

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

## SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



BOULDER ASSOCIATES

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PARKER NHCC

PARKER POINTE SUBDIVISION  
LOTS 7, 8, 9 AND 10  
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

### Permanent Irrigation System



#### LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

\*Yellow fields require user input\*

Irrigation Water Requirement = (ET <sub>o</sub> x PF x LA)/IE	
<b>Define Landscape &amp; Irrigation System:</b>	
<b>High Water Use Plant Material</b> *Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	Overhead 0.65
Irrigation Efficiency (IE, %)	Overhead 0.65
<b>High-Moderate Water Use Plant Material</b> *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
<b>Moderate Water Use Plant Material</b> *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
<b>Low Water Use Plant Material</b> *Xeric trees/shrubs/perennials, native grass mixes	
Plant Factor (PF, %)	Low 0.25
Landscape Area (LA, sq ft)	21770
Irrigation Efficiency (IE, %)	Drip 0.9

Site Summary:	
Total Irrigated Area (sq ft)	21770
Avg Plant Factor (%)	0.25
Avg Irrigation Efficiency (%)	0.90

Peak monthly ET, Parker, CO:	
Peak monthly ET (July):	7.56 in

Irrigation Water Requirement (IWR):	
Peak monthly IWR:	28345 gal
Maximum flow requirement:	3.0 GPM

\*Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:	
Tap Size (in)	Max GPM
	v = 7.5 fps
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

\* 2" and smaller assumes Seamless K Copper Tube  
3" and larger assumes Ductile Iron Pipe Class 350

System Design Pressure:  PSI

Design pressure has been field tested & verified

This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

\*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)

### Temporary Irrigation System



#### LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

\*Yellow fields require user input\*

Irrigation Water Requirement = (ET <sub>o</sub> x PF x LA)/IE	
<b>Define Landscape &amp; Irrigation System:</b>	
<b>High Water Use Plant Material</b> *Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	Overhead 0.65
Irrigation Efficiency (IE, %)	Overhead 0.65
<b>High-Moderate Water Use Plant Material</b> *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
<b>Moderate Water Use Plant Material</b> *Traditional trees/shrubs/perennials, native grass mixes	
Plant Factor (PF, %)	Med 0.5
Landscape Area (LA, sq ft)	0
Irrigation Efficiency (IE, %)	Drip 0.9
<b>Low Water Use Plant Material</b> *Xeric trees/shrubs/perennials, native grass mixes	
Plant Factor (PF, %)	Low 0.25
Landscape Area (LA, sq ft)	73700
Irrigation Efficiency (IE, %)	Overhead 0.65

Site Summary:	
Total Irrigated Area (sq ft)	73700
Avg Plant Factor (%)	0.25
Avg Irrigation Efficiency (%)	0.65

Peak monthly ET, Parker, CO:	
Peak monthly ET (July):	7.56 in

Irrigation Water Requirement (IWR):	
Peak monthly IWR:	132864 gal
Maximum flow requirement:	13.9 GPM

\*Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:	
Tap Size (in)	Max GPM
	v = 7.5 fps
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

\* 2" and smaller assumes Seamless K Copper Tube  
3" and larger assumes Ductile Iron Pipe Class 350

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Design pressure has been field tested & verified

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### Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
● 1	RAIN BIRD	1804 SAM PRS W/ SPEC'D. NOZZ.	POP-UP SPRAY HEAD	1	ON-GRADE INSTALL
● 2	RAIN BIRD	1804 SAM P45 W/ MP2000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	ON-GRADE INSTALL
● 3	RAIN BIRD	1804 SAM P45 W/ MP3000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	ON-GRADE INSTALL
● 4	HUNTER	I-20-04 W/ 4.0 NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL
● 5	HUNTER	I-20-04 W/ MPR-25 SERIES NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL
● 6	HUNTER	I-20-04 W/ MPR-30 SERIES NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL
● 7	HUNTER	I-20-04 W/ MPR-35 SERIES NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL
● 8	HUNTER	I-25-04 W/ 08 NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL
■	FEBCO	860 - SIZE PER PLAN NOTE	BACKFLOW PREVENTER	16 & 17	
(H)			FIRE HYDRANT CONNECTION	19	TEMP. IRRIGATION
(H)	HUNTER	ICZ-101-LF-40	DRIP VALVE ASSEMBLY	11	40 PSI MODEL
—		LINE SIZE	DRIP LINE BLOW-OUT STUB	15	
(R)	HUNTER	WSS-SEN	WIRELESS SOLAR SYNC SENSOR	10	
(C)	RAIN BIRD	PEB SERIES - SIZE PER PLAN NOTE	MASTER VALVE	4	
—		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	8	ON-GRADE INSTALL
—		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	PERM. IRRIGATION
—		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	TEMP. IRRIGATION
—		CLASS 200 SOLVENT WELD	PVC SLEEVING	-	
—	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	12 & 14	
—	A.Y. McDONALD	78101 SERIES - 3/4" DIA.	MANUAL DRAIN VALVE	18	
—	NETAFIM	TLCV-06-18	IN-LINE DRIP TREE RING	13	SHRUB BEDS
—	NETAFIM	TLCV-06-18	DUAL IN-LINE DRIP TREE RINGS	13	NATIVE SEED AREAS
—	RAIN BIRD	A2C-75D-P	ELECTRIC CONTROLLER	9	
—	HUNTER	ICV-G SERIES	ELECTRIC CONTROL VALVE	3	
—	HUNTER	44 NP	QUICK COUPLING VALVE	5	
—		LINE SIZE	GATE VALVE	6	
—			SURGE ARRESTOR GROUND ROD	3	

CONTROLLER & STATION NO.  
CONTROL VALVE SIZE

### Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY OXBOW DESIGN COLLABORATIVE.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI.

TAP LOCATION/NUMBER	REQUIRED PRESSURE
1	xx PSI

- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
TWO-WIRE CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES. TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 1 1/2" AND 2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.

DATE  
10/25/2023

PARKER PROJECT NUMBER  
SP22-XXX

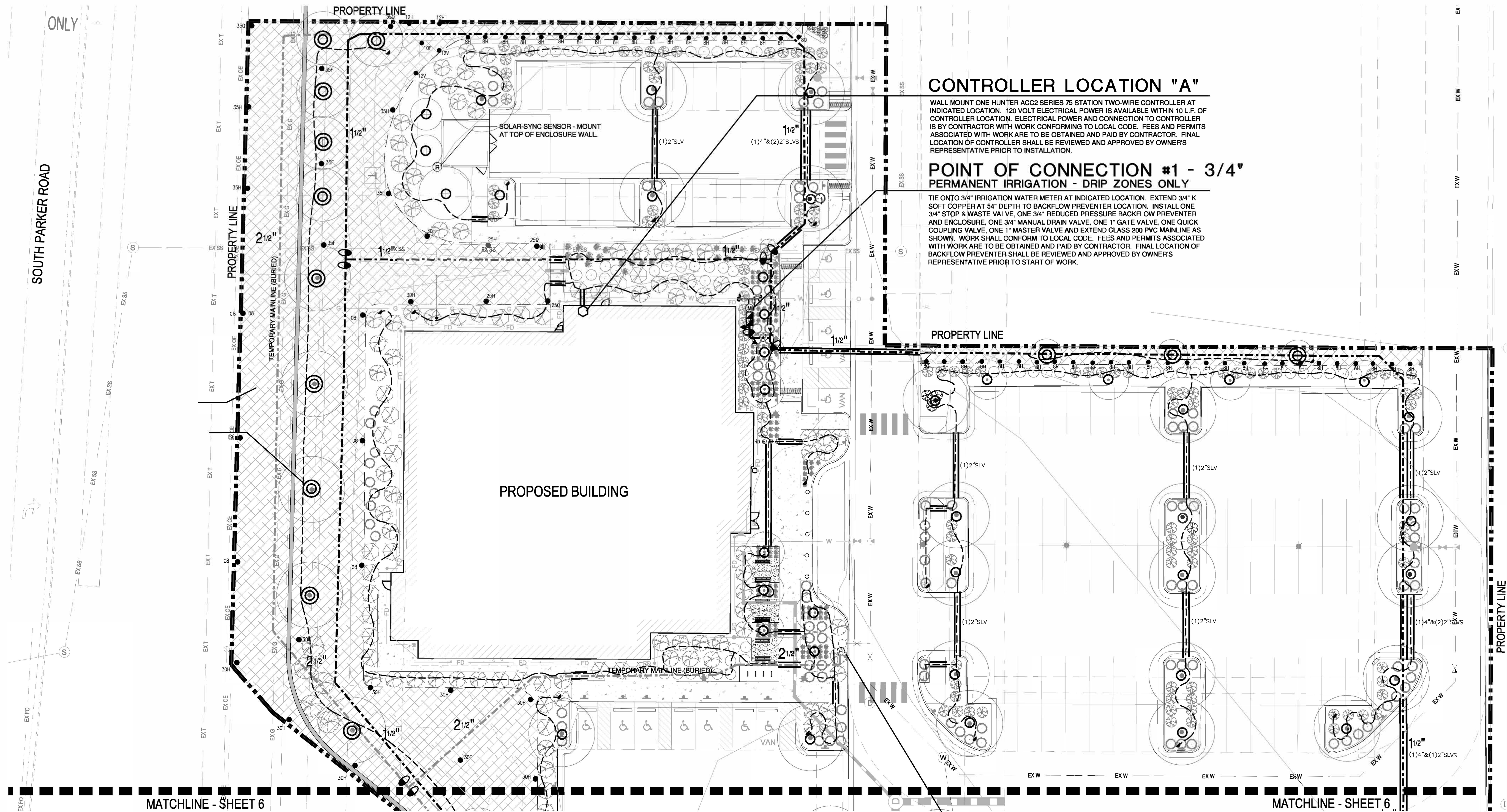
SHEET TITLE  
IRRIGATION  
COVER SHEET

DRAWING NUMBER

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

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A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



### CONTROLLER LOCATION "A"

WALL MOUNT ONE HUNTER ACC2 SERIES 75 STATION TWO-WIRE CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10' L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

### POINT OF CONNECTION #1 - 3/4" PERMANENT IRRIGATION - DRIP ZONES ONLY

TIE ONTO 3/4" IRRIGATION WATER METER AT INDICATED LOCATION. EXTEND 3/4" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP & WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

