

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

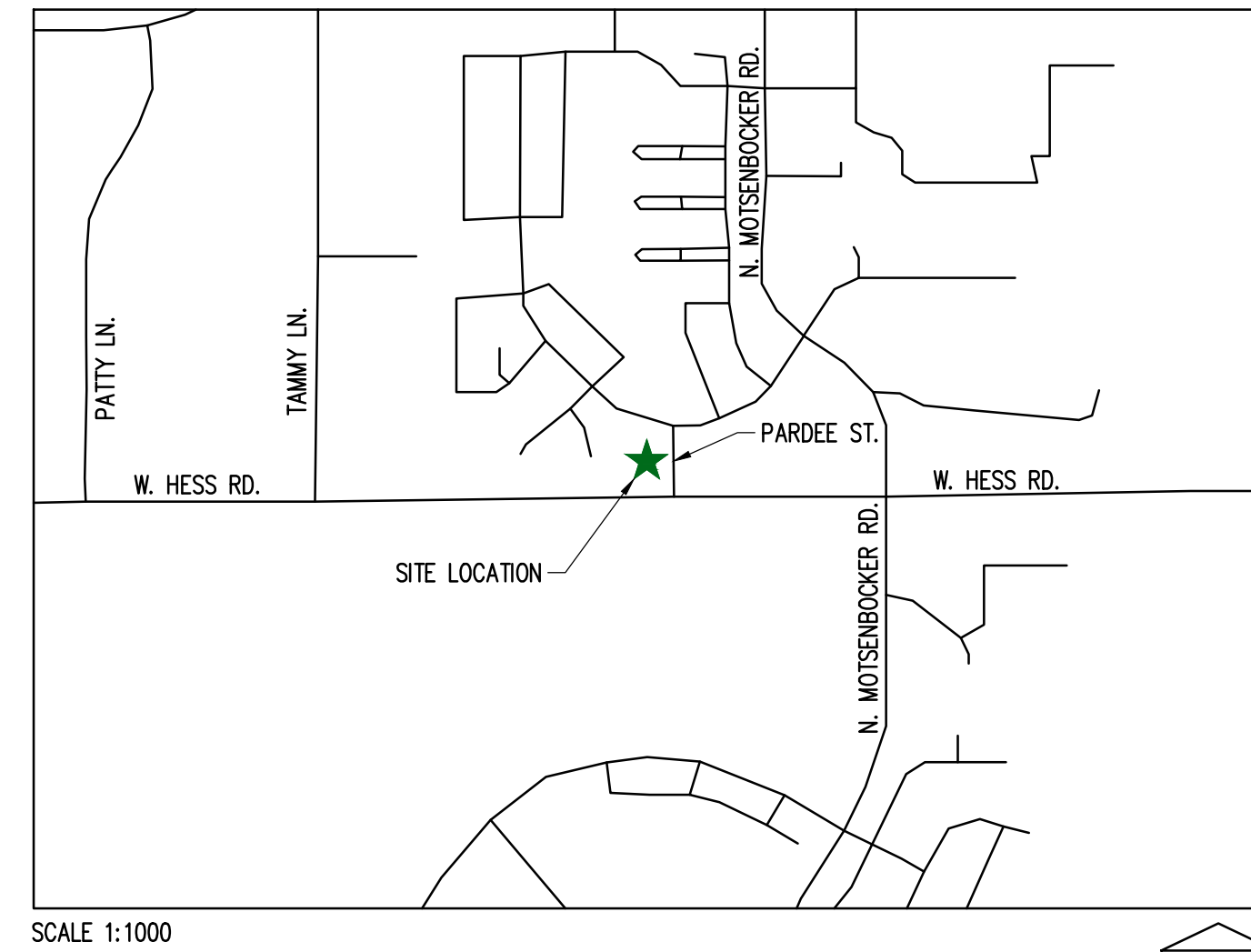
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.



SCALE 1:1000

VICINITY MAP

SHEET INDEX

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| CV-1.0 | COVER SHEET |
| ON-1.0 | WATER & SANITARY GENERAL NOTES |
| C-3.0 | OVERALL UTILITY PLAN |
| C-3.1 | WATER PROFILE SHEETS |
| C-4.0 | WATER AND SANITARY DETAILS |
| C-4.1 | WATER AND SANITARY DETAILS |

PROJECT CONTACTS:

PROPERTY OWNER
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

APPLICANT
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

CIVIL ENGINEER
RIDGETOP ENGINEERING AND CONSULTING, LLC
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MIKE BEACH, P.E.

ARCHITECT
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD, SUITE 300
WHEAT RIDGE, CO 80033
(720) 599-3330
CONTACT: SCOTT BODUCH

SURVEYOR
P.L.S. GROUP
532 WEST 66TH STREET
LOVELAND, CO 80538
(970) 669-2100
CONTACT: BRYAN SHORT

PARKER PUBLIC WORKS
ASSOCIATE PLANNER
20120 E. MAIN STREET
PARKER, CO 80138
(303) 805-3199
CONTACT: STACEY NERGER

GAS
XCEL ENERGY
180 LARIMER ST.
DENVER, CO 80202
(800) 895-2999

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
(720) 488-7200
CONTACT: RANDY CAPRA

INTERNATIONAL RURAL ELECTRIC ASSOC.
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOK KAUFMAN

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DR
PARKER, CO 80134
(303) 841-4627

MATERIALS LIST

| DESCRIPTION | QTY. | UNIT |
|--|------|------|
| TAPPING SADDLE CONNECTION | 2 | EACH |
| 1.5" TYPE K COPPER (DOMESTIC) | 30 | LF |
| 1.5" METER ASSEMBLY (DOMESTIC) | 1 | EACH |
| 3/4" TYPE K COPPER (IRRIGATION) | 15 | LF |
| 3/4" METER (IRRIGATION) | 1 | EACH |
| 6" DUCTILE IRON PIPE (FIRE SERVICE(S)) | 175 | LF |
| FIRE HYDRANT ASSEMBLY | 2 | EACH |
| 8" PVC | 176 | LF |
| 8"x8" TEE CONNECTION | 1 | EACH |
| 8"x6" TEE CONNECTION | 3 | EACH |
| 6"x6" TEE CONNECTION | 1 | EACH |
| 45° TEE BLOCK | 2 | EACH |
| 6" PVC (SANITARY) | 51 | LF |
| SANITARY CLEANOUT | 1 | EACH |

SOUTH METRO FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED

PWSD CERTIFICATION

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

BY: _____
(DISTRICT REPRESENTATIVE)

DATED SIGNED

APPROVED FOR CONSTRUCTION
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATED SIGNED

LOGO



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

PWSD

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

DATE

5/28/2019

SHEET TITLE


COVER SHEET

SHEET INFORMATION

CV-1

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
PARKER WATER AND SANITATION DISTRICT



LOGO

SEAL

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LOT 1, BLOCK 1
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BRYTAR COMPANIES

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| 2ND SUBMITTAL | 10/31/2019 |
| 3RD SUBMITTAL | 02/18/2020 |
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| | |
| | |
| | |
| | |

DATE

5/28/2019

SHEET TITLE

WATER & SANITARY GENERAL NOTES

SHEET INFORMATION

CN-1.0

2 of **6**

PWSD GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
- PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

PWSD WATER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAYS WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

