

COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



Belford Avenue Streetscape Project Limits

Site Improvement Plan Amendment No. 1

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 964-8800



Job No: 2020-09
Date: 03-17-2021
06-17-2021
08-10-2021

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
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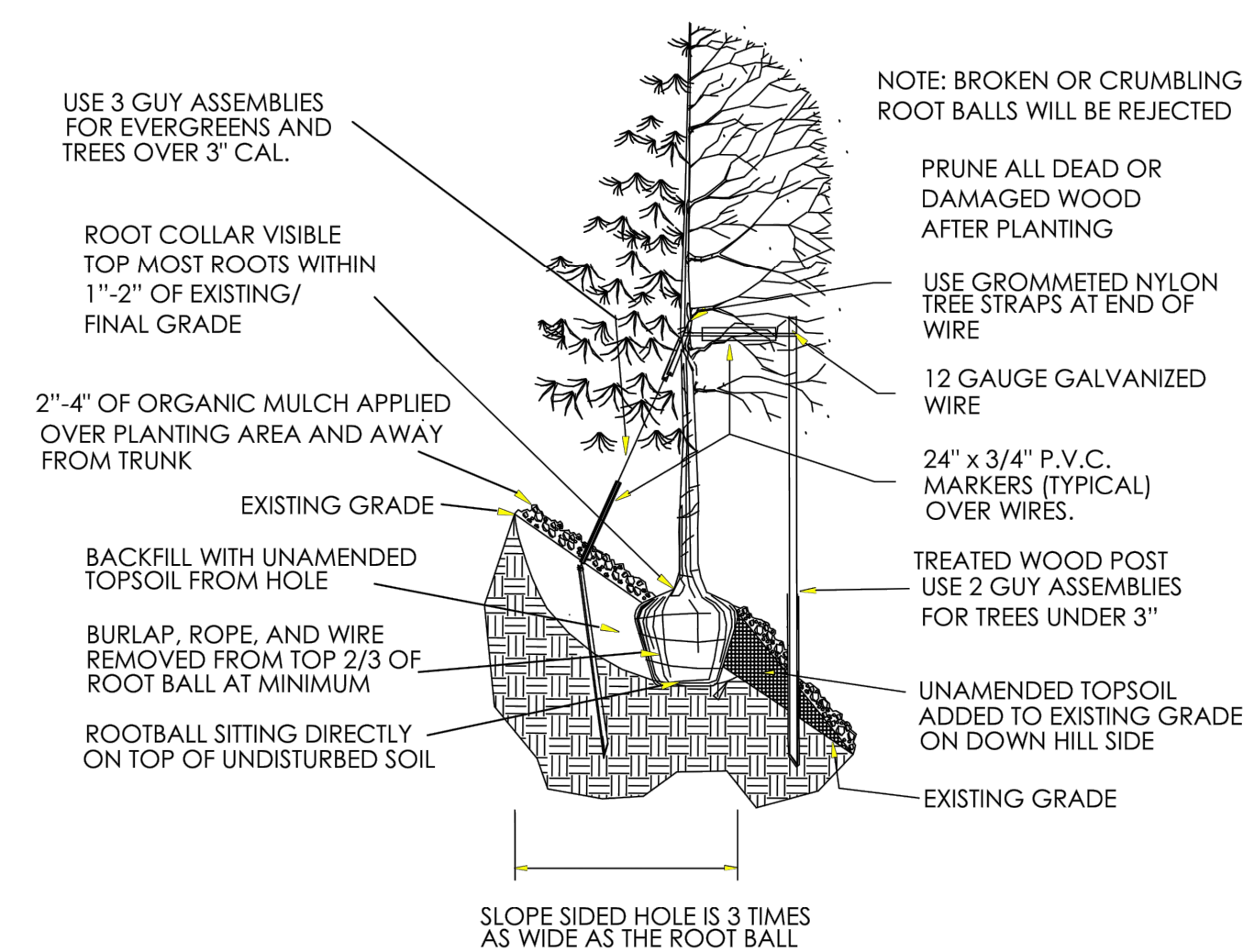
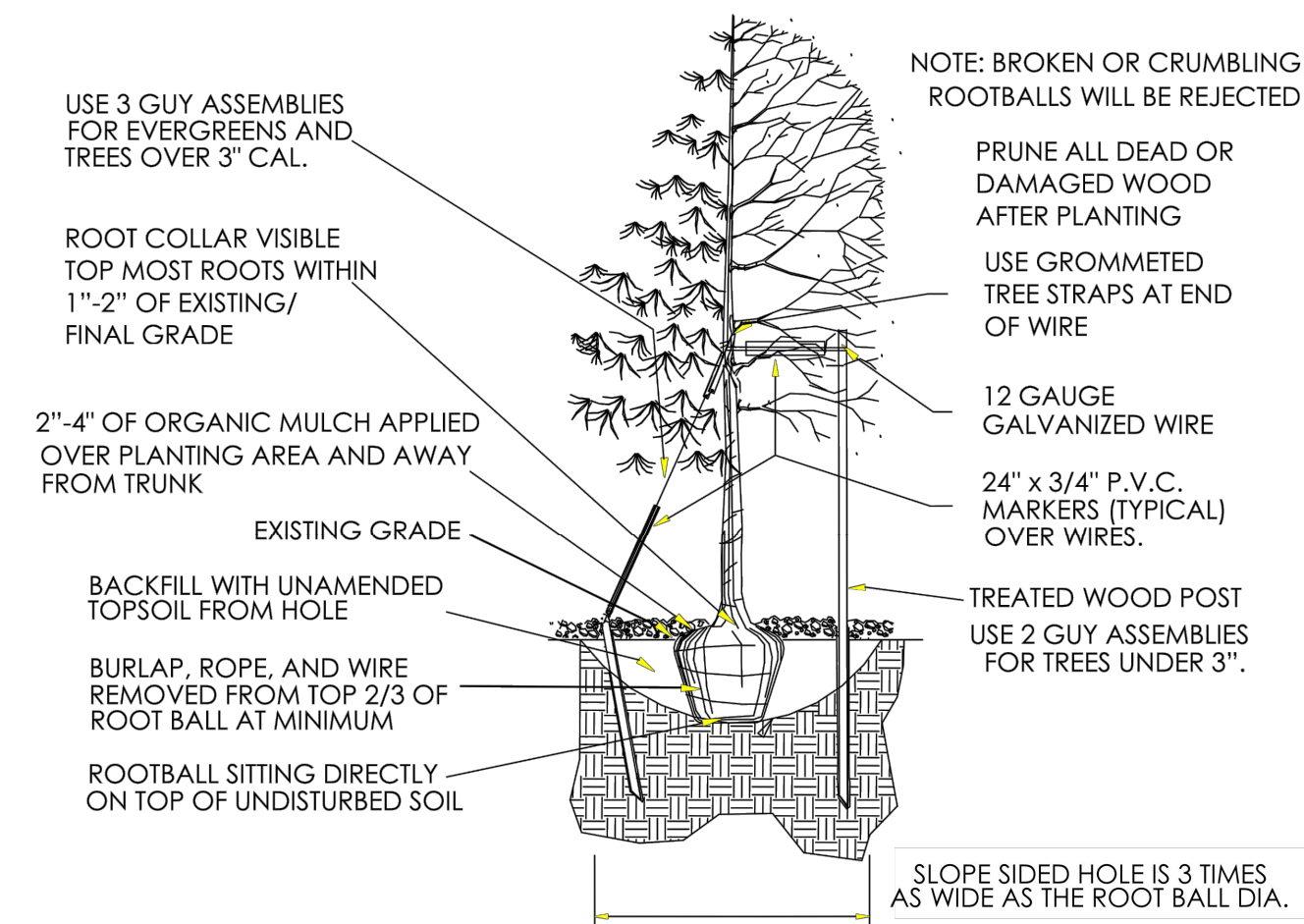
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

SHEET: 01 of 20

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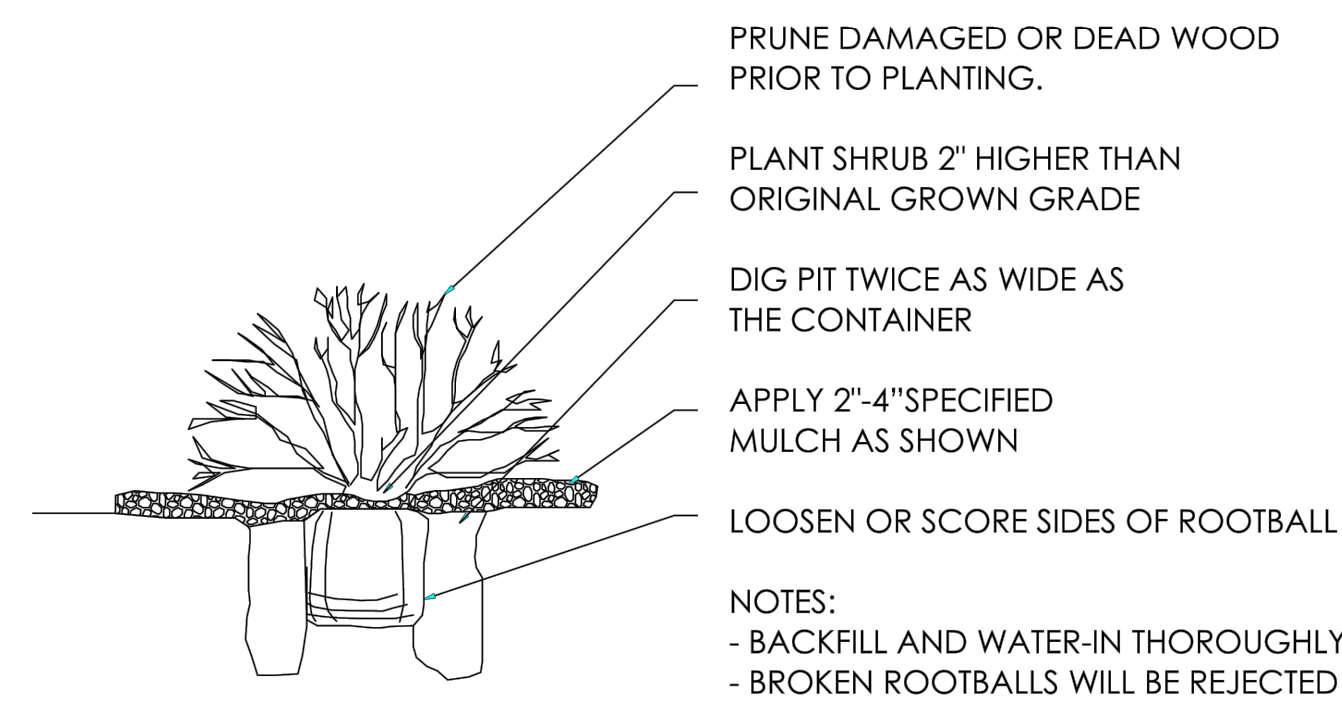
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- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

2 TOWN OF PARKER TREE DETAIL ON SLOPE

NOT TO SCALE



3 TOWN OF PARKER SHRUB DETAIL

NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
	CO	23	Common Hackberry	Celtis occidentalis	B & B	2.5"Cal	40 - 65' ht.	40 - 65' w.
	TR	28	Redmond American Linden	Tilia americana 'Redmond'	B & B	2.5"Cal	40 - 65' ht.	25 - 40' w.
	UN	38	New Harmony American Elm	Ulmus americana 'New Harmony'	B & B	2.5"Cal	60' ht.	65' w.
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
	CV	12	Winter King Hawthorn	Crataegus viridis 'Winter King'	B & B	2"Cal	25 - 40' ht.	25 - 40' w.
	KP	16	Golden Rain Tree	Koelreuteria paniculata	B & B	2"Cal	25 - 40' ht.	25 - 40' w.
	PA	23	Autumn Blaze Callery Pear	Pyrus calleryana 'Autumn Blaze'	B & B	2"Cal	40 - 65' ht.	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE WIDTH	
	AP	107	Panchito Manzanita	Arctostaphylos x 'Panchito'	5 gal	6" - 24" ht.	4' w.	
	CC	98	Dark Knight Bluebeard	Caryopteris x clandonensis 'Dark Knight'	5 gal	3' ht.	3' w.	
	CS	244	Variiegated Redtwig Dogwood	Cornus sericea 'Ivory Halo'	5 gal	5' ht.	5' w.	
	JS	268	Sea Green Pflizer Juniper	Juniperus x pflizeriana 'Sea Green'	5 gal	3 - 6' ht.	6' w.	
	PO	274	Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	5 gal	4' ht.	4' w.	
	PP	115	Pawnee Buttes Sand Cherry	Prunus besseyi 'P011S' TM	5 gal	6" - 18" ht.	3 - 6' w.	
	VB	172	Mini Man Dwarf Manchurian Viburnum	Viburnum burejaeticum 'P017S' TM	5 gal	4' ht.	4' w.	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE WIDTH	
	HS	153	Blue Oat Grass	Helictotrichon sempervirens	5 gal	18 - 36" ht.	1 - 3' w.	
	MS	261	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal	3 - 4' ht.	3 - 4' w.	
	MC	118	Regal Mist Pink Muhly Grass	Muhlenbergia capillaris 'Lenca' TM	5 gal	18" - 24" ht.	1 - 3' w.	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE WIDTH	
	HP	287	Purple De Oro Daylily	Hemerocallis x 'Purple De Oro'	1 gal	15 - 20" ht.	12" - 18" w.	
	LS	174	Snow Lady Shasta Daisy	Leucanthemum x superbum 'Snow Lady'	1 gal	12" ht.	15 - 2' w.	
	RF	192	Indian Summer Coneflower	Rudbeckia fulgida 'Indian Summer'	1 gal	12 - 5' ht.	36-48"	

ROCK MULCH: + 36,000 SF
1.5"-3" DIA. RIVER COBBLE

COBBLE MULCH: + 484 SF
4"-6" DIA. RIVER COBBLE

RTF TURF: + 37,158 SF

1 TOWN OF PARKER TREE DETAIL

NOT TO SCALE

PROPOSED PROGRAM

- LARGE SHADE TREES SPACED AT 35' O.C. TO CREATE A CONTINUOUS CANOPY AND STRONG EDGE TO THE STREET
- ORNAMENTAL POCKETS OF SHRUBS AND ORNAMENTAL GRASSES ADD INTEREST AND CREATE DIVERSE BUFFERING ALONG BELFORD AVENUE
- ACCENT SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS ADD INTEREST AND COLOR TO INTERSECTIONS
- PLANTS ARE SELECTED FROM PARKER'S APPROVED STREET TREE LIST AND RECOMMENDED PLANT LIST.

Belford Avenue Streetscape Notes & Details

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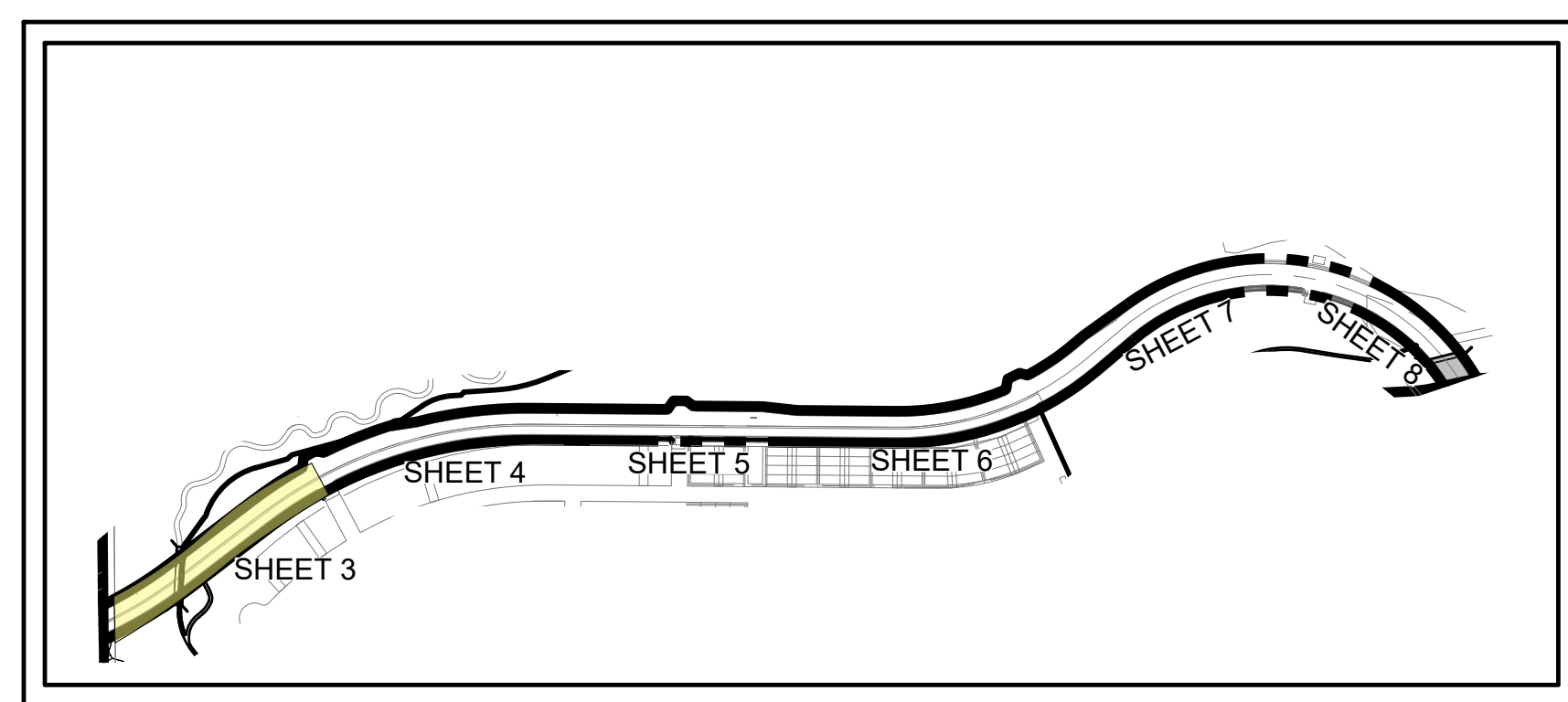
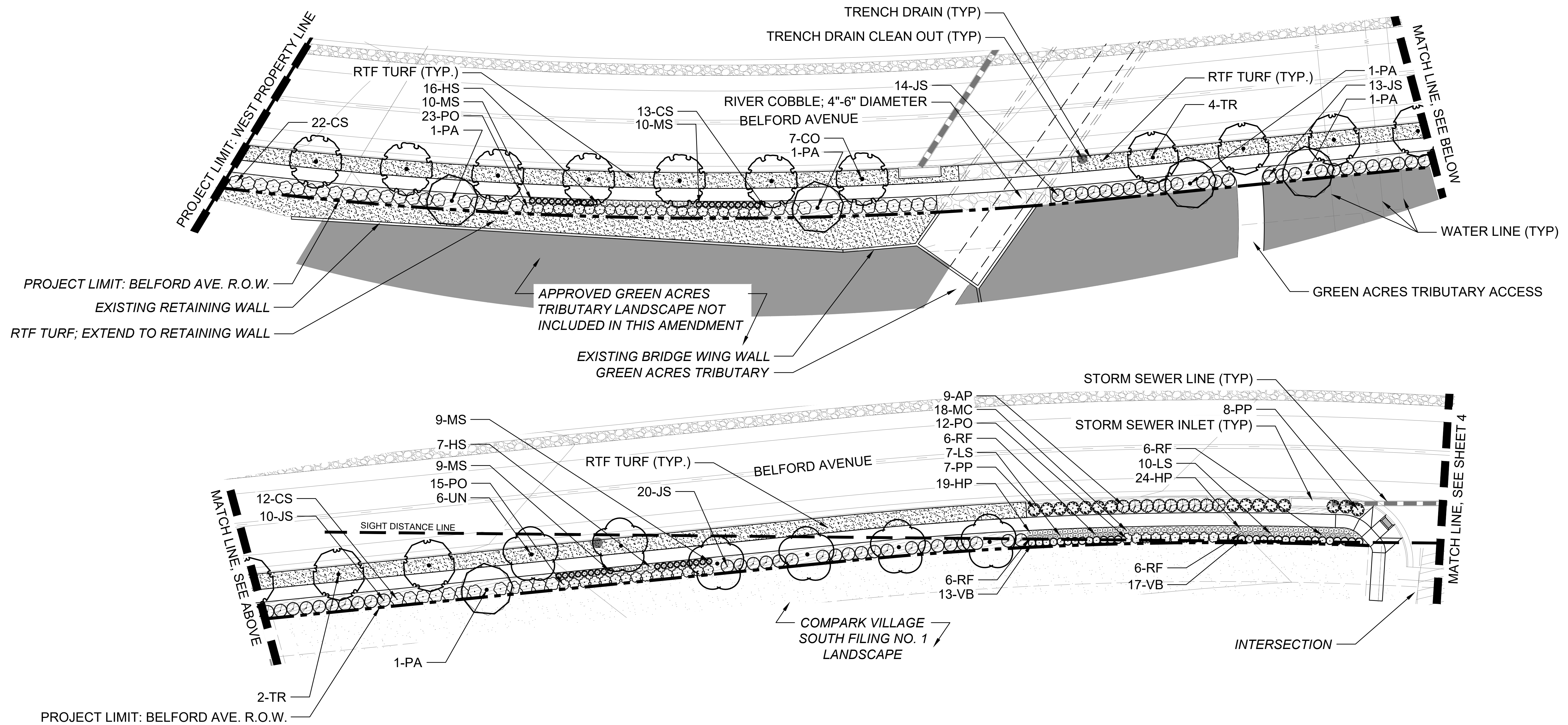
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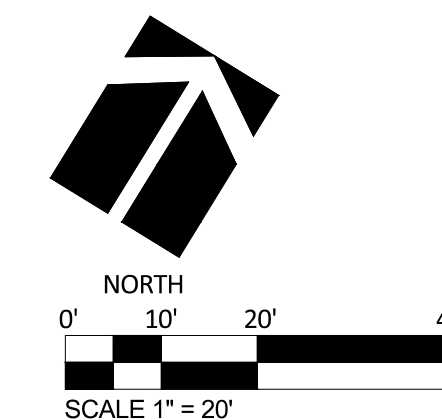
KEY MAP

