

## D

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

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JUNE 6, 2025



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

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

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

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

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

| BIKE PARKING TYPE | REQUIRED BASE | PROVIDED BASE |
|-------------------|---------------|---------------|
| EXTERIOR FIXED    | 3             | 24            |

|                      |                                                                                  |                                                               |
|----------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------|
| OWNER:               | TOWN OF PARKER, PARKS DEPT.<br>20120 E. MAIN STREET<br>PARKER, CO 80134          | BRETT COLLINS, PLA<br>(303) 805-3276<br>BCOLLINS@PARKERCO.GOV |
| CIVIL ENGINEER:      | JVA, INC<br>1675 LARIMER STREET, SUITE 550<br>DENVER, CO 80202                   | CODY GRATNY, P.E.<br>(303) 565-4966<br>CGRATNY@JVAJVA.COM     |
| LANDSCAPE ARCHITECT: | HORD, COPLAN, MACHT<br>1800 WAZEE STREET, ST 450<br>DENVER, CO 80202             | ROBYN BARTLING<br>(303) 222-0234<br>RBARTLING@HCM2.COM        |
| ARCHITECT:           | HORD, COPLAN, MACHT<br>1800 WAZEE STREET, ST 450<br>DENVER, CO 80202             | LISA GARDNER<br>(303) 222-0230<br>LGARDNER@HCM2.COM           |
| IRRIGATION:          | AVOCET IRRIGATION<br>11757 W. KEN CARYL AVE., ST F-509<br>LITTLETON, CO 80127    | DAVID ZICKERMAN<br>(303) 986-2175<br>AVOCET@WISPTEL.NET       |
| MECHANICAL/PLUMBING: | ENVISION MECHANICAL ENGINEERS<br>9777 PYRAMID CT., ST 260<br>ENGLEWOOD, CO 80112 | JAY FERRARE<br>(303) 688-0223<br>JCF@ENVISIONENGRS.COM        |

|                   |                                                                                                                                                           |                                                                                                                              |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| ELECTRICAL:       | AKERMAN ENGINEERING<br>3000 YOUNGFIELD STREET, #264<br>WHEAT RIDGE, CO 80215                                                                              | DON AKERMAN<br>(720) 510-2005<br>DACKERMAN@AEICONCONSULTING.COM                                                              |
| SURVEYOR:         | AZTEC CONSULTANTS, INC.<br>300 E MINERAL AVE STE 1<br>LITTLETON, CO 80122                                                                                 | KARL SZYSZKOSKI<br>(303) 327-7506<br>KSZYSZKOSKI@AZTECCONSULTANTS.COM                                                        |
| TOWN OF PARKER:   | PARKS PROJECT MANAGER<br>20120 E. MAIN STREET<br>PARKER, CO 80134-7335<br>ENGINEERING/PUBLIC WORKS<br>20120 E. MAIN STREET<br>PARKER, CO 80134-7335       | BRETT COLLINS<br>(303) 805-3276<br>BCOLLINS@PARKERCO.GOV<br>CHARLES KUDLAUSKAS<br>(303) 840-9546<br>CKUDLAUSKAS@PARKERCO.GOV |
| PUBLIC UTILITIES: | CORE ELECTRIC COOPERATIVE<br>5496 N. U.S. HIGHWAY 85<br>SEDALIA, CO 80135<br>PARKER WATER SANITATION DISTRICT<br>13939 ANCESTRY DRIVE<br>PARKER, CO 80134 | JEREMY HORTON<br>(720) 733-5751<br>JHORTON@CORE.COOP<br>ROBERT RAMSEY<br>(720) 842-4260<br>RRAMSEY@PWUSD.ORG                 |

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.

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

SCALE: 1"= 2000'-0'

## 3

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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, #550  
 Denver, CO 80202  
 p. 303.444.1961

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

**IRRIGATION**  
**Avocet Irrigation**  
11757 W. Ken Caryl Ave., Suite F-5  
Littleton, CO 80127  
p. 303.966.2175

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

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

[illegible]

Project Number: 223072.00

**Sheet Issue Date:** 2025-06-06

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

Checked By: RB, CB, DD

### Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

APPROVED DATE: 06/17/2025

**Planning Approval By: S. Nerger**

### Drawing

COVER SHEET

**G-000**

SITE PLAN SUBMITTAL  
Page 1 of 324



**D**

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

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS

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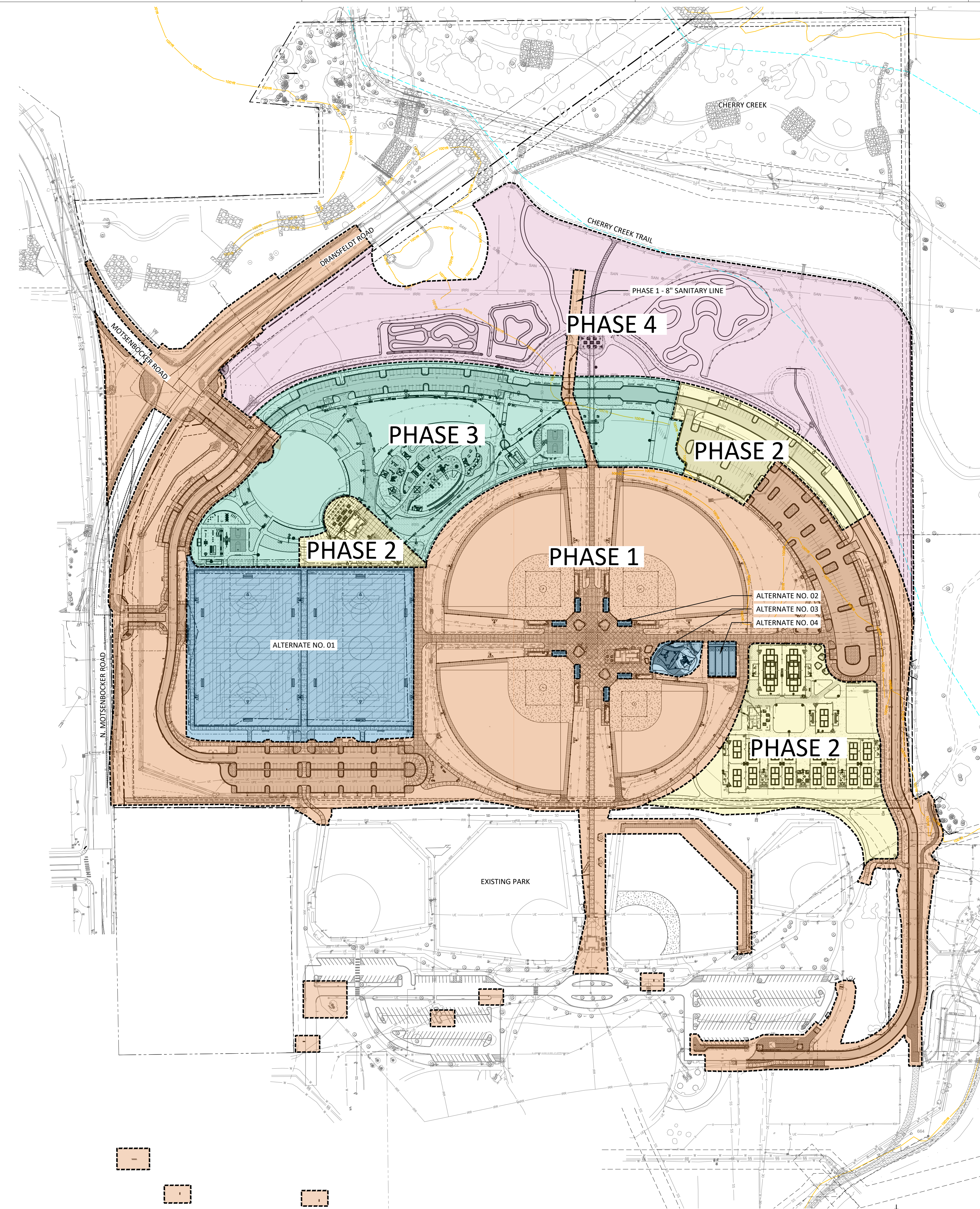


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**A1 OVERALL SITE AND PHASING PLAN**  
1" = 140'-0"

## PHASING LEGEND

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

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1675 Larimer Street, #650  
Denver, CO 80202  
p. 303.444.1991  
ELECTRICAL ENGINEER  
Ackerman Engineering, Inc.  
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p. 303.278.7297  
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Town of Parker  
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ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

| DATE | DESCRIPTION |
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Project Number: 223072.00  
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Key Map

**PARKER**  
COLORADO  
Final Document  
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APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
OVERALL SITE AND  
PHASING PLAN

**G-010**  
SITE PLAN SUBMITTAL  
Page 4 of 324

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



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

| PARKING SPACE SIZES PHASE 1                        |                            |
|----------------------------------------------------|----------------------------|
| TYPE OF PARKING SPACE                              | QUANTITY OF PARKING SPACES |
| STANDARD (9' X 18')                                | 247                        |
| ADJACENT TO LANDSCAPE ISLAND (10' X 18')           | 69                         |
| ADA PARKING (9'X18')                               | 10                         |
| ADA PARKING ADJACENT TO LANDSCAPE ISLAND (10'X18') | 6                          |
| ADA EV PARKING (12' X 20')                         | 2                          |
| COMPACT PARKING (8.25' X 18')                      | 8                          |
| TOTAL PARKING SPACES WITHOUT COMPACT SPACES        | 334                        |
| TOTAL PARKING SPACES INCLUDING COMPACT SPACES      | 342                        |

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

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



[illegible]

### Key Map

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**G-021**

SITE PLAN SUBMITTAL  
Page 6 of 324

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

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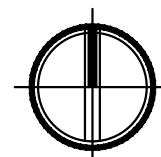
1" = 140'-0"

2

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SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'



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



Q:\3732c - Salisbury Park North\Drawings\3732c-00-Civil\NA-01.dwg 6/05/2025 - 1:17 PM, MJS

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## ABBREVIATIONS

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

## DESIGN LEGEND

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

|  |                                                                                    |  |                               |
|--|------------------------------------------------------------------------------------|--|-------------------------------|
|  | DETAIL TITLE                                                                       |  | SECTION CALLOUT               |
|  | DETAIL NUMBER IDENTIFICATION                                                       |  | SECTION NUMBER IDENTIFICATION |
|  | SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING |  | DETAIL MARKER                 |
|  | DETAIL NUMBER IDENTIFICATION                                                       |  | REVISION CLOUD                |
|  | SHEET WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING                           |  | REVISION NUMBER               |

## 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            |  | CONFENOUS TREE (TRUNK DIAMETER/D RIP LINE RADIUS)  |
|  | FIBEROPTIC LINE             |  | DECIDUOUS TREE (TRUNK DIAMETER/D RIP LINE RADIUS)  |
|  | TELEPHONE LINE              |  | BOULDER                                            |
|  | TELEPHONE RISER             |  |                                                    |
|  | GAS LINE                    |  |                                                    |
|  | INDICATION OF ACCESS        |  |                                                    |
|  | BUILDING                    |  |                                                    |

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

## GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF PARKER, PARKER WATER & SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY 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.UNCOC.CO.EDU). 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 PROVIDE 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 WITH SLOPES CONFORM TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-1 STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1.8% PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 4.8% IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 8.0%. CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1.8% IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL CONFORM TO CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-1116 CORNER CIRCLES. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-1116 CORNER CIRCLES. 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:
  - 17.1. 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 - 3" ALUMINUM ALLOY CAP STAMPED DOUGLAS COUNTY GIS 1,085040" LOCATED EAST OF THE BIKE PATH EAST OF RODEO CIRCLE, ABOUT 44' EAST OF THE SOUTHEAST CORNER OF 11166 RODEO CIRCLE. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - 17.2. BASIS OF BEARINGS: SEE PLANS.
  - 17.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

|       |            |            |             |                                                                                                                                                        |
|-------|------------|------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| CP-01 | N609098.89 | E204985.46 | ELEV5870.51 | SET NO. 5 X 18" REBAR W/ 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 388991" AT SOUTHWEST PROPERTY CORNER                                               |
| CP-02 | N611131.02 | E207002.85 | ELEV5843.60 | W 1/4 CORNER SECTIONS 29, T56, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 22561 2009"                                  |
| CP-03 | N608470.98 | E207016.06 | ELEV5862.36 | C-W 1/16 CORNER SECTION 27, T65, R66W, 6TH P.M. FOUND NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC LS 22561 2009" 0.7" BELOW SURFACE IN RANGE BOX |
- 17.4. SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D, INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES), TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION VISIT [HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUINDEX.CFM](https://www.fhwa.dot.gov/programadmin/suindex.cfm) FOR MORE INFORMATION.

- THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL PERFORM A FLOODPLAIN CONFORMANCE SURVEY OF THE IMPROVEMENTS WITHIN AND 100' MINIMUM BEYOND THE LIMITS OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THE DRAWINGS. SURVEY SHALL BE PERFORMED BY A P.L.S. AND SUBMITTED AFTER FINE GRADING, AND BEFORE PLACEMENT OF BASE COURSE MATERIALS AND PAVEMENTS.

- THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.



Know what's below.  
Call before you dig.

The Town of Parker review constitutes general compliance







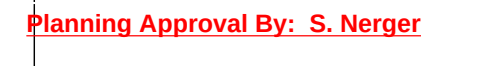




ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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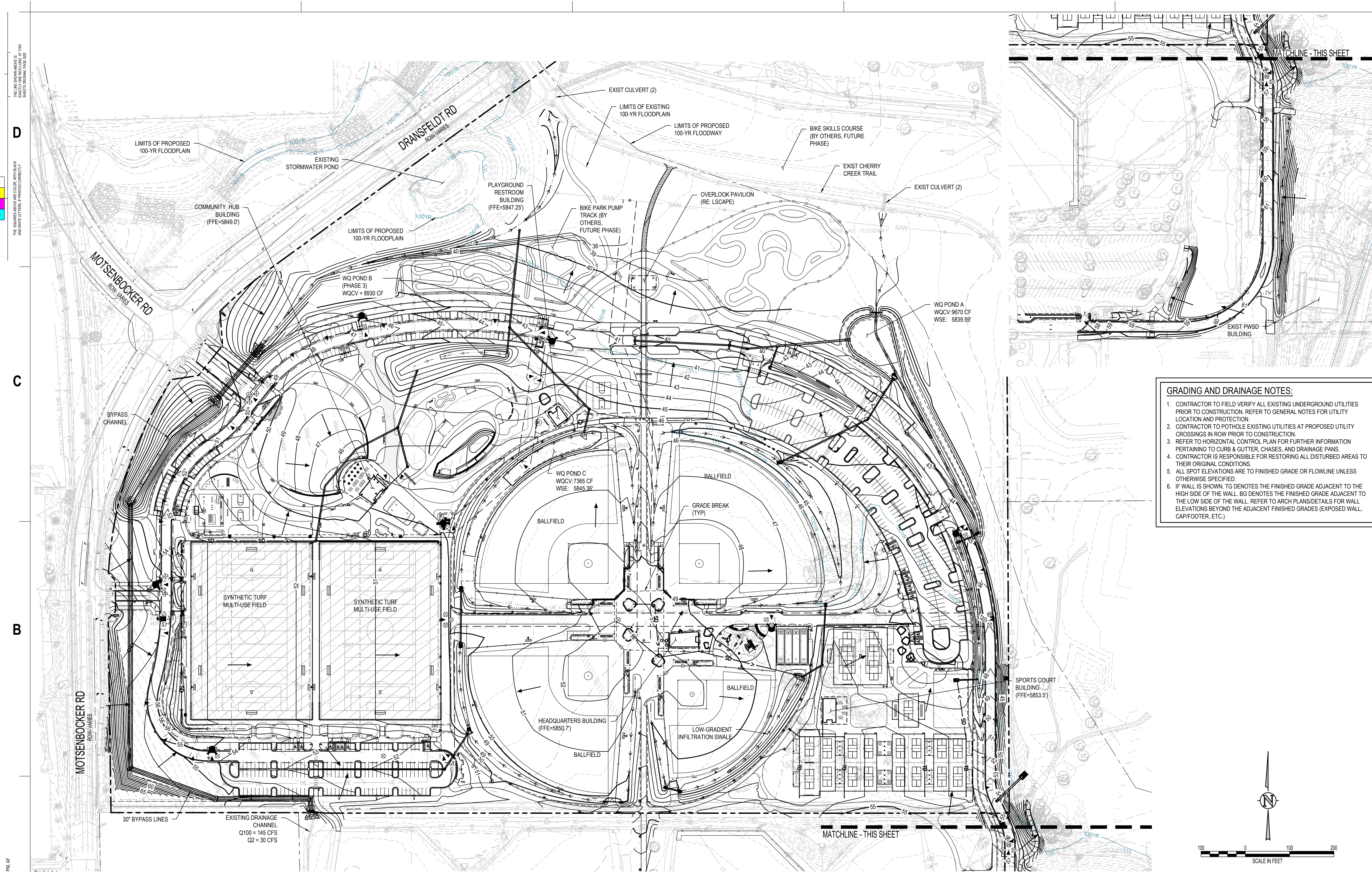
### Key Map



**C-100**

SITE PLAN SUBMITTAL  
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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 completely approved and on file with the Town of Parker.

Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_



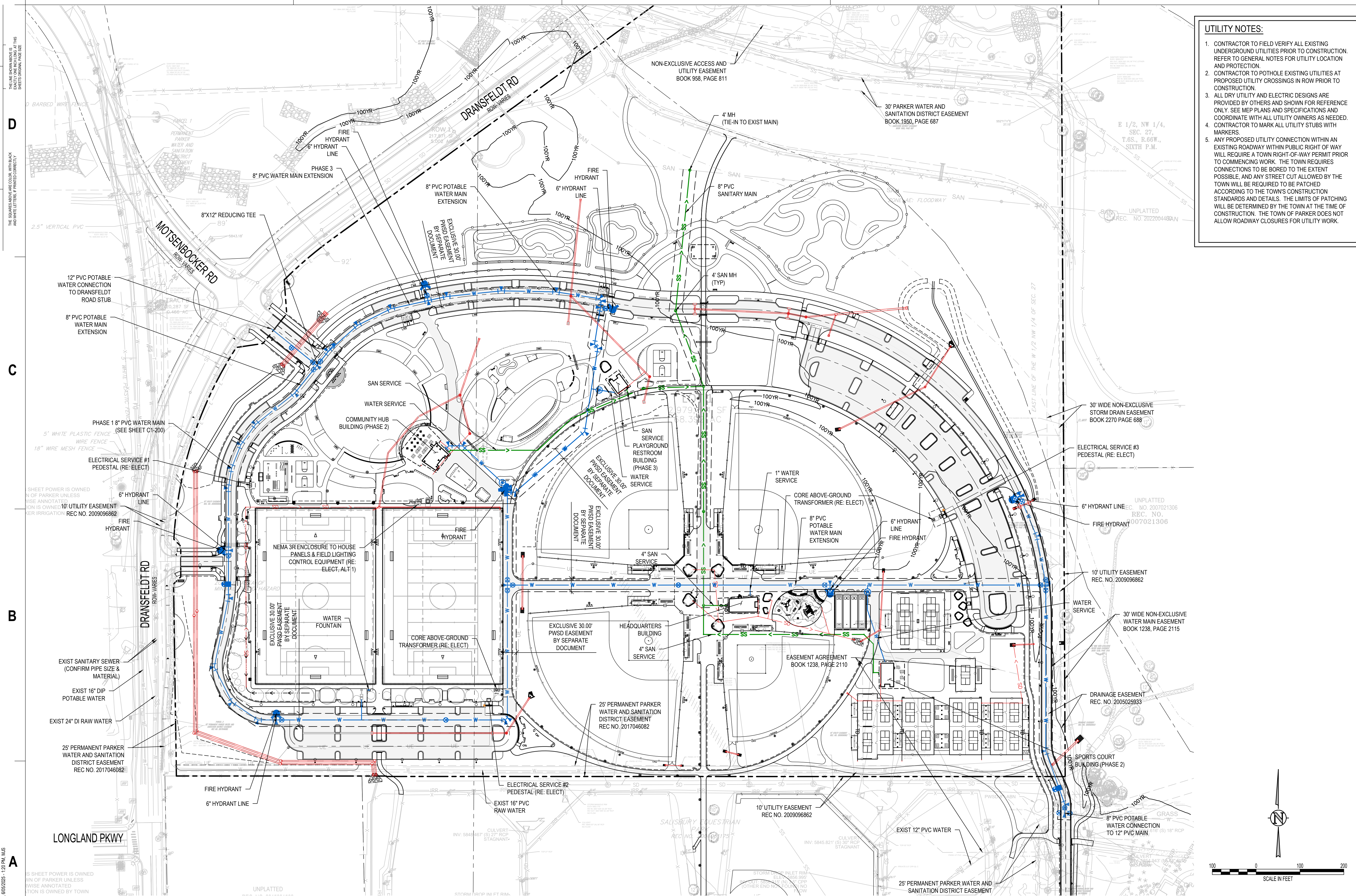
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|-------------------|-------------|
| Project Number:   | 223072.00   |
| Sheet Issue Date: | 2025-06-06  |
| Drawn By:         | AMF/KAM/MJS |
| Checked By:       | WTP/CWK/CFG |
| Key Map           |             |



**Ford Coplan Macht, Inc.**

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO CUTOFF EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED. ACCORDING TO THE TOWN'S STANDARD SPECIFICATIONS, 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.

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



Q:\3752c - Salisbury Park North Drawings\3752c-02-UTP-01.dwg, 6/05/2025 - 1:20 PM, MJS



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Date \_\_\_\_\_

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

CP-02  
N611131.02  
E207002.85

MATCHLINE - THIS SHEET

EXIST PWSD  
FILTRATION  
FACILITY

## **hord | coplan | macht**

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

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

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

**IRRIGATION**  
**Evocet Irrigation**  
 757 W. Ken Caryl Ave., Suite F-509  
 Golden, CO 80127  
 303.986.2175

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

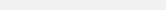
**SALISBURY REGIONAL**  
**PARK - PHASE 1**  
11700 MOTSENBOOKER RD  
PARKER, CO 80134

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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           |

[illegible]

|                 |           |
|-----------------|-----------|
| Project Number: | 223072.00 |
|-----------------|-----------|

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

### Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

**PROVED DATE: 06/17/2025**

Planning Approval By: S. Nerger

rawing  
SIGNAGE, STRIPING &  
AVEMENT PLAN  
FUTURE)

## C-300

Page 12 of 324

**Ford Coplan Macht, Inc.**

THE LINE SHOWN ABOVE IS  
EXACTLY ONE INCH LONG AT THIS  
QUARTER TO ONE INCH SCALE. PLACE ONE

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

**C**

# B

# A

Q:\3752c - Salisbury Park North\Drawings\3752c-03-HCP-00.dwg, 6/05/2025 - 1:22 PM, MJS

1

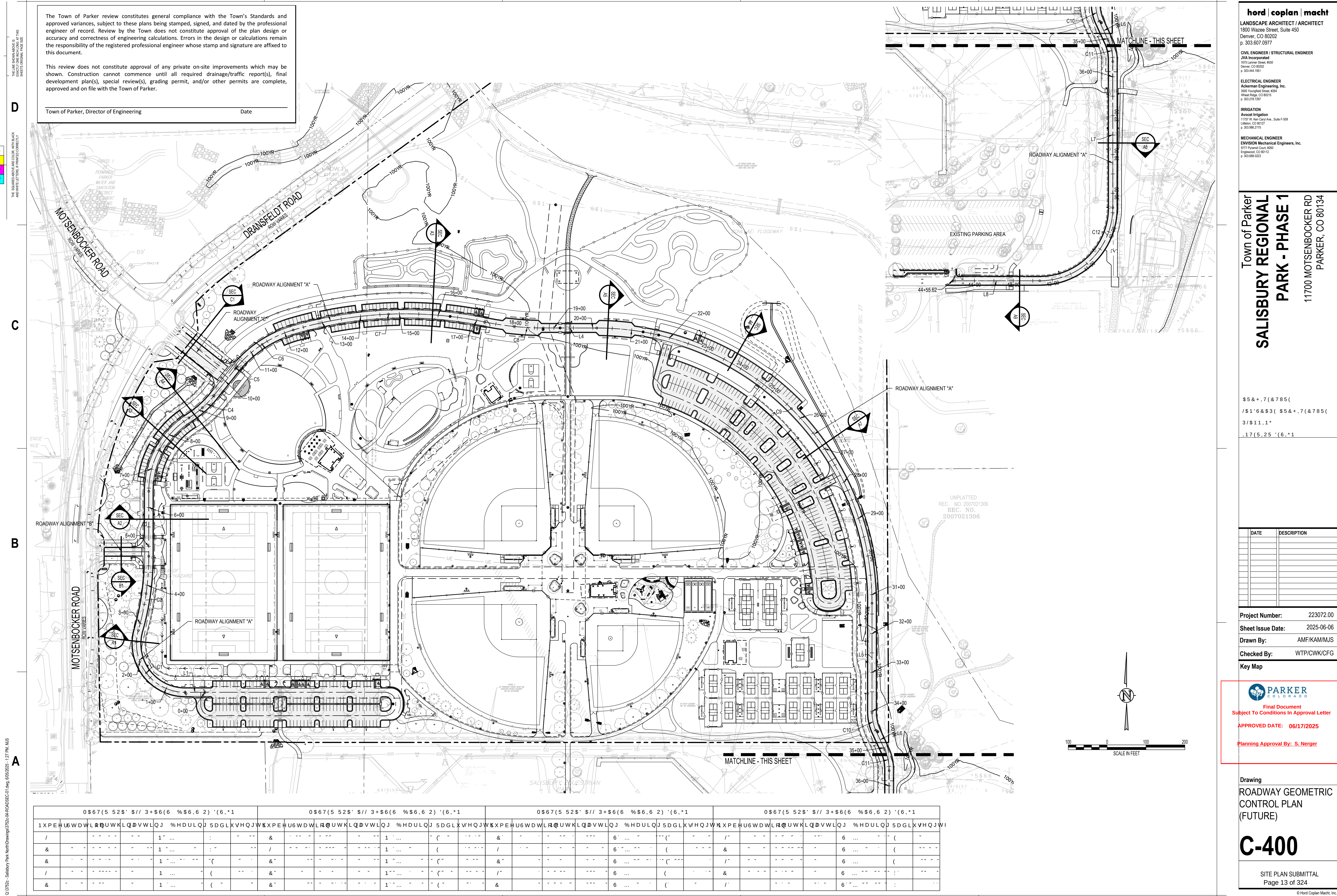
2

3

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5





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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

hord | coplan | machi

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

CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
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MECHANICAL ENGINEER  
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Town of Parker  
**SALISBURY REGIONAL  
PARK - PHASE 1**  
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PARKER, CO 80134

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| DATE | DESCRIPTION |
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Final Document  
Subject To Conditions In Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
ROADWAY GEOMETRIC  
CONTROL PLAN  
(FUTURE)

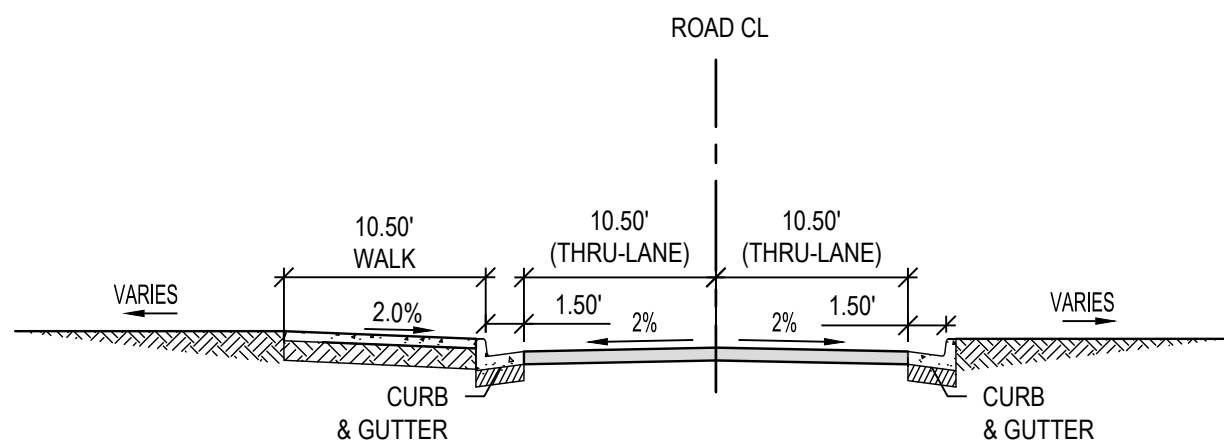
**C-400**

SITE PLAN SUBMITTAL  
Page 13 of 324

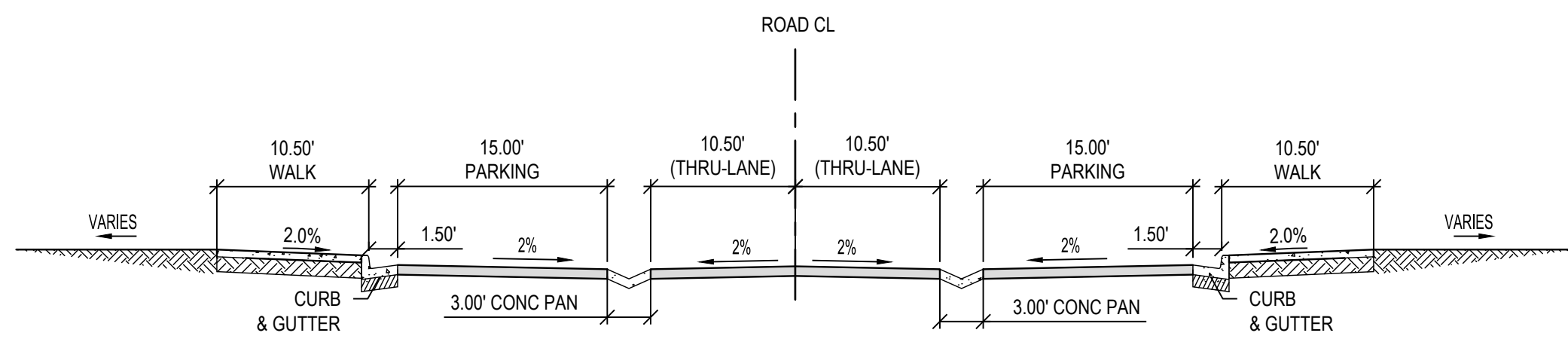
© Hord Coplan Machi, Inc.



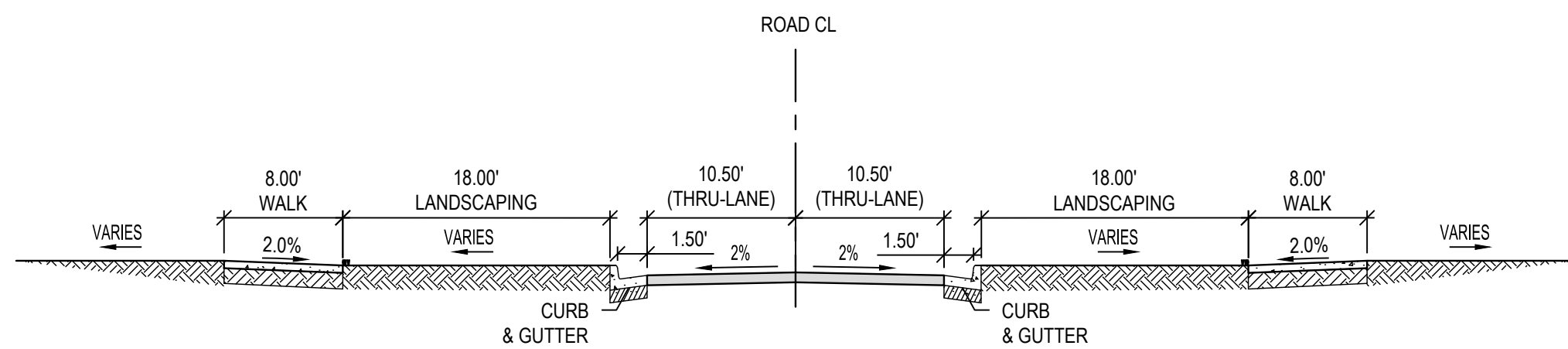
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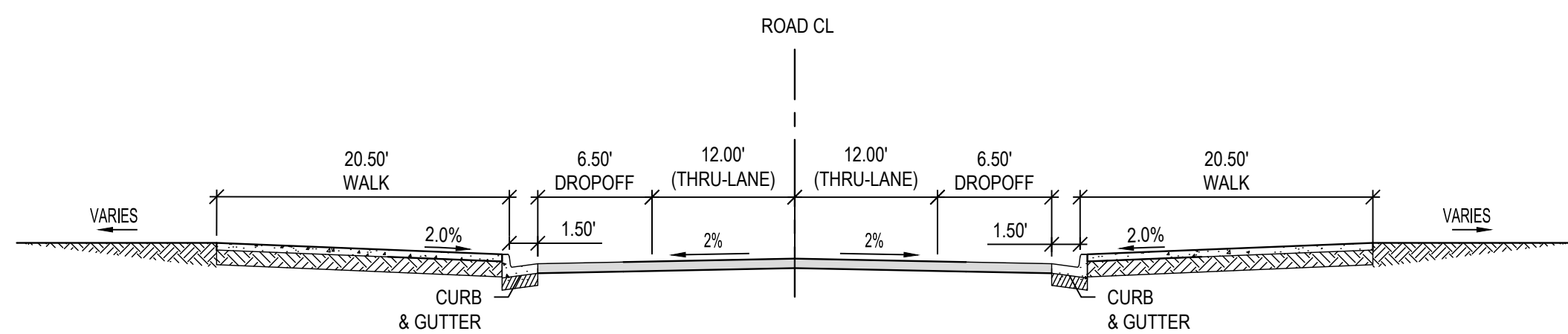
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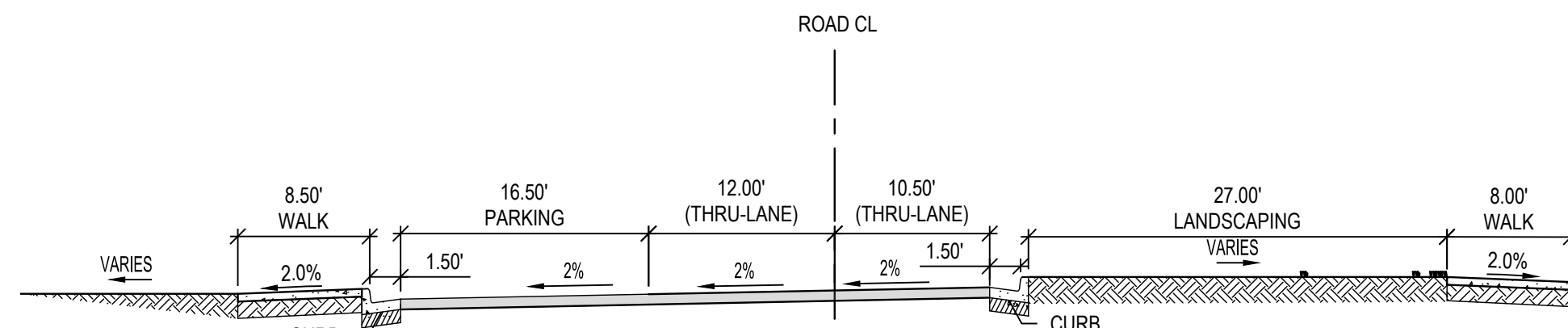
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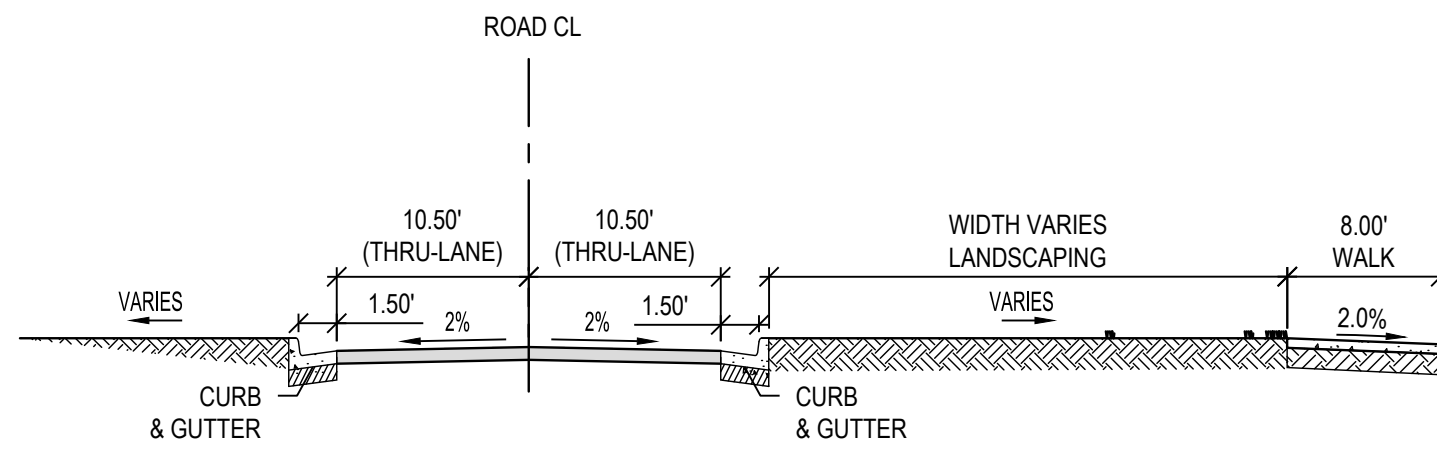
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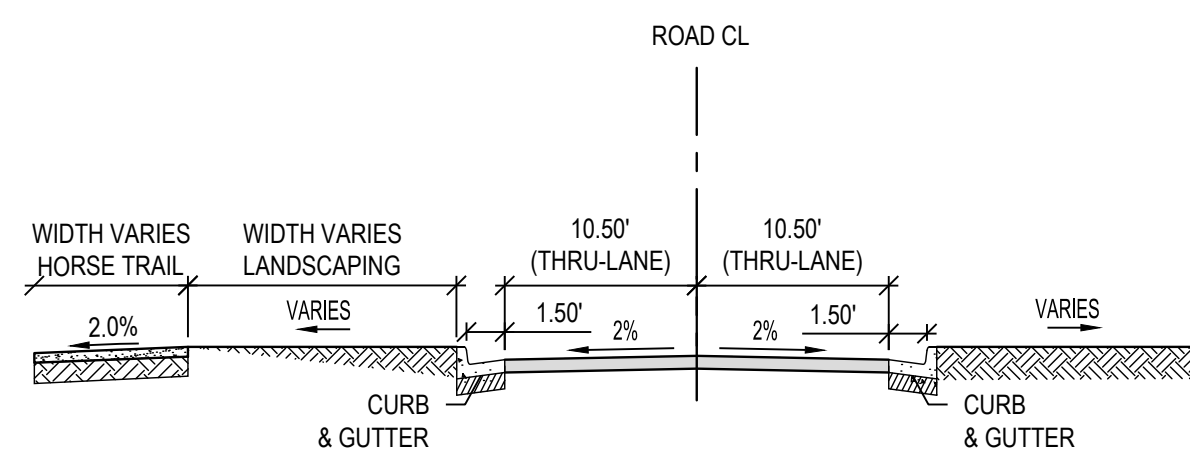
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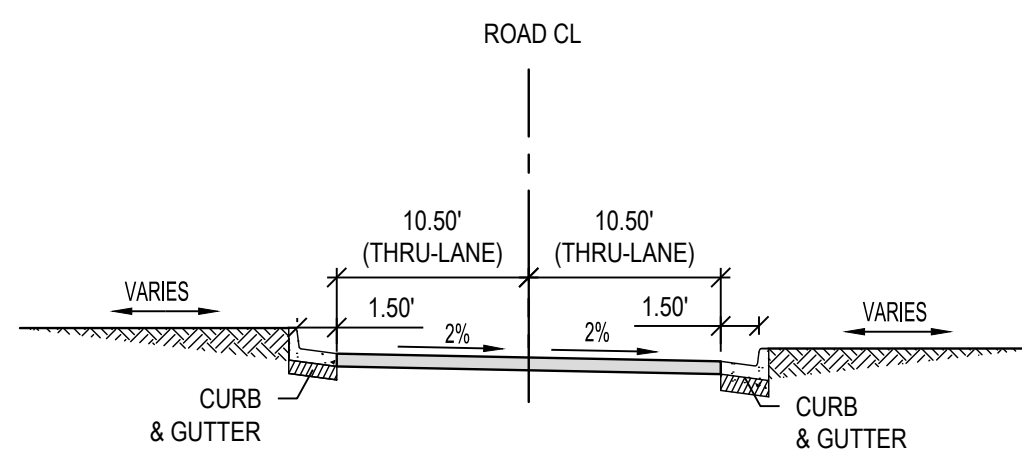
SEC  
A6



SEC  
A7



SEC  
A8



SEC  
A9

Cross-section diagram of a road showing various components and dimensions. The diagram is symmetrical about a central vertical line labeled "ROAD CL".

- Left Side (from center outwards):**
  - 10.50' (THRU-LANE) with a 1.50' width and 2% slope.
  - 10.00' LANDSCAPING with a 2% MIN slope.
  - 8.00' WALK.
  - VARIES (with a 2.0% slope).
- Center:**
  - ROAD CL (vertical line).
- Right Side (from center outwards):**
  - 10.50' (THRU-LANE) with a 1.50' width and 2% slope.
  - 10.00' LANDSCAPING with a 2% MIN slope.
  - 8.00' WALK.
  - VARIES.
- Bottom:**
  - CURB & GUTTER (indicated on both sides).

