



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

OCTOBER 2024

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.
9. 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.
10. CONTRACTOR SHALL PERFORM POTHOLING 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.
11. THE CONTRACTOR SHALL HAVE IN HIS/HER POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PROJECT PLANS SIGNED BY THE DISTRICT.
12. 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.
13. 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 OCCURRENCE.
14. 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.
15. THE OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PLAN REVIEW AND CONSTRUCTION OBSERVATION.
16. 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.
17. 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.
18. 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

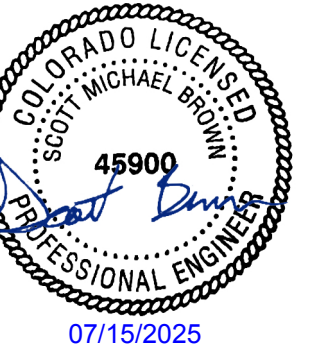
- 1. EXISTING VALVES IN THE DISTRICT SERVICE AREA MAY ONLY BE OPERATED BY DISTRICT PERSONNEL.
2. BEFORE ANY TAPS ARE MADE TO MAINS, APPLICATION(S) FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE DISTRICT.
3. IRRIGATION DEMANDS MUST BE FORMALLY SUBMITTED FOR ALL PROJECT REQUIRING WATER FOR LANDSCAPING PURPOSES.
4. FINAL PLUMBING PLANS MUST BE RECEIVED AND REVIEWED BY THE DISTRICT ENGINEER BEFORE WATER SERVICE TAPS CAN BE AWARDED. IN ORDER TO PREFORM 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
15. 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.
16. 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.
17. 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.L.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
18. ONLY ONE (1) POINT OF CONNECTION WILL BE ALLOWED UNTIL ALL TESTING OF NEW INSTALLATIONS IS COMPLETED TO THE DISTRICT'S SATISFACTION.
19. 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)
20. THE COST OF THE WATER LINE CONSTRUCTION IS \$ \_\_\_\_\_
21. THE ELEVATION AND STATIC PRESSURE MEASURED AT THE TEST LOCATION IN THE ADJACENT STORAGE FACILITY SITE TO THE NORTH (LOT 1) IS 5757.5 AT 75 PSI. THE CALCULATE ELEVATION AND STATIC PRESSURE ON-SITE IS 5752.0 FT AT 77.4 PSI.

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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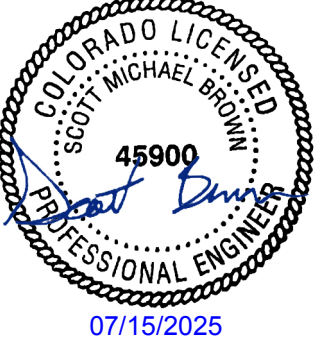
COTTONWOOD WATER &
SANITATION CONSTRUCTION PLANS
LAND OF SUSHI
CROWN POINT FILING NO. 1
18704 COTTONWOOD DR.
PARKER, COLORADO 80138

Table with 4 columns: #, Date, Issue / Description, Init. It contains a series of empty rows for tracking changes.

Project No: LOS000001
Drawn By: JRC
Checked By: SMB
Date: 10/11/2024

UTILITY NOTES

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**COTTONWOOD WATER & SANITATION CONSTRUCTION PLANS**  
**LAND OF SUSHI**  
**CROWN POINT FILING NO. 1**  
**18704 COTTONWOOD DR.**  
**PARKER, COLORADO 80138**

UTILITY LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING IRRIGATION LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER (LESS THAN 12")
---	PROPOSED STORM SEWER (12" AND LARGER)
---	EXISTING UNDERGROUND ELECTRICAL
---	PROPOSED UNDERGROUND ELECTRICAL
---	EXISTING FIBER OPTIC LINE
---	PROPOSED FIBER OPTIC LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING PAD MOUNTED TRANSFORMER
---	EXISTING FIBER OPTIC PULLBOX
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING STORM SEWER MANHOLE
---	PROPOSED STORM SEWER MANHOLE
---	PROPOSED STORM INLET
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER MANHOLE
---	PROPOSED FIRE HYDRANT

- UTILITY NOTES**
- CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
  - CONTRACTOR TO PLACE IDENTIFICATION RIBBON ABOVE THE CENTER LINE OF ALL PVC PIPE. TAPE IS TO BE PLACED 18" ABOVE PIPE. CONTRACTOR TO ALSO ADHERE #12 TRACER WIRE ON TOP OF ALL PVC PIPE. REFER TO JURISDICTIONAL SPECIFICATIONS.
  - LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
  - MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.
  - CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.
  - CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.
  - ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED. COTTONWOOD WATER & SANITARY DISTRICTS DO NOT OWN OR MAINTAIN SERVICES.
  - SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
  - ALL UTILITY INSTALLATION WITHIN THE EXISTING 30 FOOT CWSO EASEMENT ARE REQUIRED TO BE OPEN TRENCHED.
  - ALL WATER IS TO BE 4.5' FEET DEEP, MINIMUM.

