

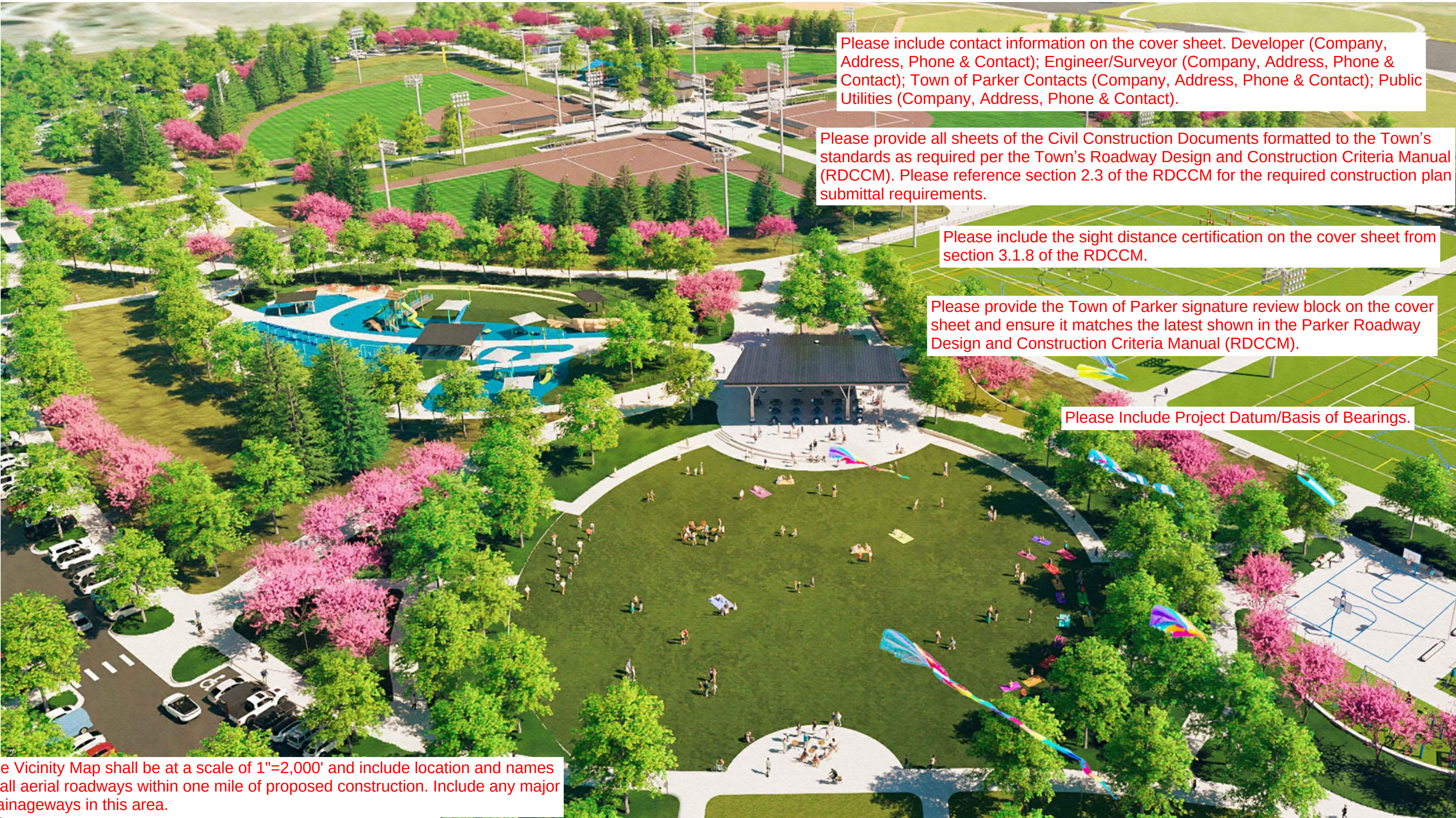
SALISBURY PARK NORTH PHASE 1

TOWN OF PARKER

SITE PLAN

NOVEMBER 22, 2024

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



Please include contact information on the cover sheet. Developer (Company, Address, Phone & Contact); Engineer/Surveyor (Company, Address, Phone & Contact); Town of Parker Contacts (Company, Address, Phone & Contact); Public Utilities (Company, Address, Phone & Contact).

Please provide all sheets of the Civil Construction Documents formatted to the Town's standards as required per the Town's Roadway Design and Construction Criteria Manual (RDCCM). Please reference section 2.3 of the RDCCM for the required construction plan submittal requirements.

Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.

Please provide the Town of Parker signature review block on the cover sheet and ensure it matches the latest shown in the Parker Roadway Design and Construction Criteria Manual (RDCCM).

Please Include Project Datum/Basis of Bearings.

The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.

VICINITY MAP



⊕ ABOVE IMAGE NOT TO SCALE



*REFERENCE IMAGE ONLY. IMAGE NOT TO SCALE

LAND USE SUMMARY TABLE (BASE) - PHASE 1

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

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

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

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

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

PARKING MATRIX - PHASE 1

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

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

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

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

Drawing

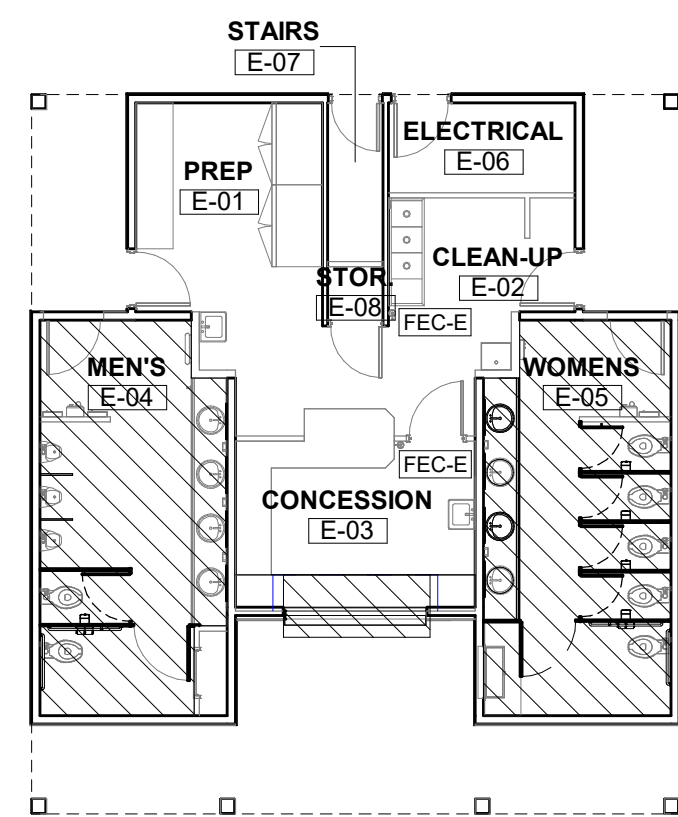
COVER SHEET

G-000

SITE PLAN SUBMITTAL
Page 1 of 311

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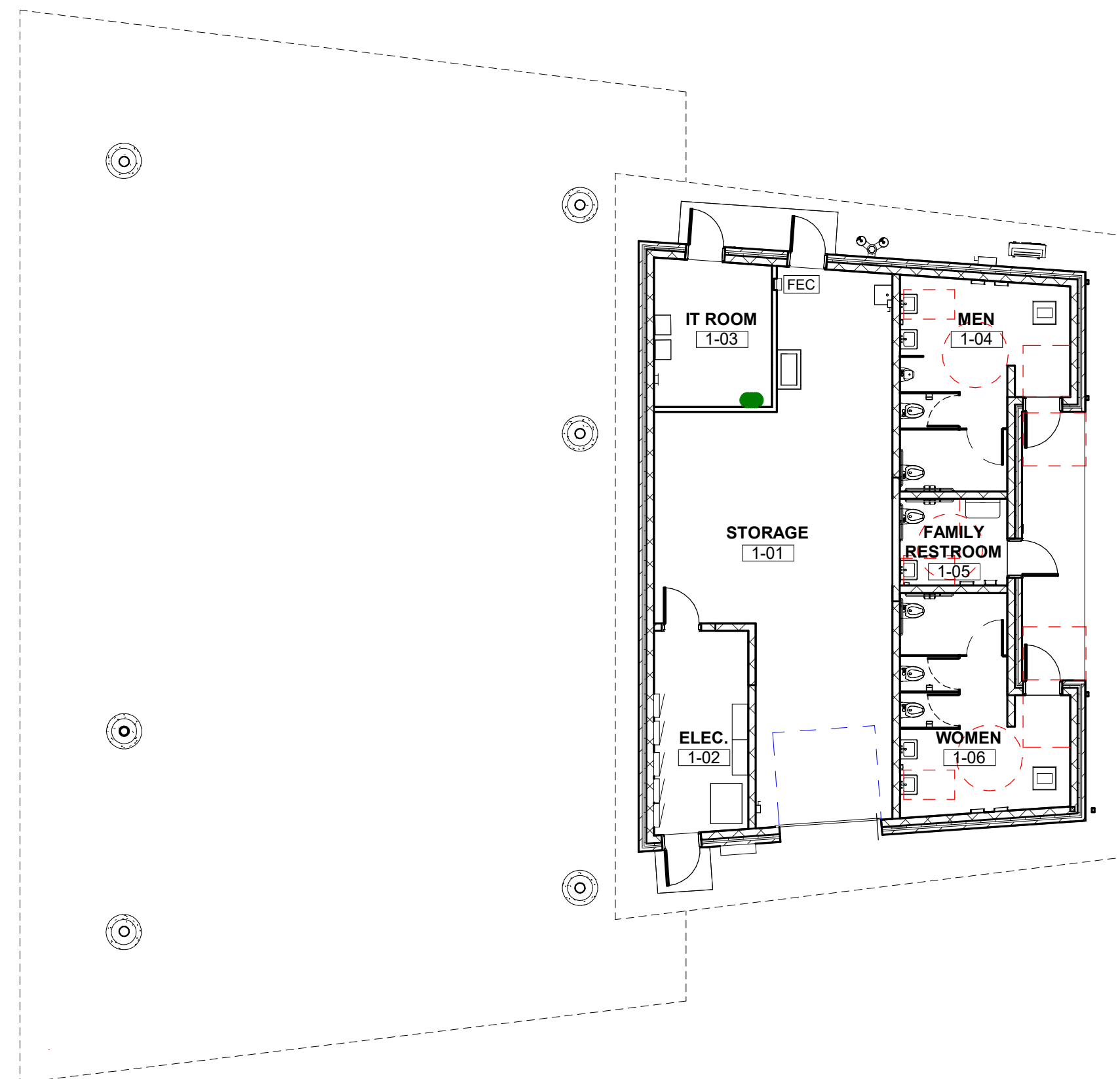
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EXISTING BUILDING - NO CHANGE IN USE	
OCCUPANCY GROUP:	M (PRIMARY OCCUPANCY)
ALLOWABLE HEIGHT:	40'
ALLOWABLE AREA:	9,000 SF
ACTUAL HEIGHT:	23'-4"
ACTUAL AREA:	981 SF

C1 | EXISTING CONCESSIONS BUILDING - LIFE SAFETY PLAN

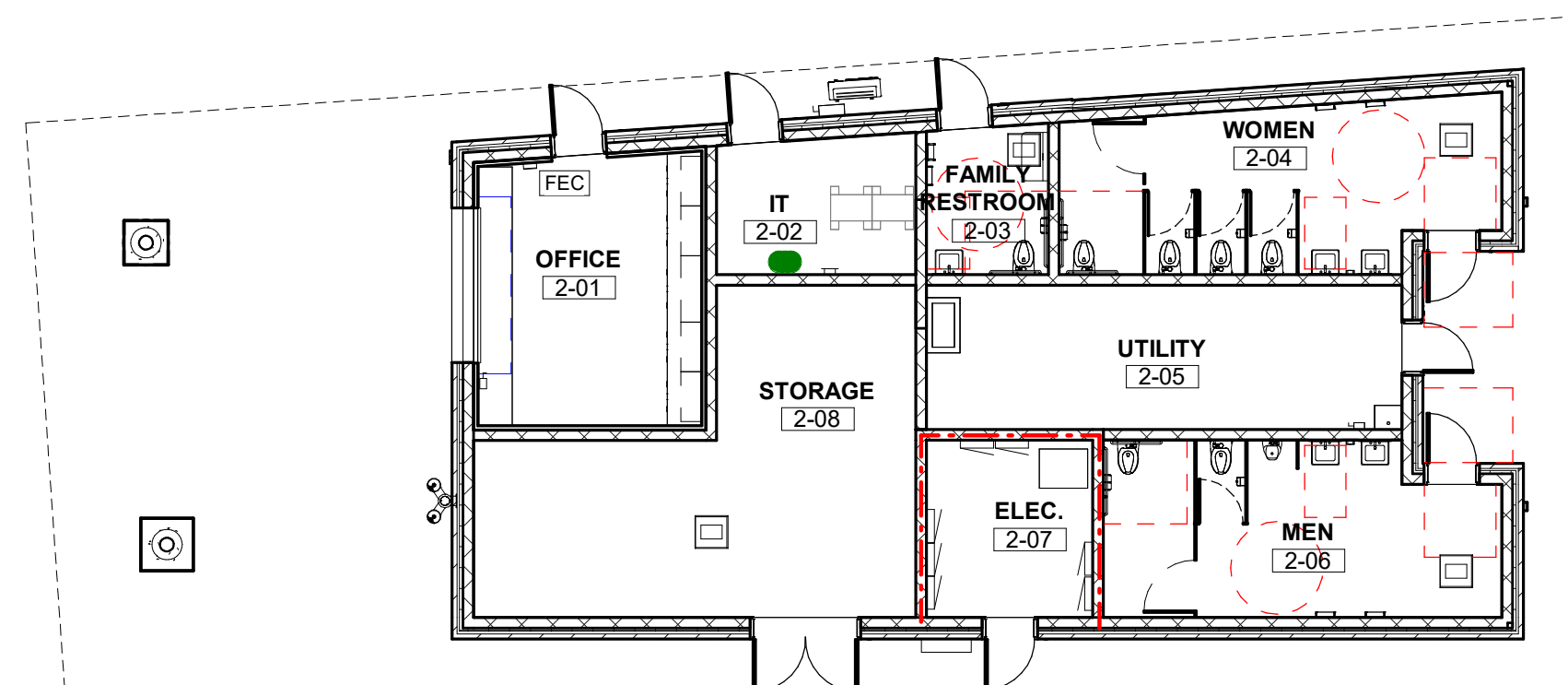
A-003	$3/32'' = 1'-0''$
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OCCUPANCY GROUP:	S-1 (PRIMARY OCCUPANCY)
ALLOWABLE HEIGHT:	40'
ALLOWABLE AREA:	9,000 SF
ACTUAL HEIGHT:	26'-8"
ACTUAL AREA:	1,511 SF

A1 | COMMUNITY HUB BUILDING - LIFE SAFETY PLAN

A-003	$3/32'' = 1'-0''$
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OCCUPANCY GROUP:	B (PRIMARY OCCUPANCY) S-1 (ACCESSORY, NON-SEPARATED OCCUPANCY)
ALLOWABLE HEIGHT:	40'
ALLOWABLE AREA:	9,000 SF
ACTUAL HEIGHT:	20'
ACTUAL AREA:	1,733 SF

A3 HEADQUARTERS & RESTROOM BUILDING - LIFE SAFETY PLAN

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

CODE INFO

PROJECT NAME: SALISBURY PARK NORTH

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

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

CONSTRUCTION TYPE: VB

FIRE SUPPRESSION SYSTEM: NOT SPRINKLED

APPLICABLE CODES & STANDARDS:

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

REGULATORY & NON-REGULATORY AGENCIES:

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

IECC CODE COMPLIANCE:

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

CODE LEGEND

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

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: ST

Checked By: LG

Key Map

Drawing	
LIFE SAFETY PLANS	

A-003

Page 3 of 311

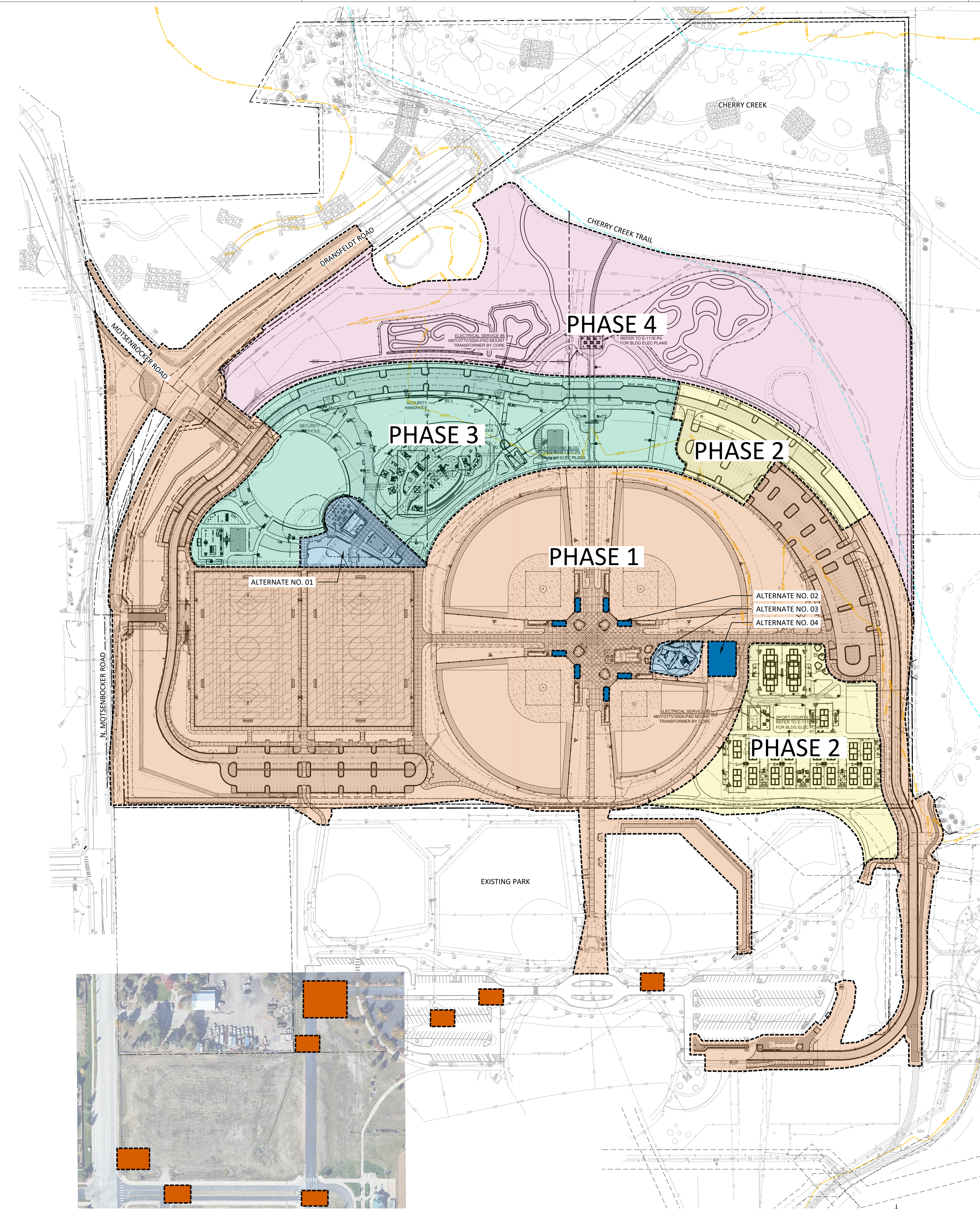
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C

B

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AND WHITE LETTERS, PRINTED CORRECTLY
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A1 OVERALL SITE AND PHASING PLAN
1" = 140'-0"

PHASING LEGEND



PHASE 1 (BALLFIELDS,
MULTIPURPOSE FIELDS,
PARKING)



PHASE 1 ALTERNATES (FLOWING
WATERS HUB, BLEACHER SHADE
STRUCTURES, BALLFIELD
PLAYGROUND, BATTING CAGES)



PHASE 2 (SPORTS
COURTS, PARKING)



PHASE 3 (COMMUNITY
HUB, FITNESS AREA,
INCLUSIVE PLAYGROUND,
PARKING)



PHASE 4 (BIKE PARK,
OVERLOOK PAVILION,
PARKING)

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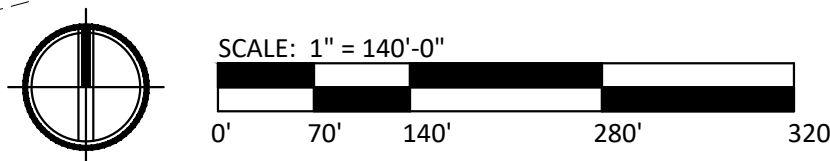
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Drawing
OVERALL SITE AND
PHASING PLAN

G-010
SITE PLAN SUBMITTAL
Page 4 of 311

COLORADO 811
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ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES



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

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

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

Community Serving Park Amenities				(C) Compatible / (R) Required	Provided	Phase 1	Phase 2	Phase 3	Phase 4
Category 1 - Gathering Spaces & Self-Directed Group Activities <i>Pick 1 [1] from each subcategory unless noted (R) required</i>	Gardens					Quantity per Phase			
	1.1 Arboreta/decorative garden, irrigated	C	☒	1					
	1.1 Community garden/raised garden, irrigated	C							
	Gathering and Social Space					Quantity per Phase			
	1.2 Amphitheater	C							
	1.2 Festival/event space	C	☒	1			1		
	1.2 Outdoor nature classroom	C							
	1.2 Outdoor performance space/stage	C	☒	1 (Alt.)					
	1.2 Programmable space (indoor or outdoor)	R – In addition, See Section 13.08.030(g)(4)g.1.i)	☒	2	1		1		
	1.2 Seating and tables	R - See Section 13.08.030(g)(4)g.1	☒	39 w/ Alt	42	41	7		
	1.2 Shelter, small (5-10 users)	C	☒	2	1	5	1		
	1.2 Shelter, medium (11-47 users)	C	☒	1	1	4	1		
	1.2 Shelter, large (48-100 users)	R - See Section 13.08.030(g)(4)g.1.i)	☒	1					
	1.2 Shelter, pavilion (more than 100 users)	C							
	Interpretive and Placemaking					Quantity per Phase			
	1.3 Interactive, functional, or visual art	C	☒	2 + 1 (Alt.)	1				
	1.3 Interpretive signage or elements	C	☒			3			
	1.3 Site design theme	C	☒			1			
	Outdoor Specialized					Quantity per Phase			
	1.4 Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	☒	1					
1.4 Bike park, skills area, or pump track	C	☒				1			
1.4 Climbing spire or wall	C	☒			886 SF				
1.4 Disc golf course	C								
1.4 Dog off-leash area (fenced)	C								
1.4 Horseshoe pit	C								
1.4 Skate park	C								
Category 2 - Active Uses <i>Pick as shown below for each subcategory</i>	Paths, Trails, and Trailheads			Pick 1		Quantity per Phase			
	2.1 Trail connections when adjacent to residential or nonresidential	R	☒	1					
	2.1 Trail head	C							
	2.1 Hard-surfaced multi-use trail	C	☒						
	2.1 Internal access pathway	R - See Section 13.08.030(g)(4)g.1	☒	1	1	1	1		
	2.1 Loop path (Signage with QR code)	R - See Section 13.08.030(g)(4)g.1.i)	☒	Refer to Facilities Master Site Plan					
	2.1 Soft-surface jogging/hiking trail	C							
	2.1 Soft-surface equestrian or bike trail	C	☒	1					
	Play Space and Fitness Equipment			Pick 1 per park from this Section, or substitute 1 additional amenity from the Sports and Fitness section below		Quantity per Phase			
	2.2 Climbing structure or boulders, nature play features, or thematic play features		☒			886 SF			
	2.2 Open turf play area	R - See Section 13.08.030(g)(4)g.1	☒	1		Hillside			
	2.2 Outdoor fitness equipment – circuit must include a minimum of 5 stations		☒			1			
	2.2 Play area, small-scale (≥500 square feet)		☒	1 (Alt.)					
	2.2 Play area, large destination-scale (≥15,000 square feet)	R – See Section 13.08.030(g)(4)g.1.i)	☒			1			
	2.2 Universal and inclusive play elements	R	☒	1 (Alt.)		1			
	2.2 Zip line					1			
	Sports and Fields			Pick 1 per park or 2 per park if no Play Space & Equipment Amenity is provided		Quantity per Phase			
2.3 Ball field (baseball, softball, or multi-use) Artificial turf preferred.	R - See Section 13.08.030(g)(4)g.1.i)	☒	6						
2.3 Lighting of field constructed	C	☒	6						
2.3 Specialty sport field or stadium	C								
2.3 Sport court (e.g., basketball, futsal, pickleball, tennis)	R - See Section 13.08.030(g)(4)g.1.i)	☒		18					
2.3 Tournament sports court or multi-court complex	C	☒		1					
Category 3 - Specialized Facilities <i>Pick 1 [1] per park to total</i>	Support Amenities					Quantity per Phase			
	3.1 Fire Pit (Barbecues)	R - See Section 13.08.030(g)(4)g.1.i)	☒	1	1		1		
	3.1 Bike rack and repair station	R - See Section 13.08.030(g)(4)g.1.i)	☒	30 + 2		4	12		
	3.1 Dog waste station	R - See Section 13.08.030(g)(4)g.1	☒	7	1	2	1		
	3.1 Drinking fountain	R - See Section 13.08.030(g)(4)g.1.i)	☒	3	1	1	1		
	3.1 Parking, off-street	R – See Section 13.08.080	☒	2	1				
	Restroom, vault (screened) **If water or sewer is not readily available, a vault restroom may be compatible. **Temporary port-o-lets are permitted for tournaments and events only.	C							
	3.1 Restroom, permanent (plumbed)	R - See Section 13.08.030(g)(4)g.1.i)	☒	2	1				
	3.1 Signage (identification)	R	☒	42	29	9	9		
	3.1 Trash/Recycle receptacles	R - See Section 13.08.030(g)(4)g.1	☒	44	16	10	6		
Category 4 - Specialized Facilities <i>Pick 1 [1] per park to total</i>	Aquatics and Water Access					Quantity per Phase			
	4.1 Splash pad or water play feature	C	☒			1			
	4.1 Swimming pool	C							
	Indoor Facilities					Quantity per Phase			
4.2 Activity building/clubhouse	C								
4.2 Environmental education center	C								
4.2 Recreation center or fieldhouse	C								
* Amenities denoted in red indicates to be provided within the alternate scope. Alternates not accepted within phase 1 will be added to future phases. Signage (Identification) Location Plan to be submitted under building permit set.									

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ALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

Drawing

FINAL PARK FACILITIES AMENITYAND PARKING REQUIREMENTS

G-020

SITE PLAN SUBMITTAL
Page 5 of 311

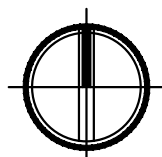
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Key Map

G-021

SITE PLAN SUBMITTAL
Page 6 of 311

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



SCALE: 1" = 140'-0"

A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with distances: 0', 70', 140', 280', and 320'. The bar is divided into four equal segments of 70 feet each, with the final segment being 20 feet shorter to reach 320 feet.



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

Q:\3752c - Salisbury Park North Drawings\3752c-00-SAL-UNA-01.dwg, 11/20/2024 - 12:10 PM, MJS

THE ARE SHOWN ABOVE IN THIS SHEET ORIGIN PAGE SIZE

THE SQUARE ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS. PRINTING CORRECTLY

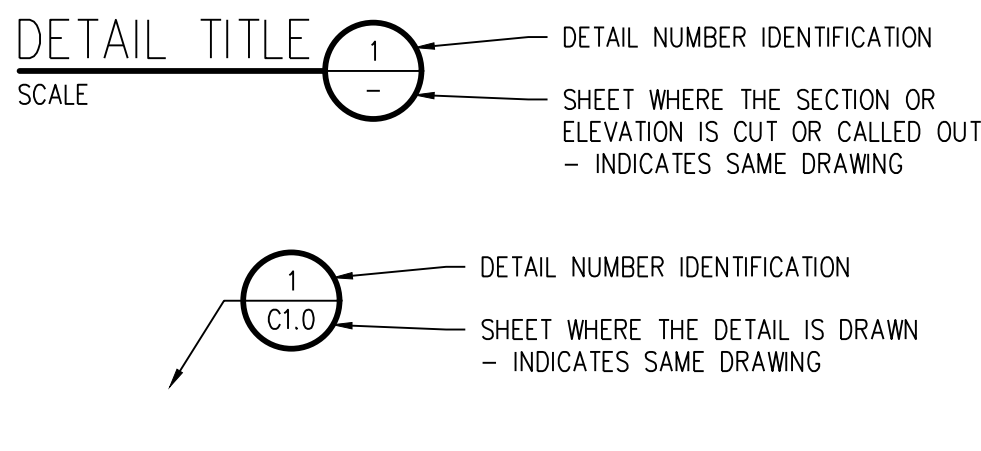
ABBREVIATIONS

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

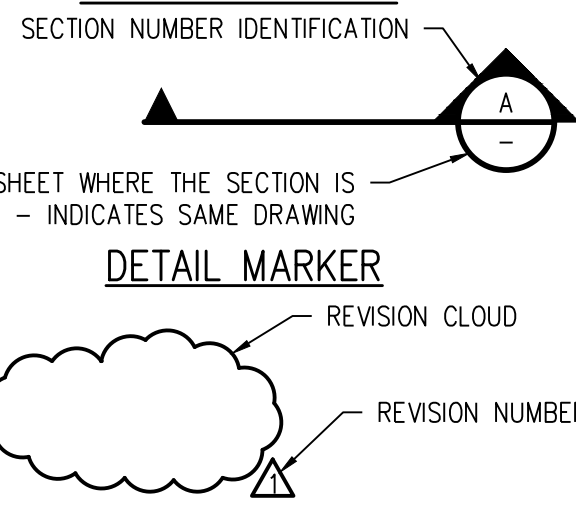
DESIGN LEGEND

	BENCHMARK		FENCE
	MANHOLE		FLOW LINE OF DITCH OR WASH
	AREA DRAIN		SLOPE ARROW
	COMBINATION INLET		PROPOSED SPOT ELEVATION
	TYPE R INLET		EXIST SPOT ELEVATION
	TYPE 13 FIELD INLET		EXIST INDEX CONTOUR
	FLARED END SECTION W/ RIPRAP		EXIST INTERMEDIATE CONTOUR
	BEND W/ THRUST BLOCK		PROPOSED INDEX CONTOUR
	END CAP W/ THRUST BLOCK		PROPOSED INTERMEDIATE CONTOUR
	GATE VALVE		CURB AND GUTTER
	BUTTERFLY VALVE		SPILL/CATCH CURB TRANSITION
	REDUCER/INCREASER		SIGN W/ POST
	WATER METER		CURB RAMP
	FIRE HYDRANT		SIDEWALK CHASE
	STORM - 12\"/>		SIDEWALK
	STORM - LARGER THAN 12\"/>		CONCRETE PAVING
	ROOF DRAIN		HEAVY DUTY CONCRETE PAVING
	TRENCH DRAIN		HEAVY DUTY ASPHALT PAVING
	UNDERDRAIN		LIGHT DUTY ASPHALT PAVING
	SANITARY SEWER - 12\"/>		GRAVEL
	SANITARY SEWER - LARGER THAN 12\"/>		PROPOSED BUILDING
	FORCE MAIN		BUILDING ACCESS
	WATER - 12\"/>		RETAINING WALL
	WATER - LARGER THAN 12\"/>		BOULDER/ROCK WALL
	NON POTABLE WATER		LIMITS OF SAWCUT
	POTABLE WATER		LIMITS OF WORK
	IRRIGATION - 12\"/>		EASEMENT LINE
	IRRIGATION - LARGER THAN 12\"/>		PROPERTY LINE
	CABLE TV		ADJACENT PROPERTY LINE/ROW
	DRAIN		MATCHLINE
	ELECTRIC		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	TELEPHONE		
	FIBER OPTIC		
	FUEL		
	GAS		
	PVC PIPE (MISC)		

DETAIL TITLE



SECTION CALLOUT



SURVEY LEGEND

	WATER LINE		BENCHMARK AS DESCRIBED
	WATER VALVE		FOUND MONUMENT
	WATER METER		FOUND MONUMENT
	FIRE HYDRANT		TEST CP
	SANITARY SEWER LINE		UTILITY LOCATED FROM MAP
	SANITARY SEWER MANHOLE		AS MEASURED AT TIME OF SURVEY
	STORM DRAINAGE LINE		CALCULATED FROM RECORD AND AS MEASURED INFORMATION
	STORM DRAINAGE MANHOLE		PLAT
	CURB INLET		RECORDED
	UNDERGROUND ELECTRICAL LINE		MAILBOX
	OVERHEAD ELECTRICAL LINE		CONCRETE
	ELECTRICAL POLE		EDGE OF ASPHALT
	GUY WIRE		GRAVEL
	ELECTRICAL TRANSFORMER		FENCE
	ELECTRICAL RISER		GUARDRAIL
	ELECTRIC VAULT		BOLLARD
	LIGHT POLE		SIGN
	DECORATIVE LIGHT		CONFIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
	FIBEROPTIC LINE		DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
	TELEPHONE LINE		BOULDER
	TELEPHONE RISER		
	GAS LINE		
	INDICATION OF ACCESS		
	BUILDING		

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

GENERAL NOTES

- 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.
 - 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.
 - 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.
 - 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 NOTIFY 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.UCCO.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
 - ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
 - 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.
 - SURVEY INFORMATION:
 - BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY AZTEC CONSULTING INC. SEE TOPOGRAPHIC SURVEY FOR SALISBURY PARK DATED JUNE 01,2023. BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3 - 2" 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.
 - BASIS OF BEARINGS: SEE PLANS.
 - 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 1/4 CORNER SECTIONS 23, 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
 - 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/SUINDEX.CFM](https://www.fhwa.dot.gov/programadmin/suindex.cfm) FOR MORE INFORMATION.
- 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.
- 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.

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

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

Town of Parker, Director of Engineering Date

hord coplan macht

LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1615 Larimer Street, 4

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 Health, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Drive South, Denver, Colorado 80222-1530. Attention: Permits and Enforcement Section. Phone (303) 692-3500.
16. If dewatering is required, a state construction dewatering discharge permit is required for discharges to a storm sewer, channel, irrigation ditch, any street that is tributary to the aforementioned facilities, or any water of the United States.
17. All references to books, pages, maps, and reception number are public documents on file with the County Clerk and Recorder's Office.

SIGNAGE AND STRIPING NOTES

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

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

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

Shall line up with handicap ramps.

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

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

Words, symbols, and crosswalks/stop bars shall be methyl-methacrylate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlaid 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), inlaid tape (STAMARK), Methyl-Mythacrylate, 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 (Seepage) 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 reasonably flush. Average joint gap that exceeds $\frac{1}{8}$ 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 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.

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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 _____

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

hord | coplan | macht

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1675 Larimer Street, #550
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-50
Littleton, CO 80127
p. 303.986.2175

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

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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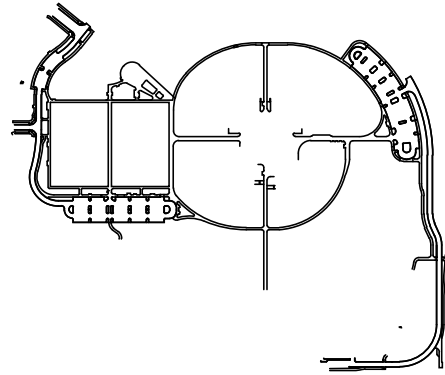
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

**TOWN OF PARKER
CONSTRUCTION NOTES**

C-002

SITE PLAN SUBMITTAL
Page 8 of 311

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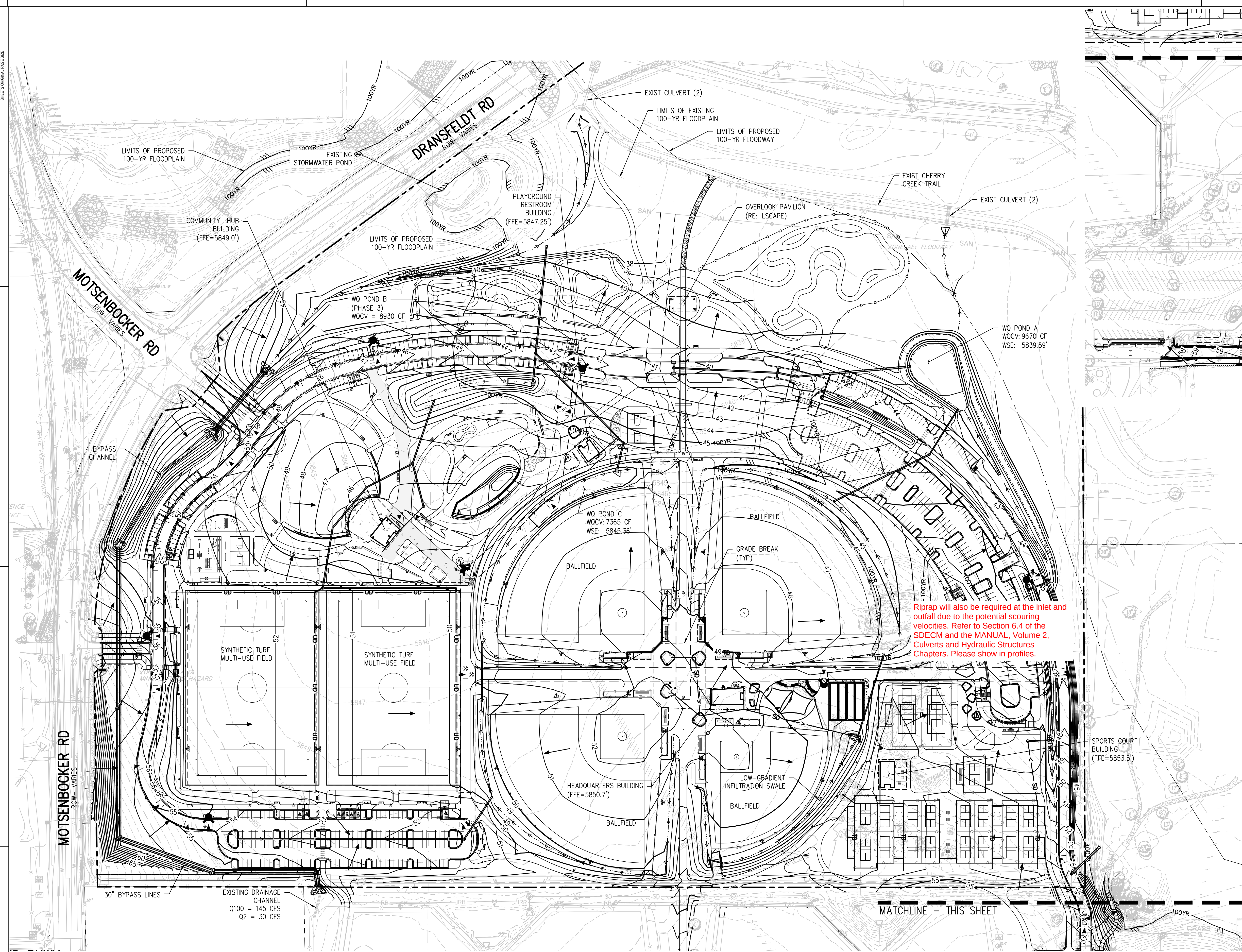
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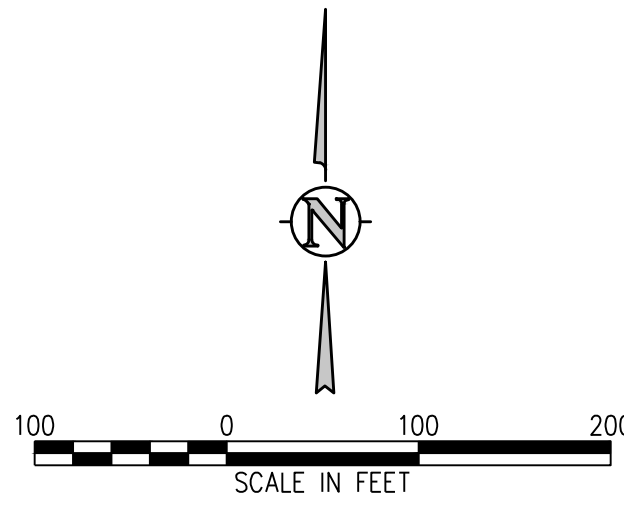
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Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.4 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.

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

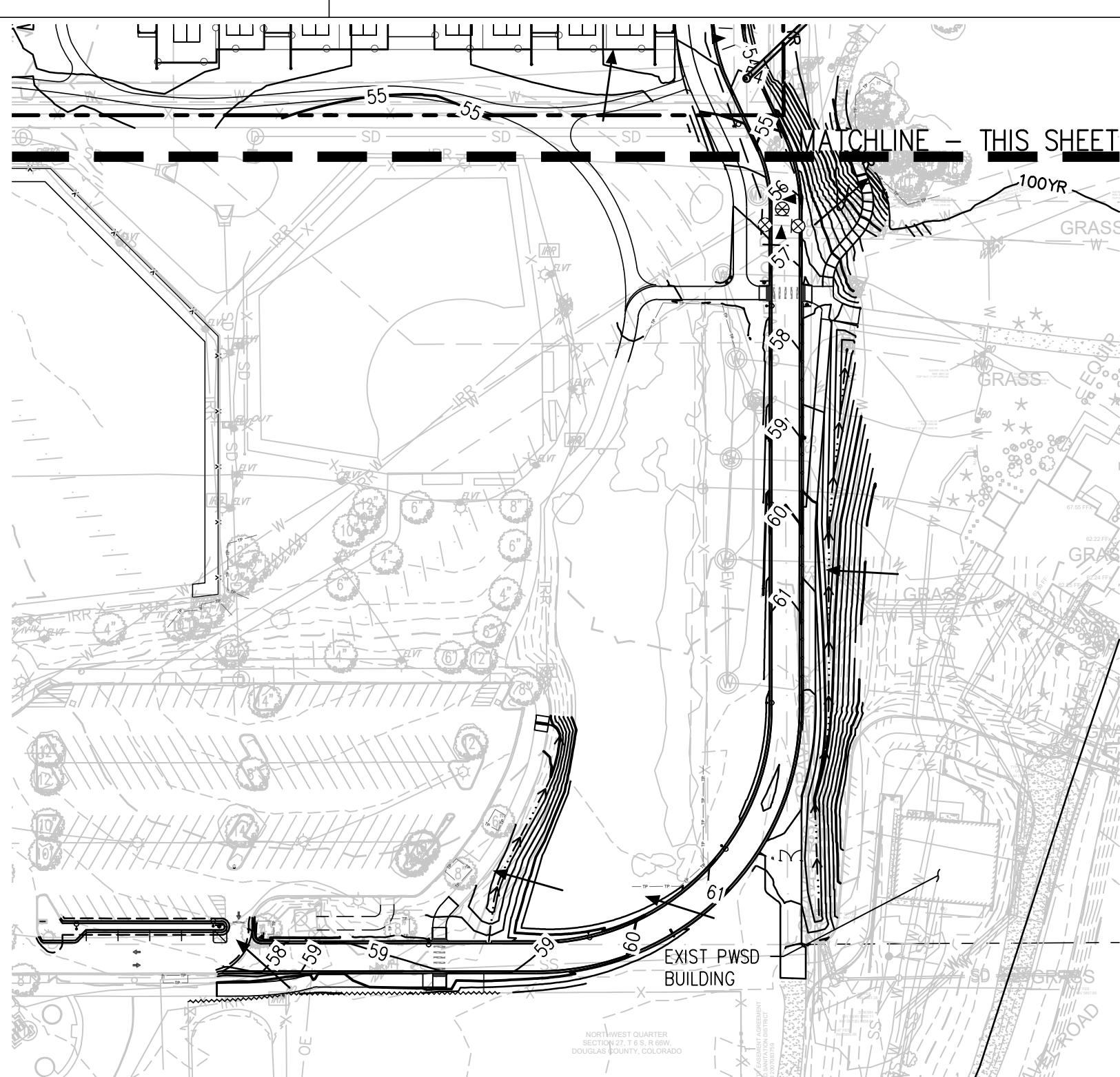


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Town of Parker, Director of Engineering _____ Date _____

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



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LANDSCAPE ARCHITECT / ARCHITECT
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Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocet Irrigation
11755 W. Ken-Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

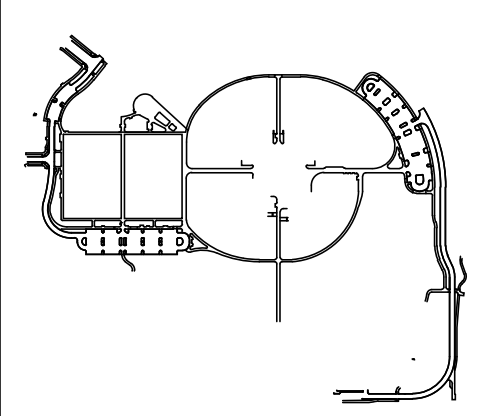
MECHANICAL ENGINEER
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8777 Eyrewood Court, #500
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

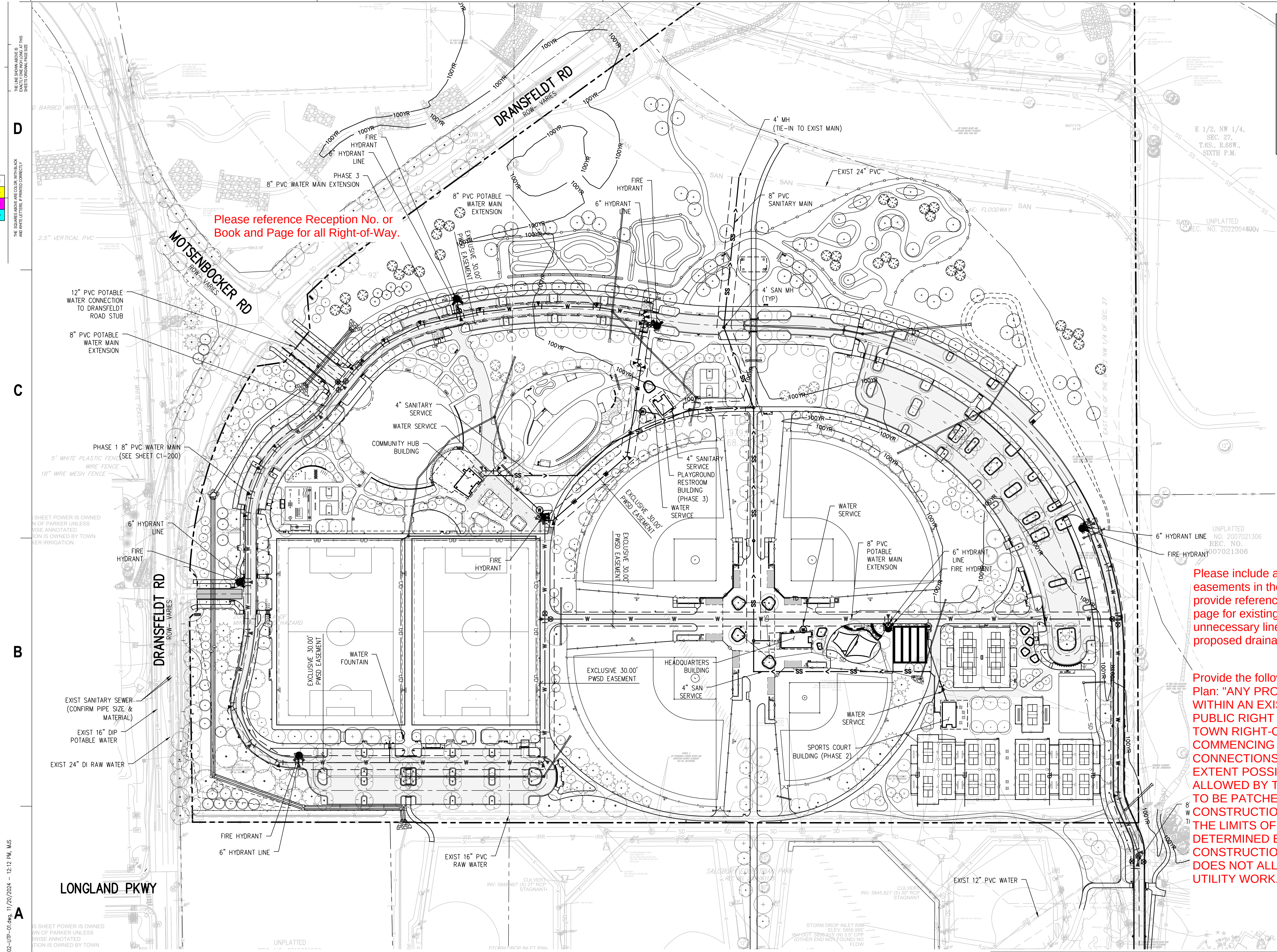
DATE	DESCRIPTION

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



Drawing
**OVERALL GRADING &
DRAINAGE PLAN (FINAL)**

C-100
SITE PLAN SUBMITTAL
Page 10 of 311



- 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.

Please include all proposed and existing easements in the Overall Utility Plan and provide reference reception no. or book and page for existing easements. Please remove unnecessary linework for clarity and include all proposed drainage easements.

Provide the following note on the Overall Utility Plan: "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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p. 303.278.7297

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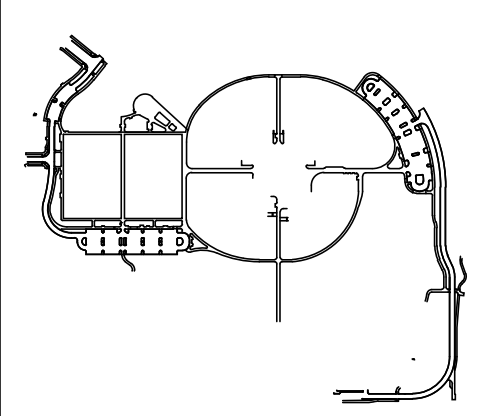
MECHANICAL ENGINEER
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9777 Pinedale Court, 4500
Englewood, CO 80112
p. 303.688.0223

Town of Parker
**SALISBURY PARK
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11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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



Drawing
**OVERALL UTILITY PLAN
(FINAL)**

C-200
SITE PLAN SUBMITTAL
Page 11 of 311

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.

Date _____

ZONE X: AREA OF
MINIMAL FLOOD HAZARD

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

 MATCHLINE - THIS SHEET

EXIST PWSD
FILTRATION
FACILITY

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LANDSCAPE ARCHITECT / ARCHITECT
100 Wazee Street, Suite 450
Denver, CO 80202
303.607.0977

MIL ENGINEER / STRUCTURAL ENGINEER
FA Incorporated
 75 Larimer Street, #550
 Denver, CO 80202
 303.444.1951

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Rockman Engineering, Inc.
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 Heat Ridge, CO 80215
 303.278.7297

IRRIGATION
Proceet Irrigation
 757 W. Ken Caryl Ave., Suite F-609
 Golden, CO 80127
 303.986.2175

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DIVISION Mechanical Engineers, Inc.
77 Pyramid Court, #260
Glenwood, CO 80112
303.688.0223

SALISBURY PARK
TOWN OF PARKER
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11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

LANNING

INTERIOR DESIGN

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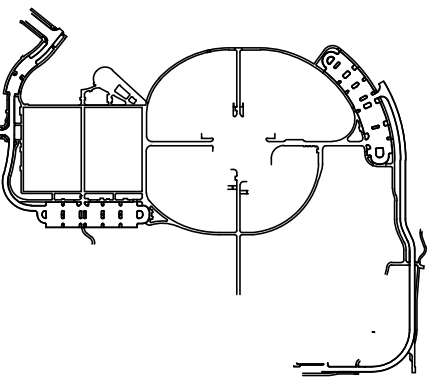
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

IGNAGE, STRIPING &
AVEMENT PLAN
(FINAL)

C-300

Page 12 of 311

ord Coplan Macht, Inc.

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

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

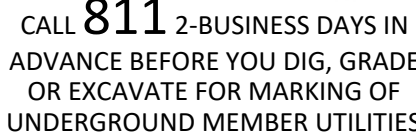
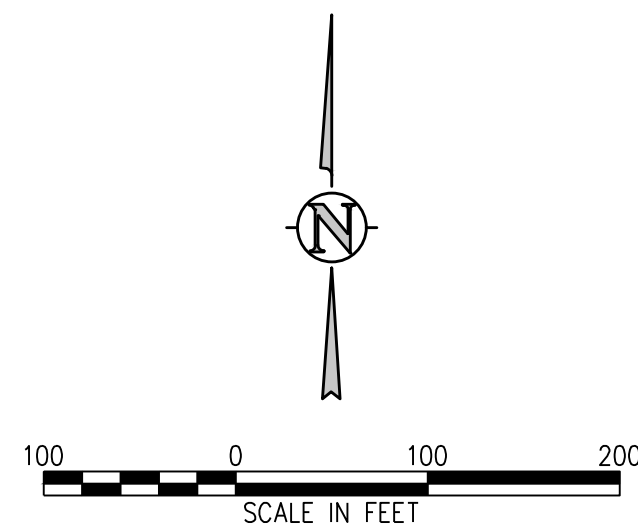
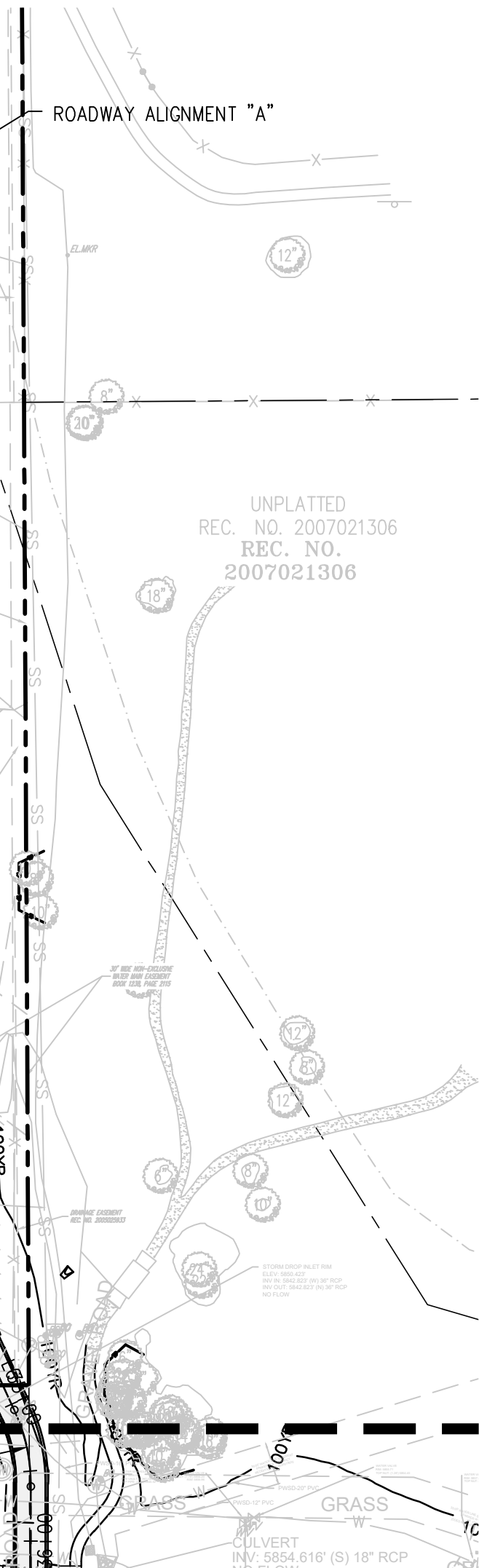
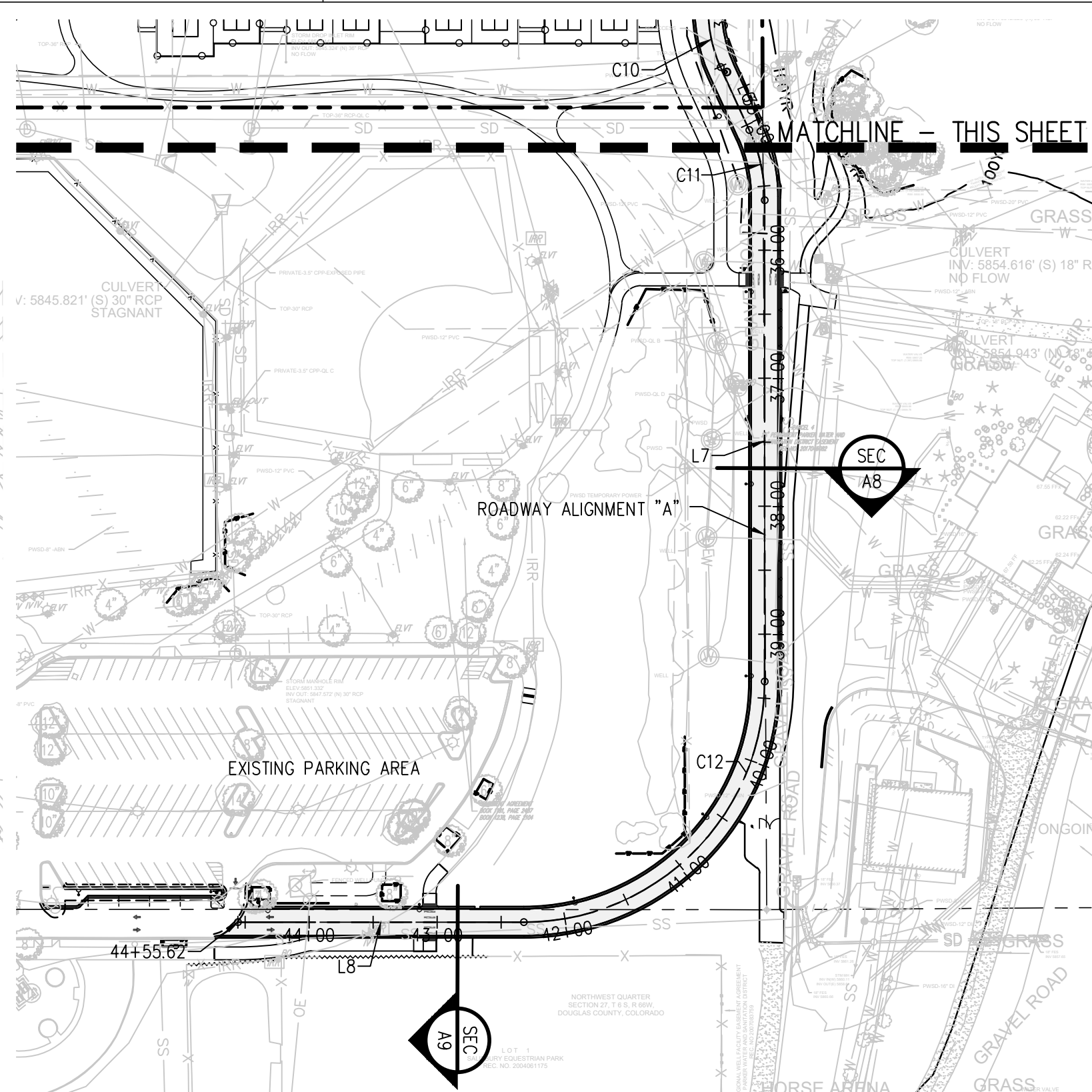
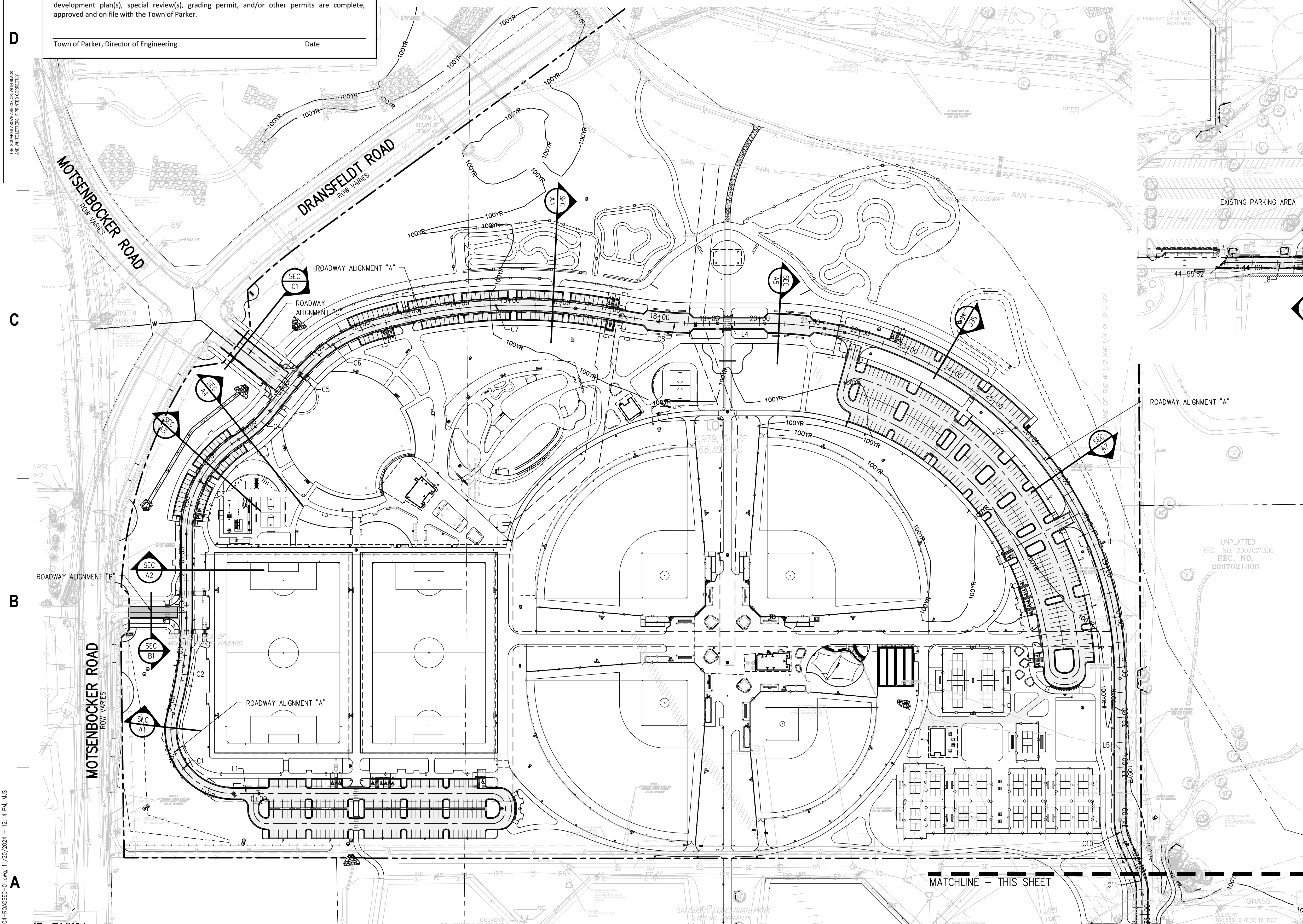
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY

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Date _____

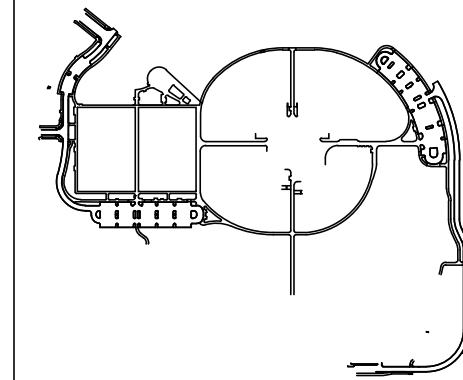


MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

Key Map



SITE PLAN SUBMITTAL
Page 13 of 311

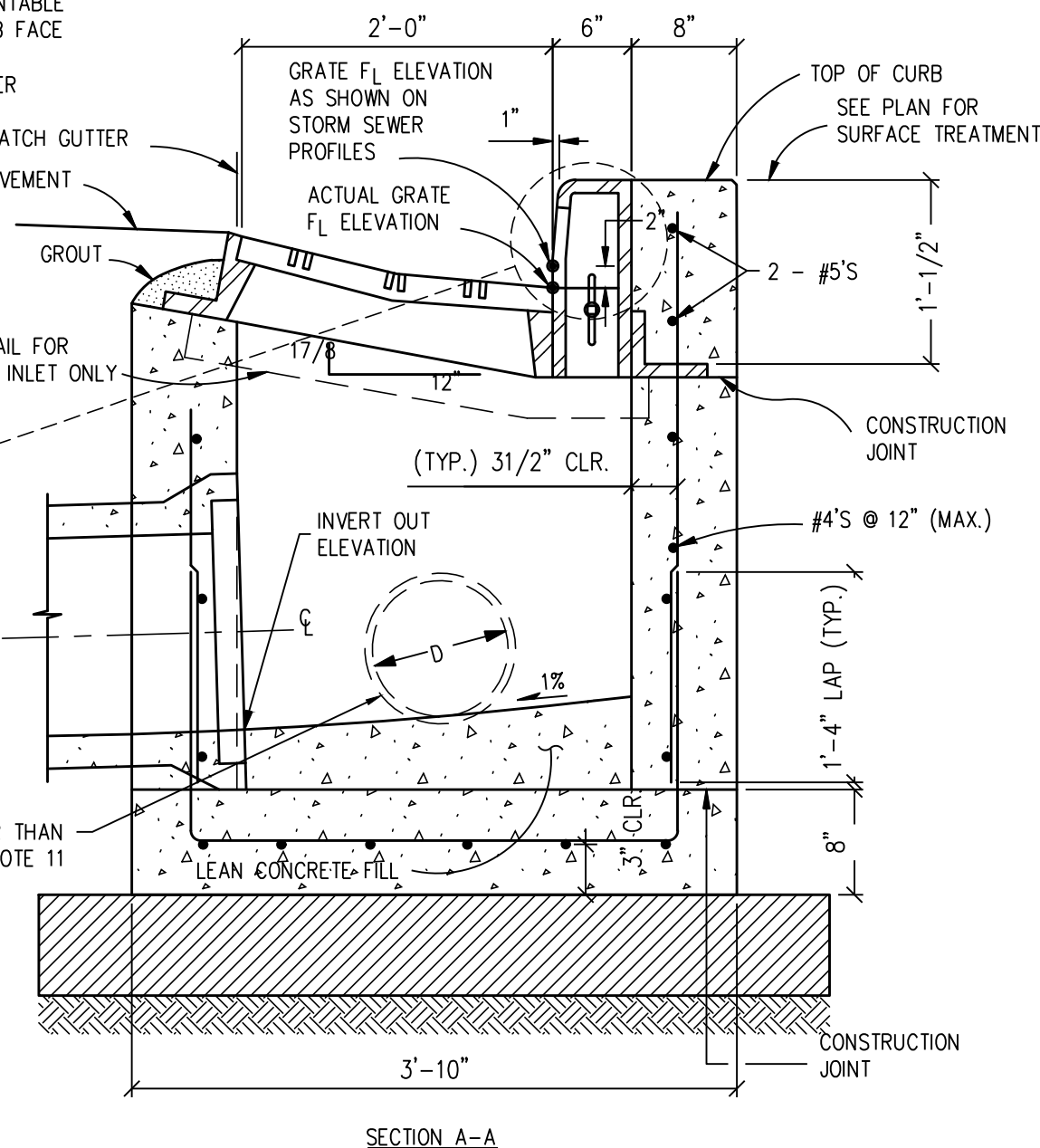
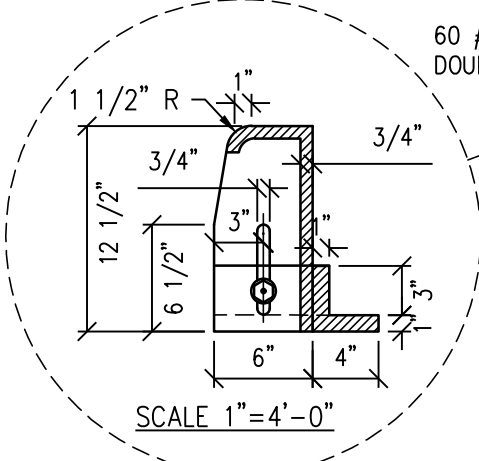


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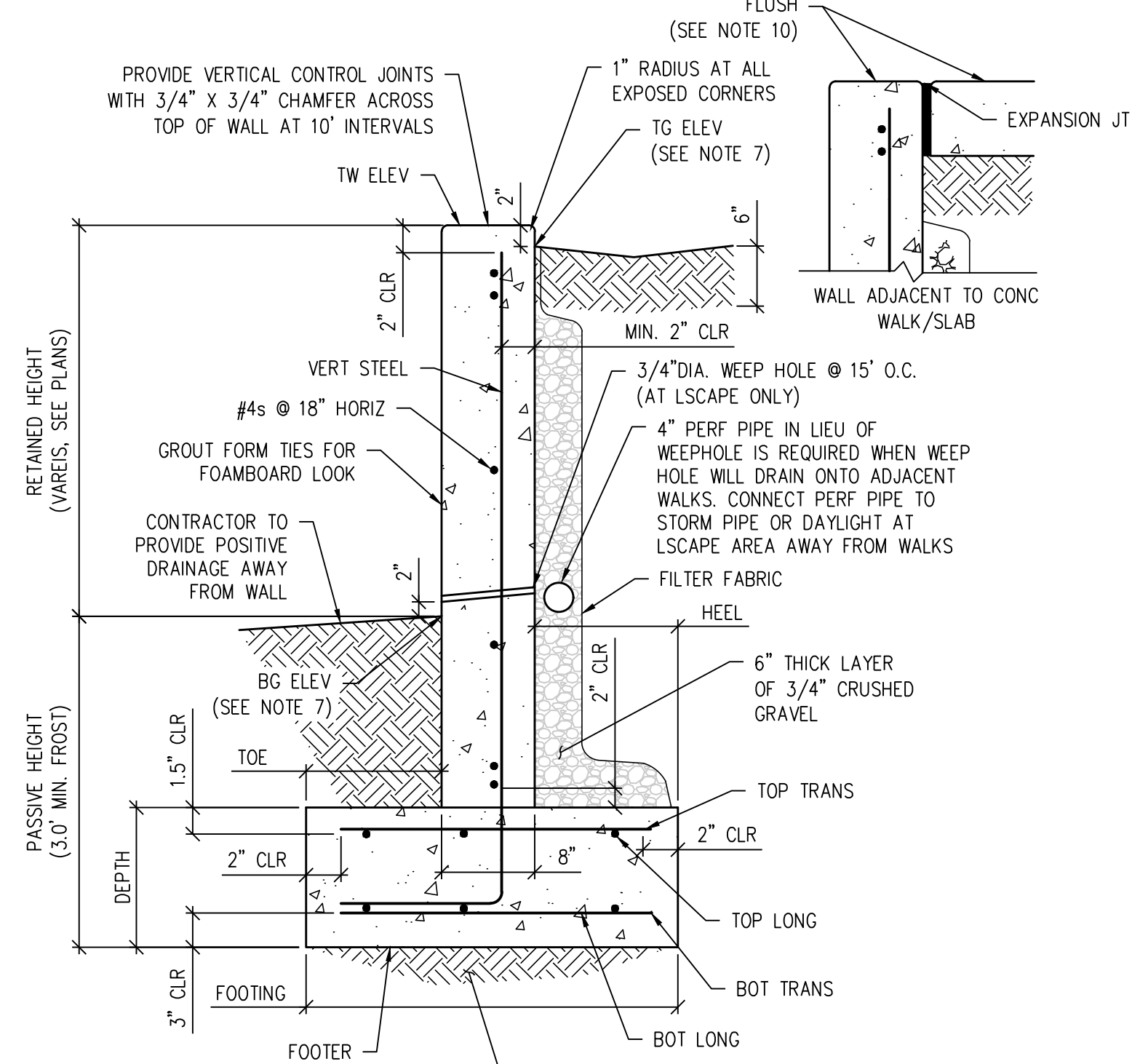
NOTES:

1. ALL CASTING SHALL CONFORM TO ASTM A-48(C1 35b) WITH A MINIMUM STRENGTH OF 35 KSI.
2. ALL CASTINGS SHALL BE HEAVY DUTY, AND CAPABLE OF WITHSTANDING AASHTO H20 LOADING.
3. FLOOR SLOPE MAY BE SPOURED MONOLITHIC WITH BASE.
4. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
6. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 4000 PSI.
7. SUBGRADE SHALL HAVE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 100% MAXIMUM DRY DENSITY, AASHTO T-99.
8. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.

INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

LEAN CONCRETE FILL TO BE $f' = 2000$ PSI.

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.



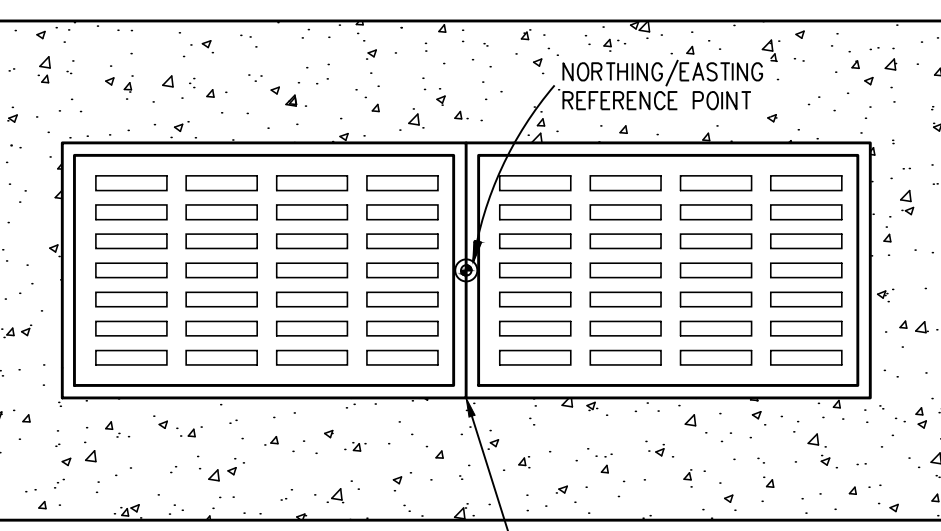
NOTES:

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

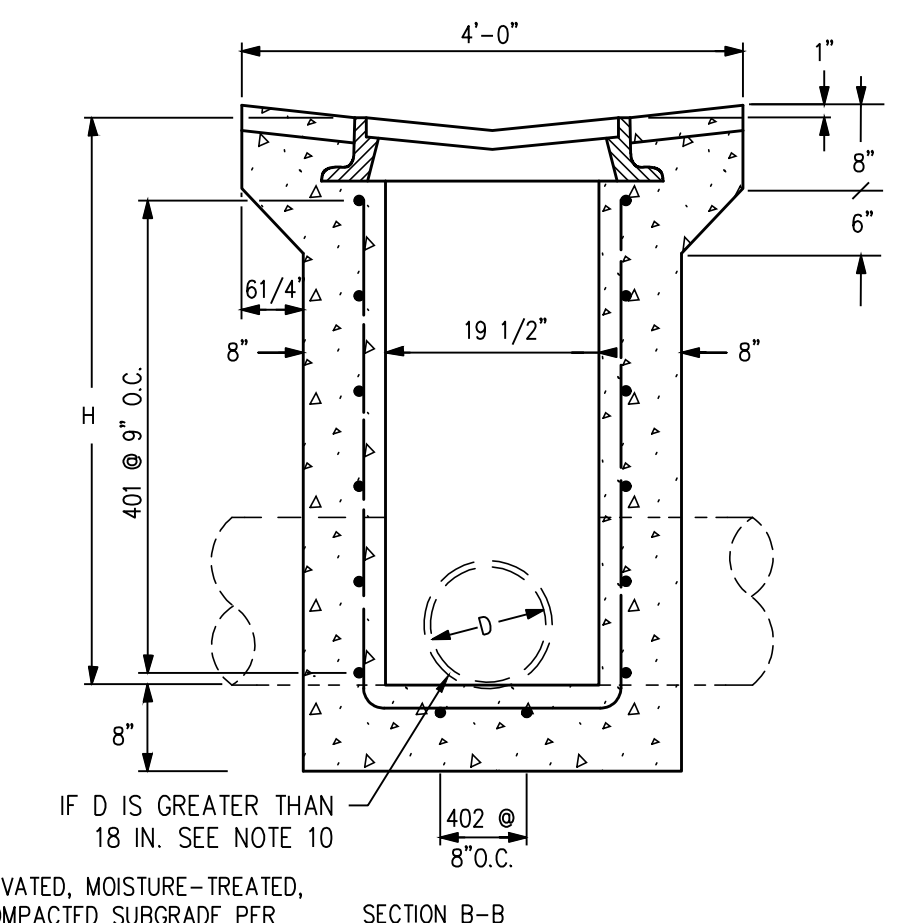
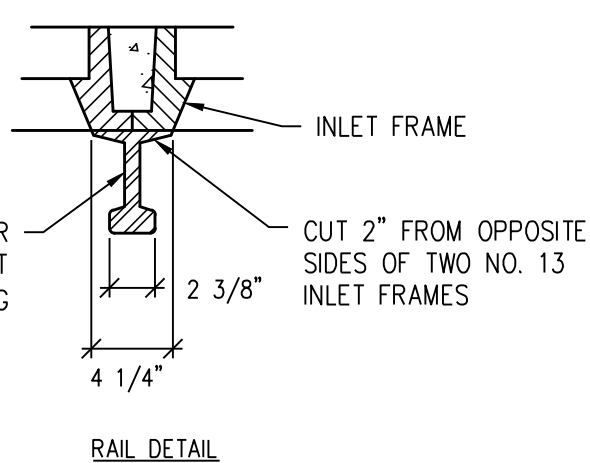
REFERENCE LANDSCAPE ARCHITECT FOR RAILING REQUIREMENTS IF REQ'D.

