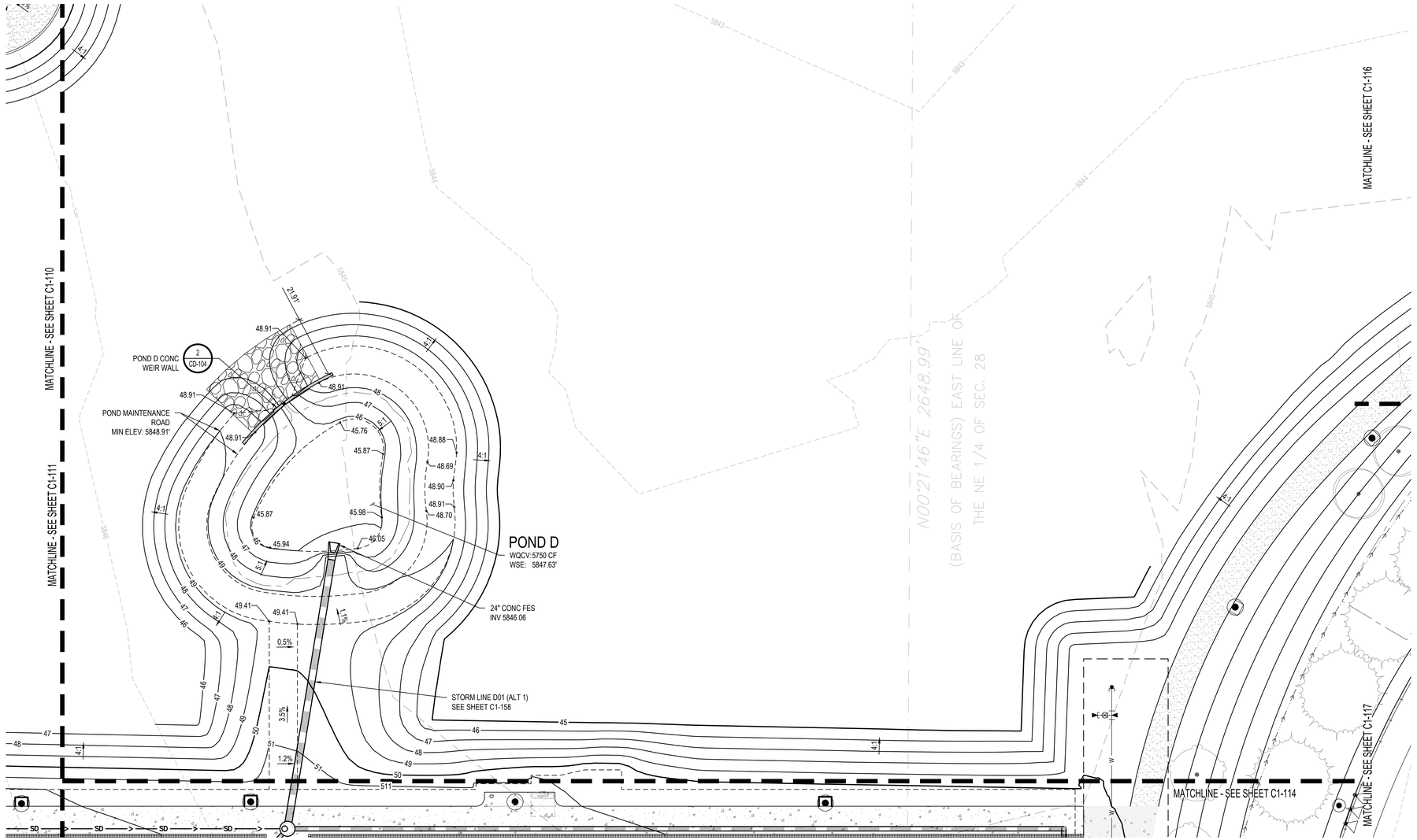

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6/18/2025

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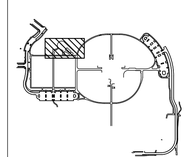

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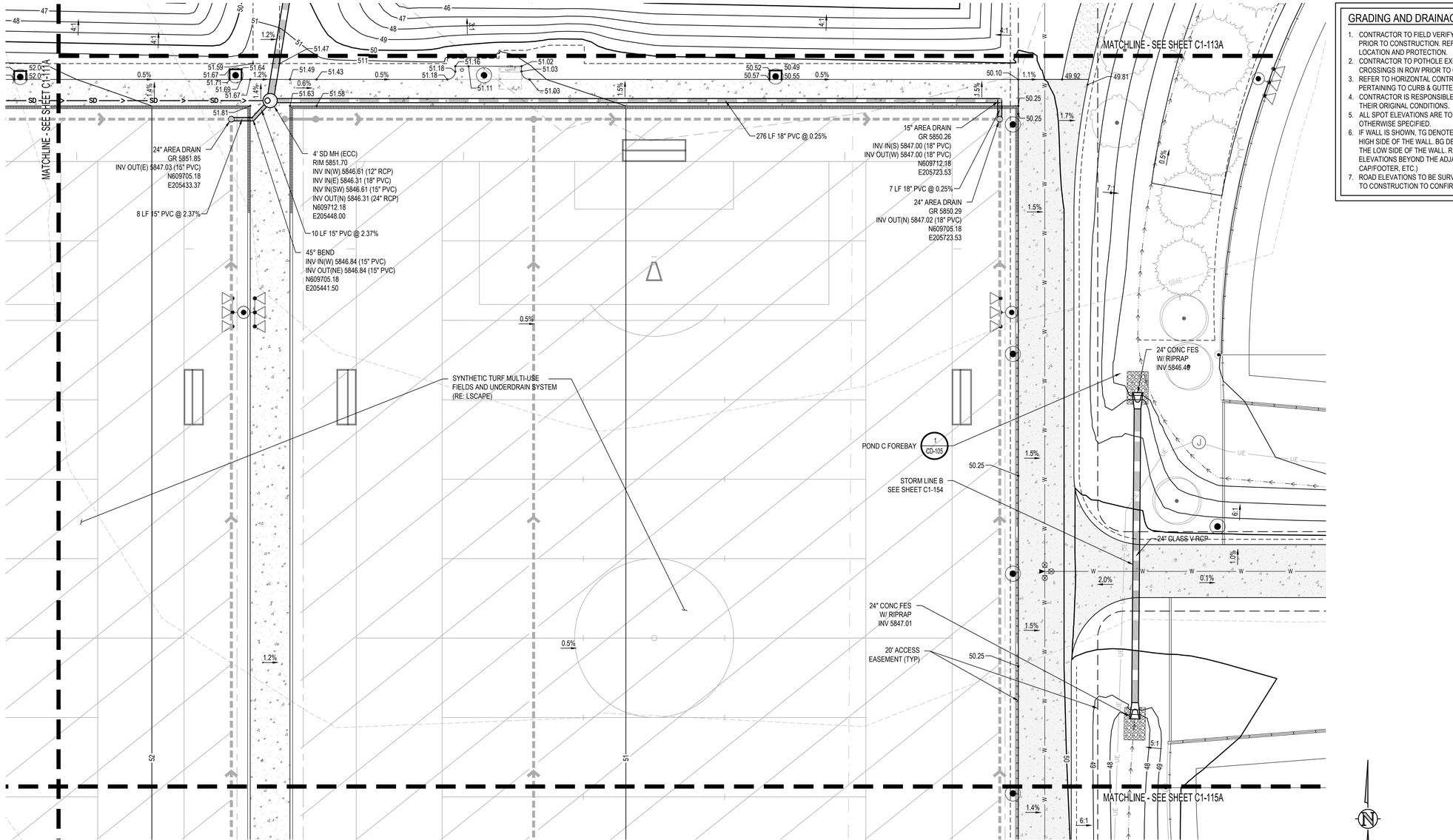

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6/18/2025
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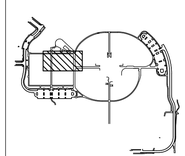

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PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-114A

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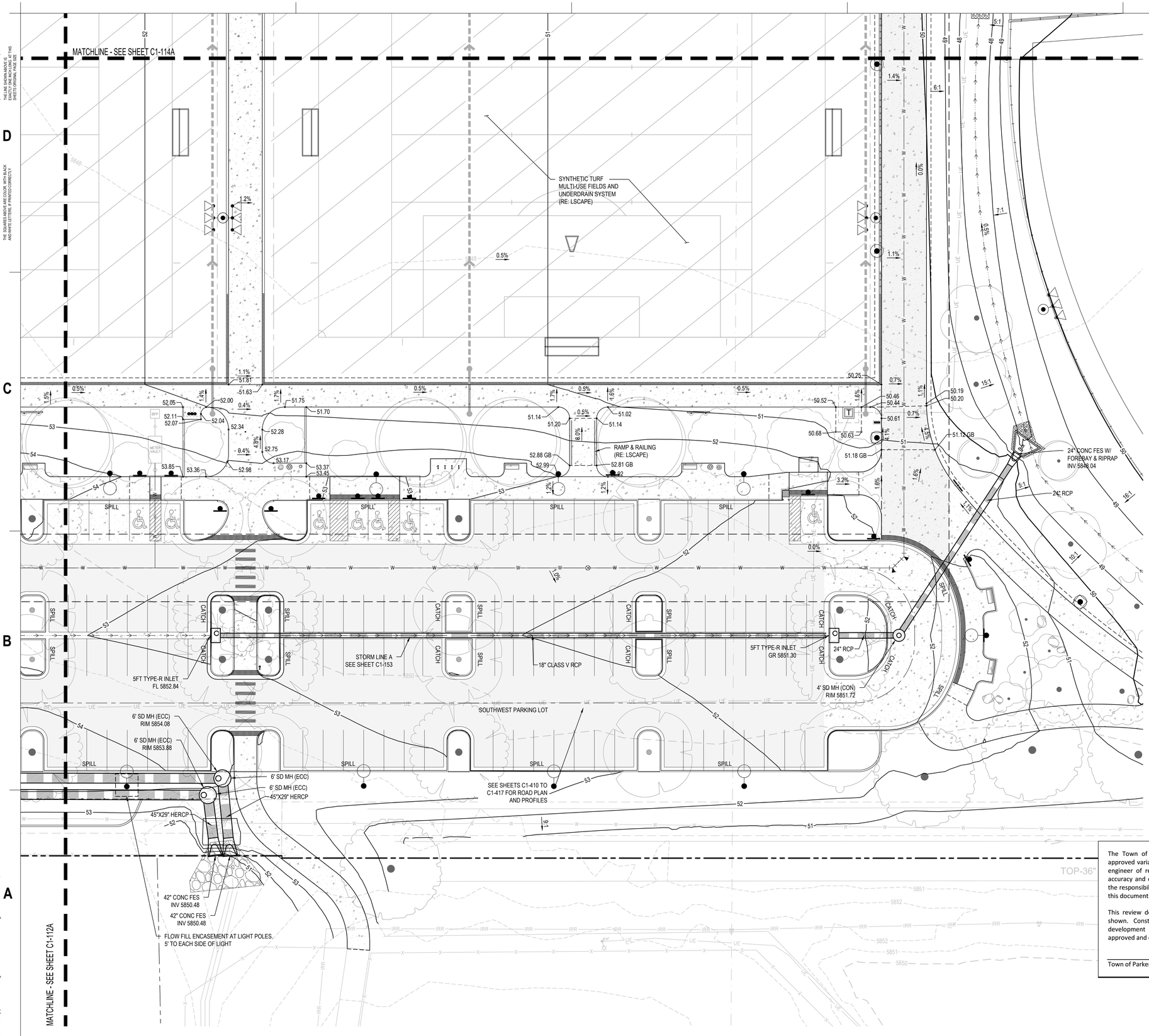

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

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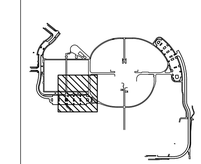
Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-115A

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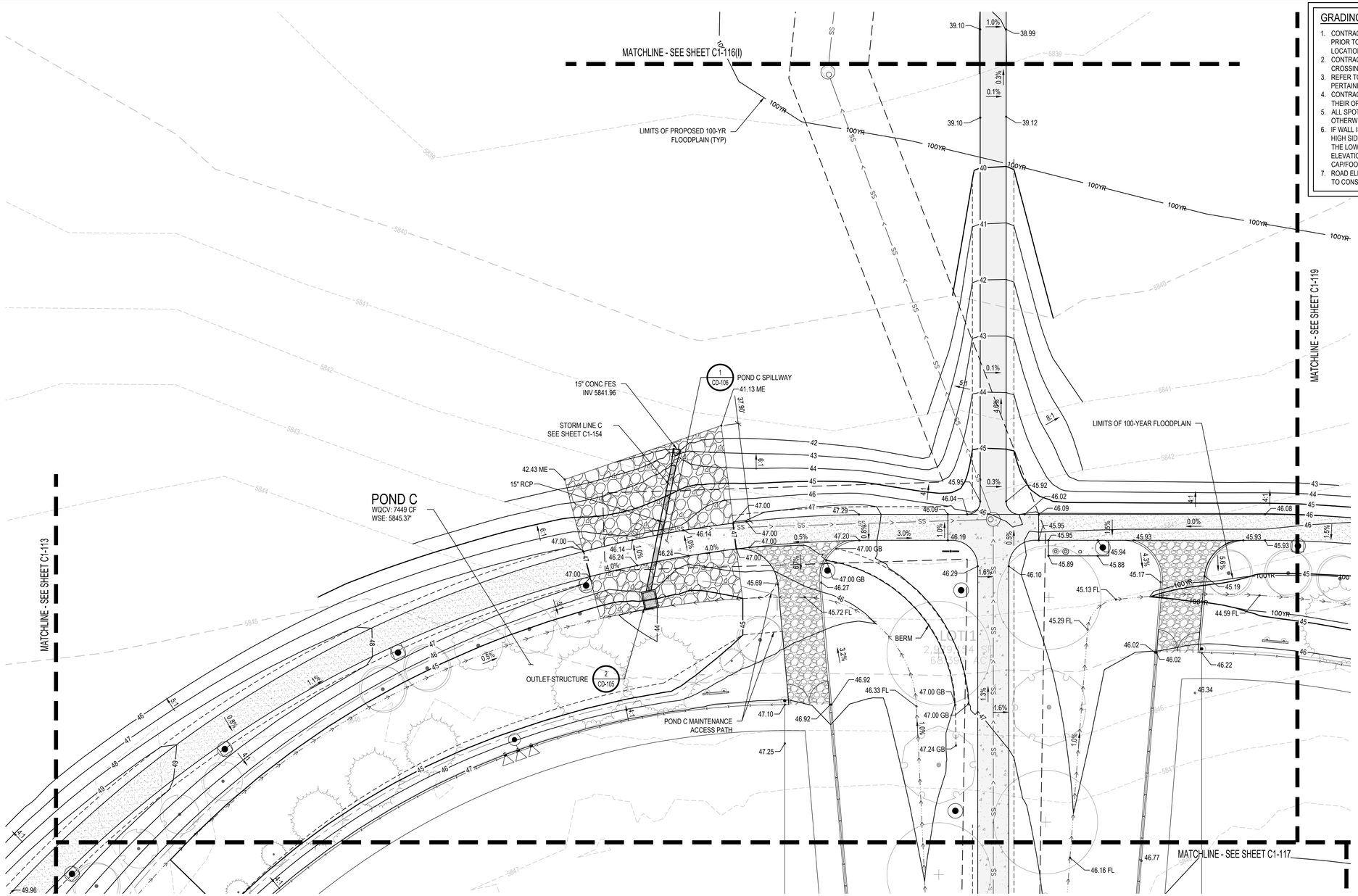

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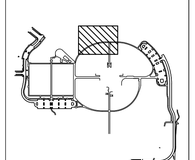

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-116

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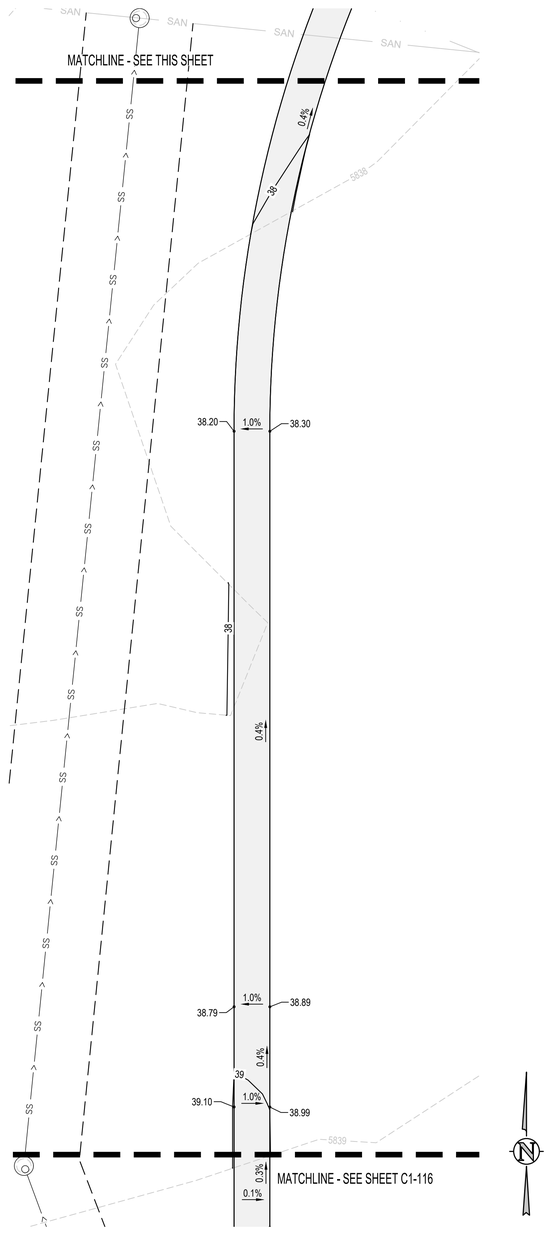

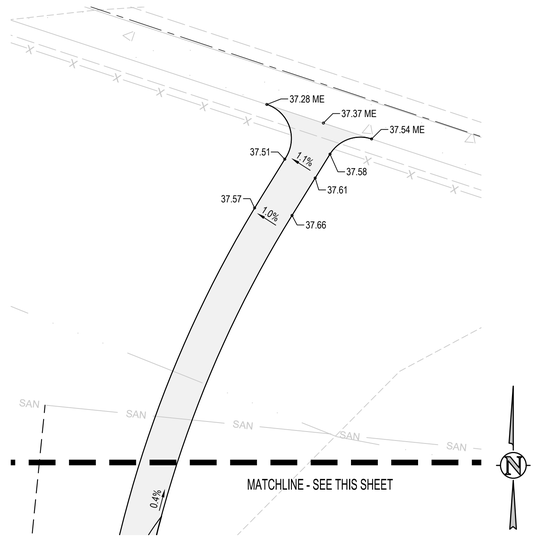



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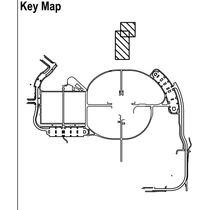

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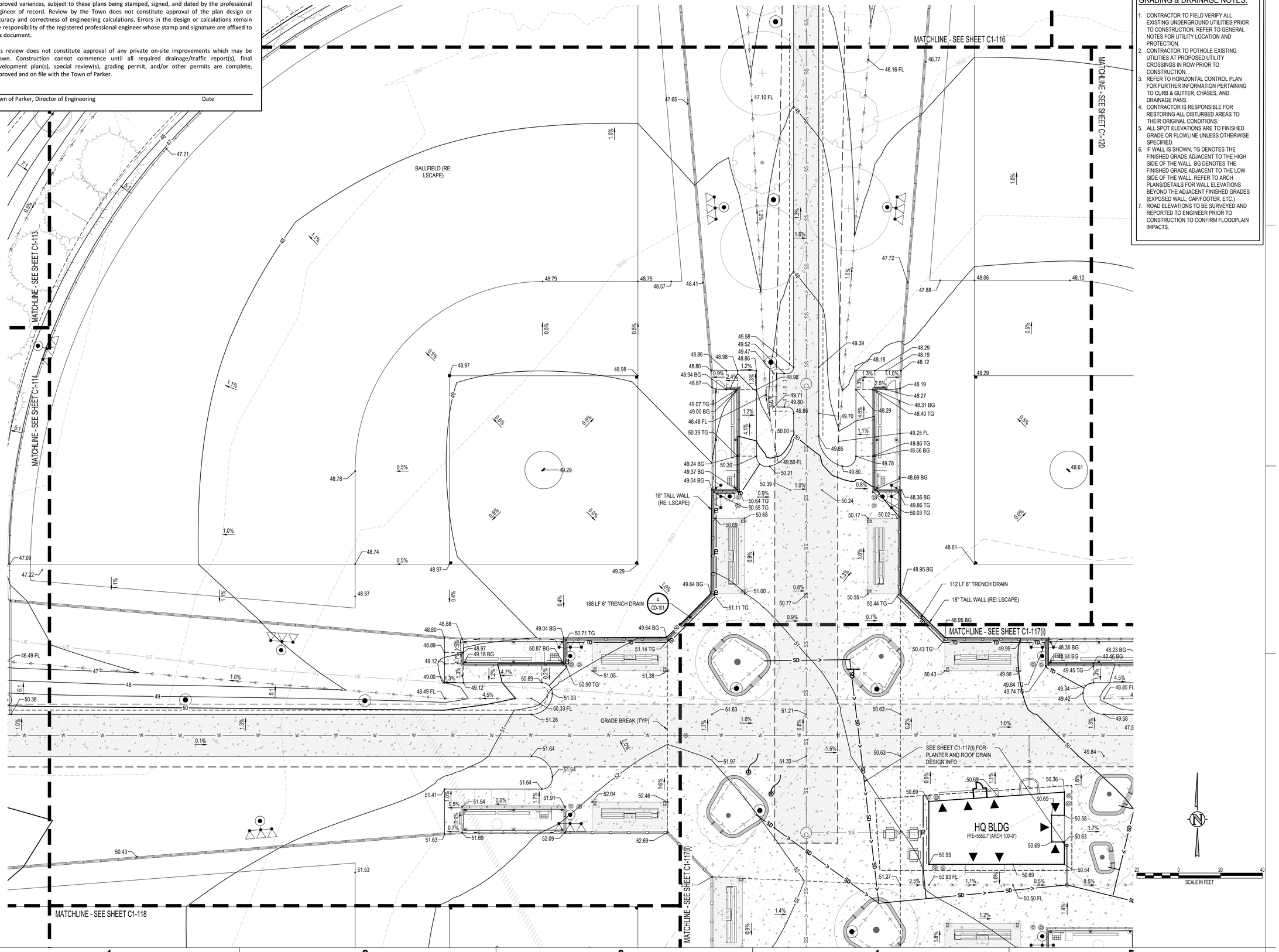

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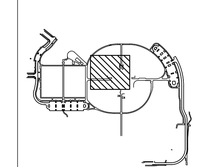
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-117

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Town of Parker, Director of Engineering — Date

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THE SQUARES ABOVE ARE (FROM L TO R): K, Y, M, C WHEN PLOTTED ON A 22"X34" SHEET

GRADING & DRAINAGE NOTES:

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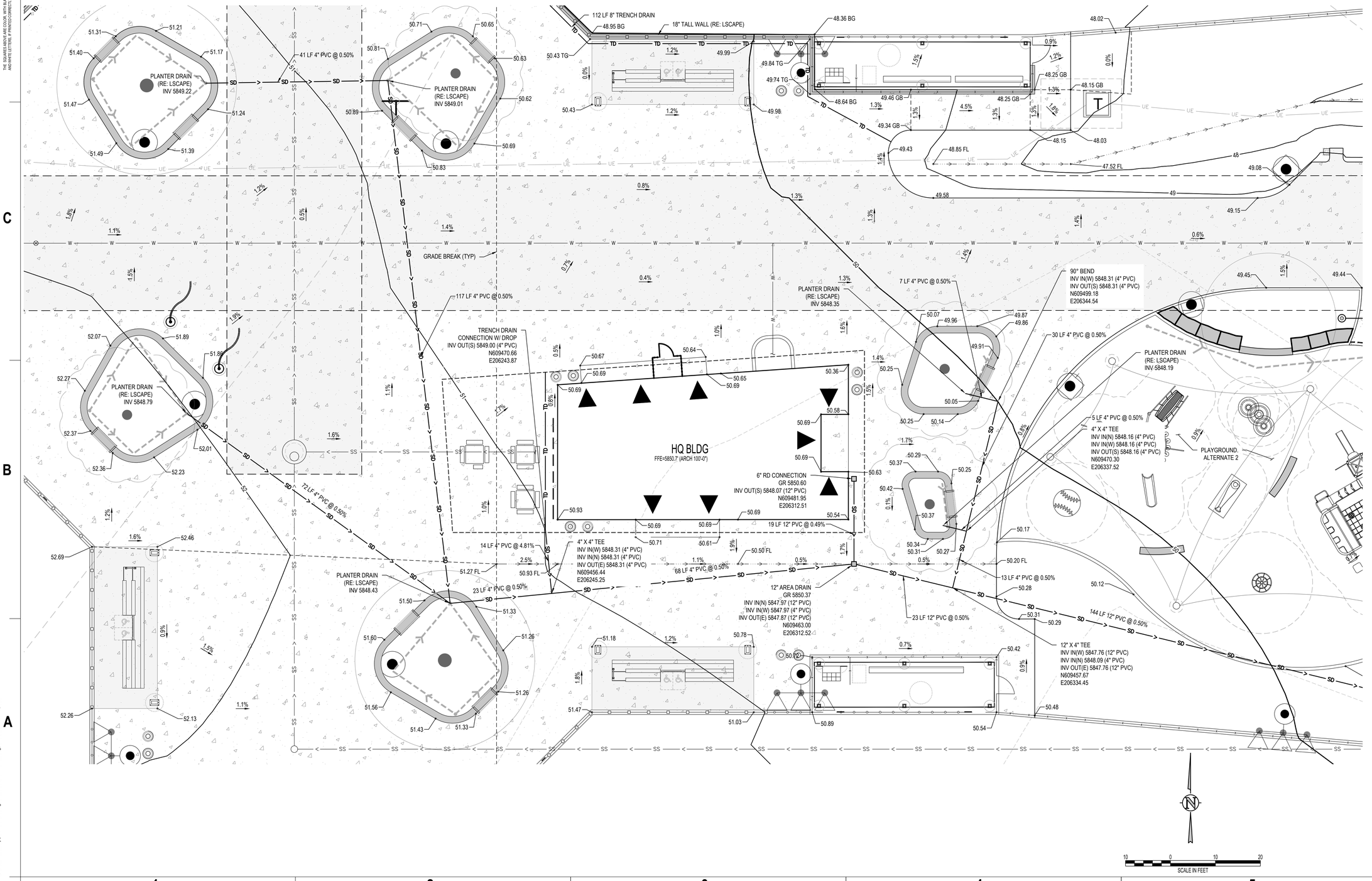

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER — CORY F. GRAY — 45363 — 6/18/2025

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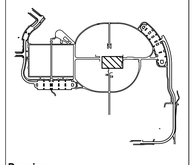

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PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-117(i)

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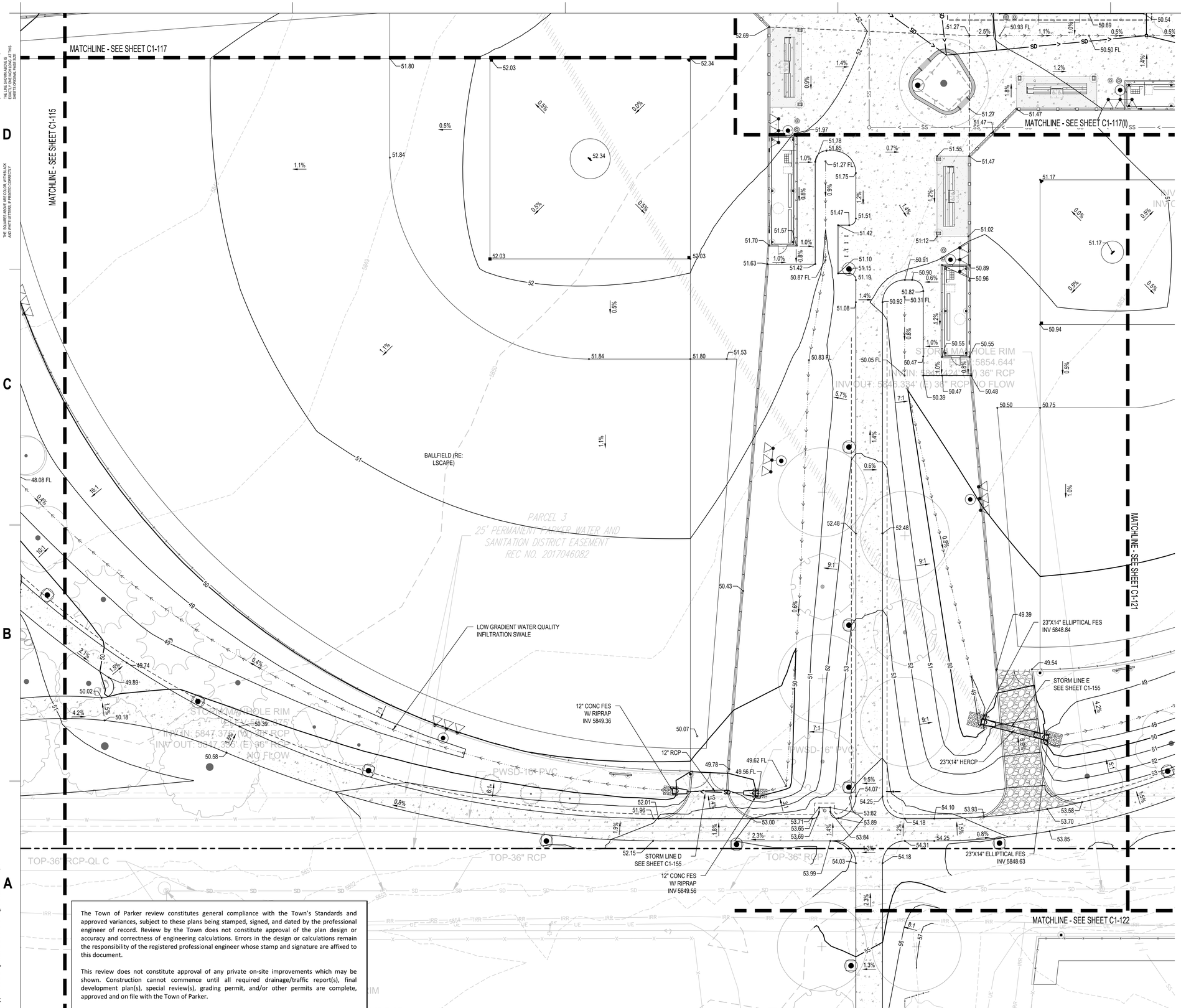

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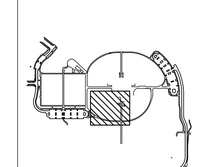

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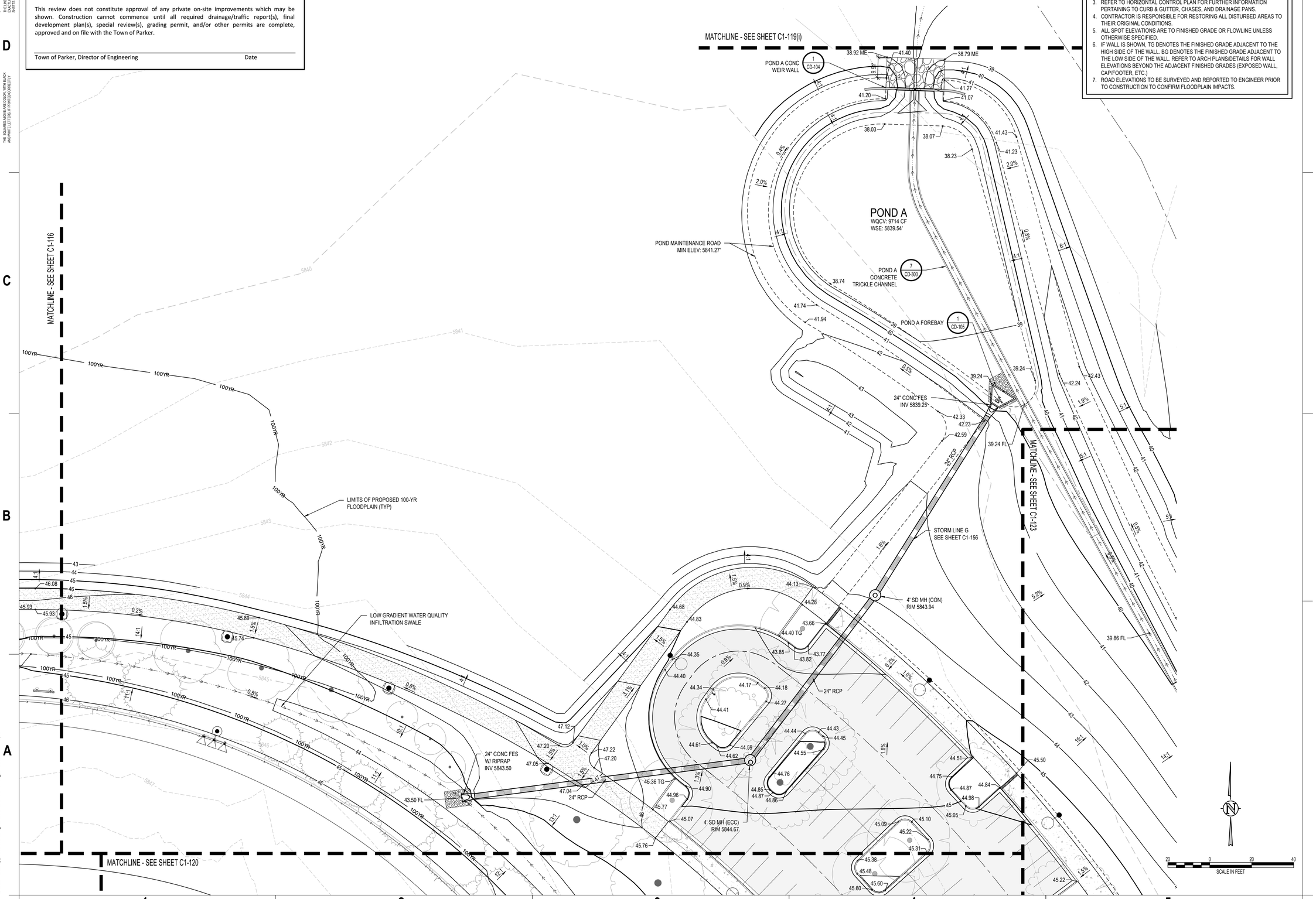

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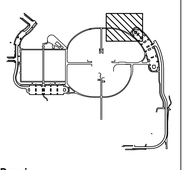

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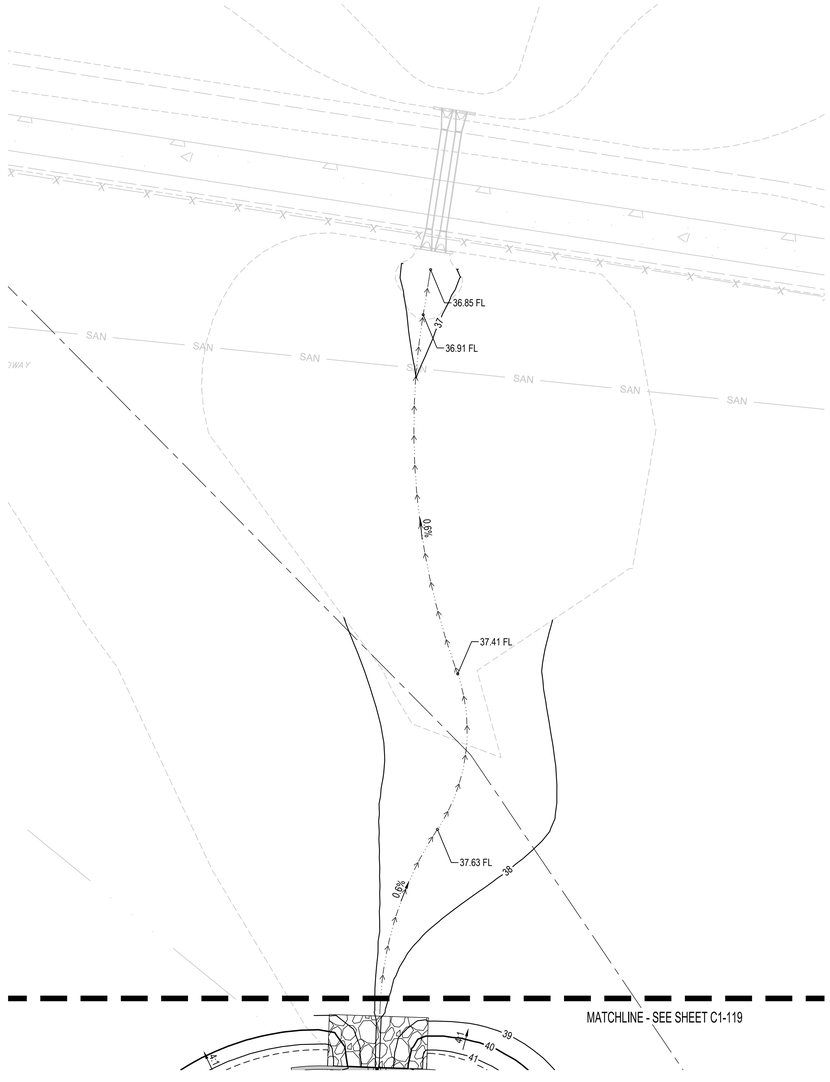

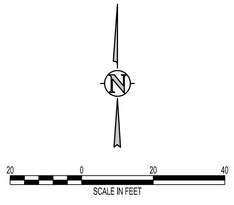

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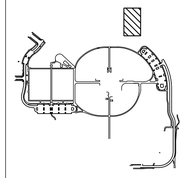

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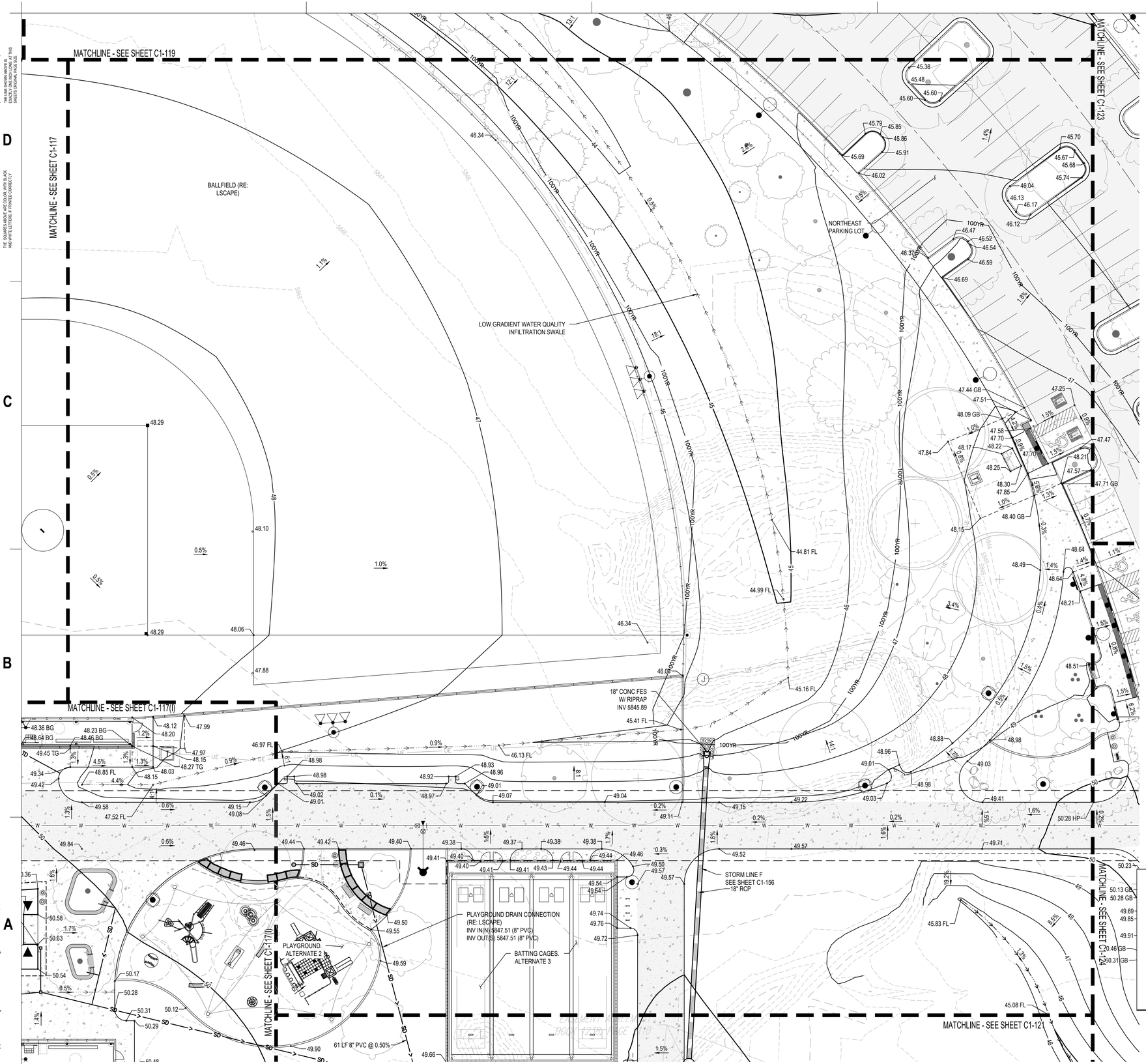

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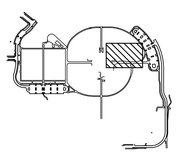

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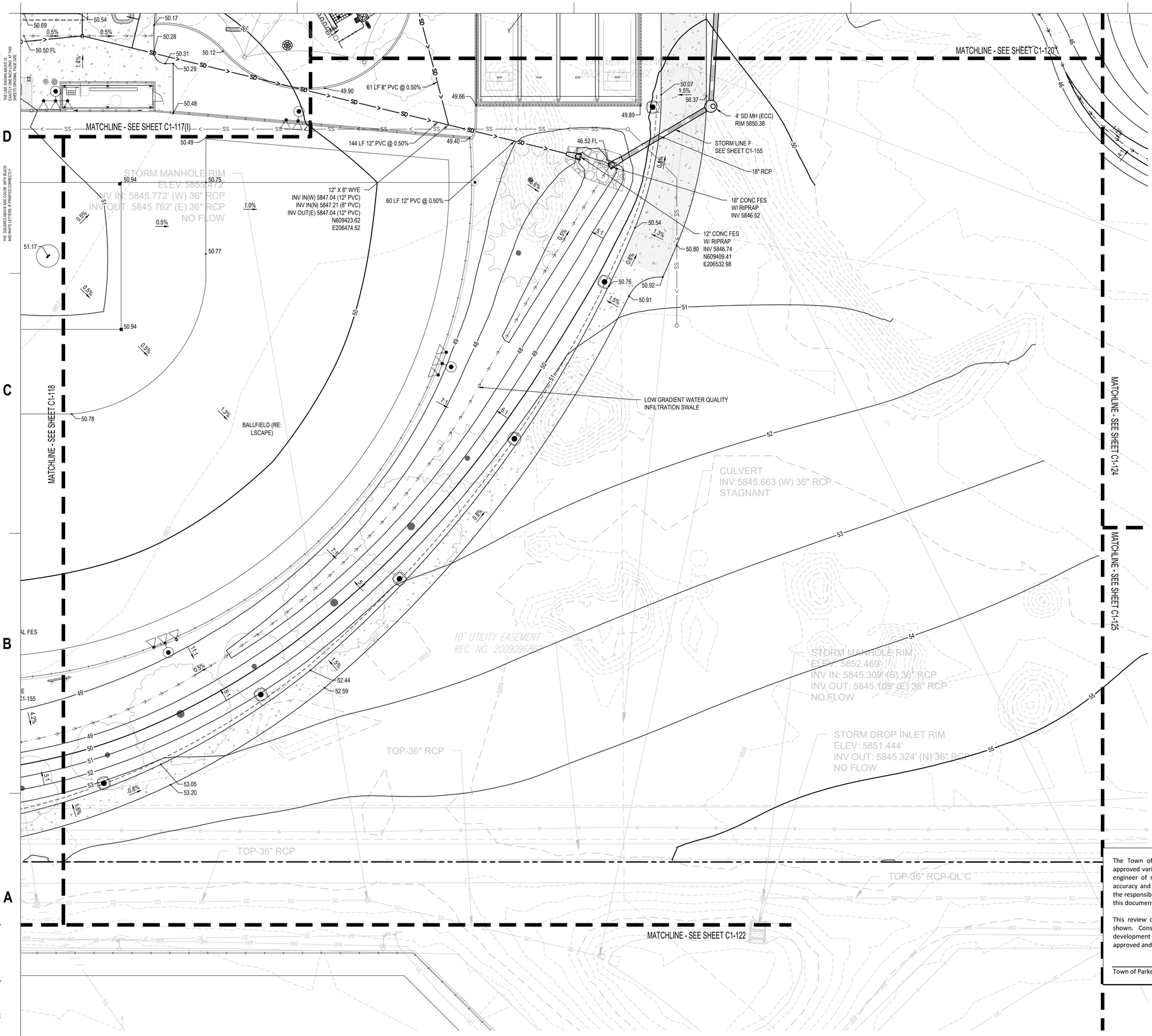

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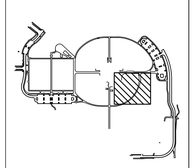