SCALE: 1" = 300'

Belford Avenue Streetscape Conceptual Planting Design

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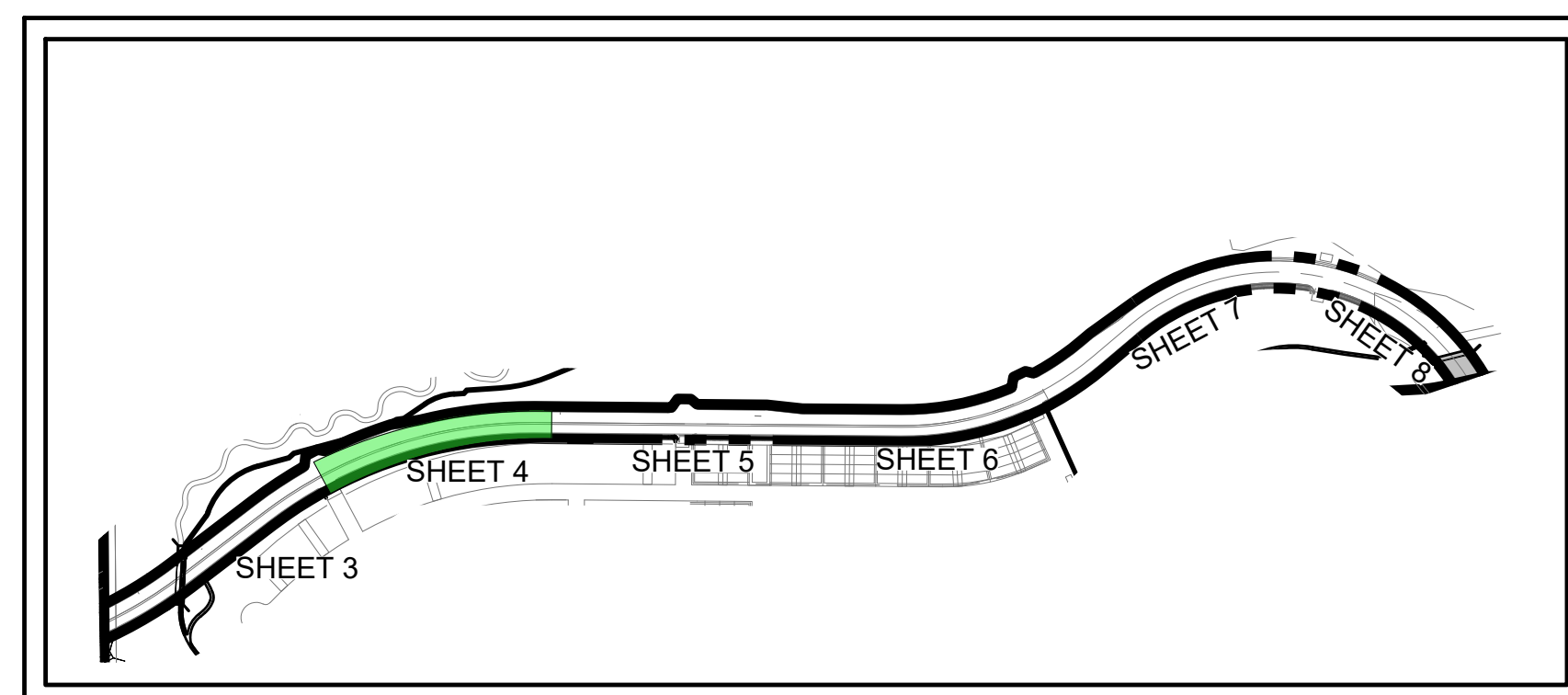
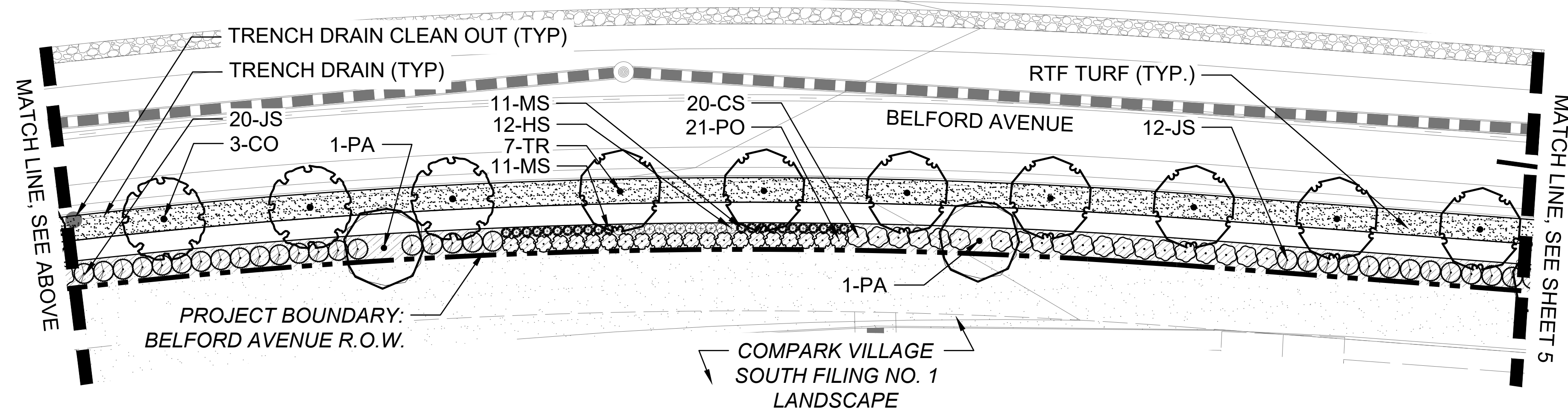
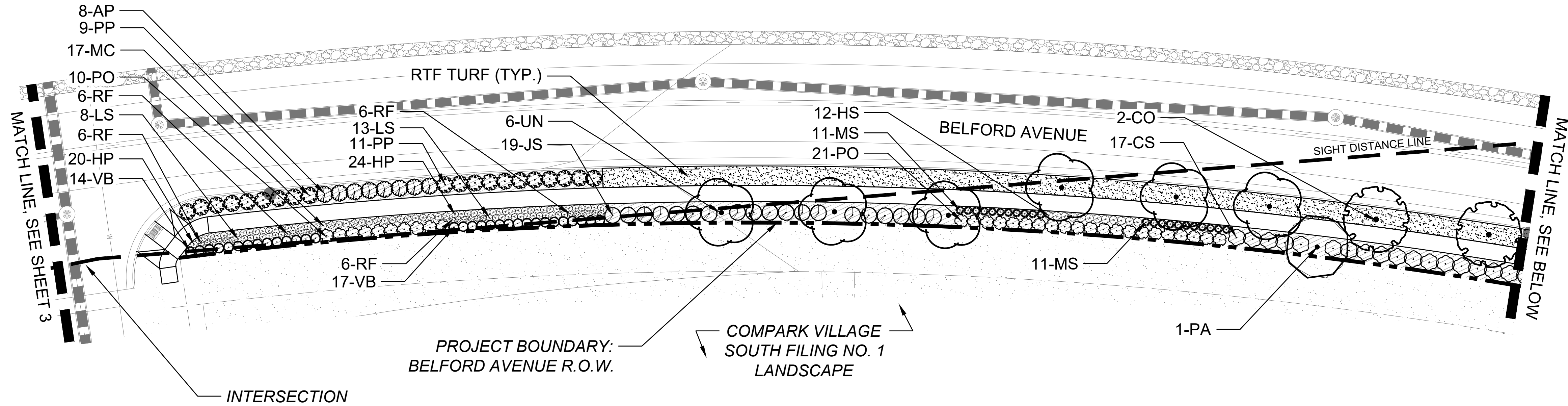
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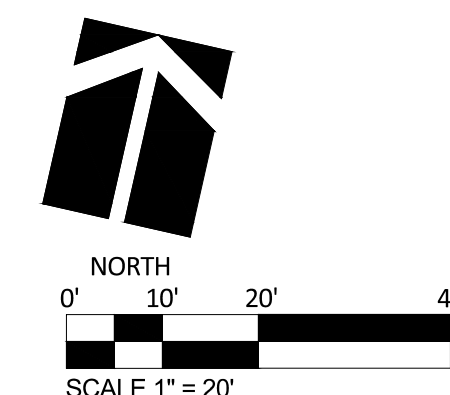
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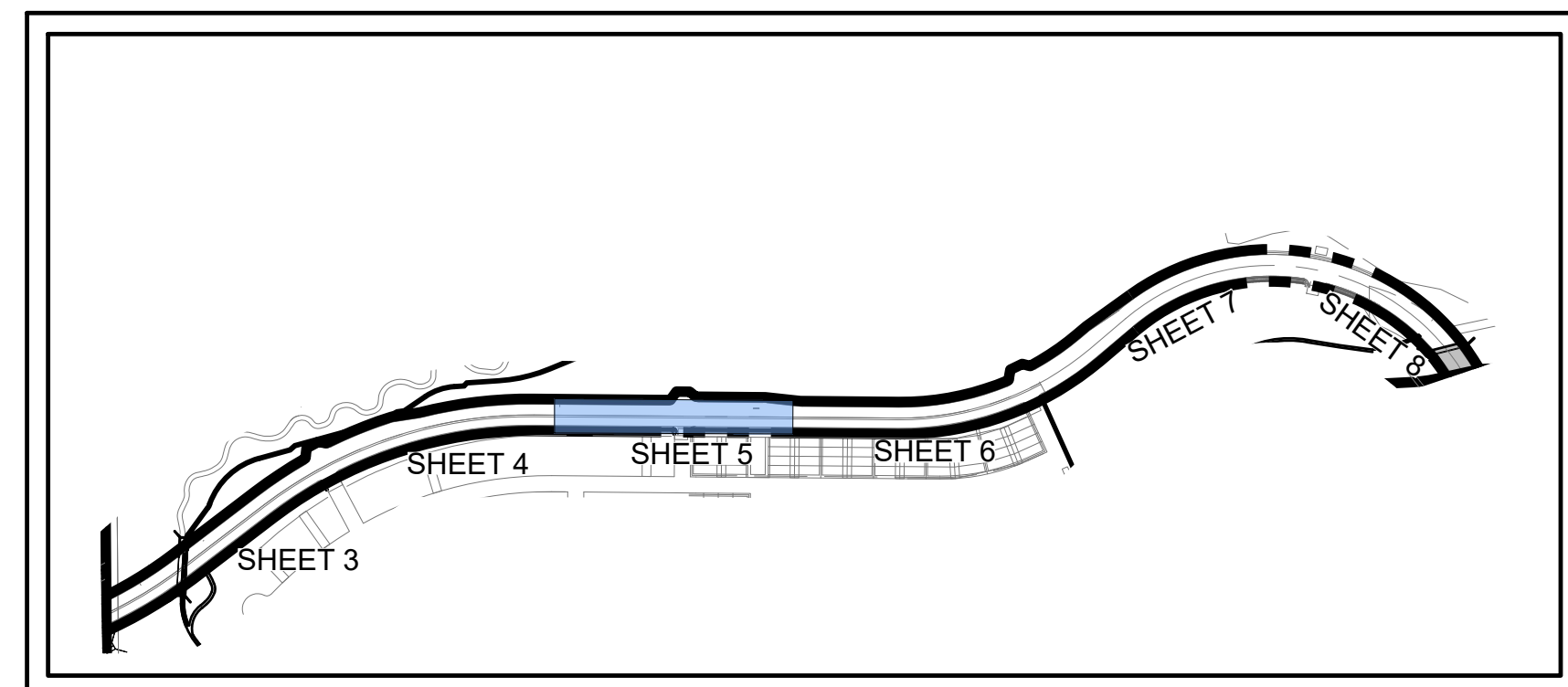
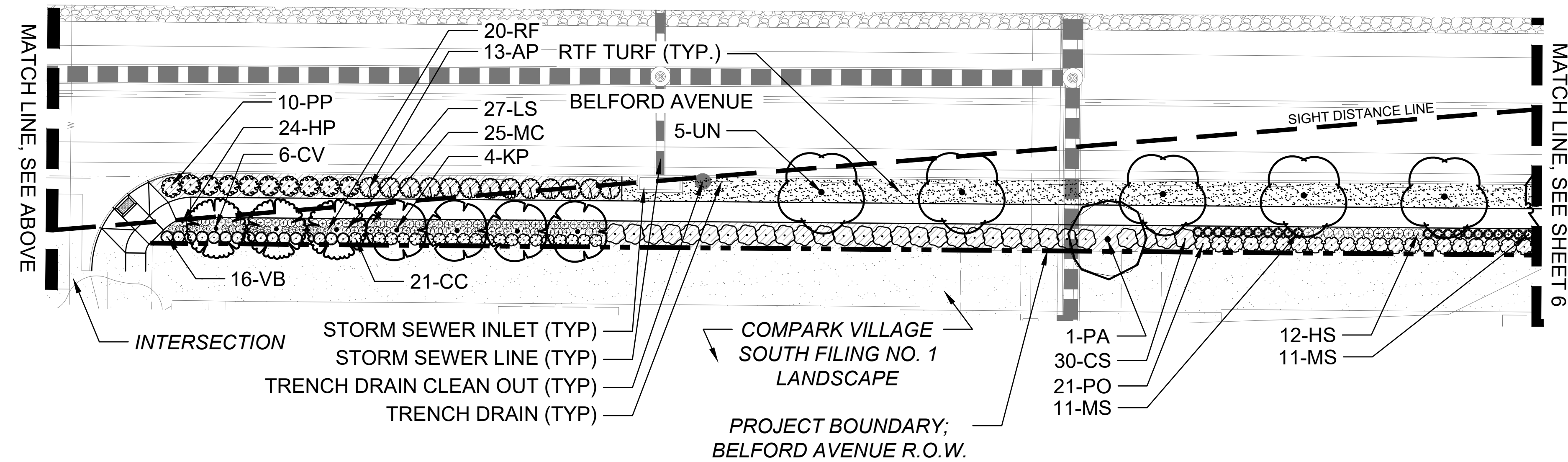
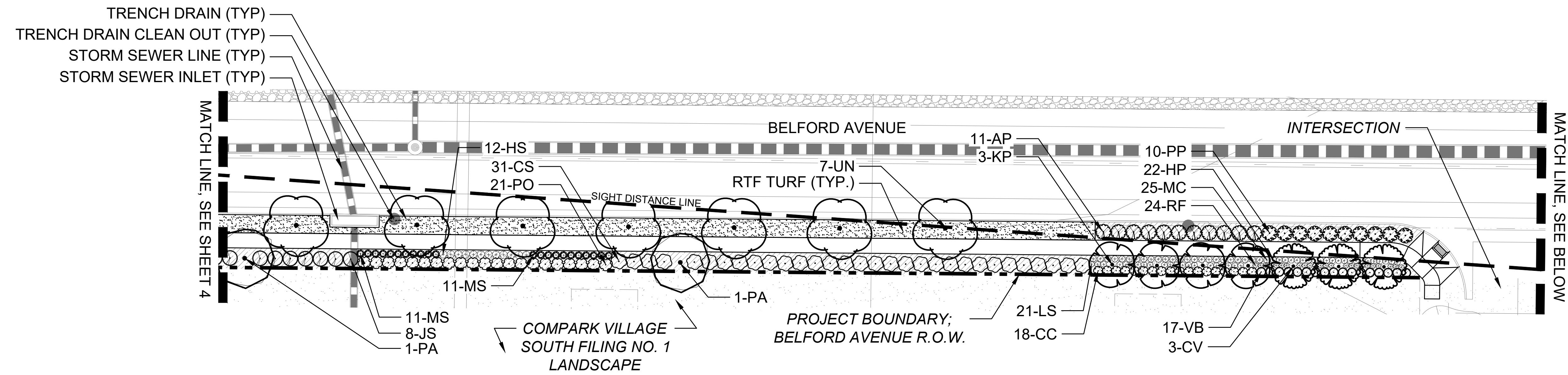
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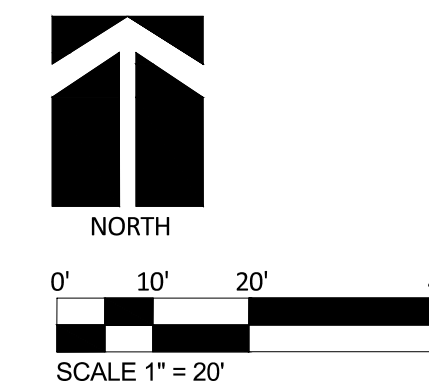
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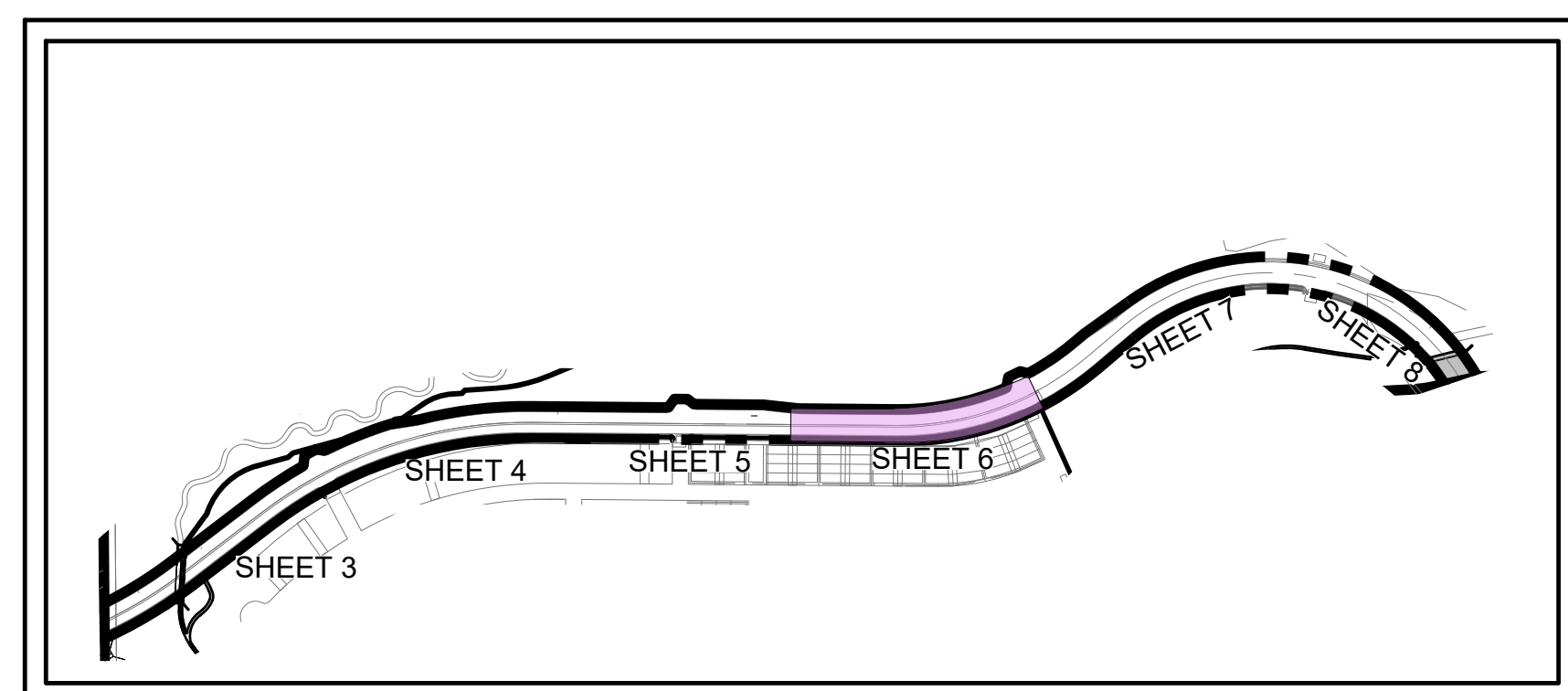
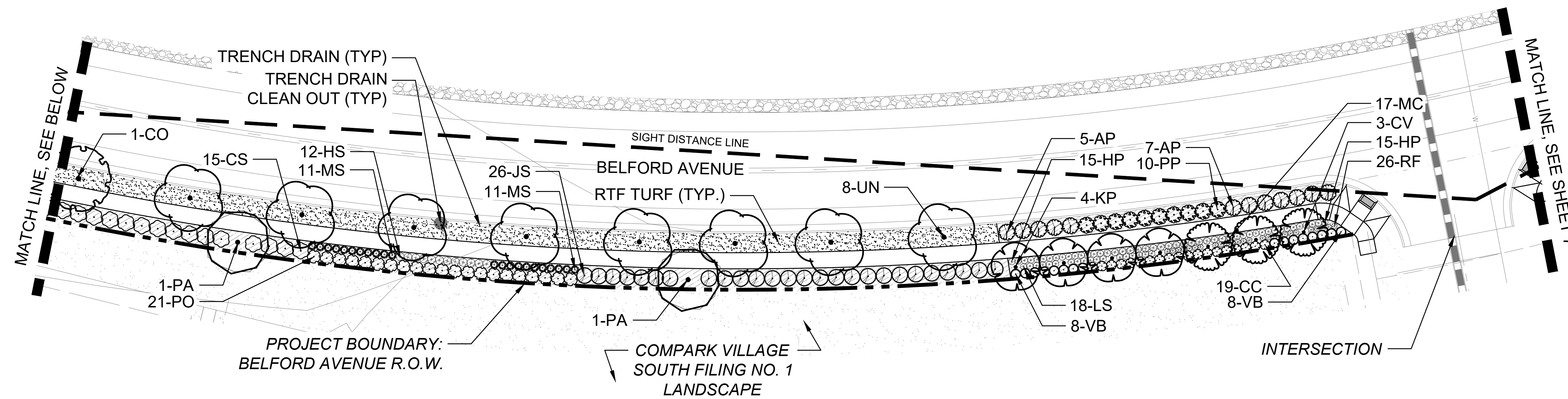
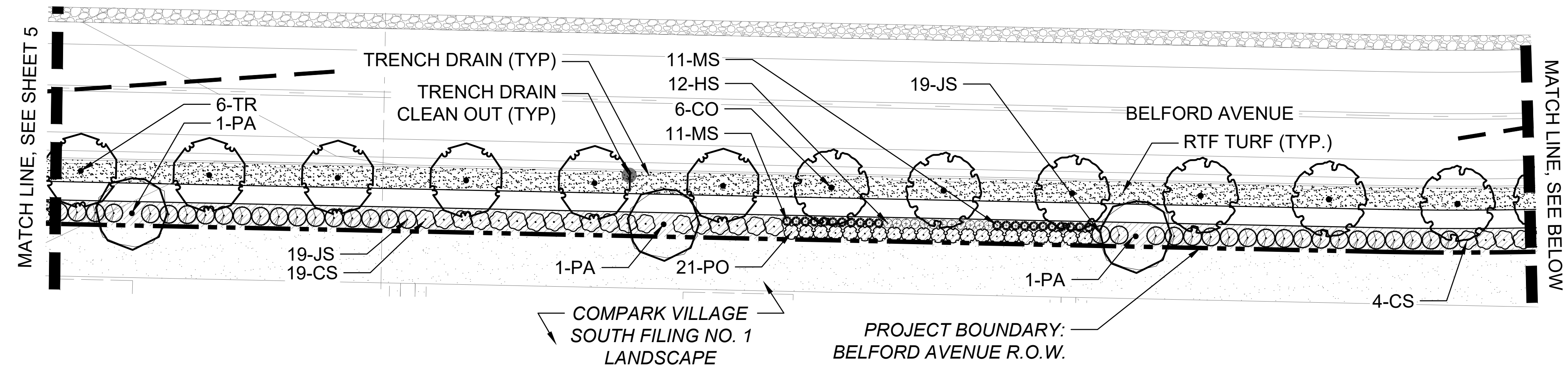
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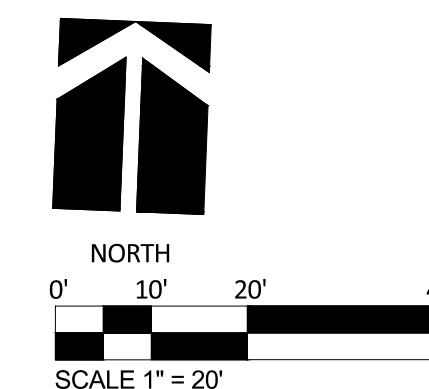
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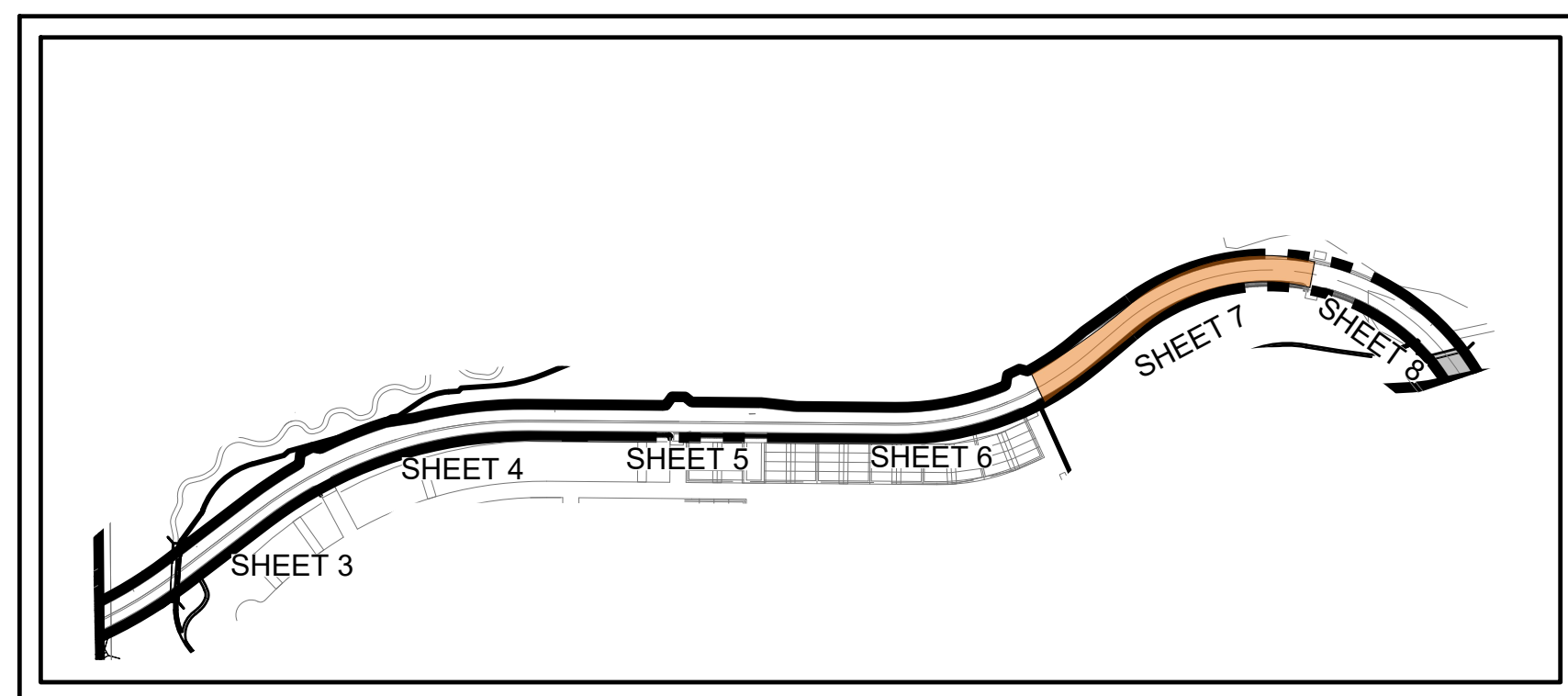