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

CONCRETE RETAINING WALL (4' HT. MAX) DETAIL

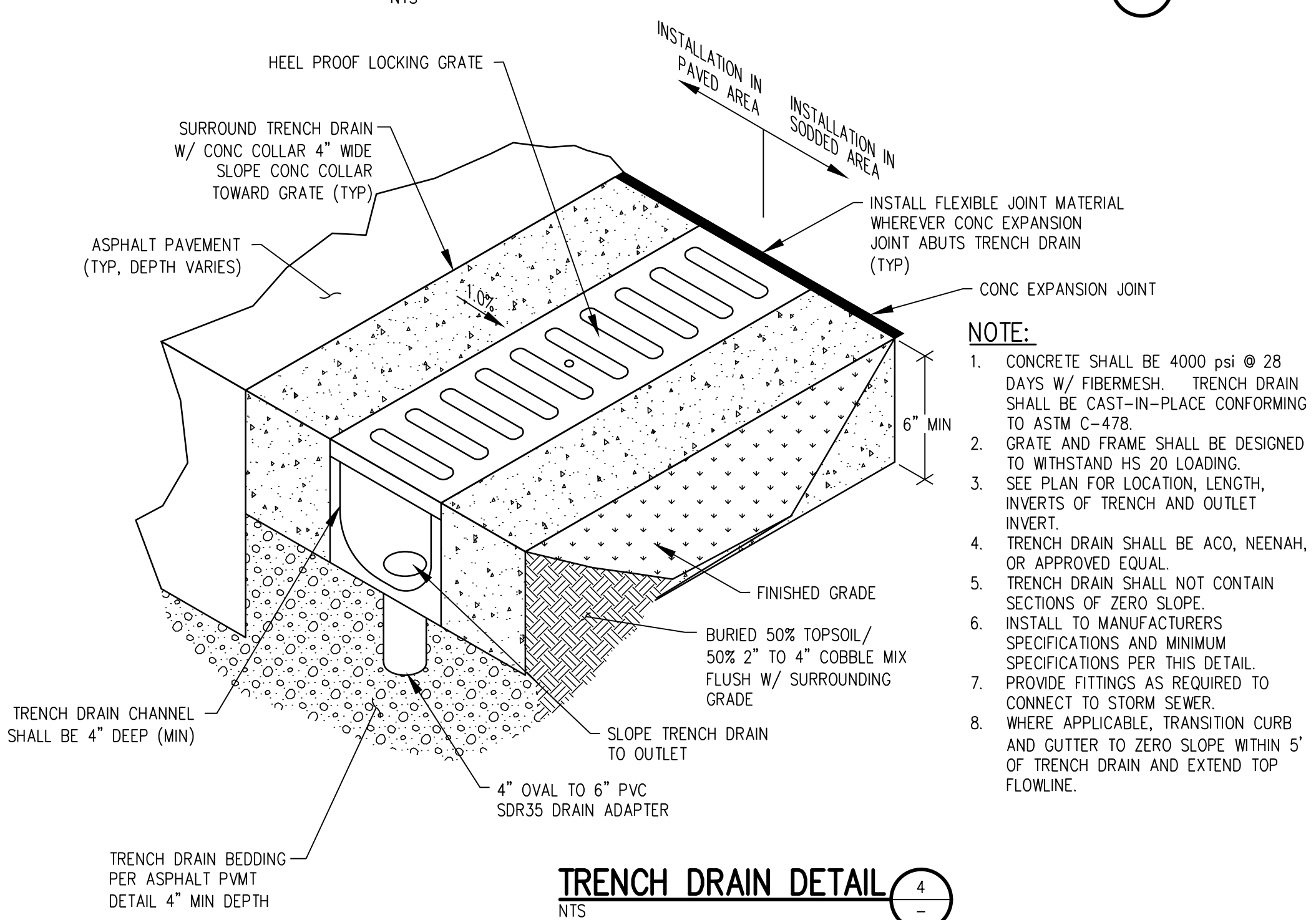


COMBINATION INLET DETAIL 1



VALLEY INLET DETAIL 3

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 LAP LENGTH. 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 CON BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.



TRENCH DRAIN DETAIL

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Town of Parker, Director of Engineering _____ Date _____

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

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Denver, CO 80202
p. 303.444.1951

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Wheat Ridge, CO 80215
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11197 W. Ken Caryl Ave., Suite F-509
Littleton, CO 80120
p. 303.986.2175

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ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #210
Englewood, CO 80150
p. 303.698.0262

Town of Parker
WALISBURY PARK
ORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

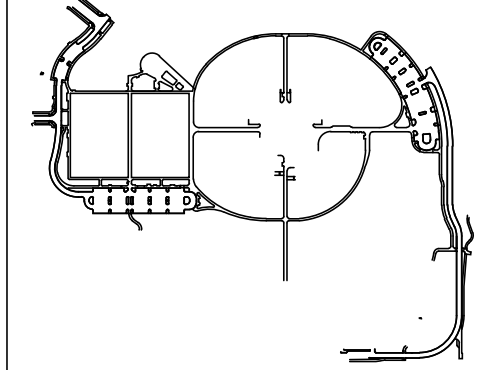
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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

Key Map



Drawing
GRADING & DRAINAGE DETAILS

CD-101

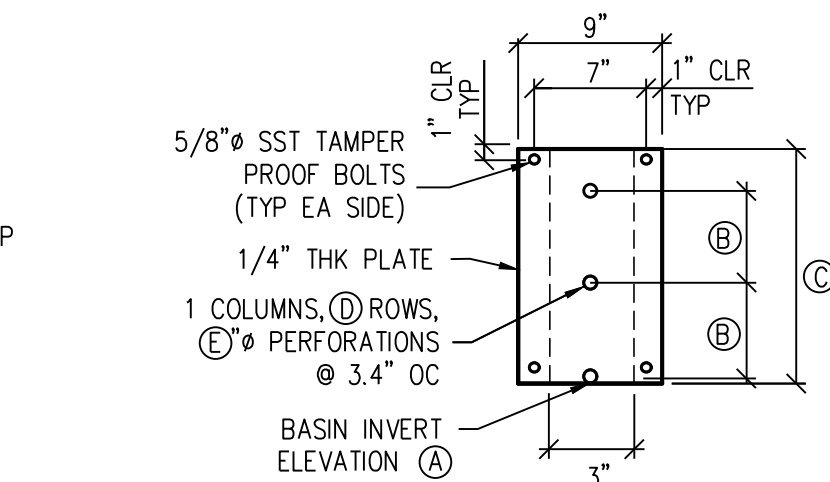
SITE PLAN SUBMITTAL
Page 16 of 311

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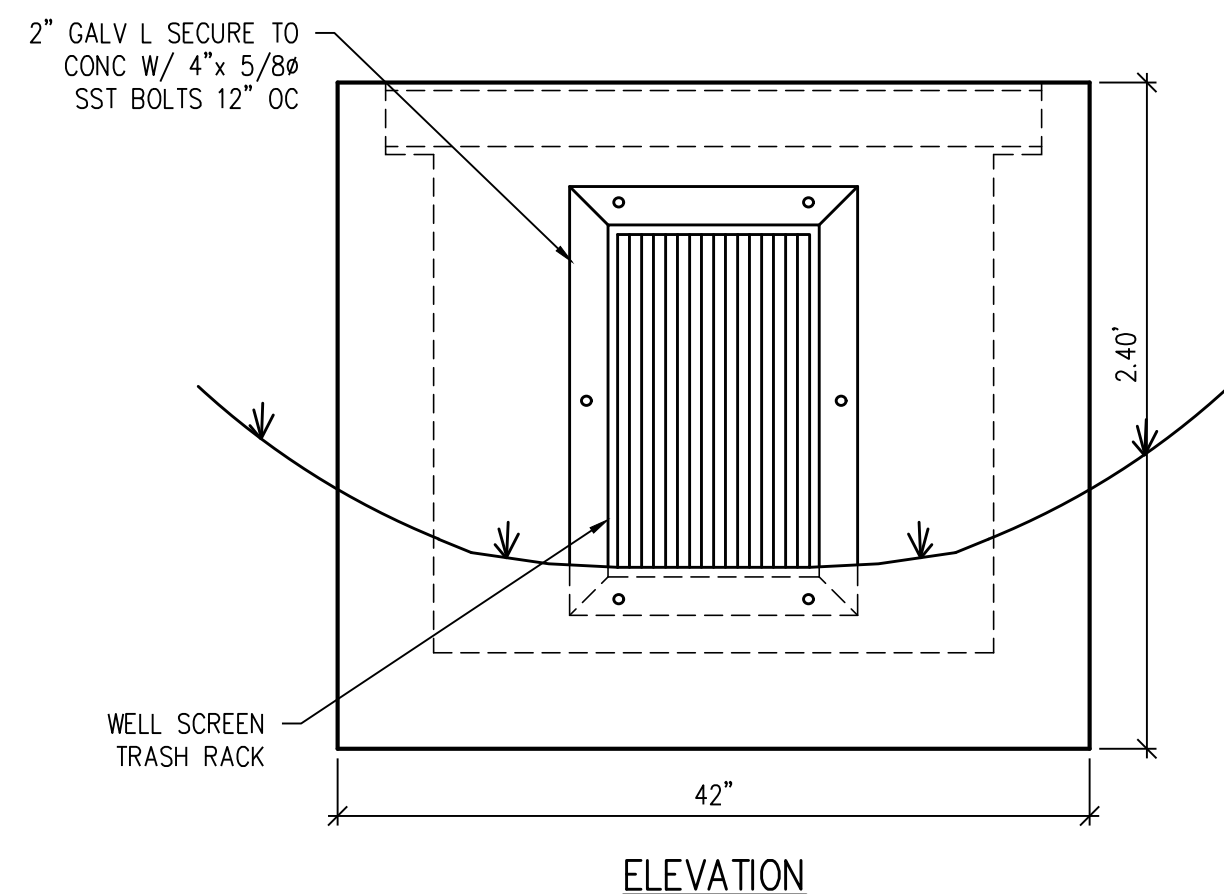
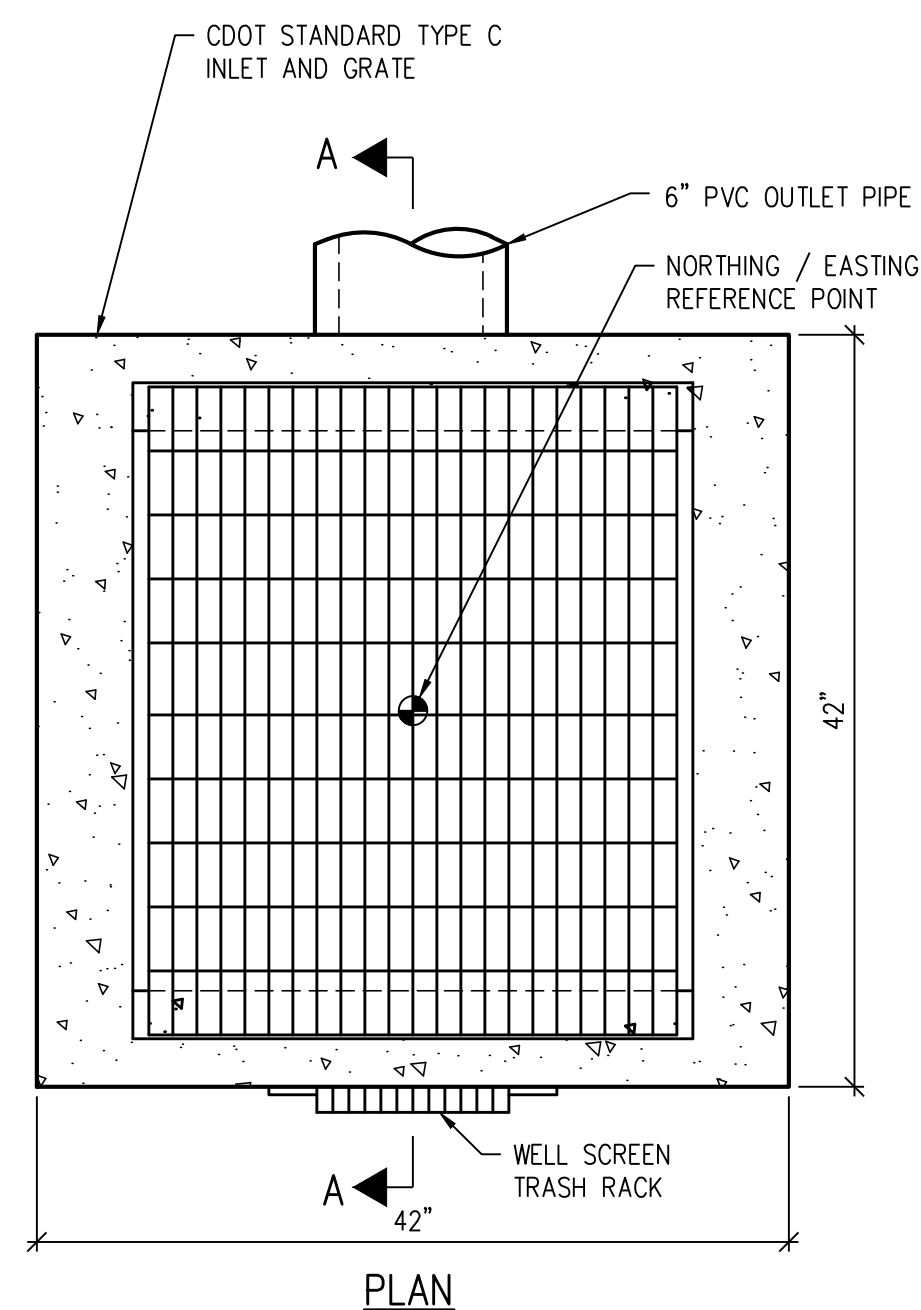


POND ID	(A)	(B)
POND A	5838.10	5839.59
POND D	5845.30	5842.03
POND E	5845.90	5847.30
ALT 1 POND	5844.10	5845.67

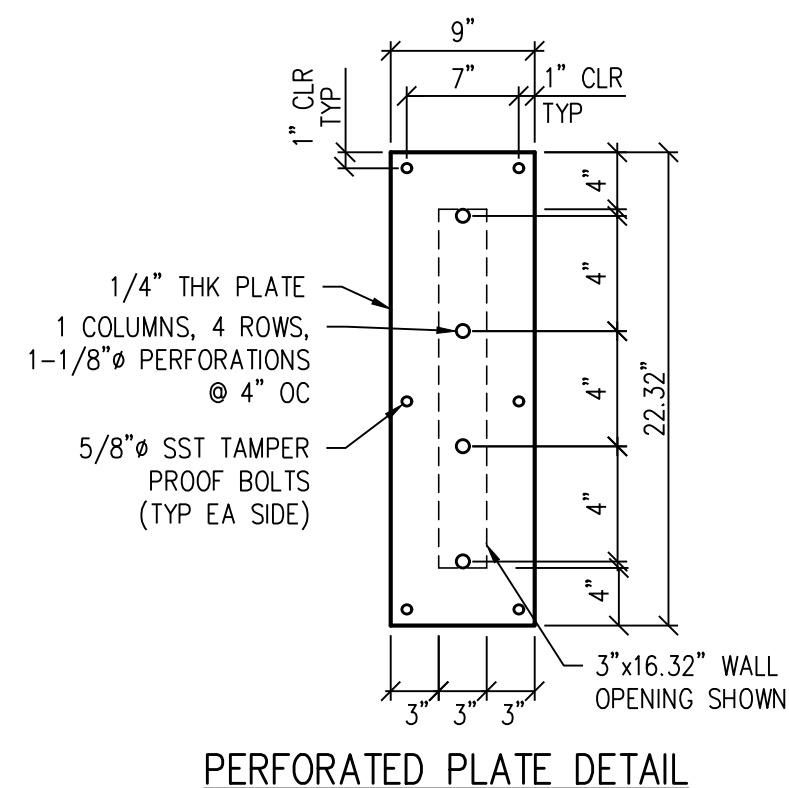
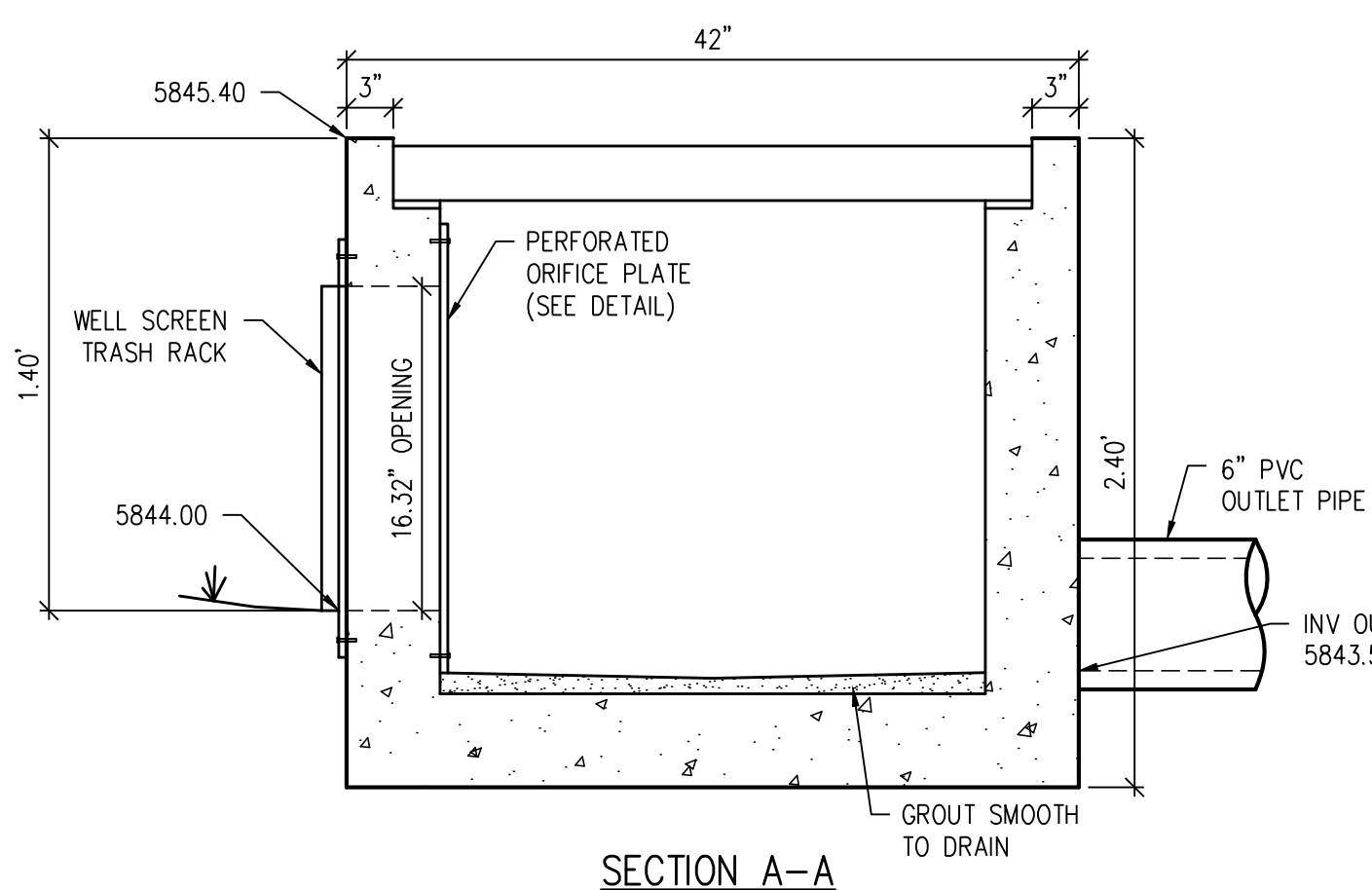
POND ID	(A)	(B)	(C)	(D)	(E)
POND A	5838.10	4.0"	1.5'	5	1-1/4"
POND D	5845.30	12.0"	2.43'	3	1"
POND E	5845.90	5.6"	1.41'	3	5/8"
ALT 1 POND	5844.10	6.4"	1.59'	3	7/16"



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

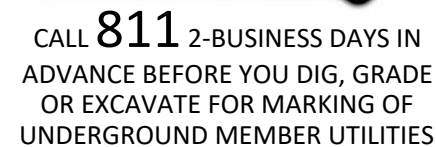


1. CONCRETE SHALL BE CAST CLASS B. INLET MAY BE CAST-IN-PLACE, OR PRECAST. CAST-IN-PLACE CONCRETE WALLS EDGES SHALL BE CHAMFERED 3/4"
2. ALL WALLS AND BASE SHALL BE REINFORCED WITH #5 @ 8" OC. EACH WAY REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.
3. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED.
4. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE
5. BOLT AND ANCHOR PLATES TO WALL
6. SPECIFIED TRASH RACK: US FILTER STAINLESS STEEL WELL-SCREEN WITH #93 VEE WIRE, 0.139" OPENINGS BETWEEN WIRES, #16 SUMP RIGID, 1/30" ON 3/4" SPACING, TOTAL RACK THICKNESS OF 0.31" AND 3/8" X 10" FLAT BAR FRAME.



NTS

Date _____



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

INTERIOR DESIGN

[illegible]

Key Map

GRADING & DRAINAGE DETAILS

CD-103

Page 18 of 311

THE LINE SHOWN ABOVE IS A REFERENCE LINE ONLY. IT DOES NOT REPRESENT THE ACTUAL LOCATION OF THE UTILITY. THE SQUARE ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS. PRINTING CORRECTLY. SHEETS ORIGINAL PAGE SIZE. Q:\3752c - Salisbury Park North Drawings\3752c-03-HGP-BET-01.dwg, 11/20/2024 - 12:15 PM, MJS

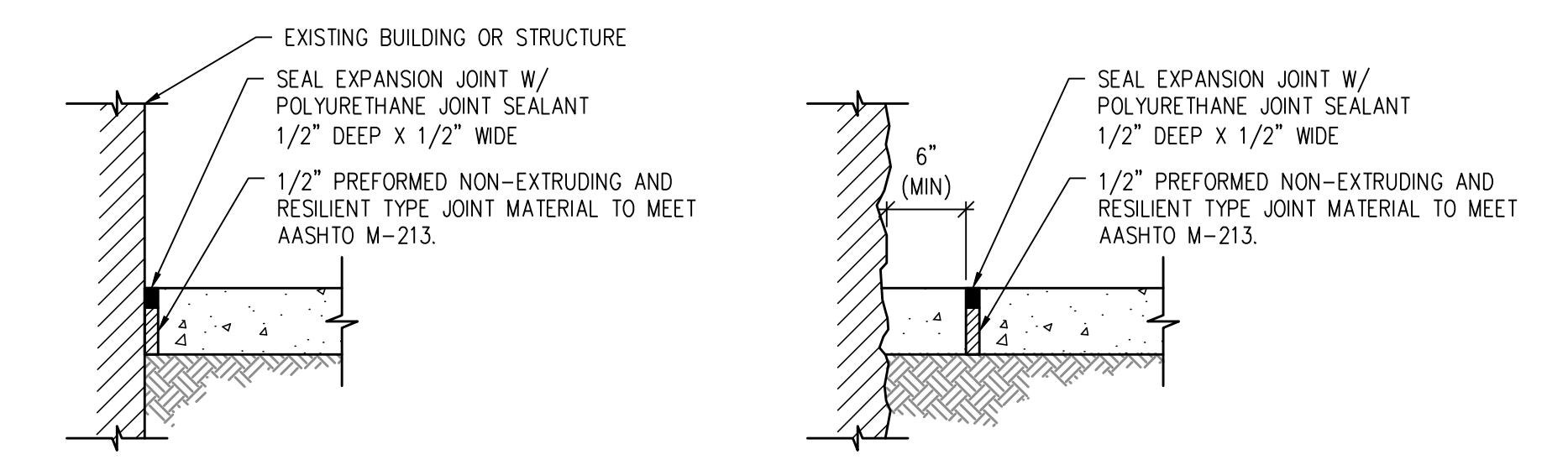
D

THE SQUARE ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS. PRINTING CORRECTLY. SHEETS ORIGINAL PAGE SIZE.

C

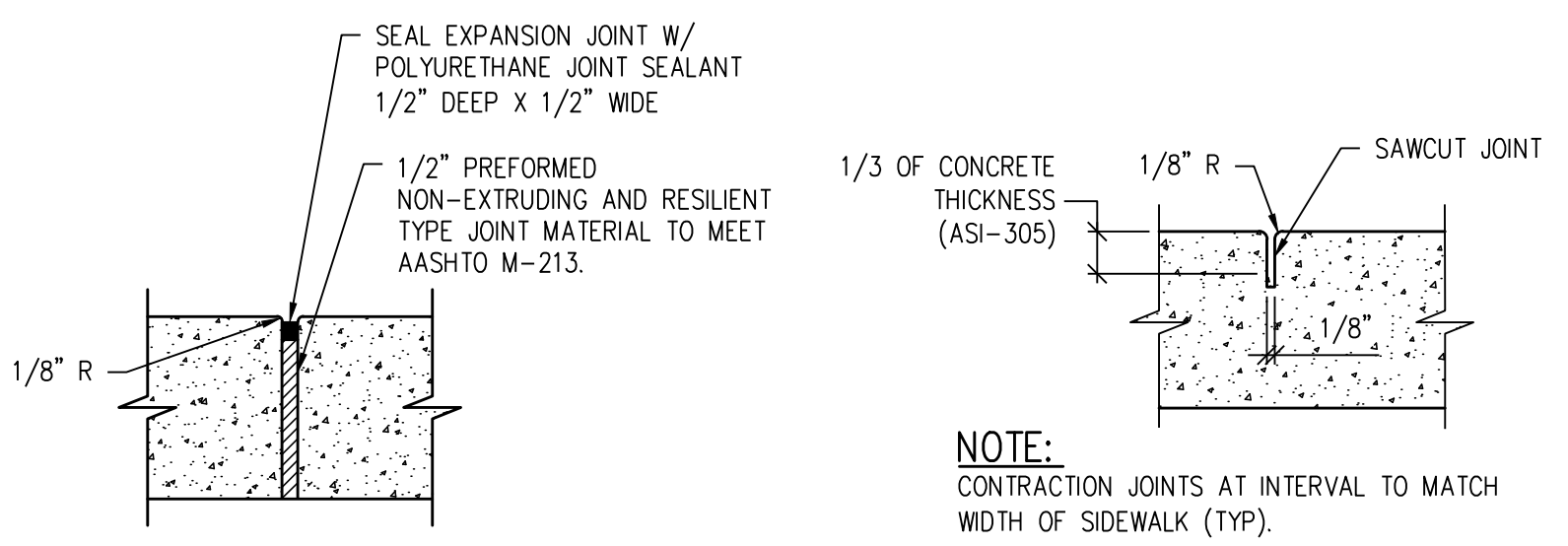
B

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AGAINST STRUCTURE

AGAINST NON-UNIFORM SURFACE

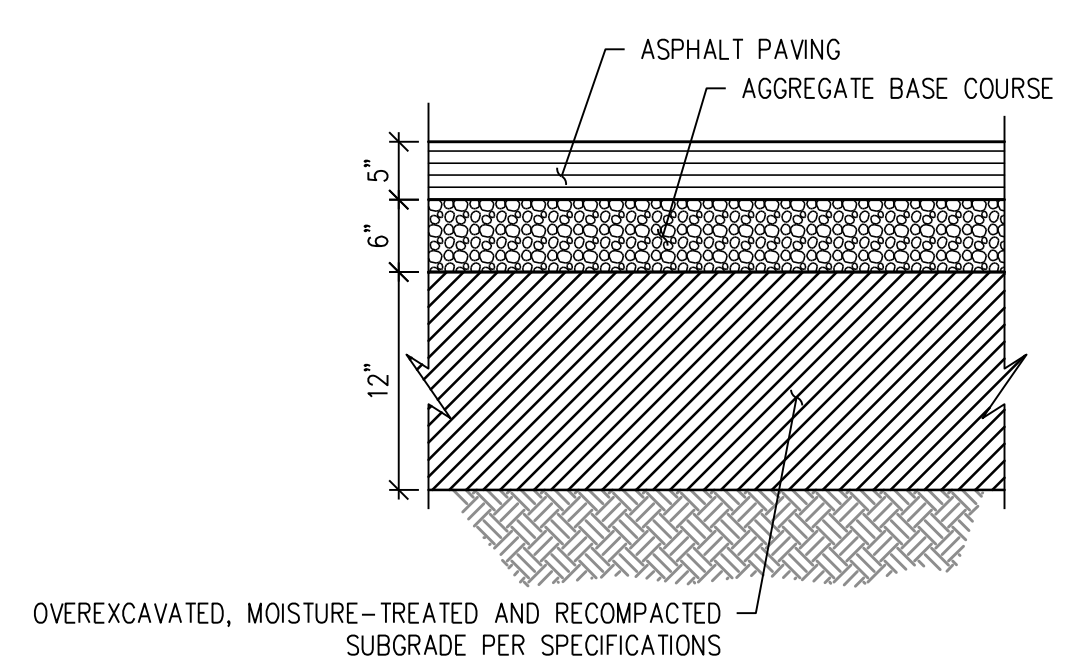


SIDEWALK

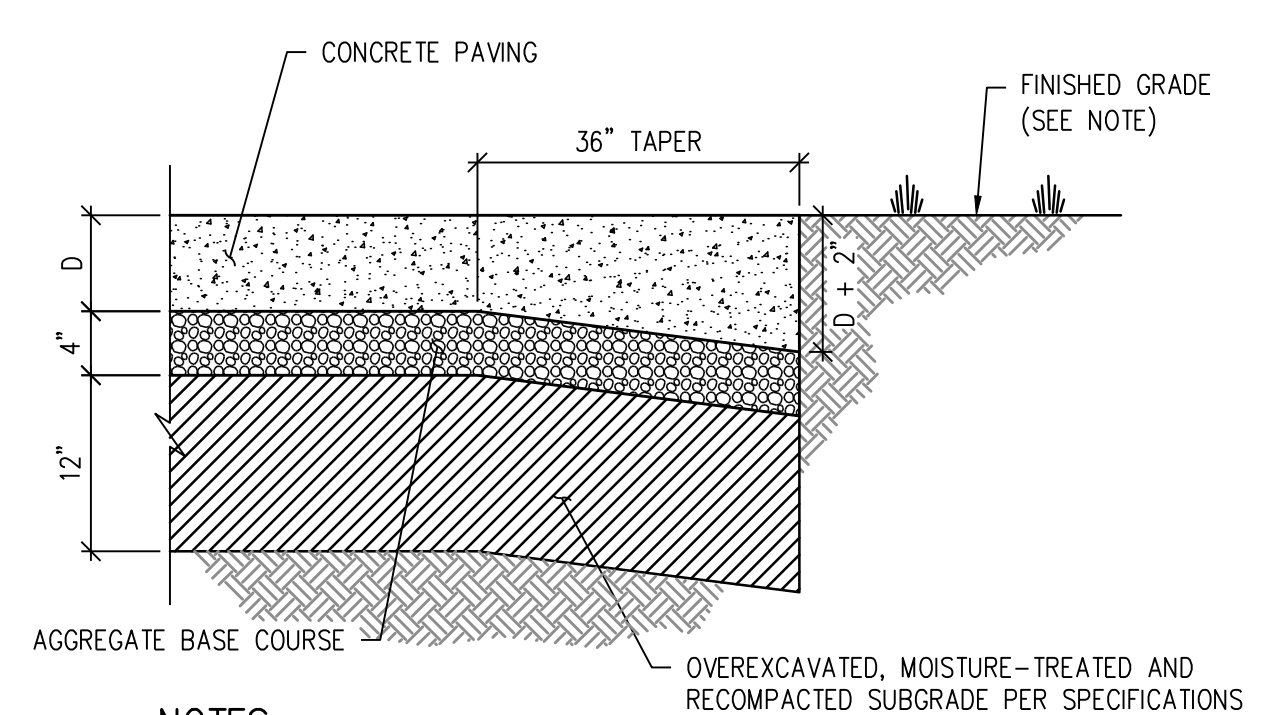
CONTRACTION/CONTROL JOINT

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

CONCRETE JOINT DETAIL 1

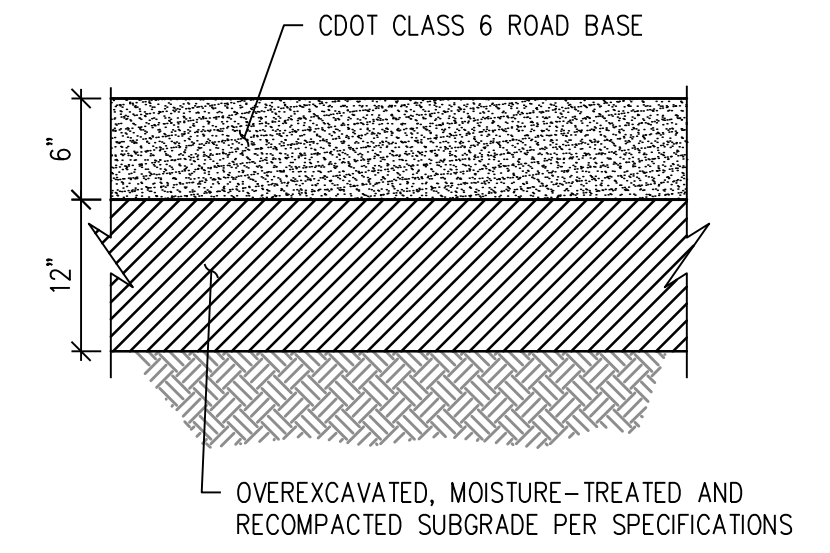


COMPOSITE ASPHALT PAVEMENT SECTION DETAIL 2

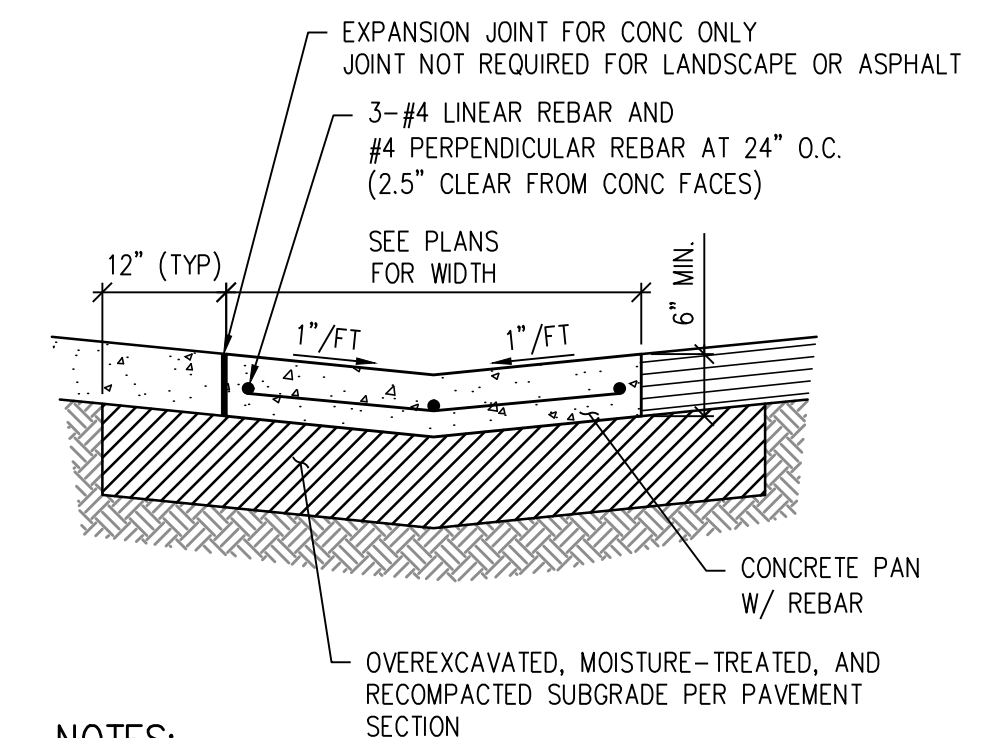


- NOTES:
- CONCRETE THICKNESS:
D = 5" FOR WALKS
D = 7" FOR FIRE TRUCK ACCESS ROUTES, TRASH PADS AND OTHER AREAS NOTED AS HEAVY DUTY
 - 2" THICKENED EDGE REQUIRED WHERE PAVEMENT ABUTS LANDSCAPE ONLY.
 - SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
 - ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT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

CONCRETE PAVEMENT SECTION DETAIL 3

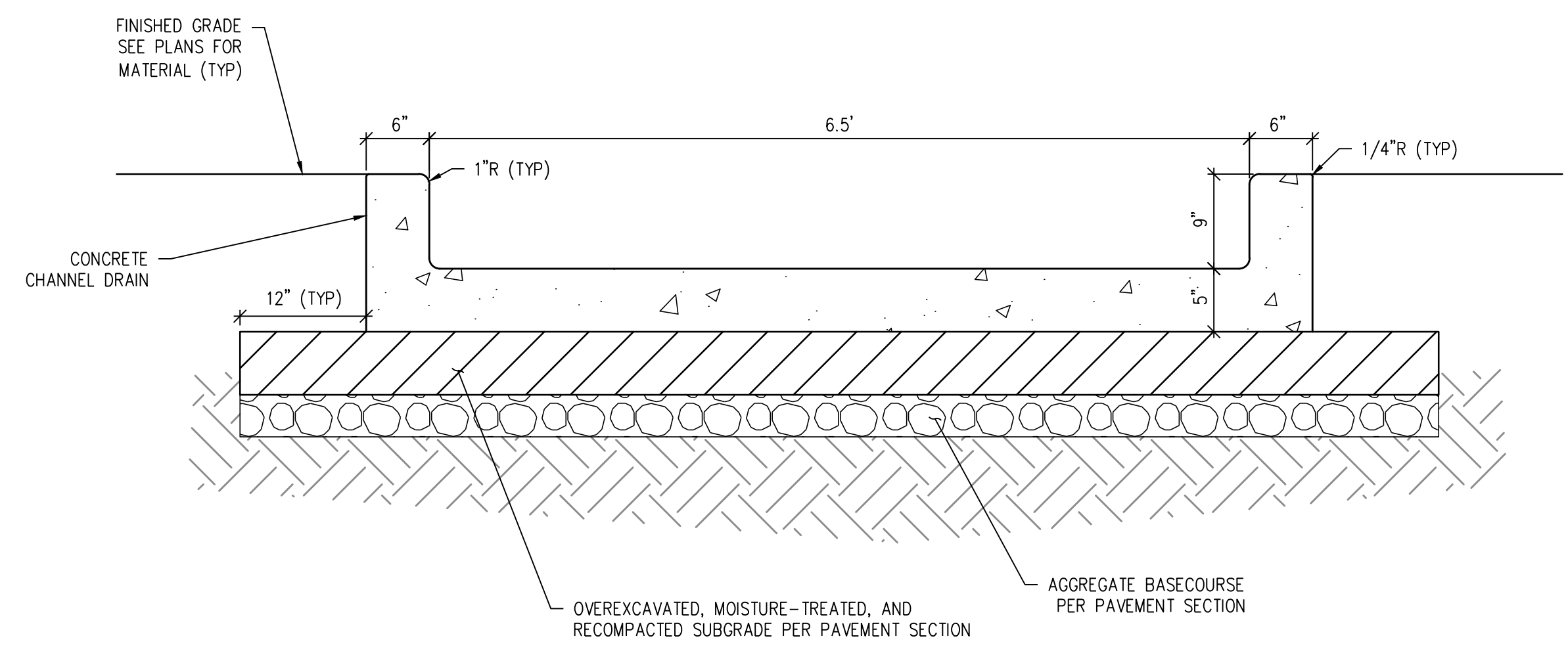


GRAVEL SECTION DETAIL 4



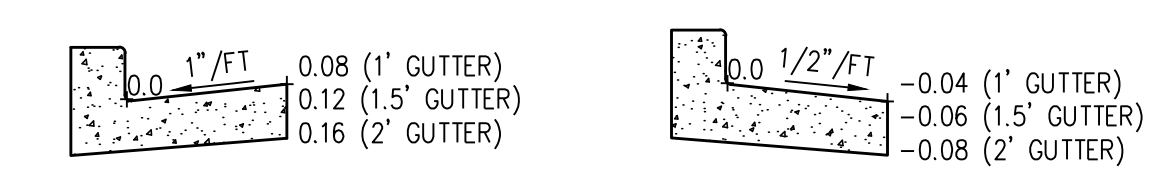
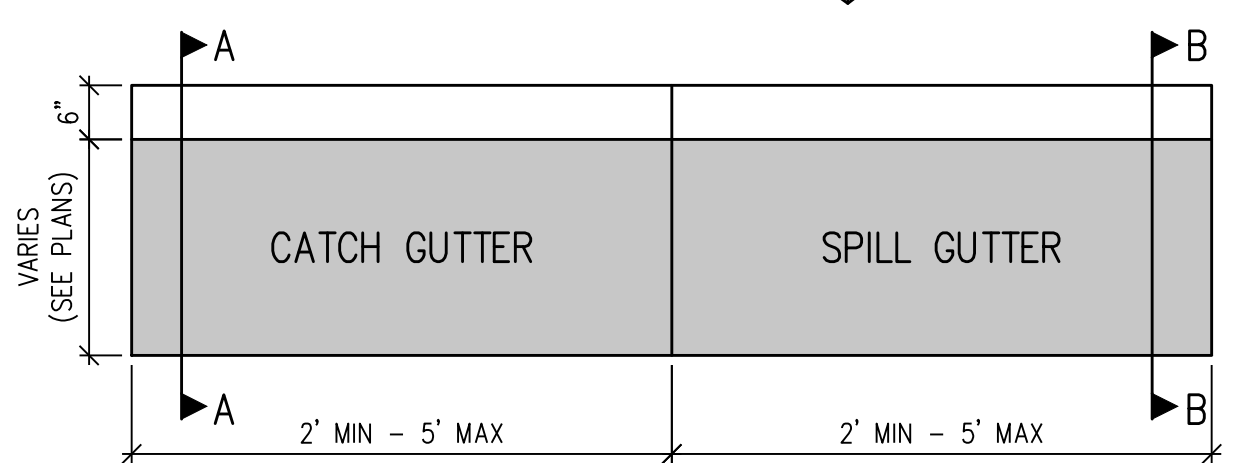
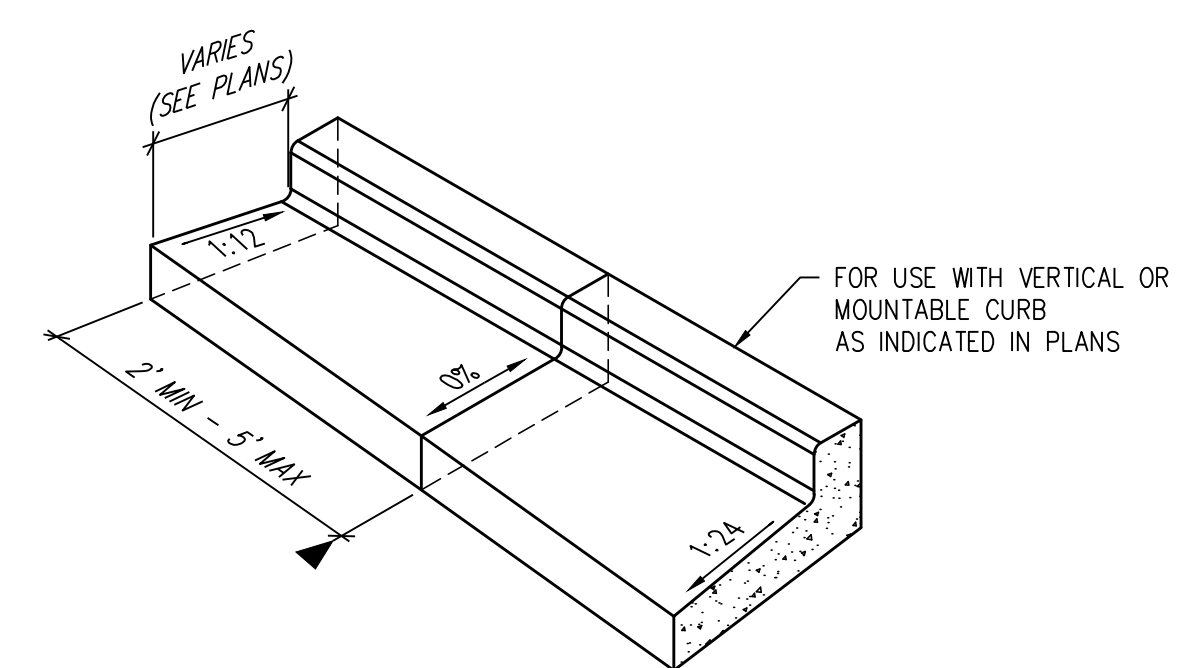
- NOTES:
- THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
 - SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
 - SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
 - PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
 - ALL CONCRETE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

REINFORCED CONCRETE PAN DETAIL 5

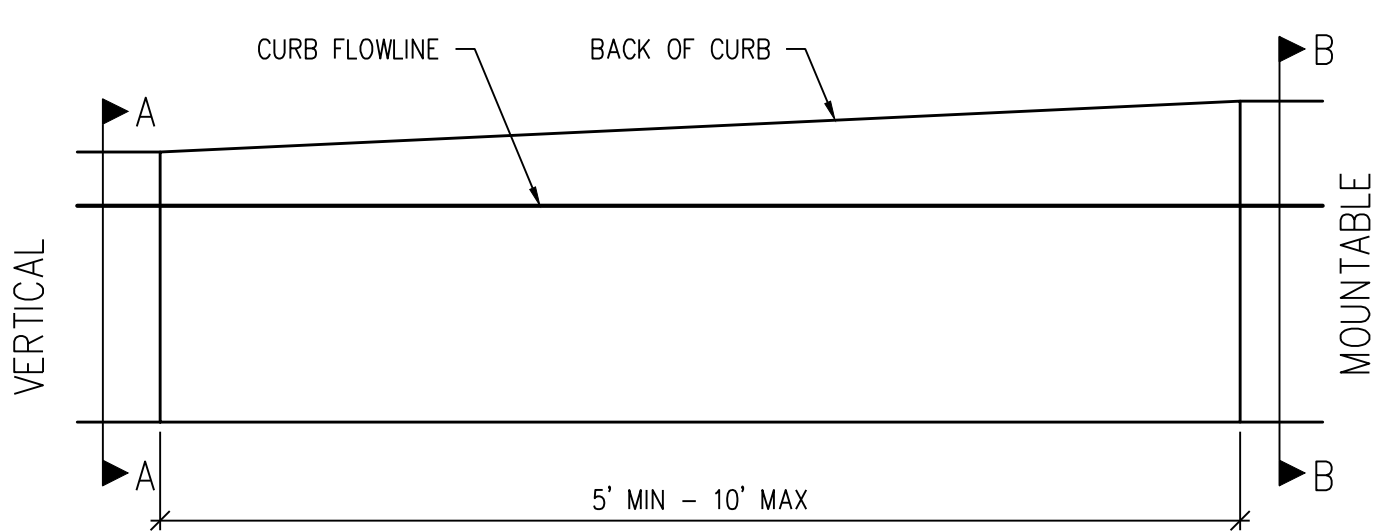
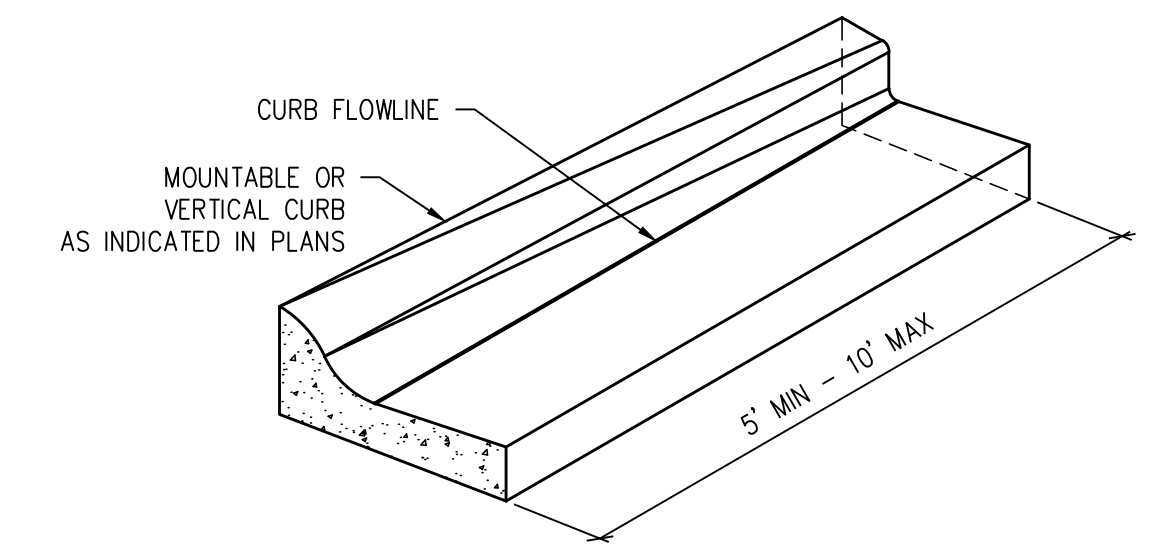


- NOTES:
- ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

BYPASS CHANNEL DETAIL 6



GUTTER CATCH SPILL TRANSITION DETAIL 7



VERTICAL TO MOUNTABLE CURB DETAIL 8

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Town of Parker, Director of Engineering Date



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

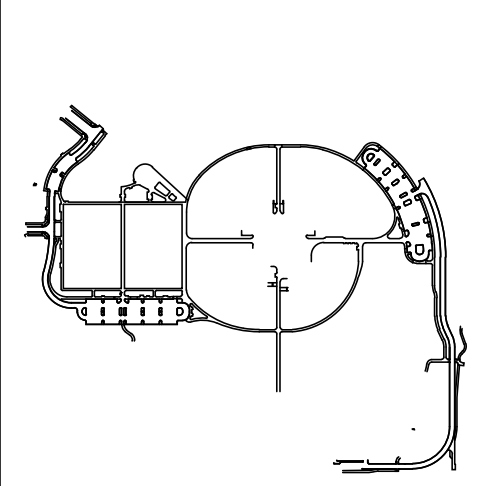
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Wheat Ridge, CO 80215
p. 303.278.7297
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ENVISION Mechanical Engineers, Inc.
8777 Pinedale Court, #500
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
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Drawn By: AMF/MGG/MJS
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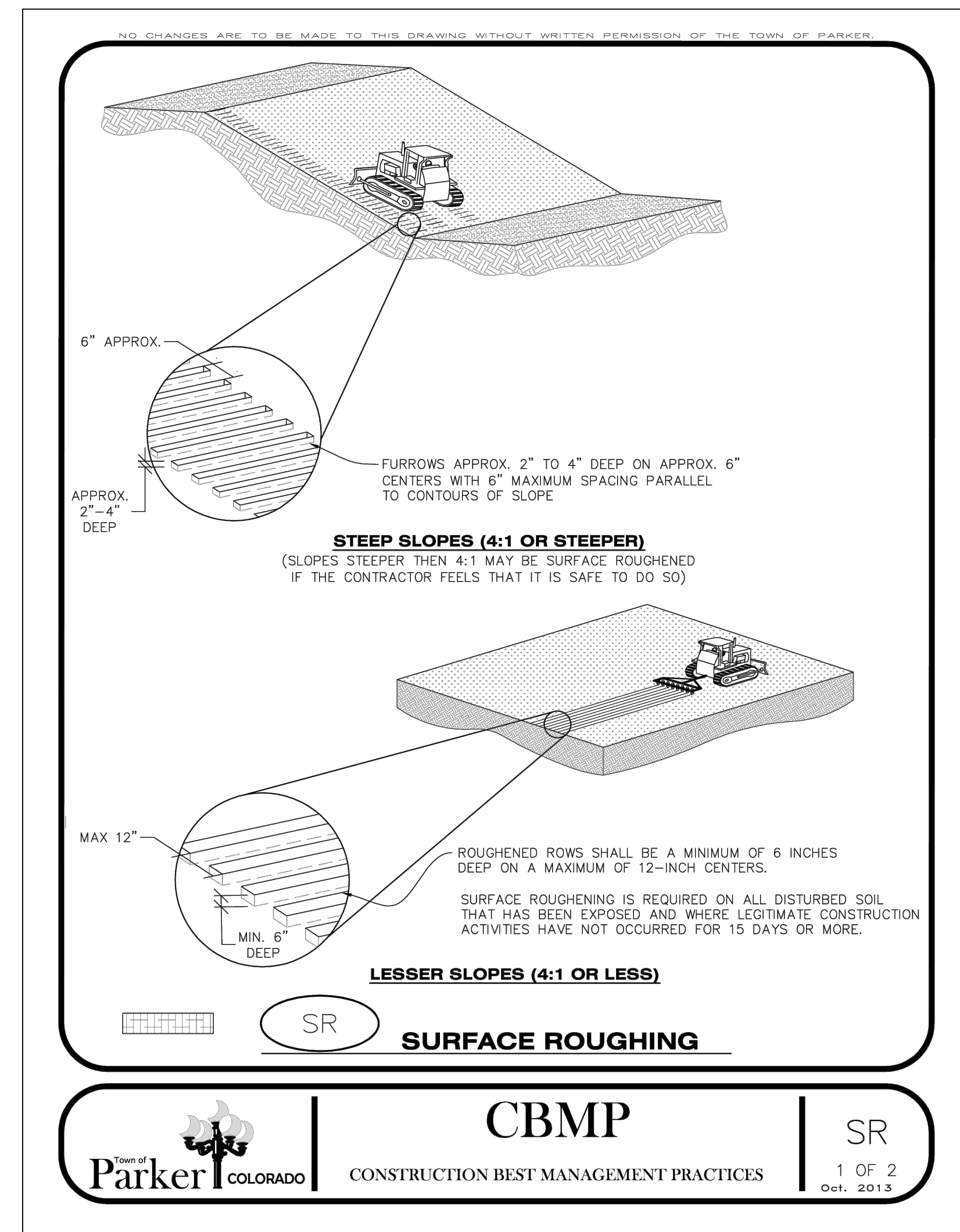
Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-300

SITE PLAN SUBMITTAL
Page 21 of 311

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p. 303.444.1951

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
p. 303.688.0223

Town of Parker
SALISBURY PARK
NORTH - PHASE 1
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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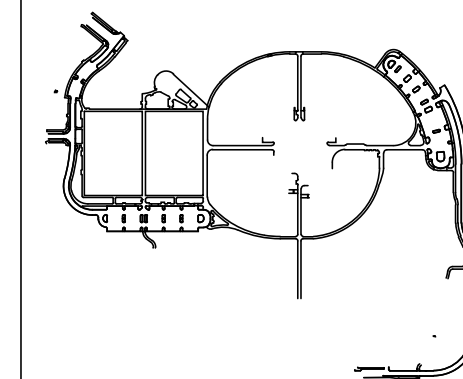
Project Number: 223072.0

Sheet Issue Date: 2024-11-2

Drawn By: AMF/MGG/MJ

Checked By:	WTP/CWK/CF
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Key Map



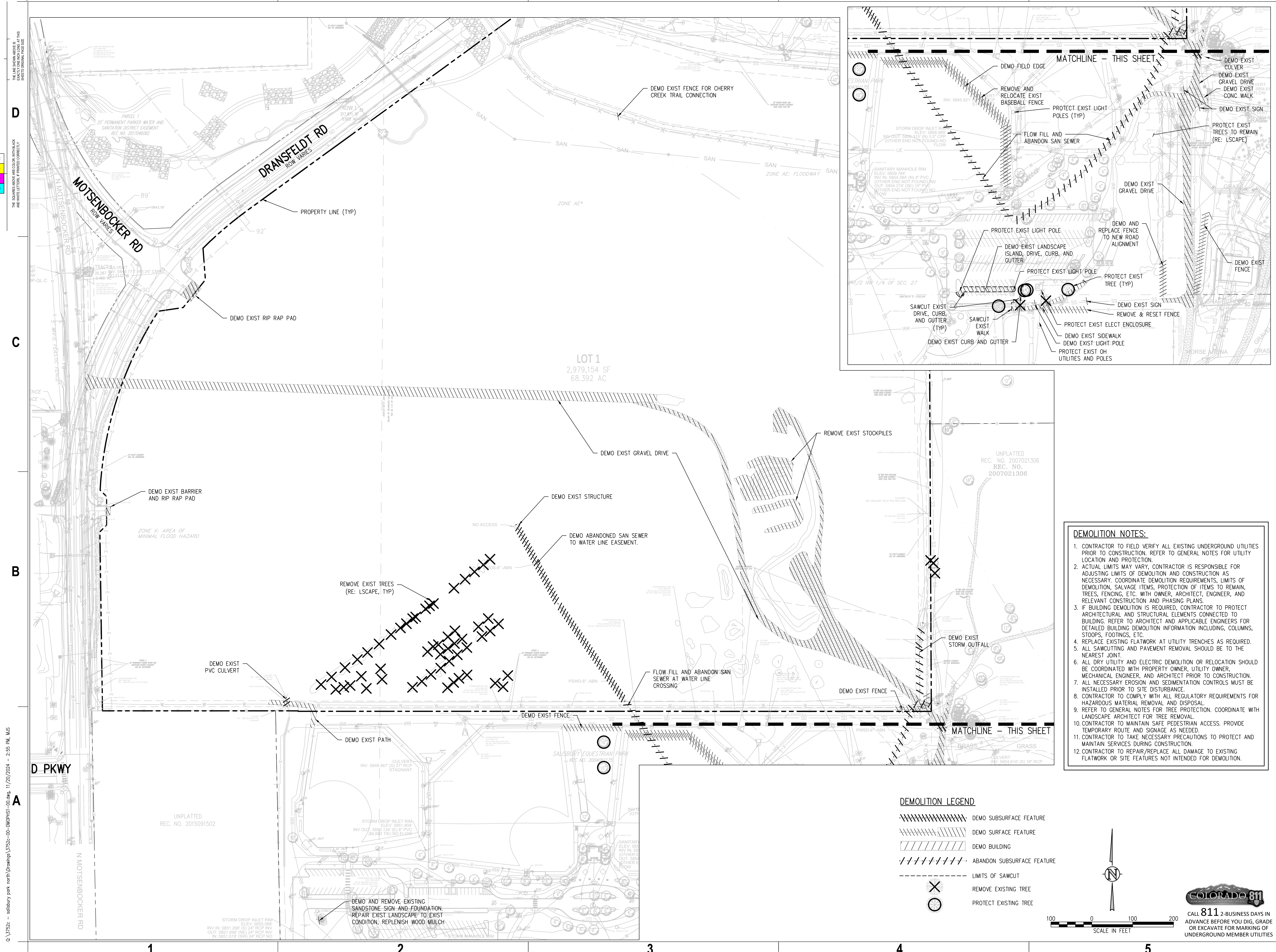
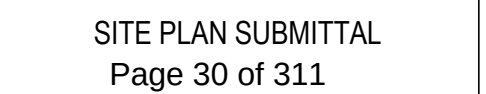
Drawing

CBMP DETAILS

CD-502

SITE PLAN SUBMITTAL
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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Date _____

Provide detailed grading/drainage plan sheets that encompass all proposed grading/earthwork areas of the project site. (TYP)

Per State and Town regulations, any development within the FEMA Floodway which results in an increase or decrease in base flood elevations above 0.00-feet shall require a CLOMR and LOMR be submitted on the community's behalf.

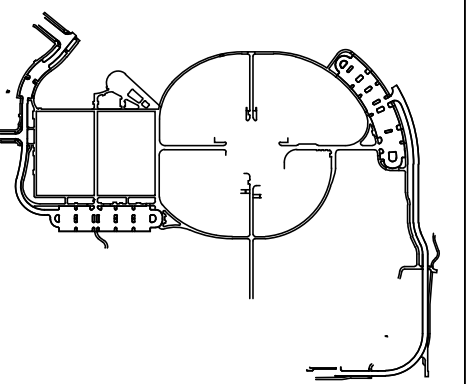
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
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MECHANICAL ENGINEER
VISION Mechanical Engineers, Inc.
 77 Pyramid Court, #260
 Englewood, CO 80112
 303.638.0223

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Key Map



C1-100

Page 31 of 311

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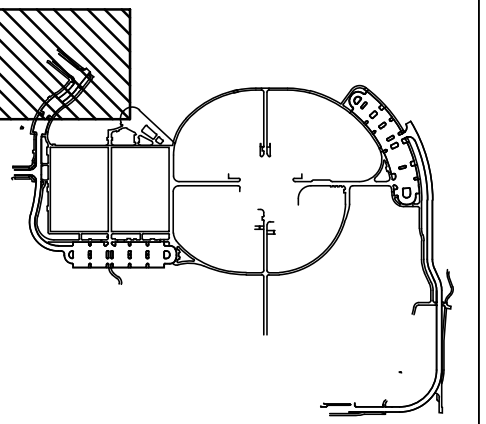
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

C1-110

Page 32 of 311

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On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

Please show maintenance accesses to infrastructure and provide the Town's maintenance road detail, Figure 7.4 of the Town's SDECM. Identify in plan view the extents of each cross section to be used.

Reference and provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the outlet control structure in compliance with the drainage report.

Provide a detail for the pond emergency overflow spillway which complies with Figure 7.6 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the emergency overflow spillway in compliance with the drainage report.

Please include a legend for line types in the grading and drainage plans.

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Town of Parker, Director of Engineering Date

CALL **811** 2-BUSINESS DAYS IN
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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

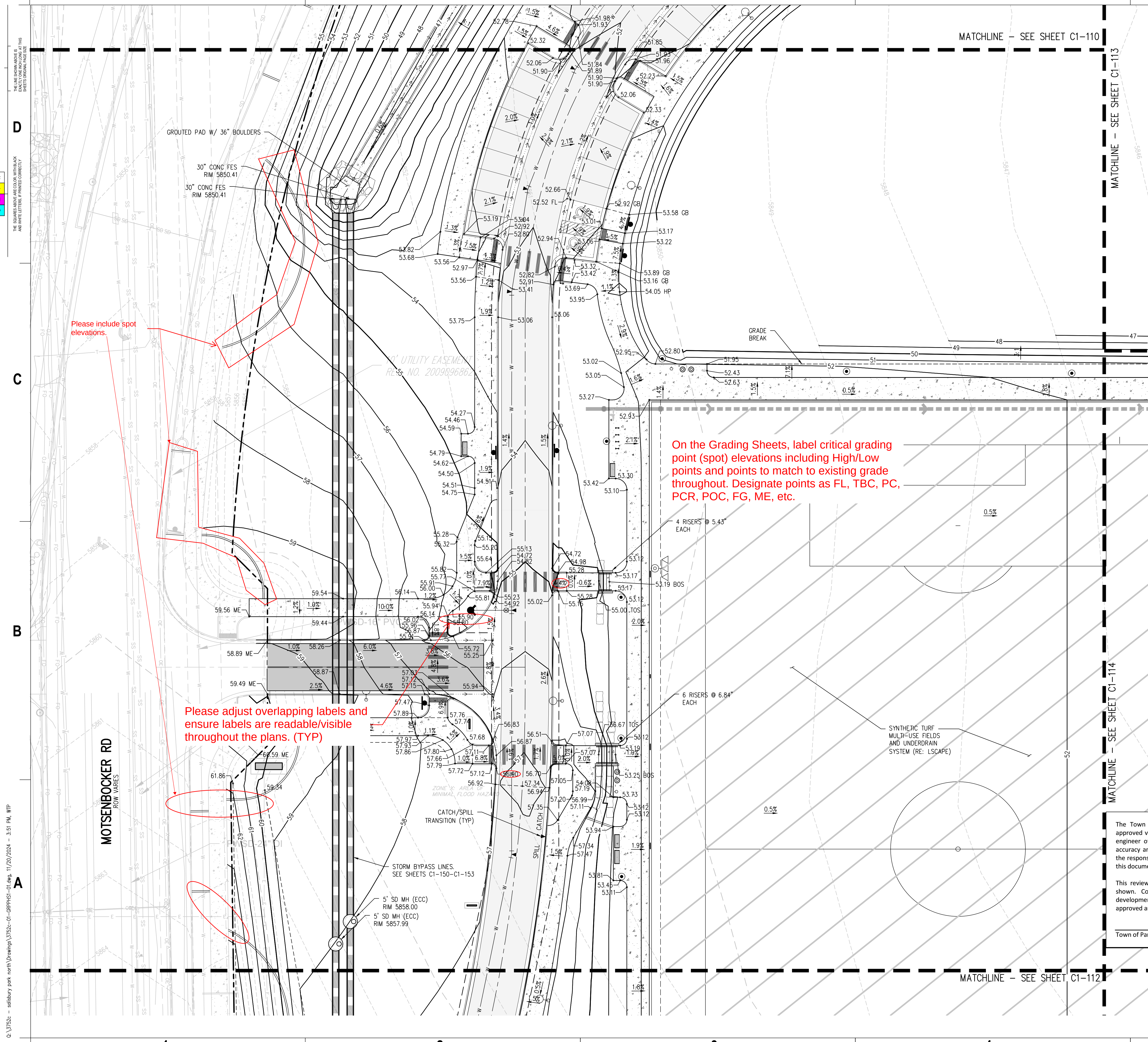
Please adjust overlapping labels and ensure labels are readable/visible throughout the plans. (TYP)

Please label all private driveway/roadway as "Private" throughout the plans.

MATCHLINE - SEE SHEET C1-113

MATCHLINE — SEE SHEET C1-111

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- GRADING AND DRAINAGE NOTES:**
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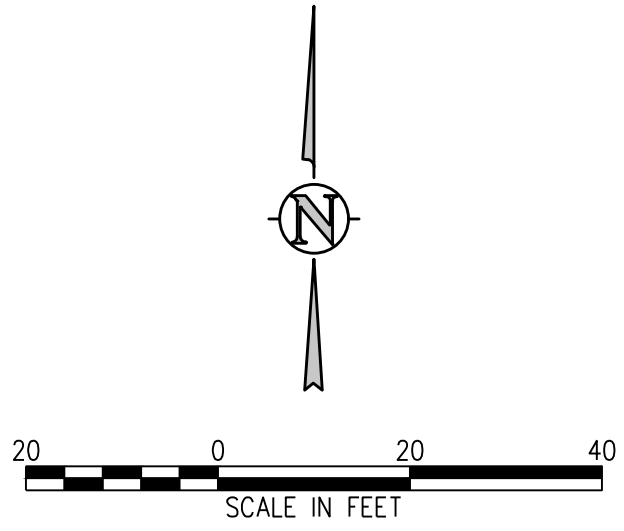
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Please include spot elevations.

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Denver, CO 80202
p. 303.607.0977

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JVA Incorporated
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Denver, CO 80202
p. 303.444.1951

ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3300 Youngfield Street, Suite 400
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocat Irrigation
17705 W. New York Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

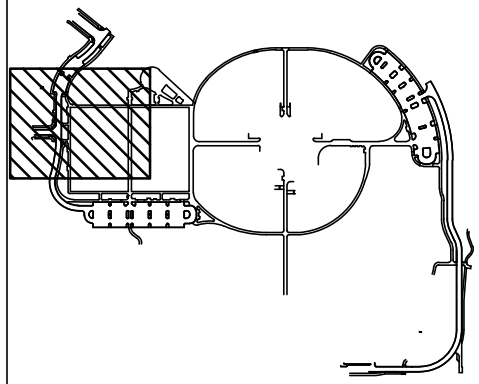
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ENVISION Mechanical Engineers, Inc.
8777 Eyrewood Court, Suite 400
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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



Drawing
PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

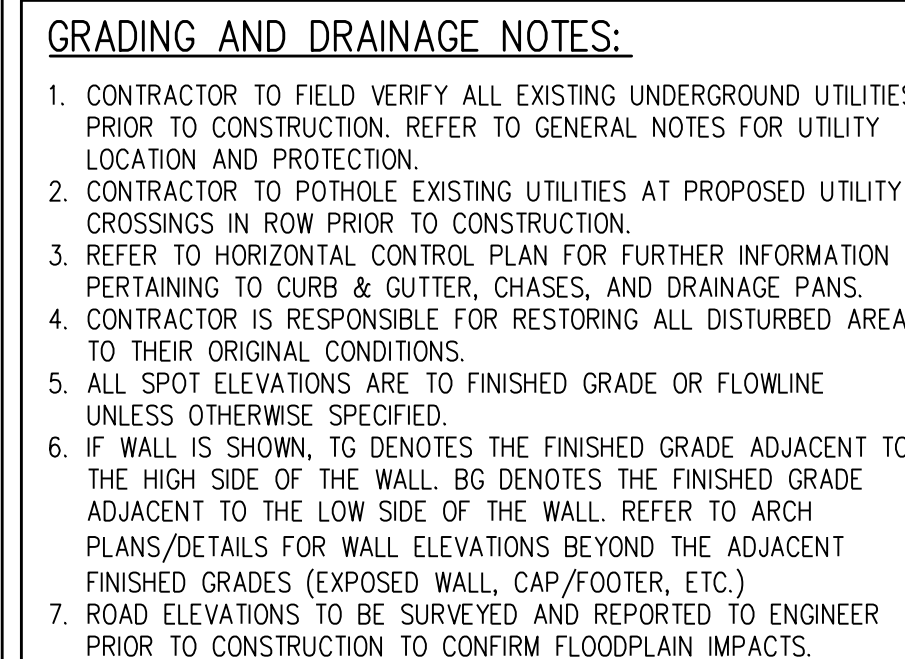
C1-111
SITE PLAN SUBMITTAL
Page 33 of 311

Project Number:	223072.0
Sheet Issue Date:	2024-11-2
Drawn By:	AMF/MGG/MJ
Checked By:	WTP/CWK/CF

Drawing

PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

SITE PLAN SUBMITTAL
Page 34 of 311



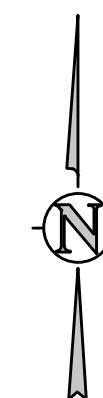
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Town of Parker, Director of Engineering Date:

Date



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MATCHLINE - SEE SHEET C1-111

MATCHLINE - SEE SHEET C1-110

MATCHLINE - SEE SHEET C1-116

MATCHLINE - SEE SHEET C1-117

MATCHLINE - SEE SHEET C1-114

Please reference appropriate details throughout the plans. (TYP)

Provide a forebay and a detail for the pond forebay which complies with Figures 7.1 or 7.2 of the Town's SDECM. The detail should provide at a minimum all dimensions, elevations, material, reinforcement, and any other information necessary to construct the forebay in compliance with the drainage report.

Provide a trickle channel and a detail for the pond trickle channel which complies with Figure 7.3 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the trickle channel in compliance with the drainage report.

Reference and provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the outlet control structure in compliance with the drainage report.

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1675 Larmer Street, #650
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3300 Youngfield Street, #204
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8777 Eyrewood Court, #500
Englewood, CO 80112
p. 303.698.0223

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SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
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ARCHITECTURE

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DATE	DESCRIPTION

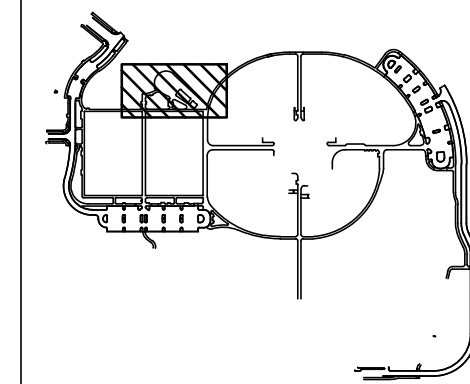
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

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Key Map



Drawing

PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

C1-113

SITE PLAN SUBMITTAL
Page 35 of 311

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Town of Parker, Director of Engineering

Date



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MATCHLINE - SEE SHEET C1-111

MATCHLINE - SEE SHEET C1-110

MATCHLINE - SEE SHEET C1-116

MATCHLINE - SEE SHEET C1-117

MATCHLINE - SEE SHEET C1-114

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Denver, CO 80202

p. 303.444.1951

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ARCHITECTURE

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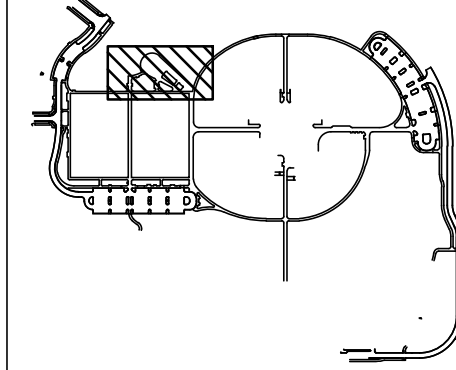
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Key Map



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PLAN - ALTERNATE 1

C1-113A

SITE PLAN SUBMITTAL

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Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.4 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.

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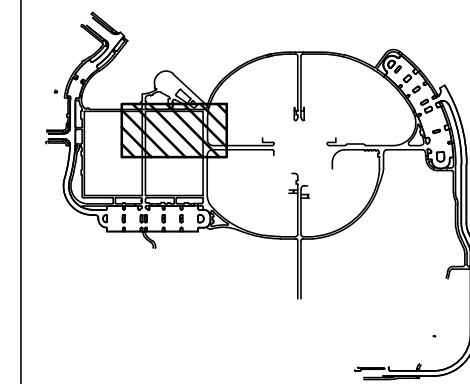
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Key Map



Drawing

PHASE 1 DETAILED
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Page 37 of 311

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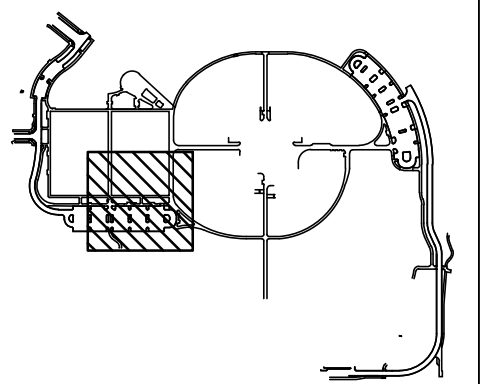
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Key Map

Key Map



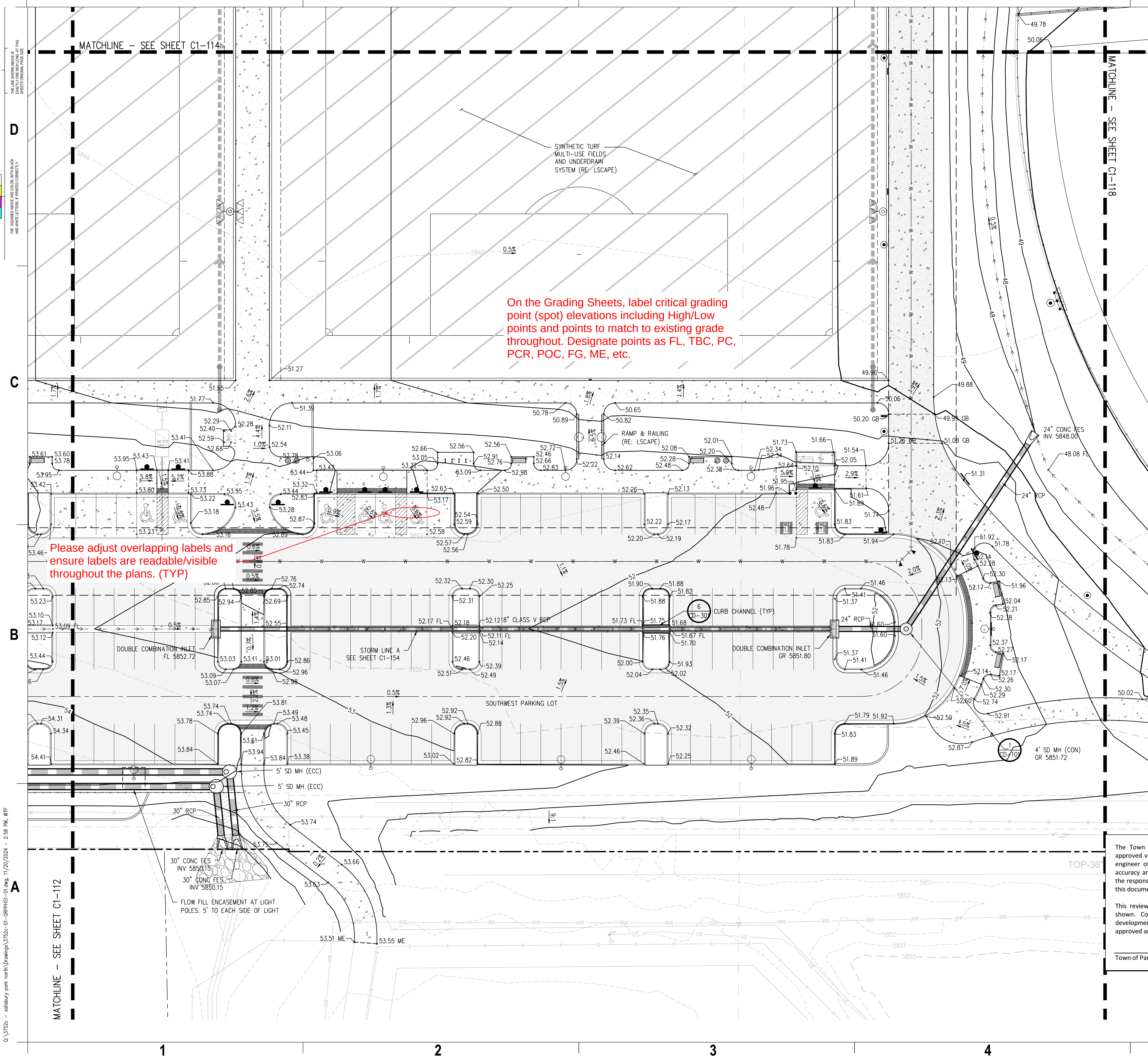
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PLAN

C1-115

Page 38 of 311

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GRADING AND DRAINAGE NOTES:

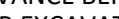
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.

