SALISBURY REGIONAL PARK PHASE 1

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.
44.84 ACRES - 1 LOT (PHASE 1)

SITE PLAN

MAY 2, 2025

*REFERENCE IMAGE ONLY. IMAGE NOT TO SCALE

BENCHMARK
DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3-1/4" ALUMINUM ALLOY CAP STAMPED 'DOUGLAS COUNTY GIS 1.085040' LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE.

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

LAND USE SUMMARY TABLE - PHASE 1

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

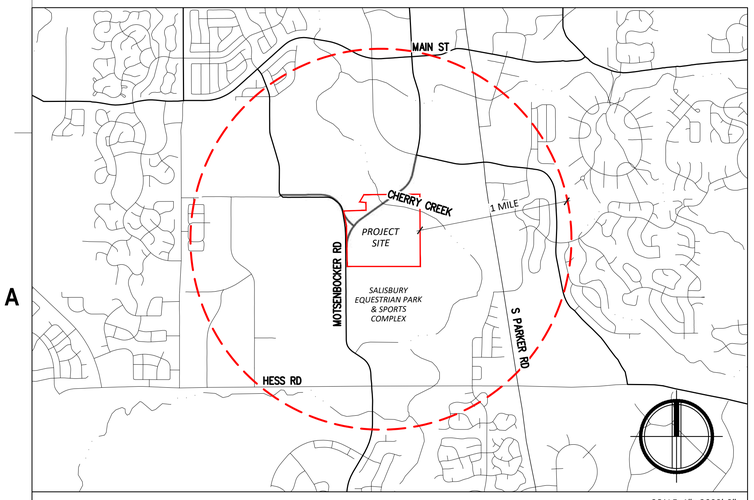
*SEE SHEET L-411 'LANDSCAPE REQUIREMENTS' FOR ADDITIONAL INFORMATION

PARKING MATRIX - PHASE 1

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

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

BIKE PARKING TYPE	REQUIRED BASE	PROVIDED BASE
EXTERIOR FIXED	3	24



SCALE: 1"= 2000'-0"

VICINITY MAP

CONTACTS

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ELECTRICAL:	AKERMAN ENGINEERING 3000 YOUNGFIELD STREET, #264 WHEAT RIDGE, CO 80215	DON AKERMAN (720) 519-2005 DACKERMAN@AEICONSULTING.COM
SURVEYOR:	AZTEC CONSULTANTS, INC. 300 E MINERAL AVE STE 1 LITTLETON, CO 80122	KARL SZYSZKOSKI (303) 327-7506 KSZYSZKOSKI@AZTECCONSULTANTS.COM
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	PARKER WATER SANITATION DISTRICT 13939 ANCESTRY DRIVE PARKER, CO 80134	ROBERT RAMSEY (720) 842-4260 RRAMSEY@PWSD.ORG

Please include Town of Parker Engineering/Public Works Contact

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/PUBLIC WORKS DATE

Salisbury Regional Park Site Plan

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

PROFESSIONAL ENGINEER LICENSE NUMBER DATE

hord coplan macht
LANDSCAPE ARCHITECT / ARCHITECT
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Denver, CO 80202
p. 303.607.0977

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p. 303.444.1951

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

Drawing
COVER SHEET

G-000

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

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

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-05-02
Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing
SHEET INDEX

G-001

SITE PLAN SUBMITTAL

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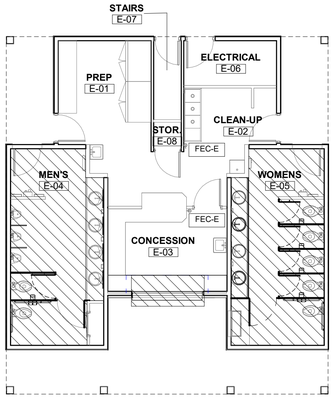
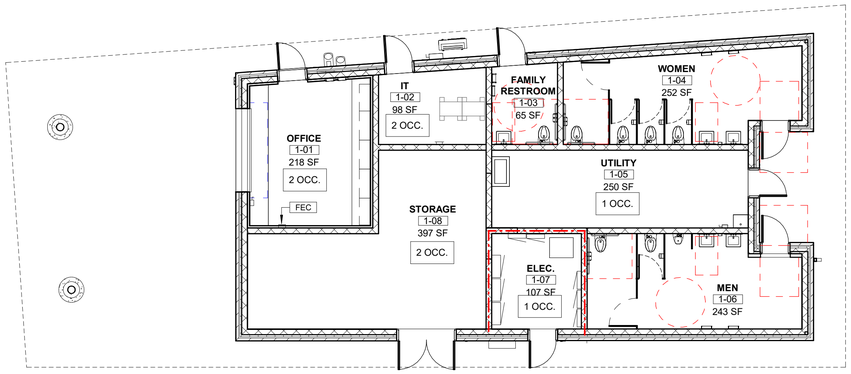


EXISTING BUILDING - NO CHANGE IN USE

OCCUPANCY GROUP:	M (PRIMARY OCCUPANCY
ALLOWABLE HEIGHT:	40'
ALLOWABLE AREA:	9,000 SF
ACTUAL HEIGHT:	23'-4"
ACTUAL AREA:	981 SF

C1 EXISTING CONCESSIONS BUILDING - LIFE SAFETY PLAN

A-201A A-003 1/8" = 1'-0"



OCCUPANCY GROUP:	B (PRIMARY OCCUPANCY) S-1 (ACCESSORY, NON-SEPARATED OCCUPANCY)
ALLOWABLE HEIGHT:	40'
ALLOWABLE AREAI:	9,000 SF
ACTUAL HEIGHT:	20'
ACTUAL AREA:	1,733 SF

A1 HEADQUARTERS & RESTROOM BUILDING - LIFE SAFETY PLAN

A-201A A-003 1/8" = 1'-0"

CODE INFO

PROJECT NAME: **SALISBURY REGIONAL PARK - PHASE 1**

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

GENERAL CODE SUMMARY: There is unique programmed space at the new restroom building and existing concessions. The buildings have unique occupancy classifications based on each building's spaces. See occupancy designations, heghts and square footages noted at each life safety plan.

CONSTRUCTION TYPE: **VB**

FIRE SUPPRESSION SYSTEM: NOT SPRINKLERED. FIRE ALARM?

APPLICABLE CODES & STANDARDS:

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

REGULATORY & NON-REGULATORY AGENCIES:

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

IECC CODE COMPLIANCE:

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

CODE LEGEND

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

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Checked By:	LG

Key Map

Drawing

LIFE SAFETY PLANS

A-003

SITE PLAN SUBMITTAL

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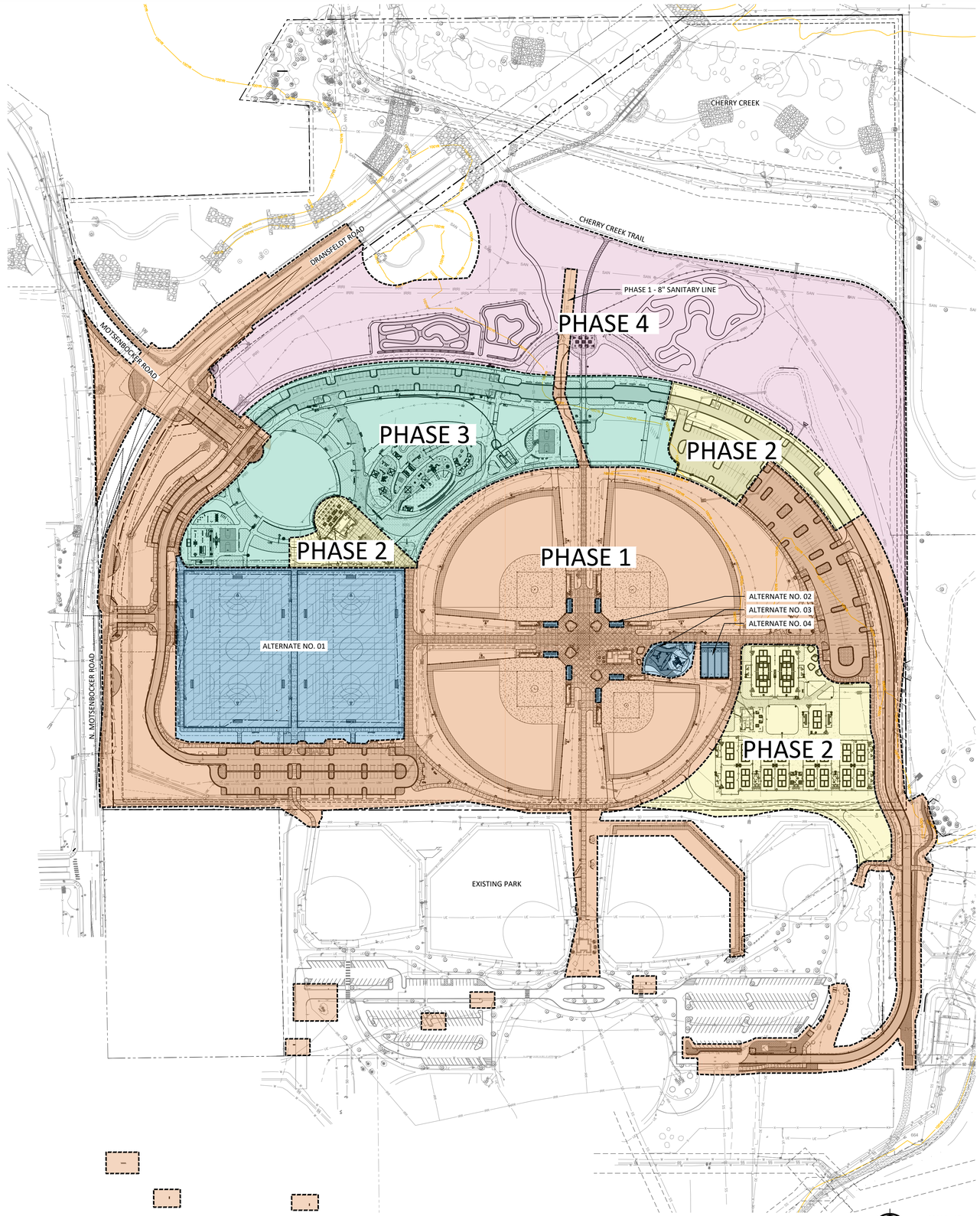

PHASING LEGEND

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

A1 OVERALL SITE AND PHASING PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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

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Key Map

Drawing

OVERALL SITE AND PHASING PLAN

G-010

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COMMUNITY PARK PARKING SPACE GUIDELINES					
PARK NAME: SALISBURY PARK NORTH					
PARK AMENITY	**QUANTITY**	**UNITS**	**PARKING SPACES REQUIRED PER UNIT**	**PARKING SPACES REQUIRED (TOTAL REQUIRED*)**	**TOTAL PARKING SPACES PROVIDED WITH EACH PHASE**
PHASE 1				292 PHASE 1 (292)	334
MULTI-PURPOSE FIELDS 225' X 360'					
SOCCER,LACROSSE, FLAG FOOTBALL	2	FIELDS	60 PER FIELD	120	
BALLFIELDS	4	FIELDS	40 PER FIELD	160	
BALLFIELD BUILDING (HEADQUARTERS)					
SHELTER	3	TABLES	2 PER TABLE	6	
PHASE 1 - ALTERNATES				46 PHASE 1 ALT. (332)	
BALLFIELD PLAYGROUND	6,089	SF	1 PER 1000 SF	6	
PHASE 2				139 PHASE 2 (431)	437
HUB BUILDING/PAVILION					
SHELTER (TABLES)	20	TABLES	2 PER TABLE	40	
PICKLEBALL COURTS	17	COURTS	5 PER COUNT	85	
TENNIS COURTS	2	COURTS	3 PER COUNT	6	
PICKLEBALL BUILDING					
SHELTER (TABLES)	4	TABLES	2 PER TABLE	8	
PHASE 3				70 PHASE 3 (501)	532
BASKETBALL COURTS	2	COURTS	5 PER COUNT	10	
DESTINATION PLAYGROUND	38,621	SF	1 PER 1000 SF	39	
SHELTER (TABLES)	8	TABLES	2 PER TABLE	16	
OUTDOOR FITNESS	23	PIECES	1 PER 5 PEICES	5	
PHASE 4				29 PHASE 4 (530)	532
BIKE PARK	3	ACRES	5 PER ACRE	15	
LARGE PICNIC SHELTER (OVERLOOK)	7	TABLES	2 PER TABLE	14	
			TOTAL PARKING SPACES REQUIRED	530	

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

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

	Community Serving Park Amenities						
		(C) Compatible / (R) Required	Provided	Phase 1	Phase 2	Phase 3	Phase 4
Category 1 - Gathering Spaces & Self-Directed Group Activities *Pick (1) from each subcategory unless noted (R) required*	**Gardens**			Quantity per Phase			
	1.1 Arboreta/decorative garden, irrigated	C	☑	1			
	1.1 Community garden/raised garden, irrigated	C					
	Gathering and Social Space			Quantity per Phase			
	1.2 Amphitheater	C					
	1.2 Festival/event space	C	☑	1			1
	1.2 Outdoor nature classroom	C					
	1.2 Outdoor performance space/stage	C	☑		1		
	1.2 Programmable space (indoor or outdoor)	R – In addition, See Section 13.08.030(g)(4)g.1.i)	☑	2	1		1
	1.2 Seating and tables	R - See Section 13.08.030(g)(4)g.1	☑	39 w/ Alt	42	41	7
	1.2 Shelter, small (5-10 users)	C	☑	2	1	5	1
	1.2 Shelter, medium (11-47 users)	C	☑	1	1	4	1
	1.2 Shelter, large (48-100 users)	R -See Section 13.08.030(g)(4)g.1.i)	☑	1			
	1.2 Shelter, pavilion (more than 100 users)	C					
	Interpretive and Placemaking			Quantity per Phase			
	1.3 Interactive, functional, or visual art	C	☑	2	2	1	
	1.3 Interpretive signage or elements	C	☑			3	
	1.3 Site design theme	C	☑			1	
	Outdoor Specialized			Quantity per Phase			
	1.4 Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	☑		1		
	1.4 Bike park, skills area, or pump track	C	☑				1
	1.4 Climbing spire or wall	C	☑			886 SF	
	1.4 Disc golf course	C					
	1.4 Dog off-leash area (fenced)	C					
	1.4 Horseshoe pit	C					
	1.4 Skate park	C					
Category 2 -Active Uses *Pick as shown below for each subcategory*	**Paths, Trails, and Trailheads**	Pick 1		Quantity per Phase			
	2.1 Trail connections when adjacent to residential or nonresidential	R	☑	1			
	2.1 Trailhead	C					
	2.1 Hard-surfaced multi-use trail	C	☑				
	2.1 Internal access pathway	R -See Section 13.08.030(g)(4)g.1	☑	1	1	1	1
	2.1 Loop path (Signage with QR code)	R- See Section 13.08.030(g)(4)g.1.i)	☑	Refer to Facilities Master Site Plan			
	2.1 Soft-surface jogging/hiking trail	C					
	2.1 Soft-surface equestrian or bike trail	C	☑	1			
	Play Space and Fitness Equipment	Pick 1 per park from this Section, or substitute 1 additional amenity from the Sports and Fitness section below		Quantity per Phase			
	2.2 Climbing structure or boulders, nature play features, or thematic play features		☑			886 SF	
	2.2 Open turf play area	R - See Section 13.08.030(g)(4)g.1	☑	1		Hillside	
	2.2 Outdoor fitness equipment – circuit must include a minimum of 5 stations		☑			1	
	2.2 Play area, small-scale(≥5,000 square feet)		☑	1			
	2.2 Play area, large destination-scale (≥15,000 square feet)	R – See Section 13.08.030(g)(4)g.1.i)	☑			1	
	2.2 Universal and inclusive play elements	R	☑	1		1	
	2.2 Zip line		☑			1	
	Sports and Fields	Pick 1 per park or 2 per park if no Play Space & Equipment Amenity is provided		Quantity per Phase			
	2.3 Ball field (baseball, softball, or multi-use) Artificial turf preferred.	R - See Section 13.08.030(g)(4)g.1.i)	☑	6			
	2.3 Lighting of field constructed	C	☑	6			
	2.3 Specialty sport field or stadium	C					
	2.3 Sport court (e.g., basketball, futsal, pickleball, tennis)	R - See Section 13.08.030(g)(4)g.1.i)	☑		18		
	2.3 Tournament sports court or multi-court complex	C	☑		1		
Category 3 Support Amenities	**Support Amenities**			Quantity per Phase			
	3.1 Fire Pit (Barbecues)	R - See Section 13.08.030(g)(4)g.1.i)	☑		2		1
	3.1 Bike rack and repair station	R - See Section 13.08.030(g)(4)g.1.i)	☑	12 + 1	10 + 1	4	12
	3.1 Dog waste station	R - See Section 13.08.030(g)(4)g.1	☑	7	1	2	1
	3.1 Drinking fountain	R - See Section 13.08.030(g)(4)g.1.i)	☑	2	2	1	1
	3.1 Parking, off-street	R – See Section 13.08.080	☑	2	1		
	3.1 Restroom, vault (screened) *If water or sewer is not readily available, a vault restroom may be compatible. **Temporary port-o-lets are permitted for tournaments and events only.	C					
	3.1 Restroom, permanent (plumbed)	R - See Section 13.08.030(g)(4)g.1.i)	☑	1	2		
	3.1 Signage (identification)	R	☑	39	32	9	9
	3.1 Trash/Recycle receptacles	R - See Section 13.08.030(g)(4)g.1	☑	36	24	10	6
Category 4 Specialized Facilities *Pick (1) per park total*	**Aquatics and Water Access**			Quantity per Phase			
	4.1 Splash pad or water play feature	C	☑			1	
	4.1 Swimming pool	C					
	Indoor Facilities			Quantity per Phase			
	4.2 Activity building/clubhouse	C					
	4.2 Environmental education center	C					
	4.2 Recreation center or fieldhouse	C					

*will be added to future phases. Signage (Identification) Location Plan to be submitted under building permit set.

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Checked By: RB, CB, DD

Key Map

Drawing
FINAL PARK FACILITIES AMENITYAND PARKING REQUIREMENTS

G-020

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LEGEND

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

A1 FINAL PARK FACILITIES MASTER PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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Key Map

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FINAL PARK FACILITIES MASTER PLAN

G-021

SITE PLAN SUBMITTAL

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ABBREVIATIONS

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

DESIGN LEGEND

BENCHMARK
MANHOLE
AREA DRAIN
COMBINATION INLET
TYPE R INLET
TYPE 13 FIELD INLET
FLARED END SECTION W/ RIPRAP
KICK PLATE
TEE W/ THRUST BLOCK
BEND W/ THRUST BLOCK
END CAP W/ THRUST BLOCK
GATE VALVE
BUTTERFLY VALVE
REDUCER/INCREASER
WATER METER
FIRE HYDRANT
STORM - 12" AND SMALLER
STORM - LARGER THAN 12"
ROOF DRAIN
TRENCH DRAIN
UNDERDRAIN
SANITARY SEWER - 12" AND SMALLER
SANITARY SEWER - LARGER THAN 12"
FORCE MAIN
WATER - 12" AND SMALLER
WATER - LARGER THAN 12"
NON POTABLE WATER
POTABLE WATER
IRRIGATION - 12" AND SMALLER
IRRIGATION - LARGER THAN 12"
CABLE TV
DRAIN
ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
TELEPHONE
FIBER OPTIC
FUEL
GAS
PVC PIPE (MISC)

FENCE
FLOW LINE OF DITCH OR WASH
SLOPE ARROW (5.0%)
PROPOSED SPOT ELEVATION (03.54)
EXIST SPOT ELEVATION (03.3)
EXIST INDEX CONTOUR (5200)
EXIST INTERMEDIATE CONTOUR (5201)
PROPOSED INDEX CONTOUR (20)
PROPOSED INTERMEDIATE CONTOUR (21)
CURB AND GUTTER
SPILL/CATCH CURB TRANSITION
SIGN W/ POST
CURB RAMP
SIDEWALK CHASE
SIDEWALK
CONCRETE PAVING
HEAVY DUTY CONCRETE PAVING
HEAVY DUTY ASPHALT PAVING
LIGHT DUTY ASPHALT PAVING
GRAVEL
PROPOSED BUILDING
BUILDING ACCESS
RETAINING WALL
BOULDER/ROCK WALL
LIMITS OF SAWCUT
LIMITS OF WORK
EASEMENT LINE
PROPERTY LINE
ADJACENT PROPERTY LINE/ROW
MATCHLINE

DETAIL TITLE

DETAIL TITLE
SCALE
1 / -
DETAIL NUMBER IDENTIFICATION
SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING

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

SECTION CALLOUT

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

DETAIL MARKER

REVISION CLOUD
REVISION NUMBER
1

SURVEY LEGEND

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

BENCHMARK AS DESCRIBED
FOUND MONUMENT
FOUND MONUMENT
TEST CP
UTILITY LOCATED FROM MAP
AS MEASURED AT TIME OF SURVEY
CALCULATED FROM RECORD AND AS MEASURED INFORMATION
PLAT
RECORDED
MAILBOX
CONCRETE
EDGE OF ASPHALT
GRAVEL
FENCE
GUARDRAIL
BOLLARD
SIGN
CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
BOULDER

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF PARKER, PARKER WATER & SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1.8% PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 4.8% IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 8.0%. CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1.8% IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. SURVEY INFORMATION:
    - 17.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY AZTEC CONSTULTING INC. SEE TOPOGRAPHIC SURVEY FOR SALISBURY PARK DATED JUNE 01,2023. BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3 - ¼" ALUMINUM ALLOY CAP STAMPED 'DOUGLAS COUNTY GIS 1.085040" LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 17.2. BASIS OF BEARINGS: SEE PLANS.
    - 17.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

CP-01	N609098.89	E204985.46	ELEV5870.51	SET NO. 5 X 18" REBAR W/ 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691" AT SOUTHWEST PROPERTY CORNER
CP-02	N611131.02	E207002.85	ELEV5843.60	W ¼ CORNER SECTIONS 26, TS6, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4"ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009"
CP-03	N608470.98	E207016.06	ELEV5862.98	C-W 1/16 CORNER SECTION 27, 7tS, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 22561 2009" 0.7' BELOW SURFACE IN RANGE BOX

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

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

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

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

Town of Parker, Director of Engineering _____ Date

hord | coplan | macht

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

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

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

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

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-05-02
Drawn By: AMF/KAM/MJS
Checked By: WTP/CWK/CFG

Key Map

Drawing
LEGEND NOTES & ABBREVIATIONS

C-001

SITE PLAN SUBMITTAL

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK-AND-WHITE TURN A PRINTS CORRECTLY

C M Y K

TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS

STANDARD CONSTRUCTION NOTES

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

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

SIGNAGE AND STRIPING NOTES

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

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

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

    Shall line up with handicap ramps.

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

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

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

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

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

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

STORM DRAINAGE INFRASTRUCTURE NOTES

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

ROADWAY NOTES

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

1. Paving shall not commence until a soils report and pavement design is approved by the Town of Parker and subgrade compaction tests are submitted to and approved by the Town Inspector.
2. Standard Town of Parker Curb Ramps are to be constructed at all curb returns and at all "T" intersections in accordance with the latest Town of Parker standards
3. All stationing is based on centerline of roadways unless otherwise noted.
4. All elevations are on USGS DATUM with date. Range point or monument shall be shown on the construction plans.
5. Except where otherwise provided for in these plans and specifications, the Colorado Department of Highways Standard Specifications for Road and Bridge Construction, the Colorado Department of Highways M and S Standards, and the Town of Parker Roadway Design and Construction Criteria Manual, latest edition, shall apply.

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

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

Town of Parker, Director of Engineering Date

hord | coplan | macht
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Key Map

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TOWN OF PARKER CONSTRUCTION NOTES

C-002

SITE PLAN SUBMITTAL

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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) K, Y, M, C WHEN PLOTTED CORRECTLY

GENERAL NOTES

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

SANITARY SEWER SYSTEM NOTES

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

WATER SYSTEM NOTES

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

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE:_____

hord | coplan | macht
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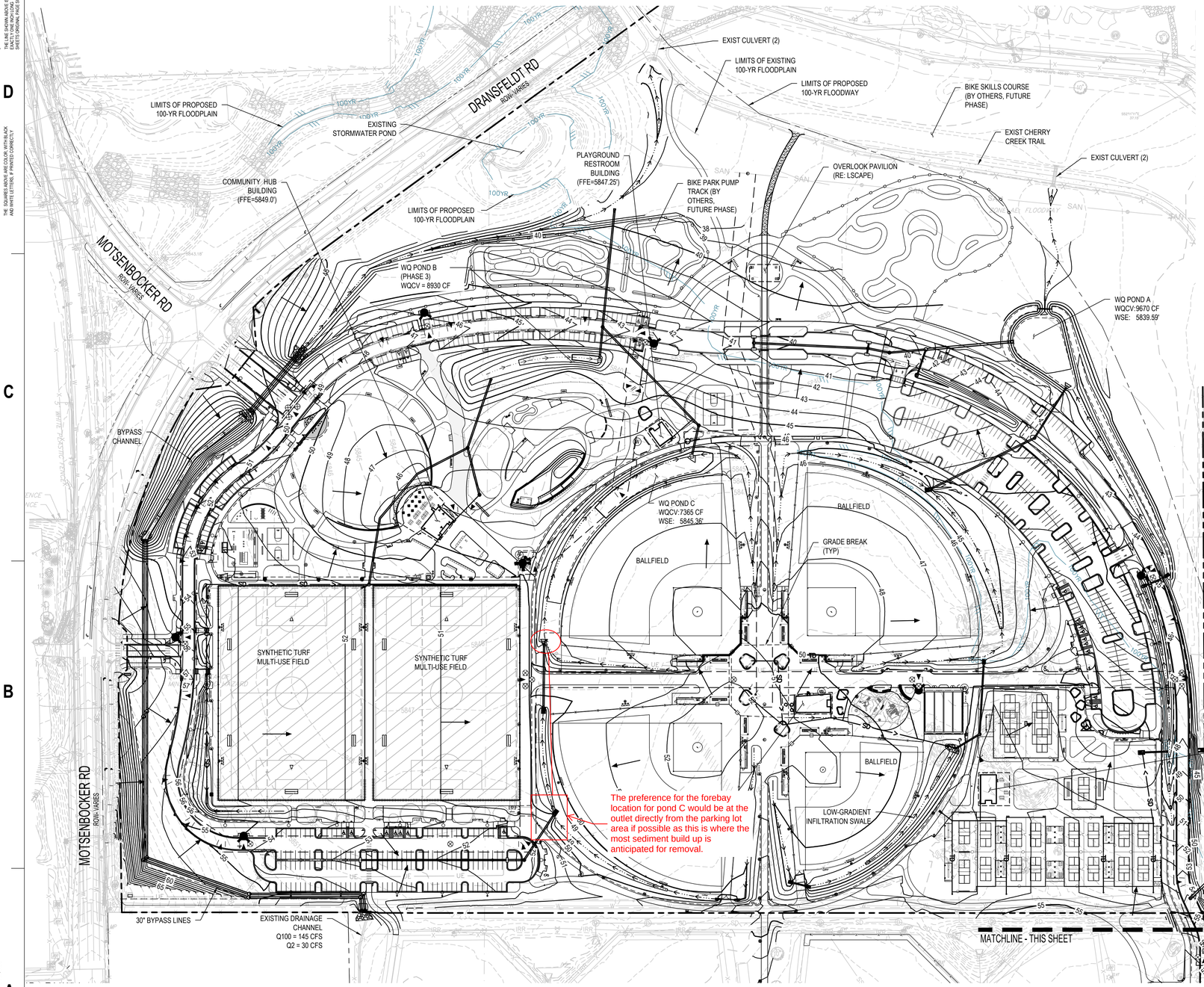

GRADING AND DRAINAGE NOTES:

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

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Town of Parker, Director of Engineering Date

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
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Denver, CO 80202
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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p. 303.986.2175

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

11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

OVERALL GRADING & DRAINAGE PLAN (FUTURE)

C-100

SITE PLAN SUBMITTAL

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UTILITY NOTES:

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

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

Fire Code Official or Designated Representative — Date

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

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

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

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Key Map

Drawing

OVERALL UTILITY PLAN (FUTURE)

C-200

SITE PLAN SUBMITTAL
Page 11 of 313

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THE SQUARES ABOVE ARE (CYAN, YELLOW, MAGENTA, BLACK) WHEN PLOTTED IN A PHOTO PROPERTY

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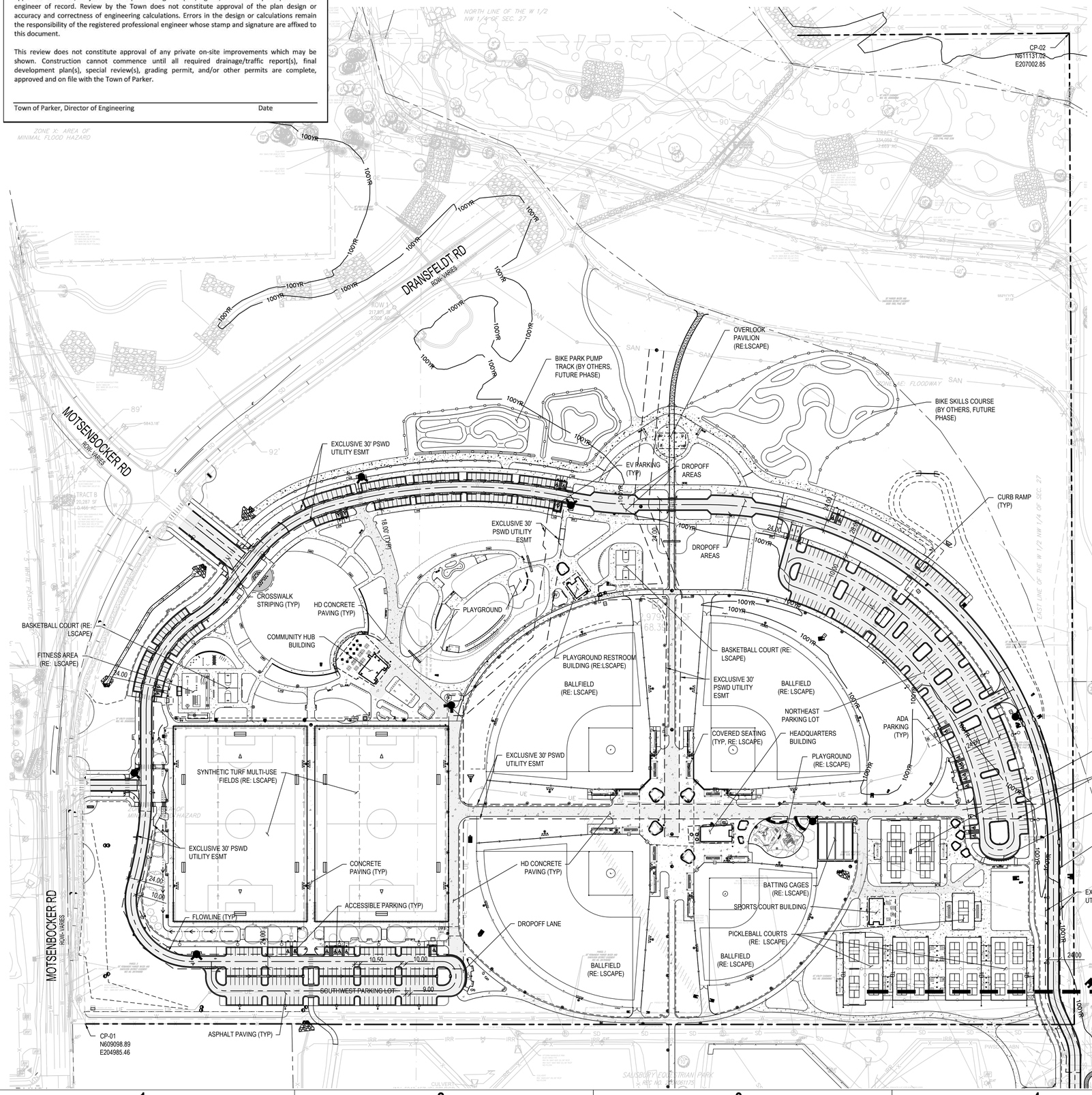
Town of Parker, Director of Engineering — Date

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

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



HORIZONTAL CONTROL NOTES:

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

HORIZONTAL CONTROL LEGEND

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

N

100 0 100 200
SCALE IN FEET

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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Key Map

Drawing

SIGNAGE, STRIPING & PAVEMENT PLAN (FUTURE)

C-300

SITE PLAN SUBMITTAL
Page 12 of 313

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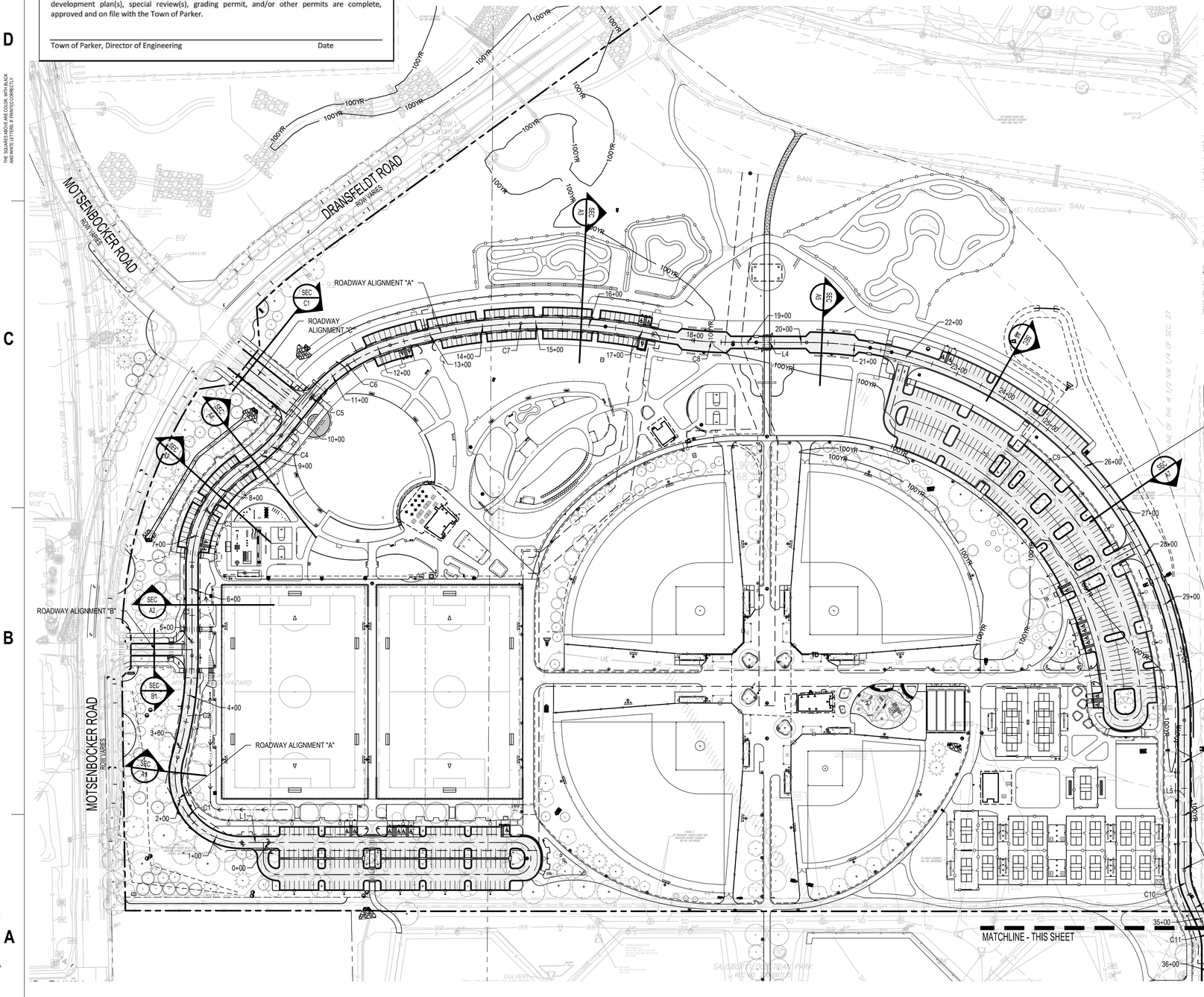
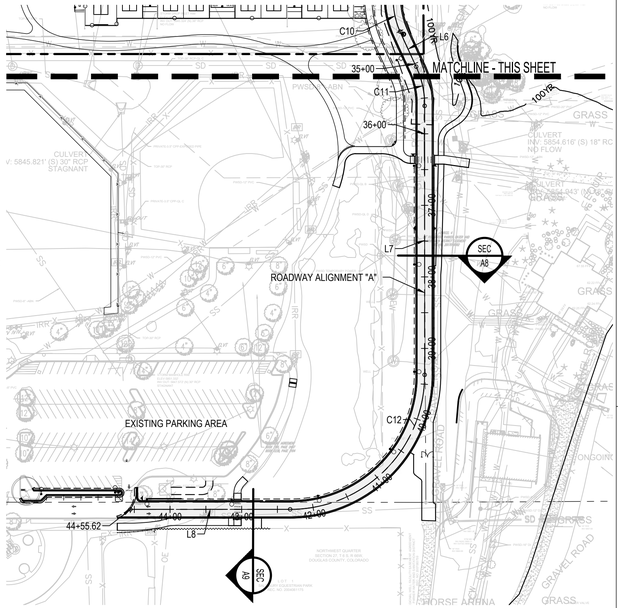
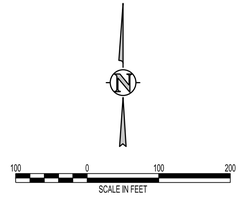
Town of Parker, Director of Engineering — Date







MASTER ROAD ALL PHASES (BASIS OF DESIGN)						
Number	Station	Northing	Easting	Bearing	Radius	Length
L1	0+00.00	609226.74	205254.03	N90° 00' 00.00"W		50.355
C1	0+50.36	609226.74	205203.67	N37° 01' 05.14"W	125.000	231.177
C2	2+81.53	609386.12	205083.49	N07° 58' 55.12"E	693.000	193.083
L2	4+74.61	609576.71	205110.22	N00° 00' 00.52"E		167.283
C3	6+41.90	609744.00	205110.22	N28° 44' 12.62"E	223.500	224.193

MASTER ROAD ALL PHASES (BASIS OF DESIGN)						
Number	Station	Northing	Easting	Bearing	Radius	Length
C4	8+66.09	609932.44	205213.55	N48° 03' 44.46"E	264.500	86.891
L3	9+52.98	609990.25	205277.89	N38° 39' 04.20"E		87.687
C5	10+40.67	610058.73	205332.66	N39° 11' 39.86"E	299.000	5.670
C6	10+46.34	610063.12	205336.24	N56° 38' 25.37"E	299.374	176.636
C7	12+22.97	610158.85	205481.64	N87° 36' 07.07"E	1015.000	498.107