### POINT OF CONNECTION #2 TEMPORARY IRRIGATION - NATIVE SEED ZONES ONLY

TIE ONTO FIRE HYDRANT (SEE DTL.) FOR TEMPORARY IRRIGATION SYSTEM

1 IRRIGATION PLAN - NORTH  
5 SCALE: 1" = 20'



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### PARKER NHC

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PARKER, CO 80134

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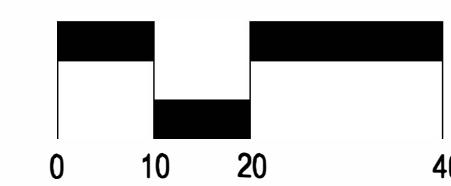
DATE  
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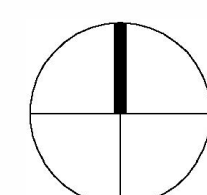
SHEET TITLE

DRAWING NUMBER

2 OF 6



SCALE: 1"=20'



NORTH

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

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RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

**Avoca**  
IRRIGATION DESIGN  
11757 W. KEN CARYL AVE., SUITE F-508  
LITTLETON, COLORADO 80127  
303-562-5598  
avocet@ispertel.net



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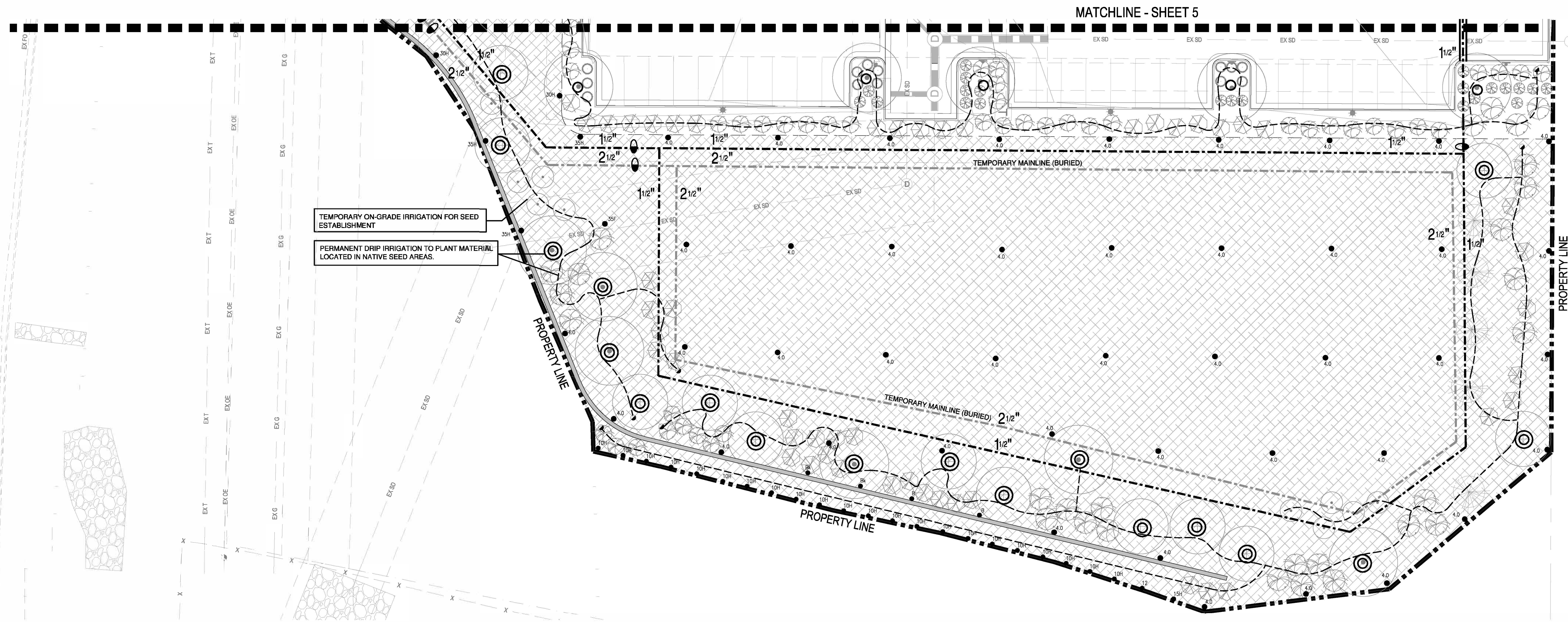


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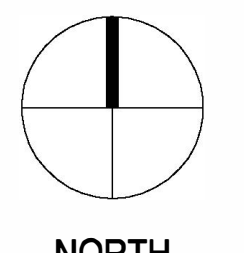
**PARKER NHC**

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1 IRRIGATION PLAN - SOUTH  
6 SCALE: 1" = 20'



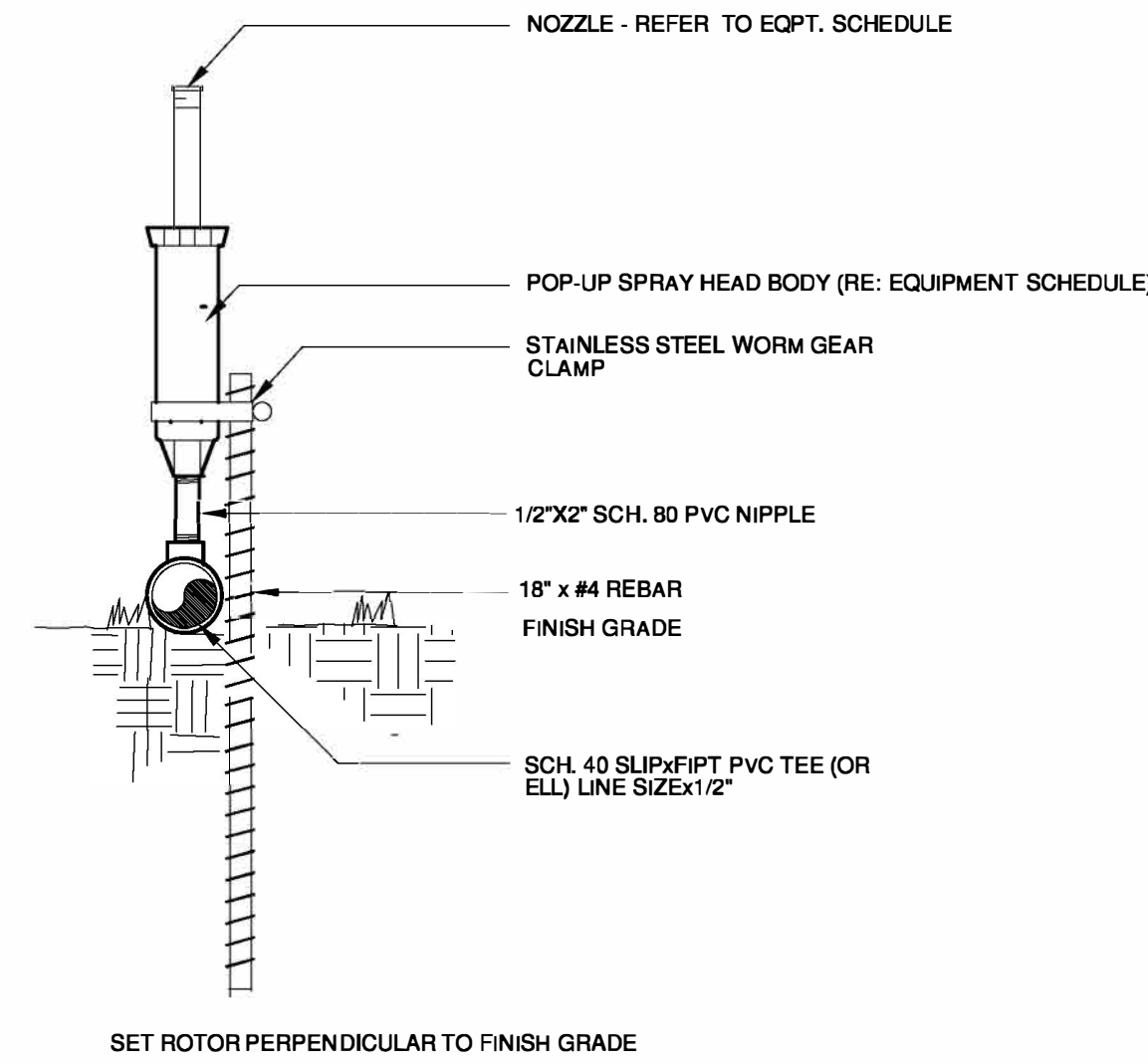
DATE	10/25/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	