PWSD SANITARY SEWER SYSTEM NOTES

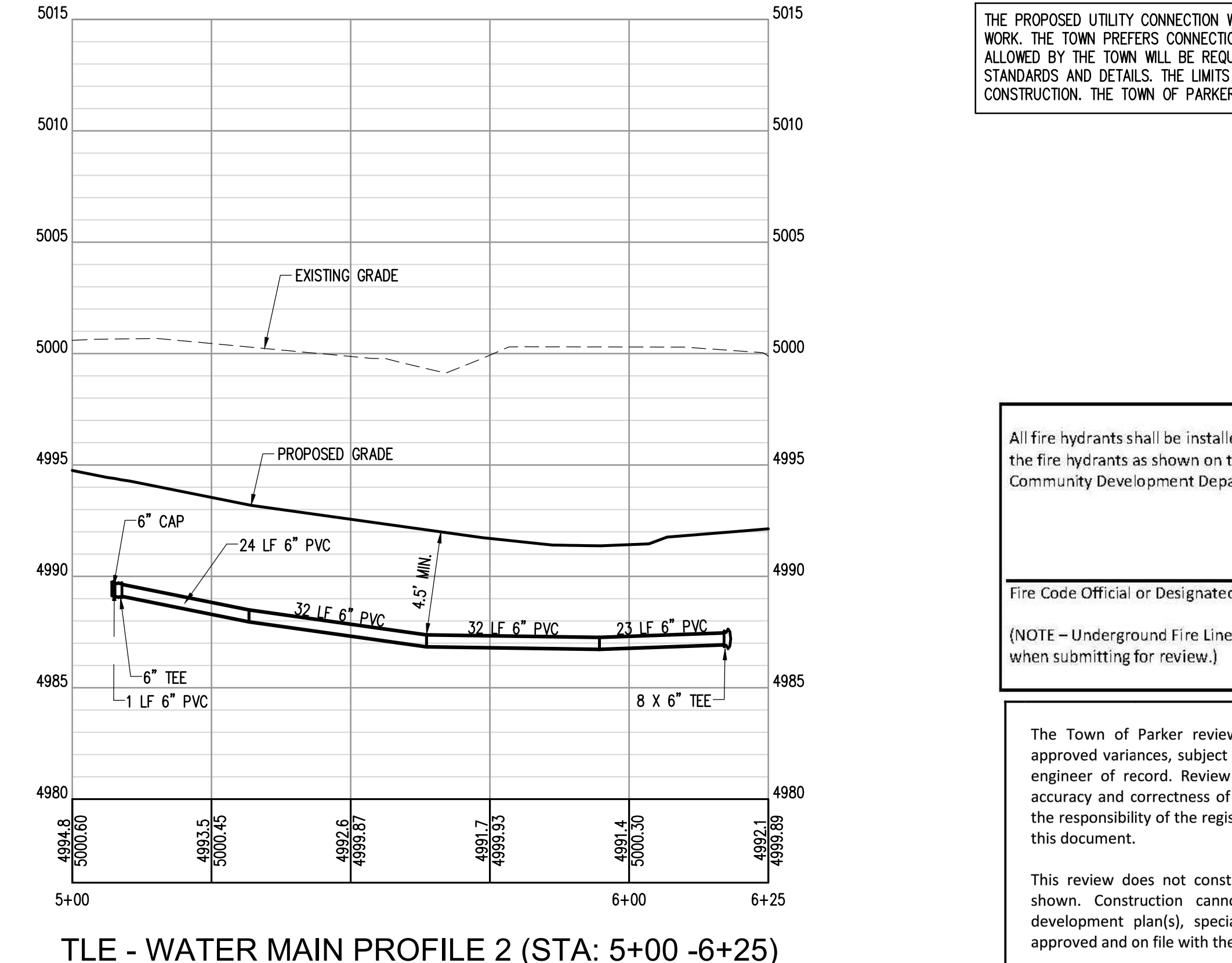
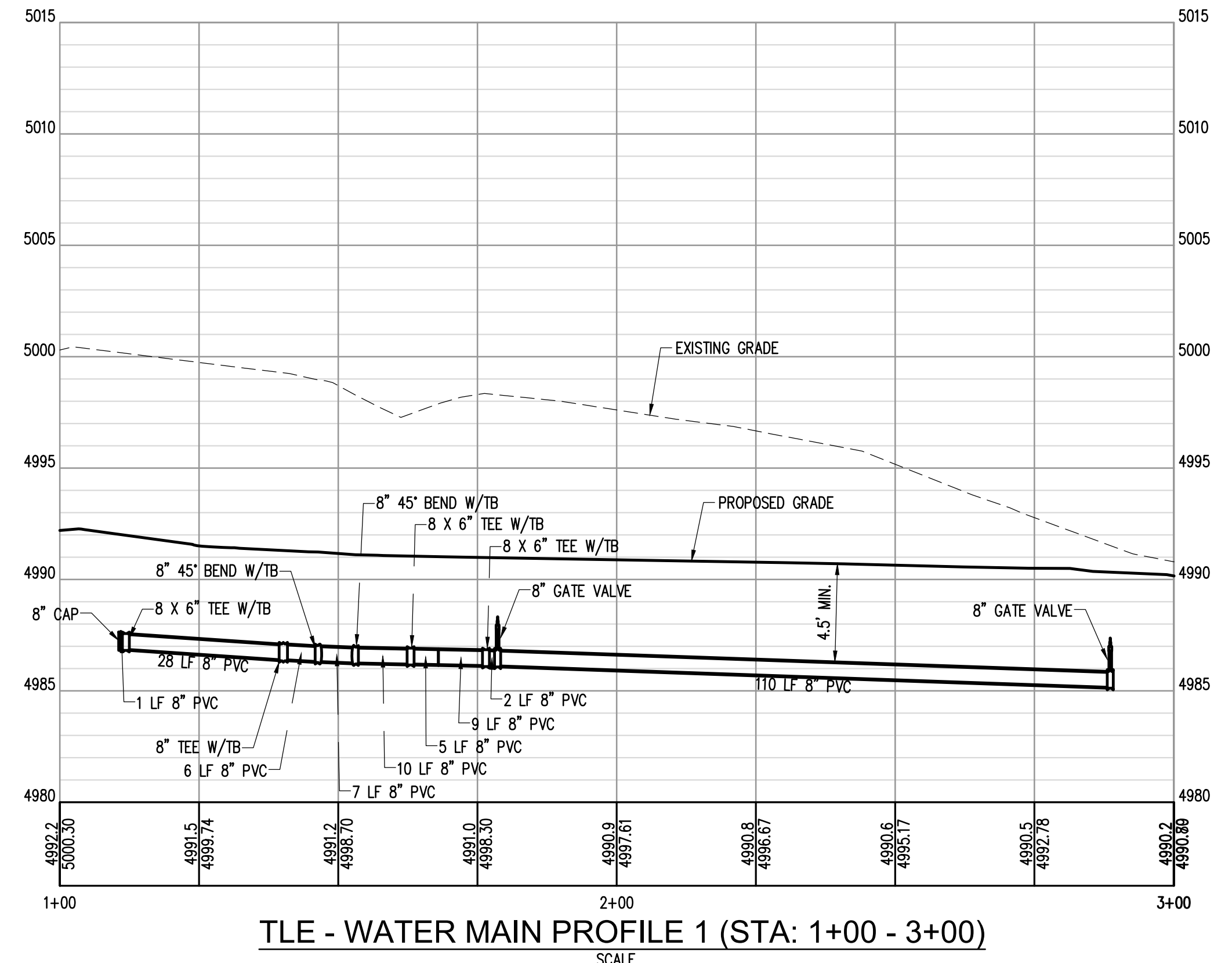
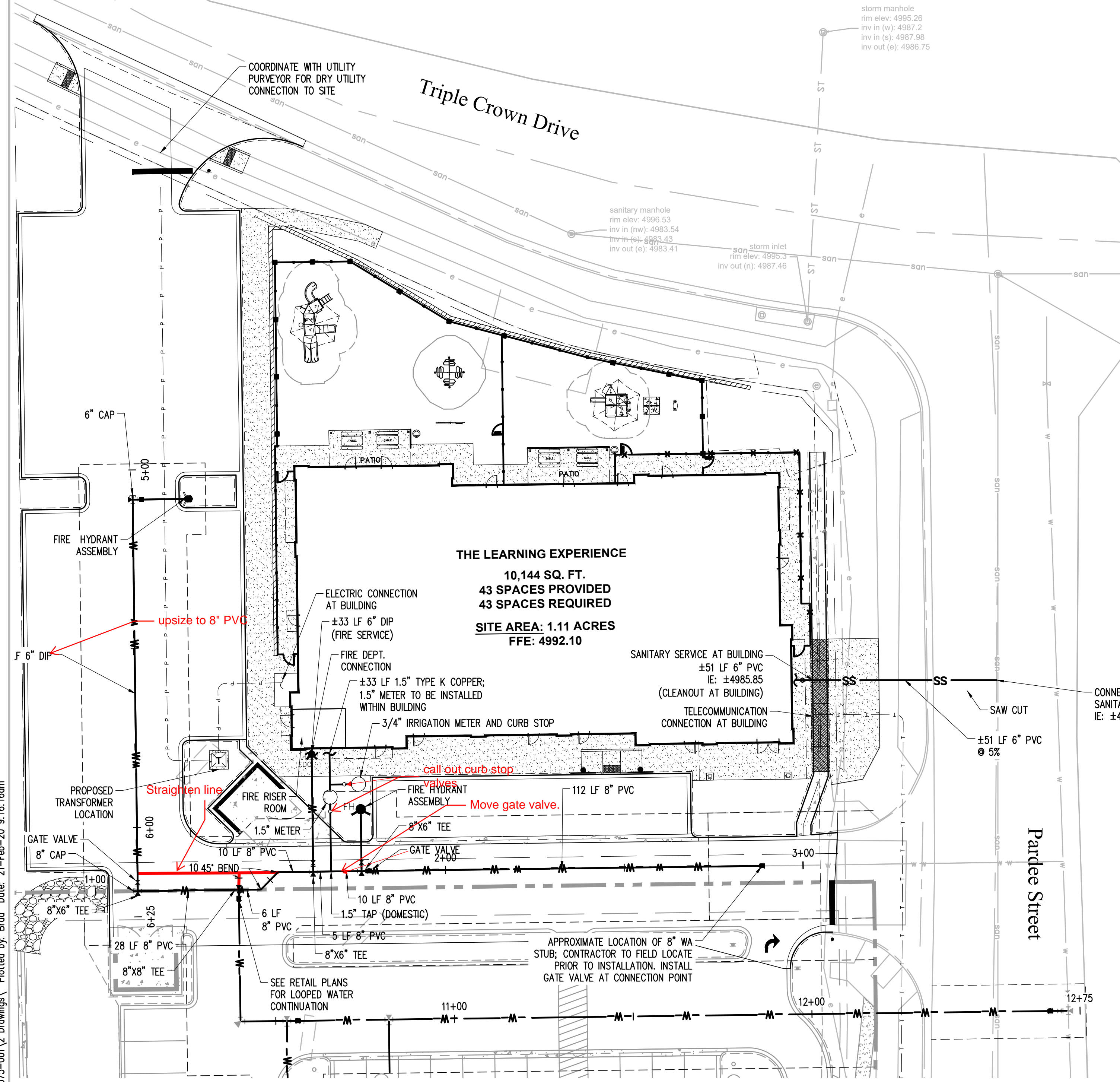
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
- THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

