





















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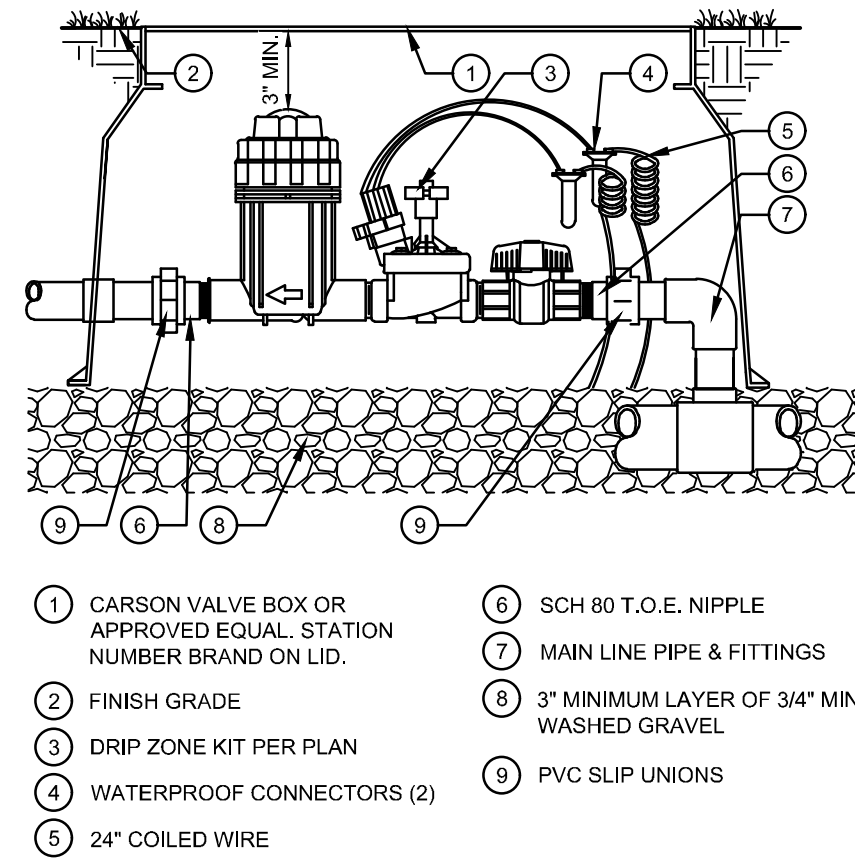
LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

