

# 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 2025

### PROJECT CONTACTS

### PROPERTY OWNER

PARKER MAIN STREET EXCHANGE, LLC  
19501 E MAIN STREET, SUITE 200  
PARKER, CO 80138  
TEL: 303-210-4417  
ATTN: TONY MANGO

### APPLICANT/DEVELOPER

PARKER MAIN STREET EXCHANGE, LLC  
19501 E MAIN STREET, 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

### LANDSCAPE ARCHITECT

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

MATERIALS LIST		
ITEM	UNIT	QUANTITY
6" PVC STORM SIDEWALK UNDERDRAIN 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 NORTHWEST 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 PARKER ROAD; 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. 271187 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 AFORESAID 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 AFORESAID 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 NORTHWEST 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

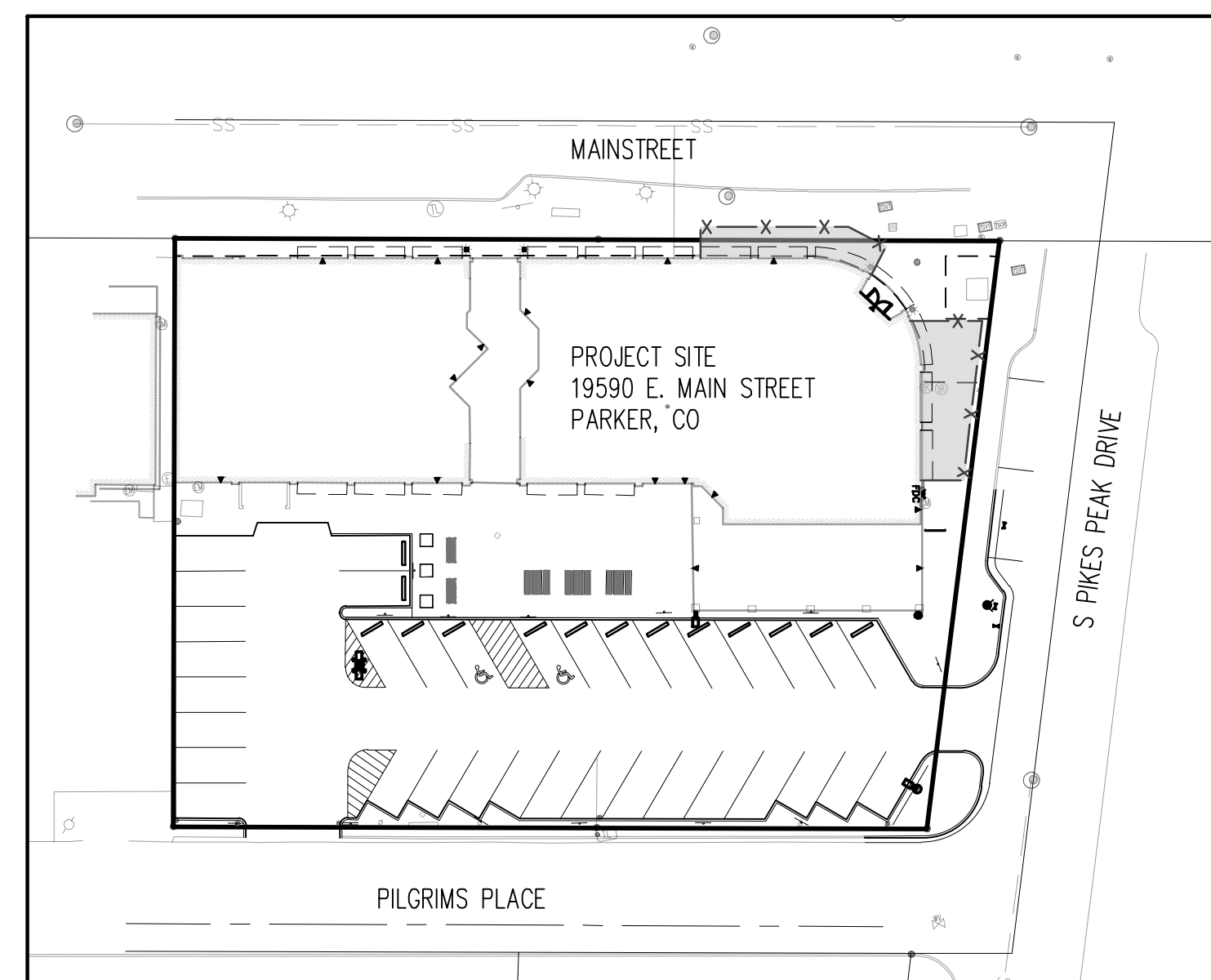
DOUGLAS COUNTY GIS CONTROL MONUMENT 1.085042, A 3.25" ALUMINUM CAP AT THE GROUND SURFACE APPROXIMATELY 92' SOUTH OF THE CENTERLINE OF PIKES PEAK AVENUE AND APPROXIMATELY 433' EAST OF THE CENTERLINE OF PADE CENTER DRIVE. ALSO BEING 42' WEST BY 21' NORTH OF THE CENTERLINES OF THE ADJACENT CONCRETE PATHS. 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.



LOCATION MAP  
SCALE: 1" = 40'

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

*Shawn Danderson* 05/01/2025  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

### 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.



Know what's below.  
Call before you dig.

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.

### WATER SIGNATURE BLOCK

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: *Shawn Danderson*  
(DISTRICT REPRESENTATIVE)

DATE: May 06 2025

APPROVED FOR CONSTRUCTION  
PARKER WATER AND SANITATION DISTRICT

BY: *Shawn Danderson*  
(DISTRICT ENGINEER)

DATE: May 06 2025

### SHEET INDEX

SHEET NO.	DESCRIPTION
C3.0	UTILITY COVER SHEET
C3.1	OVERALL UTILITY PLAN
C3.2	FIRE PLAN
C3.3	UTILITY DETAILS
C3.4	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L1.2	LANDSCAPE DETAILS
IR1.0	IRRIGATION PLAN
IR2.0	IRRIGATION PLAN

17/24/2025 10:00 AM C:\Users\TroyK\OneDrive\Documents\Projects\2025\Exchange Lot 1\Utility Plan Set.dwg

### 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

### SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PARKER EXCHANGE BUILDING PARKING LOT RECONSTRUCTION

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.

PROJECT NO: 24-1-257 DATE: APRIL 18, 2024

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.



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EXCHANGE LOT 1  
UTILITY PLAN SET

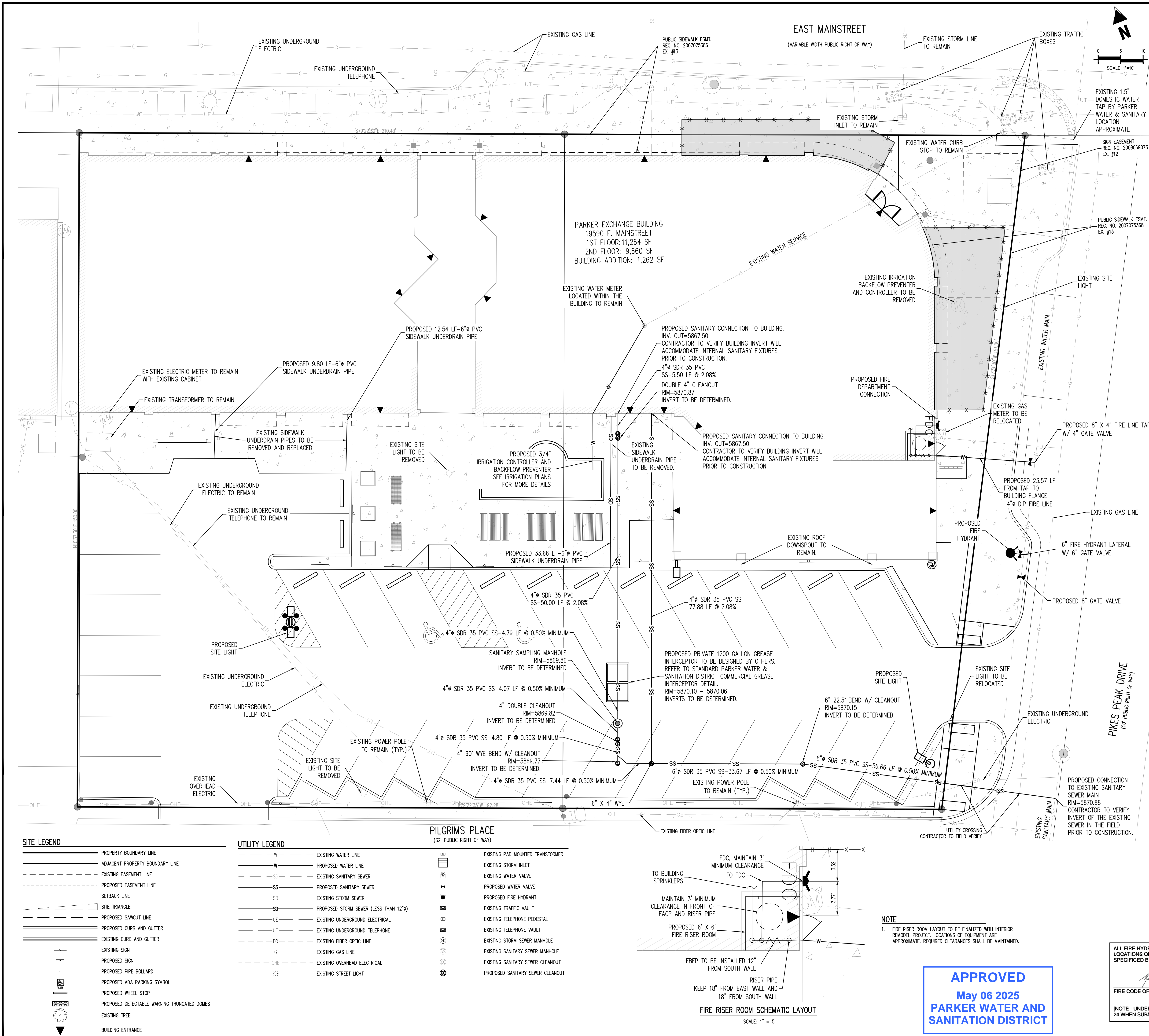
19590 MAIN STREET  
PARKER, CO

#	Date	Issue / Description	Init.
0	03/07/2025	ISSUED FOR CONSTRUCTION	TDK

Project No: MGC00001  
Drawn By: HCH  
Checked By: TDK  
Date: MARCH 2025

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 VERSION.
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. 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 PROBABILITARY 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 SEWER) FOR UP TO TWO YEARS FROM THE DATE OF PROBABILITARY ACCEPTANCE OF THE LINES BY THE CONTRACTOR. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
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 SEWER 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 IN CONTACT 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 AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OUTS, 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 OF 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 SQUEEGE 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 PROBABILITARY 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 VERSION.
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 TO CORRECTED CONCRETE RINGS WITH RAIN-NECK FOR ADJUSTMENT TO MATCH FINAL ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO CONSTRUCTION OR STAKING OF SANITARY SEWER. NO UNDERDRAN SYSTEM WILL BE ALLOWED TO BE PLACED IN MANLINE OR SEWER SERVICE TRENCHES.
6. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND TURNED 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.
7. 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.
8. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 57.
9. 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.
10. 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.
11. 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.
12. PRIOR TO PROBABILITARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL LET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.