SEC  
B1

CROSS SECTION

8.00' WALK 2.00% 10.00' LANDSCAPING VARIES 1.50' 21.50' (THRU-LANE) 2% 2% 21.50' (THRU-LANE) 1.50' 10.00' LANDSCAPING VARIES 8.00' WALK 2.00% VARIES

ROAD CL

CURB & GUTTER

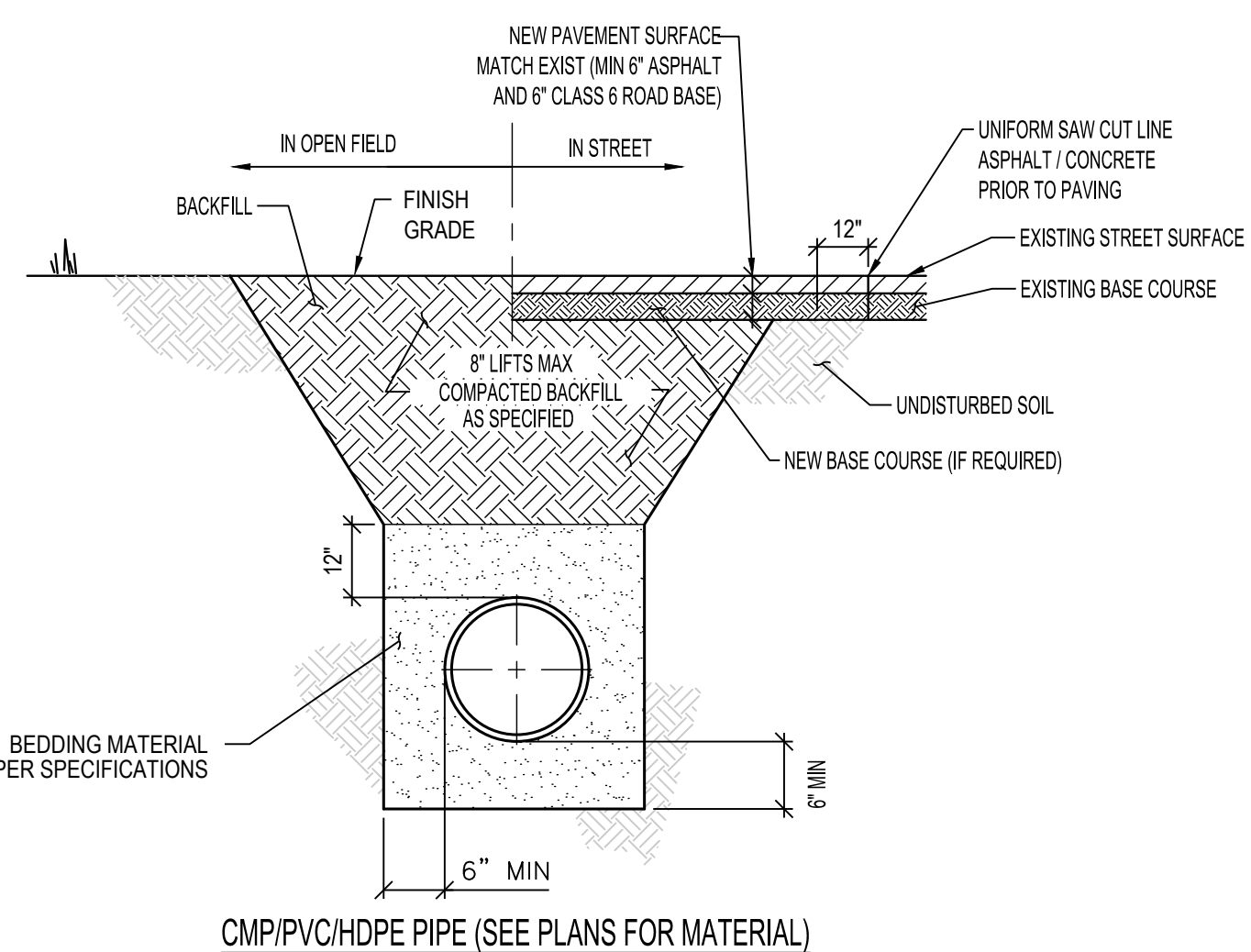
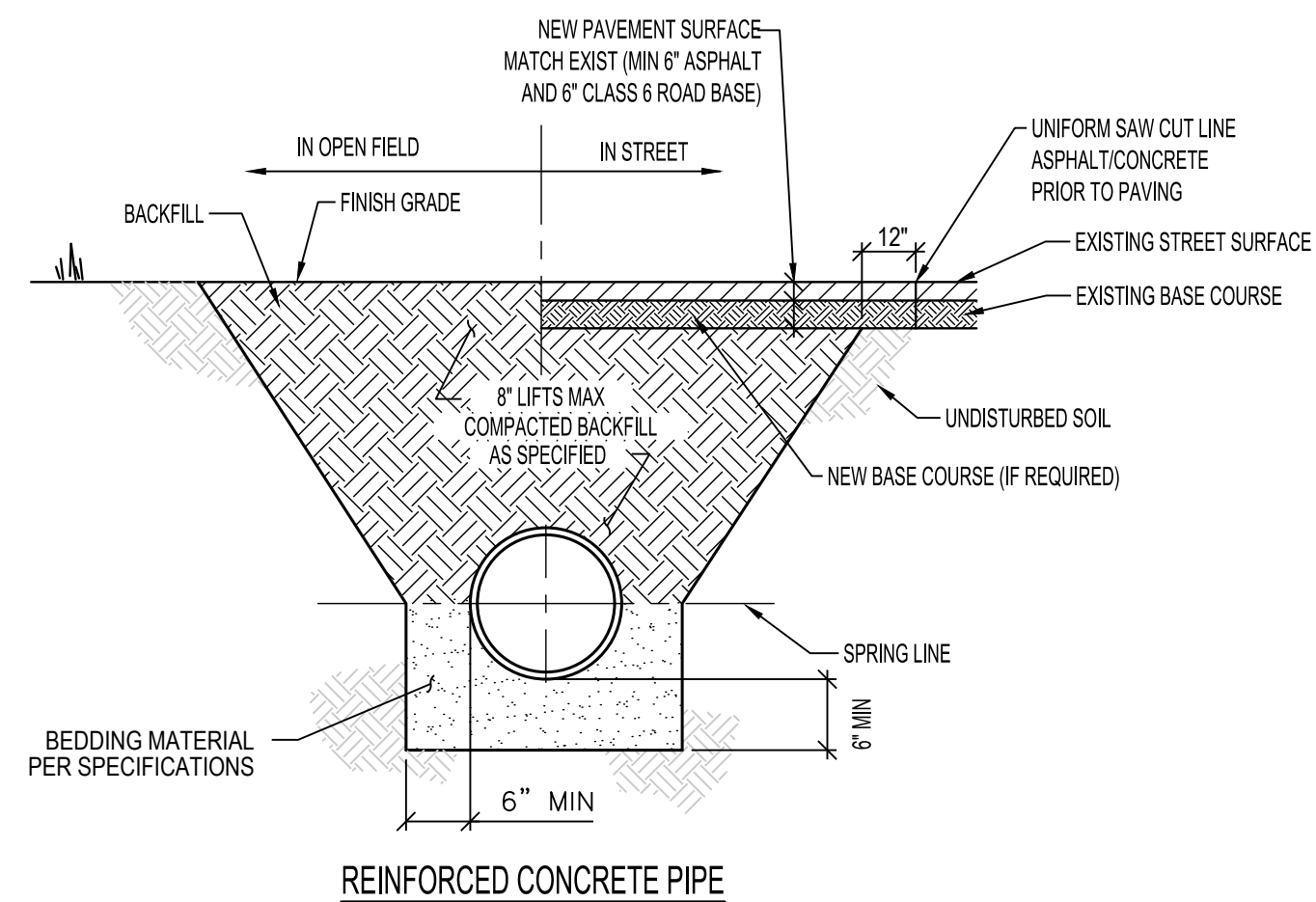
SEC  
C1

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Date \_\_\_\_\_

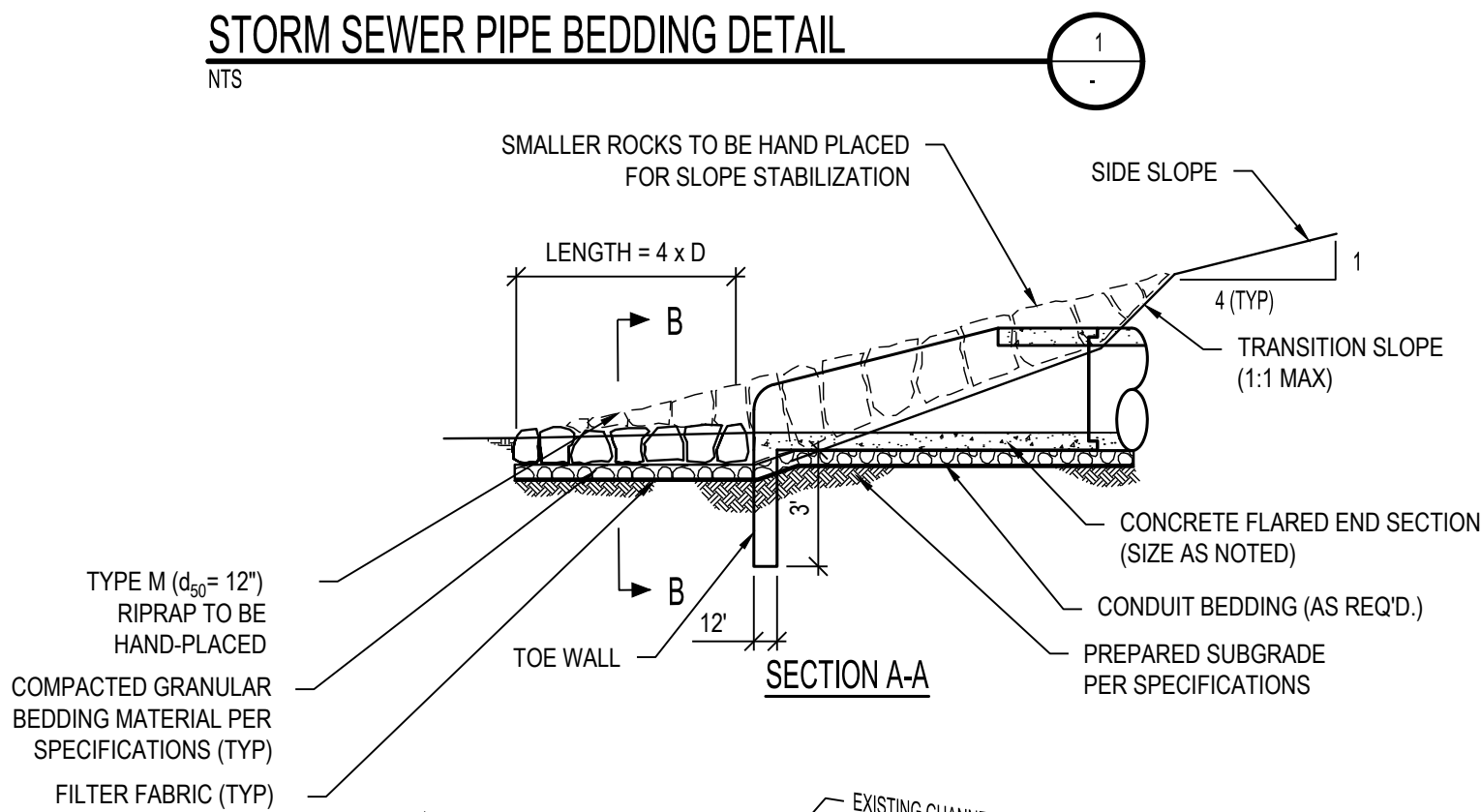




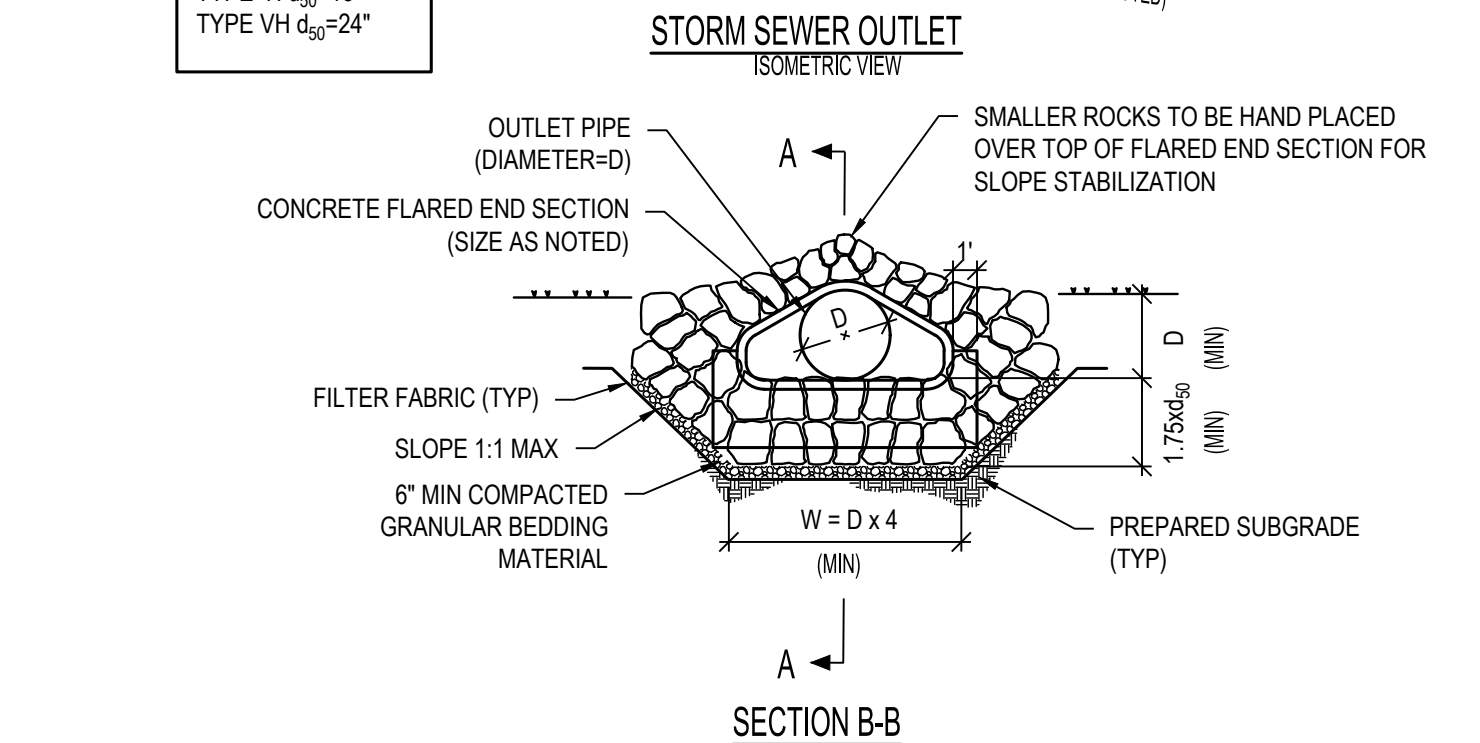
NOTES:

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

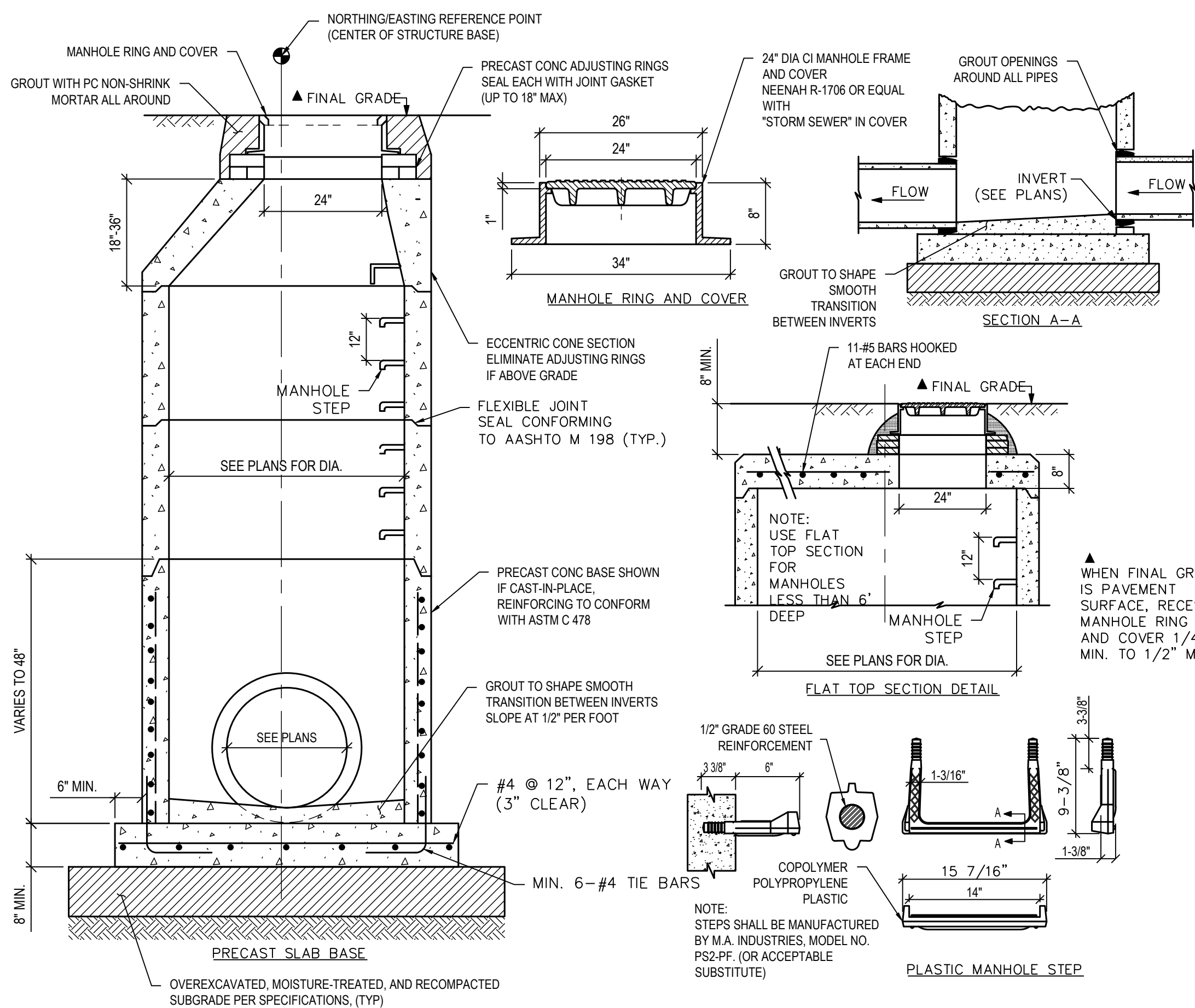
## STORM SEWER PIPE BEDDING DETAIL



STORM SEWER OUTLET



### STORM SEWER FLARED END SECTION DETAIL

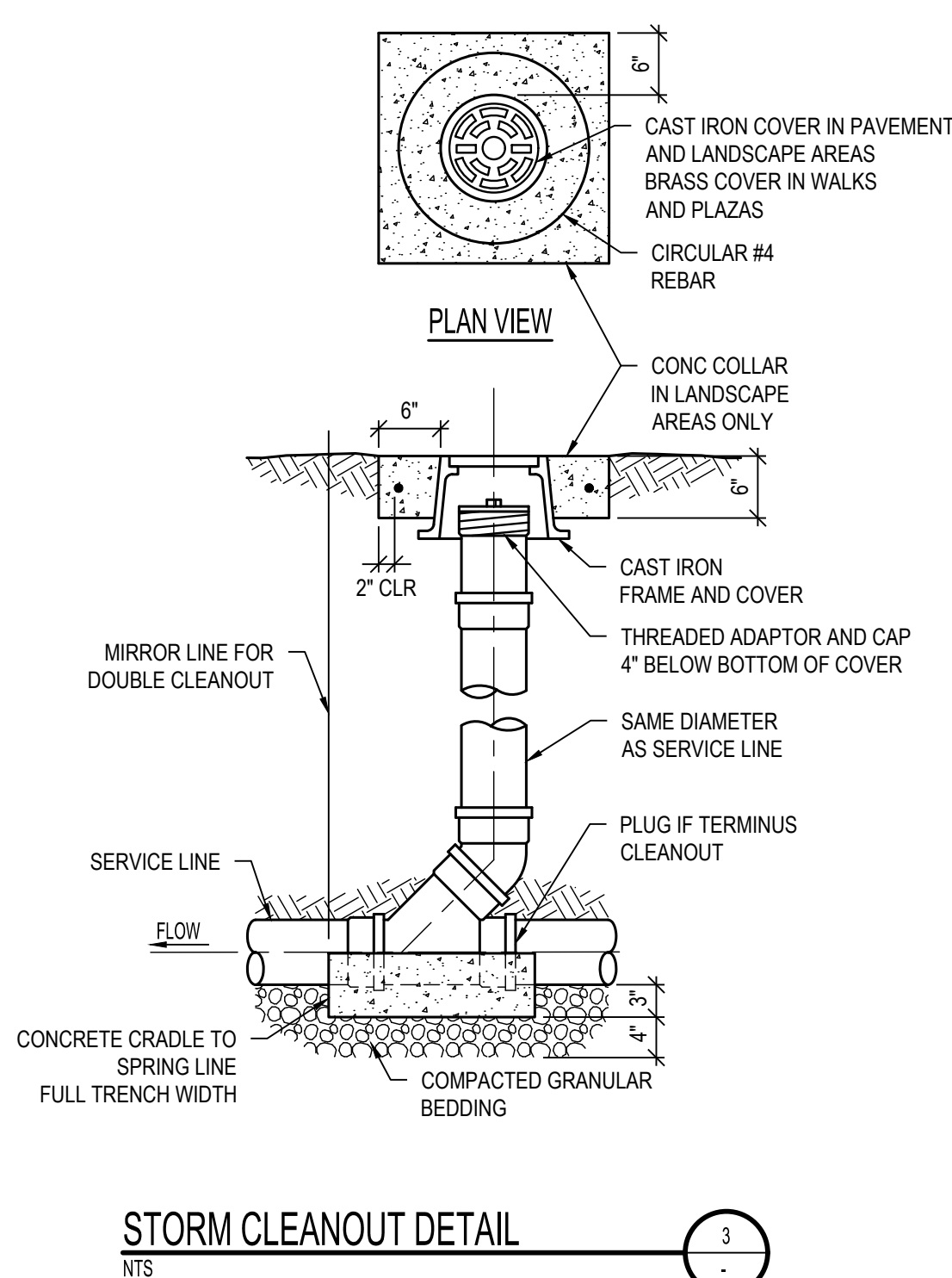


## STORM MANHOLE DETAIL

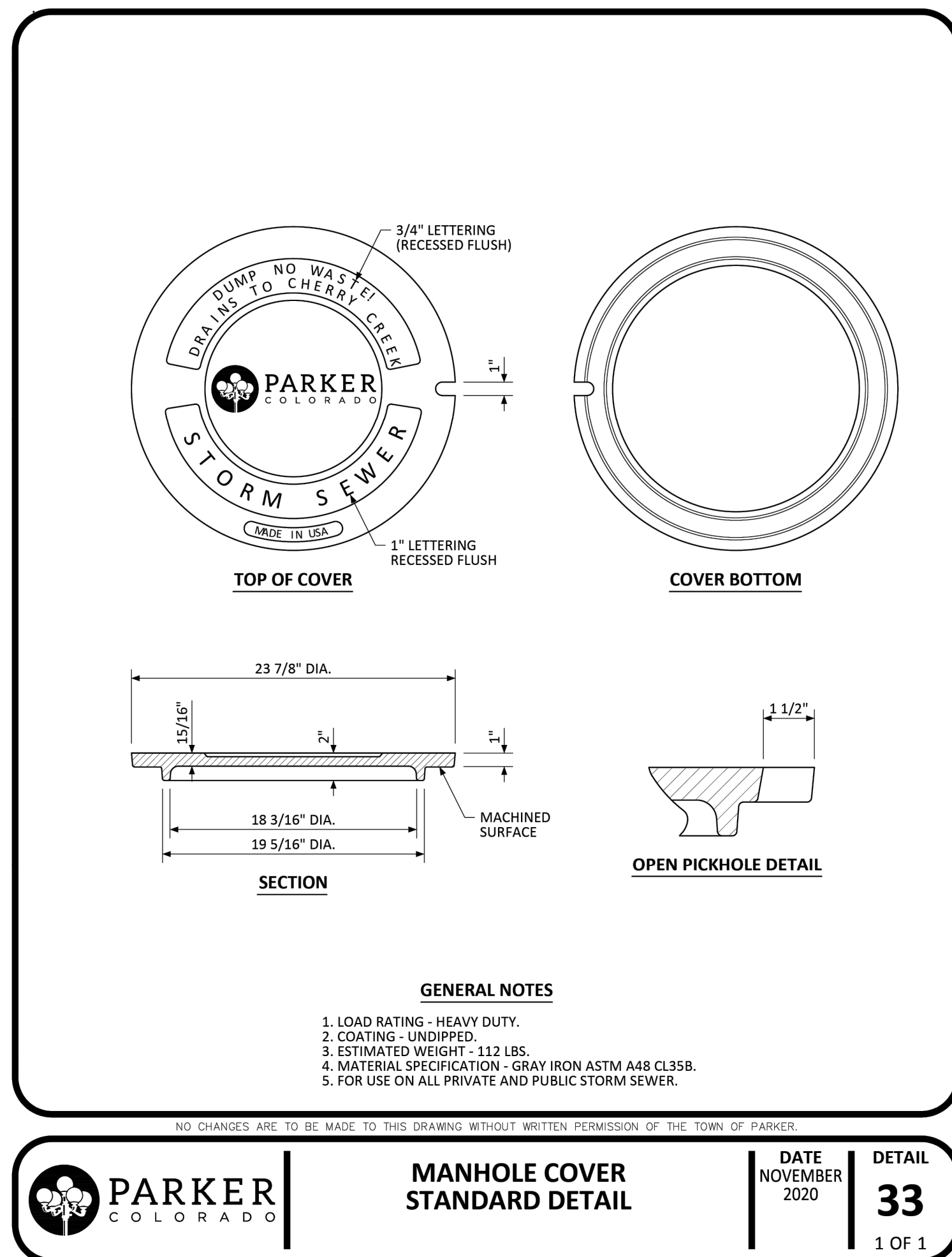


NOTES:

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



## STORM CLEANOUT DETAIL



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Town of Parker, Director of Engineering

Date \_\_\_\_\_

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

**Checked By:** WTP/CWK/CFG

### Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

APPROVED DATE: 06/17/2025

**Planning Approval By: S. Neger**

### Drawing

## GRADING & DRAINAGE DETAILS

# CD-100

SITE PLAN SUBMITTAL  
Page 15 of 324





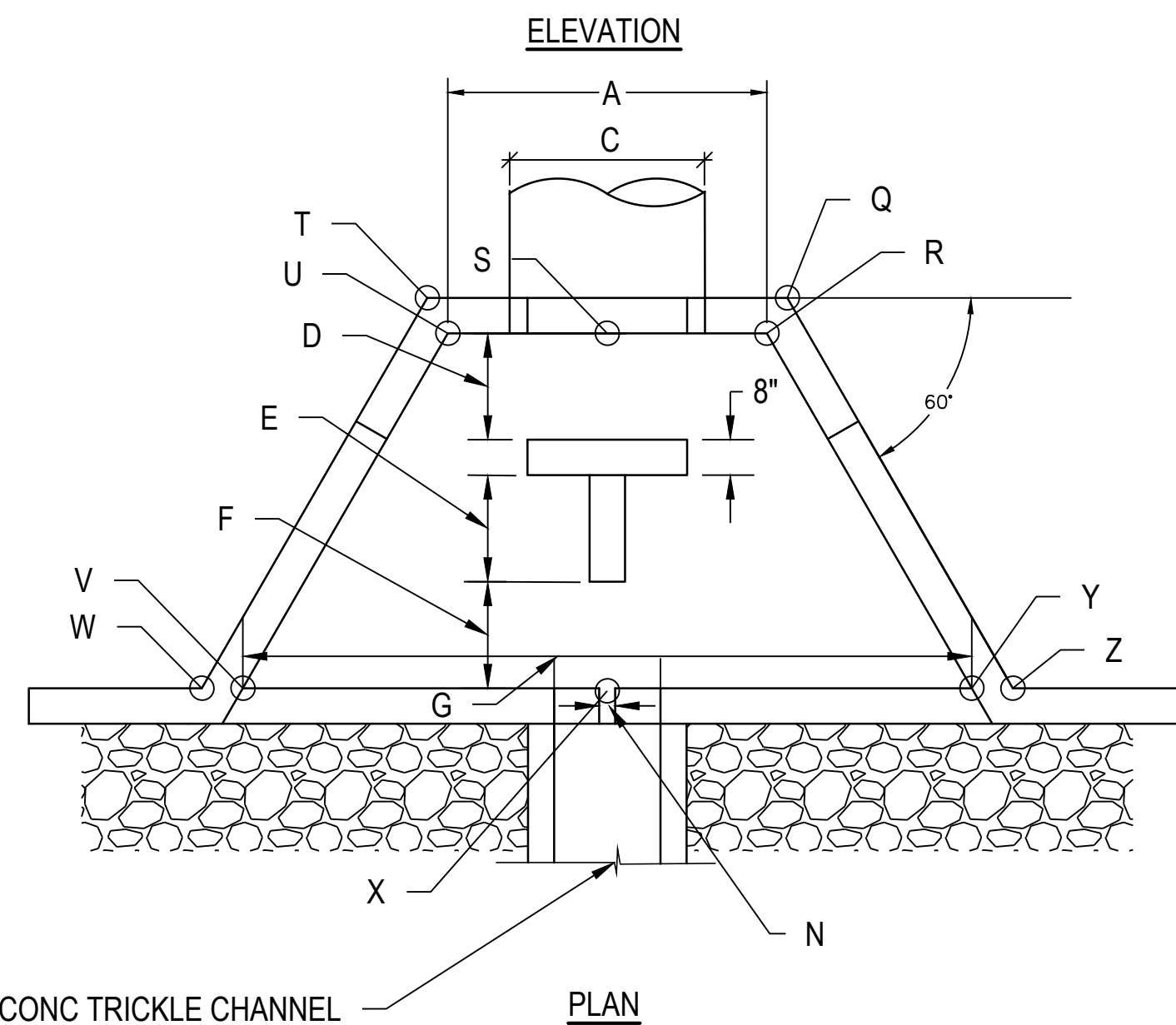








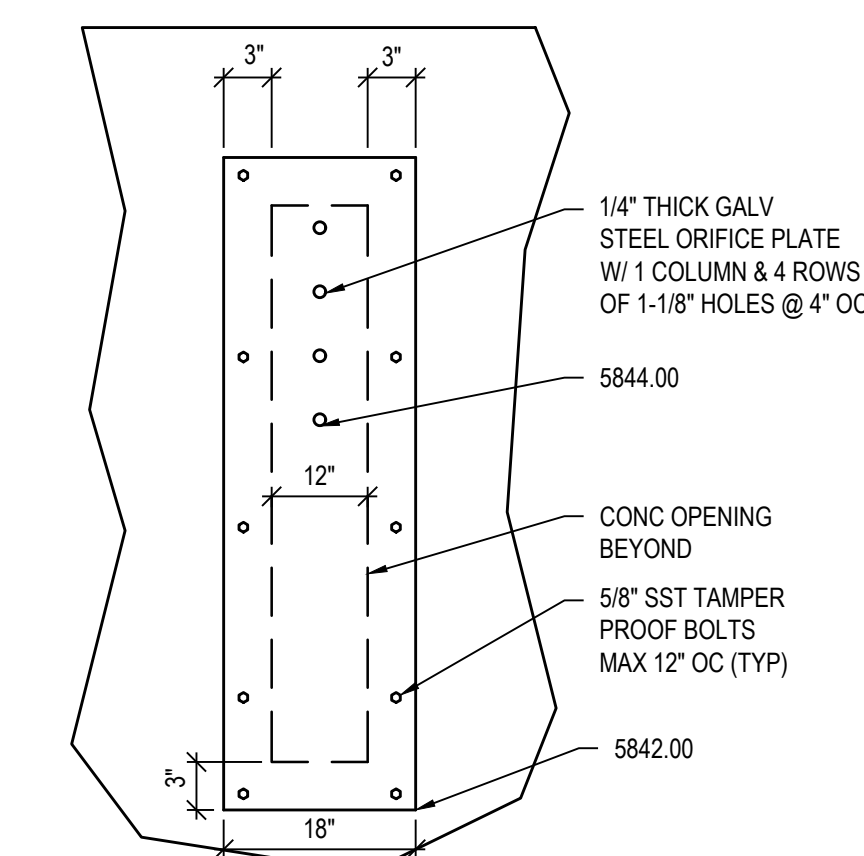
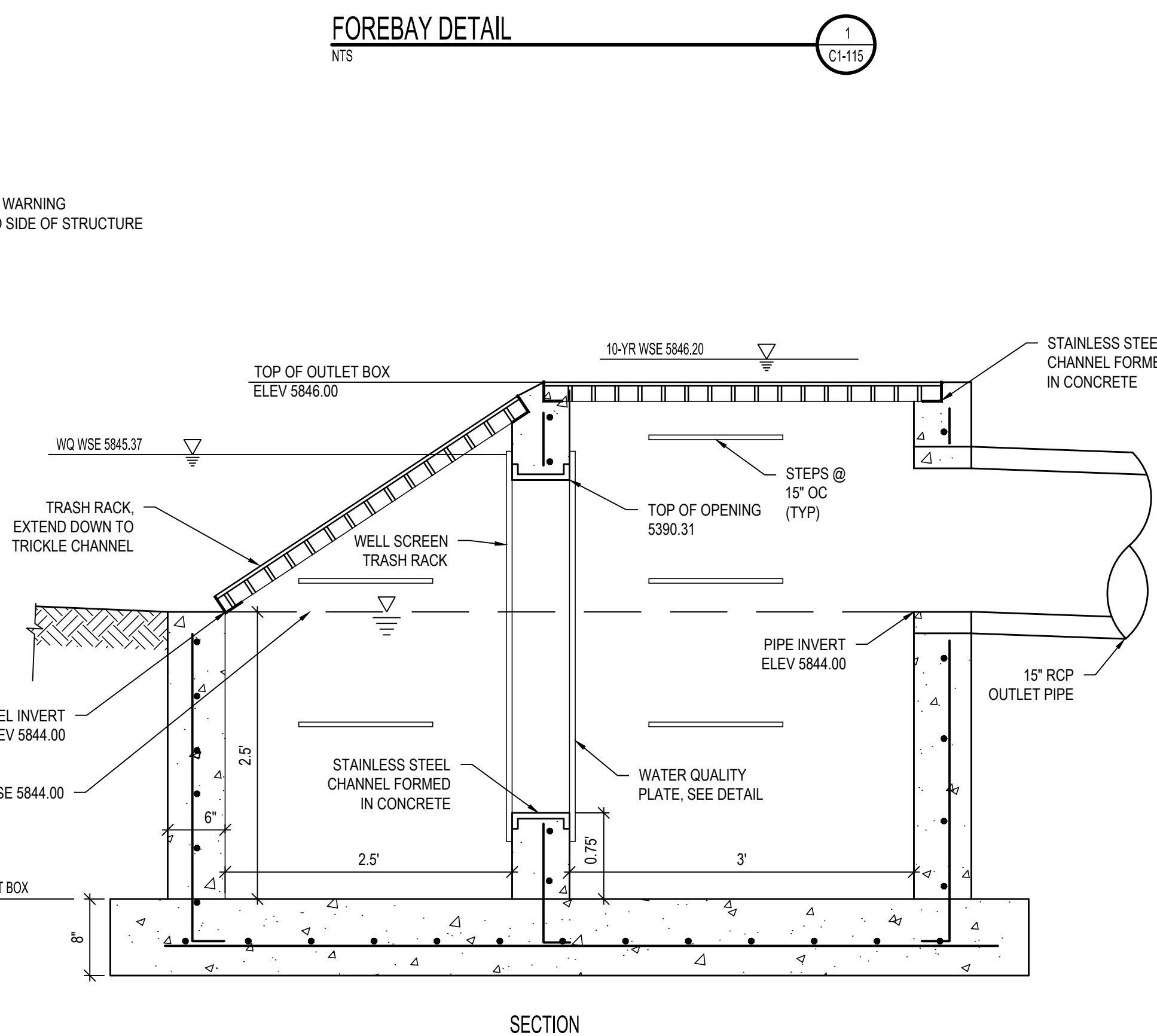




| DIMENSIONS | ELEVATIONS  | NORTHING/EASTING      |
|------------|-------------|-----------------------|
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| B = 2.00'  | R = 5838.87 | N610081.44 E206750.76 |
| C = 2.00'  | S = 5838.87 | N610080.38 E206752.46 |
| D = 1.50'  | T = 5839.37 | N610078.74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



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



TRASH RACK NOTES:

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

STRUCTURAL NOTES:

1. CONCRETE SHALL BE CDOT CLASS B AND CAST-IN-PLACE.
2. PROVIDE STEPS AT 15" OC IN BOTH BOXES. STEPS PER DETAIL 3, SHEET CD 01 2.
3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE.
4. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED.
6. PROVIDE THE FOLLOWING WARNING SIGN (MINIMUM OF 0.75 SQUARE FEET) ON THE OUTLET STRUCTURE. "KEEP SCRAM AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION."

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Date \_\_\_\_\_

[illegible]

|                 |           |
|-----------------|-----------|
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|                   |            |
|-------------------|------------|
| Sheet Issue Date: | 2025-06-06 |
|-------------------|------------|

Drawn By: AMF/KAM/MJS

|             |             |
|-------------|-------------|
| Checked By: | WTP/CWK/CFG |
|-------------|-------------|

## Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

|                                           |
|-------------------------------------------|
| Drawing                                   |
| <b>GRADING &amp; DRAINAGE<br/>DETAILS</b> |

**CD-105**

SITE PLAN SUBMITTAL  
Page 19 of 324





NTS

1

C1-116

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Date \_\_\_\_\_

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Denver, CO 80202  
p. 303.607.0977

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 1675 Larimer Street, #550  
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**Town of Parker**  
**SALISBURY REGIONAL**  
**PARK - PHASE 1**  
11700 MOTSENBOCKER RD  
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

## PLANNING

## INTERIOR DESIGN

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

**Checked By:** WTP/CWK/CFG

## Key Map



**Final Document**  
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### Drawing

## GRADING & DRAINAGE DETAILS

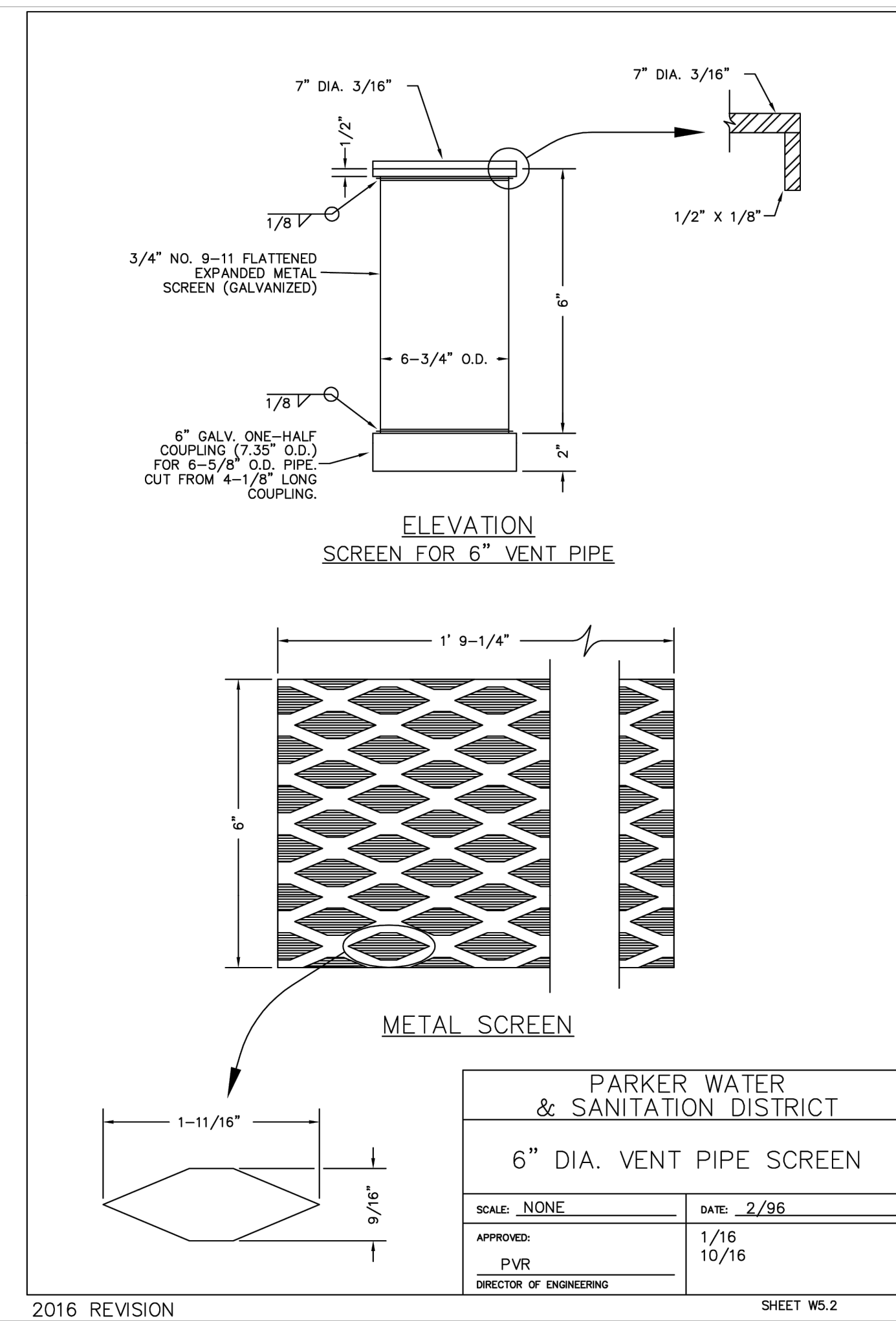
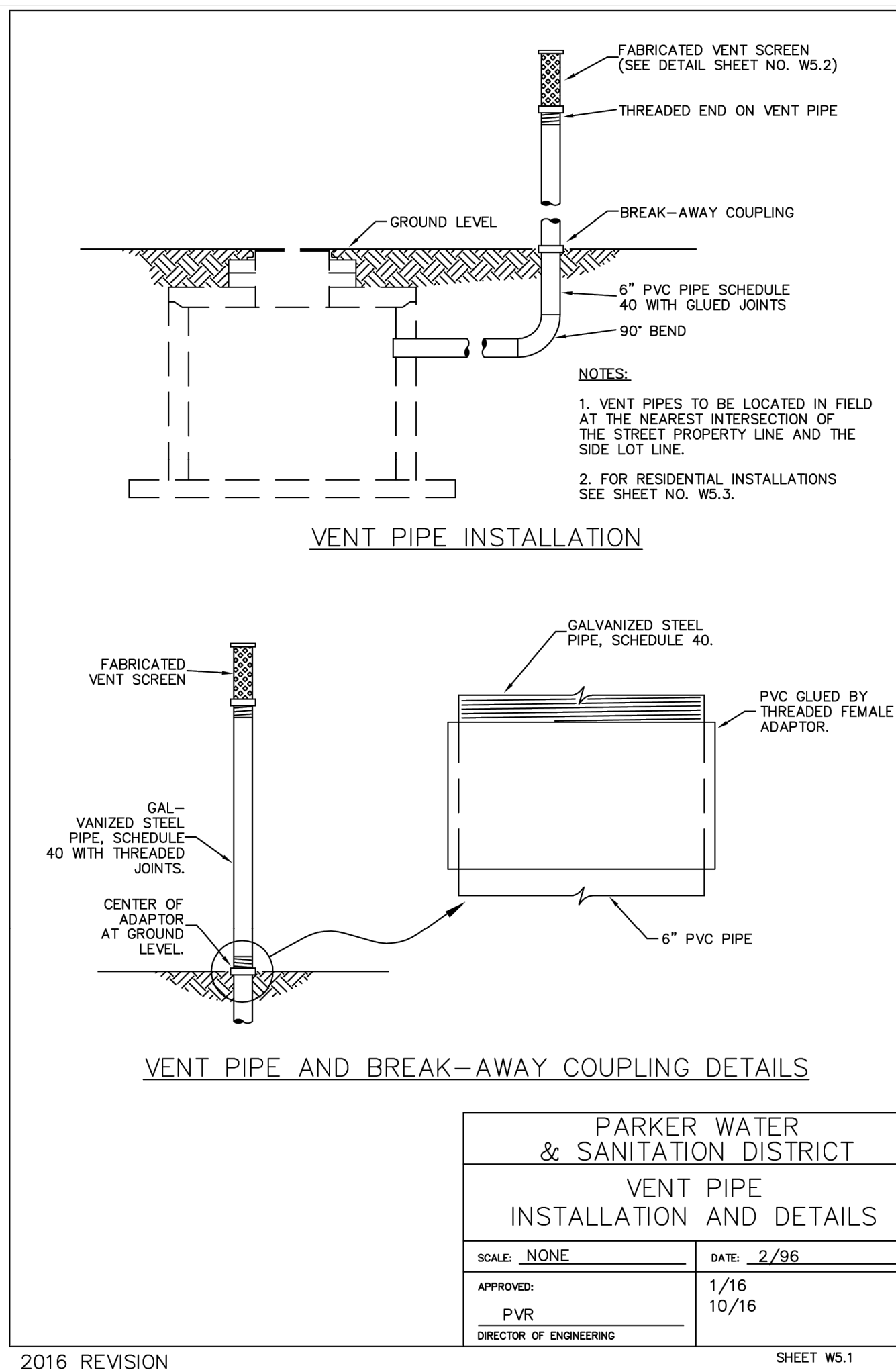
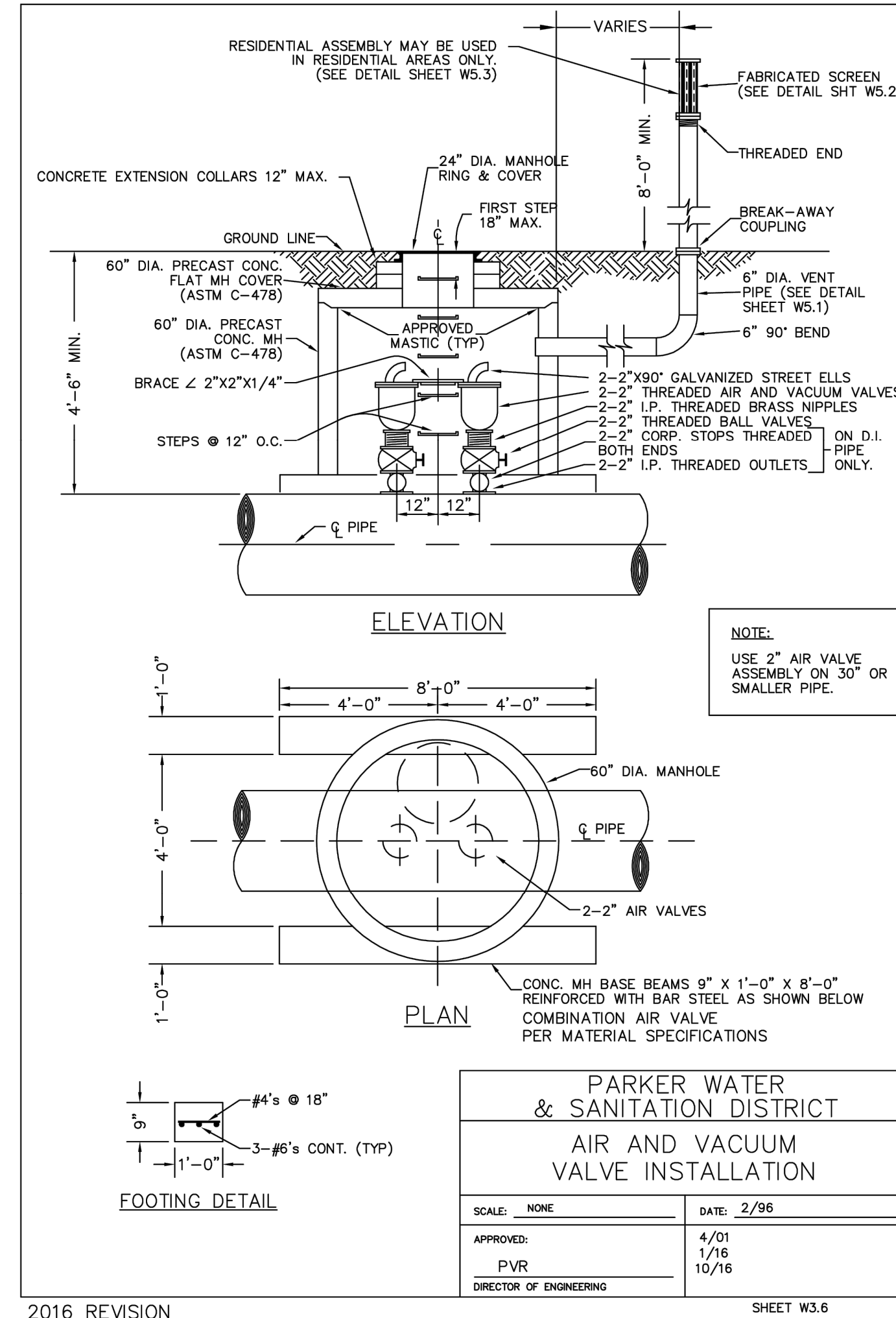
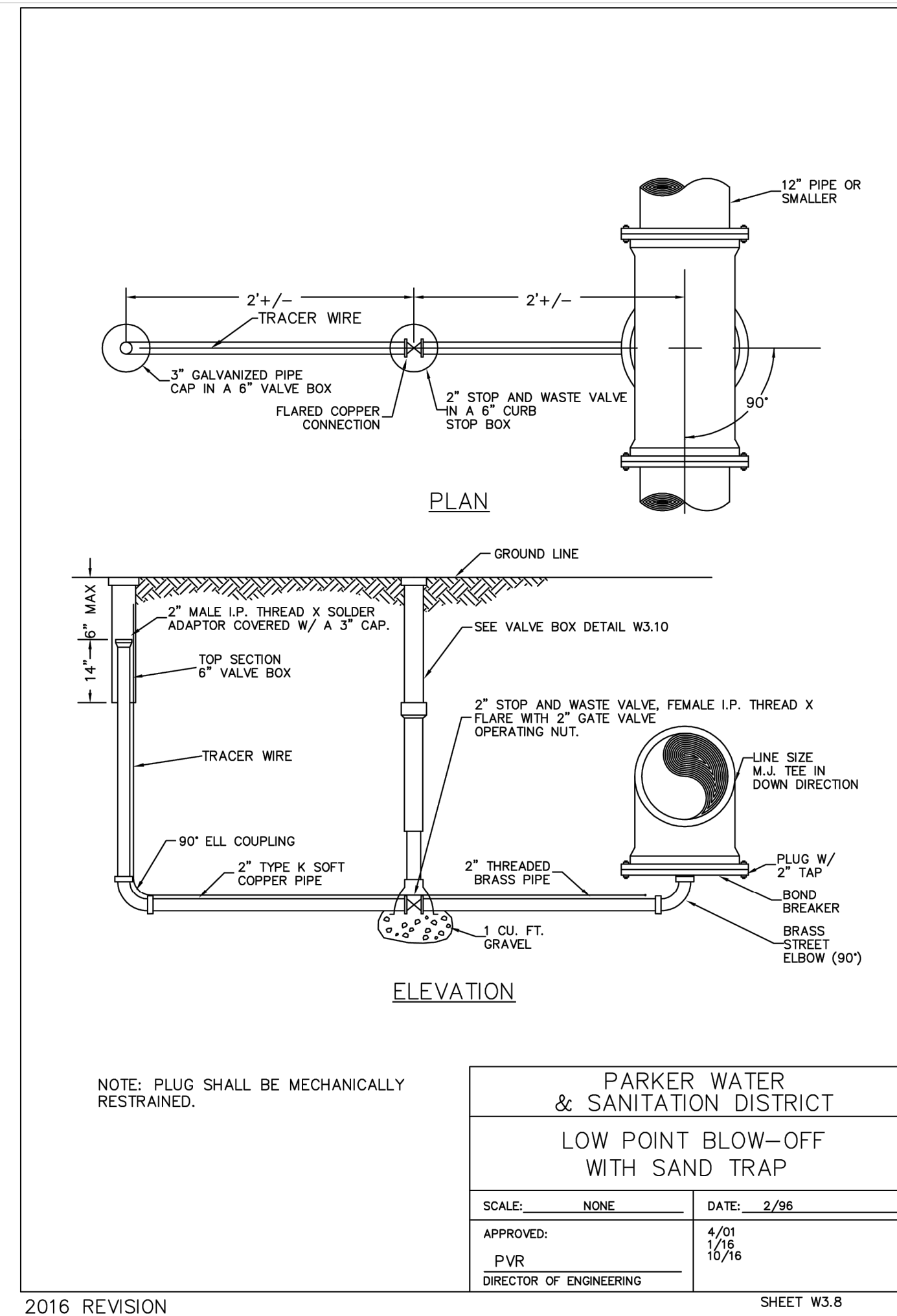
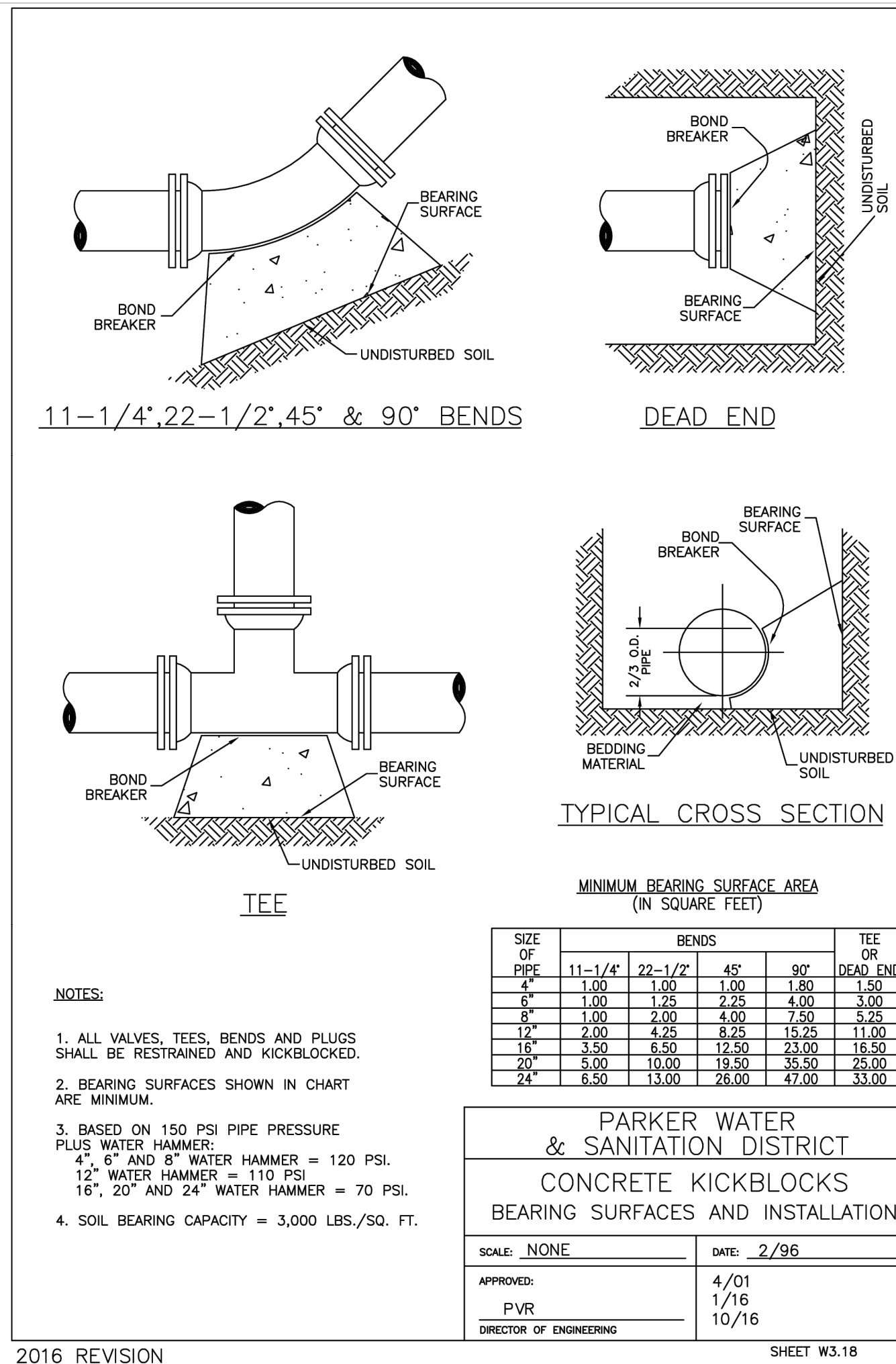
**CD-106**