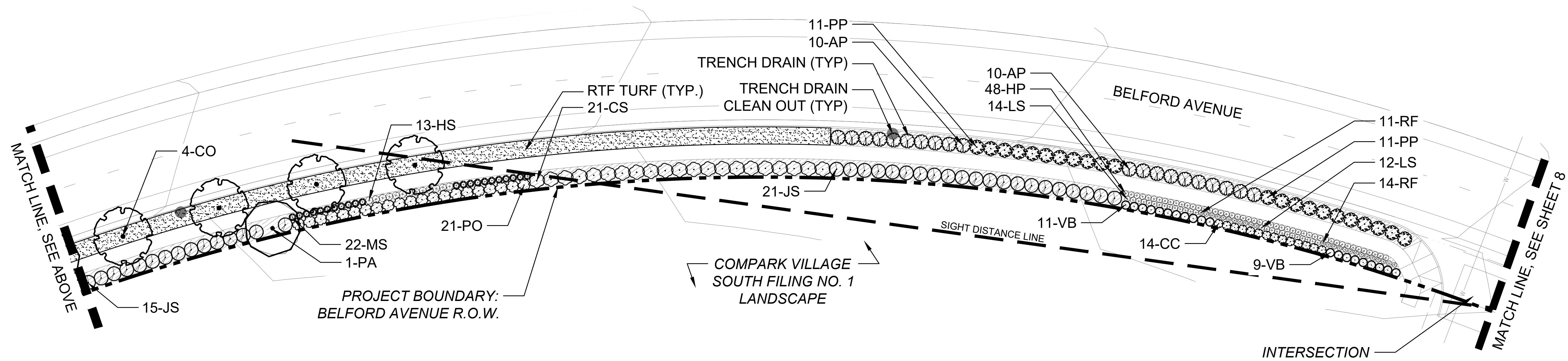
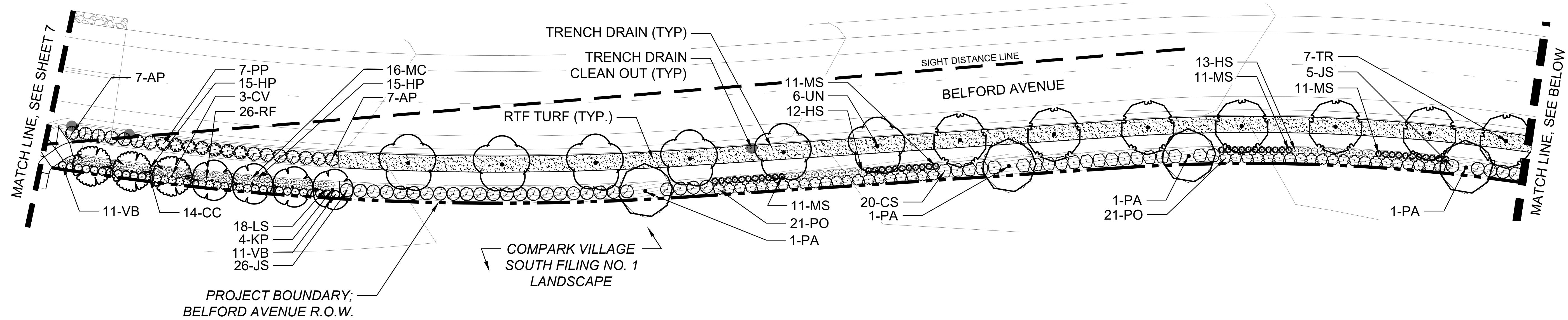
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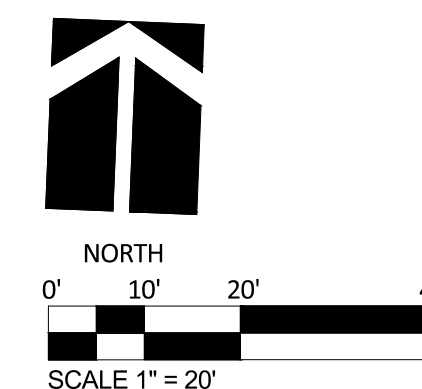
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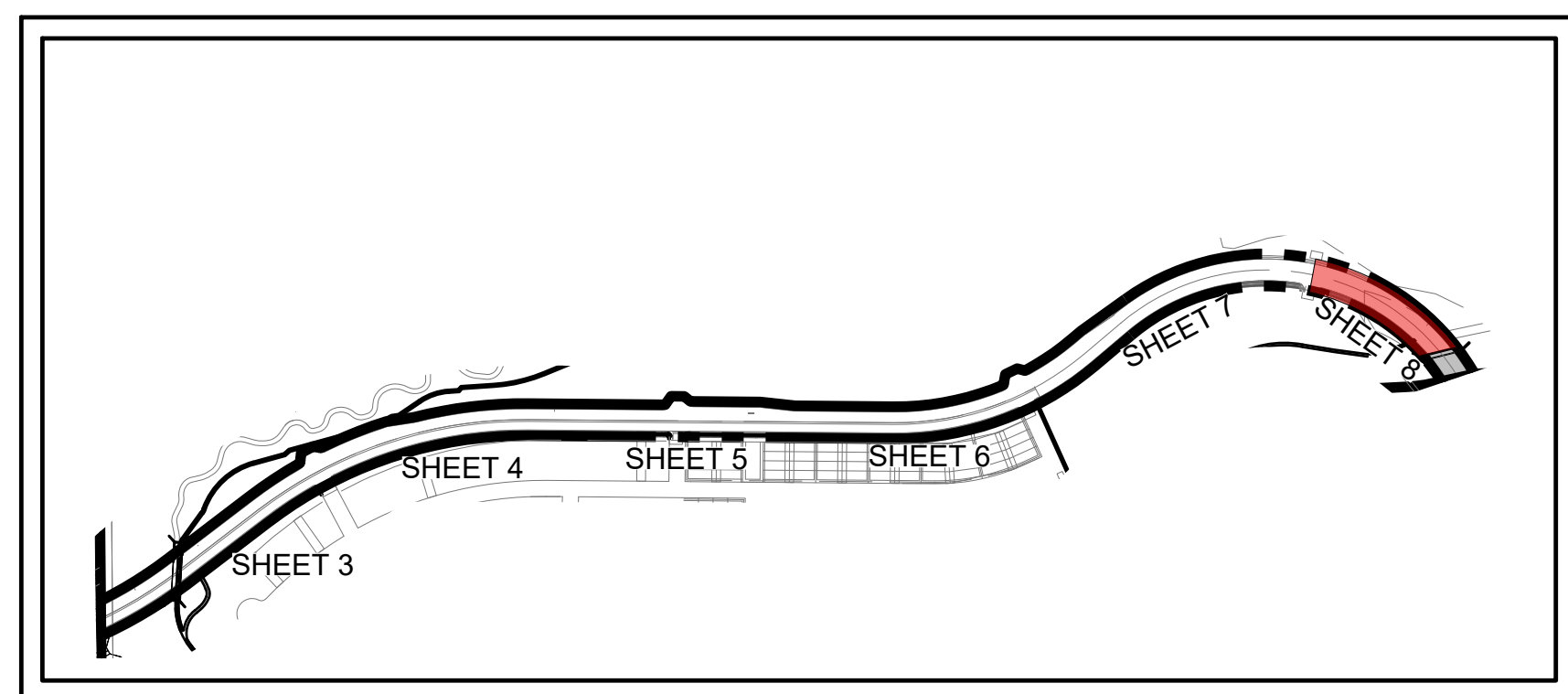
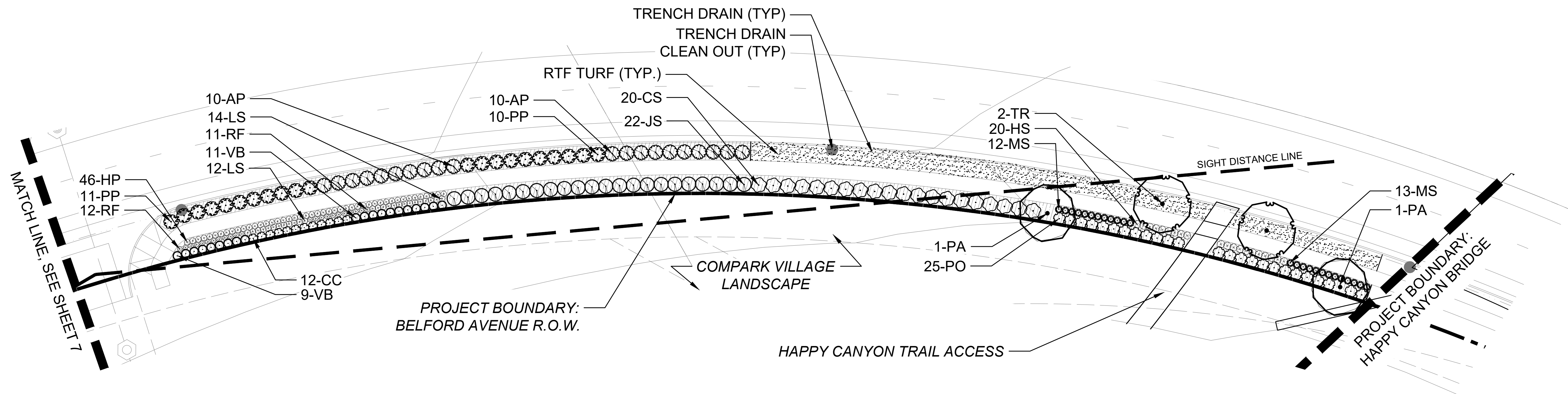
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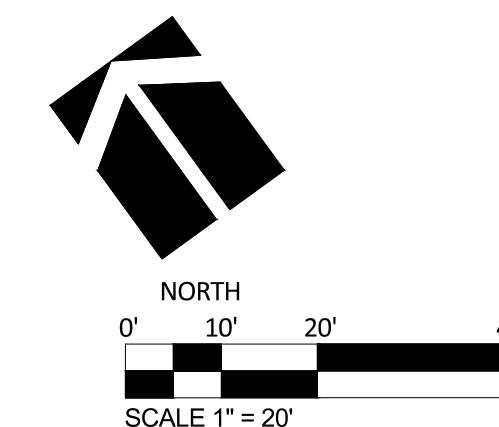
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NATIVE SEED NOTES:

- NATIVE SEED PROPOSED WITHIN THE NORTH HALF OF BELFORD AVENUE ROW AND THE LIMIT OF DISTURBED AREA FROM BELFORD AVENUE CONSTRUCTION WILL BE INCLUDED WITH THE EROSION CONTROL PLANS
- NATIVE SEED IRRIGATION WILL BE PROVIDED WITH THE BELFORD AVENUE STREETScape LANDSCAPE AND IRRIGATION PLANS
- NATIVE SEED IS TO RE-VEGETATE DISTURBED AREAS AFTER CONSTRUCTION

NOTE:

ANY FUTURE SITE DEVELOPMENT MUST MEET THE LANDSCAPE REQUIREMENTS OF THE TOWN OF PARKER LDO.

