

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.

Permanent Irrigation System



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:

High Water Use Plant Material	
*Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	
Irrigation Efficiency (IE, %)	Overhead 0.65

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

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

Low Water Use Plant Material	
*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
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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

Tap Size Requirement

Tap Size Requirement	3/4"
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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 = (Eto x PF x LA)/IE

Define Landscape & Irrigation System:

High Water Use Plant Material	
*Cool season turfgrass (Kentucky bluegrass)	
Plant Factor (PF, %)	High 0.9
Landscape Area (LA, sq ft)	
Irrigation Efficiency (IE, %)	Overhead 0.65

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

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

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
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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

Tap Size Requirement

Tap Size Requirement	1"
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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

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Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●	RAIN BIRD	1804 SAM PRS W/ SPEC'D. NOZZ.	POP-UP SPRAY HEAD	1	ON-GRADE INSTALL.
● Bk	RAIN BIRD	1804 SAM P45 W/ MP2000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	ON-GRADE INSTALL.
● B	RAIN BIRD	1804 SAM P45 W/ MP3000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	ON-GRADE INSTALL.
● 4.0	HUNTER	I-20-04-PRB W/ 4.0 NOZZLE	GEAR DRIVEN ROTOR	2	ON-GRADE INSTALL.
● 250 ● 251 ● 252 ● 253 ● 254 ● 255 ● 256 ● 257 ● 258 ● 259 ● 260 ● 261 ● 262 ● 263 ● 264 ● 265 ● 266 ● 267 ● 268 ● 269 ● 270 ● 271 ● 272 ● 273 ● 274 ● 275 ● 276 ● 277 ● 278 ● 279 ● 280 ● 281 ● 282 ● 283 ● 284 ● 285 ● 286 ● 287 ● 288 ● 289 ● 290 ● 291 ● 292 ● 293 ● 294 ● 295 ● 296 ● 297 ● 298 ● 299 ● 300 ● 301 ● 302 ● 303 ● 304 ● 305 ● 306 ● 307 ● 308 ● 309 ● 310 ● 311 ● 312 ● 313 ● 314 ● 315 ● 316 ● 317 ● 318 ● 319 ● 320 ● 321 ● 322 ● 323 ● 324 ● 325 ● 326 ● 327 ● 328 ● 329 ● 330 ● 331 ● 332 ● 333 ● 334 ● 335 ● 336 ● 337 ● 338 ● 339 ● 340 ● 341 ● 342 ● 343 ● 344 ● 345 ● 346 ● 347 ● 348 ● 349 ● 350 ● 351 ● 352 ● 353 ● 354 ● 355 ● 356 ● 357 ● 358 ● 359 ● 360 ● 361 ● 362 ● 363 ● 364 ● 365 ● 366 ● 367 ● 368 ● 369 ● 370 ● 371 ● 372 ● 373 ● 374 ● 375 ● 376 ● 377 ● 378 ● 379 ● 380 ● 381 ● 382 ● 383 ● 384 ● 385 ● 386 ● 387 ● 388 ● 389 ● 390 ● 391 ● 392 ● 393 ● 394 ● 395 ● 396 ● 397 ● 398 ● 399 ● 400 ● 401 ● 402 ● 403 ● 404 ● 405 ● 406 ● 407 ● 408 ● 409 ● 410 ● 411 ● 412 ● 413 ● 414 ● 415 ● 416 ● 417 ● 418 ● 419 ● 420 ● 421 ● 422 ● 423 ● 424 ● 425 ● 426 ● 427 ● 428 ● 429 ● 430 ● 431 ● 432 ● 433 ● 434 ● 435 ● 436 ● 437 ● 438 ● 439 ● 440 ● 441 ● 442 ● 443 ● 444 ● 445 ● 446 ● 447 ● 448 ● 449 ● 450 ● 451 ● 452 ● 453 ● 454 ● 455 ● 456 ● 457 ● 458 ● 459 ● 460 ● 461 ● 462 ● 463 ● 464 ● 465 ● 466 ● 467 ● 468 ● 469 ● 470 ● 471 ● 472 ● 473 ● 474 ● 475 ● 476 ● 477 ● 478 ● 479 ● 480 ● 481 ● 482 ● 483 ● 484 ● 485 ● 486 ● 487 ● 488 ● 489 ● 490 ● 491 ● 492 ● 493 ● 494 ● 495 ● 496 ● 497 ● 498 ● 499 ● 500 ● 501 ● 502 ● 503 ● 504 ● 505 ● 506 ● 507 ● 508 ● 509 ● 510 ● 511 ● 512 ● 513 ● 514 ● 515 ● 516 ● 517 ● 518 ● 519 ● 520 ● 521 ● 522 ● 523 ● 524 ● 525 ● 526 ● 527 ● 528 ● 529 ● 530 ● 531 ● 532 ● 533 ● 534 ● 535 ● 536 ● 537 ● 538 ● 539 ● 540 ● 541 ● 542 ● 543 ● 544 ● 545 ● 546 ● 547 ● 548 ● 549 ● 550 ● 551 ● 552 ● 553 ● 554 ● 555 ● 556 ● 557 ● 558 ● 559 ● 560 ● 561 ● 562 ● 563 ● 564 ● 565 ● 566 ● 567 ● 568 ● 569 ● 570 ● 571 ● 572 ● 573 ● 574 ● 575 ● 576 ● 577 ● 578 ● 579 ● 580 ● 581 ● 582 ● 583 ● 584 ● 585 ● 586 ● 587 ● 588 ● 589 ● 590 ● 591 ● 592 ● 593 ● 594 ● 595 ● 596 ● 597 ● 598 ● 599 ● 600 ● 601 ● 602 ● 603 ● 604 ● 605 ● 606 ● 607 ● 608 ● 609 ● 610 ● 611 ● 612 ● 613 ● 614 ● 615 ● 616 ● 617 ● 618 ● 619 ● 620 ● 621 ● 622 ● 623 ● 624 ● 625 ● 626 ● 627 ● 628 ● 629 ● 630 ● 631 ● 632 ● 633 ● 634 ● 635 ● 636 ● 637 ● 638 ● 639 ● 640 ● 641 ● 642 ● 643 ● 644 ● 645 ● 646 ● 647 ● 648 ● 649 ● 650 ● 651 ● 652 ● 653 ● 654 ● 655 ● 656 ● 657 ● 658 ● 659 ● 660 ● 661 ● 662 ● 663 ● 664 ● 665 ● 666 ● 667 ● 668 ● 669 ● 670 ● 671 ● 672 ● 673 ● 674 ● 675 ● 676 ● 677 ● 678 ● 679 ● 680 ● 681 ● 682 ● 683 ● 684 ● 685 ● 686 ● 687 ● 688 ● 689 ● 690 ● 691 ● 692 ● 693 ● 694 ● 695 ● 696 ● 697 ● 698 ● 699 ● 700 ● 701 ● 702 ● 703 ● 704 ● 705 ● 706 ● 707 ● 708 ● 709 ● 710 ● 711 ● 712 ● 713 ● 714 ● 715 ● 716 ● 717 ● 718 ● 719 ● 720 ● 721 ● 722 ● 723 ● 724 ● 725 ● 726 ● 727 ● 728 ● 729 ● 730 ● 731 ● 732 ● 733 ● 734 ● 735 ● 736 ● 737 ● 738 ● 739 ● 740 ● 741 ● 742 ● 743 ● 744 ● 745 ● 746 ● 747 ● 748 ● 749 ● 750 ● 751 ● 752 ● 753 ● 754 ● 755 ● 756 ● 757 ● 758 ● 759 ● 760 ● 761 ● 762 ● 763 ● 764 ● 765 ● 766 ● 767 ● 768 ● 769 ● 770 ● 771 ● 772 ● 773 ● 774 ● 775 ● 776 ● 777 ● 778 ● 779 ● 780 ● 781 ● 782 ● 783 ● 784 ● 785 ● 786 ● 787 ● 788 ● 789 ● 790 ● 791 ● 792 ● 793 ● 794 ● 795 ● 796 ● 797 ● 798 ● 799 ● 800 ● 801 ● 802 ● 803 ● 804 ● 805 ● 806 ● 807 ● 808 ● 809 ● 810 ● 811 ● 812 ● 813 ● 814 ● 815 ● 816 ● 817 ● 818 ● 819 ● 820 ● 821 ● 822 ● 823 ● 824 ● 825 ● 826 ● 827 ● 828 ● 829 ● 830 ● 831 ● 832 ● 833 ● 834 ● 835 ● 836 ● 837 ● 838 ● 839 ● 840 ● 841 ● 842 ● 843 ● 844 ● 845 ● 846 ● 847 ● 848 ● 849 ● 850 ● 851 ● 852 ● 853 ● 854 ● 855 ● 856 ● 857 ● 858 ● 859 ● 860 ● 861 ● 862 ● 863 ● 864 ● 865 ● 866 ● 867 ● 868 ● 869 ● 870 ● 871 ● 872 ● 873 ● 874 ● 875 ● 876 ● 877 ● 878 ● 879 ● 880 ● 881 ● 882 ● 883 ● 884 ● 885 ● 886 ● 887 ● 888 ● 889 ● 890 ● 891 ● 892 ● 893 ● 894 ● 895 ● 896 ● 897 ● 898 ● 899 ● 900 ● 901 ● 902 ● 903 ● 904 ● 905 ● 906 ● 907 ● 908 ● 909 ● 910 ● 911 ● 912 ● 913 ● 914 ● 915 ● 916 ● 917 ● 918 ● 919 ● 920 ● 921 ● 922 ● 923 ● 924 ● 925 ● 926 ● 927 ● 928 ● 929 ● 930 ● 931 ● 932 ● 933 ● 934 ● 935 ● 936 ● 937 ● 938 ● 939 ● 940 ● 941 ● 942 ● 943 ● 944 ● 945 ● 946 ● 947 ● 948 ● 949 ● 950 ● 951 ● 952 ● 953 ● 954 ● 955 ● 956 ● 957 ● 958 ● 959 ● 960 ● 961 ● 962 ● 963 ● 964 ● 965 ● 966 ● 967 ● 968 ● 969 ● 970 ● 971 ● 972 ● 973 ● 974 ● 975 ● 976 ● 977 ● 978 ● 979 ● 980 ● 981 ● 982 ● 983 ● 984 ● 985 ● 986 ● 987 ● 988 ● 989 ● 990 ● 991 ● 992 ● 993 ● 994 ● 995 ● 996 ● 997 ● 998 ● 999 ● 1000					
● 88	FEBCO	825YA - 3/4" DIA.	BACKFLOW PREVENTER	16 & 17	
(1)			FIRE HYDRANT CONNECTION	19	TEMP. IRRIGATION
(2)	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	11	
(3)		LINE SIZE	DRIP LINE BLOW-OUT STUB	15	
(4)	RAIN BIRD	EFB-CP-PRS-D SERIES - 2" DIA.	MASTER VALVE	4	P.O.C. #2
(5)	RAIN BIRD	EFB-CP-PRS-D SERIES - 1" DIA.	MASTER VALVE	4	P.O.C. #1
(6)		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL (TEMP.)	8	ON-GRADE INSTALL.
(7)		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL (TEMP.)	8	BURIED
(8)		CLASS 200 SOLVENT WELD	PVC SLEEVING	-	
(9)	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	12 & 14	
(10)		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	PERM. IRRIGATION
(11)		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	TEMP. IRRIGATION
(12)	NETAFIM	TLCV-06-18	IN-LINE DRIP TREE RING	13	SHRUB BEDS
(13)	NETAFIM	TLCV-06-18	DUAL IN-LINE DRIP TREE RINGS	13	NATIVE SEED AREAS
(14)	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	3	
(15)	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	5	
(16)	MATCO-NORCA	10RS SERIES - 2" & 2-1/2" DIA.	GATE VALVE	6	
(17)	NIBCO	T113K SERIES - 1-1/2" DIA.	GATE VALVE	6	
(18)	HUNTER	PRO-C SERIES	ELECTRIC CONTROLLER	9	
(19)	A.Y. McDONALD	76101 SERIES - 3/4" DIA.	MANUAL DRAIN VALVE	18	
(20)	HUNTER	WSS-SEN	SOLAR SYNC SENSOR	19	
(21)		3/4" DIA. - BY OTHERS	IRRIG. WATER METER		
(22)			CONTROLLER & STATION NO.		
(23)			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.

