

THE SHOWN INFORMATION IS FOR THE PROJECT ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

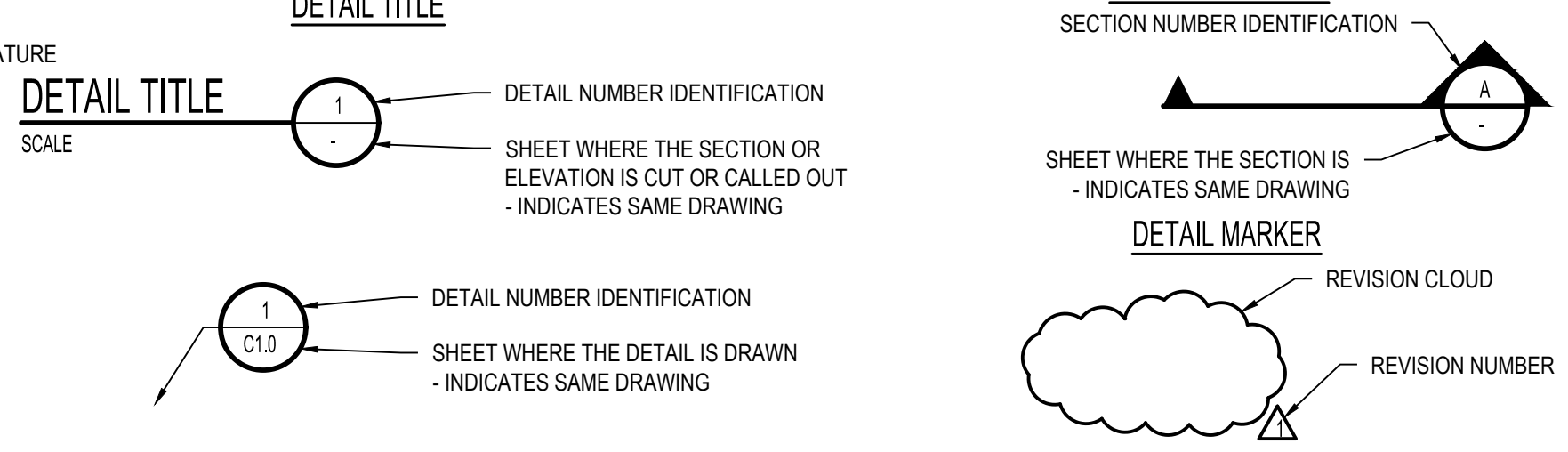
ABBREVIATIONS

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

DESIGN LEGEND

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

	FENCE
	FLOW LINE OF DITCH OR WASH
	SLOPE ARROW
	PROPOSED SPOT ELEVATION
	EXIST SPOT ELEVATION
	EXIST INDEX CONTOUR
	EXIST INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	CURB AND GUTTER
	SPILLCATCH CURB TRANSITION
	SIGN W/ POST
	CURB RAMP
	SIDEWALK CHASE
	SIDEWALK
	CONCRETE PAVING
	HEAVY DUTY CONCRETE PAVING
	HEAVY DUTY ASPHALT PAVING
	LIGHT DUTY ASPHALT PAVING
	GRAVEL
	PROPOSED BUILDING
	BUILDING ACCESS
	RETAINING WALL
	BOULDER/ROCK WALL
	LIMITS OF SAWCUT
	LIMITS OF WORK
	EASEMENT LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINER/OP
	MATCHLINE



SURVEY LEGEND

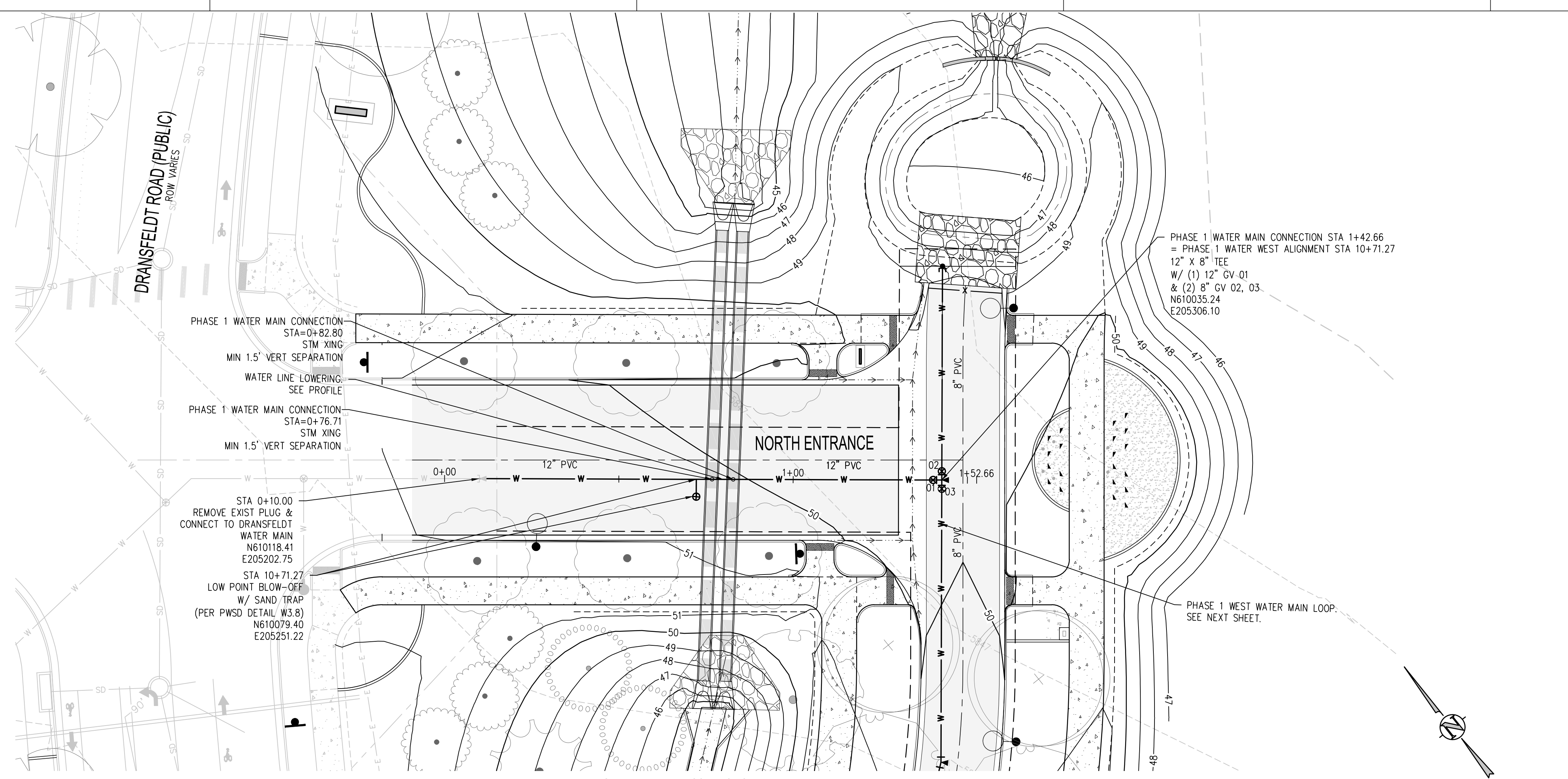
	WATER LINE		BENCHMARK AS DESCRIBED
	WATER VALVE		FOUND MONUMENT
	WATER METER		FOUND MONUMENT
	FIRE HYDRANT		TEST CP
	SANITARY SEWER LINE		UTILITY LOCATED FROM MAP
	SANITARY SEWER MANHOLE		AS MEASURED AT TIME OF SURVEY
	STORM DRAINAGE LINE		CALCULATED FROM RECORD AND AS MEASURED INFORMATION
	STORM DRAINAGE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

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF PARKER, PARKER WATER & SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG), SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT (MILE HIGH FLOOD CONTROL DISTRICT), AND THE M-STANDARD PLAN. THE M-STANDARD PLAN IS THE M-STANDARD PLAN OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LAIDEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT BE EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- SURVEY INFORMATION:
 - BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY AZTEC CONSULTING INC. SEE TOPOGRAPHIC SURVEY FOR SALISBURY PARK DATED JUNE 01, 2023. BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.085040 BEING A 3 - 1/2" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 1.085040" LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 1166 RODEO CIRCLE. THE DATUM IS PER SURVEY, COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
 - BASEIS OF BEARINGS: SEE PLANS
 - HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

CP-01	N609098.89	E204985.46	ELEV5870.51	SET NO. 5 X 18" REBAR W/ 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691" AT SOUTHWEST PROPERTY CORNER
CP-02	N611131.02	E207002.85	ELEV5843.60	W 1/2 CORNER SECTIONS 27, T6S, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009"
CP-03	N608470.98	E207		



- UTILITY NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
 3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
 4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
 5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PWSD UTILITY NOTES.

