



LAND OF SUSHI

CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS

AUGUST 2023

COTTONWOOD WATER AND SANITATION DISTRICT GENERAL NOTES

- 1. ALL MAINS, SYSTEM PLANS AND CONSTRUCTION SHALL CONFORM TO THE COTTONWOOD WATER AND SANITATION DISTRICT (THE DISTRICT) SPECIFICATIONS AND SHALL BE SUBJECT TO CONSTRUCTION OBSERVATION BY DISTRICT PERSONNEL OR REPRESENTATIVES. ALL MATERIAL AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH DISTRICT SPECIFICATIONS AND STANDARDS.
2. THE OWNER, HIS/HER ENGINEER, OR CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE DISTRICT MANAGER AND DISTRICT ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. PLANS WITH THE DISTRICT REVIEW STAMP WILL BE DISTRIBUTED PRIOR TO OR AT THE PRECONSTRUCTION MEETING. NO CONSTRUCTION WILL BE PERMITTED UNTIL FORMAL RECORDING OF EASEMENTS IS COMPLETE. NO CONSTRUCTION WILL BE PERMITTED PRIOR TO THE PRECONSTRUCTION MEETING.
3. ALL WATER MAINS INSTALLED SHALL CONFORM TO DENVER WATER MATERIAL SPECIFICATIONS.
DUCTILE IRON PIPE MS-1 AWWA C151 CLASS 50 WITH POLYWRAP
POLYVINYL CHLORIDE (PVC) MS-2 AWWA C900-07 DR18 PC 235
4. THE APPROVAL OF THE CONSTRUCTION PLANS SIGNIFIES ONLY THAT THE PLANS MEET THE MINIMUM REQUIREMENTS OF THE DISTRICT'S STANDARDS AND SPECIFICATIONS BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER, OWNER-DEVELOPER, AND CONTRACTOR. APPROVAL IS NOT A REPRESENTATION OR WARRANTY THAT THE SYSTEM AND ASSOCIATED COMPONENTS WILL PERFORM ANY CERTAIN FUNCTIONS.
5. THE DISTRICT, ITS REPRESENTATIVE, AND/OR THE DISTRICT ENGINEER, IS NOT A GUARANTOR OF THE CONSTRUCTION CONTRACTORS' OBLIGATIONS AND PERFORMANCE OF CONTRACT.
6. OBSERVATION OF WORK IN PROGRESS AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE DISTRICT OR DISTRICT ENGINEER OF THE CONTRACTOR'S CONTRACTUAL COMMITMENT.
7. THE DISTRICT AND/OR DISTRICT ENGINEER IS NOT RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
8. THE DISTRICT AND/OR DISTRICT ENGINEER, EXERCISES NO CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS, OR ANY OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME.
9. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER, OR THE COUNTY.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER OR SEWER SERVICE DURING CONSTRUCTION PRIOR TO SHUTTING OFF SAID SERVICE.
B. OBTAINING, AT THE CONTRACTOR'S EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR MAIN INSTALLATION/SYSTEM MODIFICATIONS.
C. CONTACTING THE DISTRICT FOR A PRE-CONSTRUCTION MEETING AT 303-985-3636. CONSTRUCTION CANNOT START FOR AT LEAST 48 HOURS AFTER THE MEETING HAS BEEN HELD.
D. NOTIFYING THE DISTRICT 48 HOURS IN ADVANCE OF ANY NEEDS TO SHUT DOWN ANY PORTION OF THE EXISTING WATER AND/OR SANITARY SEWER SYSTEM.
E. NOTIFYING THE DISTRICT 48 HOURS IN ADVANCE FOR CONSTRUCTION OBSERVATIONS.
F. IN CASE OF AN EMERGENCY AFTER WORKING HOURS CALL THE DISTRICT OFFICE AT (303) 426-3167 FOR RECORDED INSTRUCTIONS.
11. UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE DISTRICT ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL COORDINATE HIS/HER ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NO. 1-800-922-1987, 48 HOURS PRIOR TO STARTING CONSTRUCTION.
12. CONTRACTOR SHALL PERFORM POTHOLES ON EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF THE WATER AND/OR SANITARY SEWER LINES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF THE PIPELINE.
13. THE CONTRACTOR SHALL HAVE IN HIS/HER POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PROJECT PLANS SIGNED BY THE DISTRICT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. USE OF THE DISTRICTS SEWER SYSTEM FOR THE DISPOSAL OF GROUND WATER IS PROHIBITED WITHOUT WRITTEN CONSENT FROM THE DISTRICT. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE DISTRICT AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURENCE.
16. IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH THE DISTRICT DUE TO CHANGED CONDITIONS ENCOUNTERED DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE DISTRICT, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE DISTRICT FOR REVIEW PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
17. THE OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PLAN REVIEW AND CONSTRUCTION OBSERVATION.
18. MAINTAIN MINIMUM OF 10 FEET SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES IN ACCORDANCE WITH COLORADO STATE DEPARTMENT OF HEALTH AND ENVIRONMENT STANDARDS.
19. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A TRAFFIC CONTROL PLAN TO DOUGLAS COUNTY AND TO CDOT PRIOR TO ISSUANCE OF A STREET CLOT PERMIT.
20. SHOP DRAWINGS ARE TO BE SUBMITTED AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF ANY MATERIALS FOR ALL PIPES, FITTINGS AND APPURTENANCES.

