TOWN OF PARKER
SALISBURY PARK NORTH PHASE 1
1700 MOTSENBOCKER RD, PARKER, CO 80134
CONSTRUCTION DOCUMENTS

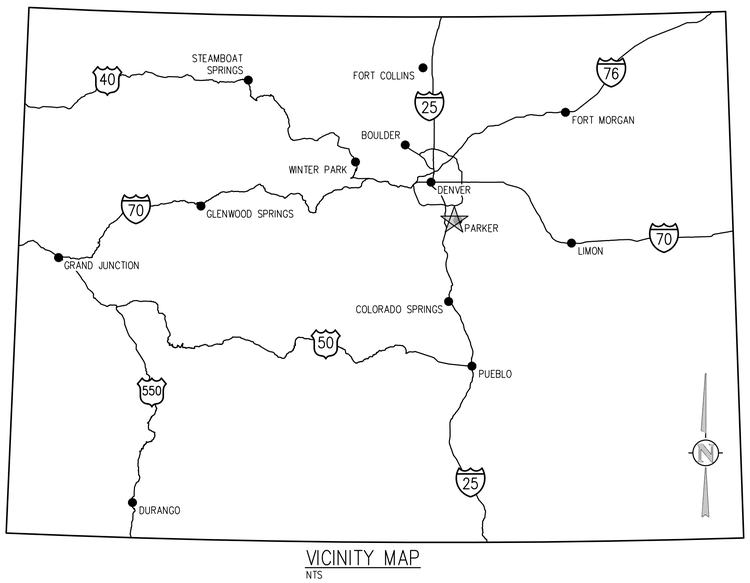
CONTACTS

OWNER:	TOWN OF PARKER, PARKS DEPT. 20120 E. MAIN STREET PARKER, CO 80134	BRETT COLLINS, PLA (303) 805-3276 BCOLLINS@PARKERCO.GOV
CIVIL ENGINEER:	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	CODY GRATNY, P.E. (303) 565-4966 CGRATNY@JVAJVA.COM
ARCHITECT:	HORD, COPLAN, MACHT 1800 WAZEE STREET, ST 450 DENVER, CO 80202	ROBYN BARTLING (303) 222-0234 RBARTLING@HCM2.COM
IRRIGATION:	AVOCET IRRIGATION 11757 W. KEN CARYL AVE., ST F-509 LITTLETON, CO 80127	DAVID ZICKERMAN (303) 986-2175 AVOCET@WISPERTEL.NET
MECHANICAL/PLUMBING:	ENVISION MECHANICAL ENGINEERS 9777 PYRAMID CT., ST 260 ENGLEWOOD, CO 80112	JAY FERRARE (303) 688-0223 JCF@ENVISIONENGRS.COM

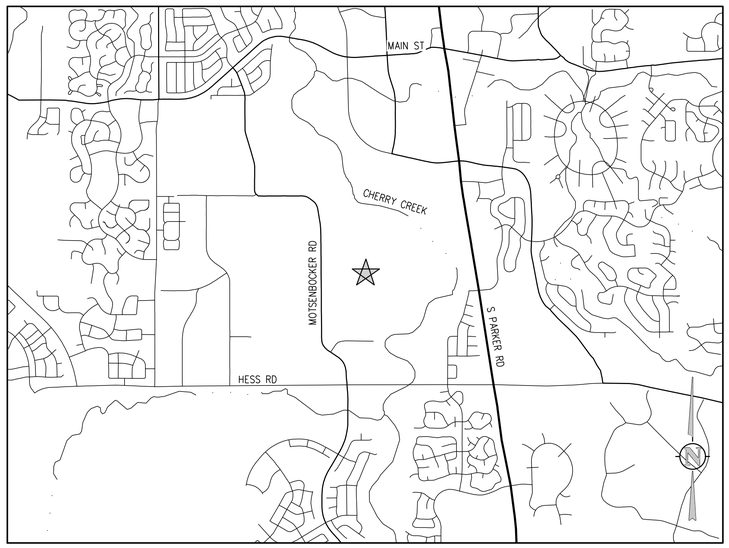
BENCHMARK
DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3-1/4" ALUMINUM ALLOY CAP STAMPED 'DOUGLAS COUNTY GIS 1.085040' LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE.

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

LEGAL DESCRIPTION
PART OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
NTS



LOCATION MAP
1" = 2000'

DRAWING INDEX

SHEET NO.	SHEET TITLE
CIVIL	
C-000	COVER SHEET
C-001	LEGEND, NOTES, & ABBREVIATIONS
C-003	PWSD NOTES
C-004	OVERALL SITE AND PHASING PLAN
CD-200	UTILITY DETAILS
CD-201	UTILITY DETAILS
C1-020	PHASE 1 DEMOLITION PLAN
C1-200	PHASE 1 OVERALL UTILITY PLAN
C1-250	PHASE 1 WATER MAIN PLAN & PROFILE
C1-251	PHASE 1 WATER MAIN PLAN & PROFILE
C1-252	PHASE 1 WATER MAIN PLAN & PROFILE
C1-253	PHASE 1 WATER MAIN PLAN & PROFILE
C1-254	PHASE 1 WATER MAIN PLAN & PROFILE
C1-255	PHASE 1 WATER MAIN PLAN & PROFILE
C1-256	PHASE 1 WATER MAIN PLAN & PROFILE
C1-257	PHASE 1 WATER MAIN PLAN & PROFILE
C1-258	PHASE 1 WATER MAIN PLAN & PROFILE
C1-259	PHASE 1 WATER MAIN PLAN & PROFILE
C1-270	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-271	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-272	PHASE 1 SANITARY SEWER PLAN & PROFILE
C1-273	PHASE 1 SANITARY SEWER PLAN & PROFILE
LANDSCAPE	
L-409	PLANTING DETAILS AND NOTES
L-410	PLANTING SCHEDULE
L-411	TOWN OF PARKER LANDSCAPE REQUIREMENTS
L-412	OVERALL PLANTING PLAN- BASE BID
L-413	OVERALL PLANTING PLAN- ALTERNATES
L-415-F	MULTI-USE FIELDS PLANTING ENLARGEMENT
L-416-F	MULTI-USE FIELDS PLANTING ENLARGEMENT - ALTERNATE NO. 01
L-420-B	OVERALL BALLFIELD COMPLEX - PLANTING KEY PLAN
L-421-B	PLAZA PLANTING ENLARGEMENT- BASE BID
L-422-B	PLAZA PLANTING ENLARGEMENT- ADD ALTERNATE NO. 02 & 03
L-423-B	NORTHWEST BALLFIELD PLANTING ENLARGEMENT
L-424-B	NORTHEAST BALLFIELD PLANTING ENLARGEMENT
L-425-B	SOUTHWEST BALLFIELD PLANTING ENLARGEMENT
L-426-B	SOUTHEAST BALLFIELD PLANTING ENLARGEMENT- BASE BID
L-427-B	SOUTHEAST BALLFIELD PLANTING ENLARGEMENT- ADD ALTERNATE NO. 04
L-428-B	EXISTING PARK IMPROVEMENTS PLANTING ENLARGEMENT
L-429-B	CHERRY CREEK CONNECTION PLANTING ENLARGEMENT
L-442-H	COMMUNITY HUB PLANTING ENLARGEMENT- ALTERNATE NO. 01
L-480-P	OVERALL PARKING - PLANTING KEY PLAN
L-481-P	PARKING - AREA A PLANTING ENLARGEMENT
L-482-P	PARKING - AREA B PLANTING ENLARGEMENT
L-486-P	PARKING - AREA C PLANTING ENLARGEMENT
L-487-P	PARKING - AREA G PLANTING ENLARGEMENT
L-490	SIGN LANDSCAPE IMPROVEMENTS
IRRIGATION	
I1.00	IRRIGATION COVER SHEET
I1.01	OVERALL IRRIGATION PLAN- BASE BID
I1.02	OVERALL IRRIGATION PLAN- ALTERNATE
I1.03	MULTI-USE FIELDS IRRIGATION ENLARGEMENT
I1.04	OVERALL BALLFIELD COMPLEX - IRRIGATION KEY PLAN
I1.05	PLAZA IRRIGATION ENLARGEMENT- BASE BID
I1.06	PLAZA IRRIGATION ENLARGEMENT- ALTERNATE NO. 02 & 03
I1.07	NORTHWEST BALLFIELD IRRIGATION ENLARGEMENT
I1.08	NORTHEAST BALLFIELD IRRIGATION ENLARGEMENT
I1.09	SOUTHWEST BALLFIELD IRRIGATION ENLARGEMENT
I1.10	SOUTHEAST BALLFIELD IRRIGATION ENLARGEMENT- BASE BID
I1.11	SOUTHEAST BALLFIELD IRRIGATION ENLARGEMENT- ADD ALTERNATE NO. 04
I1.12	EXISTING PARK IMPROVEMENTS IRRIGATION ENLARGEMENT
I1.13	CHERRY CREEK CONNECTION IRRIGATION ENLARGEMENT
I1.14	COMMUNITY HUB IRRIGATION ENLARGEMENT- ADD ALTERNATE NO. 01
I1.15	OVERALL PARKING -IRRIGATION KEY PLAN
I1.16	PARKING - AREA A IRRIGATION ENLARGEMENT
I1.17	PARKING - AREA B IRRIGATION ENLARGEMENT
I1.18	PARKING - AREA B IRRIGATION ENLARGEMENT
I1.19	PARKING - AREA C IRRIGATION ENLARGEMENT
I1.20	PARKING - AREA C IRRIGATION ENLARGEMENT
I1.21	PARKING - AREA G IRRIGATION ENLARGEMENT
I1.22	IRRIGATION DETAILS
I1.23	IRRIGATION DETAILS
I1.24	IRRIGATION DETAILS

BLDG PEAK SEWER FLOW DATA

Job Title: Salisbury Park North - Community Hub Restrooms and Storage
Job #: 023-039
Date 9/9/2024

2021 IPC DOMESTIC WATER SIZING
PER APPENDIX E
← Building
JVA RESPONSE: Table revised with building information

WATER SUPPLY FIXTURE UNIT LOAD VALUES (1)										WASTE	
FIXTURE TYPE	OCCUPANCY	TYPE OF SUPPLY CONTROL	QTY	CW PER FIX.	CW TOTAL	HW PER FIX.	HW TOTAL	COMBINED HW & CW PER FIX.	COMBINED HW & CW TOTAL	FIX. DFU	TOTAL DFU
Drinking Fountain	Public	Faucet	1	0.25	0.25	0	0	0.25	0.25	0.5	0.5
Lavatory	Public	Faucet	5	1.5	7.5	1.5	7.5	2	10	1	5
Service Sink/Basin	Offices	Faucet	1	2.25	2.25	2.25	2.25	3	3	2	2
Urinal	Public	3/4" Flush Valve	1	5	5	0	0	5	5	2	2
Water Closet	Public	Flush Valve	6	10	60	0	0	10	60	4	24
Floor Drains- 2"			4	0	0	0	0	0	0	3	12
Indirect Waste-2"			1	0	0	0	0	0	0	3	3
Indirect Waste-4"			1	0	0	0	0	0	0	6	6
TOTAL FU					75		10		78.25		54.50
TOTAL GPM (From Hunter's Curve or Demand Estimate Table)					59.5		27		60.6		52

WATER SERVICE SIZE	1"	Per 2021 IPC Table E104.1: 250'-0" Maximum Length, over 60 psig pressure range.
WATER METER SIZE	1"	Per 2021 IPC Table E104.1: 250'-0" Maximum Length, over 60 psig pressure range.
DISTRIBUTION SIZE	1-1/2"	Per 2021 IPC Table E104.1: 250'-0" Maximum Length, over 60 psig pressure range.
SANITARY SEWER SIZE	4"	Per 2021 IPC Table 710.1(1) at 1/8" per foot slope

Job Title: Salisbury Park North - Headquarters and Restrooms
Job #: 023-039
Date 9/9/2024

2021 IPC DOMESTIC WATER SIZING
PER APPENDIX E
← Building
JVA RESPONSE: Table revised with building information

WATER SUPPLY FIXTURE UNIT LOAD VALUES (1)										WASTE	
FIXTURE TYPE	OCCUPANCY	TYPE OF SUPPLY CONTROL	QTY	CW PER FIX.	CW TOTAL	HW PER FIX.	HW TOTAL	COMBINED HW & CW PER FIX.	COMBINED HW & CW TOTAL	FIX. DFU	TOTAL DFU
Drinking Fountain	Public	Faucet	1	0.25	0.25	0	0	0.25	0.25	0.5	0.5
Kitchen Sink	Hotel/Restaurant	Faucet	0	3	0	3	0	4	0	2	0
Lavatory	Public	Faucet	5	1.5	7.5	1.5	7.5	2	10	1	5
Service Sink/Basin	Offices	Faucet	1	2.25	2.25	2.25	2.25	3	3	2	2
Urinal	Public	3/4" Flush Valve	1	5	5	0	0	5	5	2	2
Water Closet	Public	Flush Valve	7	10	70	0	0	10	70	4	28
Floor Drains- 2"			3	0	0	0	0	0	0	3	9
Indirect Waste-2"			1	0	0	0	0	0	0	3	3
Indirect Waste-4"			1	0	0	0	0	0	0	6	6
Handsink	Public	Faucet	1	1.5	1.5	1.5	1.5	2	2	1	1
TOTAL FU					87		11		90.25		56.50
TOTAL GPM (From Hunter's Curve or Demand Estimate Table)					64		27.8		64.4		52

WATER SERVICE SIZE	1-1/2"	Per 2021 IPC Table E104.1: 100'-0" Maximum Length, over 60 psig pressure range.
WATER METER SIZE	1-1/2"	Per 2021 IPC Table E104.1: 100'-0" Maximum Length, over 60 psig pressure range.
DISTRIBUTION SIZE	1-1/2"	Per 2021 IPC Table E104.1: 100'-0" Maximum Length, over 60 psig pressure range.
SANITARY SEWER SIZE	4"	Per 2021 IPC Table 710.1(1) at 1/8" per foot slope

BLDG FIRE FLOW DATA

HEADQUARTERS BUILDING:
OCCUPANCY TYPE:B, S-1
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
AREA:1,733 SF
FIRE FLOW REQUIREMENT = 1,500 GPM.

COMMUNITY HUB BUILDING (ALTERNATE 1):
OCCUPANCY TYPE:S-1
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
AREA:1,511 SF
FIRE FLOW REQUIREMENT = 1,500 GPM.