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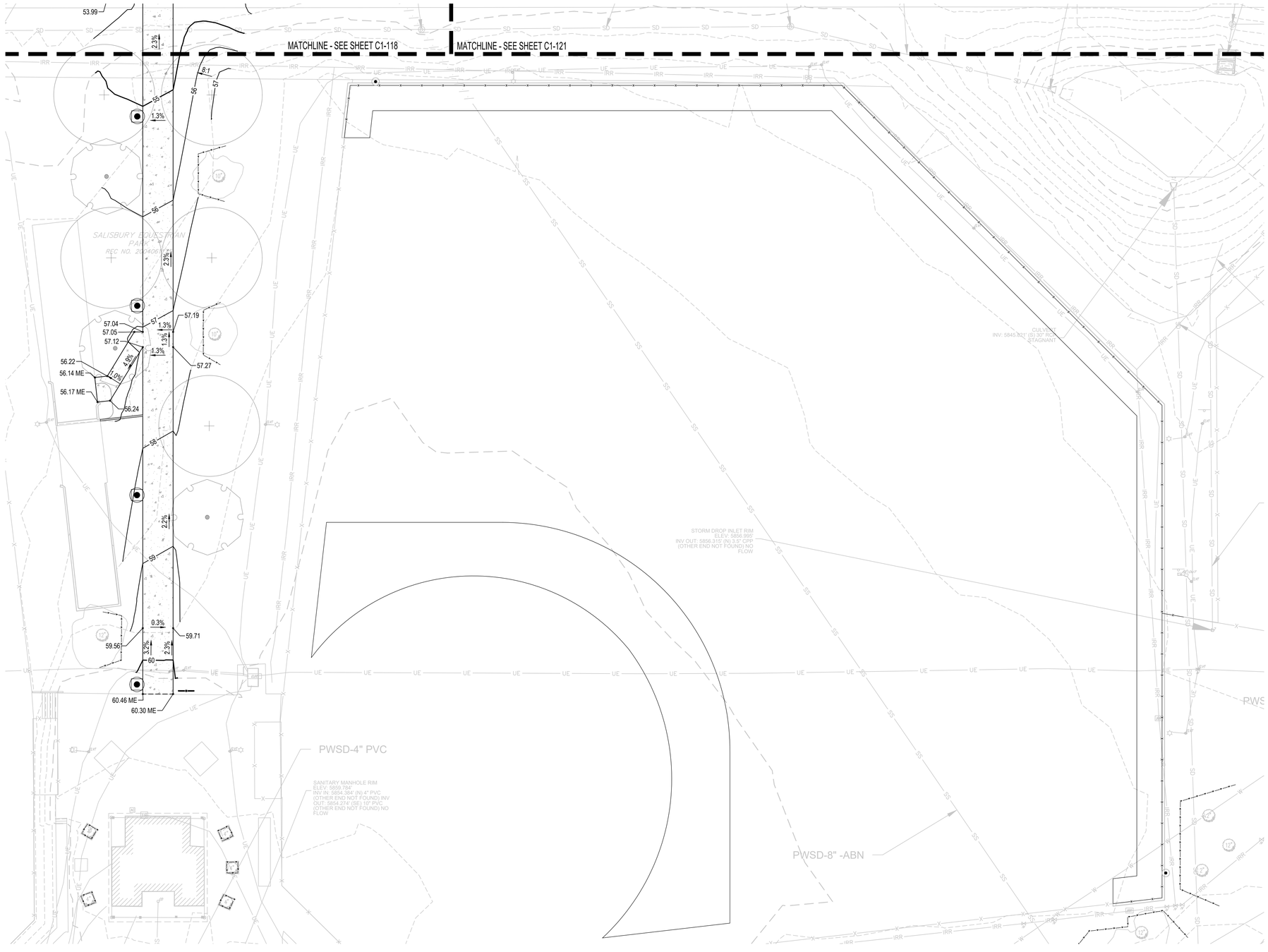

GRADING AND DRAINAGE NOTES:

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

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MECHANICAL ENGINEER
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p. 303.688.0223

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

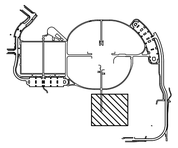
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-122

CONTRACT DOCUMENTS

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C

B

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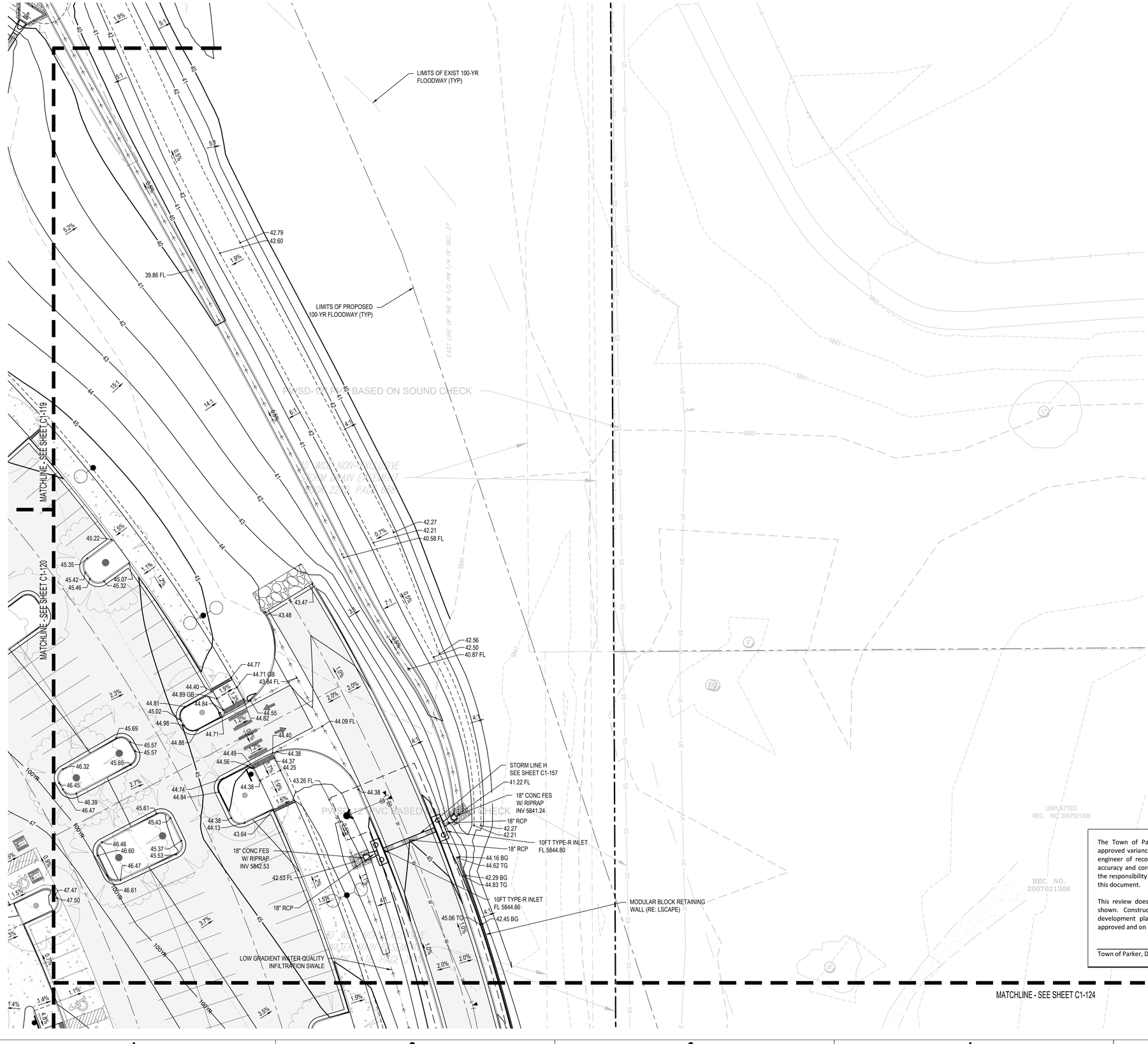

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTON
45363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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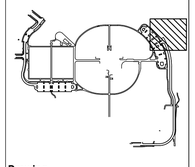

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-123

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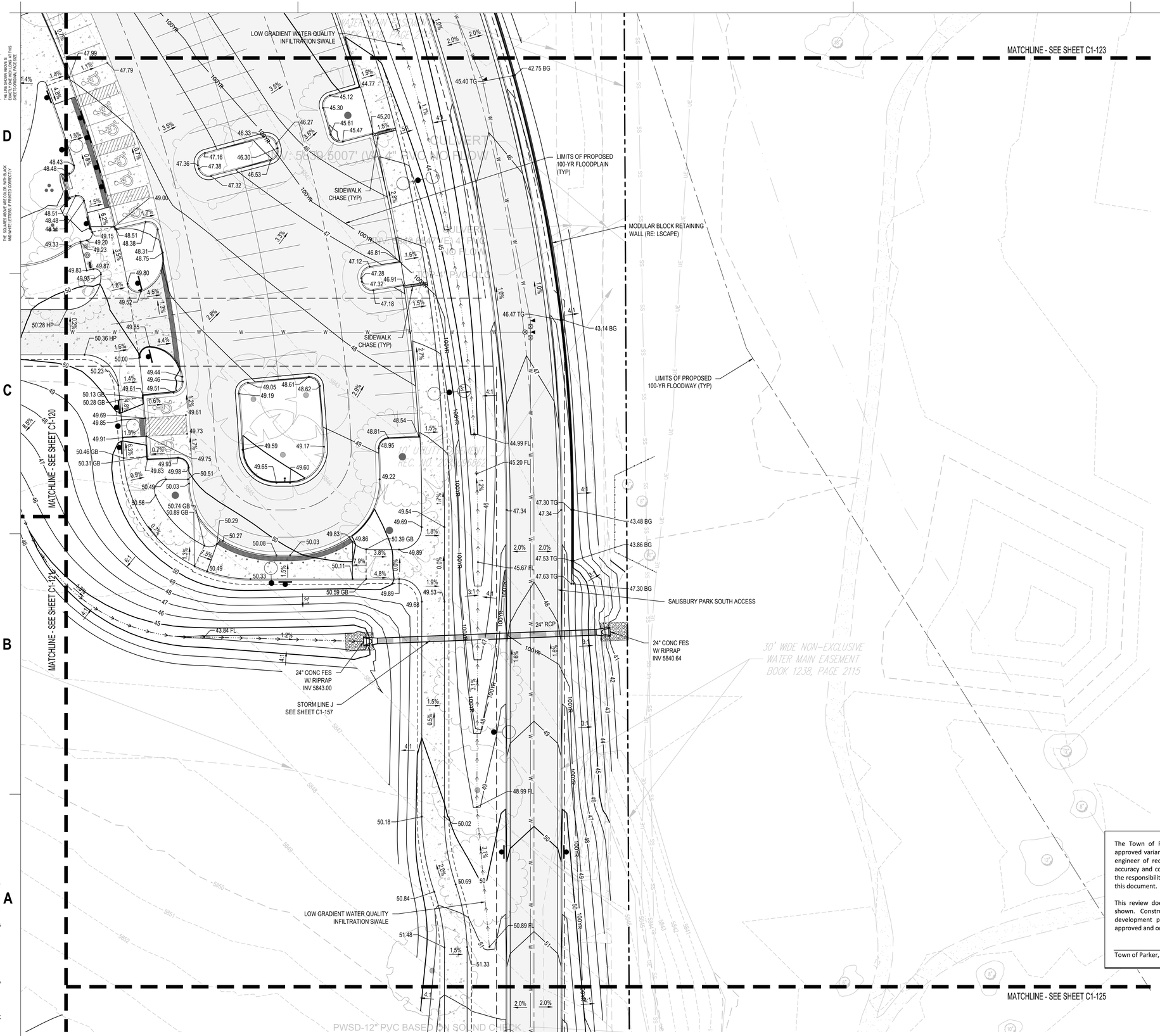

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

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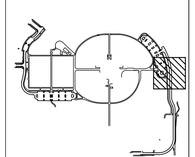

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-124

CONTRACT DOCUMENTS

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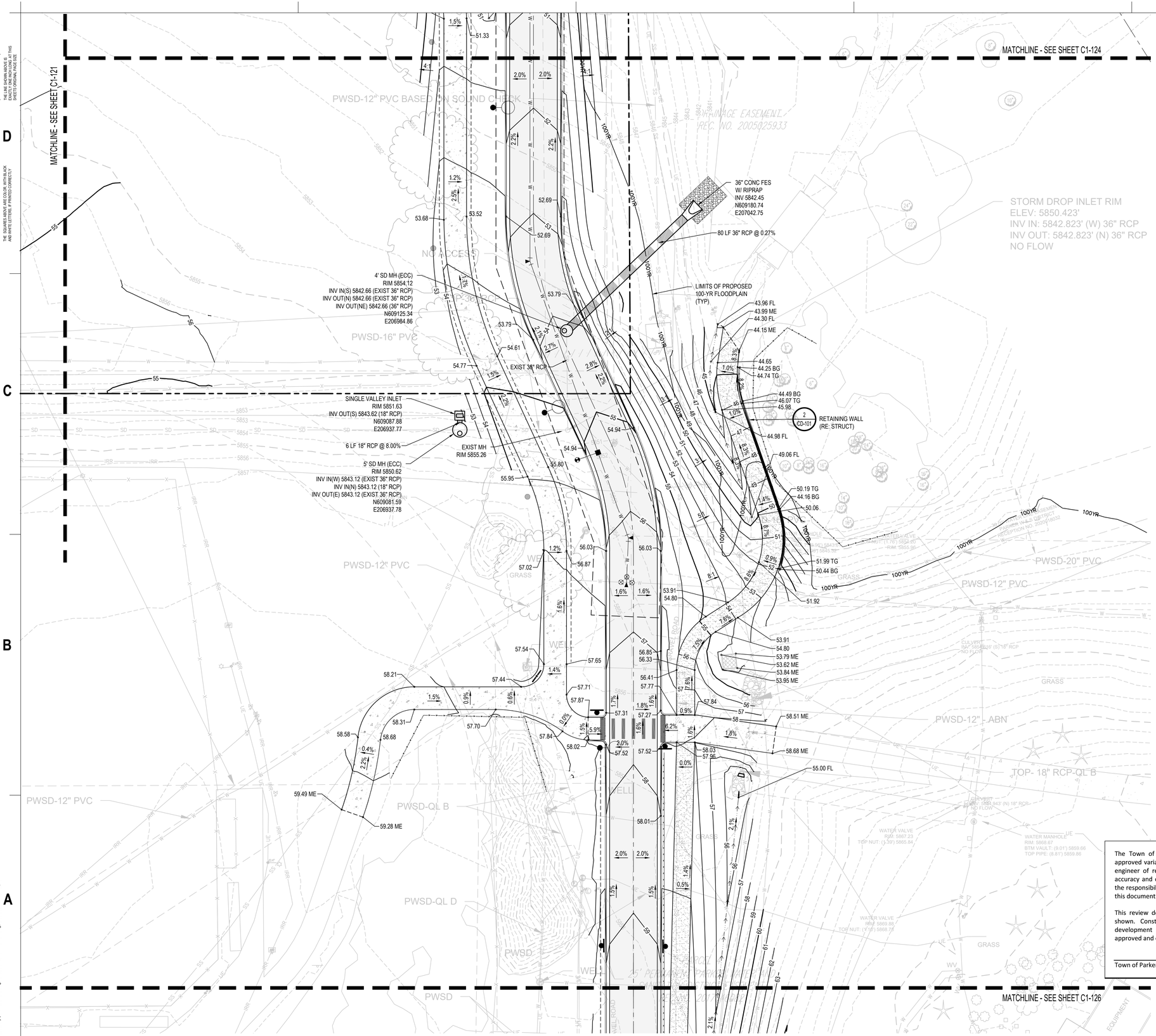

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SCALE IN FEET
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
SCOTT F. GRAHAM
38352
8/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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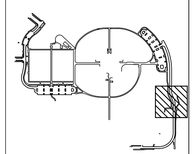

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PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-125

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MATCHLINE - SEE SHEET C1-125

MATCHLINE - SEE SHEET C1-127

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EXIST PWSD FILTRATION FACILITY

57.72 FL

59.36 FL

65.96 BG

66.95 TG

66.95 TG

65.46 BG

WALL (RE: LSCAPE)

66.95 TG

66.45 BG

59.95 FL

60.37 FL

CATCH/SPILL TRANSITION (TYP)

CURB CUT

5
CD-301

54.51 ME
54.63 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

58.45
58.42
58.25 FL
58.76

59.02
59.07
59.19
59.23

60.14
60.18
60.22

61.58
62.12
61.59

61.76 HP
62.05 HP
61.76 HP

61.89
61.86
61.69

62.30
62.39
62.56
62.64
62.48

63.06
63.06
63.15 ME
63.32 ME
63.27 ME

PWSD TEMPORARY POWER

PWSD-16" PVC

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

PWSD-12" DI

PWSD-8" DI

PWSD-16" DI

PWSD-12" ABN

18" FES
INV 5860.37

18" FES
INV 5861.26

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

TYPE R INLET
GR 5861.04
INV 5853.44 (18" RCP)

GRAVEL ROAD

BRICK BUILDING

EQUIPMENT

67.55 FF

62.25 FF

67.59 FF

WELL

GRASS

EASEMENT BOOK 1 PAGE 1 BOOK 1 PAGE 1

AGREEMENT DISTRICT

100 YR

20 0 20 40
SCALE IN FEET

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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GATES
45362
6/18/2025
PROFESSIONAL ENGINEER

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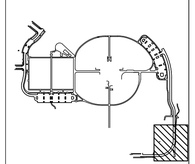

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-126

CONTRACT DOCUMENTS

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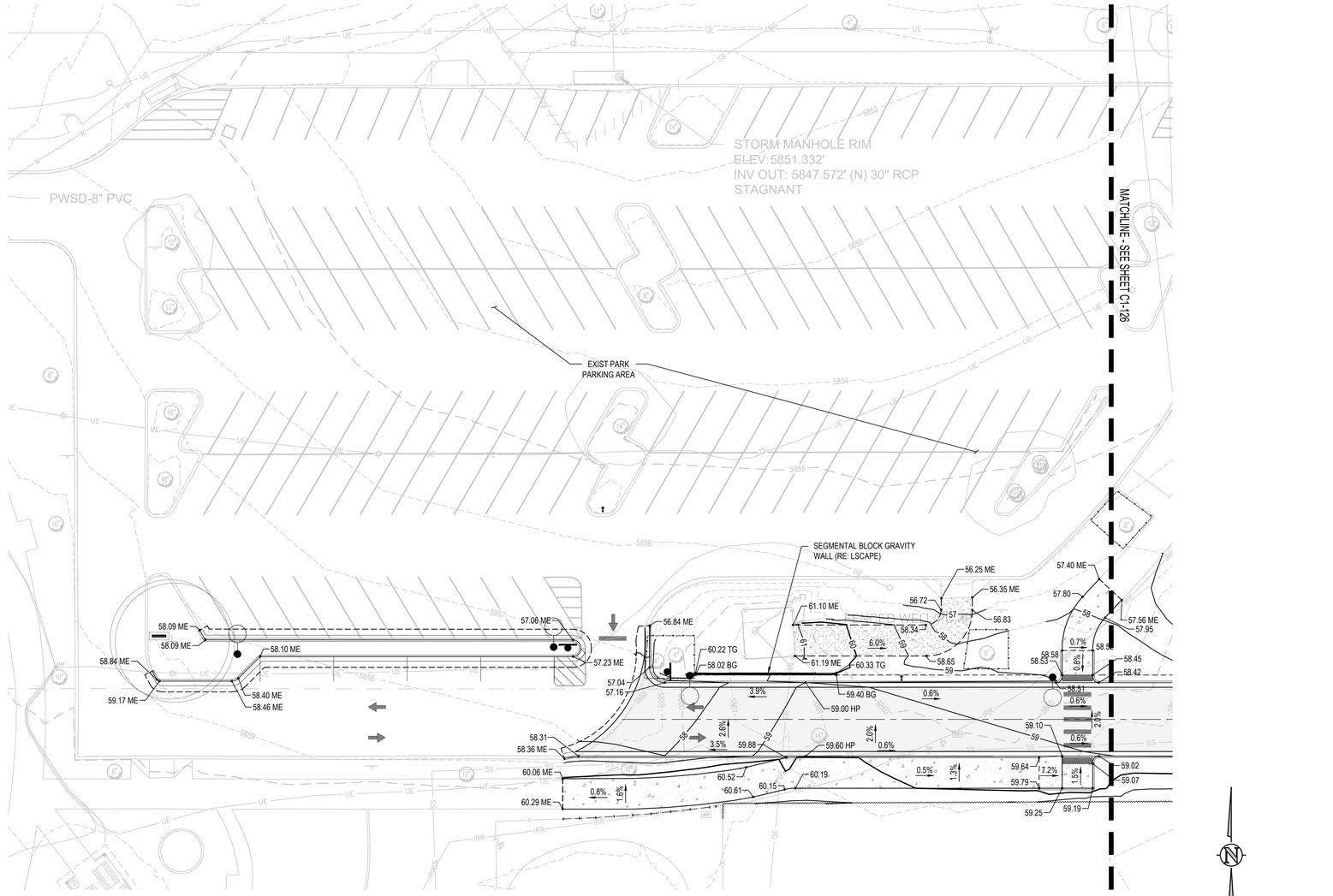

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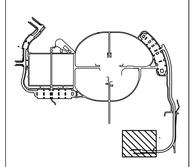
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER — CODY F. GRAY — 45362 — 6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-127

CONTRACT DOCUMENTS

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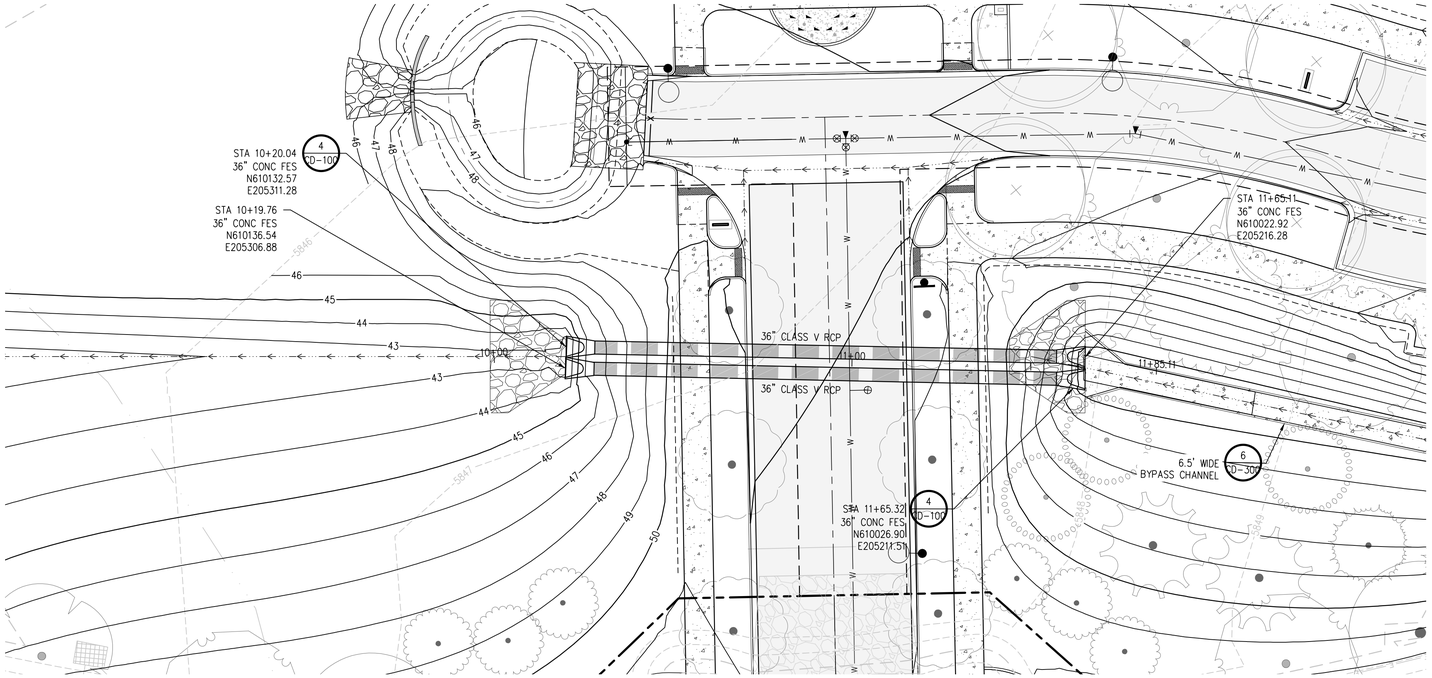
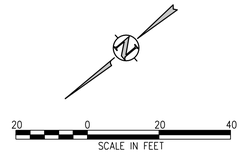


STORM BYPASS 2 PLAN
SCALE: 1" = 20'



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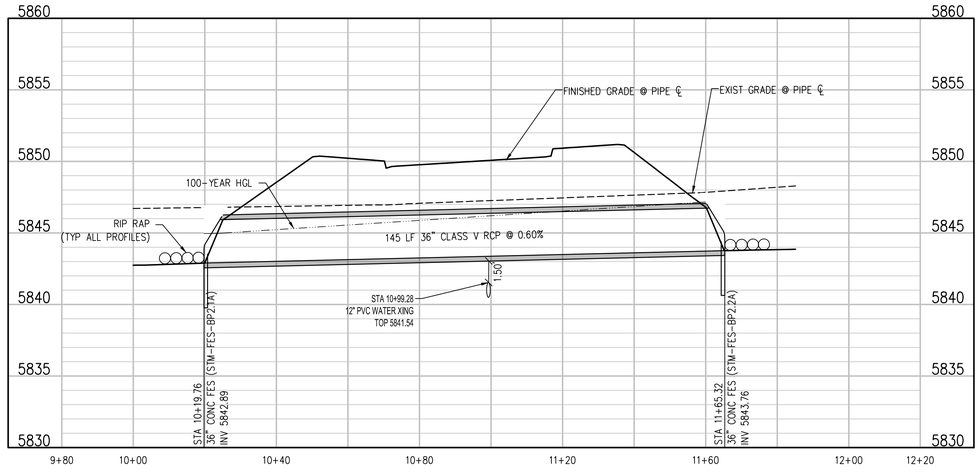

STORM BYPASS 2 PROFILE
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1"=5' VERT

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SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
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CODY F. GRATTON
45363
07/18/2025
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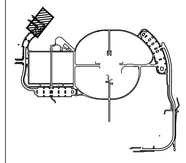

Drawing
PHASE 1 STORM PLAN & PROFILE

C1-150

CONTRACT DOCUMENTS

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C M Y K

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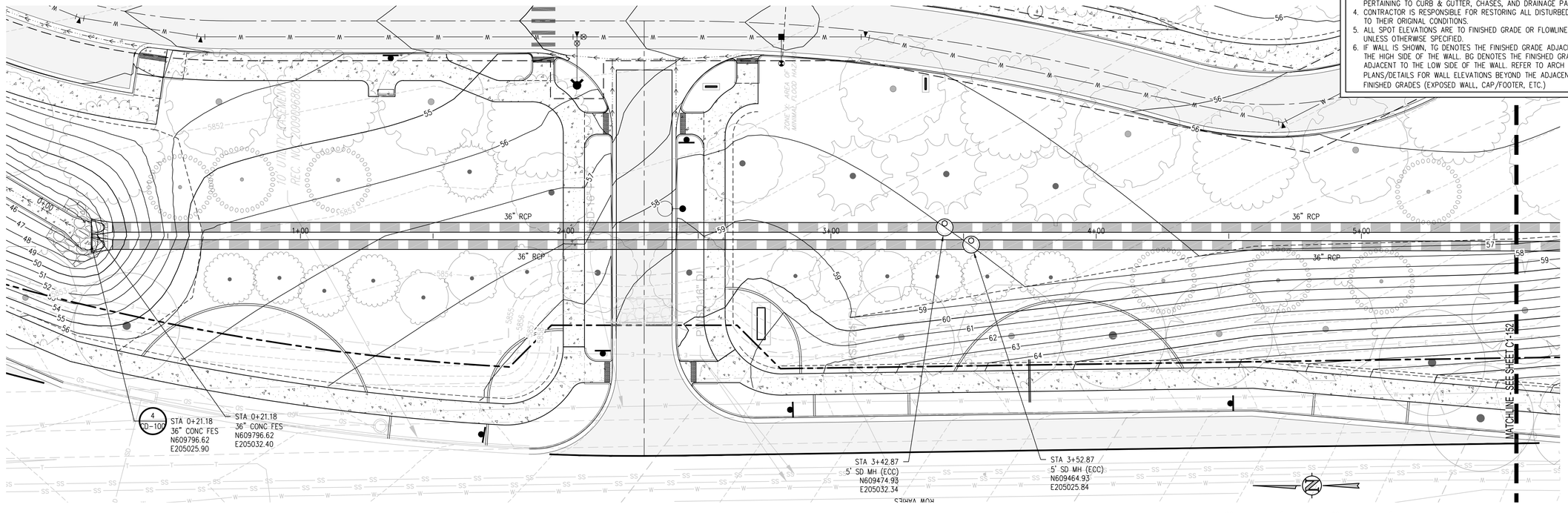
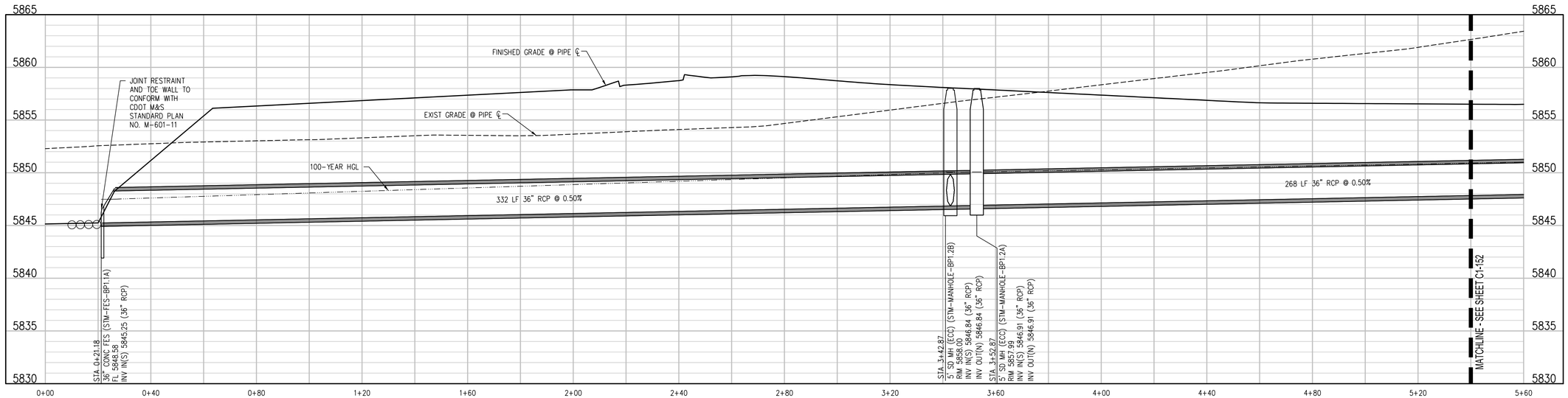


STORM BYPASS PLAN
SCALE: 1" = 20'

SCALE IN FEET



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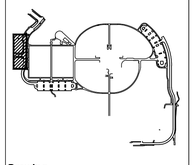

Drawing
PHASE 1 STORM PLAN & PROFILE

C1-151

CONTRACT DOCUMENTS

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1 2 3 4 5

A B C D

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

MATCHLINE - SEE SHEET C1-151

PARCEL 2
25' PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT
REC NO. 2017P082

PWSD 25' PSDE

36" RCP

7+00

8+00

9+00

10+00

45"X29" HERCP

N609129.88
E205301.81

N609129.63
E205395.31

STA 10+36.47
6' SD MH (ECC)
N609133.24
E205437.78

FLOW FILL ENCASEMENT AT LIGHT POLES. 5' TO EACH SIDE OF LIGHT. LIGHT POLES TO BE INSTALLED PRIOR TO STORM PIPES (RE: ELECT).

STA 10+40.25
6' SD MH (ECC)
N609125.83
E205431.29

STA 6+18.79
5' SD MH (ECC)
N609196.96
E205025.13

STA 6+15.27
5' SD MH (ECC)
N609202.53
E205032.30

STA 8+22.06
6' SD MH (ECC)
N609126.58
E205219.03

STA 8+27.98
6' SD MH (ECC)
N609133.61
E205226.35

STA 10+67.42
42" CONC FES
N609098.87
E205434.67

4
CD-100

STA 10+68.97
42" CONC FES
N609098.87
E205441.20

20 0 20 40
SCALE IN FEET

STORM BYPASS PLAN

SCALE: 1" = 20'

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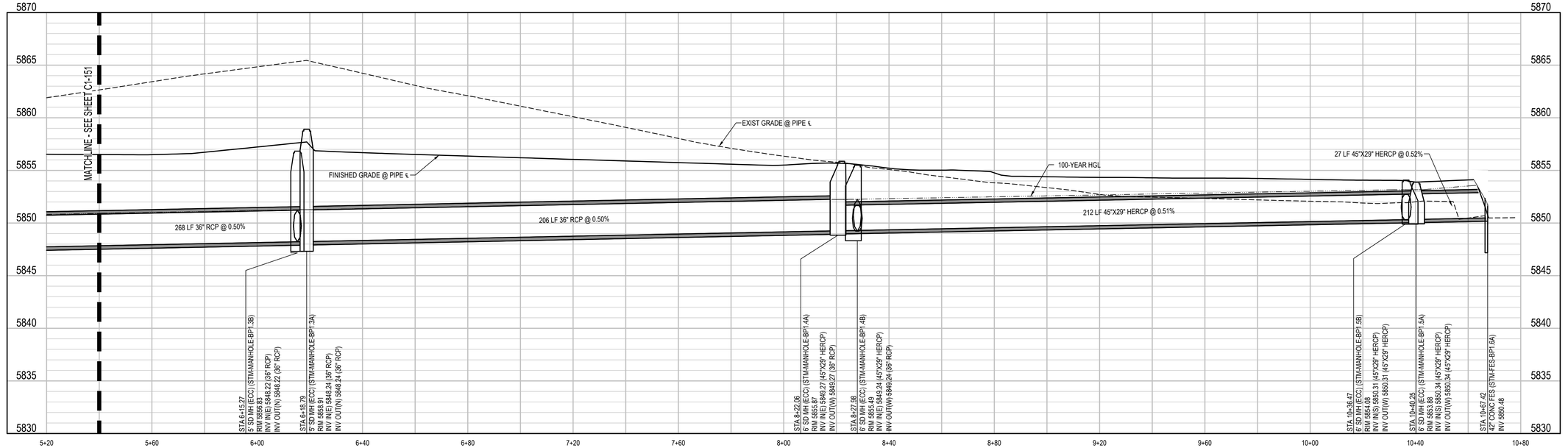

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6/18/2025
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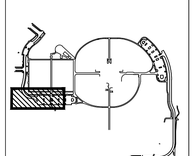

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-152

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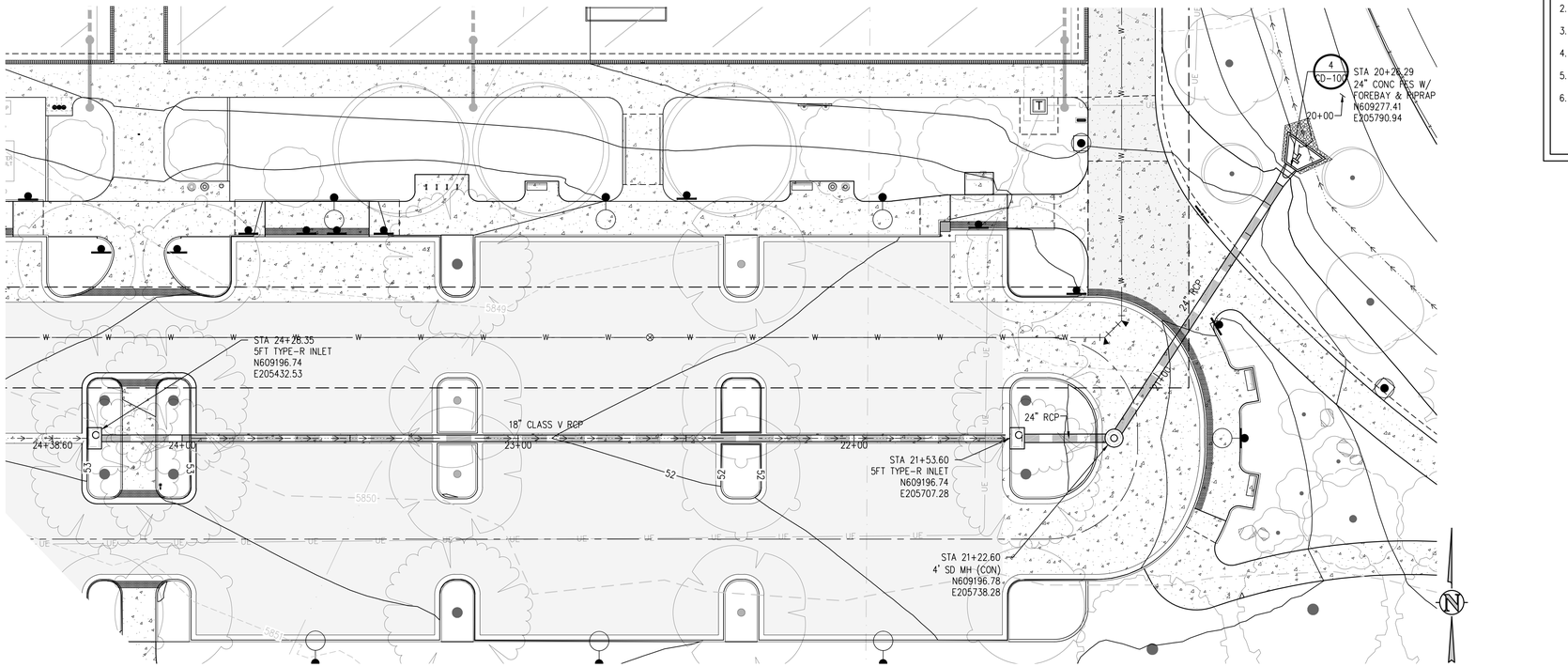
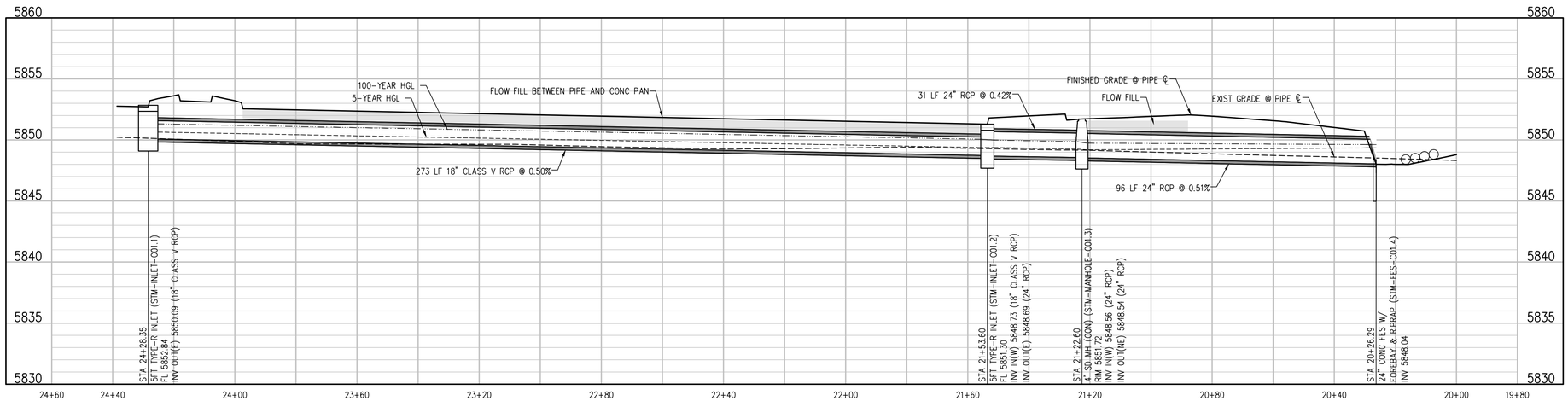


STORM LINE C01 PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



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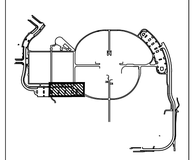

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-153

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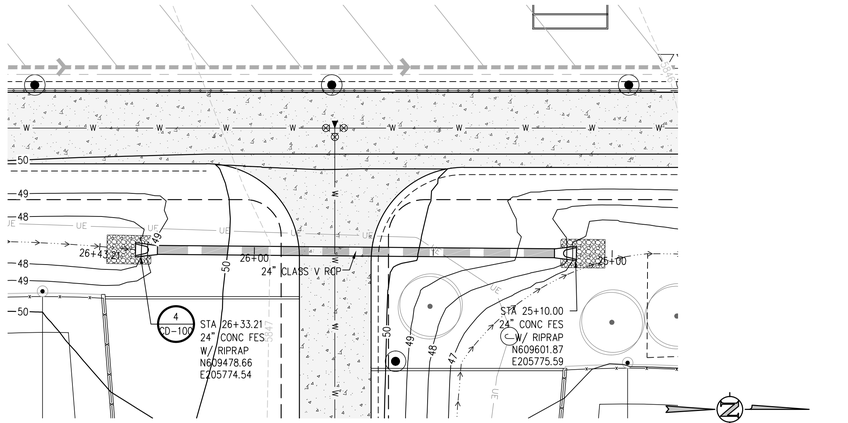
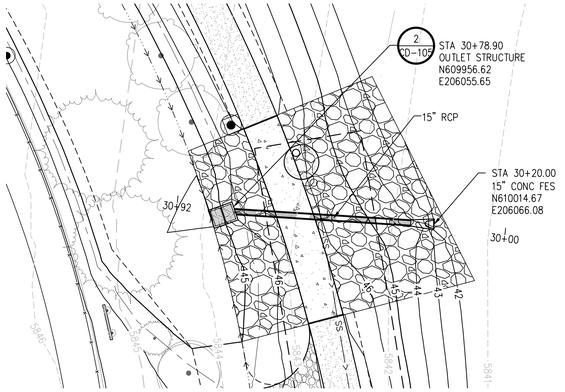
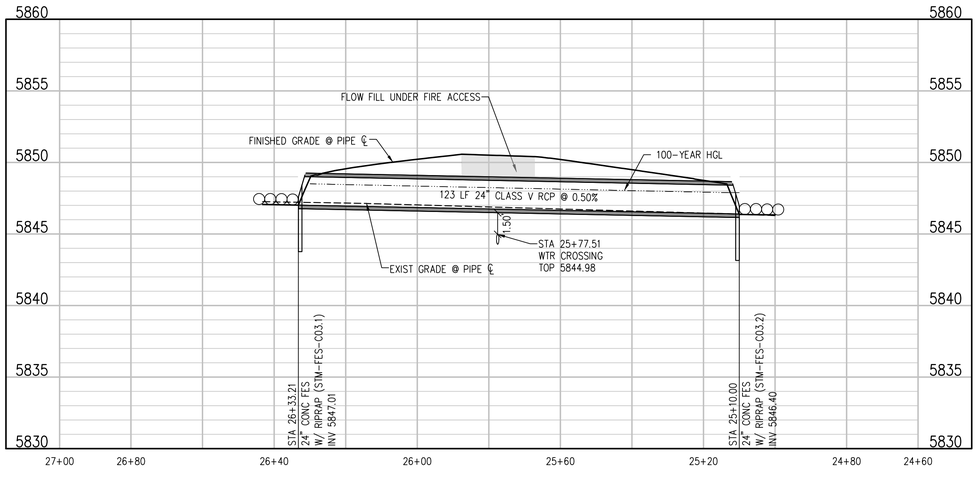


STORM LINE C03 PLAN
SCALE: 1" = 20'



STORM LINE C04 PLAN
SCALE: 1" = 20'

SCALE IN FEET



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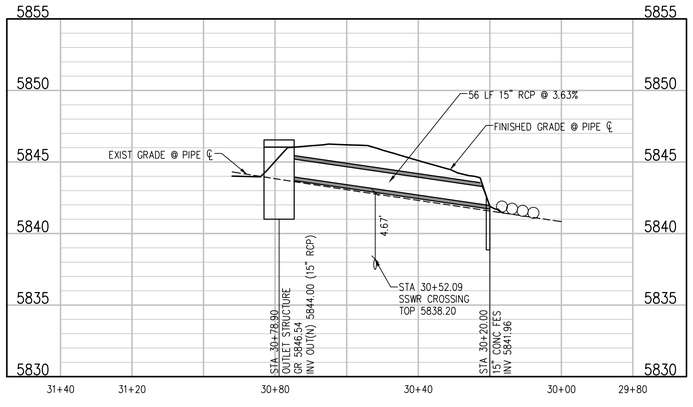

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

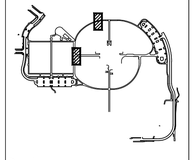
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRANTHAM
48363
07/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-154

