

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

SITE PLAN DOCUMENTS

NOVEMBER 2024



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Greenwood Village, CO 80111
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PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER

LAND OF SUSHI
CONTACT: JIN SONG LIU
2412 E. ARAPAHOE ROAD
CENTENNIAL, COLORADO 80122
TELE: ()
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APPLICANT

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5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
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LANDSCAPING

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GREENWOOD VILLAGE, CO 80111
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CITY & UTILITY CONTACTS

ENGINEERING

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

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: RANDY CAPRA

WATER & SANITARY SEWER

COTTONWOOD WATER AND SANITATION DISTRICT
185 INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112
TEL: (303) 792-9509
CONTACT: SCOTT BARNETT

GAS

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

ELECTRIC

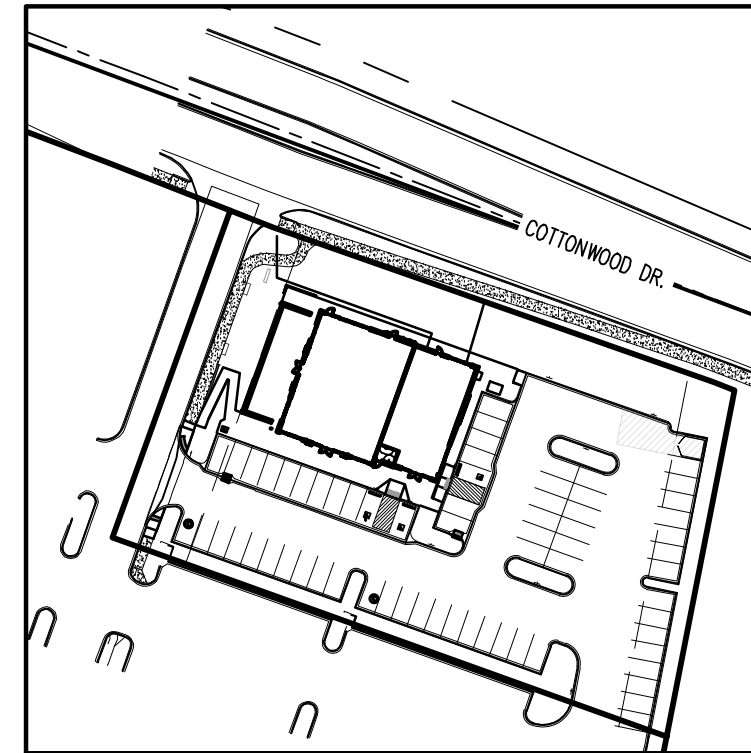
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688-3100
CONTACT: AMANDA STEINER

TELEVISION

COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
EMAIL: DEAN.FLENTHROP@CABLE.COMCAST.COM
CONTACT: DEAN FLENTHROP

TELEPHONE

CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM



SITE MAP
(NOT TO SCALE)

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



VICINITY MAP
SCALE: 1"=2000'



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.

SITE DATA TABLE

SITE AREA	51,697 SF / 1.19 AC
ZONING	COMMERCIAL
BUILDING:	SINGLE STORY – 5,680 SF (BUILDING)
FAR:	25% MAX. / 10.7% ACTUAL
BUILDING COVERAGE:	50% MAX. / 13.8% ACTUAL
OPEN SPACE:	15% MIN. / 25% ACTUAL (11,761 SF LANDSCAPED AREA)
BUILDING SETBACK:	30' FRONT
	0' SIDE & 0' REAR
BUILDING HT:	60' MAX / 21'-8" ACTUAL
CAR PARKING:	60 REQUIRED / 66 SPACES (INCLUDES 3 ADA) PROVIDED
BIKE RACKS:	4 REQUIRED / 4 PROVIDED

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572 NAVD88
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL"
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N88°26'45"E

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 DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

LAND OF SUSHI
CROWN POINT FILING NO. 1
AMD 20, LOT 4E

18704 COTTONWOOD DR.
PARKER, COLORADO 80138

#	Date	Issue / Description	Init.

Project No: LOS000001
Drawn By: JRC
Checked By: SMB
Date: 11/27/2024

COVER SHEET

1

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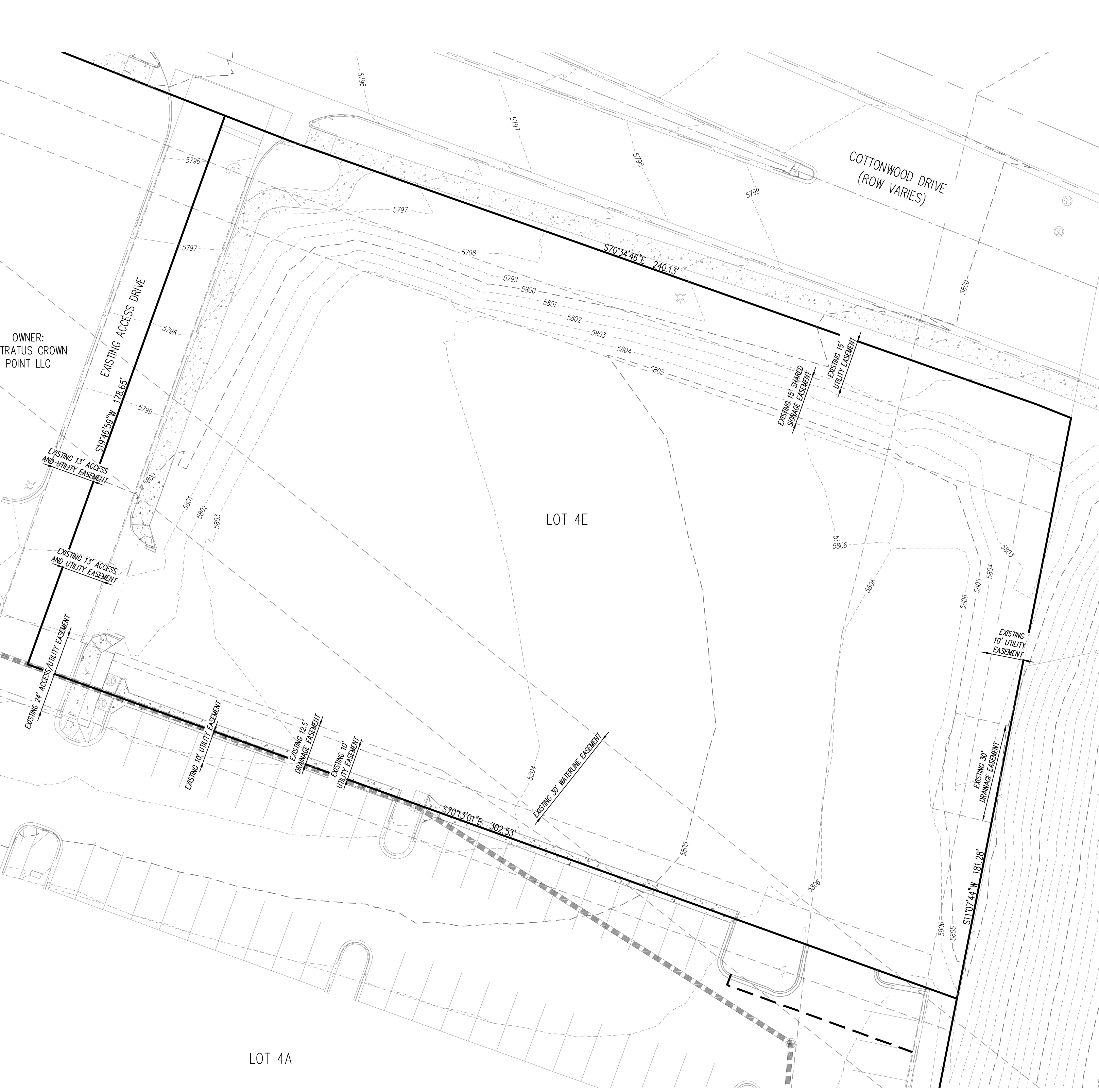


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EXISTING CONDITIONS MAP



N

SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SAWCUT LINE
- ADA ACCESSIBLE ROUTE
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- PROPOSED SITE LIGHTING
- PARKING COUNT
- PROPOSED SIGN

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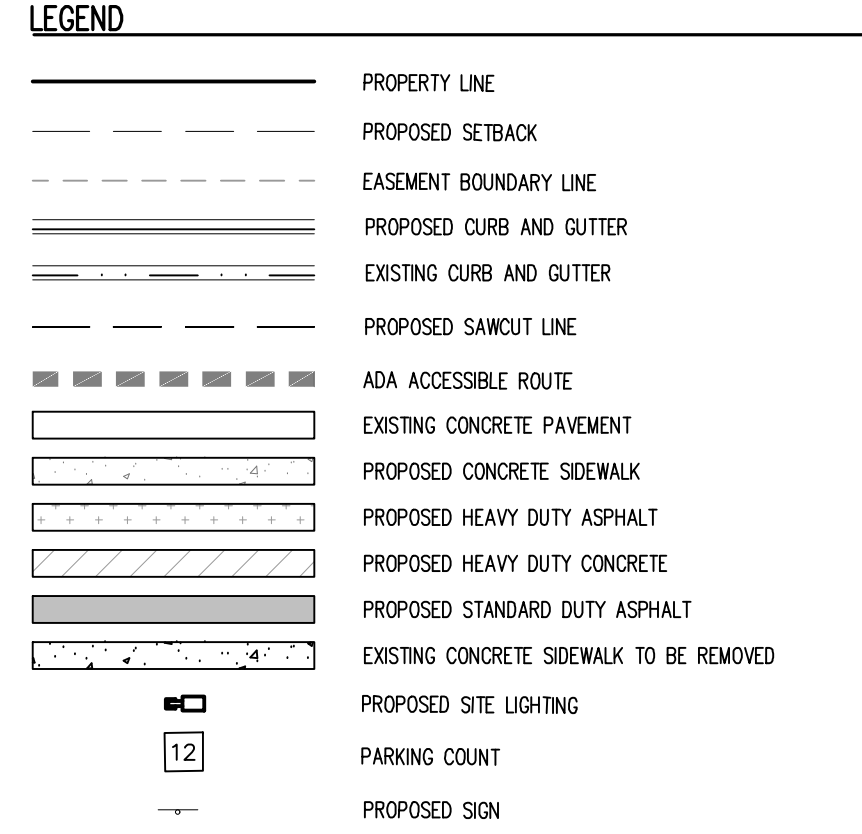
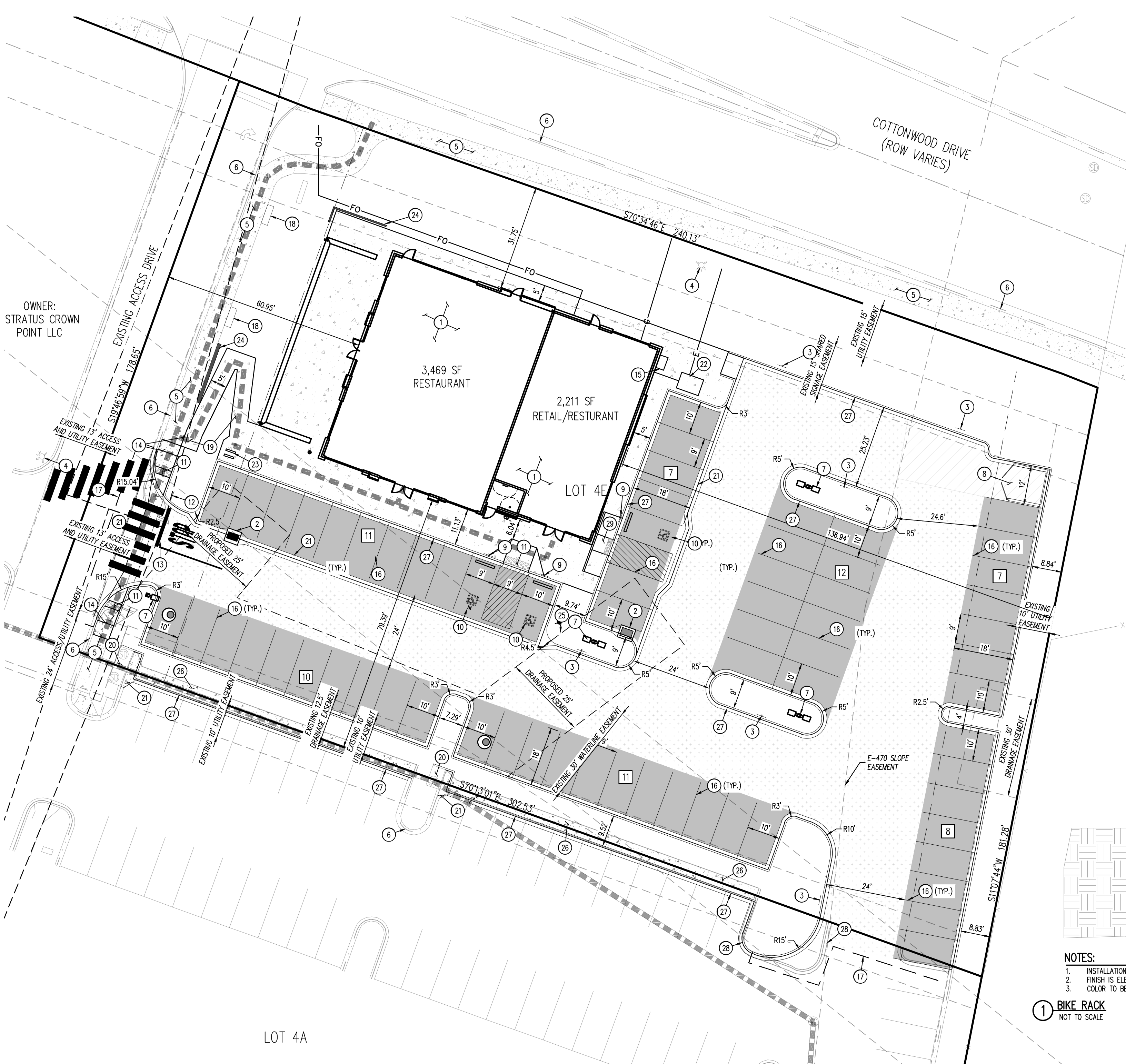
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SITE PLAN DOCUMENTS

