

CIRCLE K UTILITY PLAN SET

SE CORNER OF COMMERCIAL LOT 1- PHASE II, FILING NO. 3B OF BRADBURY RANCH
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, STATE OF COLORADO



Know what's below.
Call before you dig.

CONSULTANTS:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

CIRCLE K
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

CONTACT LIST

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DENVER, CO 80222
PHONE: (303) 848-2827

TOWN OF PARKER - COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
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18100 E WOODMAN DR, PARKER, CO 80134
PHONE: (303) 841-4627

SOUTH METRO FIRE RESCUE
PHONE: (720) 989-2000

CIVIL ENGINEER/ LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
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30 EXECUTIVE DRIVE, SUITE 100
IRVINE, CA 92614
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PHONE: (949) 296-0450

LAND SURVEYOR
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515

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

Nicole Schanelj
DATE: 07/23/2024
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFA 24 WHEN SUBMITTING FOR REVIEW.)

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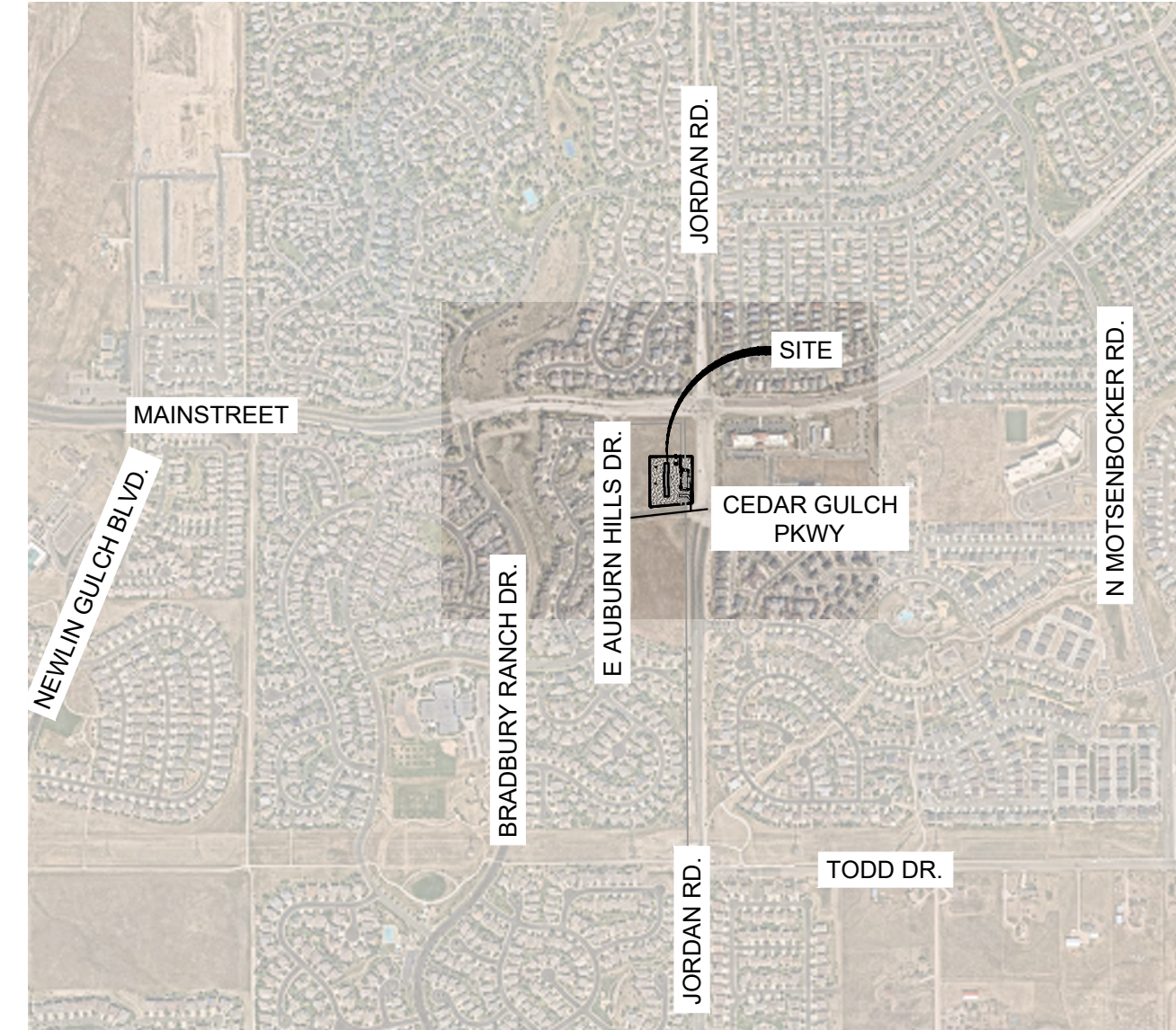
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GENERAL NOTES

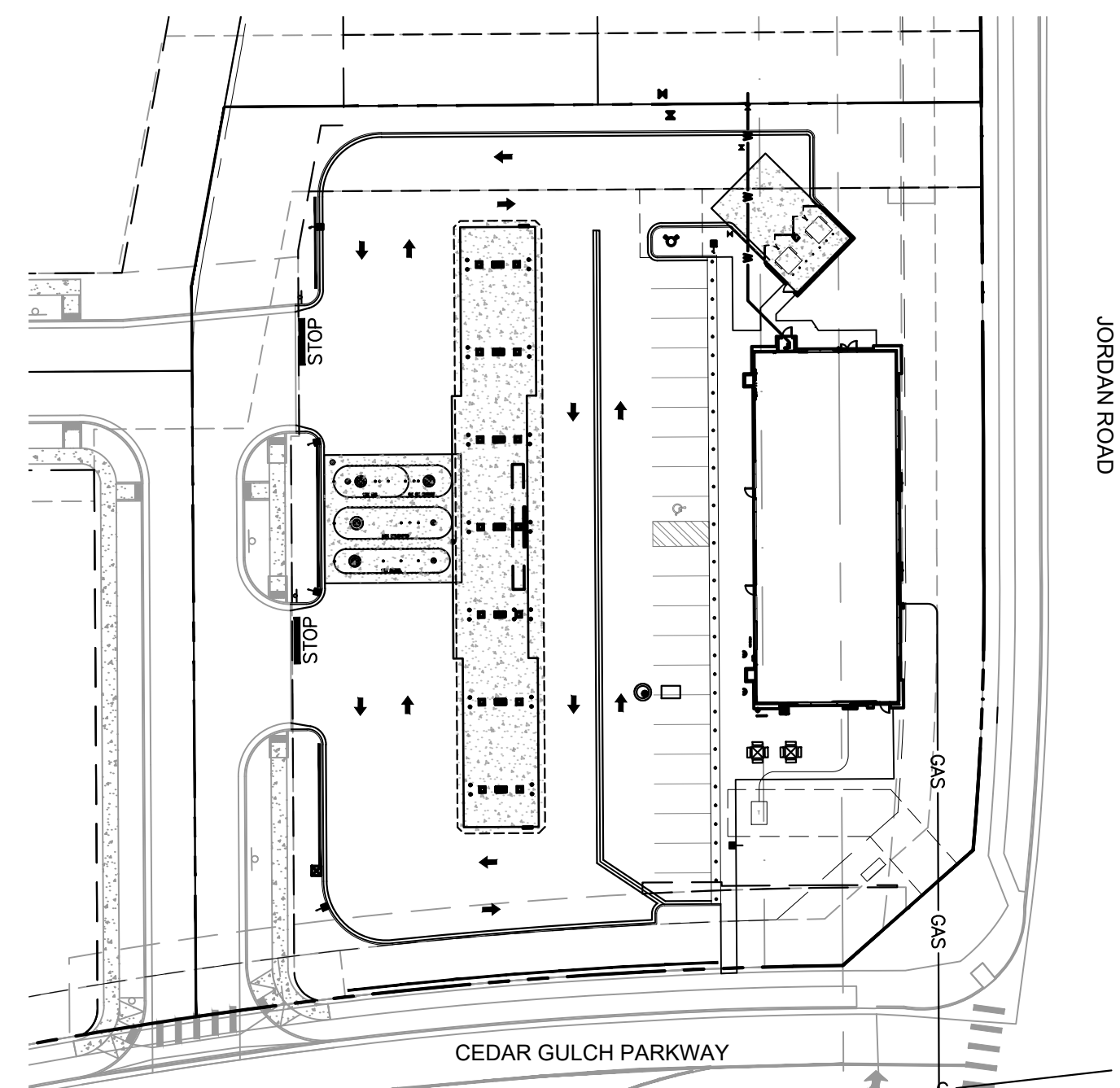
- SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. MATRIX DESIGN GROUP, INC. SHALL NOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION.

GENERAL CONSTRUCTION NOTES

- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERSHIP PRIOR TO BID.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
- THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. 12-1-422 DATED DECEMBER 21, 2012, BY KUMAR AND ASSOCIATES. A COPY OF THE REPORT SHOULD BE ON-SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
- GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
- LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
- SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
- ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR MATRIX AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
- GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF 0.1" IN ALL PAVING AREAS.
- ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK
- CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
- SURVEYOR TO OBTAIN AutoCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.



VICINITY MAP
1" = 1000'



SITE MAP
1" = 50'

FIRE NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL MEET A 75,000 LBS IMPOSED LOAD.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO BUILDING CONSTRUCTION GOING VERTICAL.

FLOOD ZONE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RATE MAP COMMUNITY PANEL NO. 08035C00688, DATED MARCH 16, 2016, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

BEARING

BEARINGS: BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20 ASSUMED TO BEAR N89°25'39" BETWEEN ADJACENT WATER RIGHTS FOUND AND DESCRIBED ON THE ALTA/NSPS LAND TITLE SURVEY BY RUBINO SURVEYING DATED 06/08/2020

NOTICE TO BIDDERS

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (602) 850-8101. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND KNOWN AS BRADBURY RANCH COMMERCIAL LOT 1 AND A PORTION OF THAT RIGHT-OF-WAY DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 14, 1987 IN BOOK 753, PAGE 617 OF THE RECORDS OF DOUGLAS COUNTY, BEING SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP SIX SOUTH (T.6S.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE EAST LINE OF SAID SE1/4 AS BEARING SOUTH 00°21'15" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

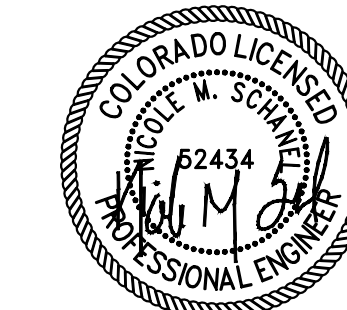
THENCE SOUTH 00°21'15" EAST A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF BRADBURY RANCH SUBDIVISION FILING NO. 2K RECORDED OCTOBER 1, 1997 AT RECEPTION NO. 9754678 OF THE RECORDS OF DOUGLAS COUNTY;
THENCE SOUTH 88°58'38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 94.78 FEET; THENCE SOUTH 45°37'01" EAST A DISTANCE OF 43.32 FEET;
THENCE SOUTH 00°21'15" WEST A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°21'15" EAST A DISTANCE OF 108.63 FEET;
THENCE SOUTH 00°05'09" EAST A DISTANCE OF 34.05 FEET TO A POINT ON A CURVE (POC); THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 96.74 FEET, SAID CURVE HAS A RADIUS OF 898.98 FEET, A DELTA OF 6°09'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 01°58'23" WEST A DISTANCE OF 96.70 FEET;
THENCE SOUTH 48°27'30" WEST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 55.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST AUBURN HILLS PLACE PER BRADBURY RANCH SUBDIVISION FILING NO. 3B RECORDED JULY 5, 2000 AT RECEPTION NO. 00046266 OF THE RECORDS OF DOUGLAS COUNTY AND TO A POC;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 207.70 FEET, SAID CURVE HAS A RADIUS OF 1537.50 FEET, A DELTA OF 07°44'25", AND IS SUBTENDED BY A CHORD BEARING SOUTH 85°28'18" WEST A DISTANCE OF 207.54 FEET;
THENCE NORTH 00°21'15" WEST A DISTANCE OF 233.96 FEET; THENCE NORTH 10°22'55" EAST A DISTANCE OF 58.14 FEET;
THENCE NORTH 89°38'45" EAST A DISTANCE OF 242.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.597 ACRES OR 69,547 SQ. FT. MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS- OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS CONSTRUCTION PLAN COMPLIES WITH ALL TOWN OF PARKER DESIGN STANDARDS WITH THE MOST CURRENT STANDARD CONSTRUCTION SPECIFICATION AND STANDARD DETAILS



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
NICOLE M. SCHANELJ, PE# 52434

NOTE: THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR TO PLACE IDENTIFICATION RIBBON ABOVE THE CENTER LINE OF ALL PVC PIPE. TAPE IS TO BE PLACED 18" ABOVE PIPE. CONTRACTOR TO ALSO ADHERE #12 TRACER WIRE ON TOP OF ALL PVC PIPE. REFER TO JURISDICTIONAL SPECIFICATIONS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 40" HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

EXISTING LEGEND

SYMBOL	LEGEND
●	FOUND CONTROL POINT
▲	CROSSWALK LIGHT
○	SET 1/2" REBAR W/CAP 6085
○	SANITARY SEWER MANHOLE
⊗	WATER VALVE
⊕	POWER POLE
⊙	LIGHT POLE
⊖	GUY WIRE
⊞	ELECTRIC PULL BOX
⊟	TELEPHONE BOX
⊠	GAS VALVE
⊡	TRAFFIC SIGN
⊢	TRAFFIC SIGNAL BOX
⊣	MAIL BOX

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

Nicole Schanelj
DATE: 07/23/2024
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFA 24 WHEN SUBMITTING FOR REVIEW.)

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 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: *Dan Johnson*
(DISTRICT REPRESENTATIVE)

DATE: Jul 29 2024

APPROVED FOR CONSTRUCTION
PARKER WATER AND SANITATION DISTRICT

BY: *Robert Pappalardo*
(DISTRICT ENGINEER)

DATE: Jul 29 2024

PROJECT:

CIRCLE K

UTILITY PLANS

16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: RAD

CHECKED BY: NMS

DESIGNED BY: RAD

SHEET TITLE:

COVER SHEET

CS01

SHEET 1 OF 11

DATE: JUNE 2024

APPROVED
Jul 29 2024
PARKER WATER AND
SANITATION DISTRICT

CIRCLE K
CONSTRUCTION DOCUMENTS
 SE CORNER OF COMMERCIAL LOT 1- PHASE II, FILING NO. 3B OF BRADBURY RANCH
 LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH P.M.,
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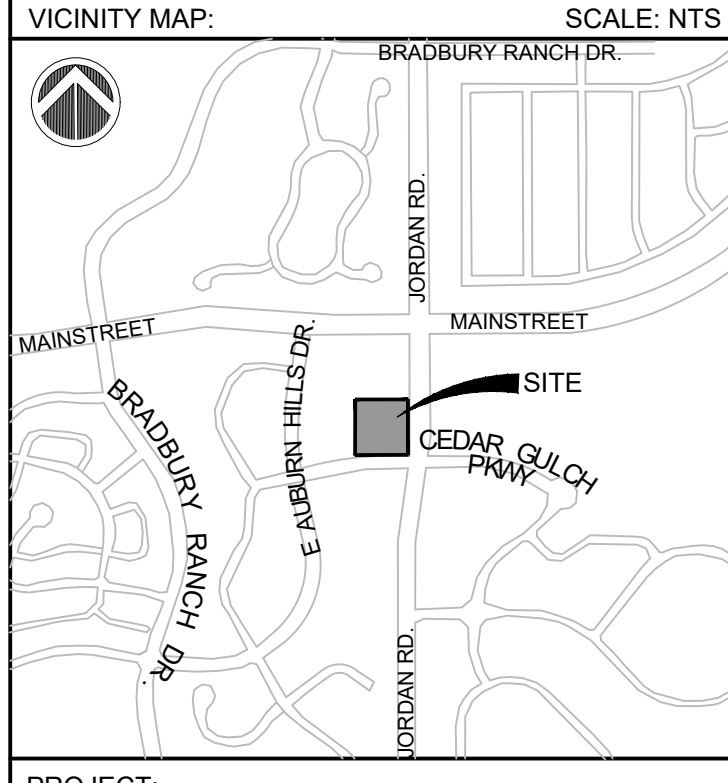
CONSULTANTS:
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 5500 S QUEBEC STREET, SUITE 100
 GREENWOOD VILLAGE, CO 80111

SEAL

 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE
 MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.
 MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR
 CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION
 DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.