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

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

ELECTRICAL ENGINEER
 Ackerman Engineering, Inc.
 3000 Youngfield Street, #204
 Wheat Ridge, CO 80215
 p. 303.278.7297

IRRIGATION
 Avocet Irrigation
 11725 W. Main Street, Suite F-509
 Littleton, CO 80120
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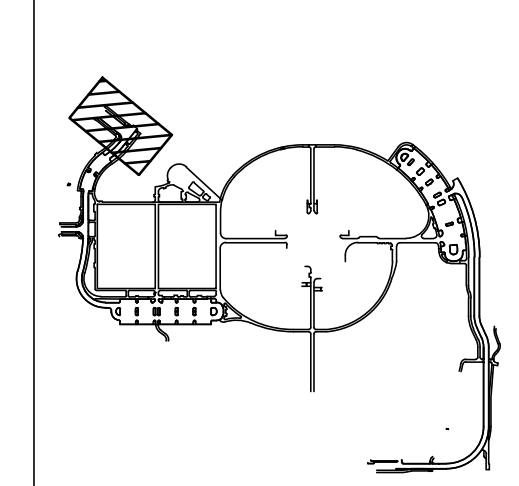
MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3777 Federal Court, #500
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

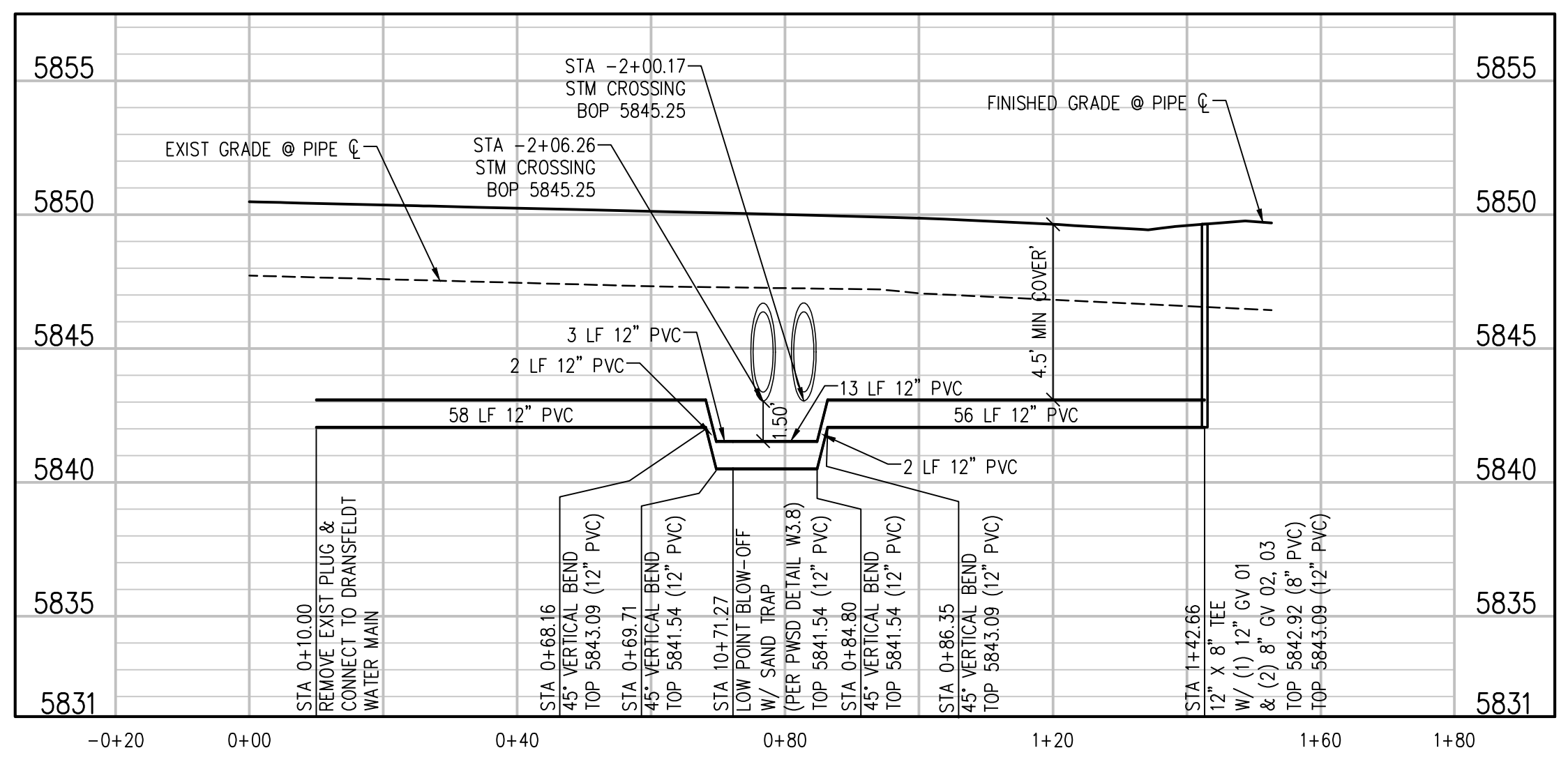
Project Number: 223072.00
 Sheet Issue Date: 2025-07-15
 Drawn By: AMF/KAM/MJS
 Checked By: WTP/CWK/CFG



Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-250

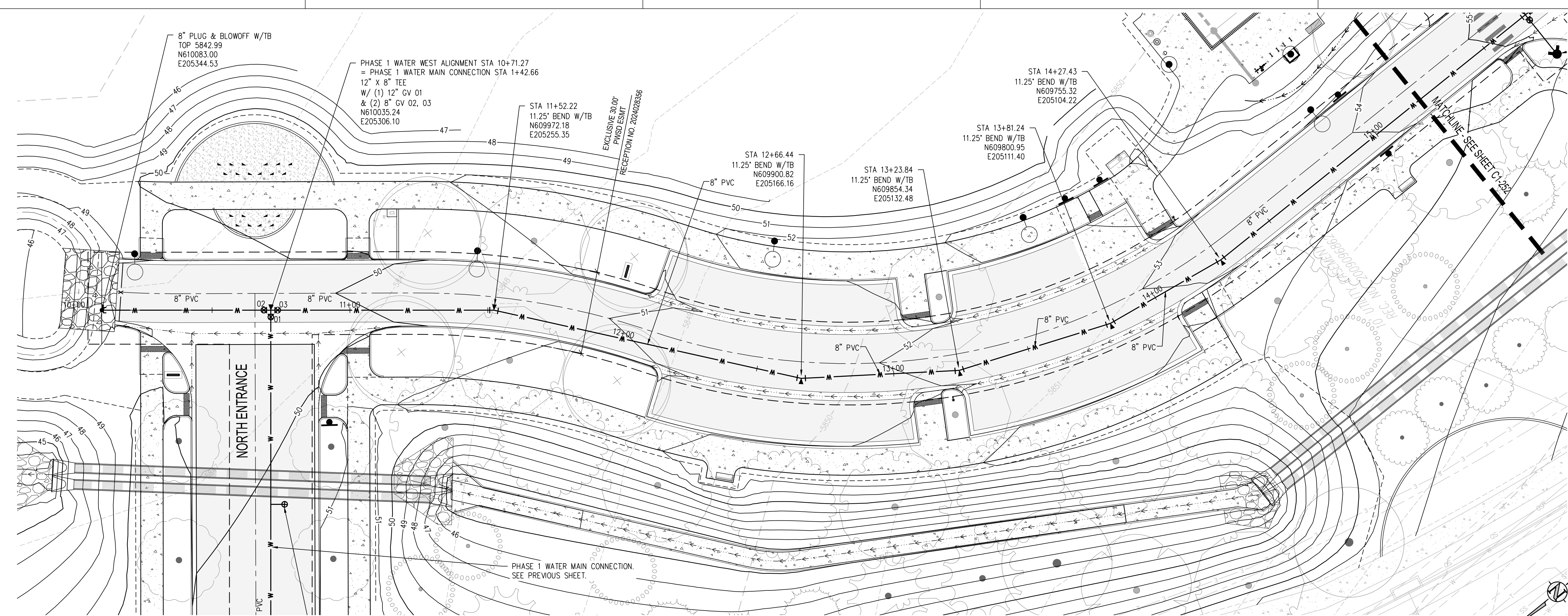
SITE PLAN SUBMITTAL



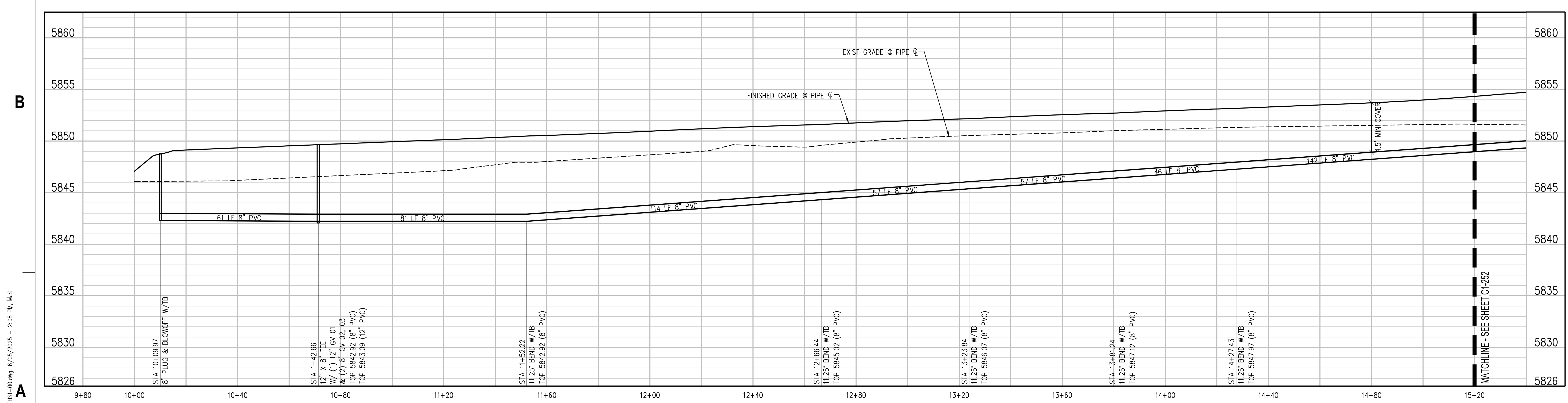
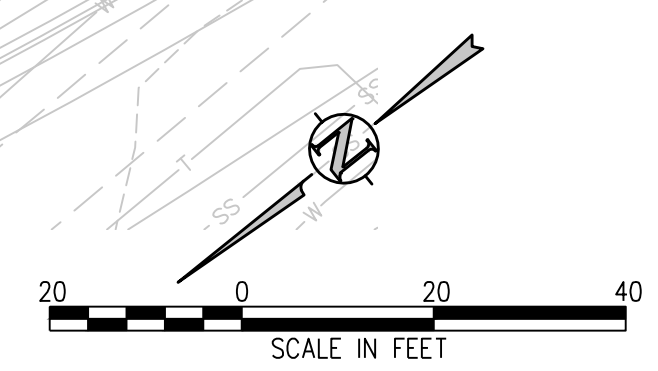
PHASE 1 WATER MAIN CONNECTION PROFILE
 SCALE: 1"=20' HORIZ
 1"=5' VERT

THE SQUARE AND PITCH SYMBOLS WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY
 THE LINE SHOWING ABOVE IS 1/8" THICK
 SHEETS CONTAINING PAGE SIZE

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



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

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

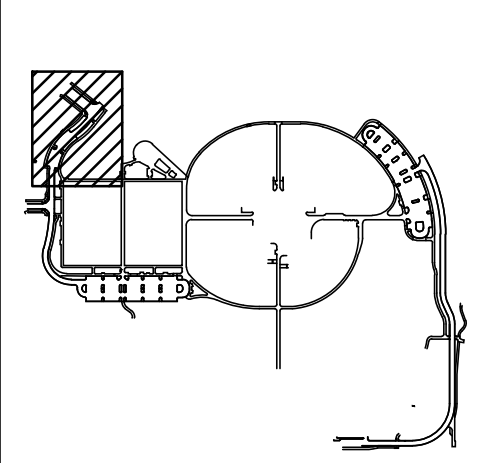
hord | coplan | macht
 LANDSCAPE ARCHITECT / ARCHITECT
 1800 Wazee Street, Suite 450
 Denver, CO 80202
 p. 303.607.0977
 CIVIL ENGINEER / STRUCTURAL ENGINEER
 JVA Incorporated
 1075 Lowell Street, #550
 Denver, CO 80202
 p. 303.444.1961
 ELECTRICAL ENGINEER
 Ackerman Engineering, Inc.
 3200 Youngfield Street, #204
 Wheat Ridge, CO 80215
 p. 303.278.7297
 IRRIGATION
 Avocet Irrigation
 11725 W. Main Street, Suite F-509
 Littleton, CO 80120
 p. 303.986.3175
 MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3777 Federal Court, #600
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
 Sheet Issue Date: 2025-07-15
 Drawn By: AMF/KAM/MJS
 Checked By: WTP/CWK/CFG



Drawing
**PHASE 1 WATER MAIN
 PLAN & PROFILE**

C1-251

SITE PLAN SUBMITTAL

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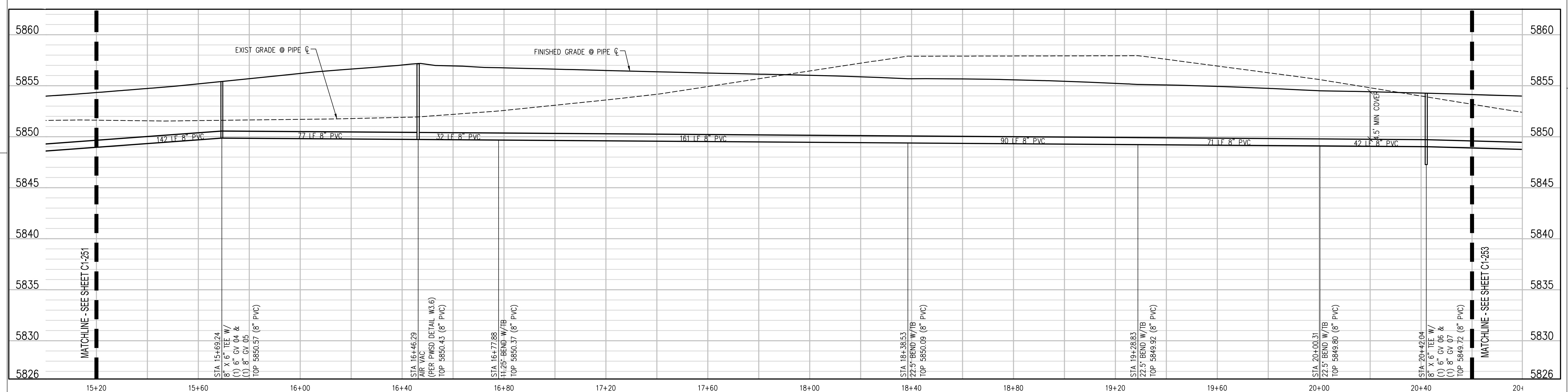
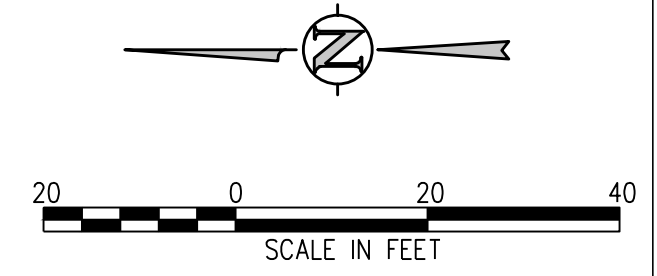
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THE SQUARES HAVE AN EQUAL AREA TO THE ORIGINAL DRAWING. THE LINE SHOWING ABOVE IS THE ORIGINAL DRAWING. THE LINE SHOWING BELOW IS THE REPRODUCED DRAWING. SHEETS CONTAINING PAGE SIZE



- UTILITY NOTES:**
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JVA Incorporated
1075 Lowell Street, #500
Denver, CO 80202
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ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3000 Fountain Street, #204
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
Avocet Irrigation
11725 W. Ken-Caryl Ave., Suite F-509
Lakewood, CO 80127
p. 303.986.2175

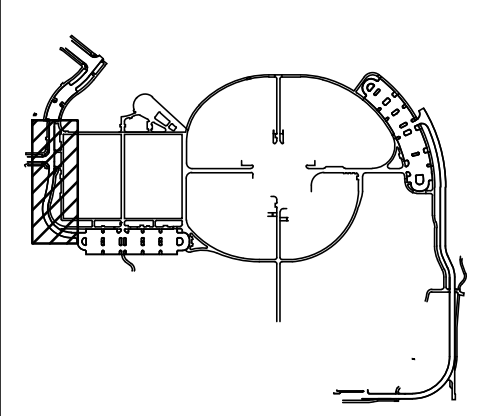
MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
3777 Regent Court, #500
Englewood, CO 80112
p. 303.688.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

