PLAZA STREET PARTNERS

LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

AUGUST 2022

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
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PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER
PLAZA STREET PARTNERS
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PRAIRIE VILLAGE, KS 66208
CONTACT: RYANNE SASS
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EMAIL: RSASS@PLAZASTREETPARTNERS.COM

APPLICANT
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770–8884
CONTACT: SCOTT BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

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CITY & UTILITY CONTACTS

ENGINEERING
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805–3169
CONTACT: RANDY CAPRA

STORMWATER
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840–9546
CONTACT: JIM GILBERT

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989–2244
CONTACT: CHIP KERKHOVE

WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841–4627
CONTACT: DRAYTON SANDERSON

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

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688–3100
CONTACT: AMANDA STEINER

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
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CENTURYLINK
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DENVER, CO 80202
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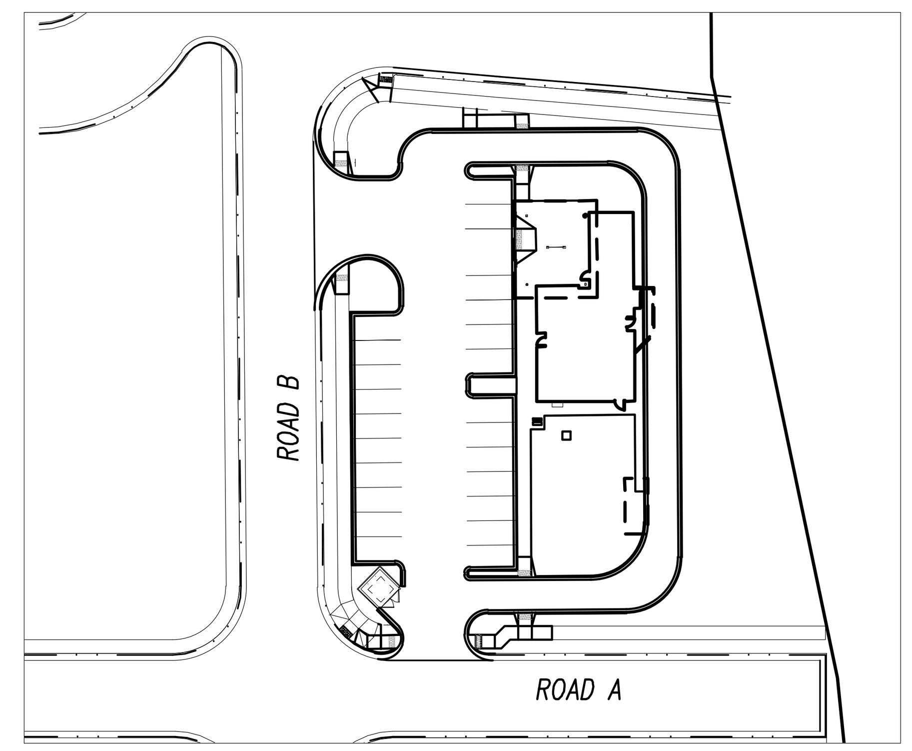
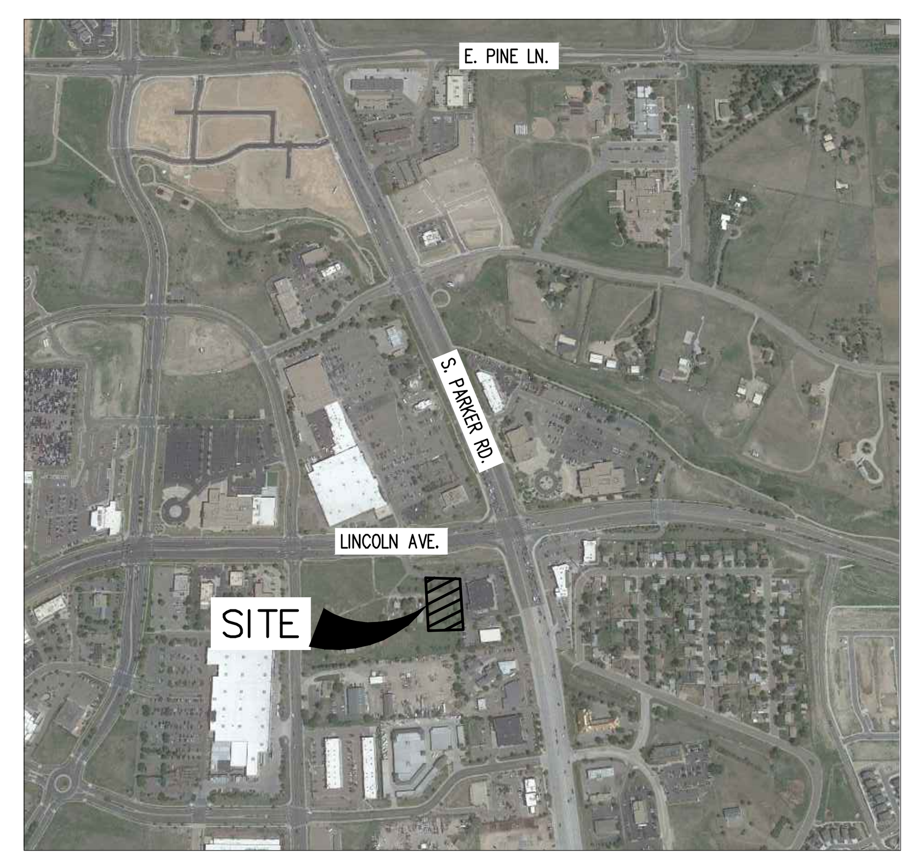