#	Date	Issue / Description	Init.
1	8/30/24	4TH SUBMITTAL	EDN
2			
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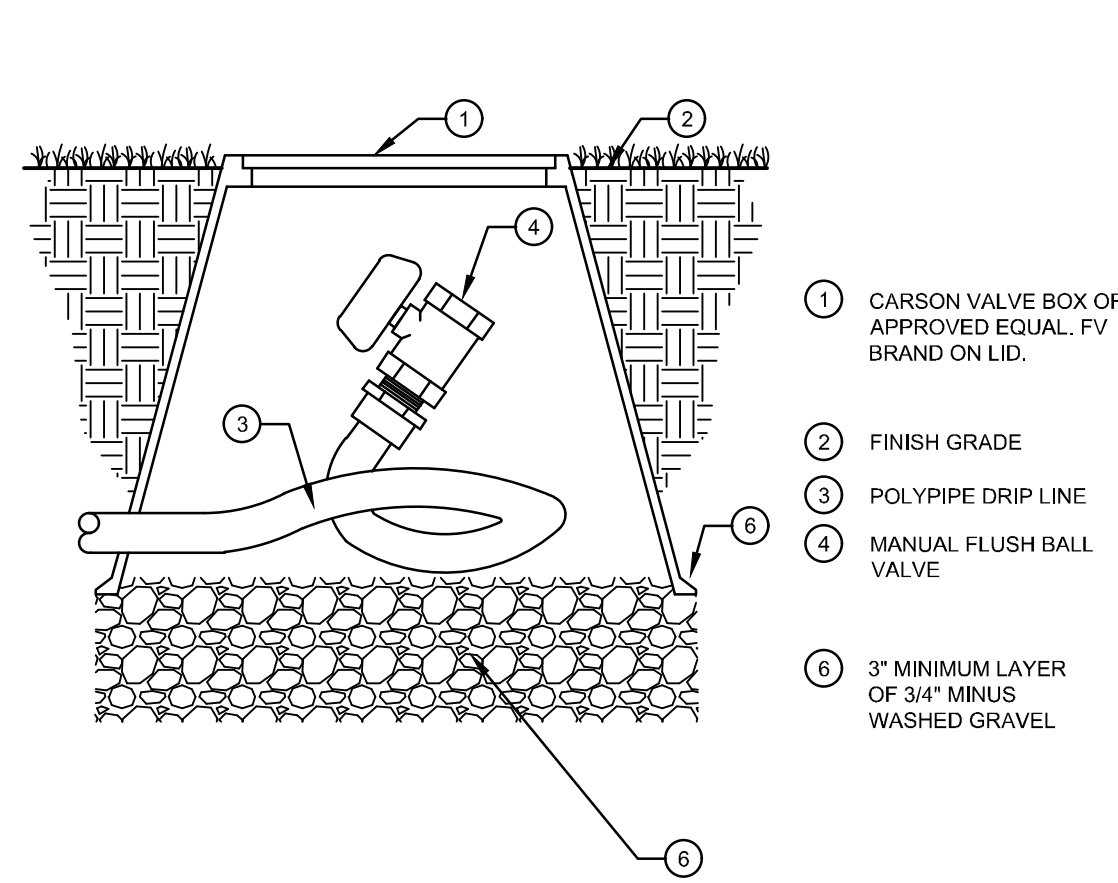
Project No:	LOS000001
Drawn By:	TDN
Checked By:	TDN
Date:	11/27/2024

IRRIGATION DETAILS



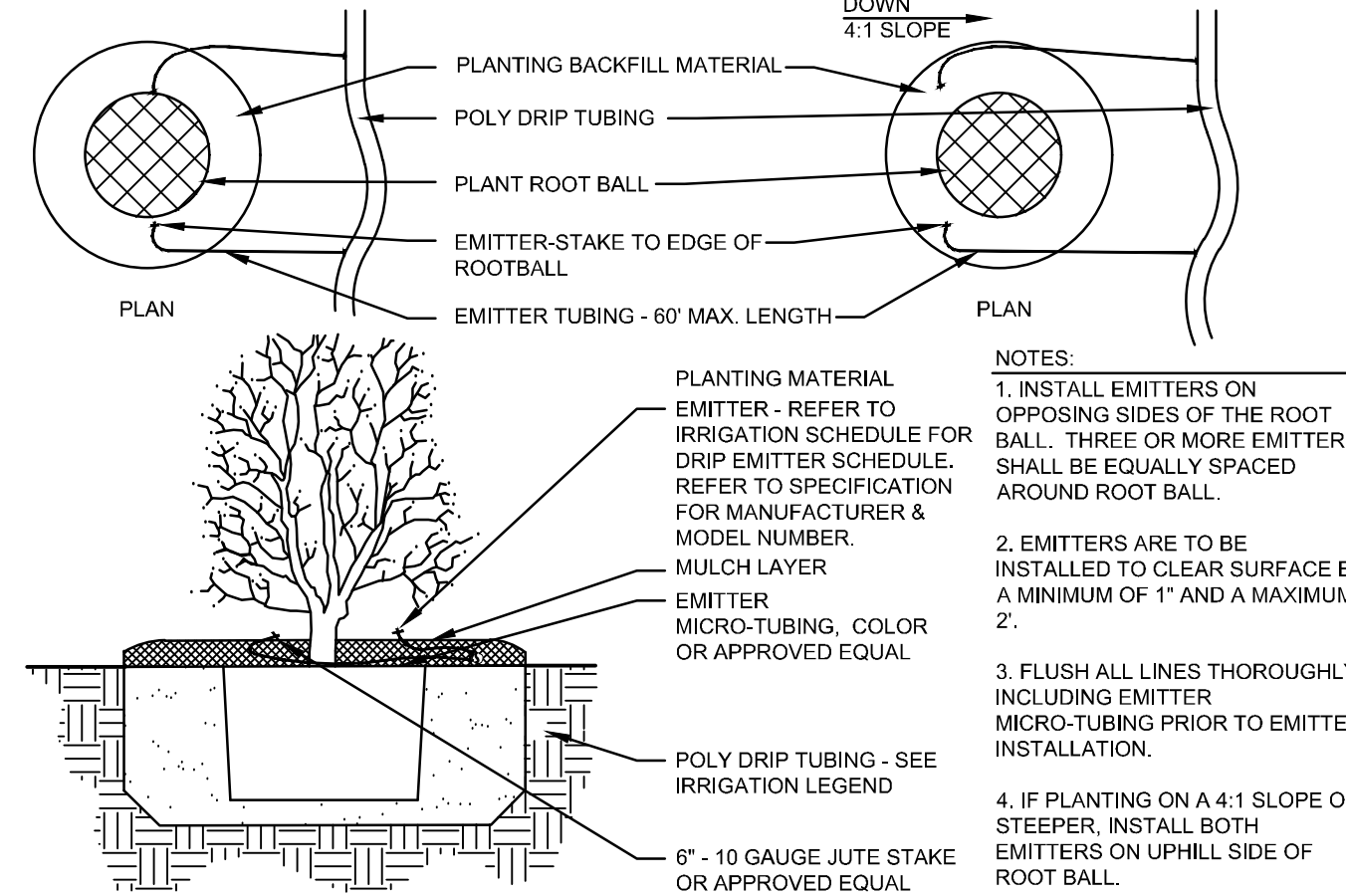
- 1 CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
- 2 FINISH GRADE
- 3 DRIP ZONE KIT PER PLAN
- 4 WATERPROOF CONNECTORS (2)
- 5 24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 9 PVC SLIP UNIONS

