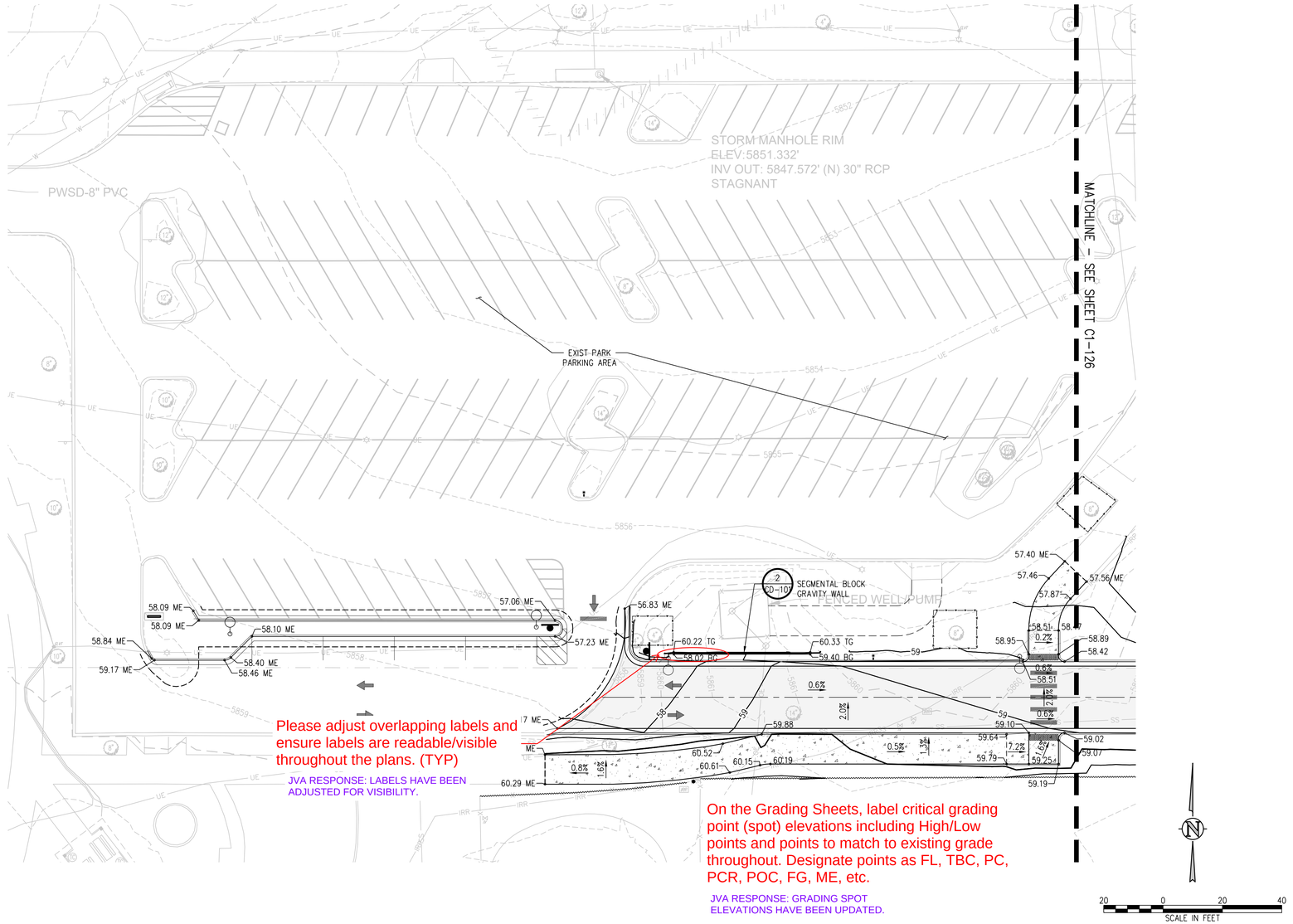
THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON ARCH D SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE FOR A PRINTED COPY



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

JVA RESPONSE: LABELS HAVE BEEN ADJUSTED FOR VISIBILITY.

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

JVA RESPONSE: GRADING SPOT ELEVATIONS HAVE BEEN UPDATED.

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

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Town of Parker, Director of Engineering — Date

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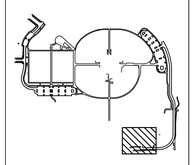
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

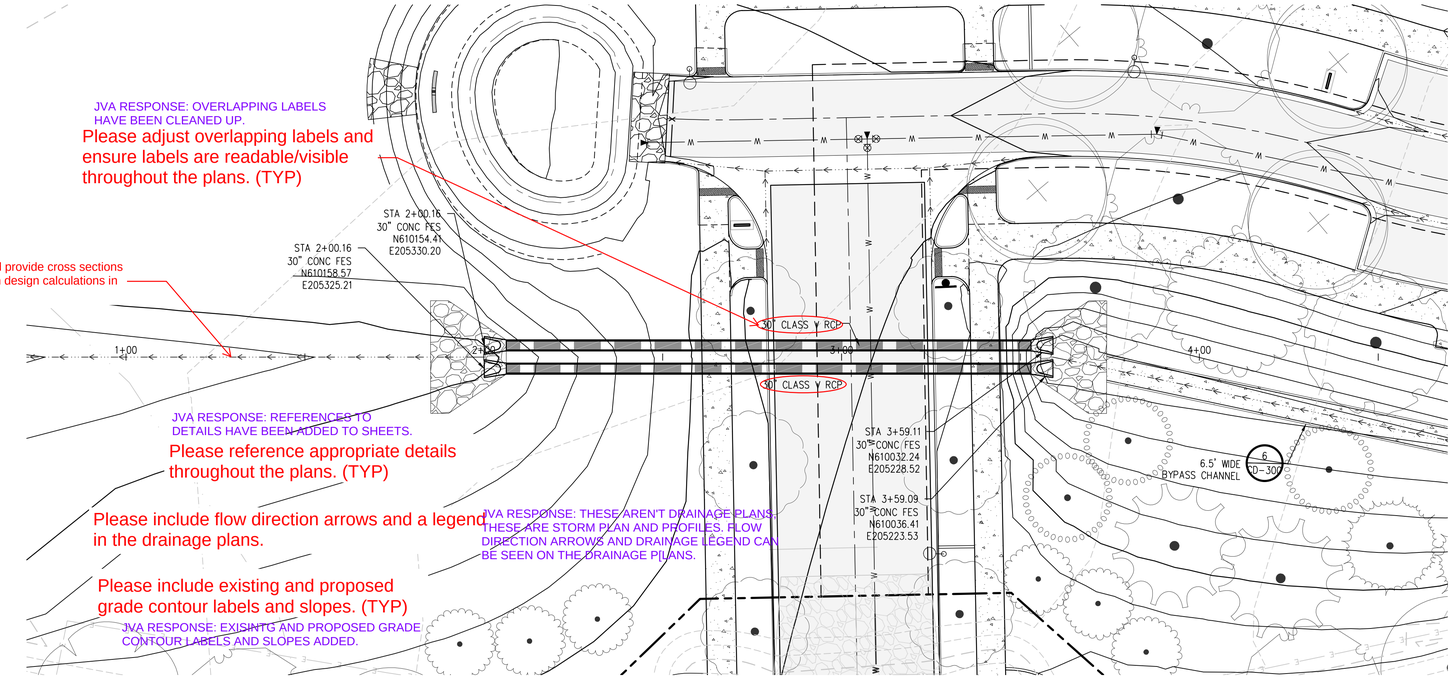
PHASE 1 DETAILED GRADING & DRAINAGE PLAN

C1-127

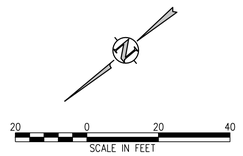
SITE PLAN SUBMITTAL
Page 51 of 311

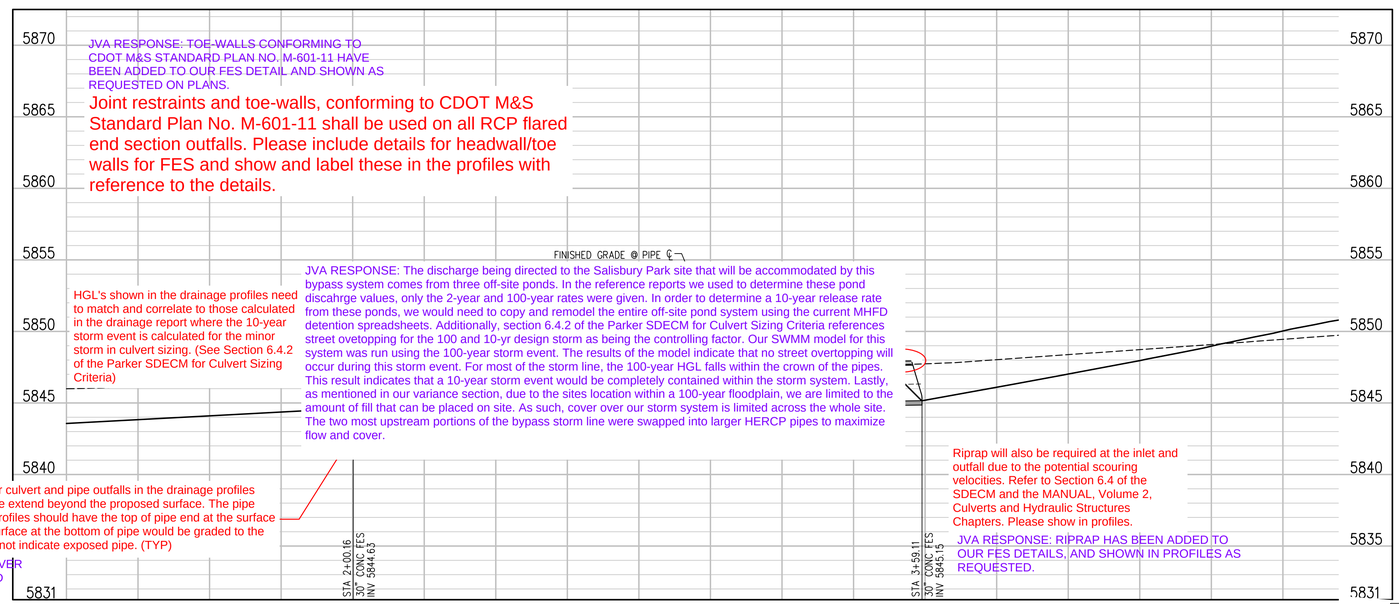
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STORM BYPASS PLAN
SCALE: 1" = 20'





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

GRADING AND DRAINAGE NOTES:

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

JVA RESPONSE: KEY MAP CAN BE SEEN IN THE BOTTOM OF THE TITLE BLOCK

JVA RESPONSE: OVERLAPPING LABELS HAVE BEEN CLEANED UP.

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

Please reference and provide cross sections for swales that match design calculations in the drainage report.

JVA RESPONSE: REFERENCES TO DETAILS HAVE BEEN ADDED TO SHEETS.

Please reference appropriate details throughout the plans. (TYP)

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

JVA RESPONSE: THESE AREN'T DRAINAGE PLANS. THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROWS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE PLANS.

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

JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.

JVA RESPONSE: TOE-WALLS CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 HAVE BEEN ADDED TO OUR FES DETAIL AND SHOWN AS REQUESTED ON PLANS.

Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

HGL's shown in the drainage profiles need to match and correlate to those calculated in the drainage report where the 10-year storm event is calculated for the minor storm in culvert sizing. (See Section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria)

JVA RESPONSE: The discharge being directed to the Salisbury Park site that will be accommodated by this bypass system comes from three off-site ponds. In the reference reports we used to determine these pond discahrge values, only the 2-year and 100-year rates were given. In order to determine a 10-year release rate from these ponds, we would need to copy and remodel the entire off-site pond system using the current MHFD detention spreadsheets. Additionally, section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria references street ovetopping for the 100 and 10-yr design storm as being the controlling factor. Our SWMM model for this system was run using the 100-year storm event. The results of the model indicate that no street overtopping will occur during this storm event. For most of the storm line, the 100-year HGL falls within the crown of the pipes. This result indicates that a 10-year storm event would be completely contained within the storm system. Lastly, as mentioned in our variance section, due to the sites location within a 100-year floodplain, we are limited to the amount of fill that can be placed on site. As such, cover over our storm system is limited across the whole site. The two most upstream portions of the bypass storm line were swapped into larger HERCP pipes to maximize flow and cover.

The proposed pipes for culvert and pipe outfalls in the drainage profiles appear to have the pipe extend beyond the proposed surface. The pipe lengths shown in the profiles should have the top of pipe end at the surface where the proposed surface at the bottom of pipe would be graded to the invert accordingly and not indicate exposed pipe. (TYP)

JVA RESPONSE: COVER ISSUES ADDRESSED

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

JVA RESPONSE: RIPRAP HAS BEEN ADDED TO OUR FES DETAILS, AND SHOWN IN PROFILES AS REQUESTED.

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Town of Parker, Director of Engineering — Date

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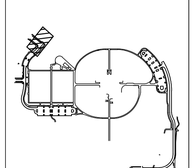
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-150

SITE PLAN SUBMITTAL
Page 52 of 311

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JVA RESPONSE: OVERLAPPING LABELS HAVE BEEN CLEANED UP.

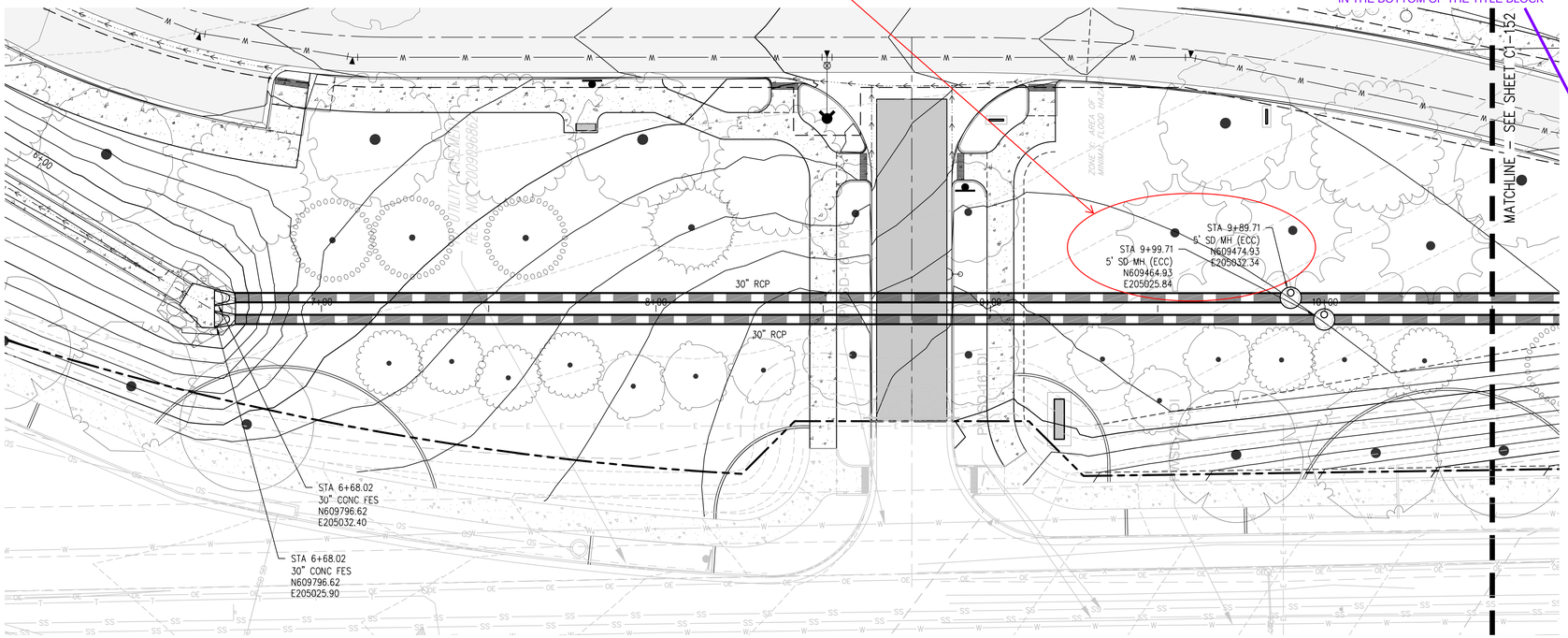
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Please include flow direction arrows and a legend in the drainage plans.

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

JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.

STORM BYPASS PLAN

SCALE: 1" = 20'

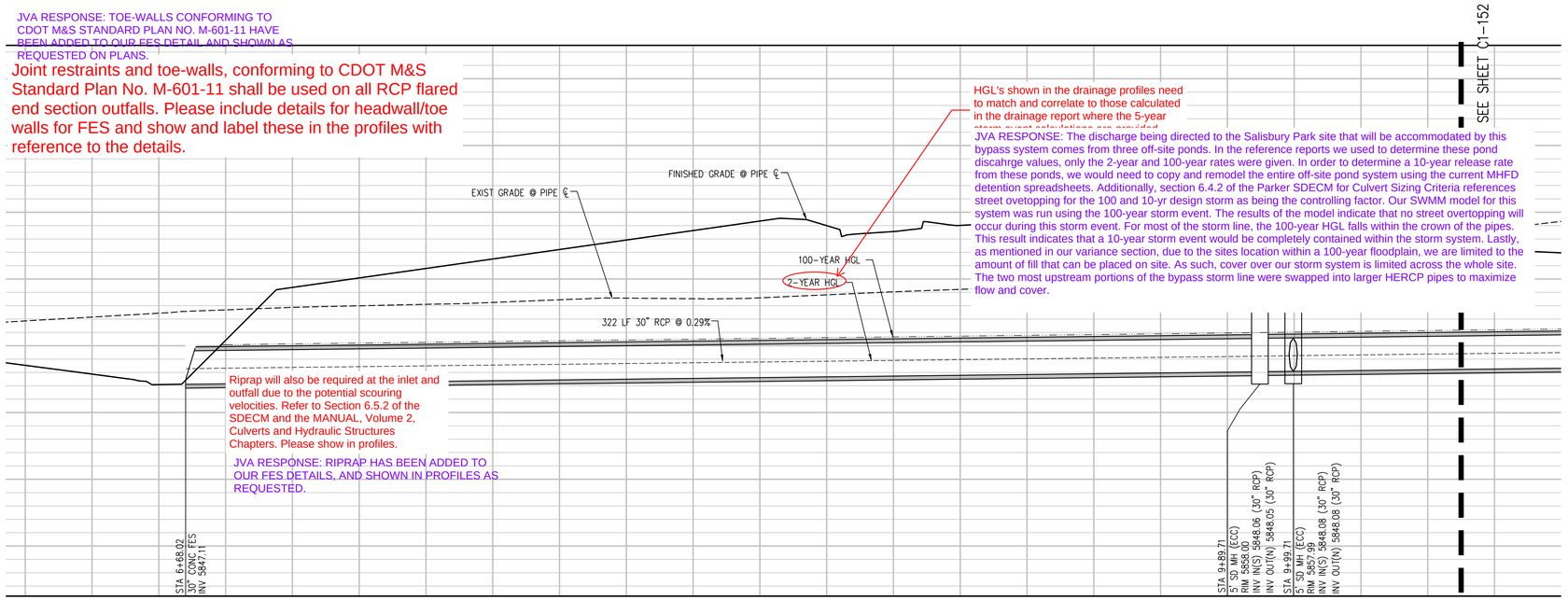
SCALE IN FEET

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STORM BYPASS PROFILE

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

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Town of Parker, Director of Engineering — Date

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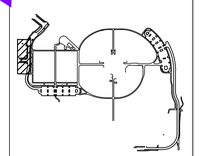
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LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-151

SITE PLAN SUBMITTAL
Page 53 of 311

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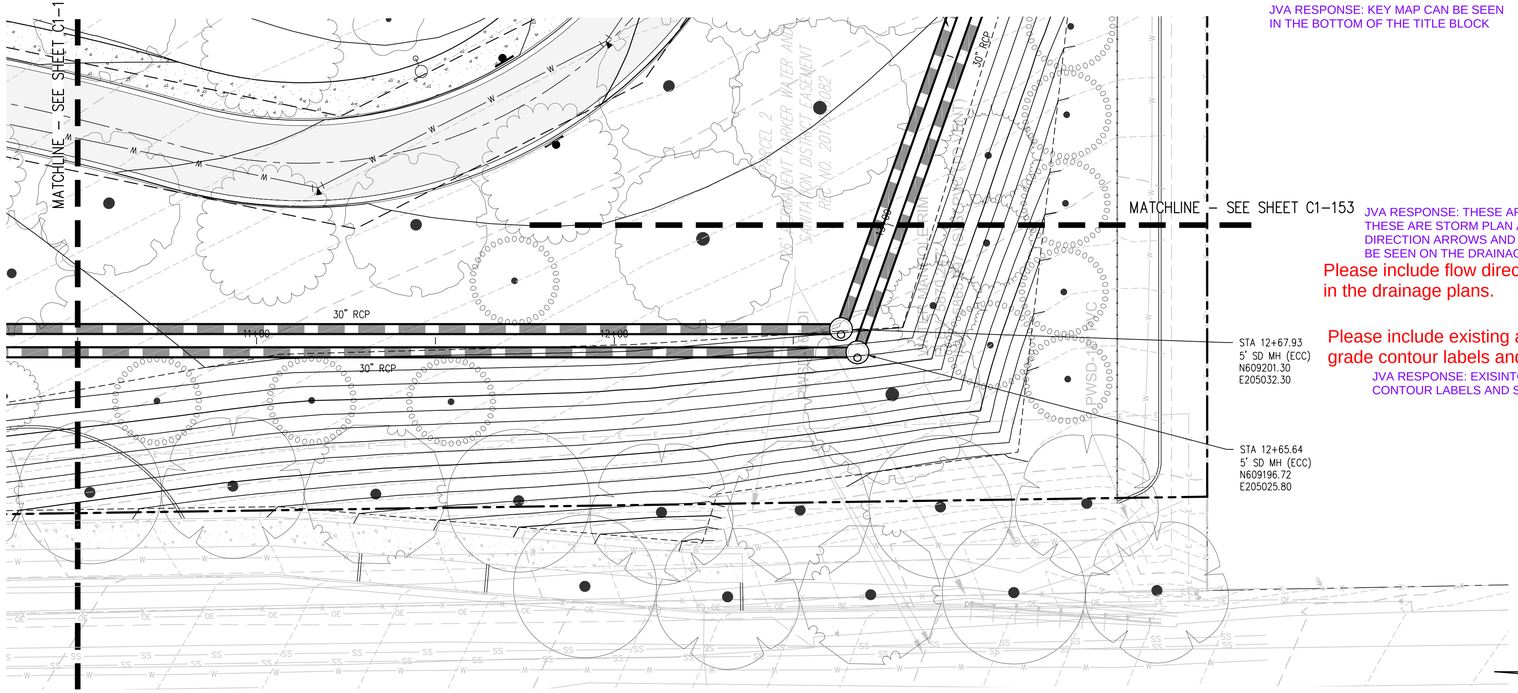
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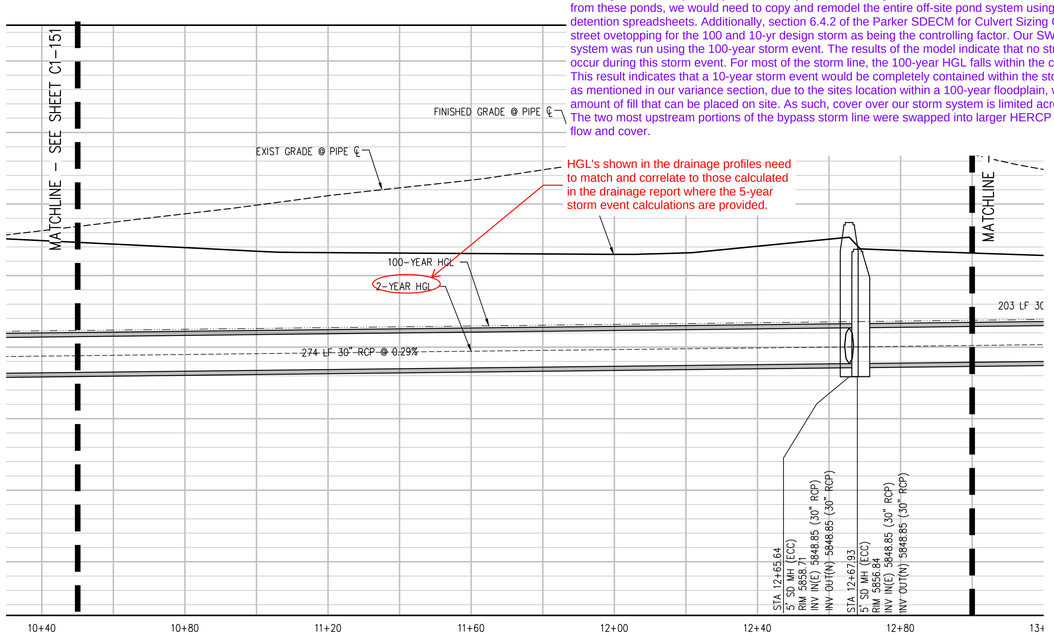
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STORM BYPASS PLAN



STORM BYPASS PROFILE
SCALE: 1" = 20' HORIZ
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JVA RESPONSE: THESE AREN'T DRAINAGE PLANS, THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROWS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE P[LANS.

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

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

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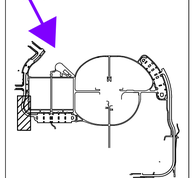
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-152

SITE PLAN SUBMITTAL

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Q:\3752c – salisbury park north\Drawings\3752c-01-SWMMPH1-00.dwg, 11/20/2024 – 3:06 PM, MGG

JVA RESPONSE: KEY MAP CAN BE SEEN IN THE BOTTOM OF THE TITLE BLOCK

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

GRADING AND DRAINAGE NOTES:

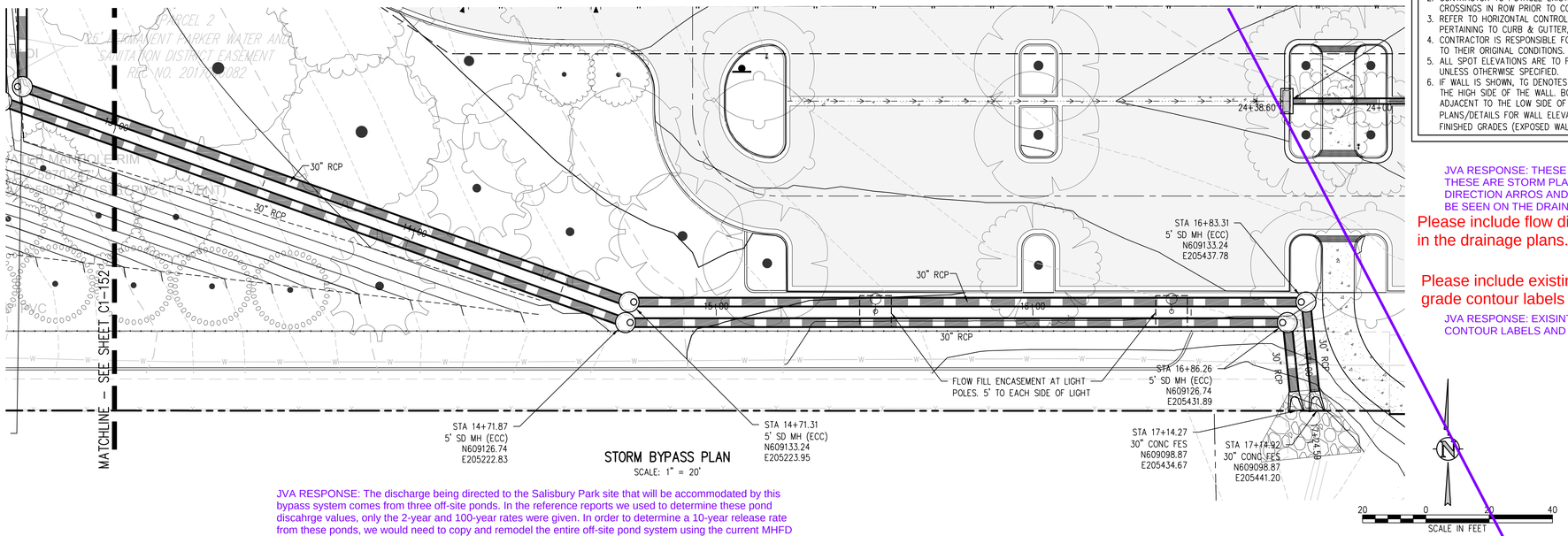
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JVA RESPONSE: THESE AREN'T DRAINAGE PLANS, THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE PLANS.

