

# LOT 6 PARKER AND PINE EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS

LOT 6 - PARKER AND PINE FILING 1.

SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## CONTACTS:

**DEVELOPER:**  
NLD PARKER, LLC.  
C/O CAPITAL REAL ESTATE, INC.  
60 SOUTH 6TH STREET, SUITE 2630  
MINNEAPOLIS, MN 55403  
TEL: (612) 313-0126  
CONTACT: ALLISON MORGAN

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2318  
CONTACT: DAN SKEEHAN, P.E.

**LANDSCAPE ARCHITECT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2300  
CONTACT: CHRIS HEPLER, P.L.A.

**TELEPHONE**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

**GAS SERVICE**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

**ARCHITECT:**  
ADA ARCHITECTS, INC.  
17710 DETROIT AVE  
CLEVELAND, OH 44107  
TEL: (216) 521-5134  
CONTACT: JAVIER CORA

**SURVEYOR**  
ENGINEERING SERVICE COMPANY  
14190 EAST EVANS AVENUE  
AURORA, CO 80014  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

**TELEVISION**  
COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: DEAN FLENTHOPE  
EMAIL: DEAN\_FLENTHOPE@CABLE.COMCAST.COM

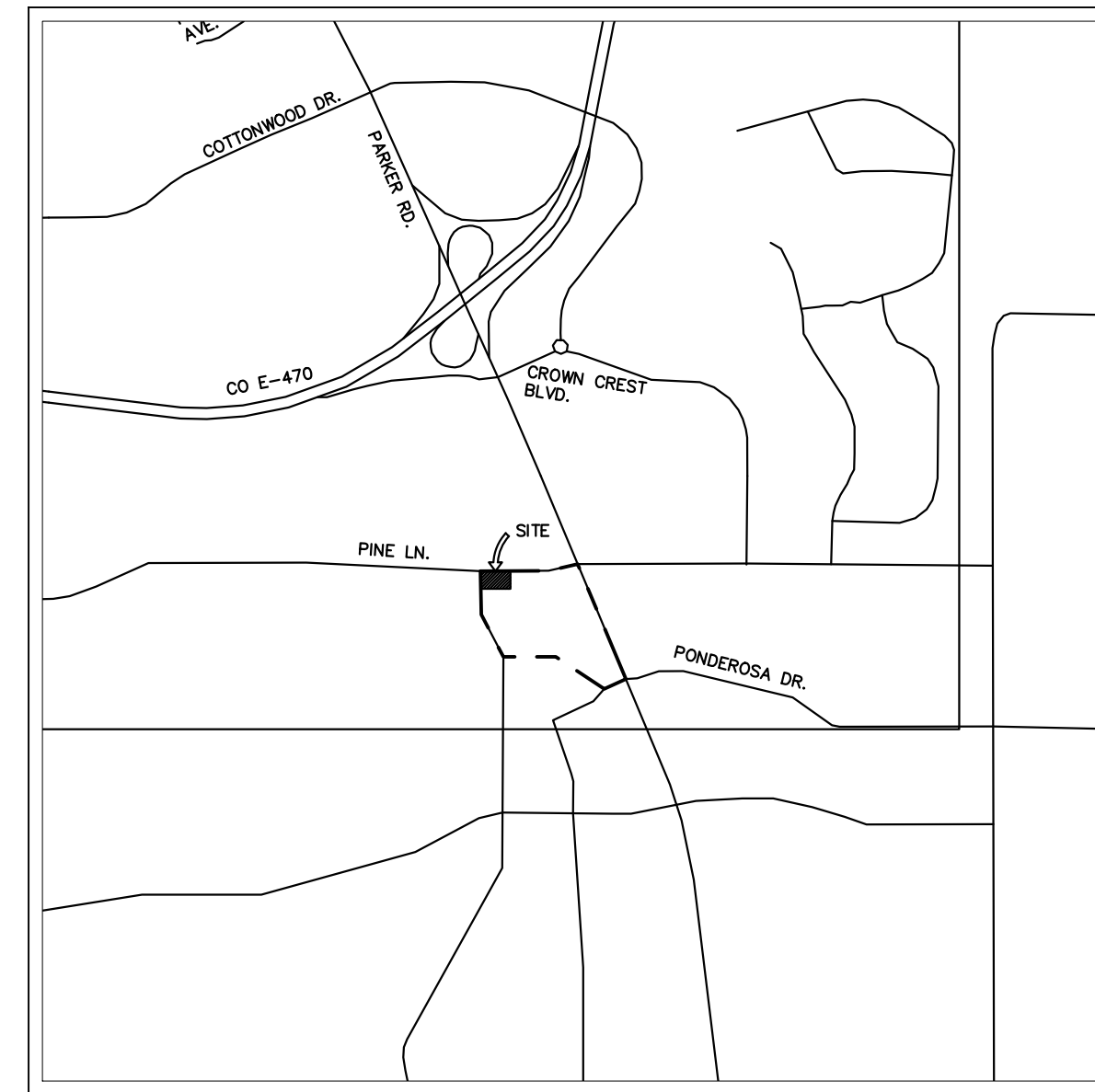
**WATER/SANITARY SEWER**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

**ELECTRICAL SERVICE**  
IREA  
5486 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

**TOWN OF PARKER**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 805-3199  
CONTACT: STACEY NERGER

**FIRE DEPARTMENT**  
TOWN OF PARKER  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA

**TOWN OF PARKER PLAN REVIEW**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3174  
CONTACT: BRYCE MATTHEWS



VICINITY MAP  
1" = 2,000'

## LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

Sheet Number	Sheet Title
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L1.2	LANDSCAPE NOTES
IR1.0	IRRIGATION PLAN
IR2.0	IRRIGATION NOTES AND DETAILS
IR2.1	IRRIGATION DETAILS

## FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED PARKER AND PINE MULTI-FAMILY PROJECT IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND THE PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

## LEGAL DESCRIPTION

LOT 6, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

## BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/2" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

## BASIS OF BEARINGS

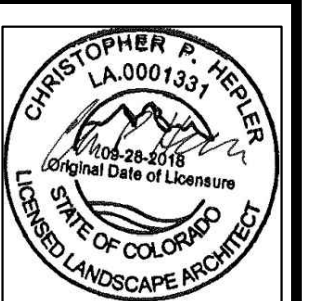
BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N001°7'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237, (303) 228-2300

DESIGNED BY: MCN  
DRAWN BY: NMH  
CHECKED BY: DLS  
DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1  
PARKER, CO  
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
LANDSCAPE COVER SHEET