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Town of Parker, Director of Engineering Date

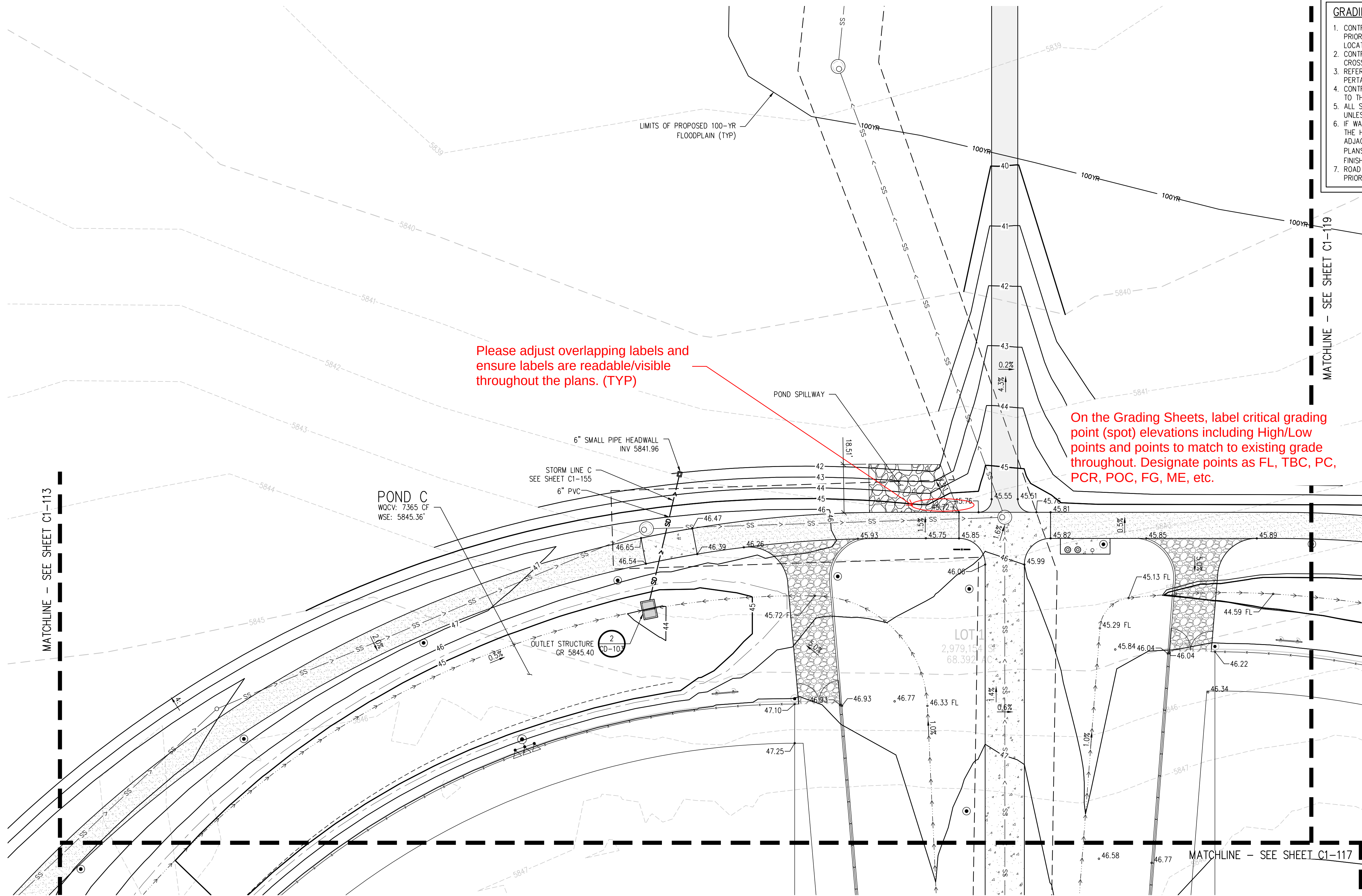


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1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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Denver, CO 80202
303.607.0977

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IJA Incorporated
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Denver, CO 80202
303.444.1951

ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
4000 Randolph Street, #254
Westview Ridge, CO 80215
303.278.7297

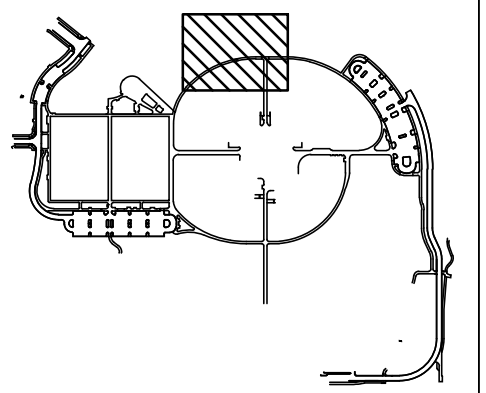
IRRIGATION
Avocet Irrigation
11757 W. Ken Caryl Ave., Suite F-009
Littleton, CO 80120
303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
1777 Federal Court, #250
Denver, Colorado, CO 80210
888.688.0223

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Key Map



C1-116

Page 39 of 311

Date _____



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 nver, CO 80202
 303.444.1951

ELECTRICAL ENGINEER
ckerman Engineering, Inc.
 30 Yorkland Street, #264
 Westridge, CO 80215
 303.276.7937

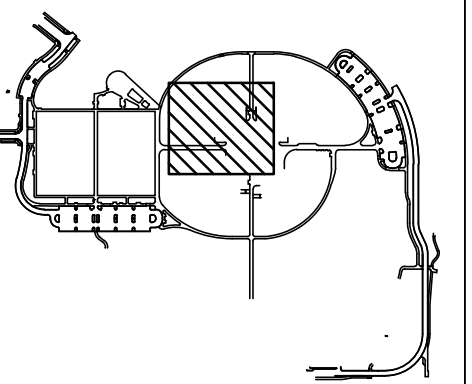
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 Arden, CO 80127
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VISION Mechanical Engineers, Inc.
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Key Map



C1-117

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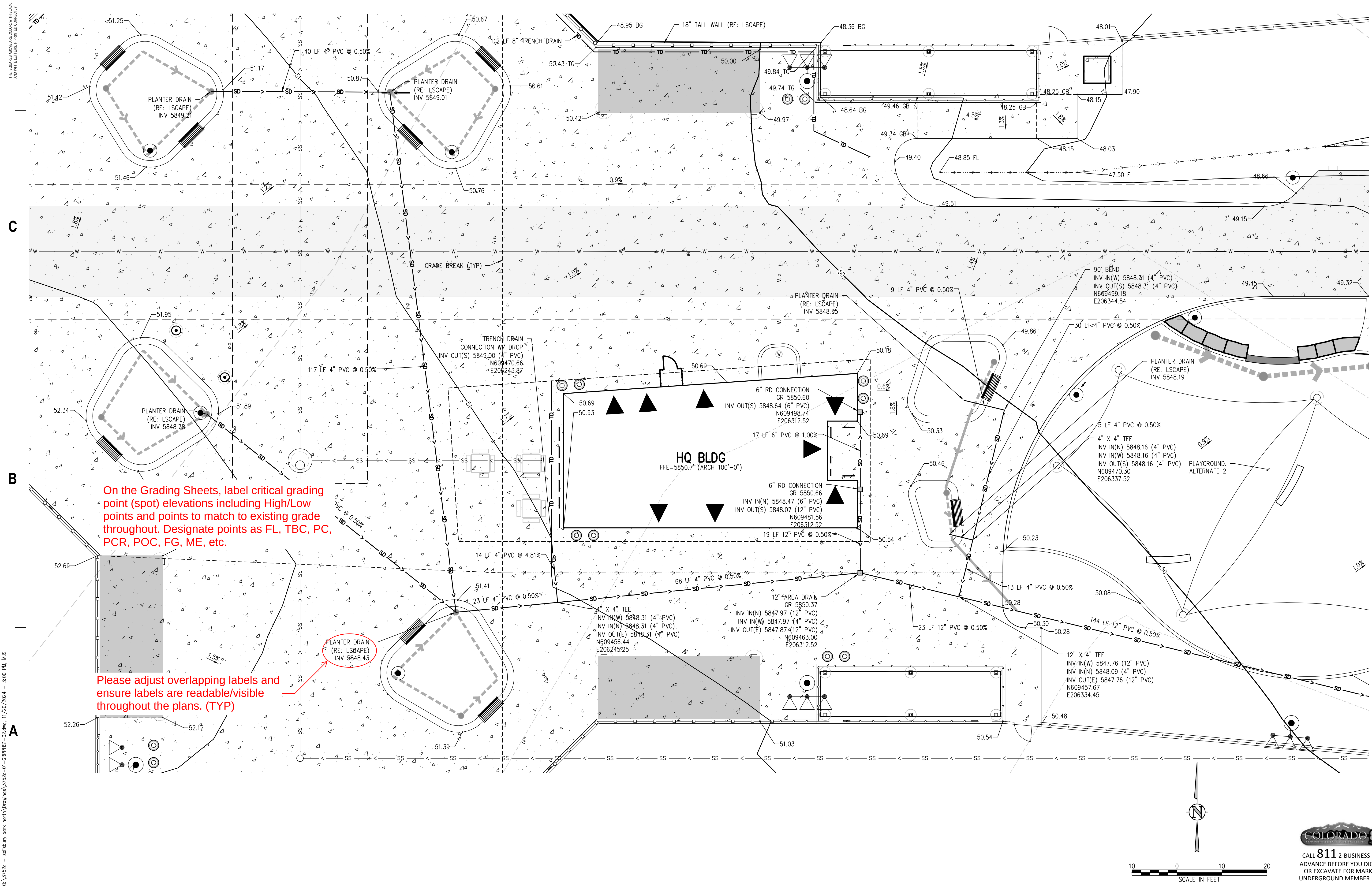
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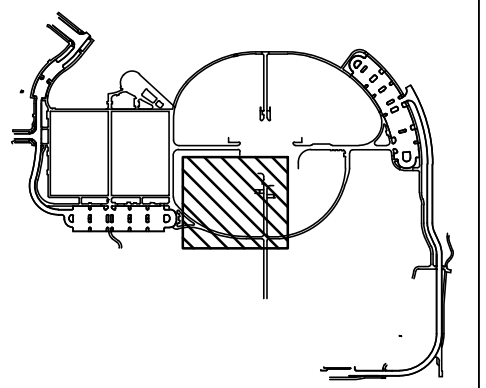
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INTERIOR DESIGN

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Key Map

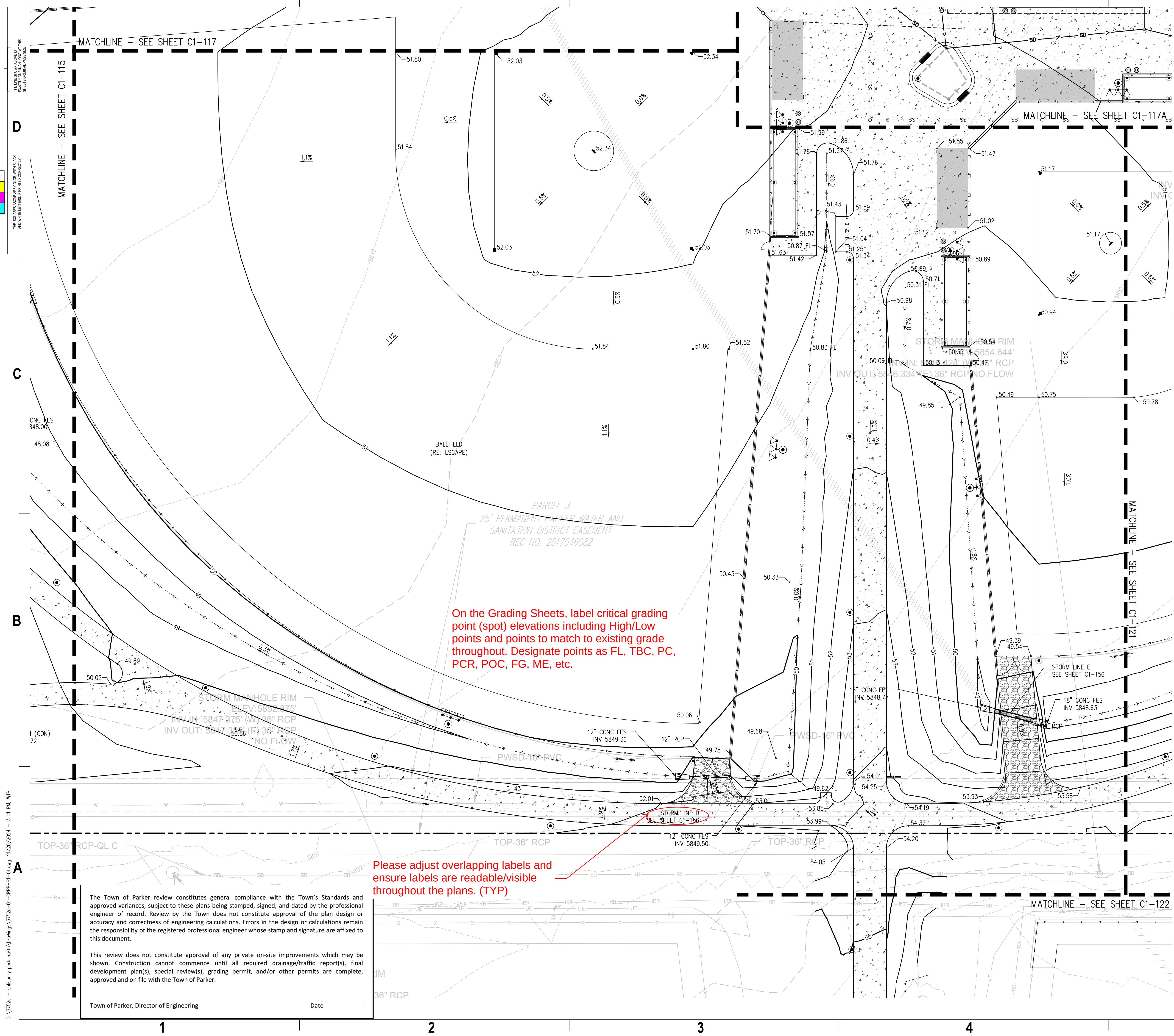
Key Map



C1-118

SITE PLAN SUBMITTAL
Page 42 of 311

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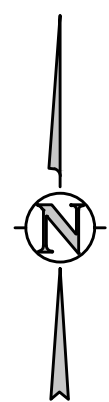
On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

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Please reference appropriate details throughout the plans. (TYP)

Please show maintenance accesses to infrastructure and provide the Town's maintenance road detail, Figure 7.4 of the Town's SDECM. Identify in plan view the extents of each cross section to be used.

Reference and provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the outlet control structure in compliance with the drainage report.

Provide a detail for the pond emergency overflow spillway which complies with Figure 7.6 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the emergency overflow spillway in compliance with the drainage report.

On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

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p. 303.444.1951

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3300 Youngfield Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

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Littleton, CO 80127
p. 303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
3777 Pinedale Court, #500
Englewood, CO 80112
p. 303.688.0223

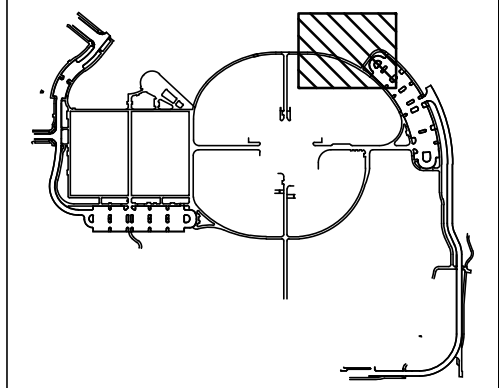
Town of Parker
**SALISBURY PARK
NORTH - PHASE 1**
11700 MOTSENBOCKER RD
PARKER, CO 80134

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INTERIOR DESIGN

DATE	DESCRIPTION

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

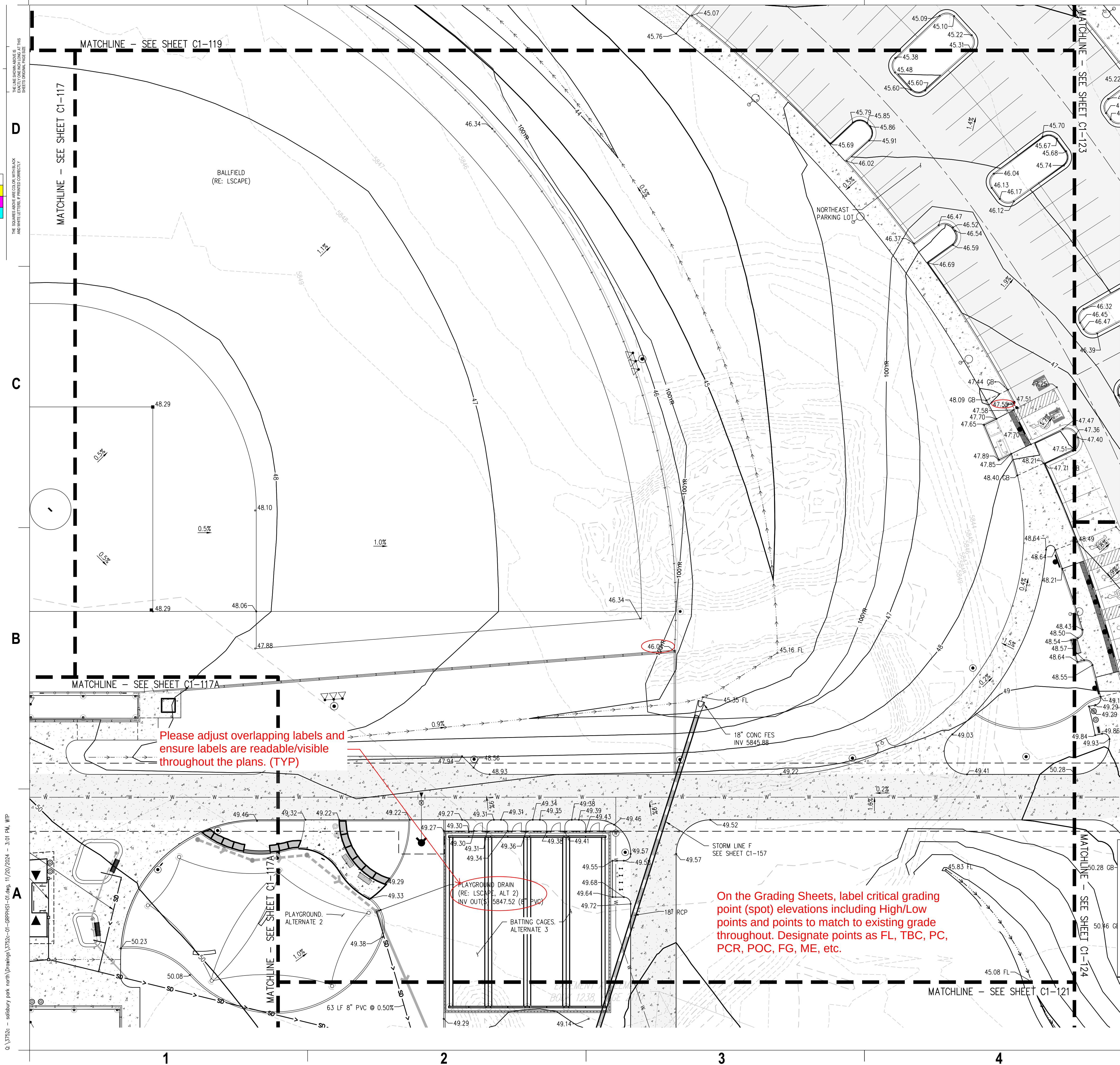
Key Map



Drawing
PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

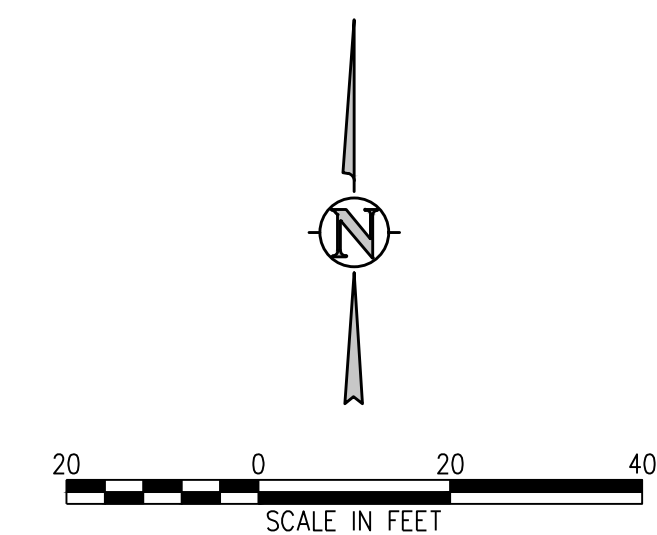
C1-119

SITE PLAN SUBMITTAL
Page 43 of 311



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Date



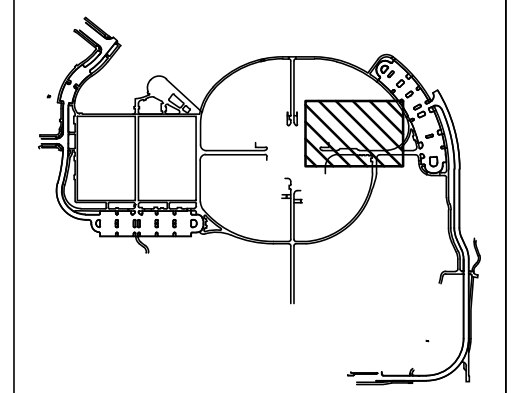
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Denver, CO 80202
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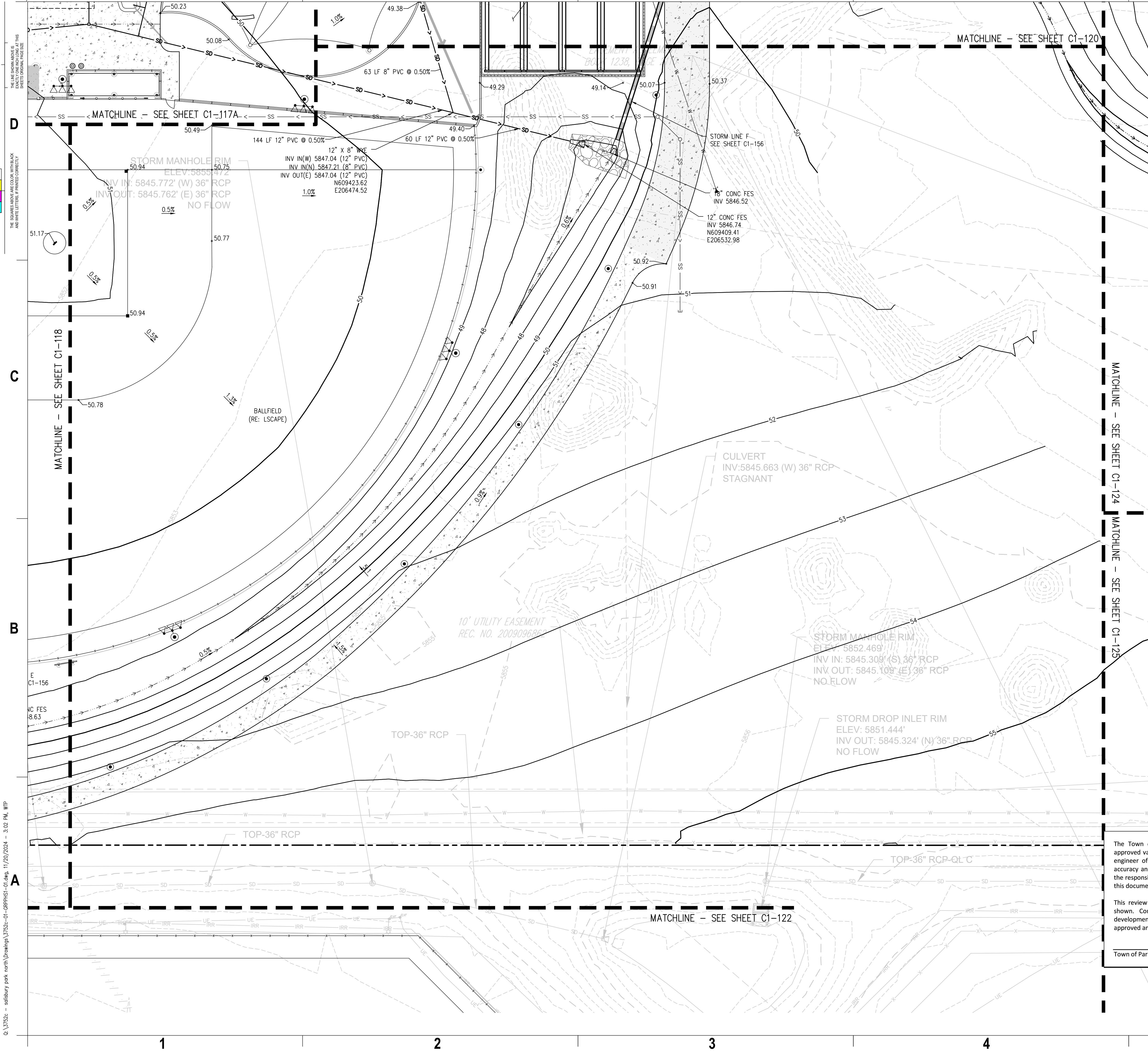
DATE	DESCRIPTION

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



Drawing
PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

C1-120
SITE PLAN SUBMITTAL
Page 44 of 311



- GRADING AND DRAINAGE NOTES:**
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MATCHLINE - SEE SHEET C1-124

MATCHLINE - SEE SHEET C1-123

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-118

MATCHLINE - SEE SHEET C1-117A

MATCHLINE - SEE SHEET C1-122

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DATE	DESCRIPTION

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Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map

Drawing

PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

C1-121

SITE PLAN SUBMITTAL
Page 45 of 311

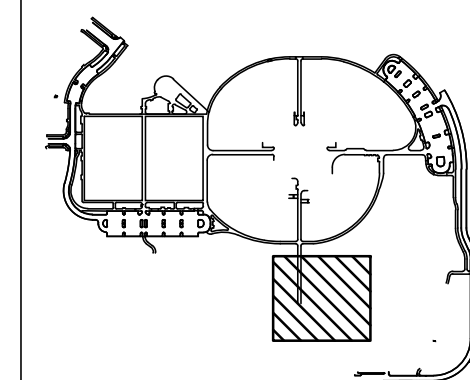
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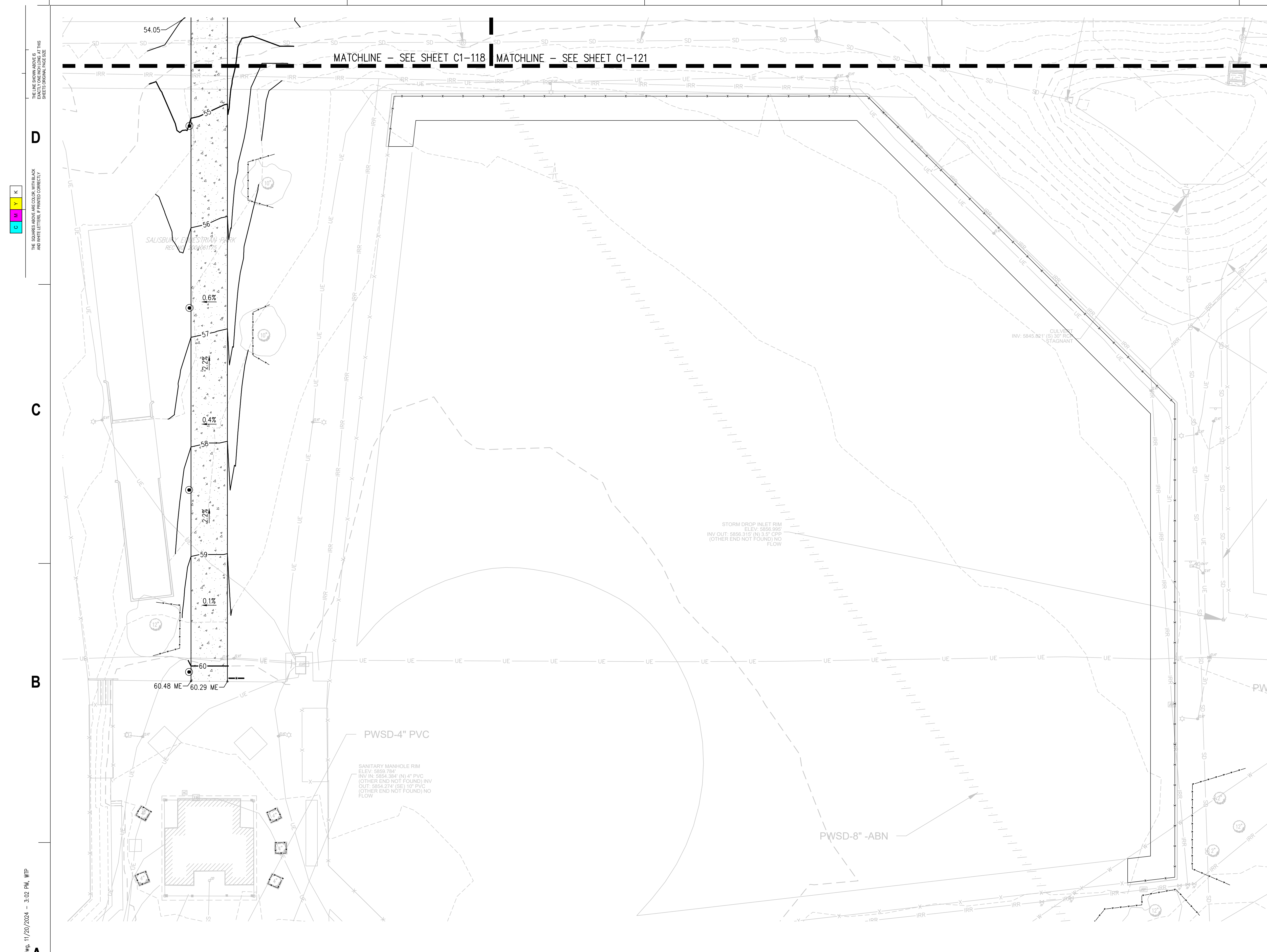
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PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-122

SITE PLAN SUBMITTAL
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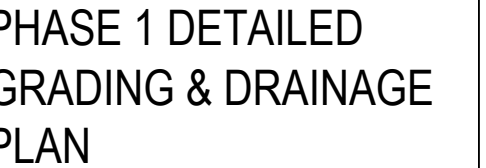
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Town of Parker, Director of Engineering

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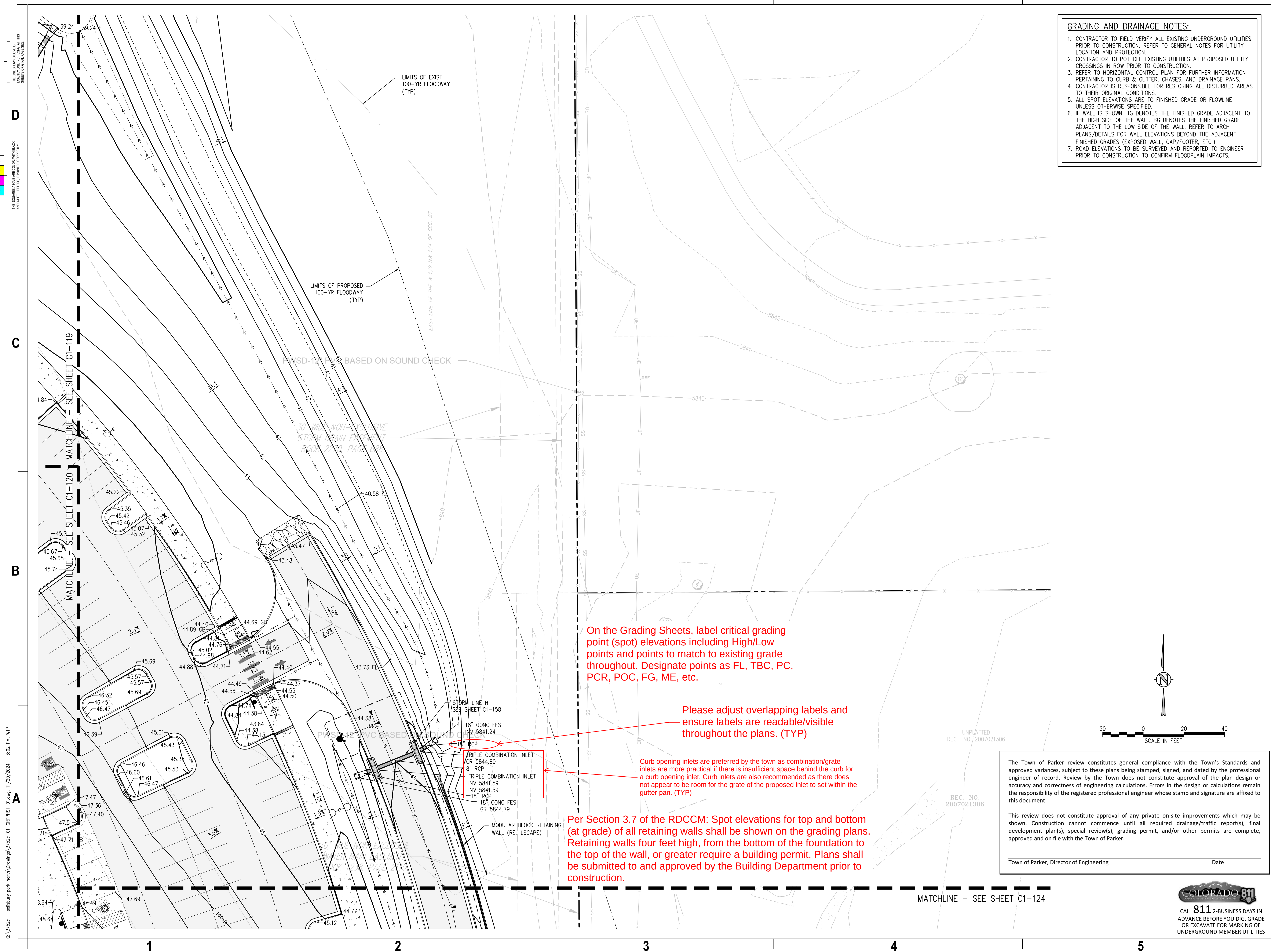


CALL **811** 2-BUSINESS DAYS IN
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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES



SITE PLAN SUBMITTAL
Page 47 of 311

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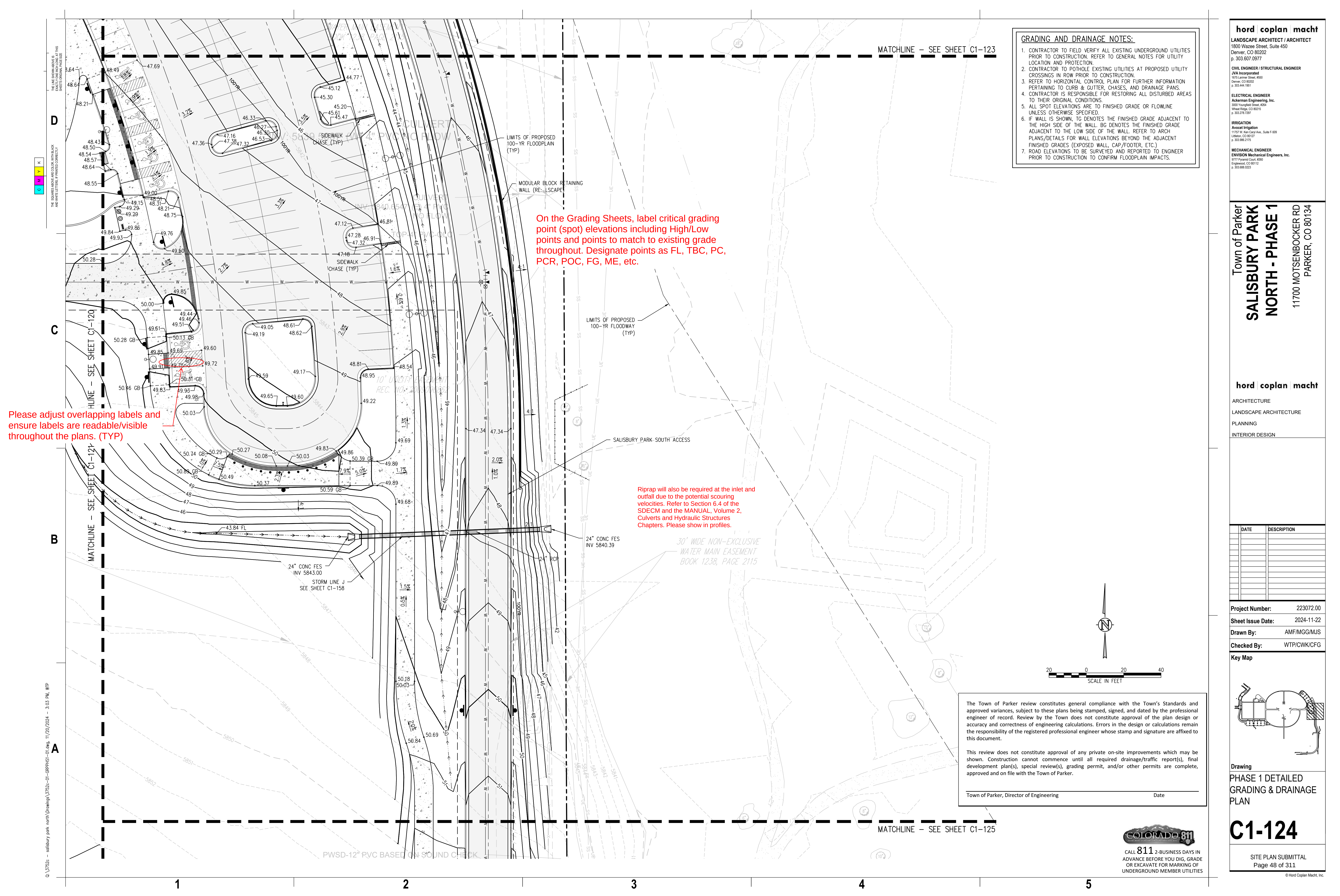


Project Number:	223072.00
Sheet Issue Date:	2024-11-22
Drawn By:	AMF/MGG/MJS
Checked By:	WTP/CWK/CFG

C1-124

Page 48 of 311

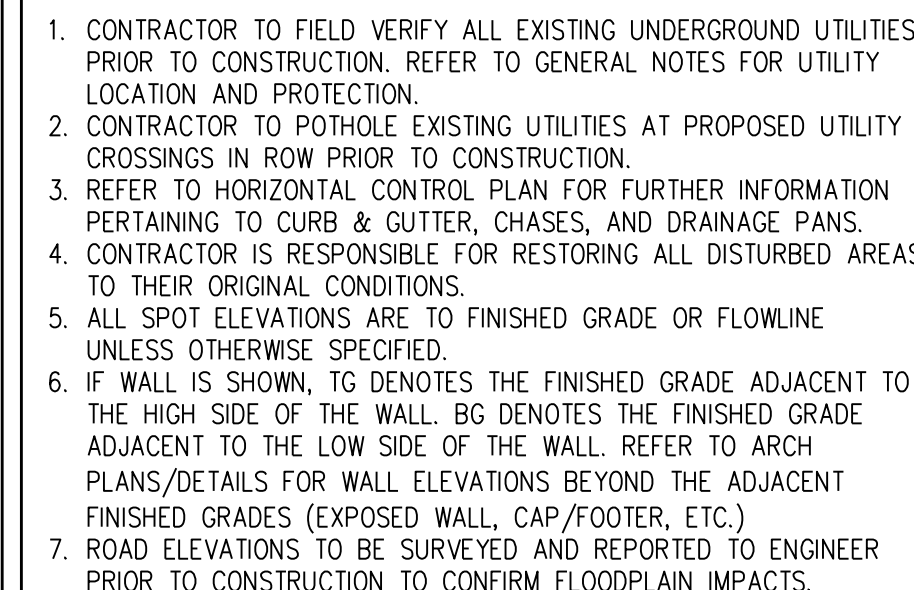
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Key Map

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

SITE PLAN SUBMITTAL
Page 49 of 311



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

On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

Please adjust overlapping labels and ensure labels are readable/visible throughout the plans. (TYP)

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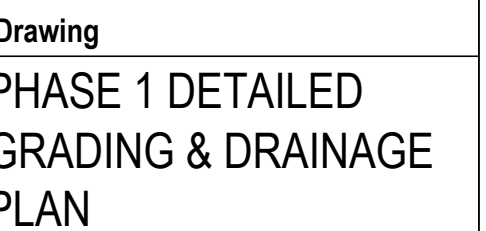
Town of Parker, Director of Engineering

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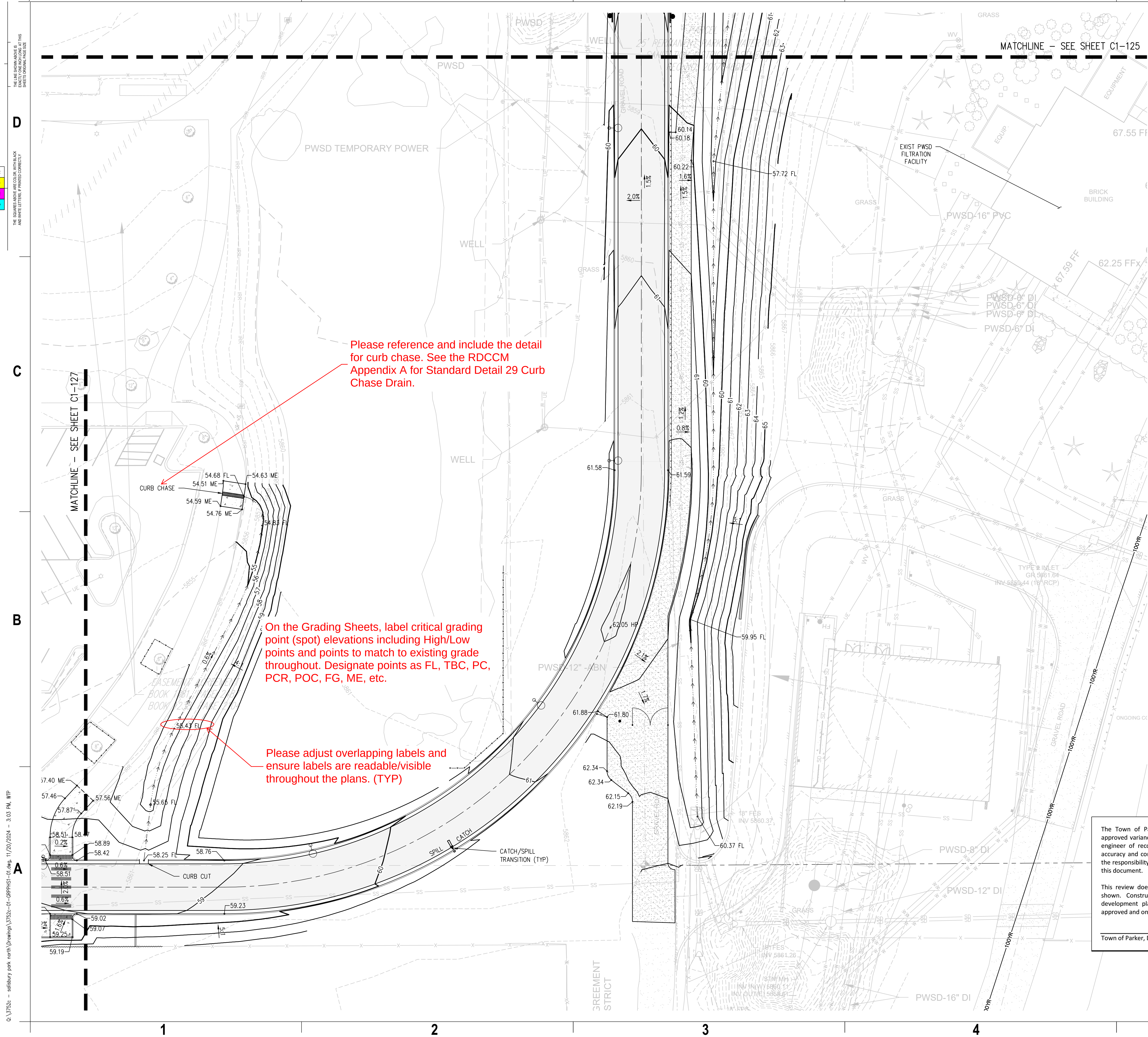


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Key Map



Page 50 of 311



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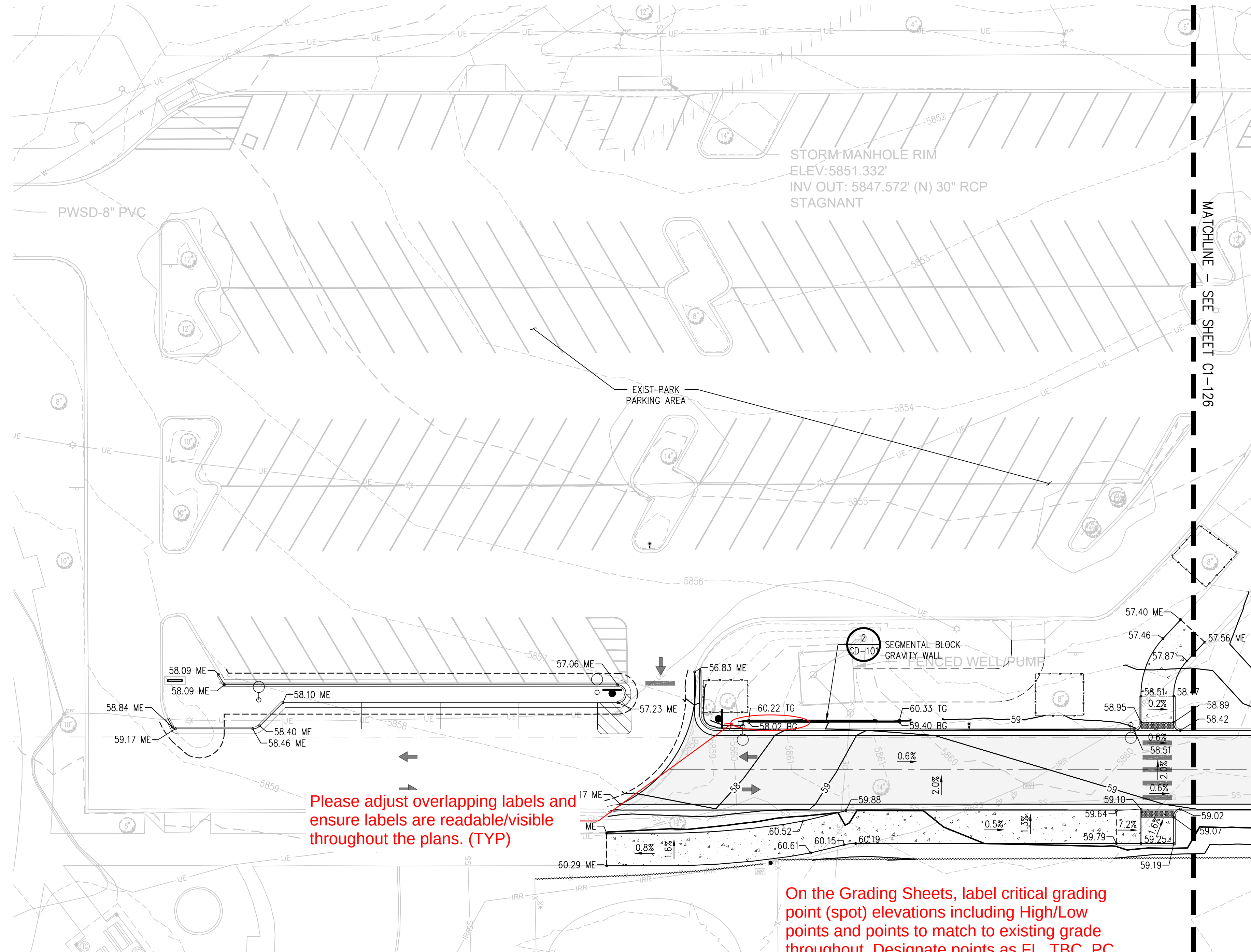
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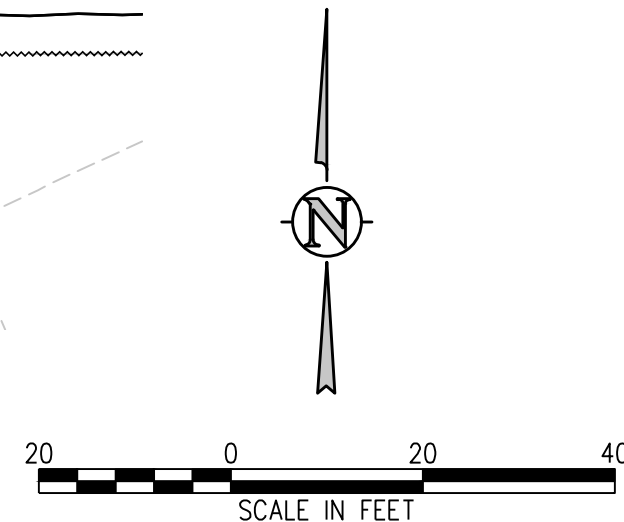
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THE SQUARE ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS. PRINTING CORRECTLY SHEETS ORIGINAL PAGE SIZE



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GRADING AND DRAINAGE NOTES:

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PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

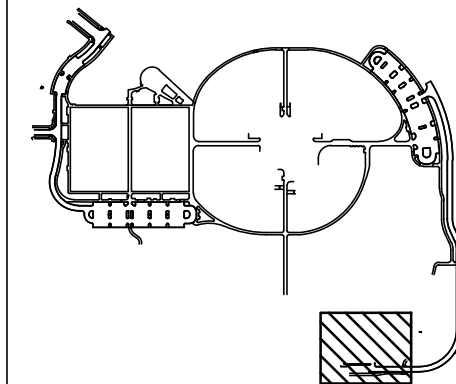
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED
GRADING & DRAINAGE
PLAN

C1-127

SITE PLAN SUBMITTAL
Page 51 of 311

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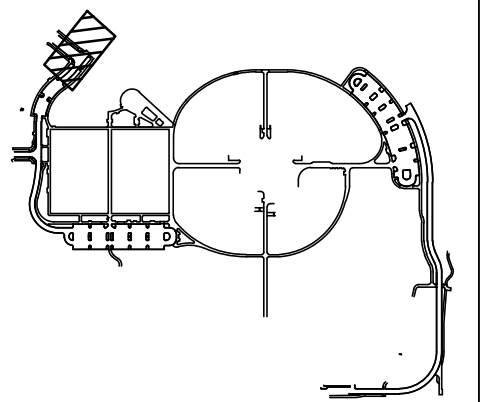
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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
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Project Number:	223072.00
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Key Map



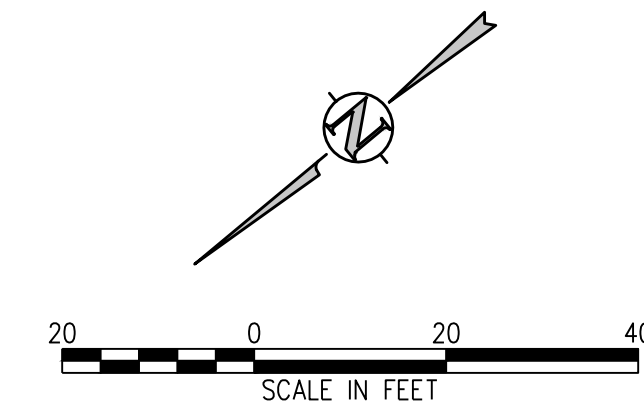
Drawing	
PHASE 1 STORM PLAN & PROFILE	

C1-150

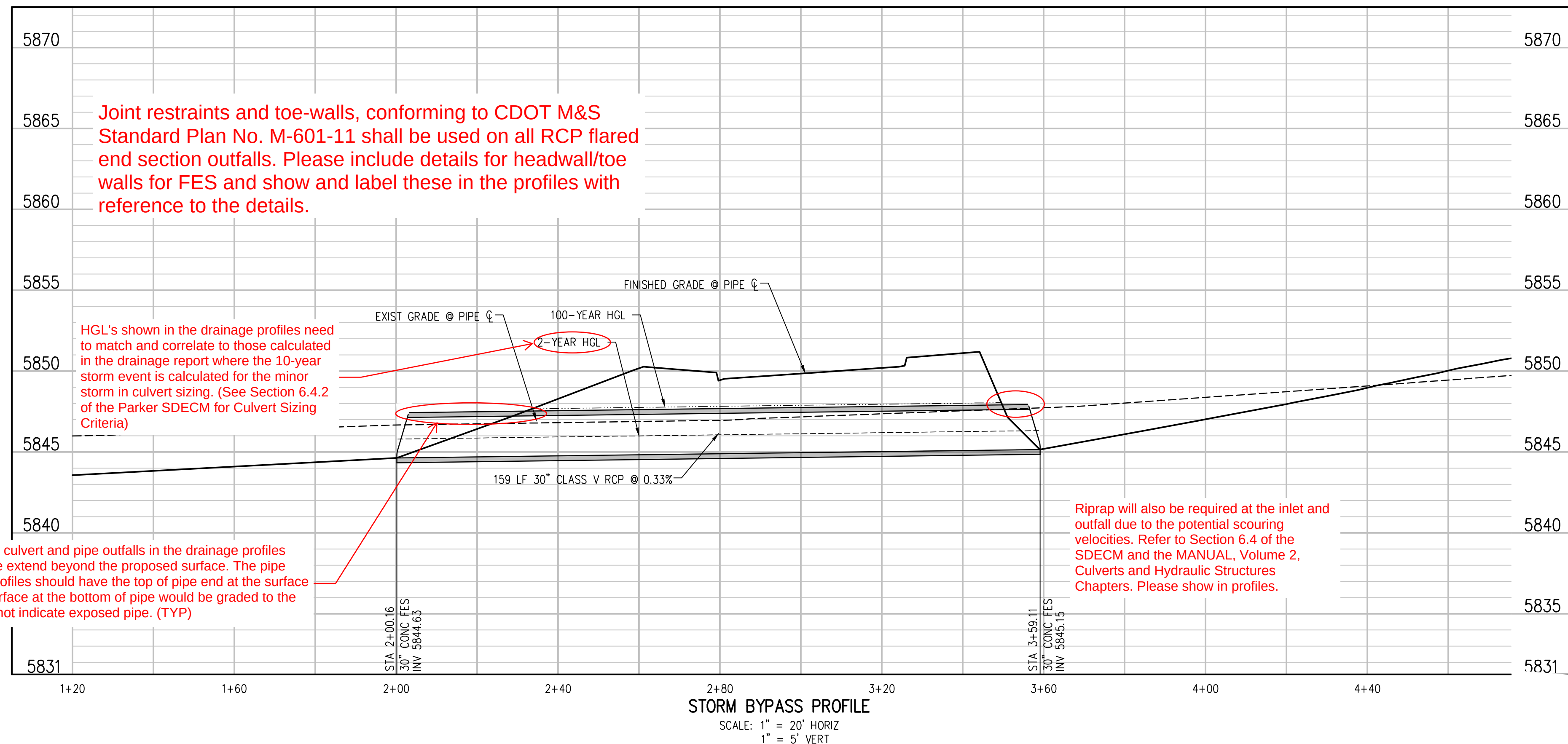
SITE PLAN SUBMITTAL
Page 52 of 311

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STORM BYPASS PLAN
SCALE: 1" = 20'



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Please include a Key Map for maps that consist of plan views showing a portion of the overall site

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ENVISION Mechanical Engineers, Inc.
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Englewood, CO 80112
p. 303.688.0223

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PLANNING
INTERIOR DESIGN

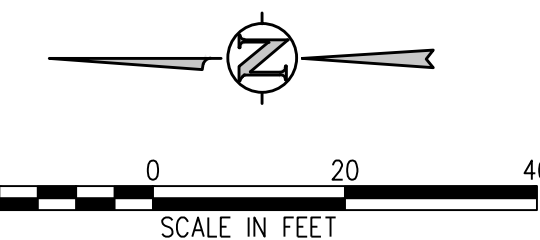
Project Number:	223072.00
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Drawn By:	AMF/MGG/MJS
Checked By:	WTP/CWK/CFG

A detailed technical drawing of a mechanical component, possibly a pump or valve assembly, shown in a cross-sectional view. The drawing includes various parts labeled with letters and numbers. Key features include a central circular chamber, a piston or plunger mechanism on the left, and a curved, segmented component on the right. The drawing is oriented horizontally, with the main body of the component on the left and the curved section extending to the right.

C1-151

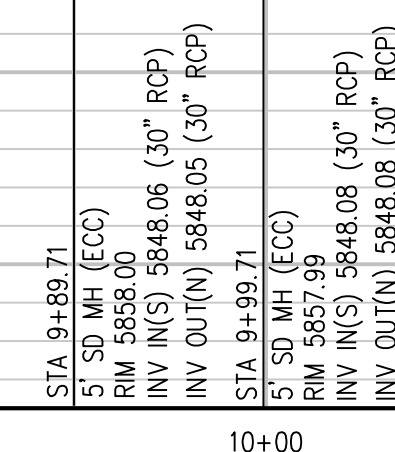
SITE PLAN SUBMITTAL
Page 53 of 311

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STORM BYPASS PLAN
SCALE: 1" = 20'

HGL's shown in the drainage profiles need to match and correlate to those calculated in the drainage report where the 5-year storm event calculations are provided.



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

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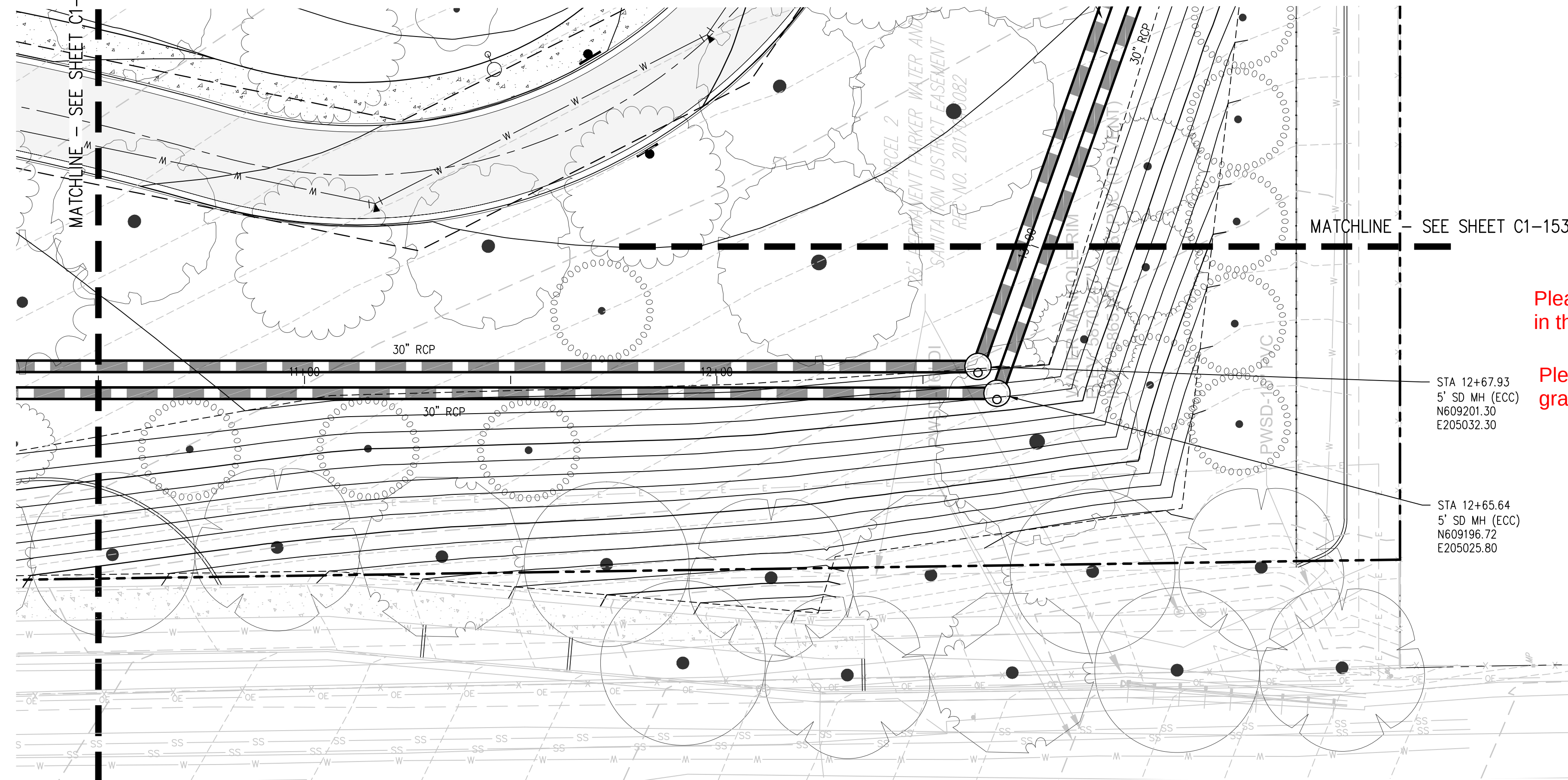
COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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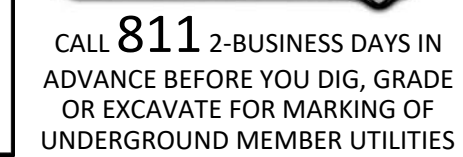
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Please include existing and proposed grade contour labels and slopes. (TYP)

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SITE PLAN SUBMITTAL
Page 54 of 311

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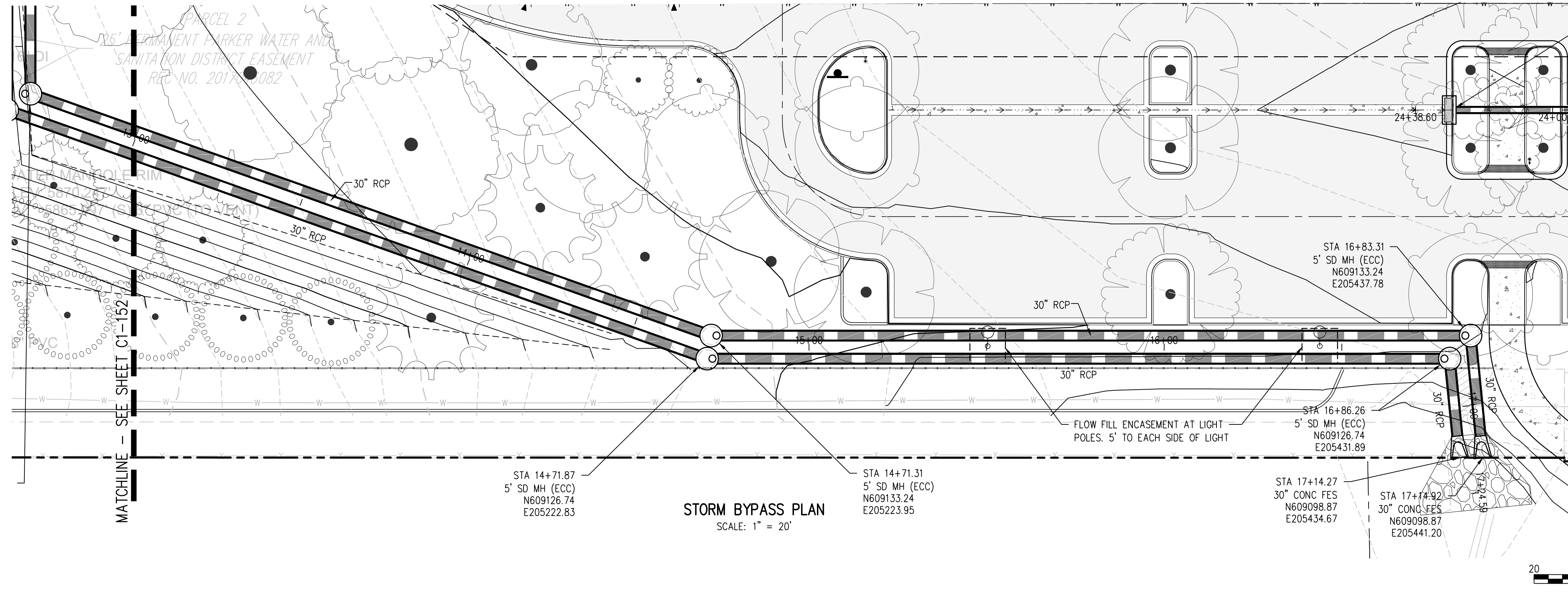
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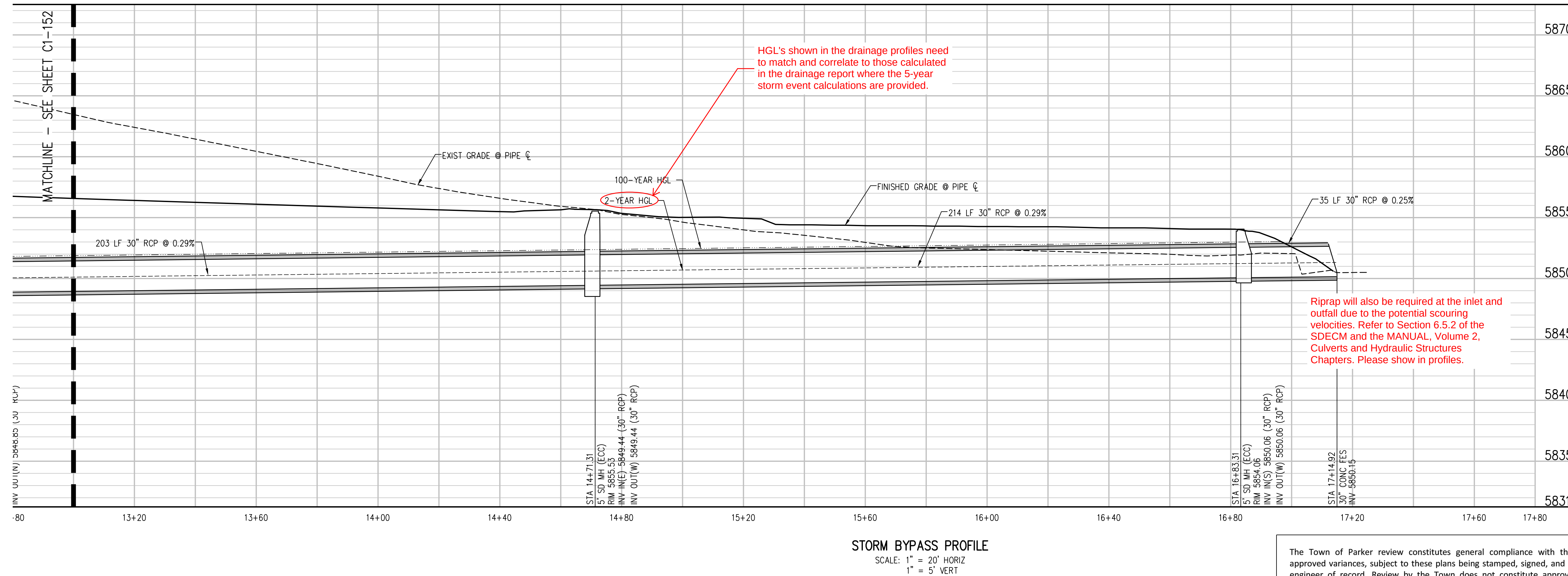
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Please include flow direction arrows and a legend in the drainage plans.

Please include existing and proposed grade contour labels and slopes. (TYP)



HGL's shown in the drainage profiles need to match and correlate to those calculated in the drainage report where the 5-year storm event calculations are provided.

Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.5.2 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.

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PLANNING
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DATE	DESCRIPTION

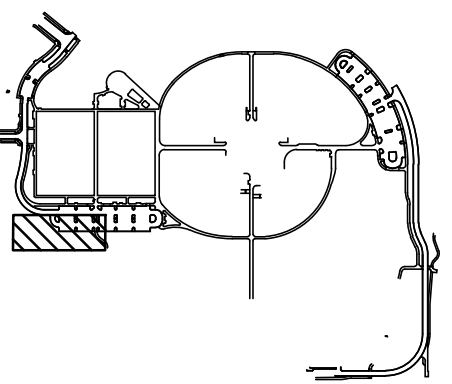
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing
**PHASE 1 STORM PLAN &
PROFILE**

C1-153

SITE PLAN SUBMITTAL
Page 55 of 311

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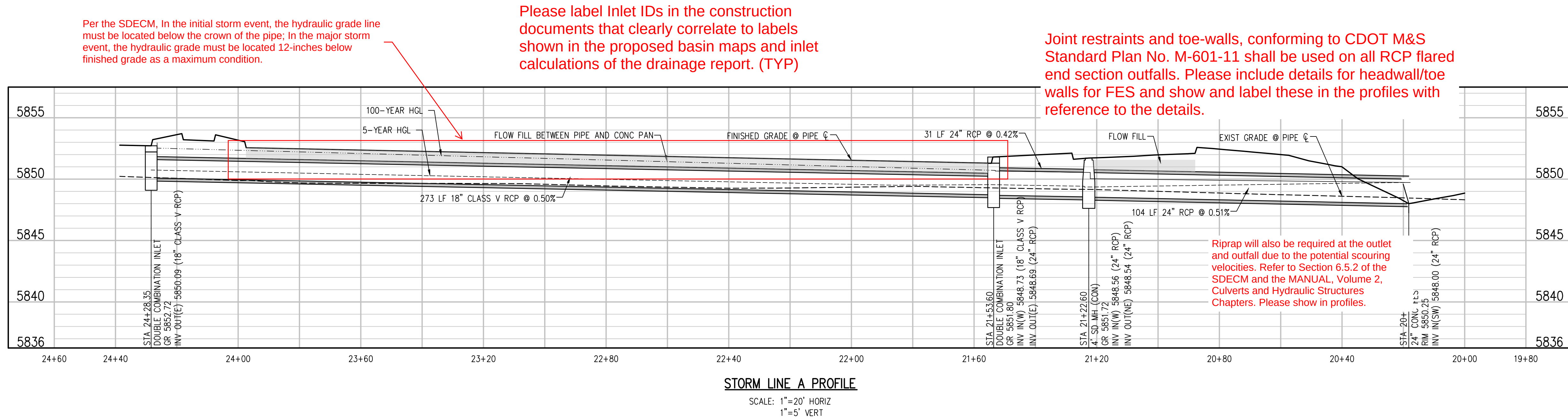
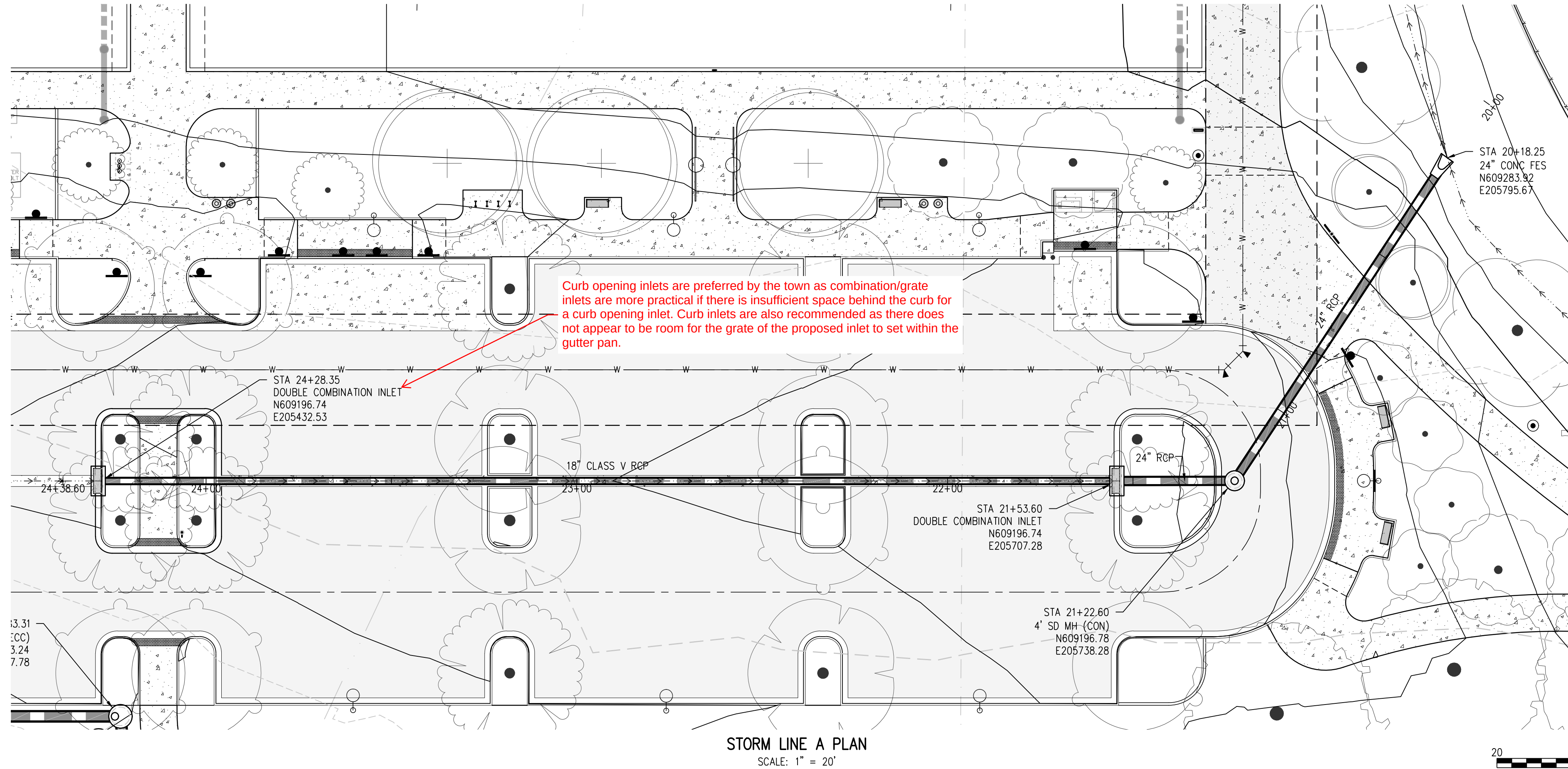
THE SQUARE ABOVE ANY COLOR WITH BLACK
AND WHITE LETTERS, PRINTED CORRECTLY
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Please include flow direction arrows and a legend in the drainage plans.

Please include existing and proposed grade contour labels and slopes. (TYP)

Per the SDECM, in the initial storm event, the hydraulic grade line must be located below the crown of the pipe; in the major storm event, the hydraulic grade must be located 12-inches below finished grade as a maximum condition.

Please label Inlet IDs in the construction documents that clearly correlate to labels shown in the proposed basin maps and inlet calculations of the drainage report. (TYP)

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. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

Riprap will also be required at the outlet and outfall due to the potential scouring velocities. Refer to Section 6.5.2 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.