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

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

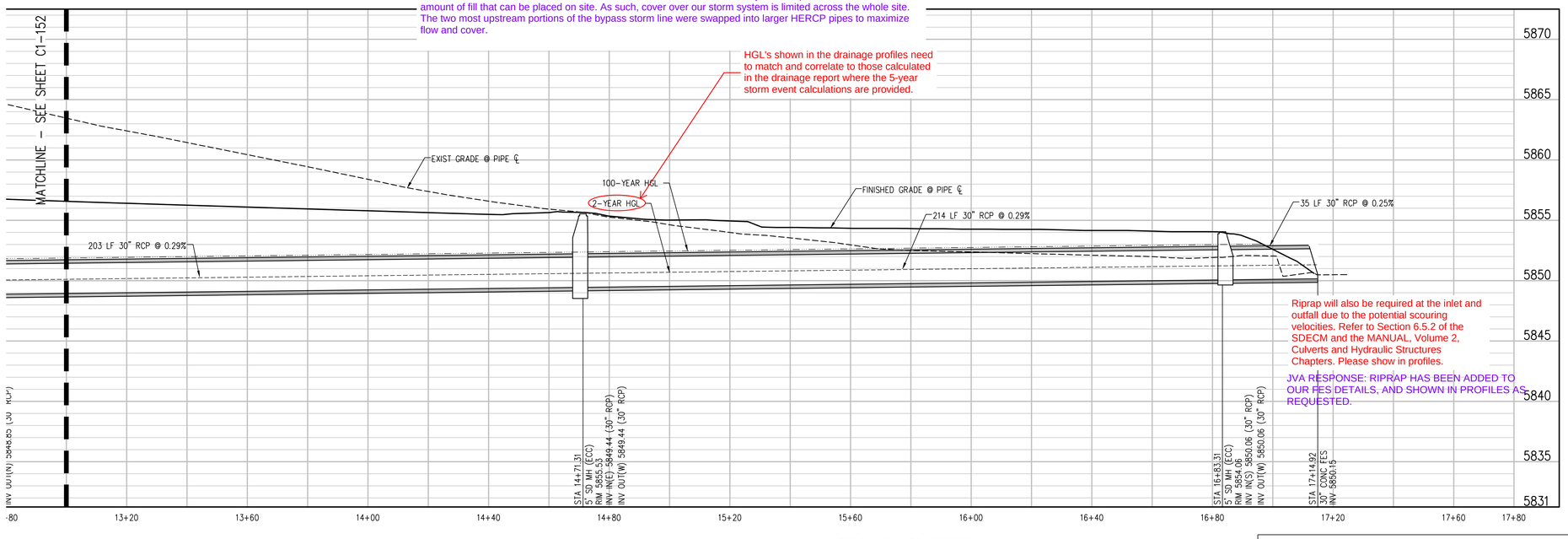
JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.



STORM BYPASS PLAN
SCALE: 1" = 20'

JVA RESPONSE: The discharge being directed to the Salisbury Park site that will be accommodated by this bypass system comes from three off-site ponds. In the reference reports we used to determine these pond discahrge values, only the 2-year and 100-year rates were given. In order to determine a 10-year release rate from these ponds, we would need to copy and remodel the entire off-site pond system using the current MHFD detention spreadsheets. Additionally, section 6.4.2 of the Parker SDECM for Culvert Sizing Criteria references street ovetopping for the 100 and 10-yr design storm as being the controlling factor. Our SWMM model for this system was run using the 100-year storm event. The results of the model indicate that no street overtopping will occur during this storm event. For most of the storm line, the 100-year HGL falls within the crown of the pipes. This result indicates that a 10-year storm event would be completely contained within the storm system. Lastly, as mentioned in our variance section, due to the sites location within a 100-year floodplain, we are limited to the amount of fill that can be placed on site. As such, cover over our storm system is limited across the whole site. The two most upstream portions of the bypass storm line were swapped into larger HERCP pipes to maximize flow and cover.

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



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

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

JVA RESPONSE: RIPRAP HAS BEEN ADDED TO OUR FES DETAILS, AND SHOWN IN PROFILES AS REQUESTED.

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Town of Parker, Director of Engineering Date

COLORADO 811

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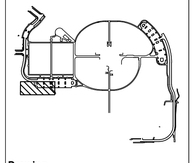
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SITE PLAN SUBMITTAL
Page 55 of 311

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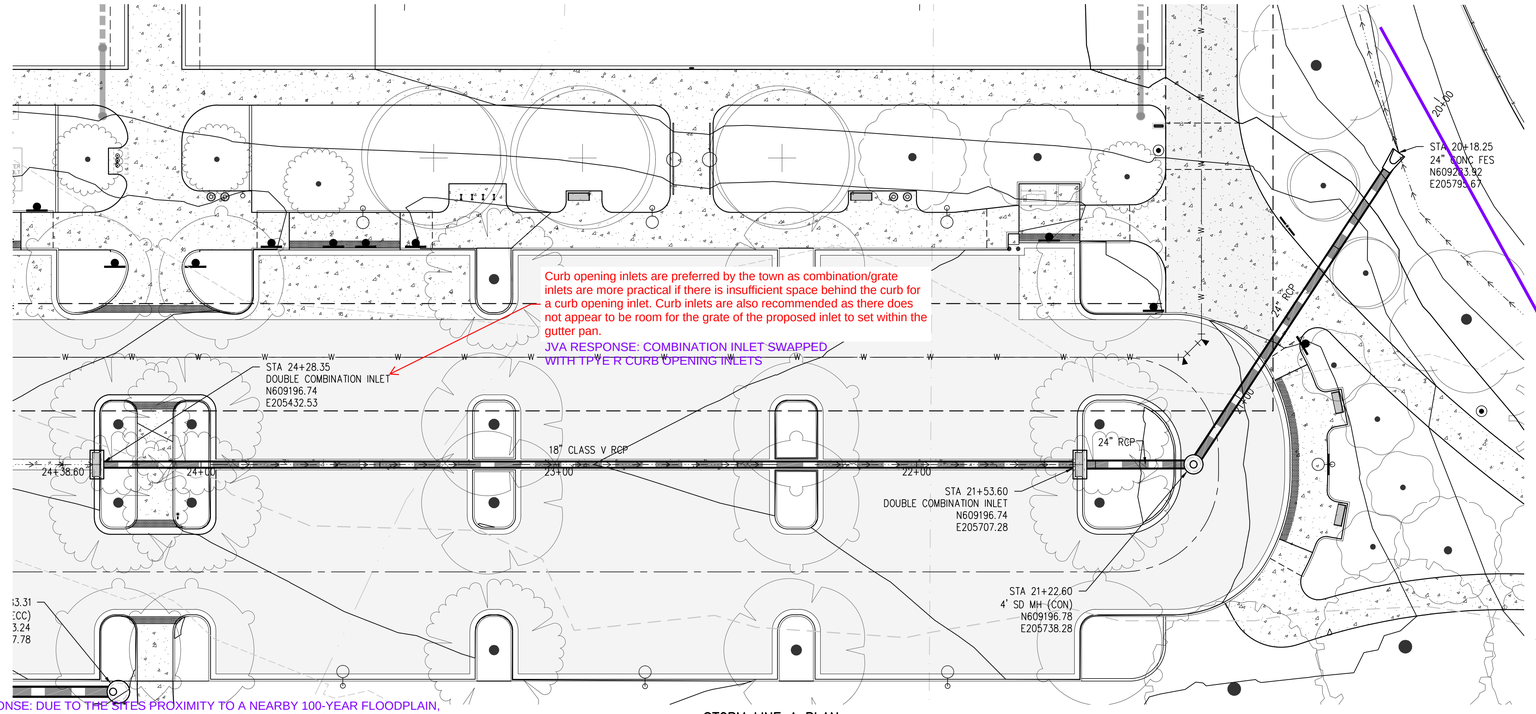
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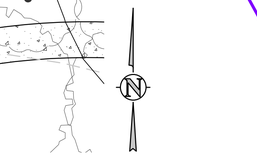
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Please include existing and proposed grade contour labels and slopes. (TYP)

JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.



STORM LINE A PLAN
SCALE: 1" = 20'



JVA RESPONSE: DUE TO THE SITES PROXIMITY TO A NEARBY 100-YEAR FLOODPLAIN, WE ARE NOT ABLE TO ADD ADDITIONAL FILL TO THE SITE. THIS HAS CREATED COVER ISSUES FOR MANY STORM PIPES ACROSS THE SITE. BECUASE OF THIS, WE ARE UNABLE TO INCREASE THE SLOPE OR SIZE OF ANY OF THE STORM LINES SHOWN, WHICH MEANS WE ARE UNABLE TO ACCOMIDATE THIS CODE REQUIREMENT. A VARIANCE REQUEST HAS BEEN ADDED TO THE DRAINAGE REPORT TO THIS EFFECT.

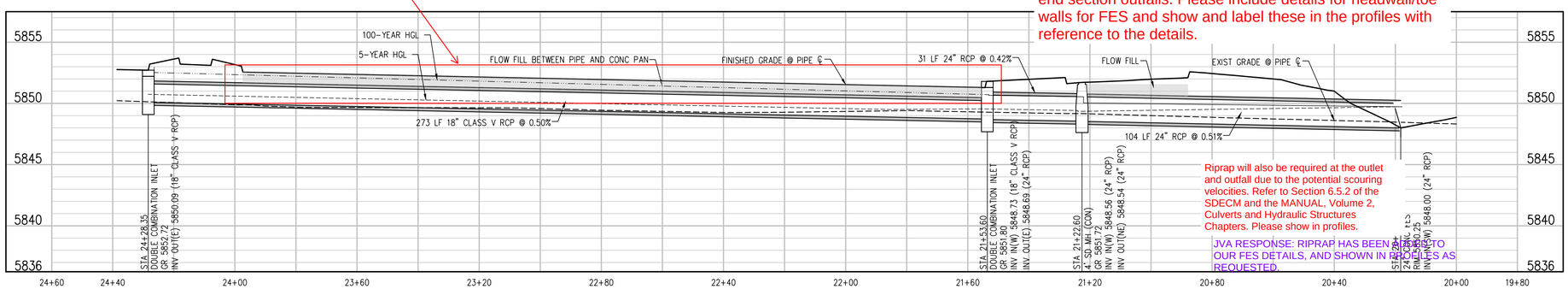
Inlet ID labels have been added to the stormwater plans.

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

JVA RESPONSE: TOE-WALLS CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 HAVE BEEN ADDED TO OUR FES DETAIL AND SHOWN AS REQUESTED ON PLANS.

Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

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



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

JVA RESPONSE: RIPRAP HAS BEEN ADDED TO OUR FES DETAILS, AND SHOWN IN PLANS AS REQUESTED.

STORM LINE A PROFILE
SCALE: 1"=20' HORIZ
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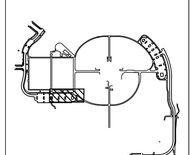
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C1-154

SITE PLAN SUBMITTAL
Page 56 of 311

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

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

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JVA RESPONSE: KEY MAP CAN BE SEEN IN THE BOTTOM OF THE TITLE BLOCK

JVA RESPONSE: REFERENCES TO DETAILS HAVE BEEN ADDED TO SHEETS.

Please reference appropriate details throughout the plans. (TYP)

JVA RESPONSE: THESE AREN'T DRAINAGE PLANS, THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROWS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE P[LANS.

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

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

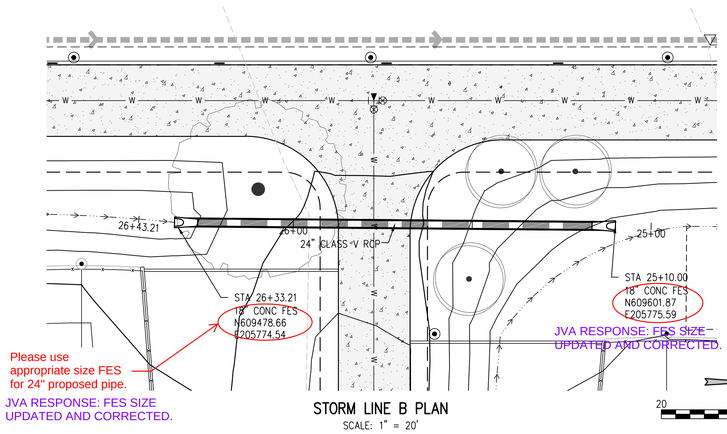
JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.

JVA RESPONSE: DETAILS FOR THE POND OUTLET CONTROL STRUCTURES HAVE BEEN CREATED AND CALLED OUT ACCORDINGLY ON SHEET C1-116.

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

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

JVA RESPONSE: A DETAIL FOR THE POND EMERGENCY OVERFLOW SPILLWAY HAS BEEN CALLED OUT ON SHEET C1-116.



Please use appropriate size FES for 24" proposed pipe.

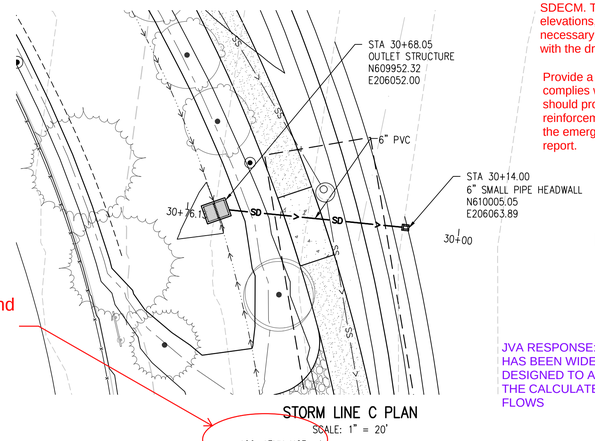
JVA RESPONSE: FES SIZE UPDATED AND CORRECTED.

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STORM LINE B PLAN
SCALE: 1" = 20'

JVA RESPONSE: LABEL POSITIONING HAS BEEN UPDATED

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



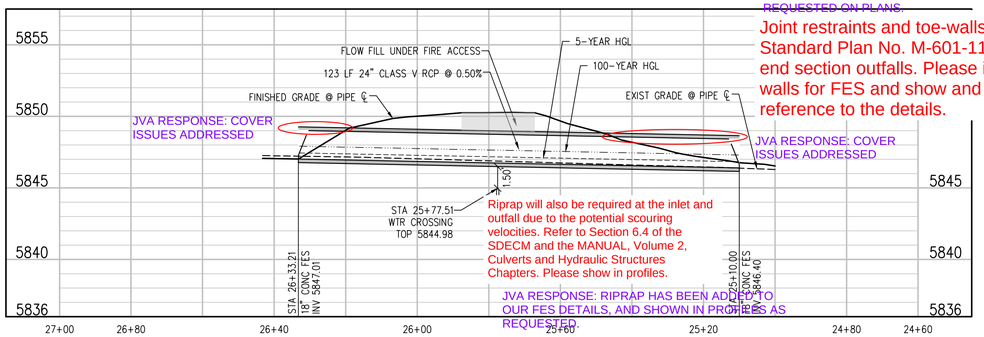
STORM LINE C PLAN
SCALE: 1" = 20'

JVA RESPONSE: SPILLWAY HAS BEEN WIDENED AND DESIGNED TO ACCOMIDATE THE CALCULATED DESIGN FLOWS

SCALE IN FEET

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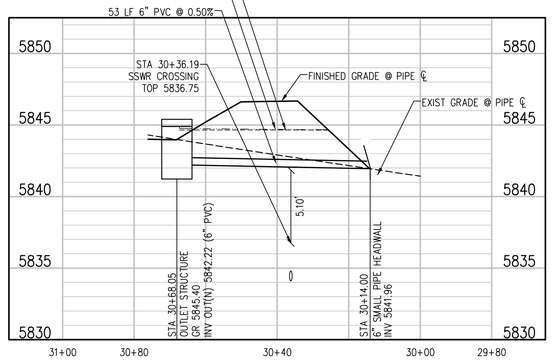
JVA RESPONSE: COVER ISSUES ADDRESSED

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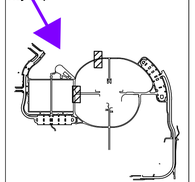
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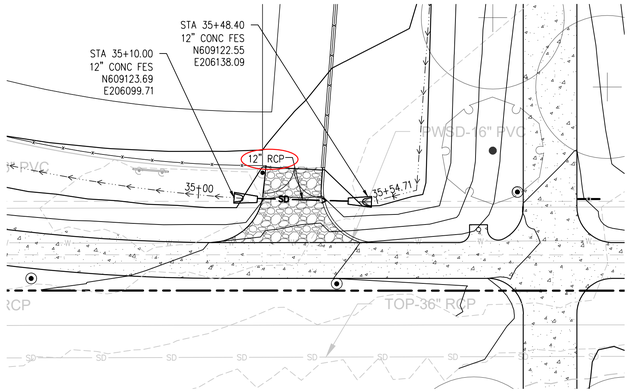
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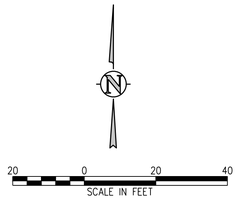
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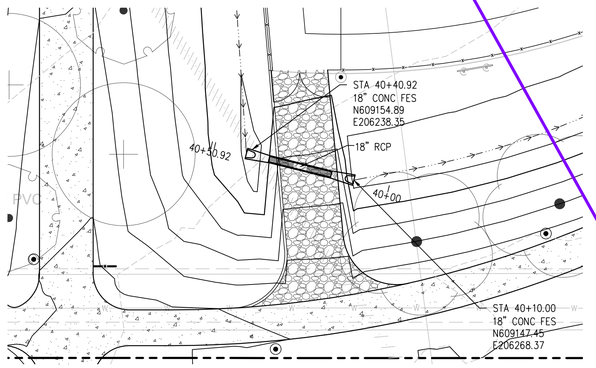
Please include existing and proposed grade contour labels and slopes. (TYP)

JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.

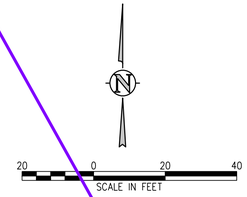


STORM LINE D PLAN
SCALE: 1" = 20'



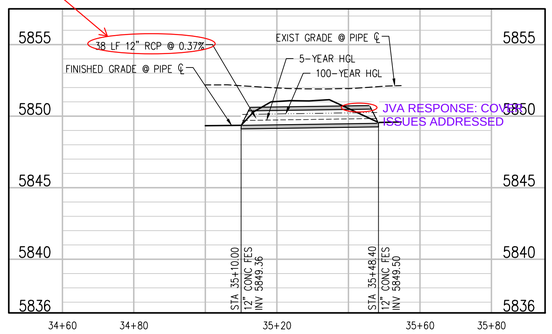


STORM LINE E PLAN
SCALE: 1" = 20'



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

JVA RESPONSE: DUE TO THE SITES PROXIMITY TO A NEARBY 100-YEAR FLOODPLAIN, WE ARE NOT ABLE TO ADD ADDITIONAL FILL TO THE SITE. THIS HAS CREATED COVER ISSUES FOR MANY STORM PIPES ACROSS THE SITE. BECUASE OF THIS, WE ARE UNABLE TO INCREASE THE SLOPE OR SIZE OF ANY OF THE STORM LINES SHOWN, WHICH MEANS WE ARE UNABLE TO ACCOMIDATE THIS CODE REQUIREMENT. A VARIANCE REQUEST HAS BEEN ADDED TO THE DRAINAGE REPORT TO THIS EFFECT.



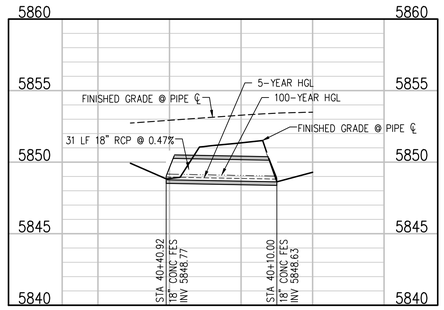
STORM LINE D PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

JVA RESPONSE: CODE ISSUES ADDRESSED

Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls. Please include details for headwall/toe walls for FES and show and label these in the profiles with reference to the details.

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

JVA RESPONSE: RIPRAP HAS BEEN ADDED TO OUR FES DETAILS, AND SHOWN IN PROFILES AS REQUESTED.



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

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Town of Parker, Director of Engineering Date

COLORADO 811 UTILITY NOTIFICATION CENTER

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

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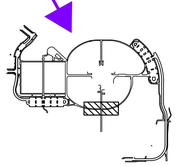
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-156

SITE PLAN SUBMITTAL

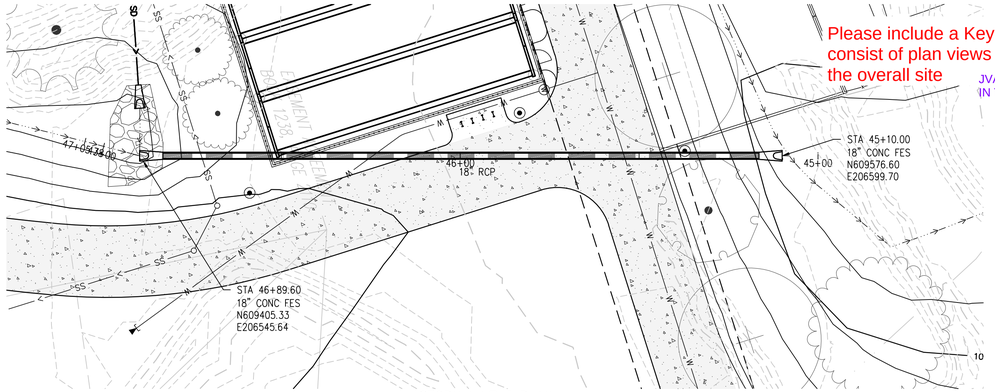
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JVA RESPONSE: THESE AREN'T DRAINAGE PLANS, THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROWS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE P[LANS.

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

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

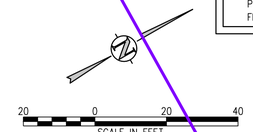
JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.



STORM LINE F PLAN
SCALE: 1" = 20'

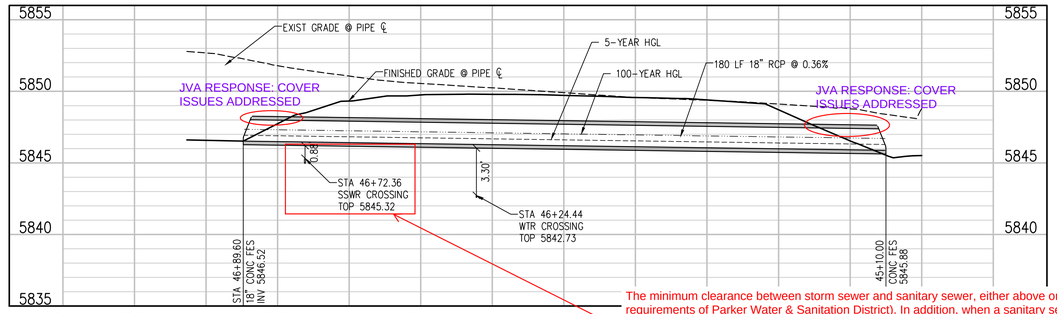
Please include a Key Map for maps that consist of plan views showing a portion of the overall site

JVA RESPONSE: KEY MAP CAN BE SEEN IN THE BOTTOM OF THE TITLE BLOCK



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.)



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

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JVA RESPONSE: TOE-WALLS CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 HAVE BEEN ADDED TO OUR FES DETAIL AND SHOWN AS REQUESTED ON PLANS.

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

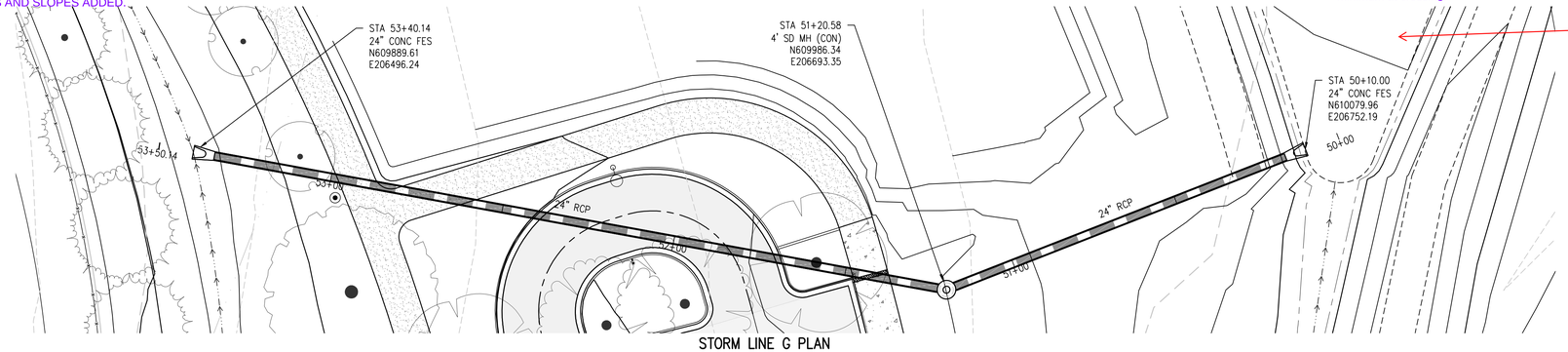
Vertical clearance has been adjusted to provide 18" minimum at crossing.

JVA RESPONSE: THESE AREN'T DRAINAGE PLANS, THESE ARE STORM PLAN AND PROFILES. FLOW DIRECTION ARROWS AND DRAINAGE LEGEND CAN BE SEEN ON THE DRAINAGE P[LANS.

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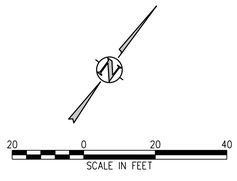
Please include existing and proposed grade contour labels and slopes. (TYP)

JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.



label Pond A

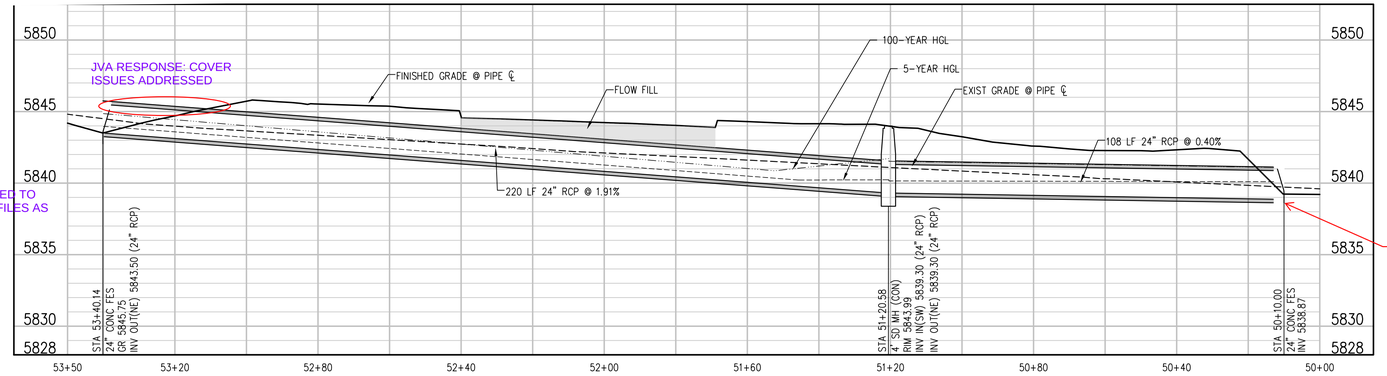
JVA RESPONSE: POND A LABELED



STORM LINE G PLAN
SCALE: 1" = 20'

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

JVA RESPONSE: RIPRAP HAS BEEN ADDED TO OUR FES DETAILS, AND SHOWN IN PROFILES AS REQUESTED.



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

Please show forebay into Pond A and reference details.

JVA RESPONSE: FOREBAY HAS BEEN ADDED

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Town of Parker, Director of Engineering — Date

COLORADO 811

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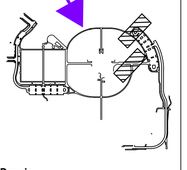
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-157

SITE PLAN SUBMITTAL
Page 59 of 311

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

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

K Y M C

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

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

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

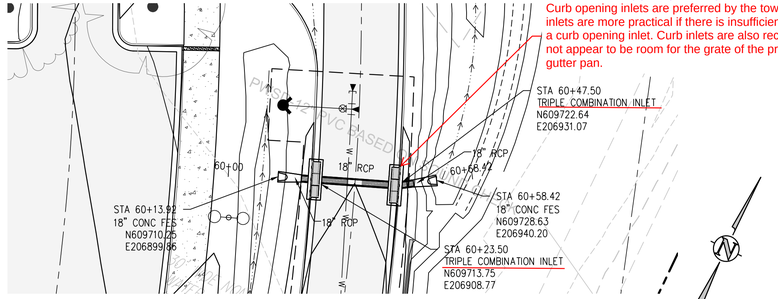
JVA RESPONSE: KEY MAP CAN BE SEEN IN THE BOTTOM OF THE TITLE BLOCK

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JVA RESPONSE: COMBINATION INLET SWAPPED WITH TPYE R CURB OPENING INLETS

Curb opening inlets are preferred by the town as combination/grate inlets are more practical if there is insufficient space behind the curb for a curb opening inlet. Curb inlets are also recommended as there does not appear to be room for the grate of the proposed inlet to set within the gutter pan.