- GENERAL UTILITY NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE COTTONWOOD WATER AND SANITATION DISTRICT (CWSO) ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
  - THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
  - ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE CWSO IMMEDIATELY.
  - CWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
  - ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
  - THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE CWSO OFFICE.
  - NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
  - TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
  - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
  - SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
  - ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
    - "X" FOR SANITARY SERVICE SEWERS
    - "Y" FOR WATER SERVICES
  - NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
  - THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE CWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST CWSO SPECIFICATION MANUAL.
  - ANY TRAFFIC CONTROL WITHIN PARKER ROAD RIGHT-OF-WAY WILL REQUIRE A COOT RIGHT-OF-WAY PERMIT.

**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 N86°26'45"E

**CAUTION - NOTICE TO CONTRACTOR**

- 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.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

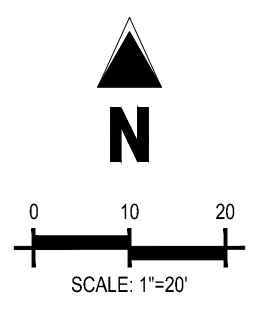
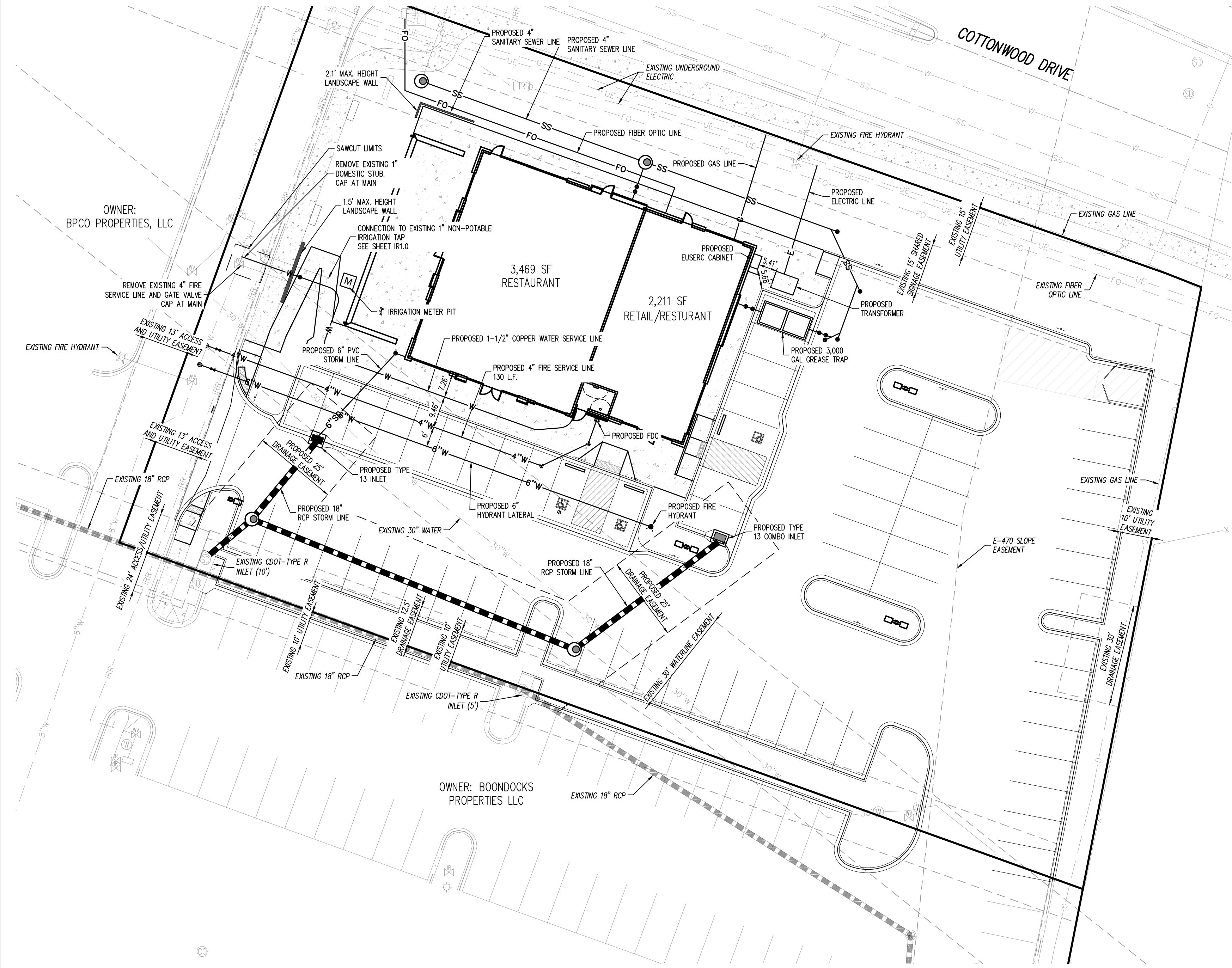
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