SITE PLAN SUBMITTAL  
Page 20 of 324







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Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

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| Checked By: | WTP/CWK/CFG |
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## Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

APPROVED DATE: 06/17/2025

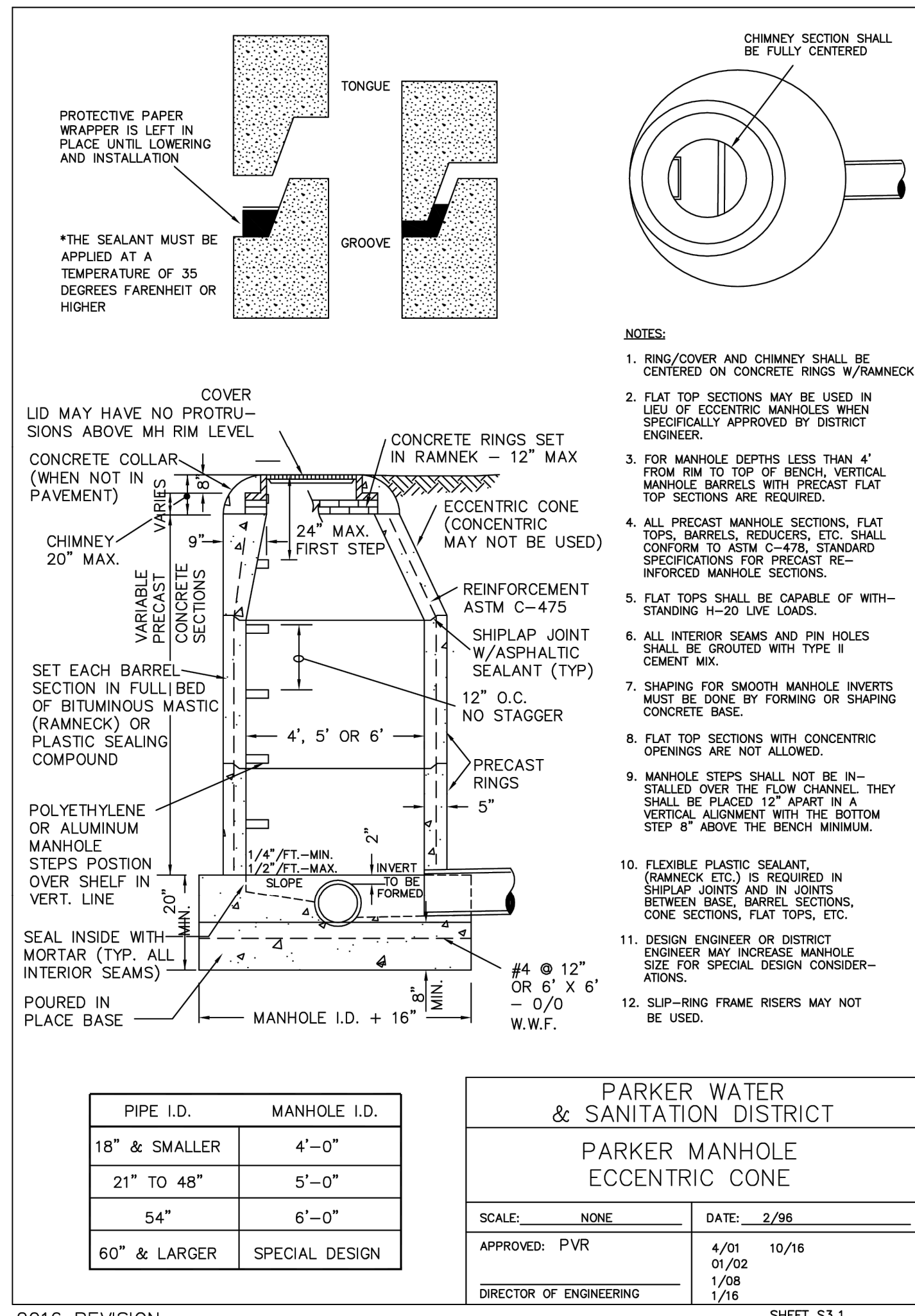
**Planning Approval By: S. Nerger**

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| Drawing         |
| UTILITY DETAILS |

CD-201

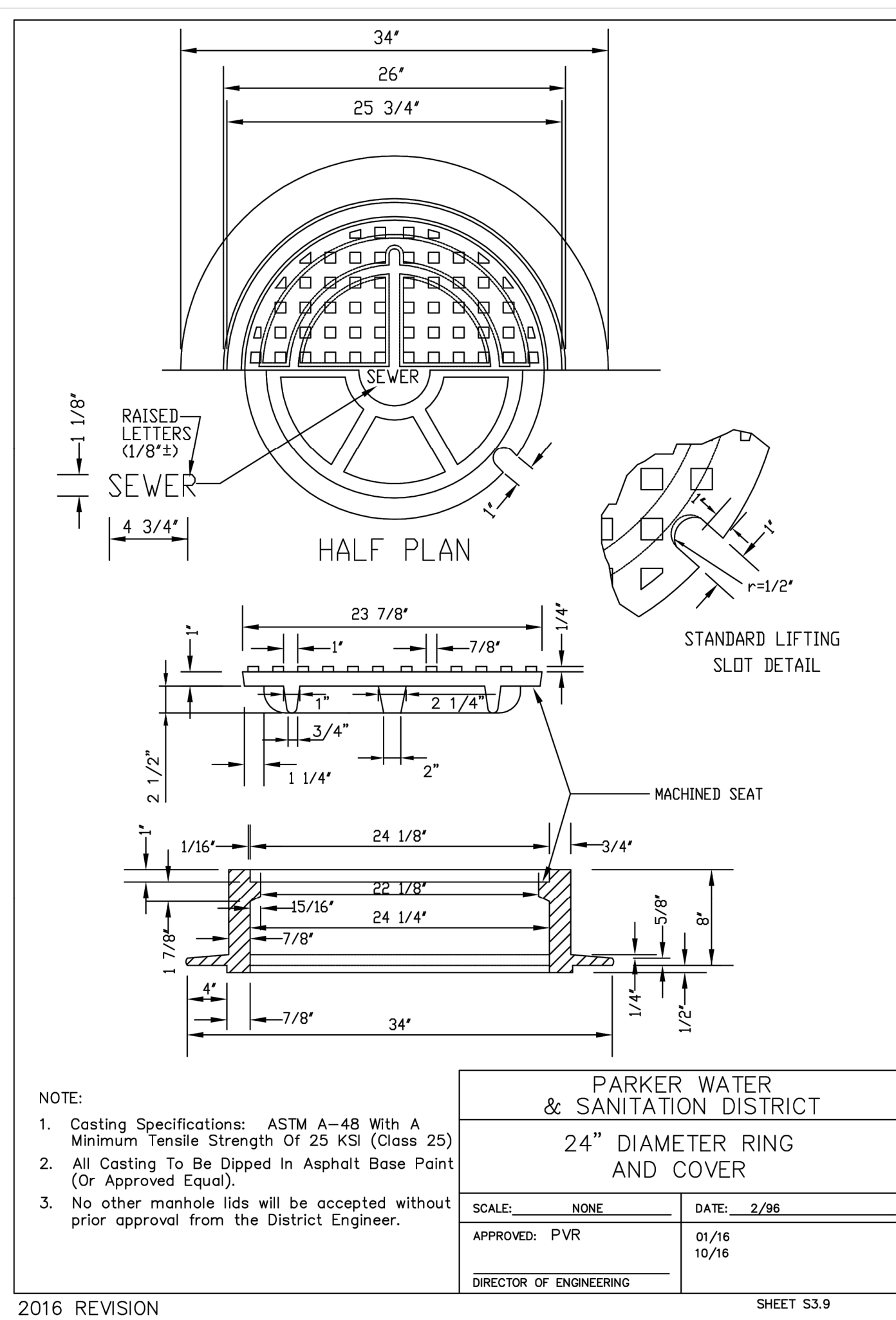
SITE PLAN SUBMITTAL  
Page 22 of 324





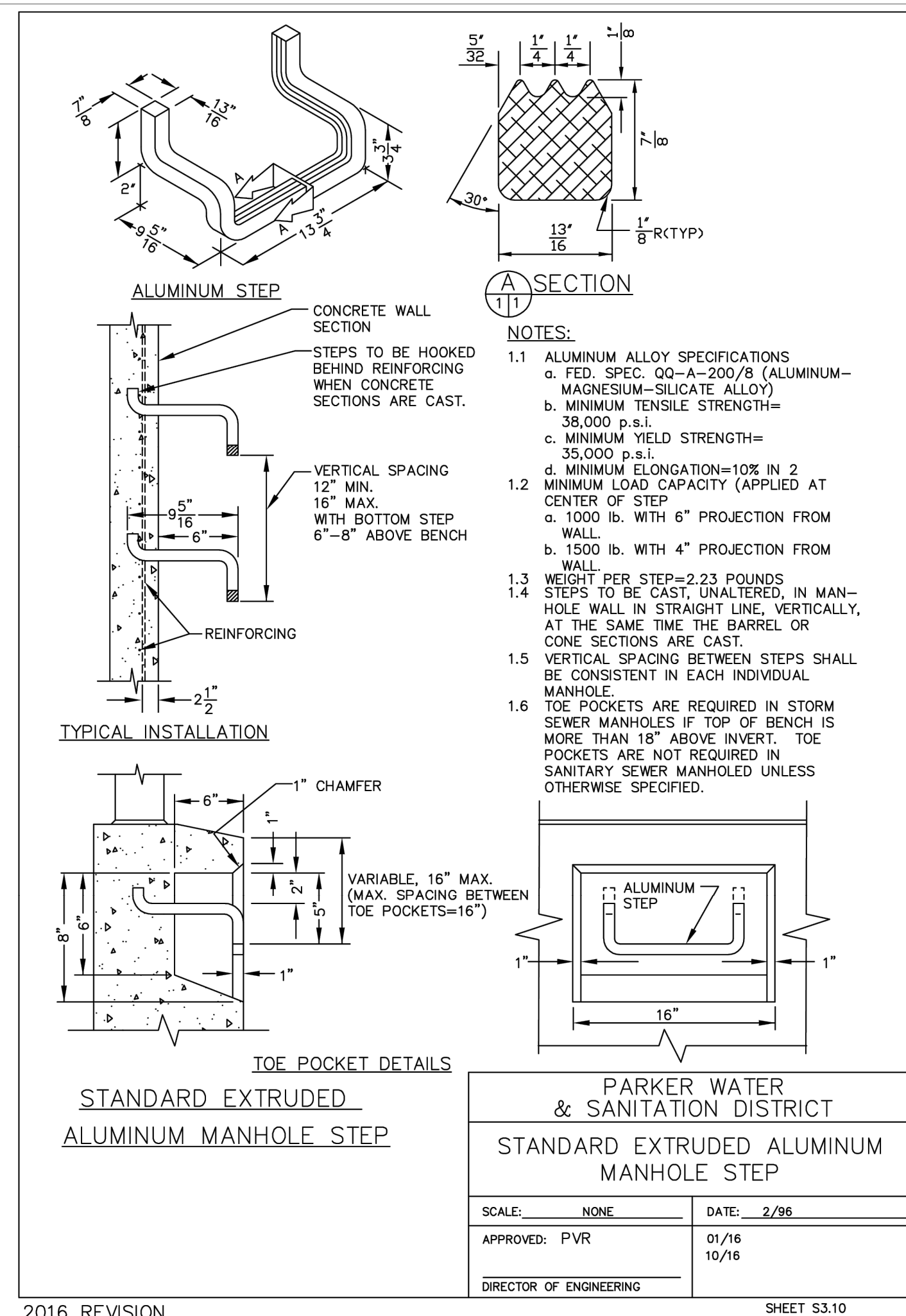
2016 REVISION

SHEET S3.1



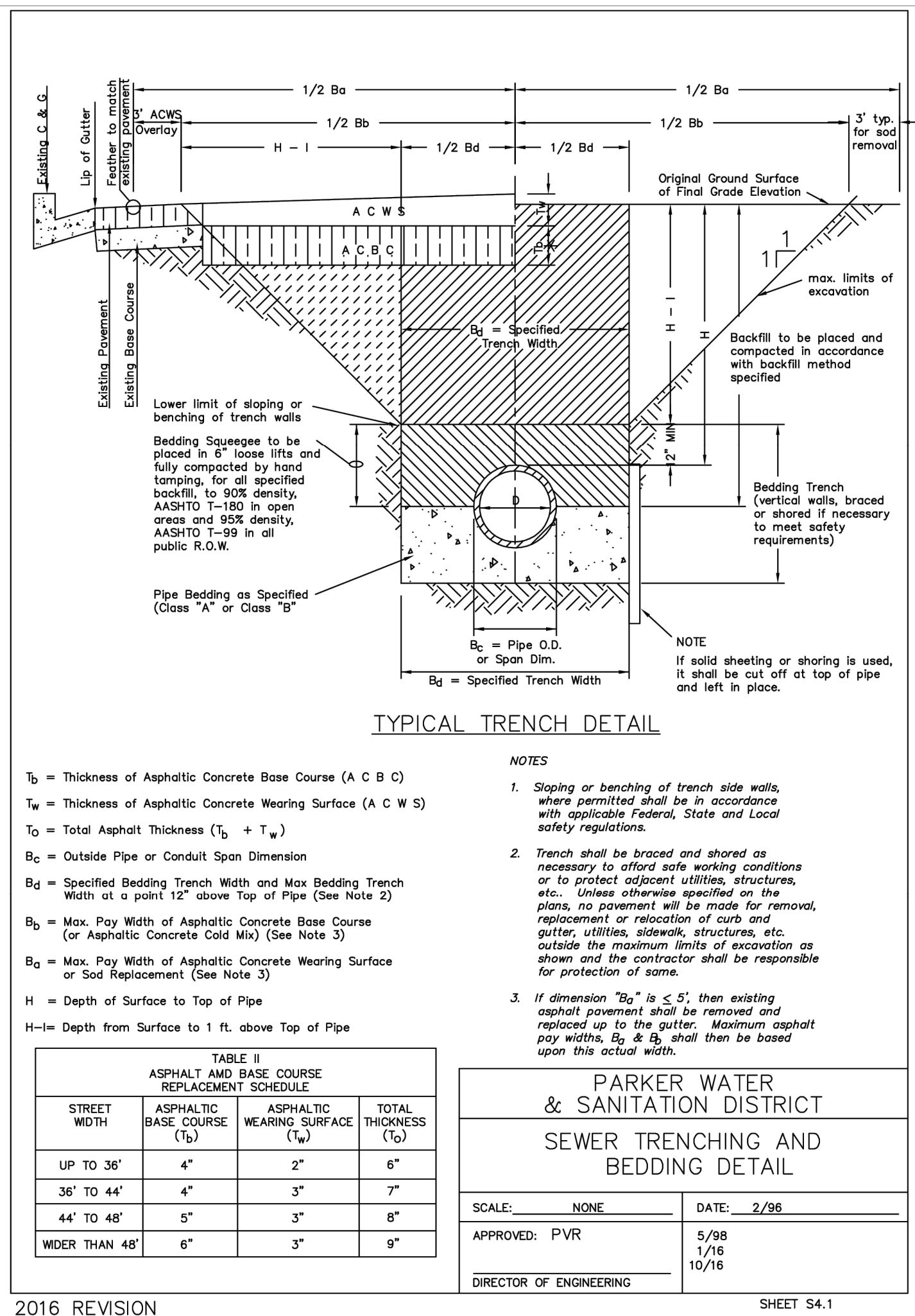
2016 REVISION

SHEET S3.9



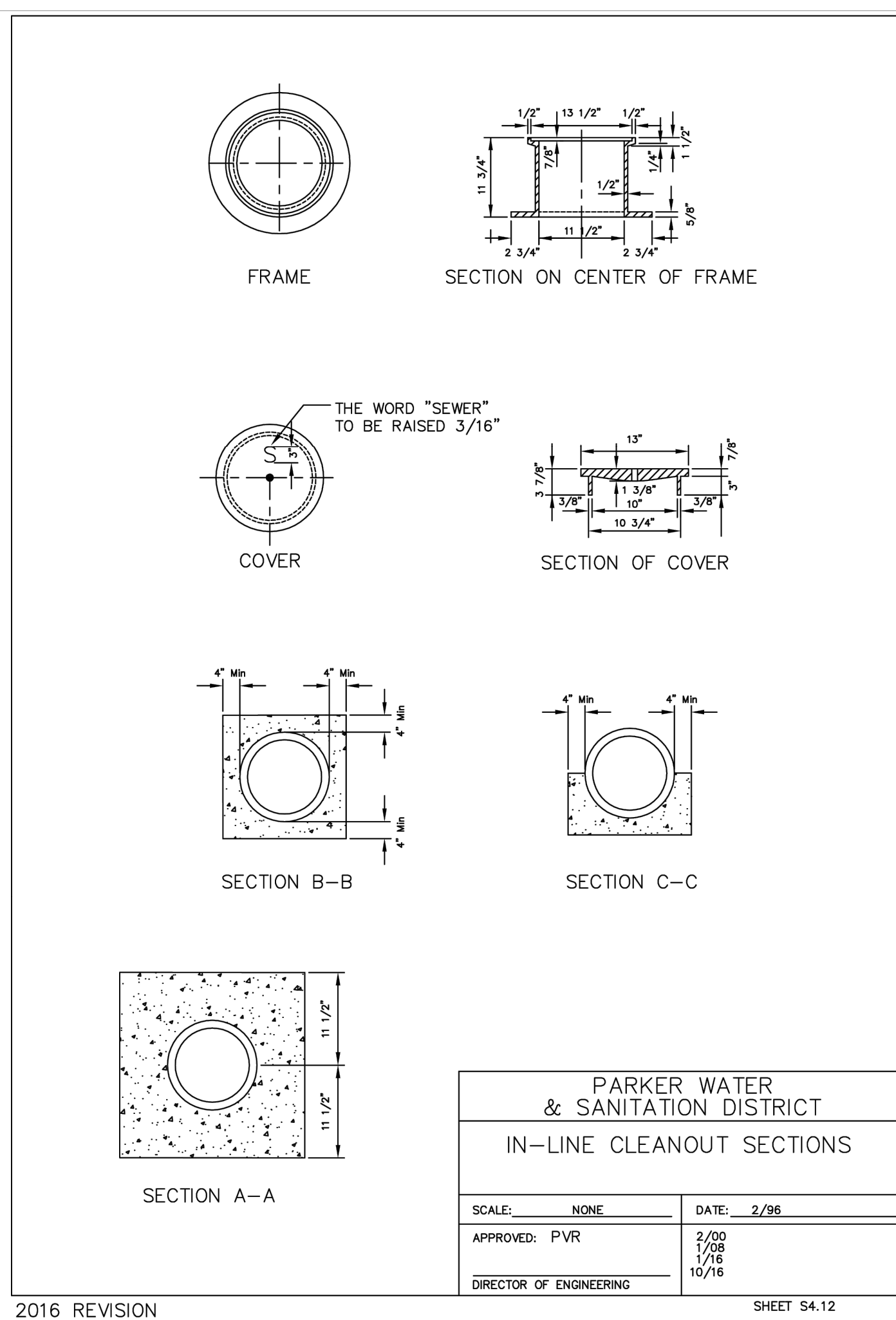
2016 REVISION

SHEET S3.1C



2016 REVISION

SHEET S4.1



2016 REVISION

SHEET S4.1

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Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

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| Checked By: | WTP/CWK/CFG |
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## Key Map



**Final Document**  
**Subject To Conditions In Approval Letter**

APPROVED DATE: 06/17/2025

— *Journal of the American Medical Association*

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| Drawing         |
| UTILITY DETAILS |

CD-202

SITE PLAN SUBMITTAL  
Page 23 of 324



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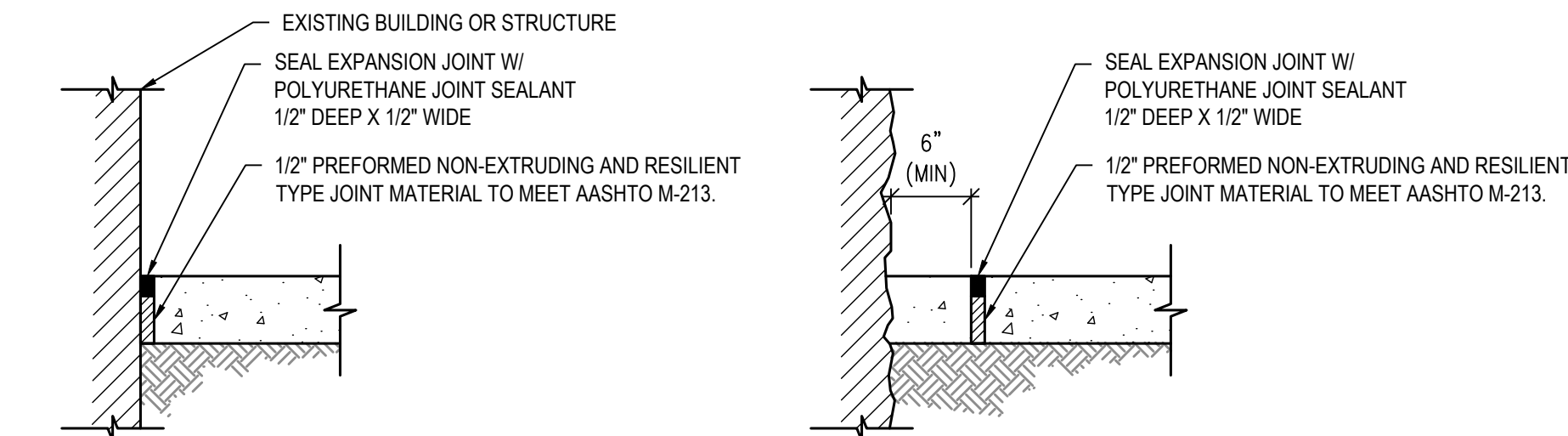
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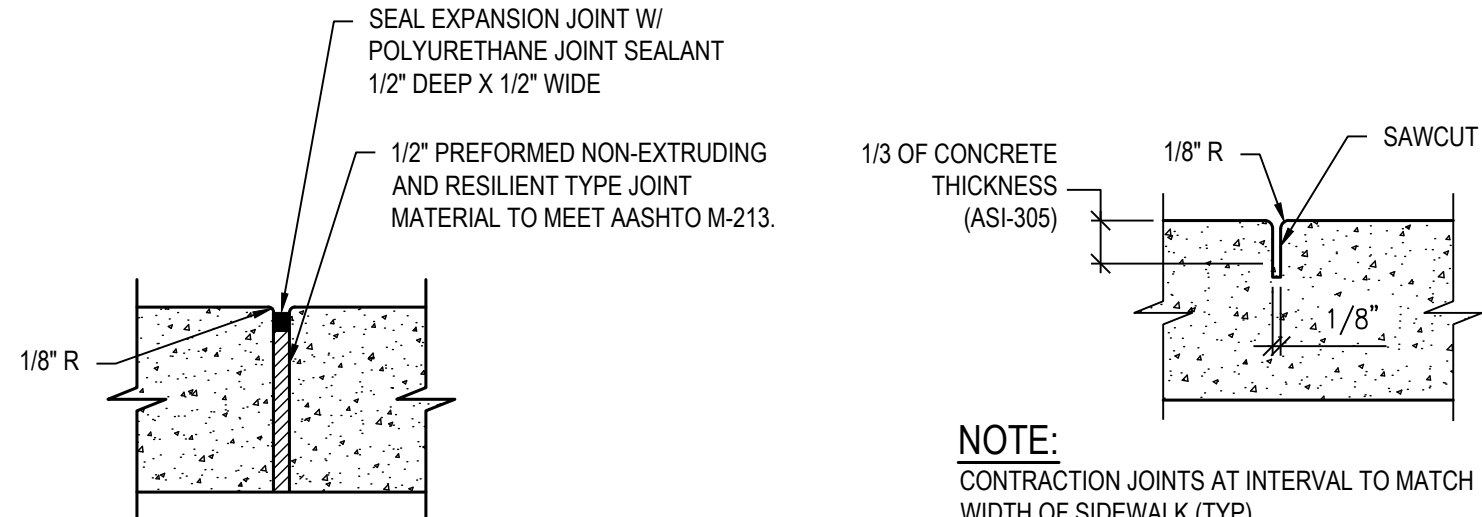
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K  
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AGAINST STRUCTURE

AGAINST NON-UNIFORM SURFACE



SIDEWALK

CONTRACTION/CONTROL JOINT

NOTES:

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

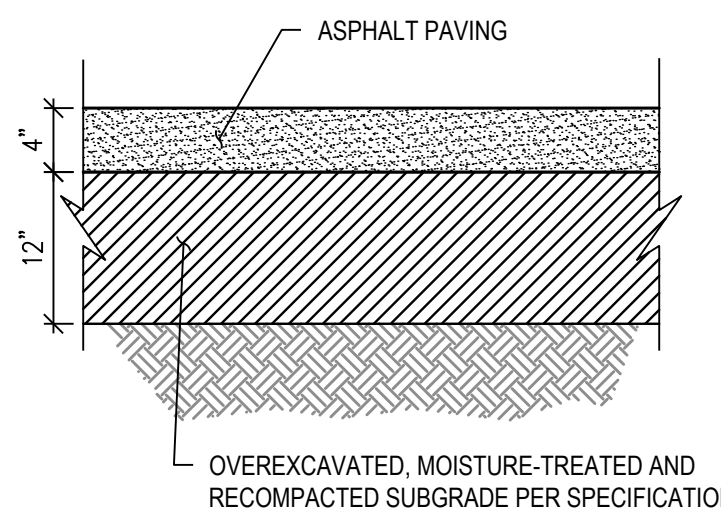
CONCRETE JOINT DETAIL

NTS

OVEREXCAVATED, MOISTURE-TREATED AND RECOMPACTED SUBGRADE PER SPECIFICATIONS

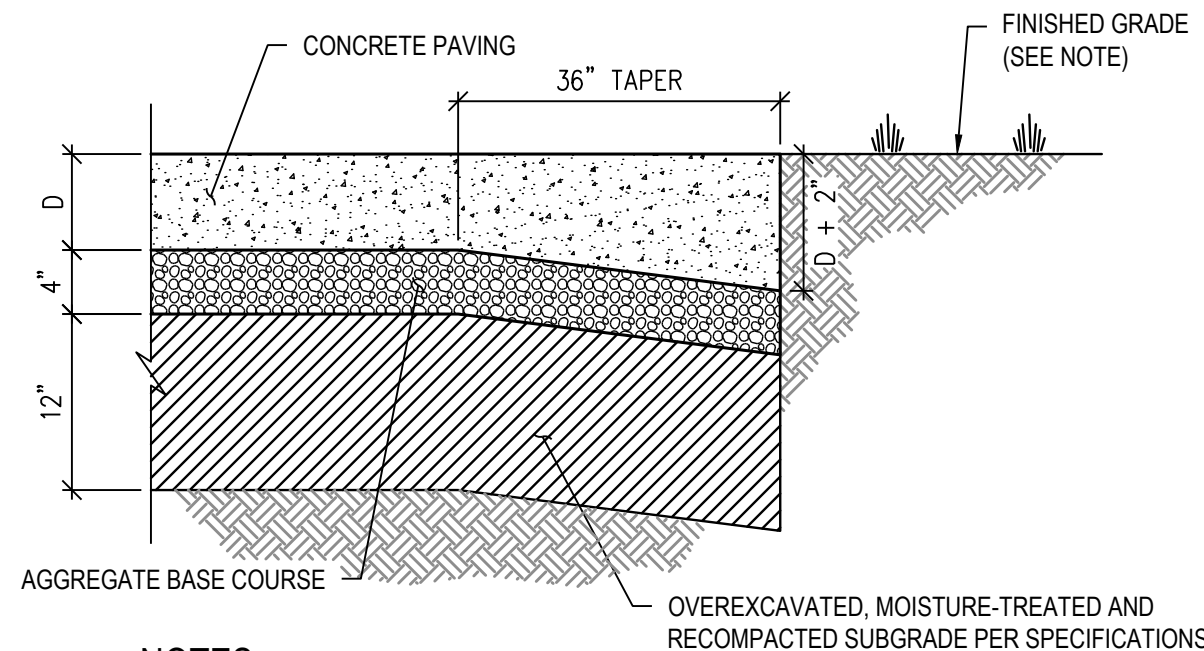
COMPOSITE ASPHALT PAVEMENT SECTION DETAIL

NTS



ASPHALT TRAIL SECTION DETAIL

NTS

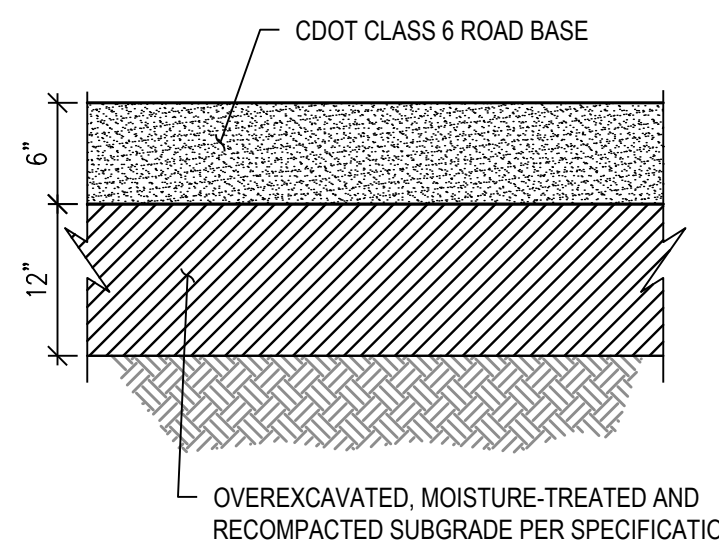


NOTES:

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

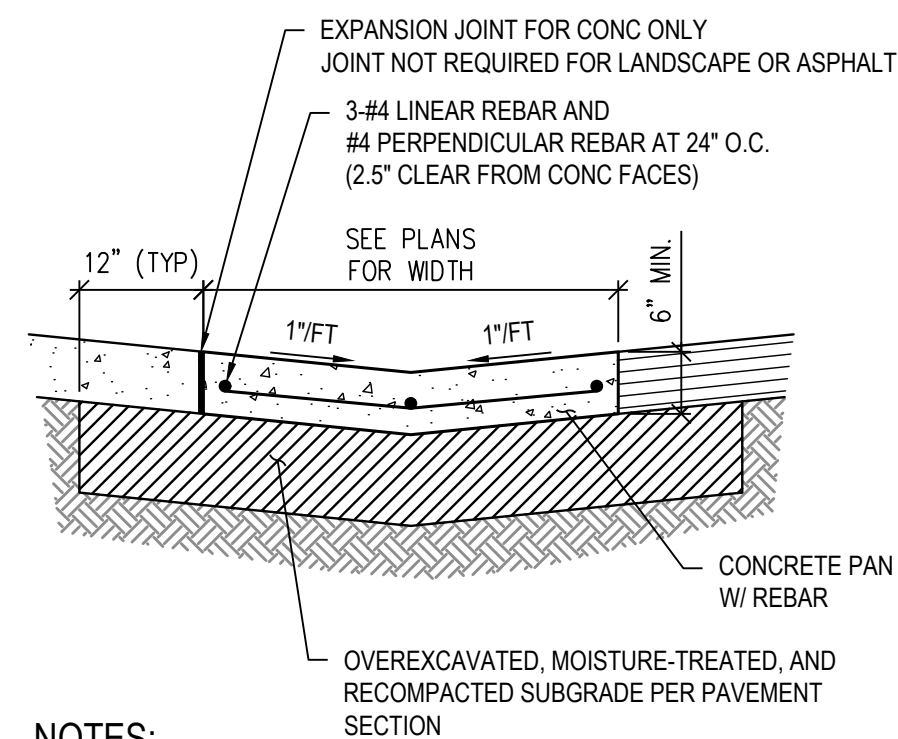
CONCRETE PAVEMENT SECTION DETAIL

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GRAVEL SECTION DETAIL

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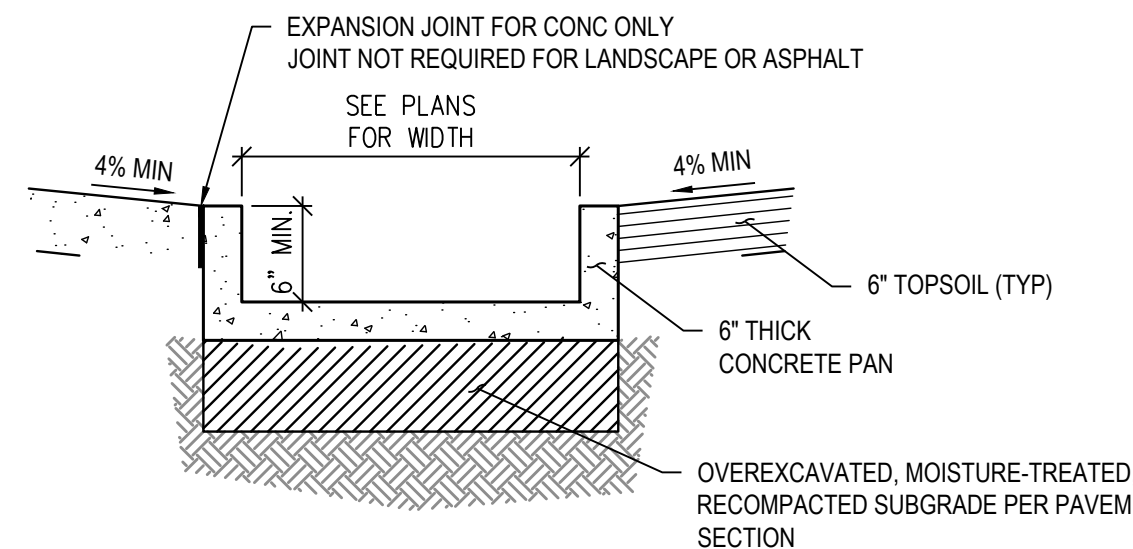


NOTES:

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

REINFORCED CONCRETE PAN DETAIL

NTS

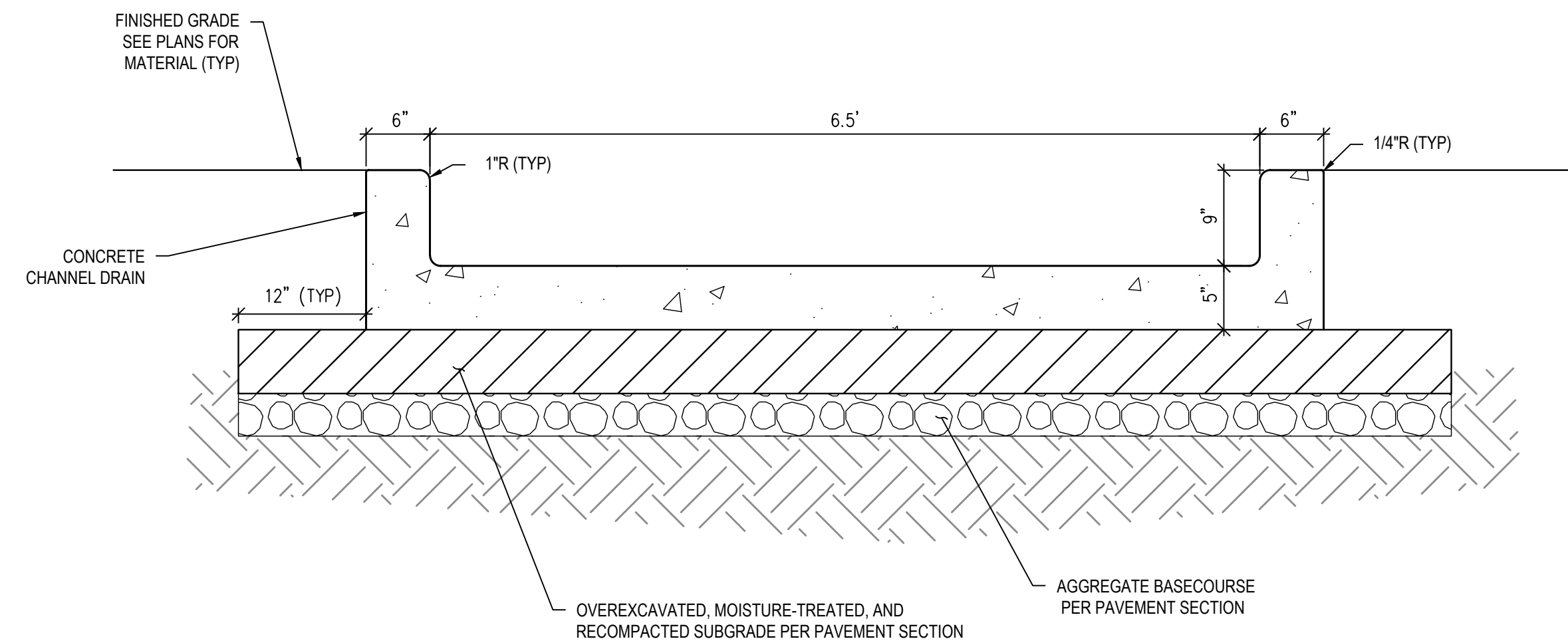


NOTES:

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

CONCRETE TRICKLE CHANNEL DETAIL

NTS

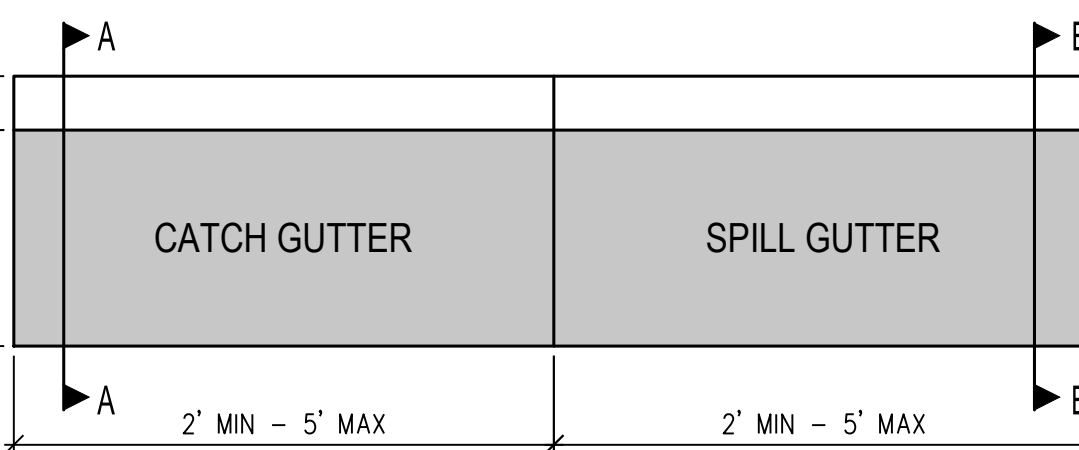
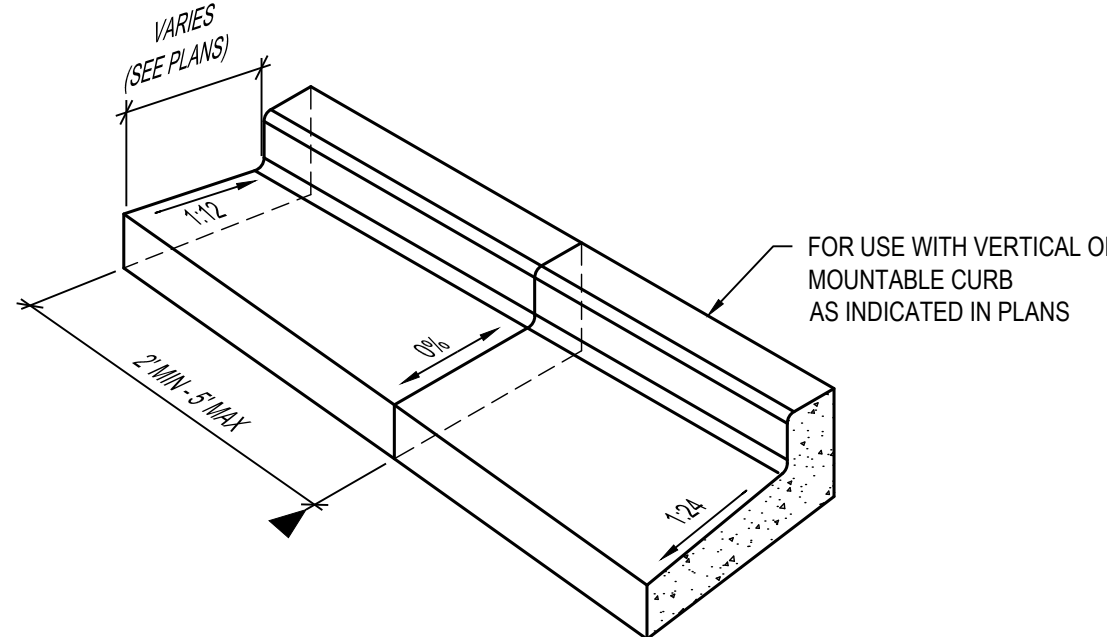


NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

BYPASS CHANNEL DETAIL

NTS

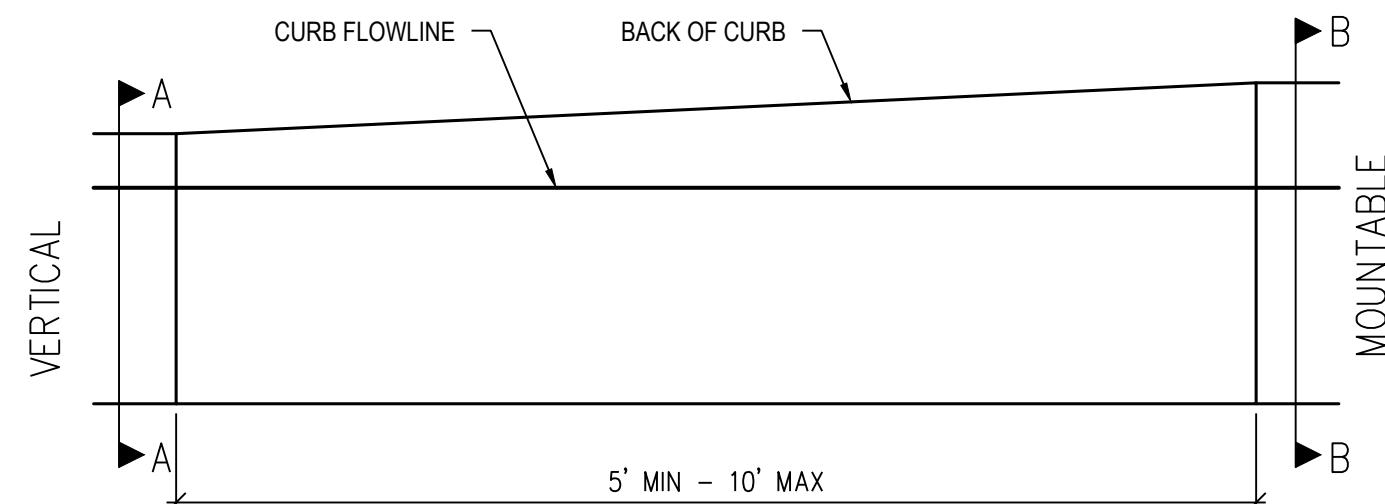
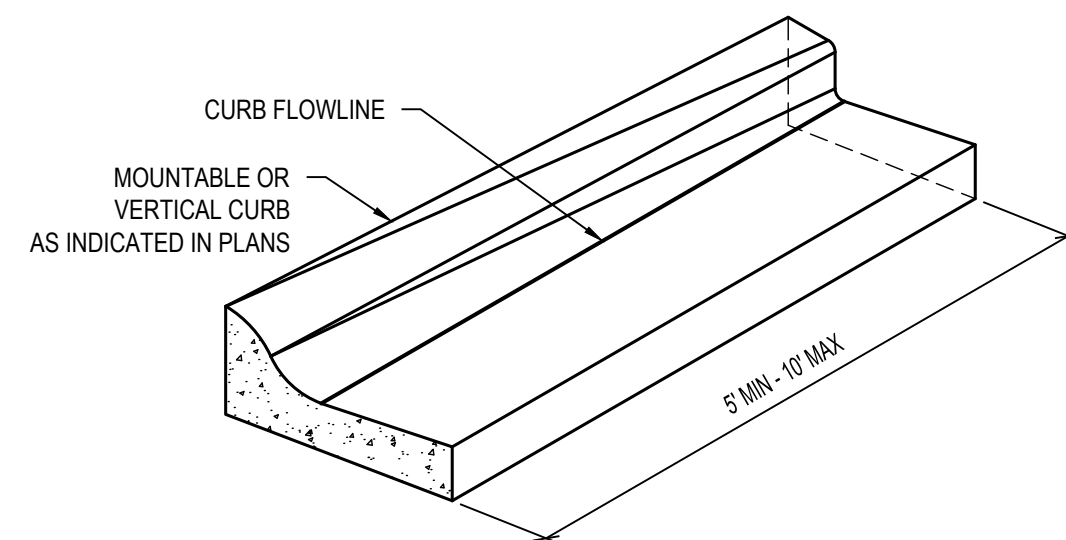


SECTION A-A

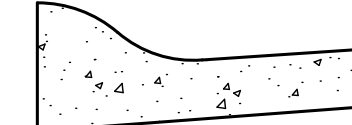
SECTION B-B

GUTTER CATCH SPILL TRANSITION DETAIL

NTS



VERTICAL CURB  
SECTION A-A



MOUNTABLE CURB  
SECTION B-B

VERTICAL TO MOUNTABLE CURB DETAIL

NTS

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

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Town of Parker, Director of Engineering

Date

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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  
1615 Larimer Street, #500  
Denver, CO 80202  
p. 303.444.1951

ELECTRICAL ENGINEER  
Ackerman Engineering, Inc.  
3200 Youngfield Street, #500  
Wheat Ridge, CO 80215  
p. 303.278.7297

MECHANICAL ENGINEER  
ENVISSION Mechanical Engineers, Inc.  
8777 Pinedale Court, #500  
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 |
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Final Document  
Subject To Conditions In Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
**SIGNAGE, STRIPING &  
PAVEMENT DETAILS**

**CD-300**

SITE PLAN SUBMITTAL  
Page 24 of 324

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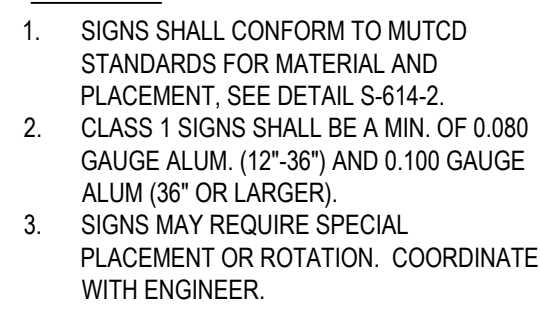
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## Key Map



Page 25 of 324

**Ford Coplan Macht, Inc.**



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

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



R7-8bR

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



## NTS



## NTS

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.