PROJECT:
CIRCLE K
UTILITY PLANS
 16846 E AUBURN HILLS DRIVE
 PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:
 PROJECT NO: 21.1207.030
 DRAWN BY: RAD
 CHECKED BY: NMS
 DESIGNED BY: RAD

SHEET TITLE:
GENERAL NOTES

GN01
SHEET 2 OF 11
 DATE: JUNE 2024

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 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 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 PARKER WATER AND SANITATION DISTRICT Page 1.7 DISTRICT PLAN APPROVAL PROCEDURES 2017 Revision 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.

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 day's 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 performed in PARKER WATER AND SANITATION DISTRICT Page 1.8 DISTRICT PLAN APPROVAL PROCEDURES 2017 Revision 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.

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. PARKER WATER AND SANITATION DISTRICT Page 1.9 DISTRICT PLAN APPROVAL PROCEDURES 2017 Revision
- 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.

FILE LOCATION: S:\CIRCLE K\MANN & JORDAN\100 DWG\104 PLAN SET\UTILITY PLANS\CS01.DWG

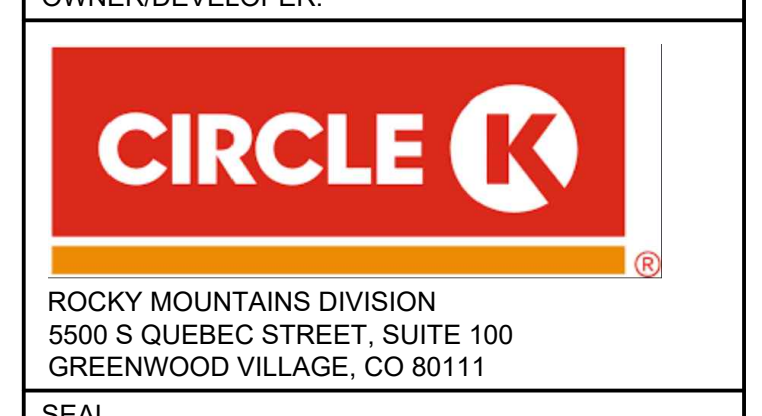
APPROVED
Jul 29 2024
PARKER WATER AND SANITATION DISTRICT



CONSULTANTS:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

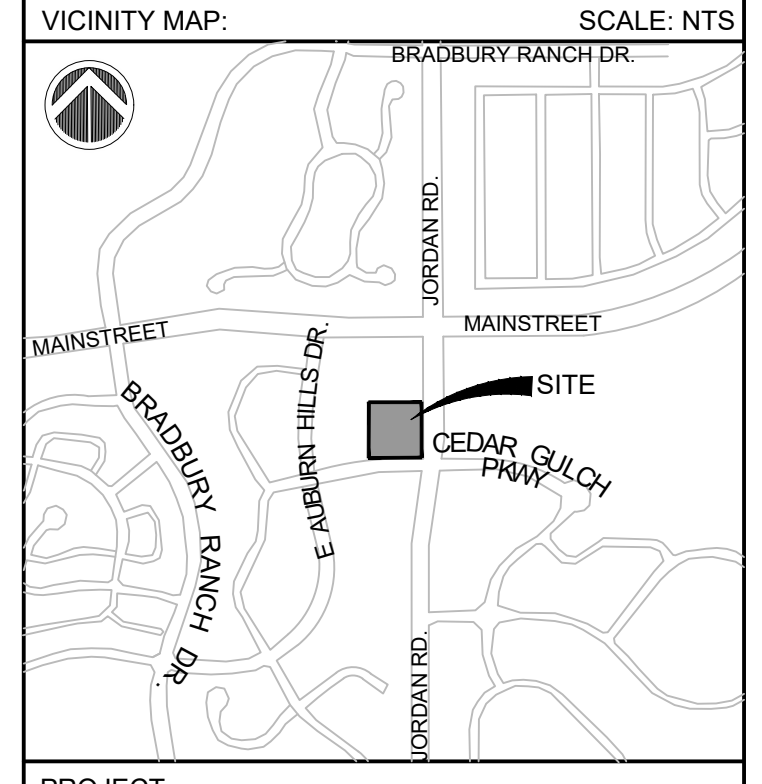
LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS. MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.



PROJECT:
CIRCLE K

UTILITY PLANS

16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 21.1207.030
DRAWN BY: RAD
CHECKED BY: NMS
DESIGNED BY: NMS

OVERALL UTILITY PLAN

UT01

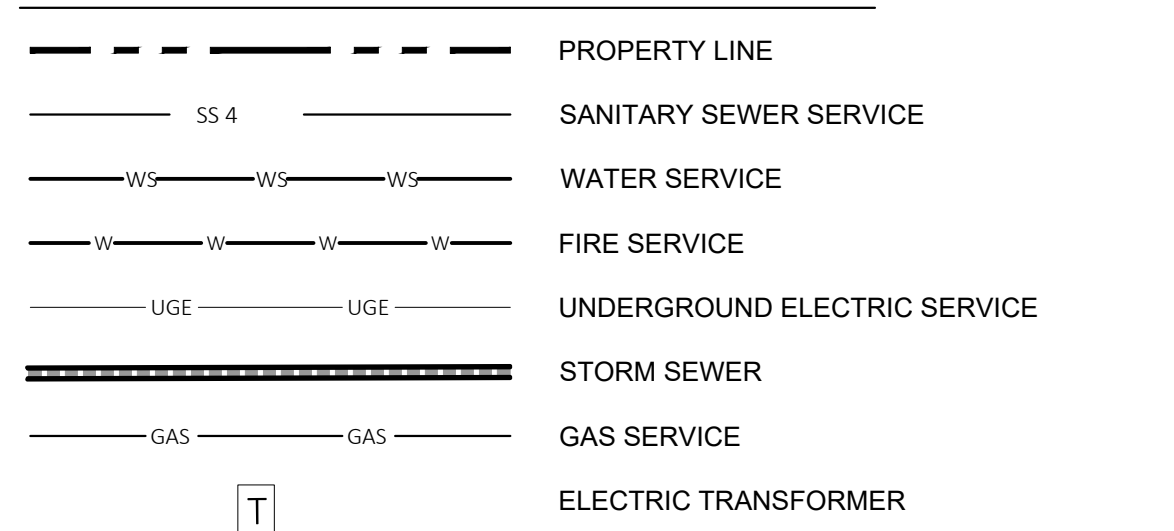
SHEET 3 OF 11

DATE: JUNE 2024

PROPOSED SITE NOTES

- 01 4" PVC SANITARY SERVICE
- 02 GREASE INTERCEPTOR (PER ARCH PLANS)
- 03 SANITARY SEWER CLEANOUT
- 04 SANITARY SEWER CONNECTION LOCATION (CONNECT TO EX. MAIN)
- 05 86 LF 1.5" TYPE K COPPER WATER SERVICE WITH LONG RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. INSTALL 4.5' BELOW GRADE MINIMUM.
- 06 1.5" WATER CONNECTION LOCATION (CONNECT TO EX. MAIN)
- 07 1.5" WATER METER, INTERIOR (SEE UTILITY DETAILS)
- 08 ELECTRIC TRANSFORMER (PER ARCH PLANS)
- 09 CONCRETE DRAIN PAN
- 10 4" STORM MANHOLE
- 11 10' TYPE R CURB INLET
- 12 6" PVC STORM PIPE
- 13 8" PVC STORM PIPE
- 14 18" RCP STORM PIPE
- 15 PROPOSED LIGHT POLE (PER ARCH PLANS)
- 16 AIR UNIT (PER ARCH PLANS)
- 17 3/4" IRRIGATION METER (REF IRRIGATION PLAN)
- 18 11 LF 3/4" TYPE K COPPER IRRIGATION SERVICE. INSTALL 4.5' BELOW GRADE MINIMUM.
- 19 1.5" CURB STOP VALVE
- 20 1.5"x3/4" TEE (IRR CONNECTION TO DOMESTIC WATER SERVICE)
- 21 3/4" CURB STOP IRR VALVE
- 22 8"x4" TAPPING TEE (CONNECT TO EX. MAIN)
- 23 4" TAPPING VALVE
- 24 85 LF 4" C900 PVC UNDERGROUND FIRE LINE. INSTALL 4.5' BELOW GRADE MINIMUM
- 25 FIRE RISER W/ 90° BEND
- 26 4" SAMPLING MANHOLE
- 27 FIRE HYDRANT W/ 6" VALVE
- 28 46 LF 6" DUCTILE IRON WATER LINE
- 29 8" x 6" TAPPING TEE (CONNECT TO EX. MAIN)

PROPOSED LEGEND



ABBREVIATIONS:
INV INVERT ELEVATION
LF LINEAR FOOT

- NOTES:
- CONTRACTOR TO VERIFY LOCATION & ELEVATION OF EXISTING UTILITIES.
 - AUTOTURN VEHICLE USED: 47' 9.5" SOUTH METRO FIRE RESCUE APPARATUS

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

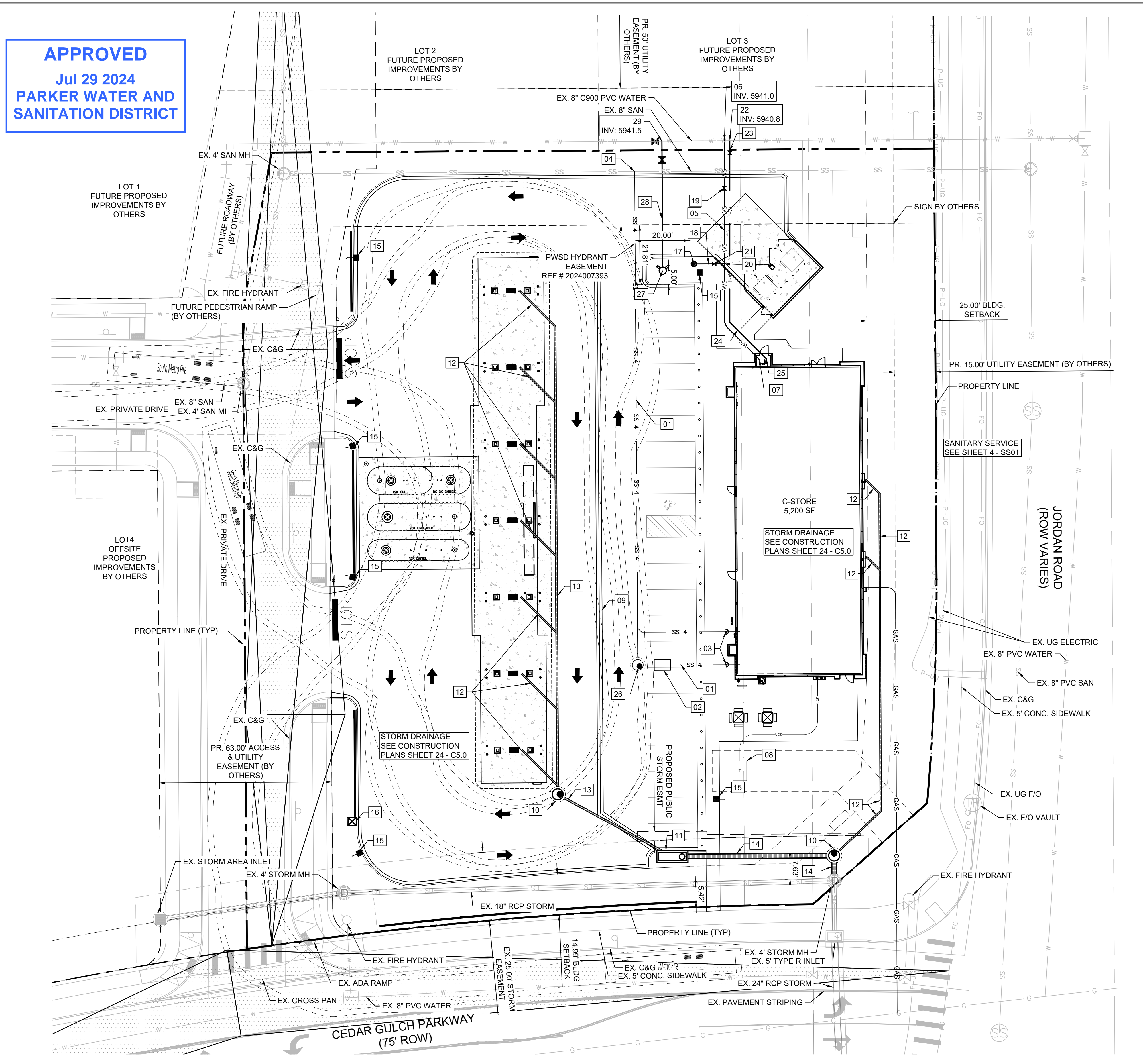
Radha Gupta 07/23/2024
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(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 reports(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.

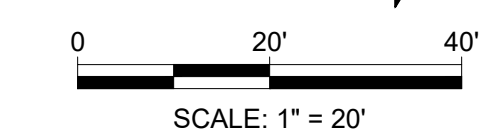
Town of Parker, Director of Engineering Date



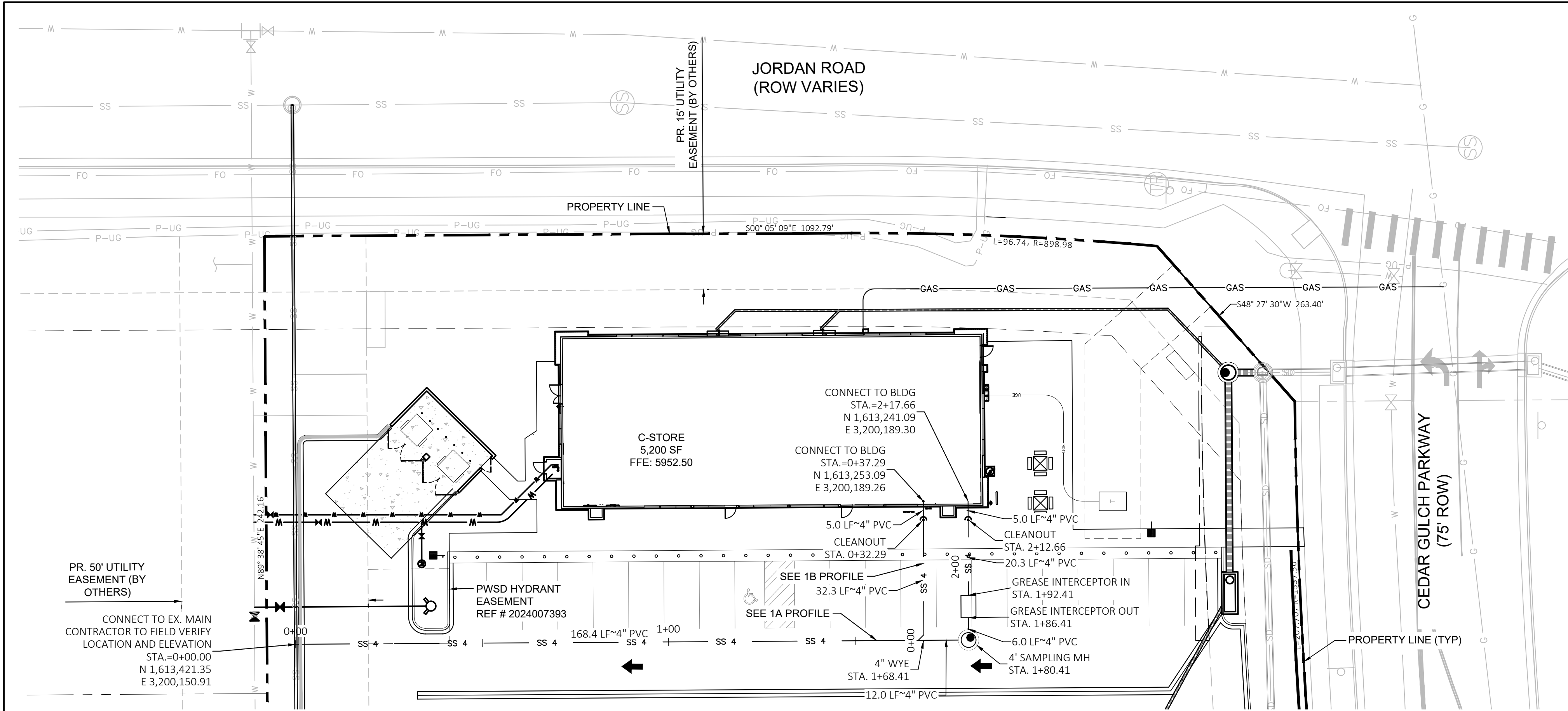
- UTILITY LINE NOTES**
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
 - THE CONTRACTOR SHALL NOTIFY THE COUNTY AND REGULATORY AGENCY 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
 - DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL. DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT UNLESS SHOWN OTHERWISE TO CENTER OF FITTING/CLEANOUT. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
 - MAINTAIN 18 INCH MINIMUM VERTICAL CLEAR DISTANCE AND 10 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
 - MAINTAIN 18 INCH MINIMUM VERTICAL CLEAR DISTANCE AND 7 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND STORM LINES.
 - CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
 - REFER TO BUILDING PLANS FOR EXACT LOCATION OF ALL UTILITY STUBS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (E.G. LANDSCAPING, ASPHALT, CONCRETE, ETC.).
 - ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
 - ESTIMATED LOCATIONS OF EXISTING WATER LINE VALVES PROVIDED BY COTTONWOOD WATER AND SANITATION DISTRICT VIA EMAIL IN PDF FORM ON THURSDAY, JANUARY 26TH, 2017.
 - CONTRACTOR TO VERIFY ACTUAL LOCATION OF WATER LINE VALVES AND NOTIFY ENGINEER OF ANY DISCREPANCY DISCOVERED.
 - CONVENIENCE STORE BACKFLOW PREVENTORS ARE LOCATED INSIDE THE BUILDING UTILITY ROOMS. SEE CONVENIENCE STORE PLUMBING PLANS FOR DETAILS.
 - THE GEO TECH HAS TO CERTIFY IN THE FIELD AND PE STAMP THE OBSERVATION IN THEIR REPORT BACK TO THE TOWN AND FIRE DEPT.
 - MEGA-LUG OR APPROVED EQUAL WILL BE USED AS A RESTRAINT.