SITE MAP
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS MAP
3	SITE PLAN
4	PHOTOMETRIC CUT SHEETS
5	PHOTOMETRIC CUT SHEETS
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	ARCHITECTURE ELEVATIONS
9	ARCHITECTURE ELEVATIONS
10	IRRIGATION PLAN
11	IRRIGATION PLAN
12	IRRIGATION PLAN

SITE DATA TABLE

SITE AREA	30,927 SF / .709 AC
ZONING	COMMERCIAL
BUILDING:	SINGLE STORY – 1,947 SF (BUILDING)
	25% MAX. / 6.7% ACTUAL
BUILDING COVERAGE:	50% MAX. / 6.7% ACTUAL
OPEN SPACE:	15% MIN. / 26.5% ACTUAL (12,632 SF LANDSCAPED AREA)
BUILDING SETBACK:	40' FRONT
	0' SIDE & REAR 25'
BUILDING HT:	35' MAX / 13.4' ACTUAL, CANOPY 25'
CAR PARKING:	20 REQUIRED / 24 SPACES (INCLUDES 2 ADA) PROVIDED
BIKE RACKS:	4 REQUIRED / 2 RACKS WITH 4 SPOTS

PLAZA STREET PARNERS
SITE PLAN DOCUMENTS
PARKER COLORADO

#	Date	Issue / Description	Init.
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DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

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BENCHMARK

BENCHMARK IS A UDFCD 2" BRASS CAP IN HEAD WALL (BG–1) NEAR PARKER ROAD AND BALDWIN AVE, ELEV=5841.07 NAVD88

BASIS OF BEARINGS

BEARINGS ARE BASED OFF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND THE NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	07/08/2022