## NT:

Date \_\_\_\_\_

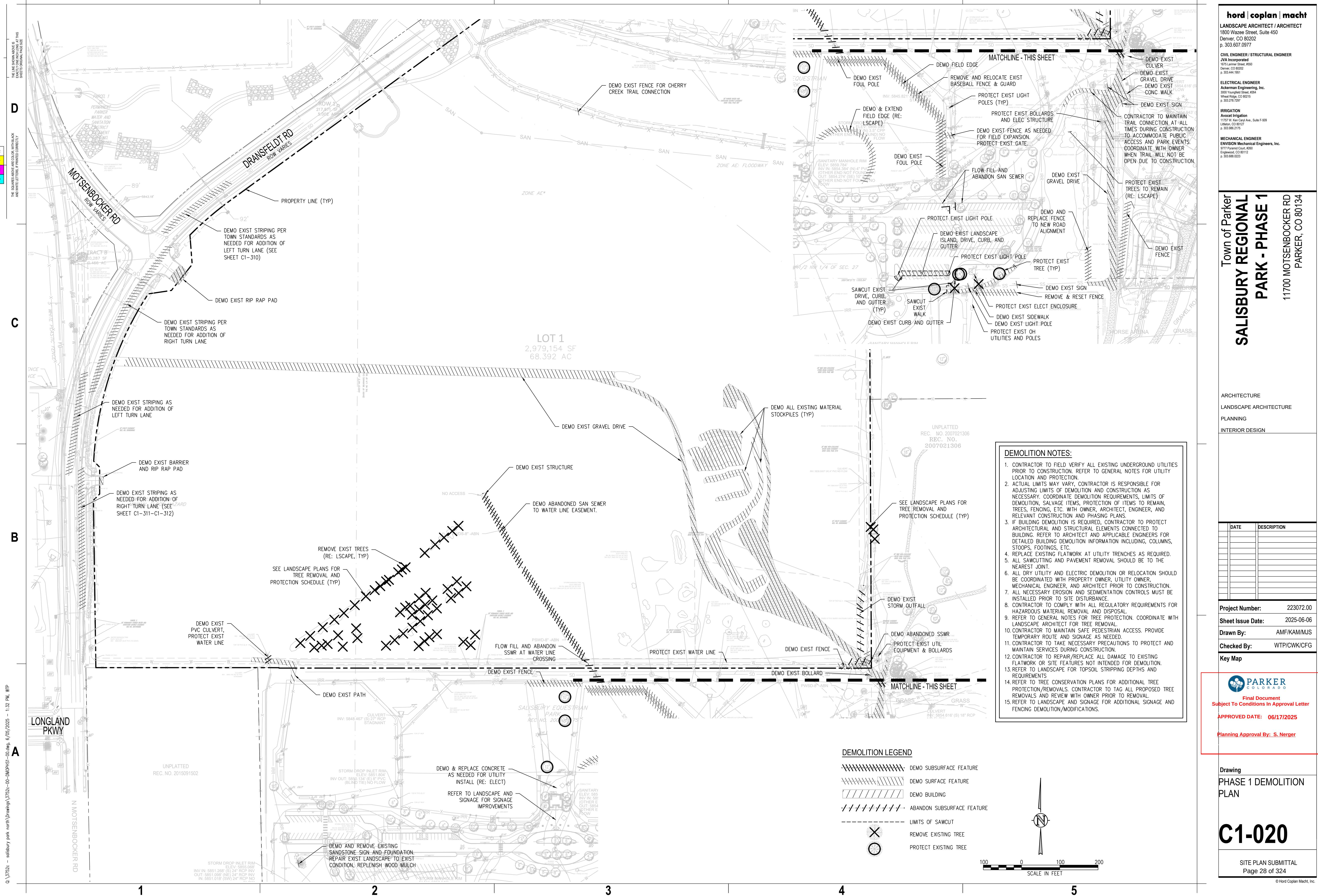












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LANDSCAPE ARCHITECT / ARCHITECT

1800 Wazee Street, Suite 450

Denver, CO 80202

p. 303.607.0977

CIVIL ENGINEER / STRUCTURAL ENGINEER

JVA Incorporated

1675 Larimer Street, 4th Fl.

Denver, CO 80202

p. 303.444.1951

ELECTRICAL ENGINEER

Ackerman Engineering, Inc.

3300 Youngfield Street, 400A

Wheat Ridge, CO 80215

p. 303.278.7297

IRRIGATION

Avocat Irrigation

11703 W. Ken-Caryl Ave., Suite F-509

Litton, CO 80127

p. 303.986.2175

MECHANICAL ENGINEER

ENVISION Mechanical Engineers, Inc.

8777 Plover 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 |
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO

Final Document

Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Neger

Drawing  
PHASE 1 DEMOLITION  
PLAN

**C1-020**

SITE PLAN SUBMITTAL  
Page 28 of 324



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Town of Parker, Director of Engineering

Date \_\_\_\_\_

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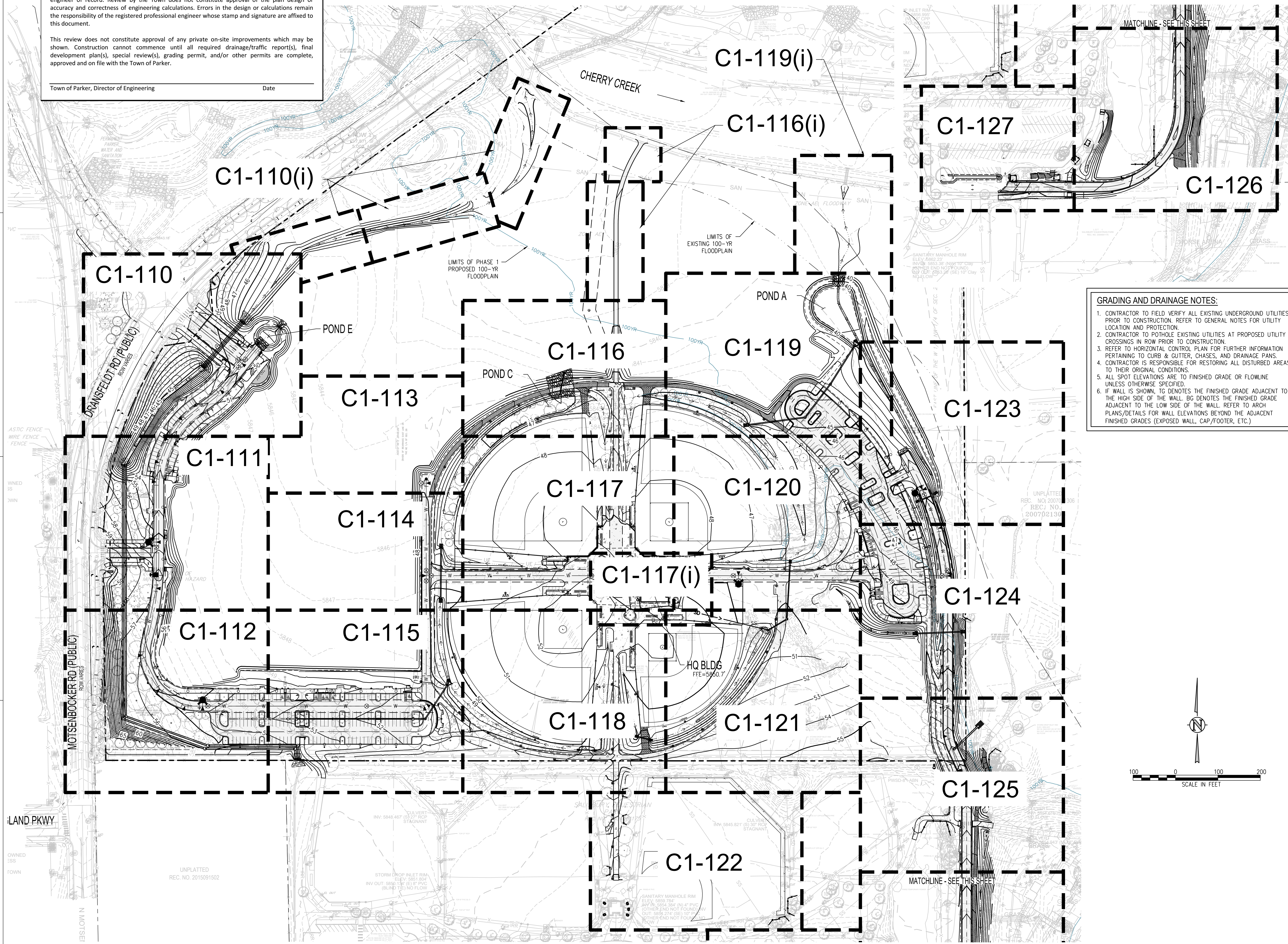
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**LANDSCAPE ARCHITECT / ARCHITECT**  
1800 Wazee Street, Suite 450  
Denver, CO 80202  
p. 303.607.0977

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Denver, CO 80202  
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Ackerman Engineering, Inc.  
3000 Youngfield Street, #264  
Wheat Ridge, CO 80215  
p. 303.278.7297

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**Avocet Irrigation**  
11757 W. Ken Caryl Ave., Suite F-5  
Littleton, CO 80127  
p. 303.986.2175

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

**Town of Parker**  
**BURRY REGIONAL**  
**PARK - PHASE 1**  
111700 MOTSENBOCKER RD  
PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

## PLANNING

INTERIOR DESIGN

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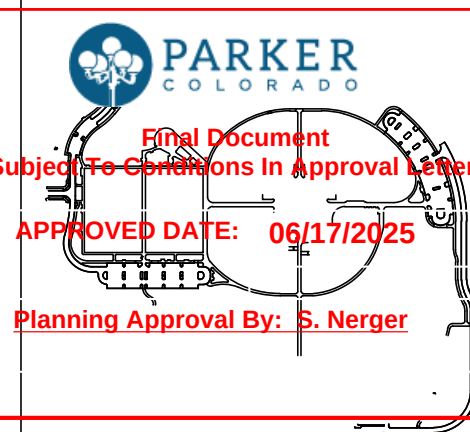
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Sheet Issue Date: 2025-06-0

Drawn By: AMF/KAM/MJ

Checked By: WTP/CWK/CF

### Key Map



Drawing

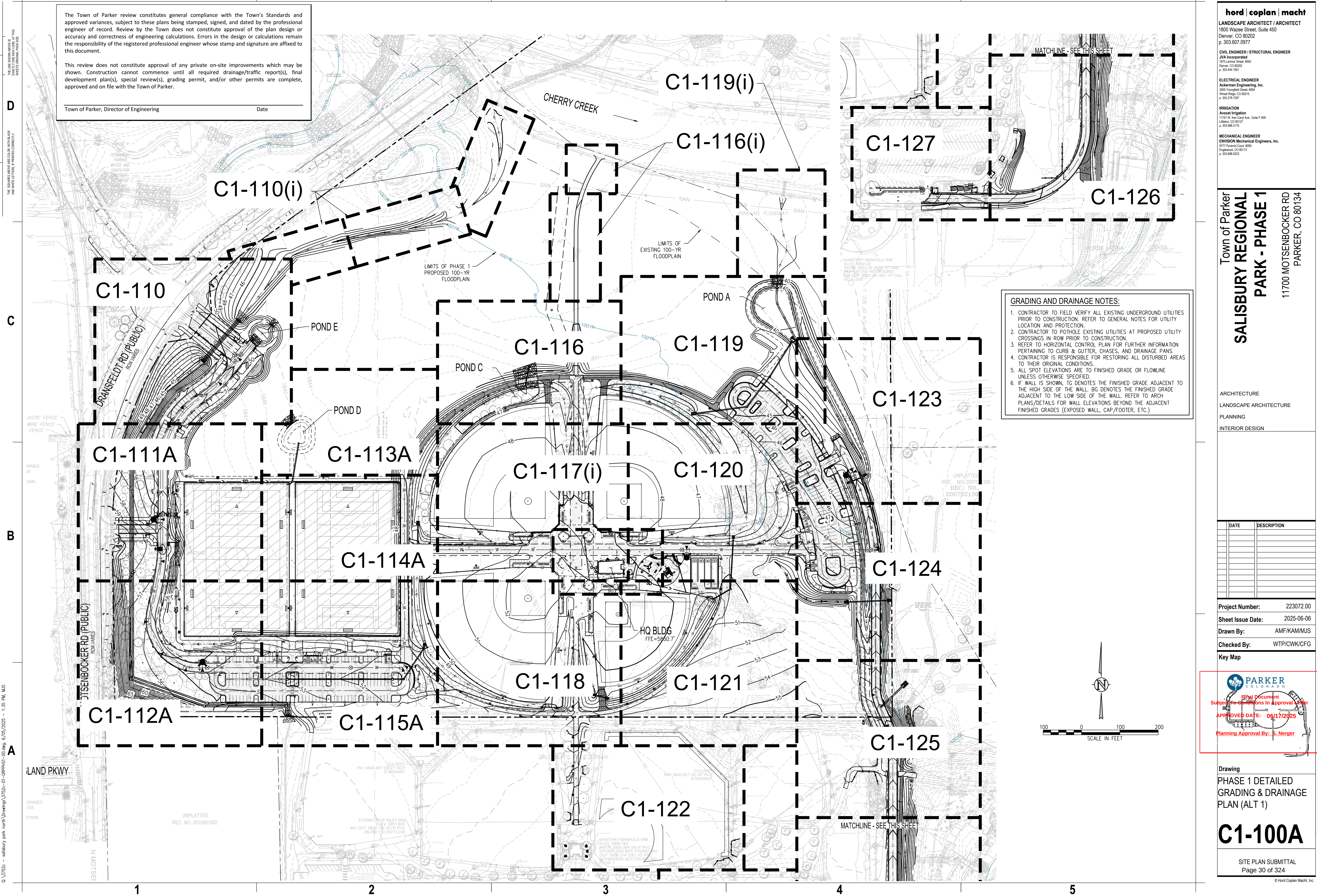
PHASE 1 OVERALL  
GRADING & DRAINAGE  
PLAN (BASEBID)

# C1-100

SITE PLAN SUBMITTAL  
Page 29 of 324

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CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
1675 Larimer Street, #650  
Denver, CO 80202  
p. 303.444.1951

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

IRRIGATION  
Avocat Irrigation  
11703 W. Ken-Cox Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

MECHANICAL ENGINEER  
ENVISION Mechanical Engineers, Inc.  
9777 Plover Court, #200  
Englewood, CO 80112  
p. 303.686.0223

Town of Parker

**SALISBURY REGIONAL  
PARK - PHASE 1**

11700 MOTSENBOCKER RD  
PARKER, CO 80134

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Project Number:

223072.00

Sheet Issue Date:

2025-06-06

Drawn By:

AMF/KAM/MJS

Checked By:

WTP/CWK/CFG

Key Map

**PARKER**  
COLORADO

Final Document  
Subject to Conditions in Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Neger

Drawing

PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN (ALT 1)

**C1-100A**

SITE PLAN SUBMITTAL  
Page 30 of 324

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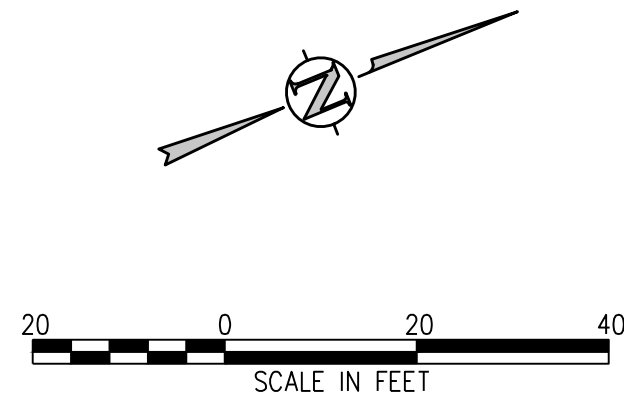
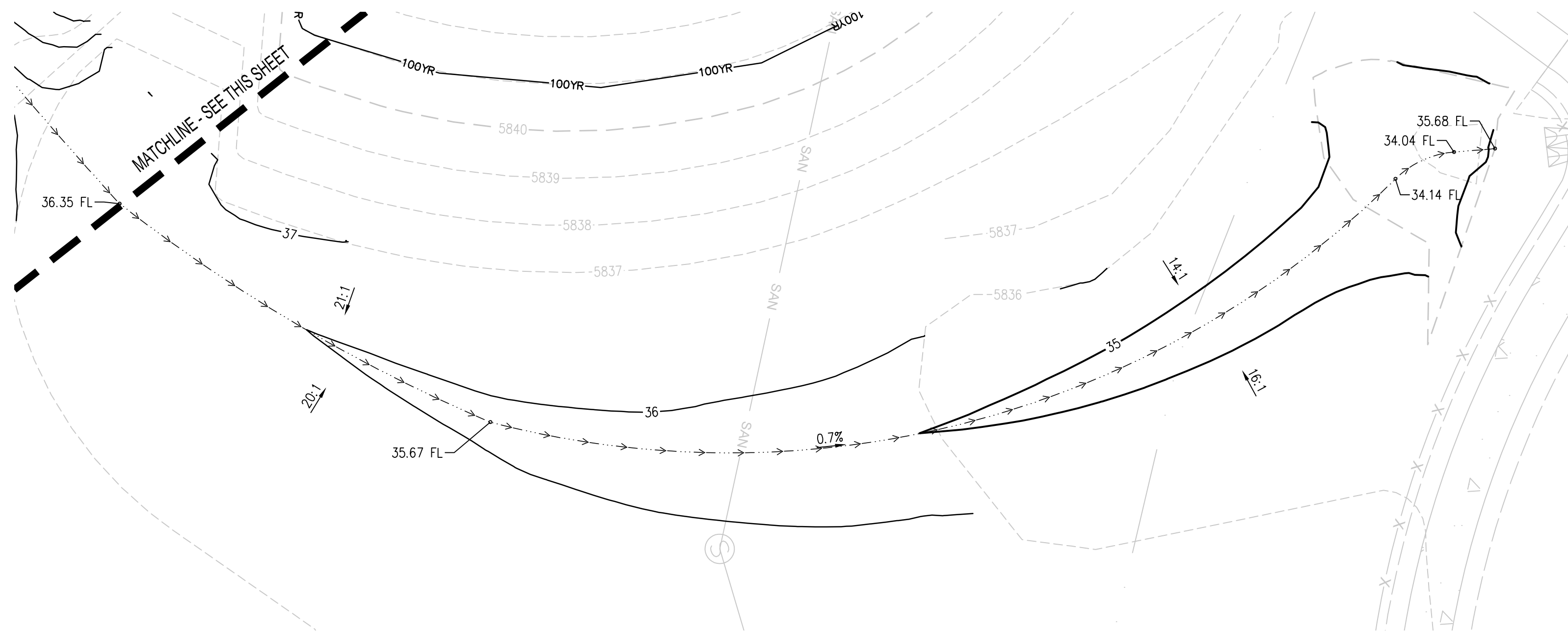
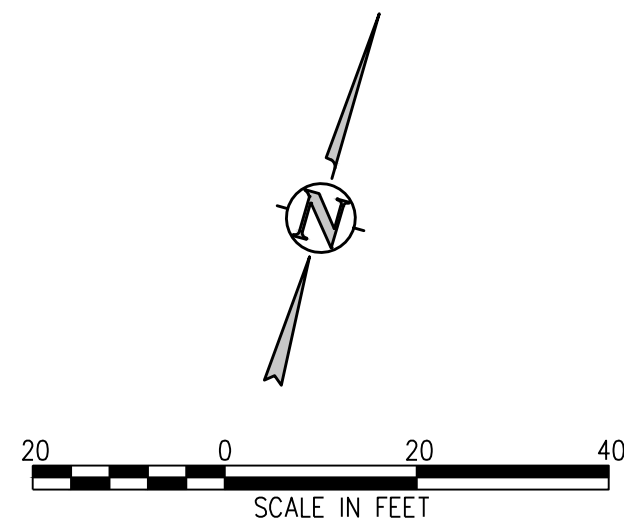
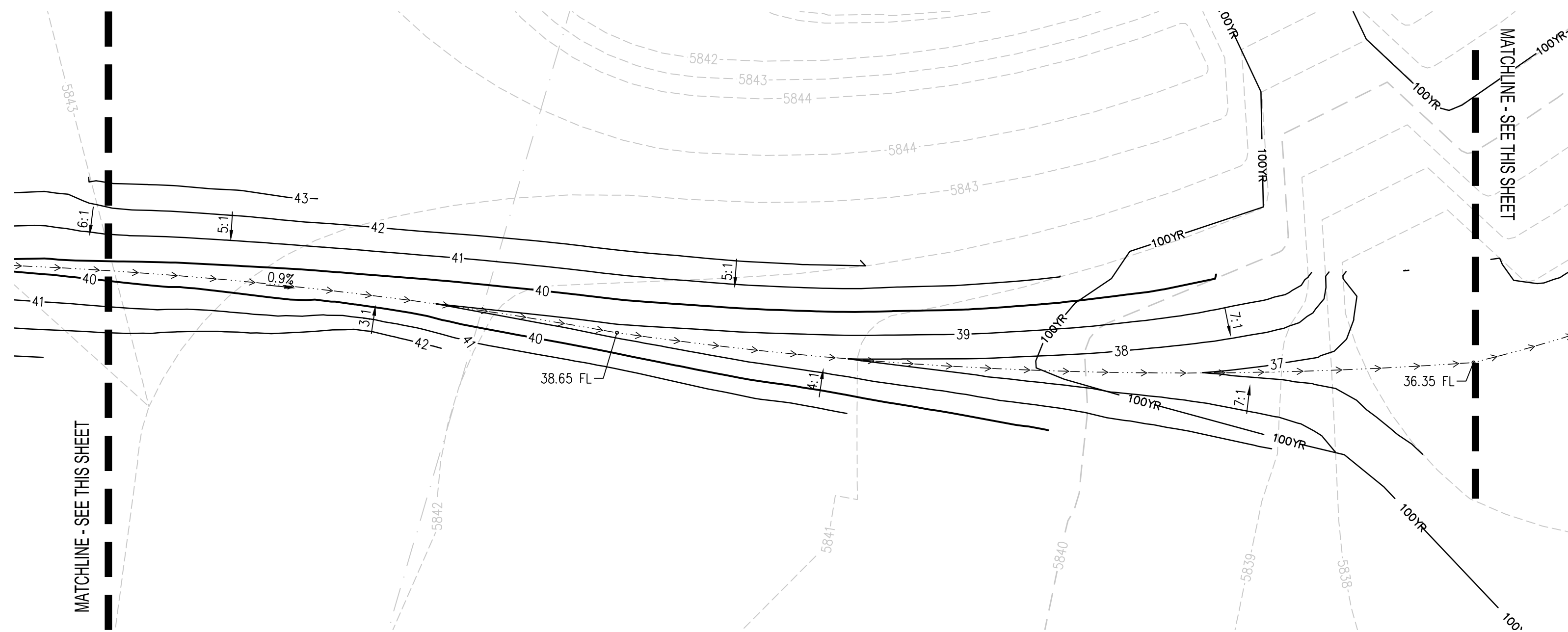
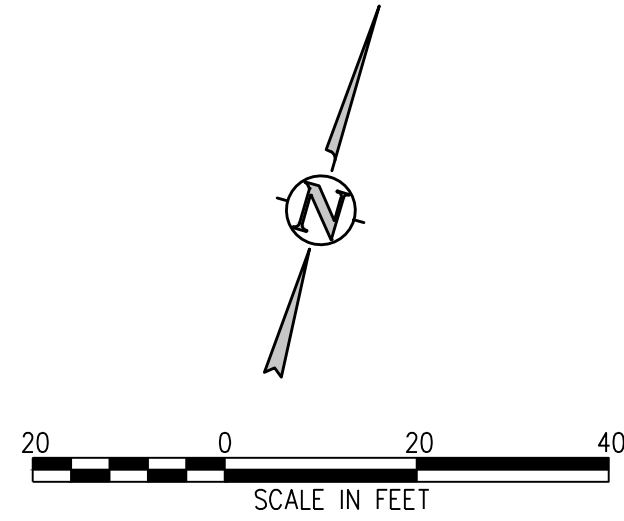
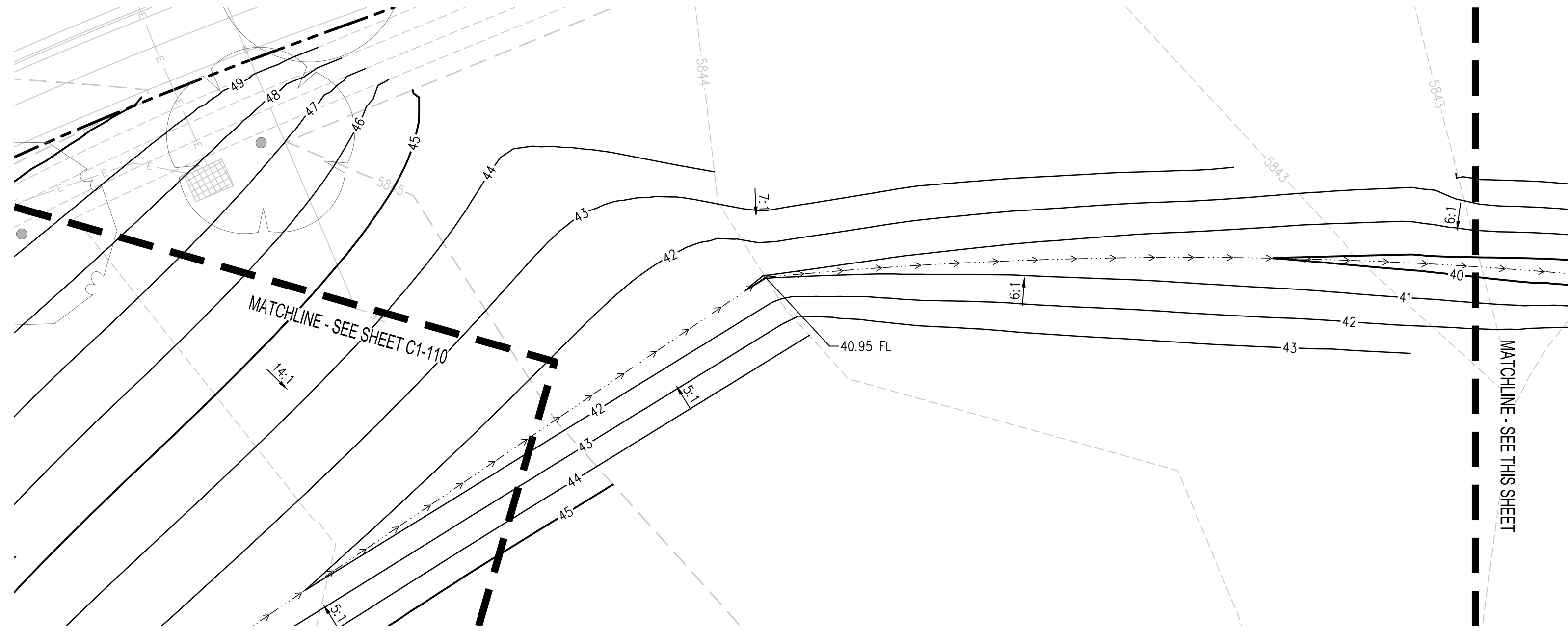
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#### GRADING AND DRAINAGE NOTES:

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

**hord | coplan | macht**

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

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

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

IRRIGATION  
Avocat Irrigation  
17701 W. Ken-Caryl Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

MECHANICAL ENGINEER  
ENVISION Mechanical Engineers, Inc.  
8777 Pinedale Court, #200  
Englewood, CO 80112  
p. 303.688.0223

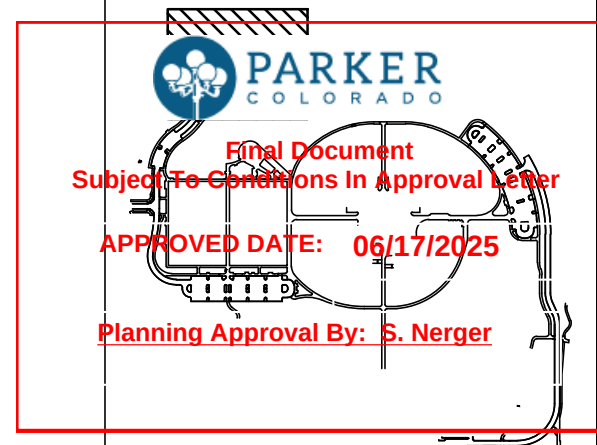
Town of Parker  
**SALISBURY REGIONAL  
PARK - PHASE 1**  
11700 MOTSENBOCKER RD  
PARKER, CO 80134

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG

Key Map



Drawing  
PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN

**C1-110(i)**

SITE PLAN SUBMITTAL  
Page 32 of 324











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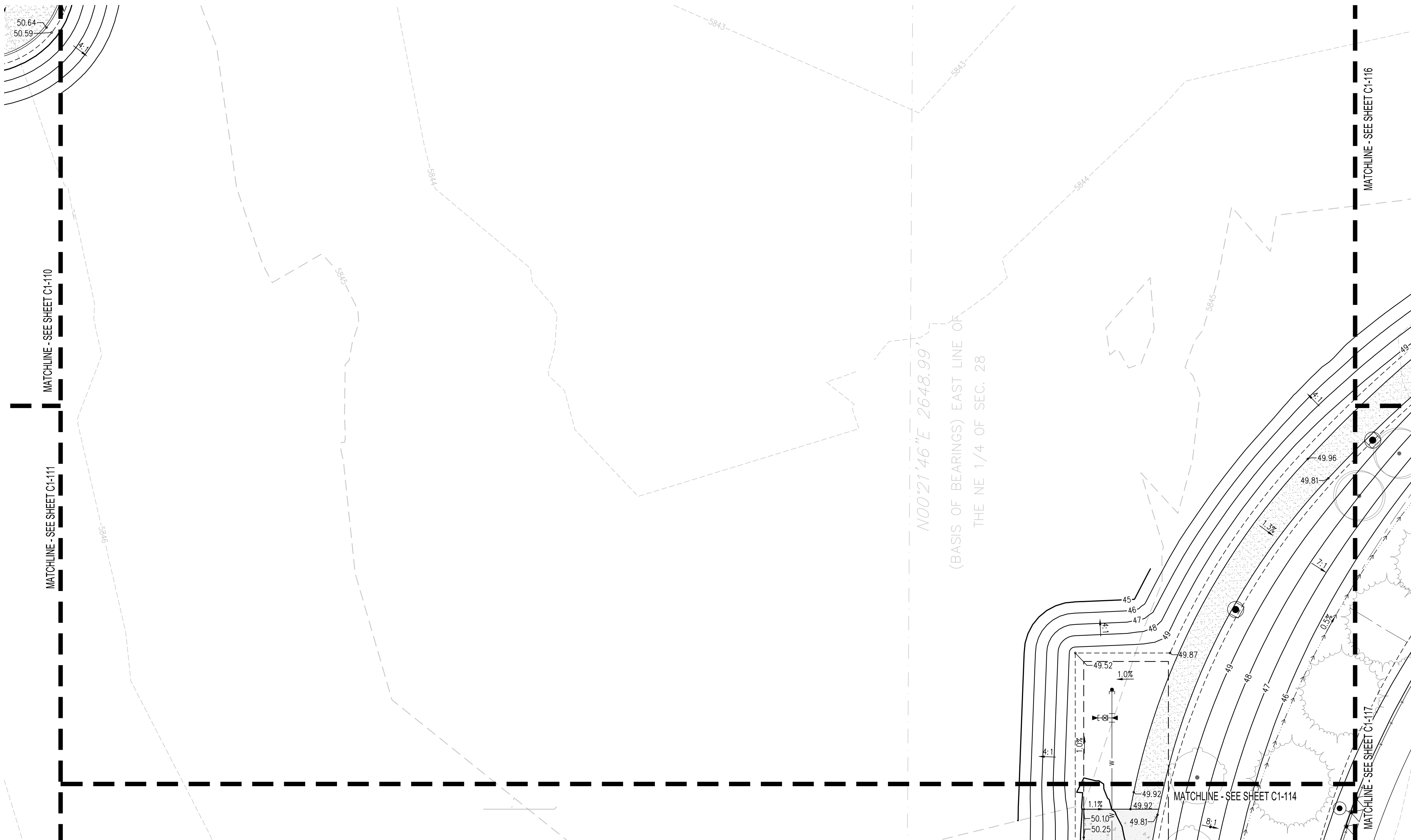


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- GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
  2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
  3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
  4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
  5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

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

CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
1675 Larimer Street, #650  
Denver, CO 80202  
p. 303.444.1951

ELECTRICAL ENGINEER  
Ackerman Engineering, Inc.  
3300 Youngfield Street, #504  
Wheat Ridge, CO 80215  
p. 303.278.7297

IRRIGATION  
Avocet Irrigation  
17151 W. Ken-Cox Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

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

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map



Drawing  
PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN

**C1-113**  
SITE PLAN SUBMITTAL  
Page 35 of 324







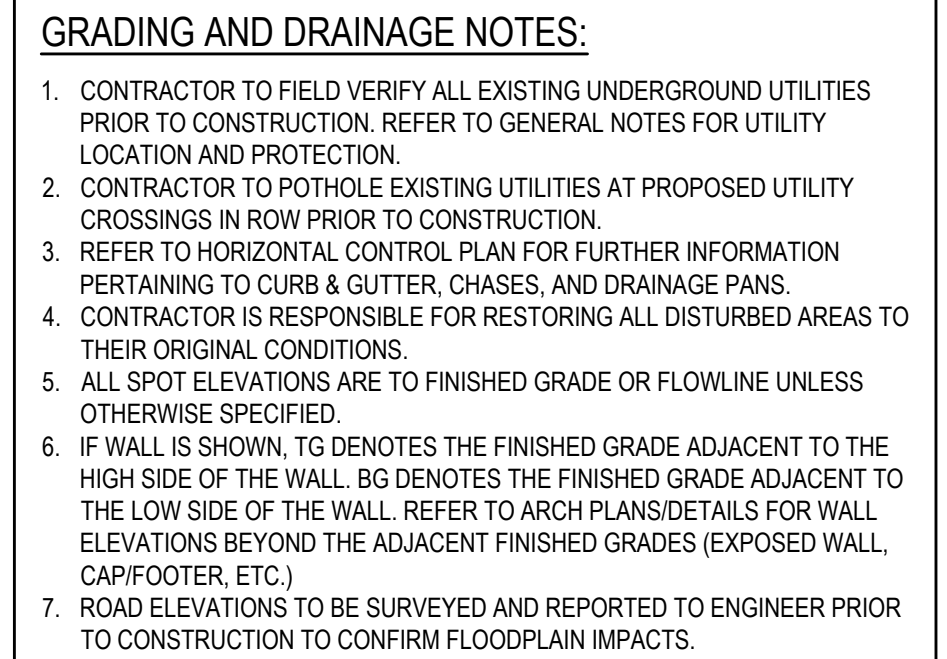
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| <b>Project Number:</b>   | 223072.00   |
| <b>Sheet Issue Date:</b> | 2025-06-06  |
| <b>Drawn By:</b>         | AMF/KAM/MJS |
| <b>Checked By:</b>       | WTP/CWK/CFG |
| <b>Key Map</b>           |             |

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| <p><b>Drawing</b></p> <p>PHASE 1 DETAILED<br/>GRADING &amp; DRAINAGE<br/>PLAN</p> |
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SITE PLAN SUBMITTAL  
Page 37 of 324

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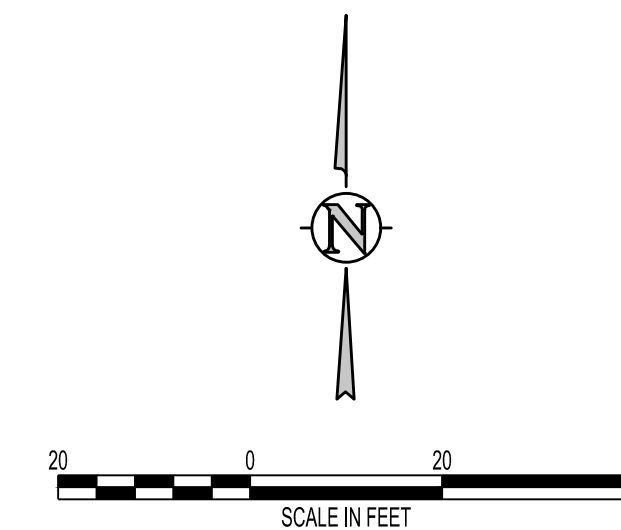


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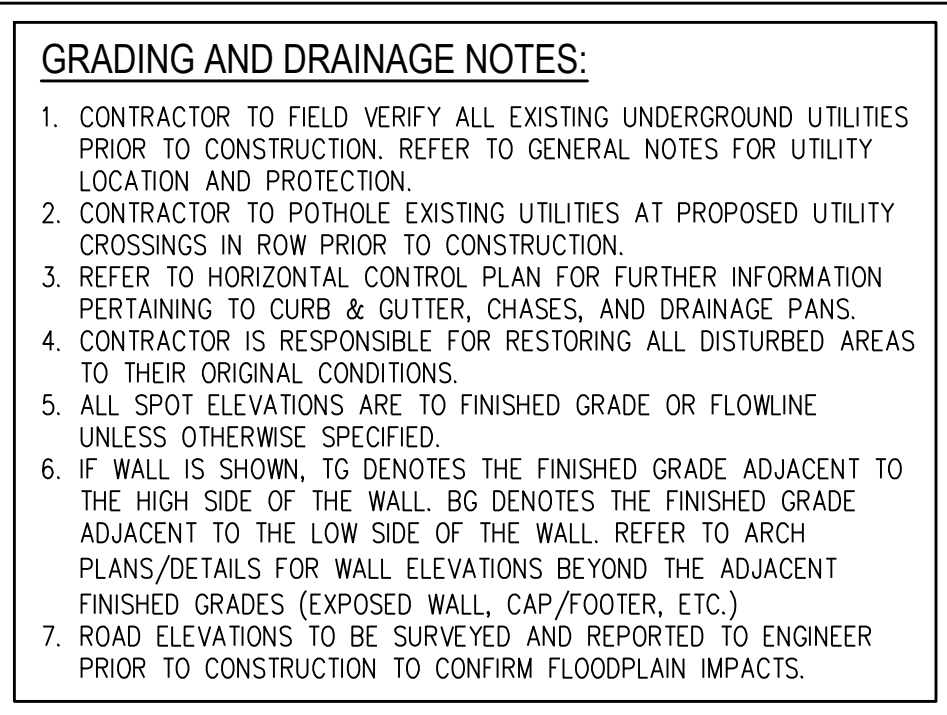
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Town of Parker, Director of Engineering
Date







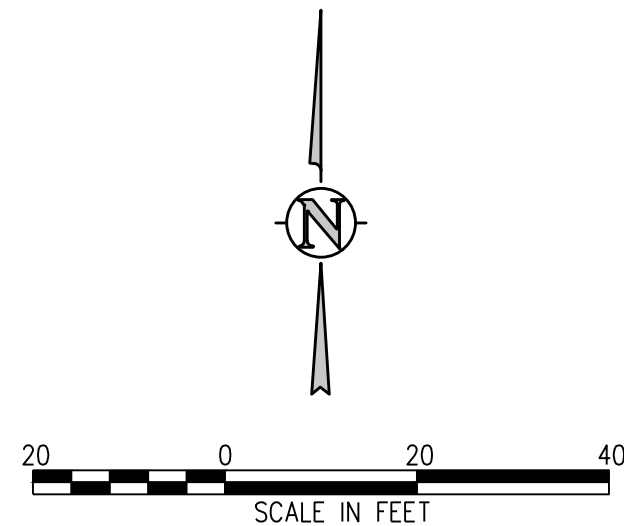
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**MECHANICAL ENGINEER**  
ENVISION Mechanical Engineers, Inc.  
9777 Pyramid Court, #260  
Englewood, CO 80112  
p. 303.638.0223

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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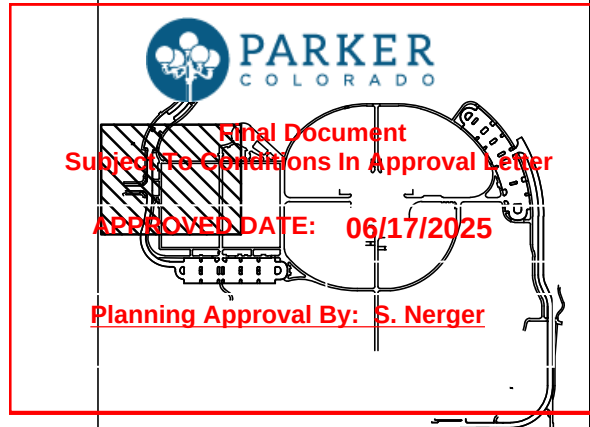
Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

### Key Map



Drawing

PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN (ALT1)

**C1-111A**

SITE PLAN SUBMITTAL  
Page 38 of 324







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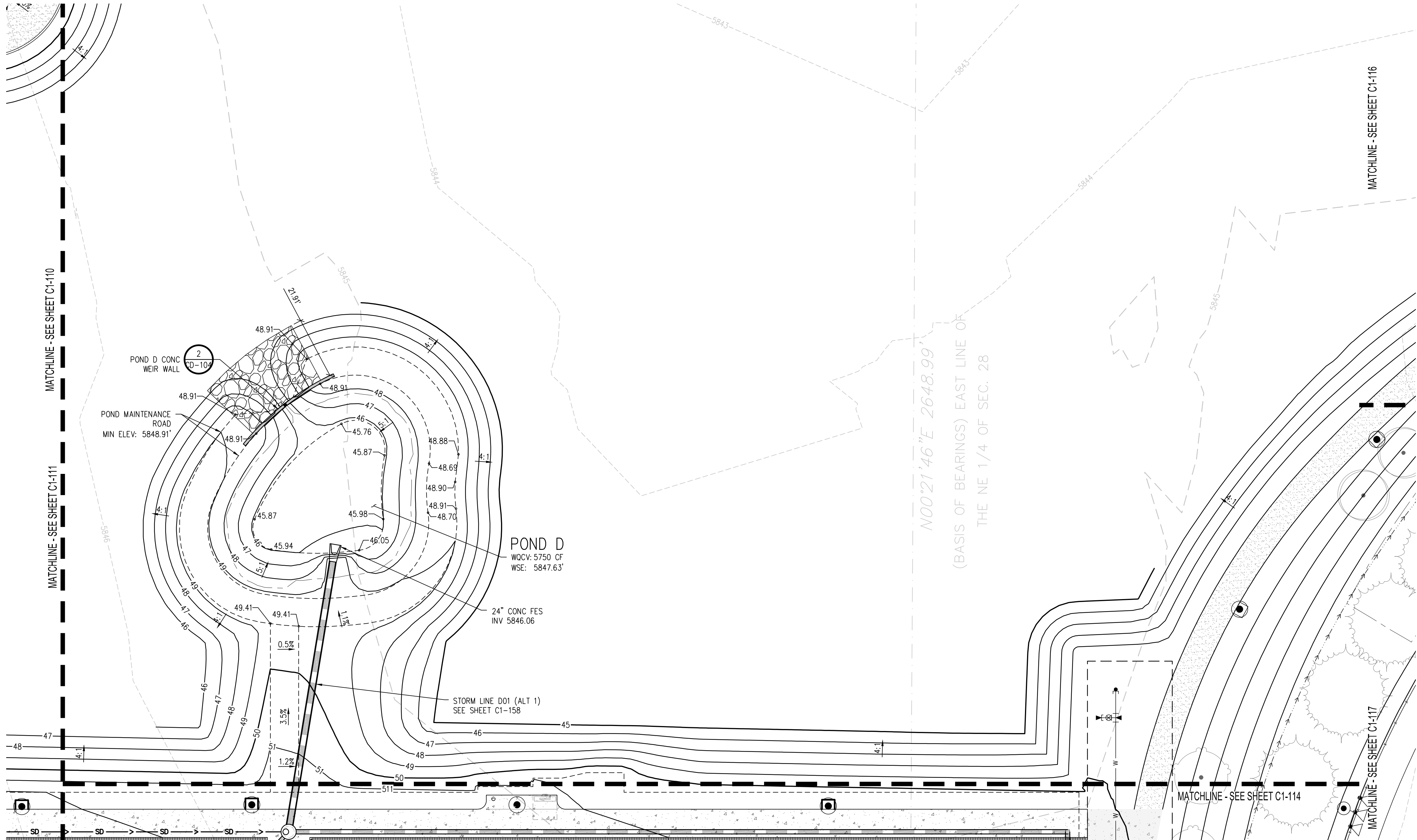
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LANDSCAPE ARCHITECT / ARCHITECT  
1800 Wazee Street, Suite 450  
Denver, CO 80202  
p. 303.607.0977

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JVA Incorporated  
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Wheat Ridge, CO 80215  
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MECHANICAL ENGINEER  
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p. 303.688.0223

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
2025 Document  
Subject to the conditions in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN (ALT1)