MASTER ROAD ALL PHASES (BASIS OF DESIGN)						
Number	Station	Northing	Easting	Bearing	Radius	Length
C8	17+21.08	610179.48	205974.34	S84° 09' 04.65"E	746.000	151.349
L4	18+72.43	610164.09	206124.64	S89° 57' 48.21"E		137.629
C9	20+10.06	610164.00	206262.27	S44° 59' 58.88"E	707.996	1112.118
L5	31+22.18	609456.00	206970.26	S00° 00' 00.00"E		282.087
C10	34+04.26	609173.91	206970.26	S12° 15' 48.44"E	108.000	46.232

MASTER ROAD ALL PHASES (BASIS OF DESIGN)						
Number	Station	Northing	Easting	Bearing	Radius	Length
L6	34+50.50	609129.08	206980.00	S24° 31' 36.87"E		54.003
C11	35+04.50	609079.95	207002.42	S12° 15' 48.44"E	132.000	56.506
L7	35+61.00	609025.15	207014.33	S00° 00' 00.00"E		375.926
C12	39+36.93	608649.23	207014.33	S44° 59' 57.97"W	188.000	295.306
L8	42+32.24	608461.23	206826.34	S89° 59' 55.94"W		223.388

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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Key Map

Drawing
ROADWAY GEOMETRIC CONTROL PLAN (FUTURE)

C-400

SITE PLAN SUBMITTAL
Page 13 of 313

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

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

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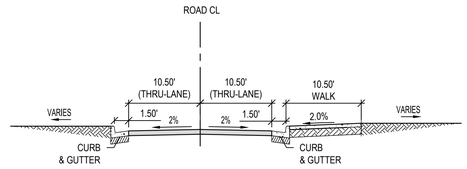
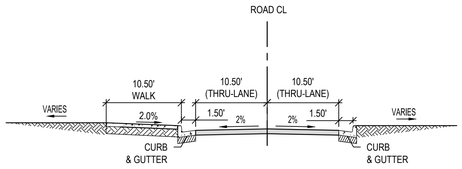
THE SQUARES ABOVE ARE (FROM BLACK-WHITE TO YELLOW, MAGENTA, CYAN)

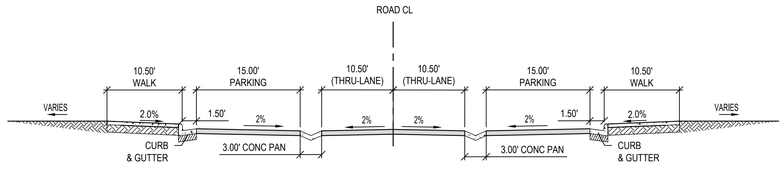
ROADWAY ALIGNMENT A
TYPICAL ROAD WAY (SECTIONS)



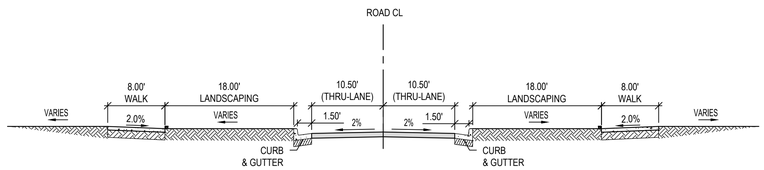
STA 1+11.96 - 4+16.53 — SEC A1



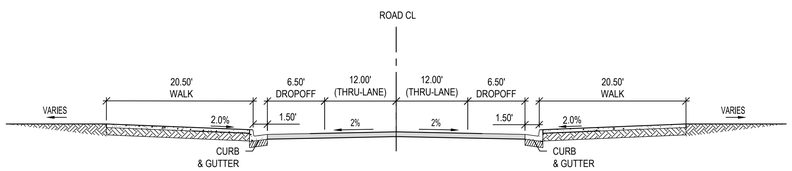
STA 5+60.65 - 6+57.46 — SEC A2



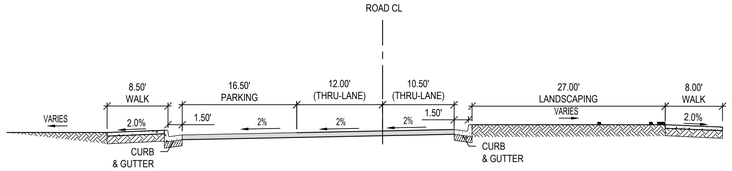
STA 6+76.08 - 8+58.86, 11+81.27 - 16+95.23 — SEC A3



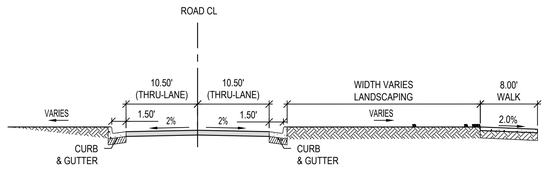
STA 8+62.93 - 9+58.46, 10+61.55 - 11+76.54 — SEC A4



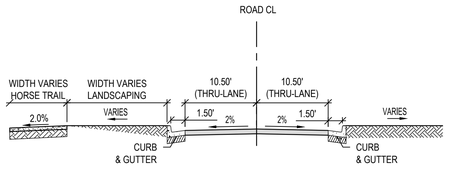
STA 17+73.22 - 18+59.81, 20+16.33 - 21+3.03 — SEC A5



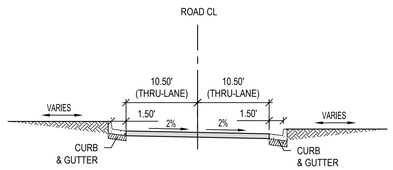
STA 22+59.74 - 25+74.42 — SEC A6



STA 25+78.81 - 36+16.86 — SEC A7

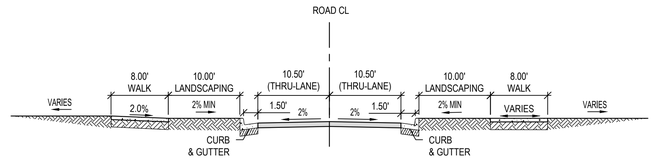


STA 36+30.92 - 40+90.68 — SEC A8



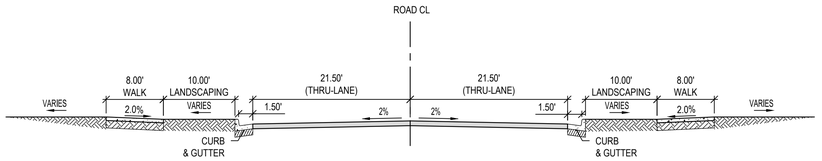
STA 40+90.68 - 44+45.50 — SEC A9

ROADWAY ALIGNMENT B
TYPICAL ROAD WAY (SECTIONS)



SOUTH ENTRANCE — SEC B1

ROADWAY ALIGNMENT C
TYPICAL ROAD WAY (SECTIONS)



NORTH ENTRANCE — SEC C1

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Town of Parker, Director of Engineering — Date

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LANDSCAPE ARCHITECTURE
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	DATE	DESCRIPTION

Project Number:	223072.00
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Key Map

Drawing
TYPICAL ROADWAY SECTIONS

C-401

SITE PLAN SUBMITTAL

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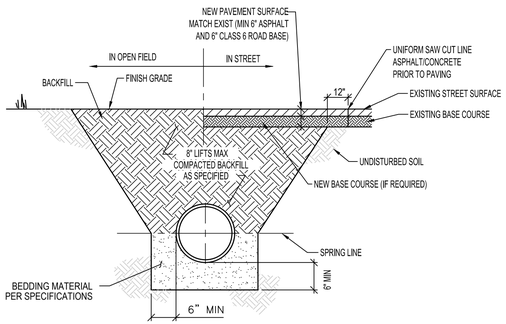
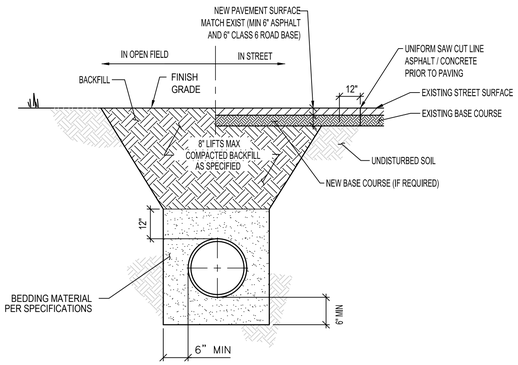


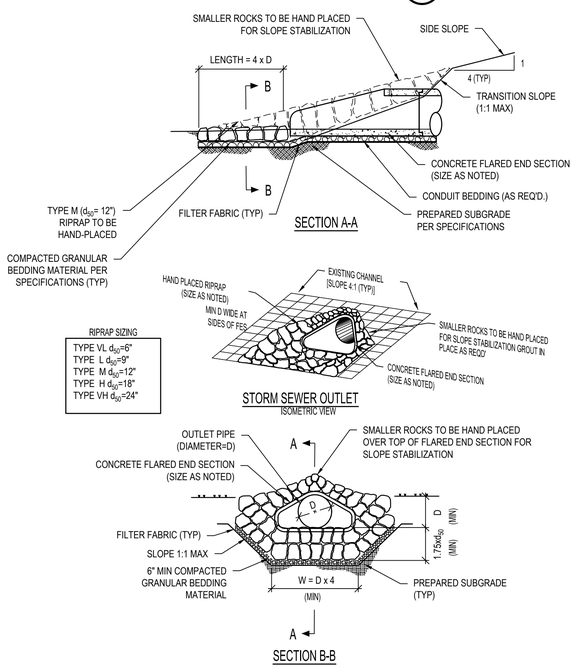
REINFORCED CONCRETE PIPE



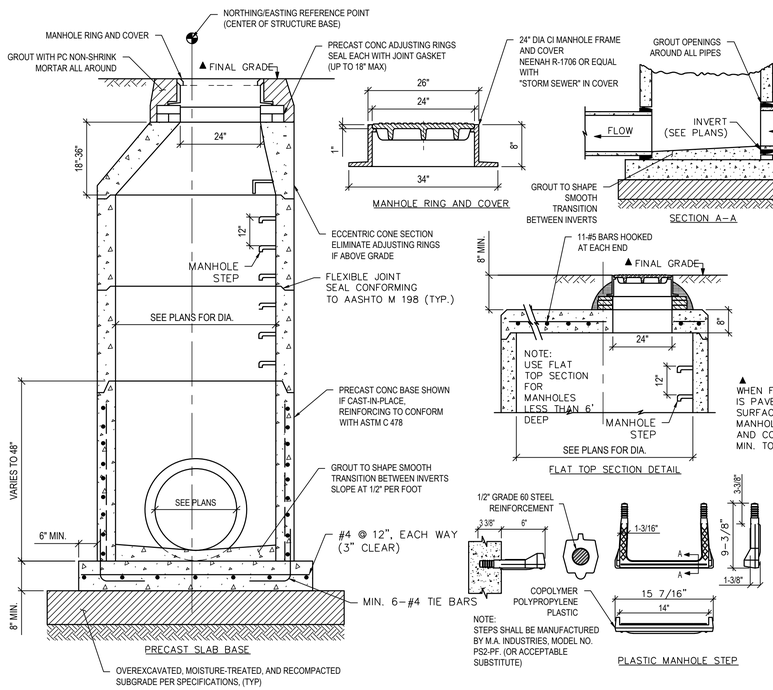
CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

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

STORM SEWER PIPE BEDDING DETAIL (1)
NTS

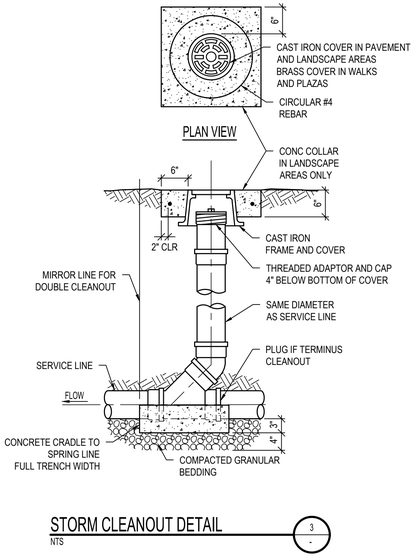


STORM SEWER FLARED END SECTION DETAIL (4)
NTS

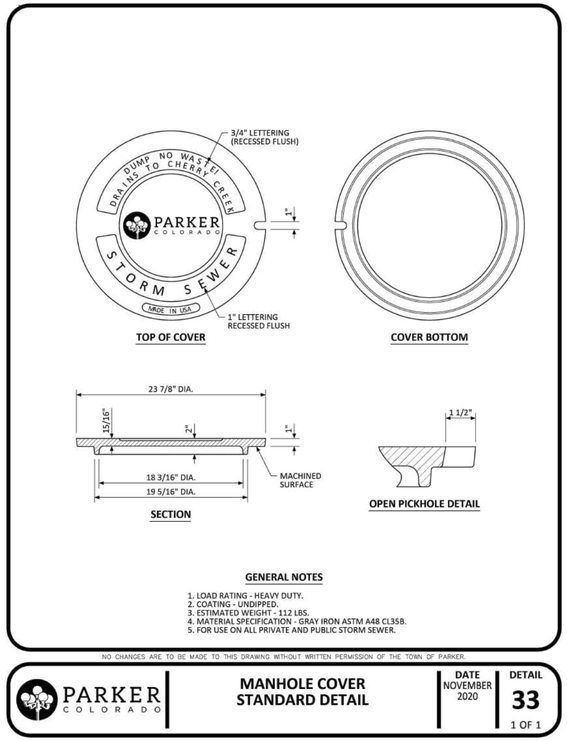


STORM MANHOLE DETAIL (2)
NTS

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



STORM CLEANOUT DETAIL (3)
NTS



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

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

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Town of Parker, Director of Engineering — Date

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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
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Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-100

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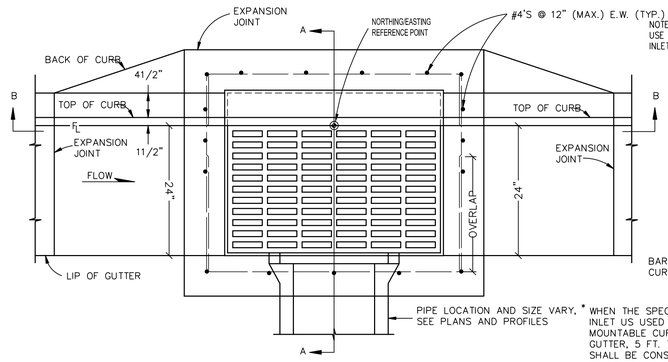
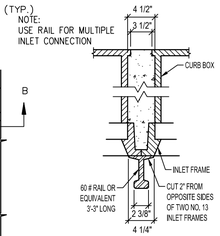
THE LINE SHOWN ABOVE IS 1 INCH WHEN PLOTTED AT SHEETS ORIGINAL PAGE SIZE

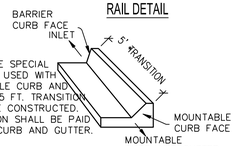
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE PLOTTING CAPABILITY



PLAN VIEW



RAIL DETAIL

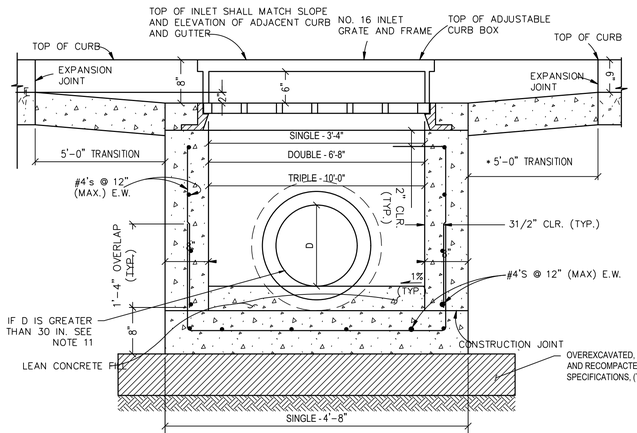


WHEN THE SPECIAL INLET US USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

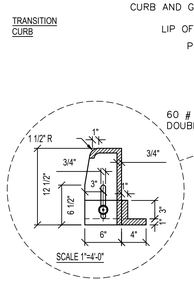
TRANSITION CURB

NOTES:

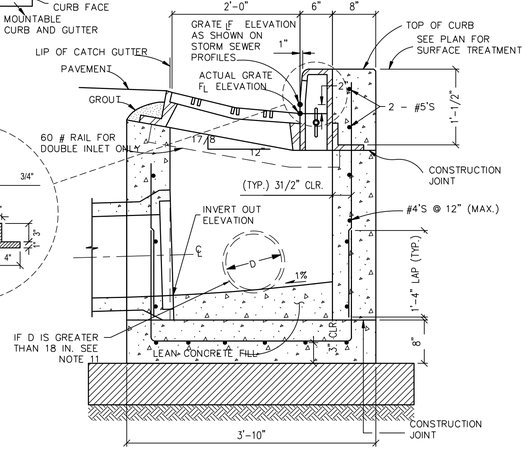
1. ALL CASTING SHALL CONFORM TO ASTM A-48(C1 35b) WITH A MINIMUM STRENGTH OF 35 ksi.
2. ALL CASTINGS SHALL BE HEAVY DUTY AND CAPABLE OF WITHSTANDING AASHTO H20 LOADING.
3. FLOOR SHOPE MAY BE FLUTED MONOLITHIC WITH BASE.
4. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
6. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 4000 PSI.
7. SUBGRADE SHALL HAVE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 100% MAXIMUM DRY DENSITY, AASHTO T-99
8. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
9. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
10. LEAN CONCRETE FILL TO BE f' = 2000 PSI.
11. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80" A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.



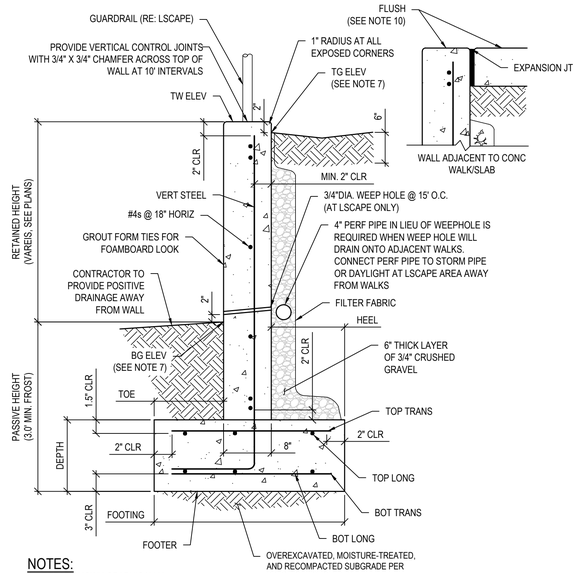
SECTION B-B



60 # RAIL FOR DOUBLE INLET ONLY



SECTION A-A



NOTES:

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

RETAINED HEIGHT	PASSIVE HEIGHT	FOOTING	DEPTH	TOE	HEEL	TOP TRANS	TOP LONG	BOT TRANS	BOT LONG	VERT STEEL
0.5' UP TO 2'	3'	20"	8"	6"	6"	#4s @ 24"	#4s @ 16"	#4s @ 24"	#4s @ 16"	#4s @ 24"
2' UP TO 3'	3'	24"	10"	8"	8"	#4s @ 18"	#4s @ 16"	#4s @ 18"	#4s @ 18"	#4s @ 18"
3' UP TO 4'	3'	32"	12"	12"	12"	#4s @ 12"	#4s @ 16"	#4s @ 18"	#4s @ 18"	#5s @ 12"
UP TO 6'	3'	54"	12"	21"	21"	#4s @ 10"	#4s @ 16"	#4s @ 10"	#4s @ 16"	#5s @ 12"

CONCRETE RETAINING WALL (6' HT. MAX) DETAIL

NTS

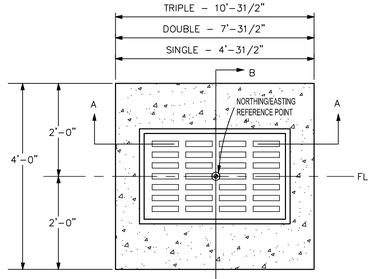
2

Retaining walls four feet high, from the bottom of the foundation to the top of the wall, or greater require a building permit. Plans shall be submitted to and approved by the Building Department prior to construction.

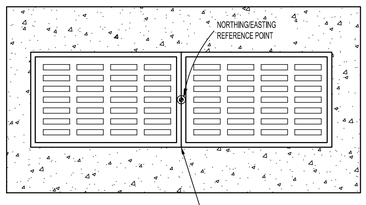
COMBINATION INLET DETAIL

NTS

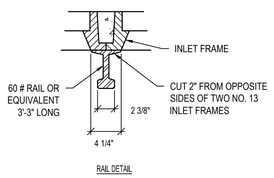
1



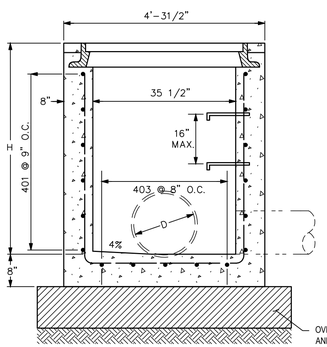
PLAN VIEW
SINGLE TYPE 13 INLET



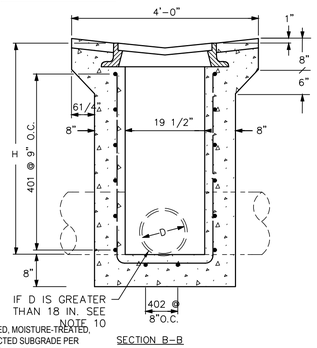
PLAN VIEW
DOUBLE TYPE 13 INLET



RAIL DETAIL



SECTION A-A



SECTION B-B

NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M199.
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. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.
8. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-13
9. 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.

Please fix overlapping labels/notes. (TYP)

VALLEY INLET DETAIL

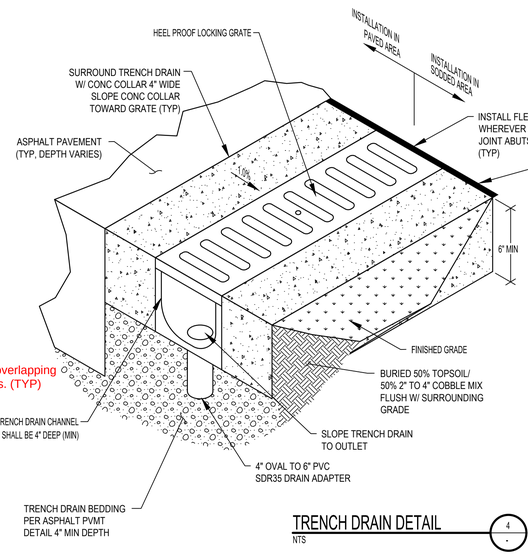
NTS

3

TRENCH DRAIN DETAIL

NTS

4



NOTE:

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

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INTERIOR DESIGN

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Key Map

Drawing

GRADING & DRAINAGE DETAILS

CD-101

SITE PLAN SUBMITTAL

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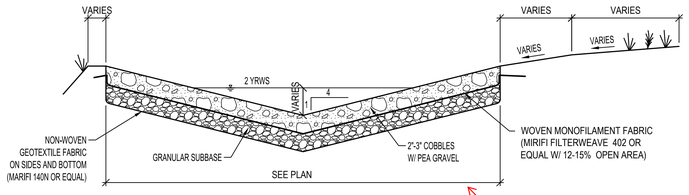


NOTES:

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

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

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

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

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

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

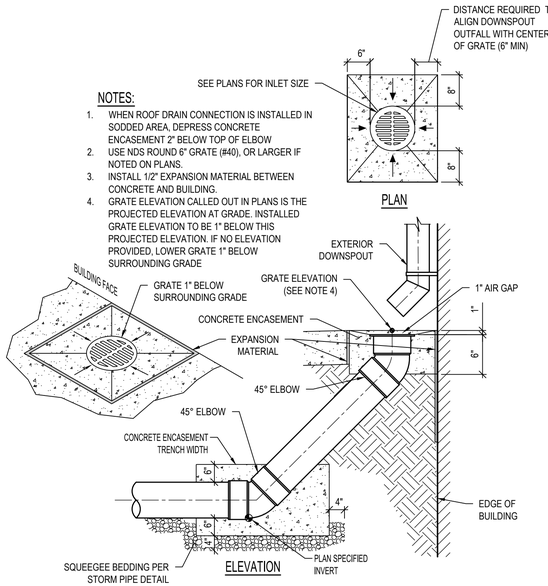
3. REMOVE AND REPLACE THE WORN GEO FABRIC LAYER IF NECESSARY, REPLACE THE CLEANED COBBLE/PEA GRAVEL GRAVEL LAYER.

Please ensure the proposed swale detail matches the drainage report with minimum 2ft bottom width.

LOW GRADIENT WATER QUALITY INFILTRATION SWALE

NTS

1 / -



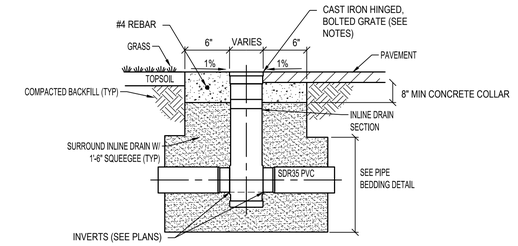
NOTES:

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

EXTERIOR DOWNSPOUT ROOF DRAIN CONNECTION

NTS

2 / -



8" TO 30" NYLOPLAST DRAIN

(SEE PLANS FOR SIZE)

NOTES:

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

AREA DRAIN DETAIL

NTS

3 / -

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GRADING & DRAINAGE DETAILS

CD-102

SITE PLAN SUBMITTAL

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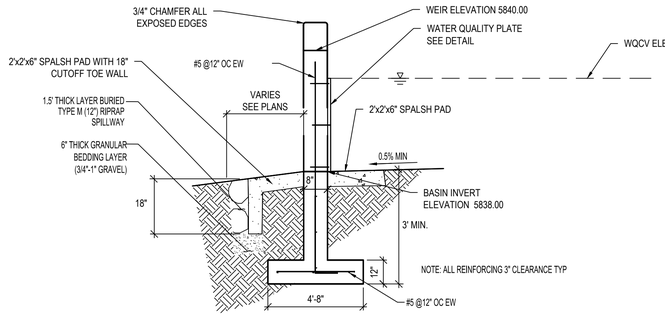
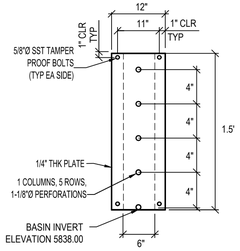
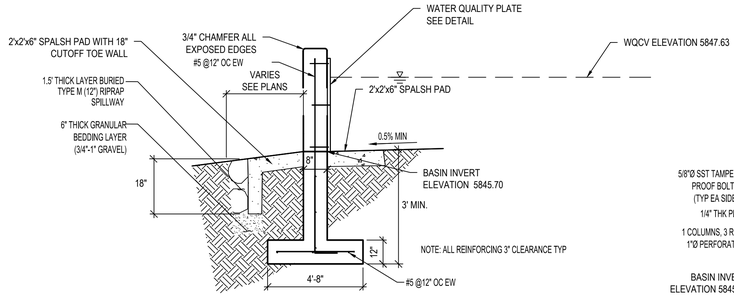


SECTION A-A



WATER QUALITY PLATE DETAIL



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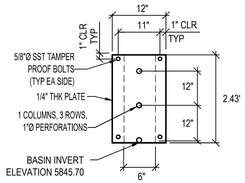
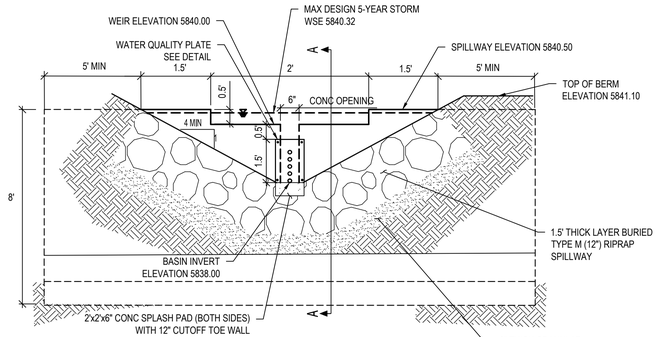
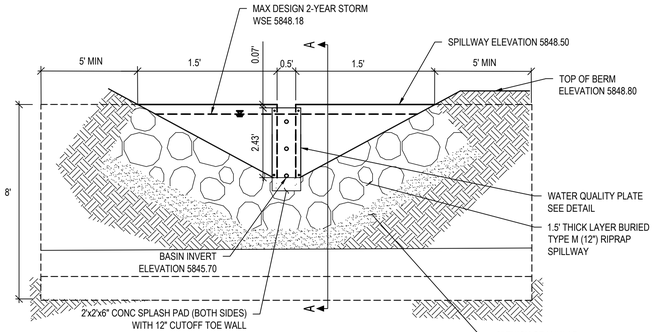


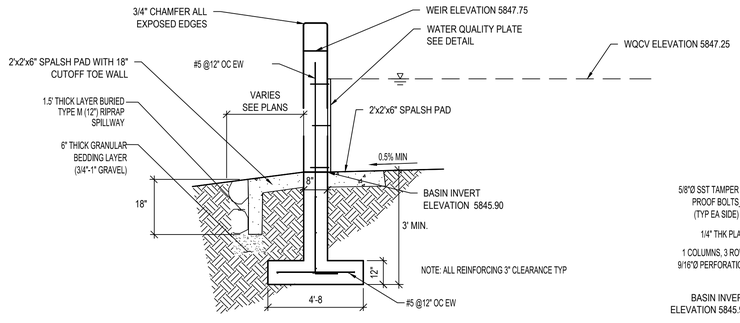
WATER QUALITY PLATE DETAIL



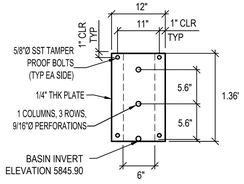
POND A CONC WEIR WALL DETAIL
NTS
1 C1-110



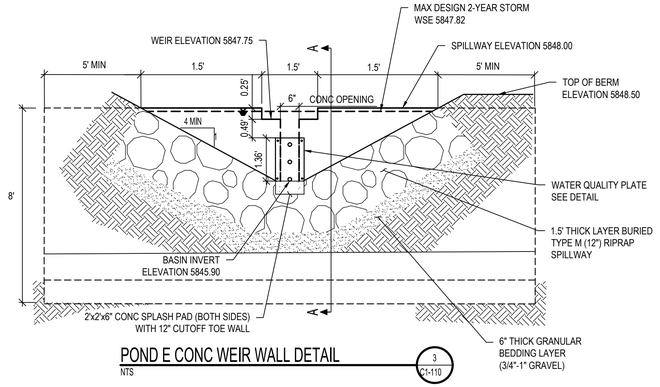
POND D CONC WEIR WALL DETAIL
NTS
2 C1-110



SECTION A-A



WATER QUALITY PLATE DETAIL



POND E CONC WEIR WALL DETAIL
NTS
3 C1-110

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Town of Parker, Director of Engineering — Date

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p. 303.607.0977

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MECHANICAL ENGINEER
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9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-104

SITE PLAN SUBMITTAL

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THE SQUARES ABOVE ARE (FROM BLACK AND WHITE TO RGB & PRINTS CORRECT)

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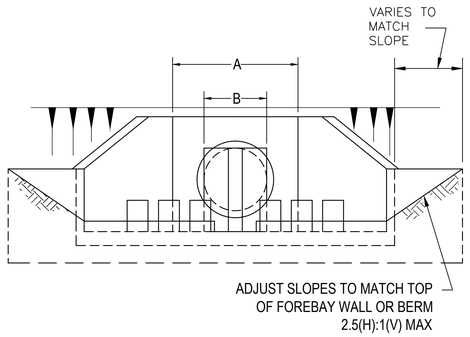
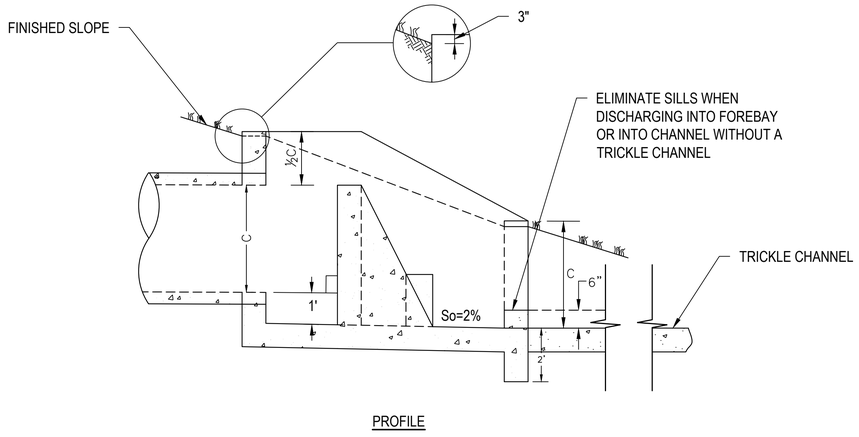




PROFILE

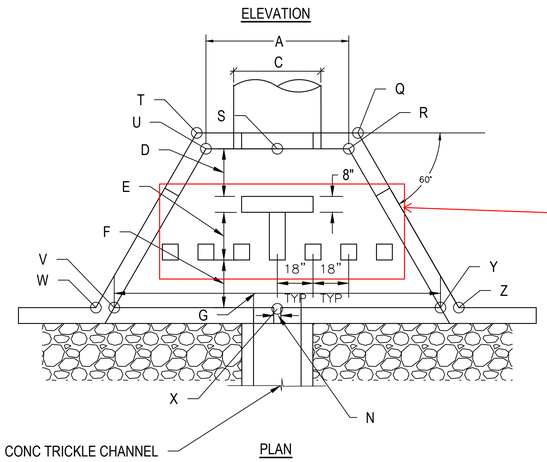
POND A FOREBAY

DIMENSIONS	ELEVATIONS	NORTHING/EASTING
A = 4.00'	Q = 5839.37	N610081.17 E206750.25
B = 2.00'	R = 5838.87	N610081.44 E206750.76
C = 2.00'	S = 5838.87	N610080.38 E206752.46
D = 1.50'	T = 5839.37	N610078.74 E206754.13
E = 2.00'	U = 5838.87	N610079.31 E206754.15
F = 2.99'	V = 5838.73	N610083.18 E206761.46
G = 12.27'	W = 5839.23	N610083.14 E206762.46
N = 1.50"	X = 5838.73	N610086.44 E206756.27
P = 0.67"	Y = 5838.73	N610089.71 E206751.07
	Z = 5839.23	N610090.59 E206750.60

POND C FOREBAY

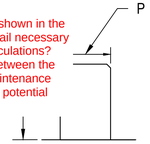
DIMENSIONS	ELEVATIONS	NORTHING/EASTING
A = 4.00'	Q = 5846.90	N609601.88 E205773.30
B = 2.00'	R = 5846.40	N609602.38 E205773.59
C = 2.00'	S = 5846.40	N609602.37 E205775.59
D = 1.50'	T = 5846.90	N609601.85 E205777.88
E = 2.00'	U = 5846.40	N609602.36 E205777.59
F = 2.88'	V = 5846.26	N609609.38 E205781.71
G = 12.15'	W = 5846.76	N609609.87 E205782.58
N = 1.50"	X = 5846.26	N609609.42 E205775.64
P = 0.67"	Y = 5846.26	N609609.46 E205769.56
	Z = 5846.76	N609609.97 E205768.70

Please provide a detail for the pond trickle channel which complies with Figure 7.3 of the Town's SDECM.

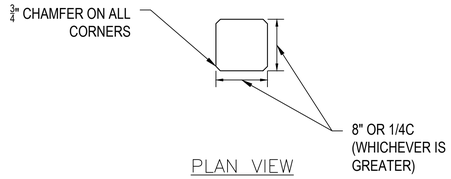


PLAN

Are the baffle blocks shown in the proposed forebay detail necessary based on velocity calculations? The limited spaced between the blocks presents a maintenance issue for clearing any potential sediment build up.



ELEVATION (LOOKING UPSTREAM)

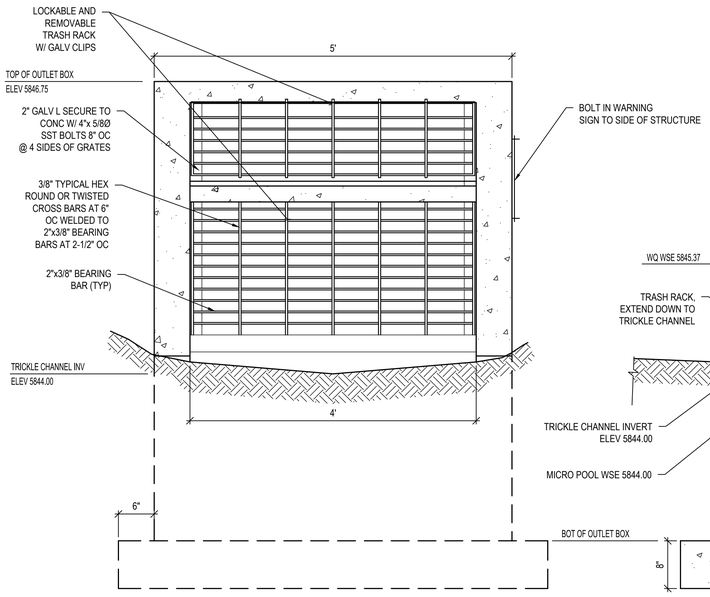


PLAN VIEW

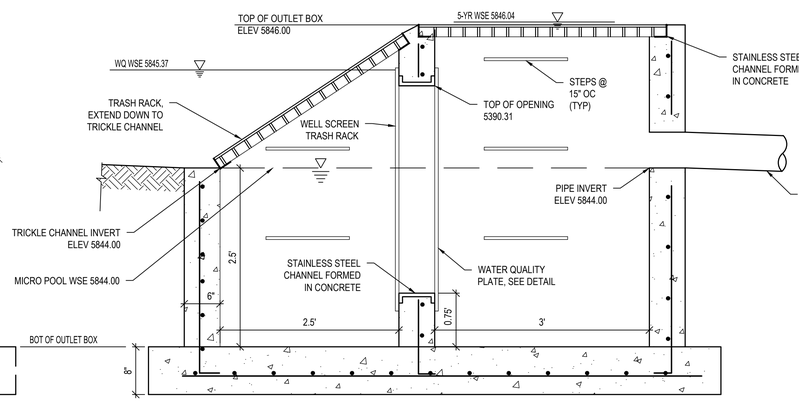
BAFFLE BLOCK GEOMETRY

FOREBAY DETAIL
NTS

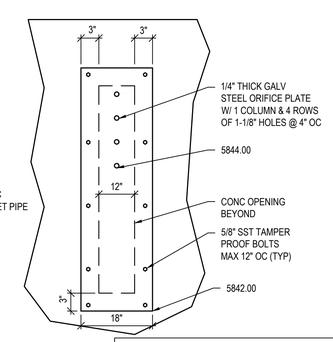
1 C1-114



FRONT PROFILE



SECTION



WQ PLATE DETAIL

TRASH RACK NOTES:

1. SPECIFIED TRASH RACK: US FILTER STAINLESS STEEL WELL-SCREEN WITH #93 VEE WIRE, 0.139" OPENINGS BETWEEN WIRES, #156 SUPPORT RODS ON 3/4" SPACING, VERTICAL ORIENTATION. TOTAL RACK THICKNESS OF 0.31" AND 3/8" X 1.0" FLAT BAR FRAME.
2. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME

STRUCTURAL NOTES:

1. CONCRETE SHALL BE CDOT CLASS B AND CAST-IN PLACE.
2. PROVIDE STEPS AT 15" OC IN BOTH BOXES. STEPS PER DETAIL 3, SHEET CD1.2.
3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE.
4. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED.
6. PROVIDE THE FOLLOWING WARNING SIGN (MINIMUM OF 0.75 SQUARE FEET) ON THE OUTLET STRUCTURE: "KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION."