Belford Avenue Streetscape Limit of Irrigated Native Seed - Distrubed Area Site Improvement Plan Amendment No. 1

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IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-S-P30-NP WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	POPUF SPRAY HEAD	9
	RAIN BIRD	RD-06-S-P30-NP WITH SST, CORNER SERIES NOZZLE	POPUF SPRAY HEAD	9
	RAIN BIRD	FEB SERIES W/ DUAL-1	ELECTRIC CONTROL VALVE W/ DECODER	10 & 16
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	6
	RAIN BIRD	IC-600-SS W/ DUAL49M & PED-SS - 49 STATION	ELECTRIC CONTROLLER	3 & 15
	RAIN BIRD	WRF-CLIK	WEATHER SENSOR DEVICE	4
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
	GUARDSHACK	65-1	BACKFLOW PREVENTER ENCLOSURE	2
	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	7
	RAIN BIRD	PESB (1 1/2") W/ DECODER	MASTER CONTROL VALVE W/ DECODER	8
	RAIN BIRD	FS-150-P W/ DECODER	FLOW SENSOR W/ DECODER	5
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	12
		TYPE K COPPER	HARD COPPER PIPE	1
		CLASS 200 BE	PVC LATERAL	12
		CLASS 160	PVC SLEEVING	14
	RAIN BIRD	XCZ-100-PRB-COM W/ DECODER	DRIP VALVE ASSEMBLY W/ DECODER	11 & 16
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	11, 13 & 17
			DRIP LINE BLOW-OUT STUB	13
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	17
	PAIGE	F1012D - 12 AWG	2-WIRE DECODER CABLE	7, 8, 10, 11, 16 & 17
	HUNTER	DUAL-1	VALVE DECODER	16
	HUNTER	DUAL-S	SURGE PROTECTION	5
			WATER METER	BY OTHERS

CONTROLLER & STATION NO.
 CONTROL VALVE SIZE

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY PLAN WEST. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 90 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 90 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
 BLUEGRASS TURF 2.23" PER WEEK PEAK SEASON
 ORNAMENTAL PLANTINGS 0.89" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE COVERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'; INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'; INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'; INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'; INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
 SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)
 3/4" - 1 1/4" PIPING 2" PVC (1)
 1 1/2" - 2" PIPING 4" PVC (1)
 2 - WIRE CABLE 2" PVC (1)
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- 2-WIRE SYSTEM NOTES (METRO DISTRICT) - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
 15.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 15.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR A AND BLACK FOR B)/(BLUE FOR PERMANENT VALVES AND TAN FOR Z-ZONE VALVES).
 15.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 15.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 15.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 15.6. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
 15.7. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 15.8. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
 15.9. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 8TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 15.10. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS*KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

Belford Avenue Streetscape

Site Improvement Plan Amendment No. 1

Town of Parker, CO



OWNER
 Belford Avenue North Metropolitan District
 4100 East Mississippi Avenue, Suite 500
 Denver, CO 80246
 (303) 984-9800

LANDSCAPE ARCHITECT
 Plan West, Inc.
 767 Santa Fe Drive
 Denver, CO 80204
 (303) 741-1411



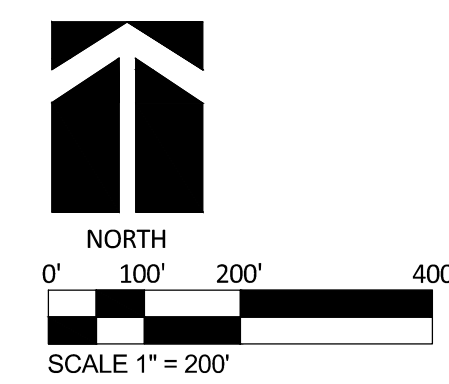
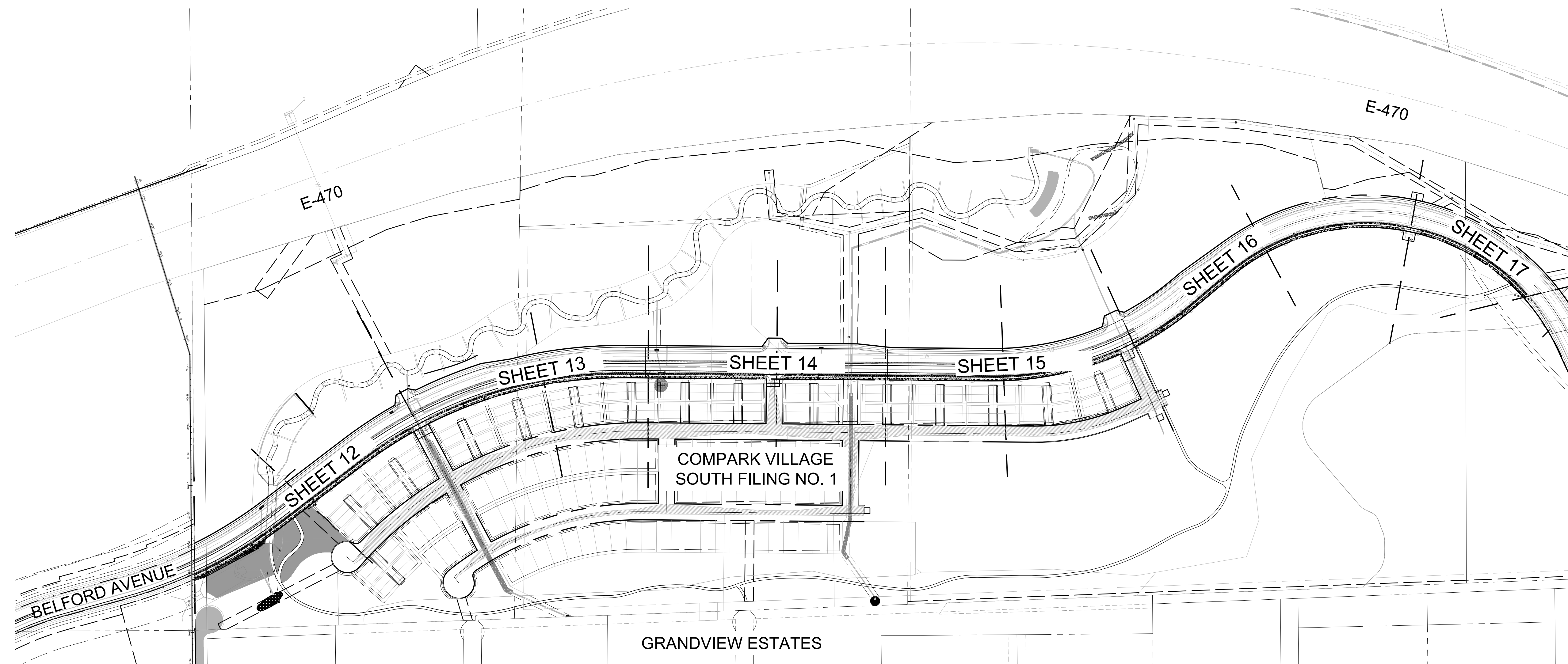
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COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



Belford Avenue Streetscape Project Limits

Site Improvement Plan Amendment No. 1

Town of Parker, CO

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Belford Avenue North Metropolitan District
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Job No: 2020-09
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**PLANNING
SITE DESIGN
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SHEET: 11 of 20

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860 Tabor Street, Suite 200 Lakewood, Colorado 80401
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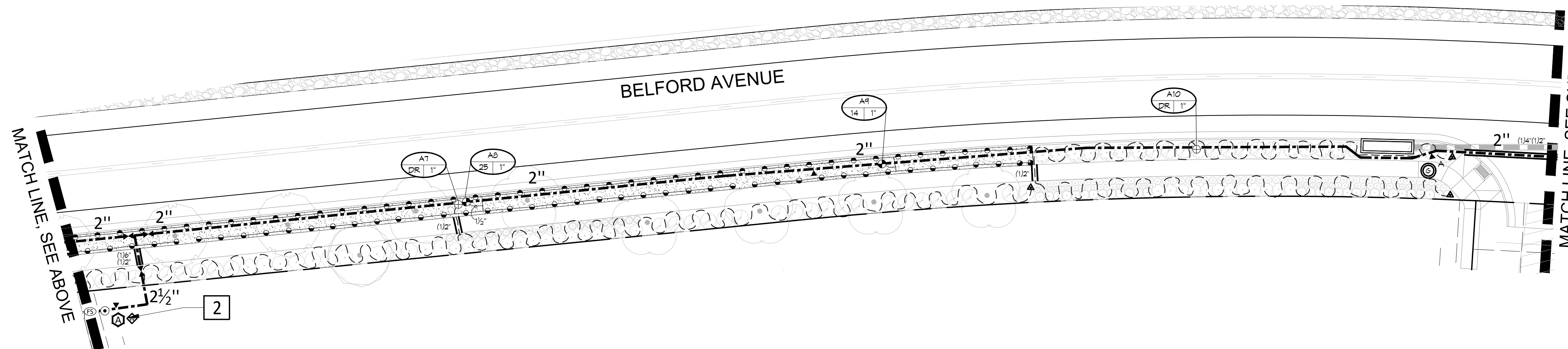
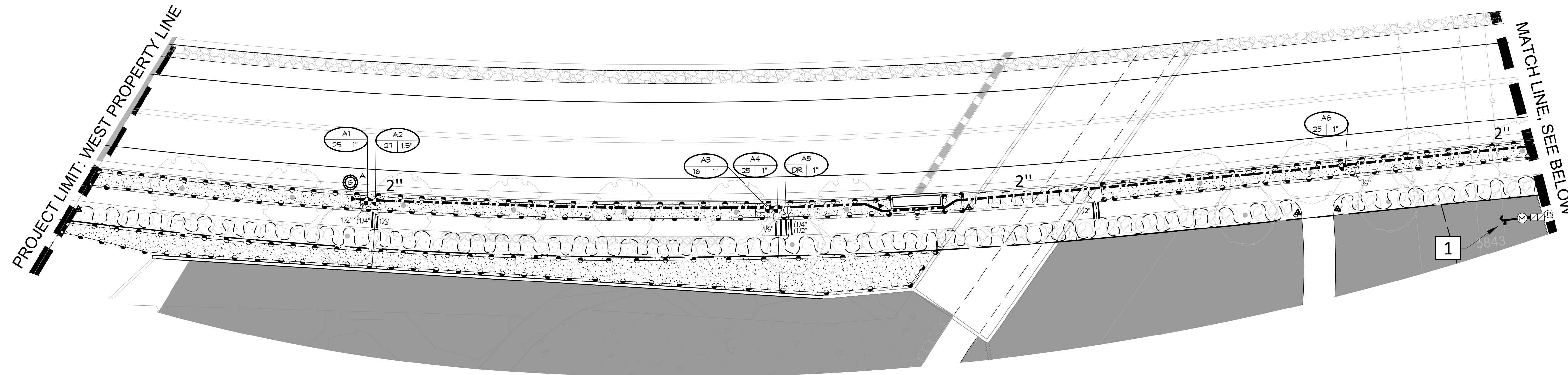
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COMPARK VILLAGE SOUTH SITE IMPROVEMENT PLAN - AMENDMENT NO. 1 LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE

1 POINT OF CONNECTION #1 - 1 1/2"

PEAK FLOW REQUIREMENT: 41 GPM. REQUIRED STATIC PRESSURE: 90 PSI
CONTRACTOR SHALL TIE ONTO 1 1/2" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE METER AND STUB TO THIS LOCATION IS BY OTHERS. CONNECT TO STUB AND EXTEND 1 1/2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1 1/2" STOP AND WASTE VALVE, ONE 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1 1/2" FLOW SENSOR, ONE 1 1/2" MASTER VALVE, ONE QUICK COUPLING VALVE, ONE 2 1/2" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



2 CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM (TO BE COORDINATED) - REFER TO ELECTRICAL PLANS. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 10/01/2021

Planning Approval By: S. Nergler

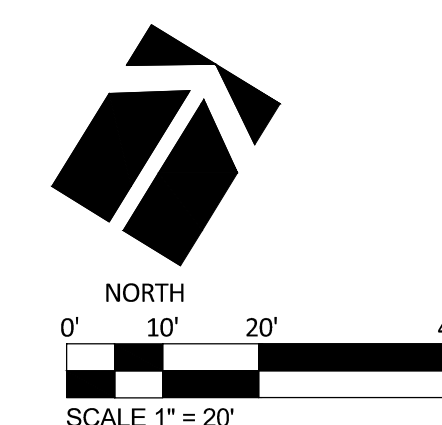
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Belford Avenue Streetscape Conceptual Planting Design Site Improvement Plan Amendment No. 1

Town of Parker, CO



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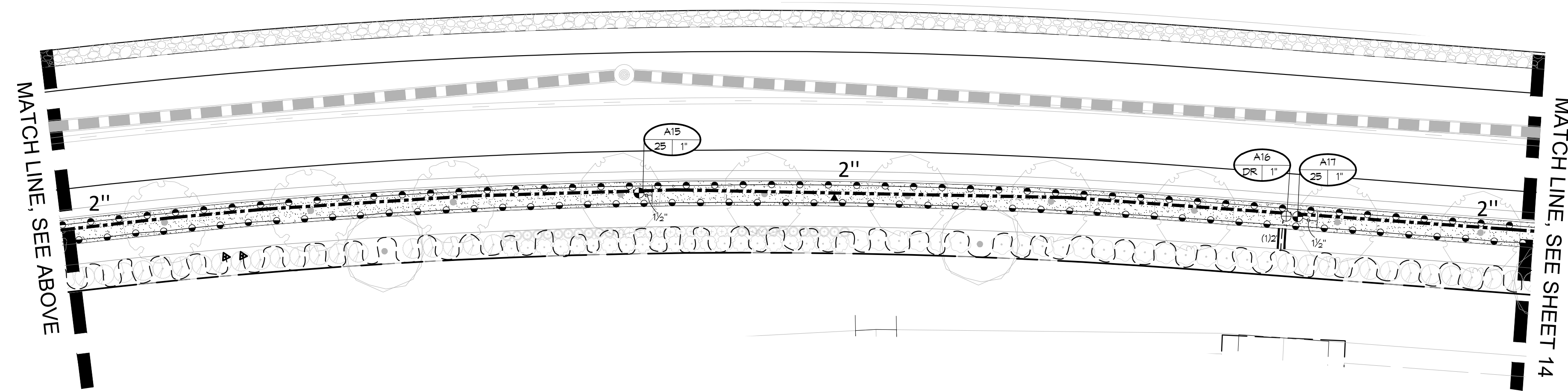
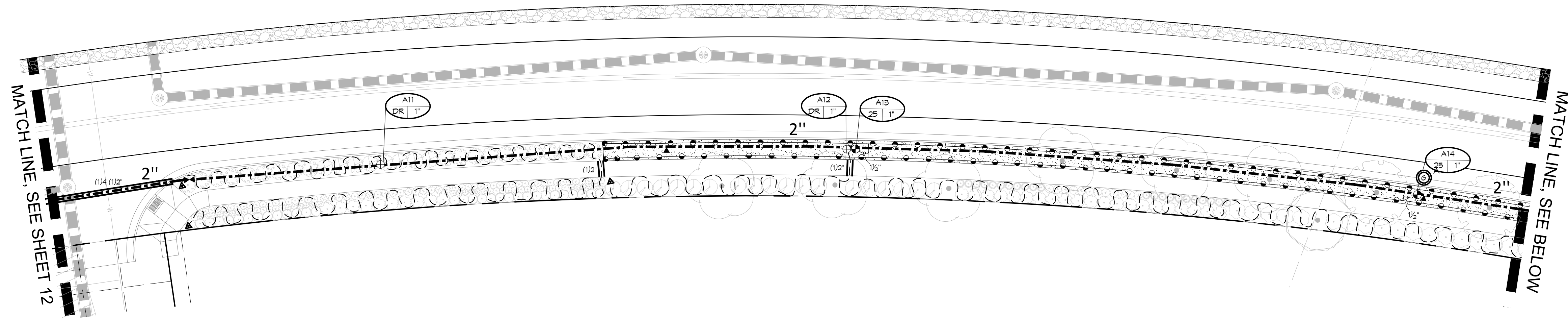
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COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

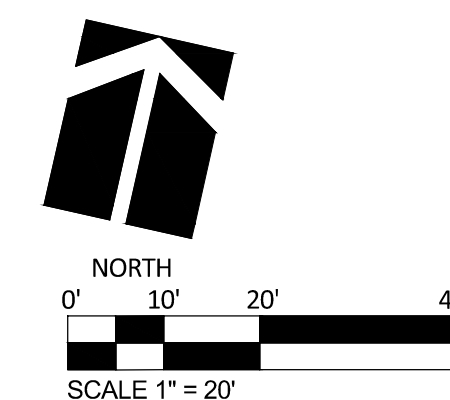
LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



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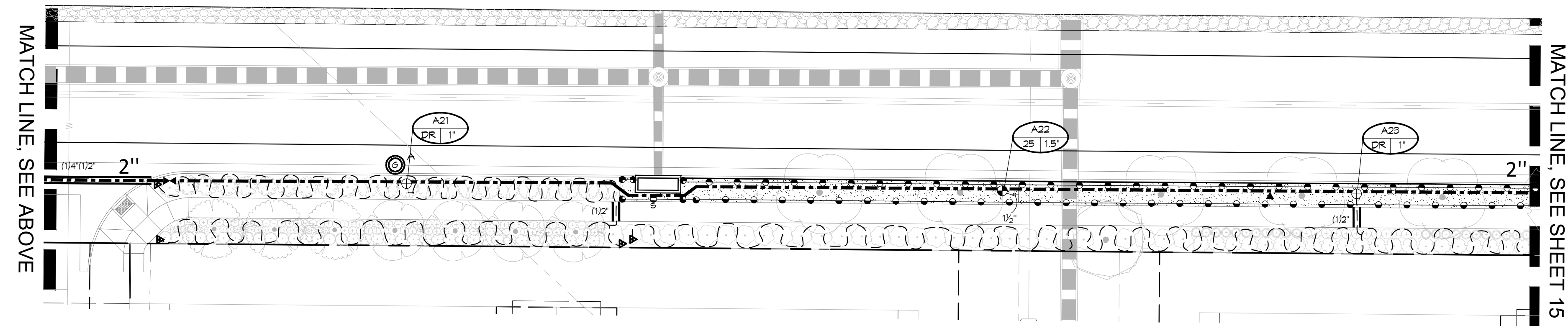
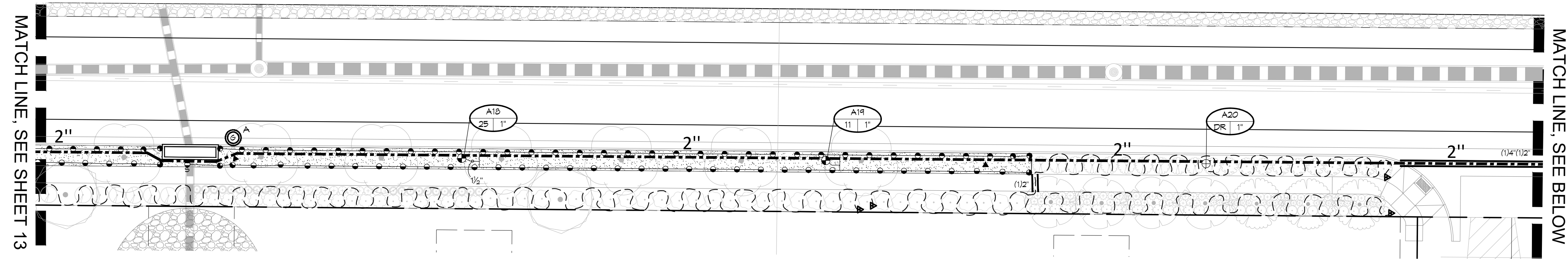
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COMPARK VILLAGE SOUTH