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**EXCHANGE LOT 1  
UTILITY PLAN SET**  
19590 MAINSTREET  
PARKER, CO

#	Date	Issue / Description	Int'l.
0	06/14/2024	ISSUED FOR CONSTRUCTION	TDK

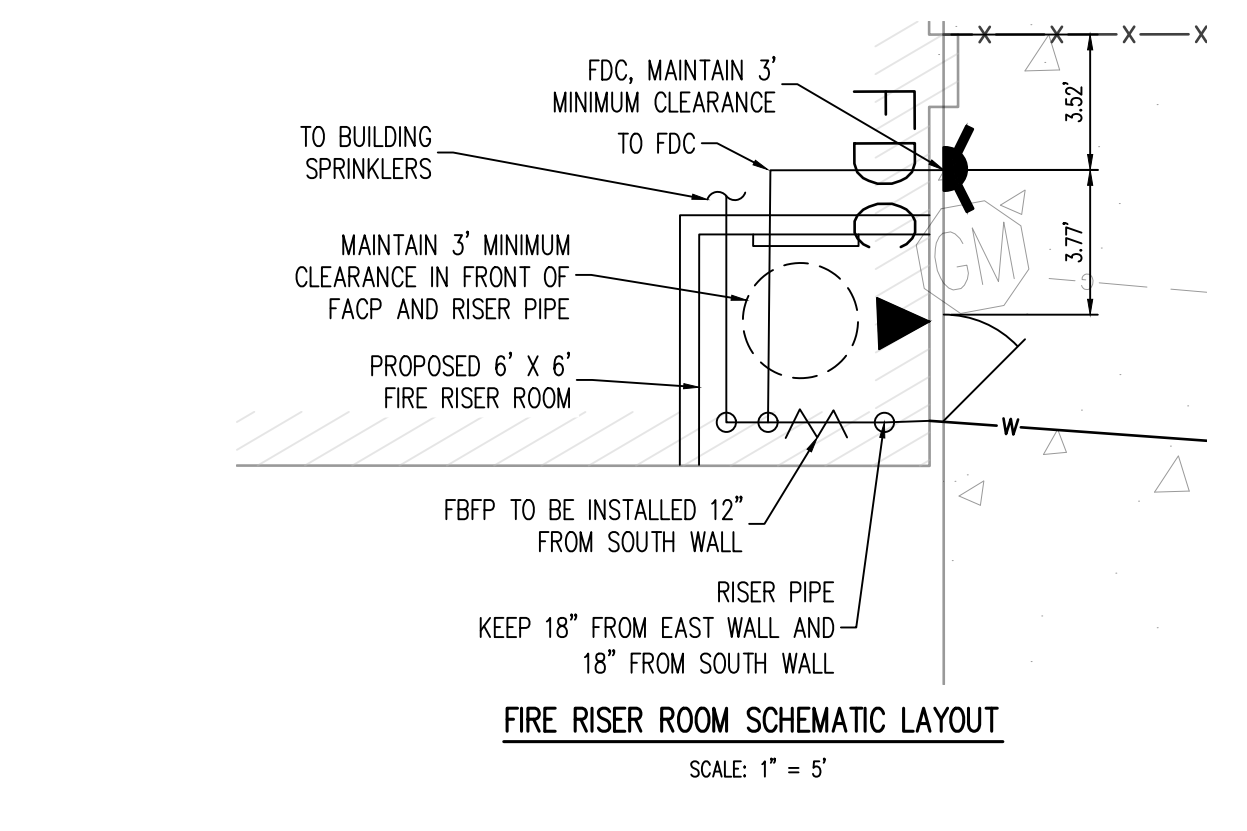
Project No: MGC00001  
Drawn By: HCH  
Checked By: TDK  
Date: JUNE 2024

**SITE LEGEND**

---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SETBACK LINE
---	SITE TRIANGLE
---	PROPOSED SAWNOT LINE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	EXISTING SIGN
---	PROPOSED SIGN
---	PROPOSED PIPE BOLLARD
---	PROPOSED ADA PARKING SYMBOL
---	PROPOSED WHEEL STOP
---	PROPOSED DETECTABLE WARNING TRUNCATED DOMES
---	EXISTING TREE
---	BUILDING ENTRANCE

**UTILITY LEGEND**

---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER (LESS THAN 12")
---	EXISTING UNDERGROUND ELECTRICAL
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING STREET LIGHT
---	EXISTING PAD MOUNTED TRANSFORMER
---	EXISTING STORM INLET
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT
---	EXISTING TRAFFIC VAULT
---	EXISTING TELEPHONE PEDestal
---	EXISTING TELEPHONE VAULT
---	EXISTING STORM SEWER MANHOLE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	PROPOSED SANITARY SEWER CLEANOUT



**NOTE**  
1. FIRE RISER ROOM LAYOUT TO BE FINALIZED WITH INTERIOR REMODEL PROJECT. LOCATIONS OF EQUIPMENT ARE APPROXIMATE. REQUIRED CLEARANCES SHALL BE MAINTAINED.

**APPROVED**  
May 06 2025  
PARKER WATER AND  
SANITATION DISTRICT

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

*Signature*  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE  
DATE: 05/01/2025

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



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EXCHANGE LOT 1  
UTILITY PLAN SET

19590 MAINSTREET  
PARKER, CO

#	Date	Issue / Description	Init.
0	03/07/2025	ISSUED FOR CONSTRUCTION	TDK

Project No:	MGC00001
Drawn By:	HCH
Checked By:	TDK
Date:	MARCH 2025

FIRE PLAN

**APPROVED**  
May 06 2025  
PARKER WATER AND  
SANITATION DISTRICT

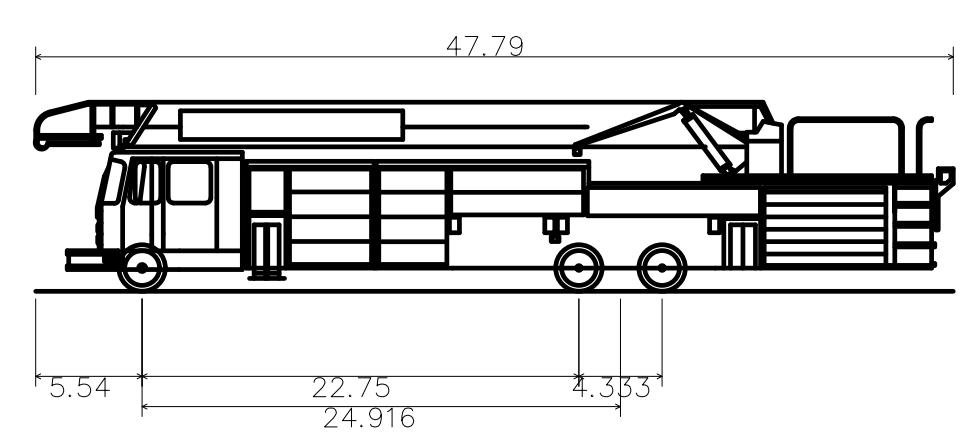
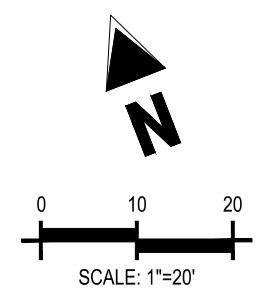
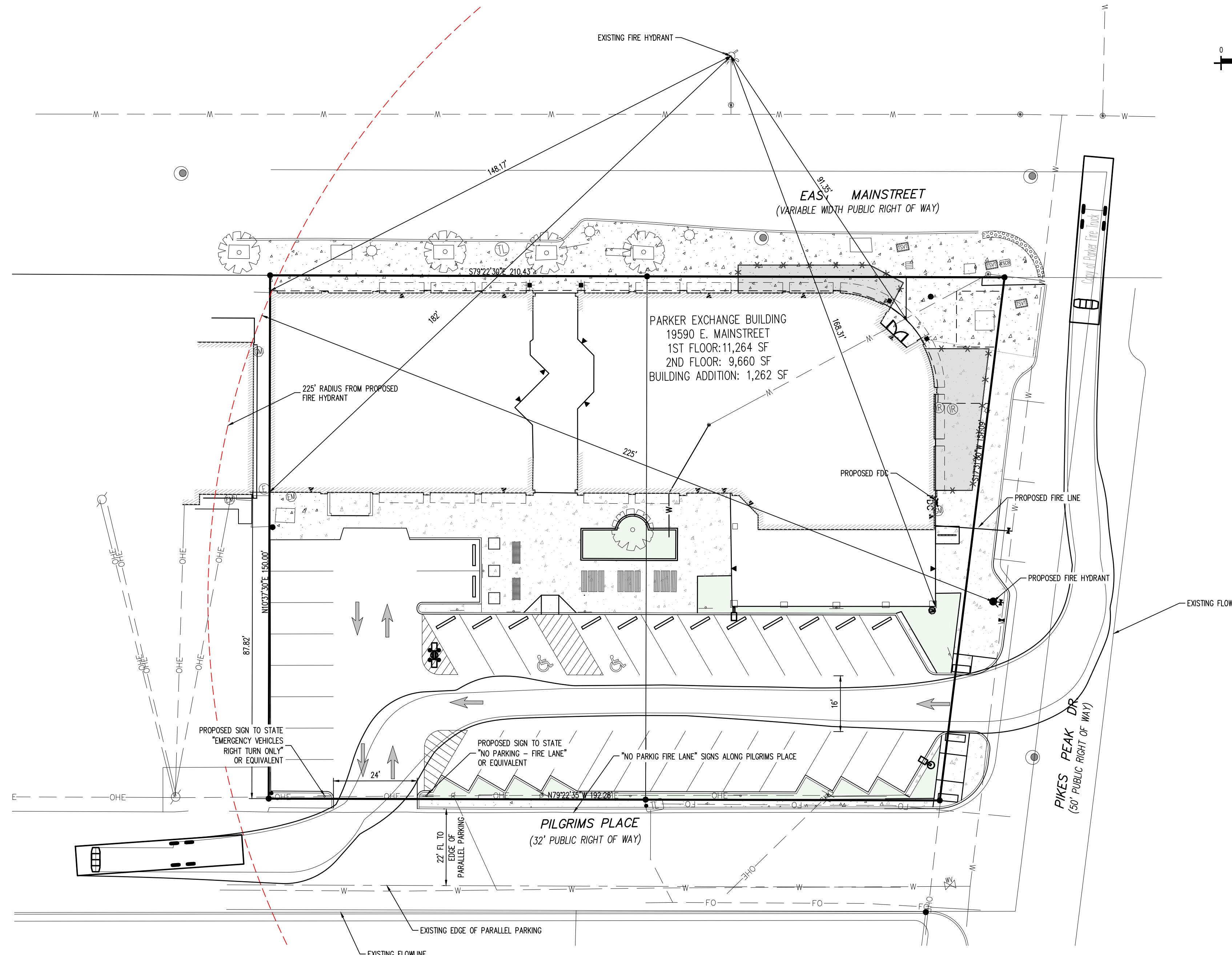
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3 OF 10

**SITE LEGEND**

- PROPERTY BOUNDARY LINE
- ▲— ADJACENT PROPERTY BOUNDARY LINE
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- - - - SETBACK LINE
- ▲-▲- SITE TRIANGLE
- ▲-▲- PROPOSED SAWCUT LINE
- == PROPOSED CURB AND GUTTER
- == EXISTING CURB AND GUTTER
- ▲ EXISTING SIGN
- ▲ PROPOSED SIGN
- ▲ PROPOSED PIPE BOLLARD
- ▲ PROPOSED ADA PARKING SYMBOL
- ▲ PROPOSED WHEEL STOP
- ▲ PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- ▲ EXISTING TREE
- ▲ BUILDING ENTRANCE