NOTE: THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.



S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SET\UTILITY PLANS\UT01.DWG



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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

UTILITY LINE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
2. THE CONTRACTOR SHALL NOTIFY THE COUNTY AND REGULATORY AGENCY 48 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT UNLESS SHOWN OTHERWISE TO CENTER OF FITTING/CLEANOUT. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
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10. ESTIMATED LOCATIONS OF EXISTING WATER LINE VALVES PROVIDED BY COTTONWOOD WATER AND SANITATION DISTRICT VIA EMAIL IN PDF FORM ON THURSDAY, JANUARY 20TH, 2017. CONTRACTOR TO VERIFY ACTUAL LOCATION OF WATER LINE VALVES AND NOTIFY ENGINEER OF ANY DISCREPANCY DISCOVERED.
11. CONVENIENCE STORE BACKFLOW PREVENTORS ARE LOCATED INSIDE THE BUILDING UTILITY ROOMS. SEE CONVENIENCE STORE PLUMBING PLANS FOR DETAILS.
- 12.



CONSULTANTS:

Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

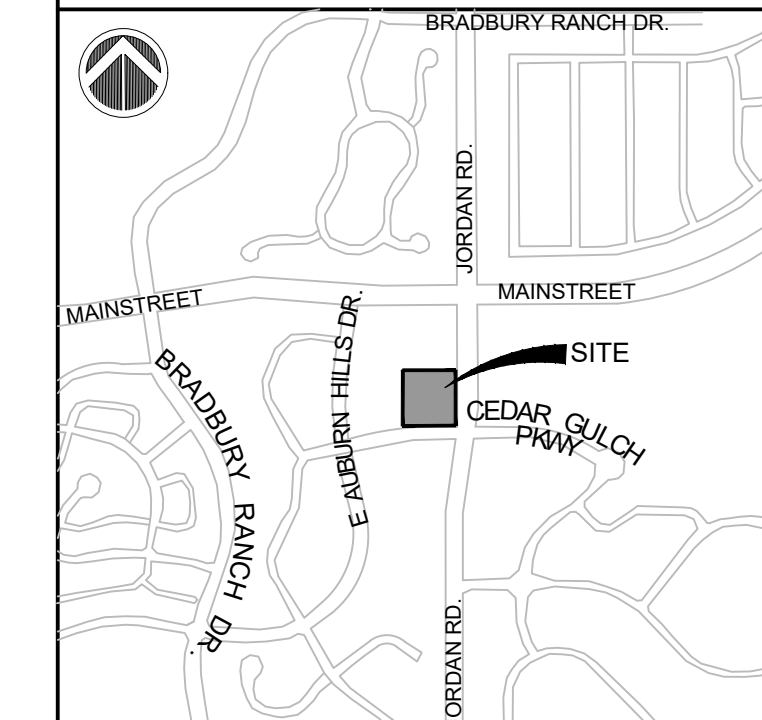
OWNER/DEVELOPER:

CIRCLE K

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS. MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.



PROJECT:

CIRCLE K

UTILITY PLANS

16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
DRAWN BY: RAD
CHECKED BY: NMS
DESIGNED BY: NMS

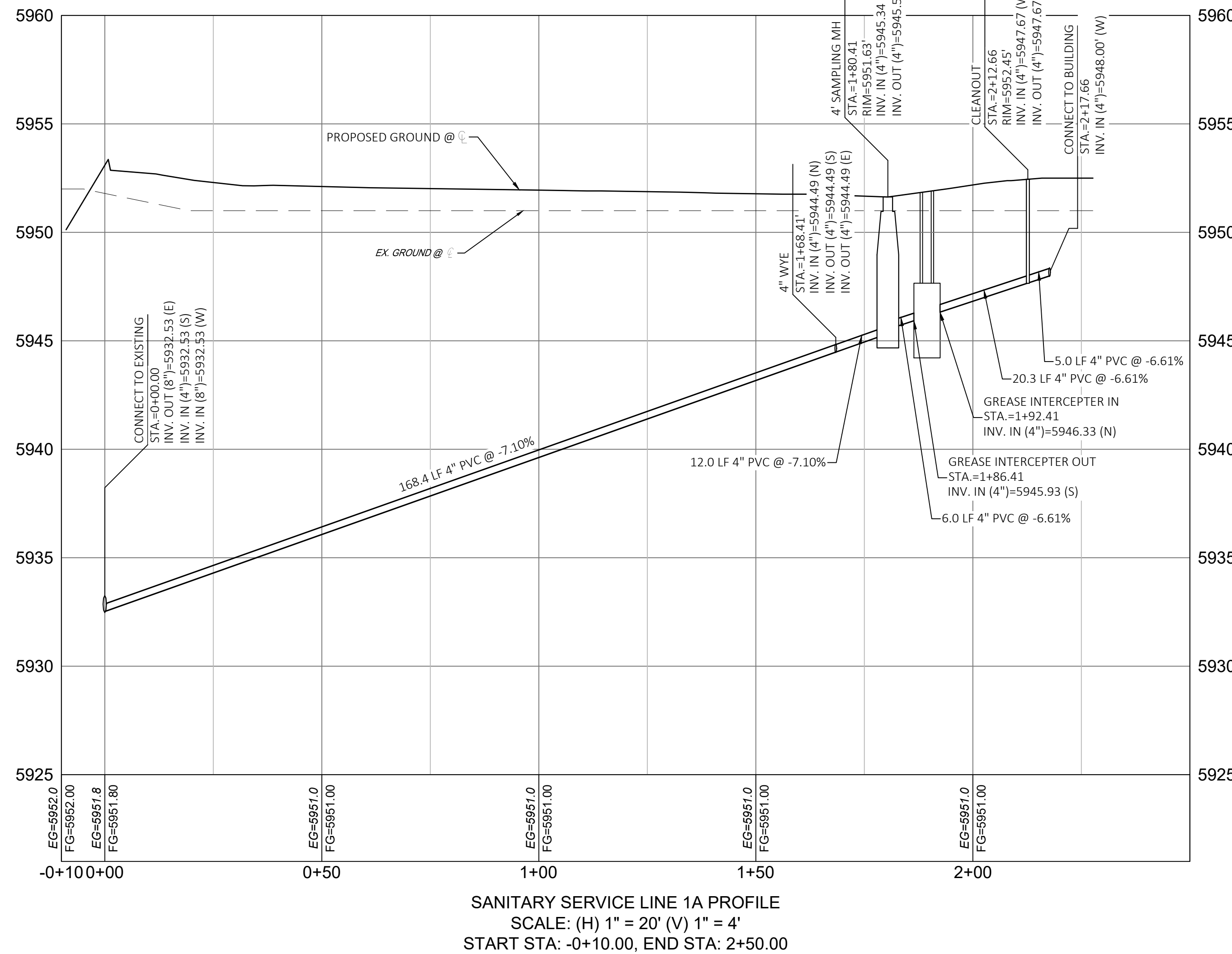
SHEET TITLE:

SANITARY PLAN & PROFILE

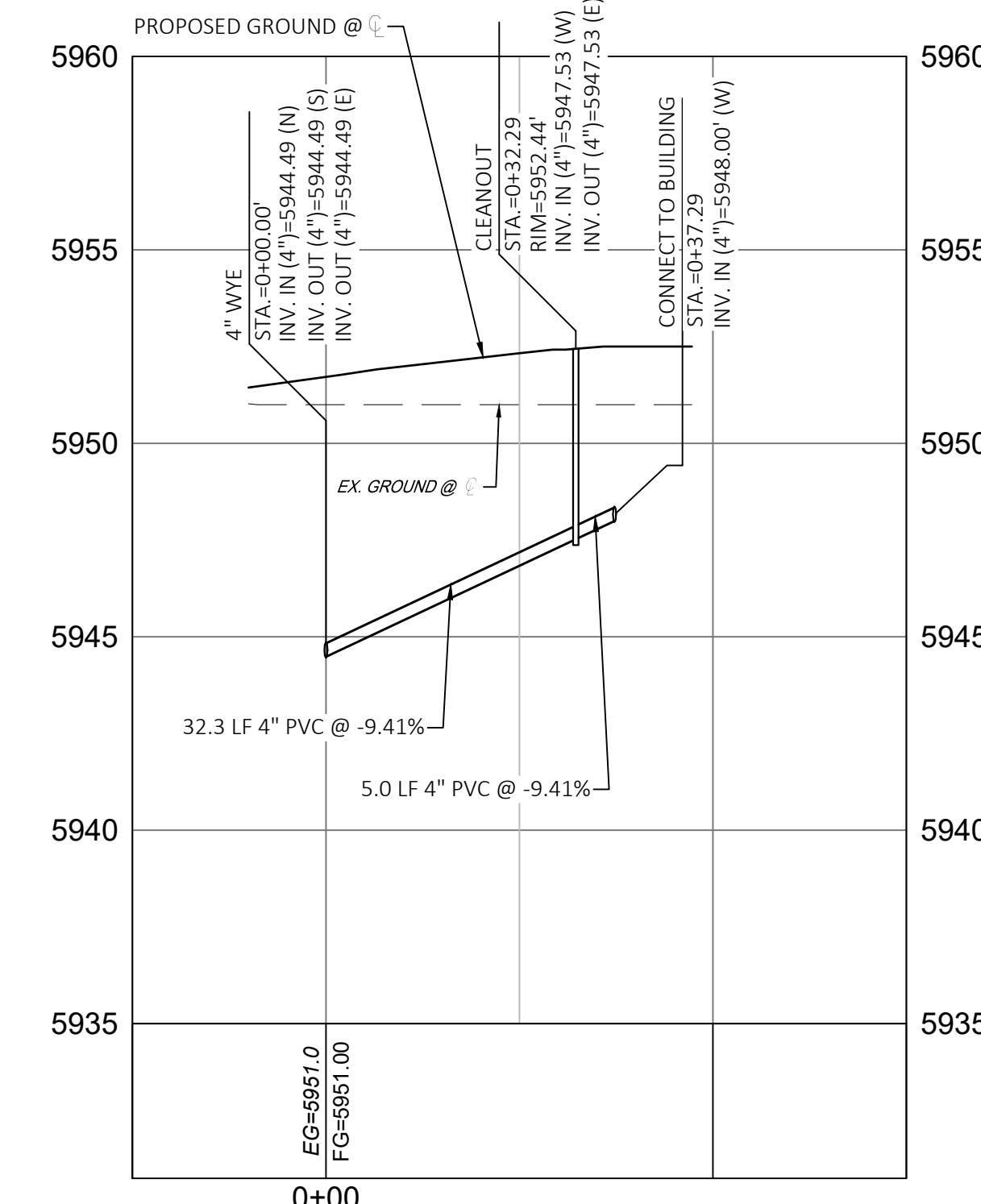
SS01

SHEET 4 OF 11

DATE: JUNE 2024

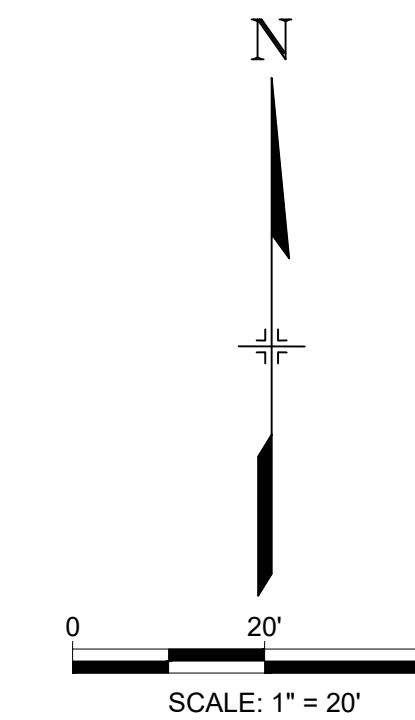


SANITARY SERVICE LINE 1A PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: -0+10.00, END STA: 2+50.00



SANITARY SERVICE LINE 1B PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: -0+25.00, END STA: 0+75.00

APPROVED
Jul 29 2024
PARKER WATER AND SANITATION DISTRICT



FILE LOCATION: S:\CIRCLE K\MIAMI & JORDAN\100 DWG\104 PLAN SETS\UTILITY PLANS\SS01.DWG

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 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 OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

SEWER

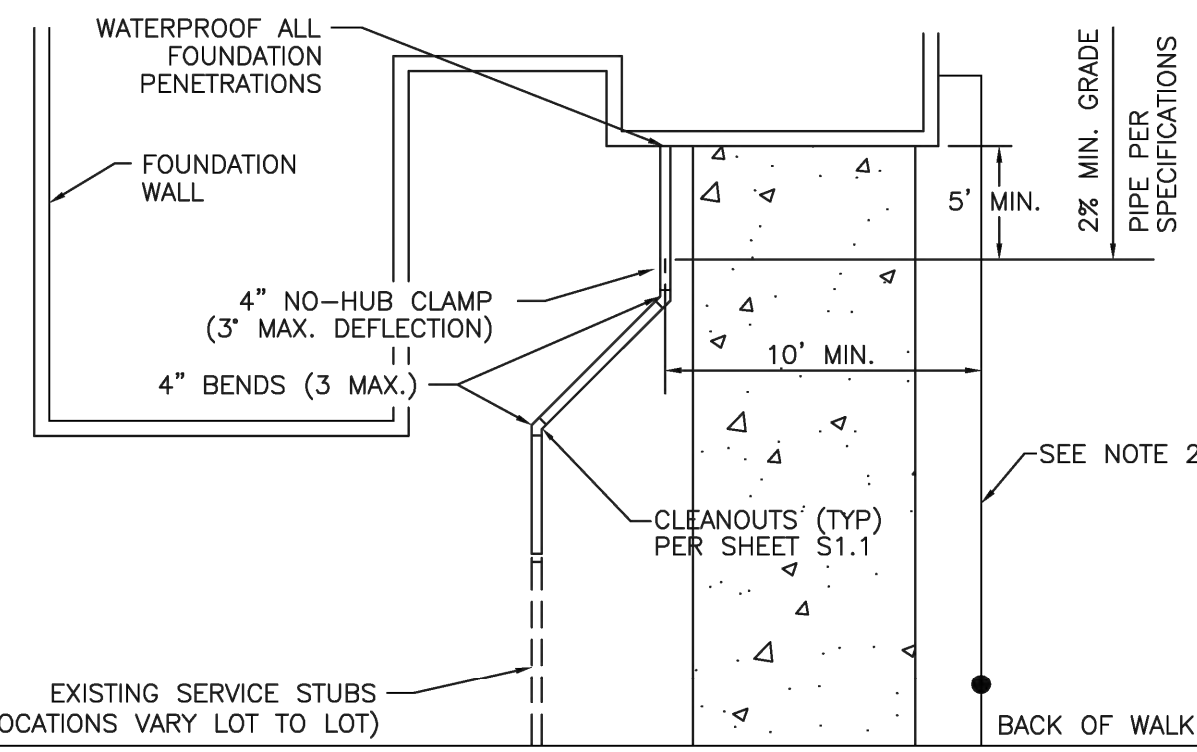
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
- NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
- MINIMUM GRADE SHALL BE 2%.
- INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
- CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
- STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
- SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICE
 "W" FOR WATER SERVICES