DRAWING NUMBER  
**3 OF 6**

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

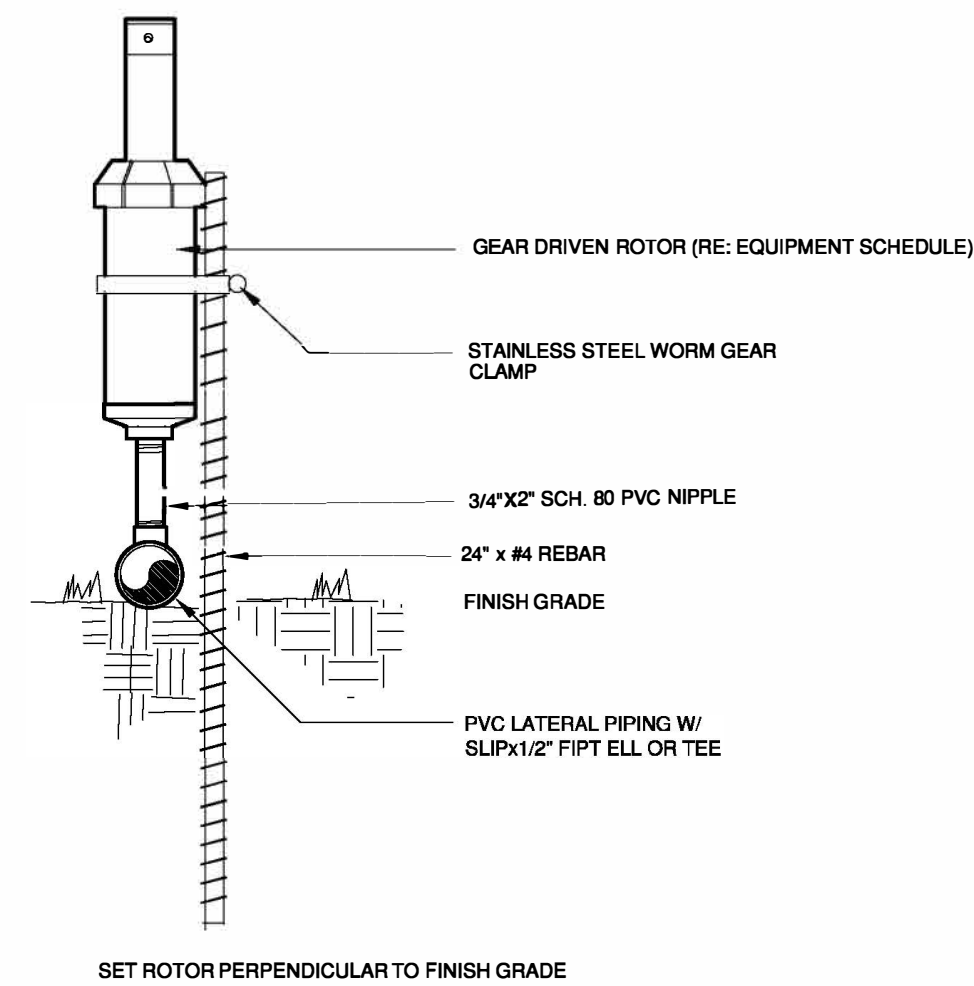
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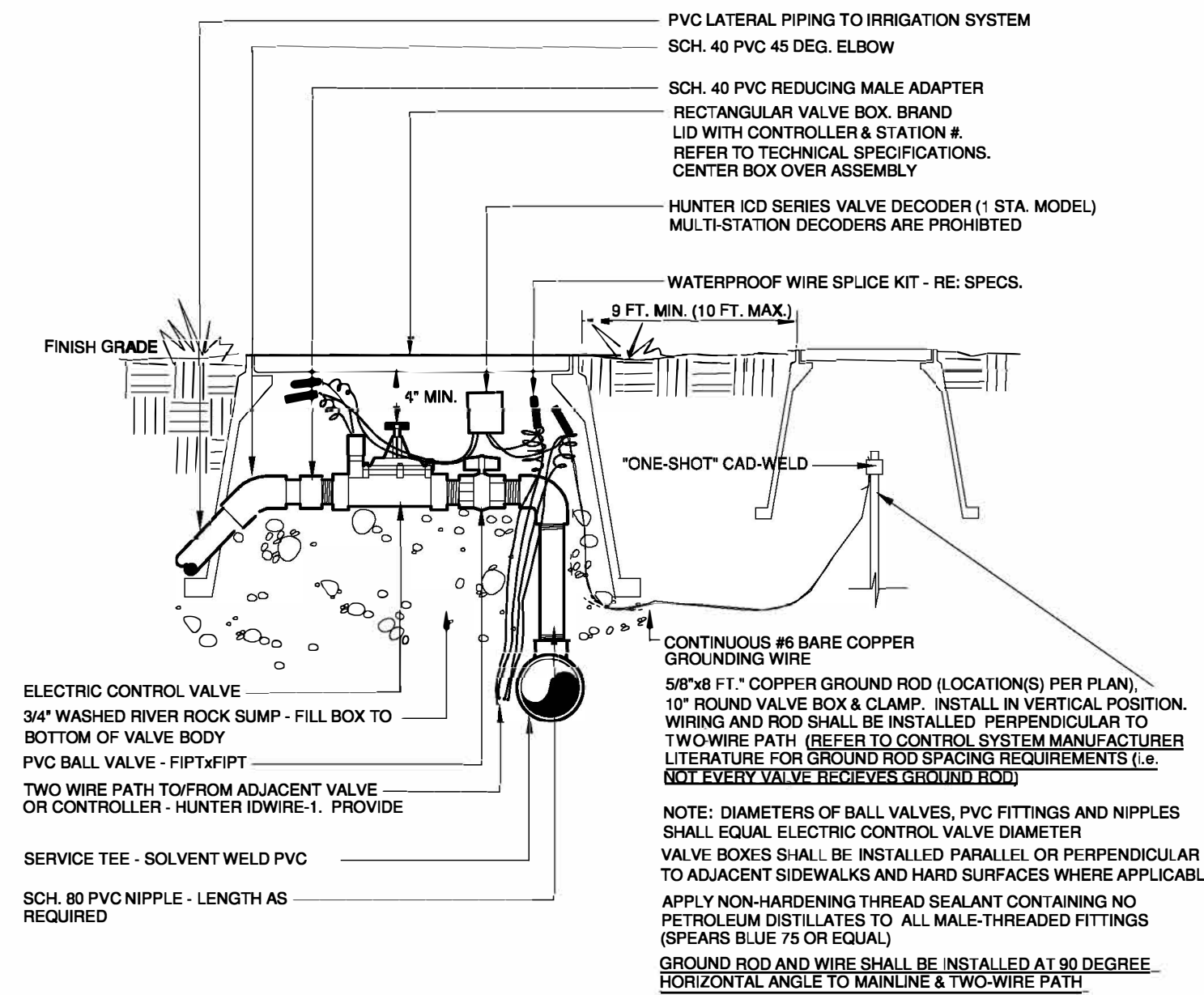
ON-GRADE POP-UP SPRAY HEAD  
TEMPORARY IRRIGATION

