

PROJECT TEAM

APPLICANT

KUM & GO L.C.
1459 GRAND AVE
DES MOINES, IA 50309
CONTACT: DAN GARNEAU
PH: (515) 457-6392
E: DAN.GARNEAU@KUMANDGO.COM

OWNER

CMCE LLC
7353 S ALTON WAY STE A-100
CENTENNIAL, CO 80112-2329
CONTACT: MATT JANKE
PH: 303-770-9111
E: MJANKE@ESXMANAGEMENT.COM

ARCHITECT

BRR ARCHITECTURE
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
CONTACT: ASHLEY WEBER
PH: (913) 236-3325

ENGINEERING CONSULTANT

ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
501 S. CHERRY STREET, SUITE 300
GLENDALE, CO 80246
CONTACT: KRISTA HOUTCHENS, PE
PH: (970) 380-7054
E: KRISTA.HOUTCHENS@EES.US.COM

LANDSCAPE ARCHITECT

VALERIAN LLC
907 YUMA ST, SUITE 130
DENVER, CO 80204
CONTACT: NATHANIEL RONEY
PH: (303) 347-1200
E: NATHANIEL@VALERIANLLC.COM

TOWN OF PARKER

TOWN OF PARKER
20120 EAST MAIN STREET
PARKER, CO 80138-7334
ATTN: CARSON BYERHOF
P: (303) 805-3331

**TOWN OF PARKER
PLAN REVIEW**

20120 E. MAIN STREET
PARKER, CO 80138
ATTN: BRIEANNA SIMON
P: (303) 805-3338

WATER / SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, CO 80134
ATTN: DRAYTON SANDERSON
P: (303) 841-4627
EMAIL: DSANDERSON@PWSD.ORG

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCH MARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33' NAVD 88.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 9 BY A FOUND 1" PIPE WITH A 3.25" ALLOY CAP STAMPED "SURVEY MONUMENT-1986 - 1/4 - 4/8-CC-LS 6935-ARCHER & ASSOC." AND AT THE CENTER OF SECTION 9 BY A SET NO.6 REBAR WITH A 3.25" ALLOY CAP STAMPED "T7S R66W- C 1/4 S9 - 2022 - PLS 38226" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00°16'46" WEST AS RECORDED ON THE PLAT OF TRAILS AT CROWFOOT FILING NO. 9, RECEPTION NO. 20200098683.

FLOODPLAIN NOTE:

THE FLOOD ZONE CLASSIFICATION FOR THIS PROPERTY IS ZONE X WHICH IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AS REFERENCED ON FLOOD INSURANCE RATE MAP NUMBER 080330C01809 REVISED MARCH 16, 2016: COMMUNITY-PARKER, TOWN OF NUMBER- 080310, PANEL 0183

LEGAL DESCRIPTION:

LOT 1, TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT STATEMENT:

THE PARCEL DESIGNATED FOR THE KUM AND GO GAS AND C-STORE IMPROVEMENTS IS INCLUDED WITH THE HESS RANCH PLANNED DEVELOPMENT

FIRE DEPARTMENT

SOUTH METRO FIRE AND RESCUE AUTHORITY
DISTRICT 45
16801 NORTHGATE DRIVE
PARKER, CO 80134
ATTN: RANDY CAPRA
P: (303) 805-3163

GAS SERVICE

PUBLIC SERVICE COMPANY OF COLORADO
1800 LARIMER ST., SUITE 1100
DENVER, CO 80202
P: (303) 571-7511

GEOTECHNICAL ENGINEER

OLSSON, INC.
3990 FOX STREET
DENVER, COLORADO, 80216
ATTN: PRESTON MILLS, PE
P: (303) 237-2072
GEOTECHNICAL EVALUATION REPORT, DATED 09/16/2022, OLSSON PROJECT NO. 022-03197

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, COLORADO 80206
ATTN: CHRISTOPHER MCGRANAHAN, PE, PTOE
P: (303) 333-1105

ELECTRICAL SERVICE

IREA
DISTRICT 7
5496 N US HWY 85
SEDALIA, CO 80135
ATTN: JAMES ANEST
P: (800) 332 9540

SURVEYOR

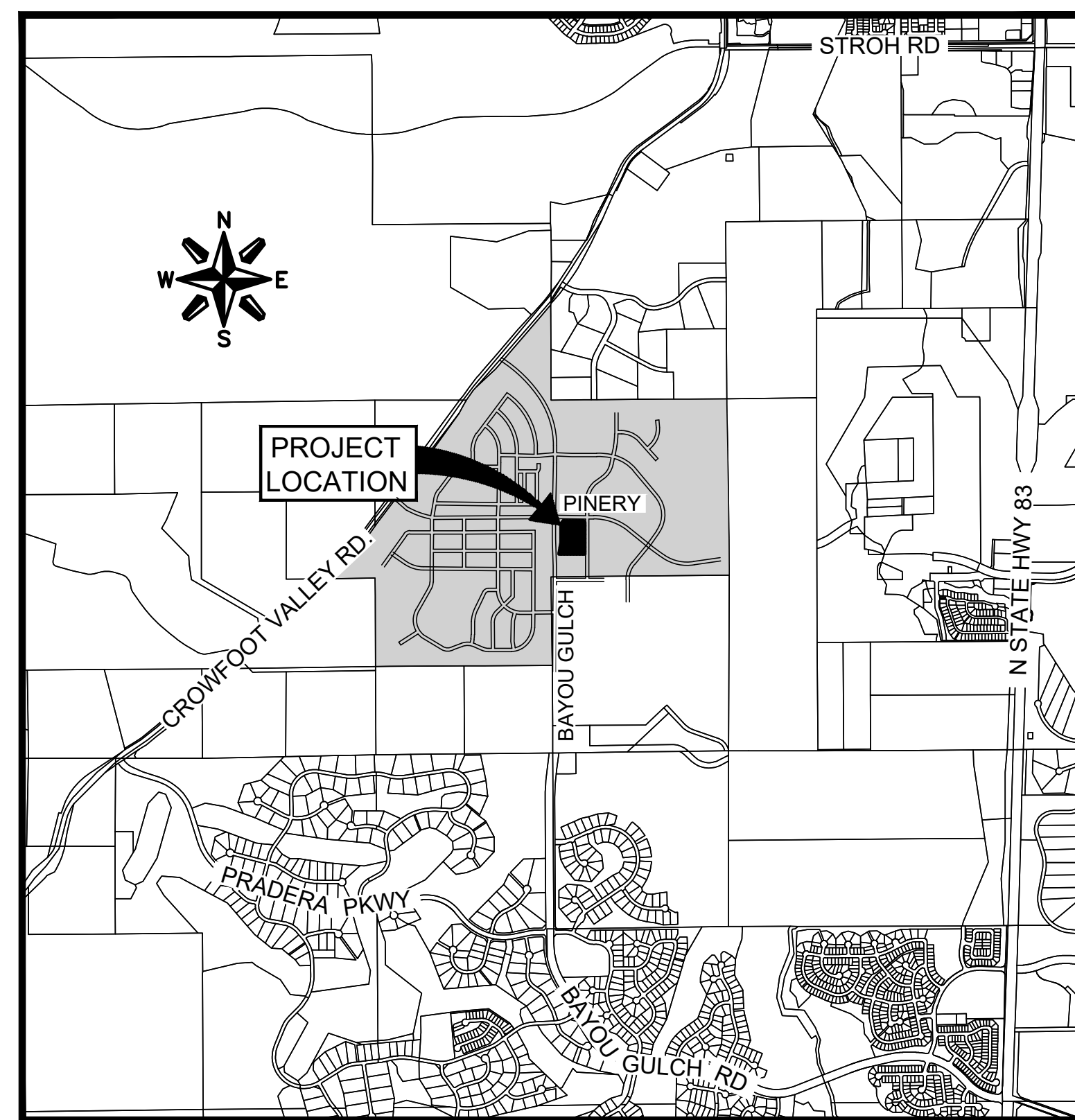
FORESIGHT WEST SURVEYING INC.
1309 S. INCA STREET
DENVER, CO 80223
ATTN: RY P. RUSK
P: (303) 504-4440

TELEPHONE

CENTURYLINK
7759 S WHEELING CT.
ENGLEWOOD, CO 80112
ATTN: TRAVIS YOUNG
EMAIL: TRAVIS.YOUNG@LUMEN.COM



WHERE & MEANS MORE!



VICINITY MAP
SCALE: 1" = 200'

PWSD UTILITY
CONSTRUCTION DRAWINGS
STORE #2293
BAYOU GULCH AND PINERY
PARKER, CO 80134

REV	SHEET INDEX	
1	COVER SHEET - PWSD	U0.0
2	GENERAL NOTES - PWSD	U0.1
3	UTILITY PLAN	U1.1
4	SEWER AND WATER DETAILS	U2.1
5	SEWER AND WATER DETAILS	U2.2
6	SCHEMATIC IRRIGATION PLAN	U3.1
7	IRRIGATION DETAILS	U3.2
8	IRRIGATION DETAILS	U3.3

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS AS REQUIRED FOR ACCEPTANCE OF WORK FROM TOWN OF PARKER OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING STUDY DATED SEPTEMBER 16, 2022 PREPARED BY OLSSON. THE CONTRACTOR SHALL ALSO REFERENCE THE ALTA/NPS LAND TITLE SURVEY DATED JULY 13, 2022 PREPARED BY FORESIGHT WEST SURVEYING INC.

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

Fire Code Official or Designated Representative Date

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

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

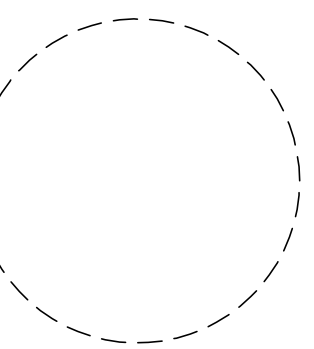
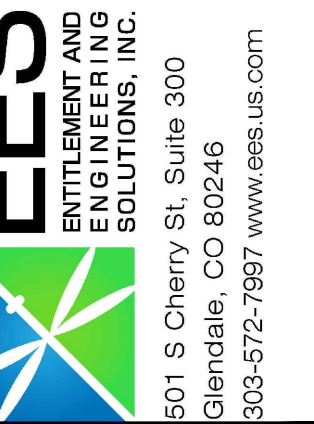
BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____

DATE: _____



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
SEC OF BAYOU GULCH RD AND PINERY PKWY

COVER SHEET - PWSD

KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

REVISION DESCRIPTION

DATE

DATE: 09-23-2022

SHEET NUMBER:

U0.0
1 OF 8

REVISIONS

811
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below.
Call before you dig.

GENERAL NOTES:

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

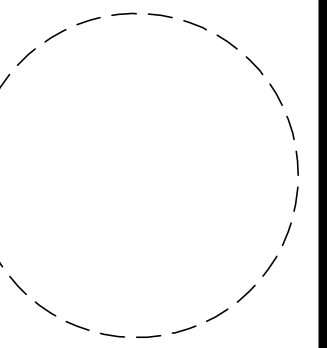
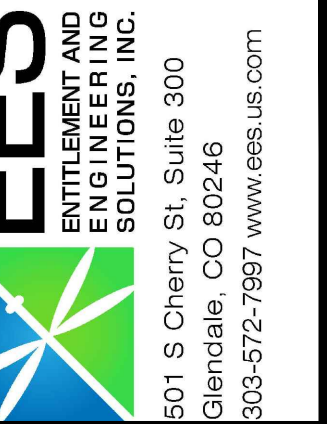
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, 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.
16. 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 ENCASMENT.
- 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.
10. 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.

EES UTILITY NOTES:

- UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PWSD SPECIFICATIONS.
- ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PWSD WATER REQUIREMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
- PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
- UTILITY BURY DEPTH SHALL CONFORM TO PWSD UTILITY STANDARDS.
- REFER TO PWSD UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
- SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
- SEE STORM AND SANITARY PLAN AND PROFILE SHEETS FOR DETAILED INFORMATION.
- PWSD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STORM PIPE OR INFRASTRUCTURE.
- CONSTRUCTION AND/OR EASEMENT TO BE COMPLETED AS A PORTION OF PARKER AND PINE FILING NO. 1. REFER TO INFRASTRUCTURE SITE PLAN & CIVIL CONSTRUCTION DOCUMENTS PRIOR TO OR CONCURRENT WITH THE DEVELOPMENT OF LOT 1, 2 & 3 BY KIMLEY-HORN.



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
SEC OF BAYOU GULCH RD AND PINERY PKWY
GENERAL NOTES - PWSD

KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

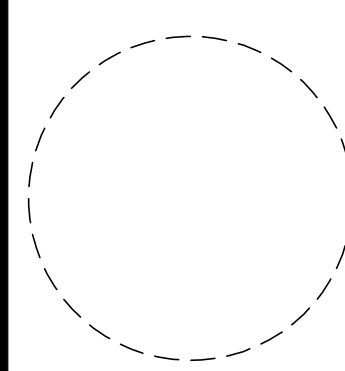
REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
U0.1
2 OF 8

P:\KUM & GO\CO - PARKER, 2293 - PINERY AND BAYOU GULCH\08 CAD\PWSD\2293-02-PWSD NOTES.DWG

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below.
Call before you dig.



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
SEC OF BAYOU GULCH RD AND PINERY PKWY

KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

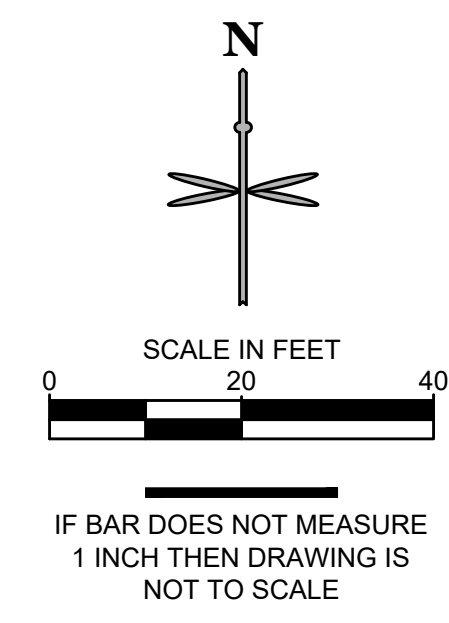
REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
U1.1
3 OF 8

UTILITY LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- SS --- SS --- SS --- SS --- SS --- EXISTING SANITARY SEWER
- W --- W --- W --- W --- W --- EXISTING WATER
- ST --- ST --- ST --- ST --- ST --- EXISTING STORM SEWER
- UE --- UE --- UE --- UE --- UE --- EXISTING UNDERGROUND ELECTRIC
- UC --- UC --- UC --- UC --- UC --- EXISTING UNDERGROUND COMMUNICATION
- G --- G --- G --- G --- G --- EXISTING GAS
- PSS --- PSS --- PSS --- PSS --- PROPOSED SANITARY SEWER
- W --- PROPOSED WATER
- SSS --- PROPOSED STORM SEWER
- E --- PROPOSED UNDERGROUND ELECTRIC
- T --- PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED DRAINAGE FLOW ARROWS
- ☀ EXISTING STREET LIGHT
- ⊕ EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT



SANITARY SEWER

- 1 EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
- 2 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 3 PROPOSED WYE CONNECTION AT EXISTING 8" SANITARY SEWER MAIN. CONTRACTOR TO VERIFY INVERT AND NOTIFY ENGINEER OF DISCREPANCY. SEE PLAN FOR INVERT ELEVATION.
- 4 PROPOSED 4" PVC SANITARY SERVICE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
- 5 PROPOSED 4" SANITARY SEWER CLEANOUT. SEE PLAN FOR INVERT ELEVATION.
- 6 PROPOSED WYE CONNECTION. SEE PLAN FOR INVERT ELEVATION.
- 7 PROPOSED 4" SANITARY SEWER SERVICE CONNECTION 5' FROM BUILDING. INSTALL CLEANOUT AT CONNECTION. SEE PLAN FOR INVERT ELEVATION. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 8 PROPOSED 4" GREASE INTERCEPTOR SERVICE CONNECTION 5' FROM BUILDING. INSTALL CLEANOUT AT CONNECTION. SEE PLAN FOR INVERT ELEVATION. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 9 PROPOSED 4" PVC GREASE INTERCEPTOR SERVICE LINE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
- 10 PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT. SEE PLAN FOR PIPE CONNECTION INVERT ELEVATIONS AND RIM ELEVATIONS.
- 11 PROPOSED 4" 45° BEND. SEE PLAN FOR INVERT ELEVATION.
- 12 PROPOSED 4" SEWER SERVICE LINE CROSSING WITH EXISTING WATER SERVICE. 4" SS INV: 6067.03 8"SD INV: 6075.45