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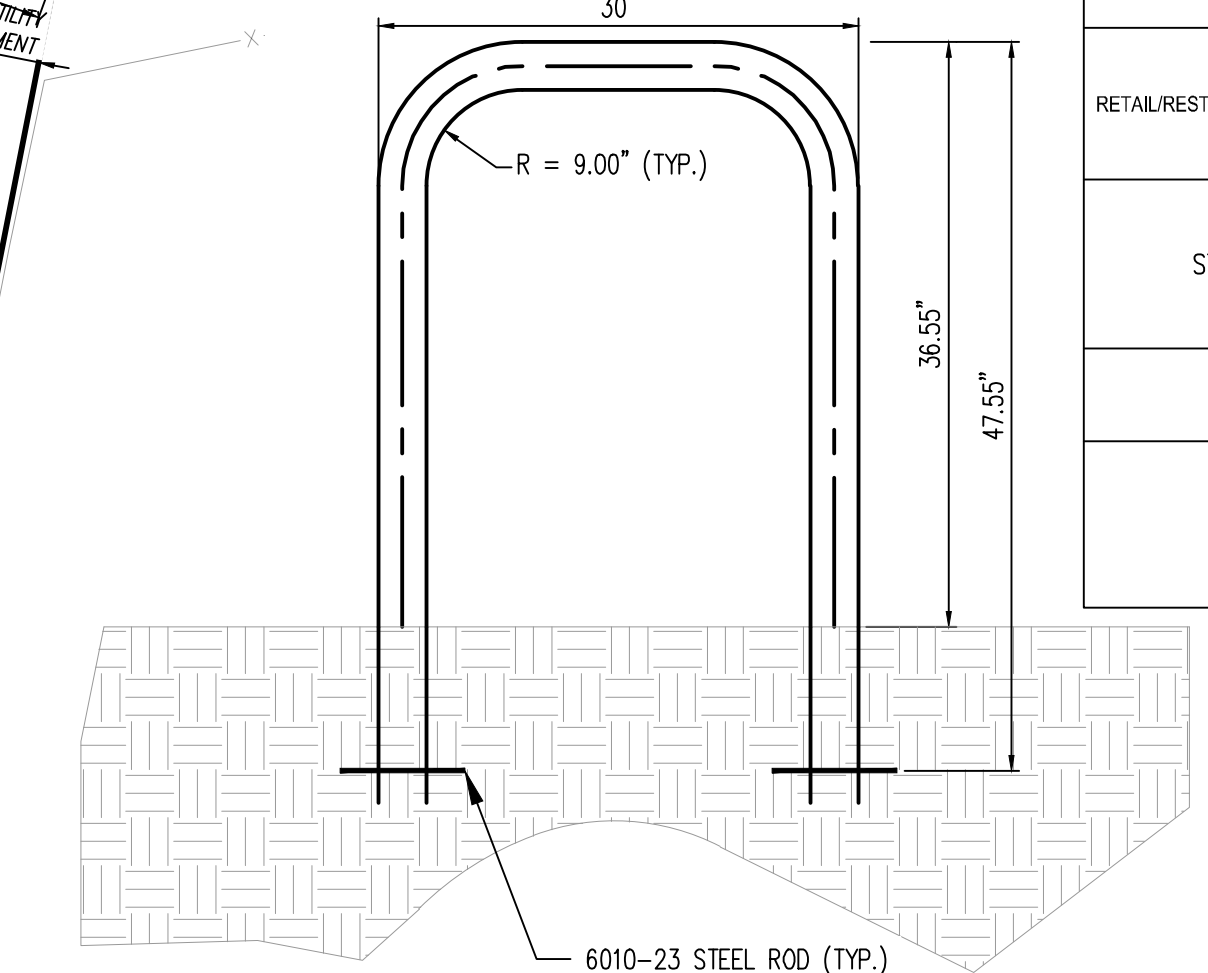
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- SCHEDULE**
- 1 PROPOSED BUILDING
 - 2 PROPOSED SINGLE TYPE (13) INLET
 - 3 PROPOSED "NO PARKING FIRE LANE" SIGN
 - 4 EXISTING FIRE HYDRANT
 - 5 EXISTING CONCRETE SIDEWALK TO REMAIN
 - 6 EXISTING CURB AND GUTTER TO REMAIN
 - 7 PROPOSED SITE LIGHT
 - 8 PROPOSED TRASH ENCLOSURE (REF. ARCHITECTURE PLANS)
 - 9 PROPOSED ADA SIGN MOUNTED ON BOLLARD
 - 10 PROPOSED PAINTED ADA PARKING SYMBOL
 - 11 PROPOSED ADA RAMP
 - 12 PROPOSED STOP SIGN MUTCD T1-1 30"x30"
 - 13 PROPOSED "STOP" BAR, 20' 4"-WIDE TRAFFIC YELLOW LANE STRIPING, AND "STOP" LETTERING
 - 14 CONNECT TO EXISTING SIDEWALK
 - 15 PROPOSED EUSERC CABINET
 - 16 PROPOSED PAINTED PARKING STRIPING
 - 17 PROPOSED SAWCUT ASPHALT
 - 18 PROPOSED BENCH
 - 19 PROPOSED SIDEWALK RAMP WITH RAILING
 - 20 EXISTING MODIFIED TYPE R INLET
 - 21 PROPOSED CROSS PAN
 - 22 PROPOSED TRANSFORMER
 - 23 PROPOSED BIKE RACK
 - 24 PROPOSED LANDSCAPE WALL
 - 25 PROPOSED FIRE HYDRANT
 - 26 EXISTING CROSS PAN TO BE REMOVED
 - 27 PROPOSED CURB AND GUTTER
 - 28 EXISTING CURB AND GUTTER TO BE REMOVED
 - 29 PROPOSED ADA RAMP

PARKING INFORMATION:

DESCRIPTION	OCCUPANCY	REQUIRED:				
		RATIO	SPACES			
RESTAURANT	125	1 SPACE PER 3 PERSONS OF RATED CAPACITY	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
RETAIL/RESTAURANT	52		40	2	1	43
			18			18
			TOTAL REQUIRED			61
STALL DIMENSIONS:		PROVIDED:				
		SPACES				
		REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	
9' X 18'		50	1	1	52	
10' X 18'		13	1		14	
		TOTAL PROVIDED			66	



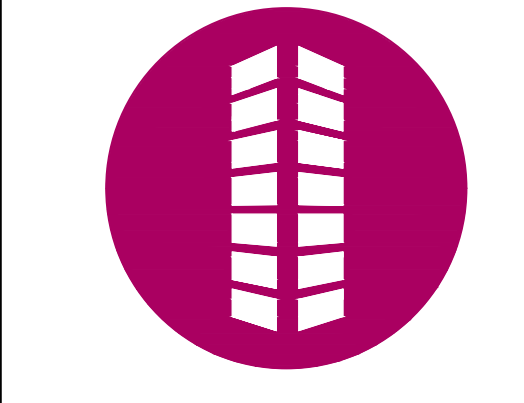
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. FINISH IS ELECTROPLATED IN CHROMATE.
 3. COLOR TO BE STANDARD BLACK.
- 1 BIKE RACK NOT TO SCALE

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SITE PLAN

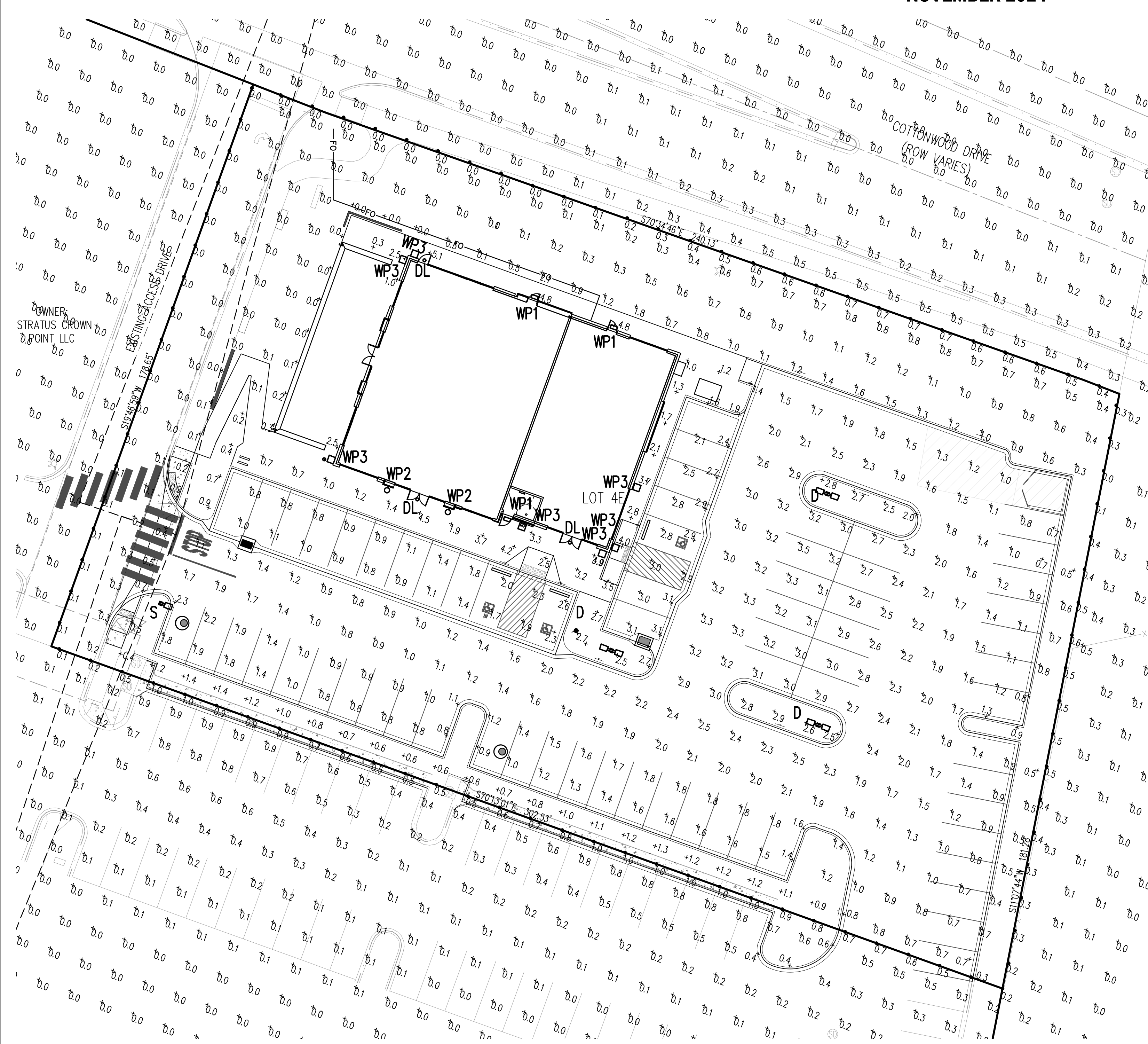
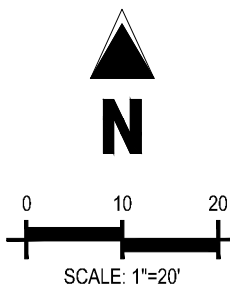
3