**UTILITY LEGEND**

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER (LESS THAN 12"ø)
- UE — EXISTING UNDERGROUND ELECTRICAL
- UT — EXISTING UNDERGROUND TELEPHONE
- FO — EXISTING FIBER OPTIC LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRICAL
- ▲ EXISTING STREET LIGHT
- ▲ EXISTING PAD MOUNTED TRANSFORMER
- ▲ EXISTING STORM INLET
- ▲ EXISTING WATER VALVE
- ▲ PROPOSED WATER VALVE
- ▲ PROPOSED FIRE HYDRANT
- ▲ EXISTING TRAFFIC VAULT
- ▲ EXISTING TELEPHONE PEDESTAL
- ▲ EXISTING TELEPHONE VAULT
- ▲ EXISTING STORM SEWER MANHOLE
- ▲ EXISTING SANITARY SEWER MANHOLE
- ▲ EXISTING SANITARY SEWER CLEANOUT
- ▲ PROPOSED SANITARY SEWER CLEANOUT



Copy of Parker Fire Truck  
Overall Length 47.790ft  
Overall Width 8.420ft  
Overall Body Height 9.851ft  
Min Body Ground Clearance 0.673ft  
Track Width 6.920ft  
Lock-to-lock time 5.00s  
Curb to Curb Turning Radius 41.920ft

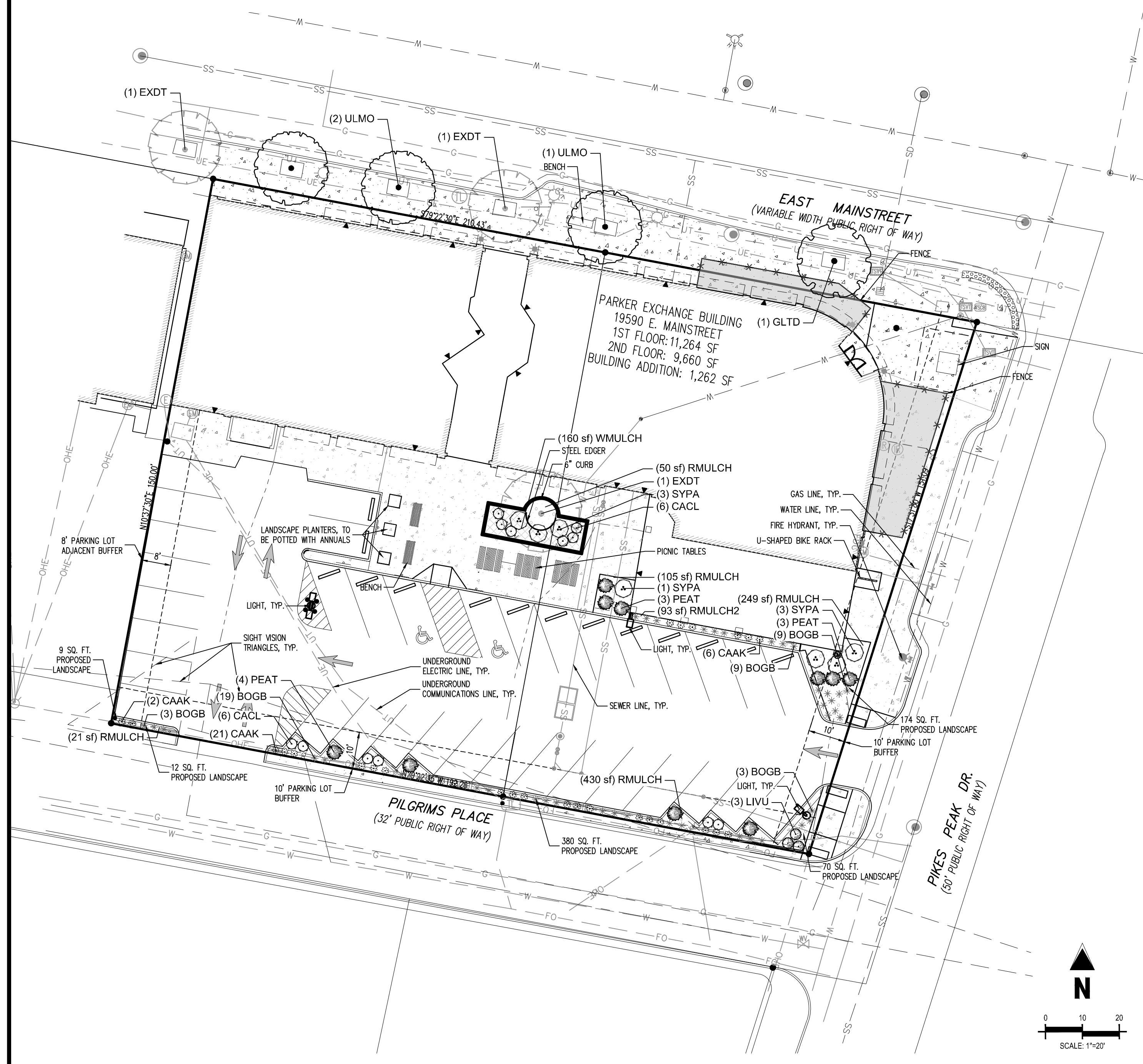
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# EXCHANGE LOT 1 SITE DEVELOPMENT PLAN

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



## PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
<b>TREES</b>									
	ULMO	3	TRIUMPH™ ELM	ULMUS X 'MORTON GLOSSY'	B&B	2" CAL	50 X35'	MODERATE	SUN/PART SHADE
<b>DECIDUOUS TREES</b>									
	GLTD	1	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45 X20'	LOW	SUN
<b>EXISTING TREES</b>									
	EXDT	3	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
<b>SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONT. HT. X SPD. WATER USE LIGHT REQ.</b>									
<b>DECIDUOUS SHRUBS</b>									
	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	
	SYPA	7	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5' X5'	VERY LOW	SUN/PART SHADE	
<b>EVERGREEN SHRUBS</b>									
	JNSO	1	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1' X6'	VERY LOW	SUN/PART SHADE	
<b>ORNAMENTAL GRASSES</b>									
	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	
<b>SYMBOL CODE QTY COMMON NAME BOTANICAL NAME TYPE</b>									
<b>MULCH</b>									
	RMULCH	837 SF	2"-4" ROCK COBBLE MULCH 3" REQUIRED DEPTH, WITH WOOD MULCH RINGS AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	2"-4" ROCK COBBLE MULCH					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					MULCH
	WMULCH	160 SF	WOOD MULCH 4" REQUIRED DEPTH, DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH					MULCH

NOTE: REMOVE AND REPLACE ANY TREES ALONG EAST MAINSTREET SHOWING SIGNS OF DIE BACK OR POOR HEALTH

NOTE: EXISTING IRRIGATION SYSTEM TO BE MODIFIED AS REQUIRED.

## LANDSCAPE REQUIREMENTS

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	1,108 SF (LANDSCAPING) + 1,875 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 1,108 SF X 0.75	831 SF	N/A	886 SF (80% VEGETATION COVERAGE)
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	1 TREE / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	1,108 SF / 1500	1 TREES	1 EXISTING TREE TO REMAIN**	1 EXISTING TREE
13.06.070 (L)(5)	MIN. SITE LANDSCAPING STANDARDS	5 SHRUBS / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING	1,108 SF / 1500 X 5	4 SHRUBS	N/A	16 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

### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

PREPARED BY:  
**Galloway**

**APPROVED**  
May 06 2025  
PARKER WATER AND  
LANDSCAPE DISTRICT

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 MAINSTREET

## PLANTING NOTES

### GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE 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.
- 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 INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- ALL CHANGES TO THE APPROVED LANDSCAPE PLAN MUST FIRST BE APPROVED BY THE TOWN OF PARKER PLANNING DEPARTMENT.

### FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (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.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

### PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

### MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE 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.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 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.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-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

- 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.

## IRRIGATION CONCEPT

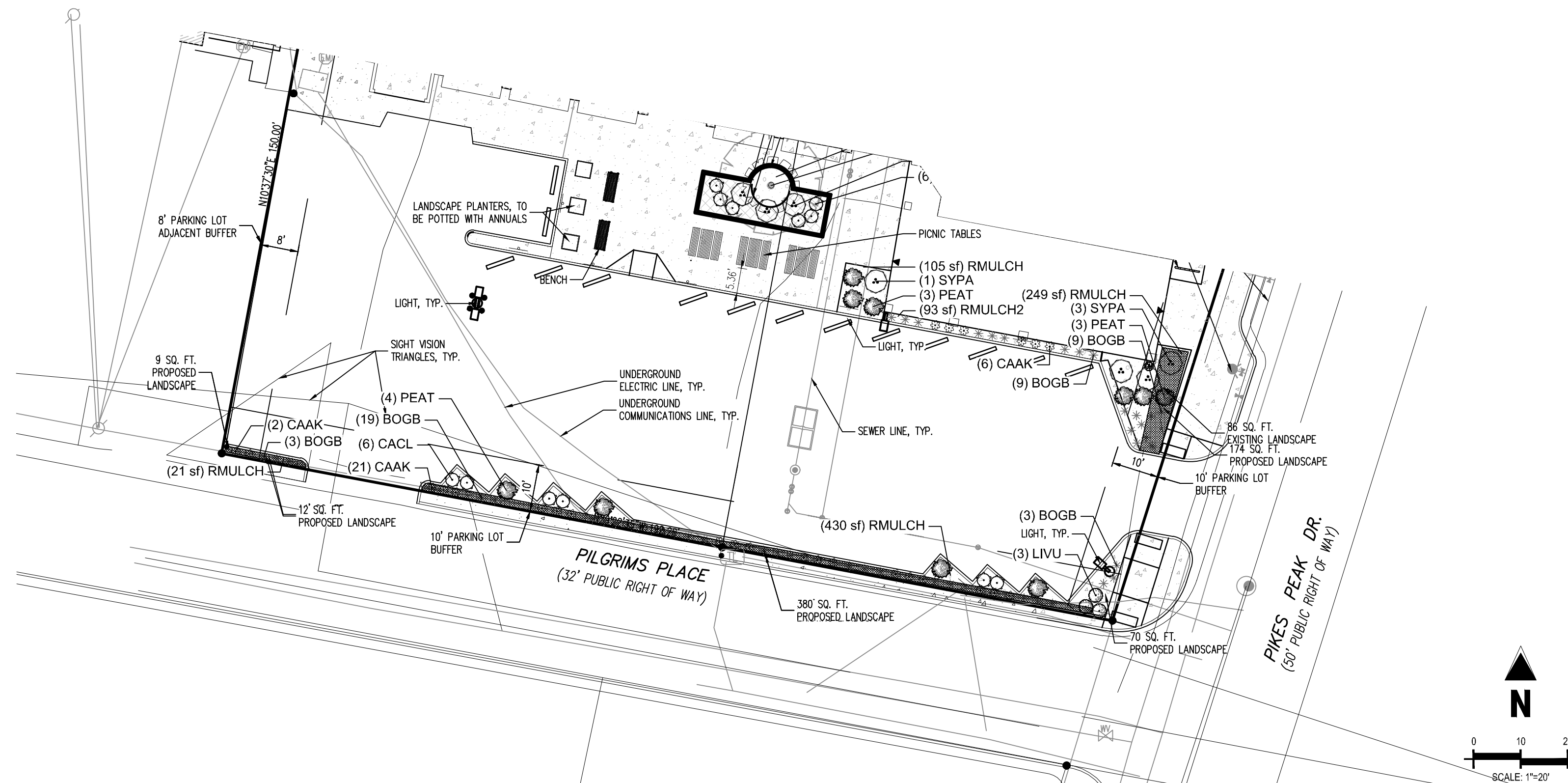
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

