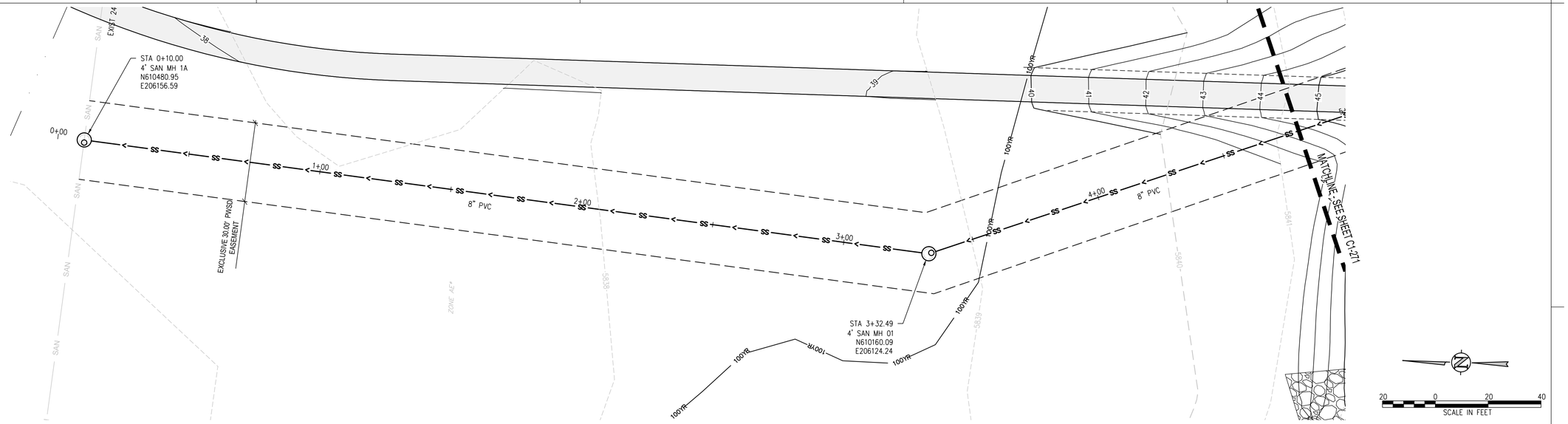
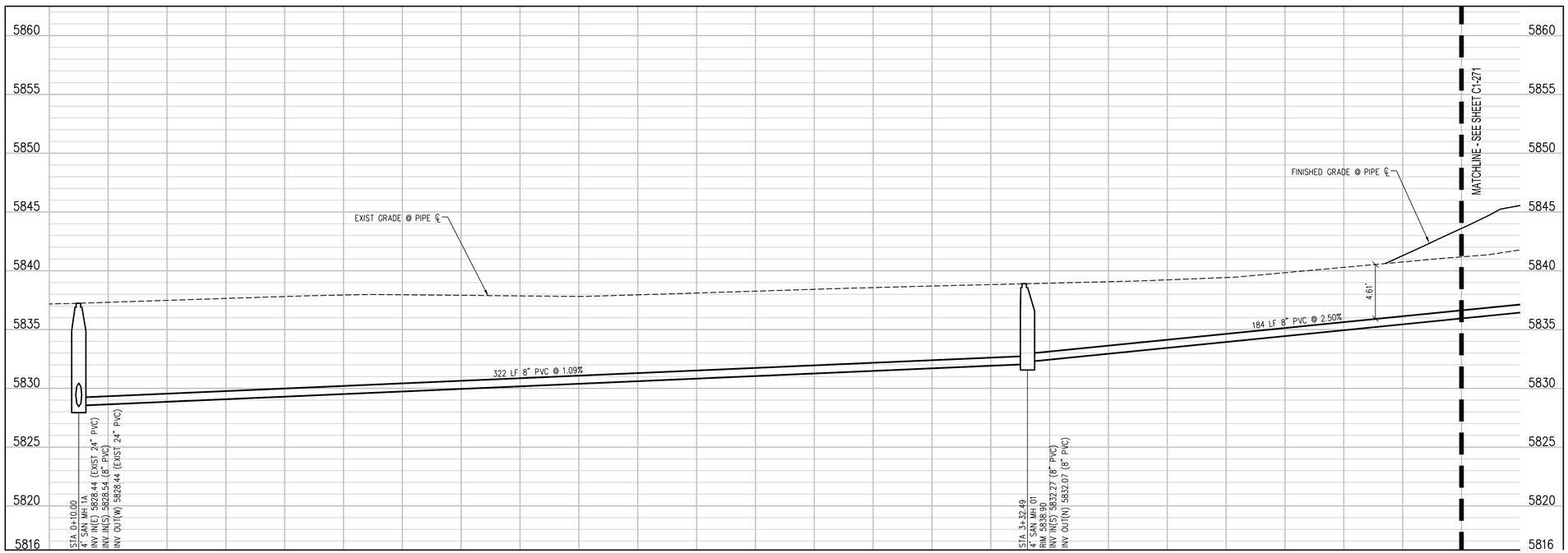


PHASE 1 SANITARY MAIN PLAN
SCALE: 1" = 20'



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

UTILITY NOTES:

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Town of Parker
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PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

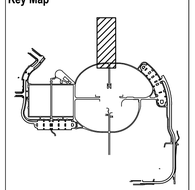
PARKER COLORADO

Final Document
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Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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

Key Map



Drawing

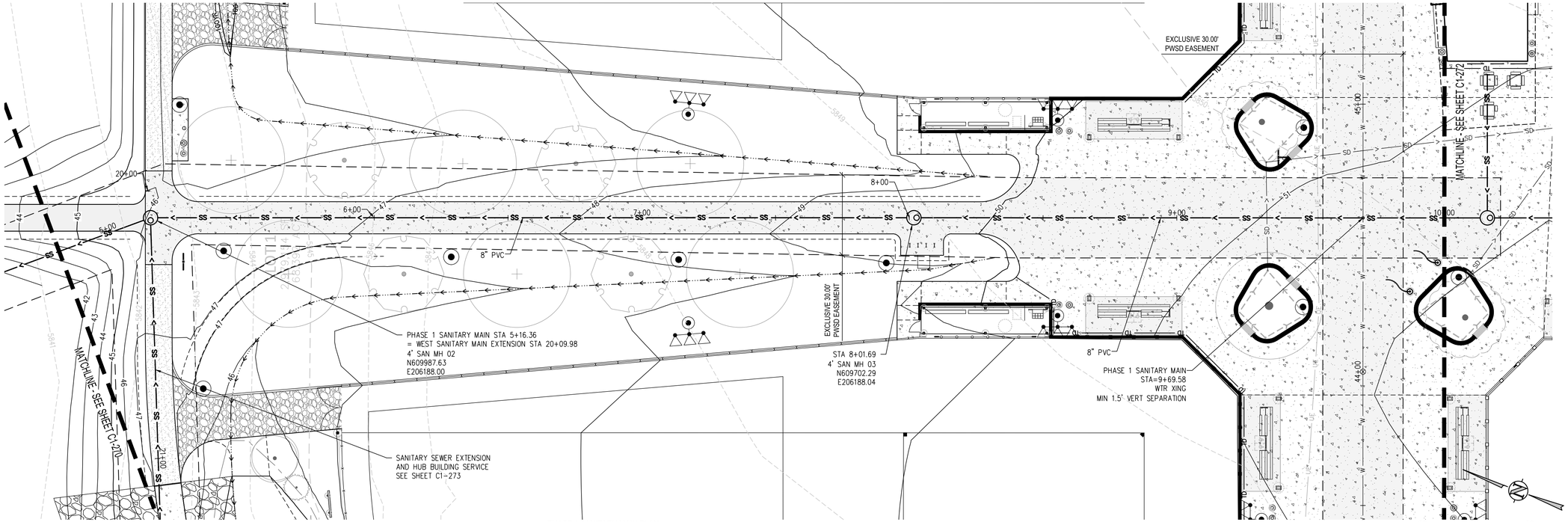
PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-270

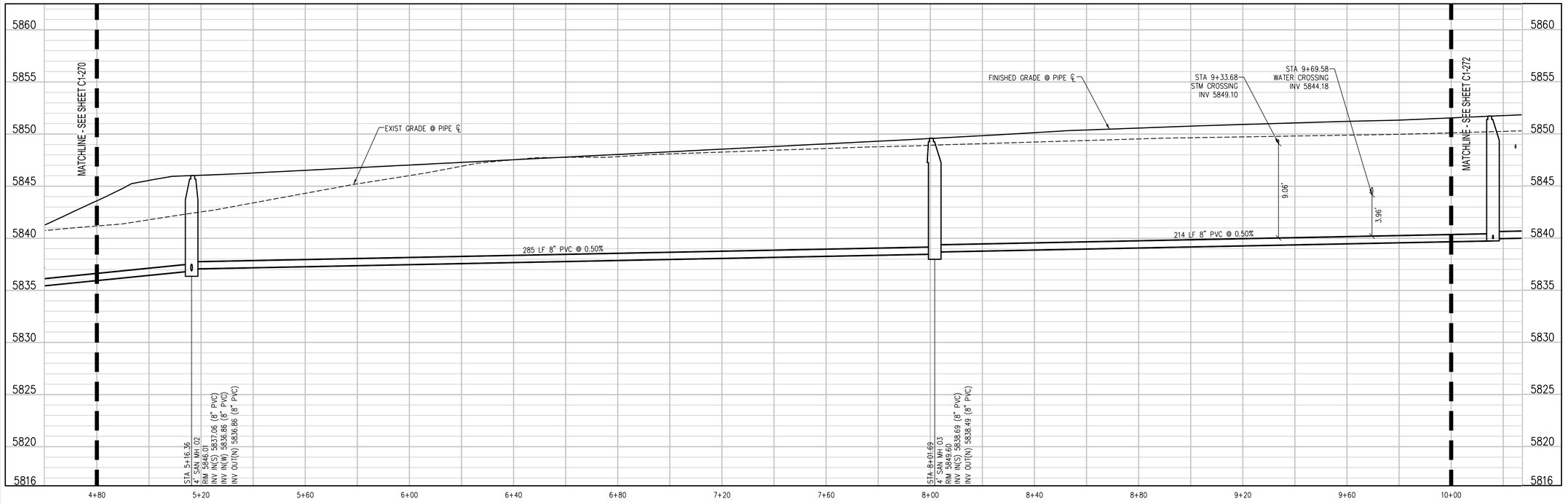
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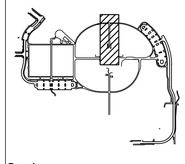
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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-271

SITE PLAN SUBMITTAL

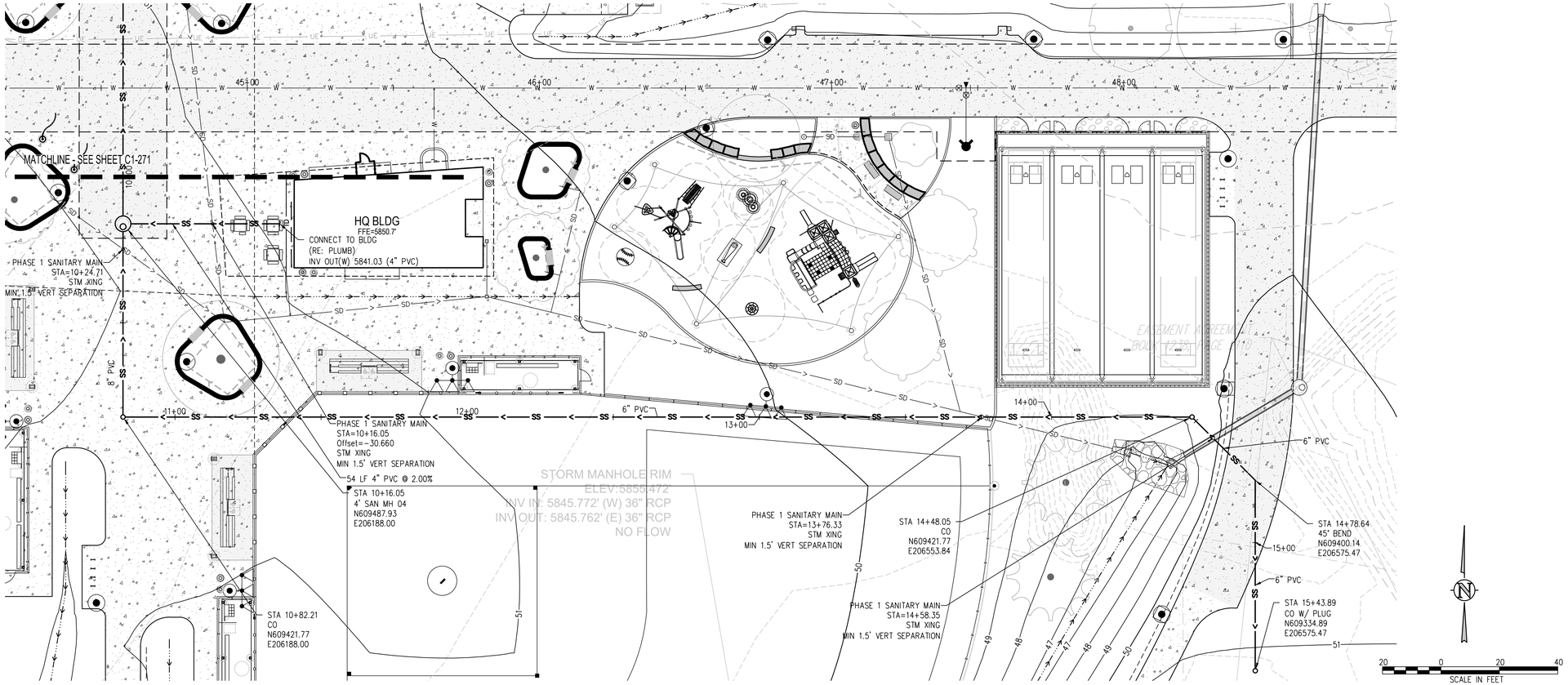
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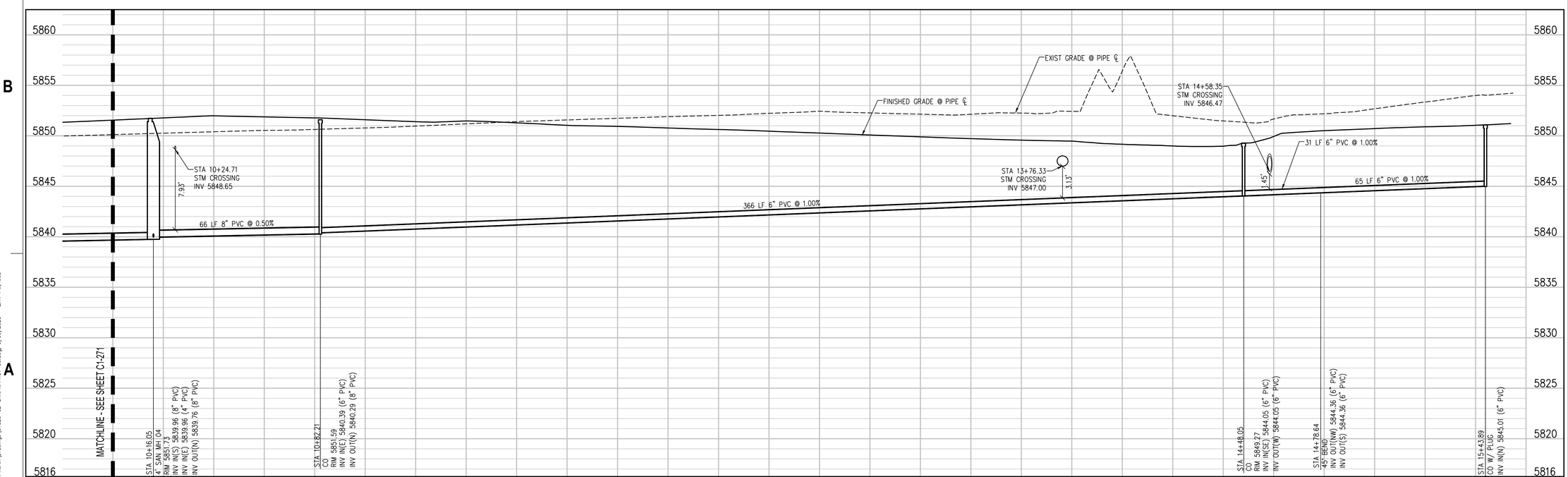
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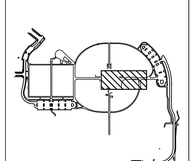
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PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-272

SITE PLAN SUBMITTAL
Page 80 of 324

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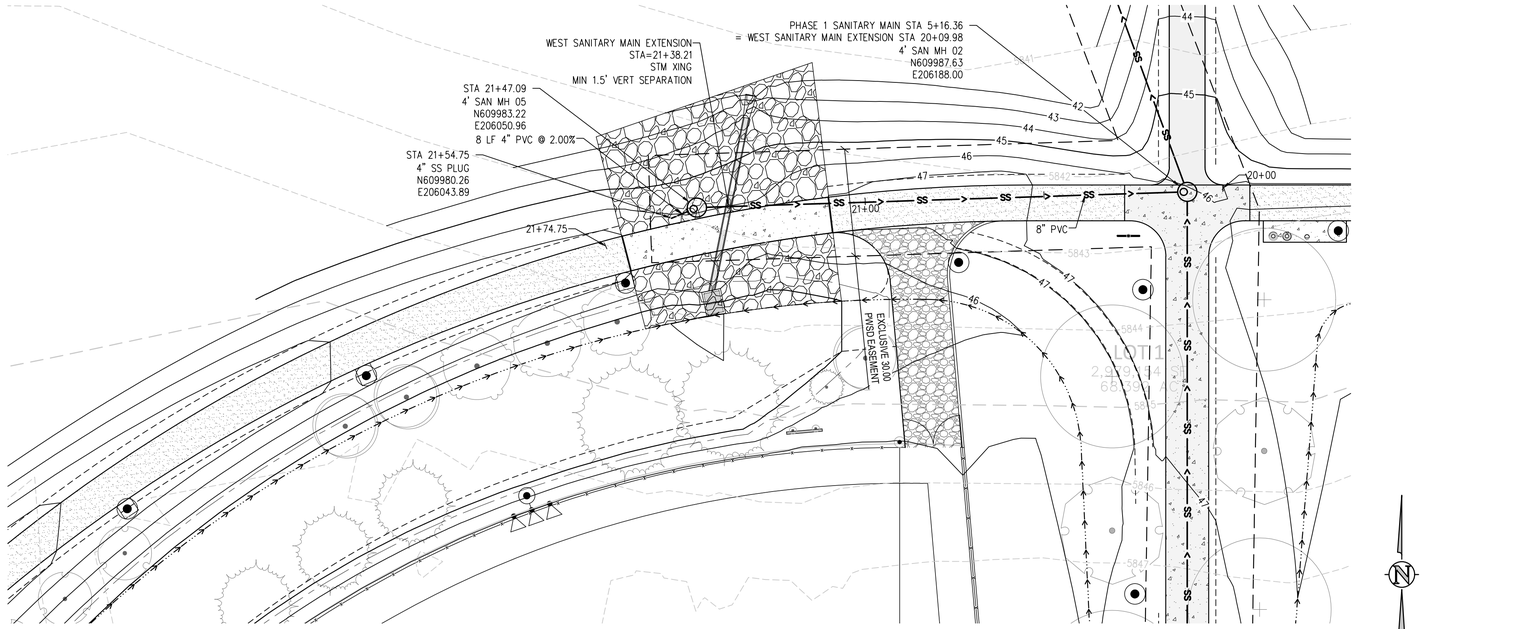
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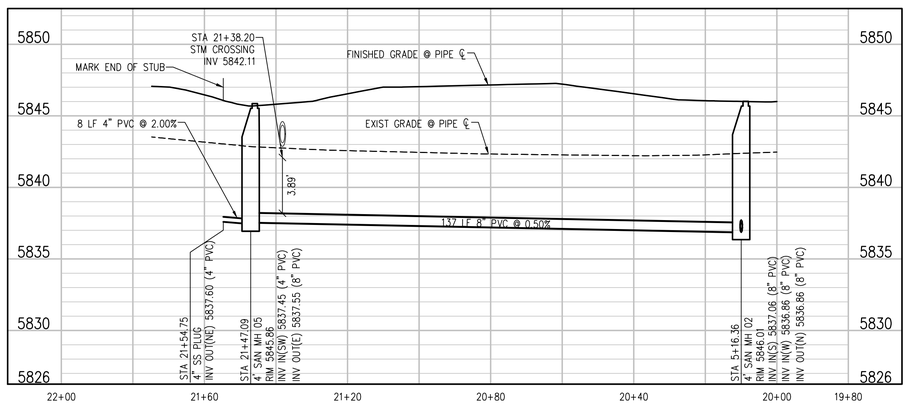
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WEST SANITARY MAIN EXTENSION & HUB BLDG SERVICE PLAN
SCALE: 1" = 20'



WEST SANITARY MAIN EXTENSION PROFILE
SCALE: 1"=20' HORIZ
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Town of Parker
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ARCHITECTURE

LANDSCAPE ARCHITECTURE

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INTERIOR DESIGN

PARKER COLORADO

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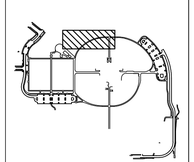
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Key Map



Drawing

PHASE 1 SANITARY SEWER PLAN & PROFILE

C1-273

SITE PLAN SUBMITTAL

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Town of Parker, Director of Engineering — Date

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C1-310(i) C1-316(i) C1-327 C1-326 C1-310 C1-316 C1-319 C1-323 C1-311 C1-313 C1-317 C1-320 C1-314 C1-324 C1-318 C1-321 C1-312 C1-315 C1-325 C1-322

MATCHLINE – THIS SHEET

DRAINSFELDT RD ROW VARIES

MOTSENBOCKER RD ROW VARIES

LIMITS OF EXISTING 100-YEAR FLOODWAY

LIMITS OF PROPOSED 100-YEAR FLOODPLAIN

ALT 1 LIMITS (TYP)

SYNTHETIC TURF MULTI-USE FIELDS (ALT 1, RE: LSCAPE)

BALLFIELD (RE: LSCAPE)

BLEACHERS (ALT 2, RE: LSCAPE, TYP)

NORTHEAST PARKING LOT

BATTING CAGES (ALT 4, RE: LSCAPE)

PLAYGROUND (ALT 3, RE: LSCAPE)

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

SALISBURY PARK SOUTH ACCESS

SOUTHWEST PARKING LOT

EXIST PWSD FILTRATION FACILITY

LONGLAND PKWY

ASTIC FENCE
WIRE FENCE
FENCE

HORSE ARENA

REC. NO. 20070213

HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL LEGEND

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

N

100 0 100 200
SCALE IN FEET

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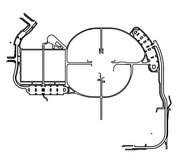
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Key Map



Drawing

PHASE 1 OVERALL SIGNAGE, STRIPING, & PAVING PLAN

C1-300

SITE PLAN SUBMITTAL
Page 82 of 324

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MATCHLINE - SEE SHEET C1-310(i)

MATCHLINE - SEE SHEET C1-313

MATCHLINE - SEE SHEET C1-311

MOTSENBOCKER RD (PUBLIC) ROW VARIES

DRANSFELDT RD (PUBLIC) ROW VARIES

PWSD-24" DI

WATER MANHOLE RIM ELEV: 5855.384' TE: 5844.984' (W) 8" DI

CULVERT INV: 5849.77' (W) 24" CMP

TRACT B 20,287 SF 0.466 AC

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

PWSD-16"DI

LEFT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

CENTER LINE: SOLID DOUBLE YELLOW, 4" WIDE, 4" APART

1 CD-302 STOP SIGN (R1-1)

25 CD-302 CONNECT TO EXIST

2" X 10" CROSSWALK STRIPING (TYP)

THRU/RIGHT TURN ARROW

LEFT TURN ARROW

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

4" WIDE WHITE PAINTED STRIPE

4" WIDE DOUBLE YELLOW PAINTED STRIPE

2 CD-302 ASPHALT PAVING (TYP)

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

15 CD-302 DIRECTIONAL CURB RAMP (TYP)

GRADE BREAK (TYP)

18 CD-302 DIRECTIONAL CURB RAMP WITHIN RADIUS (TYP)

19 CD-302 8' CONCRETE PAN (TYP)

PHASE 3 CONNECTION POINT

POND E

RIPRAP RUNDOWN (TYPE M, D=12")

CDOT TYPE III BARRICADE

LIGHTPOLE (RE: ELECT, TYP)

ROAD CENTERLINE (TYP)

RIGHT TURN ARROW PER S-267-1 WHITE, 8'-2" TALL, 6'-3" WIDE

222 LF CHANNELIZING LINE, SOLID WHITE, 8" WIDE (TYP)

120 LF 6" DOTTED WHITE TRANSITION LINE 2' WHITE, 6' GAPS

STOP SIGN (R1-1)

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

CONCRETE BYPASS CHANNEL 8 CD-302

SITE FURNITURE (RE: LSCAPE, TYP)

MOUNTABLE CURB 3 CD-302

17 CD-302 MIDBLOCK CURB RAMP (TYP)

4 CD-302 CONCRETE PAVING (TYP)

3 CD-302 CURB AND GUTTER (TYP)

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

10.00' WIDE STALL ADJACENT TO LANDSCAPING (TYP)

6 CD-302 3' WIDE CONCRETE PAN (TYP)

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8o	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

SCALE IN FEET: 20 0 20 40

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Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-310

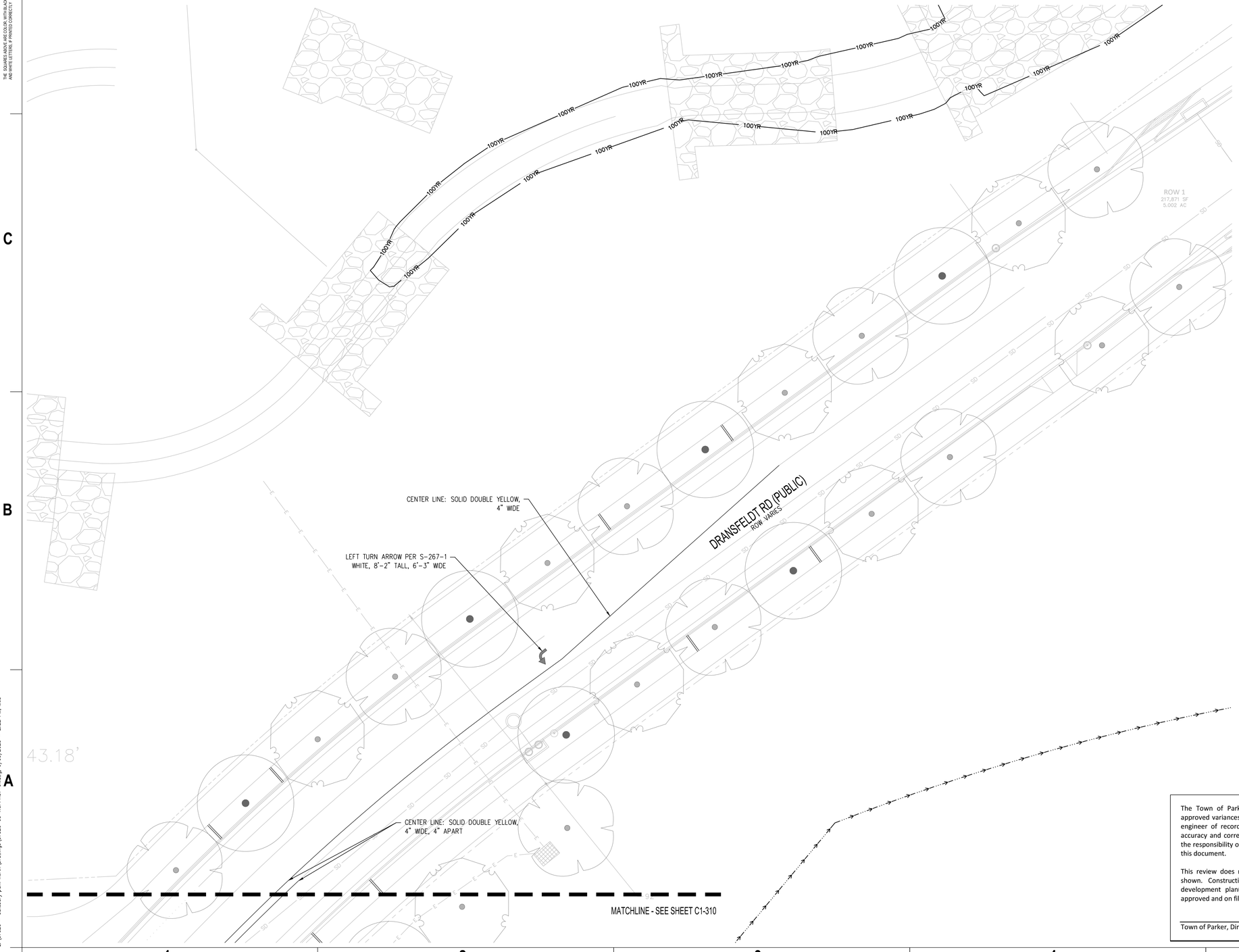
SITE PLAN SUBMITTAL
Page 83 of 324

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

N

20 0 20 40
SCALE IN FEET

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Town of Parker, Director of Engineering Date

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Denver, CO 80202
p. 303.607.0977

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

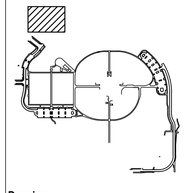
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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Drawn By:	AMF/KAM/MJS
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-310(l)

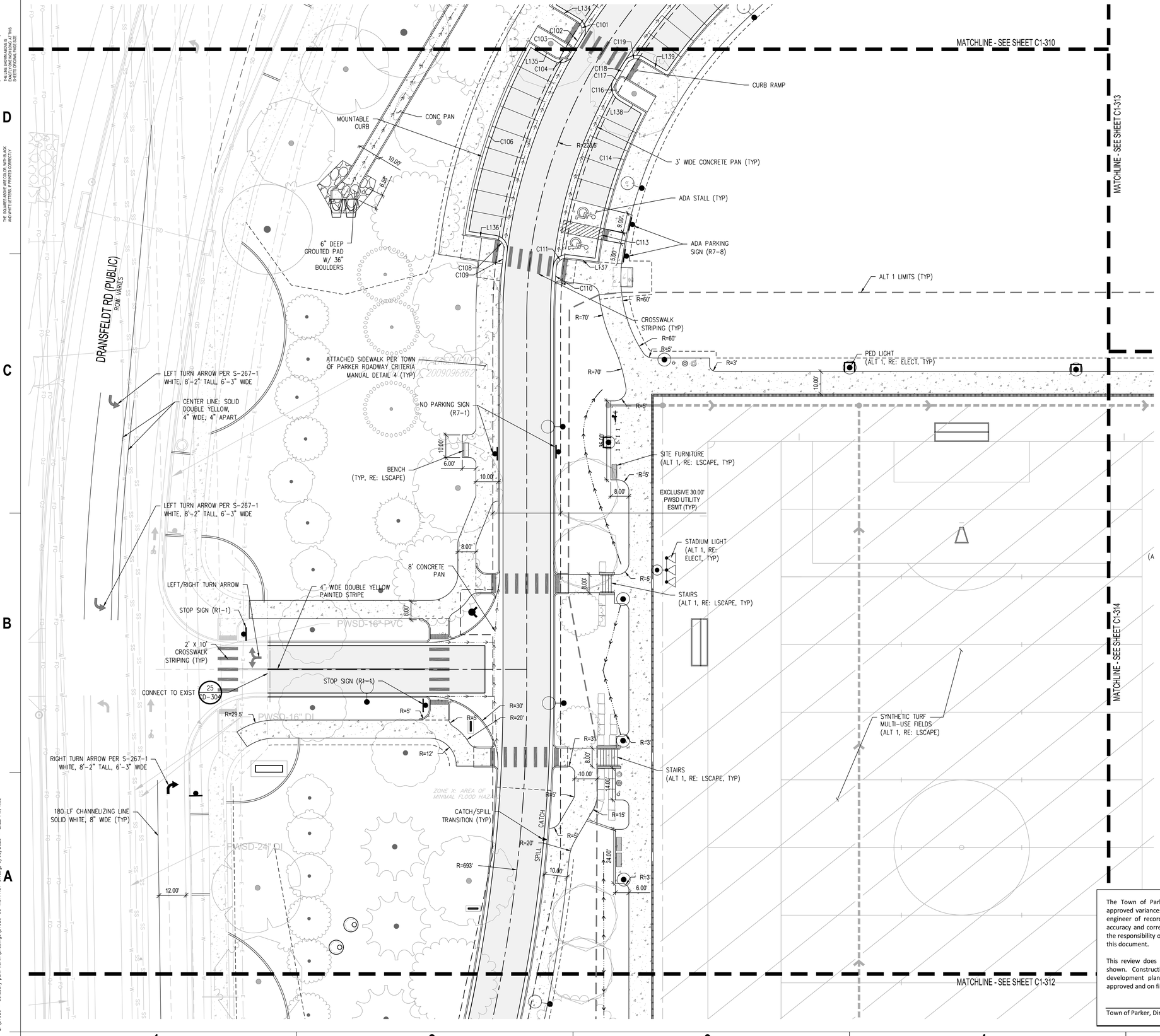
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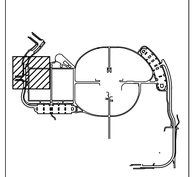
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Drawing

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C1-311

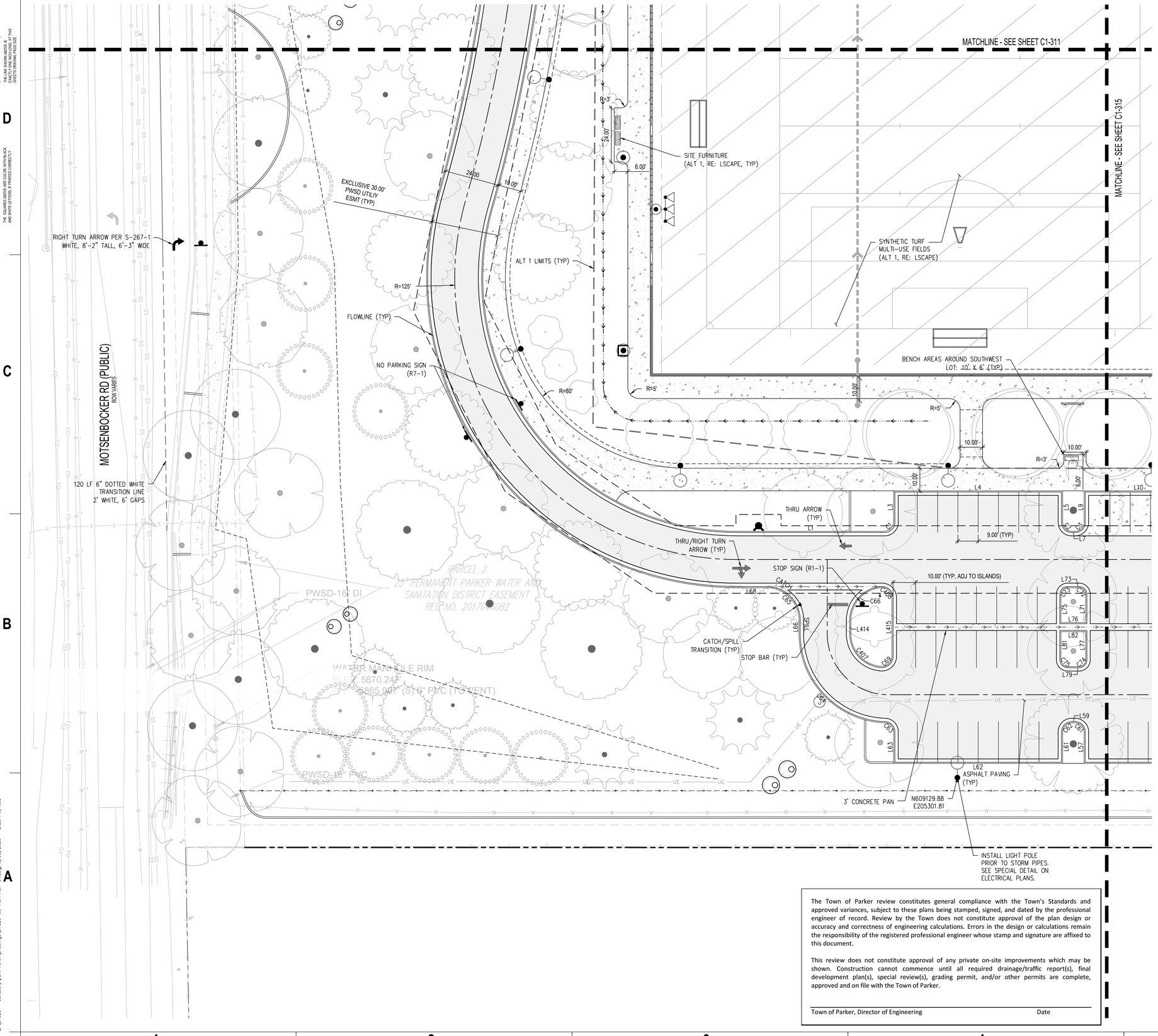
SITE PLAN SUBMITTAL

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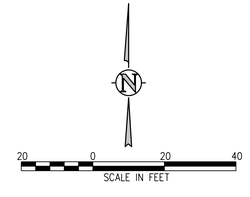
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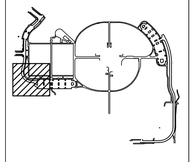
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Key Map



Drawing

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C1-312

SITE PLAN SUBMITTAL

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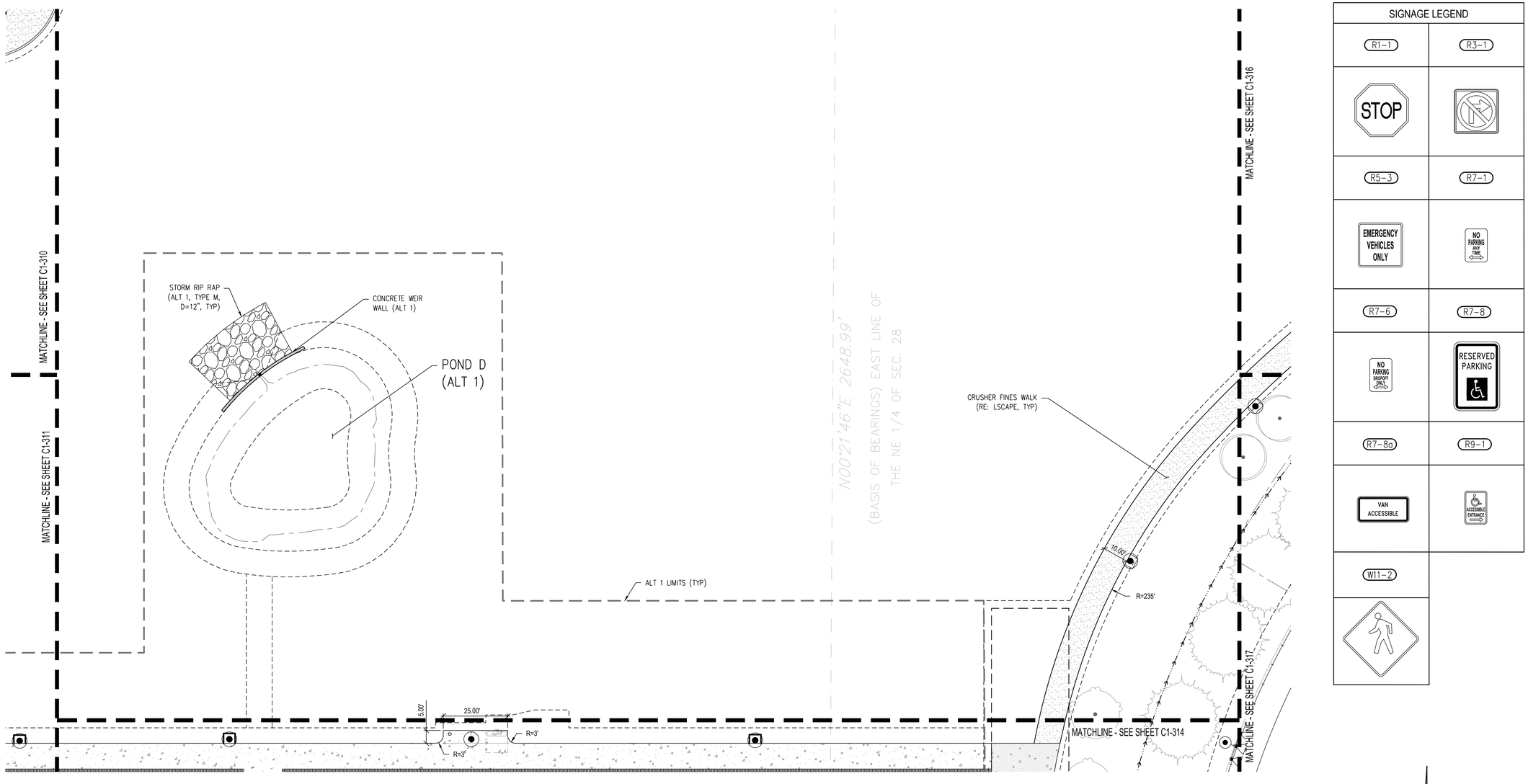
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SCALE IN FEET

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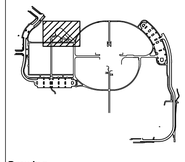
PARKER COLORADO

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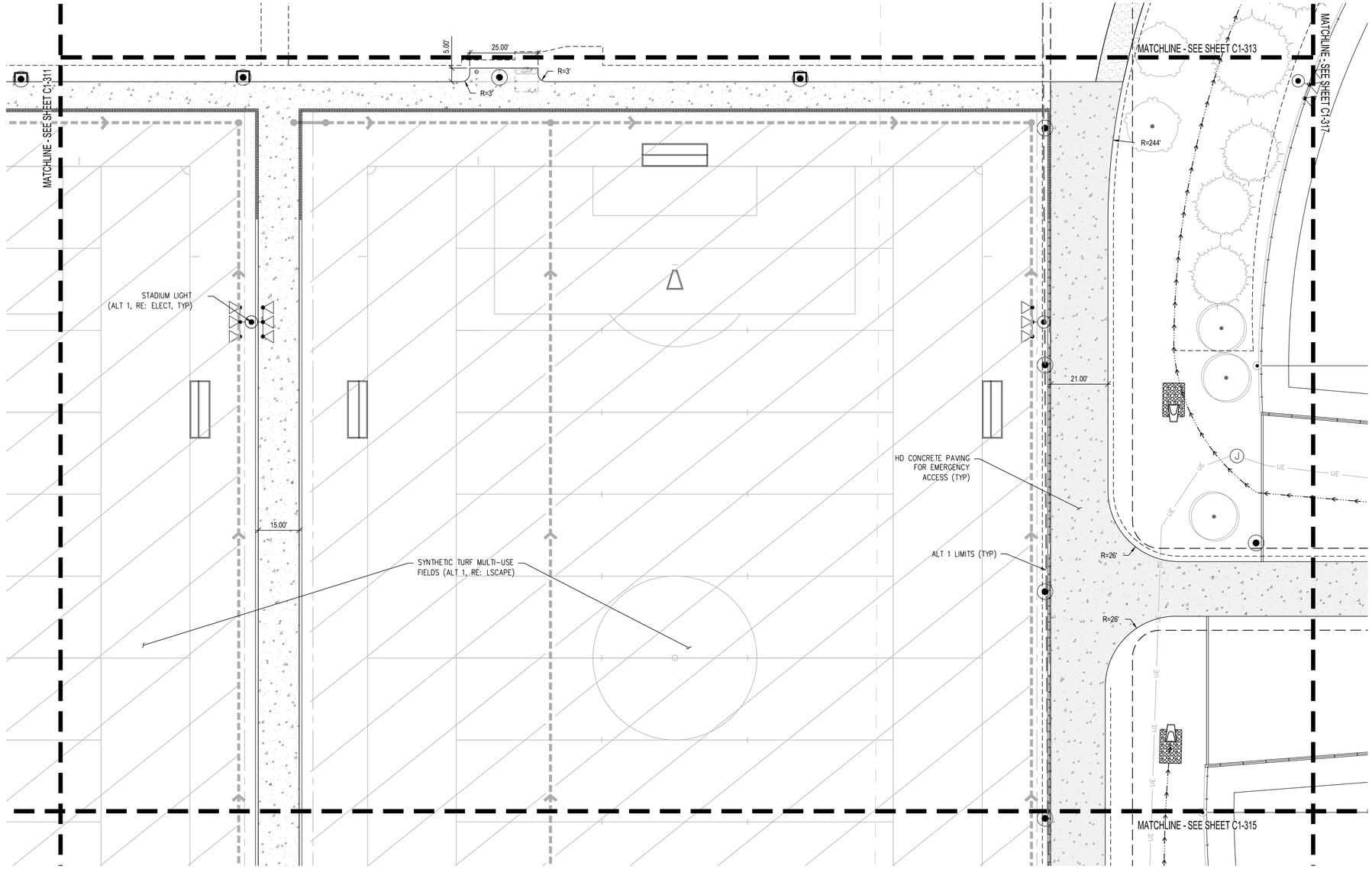
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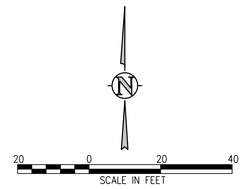
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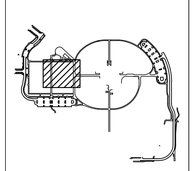
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Key Map



Drawing

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C1-314

SITE PLAN SUBMITTAL

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MATCHLINE - SEE SHEET C1-314

HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

SYNTHETIC TURF MULTI-USE FIELDS (ALT 1, RE: LSCAPE)

ALT 1 LIMITS (TYP)

ELECT EQUIP PAD (RE: ELECT, LSCAPE)

ADA PARKING SIGN (R7-8)

BOLLARD (RE: LSCAPE)

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

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

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

3 CD-30 ADA PARKING SYMBOL (TYP)

VAN ACCESSIBLE ADA PARKING

FUTURE ADA EV PARKING

FUTURE EV PARKING

EMERGENCY ACCESS SIGN (R5-3)

ACCESSIBLE ENTRANCE SIGN (R9-1)

COMPACT SPACES

10.00 (TYP, ADJ TO ISLANDS)

MOUNTABLE CURB

3 CD-30

SITE FURNITURE (RE: LSCAPE, TYP)

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

DROPOFF LANE

CURB RAMP (TYP)

EMERGENCY ACCESS SIGN (R5-3)

DETECTABLE WARNING PANEL (TYP)

8.25' (TYP, COMPACT)

3' CURB CHANNEL 4 CD-30

SOUTHWEST PARKING LOT

9.00' (TYP)

MOUNTABLE CURB

CONCRETE PAVING (TYP)

3' CONCRETE PAN: FLOW FILL TO TOP OF STORM PIPE WITHOUT PAVEMENT SECTION (TYP WHERE PAN IS ABOVE STORM)

N609129.63
E205395.31

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

TOP-36" RCP-QL C

MATCHLINE - SEE SHEET C1-312

MATCHLINE - SEE SHEET C1-318

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Town of Parker, Director of Engineering Date

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1800 Wazee Street, Suite 450
Denver, CO 80202
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CIVIL ENGINEER / STRUCTURAL 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
PLANNING
INTERIOR DESIGN

PARKER COLORADO

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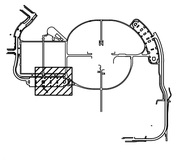
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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