WATER

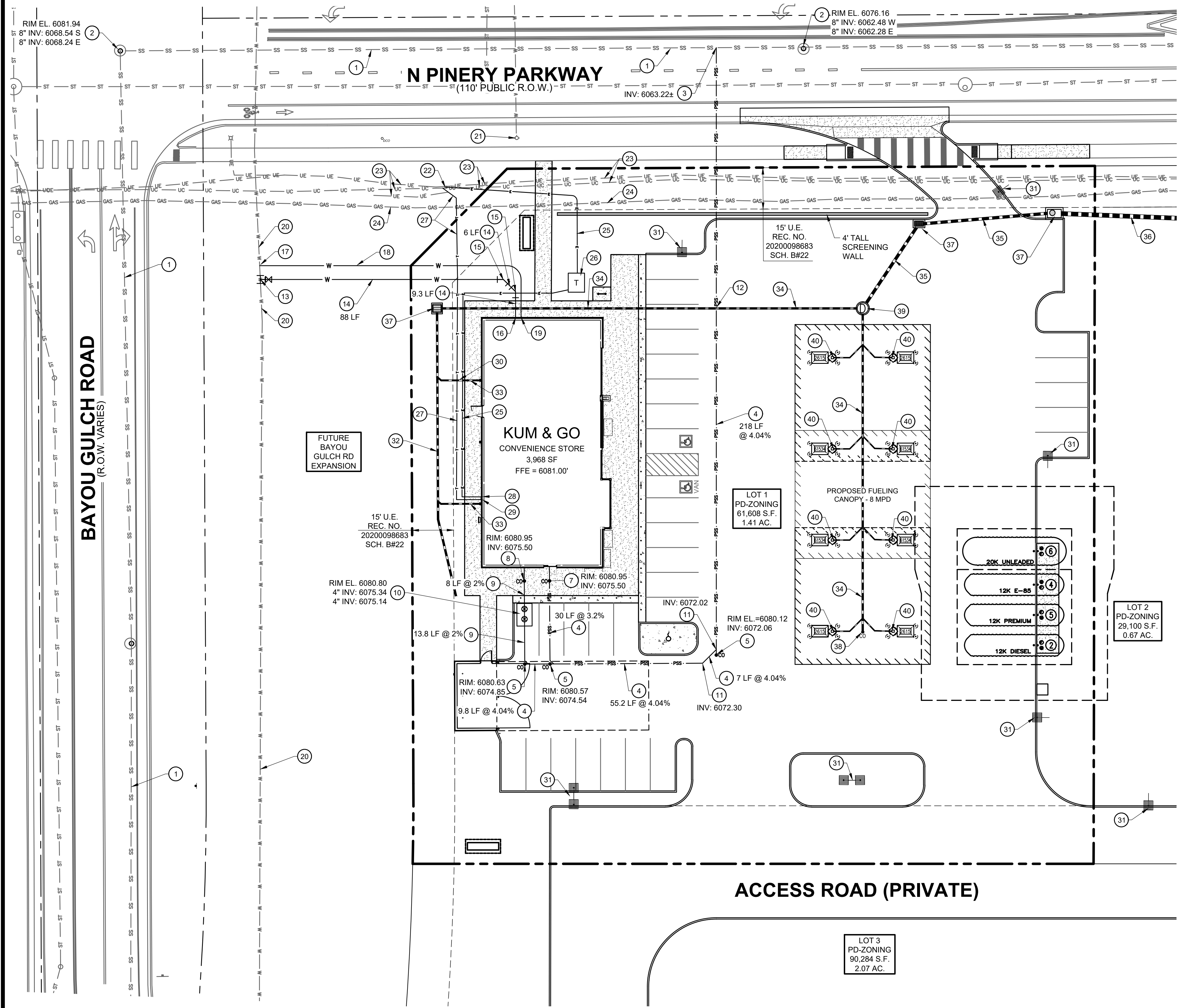
- 13 PROPOSED 6" DIP FIRE LINE SERVICE CONNECTION TO WATER MAIN. INSTALL 12"x6" TAPPING SLEEVE WITH 6" TAPPING VALVE.
- 14 PROPOSED 6" DIP FIRE LINE (PRIVATE).
- 15 PROPOSED 45° - 6" DIP BENDS WITH THRUST BLOCKS.
- 16 PROPOSED 6" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. PROVIDE 5.5-FT OF COVER. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 17 PROPOSED 2" DOMESTIC WATER SERVICE TAP.
- 18 PROPOSED 111 LF OF 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 19 PROPOSED 2" TYPE K COPPER DOMESTIC WATER CONNECTION TO BUILDING. PROVIDE 5.5-FT OF COVER. STUB 5' OFF OF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 20 EXISTING WATER MAIN TO REMAIN.
- 21 EXISTING FIRE HYDRANT TO REMAIN.

DRY UTILITIES

- 22 EXISTING TEL-PED TO REMAIN.
- 23 EXISTING UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC TO REMAIN.
- 24 EXISTING GAS MAIN TO REMAIN.
- 25 APPROXIMATE LOCATION OF PROPOSED UNDERGROUND ELECTRICAL SERVICE LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
- 26 PROPOSED ELECTRIC TRANSFORMER PAD.
- 27 APPROXIMATE LOCATION OF PROPOSED TELECOMMUNICATION SERVICE LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
- 28 PROPOSED ELECTRICAL BUILDING CONNECTION.
- 29 PROPOSED TELECOMMUNICATION BUILDING CONNECTION.
- 30 ELECTRICAL AND TELECOMMUNICATION LINES UNDER PROPOSED ROOF DRAIN AT CROSSING.
- 31 APPROXIMATE LOCATION OF PROPOSED SITE LIGHT. SEE PHOTOMETRIC PLAN.

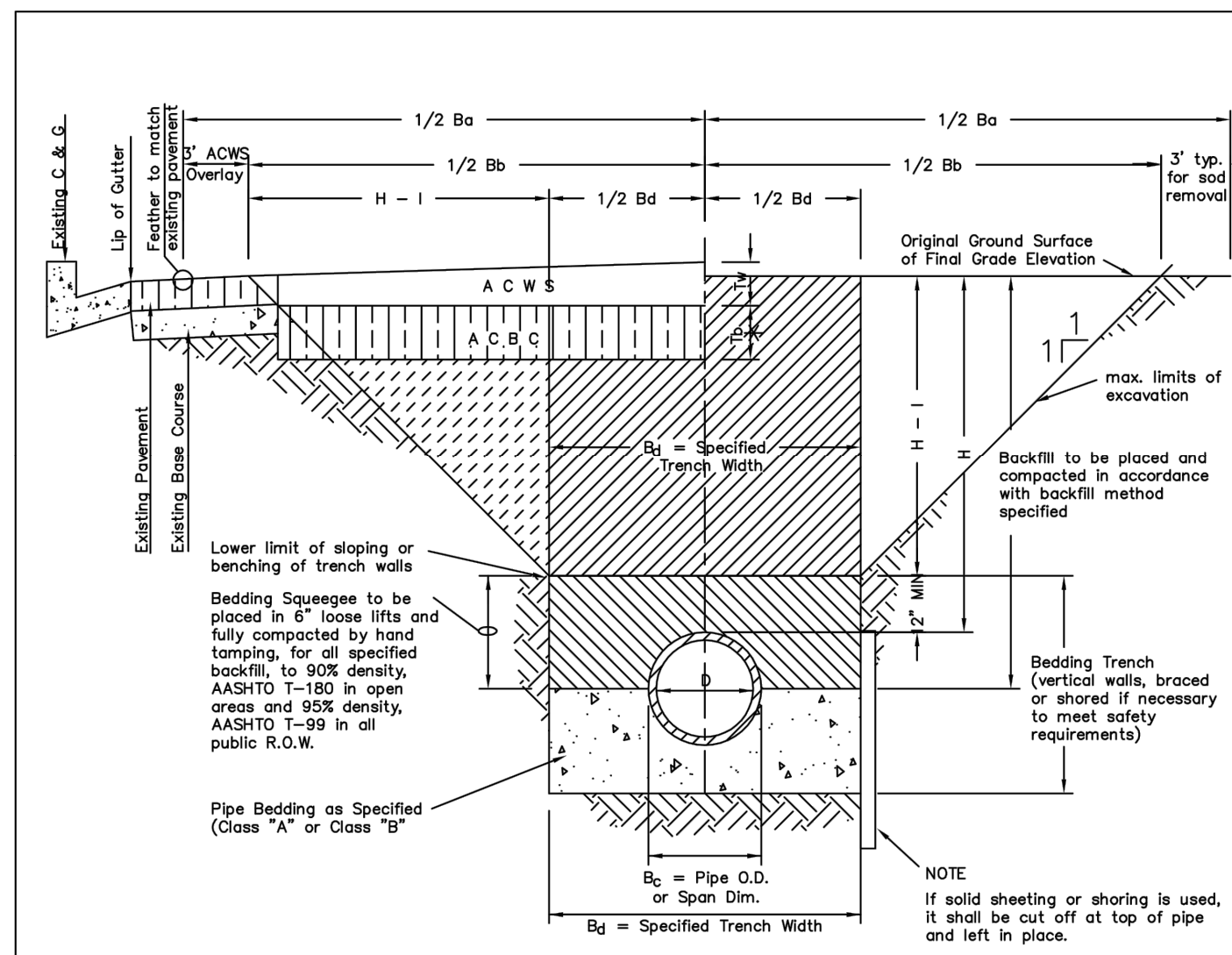
STORM SEWER

- NOTE: REFERENCE KUM & GO GAS AND C-STORE CONSTRUCTION DOCUMENTS FOR STORM SEWER DESIGN INFORMATION.
- 32 PROPOSED 8" STORM ADS SLOTTED DRAIN.
 - 33 PROPOSED 6" ROOF DOWNSPOUT WITH DRAIN LINE CONNECTION TO 8" ADS SLOTTED DRAIN.
 - 34 PROPOSED 8" STORM SEWER, SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
 - 35 PROPOSED 12" STORM SEWER, SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
 - 36 PROPOSED 18" STORM SEWER, SDR 35 RCP.
 - 37 PROPOSED STORM SEWER INLET.
 - 38 PROPOSED STORM SEWER CLEANOUT.
 - 39 PROPOSED STORM SEWER MANHOLE.
 - 40 PROPOSED 4" PVC CANOPY DRAIN PIPE CONNECTION.



P:KUM & GO/CO, PARKER, 2293 - PINERY AND BAYOU GULCH/08 CAD/PWS/D/2293-03-PWSD UTILITY PLAN.DWG

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below.
Call before you dig.



TYPICAL TRENCH DETAIL

NOTES

1. Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
2. Trench shall be brooded and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no pavement shall be made for removal, replacement or relocation of curb and gutter, utilities, sidewalks, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
3. If dimension "Ba" is < 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay width, B_b & B_c shall then be based upon this actual width.

T_b = Thickness of Asphalt Concrete Base Course (A C B C)
 T_w = Thickness of Asphalt Concrete Wearing Surface (A C W S)
 T_a = Total Asphalt Thickness ($T_b + T_w$)
 B_o = Outside Pipe or Conduit Span Dimension
 B_d = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)
 B_b = Max. Pay Width of Asphalt Concrete Base Course (or Asphalt Concrete Cold Mix) (See Note 3)
 B_c = Max. Pay Width of Asphalt Concrete Wearing Surface (or Asphalt Concrete Cold Mix) (See Note 3)
 H = Depth of Surface to Top of Pipe
 H_w = Depth from Surface to 1 ft. above Top of Pipe

TABLE II
ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE

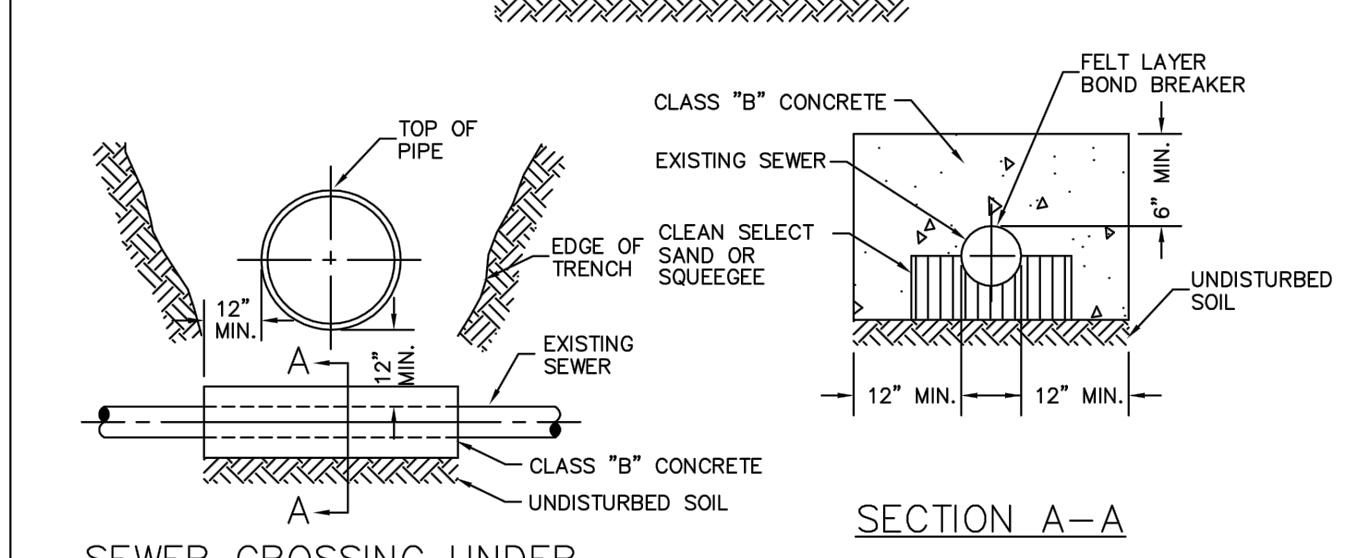
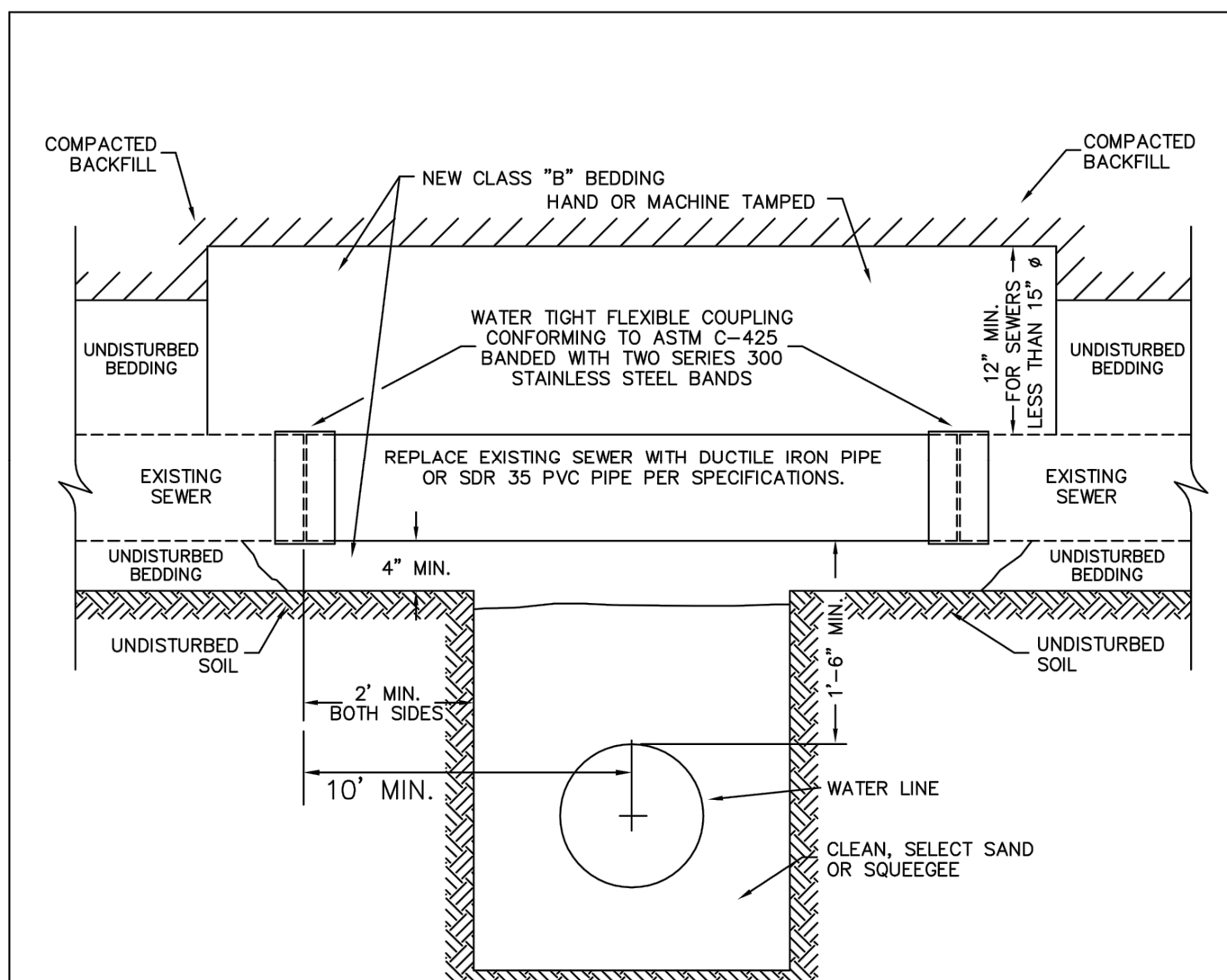
STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_a)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR 5/98 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S4.1

