

MANGO MANAGEMENT EXCHANGE LOT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAIN STREET, PARKER, CO

UTILITY PLAN SET
MARCH 2024

PROJECT CONTACTS

PROPERTY OWNER
PARKER MAINSTREET EXCHANGE LLC
19501 E MAINSTREET, SUITE 200
PARKER, CO 80138
TEL: 303-210-4417
ATTN: TONY MANGO

APPLICANT/DEVELOPER
PARKER MAINSTREET EXCHANGE LLC
19501 E MAINSTREET, SUITE 200
PARKER, CO 80138
TEL: 303-210-4417
ATTN: TONY MANGO

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: TROY KELTS, PE

ARCHITECT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: CHRISTIAN ARNOT

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: TROY NOSER

MATERIALS LIST			
ITEM	UNIT	QUANTITY	
6" PVC STORM SIDEWALK UNDERDRAN PIPE	L.F.	56	
4" SDR 35 PVC SANITARY SERVICE	L.F.	155	
6" SDR 35 PVC SANITARY SERVICE	L.F.	91	
1200 GALLON GREASE INTERCEPTOR	E.A.	1	
4" DIP FIRE LINE	L.F.	23	
FDC	E.A.	1	
FIRE HYDRANT ASSEMBLY	E.A.	1	
4" GATE VALVE	E.A.	1	
6" GATE VALVE	E.A.	1	
8" GATE VALVE	E.A.	1	
8" X 4" WATER TAP	E.A.	1	
8" X 6" TEE	E.A.	1	



VICINITY MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 860.80 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 3 IN BOUNDARY SURVEY OF A PORTION OF PARKER, COLORADO, JOB NO. 272-3985, DATED JUNE 18, 1981 AND RECORDED JULY 16, 1981 AT RECEPTION NO. 271167 OF THE DOUGLAS COUNTY RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD A DISTANCE OF 108.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 9 IN ABOVE DESCRIBED BOUNDARY SURVEY; THENCE SOUTH 10 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL 9; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE A DISTANCE OF 108.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 3; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 860.80 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 108.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 102.43 FEET TO THE WEST RIGHT OF WAY LINE OF PIKES PEAK DRIVE; THENCE SOUTH 17 DEGREES 31 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 151.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 84.29 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING.

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT 1.085042, A 3.25" ALUMINUM CAP AT THE GROUND SURFACE APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF PIKES PEAK AVENUE AND APPROXIMATELY 433' EAST OF THE CENTERLINE OF PACE CENTER DRIVE. ALSO BEING 42' WEST BY 21' NORTH OF THE CENTERLINES OF THE ADJACENT CONCRETE PATHS. APPROXIMATE POSITION LAT: 38.516689 N, LONG: -104.754294 W, ELEVATION: 5889.09

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°33'17" E ALONG THE NORTH LINE OF LOT 1 AND LOT 2 BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON. THIS BEARING IS ASSUMED AS DOES NOT MATCH THE BEARING FOR THE NORTH BOUNDARY OF THE SUBDIVISION.

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.

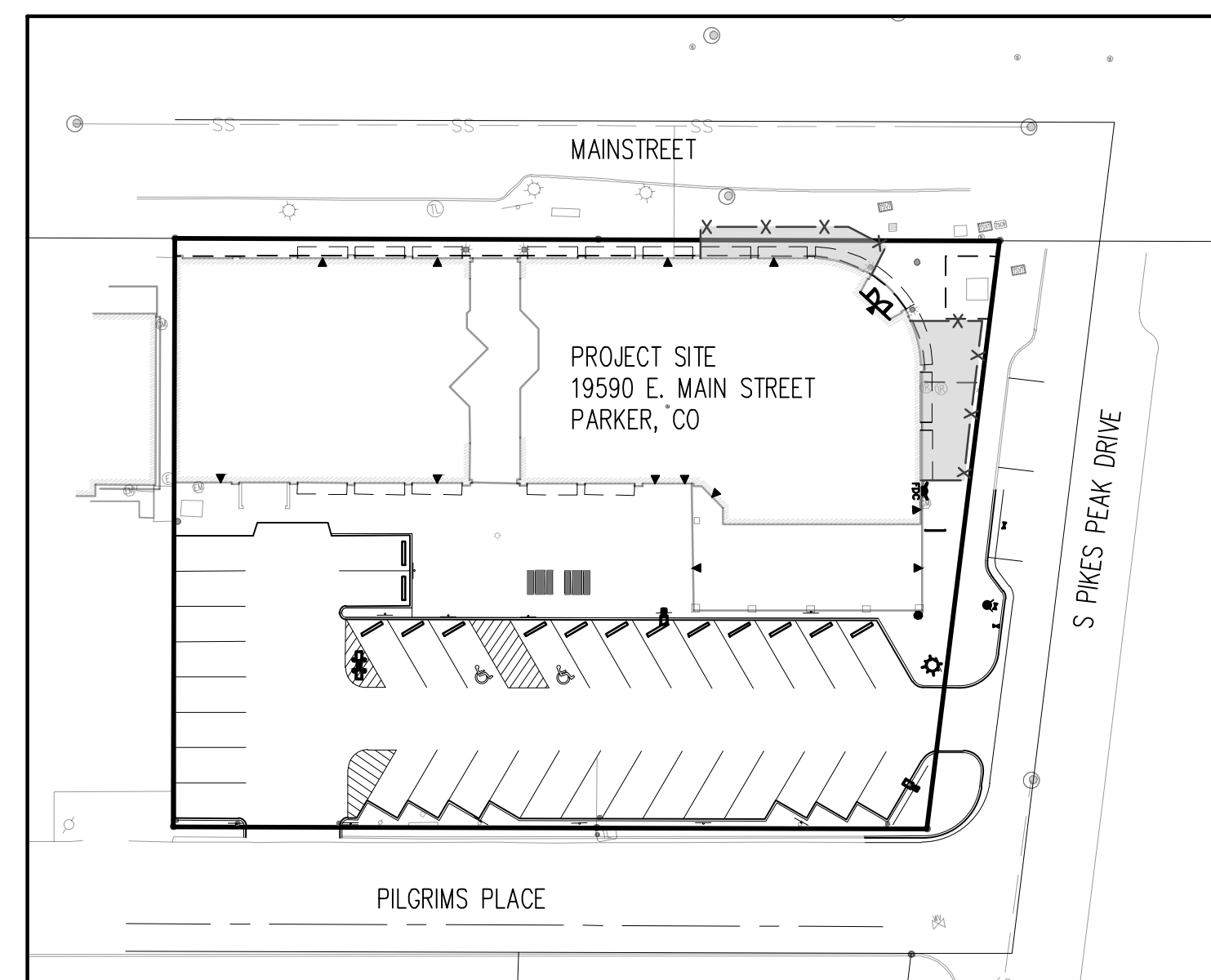
NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

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.

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.)



LOCATION MAP
SCALE: 1" = 40'

LIST OF ABBREVIATIONS

SHT - SHEET
A - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/ - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WVF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE

Galloway

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EXCHANGE LOT 1
UTILITY PLAN SET

19590 MAINSTREET
PARKER, CO

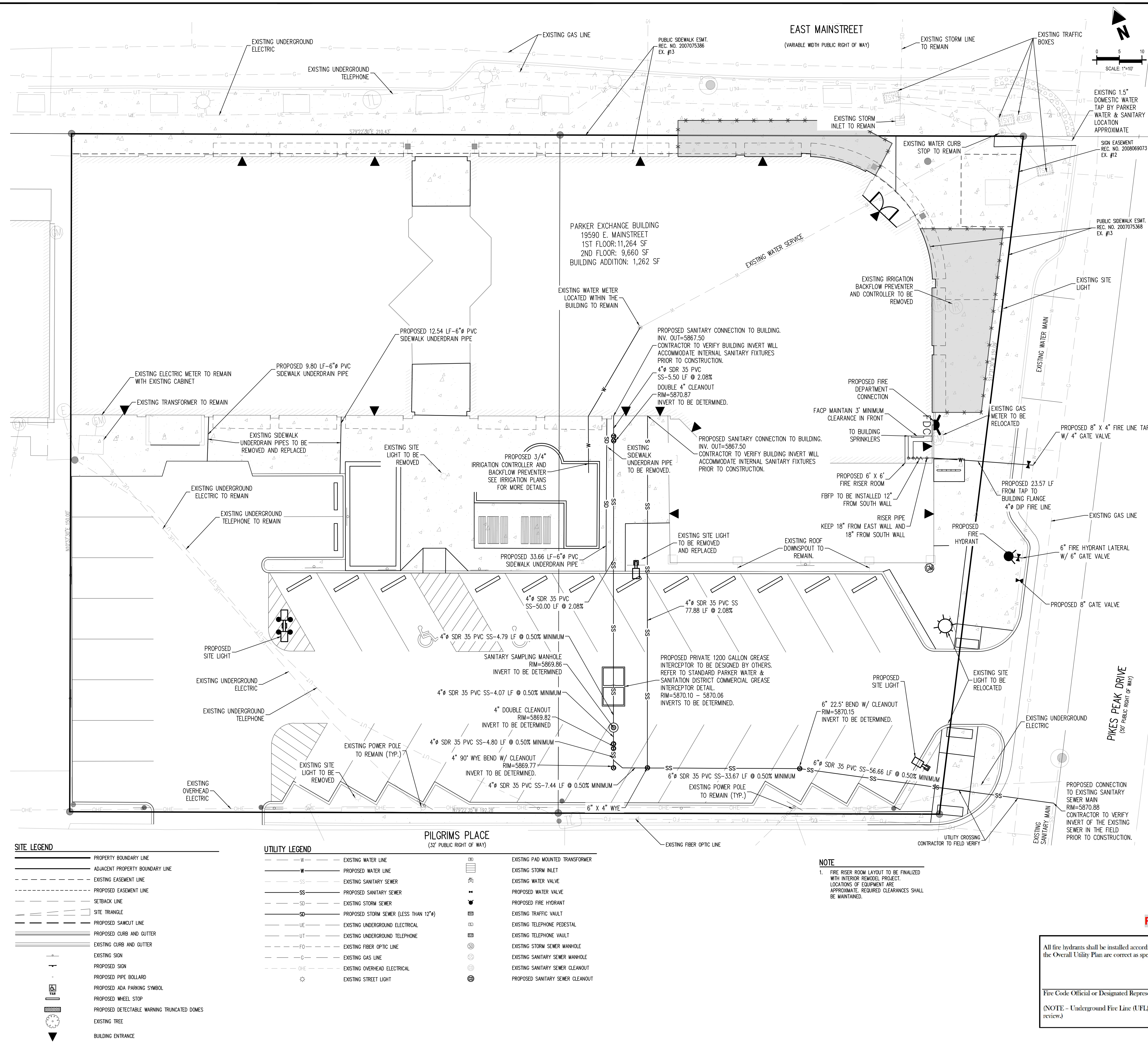
#	Date	Issue / Description	Init.
A	09/12/2023	1ST SUBMITTAL	TDK
B	12/08/2023	2ND SUBMITTAL	TDK
C	02/02/2024	3RD SUBMITTAL	TDK
D	03/29/2024	4TH SUBMITTAL	TDK

Project No: MGC00001
Drawn By: HCH
Checked By: TDK
Date: MARCH 2024

UTILITY COVER SHEET

C3.0

1 OF 10



PARKER WATER AND SANITATION DISTRICT (PWSD) GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. 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.
3. 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 PWSD IMMEDIATELY.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. 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 PWSD OFFICE.
8. 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.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SANITARY) FOR UP TO TWO YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIATED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF PARKER WATER AND SANITATION DISTRICT PAGE 1.7 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SANITARY LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
X FOR SANITARY SERVICE SEWERS
Y FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

PWSD WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS SHALL BE WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LOGGED. ALL FITTINGS SHALL BE WEARED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO ANWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATER TIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES. WHEN AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE, OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN PARKER WATER AND SANITATION DISTRICT PAGE 1.8 DISTRICT PLAN APPROVAL PROCEDURES: THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
15. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

PWSD SANITARY SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET ON CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MANHOLE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER. ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHARPED INVERTS.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 8 OR NO. 57.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING. PARKER WATER AND SANITATION DISTRICT PAGE 1.9 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL LET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

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.

Fire Code Official or Designated Representative _____ Date _____

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFA 24 when submitting for review.)