Key Map



Drawing

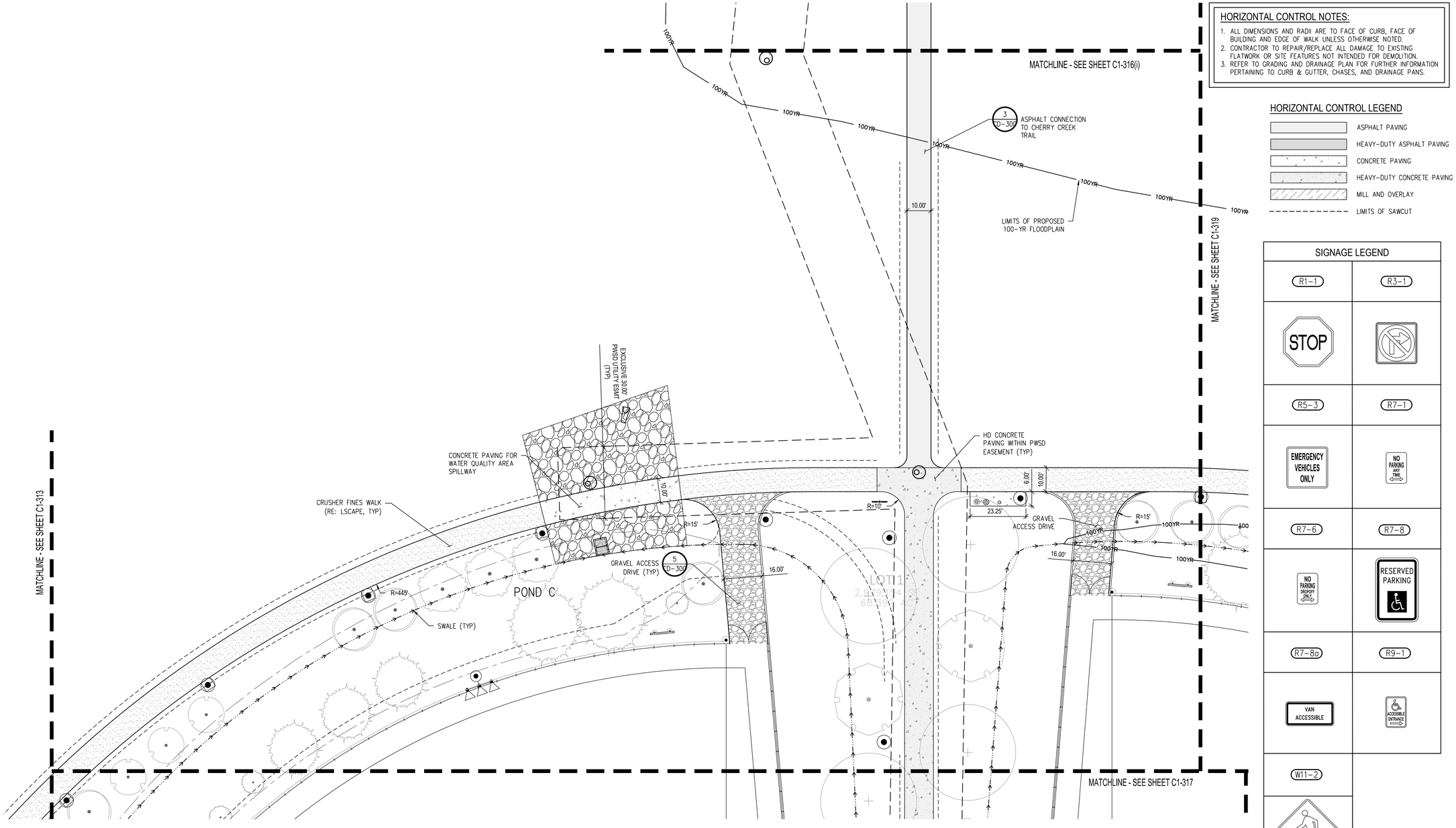
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-315

SITE PLAN SUBMITTAL

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HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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20 0 20 40
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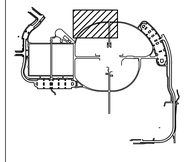
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-316

SITE PLAN SUBMITTAL
Page 90 of 324

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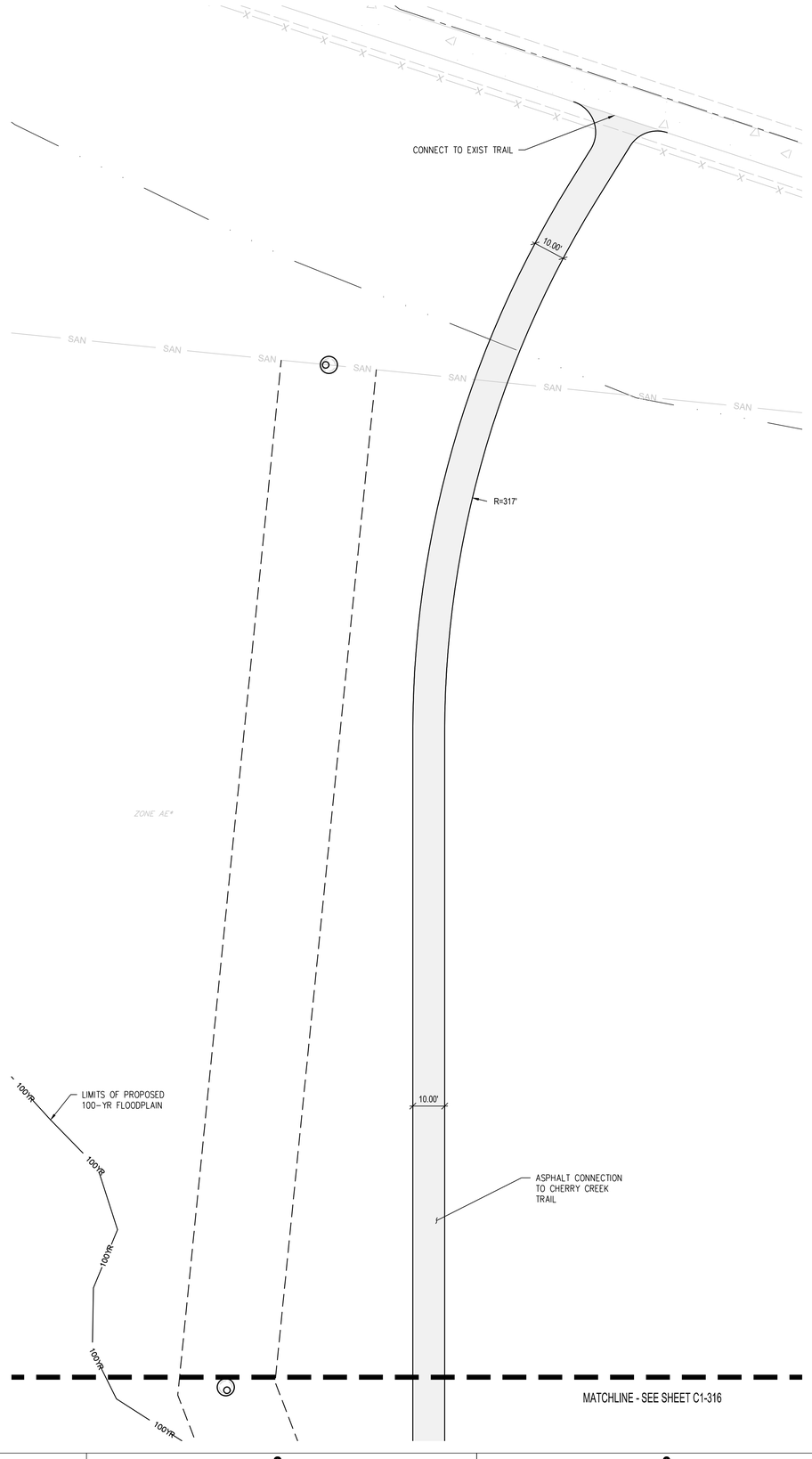
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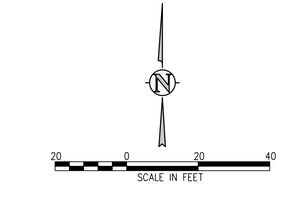
HORIZONTAL CONTROL LEGEND

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

MATCHLINE - SEE SHEET C1-319

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	



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LANDSCAPE ARCHITECTURE
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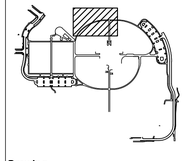
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-316(I)

SITE PLAN SUBMITTAL

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MATCHLINE - SEE SHEET C1-316

MATCHLINE - SEE SHEET C1-320

MATCHLINE - SEE SHEET C1-113

MATCHLINE - SEE SHEET C1-114

MATCHLINE - SEE SHEET C1-318

BALLFIELD
(RE: LSCAPE)

HD CONCRETE PAVING WITHIN PWSD EASEMENT (TYP)

12.00'

8.00'

9.00'

9.00'

9.00'

R=3'

R=15'

R=5'

HD CONCRETE UNDER SEATING (TYP)

COVERED SEATING (TYP, RE: LSCAPE)

BLEACHERS (ALT 2, RE: LSCAPE, TYP)

HD CONCRETE PAVING FOR EMERGENCY ACCESS (TYP)

SITE FURNITURE (RE: LSCAPE, TYP)

EXCLUSIVE 30.00' PWSD ESMT (TYP)

PLANTER (TYP, RE: LSCAPE)

R=10'

20.00'

EXCLUSIVE 30.00' PWSD UTILITY ESMT (TYP)

STADIUM LIGHT (RE: ELECT, TYP)

FLAG POLE (TYP, RE: LSCAPE)

N609502.86
E206246.62

N609507.34
E206311.85

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

N609473.00
E206246.62

N609473.00
E206311.85

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SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
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R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

100 0 100 200
SCALE IN FEET

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Town of Parker
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11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
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APPROVED DATE: 06/17/2025

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	DATE	DESCRIPTION

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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-317

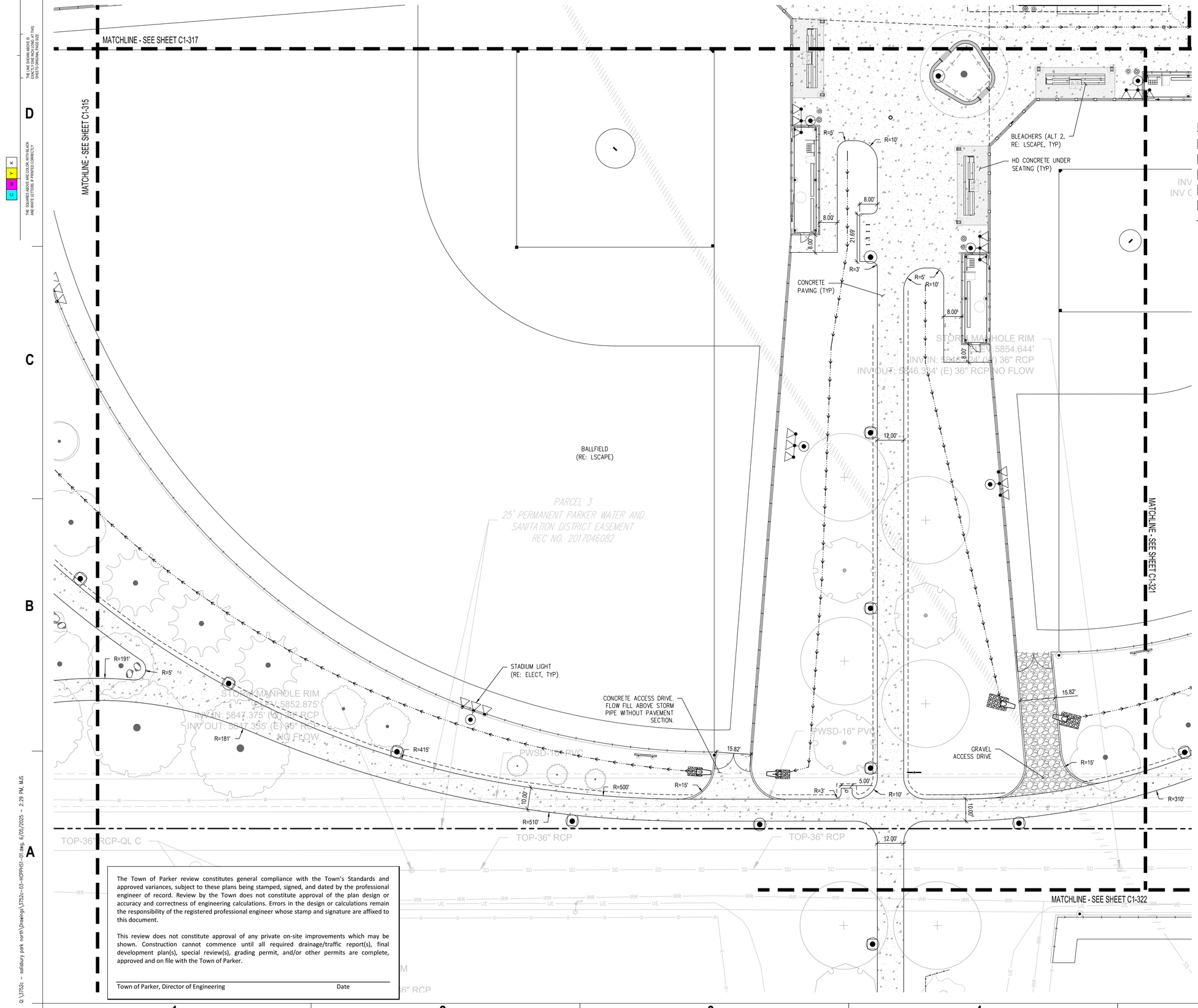
SITE PLAN SUBMITTAL
Page 92 of 324

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- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
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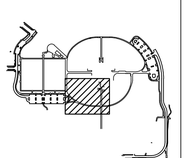
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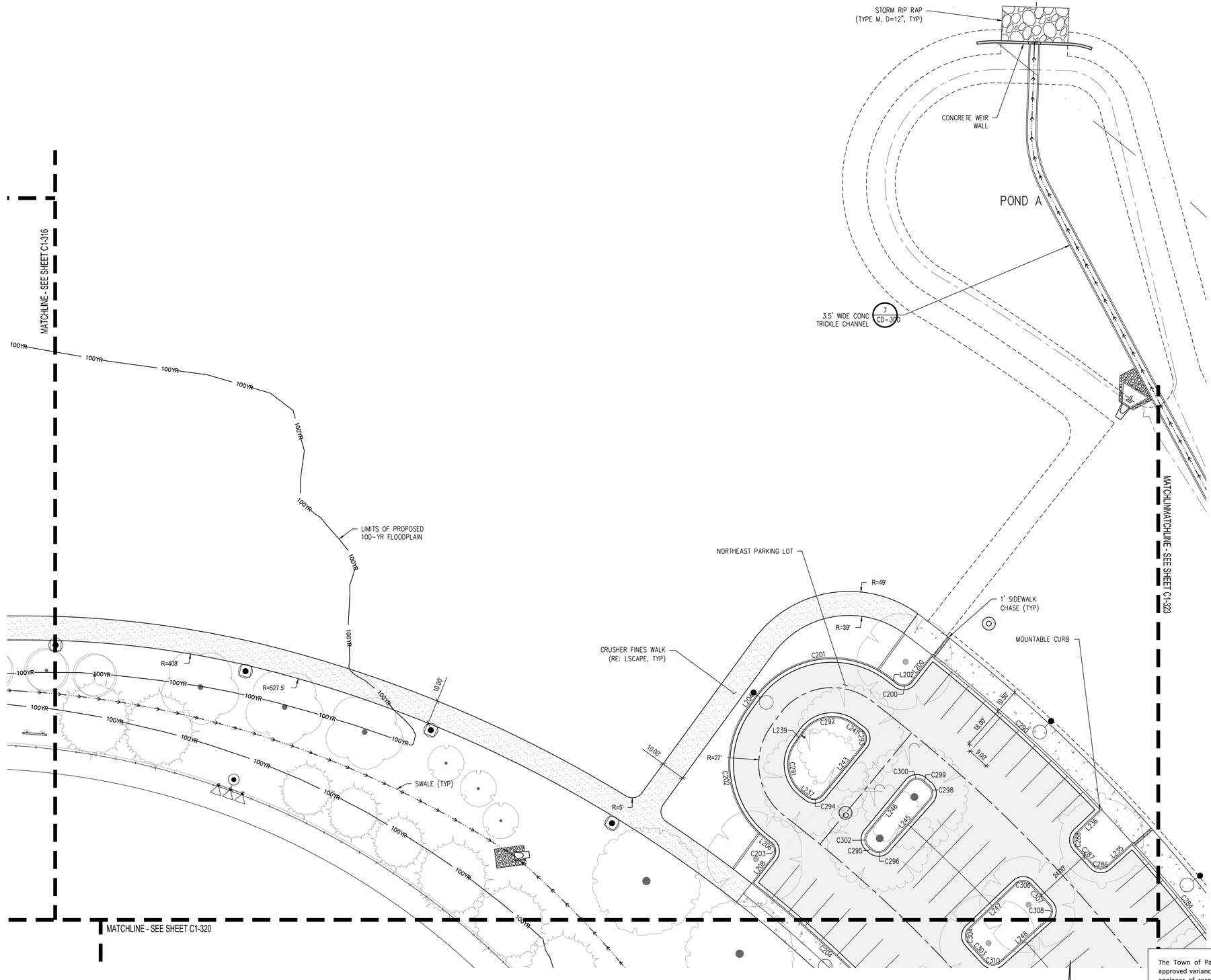
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

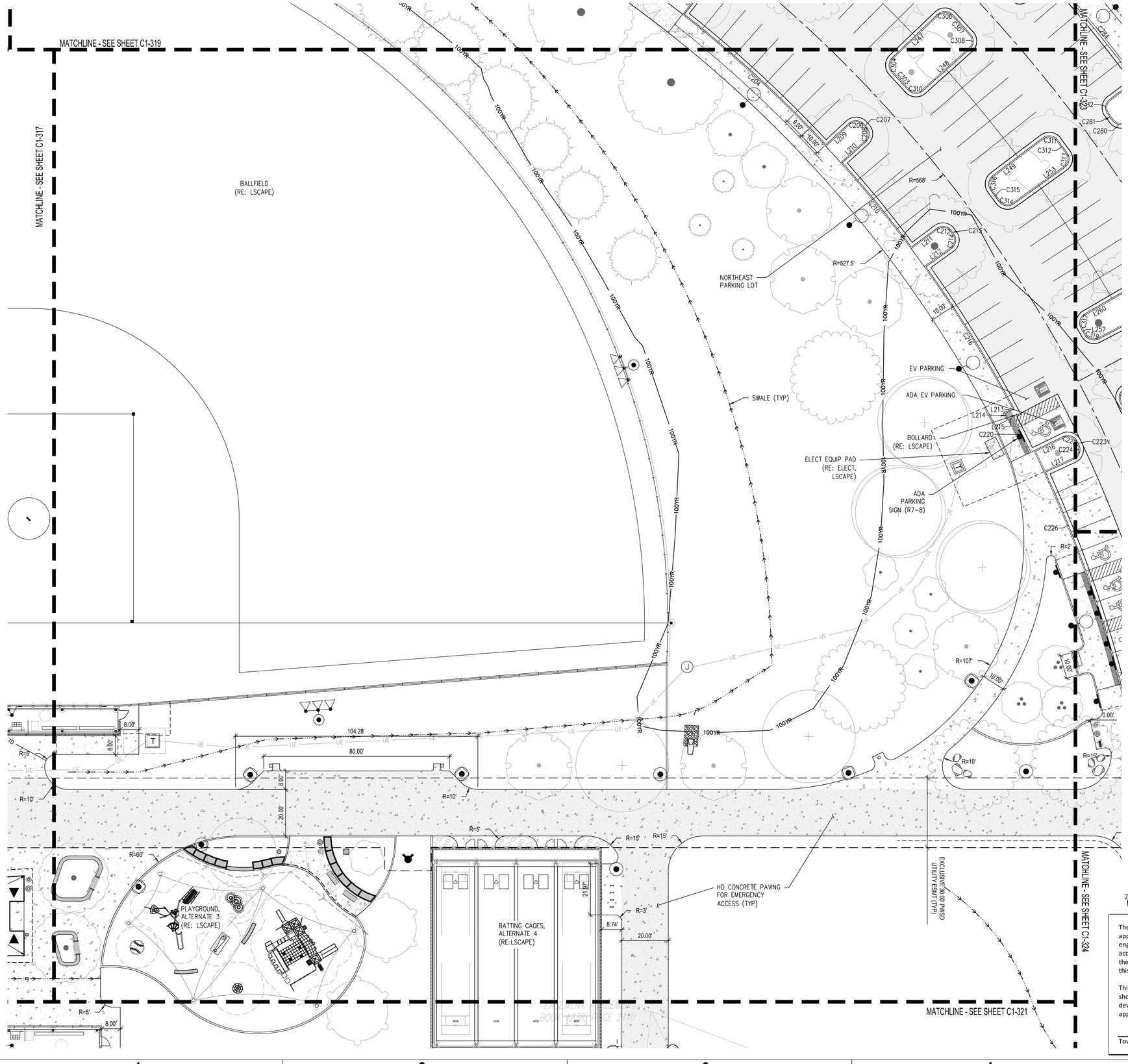
C1-318

SITE PLAN SUBMITTAL

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MATCHLINE - SEE SHEET C1-316
100YR
LIMITS OF PROPOSED 100-YR FLOODPLAIN
SWALE (TYP)
R=408'
R=527.5'
10.00'
MATCHLINE - SEE SHEET C1-320
STORM RIP RAP (TYPE M, D=12", TYP)
CONCRETE WEIR WALL
POND A
3.5' WIDE CONC TRICKLE CHANNEL
7
CD-300
MATCHLINE - SEE SHEET C1-323
NORTHEAST PARKING LOT
CRUSHER FINES WALK (RE: LSCAPE, TYP)
R=49'
R=39'
R=27'
R=5'
1' SIDEWALK CHASE (TYP)
MOUNTABLE CURB
C200
C201
C202
C203
C204
C205
C206
C207
C208
C209
C210
C211
C212
C213
C214
C215
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CIVIL ENGINEER / STRUCTURAL ENGINEER
JVA Incorporated
1675 Larimer Street, #500
Denver, CO 80202
p. 303.444.1951

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

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

MECHANICAL ENGINEER
ENVISION Mechanical Engineers, Inc.
9777 Pyramid Court, #260
Englewood, CO 80112
p. 303.668.0223

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

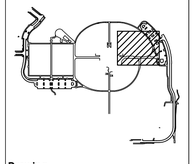
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 SIGNAGE, STRIPING, & PAVING PLAN

C1-320

SITE PLAN SUBMITTAL

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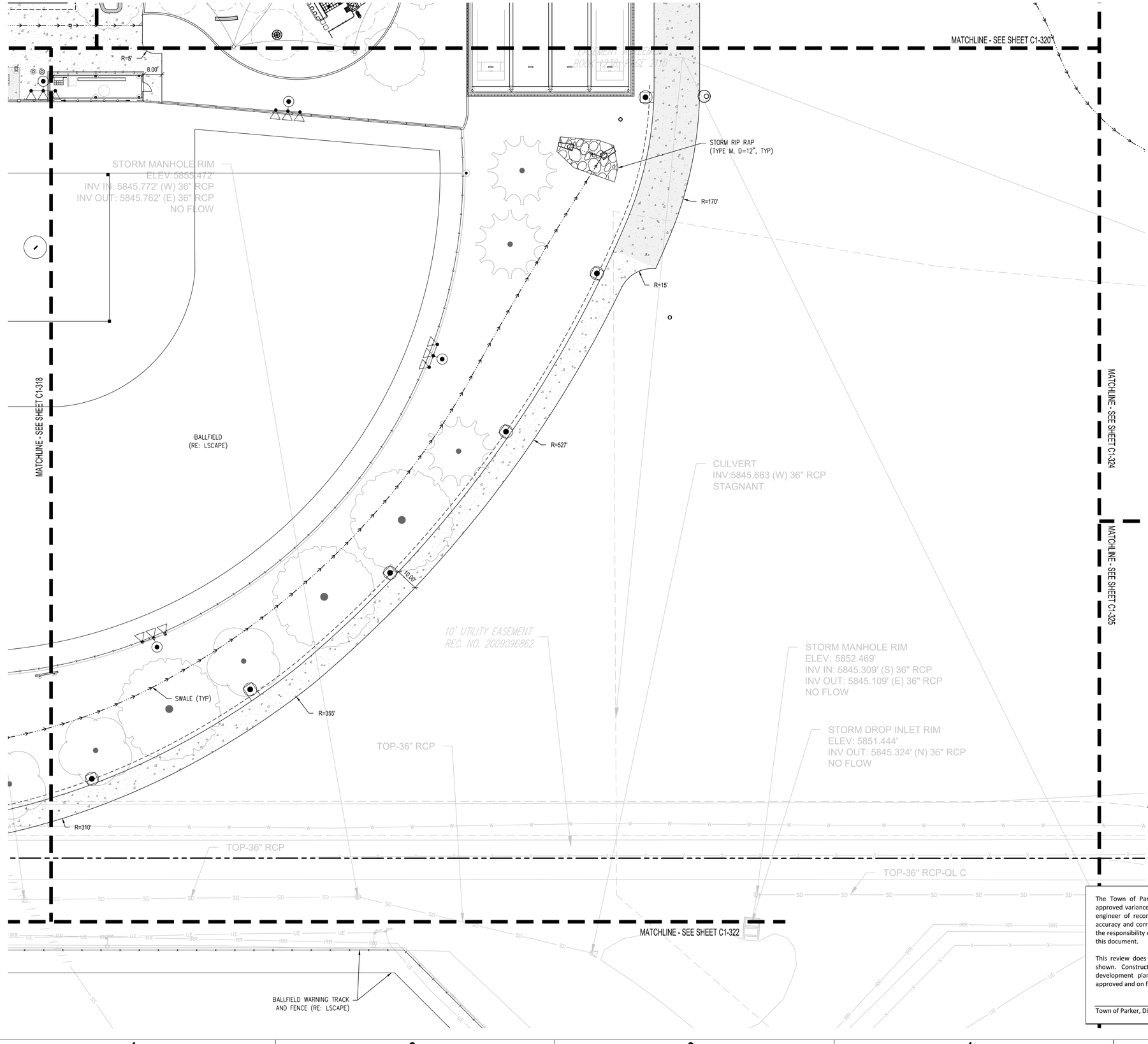
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HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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Town of Parker, Director of Engineering Date

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Town of Parker
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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PARKER COLORADO

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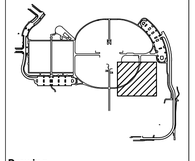
APPROVED DATE: 06/17/2025

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	DATE	DESCRIPTION

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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-321

SITE PLAN SUBMITTAL

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C M Y K

MATCHLINE - SEE SHEET C1-318

MATCHLINE - SEE SHEET C1-321

SALISBURY EQUESTRIAN PARK
REC NO. 2034067

5.00'

12.00'

18.6'

WALL (RE: LSCAPE)

BALLFIELD WARNING TRACK AND FENCE (RE: LSCAPE)

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

STORM DROP INLET RIM
ELEV: 5856.997
INV OUT: 5856.315' (N) 3.5" CPP
(OTHER END NOT FOUND) NO FLOW

PWSD-4" PVC

SANITARY MANHOLE RIM
ELEV: 5859.784'
INV IN: 5854.384' (N) 4" PVC
(OTHER END NOT FOUND) INV
OUT: 5854.274' (SE) 10" PVC
(OTHER END NOT FOUND) NO
FLOW

PWSD-8" -ABN

PWS

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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Town of Parker, Director of Engineering Date

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SCALE IN FEET

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PARKER, CO 80134

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

PARKER COLORADO

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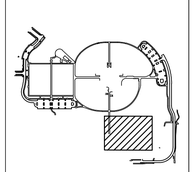
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-322

SITE PLAN SUBMITTAL

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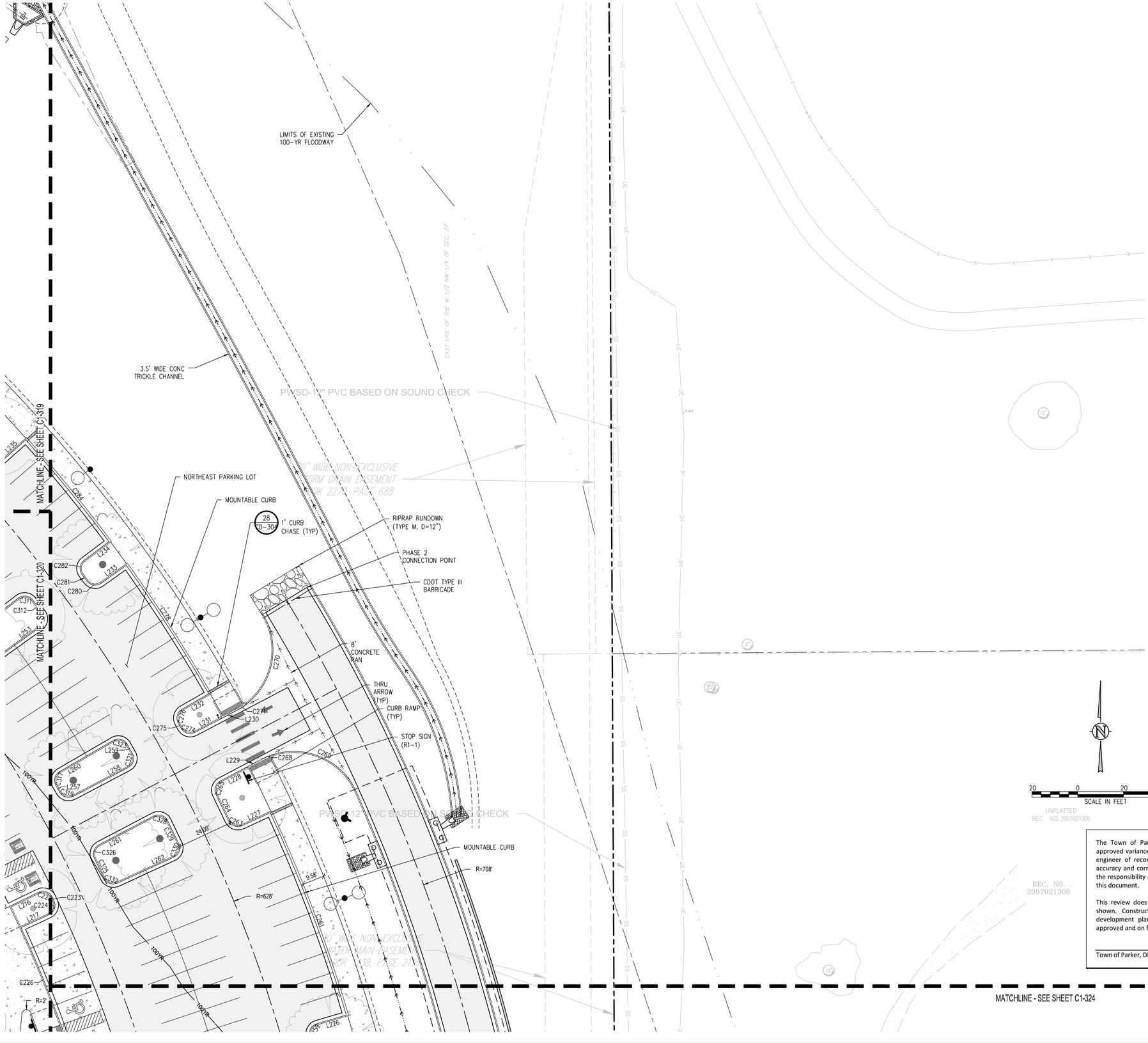
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- HEAVY-DUTY ASPHALT PAVING
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- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
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R7-6	R7-8
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R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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PARKER COLORADO

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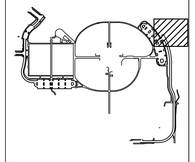
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Key Map



Drawing

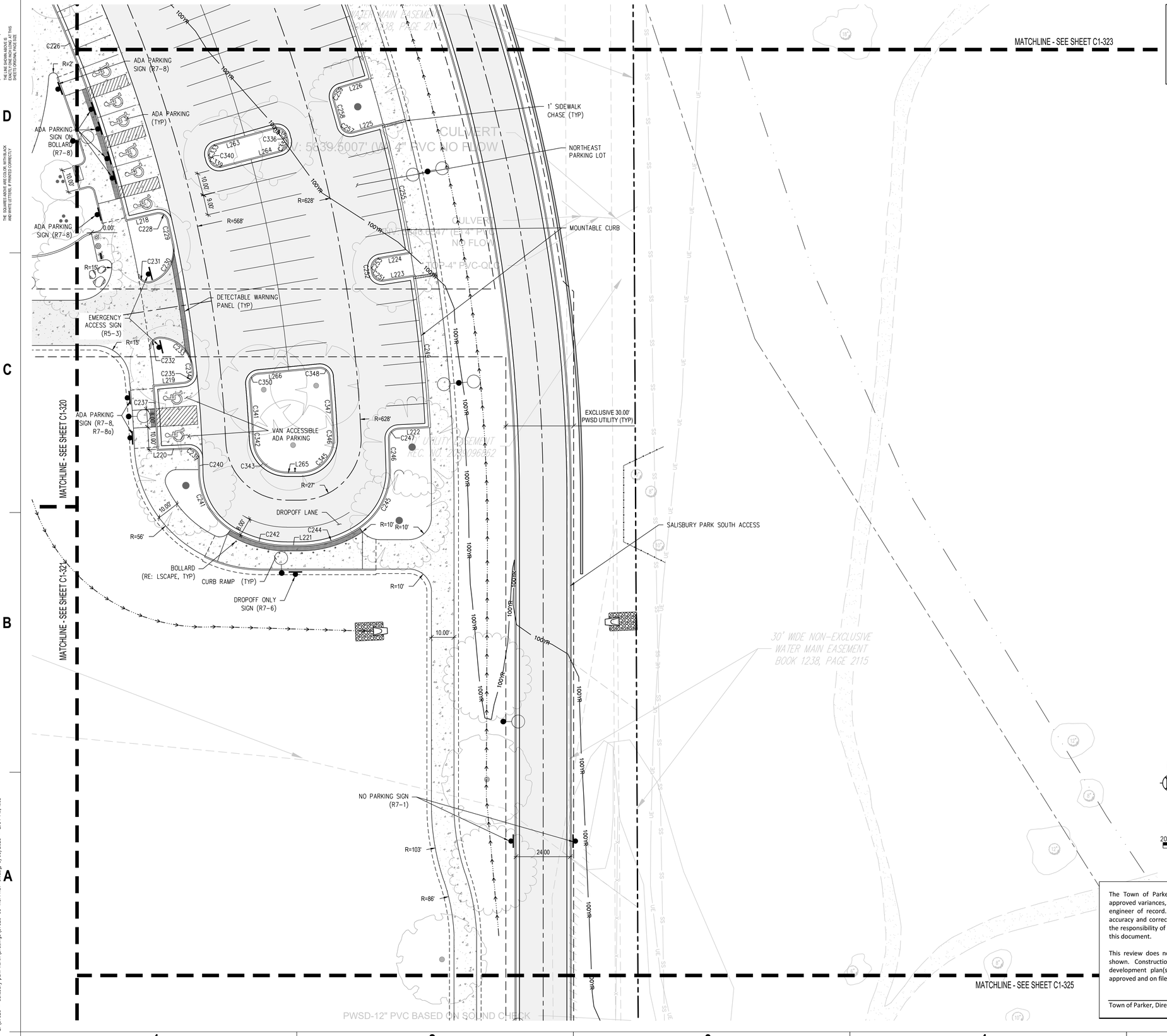
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-323

SITE PLAN SUBMITTAL
Page 98 of 324

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HORIZONTAL CONTROL NOTES:

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

SCALE IN FEET: 20 0 20 40

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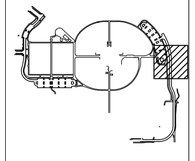
PARKER COLORADO

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Key Map



Drawing

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C1-324

SITE PLAN SUBMITTAL
Page 99 of 324

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MATCHLINE - SEE SHEET C1-321

MATCHLINE - SEE SHEET C1-324

MATCHLINE - SEE SHEET C1-326

PWSD-12" PVC BASED ON SOUND CHECK

DRAINAGE EASEMENT
REC. NO. 2005025933

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

NO ACCESS

TOP 36" RCP

PWSD-16" PVC

CONNECT TO EXIST

R=40'
RETAINING WALLS

17.00'

R=118'

R=157.5'

R=78.5'

R=118'

100YR

9.00'

R=33'

R=40'

PWSD-20" PVC

PWSD-12" PVC

WELL

GRASS

10.00'

R=20'

R=10'

PED XING
SIGN (W11-2)

R=10'

R=2'

R=25'

R=15'

10.00'

R=50'

CONNECT TO EXIST

12.00'

R=20'

CURB RAMP
(TYP)

10.00'

PWSD-12" - ABN

TOP- 18" RCP-QL B

PWSD-12" PVC

PWSD-QL B

WELL

8.00'

CRUSHER
FINES HORSE
TRAIL (TYP)

EXIST PWSD
FILTRATION
FACILITY

PWSD-QL D

SWALE (TYP)

NO PARKING SIGN
(R7-1)

PWSD

WELL

PARCEL A
30' PERMANENT PARKING, WATER AND
ACCESS EASEMENT
2017-0AGB2

GRAVEL ROAD

CULVERT
INV: 5859.816' (S) 18" RCP
NO FLOW

CULVERT
INV: 5861.343' (N) 18" RCP
NO FLOW

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

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

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

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

WATER MANHOLE
RIM: 5854.67
BTM VAULT: (8.36') 5843.67
TOP PIPE: (1.04') 5845.52

WATER EASEMENT
TO U.S. DISTRICT
RECEPTION NO. 2000018532

HORIZONTAL CONTROL NOTES:

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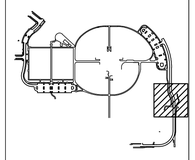
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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-325

SITE PLAN SUBMITTAL
Page 100 of 324

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

MATCHLINE - SEE SHEET C1-325

MATCHLINE - SEE SHEET C1-328

PWSD

PWSD TEMPORARY POWER

WELL

GRASS

GRAVEL ROAD

24.00'

8.00'

10.00'

EXIST PWSD FILTRATION FACILITY

CRUSHER FINES HORSE TRAIL (TYP)

SWALE (TYP)

R=210.5'

29 / D-302 SIDEWALK CHASE (TYP)

R=10'

R=100'

SWALE (TYP)

EASEMENT AGREEMENT BOOK 1881, PAGE 2487 BOOK 1236, PAGE 2104

R=100'

R=188'

5 / D-302 3.00' CURB CUT

4.00'

SPILL CATCH

CATCH/SPILL TRANSITION (TYP)

GATE (RE: LSCAPE)

R=5'

R=5'

16.00'

R=3'

19.53'

PWSD-12" ABN

PWSD-16" PVC

PWSD-6" DI

PWSD-8" DI

PWSD-12" DI

PWSD-16" DI

18" FES
INV 5860.37

18" FES
INV 5861.26

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

TYPE 2 INLET
GR 5861.04
INV 5859.44 (18" RCP)

BRICK BUILDING

EQUIPMENT

67.55 FF

62.25 FF

67.59 FF

100'R

20 0 20 40
SCALE IN FEET

HORIZONTAL CONTROL NOTES:

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HORIZONTAL CONTROL LEGEND

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

SIGNAGE LEGEND

R1-1	R3-1
STOP	
R5-3	R7-1
EMERGENCY VEHICLES ONLY	NO PARKING ANY TIME
R7-6	R7-8
NO PARKING DROPOFF ONLY	RESERVED PARKING
R7-8a	R9-1
VAN ACCESSIBLE	ACCESSIBLE ENTRANCE
W11-2	

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN

PARKER COLORADO

Final Document
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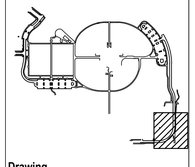
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Key Map



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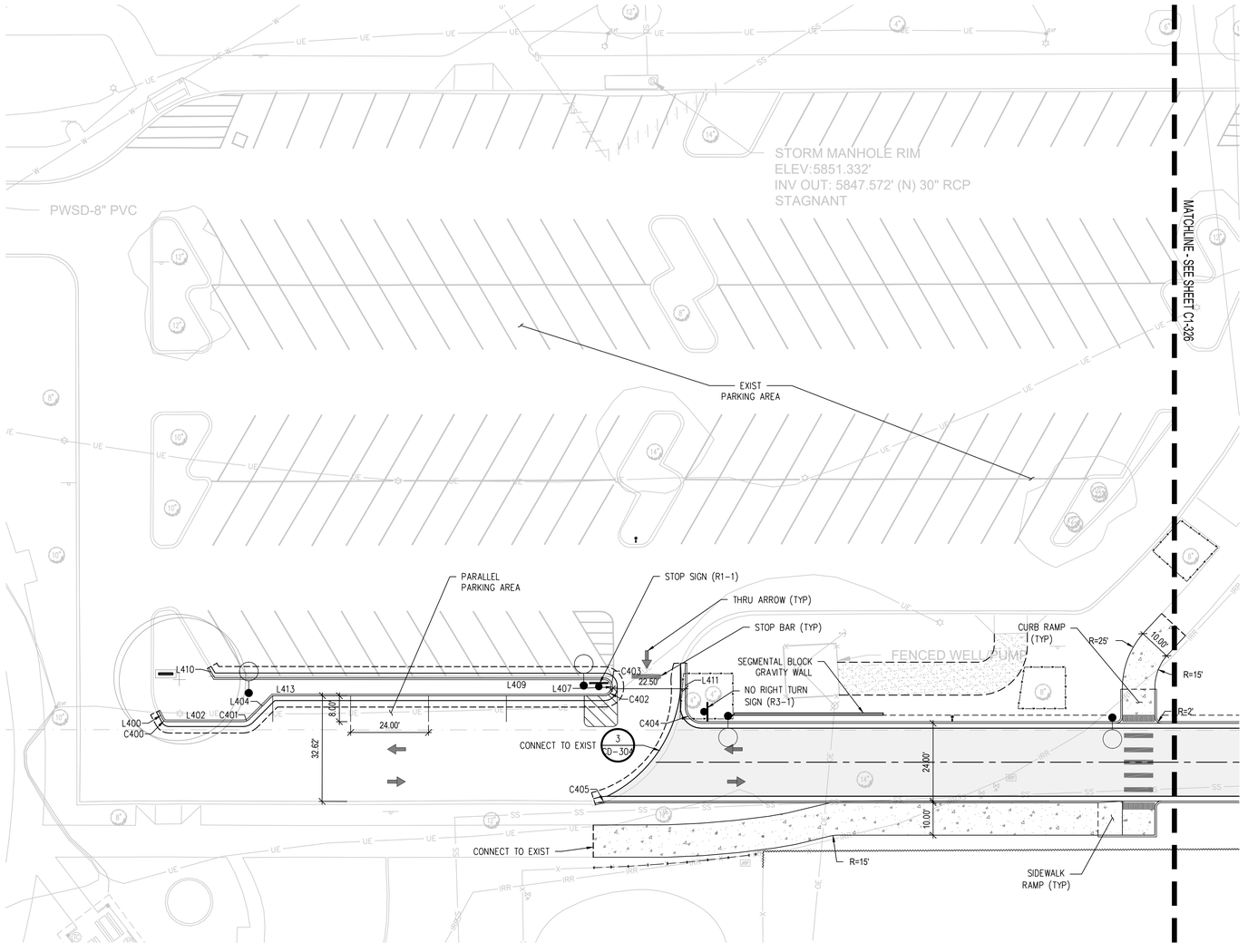
PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-326

SITE PLAN SUBMITTAL

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20 0 20 40
SCALE IN FEET

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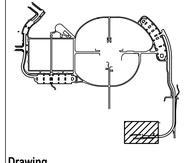
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Key Map



Drawing

PHASE 1 DETAILED SIGNAGE, STRIPING, & PAVING PLAN

C1-327

SITE PLAN SUBMITTAL
Page 102 of 324

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LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L71	13.00	N0° 00' 00"E	(609198.24, 205359.28)
L73	5.00	N90° 00' 00"W	(609214.74, 205355.78)
L75	13.00	S0° 00' 00"E	(609211.24, 205347.28)
L76	12.00	N90° 00' 00"E	(609198.24, 205347.28)
L117	13.00	S0° 00' 00"E	(609195.24, 205633.28)
L119	5.00	N90° 00' 00"W	(609178.74, 205629.78)
L121	13.00	N0° 00' 00"E	(609182.24, 205621.28)
L122	12.00	N90° 00' 00"E	(609195.24, 205621.28)
L125	6.49	N90° 00' 00"E	(609214.74, 205711.78)
L127	6.00	S0° 07' 57"E	(609199.78, 205733.27)
L129	6.51	N90° 00' 00"W	(609178.74, 205718.29)
L131	27.00	N0° 00' 00"E	(609183.24, 205707.28)
L133	13.50	N34° 22' 51"W	(609942.07, 205198.19)
L134	12.86	S59° 05' 08"E	(609882.29, 205121.27)
L135	12.86	N59° 05' 08"W	(609859.38, 205122.54)
L136	13.54	S81° 35' 50"E	(609781.04, 205082.94)
L137	13.45	S82° 38' 31"E	(609770.50, 205128.47)
L138	13.18	N59° 05' 08"W	(609835.14, 205163.03)
L139	13.18	S59° 05' 08"E	(609858.21, 205161.48)
L141	13.66	N31° 40' 44"W	(609908.70, 205232.08)
L400	3.07	S28° 13' 23"E	(608476.96, 206450.72)
L402	23.65	N90° 00' 00"E	(608473.73, 206453.05)
L404	10.07	N45° 00' 00"E	(608474.61, 206478.82)
L407	0.44	N0° 35' 03"W	(608484.25, 206590.58)
L409	120.01	N89° 58' 30"W	(608487.17, 206588.07)

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L410	3.66	N30° 40' 59"W	(608487.22, 206468.06)
L411	13.62	S0° 00' 00"E	(608491.85, 206613.07)
L413	102.14	N90° 00' 00"E	(608481.73, 206485.94)
L414	6.00	S0° 00' 00"E	(609199.74, 205254.03)
L415	25.94	N0° 00' 00"E	(609183.77, 205273.28)

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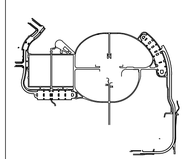
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Key Map



Drawing

PHASE 1 LINE & CURVE TABLES

C1-328

SITE PLAN SUBMITTAL

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C M Y K

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C66	22.44	15.00	85°41'56"	S42°50'58"W	20.40	(609214.70, 205267.90)
C69	8.23	5.00	94°18'04"	N47°09'02"E	7.33	(609178.78, 205267.90)
C72	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205359.28)
C73	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205350.78)
C89	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609211.24, 205633.28)
C90	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609214.74, 205624.78)
C91	5.50	3.50	90°00'00"	S45°00'00"W	4.95	(609182.24, 205633.28)
C92	5.50	3.50	90°00'00"	N45°00'00"W	4.95	(609178.74, 205624.78)
C97	6.86	4.50	87°23'26"	N78°04'34"W	6.22	(609940.79, 205204.28)
C99	99.80	253.50	22°33'26"	S44°20'26"W	99.16	(609953.21, 205190.57)
C101	7.95	5.00	91°04'20"	S13°32'58"E	7.14	(609875.68, 205132.30)
C102	7.38	235.50	1°47'45"	S31°05'19"W	7.38	(609868.74, 205133.97)
C103	1.43	235.50	0°20'54"	S30°00'59"W	1.43	(609862.42, 205130.16)
C104	7.95	5.00	91°04'20"	S75°22'42"W	7.14	(609861.18, 205129.45)
C106	90.10	253.50	20°21'50"	S18°35'05"W	89.62	(609865.99, 205111.50)
C108	6.98	4.50	88°55'32"	S37°08'04"E	6.30	(609779.06, 205096.34)
C109	7.98	235.50	1°56'33"	S6°21'25"W	7.98	(609774.04, 205100.14)
C110	8.03	211.50	2°10'30"	N5°01'30"E	8.03	(609758.52, 205122.72)
C111	7.17	4.50	91°14'44"	N51°44'07"E	6.43	(609766.52, 205123.42)
C113	24.01	193.50	7°06'32"	N10°54'45"E	23.99	(609768.78, 205141.81)
C114	46.04	193.50	13°38'00"	N21°17'01"E	45.93	(609792.34, 205146.35)
C116	7.75	5.00	88°45'05"	N14°42'36"W	6.99	(609841.91, 205151.72)
C117	1.58	211.50	0°25'41"	N29°52'47"E	1.58	(609848.68, 205149.94)
C118	7.64	211.50	2°04'09"	N31°07'42"E	7.64	(609850.05, 205150.73)
C119	7.75	5.00	88°45'05"	N76°32'19"E	6.99	(609856.58, 205154.68)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C122	83.06	194.24	24°29'59"	N46°00'03"E	82.43	(609851.44, 205172.79)
C124	6.88	4.50	87°36'35"	N12°07'34"E	6.23	(609920.32, 205224.91)
C400	1.08	1.00	61°46'37"	S59°06'42"E	1.03	(608474.26, 206452.17)
C401	2.36	3.00	45°00'00"	N67°30'00"E	2.30	(608473.73, 206476.70)
C402	3.95	2.50	90°35'03"	N44°42'29"E	3.55	(608481.73, 206588.08)
C403	3.90	2.50	89°23'27"	N45°16'47"W	3.52	(608484.69, 206590.57)
C404	7.85	5.00	90°00'00"	S45°00'00"E	7.07	(608478.23, 206613.07)
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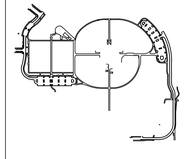
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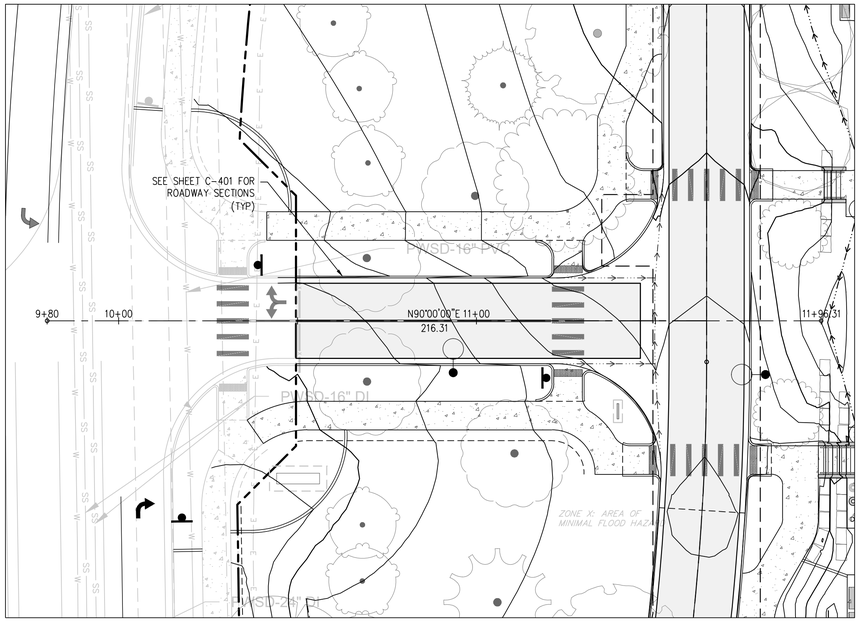
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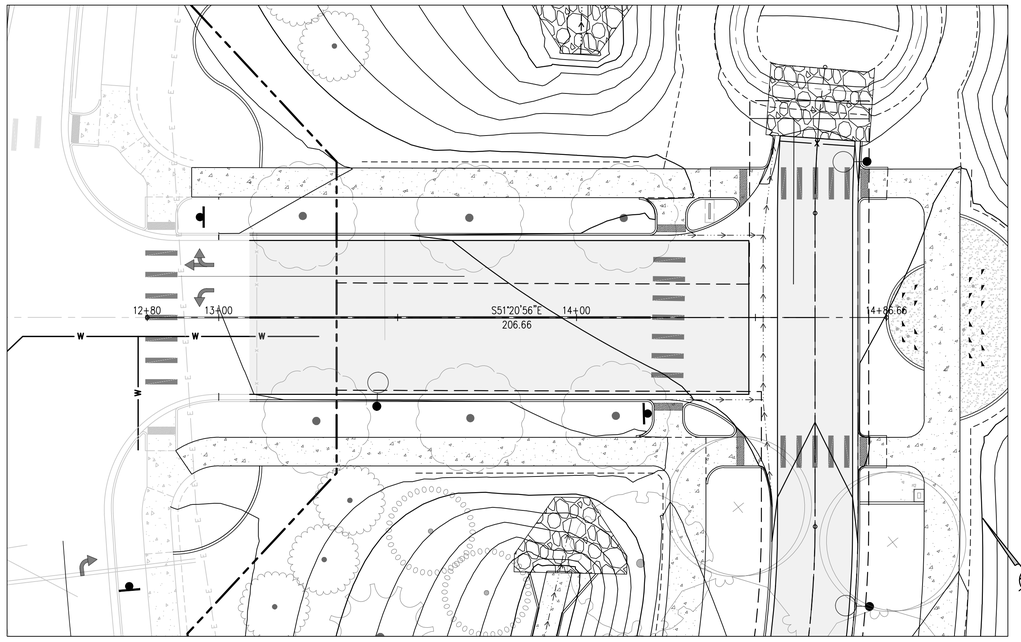
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- MILL AND OVERLAY
- LIMITS OF SAWCUT