OUTLET STRUCTURE DETAIL - POND C
NTS

2 C1-116

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-105

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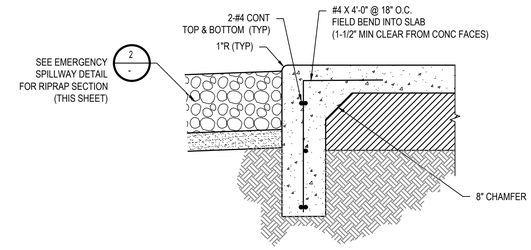
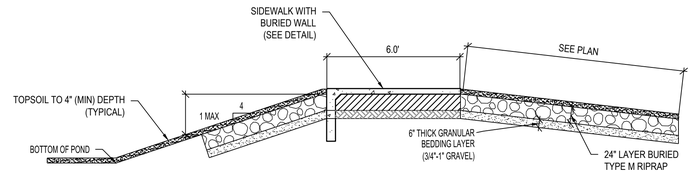


SIDEWALK W/ BURIED WALL DETAIL



SECTION A

POND C EMERGENCY SPILLWAY DETAIL
NTS

1
C1-116

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-05-02
Drawn By: AMF/KAM/MJS
Checked By: WTP/CWK/CFG

Key Map

Drawing
GRADING & DRAINAGE DETAILS

CD-106

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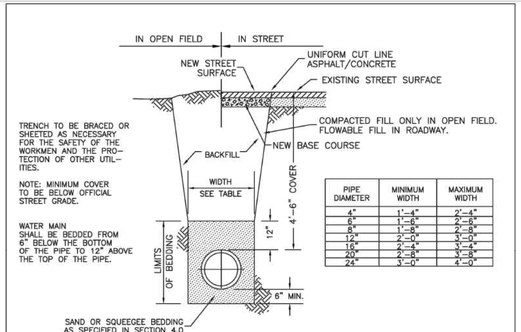
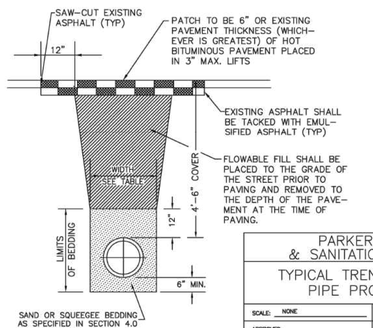


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

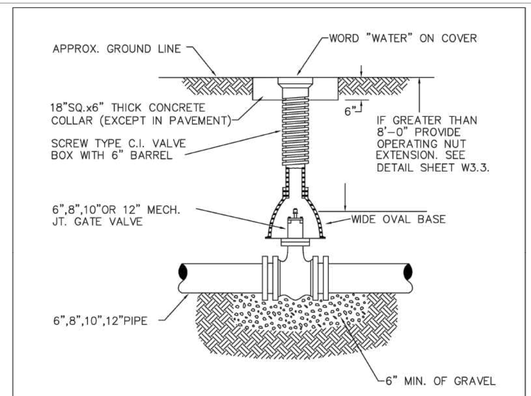
STANDARD TRENCH SECTION



STREET CUT PATCH

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

2016 REVISION — SHEET W4.1



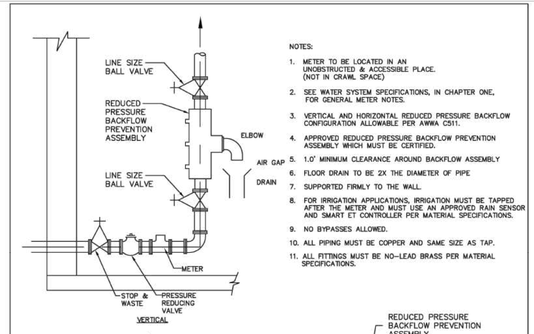
6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

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

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

2016 REVISION — SHEET W3.10



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

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

2016 REVISION — SHEET W5.8

PIPE BEDDING:

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

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

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

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

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

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

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	35-93
No. 16	20-80
No. 30	8-65
No. 50	2-30
No. 100	1-10
No. 200	0-3

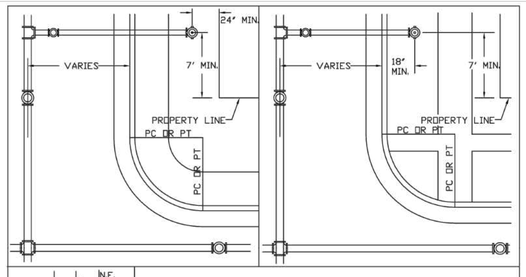
Squeegee Sand
for use with 20-inch or smaller

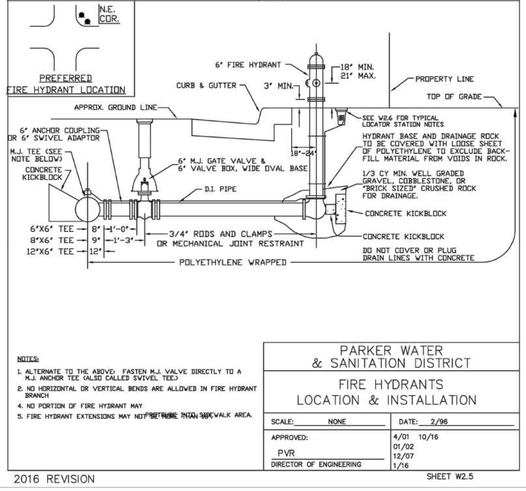
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

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

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

2016 REVISION — SHEET W4.2



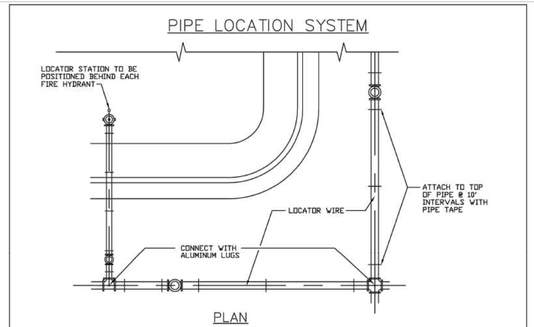


NOTES:
1. ALTERNATE TO THE ABOVE. FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY [illegible] WALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 36".

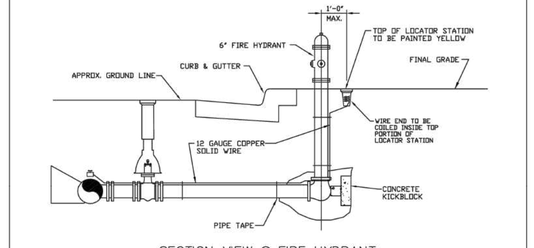
PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR DIRECTOR OF ENGINEERING	4/01 10/16 01/02 12/07 1/16

2016 REVISION — SHEET W2.5

PIPE LOCATION SYSTEM



PLAN



SECTION VIEW @ FIRE HYDRANT

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

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

2016 REVISION — SHEET W2.6

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
UTILITY DETAILS

CD-200

SITE PLAN SUBMITTAL

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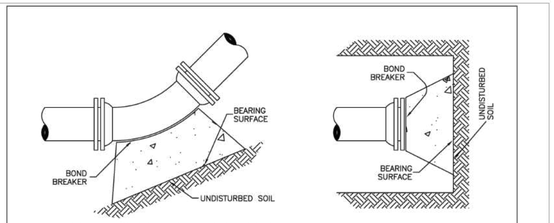
O:\3752x - Salisbury Park North\Drawings\3752x-02-UTP-DET-01.dwg, 4/30/2025 - 12:38 PM, MJS

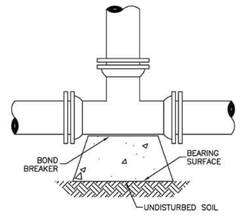
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOTS. IF THIS SHEETS ORIGINAL PAGE SIZE

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

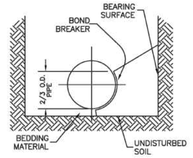


11-1/4°,22-1/2°,45° & 90° BENDS

DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

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

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

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

PARKER WATER & SANITATION DISTRICT

CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

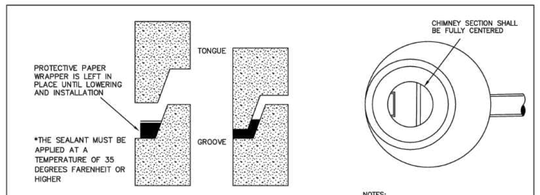
SCALE: NONE | DATE: 2/96

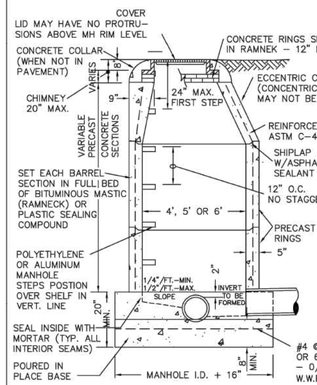
APPROVED: PVR
DIRECTOR OF ENGINEERING

4/01
1/16
10/16

2016 REVISION

SHEET W3.18





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

NOTES:

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

PARKER WATER & SANITATION DISTRICT

PARKER MANHOLE ECCENTRIC CONE

SCALE: NONE | DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

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

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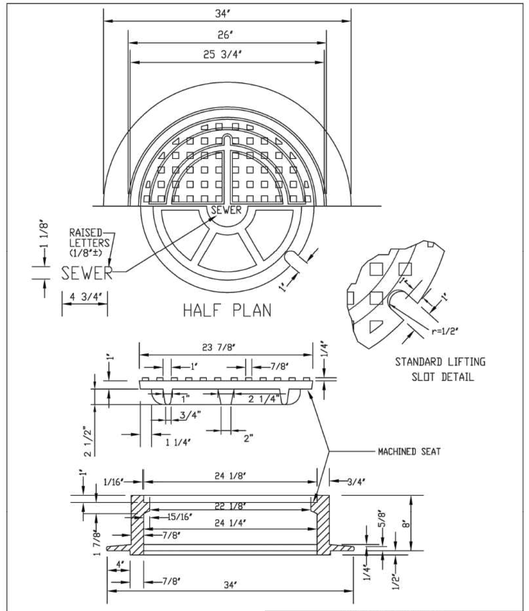
SHEET S3.1



NOTE:

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

PARKER WATER & SANITATION DISTRICT

24" DIAMETER RING AND COVER

SCALE: NONE | DATE: 2/96

APPROVED: PVR
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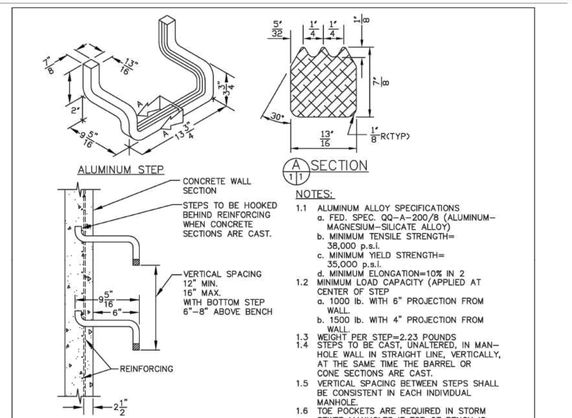
SHEET S3.9



NOTES:

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

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

SCALE: NONE | DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

01/16
10/16

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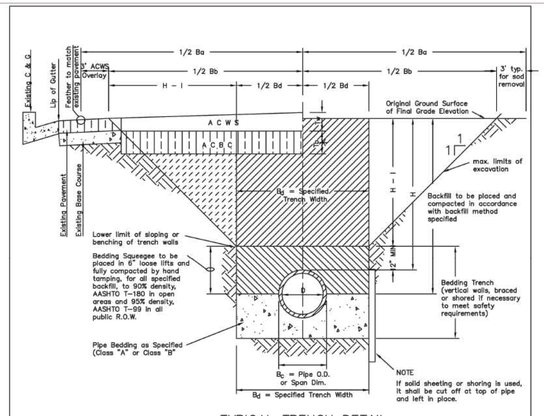
SHEET S3.10



TYPICAL TRENCH DETAIL

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

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

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

B_c = Outside Pipe or Conduit Span Dimension

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

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

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

H = Depth of Surface to Top of Pipe

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

NOTES

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

TABLE II
ASPHALT AMD BASE COURSE REPLACEMENT SCHEDULE

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

PARKER WATER & SANITATION DISTRICT

SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE | DATE: 2/96

APPROVED: PVR
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1/16
10/16

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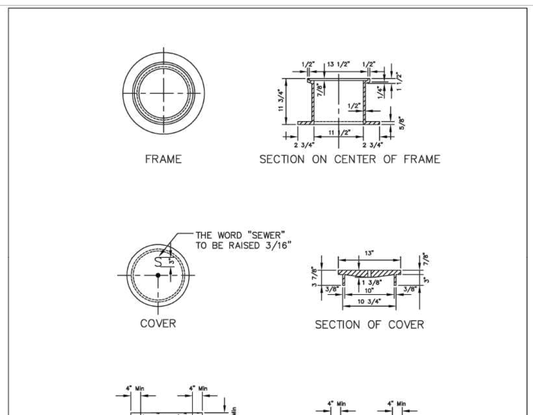
SHEET S4.1



PARKER WATER & SANITATION DISTRICT

IN-LINE CLEANOUT SECTIONS

SCALE: NONE | DATE: 2/96

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1/08
1/16
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map

Drawing
UTILITY DETAILS

CD-201

SITE PLAN SUBMITTAL
Page 22 of 313

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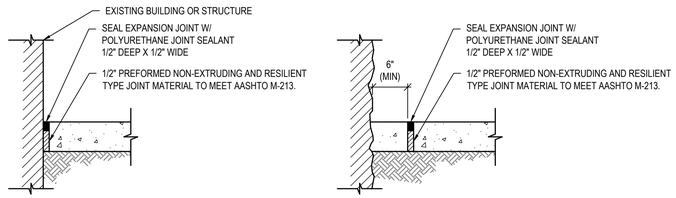
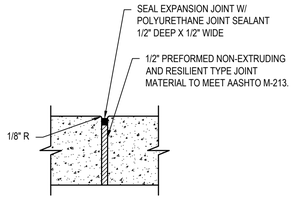
THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON ARCH D SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK-WHITE-GREY TONES, IF PRINTED CORRECTLY

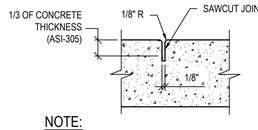


AGAINST STRUCTURE

AGAINST NON-UNIFORM SURFACE



SIDEWALK

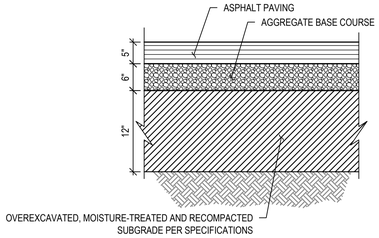


NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

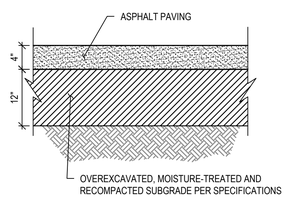
CONTRACTION/CONTROL JOINT

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

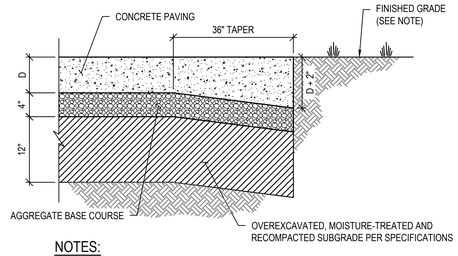
CONCRETE JOINT DETAIL
NTS 1



COMPOSITE ASPHALT PAVEMENT SECTION DETAIL
NTS 2

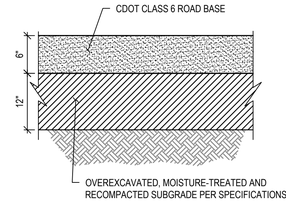


ASPHALT TRAIL SECTION DETAIL
NTS 3

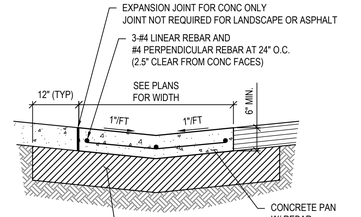


NOTES:
1. CONCRETE THICKNESS:
   D = 5" FOR WALKS
   D = 7" FOR FIRE TRUCK ACCESS ROUTES, TRASH PADS AND OTHER AREAS NOTED AS HEAVY DUTY
2. 2" THICKENED EDGE REQUIRED WHERE PAVEMENT ABUTS LANDSCAPE ONLY.
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT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

CONCRETE PAVEMENT SECTION DETAIL
NTS 4

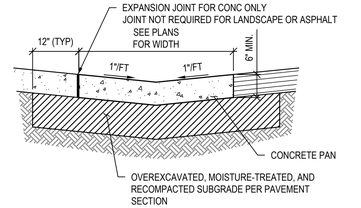


GRAVEL SECTION DETAIL
NTS 5



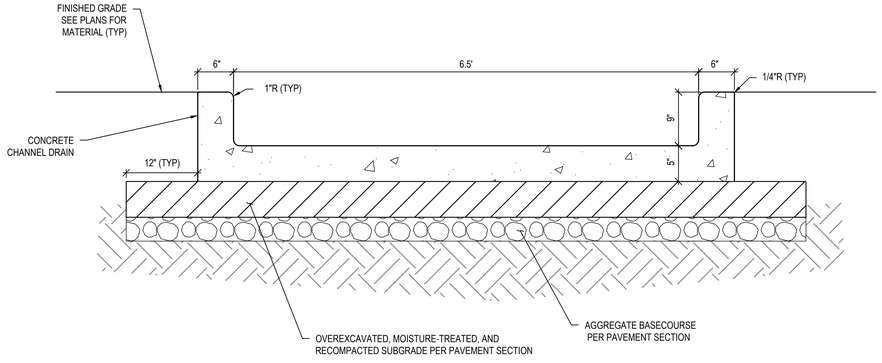
NOTES:
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE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

REINFORCED CONCRETE PAN DETAIL
NTS 6



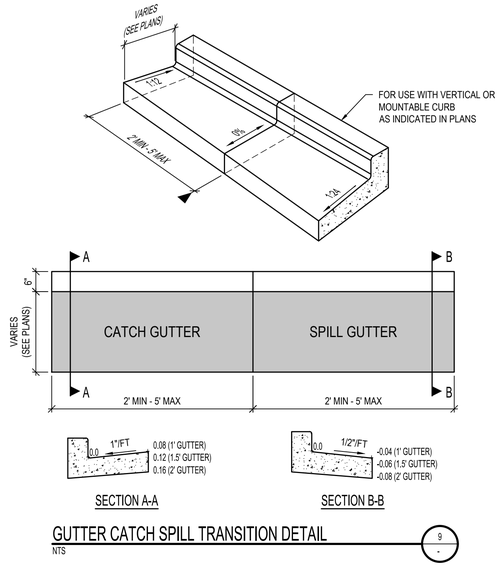
NOTES:
1. THIS PAN IS INTENDED FOR WITHIN PONDS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.

CONCRETE TRICKLE CHANNEL PAN DETAIL
NTS 7

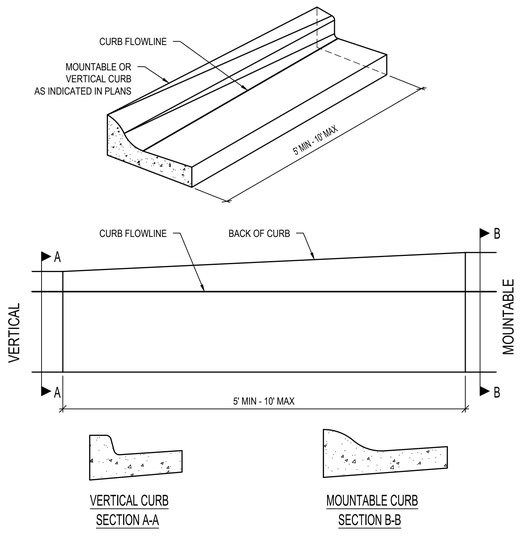


NOTES:
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

BYPASS CHANNEL DETAIL
NTS 8



GUTTER CATCH SPILL TRANSITION DETAIL
NTS 9



VERTICAL TO MOUNTABLE CURB DETAIL
NTS 10

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Town of Parker, Director of Engineering Date

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
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p. 303.668.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-300

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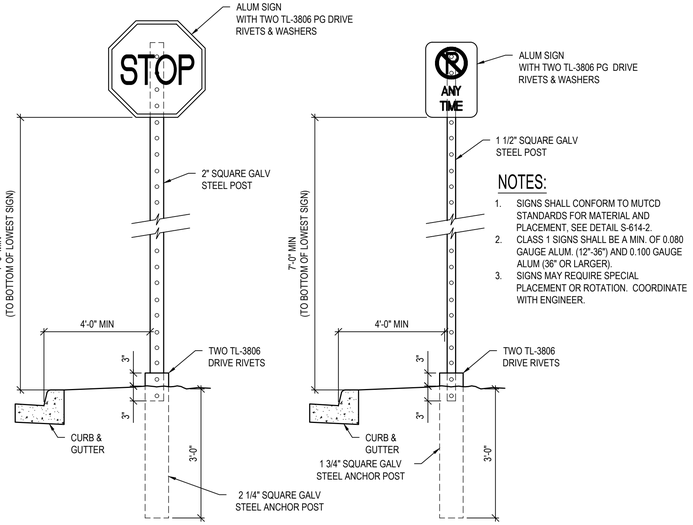
THE SQUARES ABOVE ARE (FROM BLACK AND WHITE TO FULL PRIMARY COLORS)



LARGE/MULTIPLE SIGN SQUARE POST

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

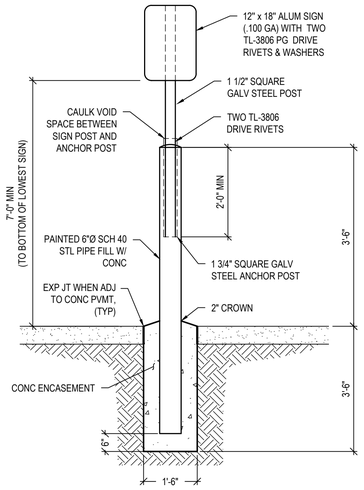
REGULAR/SMALL SIGN SQUARE POST

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

NOTES:

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

SIGN DETAIL
NTS — 1

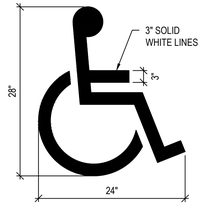


SIGN W/ BOLLARD DETAIL
NTS — 2

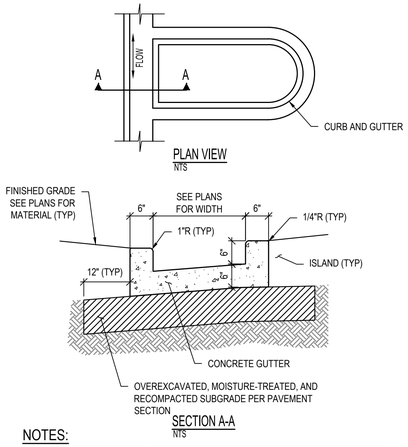
SIGN OPTIONS

NOTES:

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



ACCESSIBLE SYMBOL DETAIL
NTS — 3



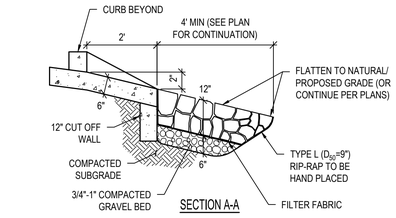
PLAN VIEW
NTS

SECTION A-A
NTS

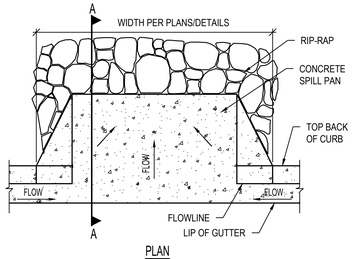
NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

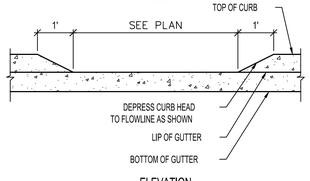
CURB CHANNEL DETAIL
NTS — 4



SECTION A-A



PLAN

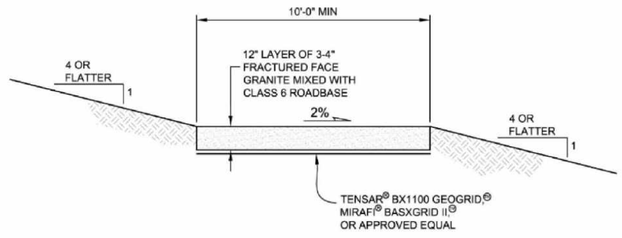


ELEVATION

NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

CURB CUT W/ RIPRAP PAN
NTS — 5



CROSS SECTION
BELOW EURV WATER SURFACE

POND MANTENANCE ROAD
NTS — 6

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-301

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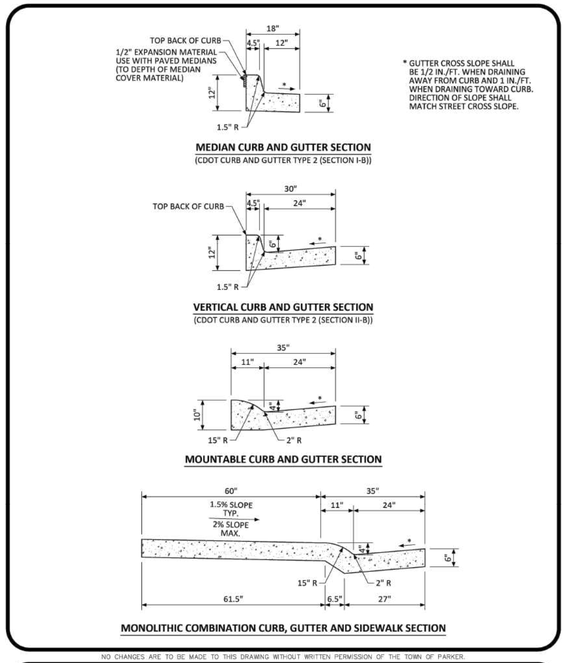
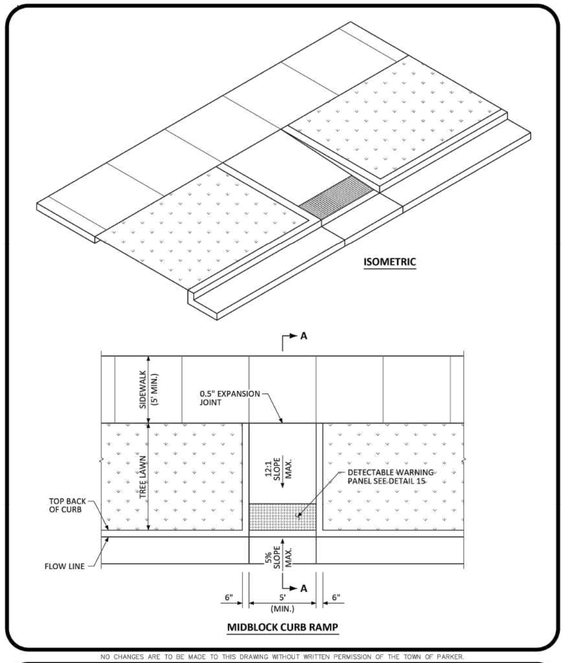


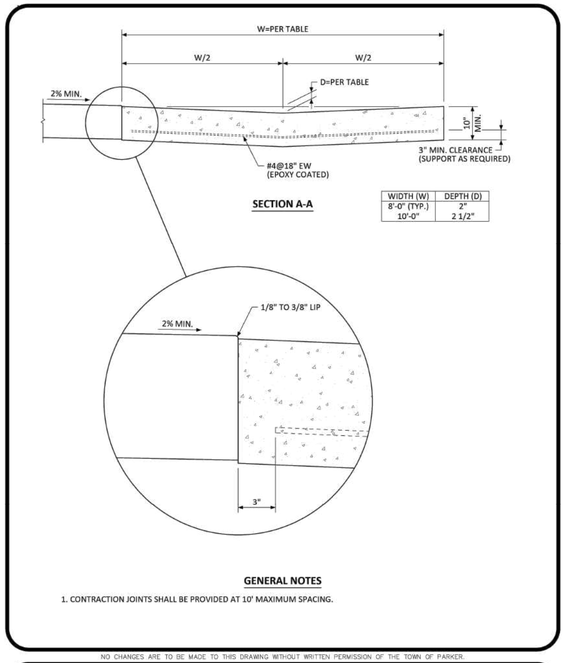
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



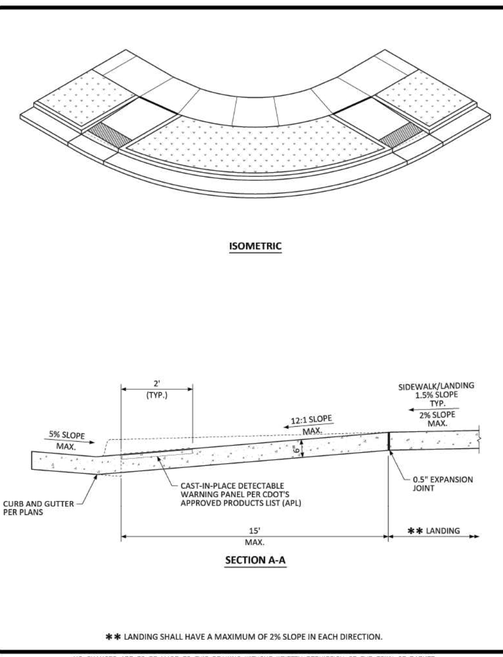
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



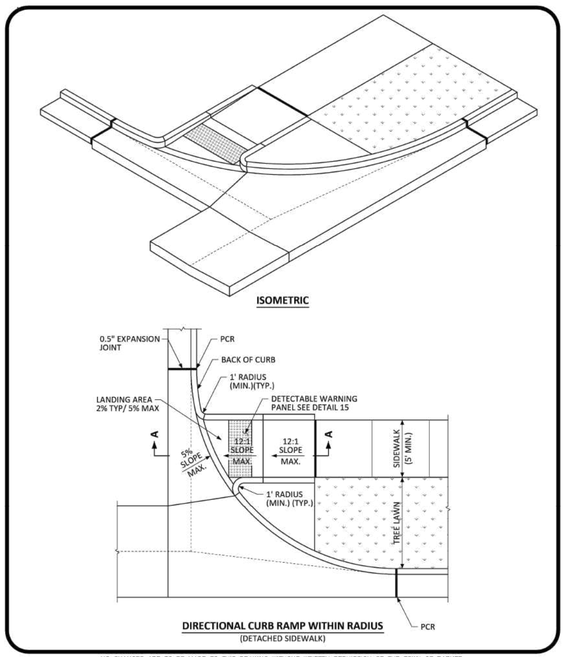
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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

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



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

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

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Key Map

Drawing
SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-302

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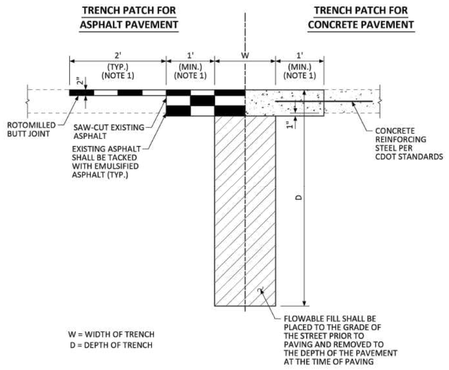
THE SQUARES ABOVE ARE COLOR, WITH BLACK-AND-WHITE TONAL EQUIVALENTS



GENERAL NOTES

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

ASPHALT PAVEMENT NOTES

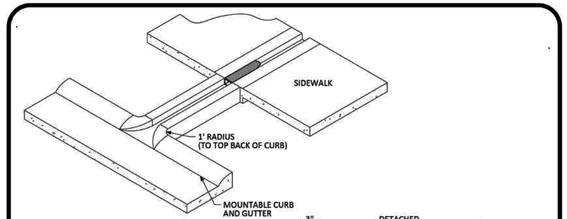
1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF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

CONCRETE PAVEMENT NOTES

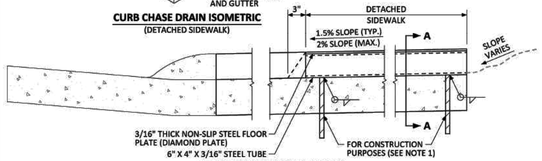
1. CONCRETE PAVEMENT THICKNESS SHALL BE 1 INCH GREATER THAN EXISTING CONCRETE PAVEMENT.
2. CONCRETE SHALL BE CDOT CLASS P.

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

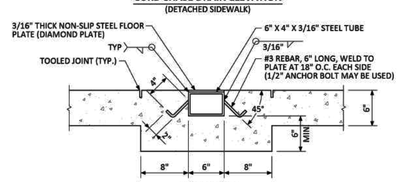
PARKER COLORADO | **MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 25 1 OF 2



CURB CHASE DRAIN ISOMETRIC
(DETACHED SIDEWALK)



CURB CHASE DRAIN ELEVATION
(DETACHED SIDEWALK)



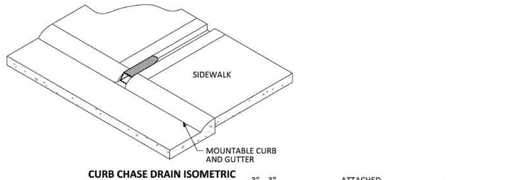
SECTION A-A

GENERAL NOTES

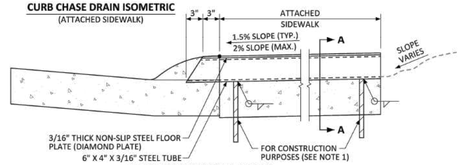
1. 18"-#4 REBAR: WELD ONE BAR APPROX. 8" FROM EACH END OF TUBE: SUPPLY AT LEAST TWO BARS PER TUBE, MORE IF CONTRACTOR DEEMS APPROPRIATE, REBAR IS USED TO SUPPORT AND ALIGN TUBE UNTIL CONCRETE IS PLACED.
2. ASSEMBLY IS NOT GALVANIZED.
3. CONCRETE REMOVAL LIMITS SHALL BE COORDINATED WITH THE DESIGNATED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

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

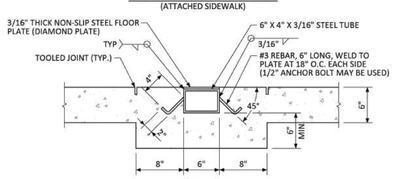
PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 28 1 OF 2



CURB CHASE DRAIN ISOMETRIC
(ATTACHED SIDEWALK)



CURB CHASE DRAIN ELEVATION
(ATTACHED SIDEWALK)



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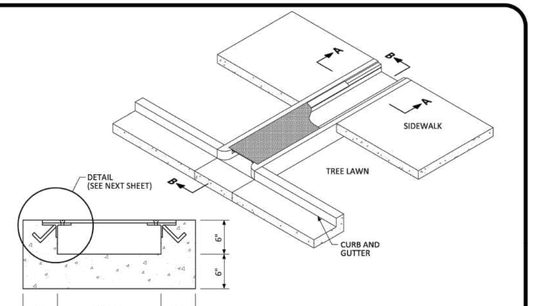
PARKER COLORADO | **CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 28 2 OF 2



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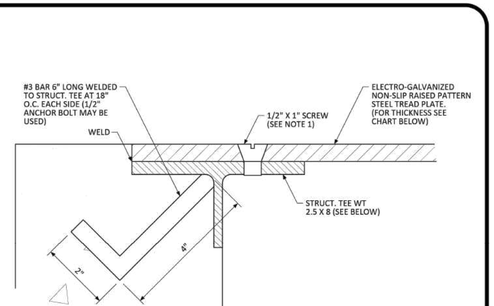
PARKER COLORADO | **CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 29 1 OF 2



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

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

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

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Key Map

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SIGNAGE, STRIPING & PAVEMENT DETAILS

CD-303

SITE PLAN SUBMITTAL

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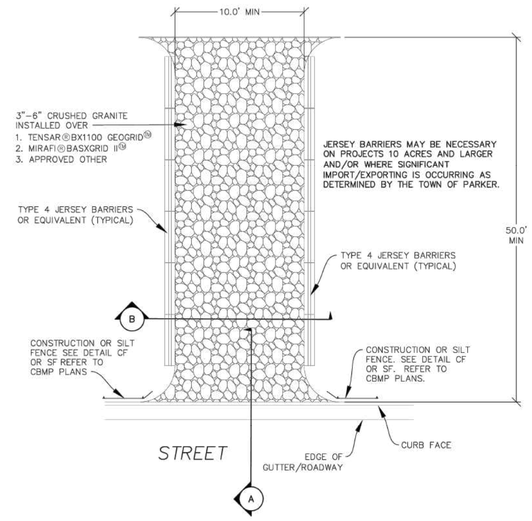
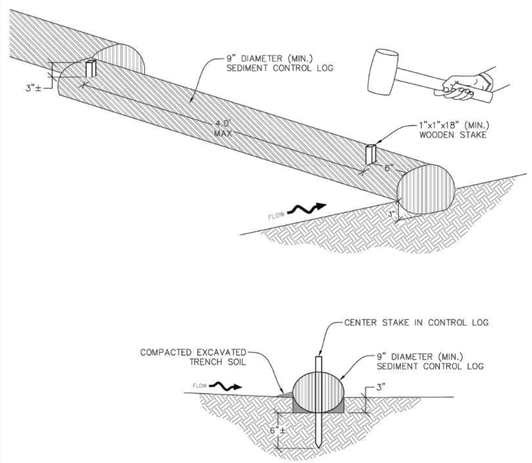
ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.