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EXCHANGE LOT 1
UTILITY PLAN SET

19590 MAIN STREET
PARKER, CO

#	Date	Issue / Description	Init.
A	09/12/2023	1ST SUBMITTAL	TDK
B	12/08/2023	2ND SUBMITTAL	TDK
C	02/02/2024	3RD SUBMITTAL	TDK
D	03/29/2024	4TH SUBMITTAL	TDK

Project No: MGC00001
Drawn By: HCH
Checked By: TDK
Date: MARCH 2024

OVERALL UTILITY PLAN

11/18/2024 10:58 AM C:\Users\tdk\OneDrive\Documents\Projects\2024\Exchange Lot 1\Utility Plan Set\Overall Utility Plan Set.dwg (P)

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

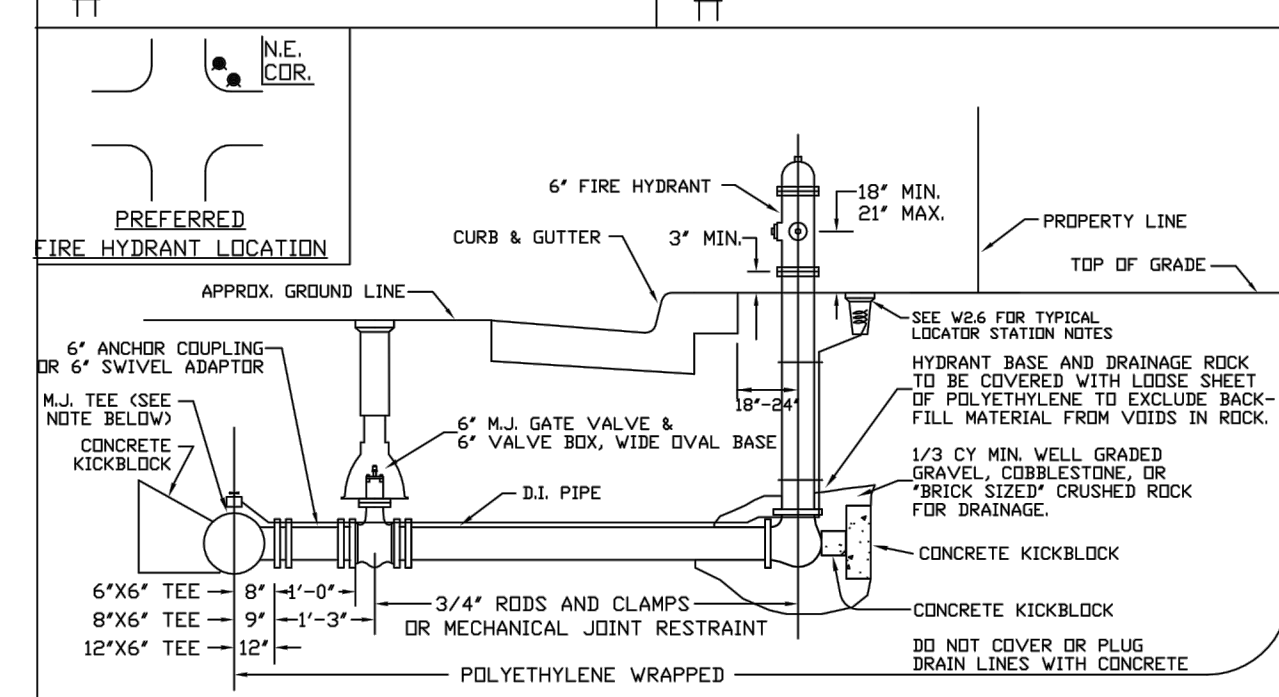
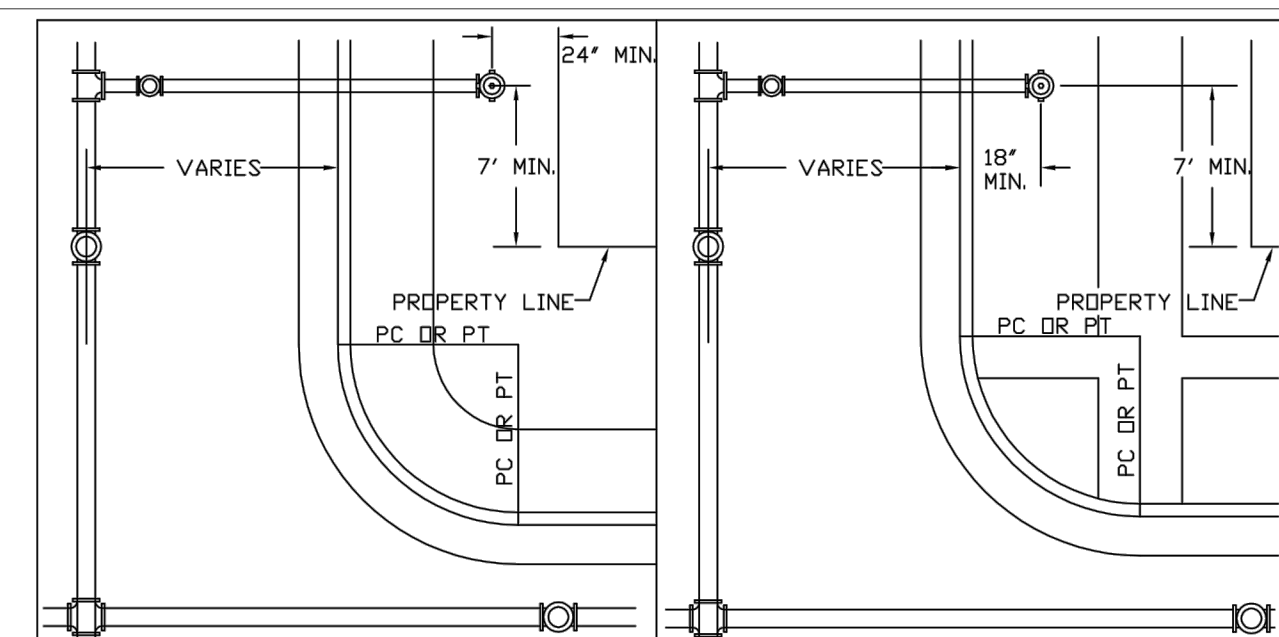
- WATER**
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
 2. APPROVED BEDDING TO BE SQUEEGEE.
 3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
 4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
 5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
 6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
 7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
 8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
 9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
 10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
 11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
 12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 S FOR SANITARY SEWER SERVICE
 W FOR WATER SERVICES
 13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	01/02 10/16
DIRECTOR OF ENGINEERING	1/08 10/16

2016 REVISION

SHEET W1.1



PARKER WATER & SANITATION DISTRICT
FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/98
APPROVED: PVR	01/02 10/16
DIRECTOR OF ENGINEERING	12/07 1/16

2016 REVISION

SHEET W2.5

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
3. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
4. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

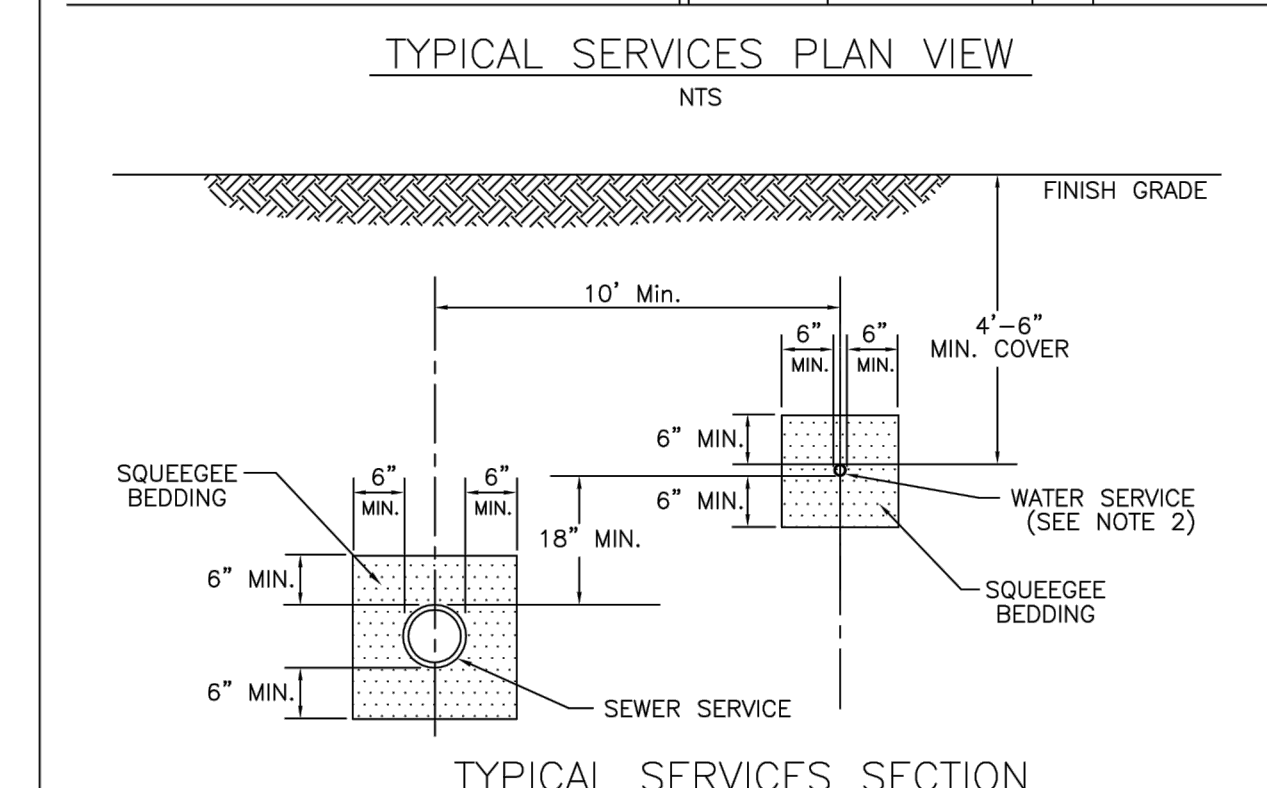
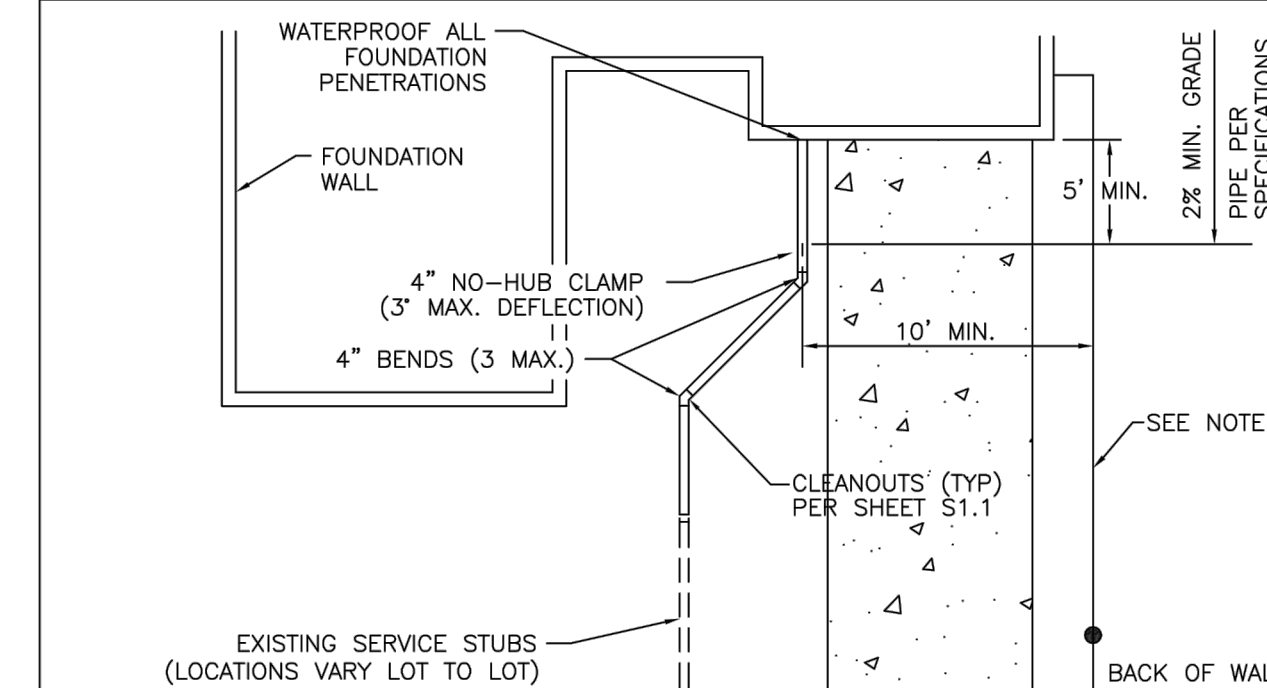
- SEWER**
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
 2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
 3. MINIMUM GRADE SHALL BE 2%.
 4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
 5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
 6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
 7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
 8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 S FOR SANITARY SEWER SERVICE
 W FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	01/02 10/16
DIRECTOR OF ENGINEERING	1/08 1/16