CONTRACT DOCUMENTS

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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.
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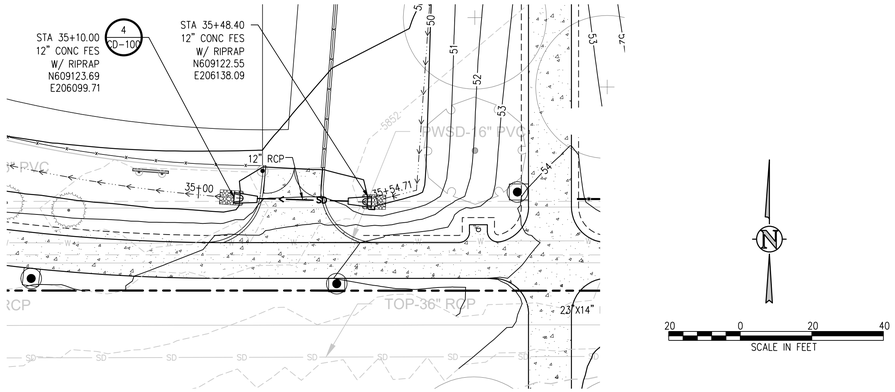
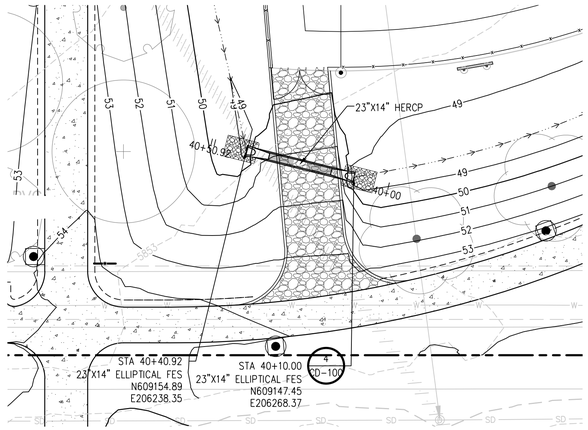
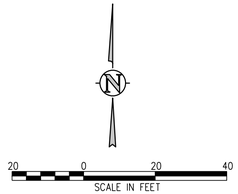
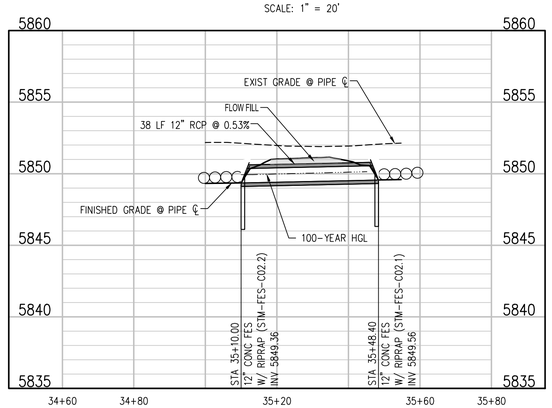


STORM LINE C02 PLAN
SCALE: 1" = 20'

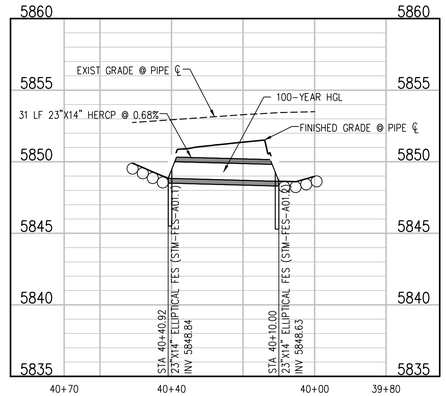


STORM LINE A01 PLAN
SCALE: 1" = 20'





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



STORM LINE A01 PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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Town of Parker, Director of Engineering 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
p. 303.444.1951

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

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

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
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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

COLORADO REGISTERED
TROY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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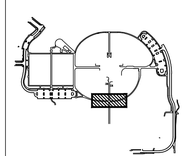

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-155

CONTRACT DOCUMENTS

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

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TONES, APPROPRIATELY

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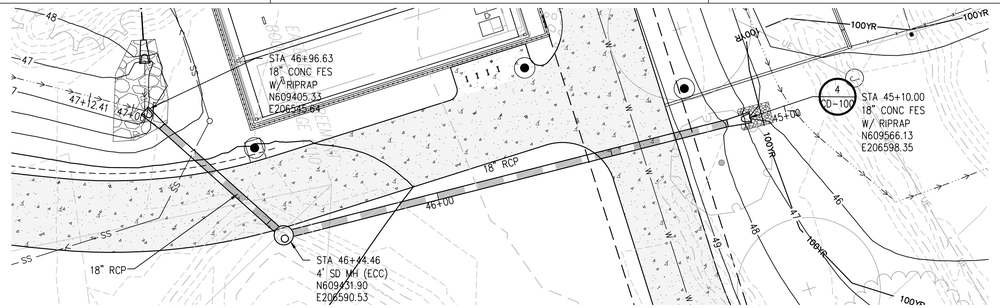
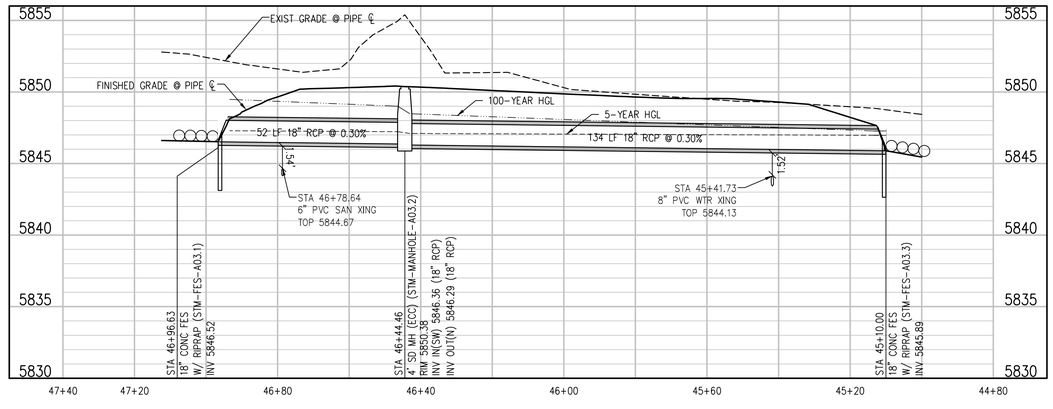
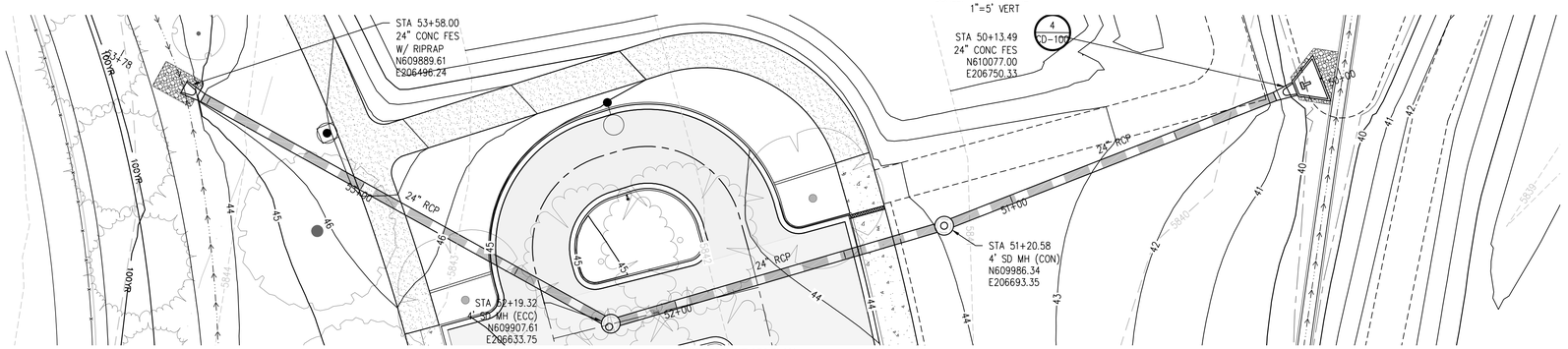


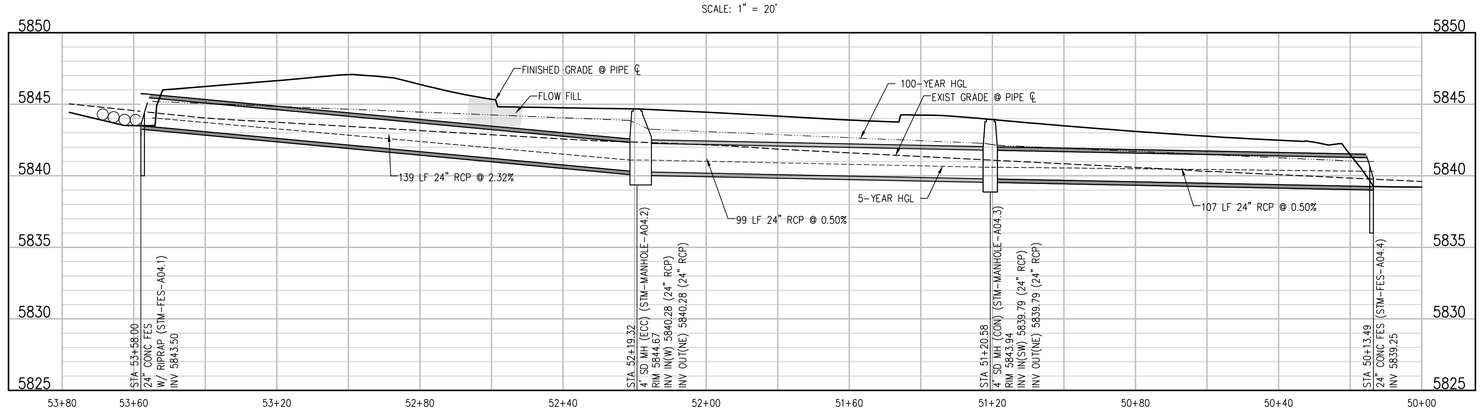
STORM LINE A03 PLAN
SCALE: 1" = 20'



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

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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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Wheat Ridge, CO 80215
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

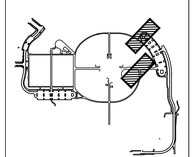
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
COREY F. GRATTAN
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-156

CONTRACT DOCUMENTS

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THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON ANSI D SHEETS ORIGINAL PAGE SIZE

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

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THE LINE SHOWN ABOVE IS 1 INCH WHEN PRINTED ON 24"x36" SHEETS ORIGINAL PAGE SIZE

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

C M Y K

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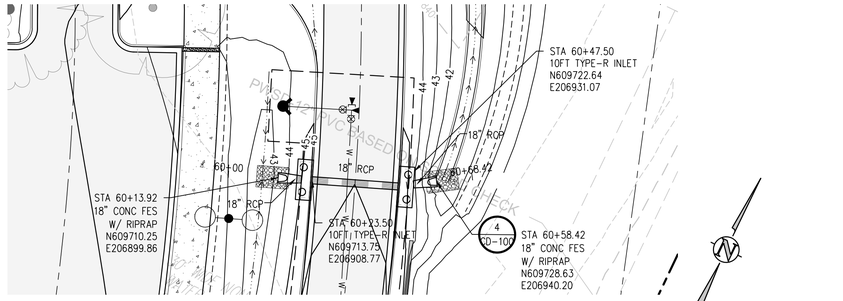
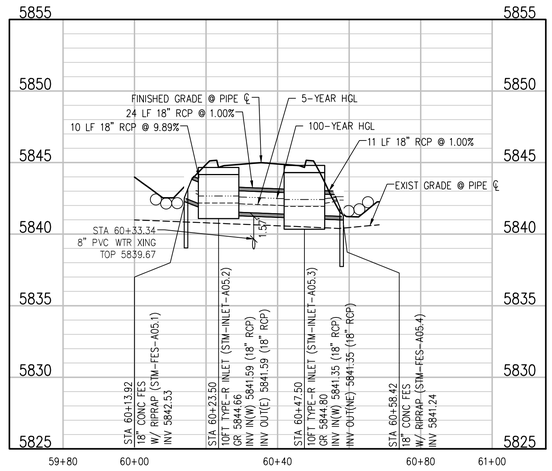


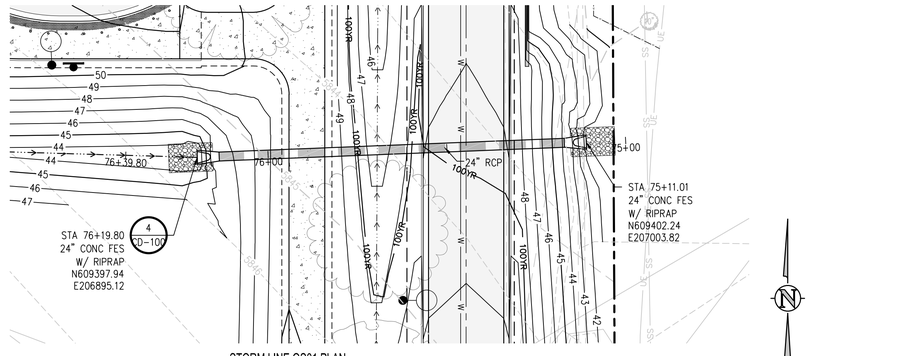
STORM LINE A05 PLAN

SCALE: 1" = 20'



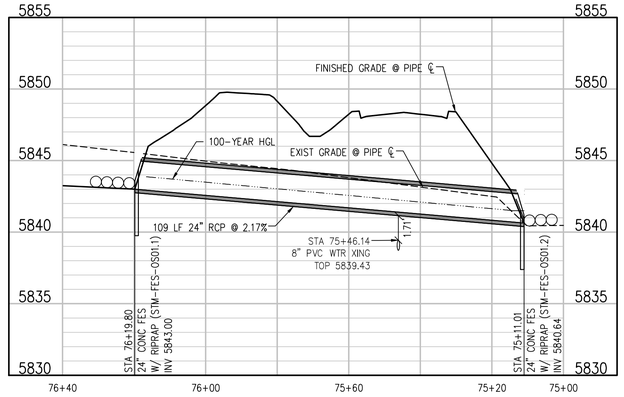
STORM LINE A05 PROFILE

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



STORM LINE OS01 PLAN

SCALE: 1" = 20'



STORM LINE OS01 PROFILE

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1"=5' VERT

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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

COLORADO REGISTERED
CORY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

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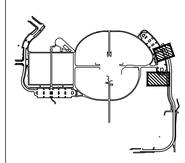

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-157

CONTRACT DOCUMENTS

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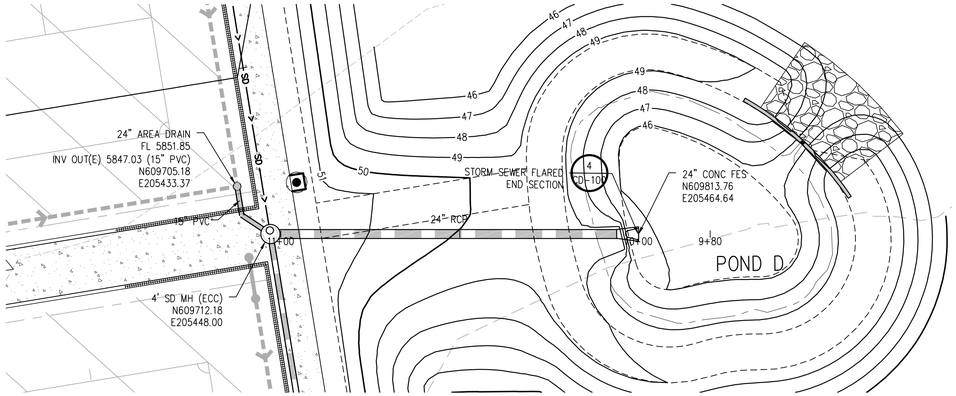
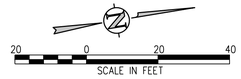
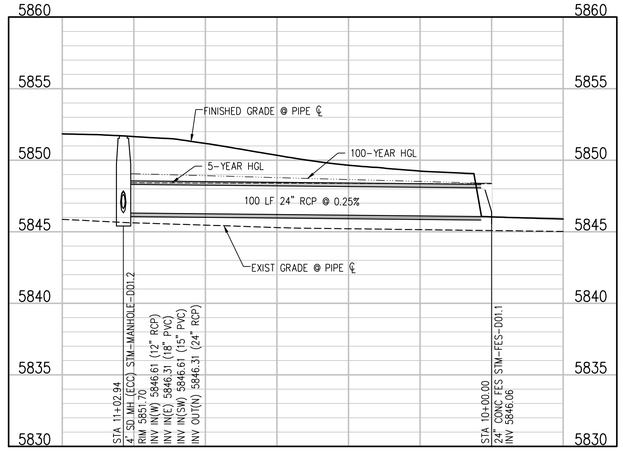
7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.



STORM LINE D01 PLAN
SCALE: 1" = 20'





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

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
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COLORADO REGISTERED COLBY F. GRATTAN 48363 PROFESSIONAL ENGINEER
6/18/2025

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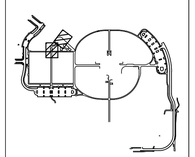

Drawing
PHASE 1 STORM PLAN & PROFILE (ALT)

C1-158

CONTRACT DOCUMENTS

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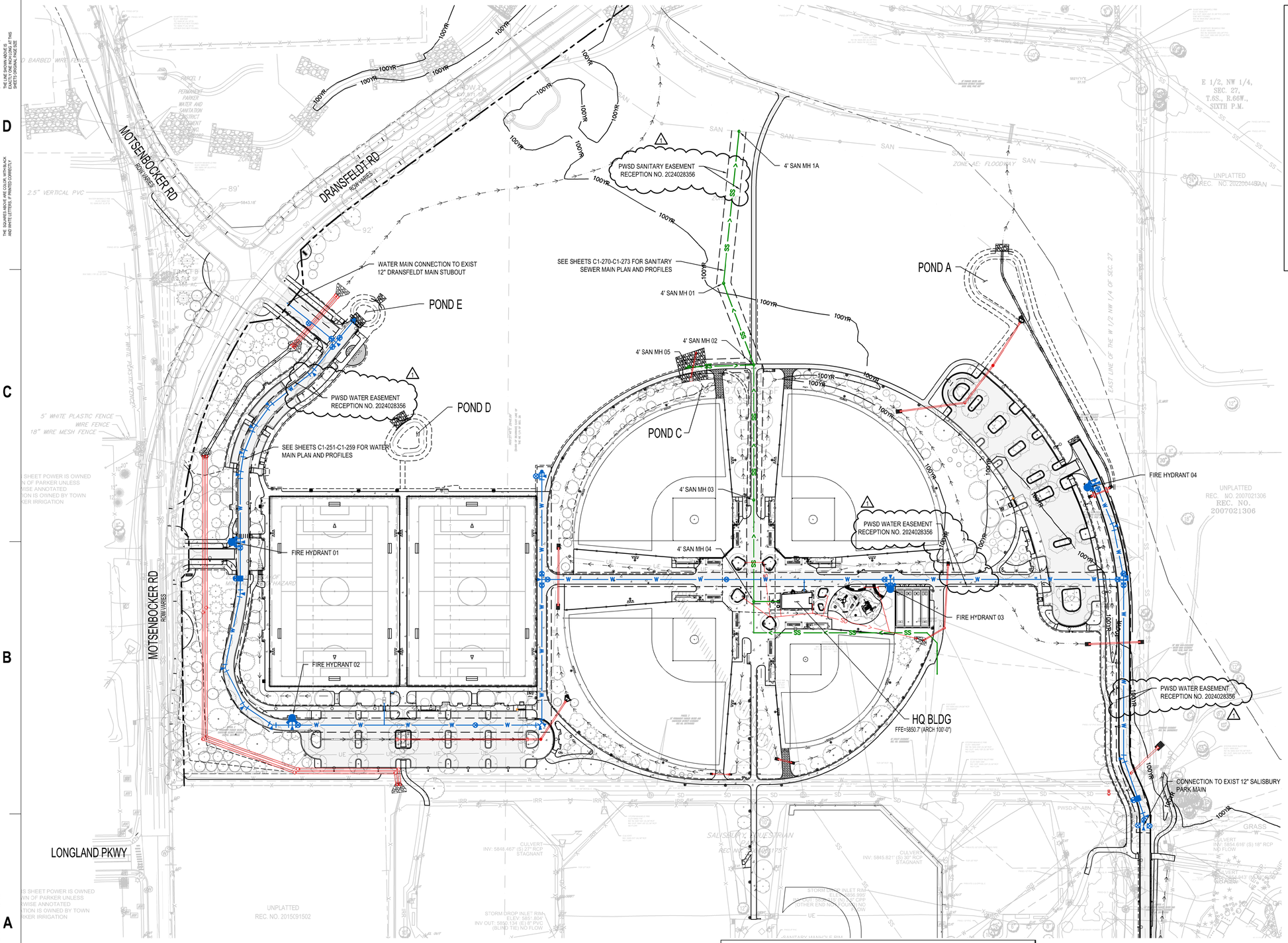
THE SQUARES ABOVE ARE COLOR WHITE/BLACK WHEN PRINTED AT THIS SHEETS ORIGINAL PAGE SIZE



UTILITY NOTES:

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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.
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 "HE 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.

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

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering Date

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

Fire Code Official or Designated Representative Date

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

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

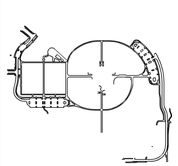
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GARTNER
48362
7/15/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION
1	2025/07/15	ADD-01

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 OVERALL UTILITY PLAN

C1-200

CONTRACT DOCUMENTS

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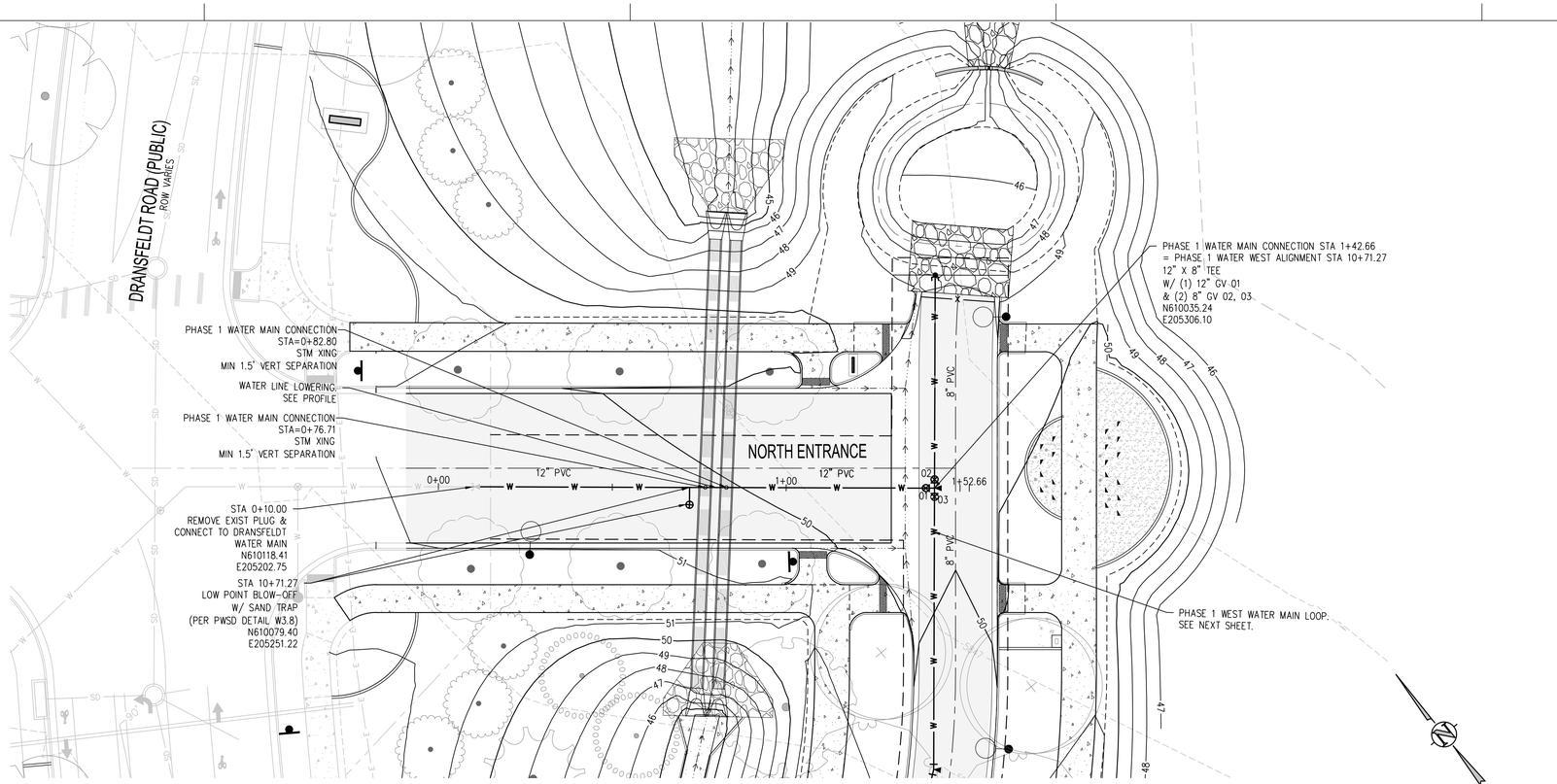
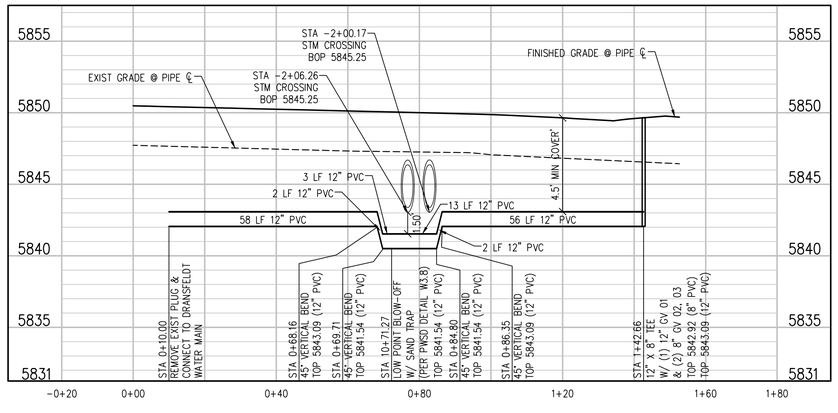


PHASE 1 WATER MAIN CONNECTION PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN CONNECTION PROFILE

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

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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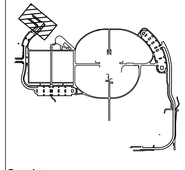

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

CONTRACT DOCUMENTS

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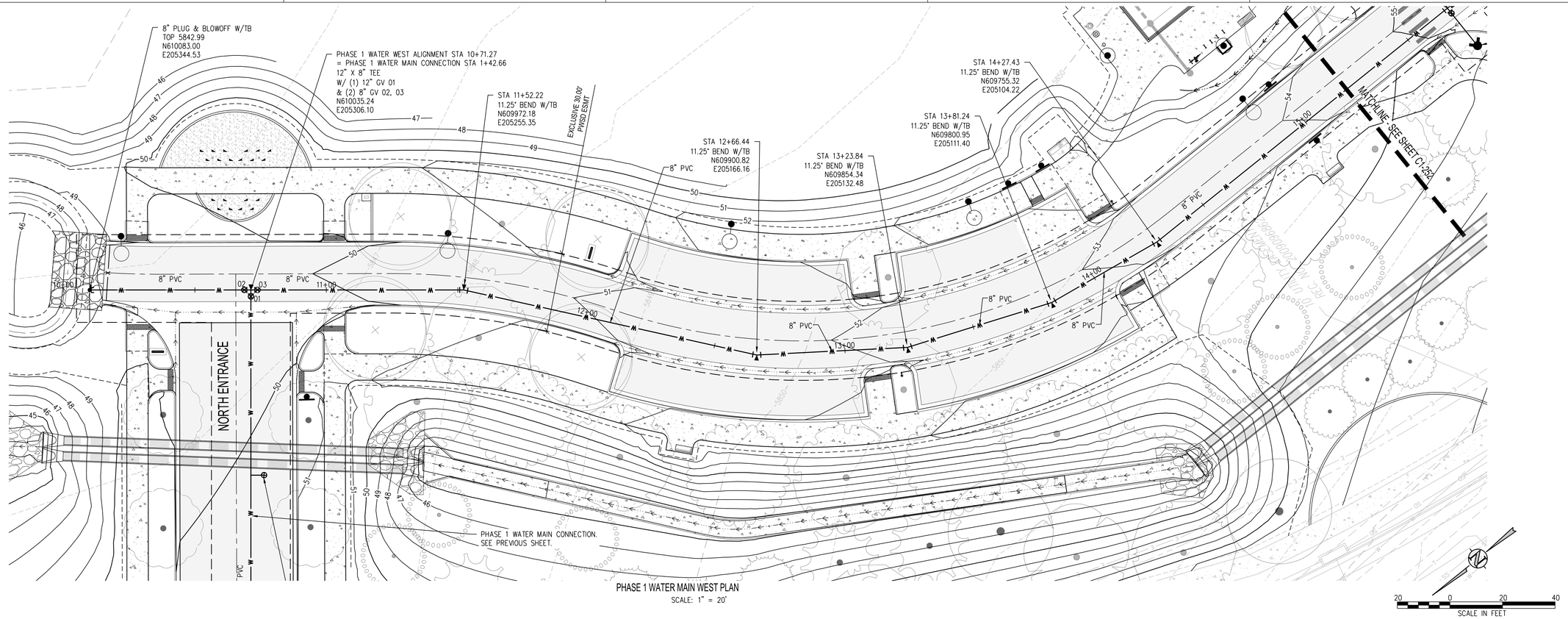
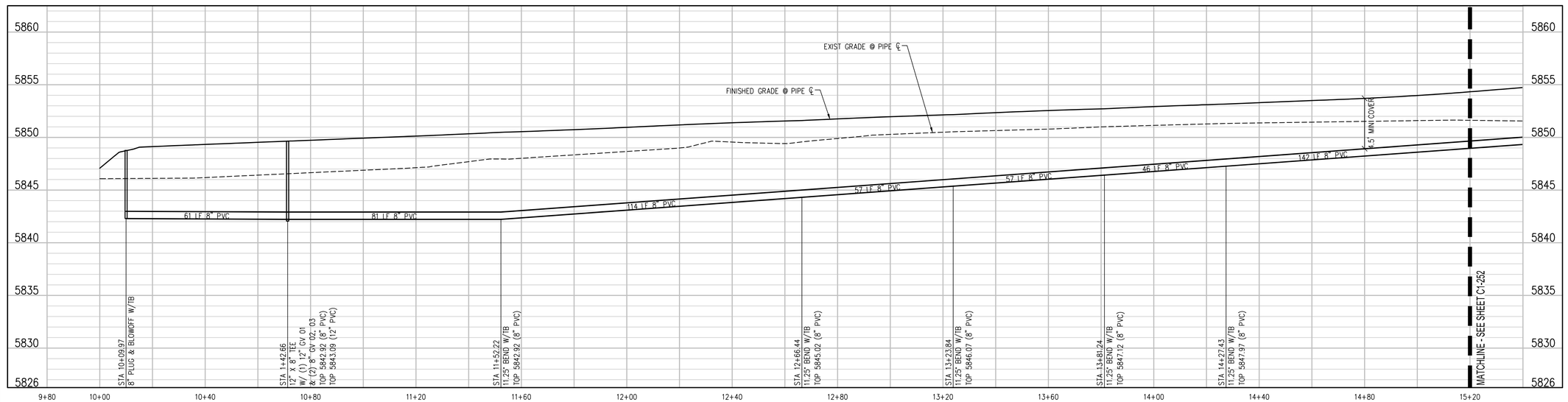


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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

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6/18/2025

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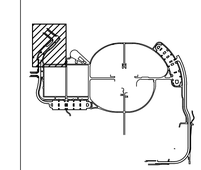

Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-251

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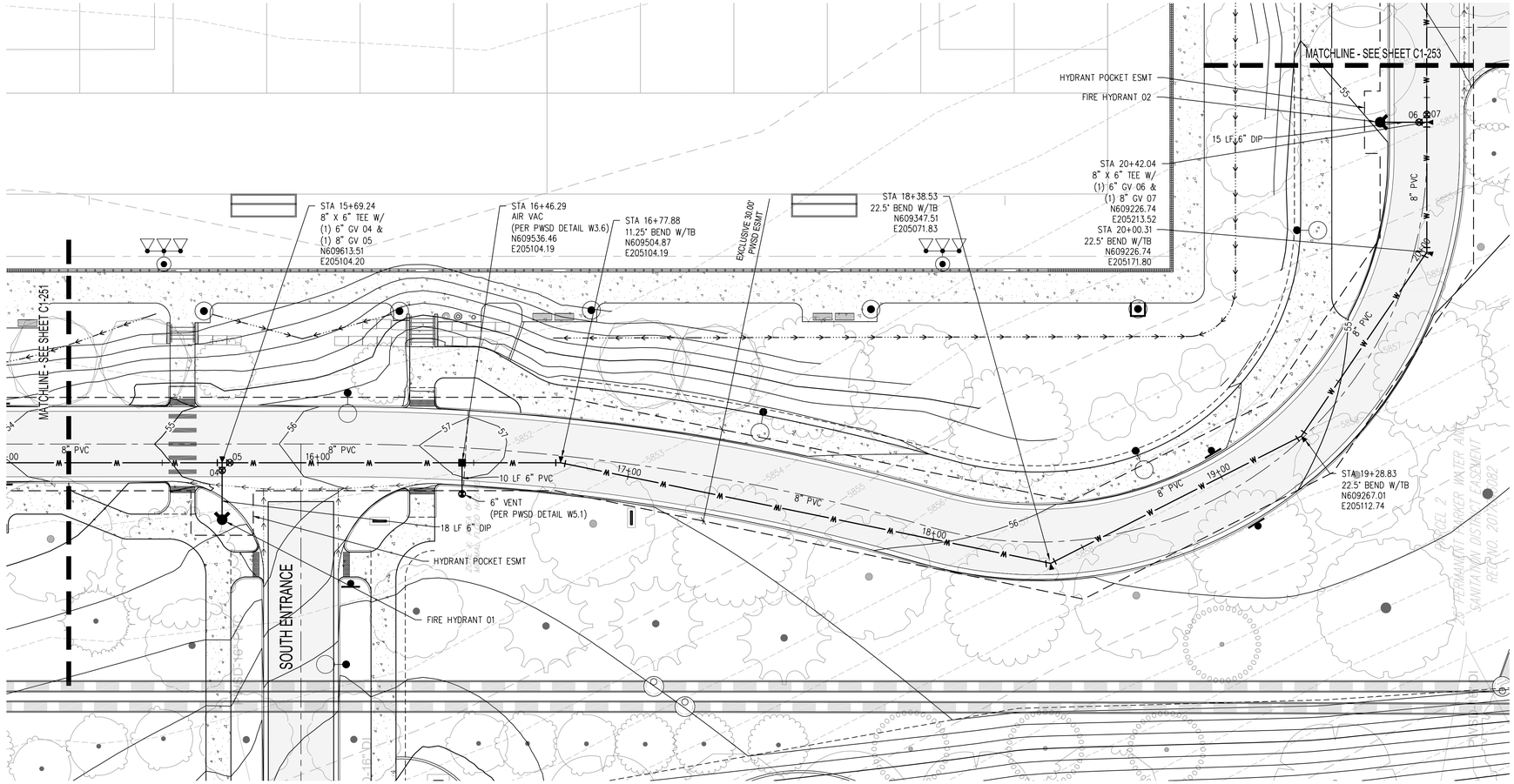
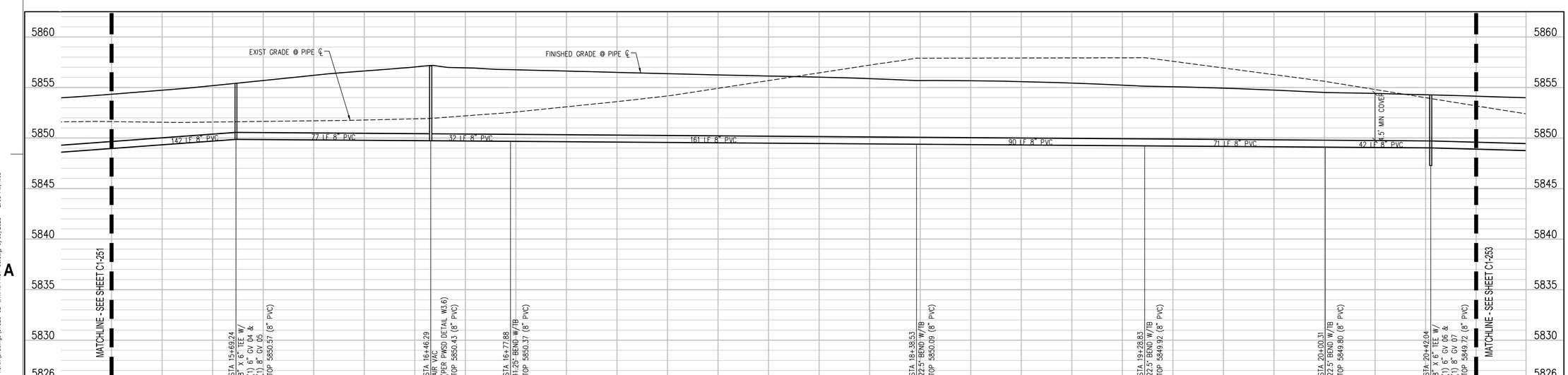


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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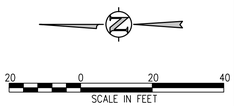

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Town of Parker
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PARKER, CO 80134

ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED
CERTIFICATE
45352
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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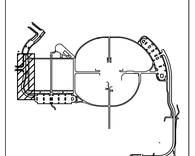
Key Map



Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-252

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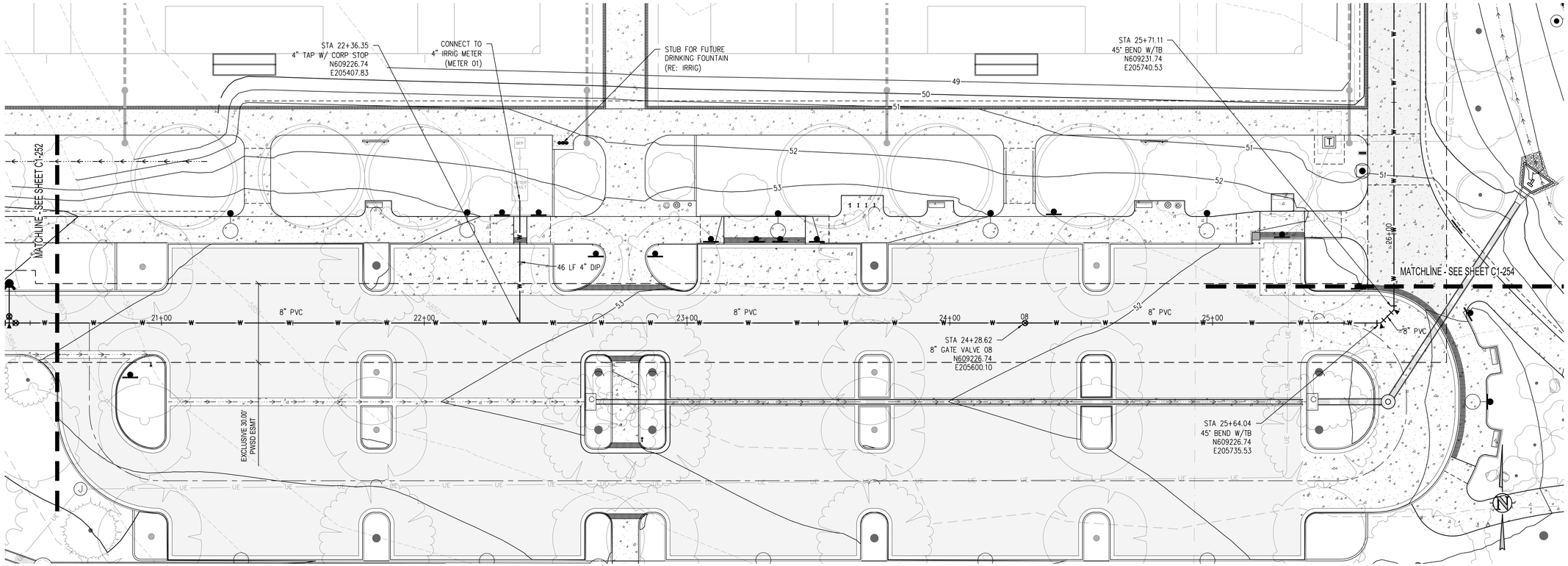
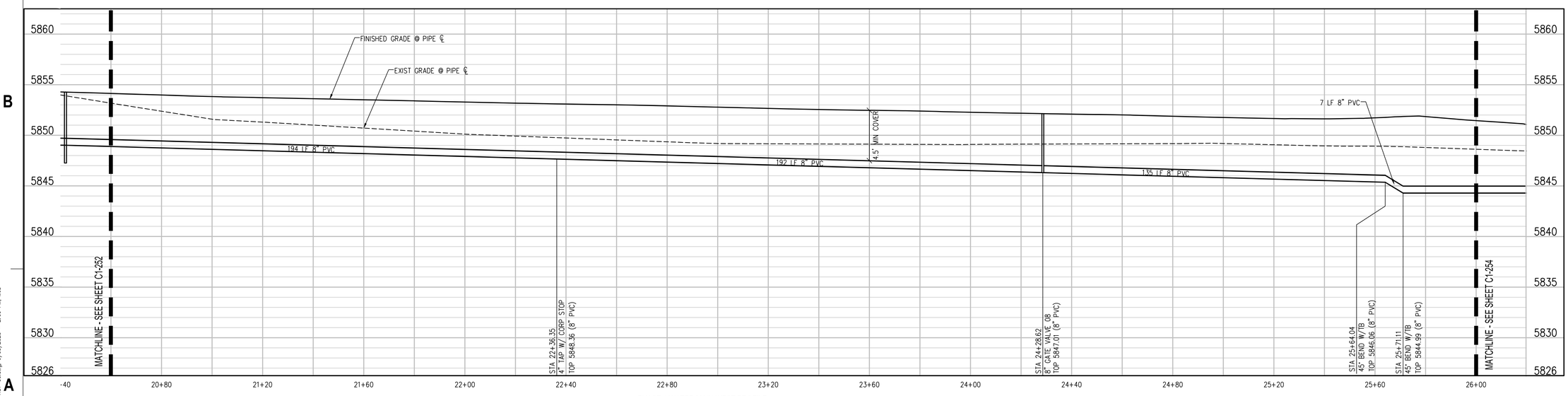


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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Town of Parker
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

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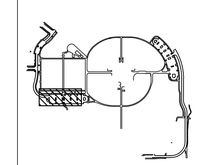

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PHASE 1 WATER MAIN PLAN & PROFILE

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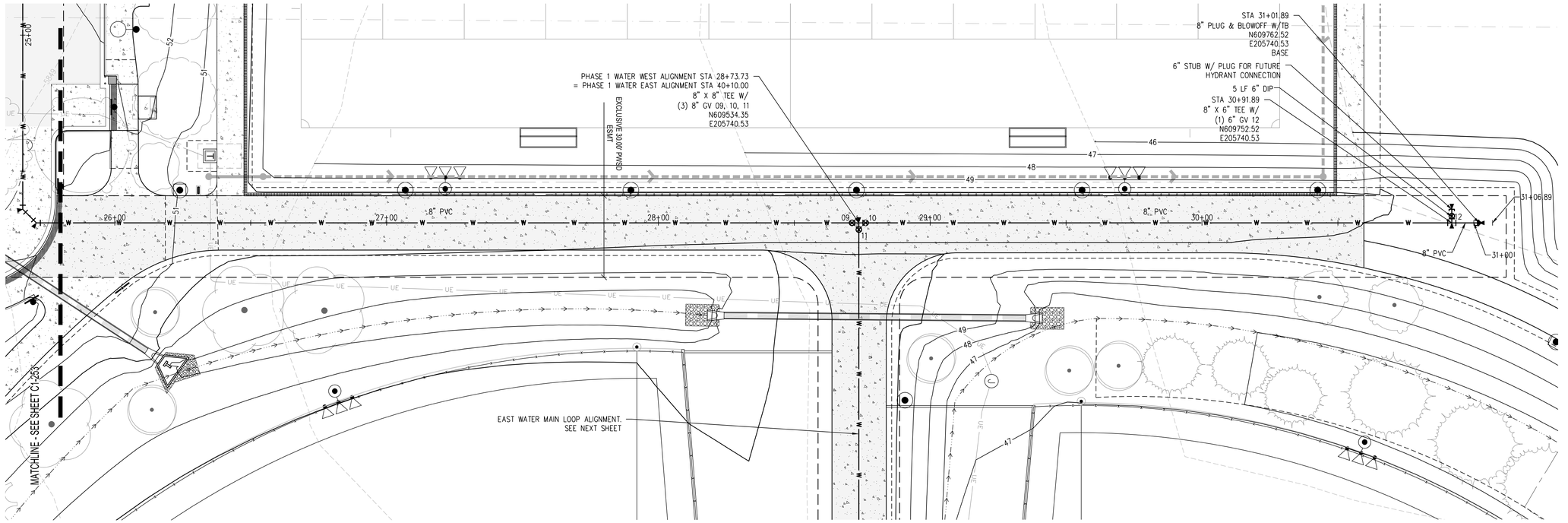
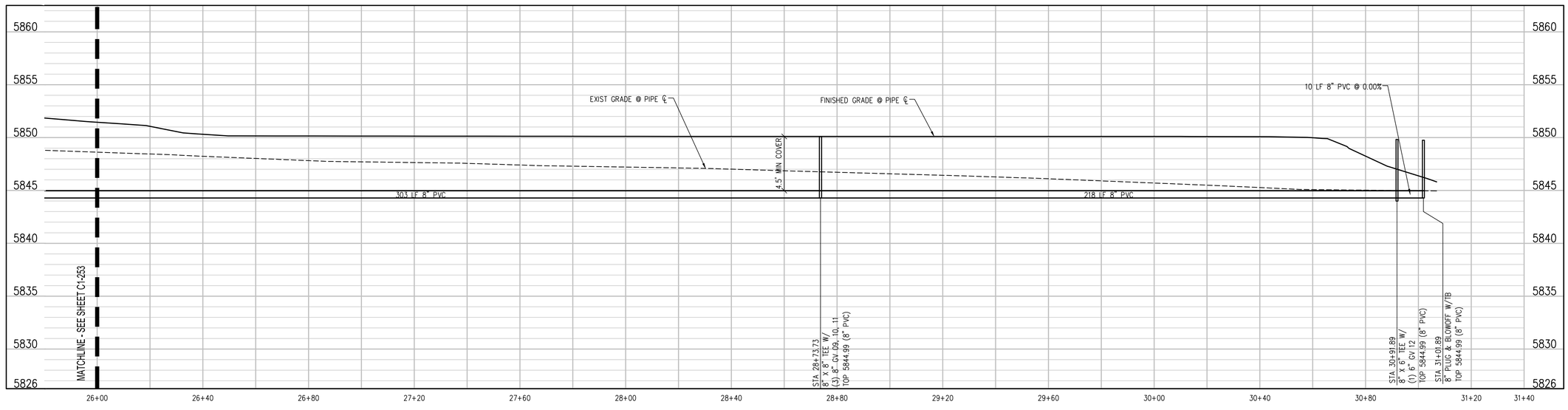