VTC **VEHICLE TRACKING CONTROL**

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

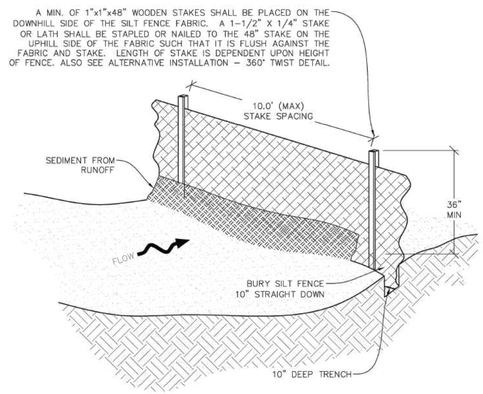


SECTION A

SCL **SEDIMENT CONTROL LOG**

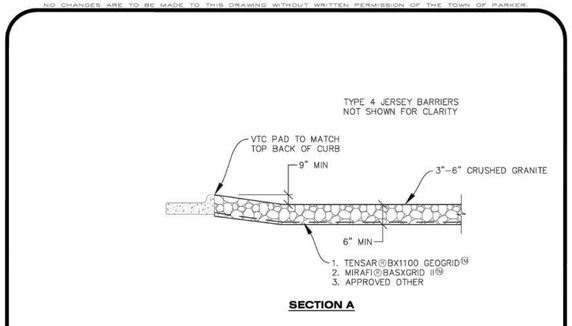
Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL 1 OF 3 Oct. 2013

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

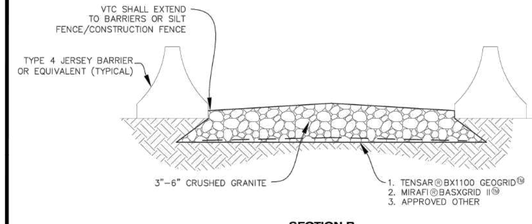


—X—X— SF **SILT FENCE**

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



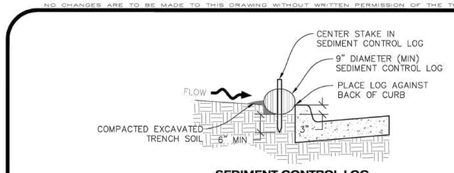
SECTION A



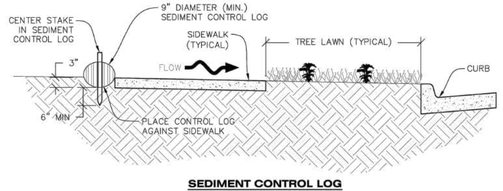
SECTION B

VTC **VEHICLE TRACKING CONTROL**

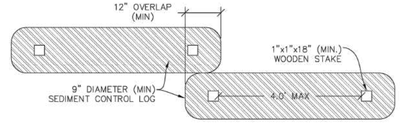
Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | VTC 2 OF 3 Oct. 2013



SEDIMENT CONTROL LOG AT BACK OF CURB



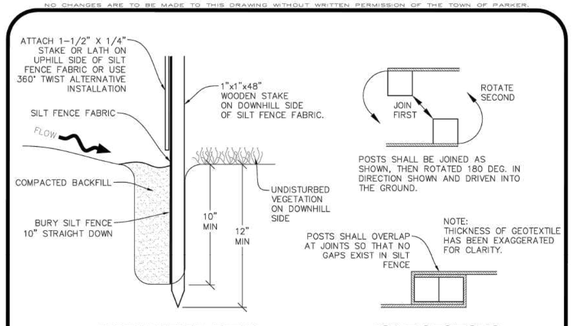
SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

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



INSTALLATION DETAIL

JOINT SECTIONS

STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

—X—X— SF **SILT FENCE**

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

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

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
CBMP DETAILS

CD-500

SITE PLAN SUBMITTAL

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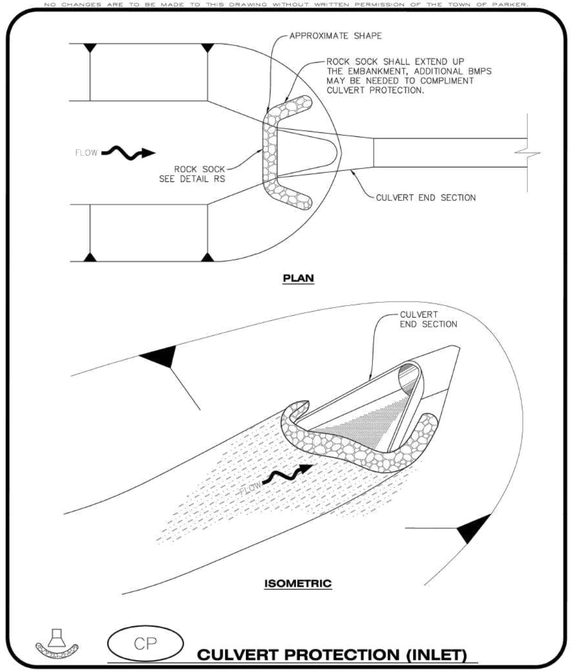

CP

CULVERT PROTECTION (INLET)

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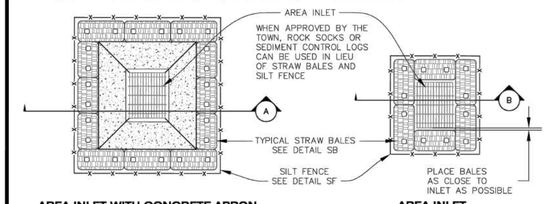
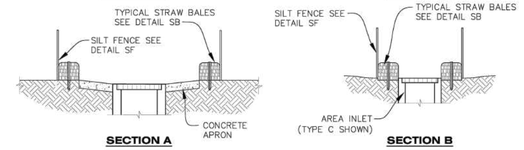
THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

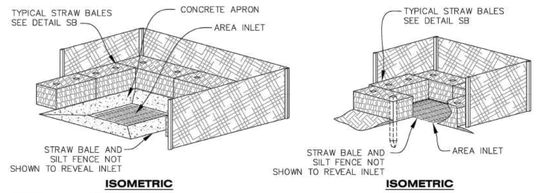


AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET PLAN VIEW



SECTION A **SECTION B**



ISOMETRIC **ISOMETRIC**

IPAN

INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

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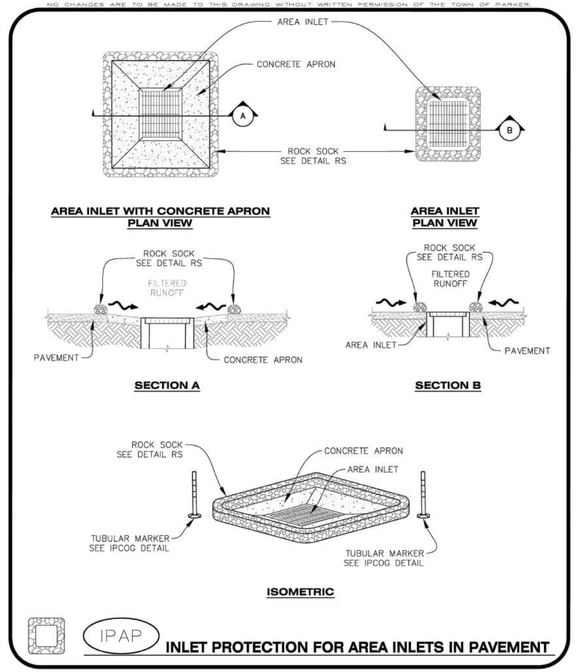

IPAP

INLET PROTECTION FOR AREA INLETS IN PAVEMENT

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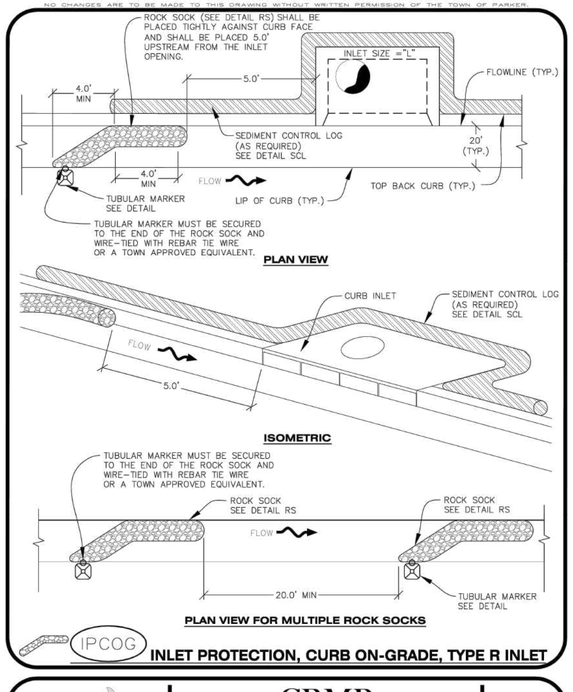

IPCOG

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

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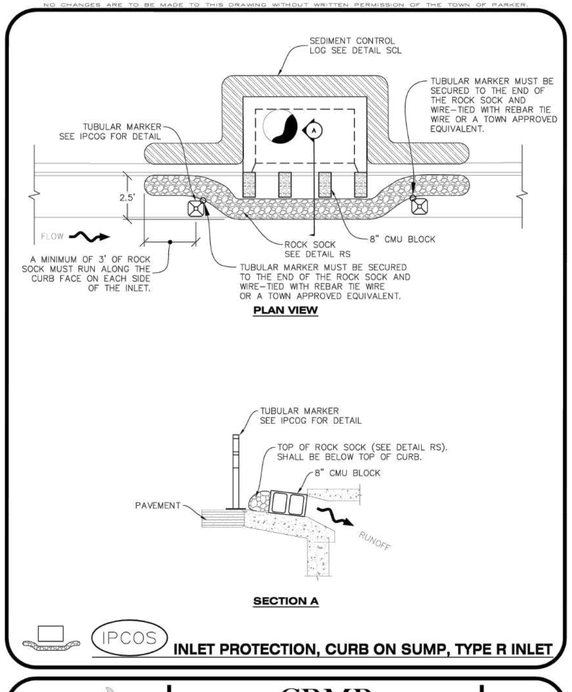

IPCOS

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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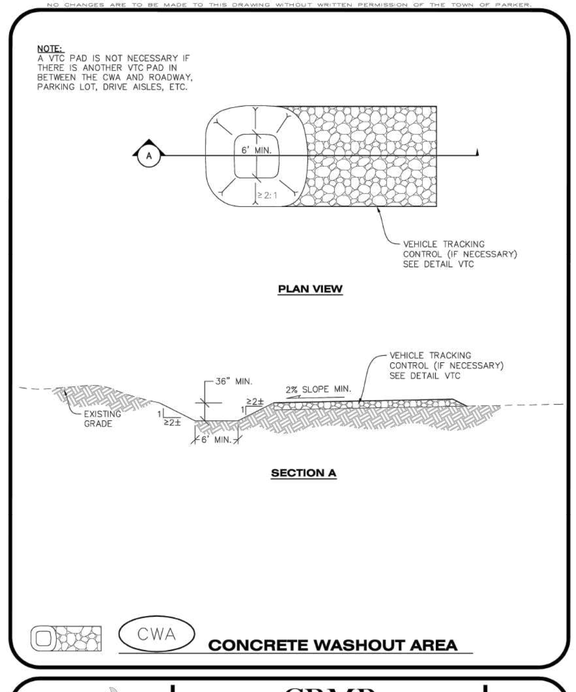

CWA

CONCRETE WASHOUT AREA

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
CBMP DETAILS

CD-501

SITE PLAN SUBMITTAL

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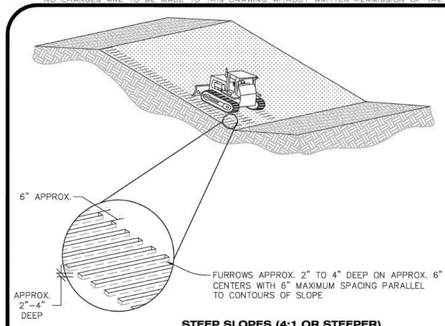
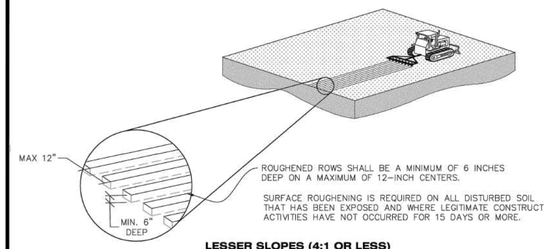


STEEP SLOPES (4:1 OR STEEPER)

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



LESSER SLOPES (4:1 OR LESS)

SR **SURFACE ROUGHING**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

1 OF 2

Oct. 2013

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Key Map

Drawing

CBMP DETAILS

CD-502

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THE SQUARES ABOVE ARE (COLOR, WITH BLACK AND WHITE TOO) IF NOT PRINTED CORRECTLY

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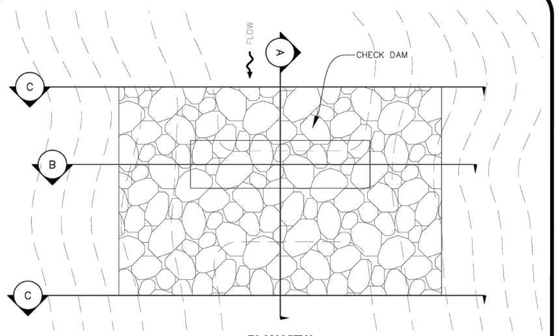
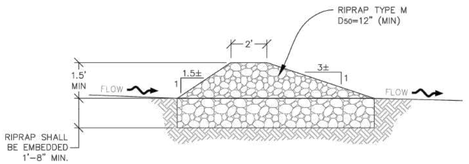
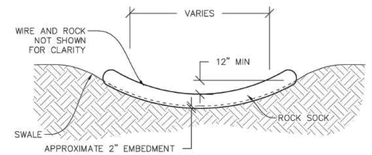


PLAN VIEW

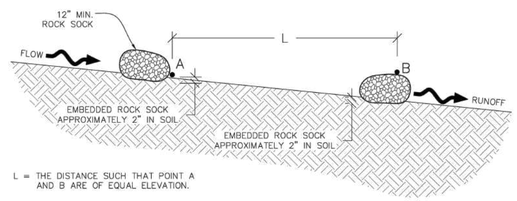


SECTION A

CD **CHECK DAM**



SWALE ELEVATION

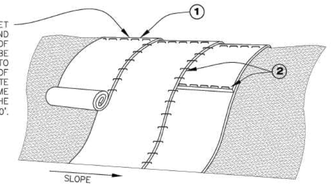


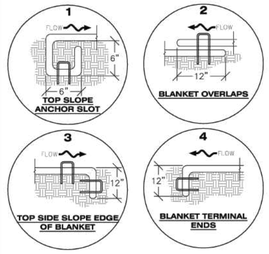
L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

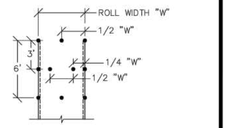
SWALE SPACING

RSS **ROCK SOCK IN SWALE**

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





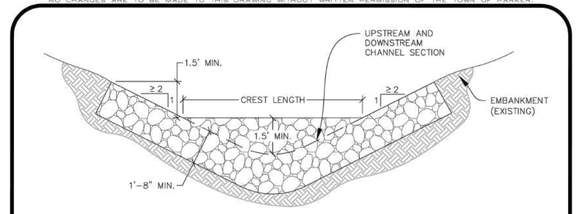


STAPLE PATTERN

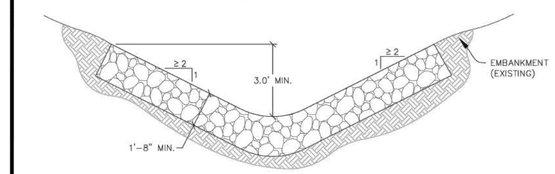
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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

ECB **EROSION CONTROL BLANKET (SLOPE)**



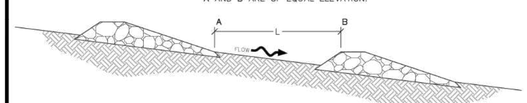
SECTION B



SECTION C

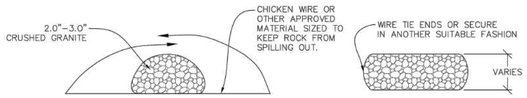
NOTE: SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

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



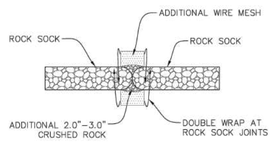
SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

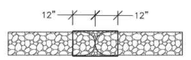


CROSS SECTION

COMPLETED ROCK SOCK



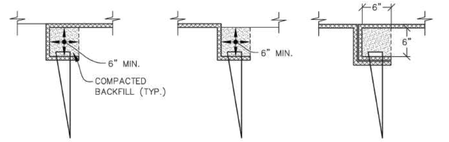
JOINT PLAN VIEW



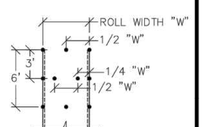
ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"-3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) SECURED TO ENDS OF ROCK REINFORCED SOCK.

JOINT ELEVATION

RS **ROCK SOCK**



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



STAKING PATTERN

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

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

ECB **EROSION CONTROL BLANKET (CHANNEL)**

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p. 303.278.7297

IRRIGATION
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9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
CBMP DETAILS

CD-503

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THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE BOTH REPRODUCIBLE
C M Y K
D
C
B
A
1 2 3 4 5
O:\3752c - Salisbury Park North\Drawings\3752c-DE-ECP-DET-01.dwg, 4/30/2025 - 12:36 PM, MJS

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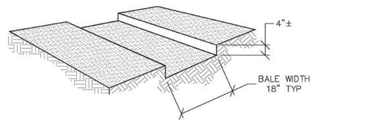
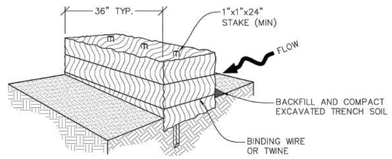
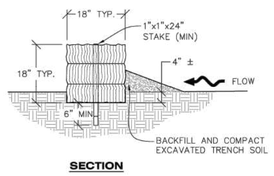


TRENCH EXCAVATION



STRAW BALE INSTALLATION



SECTION

SB **STRAW BALE**

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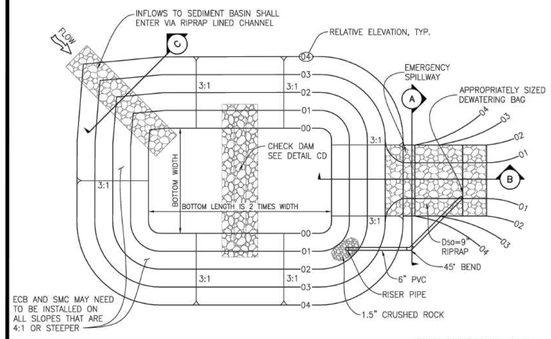


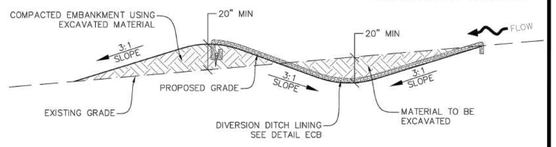
PLAN VIEW

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

TSB **TEMPORARY SEDIMENT BASIN**

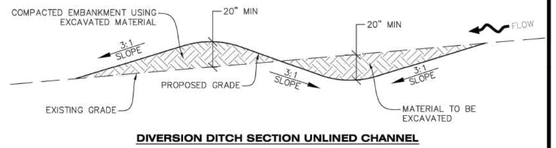
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.



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

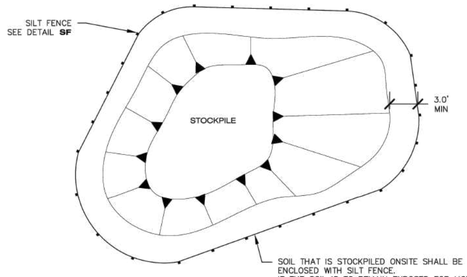
DIVERSION DITCH SECTION LINED CHANNEL

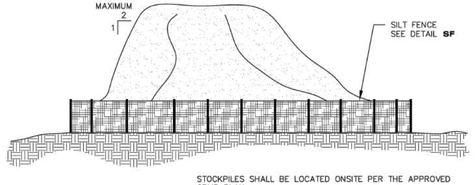


DIVERSION DITCH SECTION UNLINED CHANNEL

DD **DIVERSION DITCH**

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





STOCKPILES SHALL BE LOCATED ONSITE PER THE APPROVED CBMP PLAN.

SP **STOCKPILE PROTECTION**

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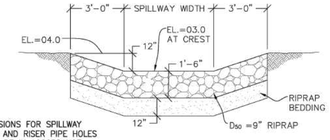
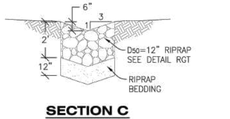
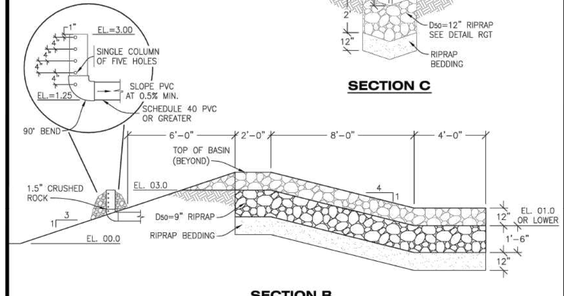


DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

SECTION A



SECTION C



SECTION B

TSB **TEMPORARY SEDIMENT BASIN**

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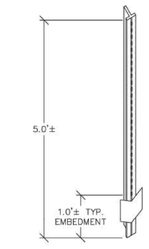
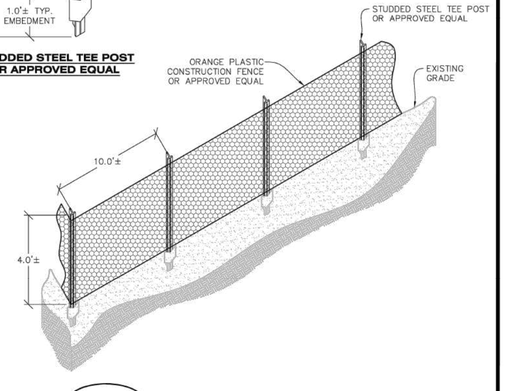
NOTE:
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.



STUDDED STEEL TEE POST OR APPROVED EQUAL



CF **CONSTRUCTION FENCE**

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

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Key Map

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CD-504

SITE PLAN SUBMITTAL
Page 31 of 313

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

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

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THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TURN TO PRINTS CORRECTLY

C M Y K

D

C

B

A

1 2 3 4 5

MOTSENBOCKER RD
ROW VARIES

DRANSFELDT RD
ROW VARIES

N MOTSENBOCKER RD

LONGLAND PKWY

WHITE PLASTIC FENCE

PARCEL 1
25' PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT
REC. NO. 2017046582

ROW 1
217,811 SF
5.001 AC

TRACT B LIVESAY
20,287 SF
0.466 AC

LOT 1
2,979,154 SF
68.392 AC

ZONE AE*

ZONE AE: FLOODWAY

SALISBURY EQUESTRIAN PARK
REC. NO. 2007021306

UNPLATTED
REC. NO. 2015091502

UNPLATTED
REC. NO. 2007021306
REC. NO.
2007021306

HORSE ARENA

GRASS

GRAVEL ROAD

MATCHLINE - THIS SHEET

DEMO EXIST FENCE FOR CHERRY CREEK TRAIL CONNECTION

PROPERTY LINE (TYP)

DEMO EXIST STRIPING PER TOWN STANDARDS AS NEEDED FOR ADDITION OF LEFT TURN LANE (SEE SHEET C1-310)

DEMO EXIST RIP RAP PAD

DEMO EXIST STRIPING PER TOWN STANDARDS AS NEEDED FOR ADDITION OF RIGHT TURN LANE

DEMO EXIST STRIPING AS NEEDED FOR ADDITION OF LEFT TURN LANE

DEMO EXIST BARRIER AND RIP RAP PAD

DEMO EXIST STRIPING AS NEEDED FOR ADDITION OF RIGHT TURN LANE (SEE SHEET C1-311-C1-312)

DEMO EXIST GRAVEL DRIVE

DEMO ALL EXISTING MATERIAL STOCKPILES (TYP)

DEMO EXIST STRUCTURE

DEMO ABANDONED SAN SEWER TO WATER LINE EASEMENT.

REMOVE EXIST TREES (RE: LSCAPE, TYP)

SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION SCHEDULE (TYP)

DEMO EXIST PVC CULVERT, PROTECT EXIST WATER LINE

FLOW FILL AND ABANDON SSWR AT WATER LINE CROSSING

PROTECT EXIST WATER LINE

DEMO EXIST FENCE

DEMO EXIST BOLLARD

DEMO EXIST PATH

DEMO & REPLACE CONCRETE AS NEEDED FOR UTILITY INSTALL (RE: ELECT)

REFER TO LANDSCAPE AND SIGNAGE FOR SIGNAGE IMPROVEMENTS

DEMO AND REMOVE EXISTING SANDSTONE SIGN AND FOUNDATION. REPAIR EXIST LANDSCAPE TO EXIST CONDITION, REPLENISH WOOD MULCH

SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION SCHEDULE (TYP)

DEMO EXIST STORM OUTFALL

DEMO ABANDONED SSWR

PROTECT EXIST UTIL EQUIPMENT & BOLLARDS

MATCHLINE - THIS SHEET

DEMO EXIST FOUL POLE

DEMO FIELD EDGE

REMOVE AND RELOCATE EXIST BASEBALL FENCE & GUARD

PROTECT EXIST LIGHT POLES (TYP)

PROTECT EXIST BOLLARDS AND ELEC STRUCTURE

DEMO EXIST FENCE AS NEEDED FOR FIELD EXPANSION. PROTECT EXIST GATE.

DEMO EXIST FOUL POLE

FLOW FILL AND ABANDON SAN SEWER

DEMO EXIST GRAVEL DRIVE

PROTECT EXIST LIGHT POLE

DEMO AND REPLACE FENCE TO NEW ROAD ALIGNMENT

DEMO EXIST LANDSCAPE ISLAND, DRIVE, CURB, AND GUTTER

PROTECT EXIST LIGHT POLE

PROTECT EXIST TREE (TYP)

SAWCUT EXIST DRIVE, CURB, AND GUTTER (TYP)

SAWCUT EXIST WALK

DEMO EXIST SIGN

REMOVE & RESET FENCE

PROTECT EXIST ELECT ENCLOSURE

DEMO EXIST SIDEWALK

DEMO EXIST LIGHT POLE

DEMO EXIST CURB AND GUTTER

PROTECT EXIST OH UTILITIES AND POLES

DEMO EXIST CULVER

DEMO EXIST GRAVEL DRIVE

DEMO EXIST CONC WALK

DEMO EXIST SIGN

CONTRACTOR TO MAINTAIN TRAIL CONNECTION AT ALL TIMES DURING CONSTRUCTION TO ACCOMMODATE PUBLIC ACCESS AND PARK EVENTS. COORDINATE WITH OWNER WHEN TRAIL WILL NOT BE OPEN DUE TO CONSTRUCTION.

PROTECT EXIST TREES TO REMAIN (RE: LSCAPE)

DEMO EXIST FENCE

DEMOLITION NOTES:

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

DEMOLITION LEGEND

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

N

100 0 100 200
SCALE IN FEET

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

CIVIL ENGINEER / STRUCTURAL ENGINEER
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Key Map

Drawing

PHASE 1 DEMOLITION PLAN

C1-020

SITE PLAN SUBMITTAL
Page 32 of 313

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Town of Parker, Director of Engineering Date

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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT): C, M, Y, K

C1-110(i)

C1-119(i)

C1-116(i)

CHERRY CREEK

C1-127

C1-126

MATCHLINE - SEE THIS SHEET

C1-110

C1-116

C1-119

C1-113

C1-123

C1-111

C1-117

C1-120

C1-114

C1-117(i)

C1-124

C1-112

C1-115

C1-118

C1-121

C1-125

C1-122

MATCHLINE - SEE THIS SHEET

DRANSFELDT RD (PUBLIC)
ROW VARIES

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

POND A

POND C

POND E

LIMITS OF EXISTING 100-YR FLOODPLAIN

LIMITS OF PHASE 1 PROPOSED 100-YR FLOODPLAIN

HQ BLDG
FFE=5850.0

CULVERT
INV: 5848.467' (S) 27" RCP
STAGNANT

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

STORM DROP INLET RIM
ELEV: 5851.804'
INV OUT: 5850.13' (E) 8" PVC
(BLIND TIE) NO FLOW

SANITARY MANHOLE RIM
ELEV: 5859.784'
INV IN: 5854.384' (N) 4" PVC
(OTHER END NOT FOUND) INV
OUT: 5839.274' (SE) 10" PVC
(OTHER END NOT FOUND) NO
FLOW

UNPLATTED
REC. NO. 2015091502

UNPLATTED
REC. NO. 2007021306

GRADING AND DRAINAGE NOTES:

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

100 0 100 200
SCALE IN FEET

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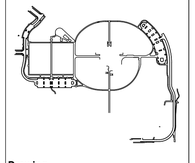

Drawing

PHASE 1 OVERALL GRADING & DRAINAGE PLAN (BASEBID)

C1-100

SITE PLAN SUBMITTAL

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THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) C, M, Y, K WHEN PLOTTED ON A PRINTER/PLOTTER

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

CHERRY CREEK
LIMITS OF EXISTING 100-YR FLOODPLAIN
LIMITS OF PHASE 1 PROPOSED 100-YR FLOODPLAIN
POND A
POND C
POND D
POND E
HQ BLDG FFE=5855.0
DRANSFELDT RD (PUBLIC) ROW VARIES
OTSENBOCKER RD (PUBLIC) ROW VARIES
GLAND PKWY
MATCHLINE - SEE THIS SHEET
MATCHLINE - SEE THIS SHEET

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SCALE IN FEET

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p. 303.607.0977

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Wheat Ridge, CO 80215
p. 303.278.7297

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p. 303.668.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT 1)

C1-100A

SITE PLAN SUBMITTAL

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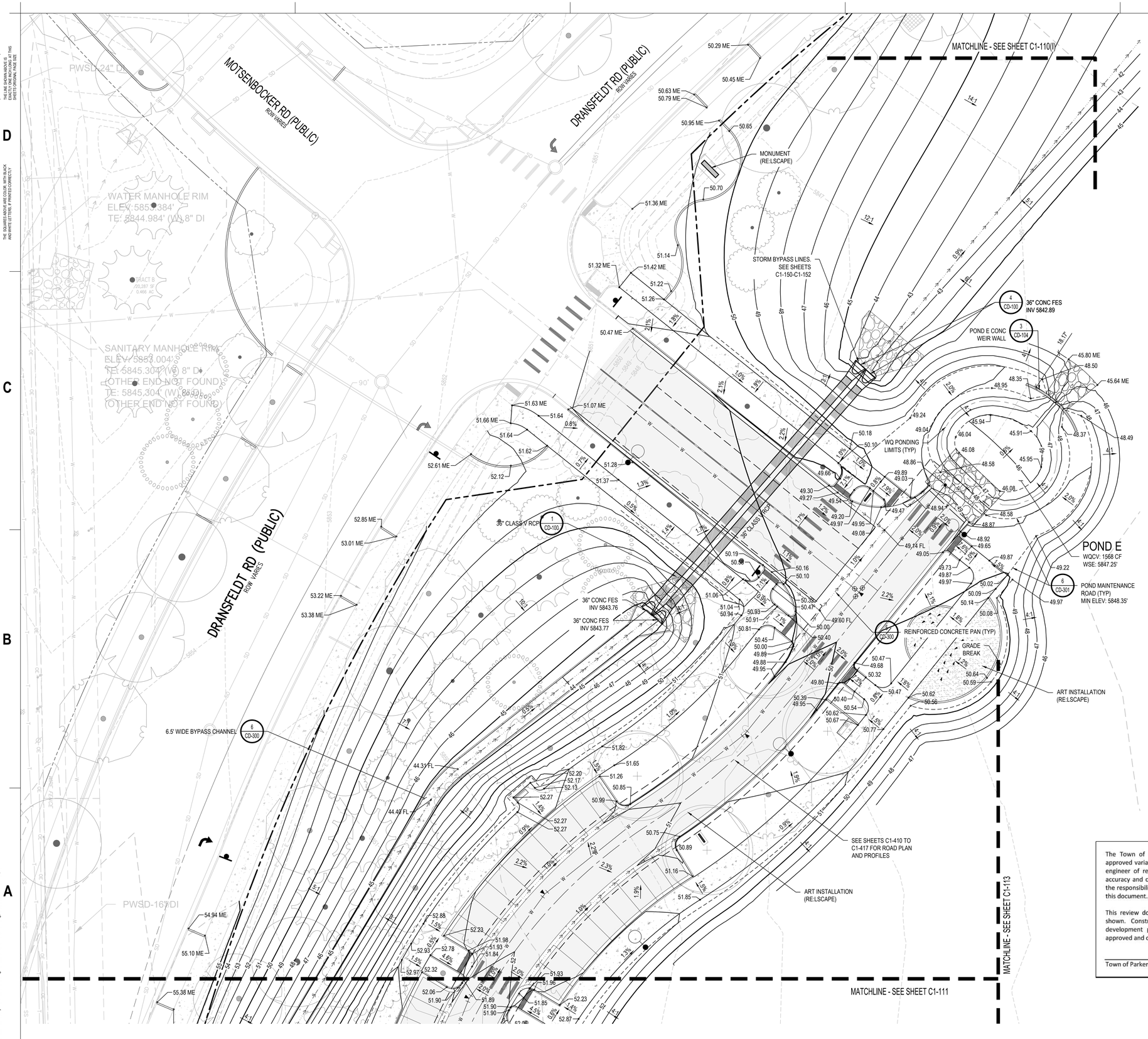

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Please add a general note that references the detail for all water quality swales or label the reference to the detail throughout the grading/drainage plans for all water quality swales.