STORM LINE H PLAN

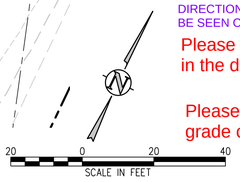
SCALE: 1" = 20'

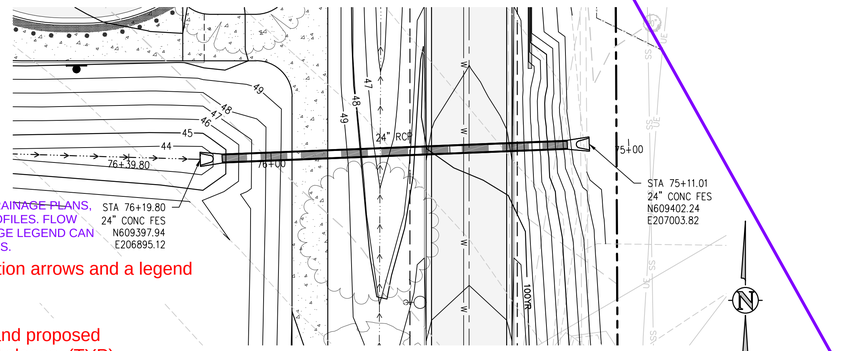
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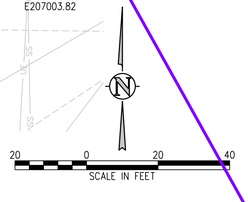
JVA RESPONSE: EXISINTG AND PROPOSED GRADE CONTOUR LABELS AND SLOPES ADDED.

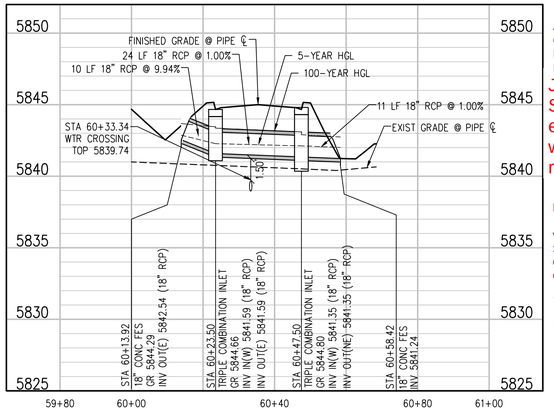




STORM LINE J PLAN

SCALE: 1" = 20'





STORM LINE H PROFILE

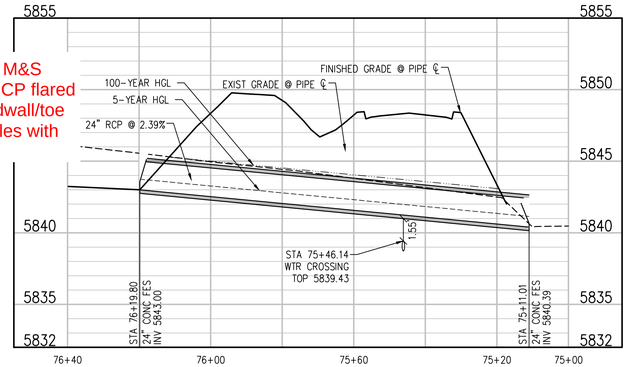
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STORM LINE J PROFILE

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Town of Parker

SALISBURY PARK NORTH - PHASE 1

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PARKER, CO 80134

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

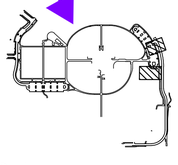
PLANNING

INTERIOR DESIGN

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Project Number:	223072.00
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Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-158

SITE PLAN SUBMITTAL
Page 60 of 311

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Q:\3752c - salisbury park north\Drawings\3752c-01-SITMNPPHS1-00.dwg, 11/20/2024 - 3:08 PM, MGG

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Please reference appropriate details throughout the plans. (TYP)

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

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

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

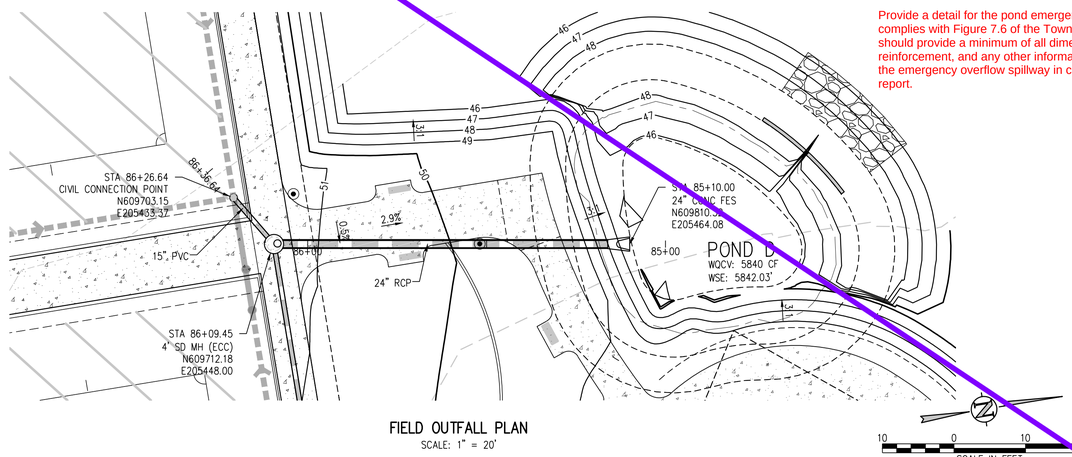
Please show maintenance accesses to infrastructure and provide the Town's maintenance road detail, Figure 7.4 of the Town's SDECM. Identify in plan view the extents of each cross section to be used.

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

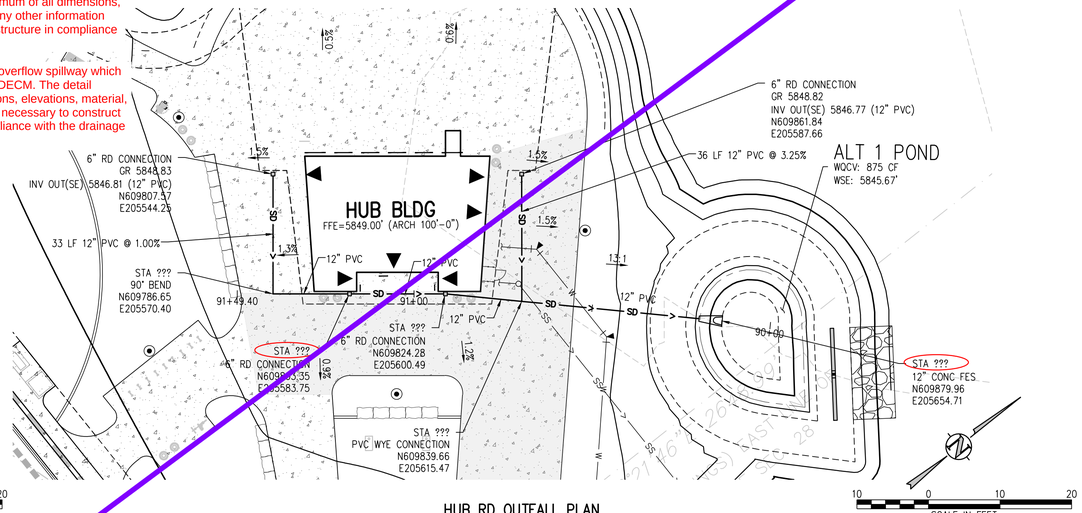
Provide a detail for the pond emergency overflow spillway which complies with Figure 7.6 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the emergency overflow spillway in compliance with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

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2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
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.)
7. ROAD ELEVATIONS TO BE SURVEYED AND REPORTED TO ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM FLOODPLAIN IMPACTS.

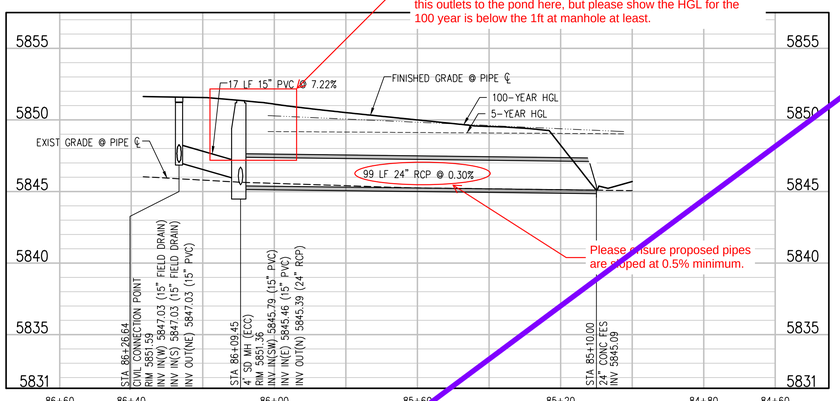


FIELD OUTFALL PLAN
SCALE: 1" = 20'

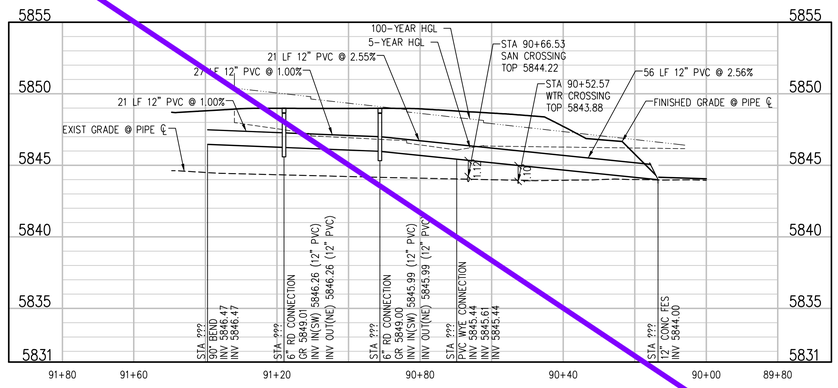


HUB RD OUTFALL PLAN
SCALE: 1" = 20'

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



FIELD OUTFALL PROFILE
SCALE: 1"=10' HORIZ
1"=2' VERT



HUB RD OUTFALL PROFILE
SCALE: 1"=10' HORIZ
1"=2' VERT

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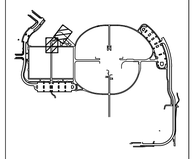
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	DATE	DESCRIPTION

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Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 STORM PLAN & PROFILE

C1-159

SITE PLAN SUBMITTAL
Page 61 of 311

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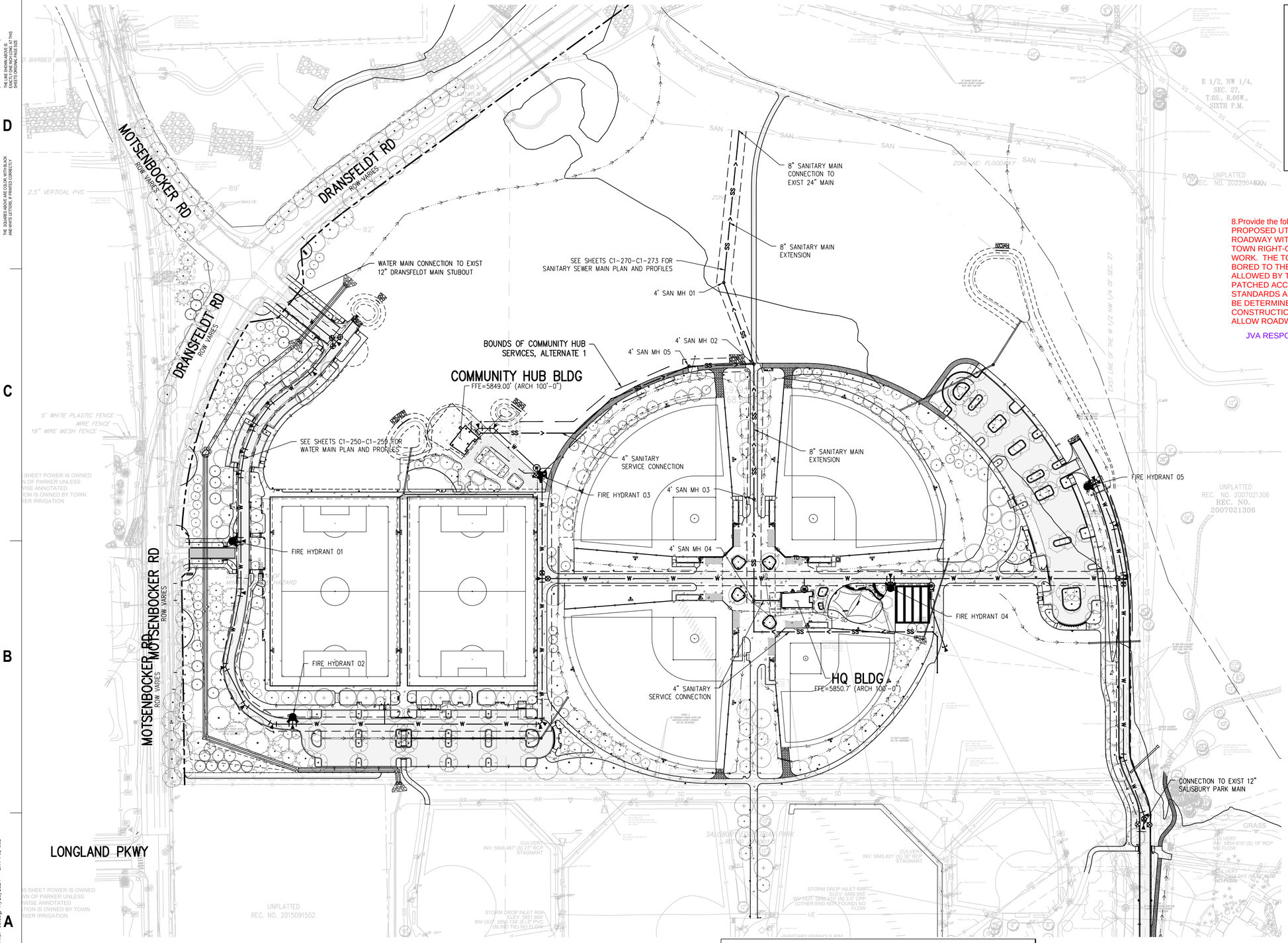
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8.Provide the following note on the Overall Utility Plan: "ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK."

JVA RESPONSE: NOTE HAS BEEN ADDED.

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

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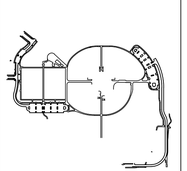
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Key Map



Drawing

PHASE 1 OVERALL UTILITY PLAN

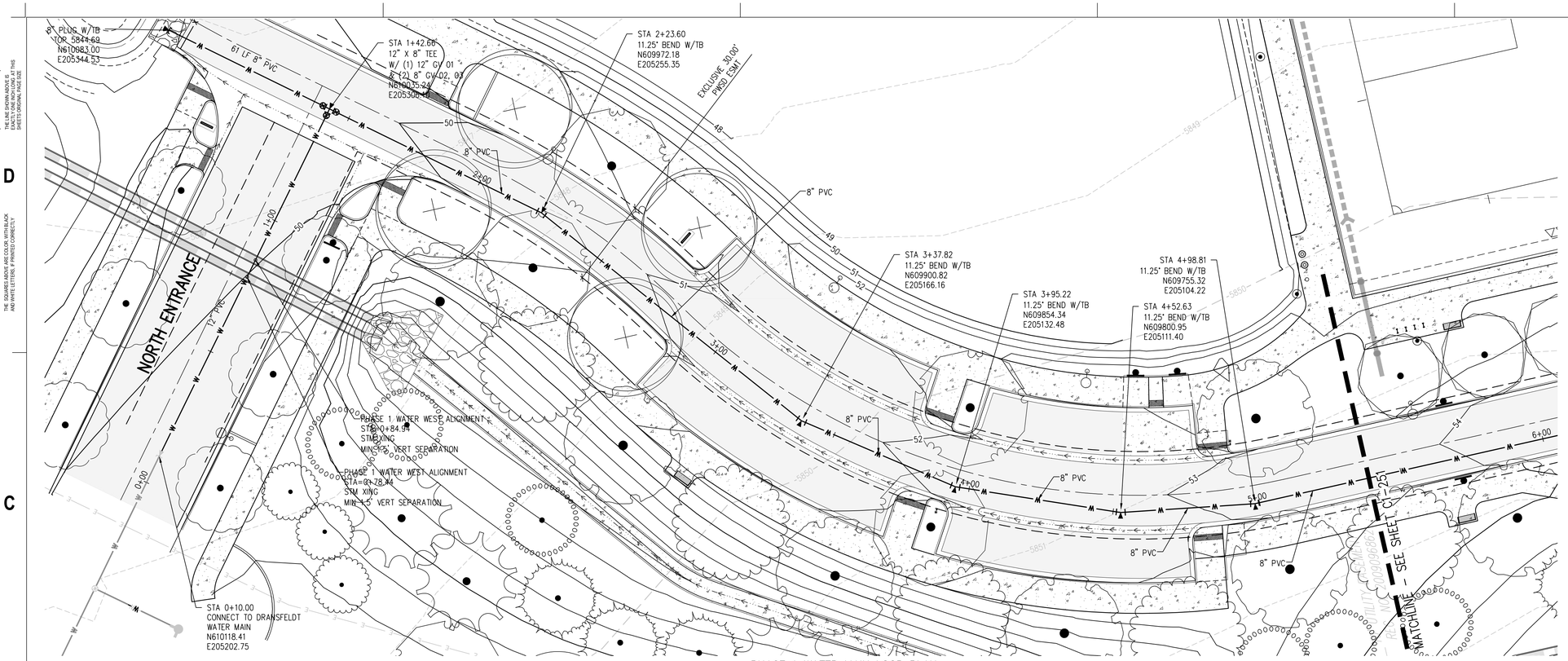
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SITE PLAN SUBMITTAL

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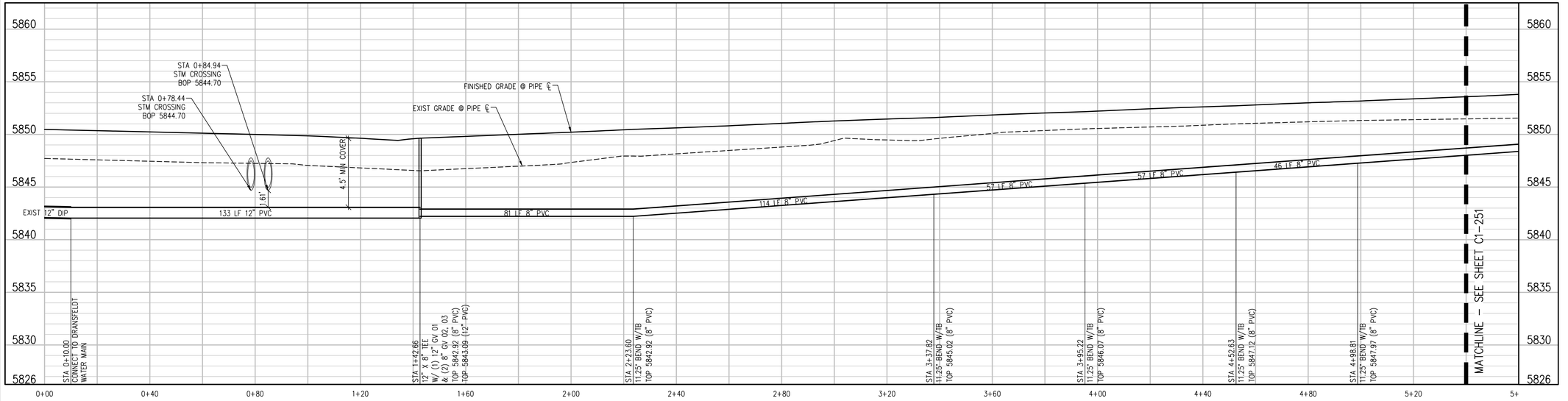


PHASE 1 WATER MAIN LOOP PLAN

SCALE: 1" = 20'

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PHASE 1 WATER MAIN LOOP PROFILE

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1" = 5' VERT

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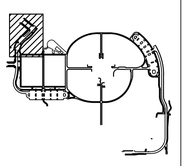
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PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

SITE PLAN SUBMITTAL
Page 63 of 311

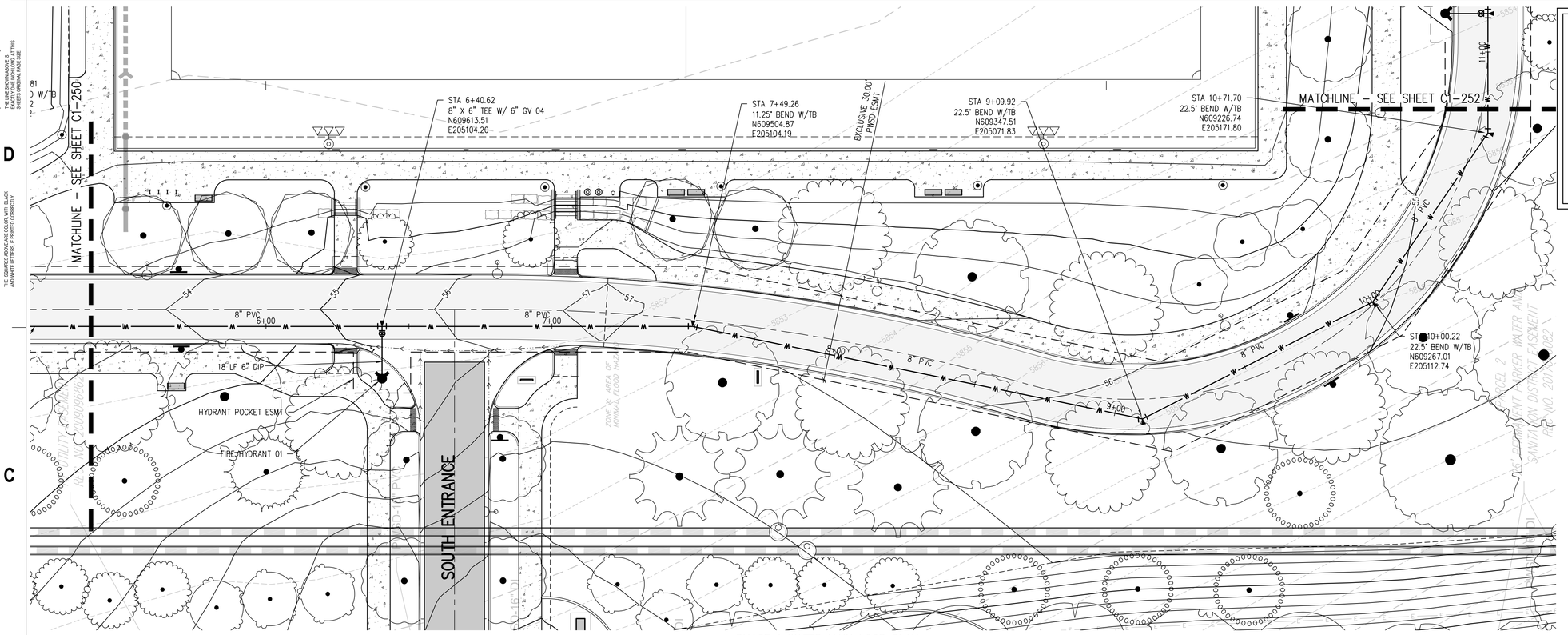
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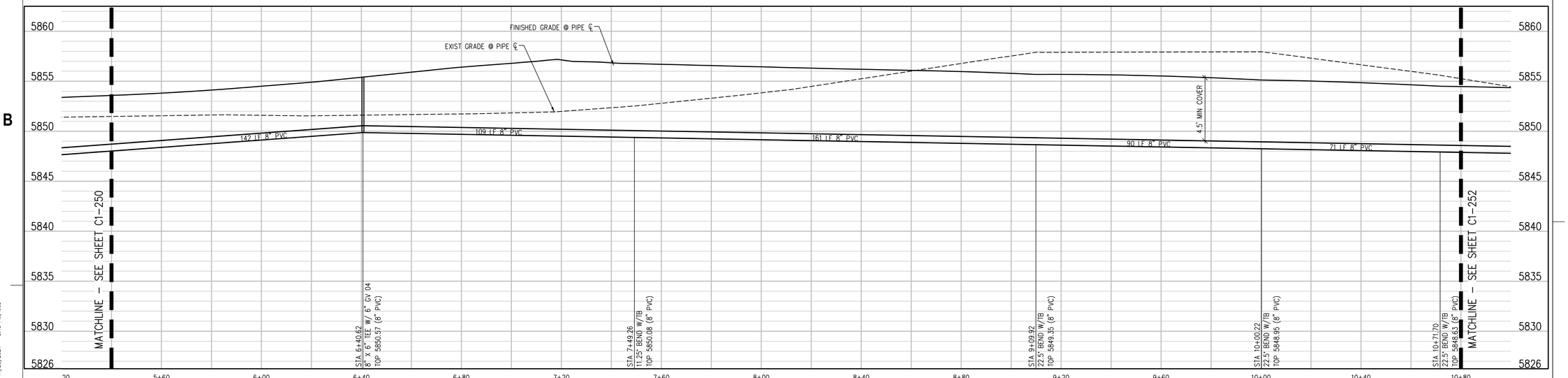
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PHASE 1 WATER MAIN LOOP PLAN
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PHASE 1 WATER MAIN LOOP PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT

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SCALE IN FEET

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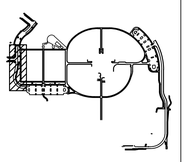
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PHASE 1 WATER MAIN PLAN & PROFILE

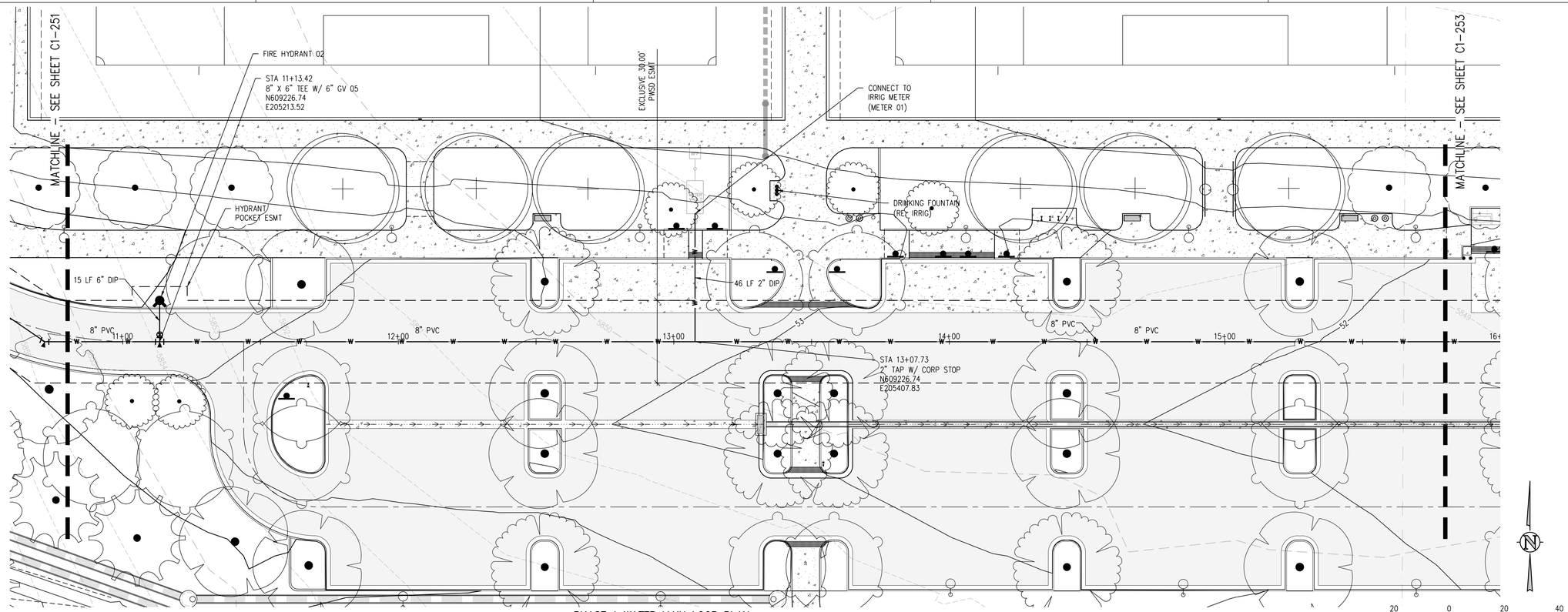
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SITE PLAN SUBMITTAL
Page 64 of 311