PHASE 1 WATER MAIN WEST PLAN
SCALE: 1" = 20'



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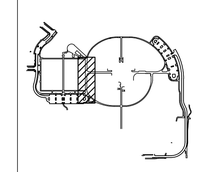

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PHASE 1 WATER MAIN PLAN & PROFILE

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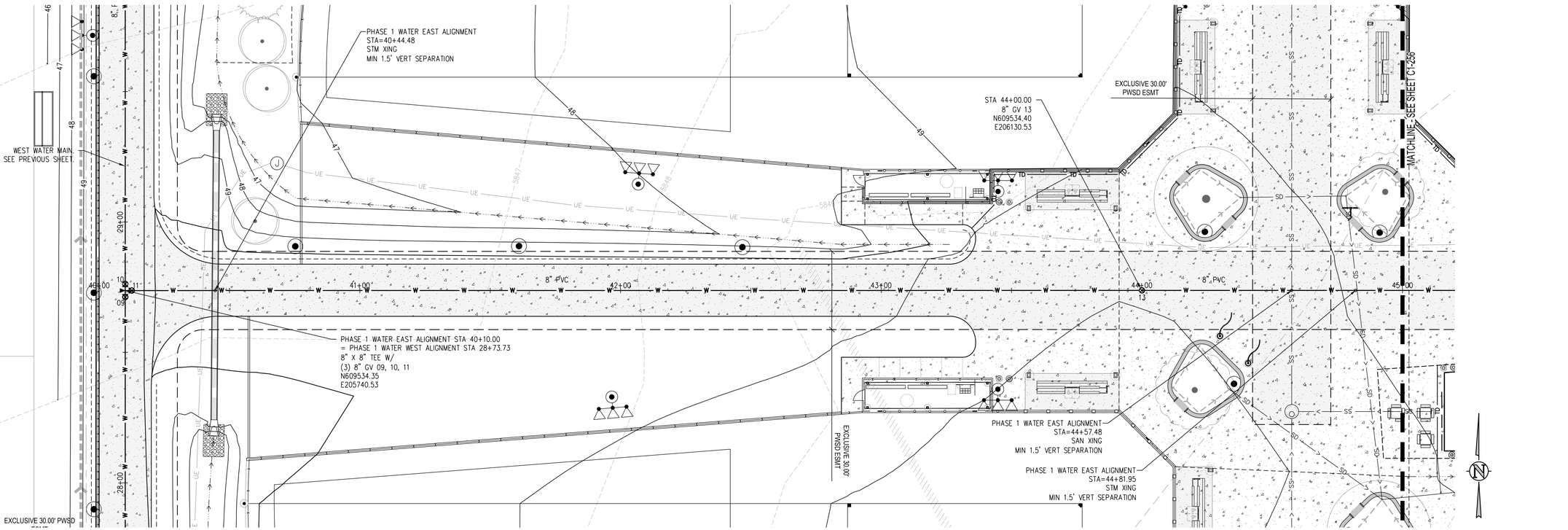
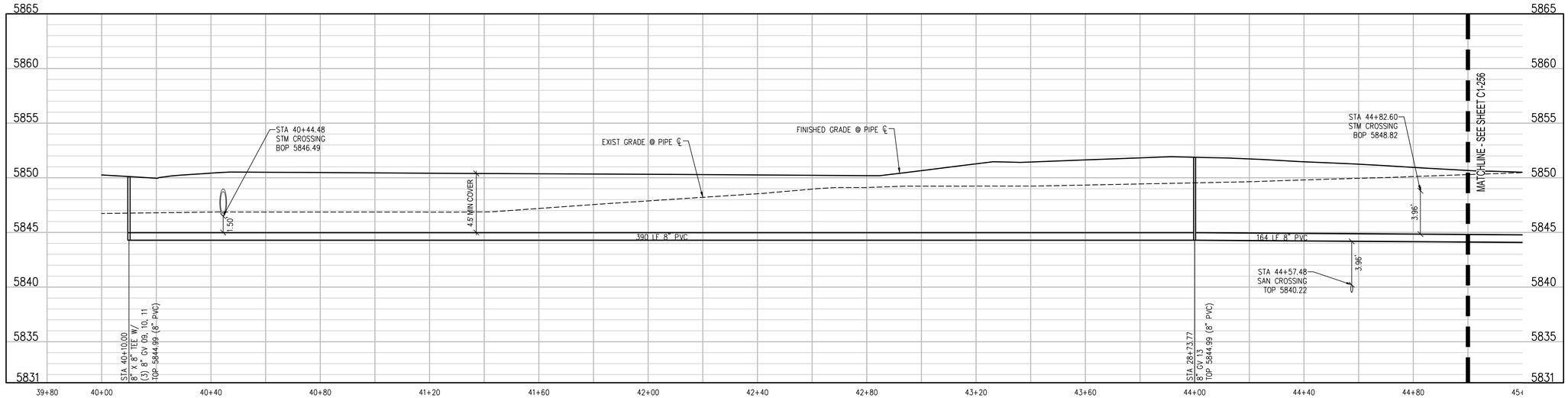


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



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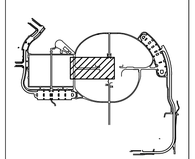
Key Map



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PHASE 1 WATER MAIN PLAN & PROFILE

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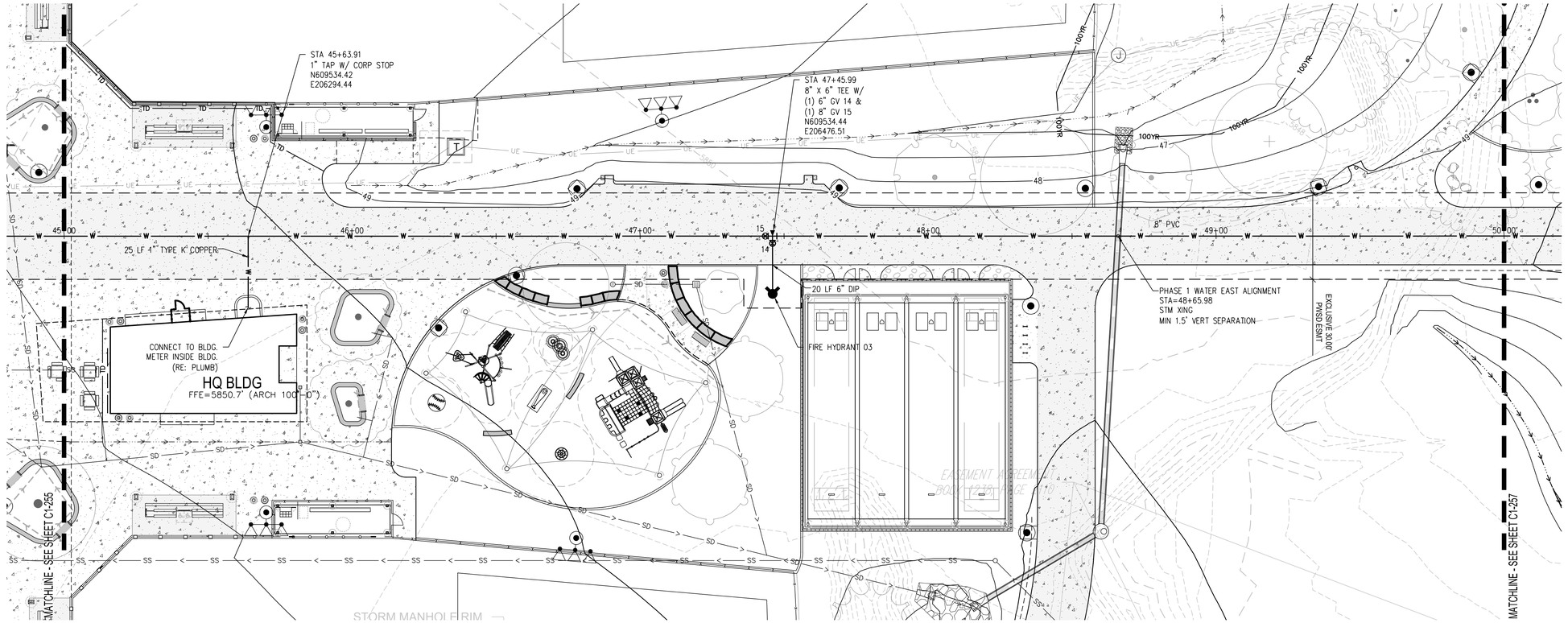
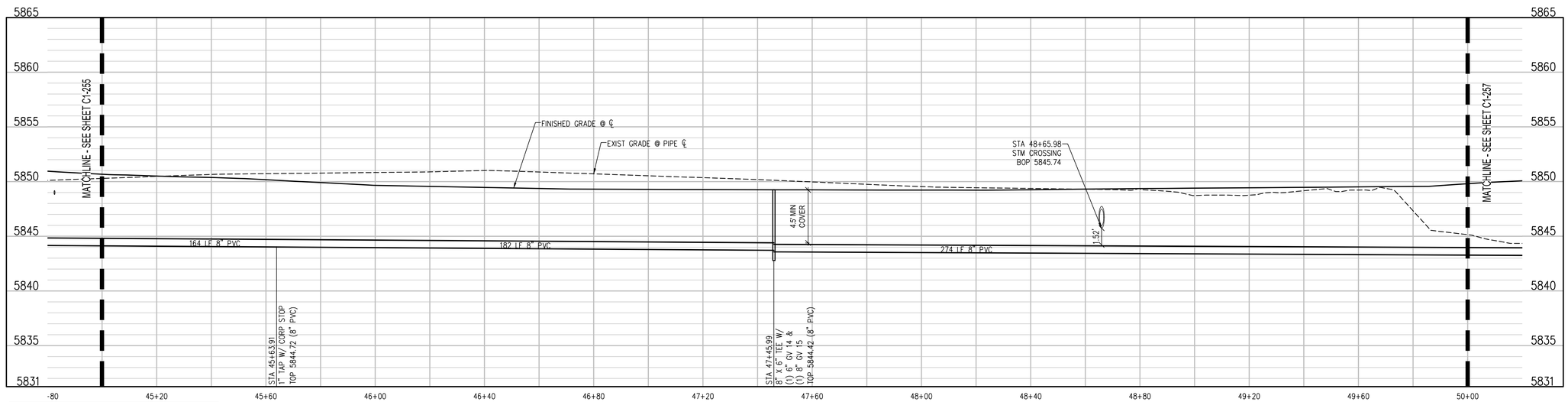


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



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.
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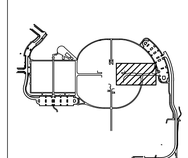
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



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PHASE 1 WATER MAIN PLAN & PROFILE

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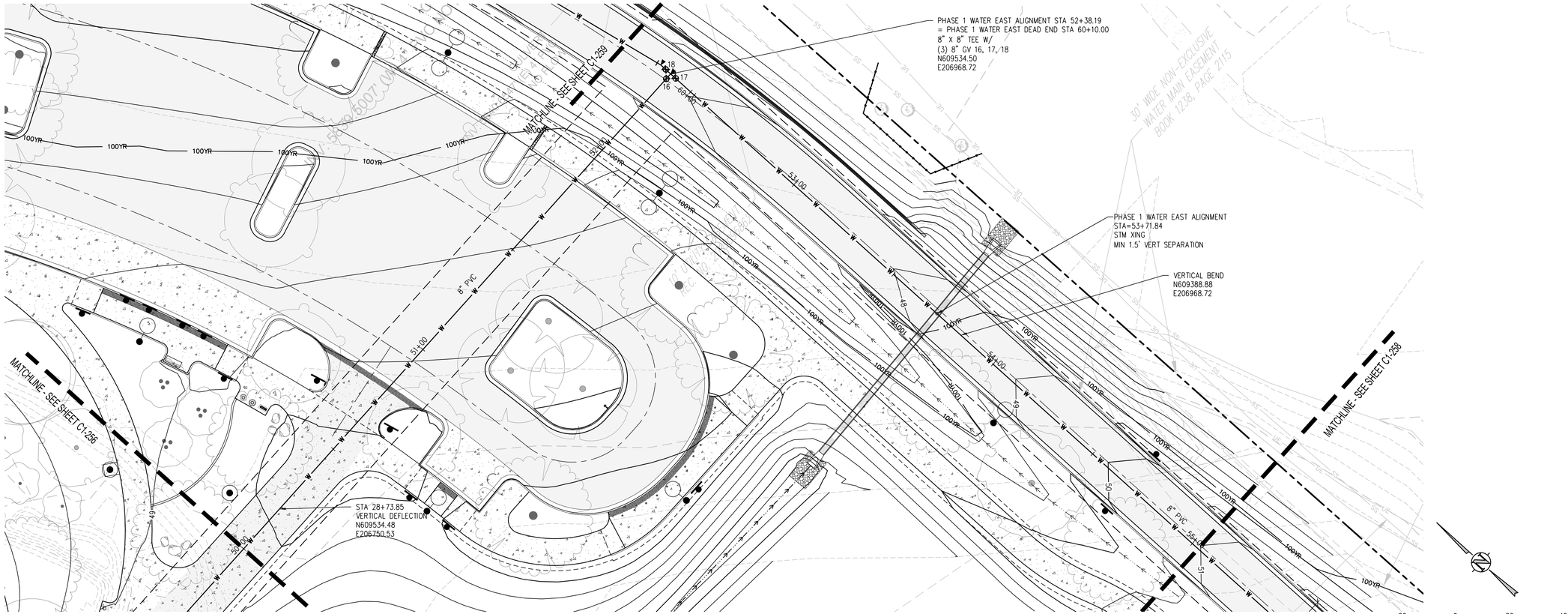
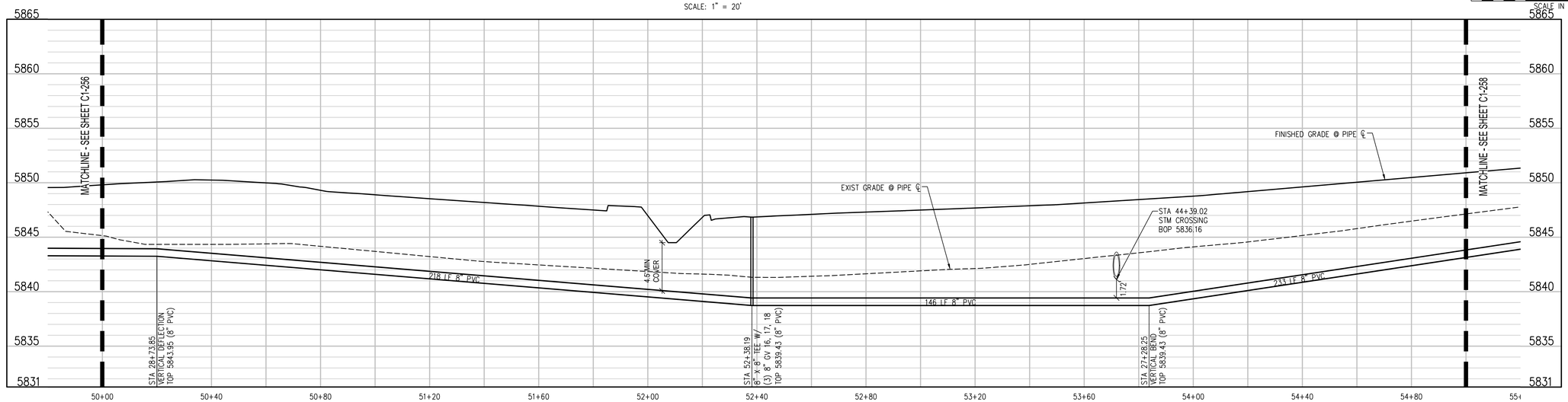


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



PHASE 1 WATER MAIN EAST PROFILE
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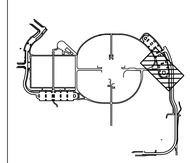

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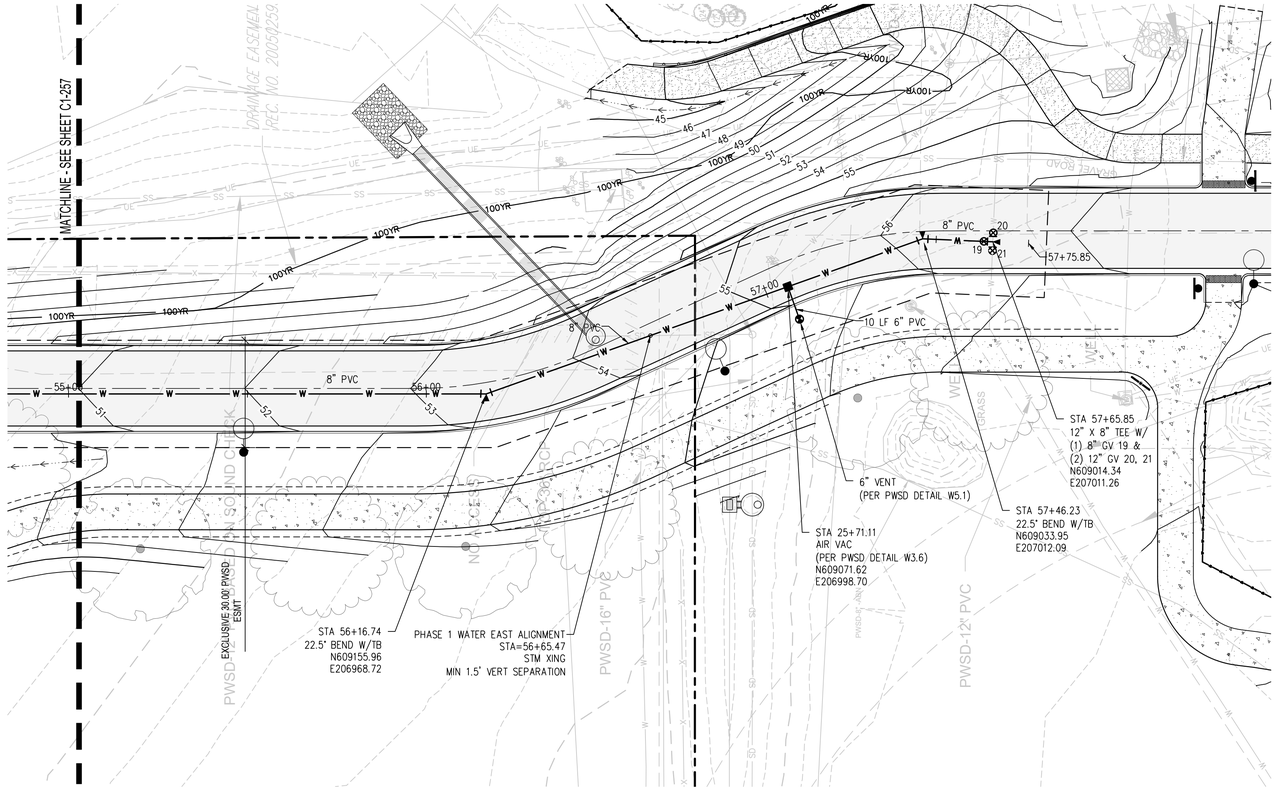
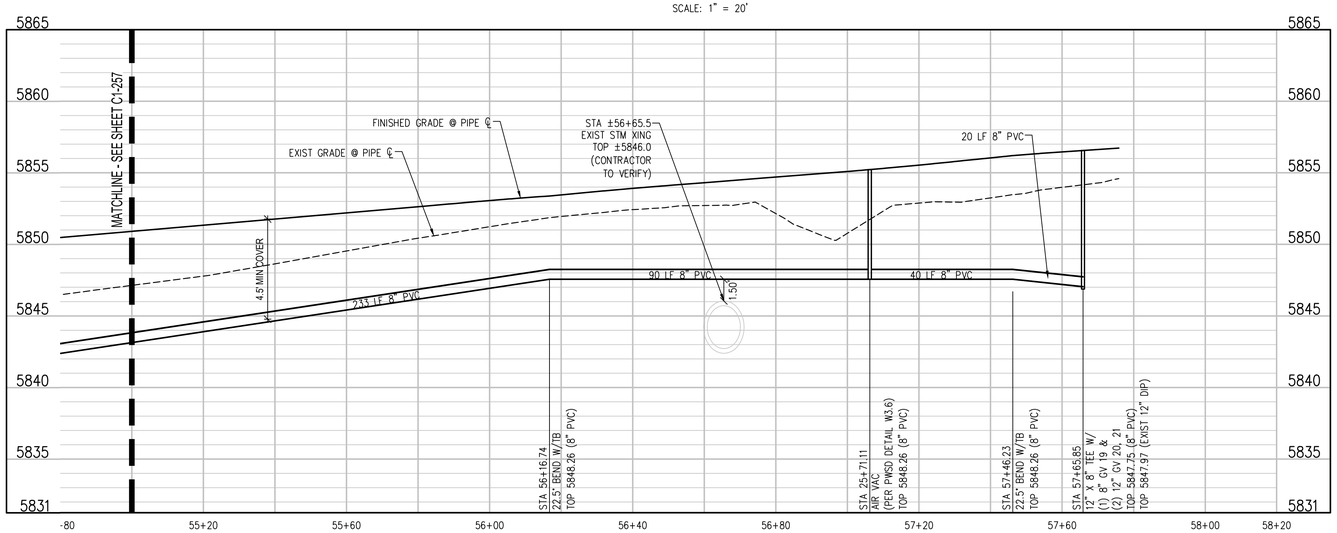


PHASE 1 WATER MAIN EAST PLAN
SCALE: 1" = 20'



PHASE 1 WATER MAIN EAST PROFILE
SCALE: 1" = 20' HORIZ
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
6/18/2025

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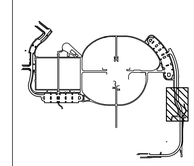

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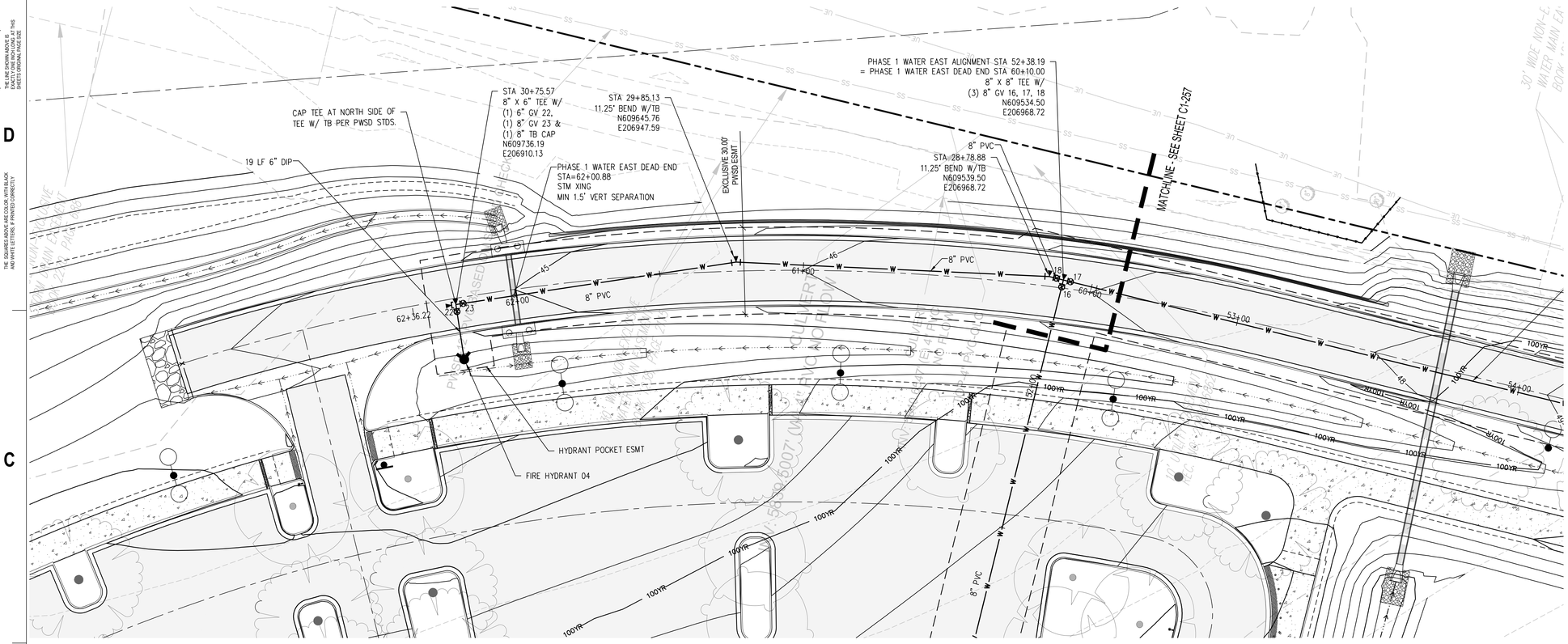
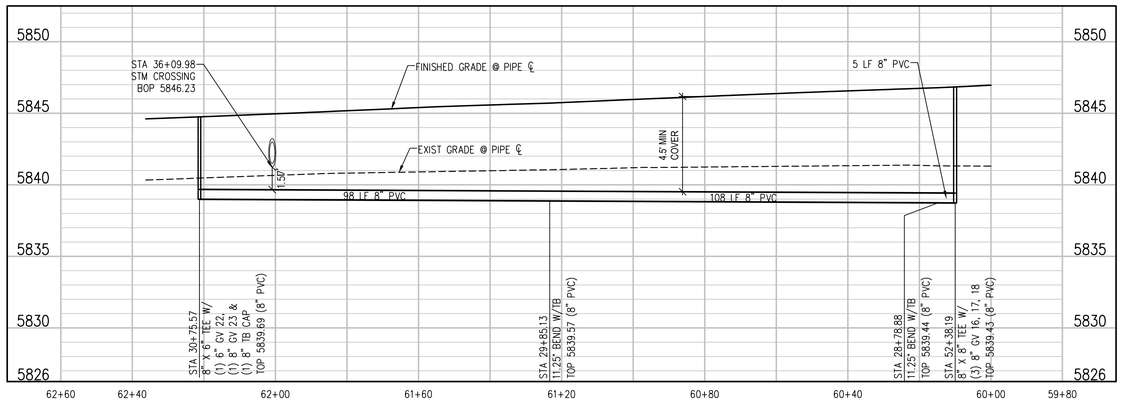


PHASE 1 WATER EAST DEAD END PLAN

SCALE: 1" = 20'



PHASE 1 WATER EAST DEAD END PROFILE

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
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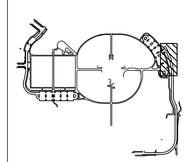

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PHASE 1 WATER MAIN PLAN & PROFILE

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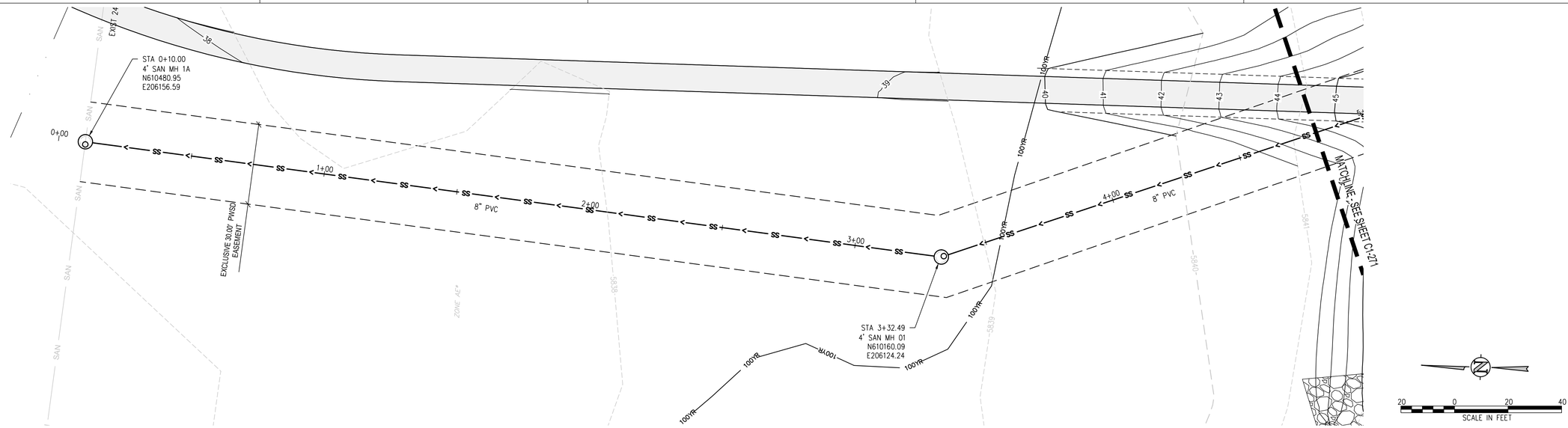
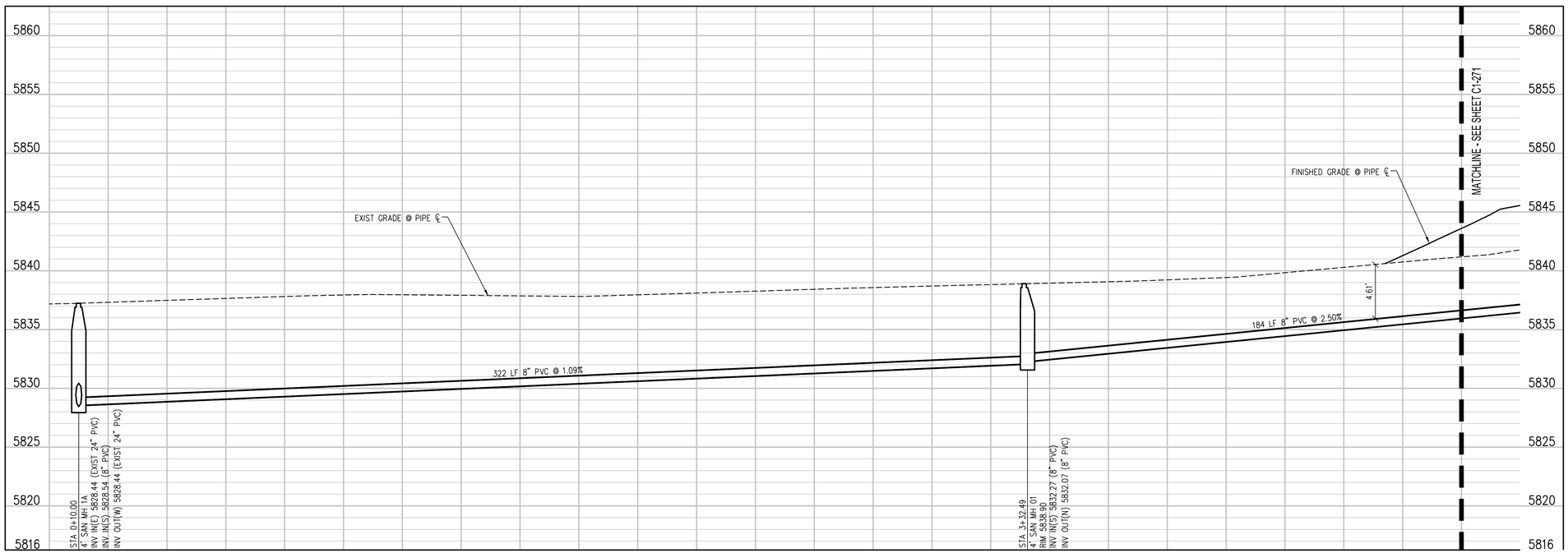


PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATN
45362
6/18/2025

DATE	DESCRIPTION

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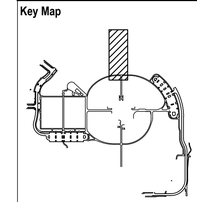

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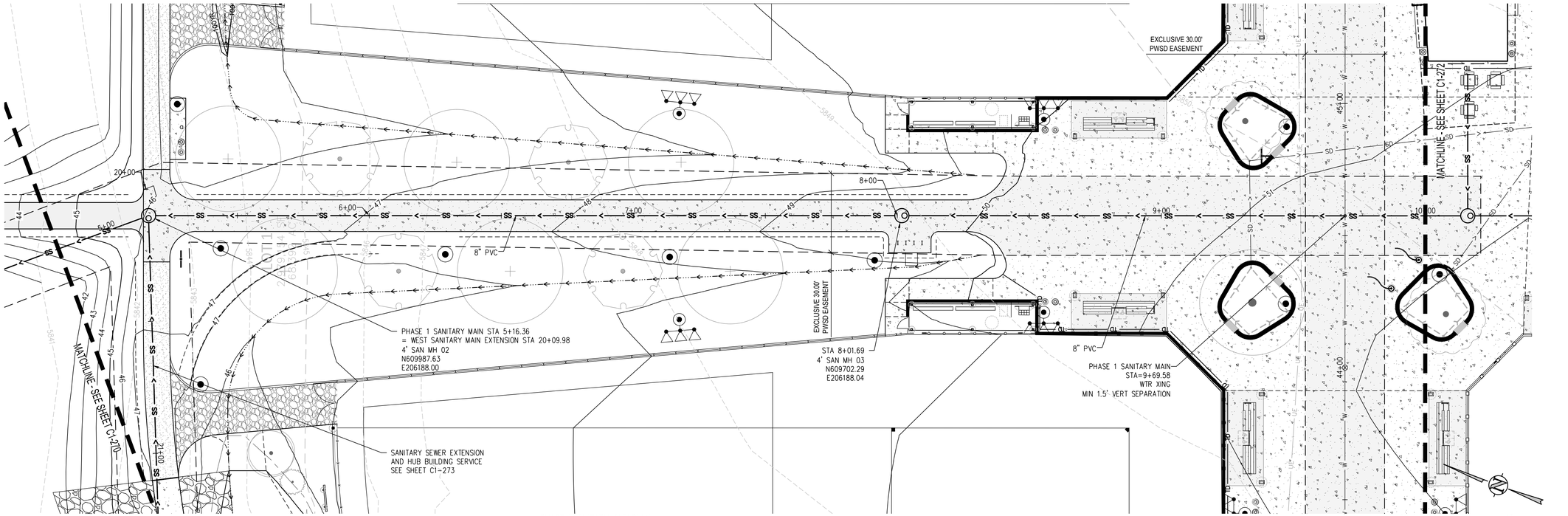
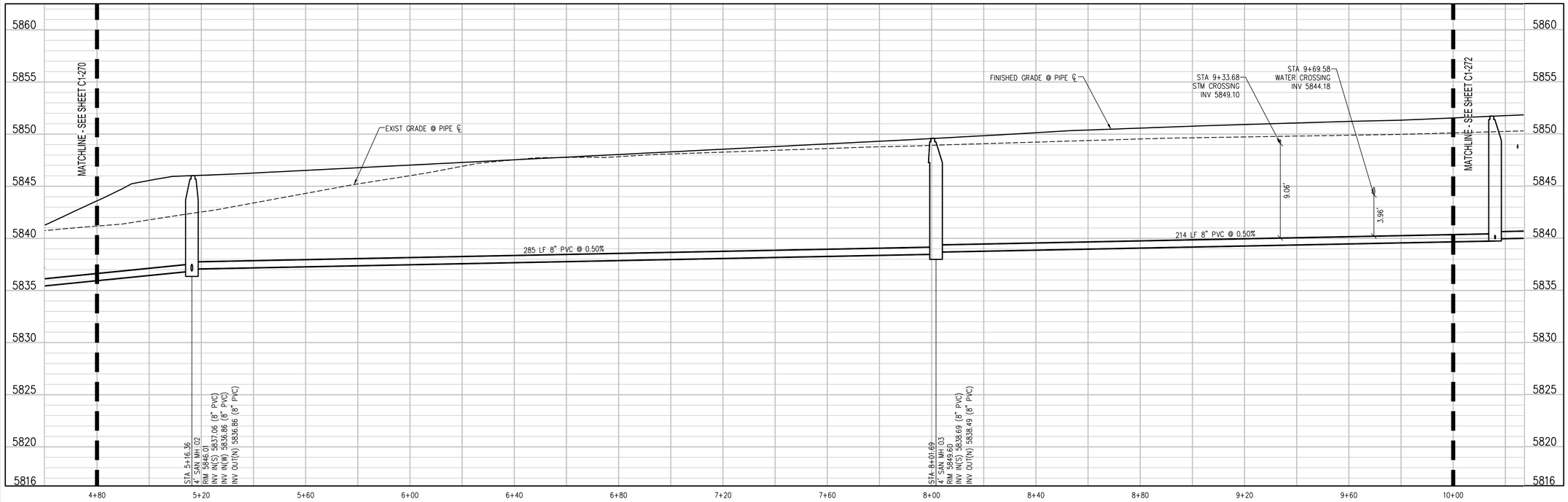


PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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45352
6/18/2025

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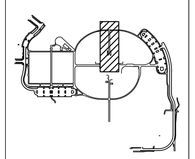

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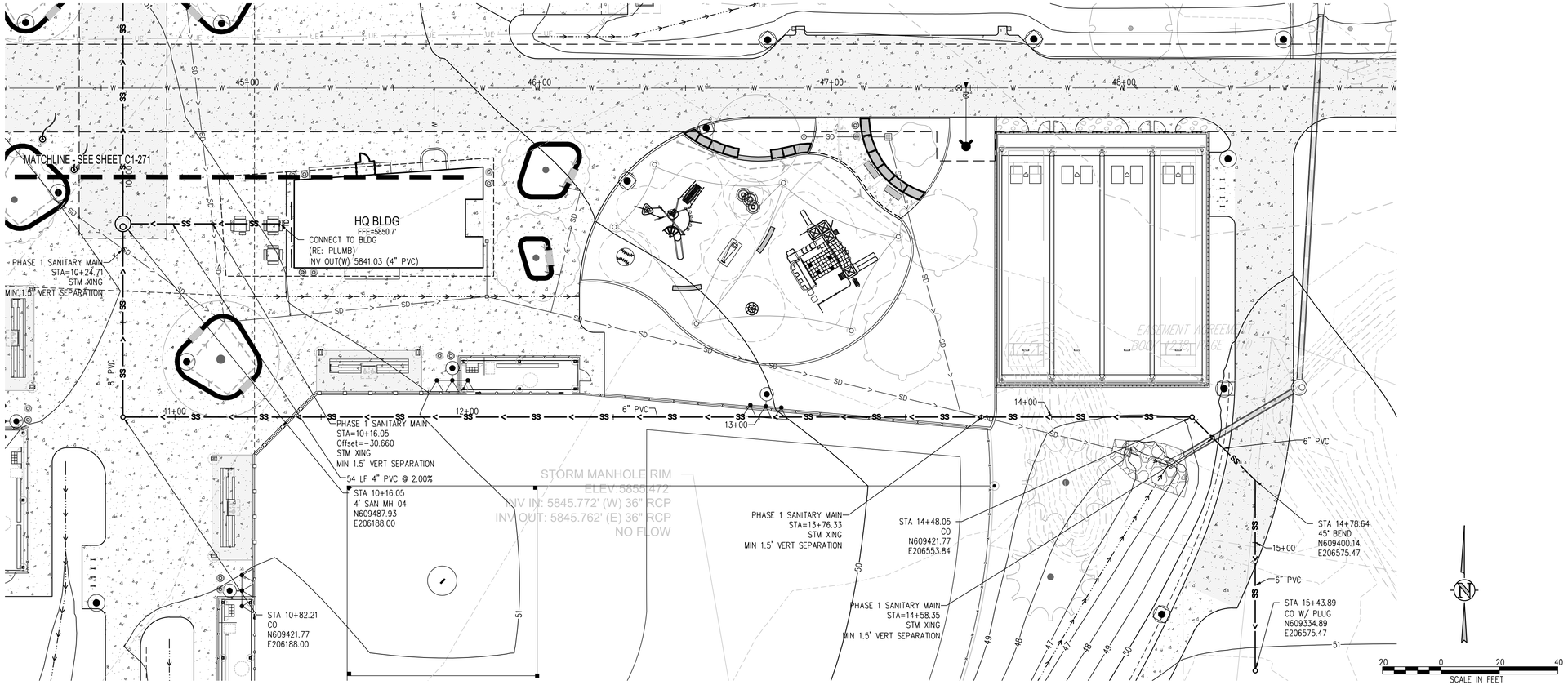
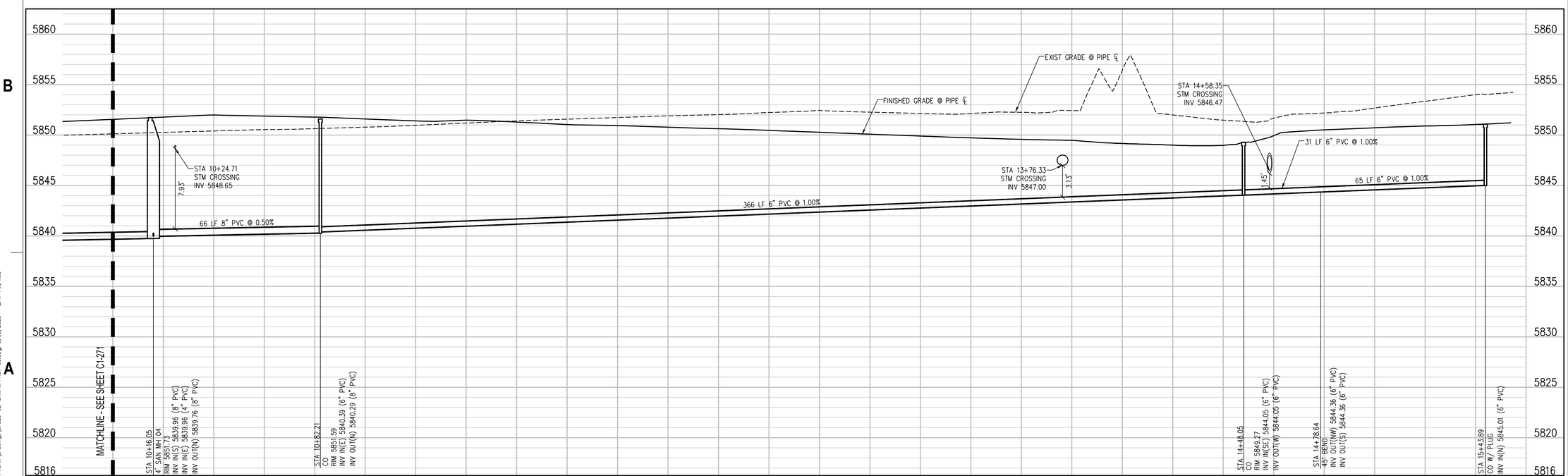


PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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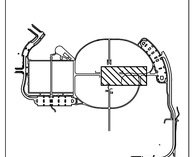
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTAN
48362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-272

CONTRACT DOCUMENTS

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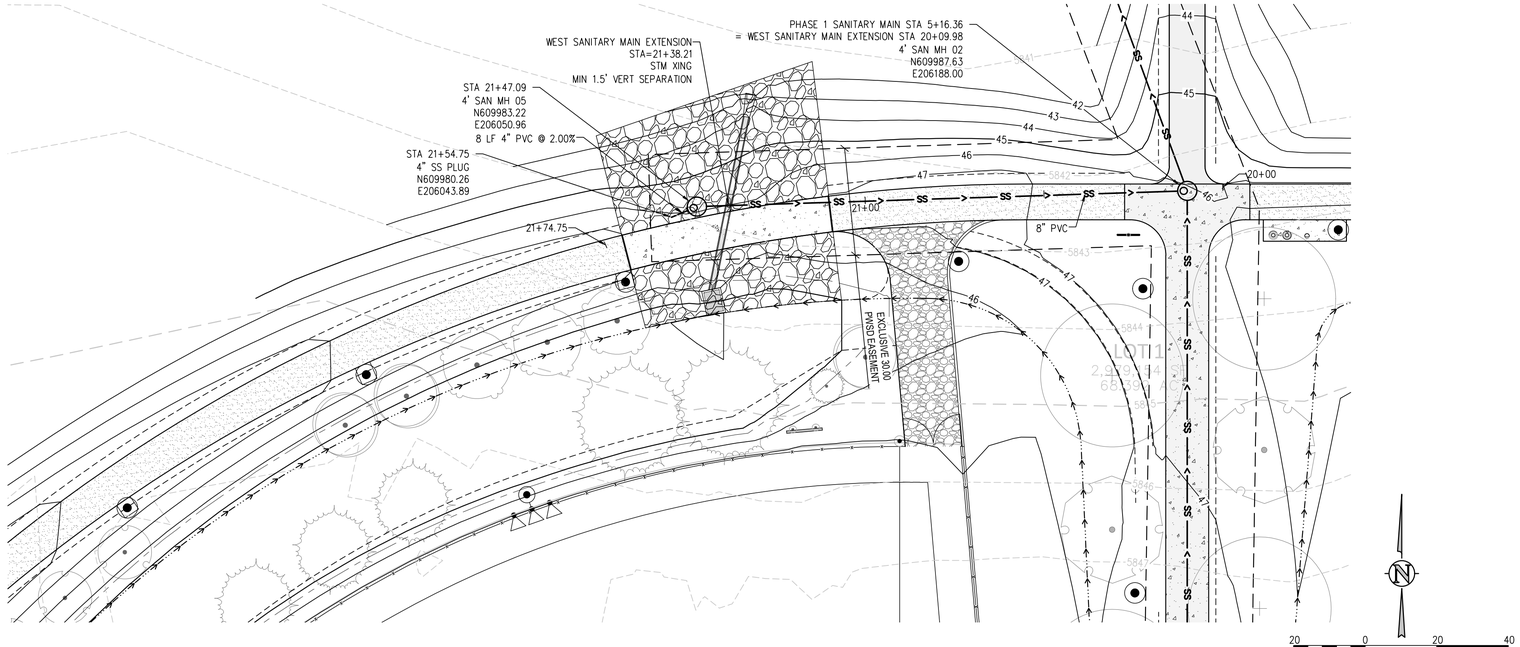
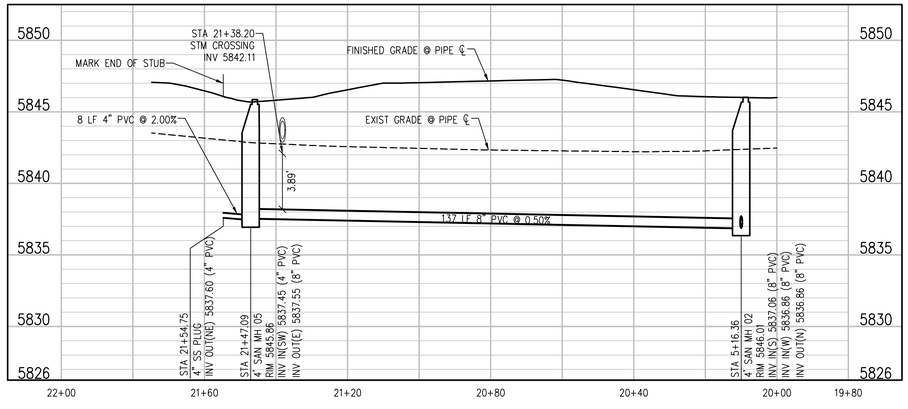
THE SQUARES ABOVE ARE (FOR COLOR: WITH BLACK AND WHITE TEXT) & (WITH BORDER ONLY)

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.