**C1-113A**

SITE PLAN SUBMITTAL  
Page 40 of 324



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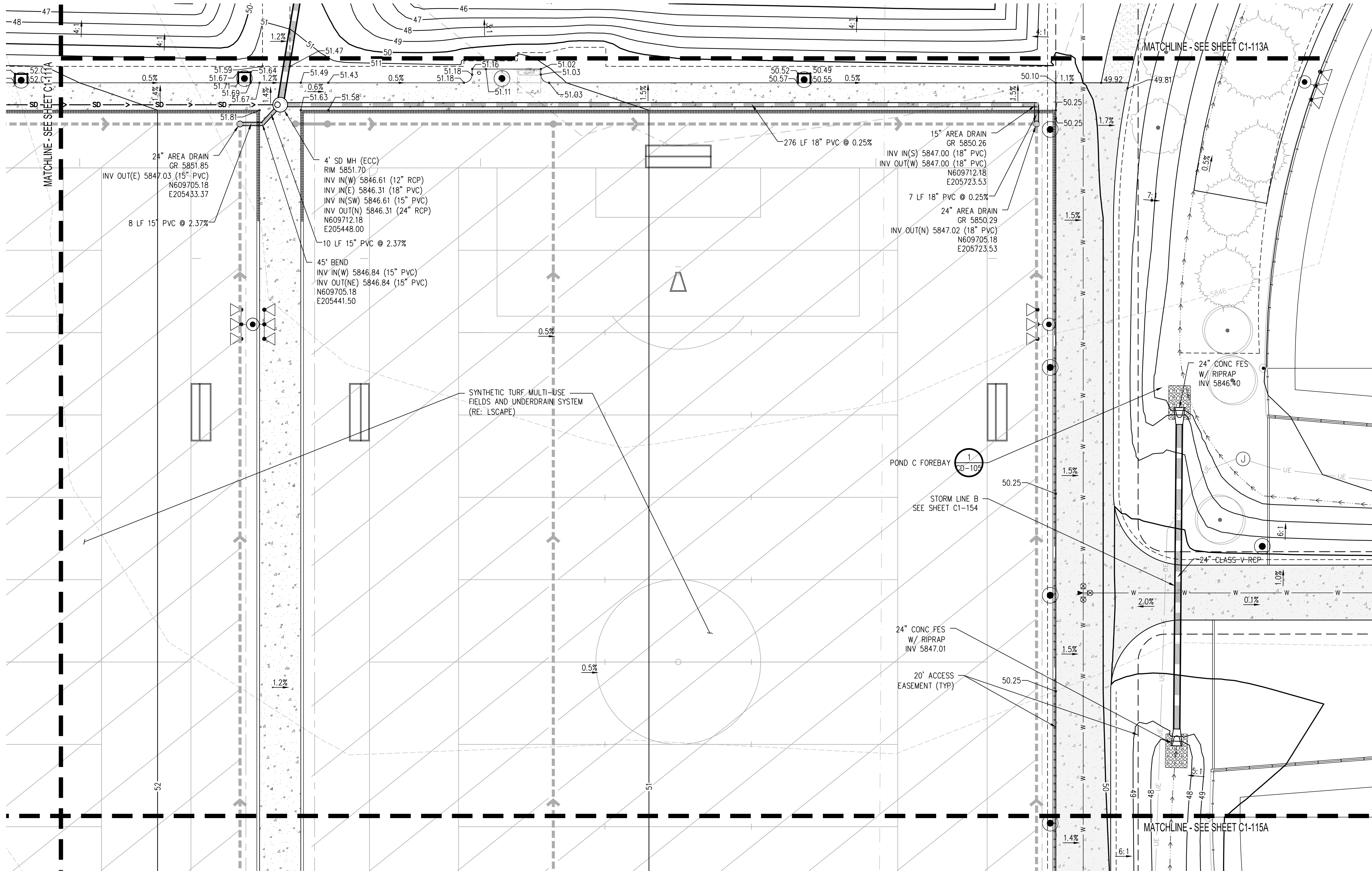
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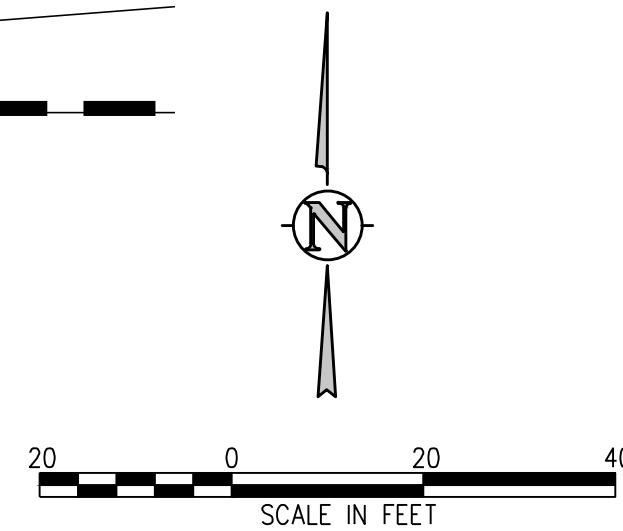
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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

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LANDSCAPE ARCHITECT / ARCHITECT  
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p. 303.607.0977

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Wheat Ridge, CO 80215  
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8777 Eyrewood Court, #200  
Englewood, CO 80112  
p. 303.686.0223

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Final Document  
Subject to the conditions in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN (ALT1)

**C1-114A**

SITE PLAN SUBMITTAL  
Page 41 of 324

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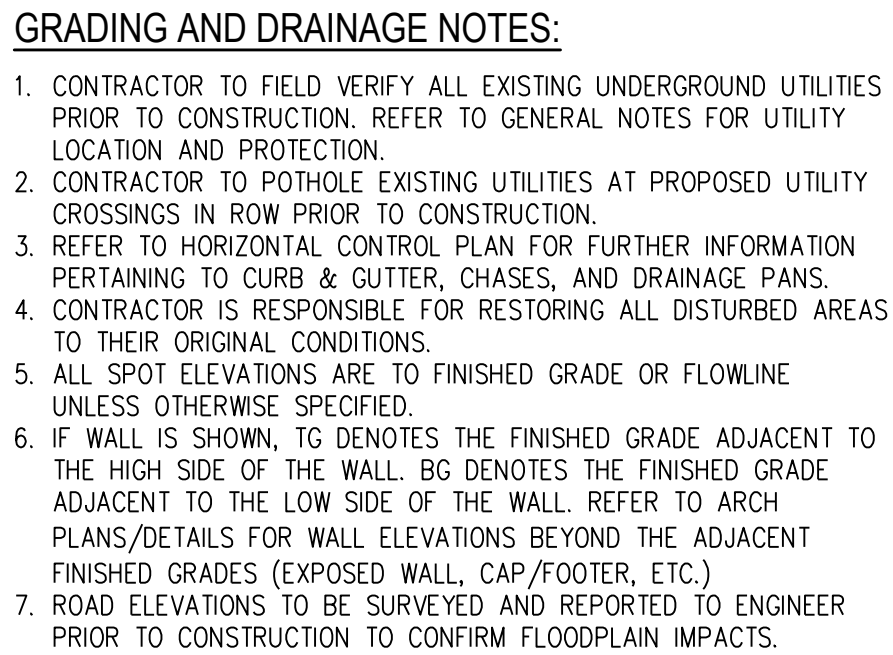
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| Checked By:       | WTP/CWK/CFG |
| Key Map           |             |

PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN (ALT1)

Page 42 of 324

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Town of Parker, Director of Engineering Date



Date \_\_\_\_\_



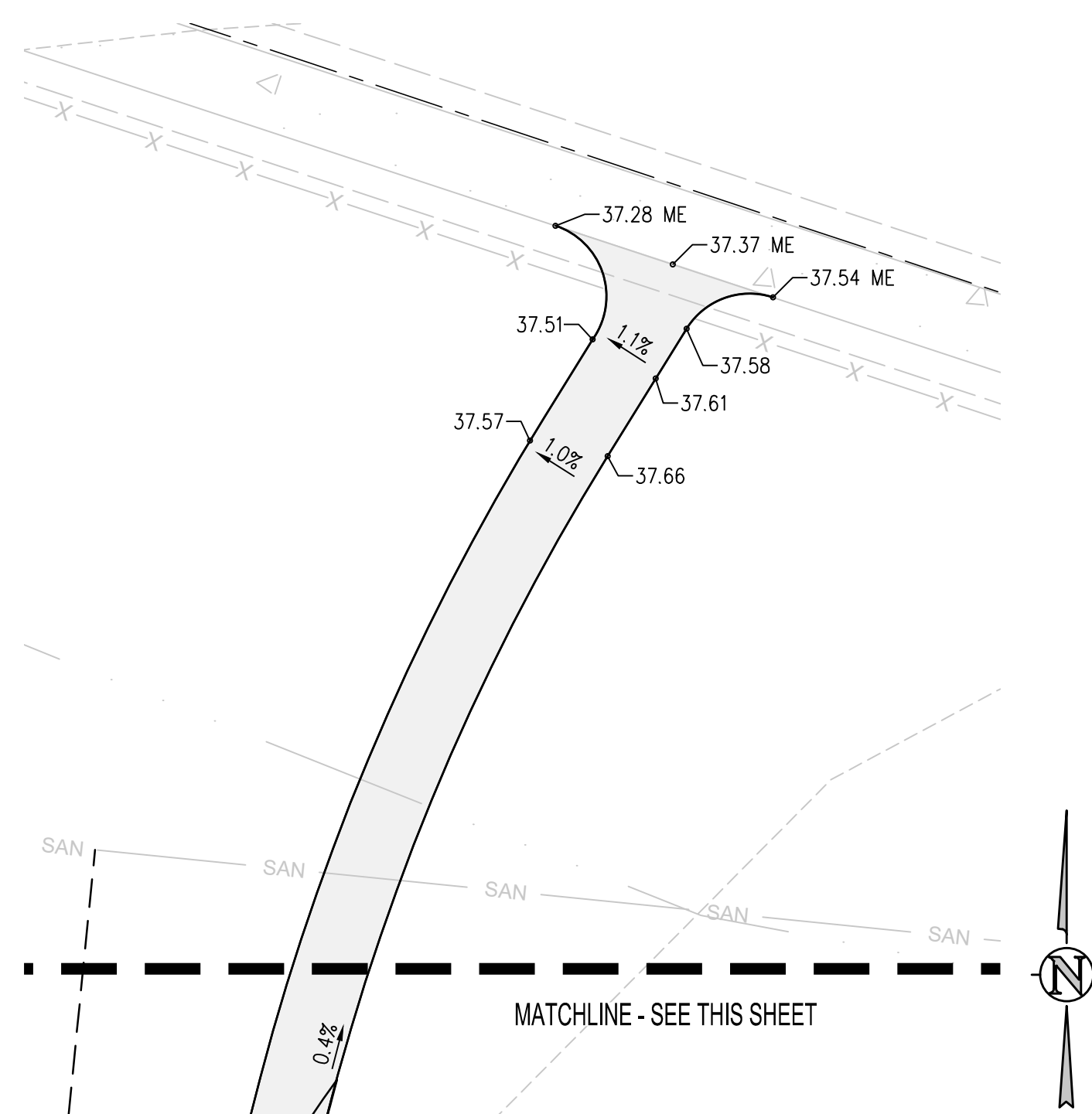
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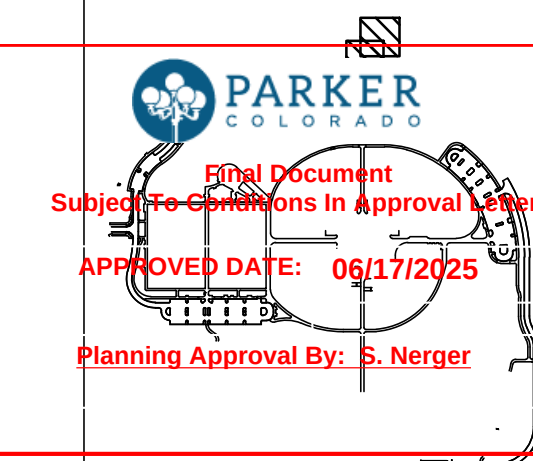
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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**MECHANICAL ENGINEER**  
ENVISION Mechanical Engineers, Inc.  
9777 Pyramid Court, #260  
Englewood, CO 80112  
o. 303.688.0223

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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Key Map



**C1-116(i)**

SITE PLAN SUBMITTAL  
Page 44 of 324







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Date \_\_\_\_\_

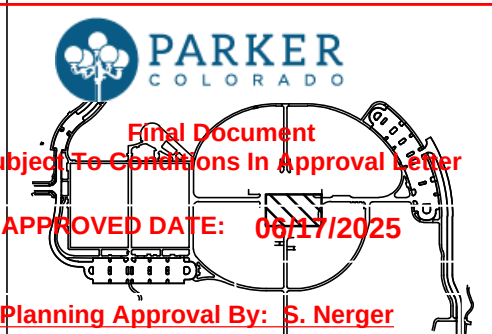
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ENVISION Mechanical Engineers, Inc.  
9777 Pyramid Court, #260  
Englewood, CO 80112  
c. 303.686.0232

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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## Key Map



**C1-117(i)**

SITE PLAN SUBMITTAL  
Page 46 of 324

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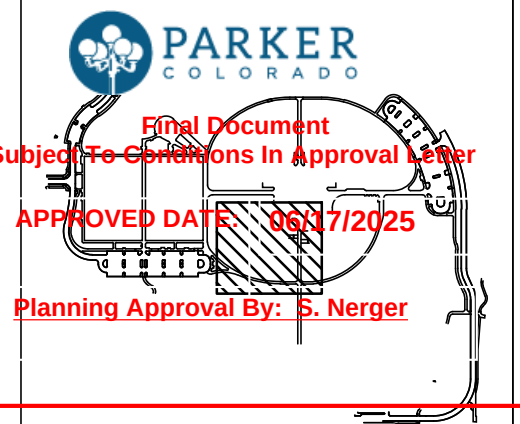
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| <b>Project Number:</b>   | 223072.00   |
| <b>Sheet Issue Date:</b> | 2025-06-06  |
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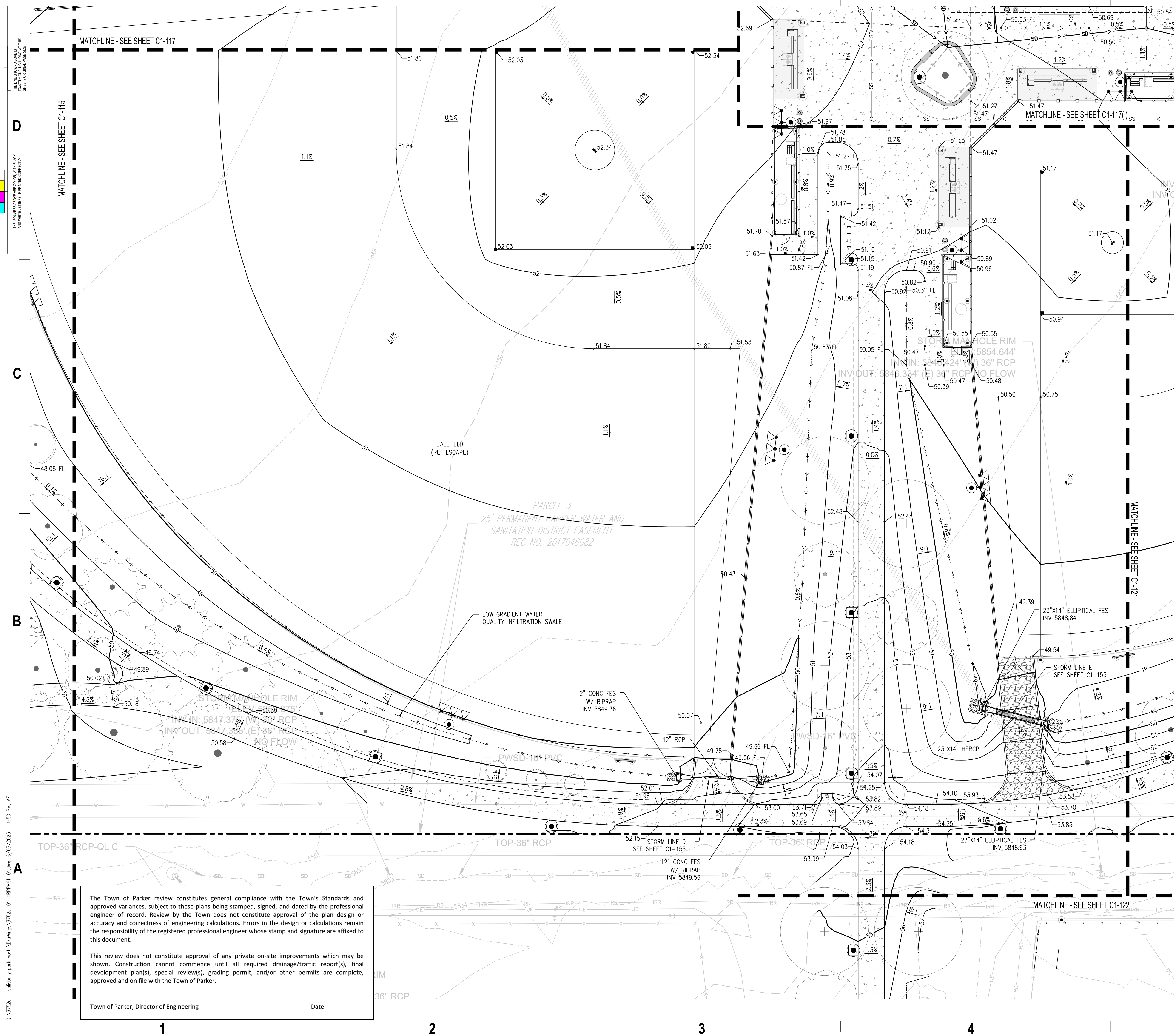


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**C1-118**

SITE PLAN SUBMITTAL  
Page 47 of 324

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ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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| <b>Project Number:</b>   | 223072.00   |
| <b>Sheet Issue Date:</b> | 2025-06-06  |
| <b>Drawn By:</b>         | AMF/KAM/MJS |
| <b>Checked By:</b>       | WTP/CWK/CFG |
| <b>Key Map</b>           |             |



**PARKER**  
COLORADO

**Final Document**  
**Subject To Conditions In Approval Letter**  
**APPROVED DATE: 06/17/2025**  
**Planning Approval By: S. Nerger**

**C1-119**

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| Town of Parker, Director of Engineering | Date |
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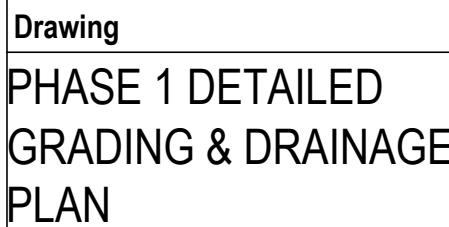
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**MECHANICAL ENGINEER**  
ENVISION Mechanical Engineers, Inc.  
9777 Pyramid Court, #260  
Englewood, CO 80112  
p. 303.638.0223

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

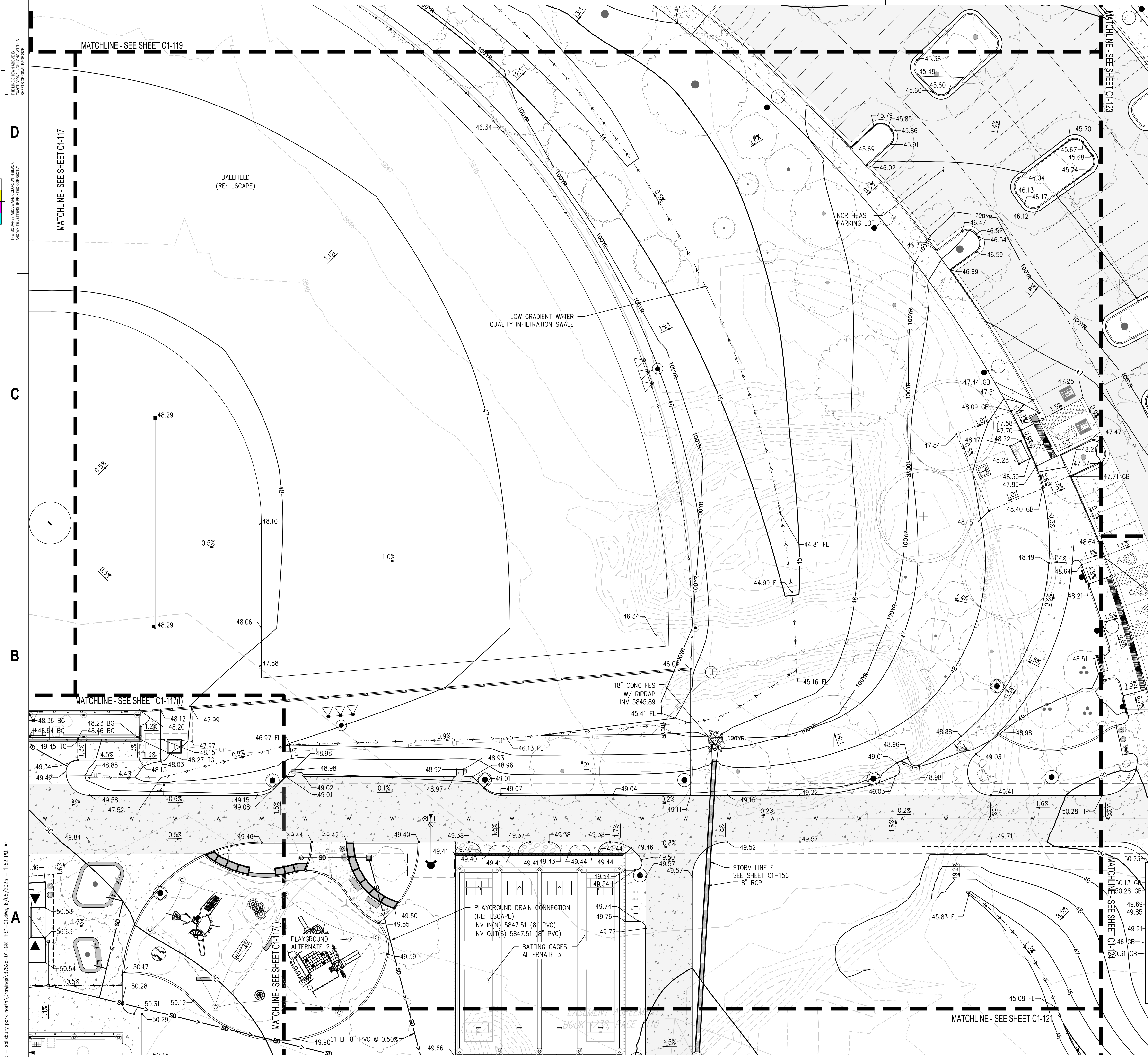
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### Key Map

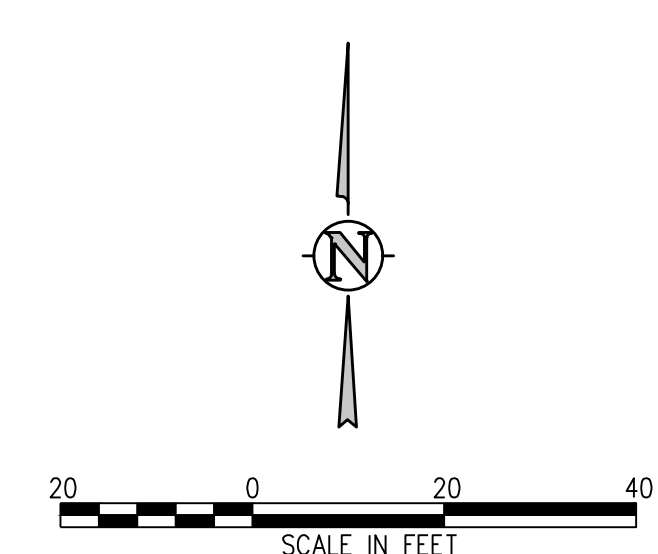


SITE PLAN SUBMITTAL  
Page 49 of 324





- GRADING AND DRAINAGE NOTES:**
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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

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

CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
1675 Larimer Street, #650  
Denver, CO 80202  
p. 303.444.1951

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

IRRIGATION  
Avocat Irrigation  
17150 W. New York Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

MECHANICAL ENGINEER  
ENVISION Mechanical Engineers, Inc.  
8777 Pinedale 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

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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Seal of the Town of Parker  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
**PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN**

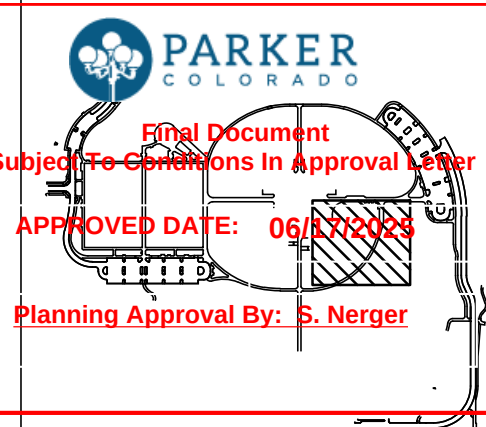
**C1-120**  
SITE PLAN SUBMITTAL  
Page 50 of 324



ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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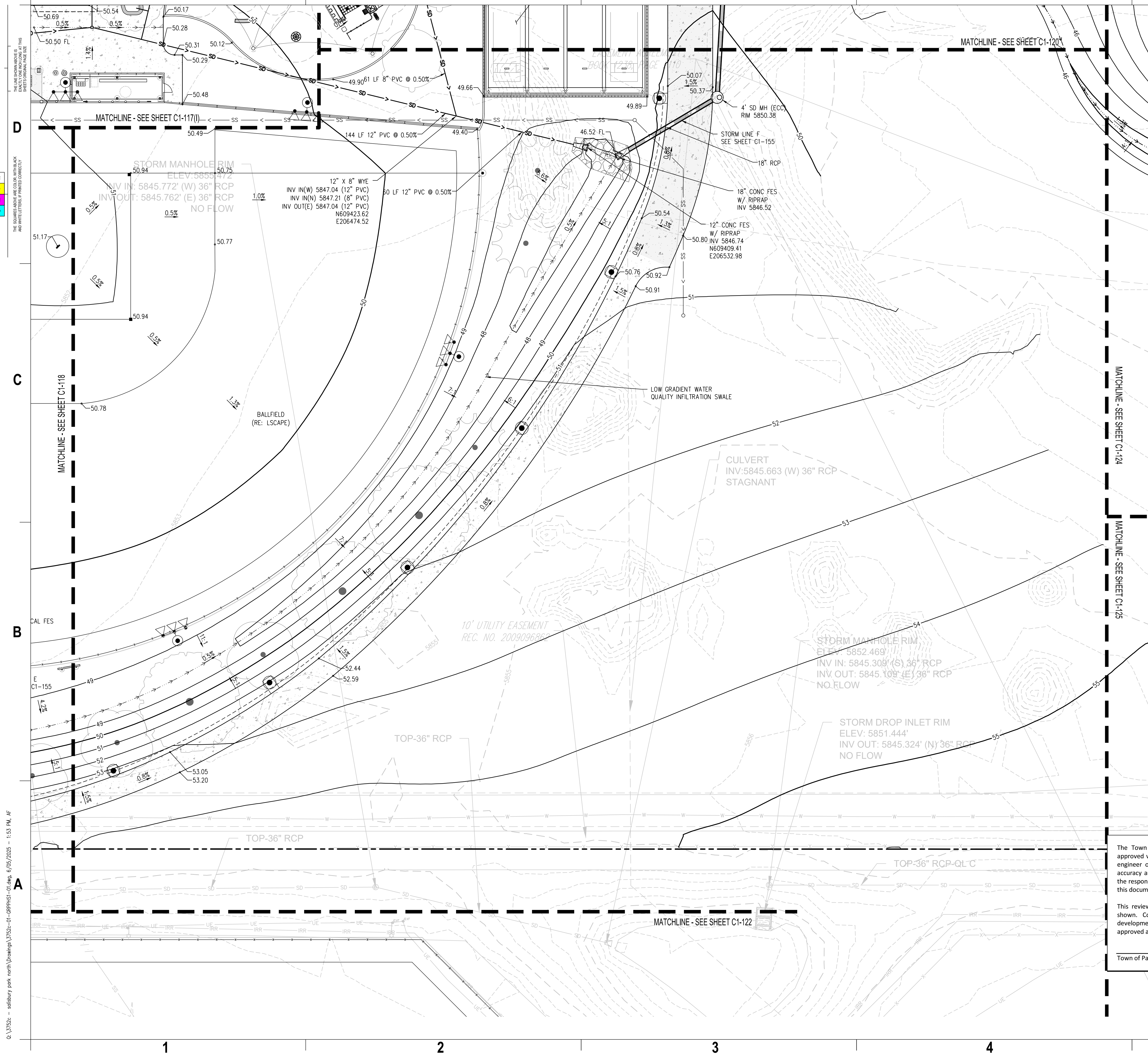
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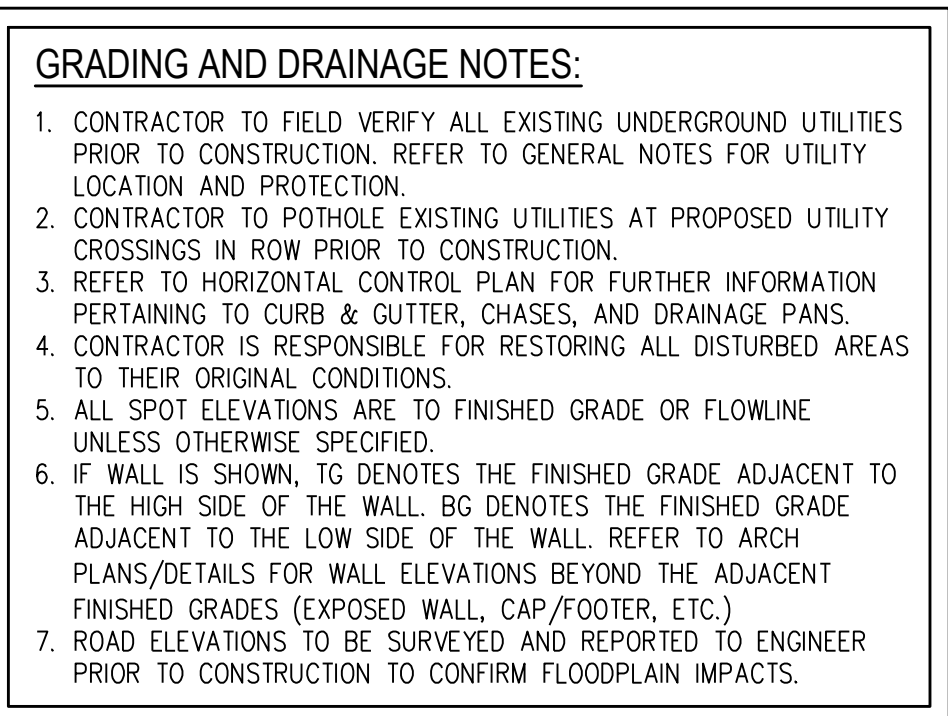
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**C1-121**

SITE PLAN SUBMITTAL  
Page 51 of 324







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| Town of Parker, Director of Engineering | Date |
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**LANDSCAPE ARCHITECT / ARCHITECT**  
1800 Wazee Street, Suite 450  
Denver, CO 80202  
p. 303.607.0977

**CIVIL ENGINEER / STRUCTURAL ENGINEER**  
**JVA Incorporated**  
1875 Larmer Street, #650  
Denver, CO 80202  
p. 303.684.1961

**ELECTRICAL ENGINEER**  
**Acherman Engineering, Inc.**  
3000 Youngfield Street, #254  
Wheat Ridge, CO 80215  
p. 303.275.7297

**IRRIGATION**  
**Avcoet Irrigation**  
11757 W. Ken Caryl Ave., Suite F-505  
Littleton, CO 80127  
p. 303.986.2175

**MECHANICAL ENGINEER**  
**ENVISION Mechanical Engineers, Inc.**  
9777 Pyramid Court, #260  
Englewood, CO 80112  
p. 303.686.0223

**Town of Parker**  
**3375 REGIONAL**  
**PARK - PHASE 1**

**117700 MOTTSENBOCKER RD**  
**PARKER, CO 80134**

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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| <b>Sheet Issue Date:</b> | 2025-06-06  |
| <b>Drawn By:</b>         | AMF/KAM/MJS |
| <b>Checked By:</b>       | WTP/CWK/CFG |
| <b>Key Map</b>           |             |



**Drawing**

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**PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN**

**C1-122**

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SITE PLAN SUBMITTAL  
Page 52 of 324



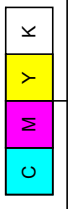
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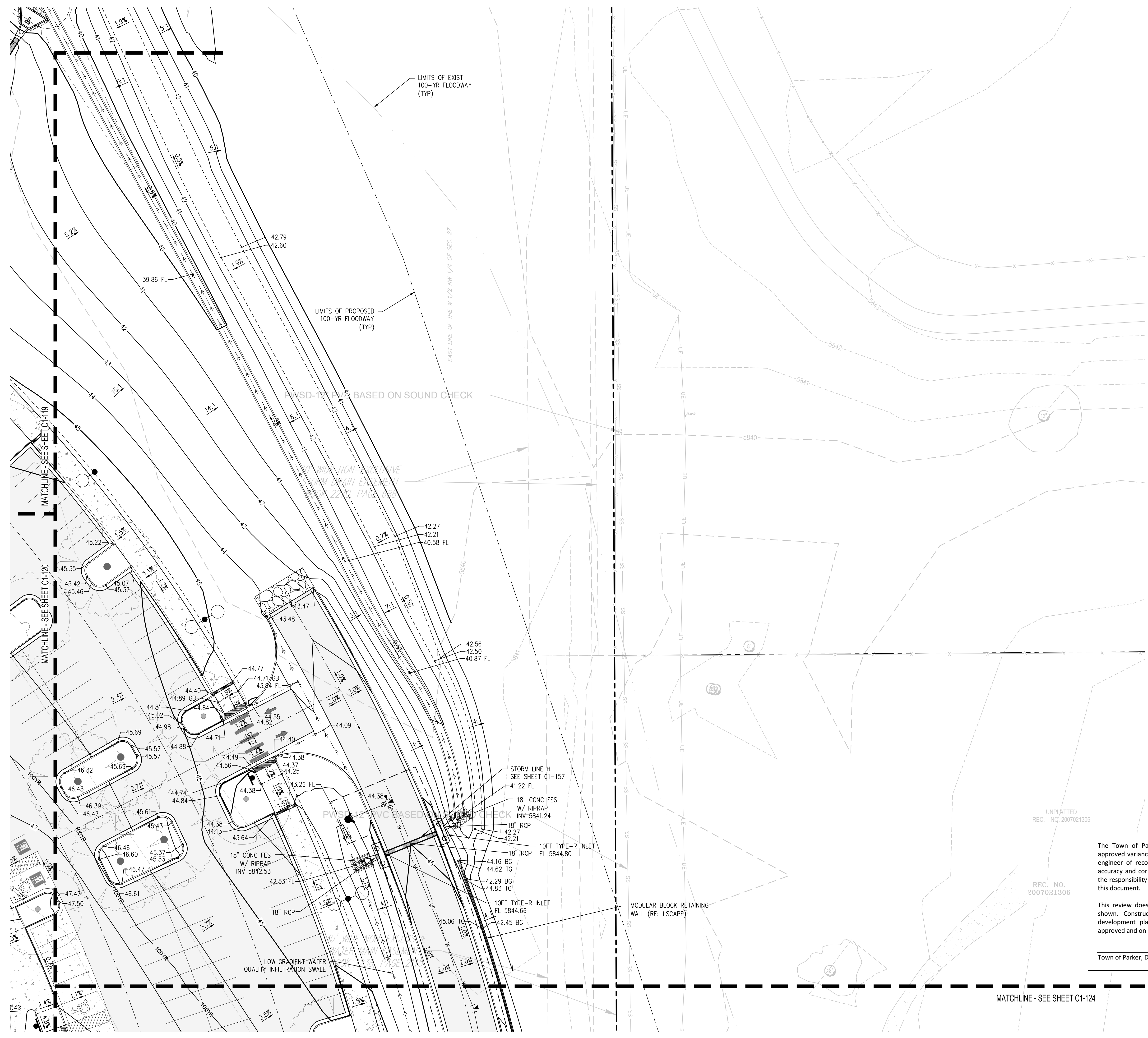
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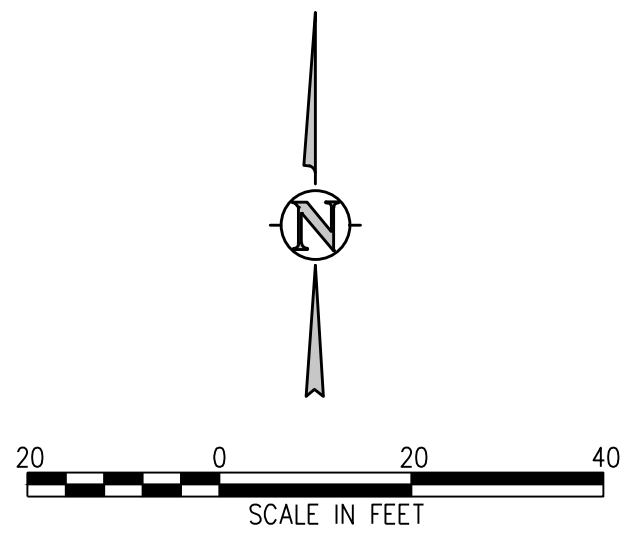


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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_



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

CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
1615 Larimer Street, 4050  
Denver, CO 80202  
p. 303.444.1951

ELECTRICAL ENGINEER  
Ackerman Engineering, Inc.  
3300 Youngfield Street, 6504  
Wheat Ridge, CO 80215  
p. 303.278.7297

IRRIGATION  
Avocat Irrigation  
17155 W. Ken-Caryl Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

MECHANICAL ENGINEER  
ENVISION Mechanical Engineers, Inc.  
8777 Eyrewood Court, 6500  
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

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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map



Drawing  
**PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN**

**C1-123**

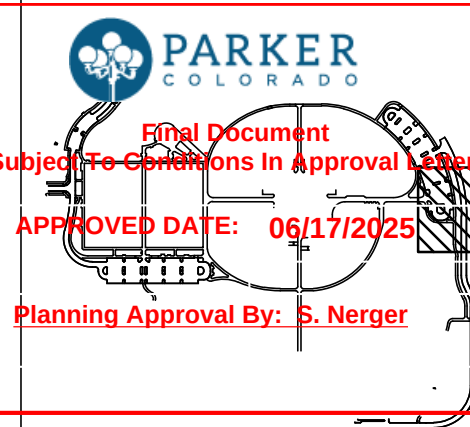
SITE PLAN SUBMITTAL  
Page 53 of 324



ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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## Key Map



**C1-124**

SITE PLAN SUBMITTAL  
Page 54 of 324







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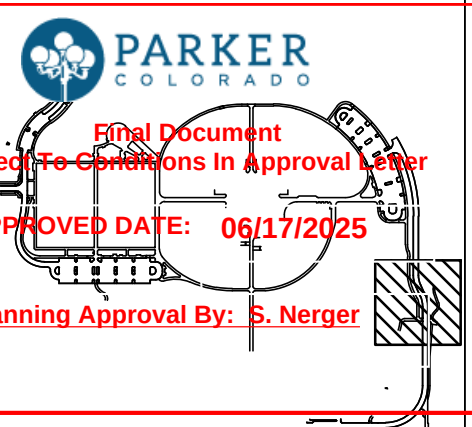
Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

**MECHANICAL ENGINEER**  
**VISION Mechanical Engineers, Inc.**  
 77 Pyramid Court, #260  
 Englewood, CO 80112  
 303.698.0223

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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### Key Map



SITE PLAN SUBMITTAL  
Page 55 of 324



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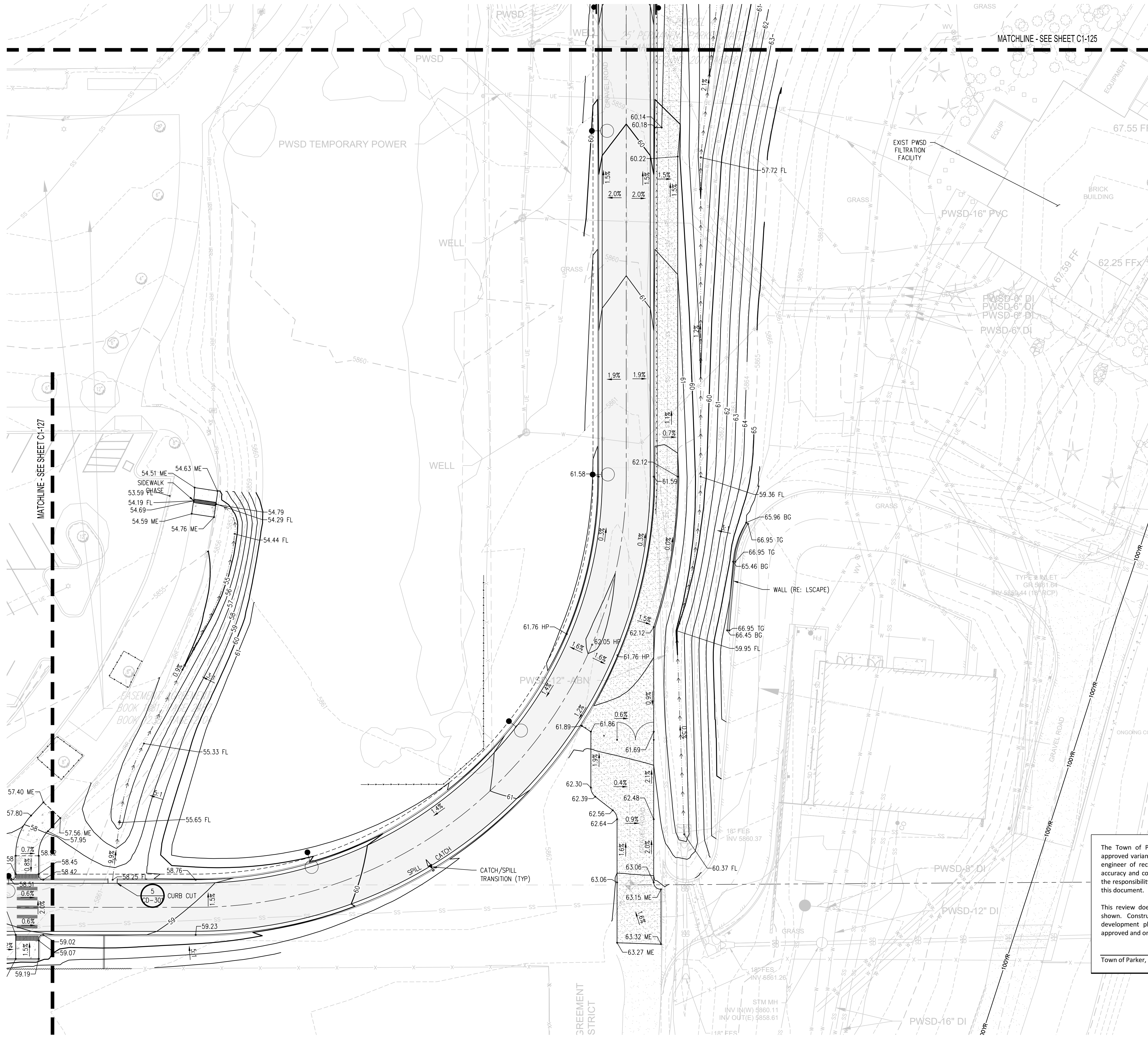
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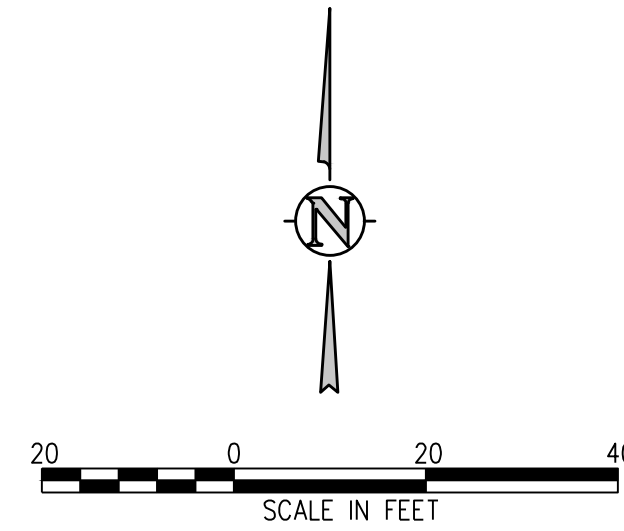


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Denver, CO 80202  
p. 303.607.0977

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JVA Incorporated  
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Denver, CO 80202  
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Wheat Ridge, CO 80215  
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p. 303.688.0223

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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

**PARKER**  
COLORADO

Final Document  
Subject to Comments in Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Neger

Drawing  
**PHASE 1 DETAILED  
GRADING & DRAINAGE  
PLAN**



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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

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SITE PLAN SUBMITTAL  
Page 57 of 324