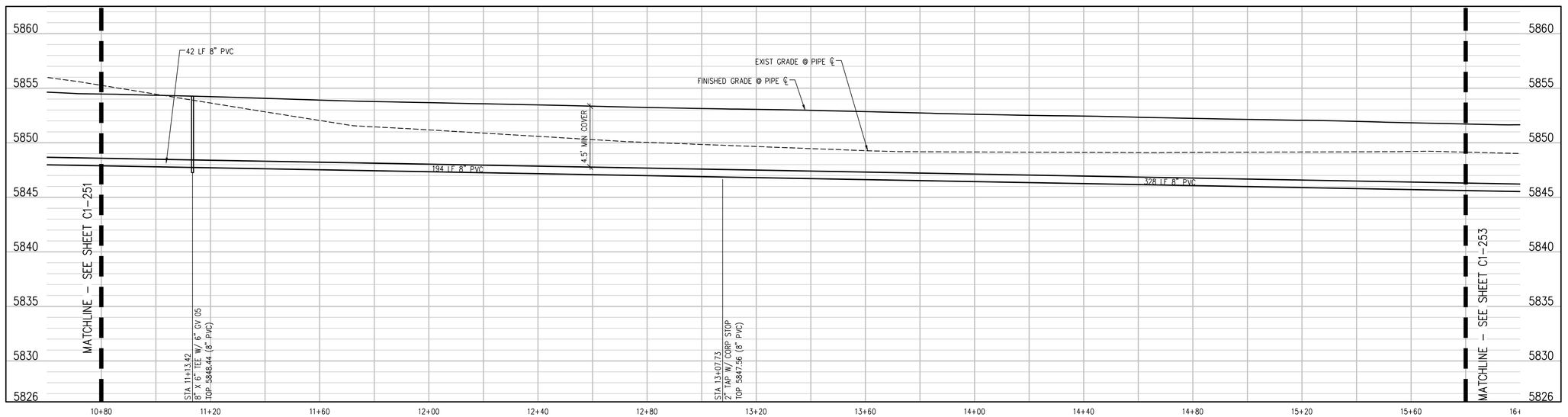
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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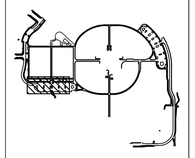
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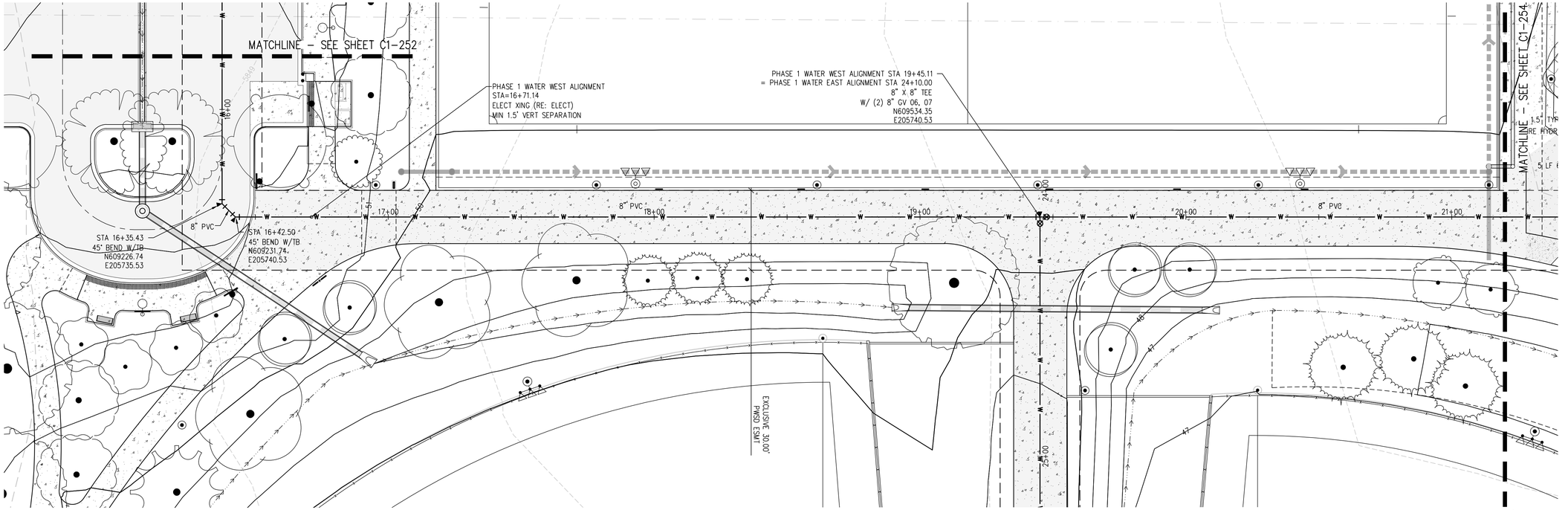
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SITE PLAN SUBMITTAL
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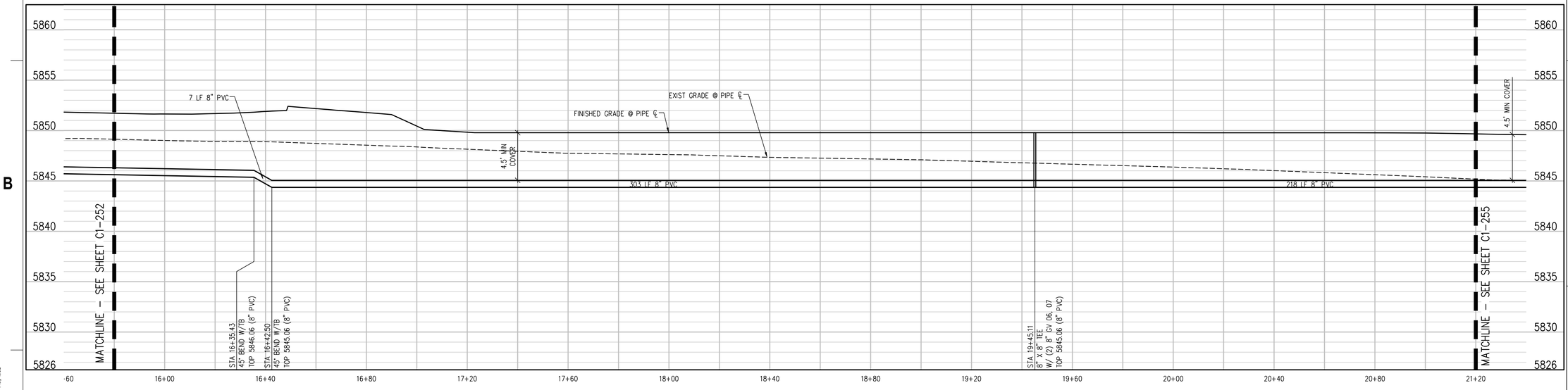
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'

SCALE IN FEET



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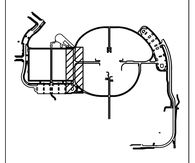
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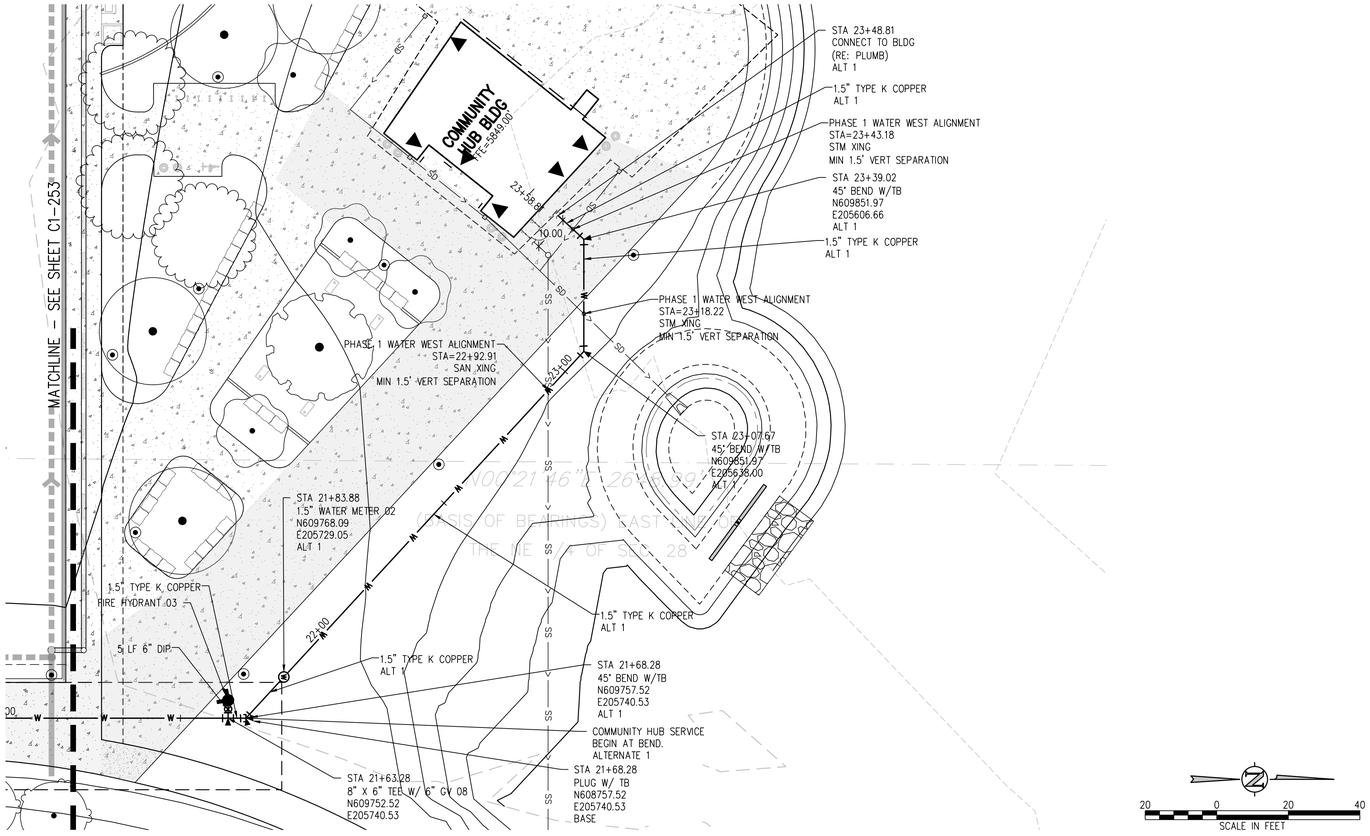
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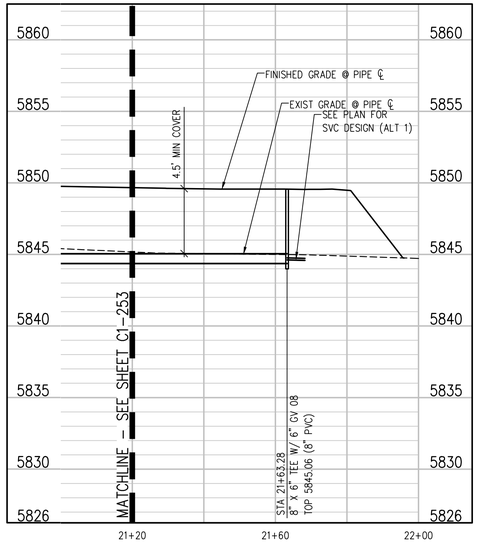
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

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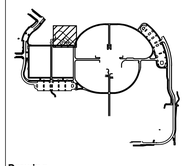
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INTERIOR DESIGN

	DATE	DESCRIPTION

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



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

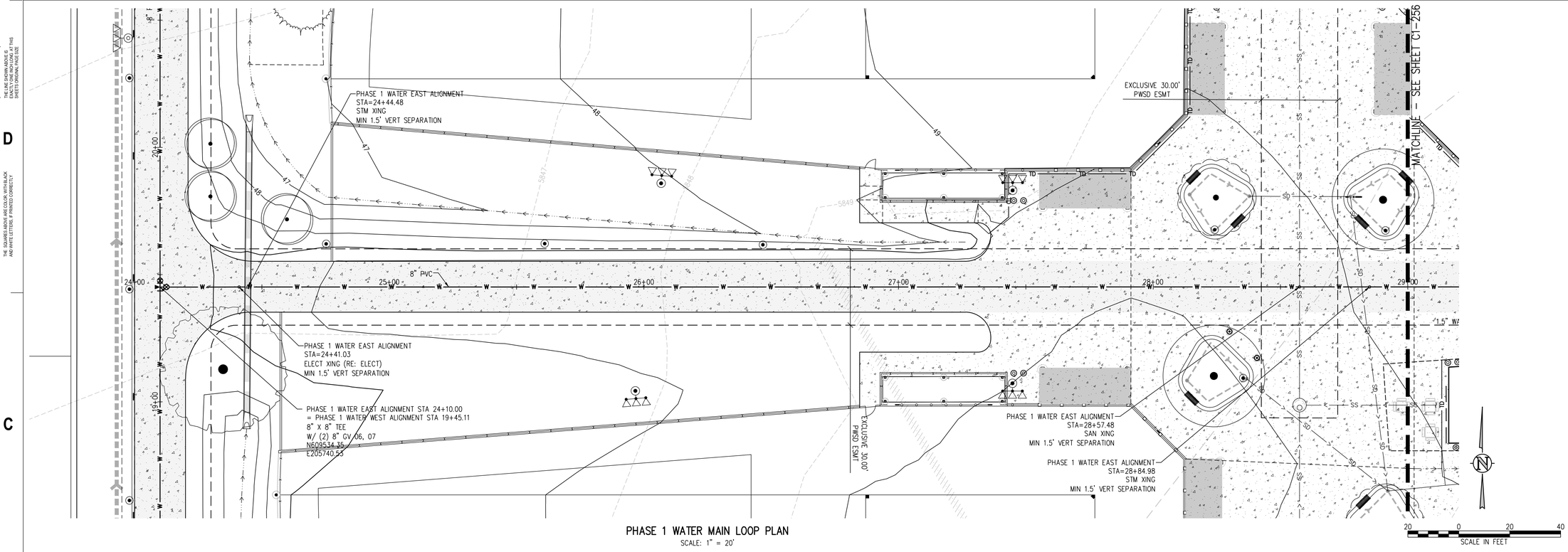
C1-254

SITE PLAN SUBMITTAL
Page 67 of 311

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

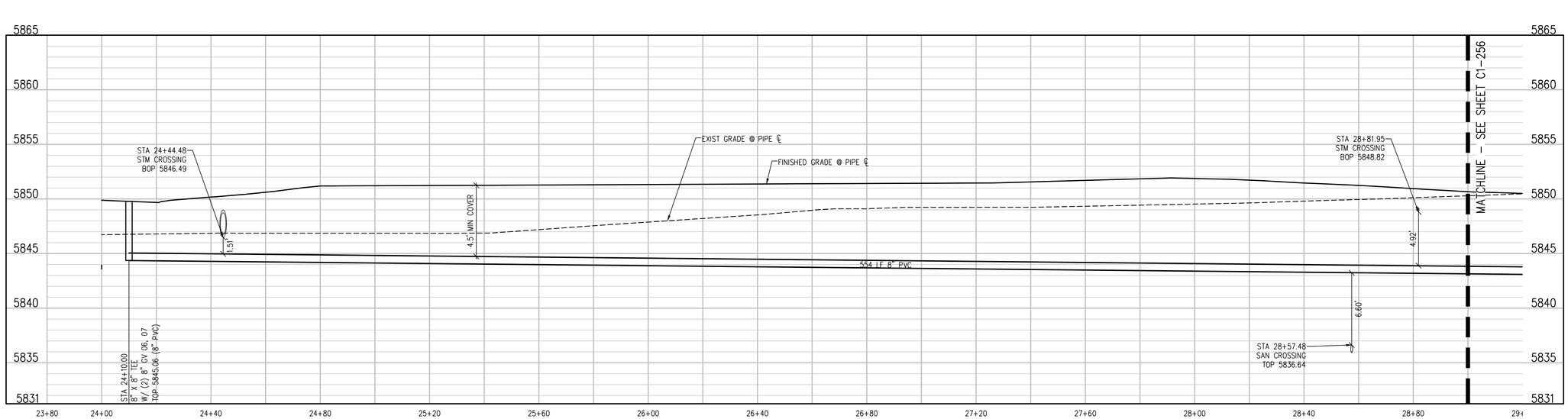
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PHASE 1 WATER MAIN LOOP PLAN

SCALE: 1" = 20'



PHASE 1 WATER MAIN LOOP PROFILE

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

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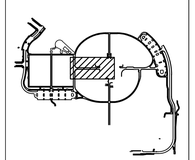
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Key Map



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PHASE 1 WATER MAIN PLAN & PROFILE

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SITE PLAN SUBMITTAL
Page 68 of 311

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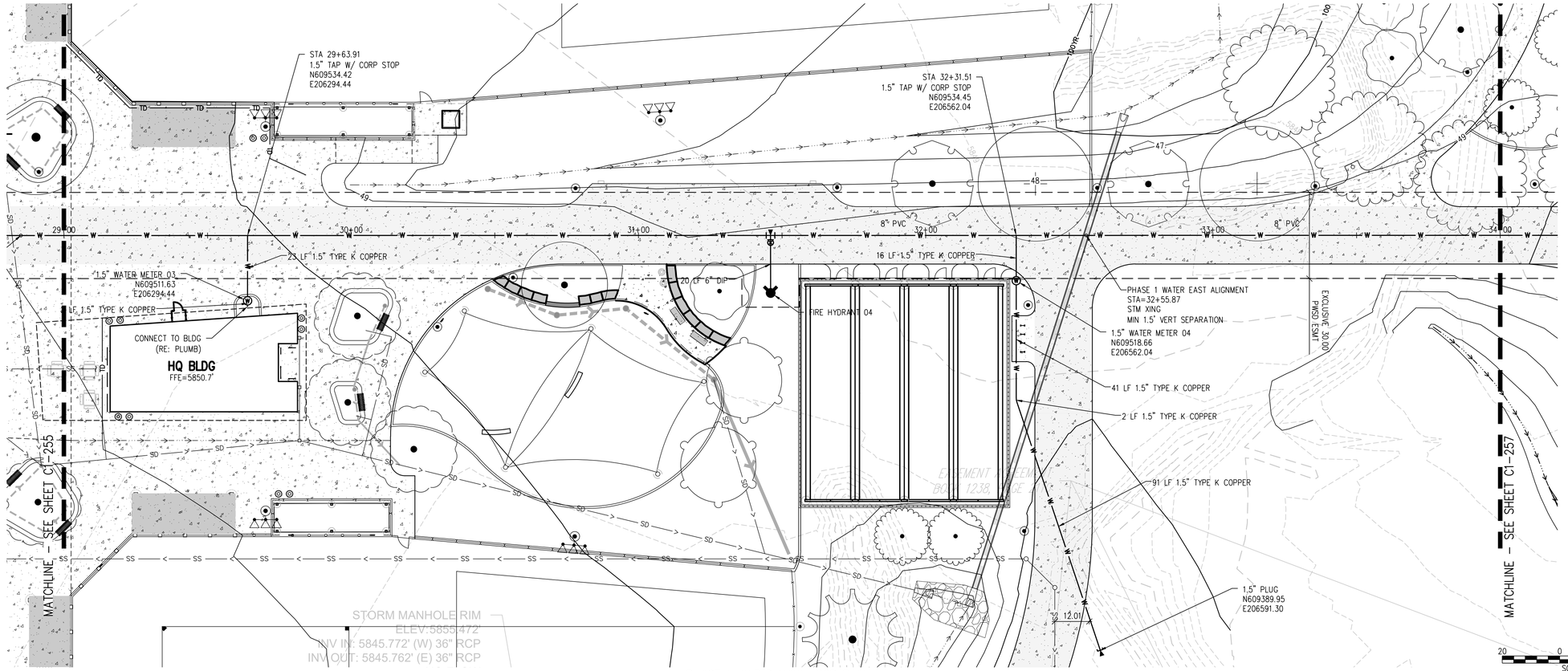
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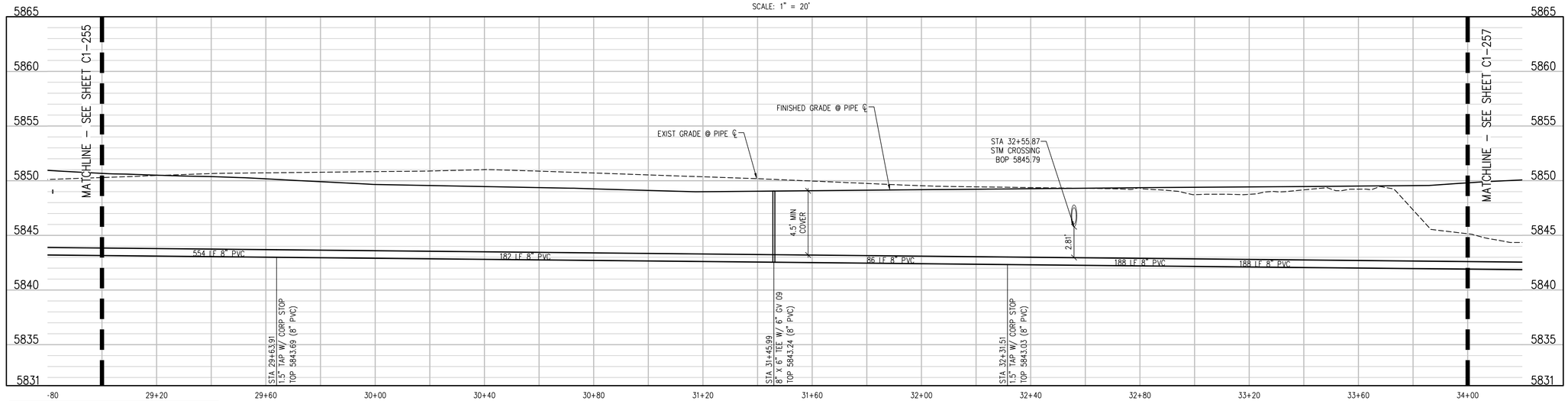
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PHASE 1 WATER MAIN LOOP PLAN
SCALE: 1" = 20'



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

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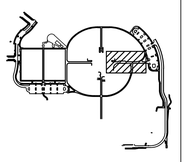
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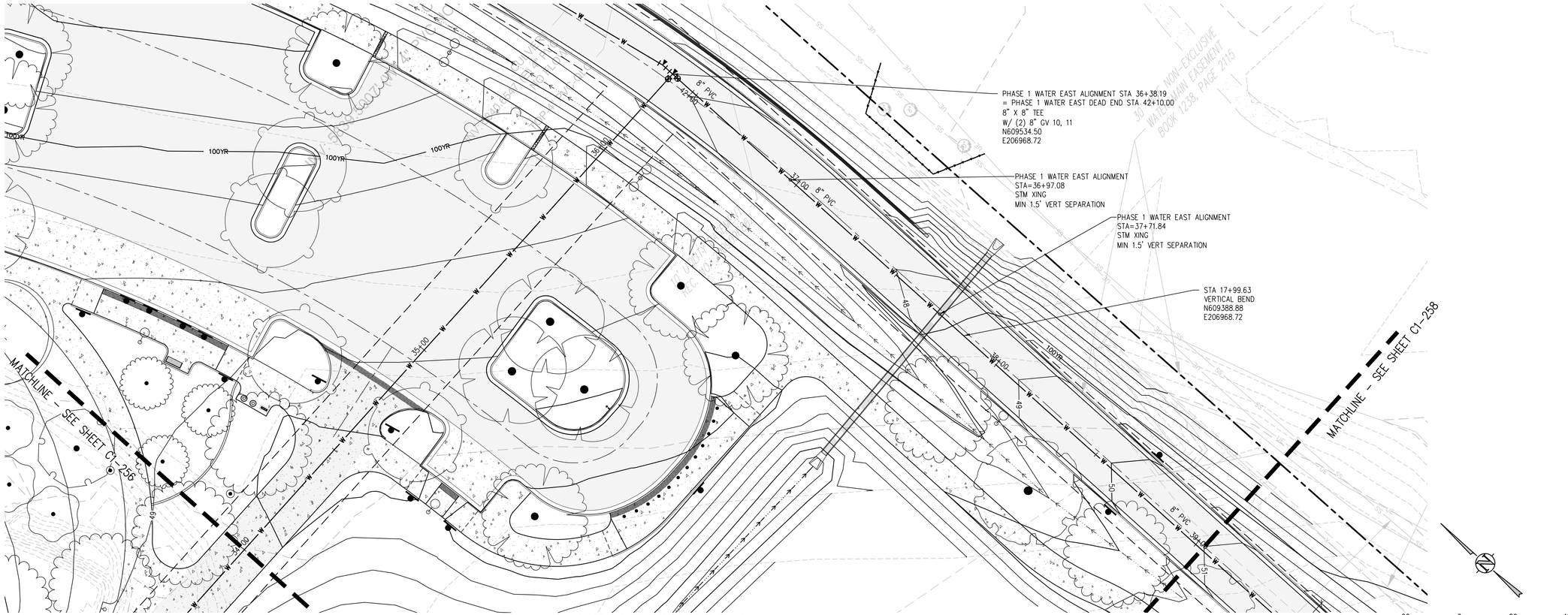
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PHASE 1 WATER MAIN PLAN & PROFILE

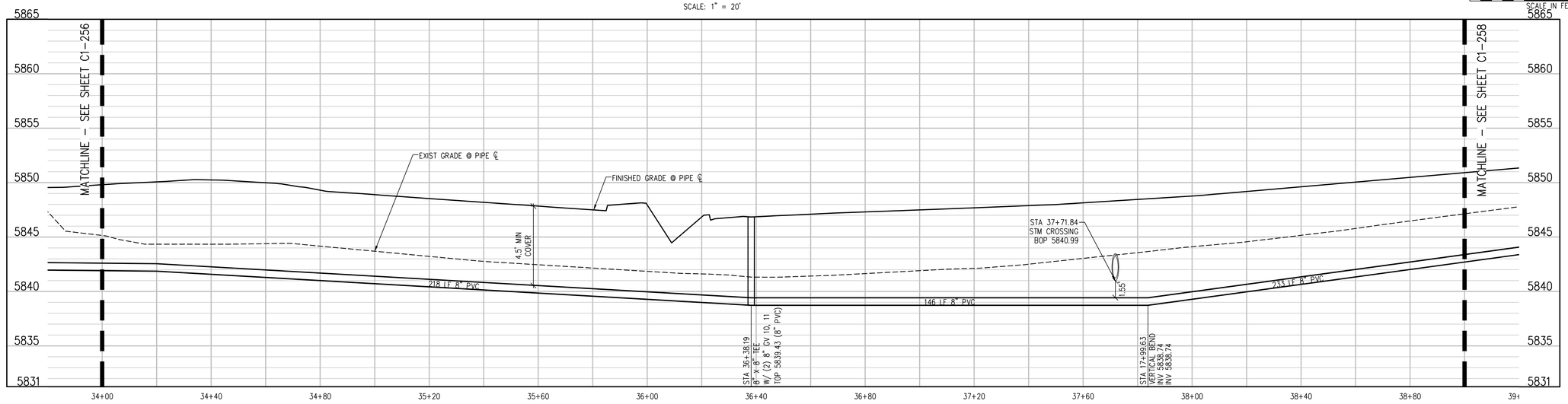
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SITE PLAN SUBMITTAL
Page 69 of 311

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



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

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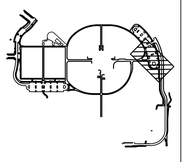
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Key Map