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Town of Parker, Director of Engineering — Date

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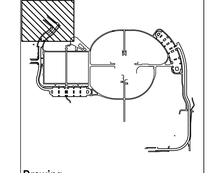

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110

SITE PLAN SUBMITTAL

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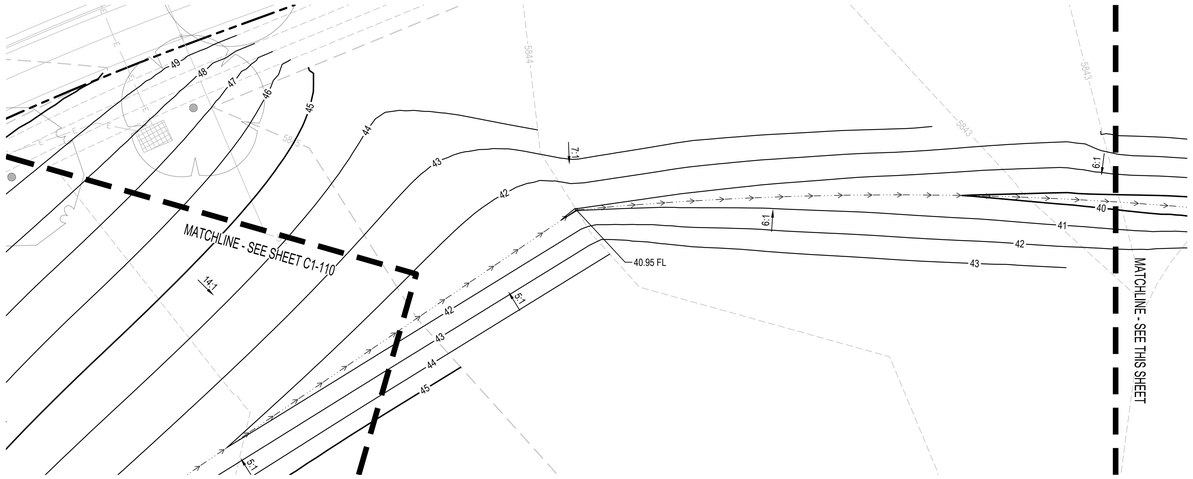

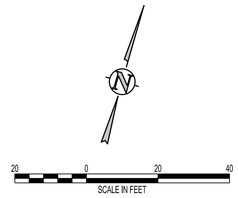

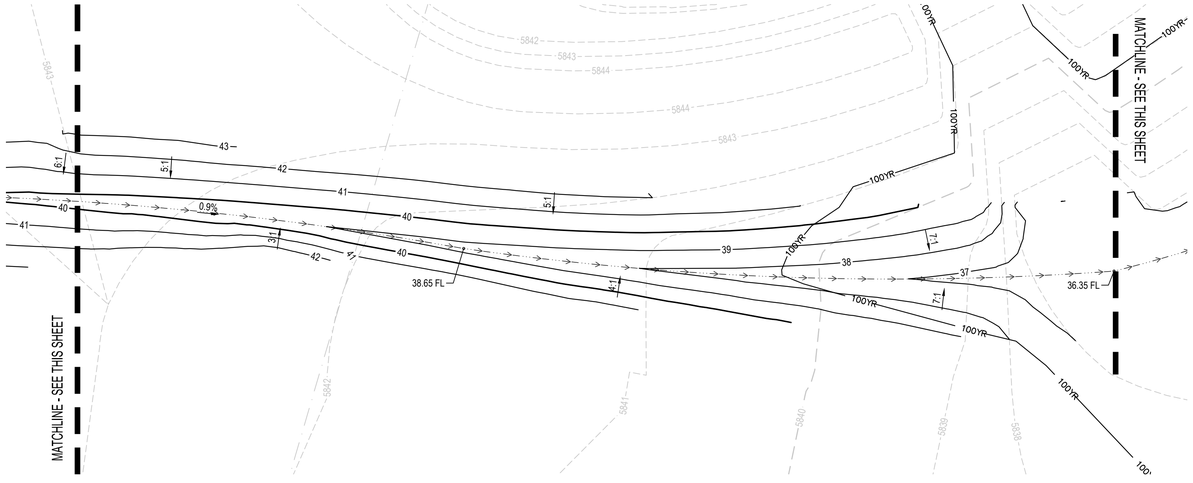

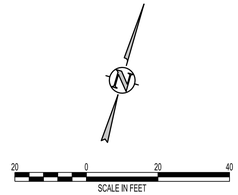

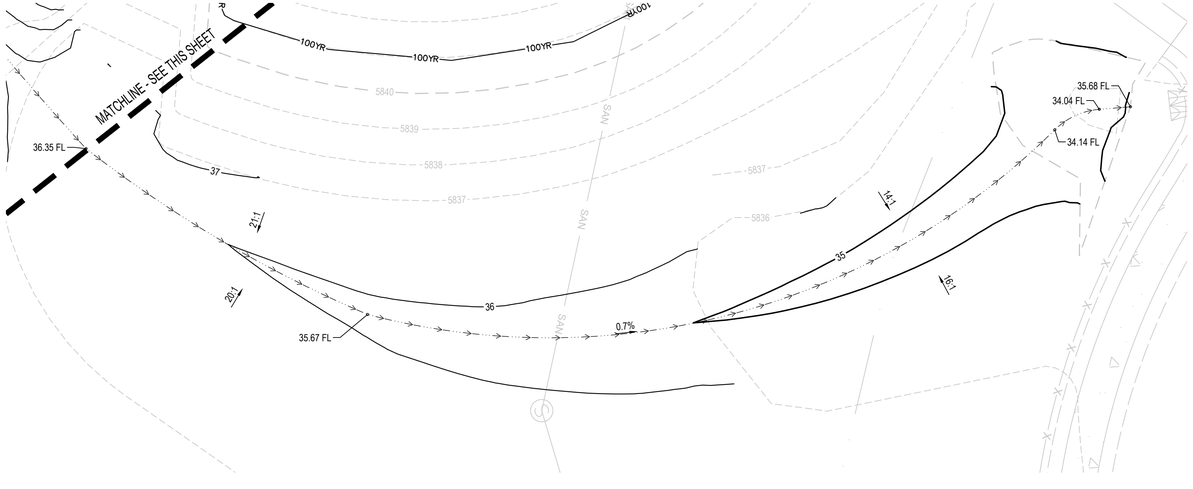

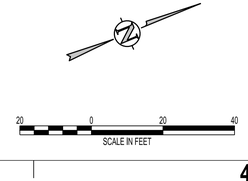

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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
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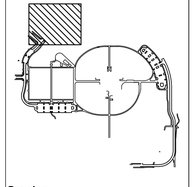

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-110(i)

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MATCHLINE - SEE SHEET C1-110

MATCHLINE - SEE SHEET C1-113

MATCHLINE - SEE SHEET C1-114

MATCHLINE - SEE SHEET C1-112

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

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

GROUTED PAD W/ 36" BOULDERS

36" CONC FES
RIM 5848.58

36" CONC FES
RIM 5848.58

CATCH/SPILL TRANSITION (TYP)

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

5' SD MH (ECC)
RIM 5858.00

5' SD MH (ECC)
RIM 5857.99

57.28 TOS

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SCALE IN FEET

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Town of Parker, Director of Engineering Date

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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Key Map

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-111

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MATCHLINE - SEE SHEET C1-111

MATCHLINE - SEE SHEET C1-115

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

5' SD MH (ECC)
RIM 5857.99

5' SD MH (ECC)
RIM 5856.83

5' SD MH (ECC)
RIM 5858.91

6' SD MH (ECC)
RIM 5855.49

6' SD MH (ECC)
RIM 5855.87

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

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

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

PWSD 25' PWSD

CONCRETE PAN (TYP)

SOUTHWEST PARKING LOT

45"X29" HERCP

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

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Key Map

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-112

SITE PLAN SUBMITTAL

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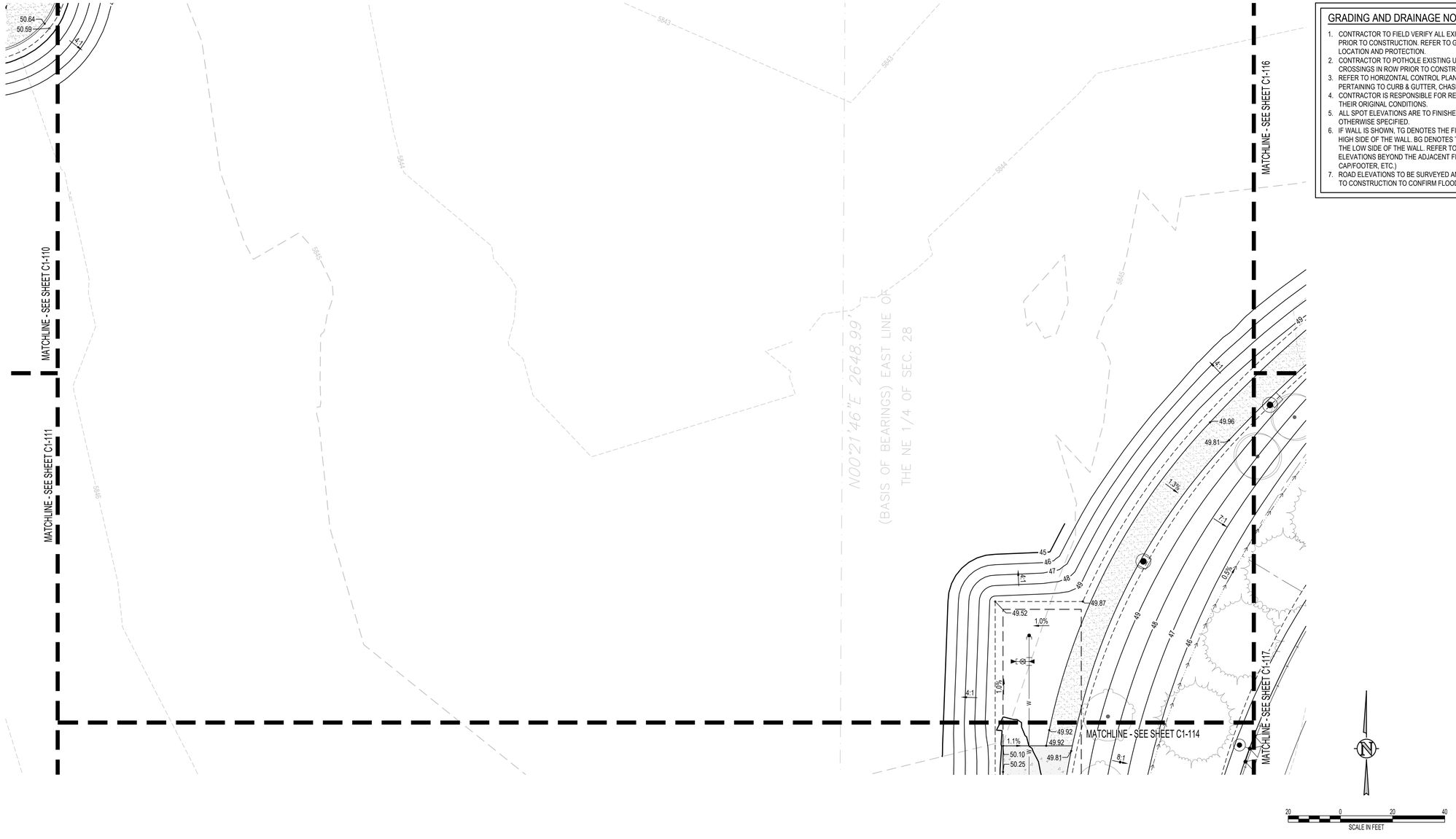

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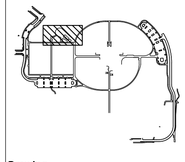

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-113

SITE PLAN SUBMITTAL

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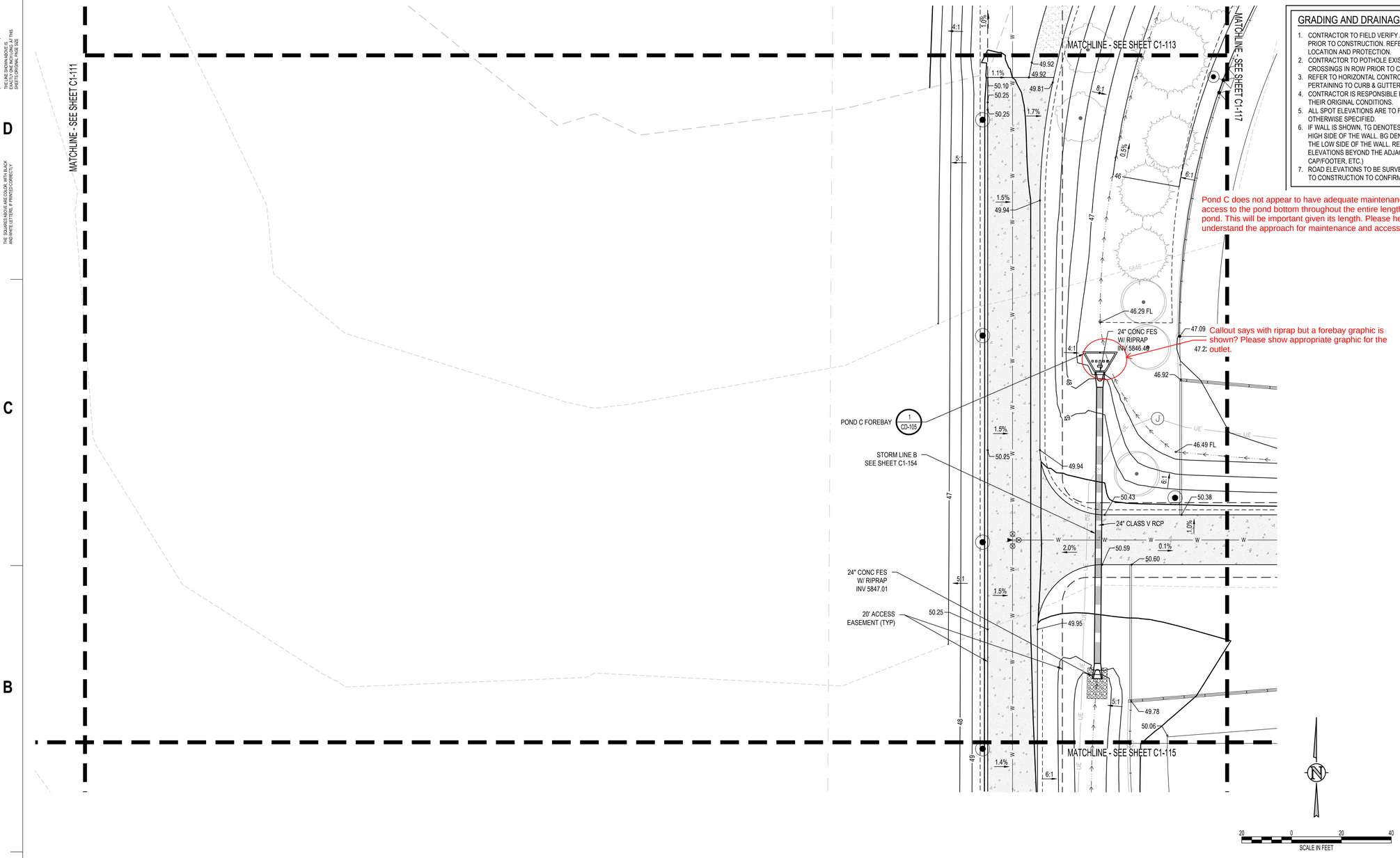

Pond C does not appear to have adequate maintenance vehicle access to the pond bottom throughout the entire length of the pond. This will be important given its length. Please help staff understand the approach for maintenance and access of Pond C.

Callout says with riprap but a forebay graphic is shown? Please show appropriate graphic for the outlet.

GRADING AND DRAINAGE NOTES:

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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Drawn By:	AMF/KAM/MJS
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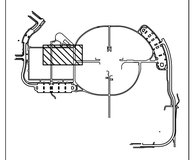
Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-114

SITE PLAN SUBMITTAL

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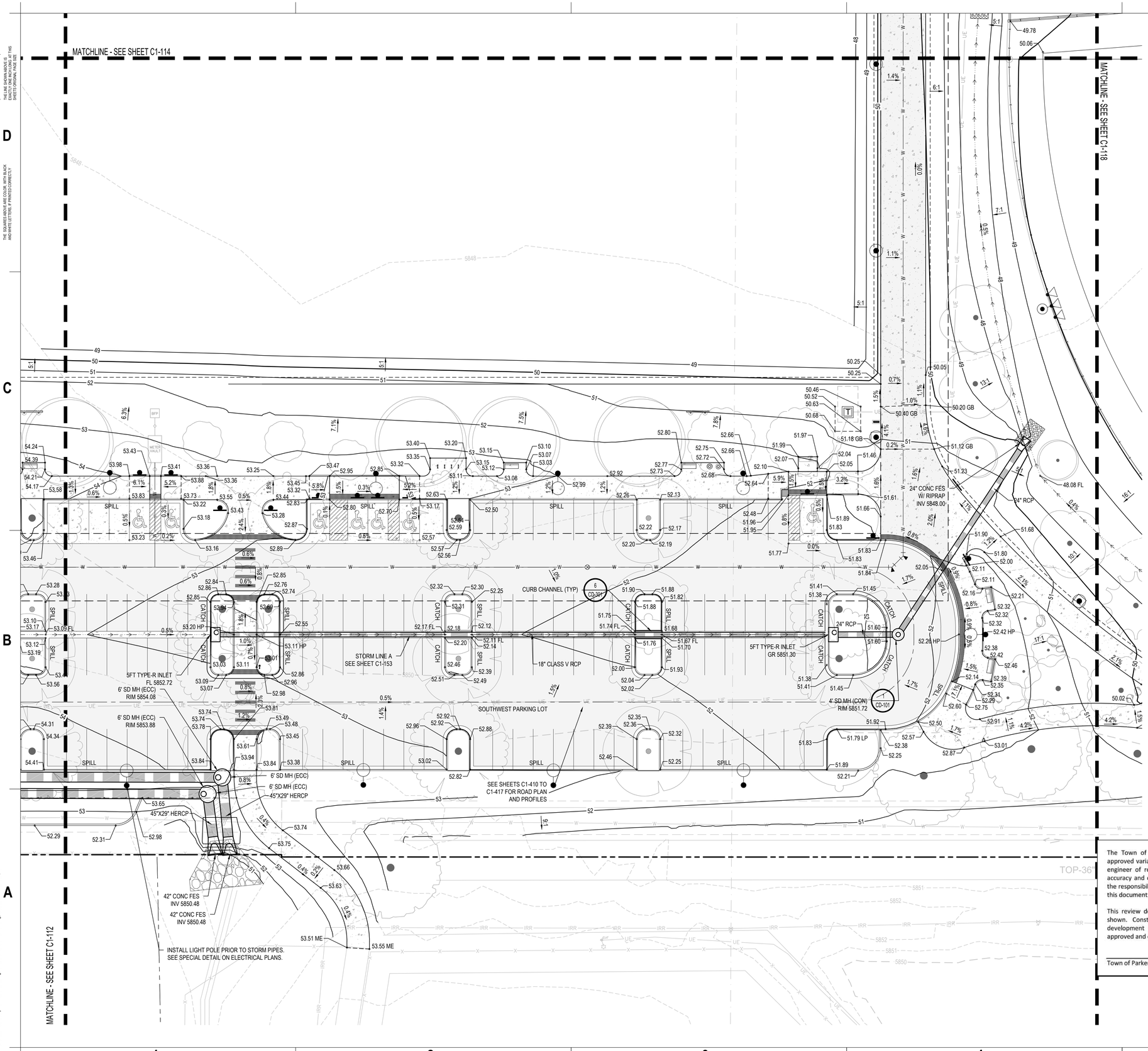

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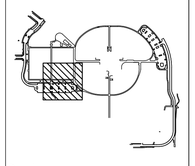

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-115

SITE PLAN SUBMITTAL

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GROUTED PAD W/ 36" BOULDERS

36" CONC FES
RIM 5848.58

36" CONC FES
RIM 5848.58

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

15" AREA DRAIN
GR 5851.65
INV IN(S) 5847.58 (12" RCP)
INV OUT(E) 5847.58 (12" RCP)
N609712.18
E205143.73

304 LF 12" RCP @ 0.32%

124 LF 12" RCP @ 0.35%

WALL (RE: LASCAPE)
53.79 BG
53.29 FL
53.32
53.17
53.18
4 RISERS @ 5.43" EACH
55.00 TOS
53.19 BOS

15" AREA DRAIN
GR 5852.71
INV IN(S) 5848.01 (12" RCP)
INV OUT(N) 5848.01 (12" RCP)
N609587.72
E205144.04

81 LF 12" RCP @ 0.35%

7 RISERS @ 6.65" EACH
53.40 BOS

15" AREA DRAIN
GR 5852.80
INV IN(S) 5848.29 (12" RCP)
INV OUT(N) 5848.29 (12" RCP)
N609507.18
E205144.24

205 LF 12" RCP @ 0.35%

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

GRADE BREAK

CATCH/SPILL TRANSITION (TYP)

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

5' SD MH (ECC)
RIM 5858.00

5' SD MH (ECC)
RIM 5857.99

MOTSENBOCKER RD (PUBLIC)
ROW VARIES

MATCHLINE - SEE SHEET C1-113A

MATCHLINE - SEE SHEET C1-114A

MATCHLINE - SEE SHEET C1-112A

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SCALE IN FEET: 20 0 20 40

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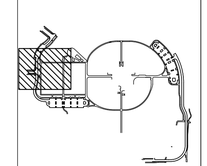

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-111A

SITE PLAN SUBMITTAL

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MOTSENBOCKER RD (PUBLIC)
ROW VARIES

5' SD MH (ECC)
RIM 5857.99

MATCHLINE - SEE SHEET C1-111A

MATCHLINE - SEE SHEET C1-115A

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

205 LF 12" RCP @ 0.35%

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

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

2 CD-100

5' SD MH (ECC)
RIM 5856.83

5' SD MH (ECC)
RIM 5858.91

36" RCP

36" RCP

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

6' SD MH (ECC)
RIM 5855.49

6' SD MH (ECC)
RIM 5855.87

45"X29" HERCP

45"X29" HERCP

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

SOUTHWEST PARKING LOT

CATCH/SPILL
TRANSITION (TYP)

CATCH

SPILL

CATCH

SPILL

CATCH

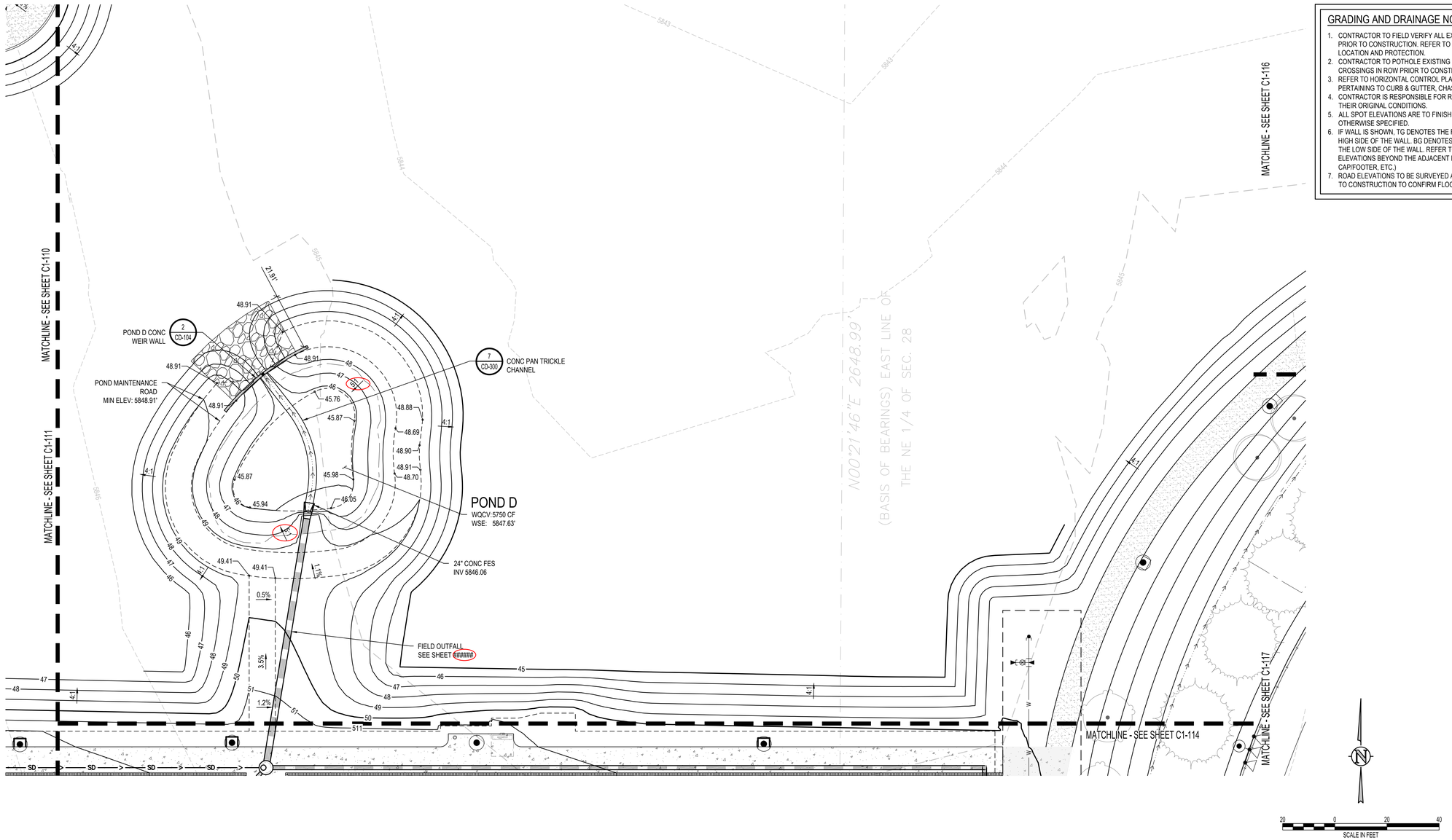
SPILL

CATCH

SPILL

SPILL

SPILL



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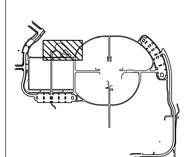

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C1-113A

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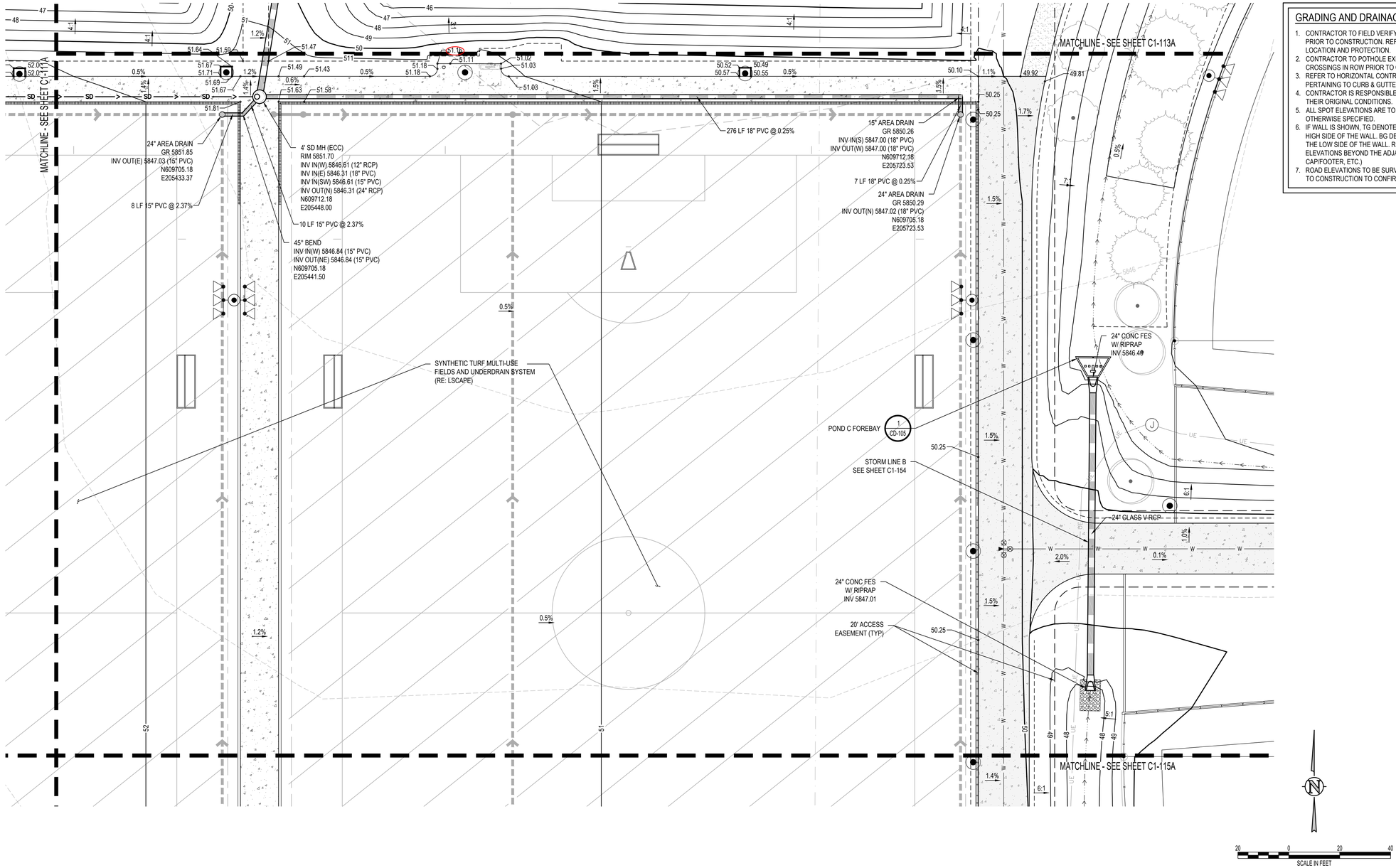

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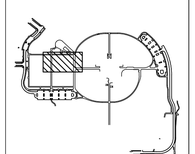

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C1-114A

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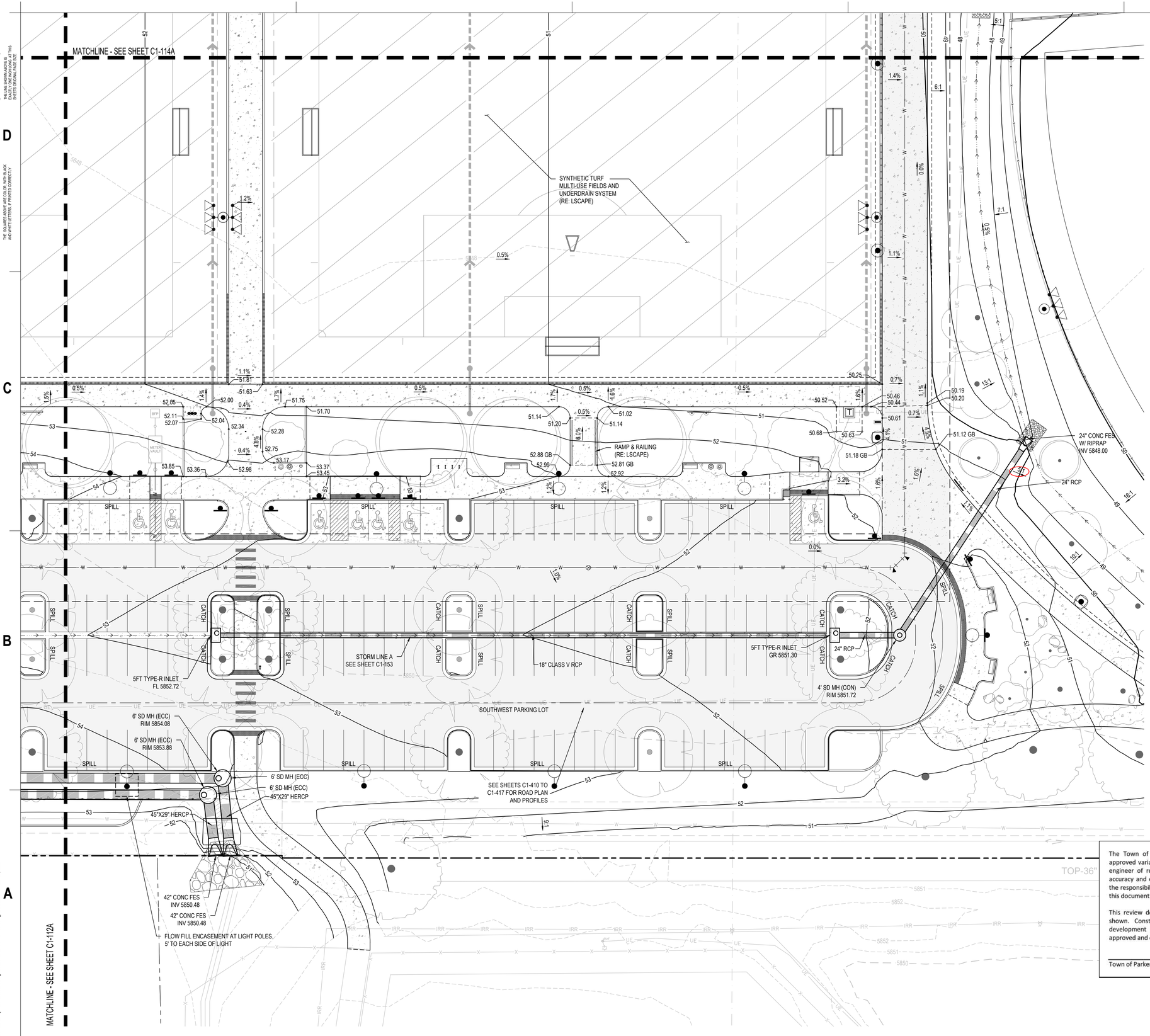

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Town of Parker, Director of Engineering Date

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p. 303.607.0977

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p. 303.444.1951

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Wheat Ridge, CO 80215
p. 303.278.7297

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MECHANICAL ENGINEER
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Englewood, CO 80112
p. 303.668.0223

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN (ALT1)

C1-115A

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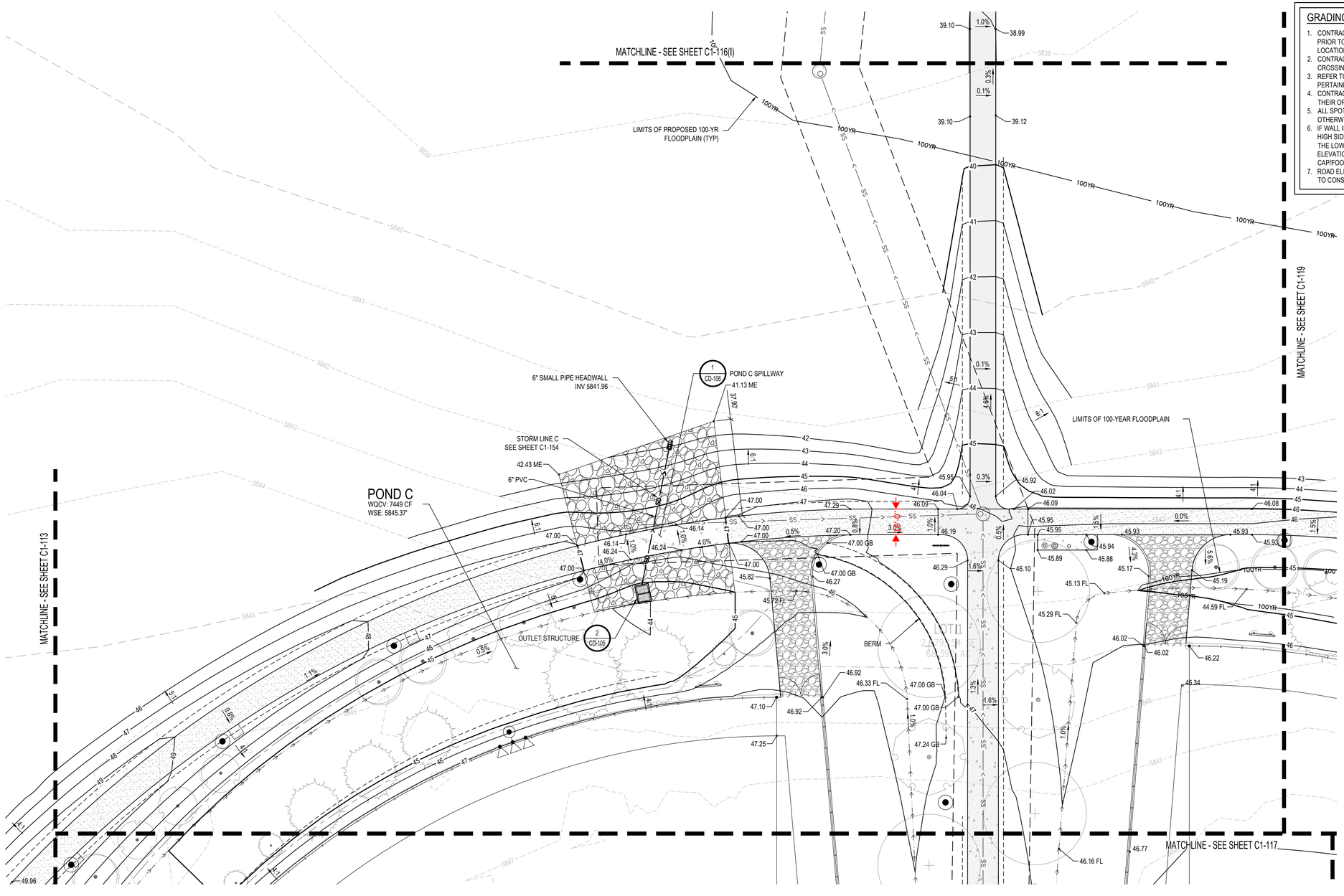

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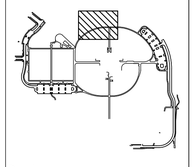

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-116

SITE PLAN SUBMITTAL

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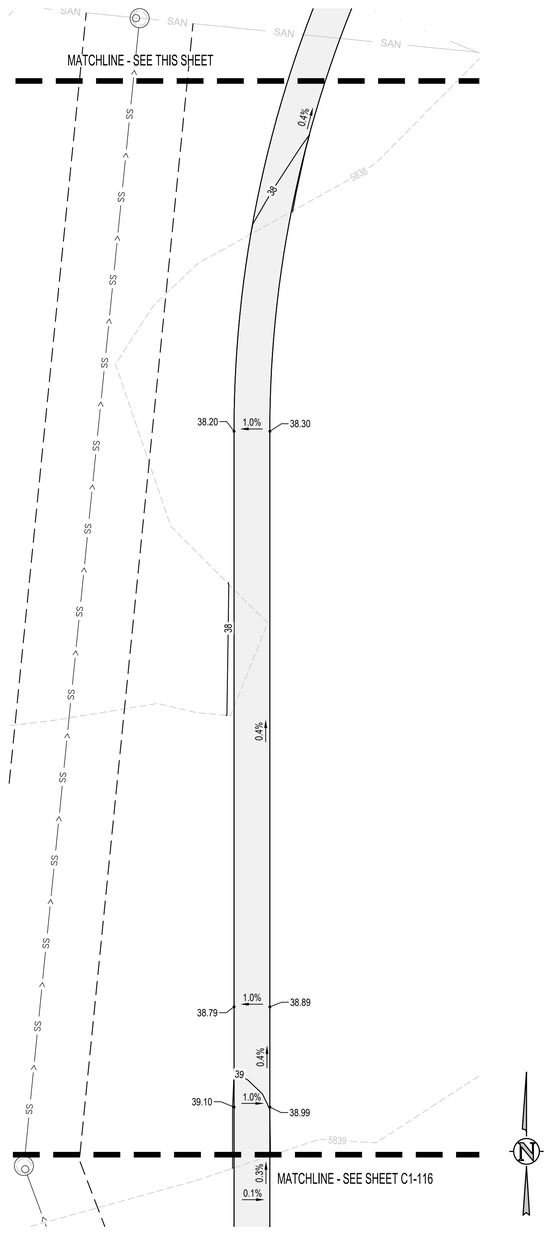

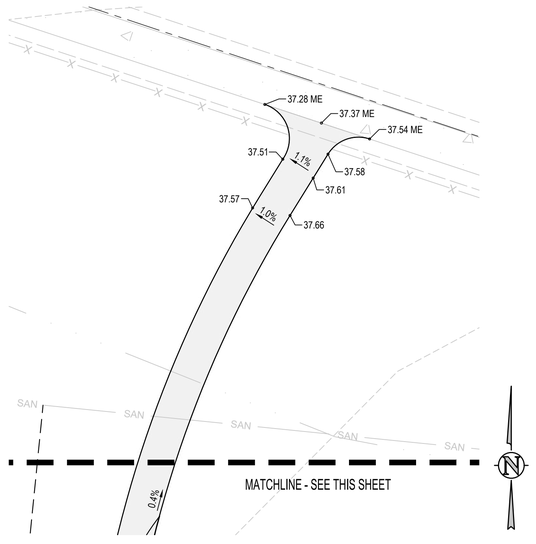

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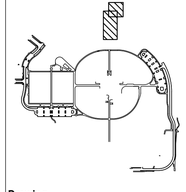

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-116(i)

SITE PLAN SUBMITTAL

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MATCHLINE - SEE SHEET C1-113

MATCHLINE - SEE SHEET C1-114

MATCHLINE - SEE SHEET C1-116

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-117(I)

MATCHLINE - SEE SHEET C1-118

BALLFIELD (RE: LSCAPE)

18" TALL WALL (RE: LSCAPE)

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

112 LF 6" TRENCH DRAIN

GRADE BREAK (TYP)

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

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

12" AREA DRAIN
GR 5850.37

SCALE IN FEET: 20 0 20 40

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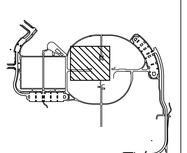

Drawing

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C1-117

SITE PLAN SUBMITTAL

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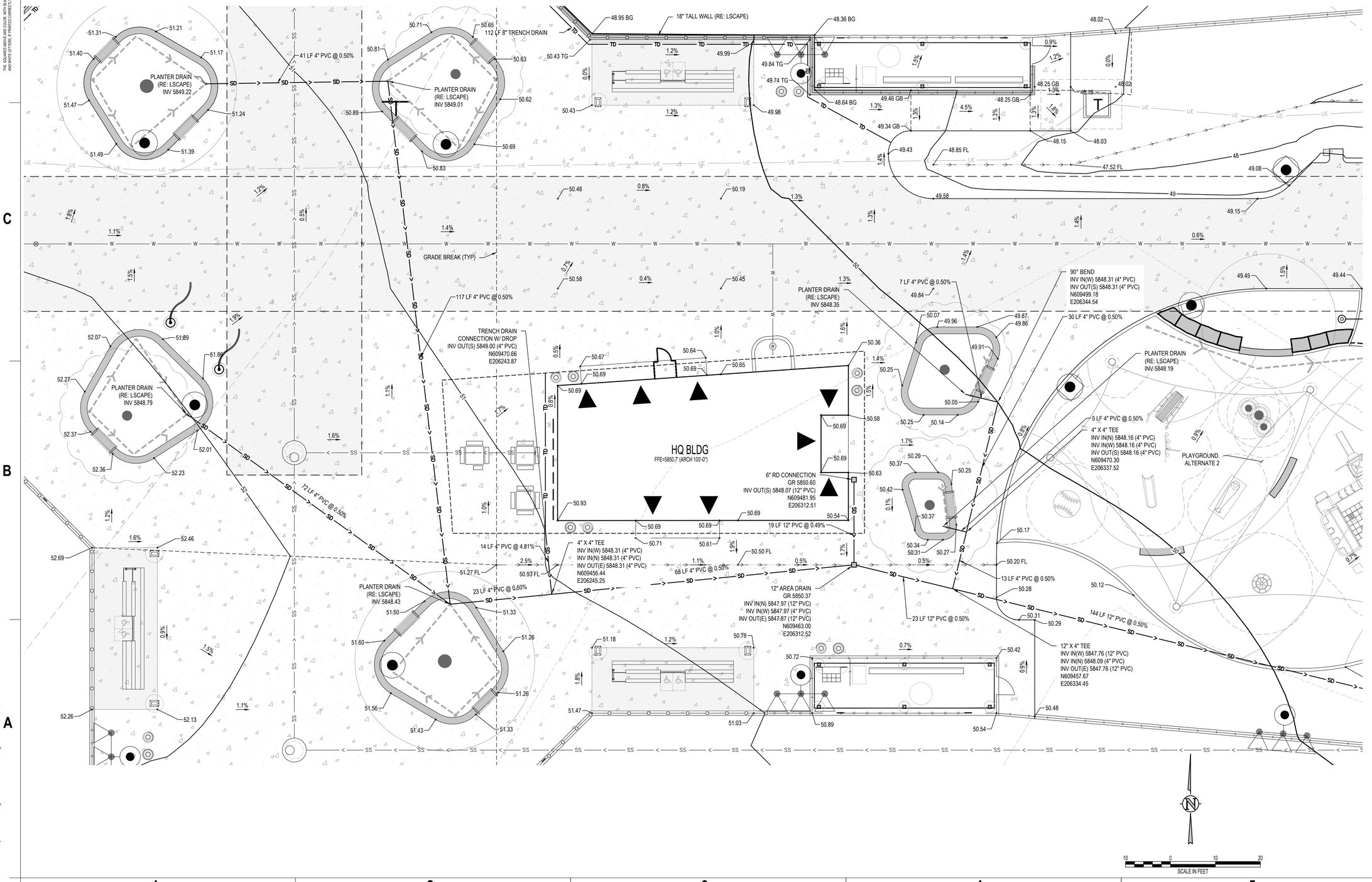

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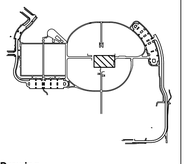

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C1-117(i)

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MATCHLINE - SEE SHEET C1-117

MATCHLINE - SEE SHEET C1-115

MATCHLINE - SEE SHEET C1-117(I)

MATCHLINE - SEE SHEET C1-121

MATCHLINE - SEE SHEET C1-122

BALLFIELD (RE: LSCAPE)

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

STORM MANHOLE RIM ELEV: 5854.644'
IN/IN: 5847.424' (W) 36" RCP
INV OUT: 5847.334' (E) 36" RCP
NO FLOW

STORM MANHOLE RIM ELEV: 5852.775'
INV IN: 5847.375' (W) 36" RCP
INV OUT: 5847.335' (E) 36" RCP
NO FLOW

STORM LINE D
SEE SHEET C1-155

STORM LINE E
SEE SHEET C1-155

12" CONC FES
W/ RIPRAP
INV 5849.36

12" CONC FES
W/ RIPRAP
INV 5849.56

18" CONC FES
W/ RIPRAP
INV 5848.84

18" CONC FES
W/ RIPRAP
INV 5848.63

12" RCP

18" RCP

PWSD-15" PVC

PWSD-6" PVC

TOP-36" RCP-QL C

TOP-36" RCP

TOP-36" RCP

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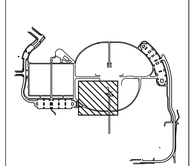

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C1-118

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Provide a trickle channel for Pond A according to Town Standards 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.