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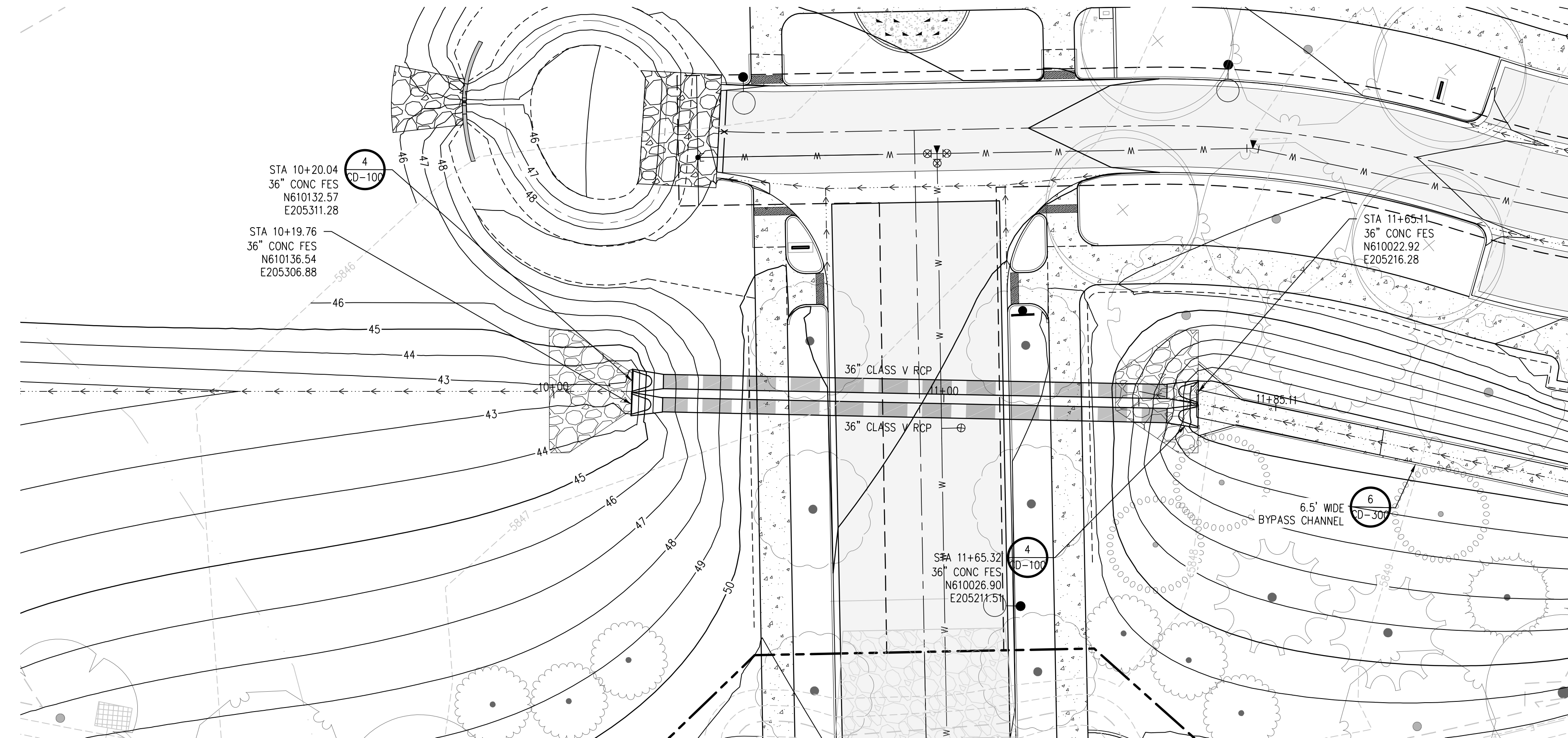
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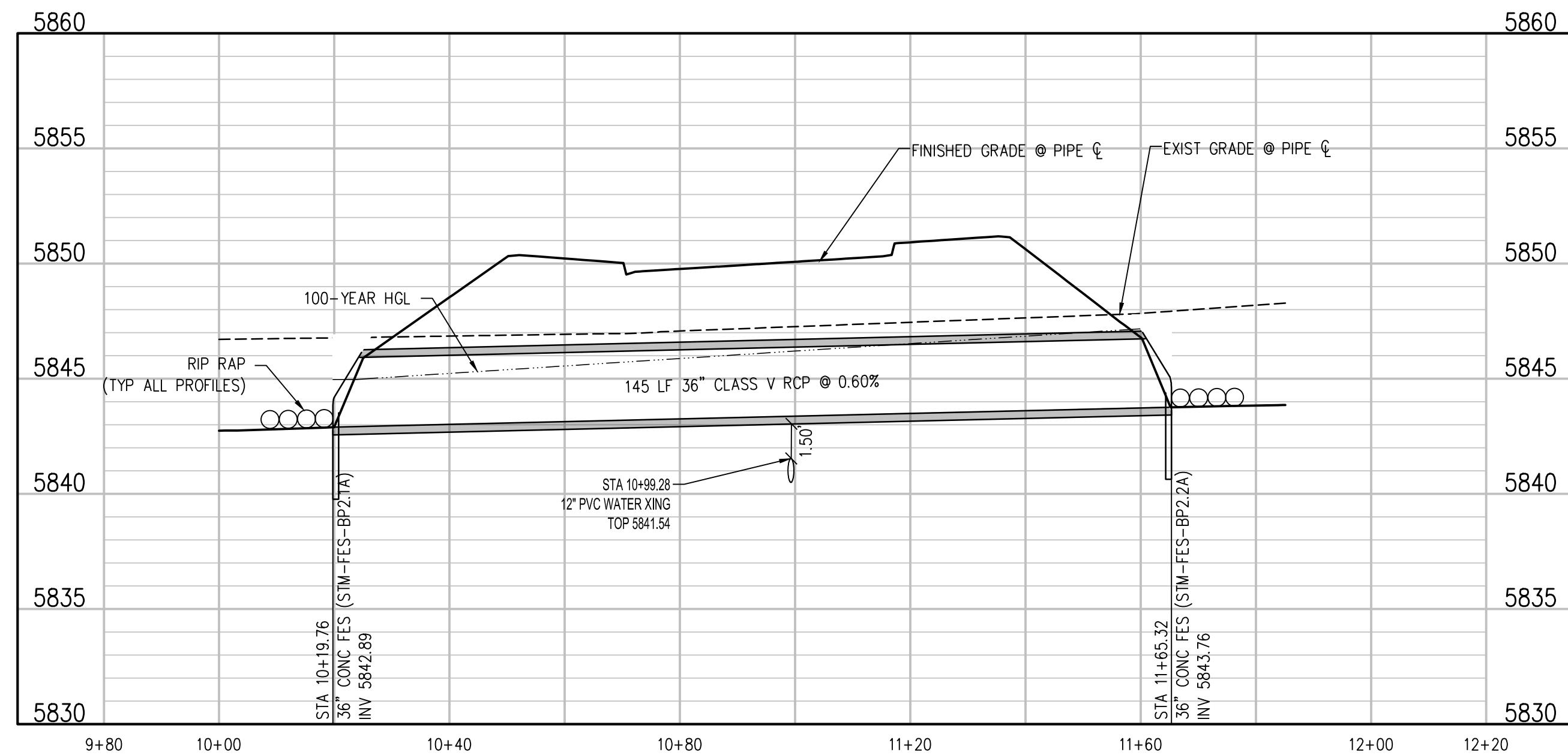
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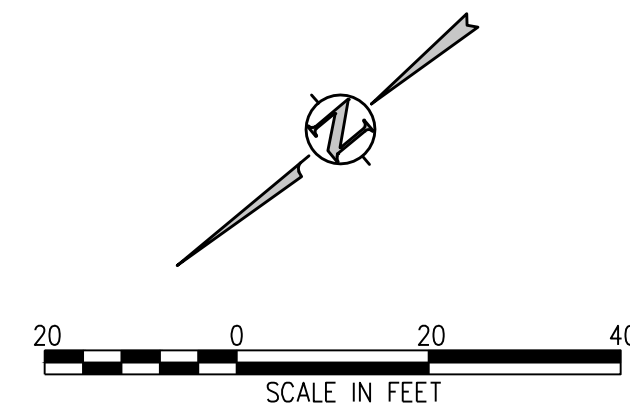
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STORM BYPASS 2 PROFILE  
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#### GRADING AND DRAINAGE NOTES:

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

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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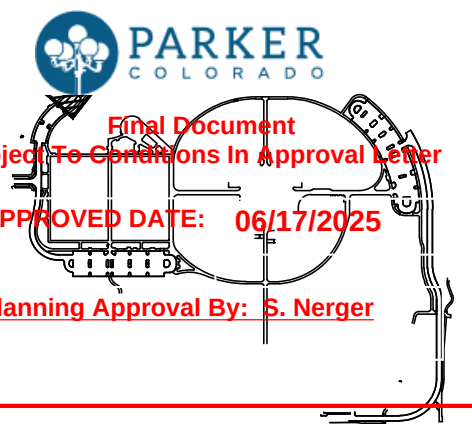
Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing  
**PHASE 1 STORM PLAN &  
PROFILE**

**C1-150**

SITE PLAN SUBMITTAL  
Page 58 of 324

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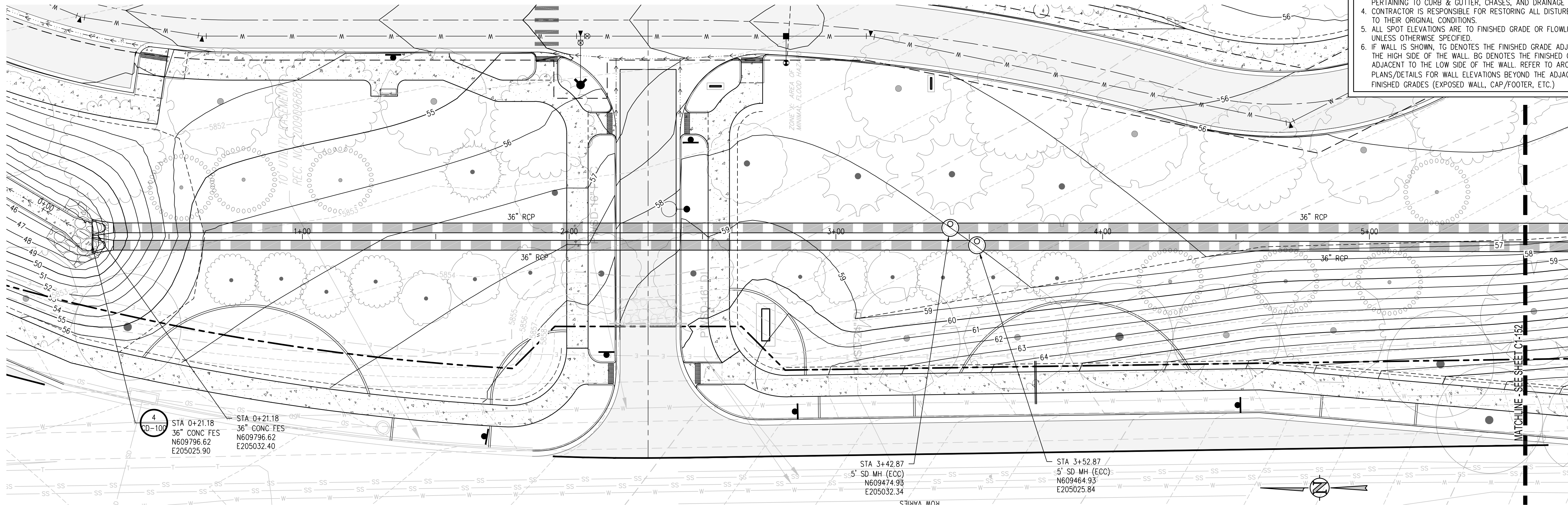
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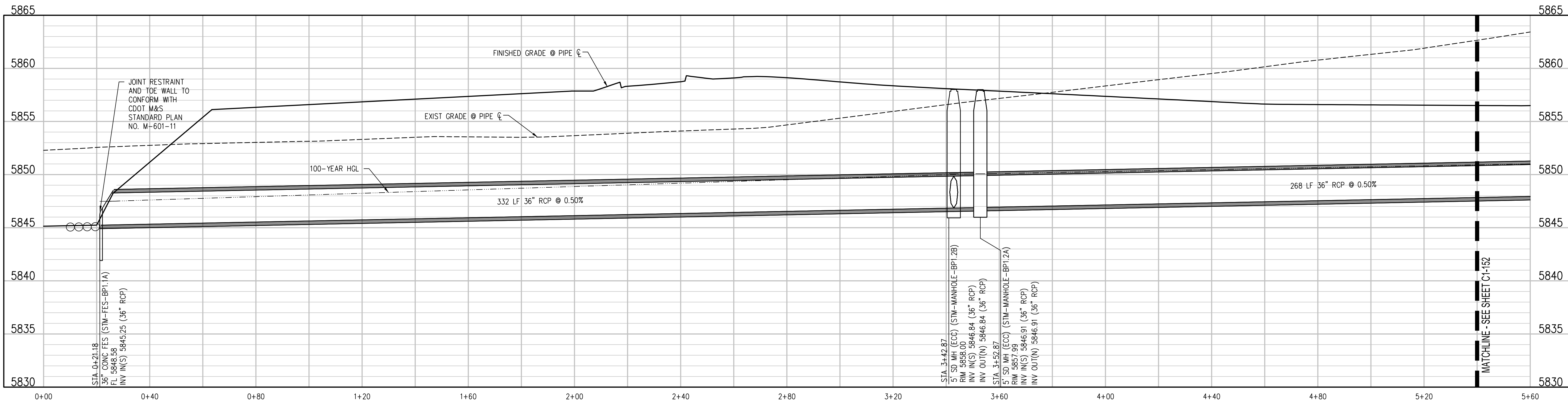
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STORM BYPASS PLAN  
SCALE: 1" = 20'



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

#### 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.
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Avocat Irrigation  
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p. 303.986.2175

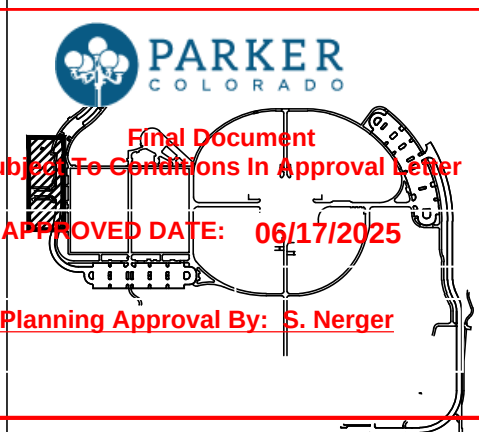
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8777 Pinedale Court, #200  
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**PHASE 1 STORM PLAN &  
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**C1-151**

SITE PLAN SUBMITTAL  
Page 59 of 324

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Town of Parker, Director of Engineering  
Date



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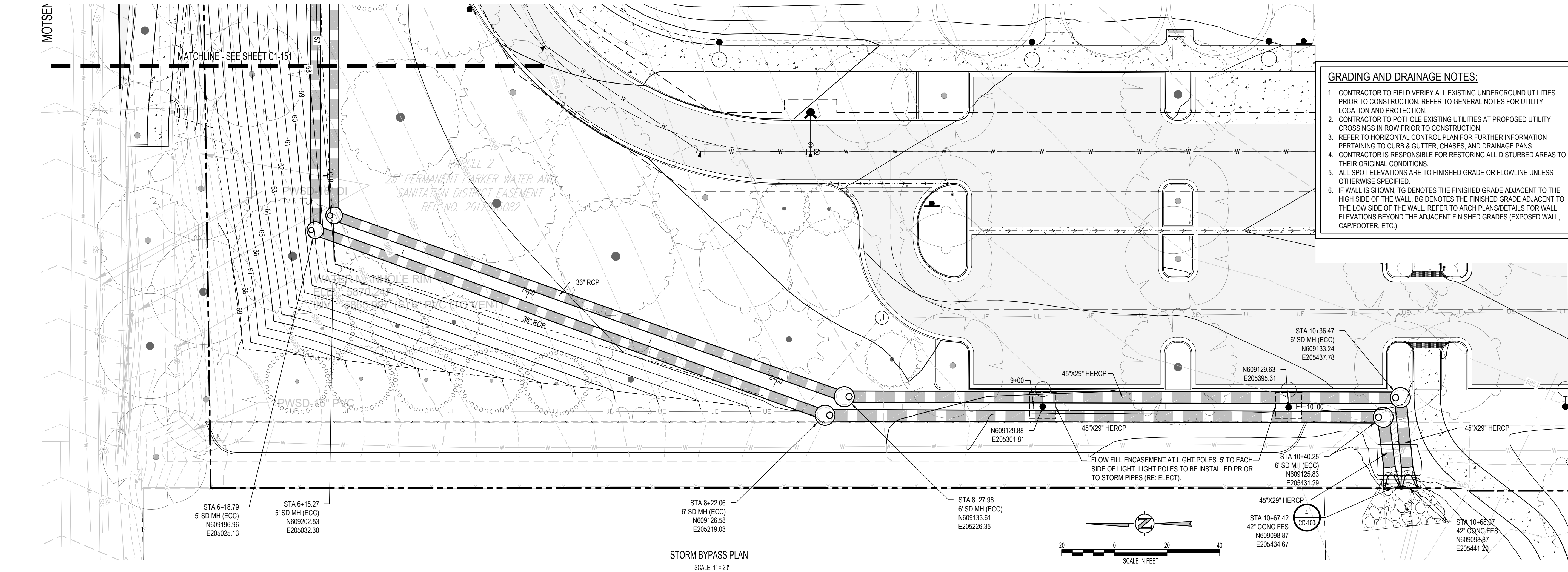
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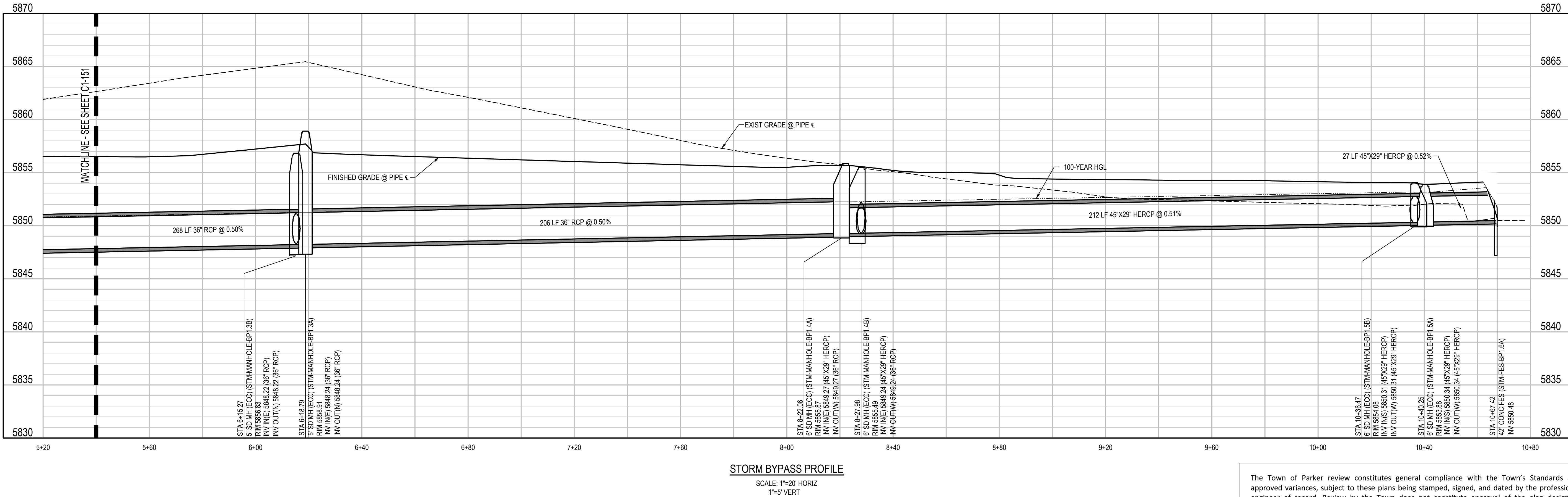
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Project Number: 223072.00  
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Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Final Document  
Subject to Comments in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
**PHASE 1 STORM PLAN &  
PROFILE**

**C1-152**

SITE PLAN SUBMITTAL  
Page 60 of 324

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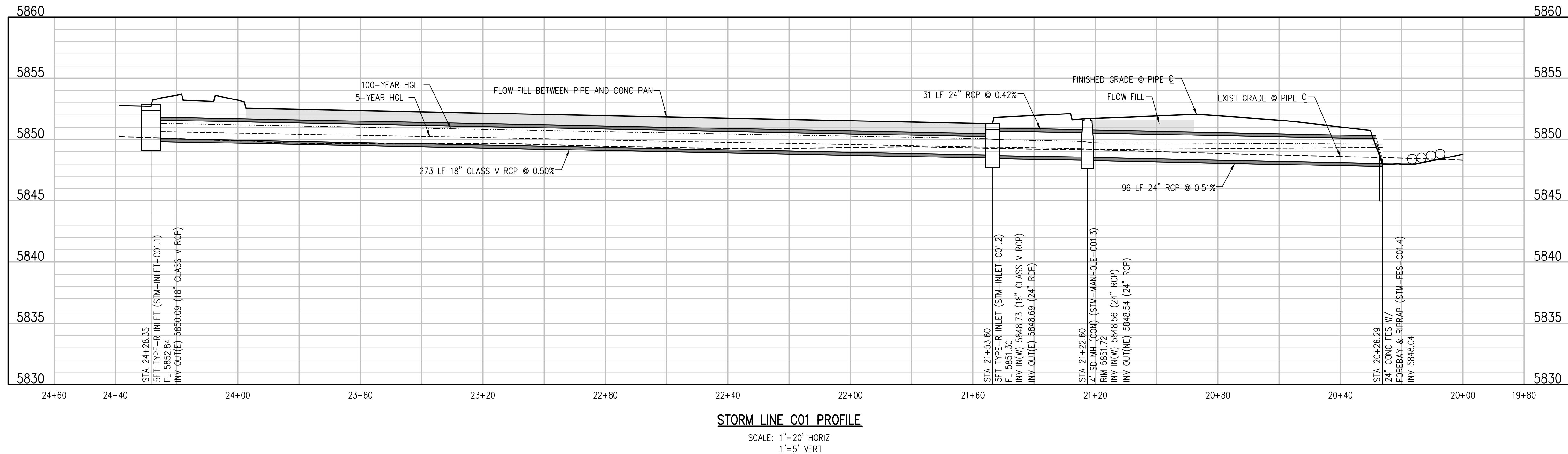
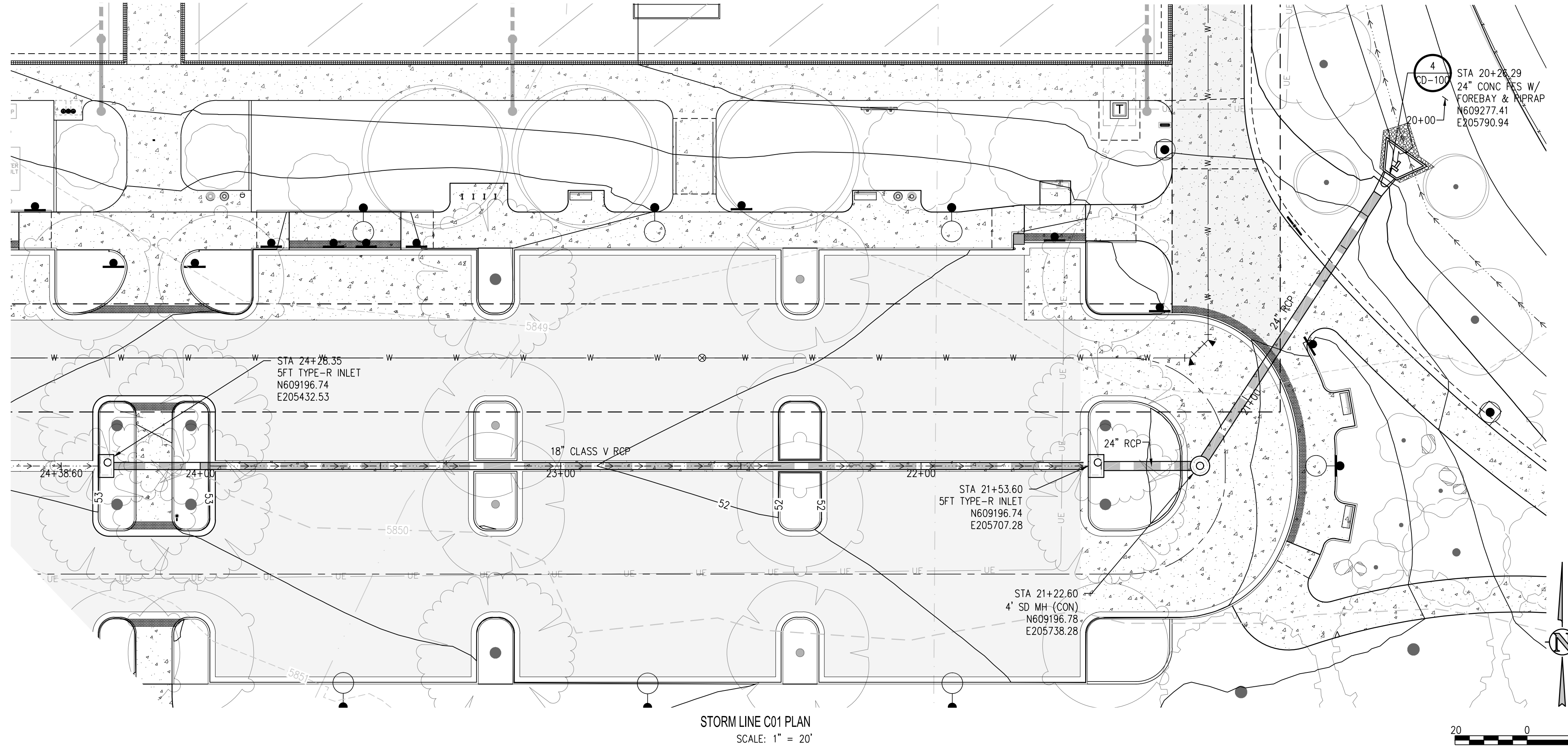
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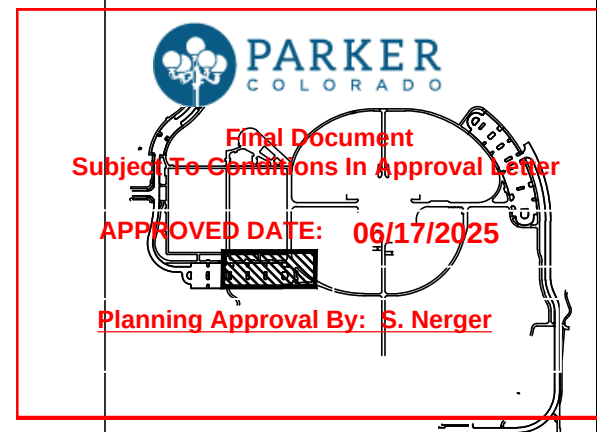
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Drawing  
PHASE 1 STORM PLAN & PROFILE

**C1-153**

SITE PLAN SUBMITTAL  
Page 61 of 324

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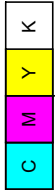
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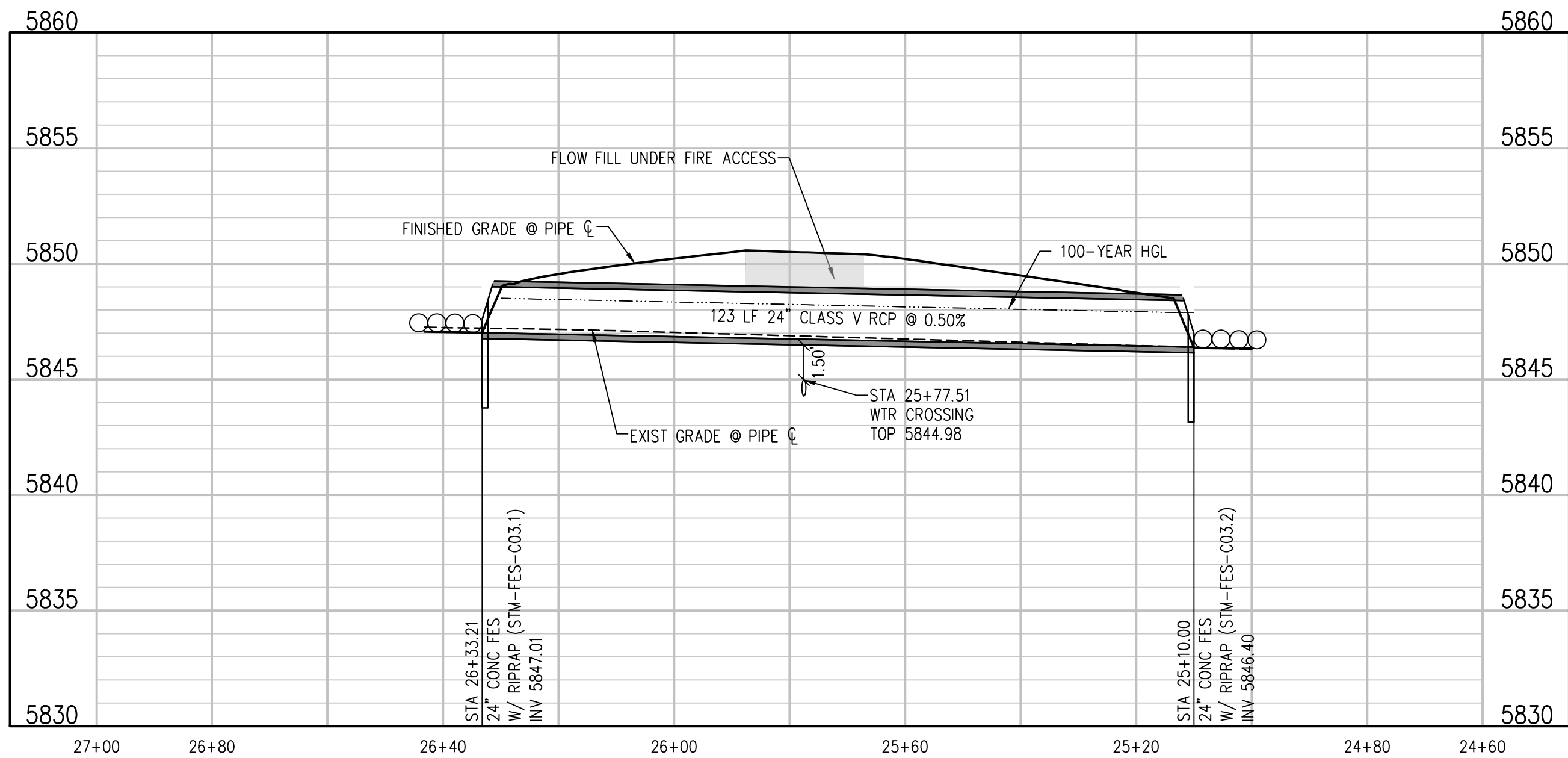
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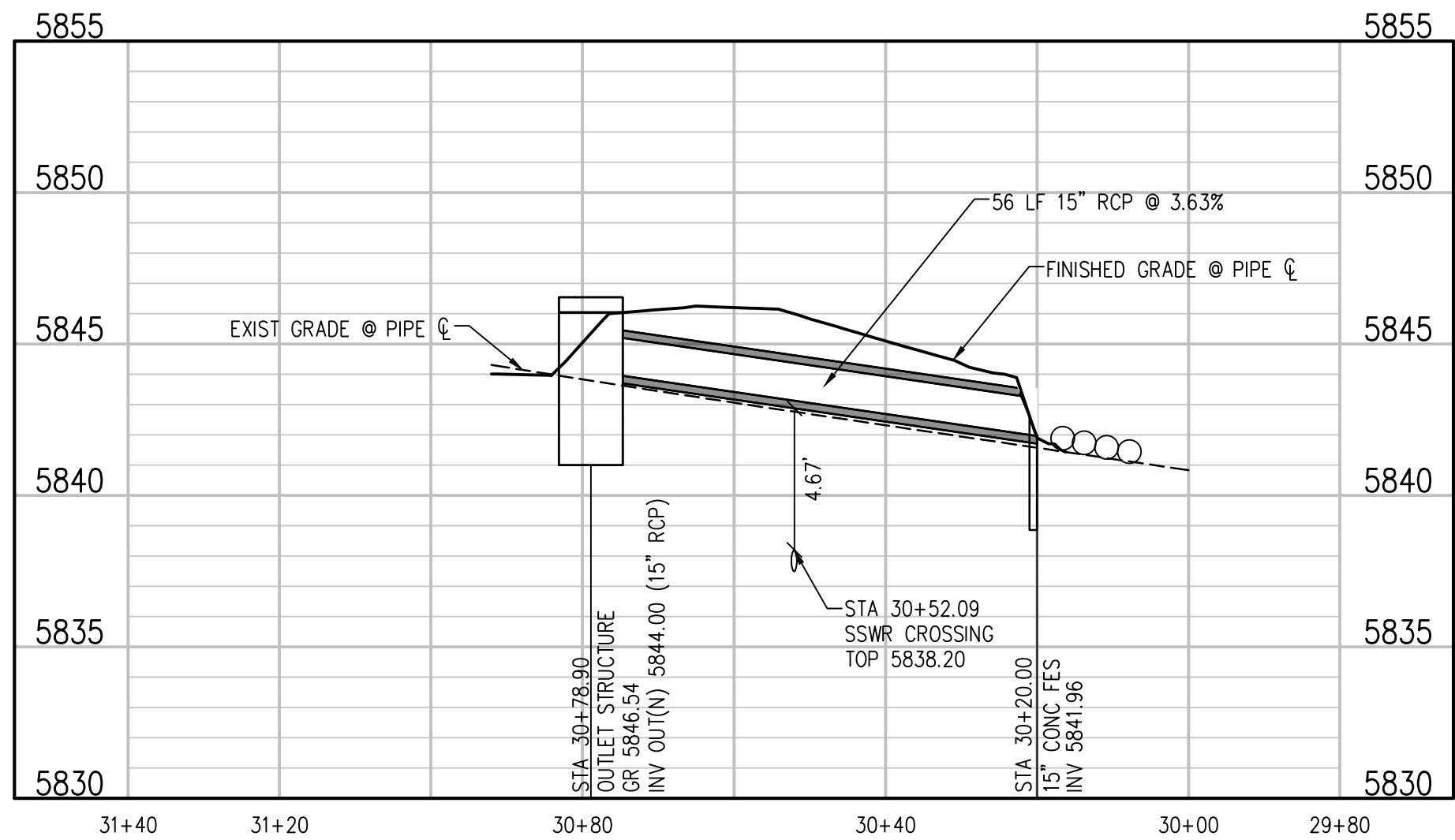
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STORM LINE C03 PROFILE  
SCALE: 1"=20' HORIZ  
1"=5' VERT



STORM LINE C04 PROFILE  
SCALE: 1"=20' HORIZ  
1"=5' VERT

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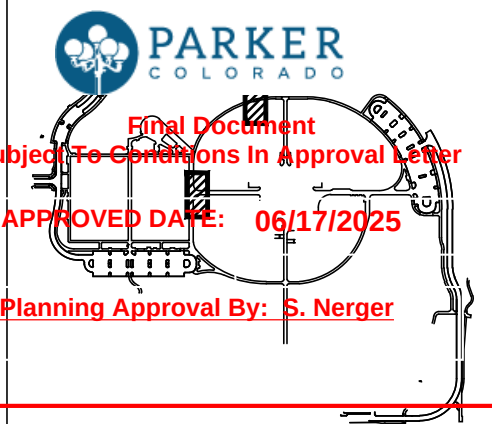
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Checked By: WTP/CWK/CFG

Key Map



Drawing  
PHASE 1 STORM PLAN &  
PROFILE

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SITE PLAN SUBMITTAL  
Page 62 of 324



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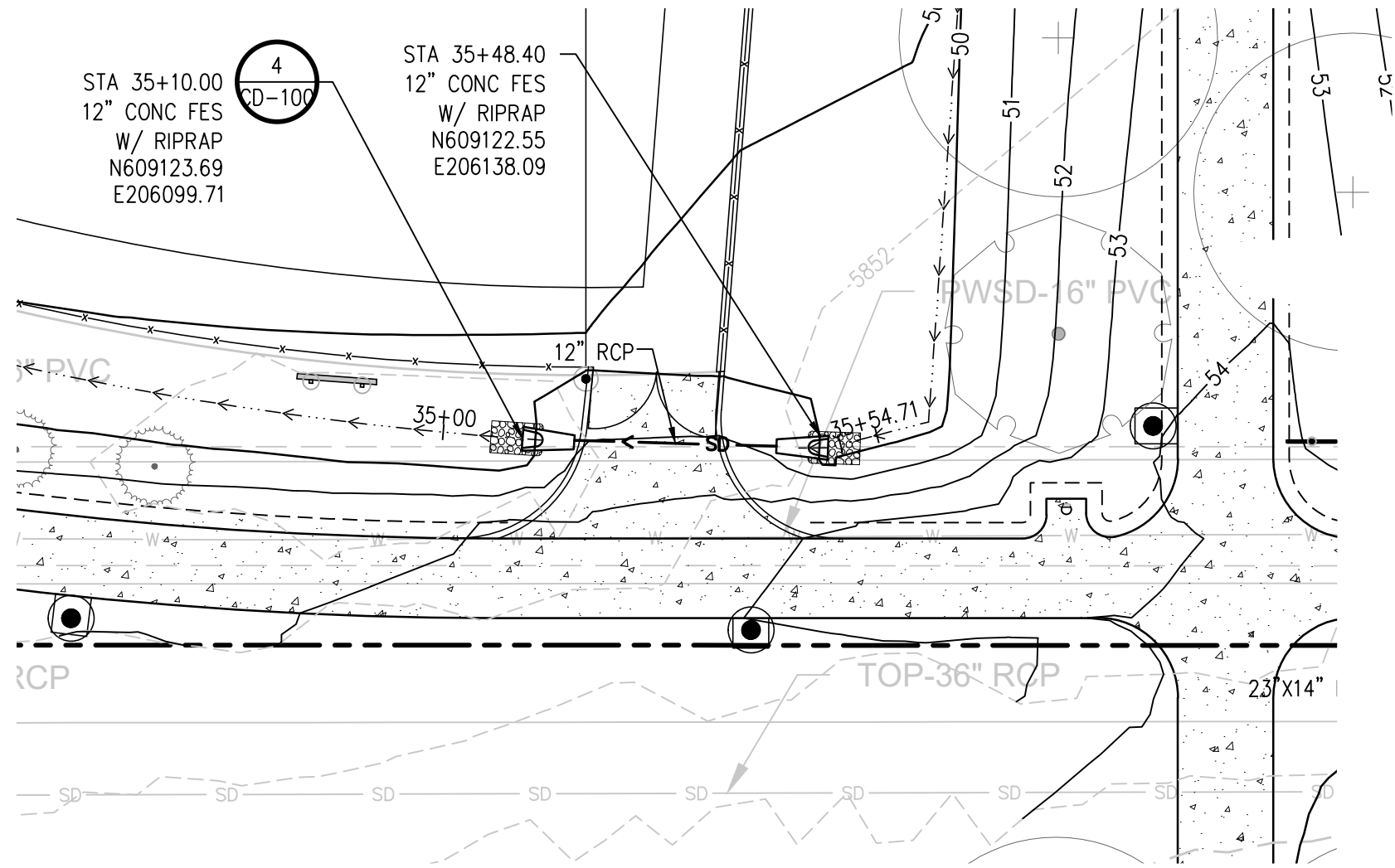
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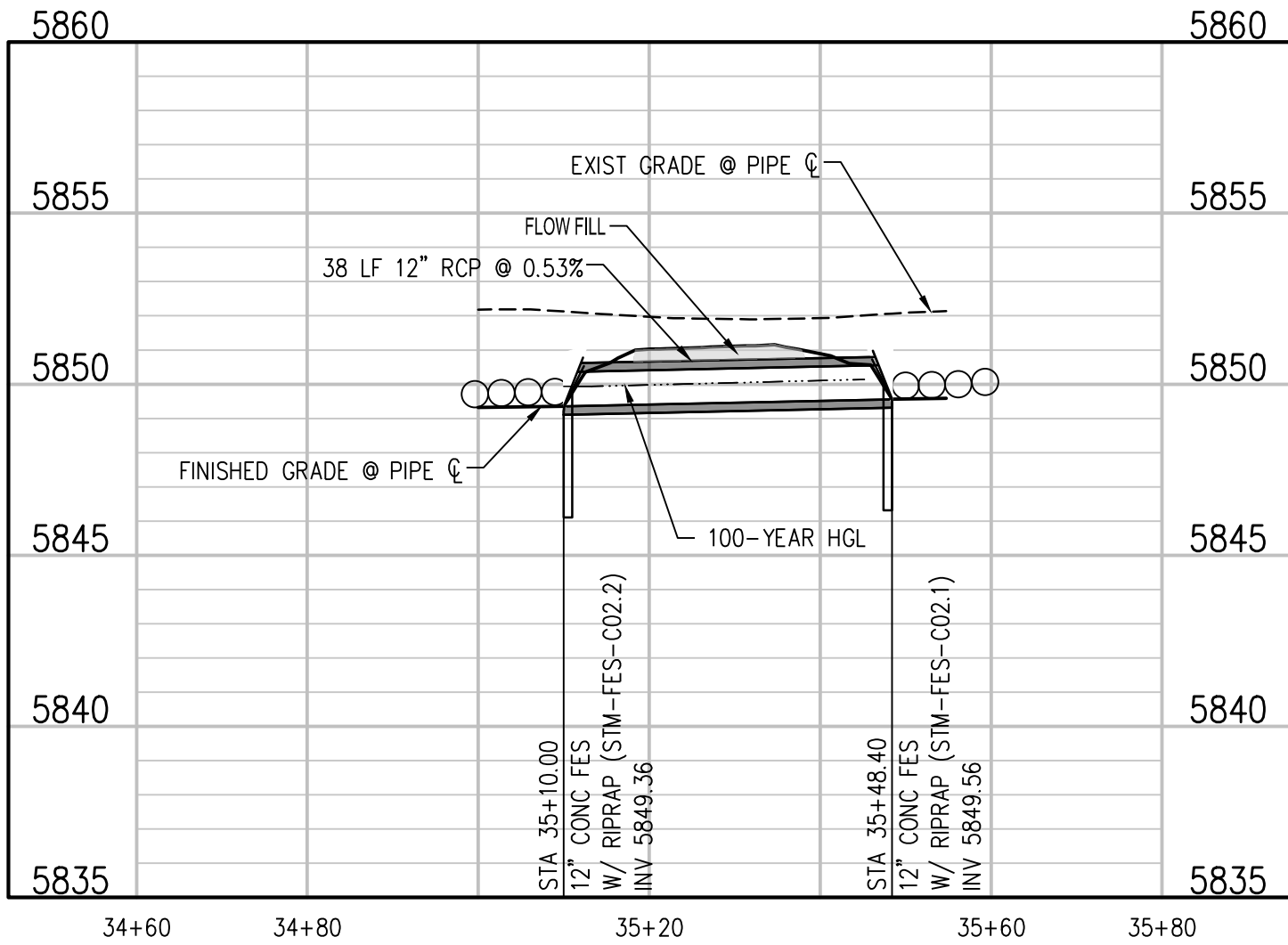
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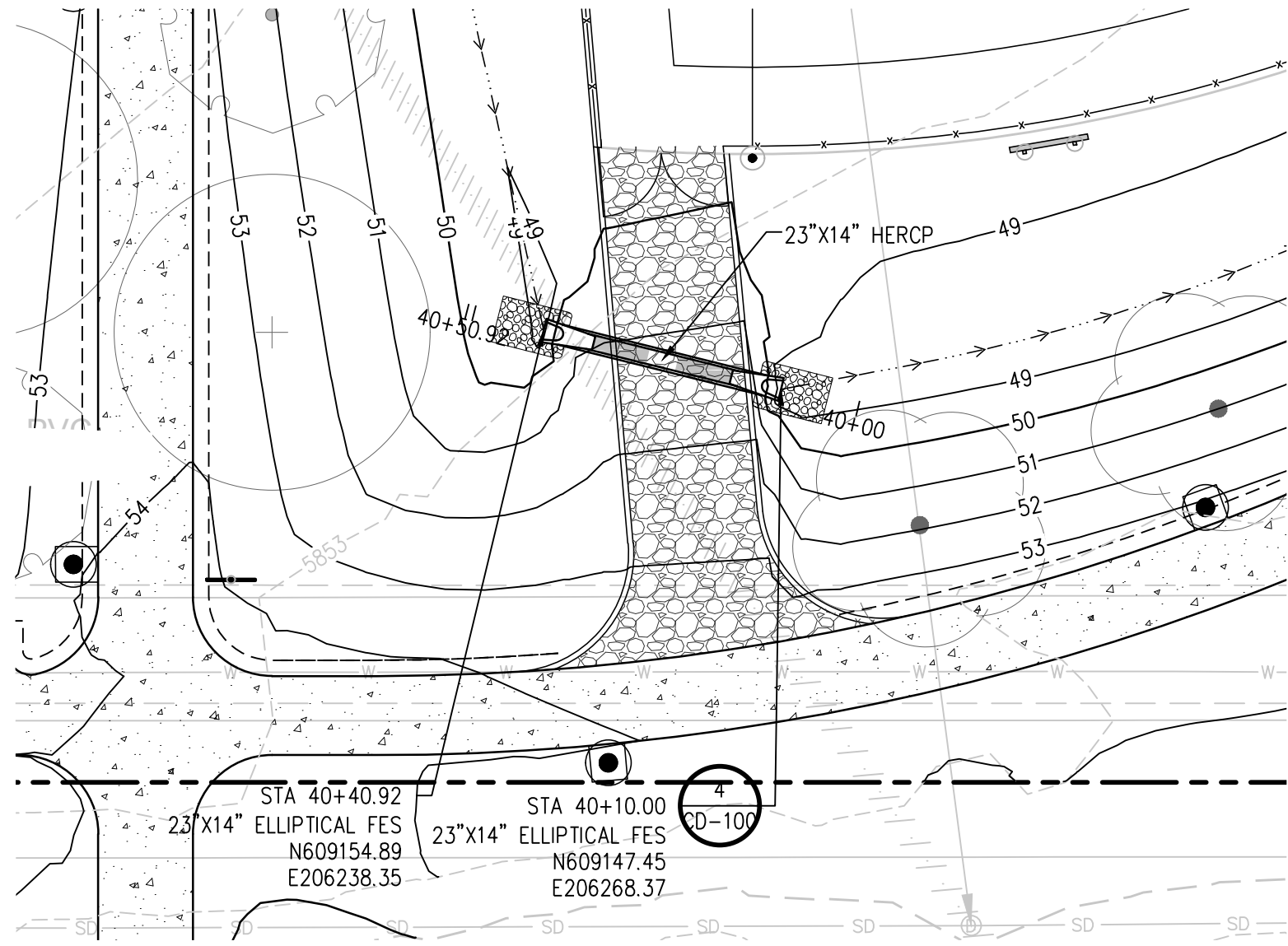
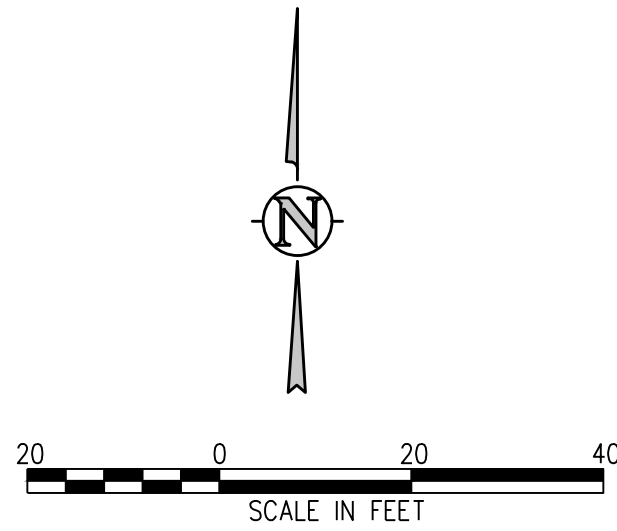
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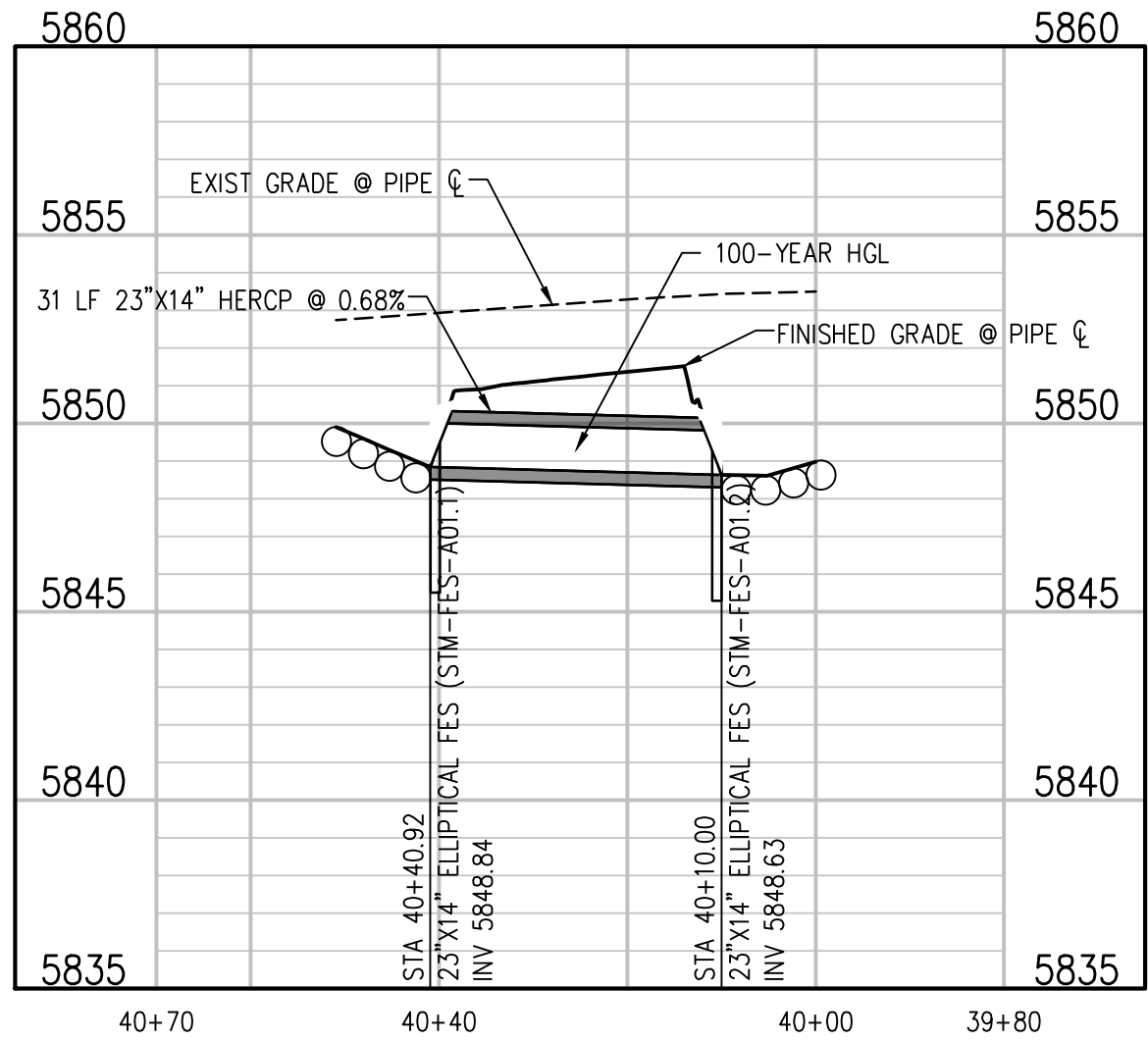
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SCALE: 1" = 20'