PT. OF CONNECTION NO.	REQUIRED PRESSURE
1	76 PSI
2	70 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.
- CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
- ALL IRRIGATION WIRE SHALL BE #14 AWG UFUL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE).
 WIRE COLORS SHALL BE:
 CONTROLLER "A": CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK.
 CONTROLLER "B": CONTROL WIRES - ORANGE, COMMON WIRE - YELLOW, SPARE WIRES - BROWN.
 MASTER VALVES - BLUE.
 WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBR/Y-6 SPLICE KITS.
- ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:
 #910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.
 #1419-12: ELECTRIC CONTROL VALVES.
 #1220-12: DRIP VALVES ASSEMBLIES, MASTER VALVES
 BOXES AND LIDS SHALL BE GREEN.
- CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL

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.

EXTEND TWO SPARE BROWN CONTROL WIRES WITH COMMON FROM CONTROLLER "B" TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

EXTEND TWO SPARE BLACK CONTROL WIRES WITH COMMON FROM CONTROLLER "A" TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

CONTROLLER LOCATION 'A' and 'B'

WALL MOUNT TWO HUNTER PRO-C SERIES CONTROLLERS ("A" CONTROLLER: 10 STATION, "B" CONTROLLER: 20 STATION) IN WATER ENTRY ROOM AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10' 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. EQUIP EACH CONTROLLER WITH WIRELESS SOLAR SYNC RECEIVER TO PERMIT "SHARING" OF SINGLE SOLAR SYNC SENSOR.

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

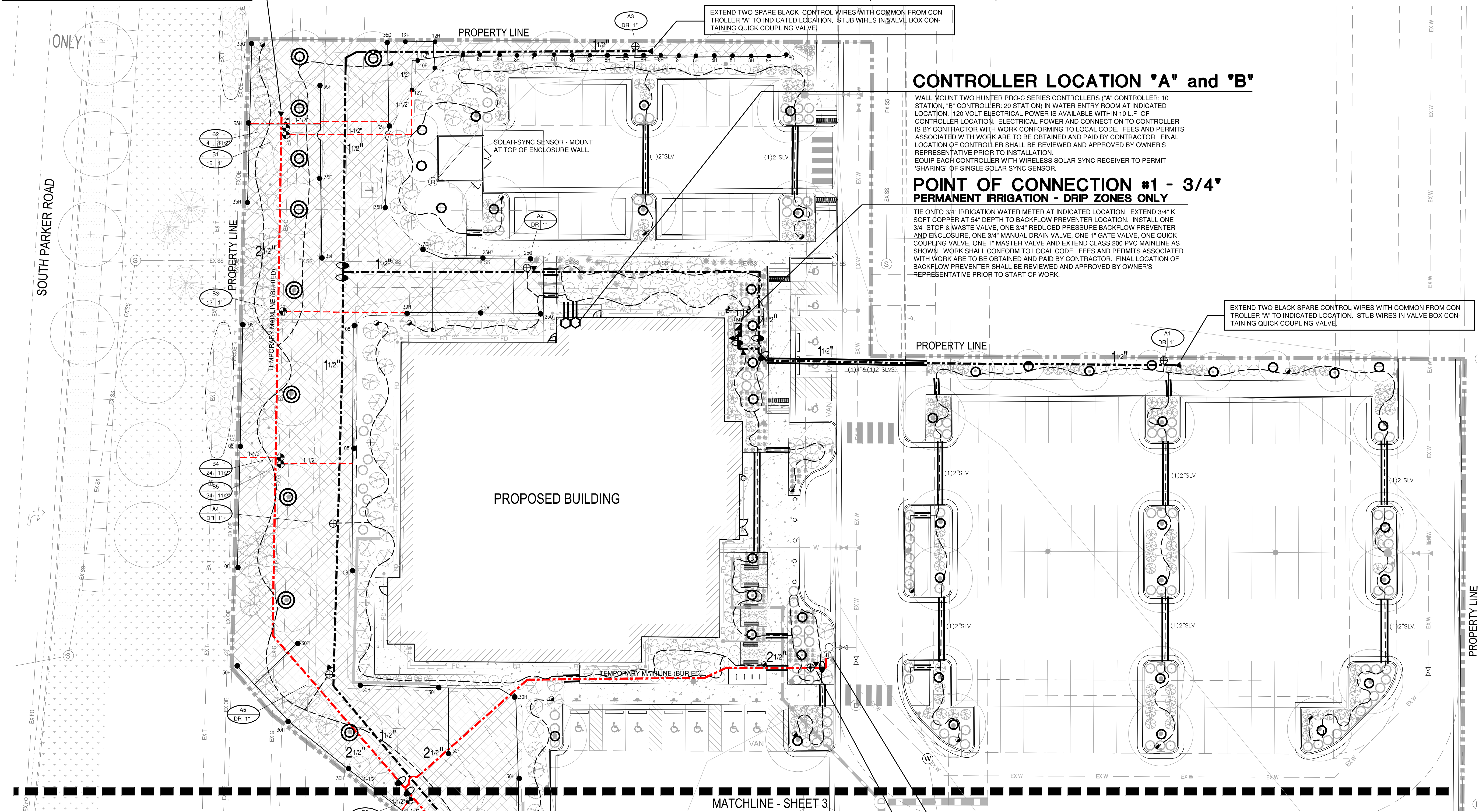
TIE ONTO 3/4" IRRIGATION WATER METER AT INDICATED LOCATION. EXTEND 3/4" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP & WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, 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.

EXTEND TWO BLACK SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER "A" TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

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

TIE ONTO FIRE HYDRANT (SEE DTL) FOR TEMPORARY IRRIGATION SYSTEM. INSTALL HYDRANT ASSEMBLY PER PARKER WATER & SANITATION DETAIL. (NO PRV REQUIRED). DOWNSTREAM OF HYDRANT ASSEMBLY INSTALL ONE 2" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 2" MASTER VALVE AND EXTEND CLASS 200 SOLVENT WELD PVC MAINLINE AS SHOWN.

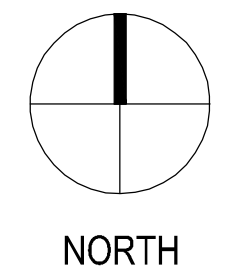
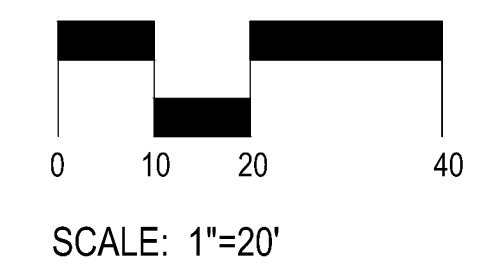
EXTEND TWO SPARE BLUE CONTROL WIRES WITH COMMON FROM CONTROLLER "B" TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.



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

MATCHLINE - SHEET 3

Avocet
IRRIGATION DESIGN
11757 W. KEN CARL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-962-5698
avocet@wsprefel.net



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1426 PEARL STREET, SUITE 300
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Unit 6, Denver, CO 80223
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CENTURA PARKER NHC
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/02/2023
2ND SUBMITTAL	12/15/2023

DATE	10/25/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	
DRAWING NUMBER	2 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.

Arocl
IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-962-5598
aroccl@ispertel.net



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BOULDER, COLORADO 80302
303.499.7795



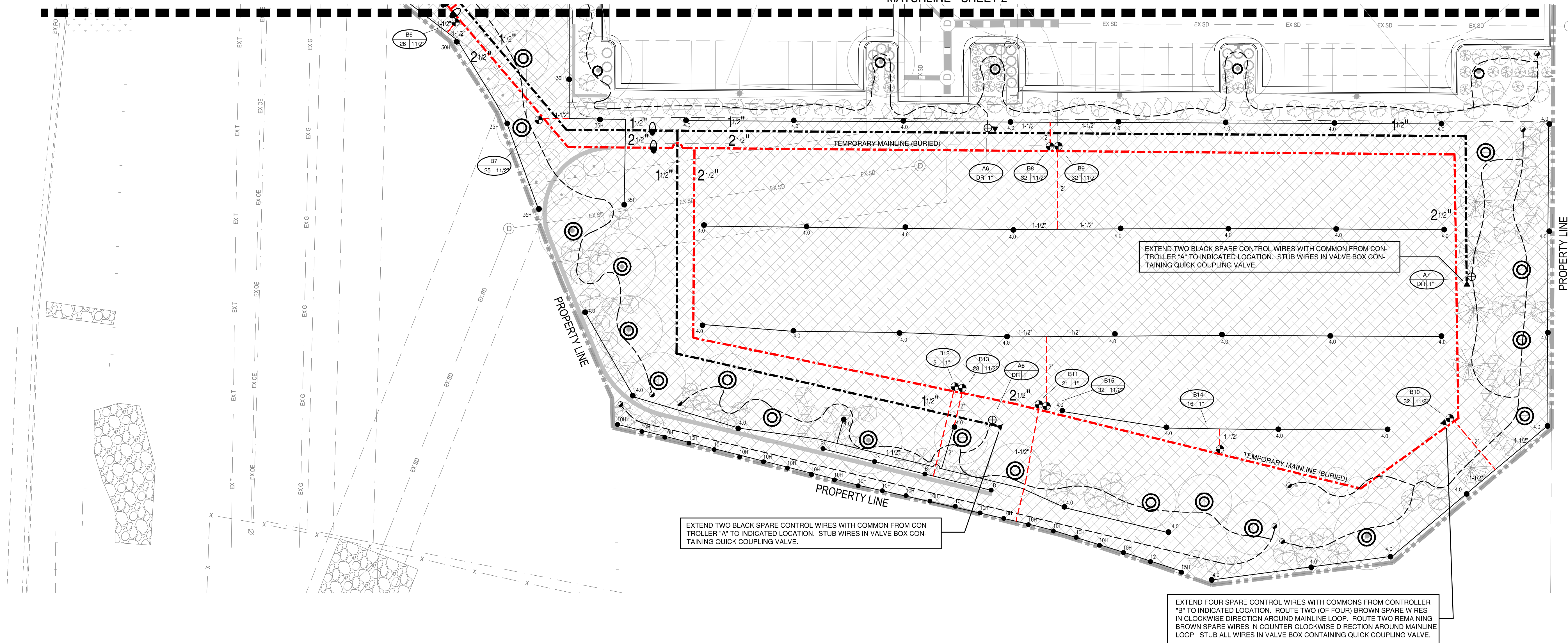
209 N. Kalamath St.
Unit 6, Denver, CO 80223
720-465-6168
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**CENTURA
PARKER NHC**
PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