1 REMOTE DRIP CONTROL VALVE  
N.T.S.



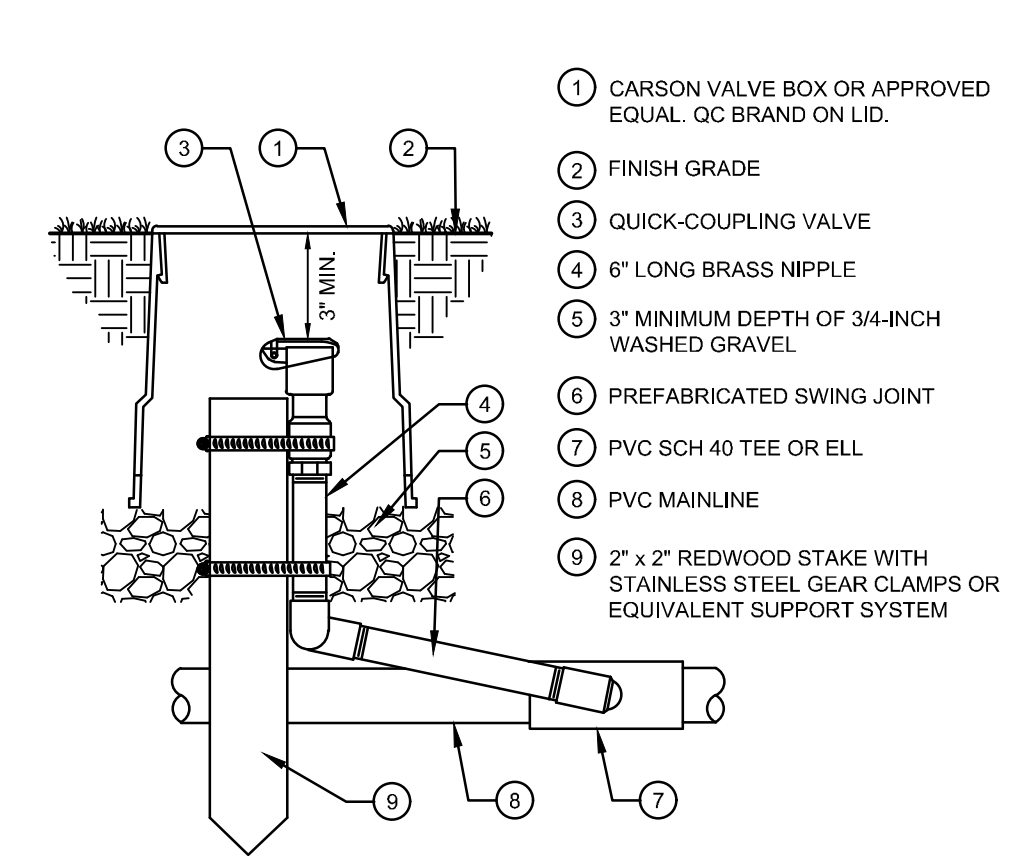
- 1 CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
- 2 FINISH GRADE
- 3 POLYPIPE DRIP LINE
- 4 MANUAL FLUSH BALL VALVE
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 MANUAL FLUSH DRAIN VALVE  
N.T.S.