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SITE PLAN DOCUMENTS

NOVEMBER 2024



NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO); VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEGRADATION; AND LUMINAIRE DIRT DEGRADATION.

THE 21'-0\"/>

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

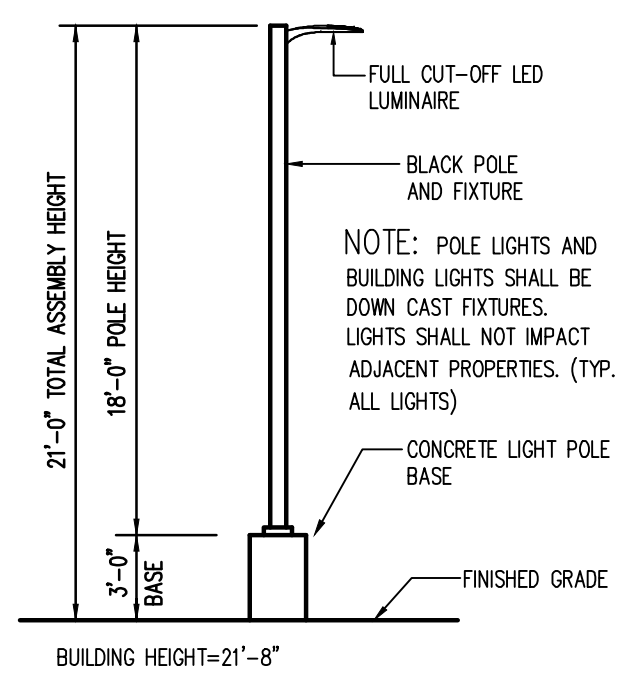
LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
S	☉	1	LED	21'-0" POLE	1.0	8,523	67.79	DSX1 LED P2 40K 70CRI TAM SPA HS DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 1, LED AREA LIGHT, P2 FORWARD OPTICS, 4000K COLOR TEMPERATURE, TYPE AM DISTRIBUTION, BLACK IN COLOR, REAR SHIELD MOUNTED ON POLE #SS-18-4C-DM19AS-DBLXD ON 3' CONCRETE BASE
D	☐	3	LED	21'-0" POLE	1.0	10,358	67.79	(2) DSX1 LED P2 40K 70CRI TSW SPA DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 1, LED AREA LIGHT, P2 FORWARD OPTICS, 4000K COLOR TEMPERATURE, TYPE SM DISTRIBUTION, BLACK IN COLOR, MOUNTED ON POLE #SS-18-4C-DM2BAS-DBLXD ON 3' CONCRETE BASE
WP1	☐	3	LED	8'-0" WALL	1.0	829	6	WPXO LED AL0-1 40K MVOLT DBBXD	LITHONIA LIGHTING, WPXO, LED WALL LIGHT, ALO 1 LUMEN OUTPUT, 4000K COLOR TEMPERATURE, DARK BRONZE IN COLOR
WP2	○	2	LED	7'-6" WALL	1.0	1,120	14.6	WS-W36610-3000K-BK	WAC LIGHTING, CAUBER, LED OUTDOOR CYLINDER WALL SCONCE, 3000K COLOR TEMPERATURE, 10" LENGTH, BLACK IN COLOR
WP3	☐	7	LED	7'-6" WALL	1.0	391	10.73	WS-W36608-BK	MODERN FORMS LIGHTING, SQUARE LED WALL FIXTURE, 3000K COLOR TEMPERATURE, MOUNTED DOWNWARD ORIENTATION, BLACK IN COLOR
DL	○	3	LED	10'-0" SOFFIT	1.0	517	5.74	LDN4-30/05-L04-AR-LSS-TRW-MVOLT-EL	LITHONIA LIGHTING, LDN4, 4" LED DOWN LIGHT, 3000K COLOR TEMPERATURE, 500 LUMENS, EMERGENCY BATTERY PACK, WHITE IN COLOR TO MATCH SOFFIT

G.C. TO DETERMINE VOLTAGE BEFORE ORDERING ANY EQUIPMENT

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ILLUMINATED AREAS	FC	1.91	5.1	0.8	2.75 to 1	6.37 to 1
PARKING LOT WITH MEDIUM ACTIVITY LOTS	FC	1.85	3.5	0.7	2.64 to 1	5.00 to 1



2 AREA LIGHT DETAIL
 SCALE: NOT TO SCALE

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PHOTOMETRIC SITE PLAN

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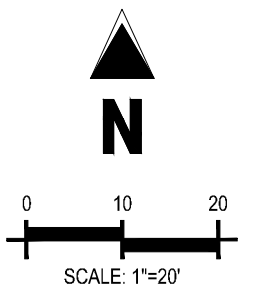
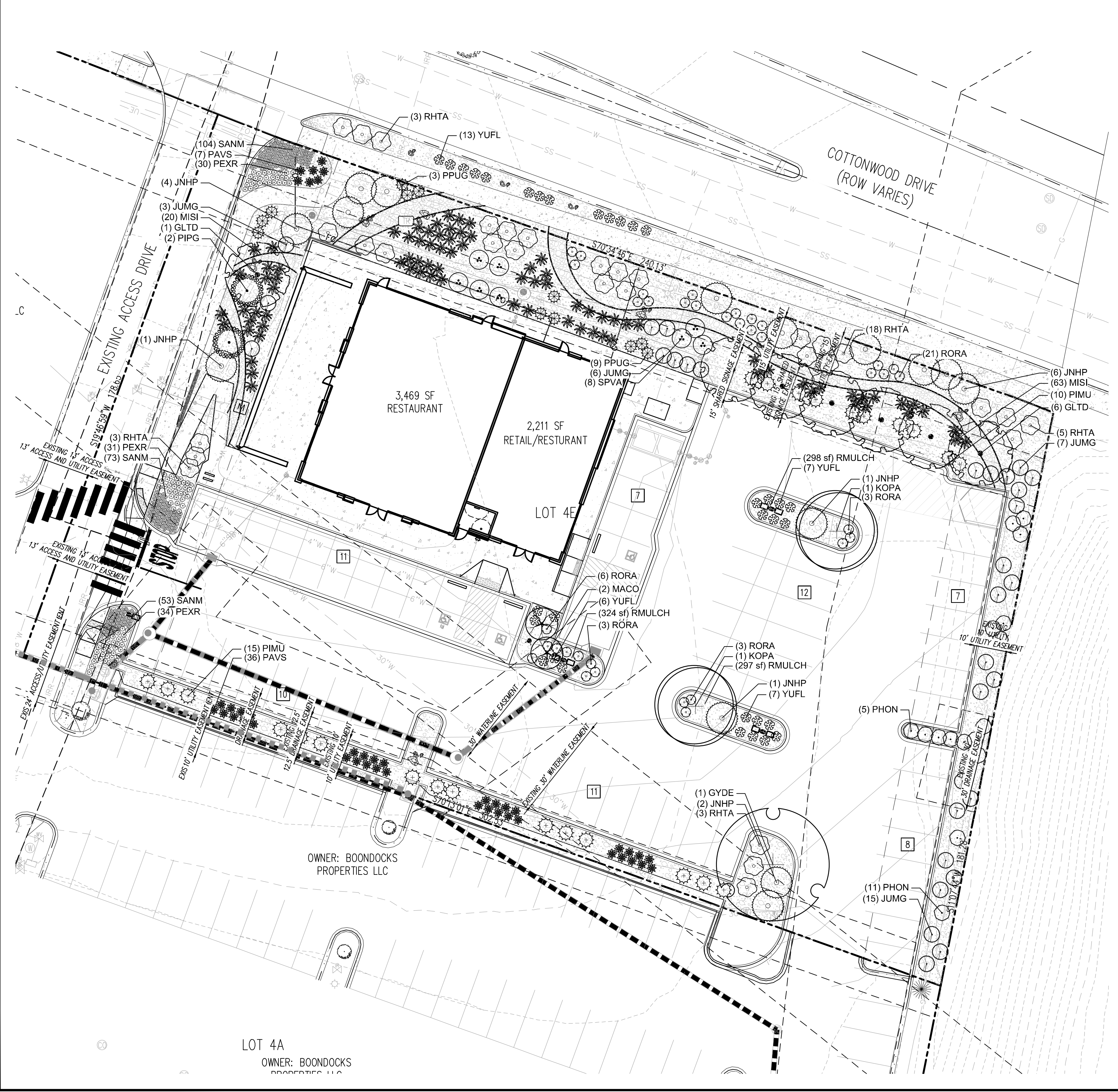
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#	Date	Issue / Description	Init.
1	8/30/24	4TH SUBMITTAL	EDN

Project No: LOS000001
Drawn By: BH
Checked By: JR
Date: 11/27/2024

LANDSCAPE PLAN

6



LANDSCAPE SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
DECIDUOUS TREES							
	GLTD	7	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45'X20'
	GYDE	1	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'
	KOPA	2	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	30'X25'
EVERGREEN TREES							
	PIPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'	B&B	6" HT	15'X10'
ORNAMENTAL TREES							
	MACO	2	CORALBURST CRABAPPLE	MALUS X 'CORALCOLE' TM	B&B	1.5" CAL	12'X10'
UPRIGHT JUNIPERS							
	JUMG	31	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 CONT.	20'X5'	VERY LOW
DECIDUOUS SHRUBS							
	PHON	16	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	5'X5'	LOW
	RHTA	32	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5'X6'	VERY LOW
	RORA	36	PINK KNOCK OUT ROSE	ROSA X 'RADCON' TM	#5 CONT.	3'X3'	LOW
	SPVA	8	VANHOUTTE SPIREA	SPIRAEA X VANHOUTTEI	#5 CONT.	6'X6'	LOW
EVERGREEN SHRUBS							
	JNHP	15	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#5 CONT.	10'X10'	VERY LOW
	PPUG	12	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	3'X4'	LOW
	PIMU	25	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	6'X5'	LOW
	YUFL	33	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.	2'X3'	VERY LOW
ORNAMENTAL GRASSES							
	MISI	84	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	5'X4'	LOW
	PAVS	43	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4'X3'	LOW
PERENNIALS							
	PEXR	95	RED ROCKS PENSTEMON	PENSTEMON X MEXICALI 'P008S' TM	#1 CONT.	2.5'X1.5'	VERY LOW
	SANM	230	MARCUS SALVIA	SALVIA NEMOROSA 'MARCUS'	#1 CONT.	1'X1'	VERY LOW
MULCH							
	RMULCH	13,020 SF	ANGULAR MOUNTAIN GRANITE	2" ROCK COBBLE MULCH	MULCH		
	RMULCH2	1,115 SF	SPECKLED WHITE RIVER ROCK	4-6" ROCK COBBLE MULCH	MULCH		