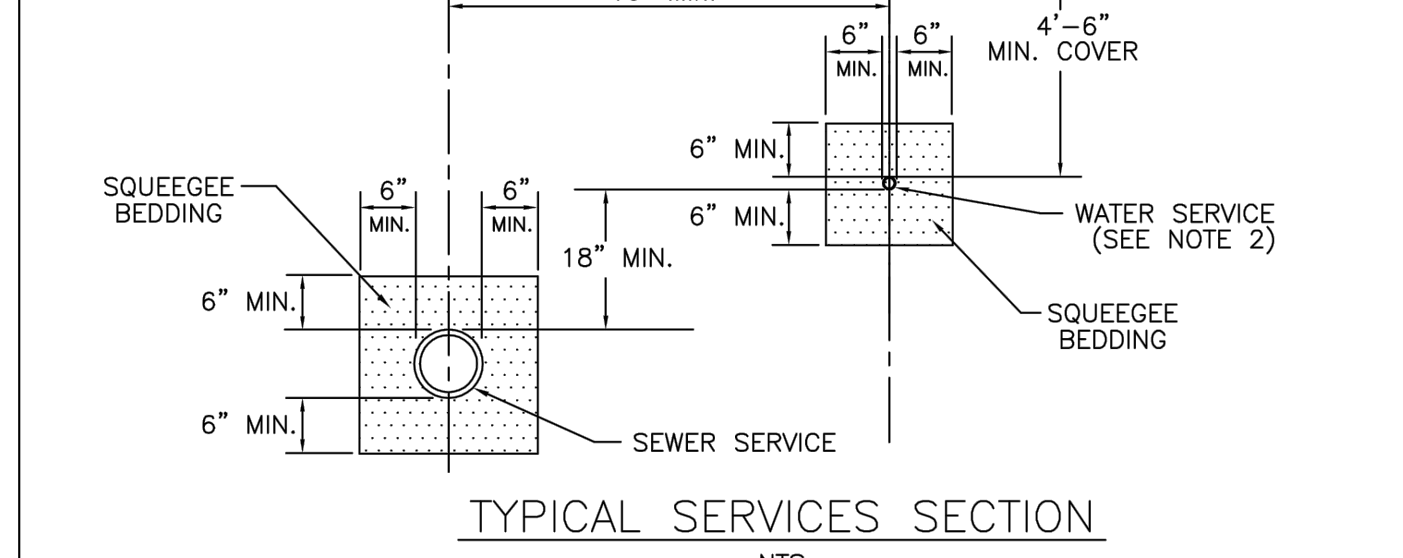
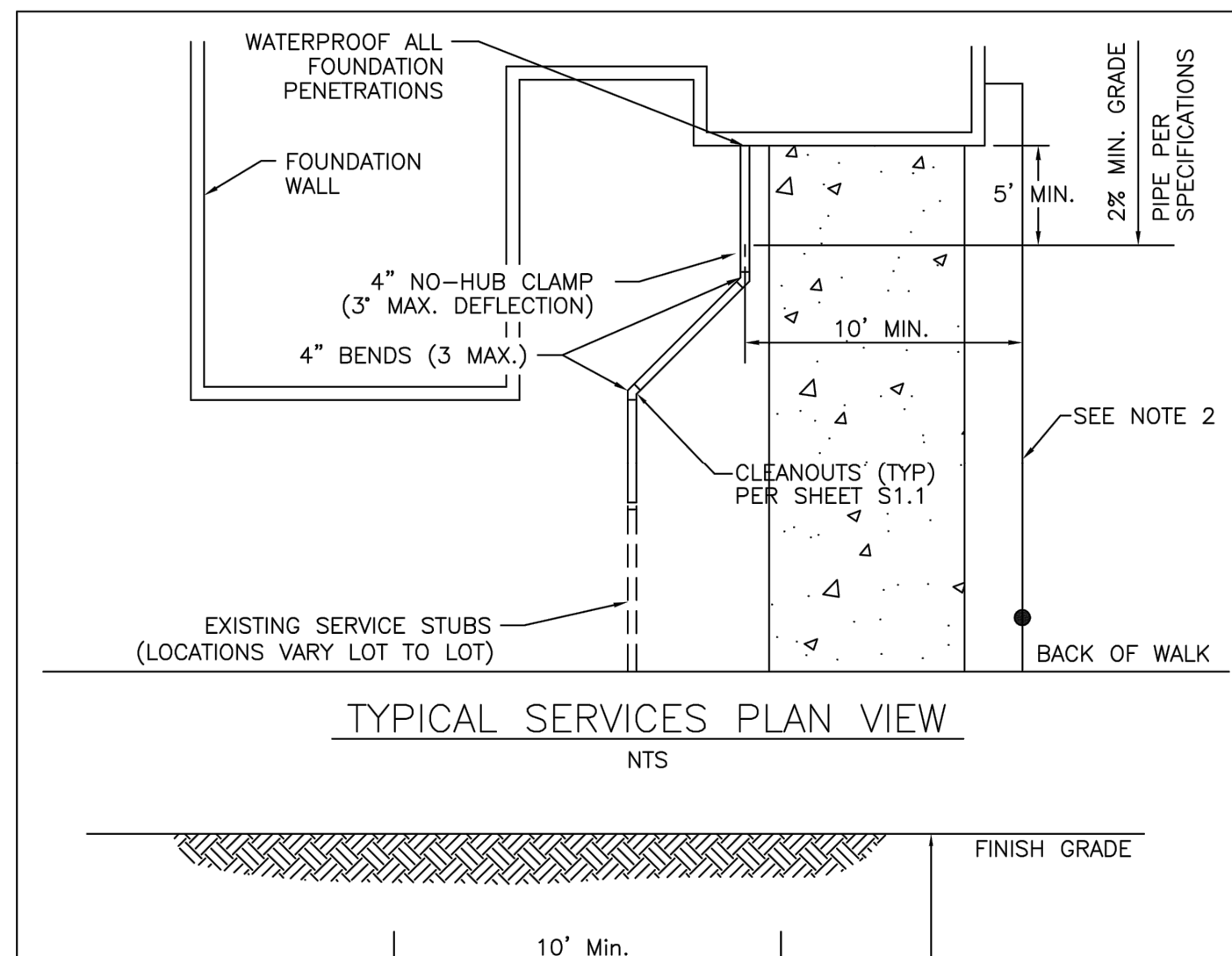


PARKER WATER & SANITATION DISTRICT
CROSSING STORM & SANITARY SEWERS

SCALE: NONE DATE: 2/96

APPROVED: PVR 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W4.7

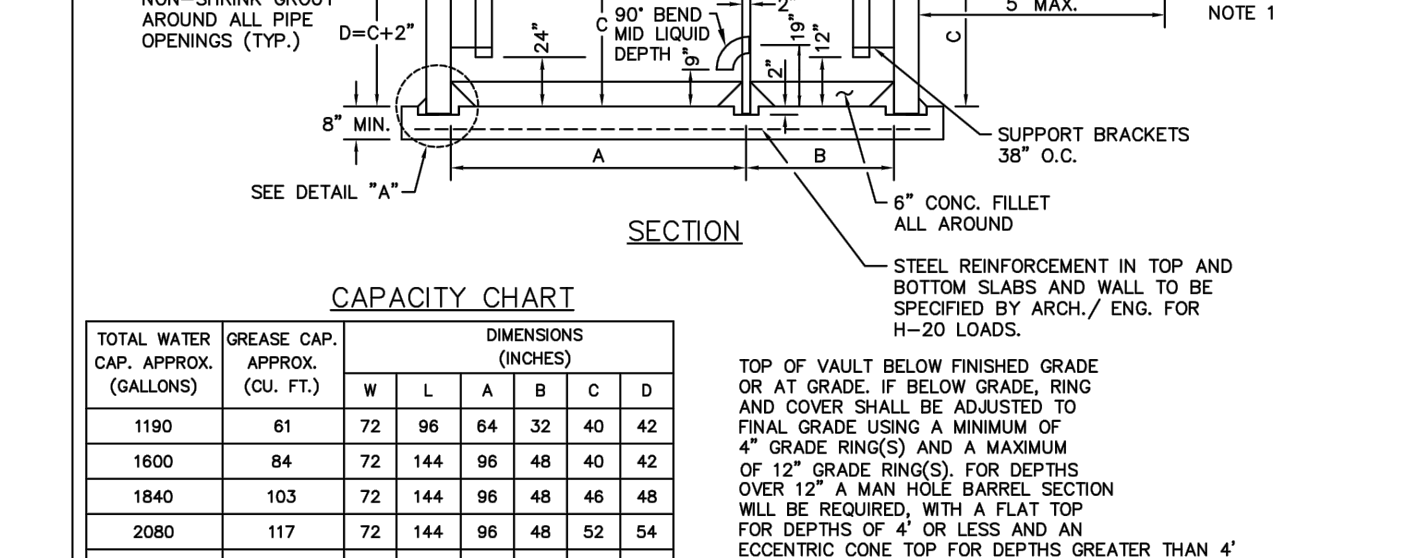
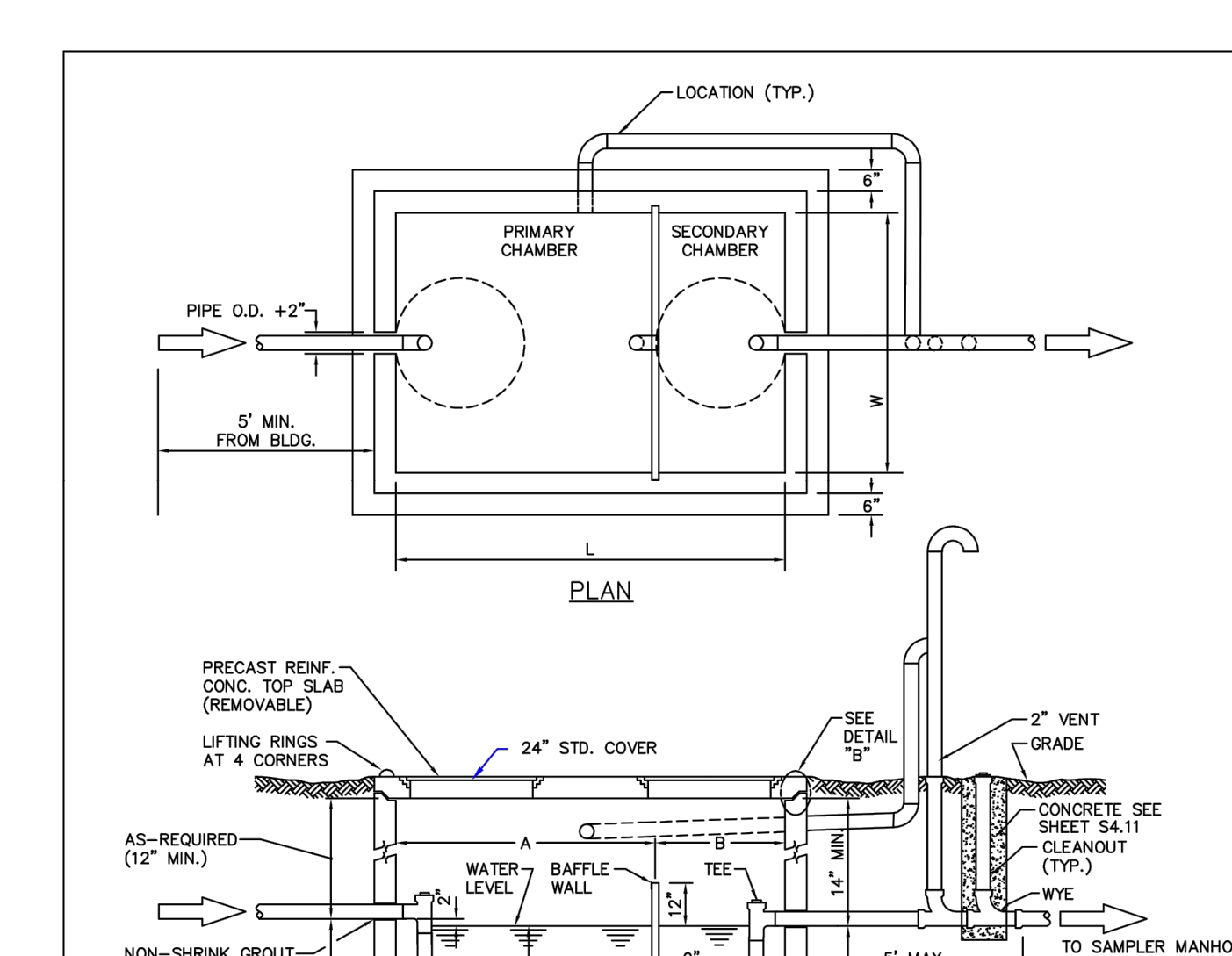


PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S1.2

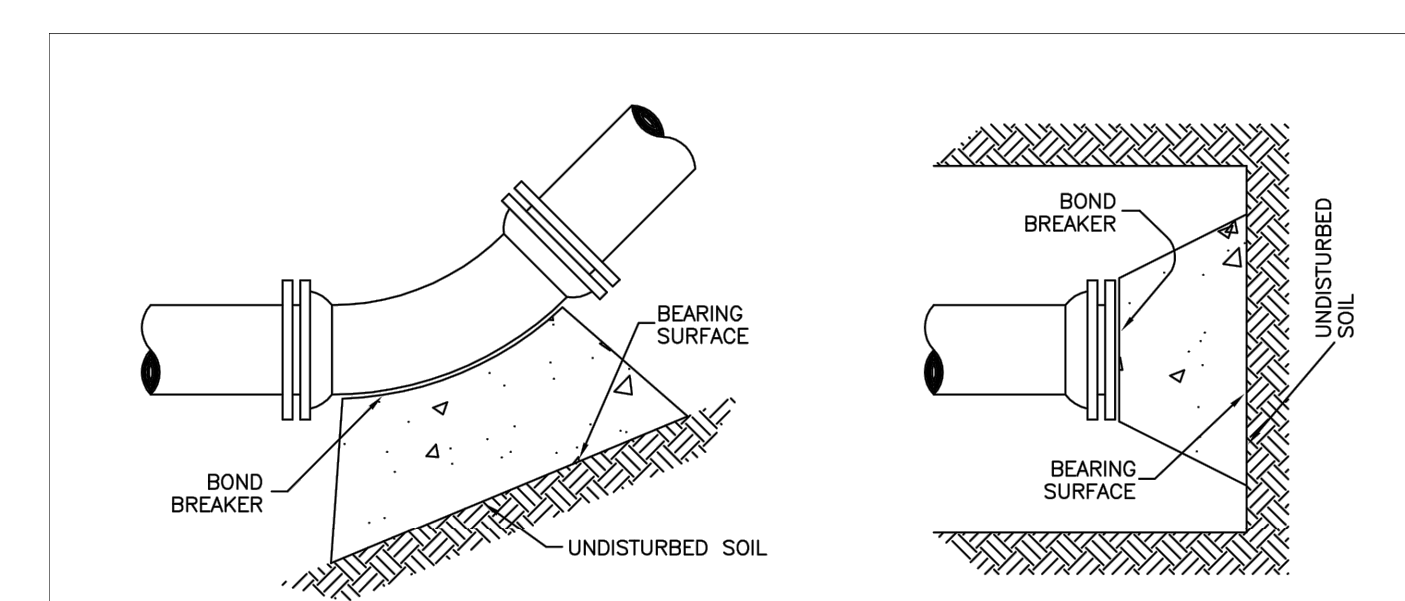


PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.1



11-1/4", 22-1/2", 45" & 90" BENDS

TYPICAL CROSS SECTION

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

SIZE OF PIPE	11-1/4" BENDS	22-1/2" BENDS	45" BENDS	90" BENDS	TEE OR DEAD END
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	8.25	15.50	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00
24"	6.50	13.00	26.00	47.00	33.00