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ARCHITECTURE

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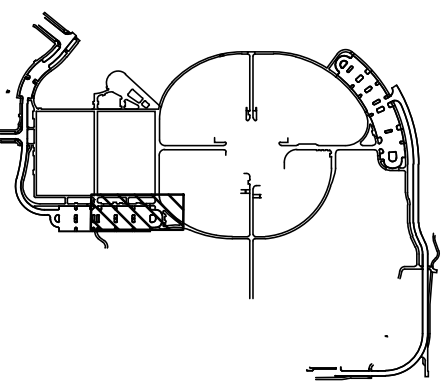
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Key Map



Drawing

PHASE 1 STORM PLAN &
PROFILE

C1-154

SITE PLAN SUBMITTAL
Page 56 of 311

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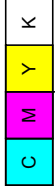
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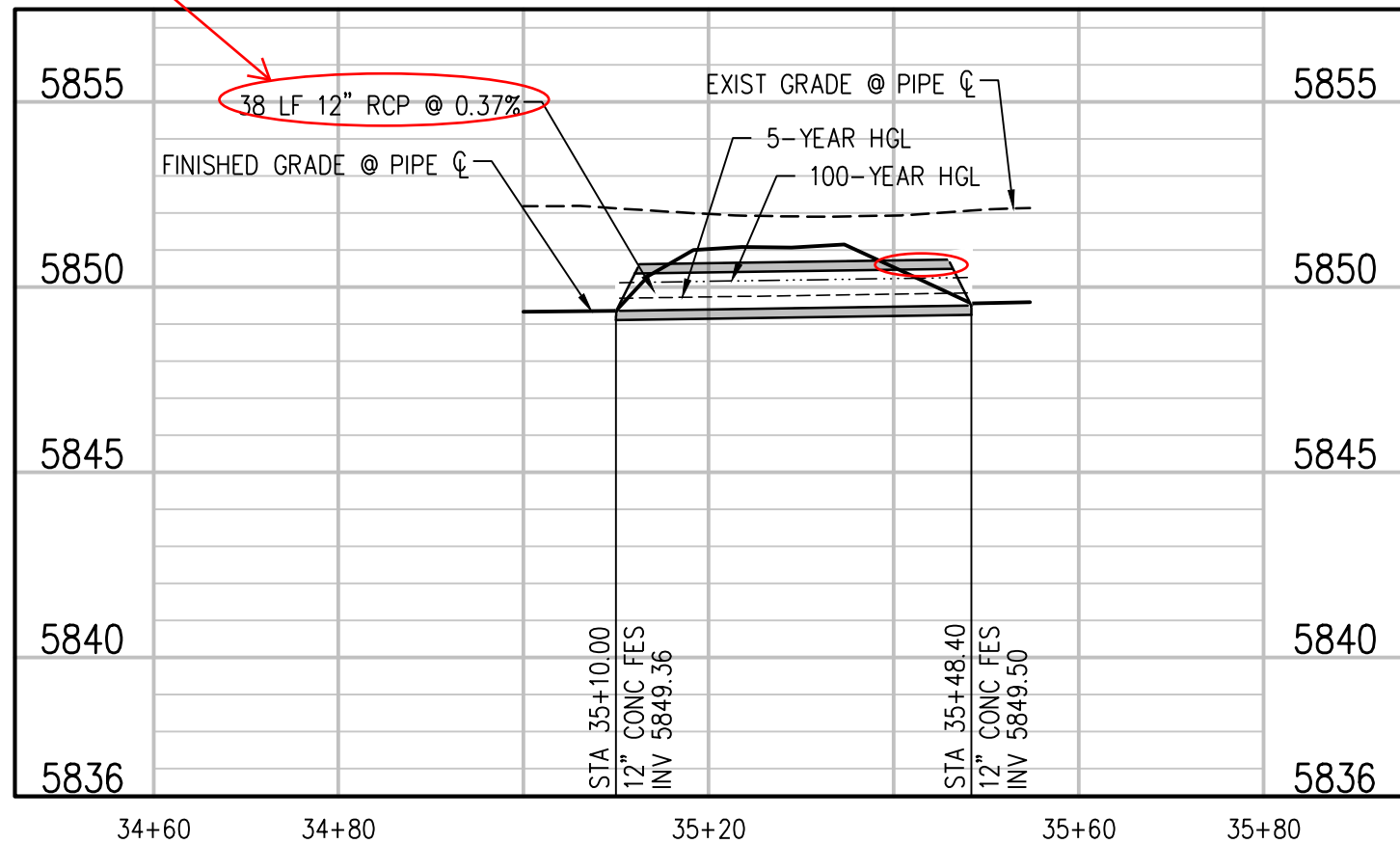
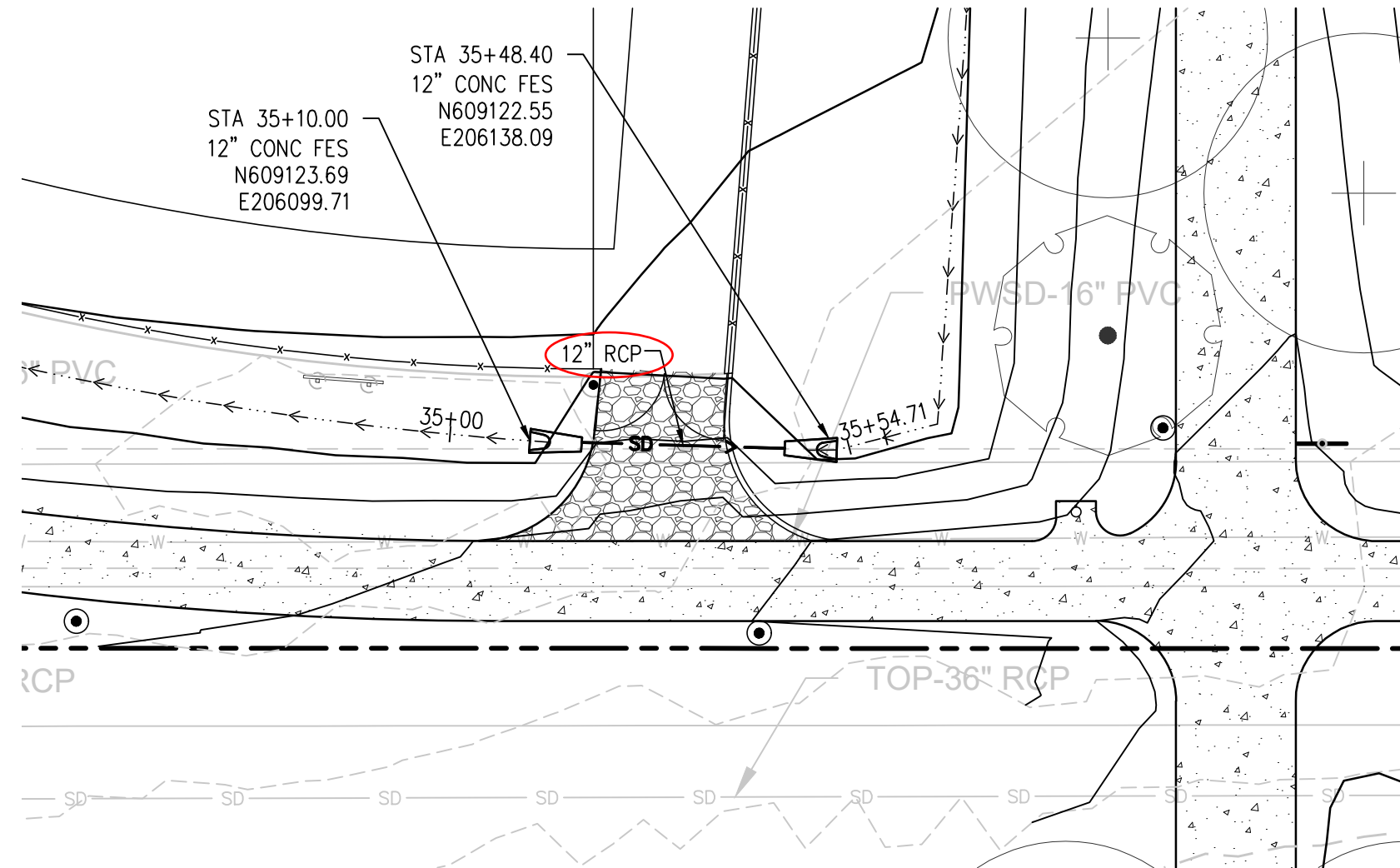
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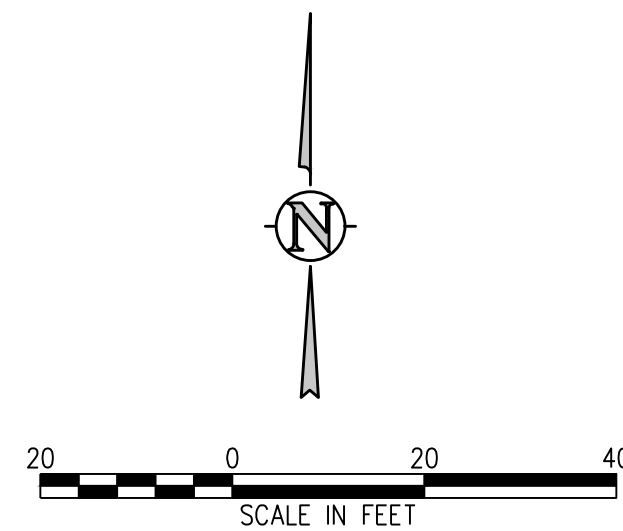
Per the SDECM Swale culverts for driveways, trails and sidewalks shall be minimum 18" diameter or equivalent for non-circular shapes.



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

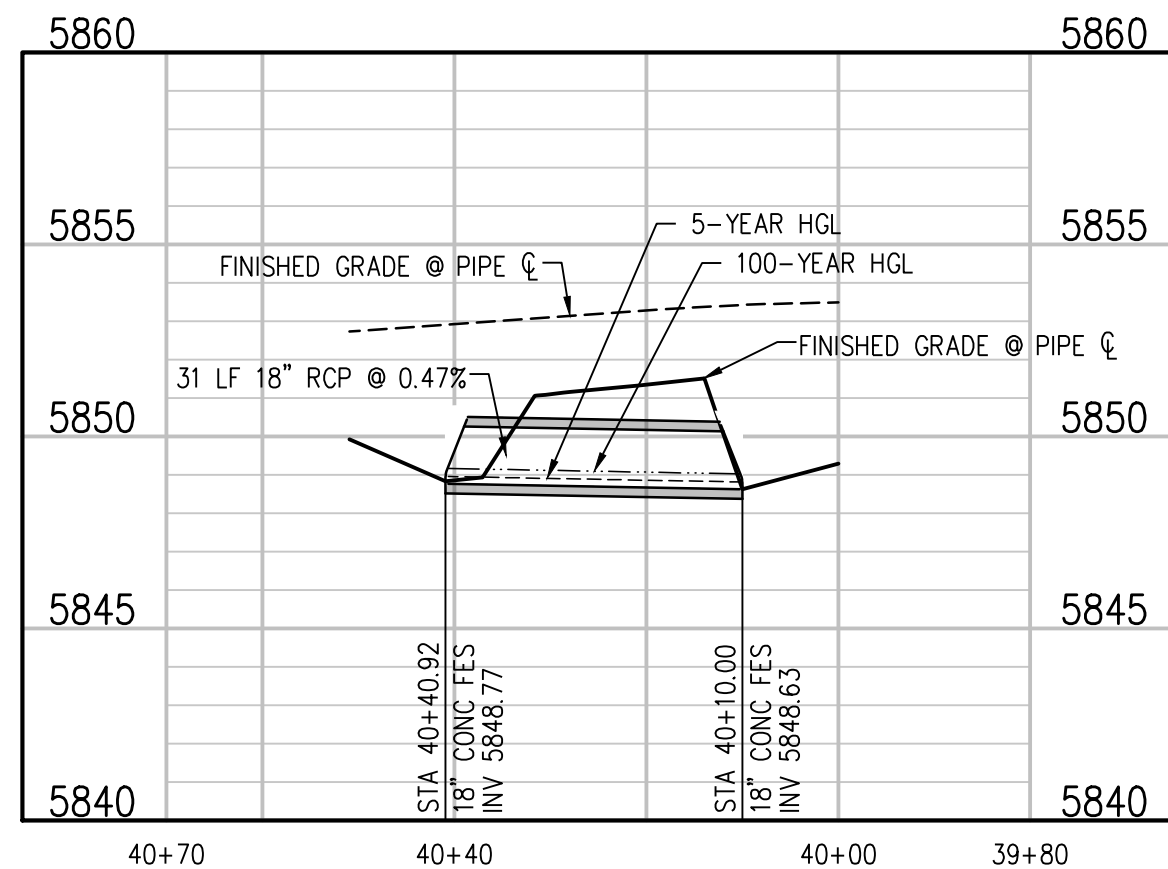
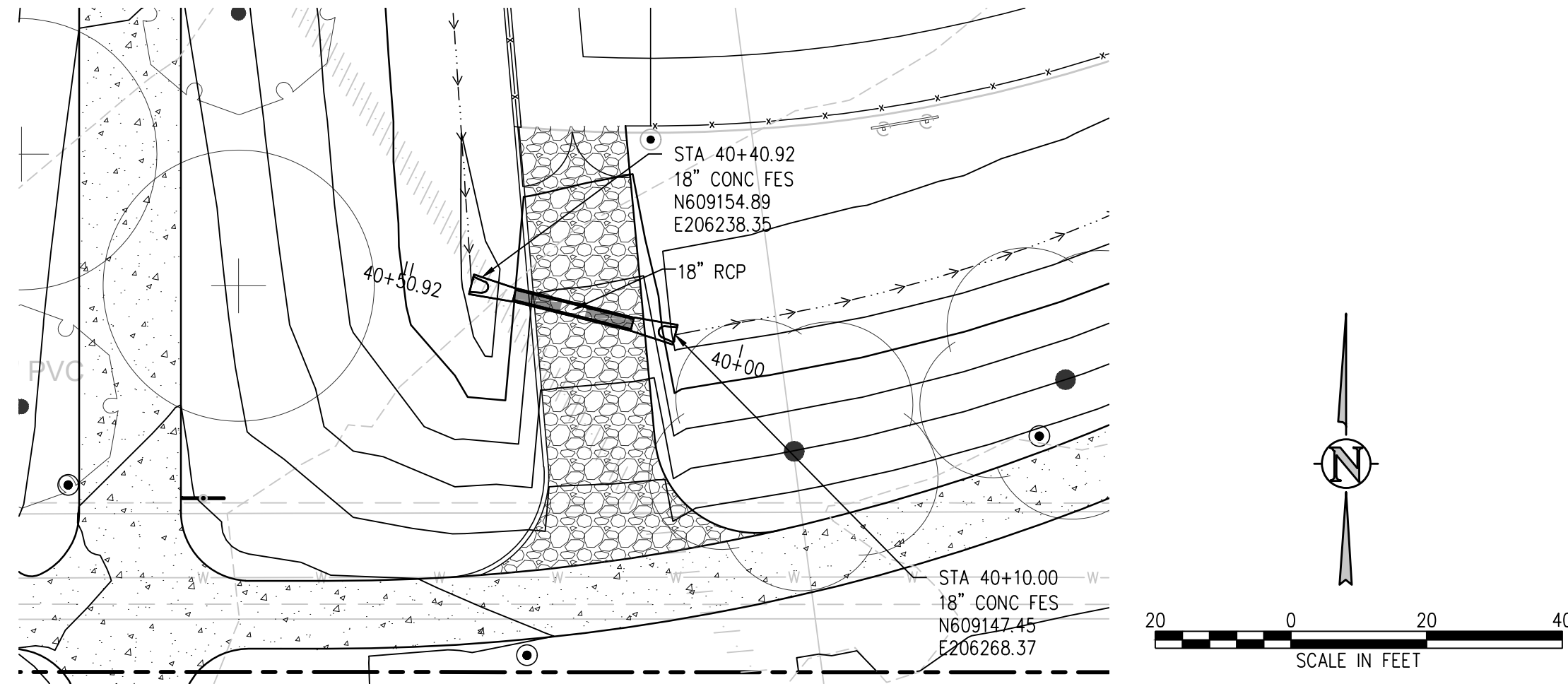
Please include flow direction arrows and a legend in the drainage plans.

Please include existing and proposed grade contour labels and slopes. (TYP)



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. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.4 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.



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

Please include a Key Map for maps that consist of plan views showing a portion of the overall site

GRADING AND DRAINAGE NOTES:

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2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
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Town of Parker, Director of Engineering

Date



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

hord coplan macht

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1675 Larimer Street, 4050
Denver, CO 80202
p. 303.444.1951

ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3300 Youngfield Street, 4054
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocet Irrigation
17351 W. Ken-Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
8777 Eyrewood Court, 4050
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

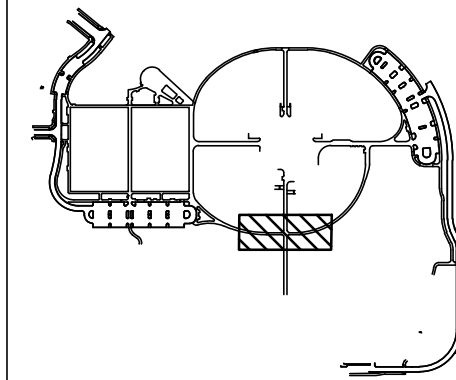
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-156

SITE PLAN SUBMITTAL
Page 58 of 311

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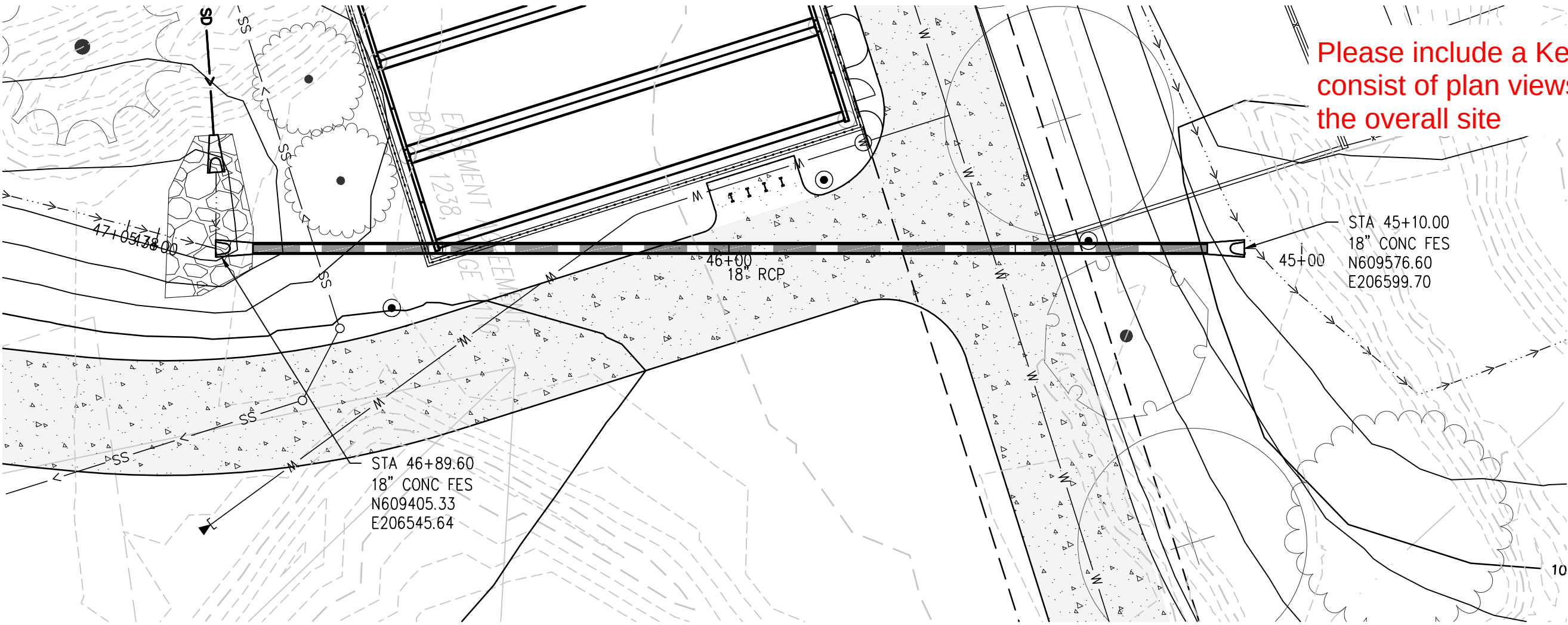
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Please include flow direction arrows and a legend in the drainage plans.

Please include existing and proposed grade contour labels and slopes. (TYP)

Please include a Key Map for maps that consist of plan views showing a portion of the overall site

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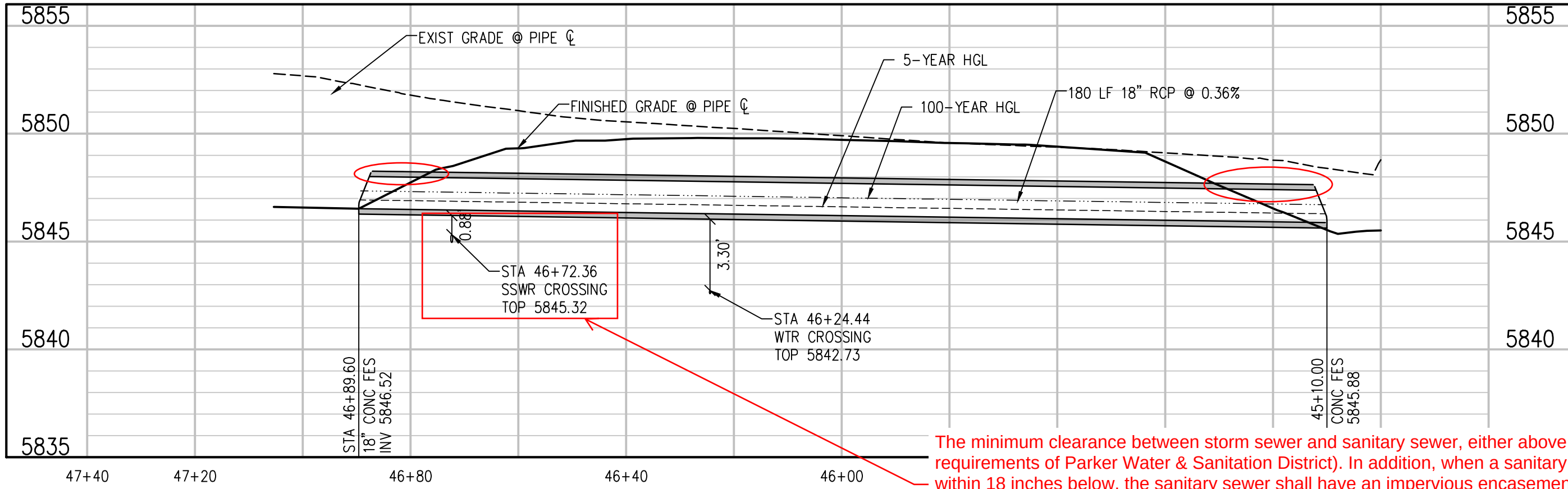
STORM LINE F PLAN
SCALE: 1" = 20'



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. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

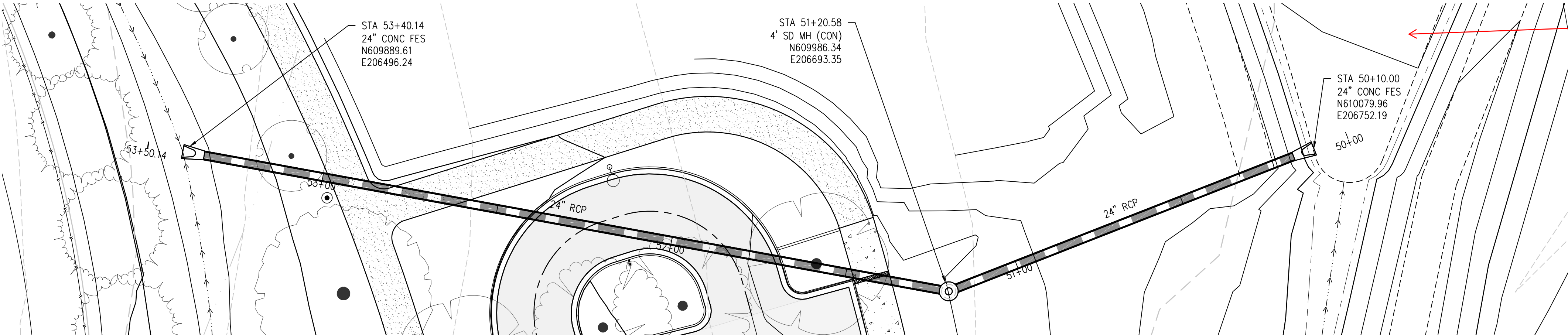
Please include flow direction arrows and a legend in the drainage plans.

Please include existing and proposed grade contour labels and slopes. (TYP)

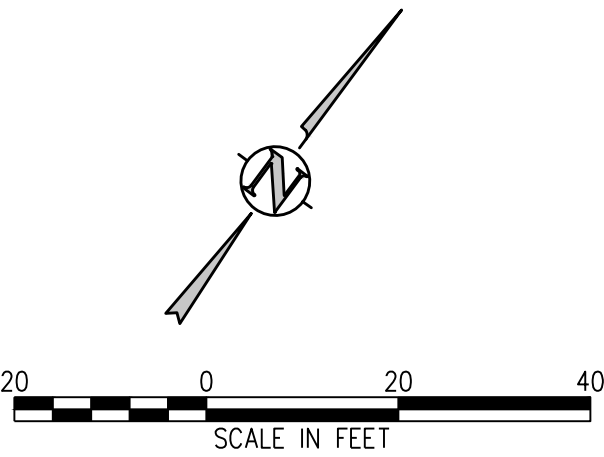


STORM LINE F PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

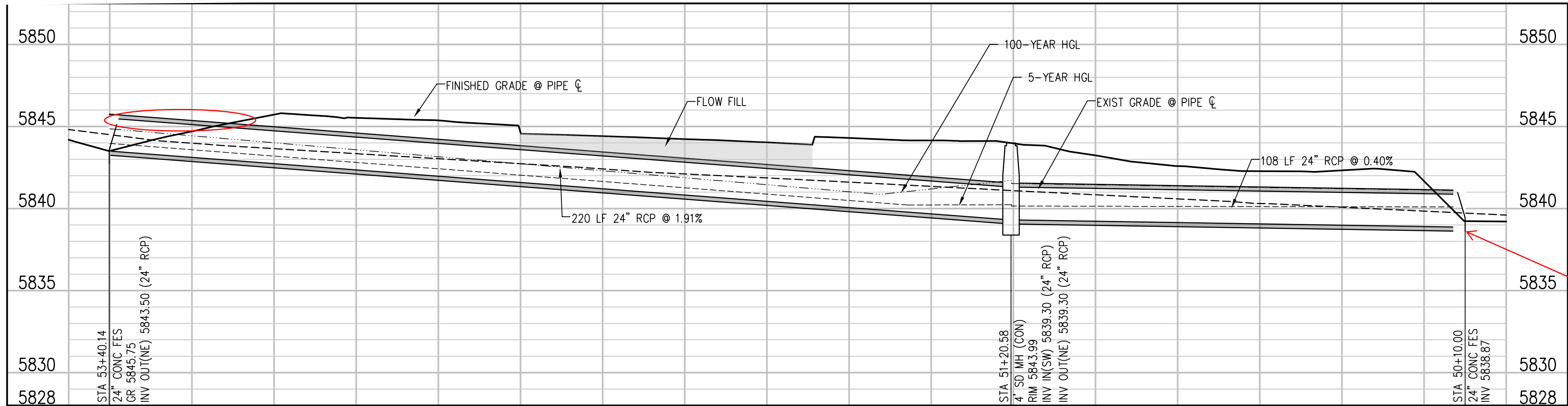
The minimum clearance between storm sewer and sanitary sewer, either above or below, shall also be 18 inches (per requirements of Parker Water & Sanitation District). In addition, when a sanitary sewer main lies above a storm sewer, or within 18 inches below, the sanitary sewer shall have an impervious encasement or be constructed of mortar lined ductile iron pipe for a minimum of ten feet on each side of where the storm sewer crosses. Clearances less than 18 inches shall require the approval of the applicable water & sanitation district and the Public Works Department.



STORM LINE G PLAN
SCALE: 1" = 20'



Riprap will also be required at the inlet and outfall due to the potential scouring velocities. Refer to Section 6.4 of the SDECM and the MANUAL, Volume 2, Culverts and Hydraulic Structures Chapters. Please show in profiles.



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

Please show forebay into Pond A and reference details.

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Town of Parker, Director of Engineering _____ Date _____



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Denver, CO 80202
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CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1675 Larimer Street, #650
Denver, CO 80202
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ELECTRICAL ENGINEER
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3300 Youngfield Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

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MECHANICAL ENGINEER
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8777 Eyraud Court, #500
Englewood, CO 80112
p. 303.688.0223

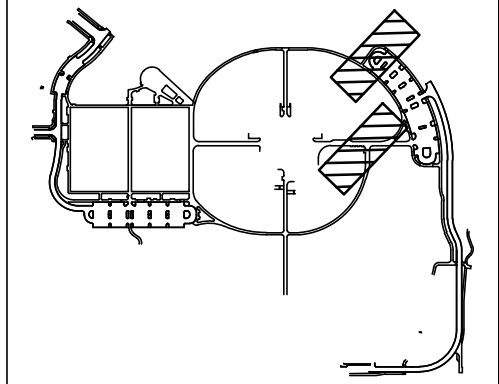
Town of Parker
SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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

Key Map



Drawing
PHASE 1 STORM PLAN & PROFILE

C1-157

SITE PLAN SUBMITTAL
Page 59 of 311

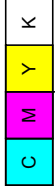
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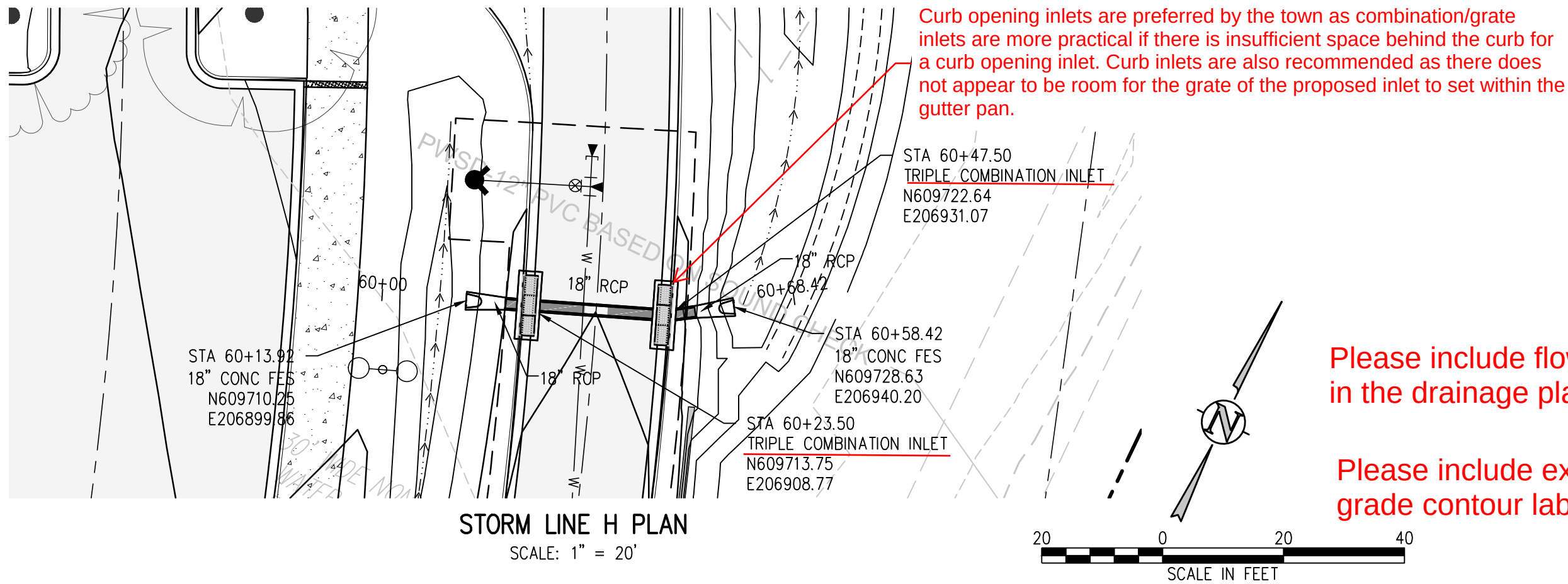
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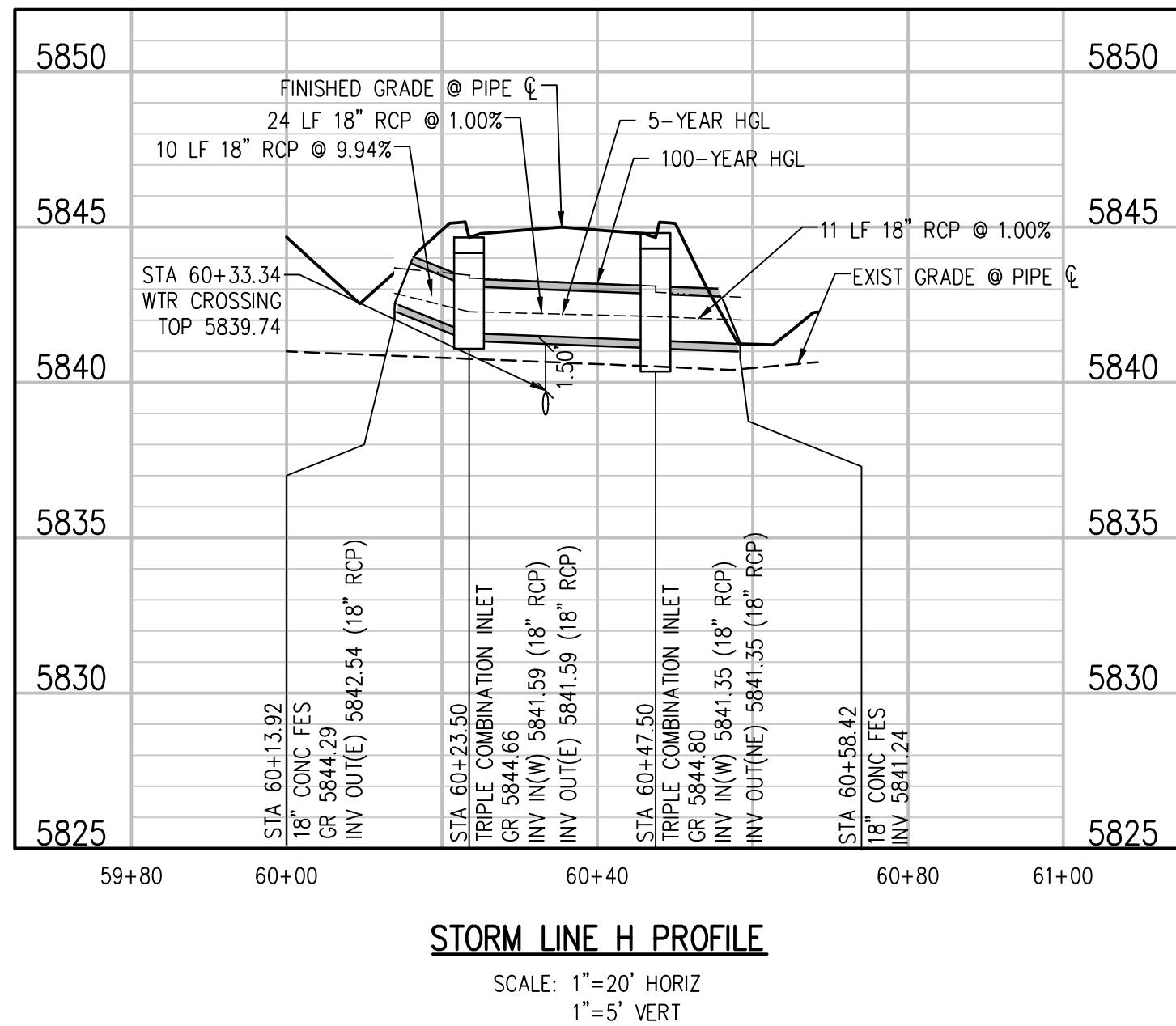


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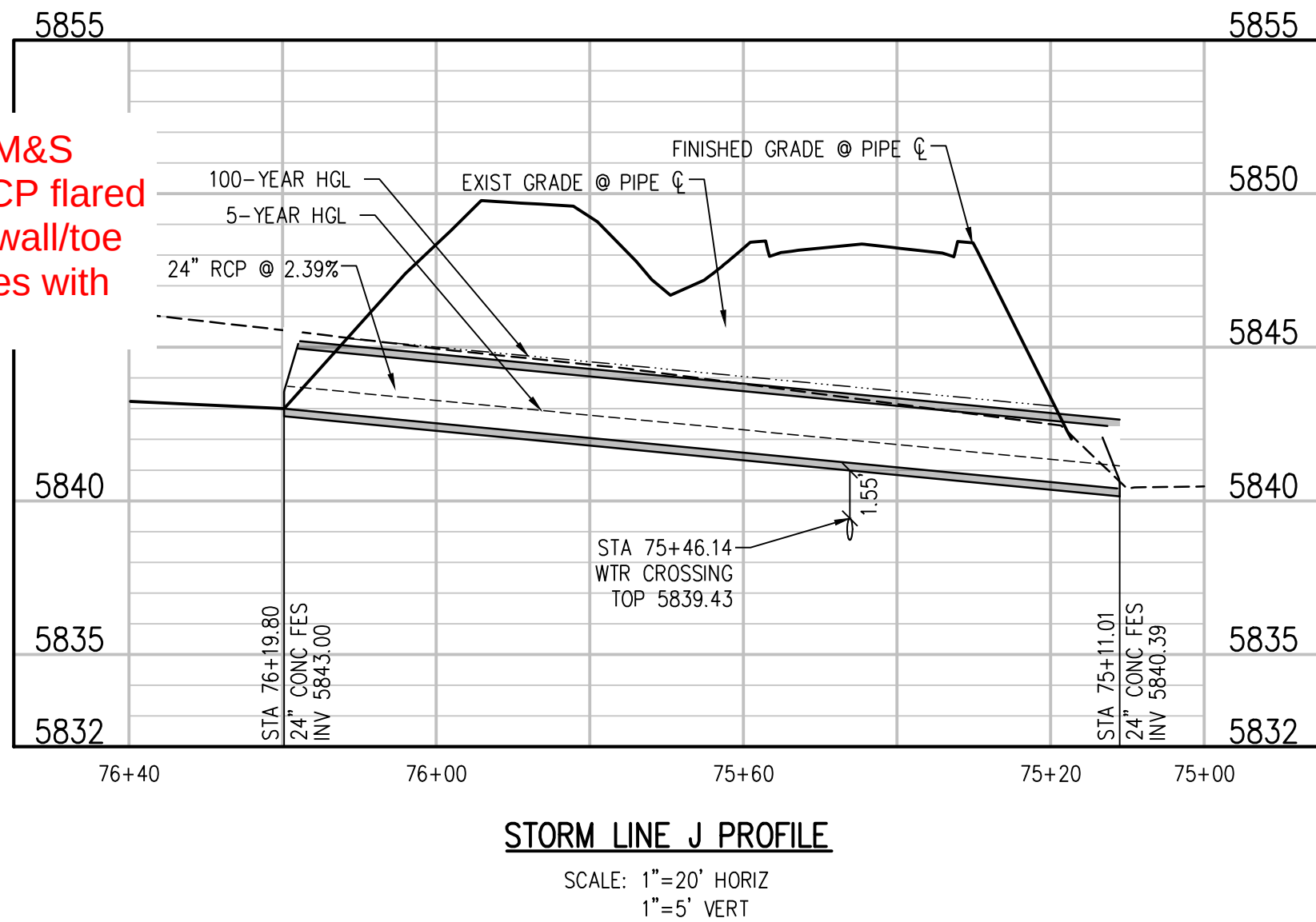
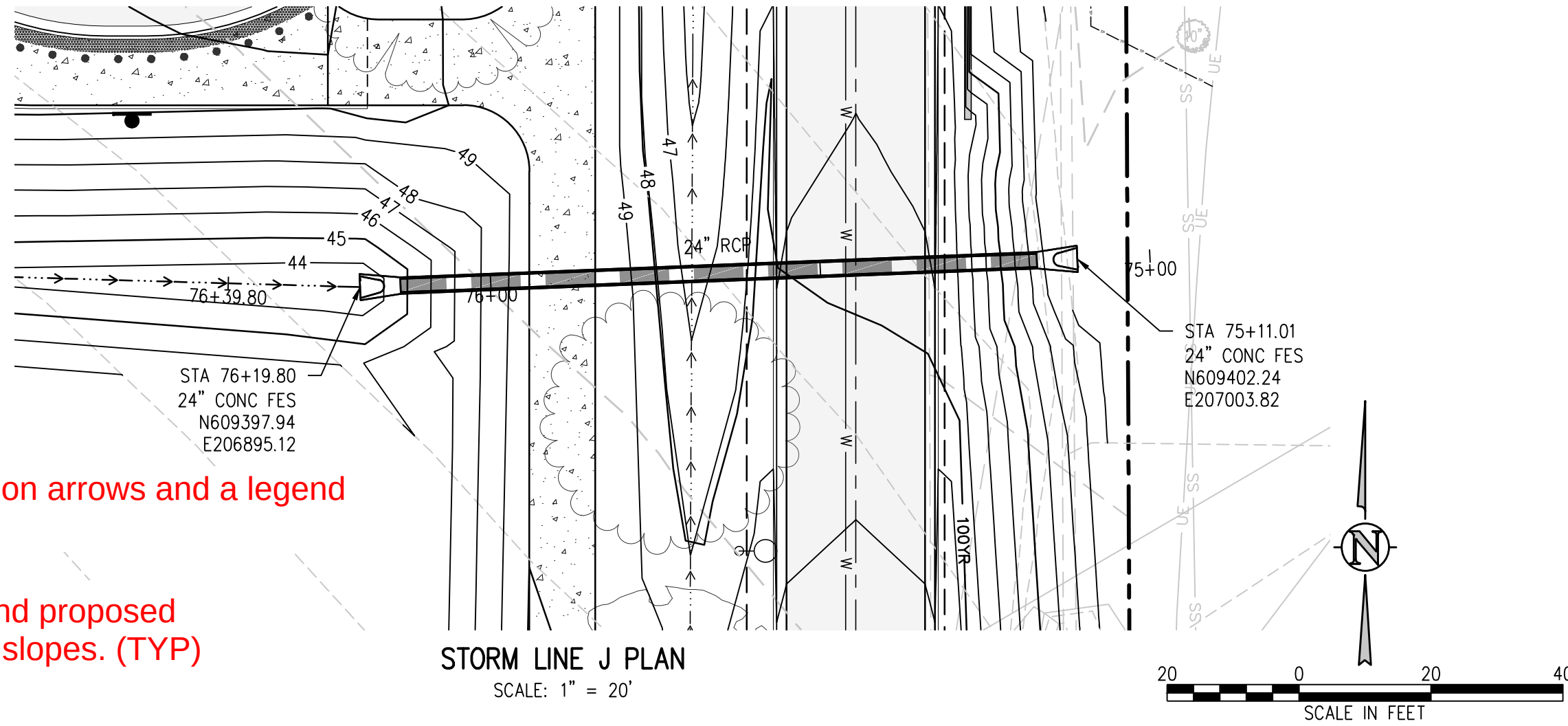
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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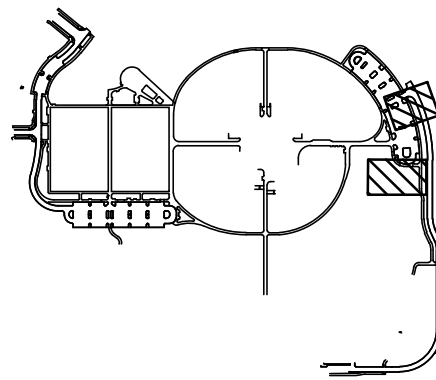
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN &
PROFILE

C1-158

SITE PLAN SUBMITTAL
Page 60 of 311

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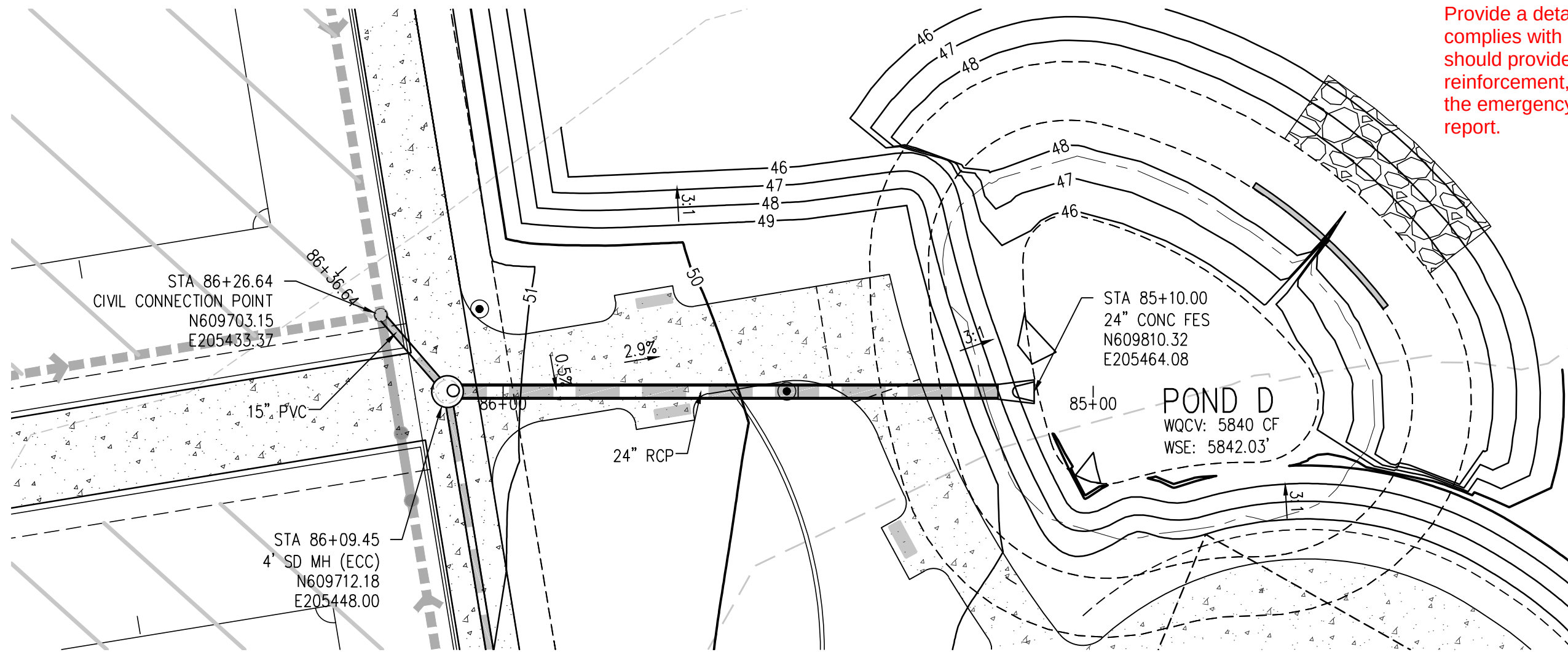
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D Town of Parker, Director of Engineering Date

C



Reference and provide a detail for the pond outlet control structure which complies with Figures 7.5 or 7.9 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the outlet control structure in compliance with the drainage report.

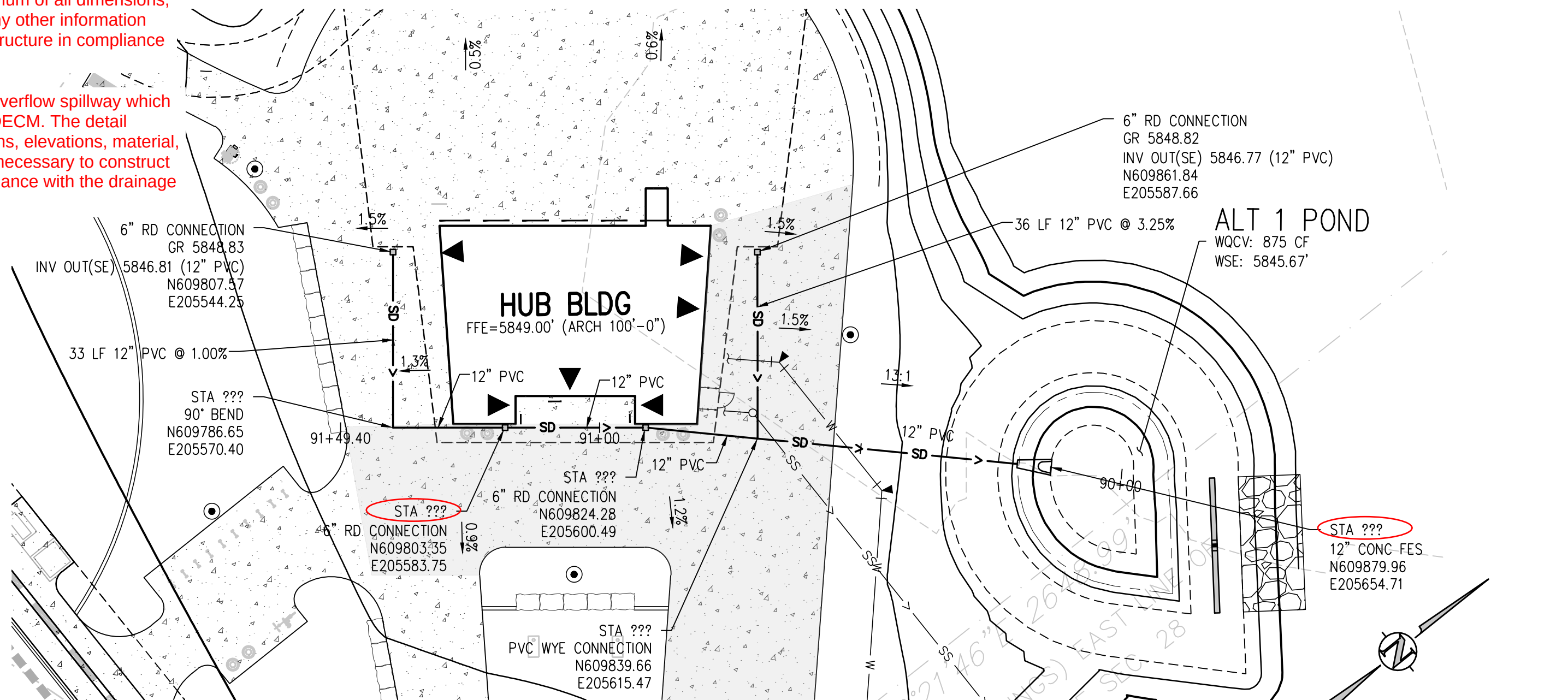
Provide a detail for the pond emergency overflow spillway which complies with Figure 7.6 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the emergency overflow spillway in compliance with the drainage report.

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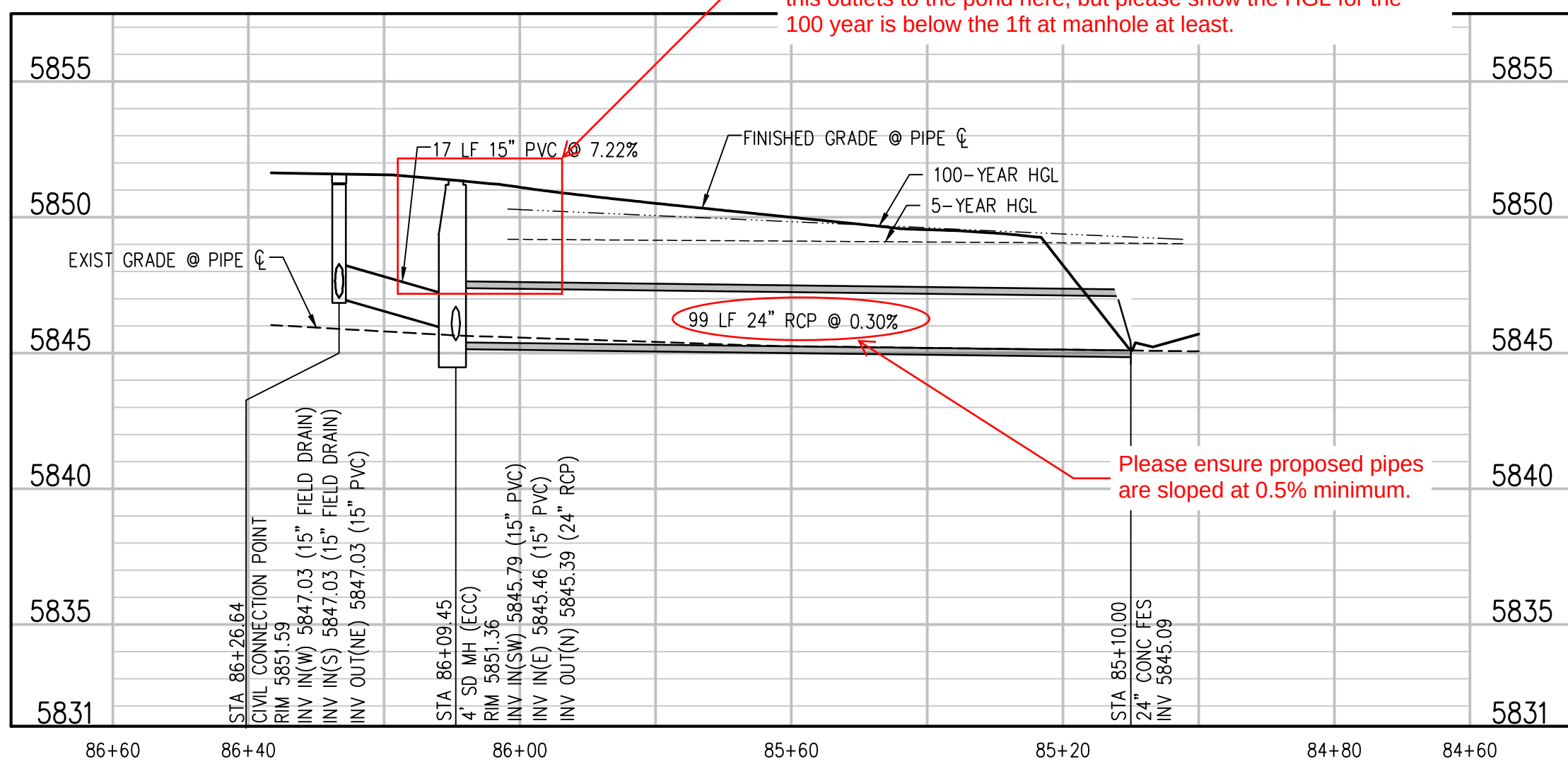
Please show maintenance accesses to infrastructure and provide the Town's maintenance road detail, Figure 7.4 of the Town's SDECM. Identify in plan view the extents of each cross section to be used.

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

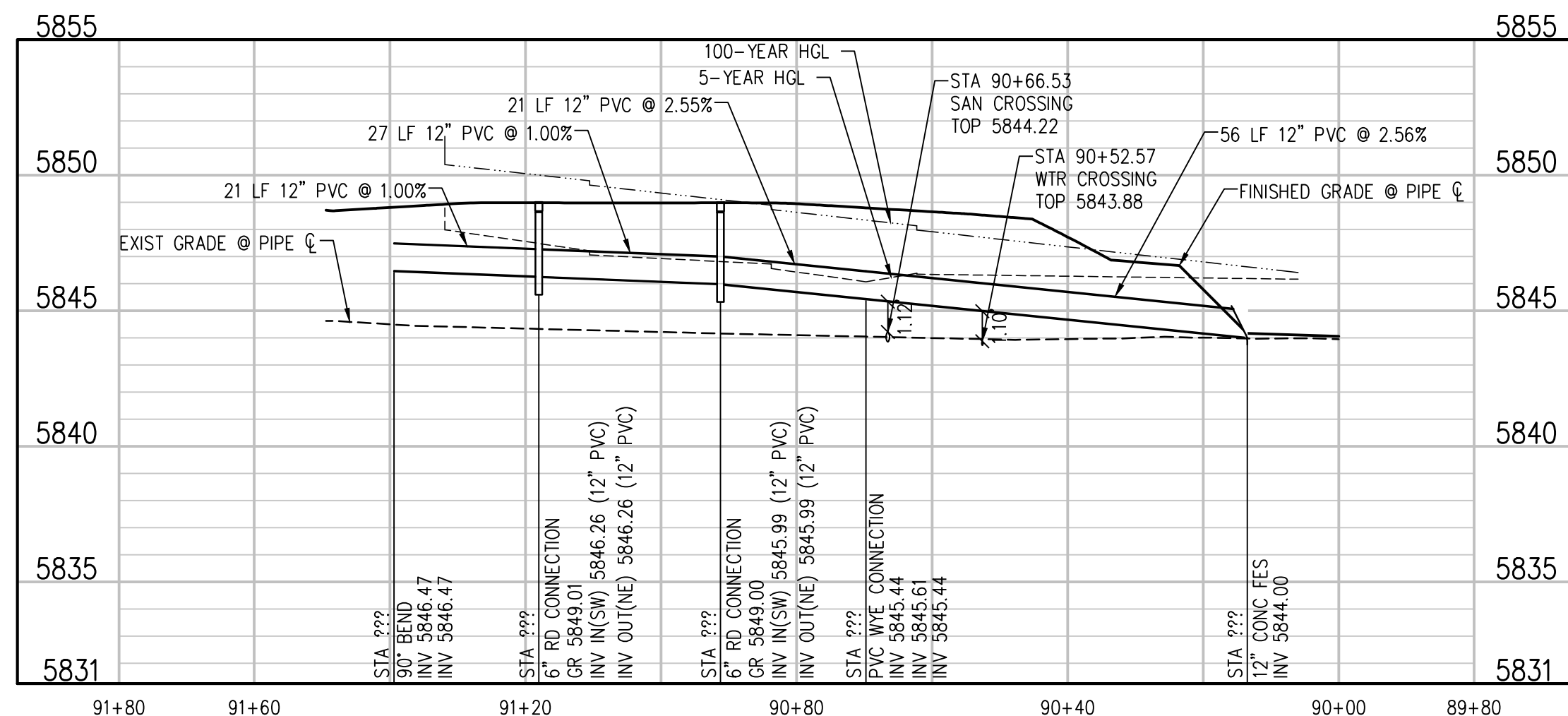


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Per the SDECM, in the initial storm event, the hydraulic grade line must be located below the crown of the pipe; in the major storm event, the hydraulic grade must be located 12-inches below finished grade as a maximum condition. Staff understands that this outlets to the pond here, but please show the HGL for the 100 year is below the 1ft at manhole at least.

Please ensure proposed pipes are sloped at 0.5% minimum.



hord coplan macht

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LANDSCAPE ARCHITECTURE

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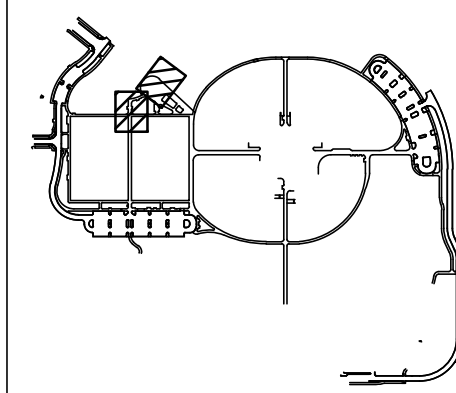
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Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-159

SITE PLAN SUBMITTAL

Page 61 of 311



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

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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 WPS.
5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

8. Provide the following note on the Overall Utility Plan: "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."

LONGLAND PKWY

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Town of Parker, Director of Engineering

Date _____

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

Fire Code Official or Designated Representative

	Dat
--	-----

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

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OR EXCAVATE FOR MARKING OF
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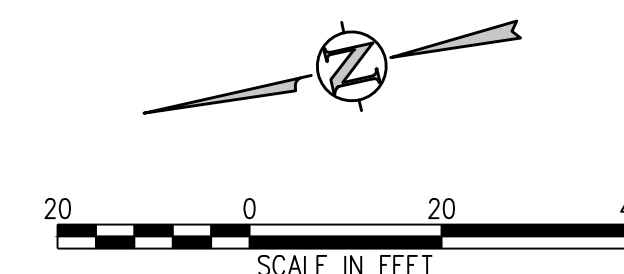
INTERIOR DESIGN

Key Man

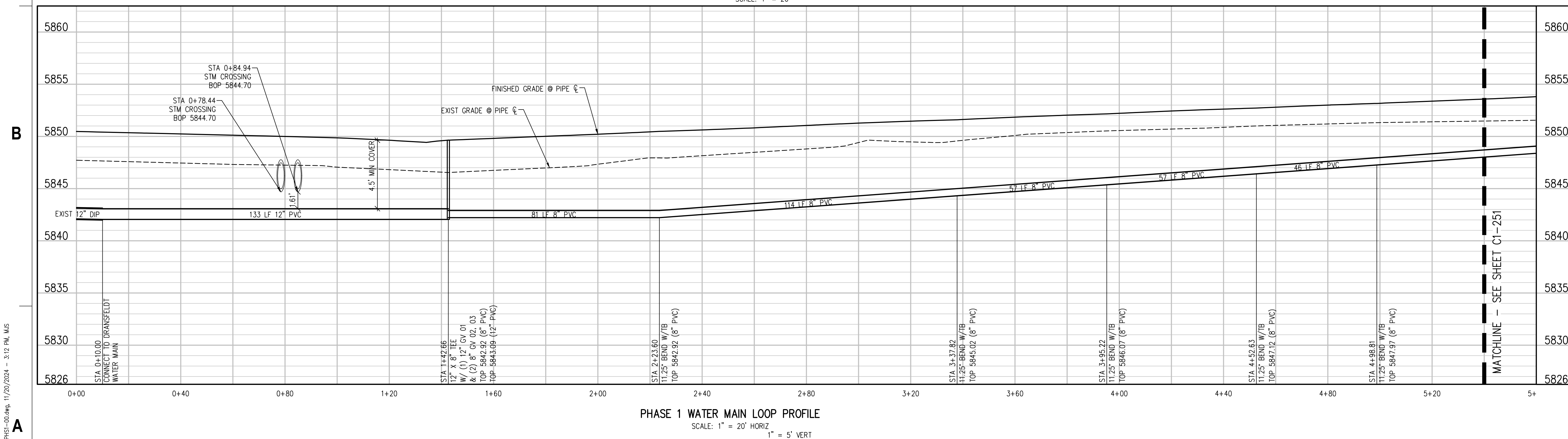
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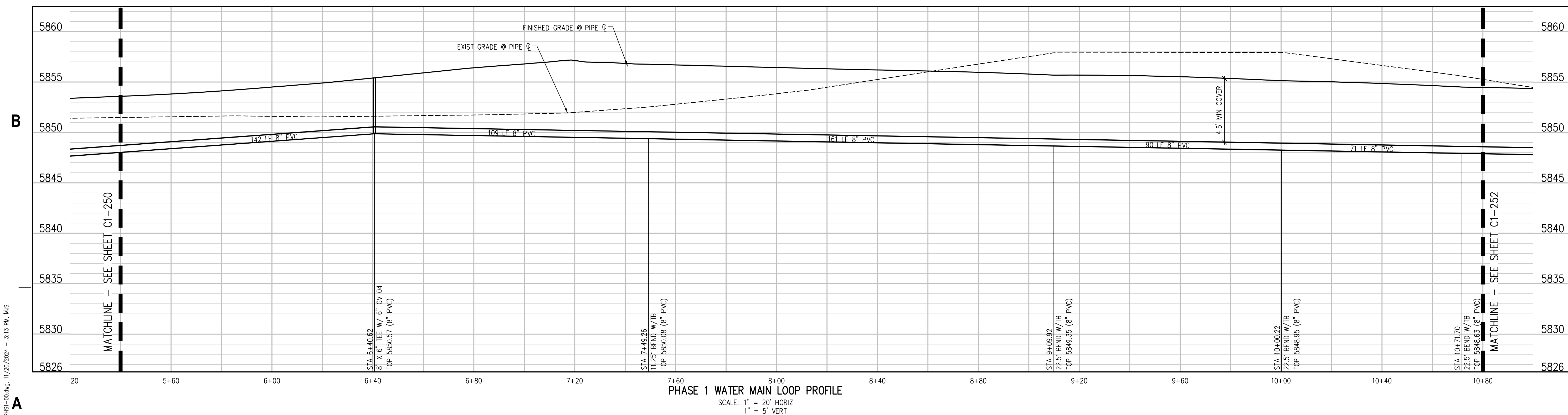
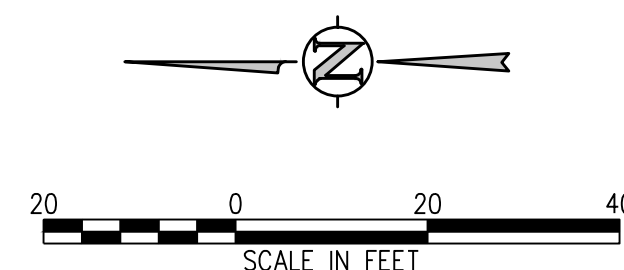
PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



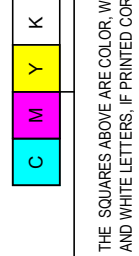
PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

Project Number:	223072.0
Sheet Issue Date:	2024-11-2
Drawn By:	AMF/MGG/MJ
Checked By:	WTP/CWK/CF
Key Map	

SITE PLAN SUBMITTAL
Page 64 of 311



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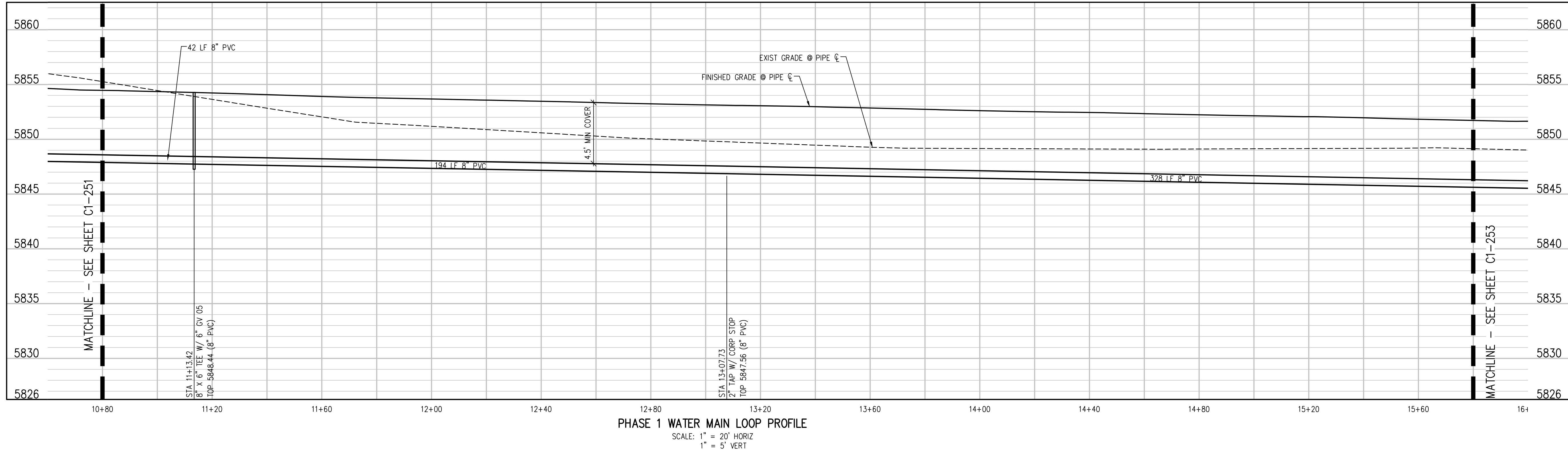
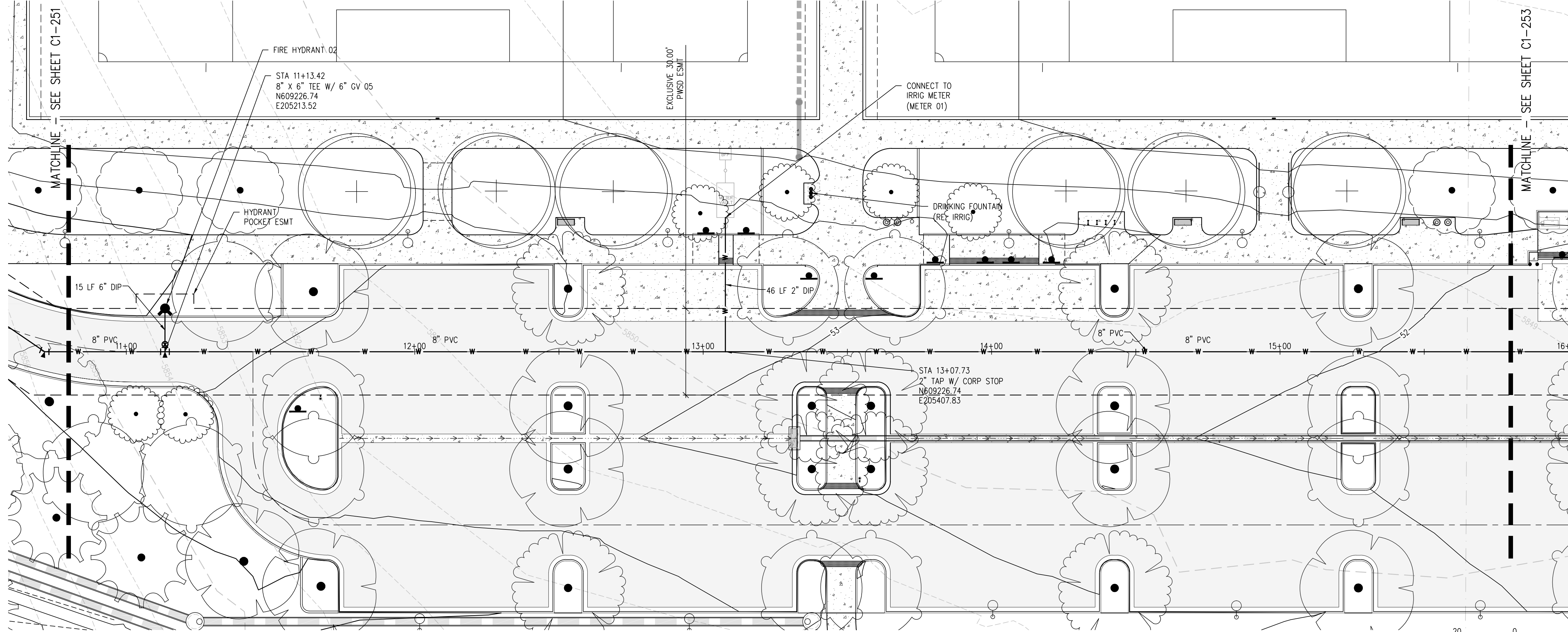
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- UTILITY NOTES:**
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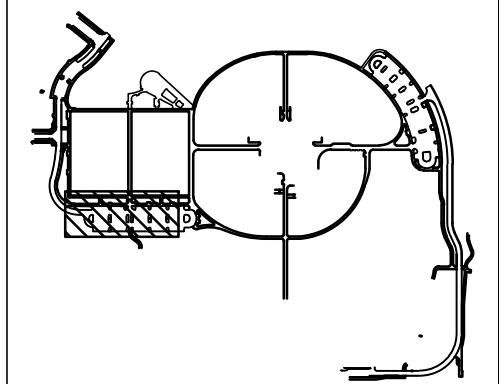
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INTERIOR DESIGN

DATE	DESCRIPTION

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

Key Map



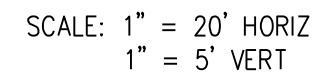
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PHASE 1 WATER MAIN
PLAN & PROFILE

C1-252

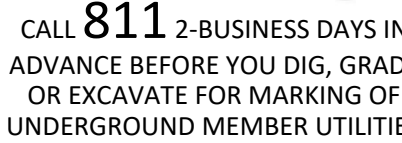
SITE PLAN SUBMITTAL
Page 65 of 311

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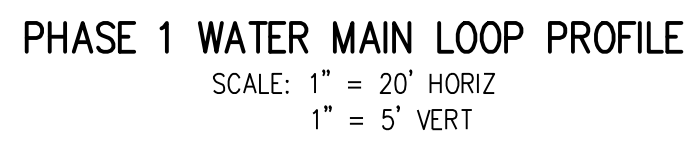
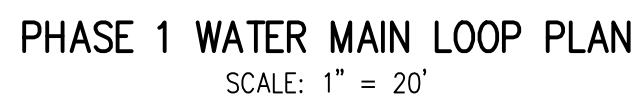
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SITE PLAN SUBMITTAL
Page 66 of 311

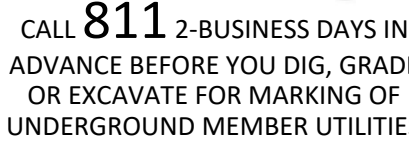
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INTERIOR DESIGN

SITE PLAN SUBMITTAL
Page 68 of 311

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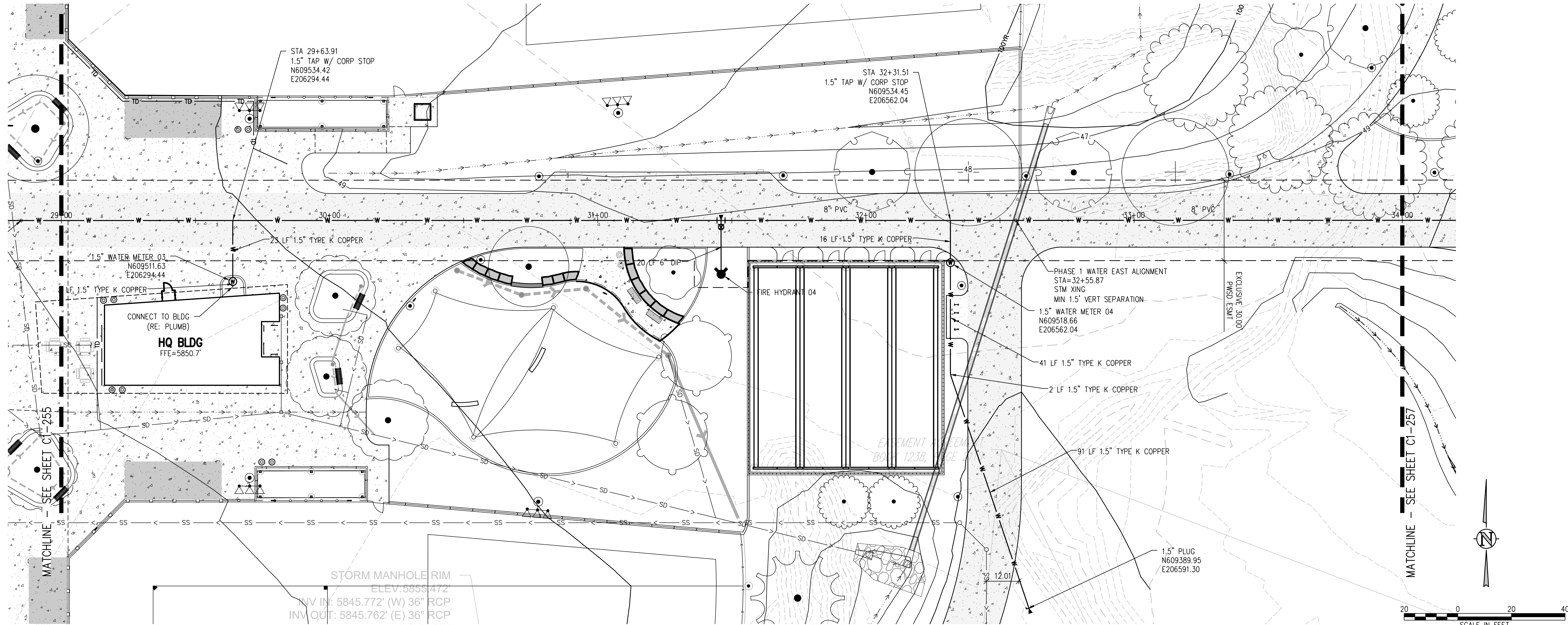
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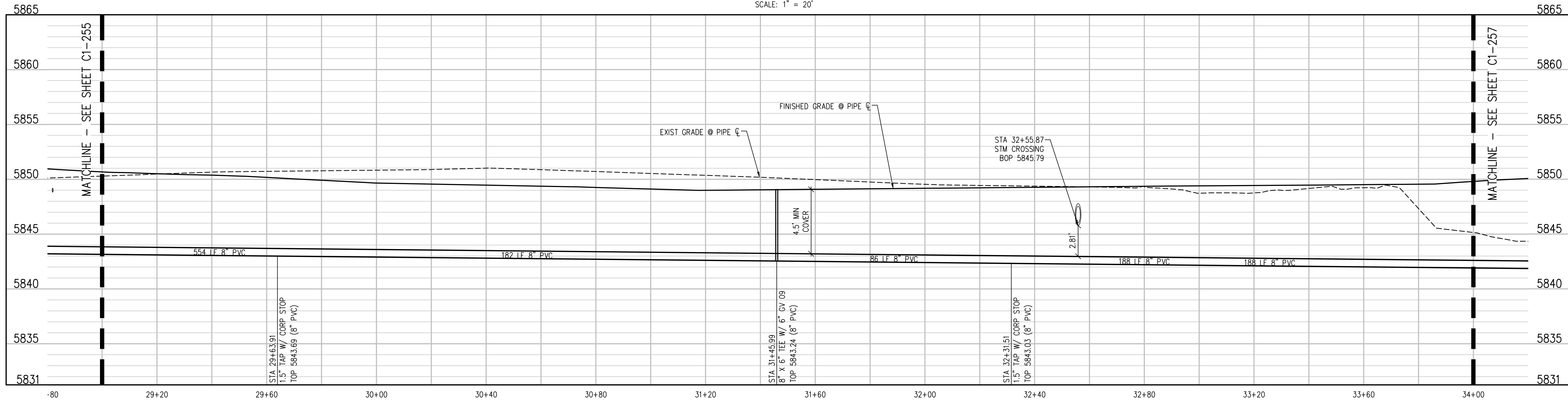
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