COTTONWOOD WATER NOTES

- 1. EXISTING VALVES IN THE DISTRICT SERVICE AREA MAY ONLY BE OPERATED BY DISTRICT PERSONNEL.
2. BEFORE ANY TAPS ARE MADE TO MAINS, APPLICATION(S) FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE DISTRICT.
3. IRRIGATION DEMANDS MUST BE FORMALLY SUBMITTED FOR ALL PROJECT REQUIRING WATER FOR LANDSCAPING PURPOSES.
4. FINAL PLUMBING PLANS MUST BE RECEIVED AND REVIEWED BY THE DISTRICT ENGINEER BEFORE WATER SERVICE TAPS CAN BE AWARDED. IN ORDER TO PERFORM FUTURE UNIT ANALYSIS TO VERIFY TAP SIZE FOR ALL COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF ALL PERMITS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE WORK.
6. PRIOR TO INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN SEVEN (7) INCHES BELOW THE FINISHED STREET GRADE. THE CONTRACTOR WILL ADJUST ALL VALVE BOXES AND FIRE HYDRANTS TO THE FINAL FINISHED GRADE.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4-1/2) FEET OF COVER AND ARE TO BE THREE (3) FEET FROM THE EDGE OF THE GUTTER PAN.
8. DISTANCE FOR WATERLINES IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF FITTING TO CENTER OF VALVE, METER, ETC. THEREFORE, THE DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AT FITTING DIMENSIONS.
9. ALL HYDRANT LATERALS AND FIRE LINES SHALL BE DUCTILE IRON PIPE CLASS 50 AND FULLY RESTRAINED WITH POLYWRAP.
10. ALL WATER LINE VALVES SHALL BE SET AT THE INTERSECTION OF THE EXTENDED PROPERTY LINE AND WATER LINE, EXCEPT WHERE THAT POINT FALLS IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN THAT CASE, THE VALVE SHALL BE LOCATED SO THAT THE SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. IF A TAPPING TEE IS NOT LOCATED ON A PROPERTY LINE THEN THE ASSOCIATED VALVE WILL NOT BE REQUIRED AS SHOWN ON THE PLANS. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH COUNTY PAVING REQUIREMENTS.
11. ALL VALVES, VALVE BOXES, CURB STOPS AND/OR METER PIT COVERS SHALL HAVE THE WORD "WATER" STAMPED ON THEM. ALL POTABLE WATER VALVES SHALL BE OPENED IN A CLOCKWISE DIRECTION. ALL VALVE BOXES AND FIRE HYDRANTS WILL BE ADJUSTED TO THE FINAL FINISHED GRADE BY THE CONTRACTOR.
12. ALL IRRIGATION AND NON-POTABLE PIPE SHALL BE PURPLE IN COLOR OR SHALL BE LABELED WITH PURPLE TAPE READING "CAUTION NONPOTABLE WATER" ALONG THE FULL LENGTH OF THE PIPE.
13. POLYETHYLENE WRAPPINGS SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPE, FITTINGS, VALVES, FIRE HYDRANT BARRELS, AND RODS AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS.