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

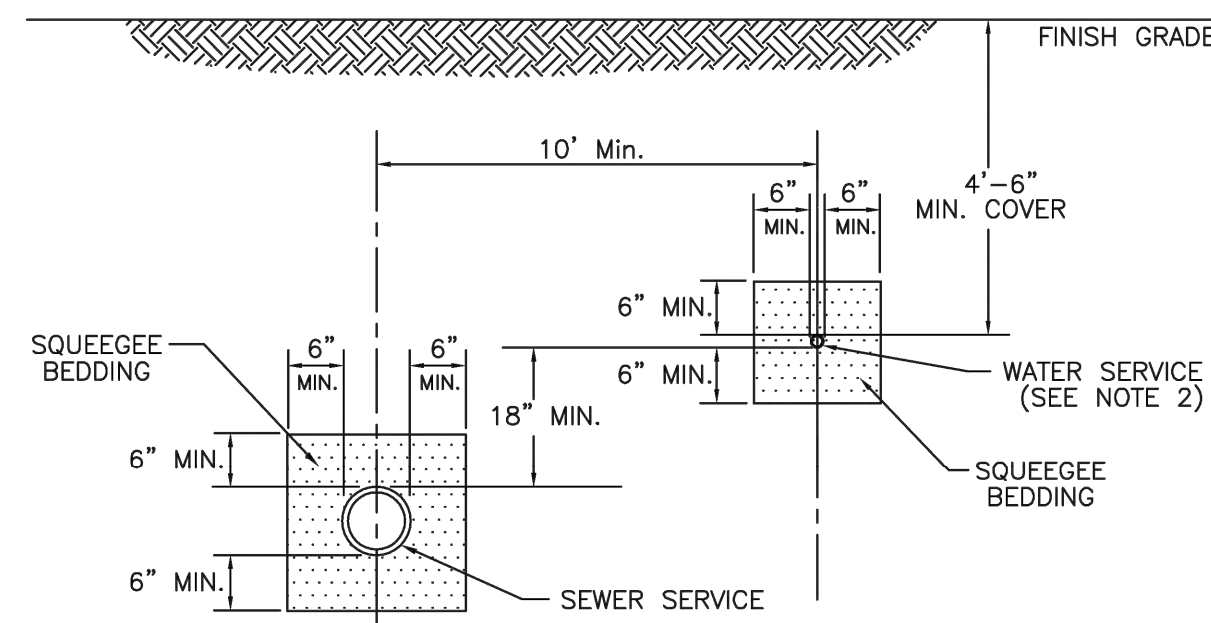
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 10/16
	1/08 1/16
DIRECTOR OF ENGINEERING	

SHEET S1.1

2016 REVISION



TYPICAL SERVICES PLAN VIEW
 NTS



TYPICAL SERVICES SECTION
 NTS

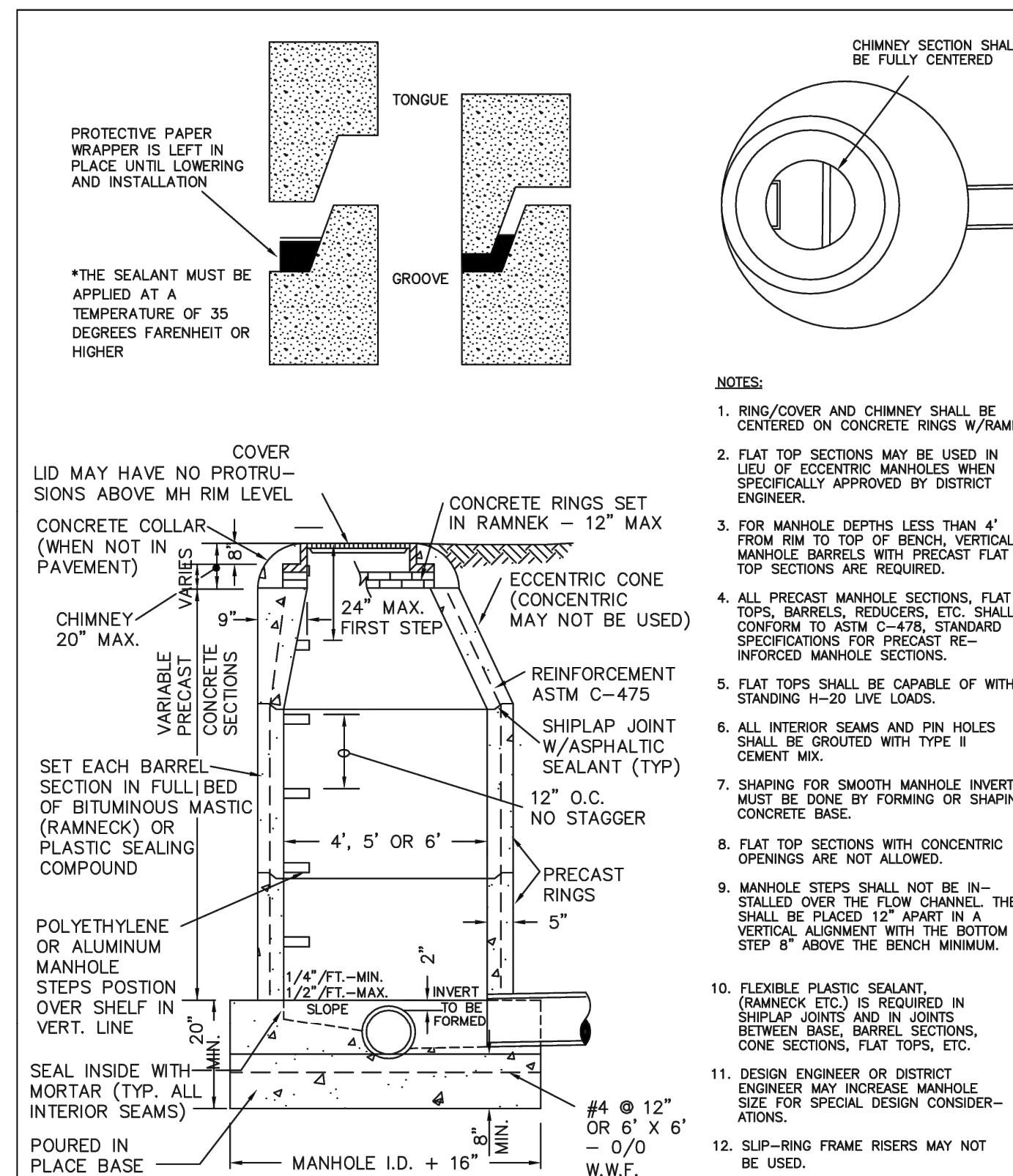
- NOTE**
- SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 - TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

SHEET S1.2

2016 REVISION



- NOTES:**
- RING/COVER AND CHIMNEY SHALL BE CENTERED ON CONCRETE RINGS W/RAMNECK.
 - FLAT TOP SECTIONS MAY BE USED IN LIEU OF ECCENTRIC MANHOLES WHEN SPECIALLY APPROVED BY DISTRICT ENGINEER.
 - FOR MANHOLE DEPTHS LESS THAN 4' FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
 - ALL PRECAST MANHOLE SECTIONS, FLAT TOPS, BARRELS, REDUCERS, ETC. SHALL CONFORM TO ASTM C-475, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED MANHOLE SECTIONS.
 - FLAT TOPS SHALL BE CAPABLE OF WITHSTANDING H-20 LIVE LOADS.
 - ALL INTERIOR SEAMS AND FIN HOLES SHALL BE GROUTED WITH TYPE 8 CEMENT MIX.
 - SHAPING FOR SMOOTH MANHOLE INTERIORS MUST BE DONE BY FORMING OR SHAPING CONCRETE BASE.
 - FLAT TOP SECTIONS WITH CONCENTRIC OPENINGS ARE NOT ALLOWED.
 - MANHOLE STEPS SHALL NOT BE INSTALLED OVER THE FLOW CHANNEL. THEY SHALL BE PLACED 12" APART IN A VERTICAL ALIGNMENT WITH THE BOTTOM STEP 6" ABOVE THE BENCH MINIMUM.
 - FLEXIBLE PLASTIC SEALANT (RAMNECK ETC.) IS REQUIRED IN SHIPLAP JOINTS AND IN JOINTS BETWEEN BASE, BARREL SECTIONS, CONE SECTIONS, FLAT TOPS, ETC.
 - DESIGN ENGINEER OR DISTRICT ENGINEER MAY INCREASE MANHOLE SIZE FOR SPECIAL DESIGN CONSIDERATIONS.
 - SUP-RING FRAME RISERS MAY NOT BE USED.

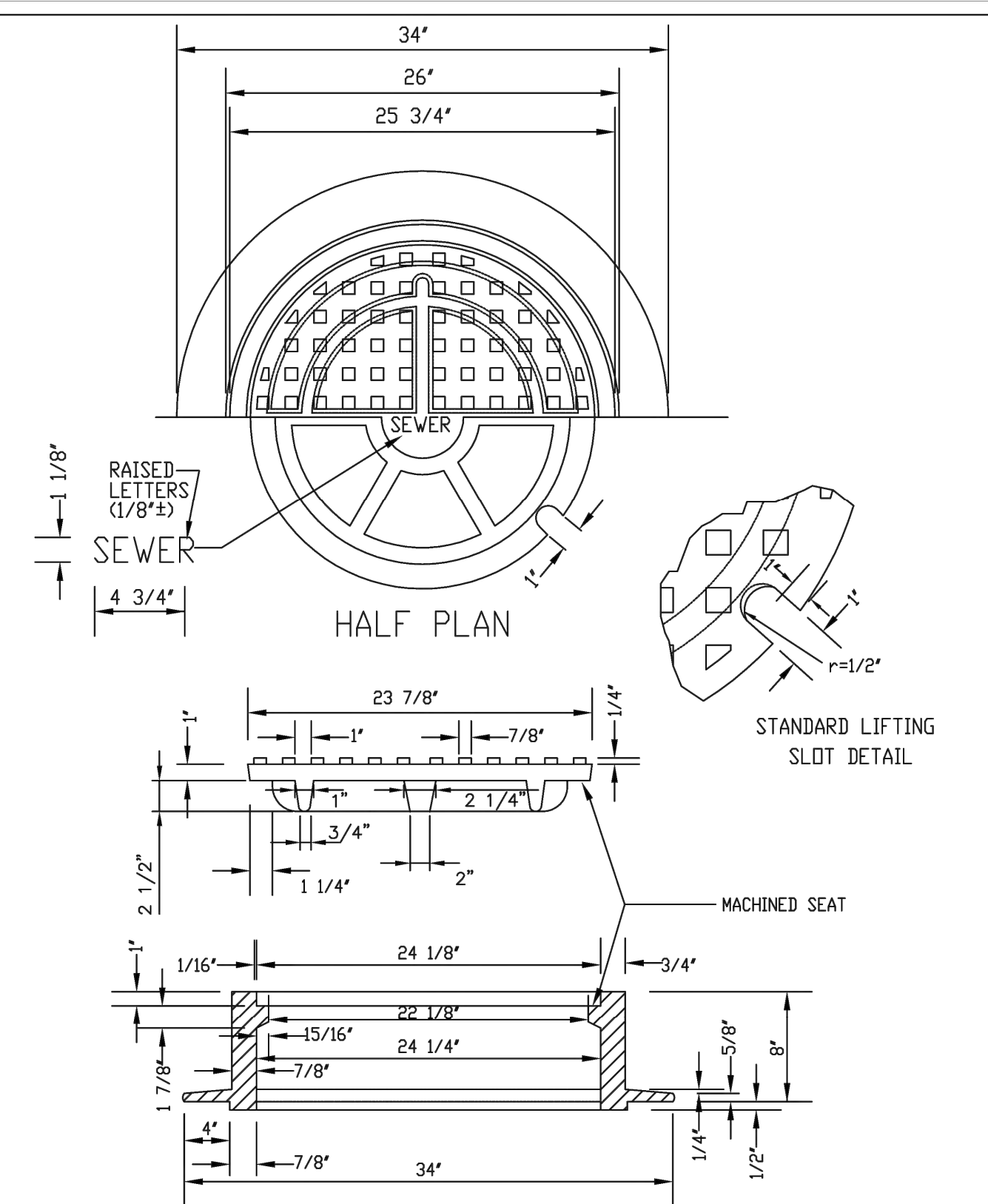
PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE ECCENTRIC CONE

SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 10/16 01/02 1/08 1/16
DIRECTOR OF ENGINEERING	