COVER SHEET

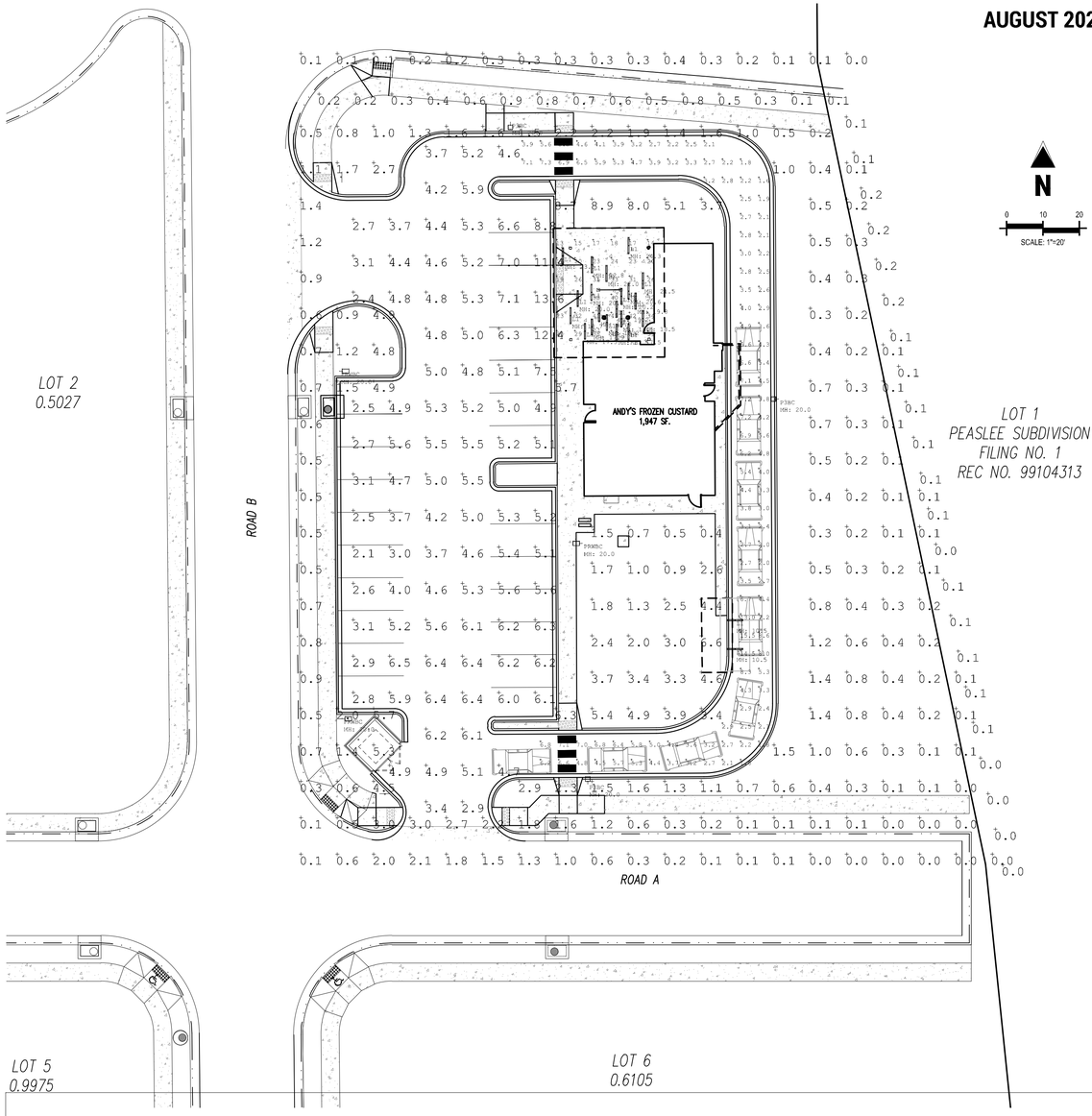
PLAZA STREET PARTNERS

LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

AUGUST 2022



Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Description	LLF	Luminaire Lumens
	L1	22	SINGLE	NULITE RXT-R-FF-05L35-1C-X-X-4FT	0.900	1989
	P3BC	3	Single	BEACON VP-2-320L-210-4K7-3-BC	0.900	17256
	P4WBC	3	Single	BEACON VP-2-320L-210-4K7-4W-BC	0.900	16177

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade_Planar	Illuminance	Fc	0.89	23.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Canopy	Illuminance	Fc	17.57	23.2	10.6	1.66	2.19	Readings taken at 0'-0" AFG
Parking & Drive	Illuminance	Fc	5.05	9.1	1.3	3.88	7.00	Readings taken at 0'-0" AFG

Product in development. Information contained herein is subject to change. Valid for 30 days from date provided.
Extended lead times apply. Expect 8-10 week lead time upon receipt of order.