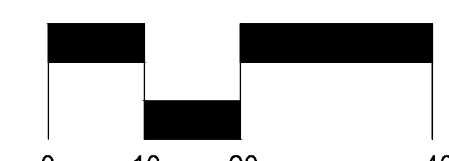
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2ND SUBMITTAL	12/15/2023

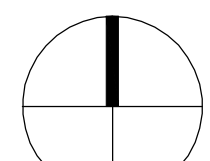
MATCHLINE - SHEET 2



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



SCALE: 1"=20'



NORTH

DATE
10/25/2023

PARKER PROJECT NUMBER
SP22-XXX

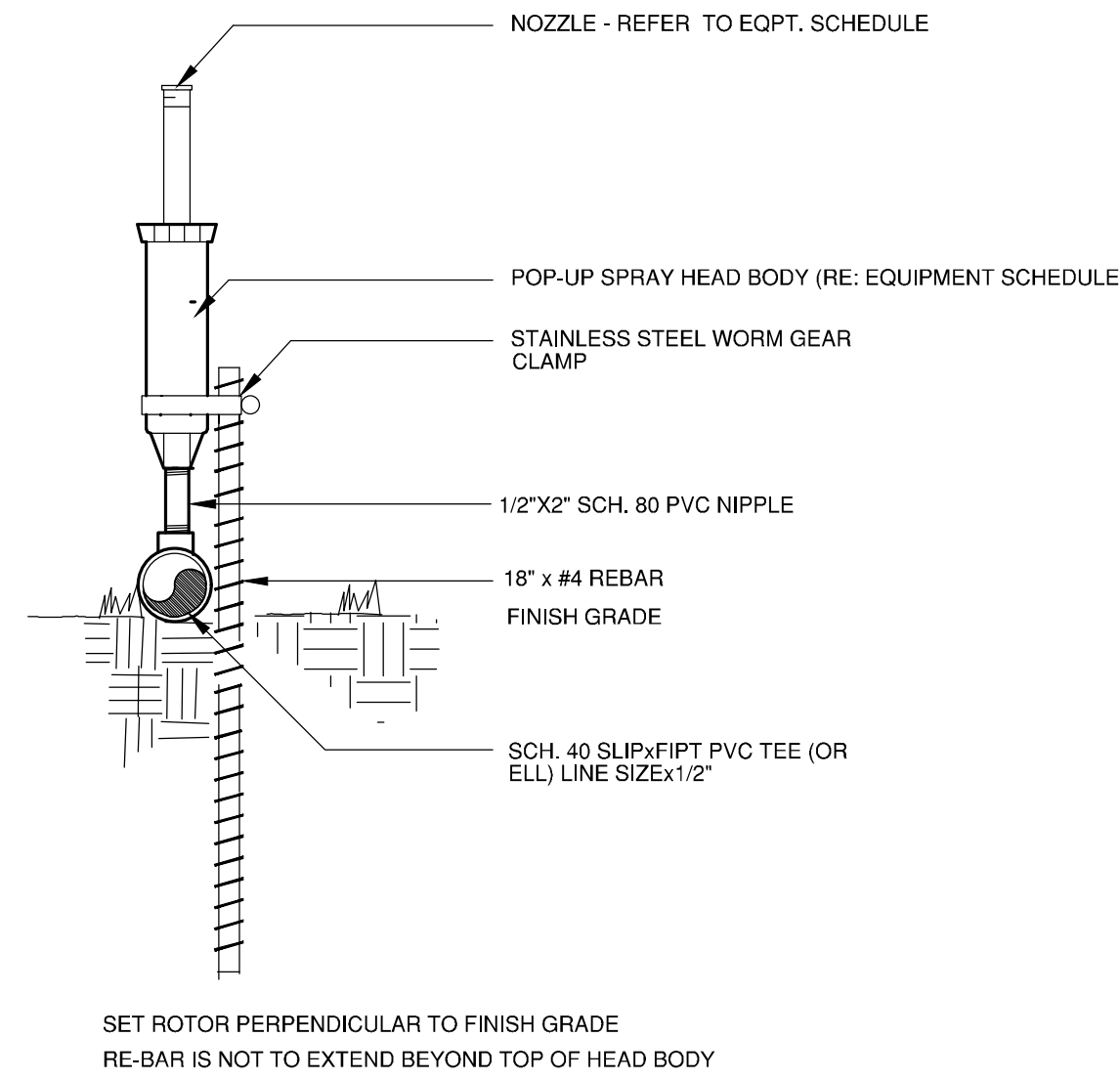
SHEET TITLE

DRAWING NUMBER
3 OF 6

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

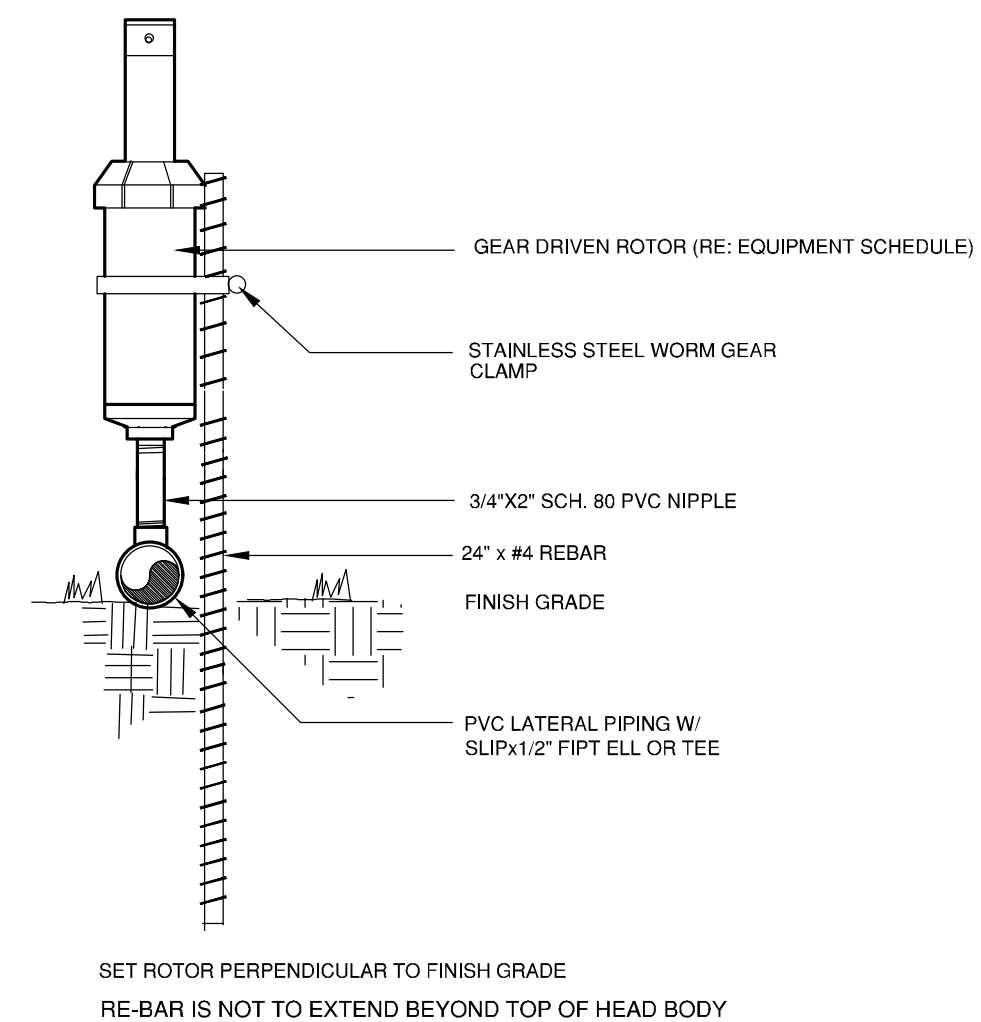
SITE DEVELOPMENT PLAN

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.



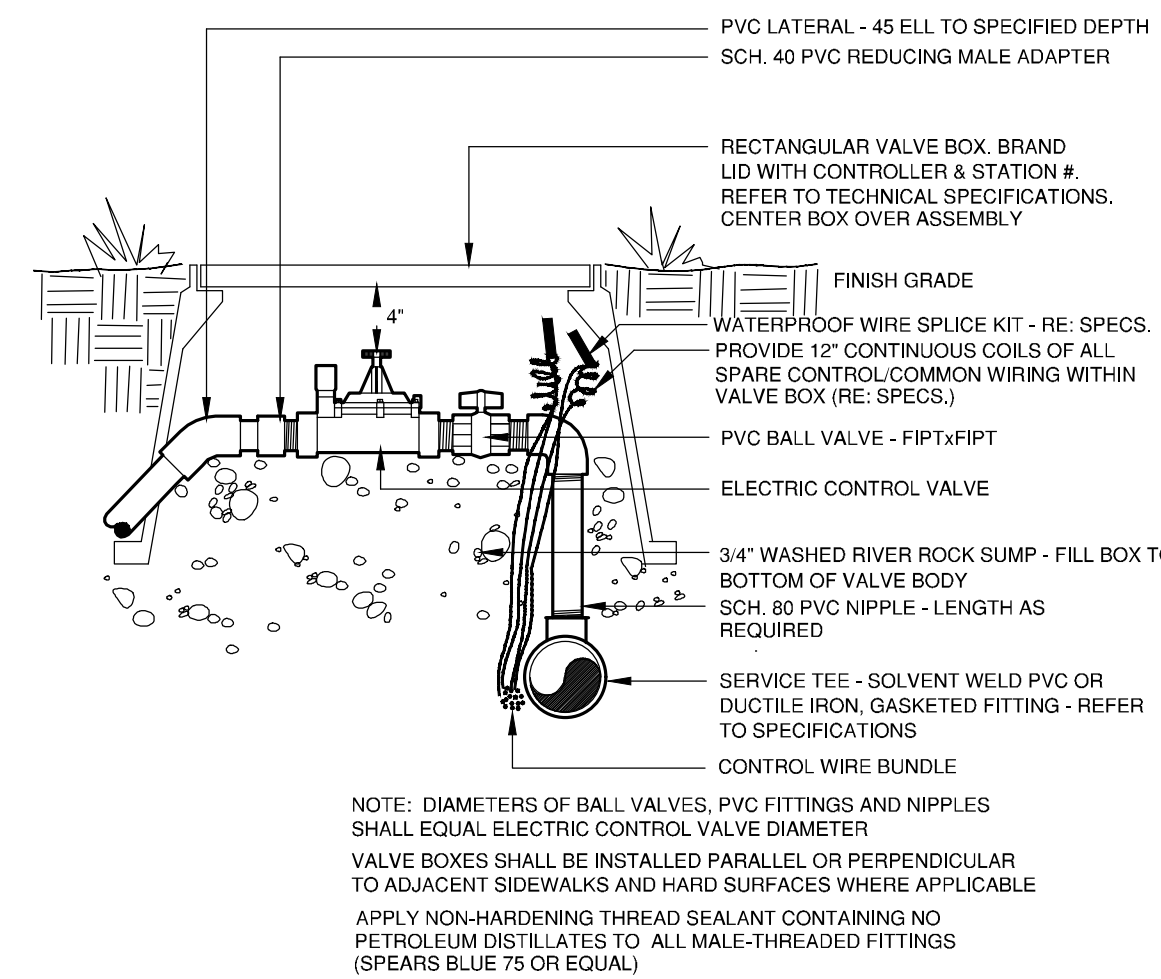
ON-GRADE POP-UP SPRAY HEAD
TEMPORARY IRRIGATION