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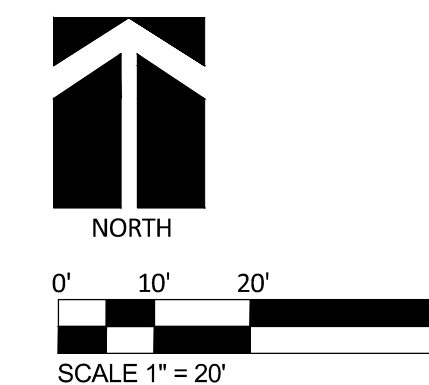
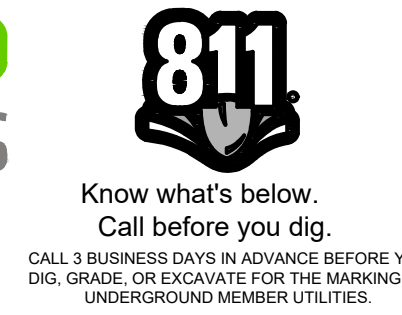
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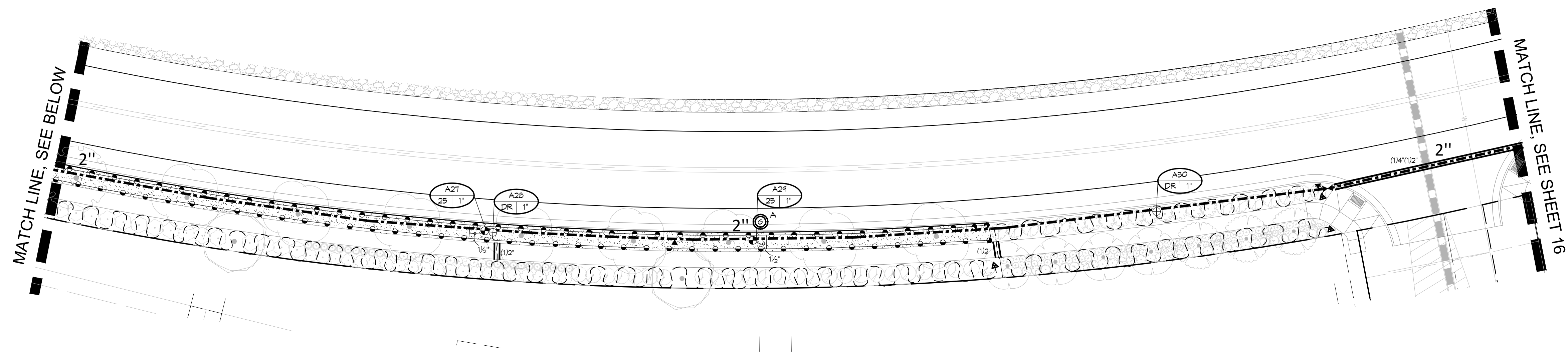
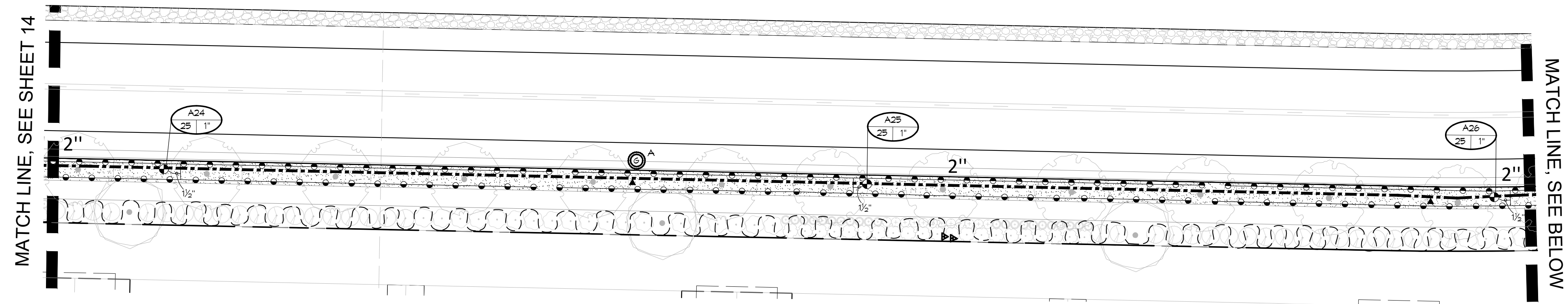
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COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



Belford Avenue Streetscape Conceptual Planting Design

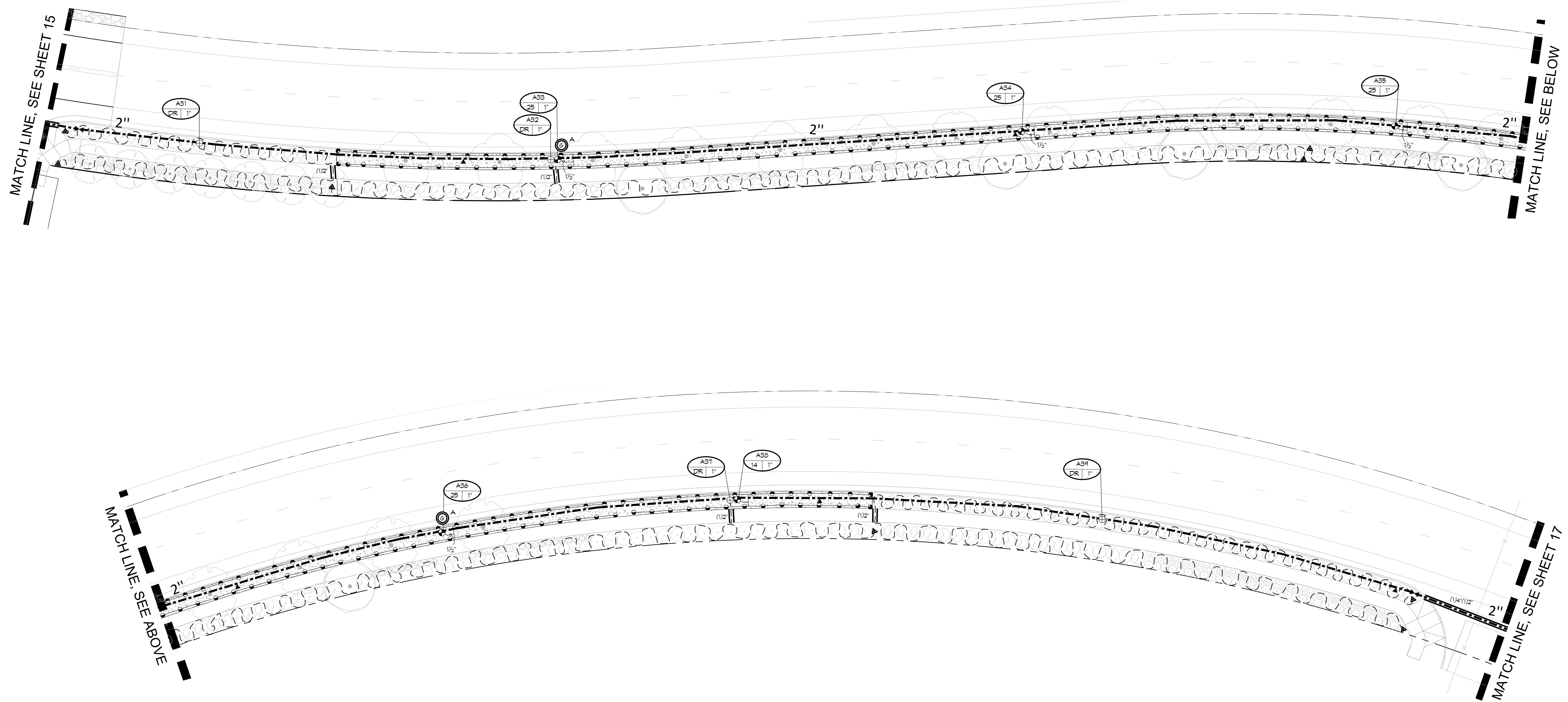
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Town of Parker, CO

COMPARK VILLAGE SOUTH

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LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



Belford Avenue Streetscape

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Irrigation Consulting & Water Management
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
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NORTH
0' 10' 20' 40'
SCALE 1" = 20'

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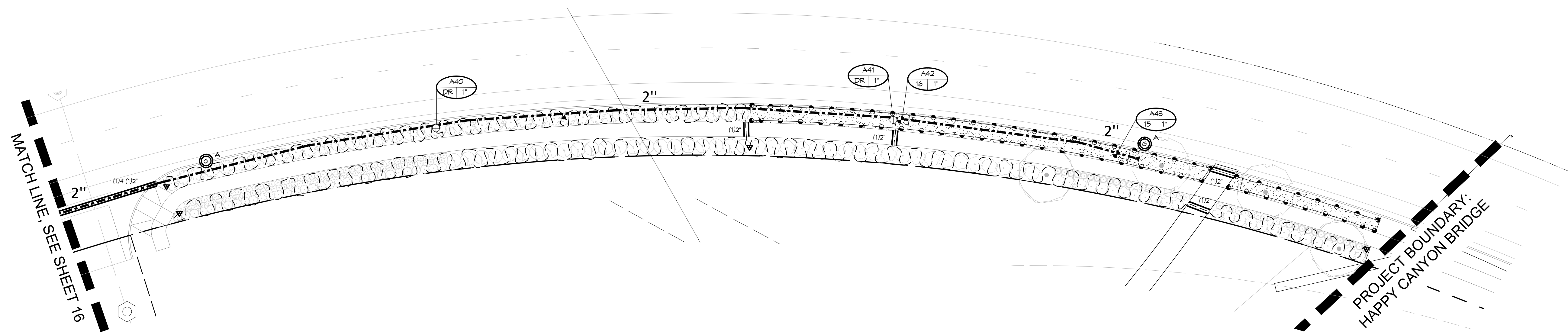
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COMPARK VILLAGE SOUTH

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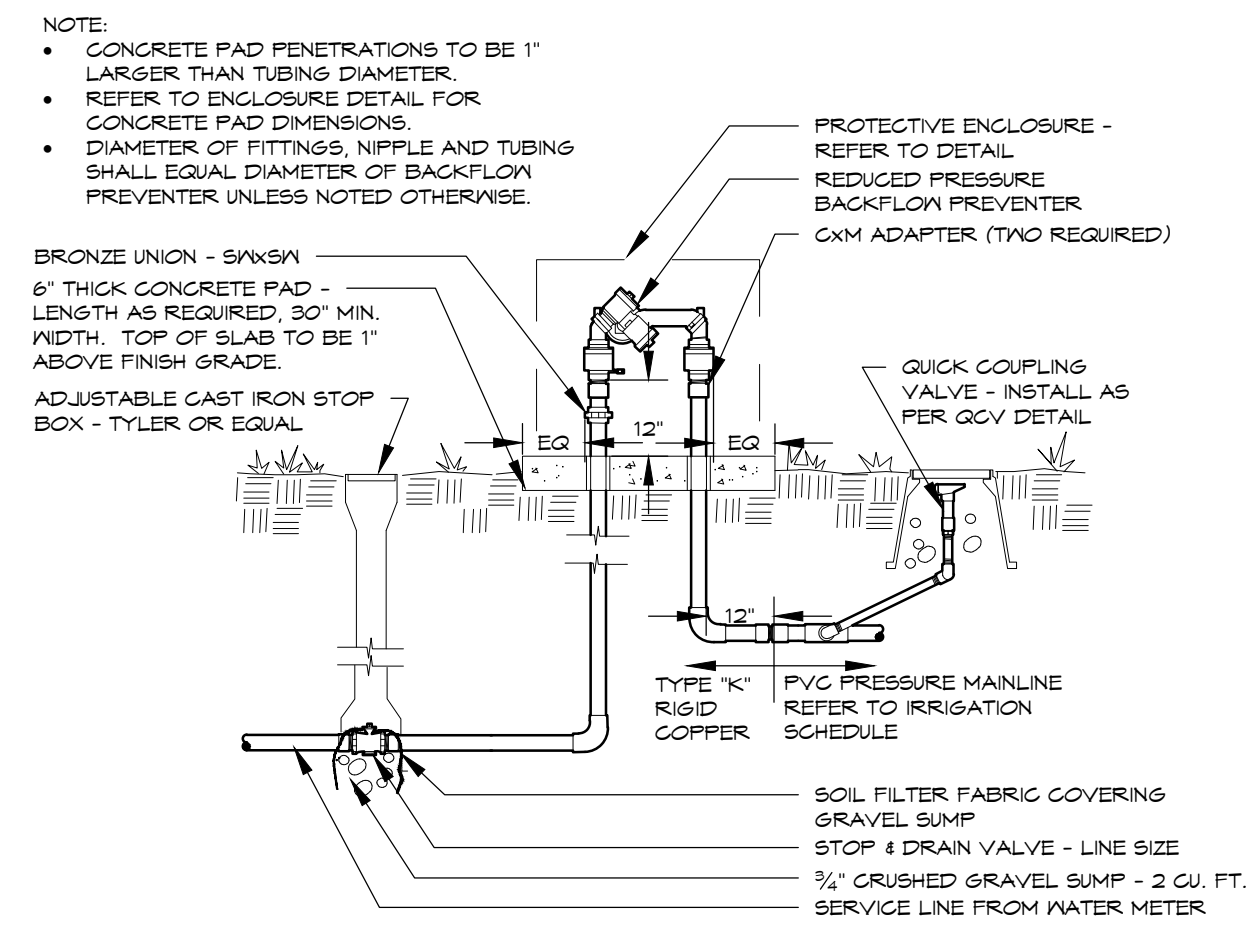
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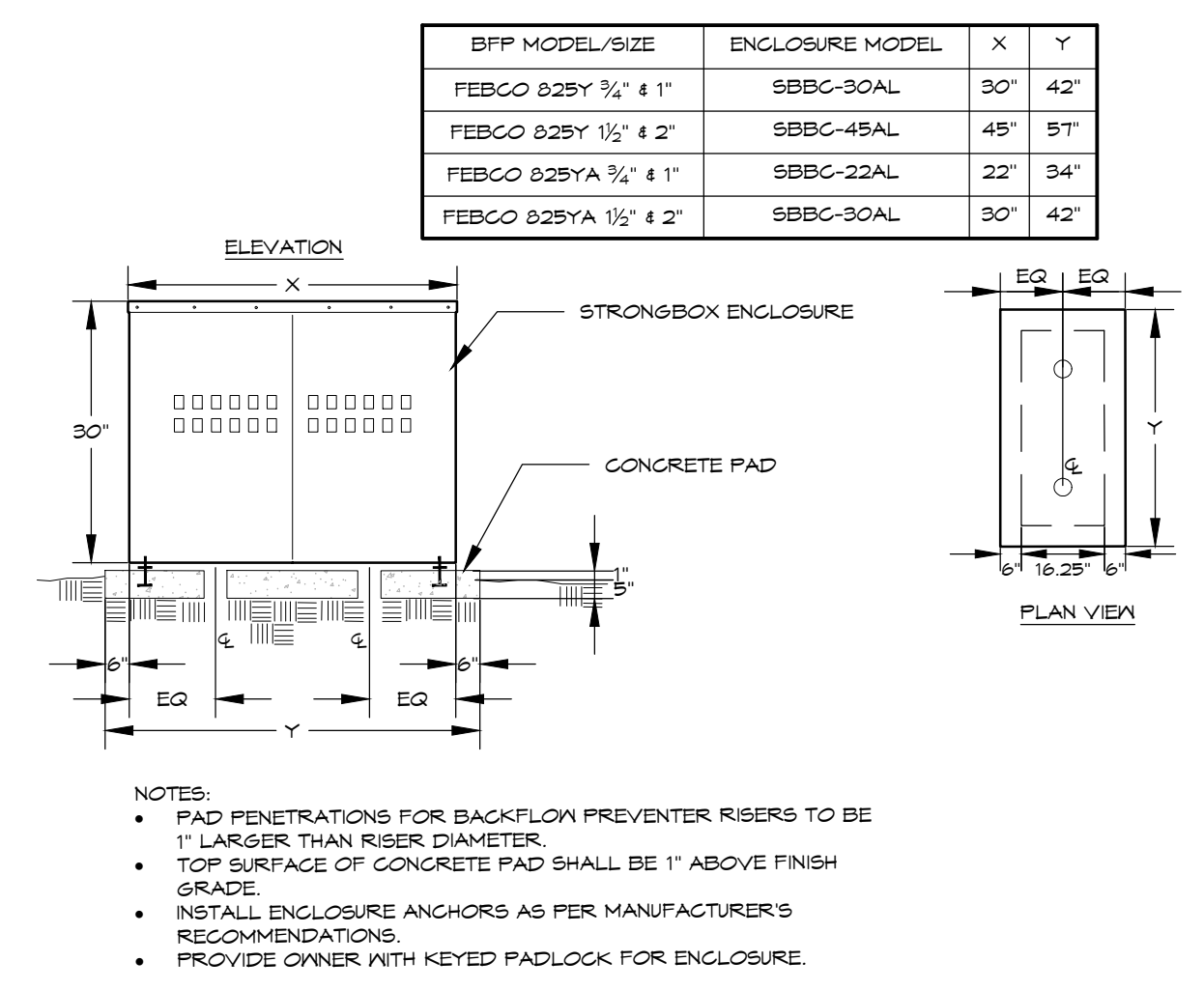
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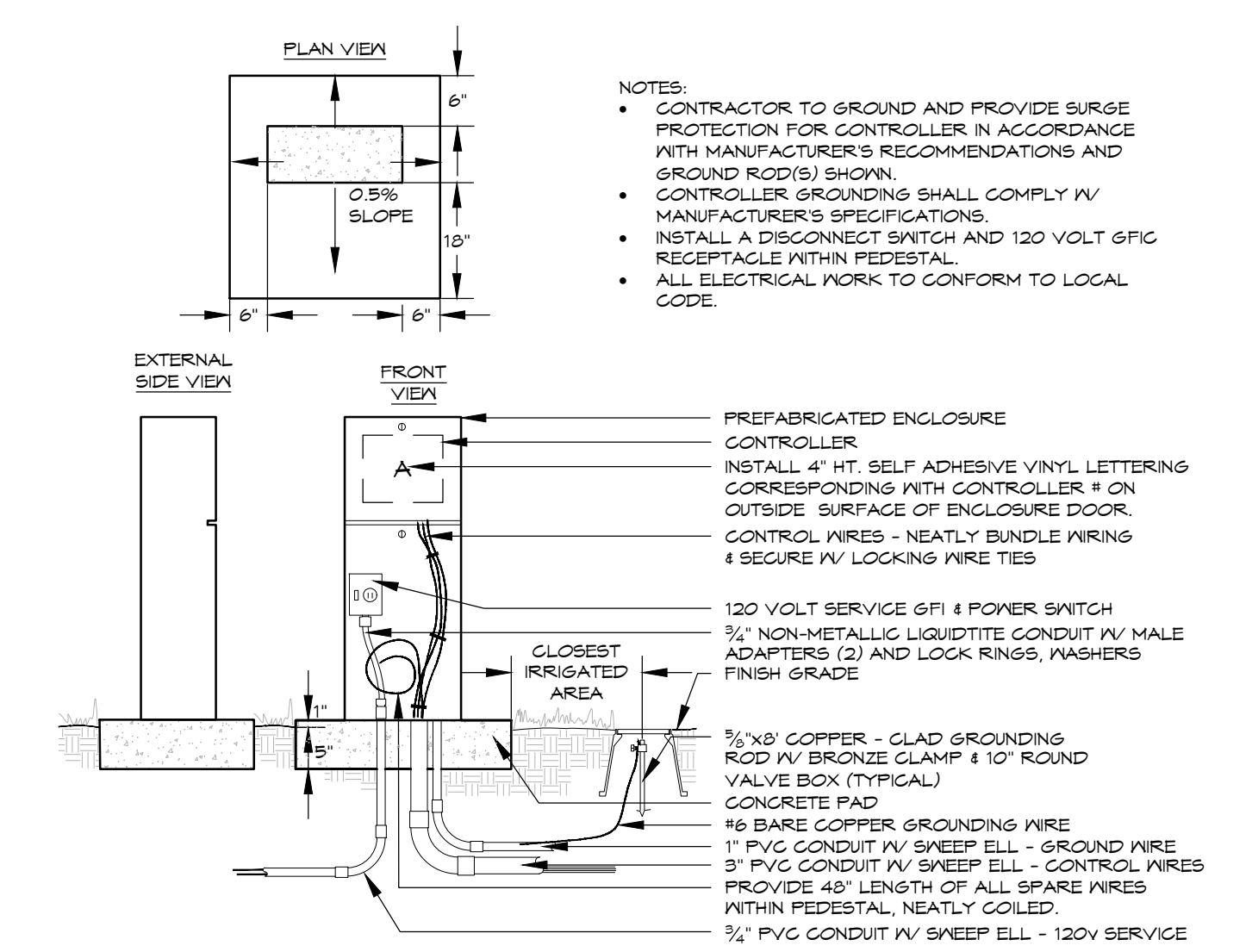
BACKFLOW PREVENTER
3/4" - 2" SYSTEMS WITH PVC CONNECTION

