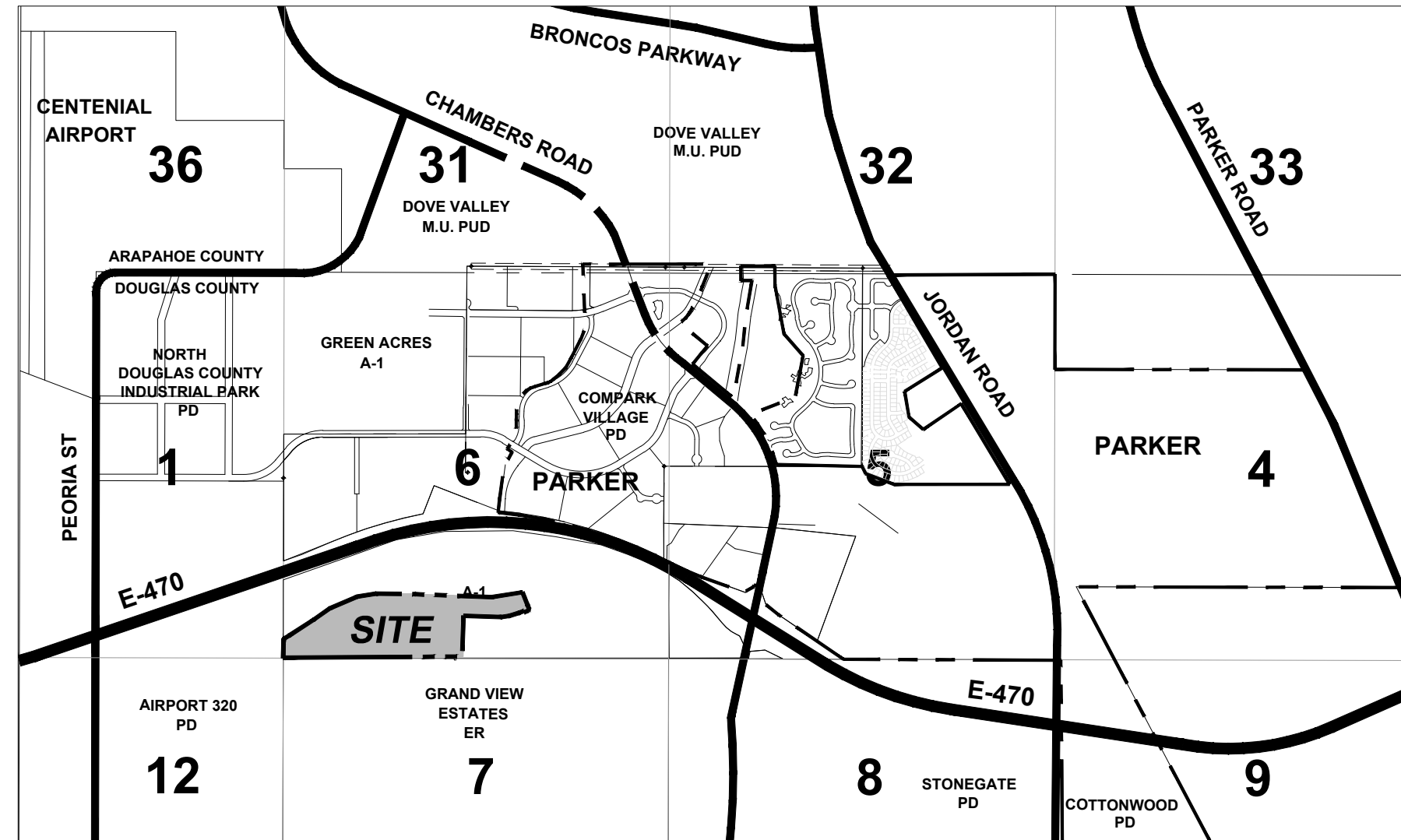


COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

Vicinity Map



Scale: 1" = 2,000'

SITE DATA:

LOCATION: SOUTHWEST OF INTERSECTION OF S. CHAMBERS ROAD AND E-470;
PA-17 AND 18 IN THE COMPARK VILLAGE PD FOURTH AMENDMENT

AREA: 32.859 ACRES

ZONING:

PLANNED DEVELOPMENT

NOTES:

1. NO HISTORICAL OR ARCHAEOLOGICAL FEATURES HAVE BEEN IDENTIFIED ON THE SITE
2. NO WILDLIFE HABITAT AREAS HAVE BEEN IDENTIFIED ON THE SITE

COMPARK SOUTH - LEGAL DESCRIPTION

TRACT H, COMPARK VILLAGE SOUTH ALTA DESCRIPTION
PART OF LOTS 21, 22, AND 23, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 87°55'04" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 487.85 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°13'56" WEST, A DISTANCE OF 190.72 FEET;
THENCE NORTH 49°15'47" WEST, A DISTANCE OF 3.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 148°02'43", A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 134.36 FEET, THE CHORD OF WHICH BEARS NORTH 24°45'34" EAST, A DISTANCE OF 99.98 FEET TO A NON-TANGENT LINE;

THENCE NORTH 46°57'03" WEST, A DISTANCE OF 180.84 FEET;
THENCE NORTH 52°39'42" EAST, A DISTANCE OF 226.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°49'41", A RADIUS OF 1,445.00 FEET, AN ARC LENGTH OF 954.03 FEET, THE CHORD OF WHICH BEARS NORTH 71°34'32" EAST, A DISTANCE OF 936.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 1,237.63 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°11'10", A RADIUS OF 1,130.00 FEET, AN ARC LENGTH OF 516.45 FEET, THE CHORD OF WHICH BEARS NORTH 77°23'48" EAST, A DISTANCE OF 511.96 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 164.92 FEET;
THENCE NORTH 65°41'53" EAST, A DISTANCE OF 19.50 FEET;
THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 55.00 FEET;
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 19.50 FEET;
THENCE SOUTH 24°18'07" EAST, A DISTANCE OF 19.50 FEET;
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 24°18'07" WEST, A DISTANCE OF 19.50 FEET;
THENCE SOUTH 65°41'53" WEST, A DISTANCE OF 68.71 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°47'30", A RADIUS OF 777.50 FEET, AN ARC LENGTH OF 336.42 FEET, THE CHORD OF WHICH BEARS SOUTH 78°05'38" WEST, A DISTANCE OF 333.80 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°30'37" WEST, A DISTANCE OF 592.46 FEET;
THENCE SOUTH 00°29'23" WEST, A DISTANCE OF 220.00 FEET;
THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 19.50 FEET;
THENCE SOUTH 00°29'23" WEST, A DISTANCE OF 55.00 FEET;
THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 175.18 FEET;
THENCE SOUTH 00°16'48" WEST, A DISTANCE OF 177.64 FEET;
THENCE SOUTH 70°12'58" WEST, A DISTANCE OF 7.84 FEET;
THENCE SOUTH 87°20'33" WEST, A DISTANCE OF 226.67 FEET;
THENCE NORTH 78°16'52" WEST, A DISTANCE OF 117.49 FEET;
THENCE SOUTH 85°55'18" WEST, A DISTANCE OF 277.28 FEET;
THENCE SOUTH 78°47'52" WEST, A DISTANCE OF 224.67 FEET;
THENCE SOUTH 87°55'29" WEST, A DISTANCE OF 193.89 FEET;
THENCE SOUTH 87°30'33" WEST, A DISTANCE OF 509.04 FEET;
THENCE SOUTH 87°51'03" WEST, A DISTANCE OF 172.31 FEET;
THENCE SOUTH 78°58'28" WEST, A DISTANCE OF 123.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 81°03'24", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 56.59 FEET, THE CHORD OF WHICH BEARS SOUTH 38°26'46" WEST, A DISTANCE OF 51.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 02°04'56" EAST, A DISTANCE OF 16.72 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, A DISTANCE OF 86.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,431,559 SQUARE FEET OR 32.8641 ACRES, MORE OR LESS.

SHEET INDEX:

L1	COVER SHEET
L2	FINAL LANDSCAPE PLAN
L3	FINAL LANDSCAPE PLAN
L4	FINAL LANDSCAPE PLAN
L5	MUSE LANDSCAPE TEMPLATE
L6	MUSE LANDSCAPE TEMPLATE
L7	LANDSCAPE SCHEDULE AND NOTES
L8	LANDSCAPE DETAILS
L9	LANDSCAPE DETAILS
L10	FENCING PLAN
L11	FENCING PLAN
L12	FENCING DETAILS
L13	LANDSCAPE SECTIONS
0	OVERALL IRRIGATION AREA
1	IRRIGATION SCHEDULE AND NOTES
2-12	IRRIGATION PLANS
13-16	IRRIGATION DETAILS
17	IRRIGATION CHARTS

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - COVER SHEET

OWNER
470 Compark, LLC
290 Fillmore St., Suite 2
Denver, CO 80206

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

Town of Parker
Colorado

job no. 2015/20
date 11-22-2016
revisions

ENGINEER
Manhard Consulting
8008 E. Arapahoe Ct. Suite 110
Centennial 80112
(303) 531-3213

sheet L1 of L13

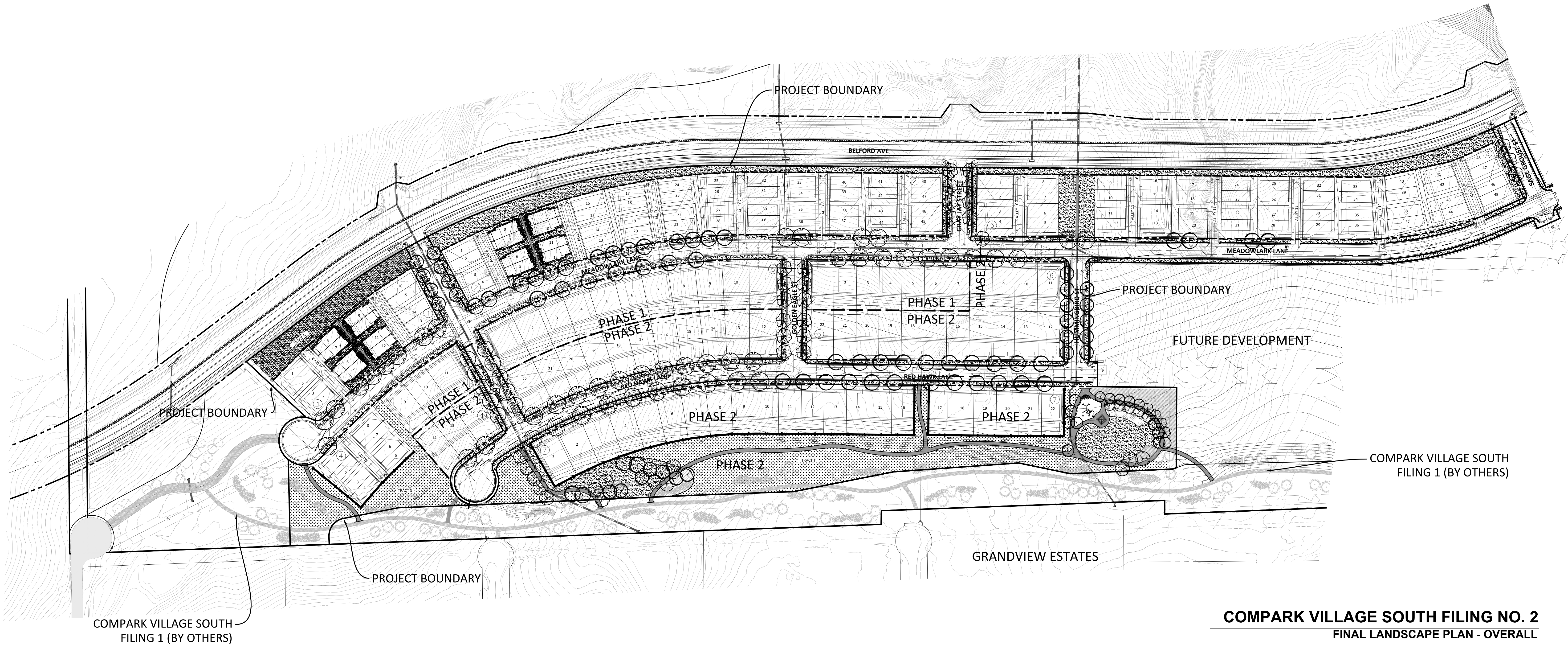


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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive
Denver, Colorado, 80204
303-741-1411

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - OVERALL

OWNER
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290 Fillmore St., Suite 2
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sheet **L2** of **L13**

Scale 1" = 100'

0 50' 100' 200'

North

PLANWEST

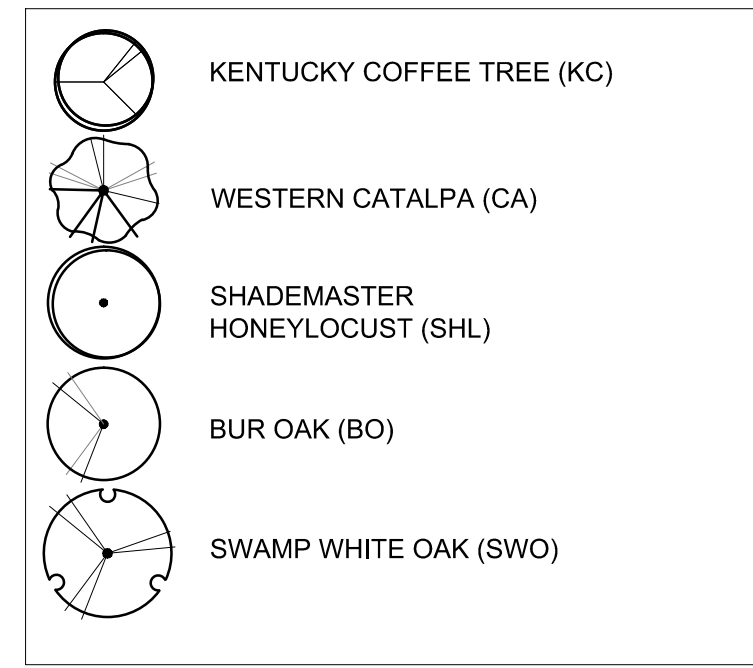
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303-741-1411
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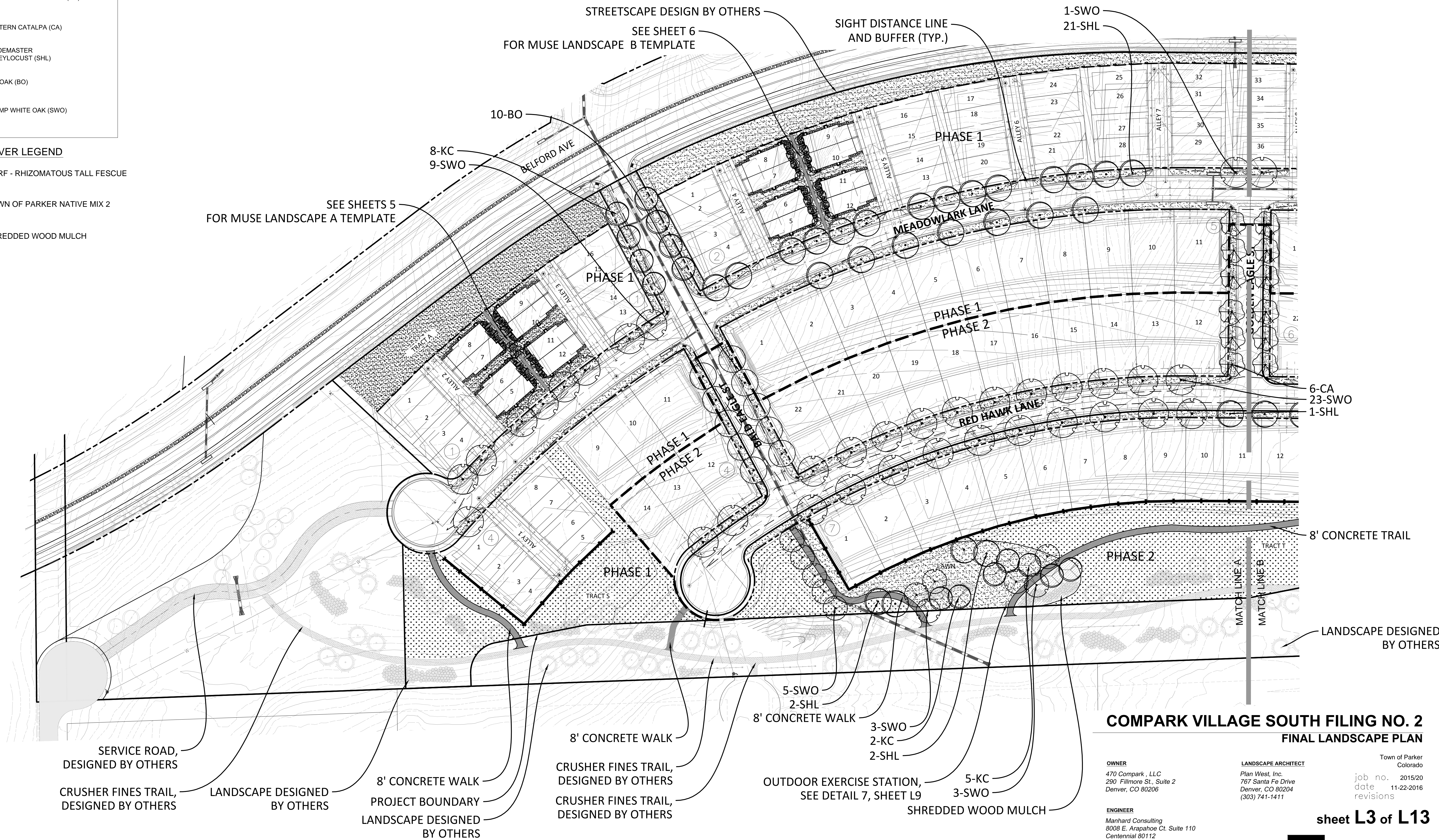
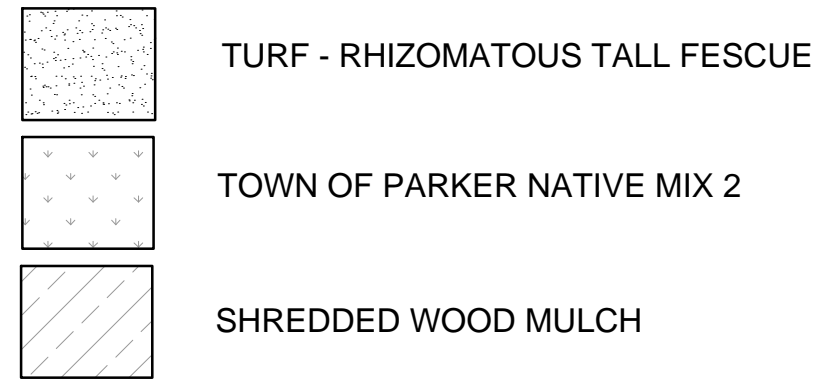
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

STREET TREE SYMBOL LEGEND



GROUND COVER LEGEND



COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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sheet **L3** of **L13**

Scale 1" = 60'

0 30' 60' 120'

North

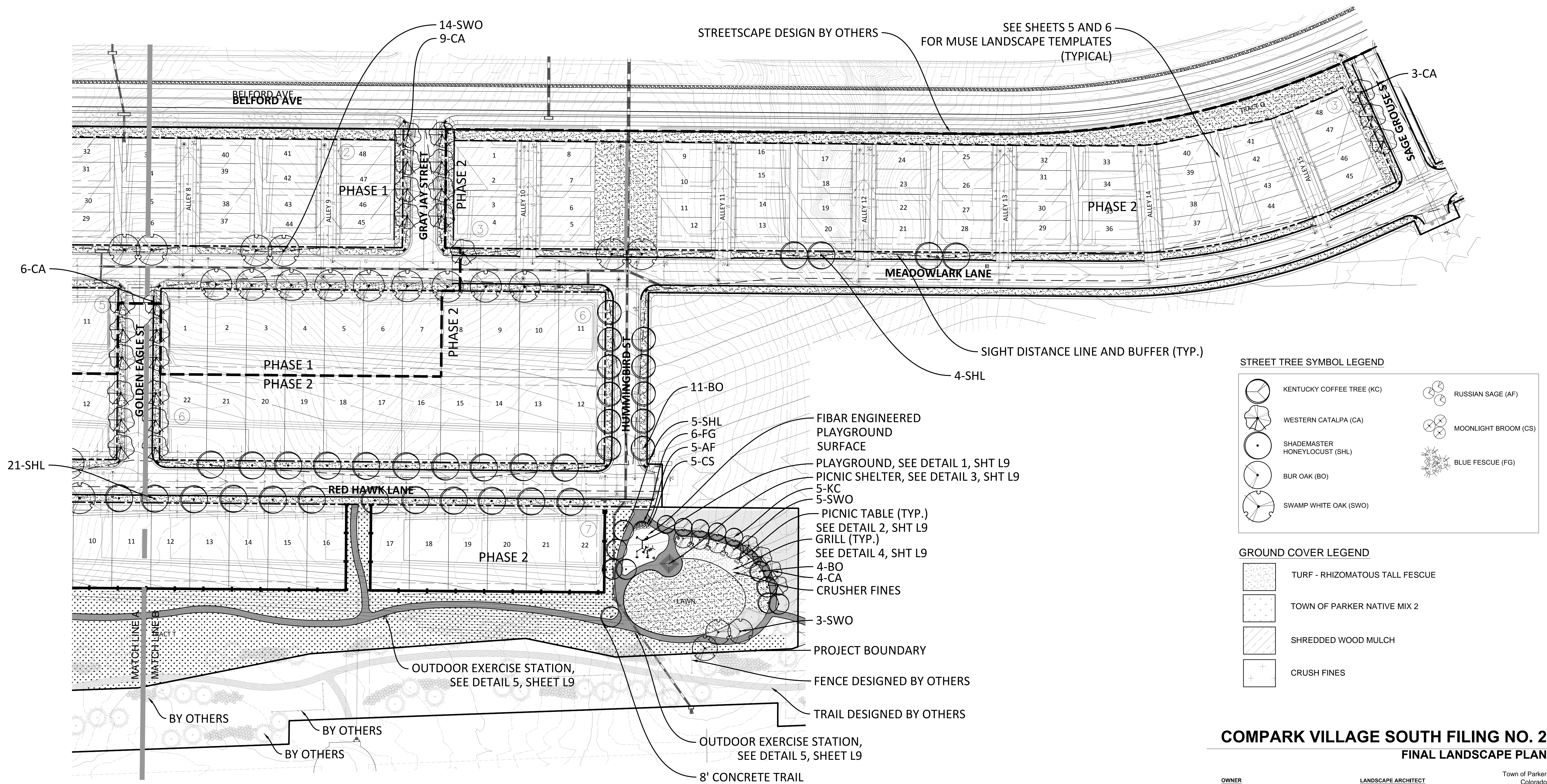
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



STREET TREE SYMBOL LEGEND

	KENTUCKY COFFEE TREE (KC)		RUSSIAN SAGE (AF)
	WESTERN CATALPA (CA)		MOONLIGHT BROOM (CS)
	SHADEMASTER HONEYLOCUST (SHL)		BLUE FESCUE (FG)
	BUR OAK (BO)		
	SWAMP WHITE OAK (SWO)		

GROUND COVER LEGEND

	TURF - RHIZOMATOUS TALL FESCUE
	TOWN OF PARKER NATIVE MIX 2
	SHREDDED WOOD MULCH
	CRUSH FINES

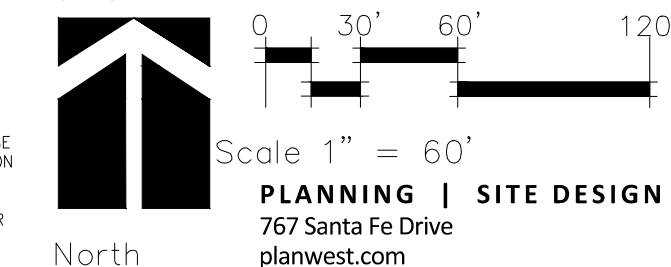
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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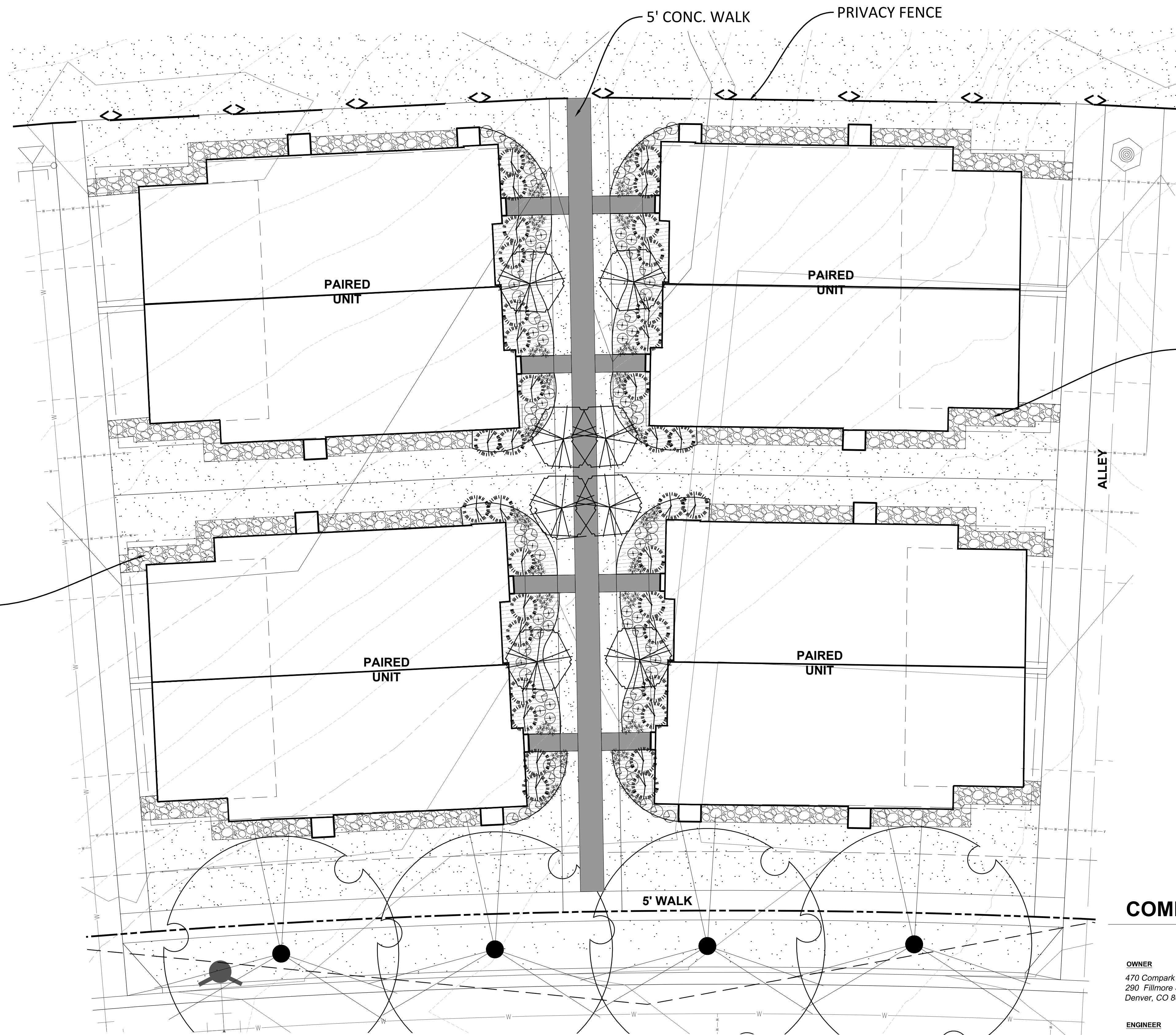
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PLANT SYMBOL LEGEND