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

C1-257

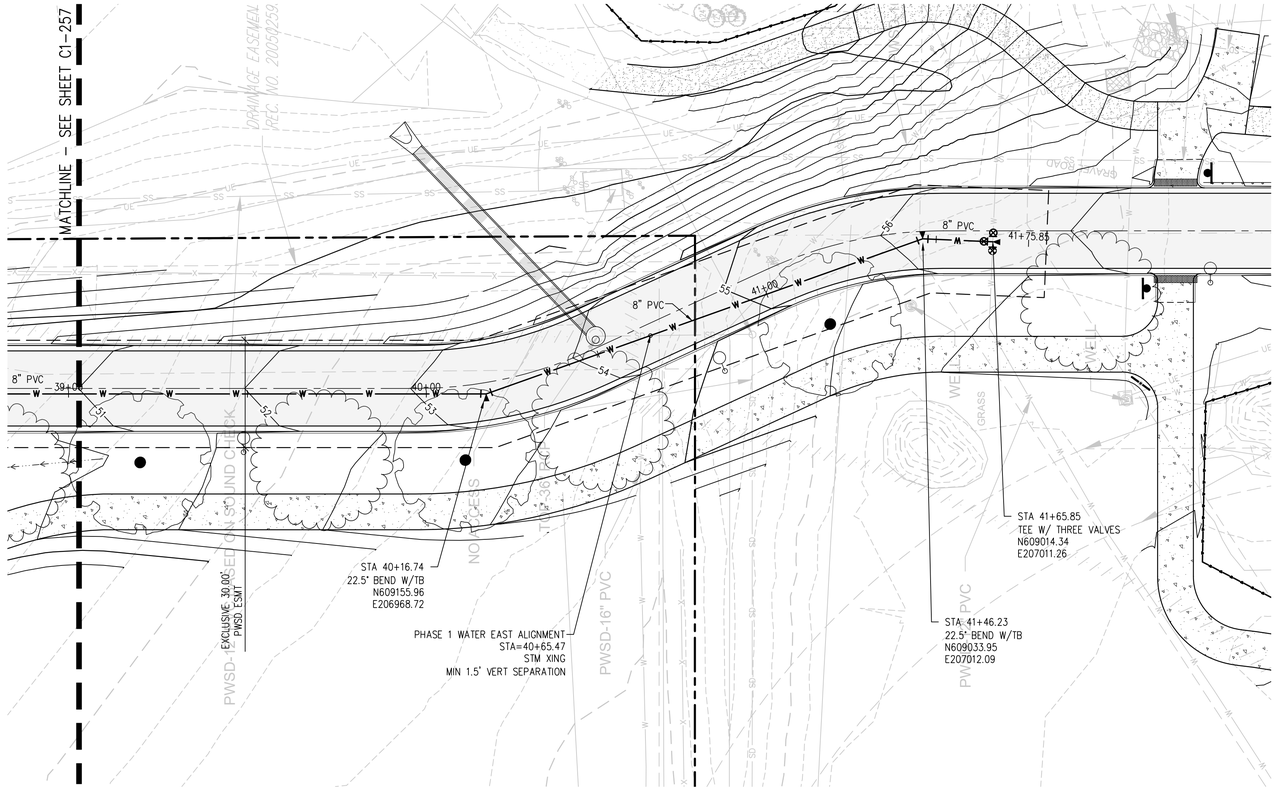
SITE PLAN SUBMITTAL
Page 70 of 311

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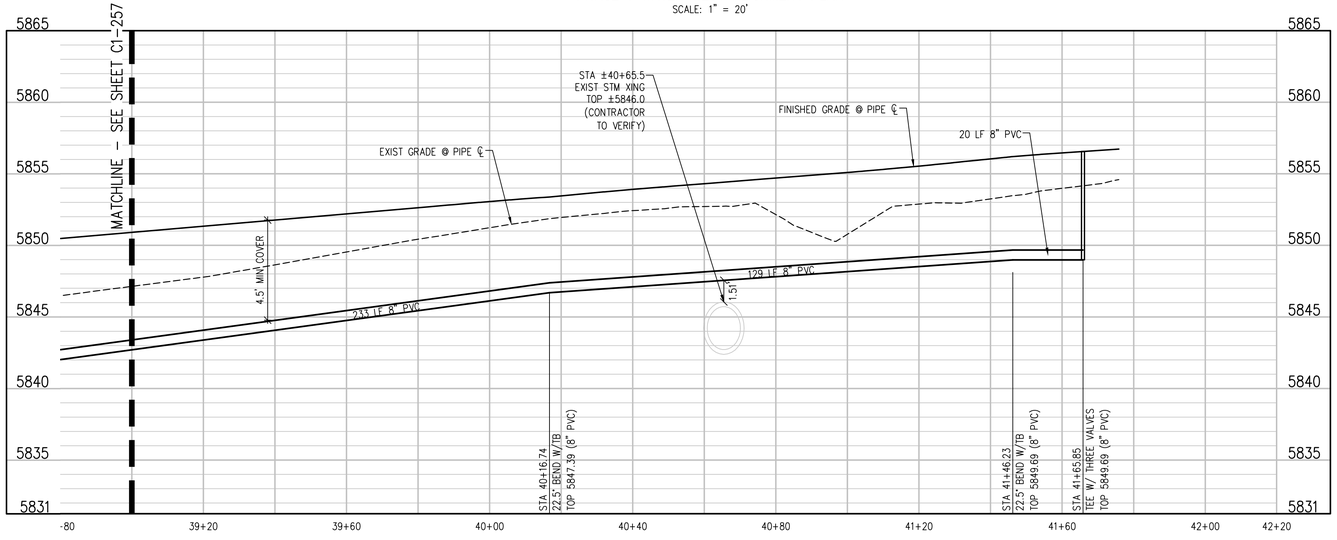
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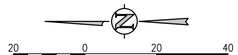
PHASE 1 WATER WEST ALIGNMENT PLAN
SCALE: 1" = 20'



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

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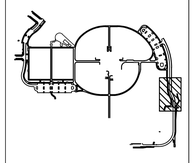
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Key Map



Drawing

PHASE 1 WATER MAIN PLAN & PROFILE

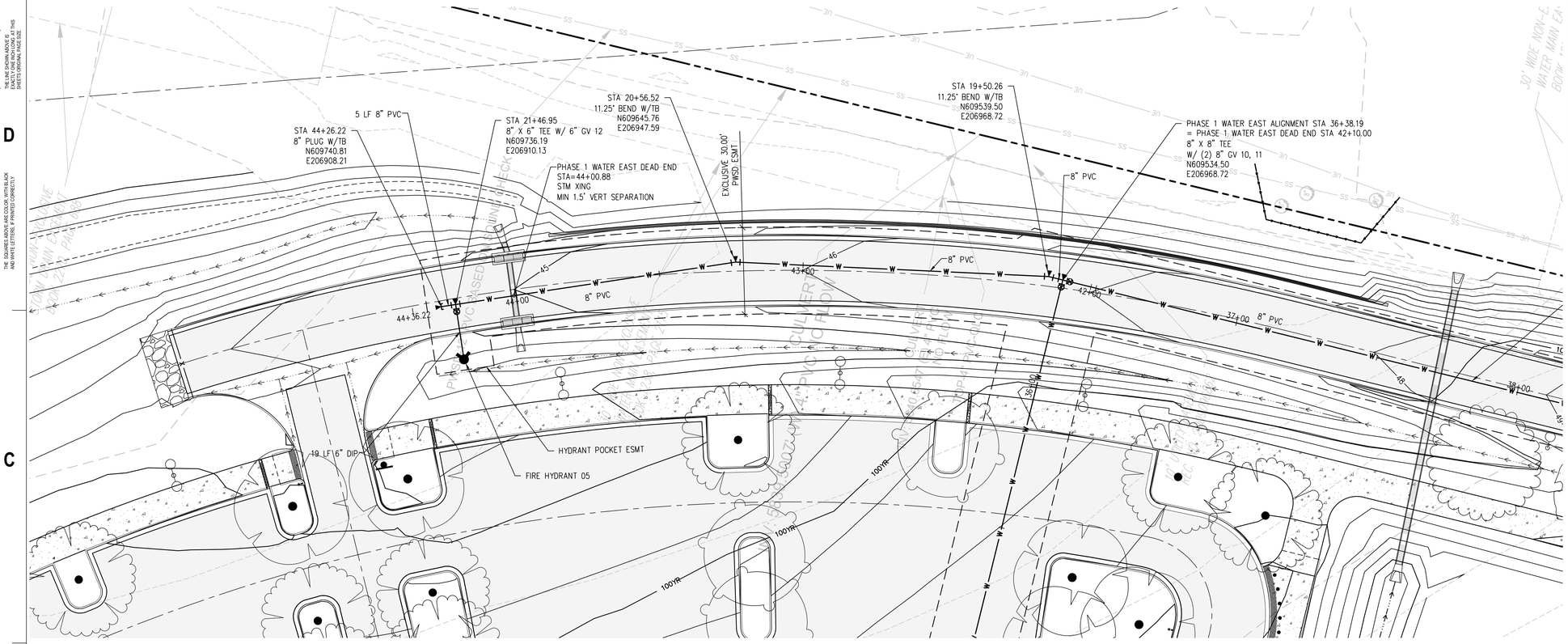
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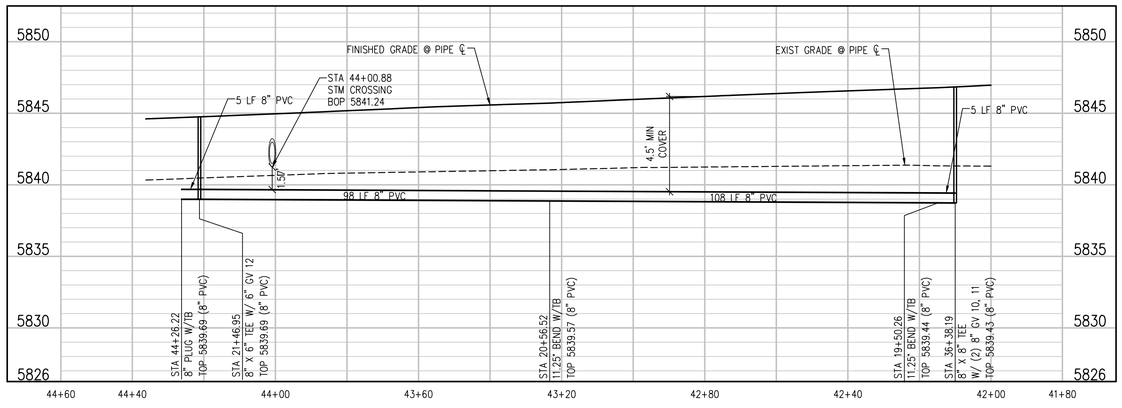
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PHASE 1 WATER EAST DEAD END PLAN

SCALE: 1" = 20'



PHASE 1 WATER EAST DEAD END PROFILE

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

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SCALE IN FEET

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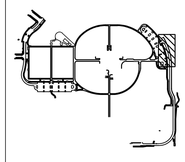
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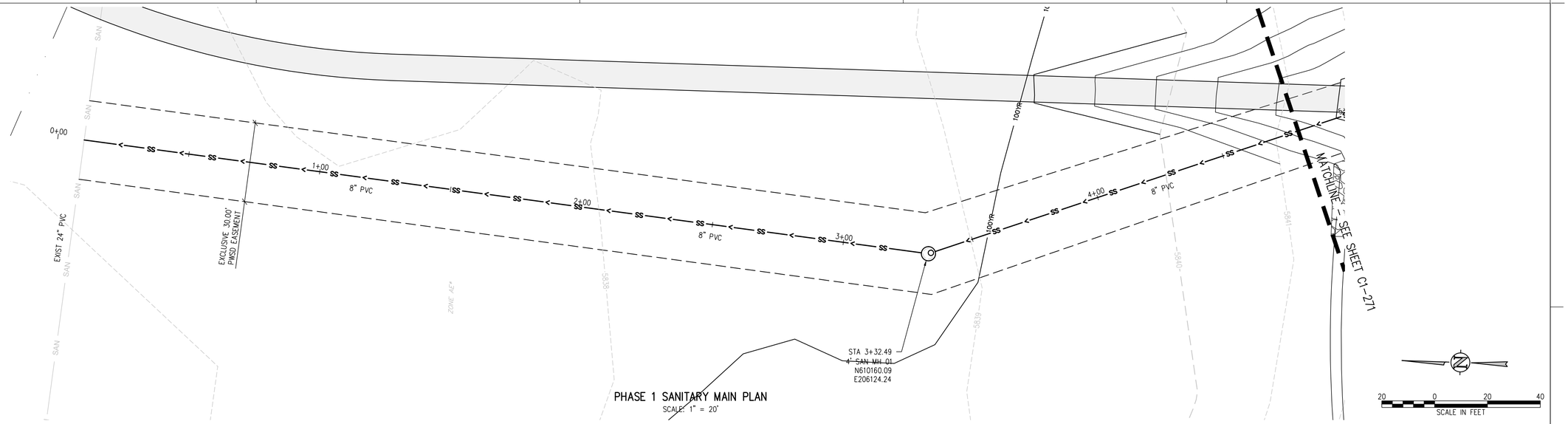
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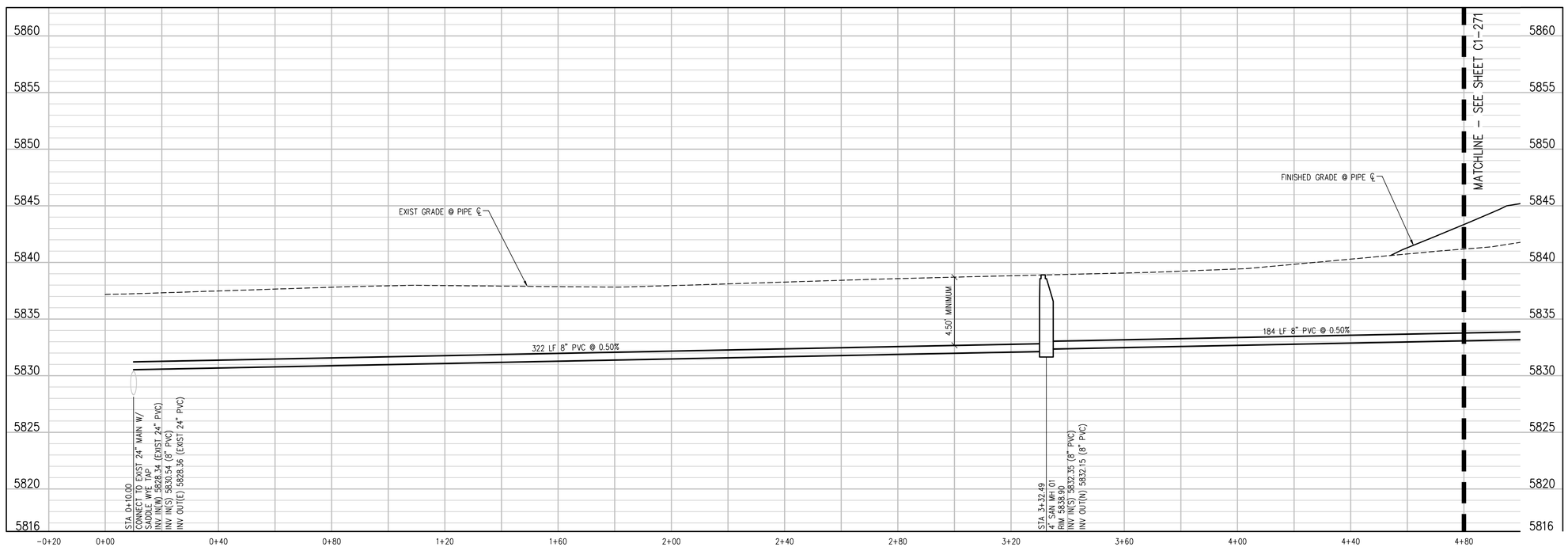
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PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



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

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ELECTRICAL ENGINEER
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Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
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Littleton, CO 80127
p. 303.986.2175

MECHANICAL ENGINEER
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9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.668.0223

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

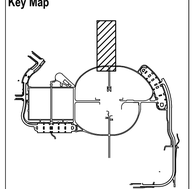
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 SANITARY SEWER PLAN & PROFILE

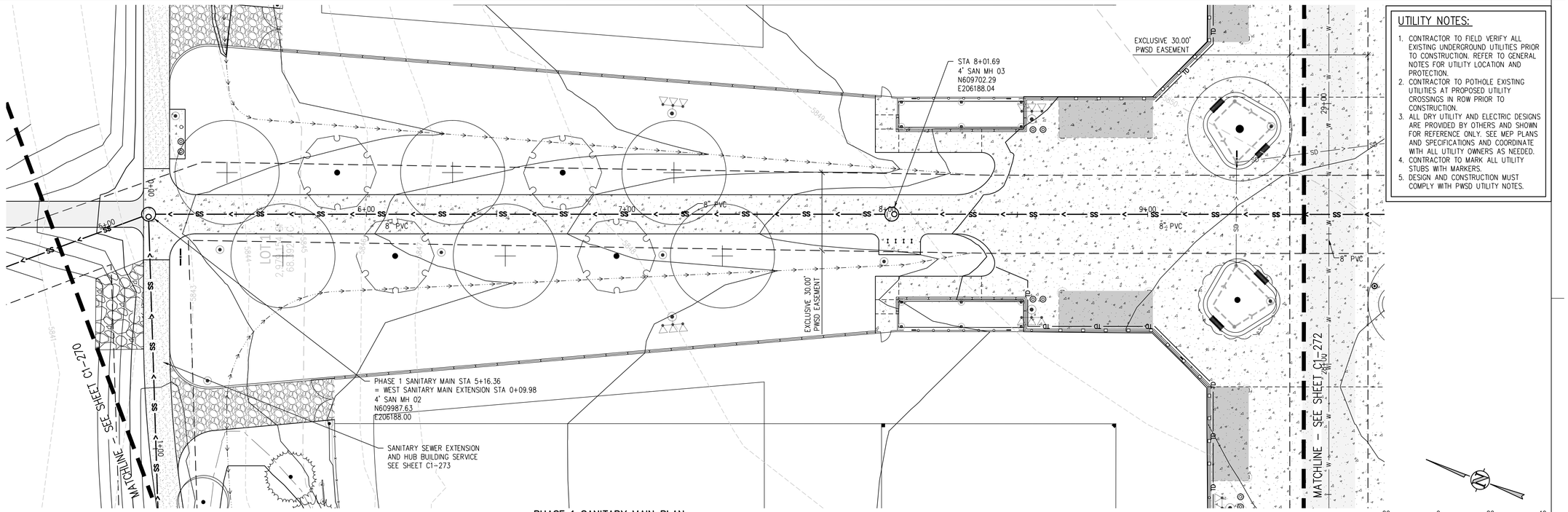
C1-270

SITE PLAN SUBMITTAL
Page 73 of 311

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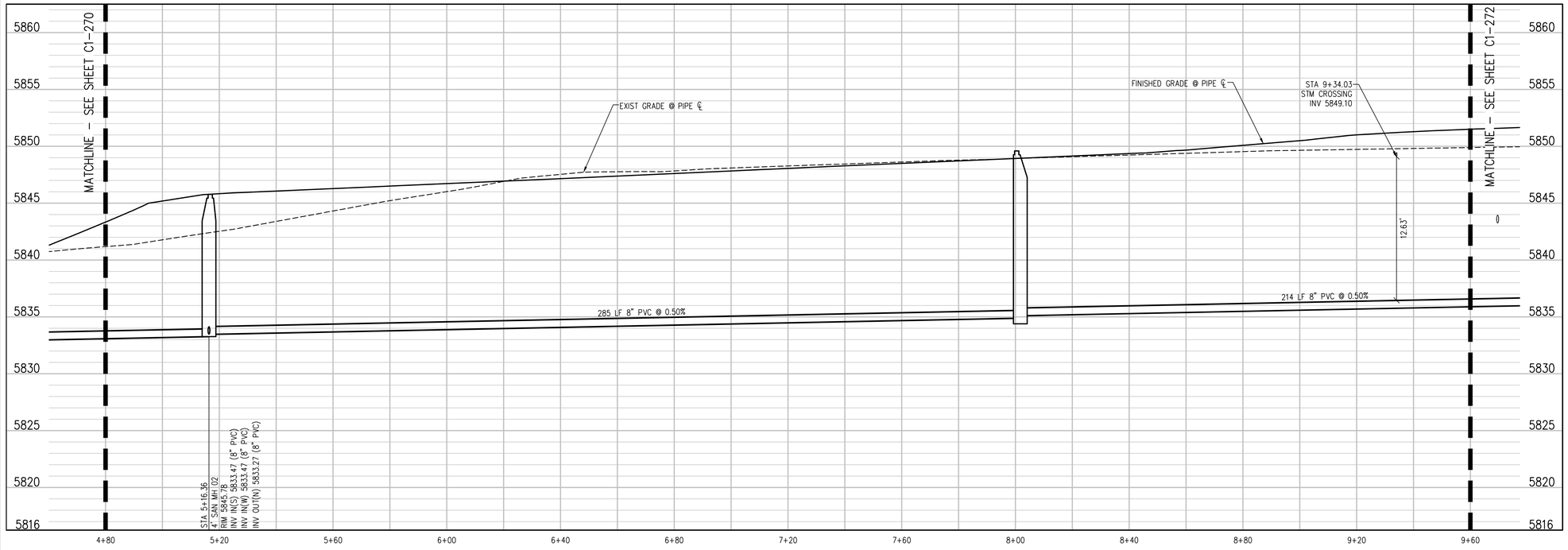
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PHASE 1 SANITARY MAIN PLAN

SCALE: 1" = 20'



PHASE 1 SANITARY MAIN PROFILE

SCALE: 1" = 20' HORIZ

1" = 5' VERT

UTILITY NOTES:

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

LANDSCAPE ARCHITECTURE

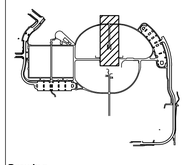
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Key Map



Drawing

PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-271

SITE PLAN SUBMITTAL
Page 74 of 311

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COLORADO 811

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

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

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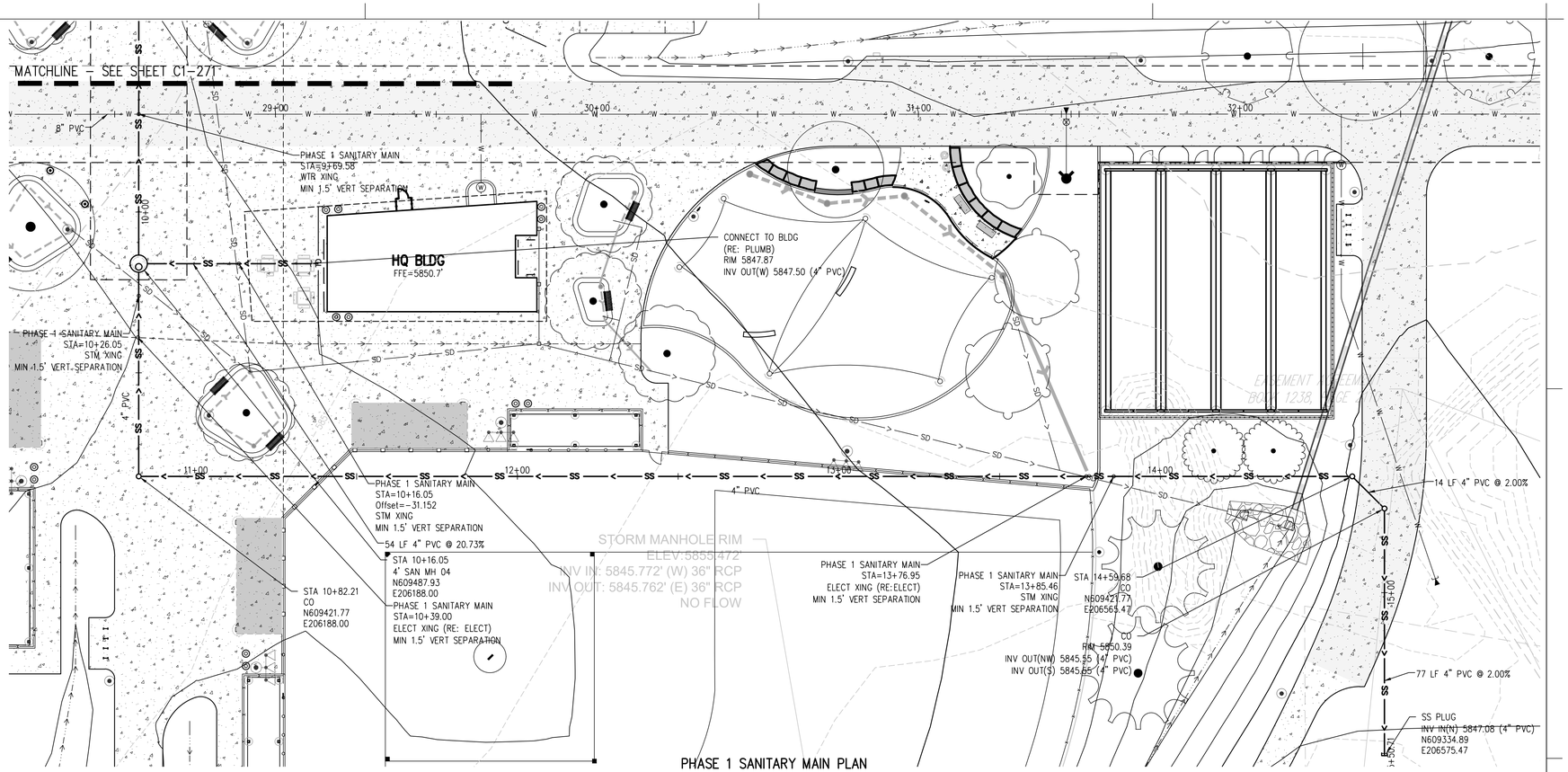
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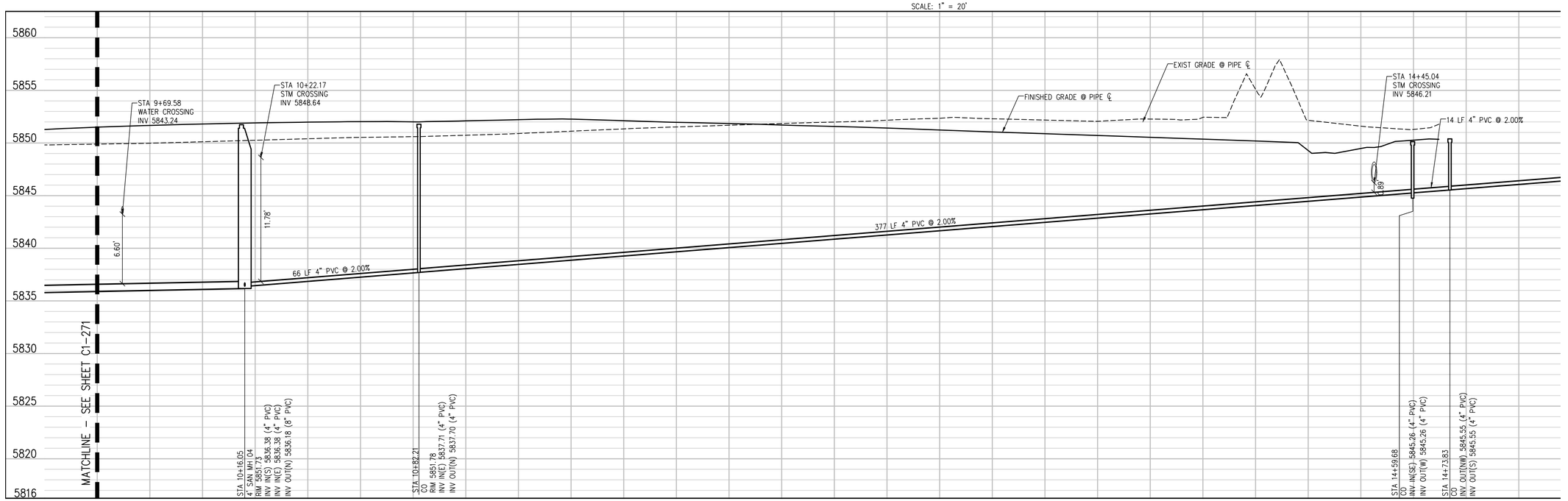
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20 0 20 40
SCALE IN FEET



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



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

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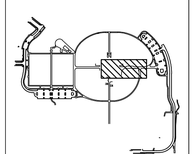
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LANDSCAPE ARCHITECTURE
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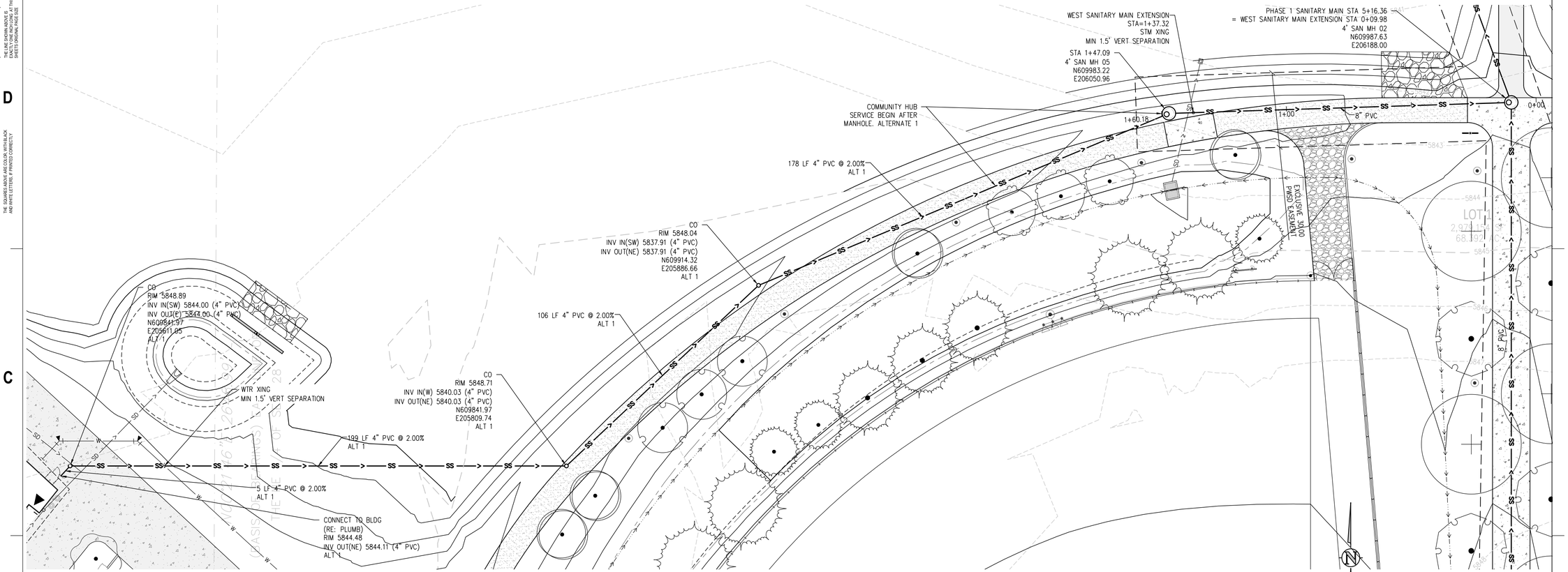


Drawing
PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-272

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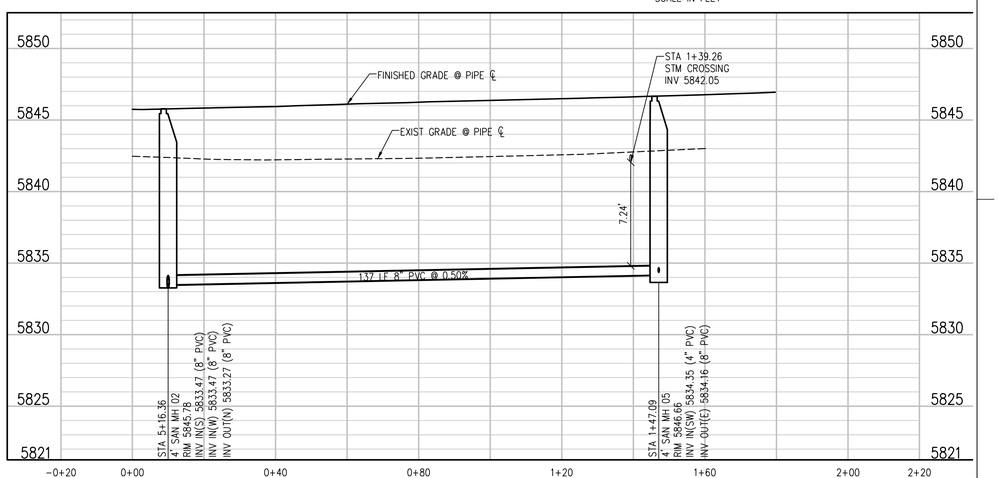
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WEST SANITARY MAIN EXTENSION & HUB BLDG SERVICE PLAN
SCALE: 1" = 20'

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

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Town of Parker
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

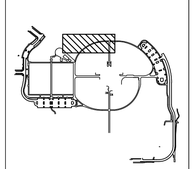
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Key Map



Drawing

PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-273

SITE PLAN SUBMITTAL
Page 76 of 311

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

Town of Parker, Director of Engineering Date

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C1-328

C1-326

MATCHLINE – THIS SHEET

C1-310

C1-316

C1-319

C1-323

C1-311

C1-313

C1-317

C1-320

C1-314

C1-324

C1-318

C1-321

C1-312

C1-315

C1-325

C1-322

LIMITS OF PROPOSED 100-YEAR FLOODPLAIN

LIMITS OF EXISTING 100-YEAR FLOODWAY

COMMUNITY HUB BLDG
FFE=5849.00' (ARCH 100'-0")

NORTHEAST PARKING LOT

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

BALLFIELD (RE: LSCAPE)

BALLFIELD (RE: LSCAPE)

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

BALLFIELD (RE: LSCAPE)

SOUTHWEST PARKING LOT

SALISBURY PARK SOUTH ACCESS

EXIST PWSD FILTRATION FACILITY

MATCHLINE – THIS SHEET

GLAND PKWY

N MOTSEI

UNPLATTED REC. NO. 2015091502

HORSE ARENA

GRASS

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

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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Town of Parker SALISBURY PARK NORTH - PHASE 1

11700 MOTSENBOCKER RD
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ARCHITECTURE
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Key Map

Drawing

PHASE 1 OVERALL SIGNAGE, STRIPING, & PAVING PLAN

C1-300

SITE PLAN SUBMITTAL

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

JVA RESPONSE: ROWS HAVE BEEN LABELED ON ALL HCP SHEETS.