MATCHLINE - SEE SHEET C1-119(i)

MATCHLINE - SEE SHEET C1-118

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-123

POND A
WQCV: 9714 CF
WSE: 5839.54'

POND MAINTENANCE ROAD
MIN ELEV: 5841.27'

POND A FOREBAY

POND A CONC WEIR WALL

24" CONC FES
INV 5839.23

24" CONC FES
W/ RIPRAP
INV 5843.50

24" RCP

24" RCP

STORM LINE G
SEE SHEET C1-156

4' SD MH (CON)
RIM 5843.94

4' SD MH (ECC)
RIM 5844.67

LIMITS OF PROPOSED 100-YR FLOODPLAIN (TYP)

100YR

SCALE IN FEET

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-119

SITE PLAN SUBMITTAL

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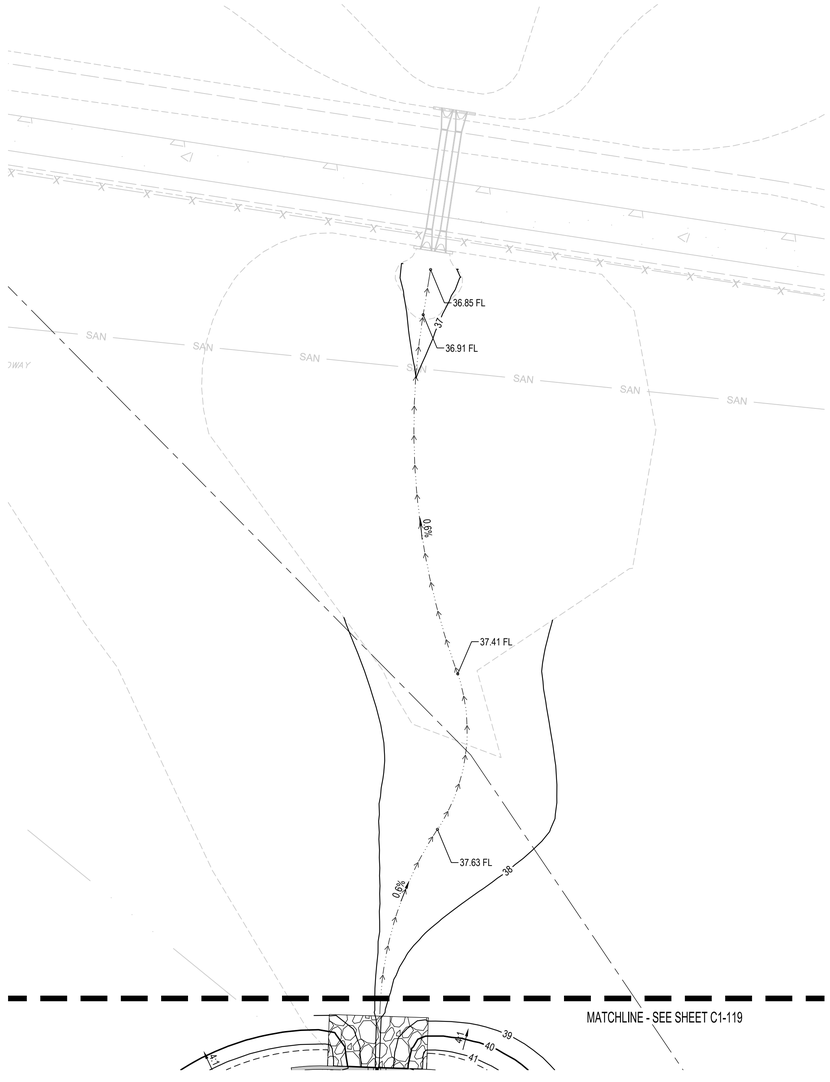

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20 0 20 40
SCALE IN FEET

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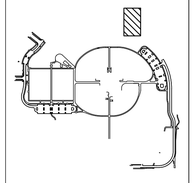

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-119(i)

SITE PLAN SUBMITTAL

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C M Y K

D C B A

1 2 3 4 5

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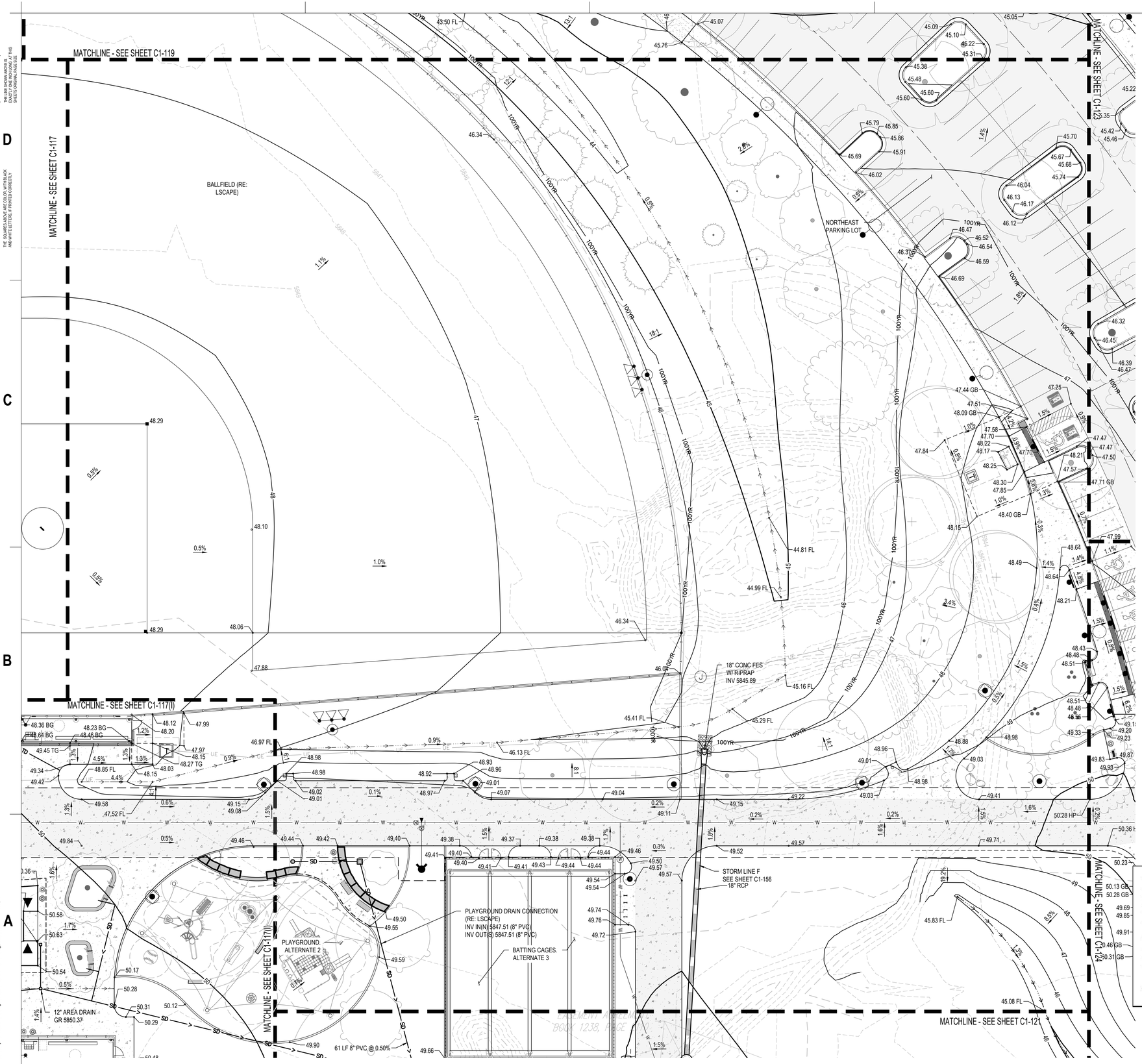

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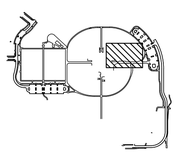

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-120

SITE PLAN SUBMITTAL
Page 54 of 313

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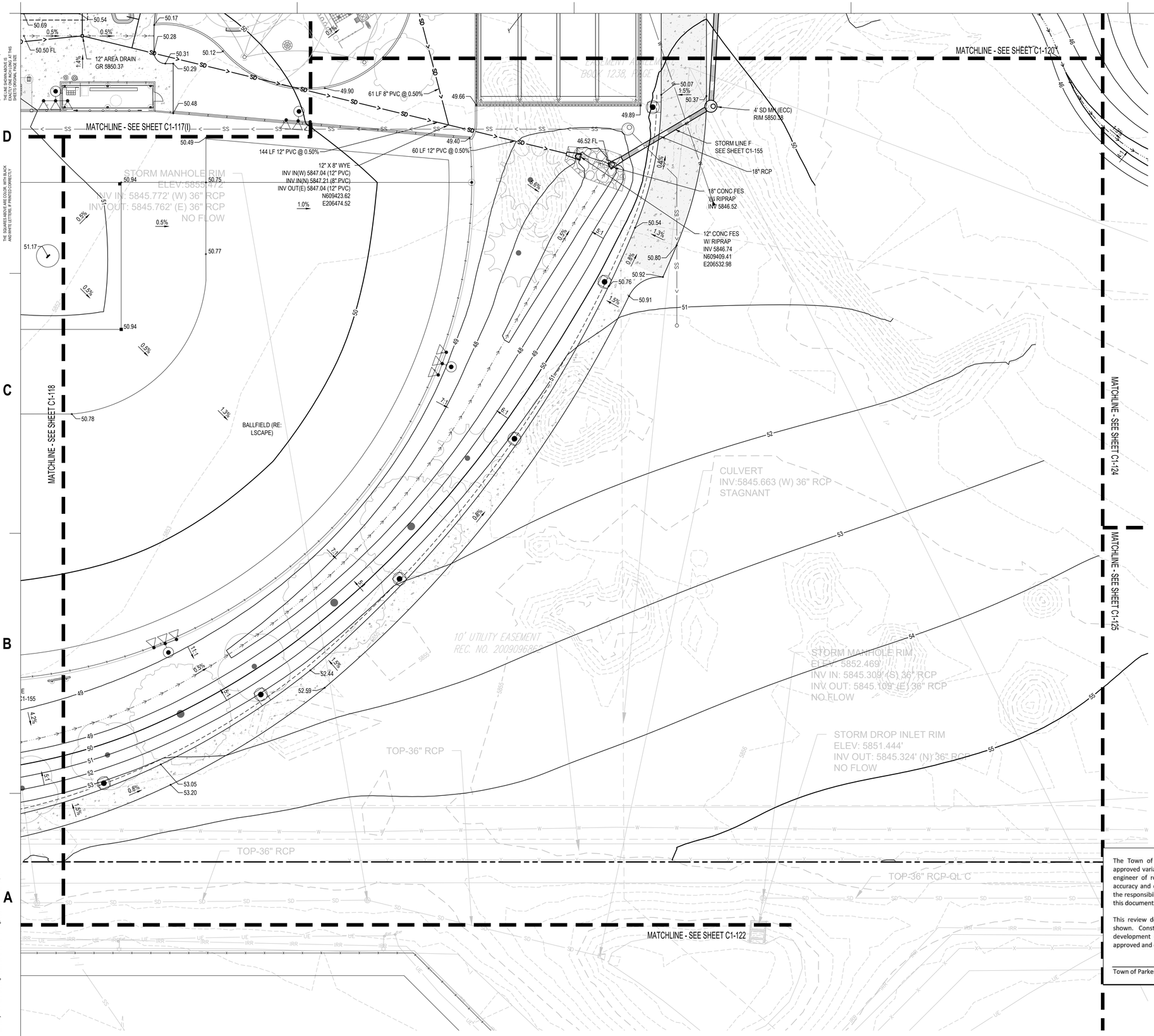

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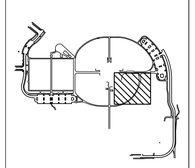

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-121

SITE PLAN SUBMITTAL

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C M Y K

D

C

B

A

1 2 3 4 5

MATCHLINE - SEE SHEET C1-118

MATCHLINE - SEE SHEET C1-121

INV 5848.63

53.99

2.5%

8:1

55 56 57

1.3%

56

SALISBURY EQUESTRIAN PARK
REC NO. 2004067124

2.5%

57

57.46

57.31
57.36
57.36

1.3%
0.8%
1.2%

57.51

56.24
56.15 ME
56.17 ME

4.6%
7.8%

56.24

55

2.0%

59

0.3%

59.71

59.56

3.2%
2.3%

60

60.46 ME
60.30 ME

PWSD-4" PVC

SANITARY MANHOLE RIM
ELEV. 5860.784'
INV IN: 5854.384' (N) 4" PVC
(OTHER END NOT FOUND) INV
OUT: 5854.274' (SE) 10" PVC
(OTHER END NOT FOUND) NO
FLOW

STORM DROP INLET RIM
ELEV. 5856.995'
INV OUT: 5856.315' (N) 3.5" CPP
(OTHER END NOT FOUND) NO
FLOW

CULVERT
INV: 5845.321' (S) 30" RCP
STAGNANT

PWSD-8" -ABN

PWS

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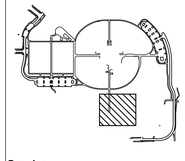

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-122

SITE PLAN SUBMITTAL

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LIMITS OF EXIST 100-YR FLOODWAY (TYP)

LIMITS OF PROPOSED 100-YR FLOODWAY (TYP)

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

MATCHLINE - SEE SHEET C1-119

MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-124

STORM LINE H SEE SHEET C1-157

MODULAR BLOCK RETAINING WALL (RE: LSCAPE)

18" CONC FES W/ RIPRAP INV 5841.24

18" CONC FES W/ RIPRAP INV 5842.53

10FT TYPE-R INLET FL 5844.80

10FT TYPE-R INLET FL 5844.66

18" RCP

UNPLATTED REC. NO. 2007021306

REC. NO. 2007021306

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PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-123

SITE PLAN SUBMITTAL

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MATCHLINE - SEE SHEET C1-120

MATCHLINE - SEE SHEET C1-125

LIMITS OF PROPOSED 100-YR FLOODPLAIN (TYP)

LIMITS OF PROPOSED 100-YR FLOODWAY (TYP)

MODULAR BLOCK RETAINING WALL (RE: LSCAPE)

SIDEWALK CHASE (TYP)

SIDEWALK CHASE (TYP)

24" CONC FES W/ RIPRAP INV 5843.00

24" CONC FES W/ RIPRAP INV 5840.64

24" RCP

STORM LINE J SEE SHEET C1-157

SALISBURY PARK SOUTH ACCESS

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

PWSD-12" PVC BASED ON SOUND CHECK

The Town does not allow steeper than 3:1 slopes. Please adjust proposed grading in steeper areas accordingly.

GRADING AND DRAINAGE NOTES:

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N

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SCALE IN FEET

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Town of Parker, Director of Engineering Date

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

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

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

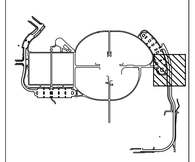
PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-124

SITE PLAN SUBMITTAL

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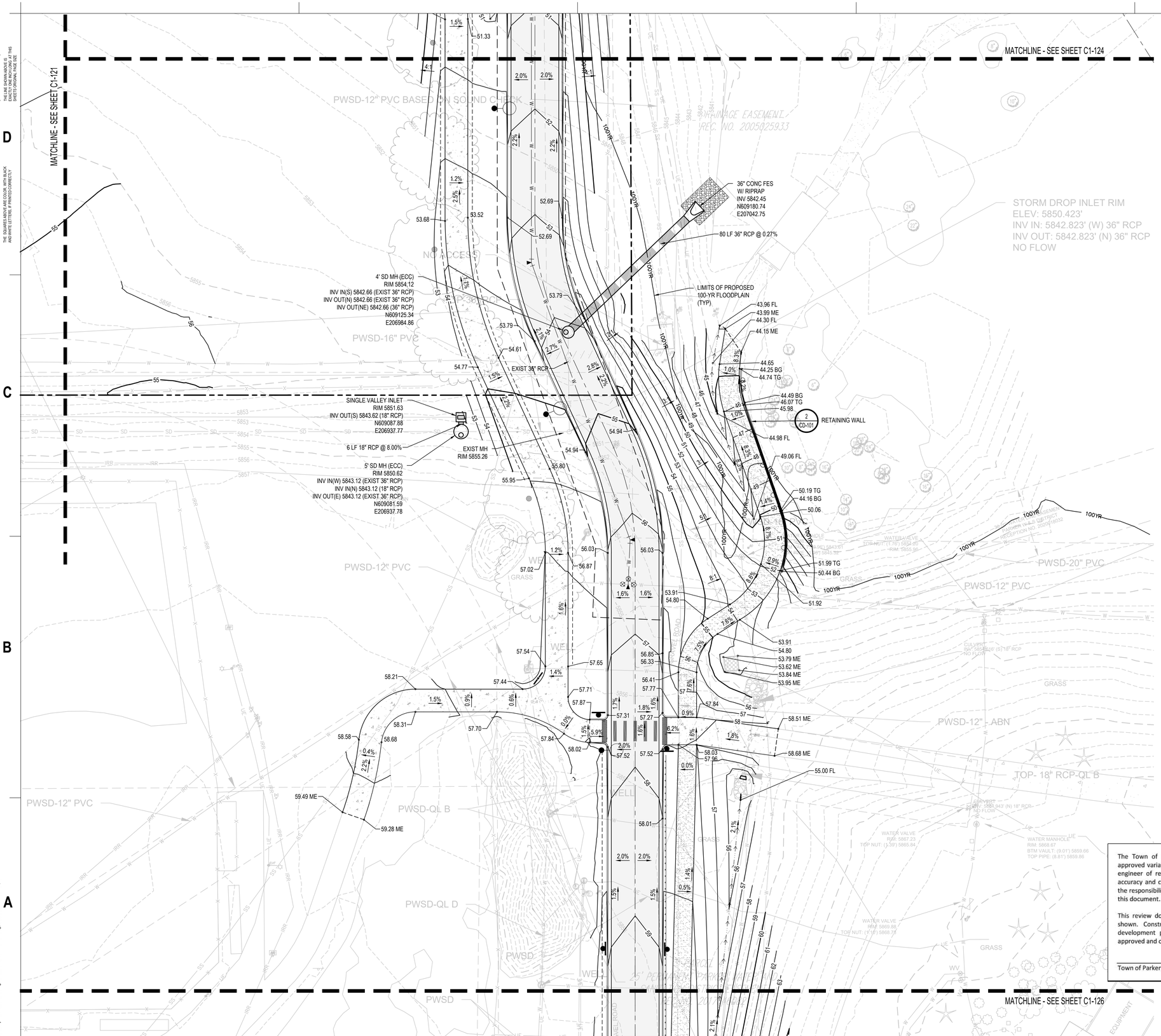

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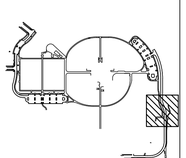

Drawing
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-125

SITE PLAN SUBMITTAL

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THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON 24" X 36" SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE (CYAN, YELLOW, MAGENTA, BLACK) WHEN PLOTTED IN FULL COLOR

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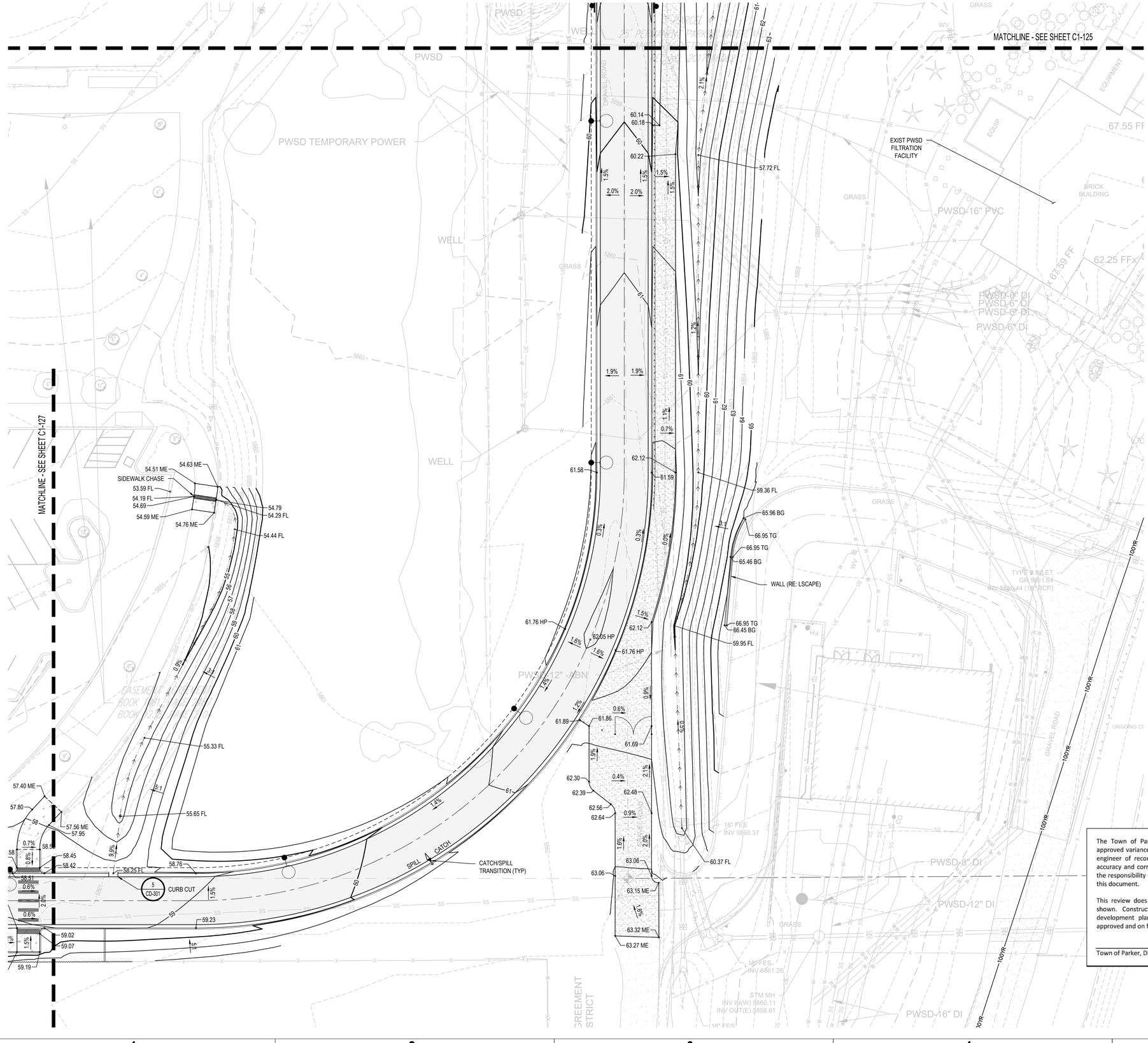
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TOTAL & PRINTS CORRECTLY



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INTERIOR DESIGN

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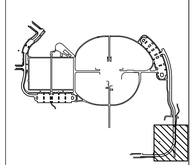

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-126

SITE PLAN SUBMITTAL

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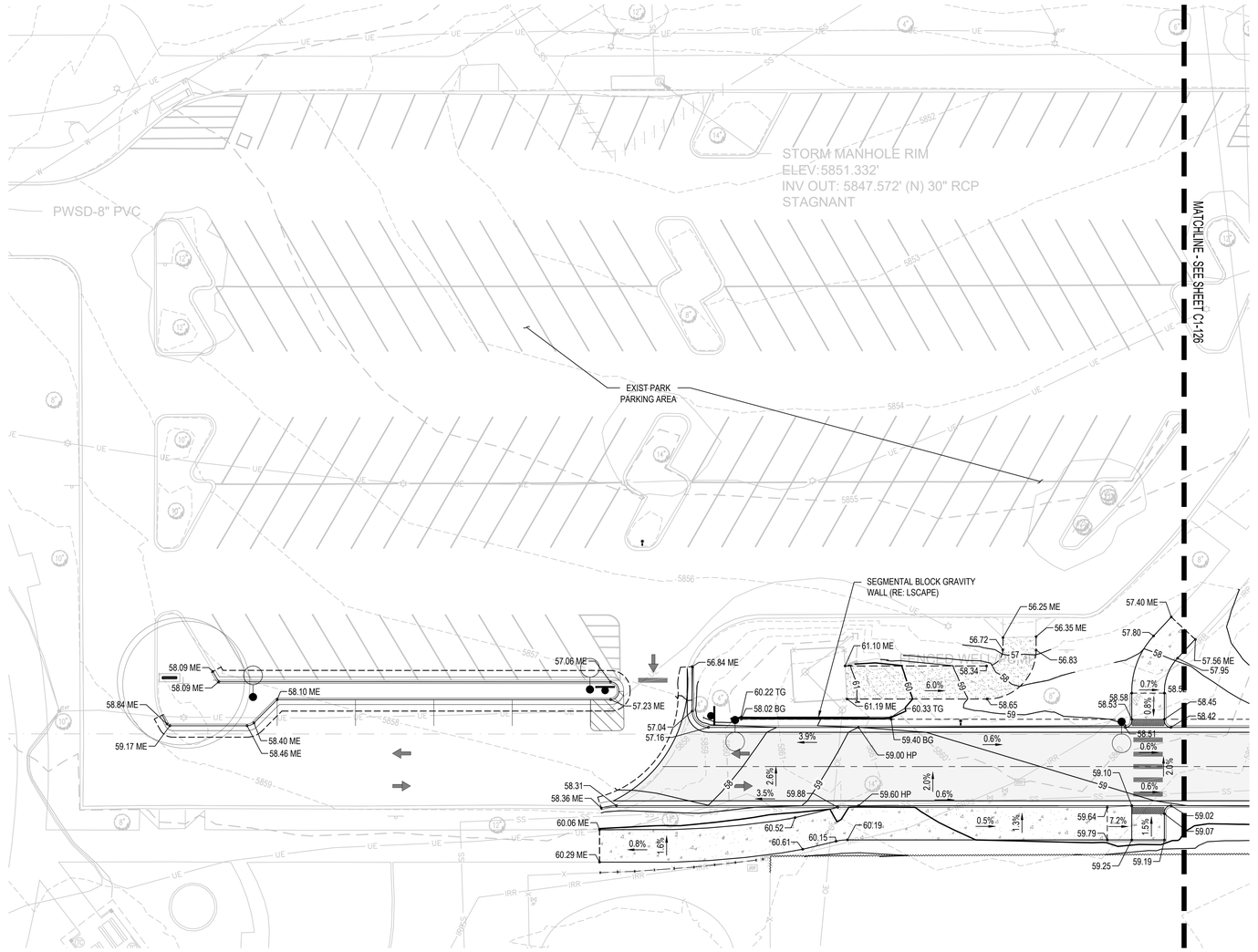

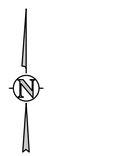

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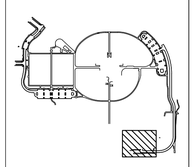

Drawing

PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-127

SITE PLAN SUBMITTAL

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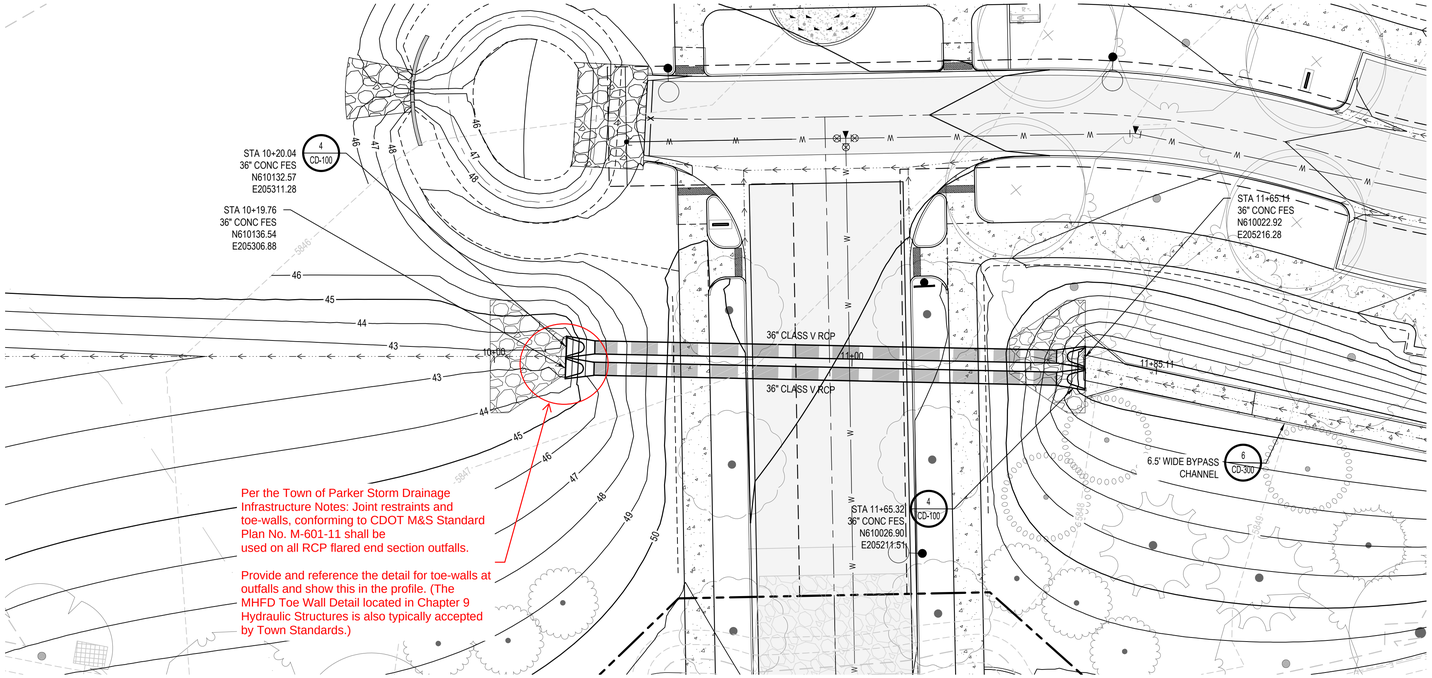
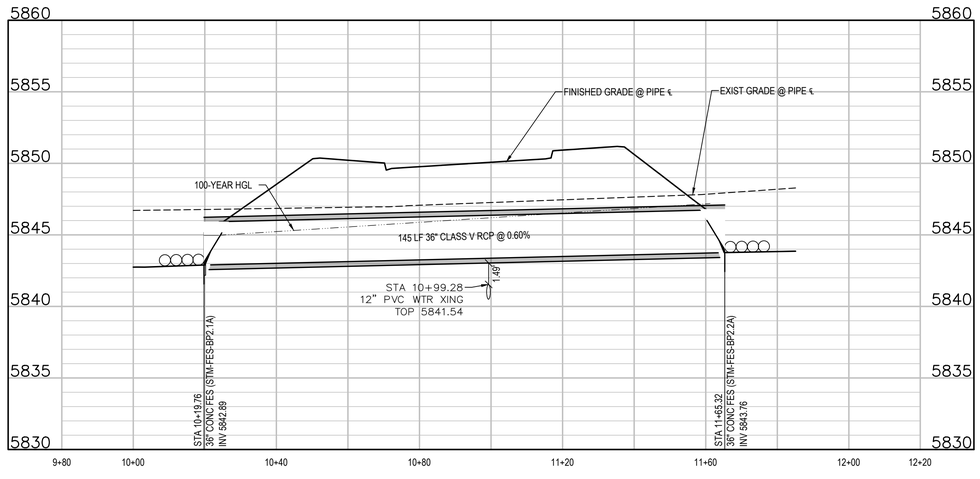
C M Y K



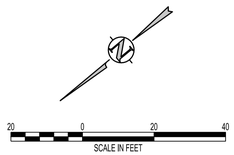
STORM BYPASS 2 PLAN

SCALE: 1" = 20'



STORM BYPASS 2 PROFILE

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



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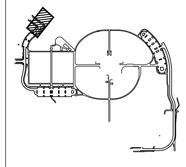

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-150

SITE PLAN SUBMITTAL

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THE SQUARES ABOVE ARE (FROM L TO R): K, Y, M, C