	KENTUCKY COFFEE TREE (KC)		DECIDUOUS SHRUB #1
	WESTERN CATALPA (CA)		DECIDUOUS SHRUB #2
	SHADEMASTER HONEYLOCUST (SHL)		ORNAMENTAL GRASSES
	BUR OAK (BO)		EVERGREEN SHRUB #1
	SWAMP WHITE OAK (SWO)		EVERGREEN SHRUB #2
	ORNAMENTAL TREE		

GROUND COVER LEGEND

	TURF - RHIZOMATOUS TALL FESCUE
	SHREDDED WOOD MULCH
	1'-1/2" RIVER ROCK MULCH



NO SPRAY IRRIGATION
WITHIN 3' OF FOUNDATION
(TYPICAL)

NO SPRAY IRRIGATION
WITHIN 3' OF FOUNDATION
(TYPICAL)

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - MUSE TEMPLATE 'A'

OWNER
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Denver, CO 80206

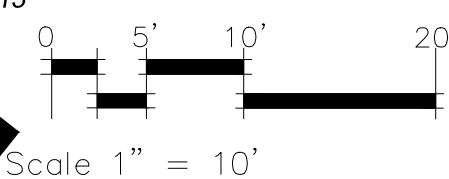
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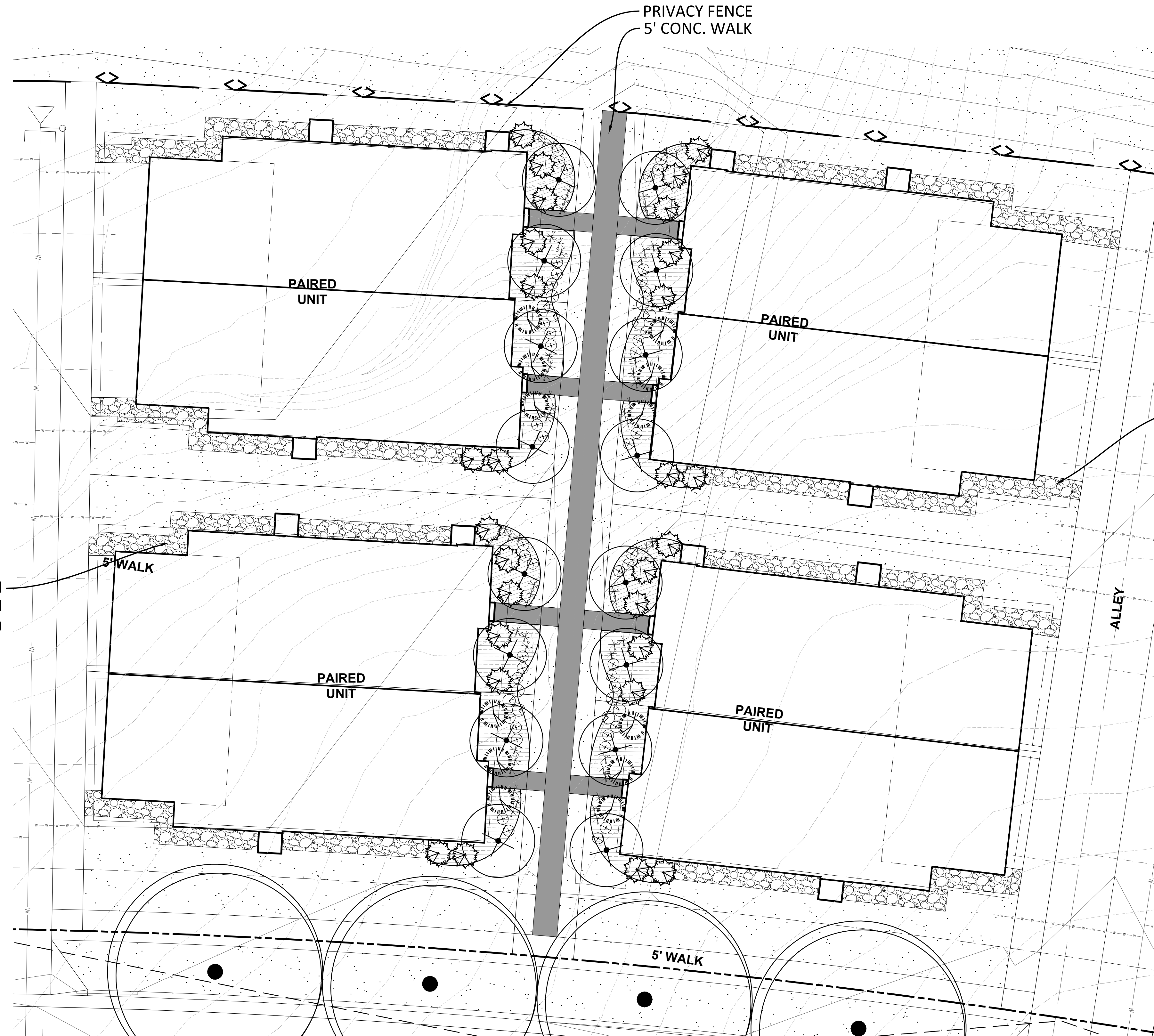
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PLANT SYMBOL LEGEND

	KENTUCKY COFFEE TREE (KC)		DECIDUOUS SHRUB #1
	WESTERN CATALPA (CA)		DECIDUOUS SHRUB #2
	SHADEMASTER HONEYLOCUST (SHL)		ORNAMENTAL GRASSES
	BUR OAK (BO)		EVERGREEN SHRUB #1
	SWAMP WHITE OAK (SWO)		EVERGREEN SHRUB #2
	ORNAMENTAL TREE		

GROUND COVER LEGEND

	TURF - RHIZOMATOUS TALL FESCUE
	SHREDDED WOOD MULCH
	1'-1/2" RIVER ROCK MULCH



NO SPRAY IRRIGATION
WITHIN 3' OF FOUNDATION
(TYPICAL)

NO SPRAY IRRIGATION
WITHIN 3' OF FOUNDATION
(TYPICAL)

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - MUSE TEMPLATE 'B'

OWNER
470 Compark, LLC
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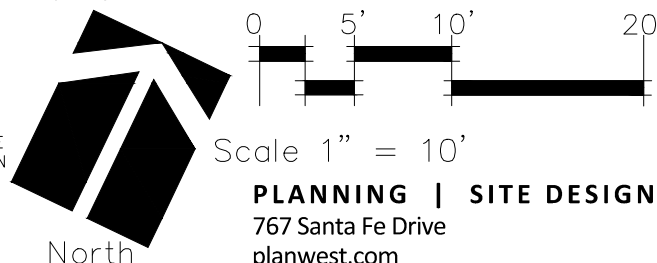
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Denver, Colorado, 80204
303-741-1411

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

LANDSCAPE PLANT SCHEDULE

QTY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HYDRO ZONE	SIZE
Deciduous Trees					
25	BO	Bur Oak	Quercus macrocarpa	Xeric	2.5" Cal.
28	CA	Western Catalpa	Catalpa speciosa	Xeric	2.5" Cal.
20	KC	Kentucky Coffee Tree	Gymnoclades dioicus	Xeric	2.5" Cal.
56	SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	Xeric	2.5" Cal.
66	SWO	Swamp White Oak	Quercus bicolor	Xeric	2.5" Cal.
Deciduous Shrubs					
5	AF	Russian Sage	Perovskia artiplicifolia	Xeric	#5
Evergreen Shrubs					
5	CS	Moonlight Broom	Cytisus Scoparius 'Moonlight'	Xeric	#5
Perennial Grass					
6	FG	Blue Fescue	Festuca glauca 'Elijah Blue'	Xeric	#1
Groundcover					
185,300 sf	RTF	TURF			Sod
130,800 sf	Mix	2			Seed

Note: Town of Parker Native Seed Mix 2
 22% Slender Wheatgrass
 18% Sodar Streambank Wheatgrass
 13% Arizona Fescue
 13% Blue Grama
 12% Buffalo Grass
 12% Barley or Oats
 5% Spike Muhly
 5% Indian Rice Grass

LANDSCAPE NOTES

1. THE REPRODUCTION OF ANY INFORMATION GENERATED BY ENGINEERS AND ARCHITECTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST, INC. AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.
2. VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. PROVIDE A STAKED LAYOUT OF NEW SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PLANTING LAYOUT, BED LINES, CONCRETE FLATWORK, PLAYGROUNDS, ENTRY MONUMENTATION, LANDSCAPE WALLS, CONCRETE CURBS, AND TURF AREAS FOR APPROVAL PRIOR TO BEGINNING WORK.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987.
4. PLANT MATERIAL QUALITY SHALL COMPLY WITH THE CURRENT A.N.A. STANDARDS FOR NURSERY STOCK. PLANT MATERIAL SHALL MEET OR EXCEED THE SIZES SPECIFIED. ALL TREES SHALL HAVE WELL BRANCHED TOPS WITH STRAIGHT, WELL DEVELOPED SINGLE LEADERS UNLESS OTHERWISE SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE ARCHITECT (PLAN WEST, INC.) RESERVES THE RIGHT TO REFUSE PLANT MATERIAL OF IMPROPER QUALITY.
5. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CY PER 1000 SF AND TILLED TO A DEPTH OF 6 INCHES .
6. PLANT MATERIAL WITHIN THE SIGHT TRIANGLES WILL HAVE A MATURE HEIGHT OF 36 INCHES OR LESS ABOVE THE ELEVATION OF THE FLOWLINE. NEW TREES, ONCE MATURE, SHALL BE LIMBED TO A MINIMUM HEIGHT OF 8 FEET.
7. CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT, PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, PUBLIC SAFETY, AND EXISTING SITE IMPROVEMENTS FOR THE DURATION OF THE CONTRACT AND COSTS TO THE OWNER . THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND DISPOSE OF WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE DAILY DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
8. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - SCHEDULE AND NOTES

OWNER
 470 Compark , LLC
 290 Fillmore St., Suite 2
 Denver, CO 80206

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 767 Santa Fe Drive
 Denver, CO 80204
 (303) 741-1411

Town of Parker
 Colorado

job no. 2015/20
 date 11-22-2016
 revisions

ENGINEER
 Manhard Consulting
 8008 E. Arapahoe Ct. Suite 110
 Centennial 80112
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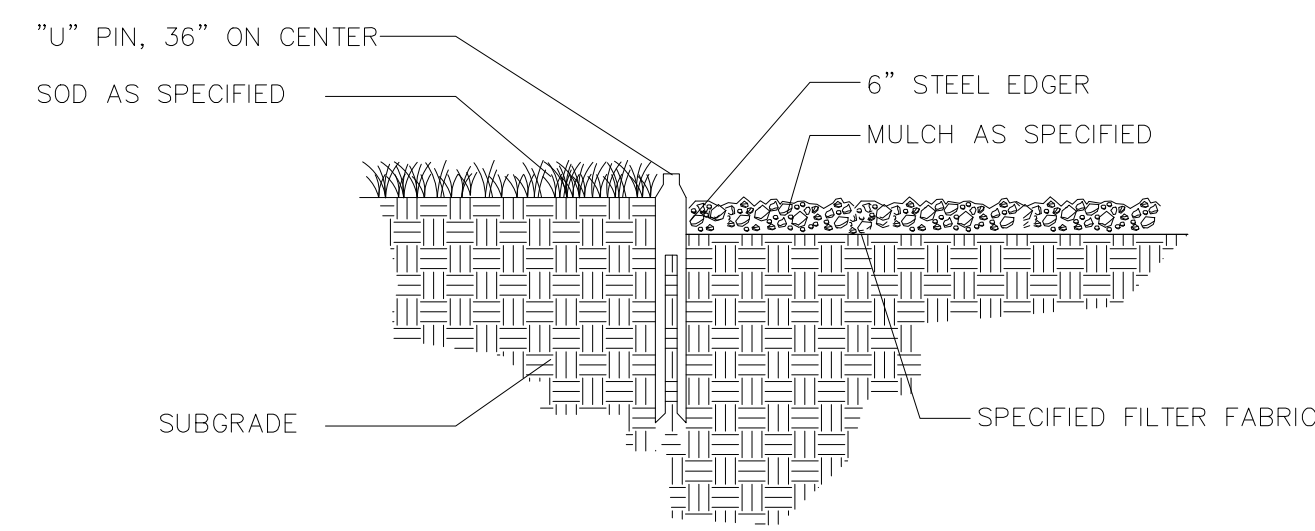
sheet L7 of L13



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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

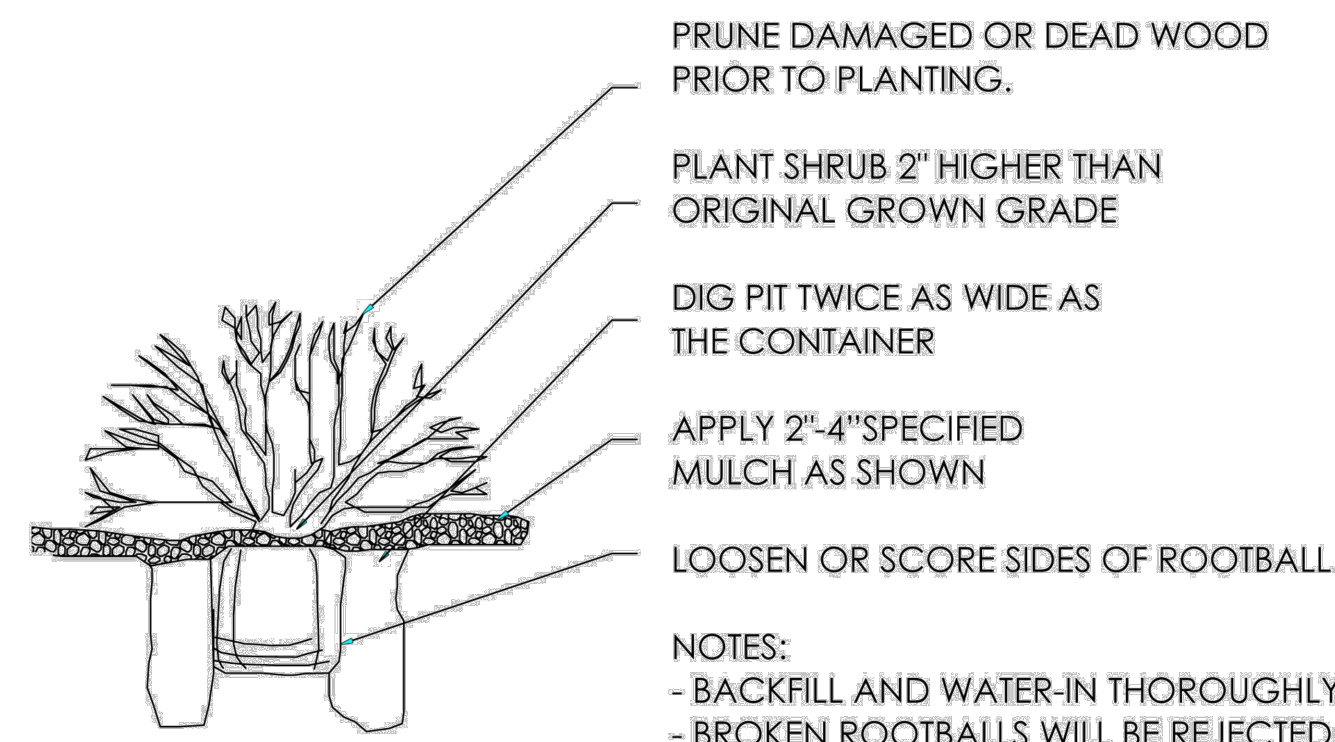
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



1 STEEL EDGER DETAIL

NOT TO SCALE

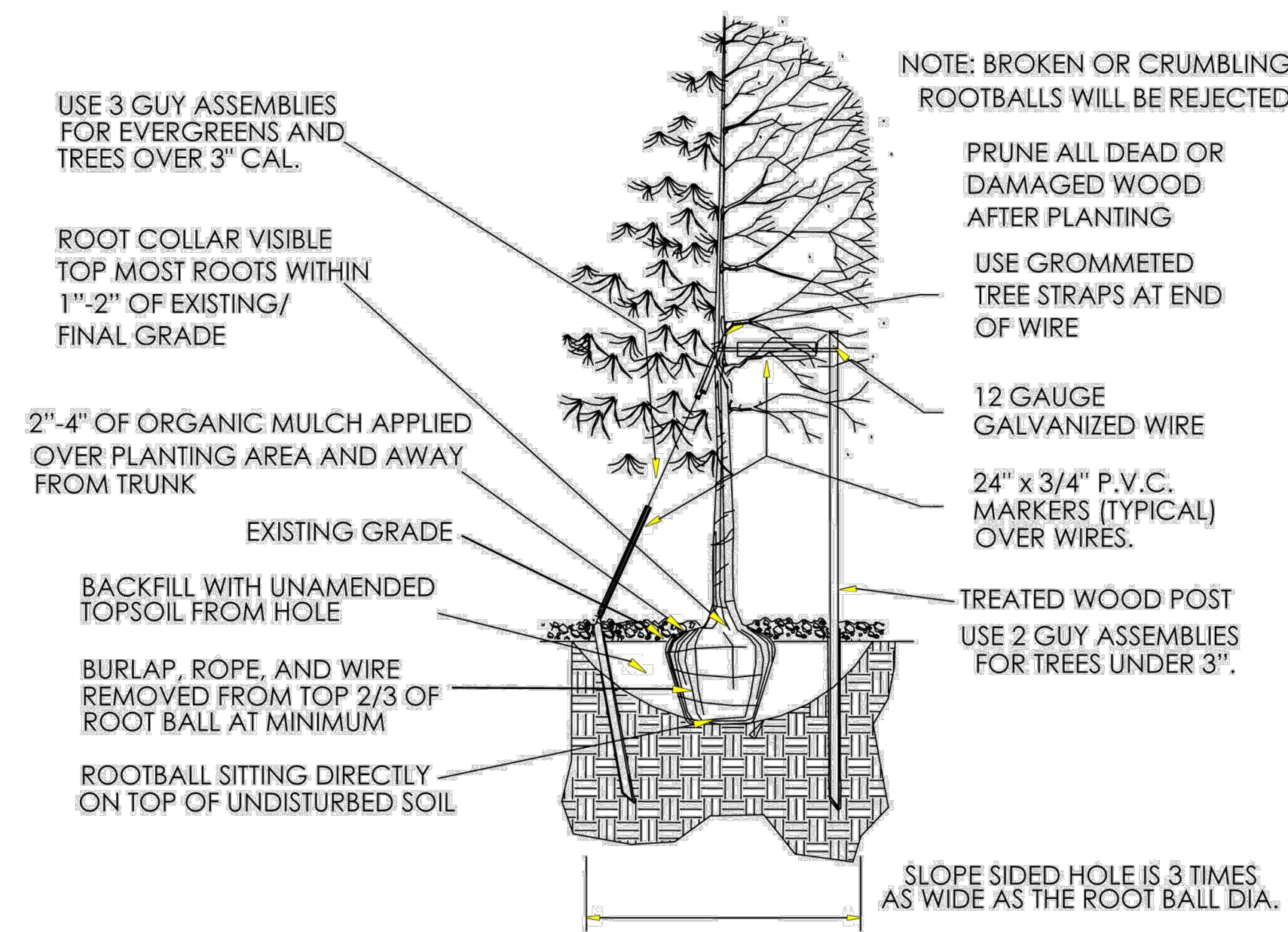
TOWN OF PARKER PLANTING DETAIL - SHRUBS



2 TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

TOWN OF PARKER PLANTING STANDARDS

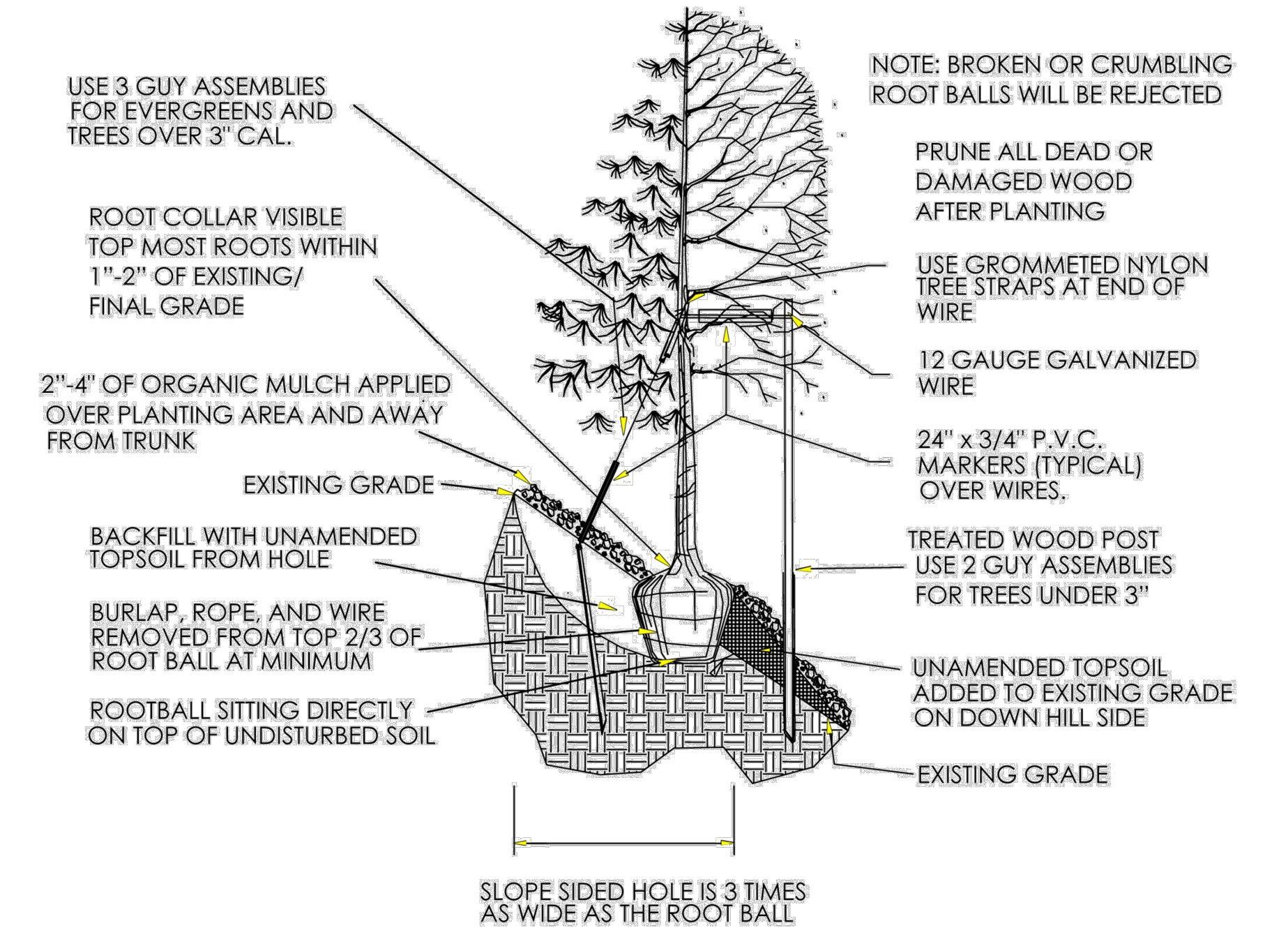


3 TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

- 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 loosened 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.
- 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.
- 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 nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- 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.
- 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.
- 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.
- 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.

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



4 TYPICAL TREE PLANTING DETAIL (ON SLOPE)

NOT TO SCALE

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - DETAILS

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Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

Town of Parker
Colorado

job no. 2015/20
date 11-22-2016
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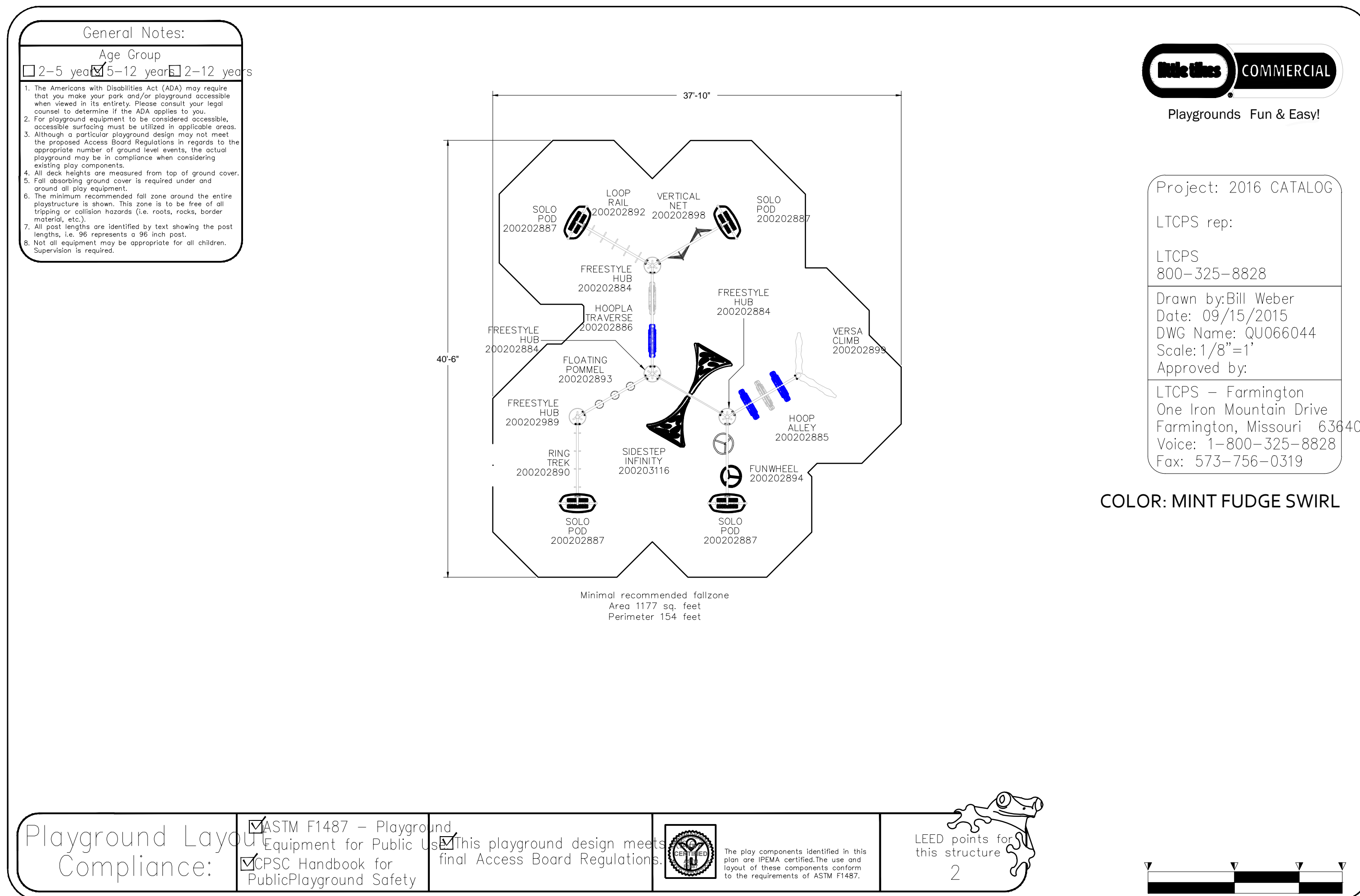