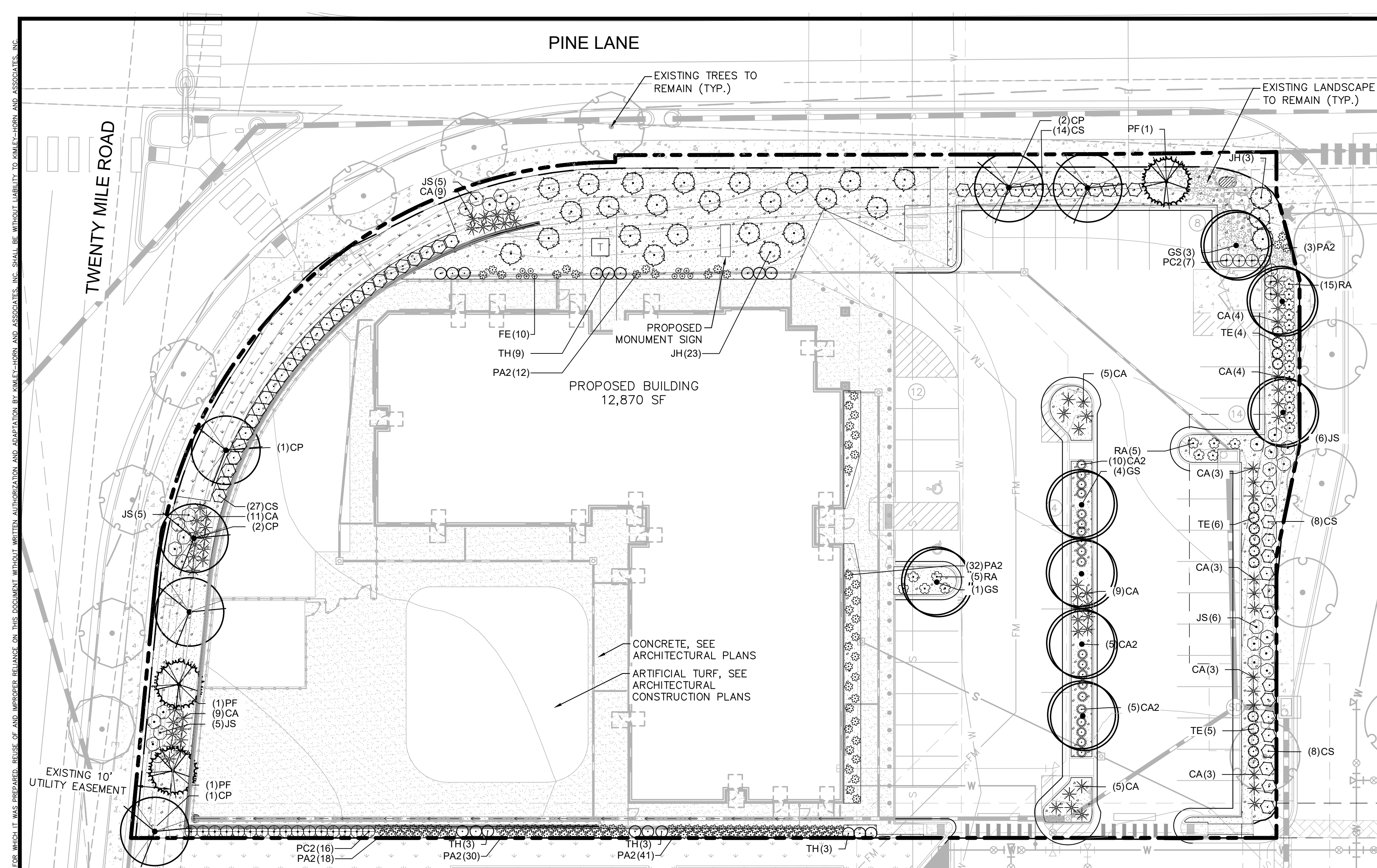
PROJECT NO.  
096895001

DRAWING NAME  
096895001CD\_LA\_CD

L0.0



K:\DEV\_CAD\096895001 - Lot 6 Parker and Pine - 8/13/21\CAD\PLANS\096895001CD\_LA\_CD.dwg New 8/13/21 Max 8/13/21  
THIS DOCUMENT CONTAINS THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, AND IS INTENDED ONLY FOR THE PROJECT, PARCEL, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELEASE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



### LANDSCAPE CALCULATIONS

**PERIMETER LANDSCAPING**

ADJACENT NON-RESIDENTIAL: 1 TREE & 5 SHRUBS PER 40 LINEAR FEET  
 ADJACENT RESIDENTIAL: 1 TREE & 5 SHRUBS PER 25 LINEAR FEET  
 10 SHRUBS MAY BE SUBSTITUTED FOR 1 TREE

	REQUIRED	PROVIDED
240 LF NORTH PERIMETER - PINE LANE	6 TREES + 30 SHRUBS	3 TREES + 82 SHRUBS (52 SHRUBS SUBSTITUTED FOR 3 REQUIRED TREES)
183 LF EAST PERIMETER - PRIVATE DRIVE	5 TREES + 25 SHRUBS	3 TREES + 78 SHRUBS (53 SHRUBS SUBSTITUTED FOR 2 REQUIRED TREES)
234 LF SOUTH PERIMETER - TRACT A	10 TREES + 50 SHRUBS	114 SHRUBS (64 SHRUBS SUBSTITUTED FOR 10 REQUIRED TREES)
217 LF WEST PERIMETER - TWENTY MILE ROAD	6 TREES + 30 SHRUBS	6 TREES + 30 SHRUBS
PERIMETER TOTAL	27 TREES + 135 SHRUBS	12 TREES + 304 SHRUBS (169 SHRUBS SUBSTITUTED FOR 15 REQUIRED TREES)
OVERALL % OF TREES TO BE EVERGREEN*	25 - 50%	27%
PERIMETER % OF TREES TO BE EVERGREEN*	40 - 60%	43%

\*EVERGREEN SHRUBS ARE INCLUDED IN THIS PERCENTAGE AS SHRUBS HAVE BEEN SUBSTITUTED FOR TREES

**PARKING LOT LANDSCAPING**

1 TREE & 5 SHRUBS PER 162 SF ISLAND  
 1 SHRUB PER ADDITIONAL 15 SF

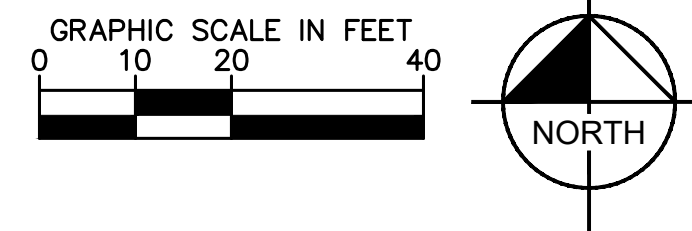
	REQUIRED	PROVIDED
	5 TREES & 25 SHRUBS	5 TREES & 25 SHRUBS

**MINIMUM SITE LANDSCAPING STANDARDS**

	REQUIRED	PROVIDED
SITE AREA: 60,112 SF	9,016 SF	10,930 SF
15% TOTAL SITE AREA	8 TREES + 40 SHRUBS	8 TREES + 340 SHRUBS
1 TREE + 5 SHRUBS/1,500 SF OF SITE	75%	84%
LANDSCAPE AREA TO BE LIVING LANDSCAPE MATERIAL		

### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	MATURE HT.	VERY LOW	LOW	MEDIUM	HIGH	
	CP	6	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE COMMON HACKBERRY	B & B	2" CAL MIN	12'-14" HT MIN	50' HT X 40' SPRD.		X			
	GS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL MIN	10' - 12' HT. MIN.	45' HT X 40' SPRD.		X			
	PF	3	PICEA PUNGENS 'FAT ALBERT'	COLORADO SPRUCE	B & B		6' HT MIN	40' HT X 20' SPRD.			X		
TOTAL: 17													
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	MATURE HT.	VERY LOW	LOW	MEDIUM	HIGH	
	CA2	20	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	SEE PLAN	24" HT MIN	3-5' HT.		X			
	CA	68	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	SEE PLAN	24" FULL	3-4' HT.			X		
	CS	57	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	SEE PLAN	24" FULL	3-4' HT.		X			
	FE	10	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	SEE PLAN	12" HT MIN	8-12" HT.		X			
	JH	26	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL	SEE PLAN	36" SPRD MIN	5-1.5' HT.		X			
	JS	27	JUNIPERUS SABINA	SAVIN JUNIPER	5 GAL	SEE PLAN	24" FULL	4-6' HT.		X			
	PA2	136	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	18" FULL	3-4' HT.		X			
	PC2	23	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL	SEE PLAN	24" FULL	3-5' HT.		X			
	RA	25	RIBES ALPIMUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	SEE PLAN	18" FULL	2-3' HT.		X			
	TH	18	TAXUS X MEDIA 'HICKSI'	HICKS YEW	5 GAL	SEE PLAN	18" FULL	10-12' HT.			X		
	TE	15	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	5 GAL	SEE PLAN	18" FULL	15' HT. - 4' SPRD.			X		
TOTAL: 431													
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING	MATURE HT.	VERY LOW	LOW	MEDIUM	HIGH
	KB	1,156 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS	SOD							X	
	R	10,671 SF	ROCK MULCH	2"-6" RIVER ROCK MULCH									