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 DISCREPANCIES TO 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

OWNER: BOONDOCKS PROPERTIES LLC

LOT 4A
OWNER: BOONDOCKS PROPERTIES LLC

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LAND OF SUSHI

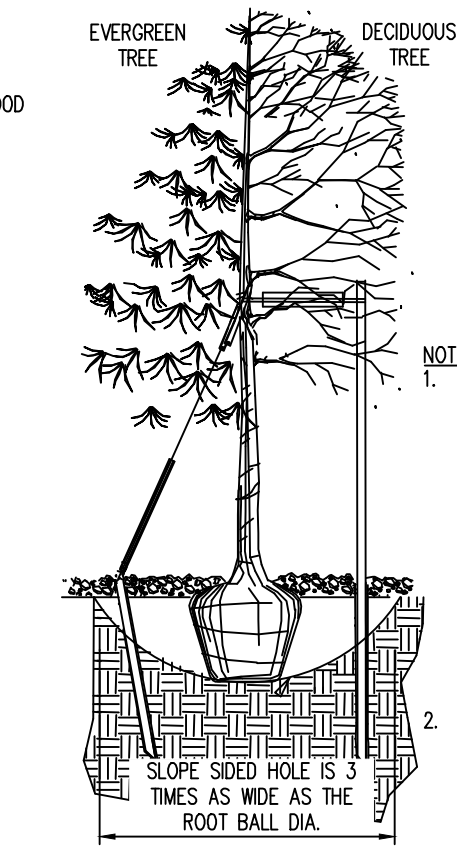
CROWN POINT FILING NO.1 LOT 4E

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

SITE PLAN DOCUMENTS

NOVEMBER 2024

NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



NOTES:

- 1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSELY AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED. 2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL. 3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.

- 4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK. 5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE. 6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST. 7. RESETING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

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. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS. 3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS. 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT. 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE). 6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED. 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF. 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION. 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 SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION. 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. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION. 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL. 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, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES. 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD. 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. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN. 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE. 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 FOR APPROVAL PRIOR TO INSTALLATION, IE; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

- 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH. 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE. 30. INSTALL DENITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED. 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. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED. 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE 6CT-12S, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

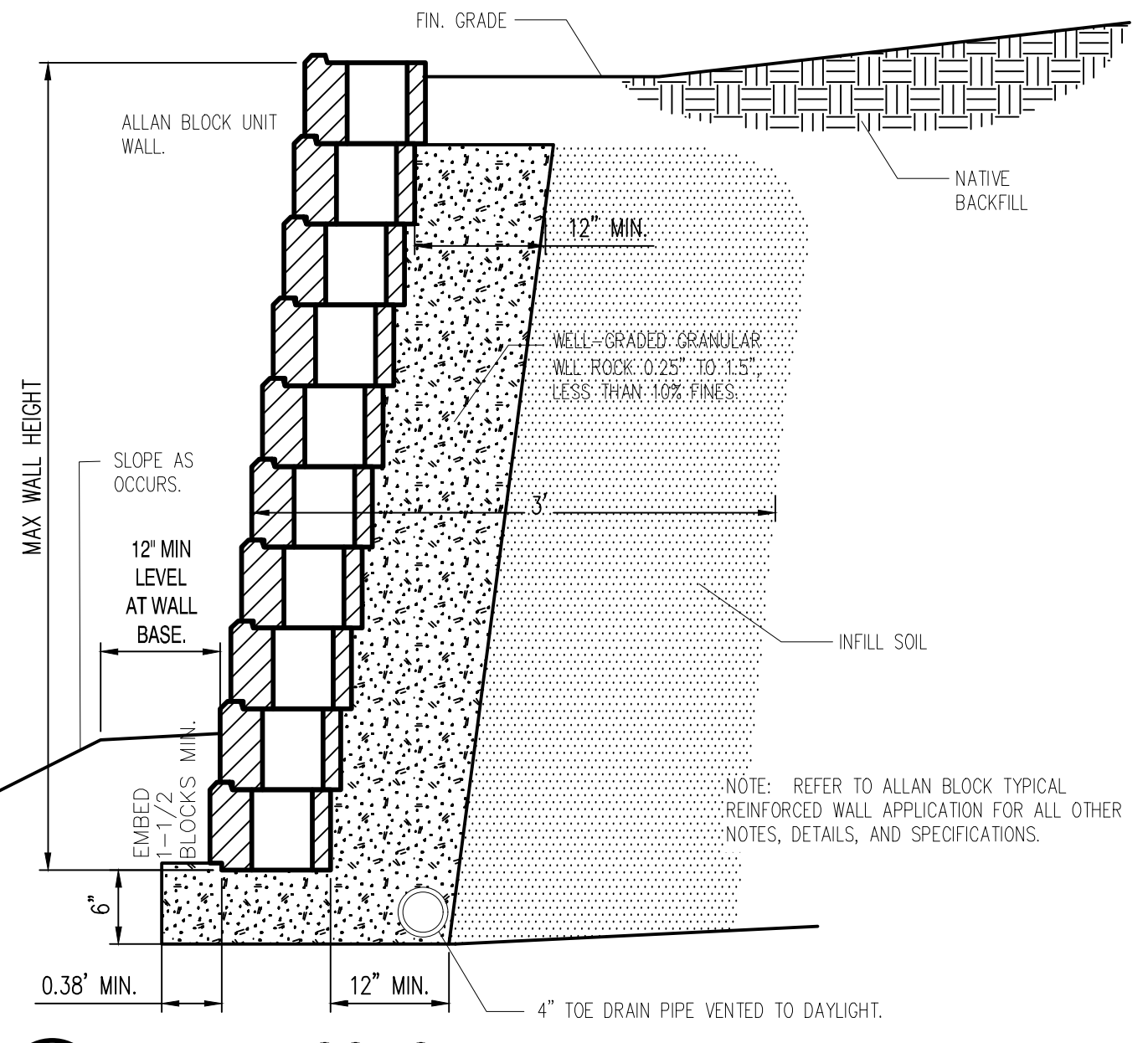
- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR. 2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE. 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOO/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE. 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE. 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK. 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

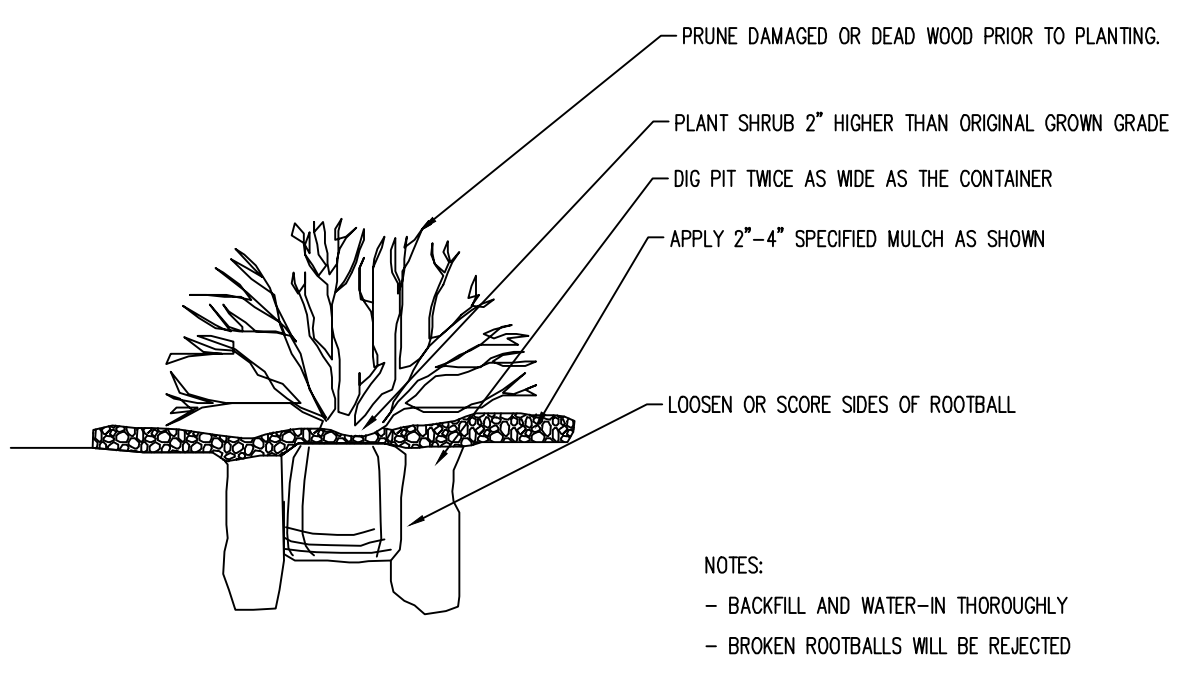
LANDSCAPE REQUIREMENTS

Table with columns: CODE SECTION, CATEGORY, FORMULA, CALCULATION, REQUIRED, PROVIDED. It lists various landscape requirements for different areas like site landscaping standards, parking lot perimeter, and internal parking lot landscaping.



3 ALLEN BLOCK CHIMNEY WALL N.T.S.

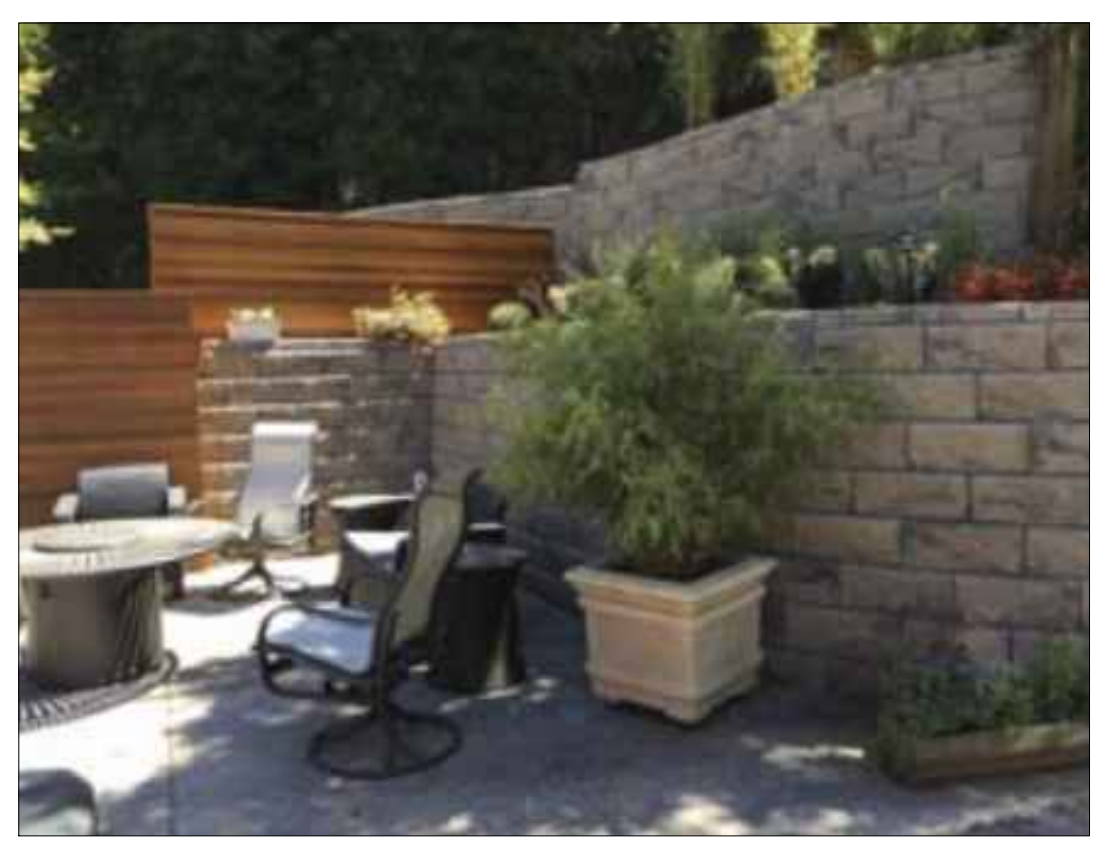
1 TOWN OF PARKER TREE PLANTING N.T.S.