CASE NUMBER: Z_____

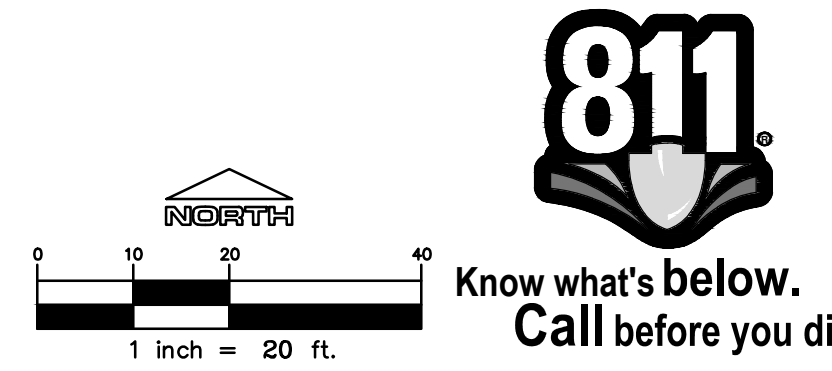
HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
PARKER WATER AND SANITATION DISTRICT

| LEGEND | |
|--------|----------------|
| | PROPERTY LINE |
| | WATER LINE |
| | SEWER LINE |
| | SEWER CLEANOUT |



THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERENCES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.



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

Fire Code Official or Designated Representative _____ Date _____

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

The 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 _____

SEAL

PROJECT TITLE
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225

SUBMITTAL
 PWSD

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

REVISIONS
 2ND SUBMITTAL 10/31/2019
 3RD SUBMITTAL 02/18/2020

DATE
5/28/2019

SHEET TITLE
WATER PROFILE SHEETS

SHEET INFORMATION
C-3.1

4 of 6

File: TLE - PMSD - ROPAI310.dwg Path: P:\Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Feb-20 9:16:16am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

PARKER WATER AND SANITATION DISTRICT

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
- THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
- APPROVED BEDDING TO BE SQUEEGEE.
- ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
- A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
- WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
- CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
- MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.
- WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
- NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
- CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
- ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICE
 "W" FOR WATER SERVICES
- NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT
 DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE DATE: 2/96
 APPROVED: 1/04 1/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.1

PREFERRED FIRE HYDRANT LOCATION

24" MIN.
 7' MIN.
 VARIES
 PROPERTY LINE
 PC OR PT
 18" MIN.
 7' MIN.
 PROPERTY LINE
 PC OR PT

6" FIRE HYDRANT
 3" MIN.
 CURB & GUTTER
 TOP OF GRADE
 APPROX. GROUND LINE
 18" MIN.
 21" MAX.
 SEE USA FOR TYPICAL LOCATOR STATION NOTES
 HYDRANT BASE AND DRAINAGE ROCK TO BE COVERED WITH LIQUID SHEET OF POLYETHYLENE TO EXCLUDE BACK-FILL MATERIAL FROM VOIDS IN ROCK.
 1/3 CY MIN. WELL GRADED GRAVEL, COBBLESTONE, OR BRICK SIZE#2 DRAINAGE ROCK FOR DRAINAGE.
 CONCRETE KICKBLOCK
 6" ANCHOR COUPLING OR 6" SWIVEL ADAPTOR
 M.J. TEE (SEE NOTE BELOW)
 CONCRETE KICKBLOCK
 6" M.J. GATE VALVE & 6" VALVE BOX, WIDE OVAL BASE
 D.I. PIPE
 3/4" RODS AND CLAMPS OR MECHANICAL JOINT RESTRAINT
 CONCRETE KICKBLOCK
 DO NOT COVER OR PLUG DRAIN LINES WITH CONCRETE
 POLYETHYLENE WRAPPED

PARKER WATER & SANITATION DISTRICT
 FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE DATE: 2/96
 APPROVED: 4/01 10/16 01/02 12/07 1/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

PIPE LOCATION SYSTEM

LOCATOR STATION TO BE POSITIONED BEHIND EACH FIRE HYDRANT
 ATTACH TO TOP OF PIPE @ 18" INTERVALS WITH PIPE TAPE
 LOCATOR WIRE
 CONNECT WITH ALUMINUM LUGS
 PLAN
 1-0" MAX.
 6" FIRE HYDRANT
 TOP OF LOCATOR STATION TO BE PAINTED YELLOW
 FINAL GRADE
 APPROX. GROUND LINE
 CURB & GUTTER
 18 GAUGE COPPER SOLID WIRE
 PIPE TAPE
 SECTION VIEW @ FIRE HYDRANT
 CONCRETE KICKBLOCK

PARKER WATER & SANITATION DISTRICT
 LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96
 APPROVED: 4/01 10/16 01/02 12/07 1/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6

DISTRICT VALVES OPEN CLOCKWISE
 DISTRICT VALVES CLOSE COUNTER-CLOCKWISE
 OPERATING NUT
 PLAN OF VALVE
 NOTE: ONLY RIGHT HAND OPENING VALVES ALLOWED.
VALVE OPENING & CLOSING PROCEDURE

PARKER WATER & SANITATION DISTRICT
 VALVE OPERATION

SCALE: NONE DATE: 2/96
 APPROVED: 1/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

11-1/4", 22-1/2", 45° & 90° BENDS
 DEAD END
 TYPICAL CROSS SECTION
 TEE

PARKER WATER & SANITATION DISTRICT
 CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

| SIZE OF PIPE | BENDS | | | | TEE OR DEAD END |
|--------------|---------|---------|-------|-------|-----------------|
| | 11-1/4" | 22-1/2" | 45° | 90° | |
| 4" | 1.00 | 1.00 | 1.00 | 1.80 | 1.50 |
| 6" | 1.00 | 1.75 | 2.25 | 4.00 | 3.00 |
| 8" | 1.00 | 2.00 | 3.00 | 7.50 | 3.50 |
| 12" | 2.00 | 4.25 | 8.25 | 15.25 | 11.00 |
| 16" | 3.50 | 6.50 | 12.50 | 23.00 | 16.50 |
| 20" | 5.00 | 10.00 | 19.50 | 35.50 | 23.00 |
| 24" | 6.50 | 13.50 | 28.00 | 47.00 | 33.00 |