NOTES:

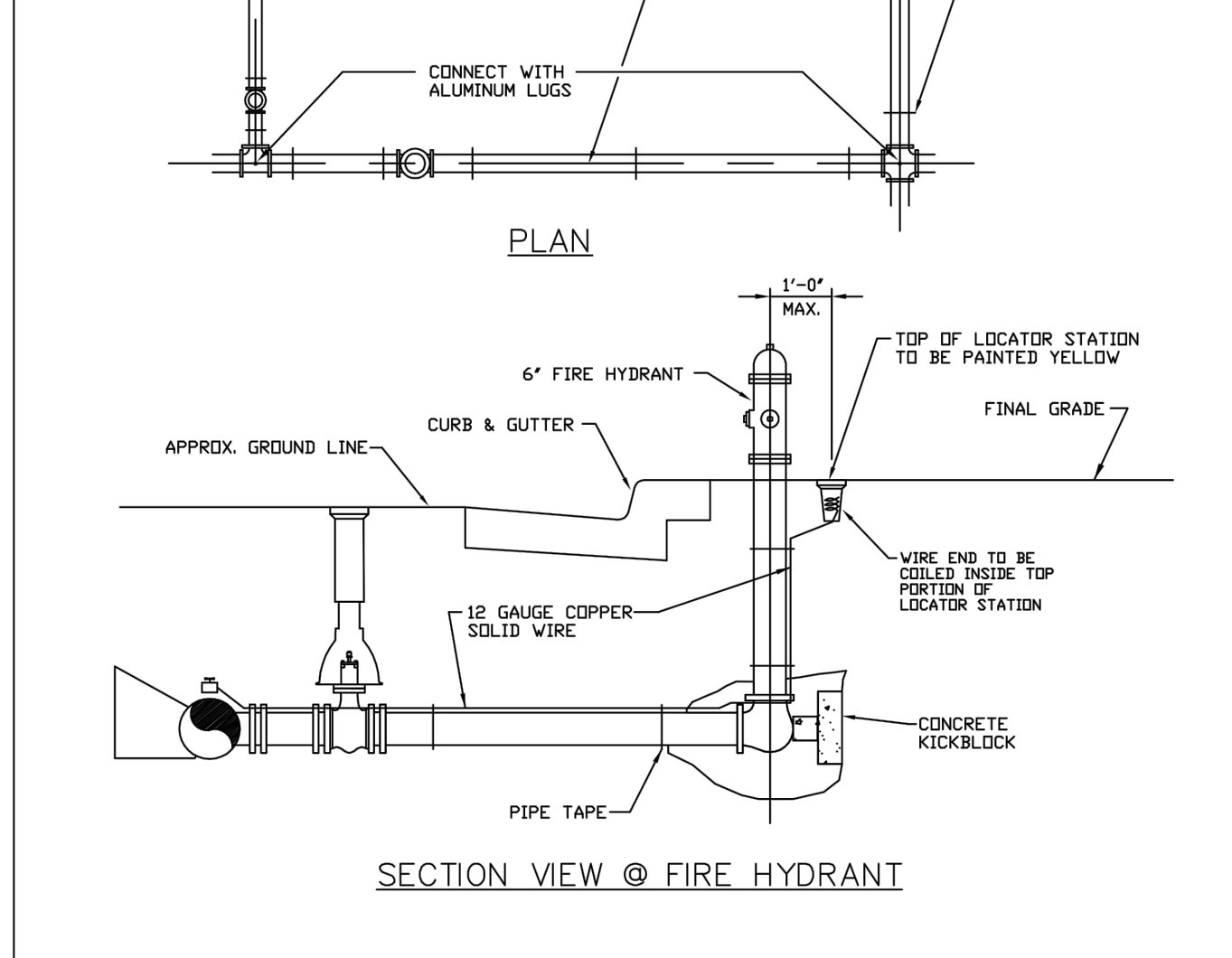
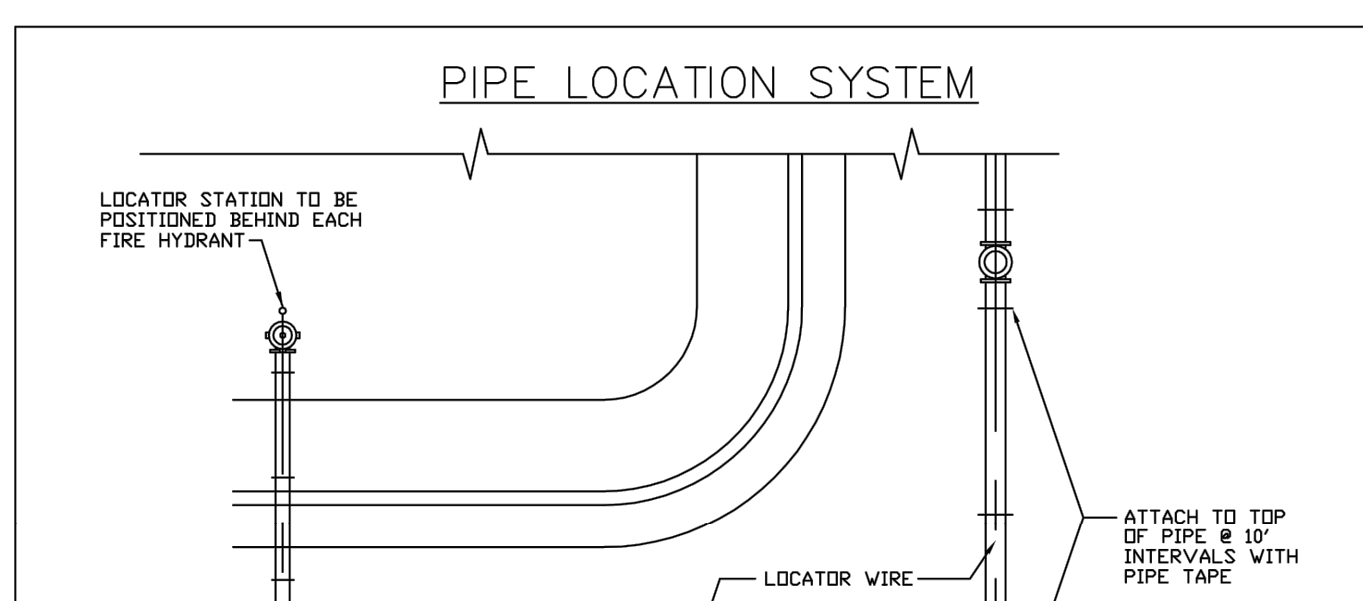
1. ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER: 4", 6" AND 8" WATER HAMMER = 120 PSI. 12" WATER HAMMER = 110 PSI. 16", 20" AND 24" WATER HAMMER = 70 PSI.
4. SOIL BEARING CAPACITY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

PARKER WATER & SANITATION DISTRICT
CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

SCALE: NONE DATE: 2/96

APPROVED: PVR 4/01 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.18

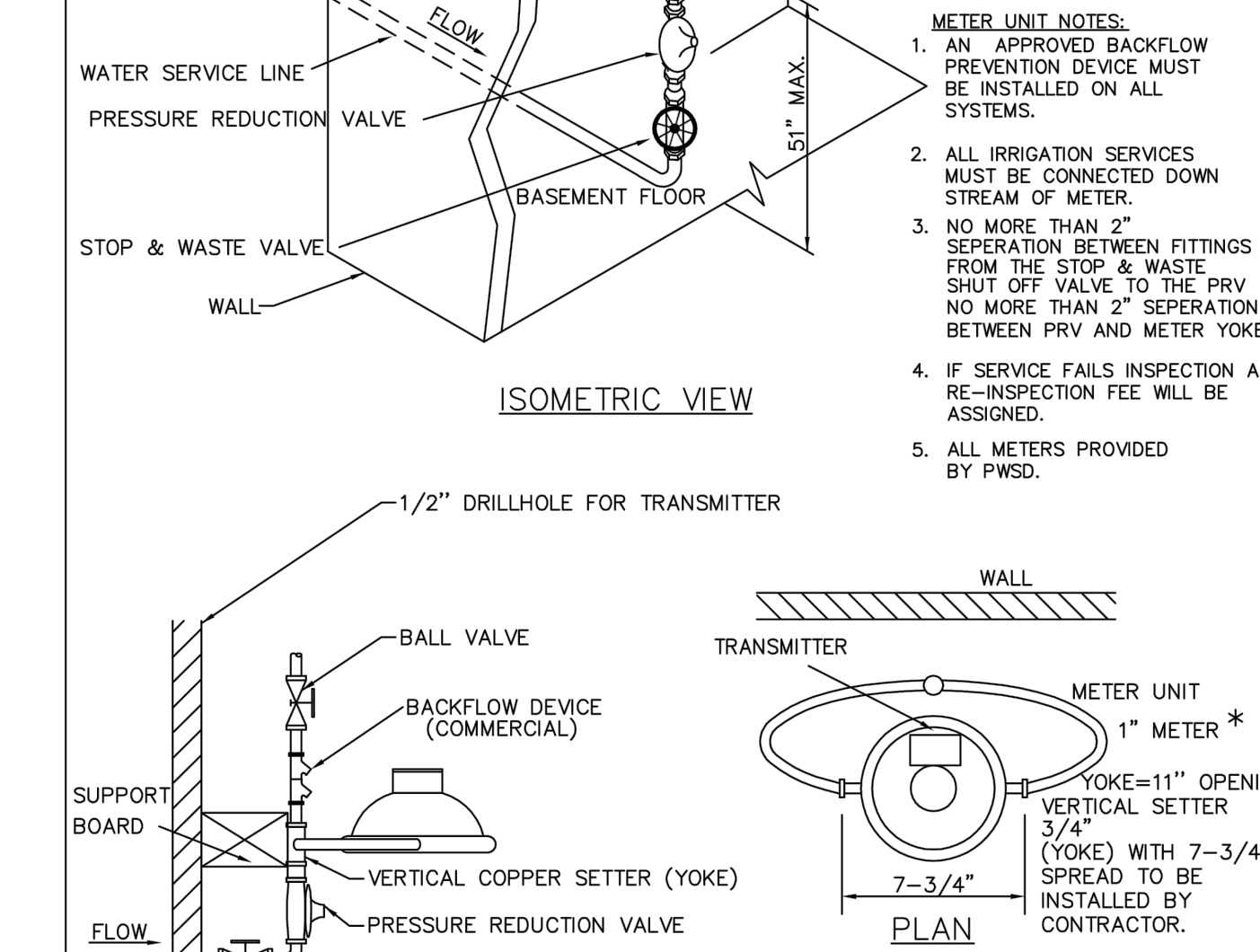
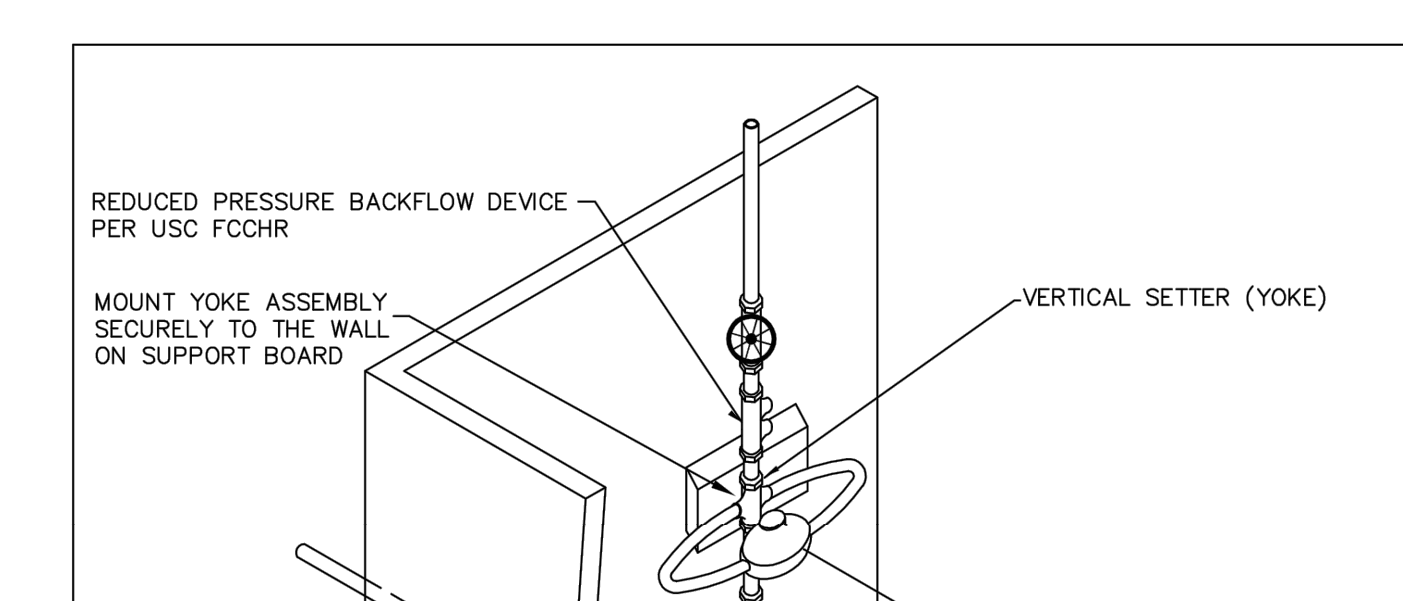


PARKER WATER & SANITATION DISTRICT
LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96