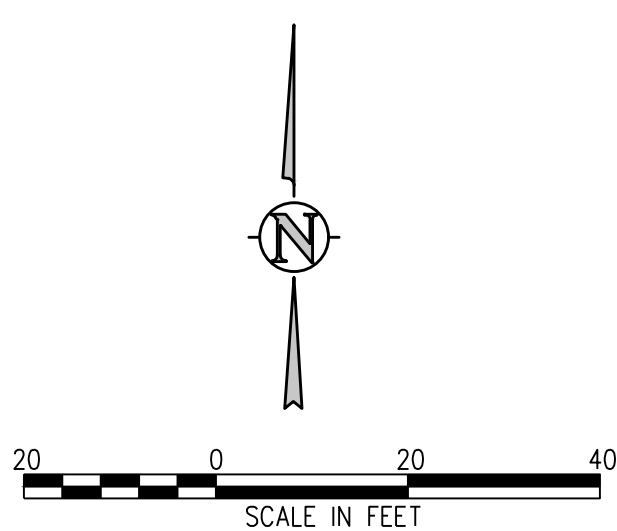
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SCALE: 1"=20' HORIZ  
1"=5' VERT



STORM LINE A01 PLAN  
SCALE: 1" = 20'



STORM LINE A01 PROFILE  
SCALE: 1"=20' HORIZ  
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Key Map



Drawing  
PHASE 1 STORM PLAN &  
PROFILE

**C1-155**

SITE PLAN SUBMITTAL  
Page 63 of 324

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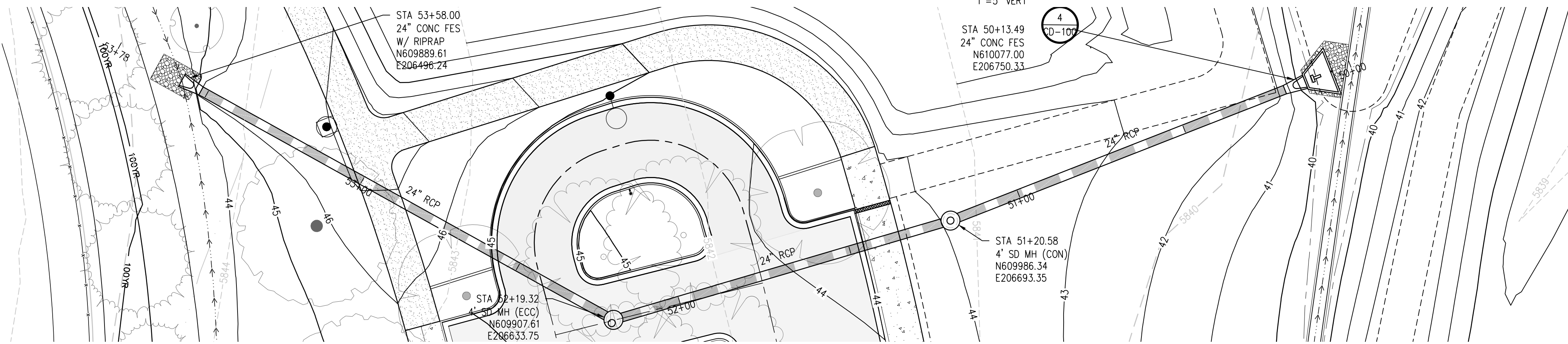
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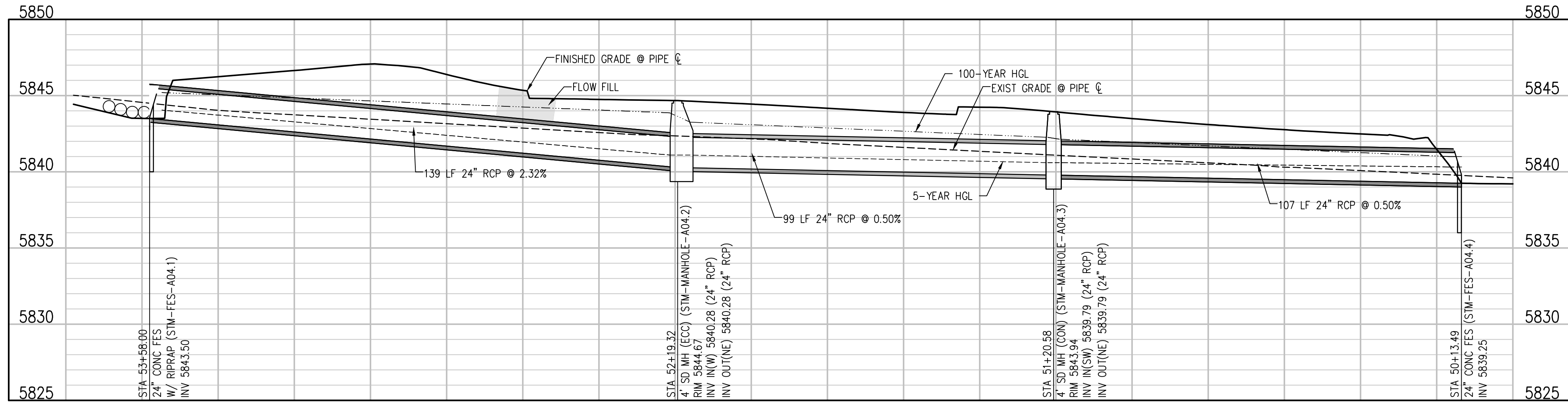
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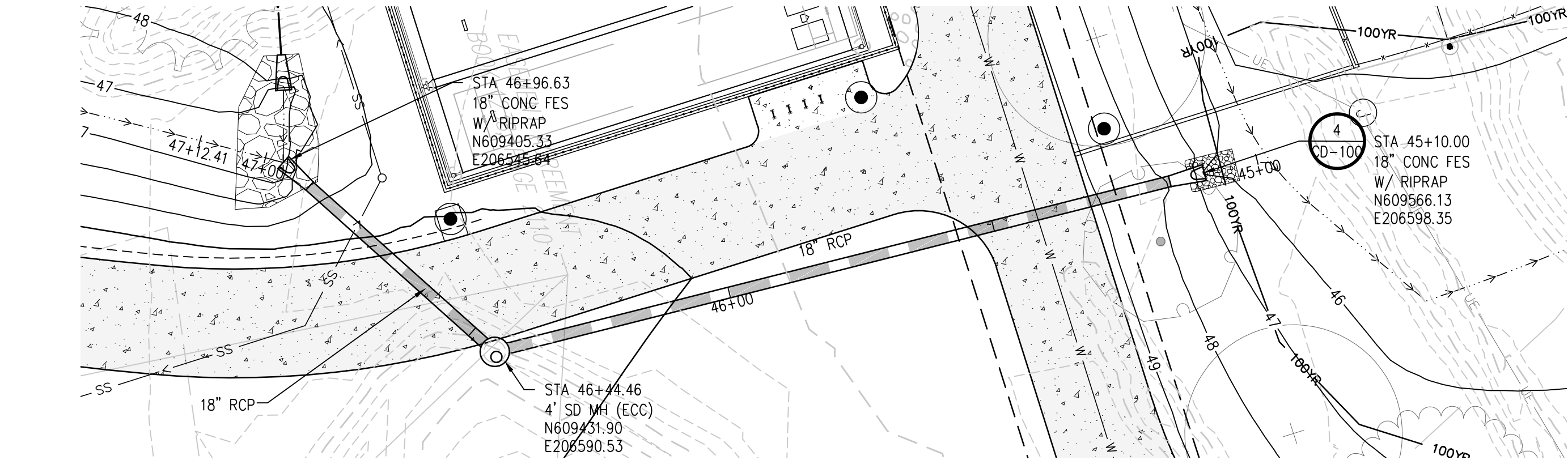
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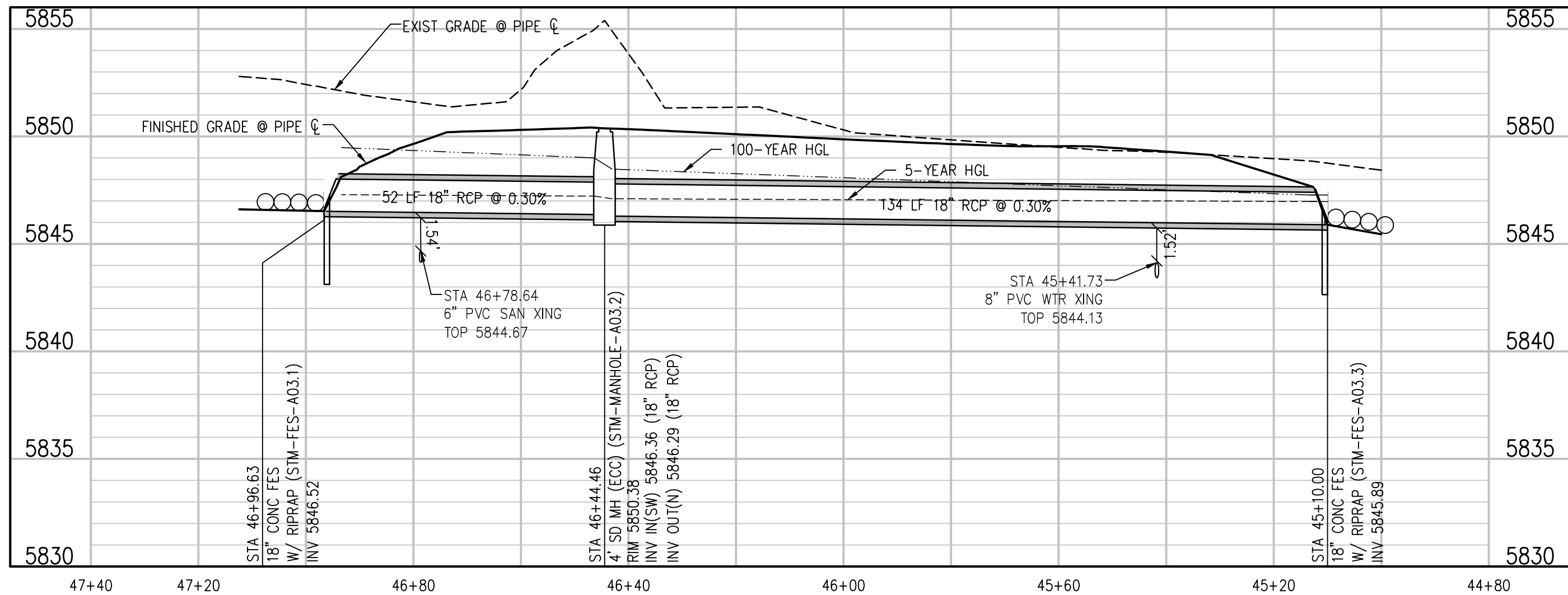
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SCALE: 1" = 20'



STORM LINE A04 PROFILE  
SCALE: 1"=20' HORIZ  
1"=5' VERT



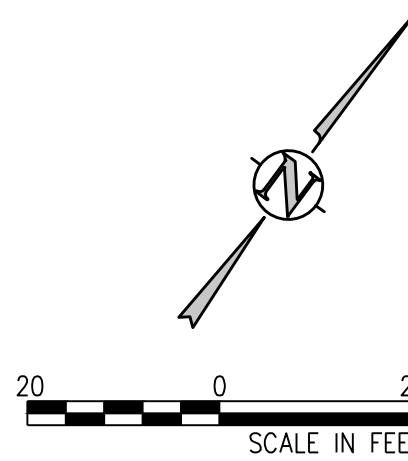
STORM LINE A03 PLAN  
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STORM LINE A03 PROFILE  
SCALE: 1"=20' HORIZ  
1"=5' VERT

#### GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

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

CIVIL ENGINEER / STRUCTURAL ENGINEER  
JVA Incorporated  
1675 Larmer Street, #650  
Denver, CO 80202  
p. 303.444.1951

ELECTRICAL ENGINEER  
Ackerman Engineering, Inc.  
3300 Youngfield Street, #504  
Wheat Ridge, CO 80215  
p. 303.278.7297

IRRIGATION  
Avocat Irrigation  
17701 W. Ken-Caryl Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

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

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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INTERIOR DESIGN

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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map

**PARKER**  
COLORADO  
Final Document  
Subject to City Review in Approval Letter  
APPROVED DATE: 06/11/2025  
Planning Approval By: S. Neger

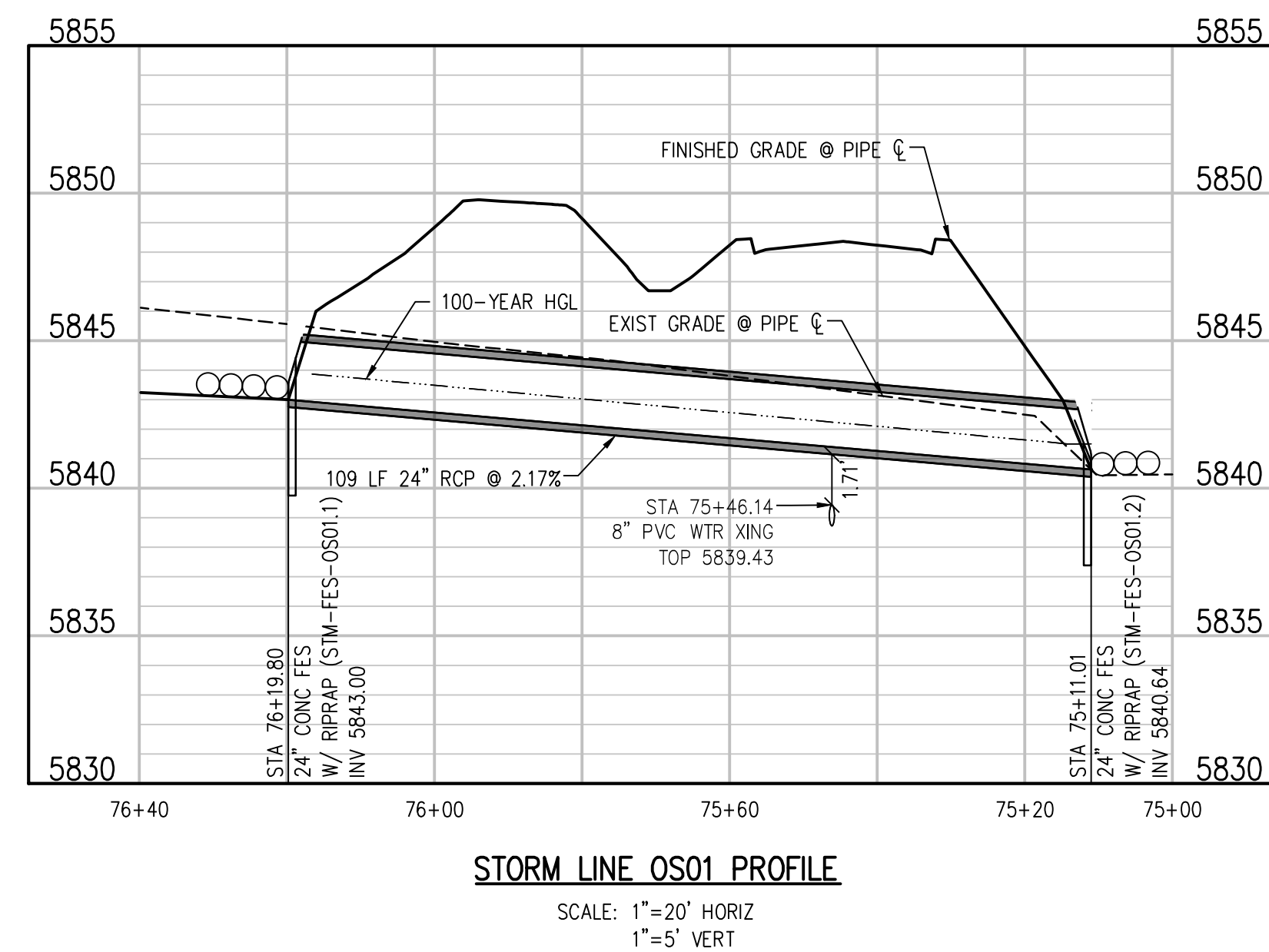
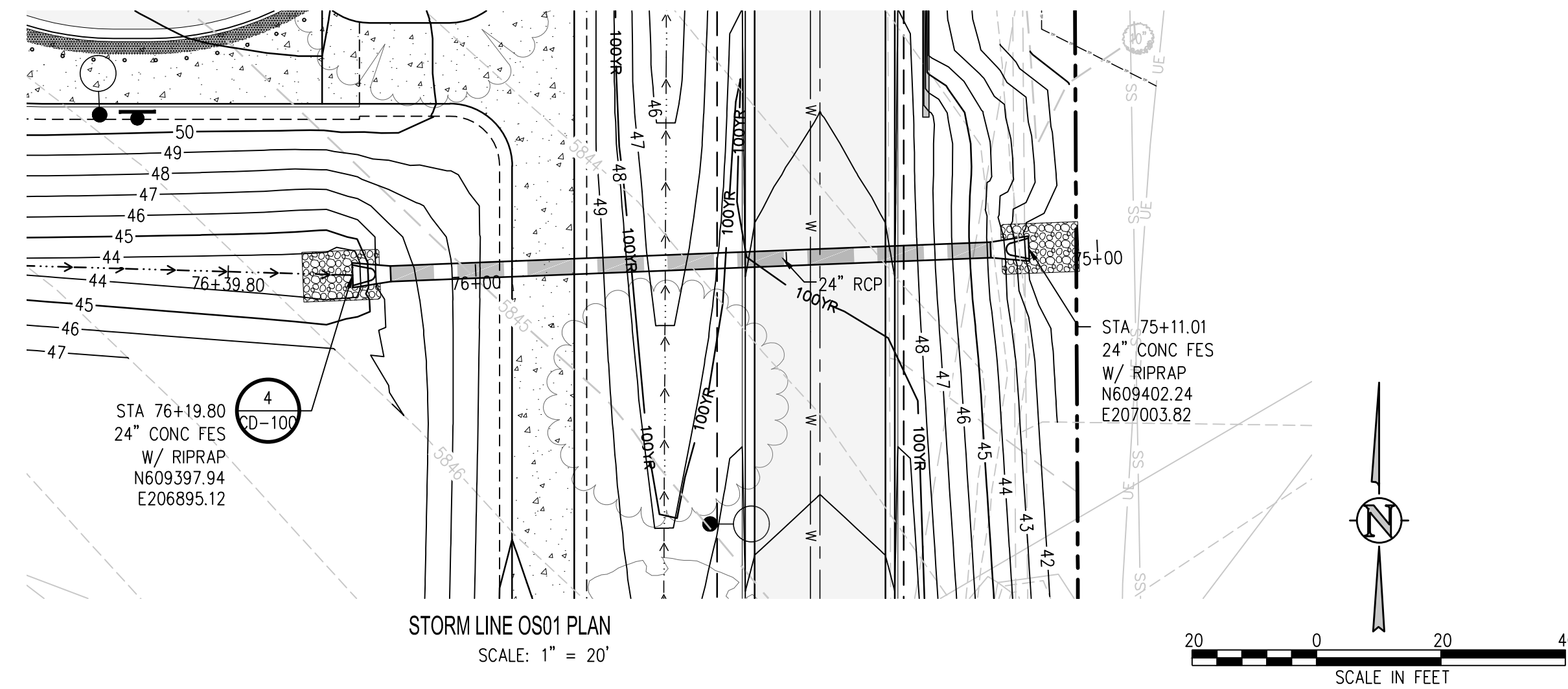
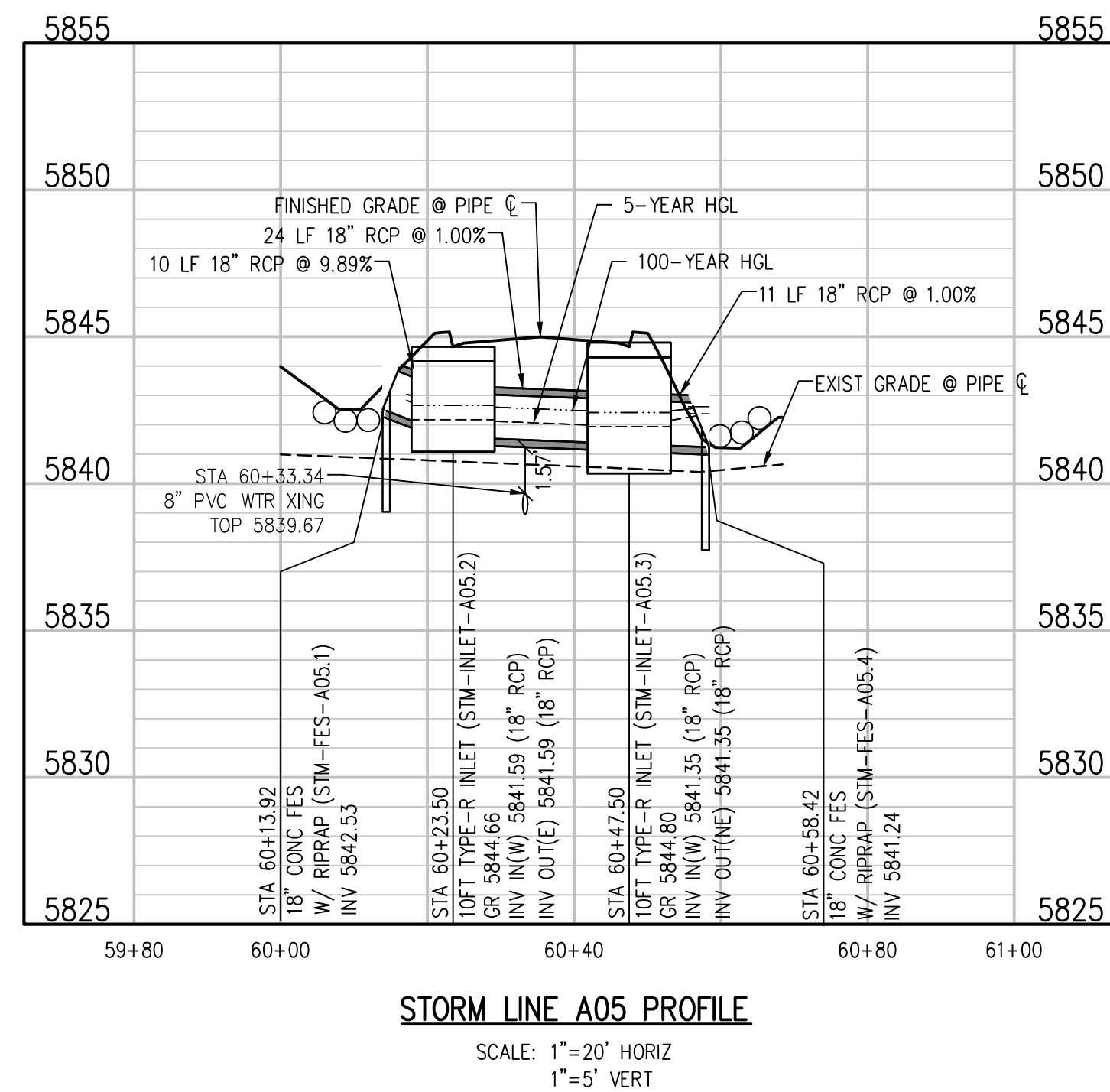
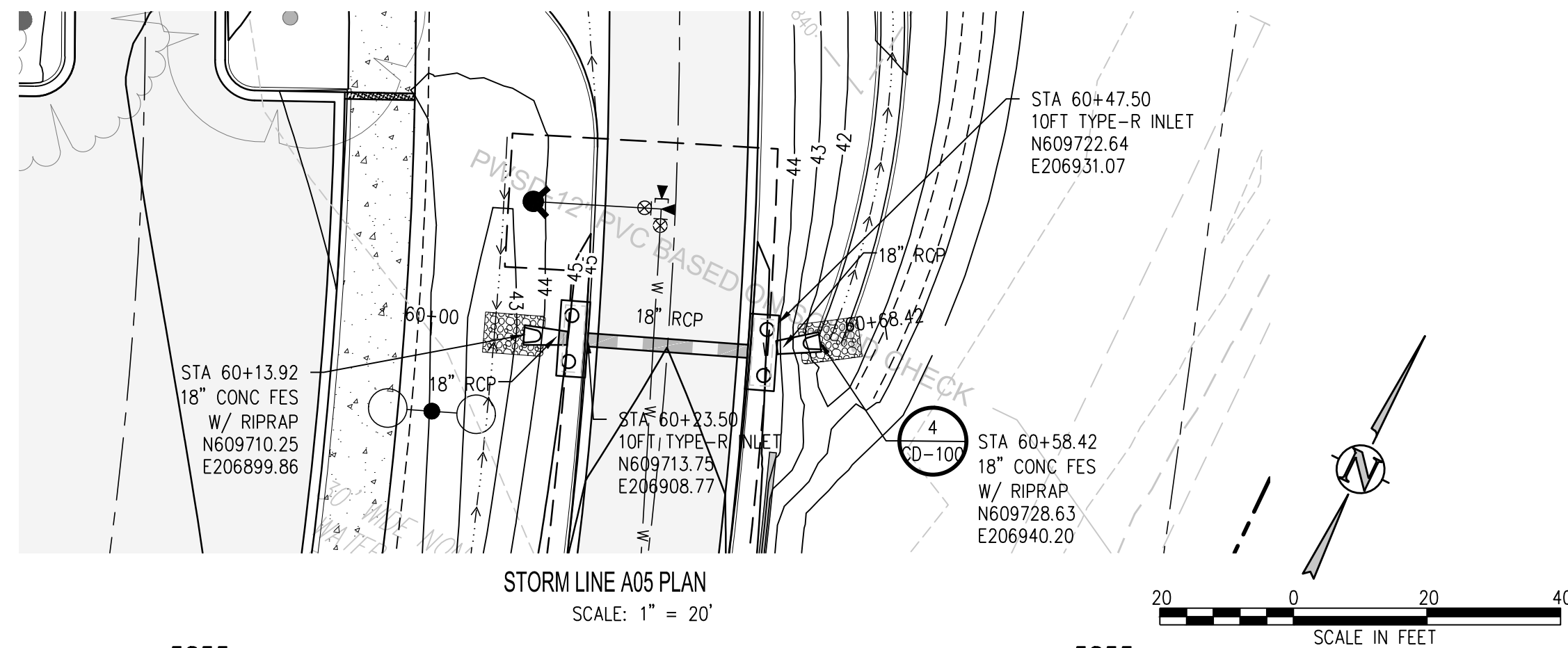
Drawing  
**PHASE 1 STORM PLAN &  
PROFILE**

**C1-156**

SITE PLAN SUBMITTAL  
Page 64 of 324

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Town of Parker, Director of Engineering

Date \_\_\_\_\_

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

CIVIL ENGINEER / STRUCTURAL ENGINEER

**JVA Incorporated**  
1675 Larimer Street, #550  
Denver, CO 80202  
p. 303.444.1951

**ELECTRICAL ENGINEER**  
**Ackerman Engineering, Inc.**  
3030 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

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

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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| Project Number: | 223072.00 |
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Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

### Key Map

**PARKER**  
COLORADO

Final Document  
Subject To Conditions in Approval Letter

APPROVED DATE: 06/17/2021

Planning Approval By: S. Nerger

### Drawing

PHASE 1 STORM PLAN &  
PROFILE

**C1-157**

SITE PLAN SUBMITTAL  
Page 65 of 324



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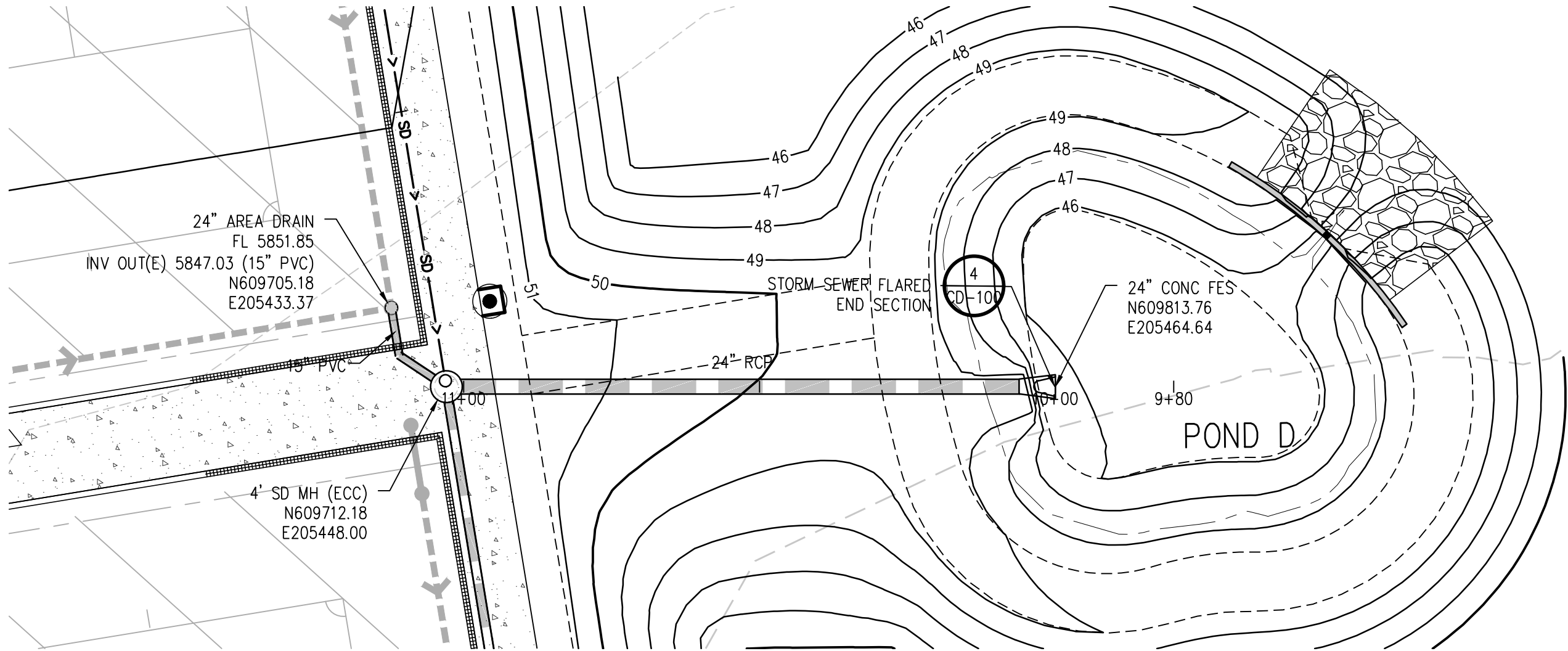
Town of Parker, Director of Engineering

Date

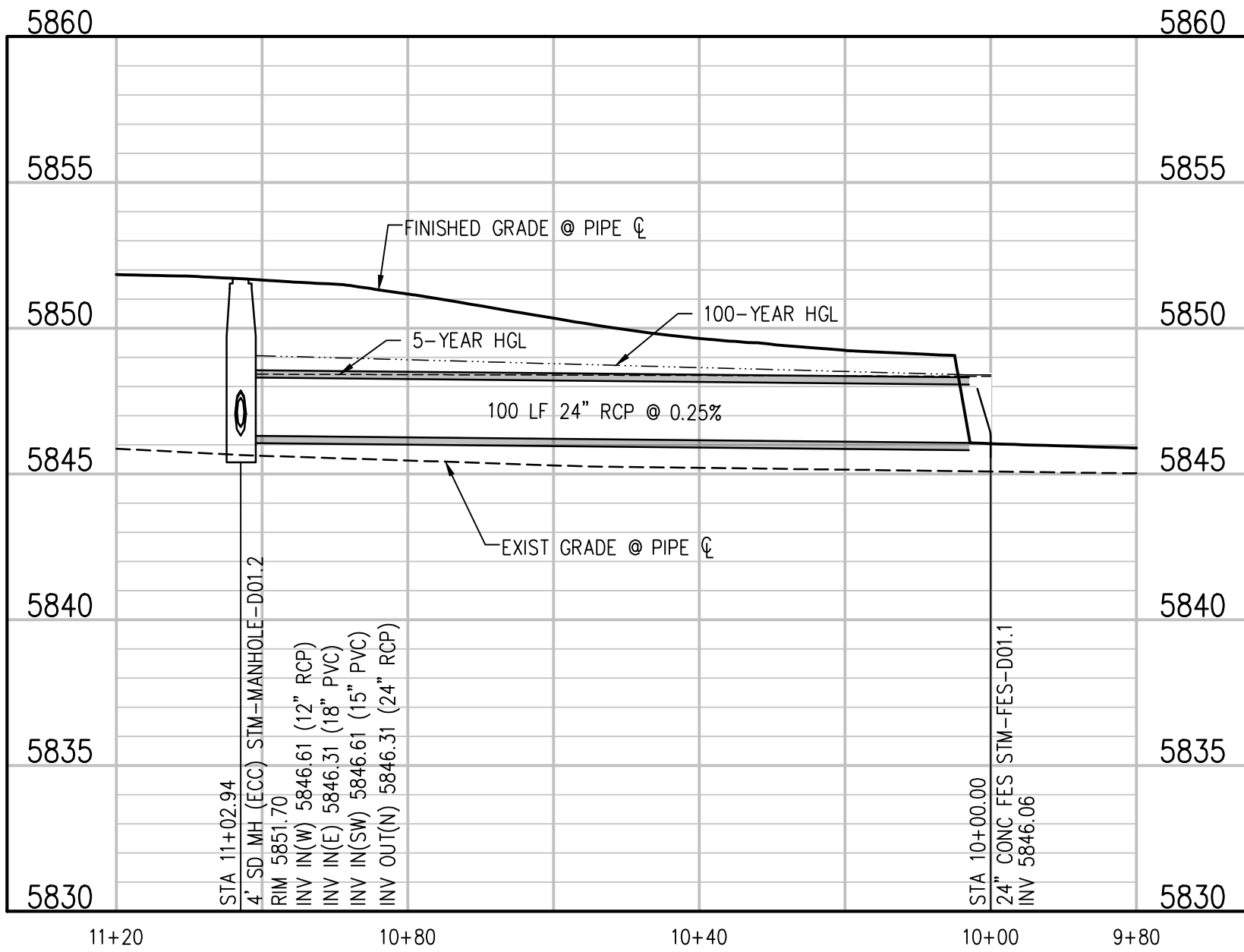
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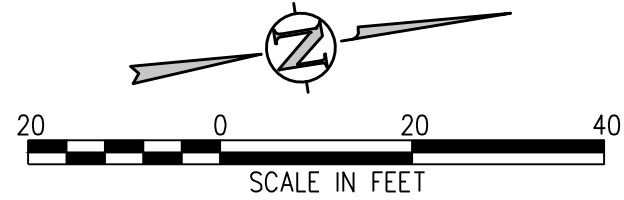
STORM LINE D01 PLAN  
SCALE: 1" = 20'



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

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



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

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JVA Incorporated  
1675 Larimer Street, #500  
Denver, CO 80202  
p. 303.444.1951

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Wheat Ridge, CO 80215  
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IRRIGATION  
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p. 303.688.0223

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

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Project Number: 223072.00  
Sheet Issue Date: 2025-06-06  
Drawn By: AMF/KAM/MJS  
Checked By: WTP/CWK/CFG  
Key Map



Drawing  
PHASE 1 STORM PLAN &  
PROFILE (ALT)

**C1-158**

SITE PLAN SUBMITTAL  
Page 66 of 324



ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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## Key Map



**C1-200**

SITE PLAN SUBMITTAL  
Page 67 of 324

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4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. DESIGN AND CONSTRUCTION MUST COMPLY WITH PHYSICALITY NOTES
6. ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE RECLOSED TO THE TOWN ROW PRIOR TO CONSTRUCTION.
7. 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.

TION TO EXIST 12" SALISBURY

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Town of Parker, Director of Engineering Date

---

Fire Code Official or Designated Representative
Date

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



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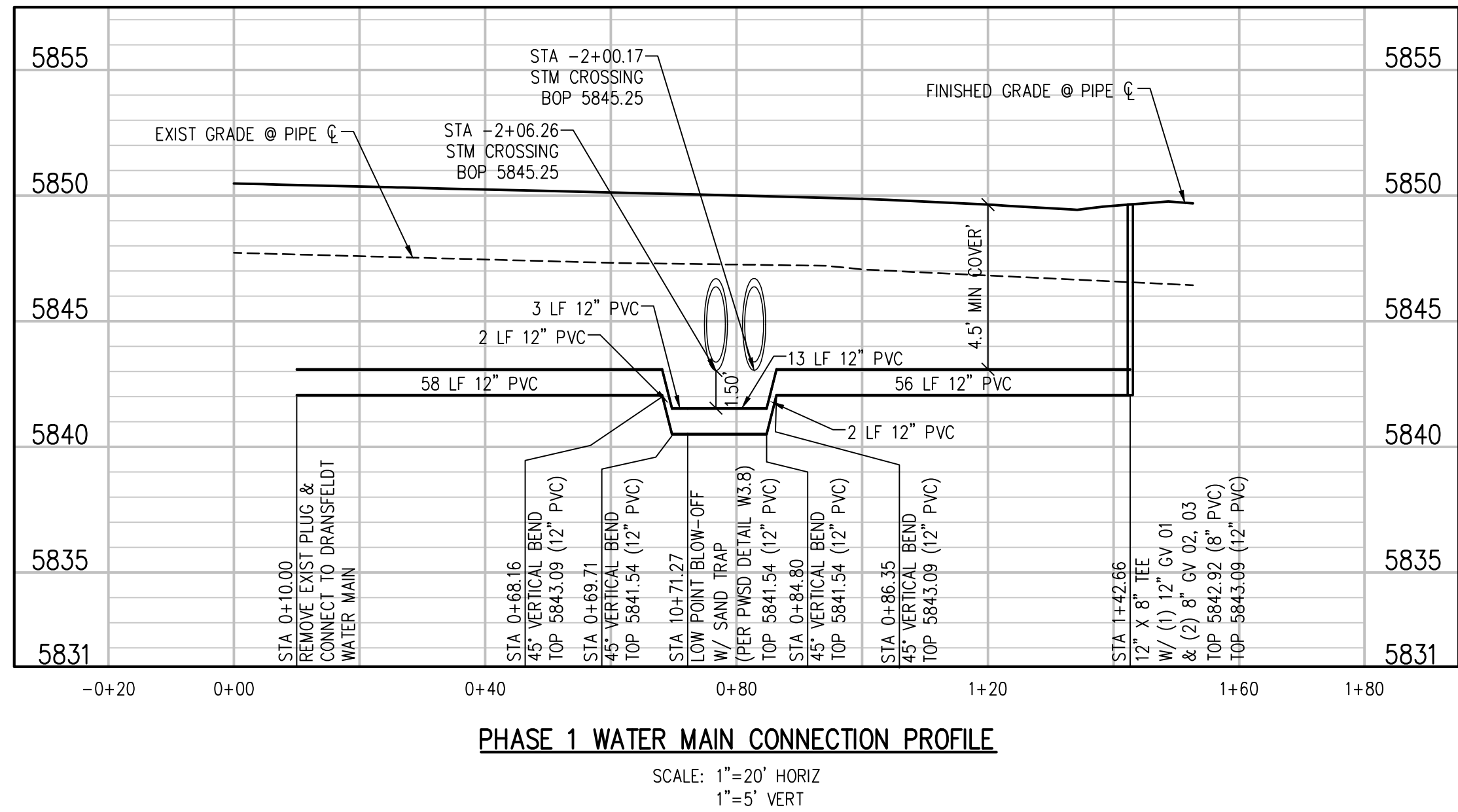
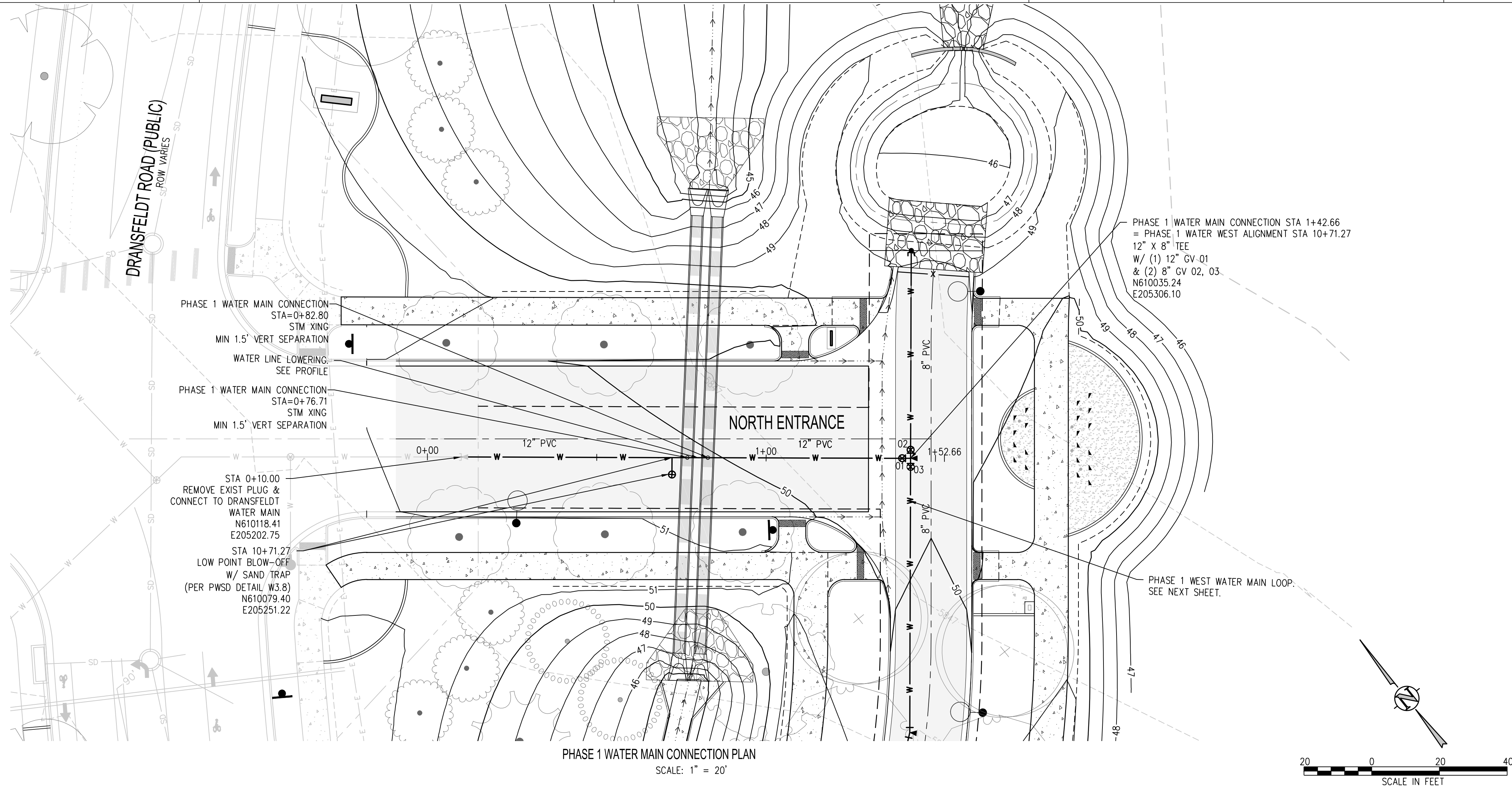
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#### UTILITY NOTES:

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Englewood, CO 80112  
p. 303.688.0223

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

ARCHITECTURE  
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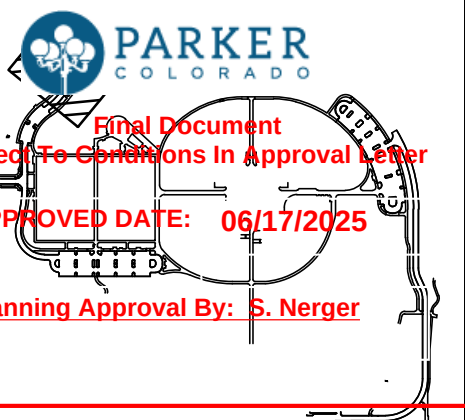
Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

Key Map



Drawing  
PHASE 1 WATER MAIN  
PLAN & PROFILE

**C1-250**

SITE PLAN SUBMITTAL  
Page 68 of 324

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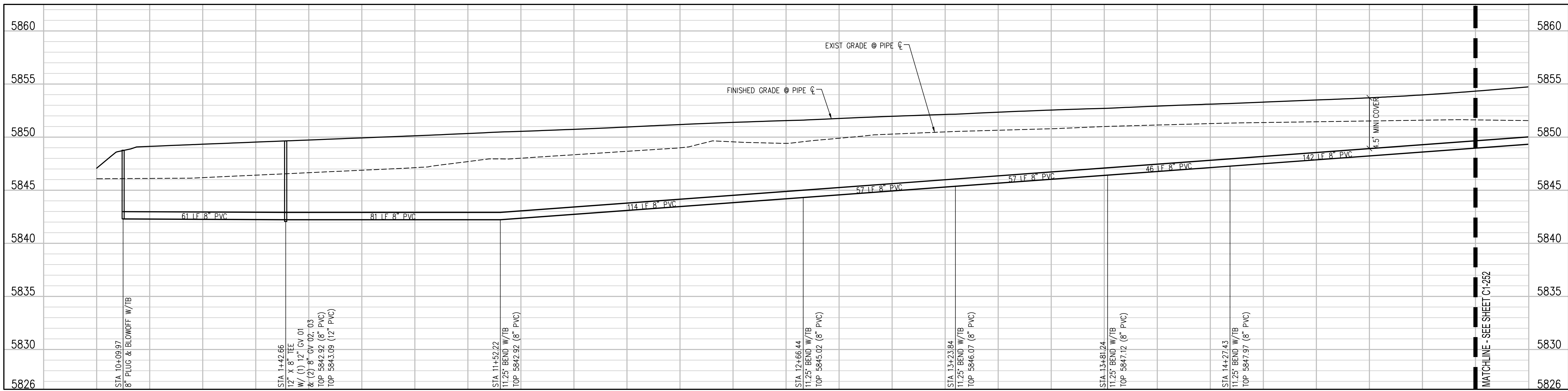
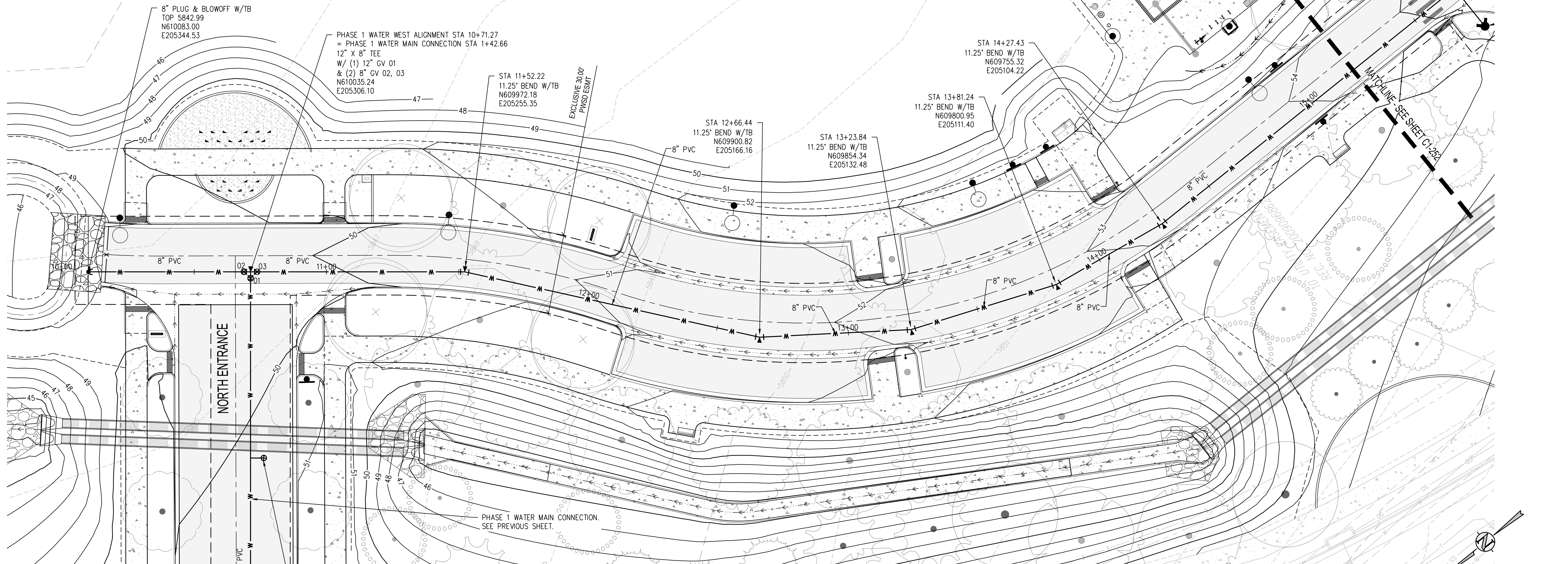
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Town of Parker  
**SALISBURY REGIONAL  
PARK - PHASE 1**  
11700 MOTSENBOCKER RD  
PARKER, CO 80134