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

SCALE: NONE DATE: 2/96
 APPROVED: 4/01 1/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.18

IN OPEN FIELD IN STREET
 NEW STREET SURFACE
 UNIFORM CUT LINE ASPHALT/CONCRETE
 EXISTING STREET SURFACE
 COMPACTED FILL ONLY IN OPEN FIELD. FLOWABLE FILL IN ROADWAY.
 BACKFILL
 NEW BASE COURSE
 WIDTH
 4'-6" COVER
 12"
 6" MIN.
 SAND OR SQUEEGEE BEDDING AS SPECIFIED IN SECTION 4.0

TRENCH TO BE BRACED OR SHIELDED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES.
 NOTE: MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

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

WATER MAIN SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
 SAND OR SQUEEGEE BEDDING AS SPECIFIED IN SECTION 4.0

SAW-CUT EXISTING ASPHALT (TYP)
 PATCH TO BE 6" OR EXISTING PAVEMENT THICKNESS (WHICHEVER IS GREATER) OF HOT BITUMINOUS PAVEMENT PLACED IN 3" MAX. LIFTS
 EXISTING ASPHALT SHALL BE TACKED WITH EMULSIFIED ASPHALT (TYP)
 FLOWABLE FILL SHALL BE PLACED TO THE GRADE OF THE STREET PRIOR TO PAVING AND REMOVED TO THE DEPTH OF THE PAVEMENT AT THE TIME OF PAVING.

PARKER WATER & SANITATION DISTRICT
 TYPICAL TRENCH SECTION PIPE PROTECTION

SCALE: NONE DATE: 2/96
 APPROVED: 1/78 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W4.1

OUTSIDE WALL
 1 CURB STOP
 2 90° ELBOW
 3 BALL VALVE
 4 PRESSURE REDUCING VALVE
 5 METER UNIT
 6 REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (TO HAVE CERTIFICATION WITH DRAIN CUP TO FLOOR DRAIN, DAYLIGHT PER USE TECH.)
 7 TYPE K COPPER TUBING
 8 CLAMP GROUND WIRE TO EACH SIDE OF METER UNIT
 9 DRILL A HOLE IN THE WALL FOR TRANSMITTER
 PLAN
 OUTSIDE WALL
 METER SUPPORT
 18" MAX.
 ELEVATION
 NOTES:
 1 - PIPE JOINT SHALL BE THREADED OR SOLDERED WITH SILVER SOLDER.
 2 - INSTALLATION MUST ALLOW ACCESS FOR MAINTENANCE AND BE PROTECTED FROM FREEZING.
 3 - SEE WATER SYSTEM SPECIFICATIONS FOR GENERAL METER NOTES.
 4 - COMPANION FLANGES SHALL BE BRASS.
 5 - METER SUPPORT SHALL BE EITHER CONCRETE OR GALV. STEEL PIPE (SEE SHEET W4.10)
 6 - 1.0' MINIMUM CLEARANCE AROUND BACKFLOW DEVICE
 7 - FLOOR DRAIN TO BE 2X PIPE SIZE AND FOR IRRIGATION USES, ADD RAIN SENSOR AND SMART I.T. CONTROLLER

METER YOKE DISTANCE
 1.5" 13.25" WITH ADJUSTABLE FLANGE FOR GASKET
 2" 17.25" WITH ADJUSTABLE FLANGE FOR GASKET

PARKER WATER & SANITATION DISTRICT
 INSIDE SETTING FOR 1 1/2" & 2" METER

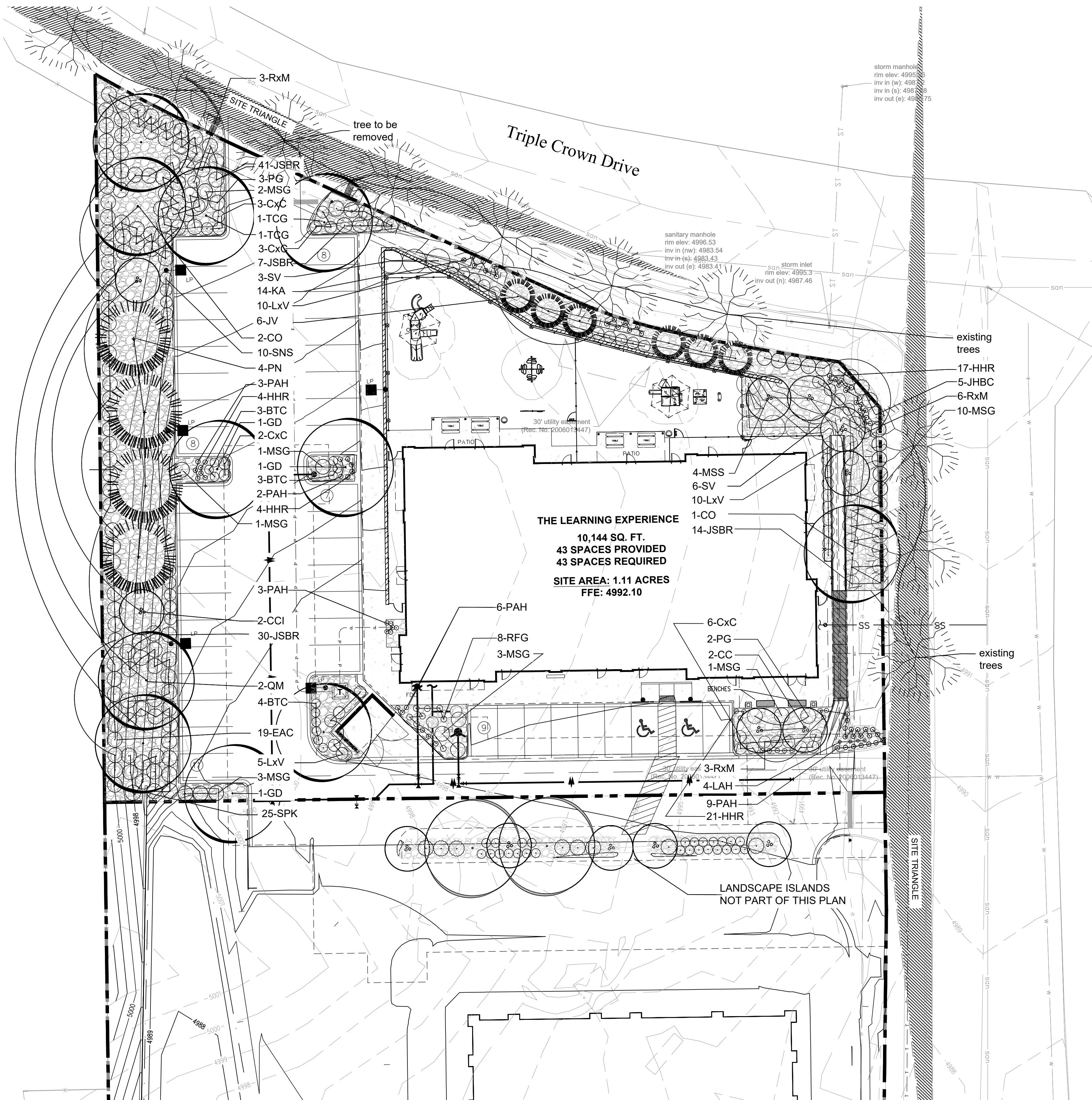
SCALE: NONE DATE: 2/96
 APPROVED: PVR 8/98 01/02 01/16 2/00 08/05 10/16 4/01 07/08
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W5.14

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HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT


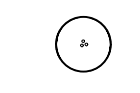

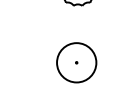
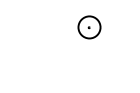
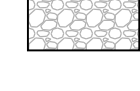