APPROVED: PVR 4/01 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6

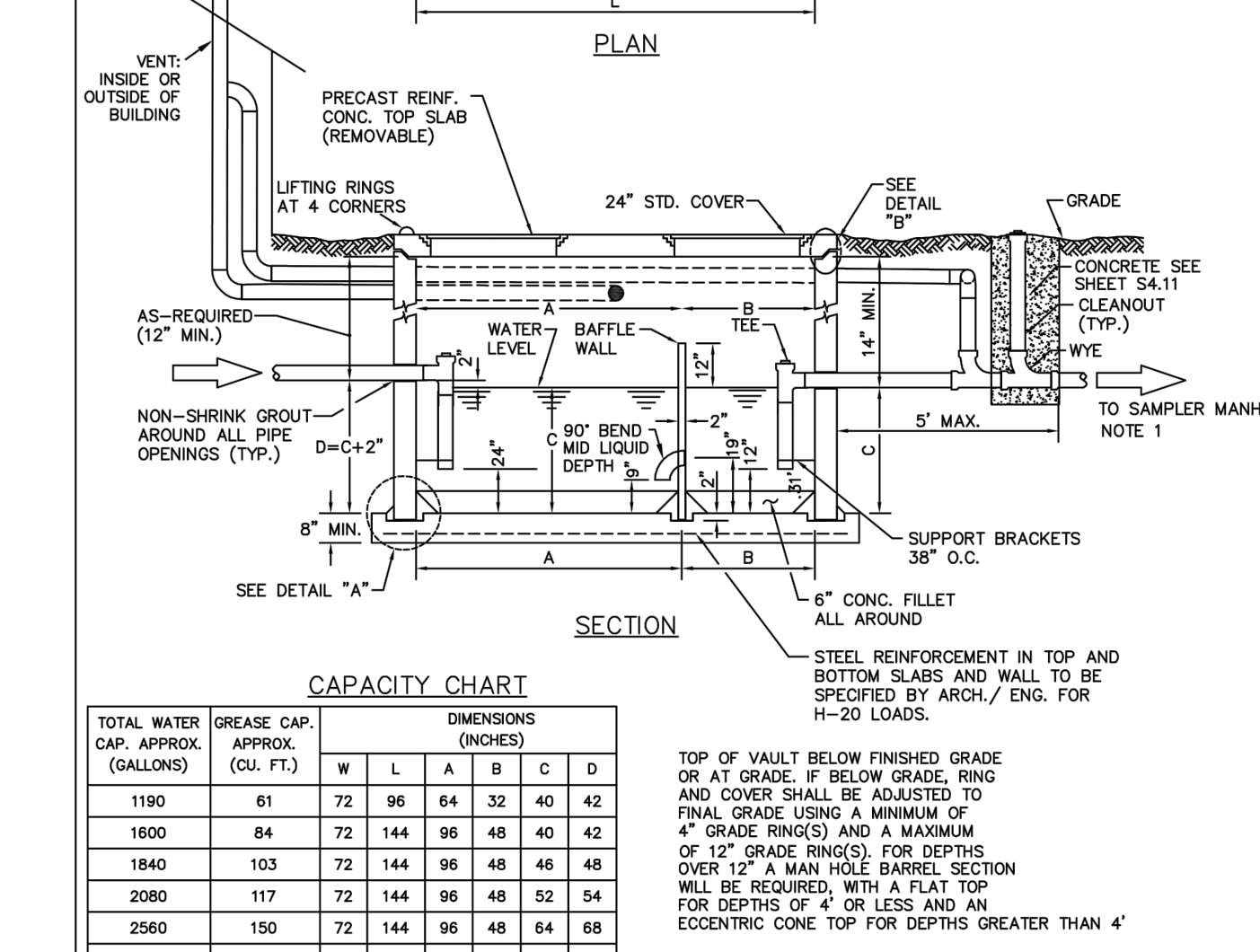
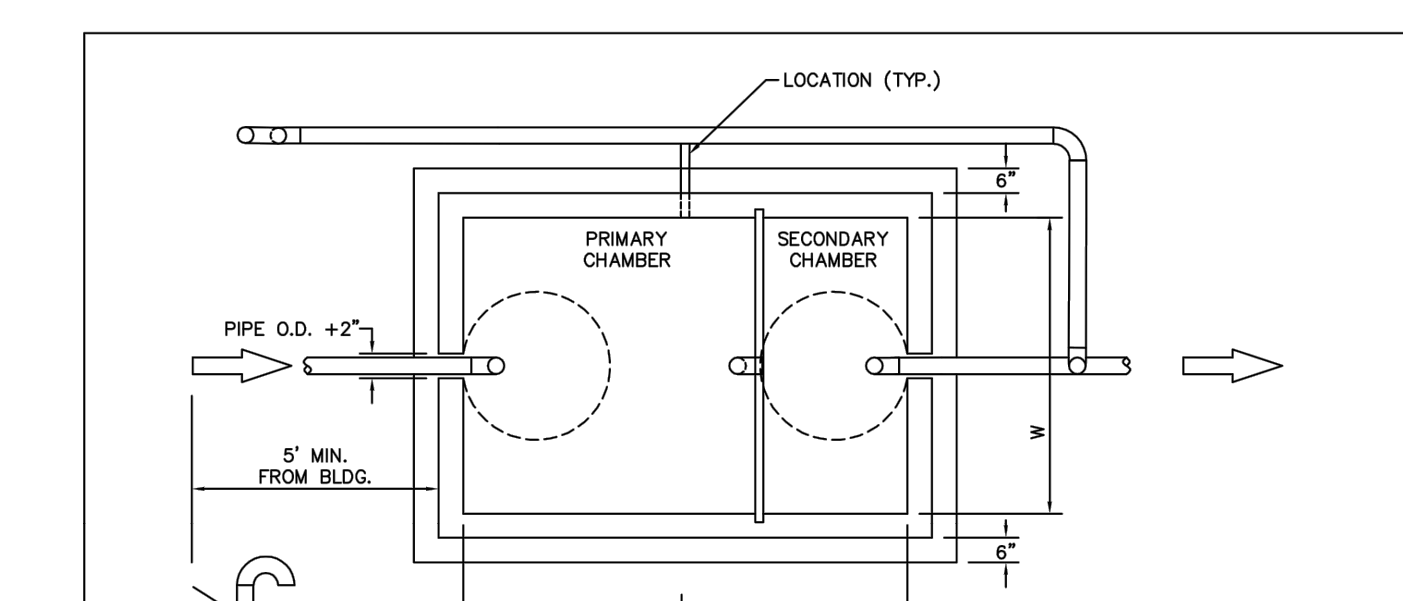


PARKER WATER & SANITATION DISTRICT
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERCIAL ONLY)

SCALE: NONE DATE: 2/96

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

2016 REVISION SHEET W5.9



PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.2



501 S Cherry St, Suite 300
Glendale, CO 80246
903-972-7997 www.ees.us.com



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
SEC OF BAYOU GULCH RD AND PINERY PKWY
SEWER AND WATER DETAILS

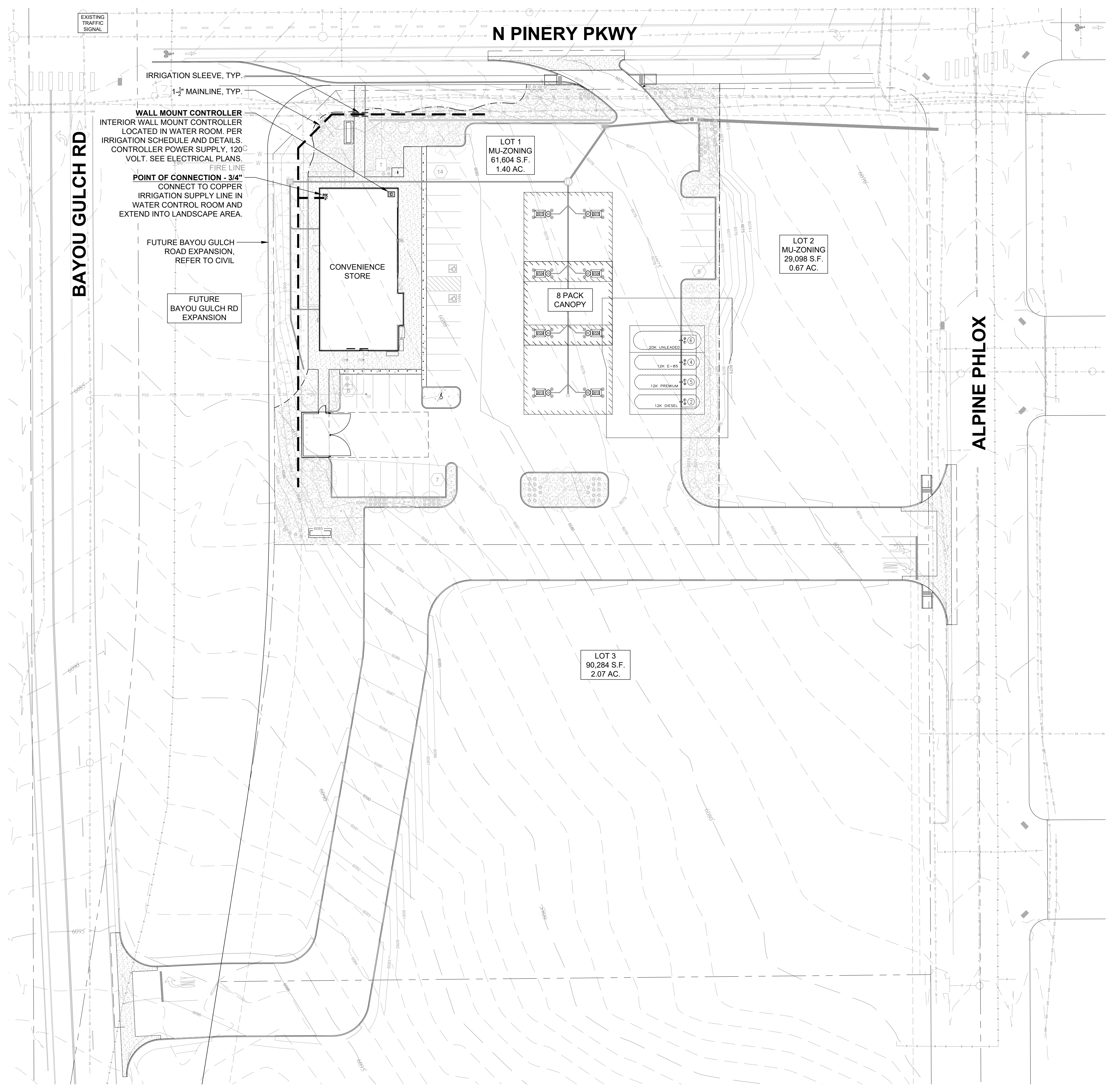
KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION
09-23-2022 <td></td>	

SHEET NUMBER: U2.2
5 OF 8

X:\DROBOX\VALERIAN\TEAM FOLDER\PROJECTS\22-044 EES\PINERY PKWY K&G 22832\WORKING\2022-09-23 SUBMITTAL_151222-044_L4.0_SCHEMATIC IRRIGATION PLAN.DWG



POINT OF CONNECTION EQUIPMENT

POINT OF CONNECTION	METER SIZE	BACKFLOW TYPE	BACKFLOW SIZE	MAINLINE SIZE
POC #1	3/4"	FEBCO 825YA	1"	1-1/2"

GENERAL NOTES:

- PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
- PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.
- BACKFLOW PREVENTION TESTING IS REQUIRED BY BUILDING DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

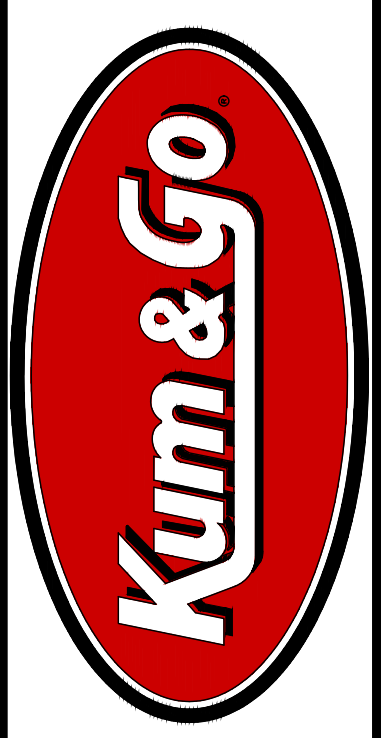
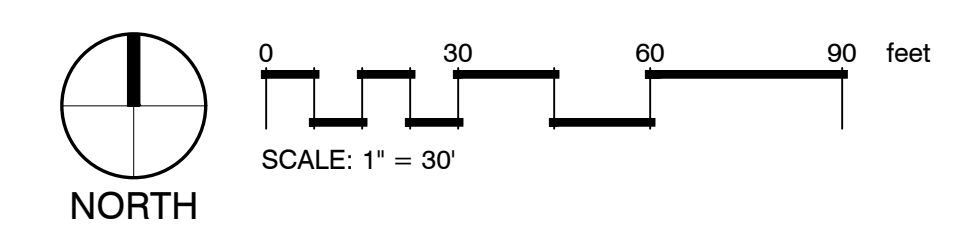
IRRIGATION NOTES:

- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
 - REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
 - POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
 - CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
 - WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
 - CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
 - LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
 - CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
 - CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
 - CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
 - ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
 - EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
 - CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. SEE ELECTRICAL DRAWINGS.
 - INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
 - BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
 - MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
 - VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
 - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
 - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
 - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
 - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
 - VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)*
- *ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

IRRIGATION TYPES FOR EACH LANDSCAPE AREA:

- TURF AREAS:
 - MP ROTATOR SPRAY HEADS ON HUNTER PRO-S IRRIGATION BODY.
- PLANTING BEDS:
 - POINT SOURCE DRIP WITH EMITTERS TO EACH PLANT.

1 SCHEMATIC IRRIGATION PLAN



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
SCHEMATIC IRRIGATION PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

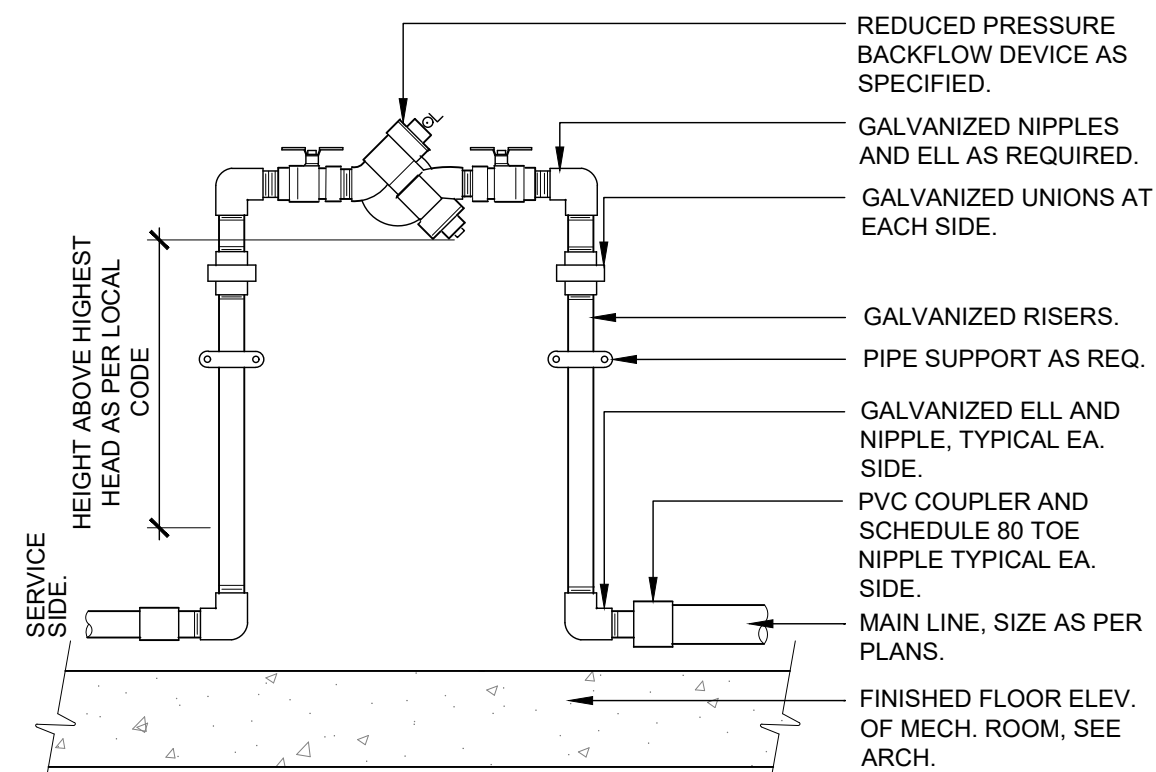
DATE	REVISION DESCRIPTION

DATE: 09-16-2022

SHEET NUMBER:
U3.1
6 OF 8

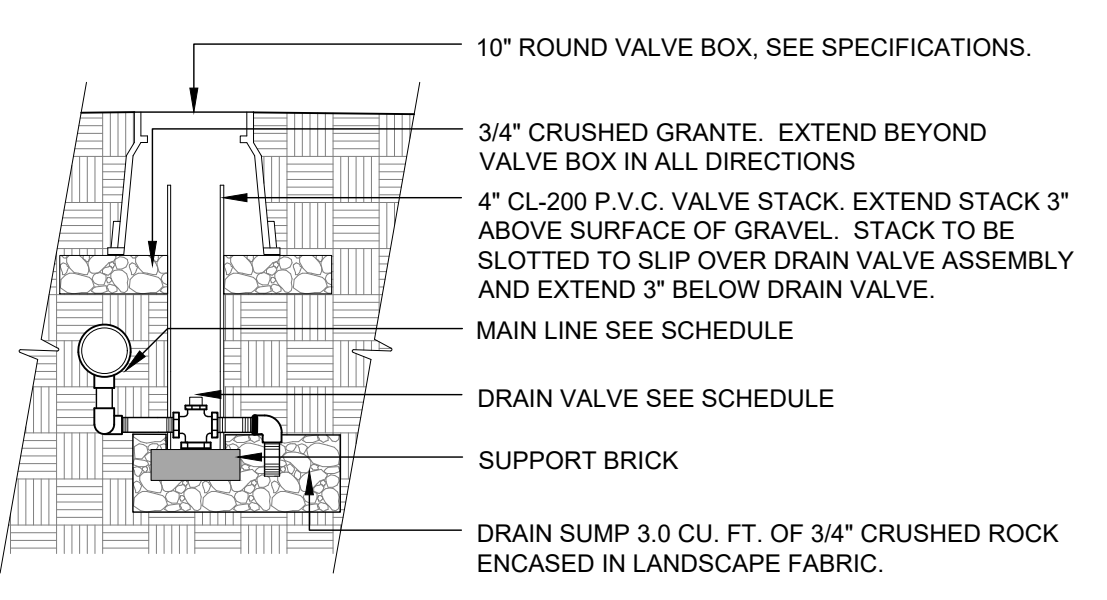


NOTES:
ENSURE PRESENCE OF A FLOOR DRAIN IN MECHANICAL ROOM. EXTEND DRAIN PIPE FROM BACKFLOW LOCATION TO DRAIN.