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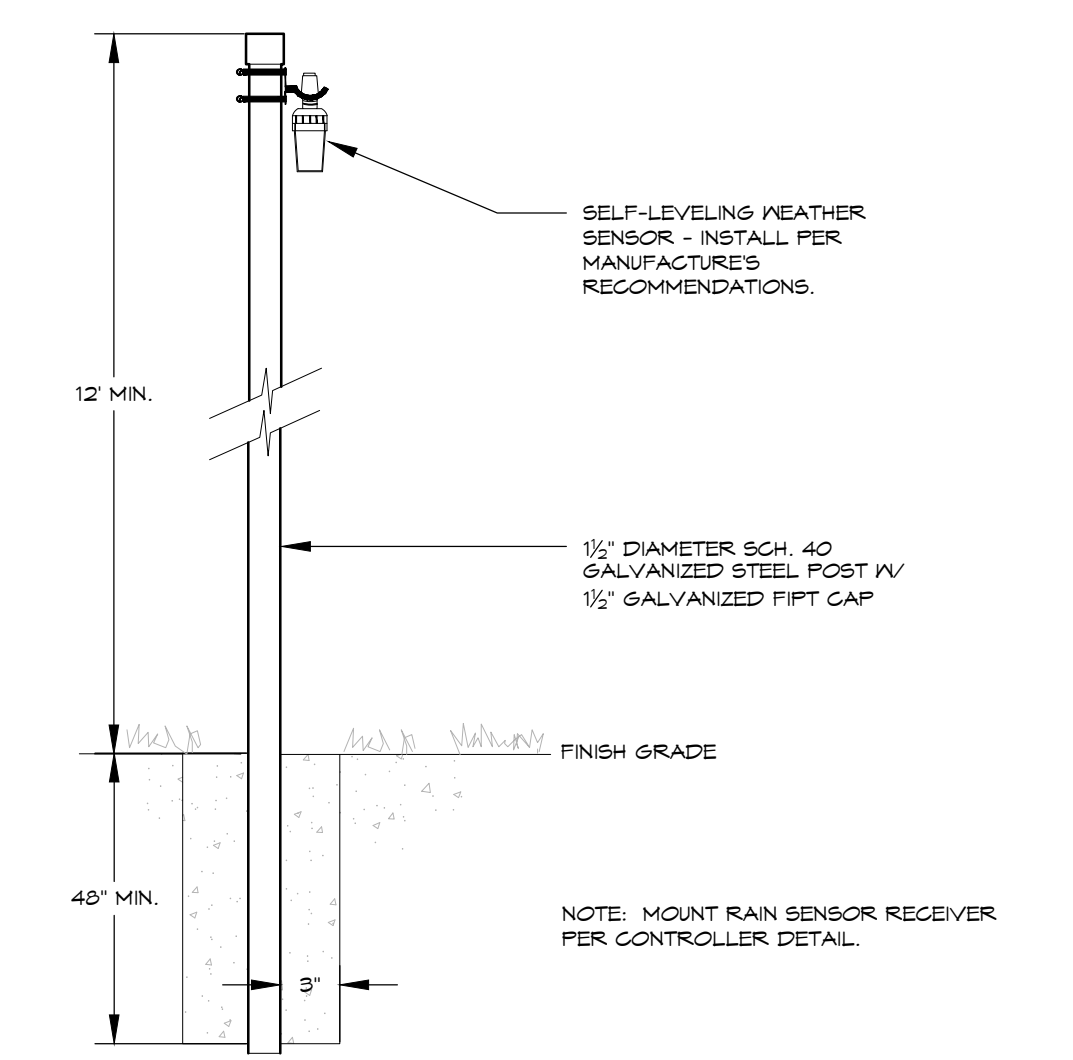
BACKFLOW ENCLOSURE
STRONGBOX - 3/4" - 2" SYSTEMS

2



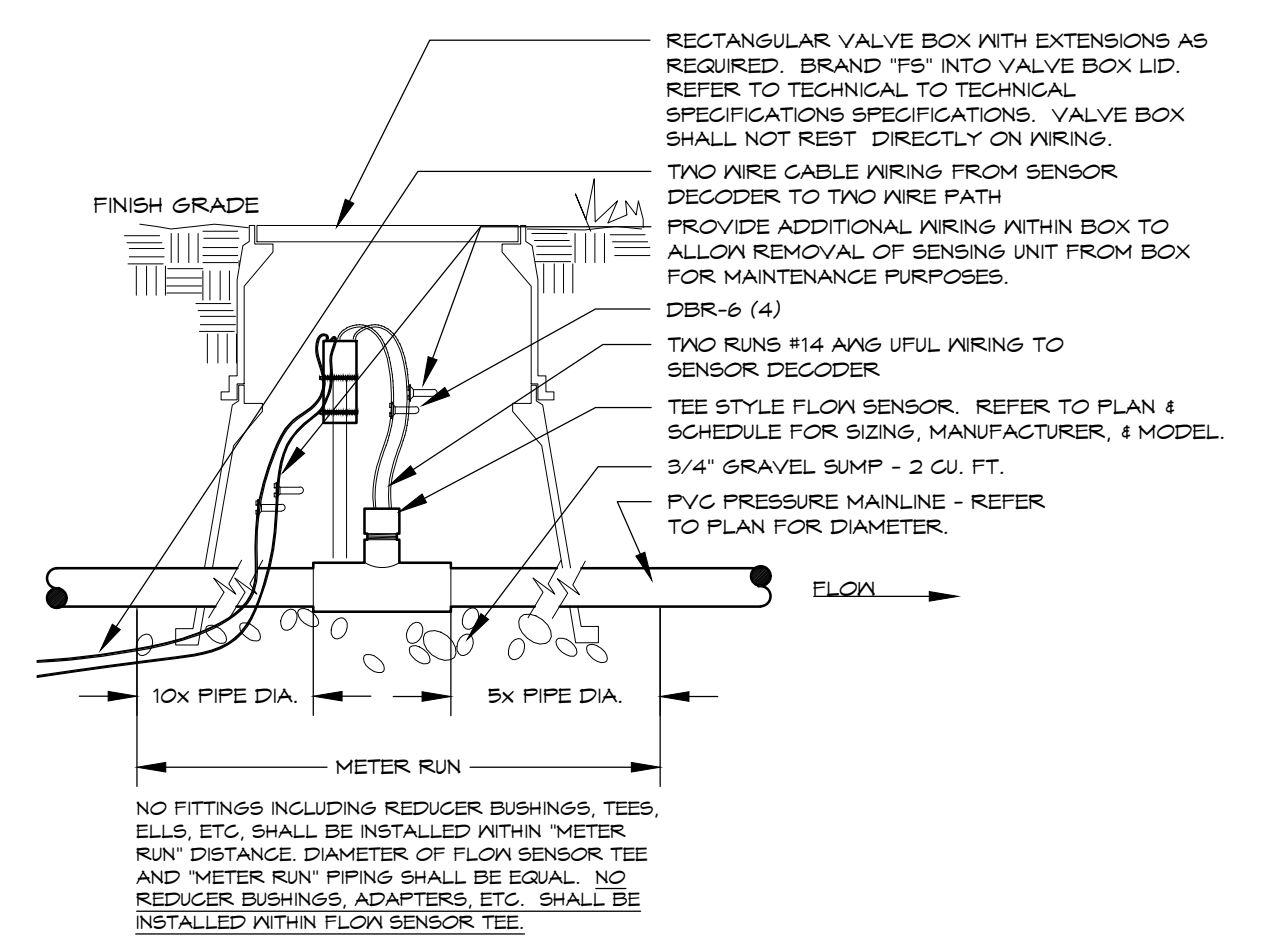
ELECTRIC CONTROLLER
PEDESTAL - FRONT OPENING - TYPICAL

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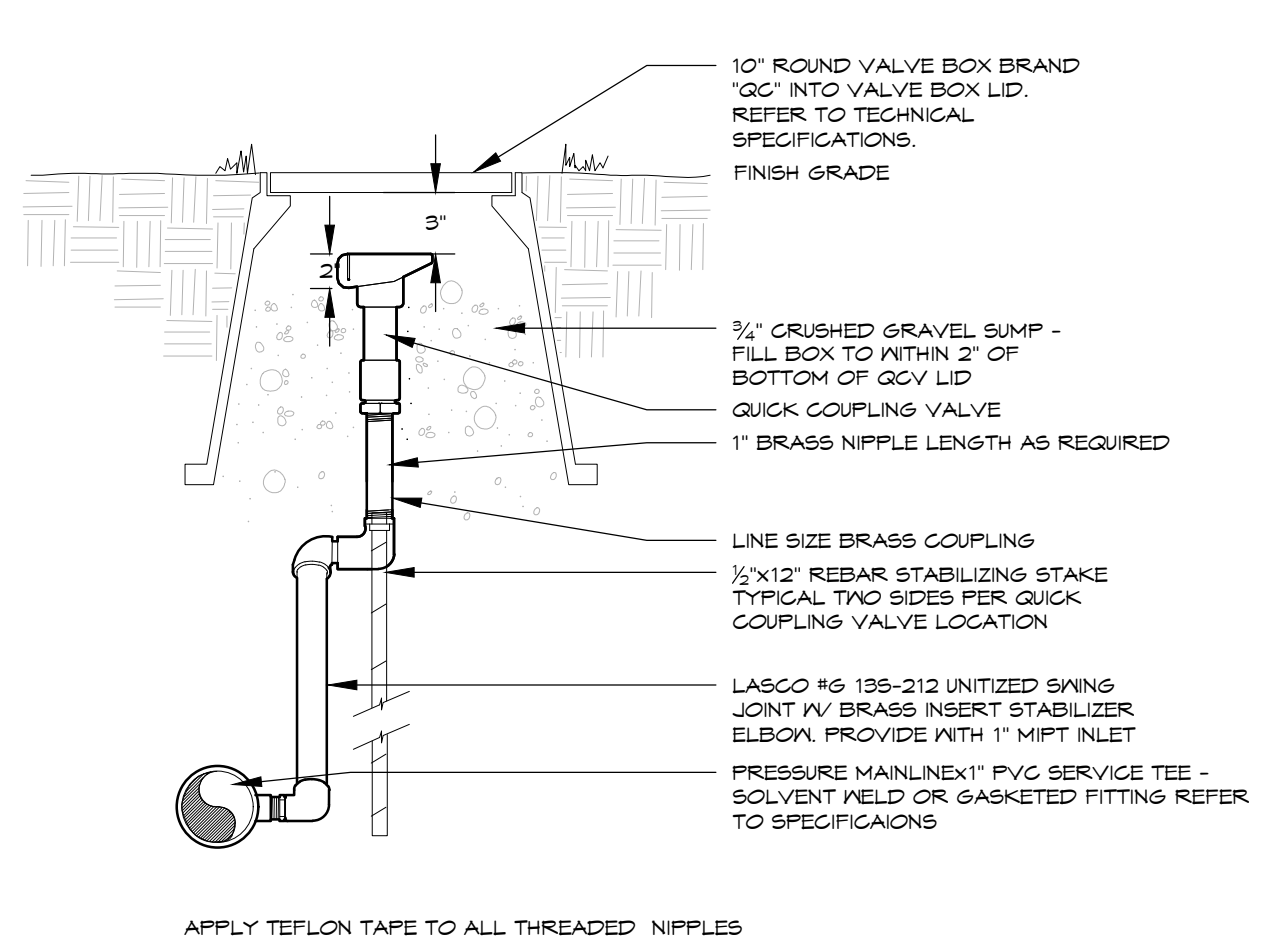
WEATHER SENSOR
POLE MOUNTED - Self-Leveling

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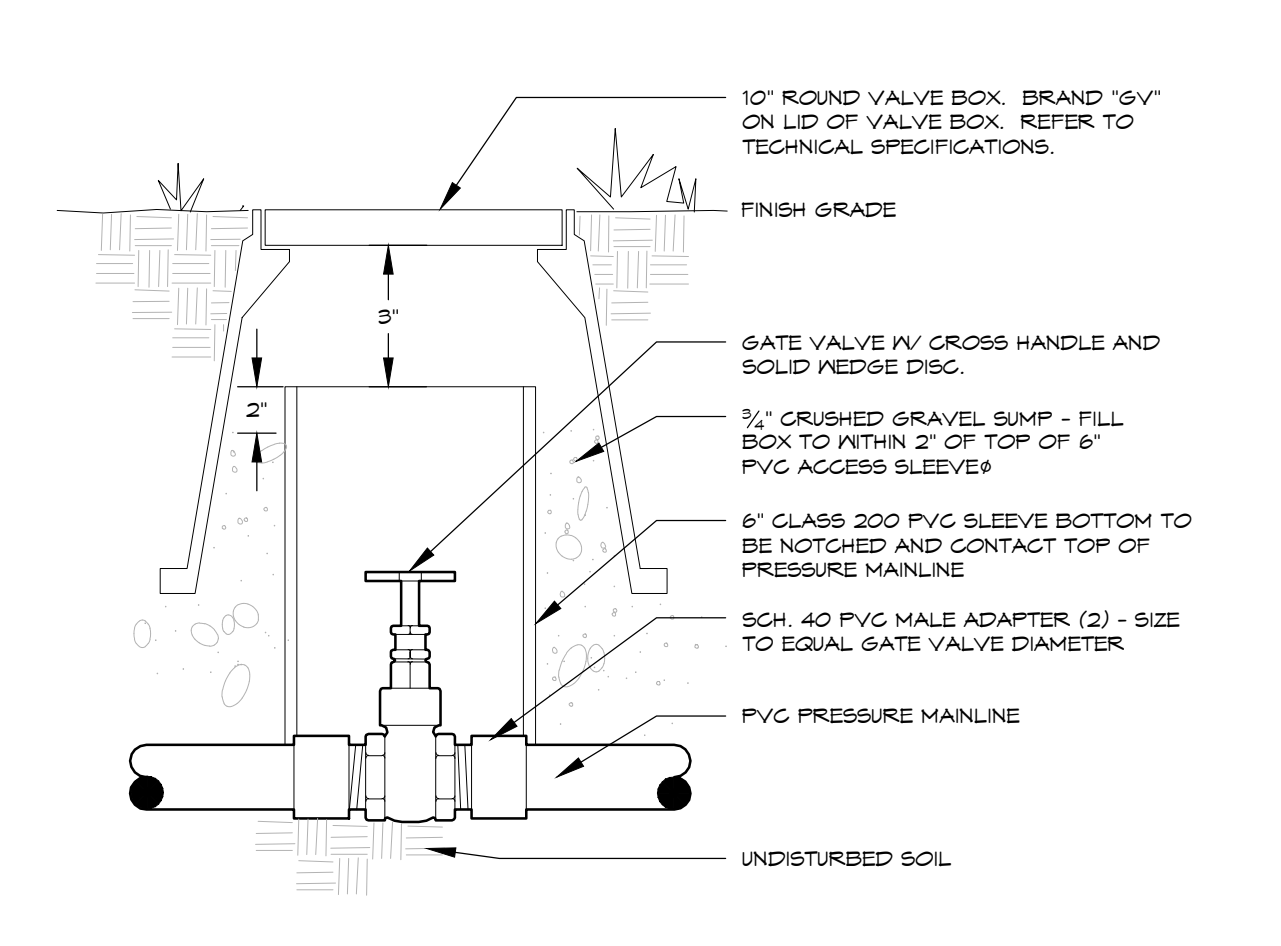
FLOW SENSOR
VIA DECODER - TEE STYLE - POTABLE

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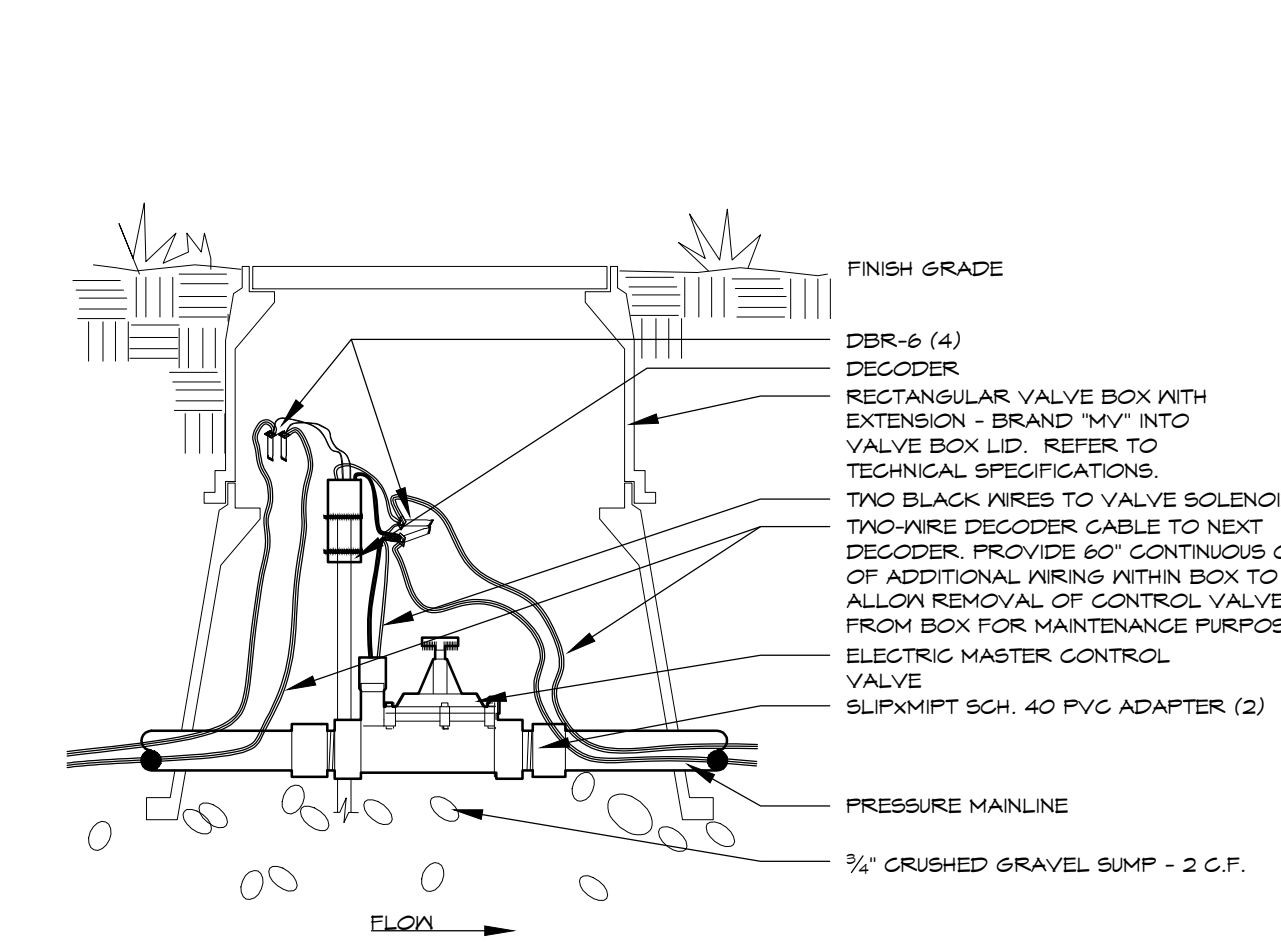
QUICK COUPLING VALVE
LASCOSWING - TYPICAL

6



GATE VALVE
2.5" & SMALLER - X-HANDLE

7



MASTER VALVE
VIA DECODER - TAPS 2" & SMALLER

8

Belford Avenue Streetscape

Site Improvement Plan Amendment No. 1
Town of Parker, CO

DIRECTORY

IRRIGATION NOTE & SCHEDULE 10

IRRIGATION PLANS 11 - 17

IRRIGATION DETAILS 18 - 20

HydroSystems KDI

Irrigation Consulting & Water Management
860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemsmdi.com

Know what's below. Call before you dig.