1



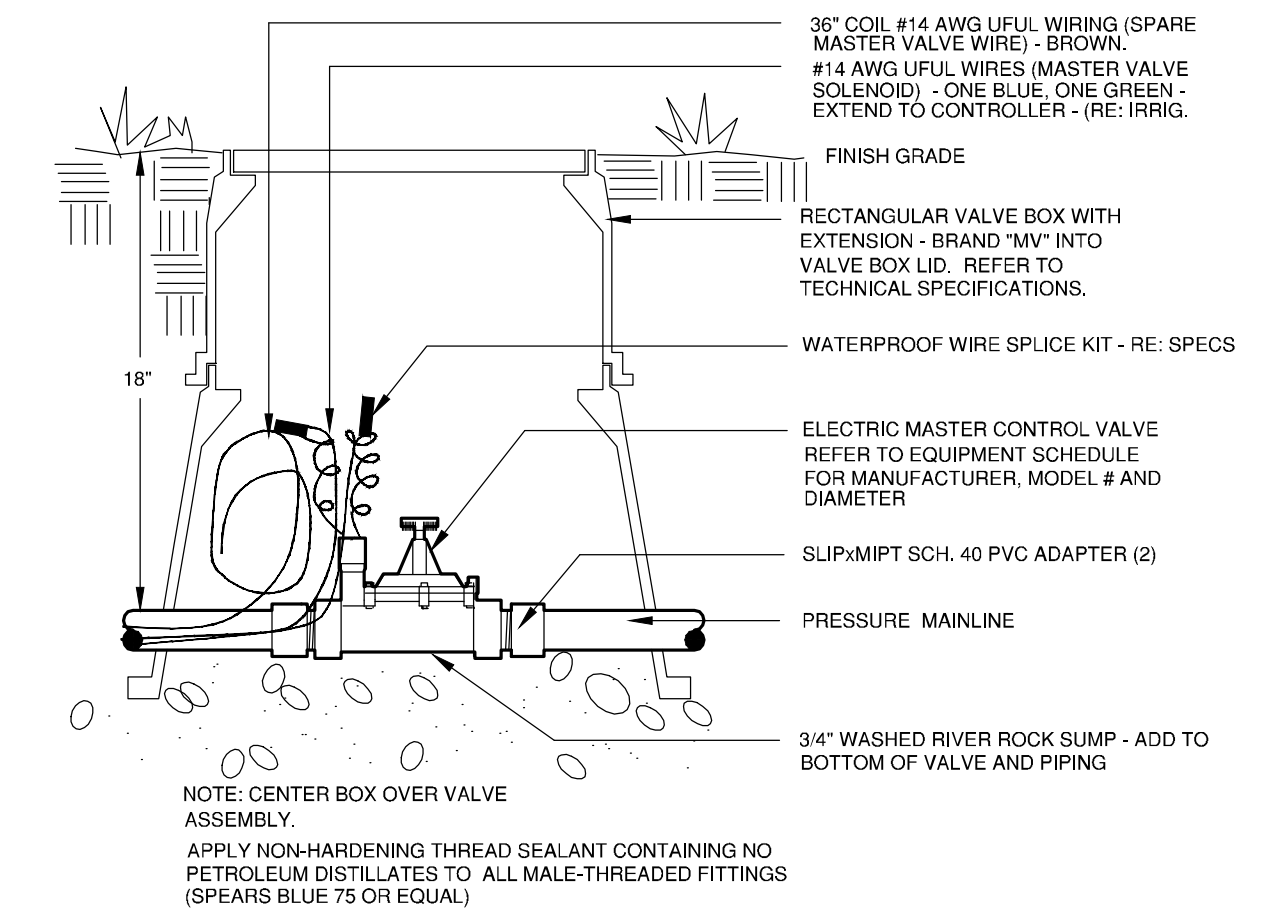
ON-GRADE GEAR DRIVEN ROTOR
TEMPORARY IRRIGATION

2



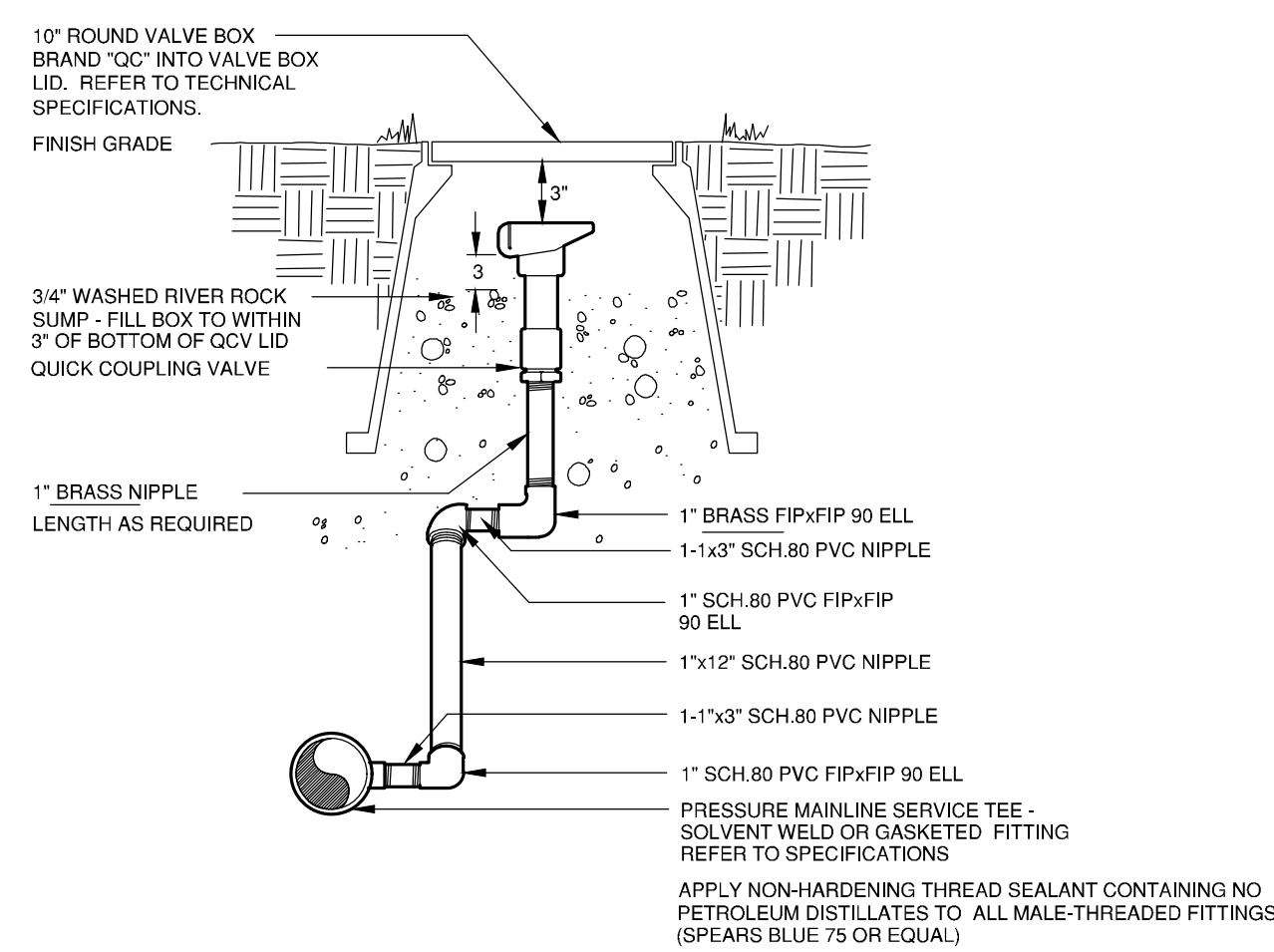
ELECTRIC CONTROL VALVE

3



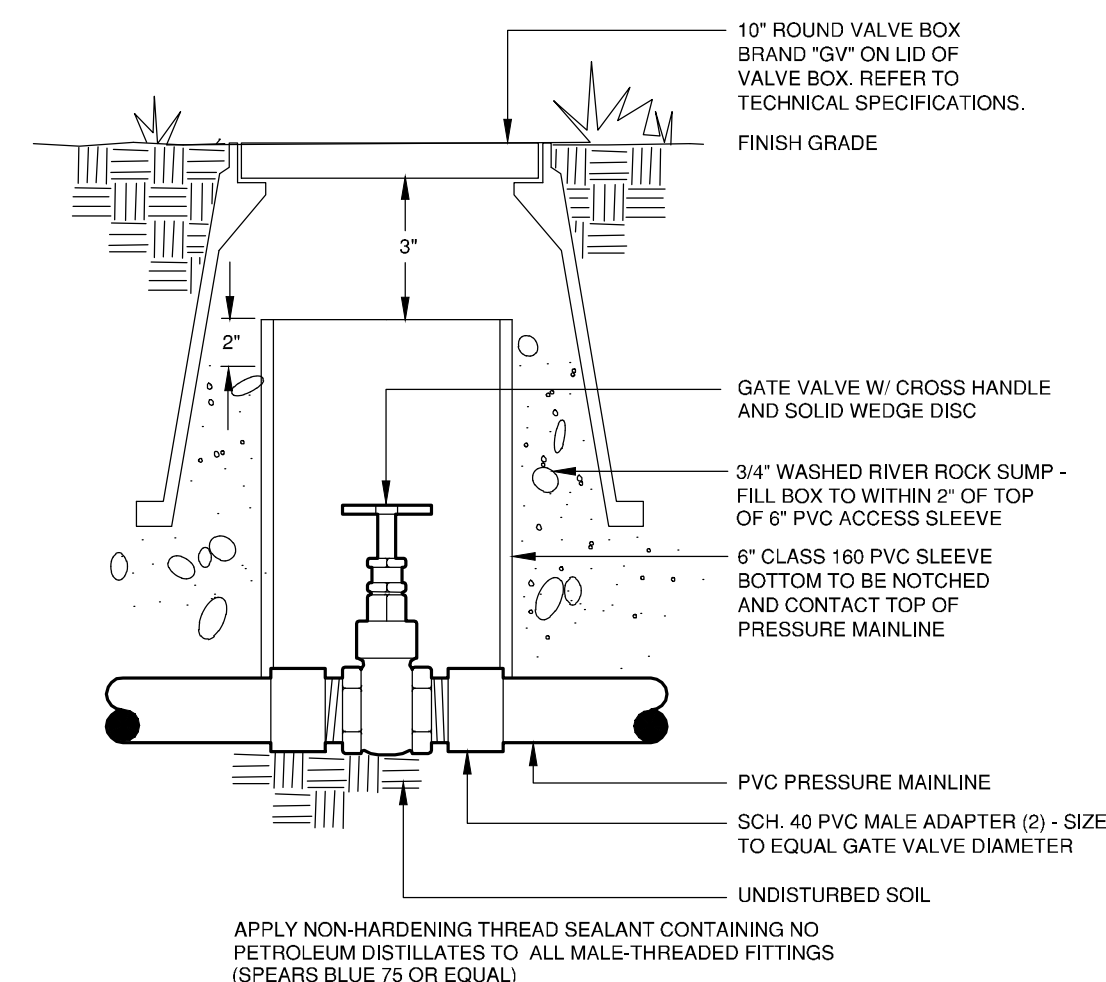
MASTER VALVE

4



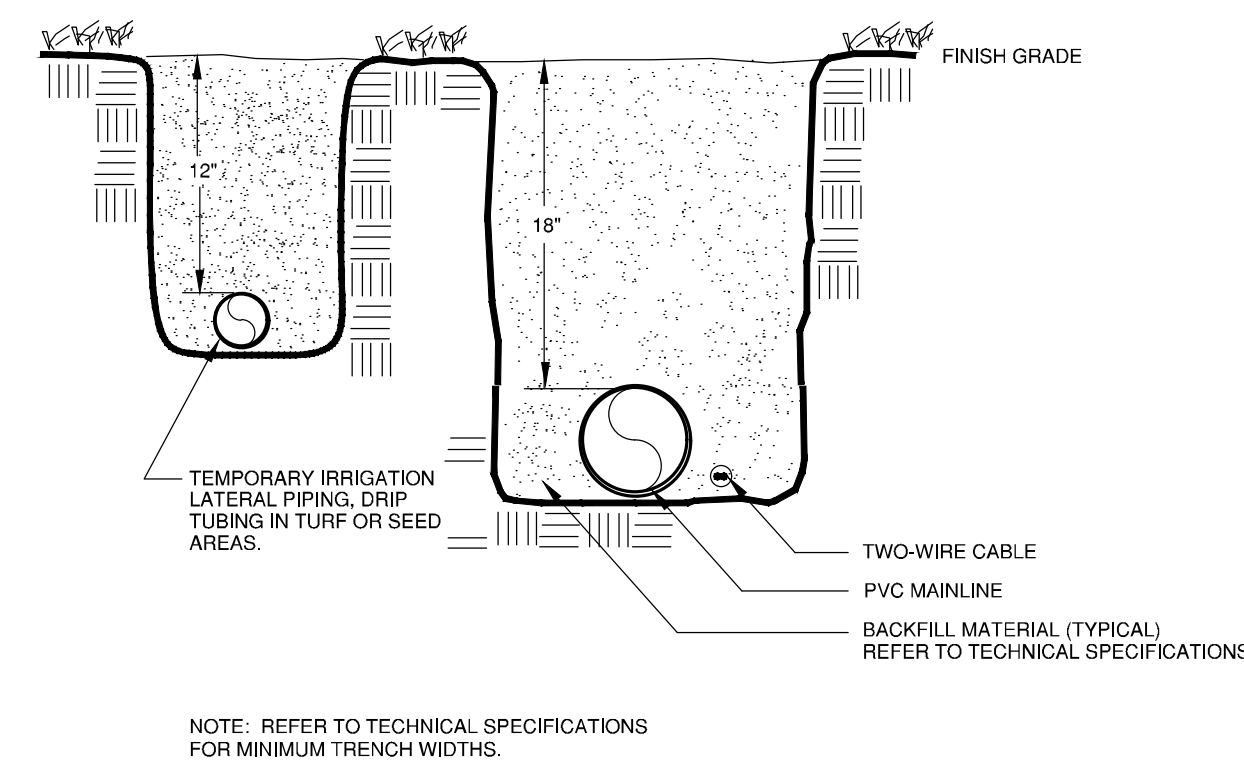
QUICK COUPLING VALVE

5



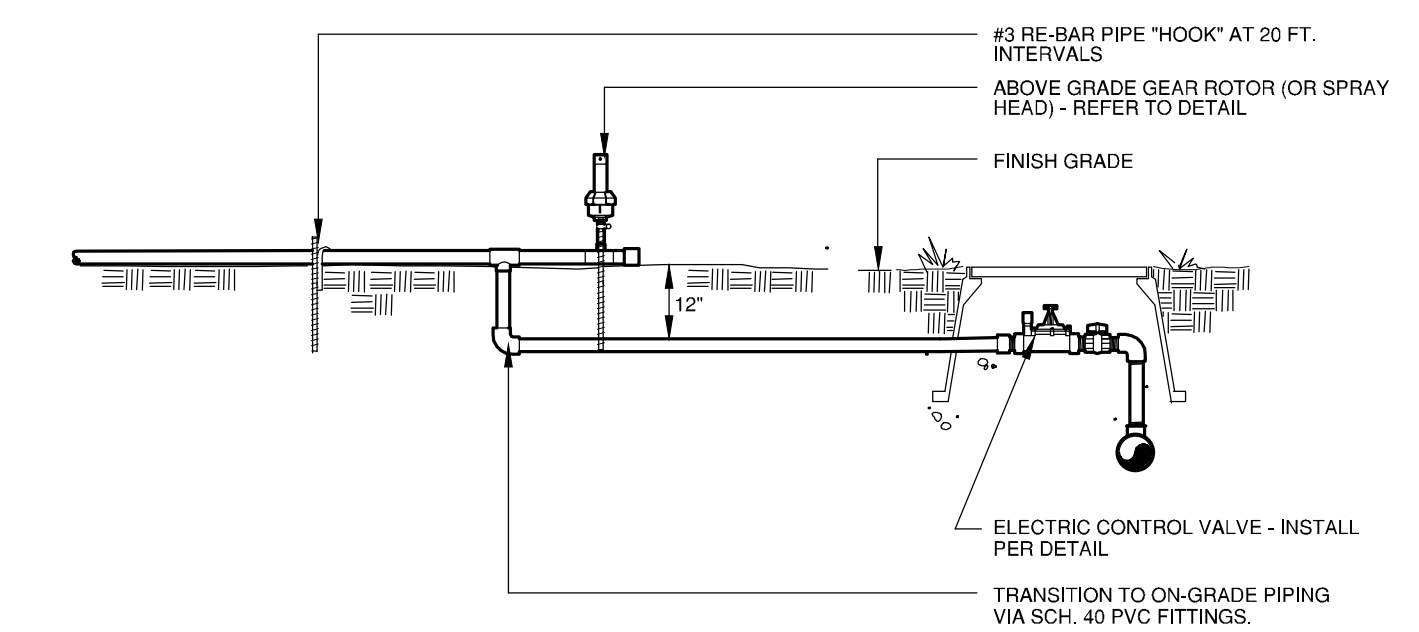
GATE VALVE

6