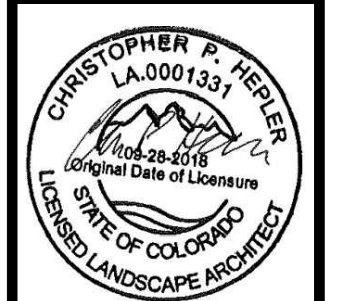
K:\DEN\_Civil\096895001 - Lot 6 Parker & Pine\CADD\PlanSheets\096895001CD\_LA.dwg - Newscom, Max  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE PROVIDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Smith Street, Suite 1500  
 Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN  
 DRAWN BY: NMH  
 CHECKED BY: DLS  
 DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1  
 PARKER, CO  
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
 LANDSCAPE PLAN



PROJECT NO.  
096895001  
 DRAWING NAME  
096895001CD\_LA

L1.0



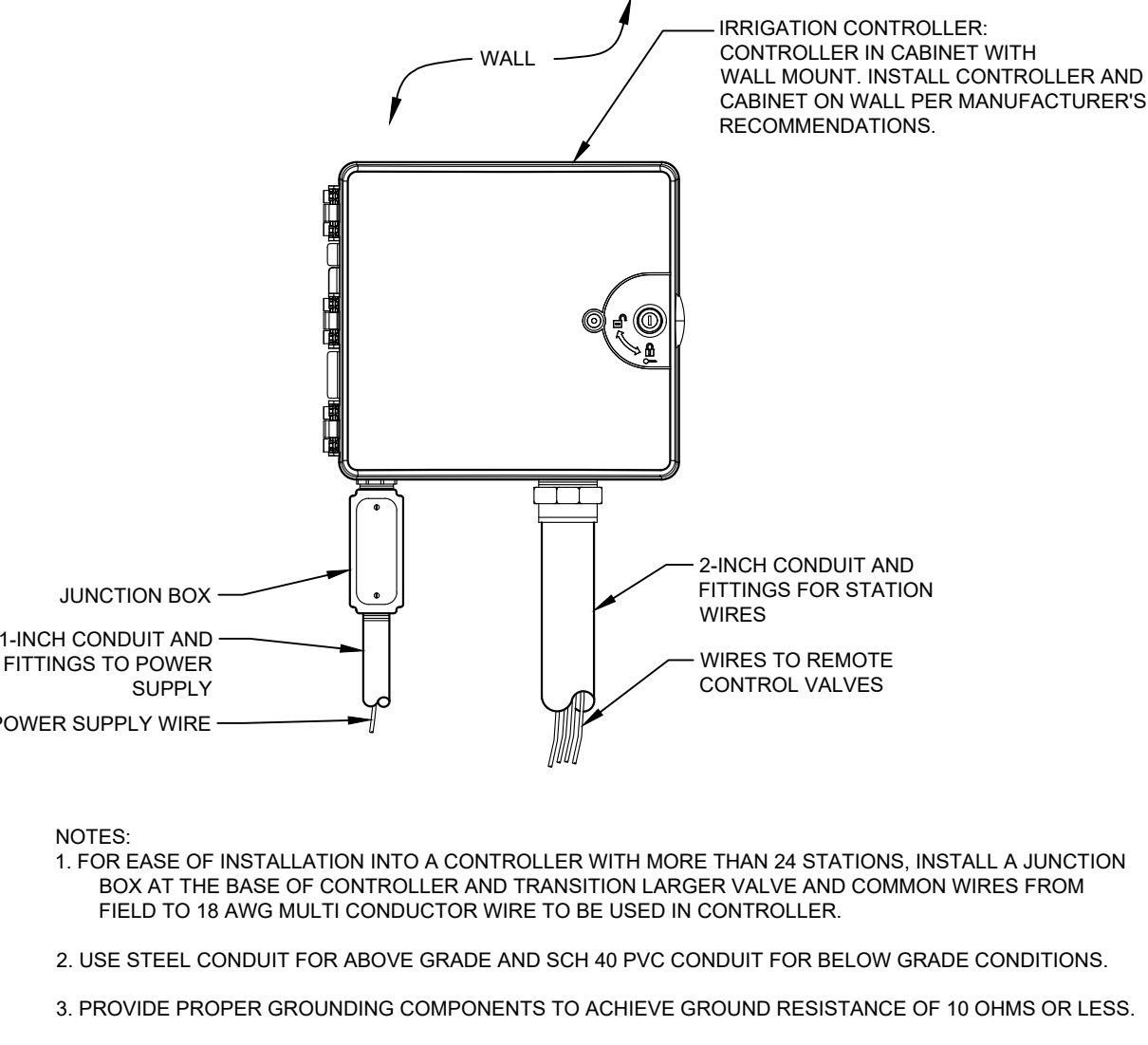




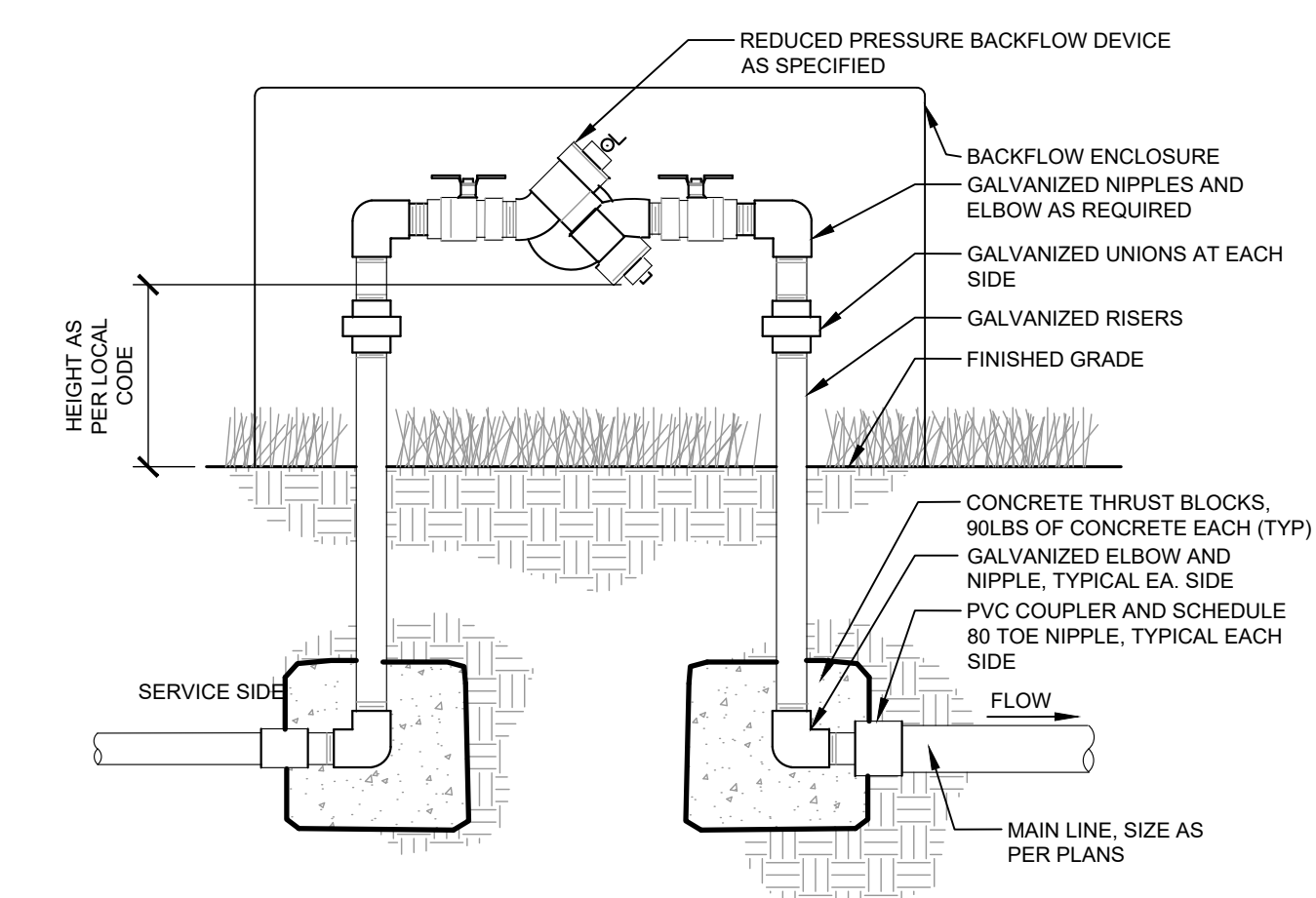


**GENERAL IRRIGATION SPECIFICATIONS AND NOTES**

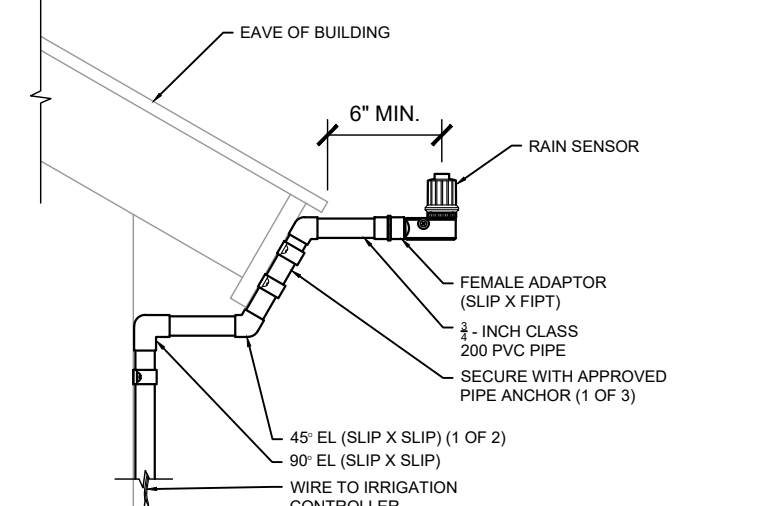
- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAIN LINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "H". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.  
HYDRO-TESTING TO BE PERFORMED AS LISTED:  
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



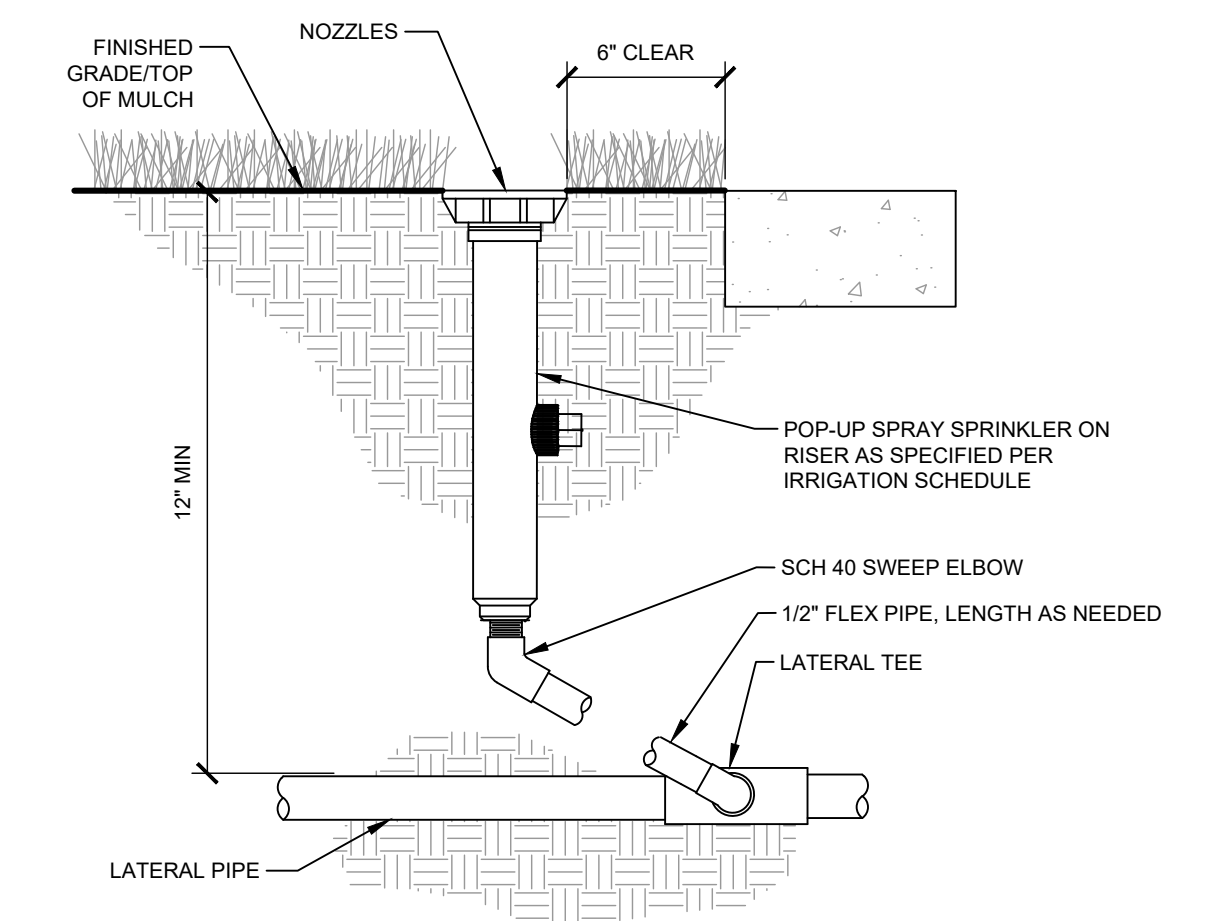
**1 IRRIGATION CONTROLLER - WALL MOUNT**  
IR1.1 ELEVATION NTS