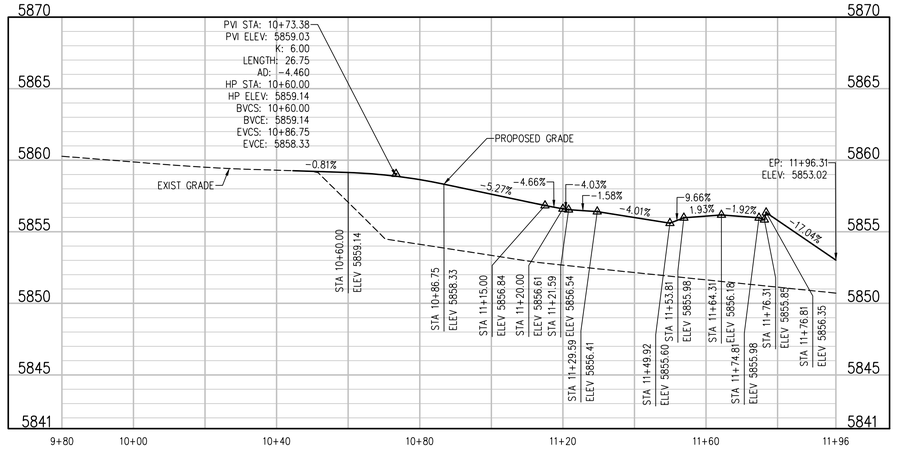
PHASE 1 SOUTH ENTRANCE PLAN
SCALE: 1" = 20'

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SCALE IN FEET

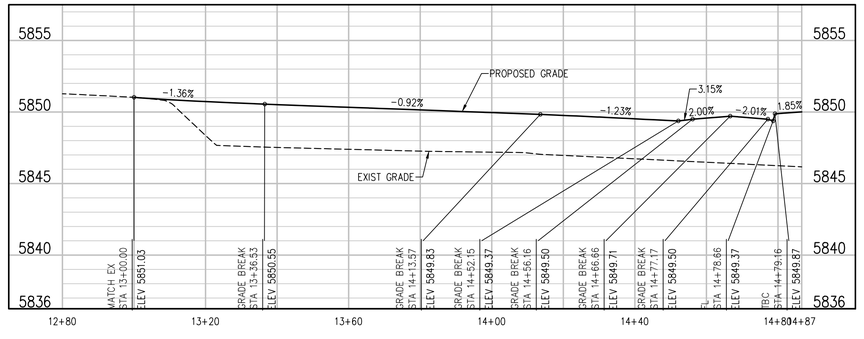


PHASE 1 NORTH ENTRANCE PLAN
SCALE: 1" = 20'

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SCALE IN FEET



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



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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
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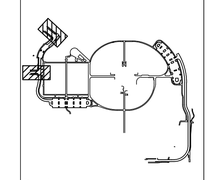
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 ROADWAY PLAN & PROFILE

C1-410

SITE PLAN SUBMITTAL
Page 105 of 324

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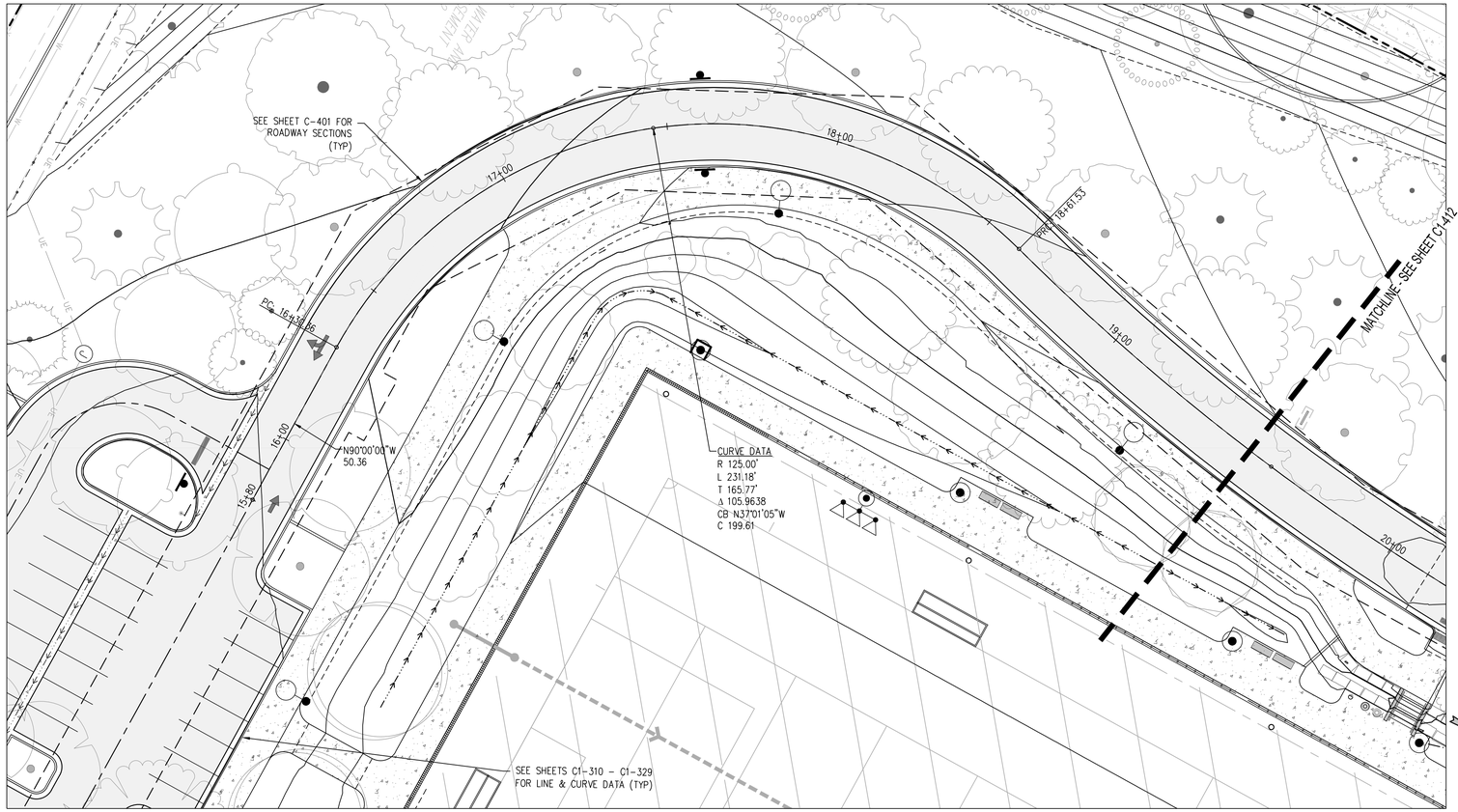
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'

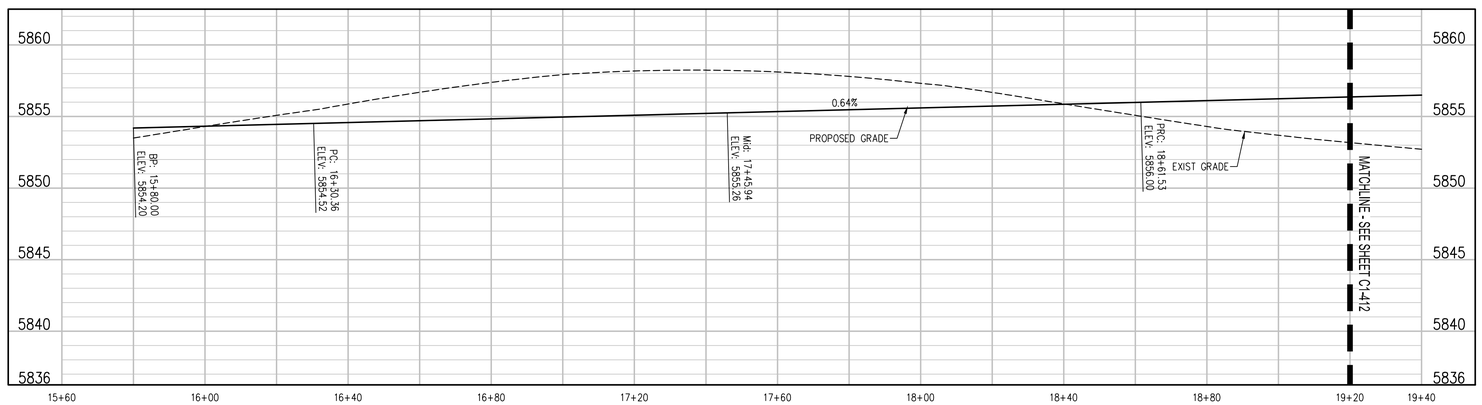
20 0 20 40
SCALE IN FEET

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- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
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PHASE 1 LOOP NORTH PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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LANDSCAPE ARCHITECTURE
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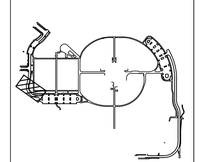
PARKER COLORADO

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

Key Map



Drawing
PHASE 1 ROADWAY PLAN & PROFILE

C1-411

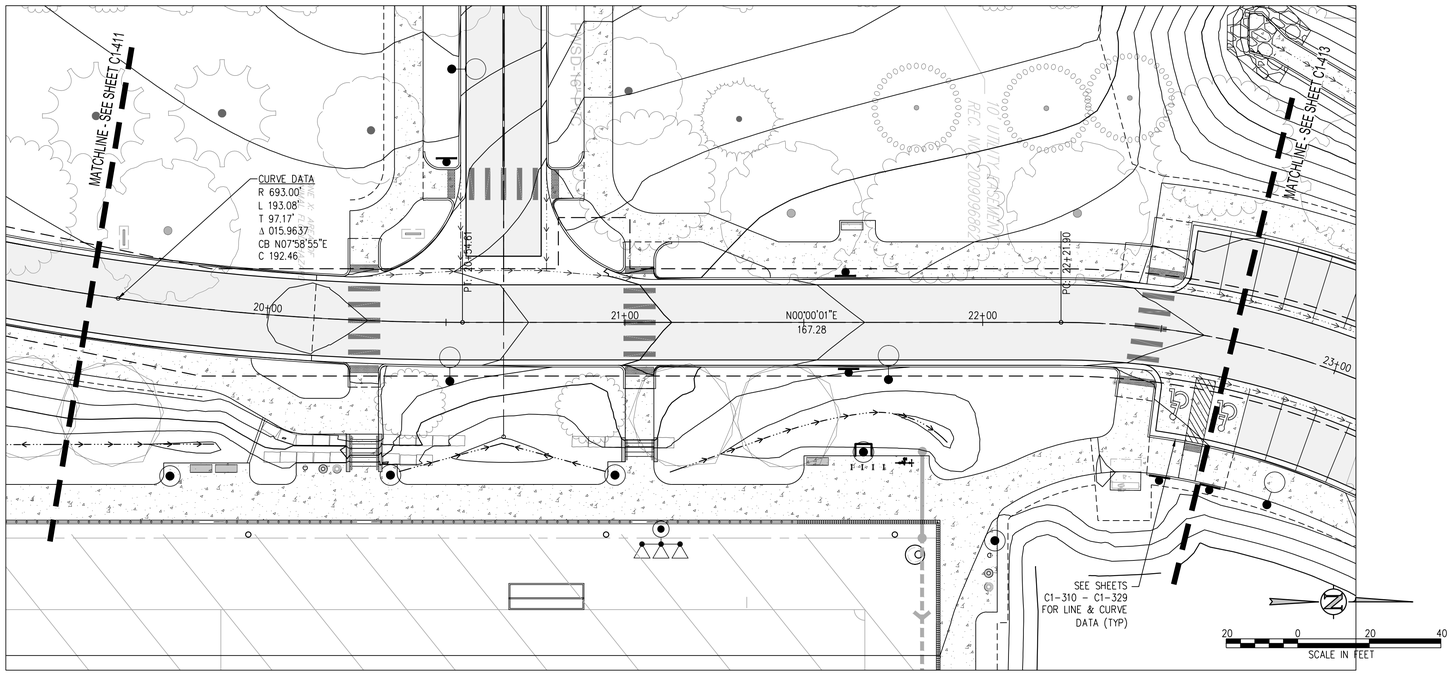
SITE PLAN SUBMITTAL

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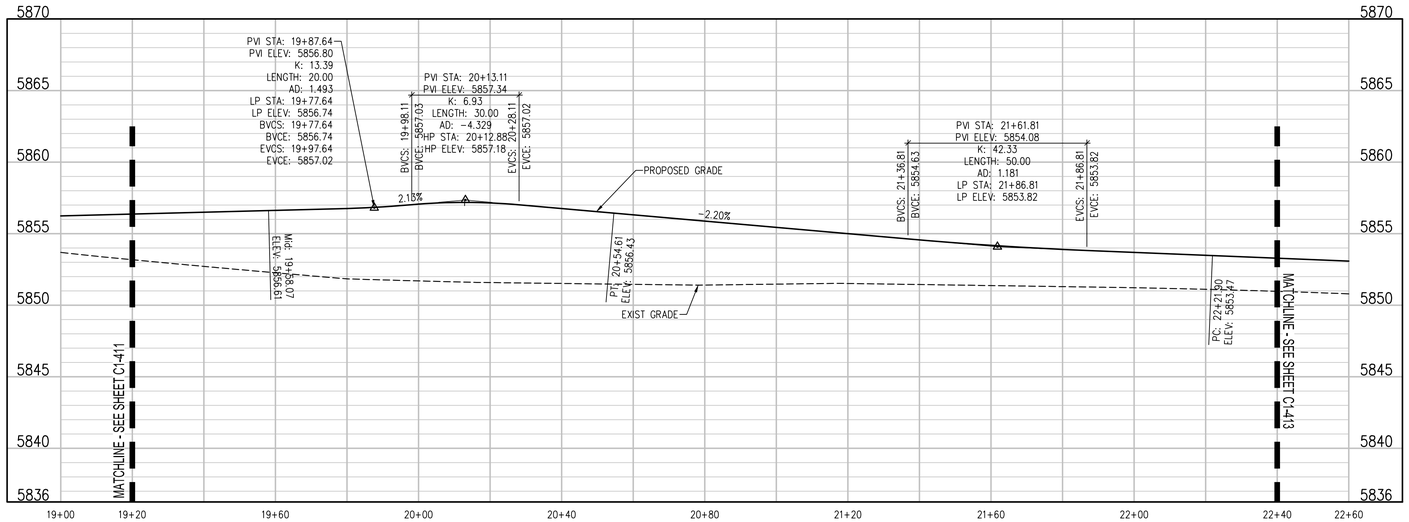
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'



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

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Town of Parker
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LANDSCAPE ARCHITECTURE
PLANNING
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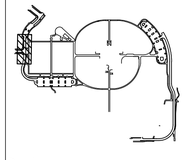
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Key Map



Drawing

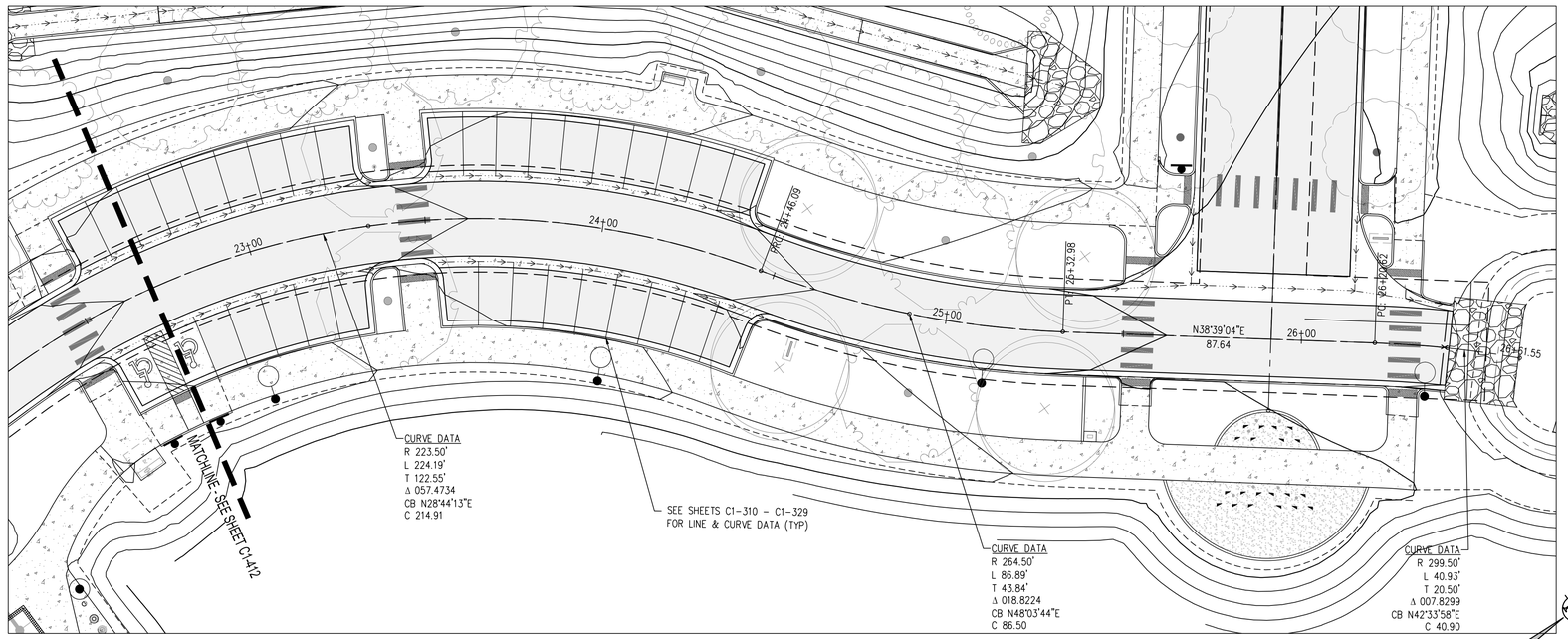
PHASE 1 ROADWAY PLAN & PROFILE

C1-412

SITE PLAN SUBMITTAL

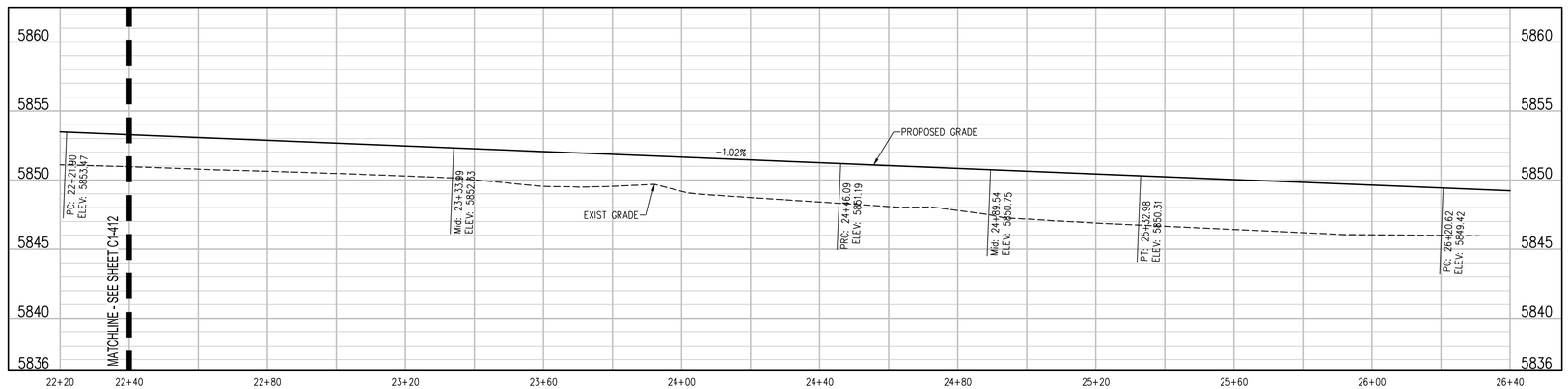
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PHASE 1 WEST LOOP PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



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

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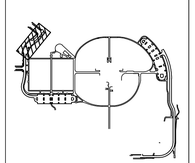
PARKER COLORADO

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Key Map



Drawing
PHASE 1 ROADWAY PLAN & PROFILE

C1-413

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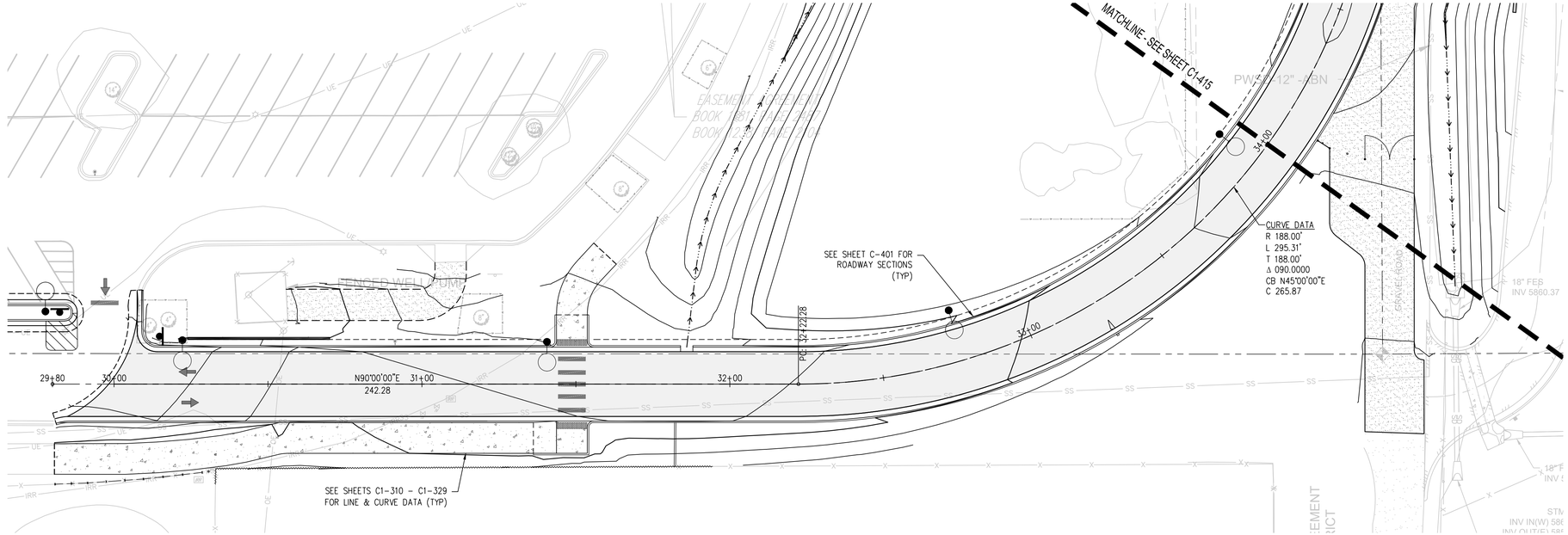
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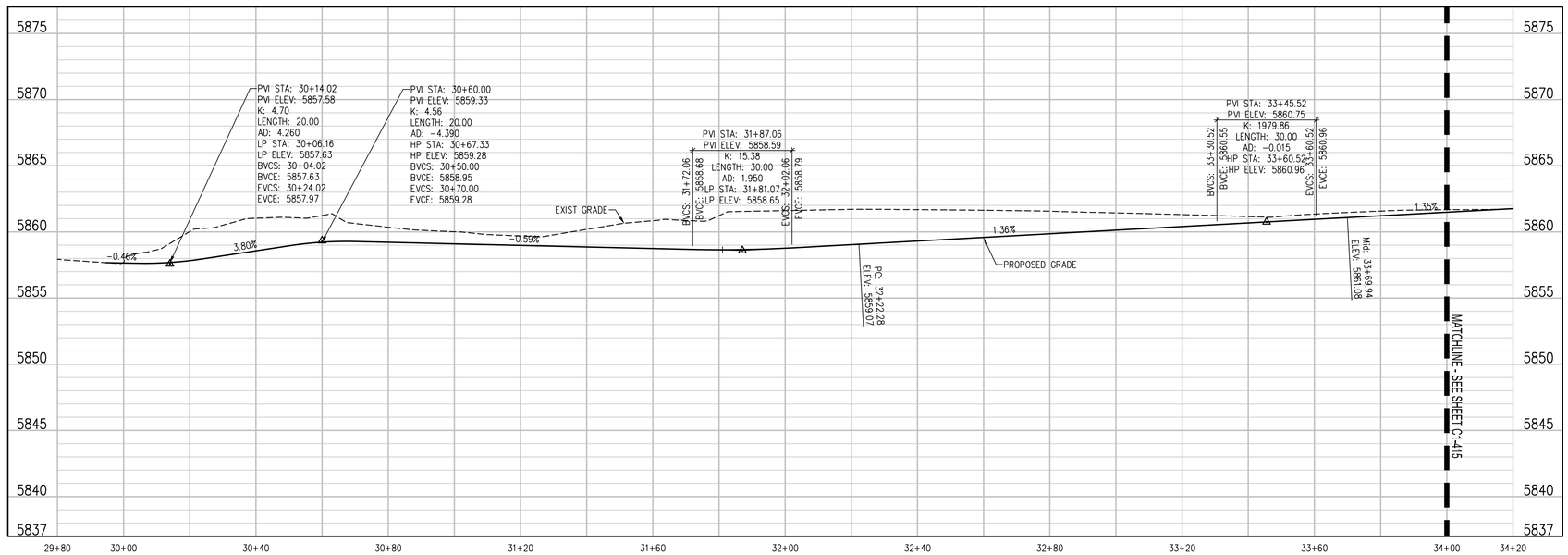


HORIZONTAL CONTROL LEGEND

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

20 0 20 40
SCALE IN FEET



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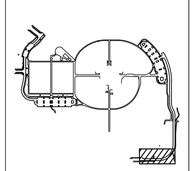
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Key Map



Drawing

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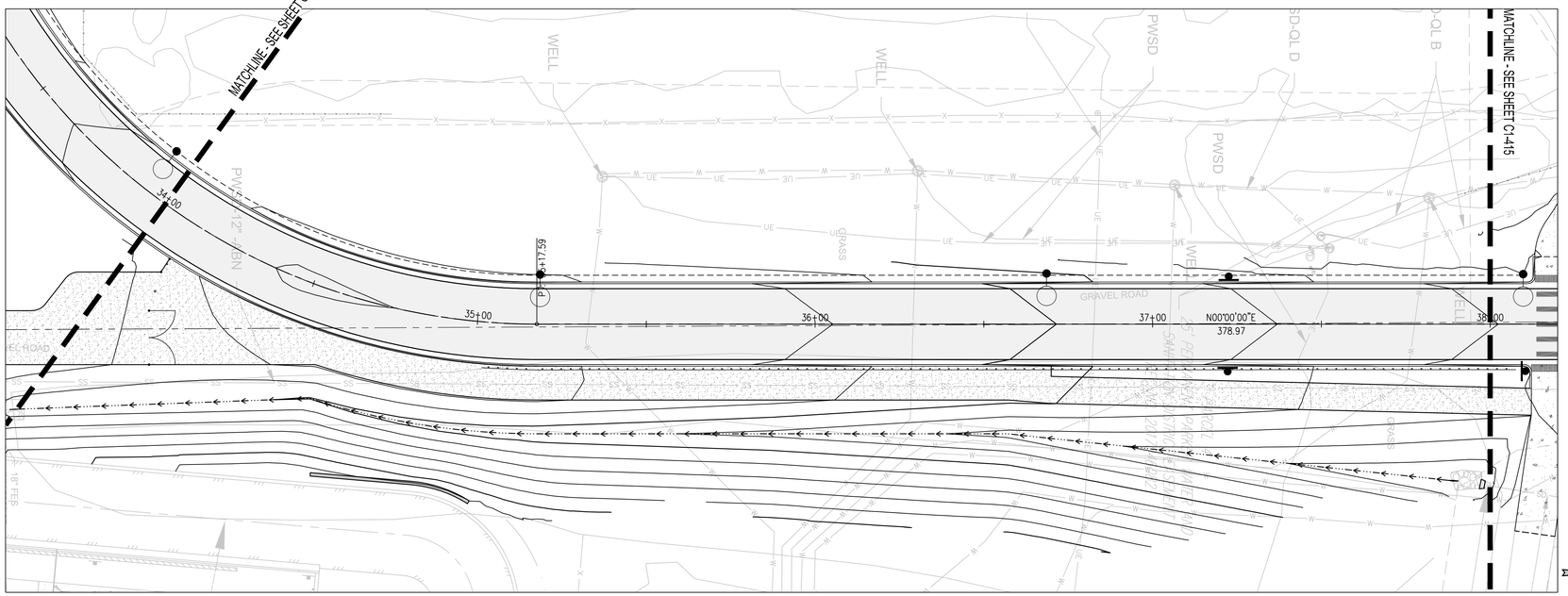
C1-414

SITE PLAN SUBMITTAL
Page 109 of 324

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SCALE: 1" = 20'

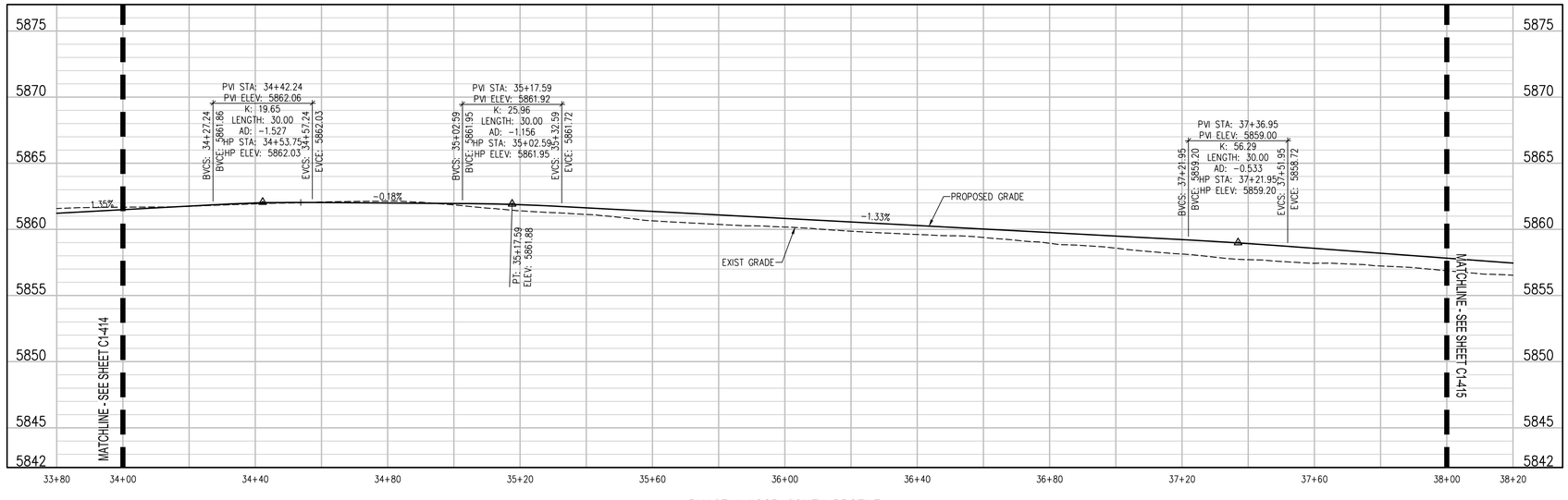
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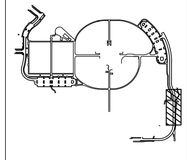
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Key Map



Drawing

PHASE 1 ROADWAY PLAN & PROFILE

C1-415

SITE PLAN SUBMITTAL

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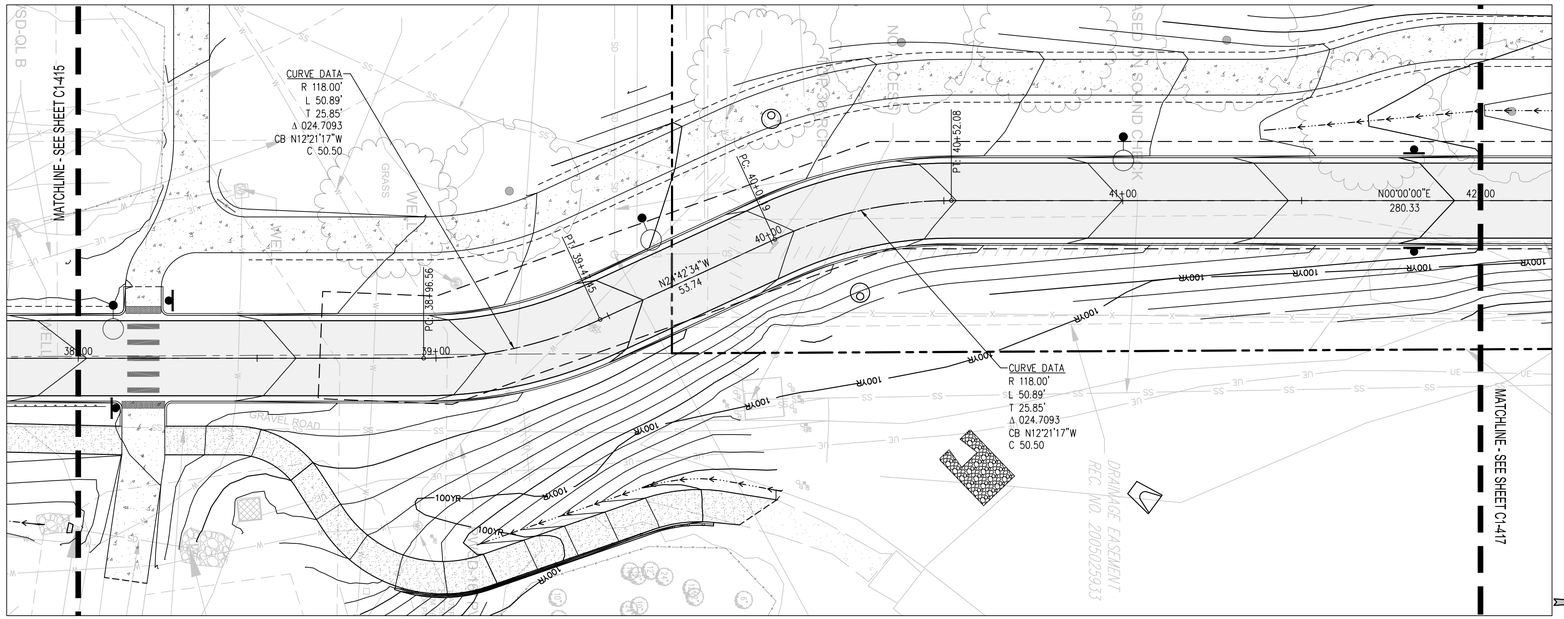
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING, & PRINTED CORRECTLY

HORIZONTAL CONTROL NOTES:

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

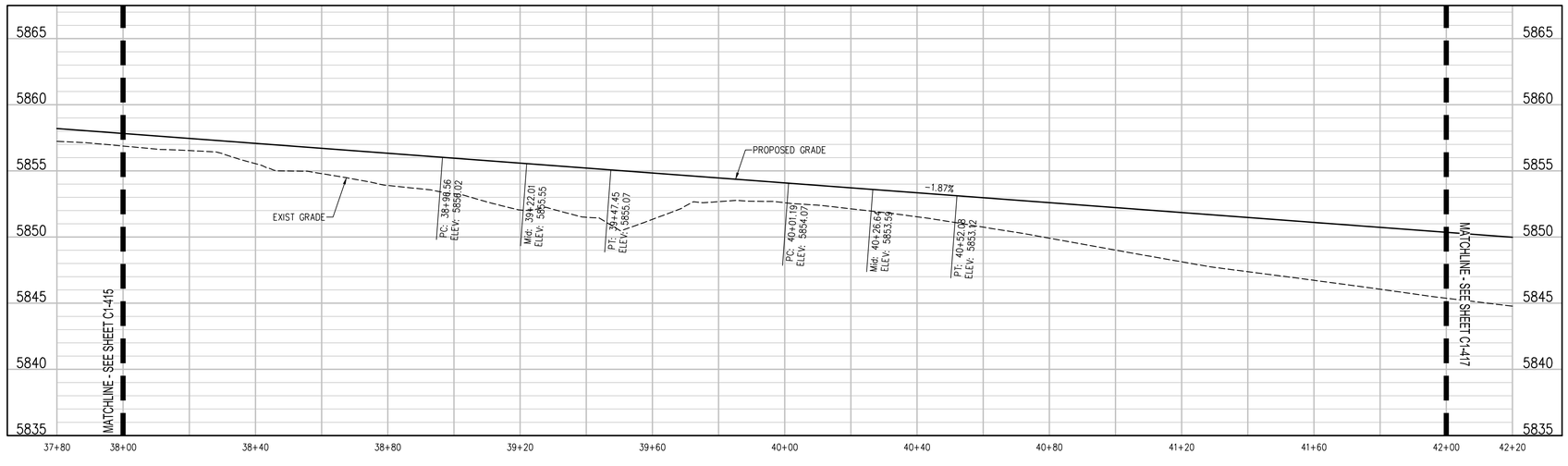
HORIZONTAL CONTROL LEGEND

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



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

SCALE IN FEET
20 0 20 40



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

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

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

Town of Parker, Director of Engineering Date

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PARKER, CO 80134

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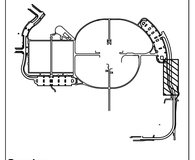
PARKER COLORADO

Final Document
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APPROVED DATE: 06/17/2025
Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 ROADWAY PLAN & PROFILE

C1-416

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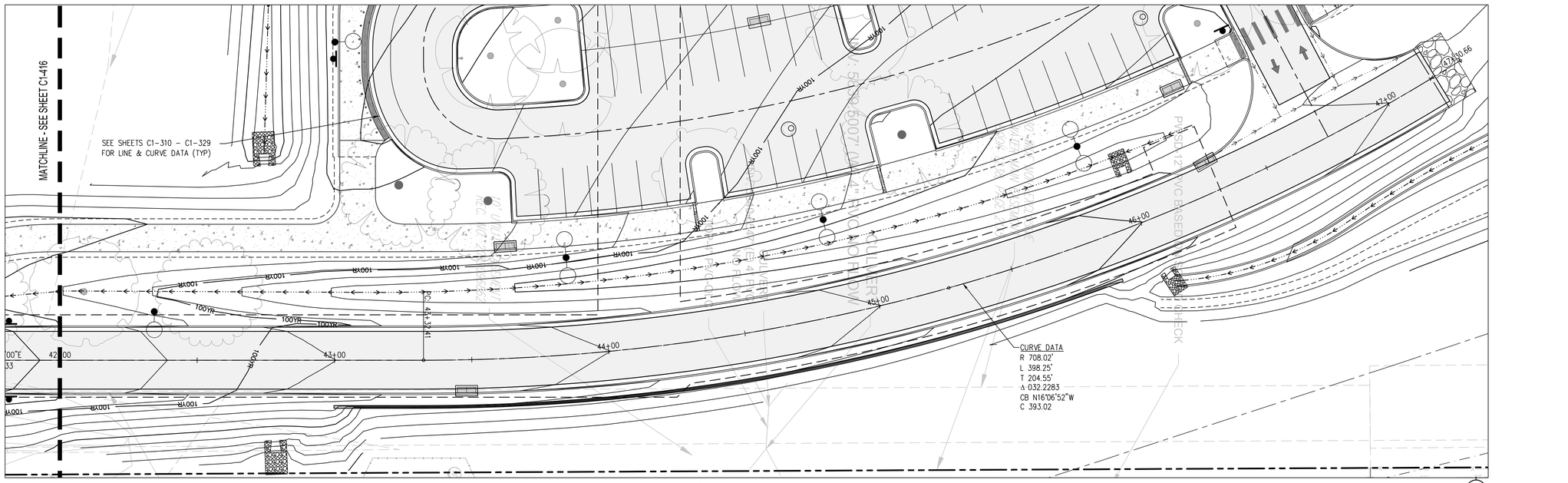
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MATCHLINE - SEE SHEET C1-416
SEE SHEETS C1-310 - C1-329 FOR LINE & CURVE DATA (TYP)
PROPOSED 12' CONCRETE TRAIL
PROPOSED 15' CONCRETE TRAIL
PROPOSED 6' CONCRETE TRAIL
PROPOSED 8' CONCRETE TRAIL
PROPOSED 10

STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT 11920 N. MOTSENBOCKER RD, AND AT APPROXIMATELY 39° 30' 14.994" LATITUDE, 104° 46' 23.9268" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF PARKING, UTILITY SERVICE CONNECTIONS, OVERLOT GRADING, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PLAY AREAS, SPORTING AREAS, PARKING LOTS, ENTRANCE DRIVES, AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF PARKER. THE TOTAL SITE AREA IS APPROXIMATELY 76 ACRES WITH AT TOTAL DISTURBANCE OF 39 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	MONTH, YEAR	_____
ROAD AND OVERLOT GRADING	MONTH, YEAR	_____
UTILITY CONSTRUCTION	MONTH, YEAR	_____
BUILDING CONSTRUCTION	MONTH, YEAR	_____
PAVING	MONTH, YEAR	_____
SITE RESTORATION	MONTH, YEAR	_____

THE EXISTING SITE CONSISTS OF NATIVE GRASSLAND AND VEGETATION AND IS APPROXIMATELY 99% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.44 AND 0.68 RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY FROM SALISBURY SOUTH PARK. ONSITE DETENTION IS PROVIDED AT FOUR WATER QUALITY AREAS. STORMWATER IS DISCHARGED FROM THIS SITE TO CHERRY CREEK. A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF PARKER.

OTHER POTENTIAL POLLUTION SOURCES DO NOT EXIST AT THIS SITE. NON-STORMWATER COMPONENTS OF THE DISCHARGE DO NOT EXIST AT THIS SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT DETENTION AND WATER QUALITY PONDS.

VEHICLE TRACKING CONTROL (VTC):
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE SECONDARY ENTRANCE TO THE PARK ALONG MOTSENBOCKER ROAD. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):
SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE EAST, NORTH, AND SOUTHWEST SIDES OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):
THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF WIRE MESH SOCKS AND/OR STRAW BALE BARRIERS.

STRAW BALE DROP STRUCTURES DAMS (SB):
STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

ROCK CHECK DAMS (RCD):
ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OUTLET PROTECTION (OP):
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DIVERSIONS DIKES (DD):
SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

OVERLOT GRADING:
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, TOWN OF PARKER OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:
STORMWATER DETENTION IS PROVIDED ONSITE IN FOUR WATER QUALITY DETENTION AREAS.

TEMPORARY SEEDING AND MULCHING:
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE TOWN OF PARKER ENGINEER.