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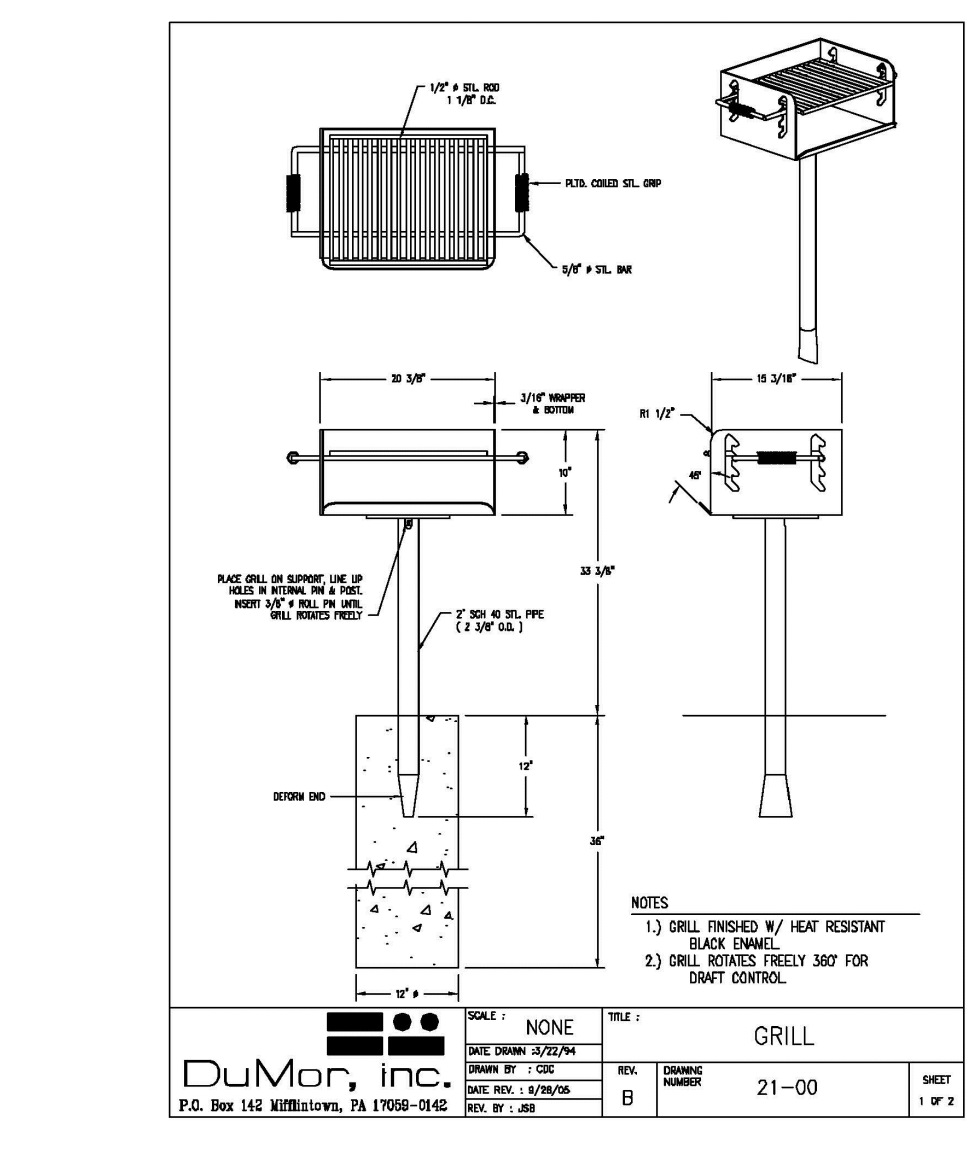
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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

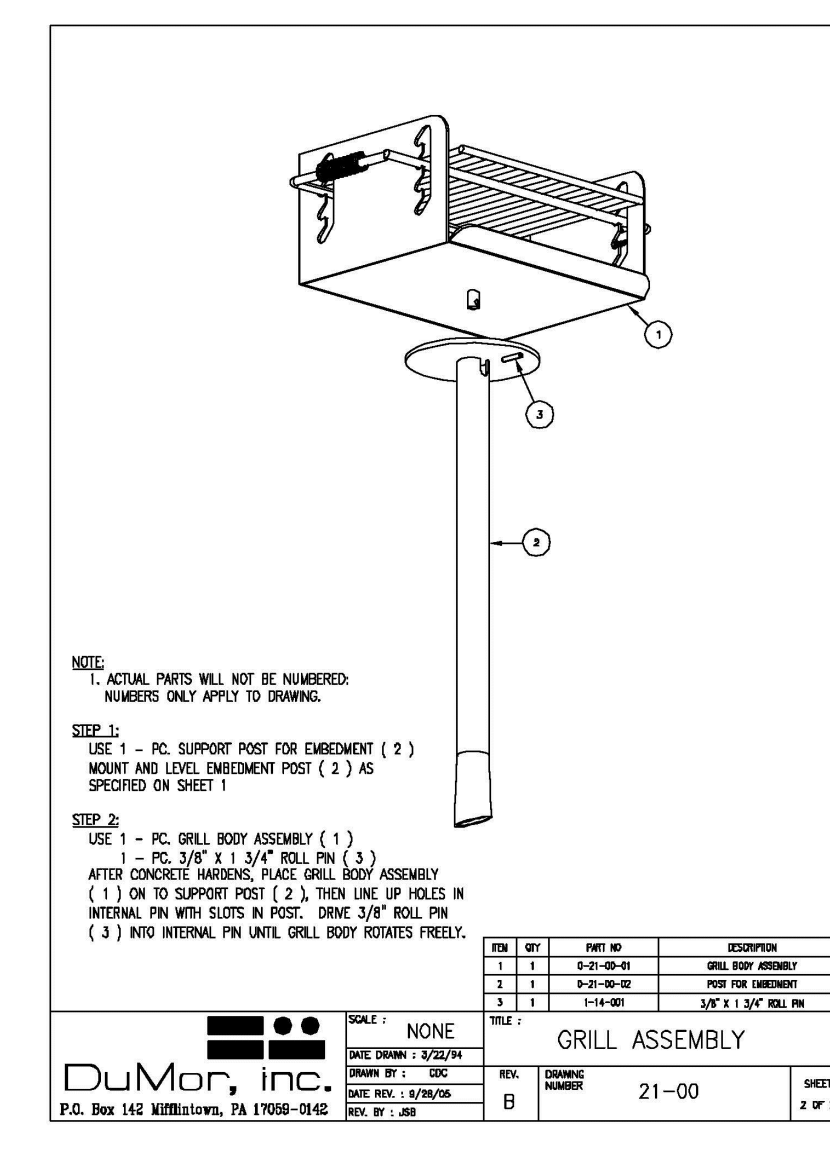
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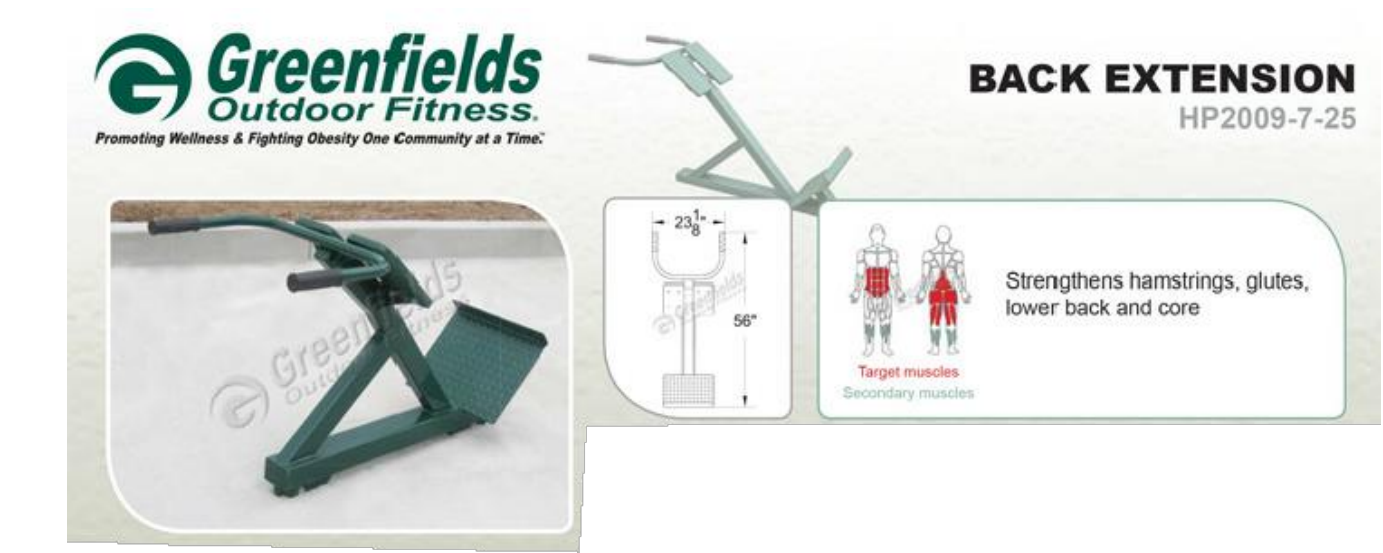
1 PLAYGROUND DETAIL



4 GRILL DETAIL



NOT TO SCALE



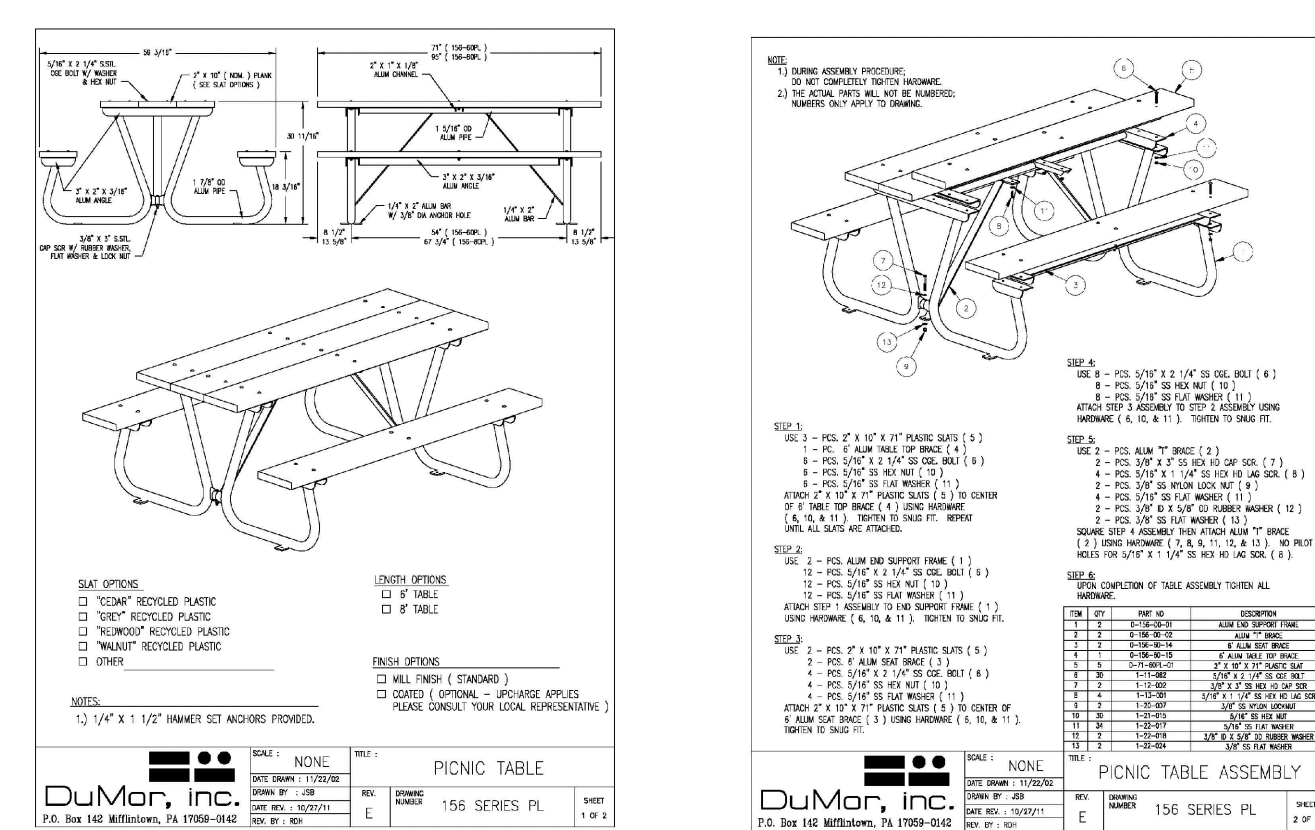
5 OUTDOOR FITNESS DETAIL

NOT TO SCALE



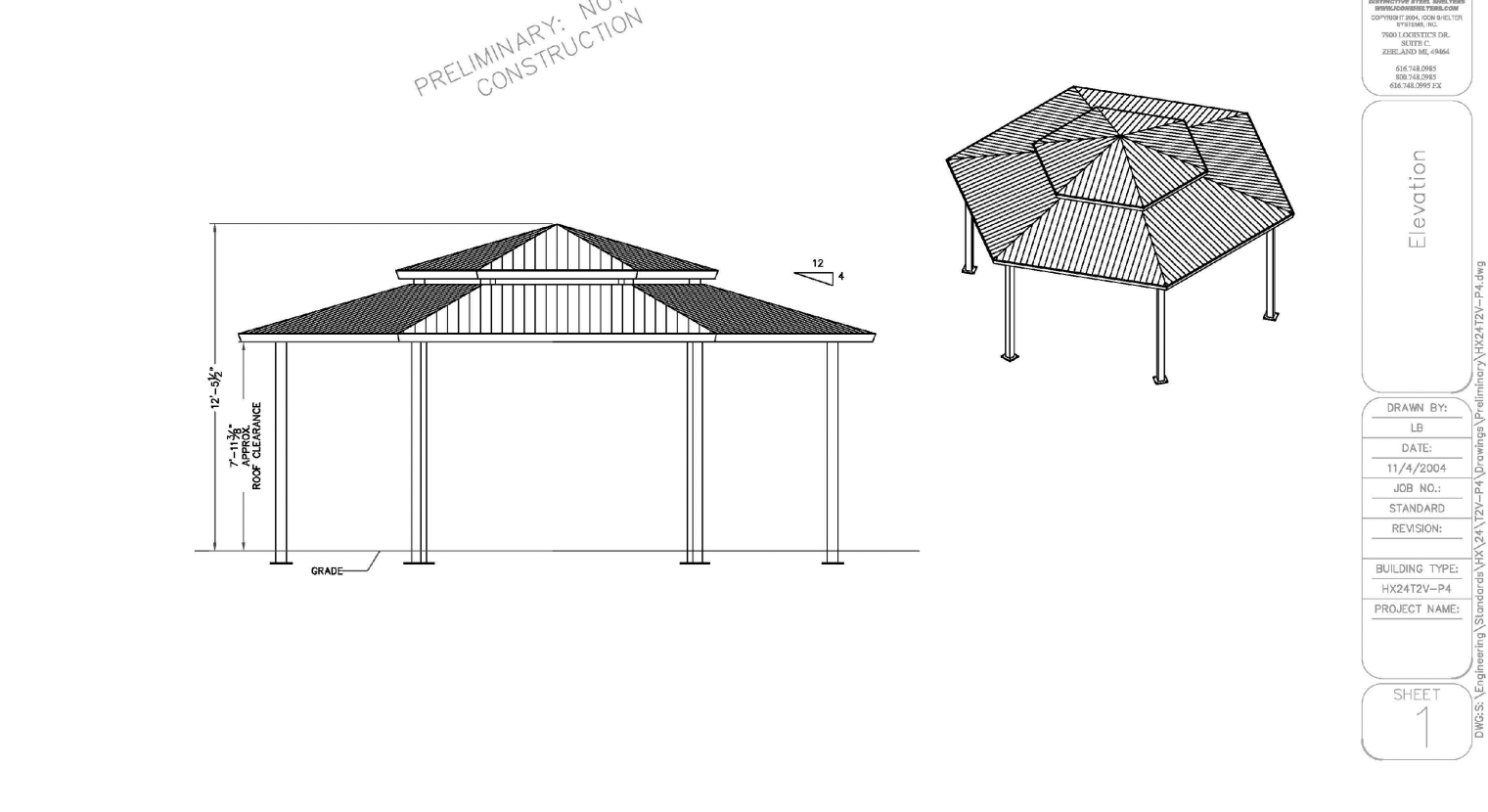
6 OUTDOOR FITNESS DETAIL

NOT TO SCALE



2 PICNIC TABLE DETAIL

NOT TO SCALE



3 PICNIC SHELTER DETAIL

NOT TO SCALE



7 OUTDOOR FITNESS DETAIL

NOT TO SCALE

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - DETAILS

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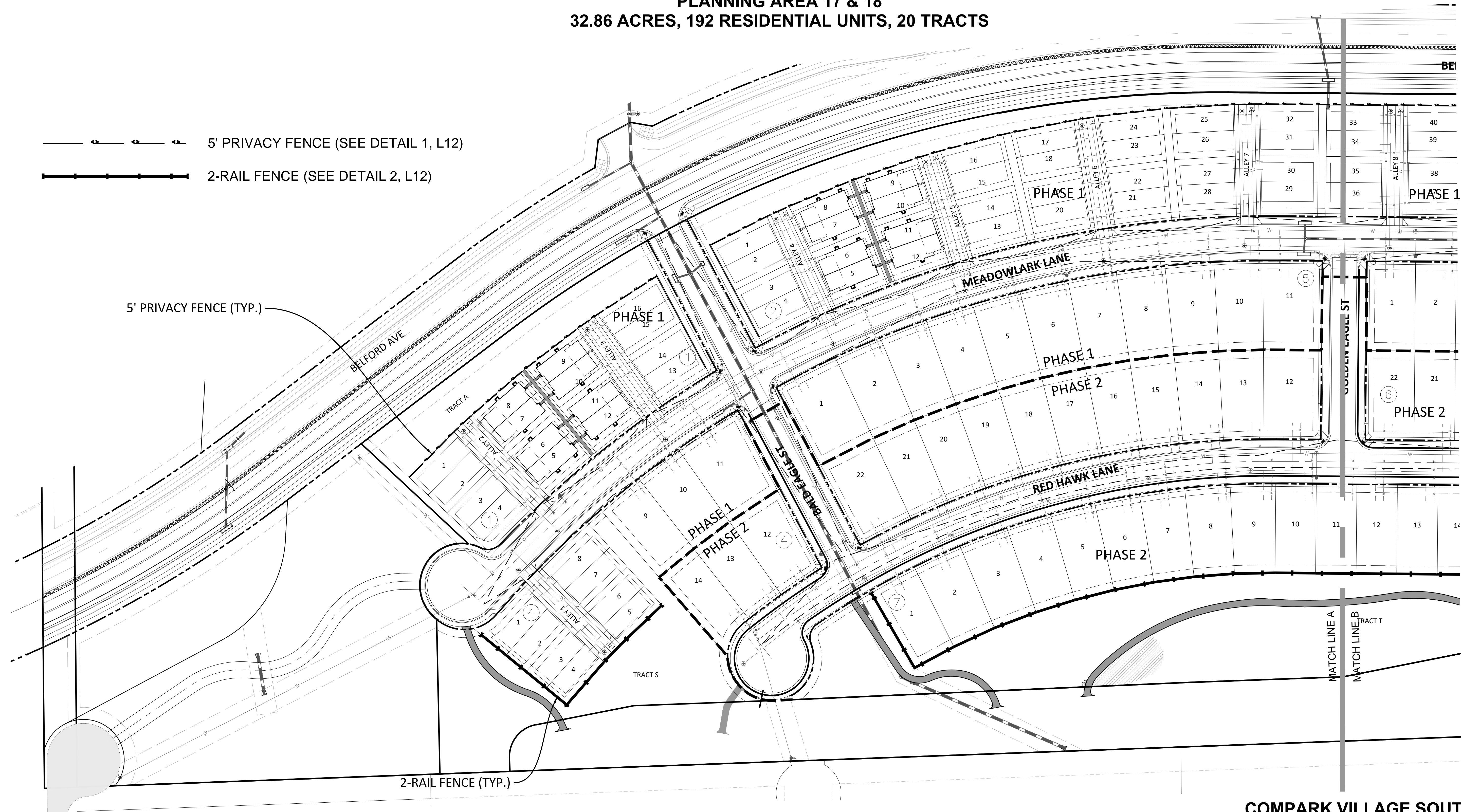
sheet L9 of L13



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-  5' PRIVACY FENCE (SEE DETAIL 1, L12)
-  2-RAIL FENCE (SEE DETAIL 2, L12)

5' PRIVACY FENCE (TYP.)

2-RAIL FENCE (TYP.)

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - FENCING PLAN

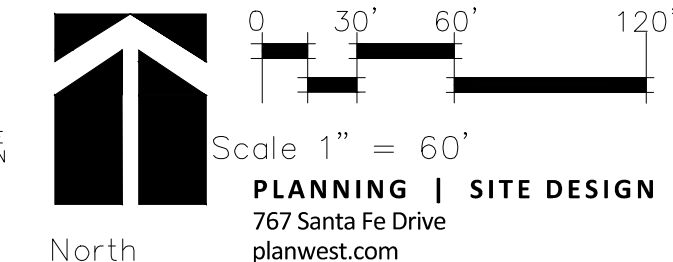
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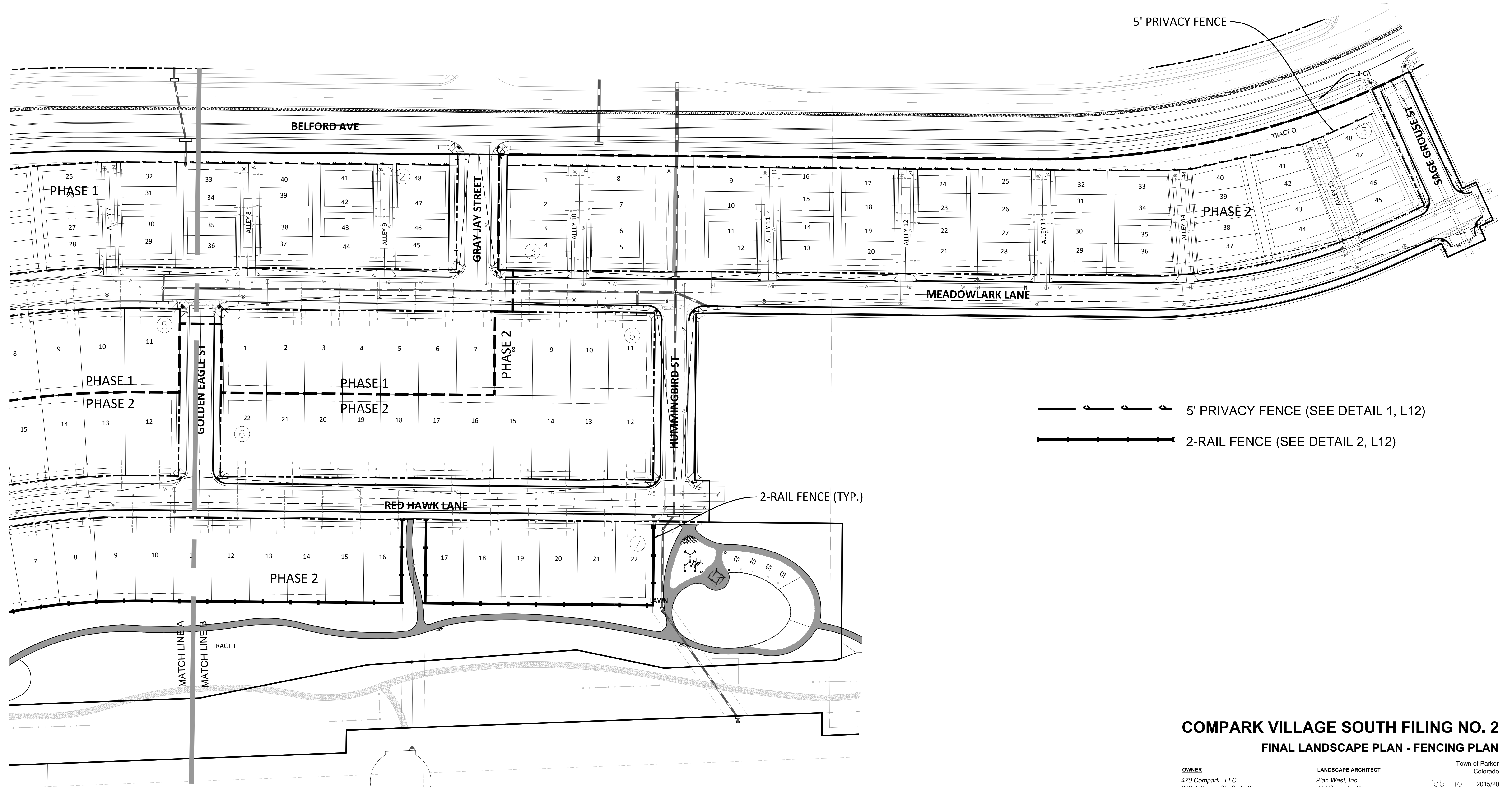
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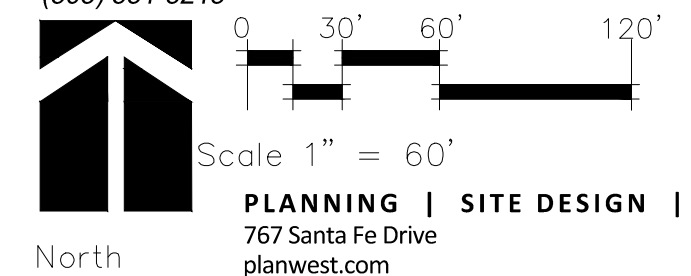


COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - FENCING PLAN

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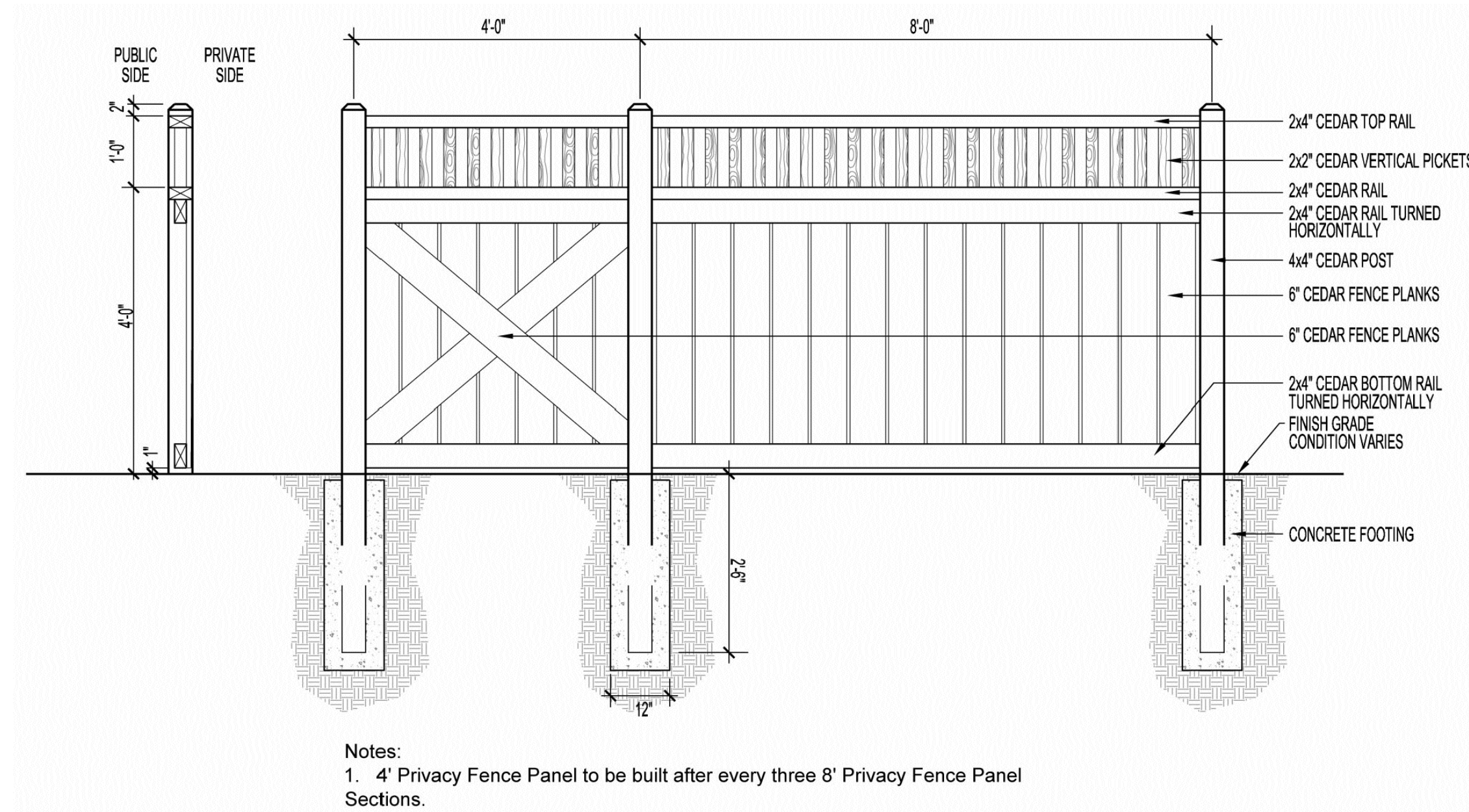
sheet **L11** of **L13**