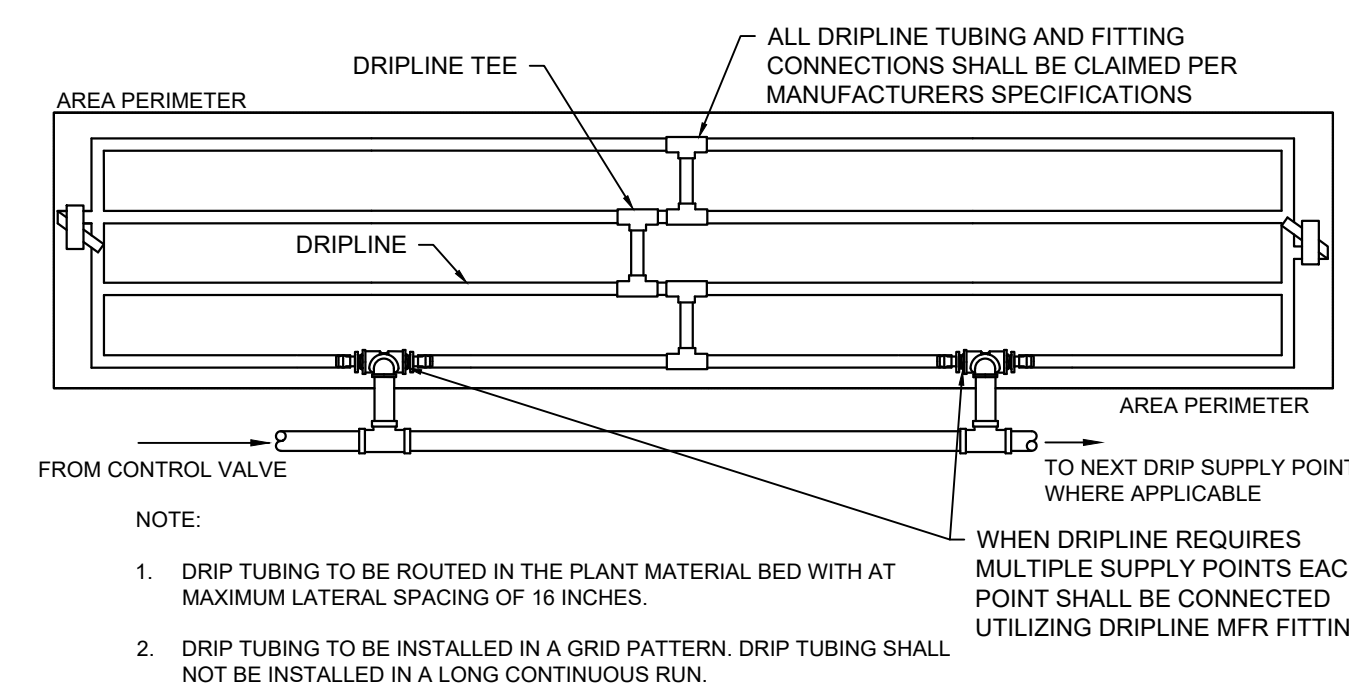
**2 BACKFLOW PREVENTER**  
IR1.1 SECTION NTS



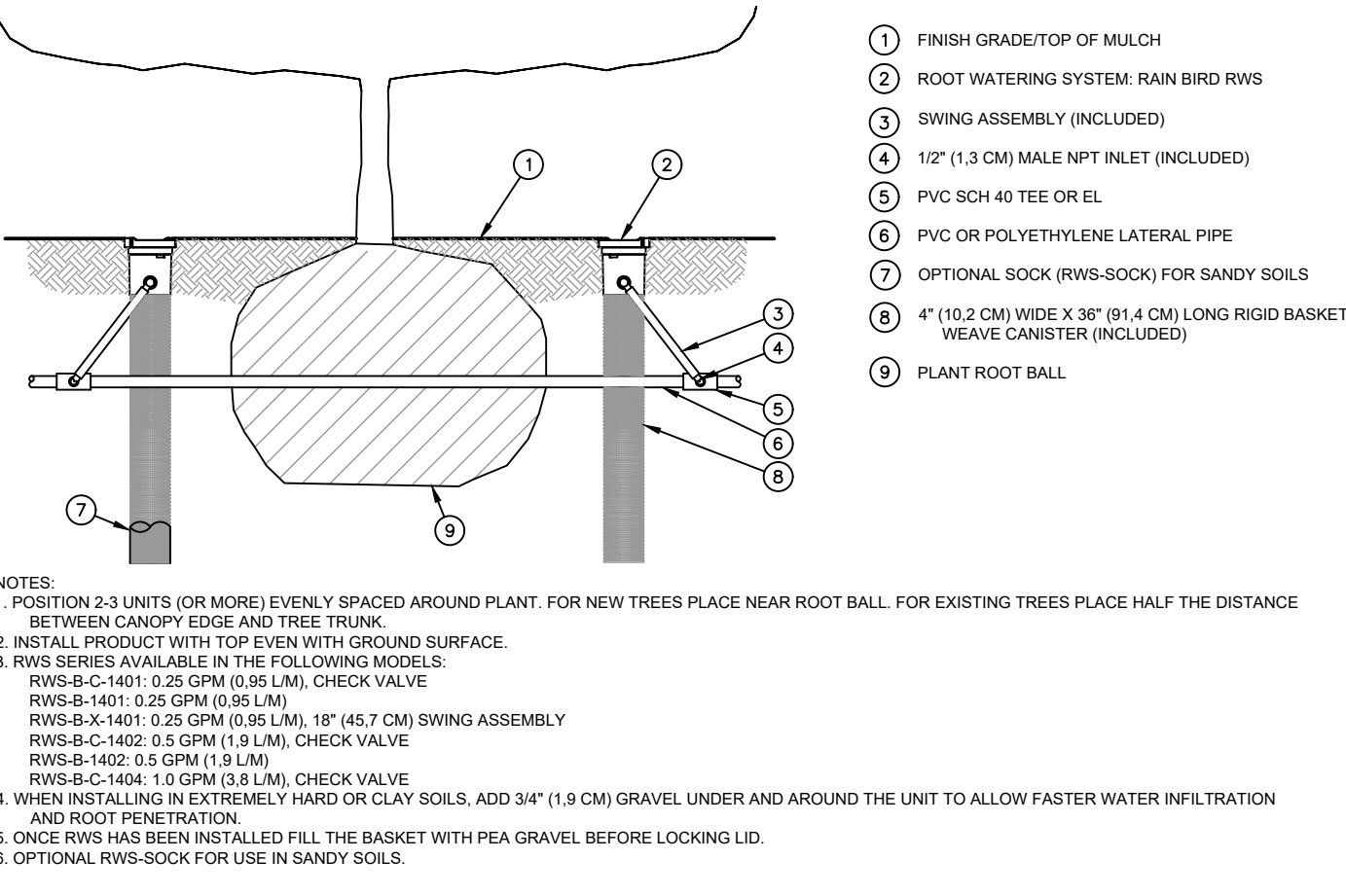
**3 RAIN SENSOR - BUILDING MOUNT**  
IR1.1 SECTION NTS