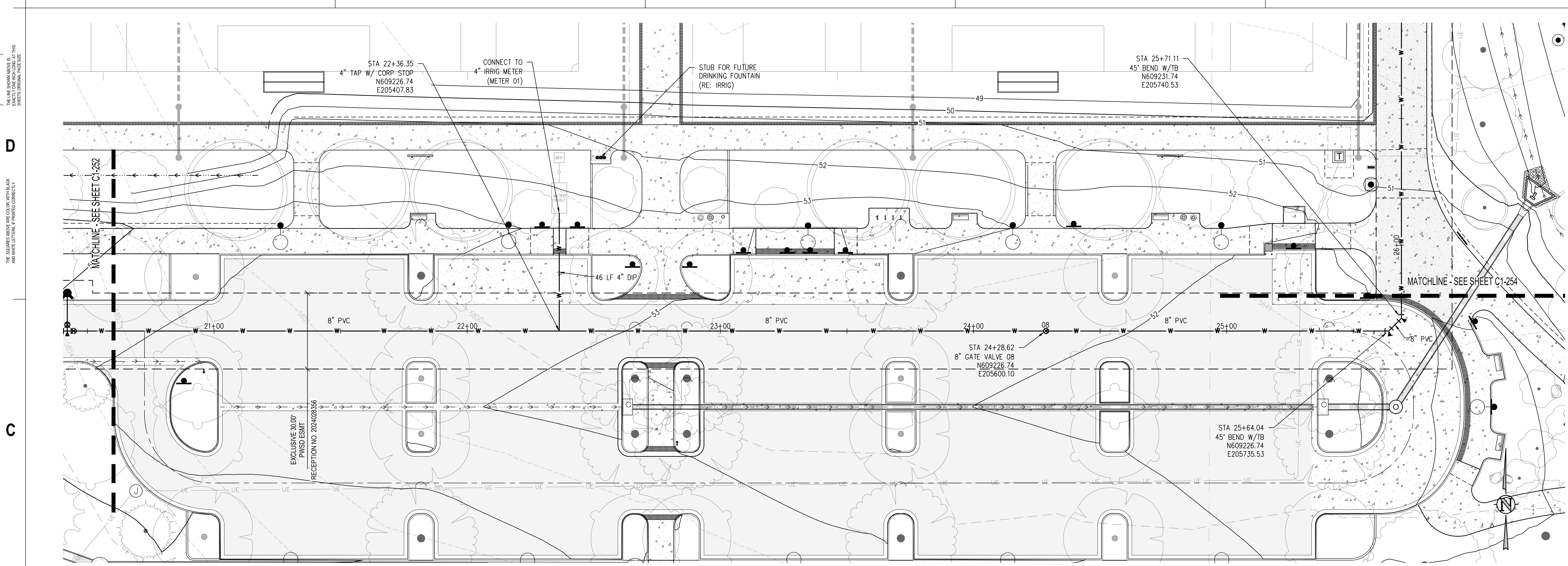
DATE	DESCRIPTION

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Sheet Issue Date: 2025-07-15
Drawn By: AMF/KAM/MJS
Checked By: WTP/CWK/CFG
Key Map

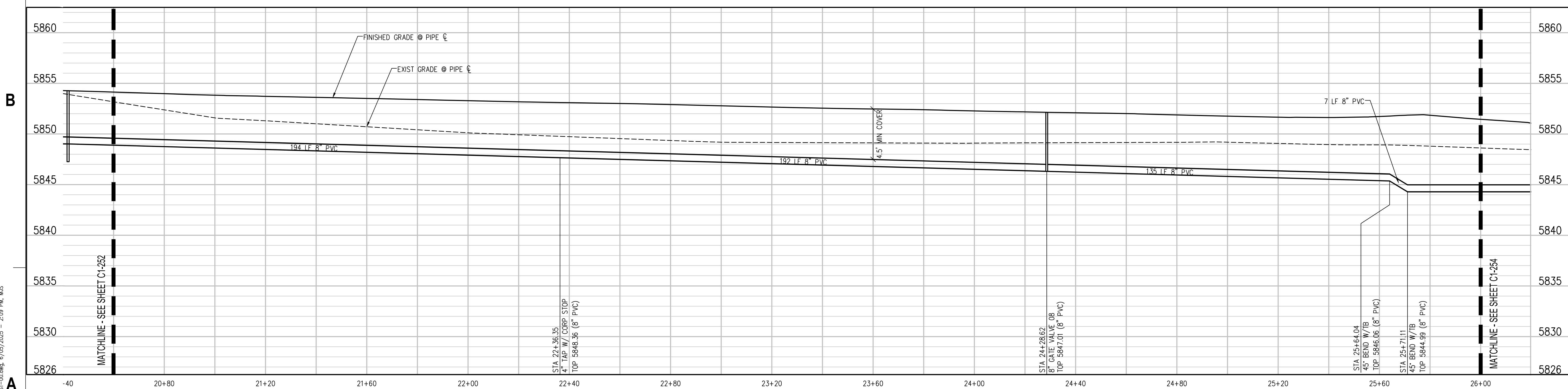


Drawing
PHASE 1 WATER MAIN PLAN & PROFILE

C1-252
SITE PLAN SUBMITTAL



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



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

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THE SQUARES HAVE AN OUTLINE WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

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 Denver, CO 80202
 p. 303.444.1961

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 Wheat Ridge, CO 80215
 p. 303.278.7297

IRRIGATION
 Avocet Irrigation
 11725 W. 26th Circle, Suite F-509
 Littleton, CO 80127
 p. 303.986.2175

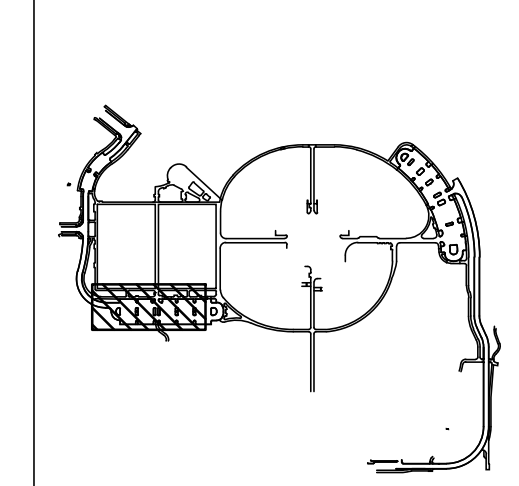
MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 9772 Federal Court, #400
 Englewood, CO 80112
 p. 303.686.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