JVA RESPONSE: TURN LANES AND ASSOCIATED STRIPING THAT WAS NOT CONSTRUCTED DURING THE DRANSFELDT ROAD PROJECT HAVE BEEN ADDED AND LABELED IN THE HCP SHEETS ACCORDINGLY.

Per the submitted Traffic Impact Study at the North Access, a Southbound Left-Turn Lane is recommended with a 120ft taper length and 100ft storage length and a Northbound Right-Turn Lane is recommended with a 120ft taper length and 100ft storage length. Please ensure the signing and striping plans correlate to recommendations of the TIS and provide these lanes in the Construction Plans. (Note that the Pavement width will be there from the Town's CIP project but striping will need to be placed with this project.)

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

JVA RESPONSE: SIGNAGE AND STRIPING HAS BEEN ADDED FOR SITE ACCESSES.

PAVING LEGEND

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

SIGNAGE LEGEND

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

PWSD-24" DI

WATER MANHOLE RIM ELEV: 5853.384' TE: 5844.984' (W) 8" DI

PROJECT B 25,287 SF 0.466 AC

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

DRANSFELDT RD
ROW VARIES

PWSD-16"DI

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

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

25 CD-303 CONNECT TO EXIST

2 CD-303 ASPHALT PAVING (TYP)

GRADE BREAK (TYP)

15 CD-303 DIRECTIONAL CURB RAMP (TYP)

CROSSWALK STRIPING (TYP)

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

19 CD-303 8' CONCRETE PAN (TYP)

PHASE 3 CONNECTION POINT

POND E

RIPRAP RUNDOWN (TYPE M, D=12")

R=21.5'

45.00'

8.00'

10.00'

1 CD-303 STOP SIGN (R1-1)

R=2'

CDOT TYPE III BARRICADE

8.00'

10.00'

LIGHTPOLE (RE: ELECT, TYP)

ROAD CENTERLINE (TYP)

R=5'

R=30'

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

6 CD-303 CONCRETE BYPASS CHANNEL

7.50'

SITE FURNITURE (RE: LSCAPE, TYP)

10.00'

18.00'

24.00'

R=264.5'

3 CD-303 CURB AND GUTTER (TYP)

10.00'

R=4.5'

17 CD-303 MIDBLOCK CURB RAMP (TYP)

3 CD-303 CONCRETE PAVING (TYP)

18.00'

9.00'

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

76.00' WIDE STALL ADJACENT TO LANDSCAPING (TYP)

9.00'

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

MATCHLINE – SEE SHEET C1-311

MATCHLINE – SEE SHEET C1-313

20 0 20 40
SCALE IN FEET

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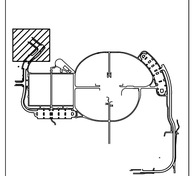
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Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-310

SITE PLAN SUBMITTAL
Page 78 of 311

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MATCHLINE – SEE SHEET C1-310

MATCHLINE – SEE SHEET C1-313

MATCHLINE – SEE SHEET C1-314

MATCHLINE – SEE SHEET C1-312

CURB RAMP

CONC PAN

3' WIDE CONCRETE PAN (TYP)

ADA STALL (TYP)

ADA PARKING SIGN (R7-8)

6" DEEP GROUTED PAD W/ 36" BOULDERS

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

CROSSWALK STRIPING (TYP)

PED LIGHT (RE: ELECT, TYP)

NO PARKING SIGN (R7-1)

BENCH (TYP, RE: LSCAPE)

SITE FURNITURE (RE: LSCAPE, TYP)

STADIUM LIGHT (RE: ELECT, TYP)

STAIRS

8' CONCRETE PAN

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

STOP SIGN (R1-1)

CONNECT TO EXIST 25 D-30

TRANSITION (TYP)

SPILL CATCH

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

UTILITY EASEMENT REC. NO. 2009096862

PWSD-16" PVC

PWSD-16" DI

JVA RESPONSE: TURN LANES AND ASSOCIATED STRIPING THAT WAS NOT CONSTRUCTED DURING THE DRANSFELDT ROAD PROJECT HAVE BEEN ADDED AND LABELED IN THE HCP SHEETS ACCORDINGLY.

Per the submitted Traffic Impact Study at the South Access, a Southbound Left-Turn Lane is recommended with a 120ft taper length and 100ft storage length and a Northbound Right-Turn Lane is recommended with a 120ft taper length and 100ft storage length. Please ensure the signing and striping plans correlate to recommendations of the TIS and provide these lanes in the Construction Plans. (Note that the Pavement width will be there from the Town's CIP project but striping will need to be placed with this project.)

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

JVA RESPONSE: SIGNAGE AND STRIPING HAS BEEN ADDED FOR SITE ACCESSES.

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

JVA RESPONSE: EXIST STRIPING HAS BEEN REMOVED AND SHOWN ON THE DEMOLITION PLAN, C1-020.

JVA RESPONSE: ROWS HAVE BEEN LABELED ON ALL HCP SHEETS.

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

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

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

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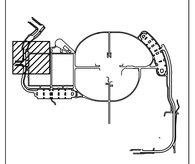
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-311

SITE PLAN SUBMITTAL
Page 79 of 311

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C M Y K

MATCHLINE – SEE SHEET C1-311

MATCHLINE – SEE SHEET C1-315

MOTSENBOCKER RD
ROW VARIES

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

24.00'

10.00'

R=125'

FLOWLINE (TYP)

NO PARKING SIGN (R7-1)

R=80'

R=3'

24.00'

6.00'

SITE FURNITURE (RE: LSCAPE, TYP)

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

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

R=5'

10.00'

R=3'

6.00'

9.00' (TYP)

FORWARD/RIGHT TURN ARROW (TYP)

FORWARD ARROW (TYP)

STOP SIGN (R1-1)

10.00' (TYP, ADJ TO ISLANDS)

CATCH/SPILL TRANSITION (TYP)

STOP BAR (TYP)

L62 ASPHALT PAVING (TYP)

3' CONCRETE PAN

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

PWSD-16" DI

WATER MANHOLE RIM
5870.28
5865.28' (S) 12" PVC (TO EXIST)

PWSD-12" PVC

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R7-8a	W11-2
VAN ACCESSIBLE	
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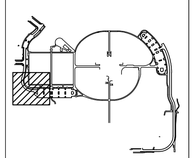
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PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-312

SITE PLAN SUBMITTAL

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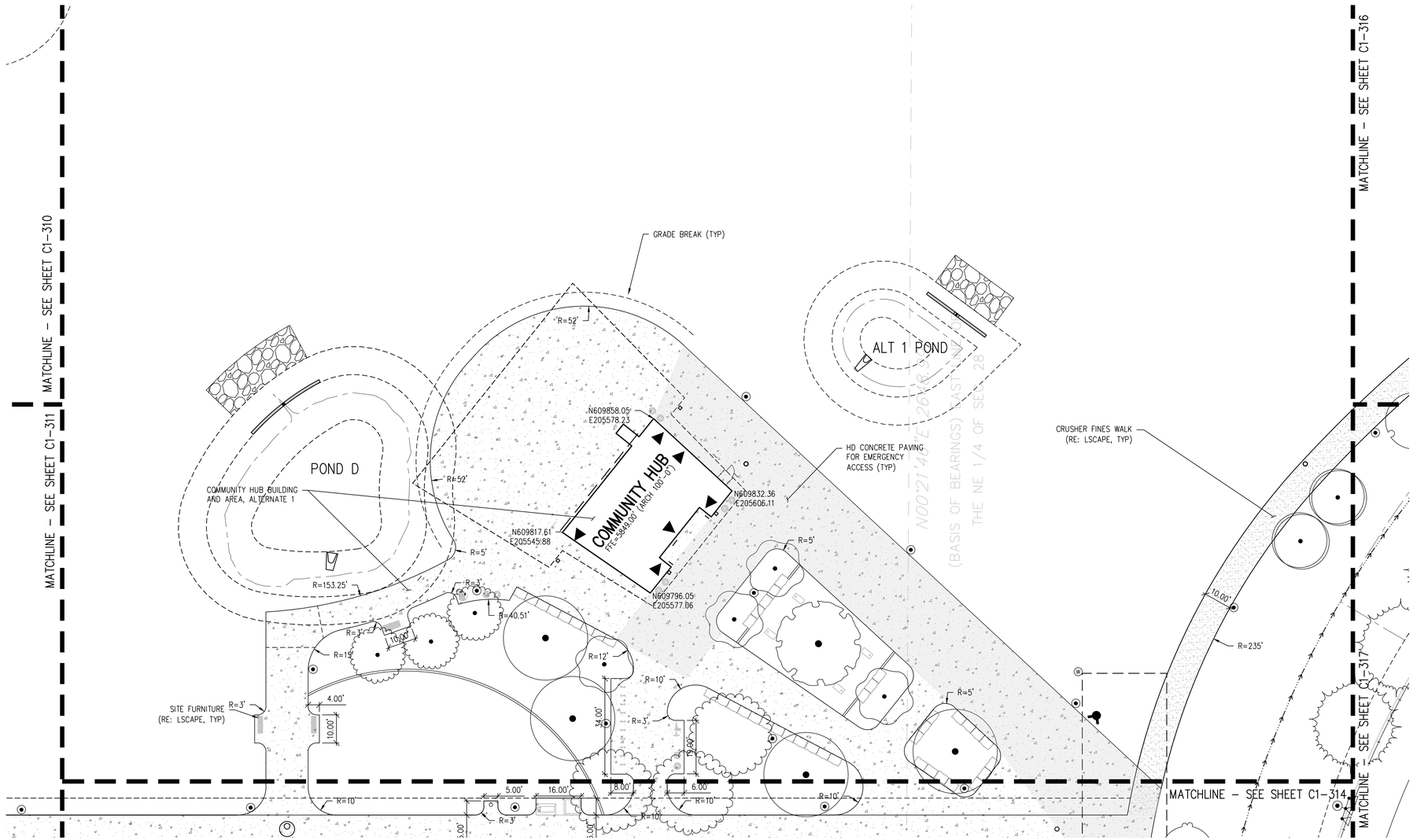
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SIGNAGE LEGEND

R1-1	R7-1
STOP	NO PARKING ANY TIME
R7-6	R7-8
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R7-8a	W11-2
VAN ACCESSIBLE	
R5-3	R3-1
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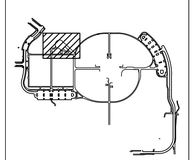
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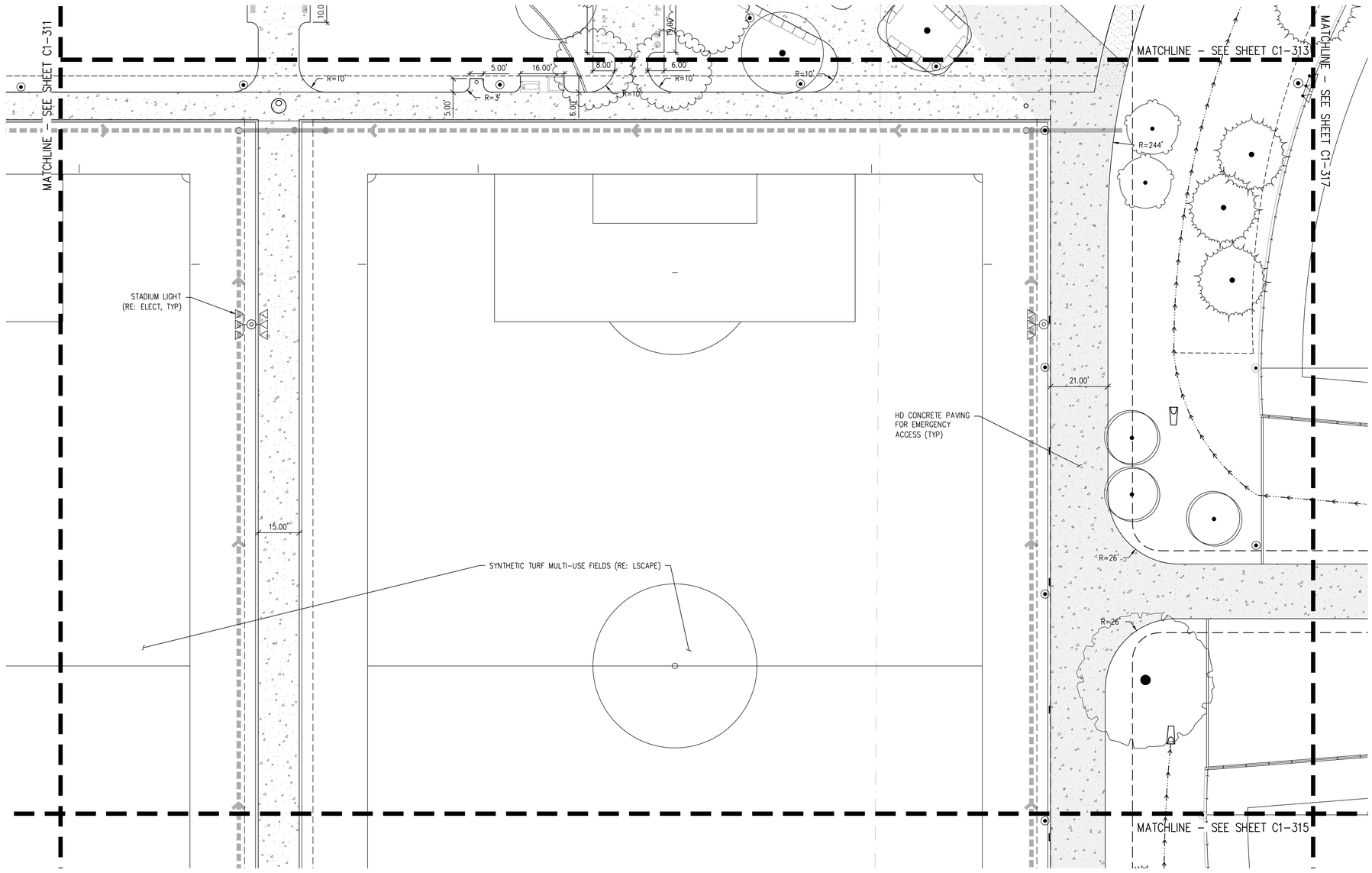
SITE PLAN SUBMITTAL
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SIGNAGE LEGEND

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

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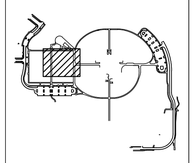
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-314

SITE PLAN SUBMITTAL

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MATCHLINE – SEE SHEET C1-314

MATCHLINE – SEE SHEET C1-312

MATCHLINE – SEE SHEET C1-318

HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

SYNTHETIC TURF MULTI-USE FIELDS (RE: LSCAPE)

ADA PARKING SIGN (R7-8)

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

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

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

3 CD-30 ADA PARKING SYMBOL (TYP)

VAN ACCESSIBLE ADA PARKING

EMERGENCY ACCESS SIGN (R5-3)

COMPACT SPACES

EV PARKING

ADA EV PARKING

MOUNTABLE CURB 3 CD-30

SITE FURNITURE (RE: LSCAPE, TYP)

10.00 (TYP, ADJ TO ISLANDS

8.25' (TYP, COMPACT)

3' CURB CHANNEL 4 CD-30

DETECTABLE WARNING PANEL (TYP)

SOUTHWEST PARKING LOT

9.00' (TYP)

DROPOFF LANE

DROPOFF ONLY SIGN (R7-6). MOUNT TO LIGHTPOLE

CURB RAMP (TYP)

MOUNTABLE CURB FOR SNOW STORAGE

R=30'

R=40'

TOP-36 RCP-QL C

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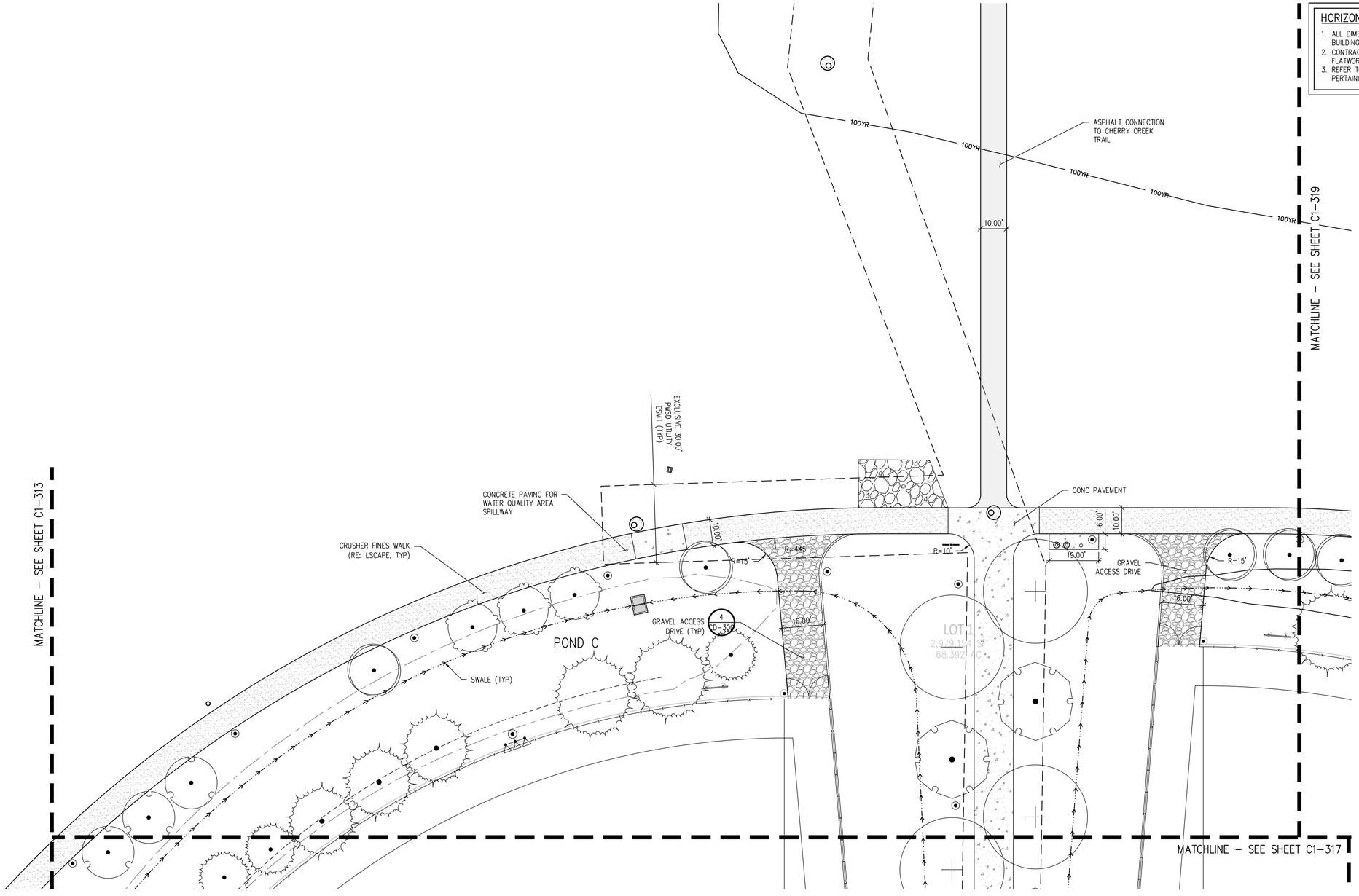
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SALISBURY PARK NORTH - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

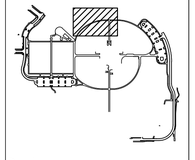
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-316

SITE PLAN SUBMITTAL
Page 84 of 311

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Town of Parker, Director of Engineering — Date

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MATCHLINE – SEE SHEET C1-316

MATCHLINE – SEE SHEET C1-320

MATCHLINE – SEE SHEET C1-313

MATCHLINE – SEE SHEET C1-314

BALLFIELD
(RE: LSCAPE)

HORIZONTAL CONTROL NOTES:

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

HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

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

15.00'
8.00'
9.00'
16.00'
R=3'
R=15'
R=5'
HD CONCRETE UNDER SEATING (TYP)
COVERED SEATING (TYP, RE: LSCAPE)
EXCLUSIVE 30.00' PWSD ESMT. (TYP)
SITE FURNITURE (RE: LSCAPE, TYP)
HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)
PLANTER (TYP, RE: LSCAPE)
R=10'
20.00'
10.75'
STADIUM LIGHT (RE: ELECT, TYP)
EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)
FLAG POLE (TYP, RE: LSCAPE)
N609502.86 E206246.62
N609507.34 E206311.85
HQ BLDG
FFE=5850.7' (ARCH 100'-0")
N609473.00 E206246.62
N609473.00 E206311.85

MATCHLINE – SEE SHEET C1-318

SCALE IN FEET: 100 0 100 200

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

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LANDSCAPE ARCHITECT / ARCHITECT
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
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3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocet Irrigation
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Littleton, CO 80127
p. 303.986.2175

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Town of Parker
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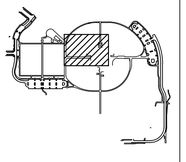
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-317

SITE PLAN SUBMITTAL
Page 85 of 311

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MATCHLINE – SEE SHEET C1-315

MATCHLINE – SEE SHEET C1-317

MATCHLINE – SEE SHEET C1-321

MATCHLINE – SEE SHEET C1-322

HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

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

R=5'
R=15'
8.00'
16.00'
R=3'
HD CONCRETE UNDER SEATING (TYP)
CONCRETE PAVING (TYP)
STORM MANHOLE RIM ELEV: 5854.644'
INV IN: 5846.824' (W) 36" RCP
INV OUT: 5846.334' (E) 36" RCP NO FLOW
15.00'
PARCEL 3
25' PERMANENT PARKER WATER & SANITATION DISTRICT EASEMENT
REC NO. 2017046082
BALLFIELD (RE: LSCAPE)
R=191'
R=181'
R=415'
STORM MANHOLE RIM ELEV: 5852.875'
INV IN: 5847.375' (W) 36" RCP
INV OUT: 5847.355' (E) 36" RCP
NO FLOW
STADIUM LIGHT (RE: ELECT, TYP)
GRAVEL ACCESS DRIVE
PWSD-16" RVC
PWSD-16" PVC
R=500'
R=510'
10.00'
18.00'
5.00'
R=10'
R=310'
TOP-36" RCP-QL C
TOP-36" RCP
SD
IRR
UE
X
M

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Town of Parker, Director of Engineering — Date

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SCALE IN FEET

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1800 Wazee Street, Suite 450
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p. 303.607.0977

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JVA Incorporated
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Denver, CO 80202
p. 303.444.1951

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Wheat Ridge, CO 80215
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ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

Town of Parker
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PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map

Drawing
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-318

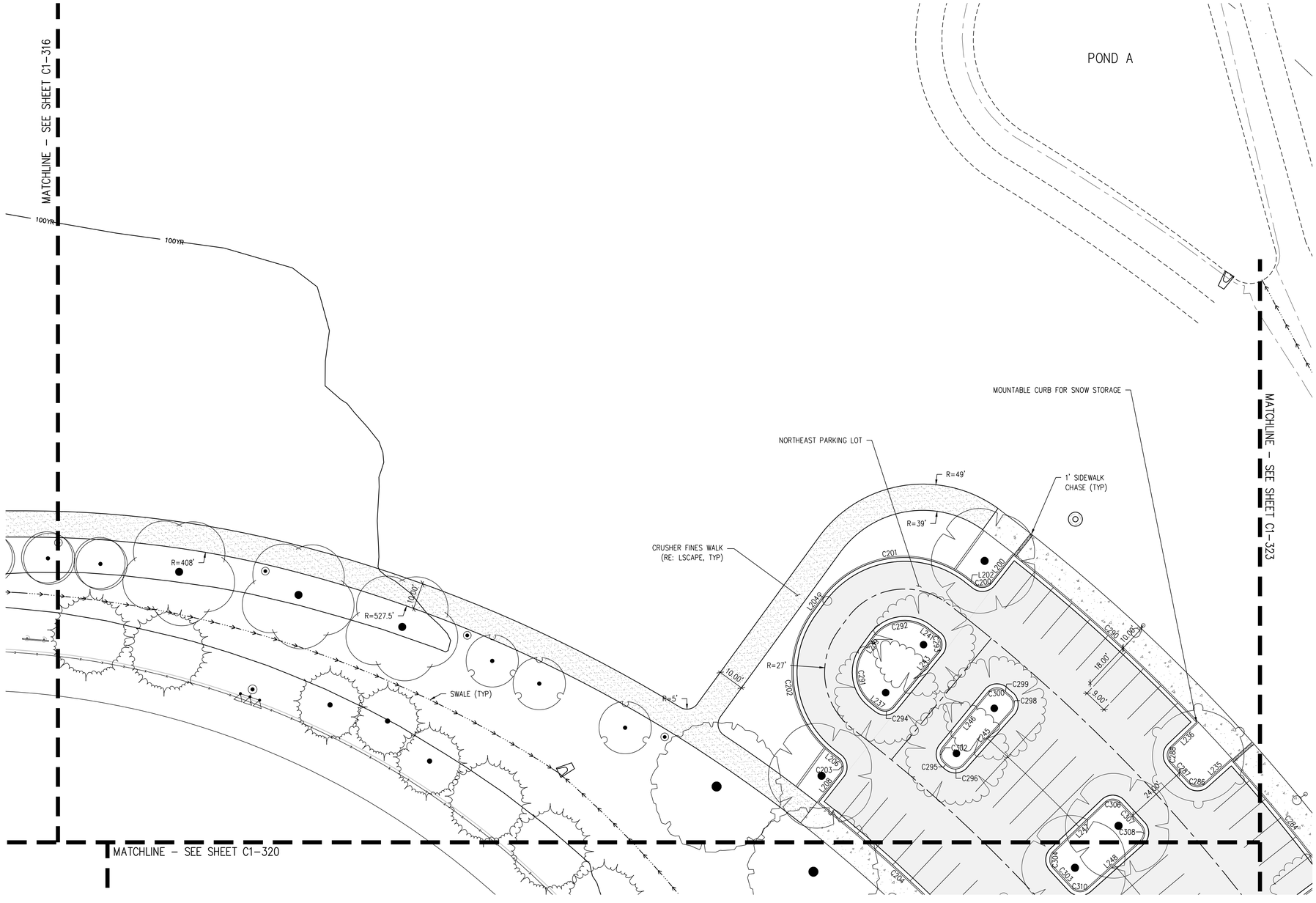
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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