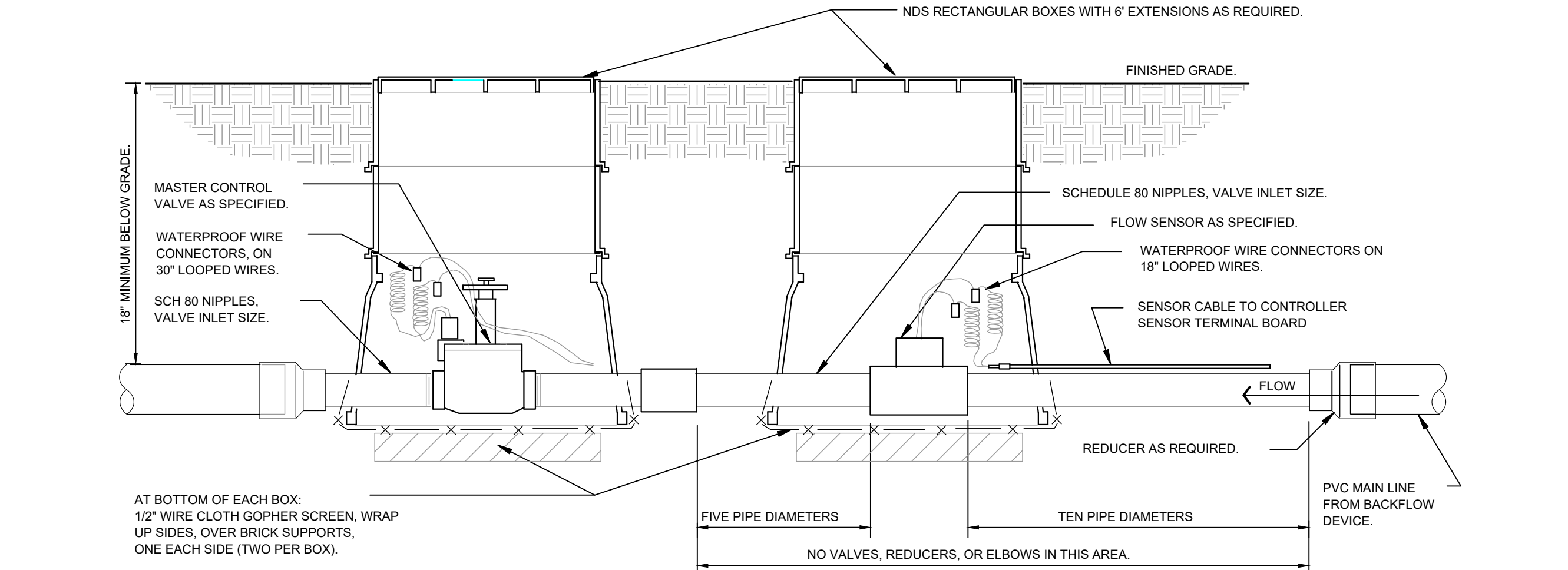
**4 TYPICAL SPRAY / ROTAR HEAD**  
IR1.1 SECTION NTS



**5 TYPICAL DRIPLINE**  
IR1.1 PLAN NTS



**6 ROOT WATERING SYSTEM**  
IR1.1 SECTION NTS



**7 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY**  
IR1.1 SECTION NTS

- FINISH GRADE/TOP OF MULCH
- ROOT WATERING SYSTEM RAIN BIRD RWS
- SWING ASSEMBLY (INCLUDED)
- 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
- PVC SCH 40 TEE OR EL
- PVC OR POLYETHYLENE LATERAL PIPE
- OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
- 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- PLANT ROOT BALL

- NOTES:
- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
  - INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
  - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:  
RWS-B-1401: 0.25 GPM (0.95 L/M), CHECK VALVE  
RWS-B-1401: 0.25 GPM (0.95 L/M)  
RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY  
RWS-B-1402: 0.5 GPM (1.9 L/M), CHECK VALVE  
RWS-B-1402: 0.5 GPM (1.9 L/M)  
RWS-B-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
  - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
  - ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
  - OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

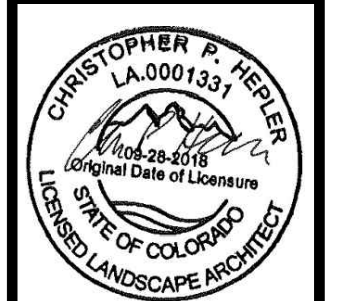
K:\DEN\_Civil\096895001 - Lot 6 Parker & Pine CADD\PlanSheets\096895001\_CD\_IR.dwg - Newsfrom\_Max

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Smith Street, Suite 1500  
Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN  
DRAWN BY: DMS  
CHECKED BY: NLH  
DATE: 09/13/2021

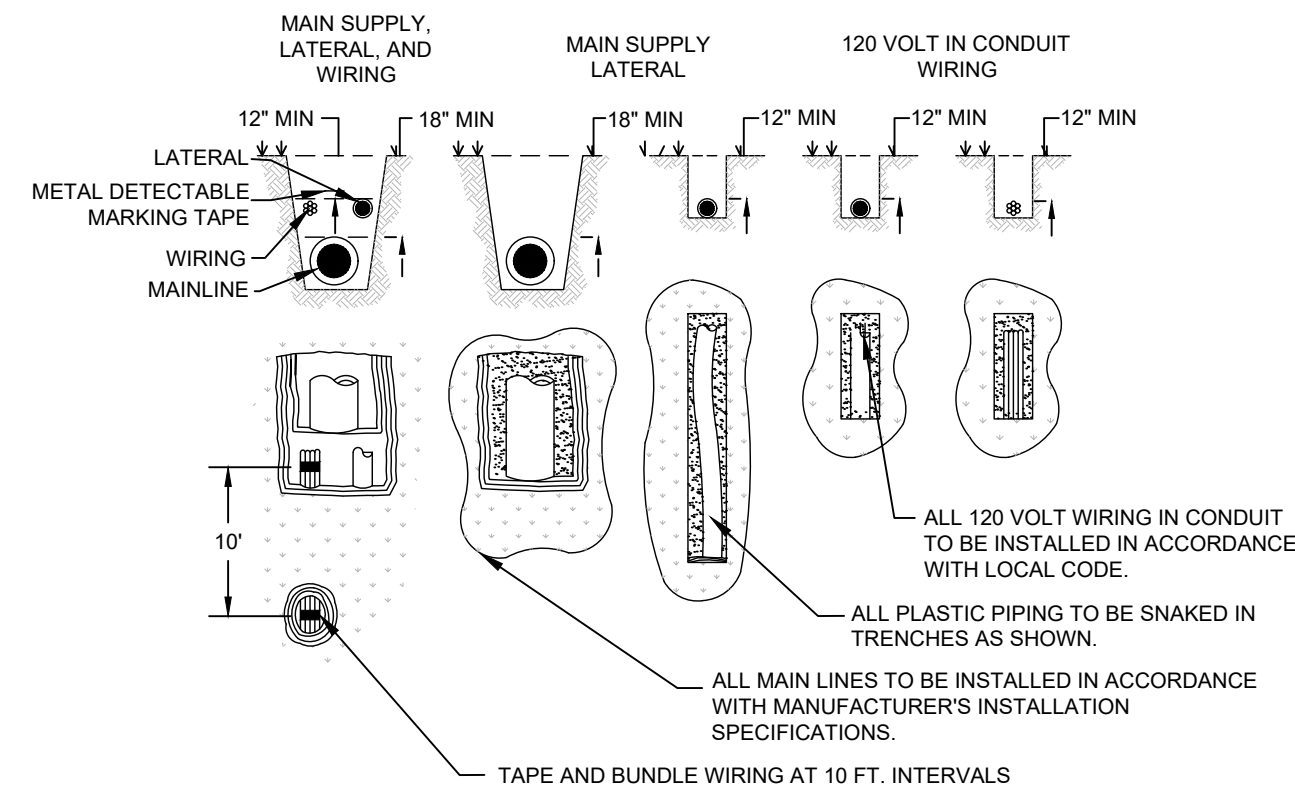
**LOT 6 PARKER AND PINE FILING 1**  
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
IRRIGATION NOTES AND DETAILS