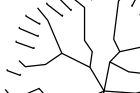

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW

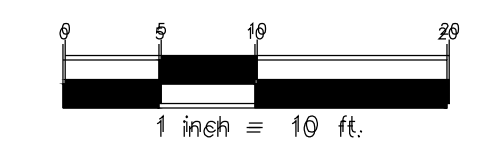


PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | GROWTH HEIGHT | QTY |
|--|--|---------------------------------|-----------|----------|---------------|-----|
| DECIDUOUS TREES 58% | | | | | | |
| CO | Celtis occidentalis | Western Hackberry | 2" cal | B+B | 40'-60" | 3 |
| GD | Gymnocladus dioica | Kentucky Coffee Tree | 2" cal | B+B | 60'-75" | 3 |
| TCC | Tilia Cordata 'Greenspire' | Greenspire Linden | 2" cal | B+B | 40'-60" | 2 |
| AGL | Aesculus glabra | Ohio Buckeye | 2" cal | B+B | 15'-20" | 0 |
| QM | Quercus macrocarpa | Bur Oak | 2" cal | B+B | 60'-75" | 2 |
| | | | | | | 10 |
| ORNAMENTAL TREES | | | | | | |
| CCI | Crataegus crus-galli inermis | Thornless Cockspur Hawthorn | 1.5" cal. | B+B | 15'-20" | 2 |
| CC | Cercis canadensis | Eastern Redbud | 1.5" cal. | B+B | 20'-30" | 3 |
| MSS | Malus 'Spring Snow' | Spring Snow Crabapple | 1.5" cal. | B+B | 15'-20" | 4 |
| | | | | | | 9 |
| EVERGREEN TREES 42% | | | | | | |
| PN | Pinus Nigra | Austrian Pine | 6' ht | B+B | 40'-60" | 4 |
| JV | Juniperus scopulorum | Rocky Mountain Juniper | 6' ht | B+B | 15'-20" | 6 |
| | | | | | | 10 |
| EVERGREEN SHRUBS | | | | | | |
| JSBR | Juniperus sabinna 'Broadmoor' | Broadmoor Juniper | 5 gal. | 5' o.c. | 1'-2' | 90 |
| PG | Picea pungens 'Globosa' | Globe Spruce | 5 gal. | 5' o.c. | 3'-5' | 5 |
| JHBC | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 5 gal. | 3' o.c. | 1'-2' | 5 |
| | | | | | | 100 |
| DECIDUOUS SHRUBS | | | | | | |
| BTC | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Japanese Barberry | 5 gal. | 5' o.c. | 2'-3' | 10 |
| EAC | Euonymus alatus 'Compactus' | Dwarf Burning Bush | 5 gal. | 3' o.c. | 6'-8' | 19 |
| SNS | Spiraea nipponica 'Snowmound' | Snowmound Spirea | 5 gal. | 3' o.c. | 3'-4' | 10 |
| RxM | Rosa x 'Meidiland White' | White Meidiland Rose | 5 gal. | 3' o.c. | 3'-4' | 14 |
| SV | Syringa vulgaris | Albert Holden Lilac | 5 gal. | 5' o.c. | 6'-8' | 9 |
| SPK | Syringa patula 'Miss Kim' | Miss Kim Lilac | 5 gal. | 5' o.c. | 6'-8' | 25 |
| CxC | Arctostaphylos x coloradoensis | Panchito Manzanita | 5 gal. | 4' o.c. | 2'-3' | 14 |
| LxV | Ligustrum x vicaryi | Golden Vicary Privet | 5 gal. | 4' o.c. | 6'-8' | 25 |
| | | | | | | 126 |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | | |
| MSG | Miscanthus sinensis 'Gracillimus' | Gracillimus Grass | 1 gal. | 24" o.c. | | 21 |
| PAH | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 1 gal. | 18" o.c. | | 25 |
| HHR | Hereroacallis 'Stella d' Oro' | Dwarf Daylily | 1 gal. | 24" o.c. | | 46 |
| KA | Calamagrostis x acutiflora 'Karl Forester' | Karl Forester Grass | 1 gal. | 24" o.c. | | 14 |
| RFG | Rudbeckia fulgida 'Goldstrum' | Black-Eyed Susan | 1 gal. | 18" o.c. | | 7 |
| LAH | Lavandula angustifolia 'Hidcote' | Deep Blue Lavender | 1 gal. | 24" o.c. | | 18 |
| | | | | | | 128 |

PLANT LEGEND

-  DECIDUOUS CANOPY TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES
-  EVERGREEN SHRUBS
-  DECIDUOUS SHRUBS
-  PERENNIALS
-  3/4" - 2" RIVER ROCK MULCH
-  EXISTING BLUEGRASS TURF
-  EXISTING TREES

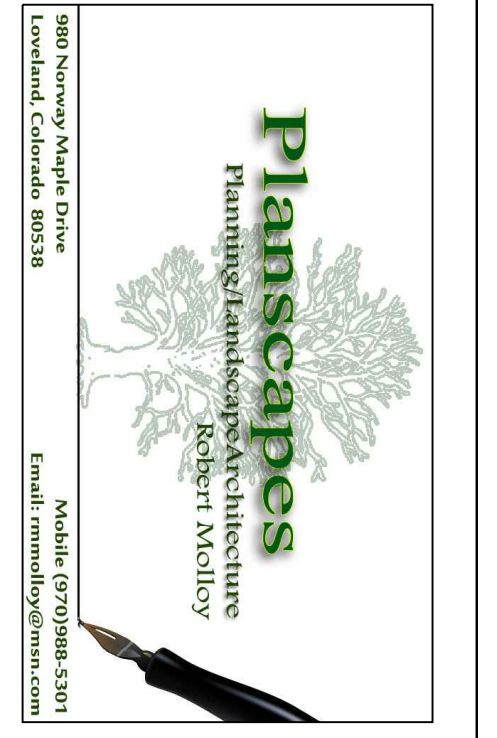


PROJECT TITLE
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225



SUBMITTAL
 SITE PLAN REVIEW

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

REVISIONS

| NO. | DESCRIPTION | DATE |
|---------------------|-------------|------|
| 3RD Round Submittal | | |
| | | |
| | | |
| | | |
| | | |