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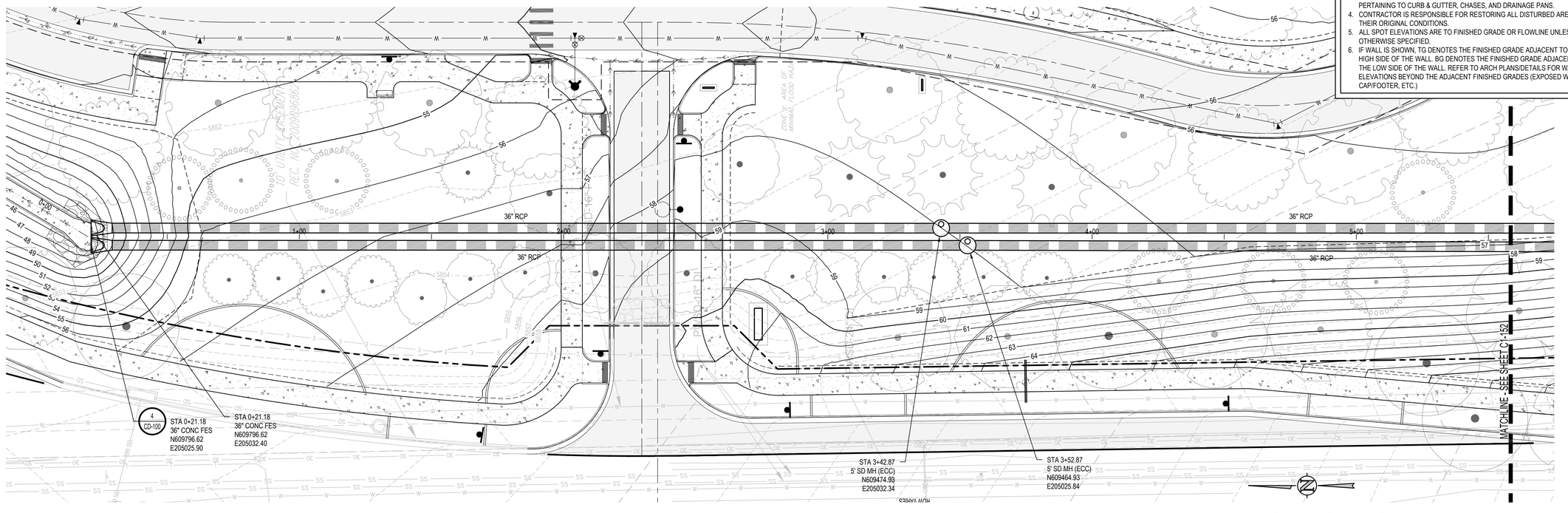
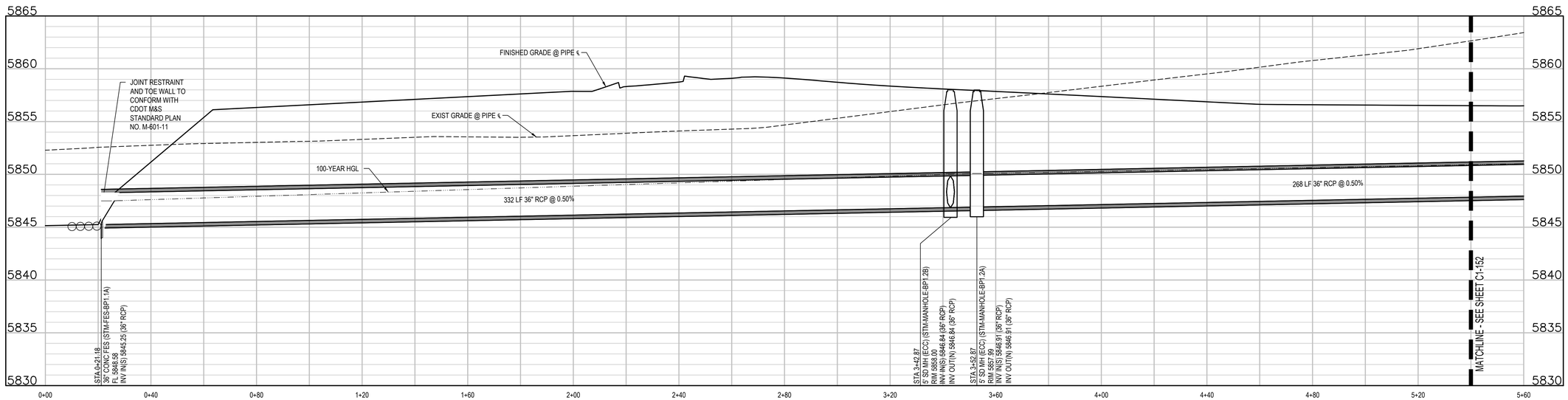


STORM BYPASS PLAN

SCALE: 1" = 20'

SCALE IN FEET



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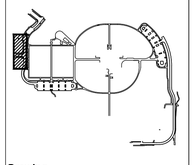
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-151

SITE PLAN SUBMITTAL
Page 63 of 313

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

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

MOTSE

MATCHLINE - SEE SHEET C1-151

PARCEL 2
25' PERMANENT PARKER WATER AND SANITATION DISTRICT EASEMENT
REC NO. 2017-0082

PROPOSED 8' CDOT TYPE DR INLET

PROPOSED 10' CDOT TYPE DR INLET

PROPOSED 6' SD MH (ECC)

PROPOSED 5' SD MH (ECC)

PROPOSED 4' CDOT TYPE C INLET

PROPOSED 4' CDOT TYPE R INLET

PROPOSED 4' CDOT TYPE D INLET

PROPOSED 4' CDOT TYPE A INLET

PROPOSED 4' CDOT TYPE M INLET

PROPOSED 4' CDOT TYPE L INLET

PROPOSED 4' CDOT TYPE P INLET

PROPOSED 4' CDOT TYPE S INLET

PROPOSED 4' CDOT TYPE V INLET

PROPOSED 4' CDOT TYPE W INLET

PROPOSED 4' CDOT TYPE Y INLET

PROPOSED 4' CDOT TYPE Z INLET

PROPOSED 4' CDOT TYPE AA INLET

PROPOSED 4' CDOT TYPE BB INLET

PROPOSED 4' CDOT TYPE CC INLET

PROPOSED 4' CDOT TYPE DD INLET

PROPOSED 4' CDOT TYPE EE INLET

PROPOSED 4' CDOT TYPE FF INLET

PROPOSED 4' CDOT TYPE GG INLET

PROPOSED 4' CDOT TYPE HH INLET

PROPOSED 4' CDOT TYPE II INLET

PROPOSED 4' CDOT TYPE JJ INLET

PROPOSED 4' CDOT TYPE KK INLET

PROPOSED 4' CDOT TYPE LL INLET

PROPOSED 4' CDOT TYPE MM INLET

PROPOSED 4' CDOT TYPE NN INLET

PROPOSED 4' CDOT TYPE OO INLET

PROPOSED 4' CDOT TYPE PP INLET

PROPOSED 4' CDOT TYPE QQ INLET

PROPOSED 4' CDOT TYPE RR INLET

PROPOSED 4' CDOT TYPE SS INLET

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PROPOSED 4' CDOT TYPE UU INLET

PROPOSED 4' CDOT TYPE VV INLET

PROPOSED 4' CDOT TYPE WW INLET

PROPOSED 4' CDOT TYPE XX INLET

PROPOSED 4' CDOT TYPE YY INLET

PROPOSED 4' CDOT TYPE ZZ INLET

PROPOSED 4' CDOT TYPE AAA INLET

PROPOSED 4' CDOT TYPE BBB INLET

PROPOSED 4' CDOT TYPE CCC INLET

PROPOSED 4' CDOT TYPE DDD INLET

PROPOSED 4' CDOT TYPE EEE INLET

PROPOSED 4' CDOT TYPE FFF INLET

PROPOSED 4' CDOT TYPE GGG INLET

PROPOSED 4' CDOT TYPE HHH INLET

PROPOSED 4' CDOT TYPE III INLET

PROPOSED 4' CDOT TYPE JJJ INLET

PROPOSED 4' CDOT TYPE KKK INLET

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PROPOSED 4' CDOT TYPE OOO INLET

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PROPOSED 4' CDOT TYPE QQQ INLET

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PROPOSED 4' CDOT TYPE SSS INLET

PROPOSED 4' CDOT TYPE TTT INLET

PROPOSED 4' CDOT TYPE UUU INLET

PROPOSED 4' CDOT TYPE VVV INLET

PROPOSED 4' CDOT TYPE WWW INLET

PROPOSED 4' CDOT TYPE XXX INLET

PROPOSED 4' CDOT TYPE YYY INLET

PROPOSED 4' CDOT TYPE ZZZ INLET

PROPOSED 4' CDOT TYPE AAAA INLET

PROPOSED 4' CDOT TYPE BBBB INLET

PROPOSED 4' CDOT TYPE CCCC INLET

PROPOSED 4' CDOT TYPE DDDD INLET

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PROPOSED 4' CDOT TYPE FFFF INLET

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PROPOSED 4' CDOT TYPE DDDDDDDDDDDDDDDDDDD INLET

PROPOSED 4' CDOT TYPE EEEEEEEEEEEEEEEEEEE INLET

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PROPOSED 4' CDOT TYPE HHHHHHHHHHHHHHHHHHH INLET

PROPOSED 4' CDOT TYPE IIIIIIIIIIIIIIIIIII INLET

PROPOSED 4' CDOT TYPE JJJJJJJJJJJJJJJJJJJ INLET

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PROPOSED 4' CDOT TYPE OOOOOOOOOOOOOOOOOOO INLET

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PROPOSED 4' CDOT TYPE PPPPPPPPPPPPPPPPPPPP INLET

PROPOS

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK-WHITE-YELLOW & PRINTED CORRECTLY

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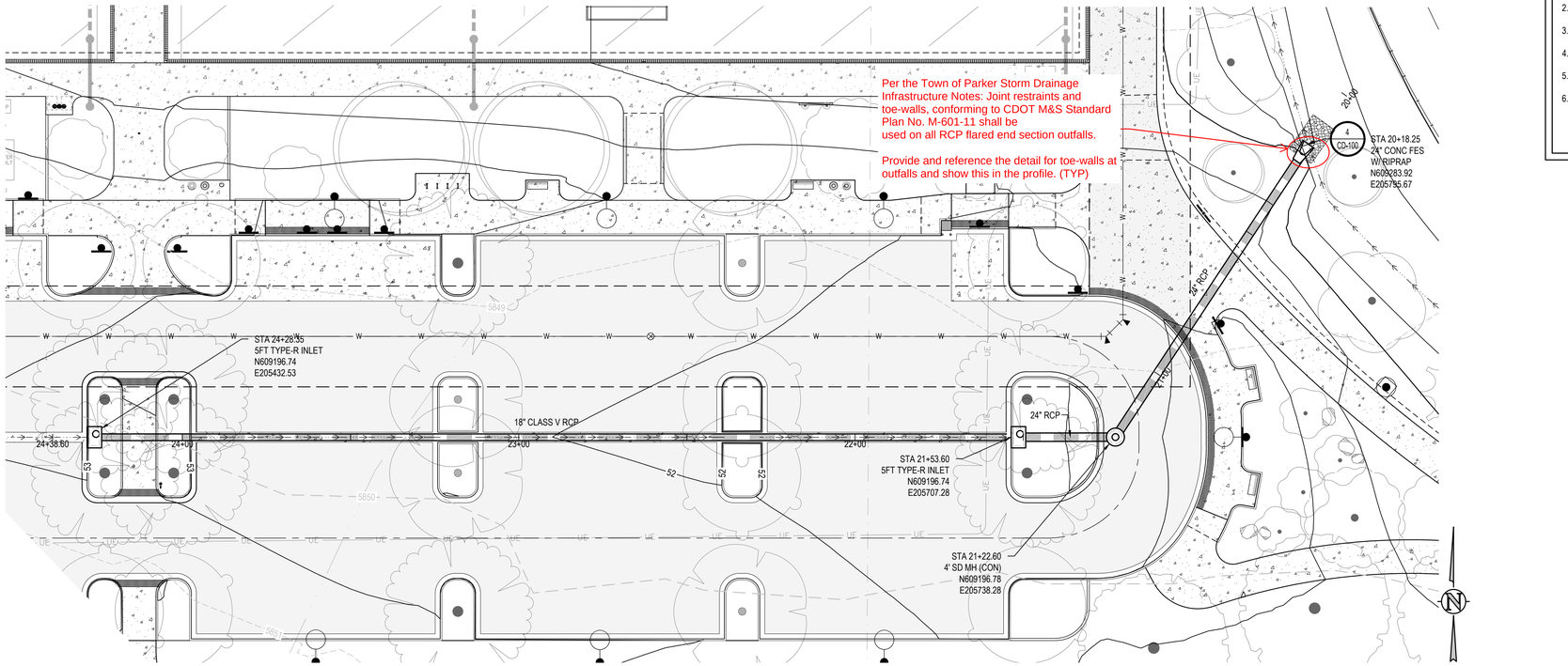
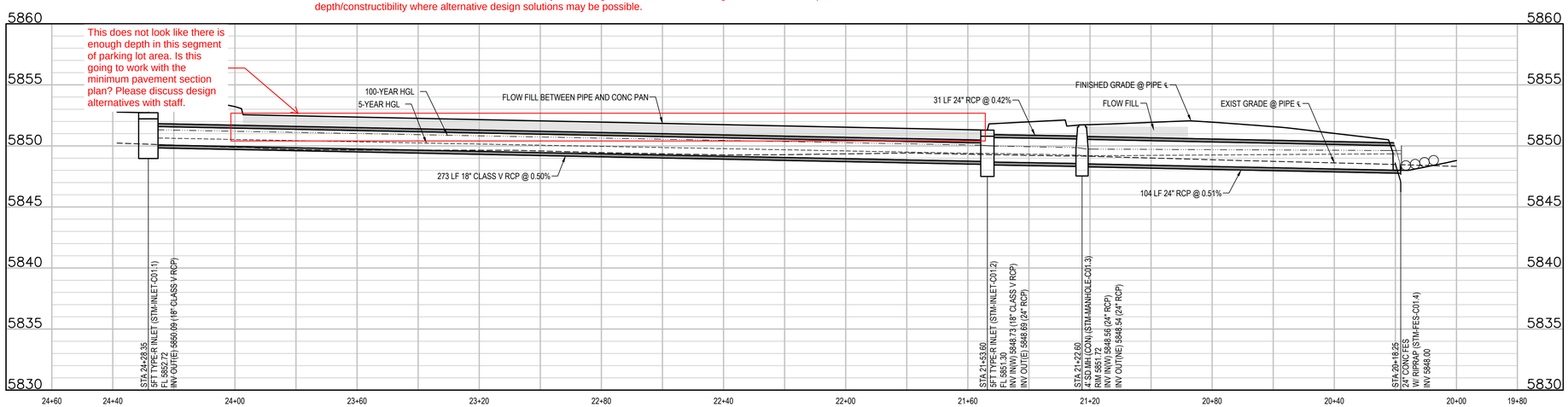


STORM LINE C01 PLAN

SCALE: 1" = 20'

In General staff would like to discuss the constraints and reasoning related the variance requests for each problem area. There are some areas where the issue is more than just meeting criteria, but of and relating to the material and pavement depth/constructibility where alternative design solutions may be possible.



STORM LINE C01 PROFILE

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

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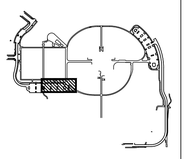
Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-153

SITE PLAN SUBMITTAL

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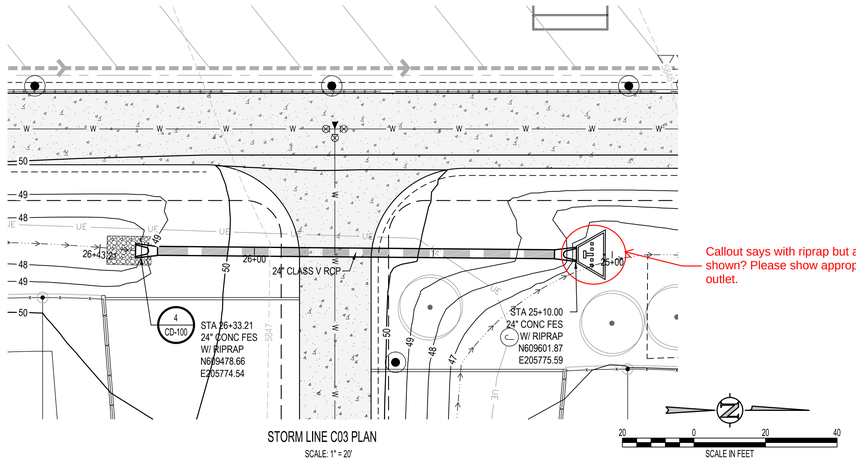
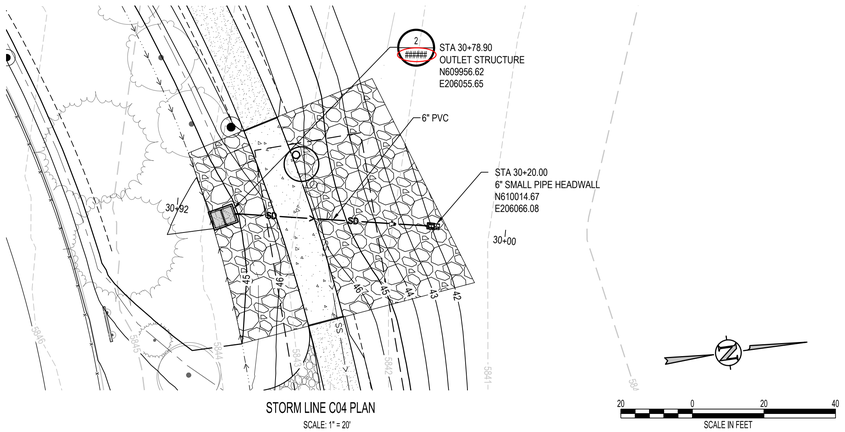


STORM LINE C03 PLAN

SCALE: 1" = 20'

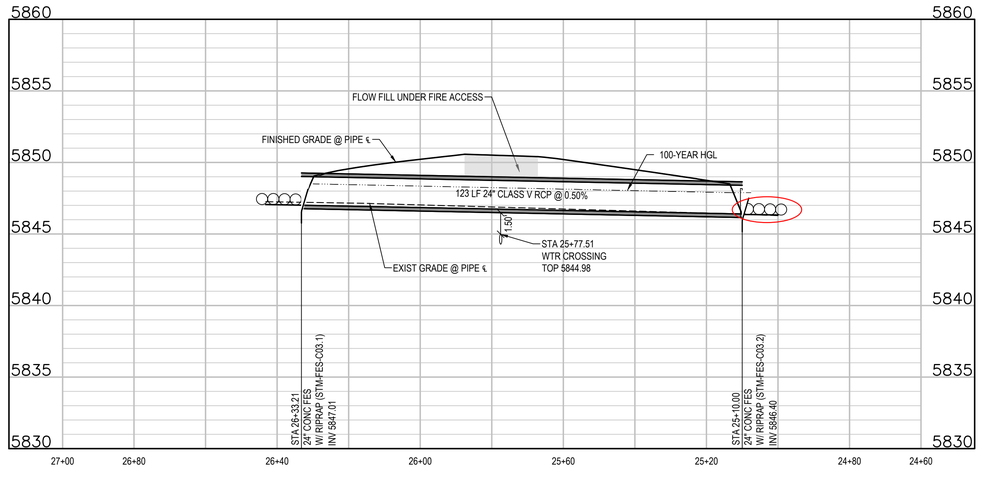
SCALE IN FEET



STORM LINE C04 PLAN

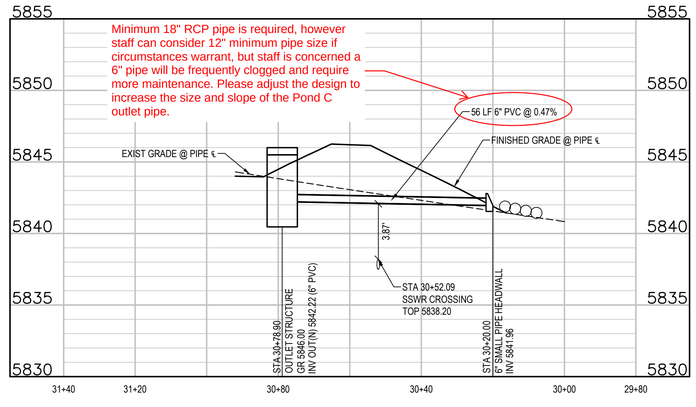
SCALE: 1" = 20'

SCALE IN FEET



STORM LINE C03 PROFILE

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



STORM LINE C04 PROFILE

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

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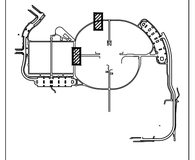

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-154

SITE PLAN SUBMITTAL

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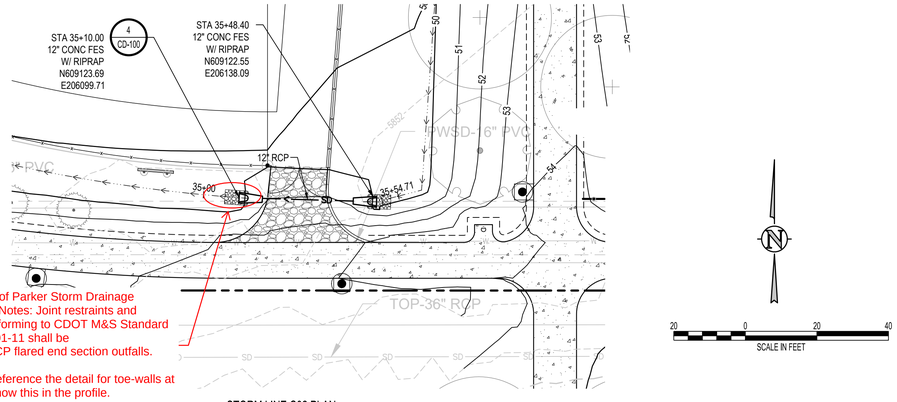
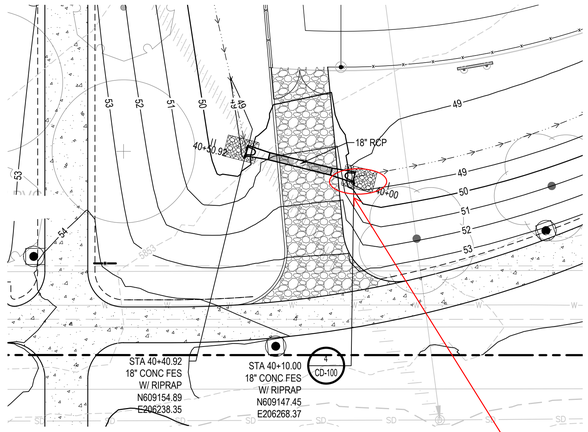


STORM LINE C02 PLAN

SCALE: 1" = 20'

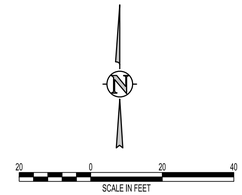
Per the Town of Parker Storm Drainage Infrastructure Notes: Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls.

Provide and reference the detail for toe-walls at outfalls and show this in the profile.



STORM LINE A01 PLAN

SCALE: 1" = 20'



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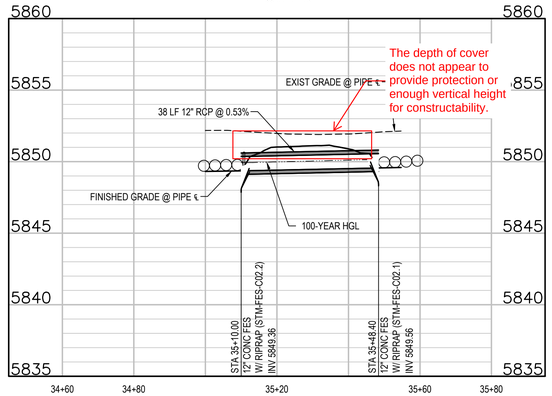
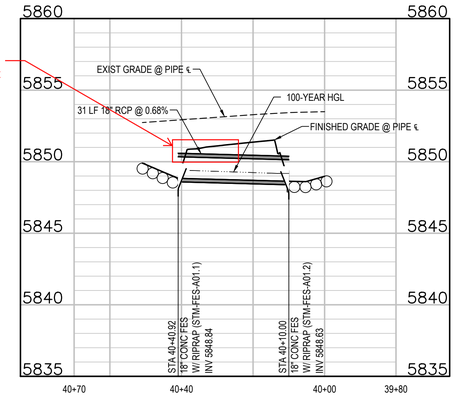


The depth of cover does not appear to provide protection or enough vertical height for constructability.

STORM LINE C02 PROFILE

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



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LANDSCAPE ARCHITECTURE

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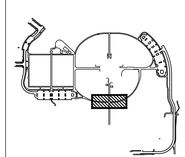

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-155

SITE PLAN SUBMITTAL

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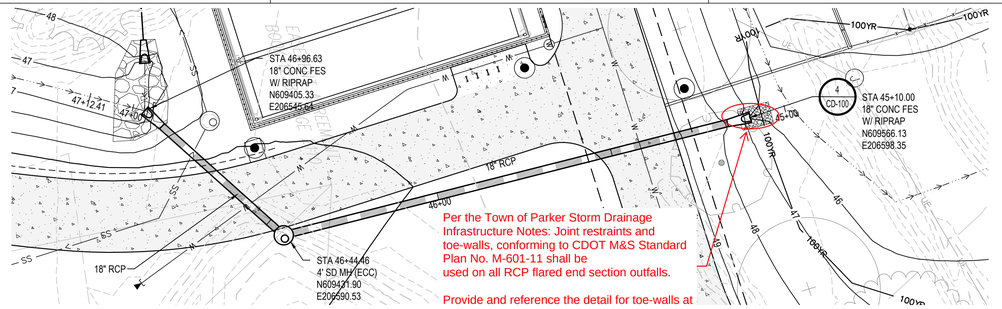
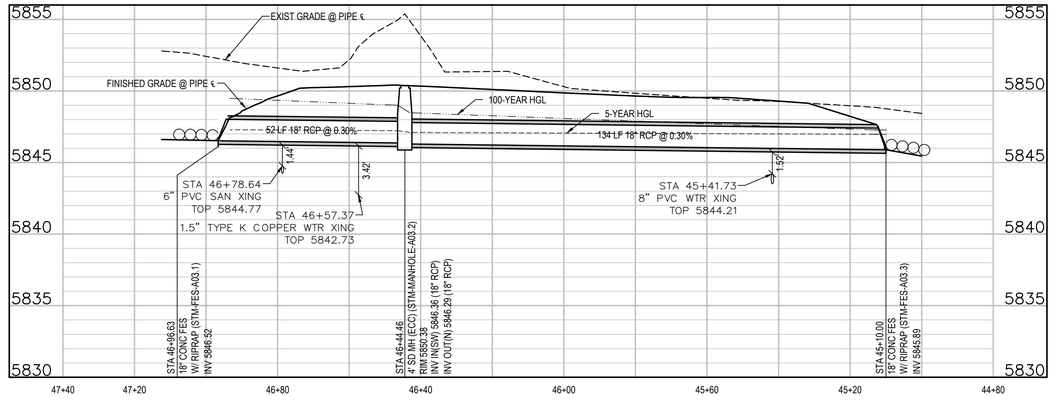


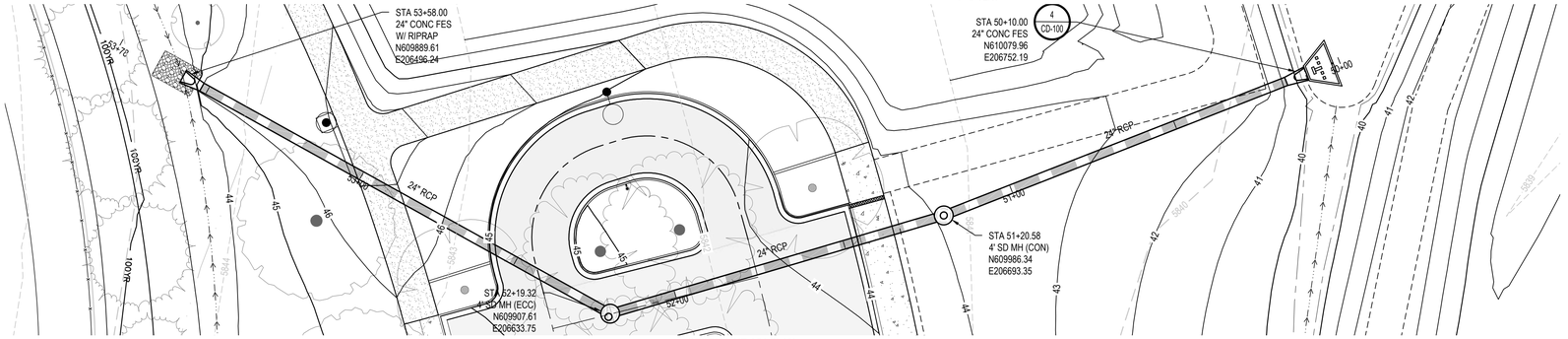
STORM LINE A03 PLAN

SCALE: 1" = 20'



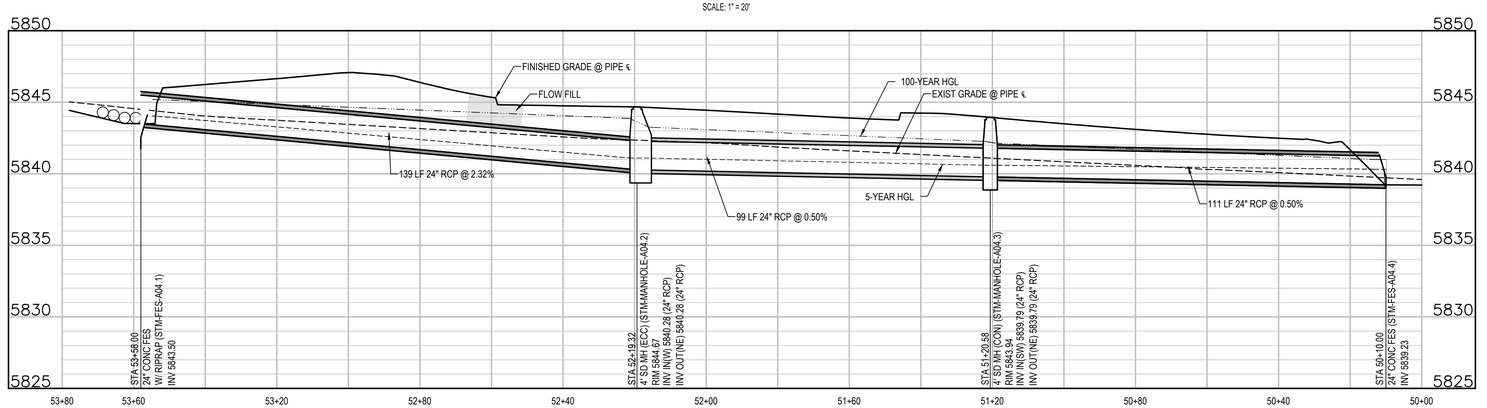
STORM LINE A03 PROFILE

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



STORM LINE A04 PLAN

SCALE: 1" = 20'



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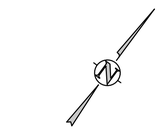

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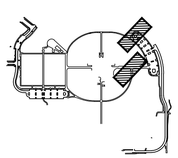

Drawing

PHASE 1 STORM PLAN & PROFILE

C1-156

SITE PLAN SUBMITTAL
Page 68 of 313

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

C M Y K

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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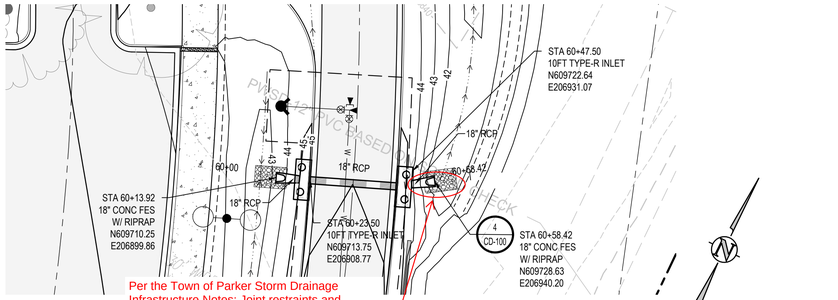
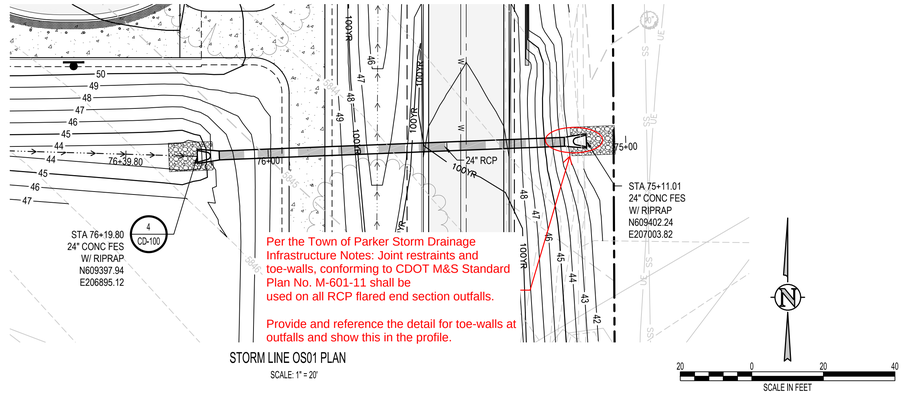


Per the Town of Parker Storm Drainage Infrastructure Notes: Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls.

Provide and reference the detail for toe-walls at outfalls and show this in the profile.



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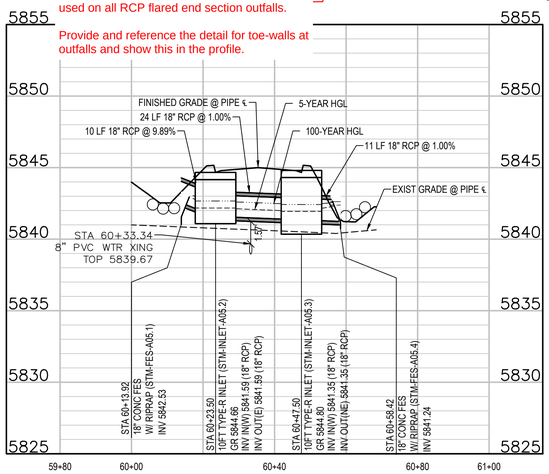
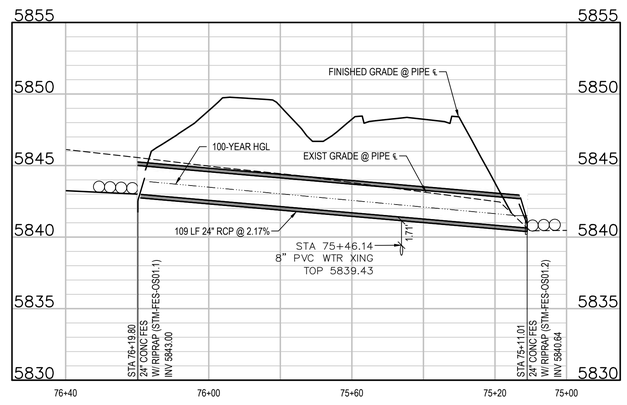
STORM LINE OS01 PLAN

SCALE: 1" = 20'



STORM LINE A05 PROFILE

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



STORM LINE OS01 PROFILE

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

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Town of Parker, Director of Engineering Date

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MECHANICAL ENGINEER
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Englewood, CO 80112
p. 303.668.0223

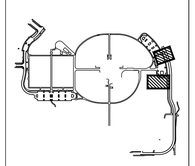
Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-157

SITE PLAN SUBMITTAL
Page 69 of 313

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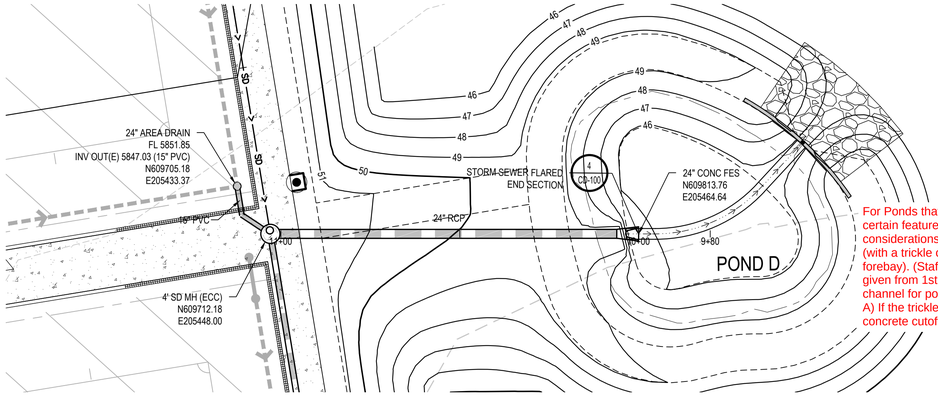
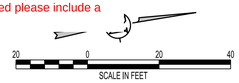
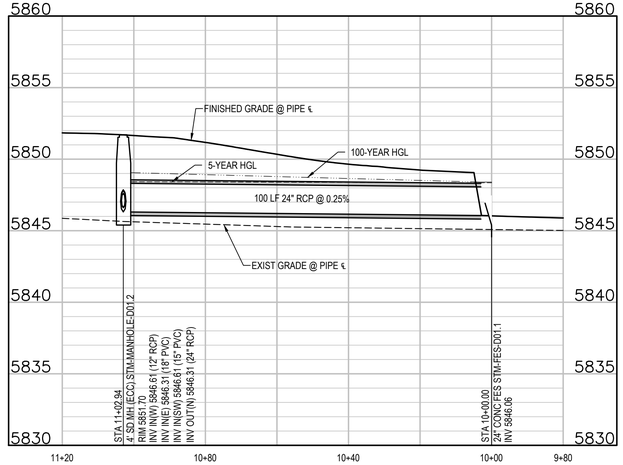
7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.



STORM LINE D01 PLAN
SCALE: 1" = 20'

For Ponds that are to be removed in future phases, certain features can be omitted based on future considerations such as the trickle channel for Pond D (with a trickle channel the pond inlet requires a forebay). (Staff understands this was the direction given from 1st review but would rather see the trickle channel for ponds that are in future phases like Pond A) If the trickle channel is omitted please include a concrete cutoff wall/toe-wall.