## LANDSCAPE GUARANTEE AND MAINTENANCE

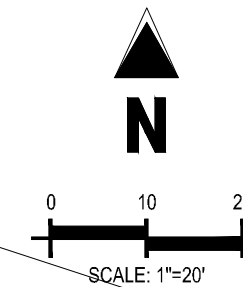
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

## EXISTING LANDSCAPE EXHIBIT

1"=20'



**APPROVED**  
May 06 2025  
PARKER WATER AND  
SANITATION DISTRICT



LANDSCAPE DETAILS  
**L1.1**  
7 OF 10

PREPARED BY:

**Galloway**

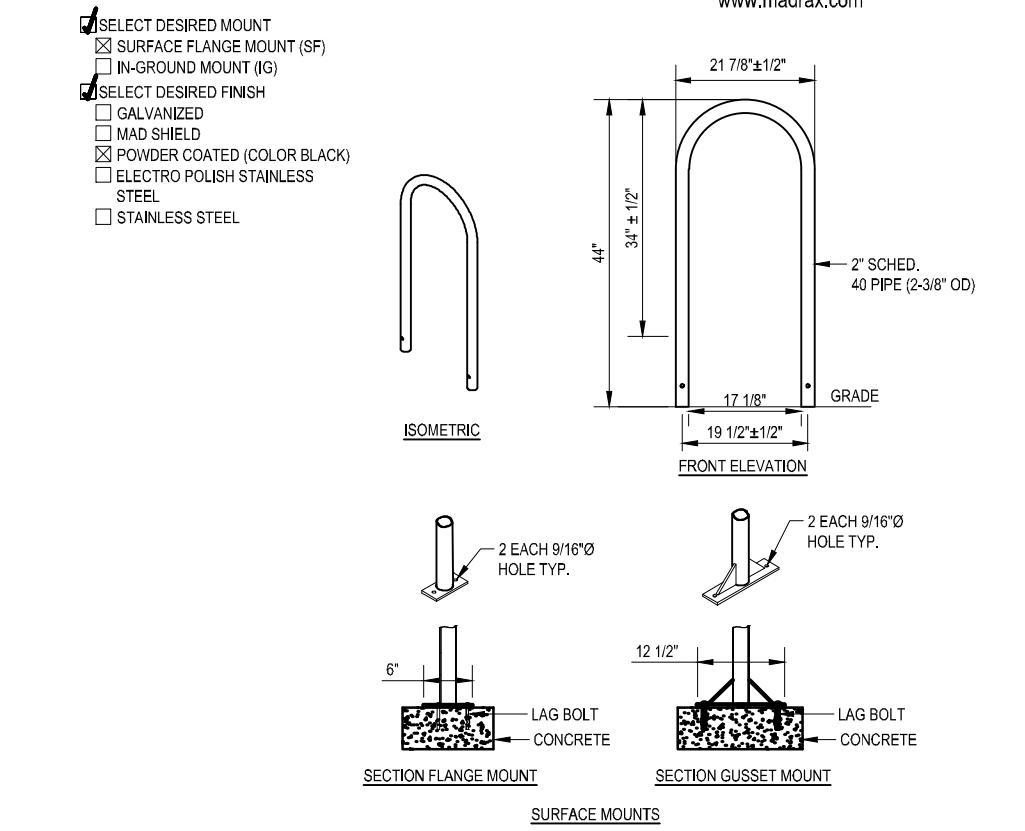
1500 Greenwood Plaza Blvd., Suite 700  
Greenwood Village, CO 80111  
303.770.8888 • galloway@gs.com

# 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  
1950 E MAIN STREET

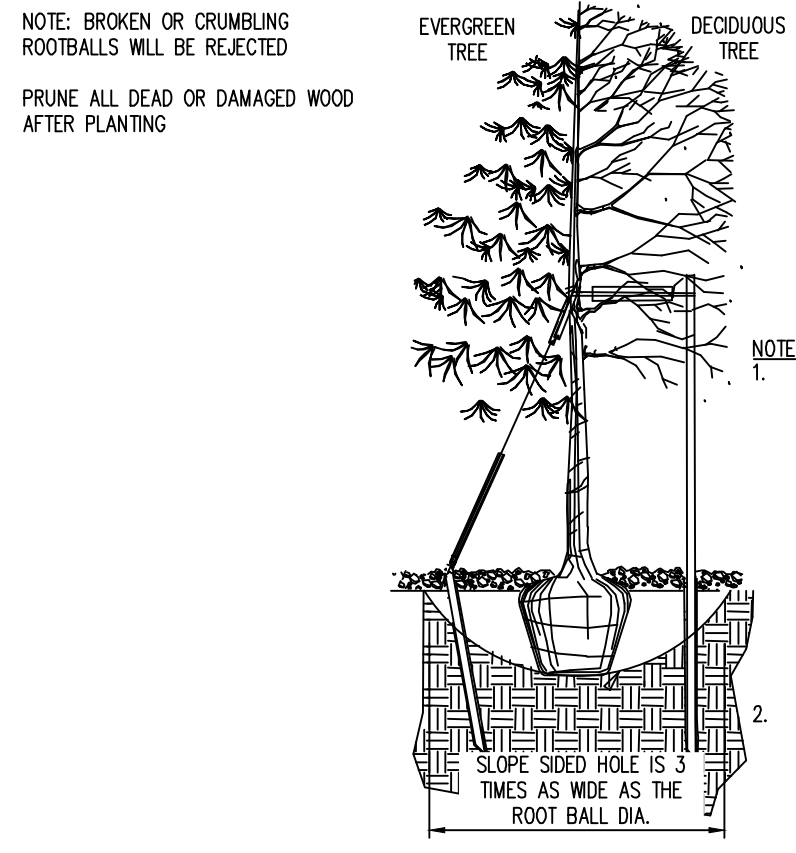


MADRAX DIVISION,  
GRABER MANUFACTURING, INC.  
1080 UNIEK DRIVE  
WALNUT CREEK, CA 94597  
TOLL FREE: 1-800-448-7931  
PHONE: (925) 849-1080  
FAX: (925) 849-1081  
www.madrax.com



- 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. PRODUCT TO BE SURFACE MOUNTED.
  5. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
  6. OR APPROVED EQUAL MAY BE USED.

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



**NOTE:** BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.  
PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

**NOTES:**

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL WICKS, TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.

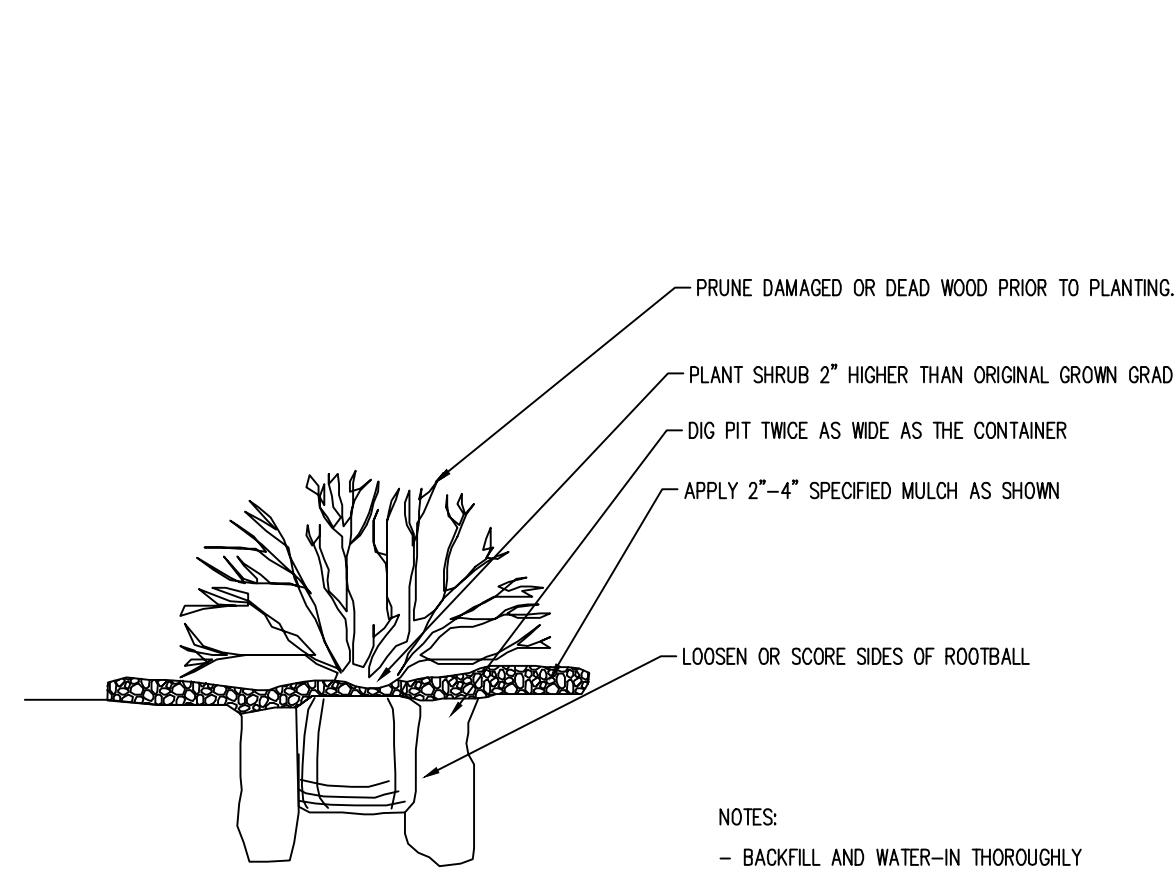
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.

5. STAKING AND GUYING 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 GUYING 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. RESETTING 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.

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



**PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING.**

**PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE**

**DIG PIT TWICE AS WIDE AS THE CONTAINER**

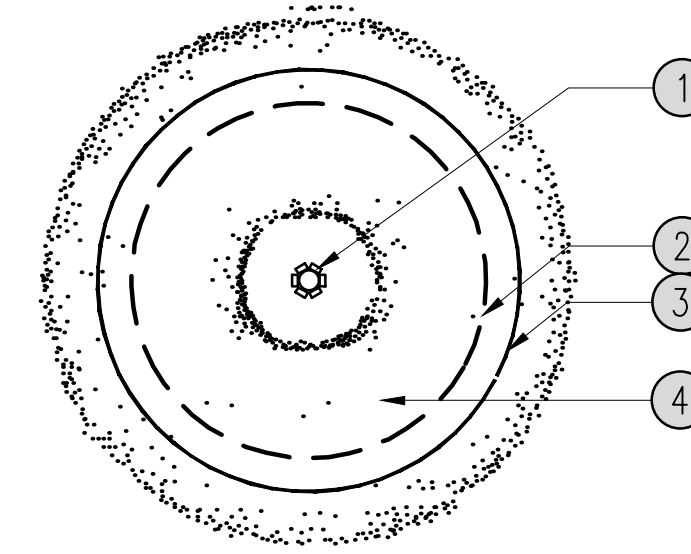
**APPLY 2"-4" SPECIFIED MULCH AS SHOWN**