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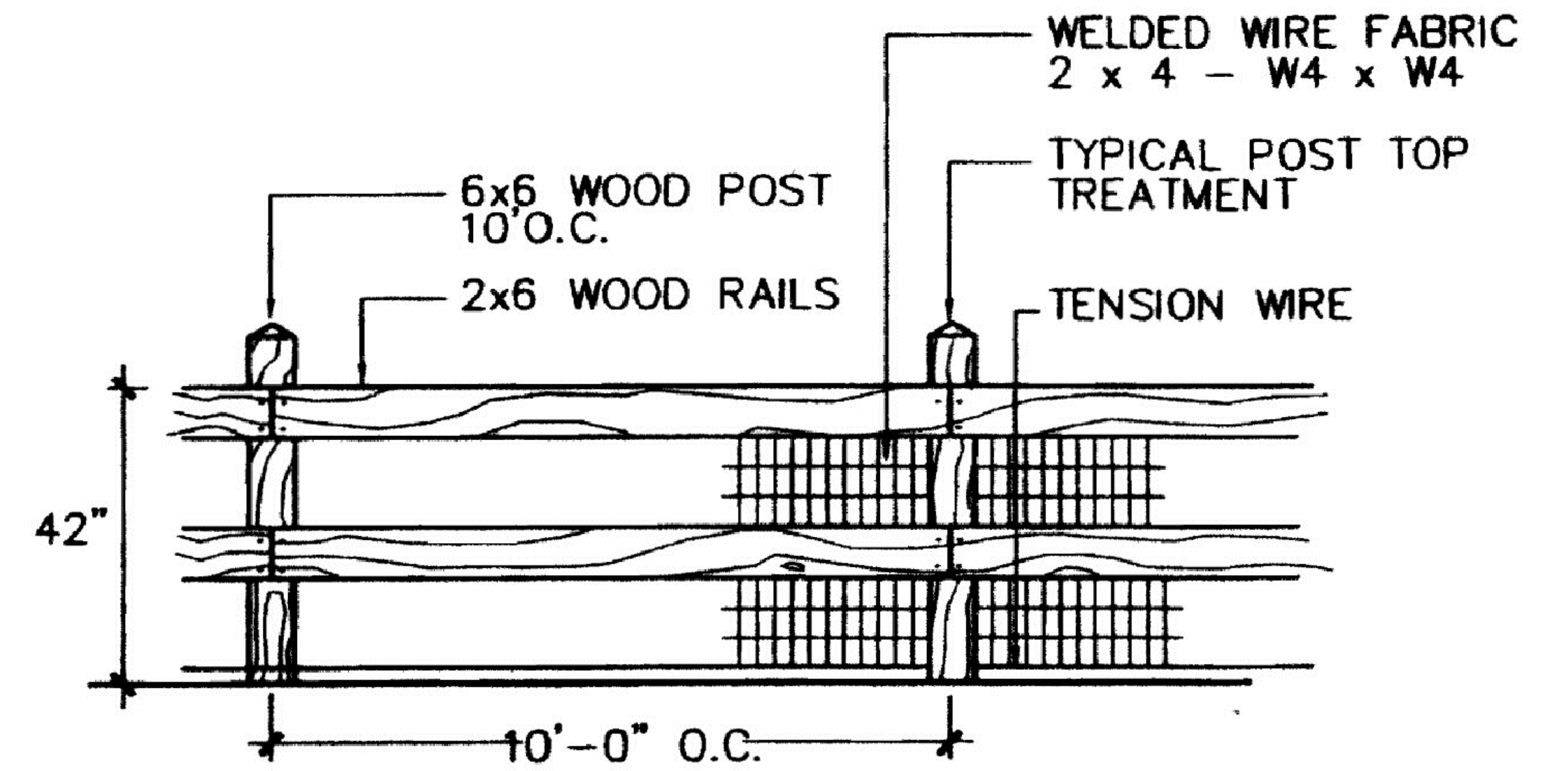
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1 5' PRIVACY FENCE DETAIL
TOWN OF PARKER STANDARD

NOT TO SCALE



2 2-RAIL FENCE DETAIL
TOWN OF PARKER STANDARD

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - FENCE DETAILS

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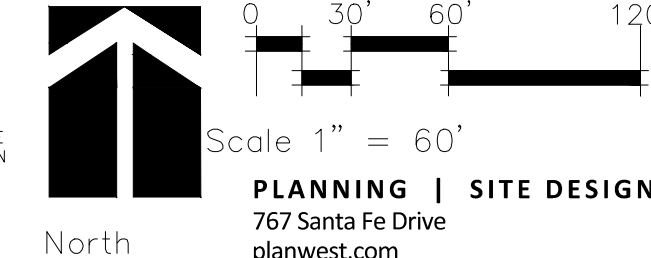
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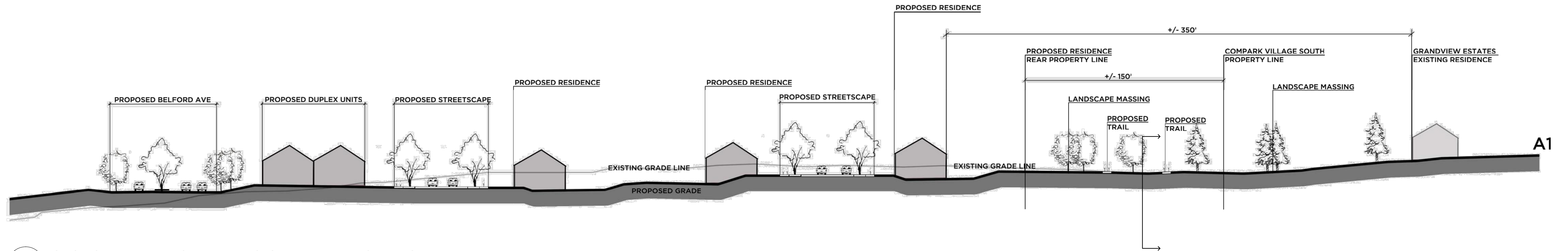
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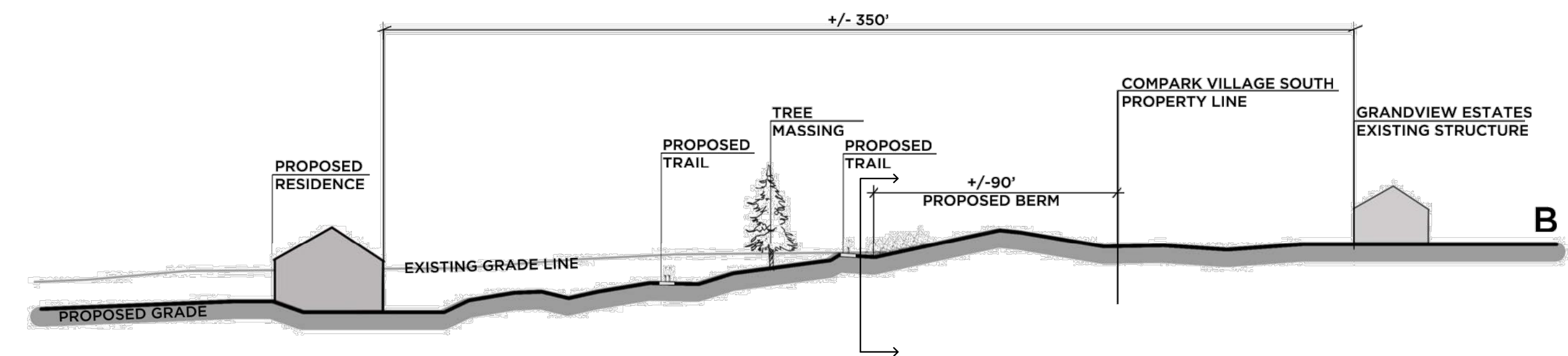
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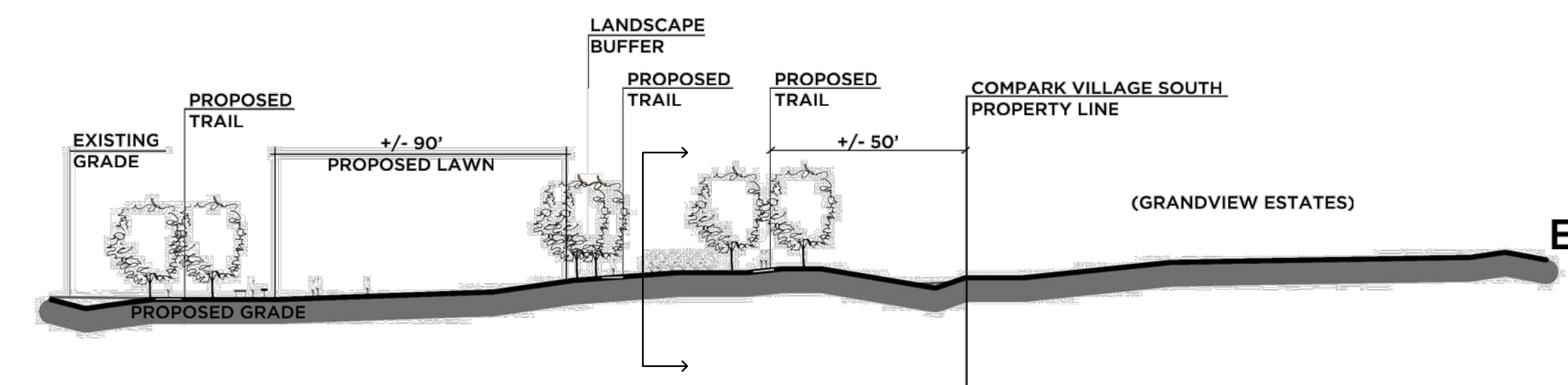
A1 SECTION A1 - BELFORD AVE TO GRANDVIEW ESTATES

SCALE: 1"=40'-0"



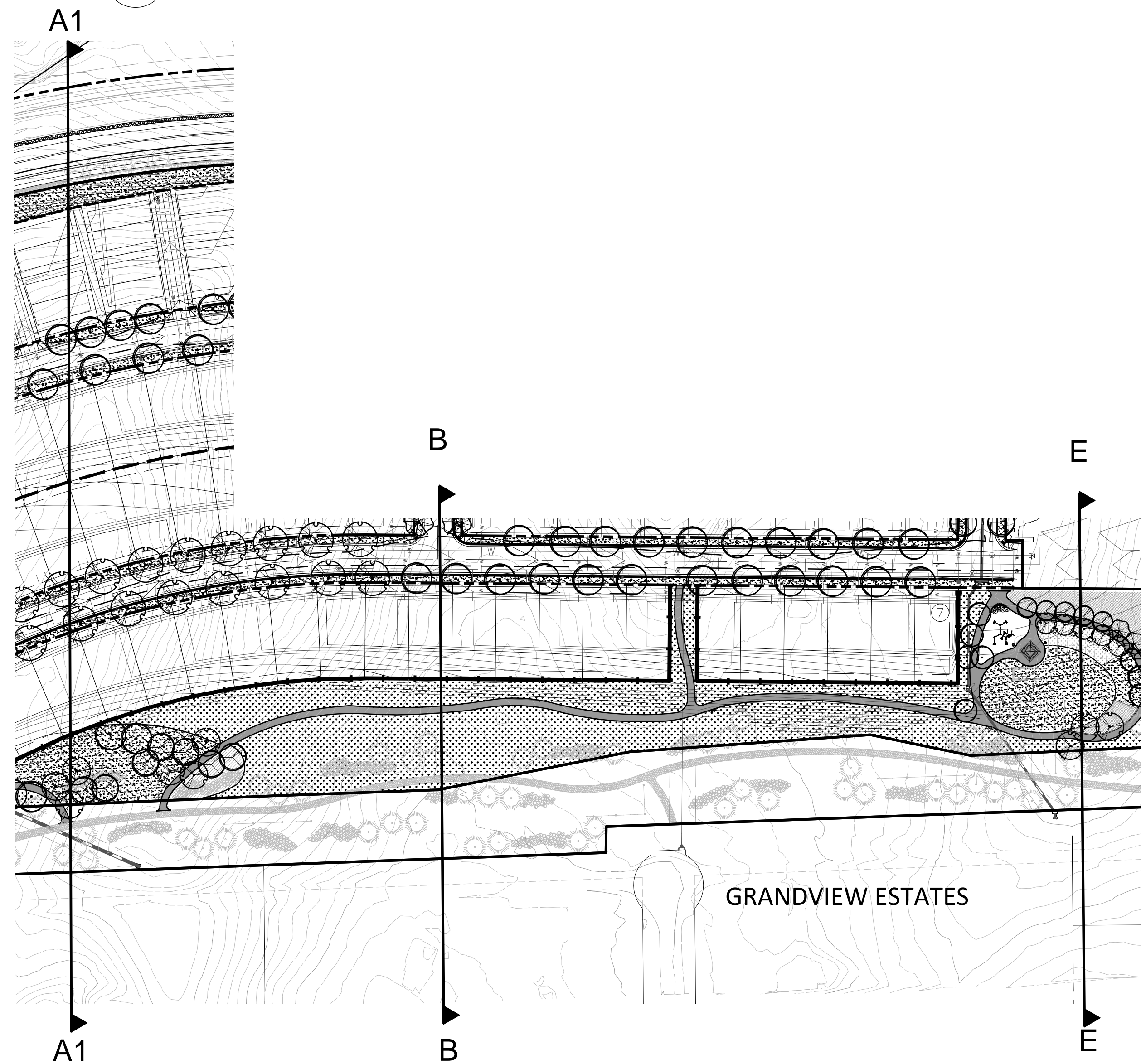
B SECTION B - COMPARK VILLAGE SOUTH PROPOSED RESIDENCE TO GRANDVIEW ESTATES RESIDENCE

SCALE: 1"=40'-0"



E SECTION E - FROM GRANDVIEW ESTATES TO COMPARK VILLAGE SOUTH PARK

SCALE: 1"=40'-0"



SECTION CUT LINES VICINITY MAP

SCALE: 1"=100'-0"

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN - SECTIONS

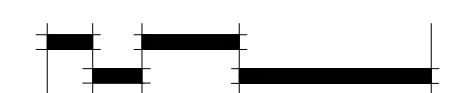
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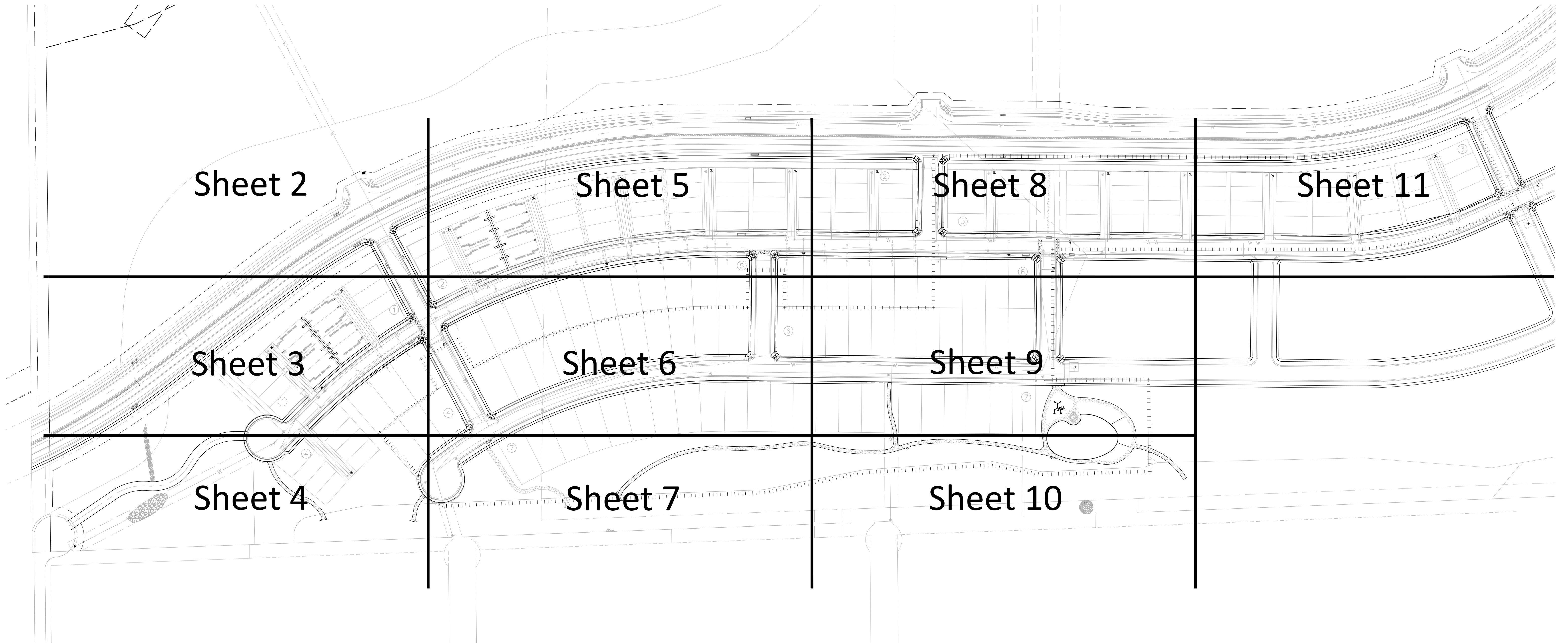


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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



REFER TO SHEET

0	OVERALL IRRIGATION AREA
1	IRRIGATION NOTES
1	IRRIGATION SCHEDULE
2 - 12	IRRIGATION PLANS
13- 16	IRRIGATION DETAILS
17	IRRIGATION CHARTS

REVIEW
NOT FOR
CONSTRUCTION

HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

TOWN OF PARKER APPROVALS

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

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_____	TOWN OF PARKER, PUBLIC WORKS DIRECTOR	_____	DATE
_____	TOWN OF PARKER, PUBLIC WORKS MANAGER-STORMWATER	_____	DATE
_____	TOWN OF PARKER, PUBLIC WORKS MANAGER-TRANSPORTATION	_____	DATE



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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL IRRIGATION PLAN - SECTIONS

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<p>ENGINEER Manhard Consulting 8008 E. Arapahoe Ct. Suite 110 Centennial 80112 (303) 531-3213</p>	<p>NOT TO SCALE</p>	<p>Sheet 0 of 17</p>
<p>North</p>	<p>PLANWEST</p>	<p>PLANNING SITE DESIGN LANDSCAPE ARCHITECTURE ENTITLEMENTS Denver, Colorado, 80204 303-741-1411</p>

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PRO5-06-CV-PR530 WITH O PRECISION SERIES NOZZLE	POPOP SPRAY HEAD	6
	HUNTER / TORO	PRO5-06-CV-PR530 WITH O PRECISION STRIP, CORNER NOZZLE	POPOP SPRAY HEAD	6
	HUNTER / TORO	PRO5-12-CV-PR530 WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	8
	HUNTER / TORO	PRO5-12-CV-PR530 WITH O PRECISION STRIP, CORNER NOZZLE	HI-POP SPRAY HEAD	8
	HUNTER	I-20-06-SS WITH # NOZZLE	GEAR DRIVEN ROTOR	7
	HUNTER	I-20-06-SS WITH MPR # NOZZLE	GEAR DRIVEN ROTOR	7
	HUNTER	I-20-06-SS WITH MPR # NOZZLE	GEAR DRIVEN ROTOR	7
	HUNTER	I-20-12 WITH # NOZZLE	HI-POP GEAR DRIVEN ROTOR	9
	HUNTER	I-20-12 WITH # NOZZLE	HI-POP GEAR DRIVEN ROTOR	9
	HUNTER	RZ46-10-25-CV WITH RZ46-SLEEVE	ROOT WATERING BUBBLER	18
	HUNTER-WEATHERMATIC	ICV IV/ SLDEC1 DECODER	ELECTRIC CONTROL VALVE	12 & 26
		44-LRC	QUICK COUPLING VALVE	4
	WEATHERMATIC	SL9600TV IV/ SLPED-ENG-SS-4800	ELECTRIC CONTROLLER	13
	WEATHERMATIC	SL4800 IV/ SLPED-ENG-SS-4800	ELECTRIC CONTROLLER	13
	WEATHERMATIC	SL465 (WIRELESS)	WEATHER STATION	14
	FEBCO	825YA WITH MATTS 223-HP PRV	RP BACKFLOW PREVENTER	10
	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	11
	MATCO	201X	MANUAL DRAIN VALVE	3
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	5
	HUNTER-WEATHERMATIC	IBV IV/ SLDEC1 DECODER	MASTER CONTROL VALVE	16, 26
	WEATHERMATIC	SLFSI-T15 (11/2")	FLOW SENSOR (POC #2)	15
	WEATHERMATIC	SLFSI-T20 (2")	FLOW SENSOR (POC #1)	15
	WEATHERMATIC	SLWIRE	2 - WIRE CABLE	12, 13, 18, 21
	WEATHERMATIC	SL6DT	LIGHTNING ARRESTOR	25
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	2
		CLASS 200 BE	PVC LATERAL	2
		CLASS 160	PVC SLEEVING	1
	TORO OR EQUAL	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	20
	RAIN BIRD	XCZF-100-PRF	DRIP VALVE ASSEMBLY	18, 26
		*	DRIP LINE BLOW-OUT STUB	19
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	20
	NETAFIM	TLCV26-18 ROWS SPACED 18"	SUBSURFACE DRIPLINE	2, 22, 23, 24
		CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	2, 22, 23, 24
	NETAFIM	LVGZ-100T5 - 1" X 3/4"	SUBSURFACE VALVE ASSEMBLY	21, 26
		*	SUBSURFACE LINE BLOW-OUT STUB	19
		(M)	WATER METER	BY OTHERS

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY PLANWEST. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 103 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIATION FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 100 PSI AT POC #1 AND 93 PSI AT POC #2 AND MINIMUM.
- NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A 6 NIGHT PER WEEK, 6 HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 1.80" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS 0.89" PER WEEK PEAK SEASON
NATIVE SEED MIXES 0.68" PER WEEK PEAK SEASON (TWO SEASONS)
NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 5 SERIES NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN. HIGH EFFICIENCY PRECISION O NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/2" PIPING 2" FVC (1)
1 1/2" - 2" PIPING 4" FVC (1)
2 1/2" - 3" PIPING 6" FVC (1)
1-25 CONTROL WIRES 2" FVC (1)
COMMUNICATION CABLE 2" FVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

2-WIRE CONSTRUCTION NOTES

- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR A AND BLACK FOR B).
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 - INSTALL SURGE PROTECTOR RODS OR PLATES & LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY WEATHERMATIC-500' OF WIRE AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN. LOOP EXTRA 5' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

POINTS OF CONNECTION EQUIPMENT SIZING

TAP SIZE	1 1/2"	2"
SERVICE LINE FROM CITY MAIN TO 5' DOWNSTREAM METER	1 1/2"	2"
METER	1 1/2"	2"
SERVICE LINE TO BACKFLOW PREVENTER	1 1/2"	2"
STOP & WASTE VALVE	1 1/2"	2"
BACKFLOW PREVENTER	1 1/2"	2"
PRV (IF APPLICABLE)	1 1/2"	2"
FLOW SENSOR	1 1/2"	2"
MASTER VALVE	1 1/2"	2"
GATE VALVE	1 1/2"	2"

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____
TOWN OF PARKER, PUBLIC WORKS MANAGER--STORMWATER _____ DATE _____
TOWN OF PARKER, PUBLIC WORKS MANAGER--TRANSPORTATION _____ DATE _____



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Colorado

job no. 2015/20
date 10-14-2016
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Sheet 1 of 17



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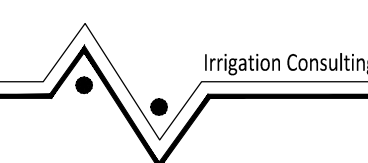
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- 0 OVERALL IRRIGATION AREA
- 1 IRRIGATION NOTES
- 1 IRRIGATION SCHEDULE
- 2 - 12 IRRIGATION PLANS
- 13- 16 IRRIGATION DETAILS
- 17 IRRIGATION CHARTS