ALL BUILDINGS REQUIRE 1 FIRE HYDRANT TO MEET FIRE FLOW REQUIREMENTS. THE FIRE HYDRANTS MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC

WATER QUANTITIES		
8" PVC	4054	LF
6" DIP	78	LF
2" DIP	47	LF
1.5" TYPE K COPPER	360	LF
FIRE HYDRANT	5	EA
2" WATER METER	1	EA
1.5" WATER METER	3	EA
8" PLUG W/ TB	2	EA
1.5" PLUG	1	EA
1.5" TAP W/ CORP STOP	3	EA
2" TAP W/ CORP STOP	1	EA
8" X 6" TEE W/ 6" GV	5	EA
8" X 8" TEE W (2) 8" GV	2	EA
12" X 8" TEE W (1) 12" GV & (2) 8" GV	2	EA
11.25° BEND W/ TB	8	EA
22.5° BEND W/ TB	5	EA
45° BEND W/ TB	5	EA

SEWER QUANTITIES		
8" PVC	1143	LF
4" PVC	1076	LF
4' SAN MH	5	EA
SAN CO	6	EA
SAN PLUG	1	EA

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.)

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: _____

Know what's below. Call before you dig.

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

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

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

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

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

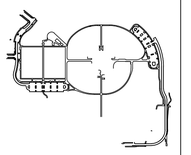
Town of Parker
SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

hord coplan macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing
COVER SHEET

C-000

SITE PLAN SUBMITTAL

© Hord Coplan Macht, Inc.

THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON 22"X34" SHEETS ORIGINAL PAGE SIZE

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

Q:\3752c - salisbury park north\Drawings\3752c-00-CVR-LNA-01.dwg, 11/22/2024 - 12:22 PM, WTP

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE FOR A PHOTOCOPY

C M Y K

ABBREVIATIONS

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

DESIGN LEGEND

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

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

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

SECTION CALLOUT

SECTION NUMBER IDENTIFICATION — A

SHEET WHERE THE SECTION IS – INDICATES SAME DRAWING

DETAIL MARKER

REVISION CLOUD — REVISION NUMBER 1

SURVEY LEGEND

- WATER LINE
- 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 PREVENTING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUN PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. SURVEY INFORMATION:
    - 17.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY AZTEC CONSTULTING INC. SEE TOPOGRAPHIC SURVEY FOR SALISBURY PARK DATED JUNE 01,2023. BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3 – 2" ALUMINUM ALLOY CAP STAMPED 'DOUGLAS COUNTY GIS 1.085040' LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 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 22, 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4"ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009"
CP-03	N608470.98 E207016.06 ELEV5862.98	C-W 1/16 CORNER SECTION 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 22561 2009" 0.7' BELOW SURFACE IN RANGE BOX

    - 17.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
18. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL 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 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

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

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

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

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

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

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

hord | coplan | macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2024-11-22
**Drawn By:

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

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

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.

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.

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

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

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

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

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

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

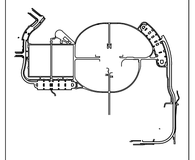
Town of Parker
SALISBURY PARK
NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing
PWSD NOTES

C-003

SITE PLAN SUBMITTAL

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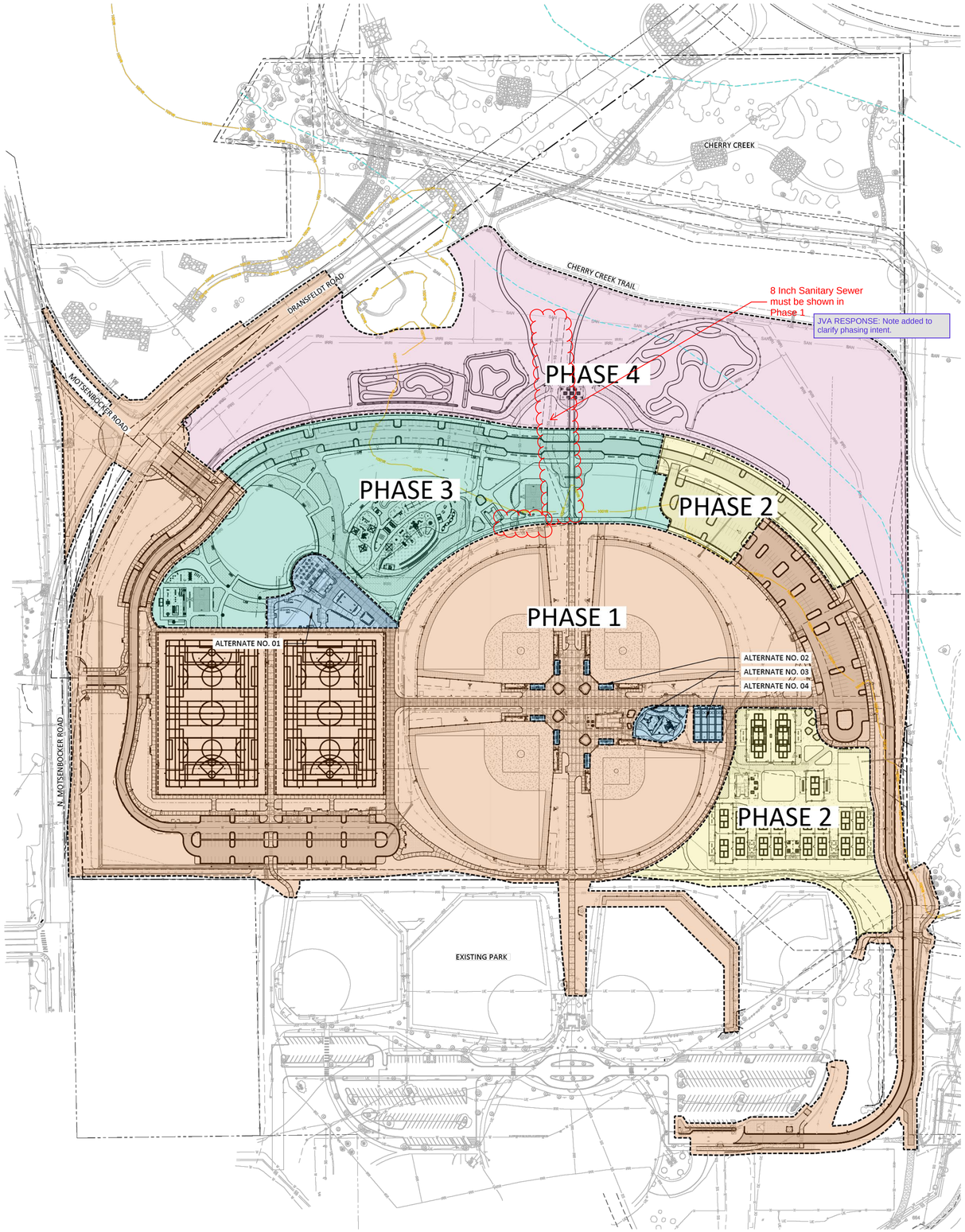

PHASING LEGEND

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

A1 OVERALL SITE AND PHASING PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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.
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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

Project Number:	223072.00
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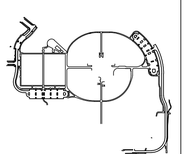
Key Map



Drawing

OVERALL SITE AND PHASING PLAN

C-004

SITE PLAN SUBMITTAL

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THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL SHEETS. IF THIS SHEET IS NOT 1" THE DRAWING ABOVE IS NOT TO SCALE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING, IF PRINTED CORRECTLY

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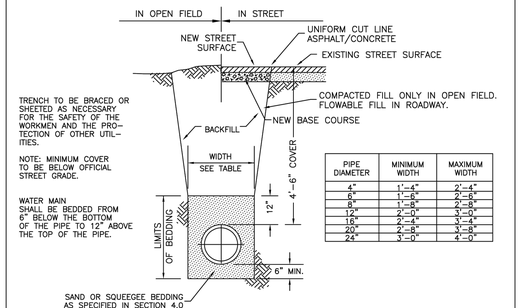
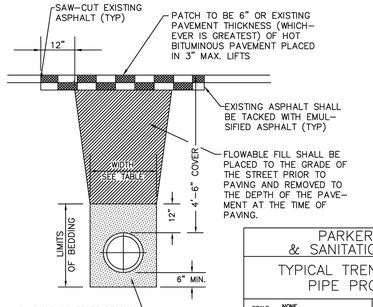


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

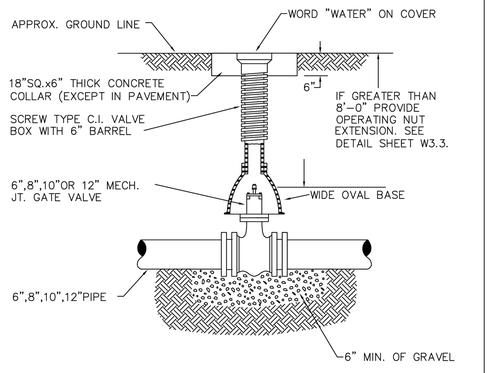
STANDARD TRENCH SECTION



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

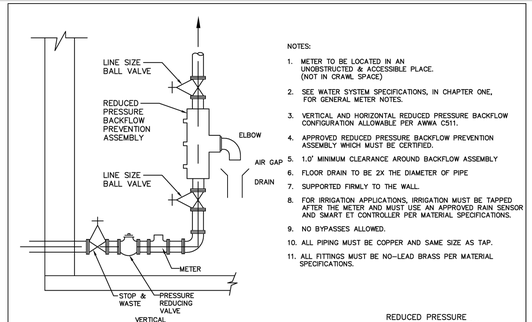
CHECK MATERIAL SPECIFICATIONS

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 minimimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

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

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

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

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

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

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

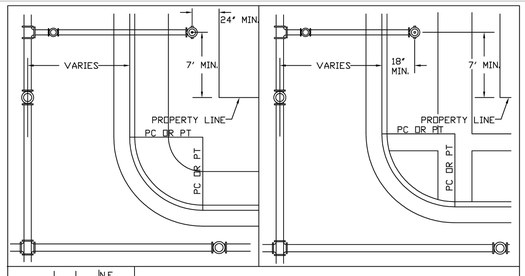
Squeegee Sand
for use with 20-inch or smaller

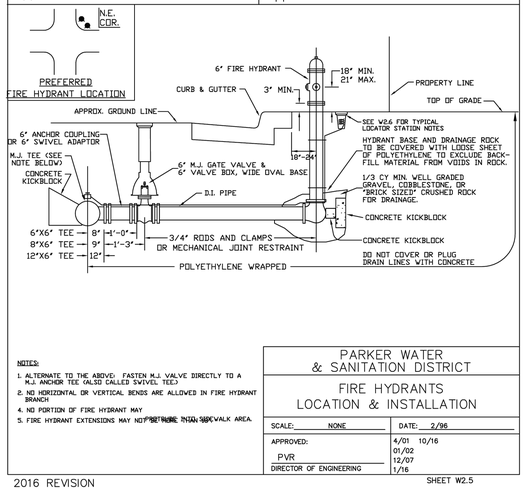
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

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

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

2016 REVISION — SHEET W4.2





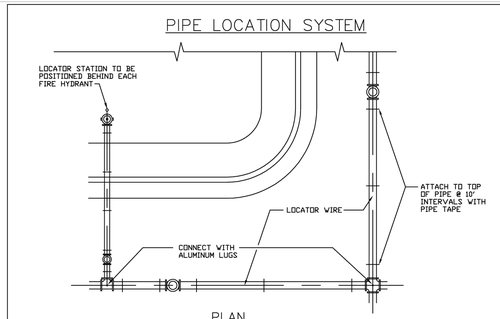
NOTES:

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

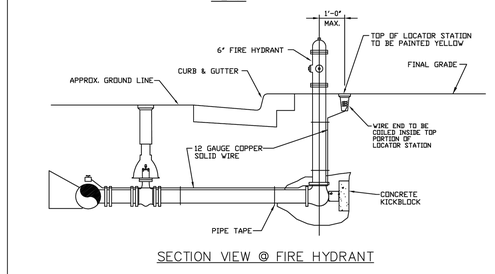
PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	4/01 10/16 01/02 12/07 1/16

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

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

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

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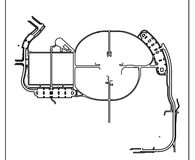
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing
UTILITY DETAILS

CD-200

SITE PLAN SUBMITTAL

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

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

C M Y K

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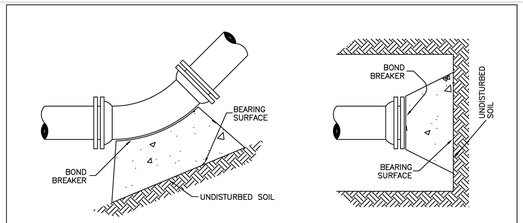
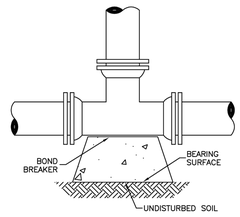
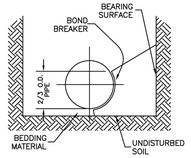


11–1/4°,22–1/2°,45° & 90° BENDS

DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

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

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

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

PARKER WATER & SANITATION DISTRICT

CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

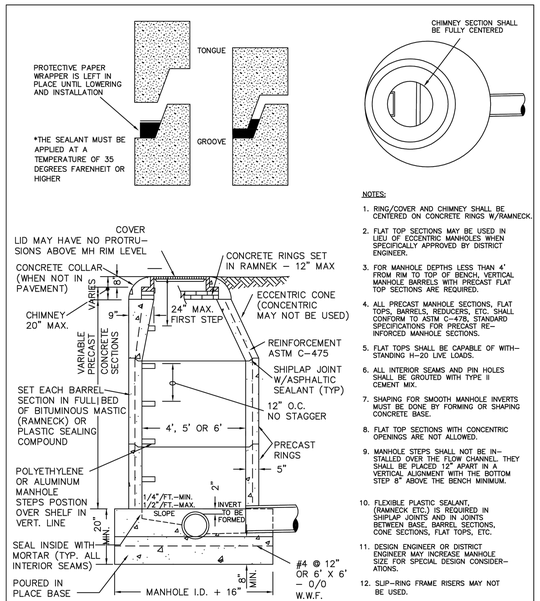
SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

4/01
1/16
10/16

2016 REVISION

SHEET W3.18



NOTES:

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

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

PARKER WATER & SANITATION DISTRICT

PARKER MANHOLE ECCENTRIC CONE

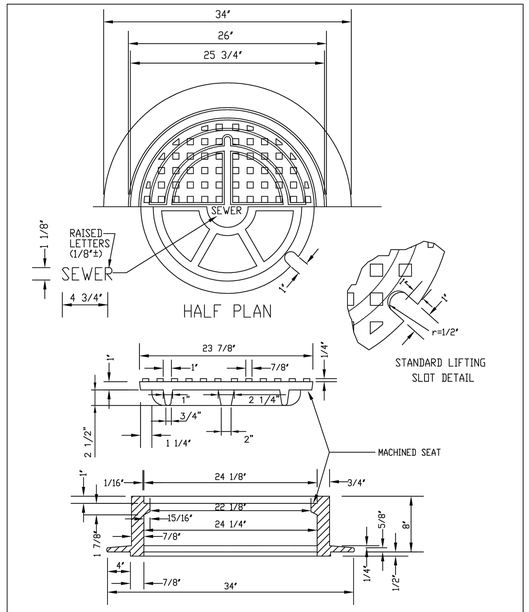
SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

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

2016 REVISION

SHEET S3.1



NOTE:

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

PARKER WATER & SANITATION DISTRICT

24" DIAMETER RING AND COVER

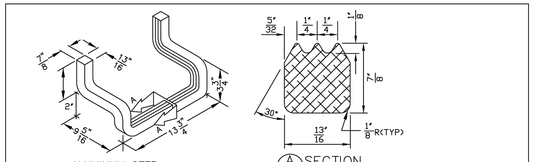
SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

01/16
10/16

2016 REVISION

SHEET S3.9

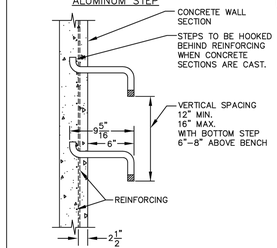


ALUMINUM STEP

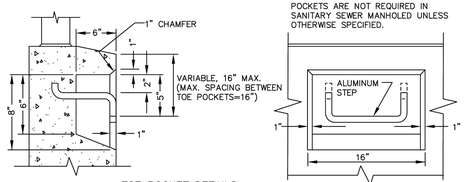
A SECTION
1/1

NOTES:

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



TYPICAL INSTALLATION



TOE POCKET DETAILS

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

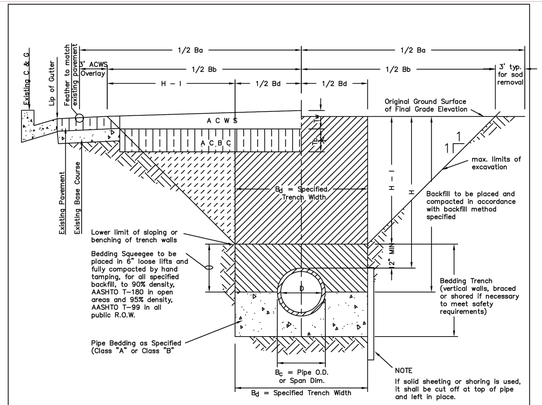
SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

01/16
10/16

2016 REVISION

SHEET S3.10



TYPICAL TRENCH DETAIL

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

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

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

B_c = Outside Pipe or Conduit Span Dimension

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

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

B_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 "B_b" is ≤ 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay widths, B_b & B_a, shall then be based upon this actual width.*

TABLE II
ASPHALT AMD BASE COURSE REPLACEMENT SCHEDULE

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

PARKER WATER & SANITATION DISTRICT

SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

5/98
1/16
10/16

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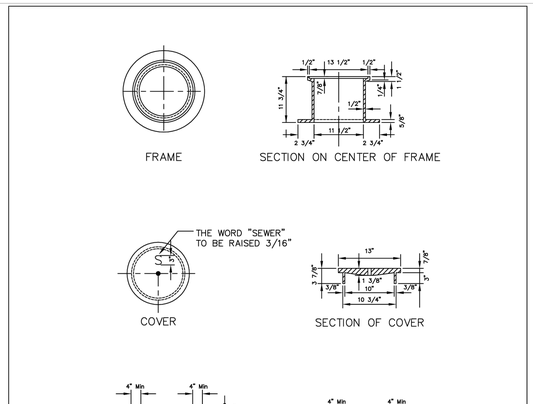

PARKER WATER & SANITATION DISTRICT

IN–LINE CLEANOUT SECTIONS

SCALE: NONE DATE: 2/96

APPROVED: PVR
DIRECTOR OF ENGINEERING

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1/08
1/16
10/16

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

	DATE	DESCRIPTION

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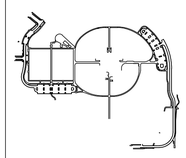
Key Map



Drawing

UTILITY DETAILS

CD-201

SITE PLAN SUBMITTAL

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

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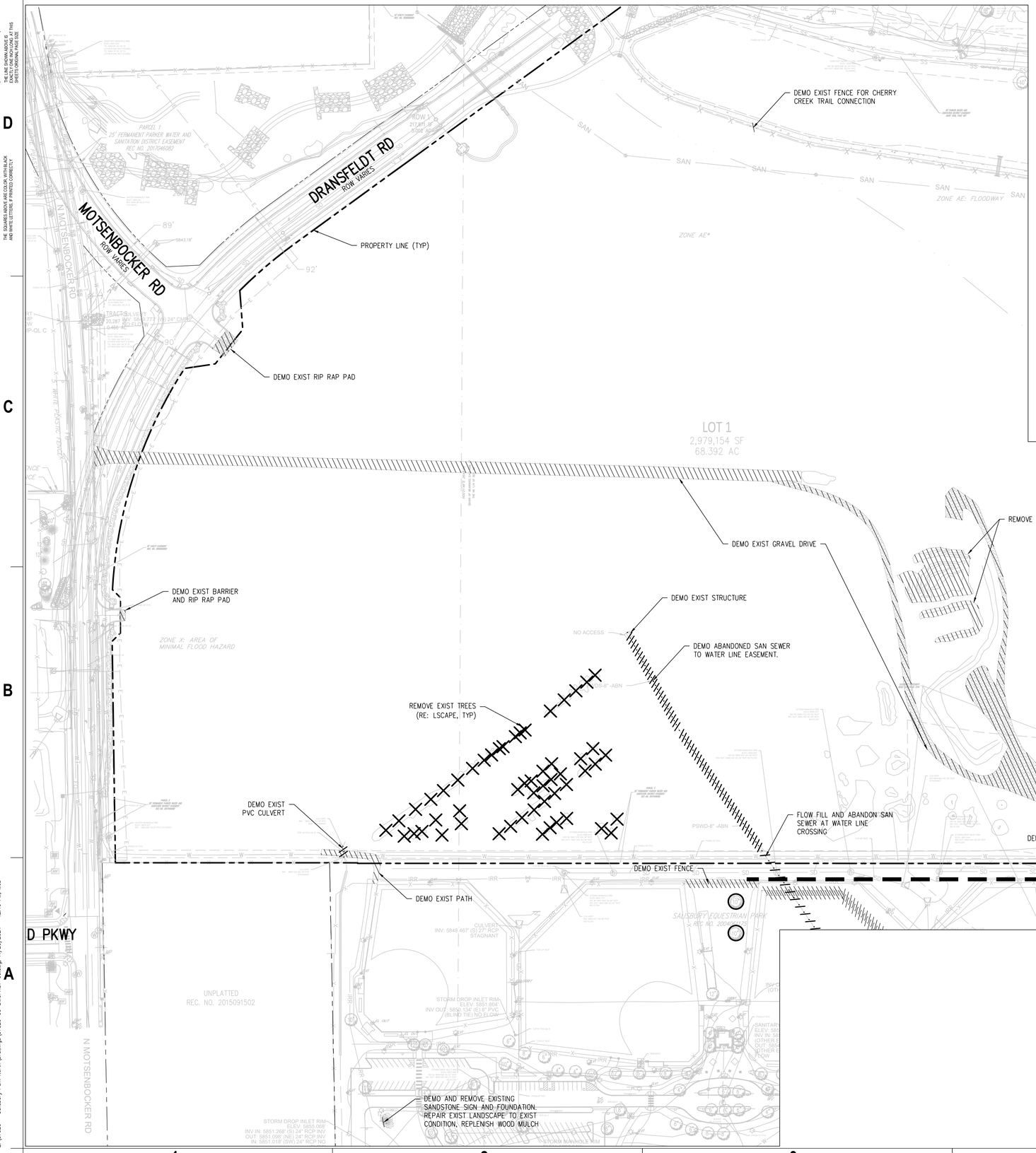

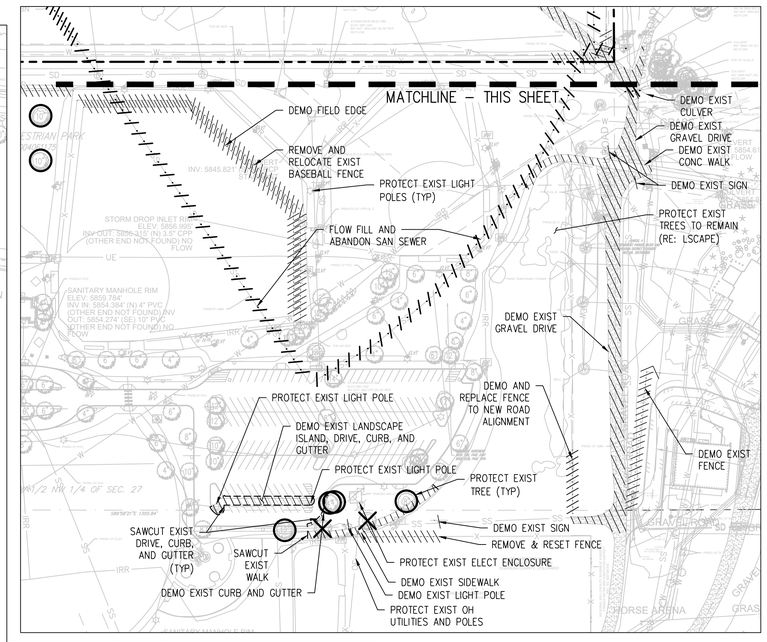

DEMOLITION NOTES:

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

DEMOLITION LEGEND

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

SCALE IN FEET: 100 0 100 200

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

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SALISBURY PARK NORTH - PHASE 1
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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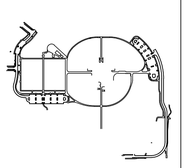
Key Map



Drawing

PHASE 1 DEMOLITION PLAN

C1-020

SITE PLAN SUBMITTAL

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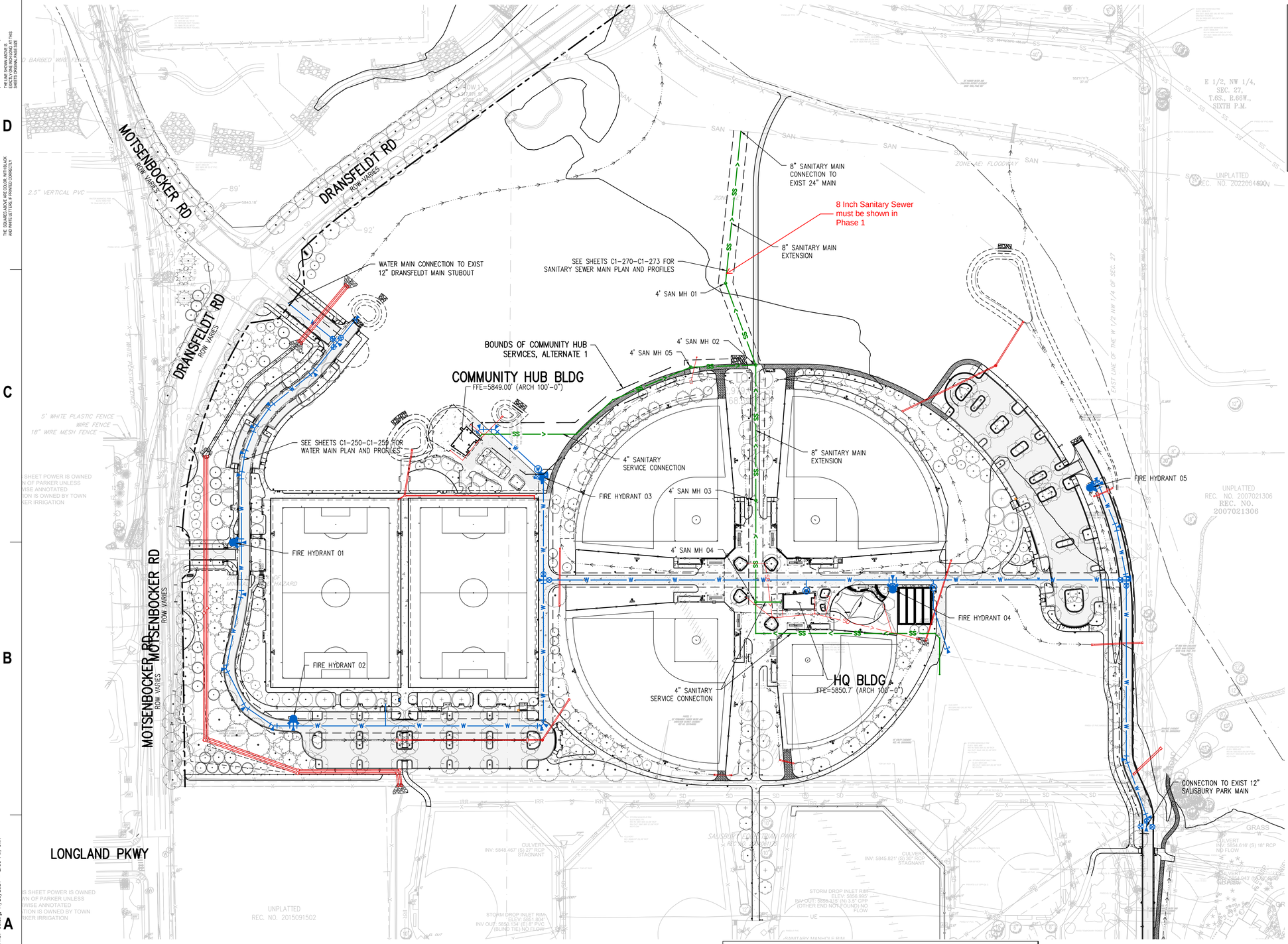