14. TRACER WIRE, GAUGE 12 COPPER, SHALL BE INSTALLED ON ALL WATER LINES, FIRE HYDRANTS LATERALS AND APPURTENANCES.
15. INDIVIDUAL SERVICE LINES ARE REQUIRED TO HAVE PRV'S WHEN SYSTEM PRESSURE EXCEEDS 80 PSI IN ACCORDANCE WITH UNIFORM PLUMBING CODE.
16. A BACKFLOW PREVENTION DEVICE APPROVED BY DENVER WATER IS REQUIRED ON THE TREATED WATER SERVICE LINE FOR:
A. ALL COMMERCIAL AND MULTI-FAMILY DOMESTIC TAPS.
B. FIRE LINES
17. ALL WATER LINES SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C-651, "DISINFECTING WATER MAINS." THE REQUIRED METHOD IS TO USE SUFFICIENT CHLORINE TABLET TO PRODUCE A 25 MG/L SOLUTION. THESE TABLETS SHALL BE ADHERED TO THE TOP OF THE PIPE WITH A FOOD GRADE ADHESIVE SUCH AS PERMATED CLEAR R.T.V. CHLORINATION OF 16-INCH AND LARGER PIPE REQUIRE A CHLORINE SLURRY. THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE COMPLETED PRIOR TO HYDROSTATIC TESTING.
18. THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) REQUIRES ALL WATER LINE CONTRACTORS TO POSSESS A CURRENT DISCHARGE PERMIT FOR DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS OR CONDUITS. CONTACT CPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3539 FOR INFORMATION ON OBTAINING THE REQUIRED PERMIT.
19. HYDROSTATIC TESTING: ALL WATER LINES SHALL BE HYDROSTATIC TESTED IN ACCORDANCE WITH AWWA C-600 SECTION 4 "HYDROSTATIC TESTING". ALL WATER LINES SHALL BE TESTED TO A MINIMUM OF 150 PSI. THE TEST SHALL BE SCHEDULED WITH THE DISTRICT AUTHORITY AND COORDINATED WITH ANY OTHER REVIEWING OR APPROVING AGENCY. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT FOR TESTING. THE ALLOWABLE LEAKAGE RATES ARE AS FOLLOWS:
PIPE I.D. ALLOWABLE LEAKAGE PER 1000 FEET D.I.P
PVC
4" 0.37 GAL/HOUR 0.33 GAL/HOUR
6" 0.55 GAL/HOUR 0.50 GAL/HOUR
8" 0.74 GAL/HOUR 0.66 GAL/HOUR
12" 1.10 GAL/HOUR 1.00 GAL/HOUR
16" 1.47 GAL/HOUR
20" 1.84 GAL/HOUR
20. ONLY ONE (1) POINT OF CONNECTION WILL BE ALLOWED UNTIL ALL TESTING OF NEW INSTALLATIONS IS COMPLETED TO THE DISTRICT'S SATISFACTION.
21. PROBATIONARY ACCEPTANCE OF THE NEW WATER LINES IS CONTINGENT UPON RECEIVING COPIES OF:
A. PASSING WATER LINE TRENCH COMPACTION TEST RESULTS;
B. PASSING HYDROSTATIC PRESSURE TEST RESULTS;
C. RECORD DRAWINGS
D. PASSING HEALTH DEPARTMENT TESTS (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
22. THE COST OF THE WATER LINE CONSTRUCTION IS \$ \_\_\_\_\_