**LOOSEN OR SCORE SIDES OF ROOTBALL**

**NOTES:**

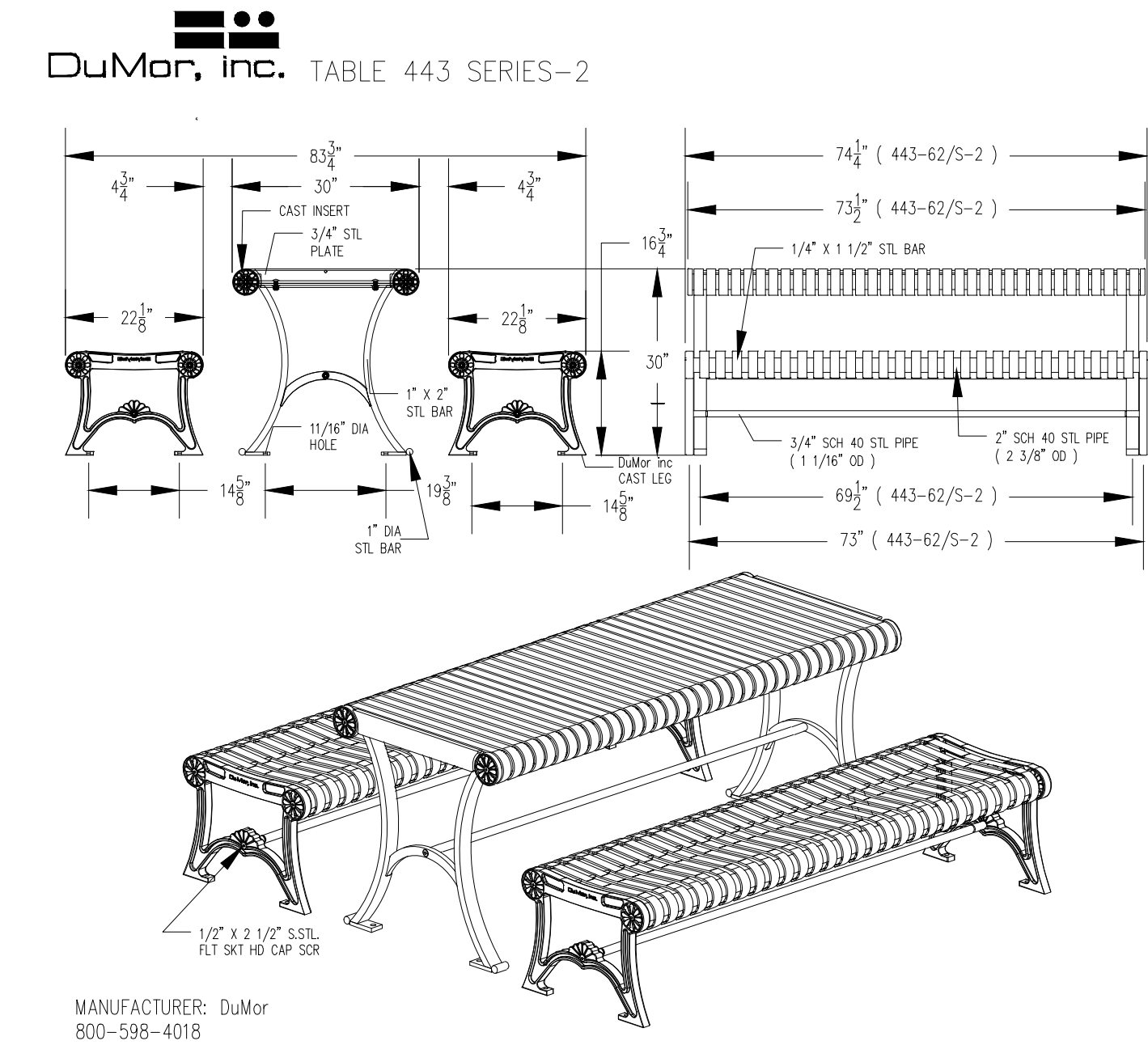
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

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



- 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 CABLE CHICKERS.
- 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.



**MANUFACTURER:** DuMor  
800-598-4018  
DUMOR.COM

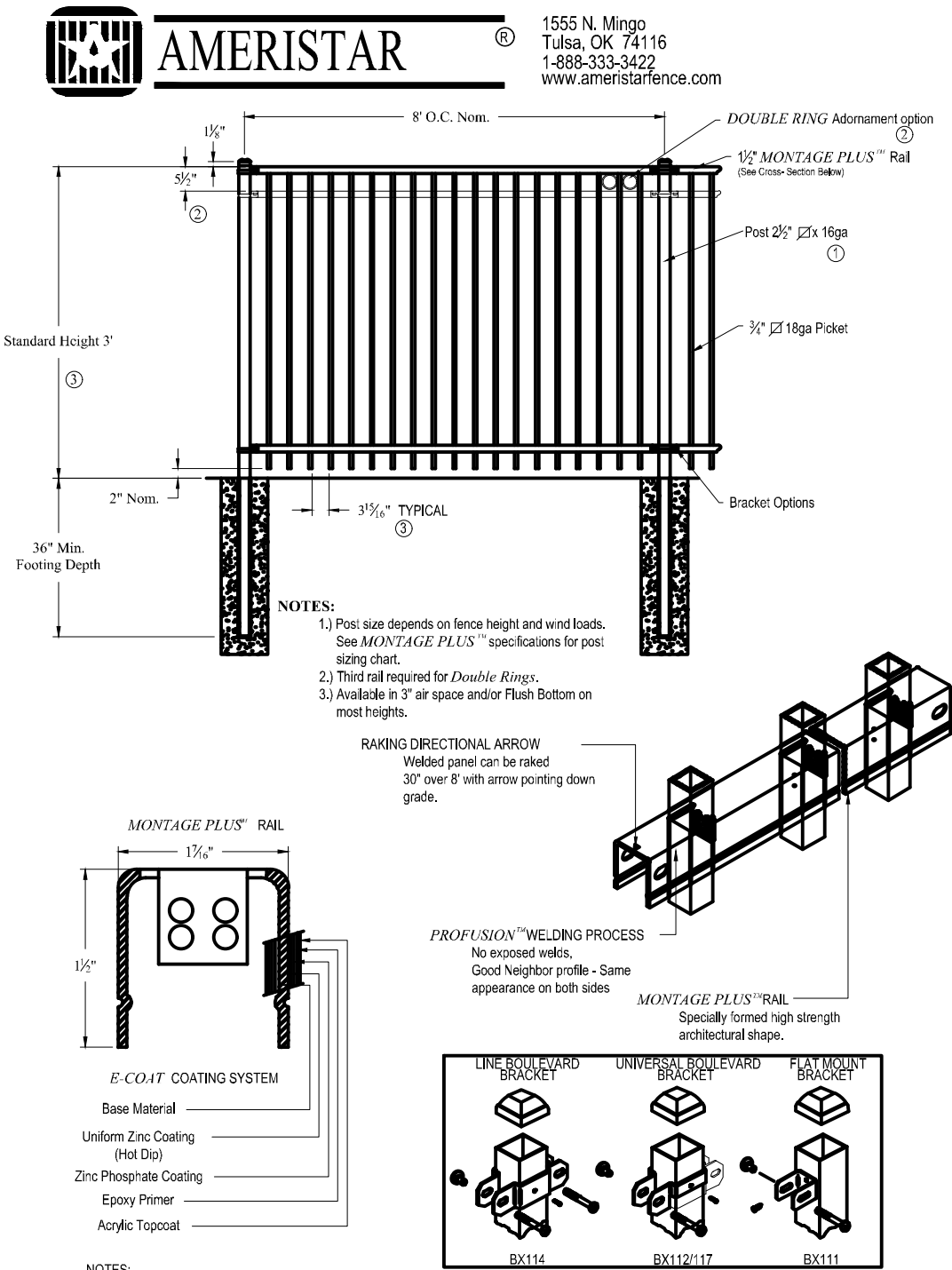
**LENGTH OPTIONS:**

- 6' TABLE
- 8' TABLE

**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.

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



**NOTES:**

- 1) Post size depends on fence height and wind loads. See MOUNTAGE PLUS™ installation manual for post sizing chart.
- 2) Posts not required for aluminum fittings.
- 3) Available in 3" air space and/or Flash Bottom on most heights.

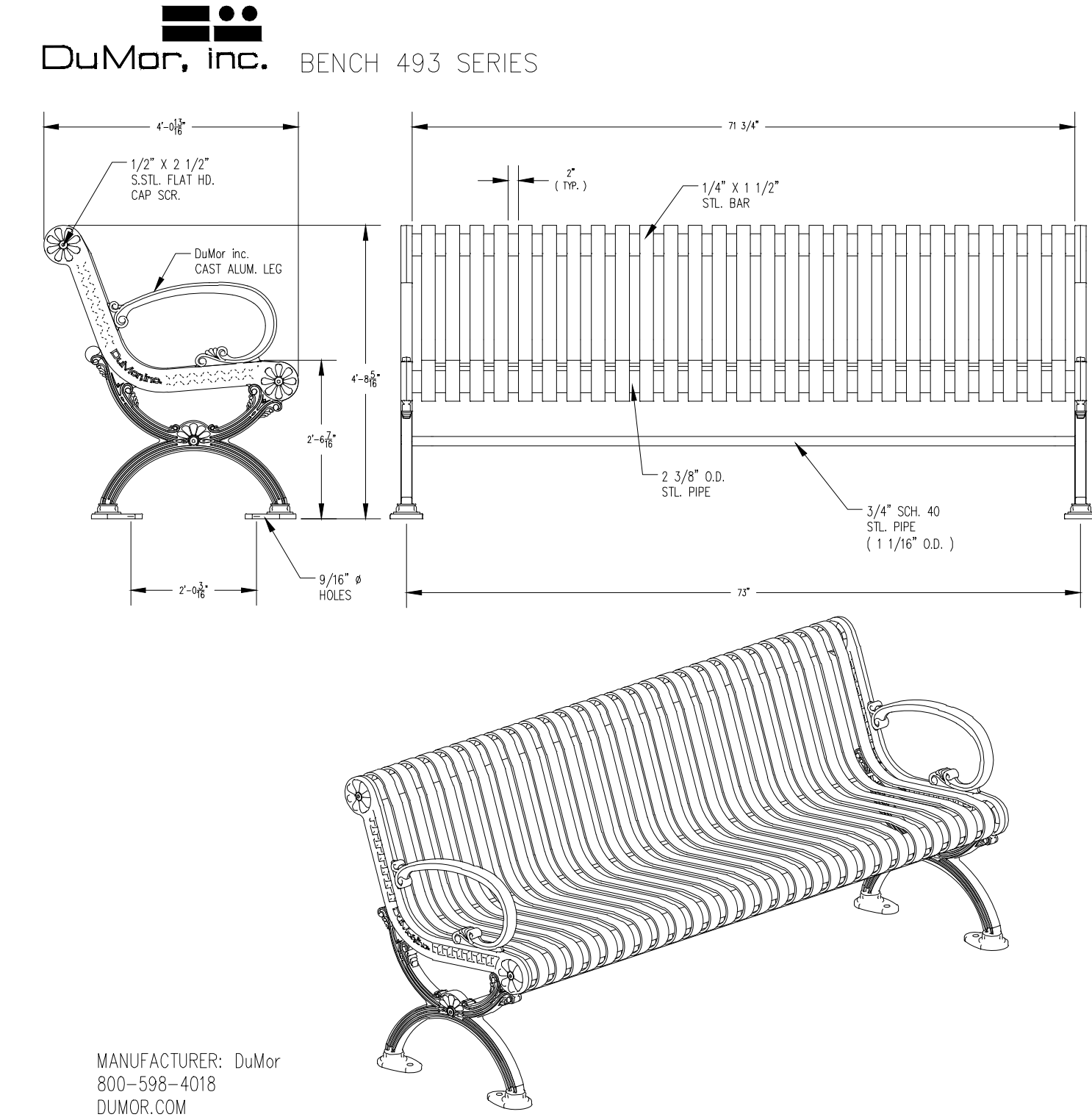
**ROVING DIRECTIONAL ARROW:** Welded panel can be raised 30° over 0° with arrow pointing down grade.