MX4IP LED 4" Ambient – IP Rated

Williams

Surface Mounting Type Shown

CATALOG #:
TYPE:
PROJECT:

FEATURES

QuickLock®

- Ensure a simple and secure installation with QuickLock® surface mount technology
- Lens spans the entire fixture for clean aesthetic
- Welded aluminum enclosure provides for watertight service
- Custom designed one-piece gasket to prevent water intrusion
- Pressure equalization vent to eliminate vacuum that can draw in moisture
- Diffuse acrylic lens provides uniform illumination for visual comfort
- Made Right Here® in the USA

ORDERING EXAMPLE: MX4IP - 8 - L8/835 - P - F - OPTIONS - DIM - UNV

SERIES	LENGTH	LUMENS[1]	CRI	CCT	MOUNTING TYPE	SHIELDING
MX4IP	Stand-alone – 2', 4', 6' & 8' nominal lengths, fixture ships assembled. Example: 4 = 4'	L4 400lm L7 700lm L9 900lm L15 1,500lm	8 80 9 90[2]	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	S Surface P Pendant	F Flat, diffuse acrylic

OPTIONS	CONTROL	VOLTAGE
See page 3 for FINISH OPTIONS. Custom colors available upon request.	DIM Dimming driver DRV Non-dimming driver	120 120V 277 277V UNV 120-277V

SPECIFICATIONS

- HOUSING – Extruded aluminum housing and end caps comprise welded enclosure.
- SHIELDING – Extruded, flat, diffuse acrylic lens.
- GASKETING – Continuous extruded silicone with molded corners
- FINISH – Super durable polyester powder coat bonded to phosphate-free multi-stage pretreated metal; Meets and exceeds AAMA 2604 specification for outdoor durability.
- ELECTRICAL – High quality mid-power LED boards. L70 >60,000 hours per IES TM-21. Temperature rated from -20°C – 40°C.
- MOUNTING – Surface or pendant
- LISTINGS –
  - cCSAus certified as luminaire suitable for wet locations.
  - IP65 rated
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

NOTES

1. Lumens per foot output based on 3500K CCT and F shielding. Actual lumens may vary ± 5%.
2. Extended lead times may apply. Consult factory for availability.

PRELIMINARY 09/16/22

MX4IP LED 4" Ambient – IP Rated

FIXTURE PERFORMANCE DATA

	LENGTH	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L4	2'	816	7.6	107.4
	4'	1631	16.1	101.3
	6'	2447	23.3	105.0
	8'	3262	29.6	110.2
L7	2'	1459	13.8	105.7
	4'	2919	27.0	108.1
	6'	4378	40.0	109.5
	8'	5837	52.7	110.8
L9	2'	1803	17.0	106.1
	4'	3605	32.8	109.9
	6'	5408	49.8	108.6
	8'	7211	65.1	110.8
L15	2'	2995	28.2	106.2
	4'	5990	53.0	113.0
	6'	8985	82.6	108.8
	8'	11980	106.0	113.0

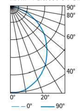
MULTIPLIER TABLE

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.97
	3000K	0.99
	3500K	1.00
	4000K	1.03
	5000K	1.06
90 CRI	2700K	0.80
	3000K	0.82
	3500K	0.83
	4000K	0.86
	5000K	0.89

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is average for 120V through 277V input.
- Results based on 3500K, 80 CRI, actual lumens may vary +/-5%
- Use multiplier table to calculate additional options.

PHOTOMETRY

MX4IP-4-L15/835-S-F-DIM-UNV Total Luminaire Output: 5990 lumens; 53 Watts | Efficacy: 113 lm/W | 83 CRI; 3436K CCT



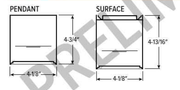
CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2438	2438	2438	
5	2448	2412	2405	229
15	2321	2285	2267	845
25	2096	2053	2023	946
35	1791	1744	1716	1094
45	1439	1396	1373	1080
55	1072	1028	999	923
65	672	661	638	654
75	312	327	309	340
85	63	65	62	78
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	1821	30
0 - 40	2915	49
0 - 60	4918	82
0 - 90	5990	100
0 - 180	5990	100

CROSS SECTIONS



PRELIMINARY 09/16/22

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PLAZA STREET PARNERS
SITE PLAN DOCUMENTS

PARKER COLORADO

#	Date	Issue / Description	Init.

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	07/08/2022

PHOTOMETRIC CUT SHEETS

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UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CONTROLLER 'A' NOTE

- ONE (1) 16 STATION CONTROLLER, SEE LEGEND.
- FIVE (5) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN THE UTILITY CLOSET. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- TBD SIZE OF TAP: 1"

- USE 1" TAP INTO THE DOMESTIC WATER LINE DOWNSTREAM OF THE BUILDING METER.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE MASTER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

IRRIGATION DISCLAIMER

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR1.2 FOR IRRIGATION DETAILS AND SHEET IR1.3 IRRIGATION NOTES.