UTILITY NOTES:

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4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

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

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

Town of Parker, Director of Engineering Date

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

Fire Code Official or Designated Representative Date

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

COLORADO 811

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

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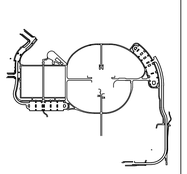

Drawing

PHASE 1 OVERALL UTILITY PLAN

C1-200

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8" PLUG W/TB
TOP 5844.69
N610983.00
E205344.53

Must have Blow off

JVA RESPONSE: BOV added

STA 1+42.66
12" X 8" TEE
W/ (1) 12" GV 01
& (2) 8" GV 02, 03
N610075.24
E205306.17

STA 2+23.60
11.25° BEND W/TB
N609972.18
E205255.35

EXCLUSIVE 30.00' PWSD ESMT

61 LF 8" PVC

8" PVC

STA 3+37.82
11.25° BEND W/TB
N609900.82
E205166.16

STA 3+95.22
11.25° BEND W/TB
N609854.34
E205132.48

STA 4+98.81
11.25° BEND W/TB
N609755.32
E205104.22

STA 4+52.63
11.25° BEND W/TB
N609800.95
E205111.40

NORTH ENTRANCE

12" PVC

PHASE 1 WATER WEST ALIGNMENT
STA=0+84.94
STM XING
MIN 4.5' VERT SEPARATION

PHASE 1 WATER WEST ALIGNMENT
STA=0+78.44
STM XING
MIN 4.5' VERT SEPARATION

STA 0+10.00
CONNECT TO DRANSFELDT
WATER MAIN
N610118.41
E205202.75

SEE SHEET C1-251

MATCHLINE

UTILITY NOTES:

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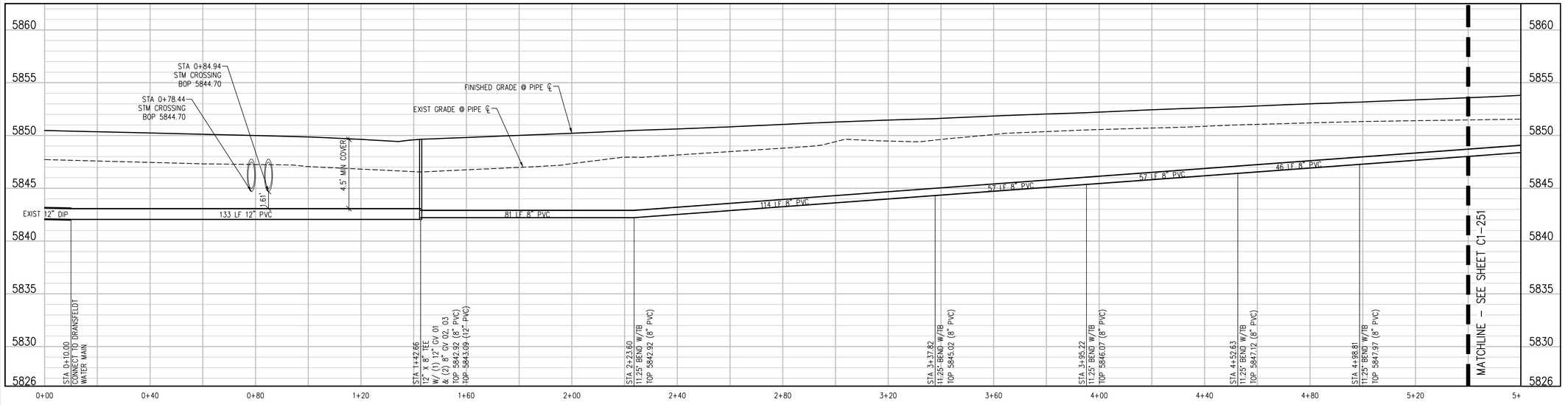
20 0 20 40
SCALE IN FEET

PHASE 1 WATER MAIN LOOP PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN LOOP PROFILE

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

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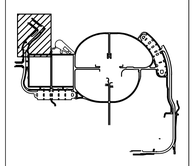
Key Map



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

SITE PLAN SUBMITTAL

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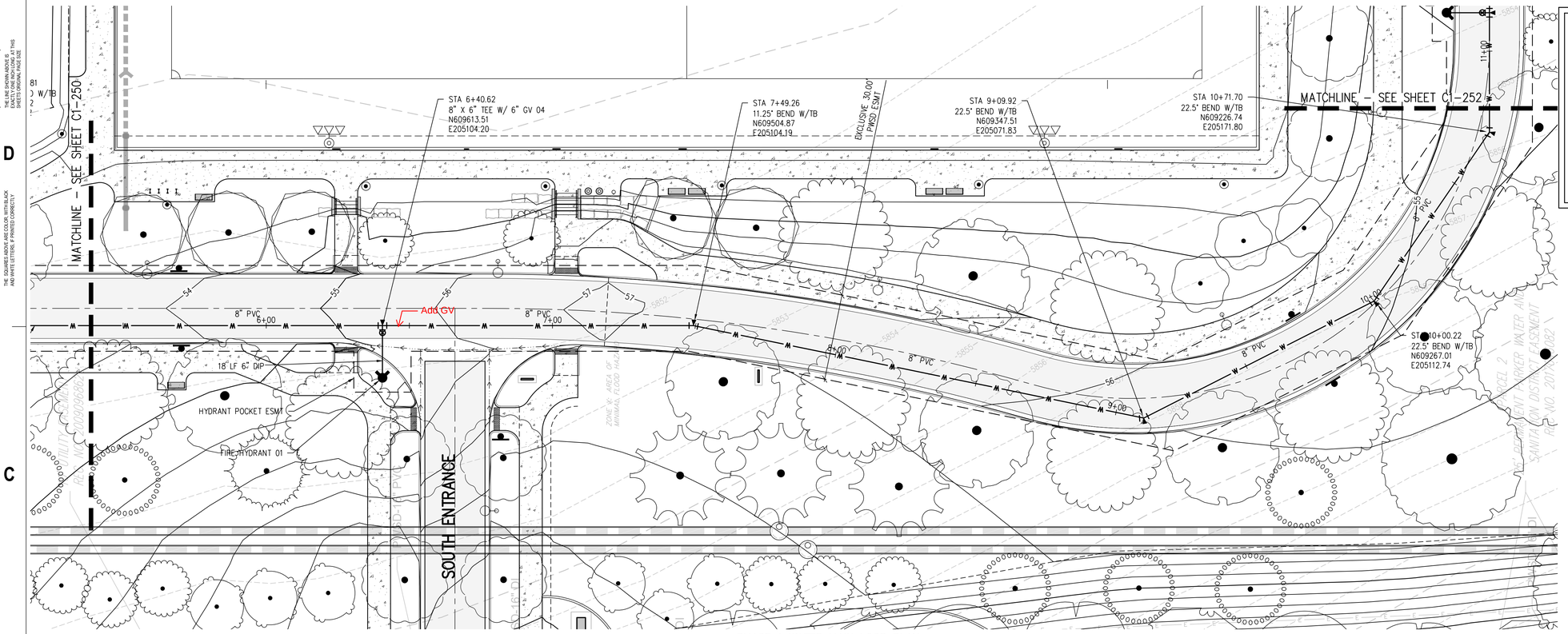

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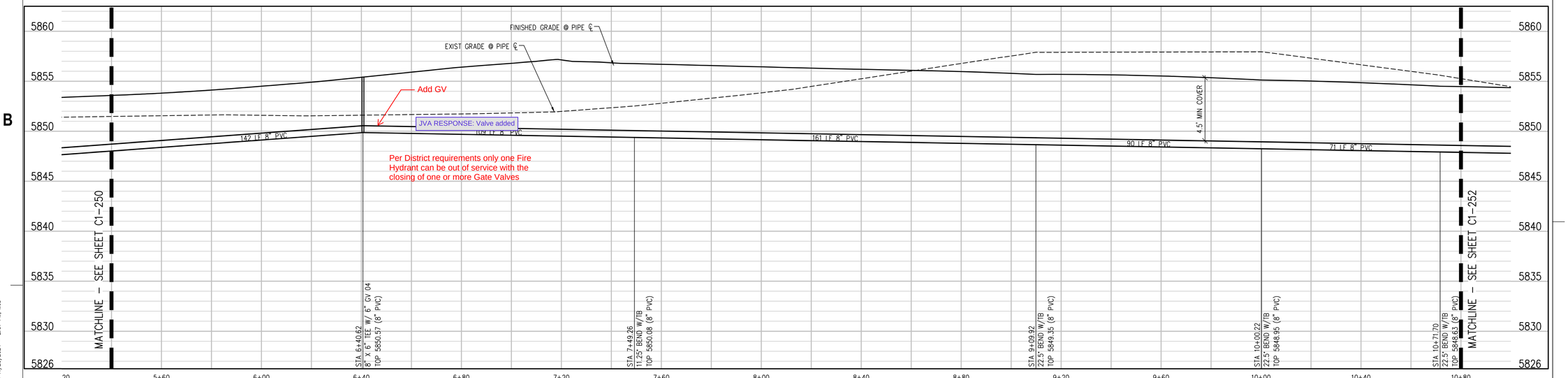
20 0 20 40
SCALE IN FEET

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



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

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INTERIOR DESIGN

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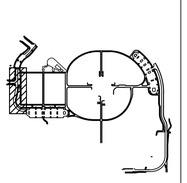
Key Map



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-251

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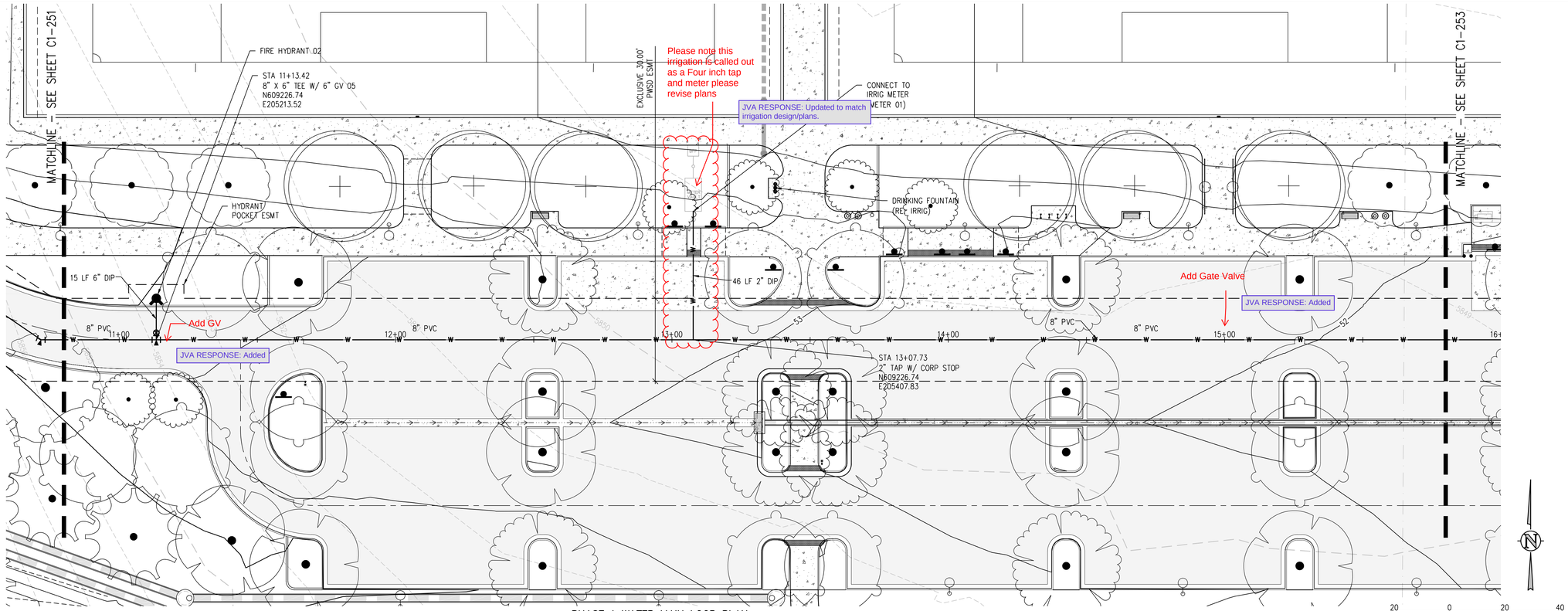
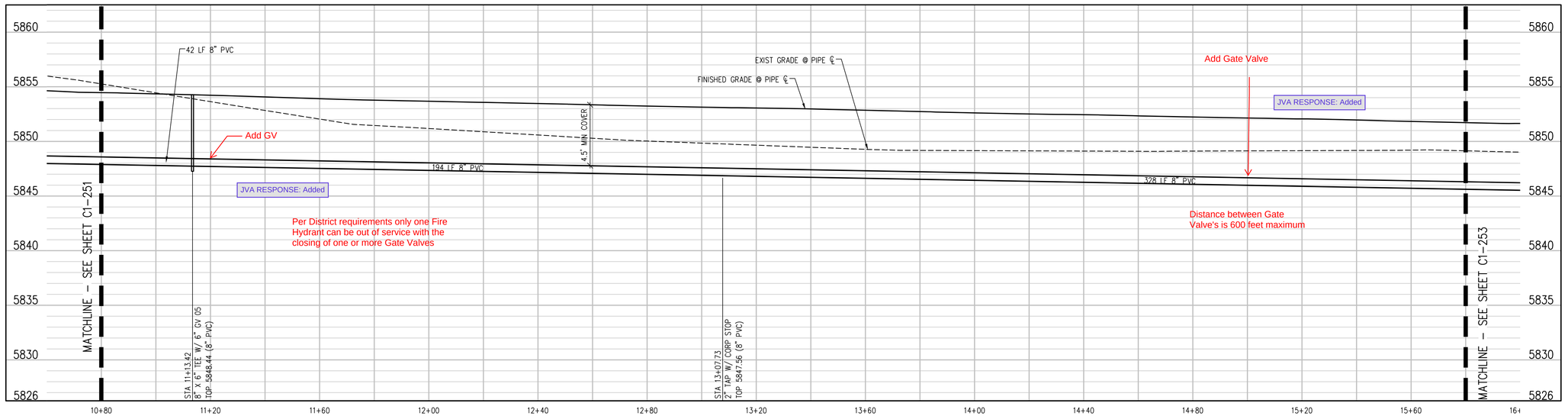


PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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

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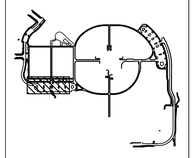

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PHASE 1 WATER MAIN PLAN & PROFILE

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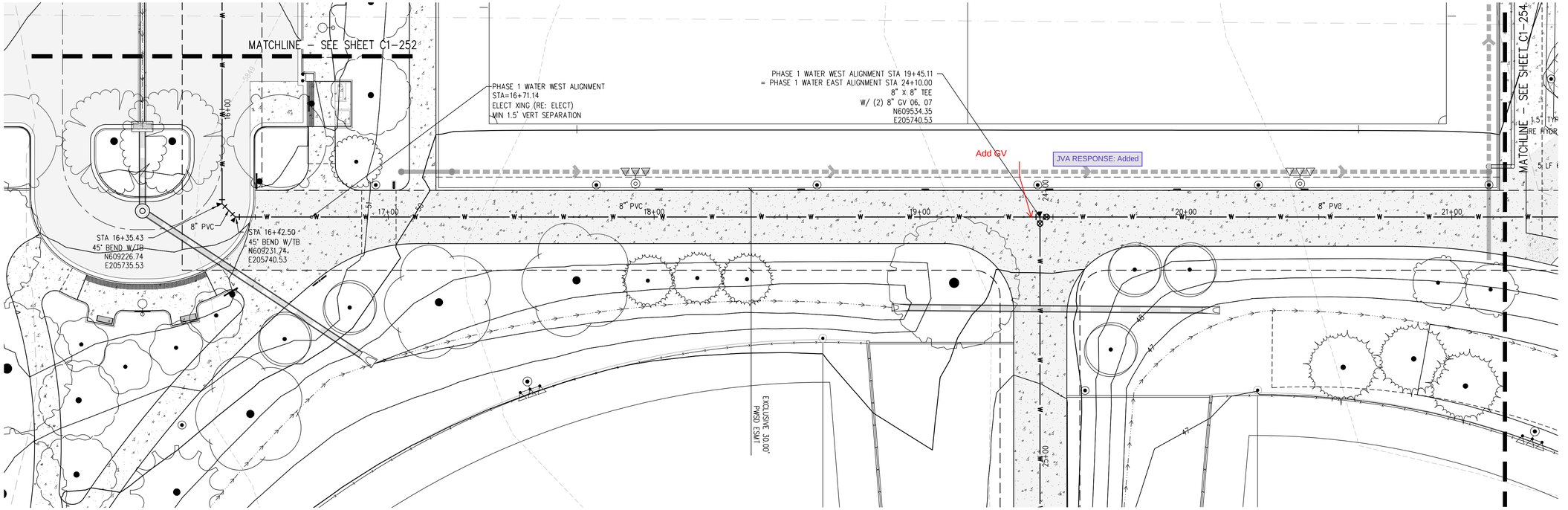

PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'

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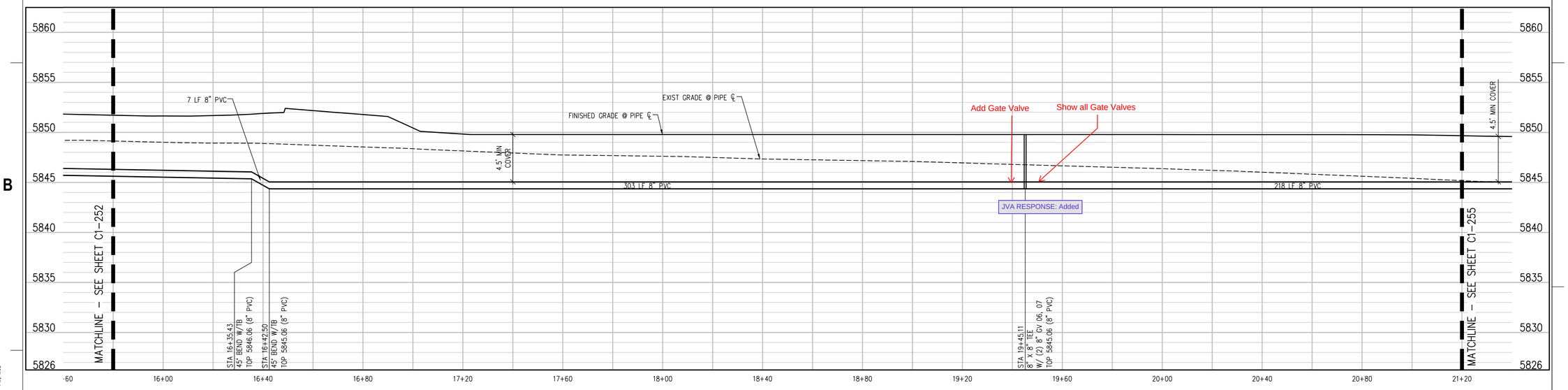
SCALE IN FEET



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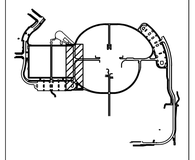

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-253

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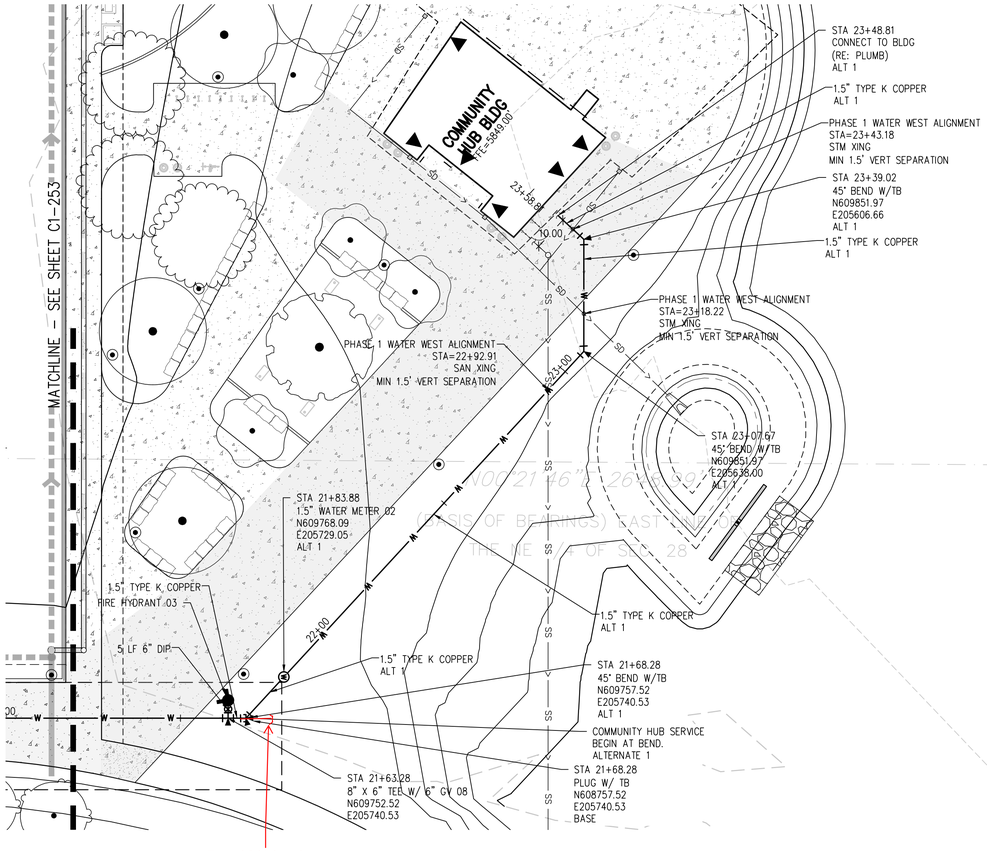
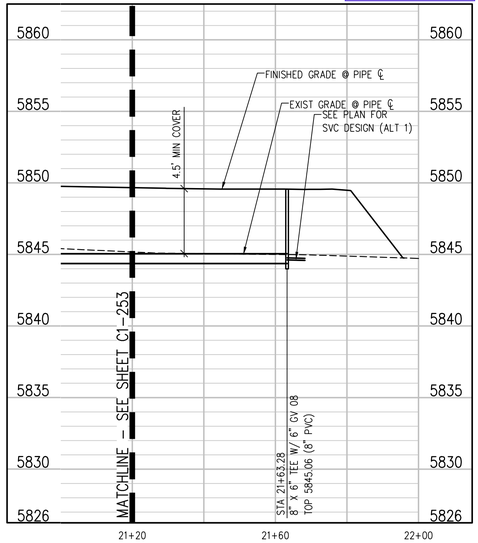


PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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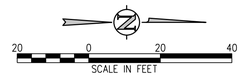

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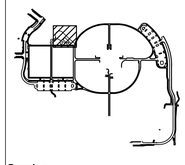

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-254

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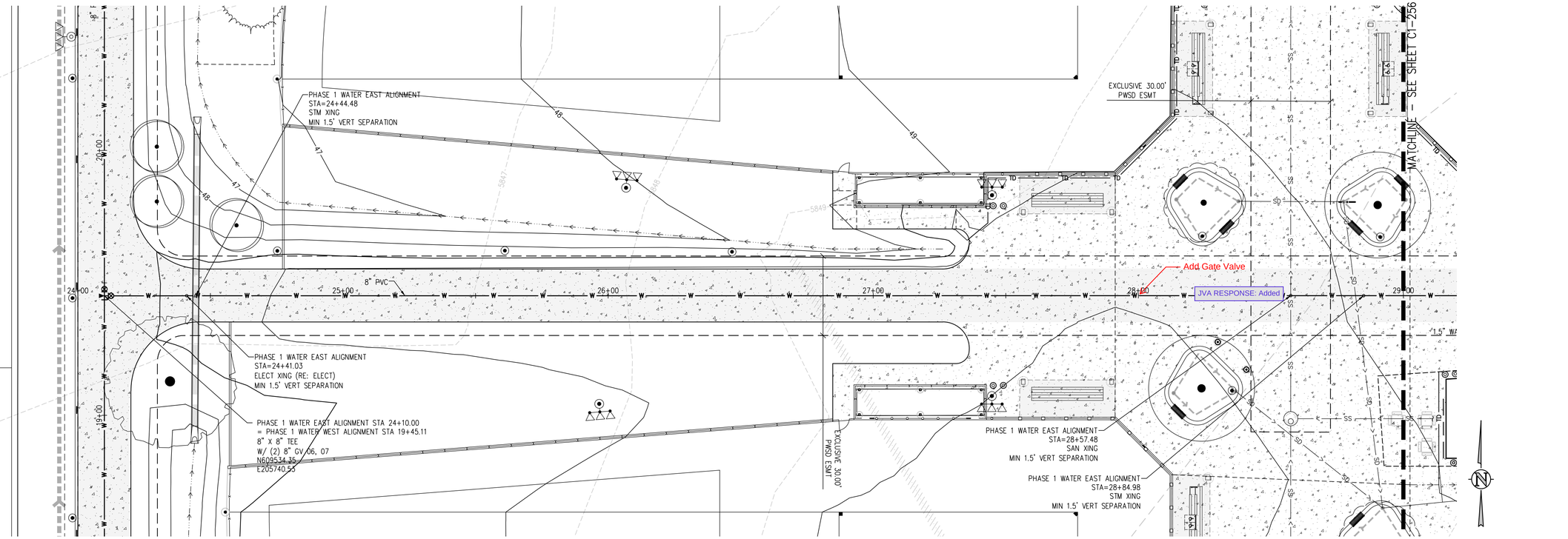
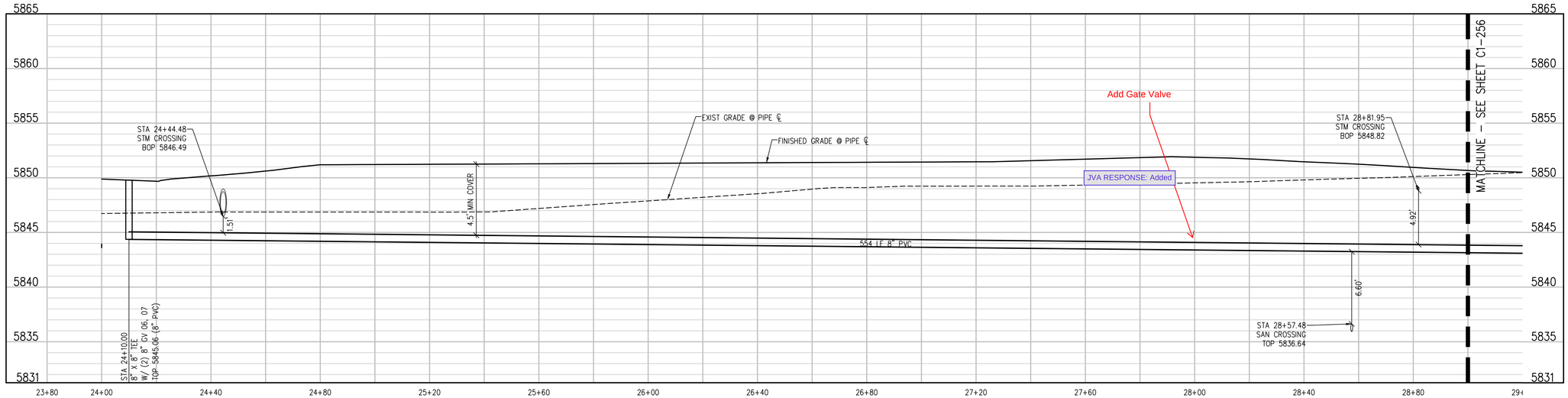


PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



PHASE 1 WATER MAIN LOOP PROFILE
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1" = 5' VERT

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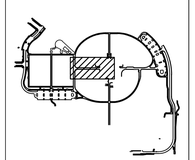