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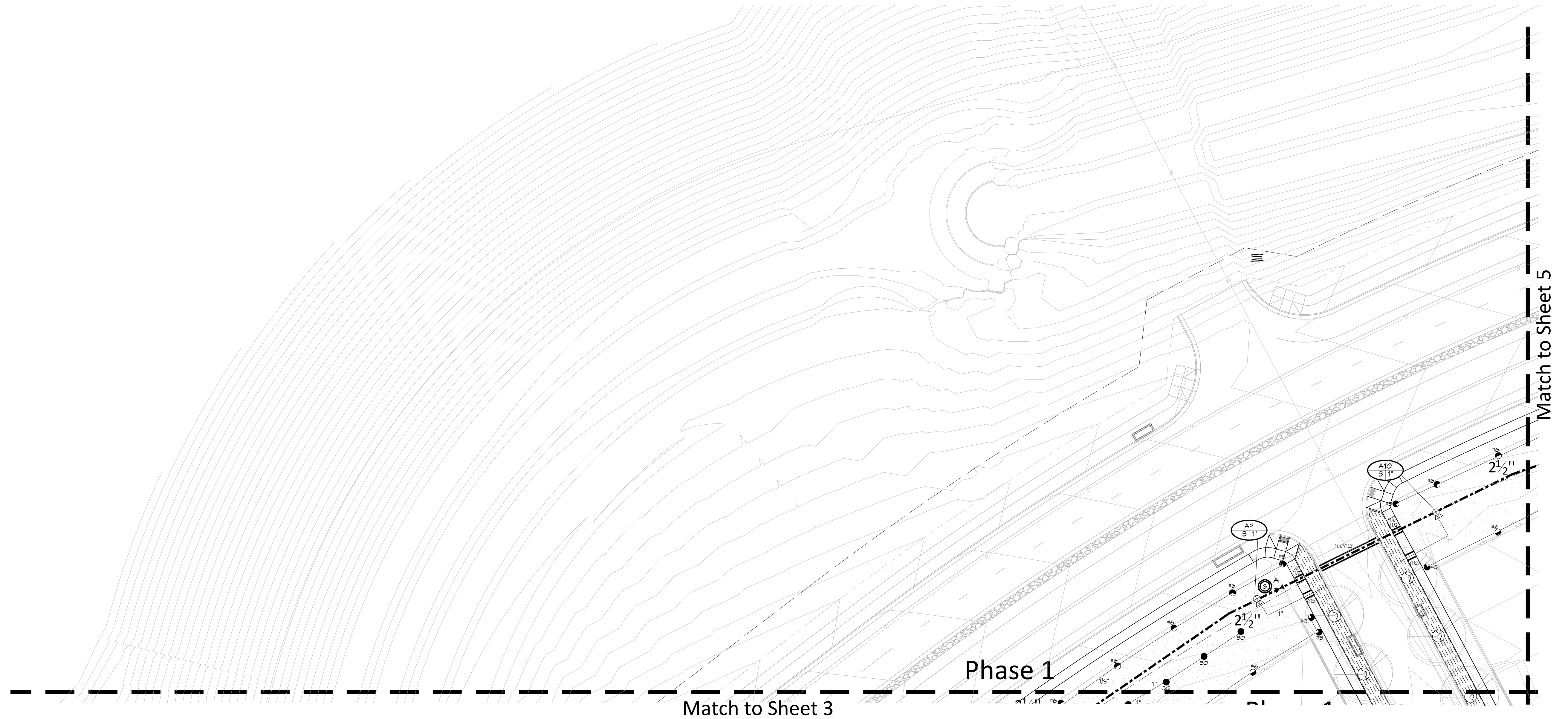
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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
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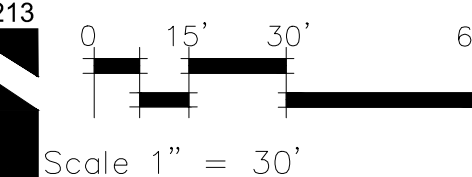
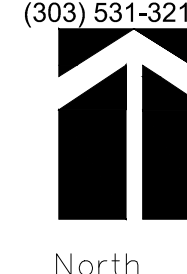
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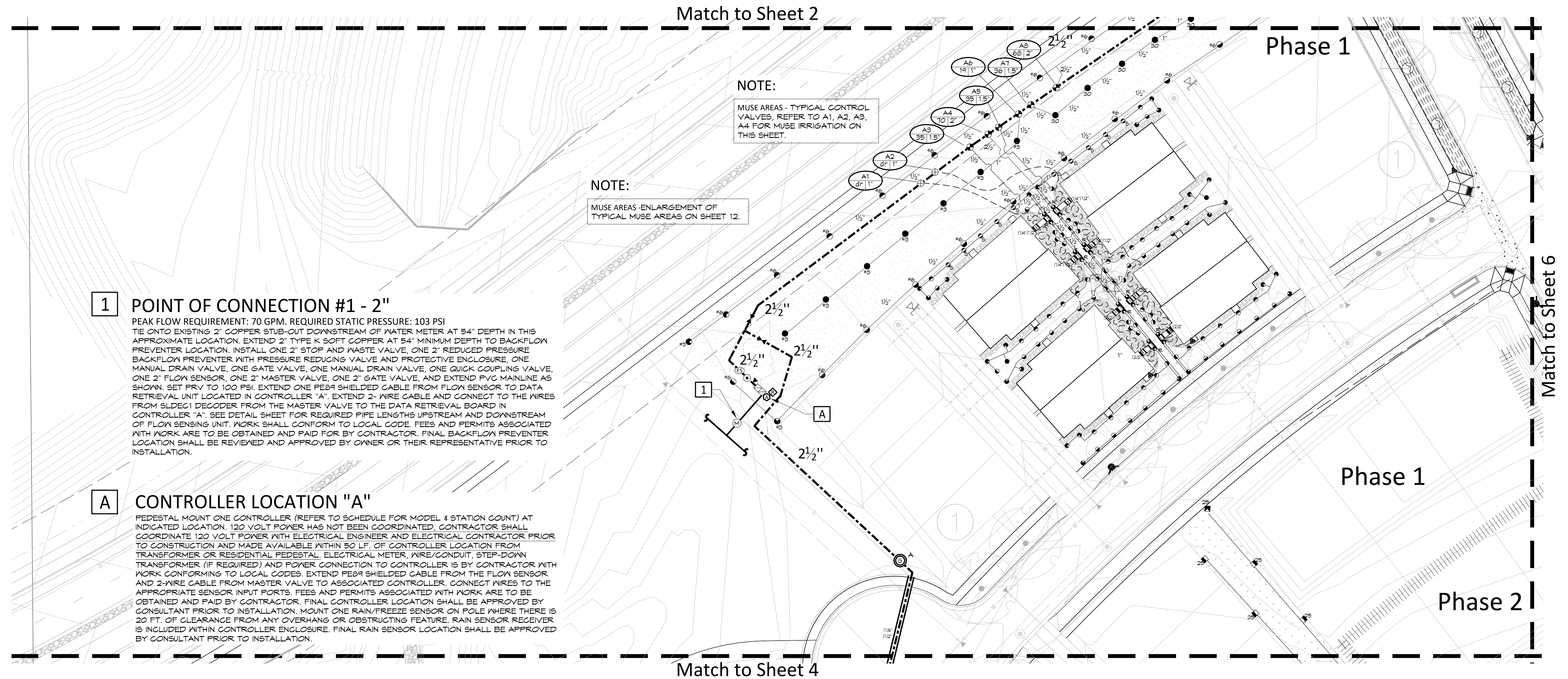


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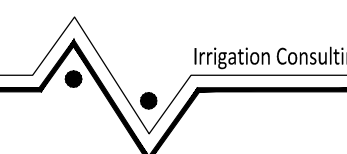


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- 17 IRRIGATION CHARTS

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TOWN OF PARKER, PUBLIC WORKS MANAGER-STORMWATER	DATE
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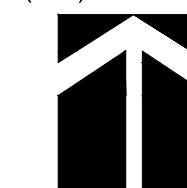
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Scale 1" = 30'

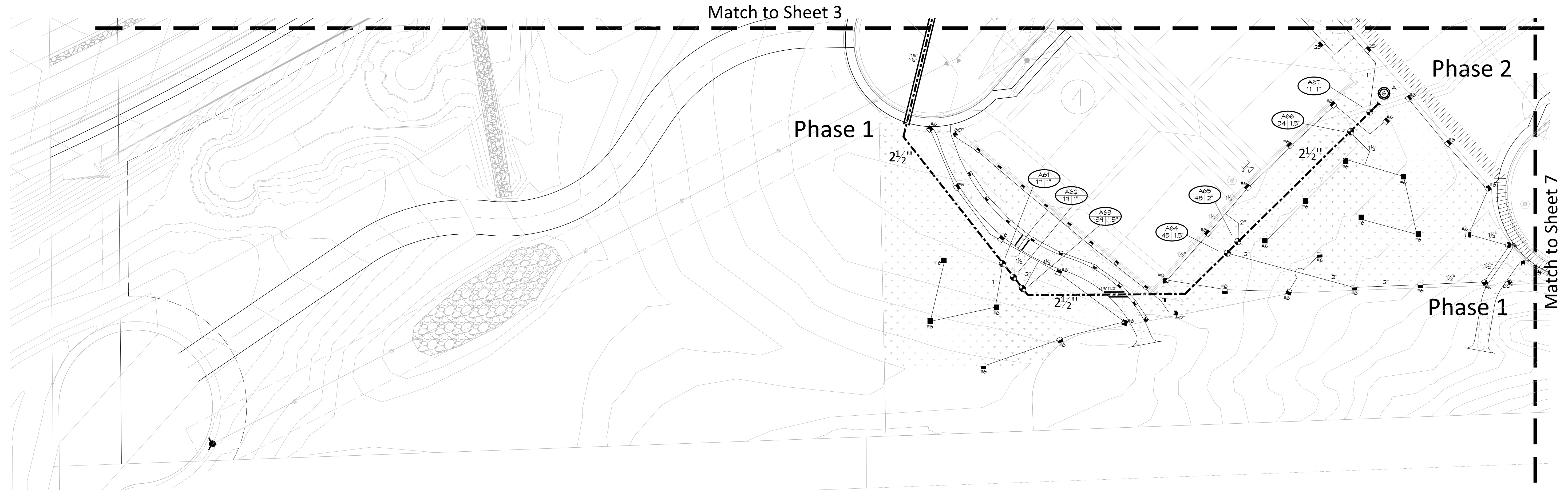


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0	OVERALL IRRIGATION AREA
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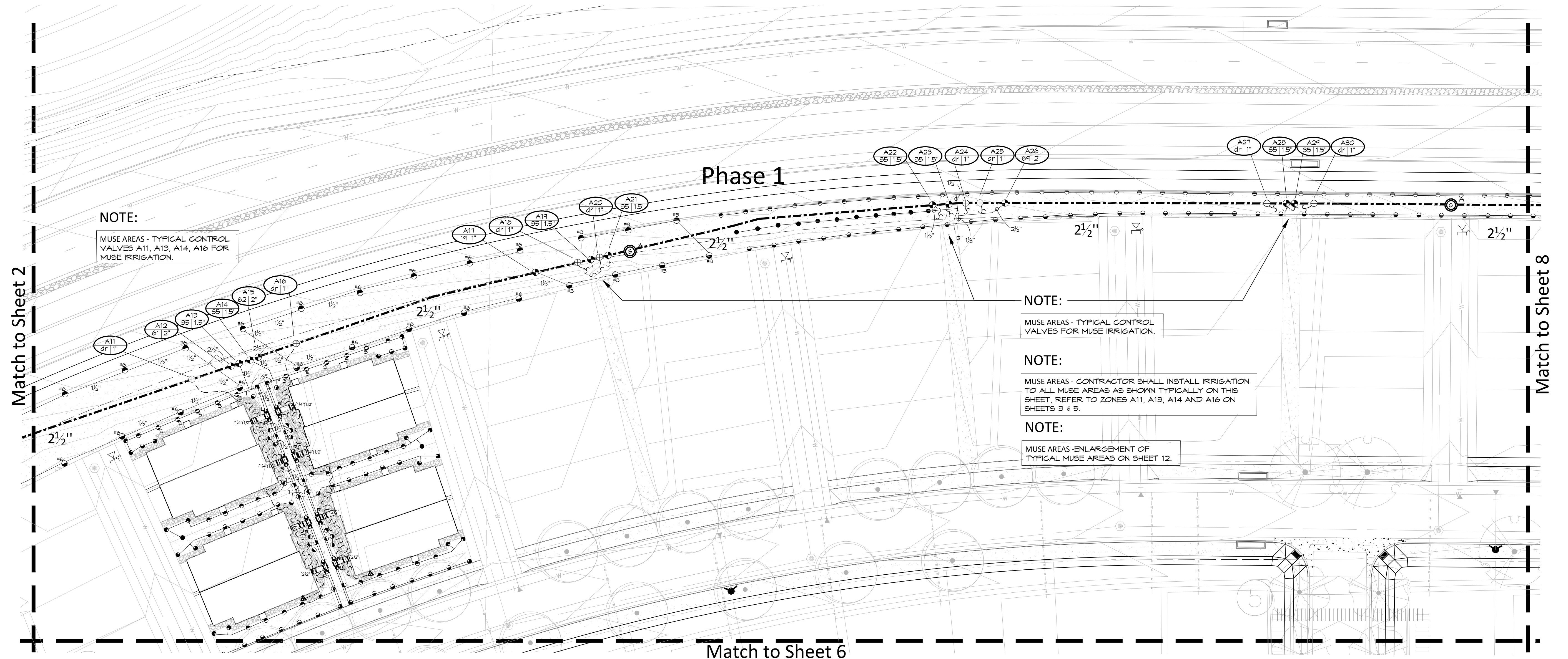
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NOTE:
MUSE AREAS - TYPICAL CONTROL VALVES A11, A13, A14, A16 FOR MUSE IRRIGATION.

NOTE:
MUSE AREAS - TYPICAL CONTROL VALVES FOR MUSE IRRIGATION.

NOTE:
MUSE AREAS - CONTRACTOR SHALL INSTALL IRRIGATION TO ALL MUSE AREAS AS SHOWN TYPICALLY ON THIS SHEET, REFER TO ZONES A11, A13, A14 AND A16 ON SHEETS 3 & 5.

NOTE:
MUSE AREAS - ENLARGEMENT OF TYPICAL MUSE AREAS ON SHEET 12.

REFER TO SHEET

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TOWN OF PARKER, PUBLIC WORKS MANAGER-TRANSPORTATION	DATE



COMPARK VILLAGE SOUTH FILING NO. 2 FINAL IRRIGATION PLAN - SECTIONS

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(303) 741-1411

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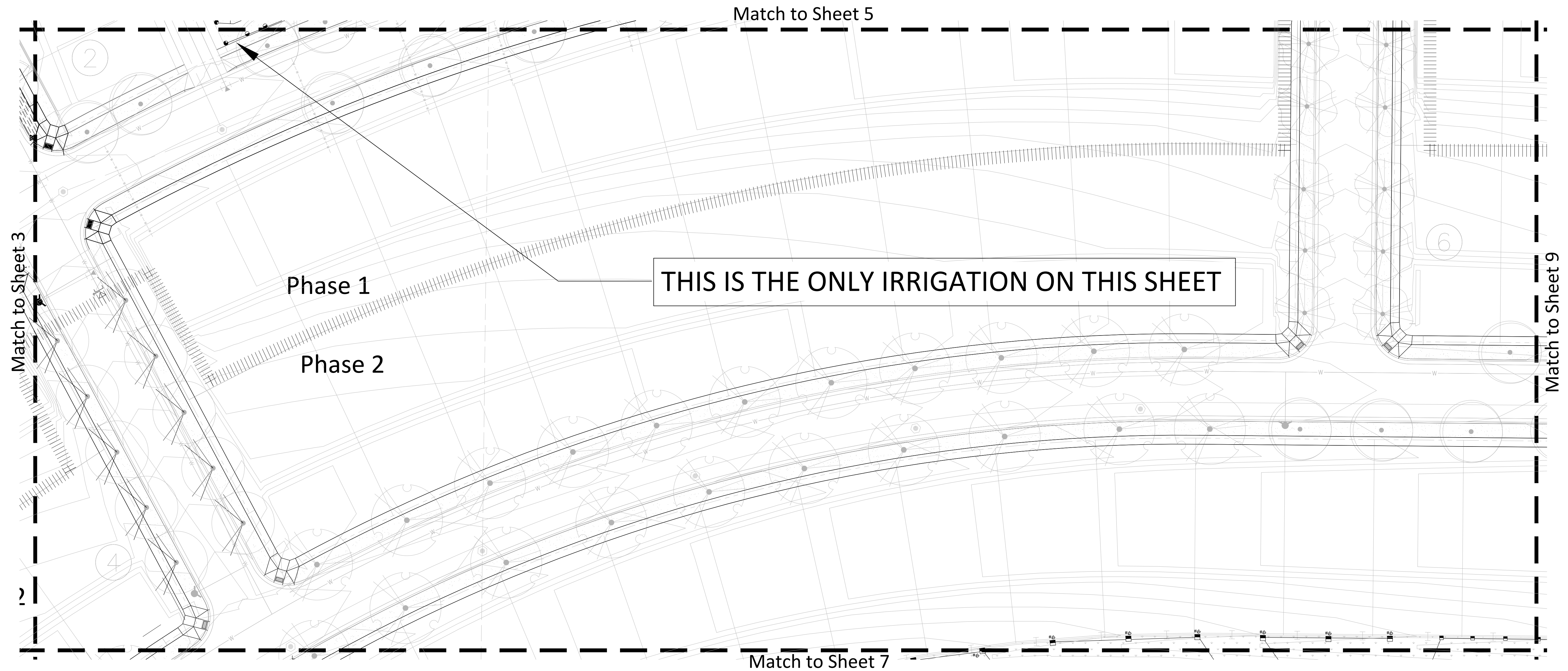
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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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- 0 OVERALL IRRIGATION AREA
- 1 IRRIGATION NOTES
- 1 IRRIGATION SCHEDULE
- 2 - 12 IRRIGATION PLANS
- 13- 16 IRRIGATION DETAILS
- 17 IRRIGATION CHARTS



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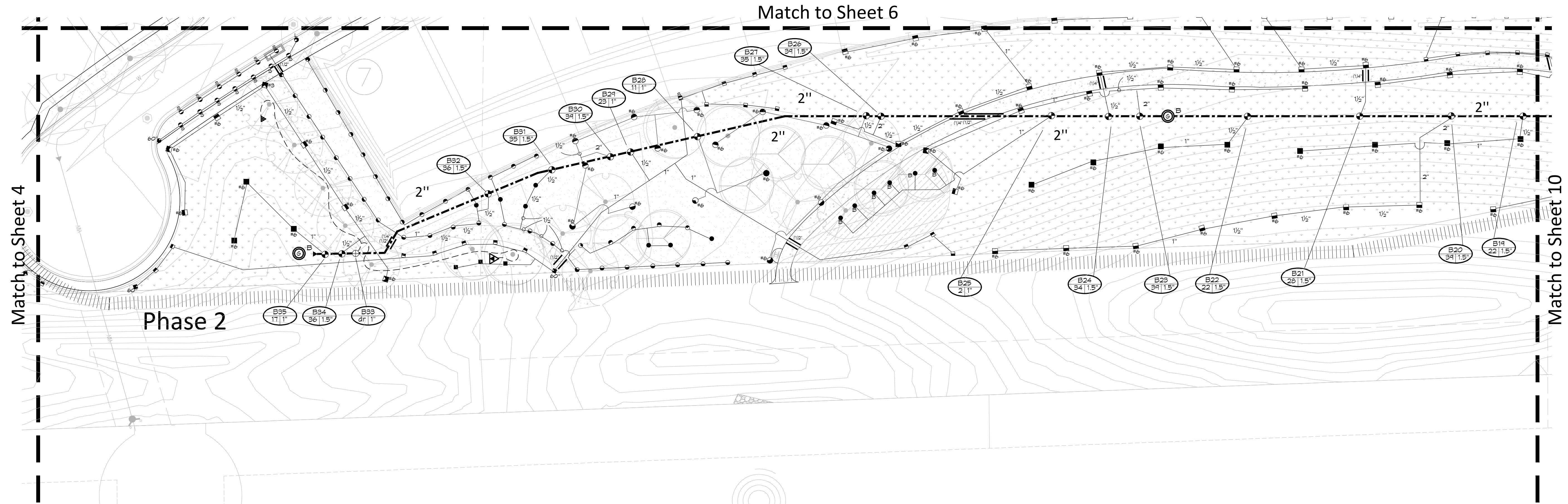


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Sheet 6 of 17

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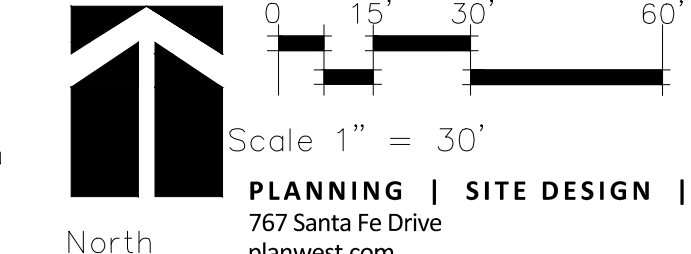
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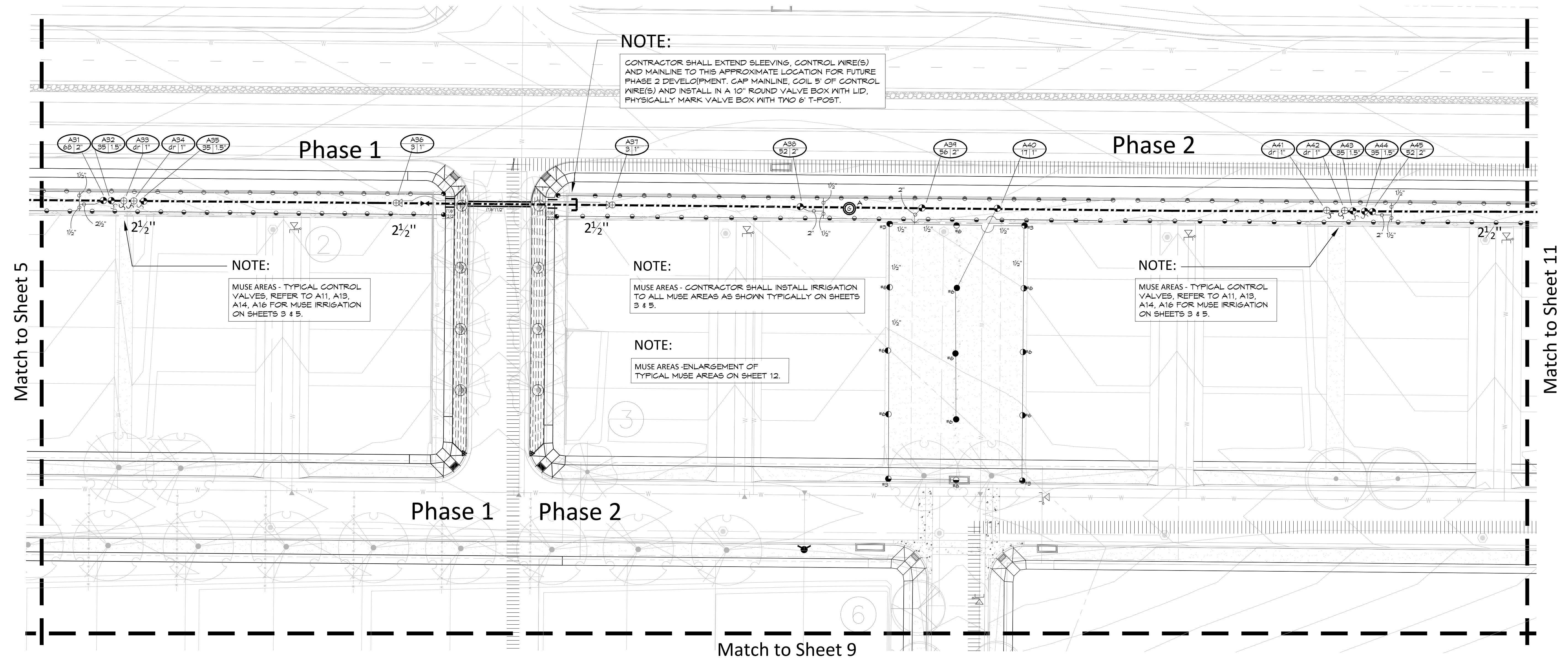


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NOTE:
CONTRACTOR SHALL EXTEND SLEEVING, CONTROL WIRE(S) AND MAINLINE TO THIS APPROXIMATE LOCATION FOR FUTURE PHASE 2 DEVELOPMENT. CAP MAINLINE, COIL 5' OF CONTROL WIRE(S) AND INSTALL IN A 10" ROUND VALVE BOX WITH LID. PHYSICALLY MARK VALVE BOX WITH TWO 6" T-POST.

NOTE:
MUSE AREAS - TYPICAL CONTROL VALVES, REFER TO A11, A13, A14, A16 FOR MUSE IRRIGATION ON SHEETS 3 & 5.

NOTE:
MUSE AREAS - CONTRACTOR SHALL INSTALL IRRIGATION TO ALL MUSE AREAS AS SHOWN TYPICALLY ON SHEETS 3 & 5.

NOTE:
MUSE AREAS - ENLARGEMENT OF TYPICAL MUSE AREAS ON SHEET 12.

NOTE:
MUSE AREAS - TYPICAL CONTROL VALVES, REFER TO A11, A13, A14, A16 FOR MUSE IRRIGATION ON SHEETS 3 & 5.

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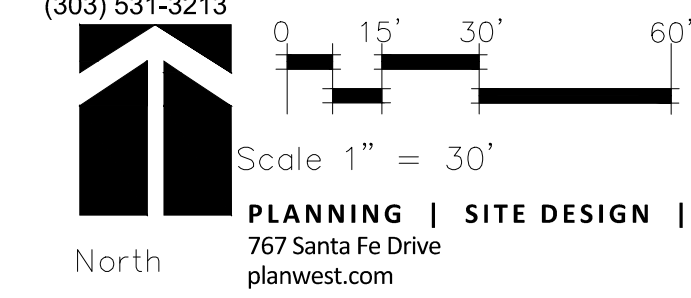


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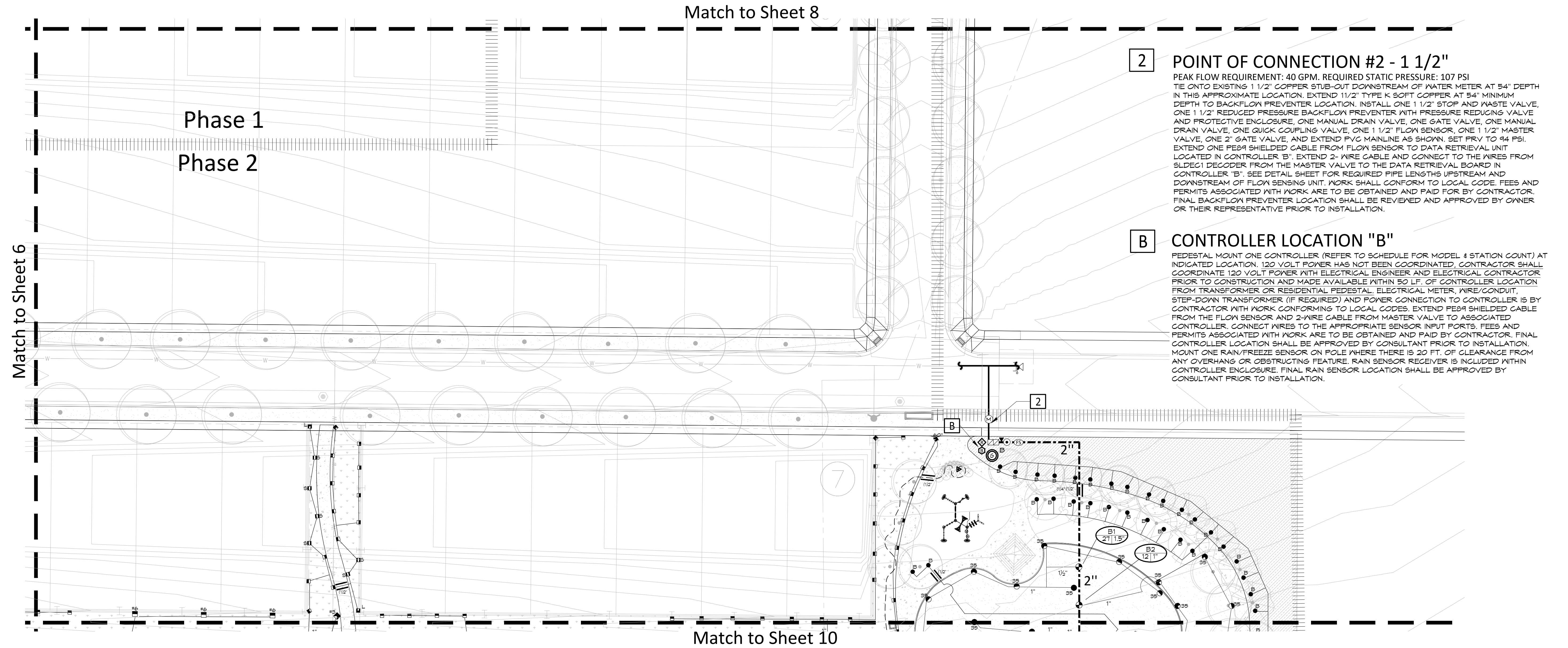
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2 POINT OF CONNECTION #2 - 1 1/2"
PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 107 PSI
TIE ON TO EXISTING 1 1/2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 1 1/2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1 1/2" STOP AND WASTE VALVE, ONE 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE GATE VALVE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1 1/2" FLOW SENSOR, ONE 1 1/2" MASTER VALVE, ONE 2" GATE VALVE, AND EXTEND PVC MAINLINE AS SHOWN. SET PRV TO 94 PSI. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "B". EXTEND 2- WIRE CABLE AND CONNECT TO THE WIRES FROM SLDG1 DECODER FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "B". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION.