TRENCHES

7



ON-GRADE LATERAL PIPING

8



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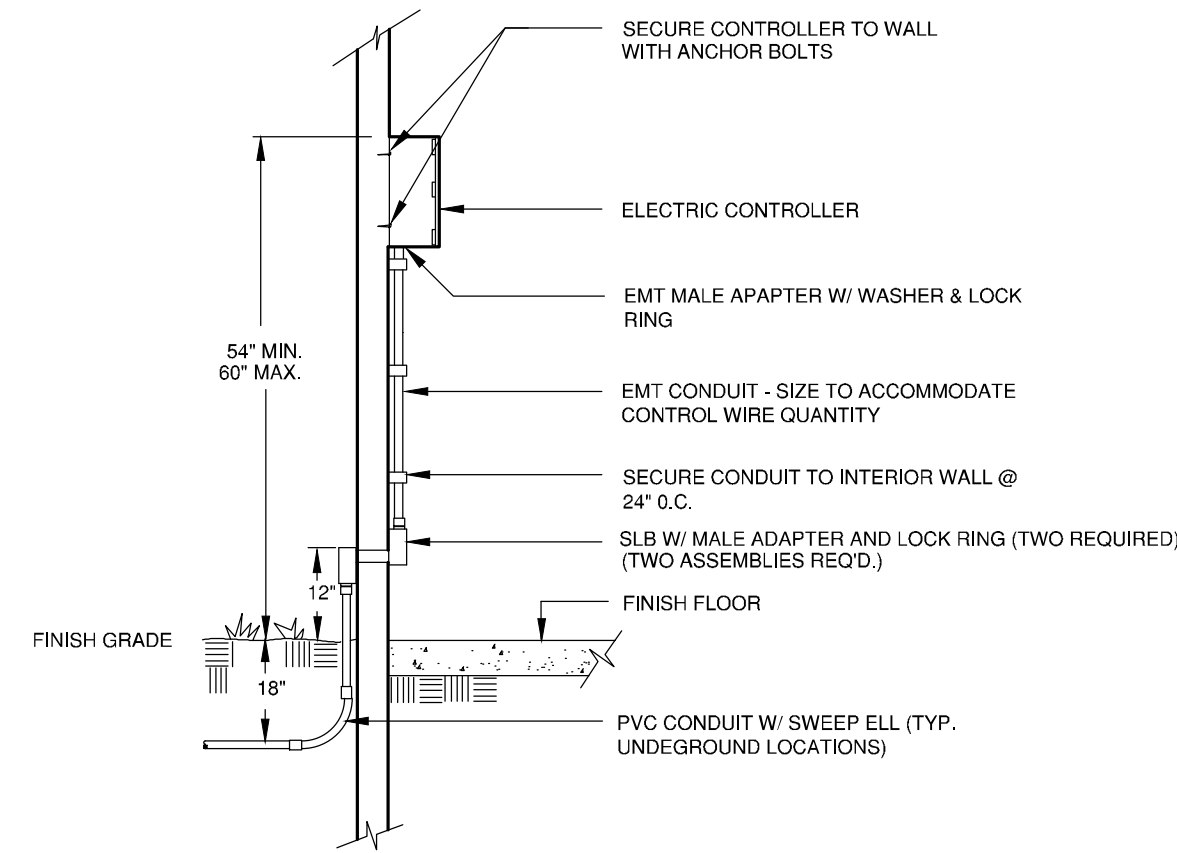
SHEET TITLE

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

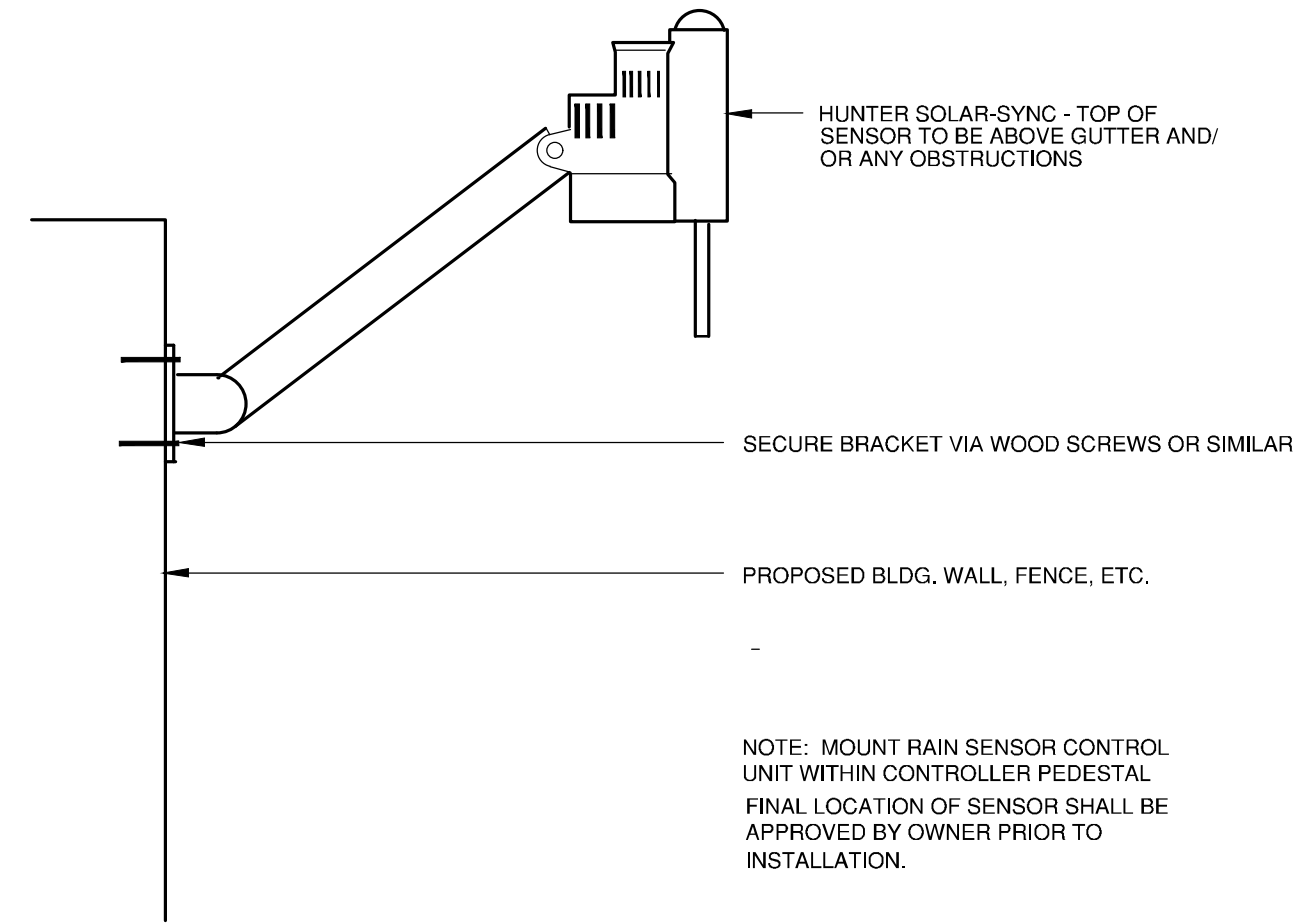
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A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