DATE
2/20/2020

SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION
LS 1.0

Of

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW

PLANT NOTES

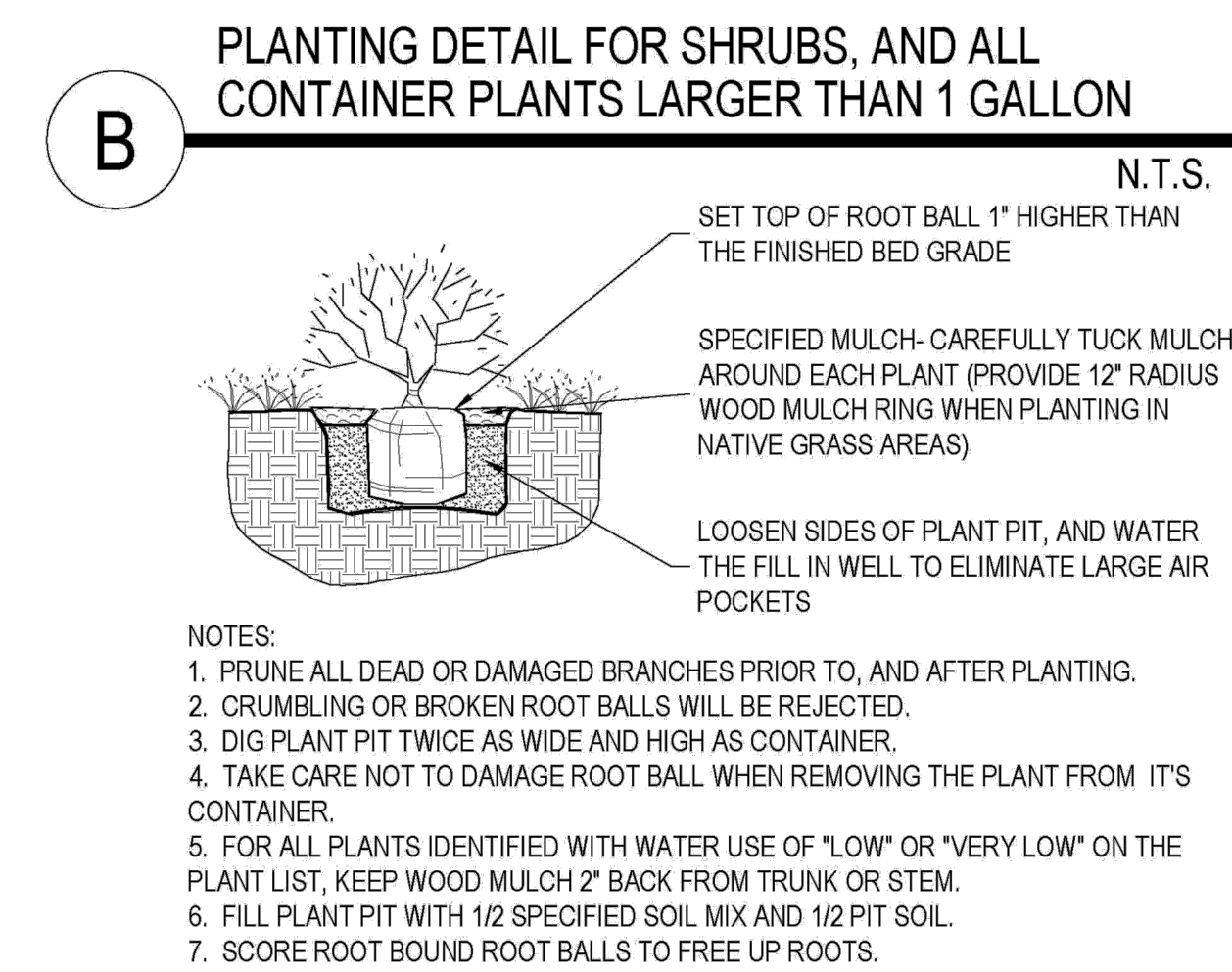
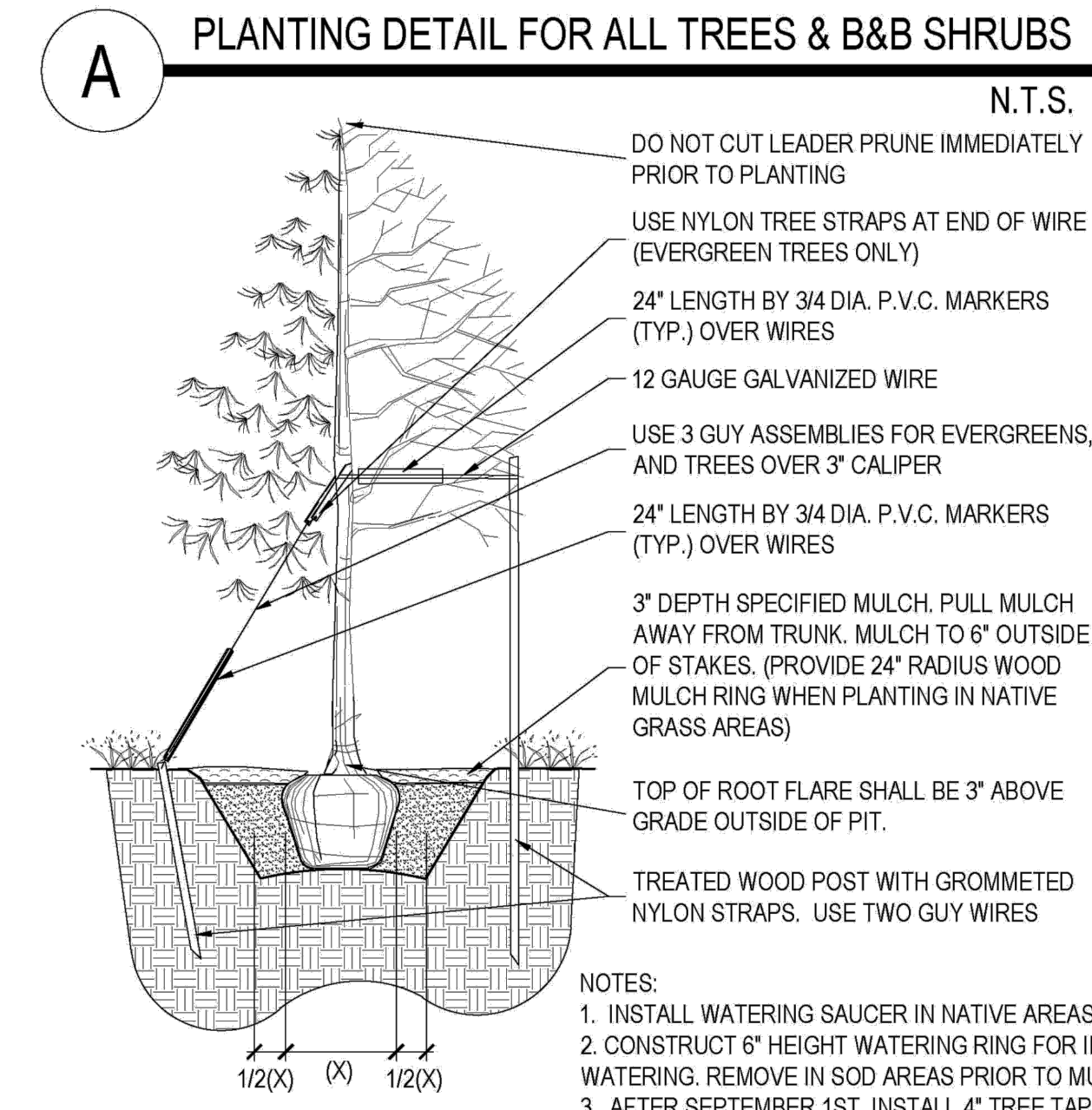
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.

MINIMUM STANDARDS

| ROW LANDSCAPING CALCULATIONS | | | | | |
|---|-----------------|----------------|-----------------|---------------------------------|-----------------|
| TYPE BASE STANDARD (PLANTS PER # LINEAR FEET) | LINEAR FRONTAGE | TREES REQUIRED | SHRUBS REQUIRED | TREES PROPOSED | SHRUBS PROPOSED |
| EAST 1 TREE /40' | 113 LF | 2.825 | 0 | 3 EXISTING | 0 |
| NORTH 1 TREE/40' | 240 L.F. | 6 | 0 | 6 EXISTING (1 TO BE REMOVED) | 0 |

| PERIMETER LANDSCAPING CALCULATIONS | | | | | |
|---|-----------------|----------------|-----------------|----------------|-----------------|
| TYPE BASE STANDARD (PLANTS PER # LINEAR FEET) | LINEAR FRONTAGE | TREES REQUIRED | SHRUBS REQUIRED | TREES PROPOSED | SHRUBS PROPOSED |
| WEST 1 TREE-5 SHRUBS/25' | 245 L.F. | 10 | 49 | 10 TREES | 52 shrubs |
| EAST 1 TREE 5 SHRUBS/40' | 113 LF | 3 | 14 | 4 TREES | 25 SHRUBS |
| NORTH 1 TREE 5 SHRUBS/40' | 240 L.F. | 6 | 30 | 8 TREES | 31 SHRUBS |
| SOUTH(1) 1 TREE 5 SHRUBS/40' | 263 L.F. | 7 | 33 | 0 TREES | 18 SHRUBS |
| TOTAL | | 26 | 126 | 22 | 126 |

(1) Due to the shared drive aisle, these plantings numbers cannot be met. 8' Landscape island has been provided by neighboring property as shown on plan. Benches and patio area as been added to the SE corner of the building to enhance this southern edge of the property.