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

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COLORADO 811
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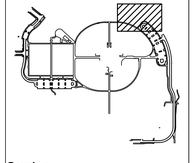
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ARCHITECTURE
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INTERIOR DESIGN

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Project Number:	223072.00
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Key Map



Drawing

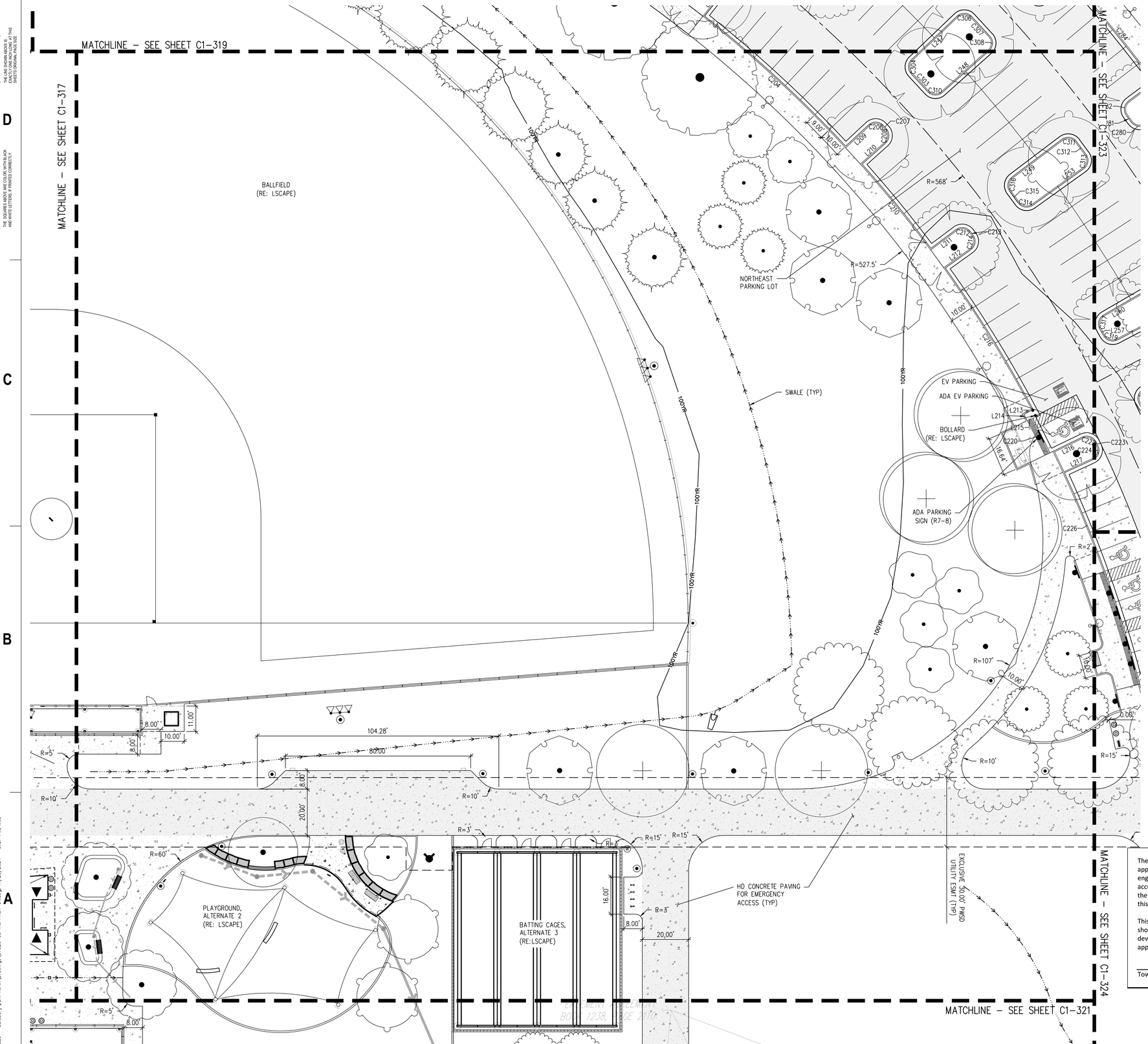
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-319

SITE PLAN SUBMITTAL
Page 87 of 311

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

SIGNAGE LEGEND

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

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SCALE IN FEET

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p. 303.607.0977

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Englewood, CO 80112
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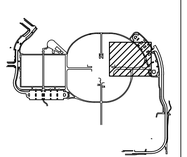
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ARCHITECTURE
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-320

SITE PLAN SUBMITTAL
Page 88 of 311

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MATCHLINE – SEE SHEET C1-318

MATCHLINE – SEE SHEET C1-320

MATCHLINE – SEE SHEET C1-324

MATCHLINE – SEE SHEET C1-325

MATCHLINE – SEE SHEET C1-322

R=5'

8.00'

STORM MANHOLE RIM
ELEV:5855.472'
INV IN: 5845.772' (W) 36" RCP
INV OUT: 5845.762' (E) 36" RCP
NO FLOW

BALLFIELD
(RE: LSCAPE)

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

R=170'

R=15'

R=527'

10.00'

SWALE (TYP)

R=355'

R=310'

CULVERT
INV:5845.663 (W) 36" RCP
STAGNANT

10' UTILITY EASEMENT
REC. NO. 2009096862

STORM MANHOLE RIM
ELEV: 5852.469'
INV IN: 5845.309' (S) 36" RCP
INV OUT: 5845.109' (E) 36" RCP
NO FLOW

STORM DROP INLET RIM
ELEV: 5851.444'
INV OUT: 5845.324' (N) 36" RCP
NO FLOW

TOP-36" RCP

TOP-36" RCP

TOP-36" RCP-QL C

BALLFIELD WARNING TRACK
AND FENCE (RE: LSCAPE)

HORIZONTAL CONTROL NOTES:

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- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
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SIGNAGE LEGEND

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

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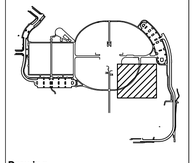
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-321

SITE PLAN SUBMITTAL
Page 89 of 311

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MATCHLINE – SEE SHEET C1-318

MATCHLINE – SEE SHEET C1-321

BALLFIELD WARNING TRACK AND FENCE (RE: LSCAPE)

SALISBURY EQUESTRIAN PARK REC NO. 2008081

15.00'

PWSD-4" PVC

SANITARY MANHOLE RIM ELEV: 5859.784' 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: 5856.997 INV OUT: 5856.315' (N) 3.5" CPP (OTHER END NOT FOUND) NO FLOW

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

PWSD-8" -ABN

PWS

HORIZONTAL CONTROL NOTES:

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

SIGNAGE LEGEND

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

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SCALE IN FEET

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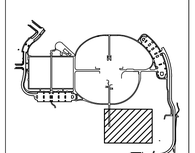
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

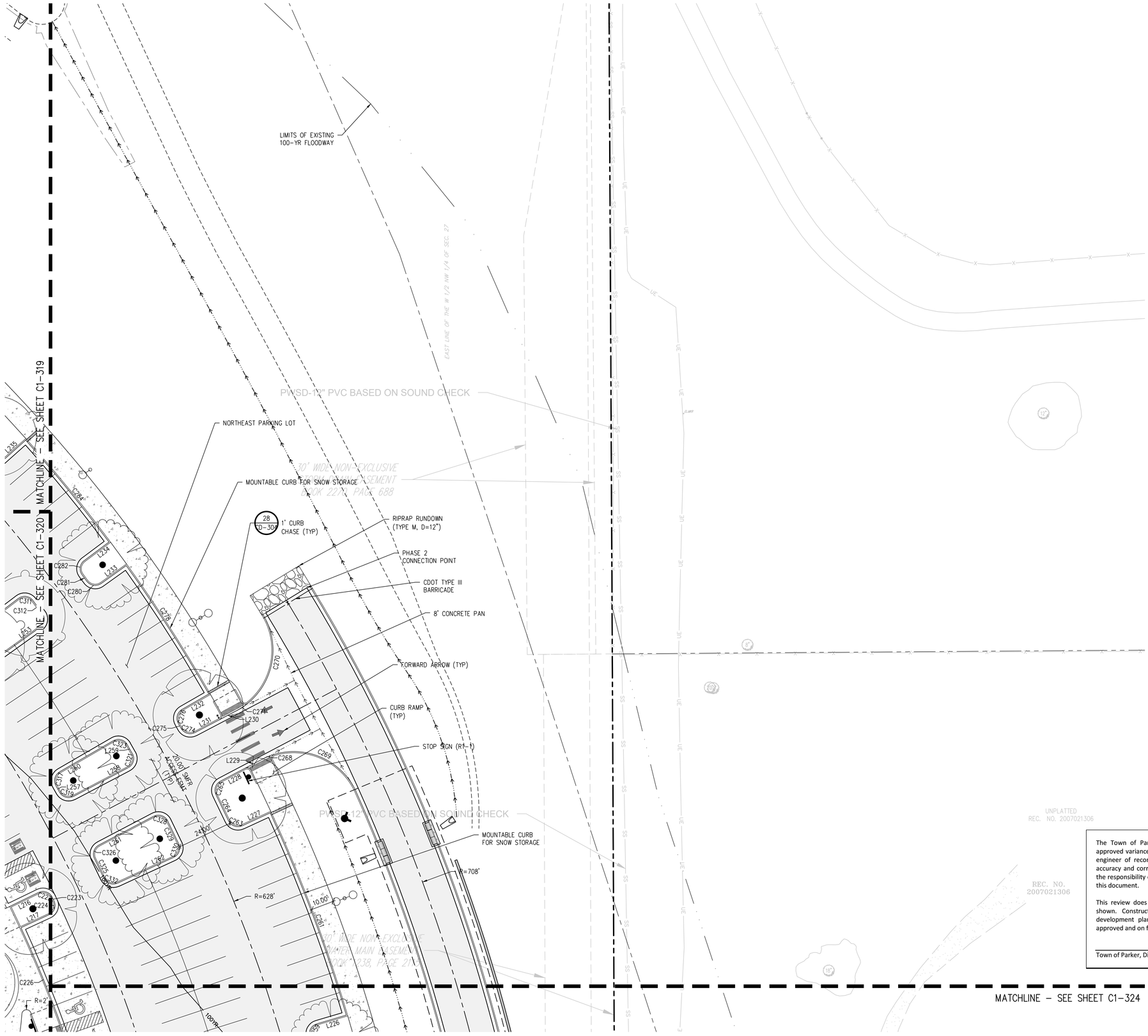
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-322

SITE PLAN SUBMITTAL

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R7-8a	W11-2
VAN ACCESSIBLE	
R5-3	R3-1
EMERGENCY VEHICLES ONLY	

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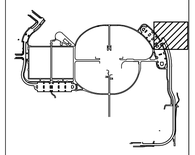
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Key Map



Drawing

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C1-323

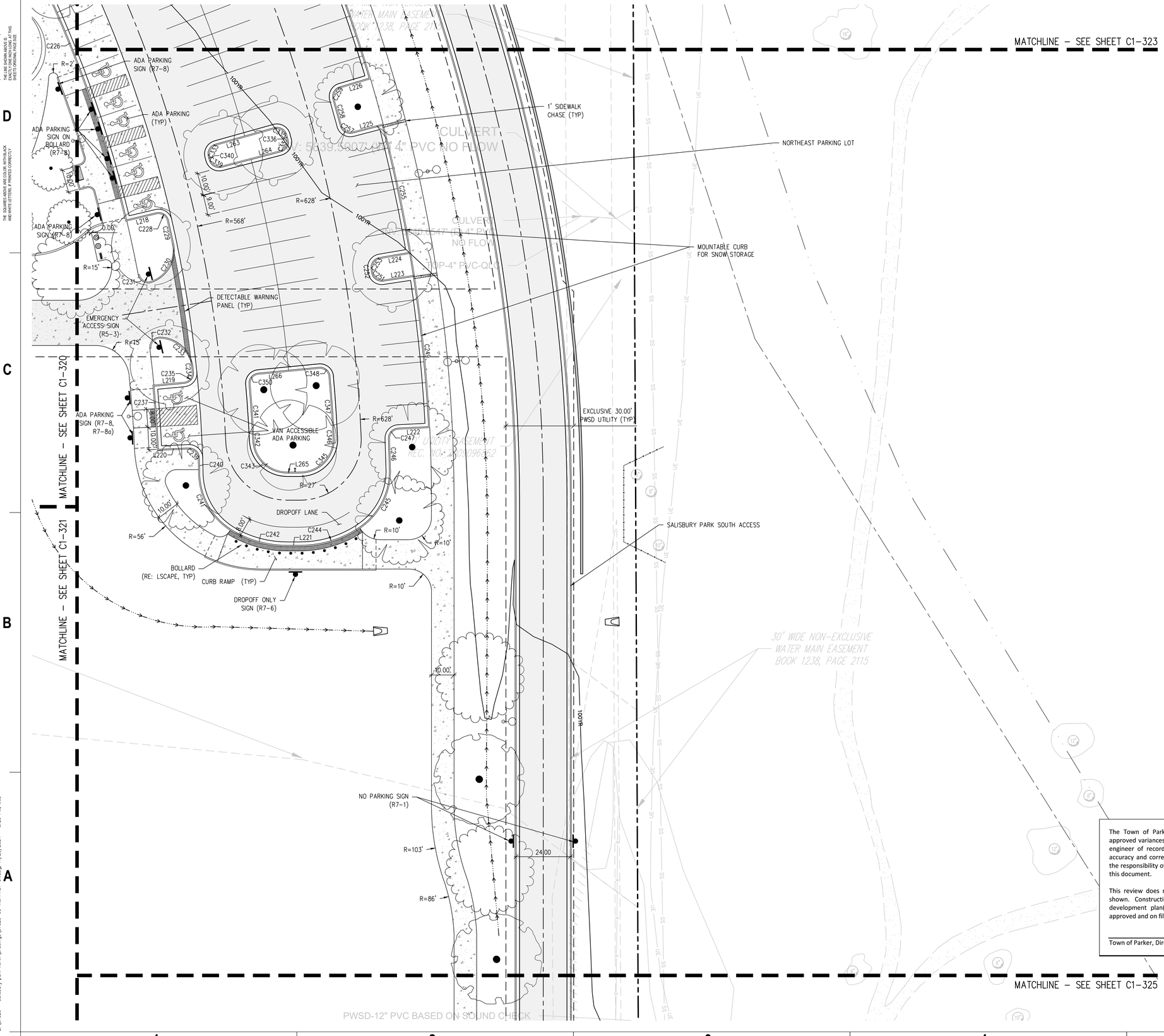
SITE PLAN SUBMITTAL
Page 91 of 311

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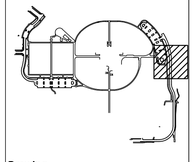
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-324

SITE PLAN SUBMITTAL
Page 92 of 311

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MATCHLINE – SEE SHEET C1-321

MATCHLINE – SEE SHEET C1-324

MATCHLINE – SEE SHEET C1-326

PWSD-12" PVC BASED ON SOUND CHECK

DRAINAGE EASEMENT REC. NO. 2005025933

17.00'

NO ACCESS

R=118'

TOP-36" RCP

R=157.5'

PWSD-16" PVC

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

CONNECT TO EXIST

R=40'

RETAINING WALLS

R=78.5'

R=118'

8.00'

PWSD-16" PVC

WATER MANHOLE
RIM: 5856.67
BTM VAULT: (-36") 5843.17
BTM PIPE: (18") 5845.52

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

R=40'

PWSD-20" PVC

PWSD-12" PVC

WELL

10.00'

GRASS

PED XING SIGN (W11-2)

CURB RAMP (TYP)

R=10'

R=30'

R=32'

R=2'

R=25'

10.00'

R=3'

R=37'

12.00'

R=15'

10.00'

PWSD-12" - ABN

TOP- 18" RCP-QL B

PWSD-12" PVC

PWSD-QL B

WELL

8.00'

CRUSHER FINES HORSE TRAIL (TYP)

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

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

EXIST PWSD FILTRATION FACILITY

PWSD-QL D

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

SWALE (TYP)

PWSD

NO PARKING SIGN (R7-1)

WELL

PARCEL A
30' PERMANENT PARKING, WATER AND
CONSTRUCTION EASEMENT
RECORDED 2017 #AGB2

PWSD

EQUIPMENT

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R5-3	R3-1
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Key Map

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-325

SITE PLAN SUBMITTAL

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MATCHLINE – SEE SHEET C1-325

MATCHLINE – SEE SHEET C1-328

PWSD

WELL

PARCEL A, 25' PERMANENT PARKING, WATER AND SEWER EASEMENT 2017046682

PWSD TEMPORARY POWER

GRAVEL ROAD

24.00'

8.00'

10.00'

EXIST PWSD FILTRATION FACILITY

CRUSHER FINES HORSE TRAIL (TYP)

SIDEWALK CHASE (TYP)

R=10'

R=100'

SWALE (TYP)

R=100'

R=188'

R=5'

R=5'

16.00'

R=3'

19.53'

5
CD-303.00' CURB CUT

4.00'

SPILL

CATCH

CATCH/SPILL TRANSITION (TYP)

SWALE (TYP)

R=210.5'

EASEMENT AGREEMENT BOOK 1888, PAGE 2487 BOOK 1429, PAGE 2104

PWSD-12" RCP

PWSD-12" CMP

PWSD-12" DI

PWSD-8" DI

PWSD-16" DI

PWSD-16" PVC

PWSD-6" DI

PWSD-6" DI

PWSD-6" DI

GRASS

BRICK BUILDING

EQUIPMENT

67.55 FF

62.25 FF

67.59 FF

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

18" FES INV 5860.37

18" FES INV 5861.26

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

100 YR

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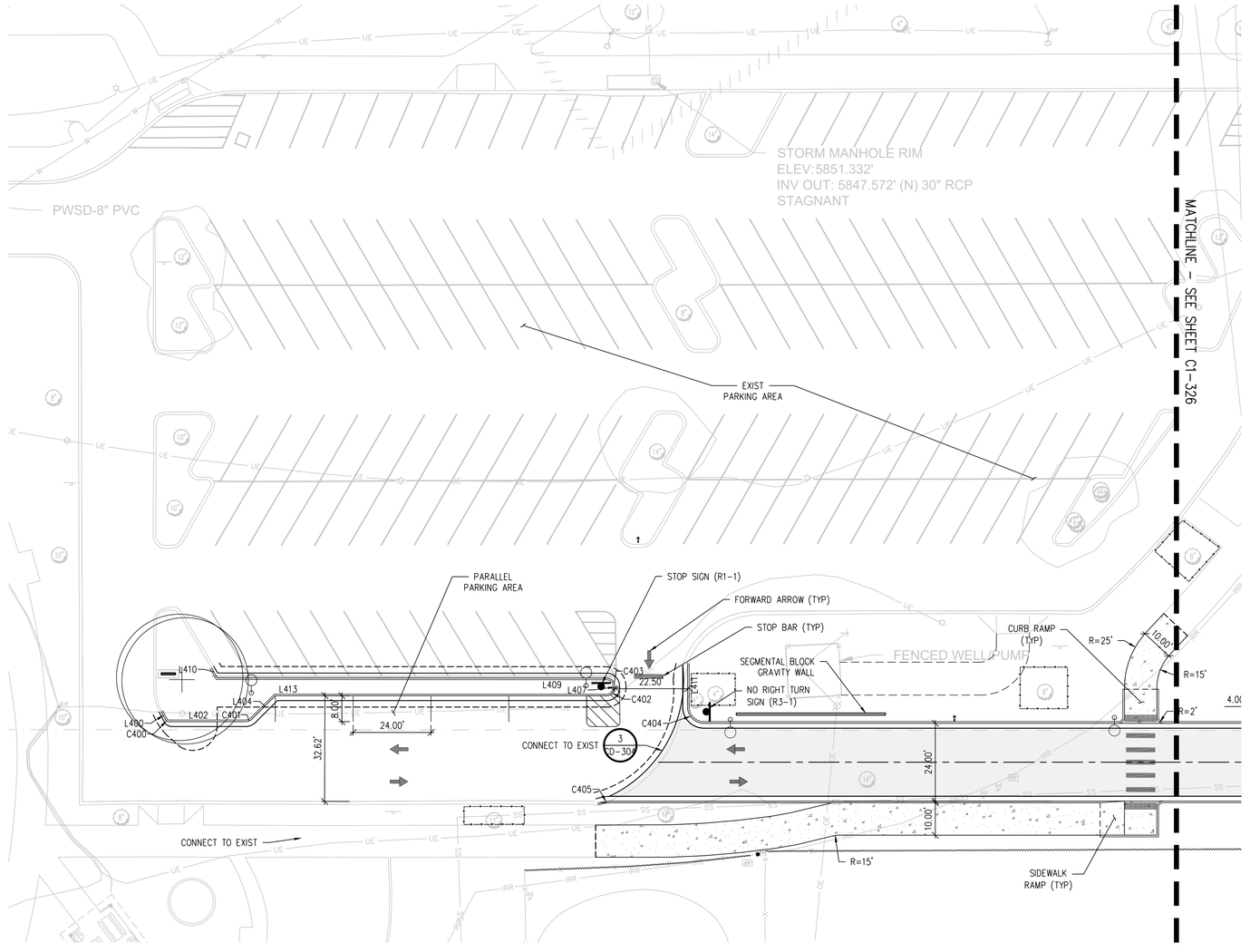
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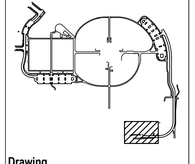
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-327

SITE PLAN SUBMITTAL
Page 95 of 311

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

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

C M Y K

Q:\3752c - salisbury park north\Drawings\3752c-03-HPPHS1-01.dwg, 11/20/2024 - 3:29 PM, MJS

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

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

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

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

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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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. 303.668.0223

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

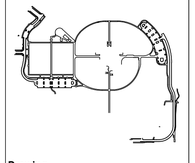
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-328