**FIRE CODE REVIEW BLOCK**  
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

*Scott M. Brumby* 07/15/2025  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)



UTILITY INSTALLATION RESPONSIBILITIES			
ELECTRIC RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
PERMITS AND INSPECTIONS	X		
OVERHEAD SERVICE DROP		X	
SERVICE CONNECTION		X	
SERVICE ENTRANCE CONDUIT, CONDUCTOR, AND POINT OF ATTACHMENT	X		
METER SOCKET	X		
BILLING METER		X	
LOAD SIDE CONDUIT AND CONDUCTOR	X		
ICE AND SNOW SHIELD, IF REQUIRED	X		
GROUND ROD(S)	X		
PRIMARY FEED		X	
TRANSFORMER		X	
TRANSFORMER PAD		X	
TELEPHONE RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
CONDUIT/TRENCH	X		
PULL STRING	X		
CABLES		X	

WATER RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		
DOMESTIC METER	X		
DOMESTIC BFP	X		
IRRIGATION METER	X		
IRRIGATION BFP	X		
HYDRANT	X		
SANITARY SEWER RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		

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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

PLANTING NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  - 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 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.
  - 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.
  - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  - 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).
  - 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.
  - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  - 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.
  - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION**
- 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.
  - 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.
  - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
  - 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 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING**
- 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.
  - 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.
  - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
  - 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.
  - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - 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.
  - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
  - 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.
  - 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.
  - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
  - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- 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 SHREDDED 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.
  - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
  - INSTALL DEWITT 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.
  - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
  - 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.
  - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-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**
- 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.
  - THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
  - ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOO/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
  - ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
  - 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