2016 REVISION

SHEET S1.1

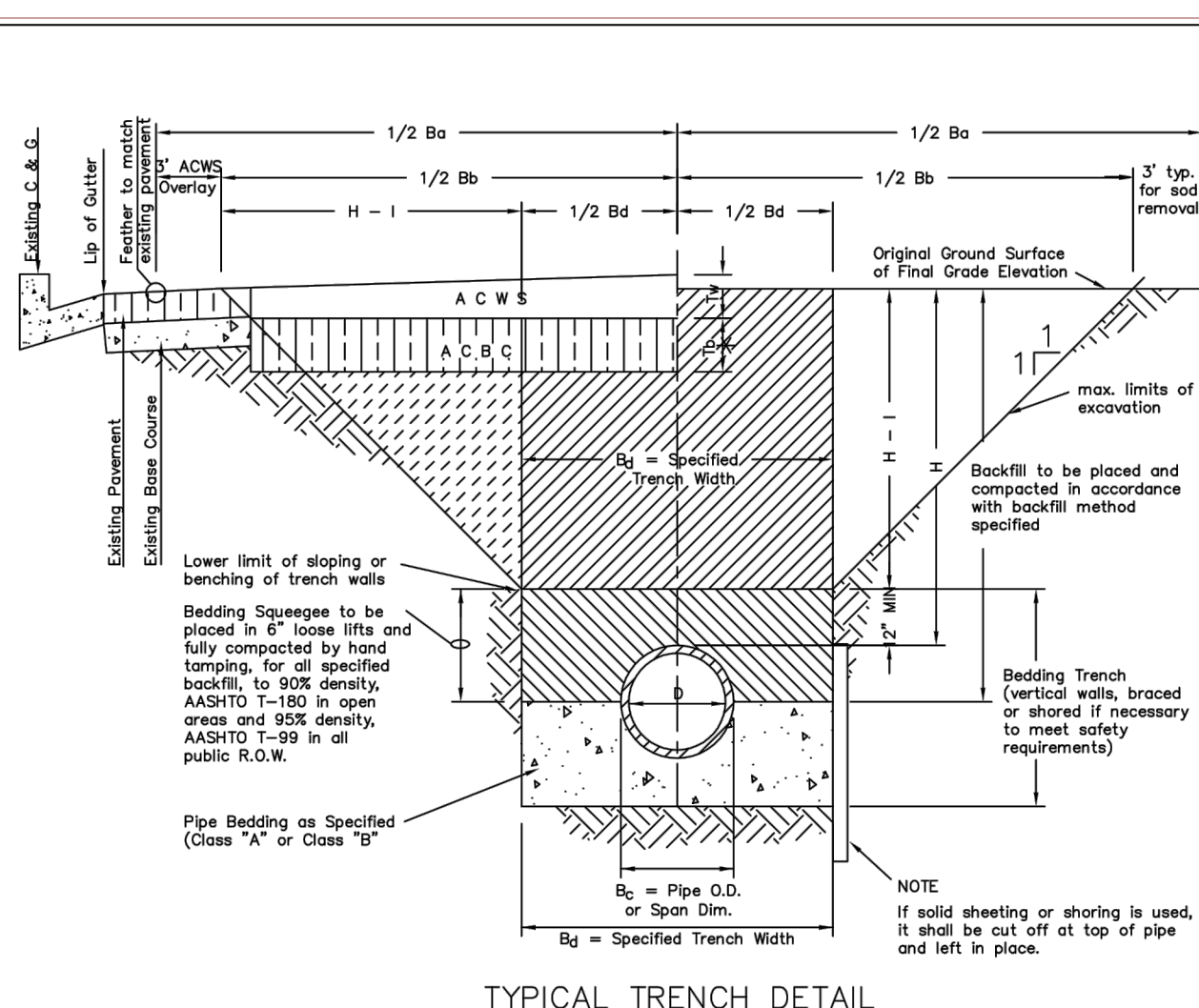


PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 01/16
DIRECTOR OF ENGINEERING	01/02 01/16

2016 REVISION

SHEET S1.2



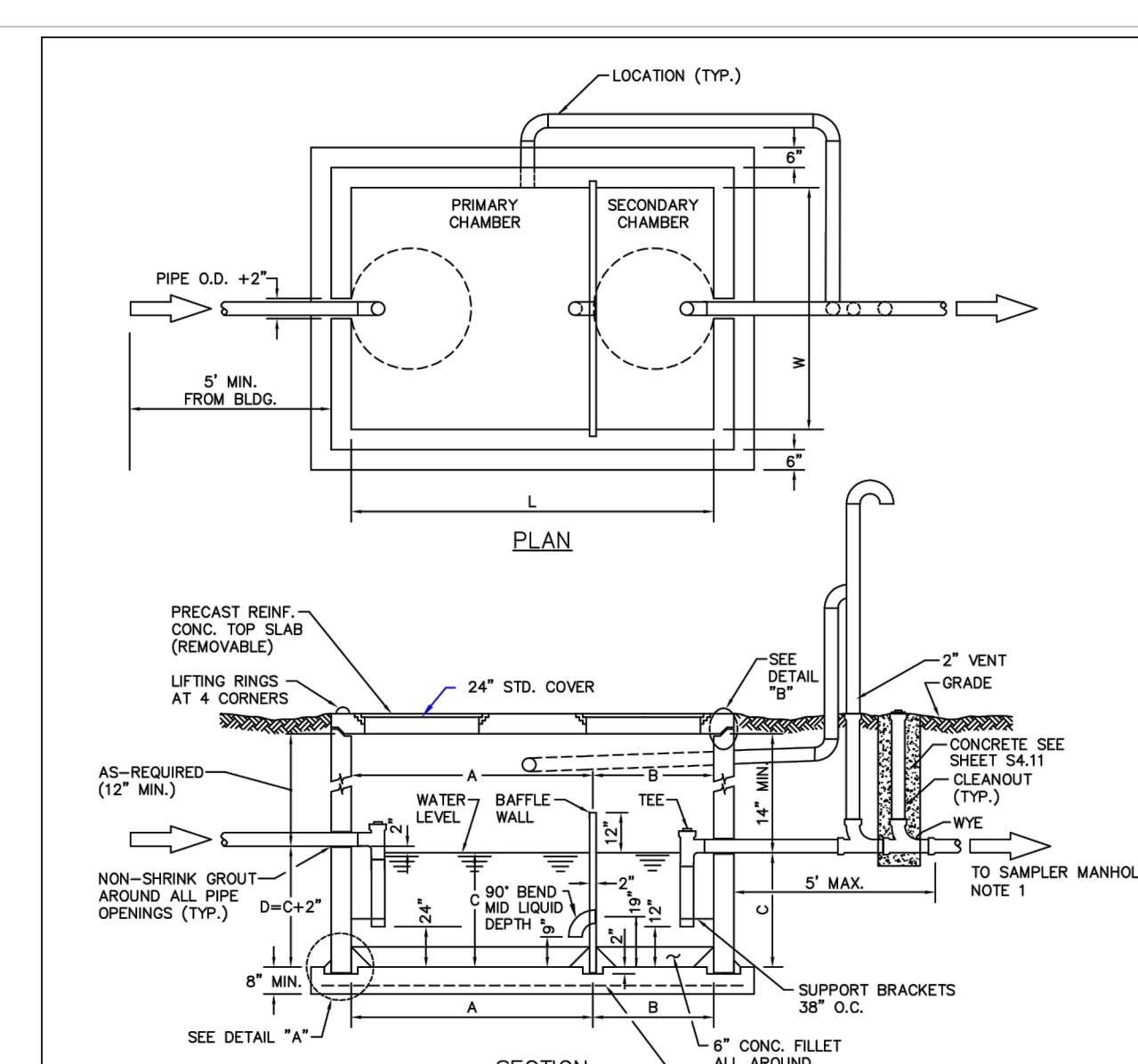
- NOTES**
1. Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
 2. Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no payment will be made for removal, replacement or relocation of curbs and gutters, utilities, sidewalks, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
 3. If dimension T_b is $\leq 5'$, then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay widths, B_1 & B_2 shall then be based upon this actual width.

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE	DATE: 2/98
APPROVED: PVR	3/98 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.1



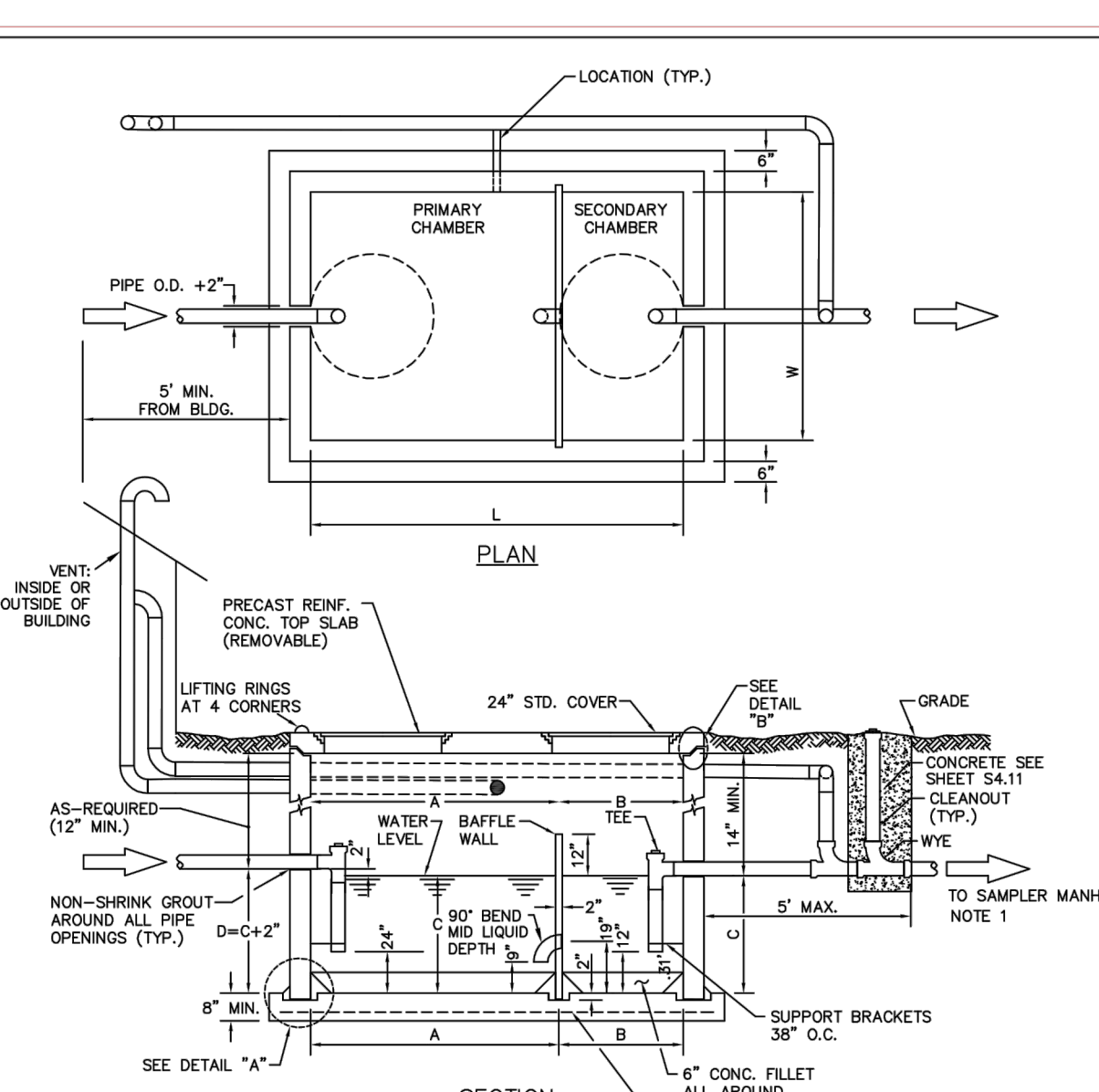
PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

SHEET 1 OF 2

SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S5.1



PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

SHEET 2 OF 2

SCALE: NONE	DATE: 2/98
APPROVED: PVR	01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S5.2



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EXCHANGE LOT 1
UTILITY PLAN SET