2 TOWN OF PARKER SHRUB PLANTING STANDARD N.T.S.



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



5 ALLAN BLOCK AB ASHLAR COLLECTION N.T.S.

Galloway logo and contact information: 5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111, 303.770.8884, GallowayUS.com

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

Table with columns: #, Date, Issue / Description, Init. It contains a record for the 4th submittal on 8/30/24.

Project No: LOS000001 Drawn By: BH Checked By: JR Date: 11/27/2024

LANDSCAPE NOTES & DETAILS

7

11/15/2024 8:50 AM C:\Users\jgall@Galloway\OneDrive\Documents\Projects\Land\Colorado\18704_CrownPoint\18704_CrownPoint_AMD20_Lot4E_Landscape.dwg 8/30/24 8:50 AM

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
NOVEMBER 2024

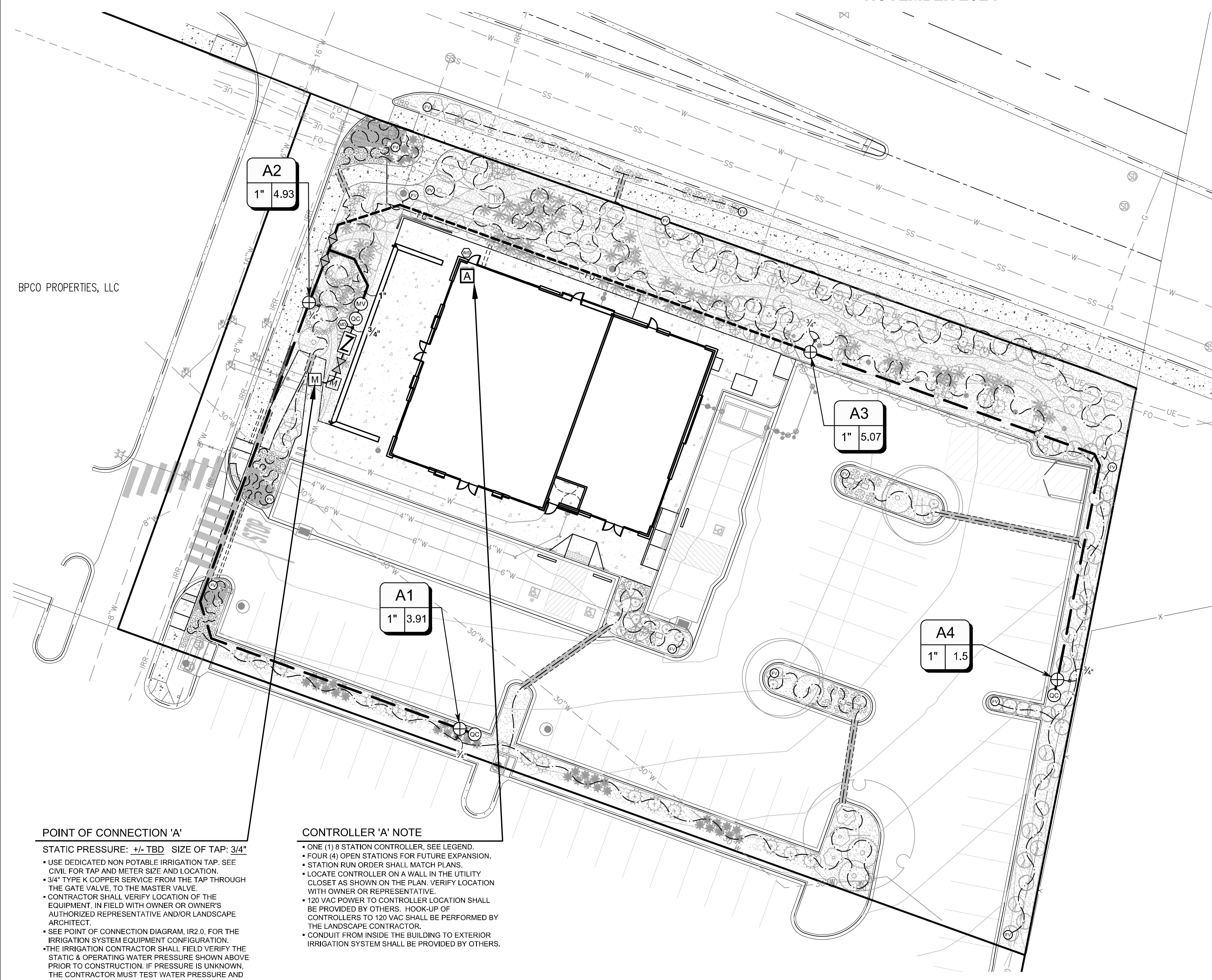
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LAND OF SUSHI
CROWN POINT FILING NO. 1
AMD 20, LOT 4E
18704 COTTONWOOD DR.
PARKER, COLORADO 80138

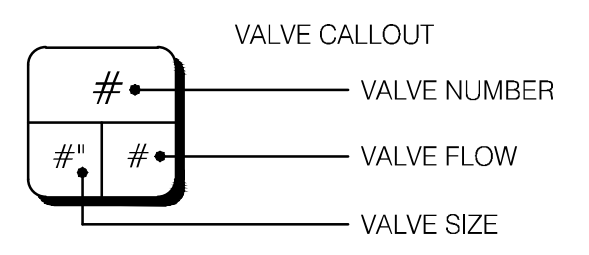
#	Date	Issue / Description	Init.
1	8/30/24	4TH SUBMITTAL	EDN

Project No: LOS000001
 Drawn By: TDN
 Checked By: TDN
 Date: 11/27/2024



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF-R 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 1 SHEET IR2.1
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE WITH PURPLE RECLAIMED WATER INDICATION. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 2 SHEET IR2.1
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B-R 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.	DETAIL 3 SHEET IR2.1
	EMITTER SCHEDULE: - 1 GALLON AND SMALLER: 2. HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) - 5 GALLON: 2. HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) - 10-15 GALLONS & UPRIGHT JUNIPERS: 3. HEB-10-B EMITTERS PER PLANT (3 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 3 SHEET IR2.1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER HQ-44LRC-R 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL. WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 4 SHEET IR2.1
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE WITH PURPLE RECLAIMED WATER INDICATION, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 5 SHEET IR2.1
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE WITH PURPLE RECLAIMED WATER INDICATION, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 6 SHEET IR2.1
	HUNTER IBV-FS-R 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 7 SHEET IR2.1
	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE AND PURPLE RECLAIMED WATER INDICATION	DETAIL 8 SHEET IR2.2
	NON POTABLE IRRIGATION METER. SEE CIVIL FOR SIZE AND LOCATION.	DETAIL 9 SHEET IR2.2
	HUNTER I2C-0800-PL 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. PLASTIC CABINET.	DETAIL 10 SHEET IR2.2
	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 11 SHEET IR2.2
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE WITH PURPLE STRIPE SIZE: 3/4"	DETAIL 12 SHEET IR2.2
	IRRIGATION MAINLINE: CLASS 200 PVC WITH PURPLE STRIPE SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 12 SHEET IR2.2
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: SAME AS TAP SIZE	DETAIL 12 SHEET IR2.2
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 1-1/2"	DETAIL 12 SHEET IR2.2
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 12 SHEET IR2.2



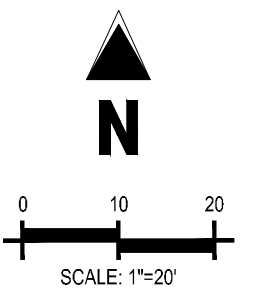
NON-POTABLE WATER IRRIGATION NOTE:
 LANDSCAPE IRRIGATION WILL BE PROVIDED BY A NON-POTABLE, REUSE, OR RECLAIM WATER SOURCE. PURPLE COLOR IRRIGATION EQUIPMENT (CAPS, STRIPES, TAGS, ETC.) AND VALVE BOXES WILL BE REQUIRED FOR RECLAIMED WATER INDICATION.

POINT OF CONNECTION 'A'
 STATIC PRESSURE: +/- TBD. SIZE OF TAP: 3/4"
 • USE DEDICATED NON POTABLE IRRIGATION TAP. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.
 • 3/4" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE GATE VALVE, TO THE MASTER VALVE.
 • CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT. IN FIELD WITH OWNER OR OWNERS AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
 • SEE POINT OF CONNECTION DIAGRAM, IR2.0, 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.

CONTROLLER 'A' NOTE

- ONE (1) 8 STATION CONTROLLER, SEE LEGEND.
- FOUR (4) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER ON A WALL IN THE UTILITY CLOSET AS SHOWN ON THE PLAN. 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.

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



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.91
A2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.93
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	5.07
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.5

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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

SITE PLAN DOCUMENTS

NOVEMBER 2024

GENERAL IRRIGATION NOTES

- IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. 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.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- 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.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
- WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
- CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
- PROVIDE ADDITIONAL IRRIGATION CONTROL WIRE TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
- EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8'-12" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
 - ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
 - ONE OF EACH TYPE OF VALVE INSTALLED.
 - REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

UTILITY NOTES

- 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.
- 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.
- 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.

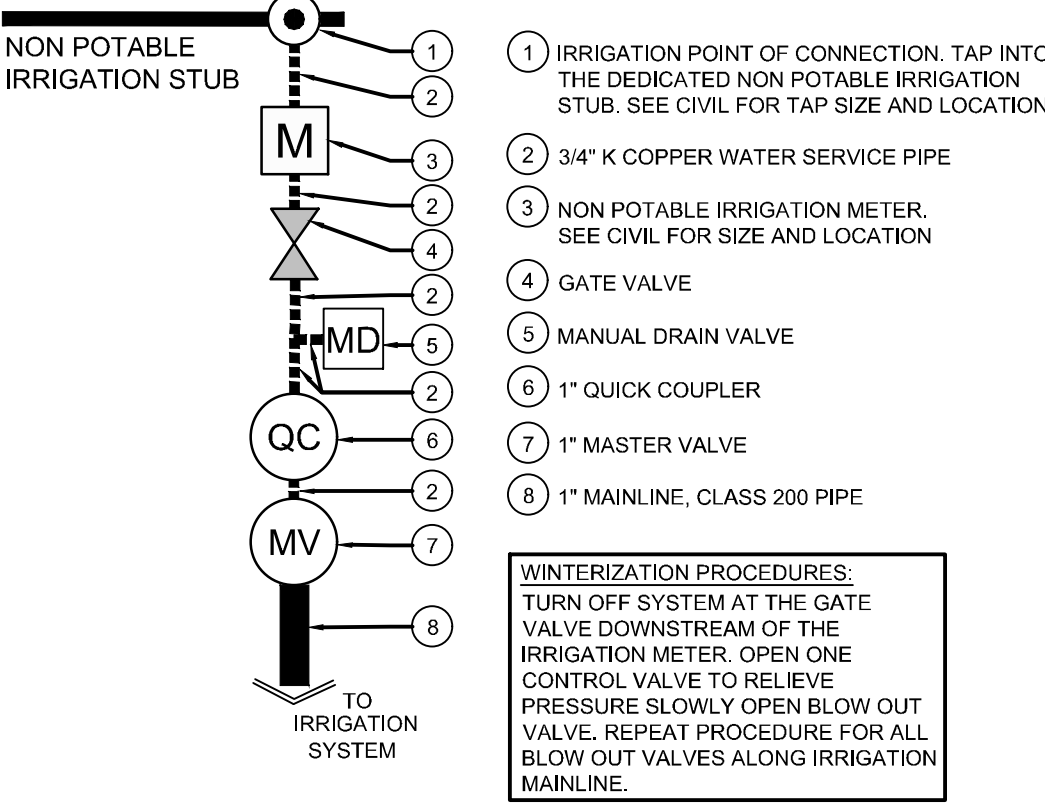
IRRIGATION DISCLAIMER

- DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
- 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.
- 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.
- 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.
- 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.
- REFER TO THIS SHEET, IR2.1, & IR2.2 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

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 1-1/2" DIA.