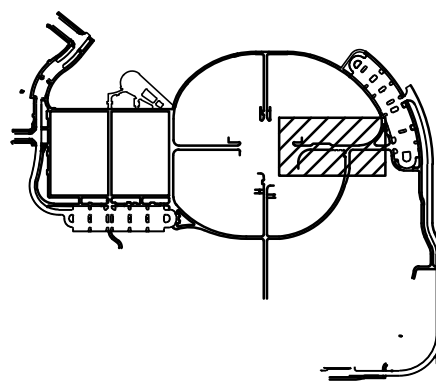
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Sheet Issue Date: 2024-11-22

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Key Map



Drawing

PHASE 1 WATER MAIN
PLAN & PROFILE

C1-256

SITE PLAN SUBMITTAL
Page 69 of 311

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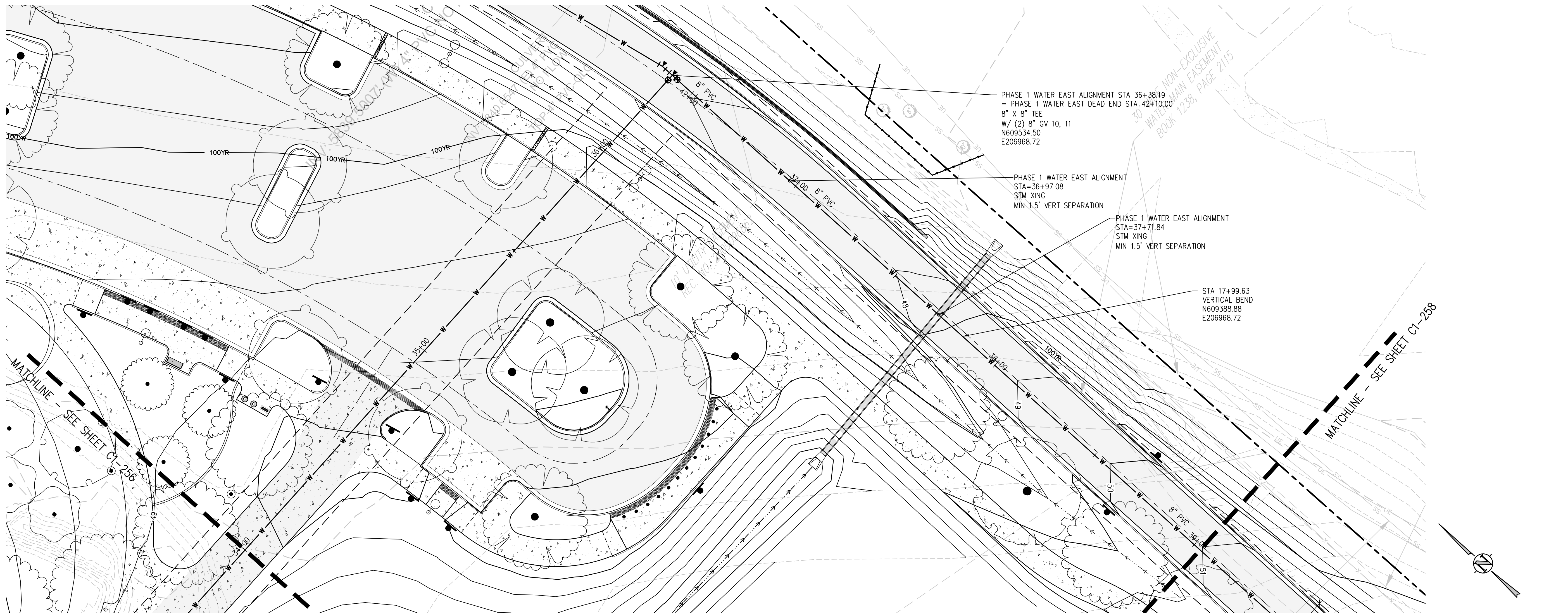
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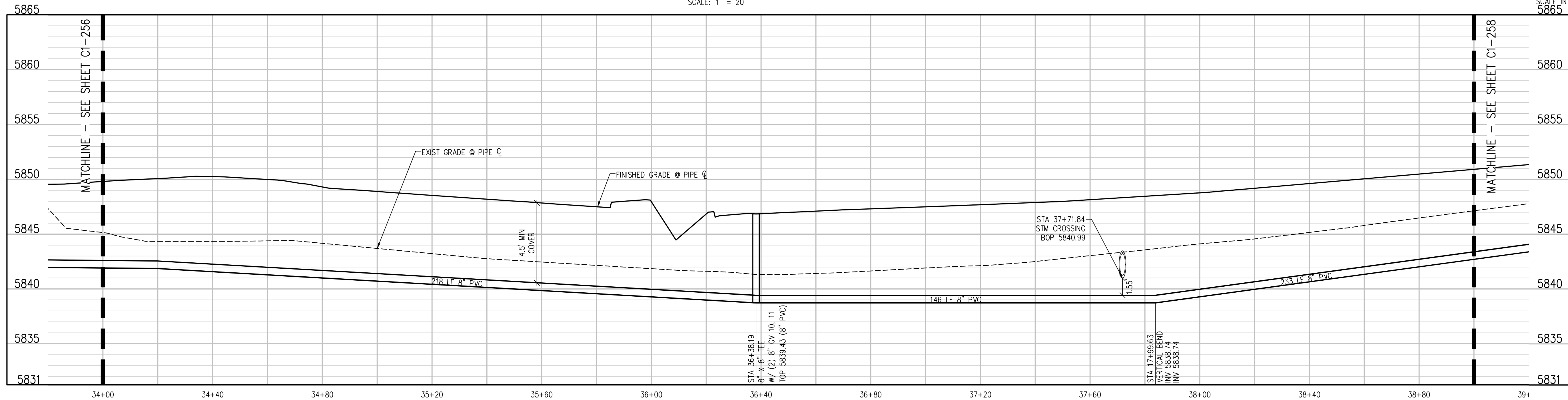
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



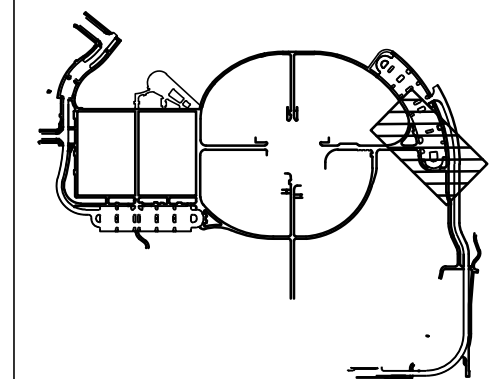
PHASE 1 WATER WEST ALIGNMENT
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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Key Map



Drawing
PHASE 1 WATER MAIN
PLAN & PROFILE

C1-257

SITE PLAN SUBMITTAL
Page 70 of 311

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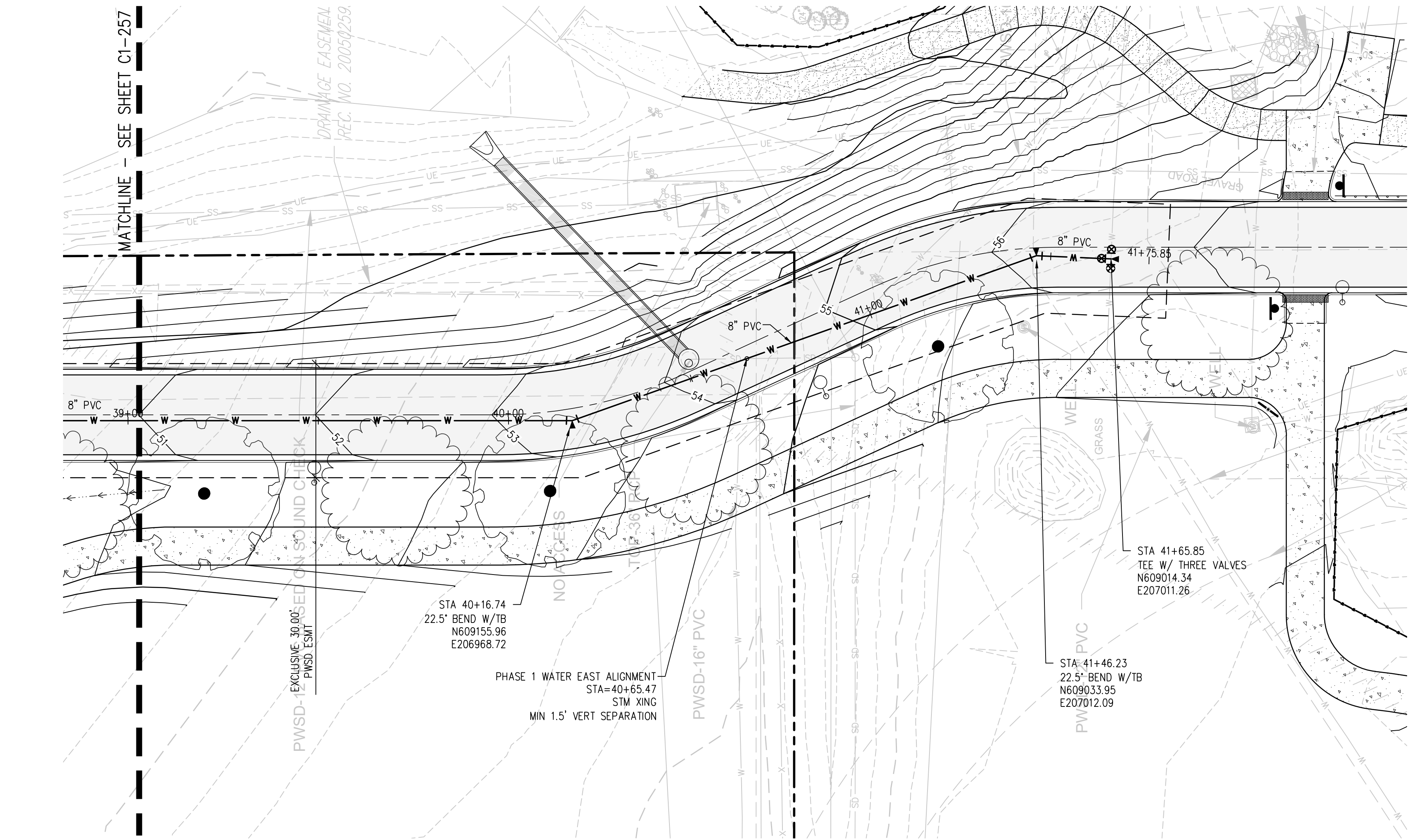
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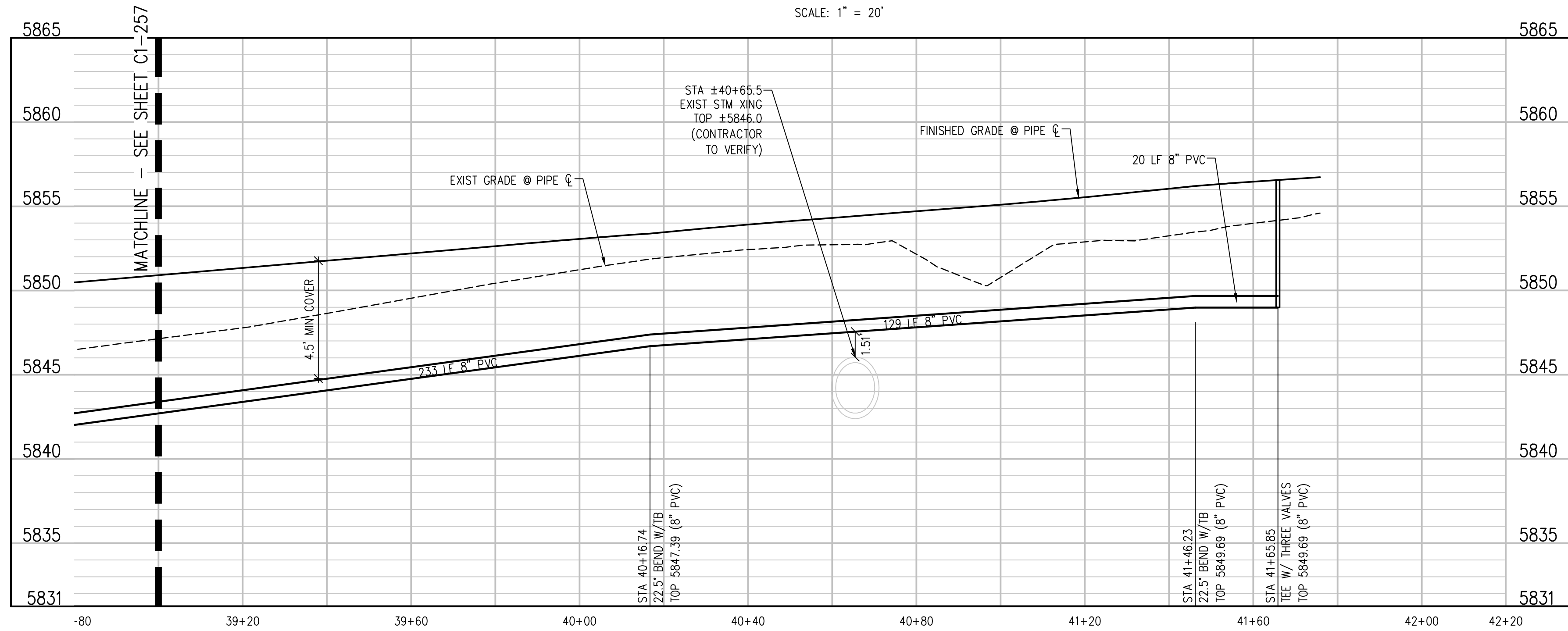
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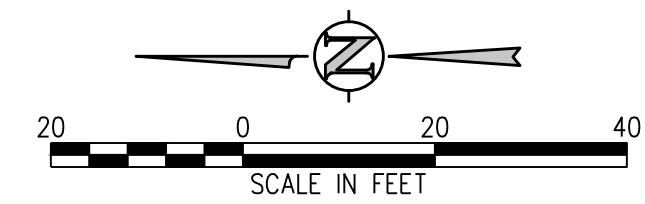
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PHASE 1 WATER WEST ALIGNMENT PLAN
SCALE: 1" = 20'



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



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ARCHITECTURE

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PLANNING

INTERIOR DESIGN

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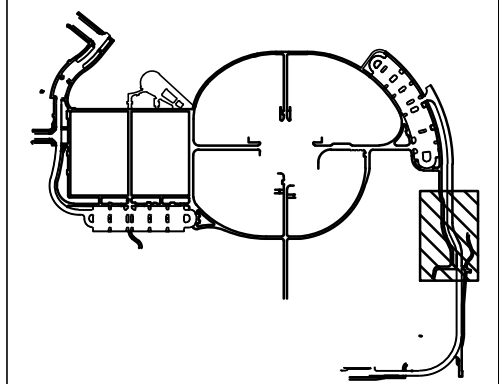
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Key Map



Drawing

PHASE 1 WATER MAIN
PLAN & PROFILE

C1-258

SITE PLAN SUBMITTAL
Page 71 of 311



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ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

PICTURES ABOVE ARE COLOR, WHITE LETTERS. IF PRINTED COLOR, WHITE LETTERS.



PHASE 1 WATER EAST DEAD END PROFILE

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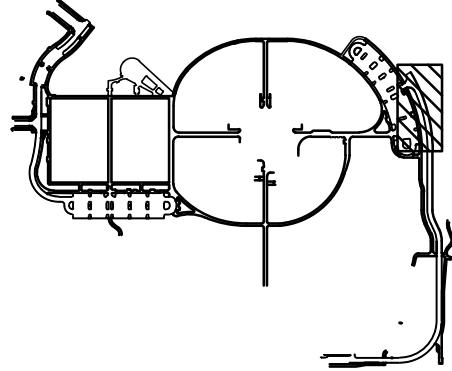
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Key Map



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PHASE 1 WATER MAIN PLAN & PROFILE

C1-259

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Page 72 of 311

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Key Map

Page 73 of 311



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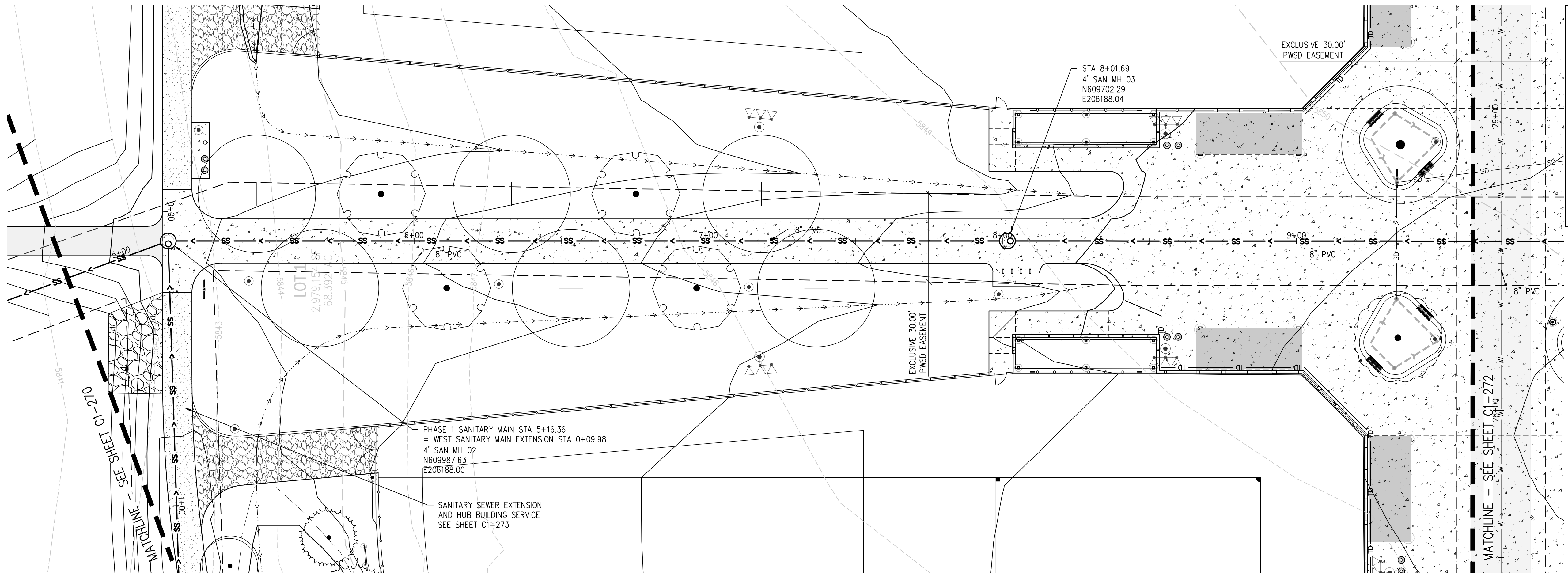
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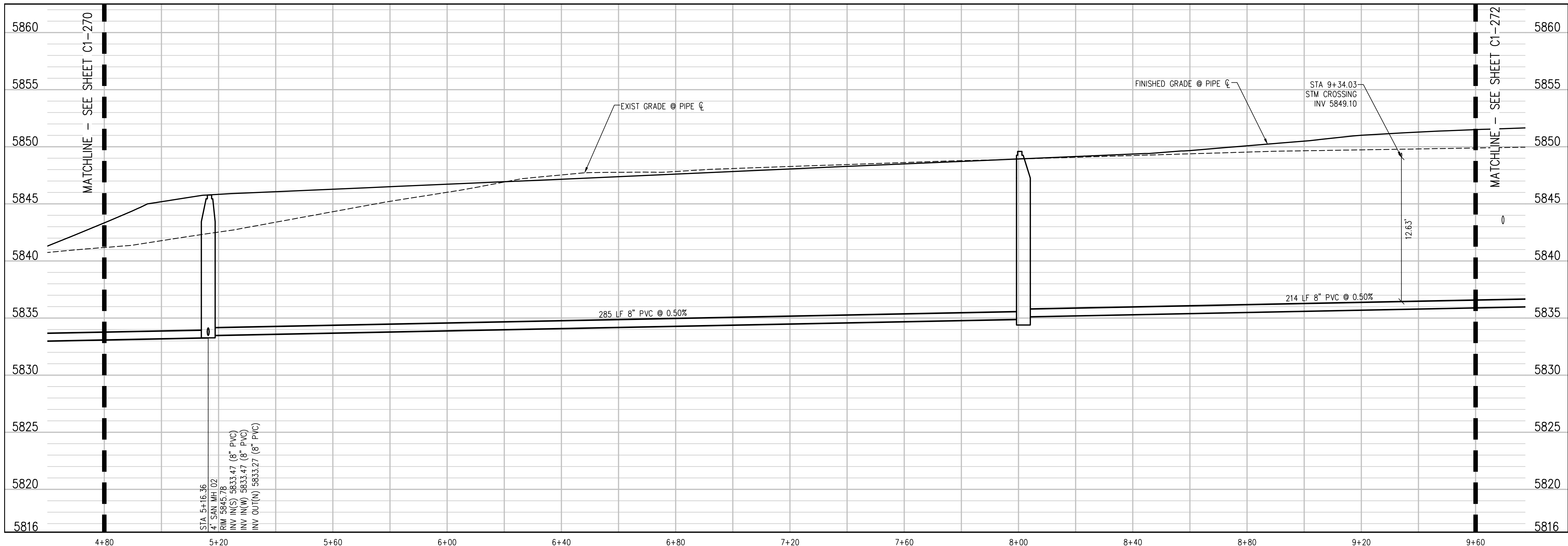
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PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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

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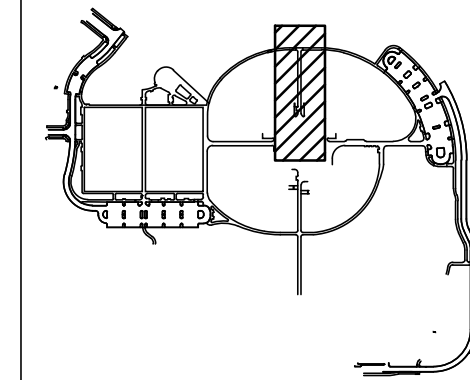
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
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Key Map



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PHASE 1 SANITARY
SEWER PLAN & PROFILE

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Page 74 of 311

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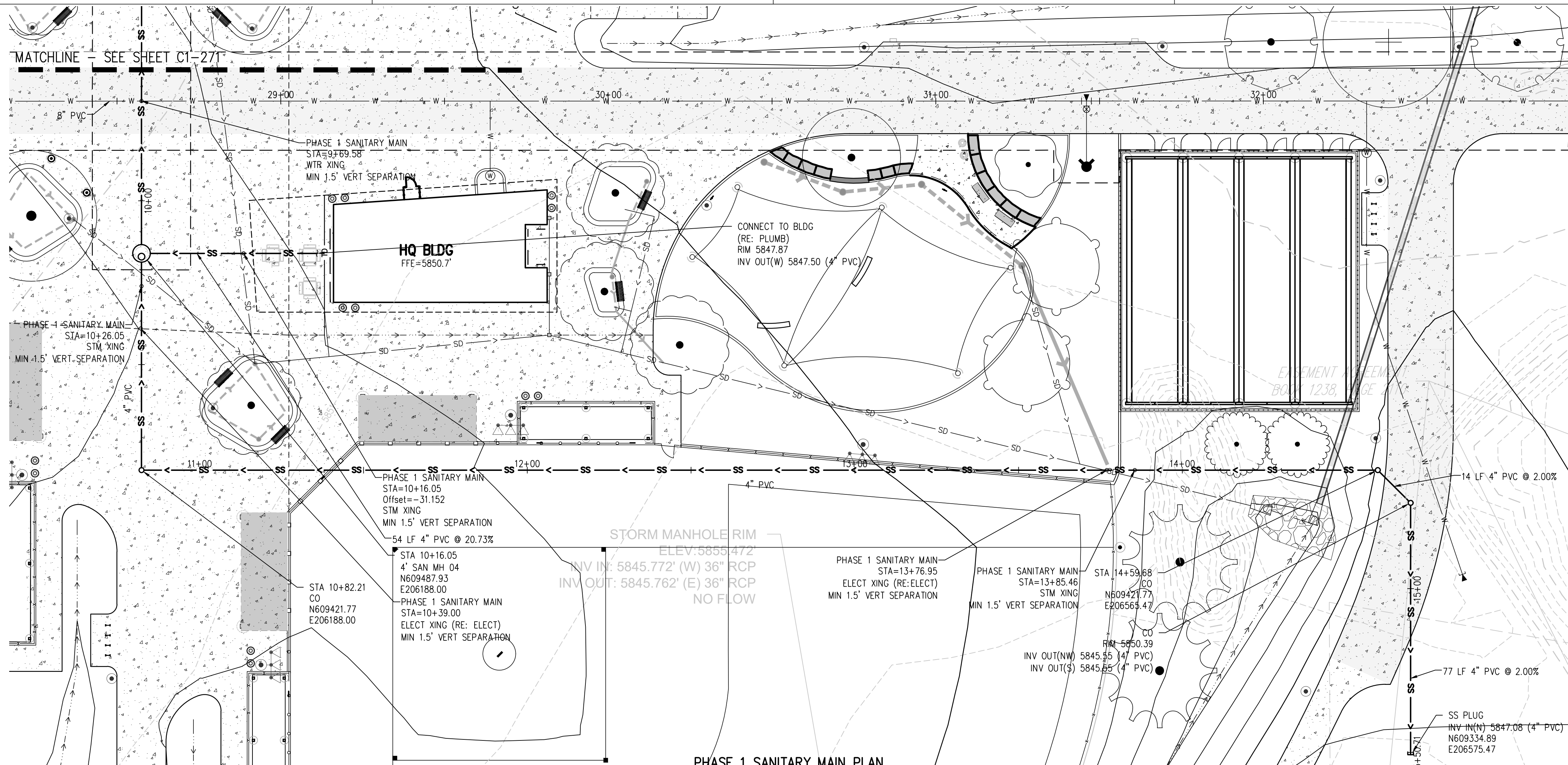
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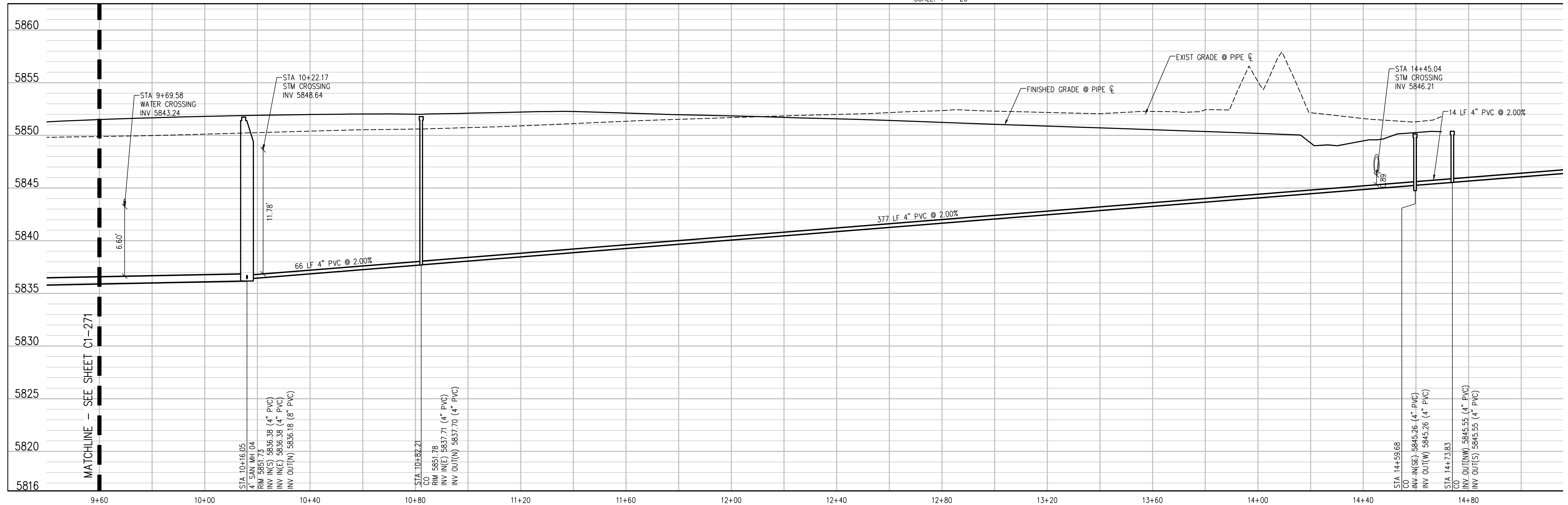
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PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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



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ARCHITECTURE

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PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

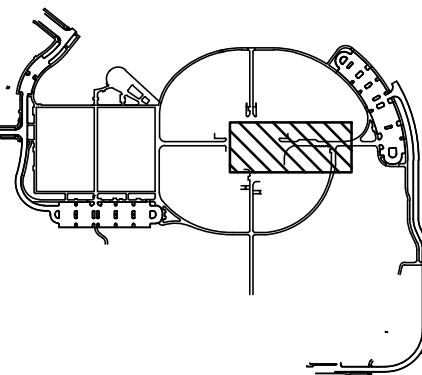
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



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

C1-272

SITE PLAN SUBMITTAL
Page 75 of 311

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Q:\3752c - salisbury park north\Drawings\3752c-02-SANPHPHS1-00.dwg, 11/20/2024 - 3:19 PM, MJS

THE LINE SHOWN ABOVE ARE COLOR WITH BLACK
AND WHITE LETTERS. PRINTING CORRECTLY
SHEETS ORIGINAL PAGE SIZE

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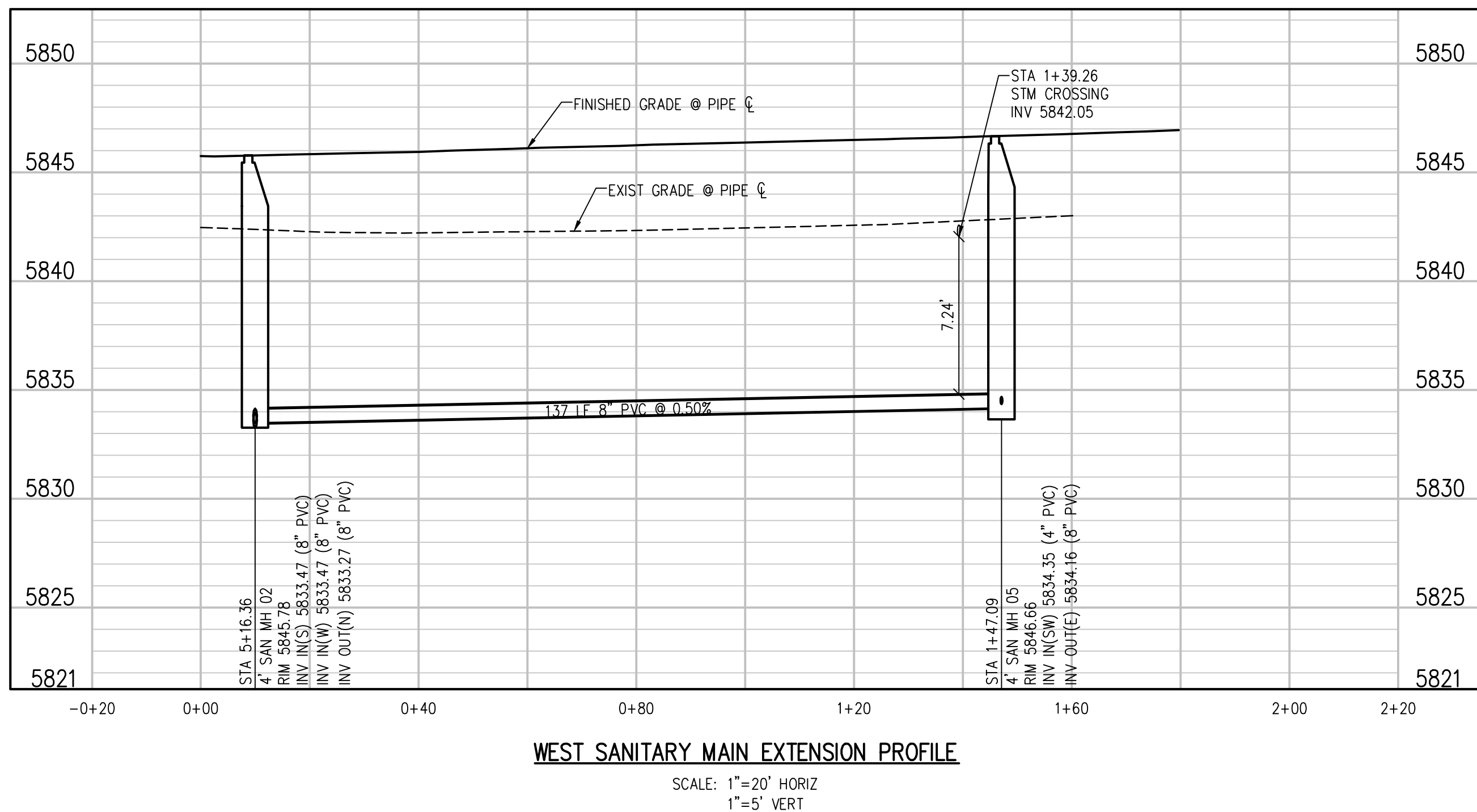
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B

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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. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

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



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

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
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Avocat Irrigation
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Littleton, CO 80127
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MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
8777 Pinedale Court, #500
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

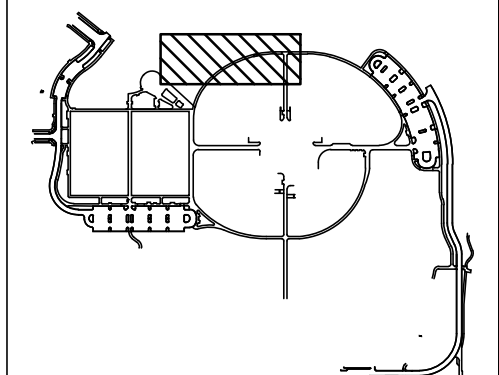
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



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

C1-273

SITE PLAN SUBMITTAL
Page 76 of 311

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Date _____

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

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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

A horizontal scale bar with markings at 00, 0, 100, and 200. The bar is divided into alternating black and white segments. Below the bar, the text "SCALE IN FEET" is centered.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

[illegible]

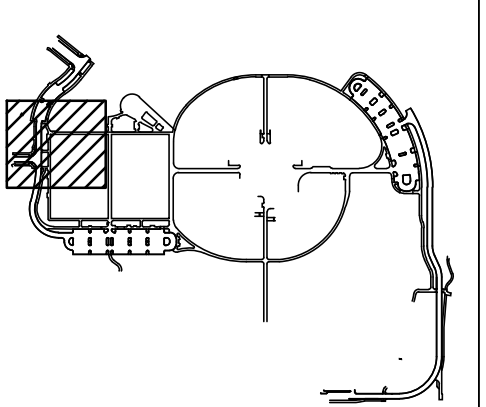
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing	PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN
---------	---

C1-311

SITE PLAN SUBMITTAL
Page 79 of 311

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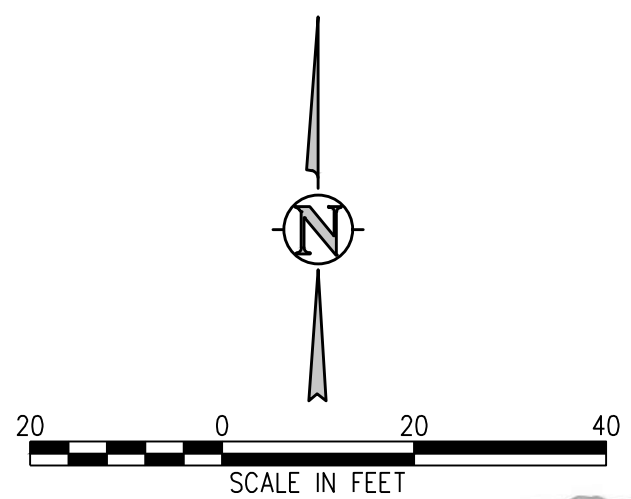
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	HEAVY-DUTY ASPHALT PAVING
	CONCRETE PAVING
	HEAVY-DUTY CONCRETE PAVING
	MILL AND OVERLAY
	LIMITS OF SAWCUT

R1-1	R7-1
R7-6	R7-8
R7-8o	W11-2
R5-3	R3-1

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

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Town of Parker, Director of Engineering Date



CALL **811** 2-BUSINESS DAYS IN
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UNDERGROUND MEMBER UTILITIES

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

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

C

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Label all Roadways throughout the plans. Dimension Right-of-Way and label private roadways and private. (TYP)

Q:\3752c - sc... gs\3752c-03-HCPPHS1-01.dwg, 11/20/2024 - 3:21 PM, MJS

Please include signing and striping plans for the accesses, inbound and outbound.

Include any necessary removals of any median/stripping for intersection alignment for inbound and outbound lanes and traffic movement.

MATCHLINE - SEE SHEET C1-310

■■■■ MATCHLINE - SEE SHEET C1-314 ■■■■

MATCHLINE - SEE SHEET C1-312

1

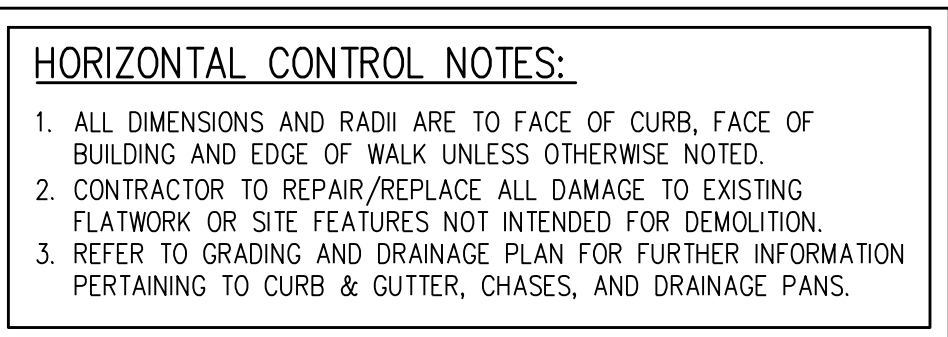
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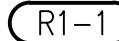
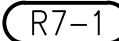
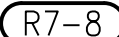
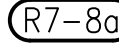
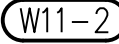
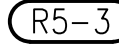
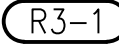
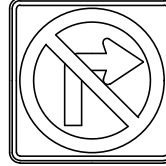
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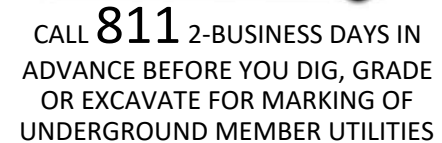
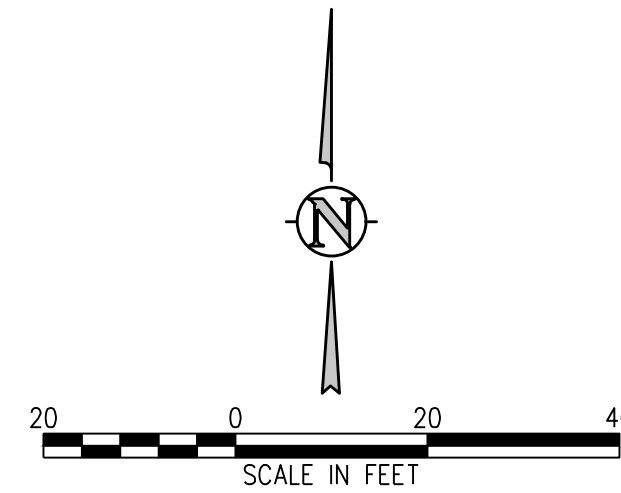
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	ASPHALT PAVING
	HEAVY-DUTY ASPHALT PAVING
	CONCRETE PAVING
	HEAVY-DUTY CONCRETE PAVING
	MILL AND OVERLAY
	LIMITS OF SAWCUT

SIGNAGE LEGEND	
	
	
	
	
	
	
	
	

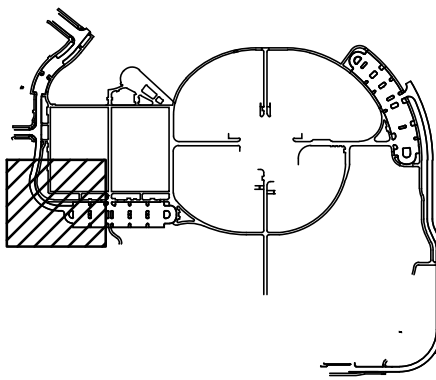


MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #260
Englewood, CO 80112
e. 303.688.0223

INTERIOR DESIGN

[illegible]

Key Map



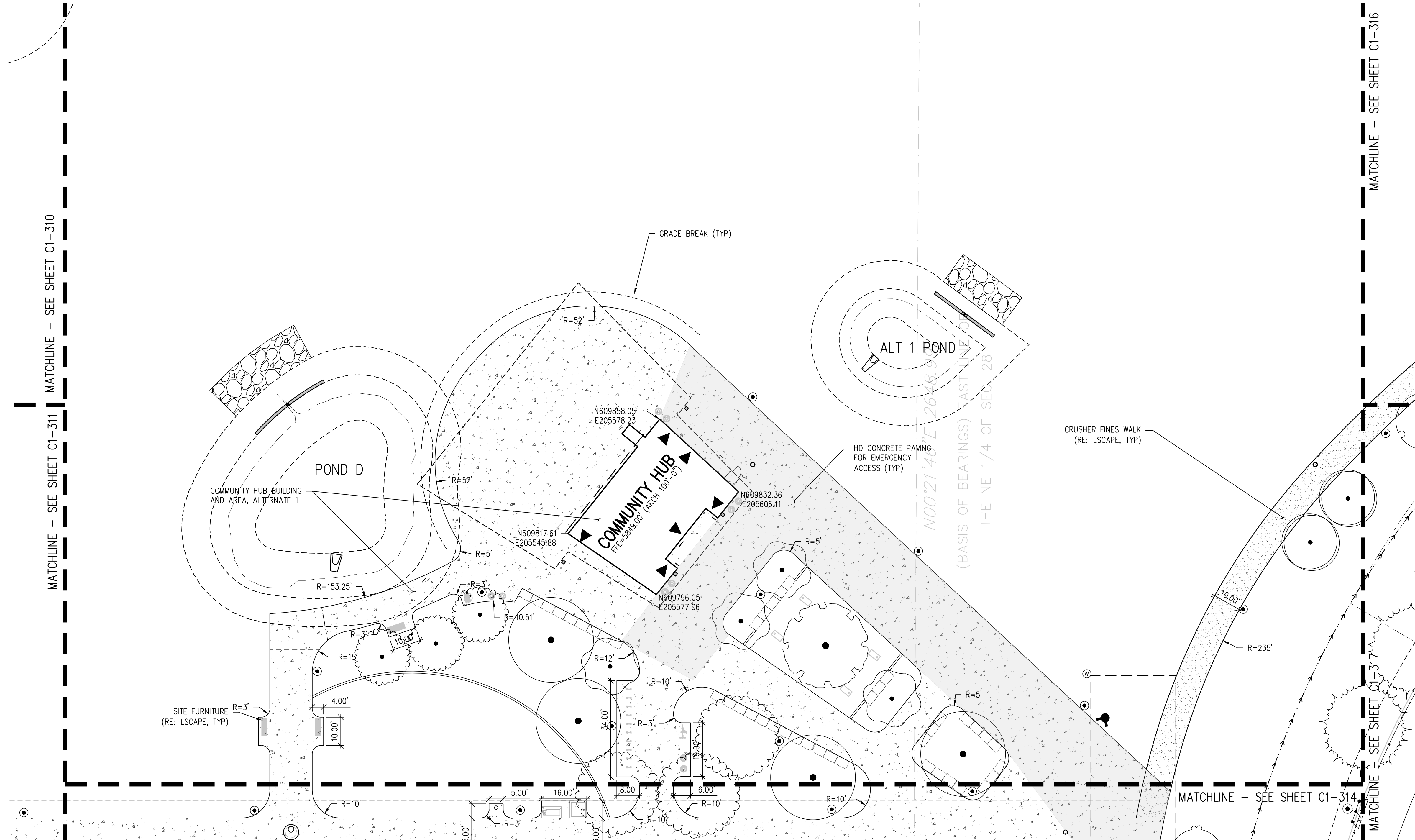
Page 80 of 311

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C

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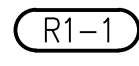
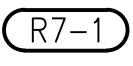
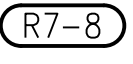
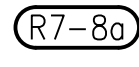
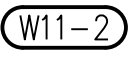
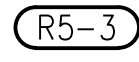
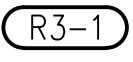
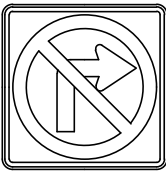
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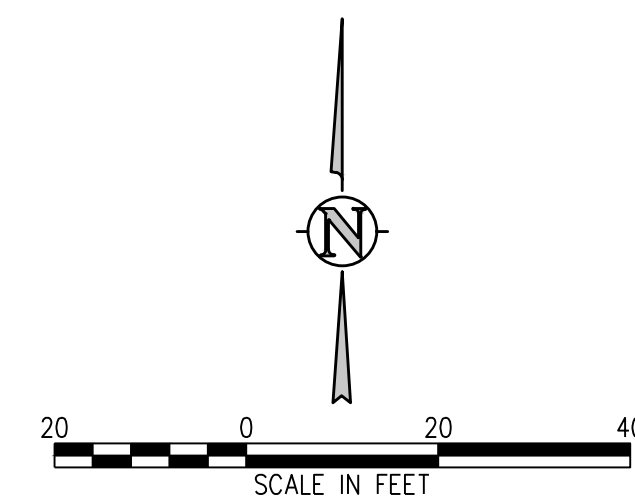
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SIGNAGE LEGEND	
	
	
	
	
	
	
	
	



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

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303.444.1951

ELECTRICAL ENGINEER
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8000 Youngfield Street, #264
Wheat Ridge, CO 80215
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ENVISION Mechanical Engineers, Inc.
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Town of Parker
SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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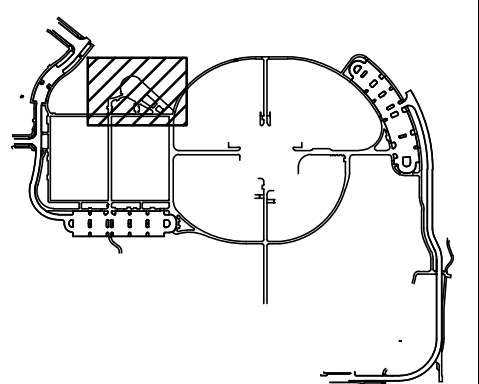
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED
SIGNAGE, STRIPING, &
PAVING PLAN

C1-313

SITE PLAN SUBMITTAL
Page 81 of 311

Key Map

Drawing

**PHASE 1 DETAILED
SIGNAGE, STRIPING, &
PAVING PLAN**

Page 82 of 311

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

A compass rose with 'N' indicating North. Below it is a scale bar labeled 'SCALE IN FEET' with markings at 20, 0, 20, and 40.

CALL **811** 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
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UNDERGROUND MEMBER UTILITIES

Town of Parker, Director of Engineering Date

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SITE PLAN SUBMITTAL
Page 83 of 311

Town of Parker, Director of Engineering Date

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

MATCHLINE - SEE SHEET C1-312

MATCHLINE - SEE SHEET C1-318

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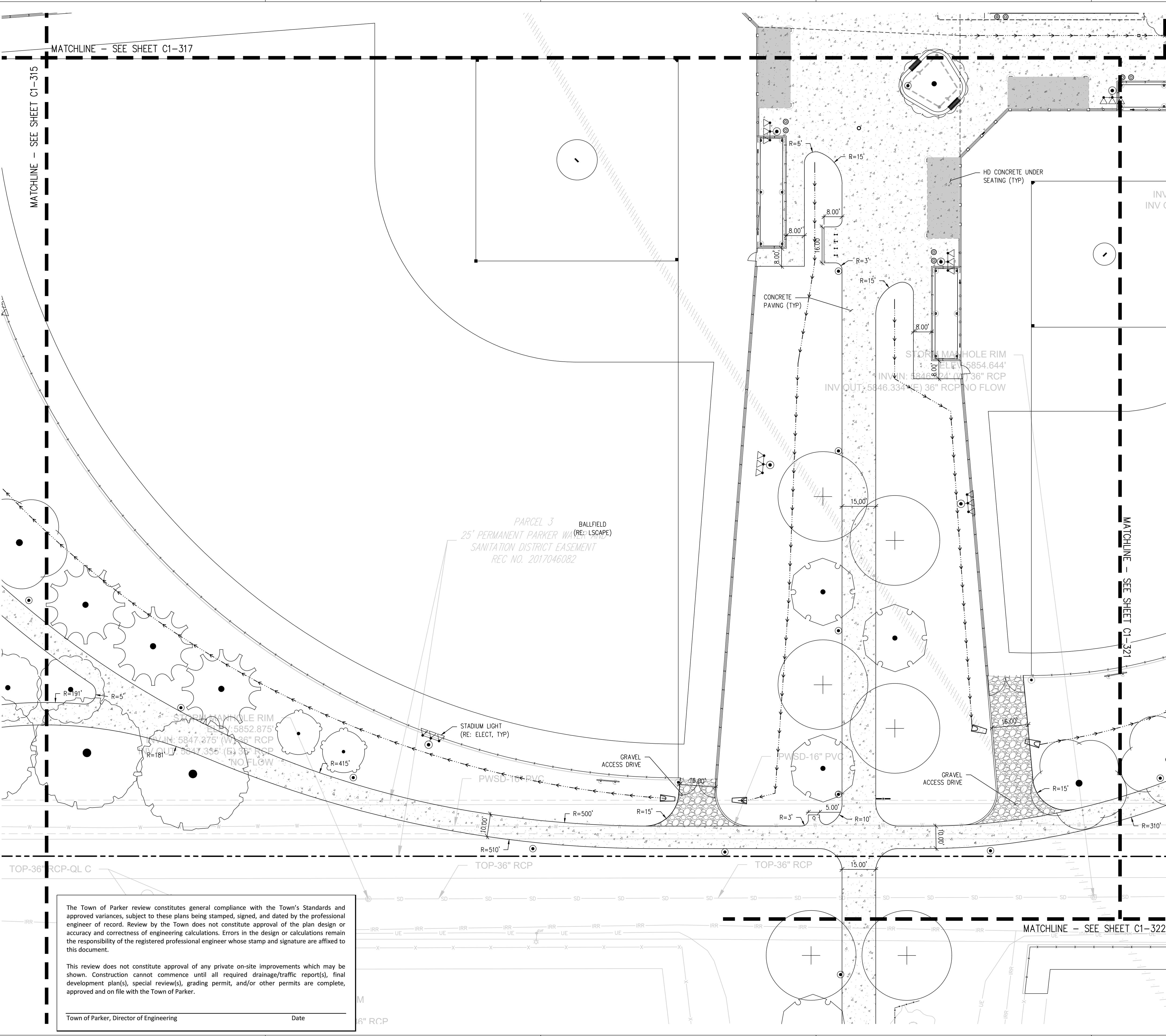
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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND	
R1-1	R7-1
STOP	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROP OFF	RESERVED PARKING
R7-80	W11-2
VAN ACCESSIBLE	PEDESTRIAN CROSSING
R5-3	R3-1
EMERGENCY VEHICLES ONLY	NO LEFT TURN

North arrow pointing up.

Scale in feet: 0, 20, 40.

COLORADO 811

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Town of Parker

SALISBURY PARK

NORTH - PHASE 1

11700 MOTSENBOCKER RD
PARKER, CO 80134

hord coplan macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map

Drawing

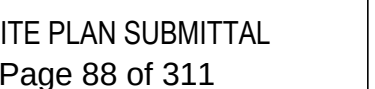
PHASE 1 DETAILED
SIGNAGE, STRIPING, &
PAVING PLAN

C1-318

SITE PLAN SUBMITTAL
Page 86 of 311

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Key Map



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

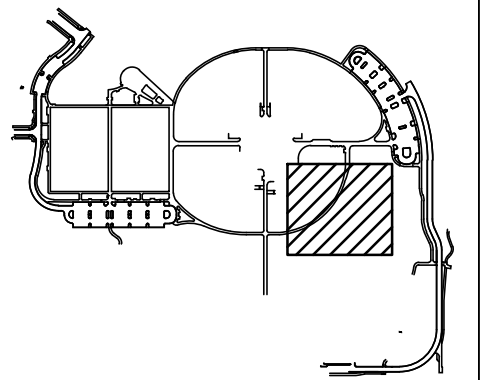


Town of Parker, Director of Engineering
Date

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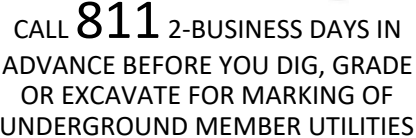
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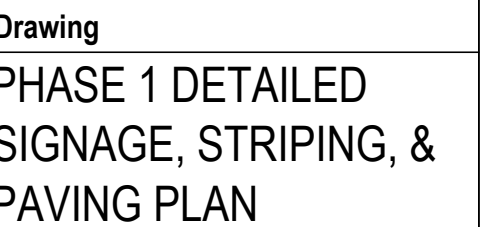
C1-321

Page 89 of 311

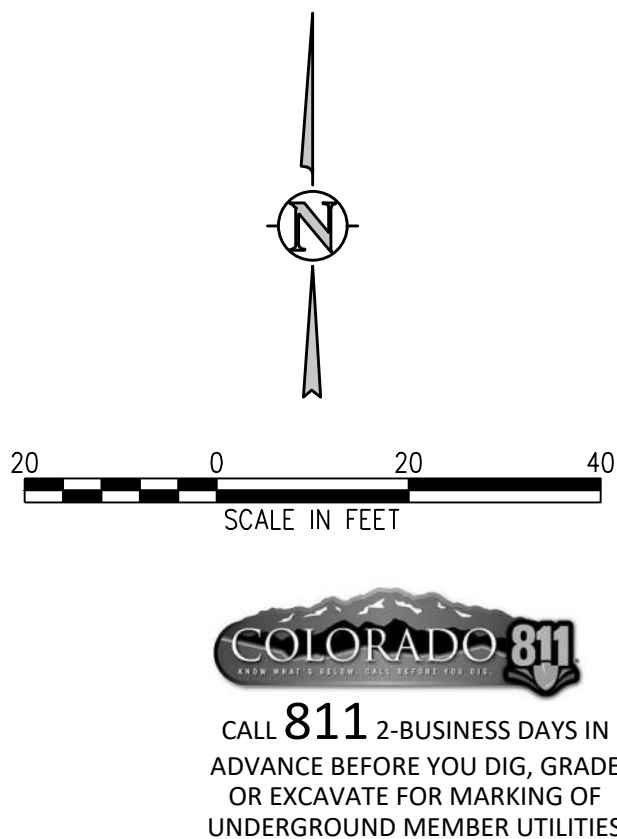
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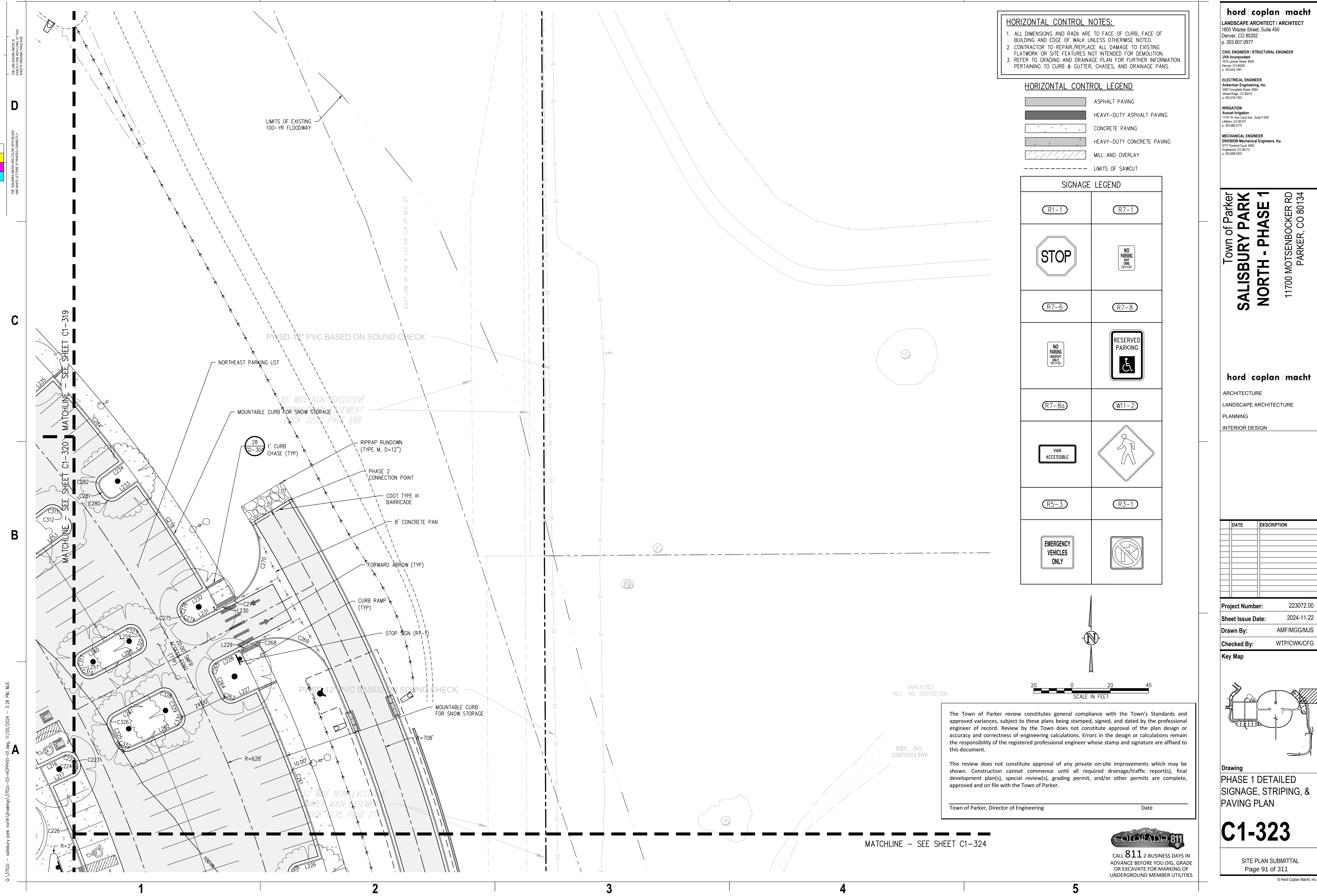


Key Map



Page 90 of 311





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- HORIZONTAL CONTROL LEGEND**
- ASPHALT PAVING
 - HEAVY-DUTY ASPHALT PAVING
 - CONCRETE PAVING
 - HEAVY-DUTY CONCRETE PAVING
 - MILL AND OVERLAY
 - LIMITS OF SAWCUT

SIGNAGE LEGEND	
R1-1	R7-1
STOP	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROP OFF ONLY	RESERVED PARKING
R7-8o	W11-2
VAN ACCESSIBLE	PEDESTRIAN CROSSING
R5-3	R3-1
EMERGENCY VEHICLES ONLY	NO RIGHT TURN

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LANDSCAPE ARCHITECT / ARCHITECT
1800 Wazee Street, Suite 450
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ELECTRICAL ENGINEER
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3300 Youngfield Street, #504
Wheat Ridge, CO 80215
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IRRIGATION
Avocat Irrigation
17155 W. Ken-Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
8777 Eyrewood Court, #500
Englewood, CO 80112
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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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

Key Map

Drawing
PHASE 1 DETAILED
SIGNAGE, STRIPING, &
PAVING PLAN

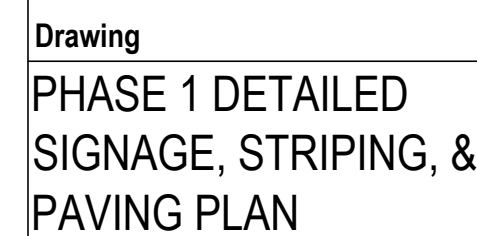
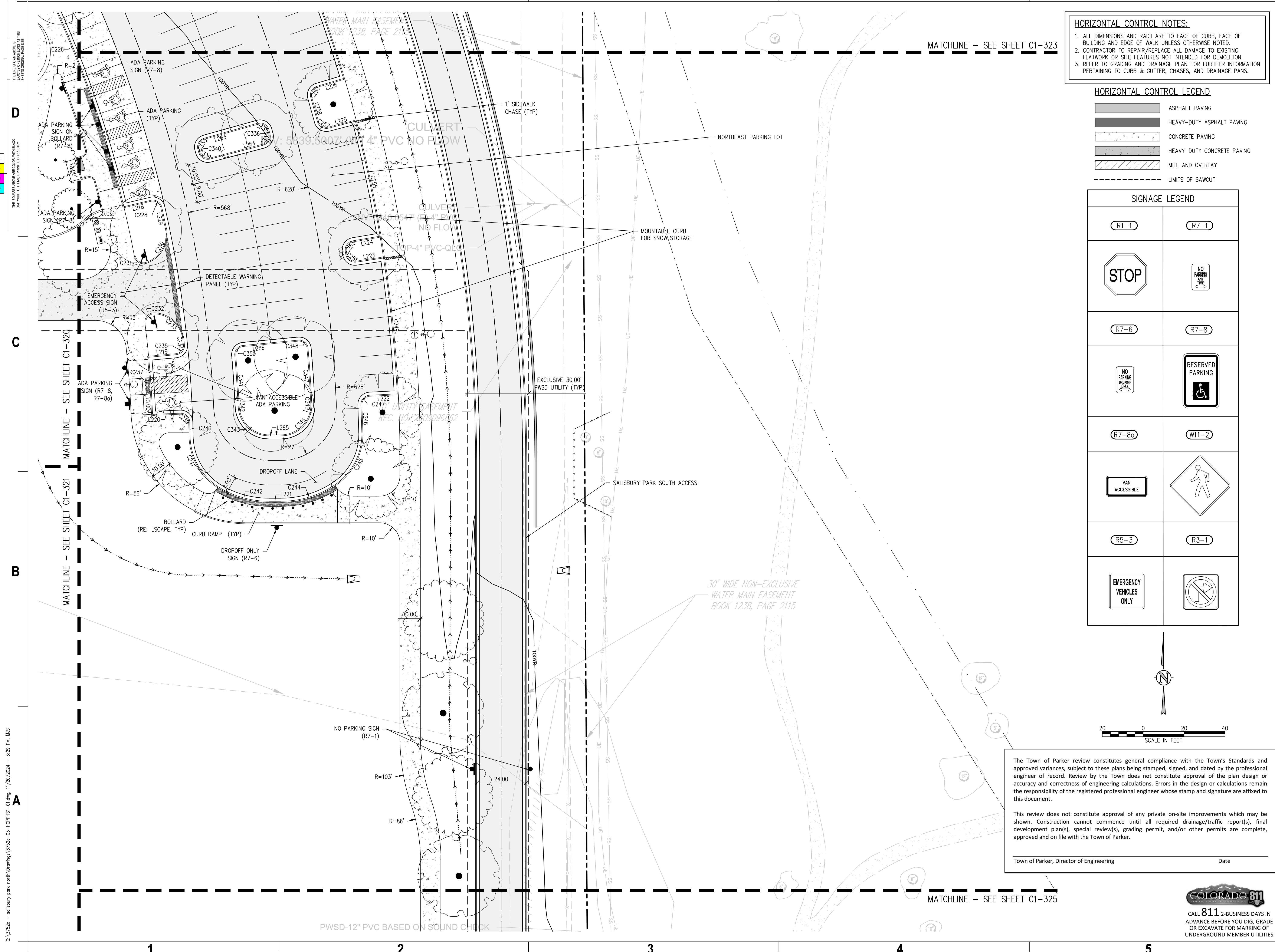
C1-323
SITE PLAN SUBMITTAL
Page 91 of 311

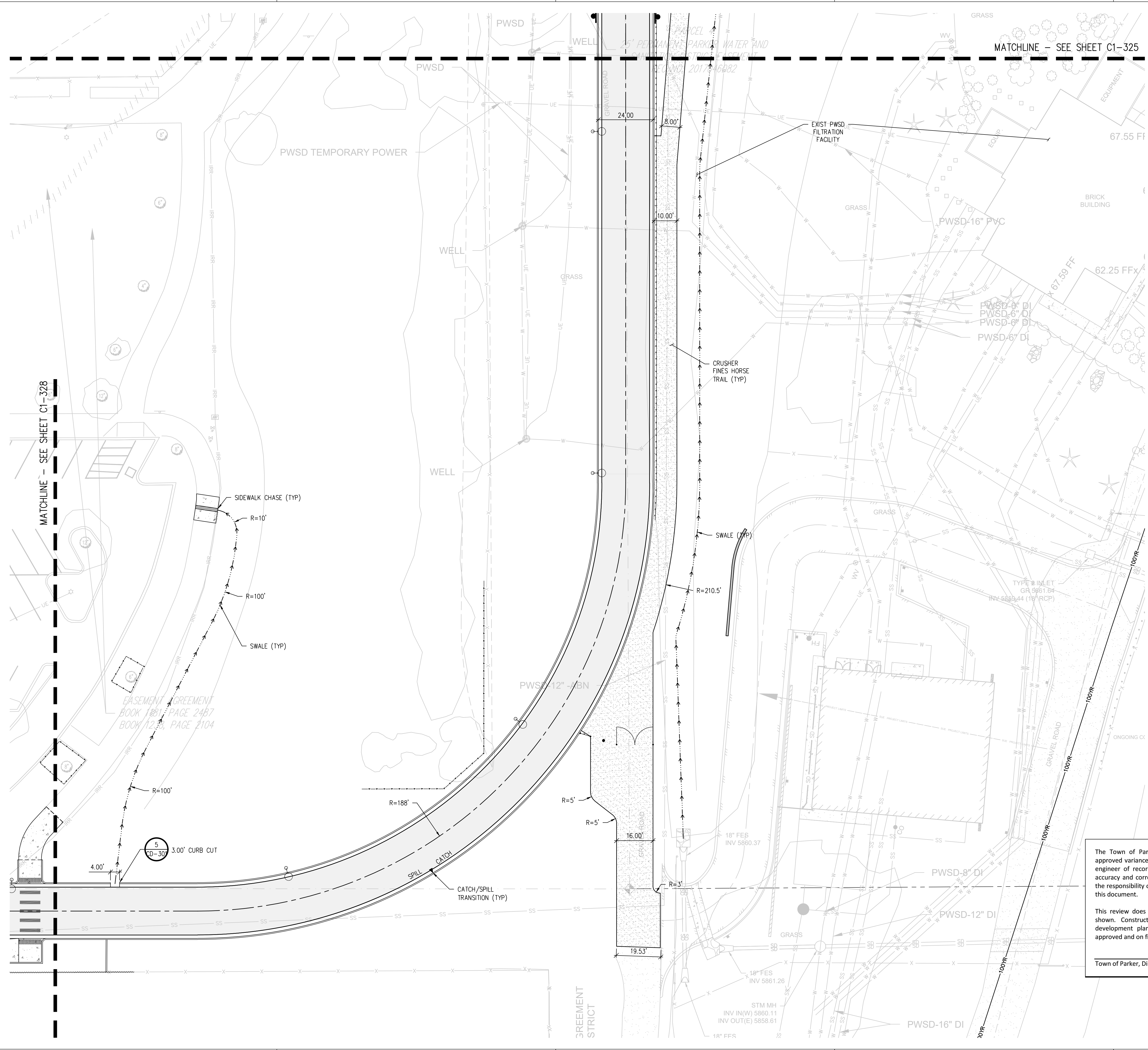
Town of Parker
SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

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Q:\3752c - salisbury park north\Drawings\3752c-03-HOPPHS1-01.dwg, 11/20/2024 - 3:28 PM, MJS

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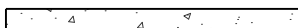
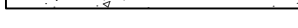
SITE PLAN SUBMITTAL
Page 92 of 311



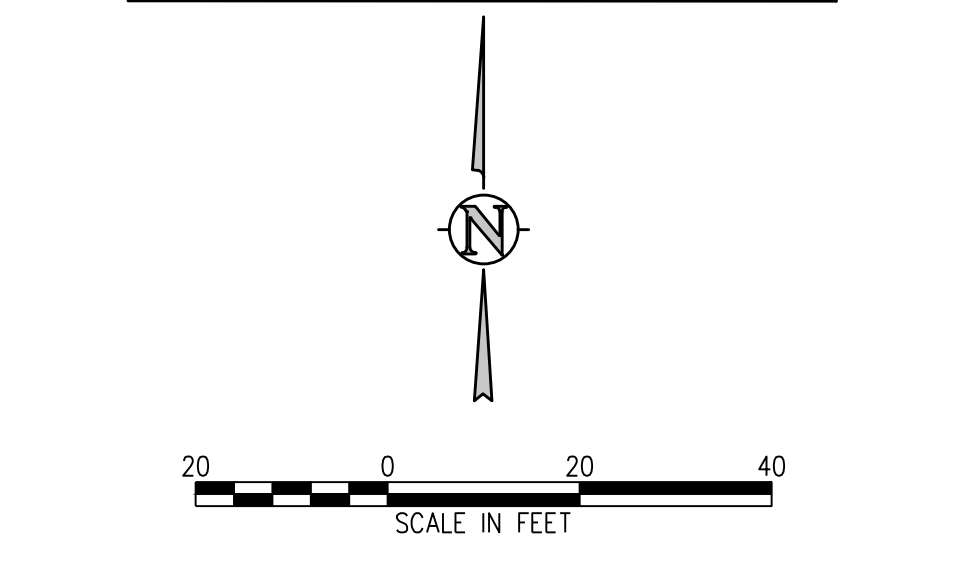
HORIZONTAL CONTROL NOTES:

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

HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND	
R1-1	R7-1
R7-6	R7-8
R7-8a	W11-2
R5-3	R3-1



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

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
---	------

[illegible]



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

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L71	13.00	N0° 00' 00"E	(609198.24, 205359.28)
L73	5.00	N90° 00' 00"W	(609214.74, 205355.78)
L75	13.00	S0° 00' 00"E	(609211.24, 205347.28)
L76	12.00	N90° 00' 00"E	(609198.24, 205347.28)
L77	13.00	S0° 00' 00"E	(609195.24, 205359.28)
L79	5.00	N80° 00' 00"W	(609178.74, 205355.78)
L81	13.00	N0° 00' 00"E	(609182.24, 205347.28)
L82	12.00	N90° 00' 00"E	(609195.24, 205347.28)
L83	29.00	N0° 00' 00"E	(609182.24, 205443.03)
L85	3.50	N90° 00' 00"W	(609214.74, 205439.53)
L87	29.00	S0° 00' 00"E	(609211.24, 205432.53)
L91	29.00	N0° 00' 00"E	(609182.24, 205463.53)
L93	3.50	N90° 00' 00"W	(609214.74, 205460.03)
L95	29.00	S0° 00' 00"E	(609211.24, 205453.03)
L97	3.50	N90° 00' 00"E	(609178.74, 205456.53)
L99	13.00	N0° 00' 00"E	(609198.24, 205487.78)
L101	5.00	N90° 00' 00"W	(609214.74, 205545.28)
L103	13.00	S0° 00' 00"E	(609211.24, 205536.78)
L104	12.00	N90° 00' 00"E	(609198.24, 205536.78)
L105	13.00	S0° 00' 00"E	(609195.24, 205548.78)
L107	5.00	N90° 00' 00"W	(609178.74, 205545.28)
L109	13.00	N0° 00' 00"E	(609182.24, 205536.78)
L110	12.00	N90° 00' 00"E	(609195.24, 205536.78)
L111	13.00	N0° 00' 00"E	(609198.24, 205633.28)
L113	5.00	N90° 00' 00"W	(609214.74, 205629.78)
L115	13.00	S0° 00' 00"E	(609211.24, 205621.28)
L116	12.00	N90° 00' 00"E	(609198.24, 205621.28)
L117	13.00	S0° 00' 00"E	(609195.24, 205633.28)
L119	5.00	N90° 00' 00"W	(609178.74, 205629.78)
L121	13.00	N0° 00' 00"E	(609182.24, 205621.28)
L122	12.00	N90° 00' 00"E	(609195.24, 205621.28)
L125	6.49	N90° 00' 00"E	(609214.74, 205711.78)
L127	6.00	S0° 07' 57"E	(609199.78, 205733.27)
L129	6.51	N90° 00' 00"E	(609178.74, 205718.29)
L131	27.00	N0° 00' 00"E	(609183.24, 205707.28)
L200	13.52	S38° 16' 00"W	(609972.62, 206669.77)
L202	3.95	N52° 18' 36"W	(609961.24, 206655.11)
L204	6.00	S36° 04' 59"W	(609955.69, 206596.72)
L206	2.64	S52° 20' 12"E	(609896.94, 206600.94)
L208	13.48	S38° 16' 00"W	(609888.99, 206603.80)
L209	13.48	N47° 06' 23"E	(609822.18, 206656.41)
L210	13.48	S48° 13' 29"W	(609823.40, 206673.53)
L211	13.48	N53° 13' 49"E	(609778.05, 206693.22)
L212	13.48	S54° 20' 55"W	(609777.43, 206710.38)
L213	4.49	S62° 18' 33"W	(609708.44, 206737.36)
L214	3.00	S27° 41' 27"E	(609706.35, 206733.38)
L215	2.50	N62° 20' 10"E	(609703.70, 206734.77)
L216	15.48	N64° 08' 48"E	(609689.73, 206744.61)
L217	13.48	S65° 15' 54"W	(609686.75, 206763.14)
L218	13.48	N76° 39' 38"E	(609580.13, 206785.74)
L219	13.48	S84° 40' 25"W	(609507.72, 206811.31)
L220	13.48	N87° 35' 58"E	(609478.53, 206799.79)
L221	6.01	N90° 00' 00"E	(609436.00, 206856.65)
L222	13.52	N87° 09' 50"E	(609487.89, 206905.95)
L223	13.52	S81° 20' 40"W	(609555.03, 206912.77)

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

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Town of Parker, Director of Engineering

Date _____



CALL **811** 2-BUSINESS DAYS IN
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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

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p. 303.686.0223

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

[illegible]

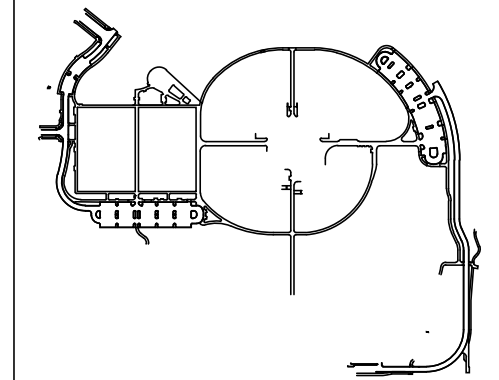
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-328

SITE PLAN SUBMITTAL
Page 96 of 311

B

C

D

THE SQUARE ABOVE ANGLE COLOR WITH BLACK AND WHITE LETTERS. PRINTING CORRECTLY.