811

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PLANWEST

767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411
planwest.com

LANDSCAPE ARCHITECT

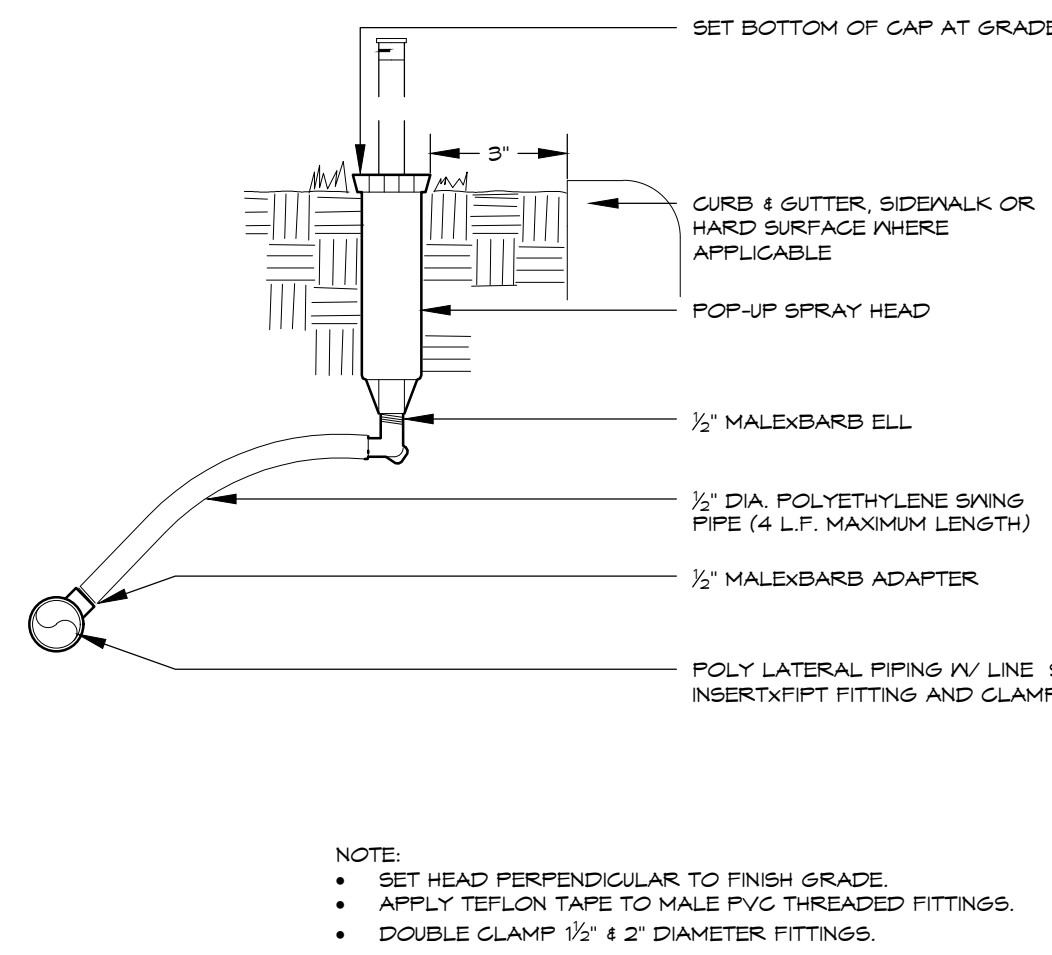
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

PLANNING SITE DESIGN ENTITLEMENTS LANDSCAPE ARCHITECTURE

Job No: 2020-09
Date: 03-17-2021
06-17-2021
08-10-2021
09-14-2021

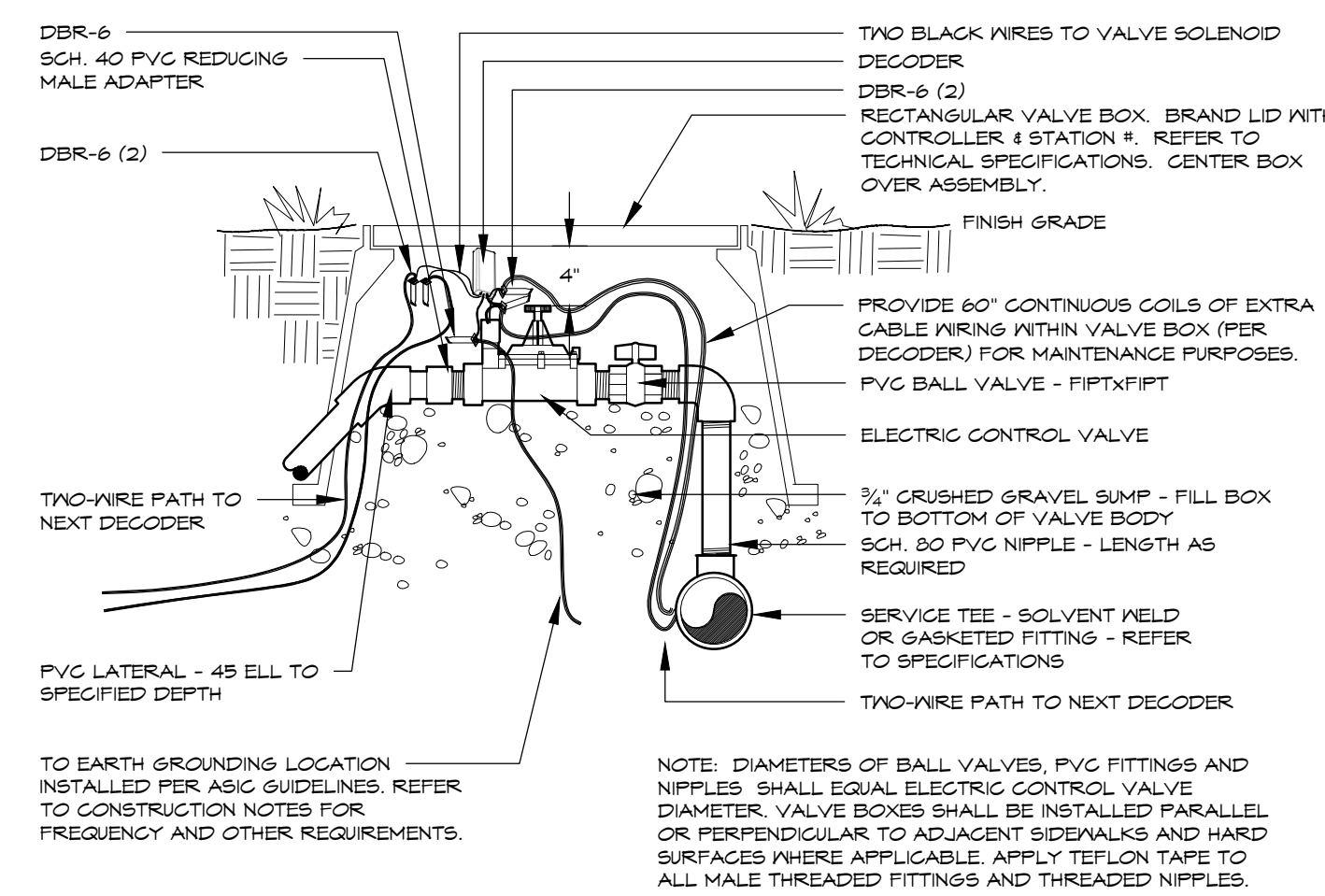
SHEET: 18 of 20

COMPARK VILLAGE SOUTH SITE IMPROVEMENT PLAN - AMENDMENT NO. 1 LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



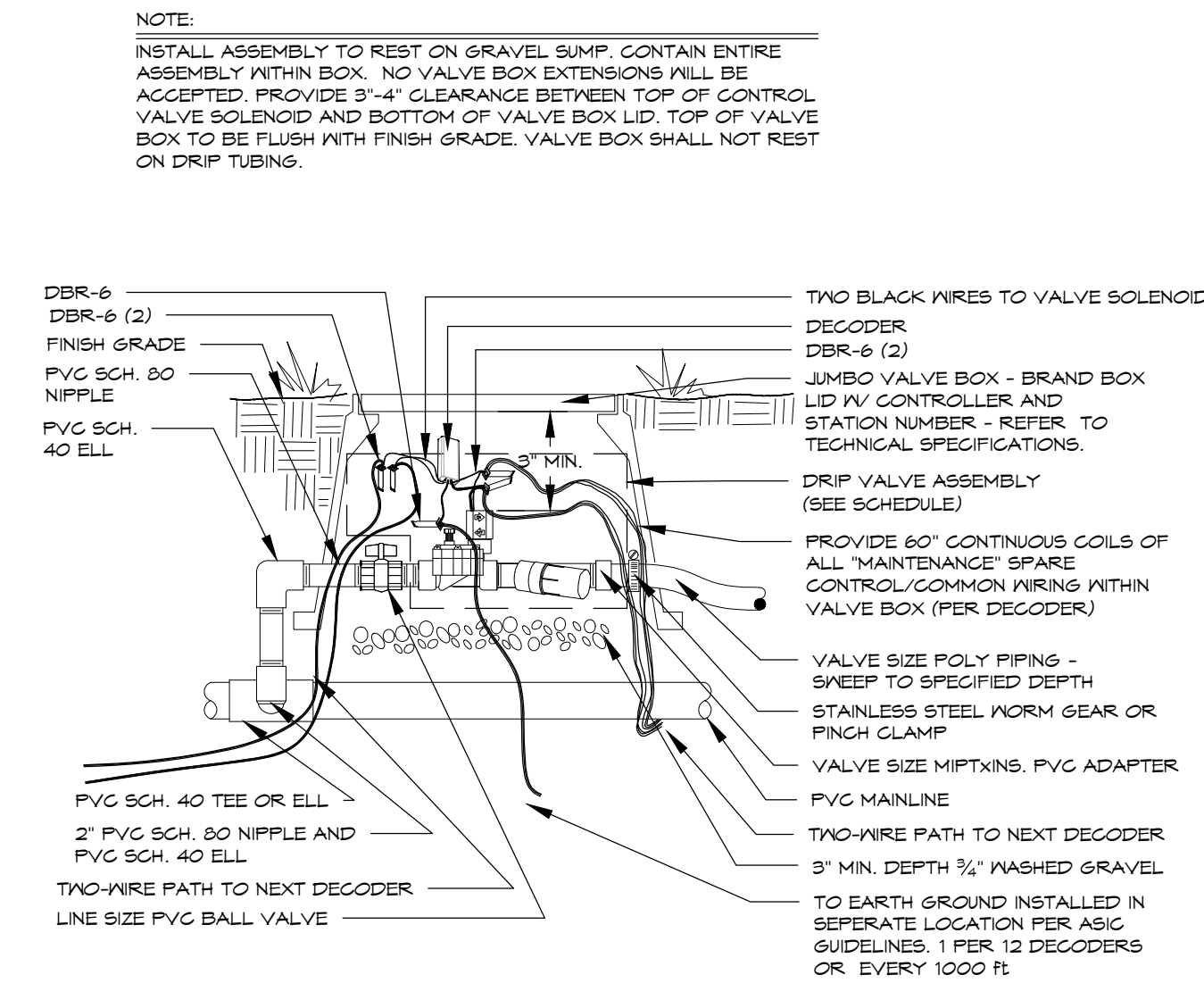
POP-UP SPRAY HEAD
SWING PIPE - POLY

9



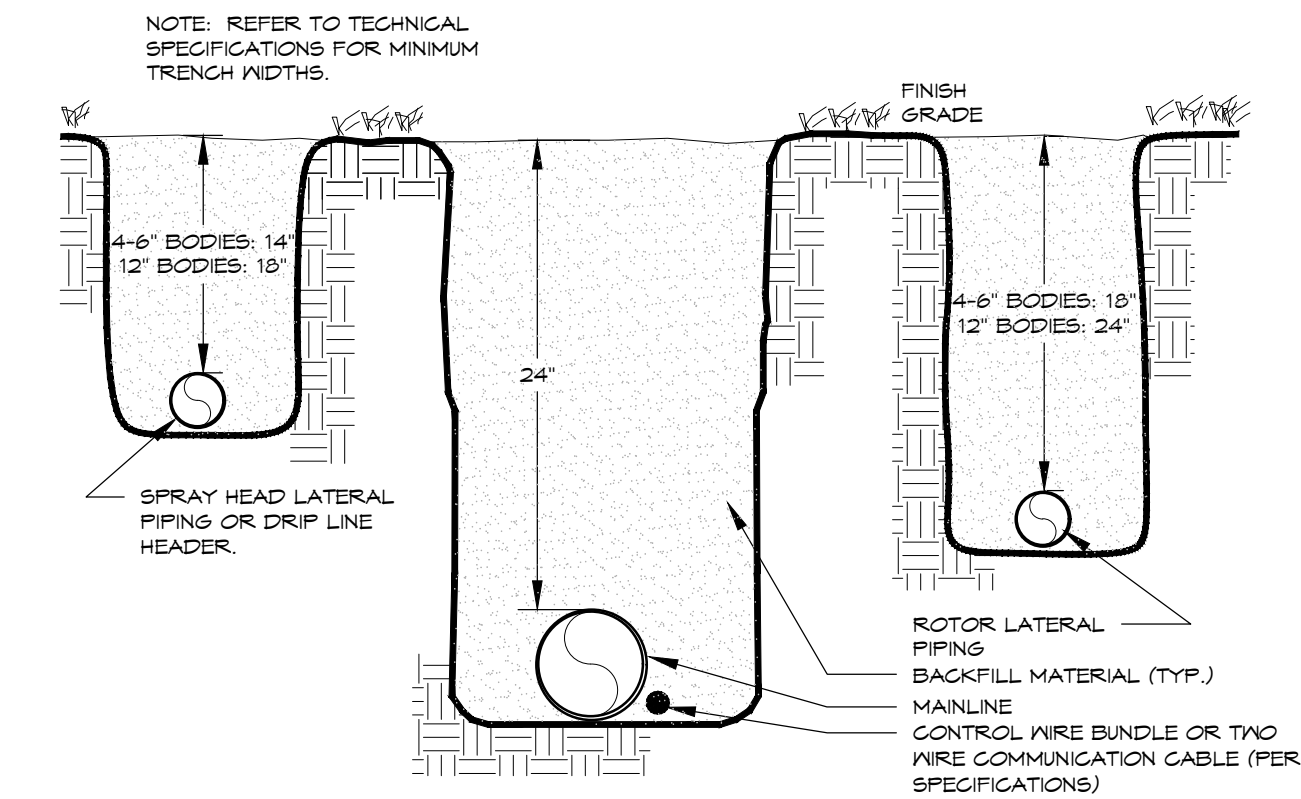
ELECTRIC CONTROL VALVE
TWO-WIRE SYSTEM - PVC PIPE

10



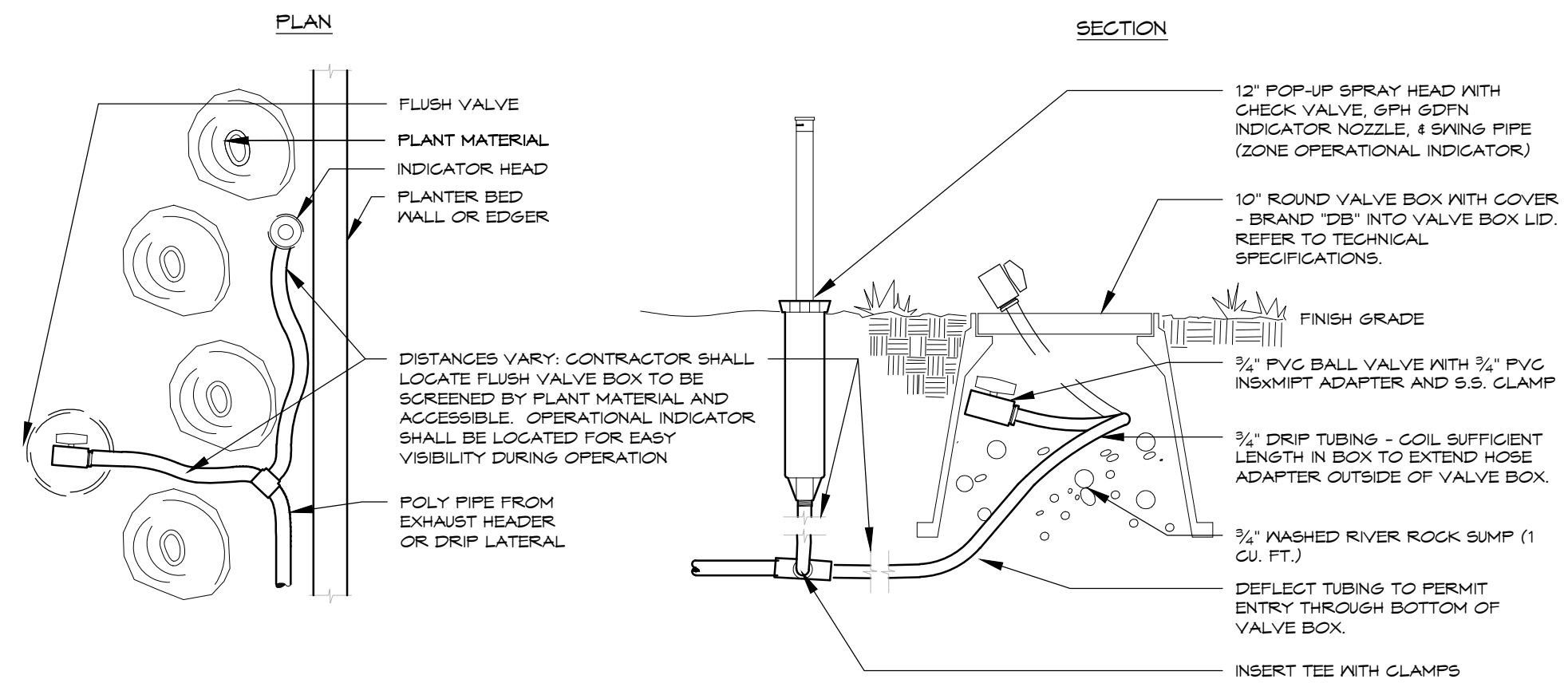
DRIP VALVE
TWO-WIRE SYSTEM - KIT - POLY PIPE