1



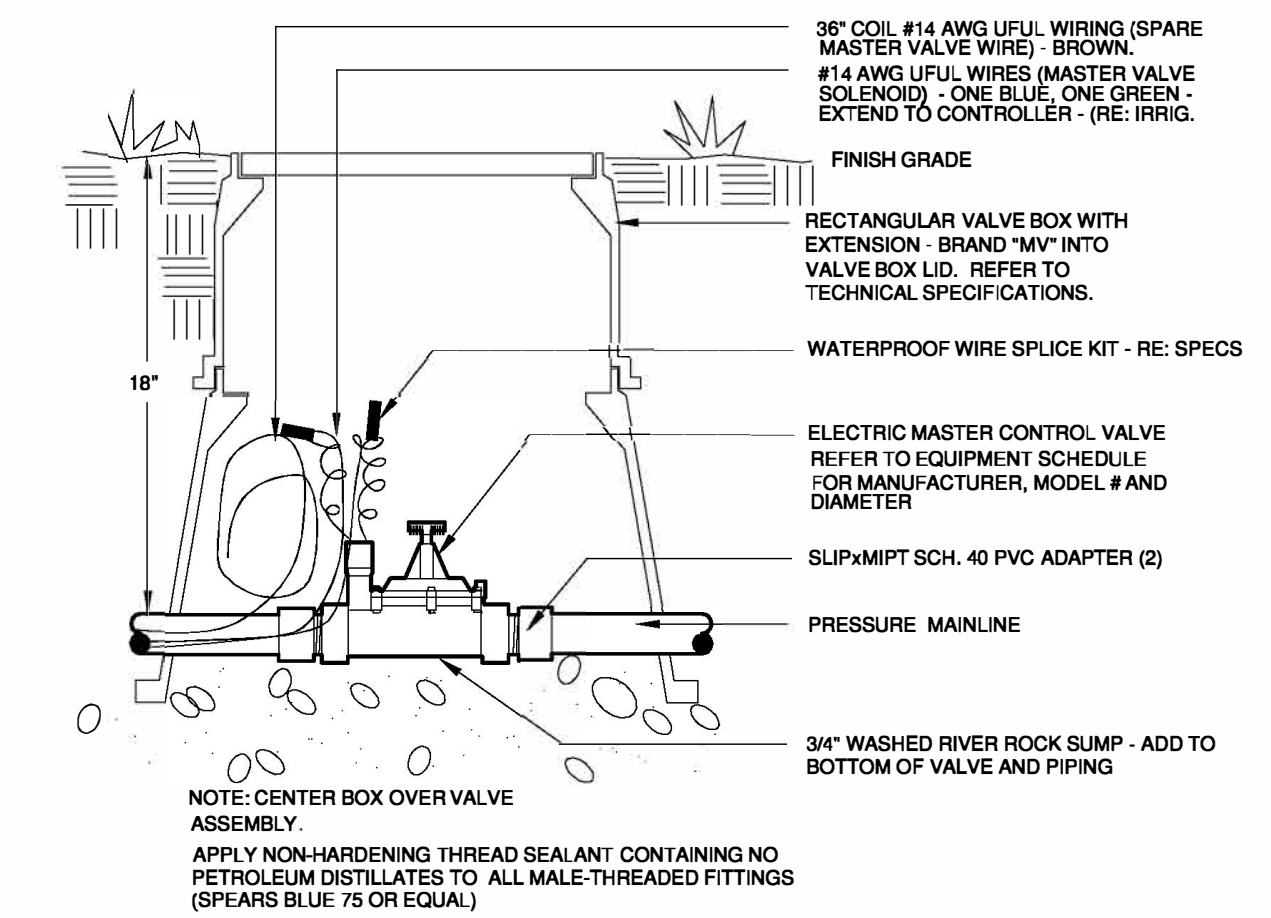
ON-GRADE GEAR DRIVEN ROTOR  
TEMPORARY IRRIGATION

2



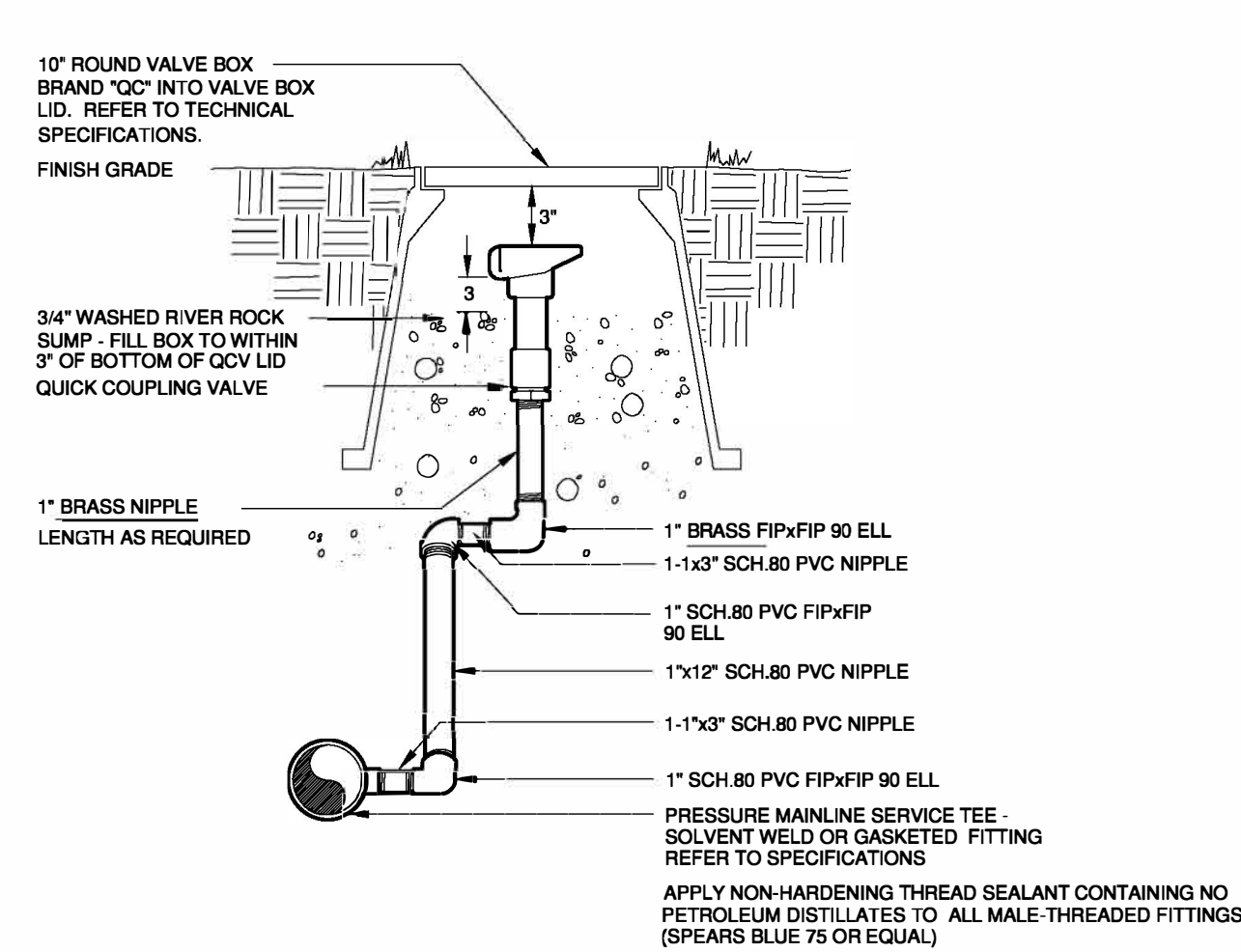
ELECTRIC CONTROL VALVE

3



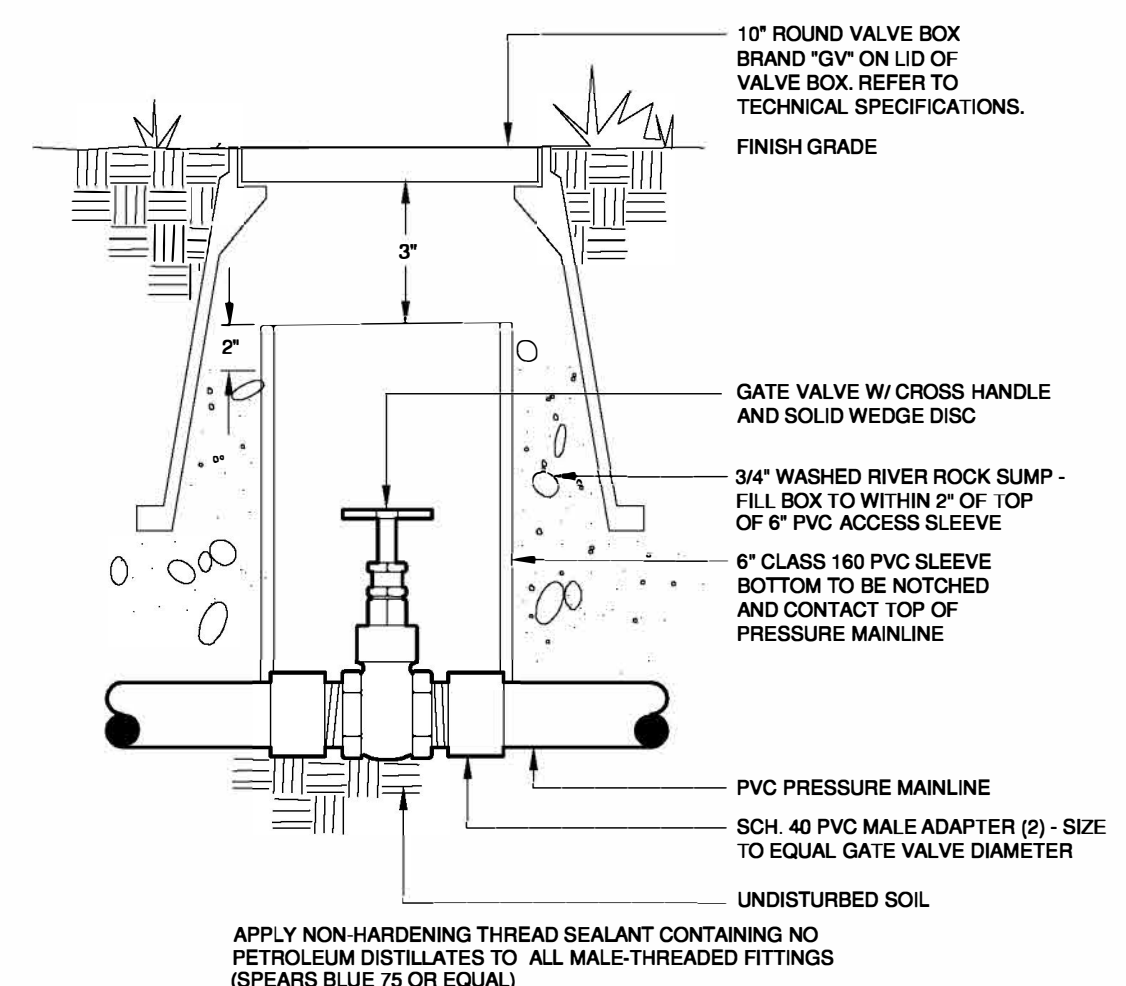
MASTER VALVE

4



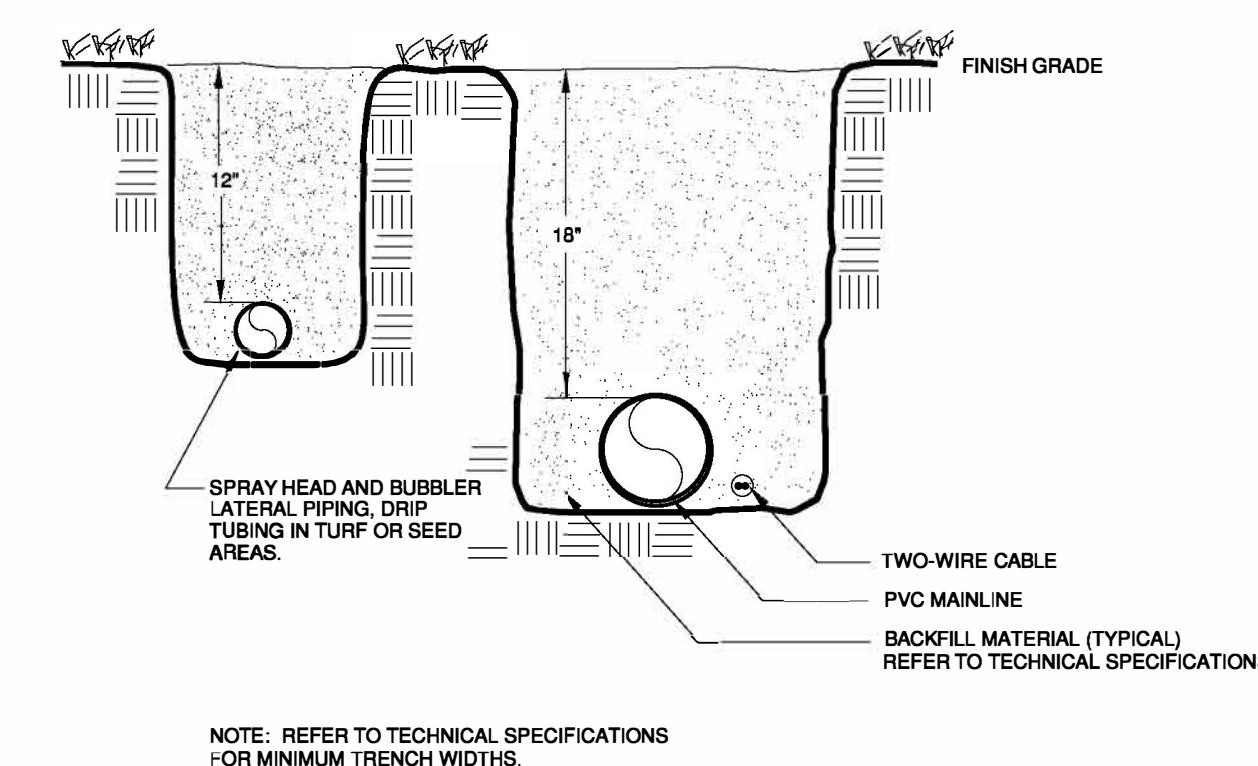
QUICK COUPLING VALVE

5



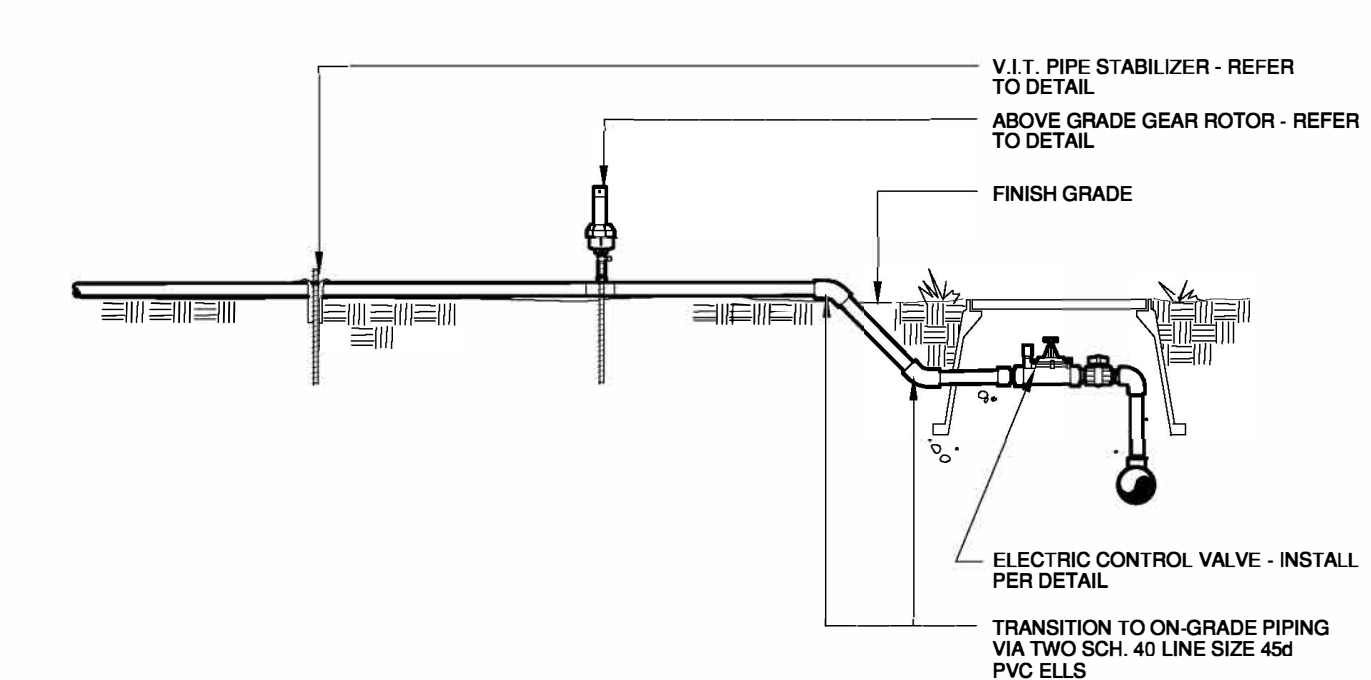
GATE VALVE

6



TRENCHES