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

Key Map



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

**C1-251**

SITE PLAN SUBMITTAL  
Page 69 of 324



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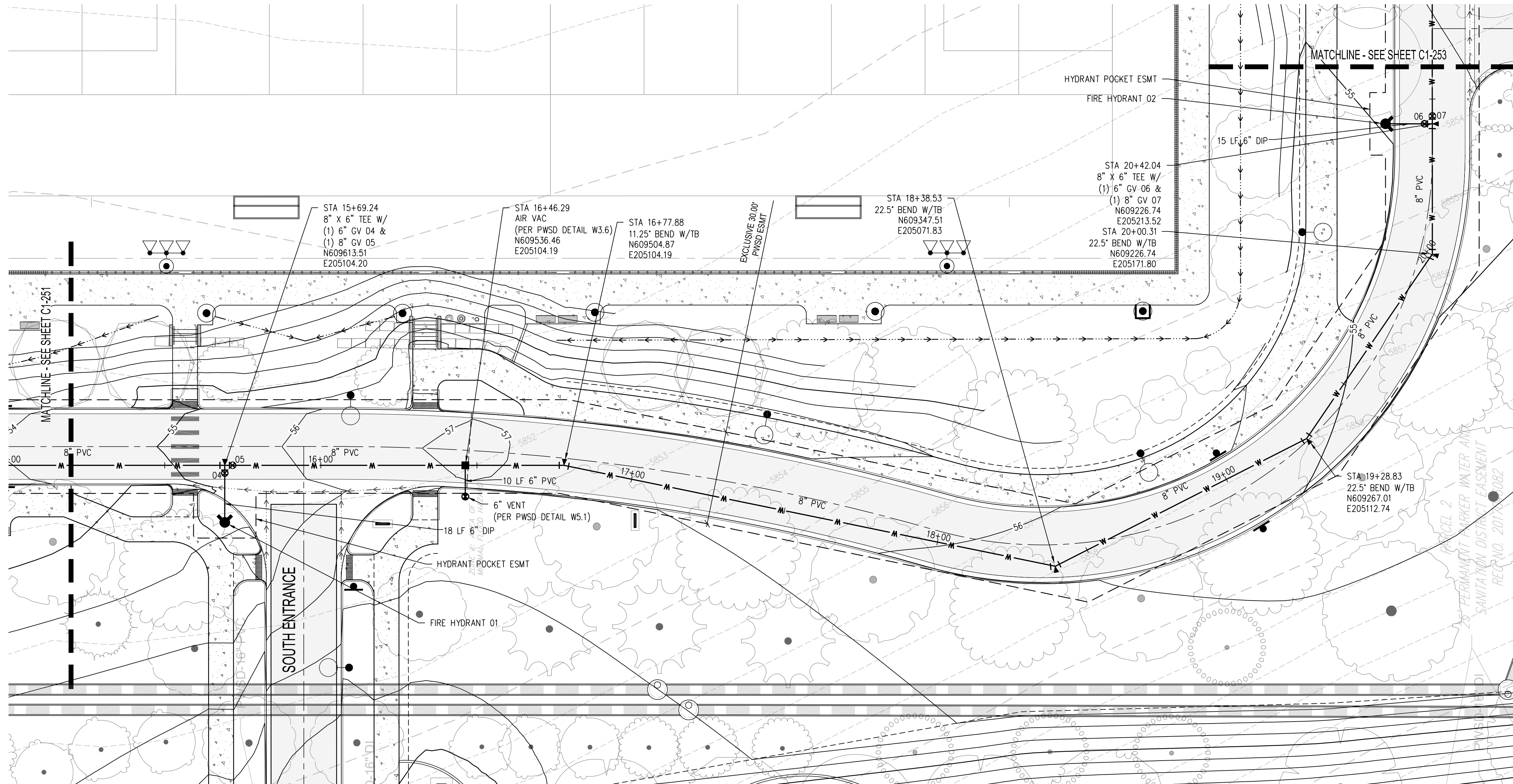
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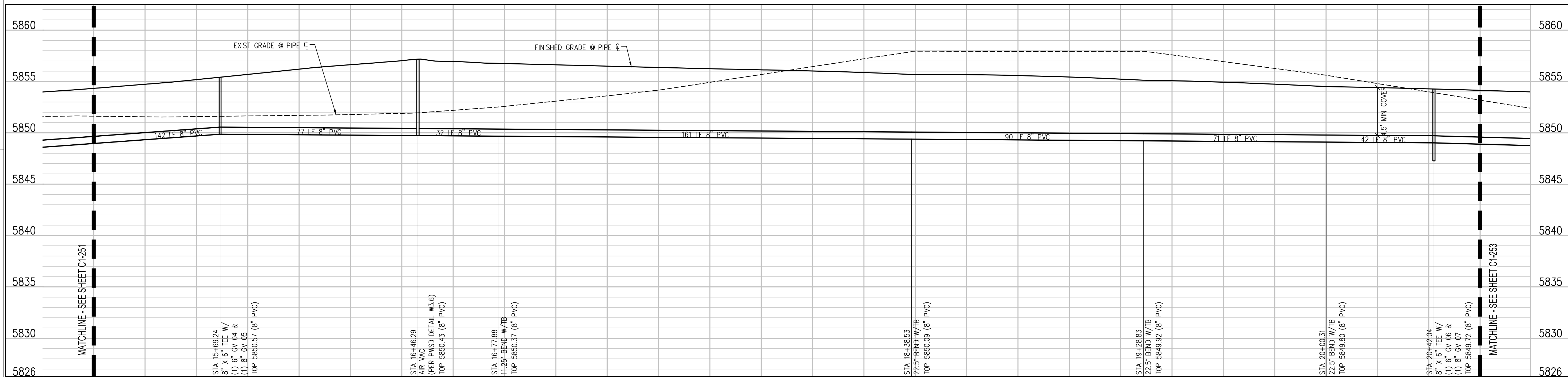
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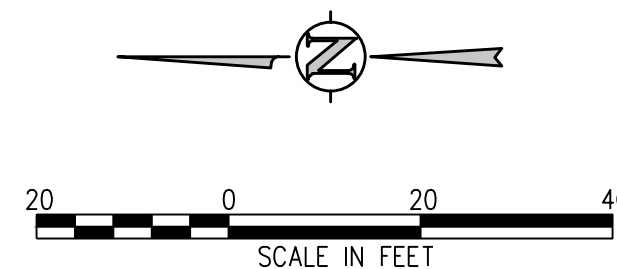
PHASE 1 WATER MAIN WEST PLAN  
SCALE: 1" = 20'



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

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PARK - PHASE 1**  
11700 MOTSENBOCKER RD  
PARKER, CO 80134

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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

**PARKER**  
COLORADO  
Final Document  
Subject to Comments in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

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

**C1-252**

SITE PLAN SUBMITTAL  
Page 70 of 324

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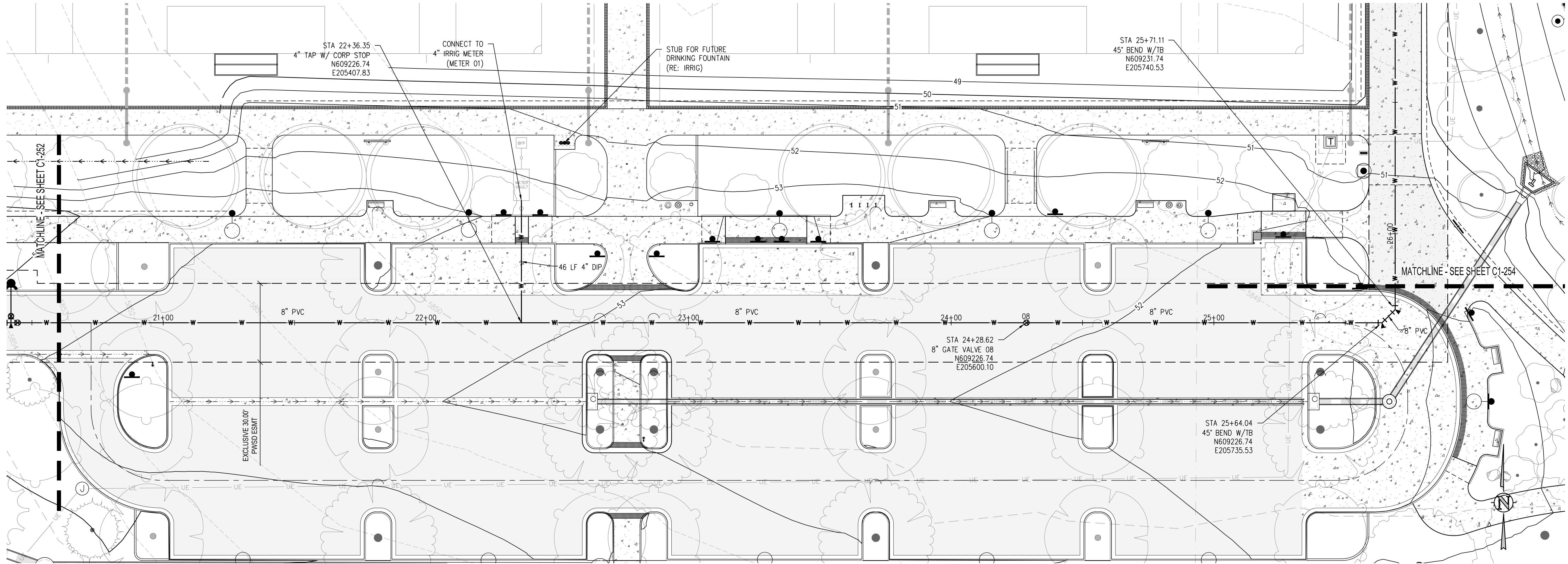
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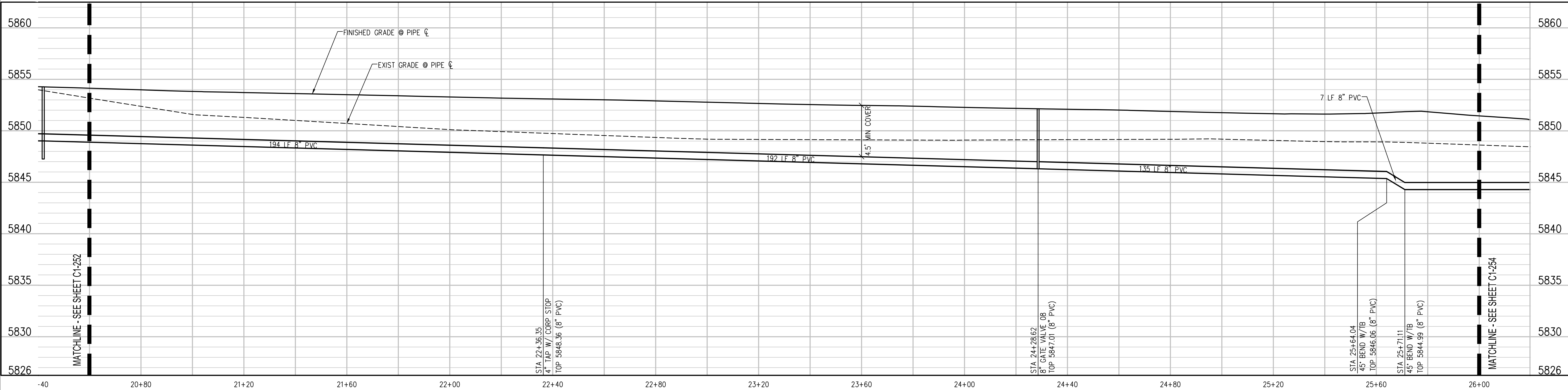


PHASE 1 WATER MAIN WEST PLAN  
SCALE: 1" = 20'



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

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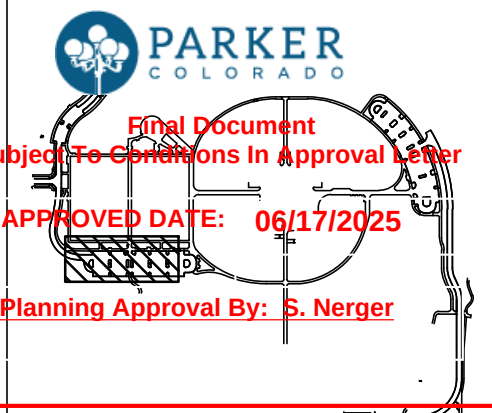
Project Number: 223072.00

Sheet Issue Date: 2025-06-06

Drawn By: AMF/KAM/MJS

Checked By: WTP/CWK/CFG

Key Map



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

**C1-253**

SITE PLAN SUBMITTAL  
Page 71 of 324

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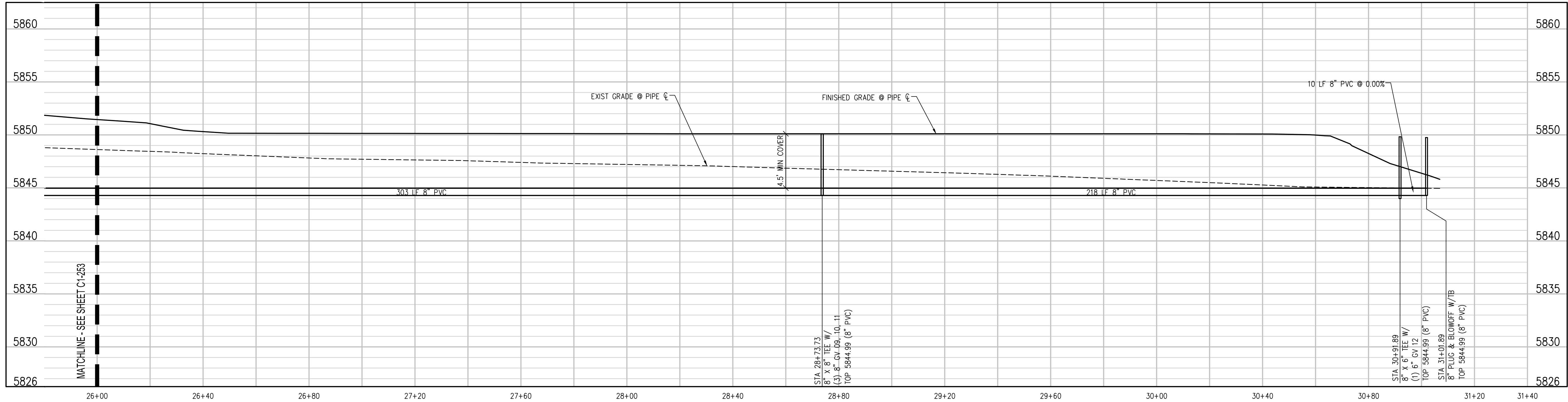
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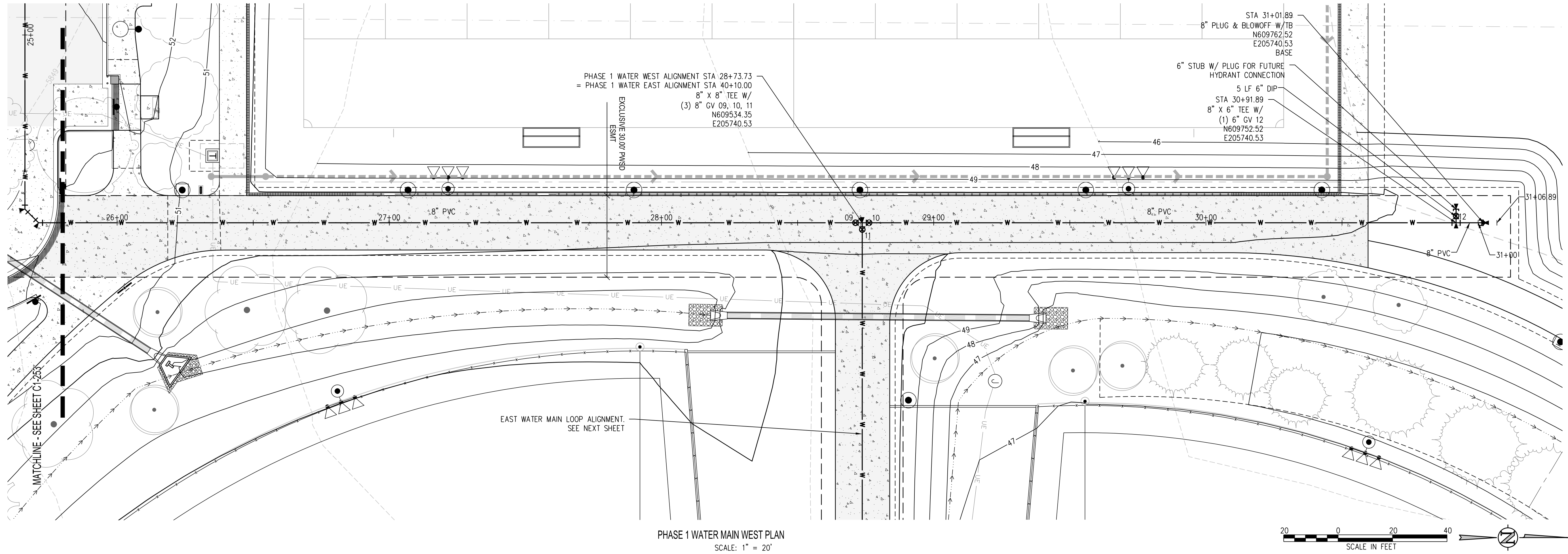
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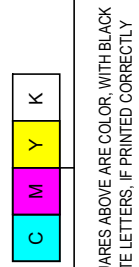
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p. 303.278.7297

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Key Map

**PARKER**  
COLORADO  
Final Document  
Subject to Comments in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

Drawing  
PHASE 1 WATER MAIN  
PLAN & PROFILE

**C1-254**

SITE PLAN SUBMITTAL  
Page 72 of 324



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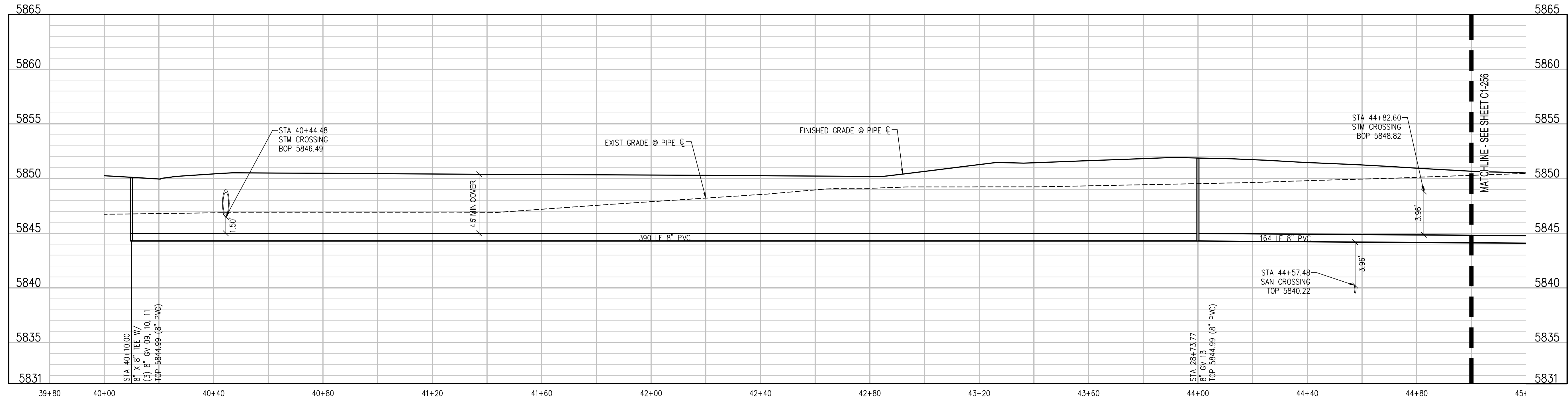
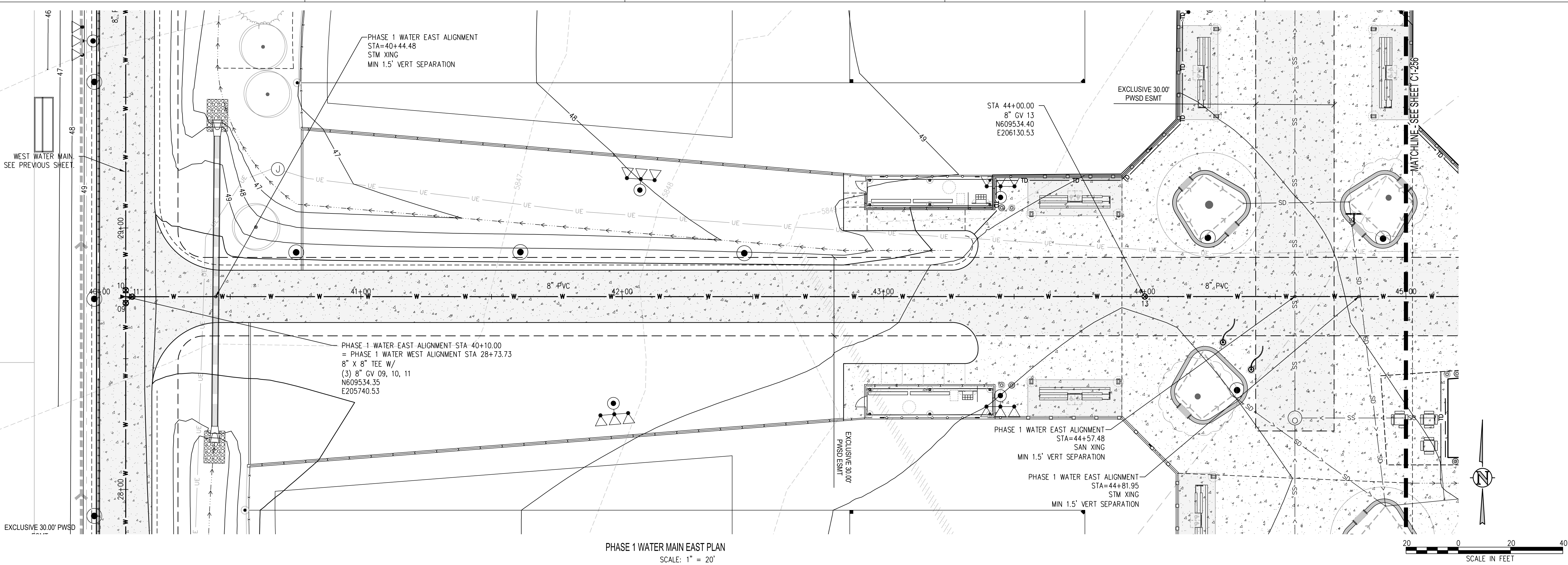
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p. 303.986.2175

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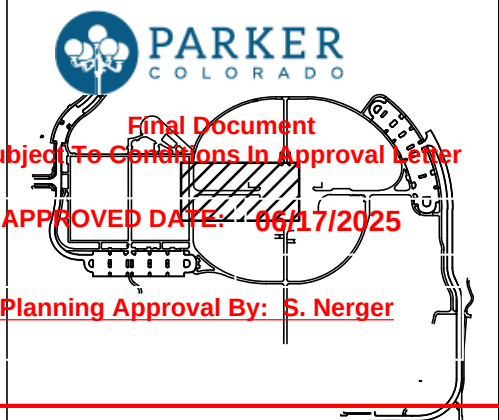
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Key Map



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

**C1-255**

SITE PLAN SUBMITTAL  
Page 73 of 324

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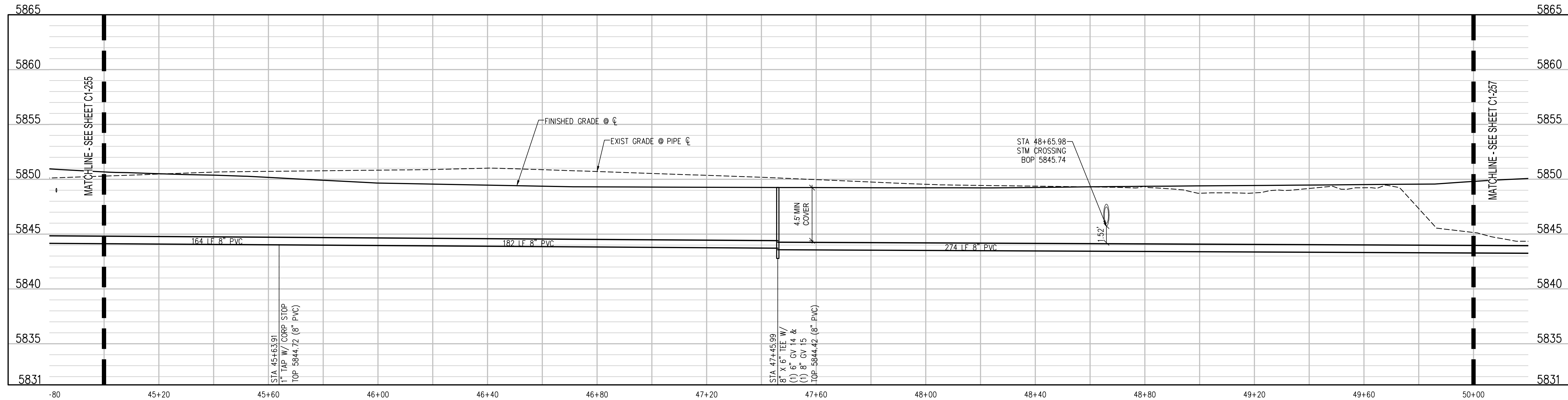
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Key Map

**PARKER**  
COLORADO  
Final Document  
Subject to Comments in Approval Letter  
APPROVED DATE: 06/17/2025  
Planning Approval By: S. Neger

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

**C1-256**

SITE PLAN SUBMITTAL  
Page 74 of 324

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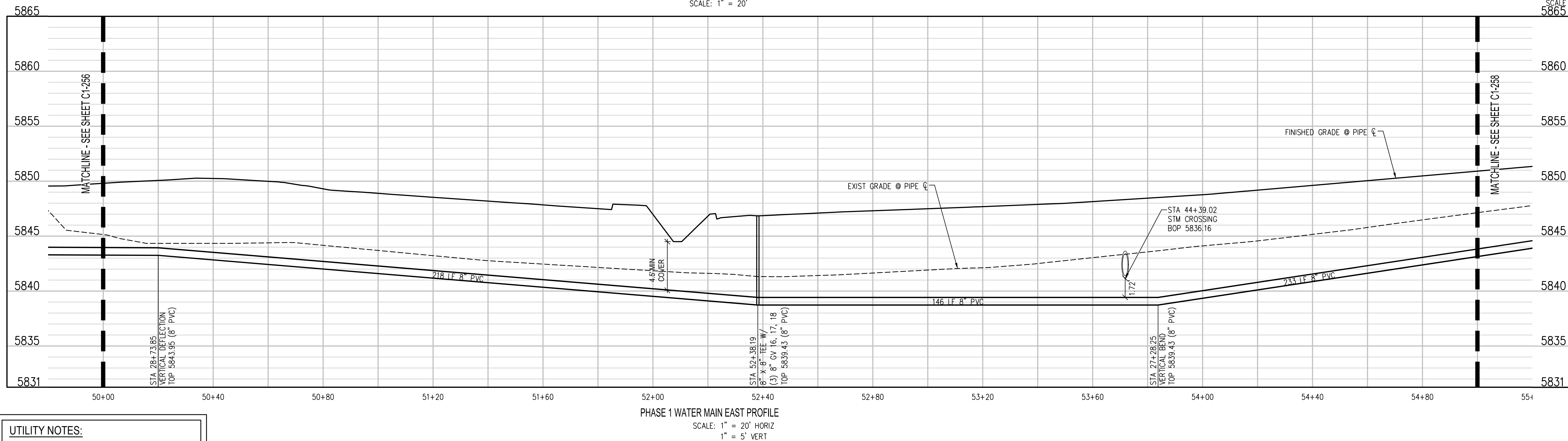
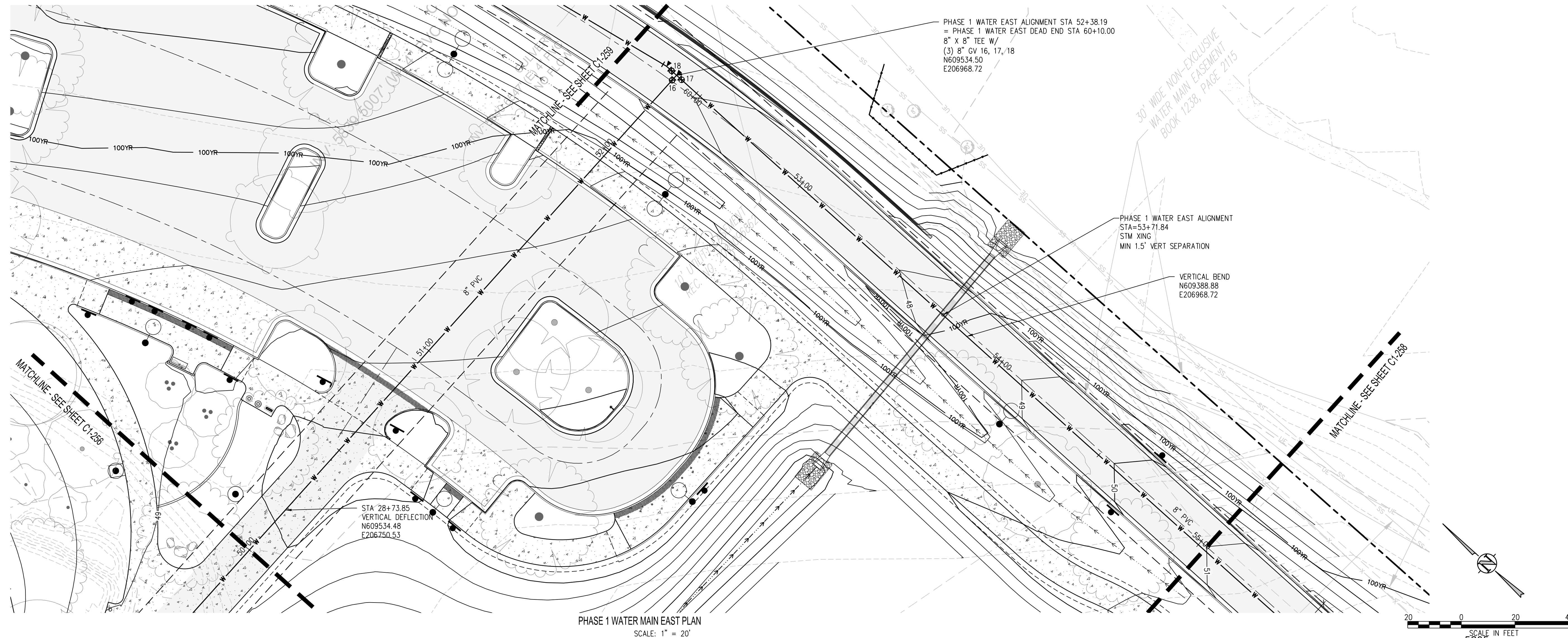
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### Key Map



SITE PLAN SUBMITTAL  
Page 75 of 324



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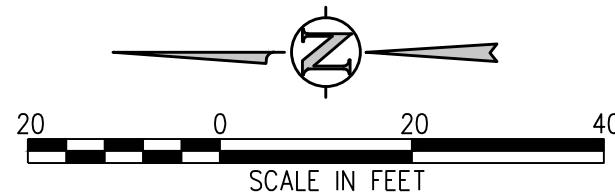
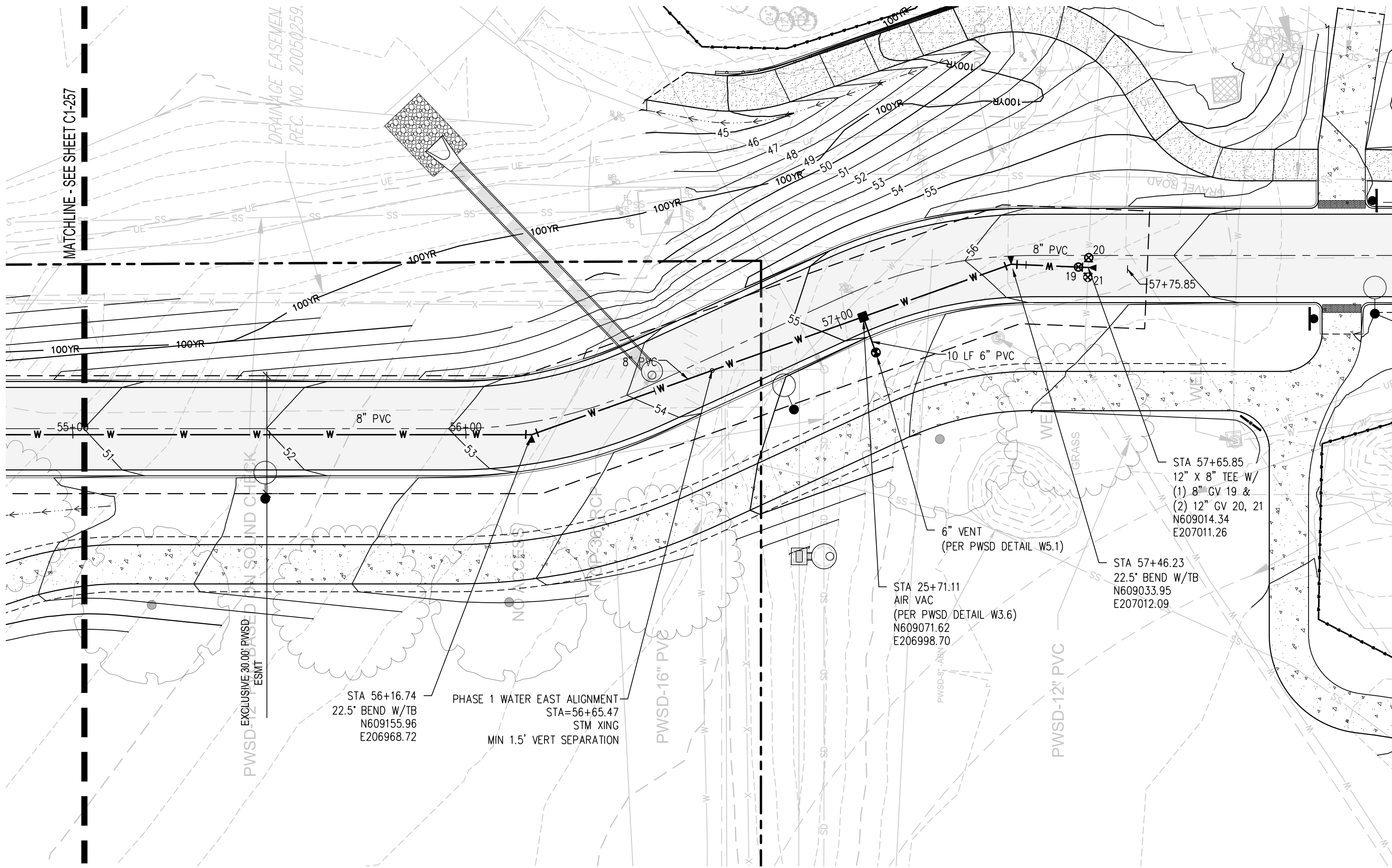
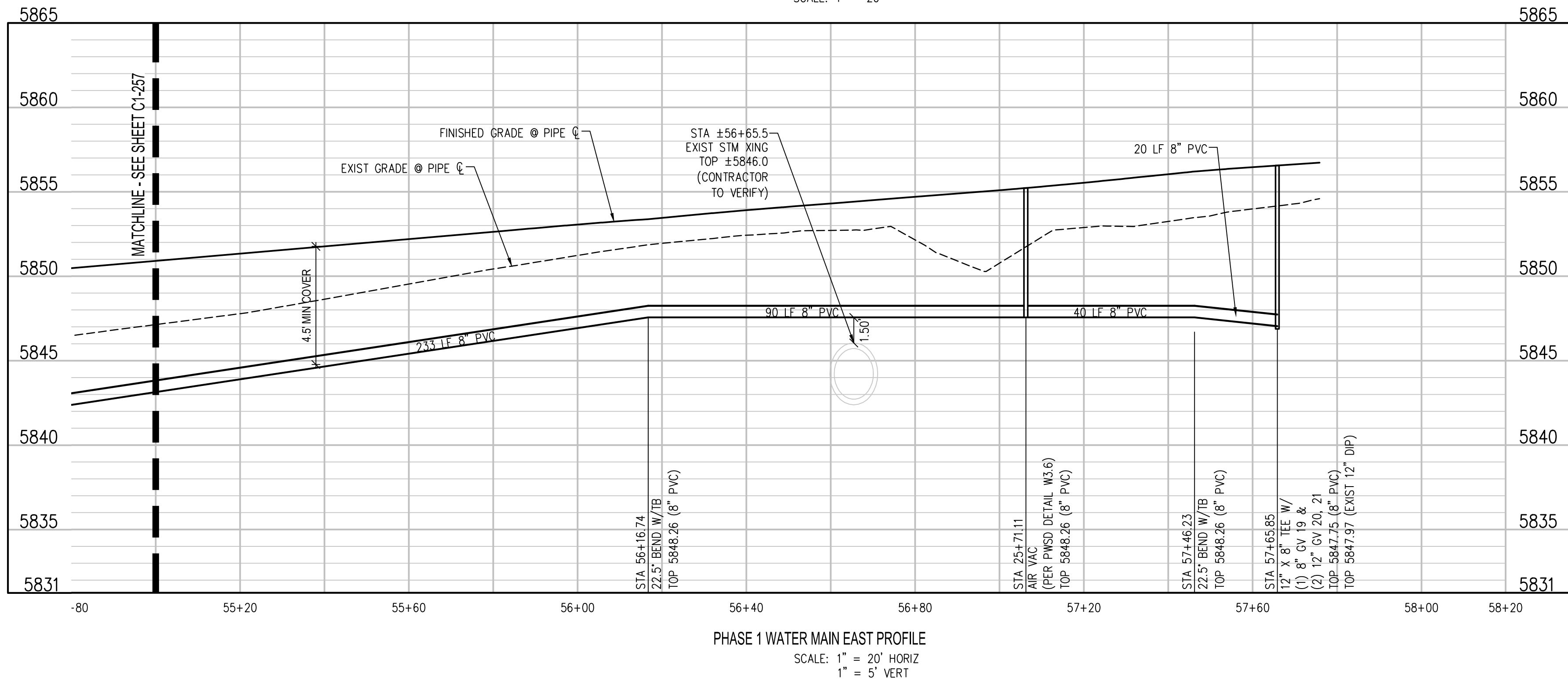
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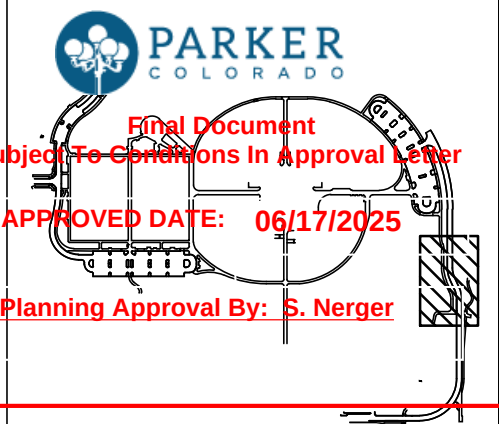
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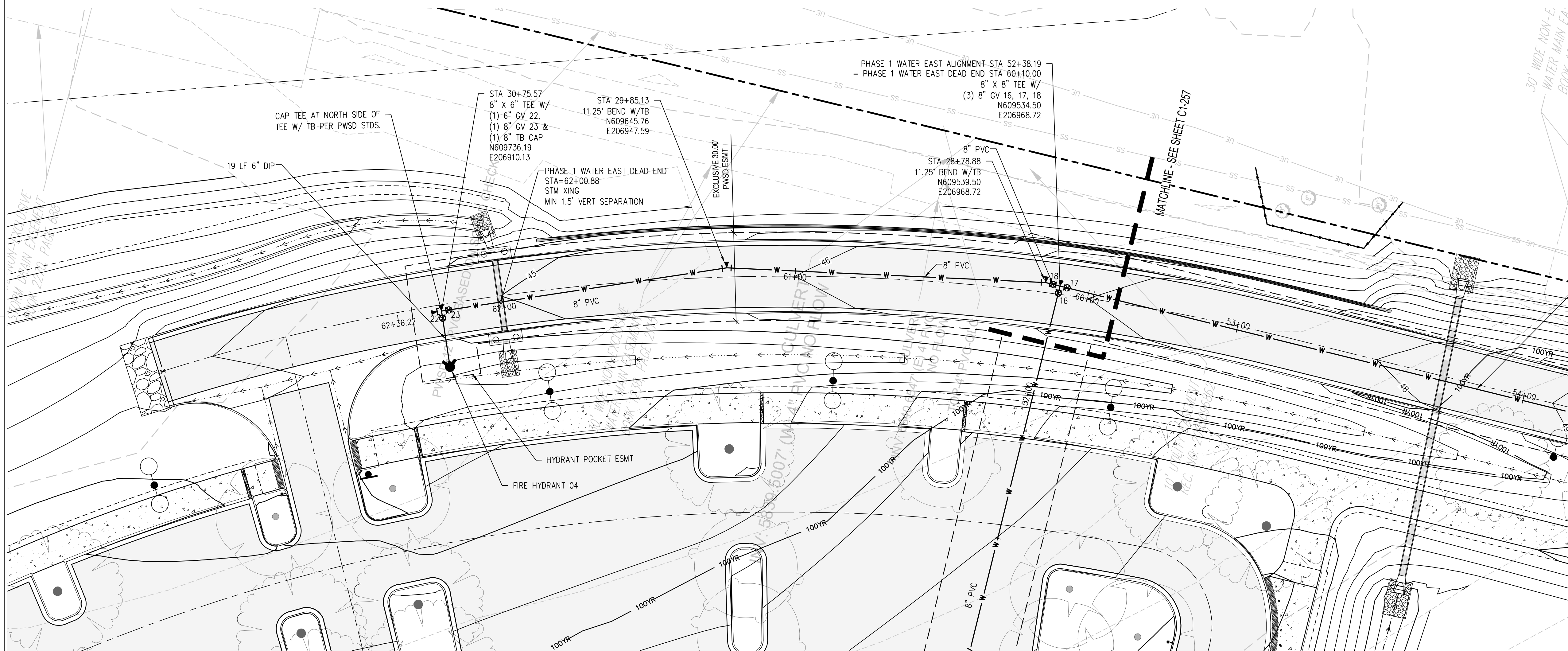
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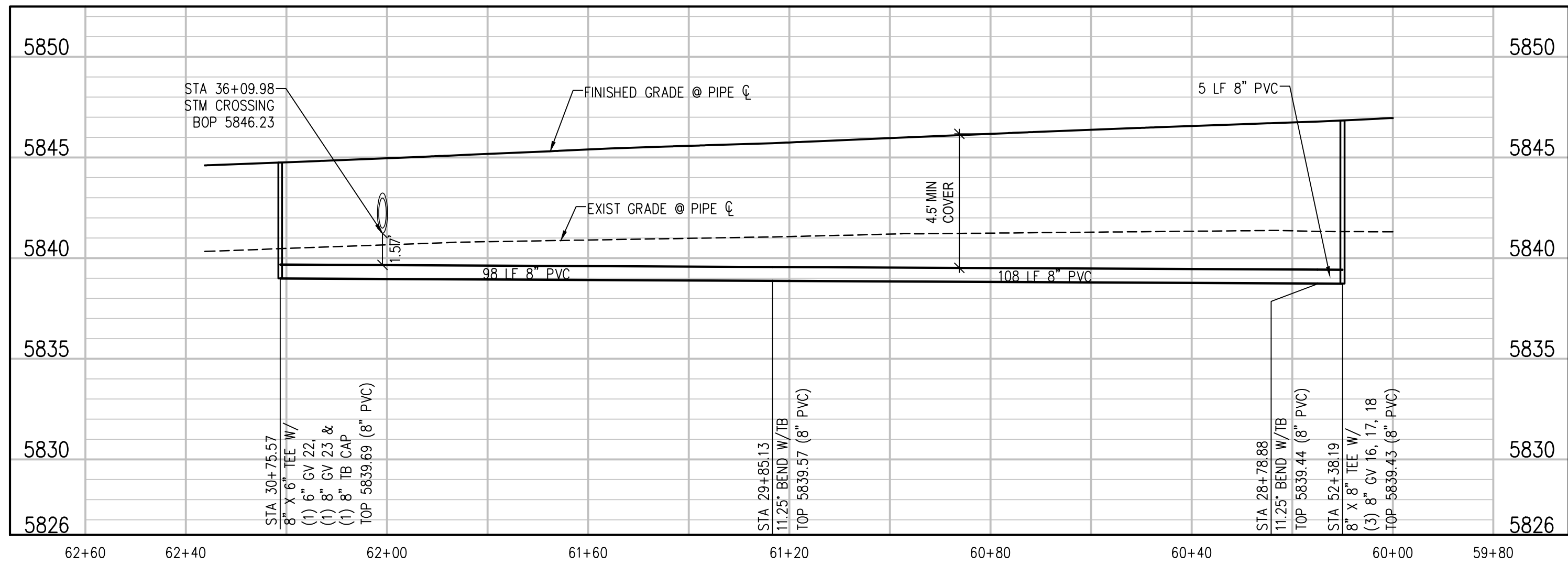
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PHASE 1 WATER EAST DEAD END PLAN  
SCALE: 1" = 20'



PHASE 1 WATER EAST DEAD END PROFILE  
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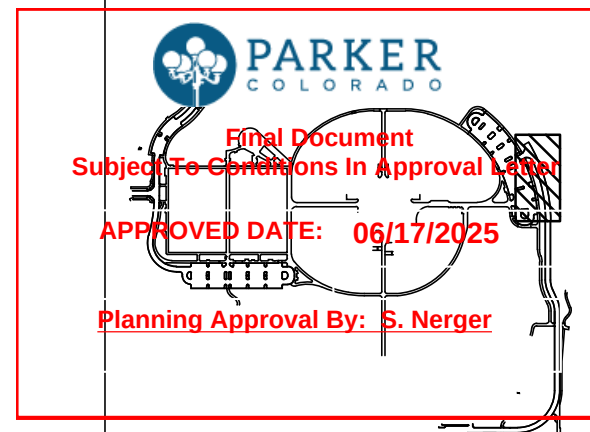
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PHASE 1 WATER MAIN  
PLAN & PROFILE

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Page 77 of 324