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

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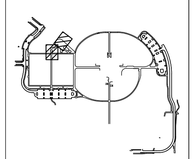

Drawing

PHASE 1 STORM PLAN & PROFILE (ALT)

C1-158

SITE PLAN SUBMITTAL

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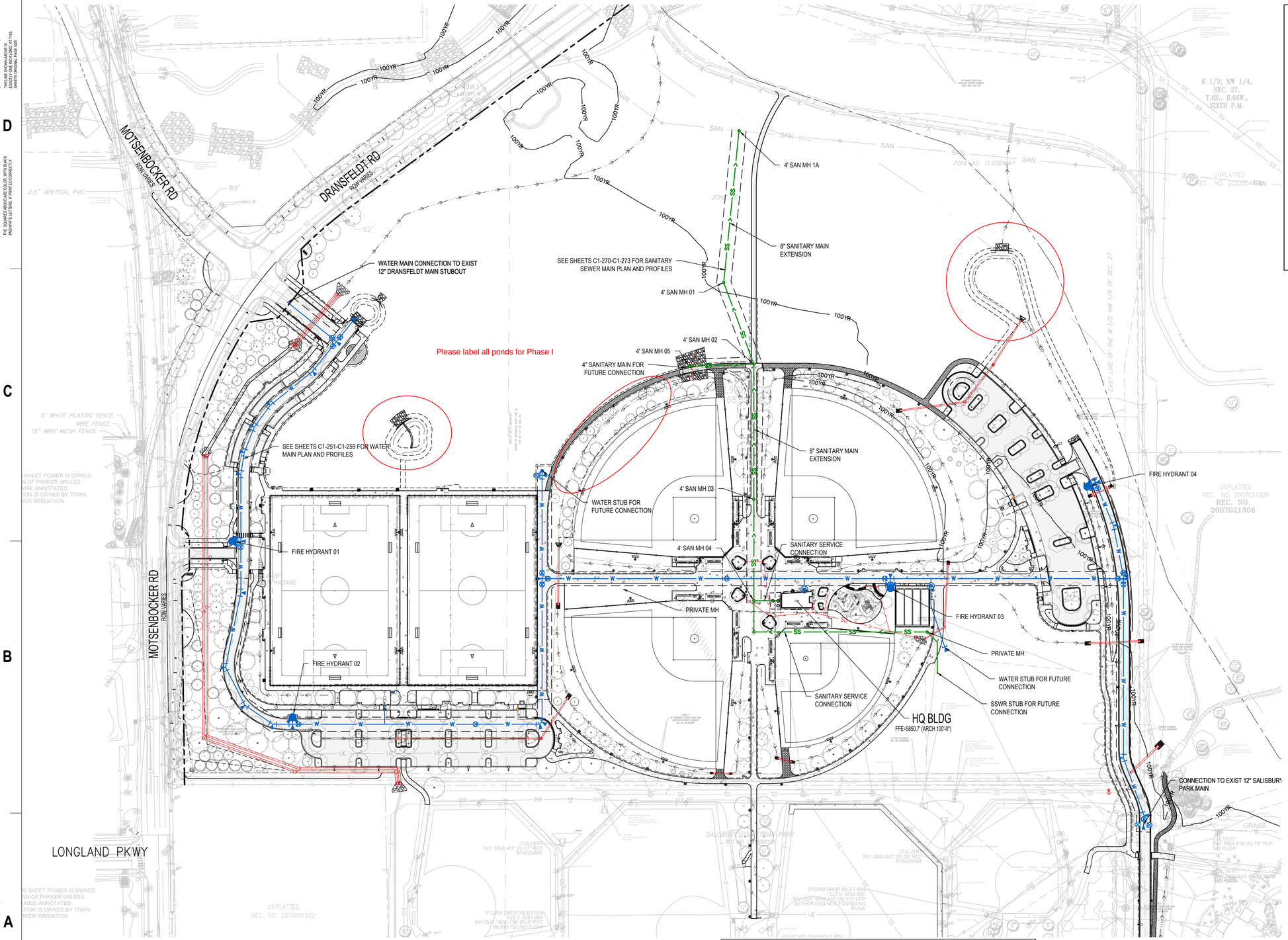

UTILITY NOTES:

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

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Town of Parker, Director of Engineering — Date

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

Fire Code Official or Designated Representative — Date

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

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Town of Parker
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Key Map

Drawing

PHASE 1 OVERALL UTILITY PLAN

C1-200

SITE PLAN SUBMITTAL

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ALL INFORMATION IS OWNED BY TOWN OF PARKER IRRIGATION
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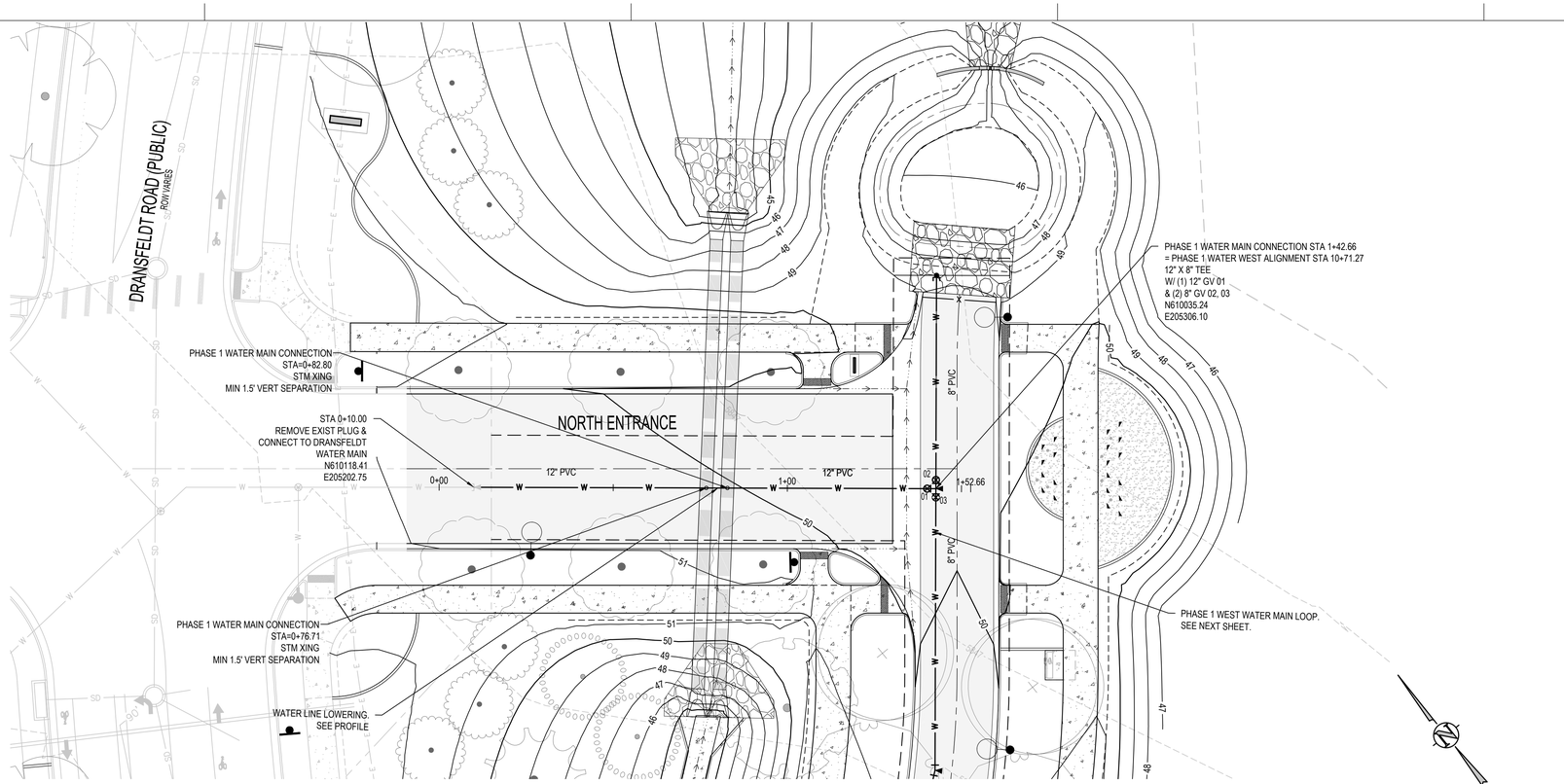
THE SQUARES ABOVE ARE (CYAN, YELLOW, MAGENTA, BLACK) WHEN PRINTED WITH A PRINTER PROPERLY



PHASE 1 WATER MAIN CONNECTION PLAN

SCALE: 1" = 20'

SCALE IN FEET

UTILITY NOTES:

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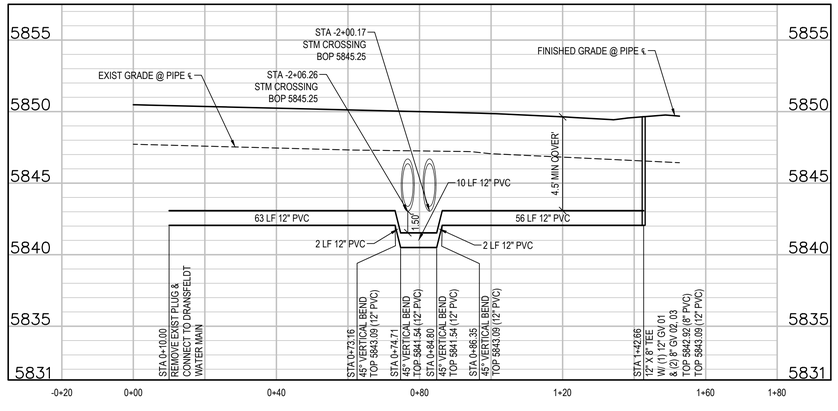

PHASE 1 WATER MAIN CONNECTION PROFILE

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

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LANDSCAPE ARCHITECTURE

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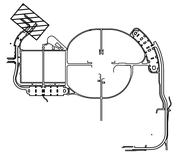

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

SITE PLAN SUBMITTAL

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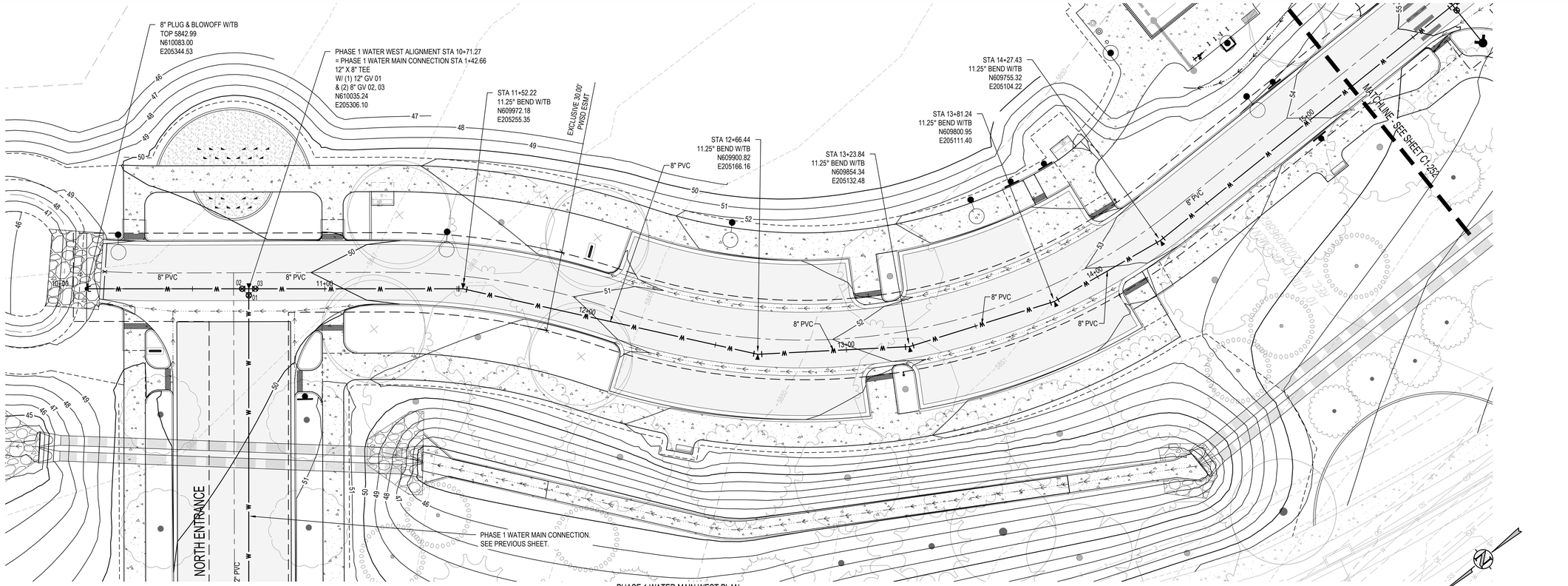
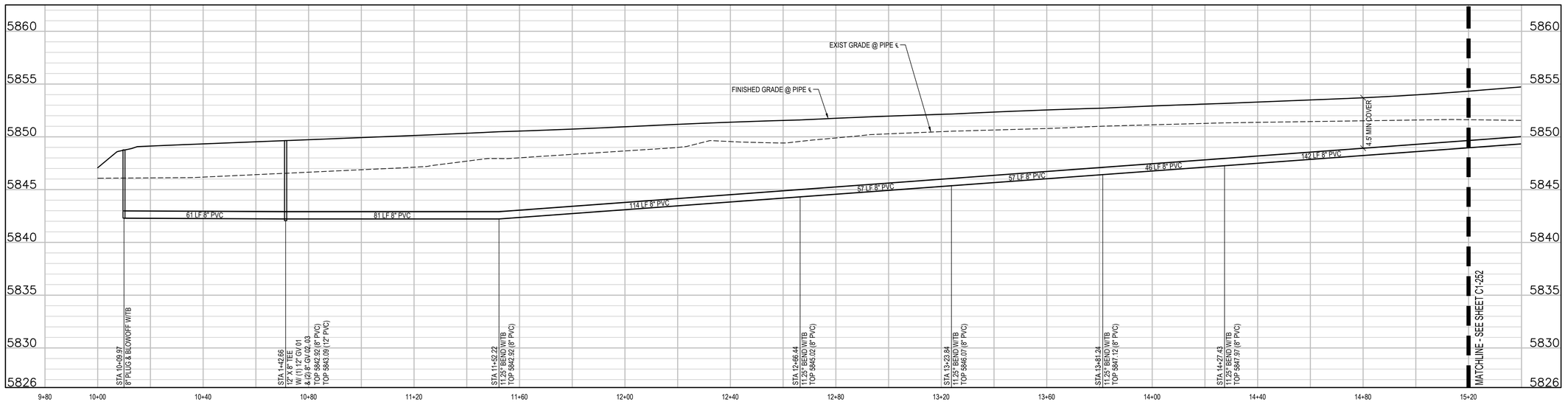


PHASE 1 WATER MAIN WEST PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN WEST PROFILE

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

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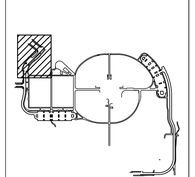

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-251

SITE PLAN SUBMITTAL

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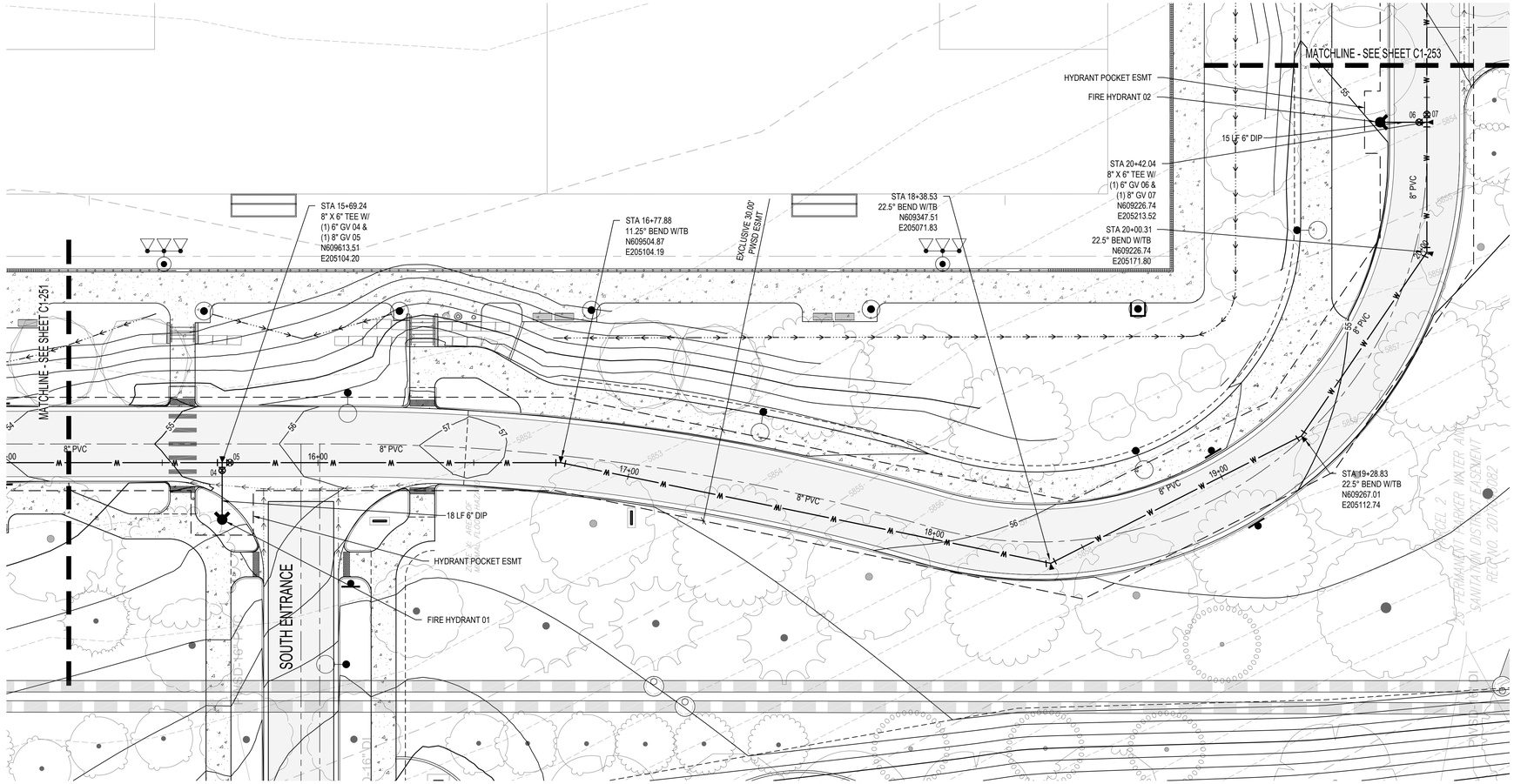

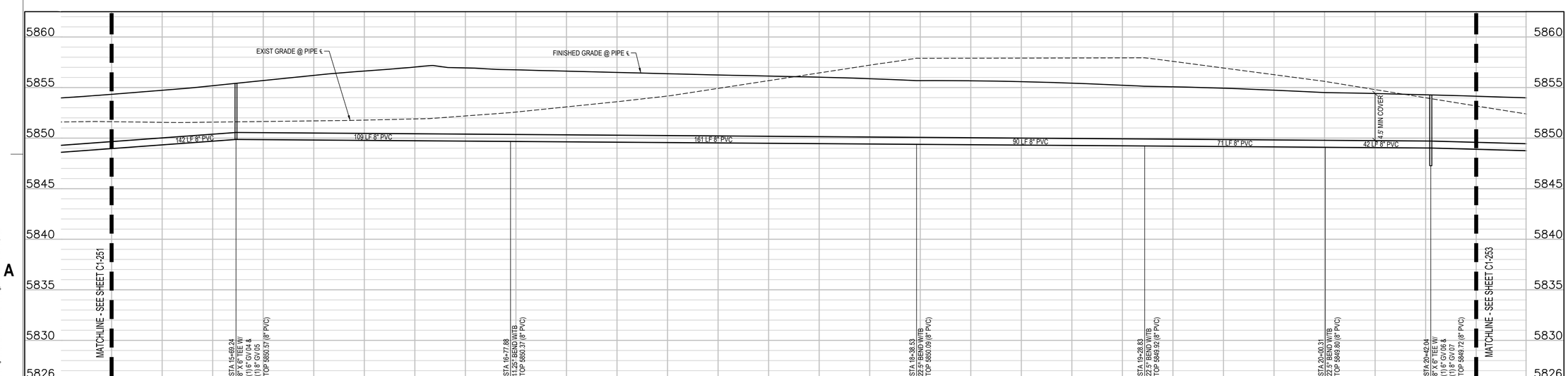

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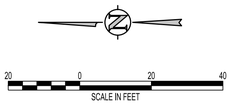

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PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

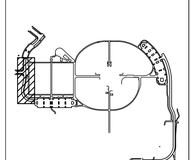
PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-05-02
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-252

SITE PLAN SUBMITTAL
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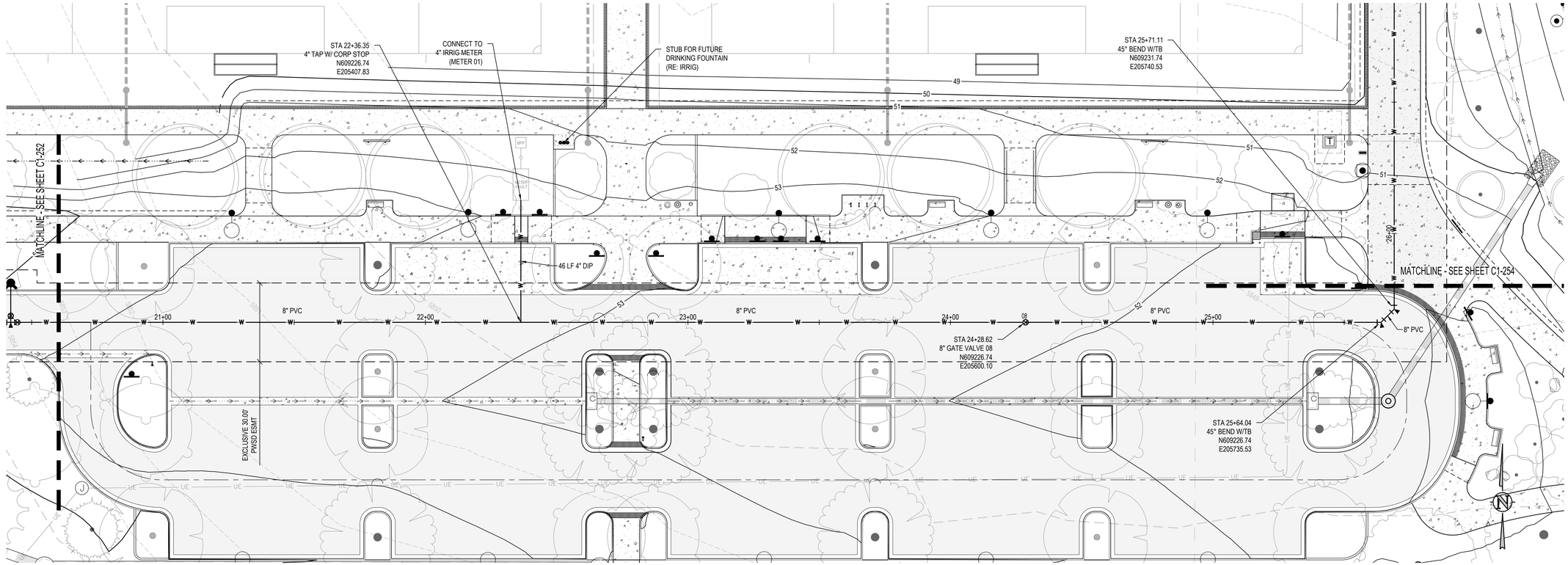
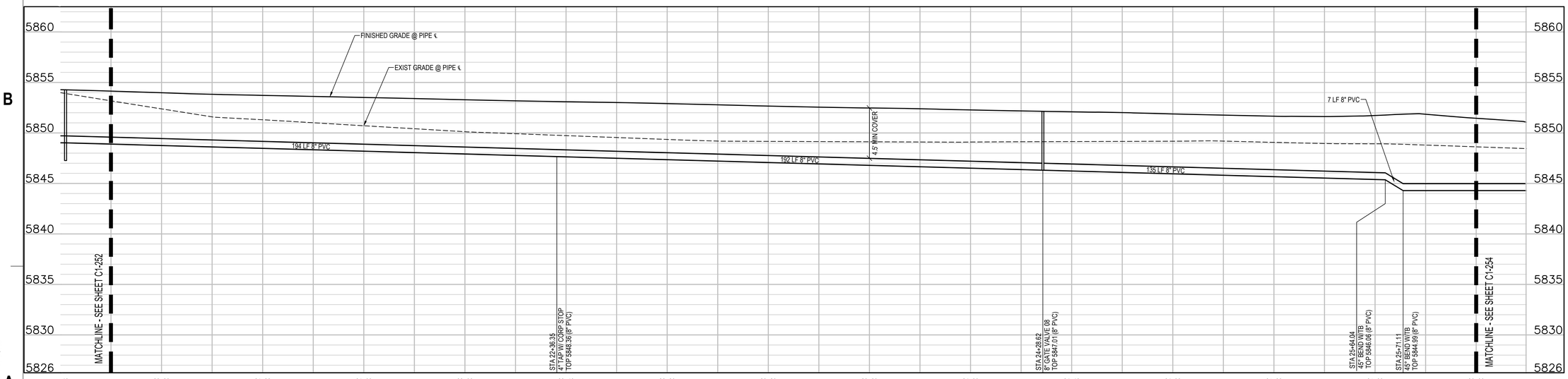


PHASE 1 WATER MAIN WEST PLAN

SCALE: 1" = 20'

SCALE IN FEET



PHASE 1 WATER MAIN WEST PROFILE

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

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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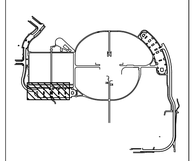

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-253

SITE PLAN SUBMITTAL
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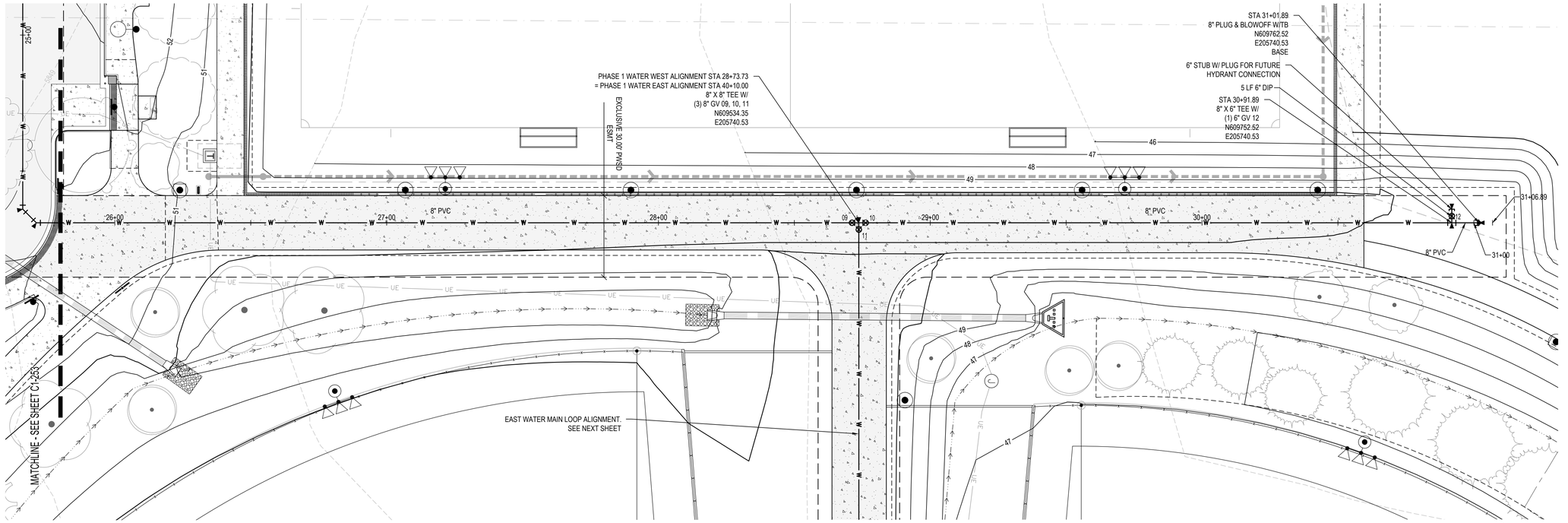
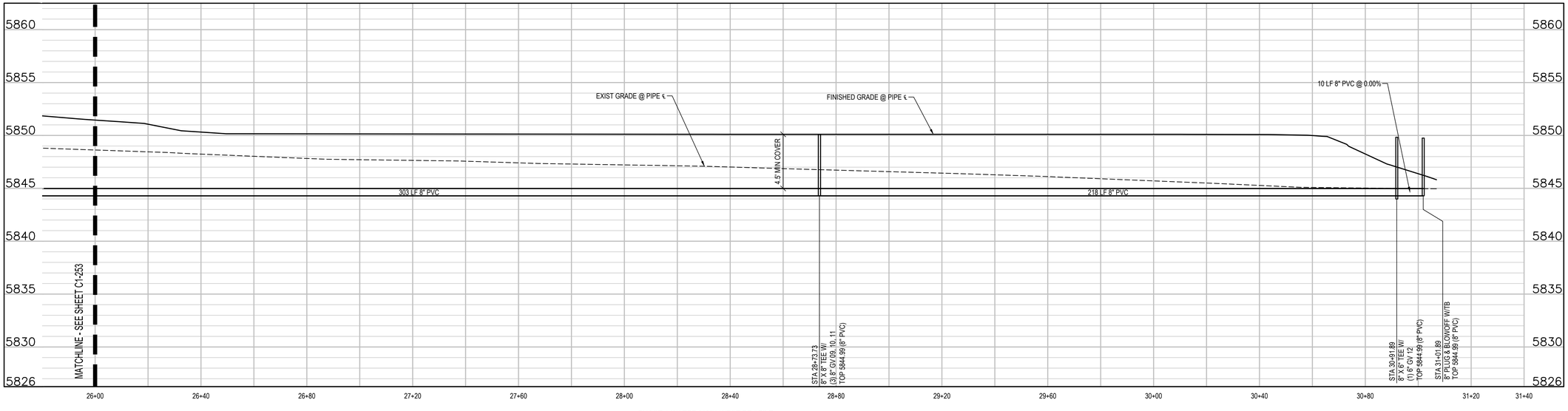


PHASE 1 WATER MAIN WEST PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN WEST PROFILE

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

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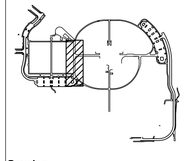

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-254

SITE PLAN SUBMITTAL
Page 76 of 313

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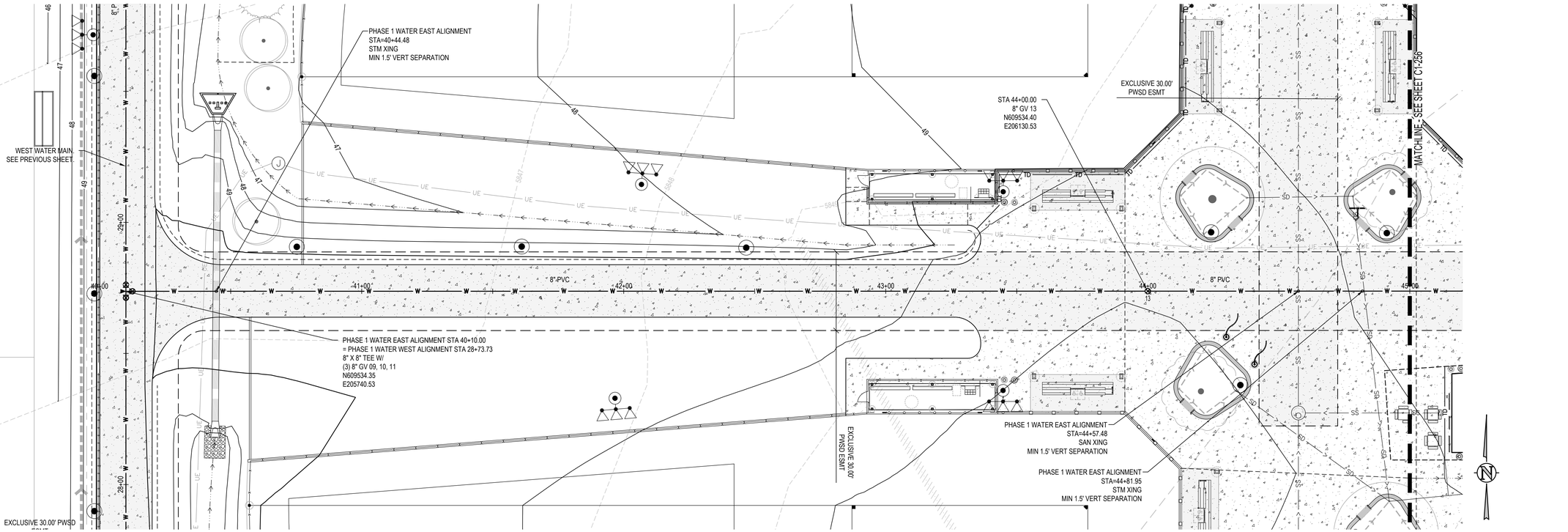
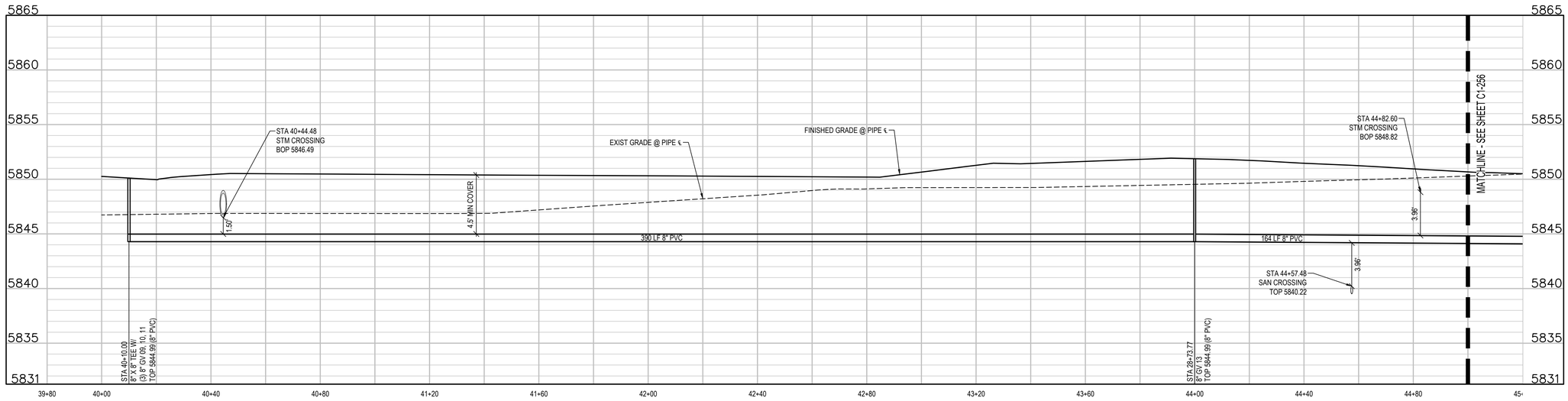


PHASE 1 WATER MAIN EAST PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN EAST PROFILE

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

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ARCHITECTURE

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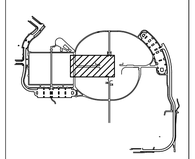

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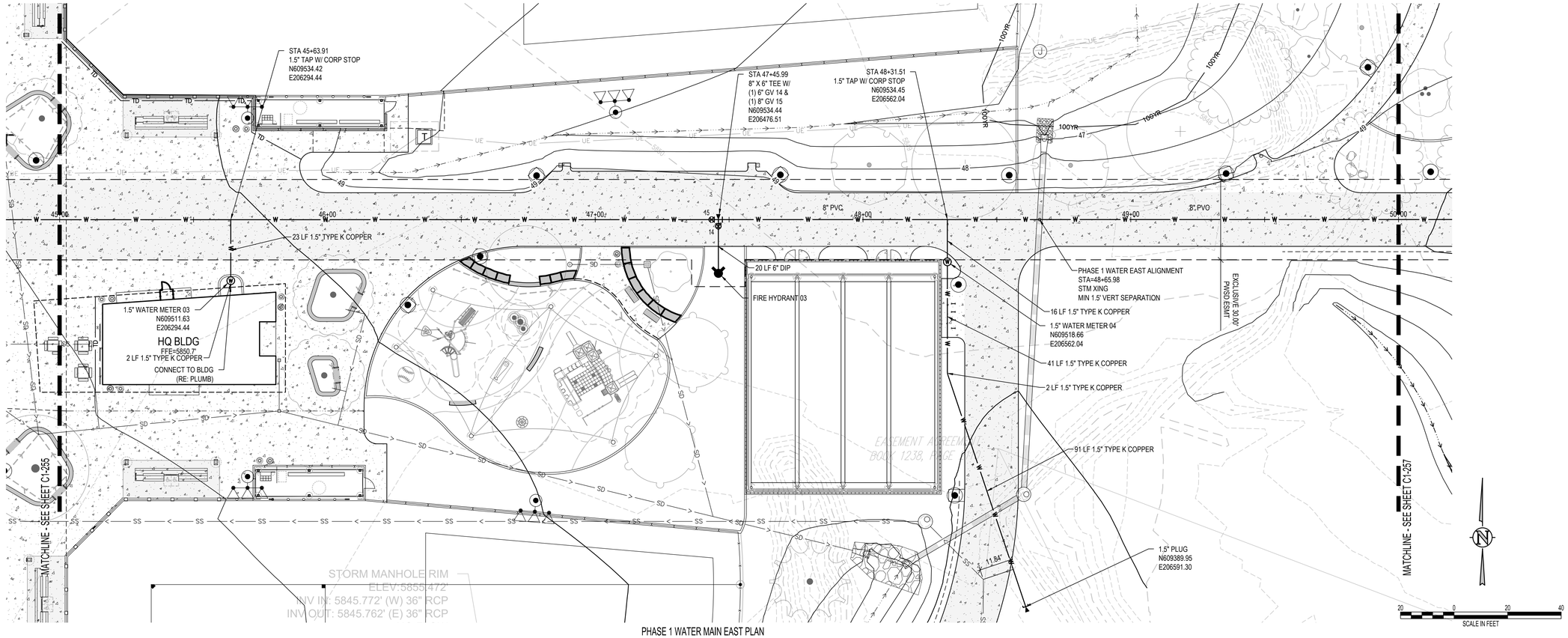
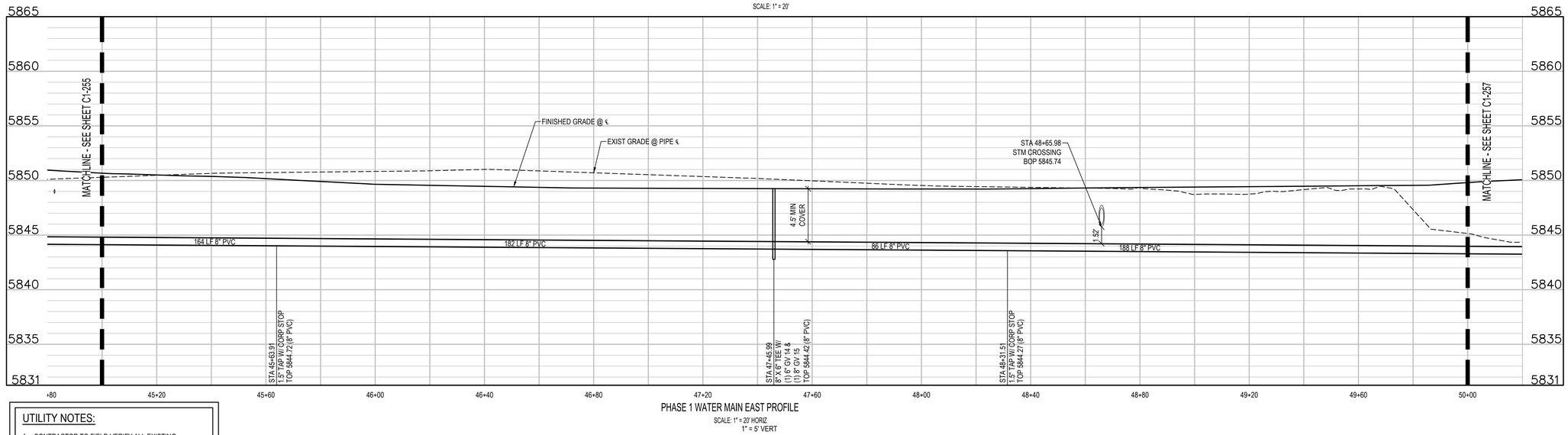


PHASE 1 WATER MAIN EAST PLAN

SCALE: 1" = 20'



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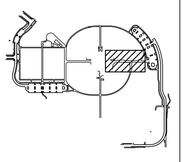

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