**PROFIT MOUNT™ WELDING PROCESS:** No excess welds. Good neighbor profile - Same appearance on both sides.

**MOUNTAGE PLUS™ RAIL:** Specially formed high strength architectural shape.

**LINE-ROLL BOARD (BARRIER):** UNWELDED (BARRIER) FULLY WELDED (BARRIER)

6 3' FENCE DETAIL  
N.T.S.



**MANUFACTURER:** DuMor  
800-598-4018  
DUMOR.COM

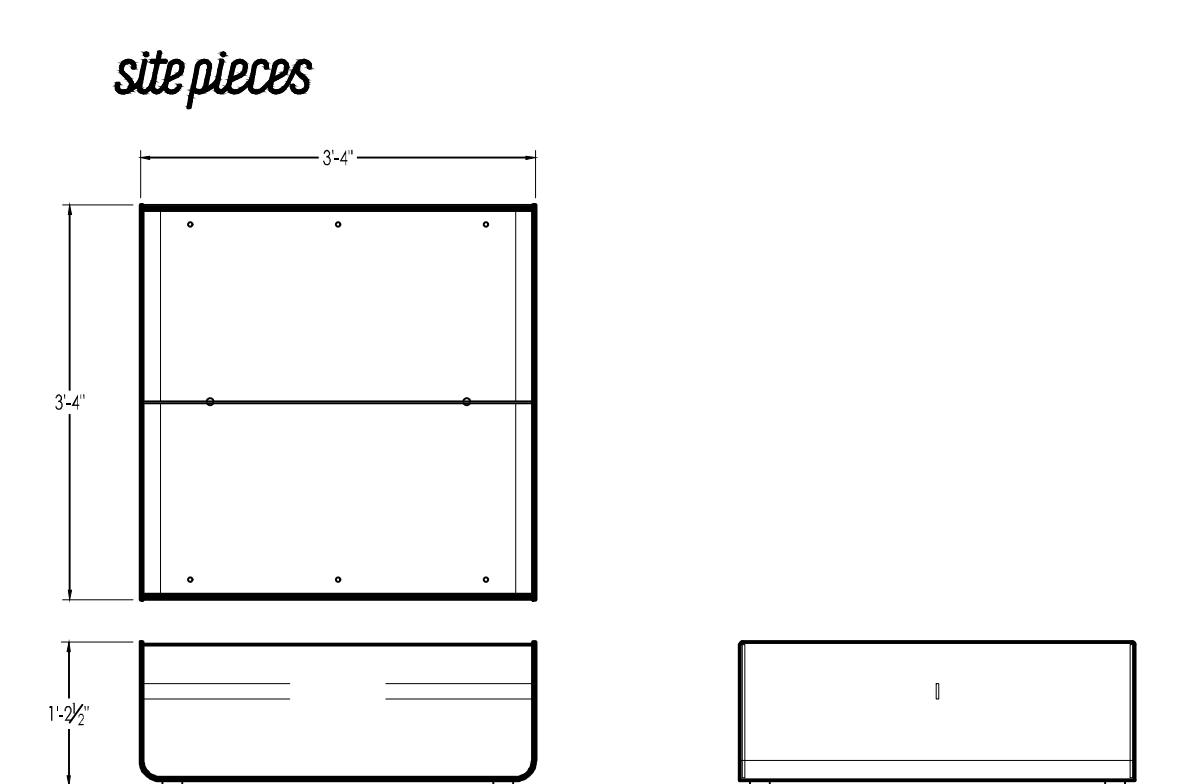
**LENGTH OPTIONS:**

- 6' BENCH
- 8' BENCH

**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.

7 6' BENCH  
N.T.S.



**MANUFACTURER:** SITE PIECES  
800-484-0797  
SITEPIECES.COM  
PRODUCT: MONOLINE SOLD SERIES PLANTER  
PRODUCT #: ML-SSPL-502016  
SIZE: 20" x 20" x 14.5"  
APPROXIMATE WEIGHT: 25 LBS

**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. PRODUCT TO BE SURFACE MOUNTED.
5. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
6. OR APPROVED EQUAL MAY BE USED.

8 PLANTER BOX  
N.T.S.

PREPARED BY:  
**Galloway**

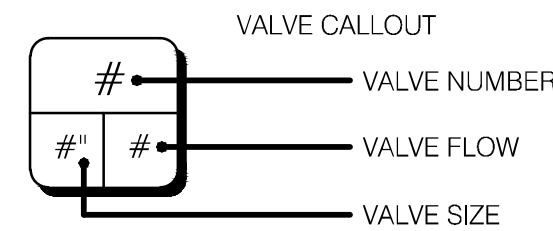
1500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8888 • gallowayllc.com

**APPROVED**  
May 06 2025  
PARKER WATER AND  
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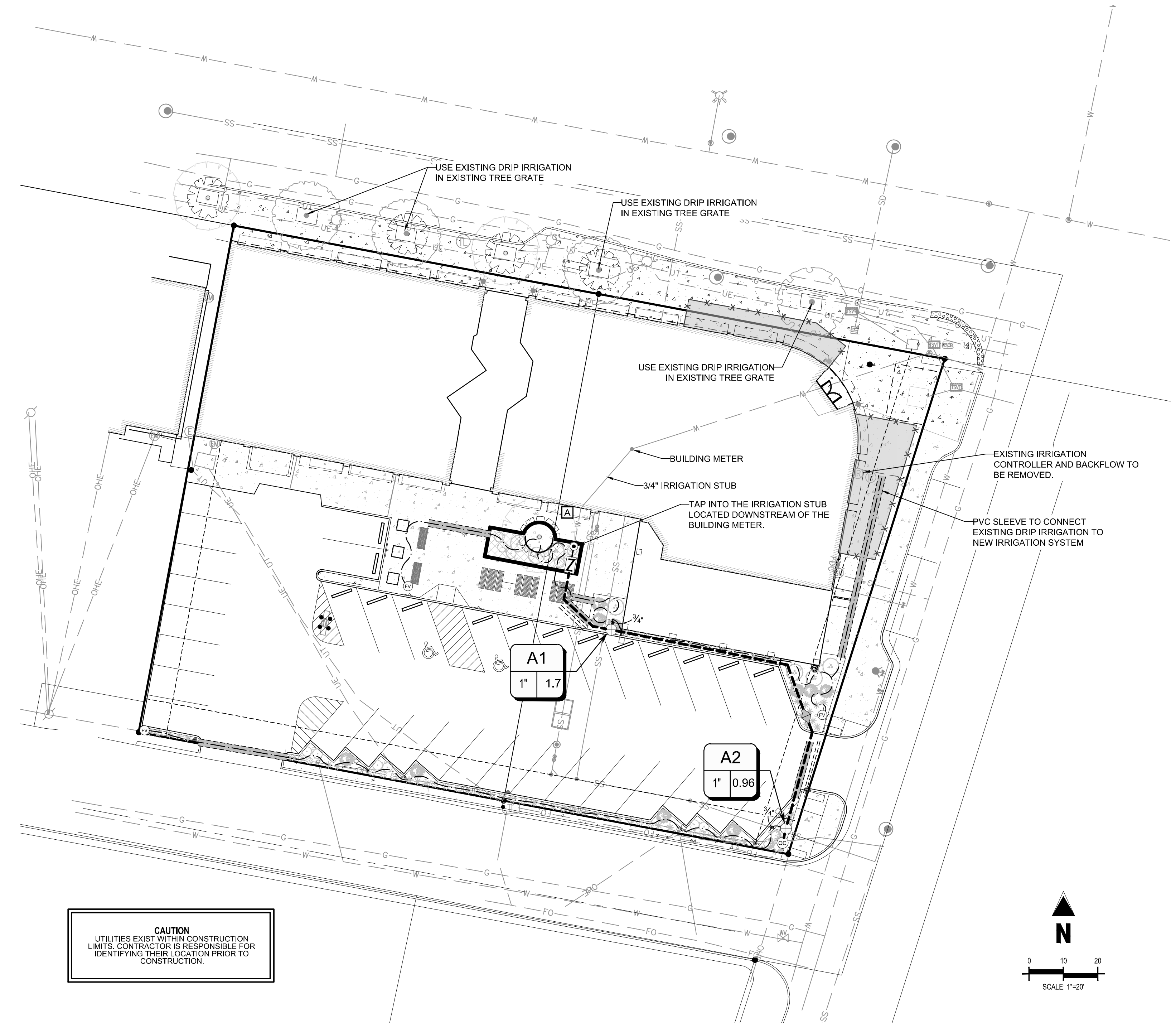


**IRRIGATION\_SCHEDULE**

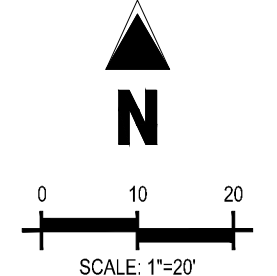
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 1 SHEET IR2.0
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH 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
<i>Emitter schedule:</i> - 1 gallon and smaller: 2, HE-B-5-B Emitter per plant (1 GPH total) - 5 gallon: 2, HE-B-10-B Emitter per plant (2 GPH total) - 10-15 gallons & Upright Junipers: 3, HE-B-10-B Emitter per plant (3 GPH total) - 1" to 2-1/2" caliper trees: 4, HE-B-10-B Emitter per plant (4 GPH total) - 3" to 4" caliper trees: 6, HE-B-10-B Emitter 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
	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.
0	03/07/2025	ISSUED FOR CONSTRUCTION	TDK

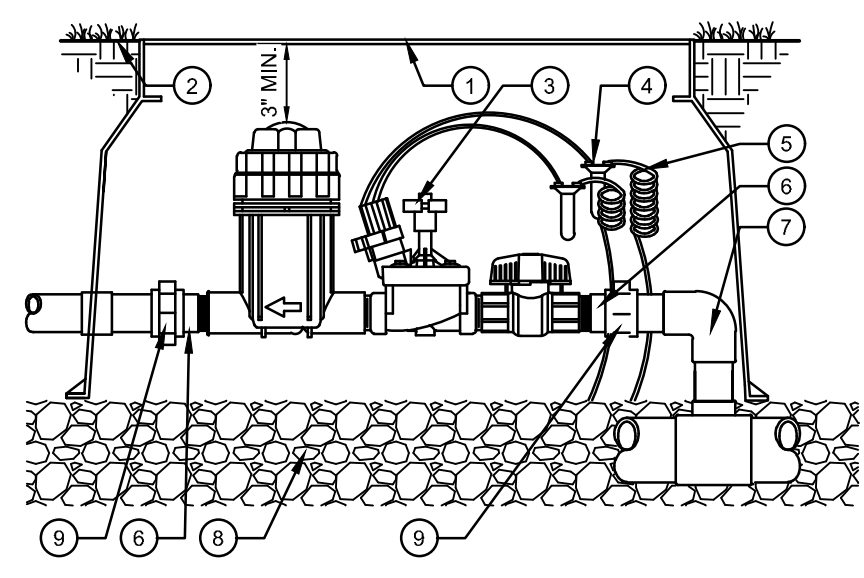
Project No:	MGC00001
Drawn By:	HCH
Checked By:	TDK
Date:	MARCH 2025