B CONTROLLER LOCATION "B"
PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT) AT INDICATED LOCATION. 120 VOLT POWER HAS NOT BEEN COORDINATED. CONTRACTOR SHALL COORDINATE 120 VOLT POWER WITH ELECTRICAL ENGINEER AND ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION AND MADE AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM TRANSFORMER OR RESIDENTIAL PEDESTAL. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 2-WIRE CABLE FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE RAIN/FREEZE SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. RAIN SENSOR RECEIVER IS INCLUDED WITHIN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

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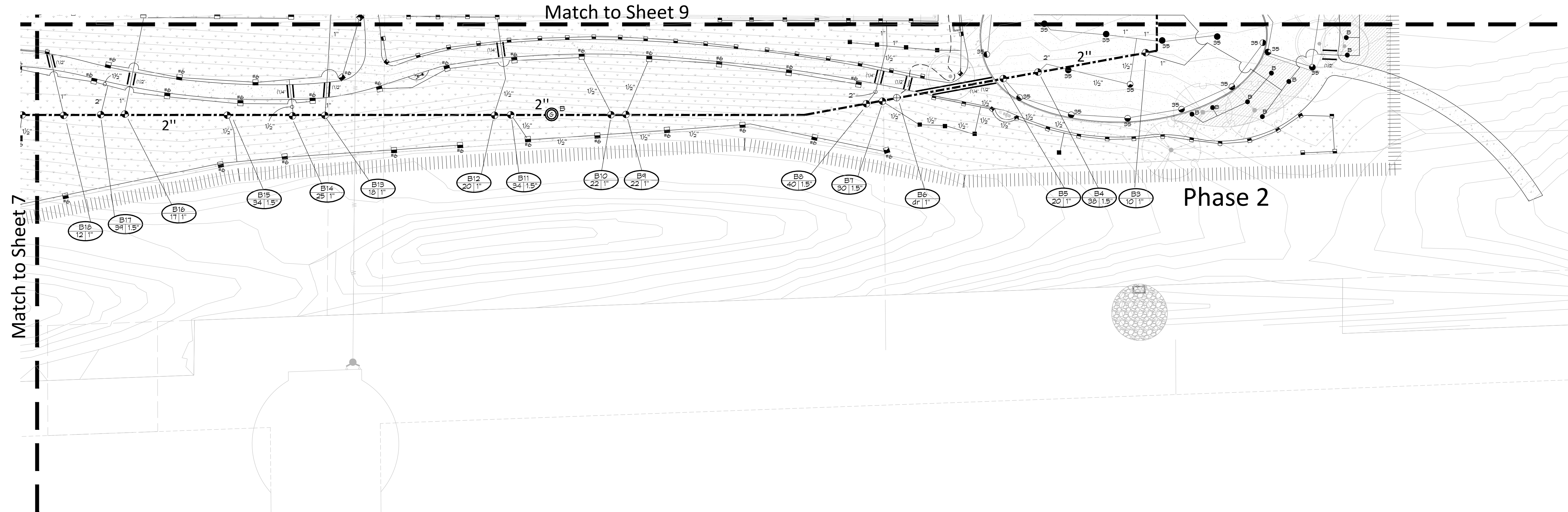
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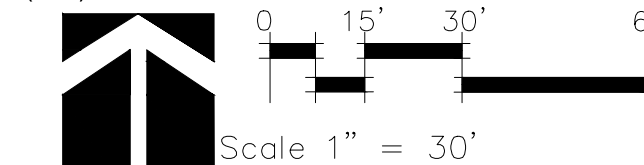
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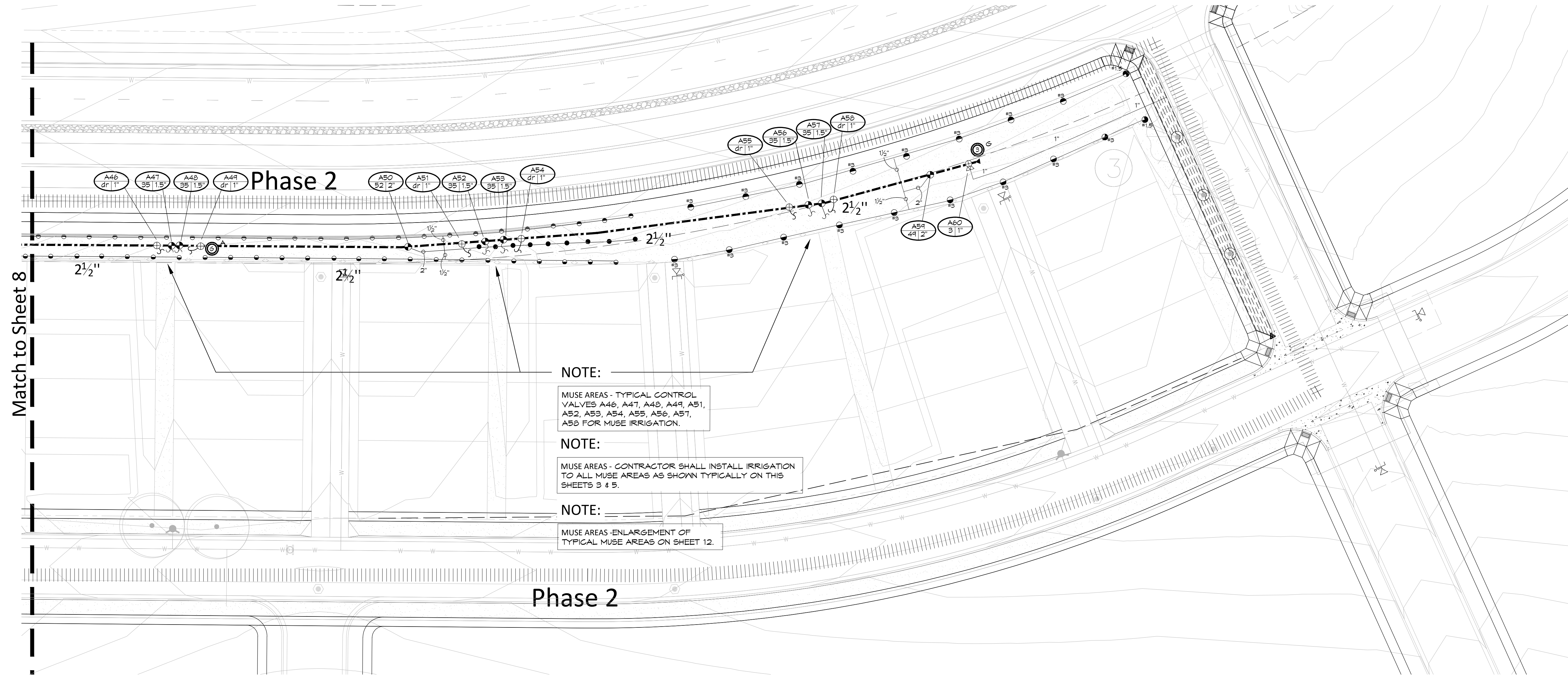
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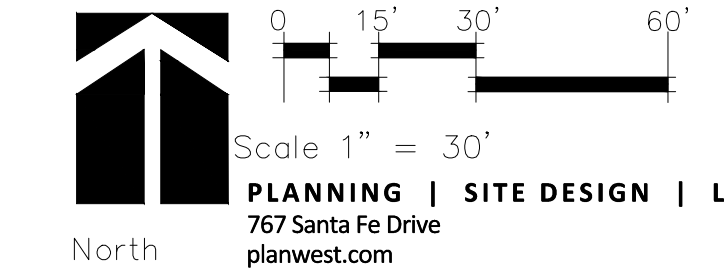
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date: 10-14-2016
revisions

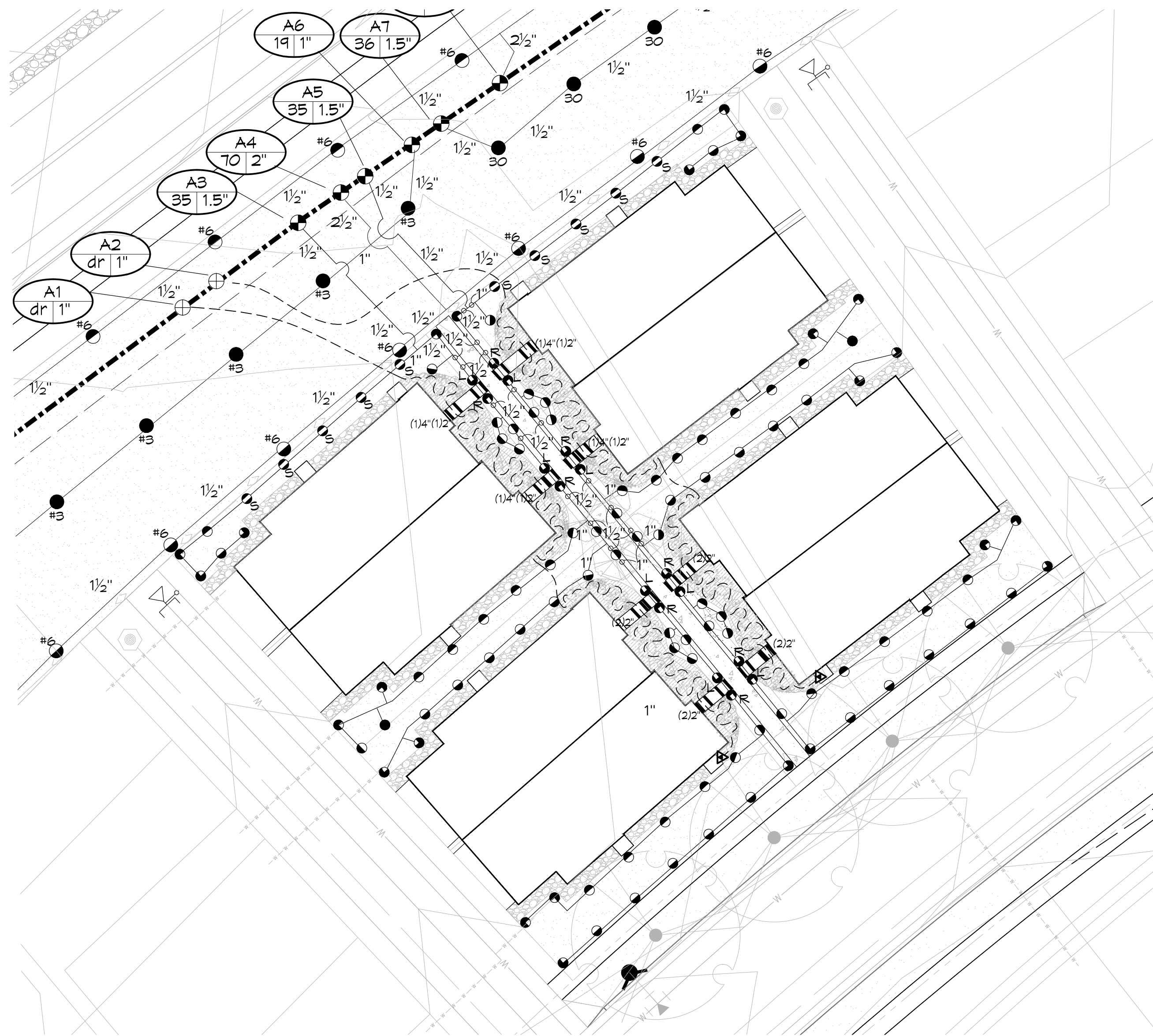
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8008 E. Arapahoe Ct. Suite 110
Centennial 80112
(303) 531-3213



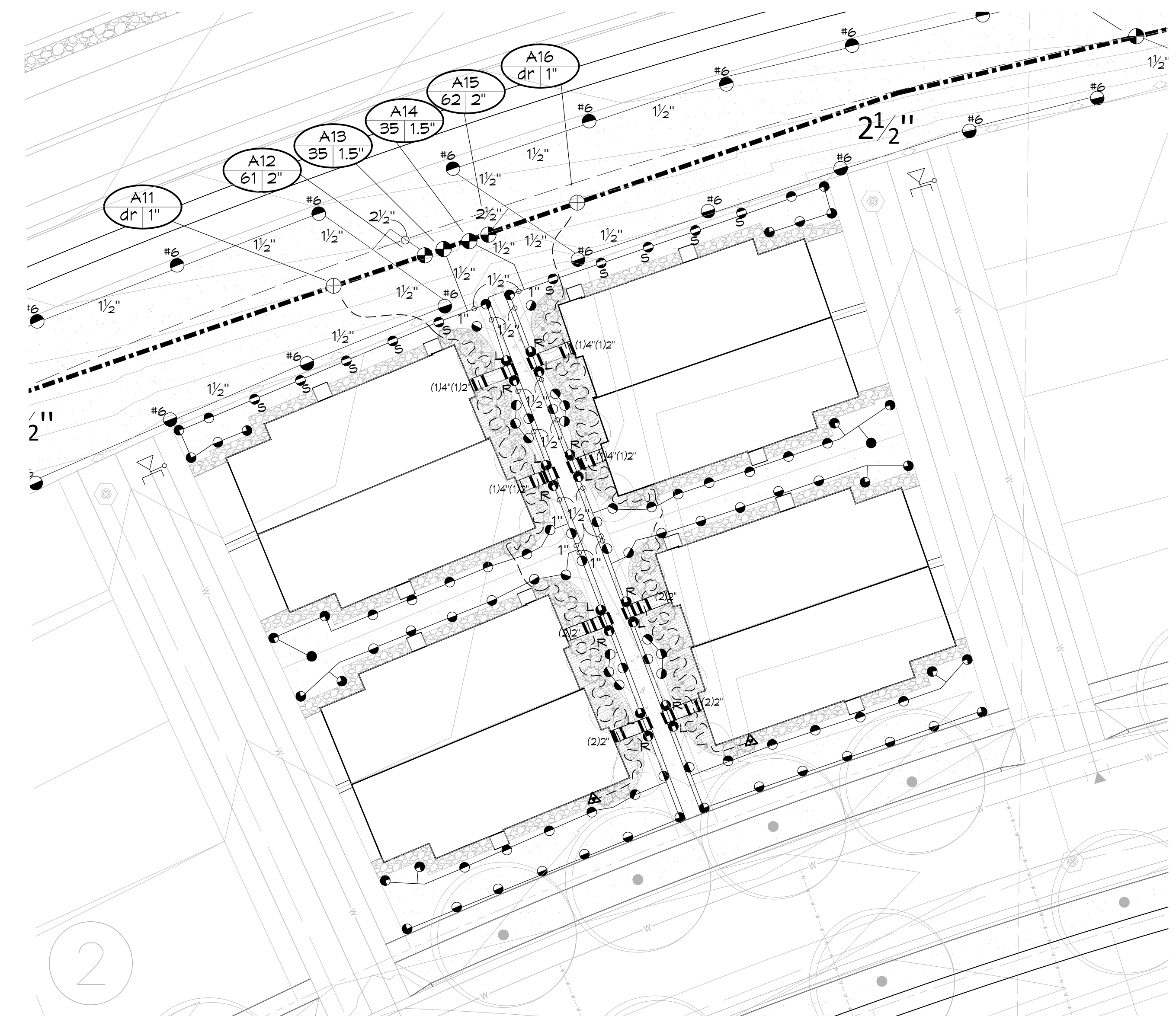
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303-741-1411

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

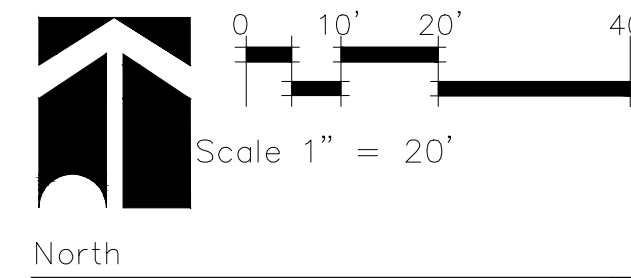
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



MUSE OPTION #1



MUSE OPTION #2



REFER TO SHEET

0	OVERALL IRRIGATION AREA
1	IRRIGATION NOTES
1	IRRIGATION SCHEDULE
2 - 12	IRRIGATION PLANS
13- 16	IRRIGATION DETAILS
17	IRRIGATION CHARTS



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Lakewood, Colorado 80401
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303-980-5384 (fax)

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TOWN OF PARKER, PUBLIC WORKS MANAGER-STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER-TRANSPORTATION	DATE



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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL IRRIGATION PLAN - SECTIONS

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470 Compark, LLC
290 Fillmore St., Suite 2
Denver, CO 80206

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

Town of Parker
Colorado

job no. 2015/20
date 10-10-16-14-2016
revisions

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Centennial 80112
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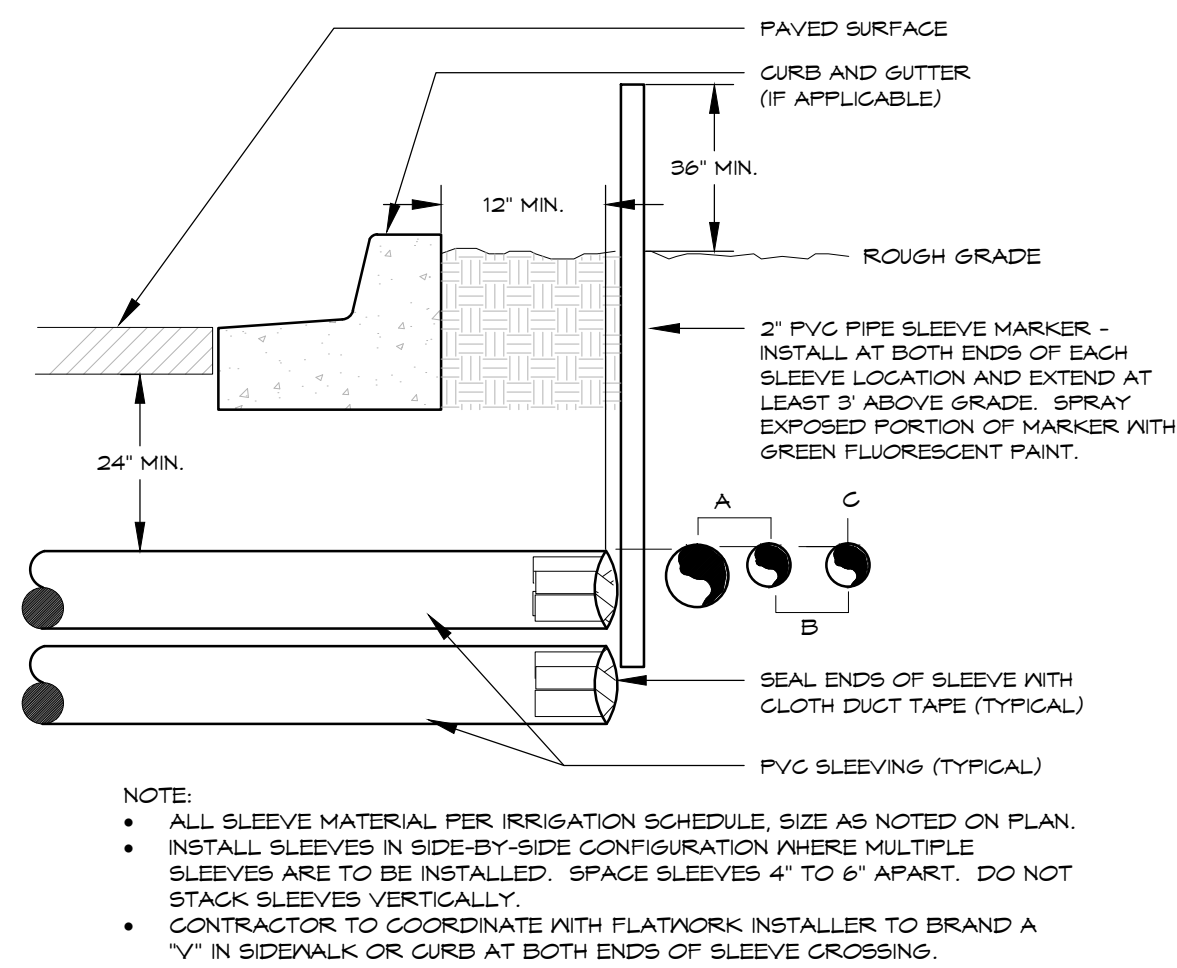
Sheet 12 of 17



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303-741-1411

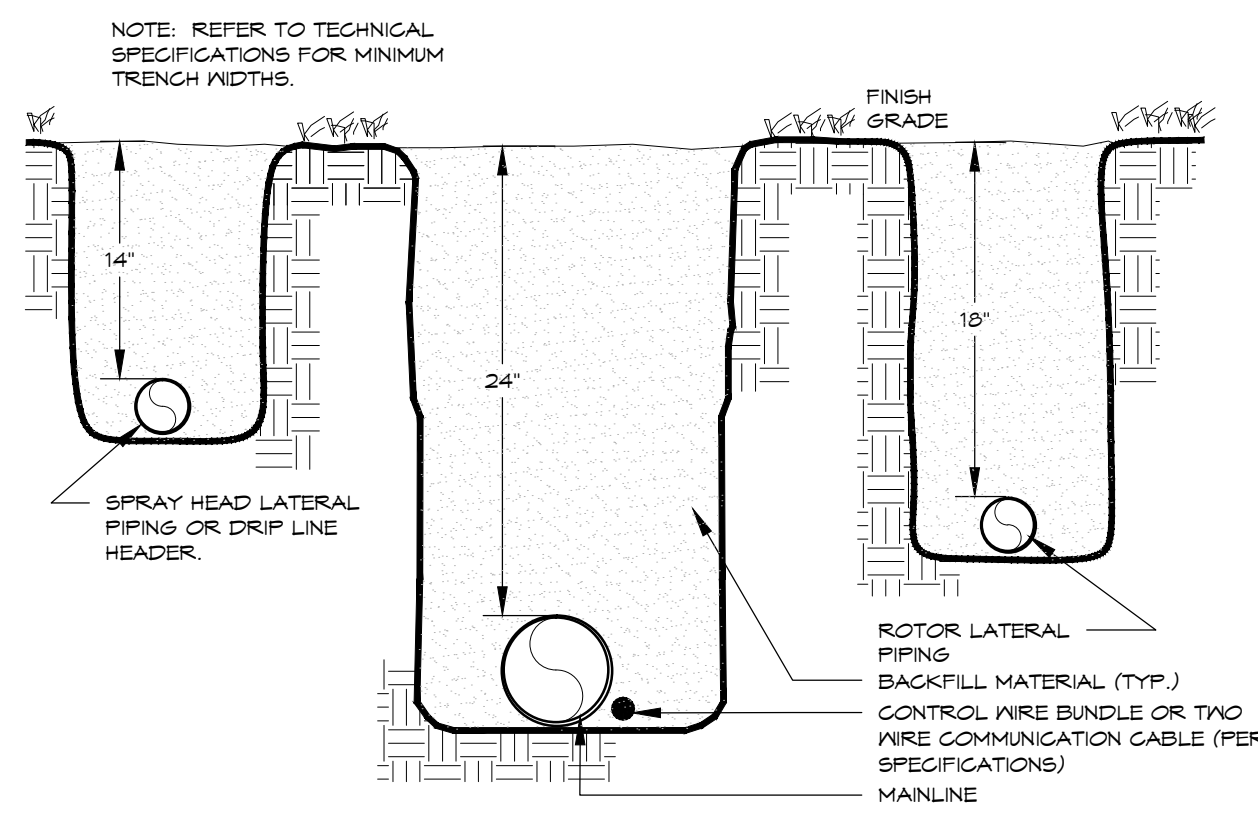
COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

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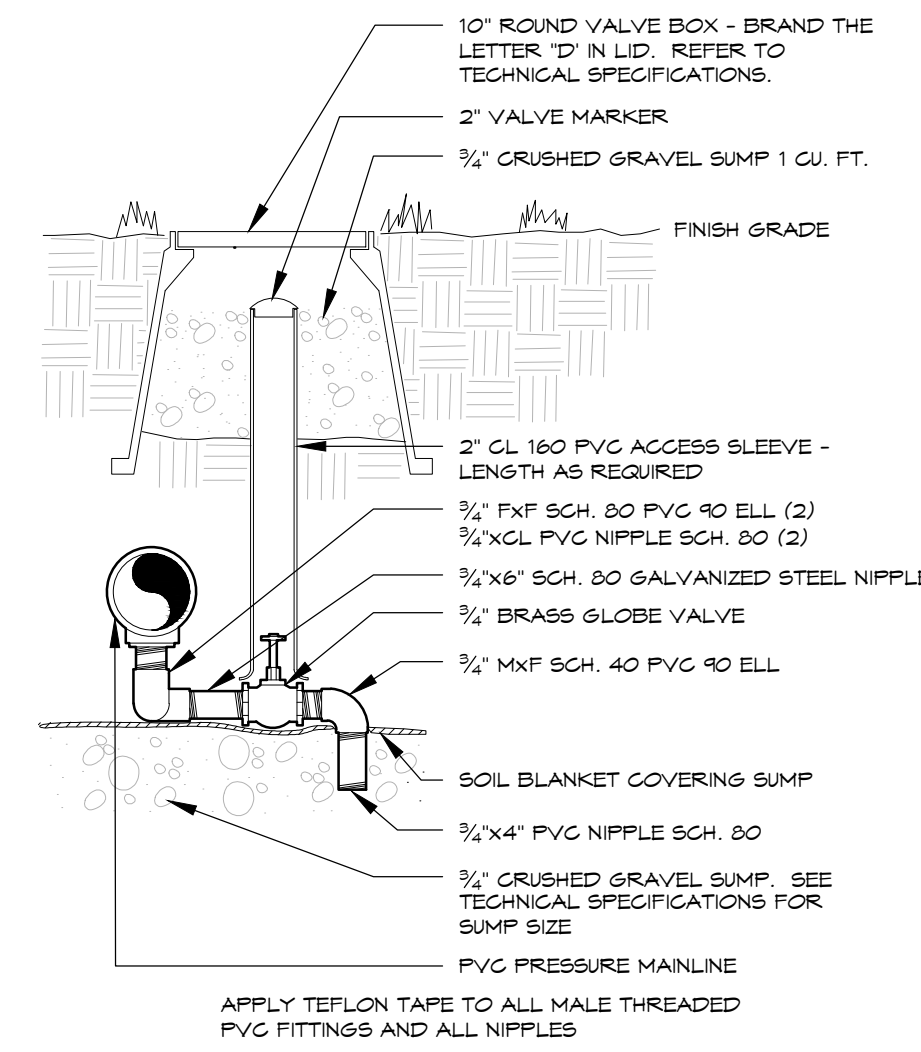
IRRIGATION SLEEVING