19590 MAIN STREET
PARKER, CO

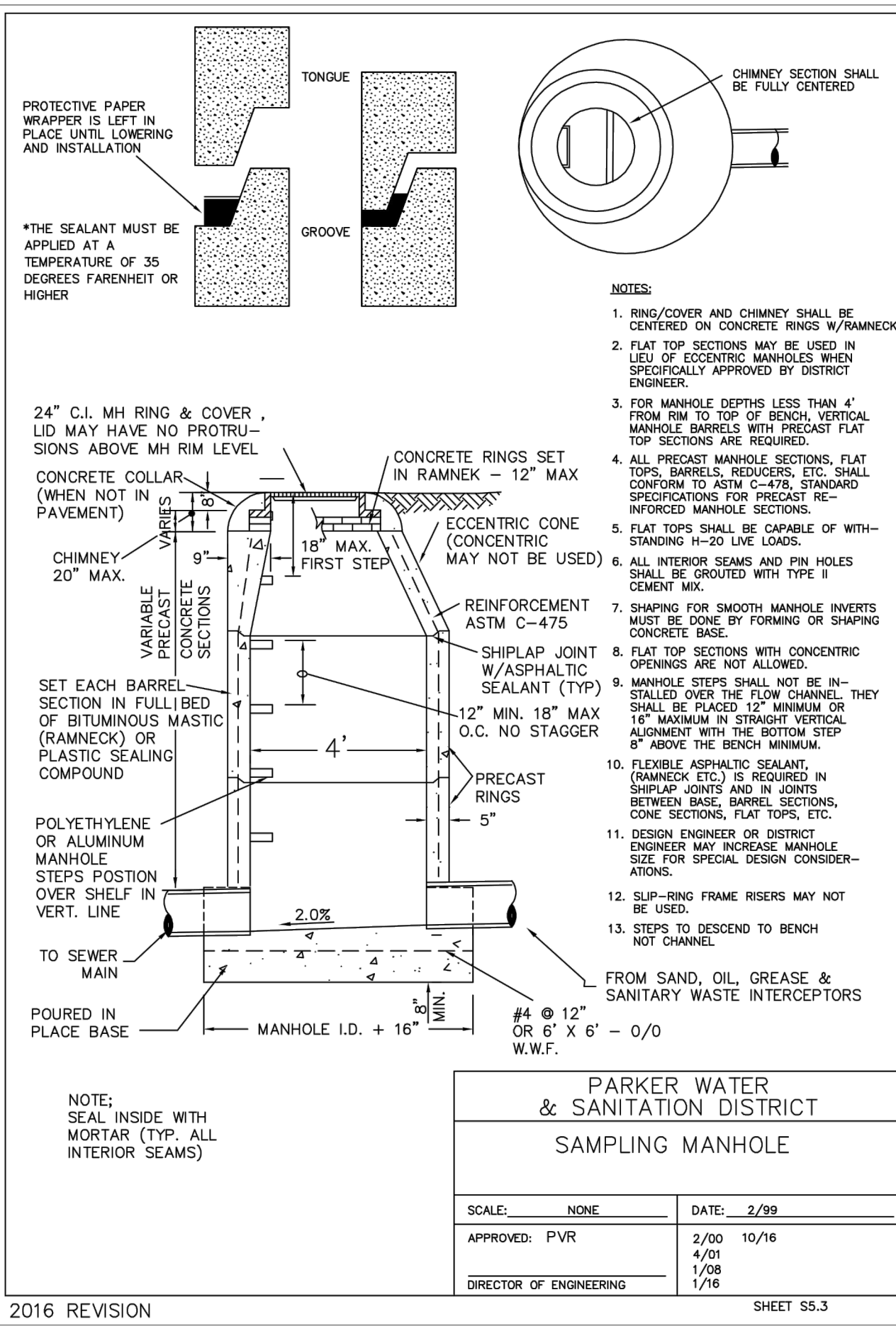
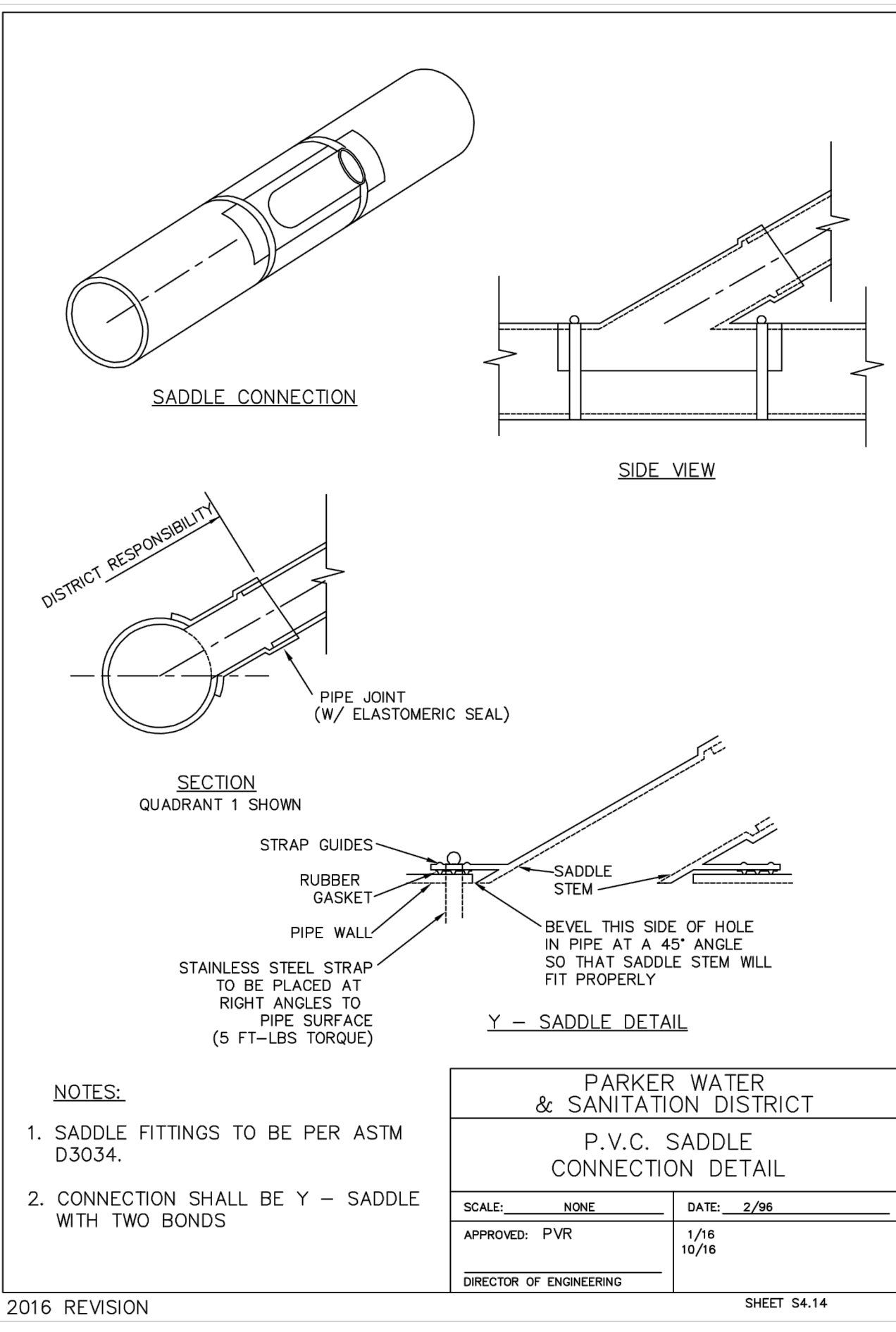
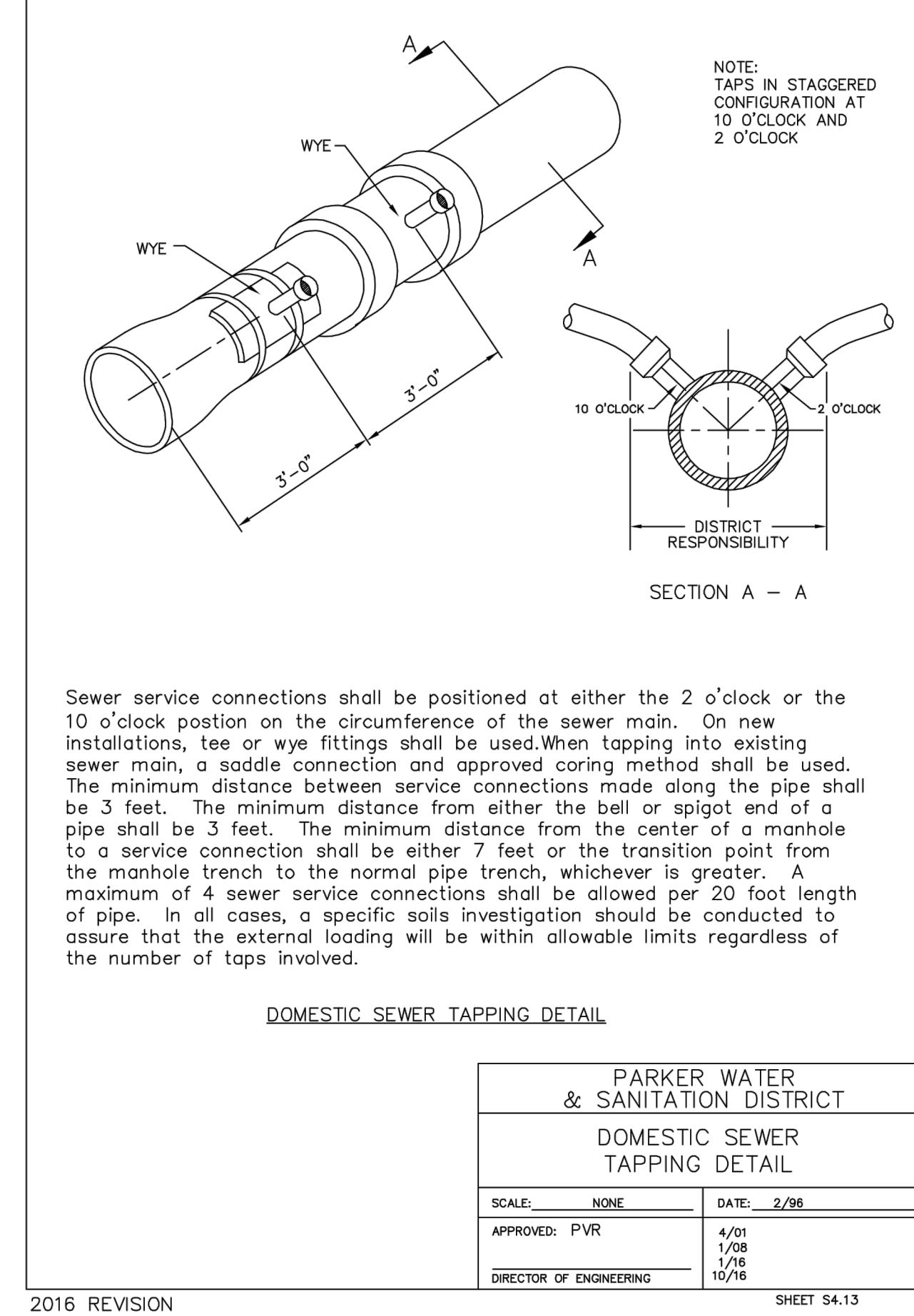
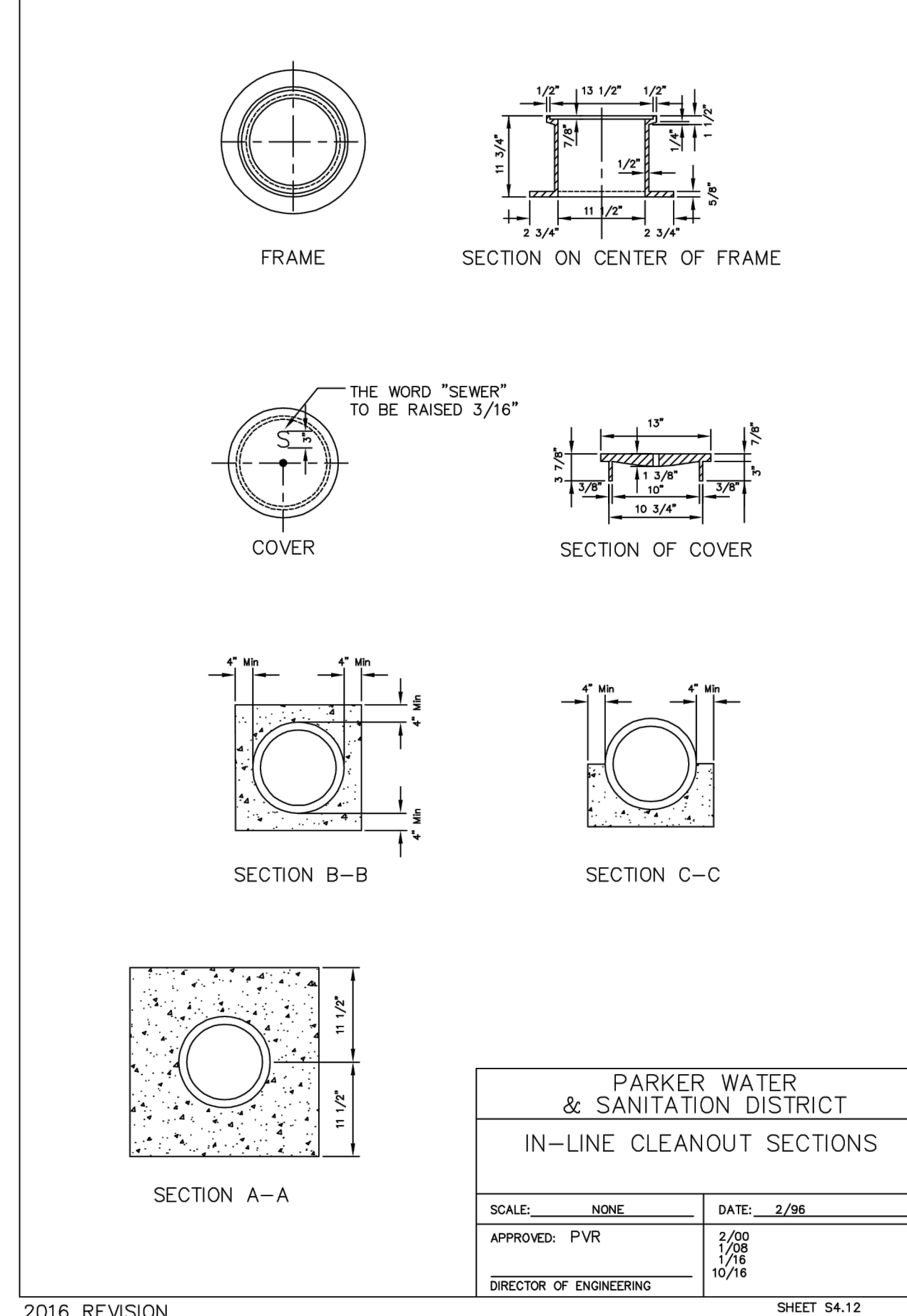
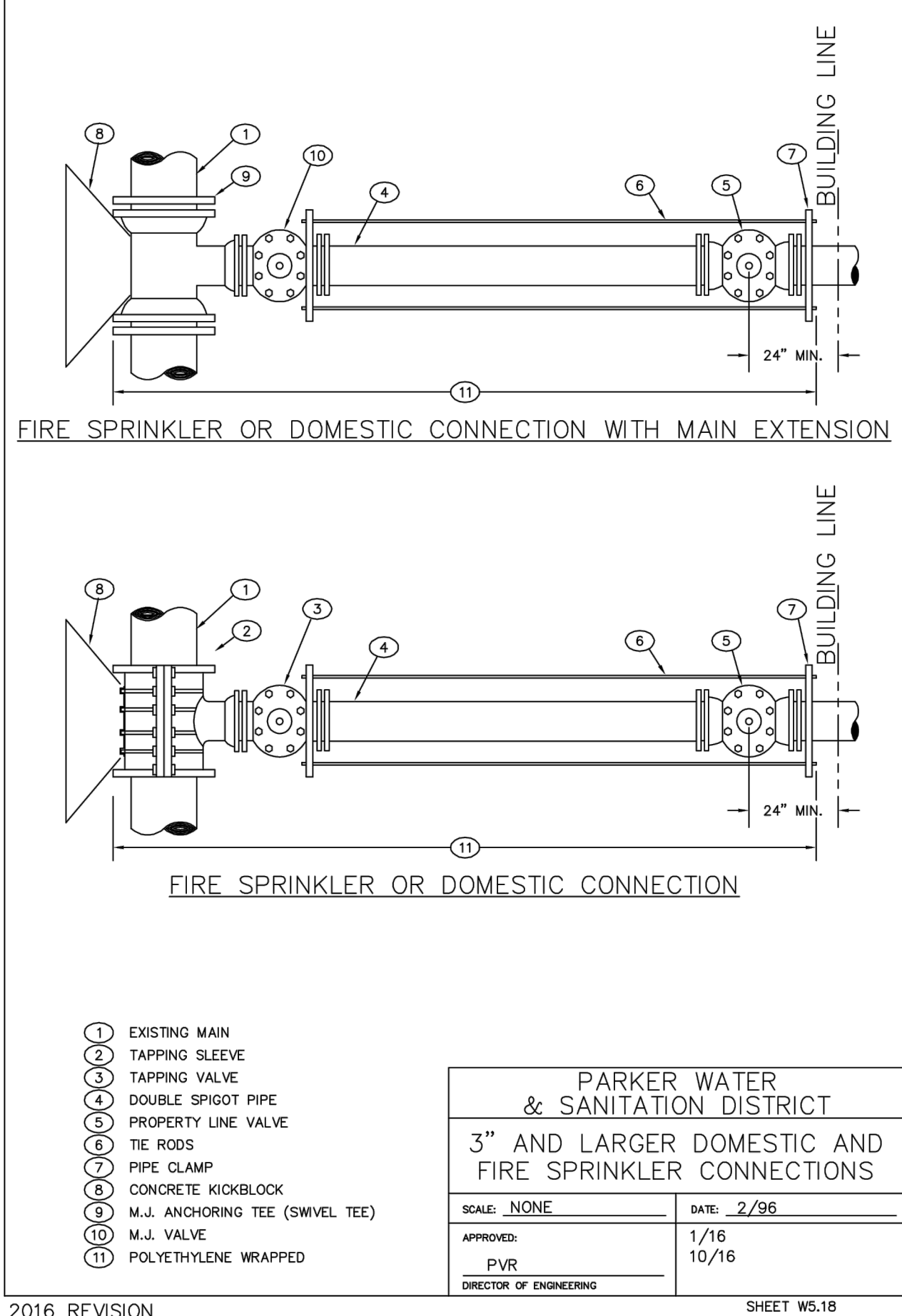
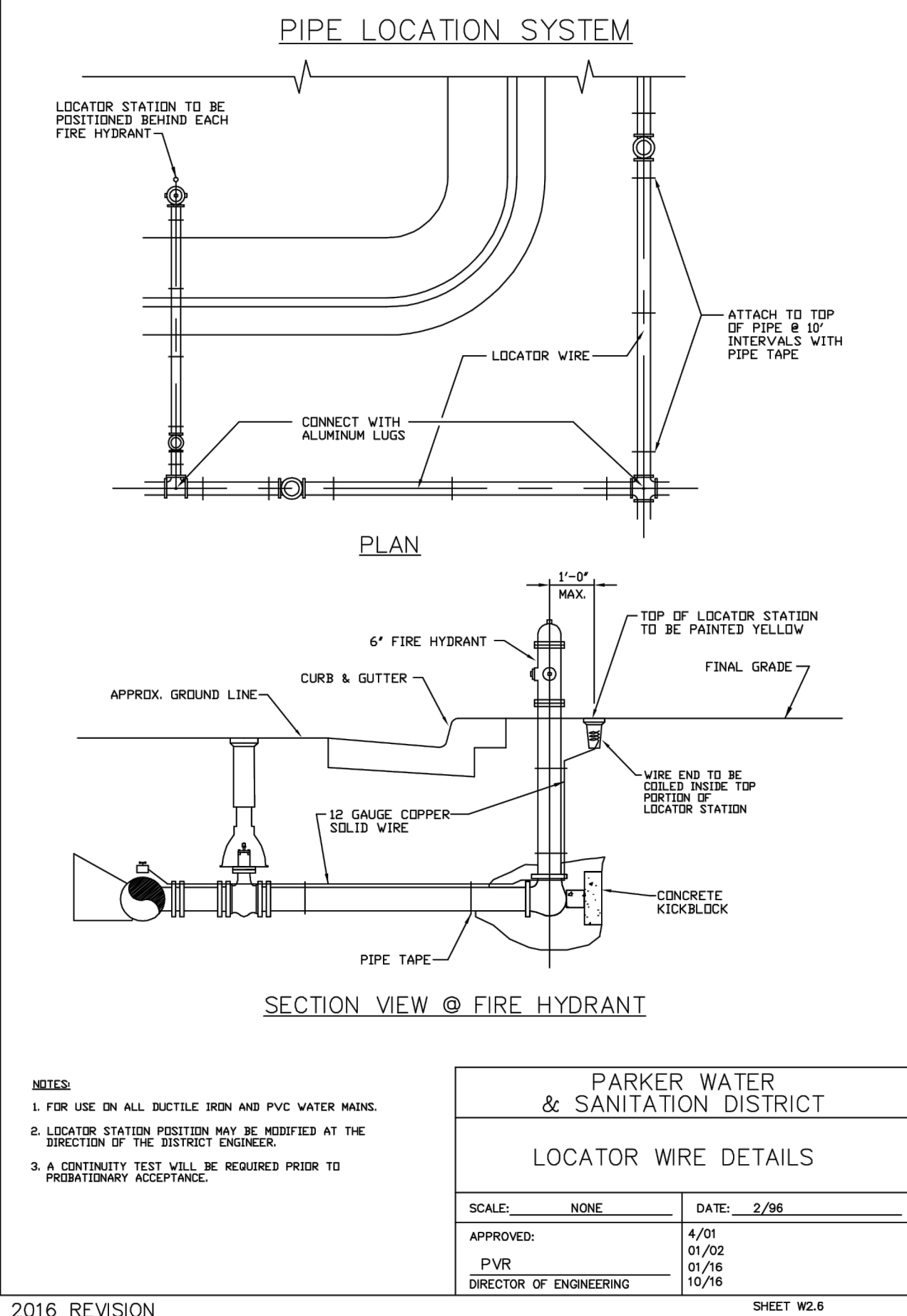
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A	09/12/2023	1ST SUBMITTAL	TDK
B	12/08/2023	2ND SUBMITTAL	TDK
C	02/02/2024	3RD SUBMITTAL	TDK
D	03/29/2024	4TH SUBMITTAL	TDK