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



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

LANDSCAPE/IRRIGATION WORKSHEET
Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE																						
Define Landscape & Irrigation System:	Site Summary:																					
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	Total Irrigated Area (sq ft) 13000 Avg Plant Factor (%) 0.25 Avg Irrigation Efficiency (%) 0.90																					
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) 0 Irrigation Efficiency (IE, %) Overhead 0.65	Peak monthly ET, Parker, CO: Peak monthly ET (July): 7.56 in																					
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) 0 Irrigation Efficiency (IE, %) Drip 0.9	Irrigation Water Requirement (IWR): Peak monthly IWR: 16926 gal Maximum flow requirement 1.8 GPM *Max. flow requirements are based on peak monthly irrigation demands and follow IWRS watering guidelines.																					
Low Water Use Plant Material *Xeric trees/shrubs/perennials, native grass mixes Plant Factor (PF, %) Low 0.25 Landscape Area (LA, sq ft) 13,000 Irrigation Efficiency (IE, %) Drip 0.9	Hydraulic Requirements: <table border="1"> <thead> <tr> <th>Tap Size (in)</th> <th>Max GPM</th> <th>v = 7.5 fps</th> </tr> </thead> <tbody> <tr> <td>3/4"</td> <td>10</td> <td></td> </tr> <tr> <td>1"</td> <td>18</td> <td></td> </tr> <tr> <td>1 1/2"</td> <td>40</td> <td></td> </tr> <tr> <td>2"</td> <td>71</td> <td></td> </tr> <tr> <td>3"</td> <td>189</td> <td></td> </tr> <tr> <td>4"</td> <td>380</td> <td></td> </tr> </tbody> </table> * 2" and smaller assumes Seamless K Copper Tube 3" and larger assumes Ductile Iron Pipe Class 300 Tap Size Requirement 3/4"	Tap Size (in)	Max GPM	v = 7.5 fps	3/4"	10		1"	18		1 1/2"	40		2"	71		3"	189		4"	380	
Tap Size (in)	Max GPM	v = 7.5 fps																				
3/4"	10																					
1"	18																					
1 1/2"	40																					
2"	71																					
3"	189																					
4"	380																					
*PWSO holds final discretion on determining appropriate plant factor designations based on landscape plan submission. Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines	System Design Pressure: 80 PSI <input type="checkbox"/> Design pressure has been field tested & verified <input type="checkbox"/> This form has been completed in compliance with PWSO's Engineering Standards & Specifications Manual regarding irrigation design specifications																					

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Project No: LOS000001
 Drawn By: TDN
 Checked By: TDN
 Date: 11/27/2024

IRRIGATION NOTES

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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

NOVEMBER 2024

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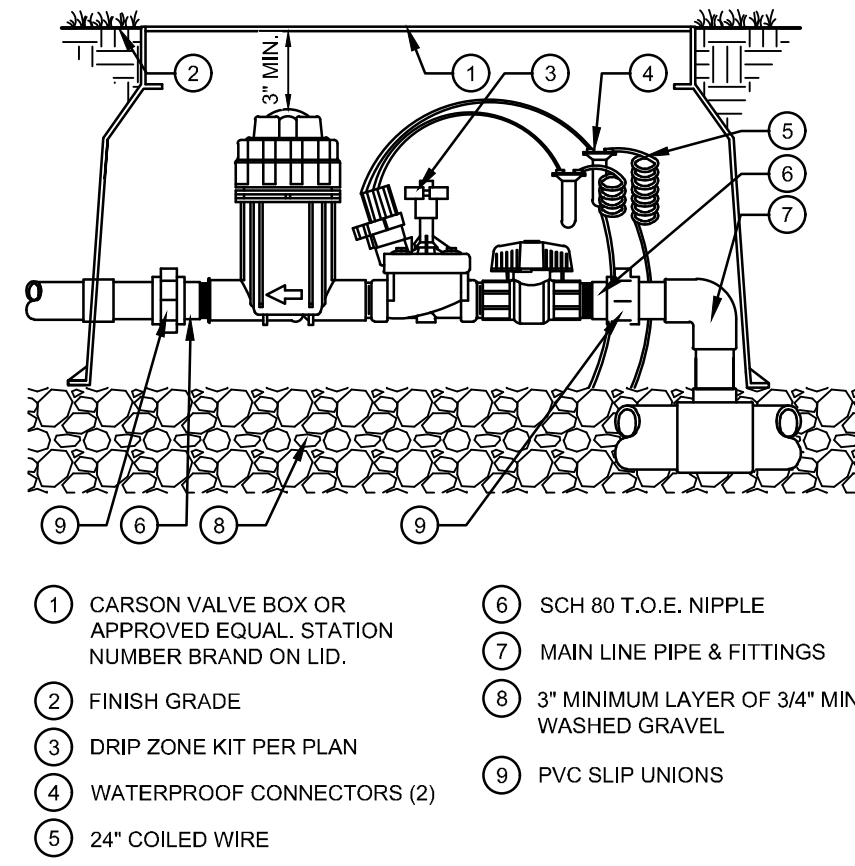
LAND OF SUSHI
CROWN POINT FILING NO. 1
AMD 20, LOT 4E

18704 COTTONWOOD DR.
PARKER, COLORADO 80138

#	Date	Issue / Description	Init.
1	8/30/24	4TH SUBMITTAL	EDN
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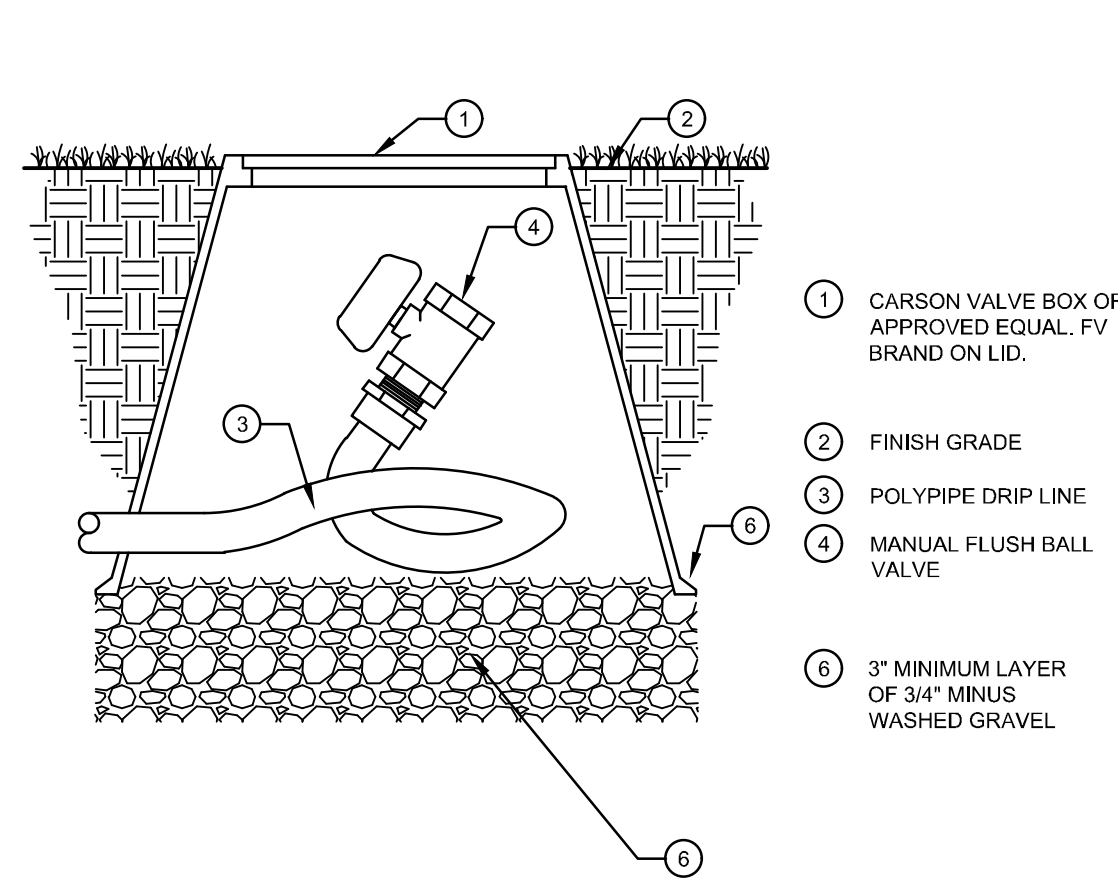
Project No:	LOS000001
Drawn By:	TDN
Checked By:	TDN
Date:	11/27/2024

IRRIGATION DETAILS



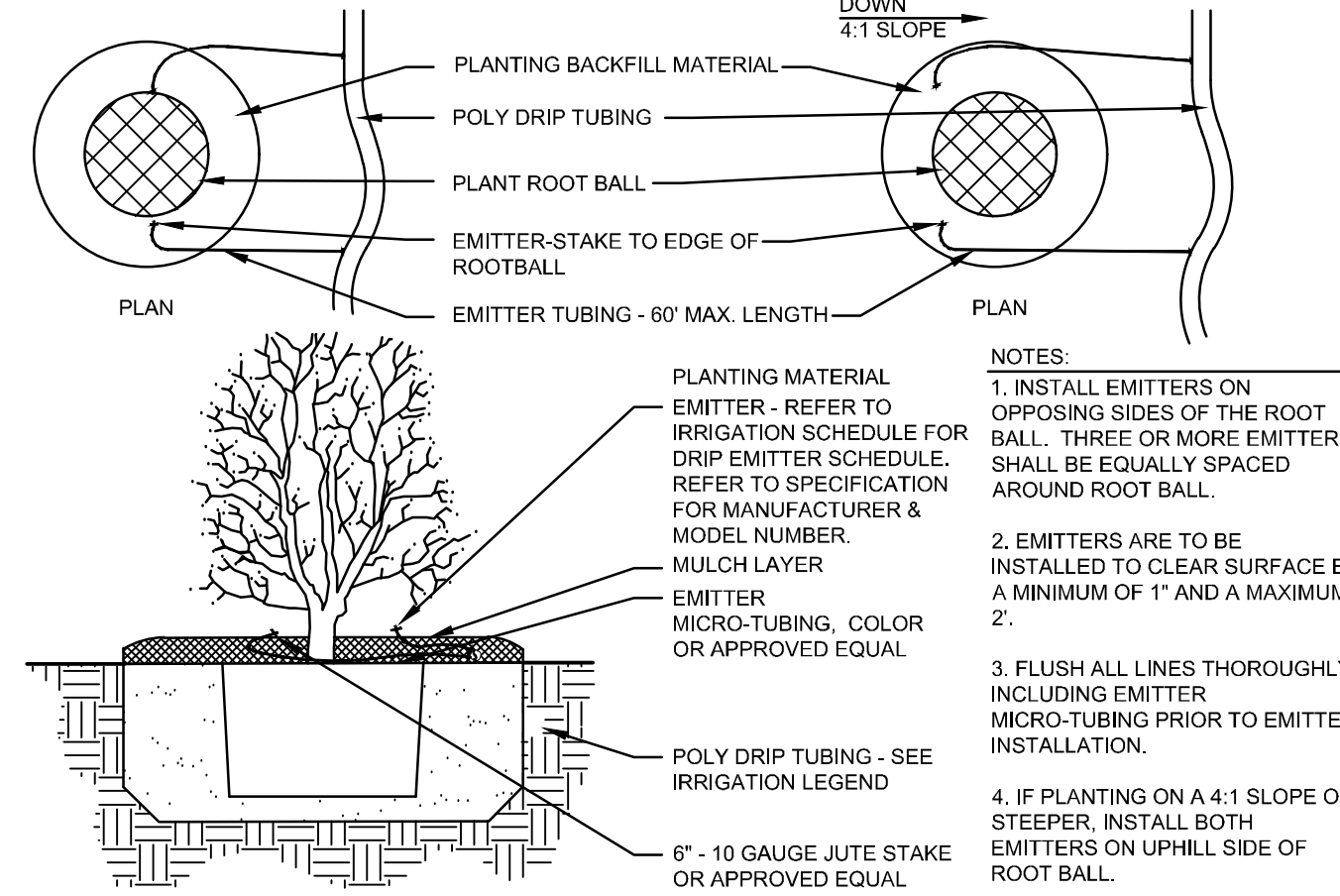
- 1 CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
- 2 FINISH GRADE
- 3 DRIP ZONE KIT PER PLAN
- 4 WATERPROOF CONNECTORS (2)
- 5 24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 9 PVC SLIP UNIONS