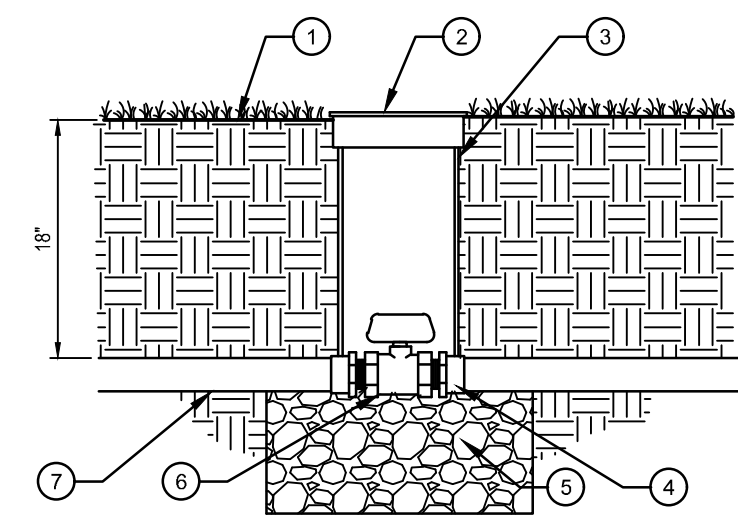
- 1 CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
  - 2 FINISH GRADE
  - 3 POLYPIPE DRIP LINE
  - 4 MANUAL FLUSH BALL VALVE
  - 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- PLANTING BACKFILL MATERIAL  
POLY DRIP TUBING  
PLANT ROOT BALL  
EMITTER-STAKE TO EDGE OF ROOTBALL  
EMITTER TUBING - 60" MAX. LENGTH
- PLANTING MATERIAL  
EMITTER - REFER TO IRRIGATION SCHEDULE FOR DRIP EMITTER SCHEDULE. REFER TO SPECIFICATION FOR MANUFACTURER & MODEL NUMBER.  
MULCH LAYER  
EMITTER MICRO-TUBING, COLOR OR APPROVED EQUAL.  
POLY DRIP TUBING - SEE IRRIGATION LEGEND  
6" - 10 GAUGE JUTE STAKE OR APPROVED EQUAL
- NOTES:  
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.