WEST SANITARY MAIN EXTENSION & HUB BLDG SERVICE PLAN
SCALE: 1" = 20'



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

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

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Denver, CO 80202
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ELECTRICAL ENGINEER
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Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocet Irrigation
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Littleton, CO 80127
p. 303.986.2175

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATTAN
45352
6/18/2025

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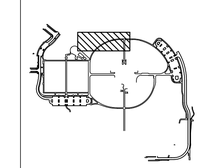

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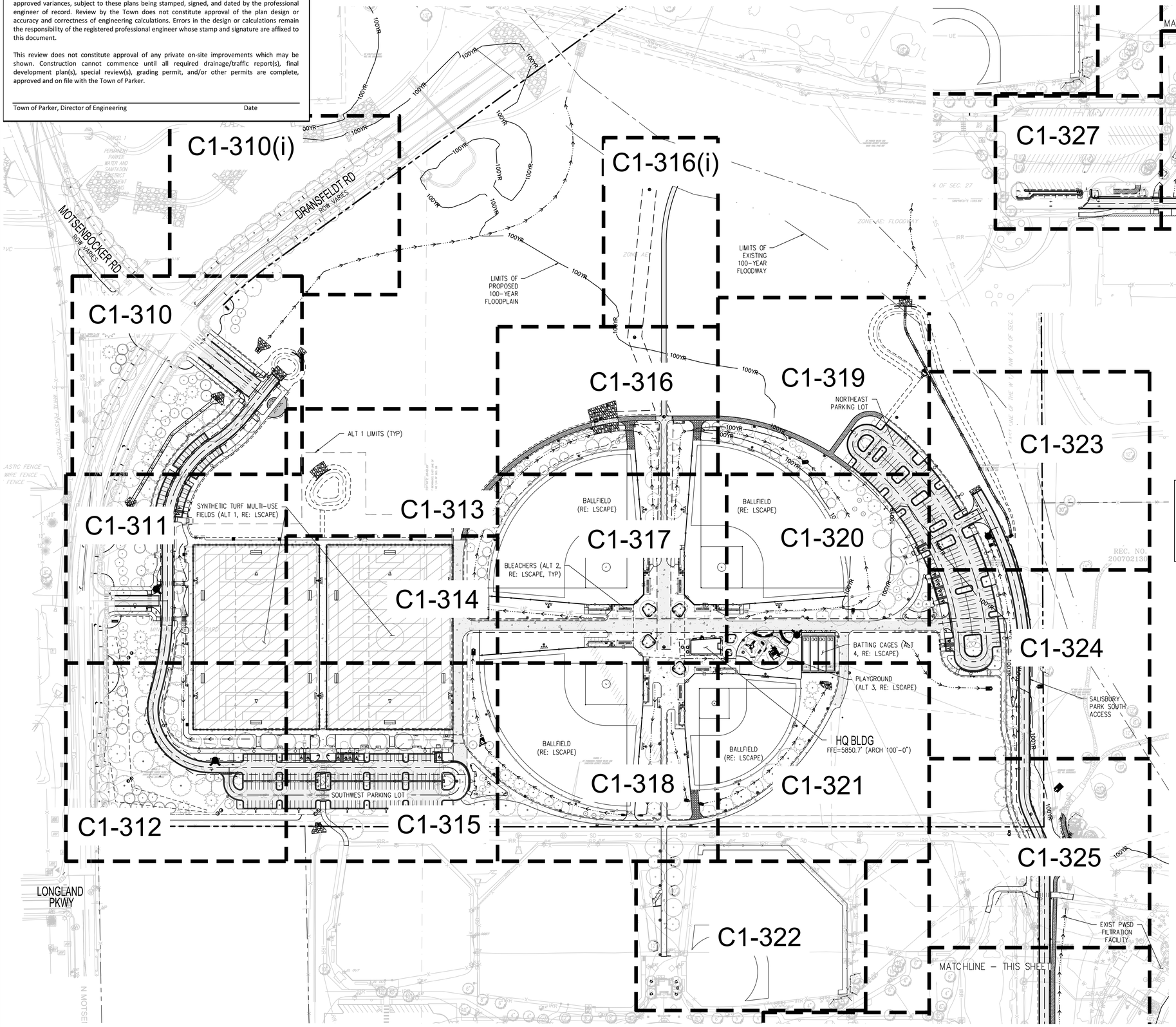

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HORIZONTAL CONTROL LEGEND

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

100 0 100 200
SCALE IN FEET

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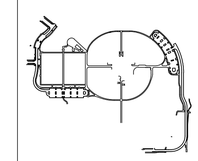

Drawing

PHASE 1 OVERALL SIGNAGE, STRIPING, & PAVING PLAN

C1-300

CONTRACT DOCUMENTS

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MATCHLINE - SEE SHEET C1-310(i)

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8o	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

MOTSENBOCKER RD (PUBLIC) ROW VARIES

DRANSFELDT RD (PUBLIC) ROW VARIES

PWSD-24" DI

WATER MANHOLE RIM ELEV: 5851.384' TE: 5844.984' (W) 8" DI

CULVERT INV: 5849.77' (W) 24" CMP

TRACT B 20,287 SF 0.466 AC

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

PWSD-16"DI

LEFT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

CENTER LINE: SOLID DOUBLE YELLOW, 4" WIDE, 4" APART

1 CD-303 STOP SIGN (R1-1)

25 CD-303 CONNECT TO EXIST

2" X 10" CROSSWALK STRIPING (TYP)

THRU/RIGHT TURN ARROW

LEFT TURN ARROW

SEE SHEETS C1-410 – C1-417 FOR ALL ROADWAY PLAN AND PROFILES (TYP)

4" WIDE WHITE PAINTED STRIPE

4" WIDE DOUBLE YELLOW PAINTED STRIPE

2 CD-303 ASPHALT PAVING (TYP)

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

15 CD-303 DIRECTIONAL CURB RAMP (TYP)

GRADE BREAK (TYP)

18 CD-303 DIRECTIONAL CURB RAMP WITHIN RADIUS (TYP)

19 CD-303 8' CONCRETE PAN (TYP)

PHASE 3 CONNECTION POINT

POND E

RIPRAP RUNDOWN (TYPE M, D=12")

RIGHT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

222 LF CHANNELIZING LINE SOLID WHITE, 8" WIDE (TYP)

12.00'

R=21.5'

11.50'

11.50'

ASPHALT

8.00'

10.00'

R=2'

CDOT TYPE III BARRICADE

LIGHTPOLE (RE: ELECT, TYP)

ROAD CENTERLINE (TYP)

STOP SIGN (R1-1)

R=5'

R=30'

DETACHED SIDEWALK PER TOWN OF PARKER ROADWAY CRITERIA MANUAL DETAIL 4 (TYP)

7.80'

CONCRETE BYPASS CHANNEL 8 CD-303

SITE FURNITURE (RE: LSCAPE, TYP)

10.00'

18.00'

24.00'

R=264.5'

17 CD-303 MIDBLOCK CURB RAMP (TYP)

4 CD-303 CONCRETE PAVING (TYP)

3 CD-303 CURB AND GUTTER (TYP)

MOUNTABLE CURB 3 CD-303

RIGHT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

120 LF 6" DOTTED WHITE TRANSITION LINE 2' WHITE, 6' GAPS

L133 C97

C124 L141

C99 C122

L134 C101 C102 C103 C104 L135

C119 C118 C117 C116 L139

9.00'

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

10.00' WIDE STALL ADJACENT TO LANDSCAPING (TYP)

6 CD-303 3' WIDE CONCRETE PAN (TYP)

MATCHLINE - SEE SHEET C1-313

MATCHLINE - SEE SHEET C1-311

20 0 20 40
SCALE IN FEET

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COLORADO REGISTERED CODY F. GARRETT 48352 6/18/2025 PROFESSIONAL ENGINEER

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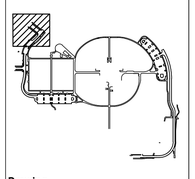

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-310

CONTRACT DOCUMENTS

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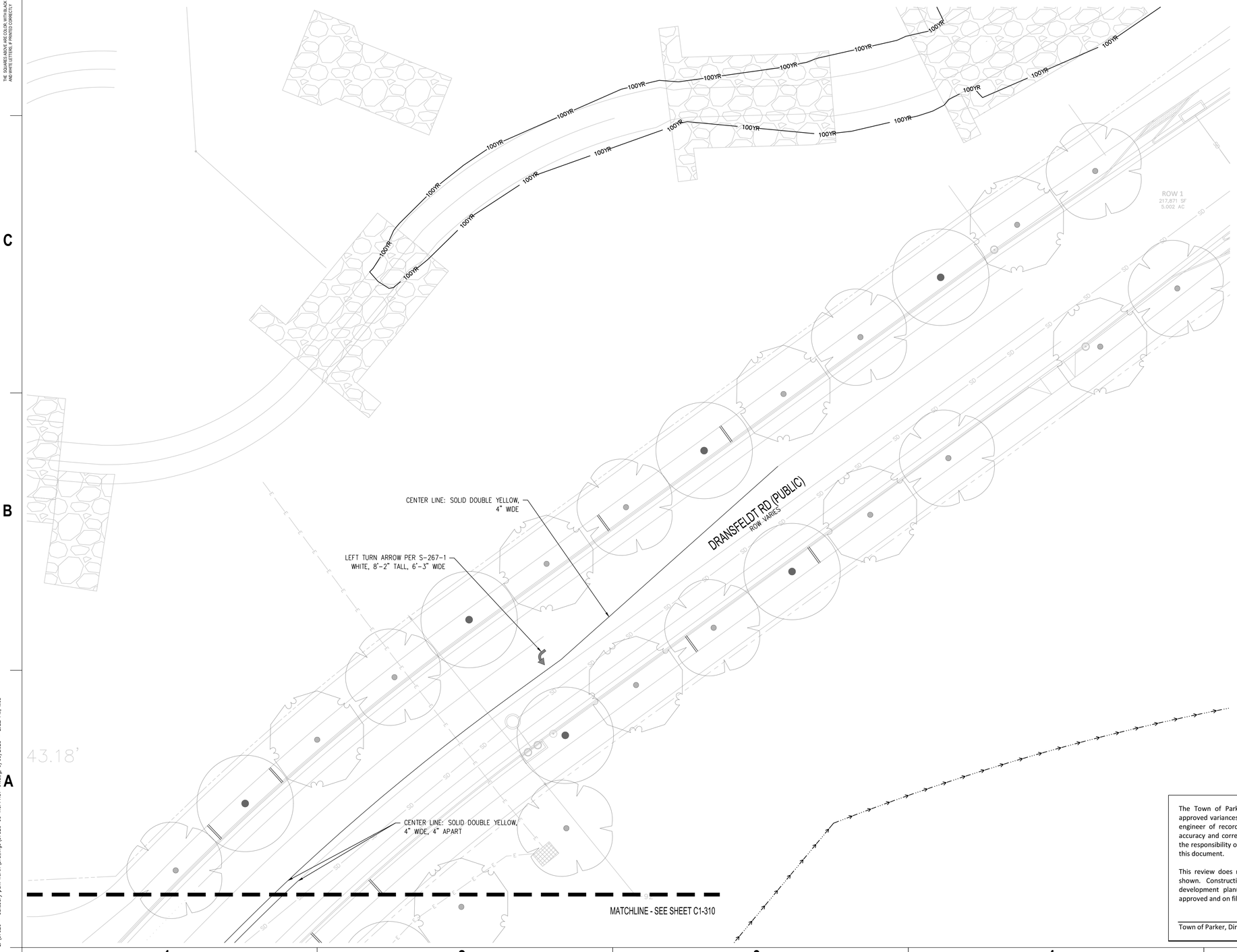

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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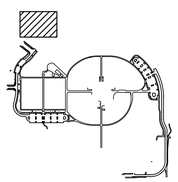

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PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-310(I)

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MATCHLINE - SEE SHEET C1-310

MATCHLINE - SEE SHEET C1-313

MATCHLINE - SEE SHEET C1-314

MATCHLINE - SEE SHEET C1-312

DRANSFELDT RD (PUBLIC)
ROW VARIES

MOUNTABLE CURB

CONC PAN

10.00'

6.58'

6" DEEP GROUTED PAD W/ 36" BOULDERS

ATTACHED SIDEWALK PER TOWN OF PARKER ROADWAY CRITERIA MANUAL DETAIL 4 (TYP)

LEFT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

CENTER LINE: SOLID DOUBLE YELLOW, 4" WIDE, 4" APART

NO PARKING SIGN (R7-1)

BENCH (TYP, RE: LSCAPE)

LEFT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

LEFT/RIGHT TURN ARROW

STOP SIGN (R1-1)

2' X 10' CROSSWALK STRIPING (TYP)

CONNECT TO EXIST 25 MPH 20-30

RIGHT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

180 LF CHANNELIZING LINE SOLID WHITE, 8" WIDE (TYP)

12.00'

8' CONCRETE PAN

4" WIDE DOUBLE YELLOW PAINTED STRIPE

PWSD-16" PVC

PWSD-16" DI

PWSD-24" DI

ZONE X: AREA OF MINIMAL FLOOD HAZ

CATCH/SPILL TRANSITION (TYP)

CATCH

SPILL

CURB RAMP

3' WIDE CONCRETE PAN (TYP)

ADA STALL (TYP)

ADA PARKING SIGN (R7-8)

ALT 1 LIMITS (TYP)

CROSSWALK STRIPING (TYP)

PED LIGHT (ALT 1, RE: ELECT, TYP)

SITE FURNITURE (ALT 1, RE: LSCAPE, TYP)

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

STADIUM LIGHT (ALT 1, RE: ELECT, TYP)

STAIRS (ALT 1, RE: LSCAPE, TYP)

SYNTHETIC TURF MULTI-USE FIELDS (ALT 1, RE: LSCAPE)

R=22.5'

R=60'

R=70'

R=5'

R=3'

R=30'

R=20'

R=12'

R=15'

R=693'

9.00'

5.50'

14.00'

24.00'

6.00'

35.00'

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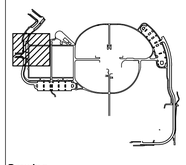

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-311

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MATCHLINE - SEE SHEET C1-311

MATCHLINE - SEE SHEET C1-315

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

RIGHT TURN ARROW PER S-267-1
WHITE, 6'-2" TALL, 6'-3" WIDE

120 LF 6" DOTTED WHITE
TRANSITION LINE
2' WHITE, 6' GAPS

EXCLUSIVE 30.00'
PWSD UTILIY
ESMT (TYP)

24.00'

10.00'

ALT 1 LIMITS (TYP)

R=125'

FLOWLINE (TYP)

NO PARKING SIGN
(R7-1)

R=80'

R=3'

24.00'

6.00'

SITE FURNITURE
(ALT 1, RE: LSCAPE, TYP)

SYNTHETIC TURF
MULTI-USE FIELDS
(ALT 1, RE: LSCAPE)

BENCH AREAS AROUND SOUTHWEST
LOT: 10' X 6' (TYP.)

R=5'

10.00'

R=3'

THRU ARROW
(TYP)

L1

THRU/RIGHT TURN
ARROW (TYP)

9.00' (TYP)

STOP SIGN (R1-1)

10.00' (TYP, ADJ TO ISLANDS)

CATCH/SPILL
TRANSITION (TYP)

STOP BAR (TYP)

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

PWSD-16" DI

WATER MANHOLE RIM
5870.24'
5865.90' (S) 6" PVC (TO VENT)

PWSD-16" DI

3' CONCRETE PAN

N609129.88
E205301.81

L62
ASPHALT PAVING
(TYP)

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

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Town of Parker, Director of Engineering Date

HORIZONTAL CONTROL NOTES:

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

HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

20 0 20 40
SCALE IN FEET

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Denver, CO 80202
p. 303.607.0977

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Wheat Ridge, CO 80215
p. 303.278.7297

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MECHANICAL ENGINEER
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Englewood, CO 80112
p. 303.688.0223

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

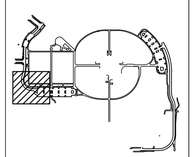
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
COURTNEY F. GRANTHAM
45363
PROFESSIONAL ENGINEER
08/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-312

CONTRACT DOCUMENTS

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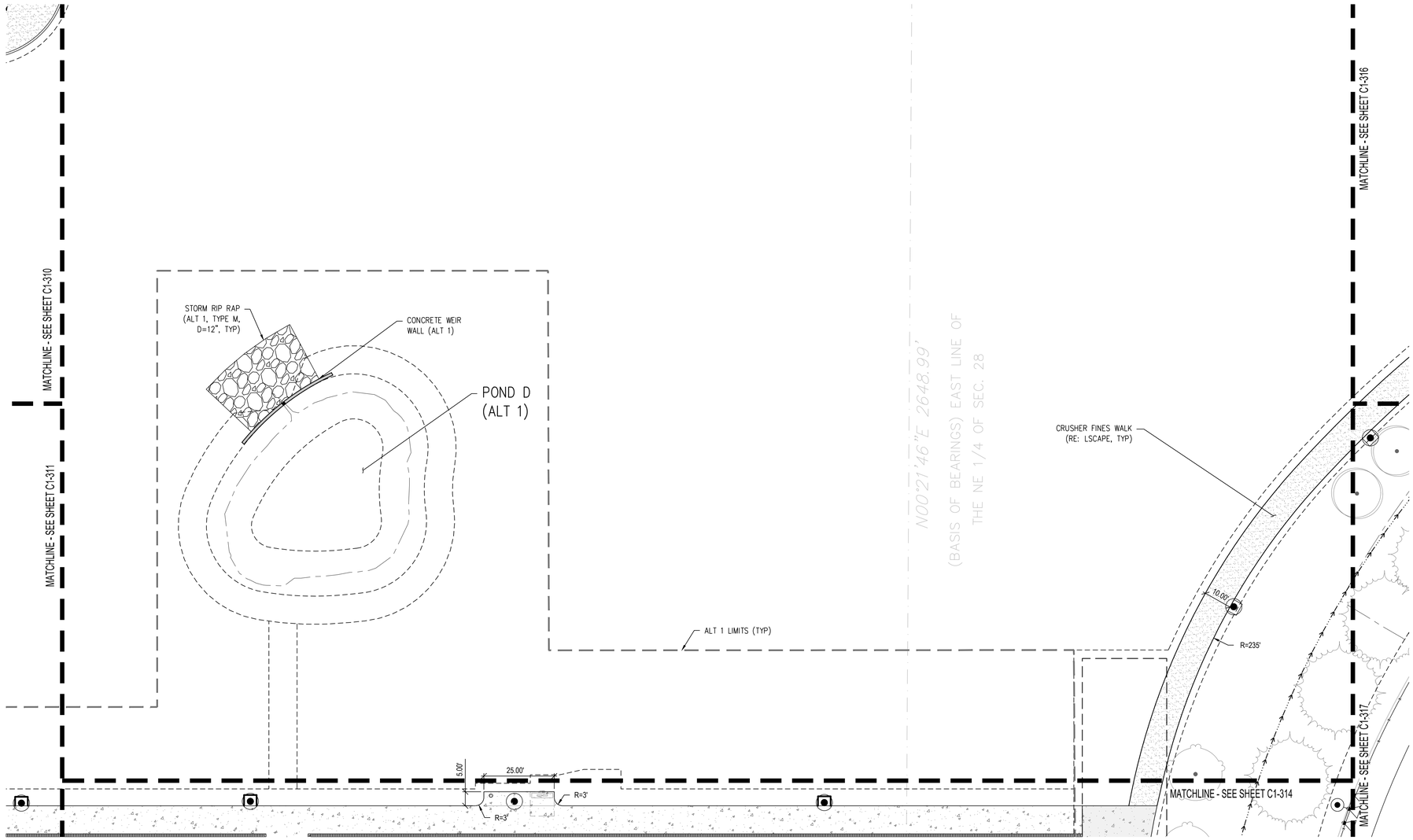

SIGNAGE LEGEND	
R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

20 0 20 40
SCALE IN FEET

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Town of Parker, Director of Engineering Date

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Town of Parker
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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRAYNE
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
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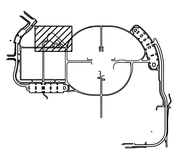
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-313

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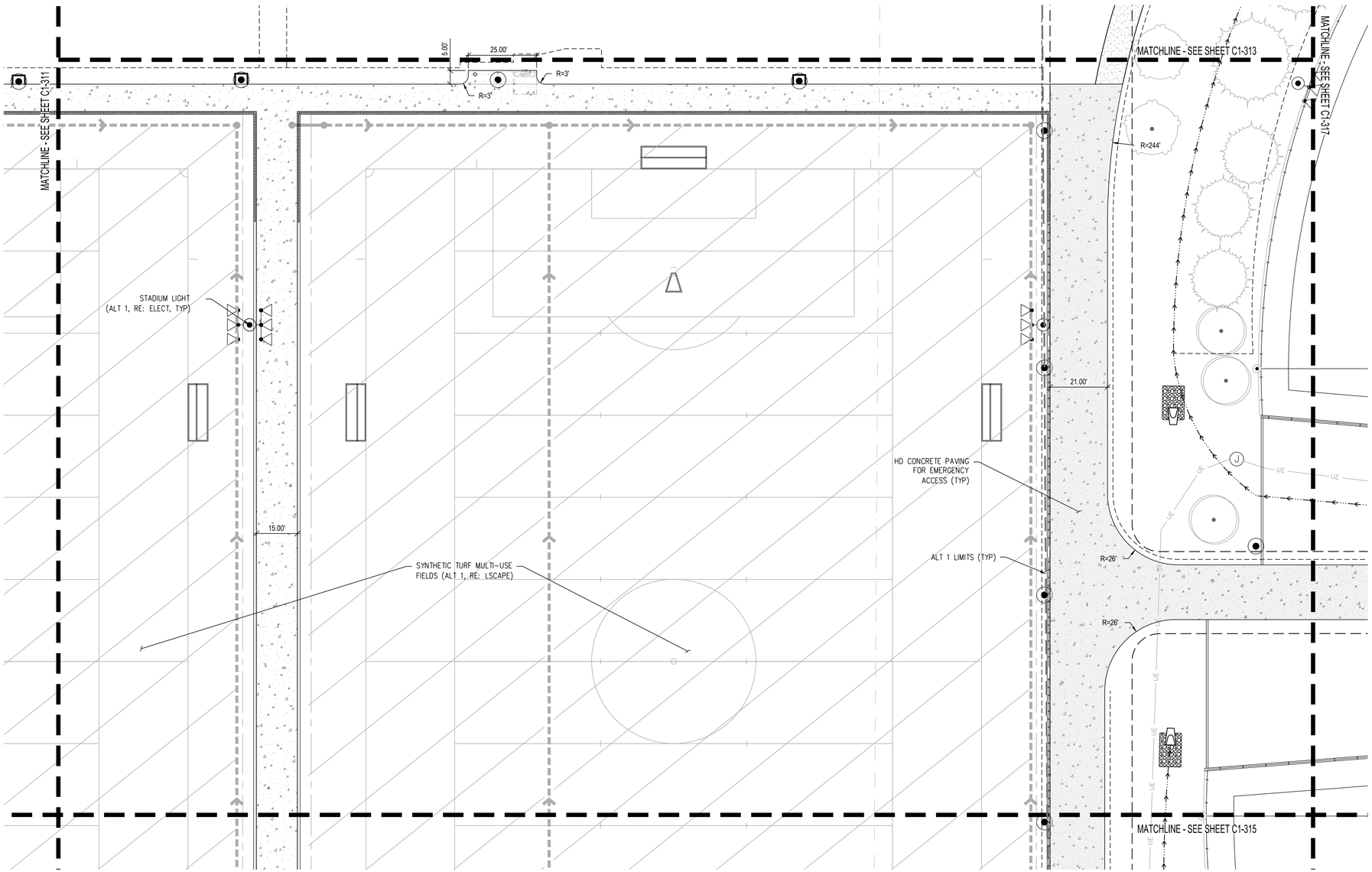

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
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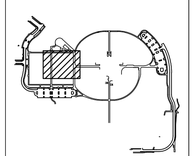
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-314

CONTRACT DOCUMENTS

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MATCHLINE - SEE SHEET C1-314

HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

SYNTHETIC TURF MULTI-USE FIELDS (ALT 1, RE: LSCAPE)

ALT 1 LIMITS (TYP)

ELECT EQUIP PAD (RE: ELECT, LSCAPE)

ADA PARKING SIGN (R7-8)

BOLLARD (RE: LSCAPE)

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

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

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

3 CD-30 ADA PARKING SYMBOL (TYP)

ADA PARKING SIGN (R7-8)

VAN ACCESSIBLE ADA PARKING

EMERGENCY ACCESS SIGN (R5-3)

ACCESSIBLE ENTRANCE SIGN (R9-1)

FUTURE EV PARKING

FUTURE ADA EV PARKING

EMERGENCY ACCESS SIGN (R5-3)

MOUNTABLE CURB

3 CD-30

SITE FURNITURE (RE: LSCAPE, TYP)

R=425'

R=3' DROPOFF ONLY SIGN (R7-6). MOUNT TO LIGHTPOLE

DROPOFF LANE

R=181'

CURB RAMP (TYP)

COMPACT SPACES

10.00 (TYP, ADJ TO ISLANDS

8.25' (TYP, COMPACT)

3' CURB CHANNEL 4 CD-30

DETECTABLE WARNING PANEL (TYP)

SOUTHWEST PARKING LOT

9.00' (TYP)

MOUNTABLE CURB

N609129.63
E205395.31

3' CONCRETE PAN: FLOW FILL TO TOP OF STORM PIPE WITHOUT PAVEMENT SECTION (TYP WHERE PAN IS ABOVE STORM)

CONCRETE PAVING (TYP)

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

TOP-36 RCP-QL C

MATCHLINE - SEE SHEET C1-312

MATCHLINE - SEE SHEET C1-318

HORIZONTAL CONTROL NOTES:

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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

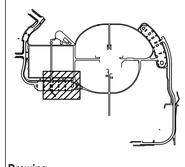
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED 48362 PROFESSIONAL ENGINEER COURTNEY F. GARTNER 6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-315

CONTRACT DOCUMENTS

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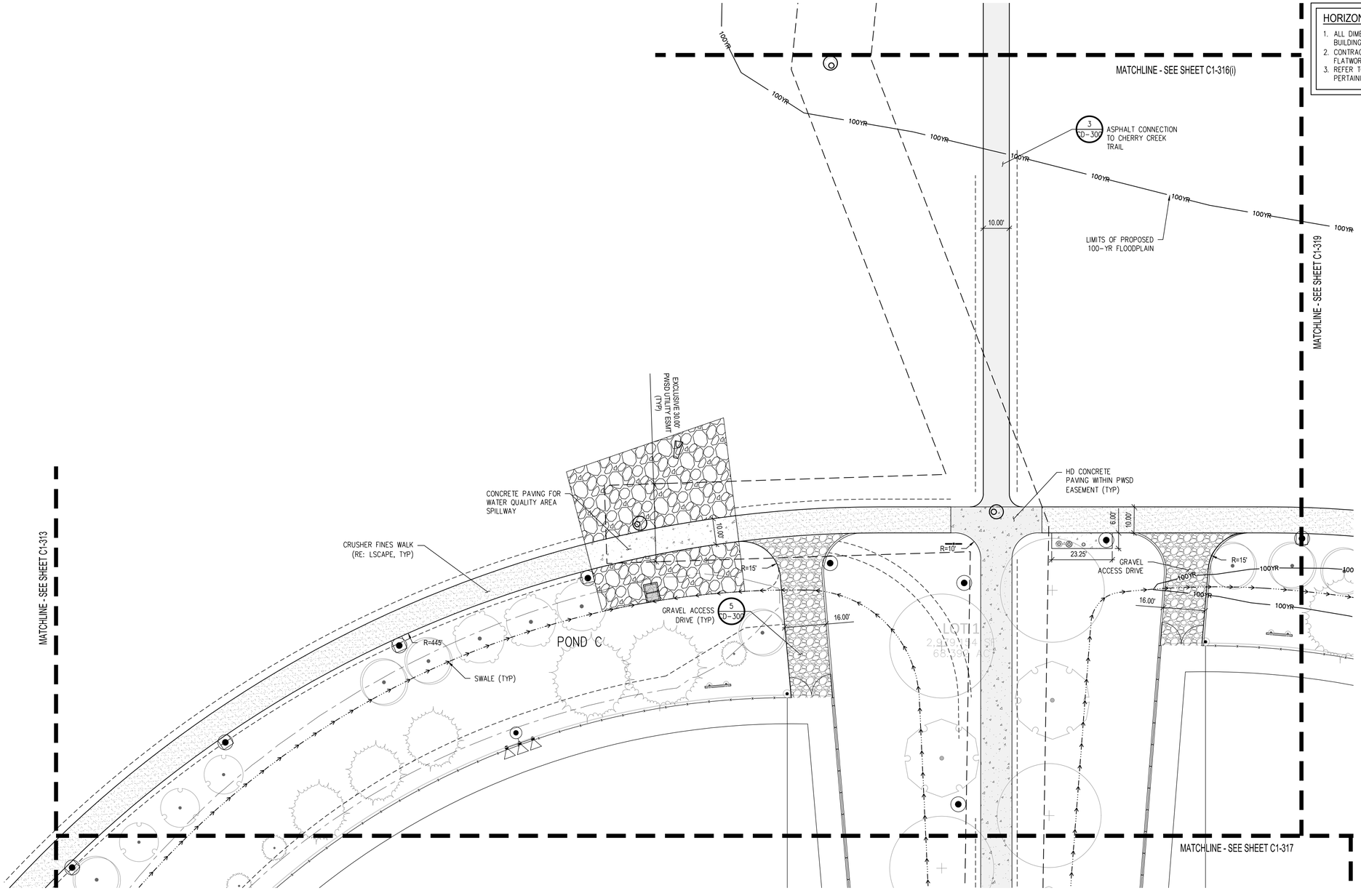

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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20 0 20 40
SCALE IN FEET

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COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
6/18/2025

DATE	DESCRIPTION

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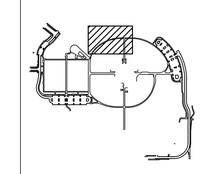

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-316

CONTRACT DOCUMENTS

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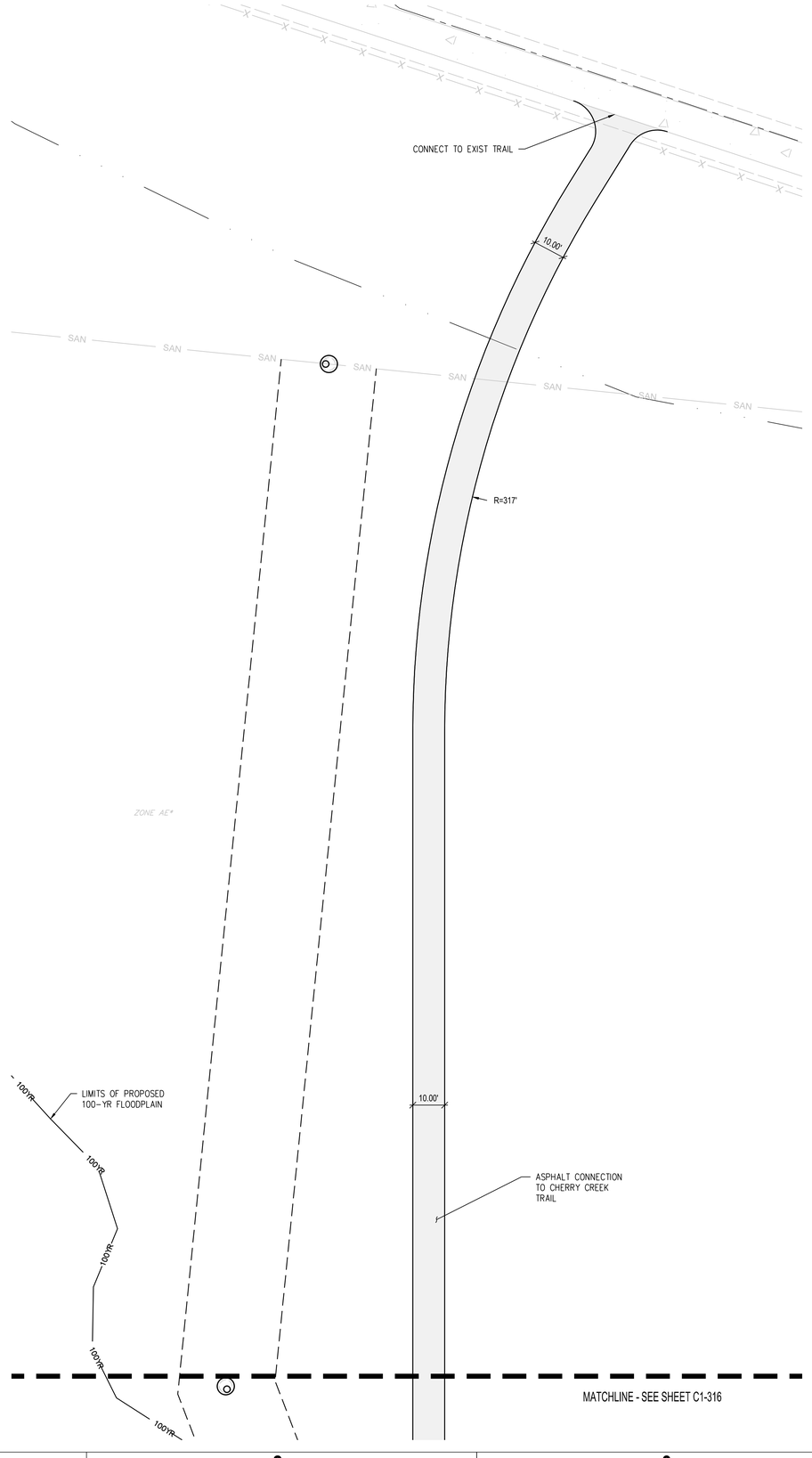

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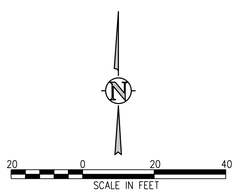
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

MATCHLINE - SEE SHEET C1-319

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	



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Town of Parker, Director of Engineering — Date

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MECHANICAL ENGINEER
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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

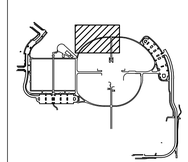
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
COOY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-316(I)

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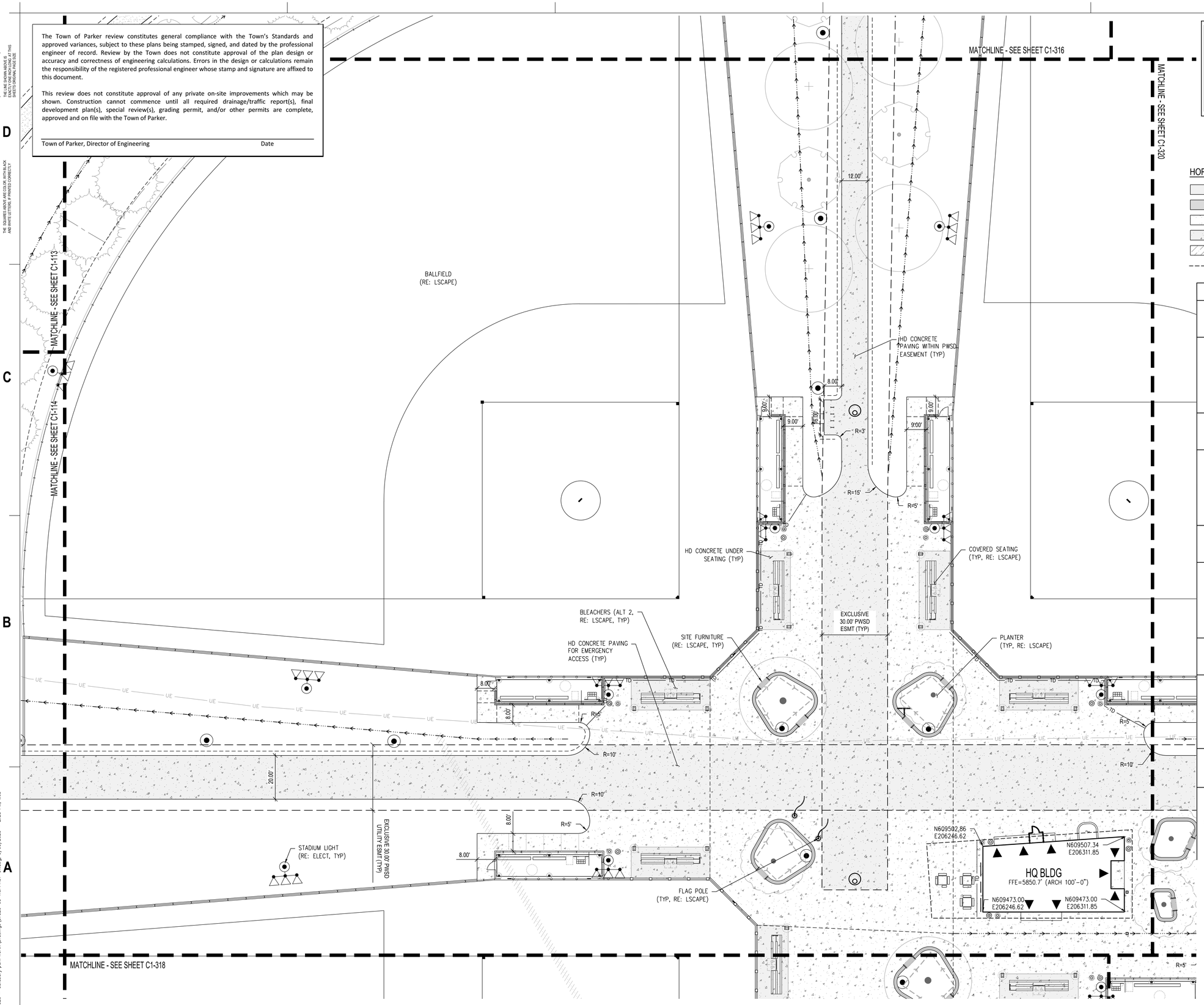

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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Town of Parker
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIAN
45352
6/18/2025

DATE	DESCRIPTION

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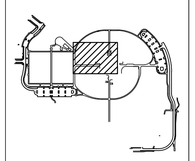

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-317

CONTRACT DOCUMENTS

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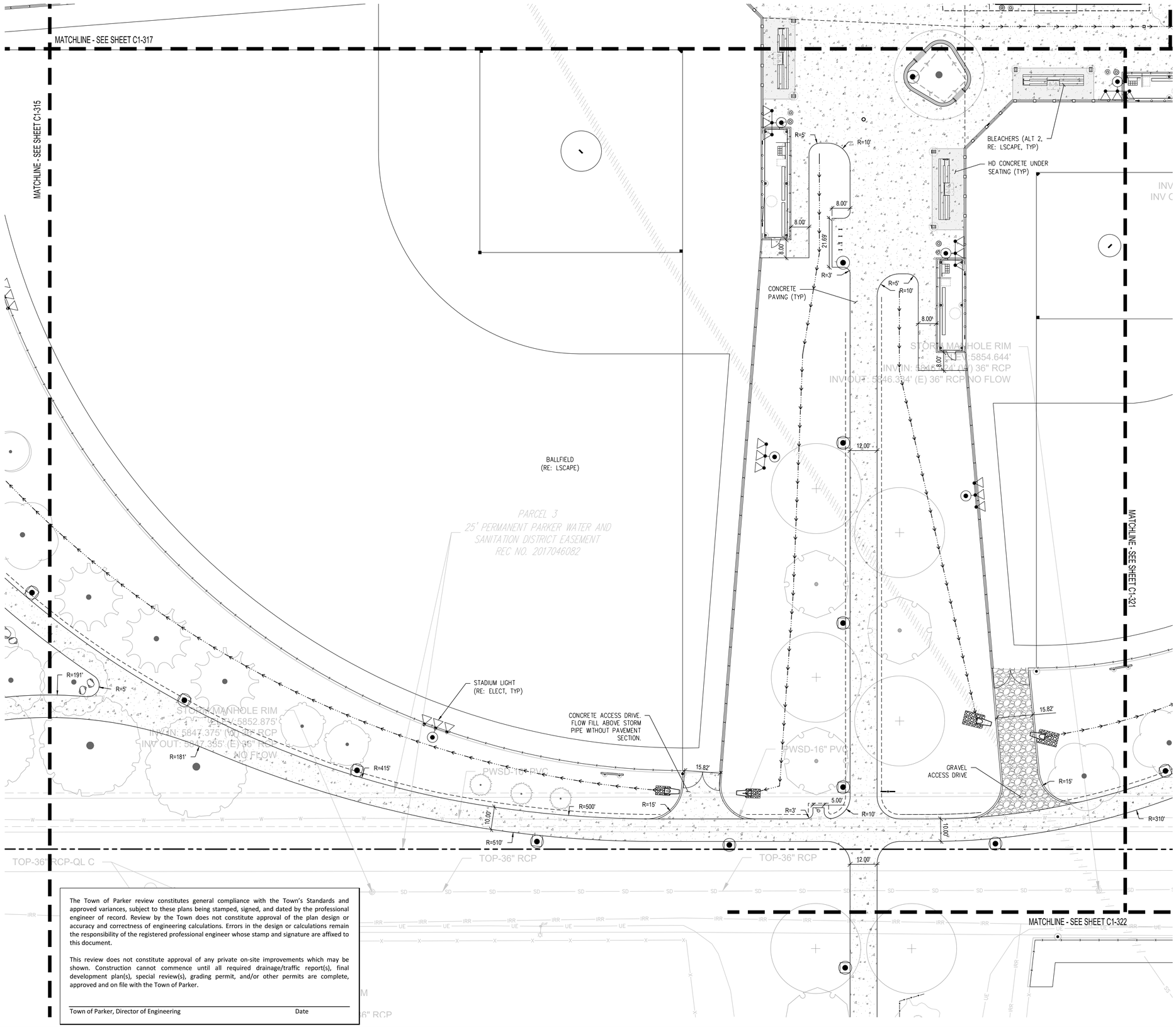

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- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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PLANNING
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COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

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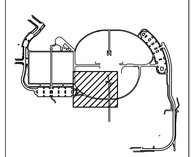