1 REMOTE DRIP CONTROL VALVE
N.T.S.



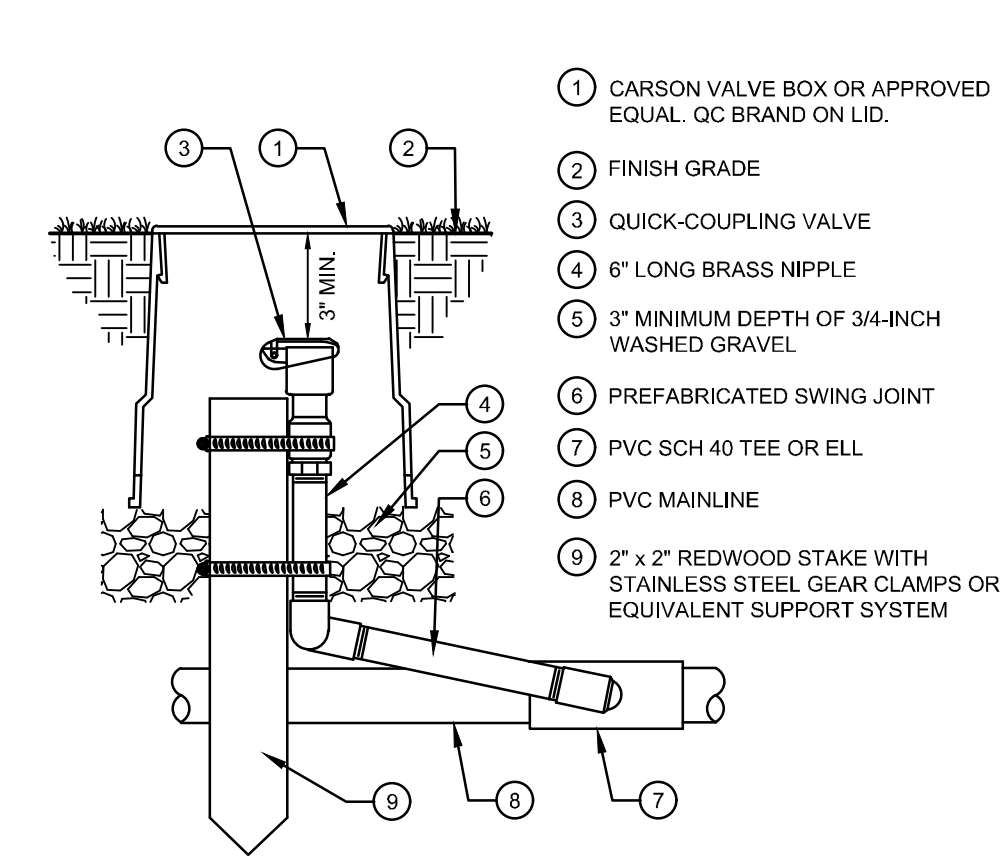
- 1 CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
- 2 FINISH GRADE
- 3 POLYPIPE DRIP LINE
- 4 MANUAL FLUSH BALL VALVE
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 MANUAL FLUSH DRAIN VALVE
N.T.S.



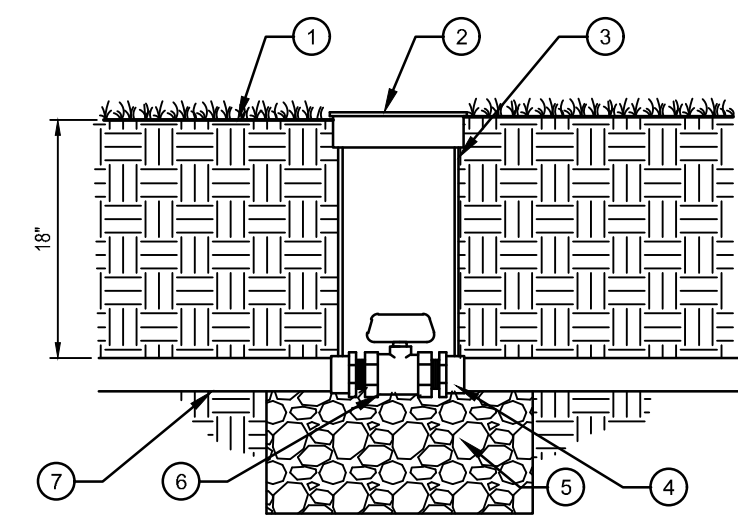
- 1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- 2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2".
- 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- 4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- 5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

3 DRIP EMITTERS LAYOUT
N.T.S.



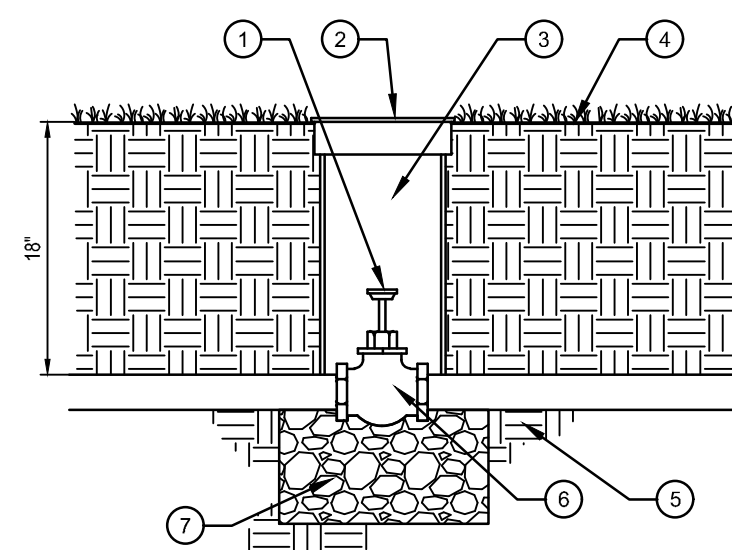
- 1 CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
- 2 FINISH GRADE
- 3 QUICK-COUPLING VALVE
- 4 6" LONG BRASS NIPPLE
- 5 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 PREFABRICATED SWING JOINT
- 7 PVC SCH 40 TEE OR ELL
- 8 PVC MAINLINE
- 9 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

4 QUICK COUPLER
N.T.S.



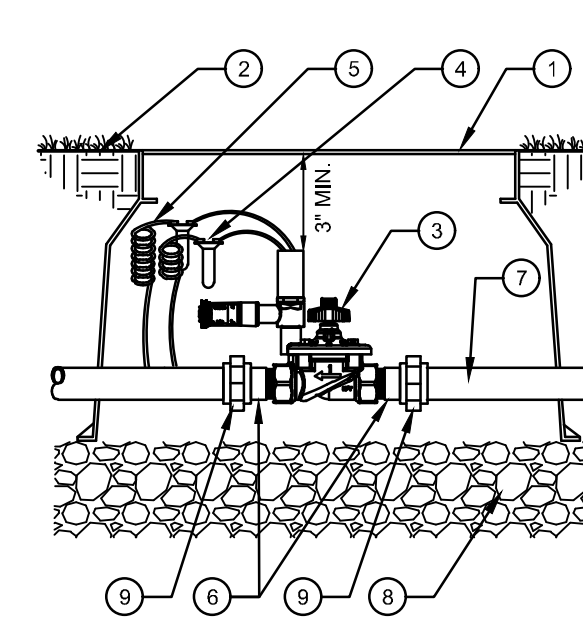
- 1 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
- 2 CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
- 3 EXTENSION SECTION AS NECESSARY TO MEET GRADE
- 4 PVC MALE ADAPTER
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 6 PLASTIC BALL VALVE (SIZED PER MAINLINE)
- 7 IRRIGATION MAINLINE

5 BALL VALVE
N.T.S.



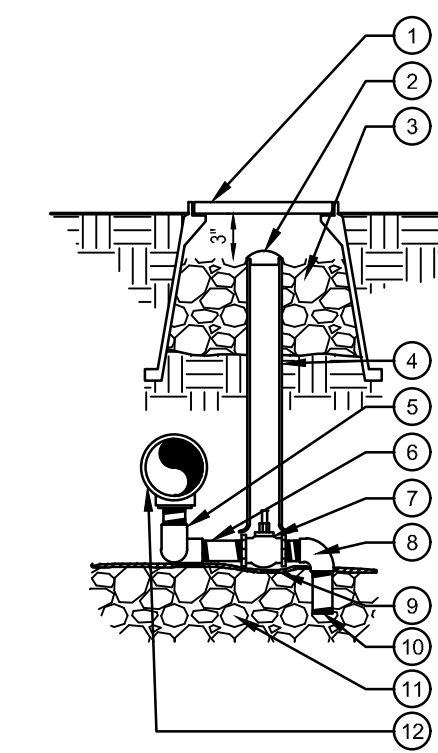
- 1 KEY HEAD PER HEAD
- 2 CARSON VALVE BOX OR APPROVED EQUAL.
- 3 4" PVC SLEEVE
- 4 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
- 5 IRRIGATION MAINLINE
- 6 GATE VALVE (SIZED PER MAINLINE)
- 7 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

6 GATE VALVE
N.T.S.



- 1 CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE
- 4 WATERPROOF CONNECTORS (2)
- 5 24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAINLINE PIPE & FITTINGS
- 8 3/4" MINUS WASHED GRAVEL
- 9 PVC SLIP UNIONS

7 MASTER VALVE
N.T.S.



- 1 CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
- 2 2" VALVE MARKER
- 3 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
- 4 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
- 5 3/4" FxF SCH. 80 PVC 90 ELL (2)
- 6 3/4"xCL PVC NIPPLE SCH. 80 (2)
- 7 3/4" McDONALD #6101 SERIES VALVE
- 8 3/4" MxF SCH.40 PVC 90 ELL
- 9 SOIL BLANKET COVERING SUMP
- 10 3/4"x4" PVC NIPPLE SCH. 80
- 11 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
- 12 PRESSURE MAINLINE