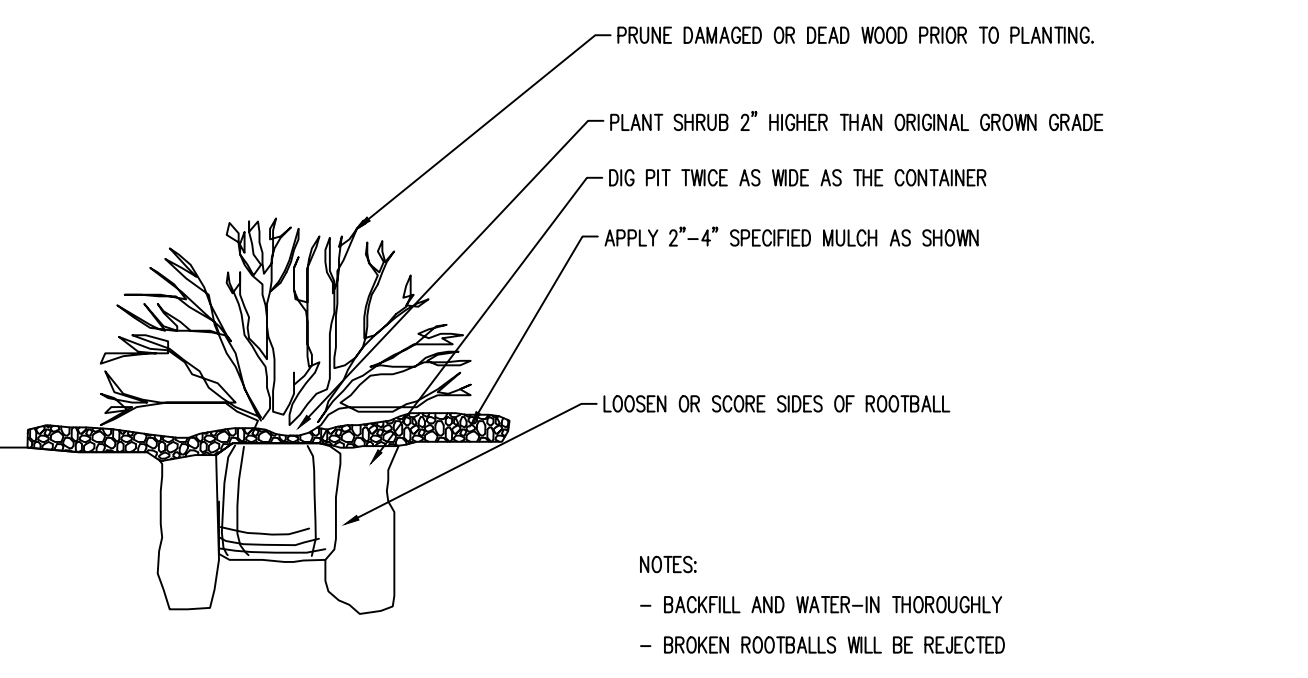
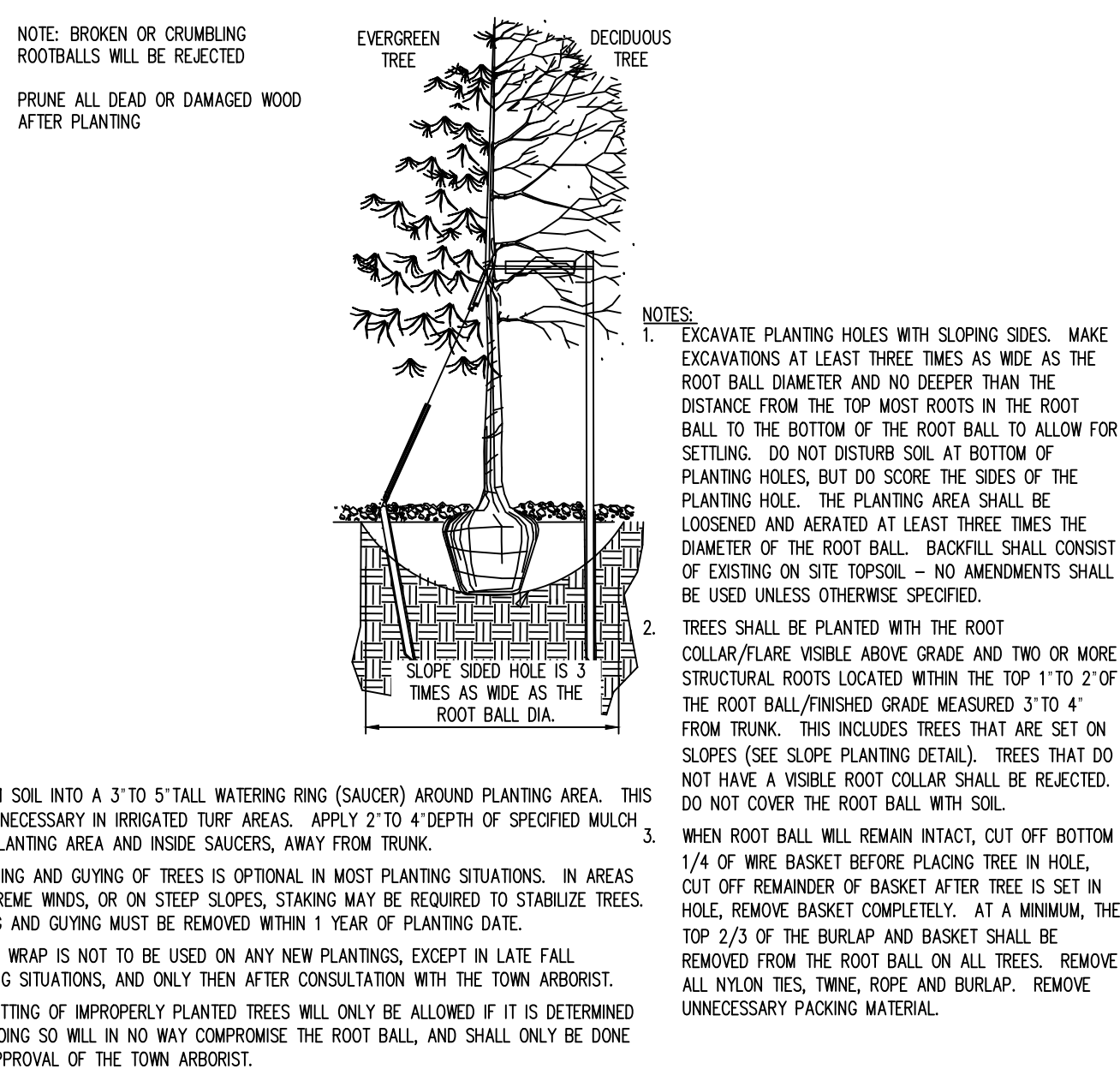
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 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.
- 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