SITE PLAN SUBMITTAL

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

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

C M Y K

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1 2 3 4 5

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE PLOTTED CORRECTLY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C1	7.07	4.50	90°00'00"	N45°00'00"E	6.36	(609238.74, 205269.53)
C2	7.07	4.50	90°00'00"	S45°00'00"E	6.36	(609243.24, 205348.03)
C3	7.07	4.50	90°00'00"	N45°00'00"E	6.36	(609238.74, 205354.03)
C4	7.85	5.00	90°00'00"	S45°00'00"E	7.07	(609243.74, 205420.53)
C5	20.54	15.00	78°27'47"	N50°46'07"E	18.97	(609238.74, 205425.73)
C6	8.86	5.00	101°32'13"	N39°13'53"W	7.75	(609250.74, 205440.43)
C7	8.86	5.00	101°32'13"	S39°13'53"W	7.75	(609256.74, 205460.54)
C8	20.54	15.00	78°27'47"	S50°46'07"E	18.97	(609250.74, 205455.64)
C10	7.85	5.00	90°00'00"	N45°00'00"E	7.07	(609238.74, 205470.53)
C14	7.07	4.50	90°00'00"	S45°00'00"E	6.36	(609243.24, 205537.53)
C16	7.07	4.50	90°00'00"	N45°00'00"E	6.36	(609238.74, 205543.53)
C20	7.07	4.50	90°00'00"	S45°00'00"E	6.36	(609243.24, 205622.03)
C22	7.07	4.50	90°00'00"	N45°00'00"E	6.36	(609238.74, 205628.03)
C30	7.07	4.50	90°00'00"	S45°00'00"E	6.36	(609243.24, 205706.53)
C32	30.39	30.00	58°02'03"	S60°58'58"E	29.10	(609238.74, 205732.69)
C33	26.11	47.00	31°50'00"	S16°02'57"E	25.78	(609224.62, 205758.15)
C35	26.33	47.00	32°05'53"	S15°55'00"W	25.99	(609193.85, 205765.29)
C36	30.39	30.00	58°02'03"	S60°58'58"W	29.10	(609168.86, 205758.16)
C38	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205711.03)
C42	7.07	4.50	90°00'00"	N45°00'00"W	6.36	(609150.24, 205632.53)
C44	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205626.53)
C48	7.07	4.50	90°00'00"	N45°00'00"W	6.36	(609150.24, 205548.03)
C50	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205542.03)
C54	7.07	4.50	90°00'00"	N45°00'00"W	6.36	(609150.24, 205463.53)
C56	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205457.53)
C59	7.07	4.50	90°00'00"	N45°00'00"W	6.36	(609150.24, 205443.03)
C60	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205437.03)
C61	7.07	4.50	90°00'00"	N45°00'00"W	6.36	(609150.24, 205358.53)
C62	7.07	4.50	90°00'00"	S45°00'00"W	6.36	(609154.74, 205352.53)
C63	6.91	4.50	88°01'26"	N44°00'43"W	6.25	(609150.27, 205274.03)
C64	59.92	39.00	88°01'26"	N44°00'43"W	54.20	(609154.76, 205269.68)
C65	23.56	15.00	90°00'00"	N45°00'00"W	21.21	(609199.74, 205232.03)
C66	22.44	15.00	85°41'56"	S42°50'58"W	20.40	(609214.70, 205267.90)
C69	8.23	5.00	94°18'04"	N47°09'02"E	7.33	(609178.78, 205267.90)
C72	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205359.28)
C73	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205350.78)
C74	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609182.24, 205359.28)
C75	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609178.74, 205350.78)
C76	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205443.03)
C77	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205436.03)
C78	5.50	3.50	90°00'00"	S45°00'00"E	4.95	(609182.24, 205432.53)
C79	5.50	3.50	90°00'00"	N45°00'00"E	4.95	(609178.74, 205439.53)
C85	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205548.78)
C86	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205540.28)
C87	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609182.24, 205548.78)
C88	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609178.74, 205540.28)
C89	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205633.28)
C90	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205624.78)
C91	5.50	3.50	90°00'00"	S45°00'00"E	4.95	(609182.24, 205633.28)
C92	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609178.74, 205624.78)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C200	7.04	4.50	89°36'00"	S83°04'00"W	6.34	(609962.01, 206661.40)
C201	62.23	39.00	91°25'49"	S81°47'53"W	55.84	(609963.66, 206651.98)
C202	60.28	39.00	88°33'19"	S8°11'41"E	54.45	(609950.84, 206593.18)
C203	7.11	4.50	90°28'03"	S6°58'01"E	6.39	(609895.33, 206603.03)
C204	83.00	538.00	8°50'23"	S47°18'48"E	82.92	(609878.40, 206595.46)
C206	7.11	4.50	90°28'03"	S87°39'35"E	6.39	(609831.36, 206666.29)
C207	1.78	556.00	0°11'00"	S42°20'04"E	1.78	(609831.10, 206672.67)
C208	7.11	4.50	90°28'03"	S2°59'27"W	6.39	(609829.78, 206673.87)
C210	47.00	538.00	5°00'20"	S39°16'21"E	46.99	(609814.42, 206663.48)
C212	7.11	4.50	90°28'03"	S81°32'10"E	6.39	(609786.12, 206704.02)
C213	1.78	556.00	0°11'00"	S36°12'38"E	1.78	(609785.18, 206710.34)
C214	7.11	4.50	90°28'03"	S9°06'53"W	6.39	(609783.74, 206711.39)
C216	72.00	538.00	7°40'05"	S31°49'03"E	71.95	(609769.58, 206699.43)
C220	16.94	536.00	1°48'38"	S26°45'31"E	16.94	(609704.86, 206736.99)
C222	7.11	4.50	90°28'03"	S70°37'11"E	6.39	(609696.48, 206758.54)
C223	1.78	556.00	0°11'00"	S25°17'39"E	1.78	(609694.36, 206764.57)
C224	7.11	4.50	90°28'03"	S20°01'52"W	6.39	(609692.76, 206765.33)
C226	107.00	538.00	11°23'45"	S19°02'14"E	106.83	(609681.11, 206750.90)
C228	7.11	4.50	90°28'03"	S58°06'20"E	6.39	(609583.24, 206798.86)
C229	10.49	556.00	1°04'50"	S12°19'54"E	10.49	(609579.86, 206804.29)
C230	21.56	15.00	82°20'12"	S29°22'38"W	19.75	(609569.62, 206806.53)
C231	7.76	4.50	98°45'45"	N60°04'24"W	6.83	(609552.41, 206796.84)
C232	7.76	4.50	98°45'45"	N42°12'44"E	6.83	(609523.14, 206796.05)
C233	21.56	15.00	82°20'12"	S47°14'18"E	19.75	(609528.20, 206800.64)
C234	2.15	556.00	0°13'16"	S5°57'34"E	2.15	(609514.79, 206815.14)
C235	7.11	4.50	90°31'20"	S39°24'44"W	6.39	(609512.66, 206815.37)
C237	28.00	537.73	2°59'01"	S3°53'31"E	28.00	(609506.47, 206797.89)
C239	7.11	4.50	90°28'03"	S47°10'01"E	6.39	(609479.10, 206813.26)
C240	7.10	556.00	0°43'54"	S1°34'02"E	7.10	(609474.76, 206817.94)
C241	30.75	30.00	58°44'12"	S30°34'11"E	29.43	(609467.66, 206818.14)
C242	24.66	47.00	30°03'43"	S74°58'09"E	24.38	(609442.32, 206833.10)
C244	27.77	47.00	33°51'20"	N73°04'20"E	27.37	(609436.00, 206862.65)
C245	30.03	30.00	57°21'16"	N27°28'02"E	28.79	(609443.97, 206888.84)
C246	13.70	640.00	1°13'34"	N1°49'23"W	13.70	(609469.52, 206902.12)
C247	7.04	4.50	89°36'00"	N42°21'50"E	6.34	(609483.20, 206901.68)
C249	66.83	658.00	5°49'10"	N5°44'45"W	66.80	(609488.56, 206919.45)
C251	7.04	4.50	89°36'00"	N53°51'20"W	6.34	(609552.99, 206899.40)
C252	1.56	640.00	0°08'24"	N9°07'32"W	1.56	(609556.73, 206894.28)
C253	7.04	4.50	89°36'00"	N35°36'16"E	6.34	(609558.28, 206894.03)
C255	57.58	658.00	5°00'48"	N12°06'09"W	57.56	(609565.68, 206911.05)
C257	7.04	4.50	89°36'00"	N59°48'33"W	6.34	(609618.55, 206885.91)
C258	12.17	640.01	1°05'22"	N15°33'14"W	12.17	(609621.74, 206880.43)
C259	7.04	4.50	89°36'00"	N28°42'05"E	6.34	(609633.47, 206877.16)
C261	94.59	658.00	8°14'12"	N20°37'01"W	94.51	(609642.87, 206893.17)
C263	7.04	4.50	89°36'00"	N69°56'07"W	6.34	(609725.67, 206847.61)
C264	12.62	640.00	1°07'48"	N25°42'01"W	12.62	(609727.84, 206841.66)
C265	6.95	4.50	88°31'59"	N18°00'05"E	6.28	(609739.22, 206836.18)
C268	6.11	30.00	11°40'38"	N68°06'23"E	6.10	(609754.68, 206856.17)
C269	42.90	30.00	81°56'19"	S65°05'09"E	39.34	(609756.95, 206861.83)
C270	42.87	30.00	81°53'03"	S9°38'55"W	39.32	(609818.06, 206856.68)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C271	6.11	30.00	11°40'38"	S56°25'45"W	6.10	(609779.30, 206850.09)
C274	6.95	4.50	88°31'59"	N73°27'56"W	6.28	(609766.43, 206826.96)
C275	2.60	640.00	0°13'59"	N29°18'56"W	2.60	(609768.22, 206820.93)
C276	7.04	4.50	89°36'00"	N15°22'04"E	6.34	(609770.49, 206819.66)
C278	66.83	658.00	5°49'10"	N32°44'31"W	66.80	(609783.33, 206833.07)
C280	7.04	4.50	89°36'00"	N80°51'06"W	6.34	(609831.64, 206785.95)
C281	3.46	640.00	0°18'36"	N36°12'24"W	3.46	(609832.65, 206779.69)
C282	7.04	4.50	89°36'00"	N8°26'18"E	6.34	(609835.44, 206777.65)
C284	57.58	658.00	5°00'49"	N39°16'07"W	57.56	(609849.81, 206789.40)
C286	7.04	4.50	89°36'00"	N86°58'31"W	6.34	(609885.36, 206742.89)
C287	10.29	640.00	0°55'17"	N42°38'10"W	10.29	(609885.70, 206736.56)
C288	7.04	4.50	89°36'00"	N1°42'12"E	6.34	(609893.27, 206729.59)
C290	94.59	658.00	8°14'12"	N47°36'54"W	94.51	(609908.91, 206739.58)
C291	23.15	15.09	87°54'51"	N8°11'41"W	20.94	(609915.98, 206615.56)
C292	23.94	15.00	91°25'49"	N81°47'53"E	21.48	(609941.56, 206616.11)
C293	7.19	4.50	91°32'46"	S6°19'15"E	6.45	(609942.04, 206640.71)
C294	6.92	4.50	88°09'18"	S83°31'47"W	6.26	(609914.77, 206624.26)
C295	1.66	580.00	0°09'51"	S48°50'53"E	1.66	(609893.27, 206643.31)
C296	7.03	4.50	89°33'32"	N86°27'16"E	6.34	(609892.17, 206644.56)
C298	7.10	4.50	90°25'18"	N3°32'09"W	6.39	(609912.73, 206668.84)
C299	2.74	616.00	0°15'18"	N48°52'27"W	2.74	(609919.11, 206668.44)
C300	7.19	4.50	91°32'46"	S85°13'31"W	6.45	(609920.91, 206666.38)
C302	6.94	4.50	88°22'57"	S4°44'20"E	6.27	(609899.52, 206642.79)
C303	10.37	580.00	1°01'28"	N42°43'43"W	10.37	(609845.72, 206691.81)
C304	7.03	4.50	89°33'32"	N1°32'19"E	6.34	(609853.34, 206684.78)
C306	7.10	4.50	90°25'18"	S88°28'16"E	6.39	(609878.32, 206704.48)
C307	11.43	616.00	1°03'48"	S42°43'43"E	11.43	(609878.15, 206710.86)
C308	7.10	4.50	90°25'18"	S3°00'50"W	6.39	(609869.76, 206718.62)
C310	7.03	4.50	89°33'32"	N86°59'45"W	6.34	(609845.39, 206698.15)
C311	7.10	4.50	90°25'18"	S81°55'17"E	6.39	(609825.13, 206749.76)
C312	6.85	616.00	0°38'14"	S36°23'31"E	6.85	(609824.23, 206756.09)
C313	7.10	4.50	90°25'18"	S9°08'16"W	6.39	(609818.71, 206760.15)
C314	7.03	4.50	89°33'32"	N80°52'19"W	6.34	(609796.67, 206737.20)
C315	6.06	580.00	0°35'54"	N36°23'31"W	6.06	(609797.67, 206730.94)
C316	7.03	4.50	89°33'32"	N8°05'18"E	6.34	(609802.55, 206727.34)
C317	7.03	4.50	89°33'32"	S15°06'05"W	6.34	(609749.29, 206767.83)
C319	6.94	4.50	88°22'57"	S73°32'27"E	6.27	(609740.28, 206767.81)
C321	7.19	4.50	91°32'46"	N16°29'41"E	6.45	(609751.07, 206797.74)
C323	7.10	4.50	90°25'18"	N74°54'30"W	6.39	(609761.18, 206797.35)
C325	9.50	580.00	0°56'18"	N25°38'43"W	9.50	(609702.73, 206787.16)
C326	6.94	4.50	88°22'57"	N18°04'36"E	6.27	(609711.30, 206783.05)
C328	7.19	4.50	91°32'46"	S71°57'33"E	6.45	(609729.83, 206808.91)
C329	11.06	616.00	1°01'45"	S25°40'17"E	11.06	(609727.83, 206815.04)
C330	7.10	4.50	90°25'18"	S20°03'15"W	6.39	(609717.86, 206819.83)
C332	7.03	4.50	89°33'32"	N69°57'20"W	6.34	(609700.56, 206793.12)
C333	7.03	4.50	89°33'32"	N29°34'27"E	6.34	(609608.12, 206821.96)
C335	7.10	4.50	90°25'18"	S60°26'08"E	6.39	(609620.92, 206851.08)
C336	2.09	616.00	0°11'38"	S15°07'40"E	2.09	(609617.77, 206856.64)
C337	7.10	4.50	90°25'18"	S30°10'48"W	6.39	(609615.75, 206857.18)
C339	7.03	4.50	89°33'32"	N59°49'47"W	6.34	(609603.42, 206827.85)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C340	1.57	580.00	0°09'18"	N15°07'40"W	1.57	(609606.61, 206822.36)
C341	24.59	580.00	2°25'44"	S3°51'54"E	24.59	(609507.35, 206839.98)
C342	0.25	15.00	0°57'33"	S3°07'48"E	0.25	(609482.82, 206841.64)
C343	23.13	15.00	88°21'29"	S45°49'15"E	20.91	(609482.57, 206841.65)
C345	24.50	15.00	93°35'36"	N43°12'12"E	21.87	(609468.00, 206862.65)
C346	0.27	15.00	1°01'07"	N2°06'55"W	0.27	(609483.94, 206877.62)
C347	26.60	616.00	2°28'28"	N3°51'42"W	26.60	(609484.21, 206877.61)
C348	7.10	4.50	90°25'18"	N50°18'35"W	6.39	(609510.75, 206875.82)
C350	7.03	4.50	89°33'32"	S39°42'00"W	6.34	(609512.23, 206844.03)
C400	1.08	1.00	61°46'37"	S59°06'42"E	1.03	(608474.26, 206452.17)
C401	2.36	3.00	45°00'00"	N67°30'00"E	2.30	(608473.73, 206476.70)
C402	3.95	2.50	90°35'03"	N44°42'29"E	3.55	(608481.73, 206588.08)
C403	3.90	2.50	89°23'27"	N45°16'47"W	3.52	(608484.69, 206590.57)
C404	7.85	5.00	90°00'00"	S45°00'00"E	7.07	(608478.23, 206613.07)
C405	4.71	15.00	17°59'20"	N81°00'20"E	4.69	(608448.49, 206585.24)

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

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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JVA Incorporated
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Denver, CO 80202
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3000 Youngfield Street, #264
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ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.688.0223

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

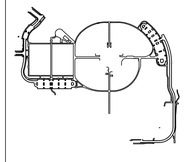
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-329

SITE PLAN SUBMITTAL
Page 97 of 311

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

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

C M Y K

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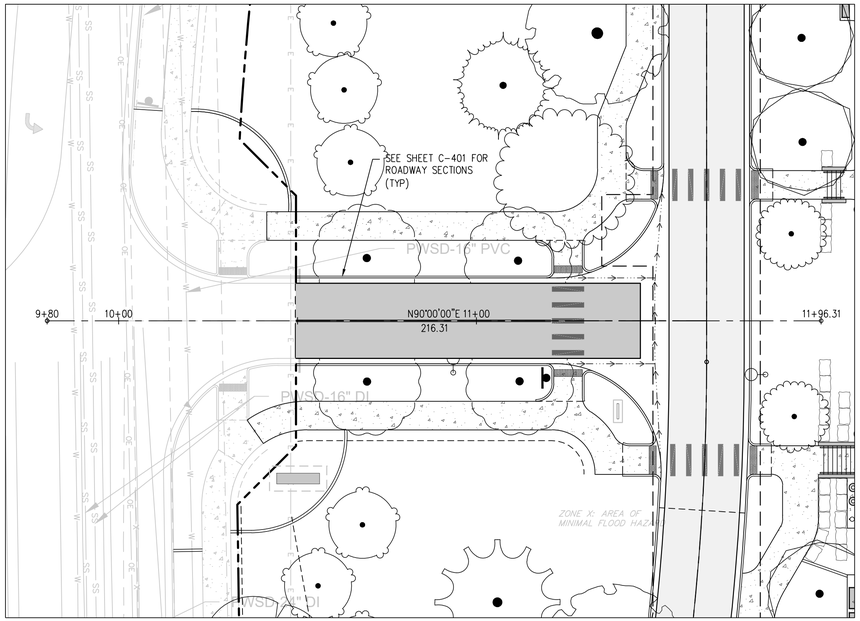
Town of Parker, Director of Engineering Date

HORIZONTAL CONTROL NOTES:

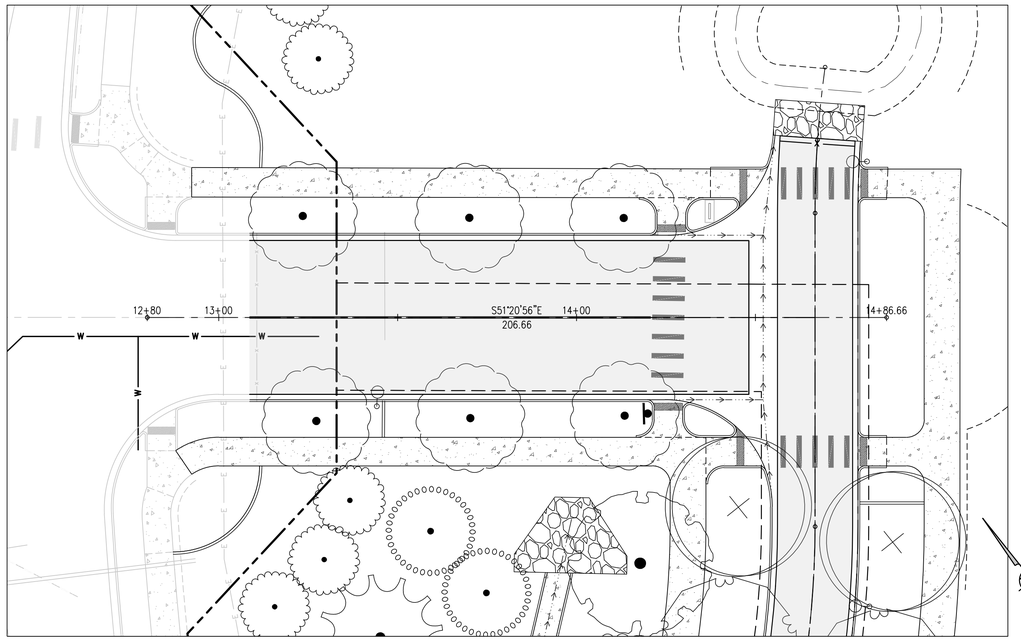
1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER,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

HORIZONTAL CONTROL LEGEND

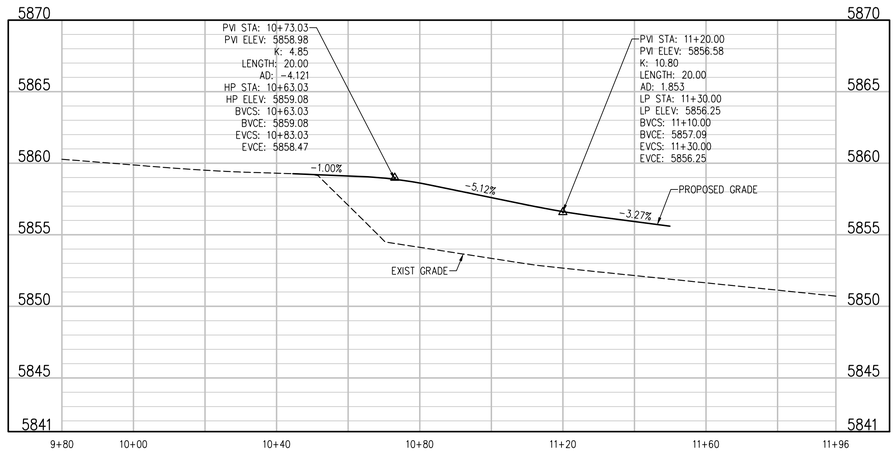
- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



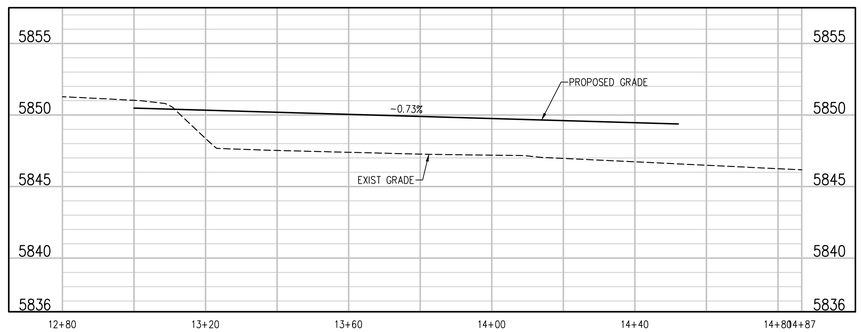
PHASE 1 SOUTH ENTRANCE PLAN
SCALE: 1" = 20'



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



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



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

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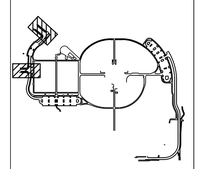
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ARCHITECTURE
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Key Map



Drawing

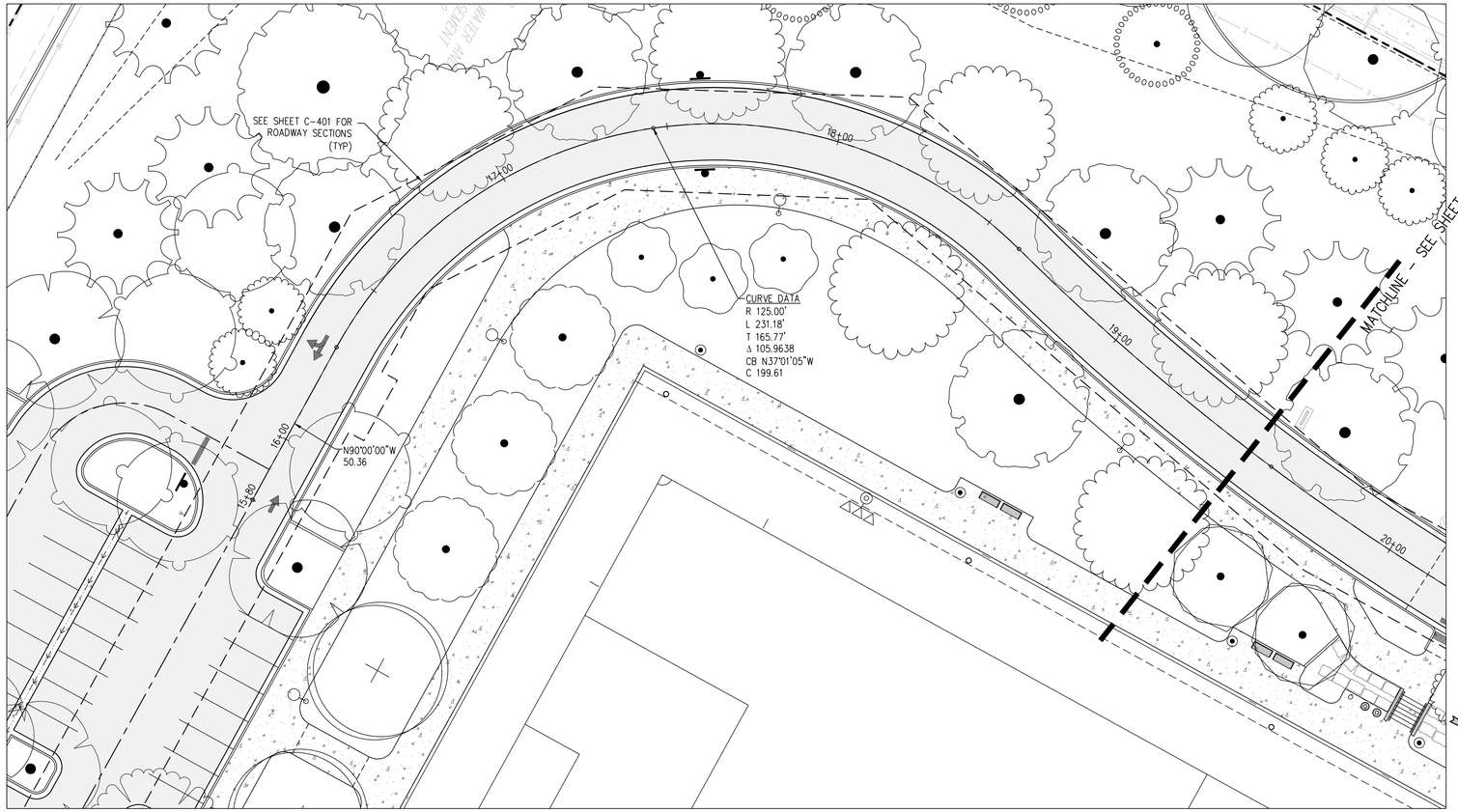
PHASE 1 ROADWAY PLAN & PROFILE

C1-410

SITE PLAN SUBMITTAL

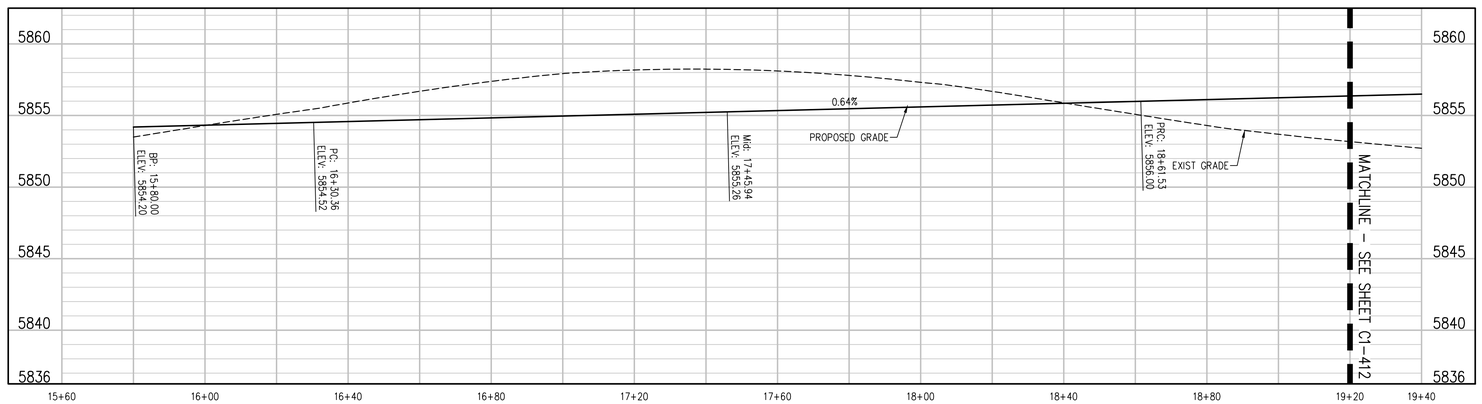
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



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

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
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HORIZONTAL CONTROL LEGEND

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

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Town of Parker, Director of Engineering Date

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

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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. 303.668.0223

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

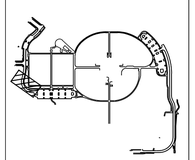
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

	DATE	DESCRIPTION

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

Key Map



Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-411

SITE PLAN SUBMITTAL
Page 99 of 311

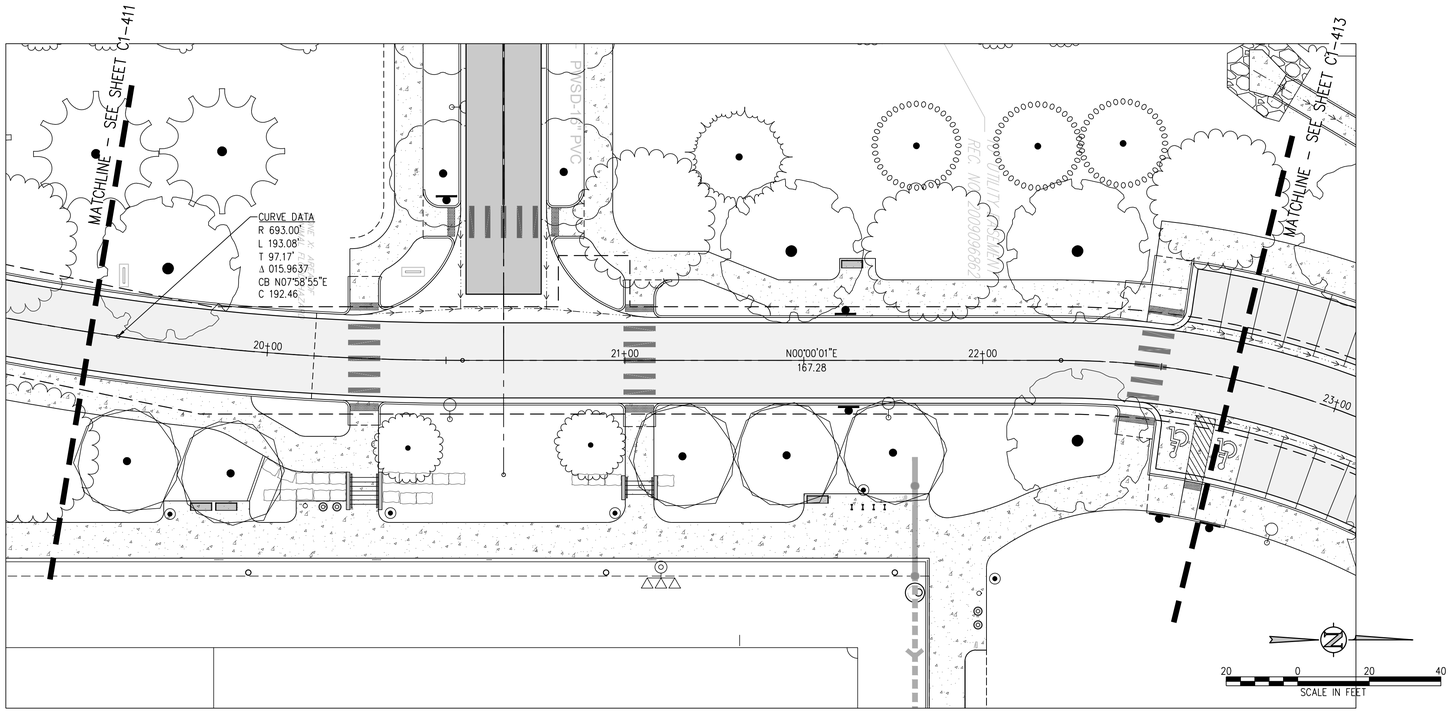
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TONES, A STANDARD PRODUCT

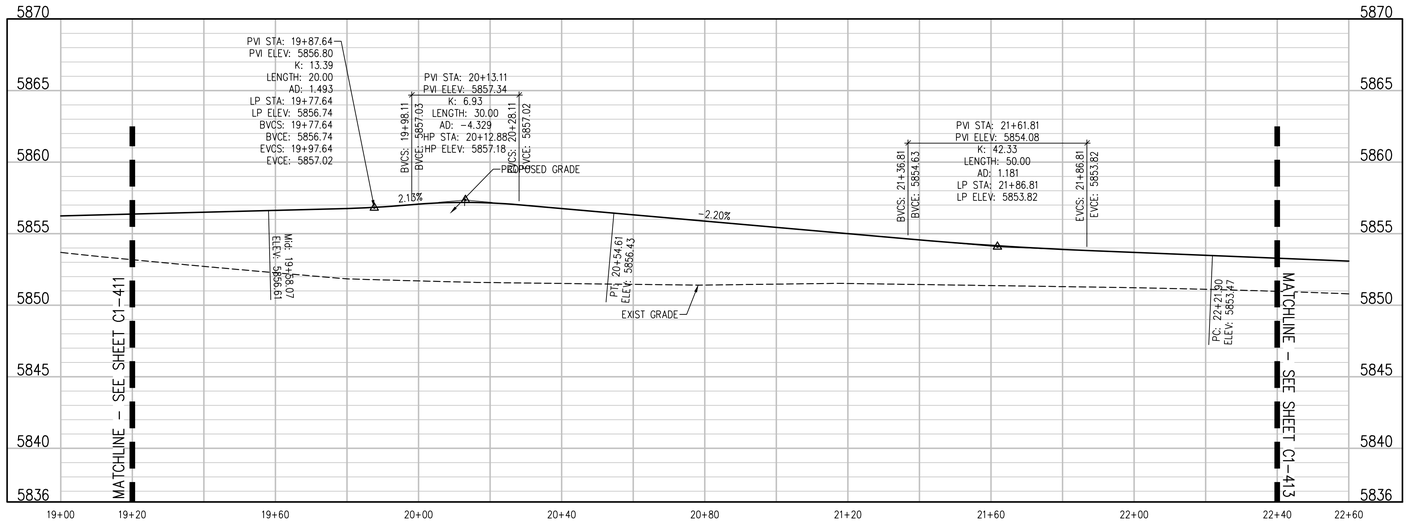
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THE LINE SHOWN ABOVE IS 1 INCH LONG ON ORIGINAL PLANS SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE TONES & PATTERN CORRECT



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COLORADO 811

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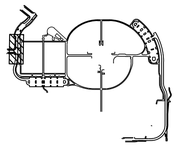
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Page 100 of 311

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