PERMANENT STABILIZATION MEASURES:
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE TOWN OF PARKER WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

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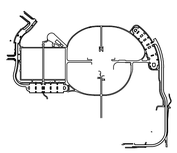
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Drawing
PHASE 1 CBMP NOTES

C1-500

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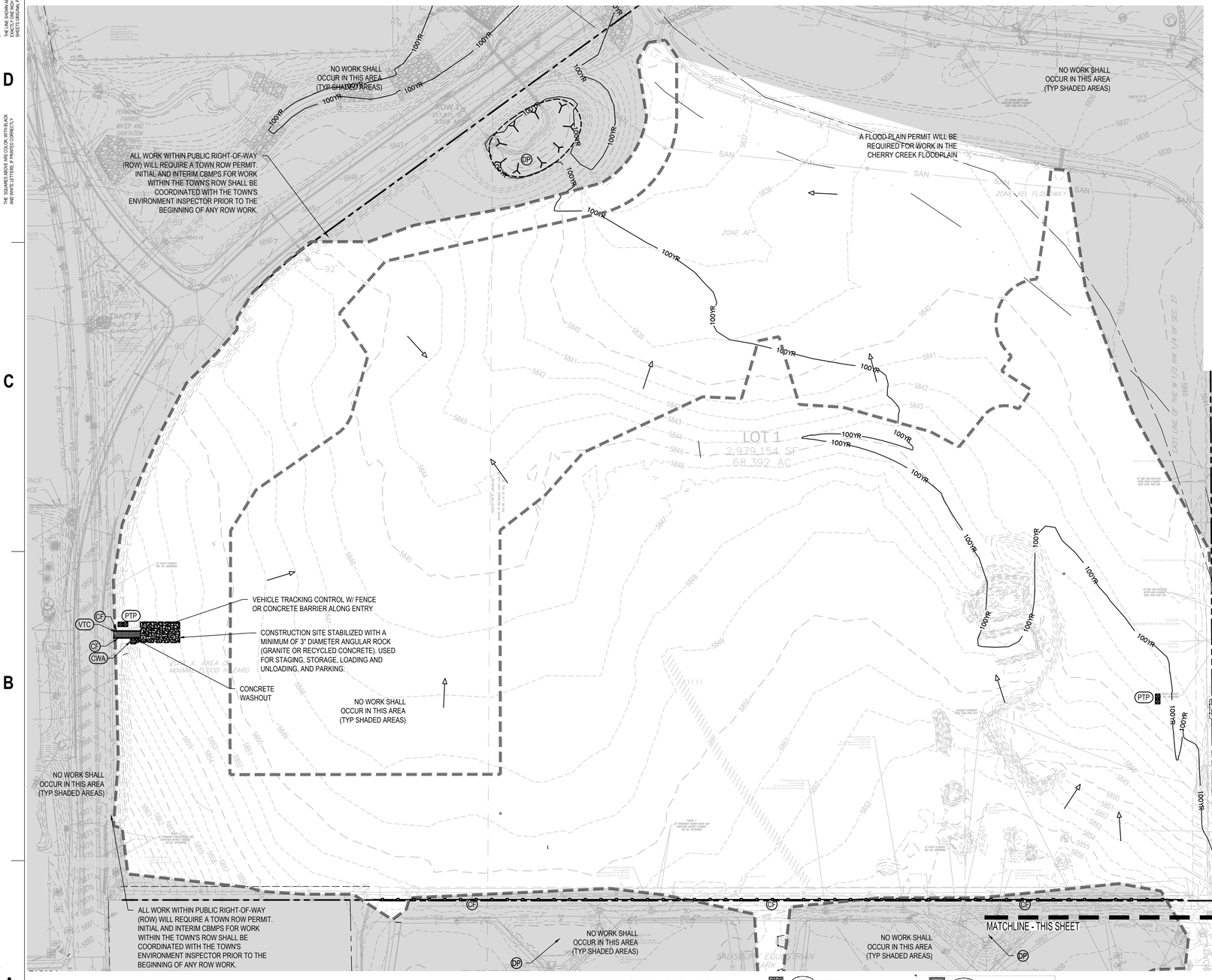
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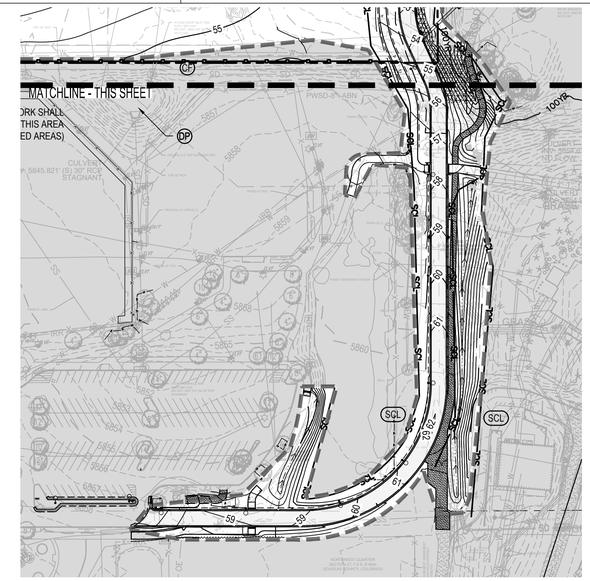
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K Y M C

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE BEING A PRINTED PROOF





EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.
3. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
4. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
5. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
6. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
7. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
8. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
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EROSION CONTROL LEGEND

EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE CONTOUR
LIMITS OF WORK

TI TEMPORARY IRRIGATION
TSB TEMPORARY SEDIMENT BASIN
VTC VEHICLE TRACKING CONTROL

CD CHECK DAM
CF CONSTRUCTION FENCE
CP CULVERT PROTECTION
CWA CONCRETE WASHOUT AREA
D DEWATERING
DD DIVERSION DITCH
DP DETENTION POND PROTECTION
DTC DEBRIS TRASH CONTROL
ECB EROSION CONTROL BLANKET
IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

LP LOT PROTECTION
MWP MASONRY WORK PROTECTION
PTP PORTABLE TOILET PROTECTION
RCSC ROUGH CUT STREET CONTROL
RS ROCK SOCK
RSS ROCK SOCK IN SWALE
SB STRAW BALE
SCL SEDIMENT CONTROL LOGS
SF SILT FENCE
SMC SEEDING, MULCHING AND CRIMPING
SR SURFACE ROUGHING
SSA STABILIZED STAGING AREA
STP SIDEWALK TRANSITION PROTECTION

100 0 100 200
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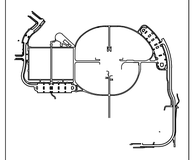
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PARKER COLORADO
Final Document
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APPROVED DATE: 06/17/2025
Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 CBMP PLAN - INITIAL

C1-501

SITE PLAN SUBMITTAL

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

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

NO WORK SHALL OCCUR IN THIS AREA (TYP SHADED AREAS)

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENT INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.

A FLOOD-PLAIN PERMIT WILL BE REQUIRED FOR WORK IN THE CHERRY CREEK FLOODPLAIN

TOPSOIL STOCKPILE

PROVIDE AND IDENTIFY DEBRIS AND TRASH CONTROL (DTC) FOR THE INTERIM/FINAL PHASES ALONG ALL THE PROPOSED PAVED DRIVING SURFACES INTERNAL TO THE SITE AND ALL ADJACENT PROPERTIES AROUND THE SITE

SEDIMENT BASIN
STANDARD BASIN
1.65 AC DRAINAGE AREA
BOTTOM WIDTH = 38.0'
BOTTOM LENGTH = 27.0'
SPILLWAY CREST LENGTH = 2.0'

SEDIMENT BASIN
STANDARD BASIN
13.96 AC DRAINAGE AREA
BOTTOM WIDTH = 92.0'
BOTTOM LENGTH = 155.0'
SPILLWAY CREST LENGTH = 5.0'

OUTLET PROTECTION (TYP)

SEDIMENT BASIN
STANDARD BASIN
11.40 AC DRAINAGE AREA
BOTTOM WIDTH = 32.0'
BOTTOM LENGTH = 455.0'
SPILLWAY CREST LENGTH = 20.0'

EROSION CONTROL BLANKET ON ALL SLOPES 4:1 AND STEEPER (TYP)

CULVERT PROTECTION (TYP)

SEDIMENT CONTROL LOG (TYP)

TOPSOIL STOCKPILE

VEHICLE TRACKING CONTROL

CONSTRUCTION SITE STABILIZED WITH A MINIMUM OF 3" DIAMETER ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE). USED FOR STAGING, STORAGE, LOADING AND UNLOADING, AND PARKING.

CONCRETE WASHOUT

HQ BLDG
FFE=5850.7 (ARCH 100-07)

MATCHLINE - THIS SHEET

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.
3. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
4. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
5. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
6. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
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LANDSCAPE ARCHITECTURE
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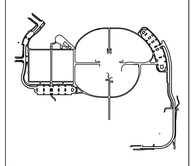
PARKER COLORADO

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Key Map



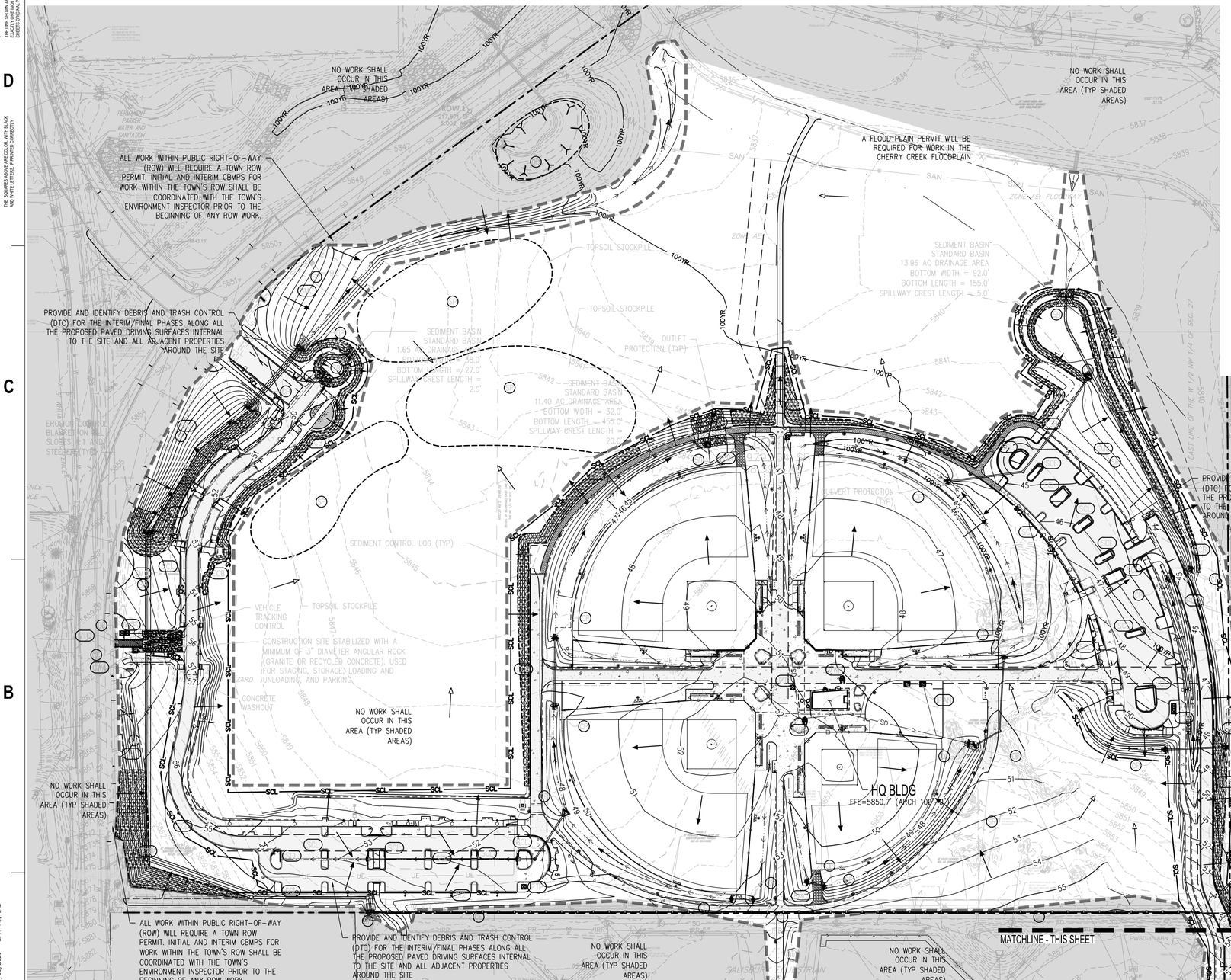
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PHASE 1 CBMP PLAN - INTERIM

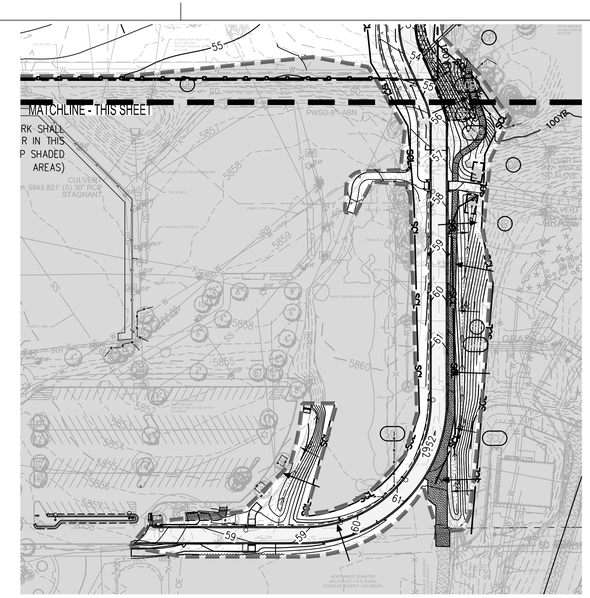
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SITE PLAN SUBMITTAL

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TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL
CD	CHECK DAM
CF	CONSTRUCTION FENCE
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IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
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IPCOS	INLET PROTECTION, CURB OPENING, TYPE R INLET
LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
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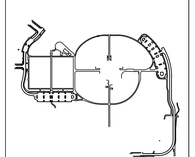
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Key Map



Drawing

PHASE 1 CBMP PLAN - FINAL

C1-503

SITE PLAN SUBMITTAL
Page 116 of 324

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STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT 11920 N. MOTSENBOCKER RD, AND AT APPROXIMATELY 39° 30' 14.994" LATITUDE, 104° 46' 23.9268" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF PARKING, UTILITY SERVICE CONNECTIONS, OVERLOT GRADING, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PLAY AREAS, SPORTING AREAS, PARKING LOTS, ENTRANCE DRIVES, AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF PARKER. THE TOTAL SITE AREA IS APPROXIMATELY 76 ACRES WITH AT TOTAL DISTURBANCE OF 39 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	MONTH, YEAR	_____
ROAD AND OVERLOT GRADING	MONTH, YEAR	_____
UTILITY CONSTRUCTION	MONTH, YEAR	_____
BUILDING CONSTRUCTION	MONTH, YEAR	_____
PAVING	MONTH, YEAR	_____
SITE RESTORATION	MONTH, YEAR	_____

THE EXISTING SITE CONSISTS OF NATIVE GRASSLAND AND VEGETATION AND IS APPROXIMATELY 99% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.44 AND 0.68 RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY FROM SALISBURY SOUTH PARK. ONSITE DETENTION IS PROVIDED AT FOUR WATER QUALITY AREAS. STORMWATER IS DISCHARGED FROM THIS SITE TO CHERRY CREEK. A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF PARKER.

OTHER POTENTIAL POLLUTION SOURCES DO NOT EXIST AT THIS SITE. NON-STORMWATER COMPONENTS OF THE DISCHARGE DO NOT EXIST AT THIS SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT DETENTION AND WATER QUALITY PONDS.

VEHICLE TRACKING CONTROL (VTC):
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE SECONDARY ENTRANCE TO THE PARK ALONG MOTSENBOCKER ROAD. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):
SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE EAST, NORTH, AND SOUTHWEST SIDES OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):
THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF WIRE MESH SOCKS AND/OR STRAW BALE BARRIERS.

STRAW BALE DROP STRUCTURES DAMS (SB):
STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

ROCK CHECK DAMS (RCD):
ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OUTLET PROTECTION (OP):
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DIVERSIONS DIKES (DD):
SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

OVERLOT GRADING:
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, TOWN OF PARKER OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:
STORMWATER DETENTION IS PROVIDED ONSITE IN FOUR WATER QUALITY DETENTION AREAS.

TEMPORARY SEEDING AND MULCHING:
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE TOWN OF PARKER ENGINEER.

PERMANENT STABILIZATION MEASURES:
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE TOWN OF PARKER WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

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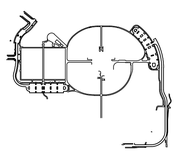
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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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 CBMP NOTES (ALT1)

C1-500A

SITE PLAN SUBMITTAL

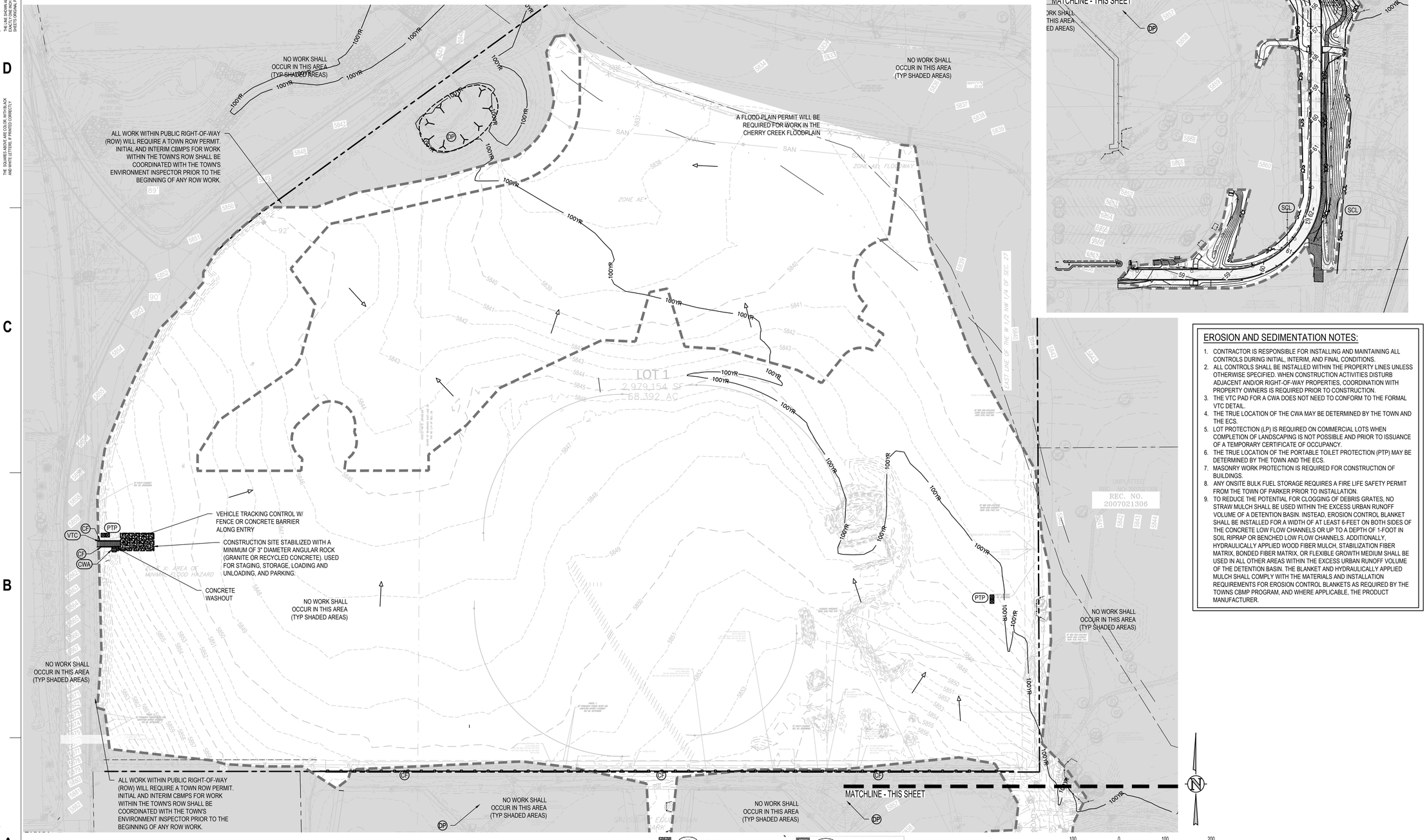
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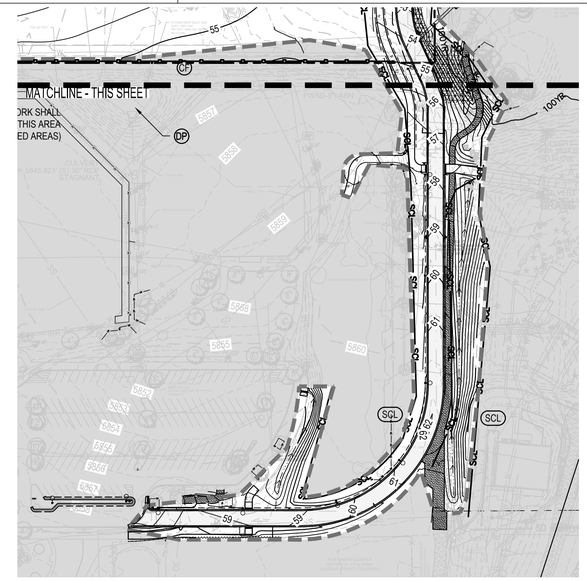
THE LINE SHOWN ABOVE IS 1 INCH LONG ON ORIGINAL PAGE SIZE SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE PLOTTING, AS INDICATED

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THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED AT FULL SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY





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EROSION CONTROL LEGEND

EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE CONTOUR
LIMITS OF WORK

TI TEMPORARY IRRIGATION
TSB TEMPORARY SEDIMENT BASIN
VTC VEHICLE TRACKING CONTROL

CD CHECK DAM
CF CONSTRUCTION FENCE
CP CULVERT PROTECTION
CWA CONCRETE WASHOUT AREA
D DEWATERING
DD DIVERSION DITCH
DP DETENTION POND PROTECTION
DTC DEBRIS TRASH CONTROL
ECB EROSION CONTROL BLANKET
IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
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IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

LP LOT PROTECTION
MWP MASONRY WORK PROTECTION
PTP PORTABLE TOILET PROTECTION
RCSC ROUGH CUT STREET CONTROL
RS ROCK SOCK
RSS ROCK SOCK IN SWALE
SB STRAW BALE
SCL SEDIMENT CONTROL LOGS
SF SILT FENCE
SMC SEEDING, MULCHING AND CRIMPING
SR SURFACE ROUGHING
SSA STABILIZED STAGING AREA
STP SIDEWALK TRANSITION PROTECTION

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SCALE IN FEET

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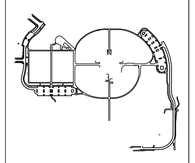
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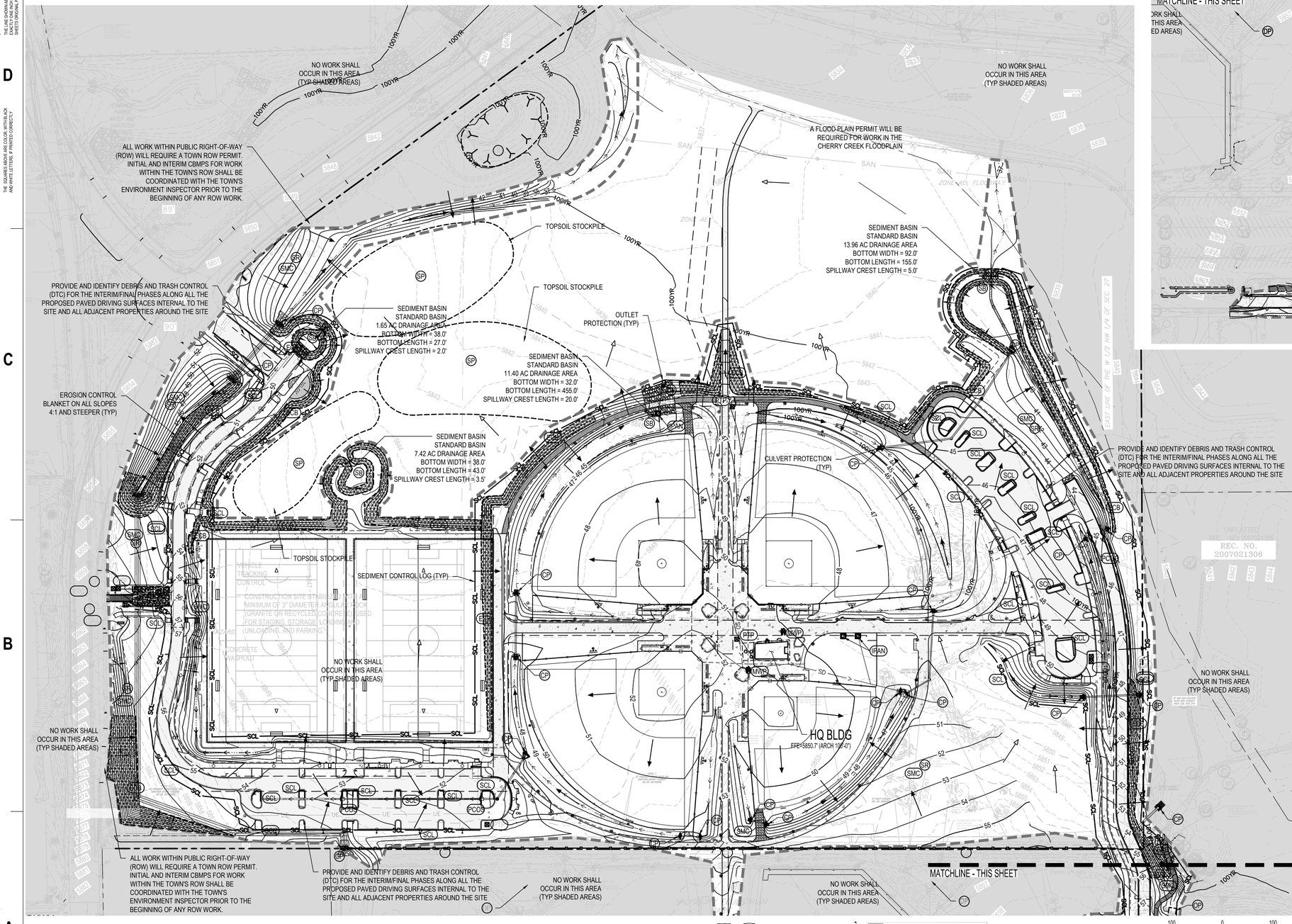
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PHASE 1 CBMP PLAN - INITIAL (ALT)

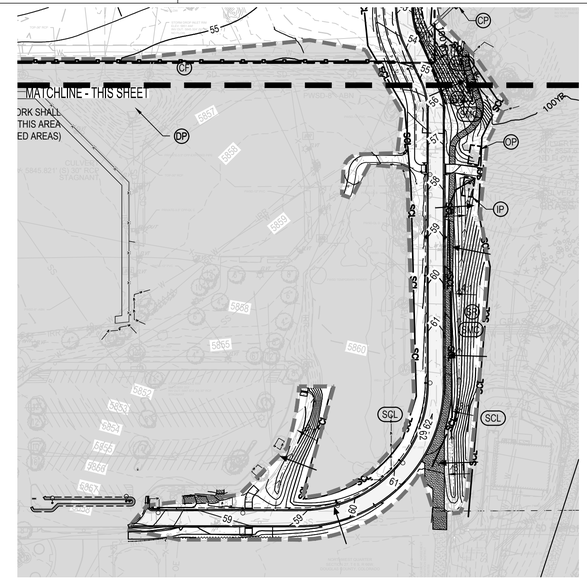
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SITE PLAN SUBMITTAL

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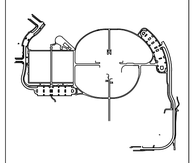
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Key Map



Drawing

PHASE 1 CBMP PLAN - INTERIM (ALT)

C1-502A

SITE PLAN SUBMITTAL
Page 119 of 324

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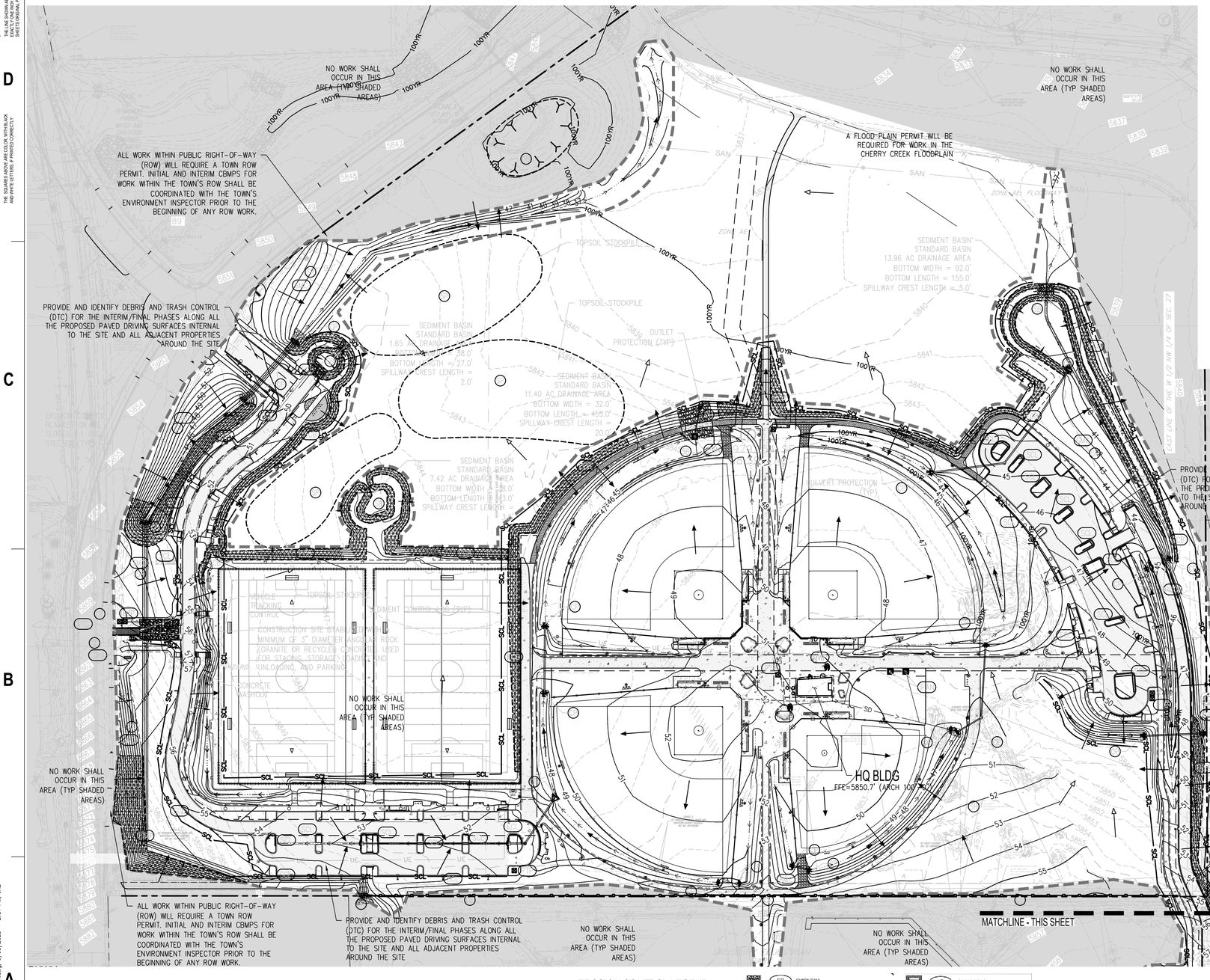
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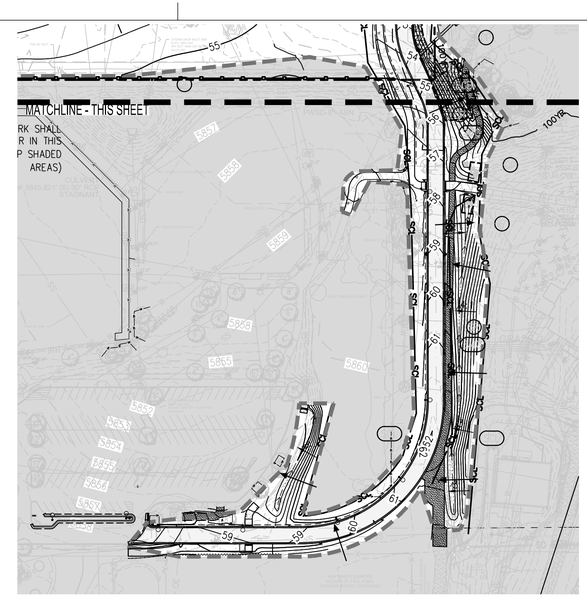
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE BEING A PRINTED IMPACT

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





EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.
3. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
4. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
5. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
6. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
7. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
8. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
9. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZATION FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR (5220)
- EXISTING INTERMEDIATE CONTOUR (5221)
- PROPOSED INDEX CONTOUR (20)
- PROPOSED INTERMEDIATE CONTOUR (21)
- LIMITS OF WORK

TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL
CD	CHECK DAM
CF	CONSTRUCTION FENCE
CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
D	DEWATERING
DD	DIVERSION DITCH
DP	DETENTION POND PROTECTION
DTC	DEBRIS TRASH CONTROL
ECB	EROSION CONTROL BLANKET
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
IPCOS	INLET PROTECTION, CURB ON-SUMP, TYPE R INLET
LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION

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

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

Town of Parker, Director of Engineering — Date

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Town of Parker SALISBURY REGIONAL PARK - PHASE 1

11700 MOTSENBOCKER RD
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

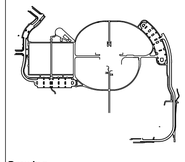
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

Project Number:	23072.00
Sheet Issue Date:	2025-06-06
Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map



Drawing

PHASE 1 CBMP PLAN - FINAL (ALT)

C1-503A

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

CD	CHECK DAM
CF	CONSTRUCTION FENCE
CP	CULVERT PROTECTION
CWA	CONCRETE WASHOUT AREA
D	DEWATERING
DD	DIVERSION DITCH
DP	DETENTION POND PROTECTION
DTC	DEBRIS TRASH CONTROL
ECB	EROSION CONTROL BLANKET
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND 1 OF 3 — Oct. 2013

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

LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND 2 OF 3 — Oct. 2013

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

TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND 3 OF 3 — Oct. 2013

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

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a, CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
    (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — GEN NOTES 1 OF 4 — Oct. 2013

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

11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — GEN NOTES 2 OF 4 — Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
    1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
        A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
        C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
        E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
        F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED

    FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — GEN NOTES 3 OF 4 — Oct. 2013

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

2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
    A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    C. EROSION IS NEGLIGIBLE IF EVEN PRESENT.
    D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
    E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
    J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — GEN NOTES 4 OF 4 — Oct. 2013

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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Drawn By:	AMF/KAM/MJS
Checked By:	WTP/CWK/CFG

Key Map

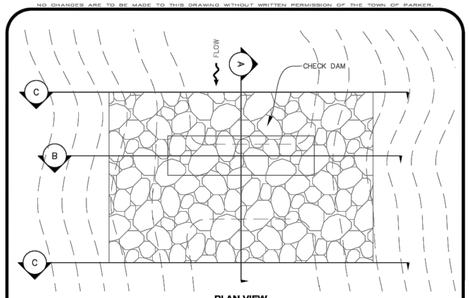
Drawing
PHASE 1 CBMP TOP DETAILS

C1-504

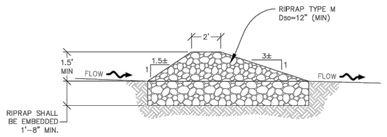
SITE PLAN SUBMITTAL
Page 121 of 324

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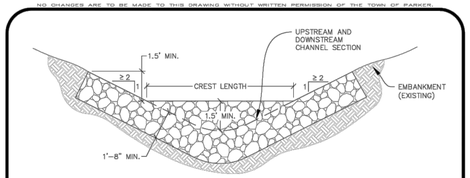


PLAN VIEW

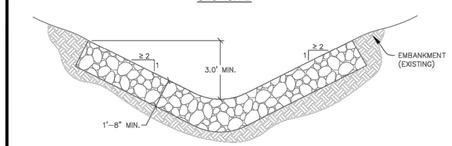


SECTION A

CD **CHECK DAM**

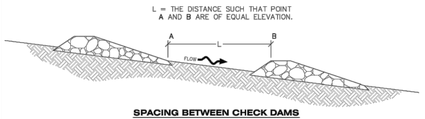


SECTION B



SECTION C

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



SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

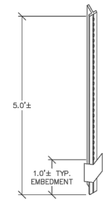
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

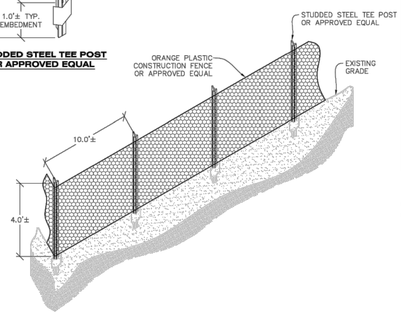
CHECK DAM INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

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



STUDDED STEEL TEE POST OR APPROVED EQUAL



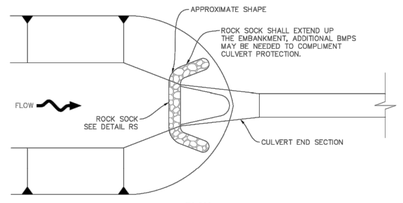
CF **CONSTRUCTION FENCE**

CONSTRUCTION FENCE INSTALLATION NOTES

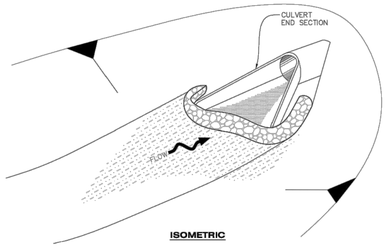
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



PLAN



ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

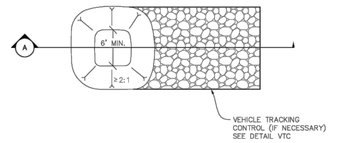
CULVERT PROTECTION (INLET) INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

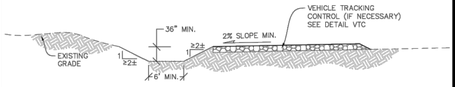
CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

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LANDSCAPE ARCHITECT / ARCHITECT
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MECHANICAL ENGINEER
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Town of Parker
SALISBURY REGIONAL PARK - PHASE 1
11700 MOTSENBOCKER RD
PARKER, CO 80134

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

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

	DATE	DESCRIPTION

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 CBMP TOP DETAILS

C1-505

SITE PLAN SUBMITTAL

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THE LINE SHOWN ABOVE IS 1 INCH LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE PRINTS, A PHOTO REPRODUCT

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

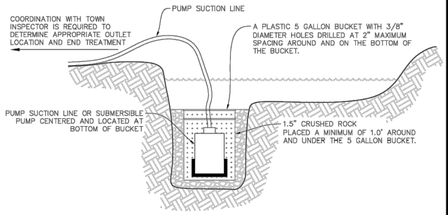
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CWA — 2 OF 2 — Oct. 2013

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



TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

D — **DEWATERING**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — D — 1 OF 2 — Oct. 2013

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

DEWATERING INSTALLATION NOTES

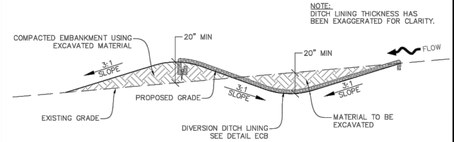
1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

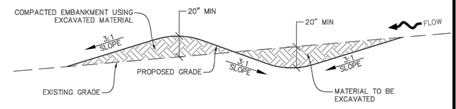
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — D — 2 OF 2 — Oct. 2013

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

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

DD — **DIVERSION DITCH**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DD — 1 OF 2 — Oct. 2013

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

DIVERSION DITCH INSTALLATION NOTES

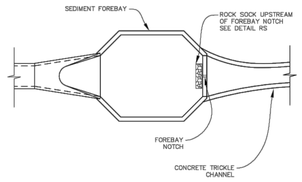
1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

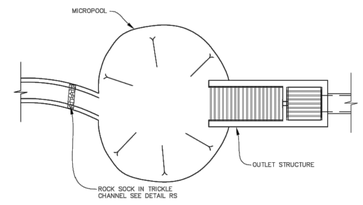
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DD — 2 OF 2 — Oct. 2013

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



FOREBAY



OUTLET / MICROPOOL

DP — **DETENTION POND PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DP — 1 OF 2 — Oct. 2013

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

DETENTION POND PROTECTION INSTALLATION NOTES

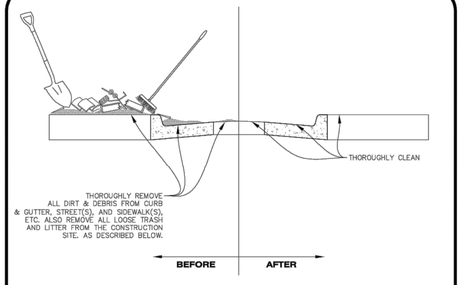
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DP — 2 OF 2 — Oct. 2013

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



NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DTC — **DEBRIS AND TRASH CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DTC — 1 OF 2 — Oct. 2013

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LANDSCAPE ARCHITECT / ARCHITECT
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JVA Incorporated
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ELECTRICAL ENGINEER
Ackerman Engineering, Inc.
3000 Youngfield Street, #264
Wheat Ridge, CO 80215
p. 303.278.7297

IRRIGATION
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Littleton, CO 80127
p. 303.986.2175

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

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

	DATE	DESCRIPTION

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 CBMP TOP DETAILS

C1-506

SITE PLAN SUBMITTAL

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

THE SQUARES ABOVE ARE COLOR WITH BLACK AND YELLOW REMOVED, IF PRINTED CORRECTLY

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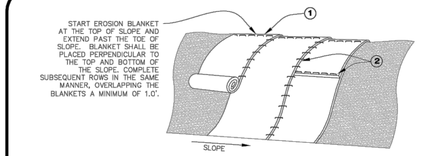
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

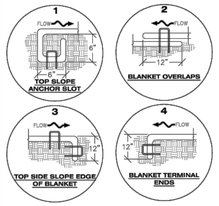
DEBRIS CONTROL NOTES:

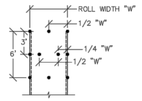
1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DTC — 2 OF 2 — Oct. 2013

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







STAPLE PATTERN

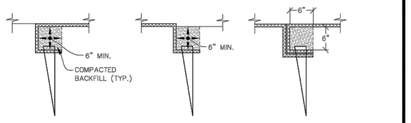
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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

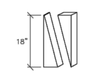
ECB — **EROSION CONTROL BLANKET (SLOPE)**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB — 1 OF 3 — Oct. 2013

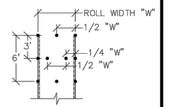
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



TOE OF SLOPE ANCHOR TRENCH — TOP OF SLOPE ANCHOR TRENCH — JOINT ANCHOR TRENCH USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)



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



STAKING PATTERN

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

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

ECB — **EROSION CONTROL BLANKET (CHANNEL)**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB — 2 OF 3 — Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB — 3 OF 3 — Oct. 2013

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

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

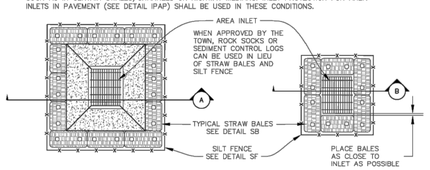
AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

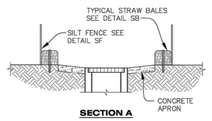
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPA — 1 OF 1 — Oct. 2013

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

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

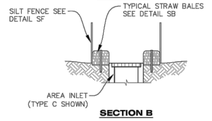


AREA INLET WITH CONCRETE APRON PLAN VIEW

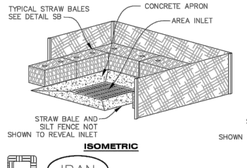


SECTION A

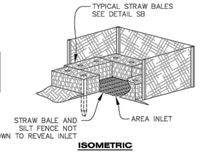
AREA INLET PLAN VIEW



SECTION B



ISOMETRIC

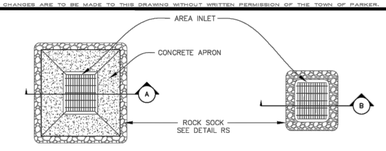


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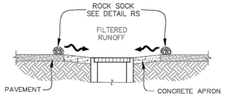
IPAN — **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAN — 1 OF 1 — Oct. 2013

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

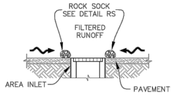


AREA INLET WITH CONCRETE APRON PLAN VIEW

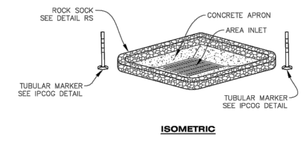


SECTION A

AREA INLET PLAN VIEW



SECTION B

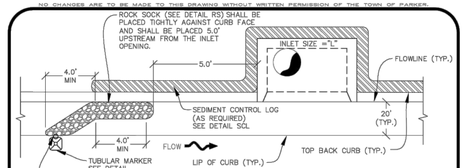


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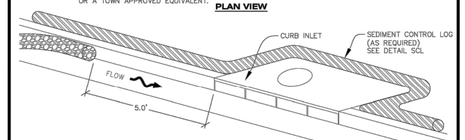
IPAP — **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAP — 1 OF 1 — Oct. 2013

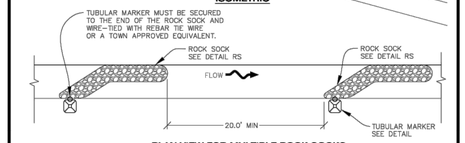
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



PLAN VIEW



ISOMETRIC



PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG — **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOG — 1 OF 3 — Oct. 2013

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

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 CBMP TOP DETAILS

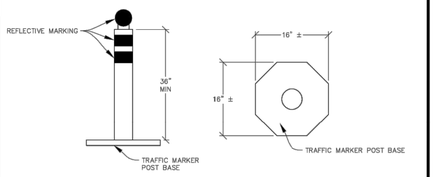
C1-507

SITE PLAN SUBMITTAL

© Hord Coplan Macht, Inc.

THE LINE SHOWN ABOVE IS 1" WHEN SHOWN AT FULL SHEETS ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE WHEN PRINTED PROPERLY
Q:\3702c - salisbury park north\Drawings\3702c-09-EOPPHS1-DET-00.dwg, 6/06/2025 - 2:51 PM, JAZ

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



TUBULAR TRAFFIC MARKER DETAIL

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

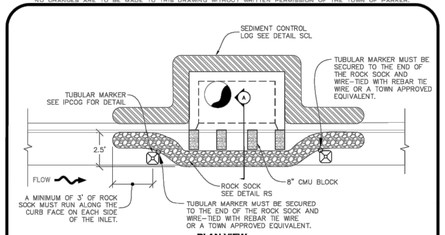
INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

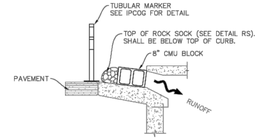
ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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



PLAN VIEW



SECTION A

IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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

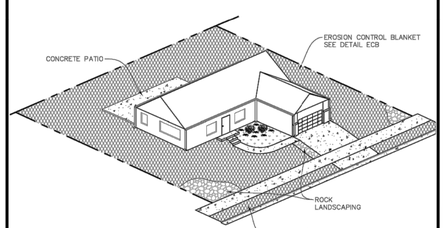
CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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



LP **LOT PROTECTION**

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

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

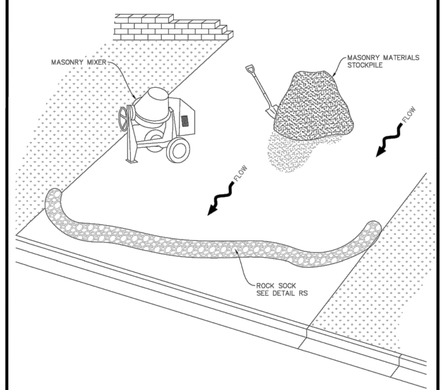
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

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



MWP **MASONRY WORK PROTECTION**

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

MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

hord | coplan | macht
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Town of Parker
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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 CBMP TOP DETAILS

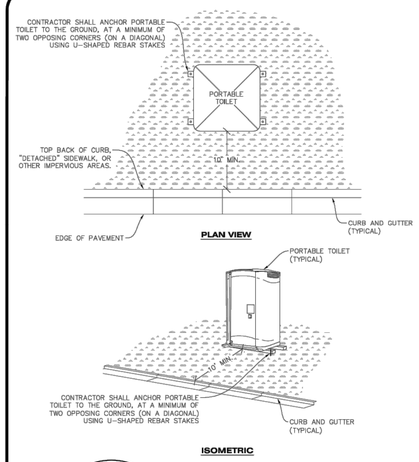
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SITE PLAN SUBMITTAL

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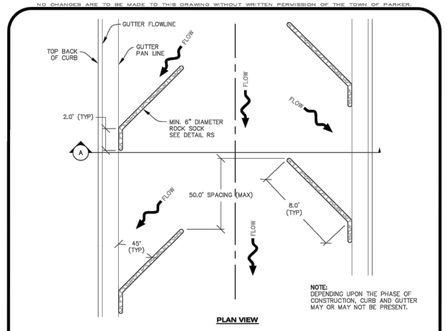
PTP **PORTABLE TOILET PROTECTION**

PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 CPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.



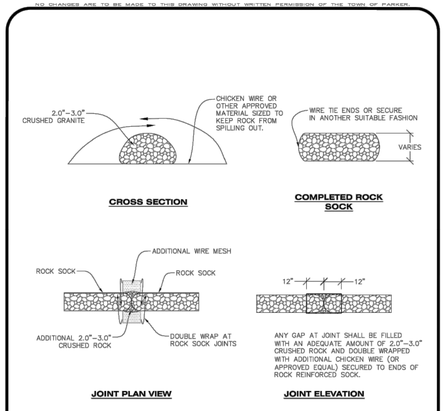
RCSC **ROUGH CUT STREET CONTROL**

ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.



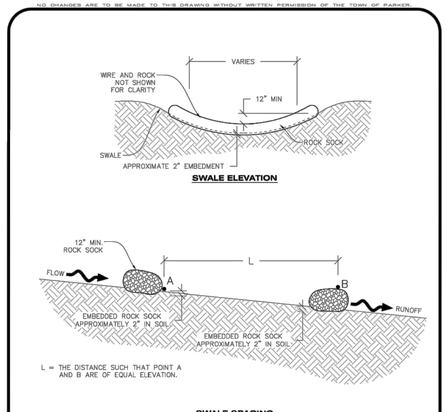
RS **ROCK SOCK**

ROCK SOCK INSTALLATION NOTES

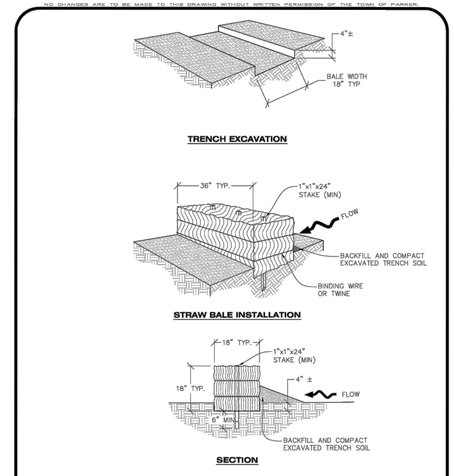
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED JNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWSE DIRECTED BY THE TOWN'S INSPECTOR.