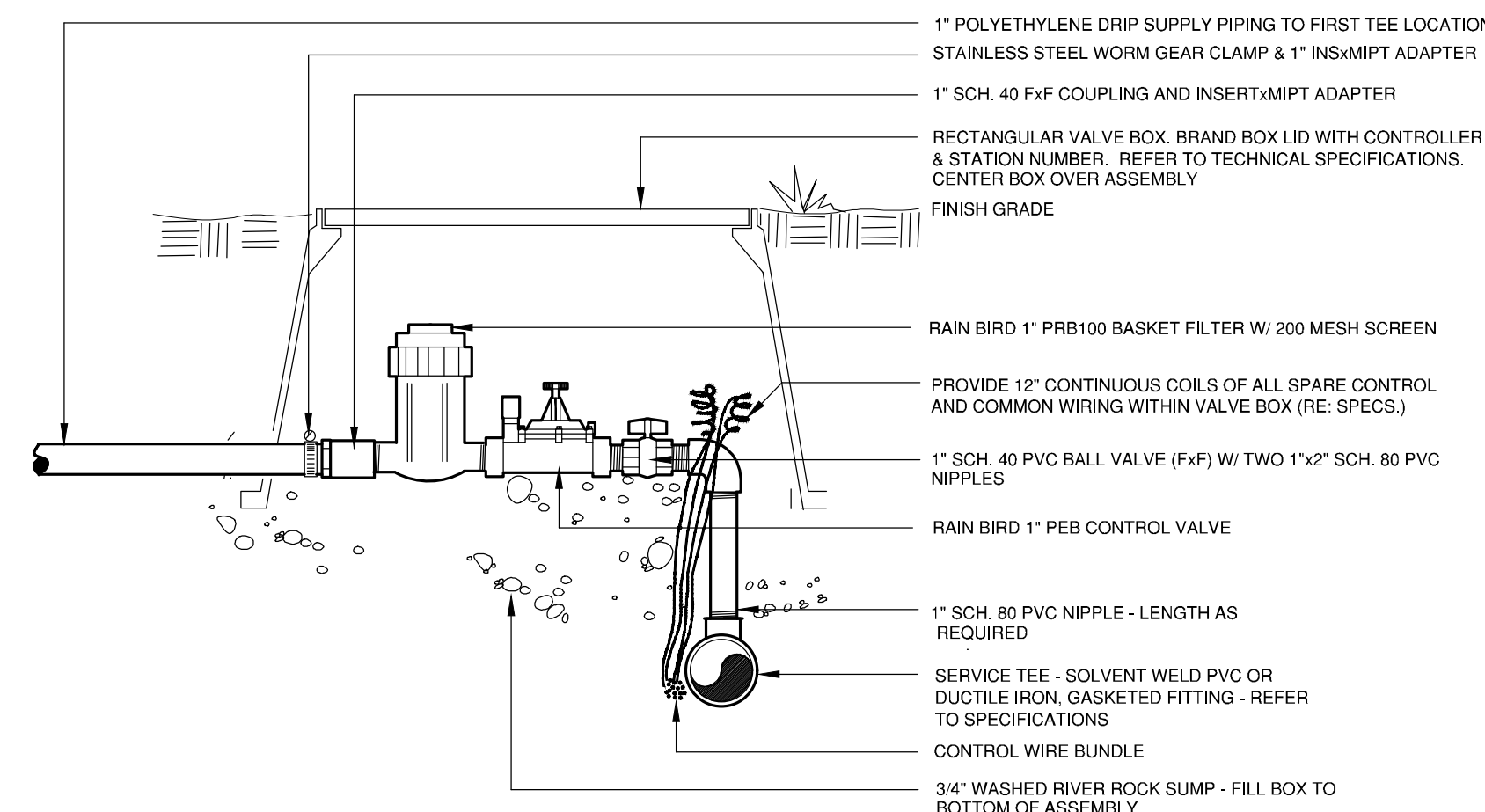
ELECTRIC CONTROLLER

9



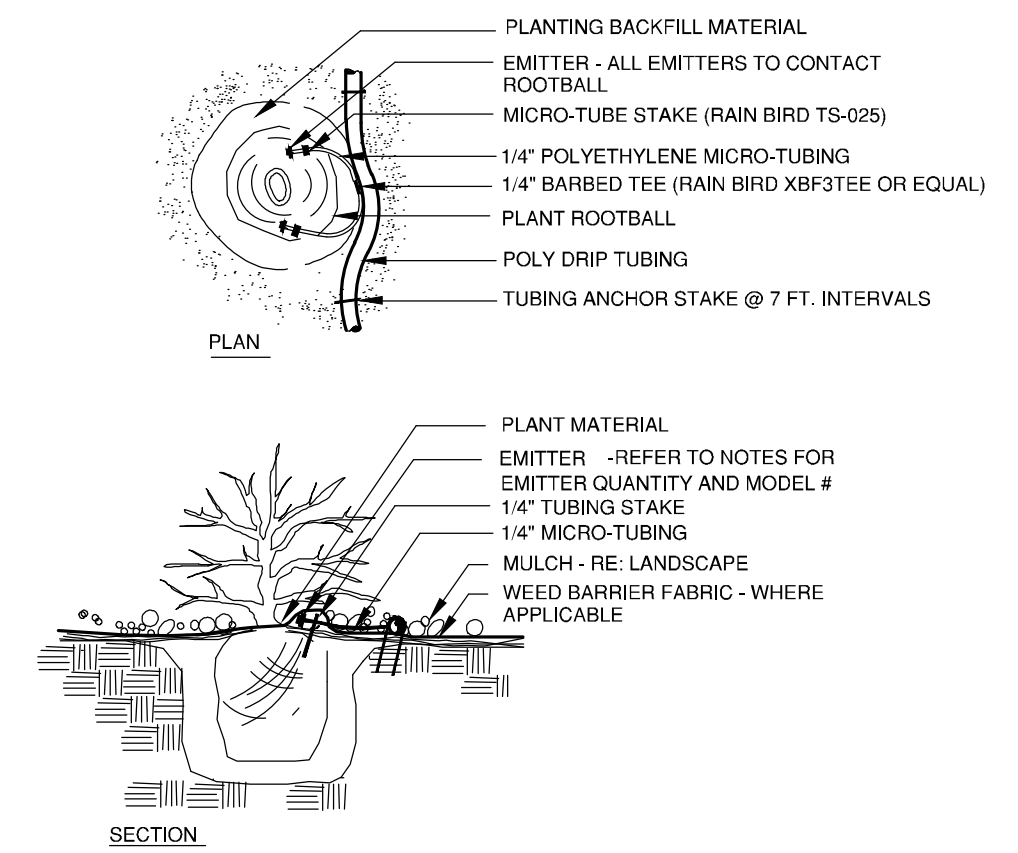
WEATHER SENSOR

10



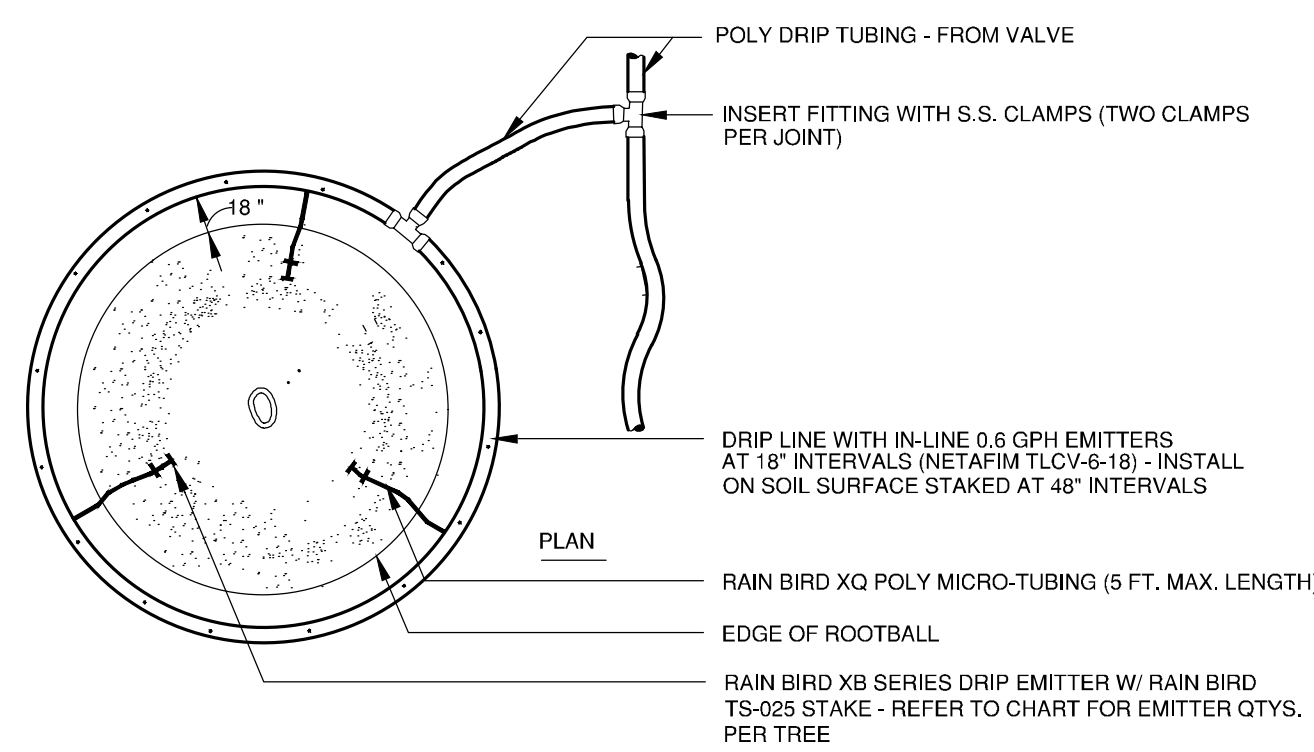
DRIP VALVE ASSEMBLY

11



DRIP EMITTER - SHRUB BEDS

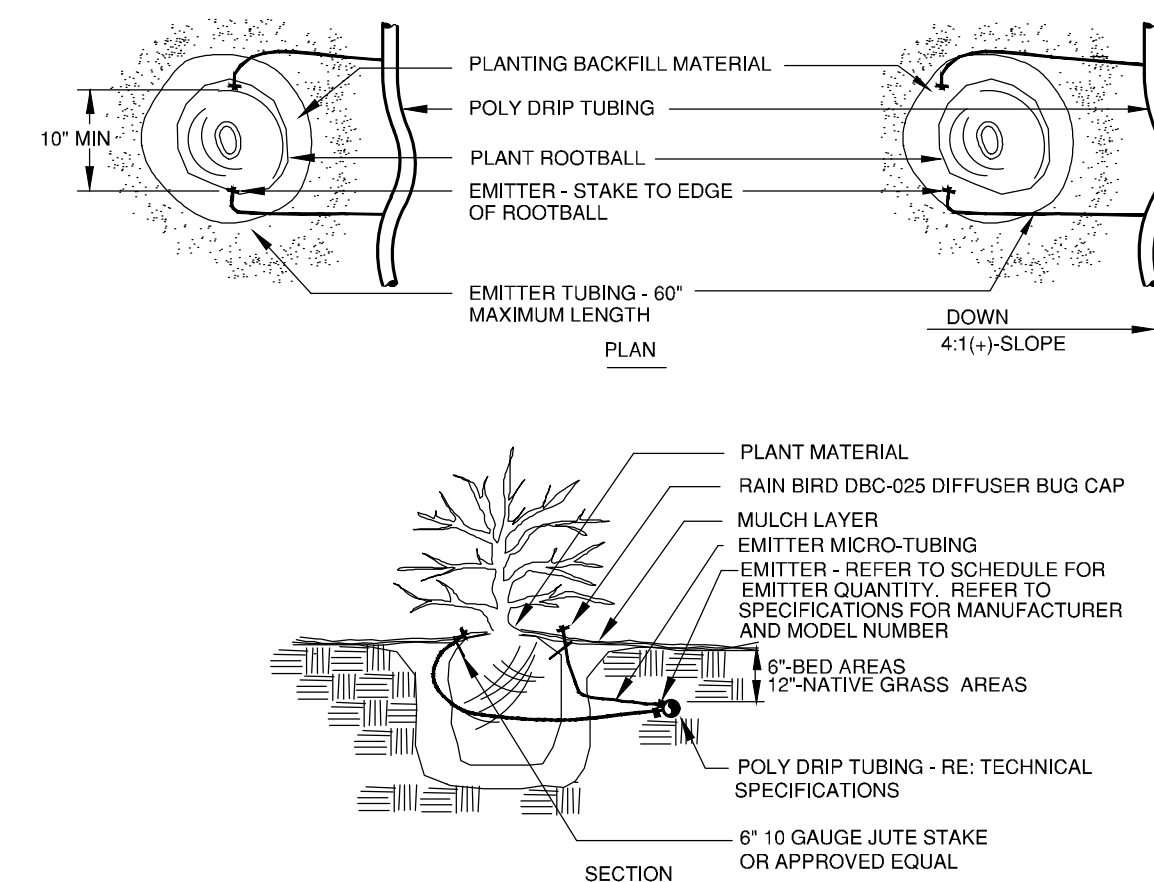
12