7



ON-GRADE LATERAL PIPING

8



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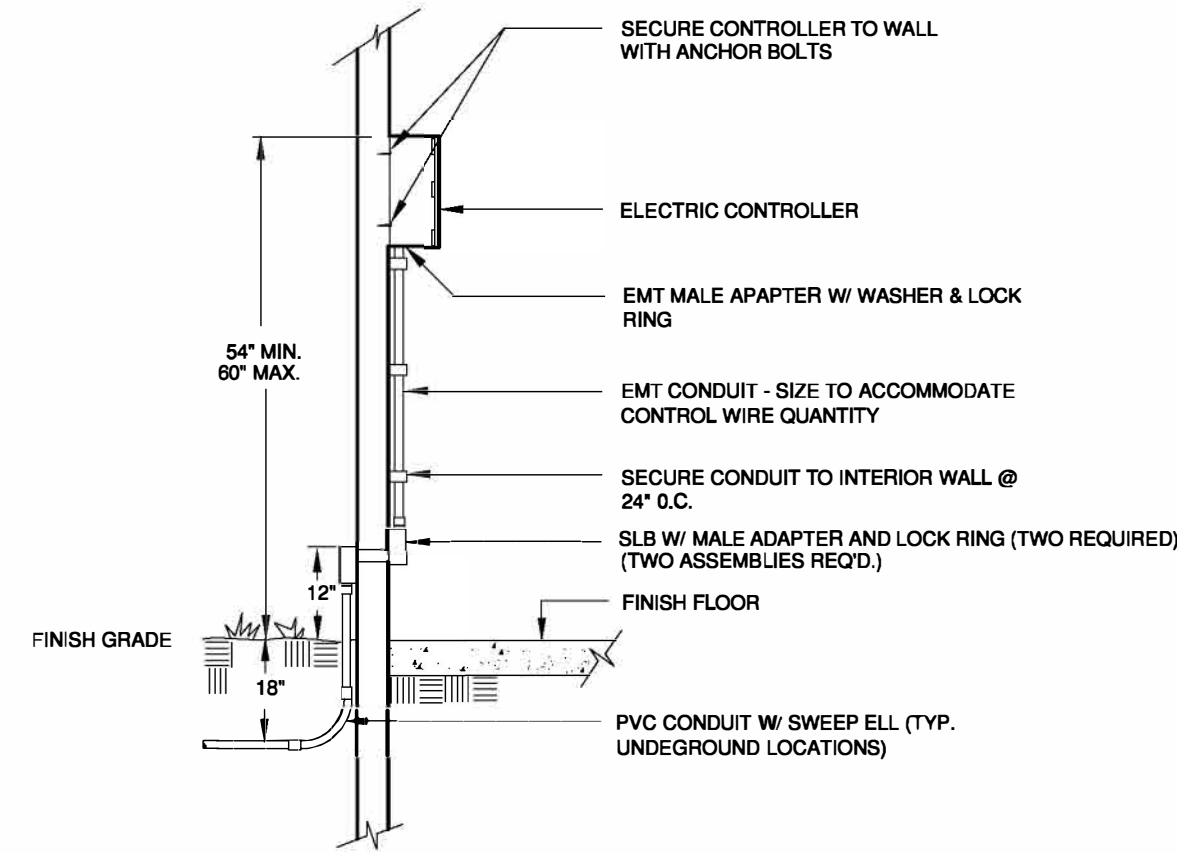
DRAWING NUMBER

4 OF 6

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

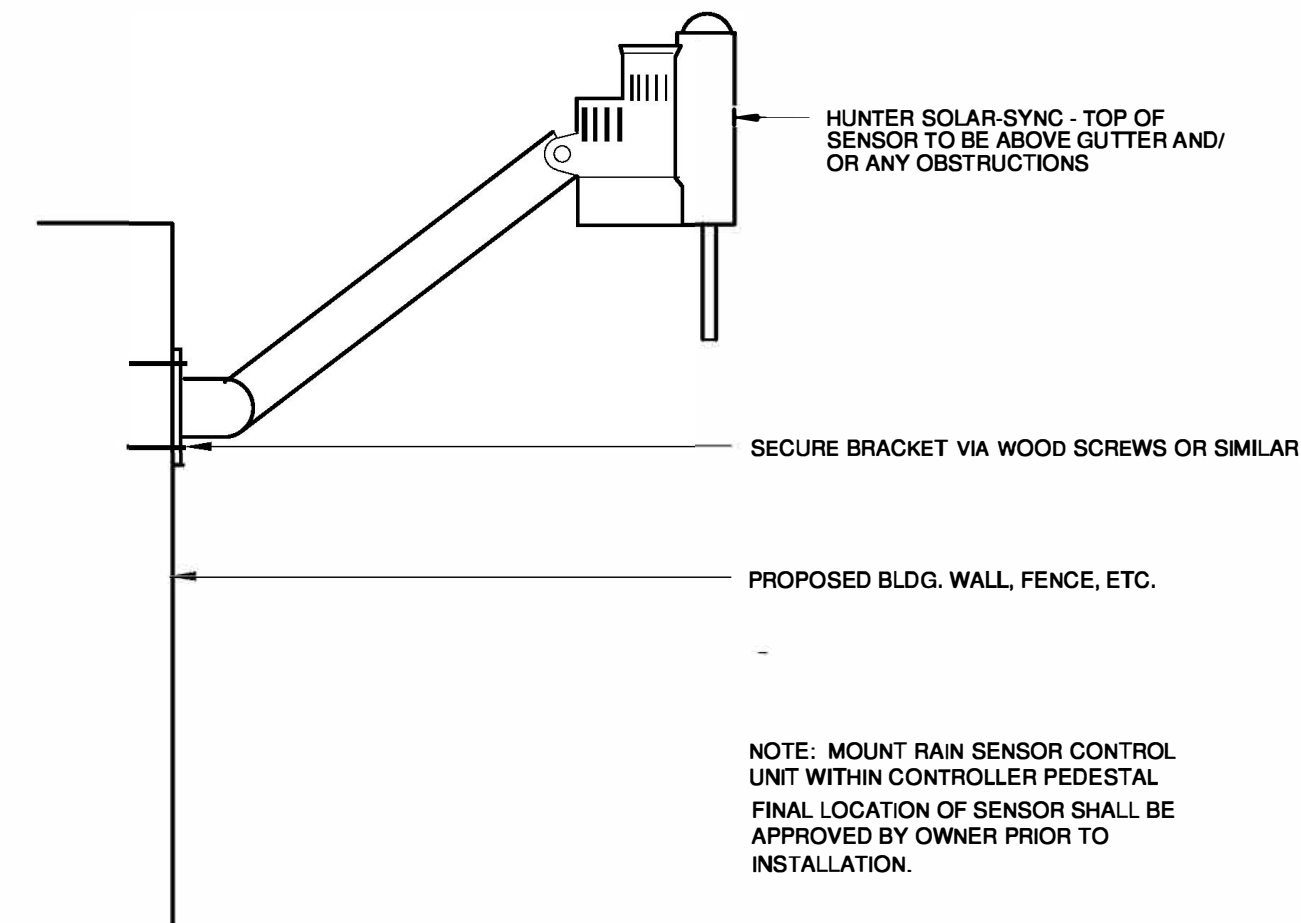
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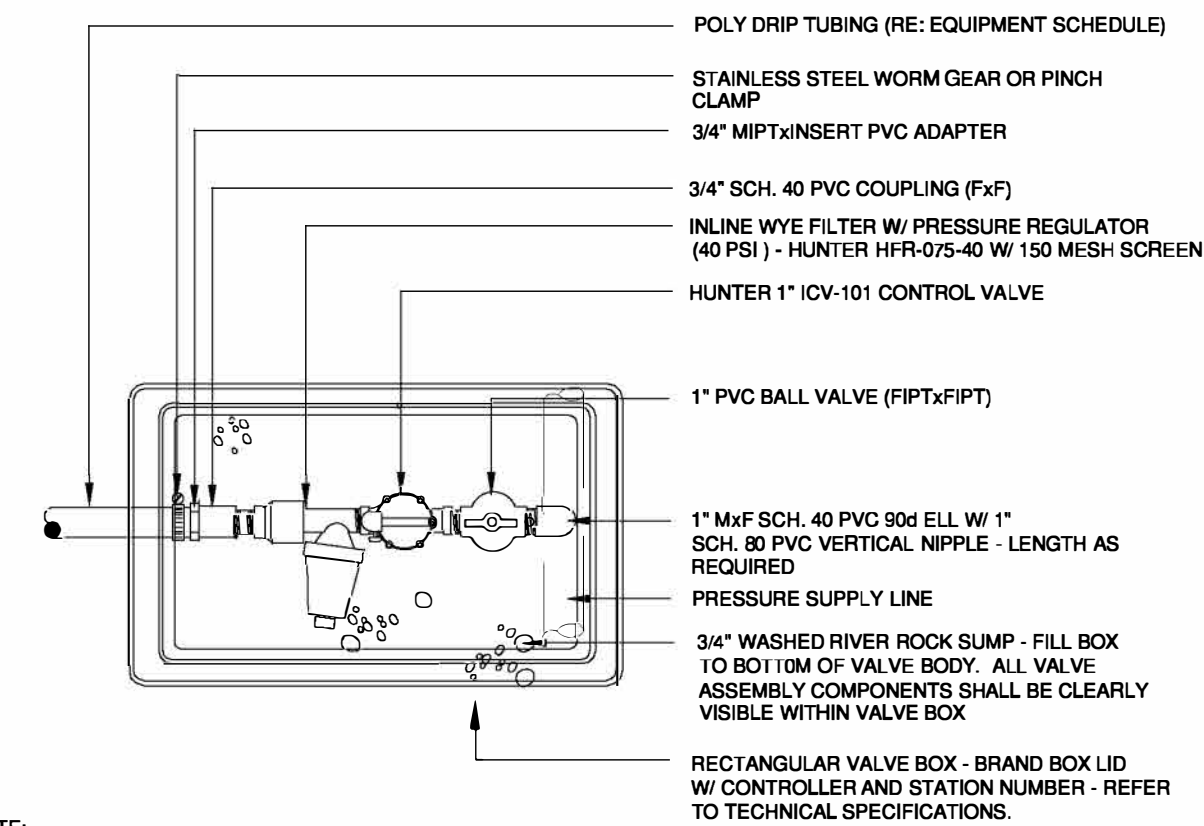
ELECTRIC CONTROLLER