RSS **ROCK SOCK IN SWALE**



SB **STRAW BALE**

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ARCHITECTURE
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STRAW BALE INSTALLATION NOTES

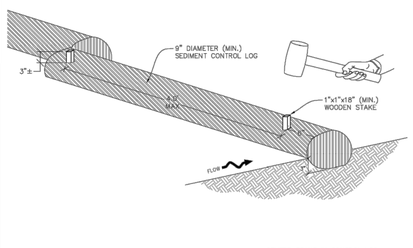
1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

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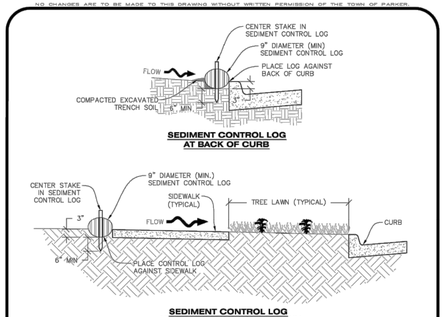


SECTION A

SCL **SEDIMENT CONTROL LOG**

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

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SEDIMENT CONTROL LOG AT BACK OF CURB

SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN

SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

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

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SEDIMENT CONTROL LOG INSTALLATION NOTES

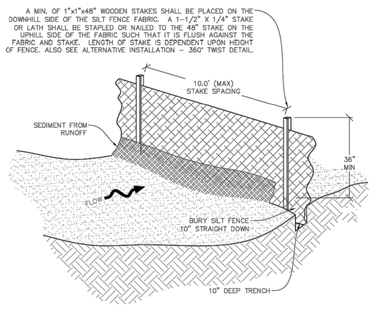
1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

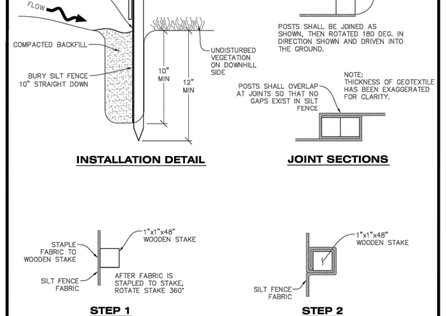
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SF **SILT FENCE**

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INSTALLATION DETAIL

JOINT SECTIONS

STEP 1

STEP 2

ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

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

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SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¾"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

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SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6–INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE–HARROWED OR RE–RAKED USING A HARD–TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V–SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

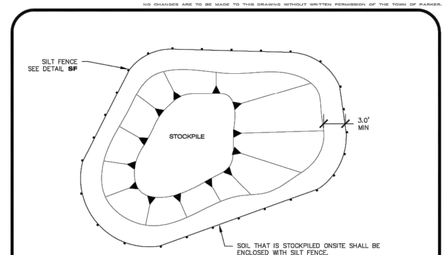
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

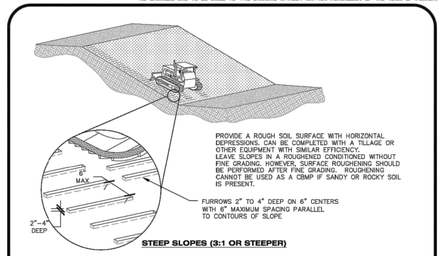
SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

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

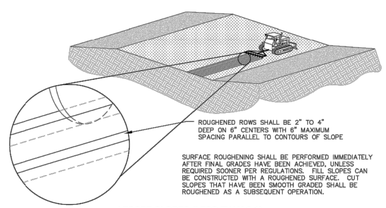


SP **STOCKPILE PROTECTION**

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STEEP SLOPES (3:1 OR STEEPER)



LESSER SLOPES (LESS THAN 3:1)

SR **SURFACE ROUGHENING**

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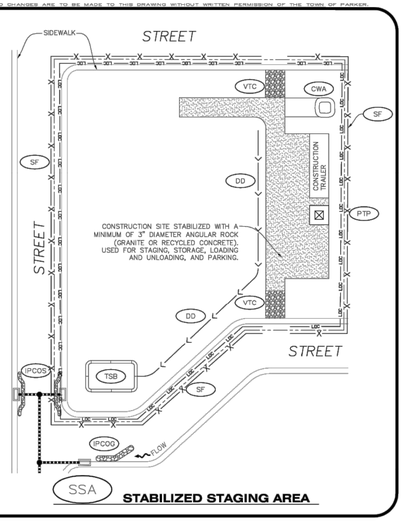
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. ANY DISTURBED LAND THAT REMAINS INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST RECEIVE SURFACE ROUGHENING. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. SURFACE ROUGHENING SHALL BE PERFORMED PERPENDICULAR TO THE SLOPE.
4. SOIL SHALL BE ROUGHENED A MINIMUM OF 6–INCHES DEEP USING RIGID SHANKS.
5. A FARMING DISC SHALL NOT BE USED FOR SURFACE ROUGHENING.
6. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:
   - IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
   - EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
   - IMMEDIATELY FOLLOWING ANY STORM EVENT.

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



STABILIZED STAGING AREA

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

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

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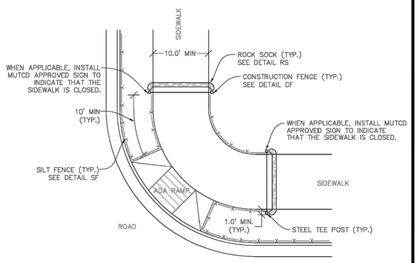
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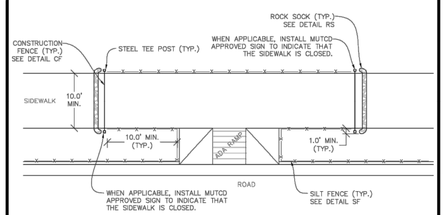
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP **SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

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



NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP **SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**

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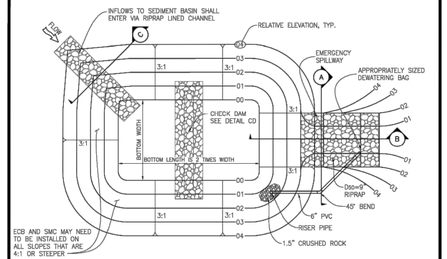
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
5. SEDIMENT CONTROL LOGS MAY BE USED IS LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

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

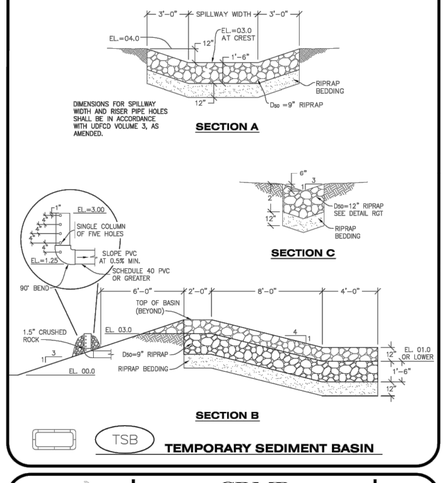


PLAN VIEW

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

TSB **TEMPORARY SEDIMENT BASIN**

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



SECTION B

TSB **TEMPORARY SEDIMENT BASIN**

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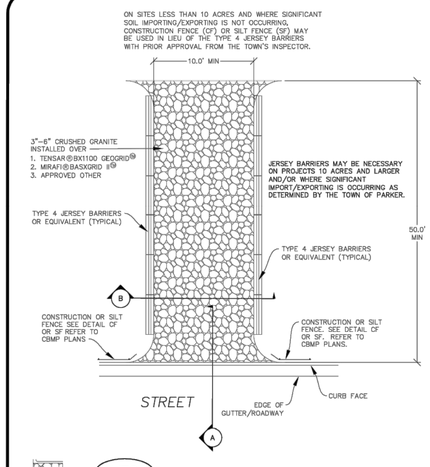
TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/– 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

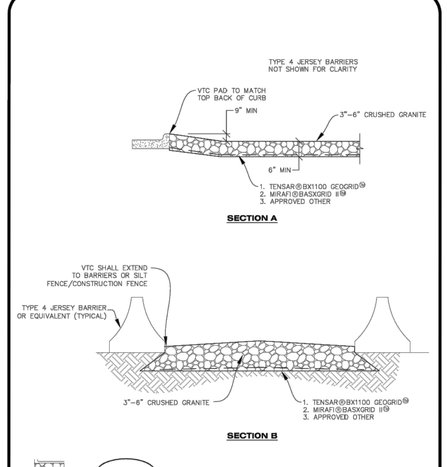
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

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



VTC **VEHICLE TRACKING CONTROL**

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



SECTION B

VTC **VEHICLE TRACKING CONTROL**

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Checked By:	WTP/CWK/CFG

Key Map

Drawing
PHASE 1 CBMP TOP DETAILS

C1-512

SITE PLAN SUBMITTAL

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VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FEET LONG AND 10-FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

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

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LEGEND

ZONE 1
STRIP EXISTING TOPSOIL TO 8" DEPTH

ZONE 2
STRIP EXISTING TOPSOIL TO 10" DEPTH

ZONE 3
STRIP EXISTING TOPSOIL TO 4" DEPTH

NOTES

1. REFER TO SHEET L-031 FOR ALTERNATE TOPSOIL STRIPPING.
2. CONTRACTOR TO KEEP ZONE 1, ZONE 2 AND ZONE 3 STOCKPILES SEPARATED DUE TO AMENDMENT REQUIREMENTS. CONTRACTOR TO PROVIDE A TOPSOIL STOCKPILE PLAN FOR LOCATIONS TO TRACK TOPSOIL FROM DIFFERENT ZONES.

A1 TOPSOIL MANAGEMENT PLAN

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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

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Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

Drawing

TOPSOIL MANAGEMENT PLAN - BASE BID

L-030

SITE PLAN SUBMITTAL

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TOTAL 4 PRINTS CORRECT



LEGEND

- ZONE 1 — STRIP EXISTING TOPSOIL TO 8" DEPTH
- ZONE 2 — STRIP EXISTING TOPSOIL TO 10" DEPTH
- ZONE 3 — STRIP EXISTING TOPSOIL TO 4" DEPTH

NOTES

1. ADDITIONAL EXTENTS OF TOPSOIL STRIPPING FOR ALTERNATE NO. 01 - MULTI-USE FIELDS ARE INDICATED ON THIS DRAWING.
2. CONTRACTOR TO KEEP ZONE 1, ZONE 2 AND ZONE 3 STOCKPILES SEPARATED DUE TO AMENDMENT REQUIREMENTS. CONTRACTOR TO PROVIDE A TOPSOIL STOCKPILE PLAN FOR LOCATIONS TO TRACK TOPSOIL FROM DIFFERENT ZONES.

A1 TOPSOIL MANAGEMENT PLAN - ALTERNATE NO. 01
1" = 140'-0"

SCALE: 1" = 140'-0"
0' 70' 140' 280' 320'

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

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SALISBURY REGIONAL PARK - PHASE 1
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TOPSOIL MANAGAEMENT PLAN - ALTERNATE NO. 01

L-031

SITE PLAN SUBMITTAL

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE SETTING A PRINTED CORRECTLY

C M Y K

GENERAL NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. THE LANDSCAPE ARCHITECT/ENGINEER AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.

3. HAND DIG WITHIN DRIP LINE OF EXISTING TREES.

4. REFER TO CIVIL FOR EROSION CONTROL, UTILITY, AND PARKING AND ROAD PAVEMENT LAYOUT AND GRADING PLANS.

5. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT, HORD COPLAN MACHT, 1800 WAZEE STREET, SUITE 450 DENVER, COLORADO 80202, (303) 607-0977.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.

8. ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF TOWN OF PARKER AND ANY OTHER LOCAL AGENCY.

9. CONTRACTOR TO REPAIR ALL TURF, NATIVE SEED, VEGETATION AND IRRIGATION DAMAGED BY CONSTRUCTION.

10. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

11. ALL DIMENSIONS PROVIDED ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH THE LINE AND GRADE. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO APPROVE LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION OF CURB, WALLS, VERTICAL STRUCTURES, CONCRETE , AND ASPHALT PAVING. ANY DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

13. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. ALL FORMS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 72 HOURS NOTIFICATION OF FORM INSPECTION.

14. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL DEPRESSIONS, SWALES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

15. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING PAVEMENT. REFER TO IRRIGATION DRAWINGS FOR SLEEVING LOCATIONS.

16. ALL SITE FURNITURE LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

17. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTORS EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

SITE NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

2. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED.

3. SEE CIVIL FOR ADDITIONAL CONTROL POINTS, MONUMENTS, BENCHMARKS, AND HORIZONTAL CONTROL.

4. ALL CONTROL JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE PLANS AND DETAILS, EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE DRAWINGS AND DETAILS OR EVERY 60' ALONG CONCRETE PAVING. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE AND BETWEEN NEW CONCRETE AND BUILDINGS, WALLS OR OTHER VERTICAL FEATURES.

6. LAYOUT WALKS AND SCORE JOINTS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS & SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.

7. ALL SITE IMPROVEMENTS (TABLES, BENCHES, TRASH RECEPTACLES, BICYCLE RACKS, ETC.) MUST BE FIELD SURVEYED AND STAKED BY CONTRACTOR. OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE STAKED LOCATION OF IMPROVEMENTS PRIOR TO INSTALLATION.

8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE PAVING, CONCRETE & BOULDER WALLS AND CURBS PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.

9. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION, AS NECESSARY. LANDSCAPE ARCHITECT WILL PROVIDE DIGITAL FILES OF THE SITE PLAN IN AUTOCAD. ALLOW 5 DAYS AFTER REQUEST FOR DELIVERY OF FILES.

10. CONTRACTOR SHALL UTILIZE BENCH MARK PROVIDED BY ORIGINAL SITE SURVEY FOR ALL LAYOUT.

11. RE: CIVIL FOR ADDITIONAL SITE IMPROVEMENTS.

ABBREVIATIONS

APPROX	APPROXIMATE	INV	INVERT
ARCH	ARCHITECTURAL	JT	JOINT
BLDG	BUILDING	LP	LOW POINT
BR	BOTTOM OF RAMP	MAX	MAXIMUM
BW	BOTTOM OF WALL	MG	MATCH GRADE
CIP	CAST IN PLACE	MH	MANHOLE
CL	CENTER LINE	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONT	CONTINUOUS	NTS	NOT TO SCALE
COORD	COORDINATE	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIM	DIMENSION	RE	REFER
DWG	DRAWING	REQ	REQUIRED
EA	EACH	ROW	RIGHT OF WAY
EL	ELEVATION	SAN	SANITARY SEWER
EQ	EQUAL/EQUIVALENT	SG	SUBGRADE
EJ	EXPANSION JOINT	SPEC	SPECIFICATIONS
EQUIP	EQUIPMENT	STM	STORM SEWER
EX	EXISTING	STR	STRUCTURAL
FG	FINISH GRADE	TBD	TO BE DETERMINED
FFE	FINISH FLOOR ELEVATION	TC	TOP OF CURB
FL	FLOW LINE	TR	TOP OF RAMP
FV	FIELD VERIFY	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HT	HEIGHT	TOS	TOP OF SURFACING

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GENERAL NOTES, SITE NOTES AND ABBREVIATIONS

L-100

SITE PLAN SUBMITTAL

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OVERALL TREE EVALUATION - 1

TREE NUMBER	CODE	SPECIES	DBH (INCHES)	TA OR ATA (IN^2) *ATA IF DBH > 30"	STATUS	CONDITION RATING %	APPRAISED VALUE	CONTRIBUTION * %	PLACEMENT ** %
1	PD	PLAINS COTTONWOOD	8	50	UNKNOWN	91%	$440	20%	30%
2	PD	PLAINS COTTONWOOD	11.4	102	UNKNOWN	91%	$620	20%	10%
3	PD	PLAINS COTTONWOOD	9	64	UNKNOWN	97%	$410	20%	10%
4	SE	COYOTE WILLOW	...	...	UNKNOWN	88%	$1,460	20%	10%
5	PD	PLAINS COTTONWOOD	13.3	140	UNKNOWN	91%	$850	20%	10%
6	SE	COYOTE WILLOW	...	-	UNKNOWN	100%	$180	20%	10%
7	SA	PEACH-LEAF WILLOW	11.6	106	UNKNOWN	81%	$500	20%	10%
8	SE	COYOTE WILLOW	...	...	UNKNOWN	100%	$290	20%	10%
9	PD	PLAINS COTTONWOOD	10.5	86	UNKNOWN	81%	$470	20%	10%
10	SA	PEACH-LEAF WILLOW	9.8	76	UNKNOWN	78%	$340	20%	10%
11	PD	PLAINS COTTONWOOD	7	38	UNKNOWN	97%	$250	20%	10%
12	SA	PEACH-LEAF WILLOW	7.7	46	UNKNOWN	78%	$210	20%	10%
13	PD	PLAINS COTTONWOOD	12.2	117	UNKNOWN	84%	$660	20%	10%
14	PD	PLAINS COTTONWOOD	11.00	95	PRESERVE	97%	$620	20%	10%
15	SA	PEACH-LEAF WILLOW	13.00	133	PRESERVE	72%	$550	20%	10%
16	PD	PLAINS COTTONWOOD	44.90	1584	PRESERVE	84%	$9,000	20%	10%
17	SA	PEACH-LEAF WILLOW	13.00	133	PRESERVE	69%	$530	20%	10%
18	SA	PEACH-LEAF WILLOW	11.00	95	PRESERVE	75%	$410	20%	10%
19	PD	PLAINS COTTONWOOD	47.80	1791	PRESERVE	72%	$8,700	20%	10%
20	SA	PEACH-LEAF WILLOW	13.00	133	PRESERVE	66%	$500	20%	10%
21	SA	PEACH-LEAF WILLOW	13.00	133	PRESERVE	63%	$480	20%	10%
22	SA	PEACH-LEAF WILLOW	14.00	154	PRESERVE	66%	$580	20%	10%
23	PD	PLAINS COTTONWOOD	35.60	996	PRESERVE	81%	$5,400	20%	10%
24	SE	COYOTE WILLOW	...	...	REMOVE	100%	$180	20%	10%
25	EA	RUSSIAN OLIVE	11.50	104	PRESERVE	75%	$230	20%	10%
26	PD	PLAINS COTTONWOOD	12.80	129	PRESERVE	97%	$840	20%	10%
27	SE	COYOTE WILLOW	...	...	PRESERVE	88%	$670	20%	10%
28	PD	PLAINS COTTONWOOD	13.00	133	PRESERVE	97%	$870	20%	10%
29	PD	PLAINS COTTONWOOD	11.70	107	PRESERVE	91%	$650	20%	10%
30	SA	PEACH-LEAF WILLOW	7.00	38	PRESERVE	75%	$170	20%	10%
31	PD	PLAINS COTTONWOOD	10.30	83	PRESERVE	94%	$530	20%	10%
32	PD	PLAINS COTTONWOOD	13.00	133	PRESERVE	81%	$730	20%	10%
33	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	94%	$400	20%	10%
34	FP	GREEN ASH	6.40	32	REMOVE	81%	$110	20%	10%
35	PD	PLAINS COTTONWOOD	38.00	1134	PRESERVE	88%	$6,700	20%	10%
36	PPU	BLUE SPRUCE	12.00	113	PRESERVE	97%	$540	20%	10%
37	PD	PLAINS COTTONWOOD	24.00	452	PRESERVE	78%	$2,380	20%	10%
38	PD	PLAINS COTTONWOOD	20.00	314	PRESERVE	75%	$1,590	20%	10%
39	PD	PLAINS COTTONWOOD	12.00	113	PRESERVE	84%	$640	20%	10%
40	PP	PONDEROSA PINE	6.00	38	UNKNOWN	91%	$120	20%	10%
41	PD	PLAINS COTTONWOOD	13.00	133	PRESERVE	75%	$670	20%	10%
42	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	72%	$310	20%	10%
43	PD	PLAINS COTTONWOOD	18.00	255	PRESERVE	81%	$1,400	20%	10%
44	PD	PLAINS COTTONWOOD	8.00	50	PRESERVE	72%	$240	20%	10%
45	FP	GREEN ASH	6.00	28	PRESERVE	81%	$100	20%	10%
46	PD	PLAINS COTTONWOOD	17.00	227	PRESERVE	78%	$1,990	30%	30%
47	PD	PLAINS COTTONWOOD	39.00	1195	PRESERVE	81%	$6,500	20%	10%
48	PD	PLAINS COTTONWOOD	6.00	28	PRESERVE	84%	$230	20%	30%
49	PD	PLAINS COTTONWOOD	36.50	1045	PRESERVE	72%	$8,400	30%	30%
50	PD	PLAINS COTTONWOOD	19.20	291	PRESERVE	81%	$2,300	20%	30%
51	FP	GREEN ASH	14.00	154	UNKNOWN	100%	$670	20%	10%
52	FP	GREEN ASH	8.00	50	PRESERVE	81%	$180	20%	10%
53	PD	PLAINS COTTONWOOD	14.00	154	PRESERVE	84%	$870	20%	10%
54	SA	PEACH-LEAF WILLOW	12.20	117	PRESERVE	81%	$550	20%	10%
55	PD	PLAINS COTTONWOOD	10.00	79	PRESERVE	69%	$530	20%	30%
56	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	72%	$440	20%	30%
57	PD	PLAINS COTTONWOOD	10.00	79	PRESERVE	81%	$620	20%	30%
58	PD	PLAINS COTTONWOOD	19.00	284	PRESERVE	69%	$1,310	20%	10%
59	PD	PLAINS COTTONWOOD	9.00	64	PRESERVE	81%	$350	20%	10%
60	PD	PLAINS COTTONWOOD	15.00	177	PRESERVE	84%	$1,000	20%	10%
61	FP	GREEN ASH	9.10	64	UNKNOWN	78%	$220	20%	10%
62	FP	GREEN ASH	7.10	39	PRESERVE	78%	$130	20%	10%
63	PP	PONDEROSA PINE	10.00	79	PRESERVE	84%	$230	20%	10%
64	SE	COYOTE WILLOW	...	...	UNKNOWN	92%	$130	20%	10%
65	PD	PLAINS COTTONWOOD	19.00	284	PRESERVE	78%	$2,150	20%	30%
66	PD	PLAINS COTTONWOOD	18.00	254	PRESERVE	75%	$1,860	20%	30%
67	PD	PLAINS COTTONWOOD	21.00	479	PRESERVE	78%	$4,200	30%	30%
68	PP	PONDEROSA PINE	12.00	113	UNKNOWN	75%	$300	20%	10%
69	SE	COYOTE WILLOW	...	...	UNKNOWN	96%	$190	20%	10%
70	AS	SILVER MAPLE	14.00	154	UNKNOWN	66%	$440	20%	10%
71	PD	PLAINS COTTONWOOD	5.80	27	UNKNOWN	97%	$0	20%	10%
72	SA	PEACH-LEAF WILLOW	...	...	UNKNOWN	100%	$30	20%	10%
73	PD	PLAINS COTTONWOOD	24.00	452	UNKNOWN	88%	$4,440	30%	30%
74	PD	PLAINS COTTONWOOD	29.00	661	UNKNOWN	81%	$3,610	20%	10%
75	SE	COYOTE WILLOW	...	...	UNKNOWN	100%	$200	20%	10%
76	SE	COYOTE WILLOW	...	...	UNKNOWN	96%	$180	20%	10%
77	FP	GREEN ASH	11.40	103	UNKNOWN	94%	$420	20%	10%
78	SE	COYOTE WILLOW	...	...	UNKNOWN	96%	$30	20%	10%
79	PD	PLAINS COTTONWOOD	9.00	64	UNKNOWN	94%	$400	20%	10%
80	PP	PONDEROSA PINE	11.00	95	UNKNOWN	97%	$320	20%	10%
81	FP	GREEN ASH	11.40	102	UNKNOWN	81%	$360	20%	10%
82	PP	PONDEROSA PINE	8.00	50	UNKNOWN	91%	$160	20%	10%
83	PP	PONDEROSA PINE	10.00	79	UNKNOWN	84%	$230	20%	10%
84	GT	HONEY LOCUST	11.40	102	UNKNOWN	78%	$500	20%	10%
85	SE	COYOTE WILLOW	...	...	UNKNOWN	100%	$320	20%	10%
86	AS	SILVER MAPLE	12.00	113	UNKNOWN	91%	$440	20%	10%
87	FP	GREEN ASH	9.10	64	UNKNOWN	88%	$240	20%	10%
88	PP	PONDEROSA PINE	7.00	38	UNKNOWN	97%	$130	20%	10%
89	AP	NORWAY MAPLE	5.00	20	UNKNOWN	72%	$0	20%	10%
90	GT	HONEY LOCUST	7.00	38	UNKNOWN	84%	$200	20%	10%
91	GT	HONEY LOCUST	8.00	50	UNKNOWN	84%	$270	20%	10%
92	PP	PONDEROSA PINE	6.00	28	UNKNOWN	97%	$100	20%	10%
93	PP	PONDEROSA PINE	11.00	95	UNKNOWN	91%	$300	20%	10%
94	AS	SILVER MAPLE	11.60	106	UNKNOWN	75%	$340	20%	10%
95	FP	GREEN ASH	14.00	154	UNKNOWN	81%	$540	20%	10%
96	PD	PLAINS COTTONWOOD	6.00	28	UNKNOWN	97%	$180	20%	10%
97	PP	PONDEROSA PINE	8.00	50	UNKNOWN	100%	$180	20%	10%
98	PP	PONDEROSA PINE	7.00	38	UNKNOWN	97%	$130	20%	10%
99	PD	PLAINS COTTONWOOD	9.20	67	UNKNOWN	91%	$410	20%	10%
100	PD	PLAINS COTTONWOOD	14.00	154	UNKNOWN	91%	$940	20%	10%
101	PP	PONDEROSA PINE	11.00	95	UNKNOWN	81%	$270	20%	10%
102	PD	PLAINS COTTONWOOD	9.00	64	UNKNOWN	97%	$410	20%	10%
103	PD	PLAINS COTTONWOOD	8.00	50	UNKNOWN	97%	$330	20%	10%
104	PD	PLAINS COTTONWOOD	8.00	50	UNKNOWN	97%	$330	20%	10%
105	PD	PLAINS COTTONWOOD	7.00	38	UNKNOWN	97%	$250	20%	10%
106	SE	COYOTE WILLOW	...	...	UNKNOWN	88%	$210	20%	10%
107	SE	COYOTE WILLOW	...	...	UNKNOWN	100%	$30	20%	10%
108	SE	COYOTE WILLOW	...	...	UNKNOWN	100%	$270	20%	10%
109	UP	SIBERIAN ELM	8.50	57	REMOVE	97%	$240	20%	10%
110	PD	PLAINS COTTONWOOD	9.00	64	REMOVE	94%	$400	20%	10%
111	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	$100	20%	10%
112	PP	PONDEROSA PINE	5.00	20	REMOVE	100%	$70	20%	10%
113	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	$100	20%	10%
114	PP	PONDEROSA PINE	5.00	20	REMOVE	88%	$60	20%	10%
115	PPU	BLUE SPRUCE	4.00	13	REMOVE	78%	$50	20%	10%
116	PP	PONDEROSA PINE	4.00	13	REMOVE	94%	$40	20%	10%
117	PP	PONDEROSA PINE	3.00	7	REMOVE	94%	$20	20%	10%
118	PP	PONDEROSA PINE	5.00	20	REMOVE	84%	$60	20%	10%
119	PP	PONDEROSA PINE	4.00	13	REMOVE	81%	$40	20%	10%
120	PPU	BLUE SPRUCE	5.00	20	REMOVE	91%	$90	20%	10%
121	PP	PONDEROSA PINE	5.00	20	REMOVE	91%	$60	20%	10%
122	PP	PONDEROSA PINE	4.00	13	REMOVE	84%	$40	20%	10%
123	PP	PONDEROSA PINE	6.00	28	REMOVE	100%	$100	20%	10%
124	PPU	BLUE SPRUCE	4.00	13	REMOVE	78%	$50	20%	10%
125	PP	PONDEROSA PINE	5.00	20	REMOVE	88%	$60	20%	10%
126	PPU	BLUE SPRUCE	4.00	13	REMOVE	94%	$60	20%	10%
127	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	$70	20%	10%
128	PPU	BLUE SPRUCE	3.00	7	REMOVE	91%	$30	20%	10%
129	PP	PONDEROSA PINE	5.00	20	REMOVE	94%	$60	20%	10%
130	PP	PONDEROSA PINE	6.00	28	REMOVE	97%	$100	20%	10%
131	PPU	BLUE SPRUCE	4.00	13	REMOVE	88%	$50	20%	10%
132	PPU	BLUE SPRUCE	3.00	7	REMOVE	81%	$30	20%	10%
133	PPU	BLUE SPRUCE	4.00	13	REMOVE	84%	$50	20%	10%
134	PPU	BLUE SPRUCE	5.00	20	REMOVE	94%	$90	20%	10%
135	PPU	BLUE SPRUCE	5.00	20	REMOVE	78%	$80	20%	10%
136	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	$70	20%	10%
137	PPU	BLUE SPRUCE	5.00	20	REMOVE	91%	$90	20%	10%
138	PE	ENGELMANN SPRUCE	4.00	13	REMOVE	97%	$50	20%	10%
139	PD	PLAINS COTTONWOOD	4.00	13	REMOVE	88%	$50	20%	10%
140	PE	ENGELMANN SPRUCE	3.00	7	REMOVE	94%	$30	20%	10%
141	PD	PLAINS COTTONWOOD	10.00	79	REMOVE	88%	$460	20%	10%
142	PP	PONDEROSA PINE	5.00	20	REMOVE	97%	$70	20%	10%
143	MA	CRABAPPLE	5.70	26	REMOVE	91%	$0	20%	10%
144	PD	BLUE SPRUCE	4.00	13	REMOVE	97%	$60	20%	10%
145	PD	PLAINS COTTONWOOD	23.00	415	UNKNOWN	94%	$2,620	20%	10%
146	PD	PLAINS COTTONWOOD	74.00	4297	UNKNOWN	91%	$49,500	30%	40%
147	SE	COYOTE WILLOW	...	...	UNKNOWN	92%	$80	20%	10%
148	SA	PEACH-LEAF WILOW	...	...	REMAIN	92%	$140	20%	10%
149	SA	COYOTE WILLOW, PEACH -LEAF WILLOW	...	...	REMAIN	92%	$200	20%	10%
150	SE	COYOTE WILLOW	...	...	REMAIN	92%	$50	20%	10%
151	SR	COYOTE WILLOW, GOLDEN CURRANT	...	...	PRESERVE	79%	$100	20%	10%
152	SA	PEACH-LEAF WILLOW	8.70	59	PRESERVE	75%	$250	20%	10%
153	GT	HONEY LOCUST	9.70	75	PRESERVE	81%	$380	20%	10%
154	SA	PEACH-LEAF WILLOW	18.50	269	PRESERVE	75%	$1,170	20%	10%
155	SA	PEACH-LEAF WILLOW	7.50	45	PRESERVE	75%	$190	20%	10%
156	SA	PEACH-LEAF WILLOW	6.00	28	PRESERVE	63%	$100	20%	10%

	TREE EVALUATION COLOR CODE LEGEND:
	EXISTING TREES WITHIN DRANSFELDT ROAD EXTENSION AND CHERRY CREEK (NOT INCLUDED IN THE SALISBURY PARK NORTH PROJECT)
	EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1)
	TREES TO BE REMOVED WITHIN PHASE 1

OVERALL TREE EVALUATION TABLE CONTINUED ON NEXT PAGE

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

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TITLES & PATTERNS/TEXT

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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PARKER COLORADO

Final Document
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APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

Project Number: 223072.00
Sheet Issue Date: 2025-06-06
Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing

TREE CONSERVATION PLAN- 1

L-101

SITE PLAN SUBMITTAL

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

1 2 3 4 5

A B C D

OVERALL TREE EVALUATION - 2

TREE NUMBER	CODE	SPECIES	DBH	TA OR ATA (IN^2)	STATUS	CONDITION	APPRAISED VALUE	CONTRIBUTION	PLACEMENT
			(INCHES)	*ATA IF DBH > 30"		RATING %		%	%
157	SA	PEACH-LEAF WILLOW	8.90	63	PRESERVE	63%	$230	20%	10%
158	SA	PEACH-LEAF WILLOW	25.60	515	PRESERVE	81%	$2,420	20%	10%
159	SA	PEACH-LEAF WILLOW	24.10	456	PRESERVE	75%	$1,970	20%	10%
160	SA	PEACH-LEAF WILLOW	23.10	419	PRESERVE	69%	$1,660	20%	10%
161	SE	COYOTE WILLOW	...	...	PRESERVE	100%	$460	20%	10%
162	FP	GREEN ASH	...	...	PRESERVE	100%	$160	20%	10%
163	FPV	GREEN ASH, CHOKECHERRY	...	...	PRESERVE	100%	$230	20%	10%
164	SA	PEACH-LEAF WILLOW	26.30	544	PRESERVE	66%	$2,060	20%	10%
165	FP	GREEN ASH	...	...	PRESERVE	96%	$520	20%	10%
166	SA	PEACH-LEAF WILLOW	11.00	95	PRESERVE	69%	$380	20%	10%
167	SA	PEACH-LEAF WILLOW	8.00	50	PRESERVE	63%	$180	20%	10%
168	SA	PEACH-LEAF WILLOW	22.00	380	PRESERVE	59%	$1,300	20%	10%
169	SA	PEACH-LEAF WILLOW	25.50	509	PRESERVE	72%	$2,110	20%	10%
170	SA	PEACH-LEAF WILLOW	25.50	511	PRESERVE	84%	$2,490	20%	10%
171	SA	PEACH-LEAF WILLOW	9.50	71	REMOVE	81%	$330	20%	10%
172	SA	PEACH-LEAF WILLOW	17.00	227	PRESERVE	69%	$900	20%	10%
173	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	72%	$330	20%	10%
174	SA	PEACH-LEAF WILLOW	12.00	113	PRESERVE	66%	$430	20%	10%
175	SA	PEACH-LEAF WILLOW	22.20	387	PRESERVE	69%	$1,540	20%	10%
176	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	69%	$310	20%	10%
177	SA	PEACH-LEAF WILLOW	10.00	79	PRESERVE	69%	$310	20%	10%
178	SA	PEACH-LEAF WILLOW	31.60	785	PRESERVE	66%	$2,980	20%	10%
179	SA	PEACH-LEAF WILLOW	7.00	38	PRESERVE	75%	$170	20%	10%
180	GT	HONEY LOCUST	8.00	50	PRESERVE	88%	$270	20%	10%
181	SE	COYOTE WILLOW	...	...	PRESERVE	92%	$60	20%	10%
182	SA	PEACH-LEAF WILLOW	...	...	PRESERVE	88%	$50	20%	10%
183	COT	SMOKETREE (COTINUS SP.)	5.70	26	PRESERVE	91%	$0	20%	10%
184	PP	PONDEROSA PINE	7.00	38	PRESERVE	94%	$130	20%	10%
185	PP	PONDEROSA PINE	8.00	50	PRESERVE	91%	$160	20%	10%
186	PP	PONDEROSA PINE	7.00	38	PRESERVE	91%	$120	20%	10%
187	GT	HONEY LOCUST	9.00	64	PRESERVE	94%	$370	20%	10%
188	PA	AMERICAN PLUM	...	...	PRESERVE	100%	$500	20%	10%
189	TC	LITTLELEAF LINDEN	10.50	87	PRESERVE	84%	$500	20%	10%
190	TC	LITTLELEAF LINDEN	10.00	79	PRESERVE	84%	$450	20%	10%
191	TC	LITTLELEAF LINDEN	11.70	107	PRESERVE	91%	$650	20%	10%
192	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	84%	$330	20%	10%
193	TC	LITTLELEAF LINDEN	8.10	52	PRESERVE	88%	$310	20%	10%
194	TC	LITTLELEAF LINDEN	7.70	46	PRESERVE	75%	$230	20%	10%
195	TC	LITTLELEAF LINDEN	10.00	79	PRESERVE	81%	$430	20%	10%
196	TC	LITTLELEAF LINDEN	10.20	82	PRESERVE	69%	$380	20%	10%
197	TC	LITTLELEAF LINDEN	9.20	66	PRESERVE	75%	$330	20%	10%
198	PP	PONDEROSA PINE	15.00	177	PRESERVE	81%	$510	20%	10%
199	PP	PONDEROSA PINE	9.00	64	PRESERVE	84%	$190	20%	10%
200	TC	LITTLELEAF LINDEN	12.10	115	PRESERVE	84%	$650	20%	10%
201	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	69%	$270	20%	10%
202	PP	PONDEROSA PINE	10.00	79	PRESERVE	81%	$220	20%	10%
203	PP	PONDEROSA PINE	7.00	38	PRESERVE	78%	$110	20%	10%
204	TC	LITTLELEAF LINDEN	5.20	21	PRESERVE	75%	$0	20%	10%
205	TC	LITTLELEAF LINDEN	6.60	34	PRESERVE	66%	$150	20%	10%
206	PP	PONDEROSA PINE	9.00	64	PRESERVE	75%	$170	20%	10%
207	PP	PONDEROSA PINE	9.00	64	PRESERVE	72%	$160	20%	10%
208	PP	PONDEROSA PINE	12.80	129	PRESERVE	81%	$370	20%	10%
209	TC	LITTLELEAF LINDEN	8.80	60	PRESERVE	78%	$320	20%	10%
210	JV	EASTERN RED CEDAR	6.40	32	PRESERVE	88%	$150	20%	10%
211	TC	LITTLELEAF LINDEN	7.00	38	PRESERVE	69%	$180	20%	10%
212	PP	PONDEROSA PINE	7.00	38	PRESERVE	66%	$90	20%	10%
213	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	75%	$150	20%	10%
214	PP	PONDEROSA PINE	11.00	95	PRESERVE	66%	$220	20%	10%
215	PP	PONDEROSA PINE	6.00	28	PRESERVE	69%	$70	20%	10%
216	PP	PONDEROSA PINE	18.00	254	PRESERVE	84%	$760	20%	10%
217	PP	PONDEROSA PINE	14.00	154	PRESERVE	81%	$440	20%	10%
218	TC	LITTLELEAF LINDEN	8.90	62	PRESERVE	72%	$300	20%	10%
219	PP	PONDEROSA PINE	6.00	28	PRESERVE	56%	$60	20%	10%
220	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	66%	$320	20%	10%
221	PP	PONDEROSA PINE	11.00	95	PRESERVE	56%	$190	20%	10%
222	PP	PONDEROSA PINE	15.00	177	PRESERVE	75%	$470	20%	10%
223	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	69%	$180	20%	10%
224	GT	HONEY LOCUST	11.00	95	PRESERVE	91%	$540	20%	10%
225	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	66%	$100	20%	10%
226	PP	PONDEROSA PINE	12.00	113	PRESERVE	81%	$320	20%	10%
227	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	78%	$120	20%	10%
228	PP	PONDEROSA PINE	13.00	133	PRESERVE	75%	$350	20%	10%
229	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	75%	$110	20%	10%
230	TC	LITTLELEAF LINDEN	9.60	73	PRESERVE	84%	$410	20%	10%
231	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	81%	$120	20%	10%
232	JV	EASTERN RED CEDAR	7.20	41	PRESERVE	66%	$140	20%	10%
233	TC	LITTLELEAF LINDEN	11.40	102	PRESERVE	63%	$430	20%	10%
234	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	59%	$110	20%	10%
235	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	66%	$0	20%	10%
236	TC	LITTLELEAF LINDEN	8.80	61	PRESERVE	84%	$350	20%	10%
237	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	72%	$140	20%	10%
238	TC	LITTLELEAF LINDEN	10.10	80	PRESERVE	81%	$440	20%	10%
239	TC	LITTLELEAF LINDEN	8.60	58	PRESERVE	94%	$370	20%	10%
240	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	72%	$290	20%	10%
241	TC	LITTLELEAF LINDEN	6.20	30	PRESERVE	63%	$130	20%	10%
242	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	72%	$110	20%	10%
243	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	81%	$150	20%	10%
244	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	78%	$300	20%	10%
245	TC	LITTLELEAF LINDEN	8.40	55	PRESERVE	78%	$290	20%	10%
246	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	$100	20%	10%
247	JV	EASTERN RED CEDAR	9.20	67	PRESERVE	69%	$250	20%	10%
248	TC	LITTLELEAF LINDEN	5.80	27	PRESERVE	63%	$0	20%	10%
249	TC	LITTLELEAF LINDEN	8.70	59	PRESERVE	63%	$250	20%	10%
250	TC	LITTLELEAF LINDEN	7.90	49	PRESERVE	81%	$270	20%	10%
251	TC	LITTLELEAF LINDEN	7.20	41	PRESERVE	59%	$160	20%	10%
252	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	$0	20%	10%
253	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	78%	$120	20%	10%
254	TC	LITTLELEAF LINDEN	10.80	92	PRESERVE	84%	$520	20%	10%
255	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	$0	20%	10%
256	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	66%	$130	20%	10%
257	TC	LITTLELEAF LINDEN	9.20	67	PRESERVE	72%	$320	20%	10%
258	TC	LITTLELEAF LINDEN	9.20	67	PRESERVE	75%	$340	20%	10%
259	TC	LITTLELEAF LINDEN	12.10	115	PRESERVE	78%	$600	20%	10%
260	CO	HACKBERRY	9.20	66	PRESERVE	78%	$320	20%	10%
261	TC	LITTLELEAF LINDEN	9.90	77	PRESERVE	69%	$360	20%	10%
262	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	66%	$100	20%	10%
263	TC	LITTLELEAF LINDEN	6.60	34	PRESERVE	72%	$160	20%	10%
264	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	63%	$170	20%	10%
265	GT	HONEY LOCUST, LITTLELEAF LINDEN	...	...	PRESERVE	96%	$680	20%	10%
266	JV	EASTERN RED CEDAR	2.00	3	PRESERVE	69%	$0	20%	10%
267	TC	LITTLELEAF LINDEN	10.40	85	PRESERVE	66%	$370	20%	10%
268	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	$100	20%	10%
269	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	63%	$90	20%	10%
270	CO	HACKBERRY	8.10	52	PRESERVE	72%	$230	20%	10%
271	CO	HACKBERRY	6.20	30	PRESERVE	78%	$150	20%	10%
272	TC	LITTLELEAF LINDEN	12.40	120	PRESERVE	63%	$510	20%	10%
273	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	63%	$170	20%	10%
274	TC	LITTLELEAF LINDEN	8.40	55	PRESERVE	66%	$240	20%	10%
275	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	81%	$390	20%	10%
276	CO	HACKBERRY	...	...	PRESERVE	83%	$1,210	20%	10%
277	PA	AMERICAN PLUM	8.70	59	PRESERVE	78%	$290	20%	10%
278	PV	CHOKECHERRY	...	...	PRESERVE	96%	$60	20%	10%
279	JV	EASTERN RED CEDAR	7.80	48	PRESERVE	69%	$180	20%	10%
280	TC	LITTLELEAF LINDEN	8.10	51	PRESERVE	59%	$200	20%	10%
281	TC	LITTLELEAF LINDEN	6.00	28	PRESERVE	66%	$120	20%	10%
282	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	66%	$250	20%	10%
283	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	63%	$90	20%	10%
284	CO	HACKBERRY	5.10	20	PRESERVE	78%	$0	20%	10%
285	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	69%	$140	20%	10%
286	TC	LITTLELEAF LINDEN	9.50	71	PRESERVE	69%	$330	20%	10%
287	TC	LITTLELEAF LINDEN	7.80	48	PRESERVE	69%	$220	20%	10%
288	CO	HACKBERRY	...	...	PRESERVE	92%	$590	20%	10%
289	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	$0	20%	10%
290	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	$0	20%	10%
291	TC	LITTLELEAF LINDEN	11.00	94	PRESERVE	72%	$460	20%	10%
292	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	56%	$0	20%	10%
293	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	$0	20%	10%
294	CO	HACKBERRY	...	...	PRESERVE	83%	$610	20%	10%
295	JV	EASTERN RED CEDAR	7.00	38	PRESERVE	66%	$130	20%	10%
296	GT	HONEY LOCUST	...	...	PRESERVE	100%	$6,400	20%	10%
297	TC	LITTLELEAF LINDEN	9.80	76	PRESERVE	94%	$480	20%	10%
298	TC	LITTLELEAF LINDEN	8.00	50	PRESERVE	91%	$310	20%	10%
299	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	$100	20%	10%
300	CO	HACKBERRY	6.00	28	PRESERVE	78%	$140	20%	10%
301	PCT	CHOKECHERRY, HAWTHORN, LITTLELEAF LINDEN	...	...	PRESERVE	83%	$40	20%	10%
302	TC	LITTLELEAF LINDEN	10.60	89	PRESERVE	78%	$470	20%	10%
303	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	$0	20%	10%
304	TC	LITTLELEAF LINDEN	9.00	64	PRESERVE	75%	$320	20%	10%
305	TC	LITTLELEAF LINDEN	...	...	PRESERVE	75%	$40	20%	10%
306	JV	EASTERN RED CEDAR	5.80	27	PRESERVE	66%	$0	20%	10%
307	PPU	BLUE SPRUCE	10.00	79	REMOVE	91%	$350	20%	10%
308	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	59%	$0	20%	10%
309	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	69%	$0	20%	10%
310	GT	HONEY LOCUST	11.00	95	PRESERVE	84%	$500	20%	10%
311	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	69%	$100	20%	10%

	TREE EVALUATION COLOR CODE LEGEND:
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	EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1)
	TREES TO BE REMOVED WITHIN PHASE 1

OVERALL TREE EVALUATION TABLE CONTINUED ON NEXT PAGE

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

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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Project Number: 223072.00
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Drawn By: EH, LW, ED, MS, AG
Checked By: RB, CB, DD

Key Map

Drawing
TREE CONSERVATION PLAN - 2

L-102

SITE PLAN SUBMITTAL

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OVERALL TREE EVALUATION - 3

TREE NUMBER	CODE	SPECIES	DBH	TA OR ATA (IN^2)	STATUS	CONDITION	APPRAISED VALUE	CONTRIBUTION *	PLACEMENT **
			(INCHES)	*ATA IF DBH > 30"		RATING %		%	%
312	PCC	CHOKECHERRY, HAWTHORN, HACKBERRY	...	...	PRESERVE	83%	$50	20%	10%
313	PPU	BLUE SPRUCE	11.00	95	REMOVE	81%	$380	20%	10%
314	TC	LITTLELEAF LINDEN	6.70	35	PRESERVE	72%	$170	20%	10%
315	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	88%	$30	20%	10%
316	JV	EASTERN RED CEDAR	5.40	23	PRESERVE	66%	$0	20%	10%
317	TC	LITTLELEAF LINDEN	6.70	35	PRESERVE	56%	$130	20%	10%
318	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	75%	$0	20%	10%
319	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	96%	$30	20%	10%
320	TC	LITTLELEAF LINDEN	11.00	96	PRESERVE	69%	$440	20%	10%
321	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	72%	$190	20%	10%
322	JV	EASTERN RED CEDAR	8.00	50	PRESERVE	69%	$180	20%	10%
323	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	96%	$40	20%	10%
324	TC	LITTLELEAF LINDEN	8.90	62	PRESERVE	81%	$340	20%	10%
325	CO	HACKBERRY	5.10	20	REMOVE	75%	$0	20%	10%
326	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	72%	$110	20%	10%
327	JV	EASTERN RED CEDAR	6.00	28	PRESERVE	63%	$90	20%	10%
328	TC	LITTLELEAF LINDEN	7.00	38	PRESERVE	69%	$180	20%	10%
329	TC	LITTLELEAF LINDEN	6.60	34	PRESERVE	66%	$150	20%	10%
330	TC	LITTLELEAF LINDEN	8.10	52	PRESERVE	72%	$250	20%	10%
331	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	83%	$30	20%	10%
332	TC	LITTLELEAF LINDEN	5.80	27	PRESERVE	72%	$0	20%	10%
333	TC	LITTLELEAF LINDEN	7.50	45	PRESERVE	69%	$210	20%	10%
334	TC	LITTLELEAF LINDEN	7.00	38	PRESERVE	91%	$230	20%	10%
335	CS	RED OSIER DOGWOOD	...	...	PRESERVE	92%	$30	20%	10%
336	CO	HACKBERRY	5.20	21	PRESERVE	78%	$0	20%	10%
337	TC	LITTLELEAF LINDEN	8.50	57	PRESERVE	63%	$240	20%	10%
338	CO	HACKBERRY	4.60	16	PRESERVE	78%	$0	20%	10%
339	PCC	CHOKECHERRY, HAWTHORN, HACKBERRY	...	...	PRESERVE	83%	$450	20%	10%
340	TC	LITTLELEAF LINDEN	6.70	35	PRESERVE	69%	$160	20%	10%
341	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	78%	$210	20%	10%
342	GT	HONEY LOCUST	9.00	64	PRESERVE	91%	$360	20%	10%
343	CO	HACKBERRY	5.60	24	PRESERVE	78%	$0	20%	10%
344	JV	EASTERN RED CEDAR	7.60	46	REMOVE	66%	$160	20%	10%
345	TC	LITTLELEAF LINDEN	7.10	39	PRESERVE	94%	$250	20%	10%
346	JV	EASTERN RED CEDAR	5.00	20	PRESERVE	72%	$0	20%	10%
347	GT	HONEY LOCUST	10.00	79	PRESERVE	91%	$450	20%	10%
348	TC	LITTLELEAF LINDEN	8.90	62	PRESERVE	78%	$330	20%	10%
349	TC	LITTLELEAF LINDEN	6.20	30	PRESERVE	56%	$110	20%	10%
350	TC	LITTLELEAF LINDEN	8.00	50	PRESERVE	88%	$300	20%	10%
351	TC	LITTLELEAF LINDEN	7.20	41	PRESERVE	78%	$210	20%	10%
352	CO	HACKBERRY	...	...	PRESERVE	83%	$580	20%	10%
353	JV	EASTERN RED CEDAR	...	...	PRESERVE	83%	$130	20%	10%
354	CS	RED OSIER DOGWOOD	...	...	PRESERVE	92%	$30	20%	10%
355	PV	CHOKECHERRY	...	...	REMOVE	100%	$50	20%	10%
356	SC	WESTERN SERVICEBERRY, RED OSIER DOGWOOD	...	...	PRESERVE	88%	$130	20%	10%
357	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	92%	$50	20%	10%
358	TC	LITTLELEAF LINDEN	9.00	64	PRESERVE	94%	$400	20%	10%
359	PT	COMMON HOPTREE	...	...	PRESERVE	100%	$290	20%	10%
360	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	92%	$50	20%	10%
361	AG	OHIO BUCKEYE	8.00	50	PRESERVE	97%	$210	20%	10%
362	TC	LITTLELEAF LINDEN	11.00	95	REMOVE	97%	$620	20%	10%
363	RT	SKUNKBUSH SUMAC	...	...	PRESERVE	92%	$50	20%	10%
364	TC	LITTLELEAF LINDEN	12.00	113	PRESERVE	97%	$740	20%	10%
365	TC	LITTLELEAF LINDEN	11.00	95	REMOVE	100%	$640	20%	10%

CODE	SPECIES	SITE RATING	SPECIES %
PPU	BLUE SPRUCE	15%	70.00%
PE	ENGELMANN SPRUCE	15%	60.00%
FP	GREEN ASH	15%	45.00%
GT	HONEY LOCUST	15%	65.00%
AP	NORWAY MAPLE	15%	60.00%
PD	PLAINS COTTONWOOD	15%	70.00%
SA	PEACH-LEAF WILOW	15%	60.00%
PP	PONDEROSA PINE	15%	65.00%
EA	RUSSIAN OLIVE	15%	30.00%
MA	CRABAPPLE	15%	65.00%
UP	SIBERIAN ELM	15%	45.00%
AS	SILVER MAPLE	15%	45.00%
SE	COYOTE WILLOW	15%	60.00%
SS	COYOTE WILLOW, PEACH-LEAF WILLOW	15%	60.00%
SSP	COYOTE WILLOW, PEACH-LEAF WILLOW, CHOKECHERRY	15%	60.00%
SR	COYOTE WILLOW, GOLDEN CURRANT	15%	60.00%
RT	SKUNKBUSH SUMAC	15%	60.00%
TC	LITTLELEAF LINDEN	15%	70.00%
CS	RED OSIER DOGWOOD	15%	70.00%
JV	EASTERN RED CEDAR	15%	70.00%
CO	HACKBERRY	15%	65.00%
PA	AMERICAN PLUM	15%	65.00%
SC	WESTERN SERVICEBERRY, RED OSIER DOGWOOD	15%	70.00%
GT	HONEY LOCUST, LITTLELEAF LINDEN	15%	70.00%
PV	CHOKECHERRY	15%	80.00%
PCC	CHOKECHERRY, HAWTHORN, HACKBERRY	15%	80.00%
PCT	CHOKECHERRY, HAWTHORN, LITTLELEAF LINDEN	15%	80.00%
PT	COMMON HOPTREE	15%	65.00%
COT	SMOKETREE (COTINUS SP.)	15%	65.00%
AG	OHIO BUCKEYE	15%	45.00%
FPV	GREEN ASH, CHOKECHERRY	15%	80.00%

	TREE EVALUATION COLOR CODE LEGEND:
	EXISTING TREES WITHIN DRANSFELDT ROAD EXTENSION AND CHERRY CREEK (NOT INCLUDED IN THE SALISBURY PARK REGIONAL PROJECT)
	EXISTING TREES (NOT INCLUDED IN LIMIT OF WORK FOR PHASE 1)
	TREES TO BE REMOVED WITHIN PHASE 1

* CONTRIBUTION IS A RATING OF THE PLANT'S AESTHETIC CONTRIBUTION.
** PLACEMENT IS A RATING OF THE INDIVIDUAL PLANT IN A SPECIFIC LANDSCAPE.