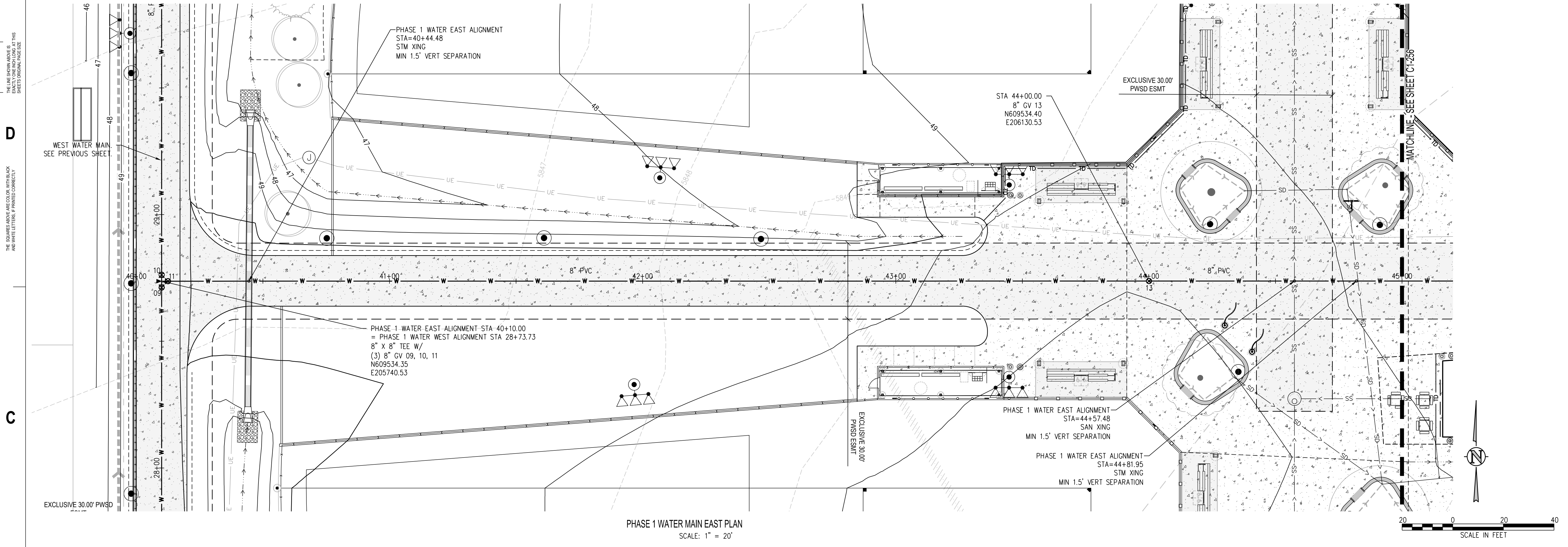
DATE	DESCRIPTION

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

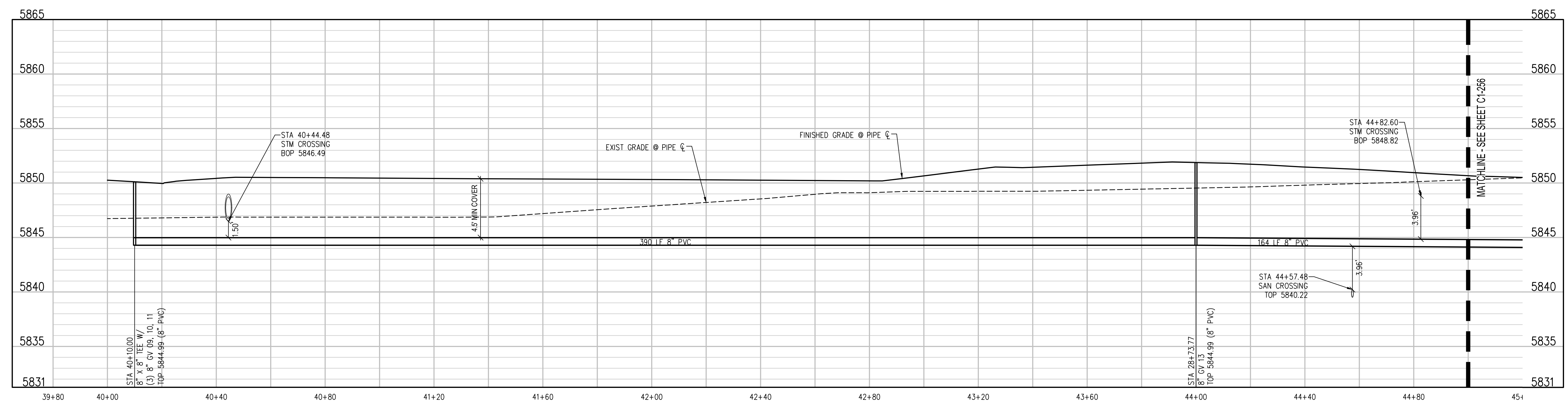


Drawing
**PHASE 1 WATER MAIN
 PLAN & PROFILE**

C1-253
 SITE PLAN SUBMITTAL



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



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

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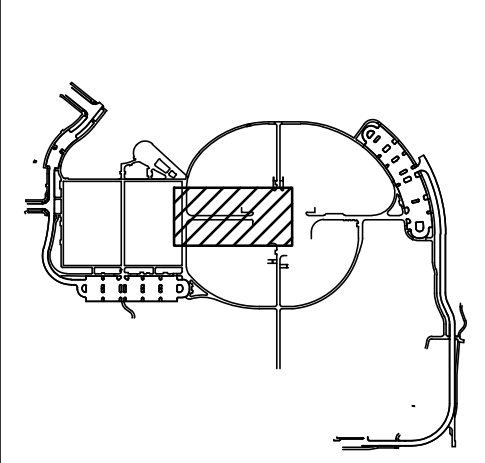
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 LANDSCAPE ARCHITECT / ARCHITECT
 1800 Wazee Street, Suite 450
 Denver, CO 80202
 p. 303.607.0977
 CIVIL ENGINEER / STRUCTURAL ENGINEER
 JVA Incorporated
 1075 Larimer Street, #550
 Denver, CO 80202
 p. 303.444.1961
 ELECTRICAL ENGINEER
 Ackerman Engineering, Inc.
 3200 Youngfield Street, #204
 Wheat Ridge, CO 80215
 p. 303.278.7297
 IRRIGATION
 Avocet Irrigation
 11725 W. 46th Circle, Suite F-509
 Littleton, CO 80127
 p. 303.966.3175
 MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3072 Federal Court, #600
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
 Sheet Issue Date: 2025-07-15
 Drawn By: AMF/KAM/MJS
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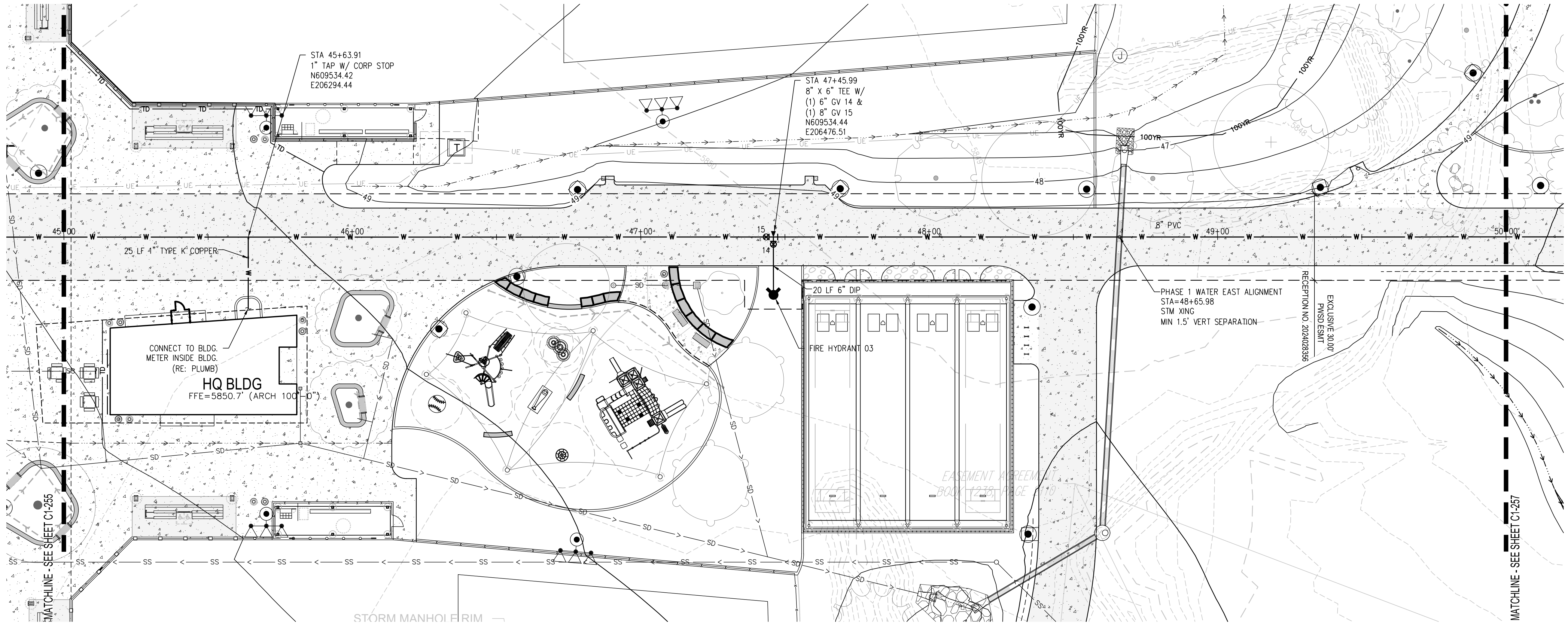
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**PHASE 1 WATER MAIN
 PLAN & PROFILE**

C1-255

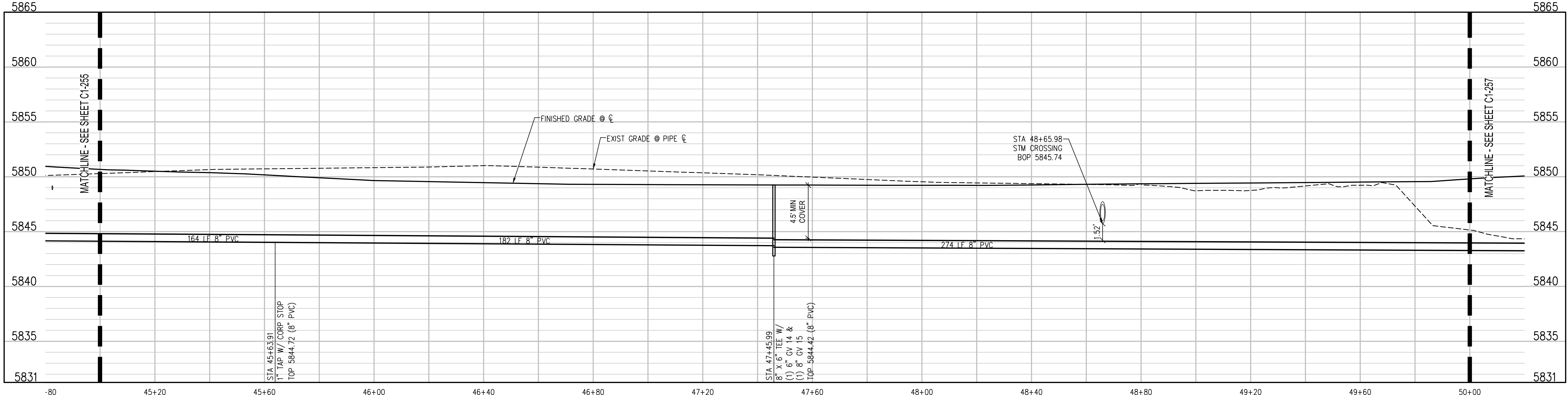
SITE PLAN SUBMITTAL

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Q:\3752a - salisbury park north\Drawings\3752a-02-WBPH1-00.dwg, 6/05/2025 - 2:12 PM, M.S
 THE SQUARE AND COLOR WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.
 THE LINE SHOWING ABOVE IS 1/8" HIGH SHEETS USING A4 SIZE.