11



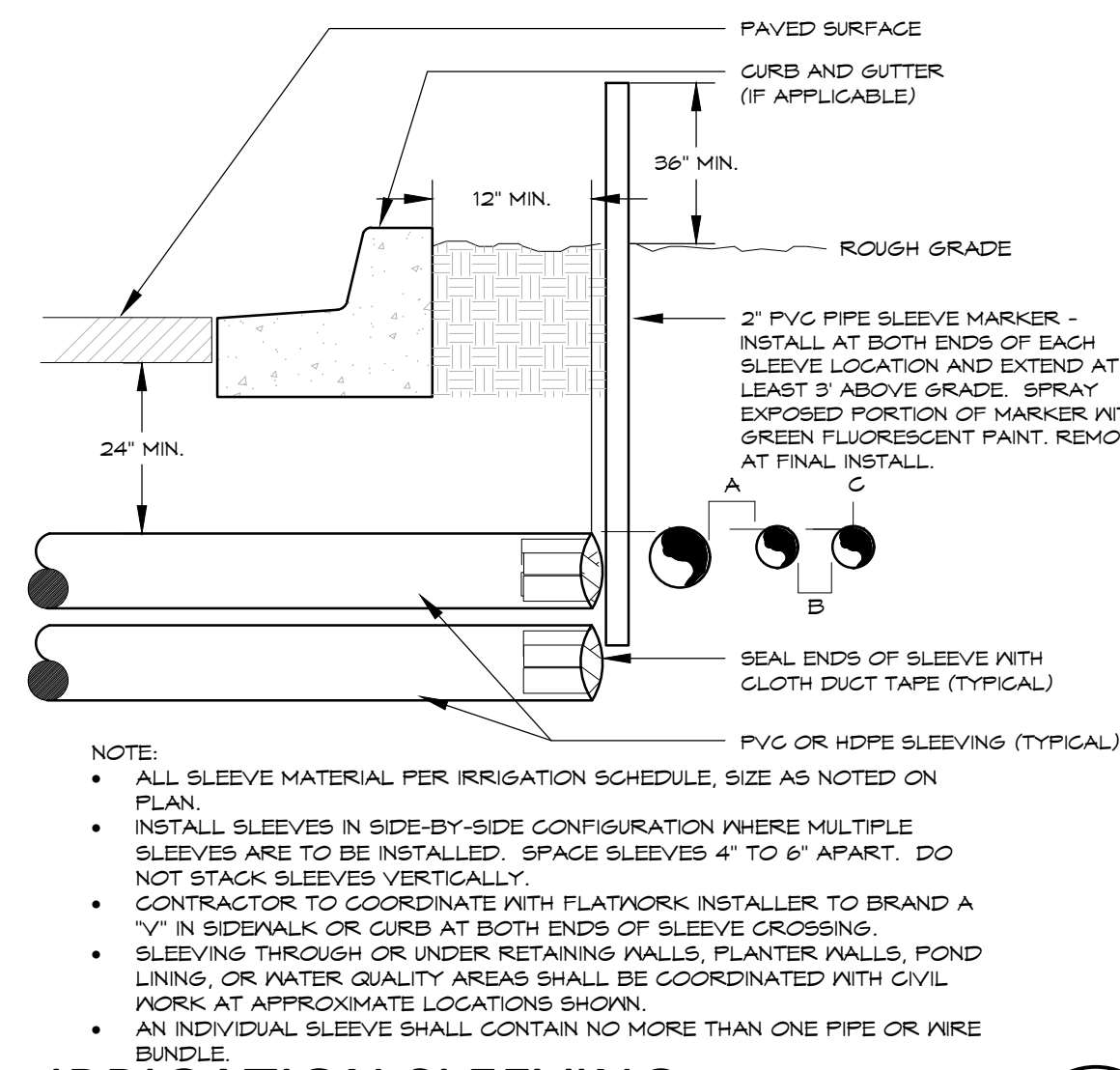
TRENCH
24" MAINLINE

12



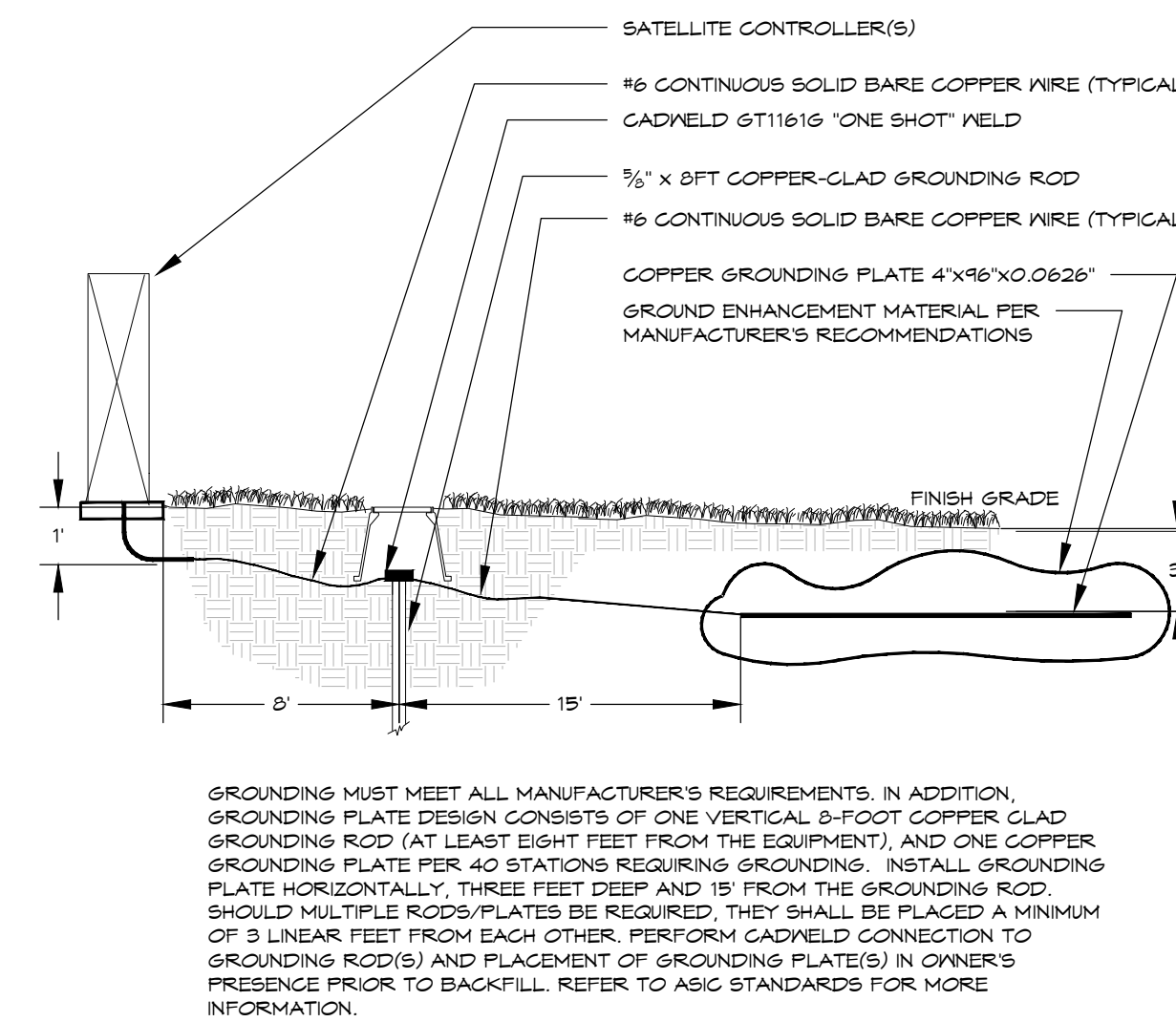
DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR

13



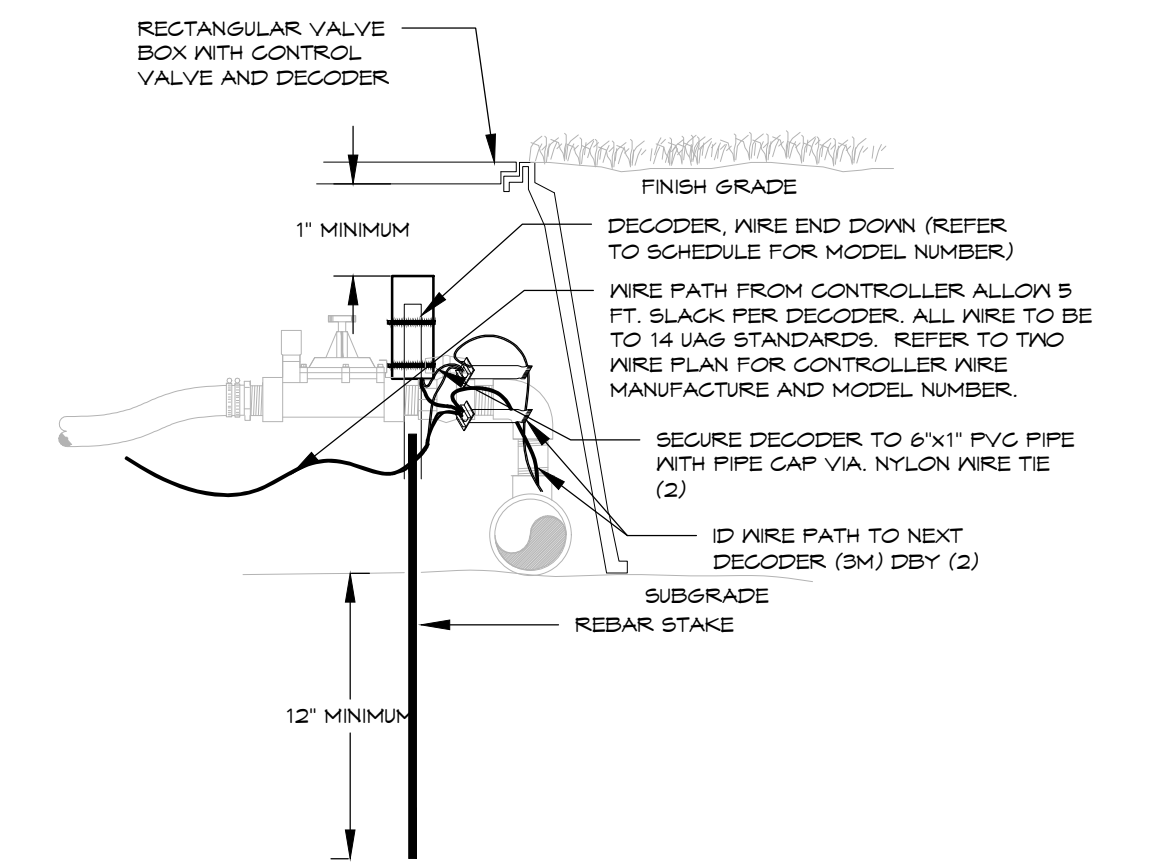
IRRIGATION SLEEVING
TYPICAL

14



CONTROLLER GROUNDING
TWO-WIRE SYSTEM - Pedestal Mount

15



DECODER INSTALLATION
TWO-WIRE SYSTEM

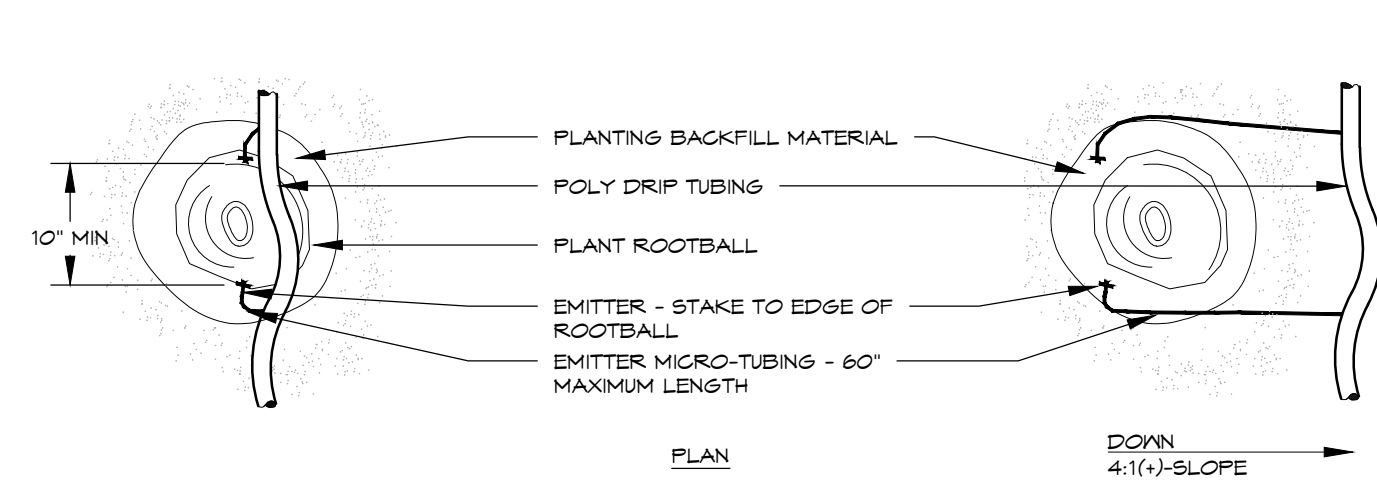
16

Belford Avenue Streetscape

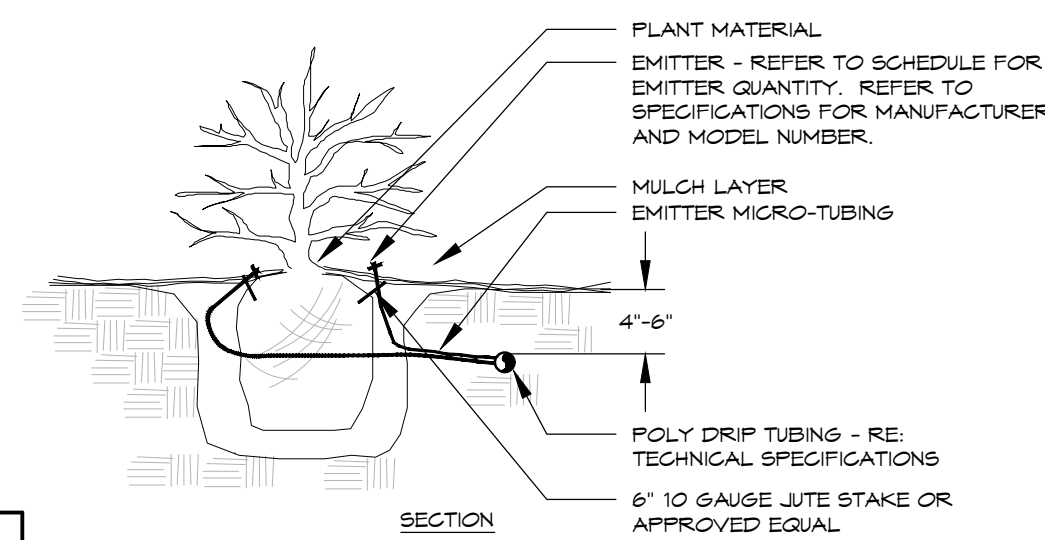
Site Improvement Plan Amendment No. 1

Town of Parker, CO

COMPARK VILLAGE SOUTH SITE IMPROVEMENT PLAN - AMENDMENT NO. 1 LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



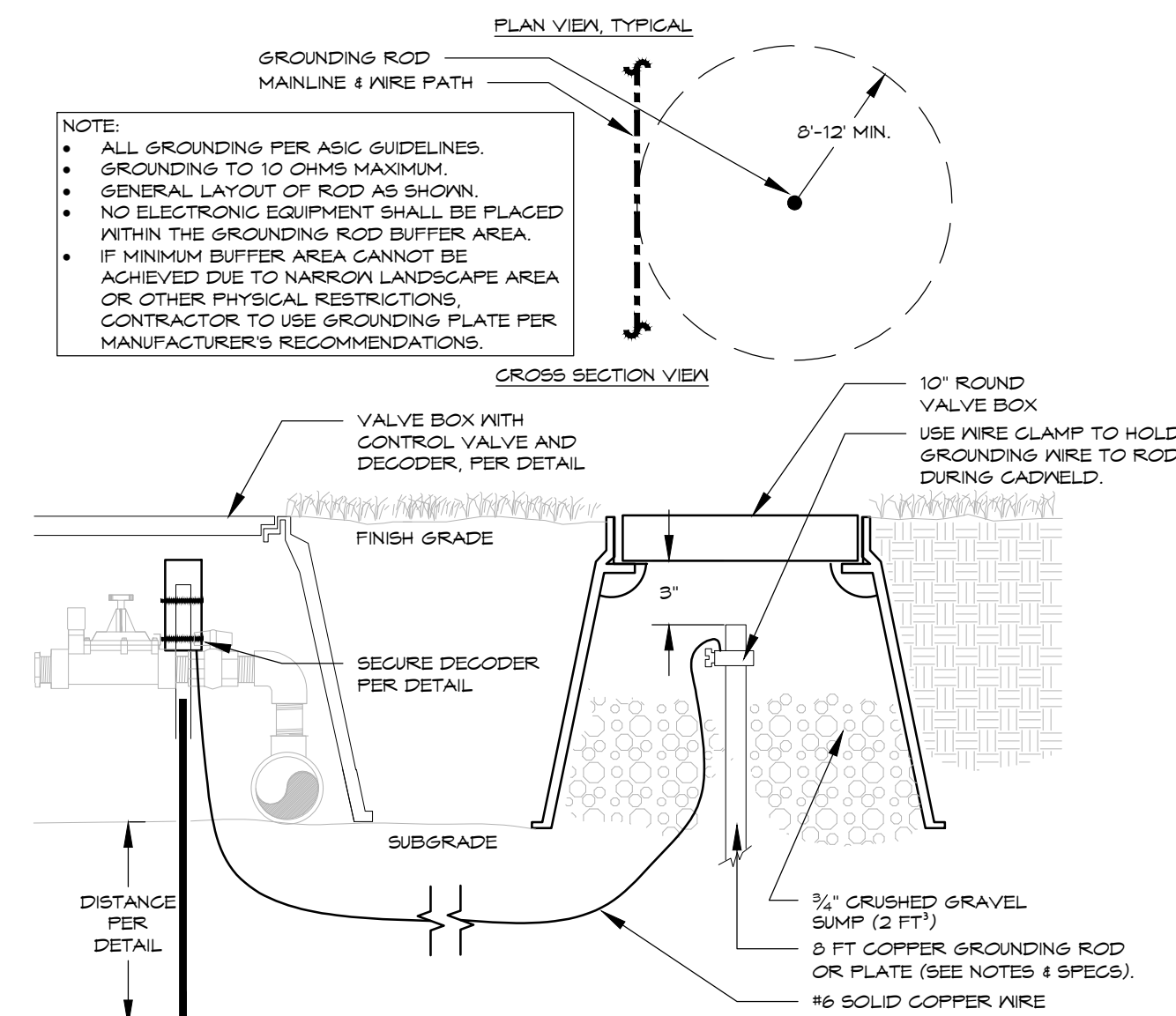
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



- NOTES:**
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2"
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
 - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

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**DRIP EMITTER
BELOW GRADE**



**GROUNDING
TWO-WIRE SYSTEM - TYPICAL**

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Belford Avenue Streetscape

Site Improvement Plan Amendment No. 1
Town of Parker, CO