	Total Appraised Value on Entire Site		$236,850
	Total for Trees to be Remove Phase 1		$6,970
PROPOSED TREES FOR MITIGATION	QTY	UNIT APPRAISAL COST	TOTAL APPRAISAL COST
EVERGREEN TREE	38	$700	$26,600
DECIDUOUS SHADE TREE	123	$660	$81,180
ORNAMENTAL TREE	59	$500	$29,500
GRAND TOTALS	220		$137,280

NOTES:

1. THE TREES FOR MITIGATION ARE PROPOSED TREES THAT ARE NOT INCLUDED IN THE STREETSCAPE OR PLANTING BUFFERS.
2. THE PROPOSED TREES FOR MITIGATION APPRAISED VALUE EXCEEDS THE REQUIRED AMOUNT TO BE MITIGATED.

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INTERIOR DESIGN

PARKER COLORADO

Final Document
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APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

Drawing

TREE CONSERVATION PLAN - 3

L-103

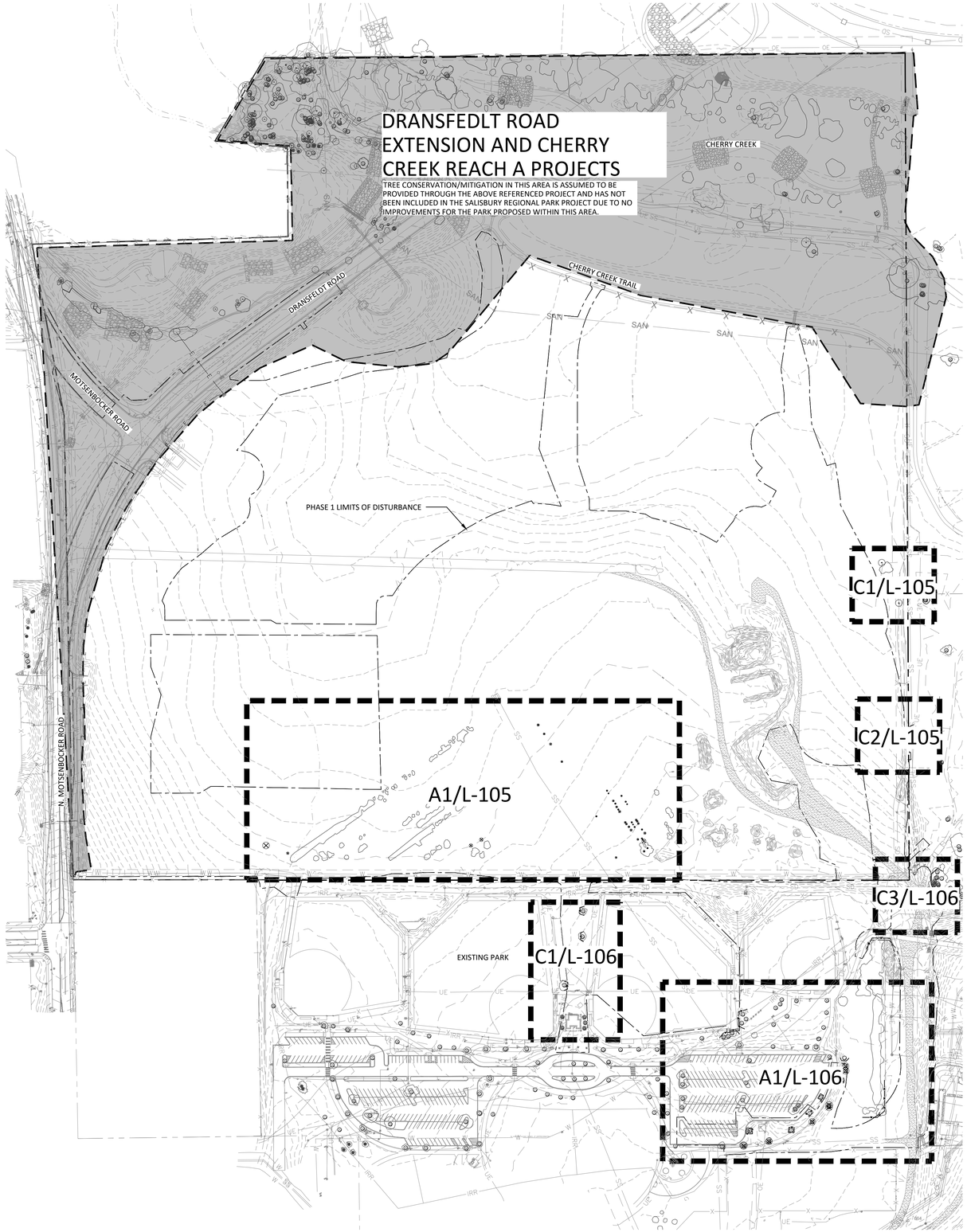
SITE PLAN SUBMITTAL
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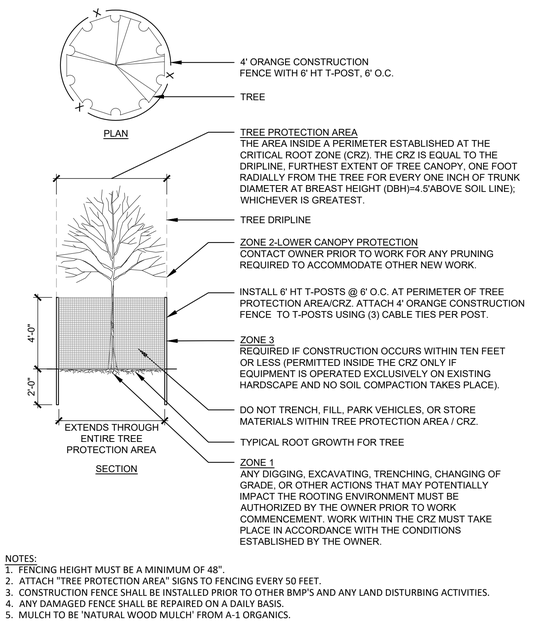


TREE CONSERVATION NOTES

1. ANY REPLACEMENT OR RELOCATED TREE OR SHRUB WHICH DIES WITHIN ONE (1) YEAR OF WRITTEN VERIFICATION OF COMPLIANCE SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT GROWING SEASON WITH THE SAME APPROVED SIZE AND SPECIES OF THE TREE OR SHRUB WHICH DIED.
2. ALL TREES AND SHRUBS DESIGNATED AS "RELOCATE" SHALL BE TRANSPLANTED IN ACCORDANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE ("ISA"), OR THE TREE CARE INDUSTRY ASSOCIATION ("TCIA").
3. TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTIONORELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
4. PROPOSED GRADE CHANGES OR OTHER POTENTIALLY INJURIOUS WORK ADJACENT TO TREES AND SHRUBS DESIGNATED FOR PRESERVATION WITH SPECIFICATIONS FOR MAINTAINING GROUND DRAINAGE, MINIMIZING ROOT DAMAGE, AND MAINTAINING OR IMPROVING AERATION AROUND SUCH PLANTINGS.
5. SUCH OTHER INFORMATION THAT THE TOWN DEEMS ESSENTIAL, INCLUDING, BUT NOT LIMITED TO, PLANTING DETAILS, CONSTRUCTION PROTECTION MEASURES, PLANT SOURCES, OFF-SITE IMPACTS AND OTHER DETAILS DEEMED A APPROPRIATE BY THE TOWN.
6. THE INFORMATION PROVIDED IN THE TREE CONSERVATION PLAN MAY BE COMBINED WITH THE REQUIRED LANDSCAPE AND STREETSCAPE PLAN.
7. PRIOR TO THE START OF CONSTRUCTION, ALL TREES AND SHRUBS ON THE SITE SHALL BE CLEARLY IDENTIFIED IN THE FIELD AS EITHER "PRESERVE," "RELOCATE" OR "REMOVE" BY THE CONTRACTOR. TOWN STAFF SHALL VERIFY THE IDENTIFICATION OF TREES AND SHRUBS ACCORDING TO THE APPROVED TREE CONSERVATION PLAN. TREE OR SHRUB REMOVAL OR REPLACEMENT SHALL NOT COMMENCE UNTIL THE LANDOWNER HAS OBTAINED WRITTEN VERIFICATION OF THE FIELD IDENTIFICATIONS IN ACCORDANCE WITH THE APPROVED TREE CONSERVATION PLAN WITHIN THIRTY (30) DAYS OF WRITTEN NOTIFICATION OF FIELD STAKING. TREES AND SHRUBS TO BE SAVED MAY BE IDENTIFIED IN GROUPS.
8. DURING DEVELOPMENT OR RAZING ACTIVITY, THE CONTRACTOR SHALL CAUSE TO BE INSTALLED EFFECTIVE PROTECTION AROUND ALL TREE PRESERVATION AREAS AND SHALL FURTHER INSTALL MECHANISMS SUCH AS TREE WELLS (DEPENDENT UPON SPECIES), RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES AND SHRUBS DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE CONSERVATION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR, WITH A RECOMMENDATION FROM THE PARKS AND RECREATION DEPARTMENT.
9. THE TOWN SHALL FIELD VERIFY ALL LOCATIONS, SIZES AND QUANTITIES OF REPLACEMENT OR RELOCATED TREES AND SHRUBS PRIOR TO THE WARRANTY PERIOD ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT. IF NO PUBLIC IMPROVEMENTS ARE INVOLVED, VERIFICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WARRANTY PERIOD ACCEPTANCE OR CERTIFICATES OF OCCUPANCY SHALL NOT BE AUTHORIZED UNTIL WRITTEN VERIFICATION OF COMPLIANCE WITH THE TREE CONSERVATION PLAN IS OBTAINED FROM THE TOWN.

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED



NOTES:
1. FENCING HEIGHT MUST BE A MINIMUM OF 48".
2. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
3. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
4. ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
5. MULCH TO BE 'NATURAL WOOD MULCH' FROM A-1 ORGANICS.

A1 TREE CONSERVATION PLAN- OVERALL
1" = 140'-0"

SCALE: 1" = 140'-0"
0' 70' 140' 280' 320'

A4 TREE PROTECTION FENCING
1/4" = 1'-0"

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Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map

Drawing
TREE CONSERVATION PLAN- OVERALL

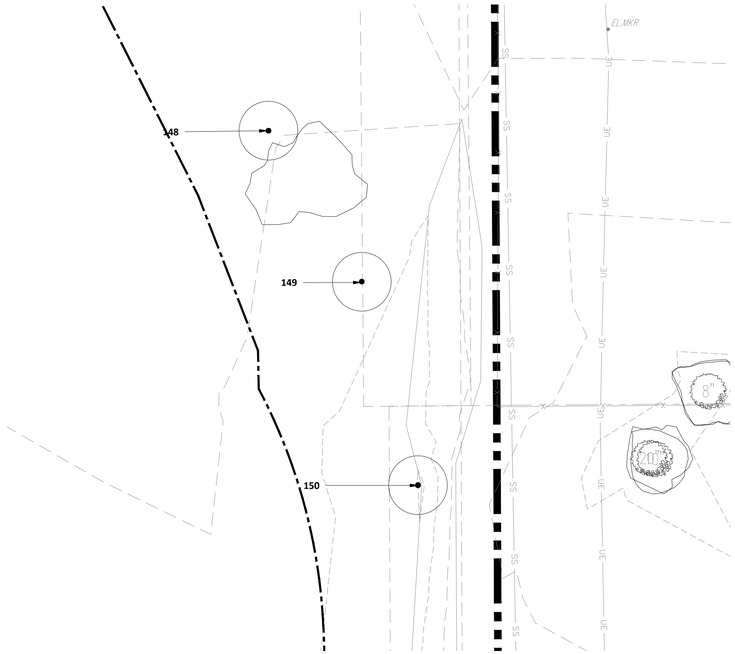
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SITE PLAN SUBMITTAL

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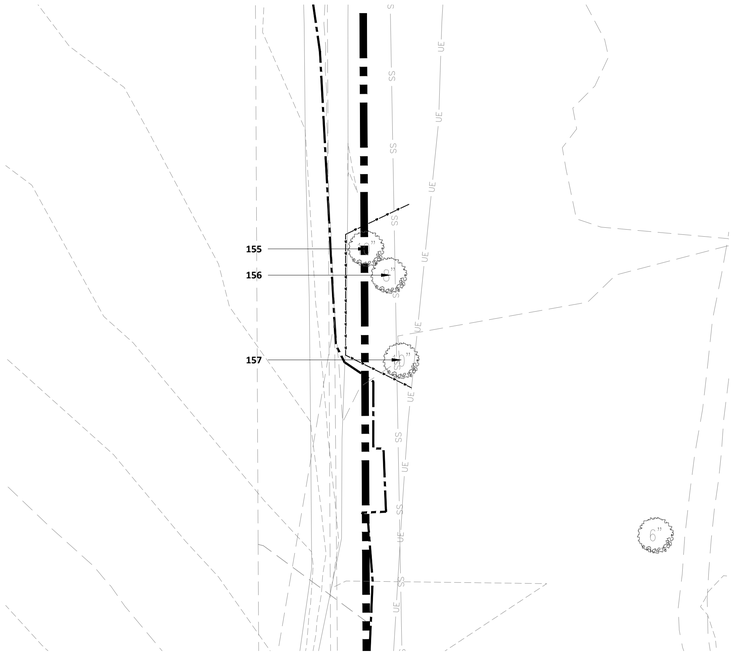


C1 TREE CONSERVATION PLAN ENLARGEMENT- NORTHEAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

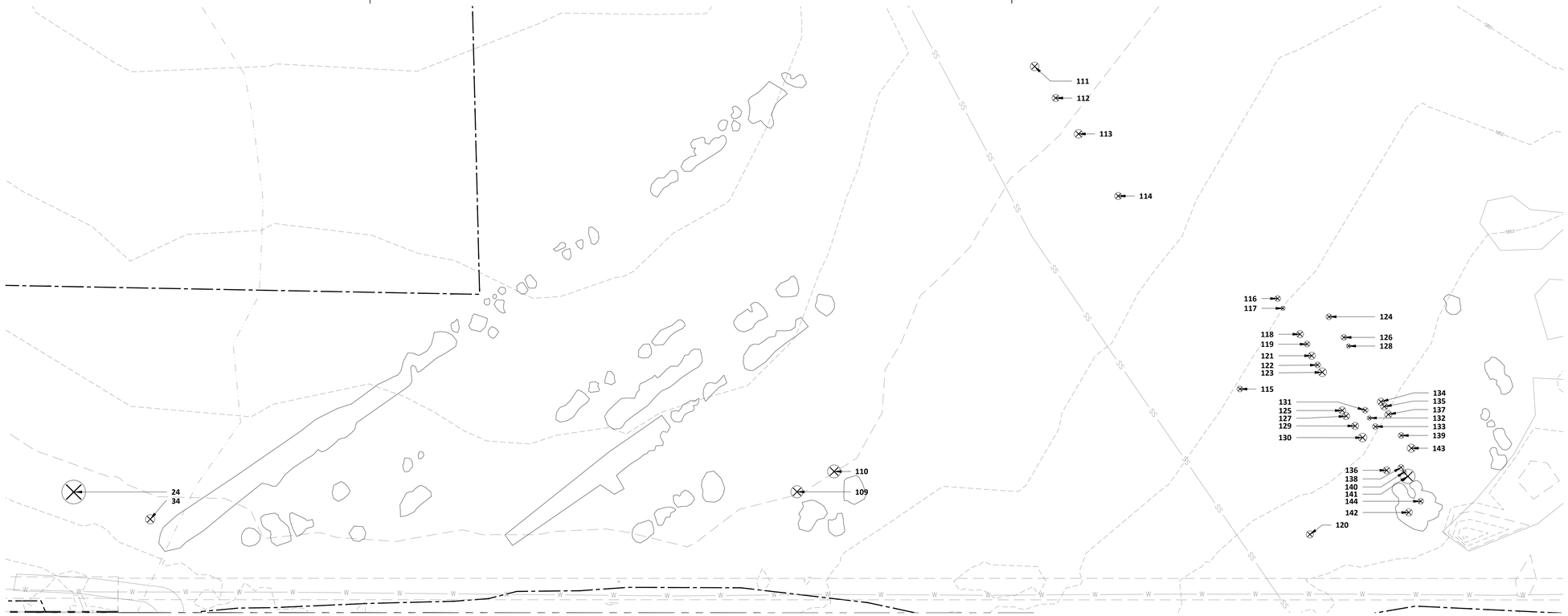


C2 TREE CONSERVATION PLAN ENLARGEMENT- EAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'



A1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTH

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED

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TREE CONSERVATION PLAN- ENLARGEMENTS 1

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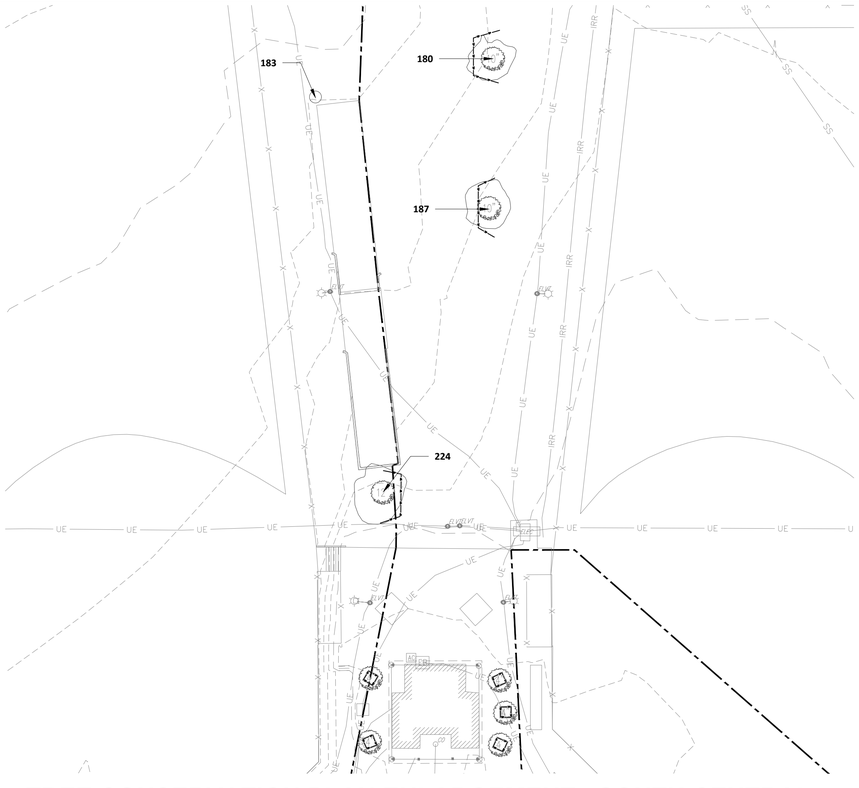
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1 2 3 4 5

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C1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTH CENTRAL

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

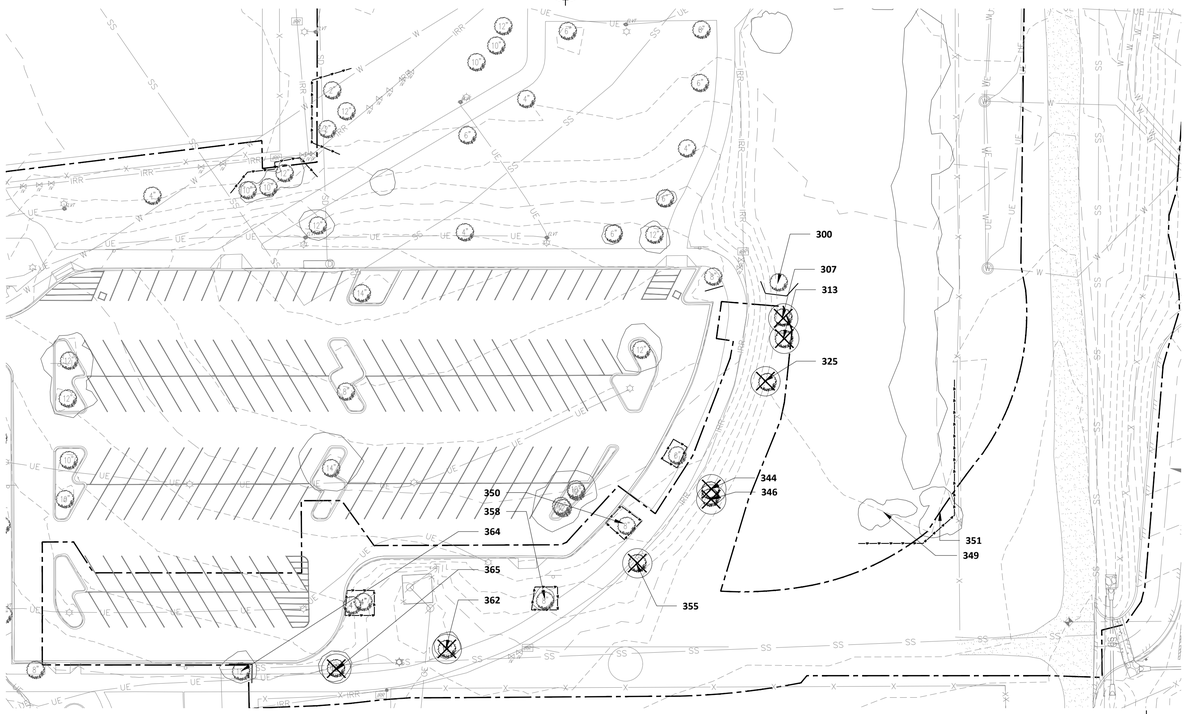


C3 TREE CONSERVATION PLAN ENLARGEMENT - EAST

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'



A1 TREE CONSERVATION PLAN ENLARGEMENT - SOUTHEAST

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PHASE 1 LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
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Key Map

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TREE CONSERVATION PLAN- ENLARGEMENTS 2

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OVERALL SITE MATERIALS SCHEDULE

CODE	DESCRIPTION	DETAIL
CURBS		
CU-01	CONCRETE PLANTER CURB (ALTERNATE NO. 01)	B2/L-500
CU-02	CONCRETE MOWBAND	B1/L-500
CU-03	CONCRETE MOWBAND AT PIP (ALT. NO. 03)	C4/L-233
EQUIPMENT		
EQ-01	FOUL POLE	A4/L-514
EQ-02	BASEBALL SCOREBOARD	A1/L-514
EQ-03	NFHS STANDARD SOCCER GOAL	RE: SPECS
EQ-04	U13 STANDARD SOCCER GOAL	RE: SPECS
EQ-05	LACROSSE GOAL	RE: SPECS
EQ-06	PITCHER'S RUBBER	BY OWNER
EQ-07	BALLFIELD HOME PLATE	C1/L-514
EQ-08	PLAYGROUND EQUIPMENT	RE: L230-L232
EQ-09	MULTI-USE FIELDS SCOREBOARD (ALT. NO. 01)	A1/L-516
EQ-10	BALLFIELD BASES	C2, C3/L-514
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-03	FENCE	-
EX-04	BALLFIELD	-
EX-05	DUGOUT	-
EX-06	PLANTING BED	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-10	VEGETATION	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
FENCING AND GATES		
FN-01	4' HT NATURAL AREA FENCE	C1/L-505
FN-02	4' HT CHAIN LINK FENCE (ALT. NO. 01)	A1/L-506
FN-03	6' HT CHAIN LINK FENCE AND GATE	A3/L-506
FN-04	CHAINLINK FENCE WITH ATHLETIC NETTING (ALT. NO. 01)	C1/L-507
FN-05	6' HT WOOD PRIVACY FENCE	B4/L-505
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-07	12' HT CHAIN LINK FENCE	A1/L-510
FN-08	30' HT BACKSTOP FENCE	A1,A3/L-508
FN-09	ARENA FENCE	C2/L-505
FN-10	SPLIT RAIL FENCE	C4/L-505
FN-11	OUTFIELD / SIDELINE FENCE & WARNING TRACK	A1/L-507
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-506
FN-13	VEHICULAR ACCESS GATE	B1/L-505
FN-14	4' W PEDESTRIAN GATE	A3/L-506
FN-15	CONDENSING UNIT ENCLOSURE	A1/L-520
FN-16	10' HEIGHT CHAIN LINK FENCE	A1/L-510
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-01	COMPOSITE ASPHALT PAVEMENT	2/CD-300
PA-02	ASPHALT TRAIL	3/CD-300
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-05	CROSSWALK STRIPING	RE: CIVIL
PA-06	TRAFFIC STRIPING	RE: CIVIL
PA-07	CONCRETE CURB AND GUTTER	CD-302
PA-08	MOUNTABLE CURB AND GUTTER	CD-302
PA-09	PARKING STRIPING	RE: CIVIL
PA-10	CURB RAMP	CD-302
PA-11	ADA STRIPING	RE: CIVIL
PA-12	STABLIZIED CRUSHER FINES - TRAIL	B3/L-500
PA-13	STABILIZED CRUSHER FINES - AT ART	C3/L-500
PA-14	GRAVEL BASE	5/CD-300
PA-15	LIGHTING FOOTER	A1/L-525
PA-16	FIELD STRIPING	L-517- L-519
PA-17	THICKENED EDGE CONCRETE AT PIP	C4/L-233

CODE	DESCRIPTION	DETAIL
RAILING		
RA-01	HANDRAIL AT STAIR	A1, A4/L-501
RA-02	GUARDRAIL	A3/L-504
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
SF-02	BIKE RACK	A1/L-523
SF-03	BIKE SERVICE STATION	A2/L-523
SF-04	BLEACHERS	C1/L-515
SF-05	REMOVABLE BOLLARD (ALT. NO. 01)	A1/L-524
SF-06	BOLLARD	A3/L-524
SF-07	BOLLARD - DECORATIVE	C3/L-524
SF-08	PET WASTE STATION	C3/L-523
SF-09	DRINKING FOUNTAIN	A1/L-521
SF-10	FLAGPOLE	C1/L-524
SF-11	PICNIC TABLE - SQUARE	C1/L-523
SF-12	TRASH RECEPTACLE	C2/L-523
SF-13	CONCRETE WALL BENCH TOPPER	A1/L-502
STAIRS AND RAMPS		
SR-01	CAST IN PLACE CONCRETE STAIRS	A1/L-501
SR-02	CONCRETE RAMP AND HANDRAIL	C1/L-501
STRUCTURE		
ST-01	DUGOUT- 48' LENGTH	A1/L-511
ST-02	DUGOUT- 48' LENGTH WITH CONCRETE WALL	A1/L-511
ST-03	DUGOUT- 40' LENGTH	A1/L-512
ST-04	ARCHITECTURAL BUILDING	RE: ARCH
ST-05	BUILDING OVERHANG	RE: ARCH
ST-06	BUILDING COLUMN	RE: ARCH
ST-07	SHADE STRUCTURE - 14' X 36' (ALT. NO. 02)	A1/L-515
ST-08	BATTING CAGE	A1/L-513
ST-09	POWER PEDESTAL	A1/L-504
ST-10	EXISTING COLUMN RENOVATIONS	A1/L-522
SURFACING		
SU-01	BALLFIELDS INFIELD MIX	B1/L-514
SU-02	BALLFIELDS WARNING TRACK MIX	A1/L-507
SU-03	SYNTHETIC TURF AT ATHLETIC FIELDS (ALT. NO. 01)	A1/L-516
SU-04	POURED-IN-PLACE PLAYGROUND SURFACING	RE:L-230-L-233
UTILITIES		
UT-01	SANITARY SEWER LINE	CD-201
UT-02	UNDERDRAIN AT SYNTHETIC TURF	A1/L-516
UT-03	UNDERDRAIN AT POURED IN PLACE SURFACING	RE: L-230-L-232
UT-04	UNDERDRAIN AT PLANTER WALL	C1/L-502
UT-05	STORM INLET/OUTLET	4/CD-100
UT-06	FIRE HYDRANT	RE: CIVIL
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-11	EV CHARGING STATION	RE: ELEC & B1/L-520
UT-12	CONDENSING UNIT	RE: MECH
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-15	TRENCH DRAIN	4/CD-101
UT-16	TRENCH DRAIN AT WALL	RE: CIVIL
UT-17	FLAT DRAIN	A1/L-516
UT-18	DRAIN BASIN AT SYNTHETIC TURF	A3/L-516
UT-19	CLEAN OUT AT PLANTER WALL	3/CD-100
UT-20	CLEAN OUT AT POURED IN PLACE SURFACING	C2/L-233
UT-21	AREA DRAIN	3/CD-102
UT-22	CONCRETE DRAINAGE PAN	6, 7/CD-300

CODE	DESCRIPTION	DETAIL
WALLS		
WL-01	CONCRETE RETAINING WALL AT BALLFIELD	A1/L-509
WL-02	MODULAR BLOCK RETAINING WALL	A4/L-504
WL-03	CIP CONCRETE PLANTER WALL	C1/L-502
WL-04	PRECAST CONCRETE PLANTER WALL	A1/L-502
WL-05	CIP CONCRETE SEATWALL (ALT. NO. 03)	A1/L-503
WL-06	BOULDER SEATWALL	C1/L-503
WL-07	CONCRETE WEIR WALL	CD-104
WL-08	CIP CONCRETE RETAINING WALL	2/CD-101
WL-09	BOULDER RETAINING WALL	D3/L-503

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PARKER COLORADO

Final Document
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Planning Approval By: S. Nerger

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Checked By:	RB, CB, DD

Key Map

Drawing
OVERALL SITE MATERIALS SCHEDULE

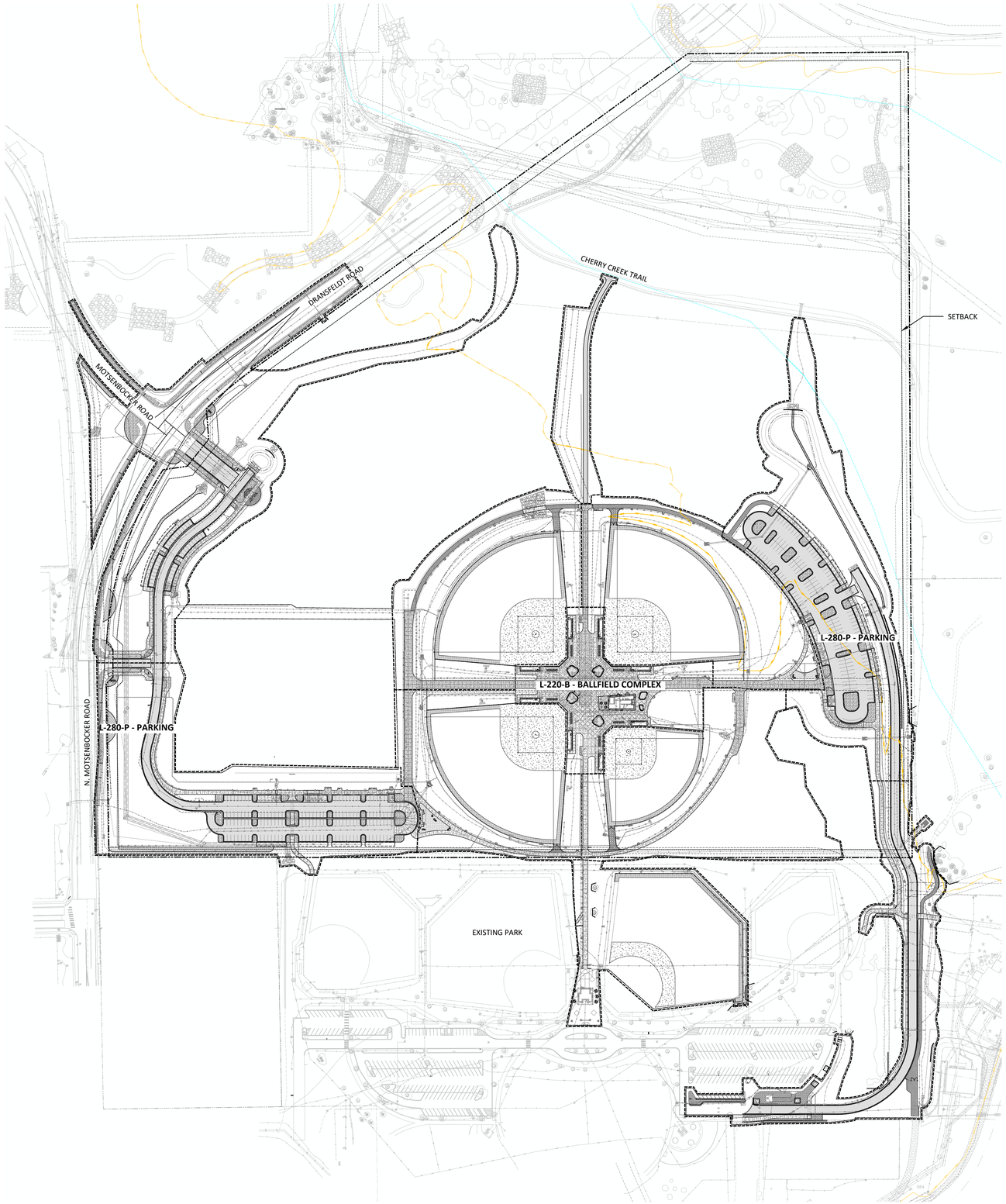
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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL BASE
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1½" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 OVERALL SITE PLAN- BASE BID

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

COLORADO 811

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Key Map

Drawing

OVERALL SITE PLAN- BASE BID

L-201

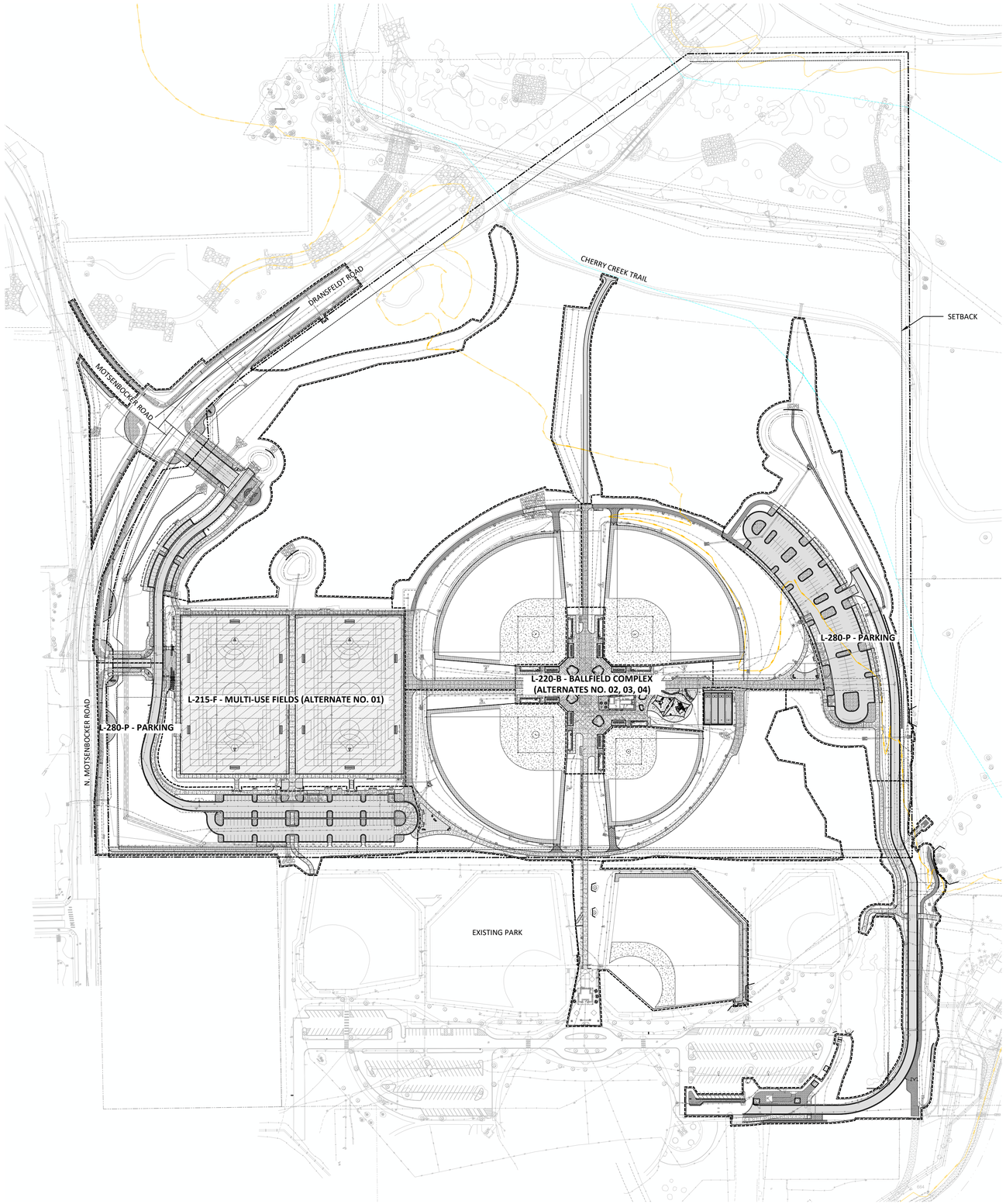
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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL BASE
- RED CEDAR WOOD MULCH
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- BOULDER SEATWALL

A1 OVERALL SITE PLAN- ALTERNATES

1" = 140'-0"

SCALE: 1" = 140'-0"

0' 70' 140' 280' 320'

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Key Map

Drawing

OVERALL SITE PLAN- ALTERNATES

L-202

SITE PLAN SUBMITTAL

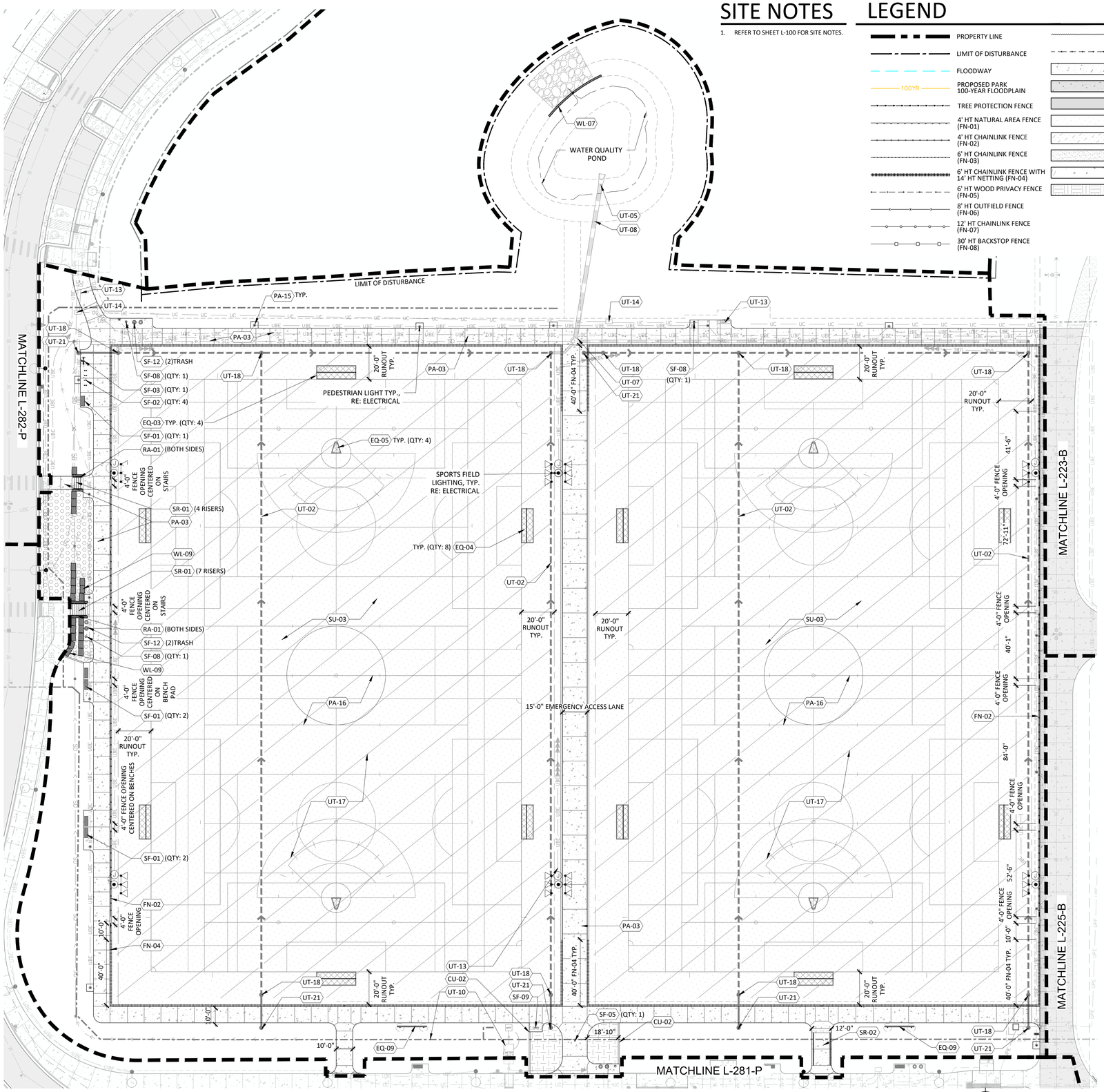
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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL



SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EQUIPMENT		
EQ-03	NFHS STANDARD SOCCER GOAL	RE: SPECS
EQ-04	U13 STANDARD SOCCER GOAL	RE: SPECS
EQ-05	LACROSSE GOAL	RE: SPECS
EQ-09	MULTI-USE FIELDS SCOREBOARD (ALT. NO. 01)	A1/L-516
FENCING AND GATES		
FN-02	4' HT CHAIN LINK FENCE (ALT. NO. 01)	A1/L-506
FN-04	CHAINLINK FENCE WITH ATHLETIC NETTING (ALT. NO. 01)	C1/L-507
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-15	LIGHTING FOOTER	A1/L-525
PA-16	FIELD STRIPING	L-517- L-519
RAILING		
RA-01	HANDRAIL AT STAIR	A1, A4/L-501
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
SF-02	BIKE RACK	A1/L-523
SF-03	BIKE SERVICE STATION	A2/L-523
SF-05	REMOVABLE BOLLARD (ALT. NO. 01)	A1/L-524
SF-08	PET WASTE STATION	C3/L-523
SF-09	DRINKING FOUNTAIN	A1/L-521
SF-12	TRASH RECEPTACLE	C2/L-523
STAIRS AND RAMPS		
SR-01	CAST IN PLACE CONCRETE STAIRS	A1/L-501
SR-02	CONCRETE RAMP AND HANDRAIL	C1/L-501
SURFACING		
SU-03	SYNTHETIC TURF AT ATHLETIC FIELDS (ALT. NO. 01)	A1/L-516
UTILITIES		
UT-02	UNDERDRAIN AT SYNTHETIC TURF	A1/L-516
UT-05	STORM INLET/OUTLET	4/CD-100
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-17	FLAT DRAIN	A1/L-516
UT-18	DRAIN BASIN AT SYNTHETIC TURF	A3/L-516
UT-21	AREA DRAIN	3/CD-102
WALLS		
WL-07	CONCRETE WEIR WALL	CD-104
WL-09	BOULDER RETAINING WALL	D3/L-503

A1 **MULTI-USE FIELDS ENLARGEMENT - ALTERNATE NO. 01**
1" = 30'-0"

SCALE: 1" = 30'-0"
0' 15' 30' 60' 120'

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

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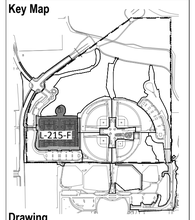
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Key Map