SHEET S3.1

2016 REVISION

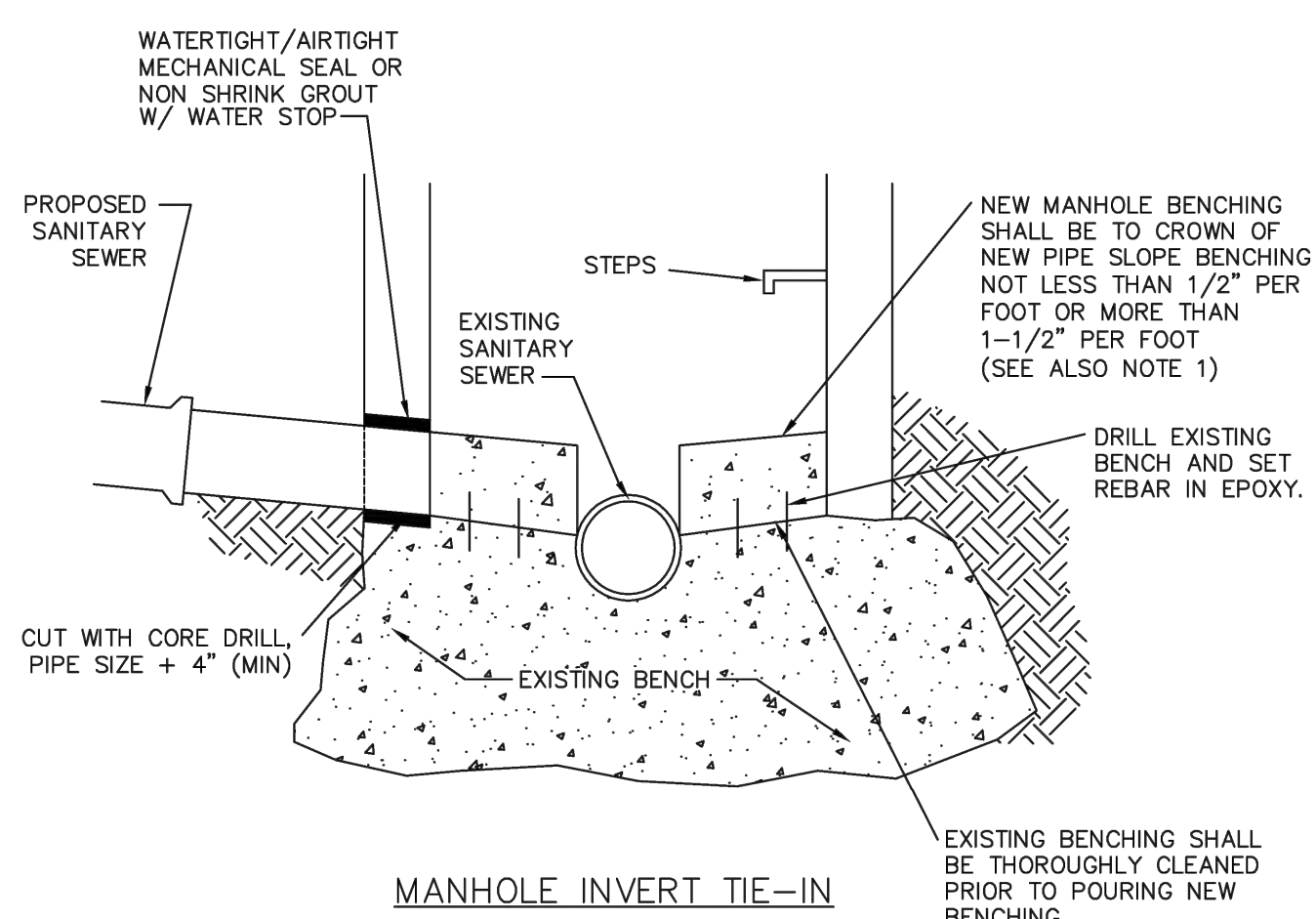


PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER

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

SHEET S3.9

2016 REVISION

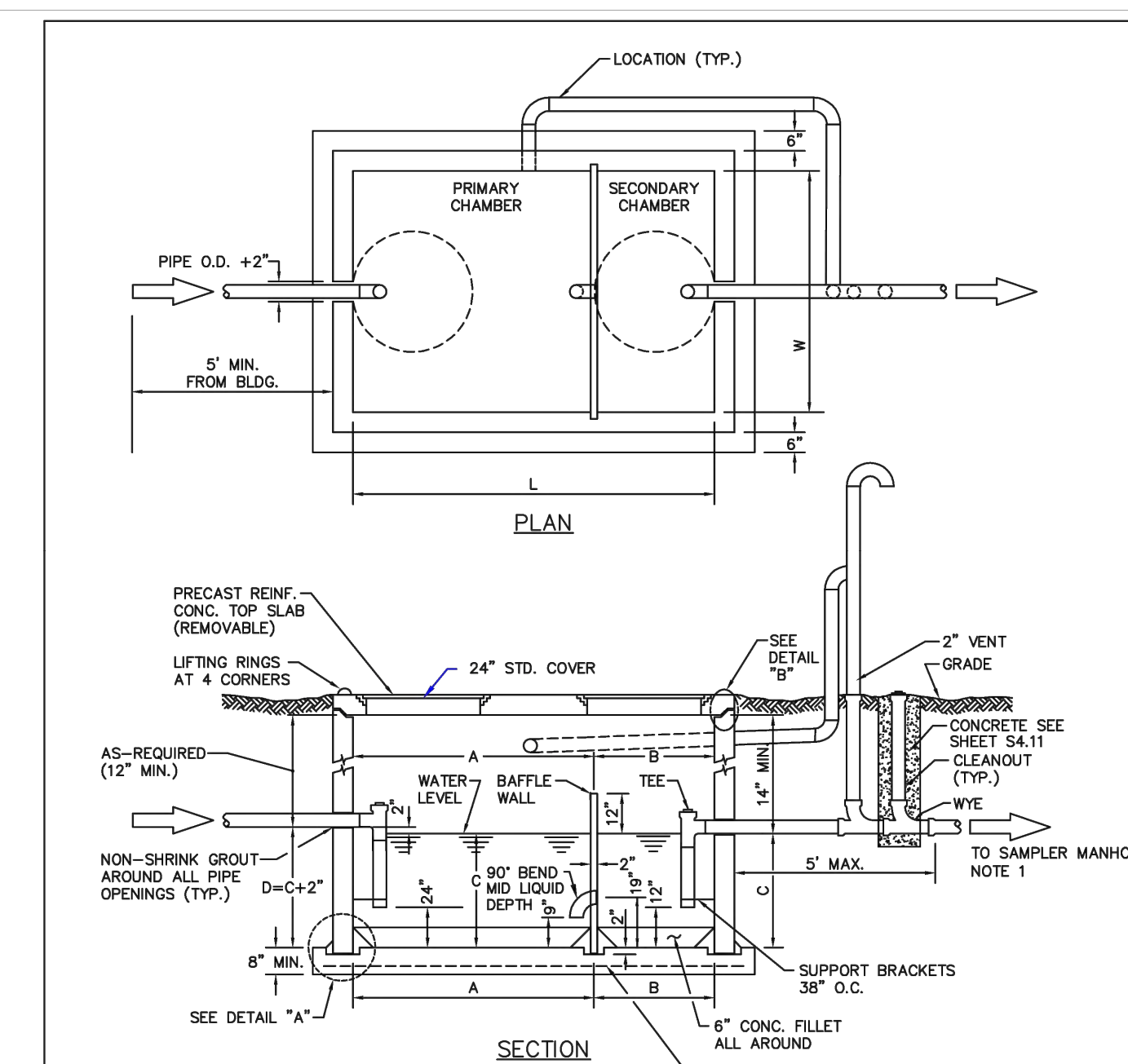


PARKER WATER & SANITATION DISTRICT
MANHOLE INVERT TIE-IN DETAIL

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

SHEET S4.9

2016 REVISION



CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	
1190	61	72	96	64	32	40	42
1600	84	72	144	96	48	40	42
1840	103	72	144	96	48	48	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR
 SHEET 1 OF 2

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

SHEET S5.1

2016 REVISION



CONSULTANTS:

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 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
 950 S. CHERRY STREET, SUITE 512
 DENVER, CO 80246

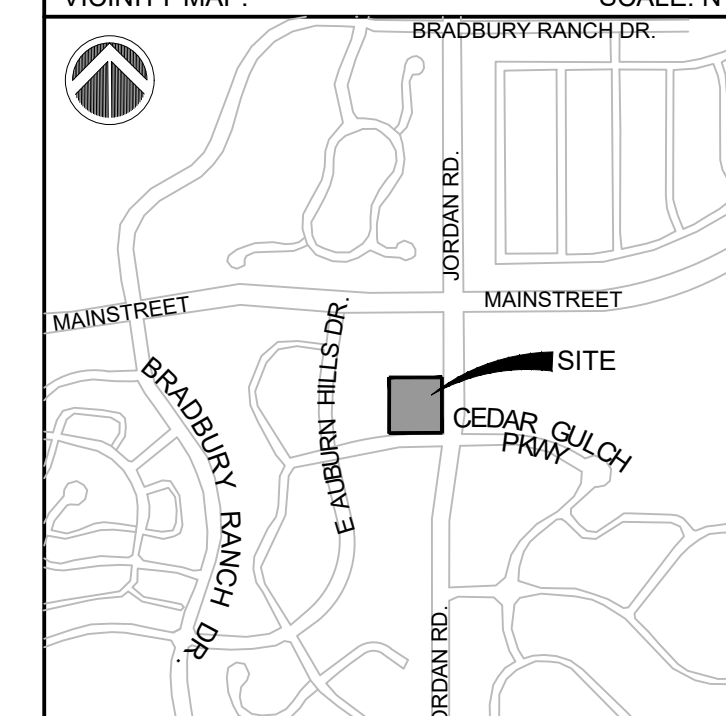
OWNER/DEVELOPER:

CIRCLE K

ROCKY MOUNTAINS DIVISION
 5500 S QUEBEC STREET, SUITE 100
 GREENWOOD VILLAGE, CO 80111

SEAL

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PROJECT:

CIRCLE K

UTILITY PLANS

16846 E AUBURN HILLS DRIVE
 PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
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DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: RAD
 CHECKED BY: NMS
 DESIGNED BY: RAD

WATER & SANITARY DETAILS

DT01

SHEET 5 OF 11

DATE: JUNE 2024

DATE: JUNE 2024

APPROVED
 Jul 29 2024
**PARKER WATER AND
 SANITATION DISTRICT**

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)				
		W	L	A	B	C
1190	61	72	96	64	32	40
1600	84	72	144	96	48	40
1840	103	72	144	96	48	48
2080	117	72	144	96	48	52
2560	150	72	144	96	48	64
3040	183	72	144	96	48	76
3280	202	72	144	96	48	82
3520	216	72	144	96	48	88

PARKER WATER & SANITATION DISTRICT
 COMMERCIAL GREASE INTERCEPTOR
 SHEET 2 OF 2
 SCALE: NONE DATE: 2/96
 APPROVED: PVR 01/02 10/16 10/16
 DIRECTOR OF ENGINEERING

PARKER WATER & SANITATION DISTRICT
 SAMPLING MANHOLE
 SCALE: NONE DATE: 2/99
 APPROVED: PVR 2/00 10/16 4/01 1/08 1/16
 DIRECTOR OF ENGINEERING

INSPECTION POLICY:

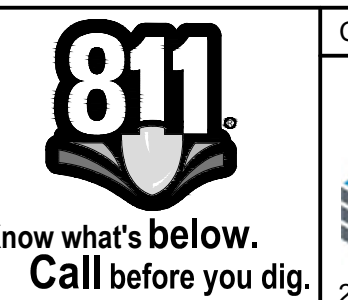
- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR 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 PWS BEFORE 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" BURR.
- 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 PWS BEFORE 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
 "Y" FOR WATER SERVICES
- NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWS BEFORE 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: PVR 1/04 1/16 10/16
 DIRECTOR OF ENGINEERING

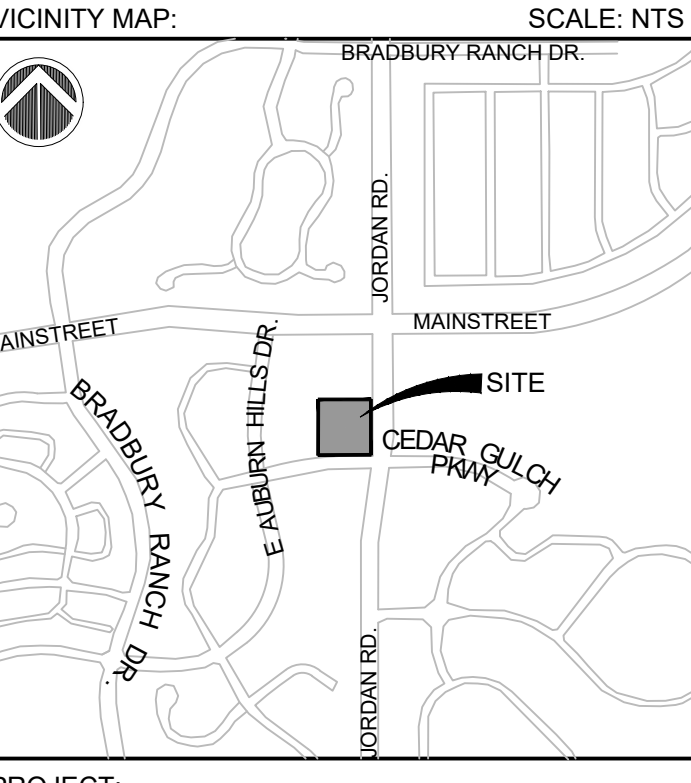


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 COLORADO SPRINGS, CO 80920
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 950 S. CHERRY STREET, SUITE 512
 DENVER, CO 80246

OWNER/DEVELOPER:
CIRCLE K

ROCKY MOUNTAINS DIVISION
 5500 S QUEBEC STREET, SUITE 100
 GREENWOOD VILLAGE, CO 80111



PROJECT:
CIRCLE K
UTILITY PLANS
 16846 E AUBURN HILLS DRIVE
 PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
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##	##	##	##

DRAWING INFORMATION:
 PROJECT NO: 21.1207.030
 DRAWN BY: RAD
 CHECKED BY: NMS
 DESIGNED BY: RAD

SHEET TITLE:

TYPICAL SERVICES PLAN VIEW
 NTS

TYPICAL SERVICES SECTION
 NTS

PARKER WATER & SANITATION DISTRICT
 TYPICAL WATER SERVICES
 SCALE: NONE DATE: 2/96
 APPROVED: PVR 1/04 10/16 06/05 12/07 1/16
 DIRECTOR OF ENGINEERING

PIPE LOCATION SYSTEM

PARKER WATER & SANITATION DISTRICT
 LOCATOR WIRE DETAILS
 SCALE: NONE DATE: 2/96
 APPROVED: PVR 4/01 01/02 01/16 10/16
 DIRECTOR OF ENGINEERING

PARKER WATER & SANITATION DISTRICT
 VALVE BOX DETAIL
 SCALE: NONE DATE: 2/96
 APPROVED: PVR 5/98 10/16 6/99 12/07 1/16
 DIRECTOR OF ENGINEERING

WATER & SANITARY DETAILS

DT02

SHEET 6 OF 11

DATE: JUNE 2024

11-1/4, 22-1/2, 45° & 90° BENDS

DEAD END

TYPICAL CROSS SECTION

TEE

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	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.50	5.25
12"	2.00	4.25	8.50	15.25	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	26.00
24"	6.50	13.00	26.00	47.00	33.00

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

**PARKER WATER & SANITATION DISTRICT
 CONCRETE KICKBLOCKS
 BEARING SURFACES AND INSTALLATION**

SCALE: NONE DATE: 2/96

APPROVED: 4/01 01/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.18

SINGLE SETTER METER YOKES

**PARKER WATER & SANITATION DISTRICT
 RESIDENTIAL ALL OUTSIDE SETTINGS FOR
 3/4" & 1" METERS**

METER SIZE	A
3/4"	7 3/4"
1"	11 1/4"

SCALE: NONE DATE: 2/96

APPROVED: 01/04 01/16 06/05 10/16 01/08 10/18 01/12
 PVR DIRECTOR OF ENGINEERING

2018 REVISION SHEET W5.10

**PARKER WATER & SANITATION DISTRICT
 OUTSIDE SETTING FOR 1 1/2" & 2" METER FOR IRRIGATION**

SCALE: NONE DATE: 2/96

APPROVED: 1/04 06/05 1/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W5.12

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

SCALE: NONE DATE: 2/96

APPROVED: 8/99 01/02 01/16 2/00 06/05 10/16 4/01 07/06
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W5.14

**PARKER WATER & SANITATION DISTRICT
 REDUCED PRESSURE BACKFLOW**

SCALE: NONE DATE: 2/96

APPROVED: 2004 06/05 1/16 10/16
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W6.1

**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

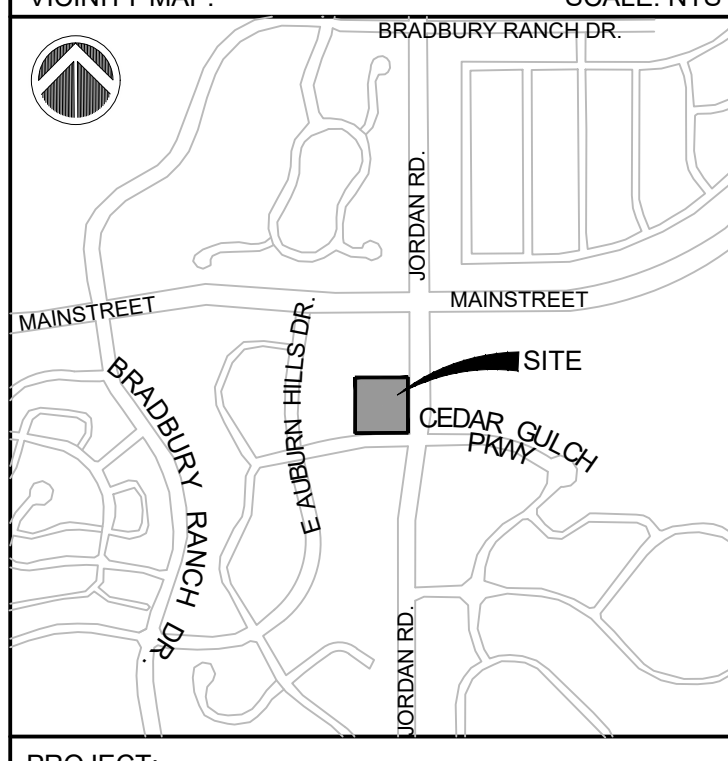


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LAND DEVELOPMENT CONSULTANTS, LLC
 950 S. CHERRY STREET, SUITE 512
 DENVER, CO 80246

OWNER/DEVELOPER:



PROJECT:

CIRCLE K

UTILITY PLANS

16846 E AUBURN HILLS DRIVE
 PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
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##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: RAD

CHECKED BY: NMS

DESIGNED BY: RAD

WATER & SANITARY DETAILS

DT03

SHEET 7 OF 11

DATE: JUNE 2024

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SET\UTILITY PLANS\CS01.DWG

ENTITLEMENT NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

SOIL AMENDMENT NOTES

- PER SOIL TEST RESULT, THE SITE CONSISTS OF CLAY LOAM SOILS.
- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/1,000 SF ORGANIC MATTER COMPOST OR AS RECOMMENDED BY LOCAL JURISDICTION. TILL INTO TOP 6" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR IS TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED); IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

- GUARANTEE:**
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- REPLACEMENT:**
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- MAINTENANCE:**
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES, SINGLE TREES OR SHRUBS HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: LATE APRIL-EARLY OCTOBER
DECIDUOUS SHRUBBERY & TREES: LATE APRIL-EARLY OCTOBER
EVERGREEN TREES: LATE APRIL-EARLY OCTOBER

SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPIDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERRED THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDING AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MPH PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/ WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GK	2	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50"	40"
	TA	2	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60"	40"