**IRRIGATION PLAN**

**IR1.0**

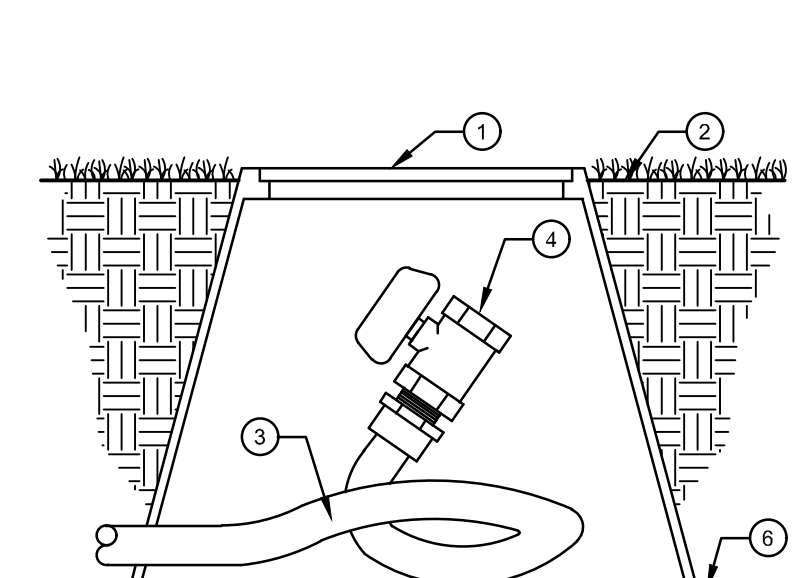
**APPROVED**  
May 06 2025  
PARKER WATER AND  
SANITATION DISTRICT

P:\Projects\2025\Exchange Lot 1\Exchange Lot 1\Utility\IR1.0.dwg, 03/07/2025, 10:00 AM, HCH



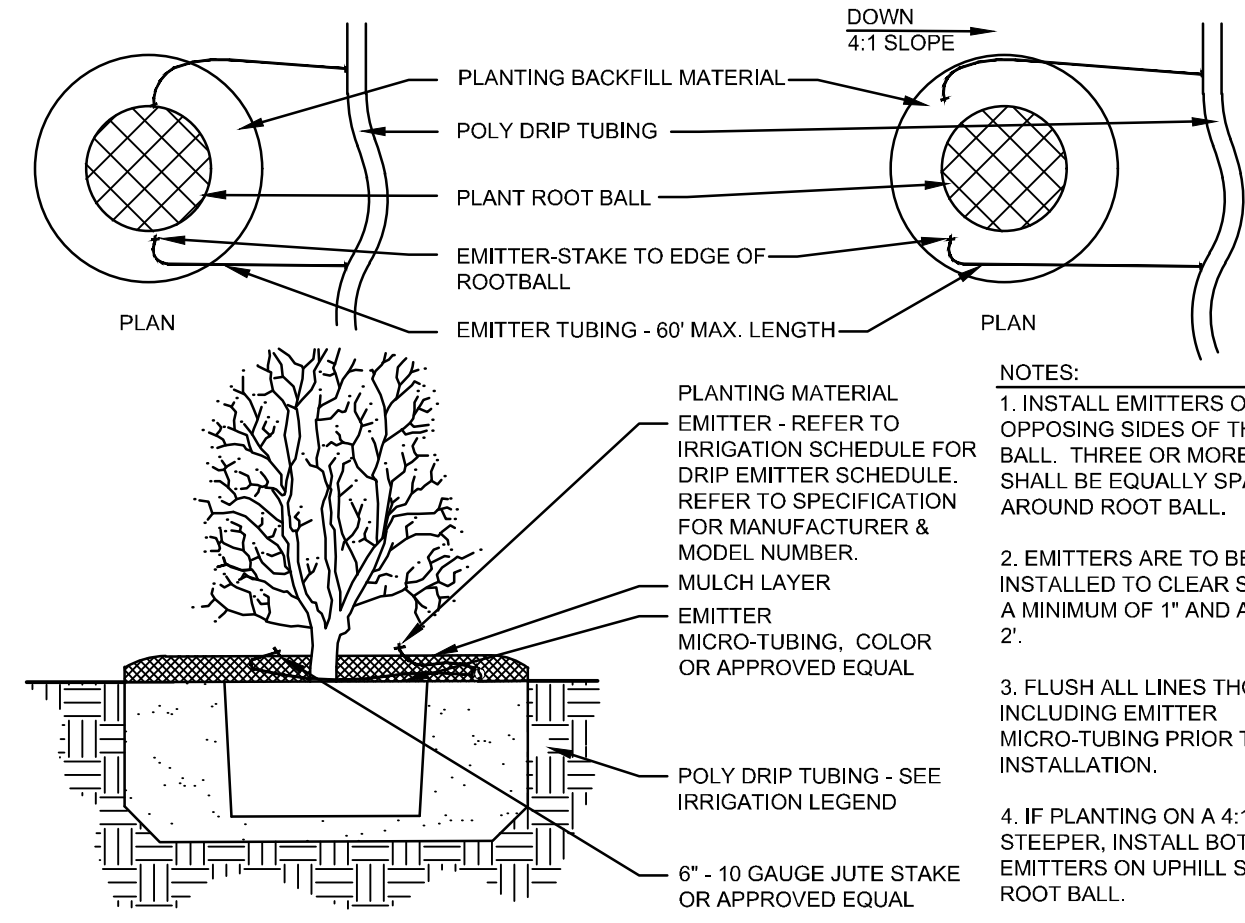
- 1 CARSON VALVE BOX OR APPROVED EQUAL, STATION NUMBER BRAND ON LID.
- 2 FINISH GRADE
- 3 DRIP ZONE KIT PER PLAN
- 4 WATERPROOF CONNECTORS (2)
- 5 24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 9 PVC SLIP UNIONS

1 REMOTE DRIP CONTROL VALVE  
N.T.S.



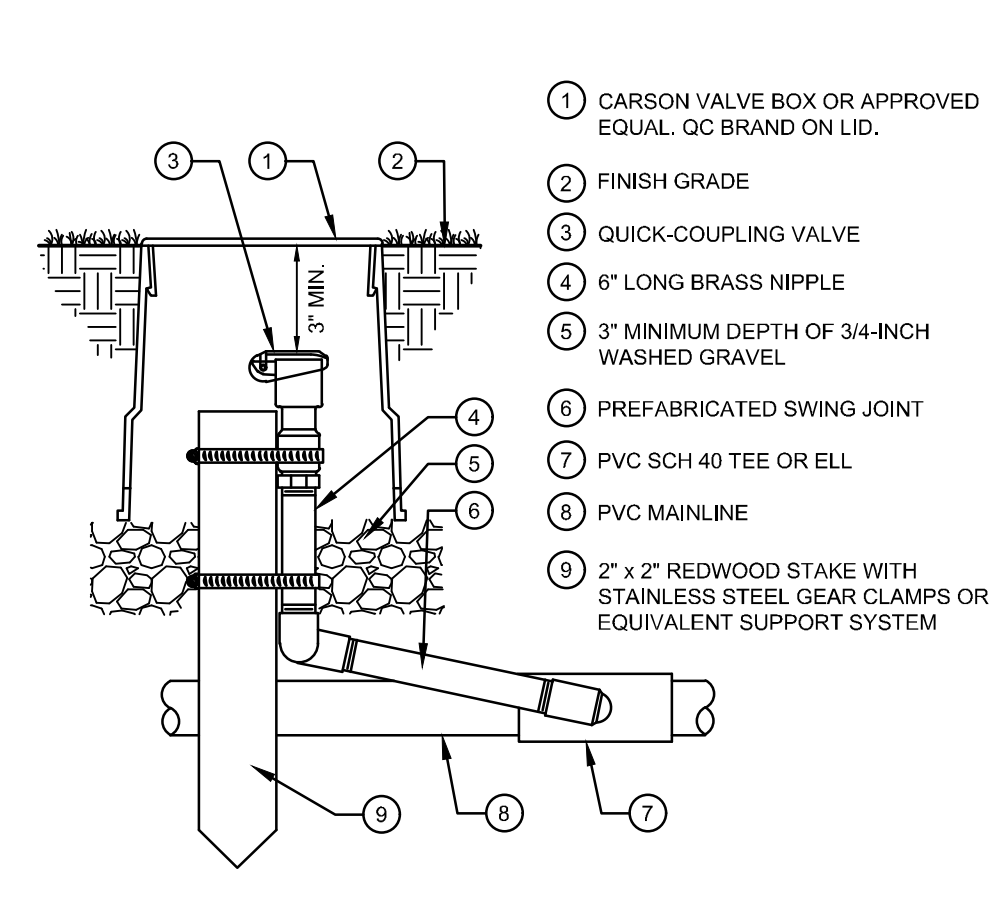
- 1 CARSON VALVE BOX OR APPROVED EQUAL, F.V. BRAND ON LID.
- 2 FINISH GRADE
- 3 POLYPIPE DRIP LINE
- 4 MANUAL FLUSH BALL VALVE
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 MANUAL FLUSH DRAIN VALVE  
N.T.S.



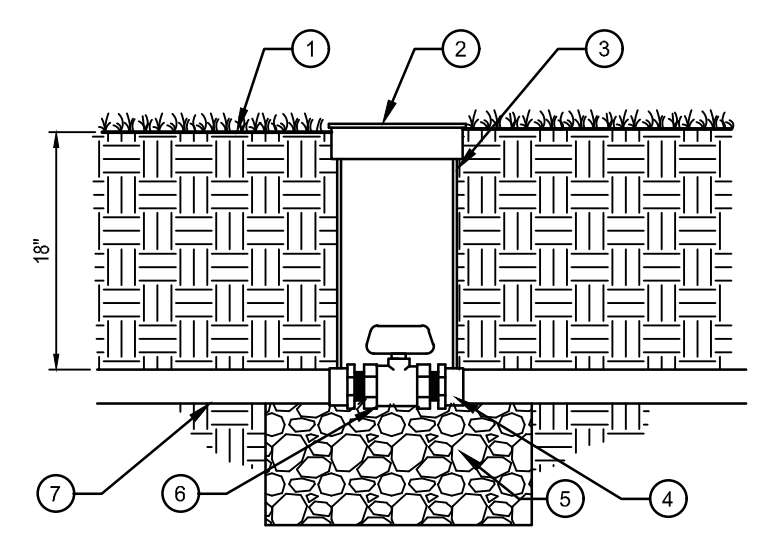
- 1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- 2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2".
- 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