Drawing
MULTI-USE FIELDS ENLARGEMENT - ALTERNATE NO. 01

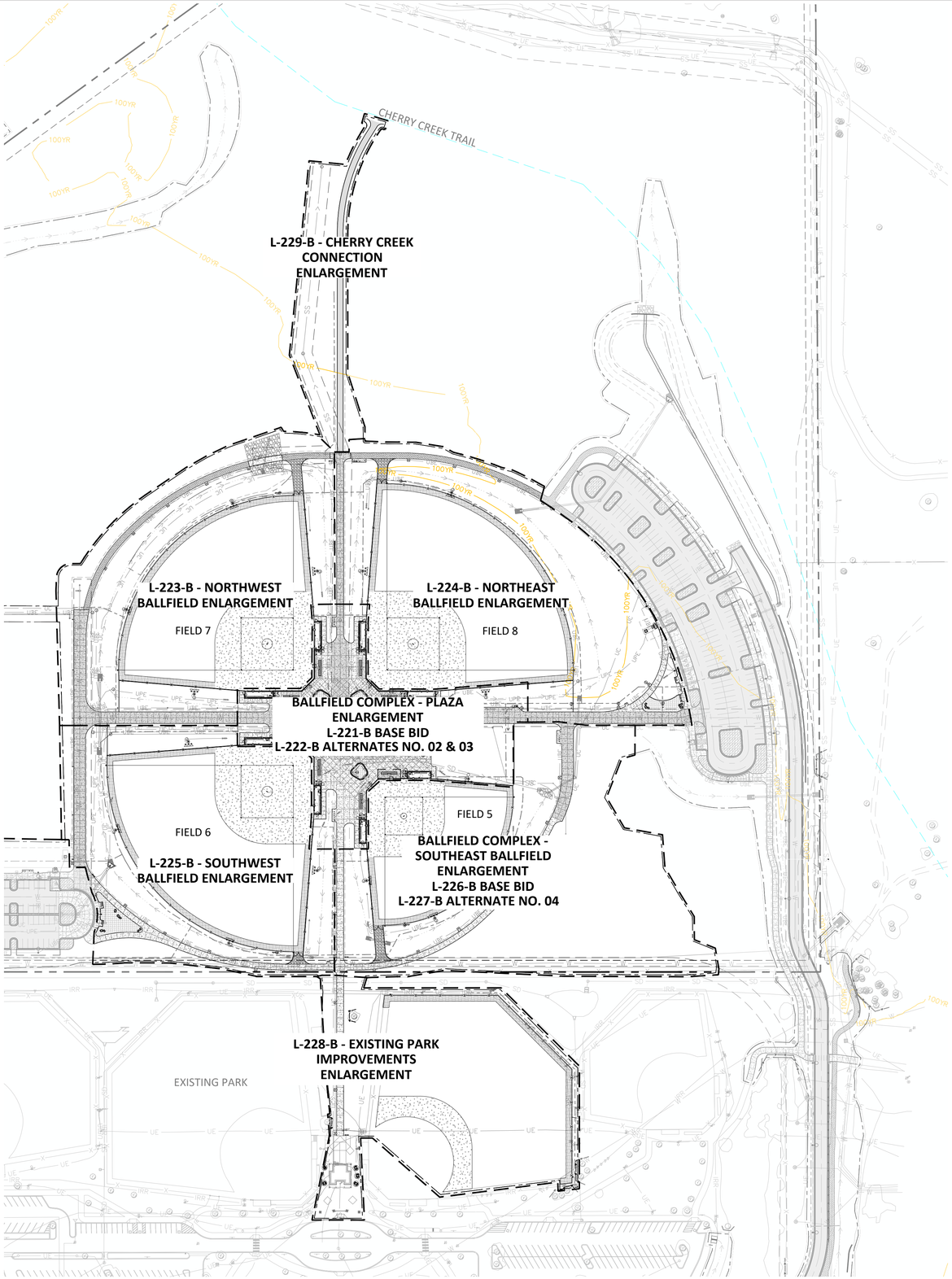
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SITE PLAN SUBMITTAL

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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
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- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 OVERALL BALLFIELD COMPLEX - KEY PLAN

1" = 100'-0"

SCALE: 1" = 100'-0"

0' 50' 100' 200' 300'

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

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Town of Parker

SALISBURY REGIONAL PARK - PHASE 1

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PLANNING
INTERIOR DESIGN

PARKER COLORADO

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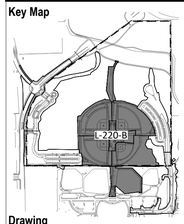
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



Drawing

OVERALL BALLFIELD COMPLEX - KEY PLAN

L-220-B

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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
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- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
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- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-01	CONCRETE PLANTER CURB (ALTERNATE NO. 01)	B2/L-500
CU-02	CONCRETE MOWBAND	B1/L-500
FENCING AND GATES		
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-07	12' HT CHAIN LINK FENCE	A1/L-510
FN-08	30' HT BACKSTOP FENCE	A1,A3/L-508
FN-14	4' W PEDESTRIAN GATE	A3/L-506
FN-15	CONDENSING UNIT ENCLOSURE	A1/L-520
FN-16	10' HEIGHT CHAIN LINK FENCE	A1/L-510
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-15	LIGHTING FOOTER	A1/L-525
SITE FURNISHINGS		
SF-02	BIKE RACK	A1/L-523
SF-04	BLEACHERS	C1/L-515
SF-10	FLAGPOLE	C1/L-524
SF-11	PICNIC TABLE - SQUARE	C1/L-523
SF-12	TRASH RECEPTACLE	C2/L-523
SF-13	CONCRETE WALL BENCH TOPPER	A1/L-502
STRUCTURE		
ST-01	DUGOUT- 48' LENGTH	A1/L-511
ST-02	DUGOUT- 48' LENGTH WITH CONCRETE WALL	A1/L-511
ST-03	DUGOUT- 40' LENGTH	A1/L-512
ST-04	ARCHITECTURAL BUILDING	RE: ARCH
ST-05	BUILDING OVERHANG	RE: ARCH
ST-06	BUILDING COLUMN	RE: ARCH
ST-09	POWER PEDESTAL	A1/L-504
UTILITIES		
UT-01	SANITARY SEWER LINE	CD-201
UT-04	UNDERDRAIN AT PLANTER WALL	C1/L-502
UT-06	FIRE HYDRANT	RE: CIVIL
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-12	CONDENSING UNIT	RE: MECH
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-16	TRENCH DRAIN AT WALL	RE: CIVIL
UT-19	CLEAN OUT AT PLANTER WALL	3/CD-100
WALLS		
WL-01	CONCRETE RETAINING WALL AT BALLFIELD	A1/L-509
WL-03	CIP CONCRETE PLANTER WALL	C1/L-502
WL-04	PRECAST CONCRETE PLANTER WALL	A1/L-502

MATCHLINE L-223-B

MATCHLINE L-224-B

MATCHLINE L-225-B

MATCHLINE L-226-B & L-227-B

HOME PLATE HEADQUARTERS BUILDING

BALLFIELD LIGHTING, TYP. RE: ELECTRICAL

PEDESTRIAN LIGHT, TYP. RE: ELECTRICAL

FLAGPOLE LIGHTING, TYP. RE: ELECTRICAL

30'-0" SANITARY SEWER EASEMENT

30'-0" WATER EASEMENT

20'-0" FIRE ACCESS LANE

FOOD TRUCK PARKING

(2) STANDARD TABLE
(1) ADA TABLE

A1 PLAZA ENLARGEMENT- BASE BID

1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

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

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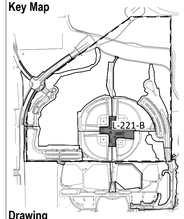
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Key Map



Drawing

PLAZA ENLARGEMENT- BASE BID

L-221-B

SITE PLAN SUBMITTAL
Page 145 of 324

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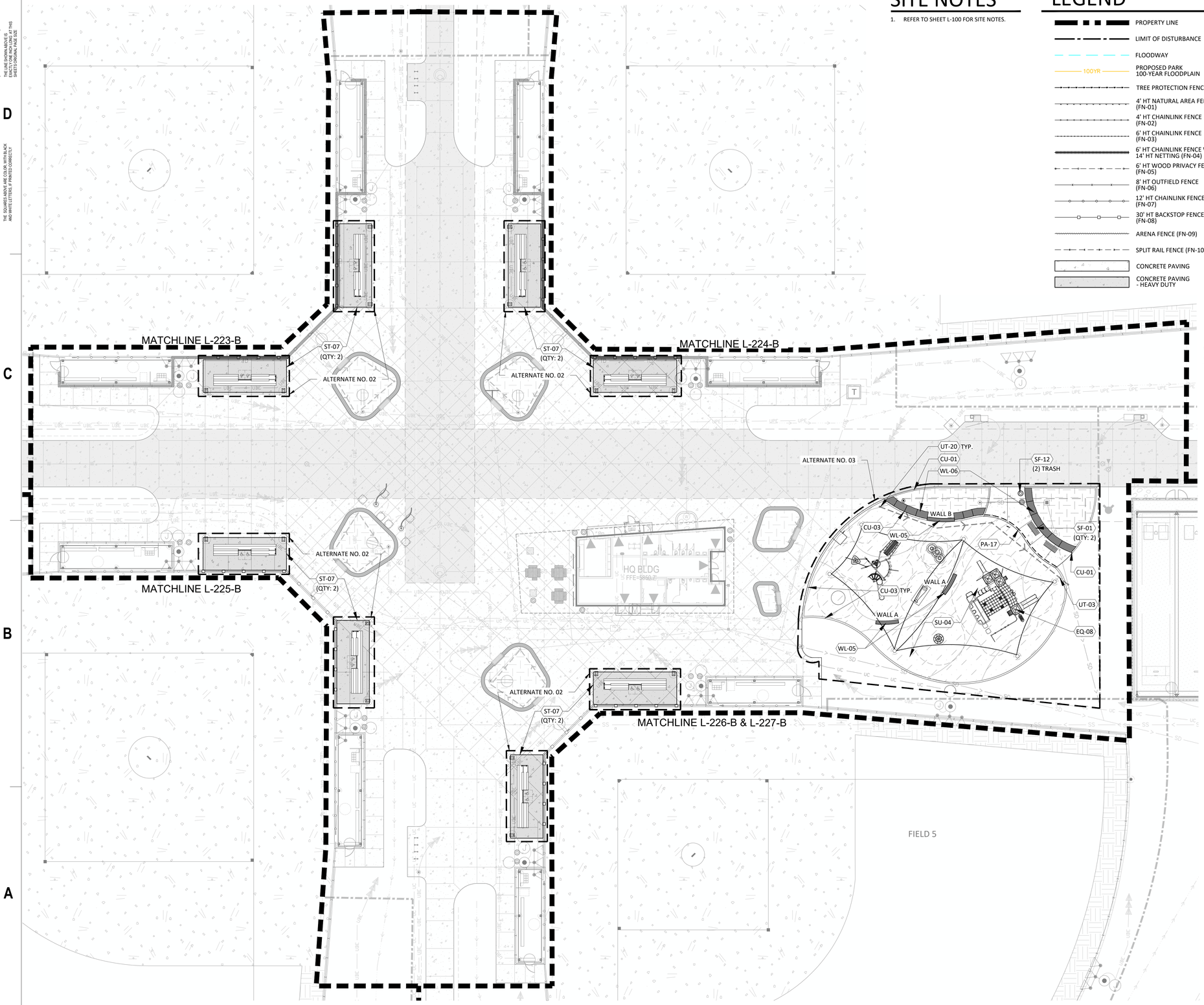
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- BOULDER SEATWALL



SITE MATERIALS NOTES

ALTERNATE NO.02

CODE	DESCRIPTION	DETAIL
STRUCTURE		
ST-07	SHADE STRUCTURE - 14' X 36' (ALT. NO. 02)	A1/L-515

ALTERNATE NO.03

CODE	DESCRIPTION	DETAIL
CURBS		
CU-01	CONCRETE PLANTER CURB (ALTERNATE NO. 01)	B2/L-500
CU-03	CONCRETE MOWBAND AT PIP (ALT. NO. 03)	C4/L-233
EQUIPMENT		
EQ-08	PLAYGROUND EQUIPMENT	RE: L230-L232
PAVING/STRIPING		
PA-17	THICKENED EDGE CONCRETE AT PIP	C4/L-233
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
SF-12	TRASH RECEPTACLE	C2/L-523
SURFACING		
SU-04	POURED-IN-PLACE PLAYGROUND SURFACING	RE:L-230-L-233
UTILITIES		
UT-03	UNDERDRAIN AT POURED IN PLACE SURFACING	RE: L-230-L-232
UT-20	CLEAN OUT AT POURED IN PLACE SURFACING	C2/L-233
WALLS		
WL-05	CIP CONCRETE SEATWALL (ALT. NO. 03)	A1/L-503
WL-06	BOULDER SEATWALL	C1/L-503

A1 **PLAZA ENLARGEMENT- ALTERNATES NO. 02 & 03**
1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'

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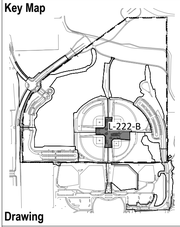
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Key Map



Drawing
PLAZA ENLARGEMENT- ALTERNATES NO. 02 & 03

L-222-B

SITE PLAN SUBMITTAL

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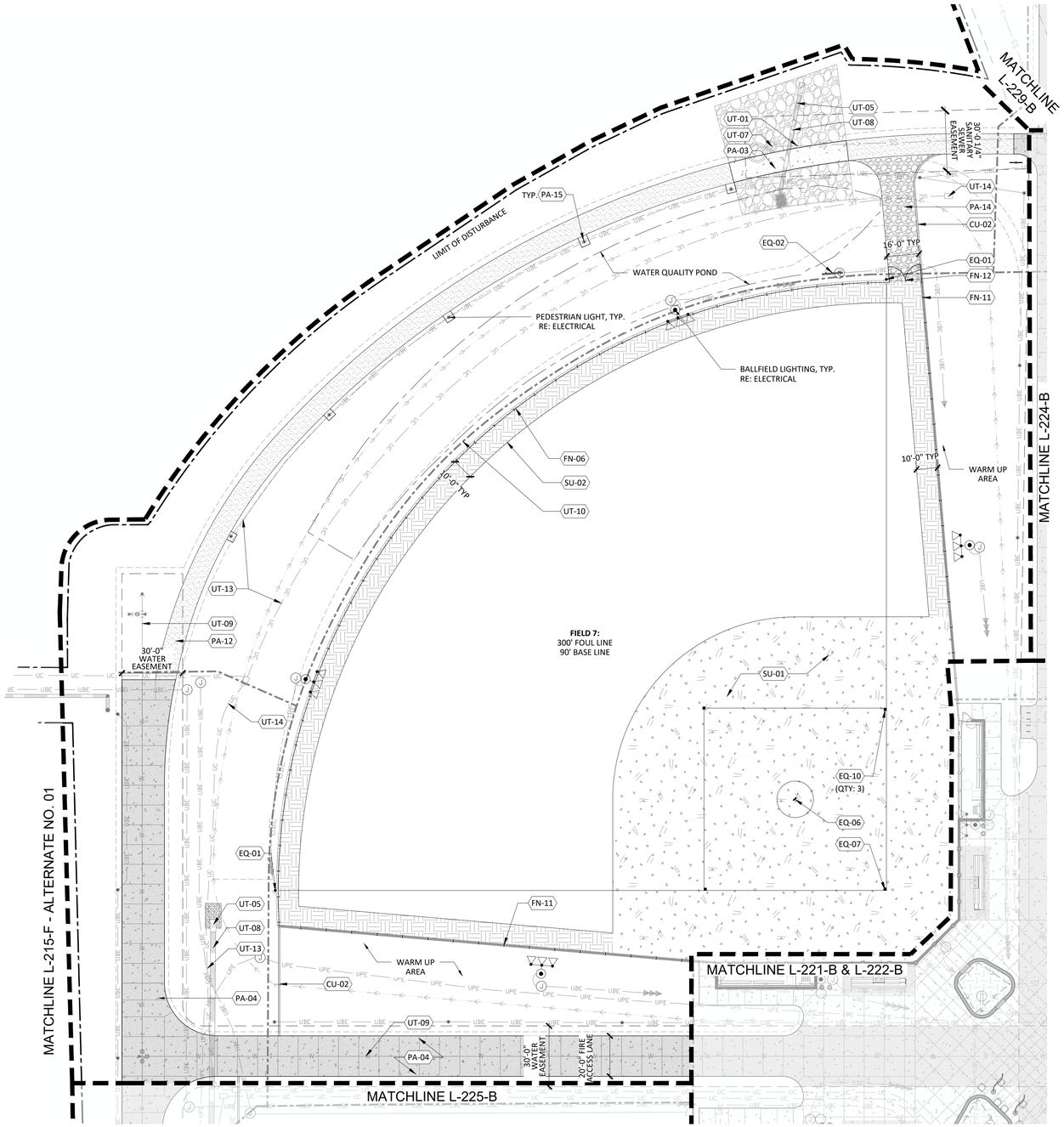
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SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EQUIPMENT		
EQ-01	FOUL POLE	A4/L-514
EQ-02	BASEBALL SCOREBOARD	A1/L-514
EQ-06	PITCHER'S RUBBER	BY OWNER
EQ-07	BALLFIELD HOME PLATE	C1/L-514
EQ-10	BALLFIELD BASES	C2, C3/L-514
FENCING AND GATES		
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-11	OUTFIELD / SIDELINE FENCE & WARNING TRACK	A1/L-507
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-506
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-12	STABLIZIED CRUSHER FINES - TRAIL	B3/L-500
PA-14	GRAVEL BASE	5/CD-300
PA-15	LIGHTING FOOTER	A1/L-525
SURFACING		
SU-01	BALLFIELDS INFIELD MIX	B1/L-514
SU-02	BALLFIELDS WARNING TRACK MIX	A1/L-507
UTILITIES		
UT-01	SANITARY SEWER LINE	CD-201
UT-05	STORM INLET/OUTLET	4/CD-100
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC

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- BOULDER SEATWALL



A1 NORTHWEST BALLFIELD ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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

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Key Map



Drawing

NORTHWEST BALLFIELD ENLARGEMENT

L-223-B

SITE PLAN SUBMITTAL
Page 147 of 324

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SF-08	PET WASTE STATION	C3/L-523
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MATCHLINE L-229-B

MATCHLINE L-223-B(ALTERNATE NO. 01)

MATCHLINE L-286-P

MATCHLINE L-221-B & L-222-B

MATCHLINE L-226-B & L-227-B

LIMIT OF DISTURBANCE

PEDESTRIAN LIGHT, TYP. RE: ELECTRICAL

BALLFIELD LIGHTING, TYP. RE: ELECTRICAL

WARM UP AREA

FIELD 8: 320' FOUL LINE 90' BASE LINE

TRANSFORMER AND CABINET RE: ELECTRICAL. PROVIDE ONE PAD FOR EQUIPMENT.

30'-0" SANITARY SEWER EASEMENT

20'-0" FIRE ACCESS LANE

30'-0" WATER ESCHMENT

12'-0" TYP

16'-0" TYP

10'-0" TYP

A1 NORTHEAST BALLFIELD ENLARGEMENT

1" = 30'-0"

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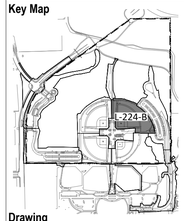
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Planning Approval By: S. Nerger

	DATE	DESCRIPTION

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Sheet Issue Date:	2025-06-06
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



Drawing

NORTHEAST BALLFIELD ENLARGEMENT

L-224-B

SITE PLAN SUBMITTAL

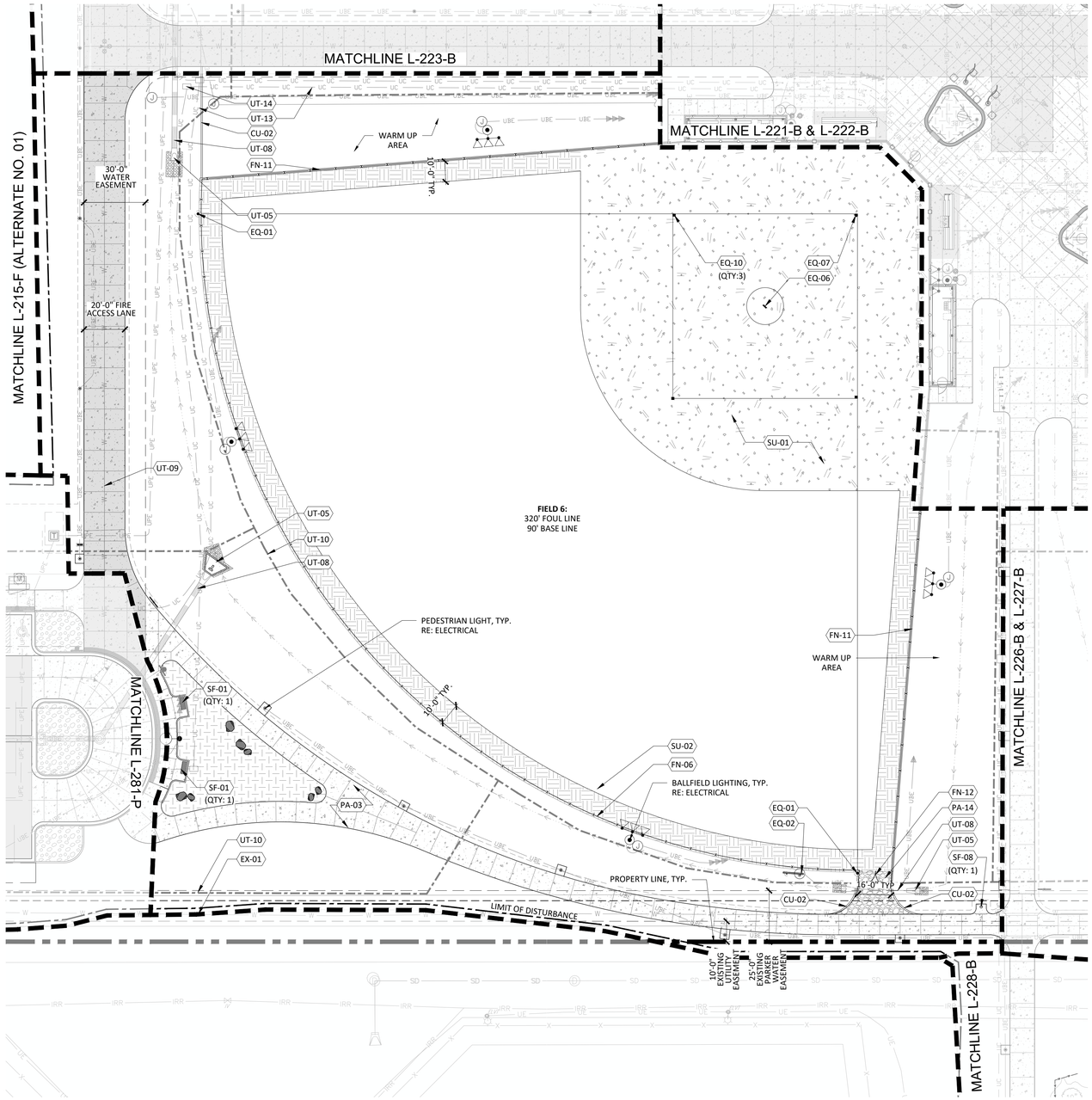
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COLORADO 811

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

THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON 24X36 SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR: WITH BLACK AND WHITE TITLE & PRINT CORRECTLY



SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EQUIPMENT		
EQ-01	FOUL POLE	A4/L-514
EQ-02	BASEBALL SCOREBOARD	A1/L-514
EQ-06	PITCHER'S RUBBER	BY OWNER
EQ-07	BALLFIELD HOME PLATE	C1/L-514
EQ-10	BALLFIELD BASES	C2, C3/L-514
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
FENCING AND GATES		
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-11	OUTFIELD / SIDELINE FENCE & WARNING TRACK	A1/L-507
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-506
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-14	GRAVEL BASE	5/CD-300
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
SF-08	PET WASTE STATION	C3/L-523
SURFACING		
SU-01	BALLFIELDS INFIELD MIX	B1/L-514
SU-02	BALLFIELDS WARNING TRACK MIX	A1/L-507
UTILITIES		
UT-05	STORM INLET/OUTLET	4/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 SOUTHWEST BALLFIELD ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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

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Denver, CO 80202
p. 303.444.1951

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

IRRIGATION
Avocet Irrigation
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p. 303.986.2175

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PARKER COLORADO

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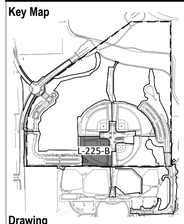
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Key Map



Drawing

SOUTHWEST BALLFIELD ENLARGEMENT

L-225-B

SITE PLAN SUBMITTAL

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SITE NOTES

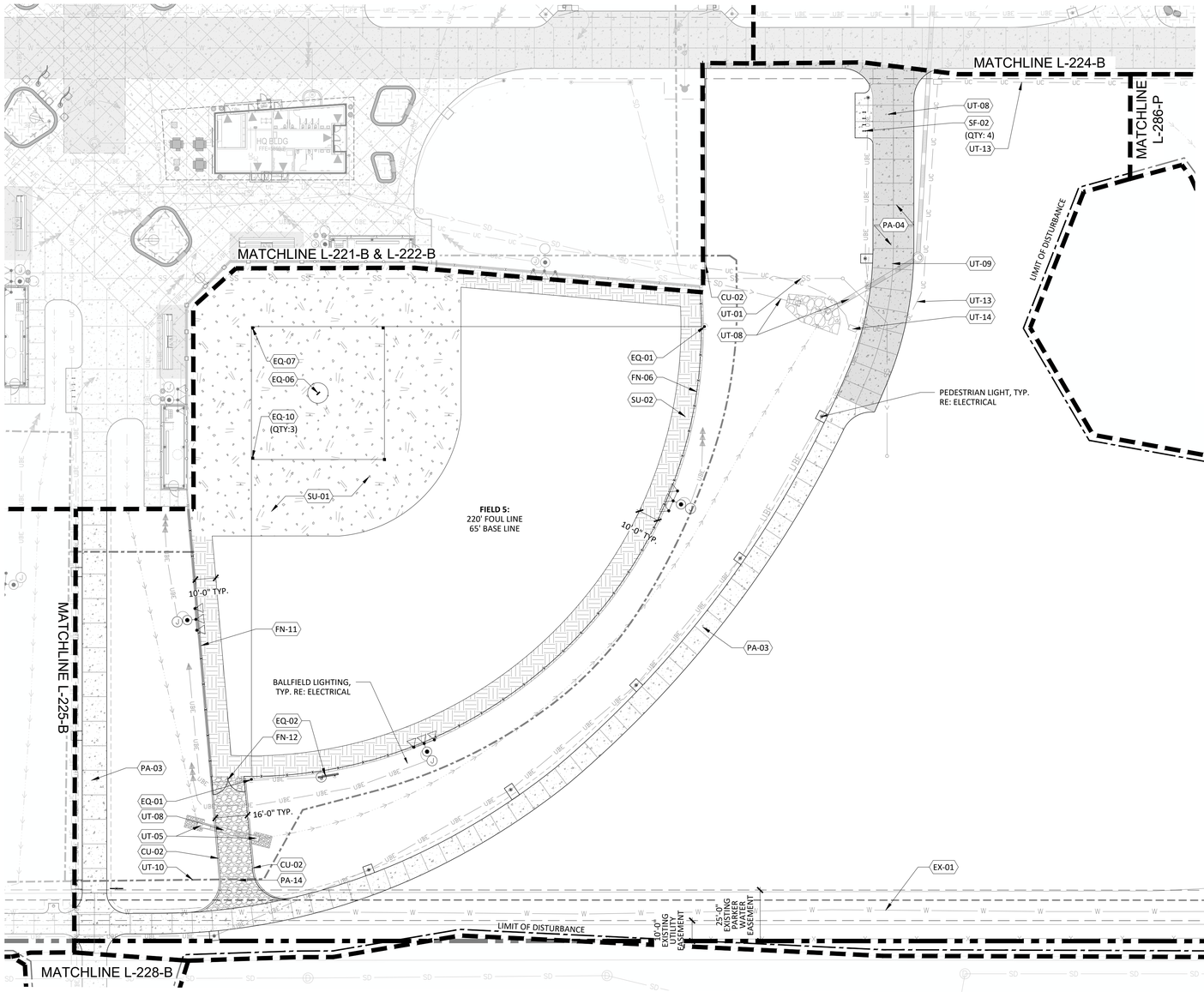
1. REFER TO SHEET L-100 FOR SITE NOTES.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EQUIPMENT		
EQ-01	FOUL POLE	A4/L-514
EQ-02	BASEBALL SCOREBOARD	A1/L-514
EQ-06	PITCHER'S RUBBER	BY OWNER
EQ-07	BALLFIELD HOME PLATE	C1/L-514
EQ-10	BALLFIELD BASES	C2, C3/L-514
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
FENCING AND GATES		
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-11	OUTFIELD / SIDELINE FENCE & WARNING TRACK	A1/L-507
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-506
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-14	GRAVEL BASE	5/CD-300
SITE FURNISHINGS		
SF-02	BIKE RACK	A1/L-523
SURFACING		
SU-01	BALLFIELDS INFIELD MIX	B1/L-514
SU-02	BALLFIELDS WARNING TRACK MIX	A1/L-507
UTILITIES		
UT-01	SANITARY SEWER LINE	CD-201
UT-05	STORM INLET/OUTLET	4/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1½" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL



A1 SOUTHEAST BALLFIELD ENLARGEMENT- BASE BID

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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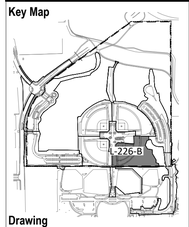
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Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



Drawing

SOUTHEAST BALLFIELD ENLARGEMENT- BASE BID

L-226-B

SITE PLAN SUBMITTAL

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SITE NOTES

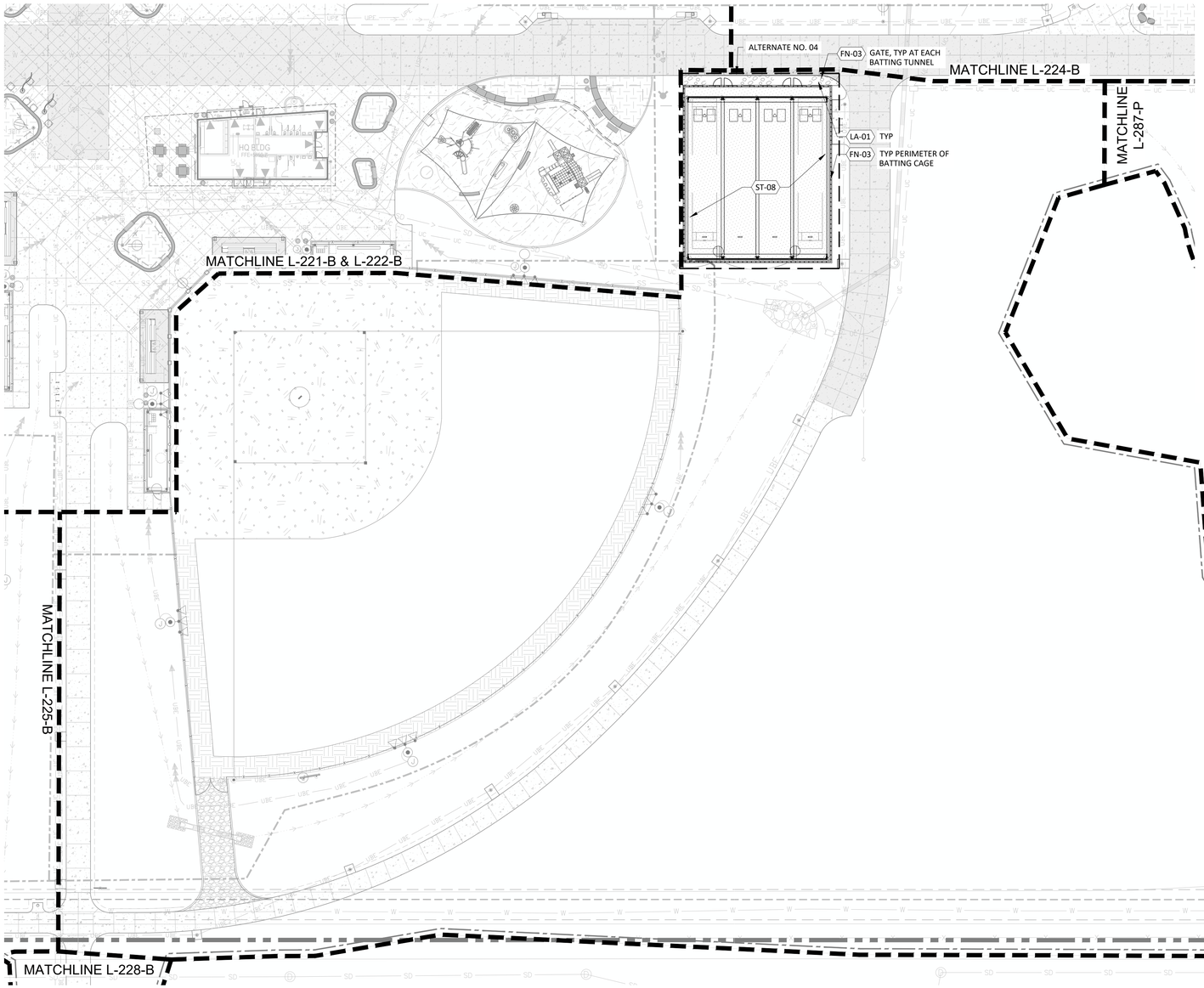
1. REFER TO SHEET L-100 FOR SITE NOTES.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
FENCING AND GATES		
FN-03	6' HT CHAIN LINK FENCE AND GATE	A3/L-506
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
STRUCTURE		
ST-08	BATTING CAGE	A1/L-513

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
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- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
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- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
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- WARNING TRACK MIX
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- RED CEDAR WOOD MULCH
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- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL



A1 SOUTHEAST BALLFIELD ENLARGEMENT- ALTERNATE NO. 04

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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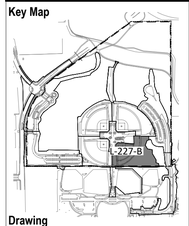
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Key Map



Drawing

SOUTHEAST BALLFIELD ENLARGEMENT- ALTERNATE NO. 04

L-227-B

SITE PLAN SUBMITTAL
Page 151 of 324

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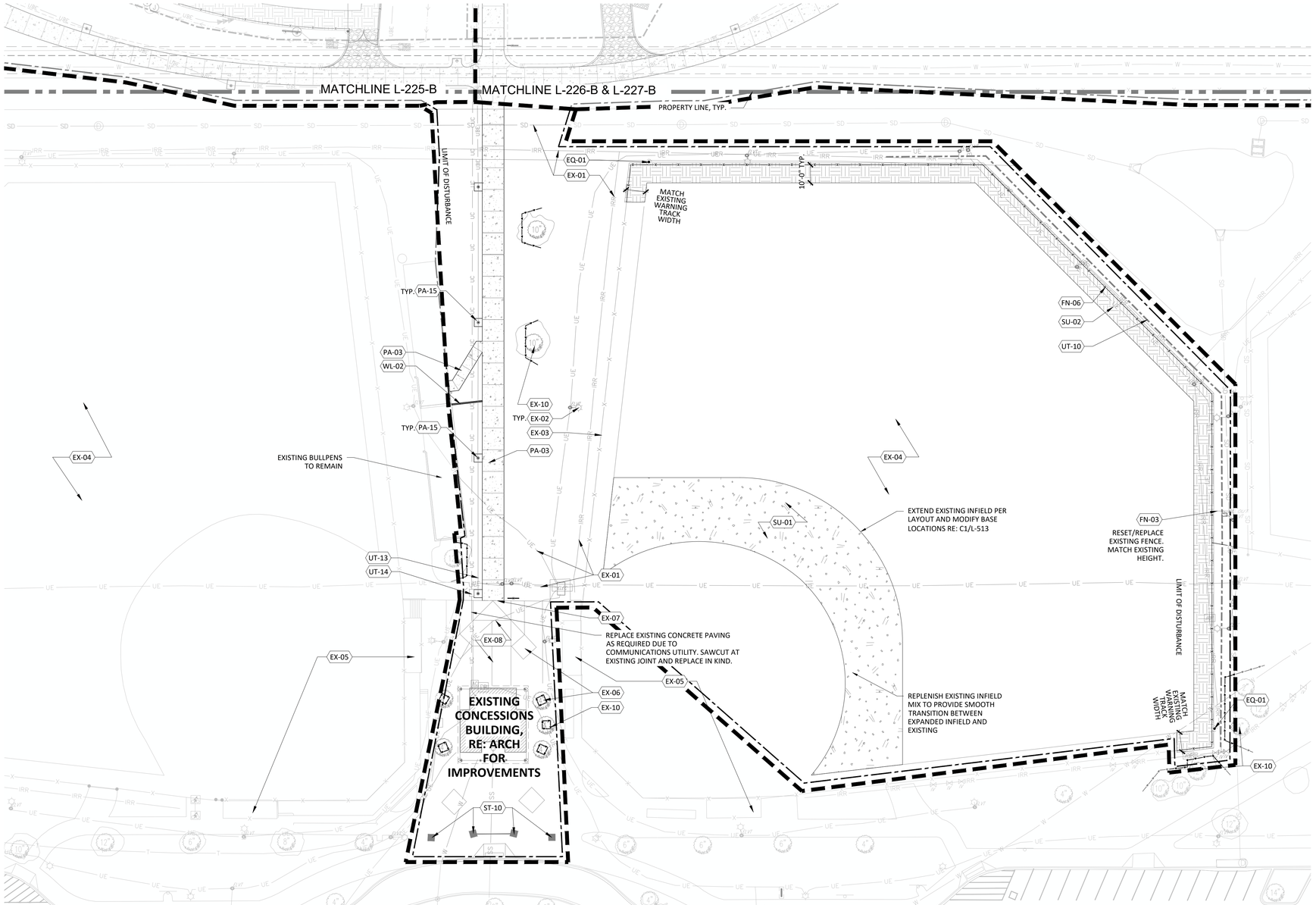
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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN (100YR)
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
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- CONCRETE PAVING - HEAVY DUTY
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- BOULDER SEATWALL



SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
EQUIPMENT		
EQ-01	FOUL POLE	A4/L-514
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-03	FENCE	-
EX-04	BALLFIELD	-
EX-05	DUGOUT	-
EX-06	PLANTING BED	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-10	VEGETATION	-
FENCING AND GATES		
FN-03	6' HT CHAIN LINK FENCE AND GATE	A3/L-506
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
PAVING/STRIPING		
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-15	LIGHTING FOOTER	A1/L-525
STRUCTURE		
ST-10	EXISTING COLUMN RENOVATIONS	A1/L-522
SURFACING		
SU-01	BALLFIELDS INFIELD MIX	B1/L-514
SU-02	BALLFIELDS WARNING TRACK MIX	A1/L-507
UTILITIES		
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
WALLS		
WL-02	MODULAR BLOCK RETAINING WALL	A4/L-504

A1 EXISTING PARK IMPROVEMENTS ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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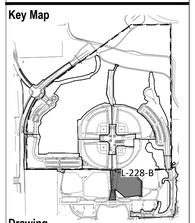
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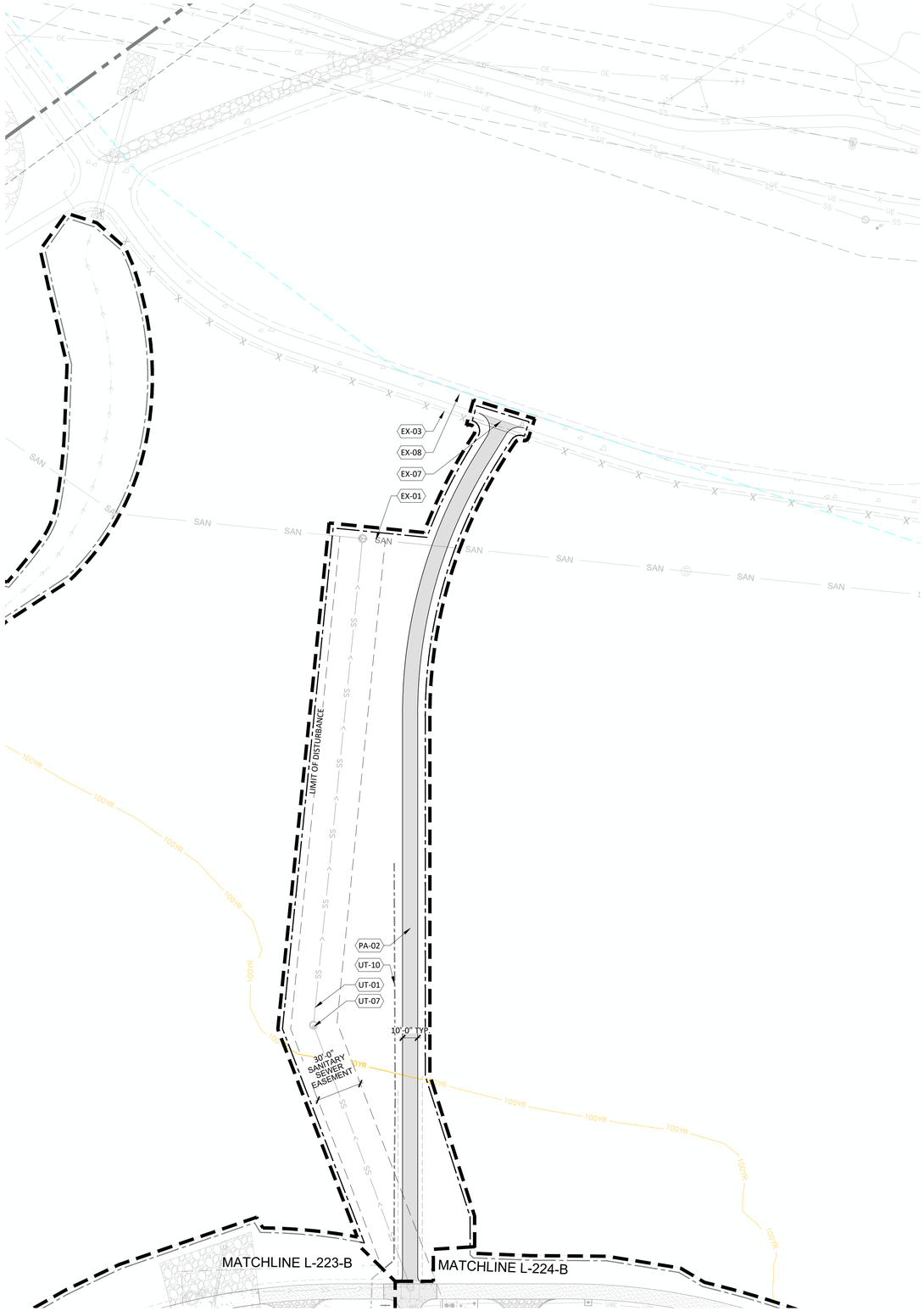


Drawing

EXISTING PARK IMPROVEMENTS ENLARGEMENT

L-228-B

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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-03	FENCE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
PAVING/STRIPING		
PA-02	ASPHALT TRAIL	3/CD-300
UTILITIES		
UT-01	SANITARY SEWER LINE	CD-201
UT-07	MANHOLE	2, 33/CD-100
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
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- SPORT APPLICATION SYNTHETIC TURF
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- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1½" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 CHERRY CREEK CONNECTION ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

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

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p. 303.607.0977

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1675 Larimer Street, #500
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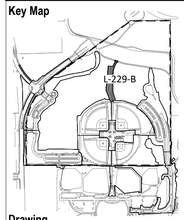
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



Drawing

CHERRY CREEK CONNECTION ENLARGEMENT

L-229-B

SITE PLAN SUBMITTAL
Page 153 of 324

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

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

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

THE SQUARES ABOVE ARE COLOR: WITH BLACK AND WHITE TESTING & PRINTCONTROL

PLAYGROUND EQUIPMENT KEY AND ACCESSIBILITY SCHEDULE

SYM	MANUFACTURER	PRODUCT
Ⓐ	LANDSCAPE STRUCTURES	VENTI STRUCTURE (5-12 YEAR) (#210739A)
Ⓑ	LANDSCAPE STRUCTURES	WEEVOS STRUCTURE WITH CUSTOM BASEBALL CLAMPS & WEEPLANET CLIMBER (2-5 YEAR) (#1187049-02-04)
Ⓒ	LANDSCAPE STRUCTURES	TOPSY TURNY WITH CUSTOM DIGIFUSE BASEBALL SILHOUETTES (#CP007126)
Ⓓ	ID SCULPTURE	HOME RUN CLIMBER (#SC102) (RE: A1/L-233)
Ⓔ	ID SCULPTURE	BASEBALL STEPPERS (#SC184) (RE: A3/L-233)
Ⓕ	LANDSCAPE STRUCTURES	SKYWAYS JOINED HYPAR SAILS 6 COLUMNS + 2 HDPE TOPS / 10'-21' ENTRY APPROX. 3690 SF WITH RAPID RELEASE INCLUDED (#CP040012) (RE: C1/L-233)
Ⓖ	CUSTOM BY CONTRACTOR	POURED-IN-PLACE MOUND (RE: B1/L-233)

ADA SCHEDULE			
	TOTAL ELEVATED PLAY ACTIVITIES		13
	TOTAL GROUND-LEVEL PLAY ACTIVITIES		17
	ACCESSIBLE ELEVATED ACTIVITIES	ACCESSIBLE GROUND-LEVEL ACTIVITIES	ACCESSIBLE GROUND-LEVEL PLAY TYPES
REQUIRED	7	4	11
PROVIDED	8	14	11

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LIMITS/LOCATIONS OF ALL EQUIPMENT PRIOR TO INSTALLING SURROUNDING PAVING AND CURBS. LOCATE PLAY EQUIPMENT TO ENSURE USE ZONES ARE IN COMPLIANCE WITH ALL REGULATING CODES AND STANDARDS. NO USE ZONES ARE TO OVERLAP, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. PLAYGROUND EQUIPMENT HAS BEEN DESIGNED AND COORDINATED BETWEEN LANDSCAPE ARCHITECT, OWNER, AND PLAY REP. SHOULD ANY CHANGES BE REQUESTED IN DESIGN, COMPONENTS OR LAYOUT, BOTH A SUBSTITUTION REQUEST AND ADDITIONAL SERVICES FOR THE LANDSCAPE ARCHITECT WILL BE REQUIRED BY CONTRACTOR; LANDSCAPE ARCHITECT TO BE CONTACTED IN ADVANCE FOR COORDINATION.
3. COLORS TO BE SELECTED FROM STANDARD COLORS VIA SUBMITTAL REVIEW.

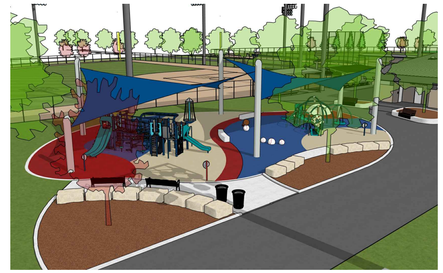


A1 PLAYGROUND ENLARGEMENT- ALTERNATE NO. 03

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

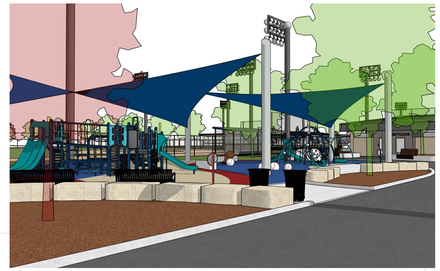
0' 4' 8' 16' 24'



AERIAL VIEW LOOKING SOUTHWEST



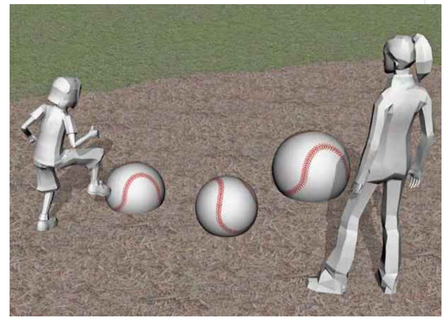
VIEW LOOKING EAST



VIEW LOOKING SOUTHWEST



HOME RUN CLIMBER



BASEBALL STEPPERS

PLAYGROUND STRUCTURE IMAGES FOR REFERENCE ONLY

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Key Map

Drawing

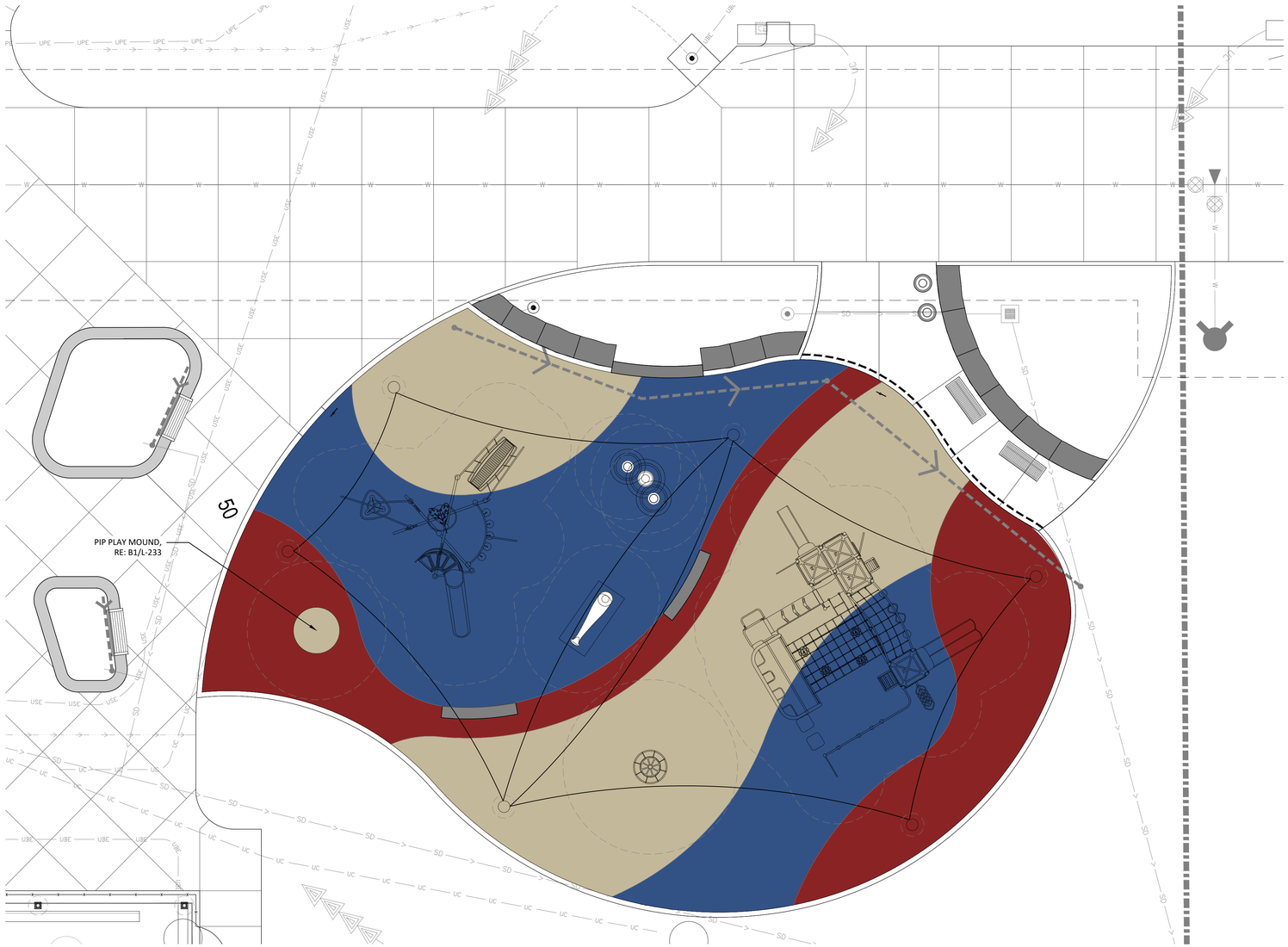
PLAYGROUND ENLARGEMENT- ALTERNATE NO. 03

L-230

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A1 **PLAYGROUND SURFACING LAYOUT - ALTERNATE NO. 03**
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

PIP LEGEND

- POURED-IN-PLACE SURFACING 70% PRIMARY RED- 30% BLACK COLOR MIX
- POURED-IN-PLACE SURFACING 70% SKY BLUE- 30% BLACK COLOR MIX
- POURED-IN-PLACE SURFACING 70% EGGSHELL- 30% BLACK COLOR MIX

NOTES:
1. PROVIDE SAMPLES OF PIP COLORS. COLORS & LAYOUT SPECIFIED ARE REPRESENTATIVE ONLY. FINAL COLORS & DESIGN TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER DURING SUBMITTAL PROCESS.
2. REFER TO SHEET L-232 FOR PIP DEPTHS. ALL DEPTHS TO BE VERIFIED WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION OF UNDERDRAIN AND SURFACING.