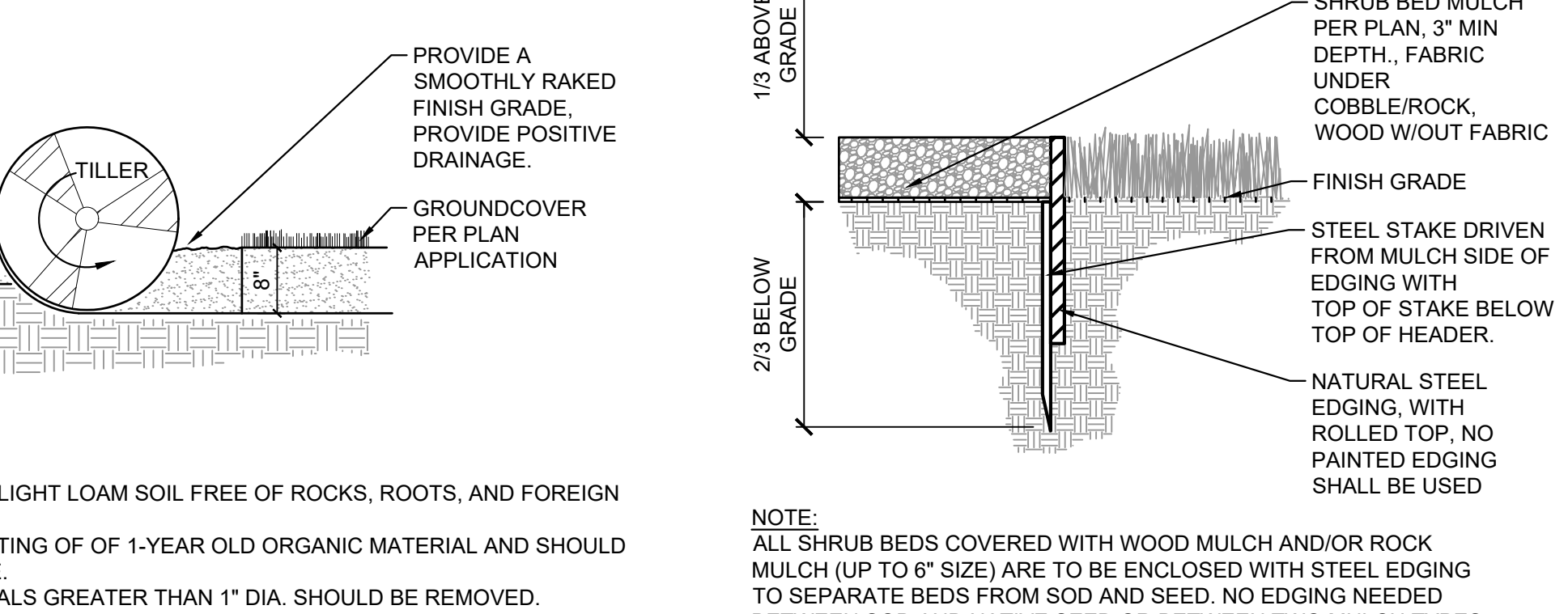
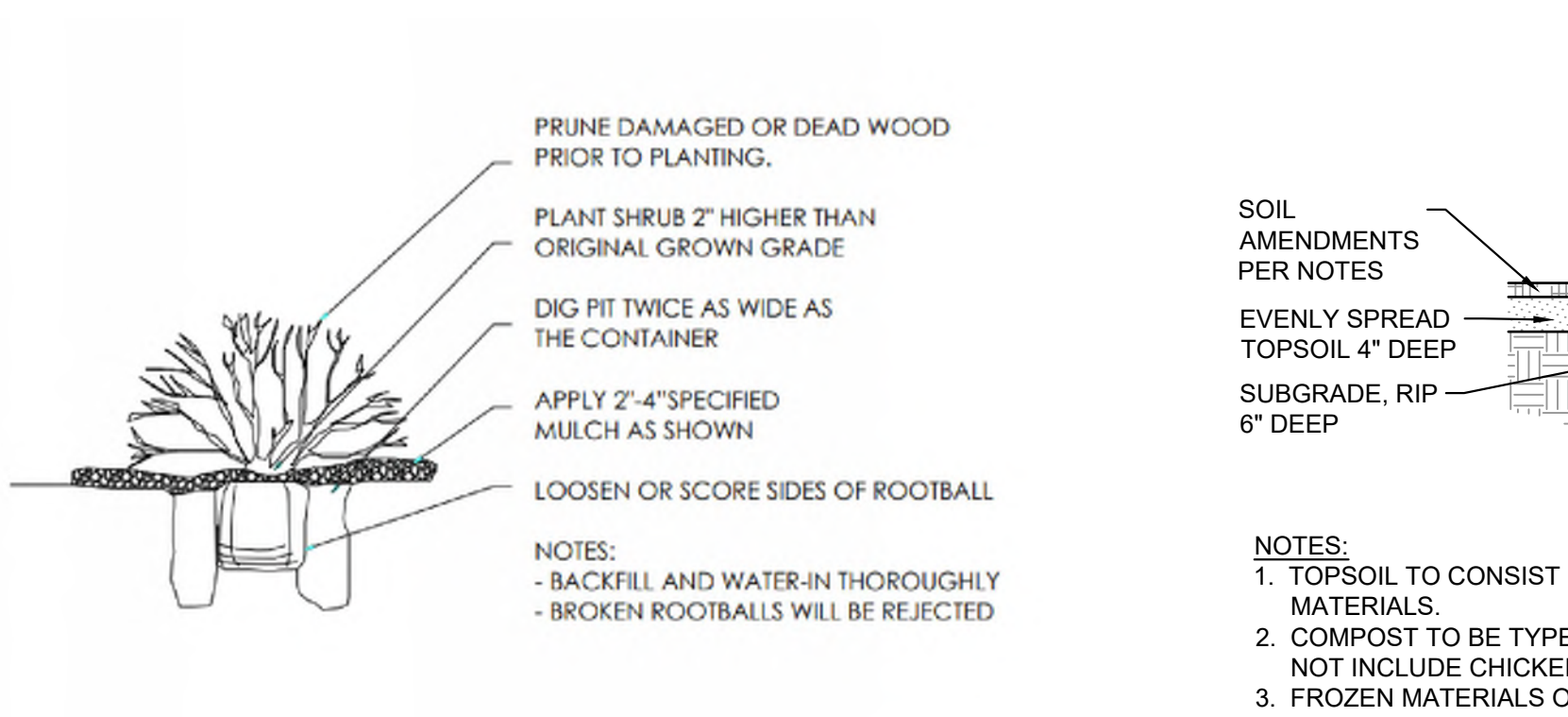
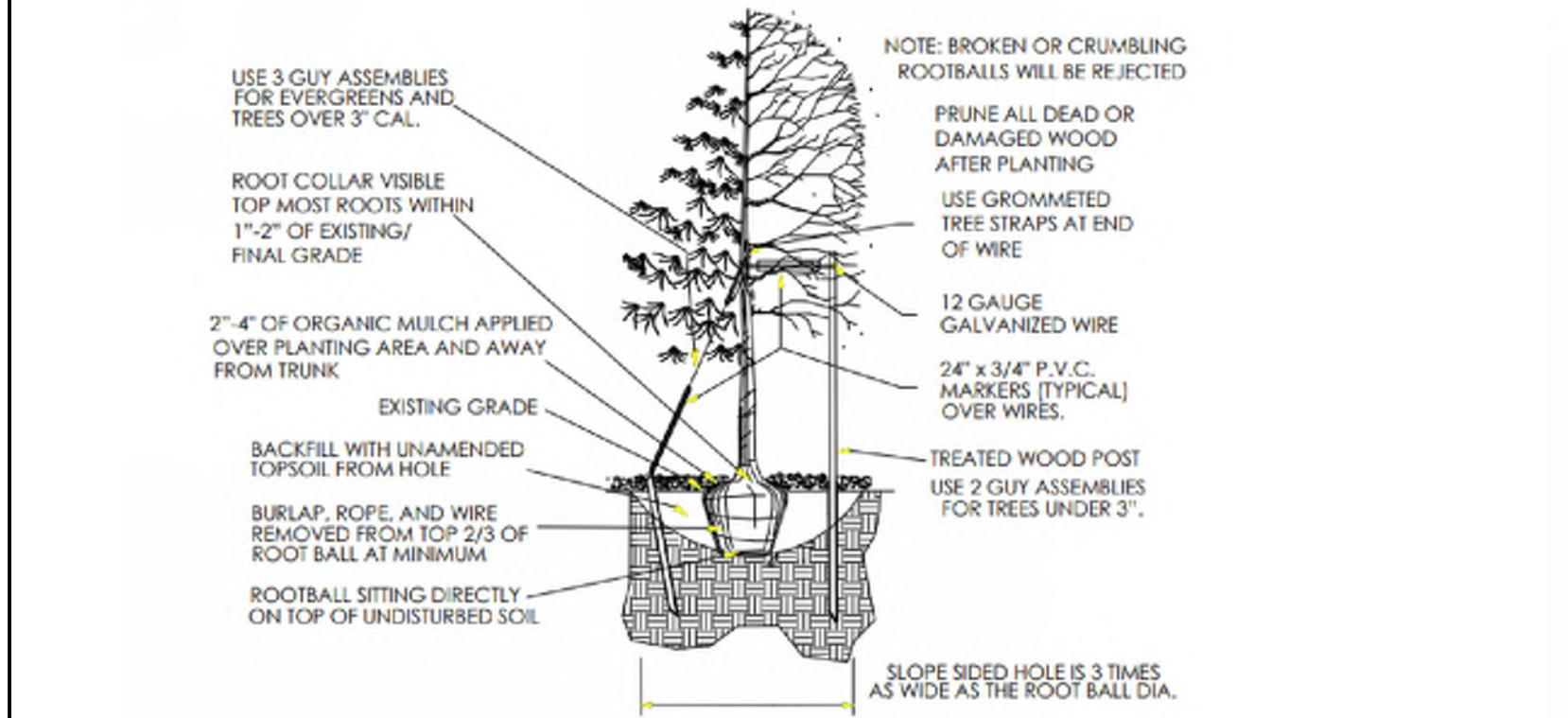
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JW	18	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	6' HT.	B&B	15'	6'
	GL	3	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE	6' HT.	B&B	12'	6'
	PV	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	6' HT.	B&B	40"	20"

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	7	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20"	15"
	MP	3	MALLUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15"	15"

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CNN	32	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	#5 CONT.	CONT.	2'	2'
	GTR	48	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD DYER'S BROOM	#5 CONT.	CONT.	2'	2.5'
	PAR	57	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#5 CONT.	CONT.	3'	3'
	PRB	38	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	RHA	29	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JCA	38	JUNIPERUS CHINENSIS 'ARMSTRONGII' ARMSTRONG JUNIPER	#5 CONT.	CONT.	3'	3'
	JSB	22	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PMT	22	PINUS MUGO 'TANNENBAUM' MUGO PINE	#5 CONT.	CONT.	10'	6'

APPROVED
Jul 29 2024
**PARKER WATER AND
SANITATION DISTRICT**



1 TREE
NTS

2 SHRUBS
NTS

3 SOIL PREP FOR ALL AREAS
NTS

4 STEEL EDGING
NTS

FILE LOCATION: S:\CIRCLE K\MIAMI & JORDAN\100 DIVISION\104 PLAN SETS\CONSTRUCTION PLANS\LS02.DWG

CONSULTANTS:



Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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FAX: (719) 575-0208

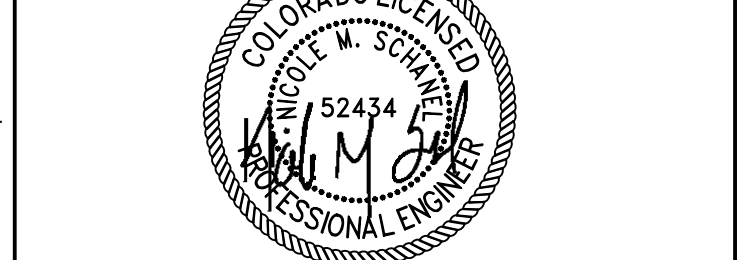
LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS. MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K
LANDSCAPE PLAN
16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
DRAWN BY: RAD
CHECKED BY: NMS
DESIGNED BY: NMS

SHEET TITLE:

**LANDSCAPE
NOTES & DETAILS**

LS02

SHEET 9 OF 11

DATE: JUNE 2024



CONSULTANTS:

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OWNER/DEVELOPER:

CIRCLE K

ROCKY MOUNTAINS DIVISION
5500 S. QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

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VICINITY MAP: SCALE: NTS

PROJECT:

CIRCLE K

IRRIGATION PLAN

16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
###	###	###	###
###	###	###	###
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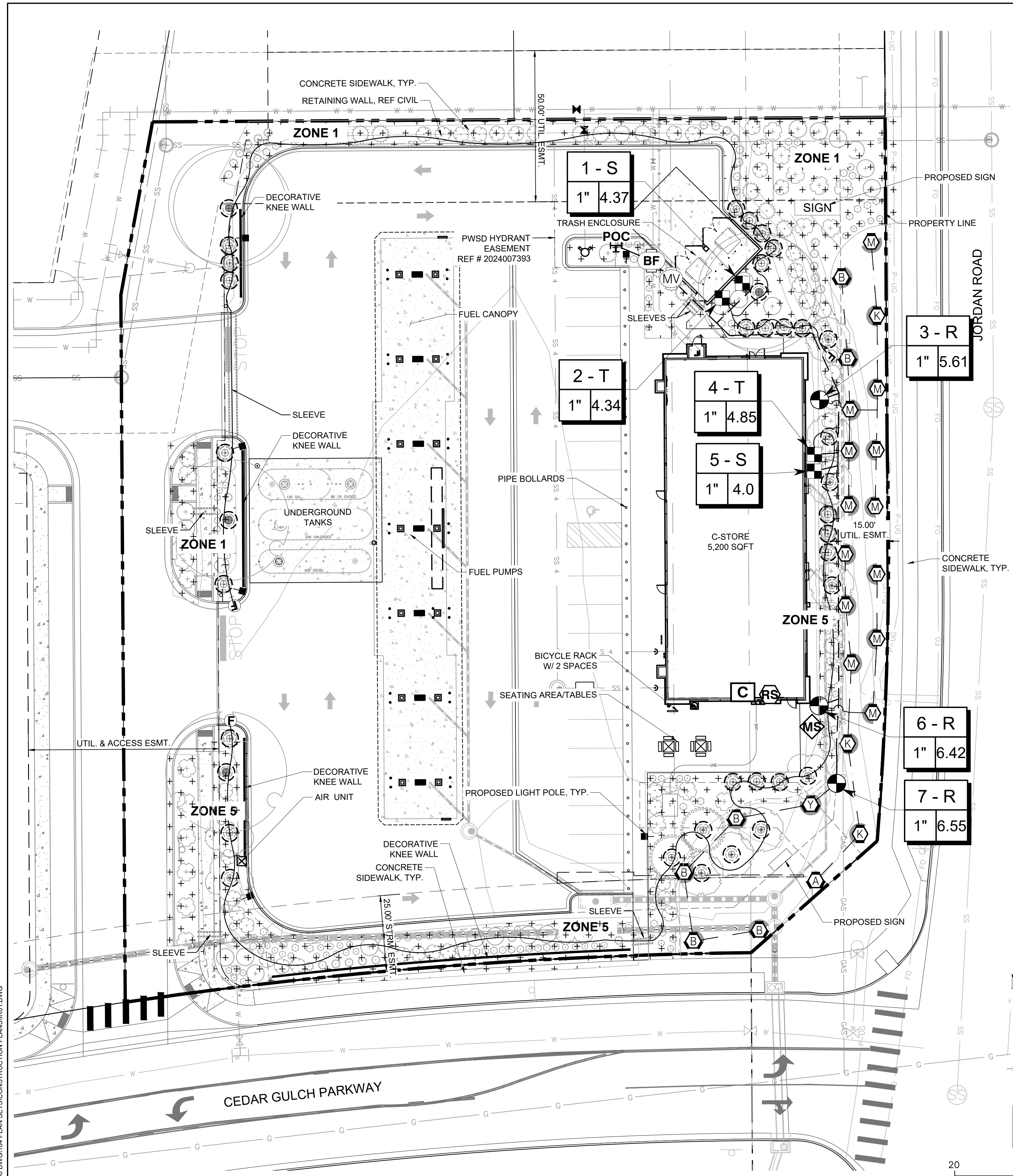
PROJECT NO: 21.1207.030
DRAWN BY: RAD
CHECKED BY: NMS
DESIGNED BY: NMS

IRRIGATION PLAN

IR01

SHEET 10 OF 11

DATE: JUNE 2024

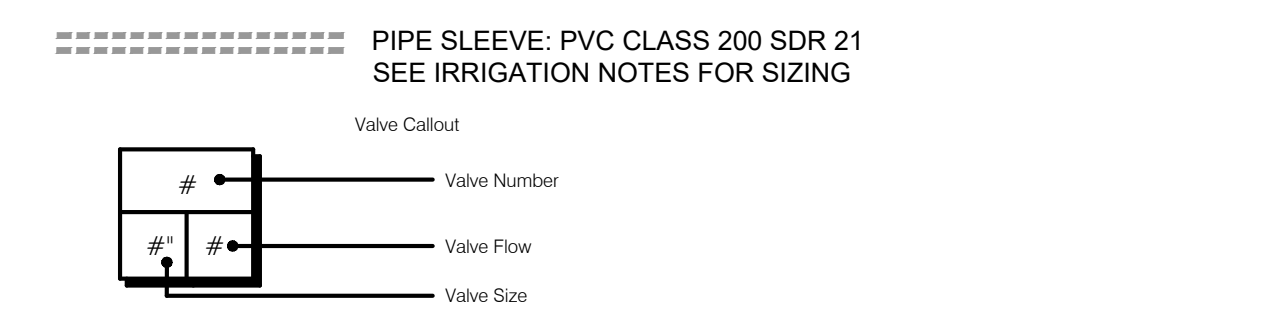


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	HUNTER MP CORNER PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY.
⊙	HUNTER MP1000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
⊙	HUNTER MP2000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
⊙	HUNTER MP3000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	RAIN BIRD XCZ-100-PRF 1" MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.
⊙	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
⊙	TREE RING: RAIN BIRD XF SERIES DRIPLINE 2" DRIP RING USING 18" EMITTER SPACING @ 0.9 GPH, 12" SPACING FROM TRUNK TO FIRST RING, 30" SPACING FROM TRUNK TO SECOND RING.