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-255

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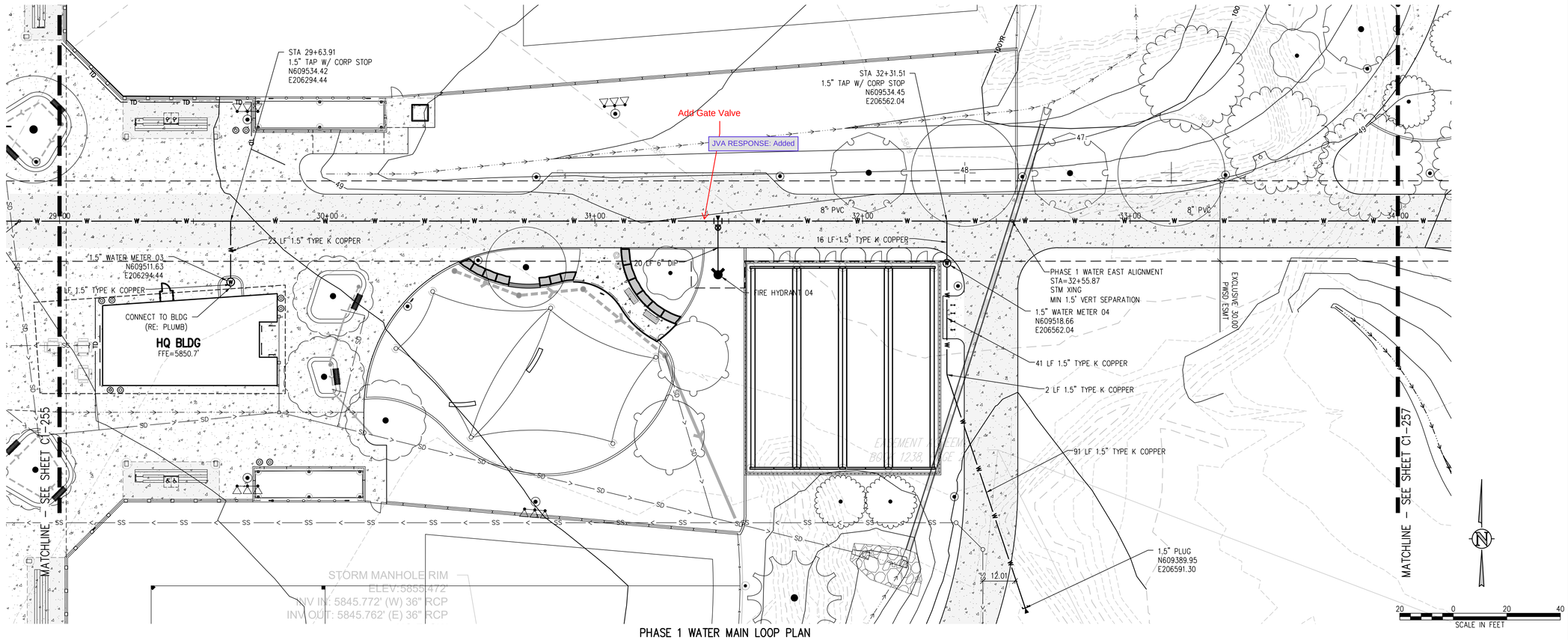
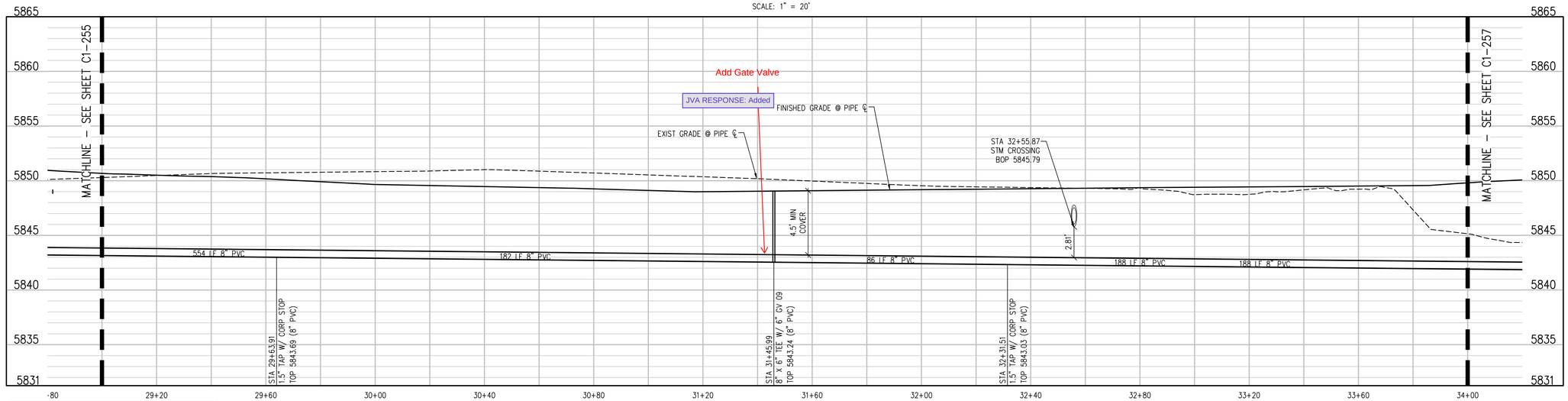


PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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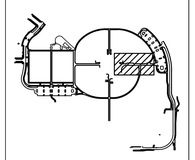

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-256

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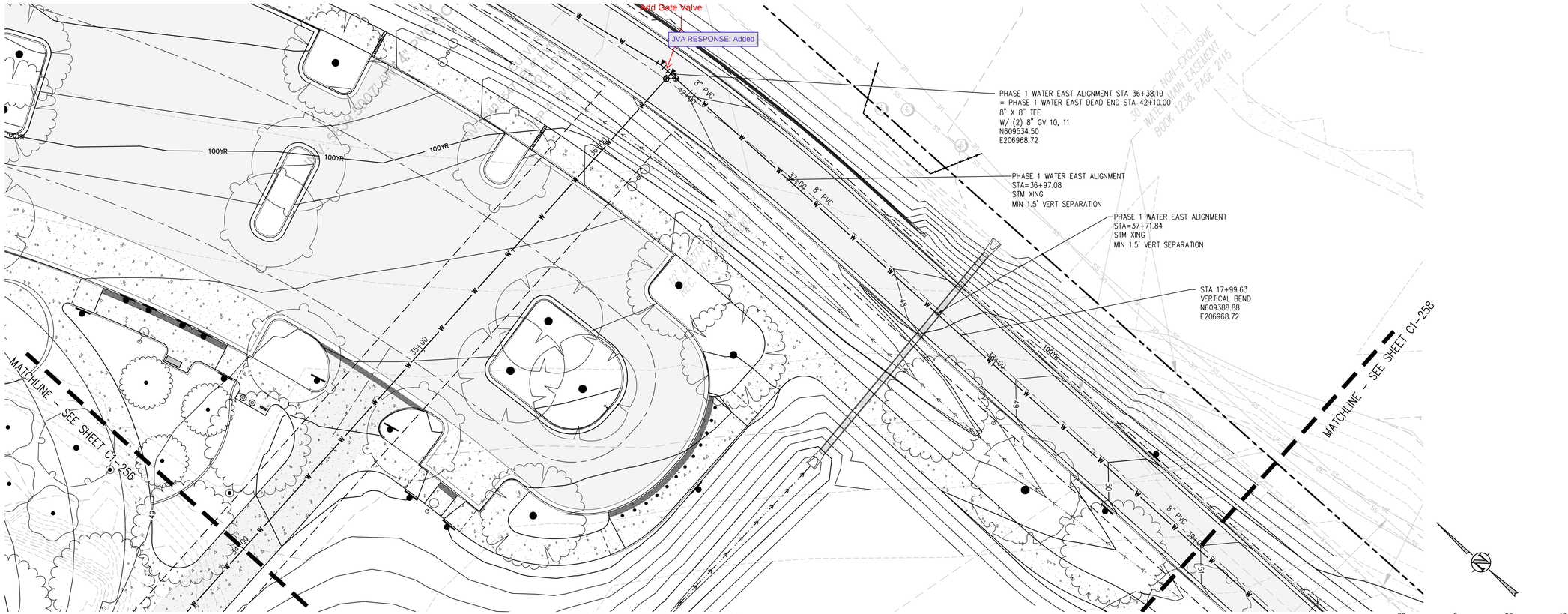
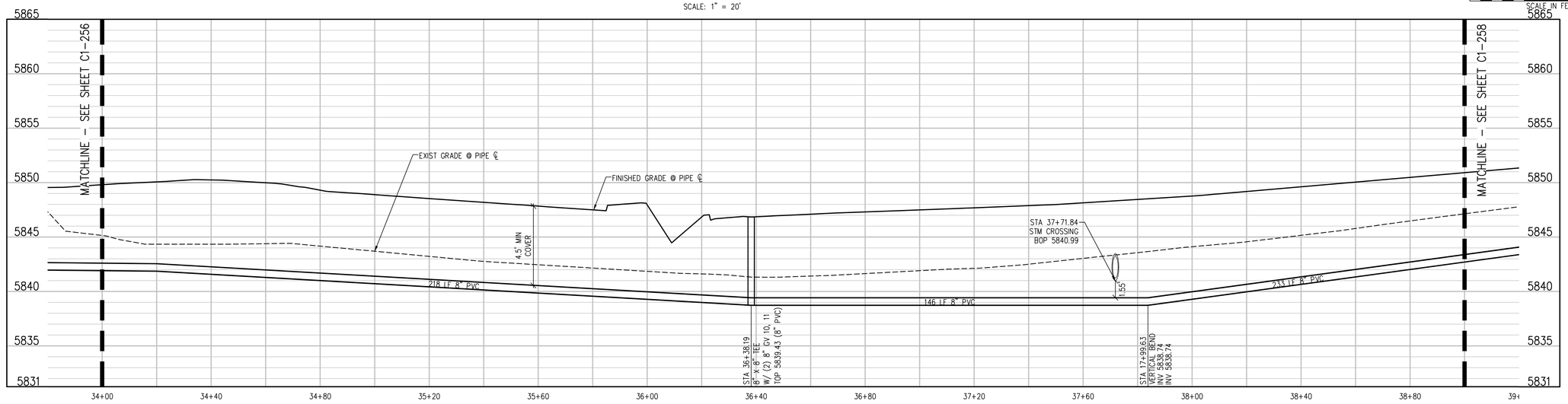


PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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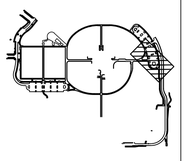

Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-257

SITE PLAN SUBMITTAL

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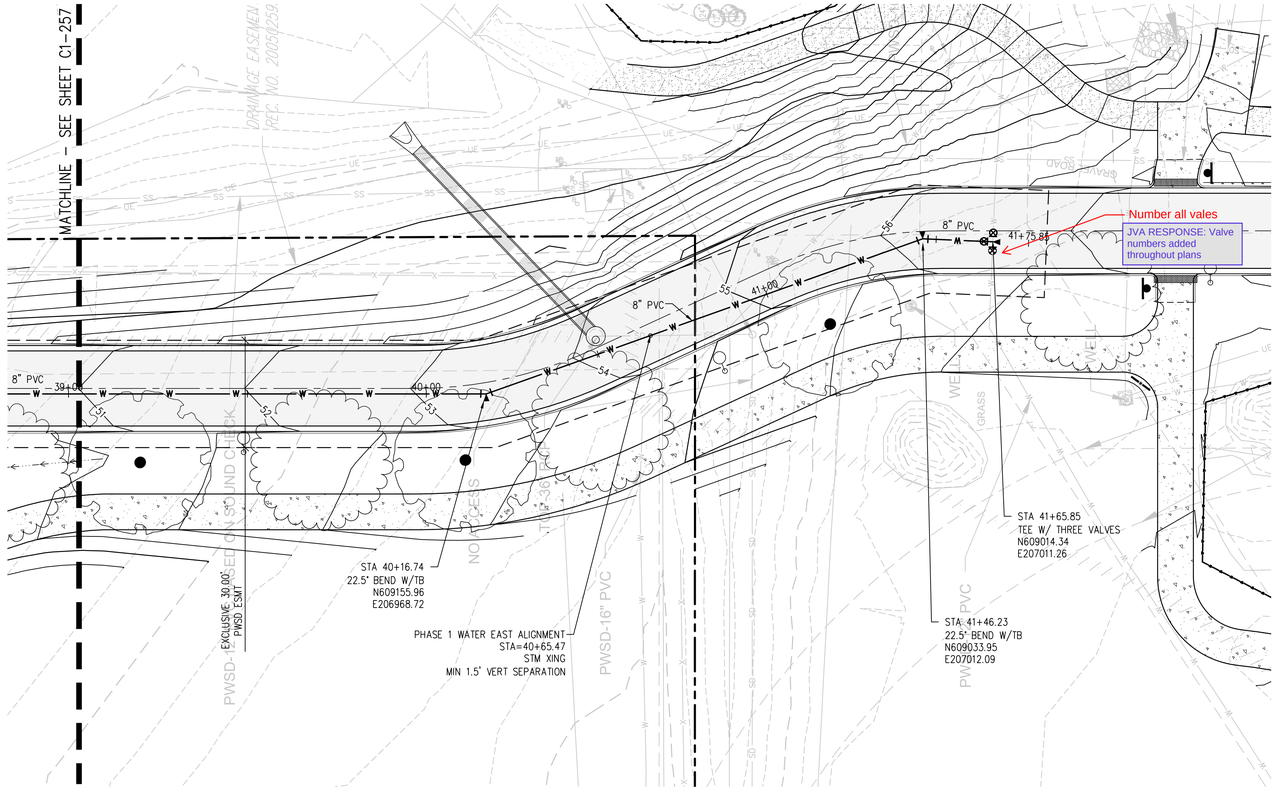
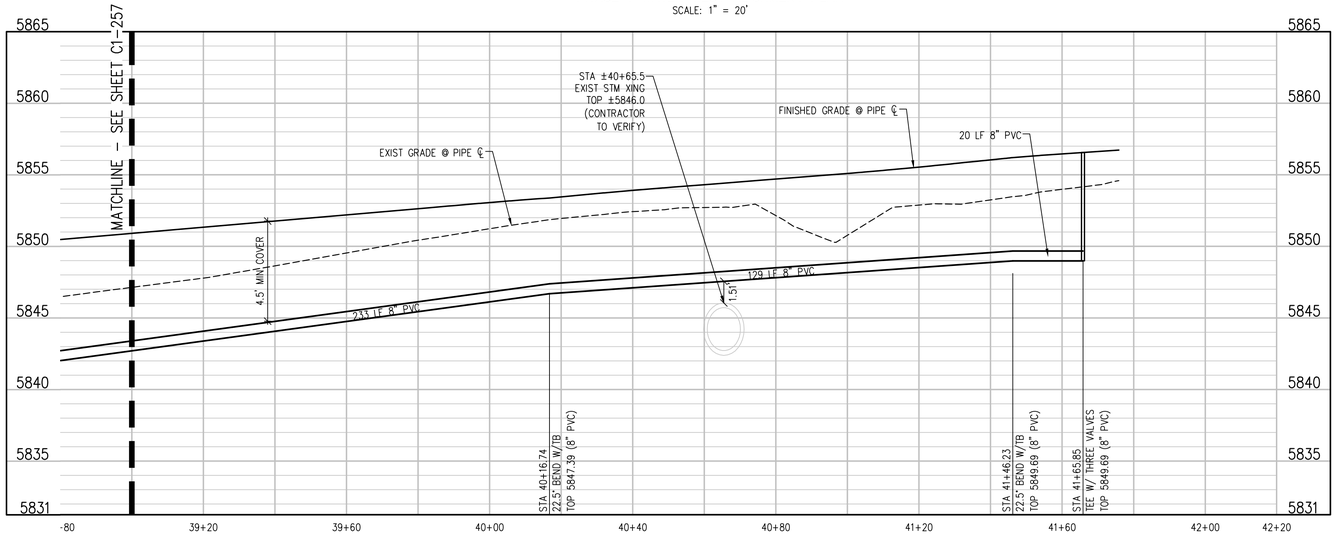