8 MANUAL DRAIN VALVE
N.T.S.

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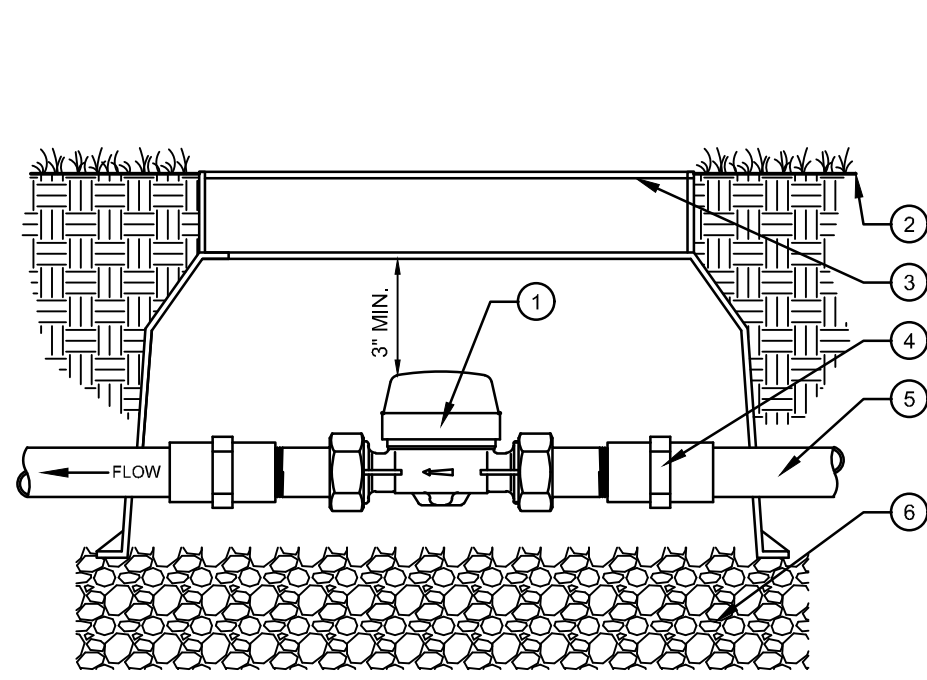
CROWN POINT FILING NO.1 LOT 4E

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

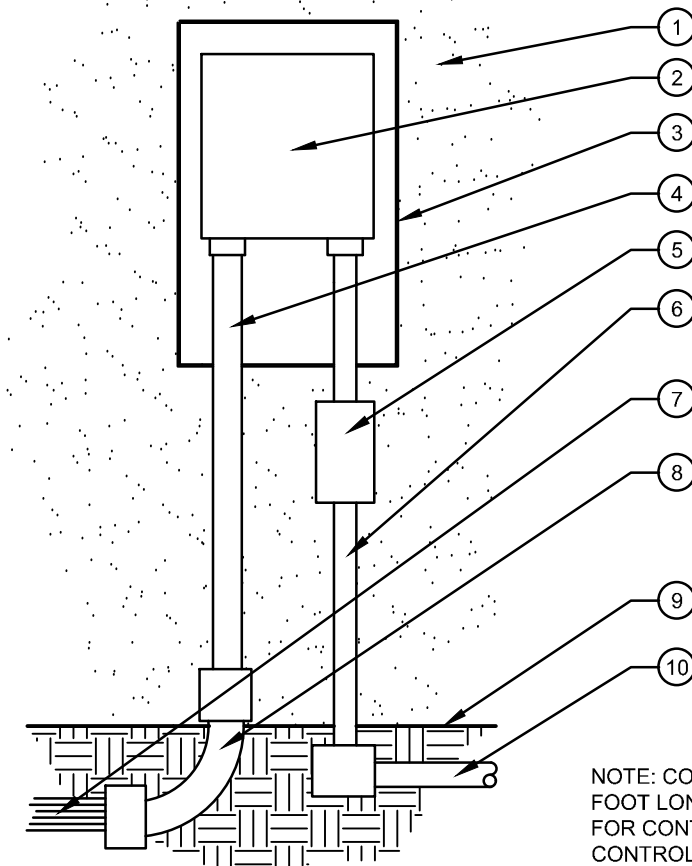
SITE PLAN DOCUMENTS

NOVEMBER 2024

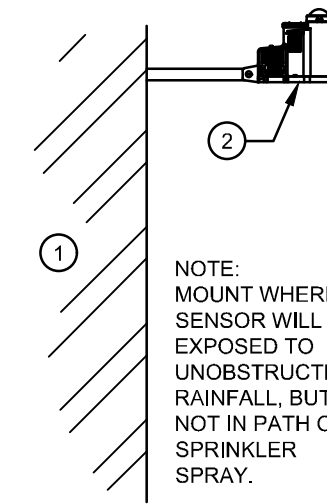
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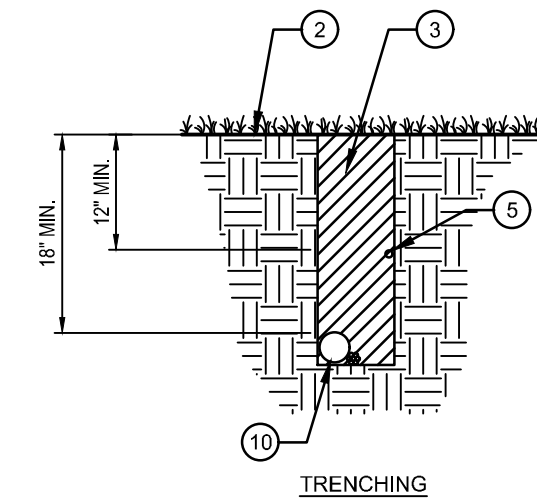
- ① WATER METER PER LEGEND
- ② FINISHED GRADE
- ③ CARSON VALVE BOX OR APPROVED EQUAL, M BRAND ON LID.
- ④ COPPER FEMALE ADAPTER
- ⑤ COPPER SERVICE LINE
- ⑥ 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL



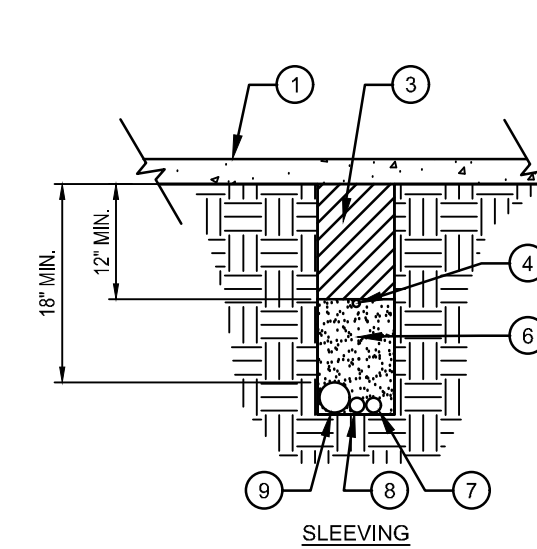
- NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION
- ① EXTERIOR WALL
 - ② CONTROLLER PER LEGEND
 - ③ LOCKING VANDAL-RESISTANT ENCLOSURE, ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
 - ④ PVC CONDUIT FOR CONTROL WIRES
 - ⑤ LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
 - ⑥ 120 VOLT POWER WIRES IN CONDUIT, INSTALL PER APPLICABLE CODES.
 - ⑦ CONTROL WIRES
 - ⑧ INSTALL PVC SWEEP 1'-6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
 - ⑨ FINISH GRADE
 - ⑩ ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.
- NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.



- ① EXTERIOR WALL OR POLE
- ② WEATHER SENSOR



- ① PAVEMENT SURFACE
- ② FINISH GRADE
- ③ TRENCH BACKFILL
- ④ LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
- ⑤ PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
- ⑥ SAND BACKFILL
- ⑦ PVC LATERAL SLEEVE SEE PLANS FOR SIZE
- ⑧ 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
- ⑨ PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
- ⑩ PVC IRRIGATION MAINLINE



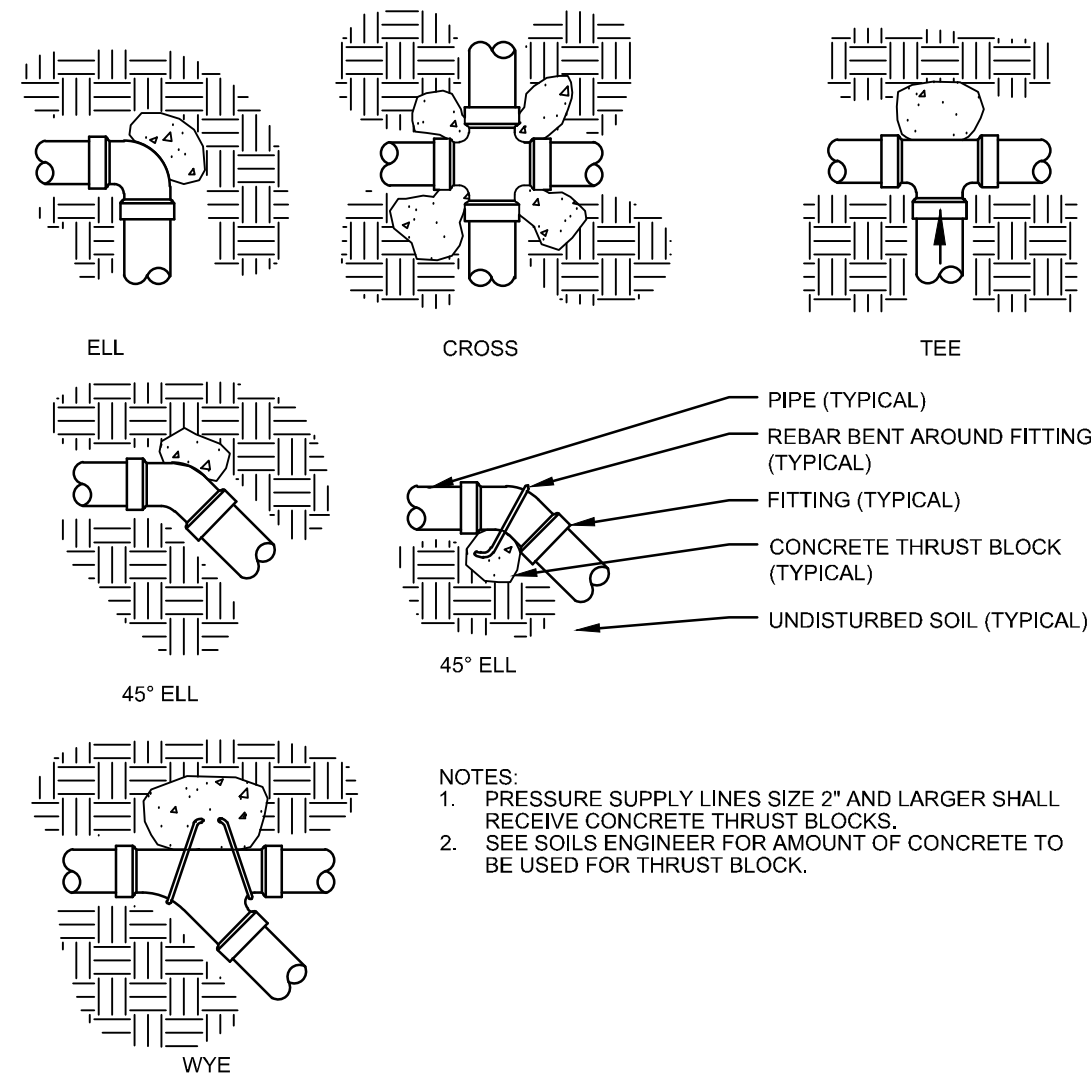
- NOTE: EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

9 WATER METER
N.T.S.

10 WALL MOUNT CONTROLLER
N.T.S.

11 WEATHER SENSOR
N.T.S.

12 PIPE & SLEEVE INSTALLATION
N.T.S.



- NOTES:
- 1. PRESSURE SUPPLY LINES SIZE 2" AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
 - 2. SEE SOILS ENGINEER FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

13 THRUST BLOCKING
N.T.S.

LAND OF SUSHI
CROWN POINT FILING NO. 1
AMD 20, LOT 4E

18704 COTTONWOOD DR.
PARKER, COLORADO 80138

#	Date	Issue / Description	Init.
-	8/30/24	4TH SUBMITTAL	EDN
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Project No:	LOS000001
Drawn By:	TDN
Checked By:	TDN
Date:	11/27/2024

IRRIGATION DETAILS