THE LINE SHOWN ABOVE IS 1/8" THIS SHEETS ORIGINAL PAPER SIZE

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

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C271	6.11	30.00	11°40'38"	S56°25'45"W	6.10	(609779.30, 206850.09)
C274	6.95	4.50	88°31'59"	N73°27'56"W	6.28	(609766.43, 206826.96)
C275	2.60	640.00	0°13'59"	N29°18'56"W	2.60	(609768.22, 206820.93)
C276	7.04	4.50	89°36'00"	N15°22'04"E	6.34	(609770.49, 206819.66)
C278	66.83	658.00	5°49'10"	N32°44'31"W	66.80	(609783.33, 206833.07)
C280	7.04	4.50	89°36'00"	N80°51'06"W	6.34	(609831.64, 206785.95)
C281	3.46	640.00	0°18'36"	N36°12'24"W	3.46	(609832.65, 206779.69)
C282	7.04	4.50	89°36'00"	N8°26'18"E	6.34	(609835.44, 206777.65)
C284	57.58	658.00	5°00'49"	N39°16'07"W	57.56	(609849.81, 206789.40)
C286	7.04	4.50	89°36'00"	N86°58'31"W	6.34	(609885.36, 206742.89)
C287	10.29	640.00	0°55'17"	N42°38'10"W	10.29	(609885.70, 206736.56)
C288	7.04	4.50	89°36'00"	N1°42'12"E	6.34	(609883.27, 206729.59)
C290	94.59	658.00	8°14'12"	N47°36'54"W	94.51	(609908.91, 206739.58)
C291	23.15	15.09	87°54'51"	N81°14'1"W	20.94	(609915.98, 206615.56)
C292	23.94	15.00	91°25'49"	N81°47'53"E	21.48	(609941.56, 206616.11)
C293	7.19	4.50	91°32'46"	S6°19'15"E	6.45	(609942.04, 206640.71)
C294	6.92	4.50	88°09'18"	S83°31'47"W	6.26	(609914.77, 206624.26)
C295	1.66	580.00	0°09'51"	S48°50'53"E	1.66	(609893.27, 206643.31)
C296	7.03	4.50	89°33'32"	N86°22'16"E	6.34	(609892.17, 206644.56)
C298	7.10	4.50	90°25'18"	N3°32'09"W	6.39	(609912.73, 206668.84)
C299	2.74	616.00	0°15'18"	N48°52'27"W	2.74	(609919.11, 206668.44)
C300	7.19	4.50	91°32'46"	S85°13'31"W	6.45	(609920.91, 206666.38)
C302	6.94	4.50	88°22'57"	S4°44'20"E	6.27	(609899.52, 206642.79)
C303	10.37	580.00	1°01'28"	N42°43'43"W	10.37	(609845.72, 206691.81)
C304	7.03	4.50	89°33'32"	N1°32'19"E	6.34	(609853.34, 206684.78)
C306	7.10	4.50	90°25'18"	S88°28'16"E	6.39	(609878.32, 206704.48)
C307	11.43	616.00	1°03'48"	S42°43'43"E	11.43	(

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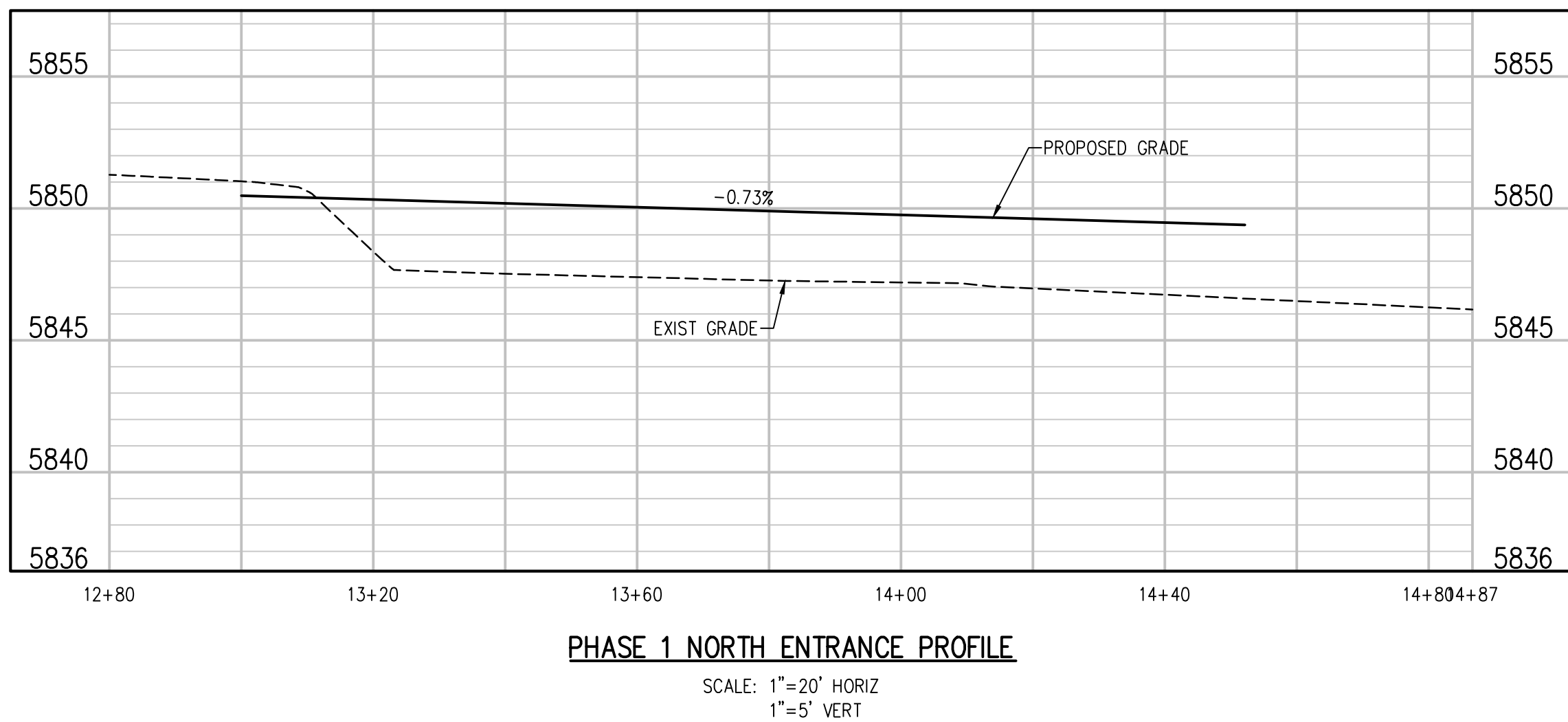
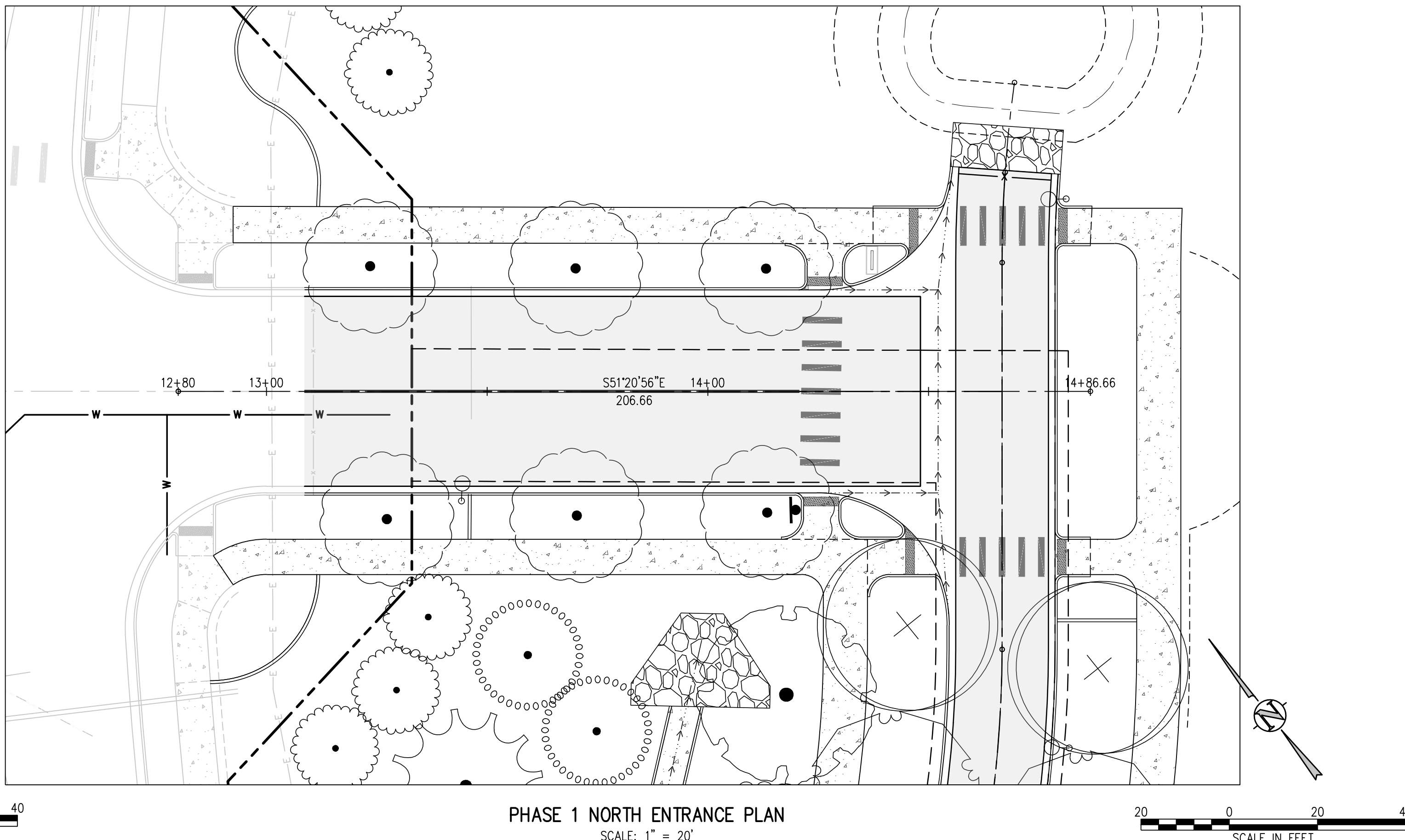
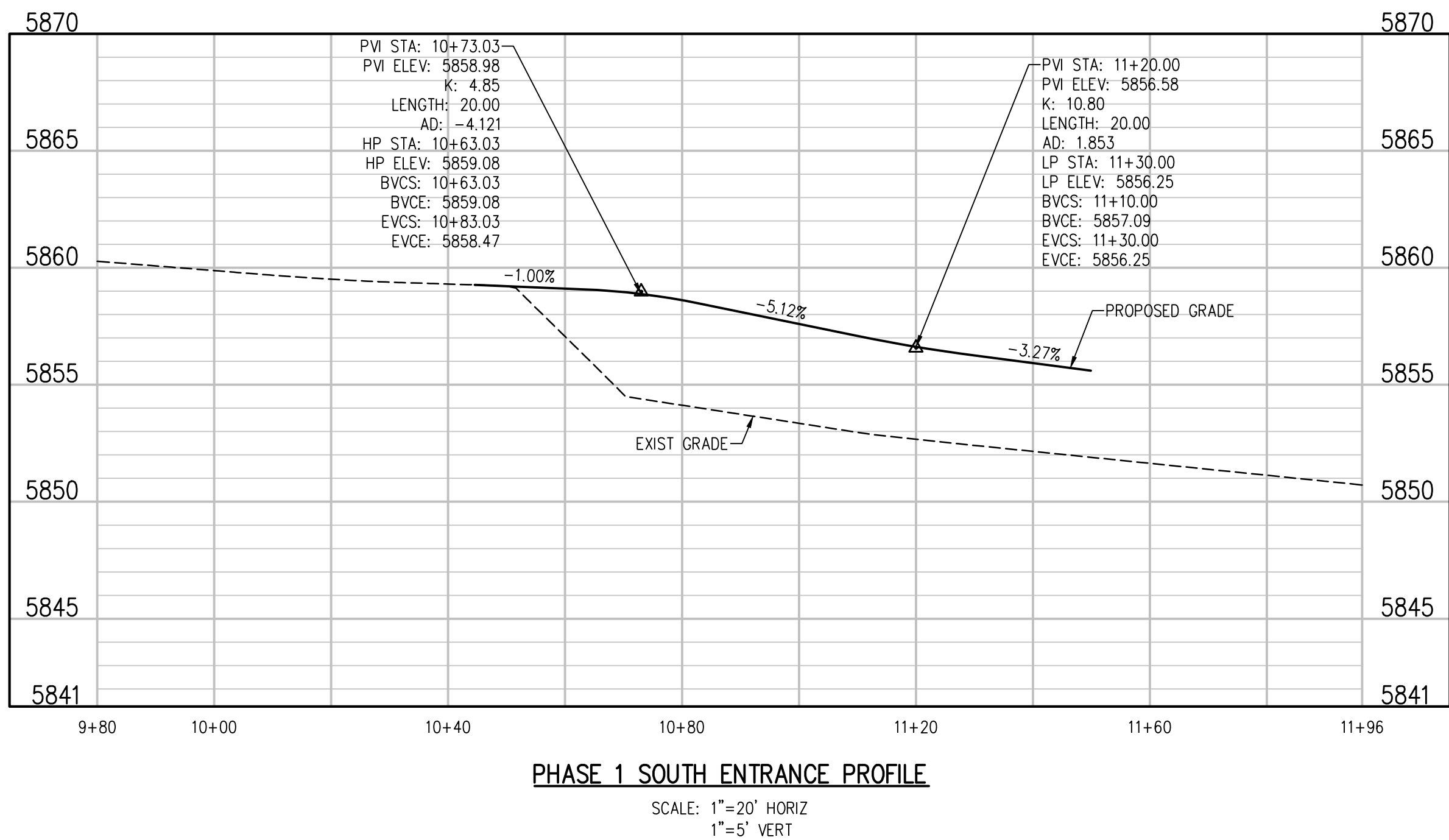
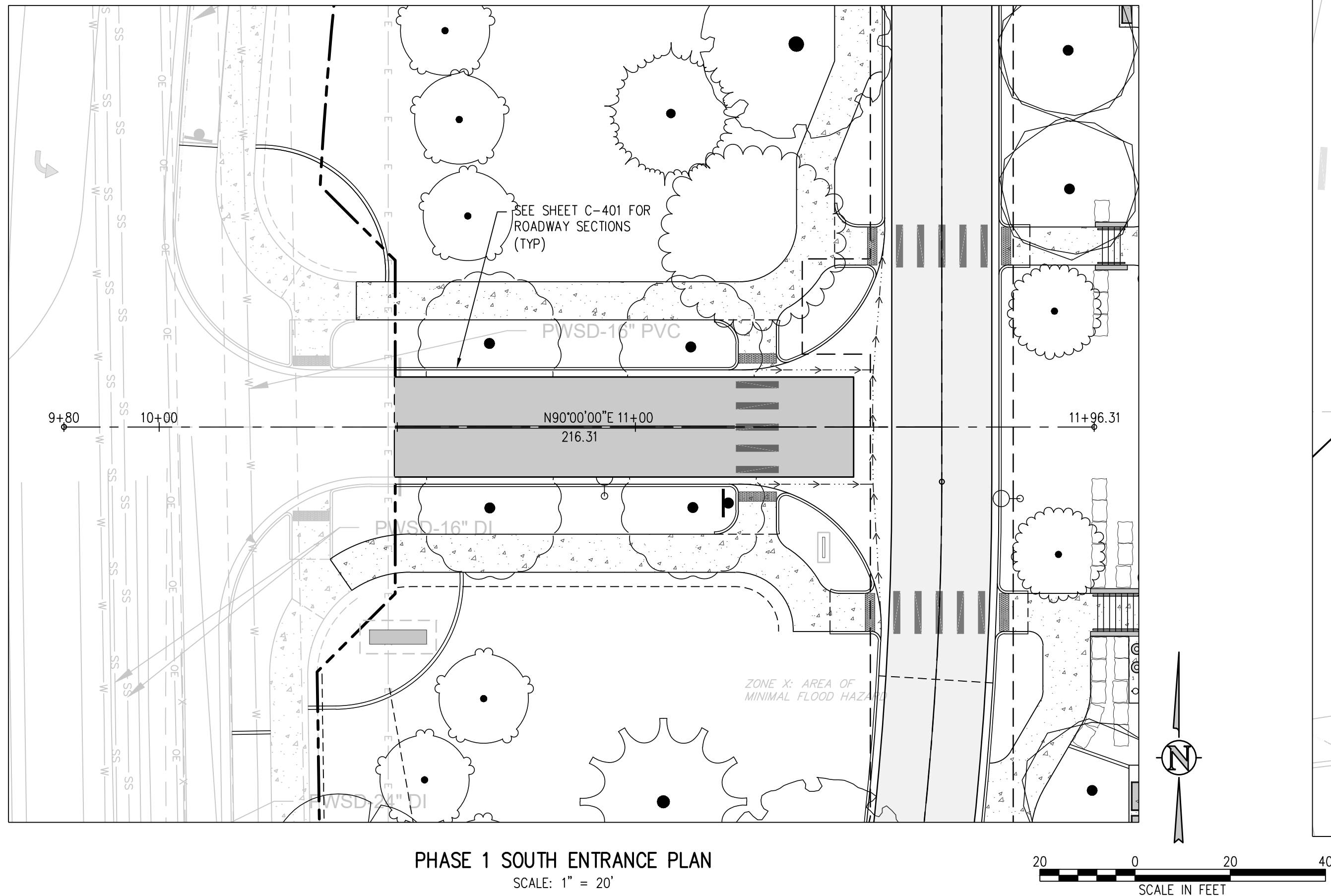
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Town of Parker, Director of Engineering _____ Date _____

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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

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

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

ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3300 Youngfield Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocat Irrigation
11701 W. Ken-Caryl Ave., Suite F-509
Littleton, CO 80127
p. 303.986.2175

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
8777 Eyrewood Court, #500
Englewood, CO 80112
p. 303.688.0223

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

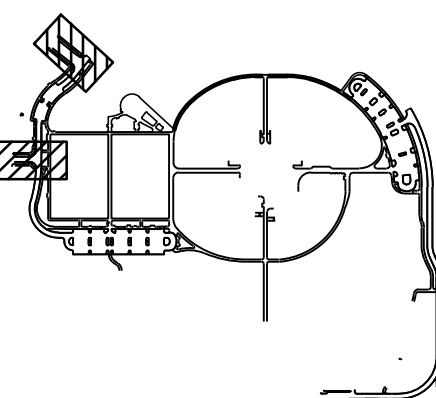
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 ROADWAY
PLAN & PROFILE

C1-410

SITE PLAN SUBMITTAL
Page 98 of 311



CALL 811 2-BUSINESS DAYS IN
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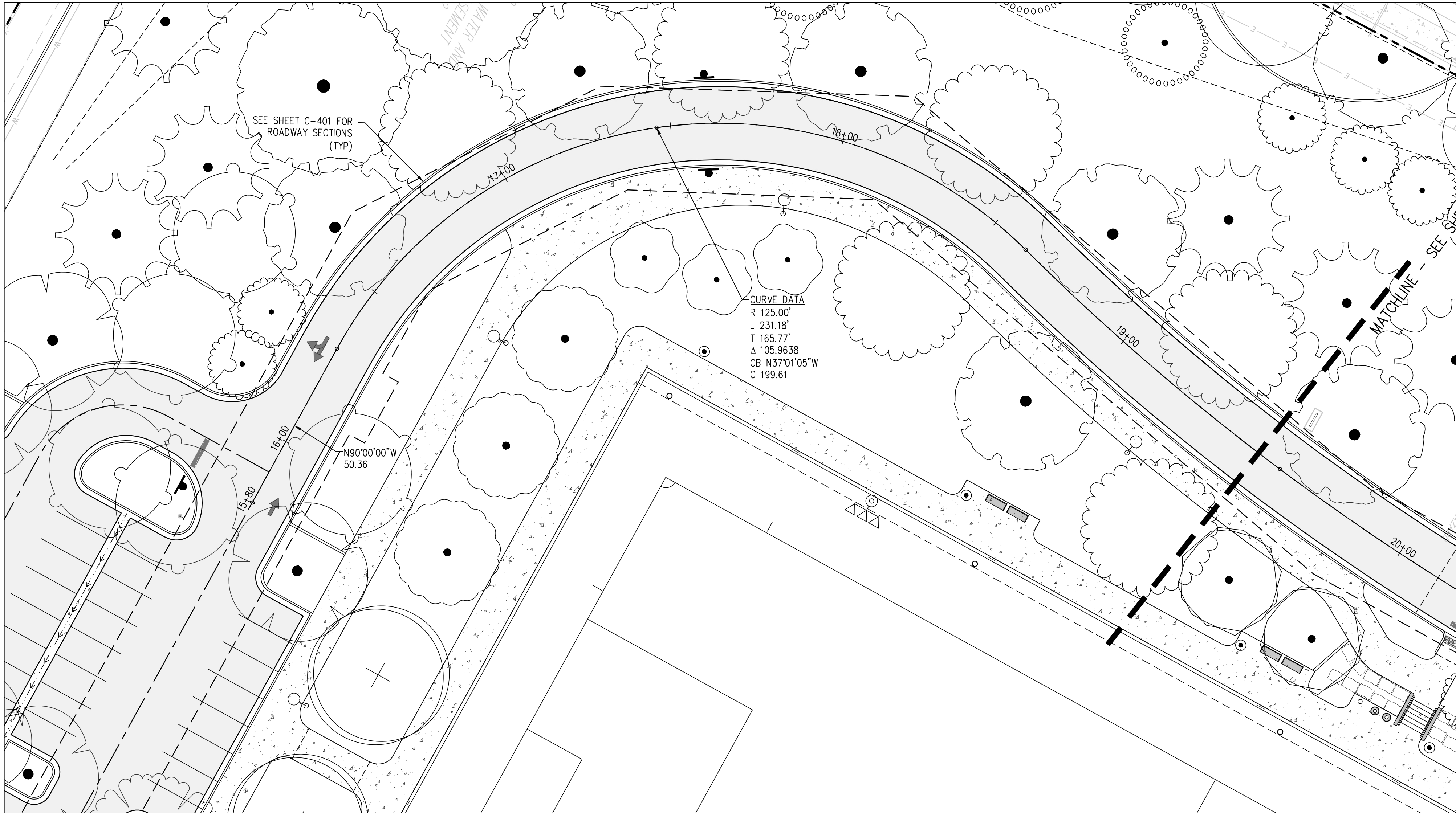
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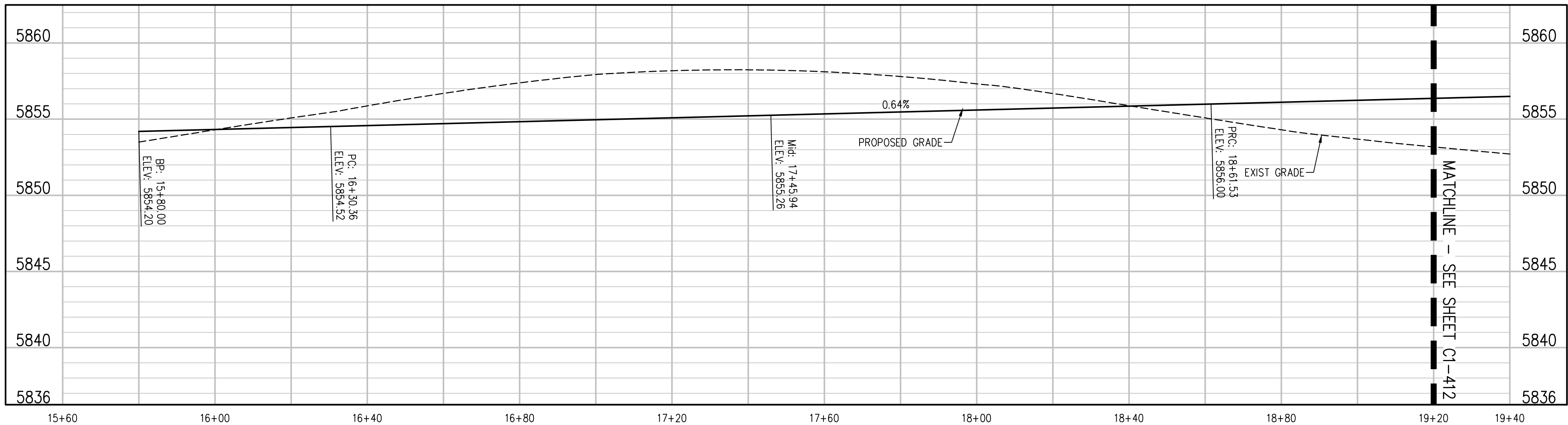
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'



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

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

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

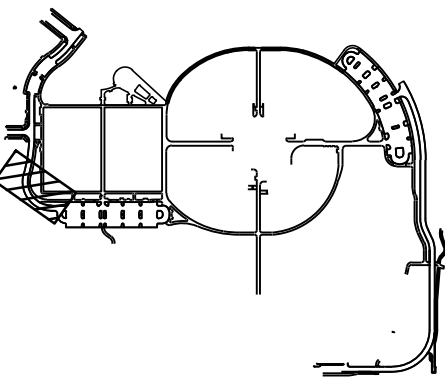
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 ROADWAY
PLAN & PROFILE

C1-411

SITE PLAN SUBMITTAL
Page 99 of 311

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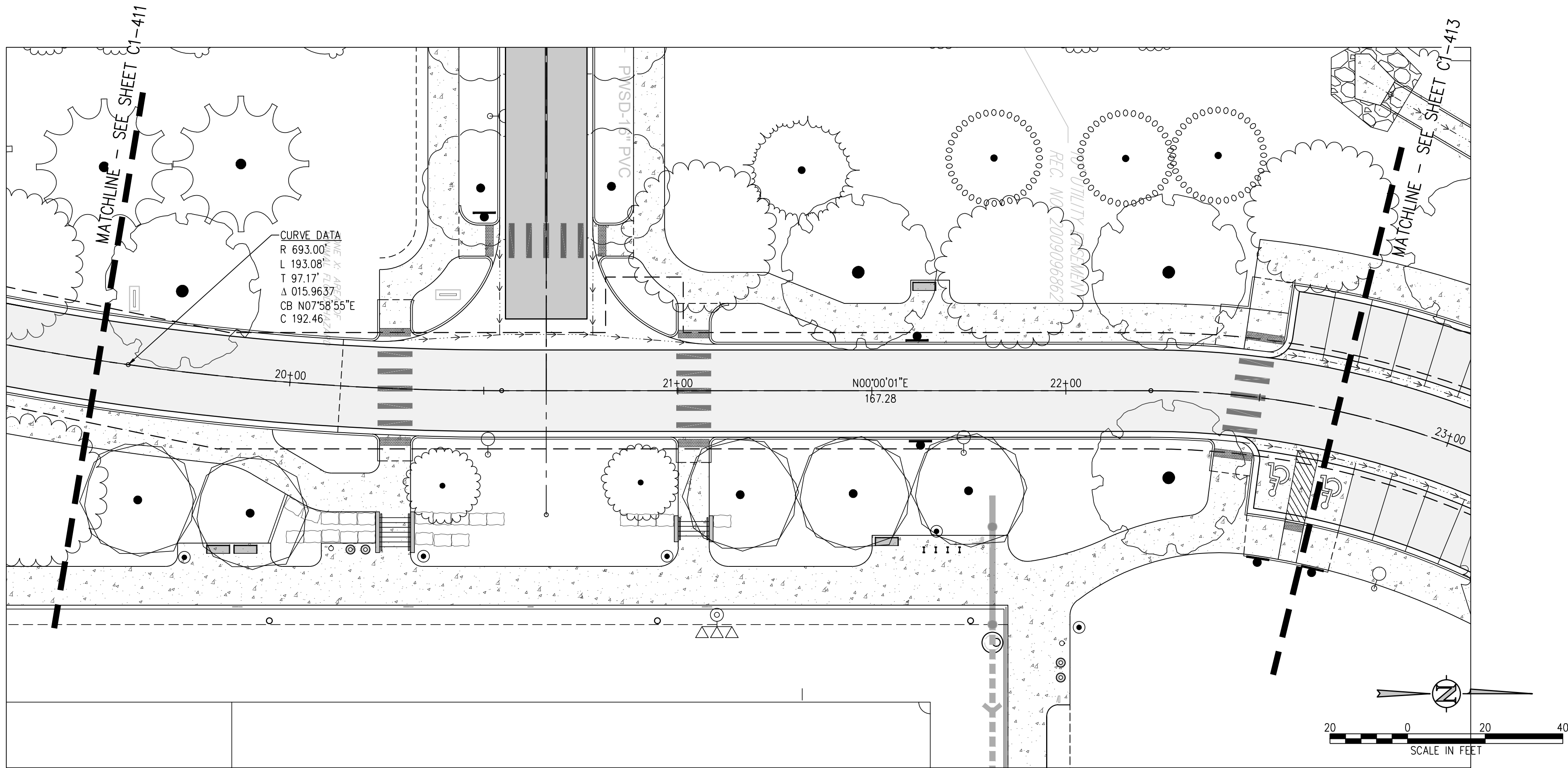
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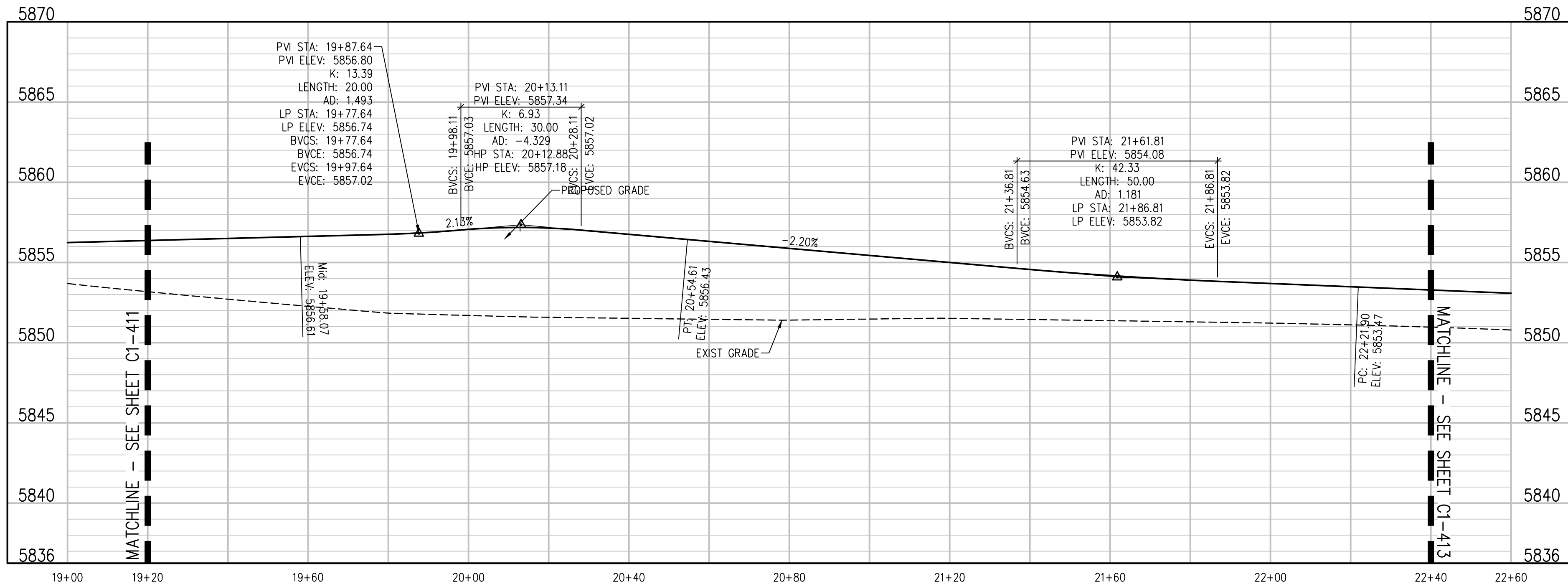
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'



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

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NORTH - PHASE 1**
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PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

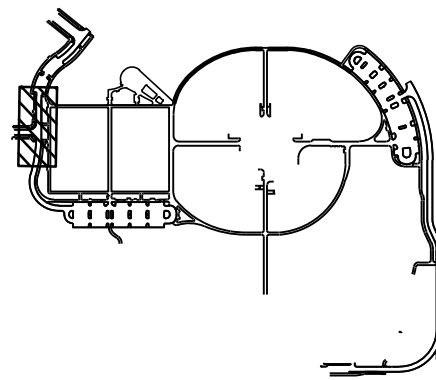
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

PHASE 1 ROADWAY
PLAN & PROFILE

C1-412

SITE PLAN SUBMITTAL
Page 100 of 311

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Town of Parker, Director of Engineering

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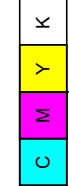
CALL **811** 2-BUSINESS DAYS IN
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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

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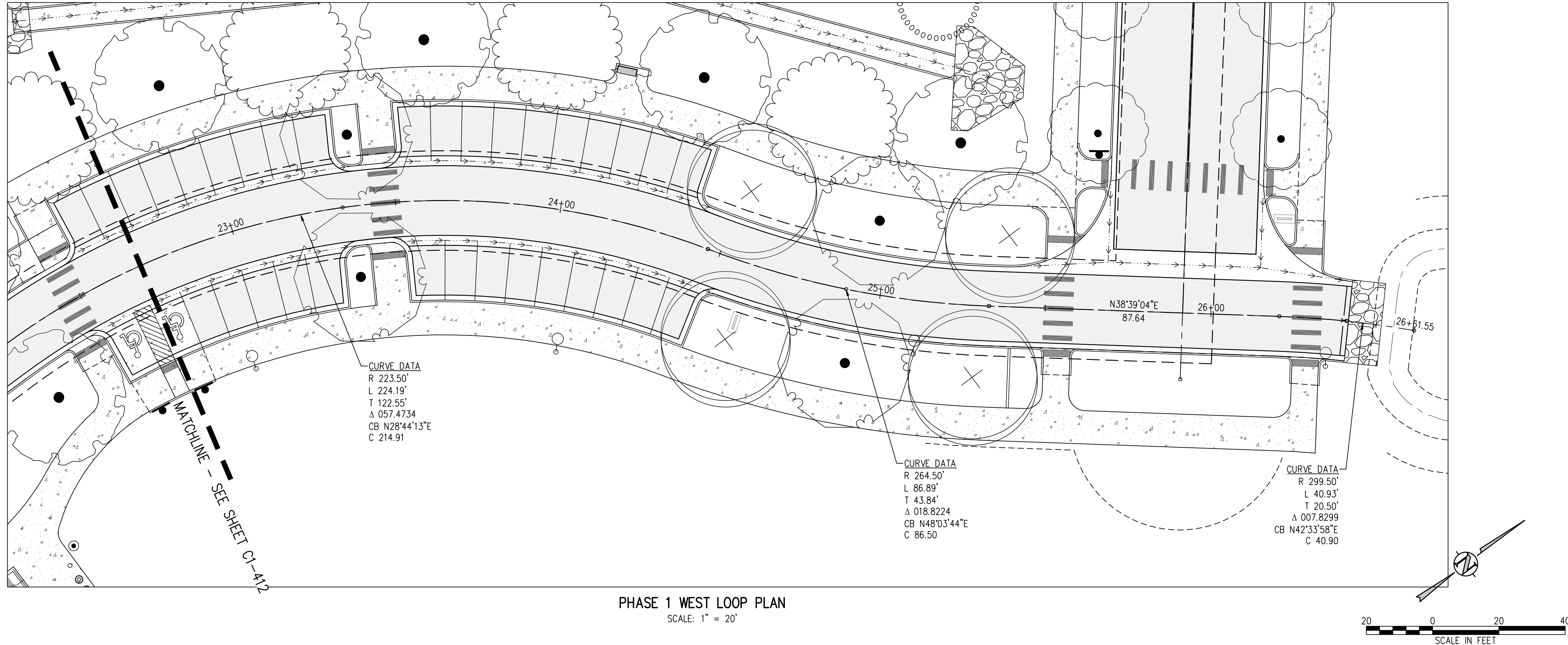
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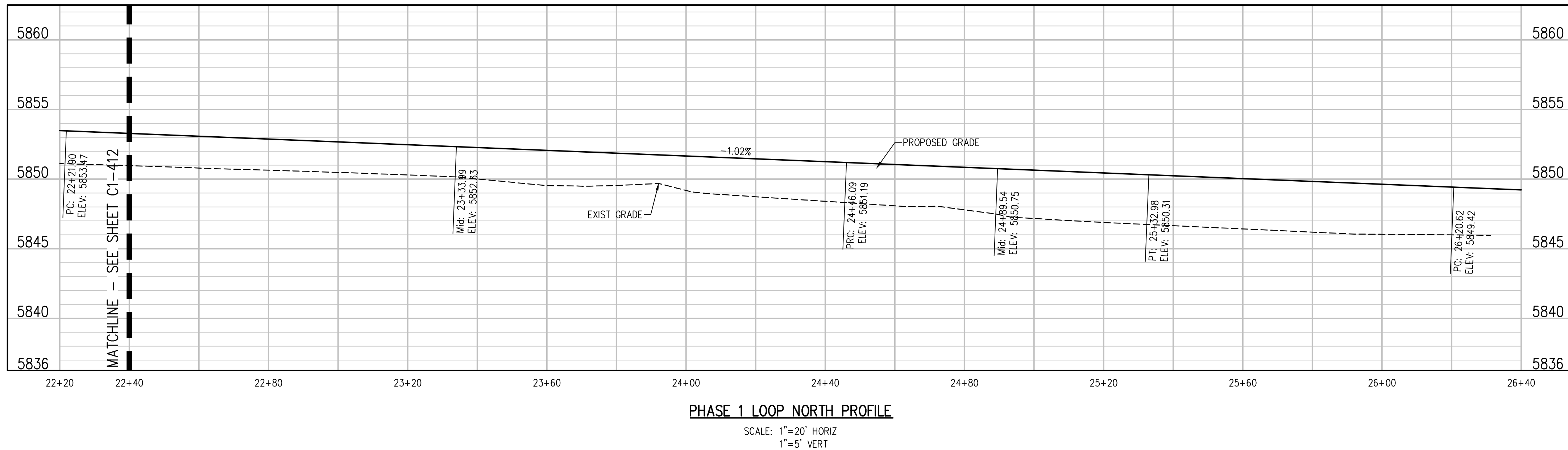


HORIZONTAL CONTROL NOTES:

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
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Wheat Ridge, CO 80215
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IRRIGATION

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Englewood, CO 80112
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Town of Parker
**SALISBURY PARK
NORTH - PHASE 1**
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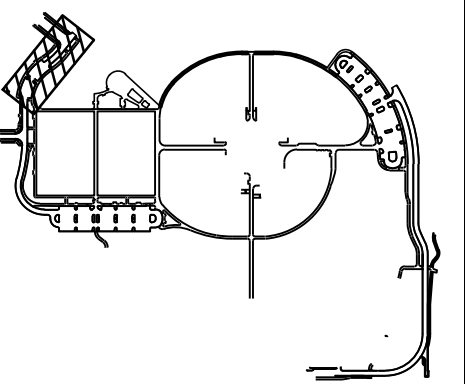
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Key Map



Drawing

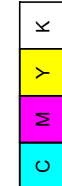
PHASE 1 ROADWAY
PLAN & PROFILE

C1-413

SITE PLAN SUBMITTAL
Page 101 of 311

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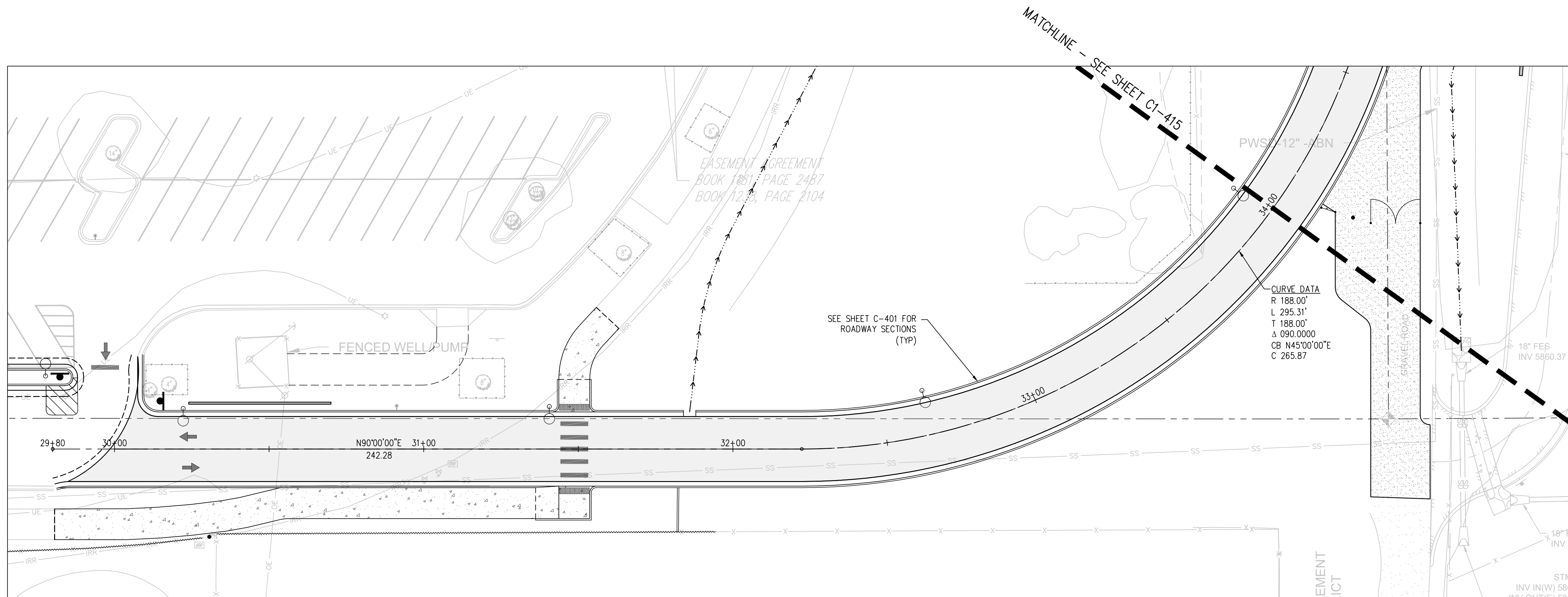
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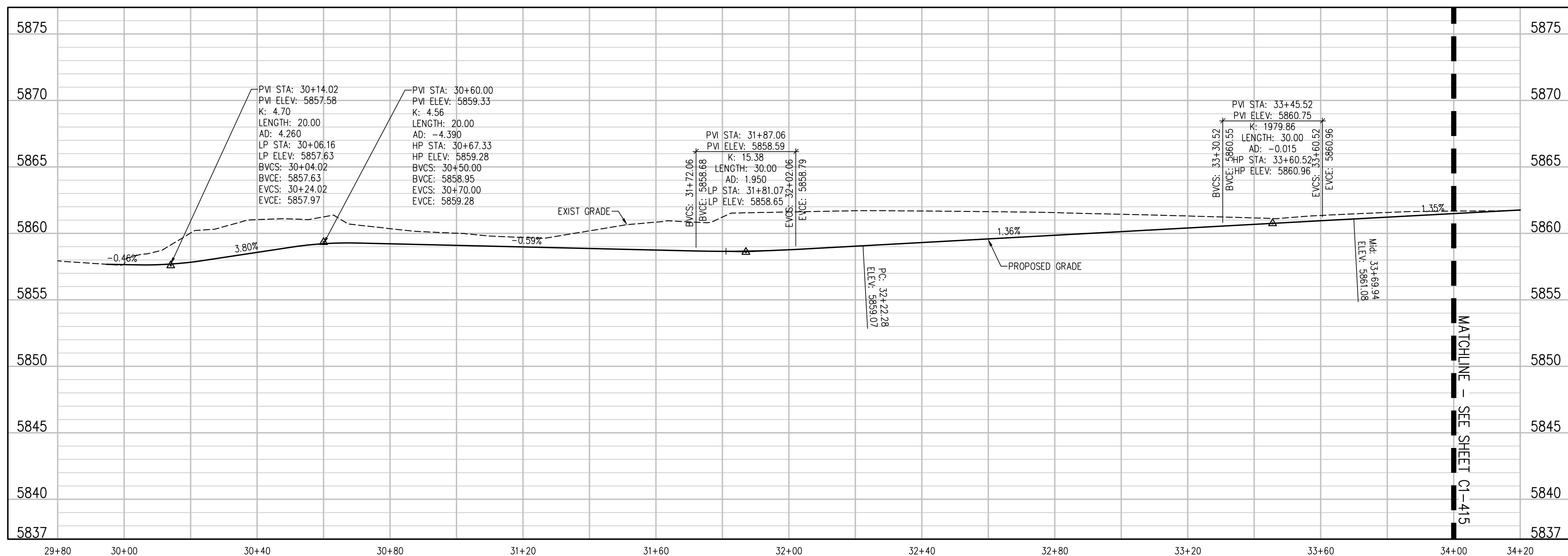
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'

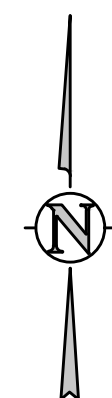
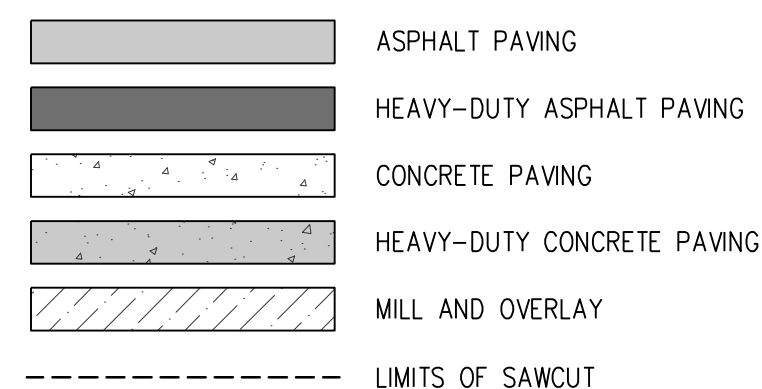


PHASE 1 LOOP SOUTH PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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o. 303.688.0223

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LANDSCAPE ARCHITECTURE

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INTERIOR DESIGN

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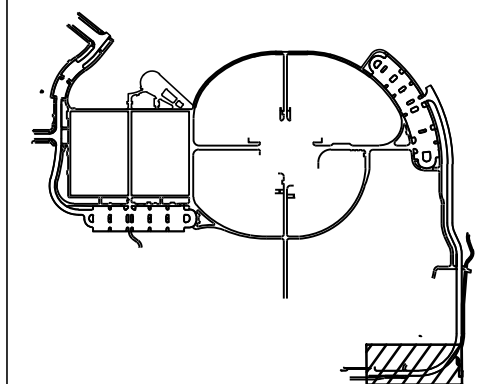
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PHASE 1 ROADWAY PLAN & PROFILE

C1-414

SITE PLAN SUBMITTAL
Page 102 of 311

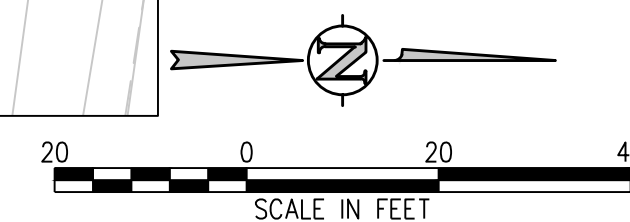
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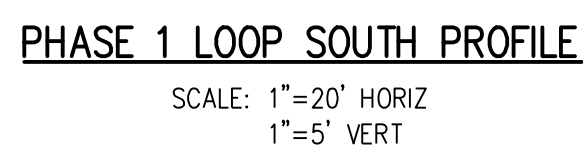
SITE PLAN SUBMITTAL
Page 103 of 311

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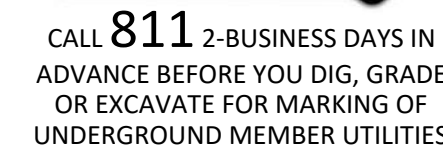
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'



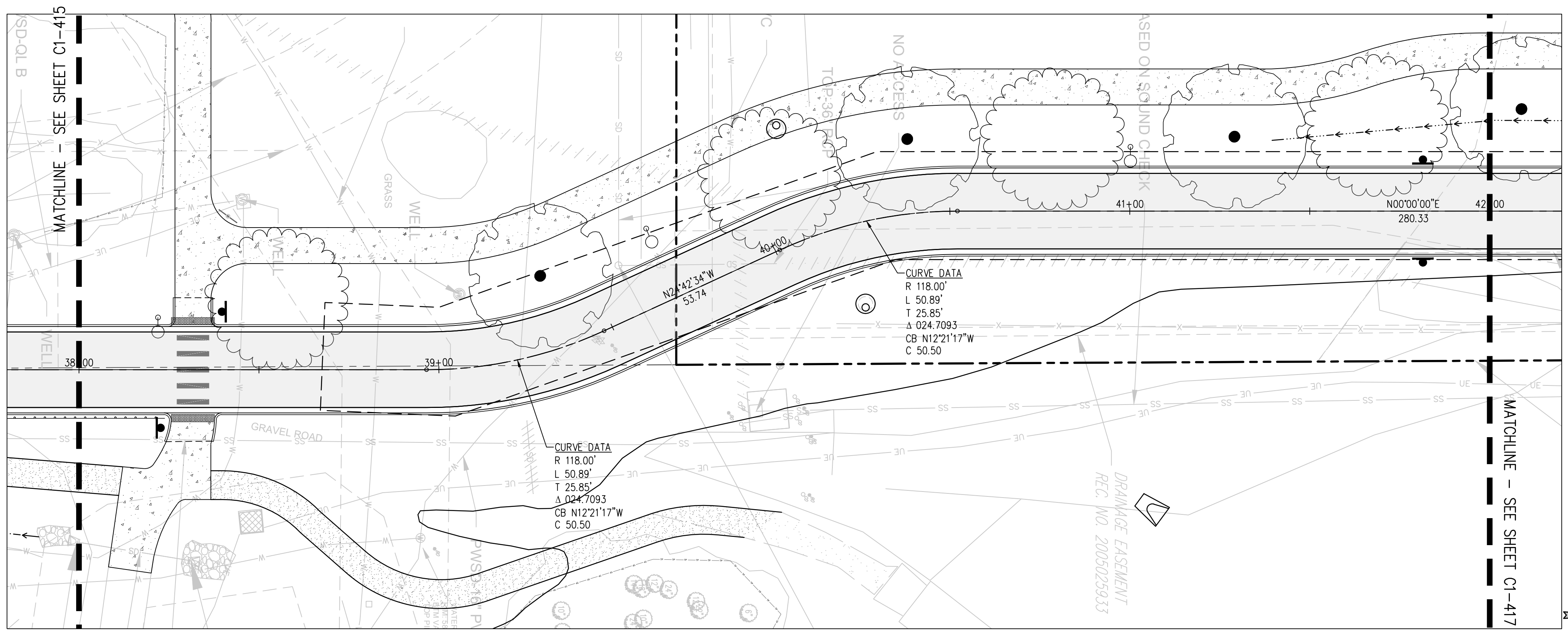
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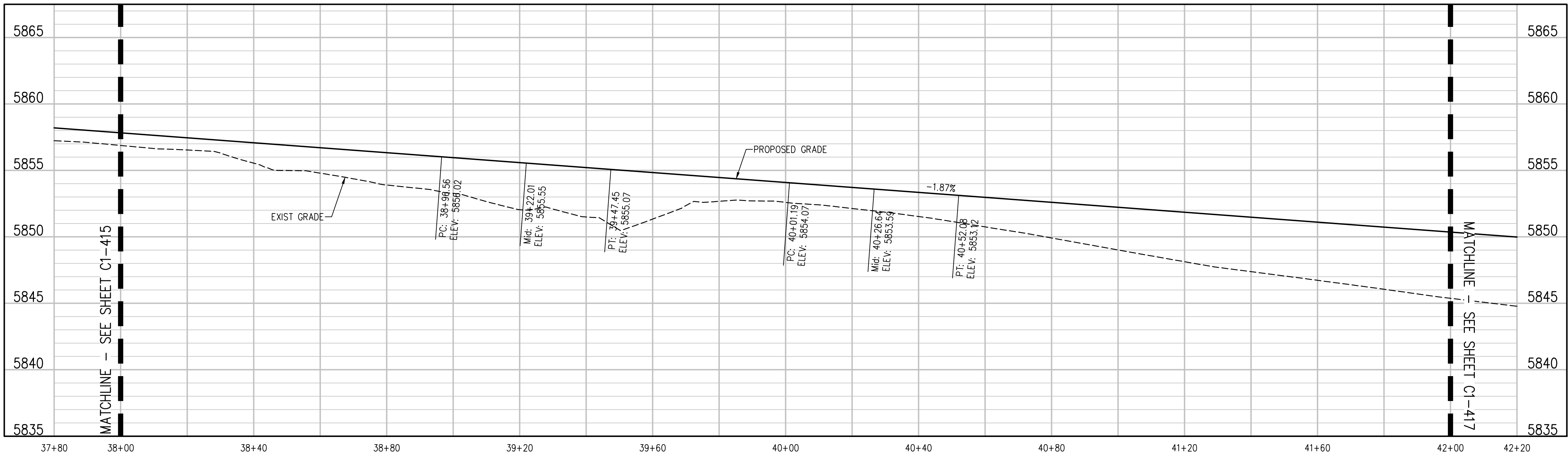
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PHASE 1 EAST LOOP PLAN
SCALE: 1" = 20'



PHASE 1 LOOP SOUTH PROFILE
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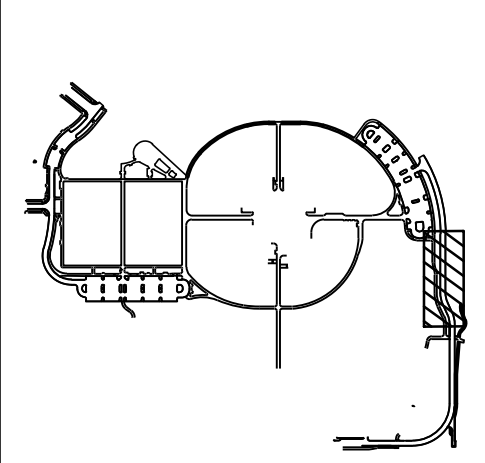
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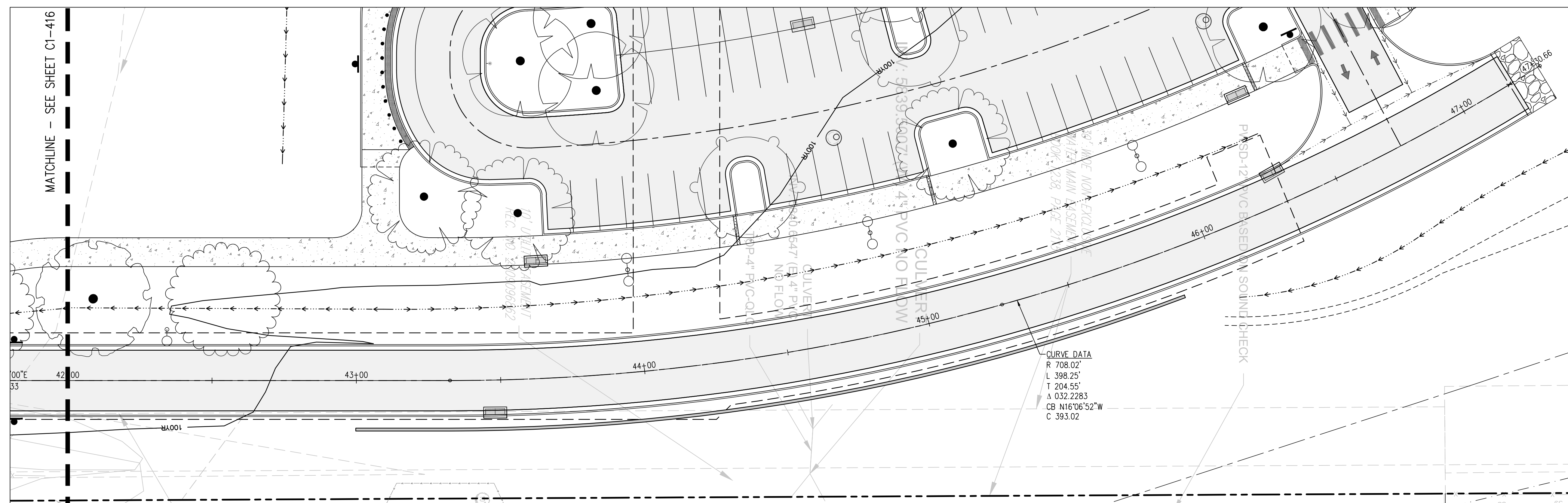
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PLAN & PROFILE**

C1-416
SITE PLAN SUBMITTAL
Page 104 of 311

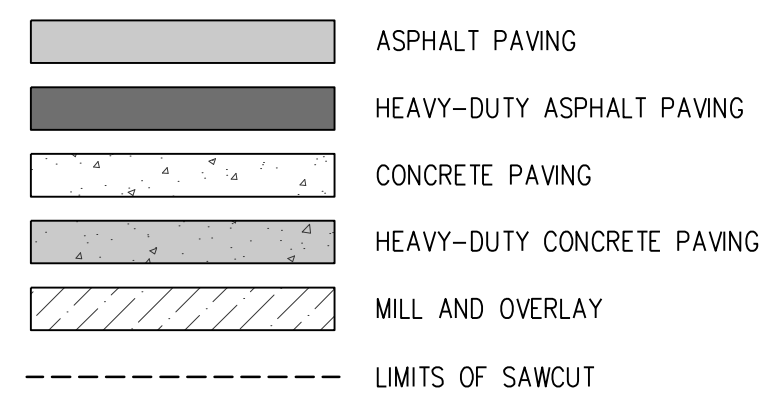


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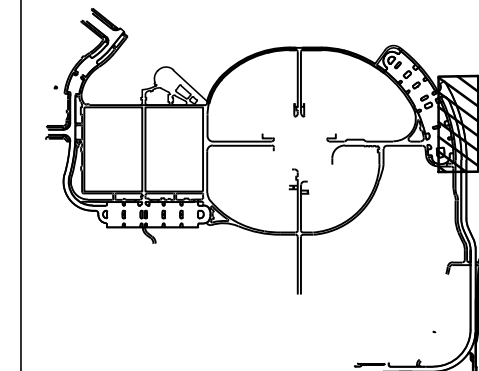
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Page 105 of 311

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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:

THE SITE IS LOCATED AT 11920 N. MOTSENBACHER 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:

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.

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.

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 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.

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 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 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.

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.

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.

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.

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 PROGRESSES, 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 WILL BECOME THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED AS THE GRADING COMPLETES. PERMANENT GROUNDWATER INSTALLATION, FLIGHT 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 IS PROVIDED ONSITE IN FOUR WATER QUALITY DETENTION AREAS.

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:

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.

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.

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 WITH THE EROSION CONTROL MEASURES, AND THE NAME OF THE INSPECTOR. EROSION CONTROL MEASURES 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 RESEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY. IF THE CONTRACTOR DETERMINES THAT THE EROSION CONTROL MEASURES ARE NOT EFFECTIVE, THE EROSION CONTROL 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 IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

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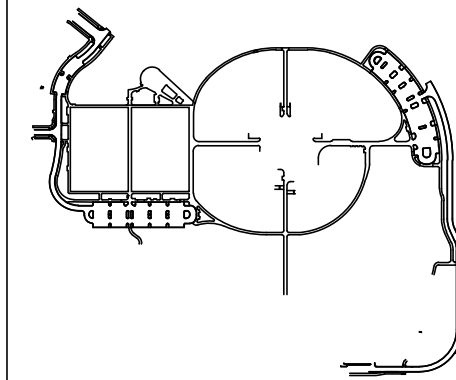
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Sheet Issue Date: 2024-11-22

Drawn By: AMF/MGG/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing

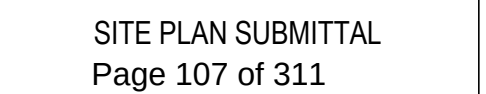
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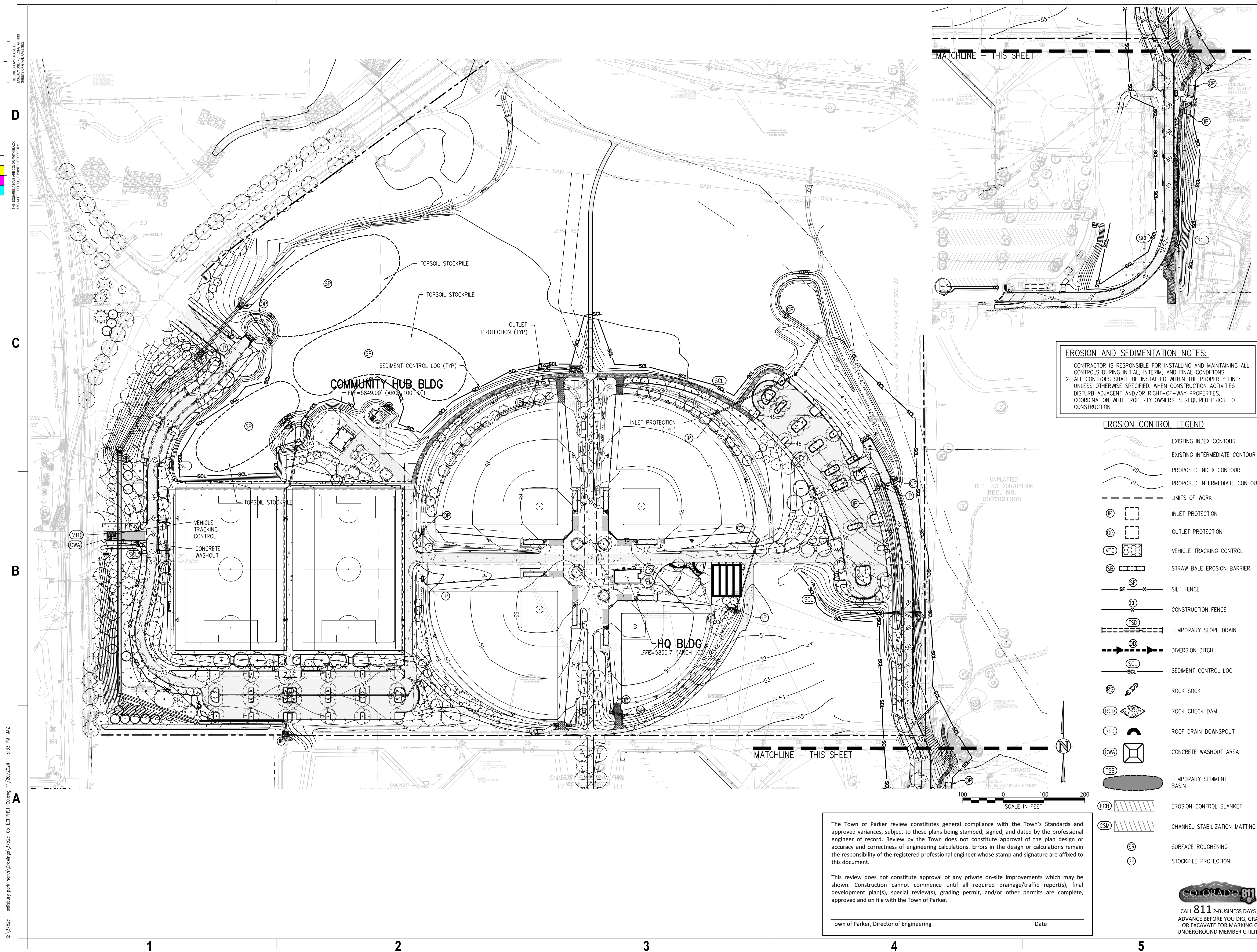
SITE PLAN SUBMITTAL
Page 106 of 311

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

Key Map



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Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

Drawing	TOPSOIL MANAGEMENT PLAN
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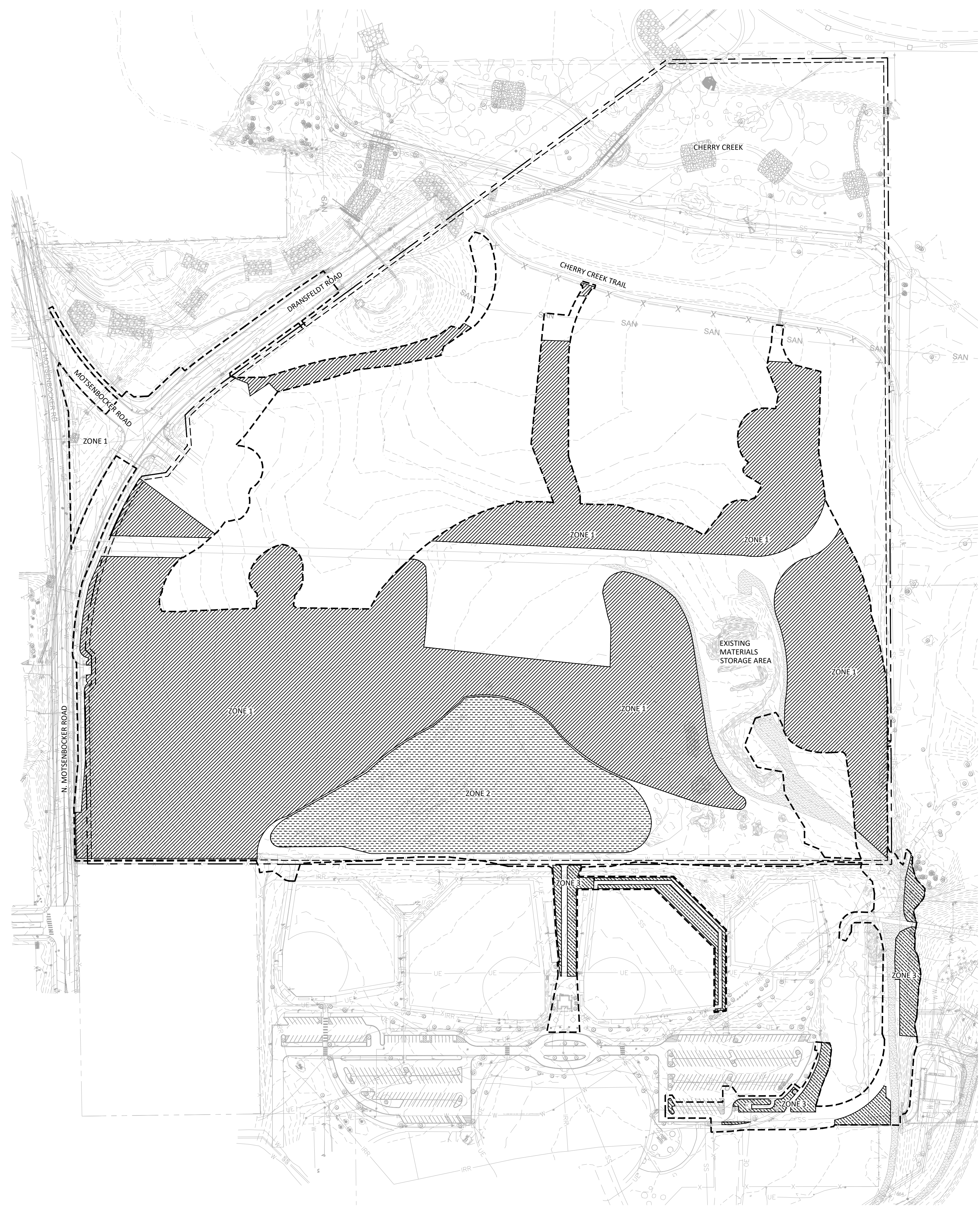
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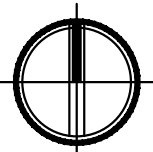
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ZONE 3
STRIP EXISTING TOPSOIL TO
4" DEPTH

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



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



SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'



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

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map

drawing

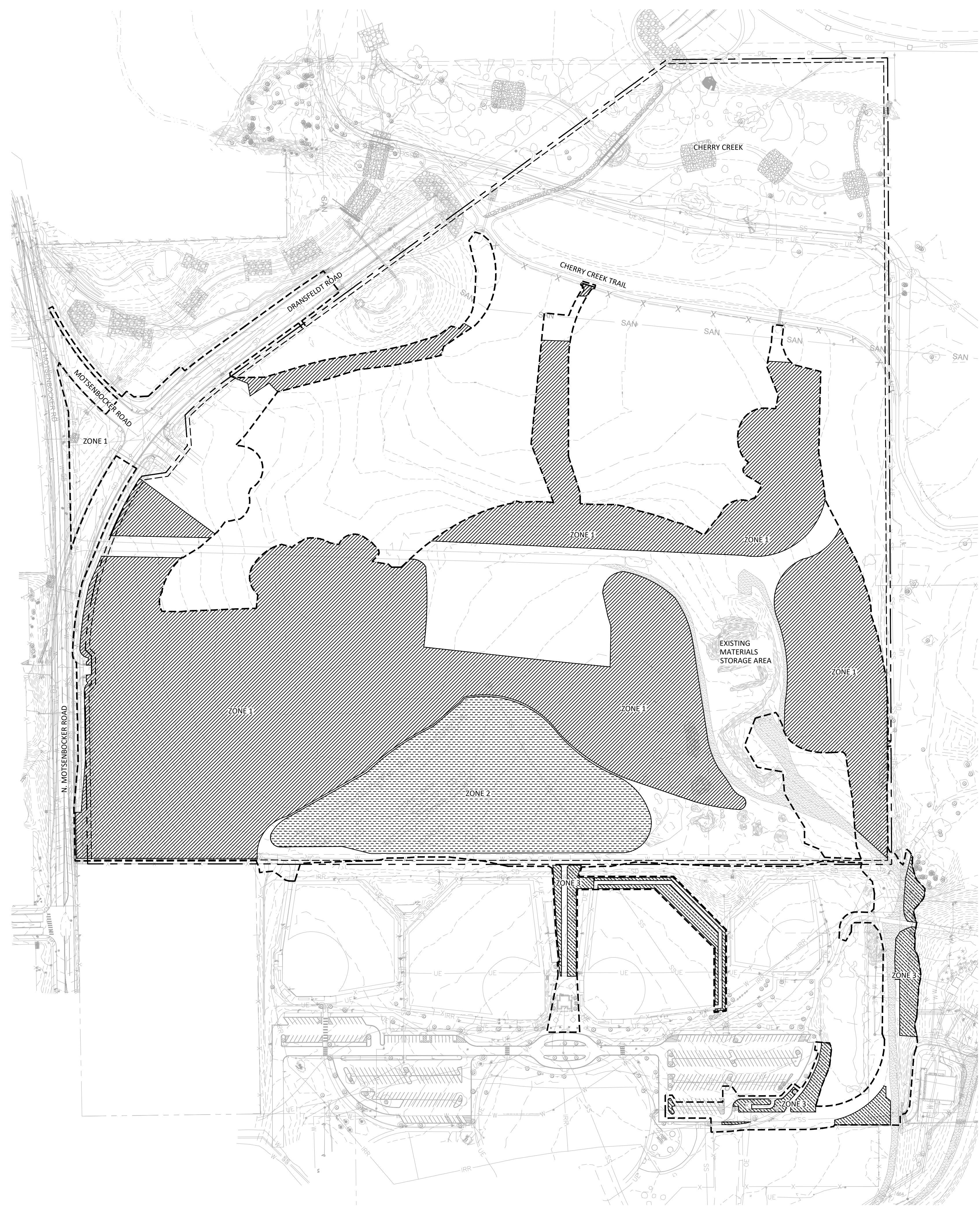
TOPSOIL
MANAGAEMENT PLAN -
ALTERNATE NO. 01

L-031

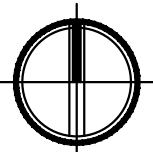
ITE PLAN SUBMITTAL
Page 109 of 311

ZONE 3
STRIP EXISTING TOPSOIL TO
4" DEPTH

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



A1 TOPSOIL MANAGEMENT PLAN - ALTERNATE NO. 01
1" = 140'-0"



SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'



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

THE LINE SHOWN ABOVE IS
AND WHITE LINES, IF PRINTED CORRECTLY
SHEETS ORIGINAL SIZE

D

K
Y
P
C

C

B

A

OVERALL TREE EVALUATION - 1

TREE NUMBER	CODE	SPECIES	DBH (INCHES)	TA OR ATA (IN*2) *ATA IF DBH > 30"	STATUS	CONDITION RATING %	APPRAISED VALUE	CONTRIBUTION %	PLACEMENT %
1	PD	PLAINS COTTONWOOD	8	50	PRESERVE	91%	\$440	20%	30%
2	PD	PLAINS COTTONWOOD	11.4	102	PRESERVE	91%	\$620	20%	10%
3	PD	PLAINS COTTONWOOD	9	64	PRESERVE	97%	\$410	20%	10%
4	SE	COYOTE WILLOW	...	...	PRESERVE	88%	\$1,460	20%	10%
5	PD	PLAINS COTTONWOOD	13.3	140	PRESERVE	91%	\$850	20%	10%
6	SE	COYOTE WILLOW	...	-	PRESERVE	100%	\$180	20%	10%
7	SA	PEACH-LEAF WILLOW	11.6	106	PRESERVE	81%	\$500	20%	10%
8	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$290	20%	10%
9	PD	PLAINS COTTONWOOD	10.5	86	PRESERVE	81%	\$470	20%	10%
10	SA	PEACH-LEAF WILLOW	9.8	76	PRESERVE	78%	\$340	20%	10%
11	PD	PLAINS COTTONWOOD	7	38	PRESERVE	97%	\$250	20%	10%
12	SA	PEACH-LEAF WILLOW	7.7	46	PRESERVE	78%	\$210	20%	10%
13	PD	PLAINS COTTONWOOD	12.2	117	PRESERVE	84%	\$660	20%	10%
14	PD	PLAINS COTTONWOOD	11.00	95	REMOVE	97%	\$620	20%	10%
15	SA	PEACH-LEAF WILLOW	13.00	133	REMOVE	72%	\$550	20%	10%
16	PD	PLAINS COTTONWOOD	44.90	1584	REMOVE	84%	\$9,000	20%	10%
17	SA	PEACH-LEAF WILLOW	13.00	133	REMOVE	69%	\$530	20%	10%
18	SA	PEACH-LEAF WILLOW	11.00	95	REMOVE	75%	\$410	20%	10%
19	PD	PLAINS COTTONWOOD	47.80	1791	REMOVE	72%	\$8,700	20%	10%
20	SA	PEACH-LEAF WILLOW	13.00	133	REMOVE	66%	\$500	20%	10%
21	SA	PEACH-LEAF WILLOW	13.00	133	REMOVE	63%	\$480	20%	10%
22	SA	PEACH-LEAF WILLOW	14.00	154	REMOVE	66%	\$580	20%	10%
23	PD	PLAINS COTTONWOOD	35.60	996	REMOVE	81%	\$5,400	20%	10%
24	SE	COYOTE WILLOW	...	...	REMOVE	100%	\$180	20%	10%
25	EA	RUSSIAN OLIVE	11.50	104	REMOVE	75%	\$230	20%	10%
26	PD	PLAINS COTTONWOOD	12.80	129	REMOVE	97%	\$840	20%	10%
27	SE	COYOTE WILLOW	...	...	REMOVE	88%	\$670	20%	10%
28	PD	PLAINS COTTONWOOD	13.00	133	REMOVE	97%	\$870	20%	10%
29	PD	PLAINS COTTONWOOD	11.70	107	REMOVE	91%	\$650	20%	10%
30	SA	PEACH-LEAF WILLOW	7.00	38	REMOVE	75%	\$170	20%	10%
31	PD	PLAINS COTTONWOOD	10.30	83	REMOVE	94%	\$530	20%	10%
32	PD	PLAINS COTTONWOOD	13.00	133	REMOVE	81%	\$730	20%	10%
33	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	94%	\$400	20%	10%
34	FP	GREEN ASH	6.40	32	REMOVE	81%	\$110	20%	10%
35	PD	PLAINS COTTONWOOD	38.00	1134	REMOVE	88%	\$6,700	20%	10%
36	PPU	BLUE SPRUCE	12.00	113	PRESERVE	97%	\$540	20%	10%
37	PD	PLAINS COTTONWOOD	24.00	452	PRESERVE	78%	\$2,380	20%	10%
38	PD	PLAINS COTTONWOOD	20.00	314	REMOVE	75%	\$1,590	20%	10%
39	PD	PLAINS COTTONWOOD	12.00	113	REMOVE	84%	\$640	20%	10%
40	PP	PONDEROSA PINE	6.00	38	PRESERVE	91%	\$120	20%	10%
41	PD	PLAINS COTTONWOOD	13.00	133	REMOVE	75%	\$670	20%	10%
42	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	72%	\$310	20%	10%
43	PD	PLAINS COTTONWOOD	18.00	255	REMOVE	81%	\$1,400	20%	10%
44	PD	PLAINS COTTONWOOD	8.00	50	REMOVE	72%	\$240	20%	10%
45	FP	GREEN ASH	6.00	28	PRESERVE	81%	\$100	20%	10%
46	PD	PLAINS COTTONWOOD	17.00	227	REMOVE	78%	\$1,990	30%	30%
47	PD	PLAINS COTTONWOOD	39.00	1195	REMOVE	81%	\$6,500	20%	10%
48	PD	PLAINS COTTONWOOD	6.00	28	REMOVE	84%	\$230	20%	30%
49	PD	PLAINS COTTONWOOD	36.50	1045	REMOVE	72%	\$8,400	30%	30%
50	PD	PLAINS COTTONWOOD	19.20	291	REMOVE	81%	\$2,300	20%	30%
51	FP	GREEN ASH	14.00	154	PRESERVE	100%	\$670	20%	10%
52	FP	GREEN ASH	8.00	50	PRESERVE	81%	\$180	20%	10%
53	PD	PLAINS COTTONWOOD	14.00	154	REMOVE	84%	\$870	20%	10%
54	SA	PEACH-LEAF WILLOW	12.20	117	PRESERVE	81%	\$550	20%	10%
55	PD	PLAINS COTTONWOOD	10.00	79	REMOVE	69%	\$530	20%	30%
56	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	72%	\$440	20%	30%
57	PD	PLAINS COTTONWOOD	10.00	79	REMOVE	81%	\$620	20%	30%
58	PD	PLAINS COTTONWOOD	19.00	284	REMOVE	69%	\$1,310	20%	10%
59	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	81%	\$350	20%	10%
60	PD	PLAINS COTTONWOOD	15.00	177	REMOVE	84%	\$1,000	20%	10%
61	FP	GREEN ASH	9.10	64	PRESERVE	78%	\$220	20%	10%
62	FP	GREEN ASH	7.10	39	PRESERVE	78%	\$130	20%	10%
63	PP	PONDEROSA PINE	10.00	79	PRESERVE	84%	\$230	20%	10%
64	SE	COYOTE WILLOW	...	...	PRESERVE	92%	\$130	20%	10%
65	PD	PLAINS COTTONWOOD	19.00	284	REMOVE	78%	\$2,150	20%	30%
66	PD	PLAINS COTTONWOOD	18.00	254	REMOVE	75%	\$1,860	20%	30%
67	PD	PLAINS COTTONWOOD	21.00	479	REMOVE	78%	\$4,200	30%	30%
68	PP	PONDEROSA PINE	12.00	113	PRESERVE	75%	\$300	20%	10%
69	SE	COYOTE WILLOW	...	...	PRESERVE	96%	\$190	20%	10%
70	AS	SILVER MAPLE	14.00	154	PRESERVE	66%	\$440	20%	10%
71	PD	PLAINS COTTONWOOD	5.80	27	PRESERVE	97%	\$0	20%	10%
72	SA	PEACH-LEAF WILLOW	...	...	PRESERVE	100%	\$30	20%	10%
73	PD	PLAINS COTTONWOOD	24.00	452	PRESERVE	88%	\$4,440	30%	30%
74	PD	PLAINS COTTONWOOD	29.00	661	PRESERVE	81%	\$3,610	20%	10%
75	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$200	20%	10%
76	SE	COYOTE WILLOW	...	...	PRESERVE	96%	\$180	20%	10%
77	FP	GREEN ASH	11.40	103	PRESERVE	94%	\$420	20%	10%
78	SE	COYOTE WILLOW	...	...	PRESERVE	96%	\$30	20%	10%