Project No: MGC00001
Drawn By: HCH
Checked By: TDK
Date: MARCH 2024

UTILITY DETAILS



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EXCHANGE LOT 1
UTILITY PLAN SET

19590 MAIN STREET
PARKER, CO

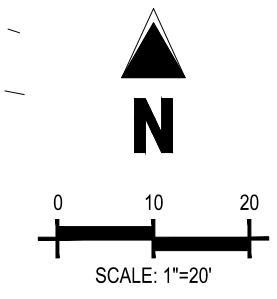
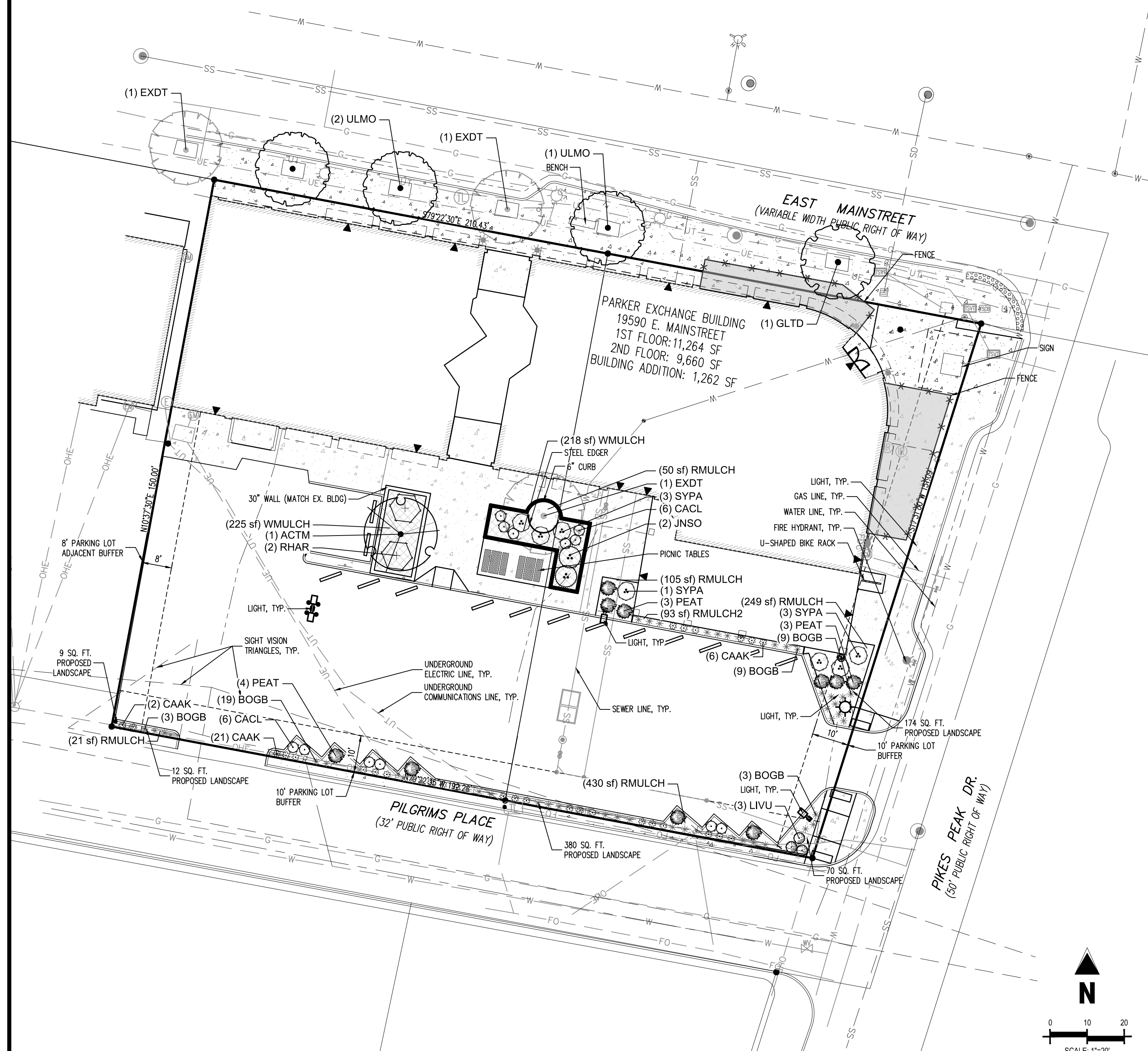
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Project No: MGC00001
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Date: MARCH 2024

UTILITY DETAILS

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAINSTREET



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.