AREA TO RECEIVE DRIP EMITTERS
RAIN BIRD XB-PC (2) SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
Emitter Notes:
1.0 GPH emitters (2 assigned to each #5 CONT. plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
⊙	RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
⊙	WATTS U009 3/4" REDUCED PRESSURE BACKFLOW PREVENTER
⊙	RAIN BIRD ESP4ME WITH (1) ESP-SM3 WITH (1) LNK WIFI MODULE 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.
⊙	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
⊙	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.
⊙	POINT OF CONNECTION 3/4" SUBMETER
---	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
---	PIPE SLEEVE: PVC CLASS 200 SDR 21 SEE IRRIGATION NOTES FOR SIZING



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI
1-S	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTERS - SHRUBS	4.37	14.4
2-T	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTERS - TREES	4.34	14.4
3-R	RAIN BIRD PESB	1"	TURF ROTARY	5.61	31.8
4-T	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTERS - TREES	4.85	14.8
5-S	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTERS - SHRUBS	4.0	14.6
6-R	RAIN BIRD PESB	1"	TURF ROTARY	6.42	32.1
7-R	RAIN BIRD PESB	1"	TURF ROTARY	6.55	32.2

CRITICAL ANALYSIS

Generated: 2023-10-17 12:51

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 9.52 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 75 PSI
Pressure Available: 75 PSI

DESIGN ANALYSIS
Maximum Station Flow: 6.55 GPM
Flow Available at POC: 9.52 GPM
Residual Flow Available: 2.98 GPM

Critical Station: 7-R
Design Pressure: 30 PSI
Friction Loss: 0.43 PSI
Fittings Loss: 0.04 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.73 PSI
Pressure Req. at Critical Station: 32.2 PSI
Loss for Fittings: 0.26 PSI
Loss for Main Line: 2.63 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 10.2 PSI
Loss for Master Valve: 0.35 PSI
Critical Station Pressure at POC: 45.7 PSI
Pressure Available: 75 PSI
Residual Pressure Available: 29.3 PSI

LANDSCAPE/IRRIGATION WORKSHEET

Define Landscape & Irrigation System:
<p>High Water Use Plant Material *Cool season turfgrass (Kentucky bluegrass) Plant Factor (PF, %) High 0.9 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Overhead 0.65</p>
<p>High-Moderate Water Use Plant Material *Hybrid grass types (Texas hybrids, fescue, etc.) Plant Factor (PF, %) High-Med 0.8 Landscape Area (LA, sq ft) 400 Irrigation Efficiency (IE, %) Overhead 0.65</p>
<p>Moderate Water Use Plant Material *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.) Plant Factor (PF, %) Med 0.5 Landscape Area (LA, sq ft) 8600 Irrigation Efficiency (IE, %) Drip 0.9</p>
<p>Low Water Use Plant Material *Turf trees/shrubs/perennials, native grass mixes Plant Factor (PF, %) Low 0.25 Landscape Area (LA, sq ft) 5381 Irrigation Efficiency (IE, %) Overhead 0.65</p>

Site Summary:

Total Irrigated Area (sq ft)	14181
Avg Plant Factor (%)	0.42
Avg Irrigation Efficiency (%)	0.80

Peak monthly ET, Parker, CO:

Peak monthly ET (July):	7.56 in
-------------------------	---------

Irrigation Water Requirement (IWR):

Peak monthly IWR:	34042 gal
Maximum flow requirement:	3.6 GPM

Hydraulic Requirements:

Tap Size (in)	Max GPM
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

*2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 250

Tap Size Requirement 3/4"

System Design Pressure: 72 PSI

Design pressure has been field tested & verified

This form has been completed in compliance with PWS's Engineering Standards & Specifications Manual regarding irrigation design specifications

APPROVED

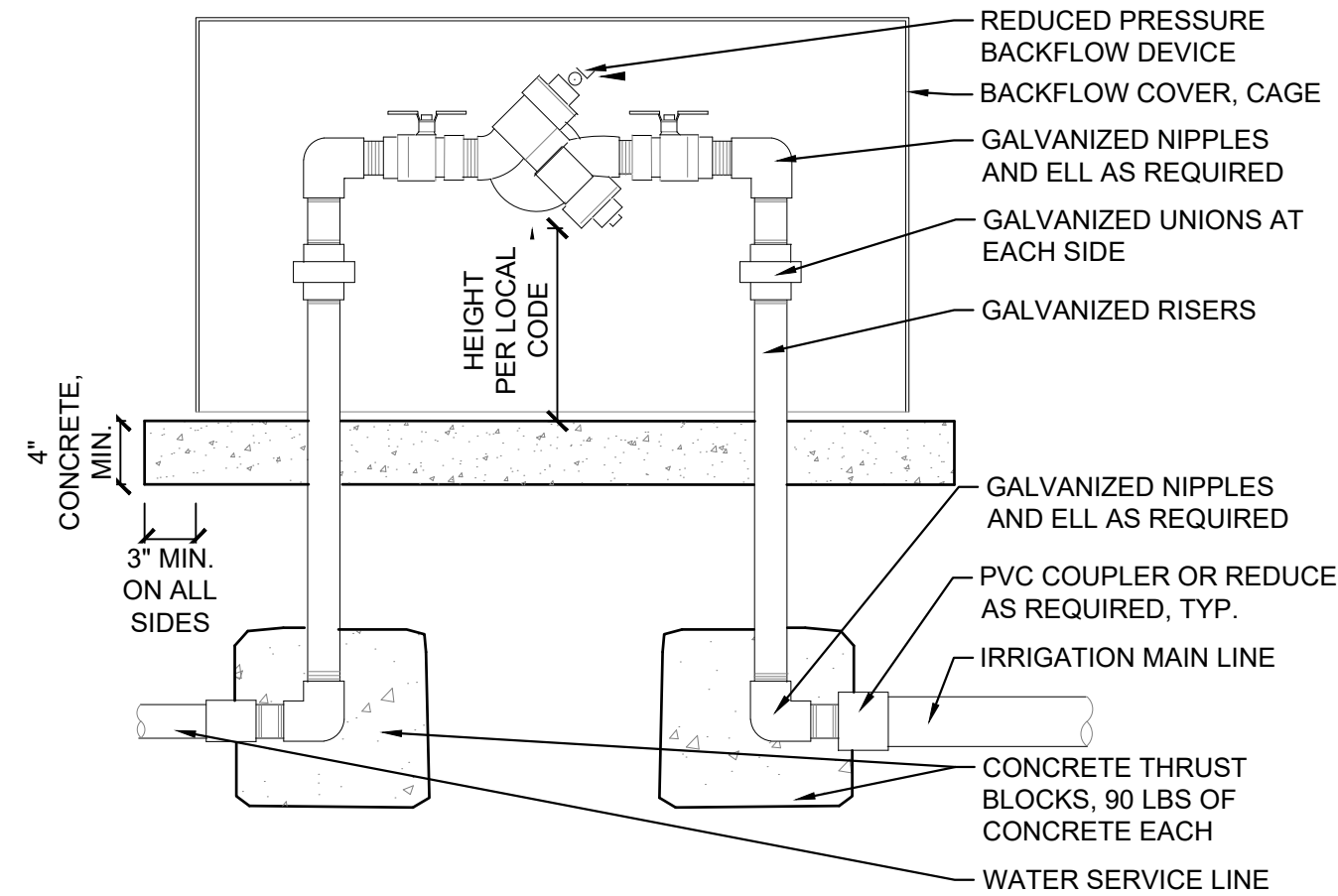
Jul 29 2024

PARKER WATER AND SANITATION DISTRICT

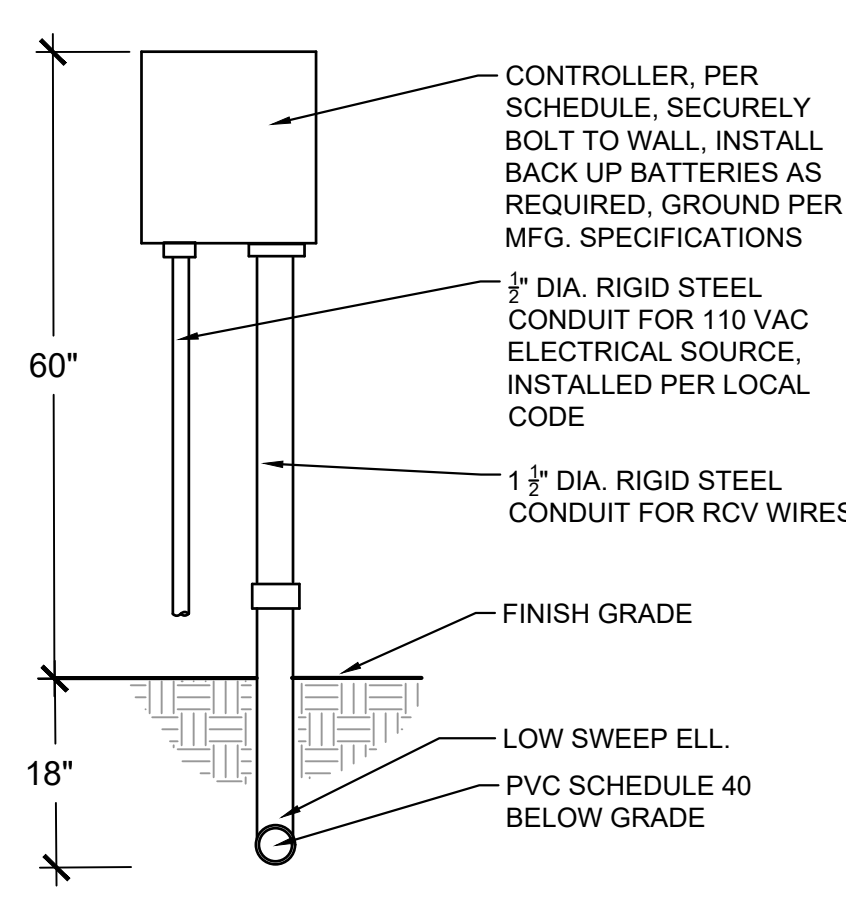
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GENERAL IRRIGATION NOTES

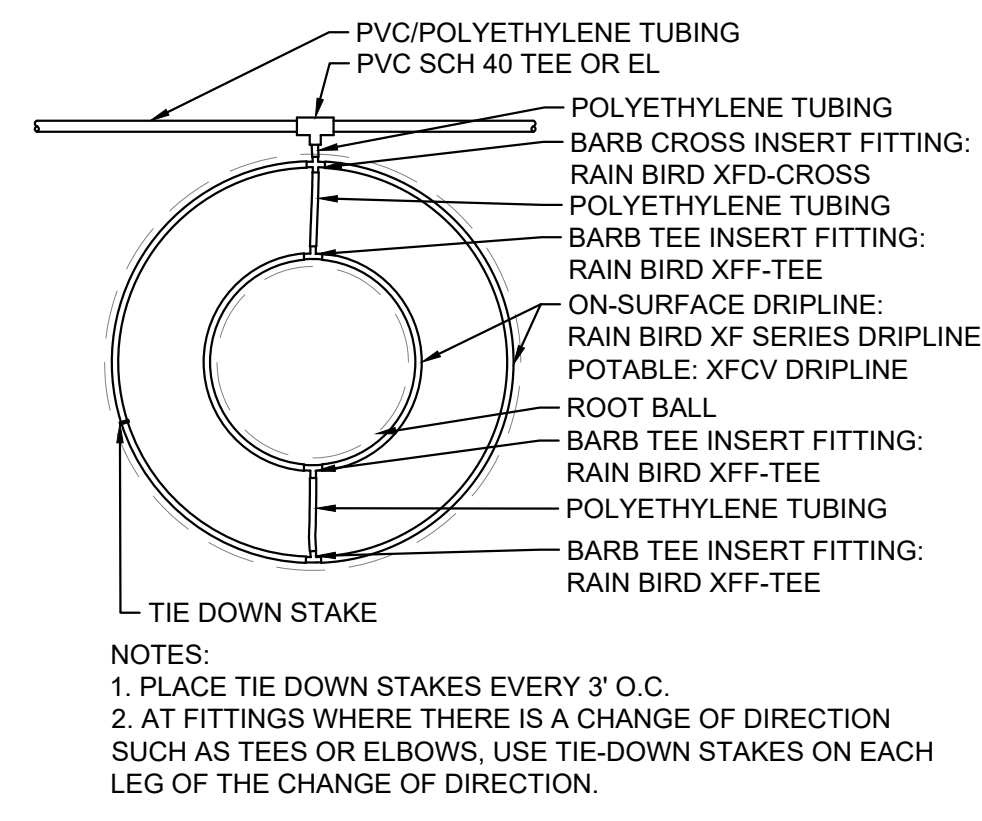
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, 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.
- CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
- ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR, UNLESS SPECIFIED TO BE LOCATED INSIDE AT WHICH POINT WILL BE PROVIDED BY THE GENERAL CONTRACTOR OR PLUMBER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS OR PROVIDE BLOWOUT ASSEMBLY.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
- DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
- LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL.
- IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, PER DETAIL.
- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM
- ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
- UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS.
- ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING.
- CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
- ALL LATERAL LINE SIZING SHALL REFER TO PIPE SCHEDULE ON THIS PLAN.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND TOWN OF PARKER REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- DRIFLINE FLUSH VALVE CAPS ARE TO BE PROVIDED AT ENDS OF ALL DRIFLINES. REFERENCE SCHEDULE.



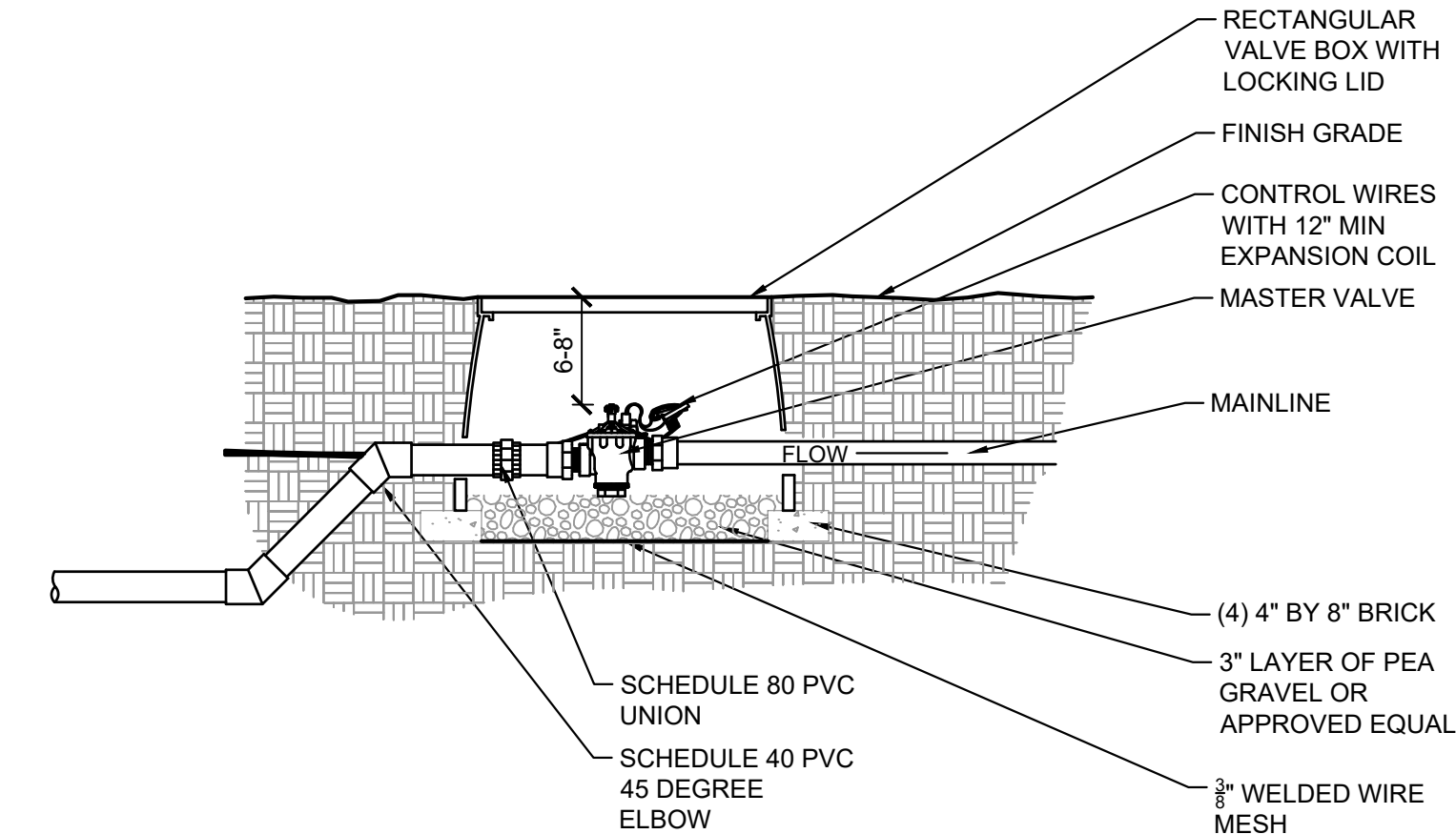
1 REDUCED PRESSURE BACKFLOW WITH ENCLOSURE
NTS