COTTONWOOD SANITARY SEWER NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF ALL PERMITS NECESSARY FOR THE CONSTRUCTION OF THE SANITARY SEWER LINE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR:
A. NOTIFYING THE DISTRICT 48 HOURS IN ADVANCE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING SANITARY SEWER SYSTEM.
B. NOTIFYING THE DISTRICT 48 HOURS IN ADVANCE OF THE WORK.
C. IN CASE OF AN EMERGENCY AFTER WORKING HOURS, CALL THE DISTRICT OFFICE AT (303) 986-2275 FOR RECORDED INSTRUCTIONS.
3. UNDERDRAINS ARE NOT PART OF THE SANITARY SEWER LINES OR SYSTEM AND WILL NOT BE ALLOWED IN THE SAME TRENCH AS THE SANITARY SEWER MAINS. UNDERDRAINS SHALL NOT BE ACCEPTED, MAINTAINED OR SUBJECT TO CONSTRUCTION OBSERVATION BY THE DISTRICT. THE DISTRICT HAS NO SPECIFICATIONS FOR UNDERDRAINS AND WILL ONLY REVIEW THEIR PROPOSED LOCATION RELATIVE TO THE SANITARY SEWER LINES.
4. THE CONTRACTOR SHALL VERIFY EXISTING MANHOLE INVERTS TO BE CONNECTED TO PRIOR TO CONSTRUCTION STAKING AND CONSTRUCTION.
5. PRIOR TO INSTALLATION OF SANITARY SEWER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE SUB-GRADE STAGE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN SEVEN (7) INCHES BELOW THE FINISHED STREET GRADE. THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS TO THE FINAL FINISHED GRADE.
6. THE LENGTH OF SANITARY SEWER IS THE HORIZONTAL DISTANCE BETWEEN CENTERS OF MANHOLE. THEREFORE DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
7. THE PIPE USED FOR SANITARY SEWER MAINS SHALL BE IN ACCORDANCE WITH ASTM D-3034 SDR 35 PVC PIPE IN PAVED RIGHTS-OF-WAY AND EASEMENTS, AND AWWA C-900 CLASS 165 (DR25) IN UNPAVED EASEMENTS OR AS NOTED ON THE PROJECT PLANS.
8. MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH COUNTY STANDARDS. WHETHER THE MANHOLE IS IN A PAVED OR UNPAVED GRADE, A MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS TWELVE (12) INCHES.
9. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY SHAPE ALL MANHOLE INVERTS AND BENCHES IN ACCORDANCE WITH DISTRICT STANDARDS AND SPECIFICATIONS, TO PROMOTE SMOOTH FLOW THROUGH THE MANHOLE. INVERTS OF LINES INTERSECTING AT 90 DEGREES AND AT HIGHLY DIVERGENT OR FLAT SLOPES ARE ESPECIALLY CRITICAL. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH, AND BENCHES FINISHED WITH A LIGHT BROOM, NON-SKID FINISH.
10. TRACER WIRE, GAUGE 12 COPPER, SHALL BE INSTALLED ON ALL SEWER LINES, MANHOLES, AND CLEANOUTS.
11. THE SANITARY SEWER SERVICE SHALL BE STUBBED OUT. THE END OF THE STUB SHALL BE WITNESSED BY A WOOD, CARBONITE OR METAL POST AT LEAST FOUR FEET LONG, BURIED TO EXPOSE ONE FOOT. THE CONTRACTOR SHALL FURNISH THE AUTHORITY WITH AN AS-BUILT LOCATION OF THE WYE.
12. THE SANITARY SEWER SYSTEM WILL BE TESTED IN ACCORDANCE WITH THE DISTRICT STANDARDS AND SPECIFICATIONS. THE DISTRICT WILL REQUIRE THE DEVELOPER TO:
A. LOW PRESSURE AIR TEST 100% OF THE NEW SYSTEM, AND
B. DEFLECTION TEST, AT A MINIMUM 33% OF THE SYSTEM FIFTEEN (15) FEET OR LESS IN DEPTH, AND 100% OF THE SYSTEM GREATER THAN FIFTEEN (15) FEET IN DEPTH.
C. JET AND TV/VIDEO TAPE 100% OF THE SYSTEM.
13. PROBATIONARY ACCEPTANCE OF THE NEW SANITARY SEWER MAINS IS CONTINGENT UPON RECEIVING COPIES OF:
A. SANITARY SEWER TRENCH COMPACTION TEST RESULTS,
B. RECORD DRAWINGS, AND
C. COMPLETION OF SYSTEM TESTING.
14. CONNECTIONS TO EXISTING DISTRICT LINES WILL BE PERMITTED UPON ACCEPTANCE OF THE NEW SANITARY SEWER SYSTEM. EXISTING PIPE AT THE POINT OF CONNECTION SHALL NOT BE "BROKEN OUT" UNTIL THE NEW SYSTEM IS ACCEPTED.
15. MONITORING MANHOLES ARE REQUIRED FOR ALL COMMERCIAL AND INDUSTRIAL SANITARY SERVICE LINES.
16. PIPE BEDDING UP TO 16-FEET IN DEPTH IS TO BE SQUEEGEE. PIPE BEDDING IN EXCESS OF 16-FEET IN DEPTH IS TO BE 3/4-INCH AGGREGATE. PIPE BEDDING IN EXCESS OF 22-FEET MUST BE SPECIFIED BY THE DISTRICT ENGINEER.