811
Call before you dig.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
TREES									
	ULMO	3	TRIUMPH™ ELM	ULMUS X 'MORTON GLOSSY'	B&B	2" CAL	50' X35'	MODERATE	SUN/PART SHADE
DECIDUOUS TREES									
	GLTD	1	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45' X20'	LOW	SUN
ORNAMENTAL TREES									
	ACTM	1	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25' X20'	MODERATE	SUN/PART SHADE
EXISTING TREES									
	EXDT	3	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
DECIDUOUS SHRUBS									
	CACL	12	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3' X3'		VERY LOW	SUN
	LIVU	3	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	3' X3'		VERY LOW	SUN/PART SHADE
	PEAT	10	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4' X4'		VERY LOW	SUN
	RHAR	2	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3' X8'		LOW	SUN
	SYPA	7	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5' X5'		VERY LOW	SUN/PART SHADE
EVERGREEN SHRUBS									
	JNSO	3	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1' X6'		VERY LOW	SUN/PART SHADE
ORNAMENTAL GRASSES									
	BOGB	44	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2' X2'		LOW	SUN/PART SHADE
	CAAK	29	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5' X2'		LOW	SUN
MULCH									
	RMULCH	855 SF	2"-4" ROCK COBBLE MULCH 3" REQUIRED DEPTH, WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	2"-4" ROCK COBBLE MULCH					
	RMULCH2	93 SF	4"-6" ROCK COBBLE MULCH 3" REQUIRED DEPTH, WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	4"-6" ROCK COBBLE MULCH					
	WMULCH	443 SF	WOOD MULCH 4" REQUIRED DEPTH, DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH					

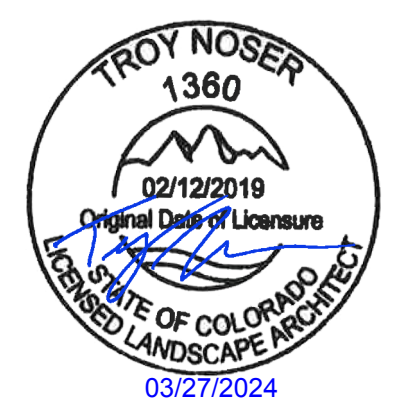
NOTE: EXISTING IRRIGATION SYSTEM TO BE MODIFIED AS REQUIRED.

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	EXISTING	PROVIDED
13.06.070 (L)(2) a	MIN SITE LANDSCAPING STANDARDS	10% OF THE SITE SHOULD BE LANDSCAPING/ PLAZA OR OPEN SPACE	30,203 x 10%	3,020 SF	921 SF	1,414 SF (LANDSCAPING) + 1,569 SF (PATIO) + 930 (FRONT PATIO) = 3,913 SF
13.06.070 (L)(2) a	MIN SITE LANDSCAPING STANDARDS	75% LANDSCAPE AREA VEGETATION COVERAGE	TOTAL LANDSCAPE AREA 1,414 SF X 0.75	1,061 SF	N/A	1,112 SF (80% VEGETATION COVERAGE)
13.06.070 (L)(5)	MIN SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	1,414 SF / 1500	1 TREES	1 EXISTING TREE TO REMAIN**	1 PROPOSED TREE + 1 EXISTING TREE
13.06.070 (L)(5)	MIN SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	1,414 SF / 1500 X 5	5 SHRUBS	N/A	34 SHRUBS
13.06.070 (L)(5)	MIN SITE LANDSCAPING STANDARDS	N/A	N/A	N/A	N/A	73 GRASSES
13.06.070 (M)	STREETSCAPE LANDSCAPING (E. MAINSTREET)	TREES NO GREATER THAN 35 FT APART	210 LF / 35	6 TREES	1 EXISTING TREE	4 REPLACEMENT TREES*
13.06.070 (M)	STREETSCAPE LANDSCAPING (PIKES PEAK)	TREES NO GREATER THAN 40 FT APART	150 LF / 40	4 TREES	0 EXISTING TREE	0 NEW TREES*
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PIKES PEAK)	10' MINIMUM BUFFER OR SAME AS EXISTING	60 LF X 10 SQ. FT.	600 SQ. FT.	86 SQ. FT.**	174 + 70 = 244 SQ. FT.*
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PIKES PEAK)	N/A	N/A	N/A	N/A	11 GRASSES & 7 SHRUBS
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PILGRIMS PLACE)	10' MINIMUM BUFFER OR SAME AS EXISTING	192 LF X 10 SQ. FT.	1,920 SQ. FT. OF BUFFER	220 + 14 + 9 = 243 SQ. FT. 0 GRASSES	380 + 12 + 9 = 401 SQ. FT.*
13.06.070 (o) 3.	PARKING LOT BUFFER REQUIREMENT (PILGRIMS PLACE)	N/A	N/A	N/A	N/A	45 GRASSES & 10 SHRUBS
13.06.070 (o) 6.	PARKING LOTS ADJACENT TO PARKING LOTS (WEST OF PARKING LOT)	8' MINIMUM BUFFER	72 LF X 8 SQ. FT.	576 SQ. FT.	9 SQ. FT.**	9 SQ. FT. + NO ADDITIONAL BUFFER IS PROPOSED*

*WE ARE UNABLE TO MEET THIS PLANTING REQUIREMENT BASED ON THE LIMITATIONS DUE TO EXISTING HARDSCAPE AND EXISTING TO REMAIN UTILITIES.
**REFERENCE EXISTING CONDITION PLAN

PREPARED BY:
Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • galloway@gs.com



LANDSCAPE PLAN
L1.0
6 OF 10

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAIN STREET

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.
13. ALL CHANGES TO THE APPROVED LANDSCAPE PLAN MUST FIRST BE APPROVED BY THE TOWN OF PARKER PLANNING DEPARTMENT.

FINISH GRADING AND SOIL PREPARATION

14. 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.
15. 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 (CEC), 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.
16. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
17. 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

18. 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.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
21. 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.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. 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.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. 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: BLACK.
26. 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.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. 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

29. 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 A MIN OF 3" DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. GEOTEXTILE FABRIC IS REQUIRED FOR ALL SHRUB AND ORNAMENTAL GRASS BEDS. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL PLANTING BEDS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. 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.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

UTILITY NOTES

1. 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.
2. 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.
3. 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 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 SOD/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, SOD, SEEDING 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.

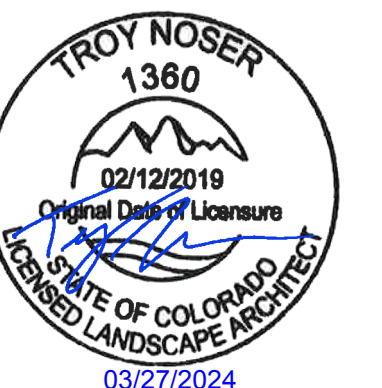
TREE PROTECTION NOTES:

1. USE TOWN OF PARKER TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE. GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - A. REMOVE ALL DEAD WOOD.
 - B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRONG GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
 - B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE. SPACED FAR APART WHERE CLOSE TO THE TREE, PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

PREPARED BY:

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03/27/2024

LANDSCAPE DETAILS

L1.1

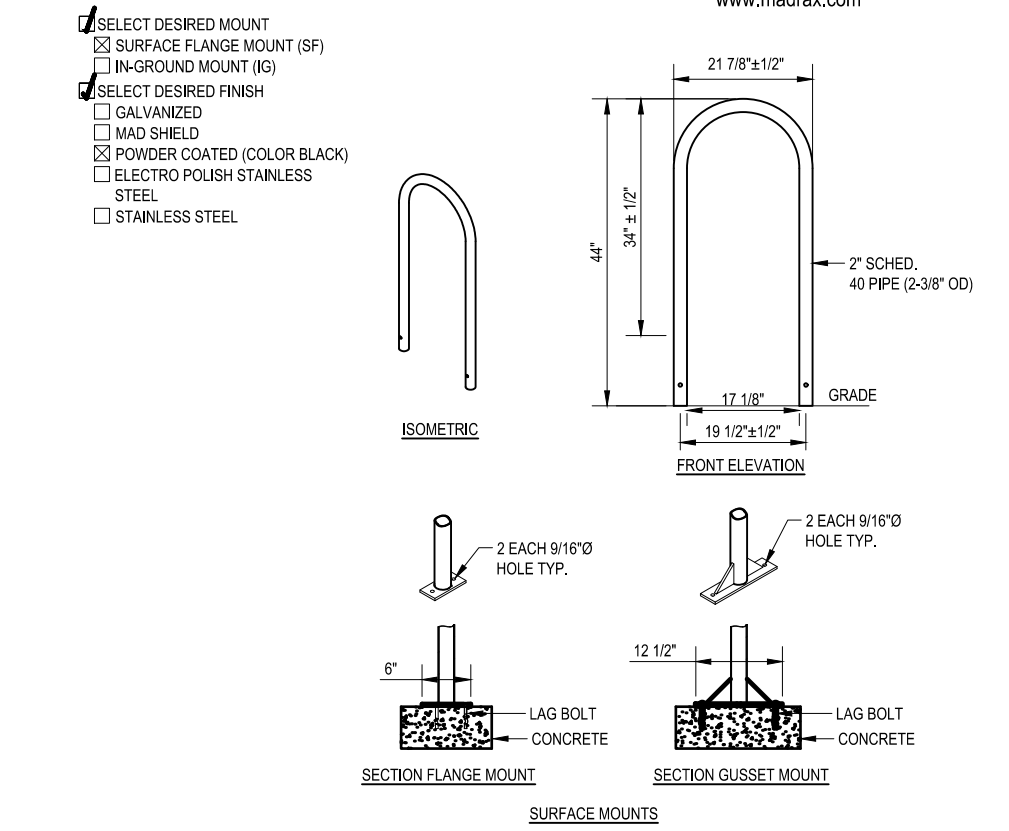
7 OF 10

EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

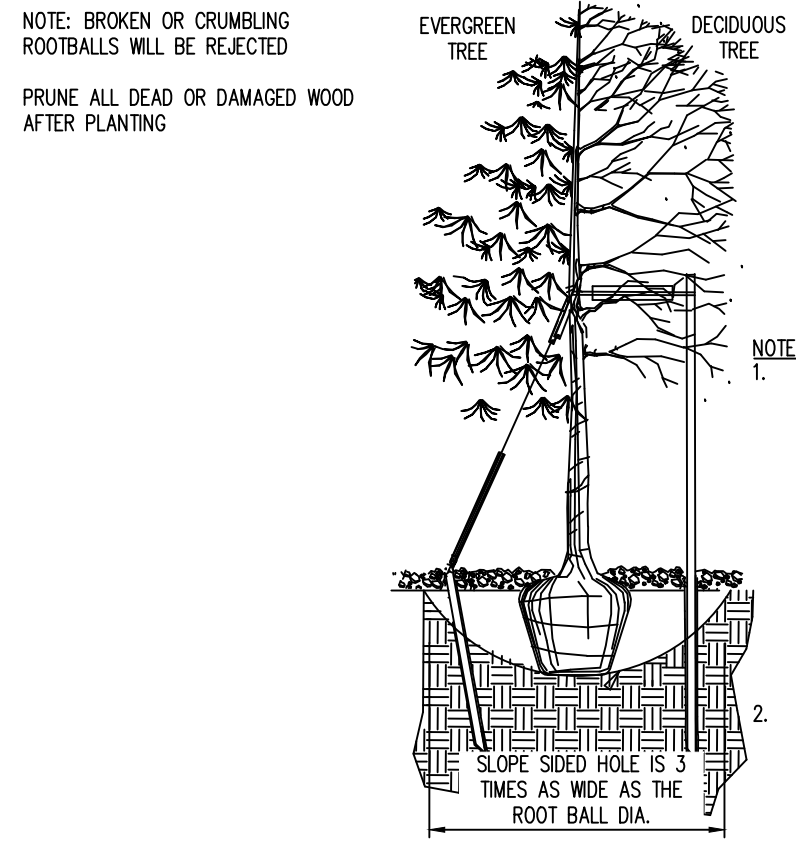
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
19590 E MAIN STREET



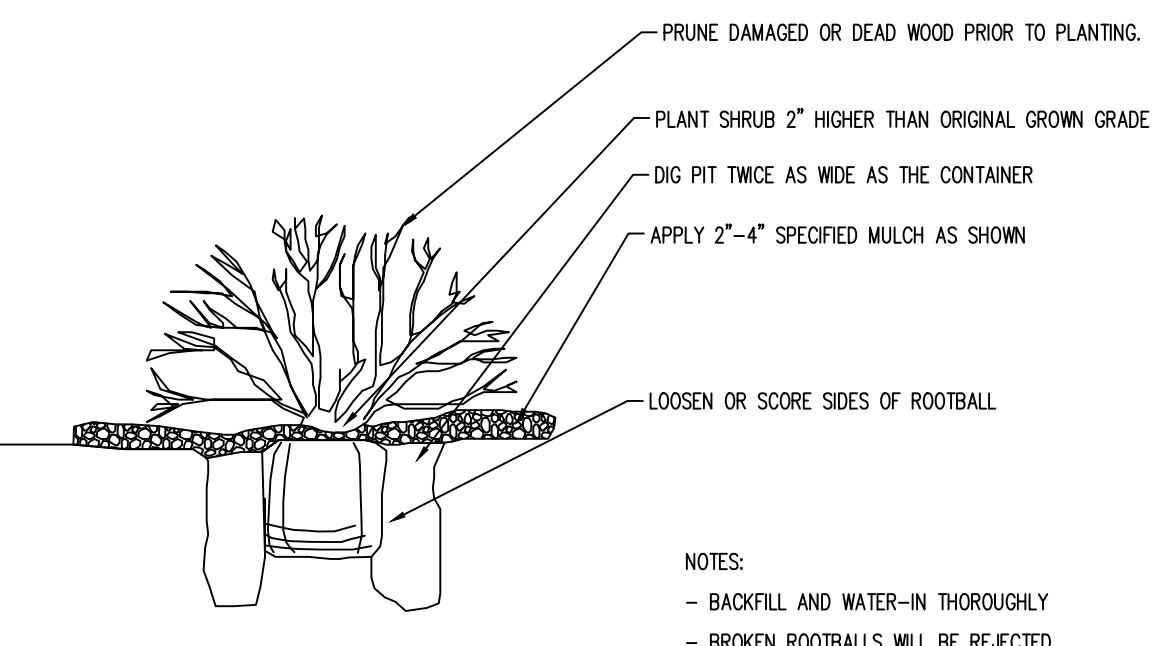
MADRAX DIVISION,
GRABER MANUFACTURING, INC.
1080 UNIK DRIVE
WAUNAKEE, WI 53597
TOLL FREE: 1-800-448-7931
PHONE: (608) 849-1080
FAX: (608) 849-1081
www.madrax.com