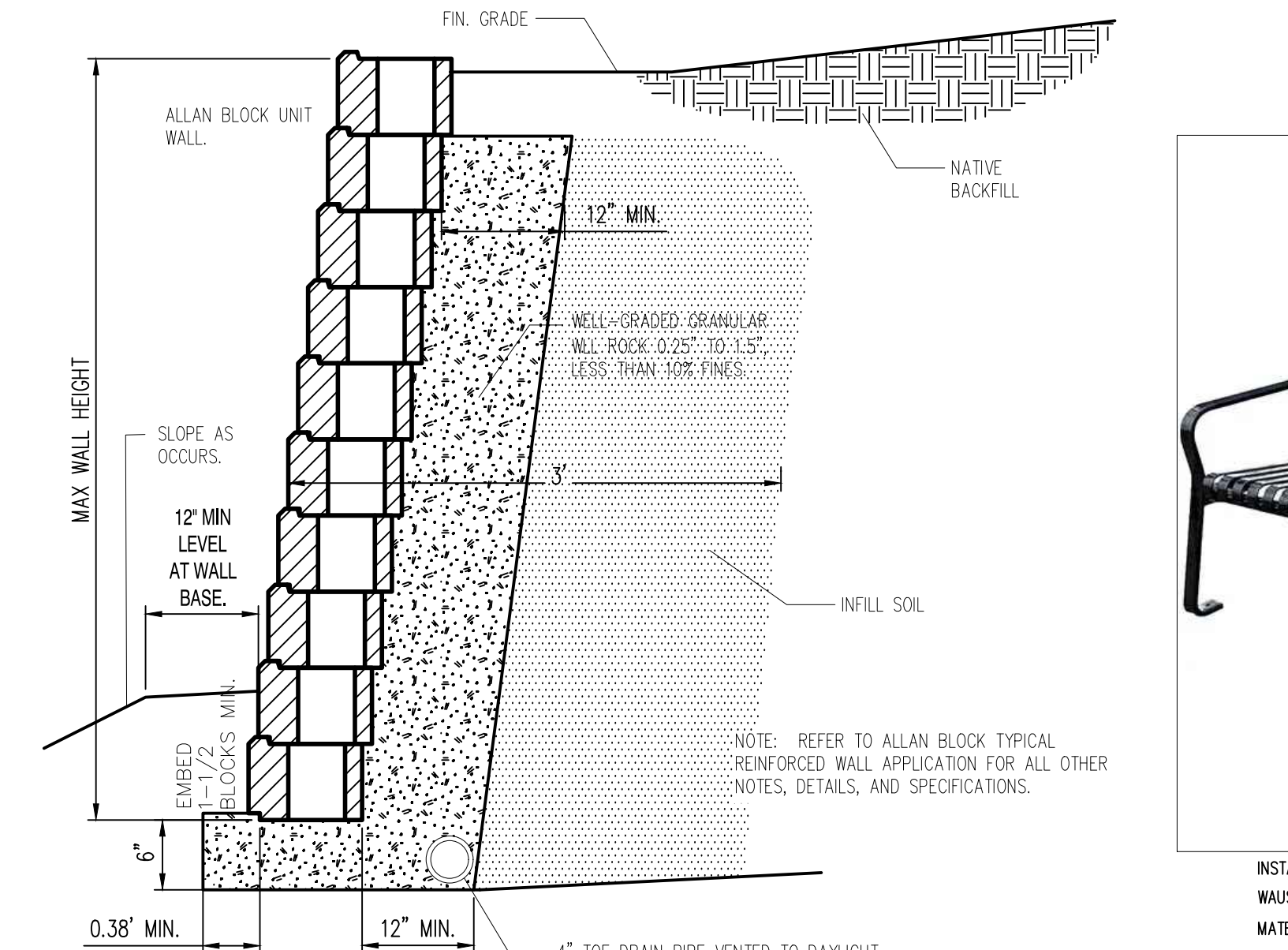
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
13.06.070 (L)(2)	MIN. SITE LANDSCAPING STANDARDS	COMMERCIAL - MIN. 15%	TOTAL AREA 47,044 SF X 0.15	7,056 SF	14,576 SF
13.06.070 (L)(2)	MIN. SITE LANDSCAPING STANDARDS	LIVING MATERIALS - MIN. 75% OF LANDSCAPE AREA	LANDSCAPE AREA 11,761 SF X 0.75	8,820 SF	8,945 SF
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF LANDSCAPE AREA	11,761 SF / 1500	8 TREES	8 TREES
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF LANDSCAPE AREA	(11,761 SF / 1500) X 5	40 SHRUBS	40 SHRUBS
13.06.070 (L)(5)(D)	MIN. SITE LANDSCAPING STANDARDS	MIN. 25% MAX. 50% EVERGREEN	8 TREES X 0.25	2 TREES	2 SPRUCE TREES
13.06.070 (M)	STREETSCAPE LANDSCAPING COTTONWOOD DRIVE	TREES NO GREATER THAN 40 FT APART	240 LF / 40	6 TREES	6 TREES *
13.06.070 (O)(5)	PARKING LOT PERIMETER	EAST - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT +/- 34 SHRUBS
13.06.070 (O)(5)	PARKING LOT PERIMETER	NORTH - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT +/- 53 SHRUBS & 21 GRASSES
13.06.070 (O)(5)	PARKING LOT PERIMETER	WEST - PARKING LOT BUFFER SCREEN	ADJACENT TO SIMILAR USE	8 FT	8 FT +/- 191 PERENNIALS
13.06.070 (O)(6)	PARKING LOT PERIMETER	SOUTH - PARKING LOT TO PARKING LOT BUFFER SCREEN	ADJACENT TO PARKING LOT	8 FT	8 FT +/- 73 SHRUBS
13.06.070 (PK)(2)	INTERNAL PARKING LOT LANDSCAPING	10% OF PARKING ALLOCATED TO LANDSCAPE ISLANDS	3,888 SF X 0.10	388 SF	600 SF
13.06.070 (PK)(4)	INTERNAL PARKING LOT LANDSCAPING	1 TREE / 162 SF LANDSCAPE ISLAND	600 SF / 162	4 TREES	4 TREES
13.06.070 (PK)(4)	INTERNAL PARKING LOT LANDSCAPING	5 SHRUBS / 162 SF LANDSCAPE ISLAND (1 SHRUB/60, 15 SF)	(600 SF / 162) X 5	19 SHRUBS	19 SHRUBS
* UNABLE TO MEET SPACING REQUIREMENT DUE TO EXISTING EASEMENTS & UTILITIES					