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

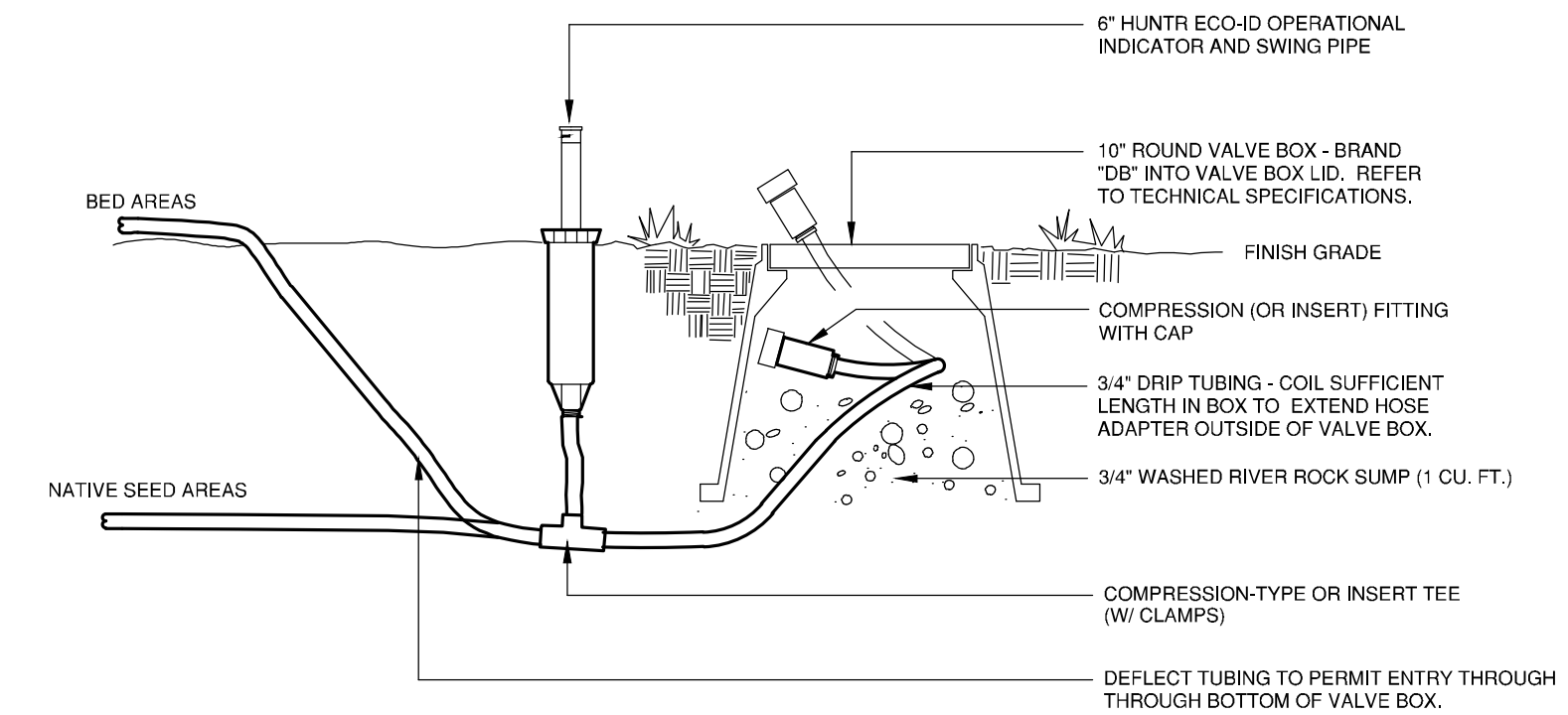


DRIP EMITTER (SHRUBS) - NATIVE SEED AREAS

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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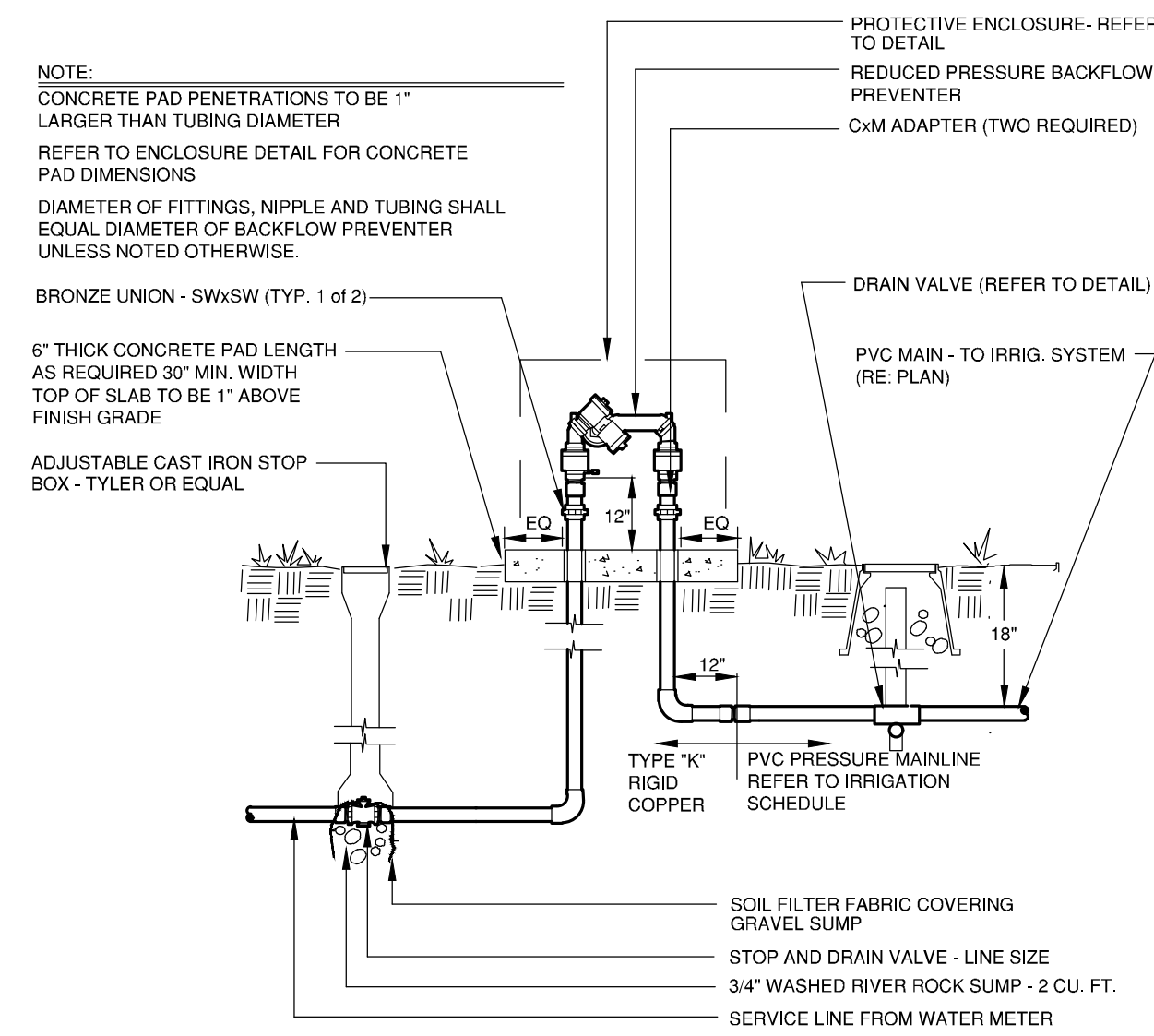
DRAWING NUMBER