3 DRIP EMITTERS LAYOUT  
N.T.S.



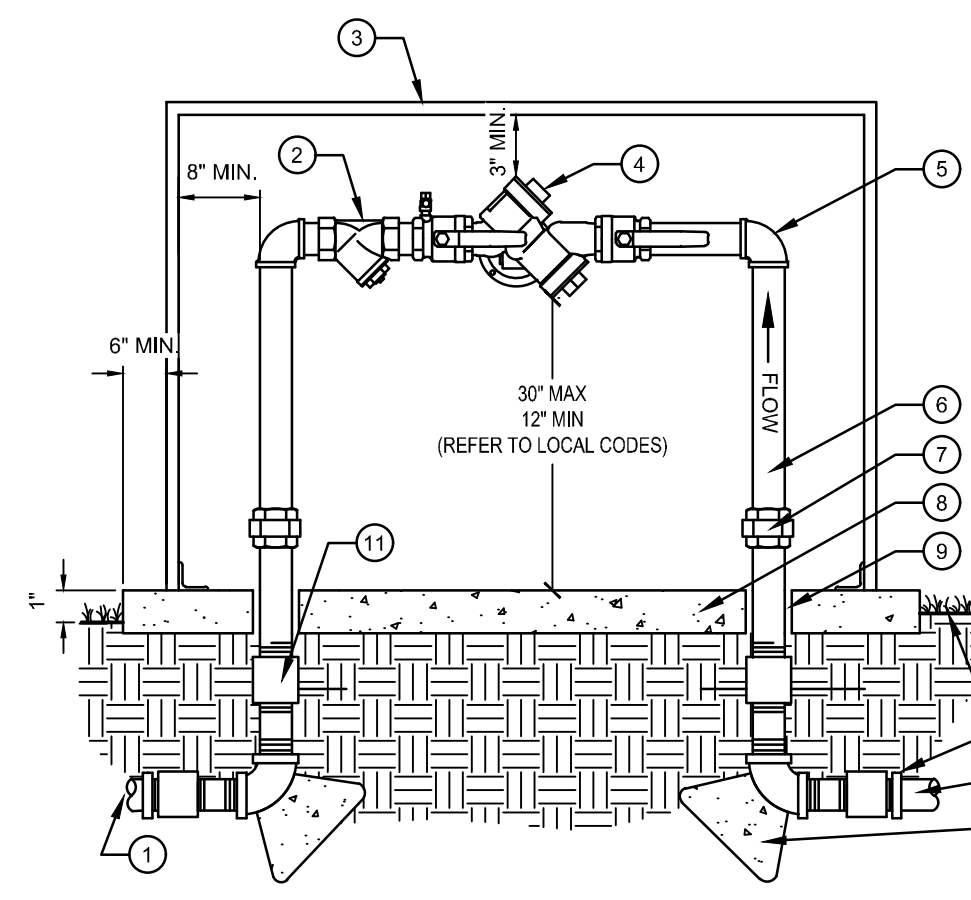
- 1 CARSON VALVE BOX OR APPROVED EQUAL, GC BRAND ON LID.
- 2 FINISH GRADE
- 3 QUICK-COUPLING VALVE
- 4 6" LONG BRASS NIPPLE
- 5 3" MINIMUM DEPTH OF 3/4" INCH WASHED GRAVEL
- 6 PREFABRICATED SWING JOINT
- 7 PVC SCH 40 TEE OR ELL
- 8 PVC MAINLINE
- 9 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS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

4 QUICK COUPLER  
N.T.S.



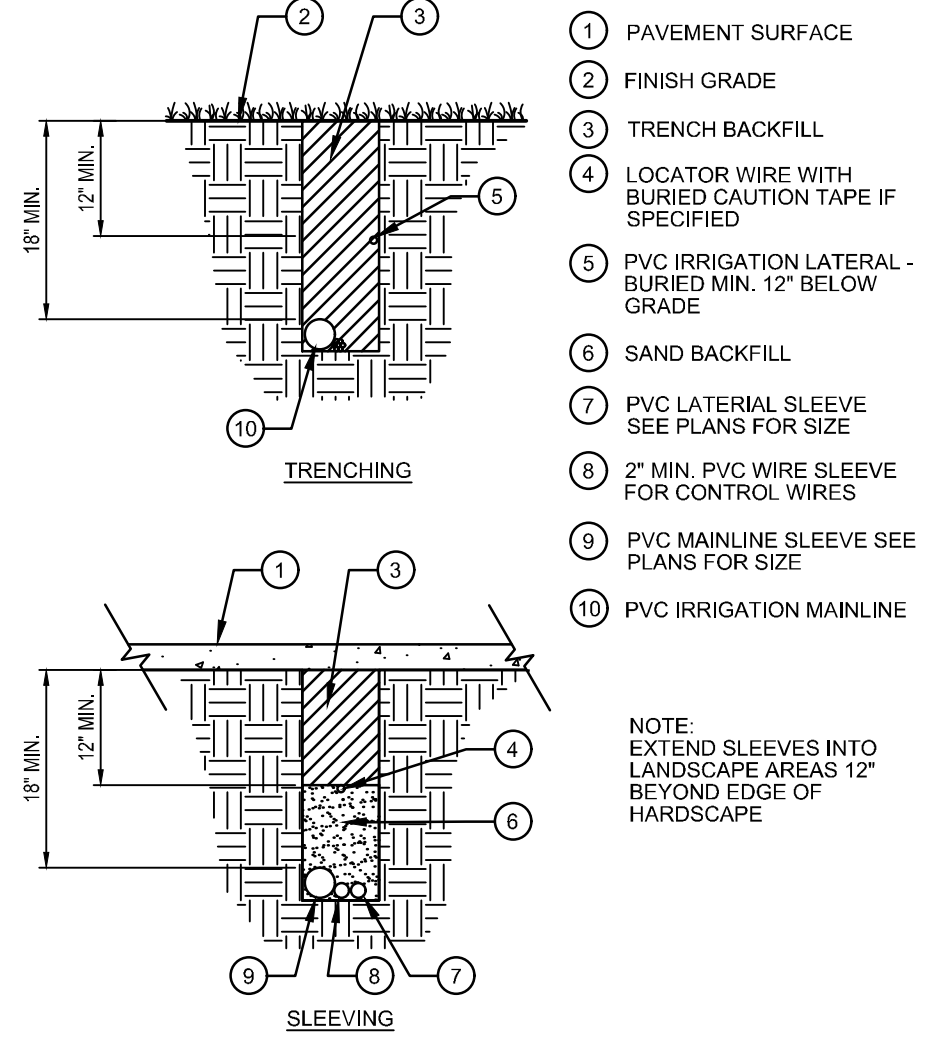
- 1 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS, 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
- 2 CARSON VALVE BOX OR APPROVED EQUAL, BV BRAND ON LID.
- 3 EXTENSION SECTION AS NECESSARY TO MEET GRADE
- 4 PVC MALE ADAPTER
- 5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
- 6 PLASTIC BALL VALVE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

5 BALL VALVE  
N.T.S.



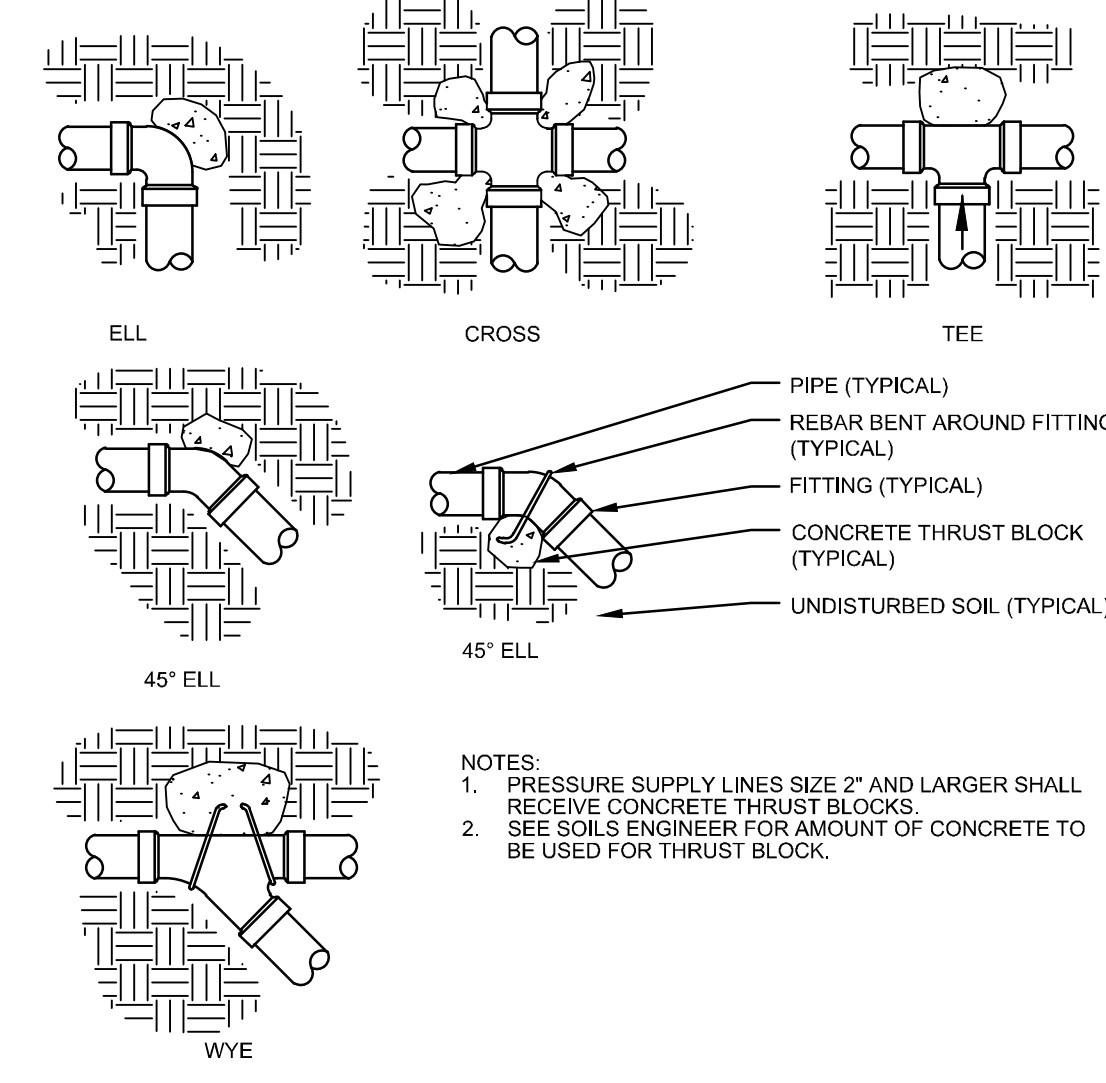
- 1 MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
- 2 BRASS WYE STRAINER W/60 MESH SCREEN
- 3 ENCLOSURE PER IRRIGATION LEGEND
- 4 BACKFLOW PREVENTER UNIT
- 5 BRASS 90 DEGREE ELLS (TYP.)
- 6 BRASS NIPPLES (TYPICAL)
- 7 BRASS UNION (TYPICAL)
- 8 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
- 9 PVC CONCRETE SLEEVE
- 10 FINISH GRADE 1" BELOW PAD
- 11 BRASS COUPLING
- 12 COPPER SERVICE LINE
- 13 12"x12"x12" THRUST BLOCKS

6 BACKFLOW PREVENTER, REDUCED PRESSURE  
N.T.S.



- 1 PAVEMENT SURFACE
- 2 FINISH GRADE
- 3 TRENCH BACKFILL
- 4 LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
- 5 PVC IRRIGATION LATERAL - BURRED MIN. 12" BELOW GRADE
- 6 SAND BACKFILL
- 7 PVC LATERAL SLEEVE SEE PLANS FOR SIZE
- 8 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
- 9 PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
- 10 PVC IRRIGATION MAINLINE

7 PIPE & SLEEVE INSTALLATION  
N.T.S.



- 1. PRESSURE SUPPLY LINES SIZE 2" AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
- 2. SEE SOILS ENGINEER FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

8 THRUST BLOCKING  
N.T.S.

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THIS IS DIAGRAMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADDITIONAL BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.

14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S 'DBY-DIRECT BURIAL SPLICE KIT'. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S 'DBY-DIRECT BURIAL SPLICE KIT' (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEIOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.

31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
  - A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-12" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
  - B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
  - C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
  - D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
  - E. ONE OF EACH TYPE OF VALVE INSTALLED.
  - F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. 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.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

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EXCHANGE LOT 1  
CIVIL CONSTRUCTION DRAWINGS

1950 MAIN STREET  
PARKER, CO

#	Date	Issue / Description	Int.
0	03/07/2025	ISSUED FOR CONSTRUCTION	TDK

Project No: MGC00001  
Drawn By: HCH  
Checked By: TDK  
Date: MARCH 2025

IRRIGATION NOTES & DETAILS

IR2.0