PHASE 1 WATER WEST ALIGNMENT PLAN
SCALE: 1" = 20'



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

UTILITY NOTES:

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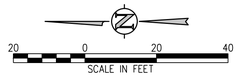

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	DATE	DESCRIPTION

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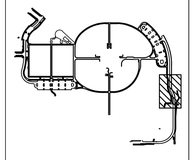
Key Map



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PHASE 1 WATER MAIN PLAN & PROFILE

C1-258

SITE PLAN SUBMITTAL

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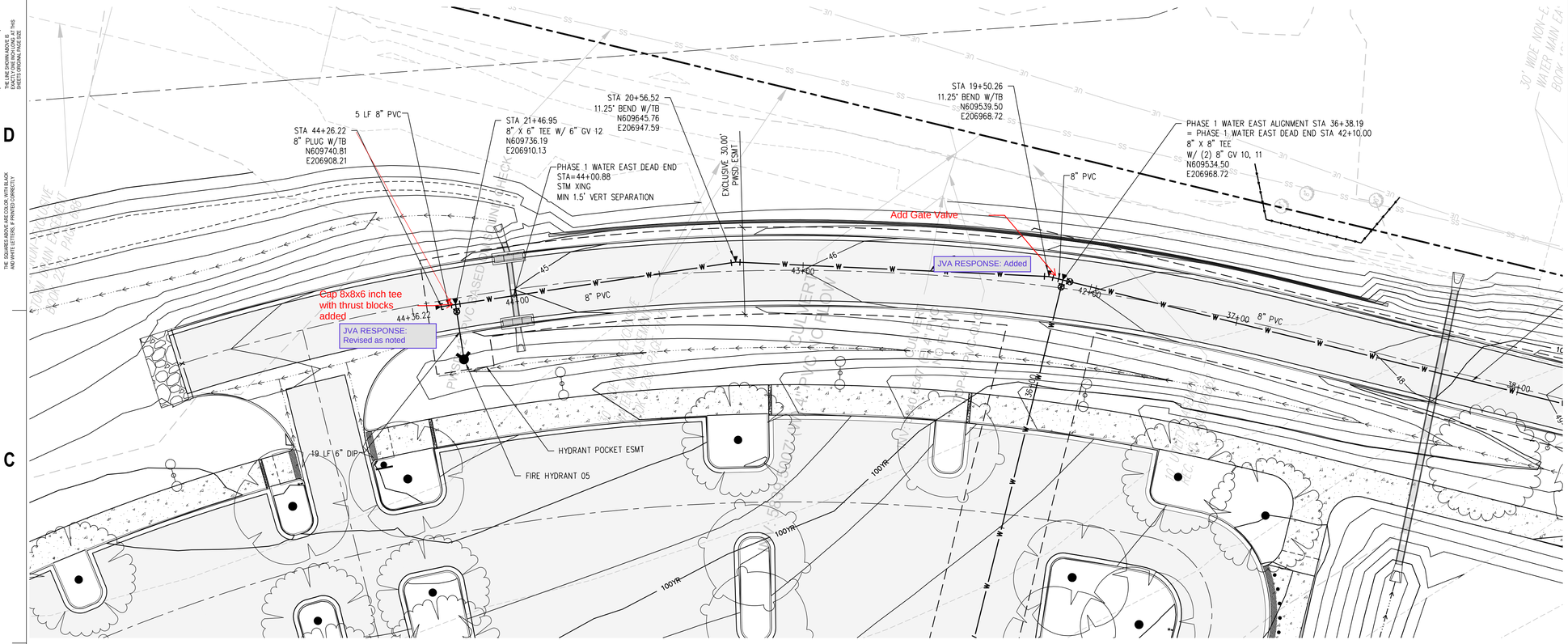
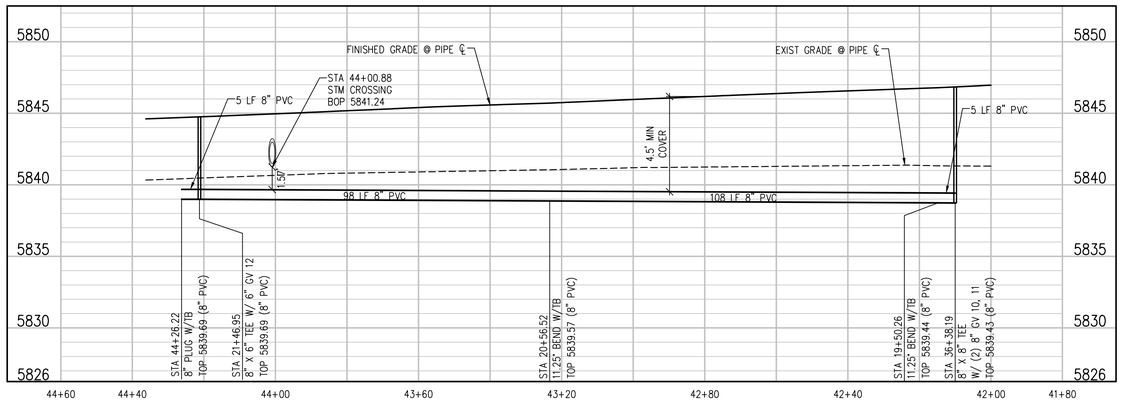


PHASE 1 WATER EAST DEAD END PLAN

SCALE: 1" = 20'



PHASE 1 WATER EAST DEAD END PROFILE

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

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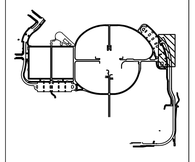

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PHASE 1 WATER MAIN PLAN & PROFILE

C1-259

SITE PLAN SUBMITTAL

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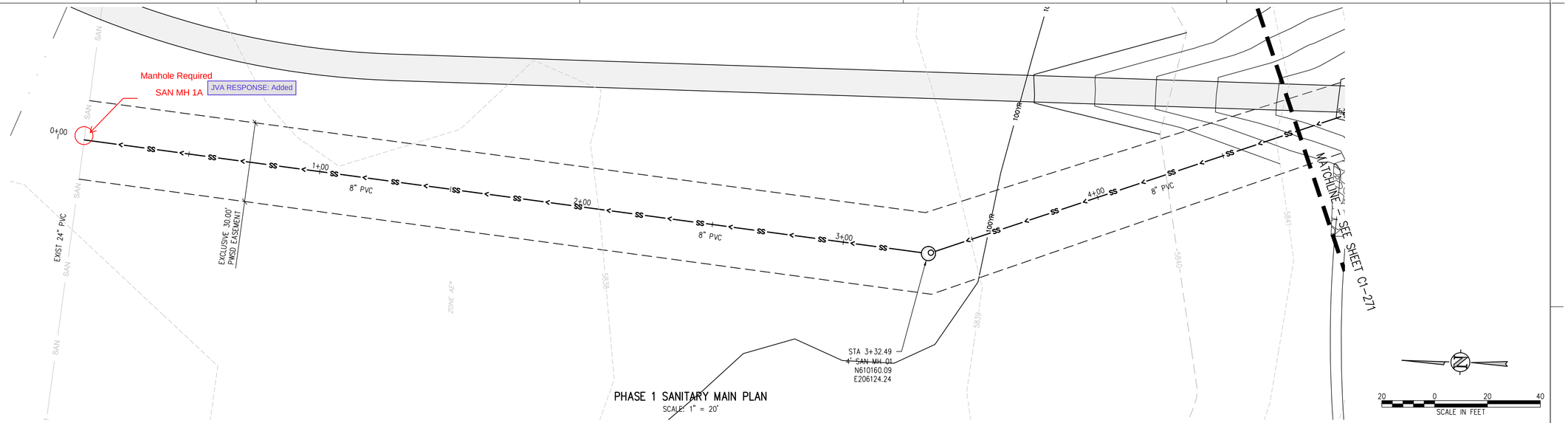
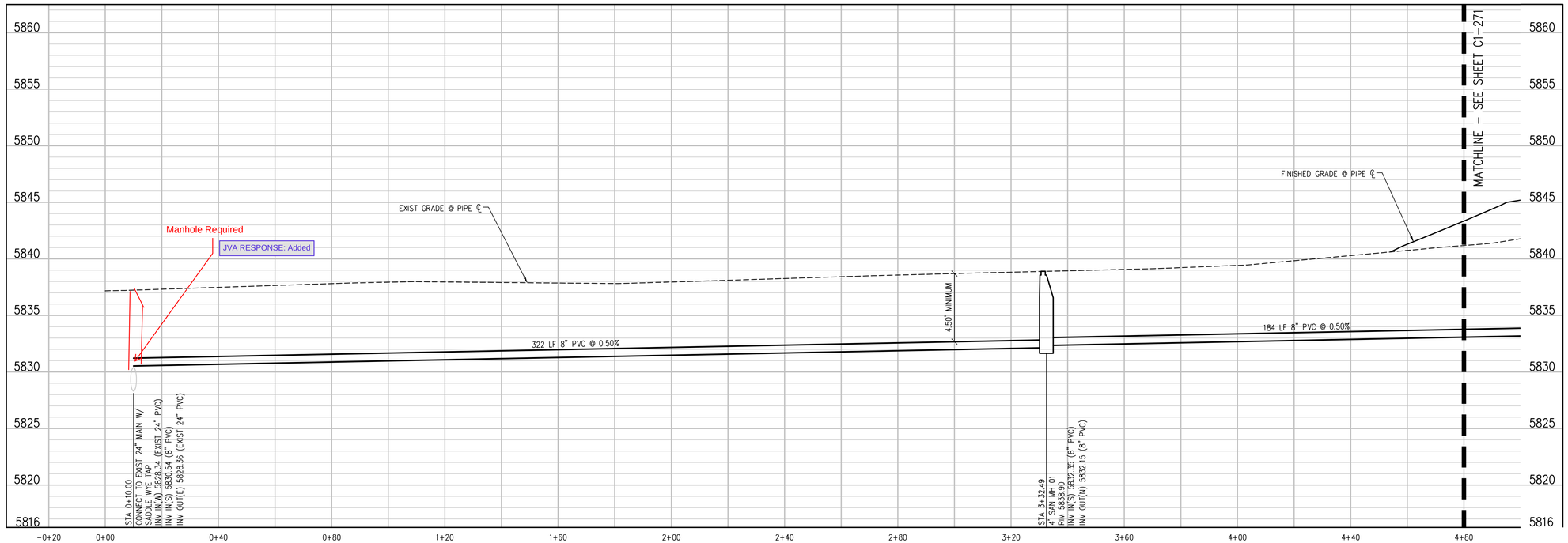


PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'

SCALE IN FEET: 20 0 20 40



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

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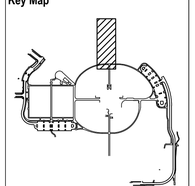

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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-270