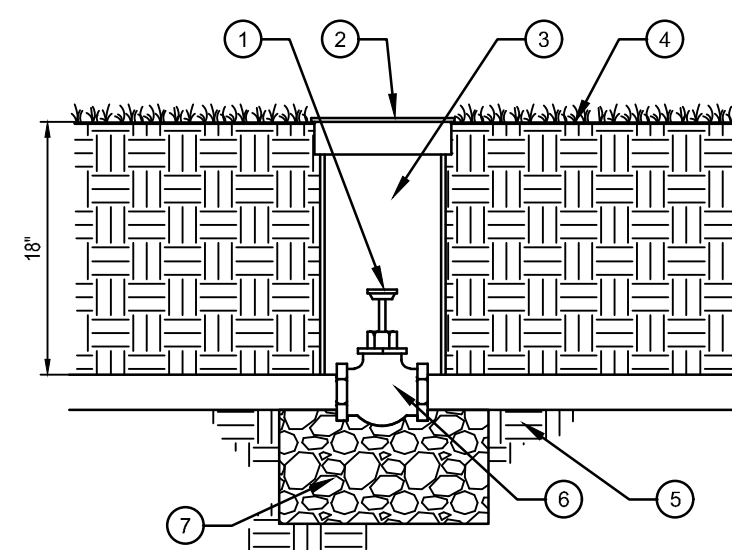
- 1 CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
- 2 FINISH GRADE
- 3 QUICK-COUPLING VALVE
- 4 6" LONG BRASS NIPPLE
- 5 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 PREFABRICATED SWING JOINT
- 7 PVC SCH 40 TEE OR ELL
- 8 PVC MAINLINE
- 9 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS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

4 QUICK COUPLER  
N.T.S.



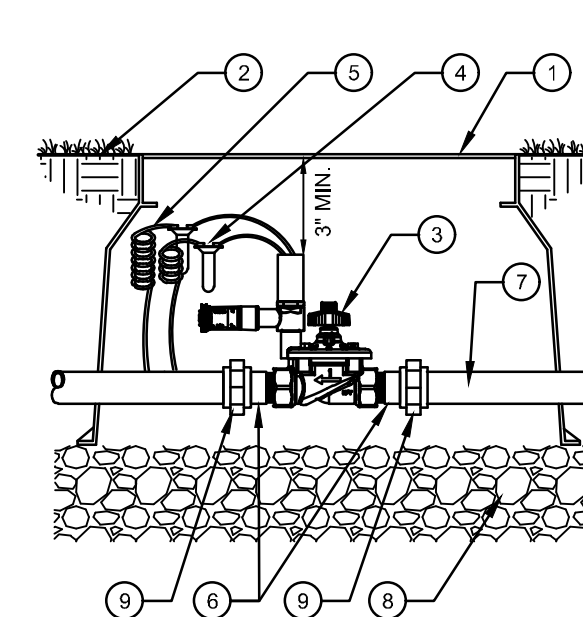
- 1 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
- 2 CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
- 3 EXTENSION SECTION AS NECESSARY TO MEET GRADE
- 4 PVC MALE ADAPTER
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 6 PLASTIC BALL VALVE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

5 BALL VALVE  
N.T.S.



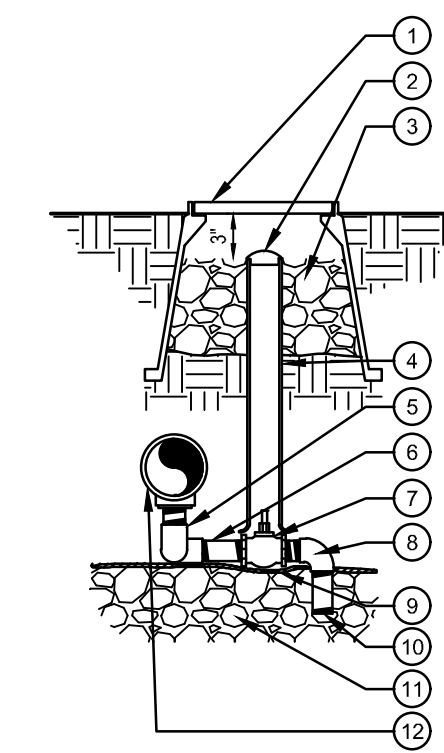
- 1 KEY HEAD PER HEAD
- 2 CARSON VALVE BOX OR APPROVED EQUAL.
- 3 4" PVC SLEEVE
- 4 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
- 5 IRRIGATION MAINLINE
- 6 GATE VALVE (SIZED PER MAINLINE)
- 7 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

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" Fx F SCH. 80 PVC 90 ELL (2)
- 6 3/4"xCL PVC NIPPLE SCH. 80 (2)
- 7 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
- 8 3/4" Mx F 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.