TREE NUMBER	CODE	SPECIES	DBH (INCHES)	TA OR ATA (IN*2) *ATA IF DBH > 30"	STATUS	CONDITION RATING %	APPRAISED VALUE	CONTRIBUTION %	PLACEMENT %
79	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	94%	\$400	20%	10%
80	PP	PONDEROSA PINE	11.00	95	PRESERVE	97%	\$320	20%	10%
81	FP	GREEN ASH	11.40	102	PRESERVE	81%	\$360	20%	10%
82	PP	PONDEROSA PINE	8.00	50	PRESERVE	91%	\$160	20%	10%
83	PP	PONDEROSA PINE	10.00	79	PRESERVE	84%	\$230	20%	10%
84	GT	HONEY LOCUST	11.40	102	PRESERVE	78%	\$500	20%	10%
85	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$320	20%	10%
86	AS	SILVER MAPLE	12.00	113	PRESERVE	91%	\$440	20%	10%
87	FP	GREEN ASH	9.10	64	PRESERVE	88%	\$240	20%	10%
88	PP	PONDEROSA PINE	7.00	38	PRESERVE	97%	\$130	20%	10%
89	AP	NORWAY MAPLE	5.00	20	PRESERVE	72%	\$0	20%	10%
90	GT	HONEY LOCUST	7.00	38	PRESERVE	84%	\$200	20%	10%
91	GT	HONEY LOCUST	8.00	50	PRESERVE	84%	\$270	20%	10%
92	PP	PONDEROSA PINE	6.00	28	PRESERVE	97%	\$100	20%	10%
93	PP	PONDEROSA PINE	11.00	95	PRESERVE	91%	\$300	20%	10%
94	AS	SILVER MAPLE	11.60	106	PRESERVE	75%	\$340	20%	10%
95	FP	GREEN ASH	14.00	154	PRESERVE	81%	\$540	20%	10%
96	PD	PLAINS COTTONWOOD	6.00	28	PRESERVE	97%	\$180	20%	10%
97	PP	PONDEROSA PINE	8.00	50	PRESERVE	100%	\$180	20%	10%
98	PP	PONDEROSA PINE	7.00	38	PRESERVE	97%	\$130	20%	10%
99	PD	PLAINS COTTONWOOD	9.20	67	PRESERVE	91%	\$410	20%	10%
100	PD	PLAINS COTTONWOOD	14.00	154	PRESERVE	91%	\$940	20%	10%
101	PP	PONDEROSA PINE	11.00	95	PRESERVE	81%	\$270	20%	10%
102	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	97%	\$410	20%	10%
103	PD	PLAINS COTTONWOOD	8.00	50	PRESERVE	97%	\$330	20%	10%
104	PD	PLAINS COTTONWOOD	8.00	50	PRESERVE	97%	\$330	20%	10%
105	PD	PLAINS COTTONWOOD	7.00	38	PRESERVE	97%	\$250	20%	10%
106	SE	COYOTE WILLOW	...	...	PRESERVE	88%	\$210	20%	10%
107	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$30	20%	10%
108	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$270	20%	10%
109	UP	SIBERIAN ELM	8.50	57	REMOVE	97%	\$240	20%	10%
110	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	94%	\$400	20%	10%
111	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	\$100	20%	10%
112	PP	PONDEROSA PINE	5.00	20	REMOVE	100%	\$70	20%	10%
113	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	\$100	20%	10%
114	PP	PONDEROSA PINE	5.00	20	REMOVE	88%	\$60	20%	10%
115	PPU	BLUE SPRUCE	4.00	13	REMOVE	78%	\$50	20%	10%
116	PP	PONDEROSA PINE	4.00	13	REMOVE	94%	\$40	20%	10%
117	PP	PONDEROSA PINE	3.00	7	REMOVE	94%	\$20	20%	10%
118	PP	PONDEROSA PINE	5.00	20	REMOVE	84%	\$60	20%	10%
119	PP	PONDEROSA PINE	4.00	13	REMOVE	81%	\$40	20%	10%
120	PPU	BLUE SPRUCE	5.00	20	REMOVE	91%	\$90	20%	10%
121	PP	PONDEROSA PINE	5.00	20	REMOVE	91%	\$60	20%	10%
122	PP	PONDEROSA PINE	4.00	13	REMOVE	84%	\$40	20%	10%
123	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	\$100	20%	10%
124	PPU	BLUE SPRUCE	4.00	13	REMOVE	78%	\$50	20%	10%
125	PP	PONDEROSA PINE	5.00	20	REMOVE	88%	\$60	20%	10%
126	PPU	BLUE SPRUCE	4.00	13	REMOVE	94%	\$60	20%	10%
127	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	\$70	20%	10%
128	PPU	BLUE SPRUCE	3.00	7	REMOVE	91%	\$30	20%	10%
129	PP	PONDEROSA PINE	5.00	20	REMOVE	94%	\$60	20%	10%
130	PP	PONDEROSA PINE	6.00	28	REMOVE	97%	\$100	20%	10%
131	PPU	BLUE SPRUCE	4.00	13	REMOVE	88%	\$50	20%	10%
132	PPU	BLUE SPRUCE	3.00	7	REMOVE	81%	\$30	20%	10%
133	PPU	BLUE SPRUCE	4.00	13	REMOVE	84%	\$50	20%	10%
134	PPU	BLUE SPRUCE	5.00	20	REMOVE	94%	\$90	20%	10%
135	PPU	BLUE SPRUCE	5.00	20	REMOVE	78%	\$80	20%	10%
136	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	\$70	20%	10%
137	PPU	BLUE SPRUCE	5.00	20	REMOVE	91%	\$90	20%	10%
138	PE	ENGELMANN SPRUCE	4.00	13	REMOVE	97%	\$50	20%	10%
139	PD	PLAINS COTTONWOOD	4.00	13	REMOVE	88%	\$50	20%	10%
140	PE	ENGELMANN SPRUCE	3.00	7	REMOVE	94%	\$30	20%	10%
141	PD	PLAINS COTTONWOOD	10.00	79	REMOVE	88%	\$460	20%	10%
142	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	\$70	20%	10%
143	MA	CRABAPPLE	5.70	26	REMOVE	91%	\$0	20%	10%
144	PD	BLUE SPRUCE	4.00	13	REMOVE	97%	\$60	20%	10%
145	PD	PLAINS COTTONWOOD	23.00	415	PRESERVE	94%	\$2,620	20%	10%
146	PD	PLAINS COTTONWOOD	74.00	4297	PRESERVE	91%	\$49,500	30%	40%
147	SE	COYOTE WILLOW	...	...	REMOVE	92%	\$80	20%	10%
148	SA	PEACH-LEAF WILLOW	...	...	REMAIN	92%	\$140	20%	10%
149	SA	COYOTE WILLOW, PEACH -LEAF WILLOW	...	...	REMAIN	92%	\$200	20%	10%
150	SE	COYOTE WILLOW	...	...	REMAIN	92%	\$50	20%	10%
151	SR	COYOTE WILLOW, GOLDEN CURRANT	...	...	PRESERVE	79%	\$100	20%	10%
152	SA	PEACH-LEAF WILLOW	8.70	59	PRESERVE	75%	\$250	20%	10%
153	GT	HONEY LOCUST	9.70	75	PRESERVE	81%	\$380	20%	10%
154	SA	PEACH-LEAF WILLOW	18.50	269	PRESERVE	75%	\$1,170	20%	10%
155	SA	PEACH-LEAF WILLOW	7.50	45	REMOVE	75%	\$190	20%	10%
156	SA	PEACH-LEAF WILLOW	6.00	28	REMOVE	63%	\$100	20%	10%

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SHEETS ORIGINAL PAGE SIZE

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OVERALL TREE EVALUATION - 2

TREE NUMBER	CODE	SPECIES	DBH (INCHES)	TA OR ATA (IN*2) *ATA IF DBH > 30"	STATUS	CONDITION RATING %	APPRAISED VALUE	CONTRIBUTION %	PLACEMENT %
157	SA	PEACH-LEAF WILLOW	8.90	63	REMOVE	63%	\$230	20%	10%
158	SA	PEACH-LEAF WILLOW	25.60	515	PRESERVE	81%	\$2,420	20%	10%
159	SA	PEACH-LEAF WILLOW	24.10	456	PRESERVE	75%	\$1,970	20%	10%
160	SA	PEACH-LEAF WILLOW	23.10	419	PRESERVE	69%	\$1,660	20%	10%
161	SE	COYOTE WILLOW	...	...	PRESERVE	100%	\$460	20%	10%
162	FP	GREEN ASH	...	...	PRESERVE	100%	\$160	20%	10%
163	FPV	GREEN ASH, CHOKECHERRY	...	...	PRESERVE	100%	\$230	20%	10%
164	SA	PEACH-LEAF WILLOW	26.30	544	PRESERVE	66%	\$2,060	20%	10%
165	FP	GREEN ASH	...	...	PRESERVE	96%	\$520	20%	10%
166	SA	PEACH-LEAF WILLOW	11.00	95	REMOVE	69%	\$380	20%	10%
167	SA	PEACH-LEAF WILLOW	8.00	50	PRESERVE	63%	\$180	20%	10%
168	SA	PEACH-LEAF WILLOW	22.00	380	PRESERVE	59%	\$1,300	20%	10%
169	SA	PEACH-LEAF WILLOW	25.50	509	PRESERVE	72%	\$2,110	20%	10%
170	SA	PEACH-LEAF WILLOW	25.50	511	PRESERVE	84%	\$2,490	20%	10%
171	SA	PEACH-LEAF WILLOW	9.50	71	REMOVE	81%	\$330	20%	10%
172	SA	PEACH-LEAF WILLOW	17.00	227	PRESERVE	69%	\$900	20%	10%
173	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	72%	\$330	20%	10%
174	SA	PEACH-LEAF WILLOW	12.00	113	PRESERVE	66%	\$430	20%	10%
175	SA	PEACH-LEAF WILLOW	22.20	387	PRESERVE	69%	\$1,540	20%	10%
176	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	69%	\$310	20%	10%
177	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	69%	\$310	20%	10%
178	SA	PEACH-LEAF WILLOW	31.60	785	PRESERVE	66%	\$2,980	20%	10%
179	SA	PEACH-LEAF WILLOW	7.00	38	PRESERVE	75%	\$170	20%	10%
180	GT	HONEY LOCUST	8.00	50	PRESERVE	88%	\$270	20%	10%
181	SE	COYOTE WILLOW	...	...	PRESERVE	92%	\$60	20%	10%
182	SA	PEACH-LEAF WILLOW	...	...	PRESERVE	88%	\$50	20%	10%
183	COT	SMOKETREE (COTINUS SP.)	5.70	26	PRESERVE	91%	\$0	20%	10%
184	PP	PONDEROSA PINE	7.00	38	PRESERVE	94%	\$130	20%	10%
185	PP	PONDEROSA PINE	8.00	50	PRESERVE	91%	\$160	20%	10%
186	PP	PONDEROSA PINE	7.00	38	PRESERVE	91%	\$120	20%	10%
187	GT	HONEY LOCUST	9.00	64	PRESERVE	94%	\$370	20%	10%
188	PA	AMERICAN PLUM	...	...	PRESERVE	100%	\$500	20%	10%
189	TC	LITTLELEAF LINDEN	10.50	87	PRESERVE	84%	\$500	20%	10%
190	TC	LITTLELEAF LINDEN	10.00	79	PRESERVE	84%	\$450	20%	10%
191	TC	LITTLELEAF LINDEN	11.70	107	PRESERVE	91%	\$650	20%	10%
192	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	84%	\$330	20%	10%
193	TC	LITTLELEAF LINDEN	8.10	52	PRESERVE	88%	\$310	20%	10%
194	TC	LITTLELEAF LINDEN	7.70	46	PRESERVE	75%	\$230	20%	10%
195	TC	LITTLELEAF LINDEN	10.00	79	PRESERVE	81%	\$430	20%	10%
196	TC	LITTLELEAF LINDEN	10.20	82	PRESERVE	69%	\$380	20%	10%
197	TC	LITTLELEAF LINDEN	9.20	66	PRESERVE	75%	\$330	20%	10%
198	PP	PONDEROSA PINE	15.00	177	PRESERVE	81%	\$510	20%	10%
199	PP	PONDEROSA PINE	9.00	64	PRESERVE	84%	\$190	20%	10%
200	TC	LITTLELEAF LINDEN	12.10	115	PRESERVE	84%	\$650	20%	10%
201	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	69%	\$270	20%	10%
202	PP	PONDEROSA PINE	10.00	79	PRESERVE	81%	\$220	20%	10%
203	PP	PONDEROSA PINE	7.00	38	PRESERVE	78%	\$110	20%	10%
204	TC	LITTLELEAF LINDEN	5.20	21	PRESERVE	75%	\$0	20%	10%
205	TC	LITTLELEAF LINDEN	6.60	34	PRESERVE	66%	\$150	20%	10%
206	PP	PONDEROSA PINE	9.00	64	PRESERVE	75%	\$170	20%	10%
207	PP	PONDEROSA PINE	9.00	64	PRESERVE	72%	\$160	20%	10%
208	PP	PONDEROSA PINE	12.80	129	PRESERVE	81%	\$370	20%	10%
209	TC	LITTLELEAF LINDEN	8.80	60	PRESERVE	78%	\$320	20%	10%
210	JV	EASTERN RED CEDAR	6.40	32	PRESERVE	88%	\$150	20%	10%
211	TC	LITTLELEAF LINDEN	7.00	38	PRESERVE	69%	\$180	20%	10%
212	PP	PONDEROSA PINE	7.00	38	PRESERVE	66%	\$90	20%	10%
213	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	75%	\$150	20%	10%
214	PP	PONDEROSA PINE	11.00	95	PRESERVE	66%	\$220	20%	10%
215	PP	PONDEROSA PINE	6.00	28	PRESERVE	69%	\$70	20%	10%
216	PP	PONDEROSA PINE	18.00	254	PRESERVE	84%	\$760	20%	10%
217	PP	PONDEROSA PINE	14.00	154	PRESERVE	81%	\$440	20%	10%
218	TC	LITTLELEAF LINDEN	8.90	62	PRESERVE	72%	\$300	20%	10%
219	PP	PONDEROSA PINE	6.00	28	PRESERVE	56%	\$60	20%	10%
220	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	66%	\$320	20%	10%
221	PP	PONDEROSA PINE	11.00	95	PRESERVE	56%	\$190	20%	10%
222	PP	PONDEROSA PINE	15.00	177	PRESERVE	75%	\$470	20%	10%
223	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	69%	\$180	20%	10%
224	GT	HONEY LOCUST	11.00	95	PRESERVE	91%	\$540	20%	10%
225	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	66%	\$100	20%	10%
226	PP	PONDEROSA PINE	12.00	113	PRESERVE	81%	\$320	20%	10%
227	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	78%	\$120	20%	10%
228	PP	PONDEROSA PINE	13.00	133	PRESERVE	75%	\$350	20%	10%
229	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	75%	\$110	20%	10%
230	TC	LITTLELEAF LINDEN	9.60	73	PRESERVE	84%	\$410	20%	10%
231	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	81%	\$120	20%	10%
232	JV	EASTERN RED CEDAR	7.20	41	PRESERVE	66%	\$140	20%	10%
233	TC	LITTLELEAF LINDEN	11.40	102	PRESERVE	63%	\$430	20%	10%
234	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	59%	\$110	20%	10%

TREE NUMBER	CODE	SPECIES	DBH (INCHES)	TA OR ATA (IN^2) *ATA IF DBH > 30"	STATUS	CONDITION RATING %	APPRAISED VALUE	CONTRIBUTION %	PLACEMENT %
235	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	66%	\$0	20%	10%
236	TC	LITTLELEAF LINDEN	8.80	61	PRESERVE	84%	\$350	20%	10%
237	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	72%	\$140	20%	10%
238	TC	LITTLELEAF LINDEN	10.10	80	PRESERVE	81%	\$440	20%	10%
239	TC	LITTLELEAF LINDEN	8.60	58	PRESERVE	94%	\$370	20%	10%
240	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	72%	\$290	20%	10%
241	TC	LITTLELEAF LINDEN	6.20	30	PRESERVE	63%	\$130	20%	10%
242	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	72%	\$110	20%	10%
243	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	81%	\$150	20%	10%
244	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	78%	\$300	20%	10%
245	TC	LITTLELEAF LINDEN	8.40	55	PRESERVE	78%	\$290	20%	10%
246	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	\$100	20%	10%
247	JV	EASTERN RED CEDAR	9.20	67	PRESERVE	69%	\$250	20%	10%
248	TC	LITTLELEAF LINDEN	5.80	27	PRESERVE	63%	\$0	20%	10%
249	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	63%	\$250	20%	10%
250	TC	LITTLELEAF LINDEN	7.90	49	PRESERVE	81%	\$270	20%	10%
251	TC	LITTLELEAF LINDEN	7.20	41	PRESERVE	59%	\$160	20%	10%
252	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	\$0	20%	10%
253	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	78%	\$120	20%	10%
254	TC	LITTLELEAF LINDEN	10.80	92	PRESERVE	84%	\$520	20%	10%
255	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	\$0	20%	10%
256	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	66%	\$130	20%	10%
257	TC	LITTLELEAF LINDEN	9.20	67	PRESERVE	72%	\$320	20%	10%
258	TC	LITTLELEAF LINDEN	9.20	67	PRESERVE	75%	\$340	20%	10%
259	TC	LITTLELEAF LINDEN	12.10	115	PRESERVE	78%	\$600	20%	10%
260	CO	HACKBERRY	9.20	66	PRESERVE	78%	\$320	20%	10%
261	TC	LITTLELEAF LINDEN	9.90	77	PRESERVE	69%	\$360	20%	10%
262	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	66%	\$100	20%	10%
263	TC	LITTLELEAF LINDEN	6.60	34	PRESERVE	72%	\$160	20%	10%
264	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	63%	\$170	20%	10%
265	GT	HONEY LOCUST, LITTLELEAF LINDEN	...	...	PRESERVE	96%	\$680	20%	10%
266	JV	EASTERN RED CEDAR	2.00	3	PRESERVE	69%	\$0	20%	10%
267	TC	LITTLELEAF LINDEN	10.40	85	PRESERVE	66%	\$370	20%	10%
268	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	\$100	20%	10%
269	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	63%	\$90	20%	10%
270	CO	HACKBERRY	8.10	52	PRESERVE	72%	\$230	20%	10%
271	CO	HACKBERRY	6.20	30	PRESERVE	78%	\$150	20%	10%
272	TC	LITTLELEAF LINDEN	12.40	120	PRESERVE	63%	\$510	20%	10%
273	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	63%	\$170	20%	10%
274	TC	LITTLELEAF LINDEN	8.40	55	PRESERVE	66%	\$240	20%	10%
275	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	81%	\$390	20%	10%
276	CO	HACKBERRY	...	...	PRESERVE	83%	\$1,210	20%	10%
277	PA	AMERICAN PLUM	8.70	59	PRESERVE	78%	\$290	20%	10%
278	PV	CHOKECHERRY	...	...	PRESERVE	96%	\$60	20%	10%
279	JV	EASTERN RED CEDAR	7.80	48	PRESERVE	69%	\$180	20%	10%
280	TC	LITTLELEAF LINDEN	8.10	51	PRESERVE	59%	\$200	20%	10%
281	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	66%	\$120	20%	10%
282	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	66%	\$250	20%	10%
283	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	63%	\$90	20%	10%
284	CO	HACKBERRY	5.10	20	PRESERVE	78%	\$0	20%	10%
285	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	69%	\$140	20%	10%
286	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	69%	\$330	20%	10%
287	TC	LITTLELEAF LINDEN	7.80	48	PRESERVE	69%	\$220	20%	10%
288	CO	HACKBERRY	...	...	PRESERVE	92%	\$590	20%	10%
289	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	\$0	20%	10%
290	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	\$0	20%	10%
291	TC	LITTLELEAF LINDEN	11.00	94	PRESERVE	72%	\$460	20%	10%
292	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	56%	\$0	20%	10%
293	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	\$0	20%	10%
294	CO	HACKBERRY	...	...	PRESERVE	83%	\$610	20%	10%
295	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	66%	\$130	20%	10%
296	GT	HONEY LOCUST	...	...	PRESERVE	100%	\$6,400	20%	10%
297	TC	LITTLELEAF LINDEN	9.80	76	PRESERVE	94%	\$480	20%	10%
298	TC	LITTLELEAF LINDEN	8.00	50	PRESERVE	91%	\$310	20%	10%
299	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	\$100	20%	10%
300	CO	HACKBERRY	6.00	28	PRESERVE	78%	\$140	20%	10%
301	PCT	CHOKECHERRY, HAWTHORN, LITTLELEAF LINDEN	...	...	PRESERVE	83%	\$40	20%	10%
302	TC	LITTLELEAF LINDEN	10.60	89	PRESERVE	78%	\$470	20%	10%
303	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	\$0	20%	10%
304	TC	LITTLELEAF LINDEN	9.00	64	PRESERVE	75%	\$320	20%	10%
305	TC	LITTLELEAF LINDEN	...	...	PRESERVE	75%	\$40	20%	10%
306	JV	EASTERN RED CEDAR	5.80	27	PRESERVE	66%	\$0	20%	10%
307	PPU	BLUE SPRUCE	10.00	79	PRESERVE	91%	\$350	20%	10%
308	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	59%	\$0	20%	10%
309	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	\$0	20%	10%
310	GT	HONEY LOCUST	11.00	95	PRESERVE	84%	\$500	20%	10%
311	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	\$100	20%	10%

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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

Drawing	TREE CONSERVATION PLAN - 3
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SITE PLAN SUBMITTAL
Page 113 of 311

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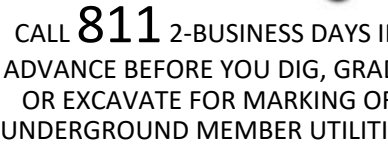
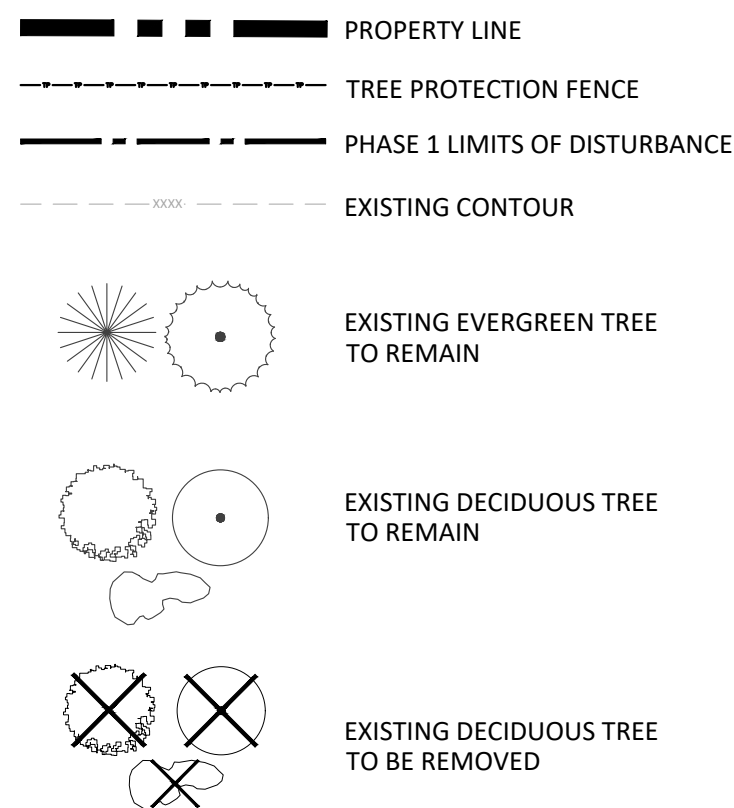
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Page 115 of 311



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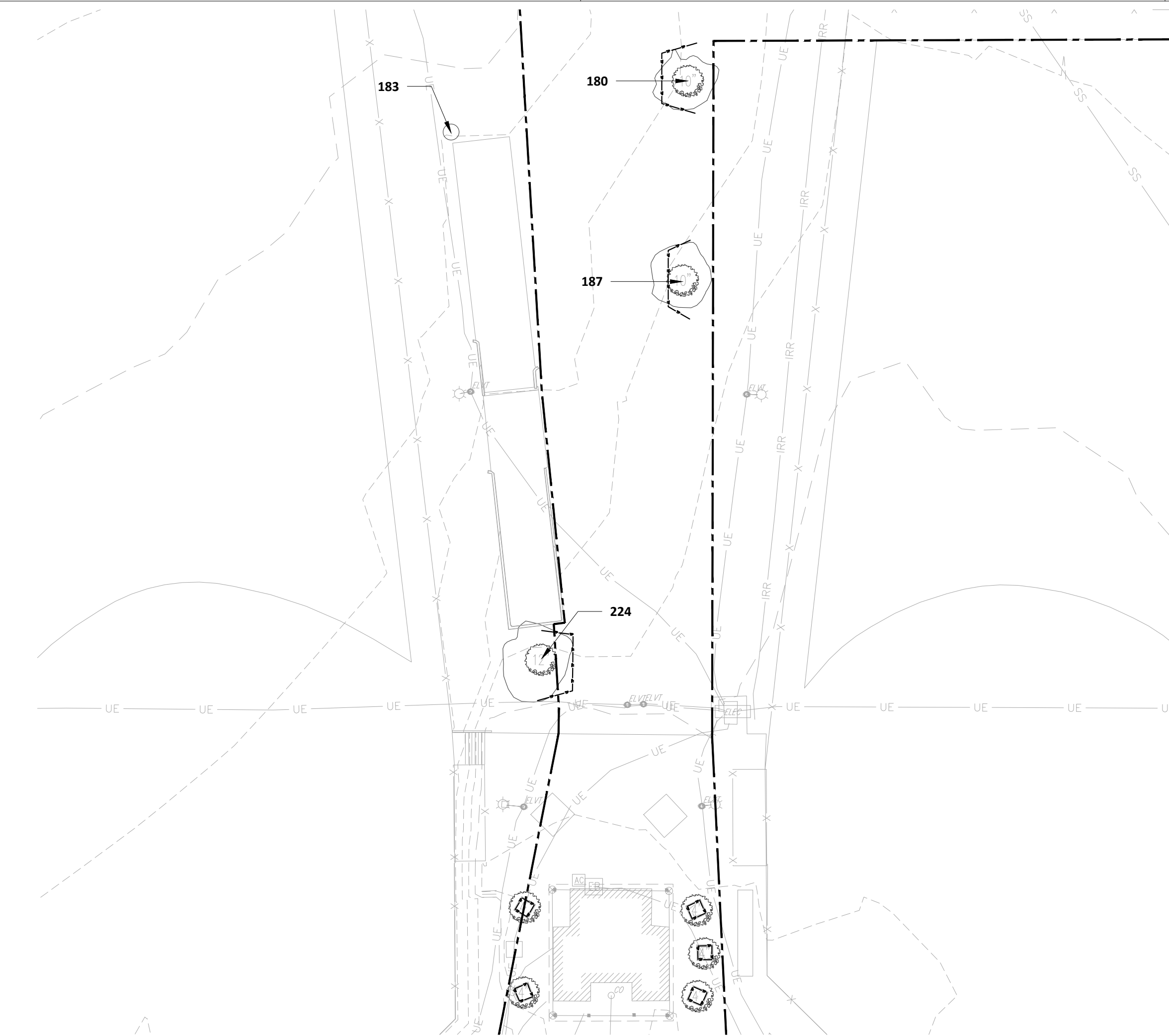
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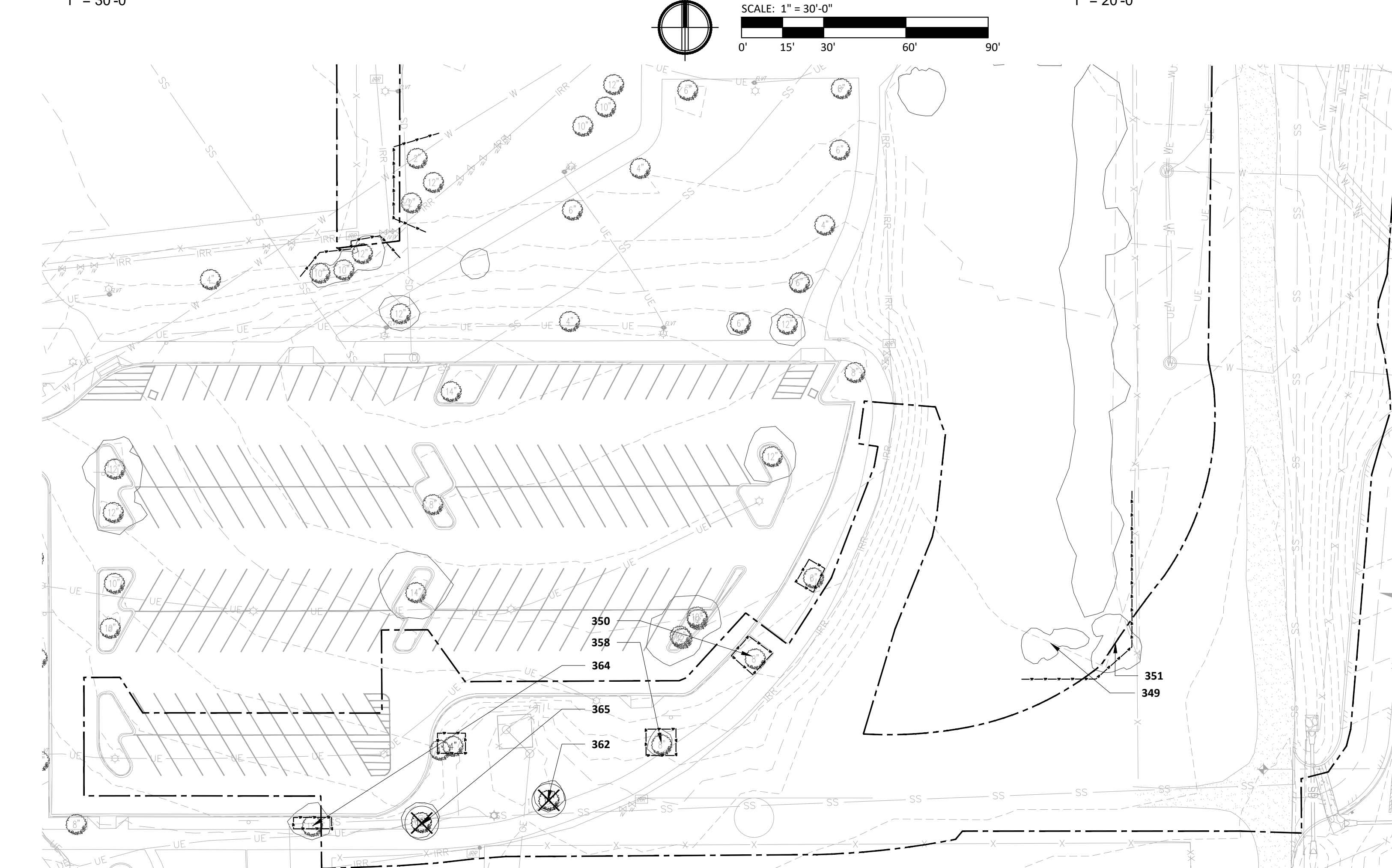
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C1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTH CENTRAL
1" = 30'-0"



C3 TREE CONSERVATION PLAN ENLARGEMENT - EAST
1" = 20'-0"



A1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTHEAST
1" = 40'-0"

LEGEND

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

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Town of Parker
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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

Key Map

Drawing
**TREE CONSERVATION
PLAN- ENLARGEMENTS**
2

L-106
SITE PLAN SUBMITTAL
Page 116 of 311

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

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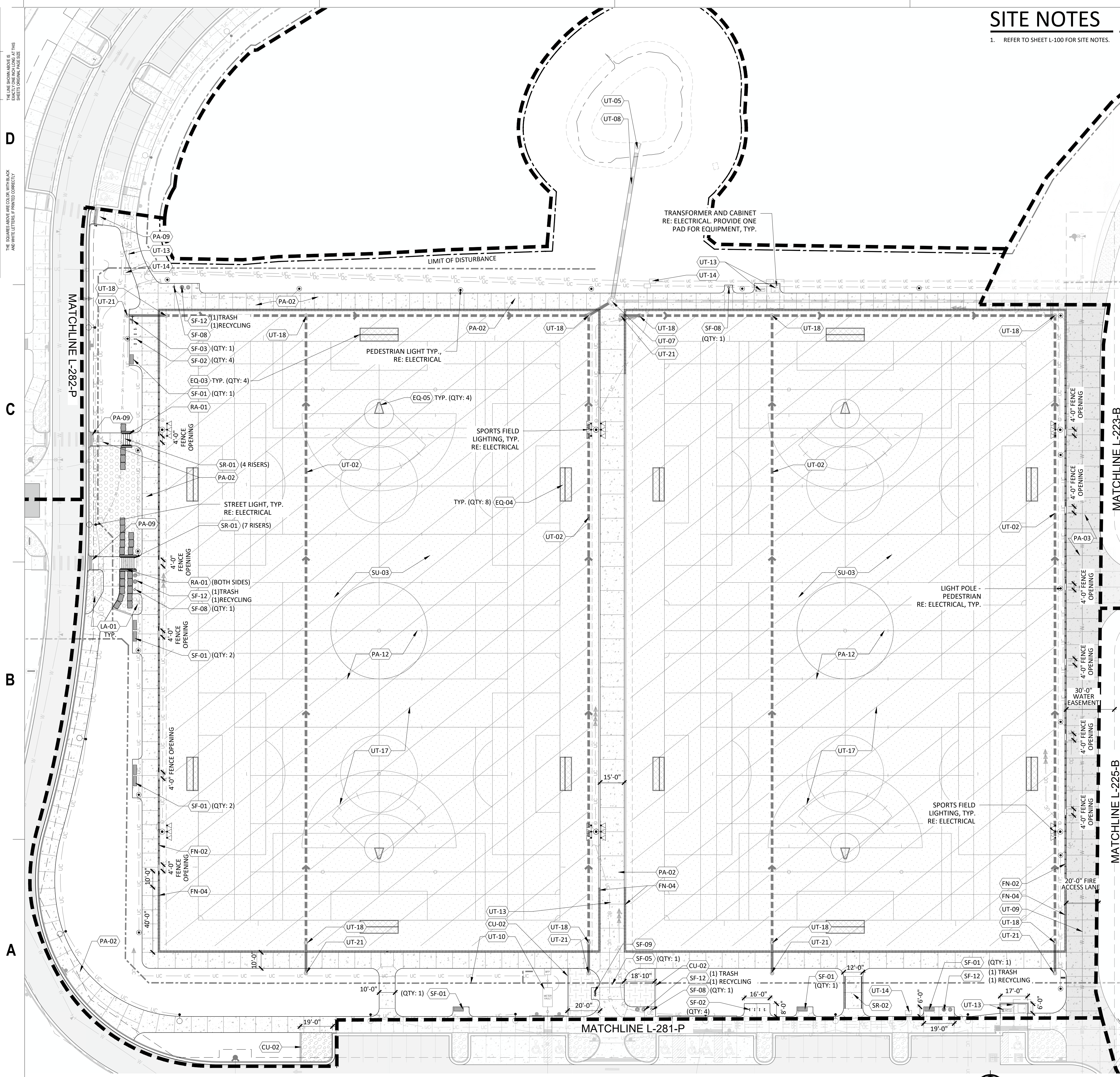
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SITE NOTES

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

LEGEND

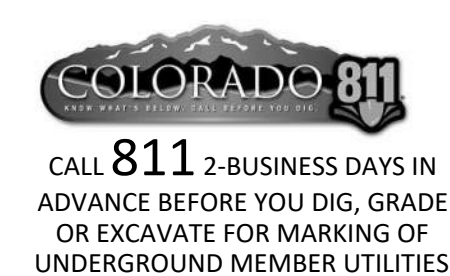
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LIMIT OF DISTURBANCE	CONCRETE PAVING - HEAVY DUTY
FLOODWAY	ASPHALT PAVING
PROPOSED PARK 100-YEAR FLOODPLAIN	SPORT APPLICATION SYNTHETIC TURF
TREE PROTECTION FENCE	POURED-IN-PLACE SURFACING
4' HT NATURAL AREA FENCE (FN-01)	STABILIZED CRUSHER FINES PAVING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

SITE MATERIALS NOTES

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

A1 MULTI-USE FIELDS ENLARGEMENT

1" = 30'-0"



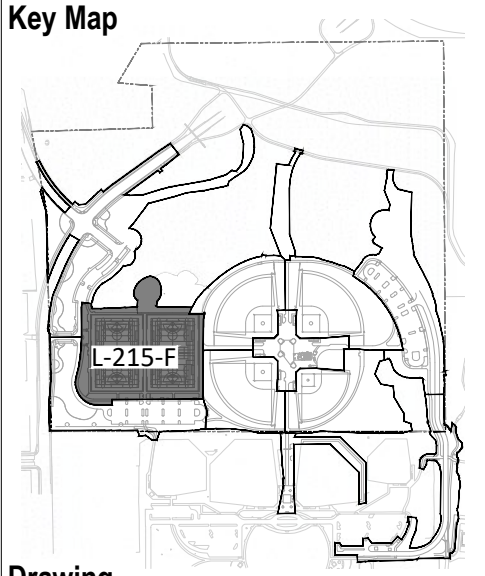
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p. 303.444.1961
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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2024-11-22
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Drawing
MULTI-USE FIELDS ENLARGEMENT

L-215-F
SITE PLAN SUBMITTAL
Page 120 of 311

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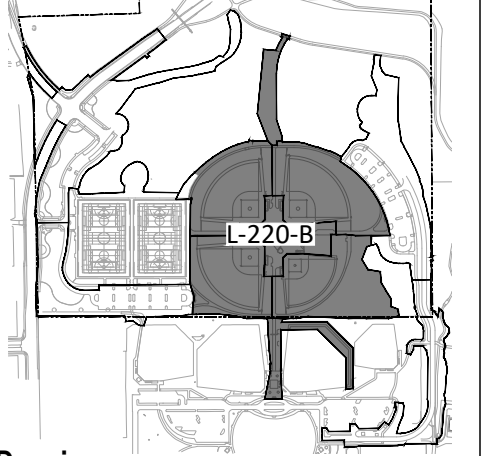
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Sheet Issue Date: 2024-11-22

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Checked By: RB, CB, DD

Key Map 



Drawing

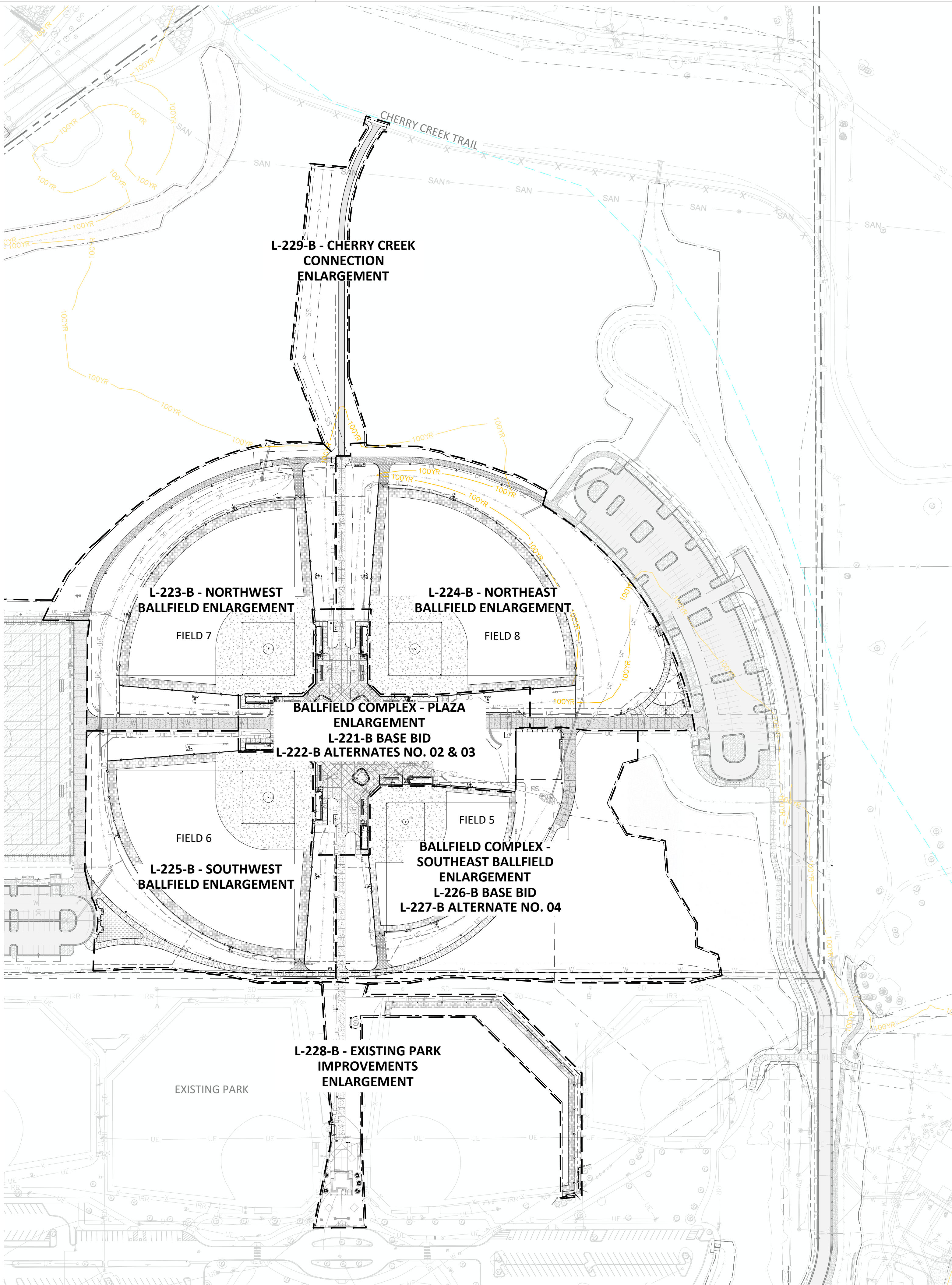
**OVERALL BALLFIELD
COMPLEX - KEY PLAN**

L-220-B

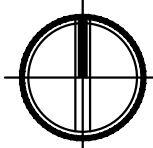
SITE PLAN SUBMITTAL
Page 122 of 311

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

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



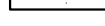
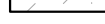
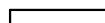
A1 OVERALL BALLFIELD COMPLEX - KEY PLAN



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

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

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	FLOODWAY
	PROPOSED PARK 100-YEAR FLOODPLAIN
	TREE PROTECTION FENCE
	4' HT NATURAL AREA FENCE (FN-01)
	4' HT CHAINLINK FENCE (FN-02)
	6' HT CHAINLINK FENCE (FN-03)
	6' HT CHAINLINK FENCE 14' HT NETTING (FN-04)
	6' HT WOOD PRIVACY FENCE (FN-05)
	8' HT OUTFIELD FENCE (FN-06)
	12' HT CHAINLINK FENCE (FN-07)
	30' HT BACKSTOP FENCE (FN-08)
	ARENA FENCE (FN-09)
	SPLIT RAIL FENCE (FN-10)
	CONCRETE PAVING
	CONCRETE PAVING - HEAVY DUTY

	ASPHALT PAVING
	SPORT APPLICATION SYNTHETIC TURF
	POURED-IN-PLACE SURFACING
	STABILIZED CRUSHER FINES PAVING
	BALLFIELD INFIELD MIX
	WARNING TRACK MIX
	GRAVEL SECTION RE: CIVIL
	WOOD MULCH
	ROCK MULCH TYPE 1
	ROCK MULCH TYPE 2
	ROCK MULCH TYPE 3
	BOULDER SEATWALL

CODE	DESCRIPTION	DETAIL
------	-------------	--------

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

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100 Wazee Street, Suite 450
Denver, CO 80202
303.607.0977

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MA Incorporated
 75 Larimer Street, #550
 Denver, CO 80202
 303.444.1961

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Chickerman Engineering, Inc.
 100 Youngfield Street, #264
 West Ridge, CO 80215
 303.278.7297

IRRIGATION
Docet Irrigation
 757 W. Ken Caryl Ave., Suite F-509
 Golden, CO 80127
 303.966.2175

MECHANICAL ENGINEER
VISION Mechanical Engineers, Inc.
77 Pyramid Court, #260
Englewood, CO 80112
303.688.0223

**SALISBURY PARK
NORTH - PHASE 1**

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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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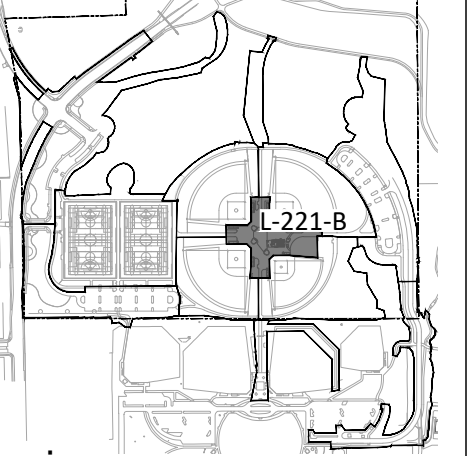
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map



PLAZA ENLARGEMENT-BASE BID

L-221-B

SITE PLAN SUBMITTAL
Page 123 of 311

Hord Coplen Macht, Inc.

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

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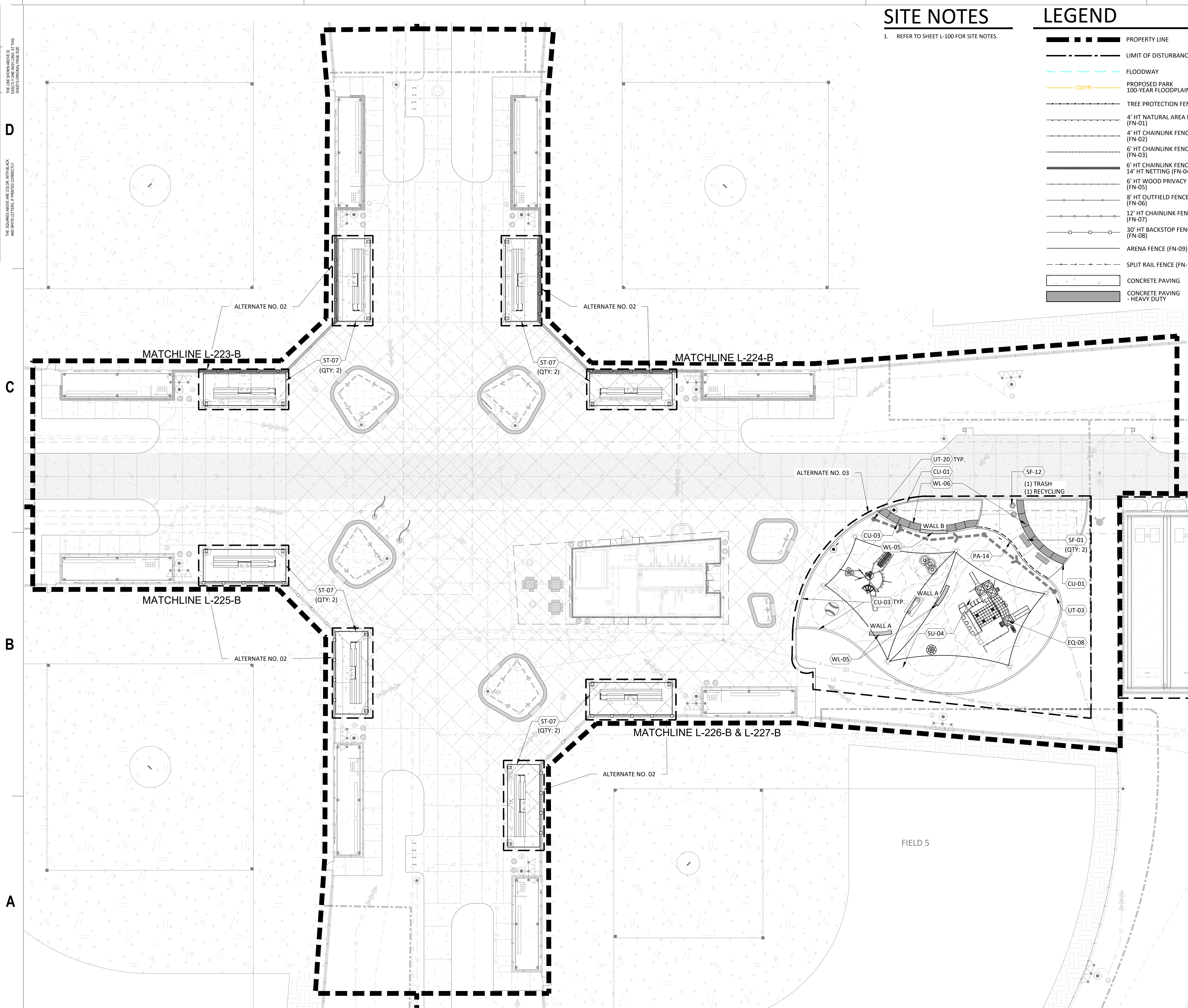
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A1 PLAZA ENLARGEMENT- BASE BID
1" = 20'-0"

SCALE: 1" = 20'-0"

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



SITE NOTES

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

LEGEND

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

SITE MATERIALS NOTES

ALTERNATE NO.02

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

ALTERNATE NO.03

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

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

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NORTH - PHASE 1**
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INTERIOR DESIGN

DATE	DESCRIPTION

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

Key Map

Drawing
PLAZA ENLARGEMENT-
ALTERNATES NO. 02 &
03
L-222-B
SITE PLAN SUBMITTAL
Page 124 of 311

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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

D

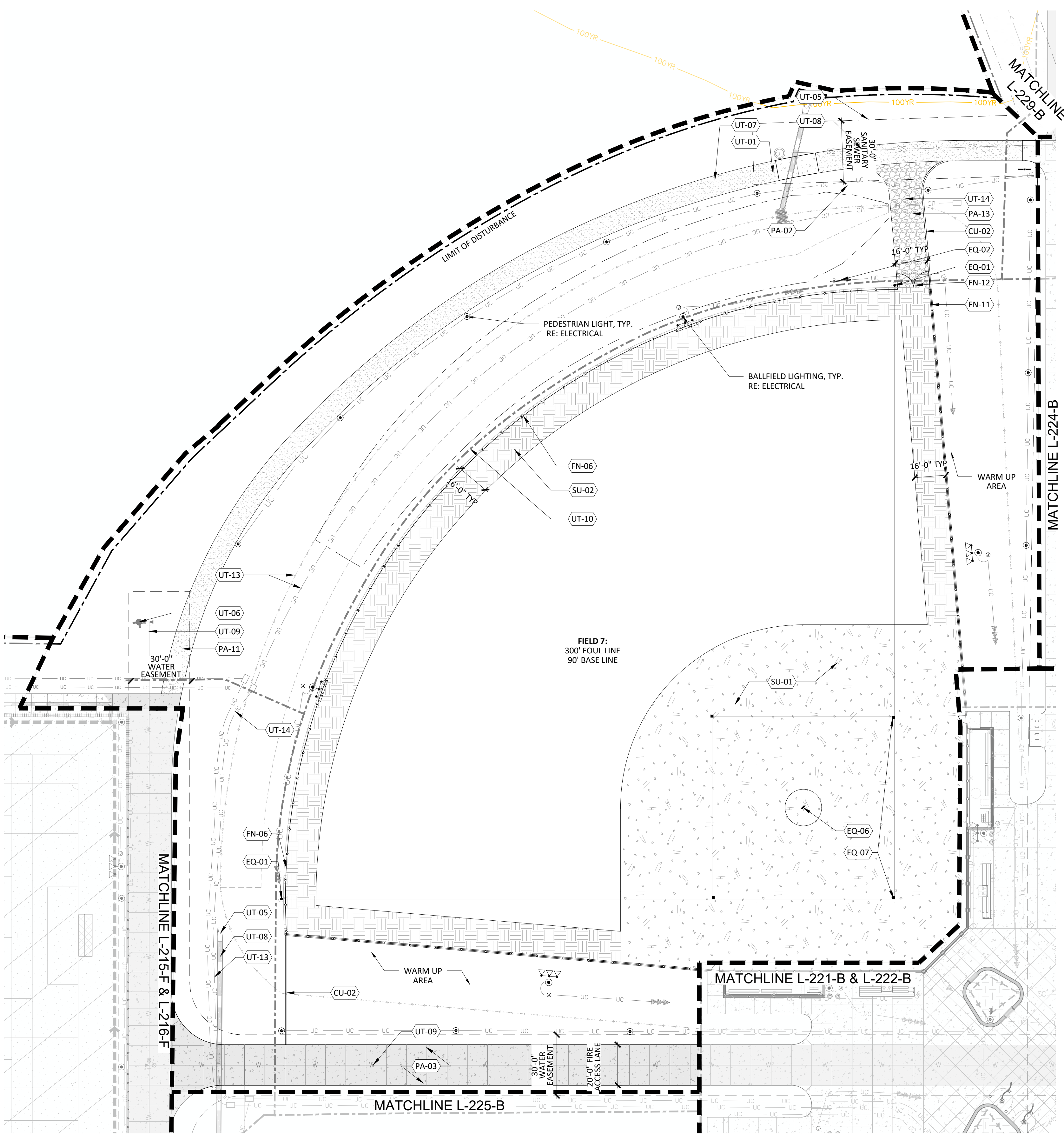
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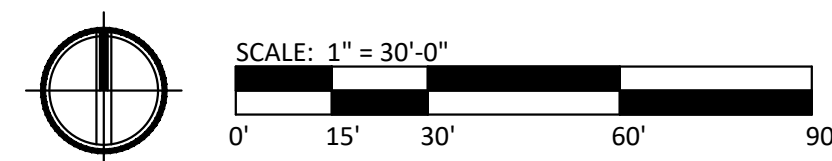
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THE LINE SHOWN ABOVE IS
AND WHITE LETTERS, PRINTED CORRECTLY
SHEETS ORIGINAL SIZE

K
J
I
H
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F
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A1 NORTHWEST BALLFIELD ENLARGEMENT
1" = 30'-0"



SITE NOTES

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

SITE MATERIALS NOTES

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

LEGEND

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

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Checked By: RB, CB, DD

Key Map

Drawing
NORTHWEST
BALLFIELD
ENLARGEMENT
L-223-B
SITE PLAN SUBMITTAL
Page 125 of 311

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1. REFER TO SHEET L-100 FOR SITE NOTES

CODE	DESCRIPTION	DETAIL
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PROPERTY LINE

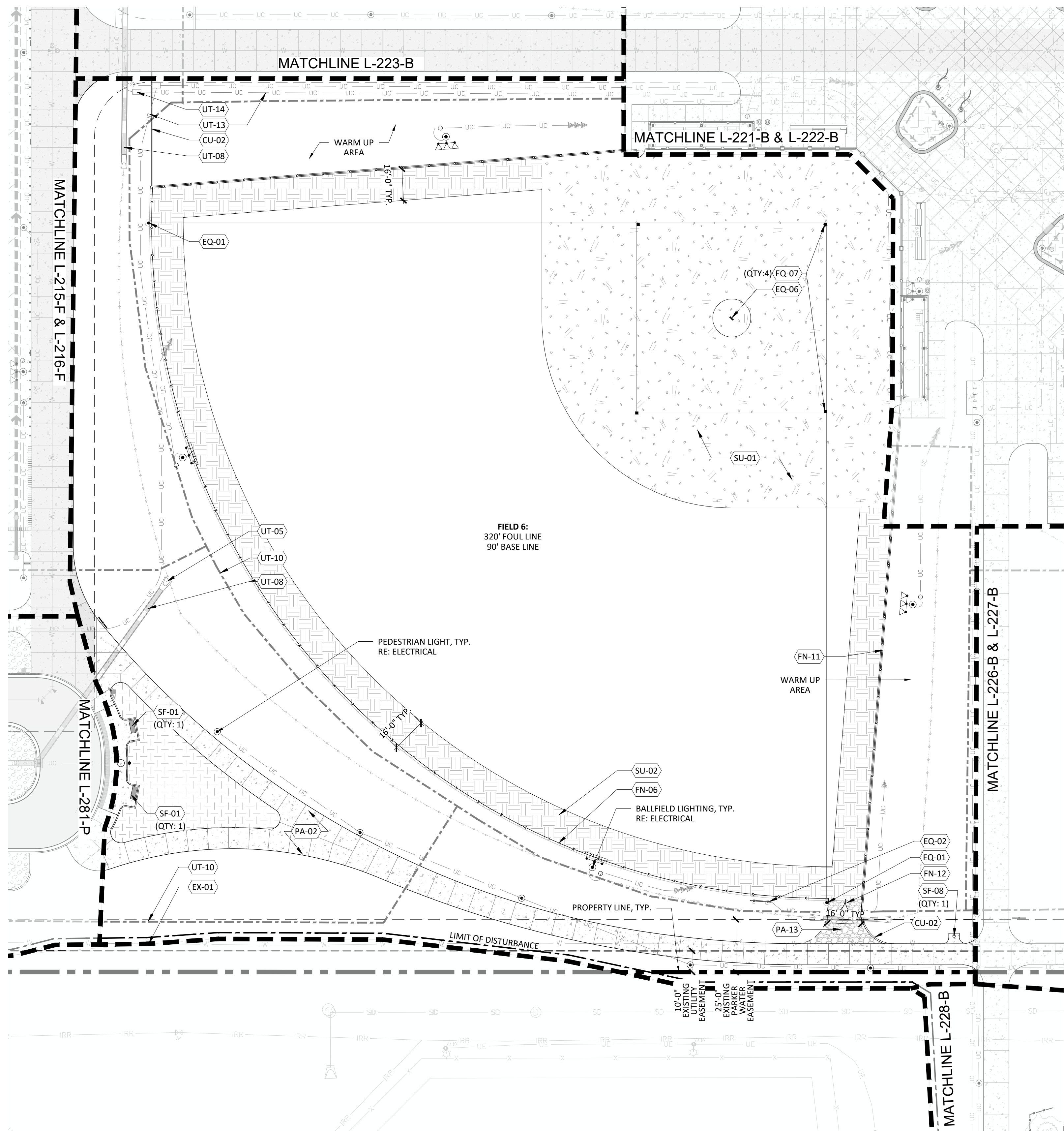
	PROPERTY LINE
	LIMIT OF DISTURBANCE
	FLOODWAY
	PROPOSED PARK 100-YEAR FLOODPLAIN
	TREE PROTECTION FENCE
	4' HT NATURAL AREA FENCE (FN-01)
	4' HT CHAINLINK FENCE (FN-02)
	6' HT CHAINLINK FENCE (FN-03)
	6' HT CHAINLINK FENCE WITH 14" HT NETTING (FN-04)
	6' HT WOOD PRIVACY FENCE (FN-05)
	8' HT OUTFIELD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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

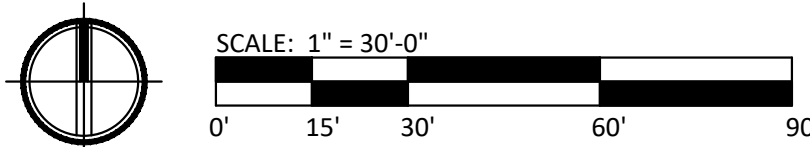
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SITE PLAN SUBMITTAL
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A1 SOUTHWEST BALLFIELD ENLARGEMENT



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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

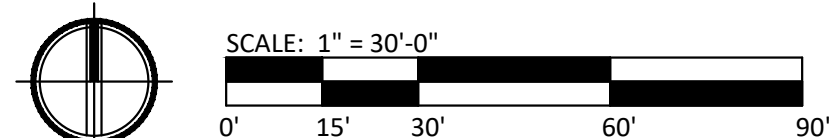
1. REFER TO SHEET L-100 FOR SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES

CODE	DESCRIPTION	DETAIL
------	-------------	--------

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

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	FLOODWAY
	PROPOSED PARK 100-YEAR FLOODPLAIN
	TREE PROTECTION FENCE
	4' HT NATURAL AREA FENCE (FN-01)
	4' HT CHAINLINK FENCE (FN-02)
	6' HT CHAINLINK FENCE (FN-03)
	6' HT CHAINLINK FENCE (FN-04)
	14' HT NETTING (FN-04)
	6' HT WOOD PRIVACY FENCE (FN-05)
	8' HT OUTFIELD FENCE (FN-06)
	12' HT CHAINLINK FENCE (FN-07)
	30' HT BACKSTOP FENCE (FN-08)
	ARENA FENCE (FN-09)
	SPLIT RAIL FENCE (FN-10)



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

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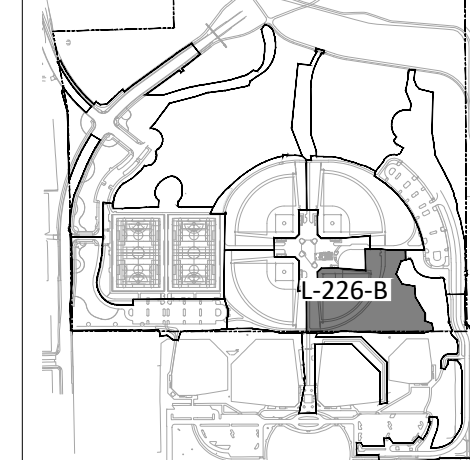
Project Number: 223072.0

Sheet Issue Date: 2024-11-2

Drawn By: EH, LW, ED, MS, A

Checked By:	RB, CB, D
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Key Map



Drawing

**SOUTHEAST
BALLFIELD
ENLARGEMENT- BASE
BID**

L-226-B

SITE PLAN SUBMITTAL
Page 128 of 311

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

A

1. REFER TO SHEET L-100 FOR SITE NOTES

CODE	DESCRIPTION	DETAIL
------	-------------	--------

STRUCTURE

ST-08 BATTING CAGE A1/L-512

PROPERTY LINE

LIMIT OF DISTURBANCE

FLOODWAY

PROPOSED PARK 100-YEAR FLOODPLAIN

TREE PROTECTION FENCE

4' HT NATURAL AREA FENCE (FN-01)

4' HT CHAINLINK FENCE (FN-02)

6' HT CHAINLINK FENCE (FN-03)

6' HT CHAINLINK FENCE V 14' HT NETTING (FN-04)

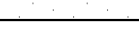
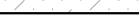
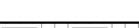
6' HT WOOD PRIVACY FENCE (FN-05)

8' HT OUTFIELD FENCE (FN-06)

12' HT CHAINLINK FENCE (FN-07)

30' HT BACKSTOP FENCE (FN-08)

ARENA FENCE (FN-09)

	CONCRETE PAVING
	CONCRETE PAVING - HEAVY DUTY
	ASPHALT PAVING
	SPORT APPLICATION SYNTHETIC TURF
	POURED-IN-PLACE SURFACING
	STABILIZED CRUSHER FIN PAVING
	BALLFIELD INFIELD MIX
	WARNING TRACK MIX
	GRAVEL SECTION RE: CIVIL
	WOOD MULCH
	ROCK MULCH TYPE 1
	ROCK MULCH TYPE 2
	ROCK MULCH TYPE 3
	BOULDER SEATWALL

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p. 303.688.0223

Town of Parker
SALISBURY PARK
NORTH - PHASE 1

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PARKER, CO 80134

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INTERIOR DESIGN

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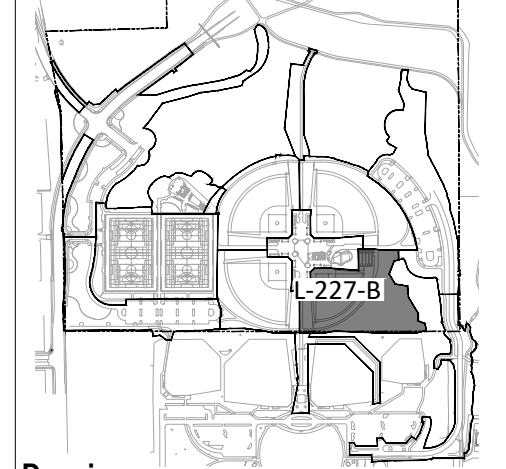
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map



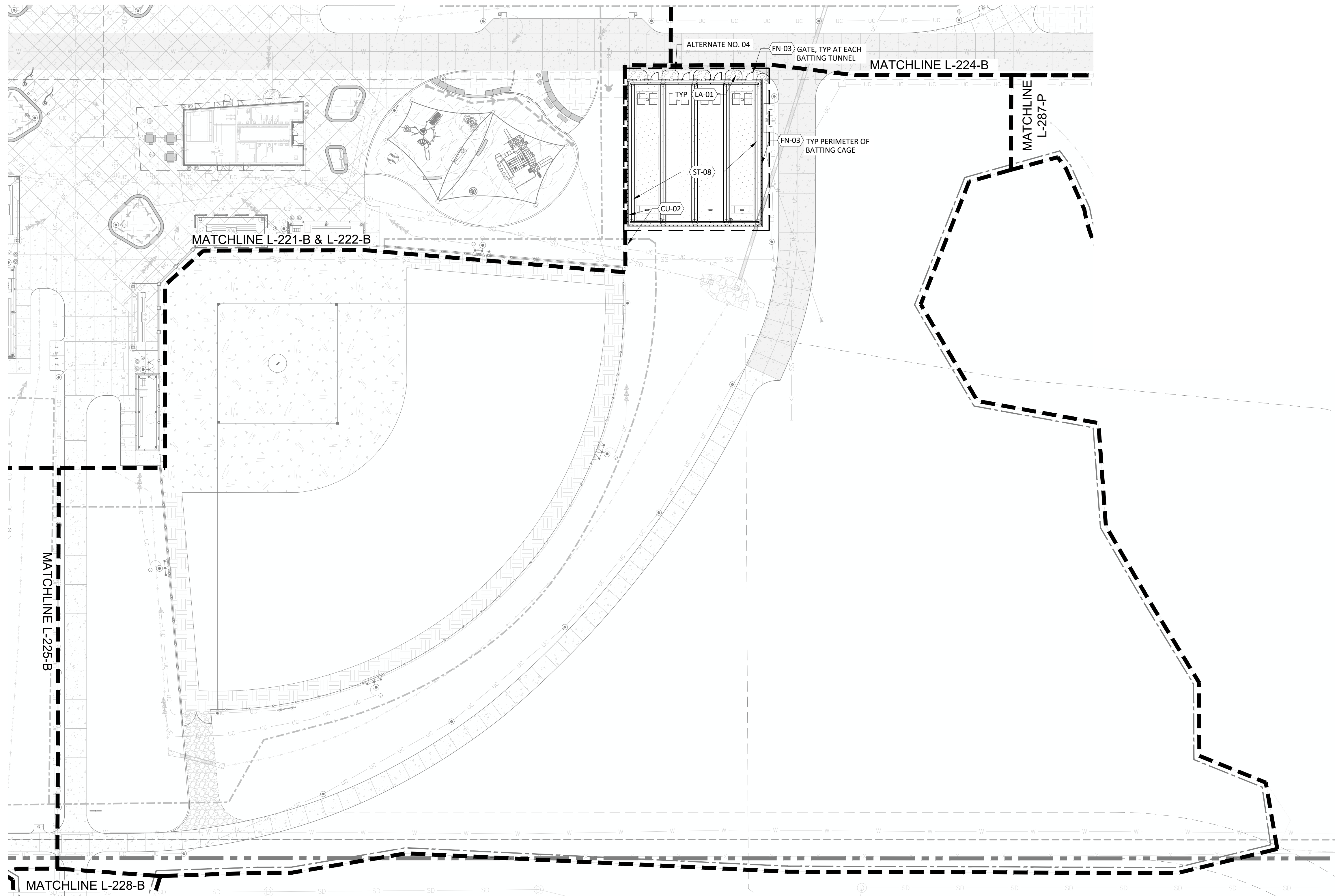
Drawing

**SOUTHEAST
BALLFIELD
ENLARGEMENT-
ALTERNATE NO. 04**

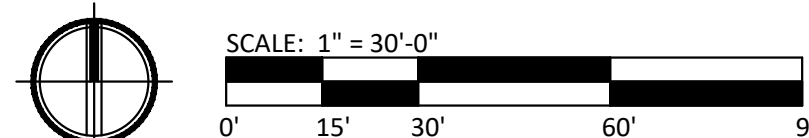
L-227-B

SITE PLAN SUBMITTAL
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A1 SOUTHEAST BALLFIELD ENLARGEMENT- ALTERNATE NO. 04
1" = 30'-0"



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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

Key Map



L-229-B

ITE PLAN SUBMITTAL
Page 131 of 311

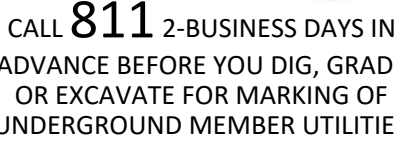
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1. REFER TO SHEET L-100 FOR SITE NOTES.

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

CODE	DESCRIPTION	DETAILS
<u>EXISTING CONDITIONS</u>		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-03	FENCE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
<u>PAVING/STRIPING</u>		
PA-01	ASPHALT PAVING	RE: CIV
<u>UTILITIES</u>		
UT-01	SANITARY SEWER LINE	RE: CIV
UT-07	MANHOLE	RE: CIV

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



THE LINE SHOWN ABOVE IS
AND WHITE LINES, PRINTED CORRECTLY
SHEETS ORIGINAL PAGE SIZE

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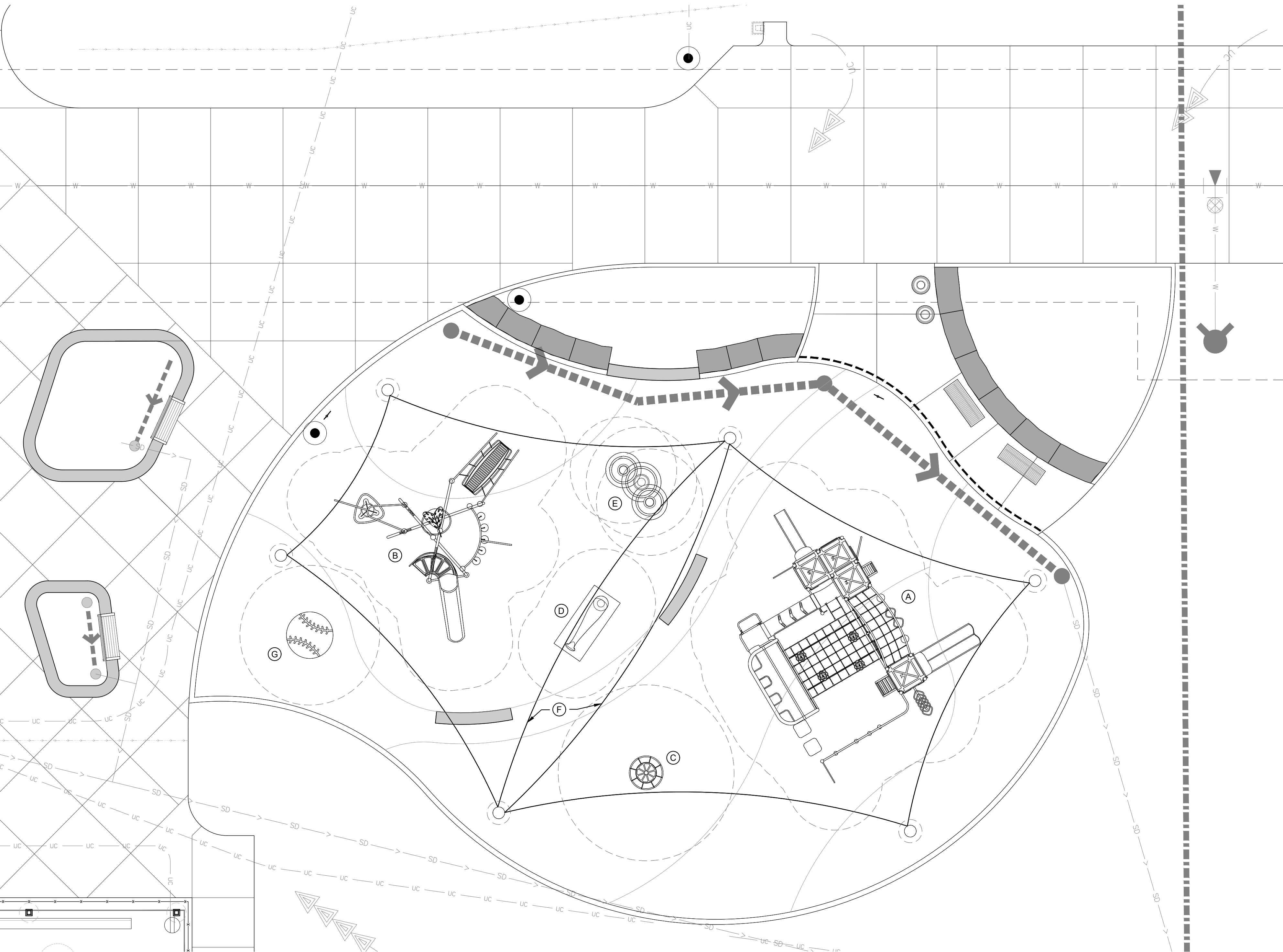
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PLAYGROUND EQUIPMENT KEY AND ACCESSIBILITY SCHEDULE

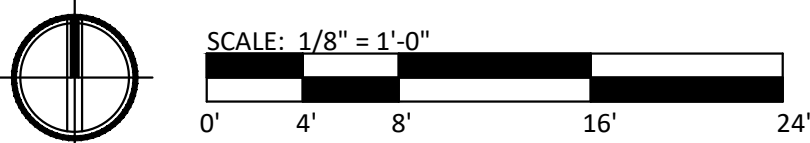
SYM	MANUFACTURER	PRODUCT
(A)	LANDSCAPE STRUCTURES	VENTI STRUCTURE (5-12 YEAR) (#210739A)
(B)	LANDSCAPE STRUCTURES	WEEVOS STRUCTURE WITH CUSTOM BASEBALL CLAMPS & WEEPLANET CLIMBER (2-5 YEAR) (#1187049-02-04)
(C)	LANDSCAPE STRUCTURES	TOPSY TURNY WITH CUSTOM DIGIFUSE BASEBALL SILHOUETTES (#CP007126)
(D)	ID SCULPTURE	HOME RUN CLIMBER (#SC102) (RE: A1/L-233)
(E)	ID SCULPTURE	BASEBALL STEPPERS (#SC184) (RE: A3/L-233)
(F)	LANDSCAPE STRUCTURES	SKYWAYS JOINED HYPAR SAILS 6 COLUMNS + 2 HDPE TOPS / 10'-21' ENTRY APPROX. 3690 SF WITH RAPID RELEASE INCLUDED (#CP040012) (RE: C1/L-233)
(G)	CUSTOM BY CONTRACTOR	BASEBALL POURED-IN-PLACE MOUND (RE: B1/L-233)

ADA SCHEDULE	TOTAL ELEVATED PLAY ACTIVITIES		13
	TOTAL GROUND-LEVEL PLAY ACTIVITIES		17
	ACCESSIBLE ELEVATED ACTIVITIES	ACCESSIBLE GROUND-LEVEL ACTIVITIES	ACCESSIBLE GROUND-LEVEL PLAY TYPES
REQUIRED	7	4	11
PROVIDED	8	14	11

- NOTES:
- CONTRACTOR SHALL FIELD VERIFY LIMITS/LOCATIONS OF ALL EQUIPMENT PRIOR TO INSTALLING SURROUNDING PAVING AND CURBS. LOCATE PLAY EQUIPMENT TO ENSURE USE ZONES ARE IN COMPLIANCE WITH ALL REGULATING CODES AND STANDARDS. NO USE ZONES ARE TO OVERLAP, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - PLAYGROUND EQUIPMENT HAS BEEN DESIGNED AND COORDINATED BETWEEN LANDSCAPE ARCHITECT, OWNER, AND PLAY REP. SHOULD ANY CHANGES BE REQUESTED IN DESIGN, COMPONENTS OR LAYOUT, BOTH A SUBSTITUTION REQUEST AND ADDITIONAL SERVICES FOR THE LANDSCAPE ARCHITECT WILL BE REQUIRED BY CONTRACTOR; LANDSCAPE ARCHITECT TO BE CONTACTED IN ADVANCE FOR COORDINATION.
 - COLORS TO BE SELECTED FROM STANDARD COLORS VIA SUBMITTAL REVIEW.