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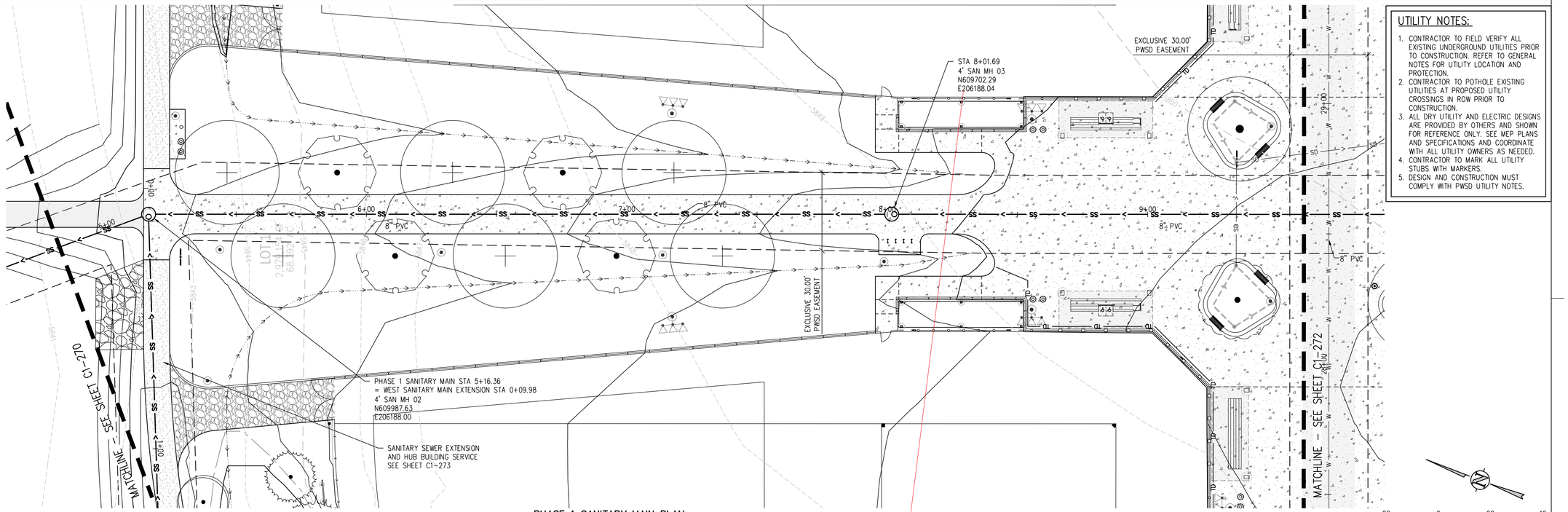
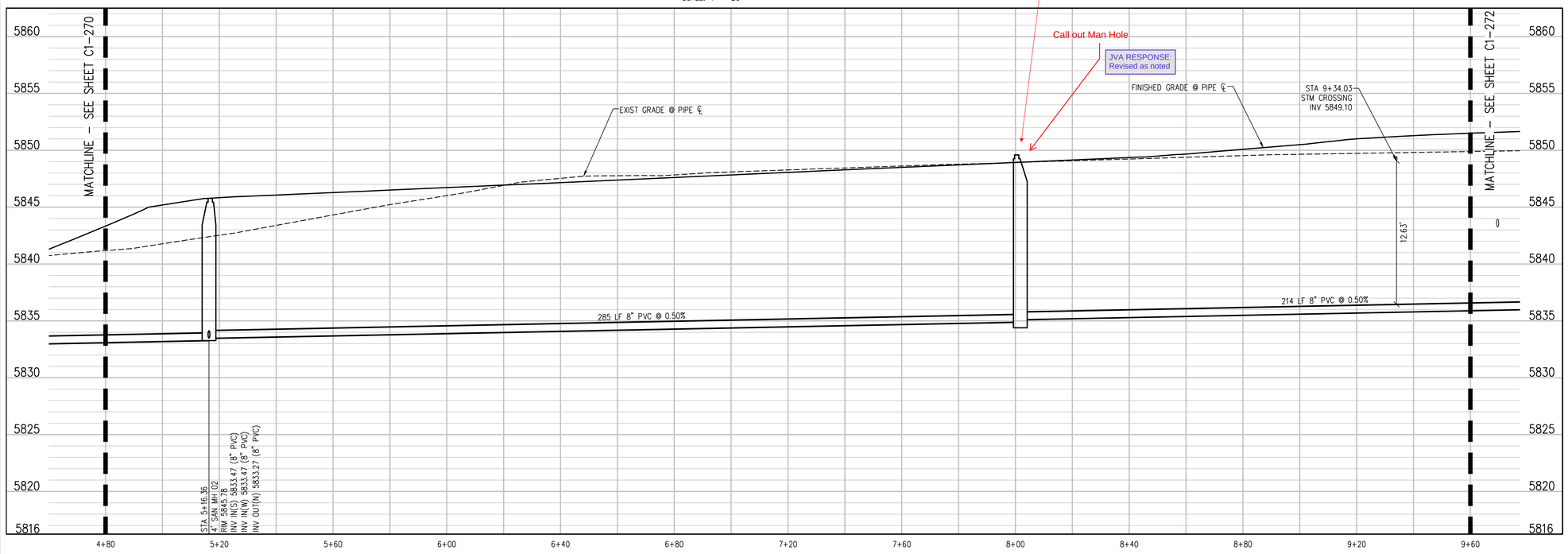


PHASE 1 SANITARY MAIN PLAN

SCALE: 1" = 20'



PHASE 1 SANITARY MAIN PROFILE

SCALE: 1" = 20' HORIZ

1" = 5' VERT

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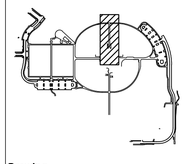

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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-271

SITE PLAN SUBMITTAL

COLORADO 811

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

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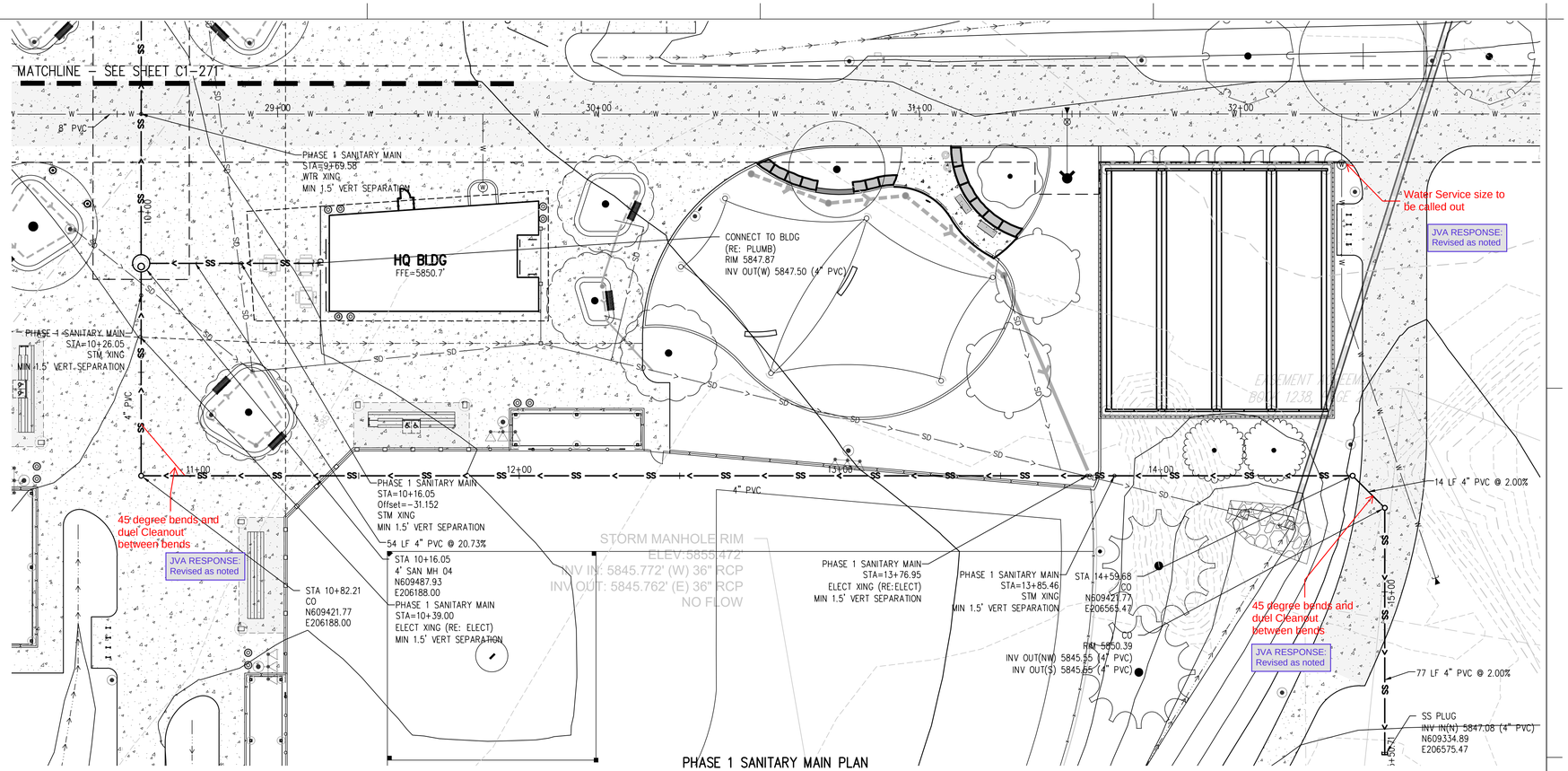
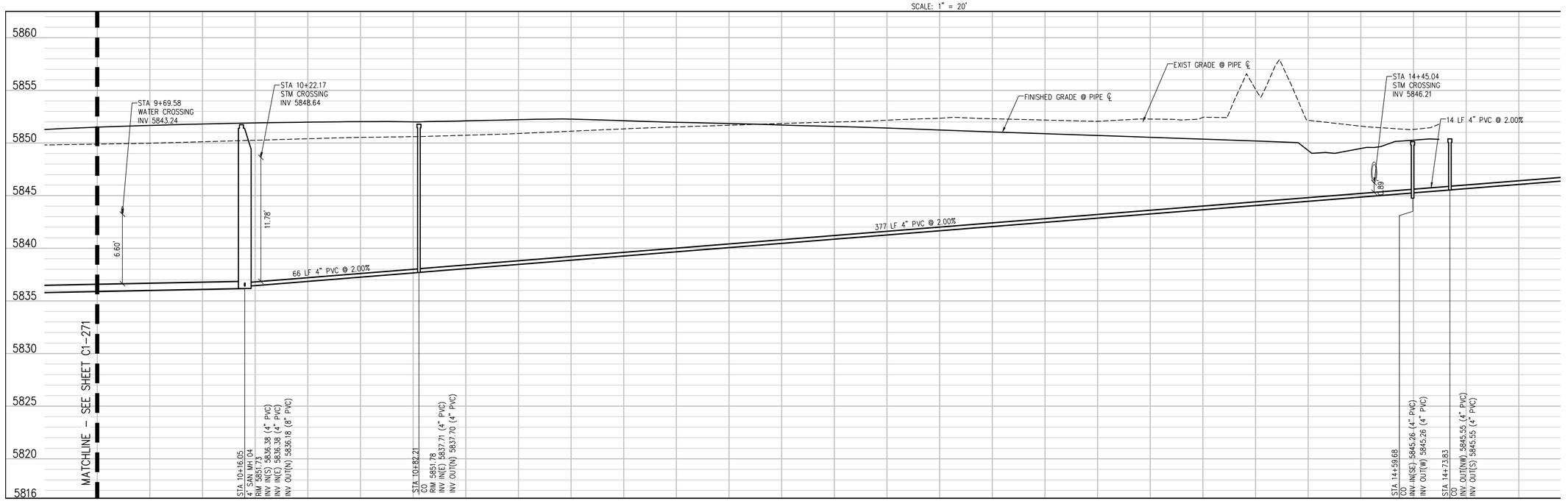
SCALE IN FEET



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



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

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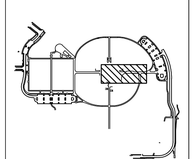

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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-272

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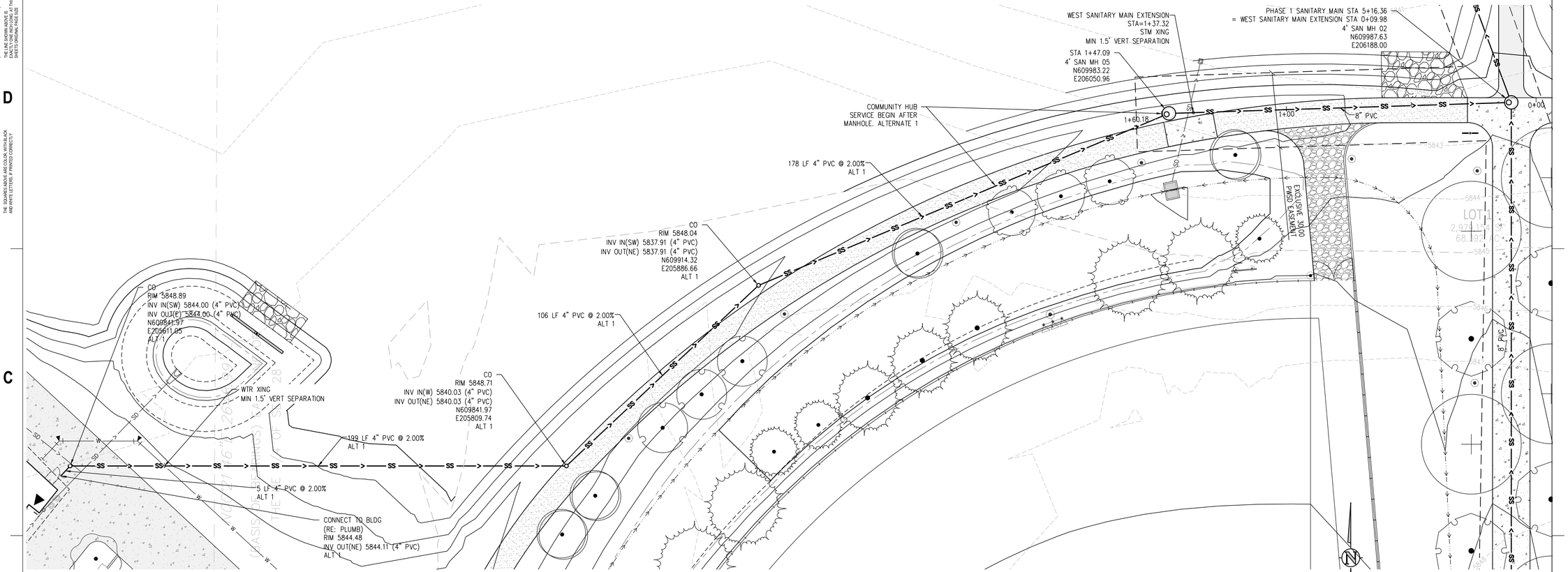

WEST SANITARY MAIN EXTENSION & HUB BLDG SERVICE PLAN
SCALE: 1" = 20'

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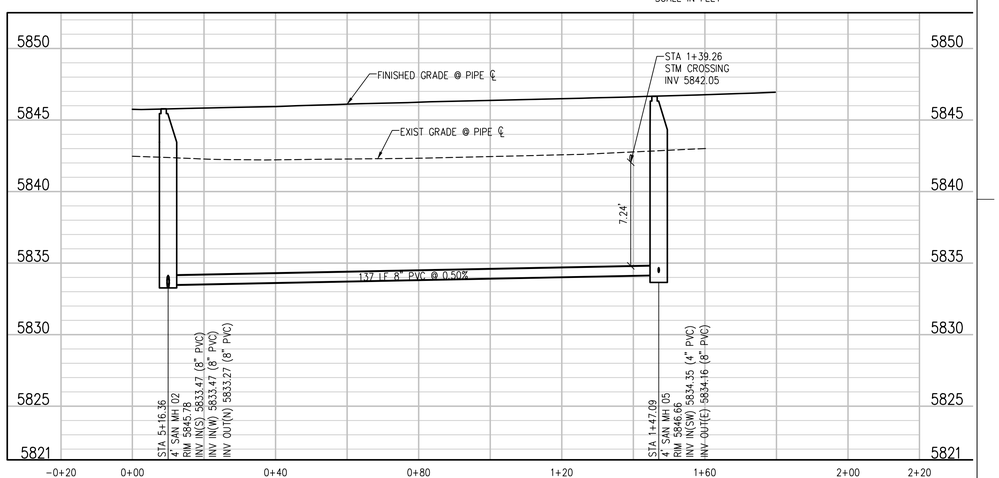

WEST SANITARY MAIN EXTENSION PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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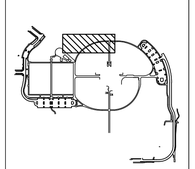

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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-273

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