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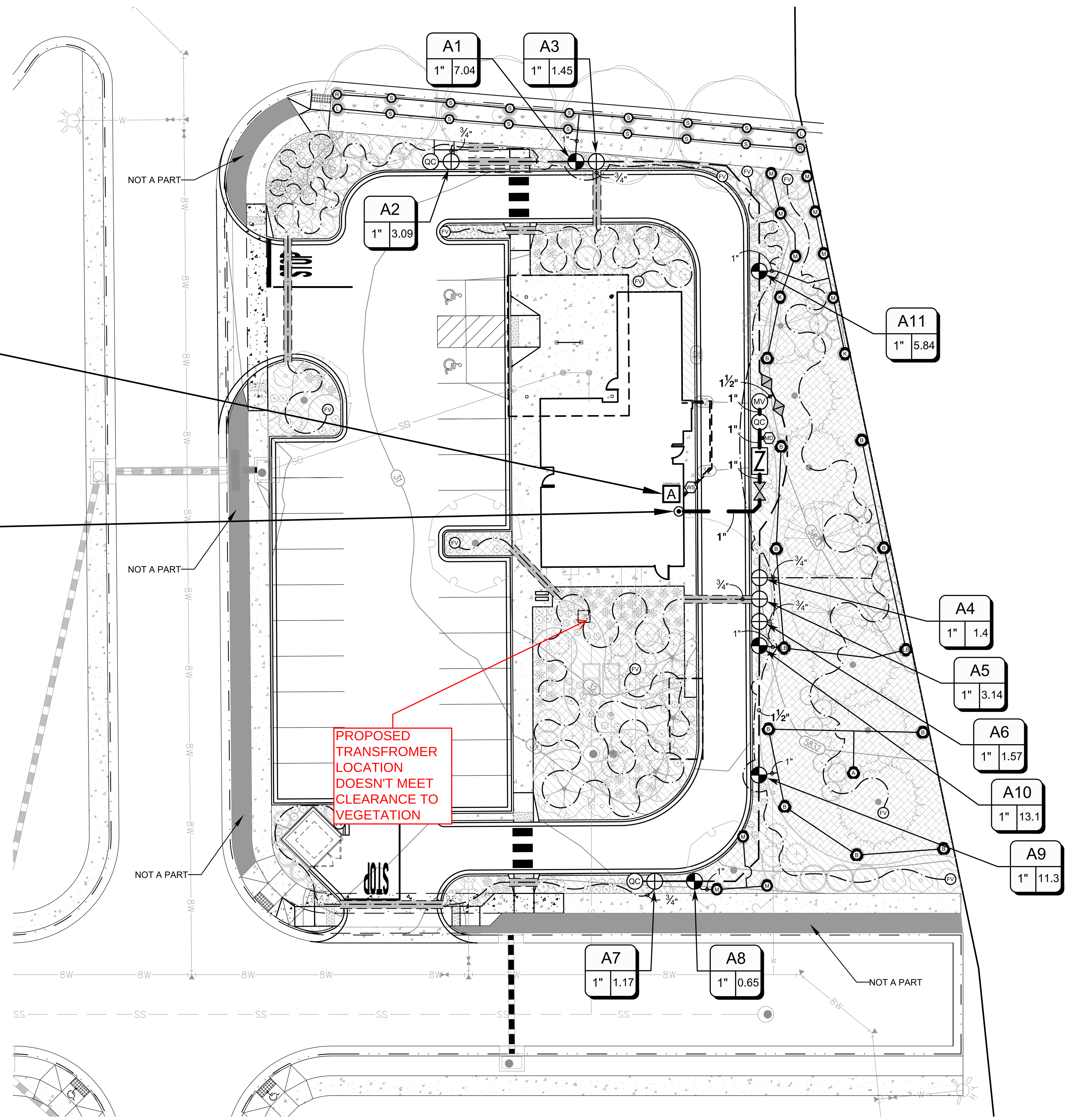
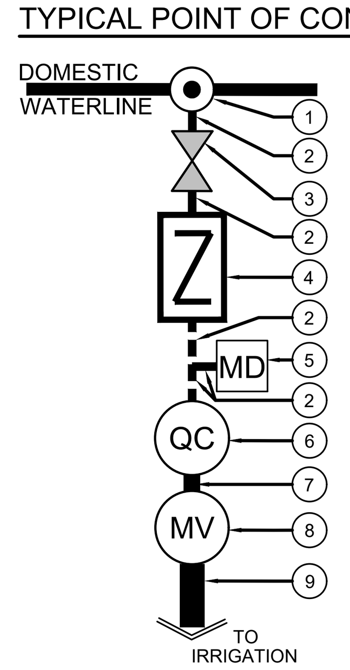


TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



1. IRRIGATION POINT OF CONNECTION. TAP INTO THE DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.
2. 1" K COPPER WATER SERVICE PIPE
3. 1" GATE VALVE
4. 1" BACKFLOW DEVICE
5. MANUAL DRAIN VALVE, SEE SHEET IR1.2 DETAIL 10
6. 1" QUICK COUPLER
7. 1" PVC LINE, CLASS 200 PIPE
8. 1" MASTER VALVE
9. 1-1/2" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICV-G-FS	1"	TURF ROTARY	7.04
A2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.09
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.45
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.4
A5	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.14
A6	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.57
A7	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.17
A8	HUNTER ICV-G-FS	1"	TURF ROTARY	0.65
A9	HUNTER ICV-G-FS	1"	TURF ROTARY	11.28
A10	HUNTER ICV-G-FS	1"	TURF ROTARY	13.09
A11	HUNTER ICV-G-FS	1"	TURF ROTARY	5.84

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N

0 10 20
SCALE: 1"=20'

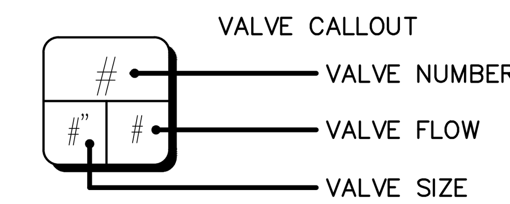
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
L S R (LST SST RST)	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	DETAIL 1 SHEET IR1.2
M L O	HUNTER MP1000 PROS-12-PRS40-CV TURF ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	DETAIL 1 SHEET IR1.2
K G R	HUNTER MP2000 PROS-12-PRS40-CV TURF ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	DETAIL 1 SHEET IR1.2
B Y A	HUNTER MP3000 PROS-12-PRS40-CV TURF ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	DETAIL 1 SHEET IR1.2
LB	HUNTER MP3500 PROS-12-PRS40-CV TURF ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	DETAIL 1 SHEET IR1.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR1.2
FV	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR1.2
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: - 1 GALLON AND SMALLER: 1, HEB-10-B EMITTER PER PLANT (1 GPH TOTAL) - 5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) - 1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) - 3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 4 SHEET IR1.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	DETAIL 5 SHEET IR1.2
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 6 SHEET IR1.2
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 7 SHEET IR1.2
⋈	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 8 SHEET IR1.2
MV	HUNTER IBV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 9 SHEET IR1.2
MD	1" NIBCO T-113-K CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 10 SHEET IR1.2
Z	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 11 SHEET IR1.2
CONTROLLER A	HUNTER I2C-1600-PL 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. PLASTIC CABINET.	DETAIL 12 SHEET IR1.2
WS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 13 SHEET IR1.2
⊙	POINT OF CONNECTION 1" USE 1" TAP INTO DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.	N/A
	IRRIGATION LATERAL LINE: CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 14 SHEET IR1.3
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 14 SHEET IR1.3
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1"	DETAIL 14 SHEET IR1.3
	IRRIGATION MAINLINE: CLASS 200 PVC SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 14 SHEET IR1.3
	PIPE SLEEVE: SHCEDULE 40 PVC SIZE: DOUBLE THE SIZE OF INSERTED PIPE	DETAIL 14 SHEET IR1.3
	WIRESLEEVE: SCHEDULE 40 PVC SIZE: 1"	DETAIL 14 SHEET IR1.3

VALVE CALLOUT



WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

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PLAZA STREET PARNERS
CIVIL CONSTRUCTION DRAWINGS
PARKER COLORADO

#	Date	Issue / Description	Init.

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/15/2022

IRRIGATION PLAN

IR1.1