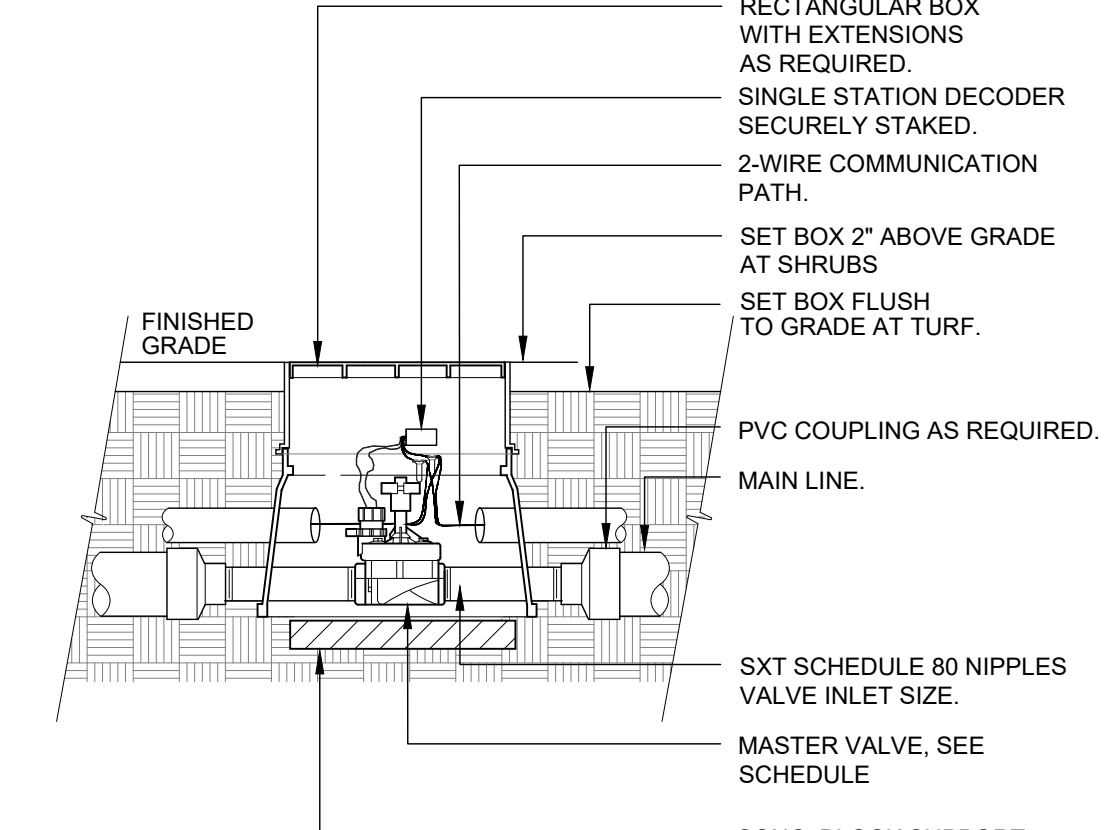
1 RP BACKFLOW DEVICE IN MECH. ROOM
1" = 1'-0" 328409.43-12

NOTE:
1. BRAND (DV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MIN.
2. EXTEND VERTICAL DISCHARGE NIPPLE INTO DRAIN SUMP A MINIMUM OF 3".
3. SET TOP OF VALVE BOX LID LEVEL WITH FINISHED GRADE OF ADJACENT UNDISTURBED TURF GRASS AREAS.



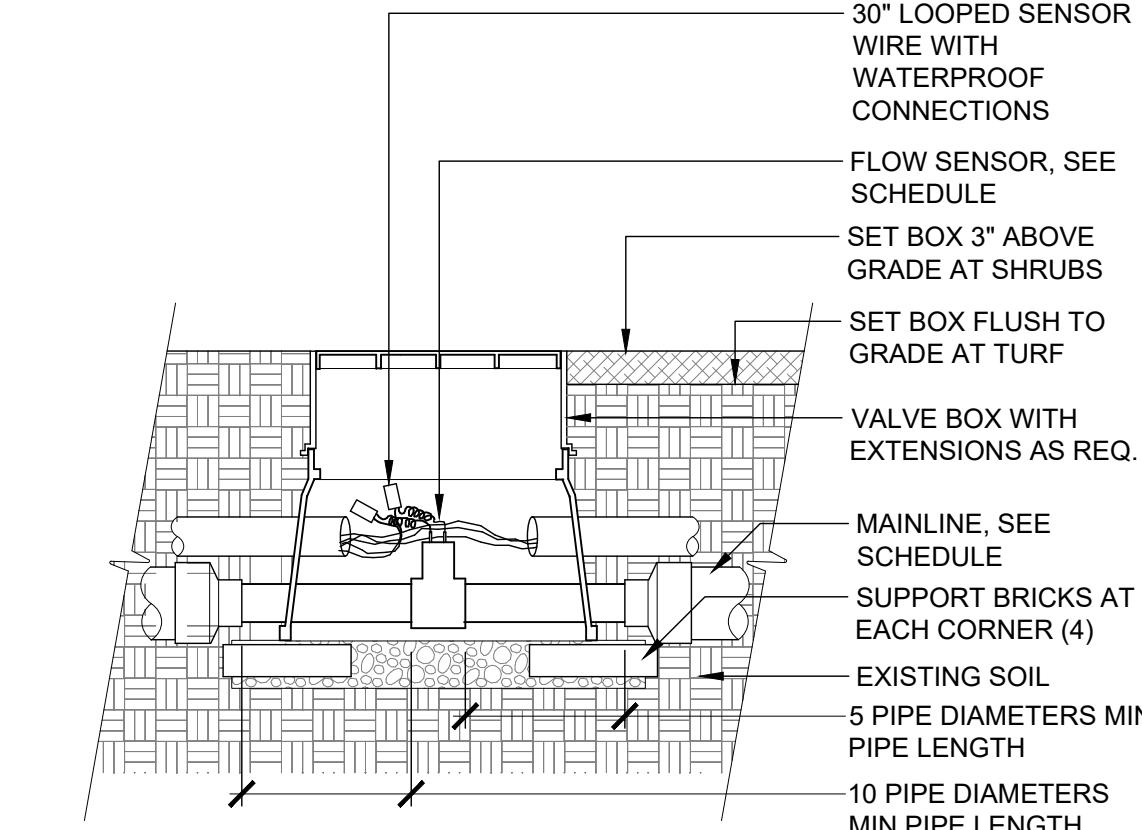
2 MANUAL DRAIN VALVE
1/2" = 1'-0" 328409.86-13

NOTE:
1. BRAND (MV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MINIMUM.



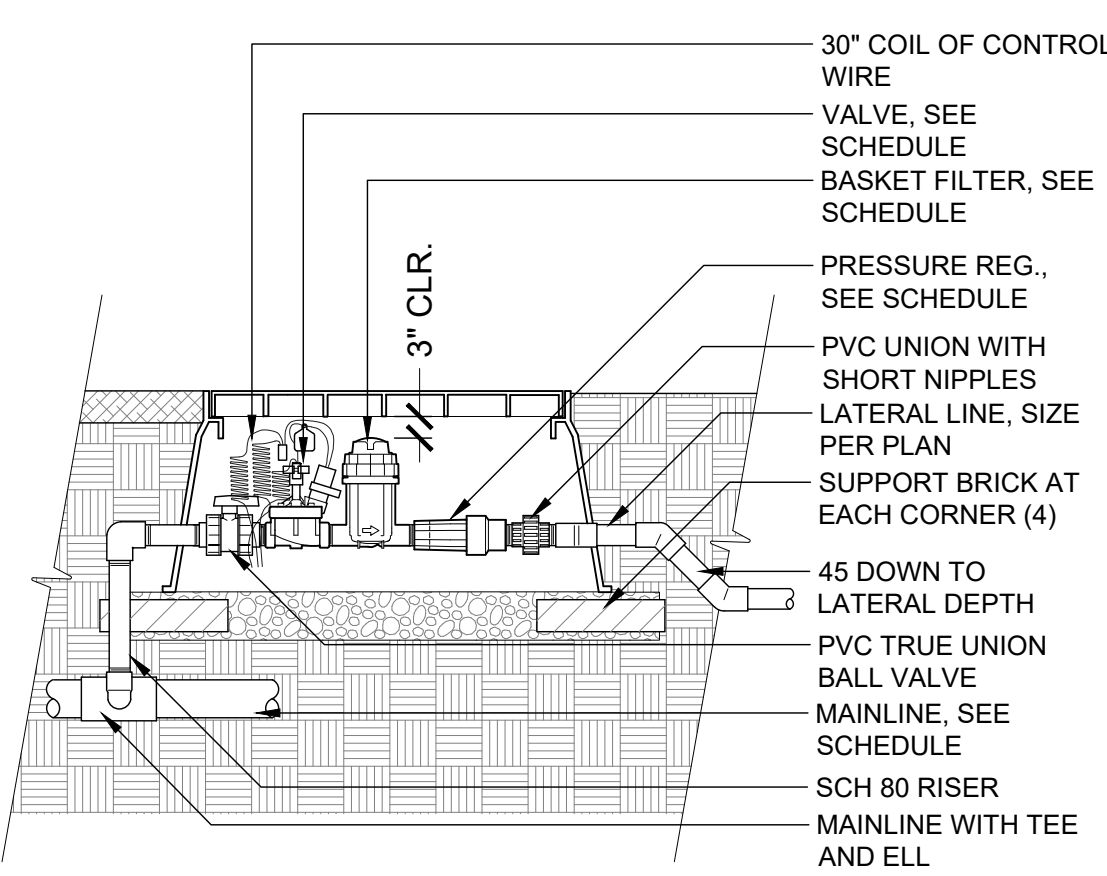
3 MASTER CONTROL VALVE
1 1/2" = 1'-0" 328406.23-12

NOTE:
1. HEAT BRAND (FS) ON VALVE BOX LID IN 2" HIGH LETTERS MINIMUM



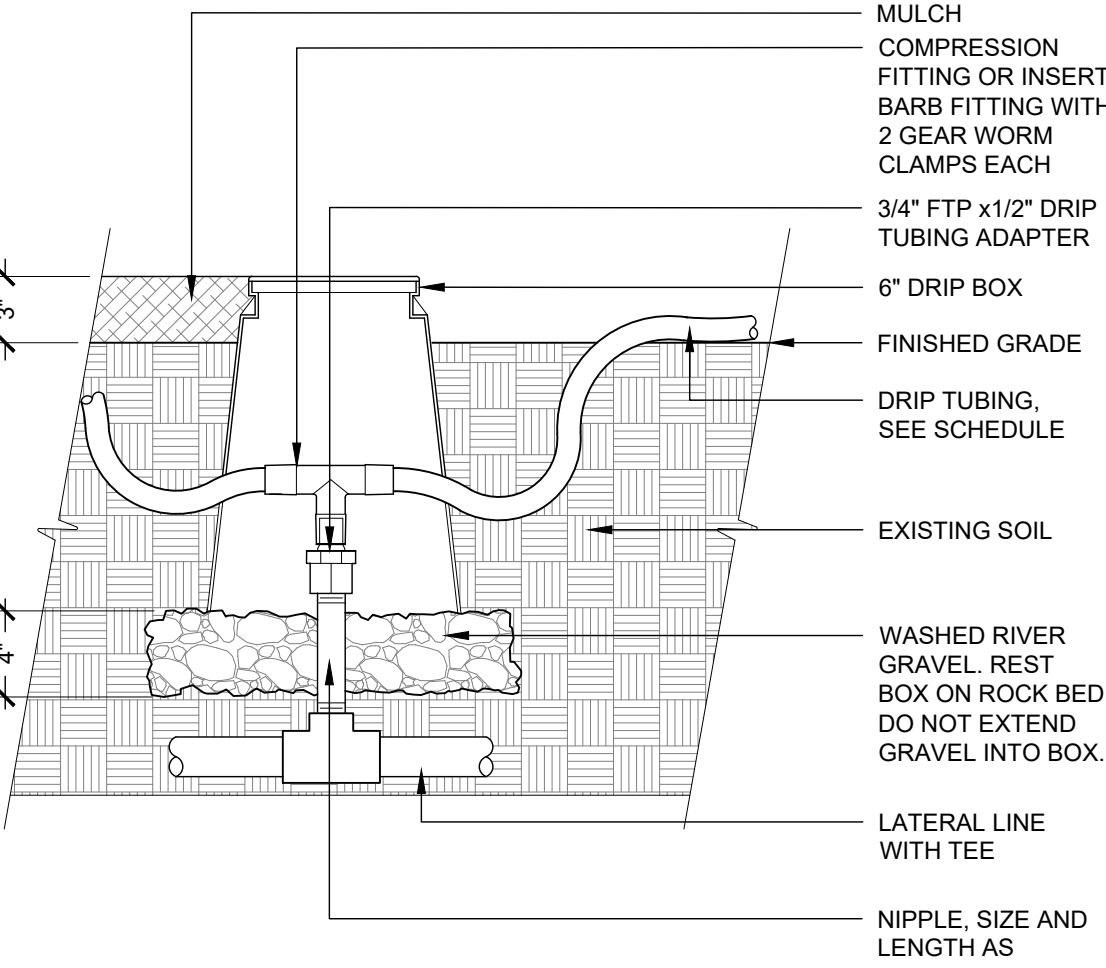
4 FLOW SENSOR
1" = 1'-0" 328409.63-11

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A-#) ON LID WITH 2" HIGH LETTERS MINIMUM.



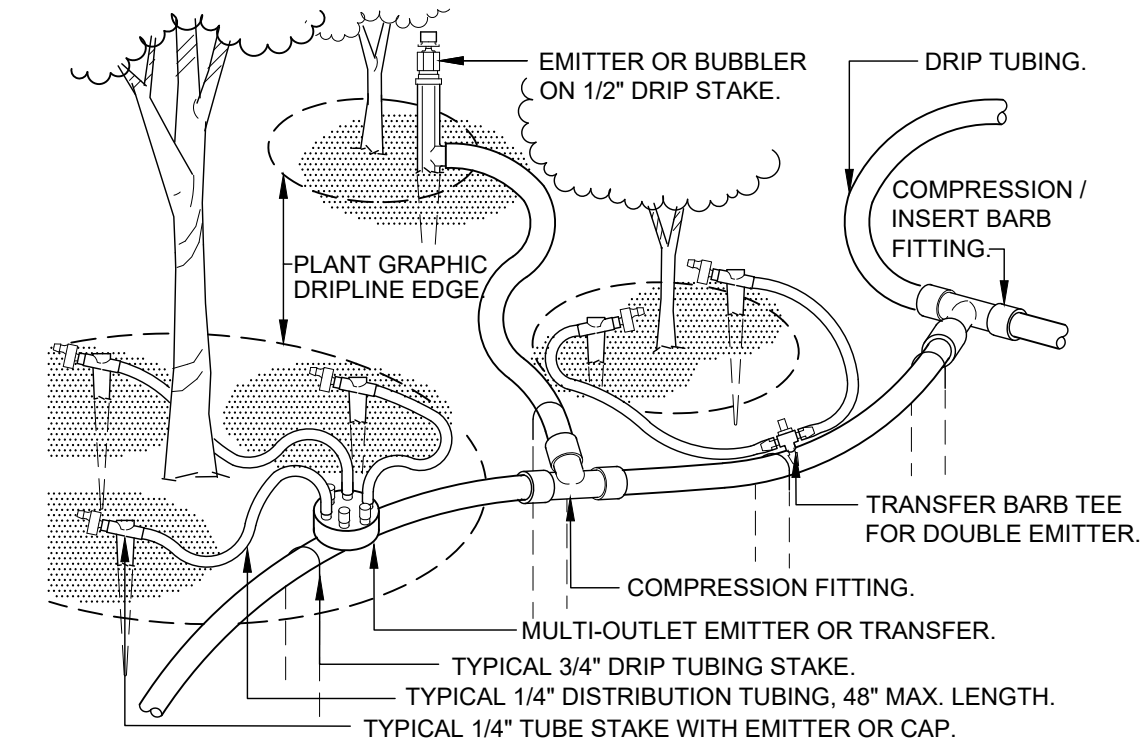
6 1" DRIP VALVE W/ BASKET FILTER
1" = 1'-0" 328413.76-27

NOTE:
HEAT BRAND '2C' ON LID WITH 2" HIGH CHARACTERS.