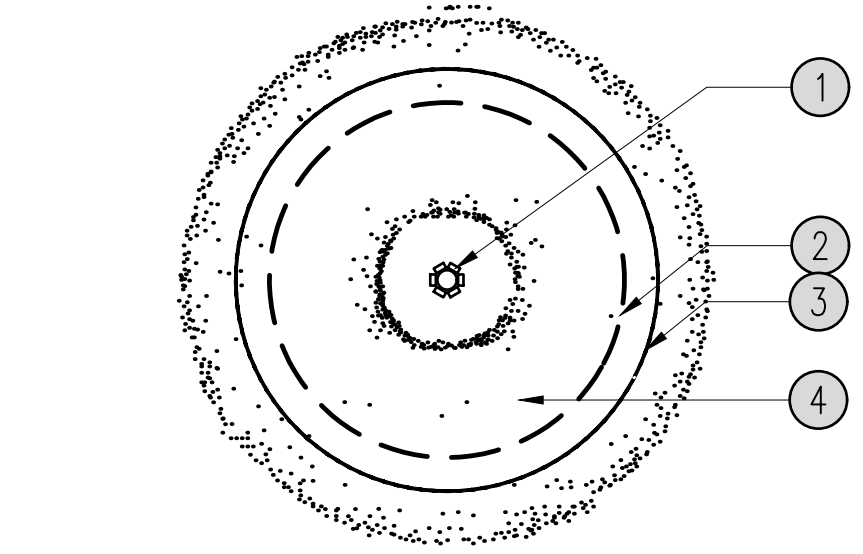
NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONSULTANT TO SELECT COLOR FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 5. OR APPROVED EQUAL MAY BE USED



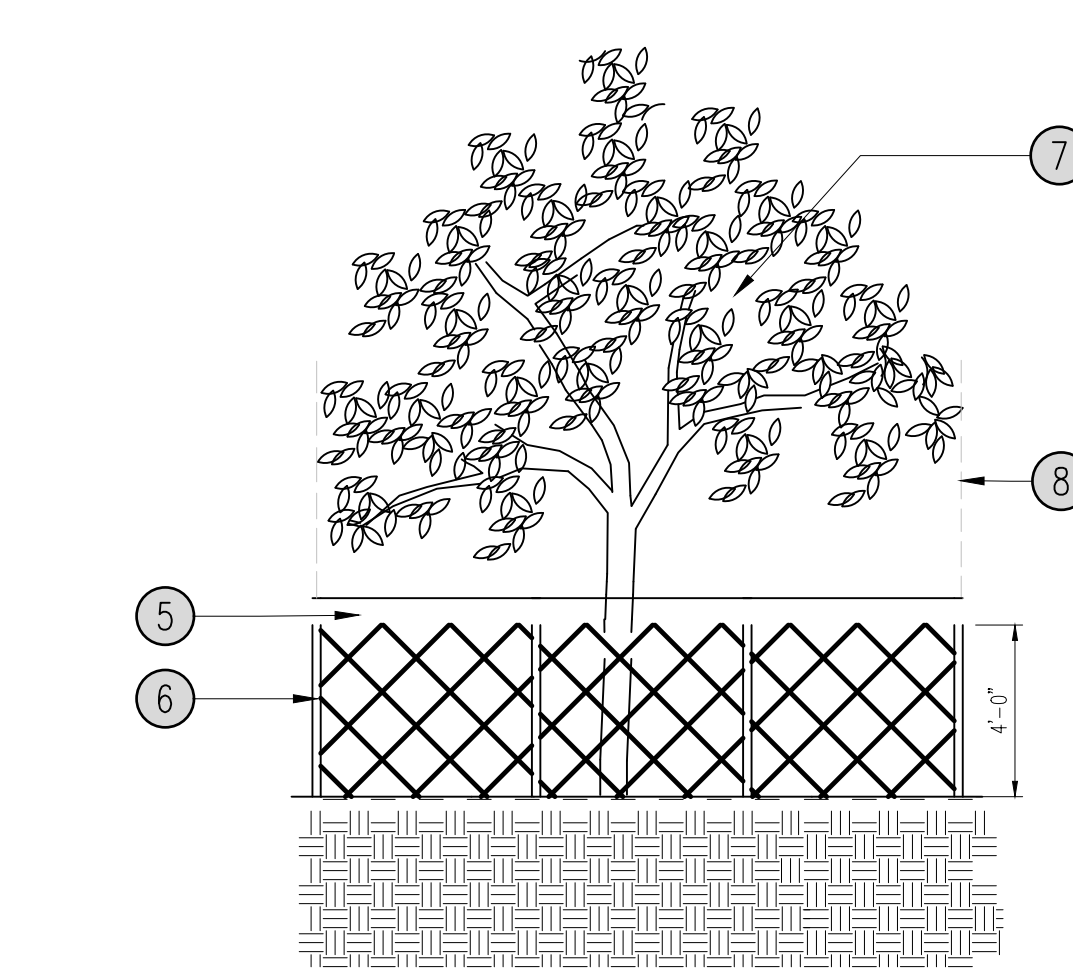
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 5. STAKING AND CUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND CUYING 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.



NOTES:
 - BACKFILL AND WATER-IN THOROUGHLY
 - BROKEN ROOTBALLS WILL BE REJECTED



1 TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. THE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH DUTY CORD, WIRE, OR CABEL CHOCKERS.
 2 OUTLINE OF TREE CROWN (EDGE OF DRIFLINE) CORRESPONDS WITH ROOT SPREAD.
 3 CONSTRUCTION FENCING (MIN. 4' HEIGHT)
 4 WOOD MULCH - SEE MULCH
 5 PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
 6 T-POST AT 8'-0" O.C. (TYP.)
 7 EXISTING TREE
 8 DRIFLINE

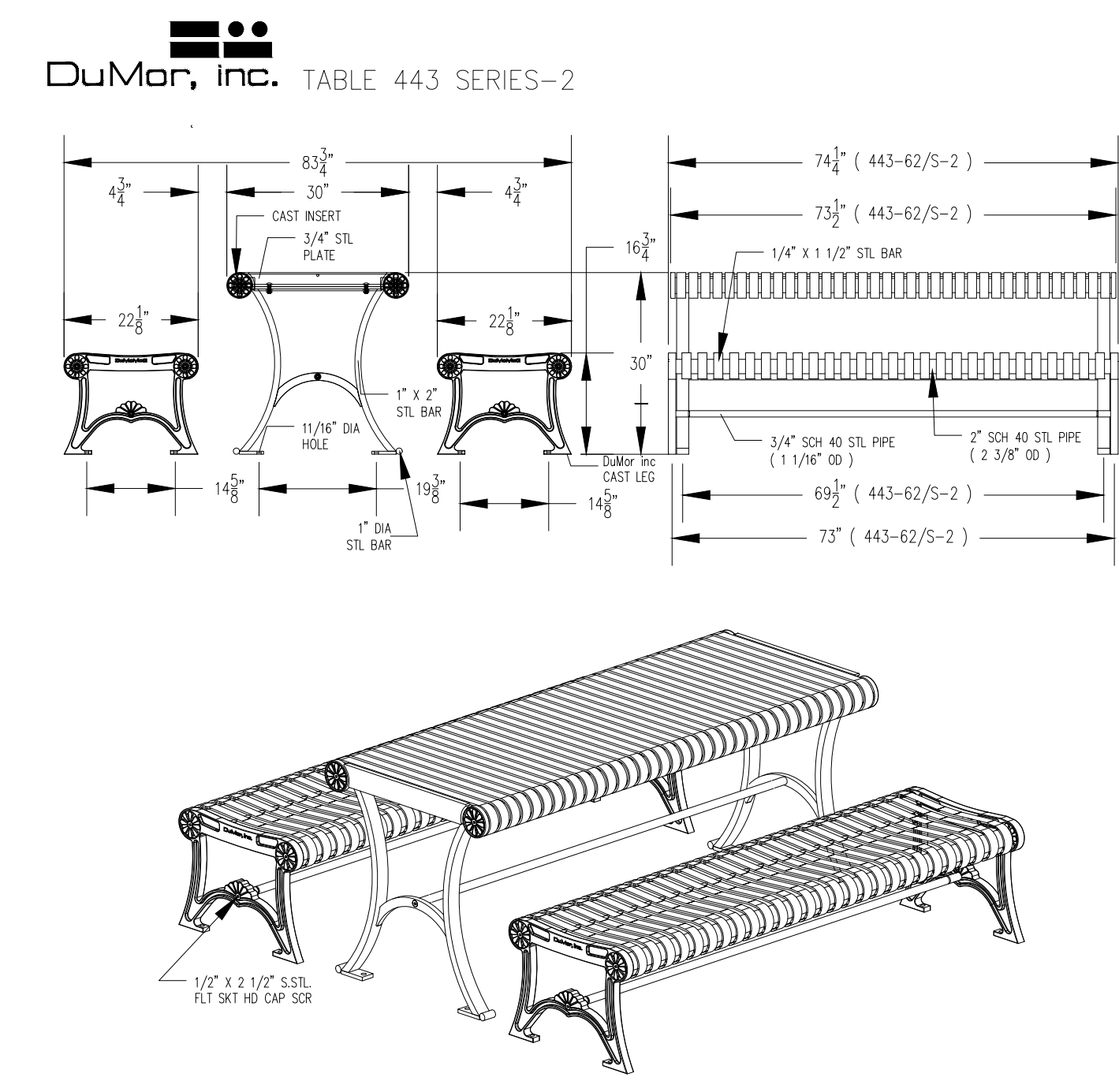


3 TREE PROTECTION DETAIL
N.T.S.

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

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

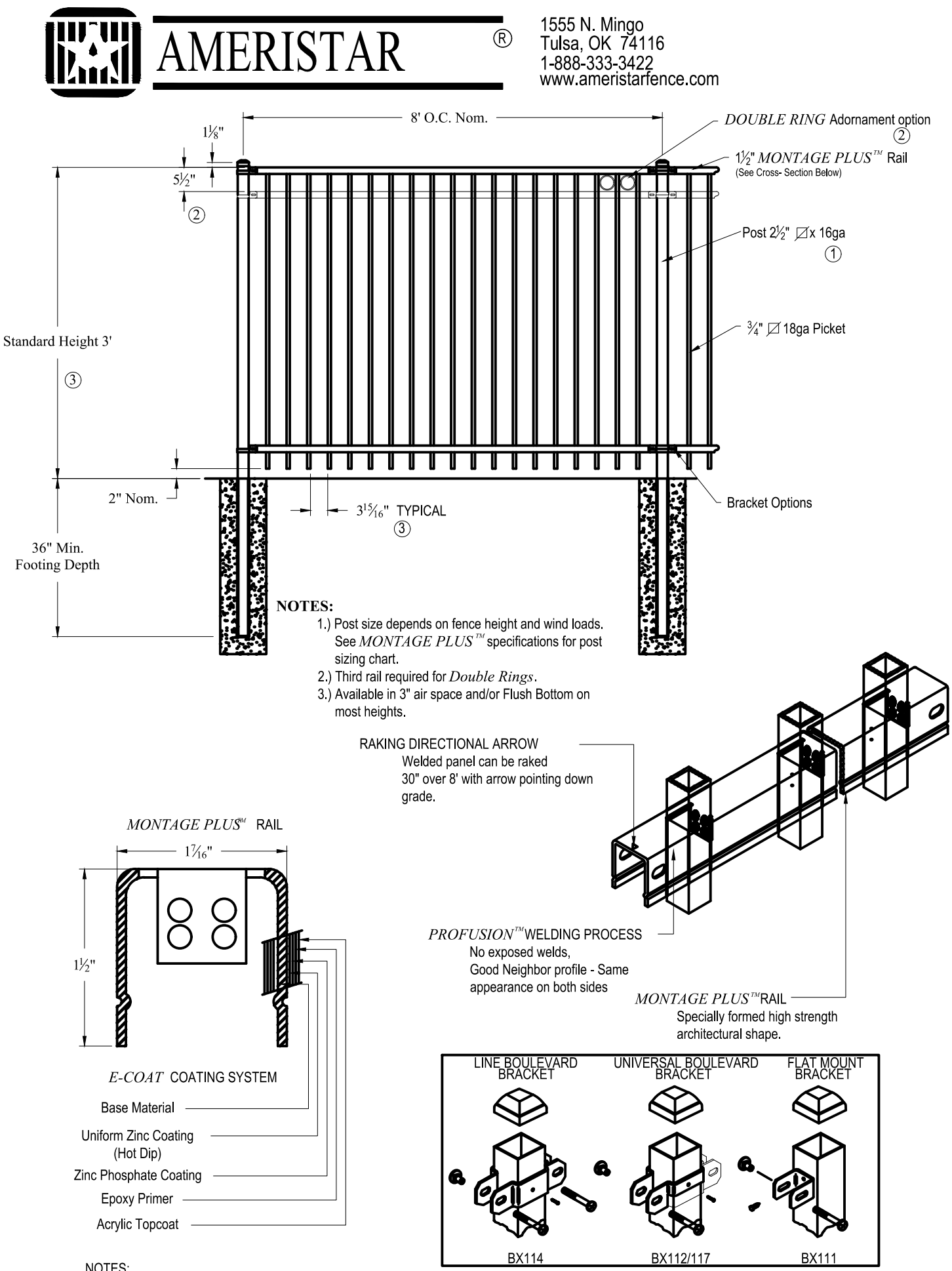
4 U-BIKE RACK, SURFACE MOUNT
N.T.S.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. FINISH COLOR TO BE BLACK, SEE MANUFACTURER'S SPECIFICATIONS.
 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 5. OR APPROVED EQUAL MAY BE USED