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-318

CONTRACT DOCUMENTS

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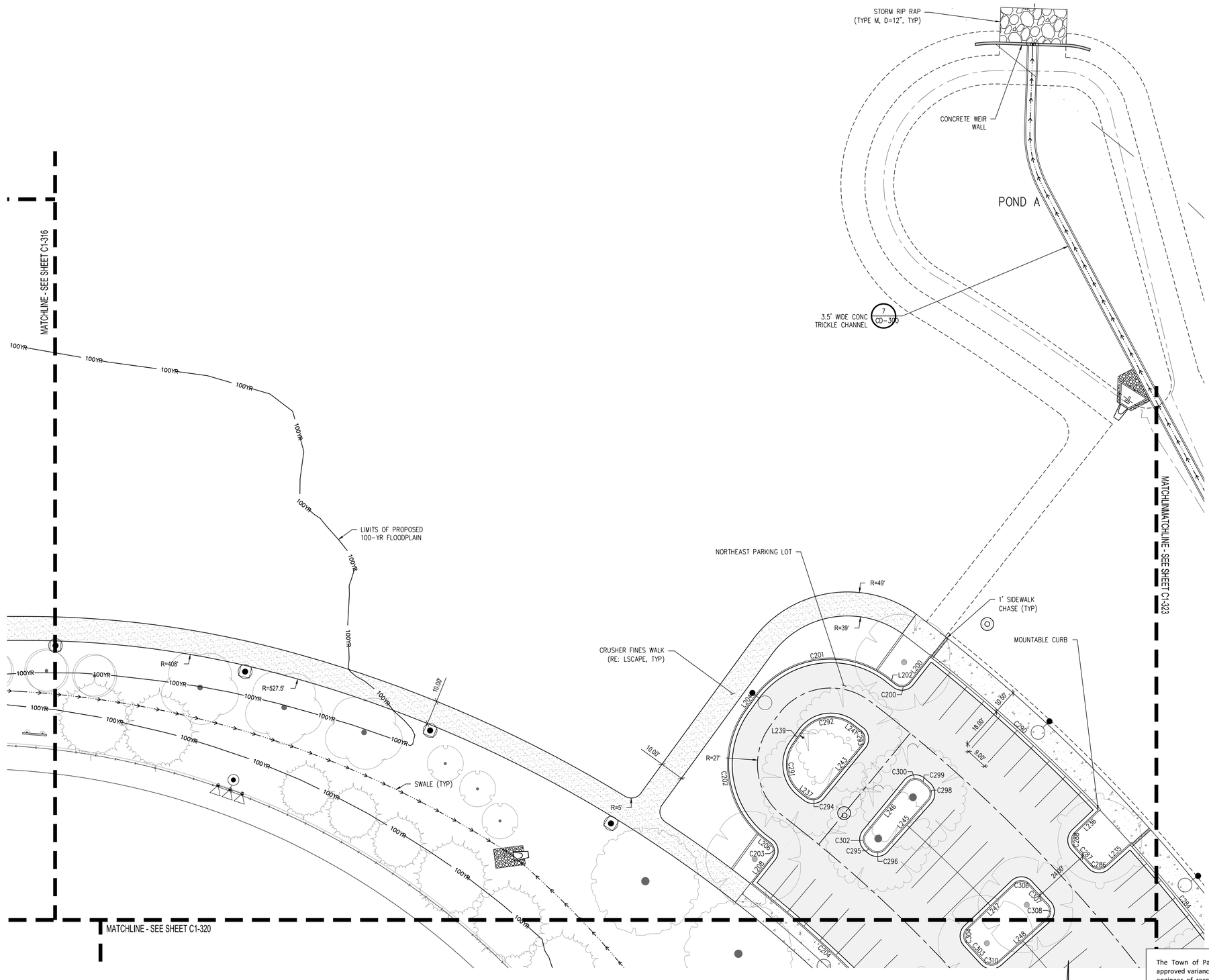

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- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROP-OFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GATTIS
48362
8/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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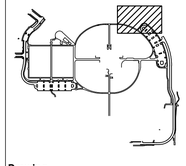
Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-319

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MATCHLINE - SEE SHEET C1-319

MATCHLINE - SEE SHEET C1-317

MATCHLINE - SEE SHEET C1-323

MATCHLINE - SEE SHEET C1-324

MATCHLINE - SEE SHEET C1-321

BALLFIELD
(RE: LSCAPE)

NORTHEAST
PARKING LOT

SWALE (TYP)

EV PARKING

ADA EV PARKING

BOLLARD
(RE: LSCAPE)

ELECT EQUIP PAD
(RE: ELECT,
LSCAPE)

ADA
PARKING
SIGN. (R7-8)

PLAYGROUND,
ALTERNATE 3
(RE: LSCAPE)

BATTING CAGES,
ALTERNATE 4
(RE:LSCAPE)

HD CONCRETE PAVING
FOR EMERGENCY
ACCESS (TYP)

EXCLUSIVE 30.00' PWSD
UTILITY ESMT (TYP)

EASEMENT AGREEMENT
BOOK 1539 PAGE 214

100YR

R=568'

R=527.5'

R=107'

R=2'

R=10'

R=15'

R=5'

R=3'

R=60'

104.28'

80.00'

20.00'

8.00'

9.00'

10.00'

21.87'

8.74'

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- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
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VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

SCALE IN FEET: 20 0 20 40

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Town of Parker
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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
SCOTT F. GRATTON
48363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-320

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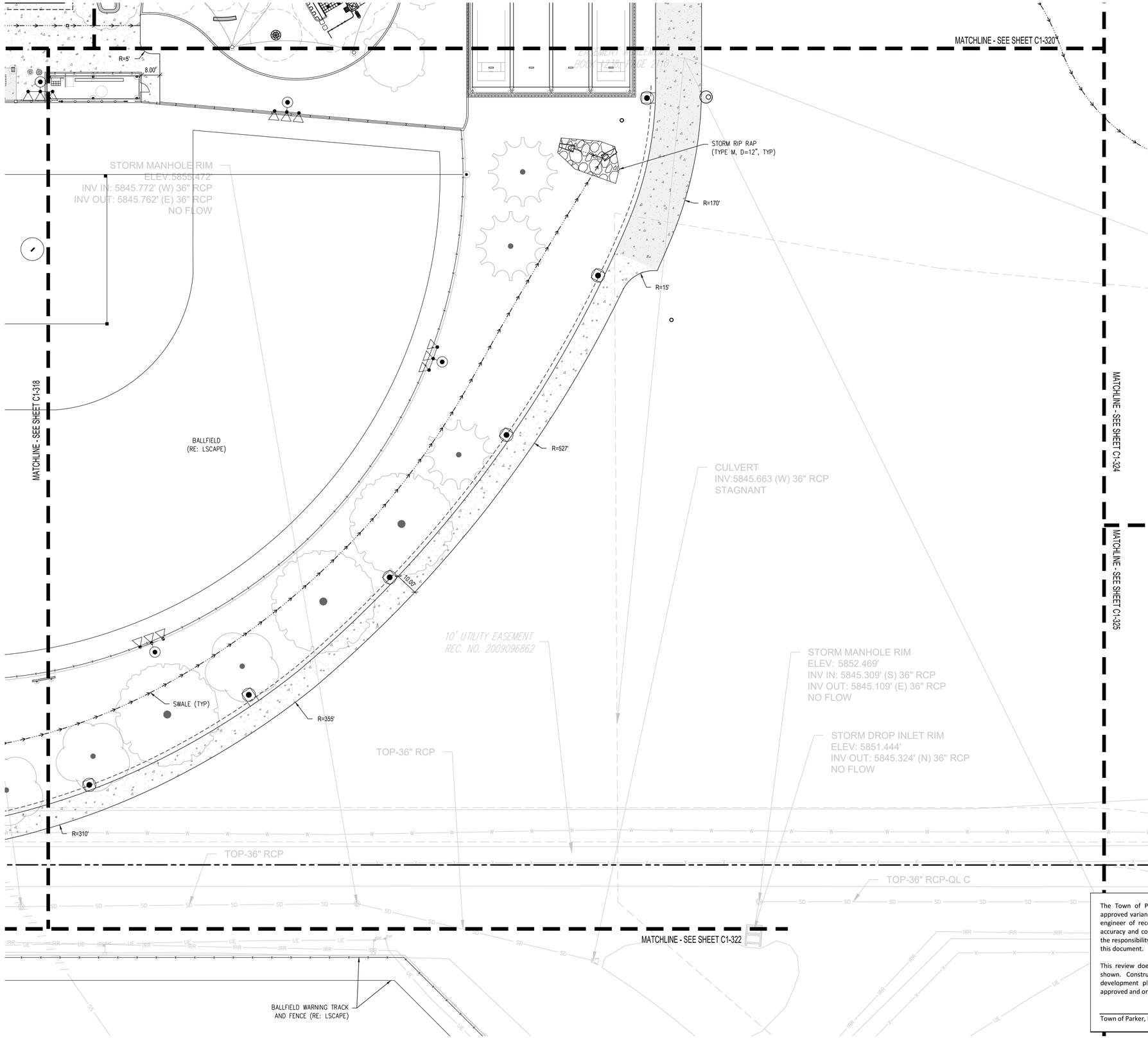

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R1-1	R3-1
STOP	
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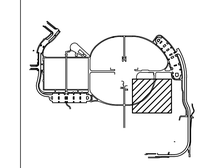

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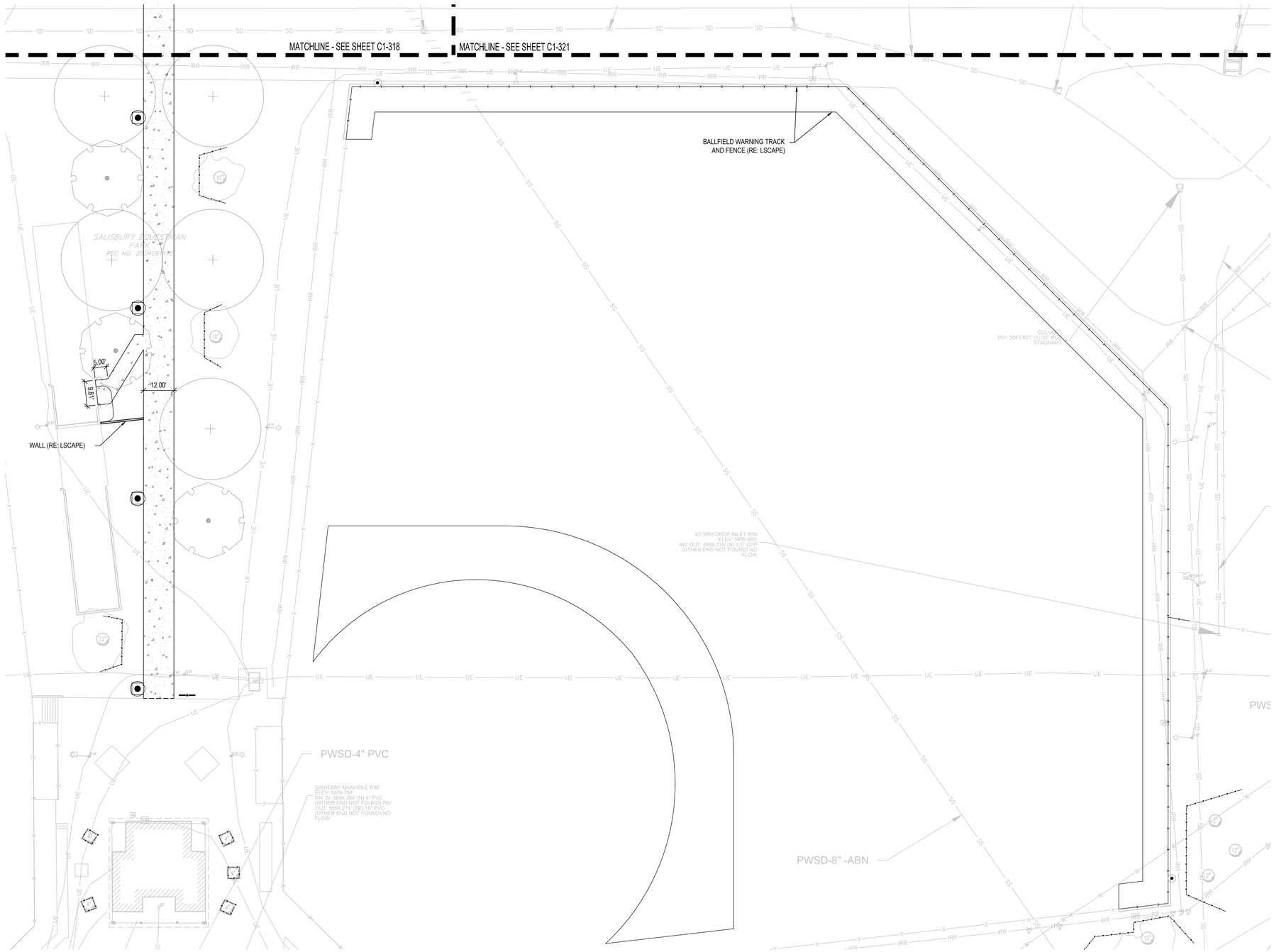

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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

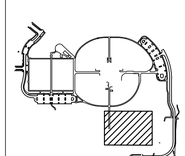
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
48362
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-322

CONTRACT DOCUMENTS

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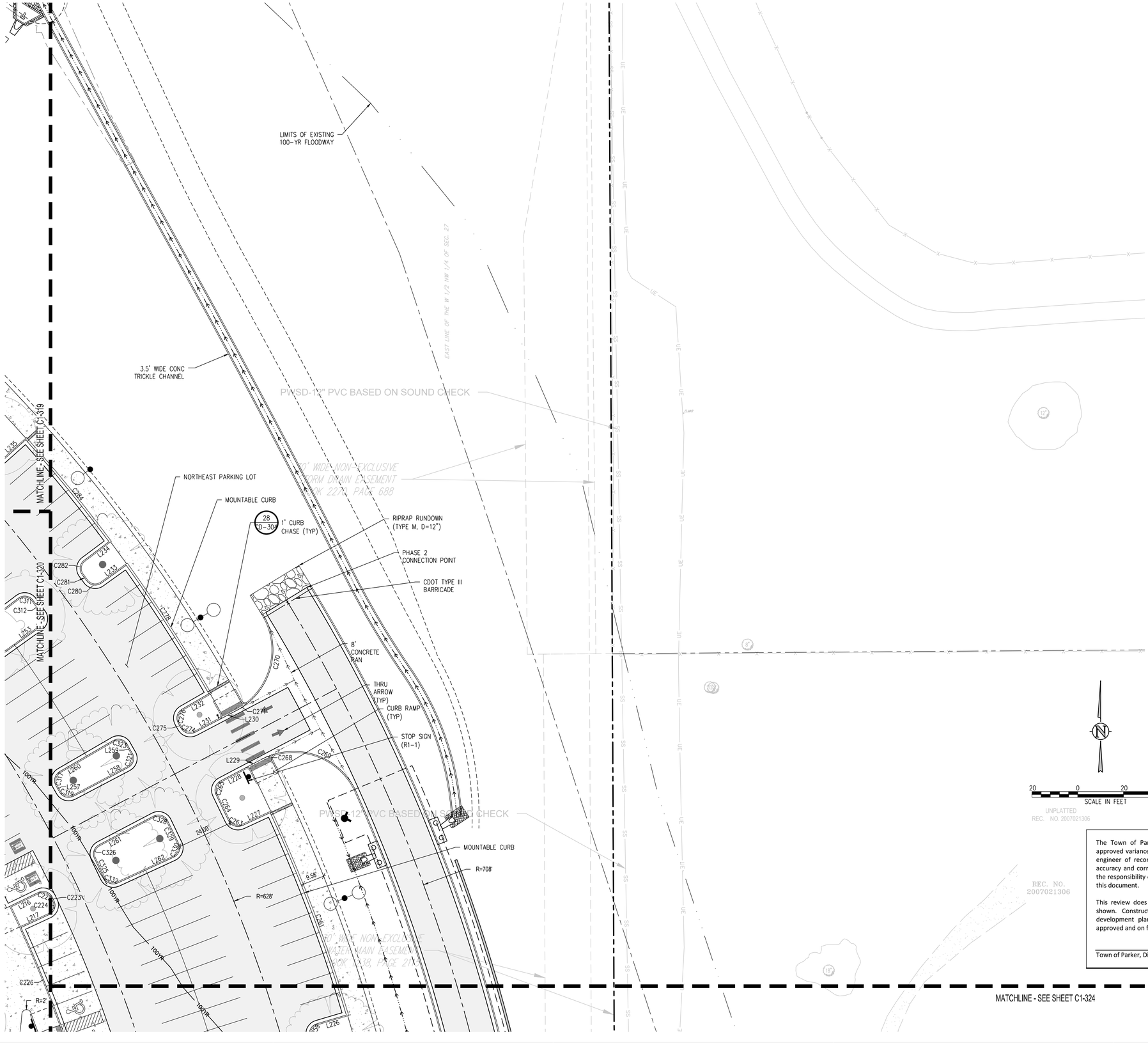

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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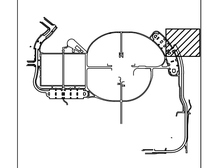

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-323

CONTRACT DOCUMENTS

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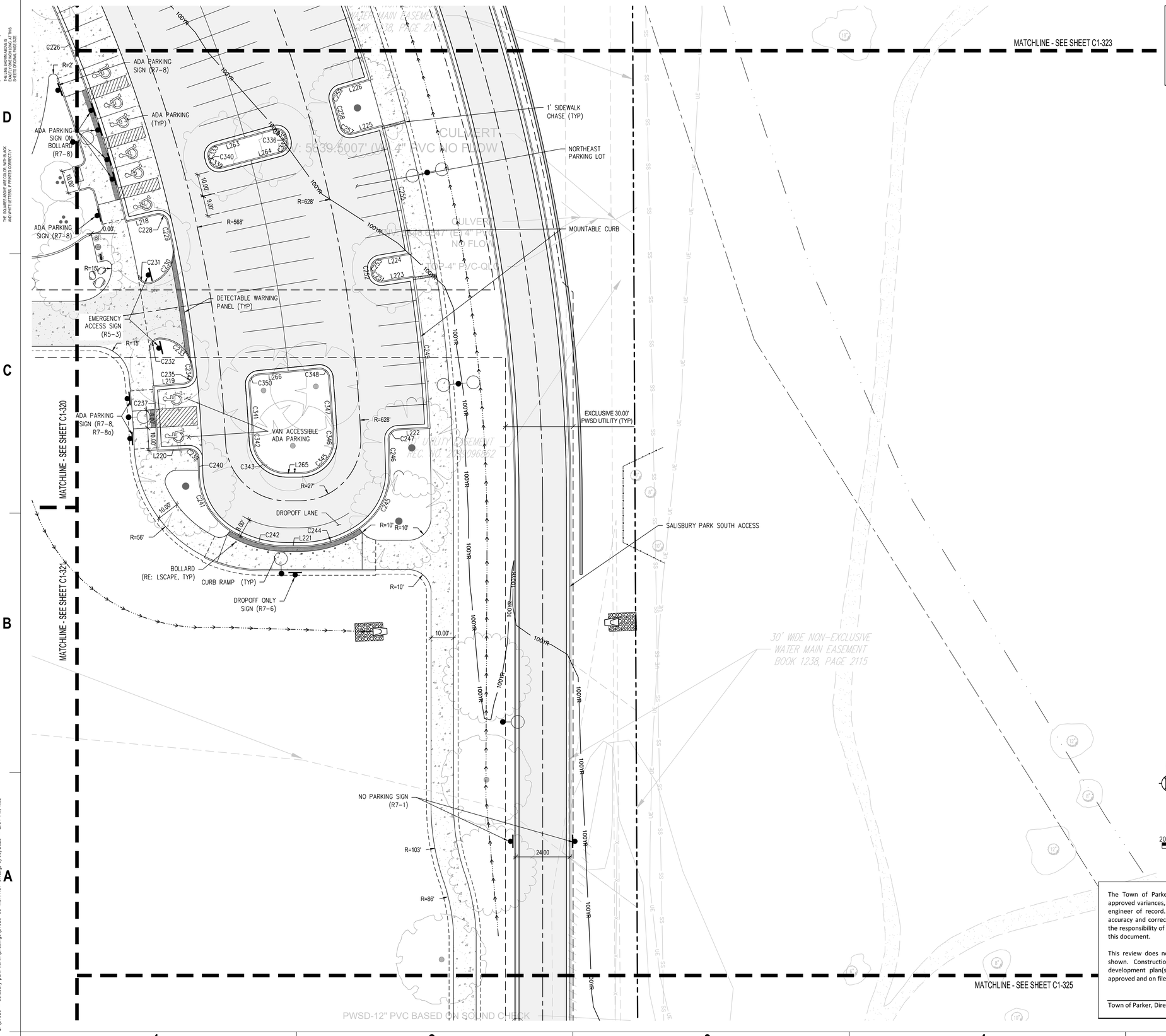

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- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
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NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

N

20 0 20 40
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COLORADO REGISTERED
CODY F. GRAY
38363
6/18/2025
PROFESSIONAL ENGINEER

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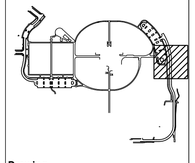

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-324

CONTRACT DOCUMENTS

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MATCHLINE - SEE SHEET C1-321

MATCHLINE - SEE SHEET C1-324

MATCHLINE - SEE SHEET C1-326

PWSD-12" PVC BASED ON SOUND CHECK

DRAINAGE EASEMENT
REC. NO. 2005025933

NO ACCESS

TOP-36" RCP

PWSD-16" PVC

PWSD-12" PVC

PWSD-8" ABN

PWSD-QL B

PWSD-QL D

PWSD

PWSD-20" PVC

PWSD-12" - ABN

TOP- 18" RCP-QL B

WELL

GRAVEL ROAD

GRASS

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

CONNECT TO EXIST

R=40'
RETAINING WALLS

100YR

9.00'

R=33'

R=40'

R=118'

R=157.5'

R=78.5'

17.00'

10.00'

R=10'

R=20'

R=25'

R=15'

R=50'

R=2'

10.00'

PED XING
SIGN (W11-2)

CURB RAMP
(TYP)

CONNECT TO EXIST

12.00'

8.00'

CRUSHER
FINES HORSE
TRAIL (TYP)

EXIST PWSD
FILTRATION
FACILITY

SWALE (TYP)

NO PARKING SIGN
(R7-1)

CULVERT
INV: 5851.816' (S) 18" RCP
NO FLOW

CULVERT
INV: 5851.343' (N) 18" RCP
NO FLOW

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

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

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

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

WATER MANHOLE
RIM: 5856.36
BTM VAULT: (9.36') 5843.52
TOP PIPE: (11.04') 5845.52

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CODY F. GRAY
45362
6/18/2025
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Key Map

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-325

CONTRACT DOCUMENTS

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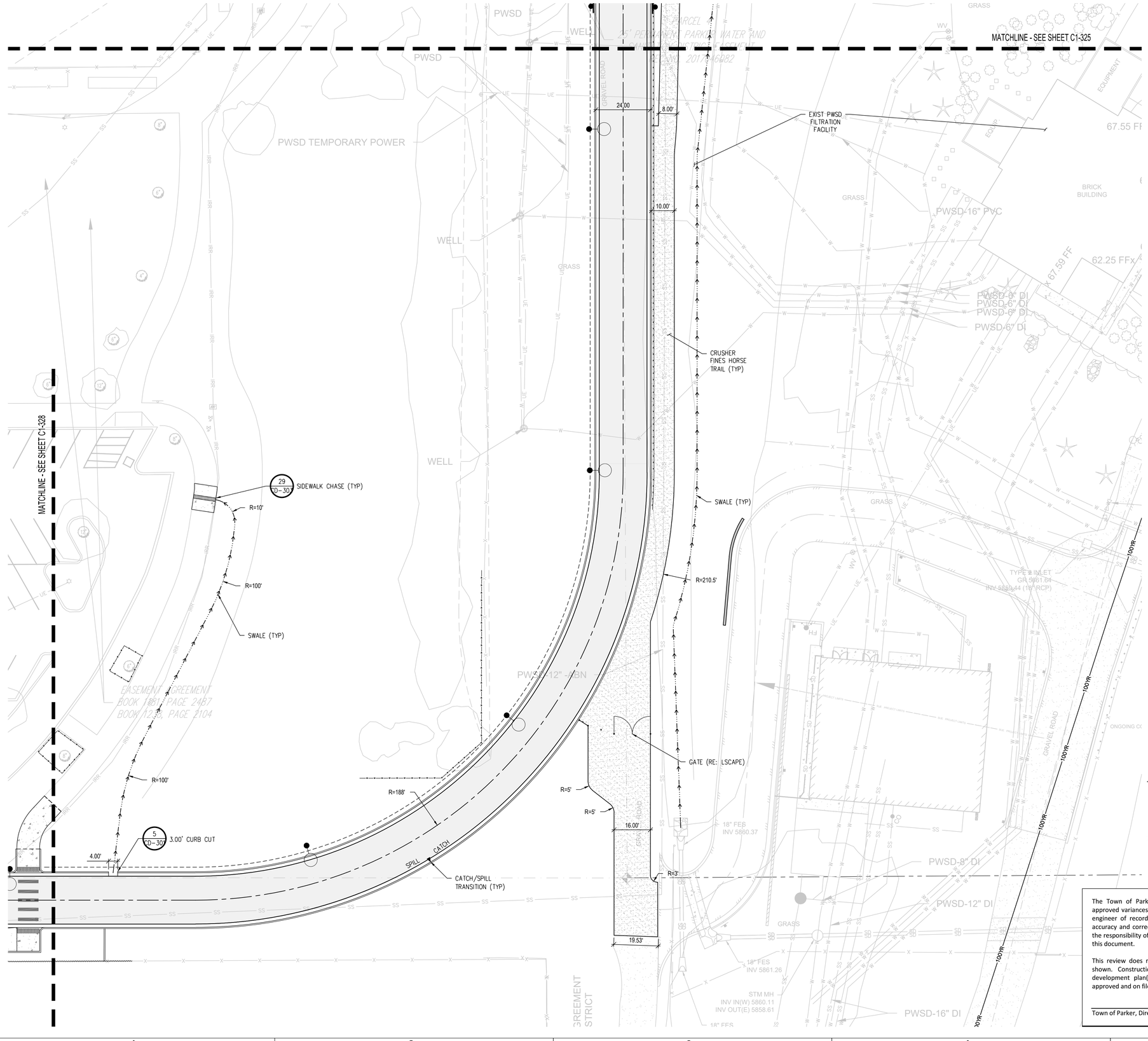

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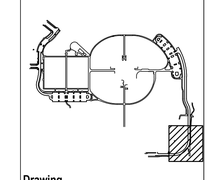

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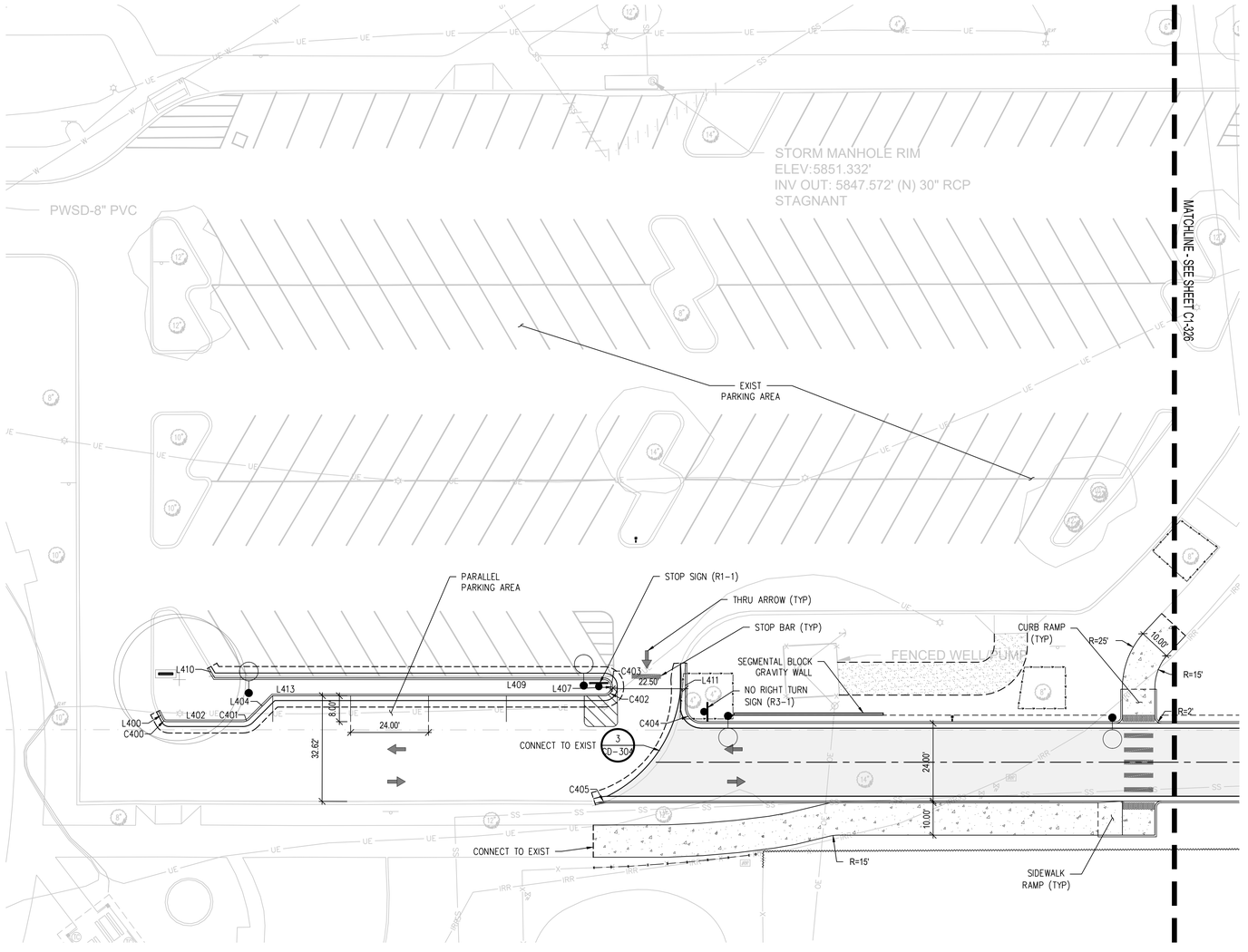

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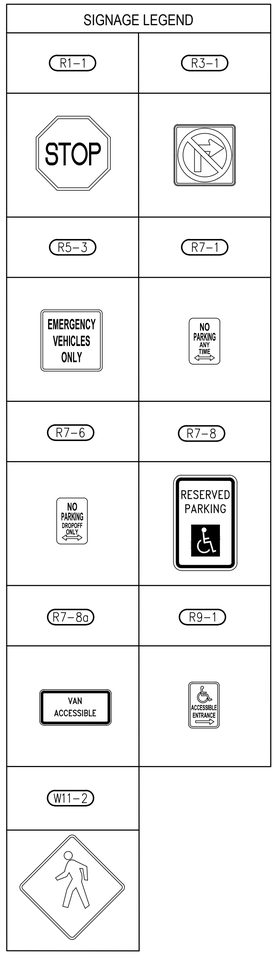

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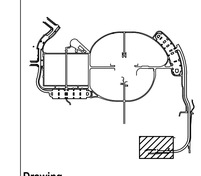

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LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L71	13.00	N0° 00' 00"E	(609198.24, 205359.28)
L73	5.00	N90° 00' 00"W	(609214.74, 205355.78)
L75	13.00	S0° 00' 00"E	(609211.24, 205347.28)
L76	12.00	N90° 00' 00"E	(609198.24, 205347.28)
L117	13.00	S0° 00' 00"E	(609195.24, 205633.28)
L119	5.00	N90° 00' 00"W	(609178.74, 205629.78)
L121	13.00	N0° 00' 00"E	(609182.24, 205621.28)
L122	12.00	N90° 00' 00"E	(609195.24, 205621.28)
L125	6.49	N90° 00' 00"E	(609214.74, 205711.78)
L127	6.00	S0° 07' 57"E	(609199.78, 205733.27)
L129	6.51	N90° 00' 00"W	(609178.74, 205718.29)
L131	27.00	N0° 00' 00"E	(609183.24, 205707.28)
L133	13.50	N34° 22' 51"W	(609942.07, 205198.19)
L134	12.86	S59° 05' 08"E	(609882.29, 205121.27)
L135	12.86	N59° 05' 08"W	(609859.38, 205122.54)
L136	13.54	S81° 35' 50"E	(609781.04, 205082.94)
L137	13.45	S82° 38' 31"E	(609770.50, 205128.47)
L138	13.18	N59° 05' 08"W	(609835.14, 205163.03)
L139	13.18	S59° 05' 08"E	(609858.21, 205161.48)
L141	13.66	N31° 40' 44"W	(609908.70, 205232.08)
L400	3.07	S28° 13' 23"E	(608476.96, 206450.72)
L402	23.65	N90° 00' 00"E	(608473.73, 206453.05)
L404	10.07	N45° 00' 00"E	(608474.61, 206478.82)
L407	0.44	N0° 35' 03"W	(608484.25, 206590.58)
L409	120.01	N89° 58' 30"W	(608487.17, 206588.07)

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L410	3.66	N30° 40' 59"W	(608487.22, 206468.06)
L411	13.62	S0° 00' 00"E	(608491.85, 206613.07)
L413	102.14	N90° 00' 00"E	(608481.73, 206485.94)
L414	6.00	S0° 00' 00"E	(609199.74, 205254.03)
L415	25.94	N0° 00' 00"E	(609183.77, 205273.28)

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Town of Parker, Director of Engineering Date

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MECHANICAL ENGINEER
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p. 303.688.0223

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

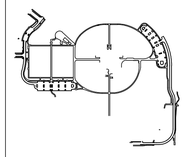
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-06-18
Drawn By: AMF/KAM/MJS
Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-328

CONTRACT DOCUMENTS

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1 2 3 4 5

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C66	22.44	15.00	85°41'56"	S42°50'58"W	20.40	(609214.70, 205267.90)
C69	8.23	5.00	94°18'04"	N47°09'02"E	7.33	(609178.78, 205267.90)
C72	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205359.28)
C73	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205350.78)
C89	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205633.28)
C90	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205624.78)
C91	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609182.24, 205633.28)
C92	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609178.74, 205624.78)
C97	6.86	4.50	87°23'26"	N78°04'34"W	6.22	(609940.79, 205204.28)
C99	99.80	253.50	22°33'26"	S44°20'26"W	99.16	(609953.21, 205190.57)
C101	7.95	5.00	91°04'20"	S13°32'58"E	7.14	(609875.68, 205132.30)
C102	7.38	235.50	1°47'45"	S31°05'19"W	7.38	(609868.74, 205133.97)
C103	1.43	235.50	0°20'54"	S30°00'59"W	1.43	(609862.42, 205130.16)
C104	7.95	5.00	91°04'20"	S75°22'42"W	7.14	(609861.18, 205129.45)
C106	90.10	253.50	20°21'50"	S18°35'05"W	89.62	(609865.99, 205111.50)
C108	6.98	4.50	88°55'32"	S37°08'04"E	6.30	(609779.06, 205096.34)
C109	7.98	235.50	1°56'33"	S6°21'25"W	7.98	(609774.04, 205100.14)
C110	8.03	211.50	2°10'30"	N5°01'30"E	8.03	(609758.52, 205122.72)
C111	7.17	4.50	91°14'44"	N51°44'07"E	6.43	(609766.52, 205123.42)
C113	24.01	193.50	7°06'32"	N10°54'45"E	23.99	(609768.78, 205141.81)
C114	46.04	193.50	13°38'00"	N21°17'01"E	45.93	(609792.34, 205146.35)
C116	7.75	5.00	88°45'05"	N14°42'36"W	6.99	(609841.91, 205151.72)
C117	1.58	211.50	0°25'41"	N29°52'47"E	1.58	(609848.68, 205149.94)
C118	7.64	211.50	2°04'09"	N31°07'42"E	7.64	(609850.05, 205150.73)
C119	7.75	5.00	88°45'05"	N76°32'19"E	6.99	(609856.58, 205154.68)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C122	83.06	194.24	24°29'59"	N46°00'03"E	82.43	(609851.44, 205172.79)
C124	6.88	4.50	87°36'35"	N12°07'34"E	6.23	(609920.32, 205224.91)
C400	1.08	1.00	61°46'37"	S59°06'42"E	1.03	(608474.26, 206452.17)
C401	2.36	3.00	45°00'00"	N67°30'00"E	2.30	(608473.73, 206476.70)
C402	3.95	2.50	90°35'03"	N44°42'29"E	3.55	(608481.73, 206588.08)
C403	3.90	2.50	89°23'27"	N45°16'47"W	3.52	(608484.69, 206590.57)
C404	7.85	5.00	90°00'00"	S45°00'00"E	7.07	(608478.23, 206613.07)
C407	22.44	15.00	85°41'56"	S42°50'58"E	20.40	(609193.74, 205254.03)
C408	8.23	5.00	94°18'04"	N47°09'02"W	7.33	(609209.71, 205273.28)

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LANDSCAPE ARCHITECTURE

PLANNING

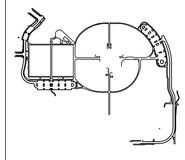
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
48363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-329

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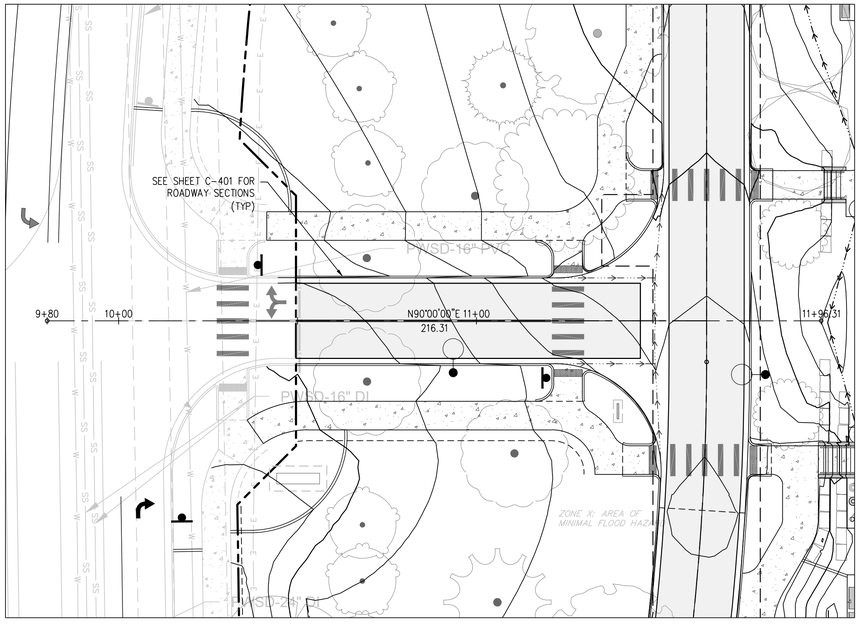
HORIZONTAL CONTROL LEGEND

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



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

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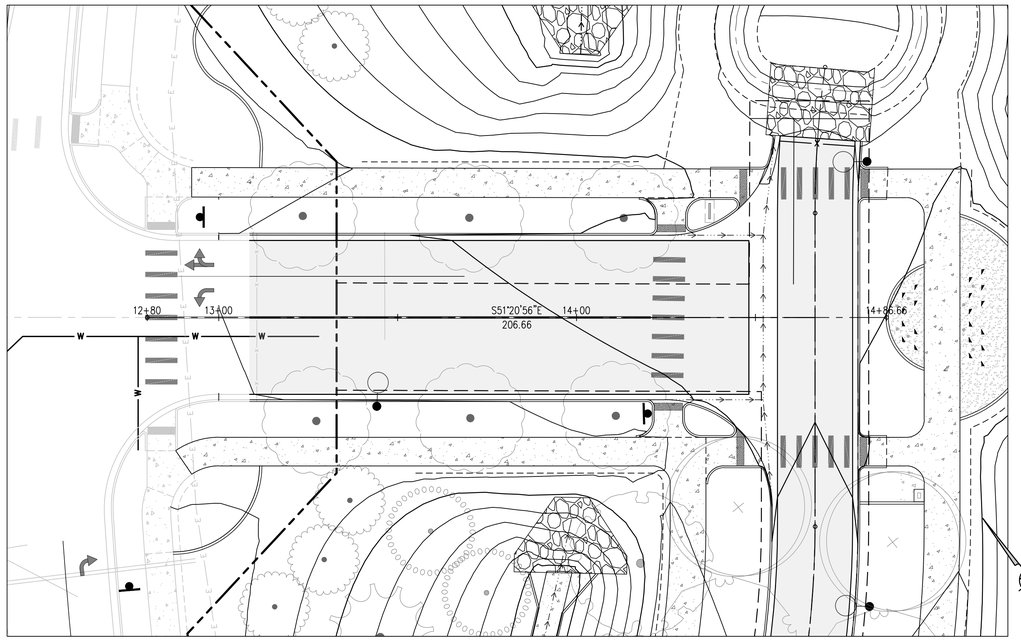
SCALE IN FEET



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

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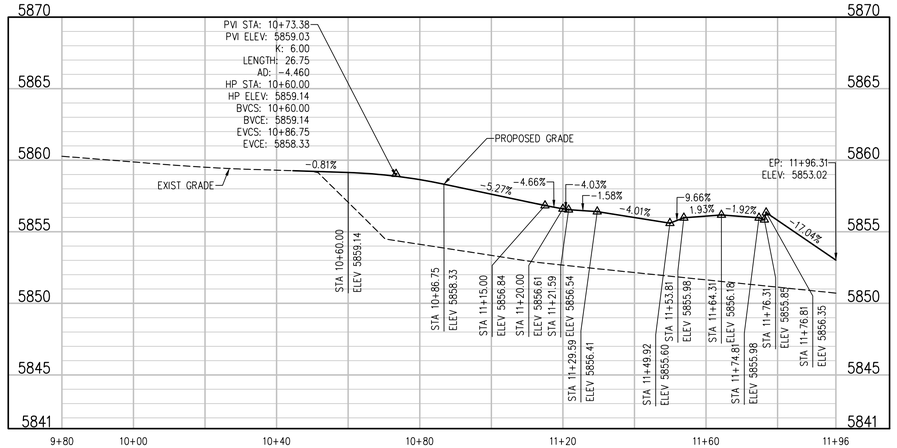
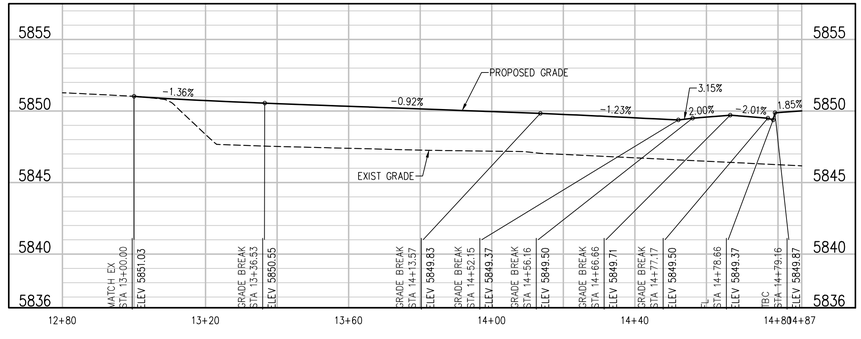
SCALE IN FEET



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



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

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Town of Parker SALISBURY REGIONAL PARK - PHASE 1

11700 MOTSENBOCKER RD
PARKER, CO 80134

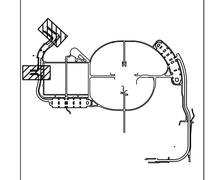
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRAY 45362 6/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



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PHASE 1 ROADWAY PLAN & PROFILE

C1-410

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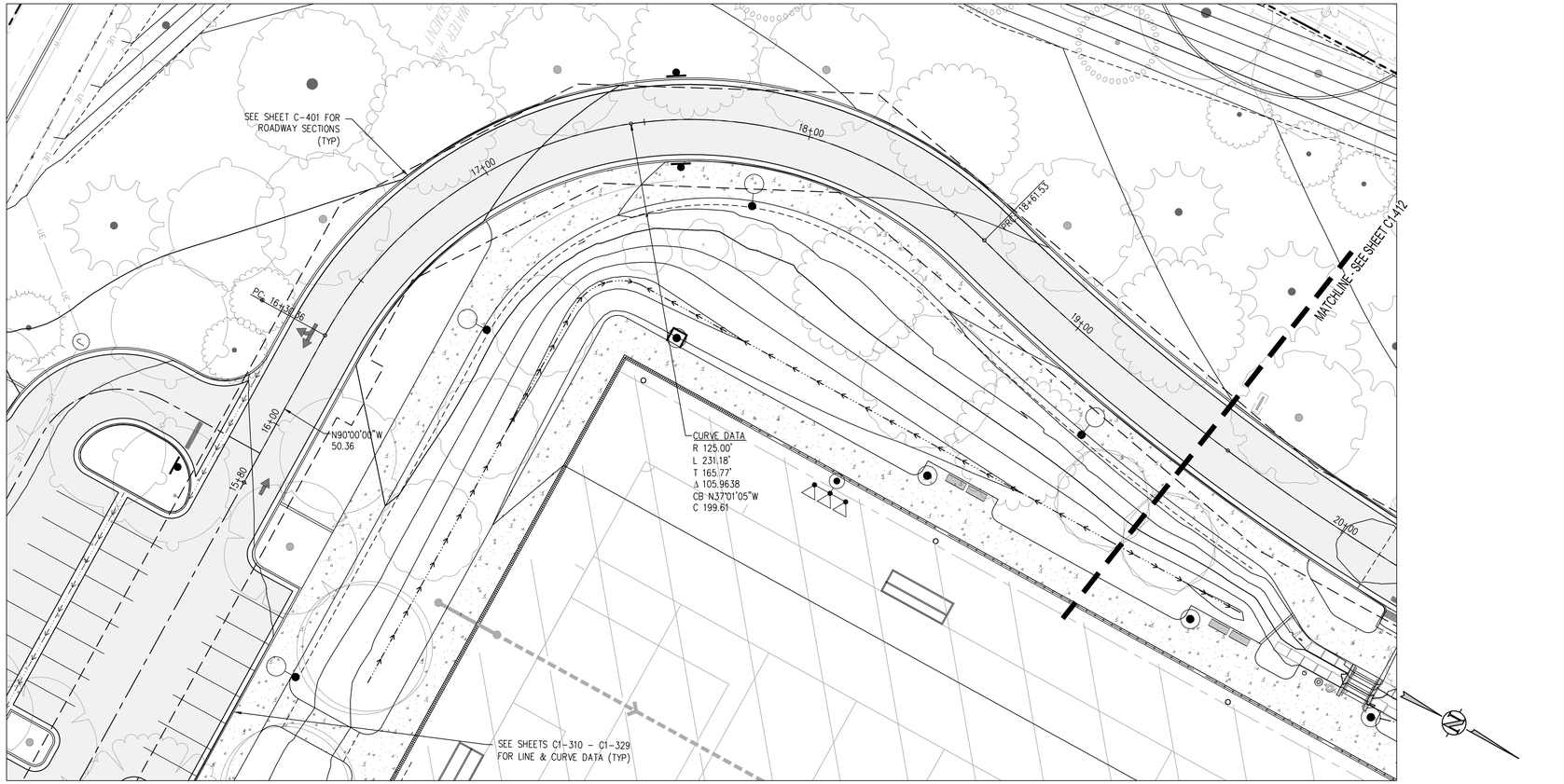

PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET

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- MILL AND OVERLAY
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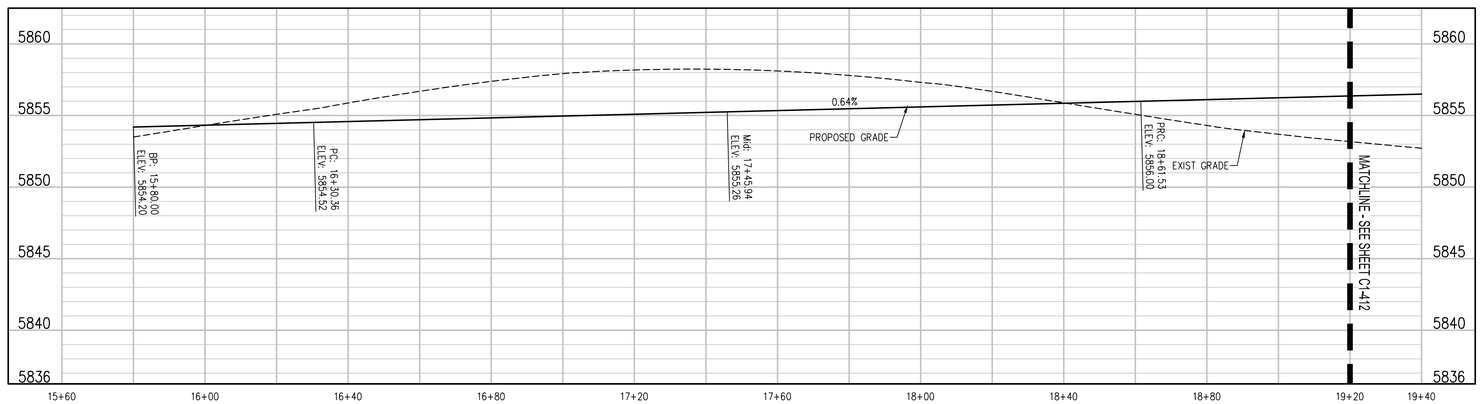

PHASE 1 LOOP NORTH PROFILE
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATNY
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
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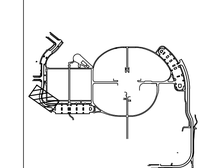
Key Map



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PHASE 1 ROADWAY PLAN & PROFILE

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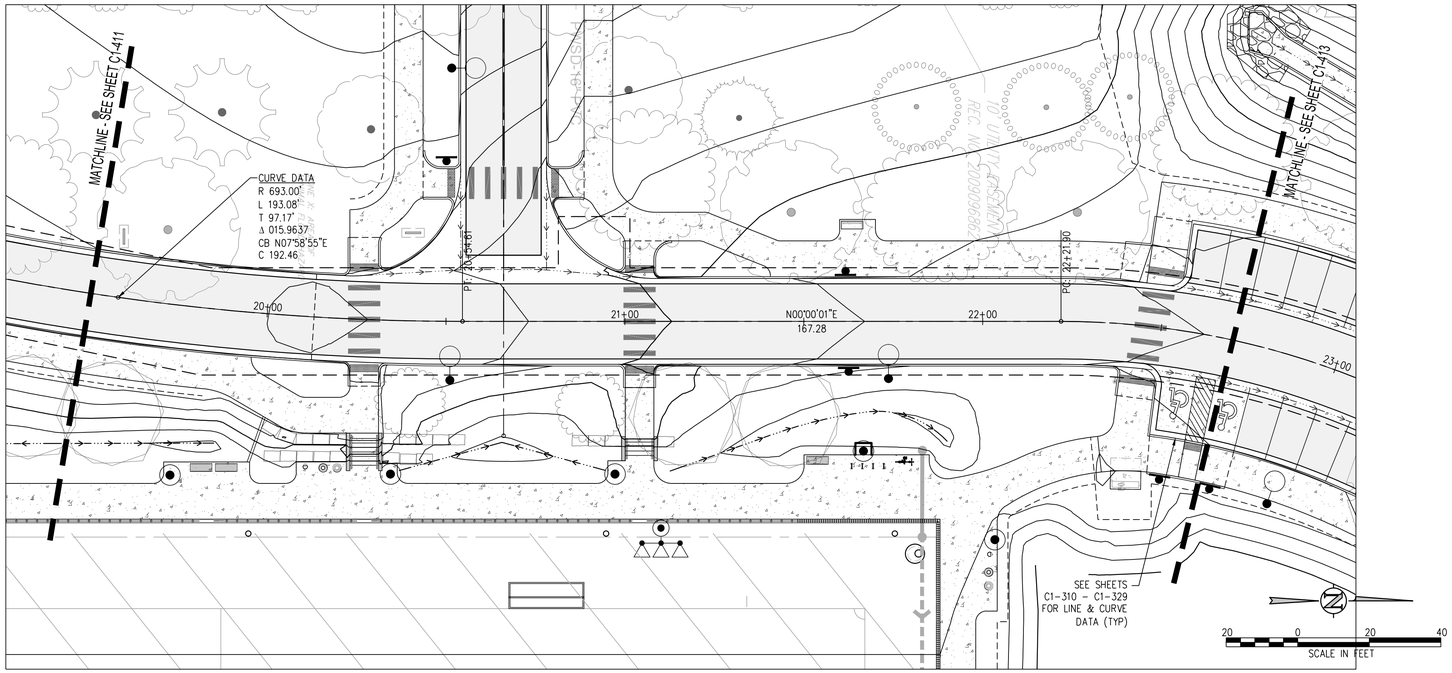
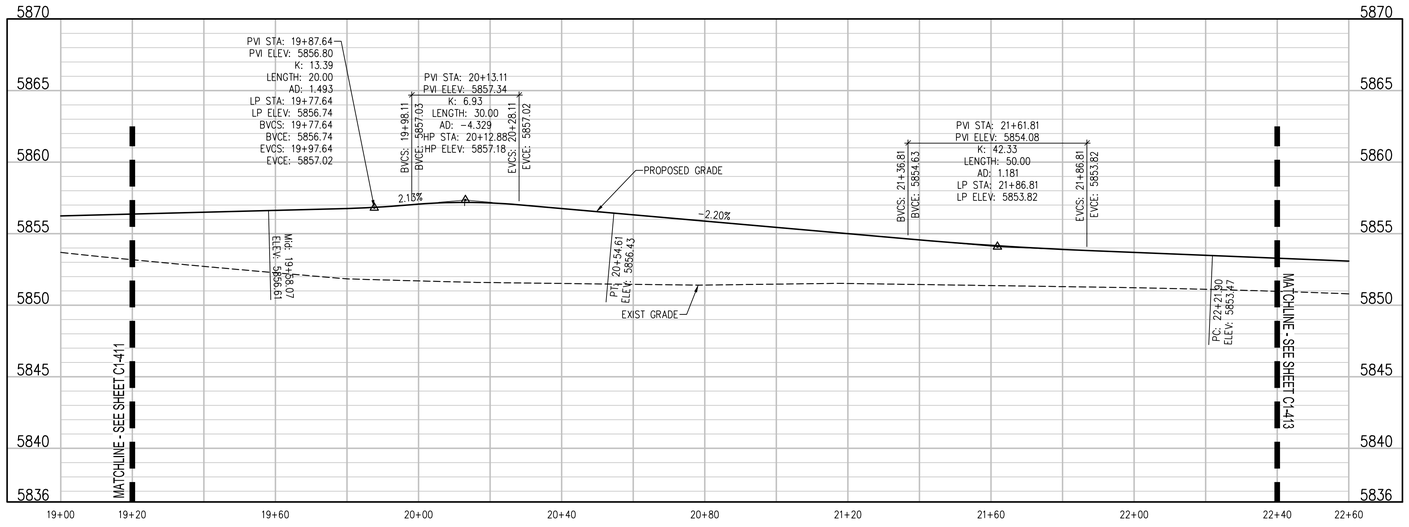


PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'



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INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRAVES
48363
6/18/2025

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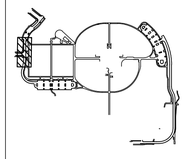

Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-412

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HORIZONTAL CONTROL NOTES:

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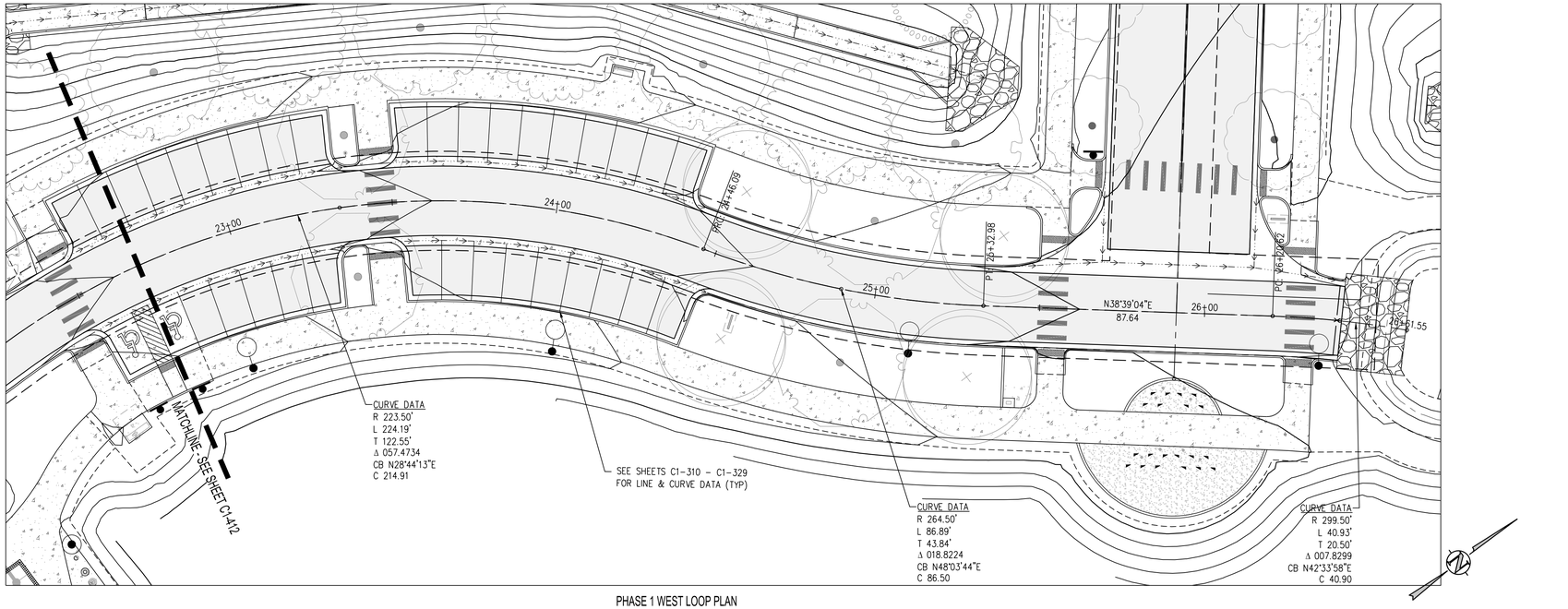
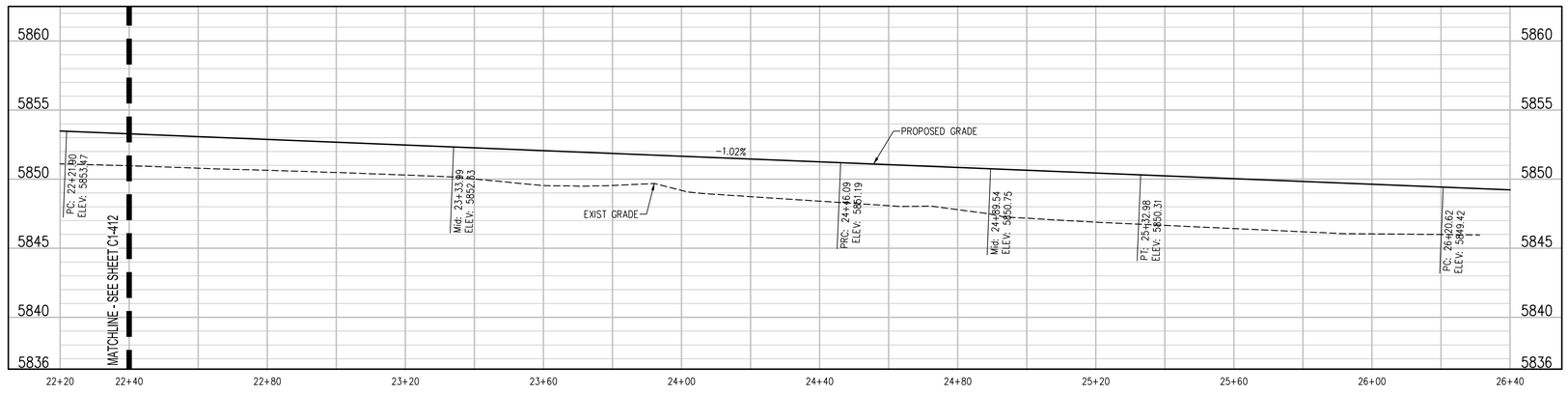
HORIZONTAL CONTROL LEGEND

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



PHASE 1 WEST LOOP PLAN

SCALE: 1" = 20'



PHASE 1 LOOP NORTH PROFILE

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

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Town of Parker, Director of Engineering — Date

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p. 303.607.0977

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MECHANICAL ENGINEER
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p. 303.688.0223

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

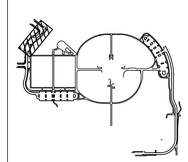
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATIN
45352
6/18/2025

DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-413

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C M Y K

HORIZONTAL CONTROL NOTES:

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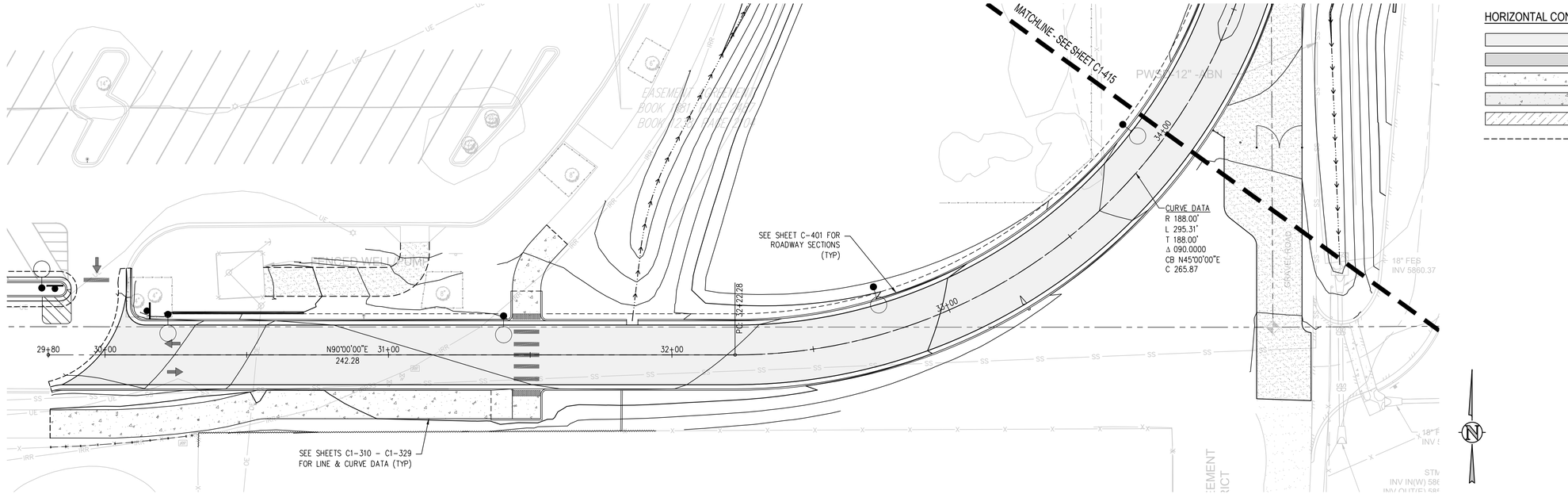
- MILL AND OVERLAY
- LIMITS OF SAWCUT



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

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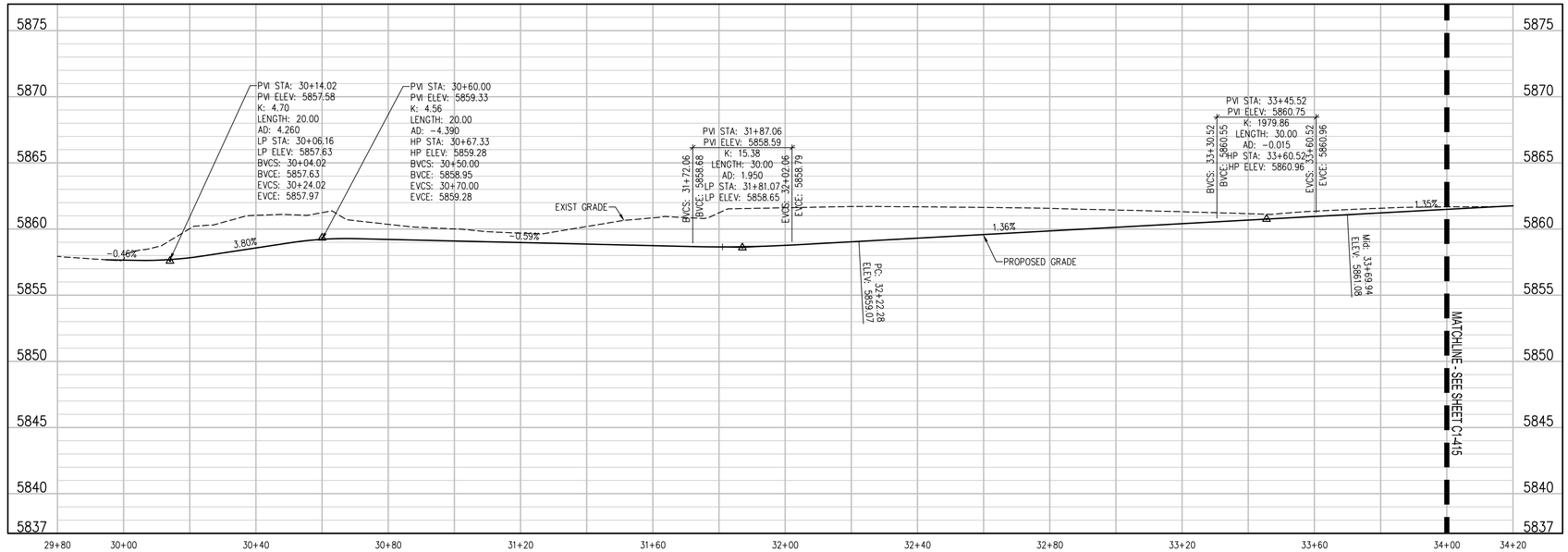
SCALE IN FEET



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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED COREY F. GRATTAN 45363 PROFESSIONAL ENGINEER
6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
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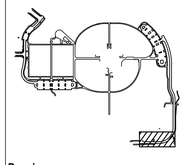
Key Map



Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-414

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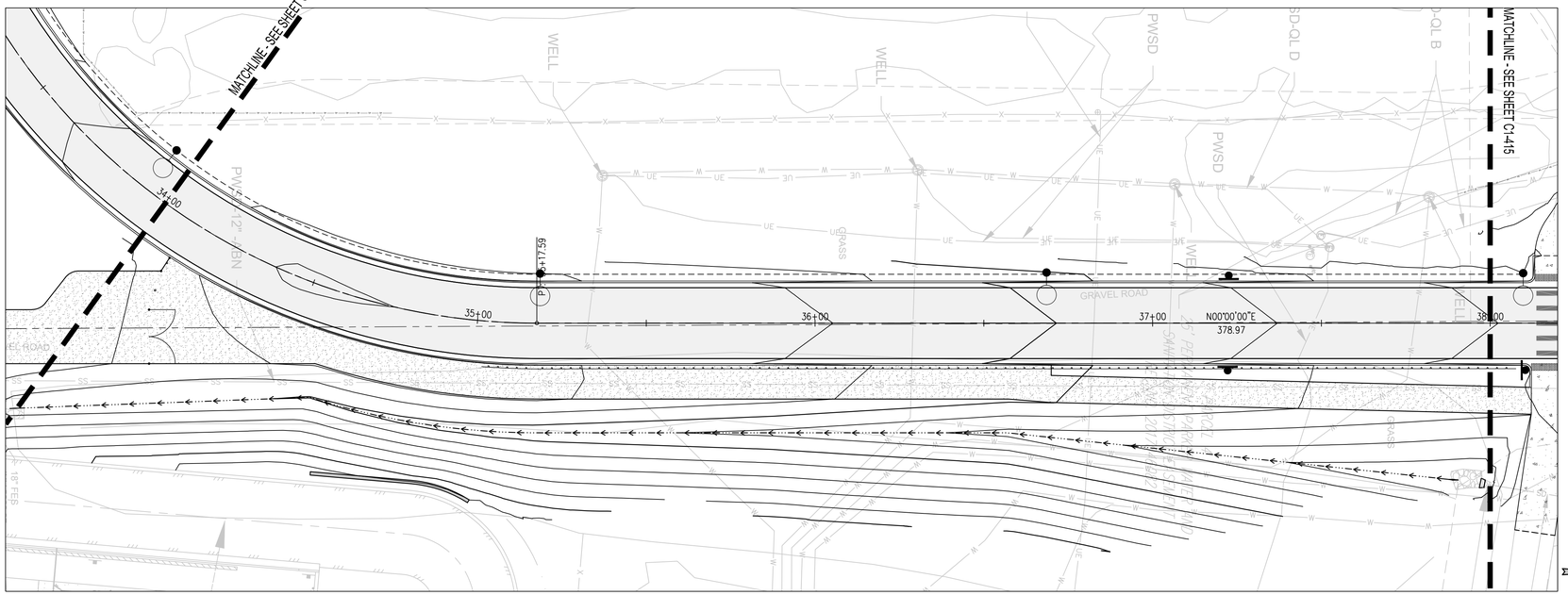

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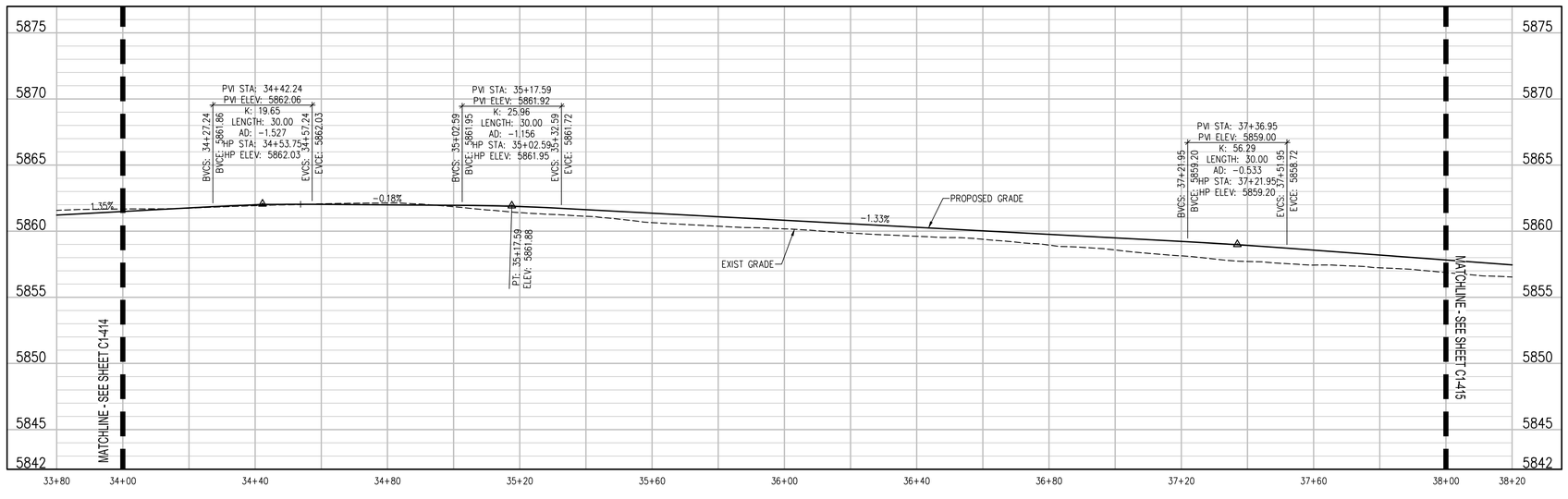

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PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATZER
48363
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

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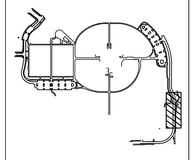

Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-415

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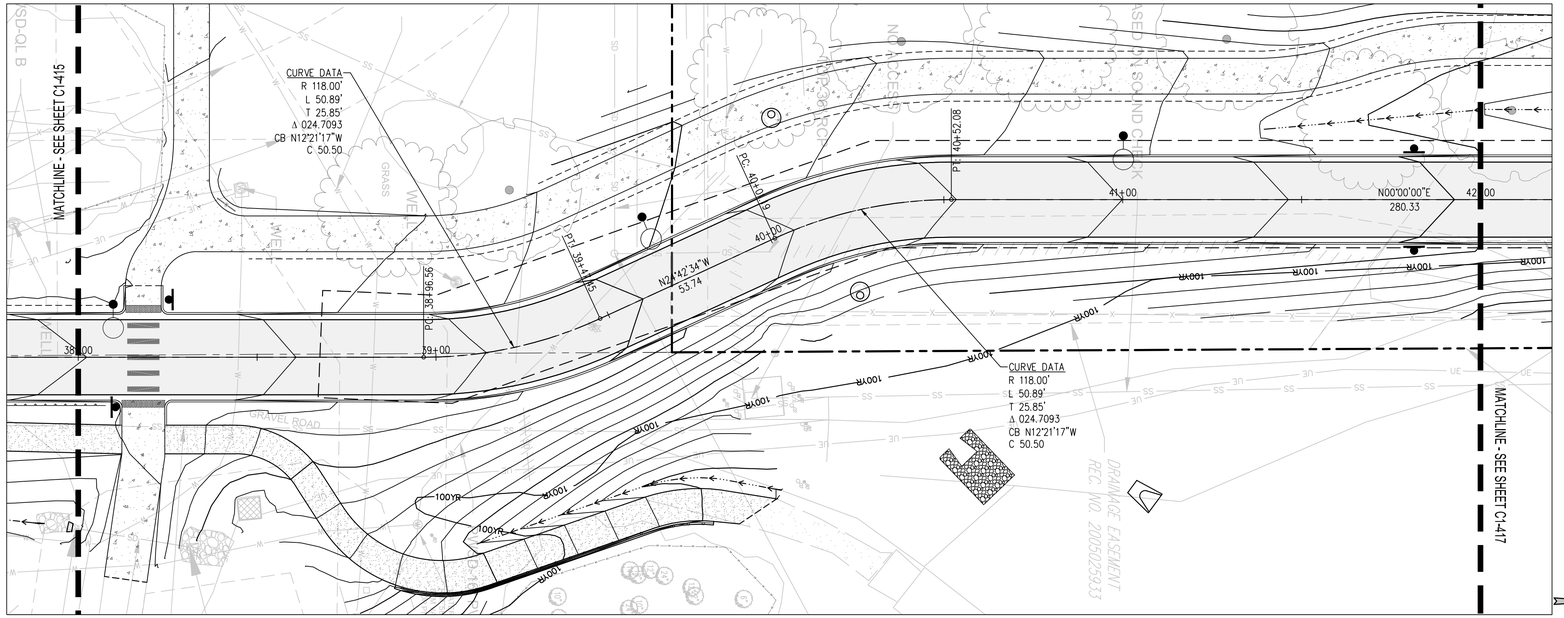

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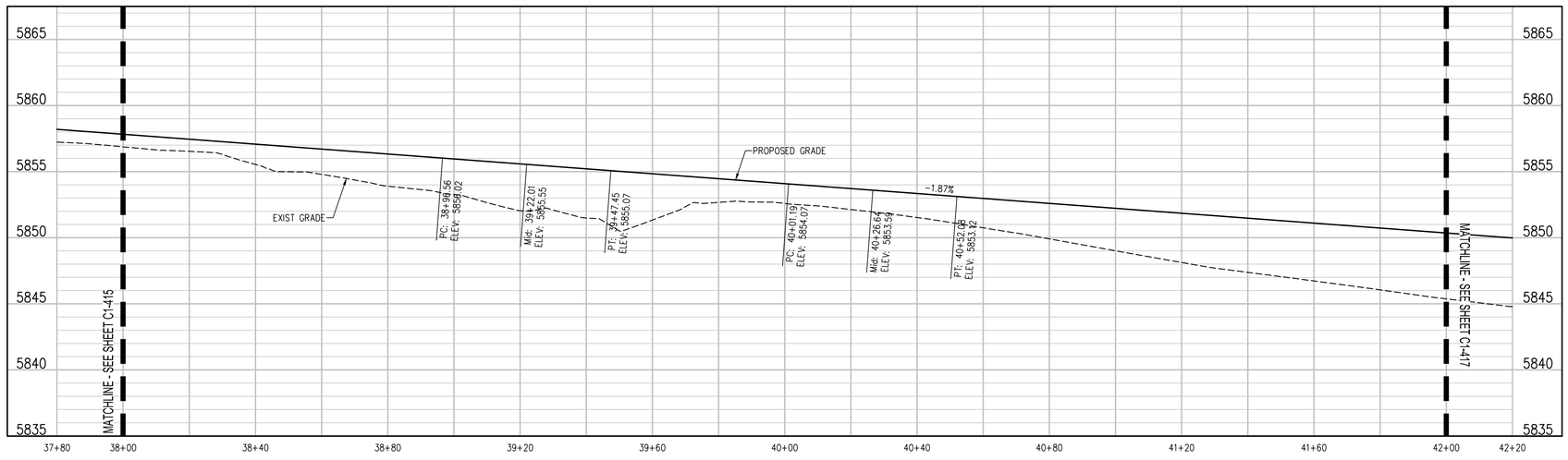

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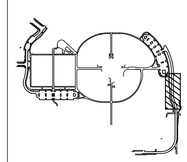

Drawing
PHASE 1 ROADWAY PLAN & PROFILE

C1-416

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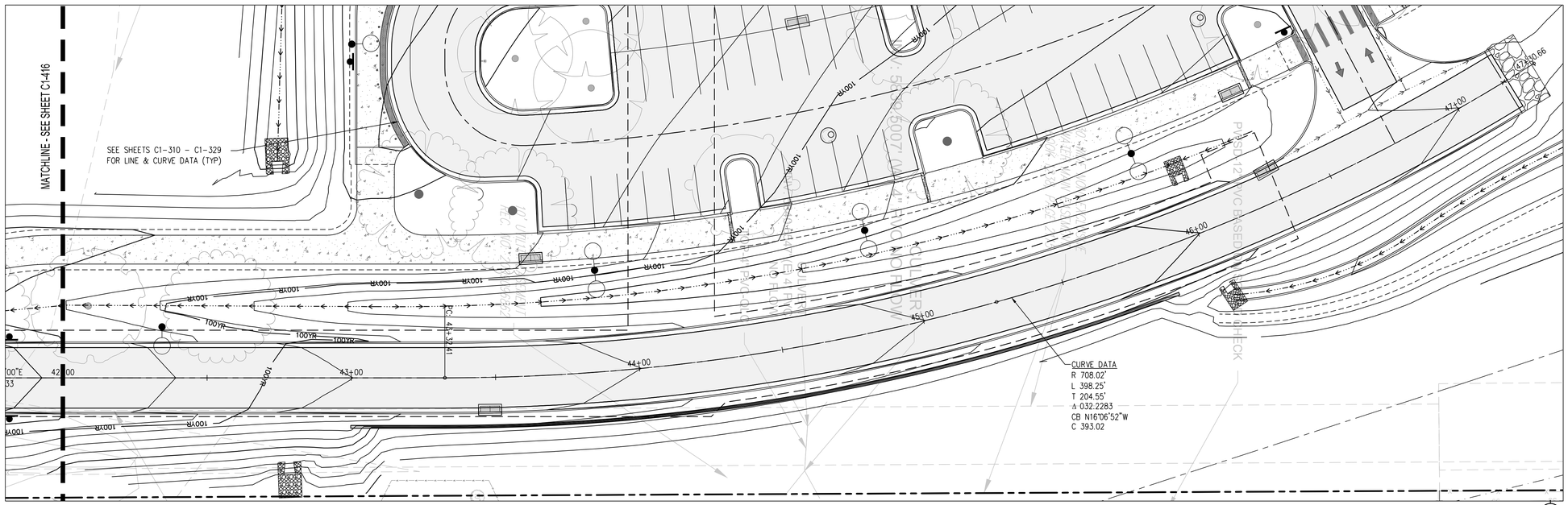
MATCHLINE - SEE SHEET C1-416
SEE SHEETS C1-310 - C1-329 FOR LINE & CURVE DATA (TYP)
100YR
PC: 43+32.41
42+00
43+00
44+00
45+00
46+00
47+00
47+30.66
CURVE DATA
R 708.02'
L 398.25'
T 204.55'
Δ 032.2283
CB N16°06'52"W
C 393.02
PROPOSED 12' WIDE CONCRETE TRAIL
EXISTING 15' WIDE CONCRETE TRAIL TO REMAIN
PROPOSED 12' WIDE CONCRETE TRAIL
EXISTING 15' WIDE CONCRETE TRAIL TO BE REMOVED

STORMWATER MANAGEMENT PLAN (SWMP)

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

NAME: _____

CONTACT INFO: _____

_____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRAY 45362 PROFESSIONAL ENGINEER
6/18/2025

	DATE	DESCRIPTION

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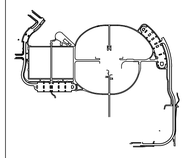
Key Map



Drawing
PHASE 1 CBMP NOTES

C1-500

CONTRACT DOCUMENTS

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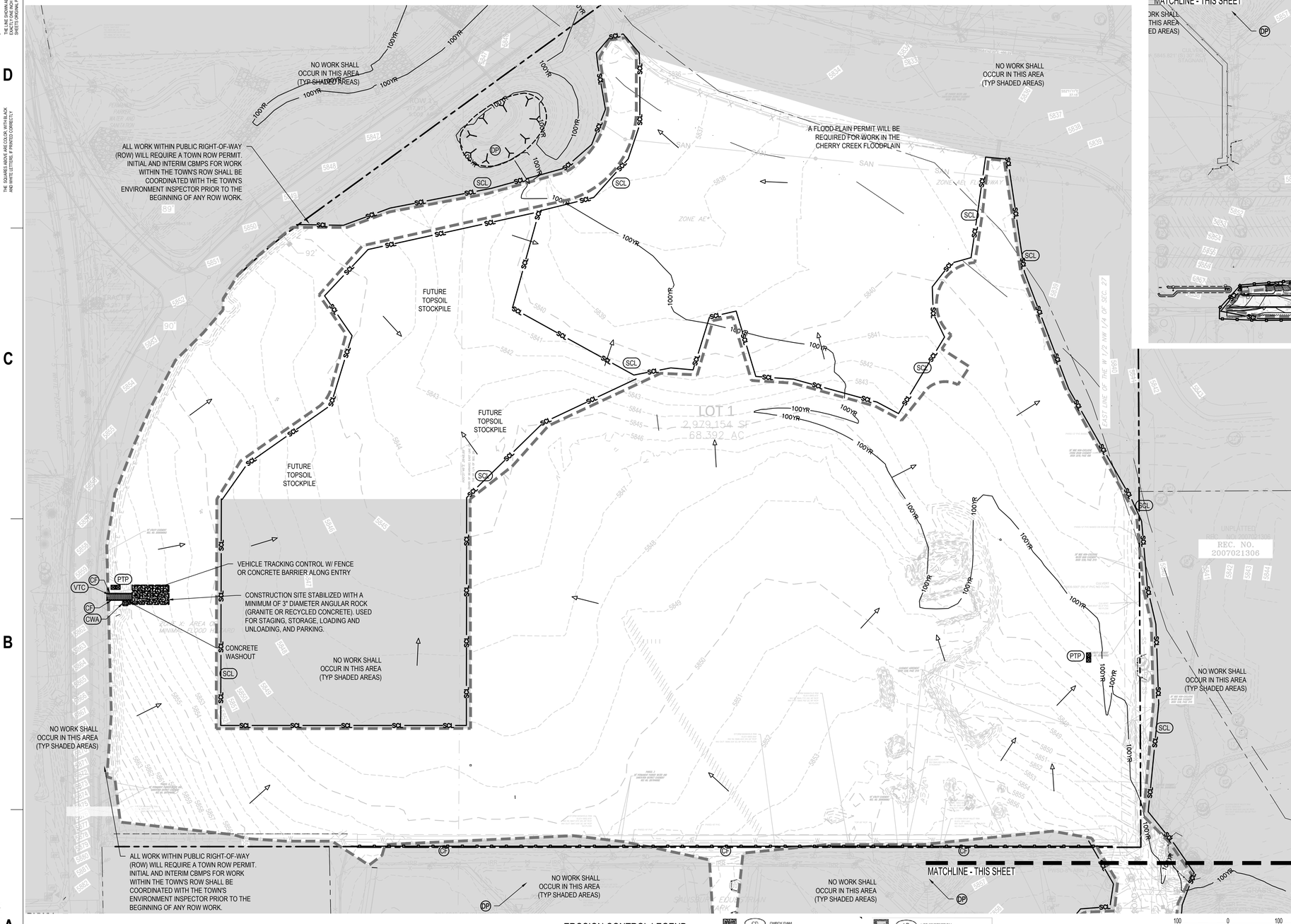

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK

CD	CHECK DAM	LP	LOT PROTECTION
CF	CONSTRUCTION FENCE	MWP	MASONRY WORK PROTECTION
CP	CULVERT PROTECTION	PTP	PORTABLE TOILET PROTECTION
CWA	CONCRETE WASHOUT AREA	RCSC	ROUGH CUT STREET CONTROL
D	DEWATERING	RS	ROCK SOCK
DD	DIVERSION DITCH	RSS	ROCK SOCK IN SWALE
DP	DETENTION POND PROTECTION	SB	STRAW BALE
DTC	DEBRIS TRASH CONTROL	SCL	SEDIMENT CONTROL LOGS
ECB	EROSION CONTROL BLANKET	SF	SILT FENCE
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	SMC	SEEDING, MULCHING AND CRIMPING
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	SR	SURFACE ROUGHING
IPCOG	INLET PROTECTION, CURB ON GRADE, TYPE R INLET	SSA	STABILIZED STAGING AREA
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	STP	SIDEWALK TRANSITION PROTECTION
TI	TEMPORARY IRRIGATION		
TSB	TEMPORARY SEDIMENT BASIN		
VTC	VEHICLE TRACKING CONTROL		

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Town of Parker, Director of Engineering — Date

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER — CORY F. GRATTAN — 48363 — 6/18/2025

	DATE	DESCRIPTION

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Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 CBMP PLAN - INITIAL

C1-501

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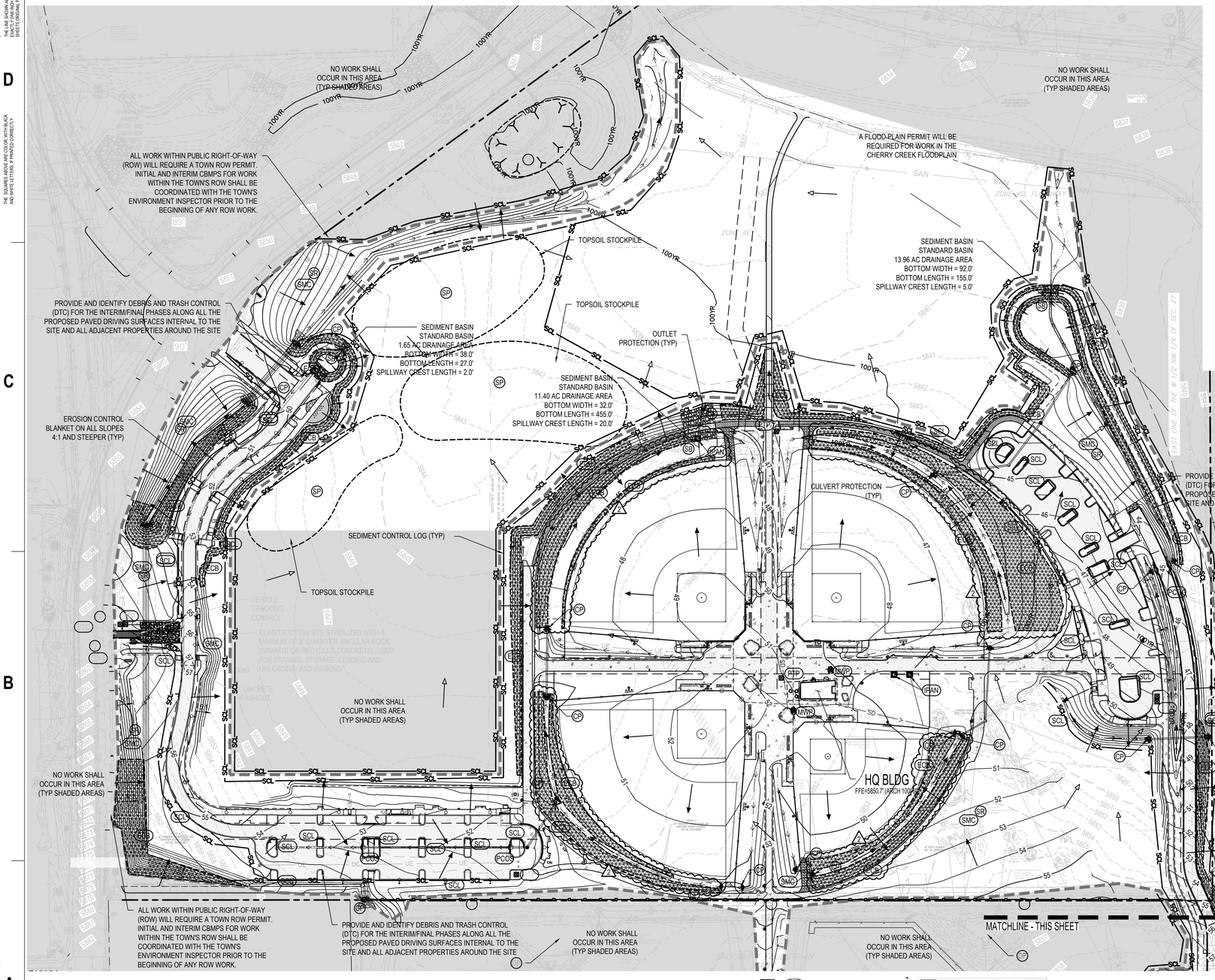

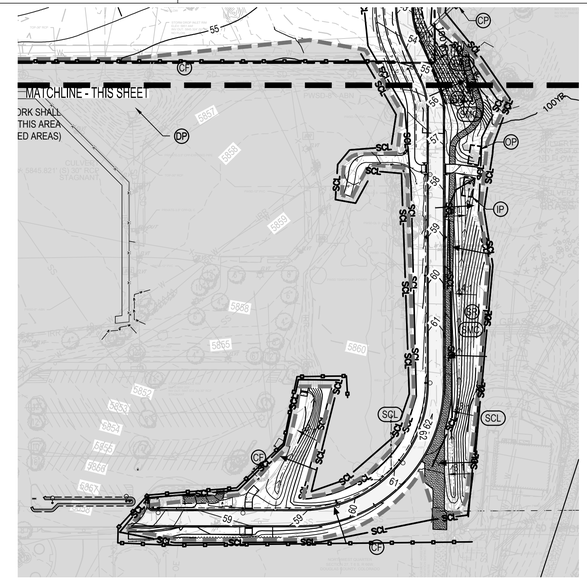

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EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
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- TI — TEMPORARY IRRIGATION
- TSB — TEMPORARY SEDIMENT BASIN
- VTC — VEHICLE TRACKING CONTROL