PLANT REQUIREMENTS

| MINIMUM SITE LANDSCAPE CALCULATIONS FOR 20,830 sq ft | | |
|--|--|---|
| DESCRIPTION | REQUIRED | PROVIDED |
| LANDSCAPE AREA 15% of Lot | 7,255 sq ft | 11,430 sq ft |
| TREES 1/1,500 sq ft | 14 | 22 ADDITIONAL 7 TREES IN PARKING ISLAND |
| SHRUBS 5/1,500 sq ft | 69 | 174 EXCLUDING PARKING ISLANDS ADDITIONAL 48 IN PARKING ISLANDS |
| MAX. IRRIGATED TURF = 15% | 1,088.25 sq ft max. | No new turf is proposed onsite. Existing turf is located in ROW and is irrigated and maintained by others |
| EVERGREEN TREES | 25% - 50% OVERALL 40% - 60% PERIMETER | 10 EVERGREEN / 29 TREES 35% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER |
| 75% OF LIVE COVER | 8,572.5 sq ft | 9,443 sq ft |

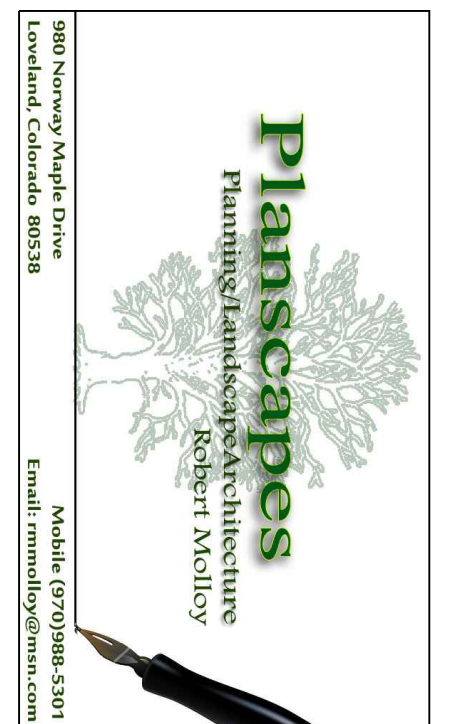
| PWSD WATER CALCULATIONS | | | | | | | |
|-------------------------|------------------------------------|--|--------------------------------------|------------------|--------------------|-----------------------|--|
| LANDSCAPE AREA | HIGH WATER TURF (6,000 SF) = 1 SFE | LOW WATER NAT. GRASS & TREES 10,000 SF = 1 SFE | DRIP IRRIG. AREA (20,000 SF = 1 SFE) | NON-IRRIG. AREAS | SUB-TOTAL OF AREAS | PWSD ONE SFE PER 6000 | SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.) |
| 11,430 | 0 SF x 1 = 0 | 0 SF x 1 = 0 | 11,430 SF x .3 = 3,429 | 0 SF x 0 = 0 | 3,429 | 6000 | .6 SFE's |

PROJECT TITLE
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225



SUBMITTAL
SITE PLAN REVIEW

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

| REVISIONS | |
|---------------|-----------|
| 3rd Submittal | 2/20/2020 |
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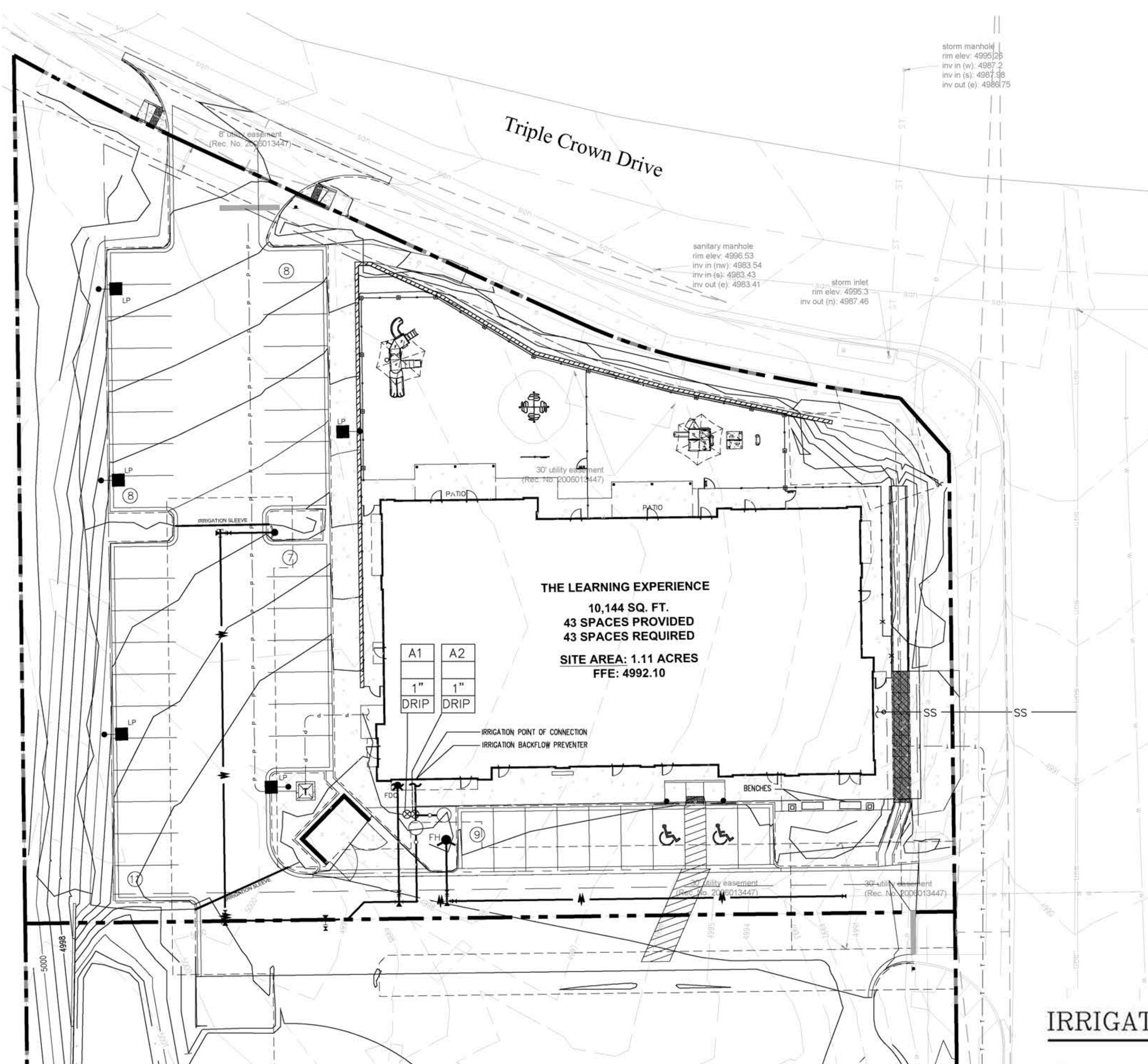
DATE
 2/20/2020