TOTAL IRRIGATED AREA: 10,932 S.F. THIS NUMBER WILL VARY FROM THE TOTAL AMOUNT OF LANDSCAPE AREA PROVIDED; DUE TO POINT-SOURCE IRRIGATION.

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



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



3 ALLEN BLOCK CHIMNEY WALL N.T.S.

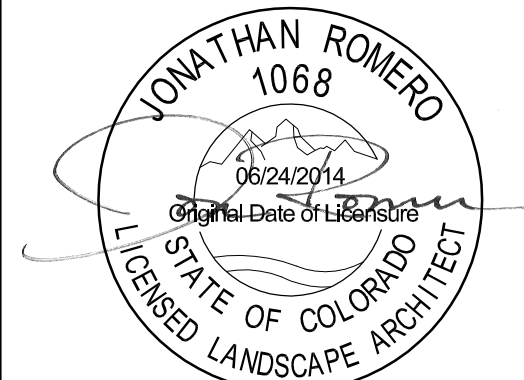


4 WAUSAU TILE STEEL BENCH OR APPROVED EQUAL N.T.S.



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

**Galloway**  
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

#	Date	Issue / Description	Init.
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Project No: LOS000001  
Drawn By: BH  
Checked By: JR  
Date: 11/27/2024

LANDSCAPE NOTES & DETAILS

L0.0

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