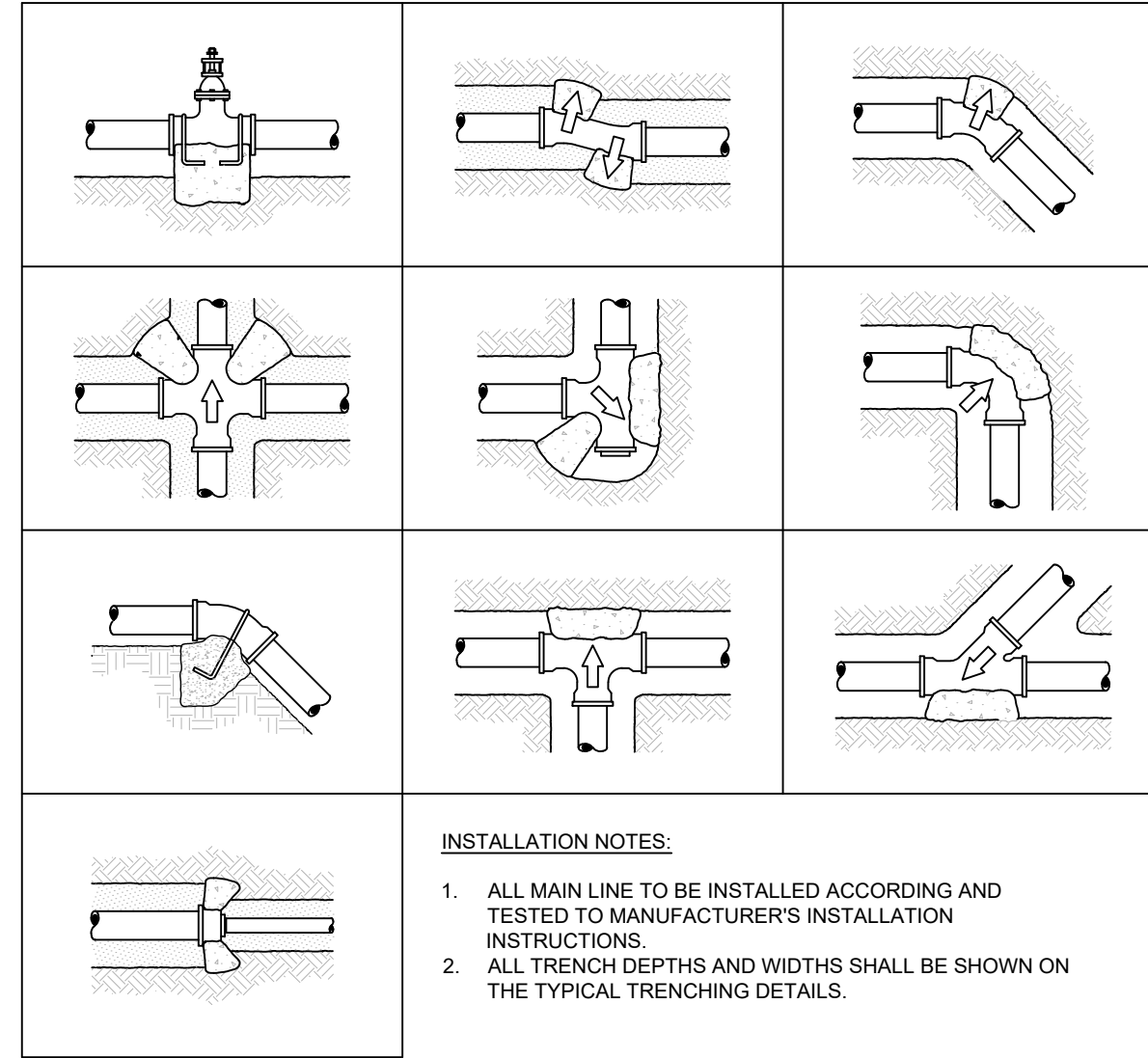
PROJECT NO.  
096895001  
DRAWING NAME  
096895001\_CD\_IR  
**IR2.0**



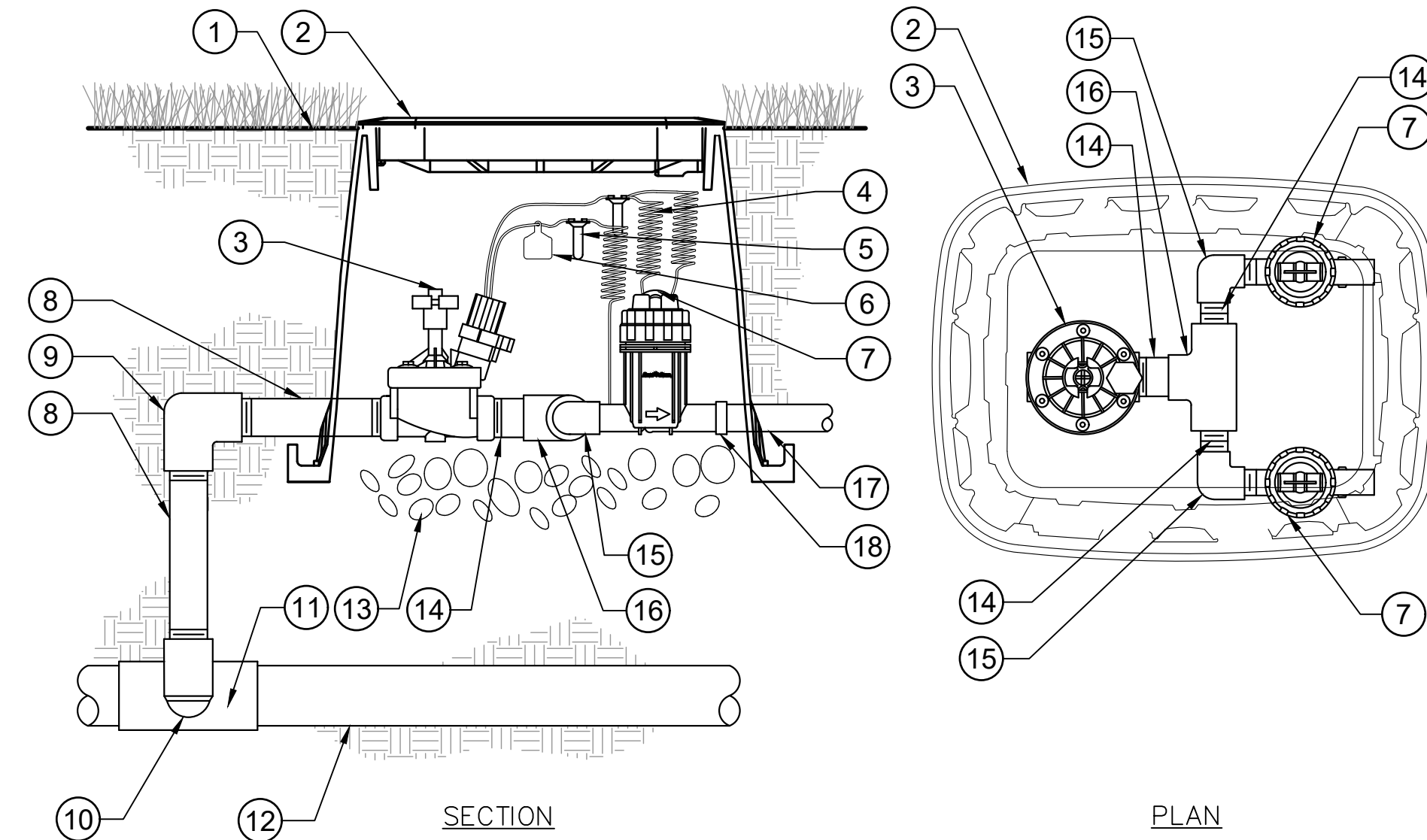
K:\DEN\_Civil\096895001 - Lot 6 Parker & Pine CADD\PlanSheets\096895001CD\_IR.dwg - Newstrom, Max  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE PROVIDED ONLY FOR THE SERVICE PURPOSES AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 TYPICAL TRENCHING  
IR1.2 SECTION NTS