SHEET TITLE
LANDSCAPE DETAILS

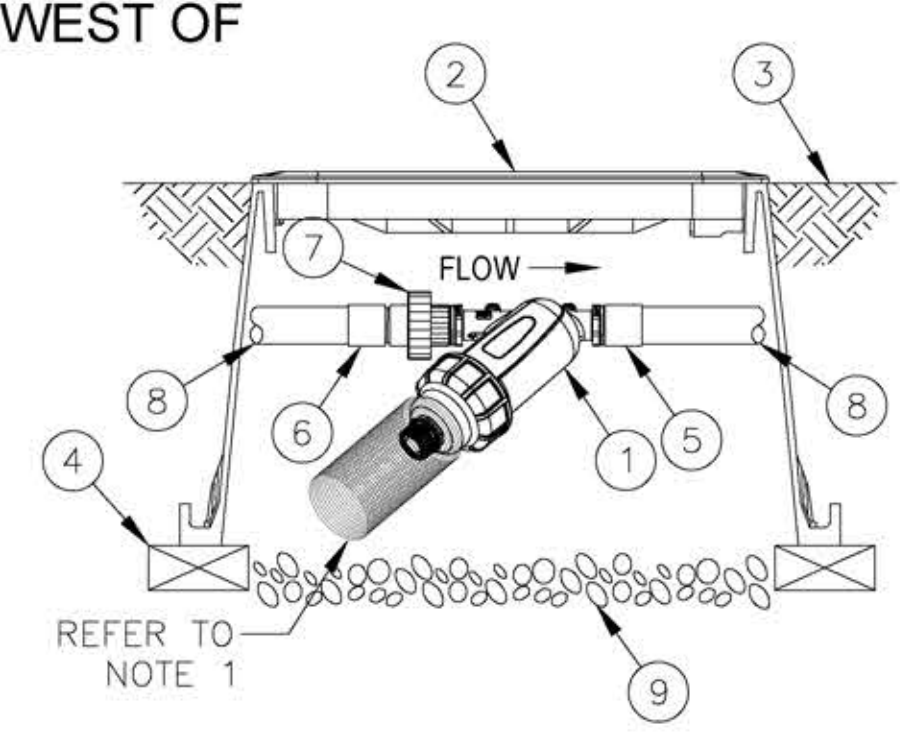
SHEET INFORMATION
LS 1.0

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW



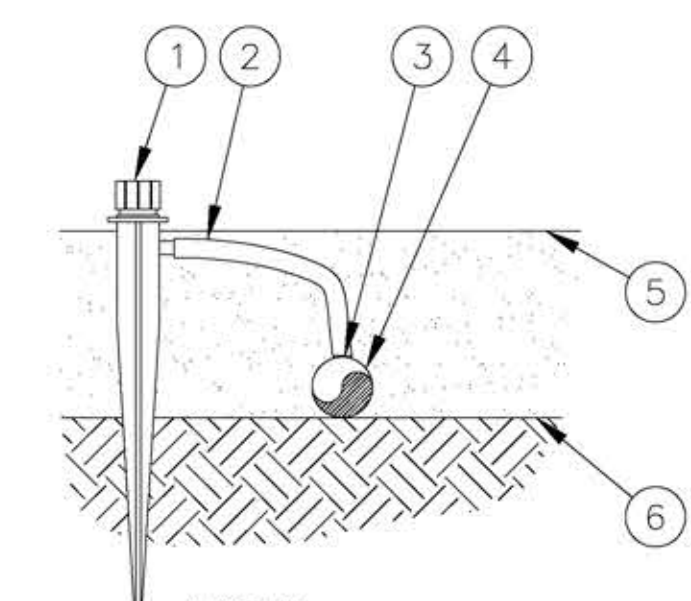
THE LEARNING EXPERIENCE
 10,144 SQ. FT.
 43 SPACES PROVIDED
 43 SPACES REQUIRED
 SITE AREA: 1.11 ACRES
 FFE: 4992.10



- 1 1" RAIN BIRD LARGE CAPACITY FILTER SCREEN: LCRBY100S
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 FINISH GRADE/TOP OF MULCH
- 4 BRICK (1 OF 4)
- 5 PVC SCH 40 FEMALE ADAPTER
- 6 PVC SCH 40 MALE ADAPTER
- 7 PVC SCH 40 THREADED UNION
- 8 PVC LATERAL PIPE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTE:
 1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

A DRIP LINE FILTER AND PRESSURE REDUCER
 5505 (N.T.S.)

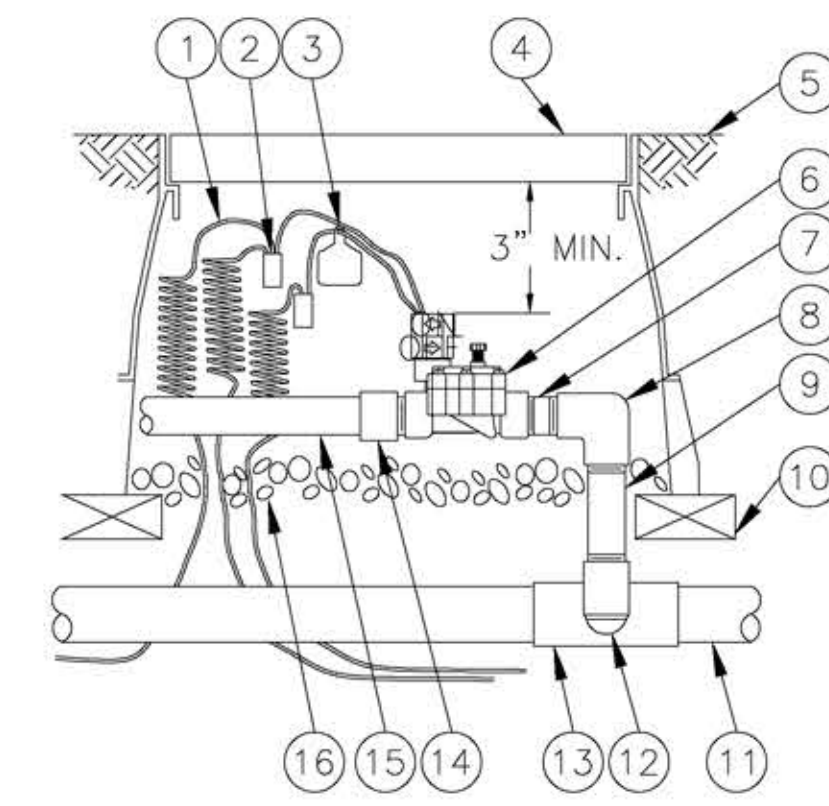


- 1 BUBBLER ON 1/4" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
- 2 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- 3 1/4" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 5 TOP OF MULCH
- 6 FINISH GRADE

NOTES:
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
 SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
 SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
 UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

B DRIP EMITTER
 5505 (N.T.S.)

- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 5 FINISH GRADE/TOP OF MULCH
- 6 REMOTE CONTROL VALVE: RAIN BIRD 100-DV

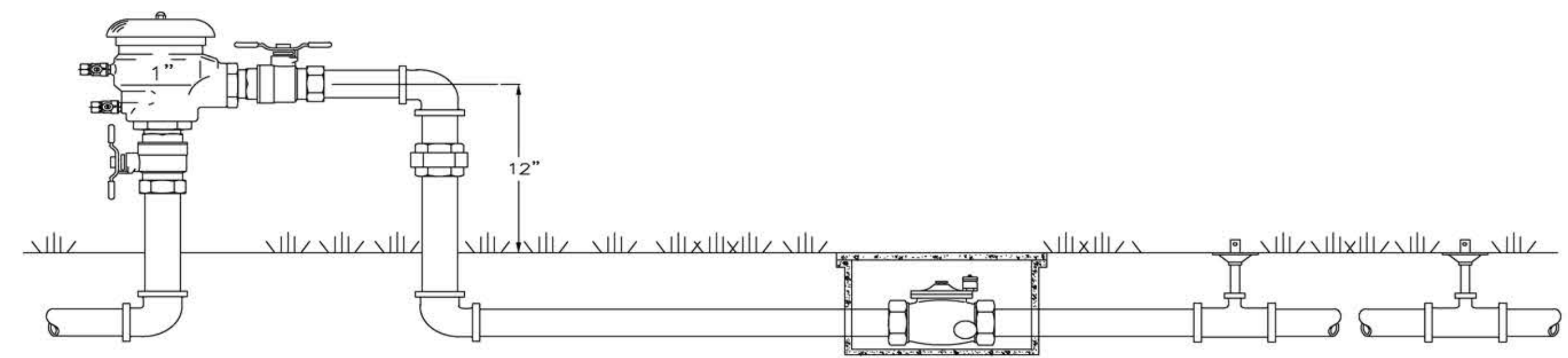


- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

C REMOTE CONTROL VALVE
 5505 (N.T.S.)

IRRIGATION LEGEND

- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS RAINBIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COV
- FLUSH CAP ASSEMBLY
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1-INCH UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING IS DIAGRAMMATIC)

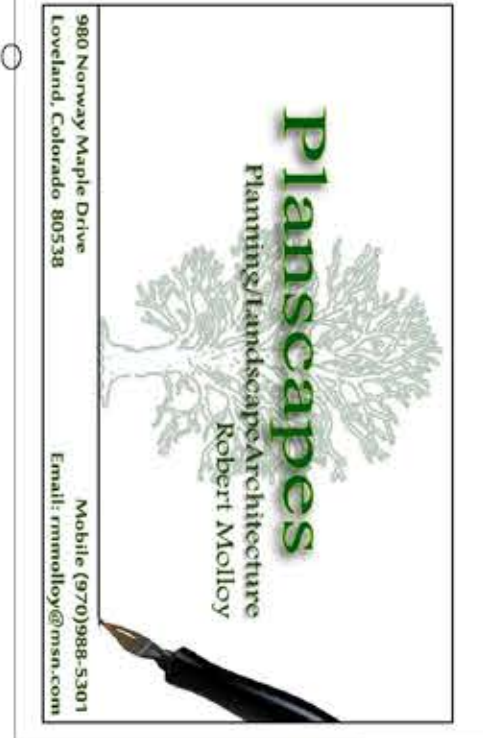


D FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation
 5505 (N.T.S.)

PROJECT TITLE
THE LEARNING EXPERIENCE

PREPARED FOR
BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225



SUBMITTAL
SITE PLAN REVIEW

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 18-075-001

REVISIONS

| NO. | DESCRIPTION | DATE |
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DATE
5/28/2019

SHEET TITLE
IRRIGATION PLAN

SHEET INFORMATION
LS 1.2

Of