- CD — CHECK DAM
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- LP — LOT PROTECTION
- MWP — MASONRY WORK PROTECTION
- PTP — PORTABLE TOILET PROTECTION
- RCSC — ROUGH CUT STREET CONTROL
- RS — ROCK SOCK
- RSS — ROCK SOCK IN SWALE
- SB — STRAW BALE
- SCL — SEDIMENT CONTROL LOGS
- SF — SILT FENCE
- SMC — SEEDING, MULCHING AND CRIMPING
- SR — SURFACE ROUGHING
- SSA — STABILIZED STAGING AREA
- STP — SIDEWALK TRANSITION PROTECTION

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INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRATTON 45362 PROFESSIONAL ENGINEER
7/23/2025

	DATE	DESCRIPTION
2	7/23/2025	ADDENDUM 2

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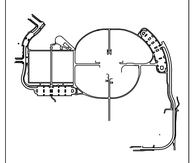

Drawing

PHASE 1 CBMP PLAN - INTERIM

C1-502

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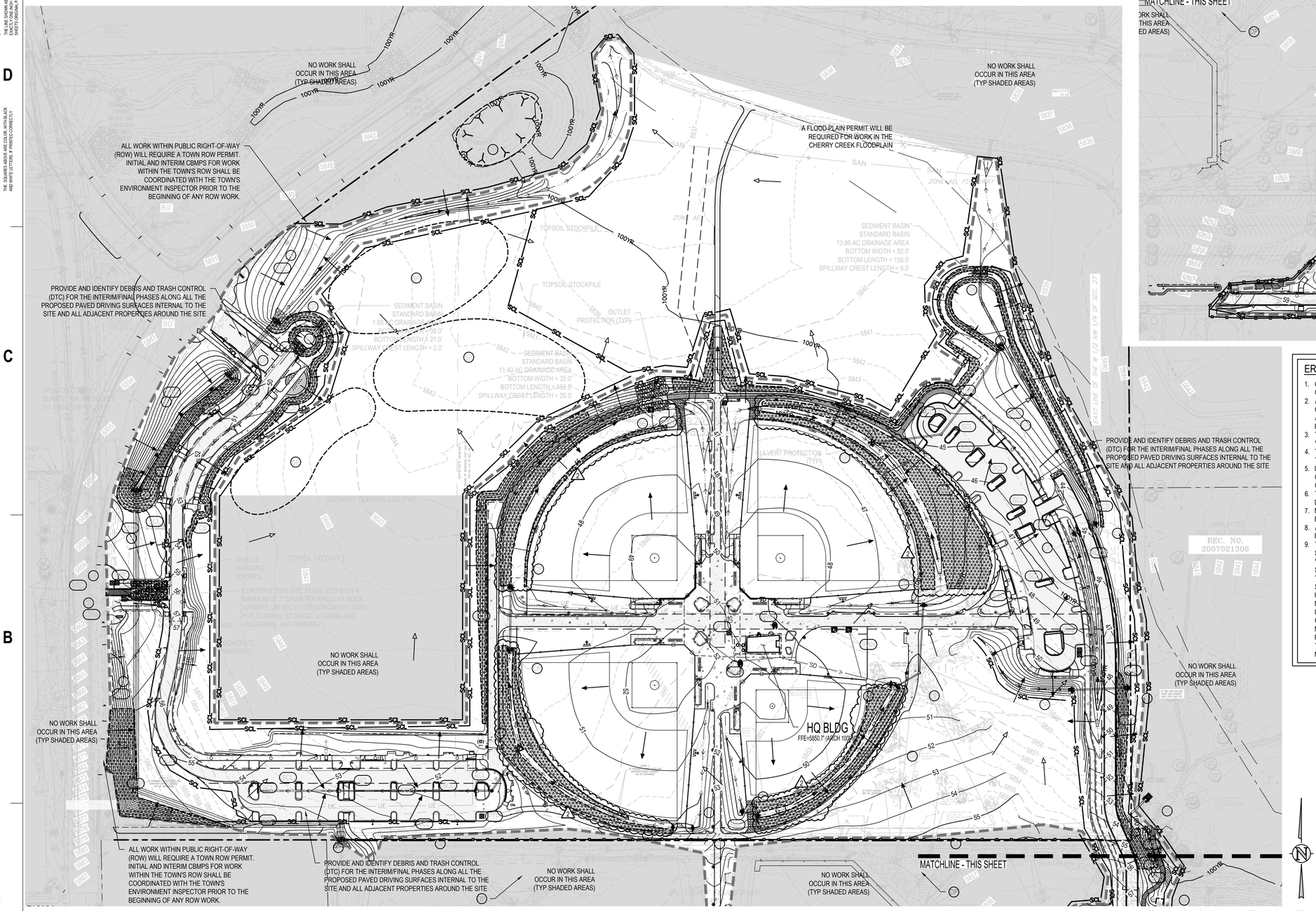

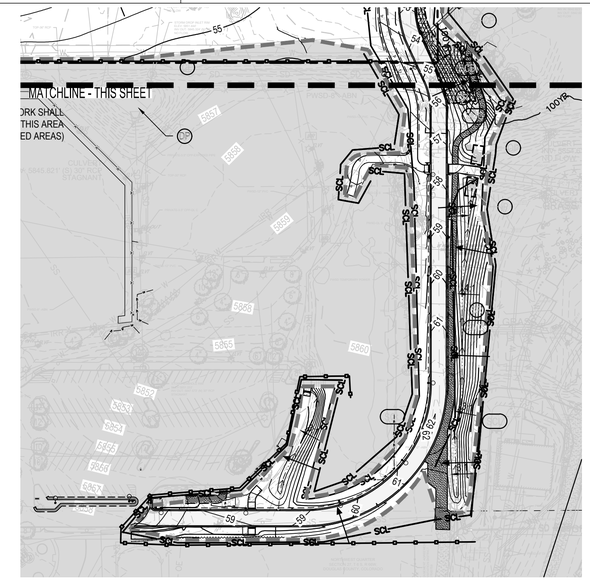

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5. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
6. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
7. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
8. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
9. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZATION FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK

TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL
CD	CHECK DAM
CF	CONSTRUCTION FENCE
CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
D	DEWATERING
DD	DIVERSION DITCH
DP	DETENTION POND PROTECTION
DTC	DEBRIS TRASH CONTROL
ECB	EROSION CONTROL BLANKET
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
IPCOG	INLET PROTECTION, CURB ON GRADE, TYPE R INLET
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION

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

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering Date

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Town of Parker SALISBURY REGIONAL PARK - PHASE 1

11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

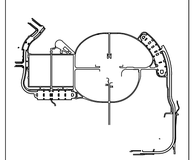
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRANTHAM 48363 7/23/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION
2	7/23/2025	ADDENDUM 2

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 CBMP PLAN - FINAL

C1-503

CONTRACT DOCUMENTS

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

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

THE LINE SHOWN ABOVE IS 1 INCH WHEN PRINTED ON 24 X 36 SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE AS A SECONDARY OPTION

STORMWATER MANAGEMENT PLAN (SWMP)

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

NAME: _____

CONTACT INFO: _____

_____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED CODY F. GRAY 45362 PROFESSIONAL ENGINEER
6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
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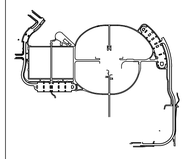
Key Map



Drawing
PHASE 1 CBMP NOTES (ALT1)

C1-500A

CONTRACT DOCUMENTS

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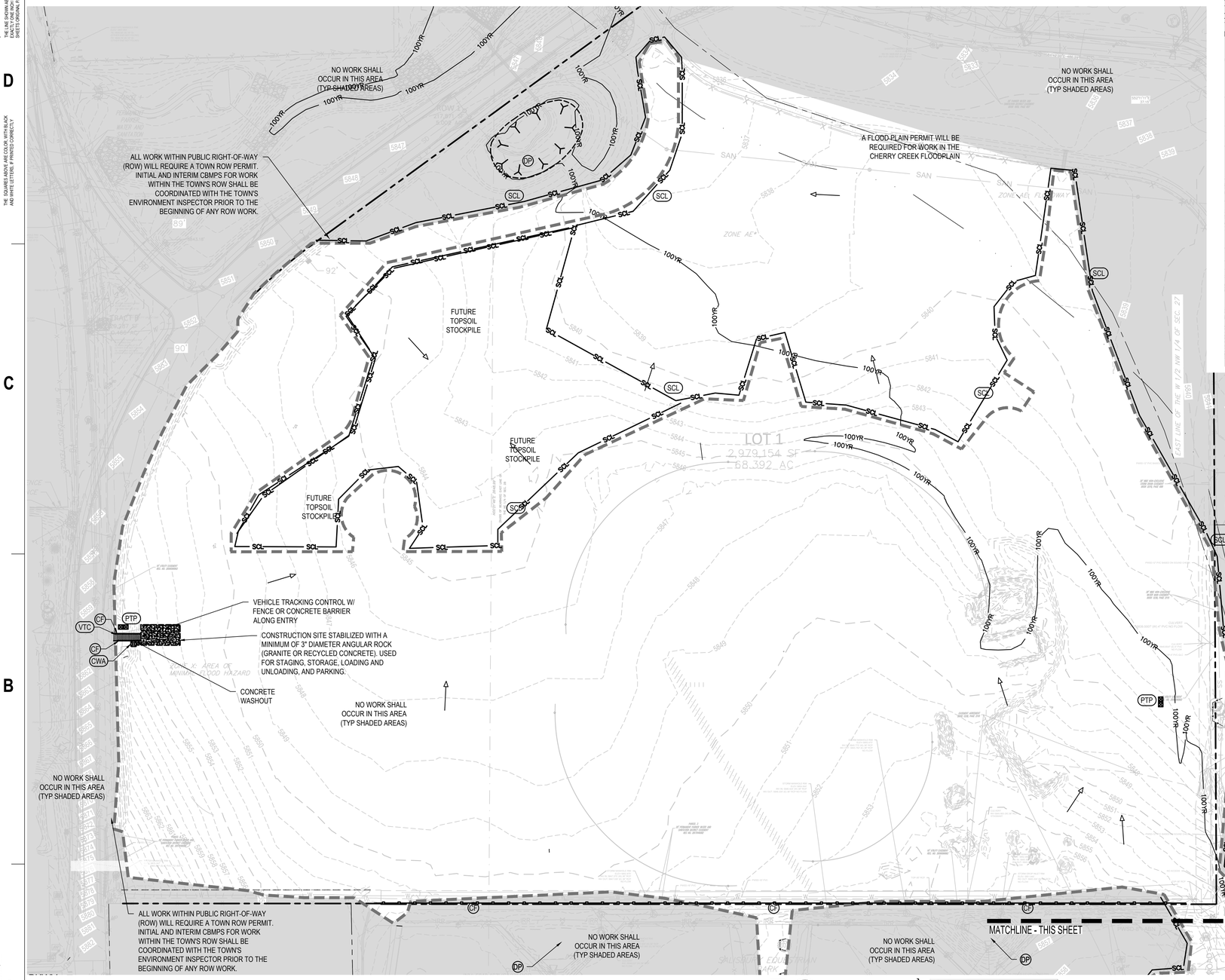

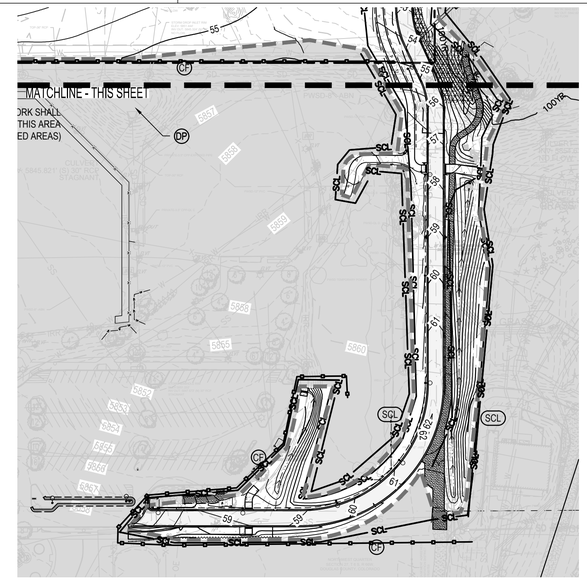

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DTC	DEBRIS TRASH CONTROL		SCL	SEDIMENT CONTROL LOGS	
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TI	TEMPORARY IRRIGATION				
TSB	TEMPORARY SEDIMENT BASIN				
VTC	VEHICLE TRACKING CONTROL				

SCALE IN FEET: 100 0 100 200

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.
3. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
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Town of Parker, Director of Engineering — Date

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SALISBURY REGIONAL PARK - PHASE 1
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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GRATTON
48352
8/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
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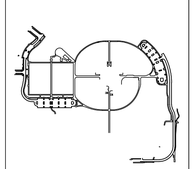
Key Map



Drawing

PHASE 1 CBMP PLAN - INITIAL (ALT)

C1-501A

CONTRACT DOCUMENTS

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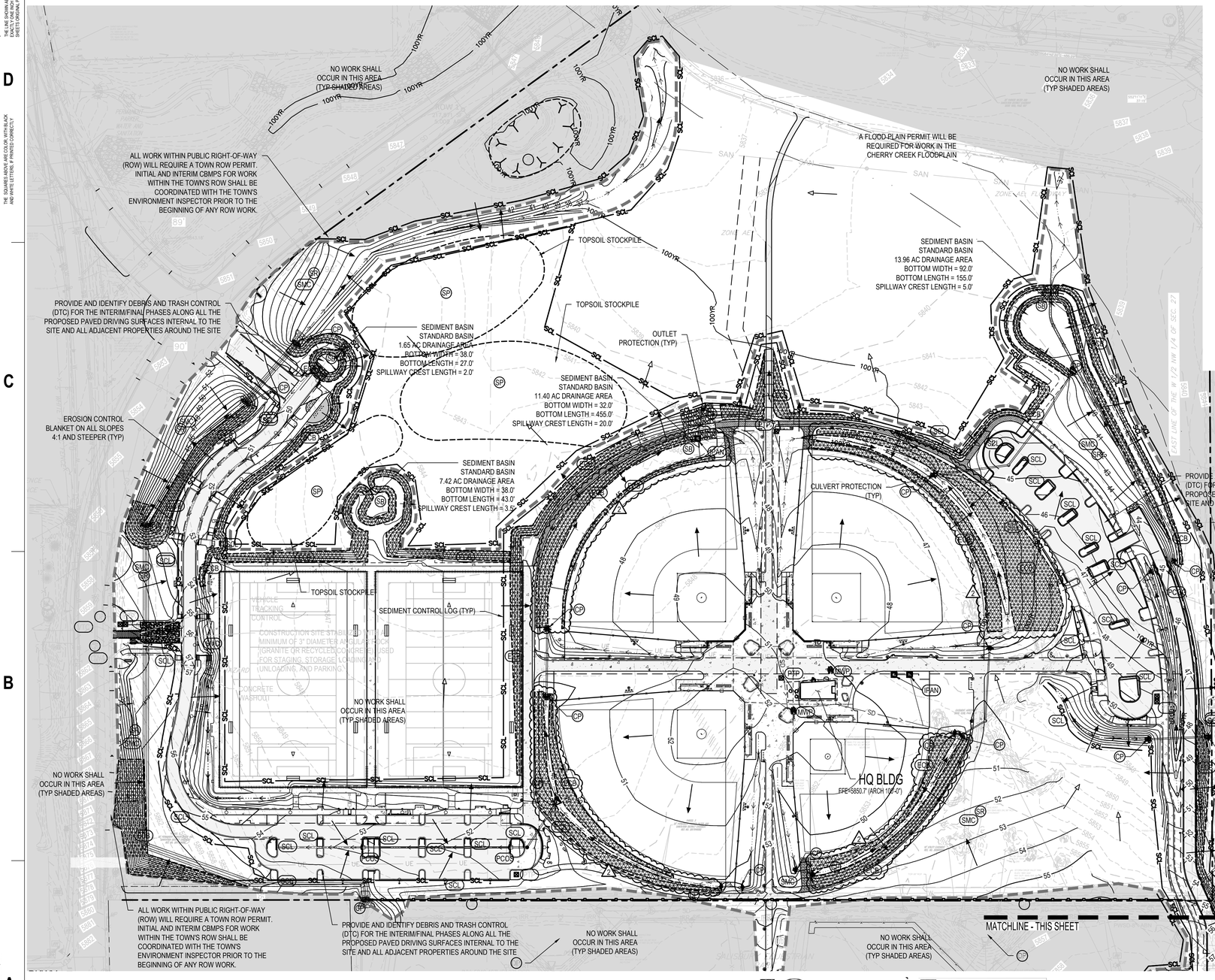

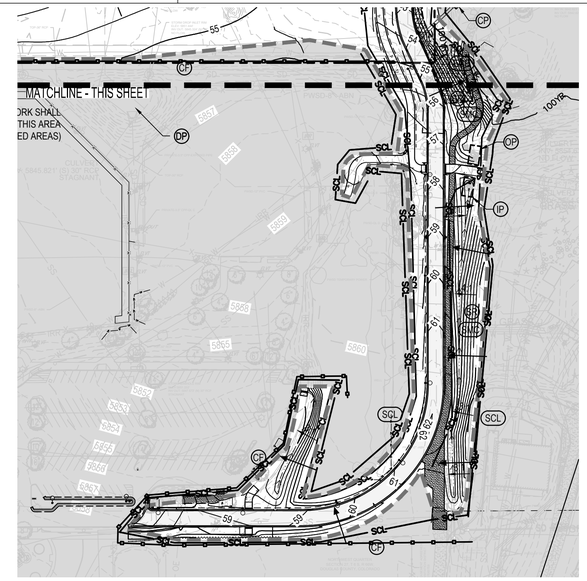

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.
3. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
4. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
5. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
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EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK

TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL

CD	CHECK DAM
CF	CONSTRUCTION FENCE
CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
D	DEWATERING
DD	DIVERSION DITCH
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ECB	EROSION CONTROL BLANKET
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LP	LOT PROTECTION
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RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
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LANDSCAPE ARCHITECTURE

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INTERIOR DESIGN

COLORADO REGISTERED
CODY F. GARTNER
45362
PROFESSIONAL ENGINEER
7/23/2025

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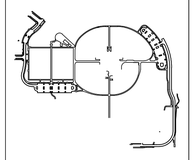

Drawing

PHASE 1 CBMP PLAN - INTERIM (ALT)

C1-502A

CONTRACT DOCUMENTS

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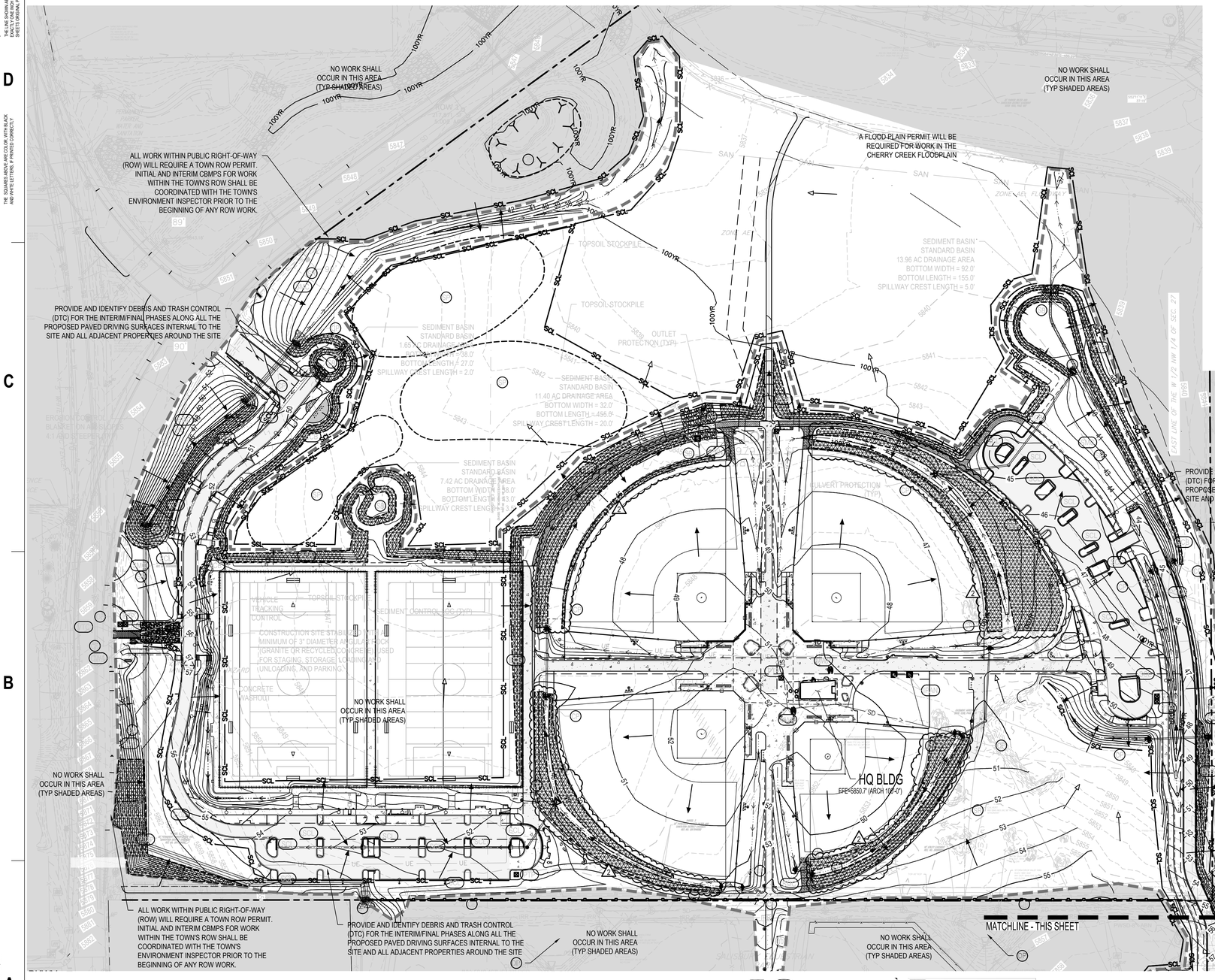

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MWP MASONRY WORK PROTECTION
PTP PORTABLE TOILET PROTECTION
RCSC ROUGH CUT STREET CONTROL
RS ROCK SOCK
RSS ROCK SOCK IN SWALE
SB STRAW BALE
SCL SEDIMENT CONTROL LOGS
SF SILT FENCE
SMC SEEDING, MULCHING AND CRIMPING
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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER — CODY F. GRATTON — 45362 — 7/23/2025

	DATE	DESCRIPTION
1	7/23/2025	ADDENDUM 2

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 CBMP PLAN - FINAL (ALT)

C1-503A

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

CD	CHECK DAM
CF	CONSTRUCTION FENCE
CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
D	DEWATERING
DD	DIVERSION DITCH
DP	DETENTION POND PROTECTION
DTC	DEBRIS TRASH CONTROL
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Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 1 OF 3 Oct. 2013

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LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
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Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 2 OF 3 Oct. 2013

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TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 3 OF 3 Oct. 2013

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1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a, CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
    (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 1 OF 4 Oct. 2013

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11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 2 OF 4 Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
    1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
        A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
        C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
        E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
        F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

    FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE, IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 3 OF 4 Oct. 2013

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2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
    A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    C. EROSION IS NEGLIGIBLE IF EVEN PRESENT.
    D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
    E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 4 OF 4 Oct. 2013

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER — CORY F. GRAHAM — 45363 — 07/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-504

CONTRACT DOCUMENTS

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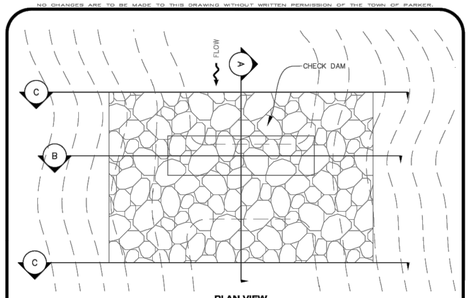
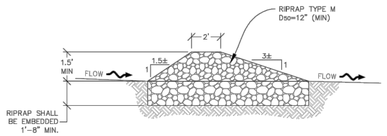
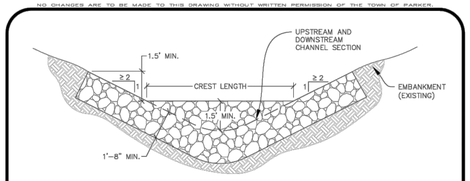


PLAN VIEW

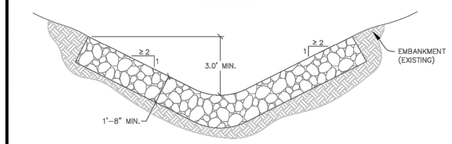


SECTION A

CD **CHECK DAM**

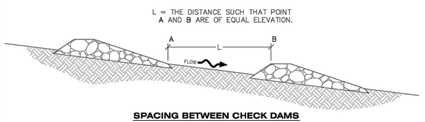


SECTION B



SECTION C

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



SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

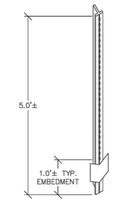
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

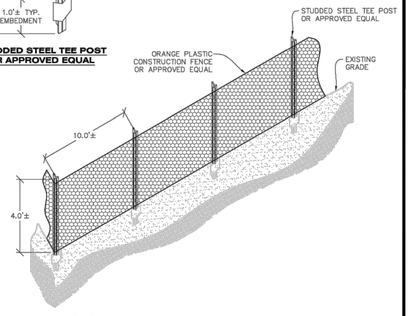
CHECK DAM INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

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



STUDDED STEEL TEE POST OR APPROVED EQUAL



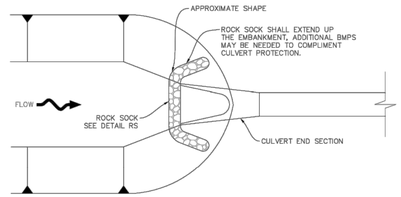
CF **CONSTRUCTION FENCE**

CONSTRUCTION FENCE INSTALLATION NOTES

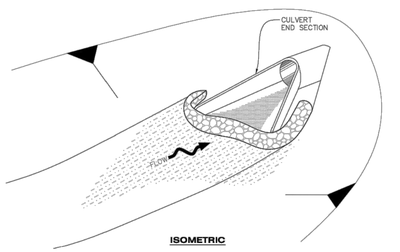
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



PLAN



ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

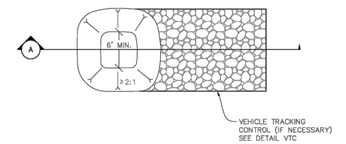
CULVERT PROTECTION (INLET) INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

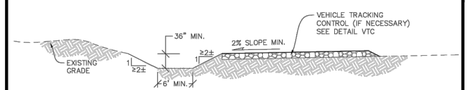
CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45369
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-505

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE PRINTING, AS INDICATED

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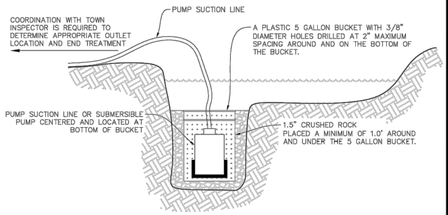
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

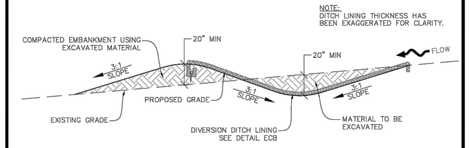
D **DEWATERING**

DEWATERING INSTALLATION NOTES

1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

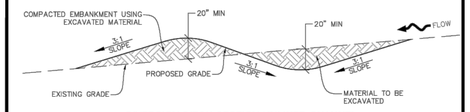
DEWATERING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.



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

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

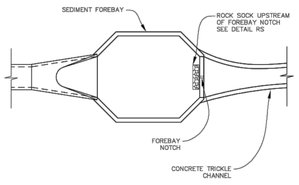
DD **DIVERSION DITCH**

DIVERSION DITCH INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.



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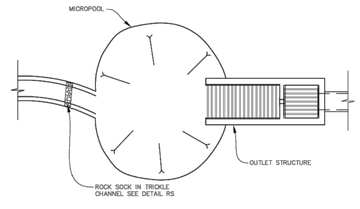


OUTLET / MICROPOOL

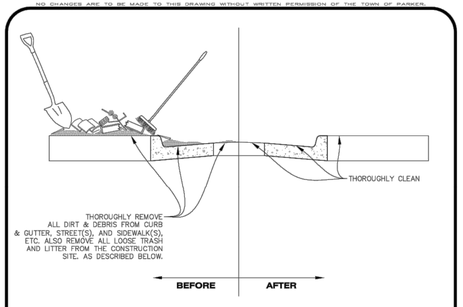
DP **DETENTION POND PROTECTION**

DETENTION POND PROTECTION INSTALLATION NOTES

1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DTC **DEBRIS AND TRASH CONTROL**

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
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Denver, CO 80202
p. 303.444.1951

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

IRRIGATION
Avocet Irrigation
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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

COLORADO REGISTERED CODY F. GRATTON 48363 6/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-506

CONTRACT DOCUMENTS

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THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON A PAPER SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND YELLOW REMOVED, RESPECTIVELY

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

DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | DTC 2 OF 2 Oct. 2013

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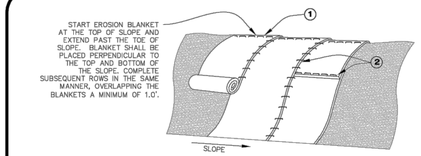

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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

ECB **EROSION CONTROL BLANKET (SLOPE)**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 1 OF 3 Oct. 2013

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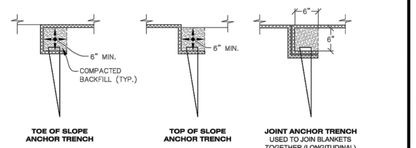

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

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

ECB **EROSION CONTROL BLANKET (CHANNEL)**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 2 OF 3 Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 3 OF 3 Oct. 2013

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AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPA 1 OF 1 Oct. 2013

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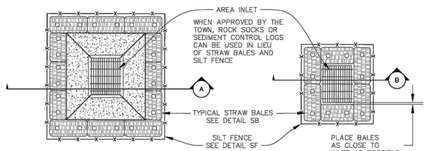
THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.



IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

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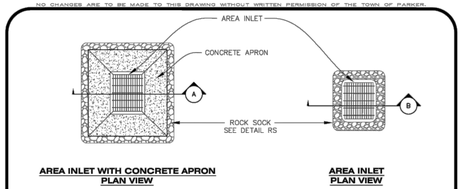

IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPAP 1 OF 1 Oct. 2013

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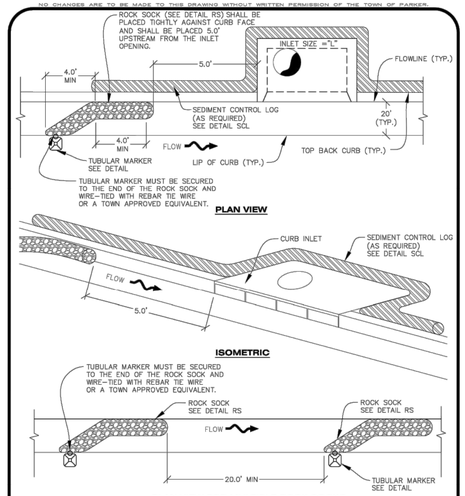

IPCOG **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOG 1 OF 3 Oct. 2013

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LANDSCAPE ARCHITECT / ARCHITECT
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CIVIL ENGINEER / STRUCTURAL ENGINEER
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p. 303.278.7297

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p. 303.688.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED C.C.I.T.F. GRADUATE 48352 8/18/2025 PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-507

CONTRACT DOCUMENTS

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THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE WHEN PLOTTED PROPERLY
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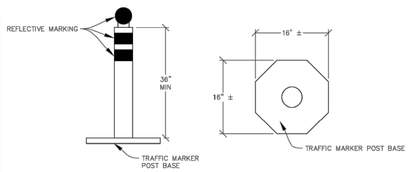

TUBULAR TRAFFIC MARKER DETAIL

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

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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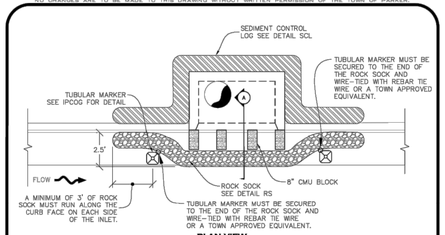
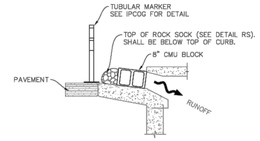


PLAN VIEW



SECTION A

IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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

CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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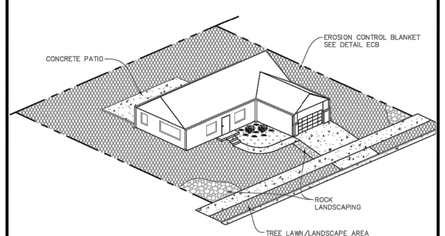


LP **LOT PROTECTION**

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

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

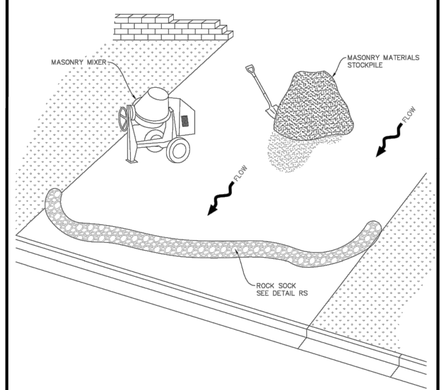
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

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



MWP **MASONRY WORK PROTECTION**

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

MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

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Town of Parker
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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRATTAN
43353
6/18/2025

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-508

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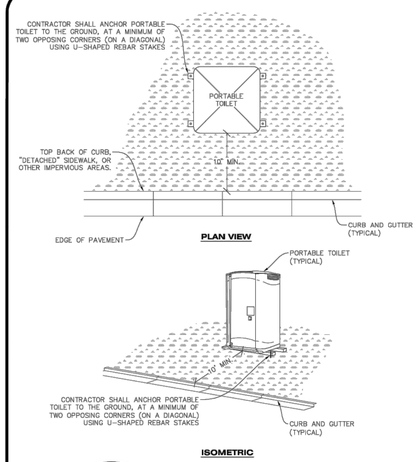


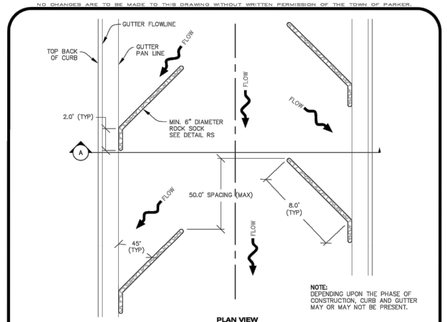
PTP **PORTABLE TOILET PROTECTION**

PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 CPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.



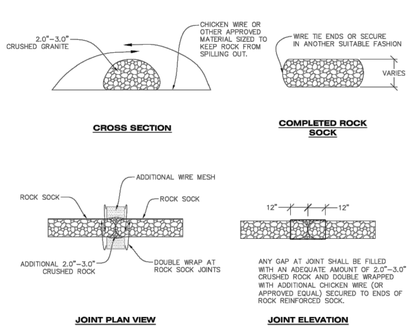
RCSC **ROUGH CUT STREET CONTROL**

ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.



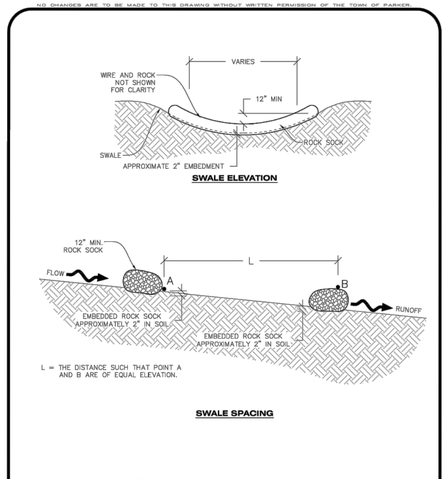
RS **ROCK SOCK**

ROCK SOCK INSTALLATION NOTES

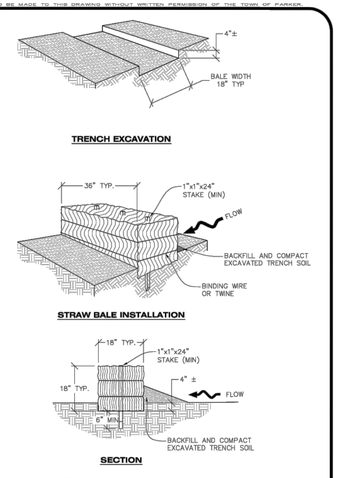
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED JNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



RSS **ROCK SOCK IN SWALE**



SB **STRAW BALE**

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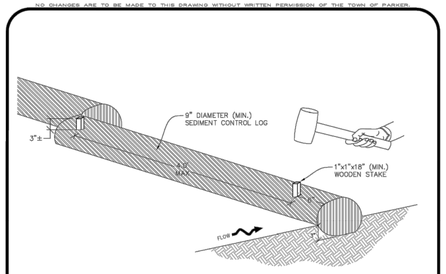
STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

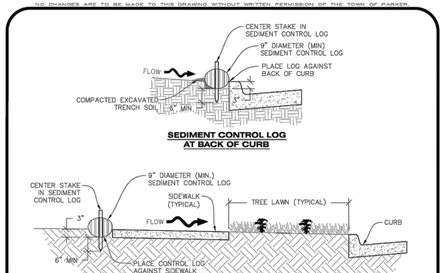
Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 2 OF 2 | Oct. 2013



SECTION A

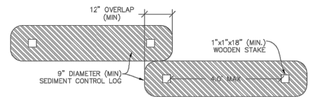
SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 1 OF 3 | Oct. 2013



SEDIMENT CONTROL LOG AT BACK OF CURB

SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 2 OF 3 | Oct. 2013

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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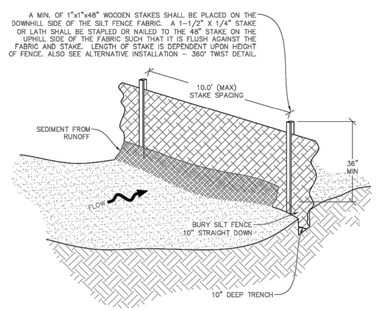

SF **SILT FENCE**

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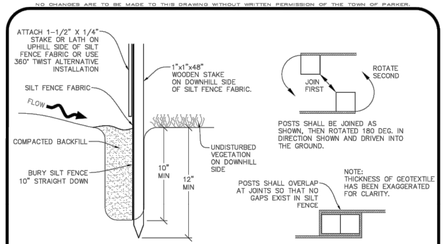

INSTALLATION DETAIL **JOINT SECTIONS**



STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF | 2 OF 4 | Oct. 2013

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF | 3 OF 4 | Oct. 2013

SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

COLORADO REGISTERED
CORY F. GRATTON
45362
6/18/2025
PROFESSIONAL ENGINEER

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-18
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-510

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SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6–INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE–HARROWED OR RE–RAKED USING A HARD–TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V–SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

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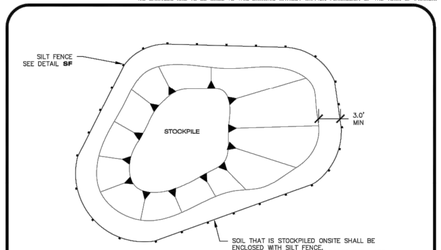

SP **STOCKPILE PROTECTION**

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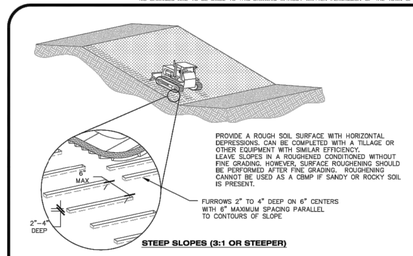
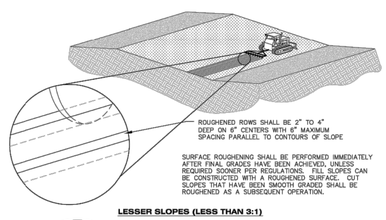


STEEP SLOPES (3:1 OR STEEPER)



LESSER SLOPES (LESS THAN 3:1)

SR **SURFACE ROUGHENING**

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

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. ANY DISTURBED LAND THAT REMAINS INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST RECEIVE SURFACE ROUGHENING. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. SURFACE ROUGHENING SHALL BE PERFORMED PERPENDICULAR TO THE SLOPE.
4. SOIL SHALL BE ROUGHENED A MINIMUM OF 6–INCHES DEEP USING RIGID SHANKS.
5. A FARMING DISC SHALL NOT BE USED FOR SURFACE ROUGHENING.
6. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:
   - IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
   - EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
   - IMMEDIATELY FOLLOWING ANY STORM EVENT.

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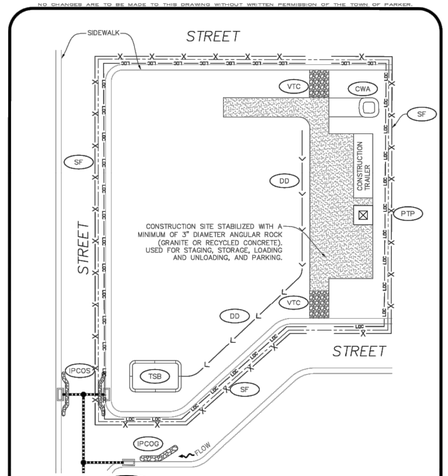

SSA **STABILIZED STAGING AREA**

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STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

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COLORADO REGISTERED CODY F. GRAY 45362 6/18/2025 PROFESSIONAL ENGINEER

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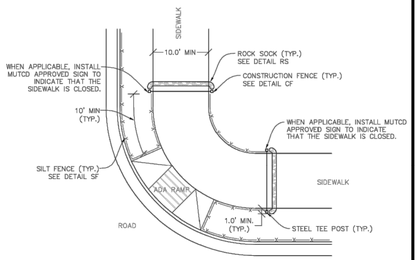
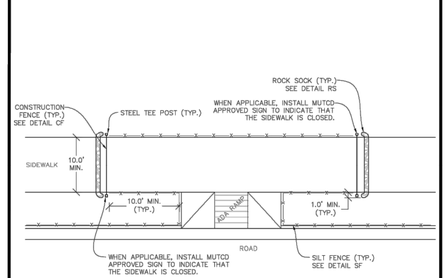


NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)



NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

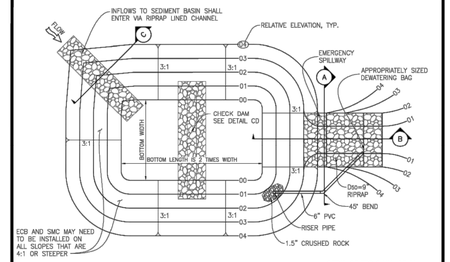
SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
5. SEDIMENT CONTROL LOGS MAY BE USED IS LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

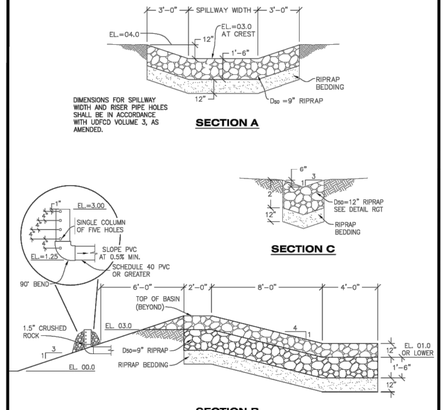


PLAN VIEW

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

TSB

TEMPORARY SEDIMENT BASIN



TSB

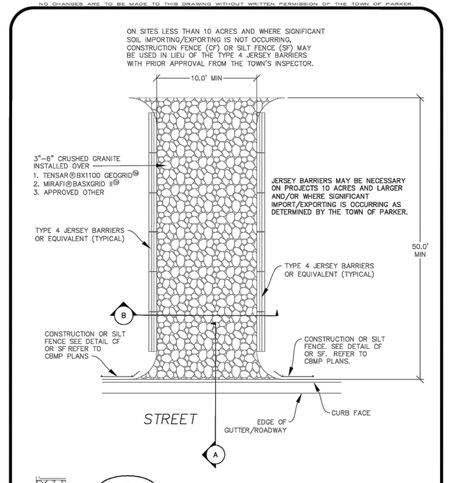
TEMPORARY SEDIMENT BASIN

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

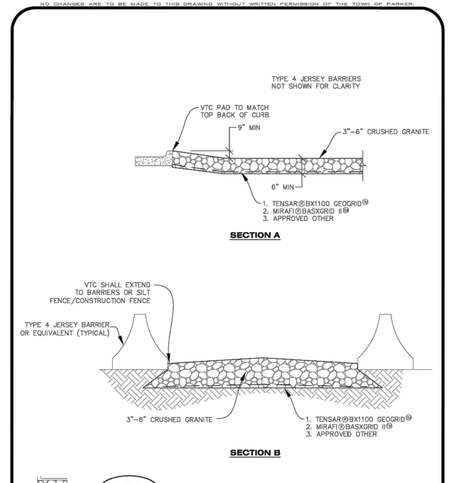
TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.



VTC

VEHICLE TRACKING CONTROL



VTC

VEHICLE TRACKING CONTROL

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COLORADO REGISTERED 48363 PROFESSIONAL ENGINEER
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Key Map

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VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FEET LONG AND 10-FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | VTC 3 OF 3 Oct. 2013

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