5 OF 6

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

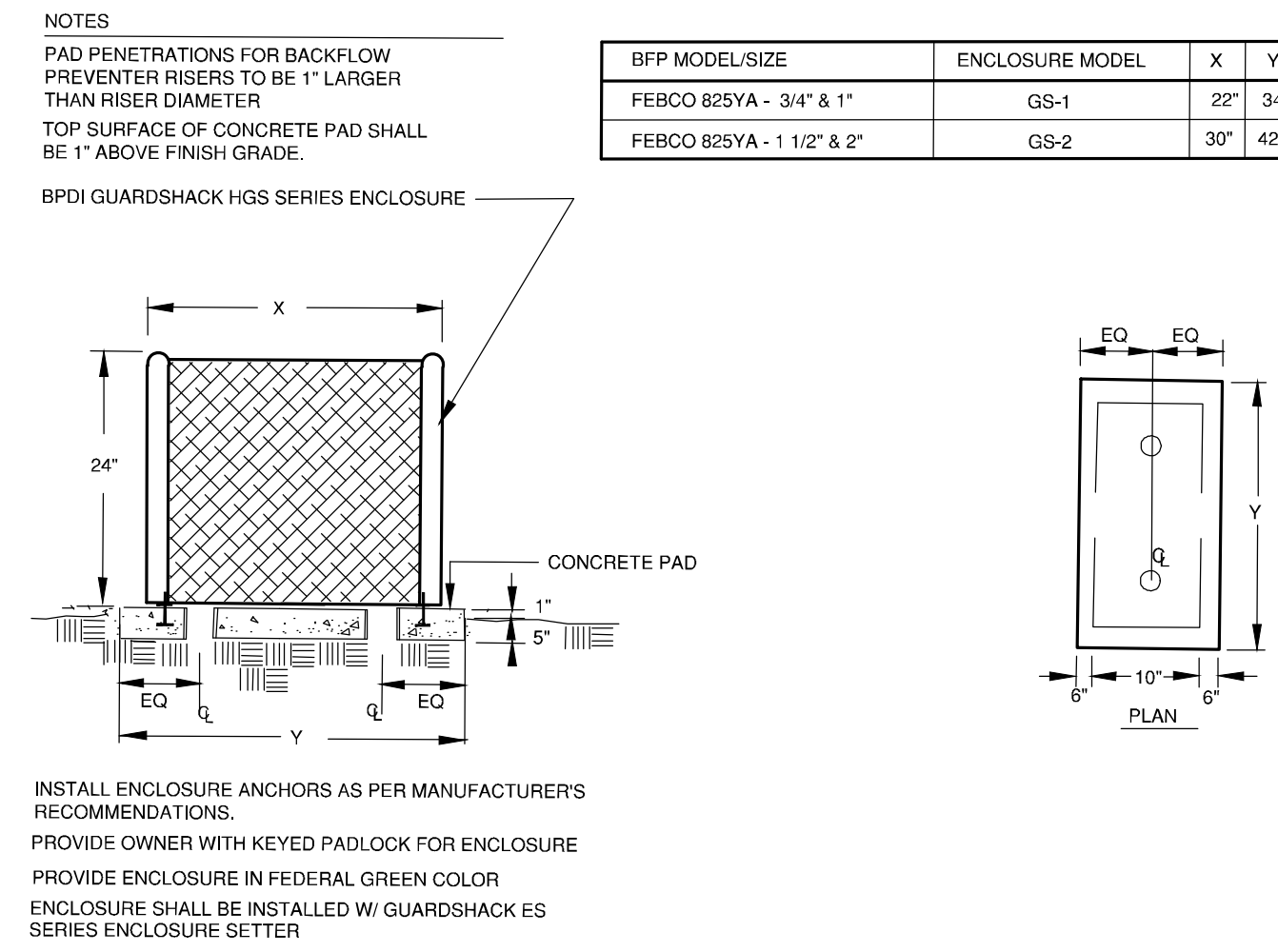
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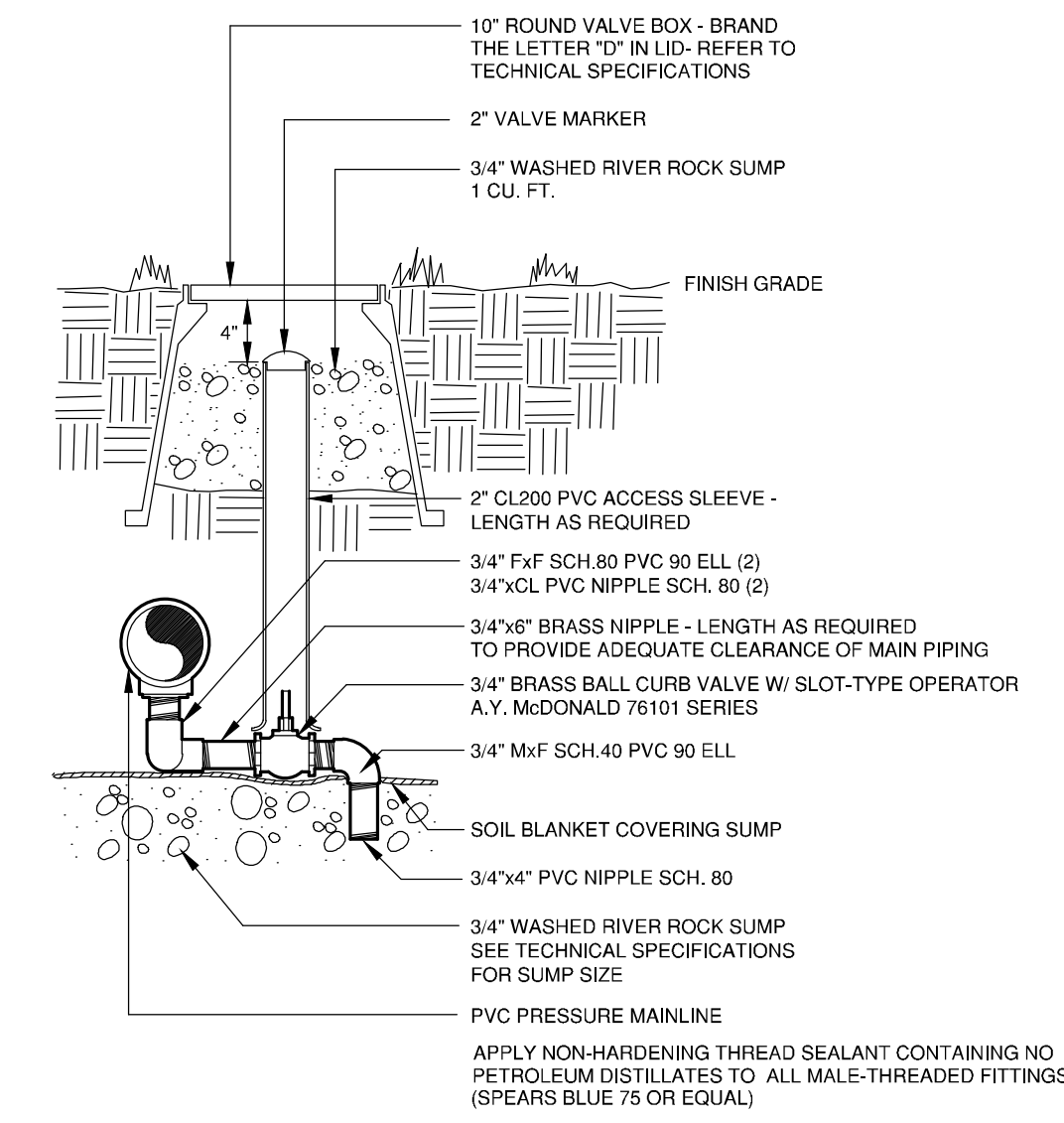
BACKFLOW PREVENTER

16



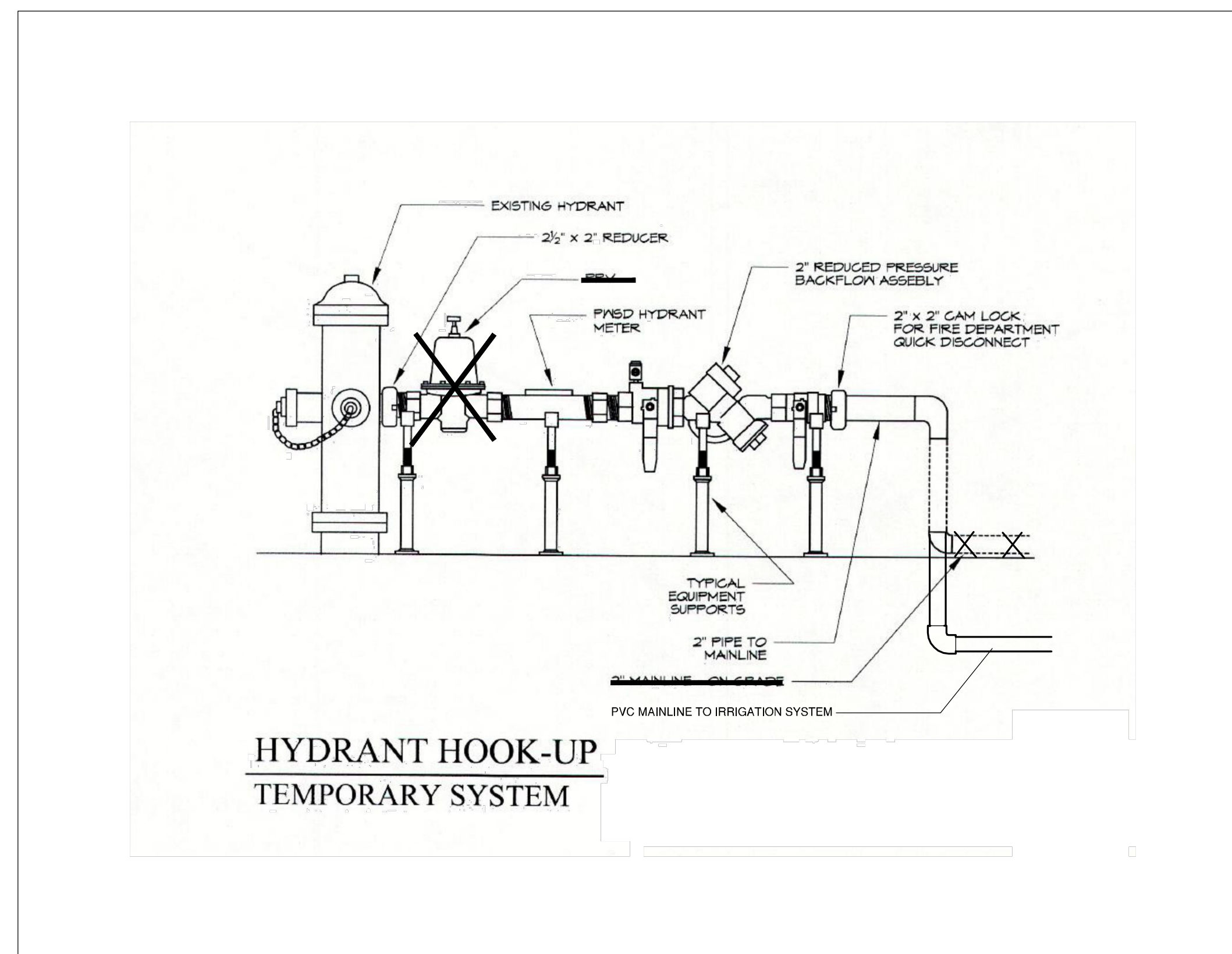
BACKFLOW ENCLOSURE

17



MANUAL DRAIN VALVE

18



FIRE HYDRANT IRRIGATION CONNECTION

19



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6 OF 6