A1 PLAYGROUND ENLARGEMENT- ALTERNATE NO. 03
1/8" = 1'-0"



AERIAL VIEW LOOKING SOUTHWEST



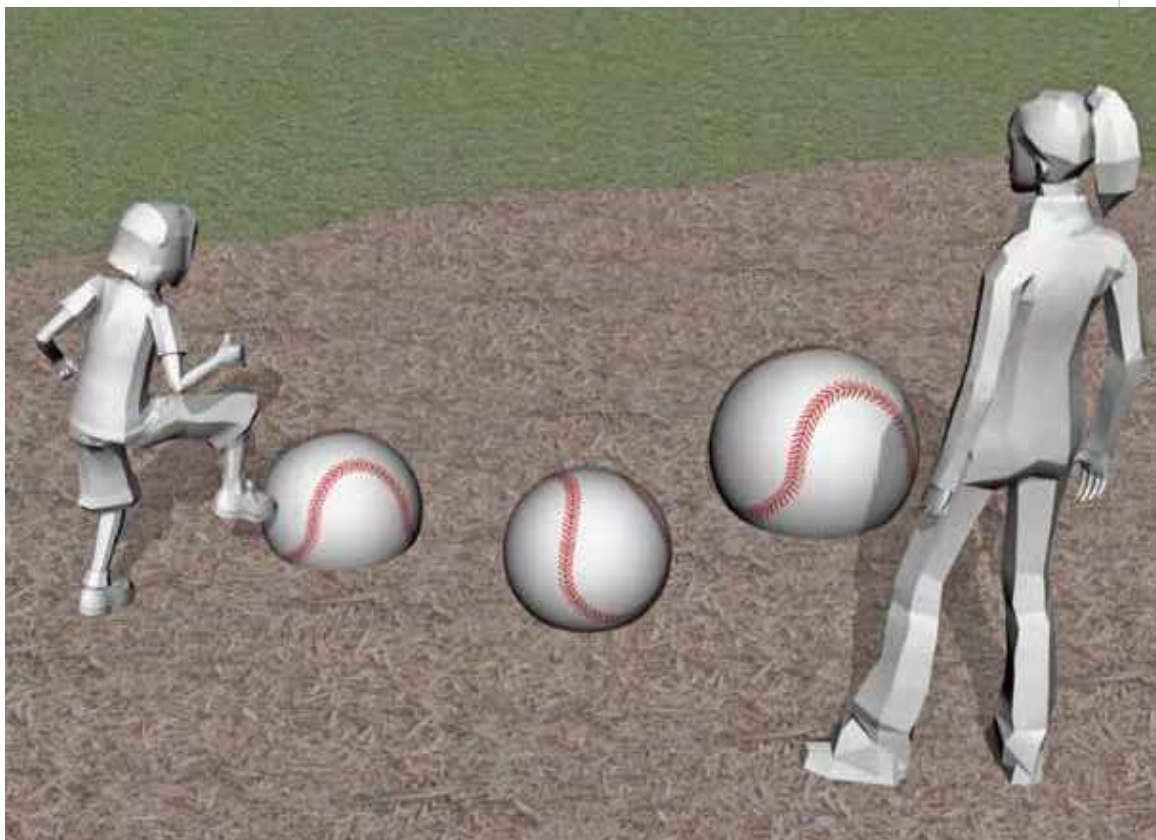
VIEW LOOKING EAST



VIEW LOOKING SOUTHWEST



HOME RUN CLIMBER



BASEBALL STEPPERS

PLAYGROUND STRUCTURE
IMAGES FOR REFERENCE ONLY



CALL 811 2-BUSINESS DAYS IN
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OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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

Drawing
PLAYGROUND
ENLARGEMENT-
ALTERNATE NO. 03

L-230

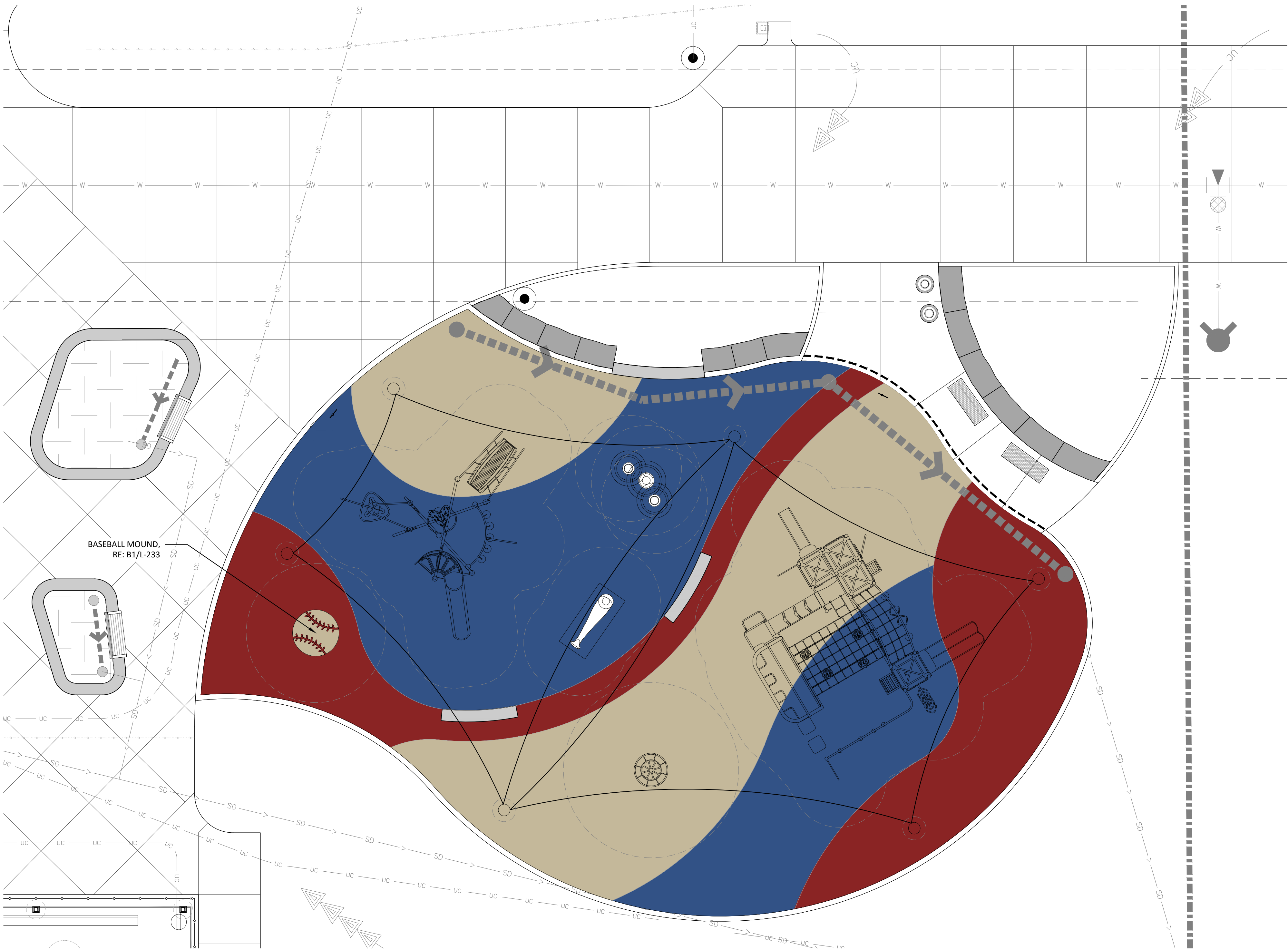
SITE PLAN SUBMITTAL
Page 132 of 311

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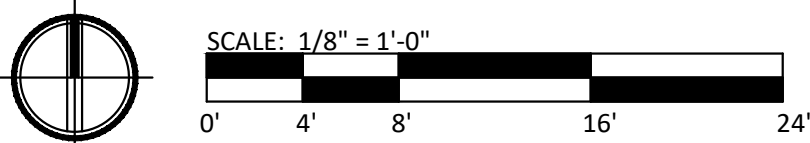
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A1 PLAYGROUND SURFACING LAYOUT - ALTERNATE NO. 03
1/8" = 1'-0"



PIP LEGEND

-  POURED-IN-PLACE SURFACING
70% PRIMARY RED- 30% BLACK COLOR MIX
-  POURED-IN-PLACE SURFACING
70% SKY BLUE- 30% BLACK COLOR MIX
-  POURED-IN-PLACE SURFACING
70% EGGSHELL- 30% BLACK COLOR MIX

- NOTES:
- PROVIDE SAMPLES OF PIP COLORS. COLORS & LAYOUT SPECIFIED ARE REPRESENTATIVE ONLY. FINAL COLORS & DESIGN TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER DURING SUBMITTAL PROCESS.
 - REFER TO SHEET L-232 FOR PIP DEPTHS. ALL DEPTHS TO BE VERIFIED WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION OF UNDERDRAIN AND SURFACING.

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p. 303.444.1961

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3200 Youngfield Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

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Key Map

Drawing
PLAYGROUND
SURFACING LAYOUT -
ALTERNATE NO. 03

L-231
SITE PLAN SUBMITTAL
Page 133 of 311

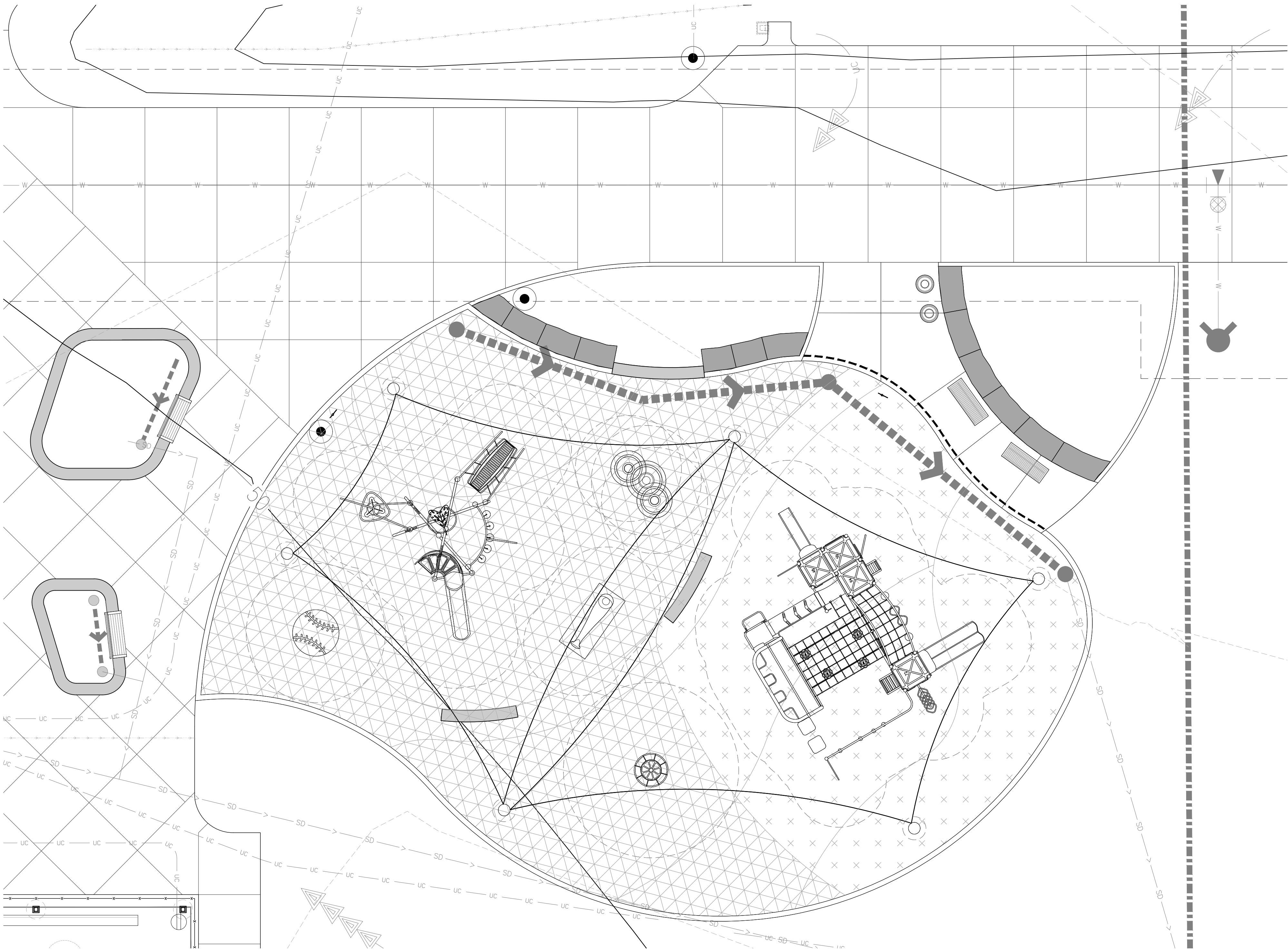

CALL 811 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

D

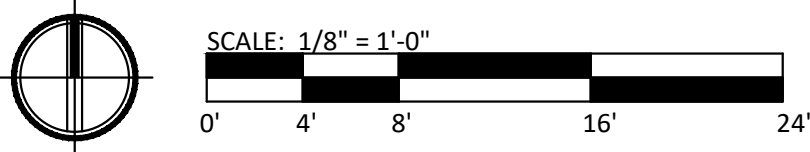
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A



A1 PLAYGROUND SURFACING DEPTH- ALTERNATE NO. 03
1/8" = 1'-0"



LEGEND

- 48.59 PROPOSED SPOT ELEVATIONS
- TW TOP OF WALL/TOP OF BOULDER ELEVATION
- FG FINAL GRADE ELEVATION
- TOS TOP OF SURFACING
- FS FINISHED SURFACE
- HP PROPOSED HIGH POINT ELEVATION
- LP PROPOSED LOW POINT ELEVATION
- FL PROPOSED FLOW LINE
- (E) 46.22 EXISTING ELEVATION
- 5846 EXISTING CONTOUR
- 48 PROPOSED CONTOUR
- ← 3.8% DRAINAGE SLOPE
- 6" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER
- 1.75" DEPTH PIP
- 3.5" DEPTH PIP

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

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

Key Map

Drawing
**PLAYGROUND
SURFACING DEPTH-
ALTERNATE NO. 03**

L-232

SITE PLAN SUBMITTAL
Page 134 of 311

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

1. REFER TO SHEET L-100 FOR SITE NOTES

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

CODE	DESCRIPTION	DETAIL
<u>CURBS</u>		
CU-02	CONCRETE MOWBAND	B1/L-500
<u>FENCING AND GATES</u>		
FN-15	CONDENSING UNIT ENCLOSURE	A1/L-519
<u>PAVING/STRIPING</u>		
PA-02	CONCRETE PAVING	RE: CIVIL
PA-03	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-11	STABILIZED CRUSHER FINES PAVING	B3,C3/L-500
PA-15	HUB PAVING THICKENED EDGE	A4/L-500
<u>SITE FURNISHINGS</u>		
SF-01	BACKED BENCH 6'	A1/L-521
SF-02	BIKE RACK	A1/L-522
SF-03	BIKE SERVICE STATION	A2/L-522
SF-08	PET WASTE STATION	C4/L-522
SF-12	TRASH AND RECYCLING RECEPTACLE	C3/L-522
SF-14	BACKLESS BENCH	A2/L-521
SF-15	CORNHOLE	A4/L-522
SF-16	MOVEABLE TABLES AND CHAIRS	C4/L-521
SF-17	PICNIC TABLE RECTANGLE	C2/L-521
SF-18	BARBEQUE GRILL	A3/L-521
<u>STRUCTURE</u>		
ST-04	ARCHITECTURAL BUILDING	RE: ARCH
ST-05	BUILDING OVERHANG	RE: ARCH
ST-06	BUILDING COLUMN	RE: ARCH
<u>UTILITIES</u>		
UT-01	SANITARY SEWER LINE	RE: CIVIL
UT-05	STORM INLET/OUTLET	RE: CIVIL
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-13	ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
<u>WALLS</u>		
WL-06	BOULDER SEATWALL	C1/L-503

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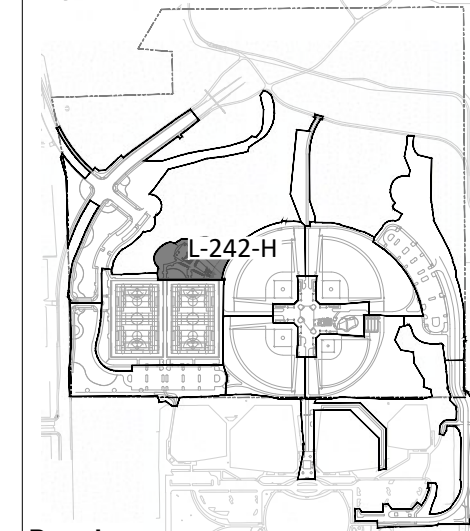
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Key Map



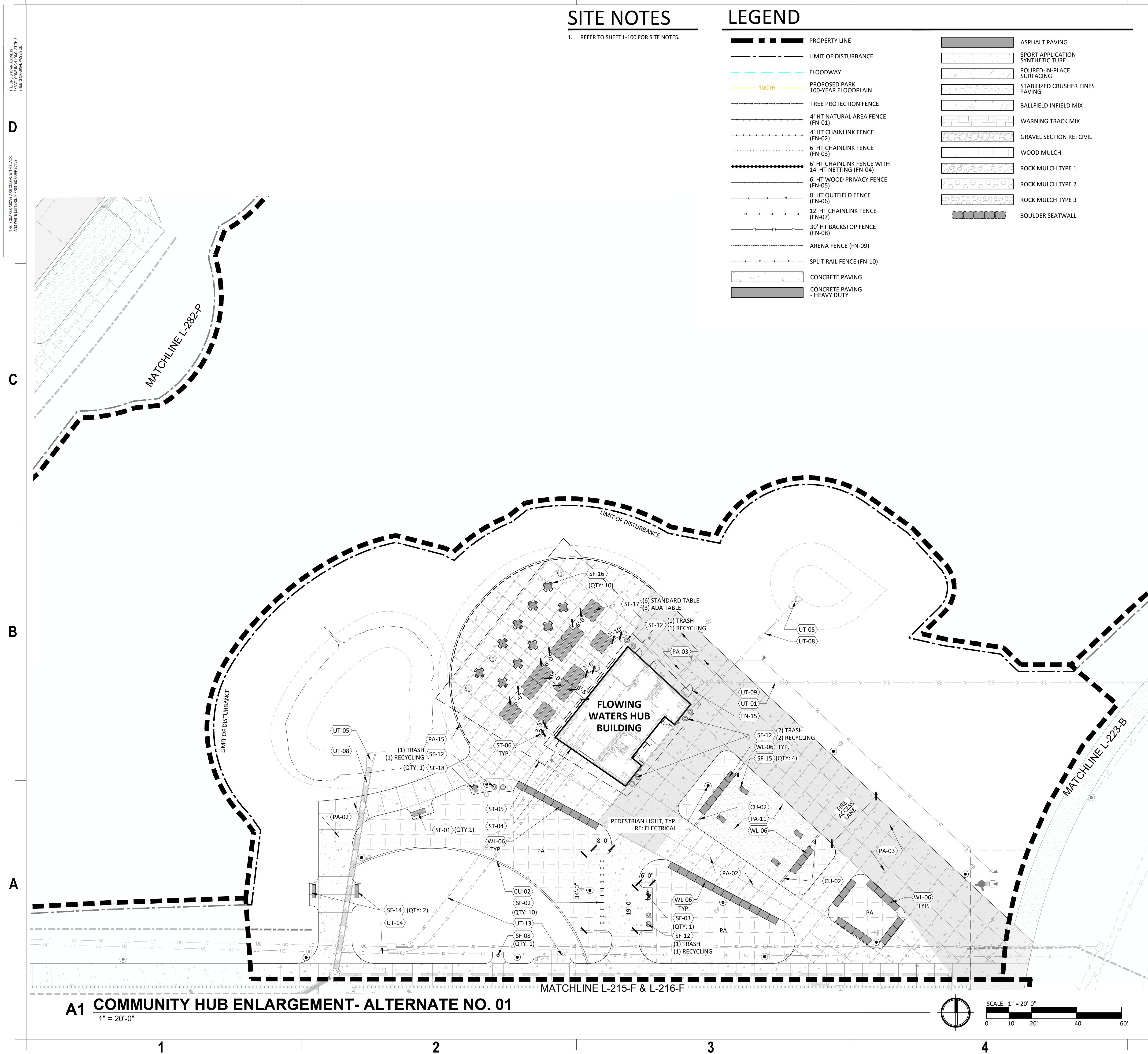
Drawing

COMMUNITY HUB
ENLARGEMENT-
ALTERNATE NO. 01

L-242-H

SITE PLAN SUBMITTAL
Page 136 of 311

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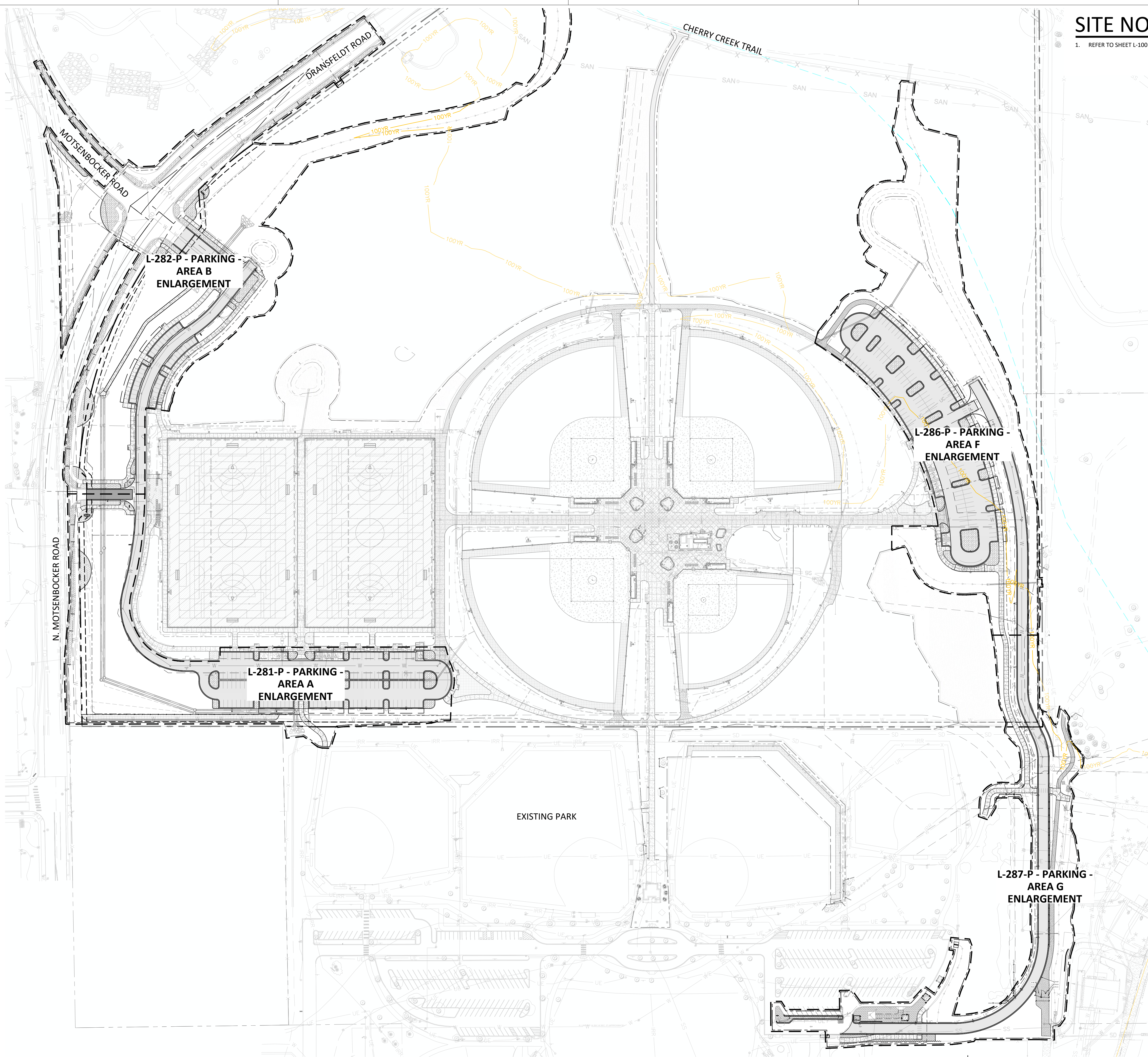
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AND WHITE LETTERS, PRINTED CORRECTLY
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SITE NOTES

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

LEGEND

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

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

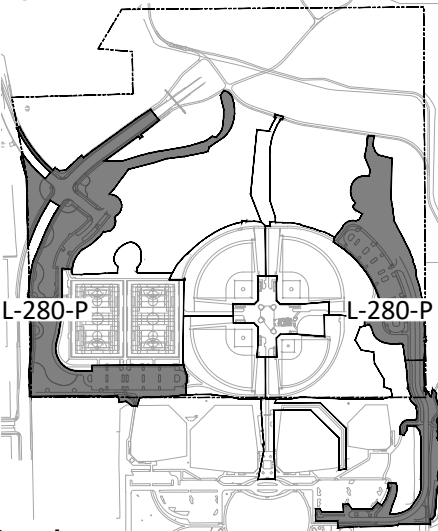
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map



Drawing

OVERALL PARKING -
KEY PLAN

L-280-P

SITE PLAN SUBMITTAL
Page 137 of 311

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A1 OVERALL PARKING - KEY PLAN
1" = 100'-0"

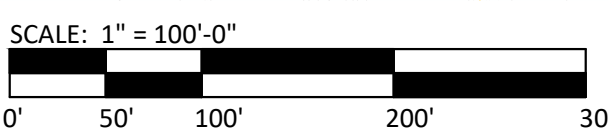
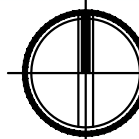
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CALL 811 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

D

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THE LINE SHOWN ABOVE IS
AND WHITE LETTERS, PRINTED CORRECTLY
SHEETS ORIGINAL PAGE SIZE

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SITE NOTES

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

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
FENCING AND GATES		
FN-05	6' HT WOOD PRIVACY FENCE	B4/L-504
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-01	ASPHALT PAVING	RE: CIVIL
PA-02	CONCRETE PAVING	RE: CIVIL
PA-03	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-04	CROSSWALK STRIPING	RE: CIVIL
PA-05	TRAFFIC STRIPING	RE: CIVIL
PA-06	CONCRETE CURB AND GUTTER	RE: CIVIL
PA-07	MOUNTABLE CURB AND GUTTER	RE: CIVIL
PA-08	PARKING STRIPING	RE: CIVIL
PA-09	CURB RAMP	RE: CIVIL
PA-10	ADA STRIPING	RE: CIVIL
SITE FURNISHINGS		
SF-06	BOLLARD	A3/L-523
UTILITIES		
UT-05	STORM INLET/OUTLET	RE: CIVIL
UT-06	FIRE HYDRANT	RE: CIVIL
UT-07	MANHOLE	RE: CIVIL
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-11	EV CHARGING STATION	RE: ELEC & B1/L-519
UT-13	ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE	RE: ELEC

LEGEND

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

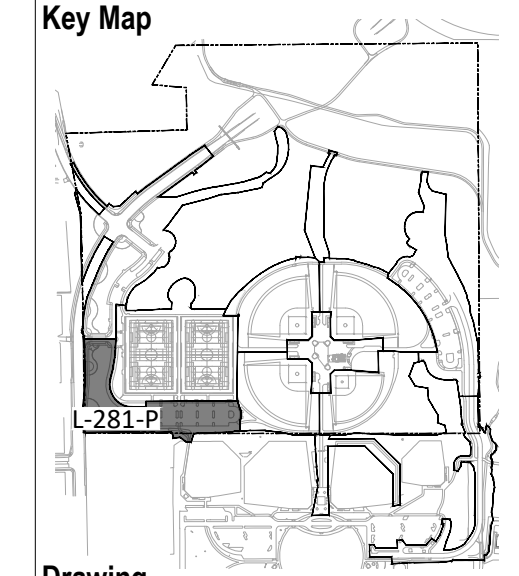
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PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

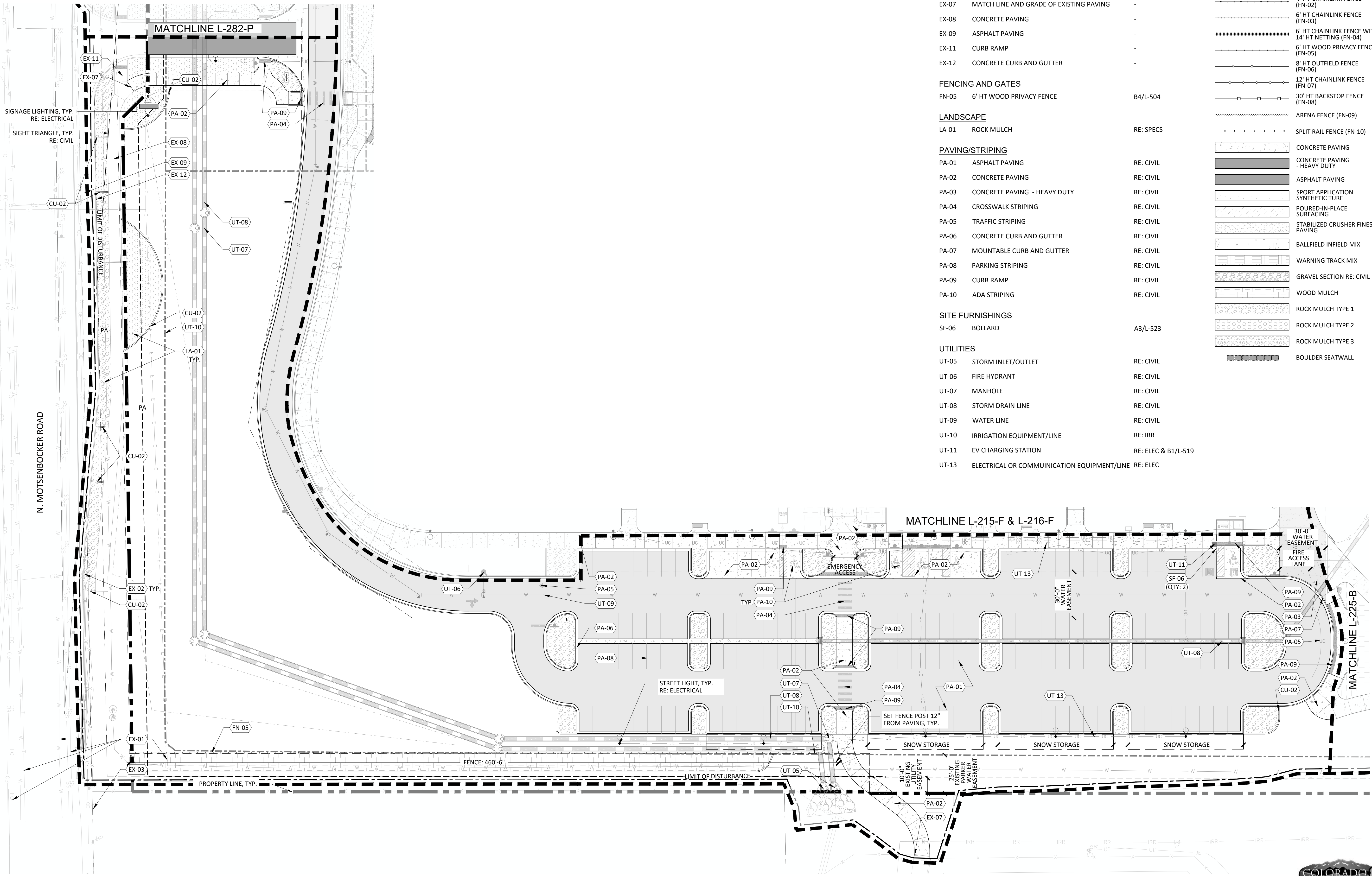
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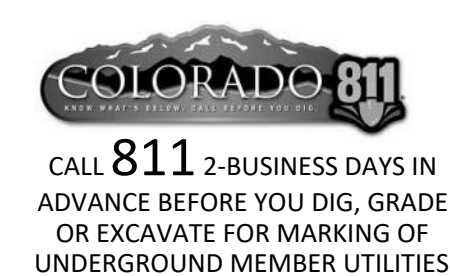
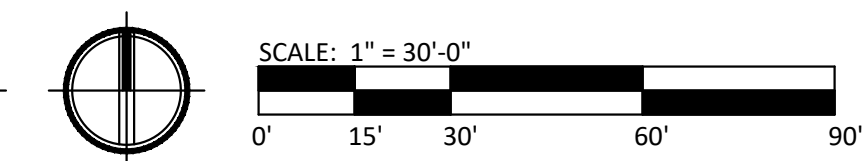
Drawing
PARKING - AREA A
ENLARGEMENT

L-281-P
SITE PLAN SUBMITTAL
Page 138 of 311

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A1 PARKING - AREA A ENLARGEMENT
1" = 30'-0"



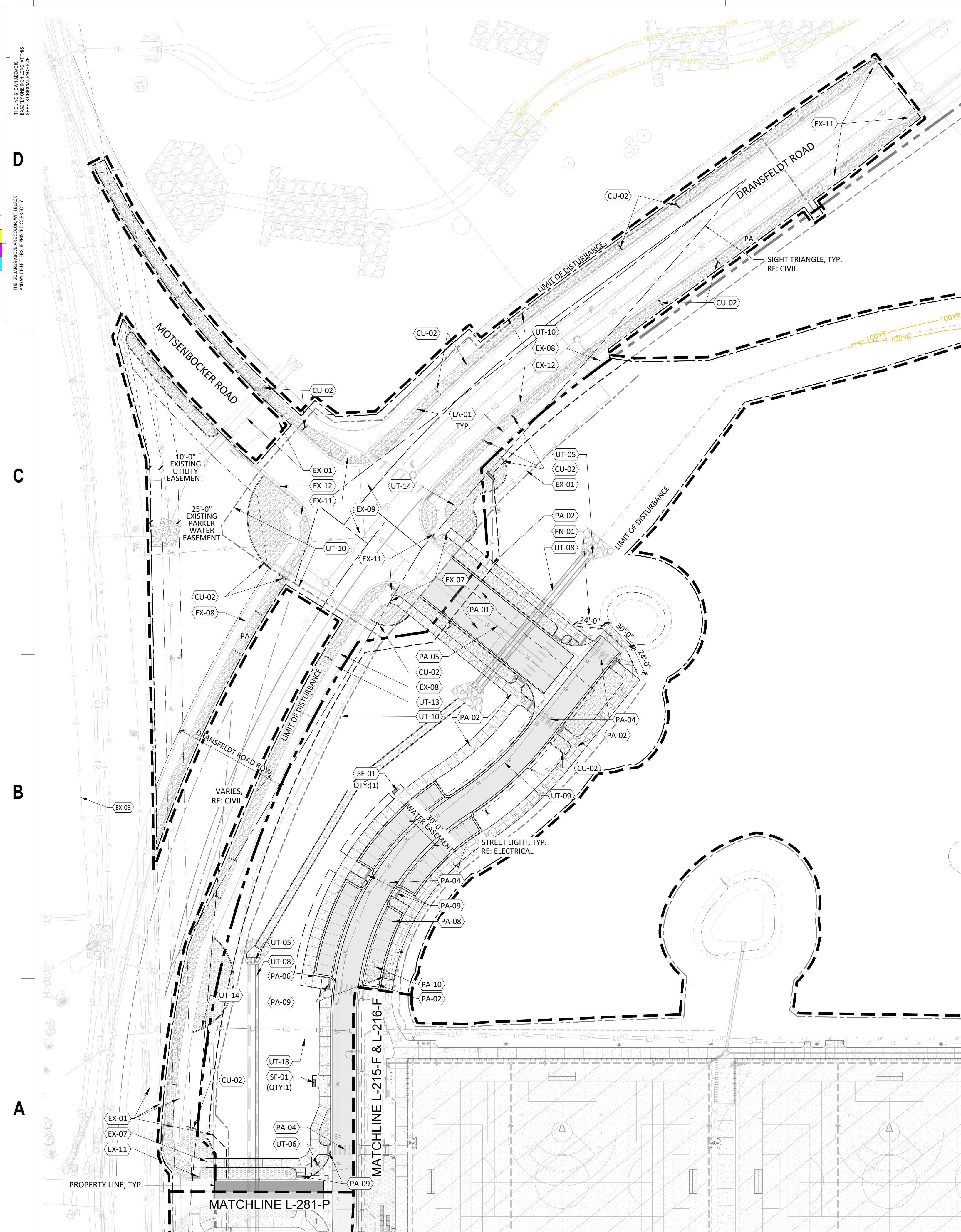
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SITE NOTES

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

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
<u>CURBS</u>		
CU-02	CONCRETE MOWBAND	B1/L-500
<u>EXISTING CONDITIONS</u>		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-03	FENCE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
<u>FENCING AND GATES</u>		
FN-01	4' HT NATURAL AREA FENCE	C1/L-504
<u>LANDSCAPE</u>		
LA-01	ROCK MULCH	RE: SPEC
<u>PAVING/STRIPING</u>		
PA-01	ASPHALT PAVING	RE: CIVIL
PA-02	CONCRETE PAVING	RE: CIVIL
PA-04	CROSSWALK STRIPING	RE: CIVIL
PA-05	TRAFFIC STRIPING	RE: CIVIL
PA-06	CONCRETE CURB AND GUTTER	RE: CIVIL
PA-08	PARKING STRIPING	RE: CIVIL
PA-09	CURB RAMP	RE: CIVIL
PA-10	ADA STRIPING	RE: CIVIL
<u>SITE FURNISHINGS</u>		
SF-01	BACKED BENCH 6'	A1/L-521
<u>UTILITIES</u>		
UT-05	STORM INLET/OUTLET	RE: CIVIL
UT-06	FIRE HYDRANT	RE: CIVIL
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC

LEGEND

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

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Town of Parker
SALISBURY PARK
NORTH - PHASE 1

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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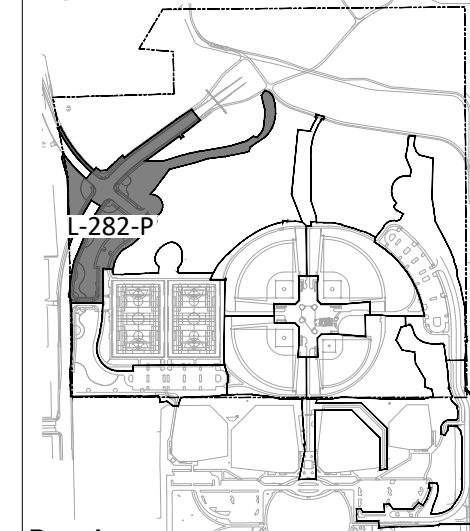
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Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By:	RB, CB, DD
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Key Map



Drawing

PARKING - AREA I
ENLARGEMENT

L-282-P

SITE PLAN SUBMITTAL
Page 139 of 311

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

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

D

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CODE	DESCRIPTION	DETAIL
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CODE	DESCRIPTION	DETAIL
<u>CURBS</u>		
CU-02	CONCRETE MOWBAND	B1/L-500
<u>EXISTING CONDITIONS</u>		
EX-03	FENCE	-
EX-10	VEGETATION	-
<u>FENCING AND GATES</u>		
FN-01	4' HT NATURAL AREA FENCE	C1/L-504
<u>PAVING/STRIPING</u>		
PA-01	ASPHALT PAVING	RE: CIVIL
PA-02	CONCRETE PAVING	RE: CIVIL
PA-03	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-04	CROSSWALK STRIPING	RE: CIVIL
PA-05	TRAFFIC STRIPING	RE: CIVIL
PA-06	CONCRETE CURB AND GUTTER	RE: CIVIL
PA-08	PARKING STRIPING	RE: CIVIL
PA-09	CURB RAMP	RE: CIVIL
PA-10	ADA STRIPING	RE: CIVIL
PA-11	STABILIZED CRUSHER FINES PAVING	B3,C3/L-5
<u>SITE FURNISHINGS</u>		
SF-01	BACKED BENCH 6'	A1/L-521
SF-06	BOLLARD	A3/L-523
SF-12	TRASH AND RECYCLING RECEPTACLE	C3/L-522
<u>UTILITIES</u>		
UT-05	STORM INLET/OUTLET	RE: CIVIL
UT-06	FIRE HYDRANT	RE: CIVIL
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-11	EV CHARGING STATION	RE: ELEC
UT-13	ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-15	CHASE DRAIN	RE: CIVIL

PROPERTY LINE

LIMIT OF DISTURBANCE

FLOODWAY

PROPOSED PARK 100-YEAR FLOODPLAIN

100YR

TREE PROTECTION FENCE

4' HT NATURAL AREA FENCE (FN-01)

4' HT CHAINLINK FENCE (FN-02)

6' HT CHAINLINK FENCE (FN-03)

6' HT CHAINLINK FENCE WITH SLATS (FN-04)

14' HT NETTING (FN-04)

6' HT WOOD PRIVACY FENCE (FN-05)

8' HT OUTFIELD FENCE (FN-06)

12' HT CHAINLINK FENCE (FN-07)

30' HT BACKSTOP FENCE (FN-08)

ARENA FENCE (FN-09)

SPLIT RAIL FENCE (FN-10)

CONCRETE PAVING

CONCRETE PAVING - HEAVY DUTY

ASPHALT PAVING

SPORT APPLICATION SYNTHETIC TURF

POURED IN-PLACE SURFACING

STABILIZED CRUSHER FINE PAVING

BALLFIELD INFIELD MIX

WARNING TRACK MIX

GRAVEL SECTION RE: CIVIL

WOOD MULCH

ROCK MULCH TYPE 1

ROCK MULCH TYPE 2

ROCK MULCH TYPE 3

BOULDER SEATWALL

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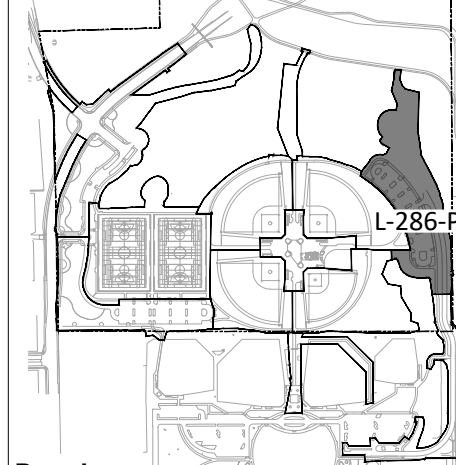
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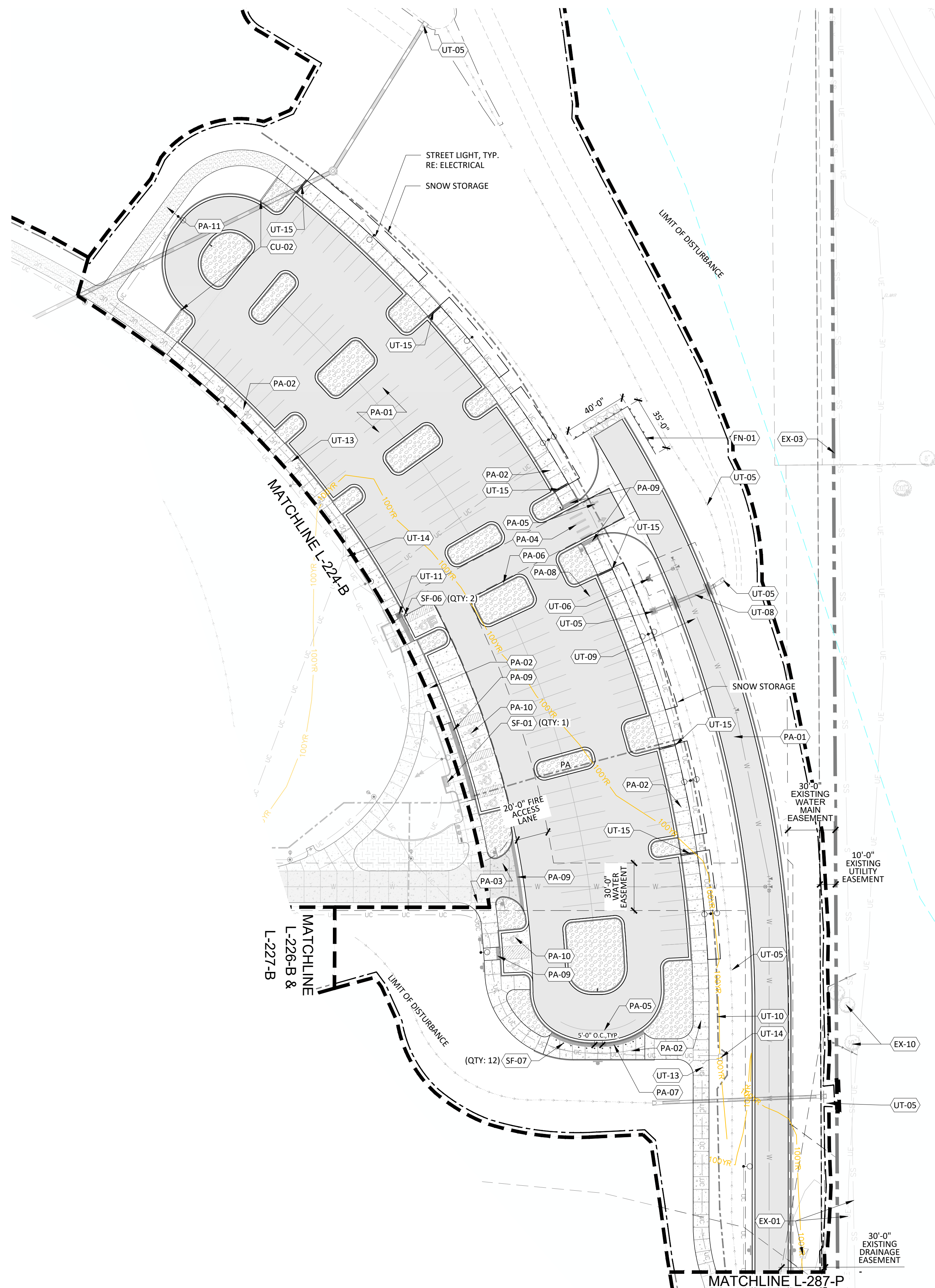
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PARKING - AREA I
ENLARGEMENT

Page 140 of 311

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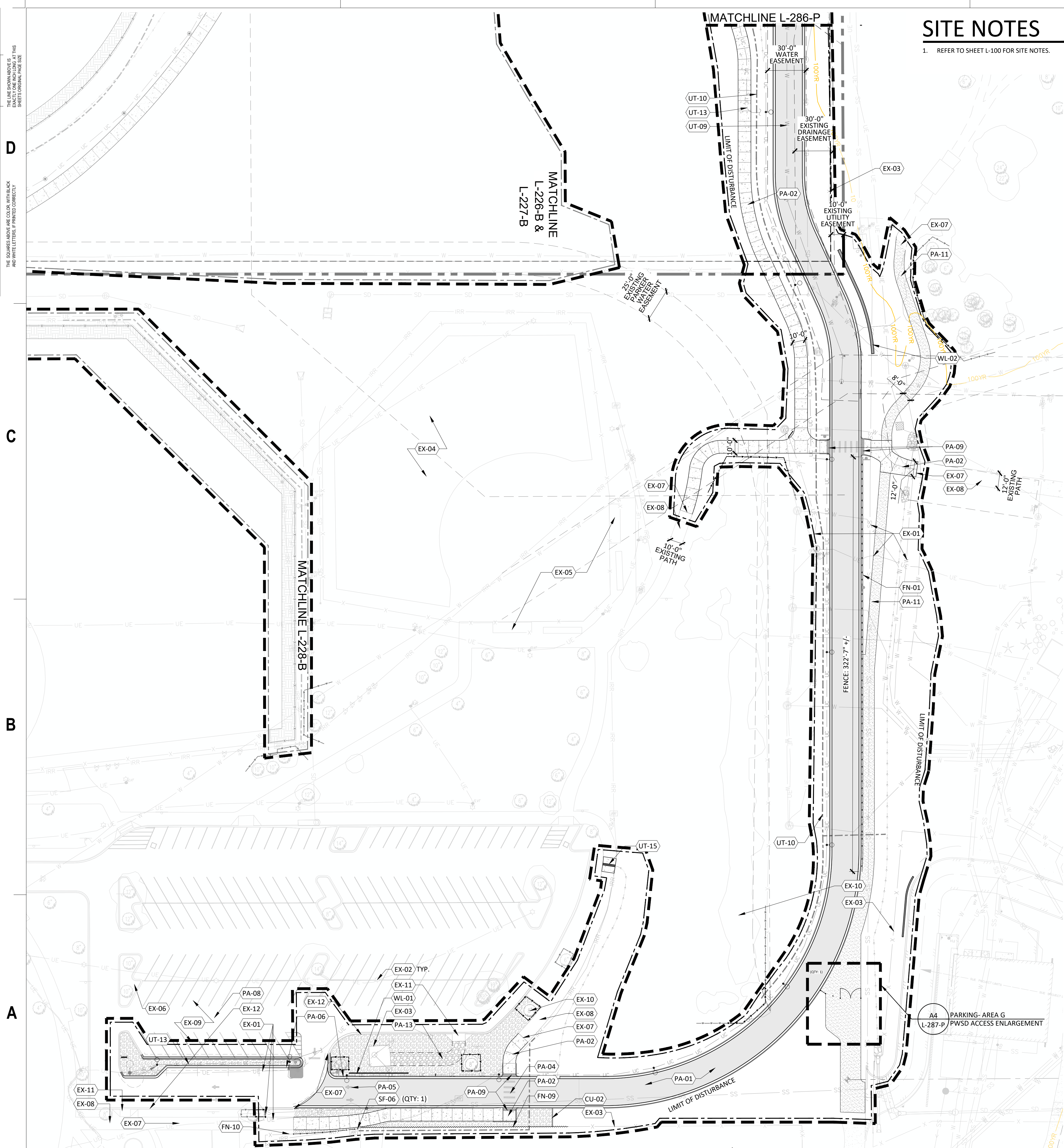


AI $\frac{1'' = 40'-0''}{}$

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

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



SITE NOTES

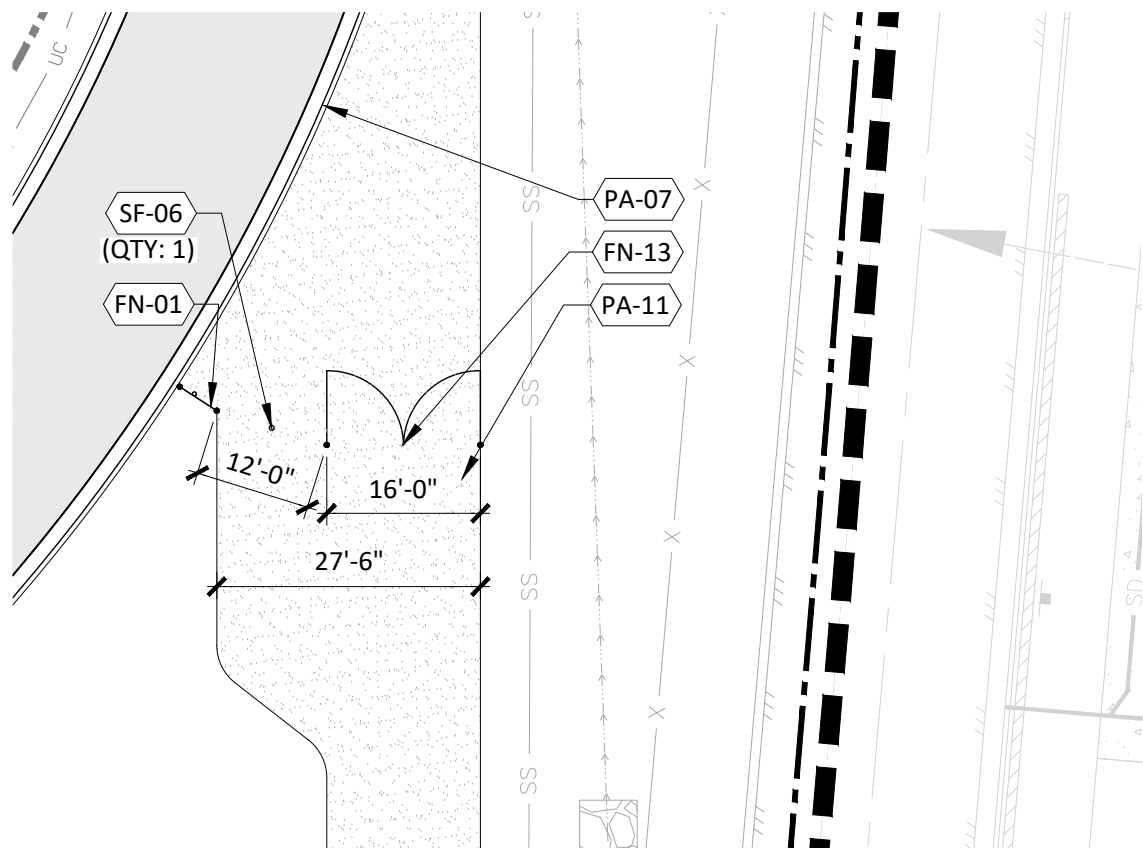
1. REFER TO SHEET L-100 FOR SITE NOTES.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-03	FENCE	-
EX-04	BALLFIELD	-
EX-05	DUGOUT	-
EX-06	PLANTING BED	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-10	VEGETATION	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
FENCING AND GATES		
FN-01	4' HT NATURAL AREA FENCE	C1/L-504
FN-09	ARENA FENCE	C2/L-504
FN-10	SPLIT-RAIL FENCE	C4/L-504
FN-13	VEHICULAR ACCESS GATE	B1/L-504
PAVING/STRIPING		
PA-01	ASPHALT PAVING	RE: CIVIL
PA-02	CONCRETE PAVING	RE: CIVIL
PA-04	CROSSWALK STRIPING	RE: CIVIL
PA-05	TRAFFIC STRIPING	RE: CIVIL
PA-06	CONCRETE CURB AND GUTTER	RE: CIVIL
PA-07	MOUNTABLE CURB AND GUTTER	RE: CIVIL
PA-08	PARKING STRIPING	RE: CIVIL
PA-09	CURB RAMP	RE: CIVIL
PA-11	STABILIZED CRUSHER FINES PAVING	B3,C3/L-500
PA-13	GRAVEL SECTION DETAIL	RE: CIVIL
SITE FURNISHINGS		
SF-06	BOLLARD	A3/L-523
UTILITIES		
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUNICATION EQUIPMENT/LINE	RE: ELEC
WALLS		
WL-01	RETAINING WALL - CONCRETE	A1/L-508
WL-02	RETAINING WALL - MSE	A4/L-503

LEGEND

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



A4 PARKING- AREA G PWSD ACCESS ENLARGEMENT
SCALE: 1" = 20'-0"

A1 PARKING - AREA G ENLARGEMENT
1" = 40'-0"

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INTERIOR DESIGN

DATEDESCRIPTION

Project Number:223072.00

Sheet Issue Date:2024-11-22

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Checked By:RB, CB, DD

Key Map

Drawing

PARKING - AREA G ENLARGEMENT

L-287-P

SITE PLAN SUBMITTAL
Page 141 of 311

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THE LINE SHOWN ABOVE IS IN COLOR WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.
SHEETS ORIGINAL PAGE SIZE

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
FENCING AND GATES		
FN-01	4' HT NATURAL AREA FENCE	B3/L-507
FN-02	4' HT CHAIN LINK FENCE	A1/L-508
FN-03	6' HT CHAIN LINK FENCE AND GATE	A3/L-508
FN-04	6' HT CHAINLINK FENCE WITH ATHLETIC NETTING	B1/L-509
FN-05	6' HT WOOD PRIVACY FENCE	C1/L-507
FN-06	8' HT CHAIN LINK FENCE	B1/L-508
FN-07	12' HT CHAIN LINK FENCE	A4/L-512
FN-08	30' HT BACKSTOP FENCE	A1,A3/L-510
FN-09	ARENA FENCE	-
FN-10	SPLIT-RAIL FENCE	XX/L-5XX
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-508
FN-13	VEHICULAR ACCESS GATE	B1/L-507
FN-14	4' W PEDESTRIAN GATE	B1/L-508

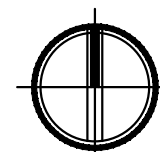
WALLS		
WL-01	RETAINING WALL - CONCRETE	A1/L-500
WL-02	RETAINING WALL - MSE	B1/L-501
WL-03	CIP CONCRETE PLANTER WALL	C1/L-502
WL-04	PRECAST CONCRETE PLANTER WALL	A1/L-502
WL-05	CIP CONCRETE SEATWALL	C1/L-502
WL-06	BOULDER SEAT WALL	B4/L-501
WL-07	CHEEKWALL	A1/L-501

LEGEND

	4' HT NATURAL AREA FENCE
	4' HT CHAINLINK FENCE
	6' HT CHAINLINK FENCE AND GATE
	6' HT CHAINLINK FENCE WITH 14' HT NETTING
	6' HT WOOD PRIVACY FENCE
	8' HT OUTFIELD FENCE
	12' HT CHAINLINK FENCE
	30' HT BACKSTOP FENCE
	ARENA FENCE
	SPLIT RAIL FENCE
	BOULDER SEATWALL

A1 WALL AND FENCE DIAGRAM

1" = 80'-0"



SCALE: 1" = 80'-0"
0' 40' 80' 160' 320'



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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

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Key Map

Drawing

WALL AND FENCE
DIAGRAM

L-290

SITE PLAN SUBMITTAL
Page 142 of 311

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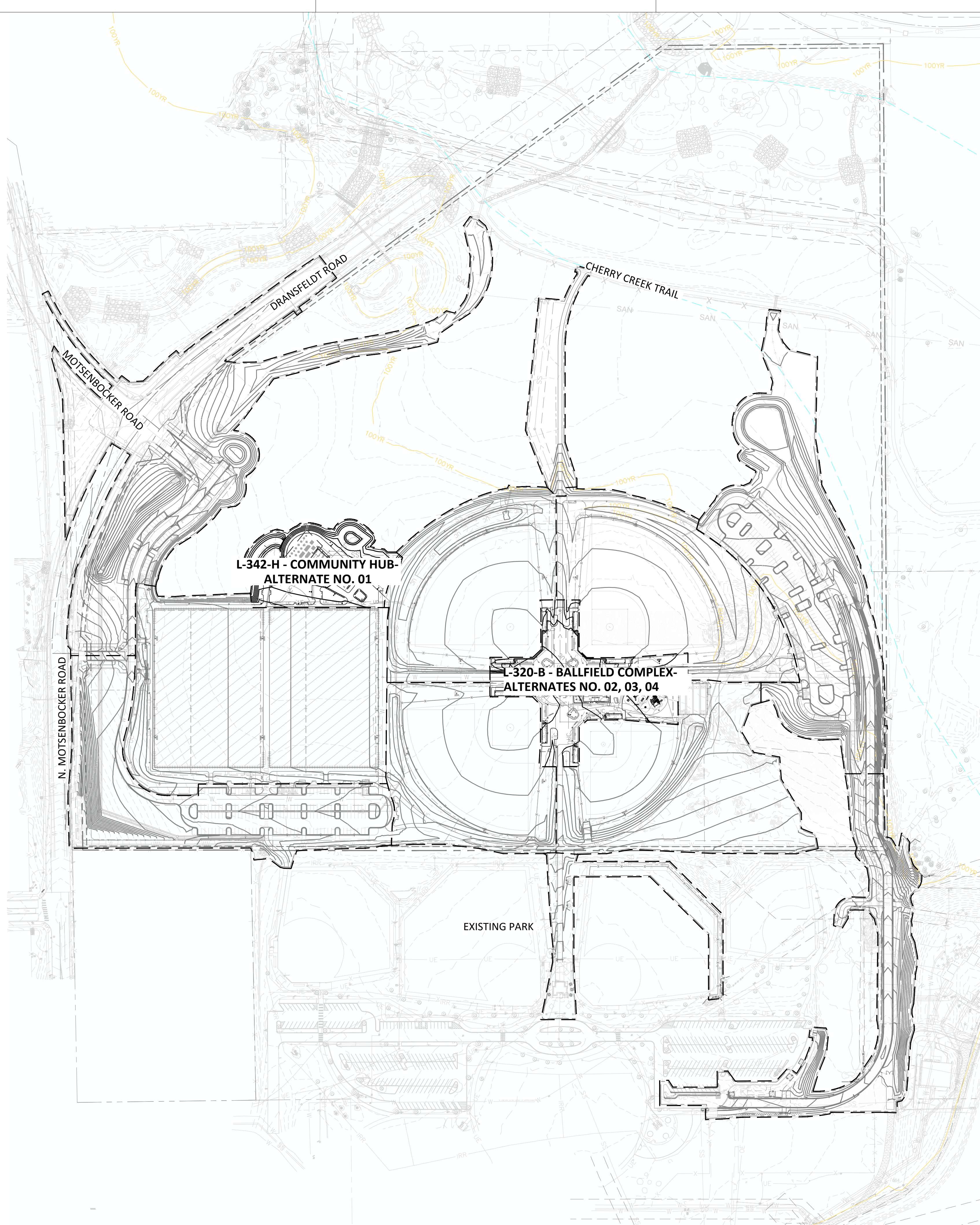
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SHEETS ORIGINAL PAPER SIZE



GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR PROPOSED PARK 100-YEAR FLOODPLAIN
- 48.59 PROPOSED SPOT ELEVATIONS
- TW TOP OF WALL ELEVATION
- FG FINAL GRADE ELEVATION
- TOS TOP OF SURFACING
- FS FINISHED SURFACE
- HP PROPOSED HIGH POINT ELEVATION
- LP PROPOSED LOW POINT ELEVATION
- FL PROPOSED FLOW LINE
- (E) 46.22 EXISTING ELEVATION
- 5846 EXISTING CONTOUR
- 48 PROPOSED CONTOUR
- 3.8% DRAINAGE SLOPE

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

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Key Map

Drawing

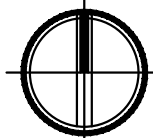
OVERALL SITE
GRADING PLAN-
ALTERNATES

L-301

SITE PLAN SUBMITTAL
Page 144 of 311

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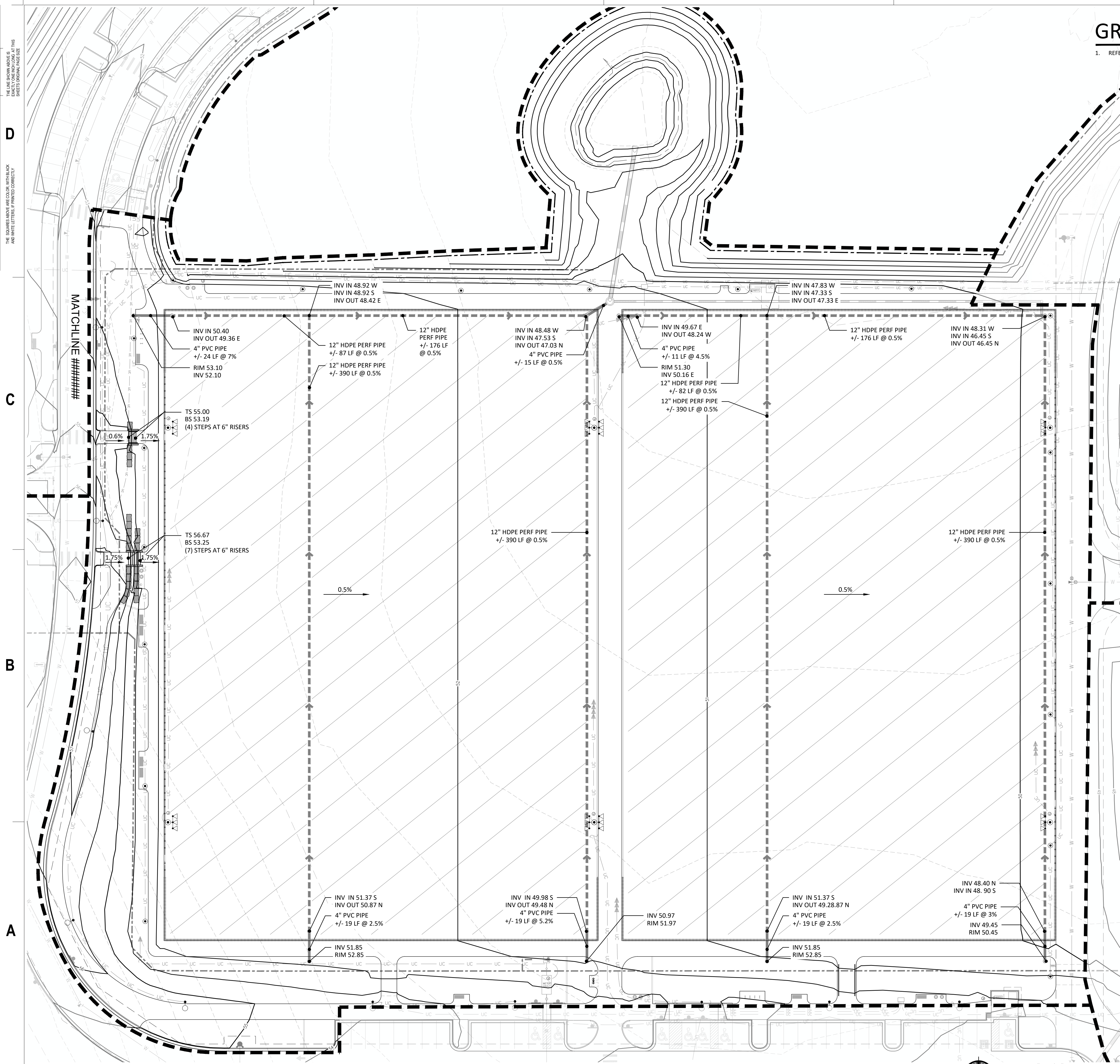
A1 OVERALL SITE GRADING PLAN- ALTERNATES
1" = 140'-0"



SCALE: 1" = 140'-0"
0' 70' 140' 280' 420'



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ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES



GRADING NOTES

1. REFER TO SHEET L-300 FOR GRADING NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- PROPOSED SPOT ELEVATIONS
- TOP OF WALL ELEVATION
- FINAL GRADE ELEVATION
- TOP OF SURFACING
- FINISHED SURFACE
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED FLOW LINE
- EXISTING ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE SLOPE
- 12" HDPE PERF PIPE UNDERDRAIN AT SYNTHETIC TURF

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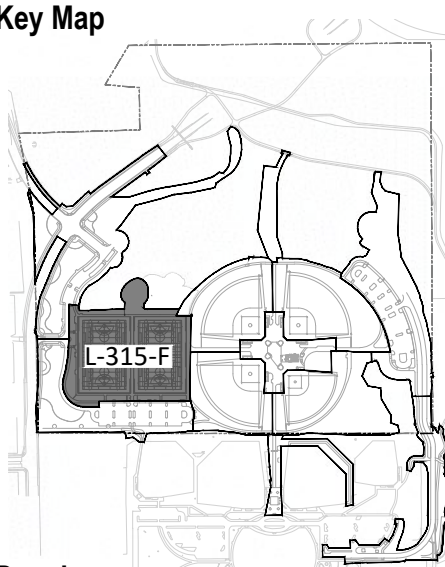
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PLANNING
INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
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Checked By: RB, CB, DD



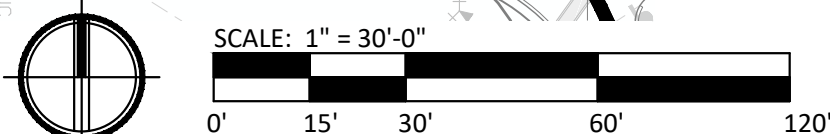
Drawing
MULTI-USE FIELDS
GRADING
ENLARGEMENT

L-315-F

SITE PLAN SUBMITTAL
Page 145 of 311

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

A1 MULTI-USE FIELDS GRADING ENLARGEMENT
1" = 30'-0"



THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS

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1. REFER TO SHEET L-300 FOR GRADING NOTES

The diagram illustrates a cross-section of a road and its drainage system. Key features include:

- PROPERTY LINE**: Indicated by a dashed line at the top left.
- LIMIT OF DISTURBANCE**: Indicated by a dashed line below the property line.
- FLOODWAY**: A cyan-colored area on the left side of the road.
- PROPOSED FLOOD 100-YEAR FLOODPLAIN**: A yellow-colored area below the floodway.
- PROPOSED SPOT ELEVATIONS**: Marked with black dots and labels:
 - 48.59**: Elevation at the top of the floodway.
 - TW**: Elevation at the top of the wall.
 - FG**: Elevation at the final grade.
 - TOS**: Elevation at the top of the surfacing.
 - FS**: Elevation at the finished surface.
 - HP**: Elevation at the proposed high point.
 - LP**: Elevation at the proposed low point.
 - FL**: Elevation at the proposed flow line.
 - (E) 46.22**: Elevation at the existing elevation.
- EXISTING ELEVATION**: Indicated by a grey line at the bottom left.
- EXISTING CONTOUR**: Indicated by a grey line at the bottom left.
- PROPOSED CONTOUR**: Indicated by a black line at the bottom left.
- DRAINAGE SLOPE**: Indicated by a black line at the bottom left.

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1675 Larimer Street, #550
Denver, CO 80202
p. 303.444.1961

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. 303.966.2175

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

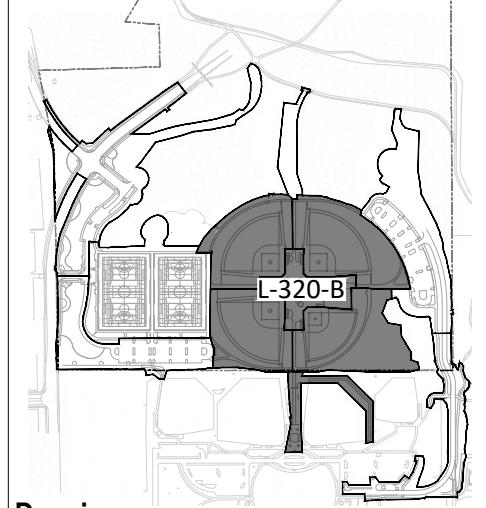
Project Number: 223072.00

Sheet Issue Date: 2024-11-22

Drawn By: EH, LW, ED, MS, AG

Checked By: RB, CB, DD

Key Map



Drawing

OVERALL BALLFIELD
COMPLEX - GRADING
KEY PLAN

L-320-B

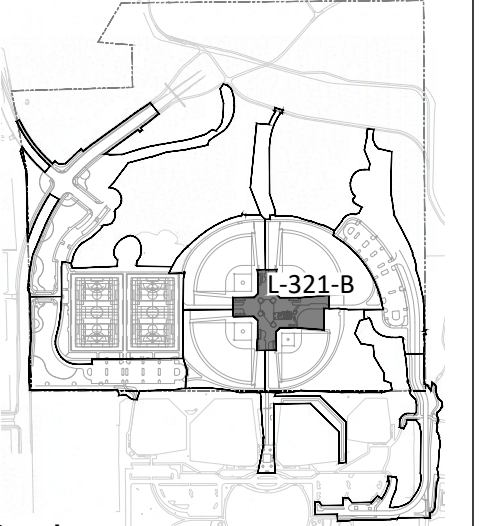
SITE PLAN SUBMITTAL
Page 146 of 311



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

[illegible]

Key Map 

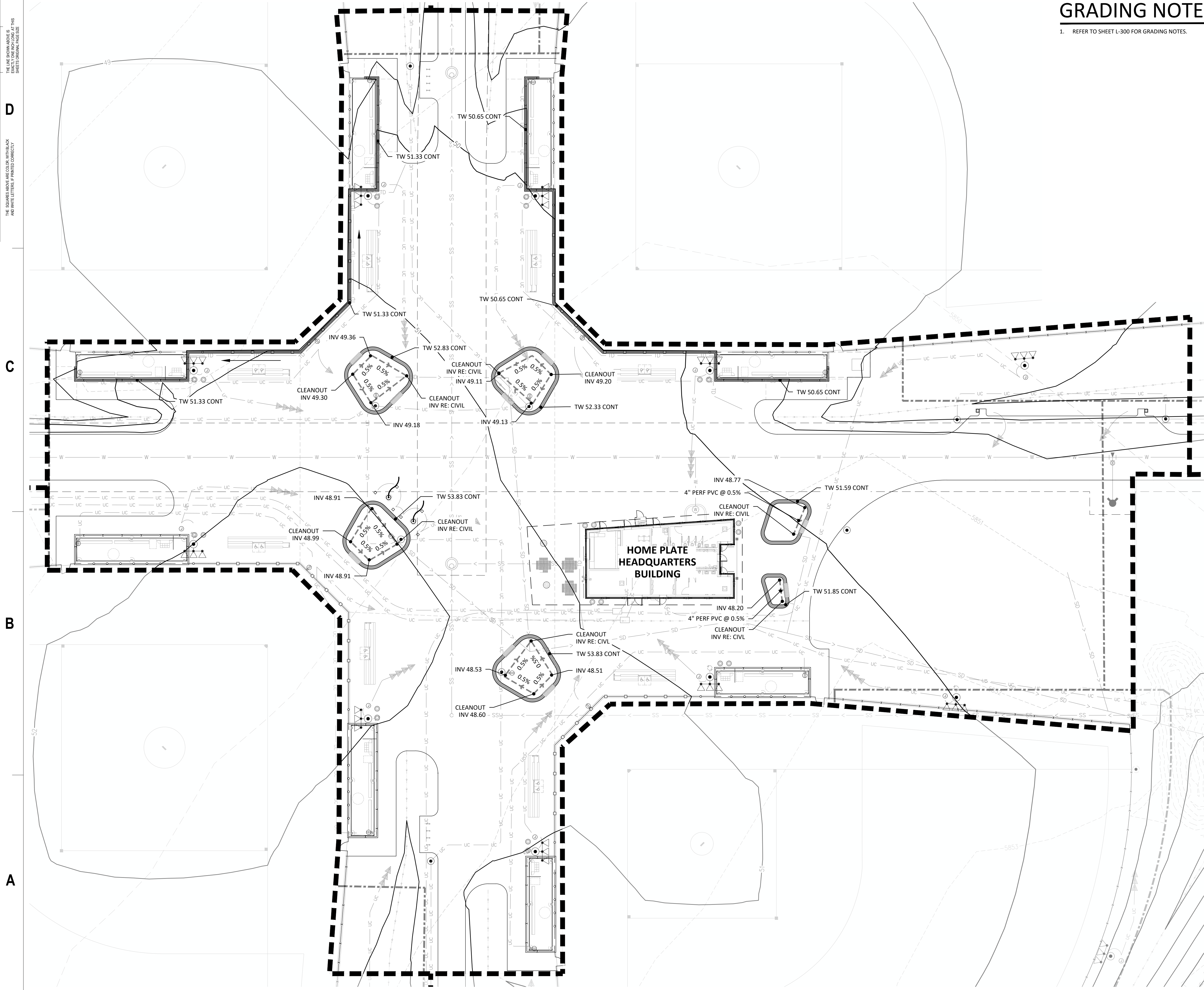


L-321-B

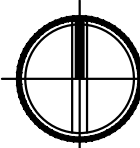
SITE PLAN SUBMITTAL
Page 147 of 311

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	PROPERTY LINE
	LIMIT OF DISTURBANCE
	FLOODWAY
	PROPOSED PARK 100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATIONS
	TOP OF WALL ELEVATION
	FINAL GRADE ELEVATION
	TOP OF SURFACING
	FINISHED SURFACE
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED FLOW LINE
	EXISTING ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE SLOPE
	12" HDPE PERF PIPE UNDER AT SYNTHETIC TURF
	6" PERF PVC UNDERDRAIN AT PIP SURFACING
	4" PERF PVC UNDERDRAIN AT PLANTER



A1 PLAZA GRADING ENLARGEMENT- BASE BID
1" = 20'-0"



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

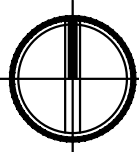
1. REFER TO SHEET L-300 FOR GRADING NOTES



PROPERTY LINE

-
- 12" HDPE PERF PIPE UNDERDRAIN AT SYNTHETIC TURF
- 6" PERF PVC UNDERDRAIN AT PIP SURFACING
- 4" PERF PVC UNDERDRAIN AT PLANTER



 $1'' = 20'-0''$ 

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

Key Map

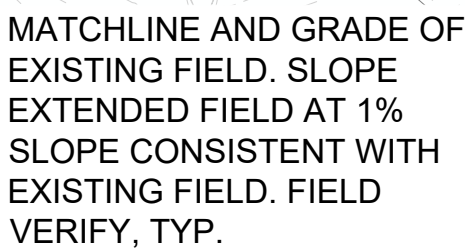
Key Map



L-328-B

SITE PLAN SUBMITTAL
Page 149 of 311

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	FLOODWAY
	PROPOSED PARK 100-YEAR FLOODPLAIN
	PROPOSED SPOT ELEVATIONS
	TOP OF WALL ELEVATION
	FINAL GRADE ELEVATION
	TOP OF SURFACING
	FINISHED SURFACE
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED FLOW LINE
	EXISTING ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE SLOPE
	12" HDPE PERF PIPE UNDERDRAIN AT 5% DRAIN CURVE
	4" PERF PVC UNDERDRAIN AT PIP SURFACING
	4" PERF PVC UNDERDRAIN AT PLANTER



MATCHLINE AND GRADE OF
EXISTING PAVING

MATCHLINE AND GRADE OF
EXISTING OUTFIELD FENCE

A1 EXISTING PARK IMPROVEMENTS GRADING ENLARGEMENT

$$1'' = 30'-0''$$


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