9



WEATHER SENSOR

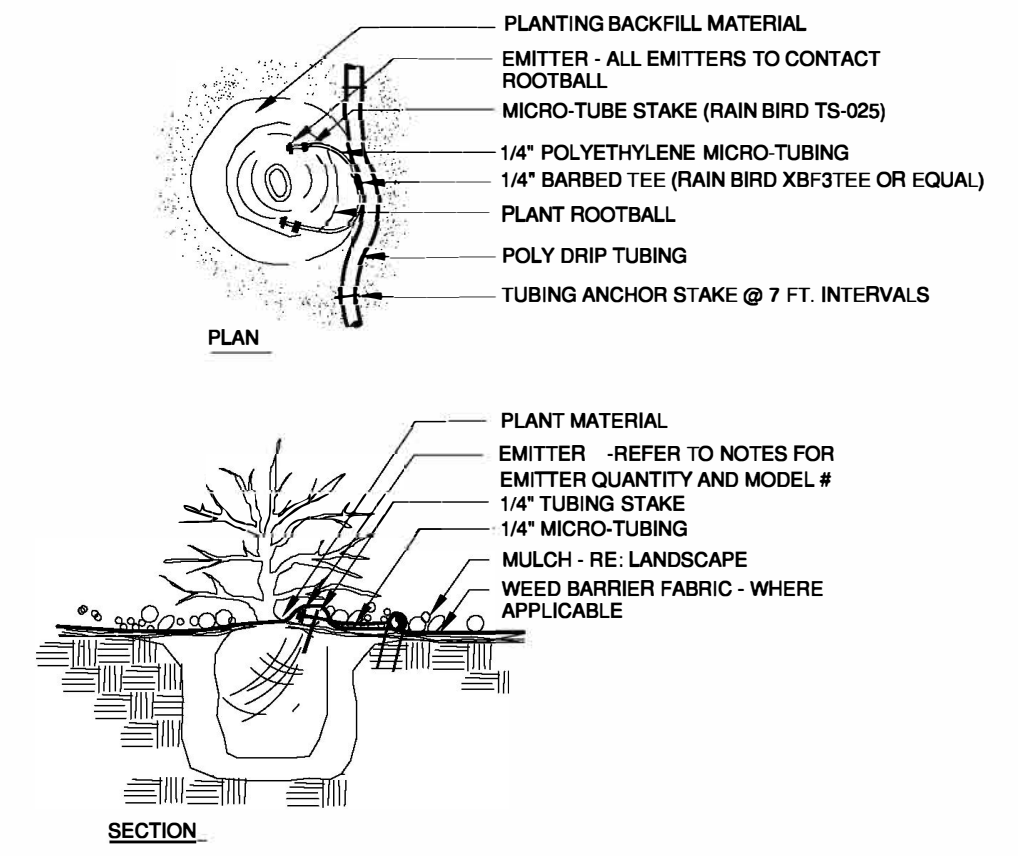
10



NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.  
NO VALVE BOX EXTENSIONS WILL BE ACCEPTED  
PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID.  
TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE  
VALVE BOX SHALL NOT REST ON DRIP TUBING/PIPING  
POSITION VALVE BOX TO PERMIT REMOVAL OF FILTER SCREEN FOR MAINTENANCE PURPOSES.  
APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

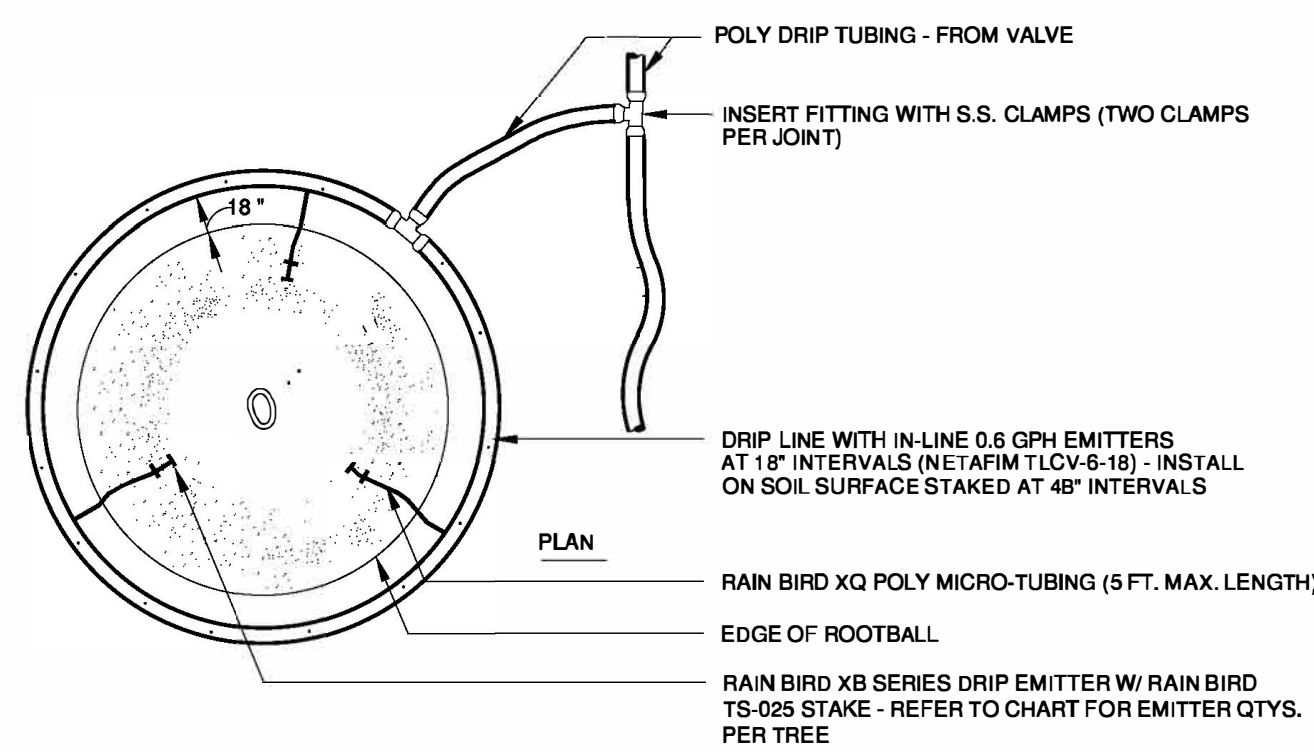
DRIP VALVE ASSEMBLY

11



DRIP EMITTER - SHRUB BEDS

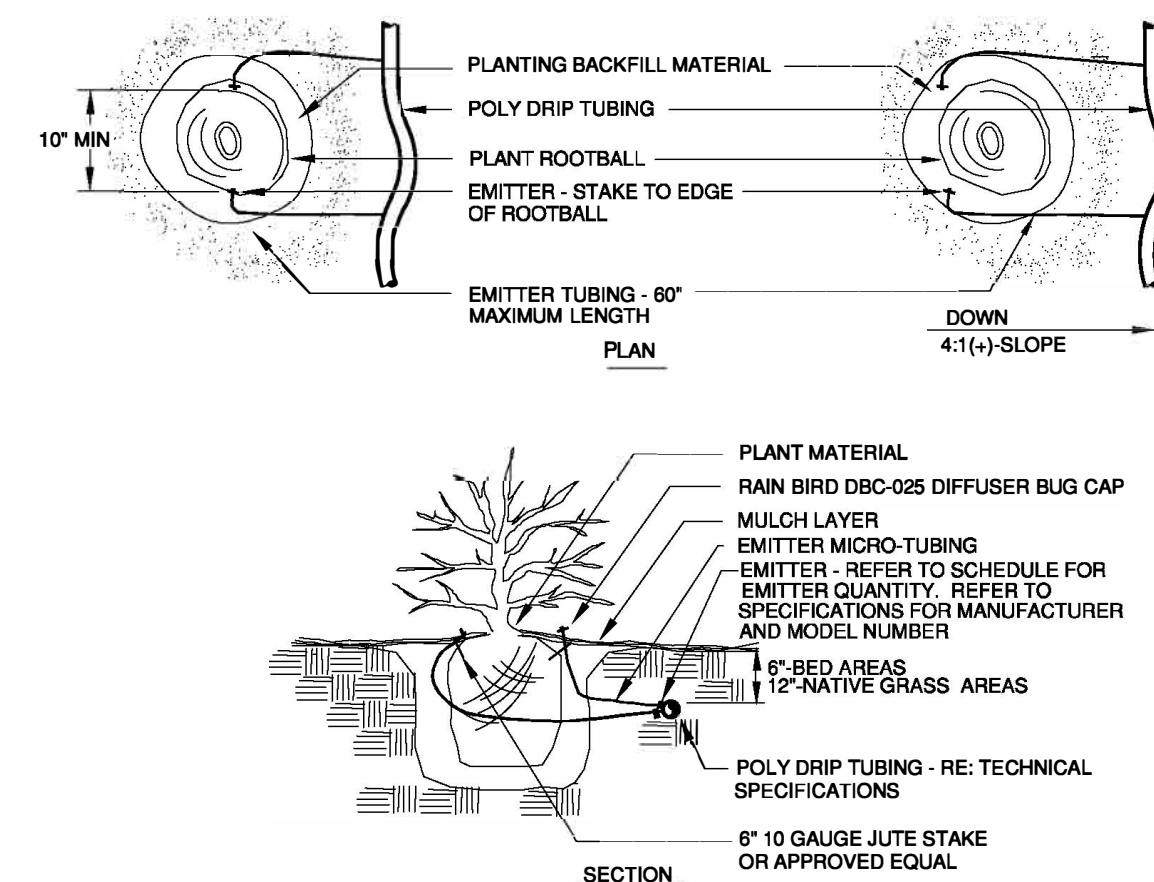
12



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 1/2" CALIPER TREE	2.0 GPH	THREE EACH
2" CALIPER TREE	2.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	2.0 GPH	SIX EACH
6 FT. CONIFEROUS TREE	2.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	2.0 GPH	SIX EACH