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Key Map

Drawing
PLAYGROUND SURFACING LAYOUT - ALTERNATE NO. 03

L-231

SITE PLAN SUBMITTAL

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LEGEND

48.59	PROPOSED SPOT ELEVATIONS
TW	TOP OF WALL/TOP OF BOULDER ELEVATION
FG	FINAL GRADE ELEVATION
TOS	TOP OF SURFACING
FS	FINISHED SURFACE
HP	PROPOSED HIGH POINT ELEVATION
LP	PROPOSED LOW POINT ELEVATION
FL	PROPOSED FLOW LINE
(E) 46.22	EXISTING ELEVATION
5846	EXISTING CONTOUR
48	PROPOSED CONTOUR
3.8%	DRAINAGE SLOPE
	6" PERF PVC UNDERDRAIN AT PIP SURFACING
	4" PERF PVC UNDERDRAIN AT PLANTER
	1.75" DEPTH PIP
	3.5" DEPTH PIP

A1 PLAYGROUND SURFACING DEPTH- ALTERNATE NO. 03

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

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

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Key Map

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PLAYGROUND SURFACING DEPTH- ALTERNATE NO. 03

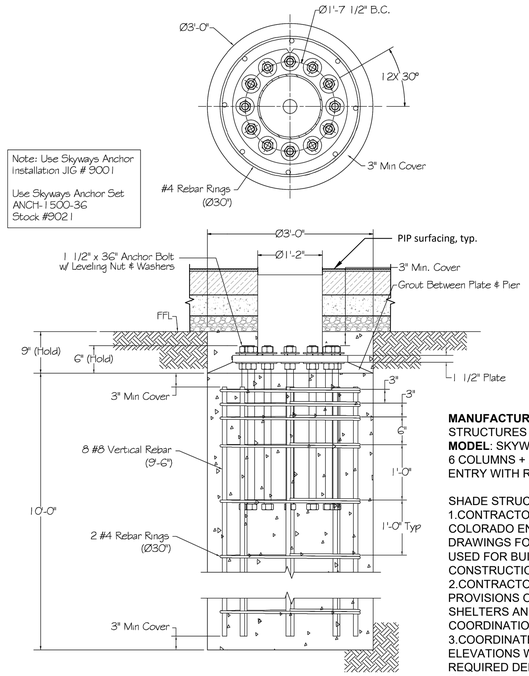
L-232

SITE PLAN SUBMITTAL

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MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: SKYWAYS JOINED HYPAR SAILS 6 COLUMNS + 2 HDPE TOPS / 10'-21' ENTRY WITH RAPID RELEASE (#CP040012)

SHADE STRUCTURE NOTES:
1.CONTRACTOR SHALL PROVIDE COLORADO ENGINEERED SHOP DRAWINGS FOR APPROVAL AND TO BE USED FOR BUILDING PERMIT AND CONSTRUCTION.
2.CONTRACTOR IS RESPONSIBLE FOR PROVISIONS ON FULL INSTALLATION OF SHELTERS AND FOOTINGS AND ALL COORDINATION WITH MANUFACTURER.
3.COORDINATE TOP OF FOOTING ELEVATIONS WITH PIP SURFACING REQUIRED DEPTH. FOOTINGS SHALL BE SET BELOW SURFACING.

FOUNDATION FOR REFERENCE ONLY. FINAL DESIGN TO BE PROVIDED BY CONTRACTOR.

C1 SHADE STRUCTURE FOUNDATION (ALTERNATE NO. 03)

NTS

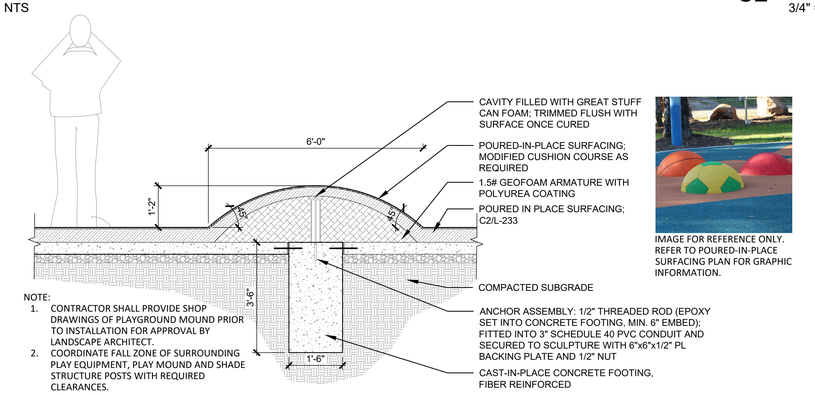
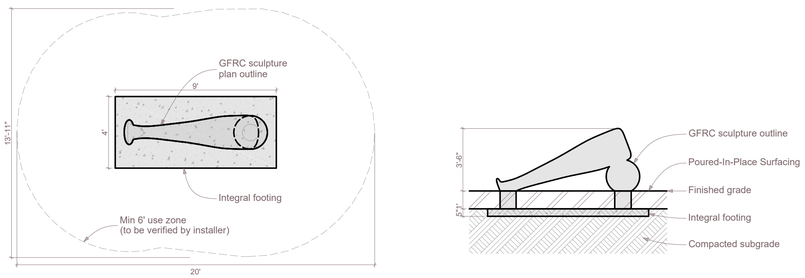


IMAGE FOR REFERENCE ONLY. REFER TO POURED-IN-PLACE SURFACING PLAN FOR GRAPHIC INFORMATION.

NOTE:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PLAYGROUND MOUND PRIOR TO INSTALLATION FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. COORDINATE FALL ZONE OF SURROUNDING PLAY EQUIPMENT, PLAY MOUND AND SHADE STRUCTURE POSTS WITH REQUIRED CLEARANCES.

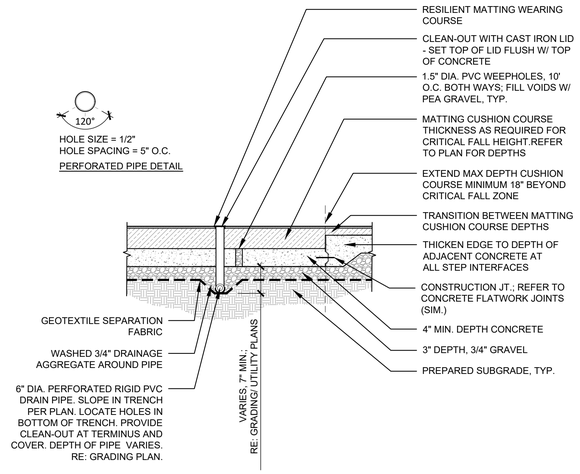
B1 PIP PLAY MOUND (ALTERNATE NO. 03)

NTS



A1 HOME RUN CLIMBER FOUNDATION (ALTERNATE NO. 03)

1/4" = 1'-0"

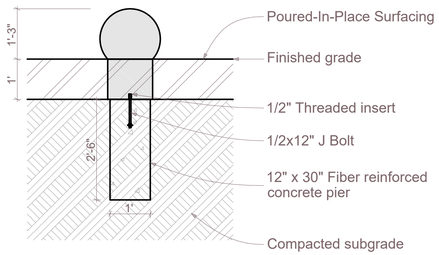


HOLE SIZE = 1/2"
HOLE SPACING = 5" O.C.
PERFORATED PIPE DETAIL

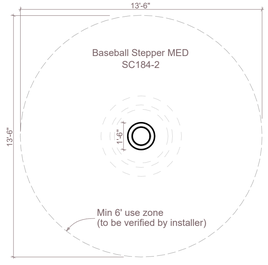
NOTES:
1. ALL PERFORATED PIPE AND FITTINGS SHALL BE SCHEDULE 40 AND SHALL MEET ASTM D2729 OR ASTM F758.
2. SLEEVE ALL PENETRATIONS AT WALLS AND UNDER WALKS, MOWBANDS, ETC.
3. REFER TO C4/L-233 FOR POURED-IN-PLACE SURFACING EDGE RESTRAINT DETAILS.

C2 POURED-IN-PLACE SURFACING (ALT. NO. 03)

3/4" = 1'-0"



Baseball Stepper MED
SC184-2
SCALE $\frac{3}{8}$" = 1'-0"



Use zones
(to be verified by installer)
SCALE: 1/4 "= 1'-0"

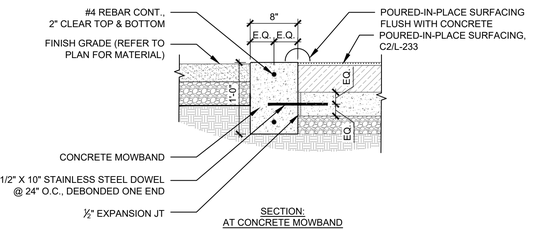
+6'-0"-unlinked play-all ages
+1'-6"-maximum- 5-12 years old
+1'-0"-maximum- 2-5 years old
+9"-minimum

A3 BASEBALL STEPPERS FOUNDATION (ALTERNATE NO. 03)

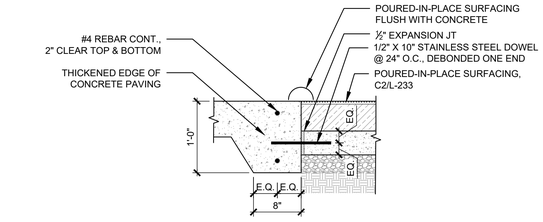
SCALE AS NOTED

C4 POURED-IN-PLACE EDGE RESTRAINT (ALT. NO. 03)

1" = 1'-0"



SECTION:
AT CONCRETE MOWBAND



SECTION:
AT THICKENED EDGE
CONCRETE PAVING

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Key Map

Drawing

PLAYGROUND DETAILS - ALTERNATE NO. 03

L-233

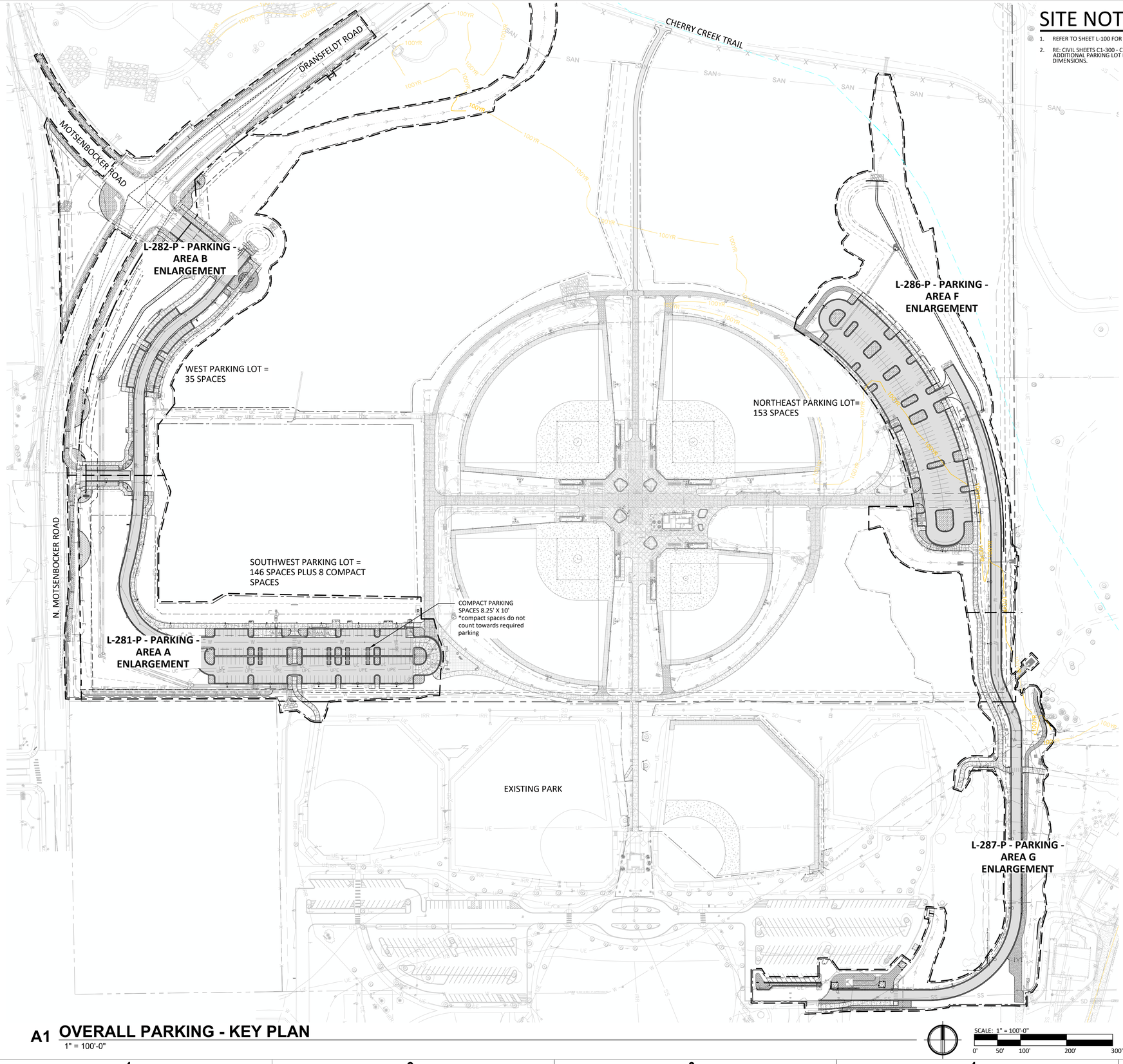
SITE PLAN SUBMITTAL
Page 157 of 324

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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.
2. RE: CIVIL SHEETS C1-300 - C1-327 FOR ADDITIONAL PARKING LOT LAYOUT AND DIMENSIONS.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL BASE
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1½" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 OVERALL PARKING - KEY PLAN

1" = 100'-0"

SCALE: 1" = 100'-0"

0' 50' 100' 200' 300'

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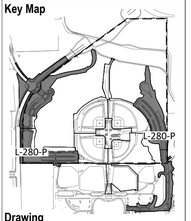
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Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



Drawing

OVERALL PARKING - KEY PLAN

L-280-P

SITE PLAN SUBMITTAL
Page 158 of 324

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

THE SQUARES ABOVE ARE COLOR: WITH BLACK AND WHITE SETTING A PRINTS CORRECTLY

SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.
2. RE: CIVIL SHEETS C1-300 - C1-327 FOR ADDITIONAL PARKING LOT LAYOUT AND DIMENSIONS.

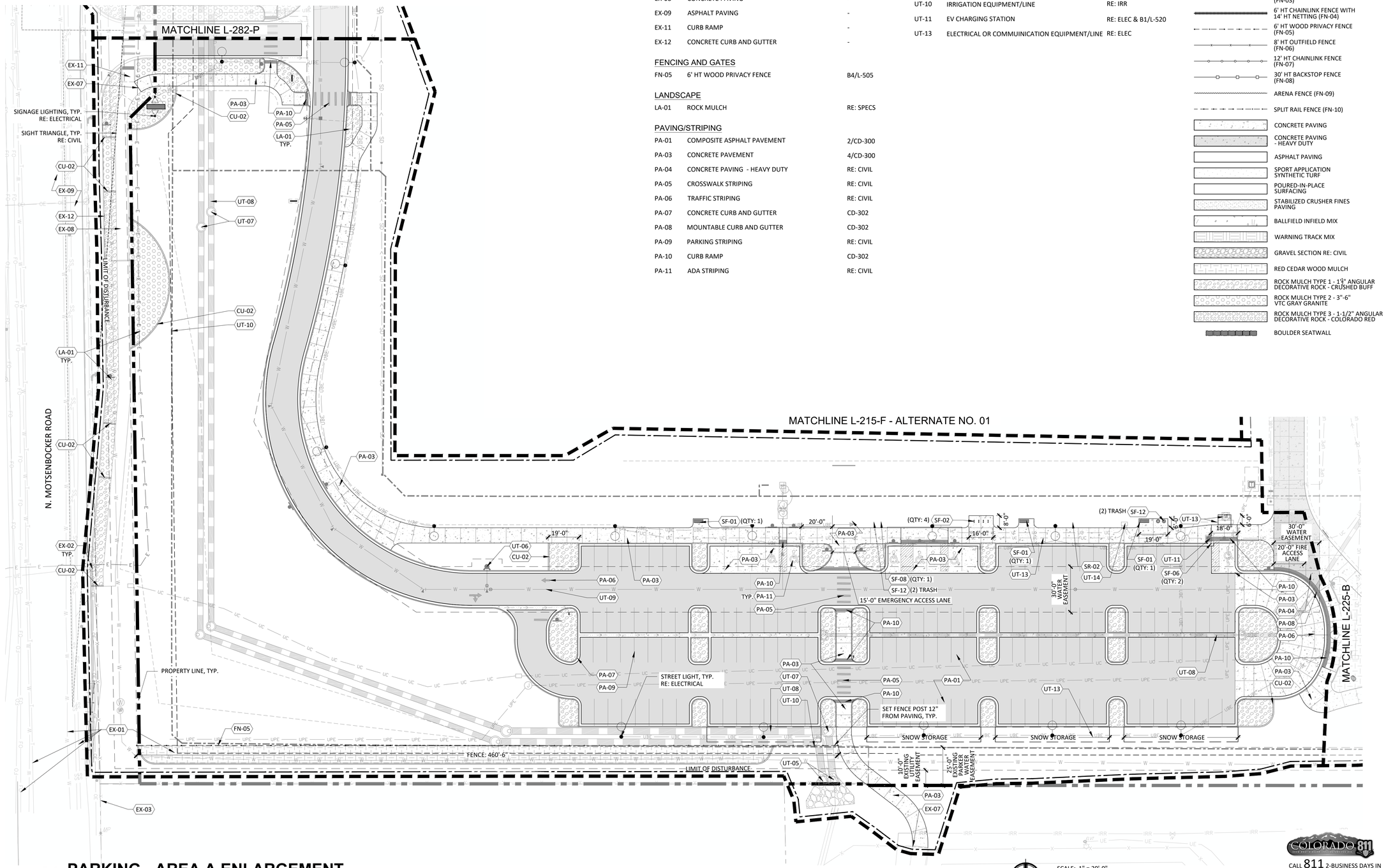
SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
FENCING AND GATES		
FN-05	6' HT WOOD PRIVACY FENCE	B4/L-505
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-01	COMPOSITE ASPHALT PAVEMENT	2/CD-300
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-05	CROSSWALK STRIPING	RE: CIVIL
PA-06	TRAFFIC STRIPING	RE: CIVIL
PA-07	CONCRETE CURB AND GUTTER	CD-302
PA-08	MOUNTABLE CURB AND GUTTER	CD-302
PA-09	PARKING STRIPING	RE: CIVIL
PA-10	CURB RAMP	CD-302
PA-11	ADA STRIPING	RE: CIVIL

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
SF-06	BOLLARD	A3/L-524
UTILITIES		
UT-05	STORM INLET/OUTLET	4/CD-100
UT-06	FIRE HYDRANT	RE: CIVIL
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-11	EV CHARGING STATION	RE: ELEC & B1/L-520
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1½" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL



A1 PARKING - AREA A ENLARGEMENT

1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

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

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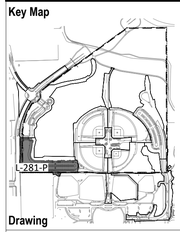
APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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Key Map



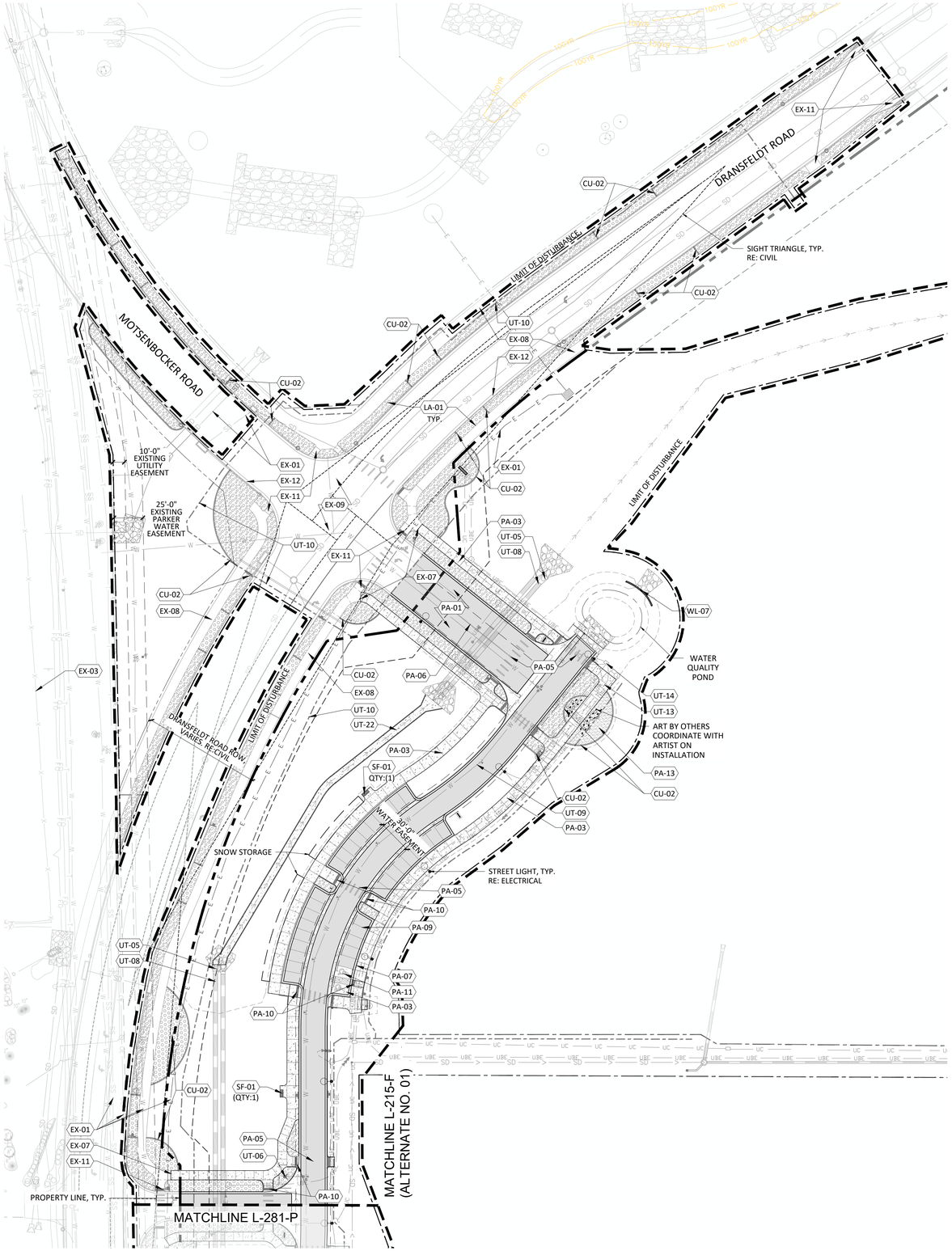
Drawing

PARKING - AREA A ENLARGEMENT

L-281-P

SITE PLAN SUBMITTAL
Page 159 of 324

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SITE NOTES

1. REFER TO SHEET L-100 FOR SITE NOTES.
2. RE: CIVIL SHEETS C1-300 - C1-327 FOR ADDITIONAL PARKING LOT LAYOUT AND DIMENSIONS.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-03	FENCE	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-01	COMPOSITE ASPHALT PAVEMENT	2/CD-300
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-05	CROSSWALK STRIPING	RE: CIVIL
PA-06	TRAFFIC STRIPING	RE: CIVIL
PA-07	CONCRETE CURB AND GUTTER	CD-302
PA-09	PARKING STRIPING	RE: CIVIL
PA-10	CURB RAMP	CD-302
PA-11	ADA STRIPING	RE: CIVIL
PA-13	STABILIZED CRUSHER FINES - AT ART	C3/L-500
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
UTILITIES		
UT-05	STORM INLET/OUTLET	4/CD-100
UT-06	FIRE HYDRANT	RE: CIVIL
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-22	CONCRETE DRAINAGE PAN	6, 7/CD-300
WALLS		
WL-07	CONCRETE WEIR WALL	CD-104

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 **PARKING - AREA B ENLARGEMENT**
1" = 50'-0"

SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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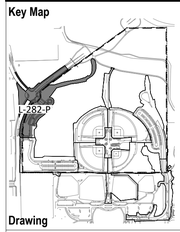
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Key Map



Drawing

PARKING - AREA B ENLARGEMENT

L-282-P

SITE PLAN SUBMITTAL
Page 160 of 324

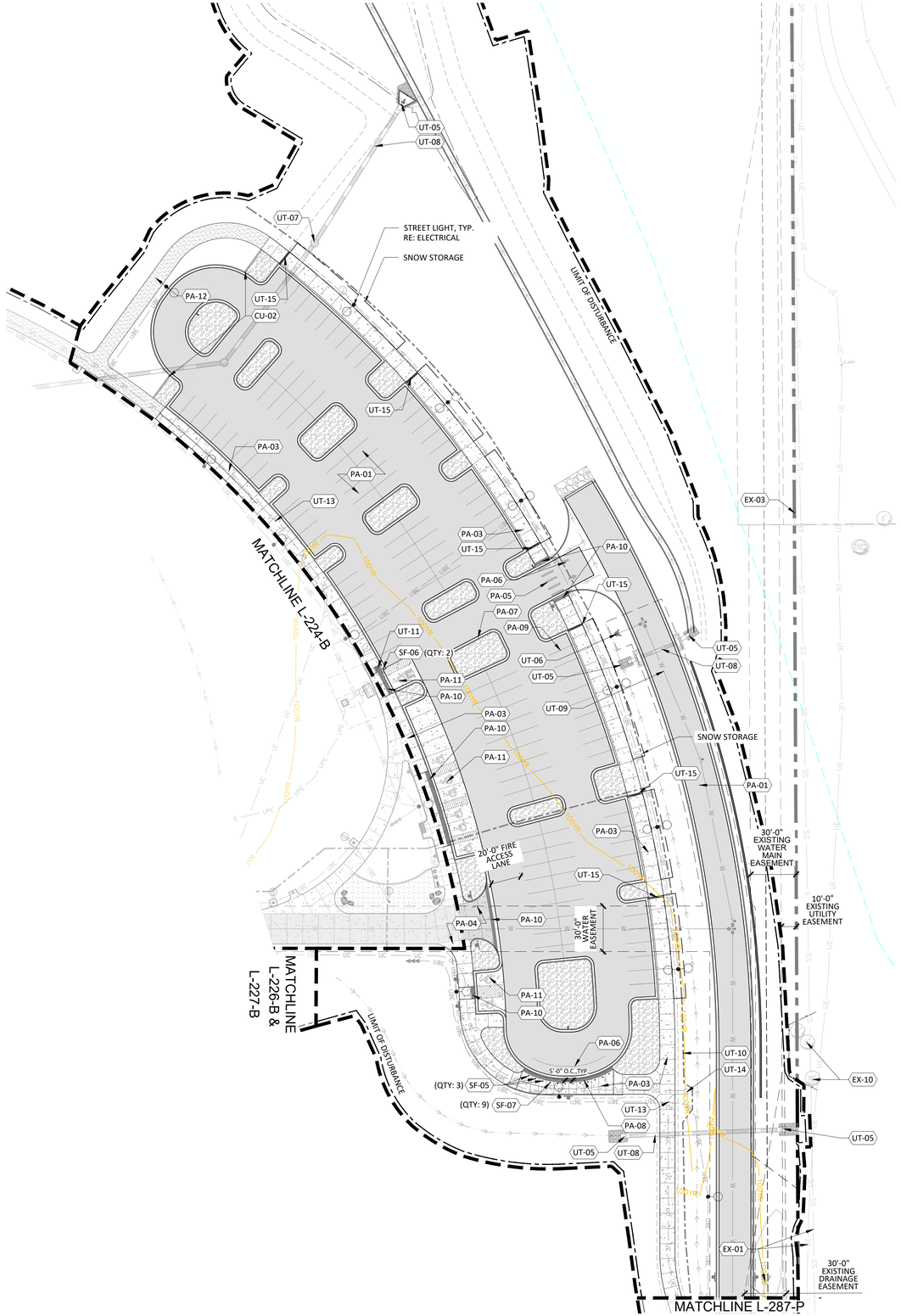
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTING PATTERNS (CONTRAST)

THE LINE SHOWN ABOVE IS 1" LONG WHEN PRINTED ON THIS SHEETS ORIGINAL PAGE SIZE

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



SITE NOTES

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2. RE: CIVIL SHEETS C1-300 - C1-327 FOR ADDITIONAL PARKING LOT LAYOUT AND DIMENSIONS.

SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-03	FENCE	-
EX-10	VEGETATION	-
PAVING/STRIPING		
PA-01	COMPOSITE ASPHALT PAVEMENT	2/CD-300
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-04	CONCRETE PAVING - HEAVY DUTY	RE: CIVIL
PA-05	CROSSWALK STRIPING	RE: CIVIL
PA-06	TRAFFIC STRIPING	RE: CIVIL
PA-07	CONCRETE CURB AND GUTTER	CD-302
PA-09	PARKING STRIPING	RE: CIVIL
PA-10	CURB RAMP	CD-302
PA-11	ADA STRIPING	RE: CIVIL
PA-12	STABLIZIED CRUSHER FINES - TRAIL	B3/L-500
SITE FURNISHINGS		
SF-01	BACKED BENCH 6'	A3/L-523
SF-06	BOLLARD	A3/L-524
SF-12	TRASH RECEPTACLE	C2/L-523
UTILITIES		
UT-05	STORM INLET/OUTLET	4/CD-100
UT-06	FIRE HYDRANT	RE: CIVIL
UT-07	MANHOLE	2, 33/CD-100
UT-08	STORM DRAIN LINE	RE: CIVIL
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-11	EV CHARGING STATION	RE: ELEC & B1/L-520
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
UT-14	ELEC HANDHOLE	RE: ELEC
UT-15	TRENCH DRAIN	4/CD-101

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- 100YR — PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
- SPLIT RAIL FENCE (FN-10)
- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
- SPORT APPLICATION SYNTHETIC TURF
- POURED-IN-PLACE SURFACING
- STABILIZED CRUSHER FINES PAVING
- BALLFIELD INFIELD MIX
- WARNING TRACK MIX
- GRAVEL SECTION RE: CIVIL
- RED CEDAR WOOD MULCH
- ROCK MULCH TYPE 1 - 1¼" ANGULAR DECORATIVE ROCK - CRUSHED BUFF
- ROCK MULCH TYPE 2 - 3"-6" VTC GRAY GRANITE
- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL

A1 PARKING - AREA F ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

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Checked By:	RB, CB, DD

Key Map



Drawing

PARKING - AREA F ENLARGEMENT

L-286-P

SITE PLAN SUBMITTAL
Page 161 of 324

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K Y M C

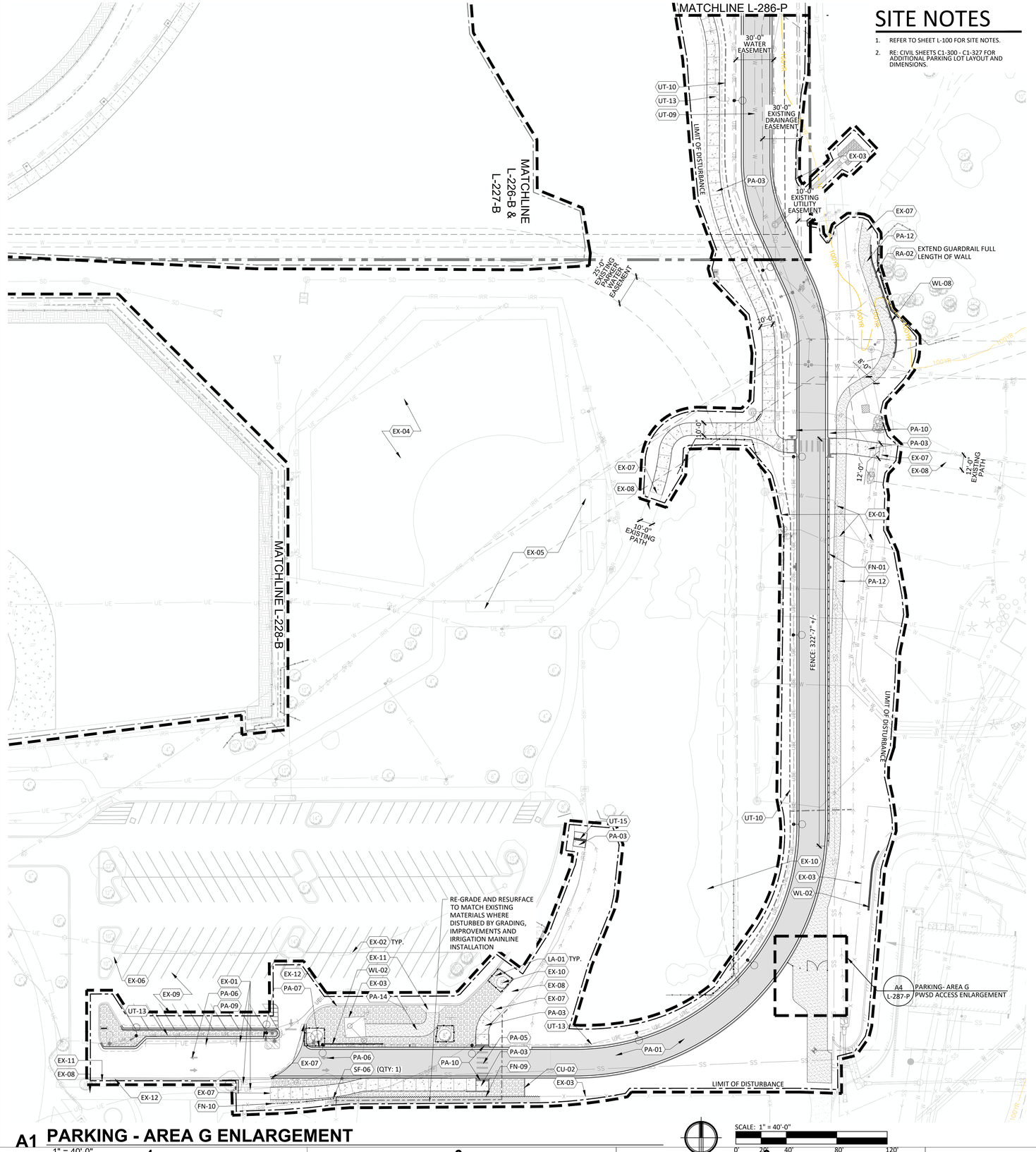
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C

B

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SITE NOTES

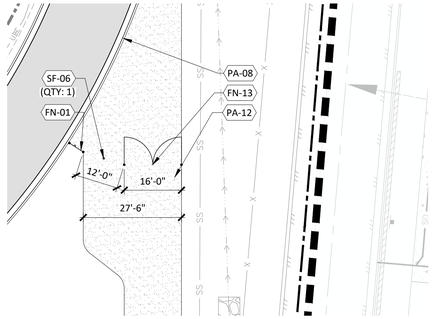
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SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
CURBS		
CU-02	CONCRETE MOWBAND	B1/L-500
EXISTING CONDITIONS		
EX-01	UTILITIES, UTILITY BOXES, AND/OR EQUIPMENT	-
EX-02	LIGHT POLE	-
EX-03	FENCE	-
EX-04	BALLFIELD	-
EX-05	DUGOUT	-
EX-06	PLANTING BED	-
EX-07	MATCH LINE AND GRADE OF EXISTING PAVING	-
EX-08	CONCRETE PAVING	-
EX-09	ASPHALT PAVING	-
EX-10	VEGETATION	-
EX-11	CURB RAMP	-
EX-12	CONCRETE CURB AND GUTTER	-
FENCING AND GATES		
FN-01	4' HT NATURAL AREA FENCE	C1/L-505
FN-09	ARENA FENCE	C2/L-505
FN-10	SPLIT RAIL FENCE	C4/L-505
FN-13	VEHICULAR ACCESS GATE	B1/L-505
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING/STRIPING		
PA-01	COMPOSITE ASPHALT PAVEMENT	2/CD-300
PA-03	CONCRETE PAVEMENT	4/CD-300
PA-05	CROSSWALK STRIPING	RE: CIVIL
PA-06	TRAFFIC STRIPING	RE: CIVIL
PA-07	CONCRETE CURB AND GUTTER	CD-302
PA-08	MOUNTABLE CURB AND GUTTER	CD-302
PA-09	PARKING STRIPING	RE: CIVIL
PA-10	CURB RAMP	CD-302
PA-12	STABLIZIED CRUSHER FINES - TRAIL	B3/L-500
PA-14	GRAVEL BASE	5/CD-300
RAILING		
RA-02	GUARDRAIL	A3/L-504
SITE FURNISHINGS		
SF-06	BOLLARD	A3/L-524
UTILITIES		
UT-09	WATER LINE	RE: CIVIL
UT-10	IRRIGATION EQUIPMENT/LINE	RE: IRR
UT-13	ELECTRICAL OR COMMUINICATION EQUIPMENT/LINE	RE: ELEC
WALLS		
WL-02	MODULAR BLOCK RETAINING WALL	A4/L-504
WL-08	CIP CONCRETE RETAINING WALL	2/CD-101

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLOODWAY
- PROPOSED PARK 100-YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- 4' HT NATURAL AREA FENCE (FN-01)
- 4' HT CHAINLINK FENCE (FN-02)
- 6' HT CHAINLINK FENCE (FN-03)
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING (FN-04)
- 6' HT WOOD PRIVACY FENCE (FN-05)
- 8' HT OUTFIELD FENCE (FN-06)
- 12' HT CHAINLINK FENCE (FN-07)
- 30' HT BACKSTOP FENCE (FN-08)
- ARENA FENCE (FN-09)
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- CONCRETE PAVING
- CONCRETE PAVING - HEAVY DUTY
- ASPHALT PAVING
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- RED CEDAR WOOD MULCH
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- ROCK MULCH TYPE 3 - 1-1/2" ANGULAR DECORATIVE ROCK - COLORADO RED
- BOULDER SEATWALL



A1 PARKING - AREA G ENLARGEMENT

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

A4 PARKING- AREA G PWSD ACCESS ENLARGEMENT

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

COLORADO 811

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

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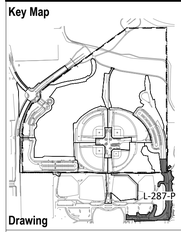
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	DATE	DESCRIPTION

Project Number:	223072.00
Sheet Issue Date:	2025-06-06
Drawn By:	EH, LW, ED, MS, AG
Checked By:	RB, CB, DD

Key Map



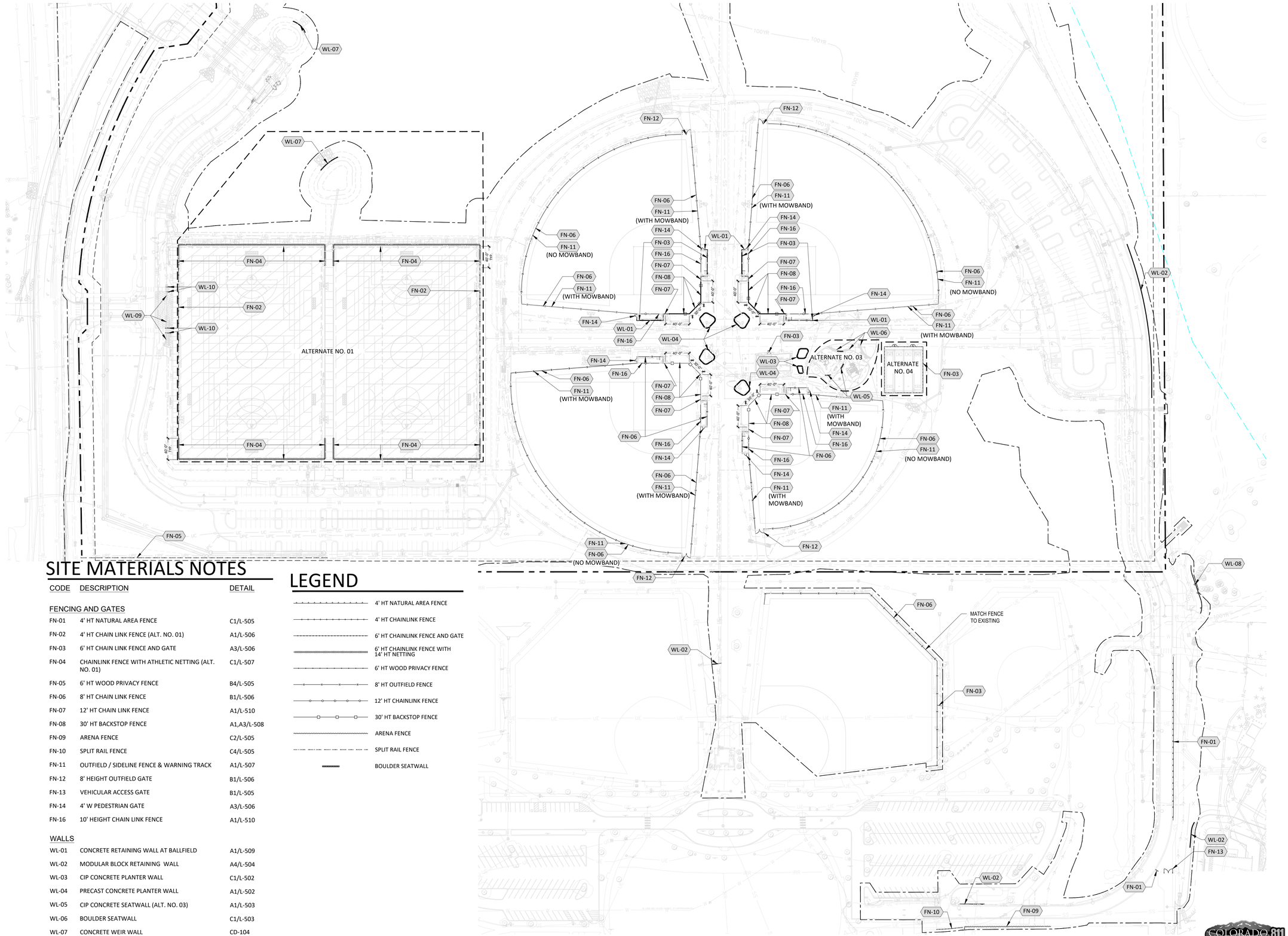
Drawing

PARKING - AREA G ENLARGEMENT

L-287-P

SITE PLAN SUBMITTAL

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SITE MATERIALS NOTES

CODE	DESCRIPTION	DETAIL
FENCING AND GATES		
FN-01	4' HT NATURAL AREA FENCE	C1/L-505
FN-02	4' HT CHAIN LINK FENCE (ALT. NO. 01)	A1/L-506
FN-03	6' HT CHAIN LINK FENCE AND GATE	A3/L-506
FN-04	CHAINLINK FENCE WITH ATHLETIC NETTING (ALT. NO. 01)	C1/L-507
FN-05	6' HT WOOD PRIVACY FENCE	B4/L-505
FN-06	8' HT CHAIN LINK FENCE	B1/L-506
FN-07	12' HT CHAIN LINK FENCE	A1/L-510
FN-08	30' HT BACKSTOP FENCE	A1,A3/L-508
FN-09	ARENA FENCE	C2/L-505
FN-10	SPLIT RAIL FENCE	C4/L-505
FN-11	OUTFIELD / SIDELINE FENCE & WARNING TRACK	A1/L-507
FN-12	8' HEIGHT OUTFIELD GATE	B1/L-506
FN-13	VEHICULAR ACCESS GATE	B1/L-505
FN-14	4' W PEDESTRIAN GATE	A3/L-506
FN-16	10' HEIGHT CHAIN LINK FENCE	A1/L-510
WALLS		
WL-01	CONCRETE RETAINING WALL AT BALLFIELD	A1/L-509
WL-02	MODULAR BLOCK RETAINING WALL	A4/L-504
WL-03	CIP CONCRETE PLANTER WALL	C1/L-502
WL-04	PRECAST CONCRETE PLANTER WALL	A1/L-502
WL-05	CIP CONCRETE SEATWALL (ALT. NO. 03)	A1/L-503
WL-06	BOULDER SEATWALL	C1/L-503
WL-07	CONCRETE WEIR WALL	CD-104
WL-08	CIP CONCRETE RETAINING WALL	2/CD-101
WL-09	BOULDER RETAINING WALL	D3/L-503
WL-10	CHEEKWALL	A1/L-501

LEGEND

- 4' HT NATURAL AREA FENCE
- 4' HT CHAINLINK FENCE
- 6' HT CHAINLINK FENCE AND GATE
- 6' HT CHAINLINK FENCE WITH 14' HT NETTING
- 6' HT WOOD PRIVACY FENCE
- 8' HT OUTFIELD FENCE
- 12' HT CHAINLINK FENCE
- 30' HT BACKSTOP FENCE
- ARENA FENCE
- SPLIT RAIL FENCE
- BOULDER SEATWALL

A1 WALL AND FENCE DIAGRAM

1" = 80'-0"

SCALE: 1" = 80'-0"

0' 40' 80' 160' 320'

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

THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON 24" x 36" PRINT SHEETS ORIGINAL PAGE SIZE

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

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p. 303.986.2175

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11700 MOTSENBOCKER RD
PARKER, CO 80134

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/17/2025

Planning Approval By: S. Nerger

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Key Map

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WALL AND FENCE DIAGRAM

L-290

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Page 163 of 324

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THE SQUARES ABOVE ARE COLOR: WITH BLACK, MAGENTA, YELLOW & CYAN COMPONENTS

ALTERNATE NO. 01

*CONTRACTOR TO VERIFY ALL POLE LOCATIONS PRIOR TO INSTALLATION. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH POLE LOCATIONS RELATIVE TO EXISTING OR PROPOSED IMPROVEMENTS.

A1 ELECTRICAL LIGHT POLE NORTHINGS & EASTINGS

1" = 80'-0"

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ELECTRICAL LIGHT POLE NORTHINGS & EASTINGS

L-291

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