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



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

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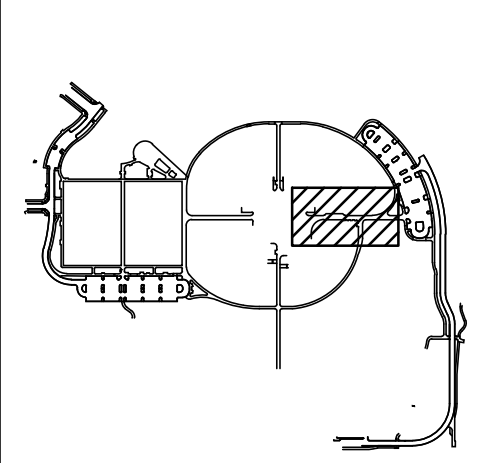
hord | coplan | macht
 LANDSCAPE ARCHITECT / ARCHITECT
 1800 Wazee Street, Suite 450
 Denver, CO 80202
 p. 303.607.0977
 CIVIL ENGINEER / STRUCTURAL ENGINEER
 JVA Incorporated
 1075 Lowell Street, #550
 Denver, CO 80202
 p. 303.444.1961
 ELECTRICAL ENGINEER
 Ackerman Engineering, Inc.
 3200 Youngfield Street, #204
 Wheat Ridge, CO 80215
 p. 303.278.7297
 IRRIGATION
 Avocet Irrigation
 11725 W. Kent-Coyne Ave., Suite F-509
 Littleton, CO 80127
 p. 303.986.3175
 MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3777 Federal Court, #600
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

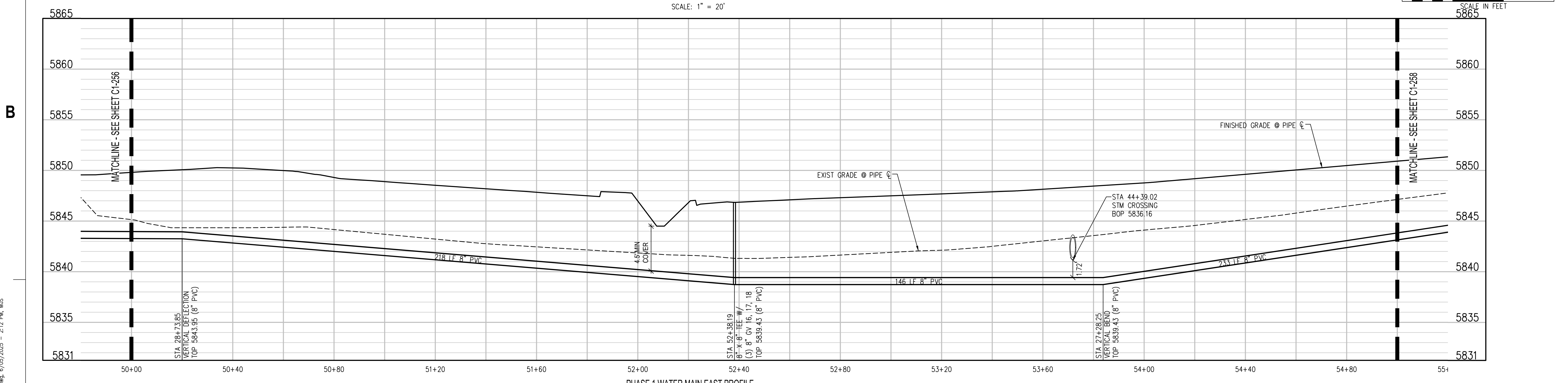
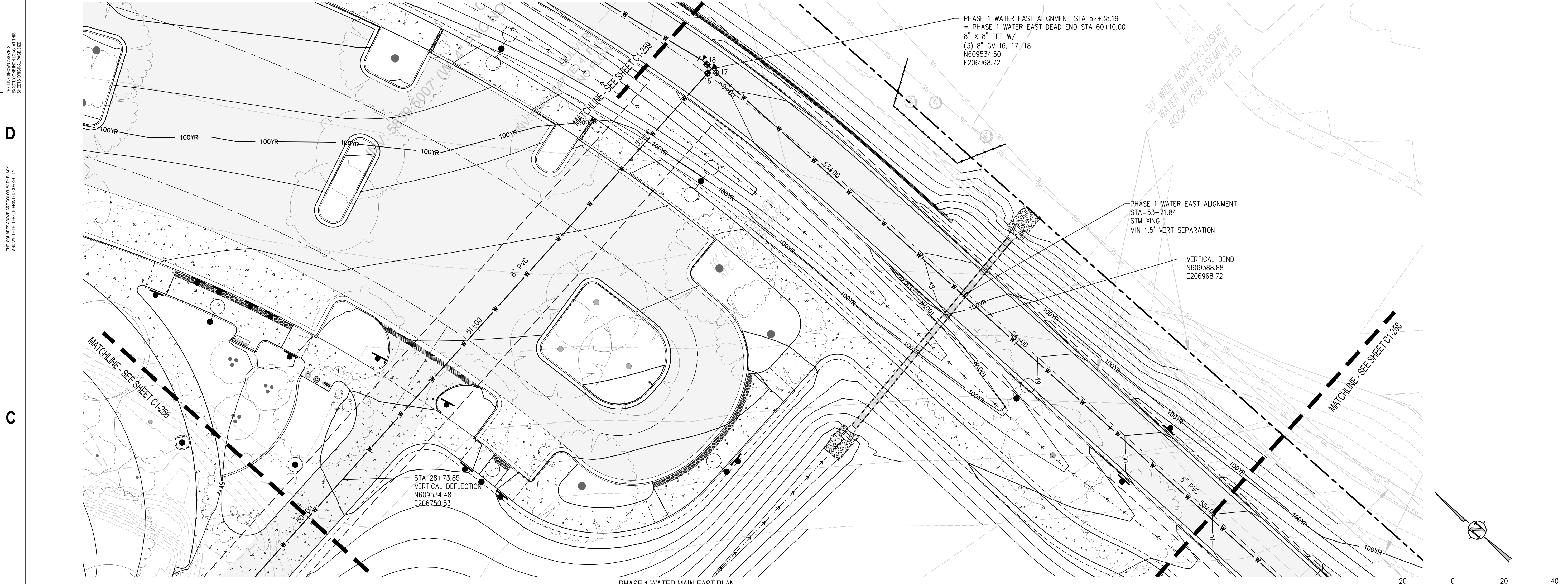
Project Number: 223072.00
 Sheet Issue Date: 2025-07-15
 Drawn By: AMF/KAM/MJS
 Checked By: WTP/CWK/CFG



Drawing
 PHASE 1 WATER MAIN
 PLAN & PROFILE

C1-256

SITE PLAN SUBMITTAL



- UTILITY NOTES:**
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 p. 303.607.0977

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 p. 303.278.7297

IRRIGATION
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 11725 W. 46th Circle, Suite F-509
 Littleton, CO 80120
 p. 303.986.2175

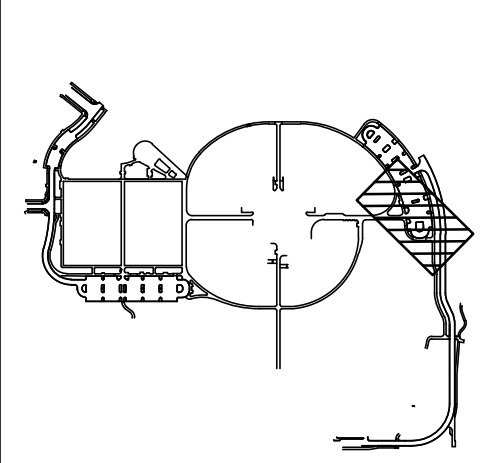
MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3777 Fremont Court, #600
 Englewood, CO 80112
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Town of Parker
**SALISBURY REGIONAL
 PARK - PHASE 1**
 11700 MOTSENBOCKER RD
 PARKER, CO 80134

ARCHITECTURE
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 Checked By: WTP/CWK/CFG



Drawing
**PHASE 1 WATER MAIN
 PLAN & PROFILE**

C1-257

SITE PLAN SUBMITTAL

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THE SQUARES AND AREAS ARE COLOR WITH BLACK AND WHITE TO INDICATE PRINTING CORRECTLY