TREE RING DRIP ASSEMBLY

13

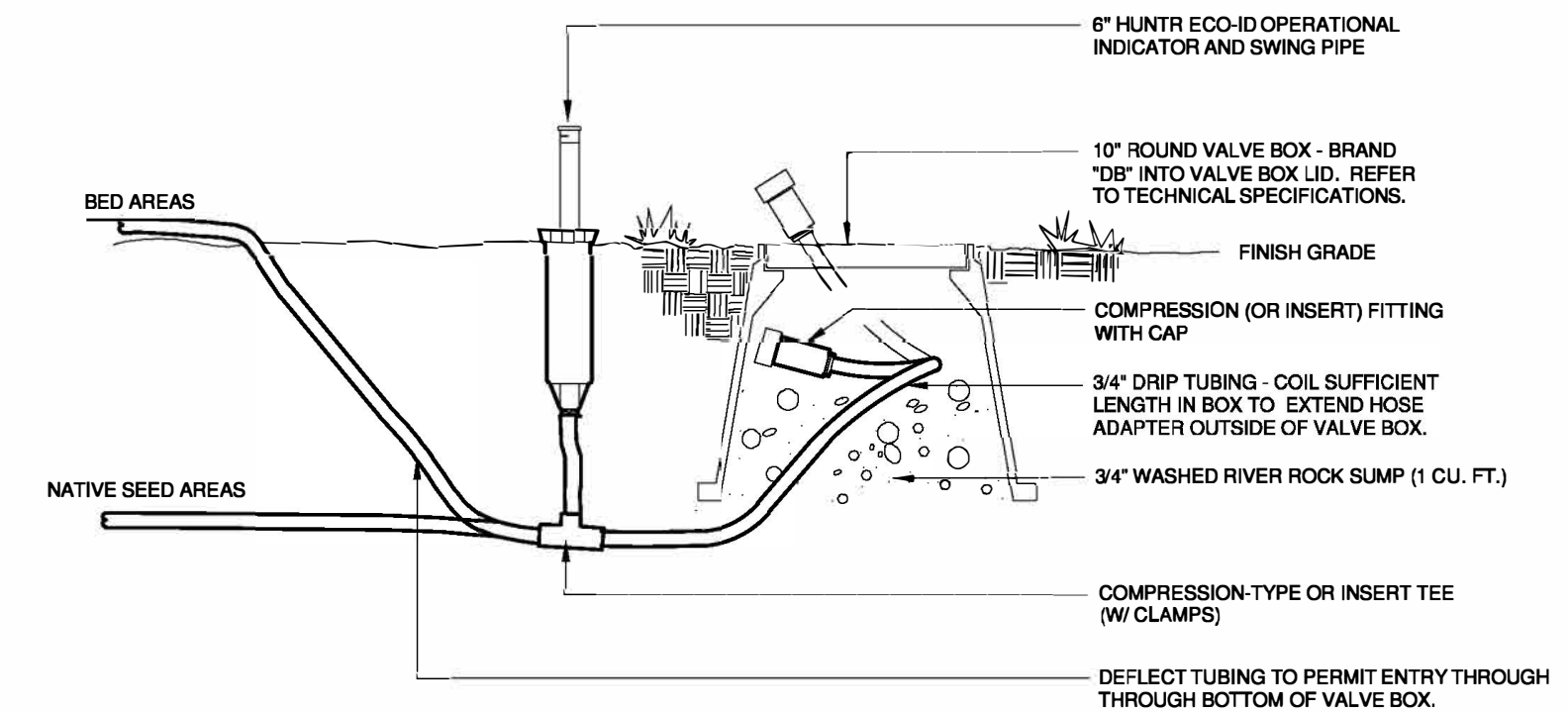


DRIP EMITTER - NATIVE SEED AREAS

14

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 GALLON MATERIAL	1.0 GPH	ONE EACH
5 GALLON MATERIAL	1.0 GPH	TWO EACH
1 1/2" CALIPER TREE	2.0 GPH	THREE EACH
2" CALIPER TREE	2.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	2.0 GPH	SIX EACH
3" CALIPER TREE	2.0 GPH	EIGHT EACH
3 1/2" CALIPER TREE	2.0 GPH	NINE EACH
4" CALIPER TREE	2.0 GPH	TEN EACH
6 FT. CONIFEROUS TREE	2.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	2.0 GPH	SIX EACH
10 FT. CONIFEROUS TREE	2.0 GPH	EIGHT EACH
12 FT. CONIFEROUS TREE	2.0 GPH	TEN EACH

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



DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

15



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DATE  
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SP22-XXX