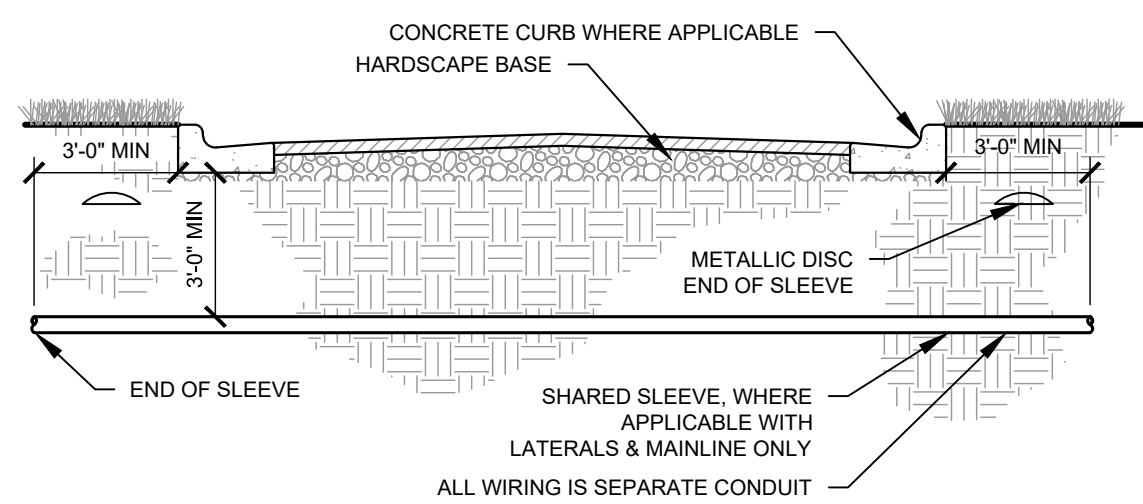


2 TYPICAL THRUST BLOCK  
IR1.2 SECTION NTS

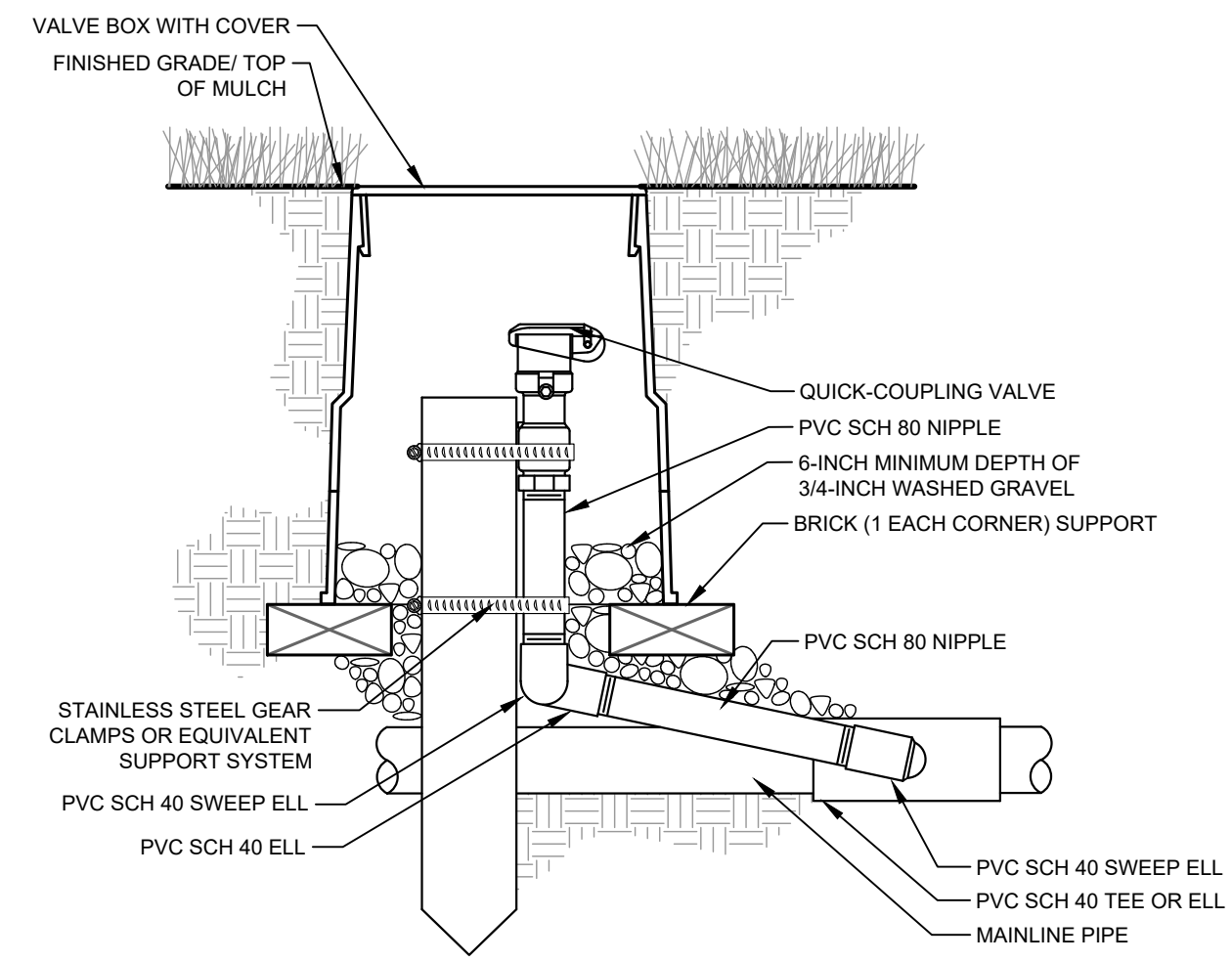


3 DRIP ZONE VALVE KIT  
IR1.2 SECTION / PLAN NTS

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 PVC SCH 40 TEE
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR



4 TYPICAL SLEEVEING  
IR1.2 SECTION NTS



**NOTE:**  
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

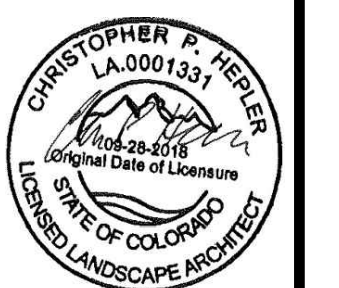
5 TYPICAL QUICK COUPLER  
IR1.2 SECTION NTS

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Smith Street, Suite 1500  
Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN  
DRAWN BY: NMH  
CHECKED BY: DLS  
DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1  
PARKER, CO  
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS  
IRRIGATION DETAILS



PROJECT NO.  
096895001

DRAWING NAME  
096895001CD\_IR

IR2.1



NO.	REVISION	BY	DATE	APPR