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COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS
LAND OF SUSHI
CROWN POINT FILING NO. 1

18704 COTTONWOOD DR.
PARKER, COLORADO 80138

Table with 4 columns: #, Date, Issue / Description, Init. Contains multiple empty rows for tracking changes.

Project No: LOS000001
Drawn By: JRC
Checked By: SMB
Date: 05/02/2023

UTILITY NOTES

U.1















CROWN POINT FILING NO.1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

MAY 2023

PLANTING NOTES

- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES...
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE...
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS...
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED...
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION...
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS...
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS...
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED...
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT...
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST...
PLANTING
17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND...
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES...
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES...
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT...
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES...
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS...
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE...
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE...
MULCHING
28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND...
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEMITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY...
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS...
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS...
IRRIGATION CONCEPT
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION...
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES...
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED...
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS...
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER...

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR...
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS...
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES...

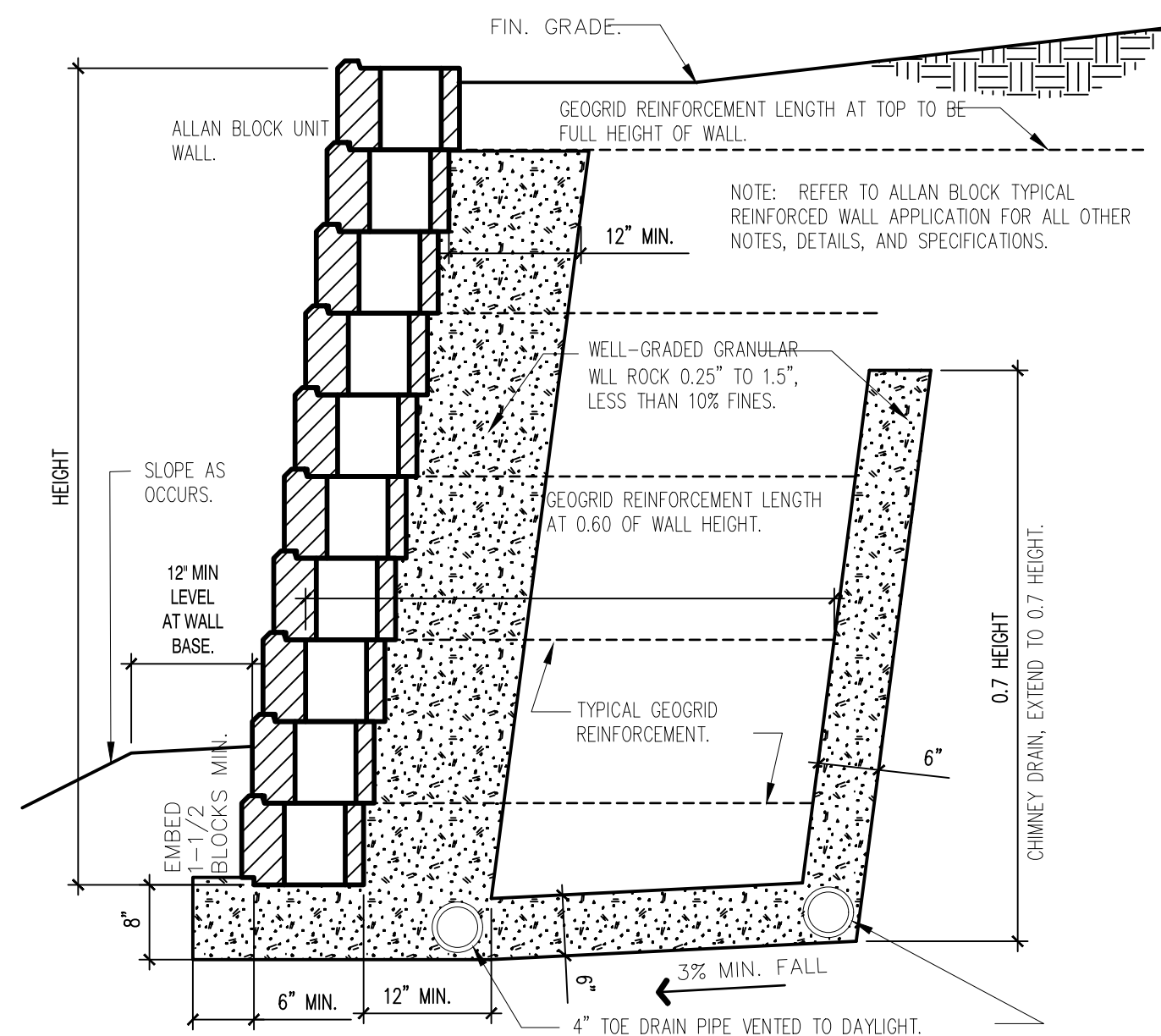
LANDSCAPE REQUIREMENTS

Table with 6 columns: CODE SECTION, CATEGORY, FORMULA, CALCULATION, REQUIRED, PROVIDED. Lists requirements for various landscape elements like site landscaping standards, trees, shrubs, and parking lot perimeters.



PRODUCT: THE AB ASHLAR COLLECTION
DESCRIPTION: THREE COARSE PATTERN
COLOR: TAN

4 ALLEN BLOCK AB ASHLAR COLLECTION
N.T.S.



3 ALLEN BLOCK CHIMNEY WALL
3/4" = 1'-0"
FX-SI-FX-MAS-01



INSTALL PER MANUFACTURERS SPECIFICATIONS
WAUSAU TILE WF2204 FLAT STEEL BENCH BLACK
POWDER COAT OR APPROVED EQUAL. FINAL
MATERIALS/PRODUCT PER OWNER.

5 WAUSAU TILE STEEL BENCH OR APPROVED EQUAL
N.T.S.

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NOT FOR CONSTRUCTION

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LAND OF SUSHI
CROWN POINT FILING NO. 1
AMD 20, LOT 4E
18704 COTTONWOOD DR.
PARKER, COLORADO 80138

Table with 4 columns: #, Date, Issue / Description, Init. Contains a checklist of revisions.

Project No: LOS000001
Drawn By: BH
Checked By: JR
Date: 04/26/2023

LANDSCAPE NOTES & DETAILS

L0.0

Vertical text on the left margin: H:\Land of Sushi\Land of Sushi - 20230418 - 10.0 - Landscape Notes & Details.dwg - 20230418