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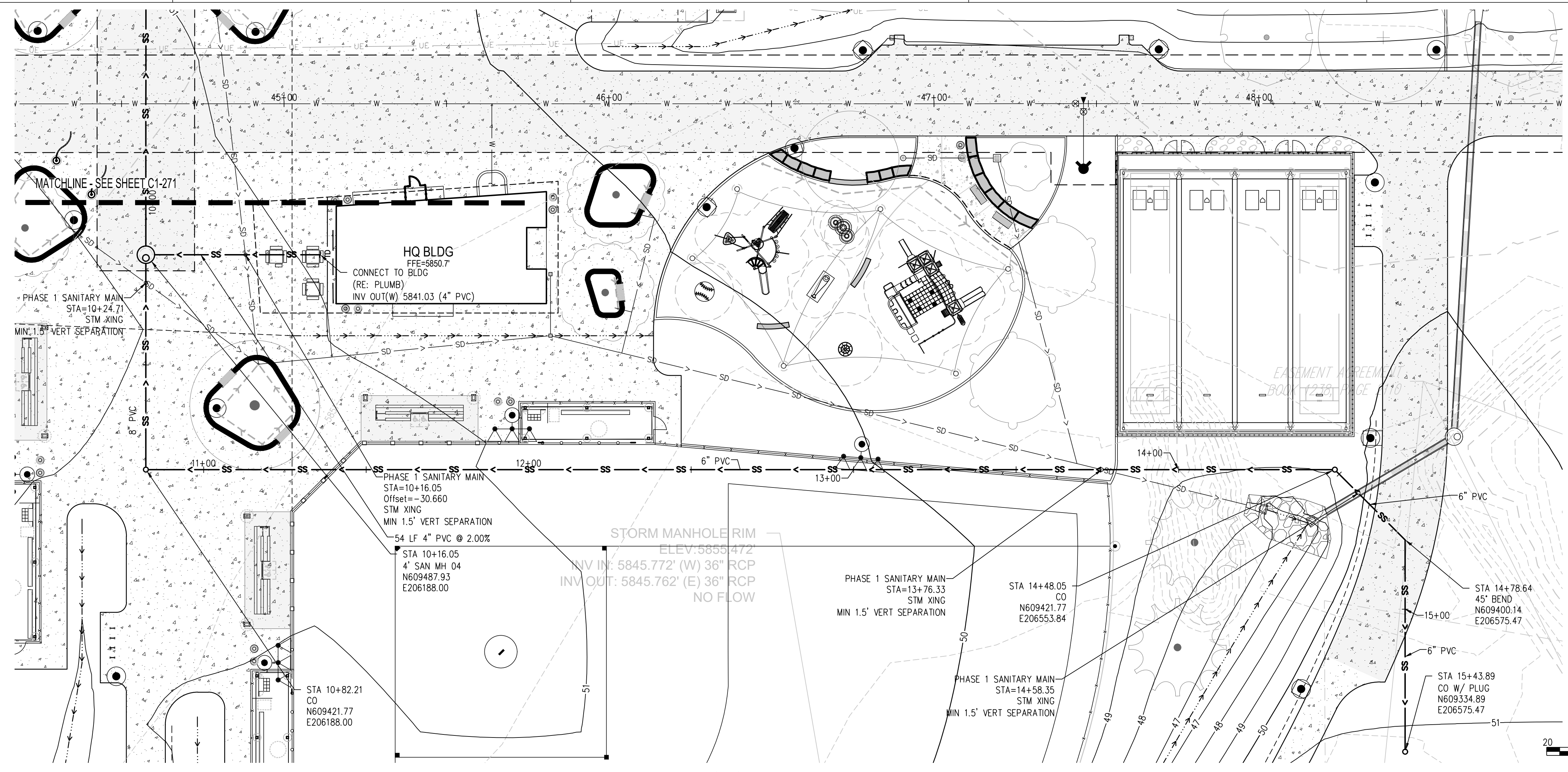
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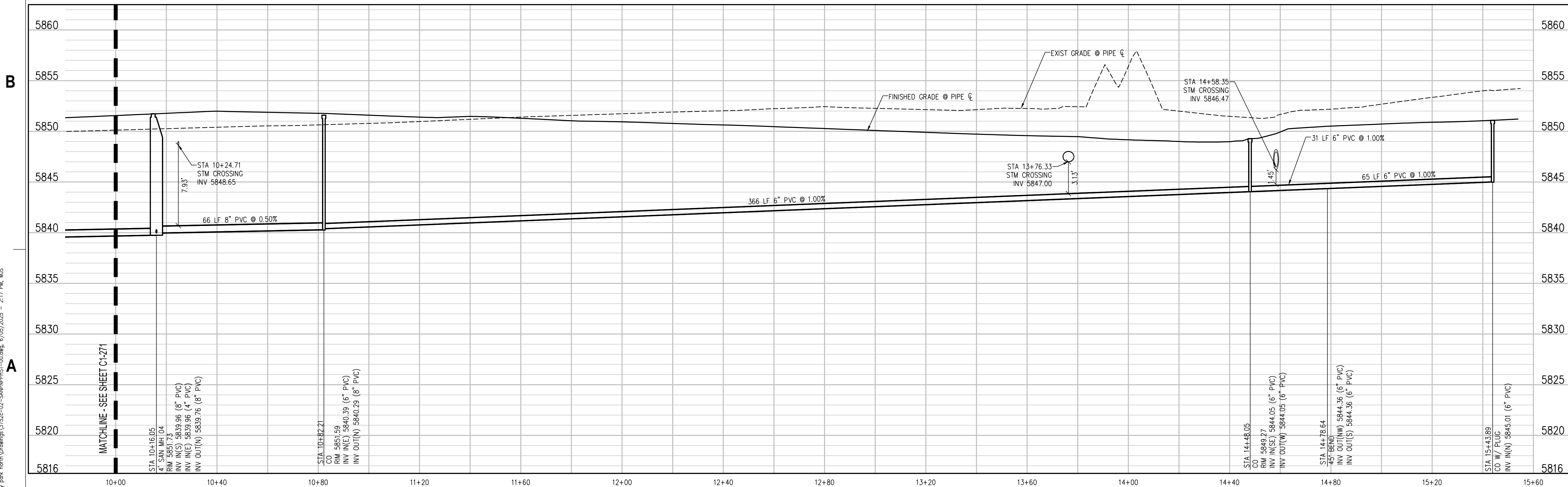
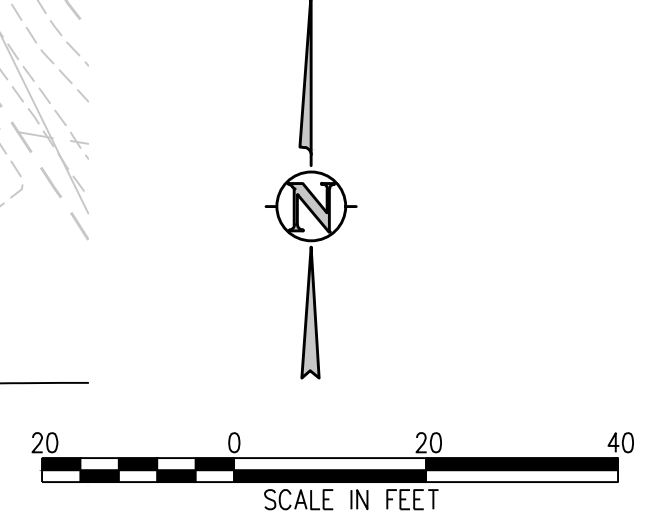
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C

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



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

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 Denver, CO 80202
 p. 303.607.0977

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 JVA Incorporated
 1075 Lowell Street, #500
 Denver, CO 80202
 p. 303.444.1961

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

IRRIGATION
 Avocet Irrigation
 11725 W. 56th Circle, Suite F-509
 Littleton, CO 80127
 p. 303.986.3175

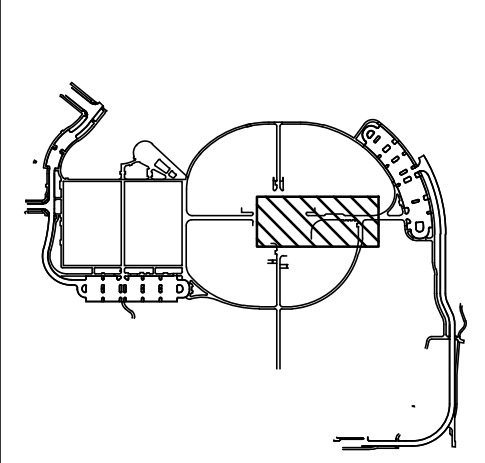
MECHANICAL ENGINEER
 ENVISION Mechanical Engineers, Inc.
 3077 Federal Court, #600
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

Project Number: 223072.00
 Sheet Issue Date: 2025-07-15
 Drawn By: AMF/KAM/MJS
 Checked By: WTP/CWK/CFG