2 WALL MOUNT CONTROLLER
NTS MS-STD-IRR-03

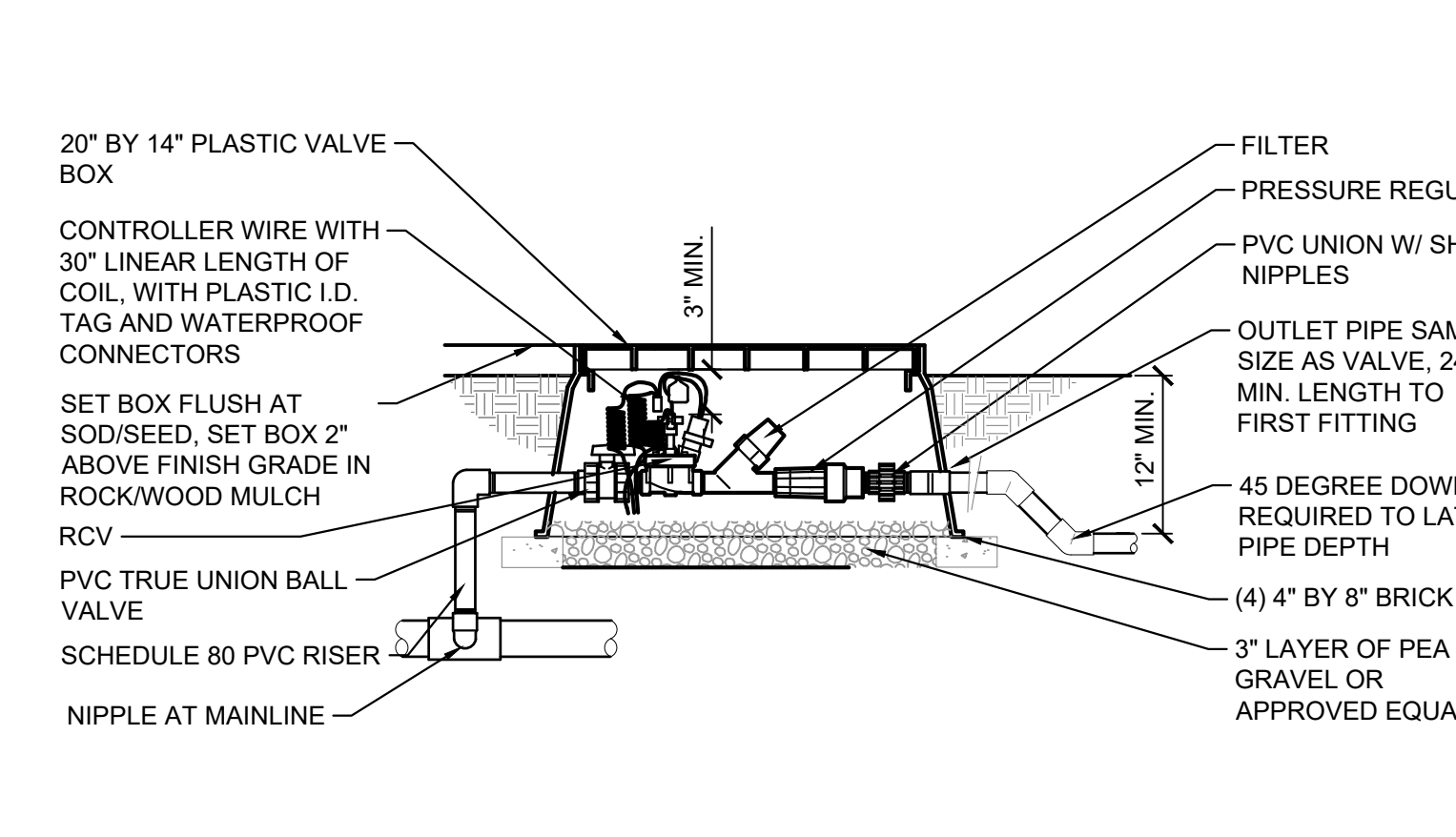


3 TREE DRIP RING
NTS MS-STD-IRR-05



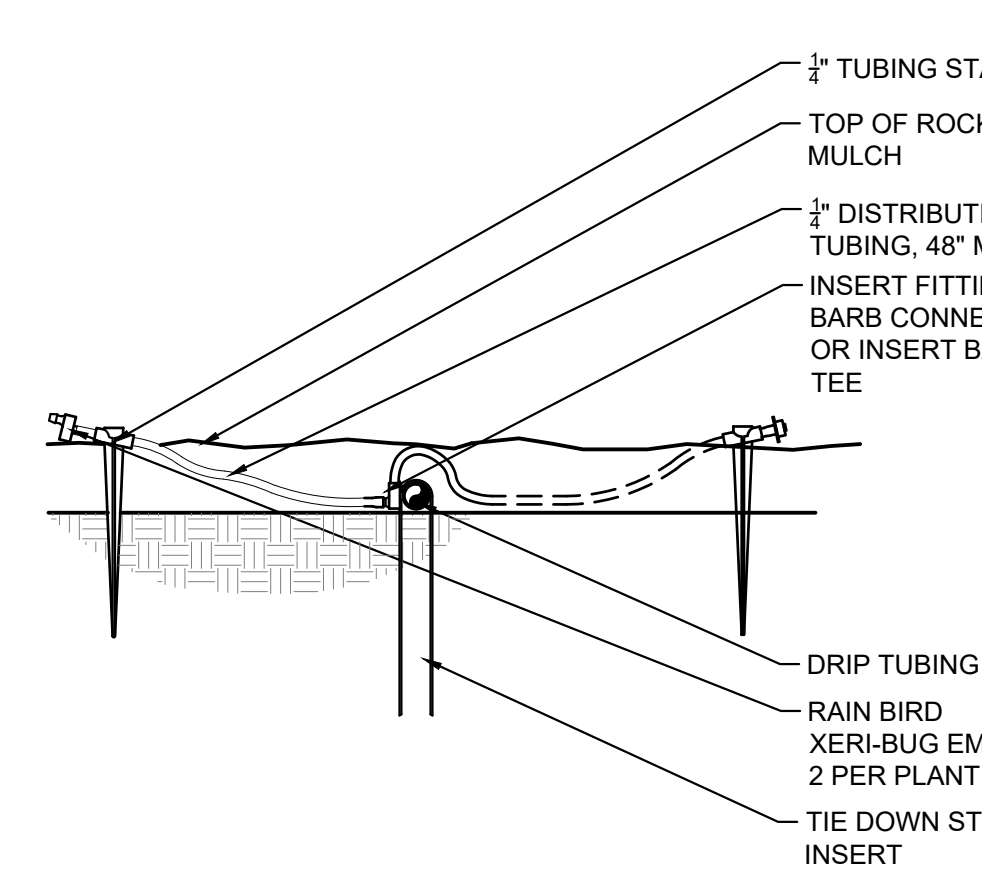
4 MASTER VALVE
NTS

- NOTES:
- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER SCHEDULE
 - INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER.
 - ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-V/6 CONNECTORS OR APPROVED EQUAL.
 - SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
 - VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

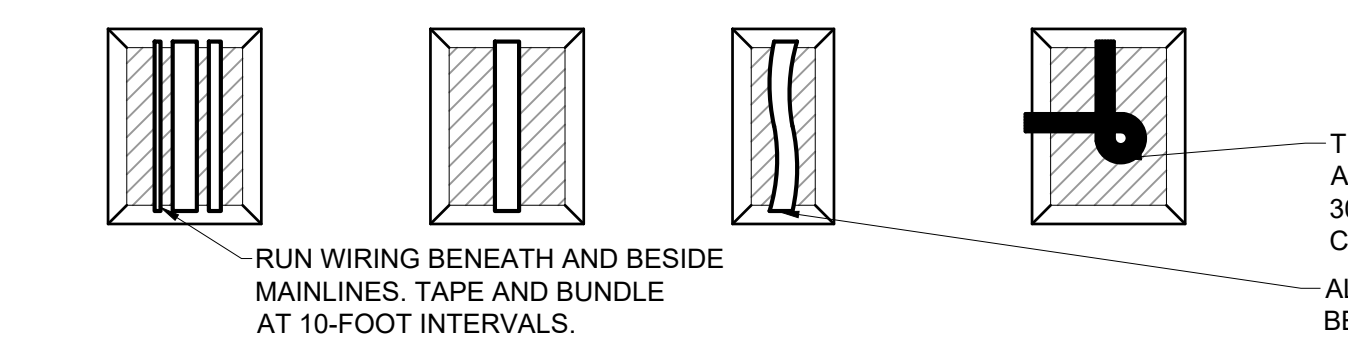
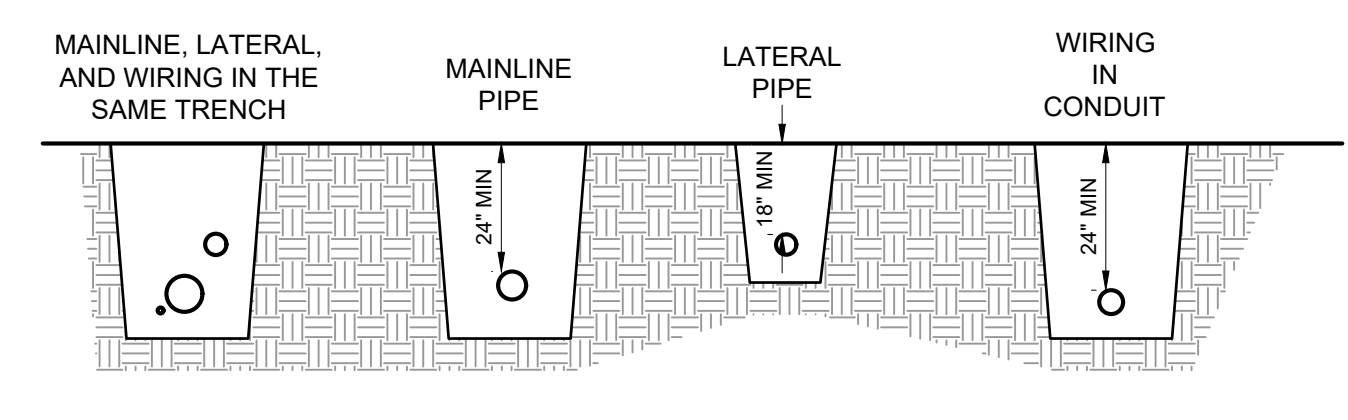


5 AUTOMATIC CONTROL VALVE
NTS

- NOTES:
- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
 - COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
 - ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR-V-6 CONNECTORS OR APPROVED EQUAL.
 - MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATIONS SADDLES).
 - ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

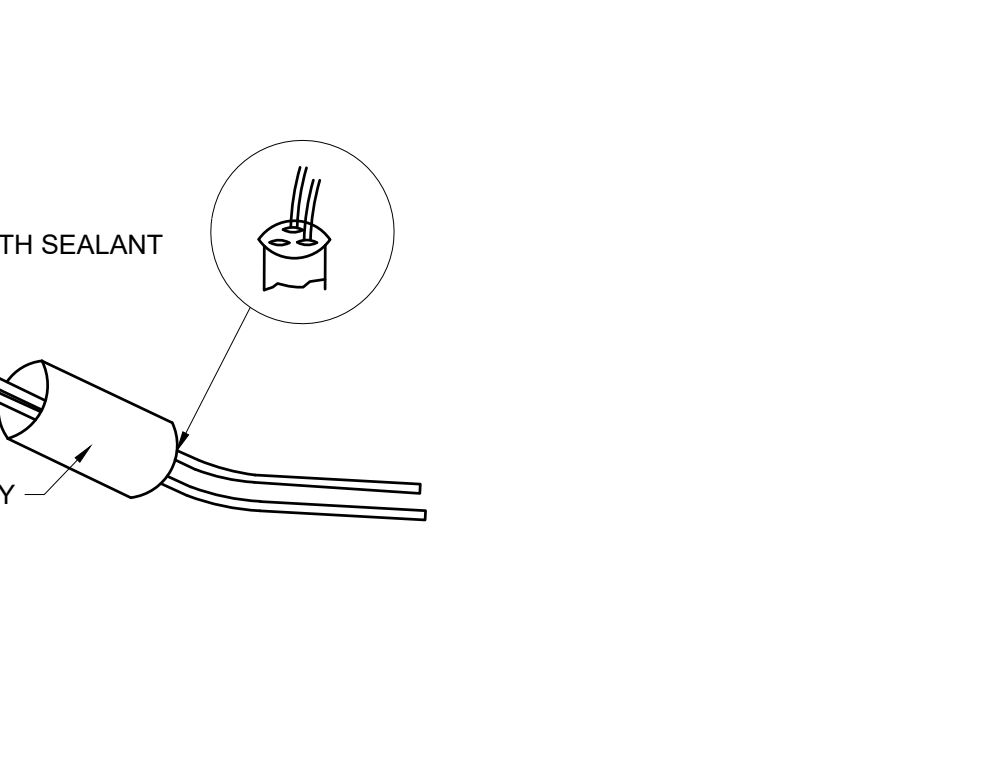


6 DRIP EMITTERS
NTS MS-STD-IRR-09



7 IRRIGATION PIPE & WIRE TRENCHING
NTS MS-STD-IRR-06

- NOTES:
- ALL MAIN LINES, LATERAL LINES, AND SLEEVES PER SCHEDULE.
 - SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 - ALL LATERAL LINES SHALL BE BURIED NO LESS THAN 18" DEEP. ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24" DEEP.



8 WIRE CONNECTION
NTS MS-STD-IRR-10



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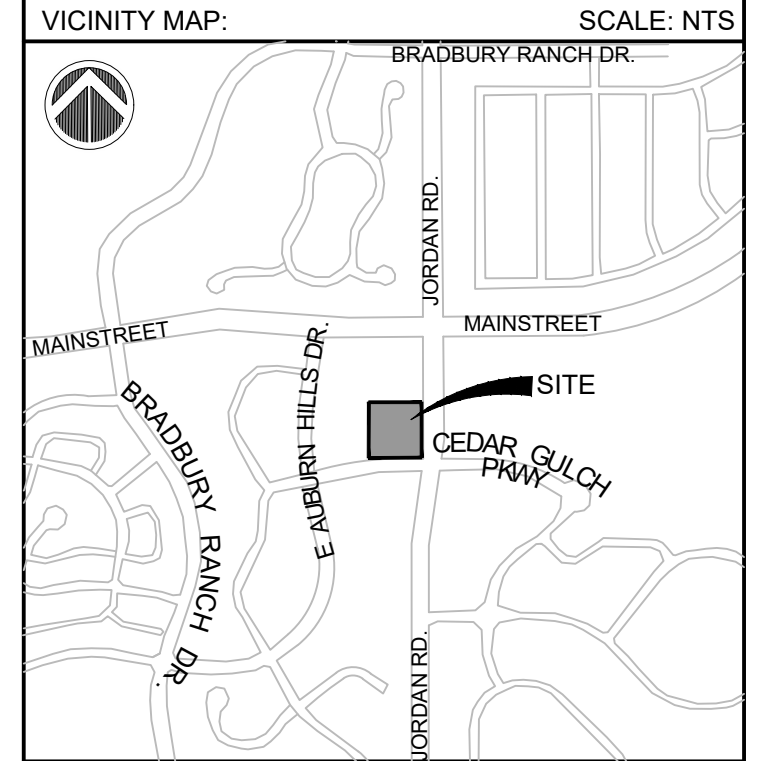
CIRCLE K

ROCKY MOUNTAINS DIVISION
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SEAL

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PROFESSIONAL ENGINEER
52434
08/07/2024



PROJECT:

CIRCLE K

IRRIGATION PLAN

16846 E AUBURN HILLS DRIVE
PARKER, CO 80134

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
DRAWN BY: RAD
CHECKED BY: NMS
DESIGNED BY: NMS

IRRIGATION NOTES & DETAILS



FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DIVISION PLAN SETS\CONSTRUCTION PLANS\IRR.DWG