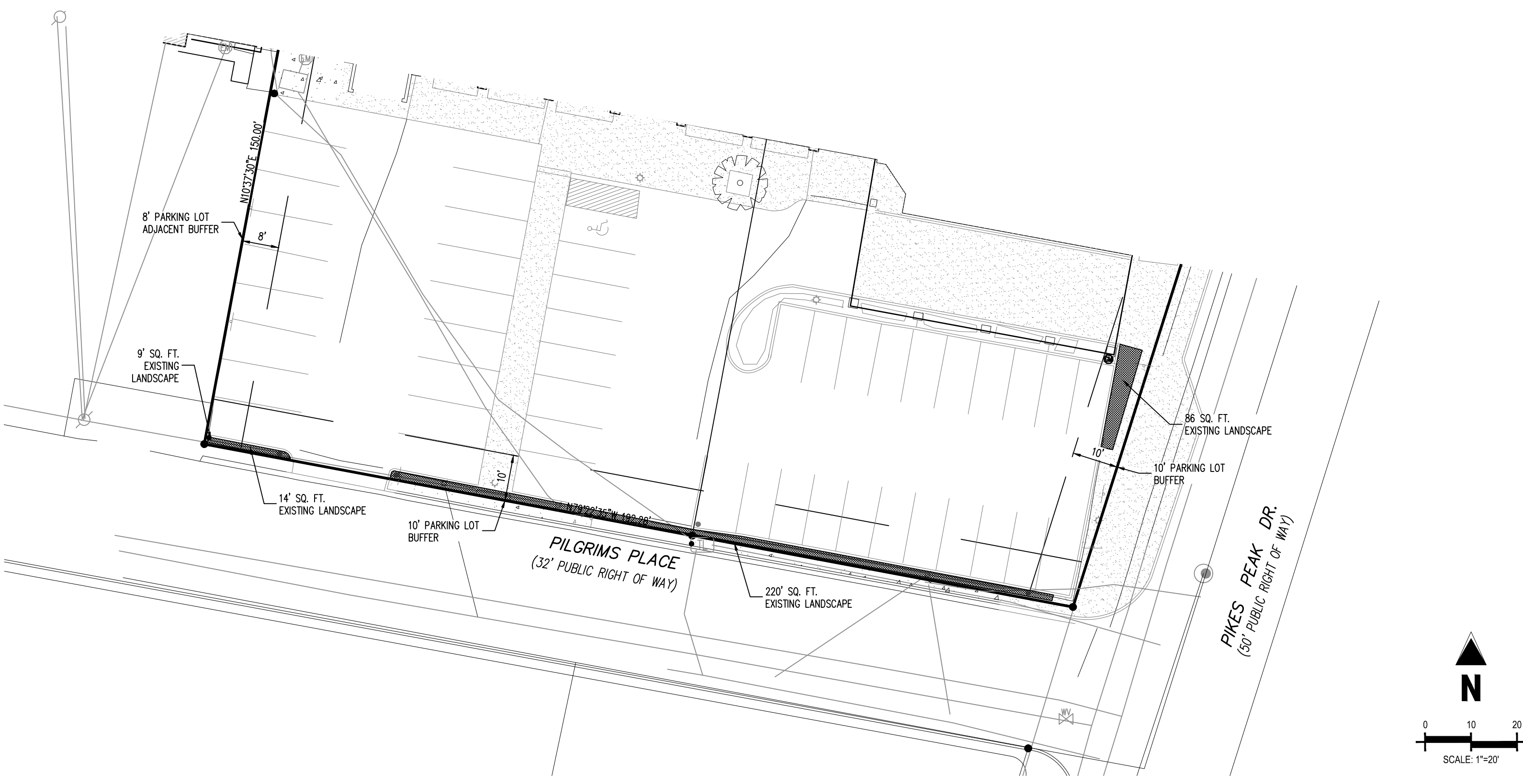
LENGTH OPTIONS:
 6' TABLE
 8' TABLE

5 6' PICNIC TABLE DETAIL
N.T.S.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. FINISH COLOR TO BE BLACK, SEE MANUFACTURER'S SPECIFICATIONS.
 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 5. OR APPROVED EQUAL MAY BE USED

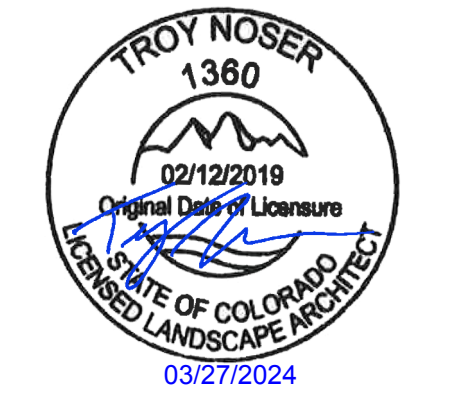
6 3' FENCE DETAIL
N.T.S.

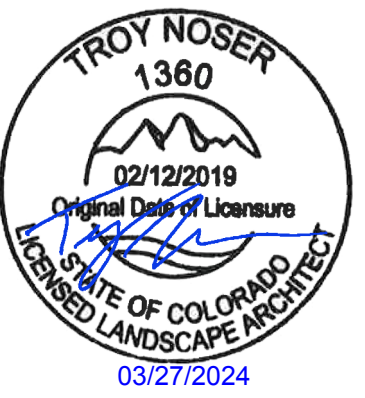


7 EXISTING LANDSCAPE
1"=20'

PREPARED BY:
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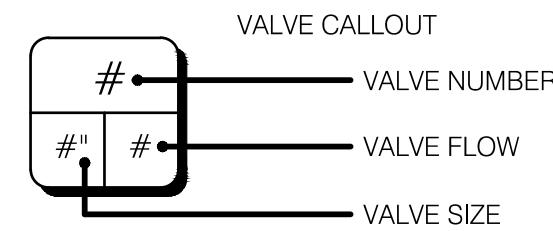


EXCHANGE LOT 1
UTILITY PLAN SET

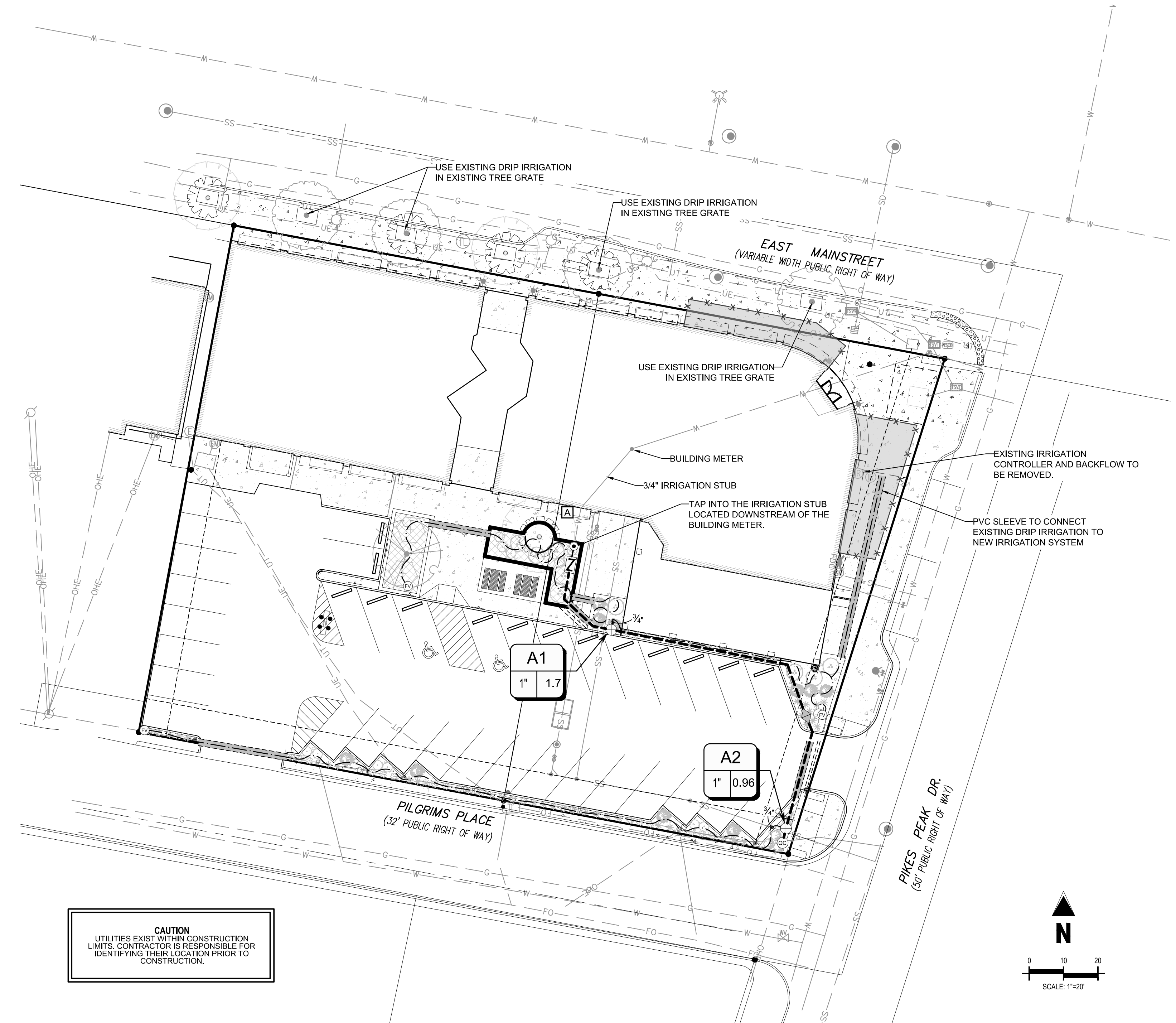
19590 MAIN STREET
PARKER, CO

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 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 IR2.0
⊖	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 2 SHEET IR2.0
⊖	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B 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 IR2.0
⊖	Emitter schedule: - 1 gallon and smaller: 2, HEB-5-B Emitters 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)	
⊖	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 4 SHEET IR2.0
⊖	SHUT OFF VALVE- NIBCO 4660-S DESCRIPTION: SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 5 SHEET IR2.0
⊖	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 6 SHEET IR2.0
A	HUNTER P2C-400 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 4-STATION BASE MODULE CONTROLLER, 120 VAC, OUTDOOR/INDOOR MODEL	N/A
⊖	IRRIGATION POINT OF CONNECTION TAP INTO THE IRRIGATION STUB LOCATED DOWNSTREAM OF THE BUILDING METER.	N/A
---	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SIZE: 3/4"	DETAIL 7 SHEET IR2.0
---	IRRIGATION MAINLINE: CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 7 SHEET IR2.0
---	IRRIGATION SERVICE LINE: K COPPER SIZE: 3/4"	DETAIL 7 SHEET IR2.0
---	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 1"	DETAIL 7 SHEET IR2.0
---	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 7 SHEET IR2.0



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.



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

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 SHEET IR2.0 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

CONTRACTOR NOTE

- CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
- CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
- ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
- CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
- CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

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.

#	Date	Issue / Description	Init.
A	09/12/2023	1ST SUBMITTAL	TDK
B	12/08/2023	2ND SUBMITTAL	TDK
C	02/02/2024	3RD SUBMITTAL	TDK
D	03/13/2024	4TH SUBMITTAL	TDK

Project No: MGC0001
Drawn By: HCH
Checked By: TDK
Date: MARCH 2024

IRRIGATION PLAN

IR1.0