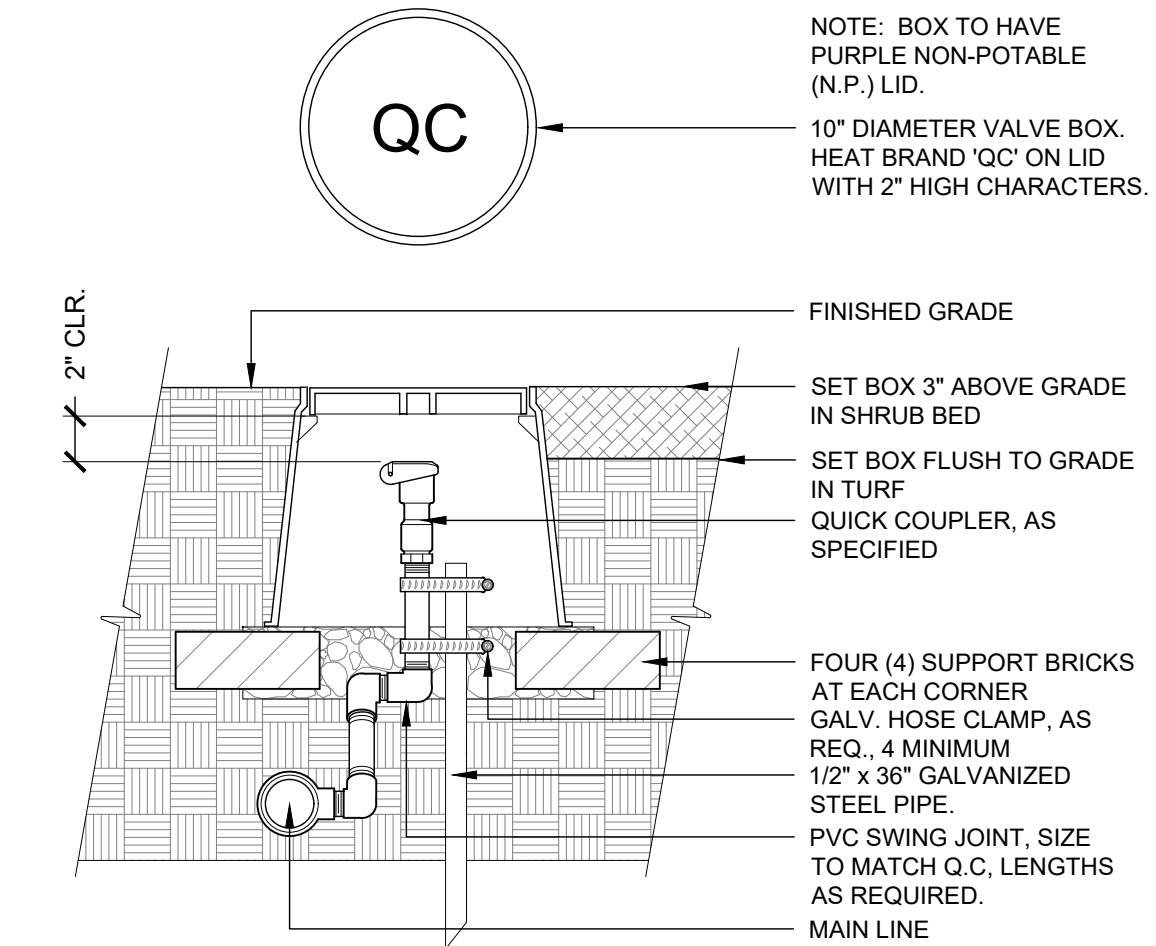


7 DRIPLINE ZONE CONTROL
1 1/2" = 1'-0" 328413.46-13

NOTE:
1. PLACE EMITTERS 3/4" BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
4. ALL INSERT BARB FITTINGS SHALL HAVE 2 STAINLESS STEEL WORM GEAR CLAMPS PER CONNECTION.

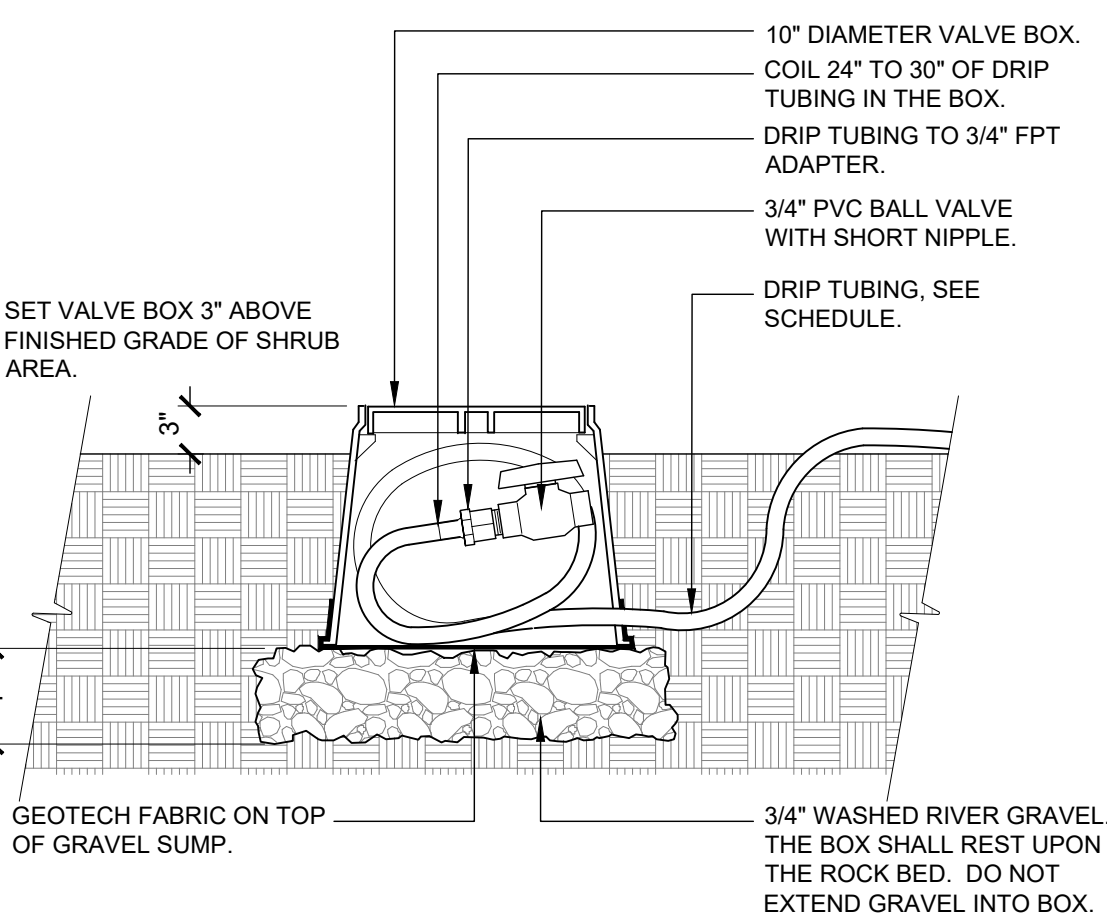


8 TYPICAL DRIPLINE
1 1/2" = 1'-0" 328413.43-02

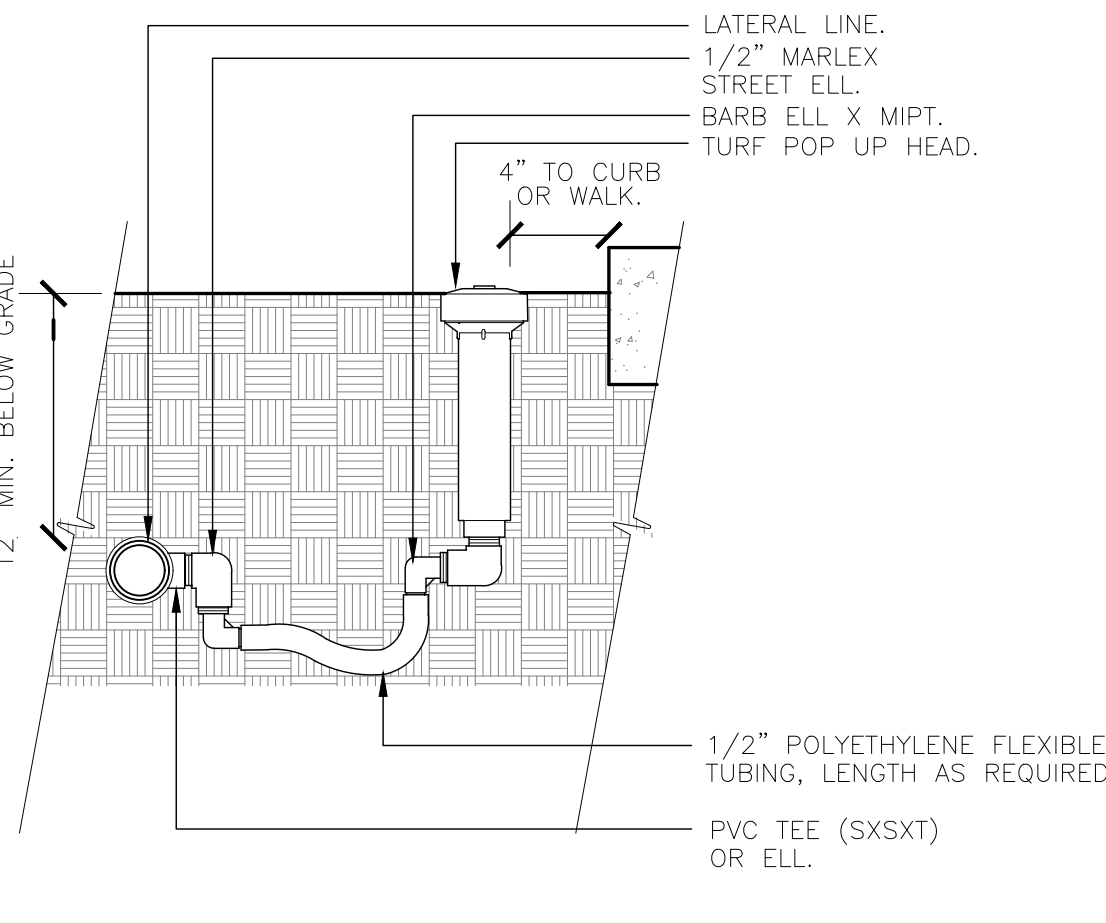


5 QUICK COUPLING VALVE
1 1/2" = 1'-0"

NOTE:
HEAT BRAND 'FV' ON LID WITH 2" HIGH CHARACTERS.