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

C1-272

SITE PLAN SUBMITTAL

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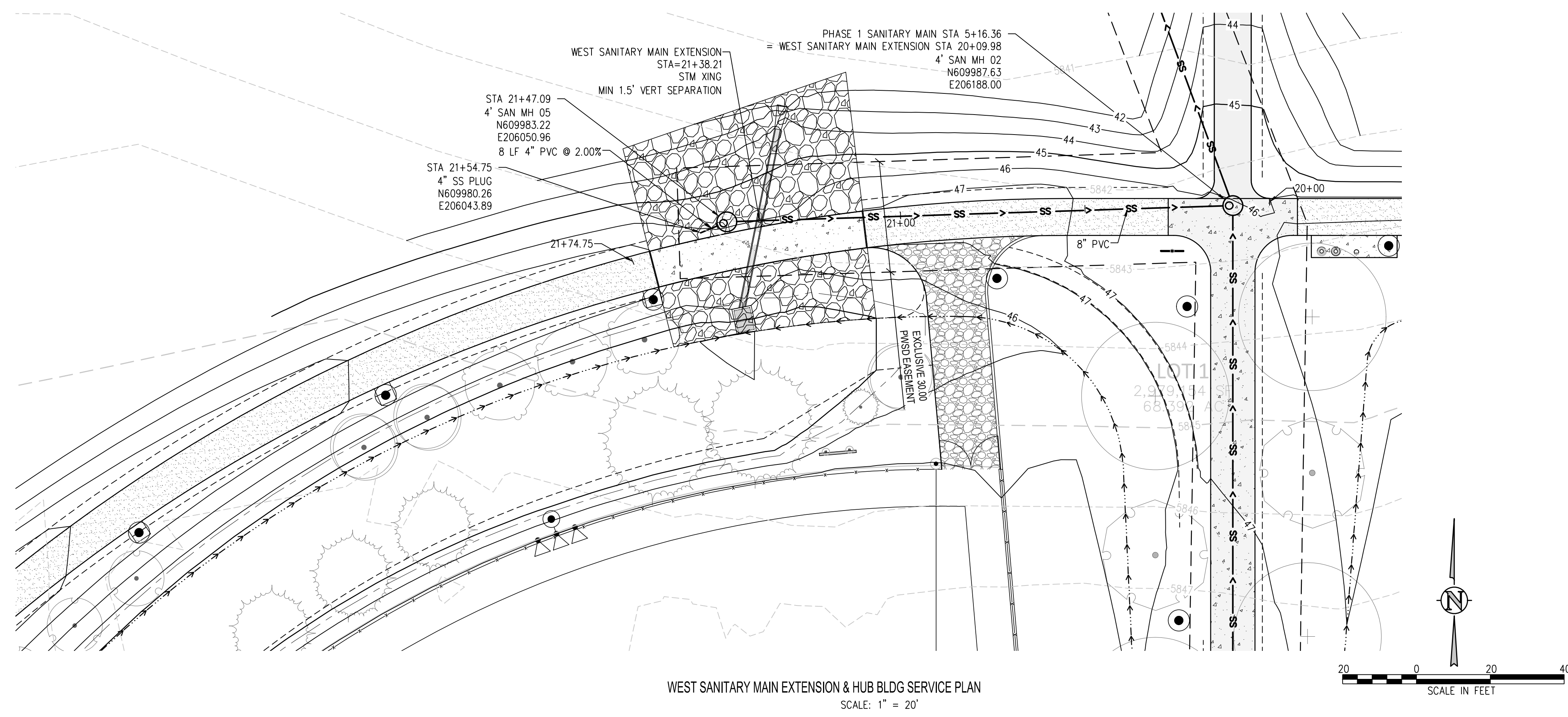
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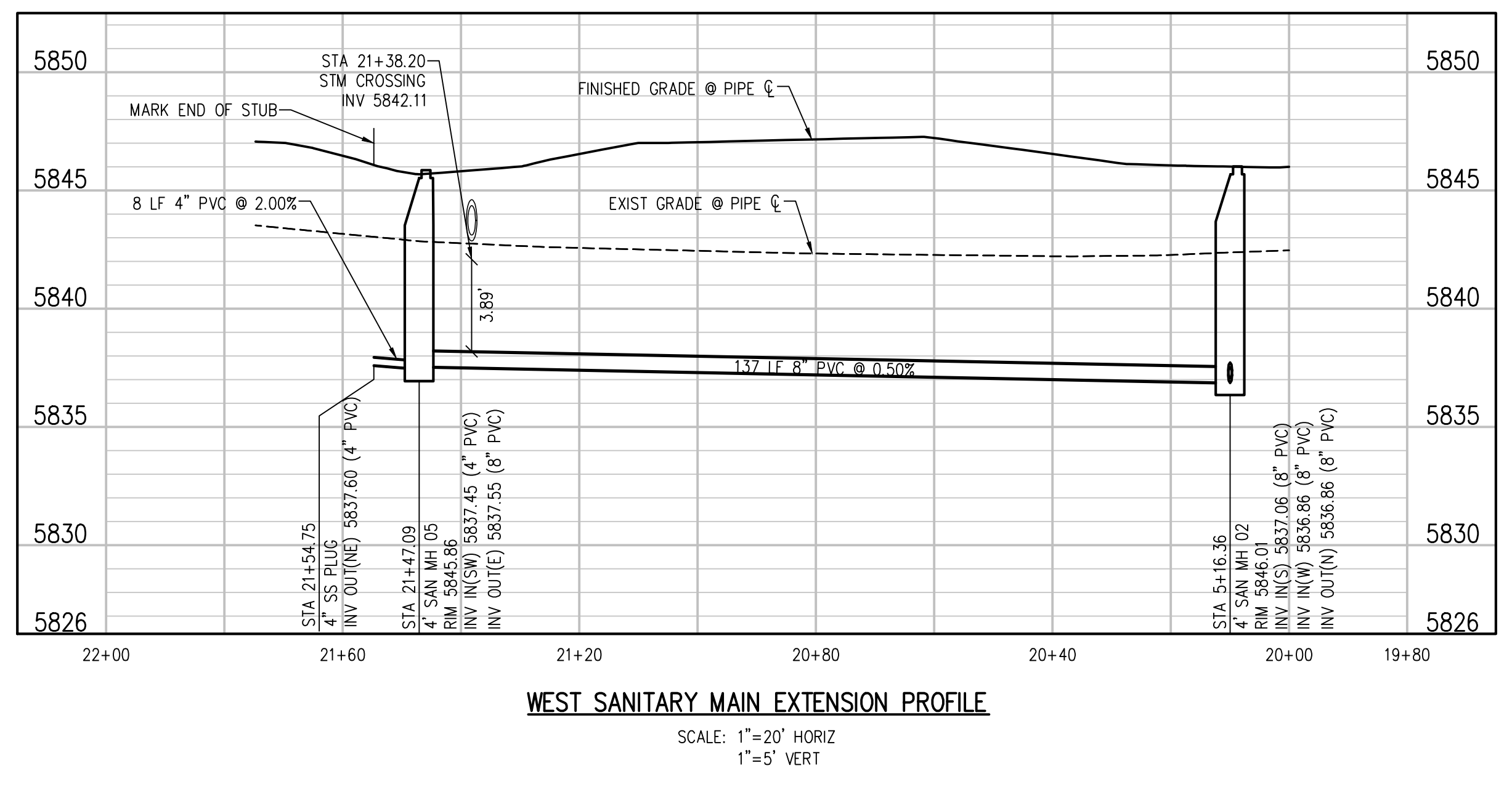
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THE SQUARES AND COLORS WITHIN EACH
AND THE LETTERS, IF PRINTED CORRECTLY
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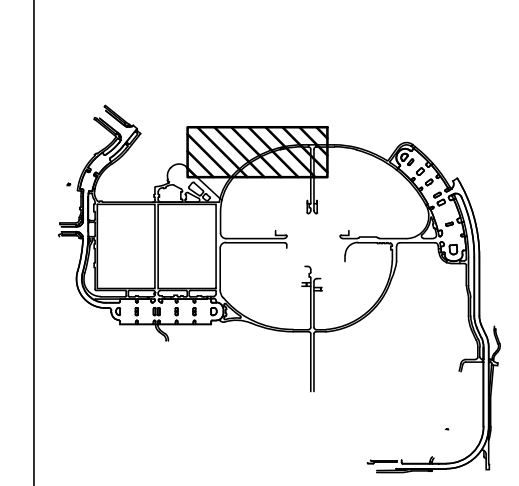
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 1800 Wazee Street, Suite 450
 Denver, CO 80202
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 JVA Incorporated
 1575 Larimer Street, #550
 Denver, CO 80202
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 Littleton, CO 80127
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 ENVISION Mechanical Engineers, Inc.
 3777 Federal Court, #500
 Englewood, CO 80112
 p. 303.688.0223

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

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE	DESCRIPTION

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



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

C1-273

SITE PLAN SUBMITTAL