SHEET TITLE

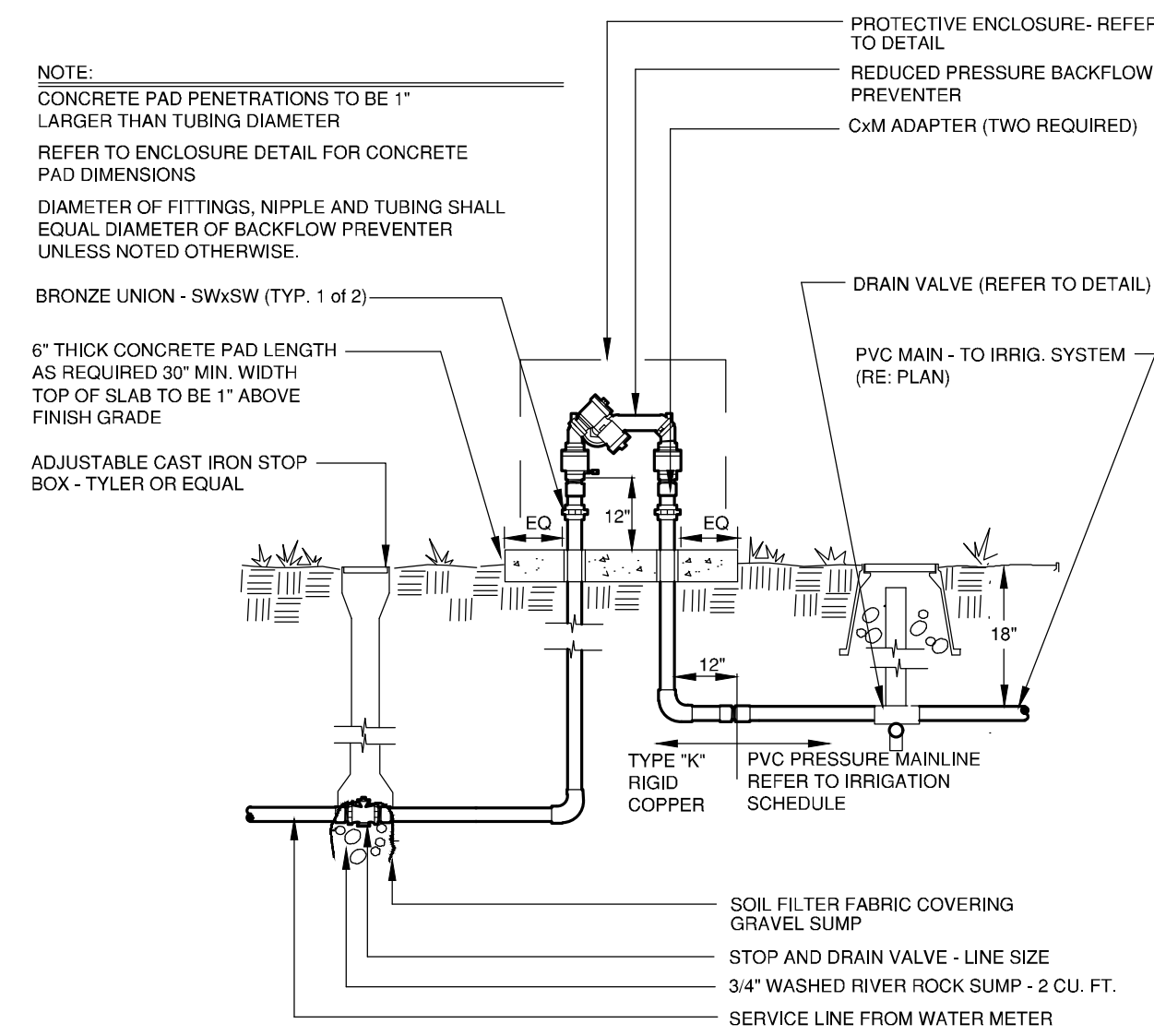
DRAWING NUMBER

5 OF 6

# PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

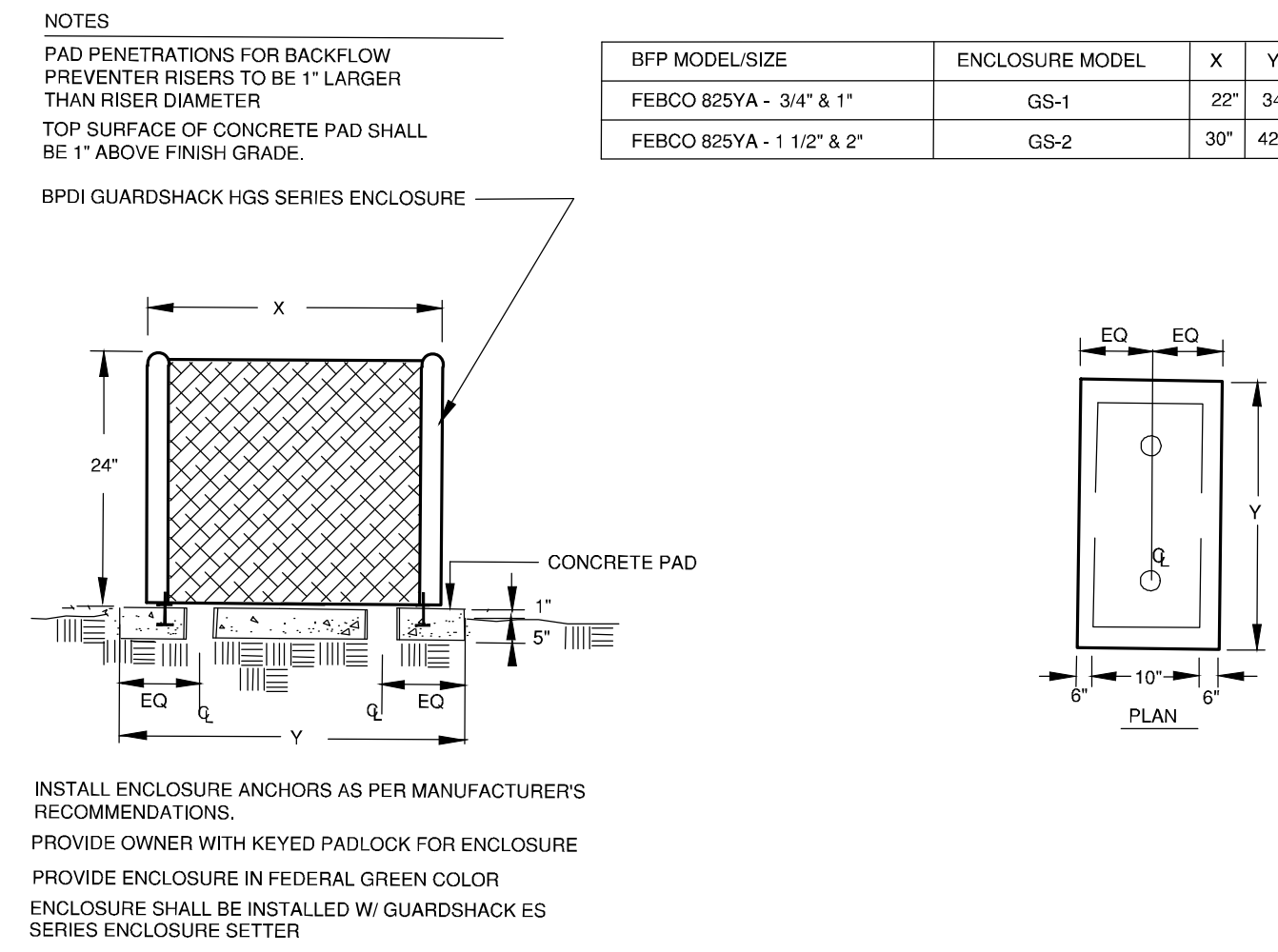
## SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



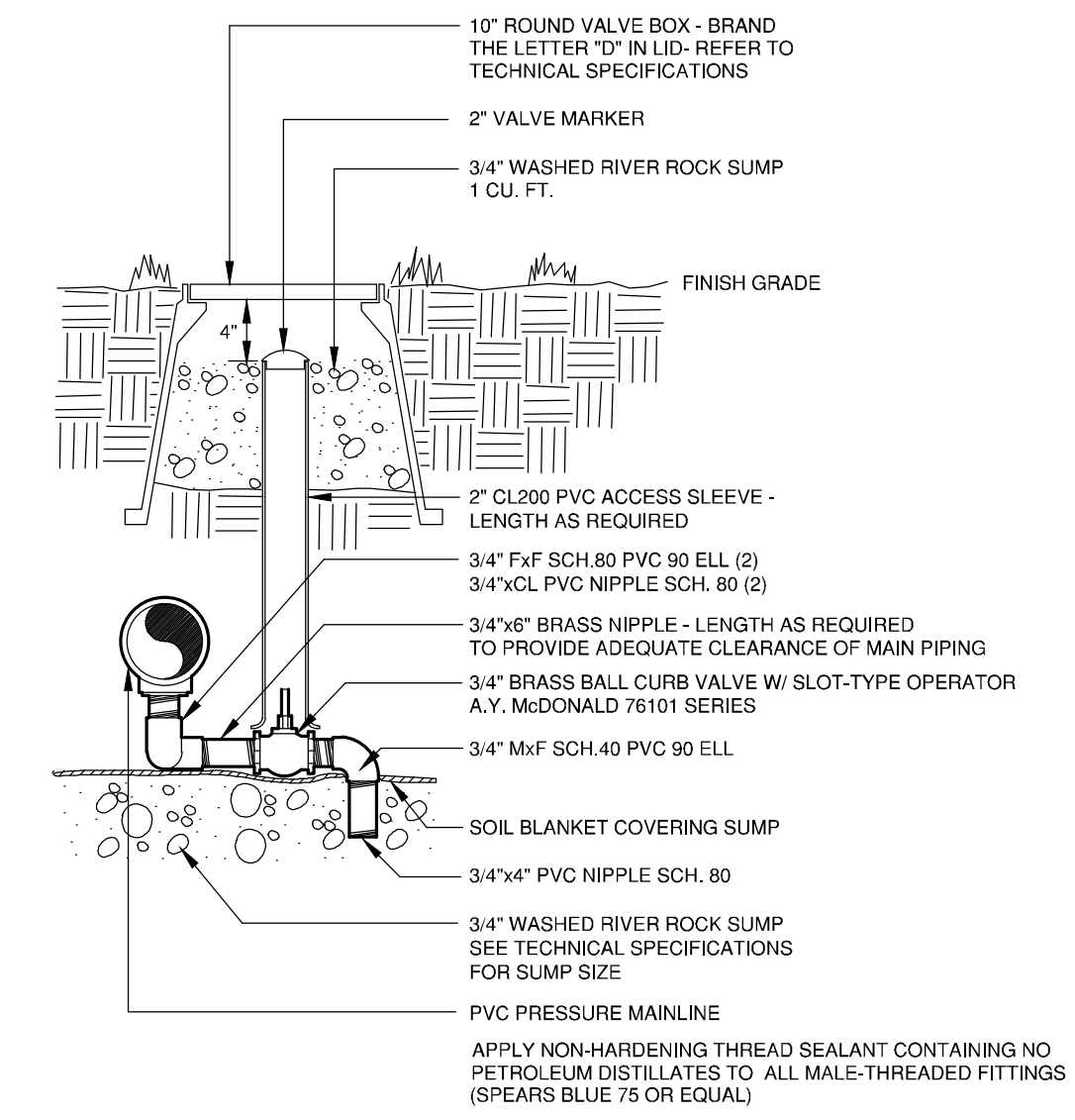
BACKFLOW PREVENTER

16



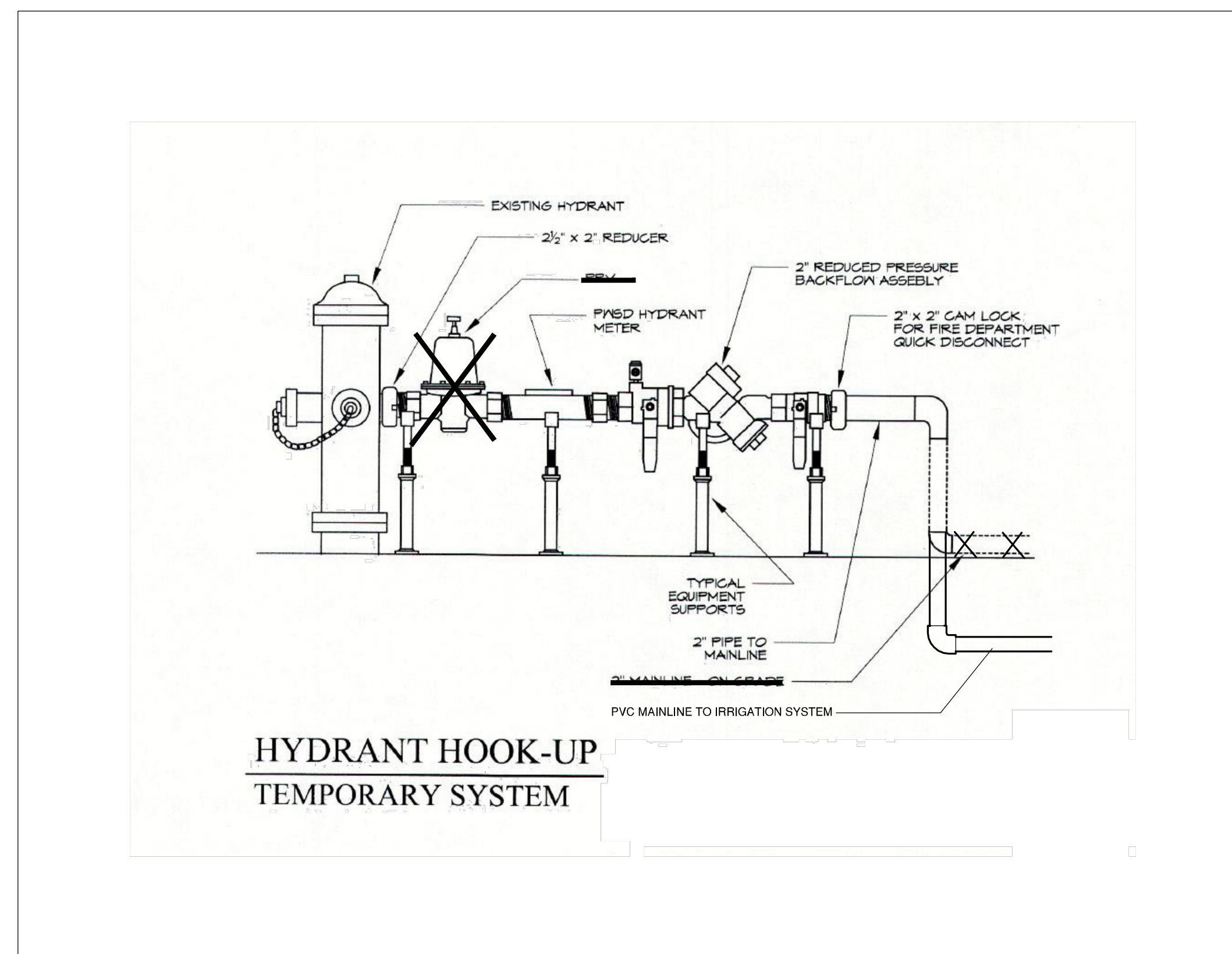
BACKFLOW ENCLOSURE

17



MANUAL DRAIN VALVE

18



FIRE HYDRANT IRRIGATION CONNECTION

19



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
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PARKER NHC

PARKER POINTE SUBDIVISION  
LOTS 7, 8, 9 AND 10  
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE

10/25/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

DRAWING NUMBER

6 OF 6