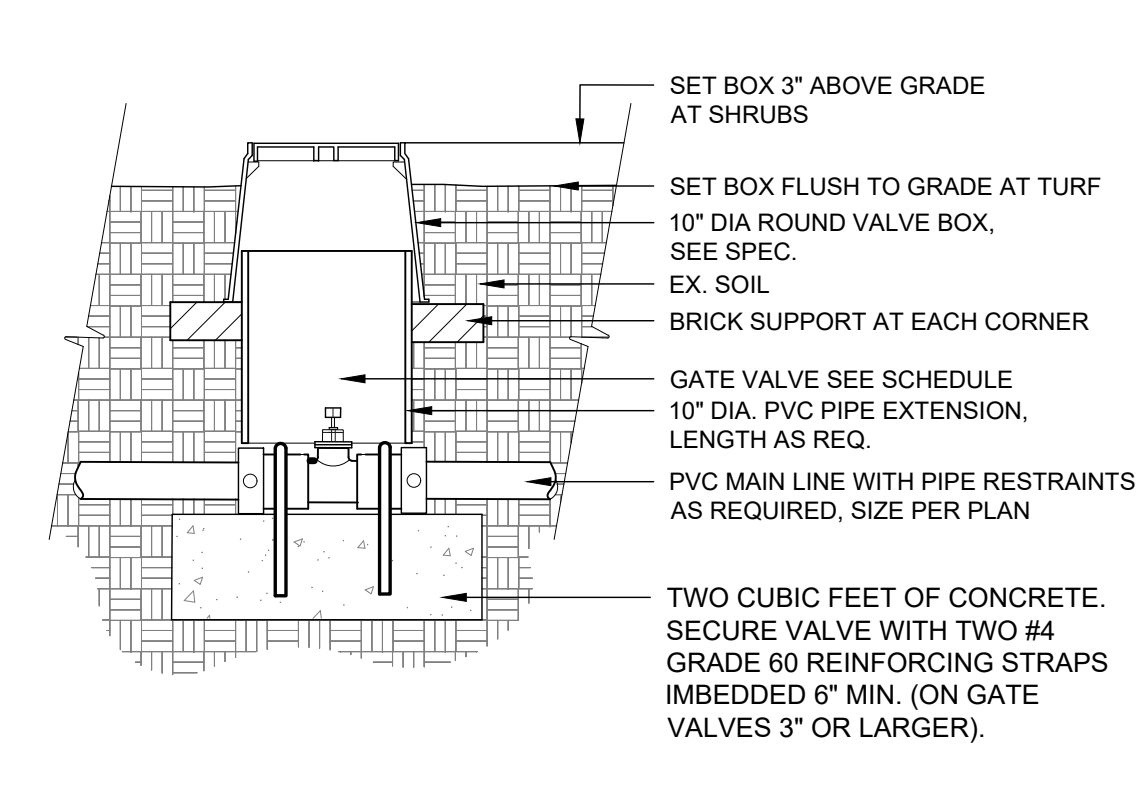


10 DRIP FLUSH VALVE
1 1/2" = 1'-0" 328413.49-98

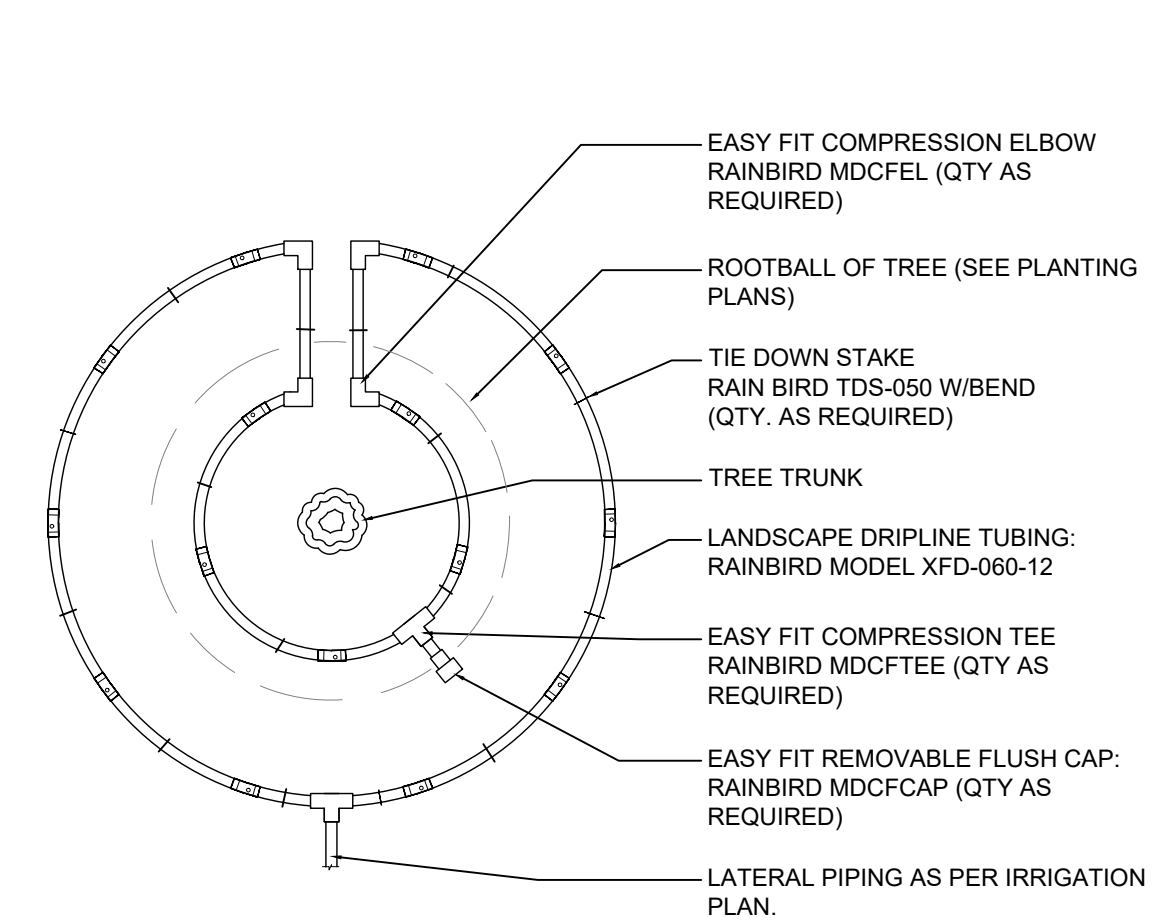


11 TURF SPRAY-FLEX ASSEMBLY
3" = 1'-0" 328403.13-03

NOTE:
1. HEAT BRAND (GV) ON LID WITH 2" HIGH CHARACTERS



12 GATE VALVE UNDER 3"
1" = 1'-0" 328406.33-90



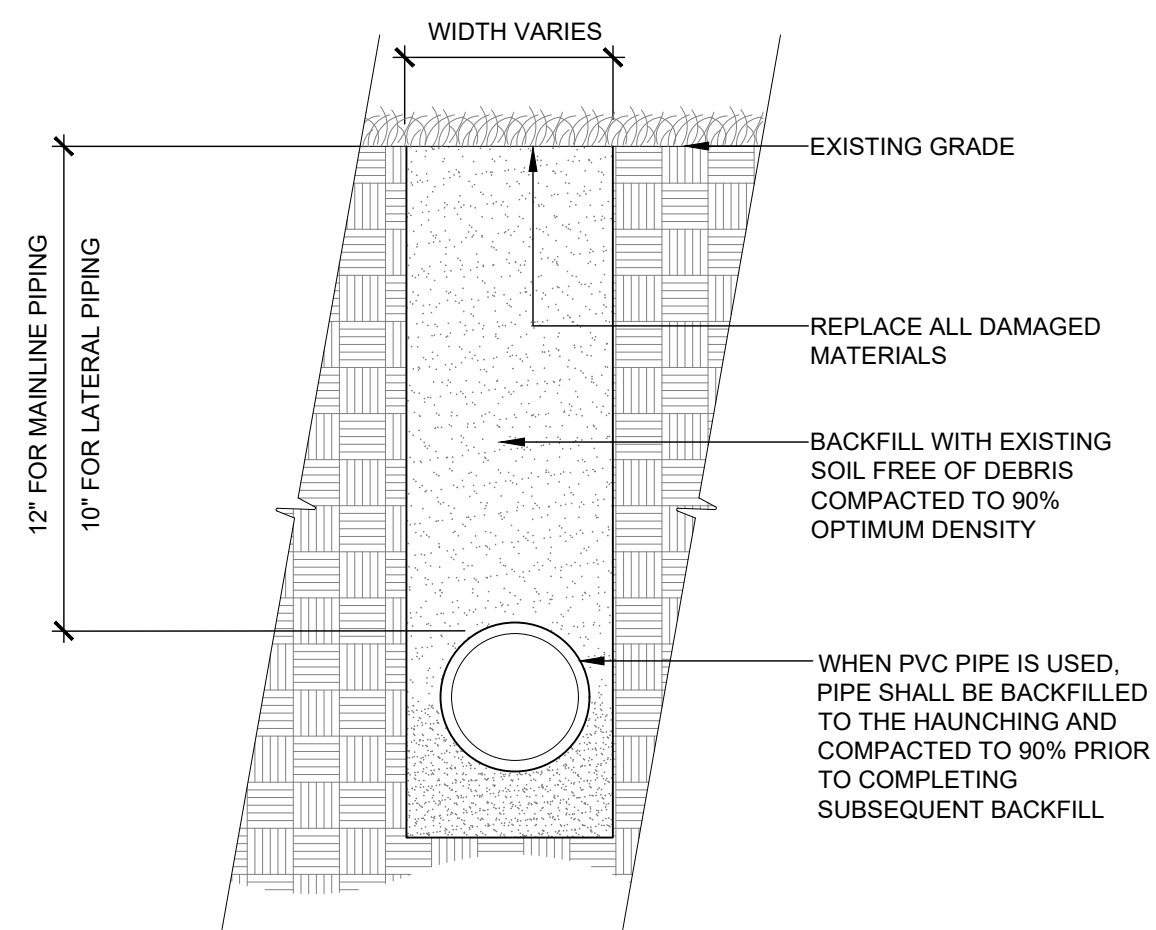
NOTE:
1. CONTRACTOR TO INSTALL ALL DRIPLINE TUBING IN TURF AND NATIVE AREAS 2-3" BELOW GRADE.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE.

9 TREE DRIPLINE LAYOUT
N.T.S. 328413.56-101

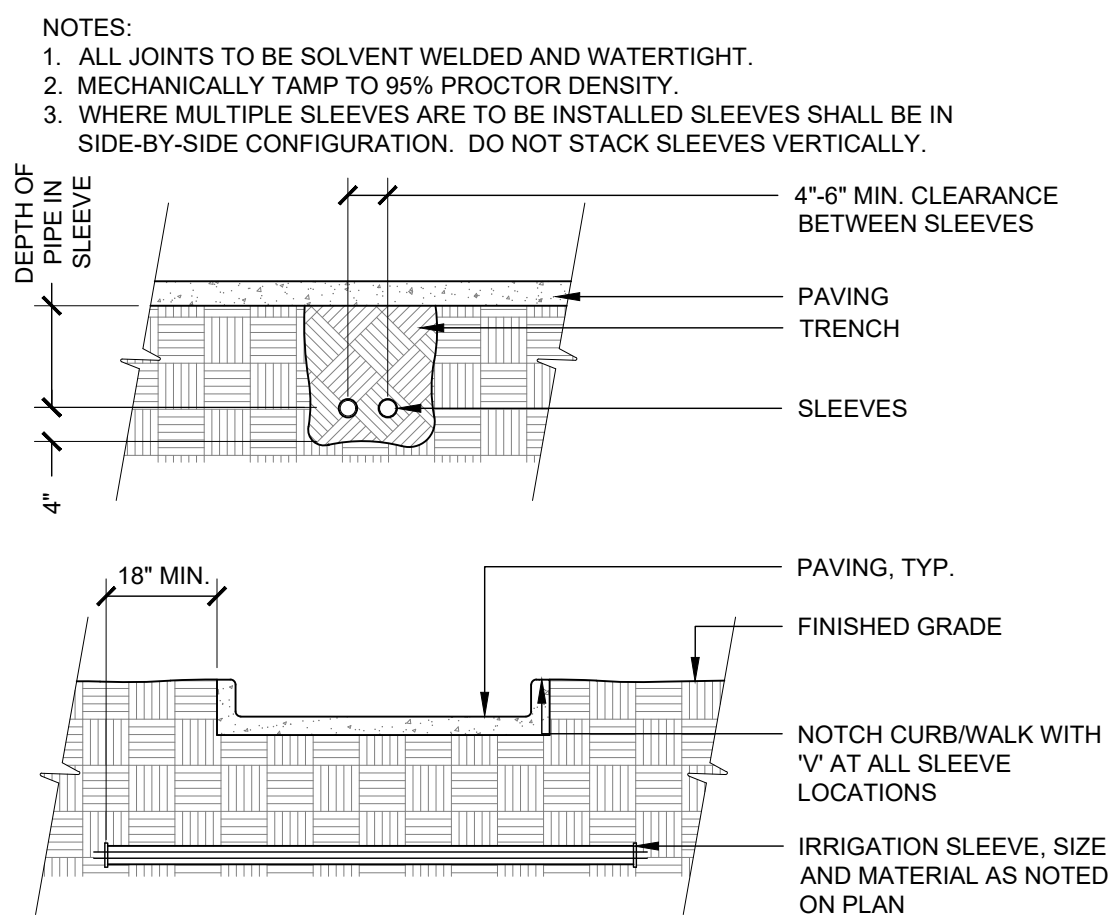
REVISION DESCRIPTION	DATE

PROJECT TEAM: EES
RDM:
SDM:
CPM:
DATE: 09-16-2022
SHEET NUMBER: U3.2
7 OF 8

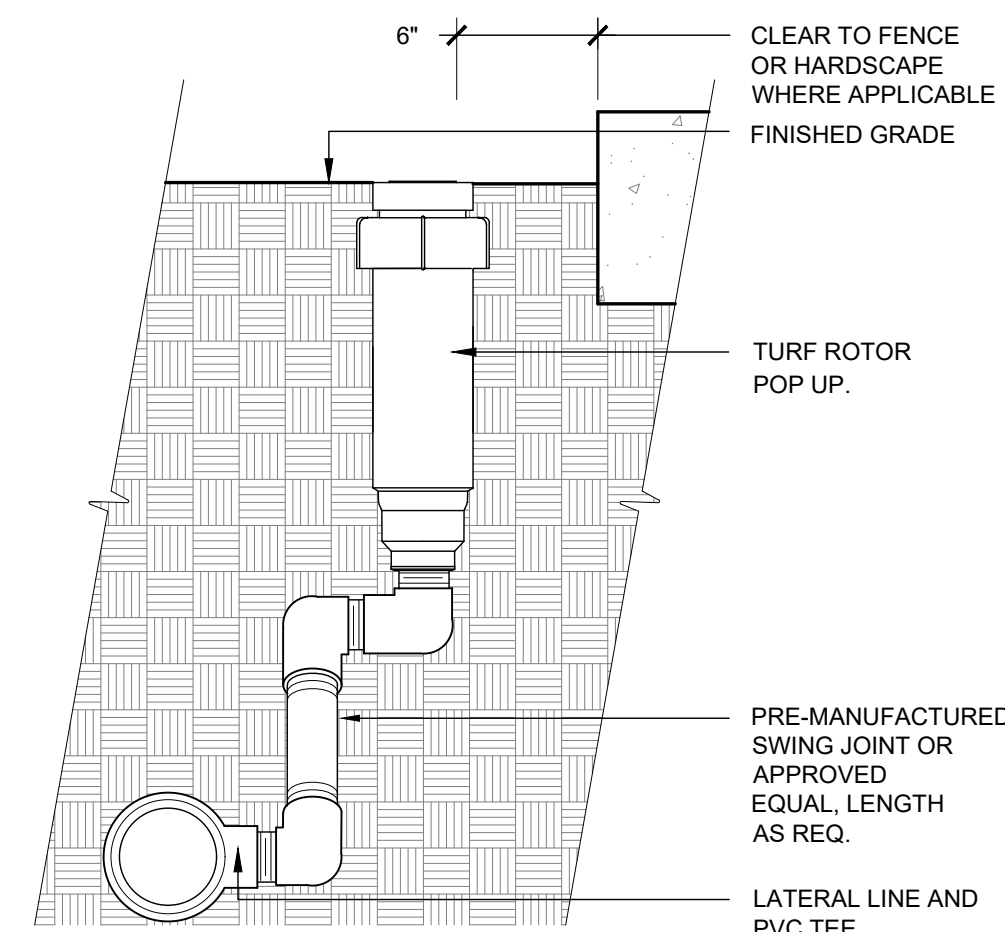
X:\DROPOBOX\VALERIAN\TEAM FOLDER\PROJECTS\22-044 EES_PINERY PKWY K&G 2293-02\WORKING\2022-09-23_SUBMITTAL_151222-044_L4_1_IRRIGATION_DETAILS.DWG



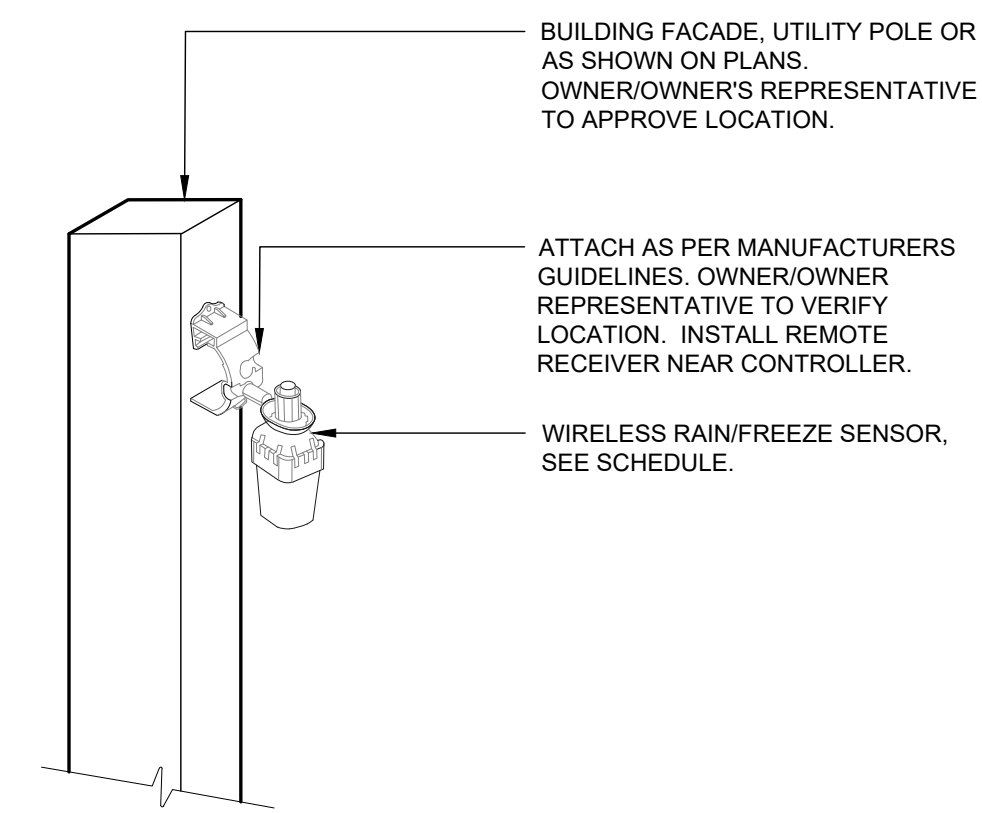
1 TRENCH DETAIL
1 1/2" = 1'-0" 328409.76-95



2 SLEEVING
3/8" = 1'-0" 328409.76-17

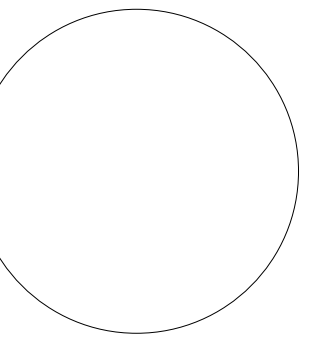


3 TURF ROTOR SWING ASSEMBLY
3" = 1'-0"



4 WIRELESS RAIN/FREEZE SENSOR
3/4" = 1'-0" 328409.66-13

X:\DROPOX\VALERIAN\TEAM FOLDER\PROJECTS\22-044_EES_PINERY PKWY K&G 22832-WORKING\2022-09-23_SUBMITTAL_1ST\22-044_L42_IRRIGATION DETAILS.DWG



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
IRRIGATION DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION

DATE: 09-16-2022

SHEET NUMBER:
U3.3
8 OF 8