1



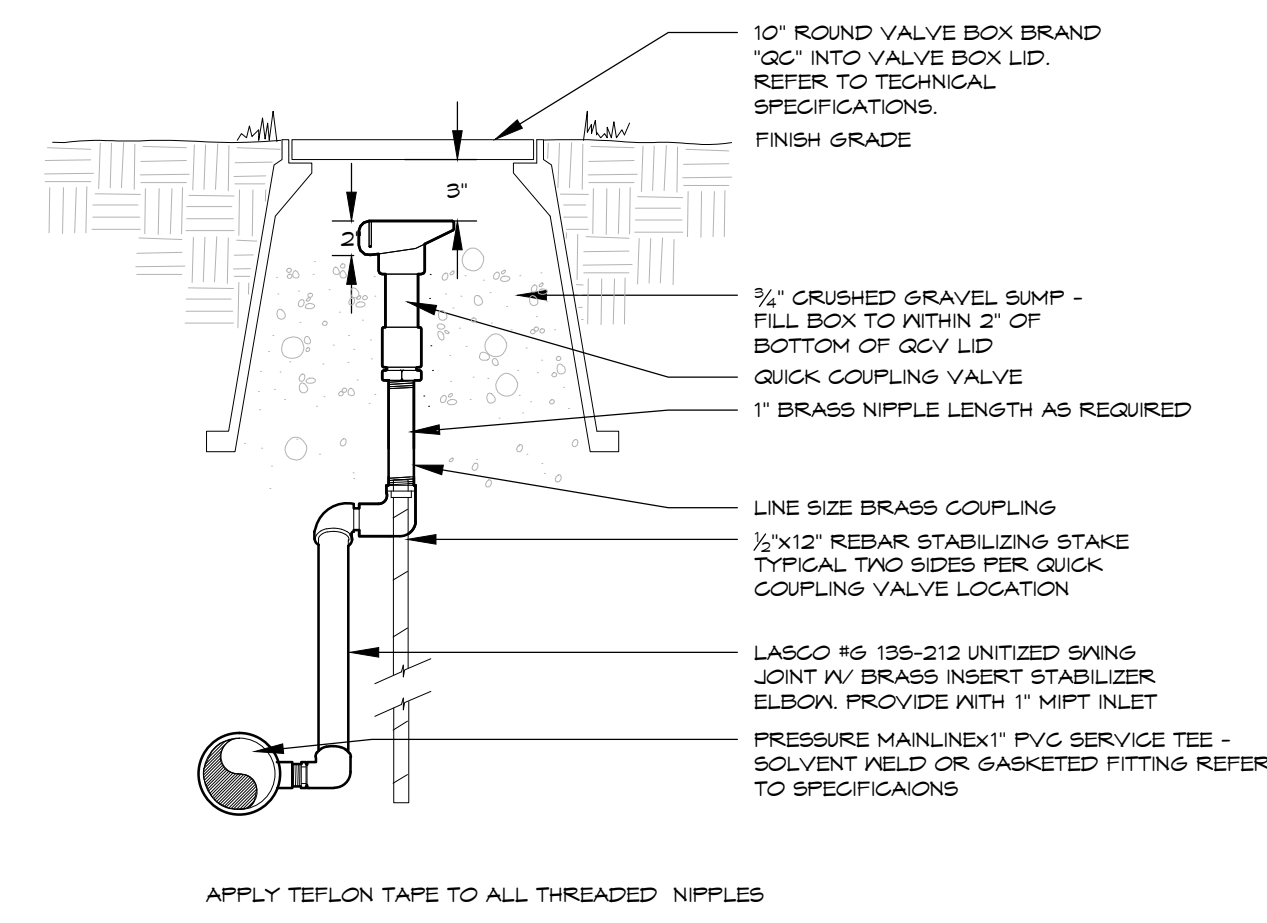
TRENCH
24" TYPICAL

2



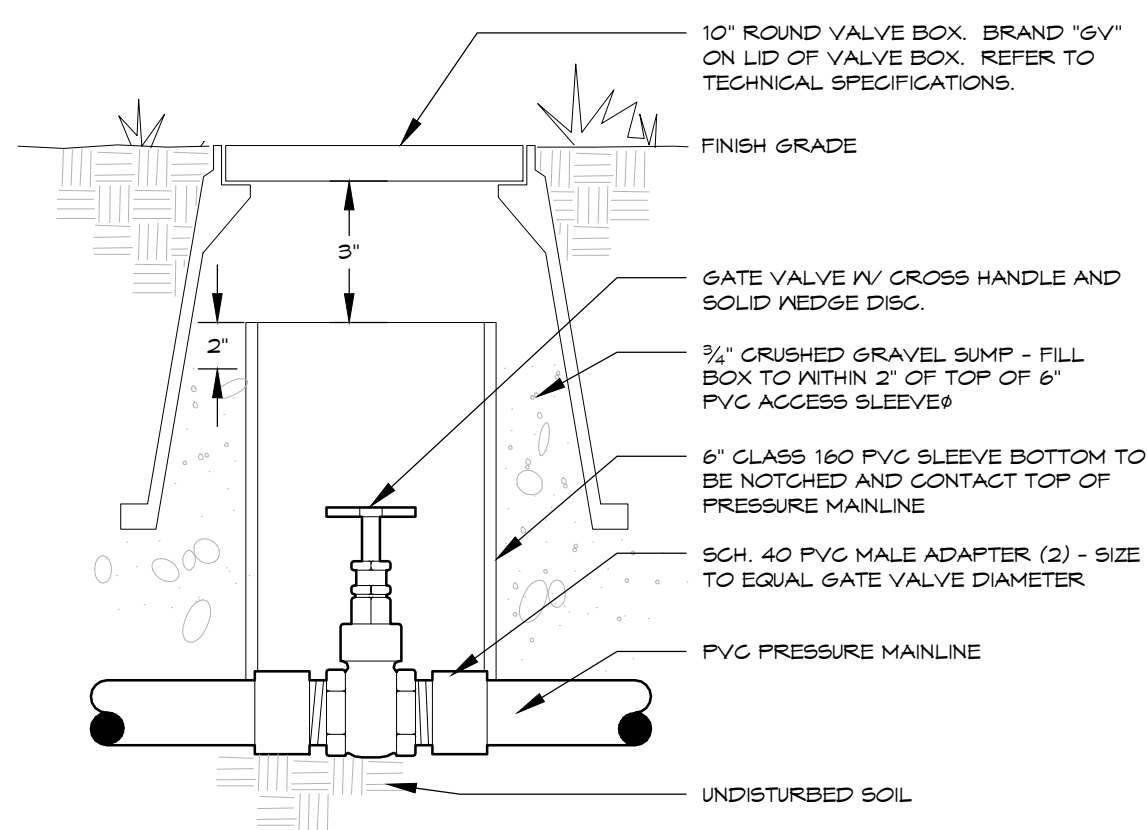
MANUAL DRAIN VALVE

3



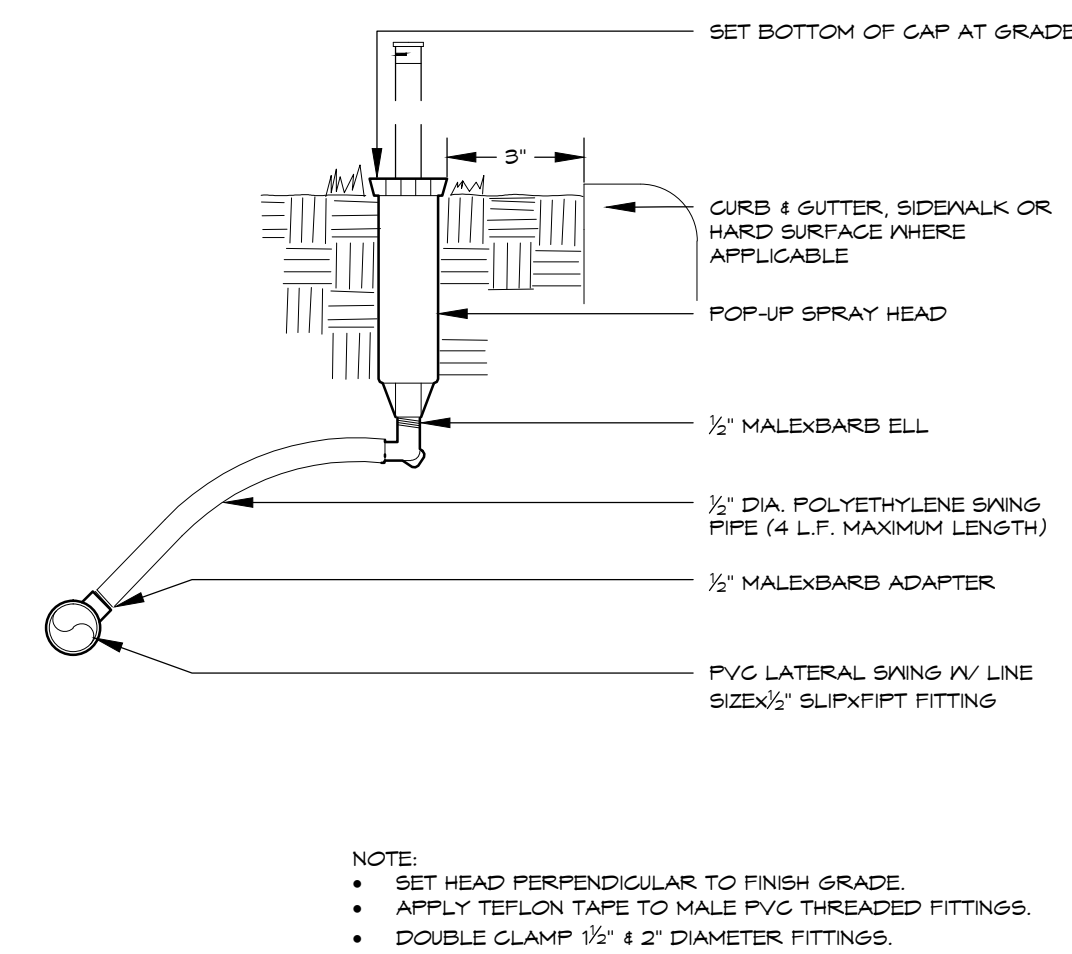
QUICK COUPLING VALVE

4



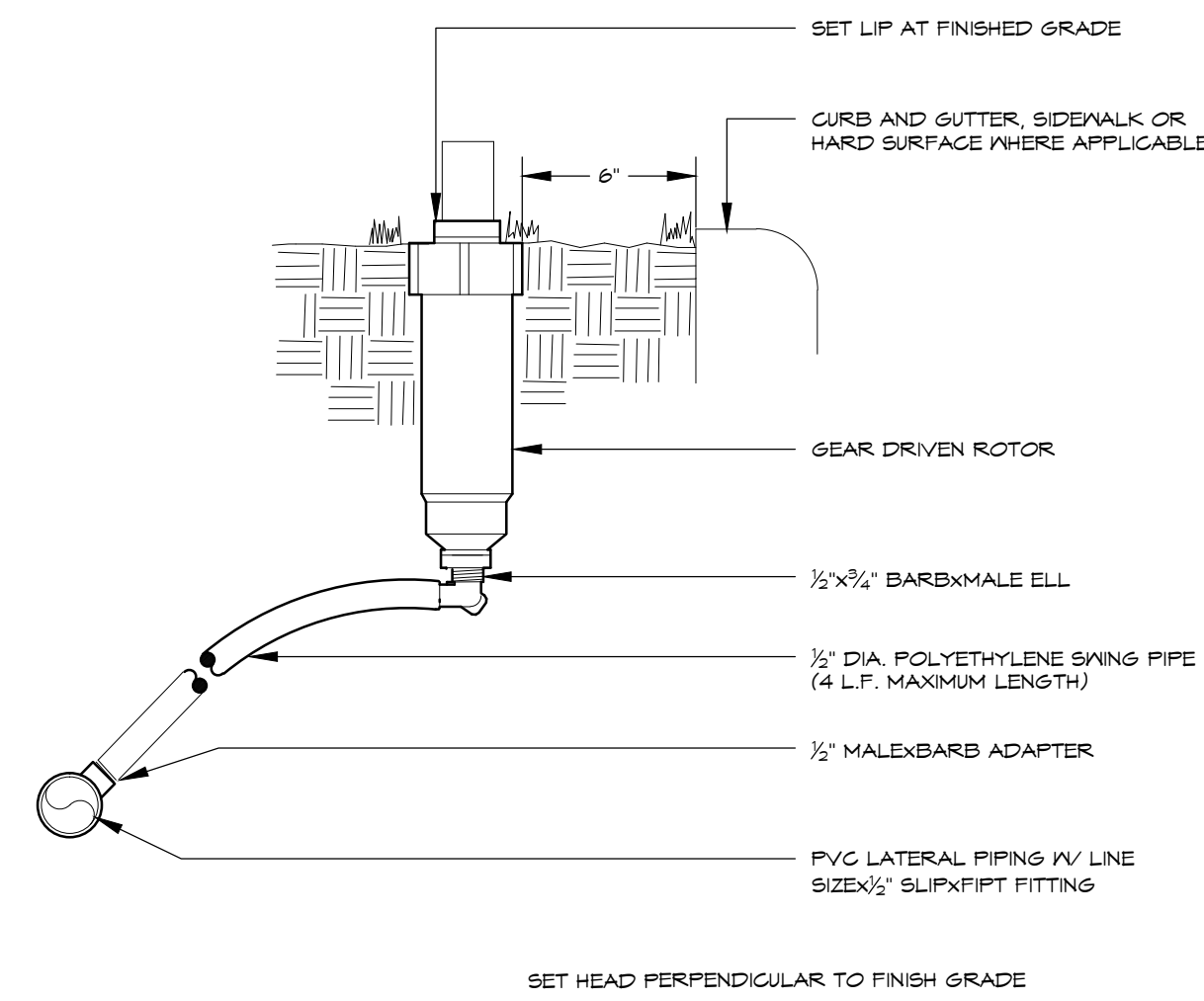
GATE VALVE

5



POP-UP SPRAY HEAD

6



GEAR DRIVEN ROTOR

7

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290 Fillmore St., Suite 2
Denver, CO 80206

LANDSCAPE ARCHITECT
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(303) 741-1411

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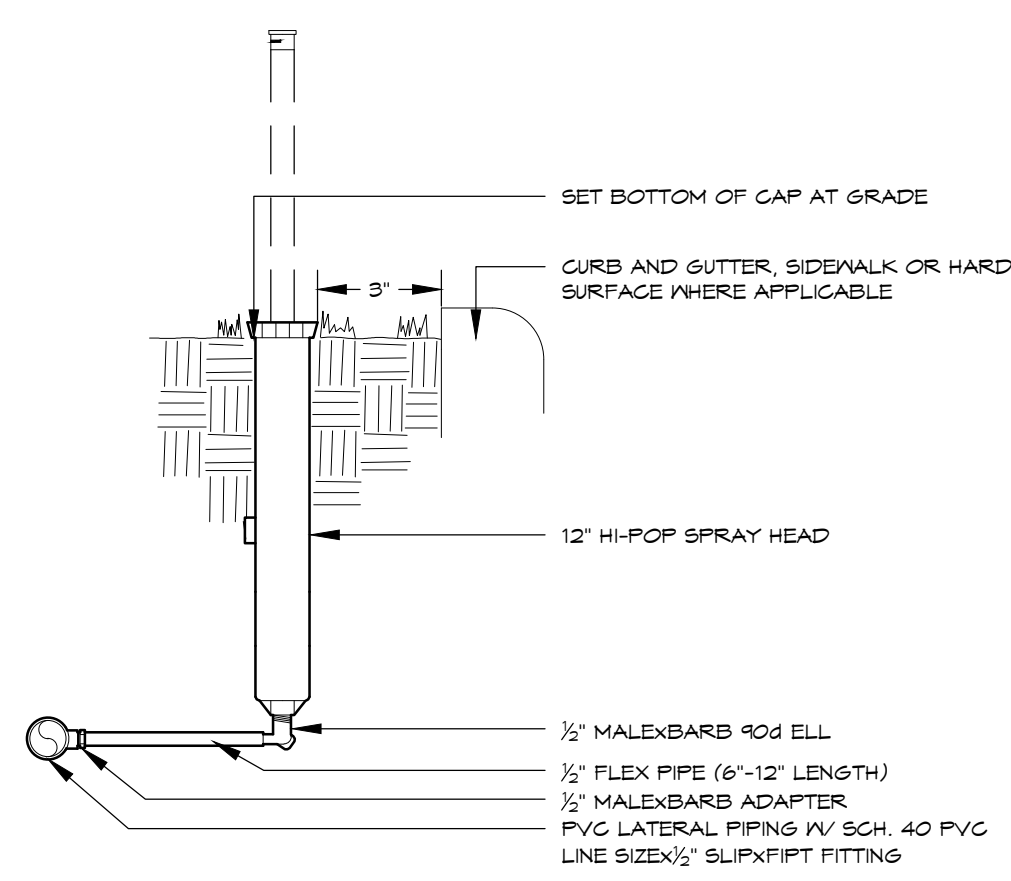
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COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

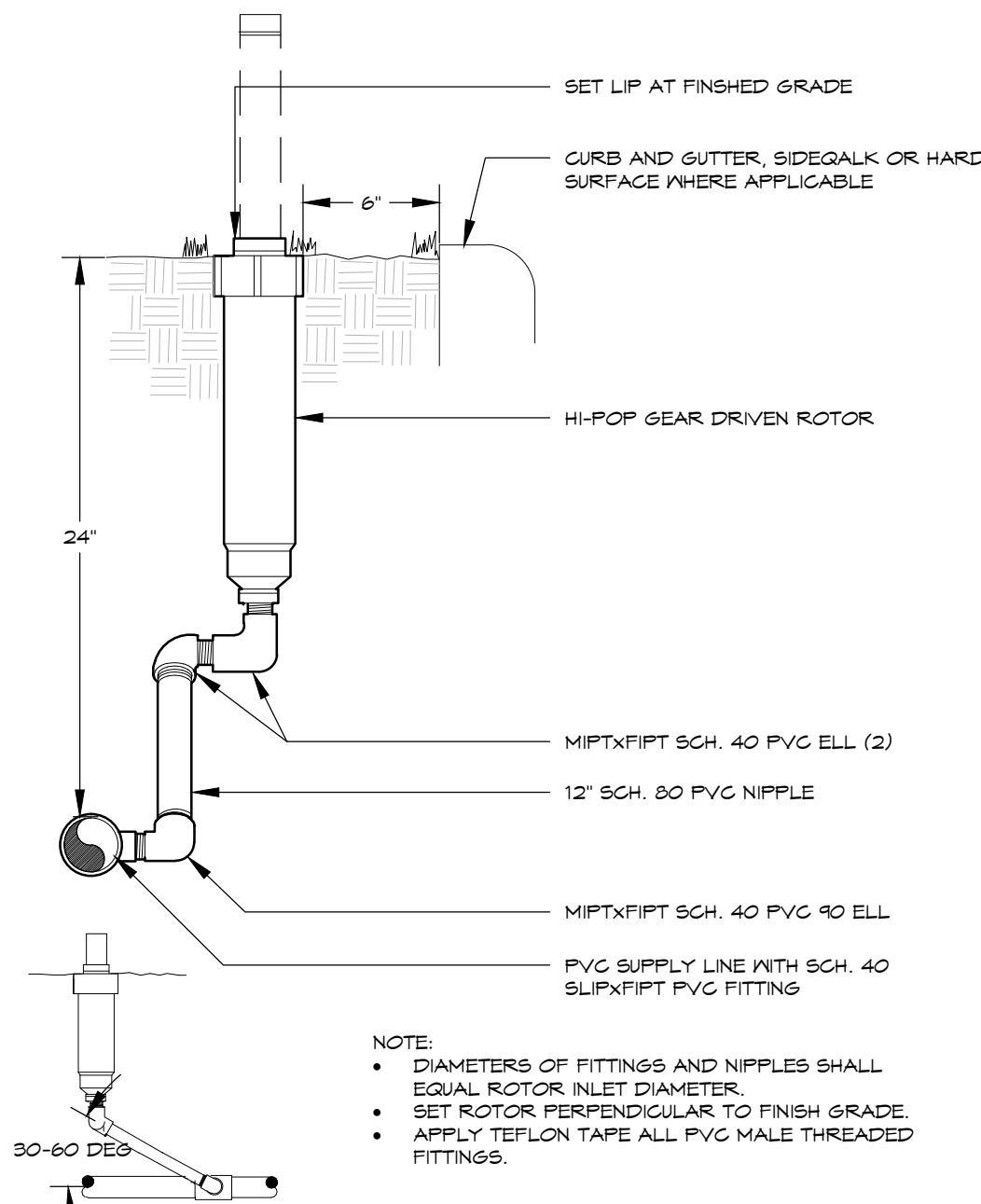
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32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS



- NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
 - FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
 - APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD

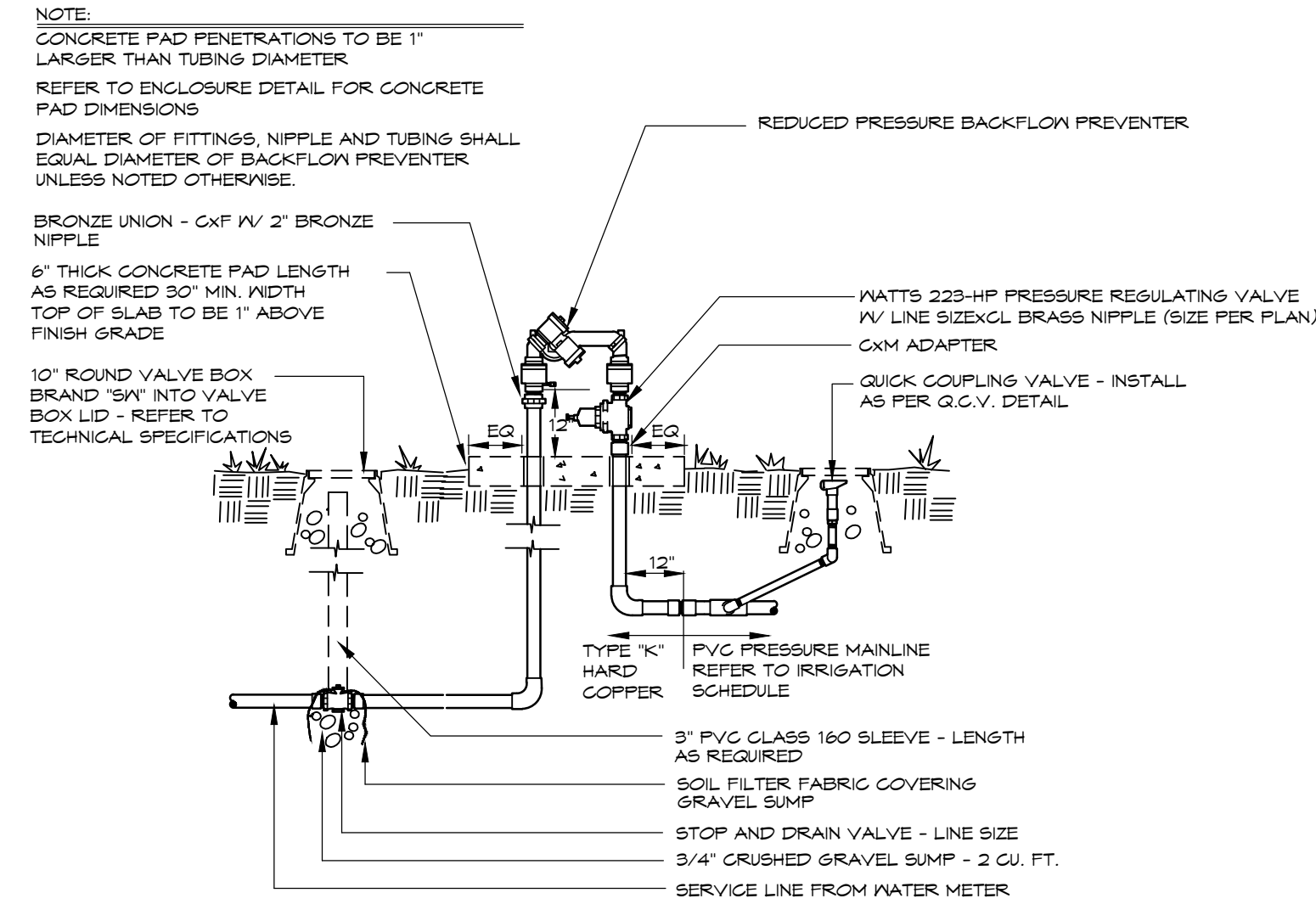
8



- NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
 - SET ROTOR PERPENDICULAR TO FINISH GRADE.
 - APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR

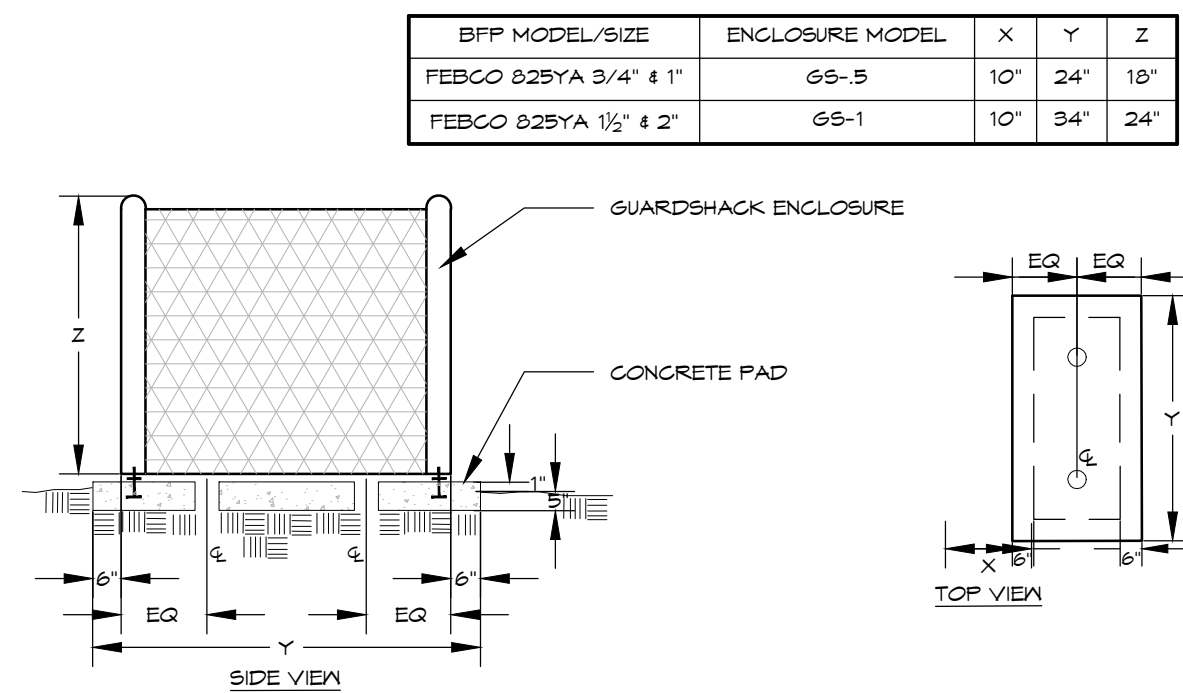
9



- NOTE:
- CONCRETE PAD PENETRATIONS TO BE 1\"/>

BACKFLOW PREVENTER
W/Pressure Regulating Valve

10

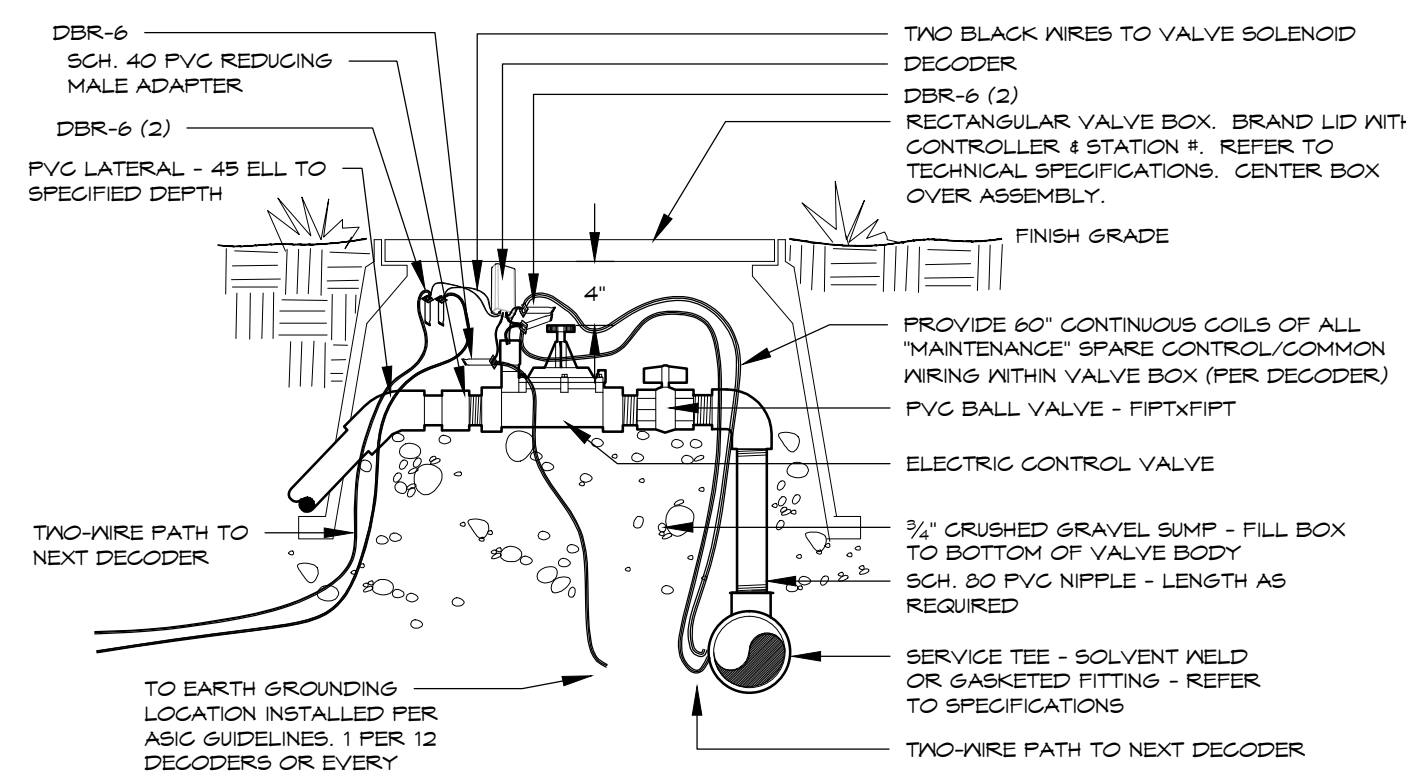


BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBCO 825YA 3/4" & 1"	G6-5	10"	24"	18"
FEBCO 825YA 1 1/2" & 2"	G6-1	10"	34"	24"

- NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1\"/>

BACKFLOW ENCLOSURE
GUARDSHACK - 3/4" - 2" SYSTEMS

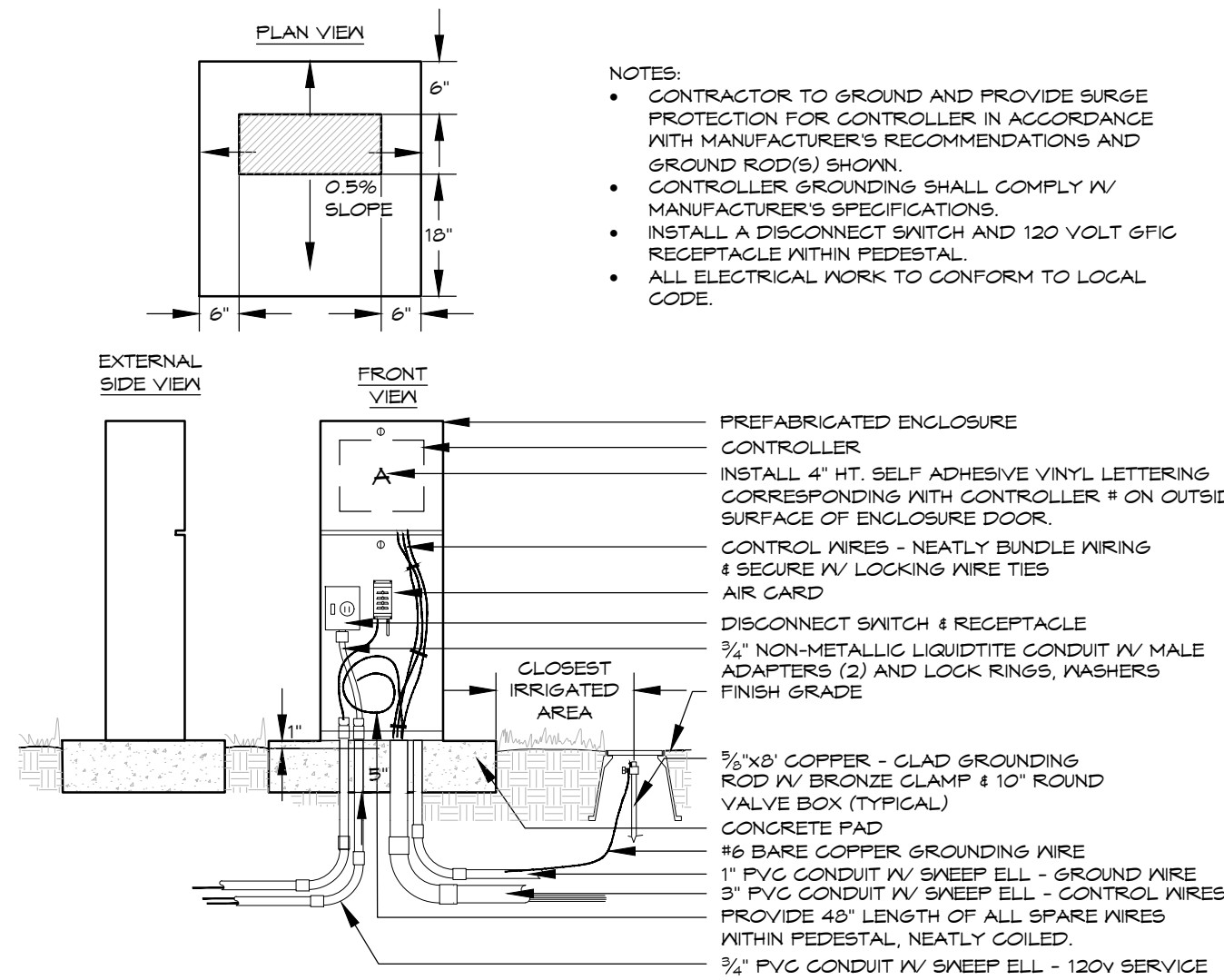
11



- NOTE: DIAMETERS OF BALL VALVES, FVG FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE
TWO WIRE SYSTEM

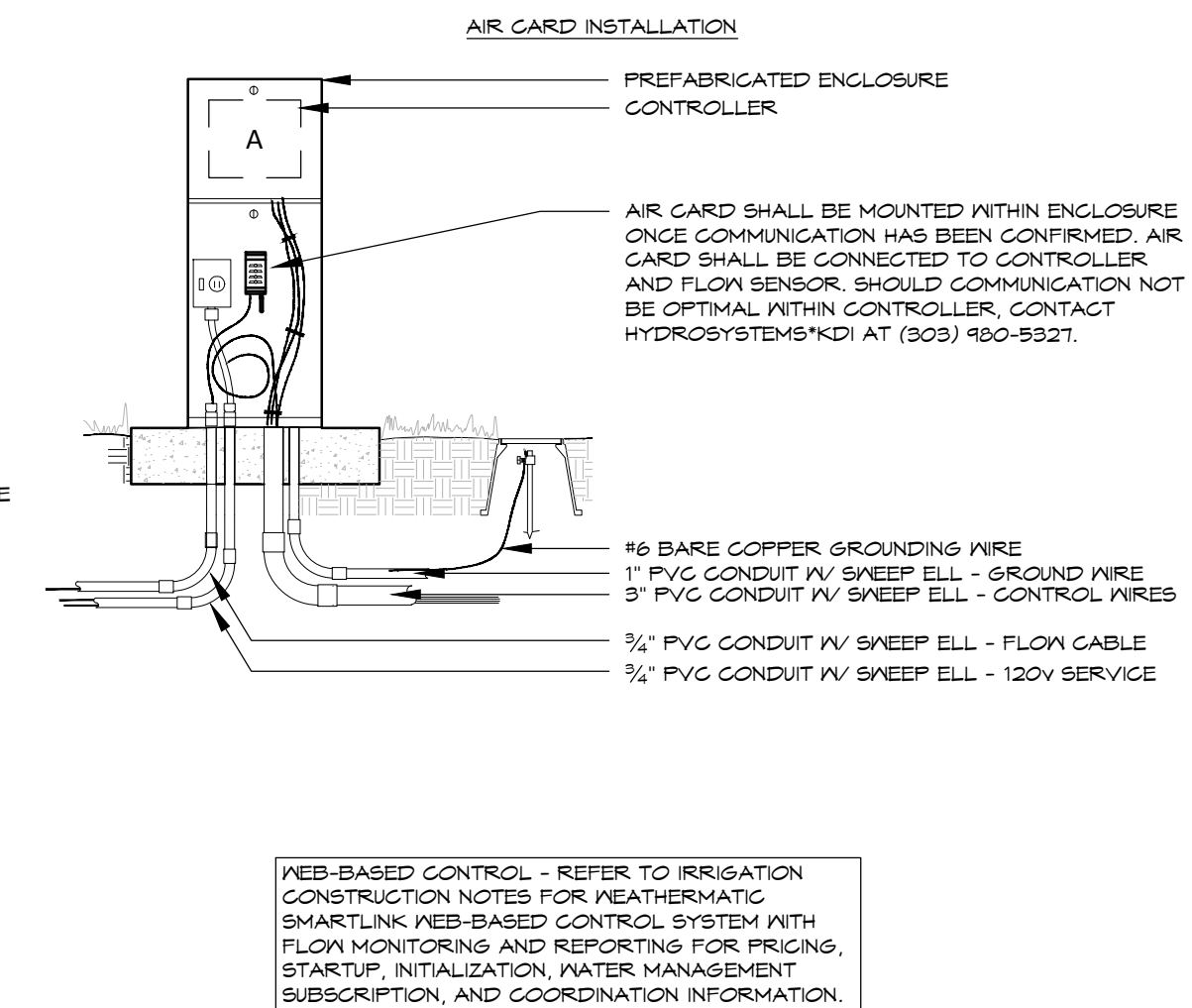
12



- NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND RIGID(S) SHOWN.
 - CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
 - INSTALL A DISCONNECT SWITCH AND 120 VOLT GFCI RECEPTACLE WITHIN PEDESTAL.
 - ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

ELECTRIC CONTROLLER
PEDESTAL

13



- WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

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290 Fillmore St., Suite 2
Denver, CO 80206

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Plan West, Inc.
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Denver, CO 80204
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Town of Parker
Colorado

job no. 2015/20
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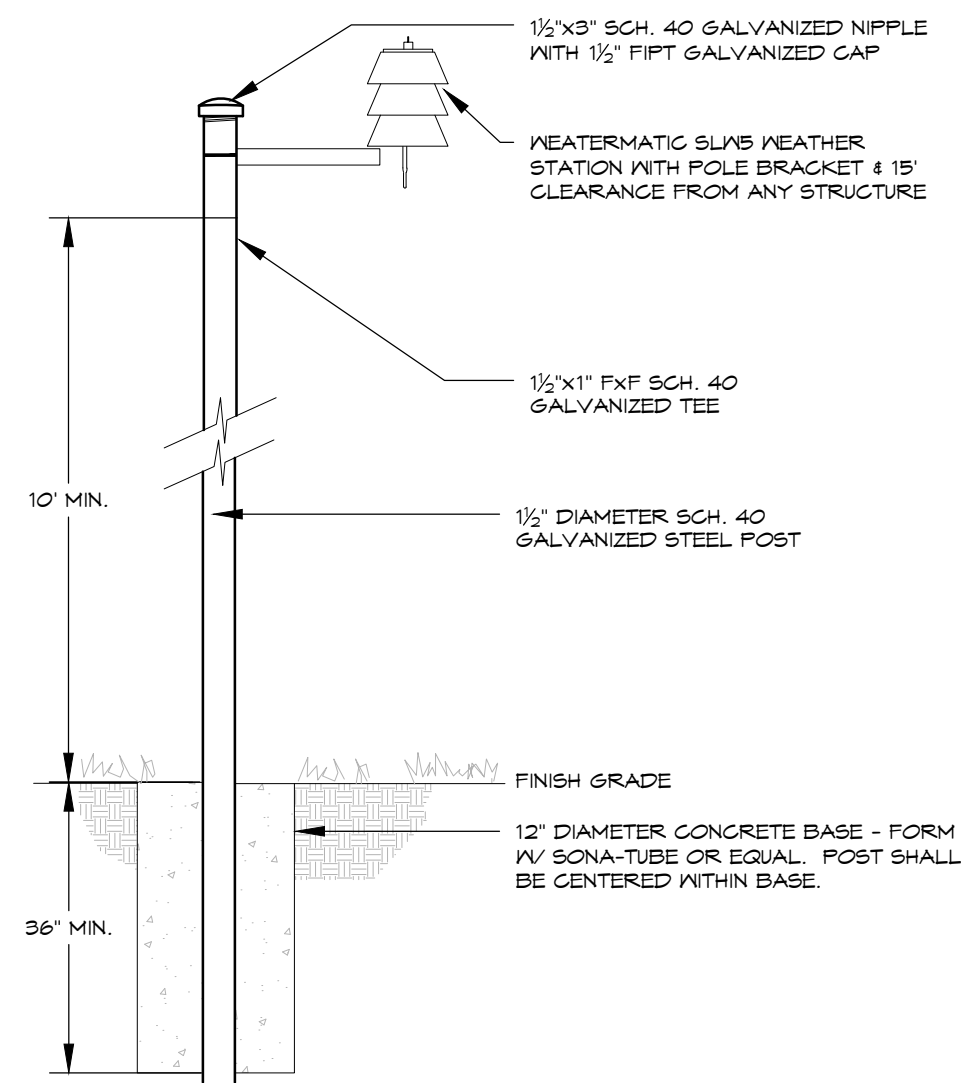
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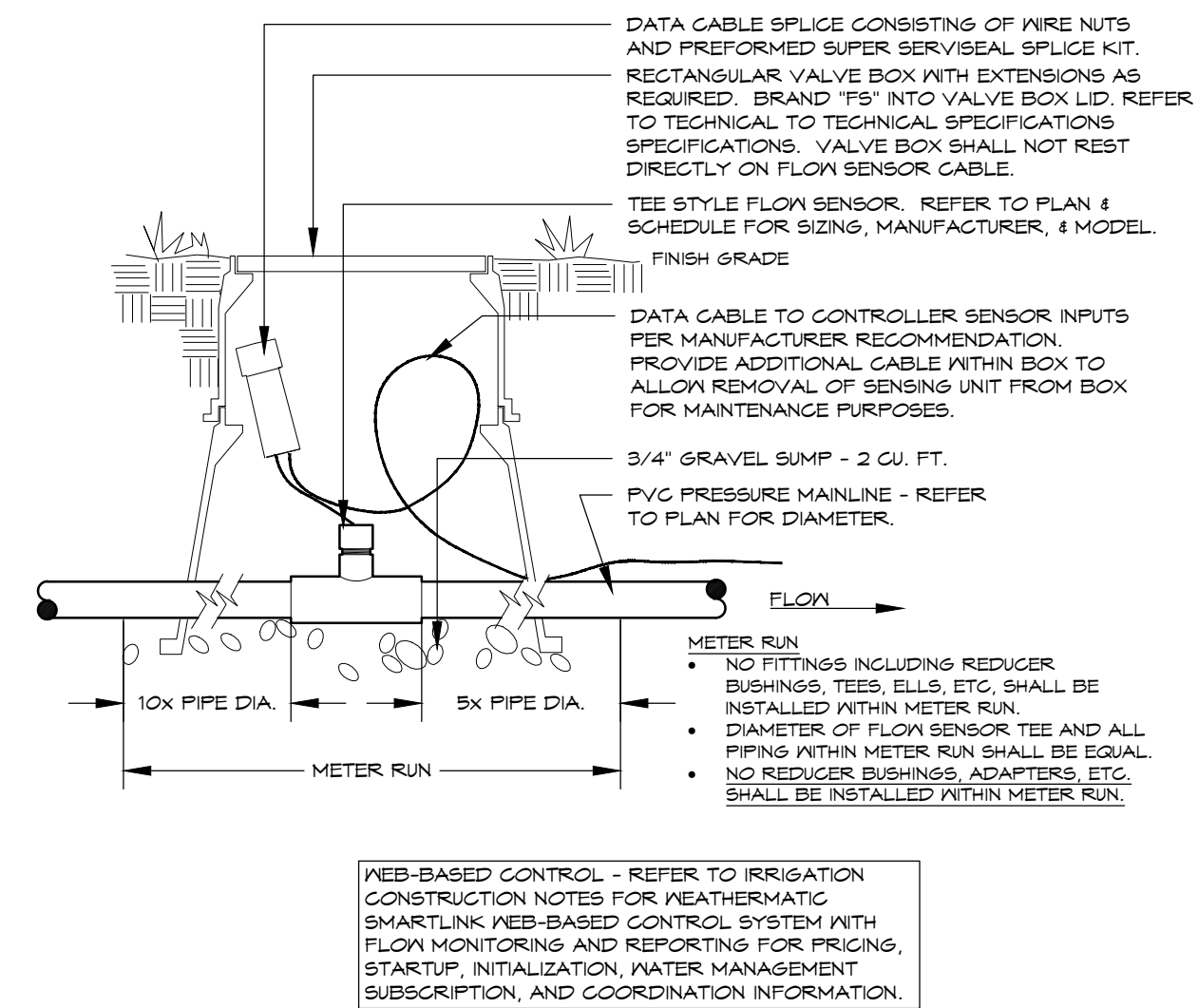
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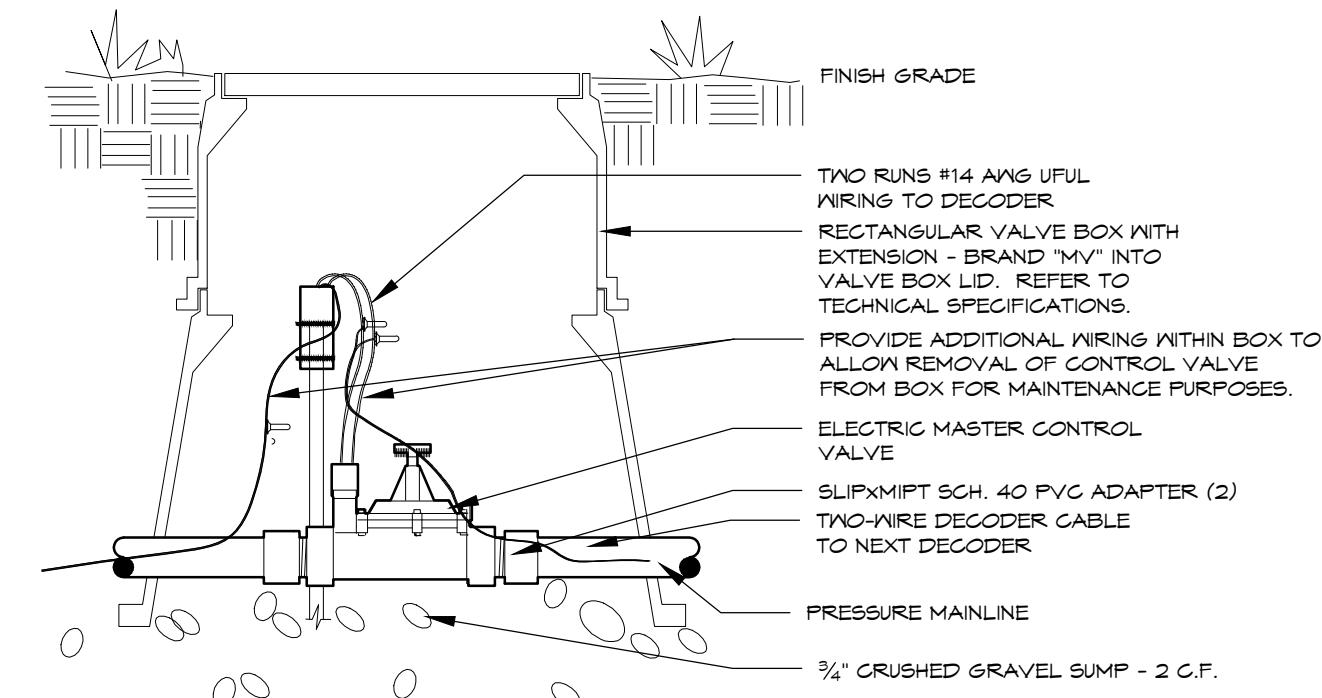
WEATHER SENSOR
Pole Mounted - Wireless

14



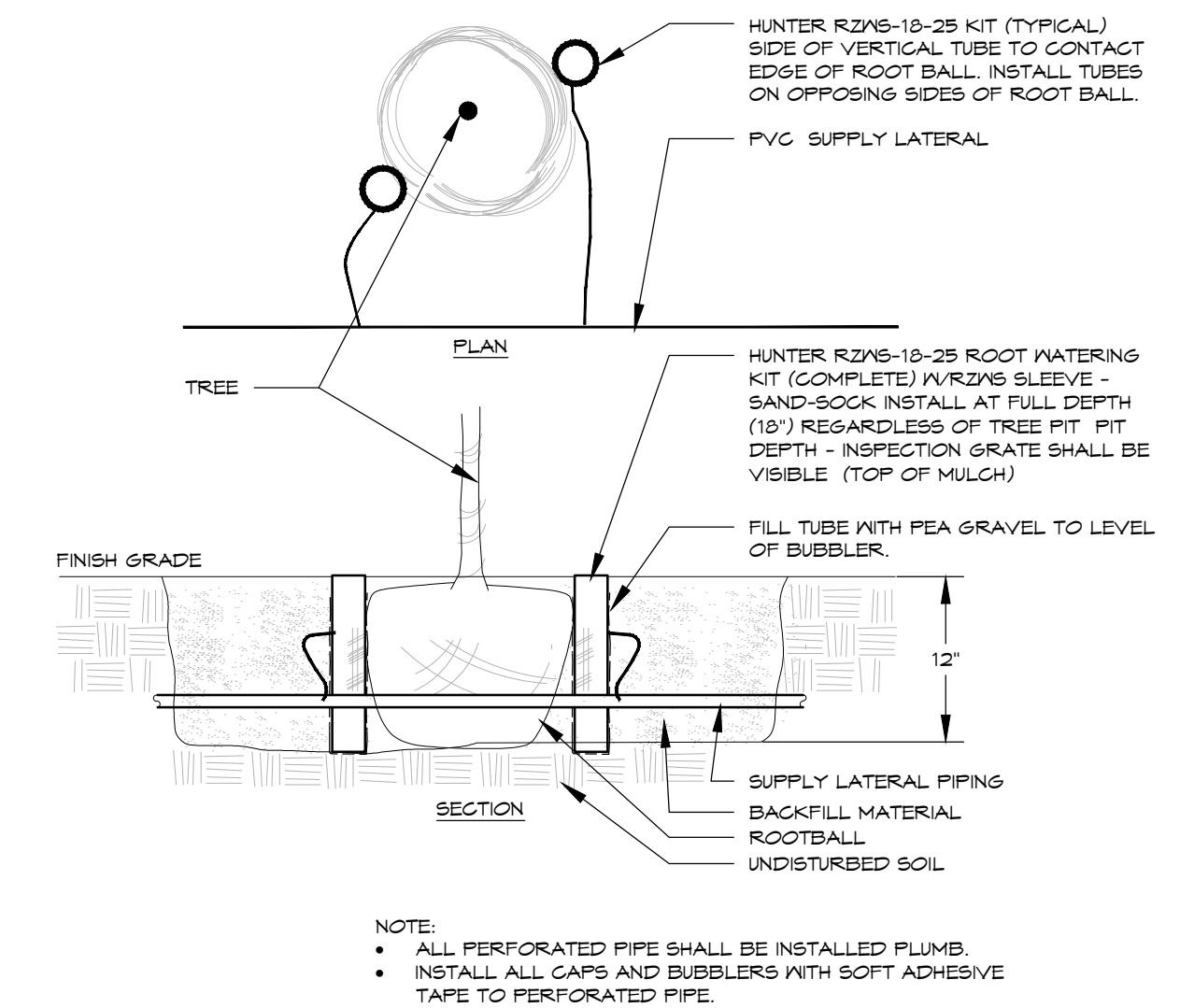
FLOW SENSOR
TEE STYLE

15



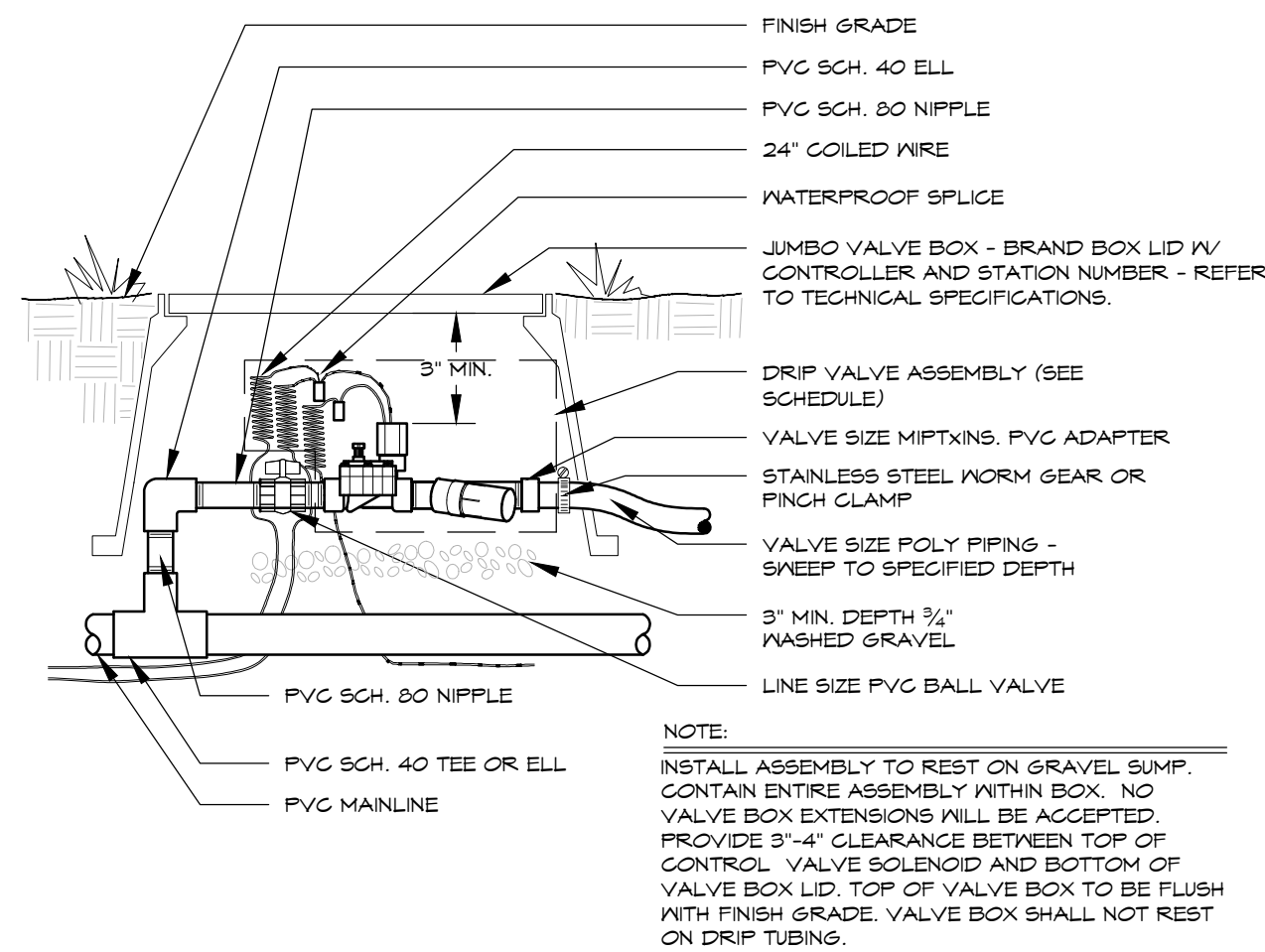
MASTER VALVE
TWO WIRE SYSTEM - TAPS 2" & SMALLER

16



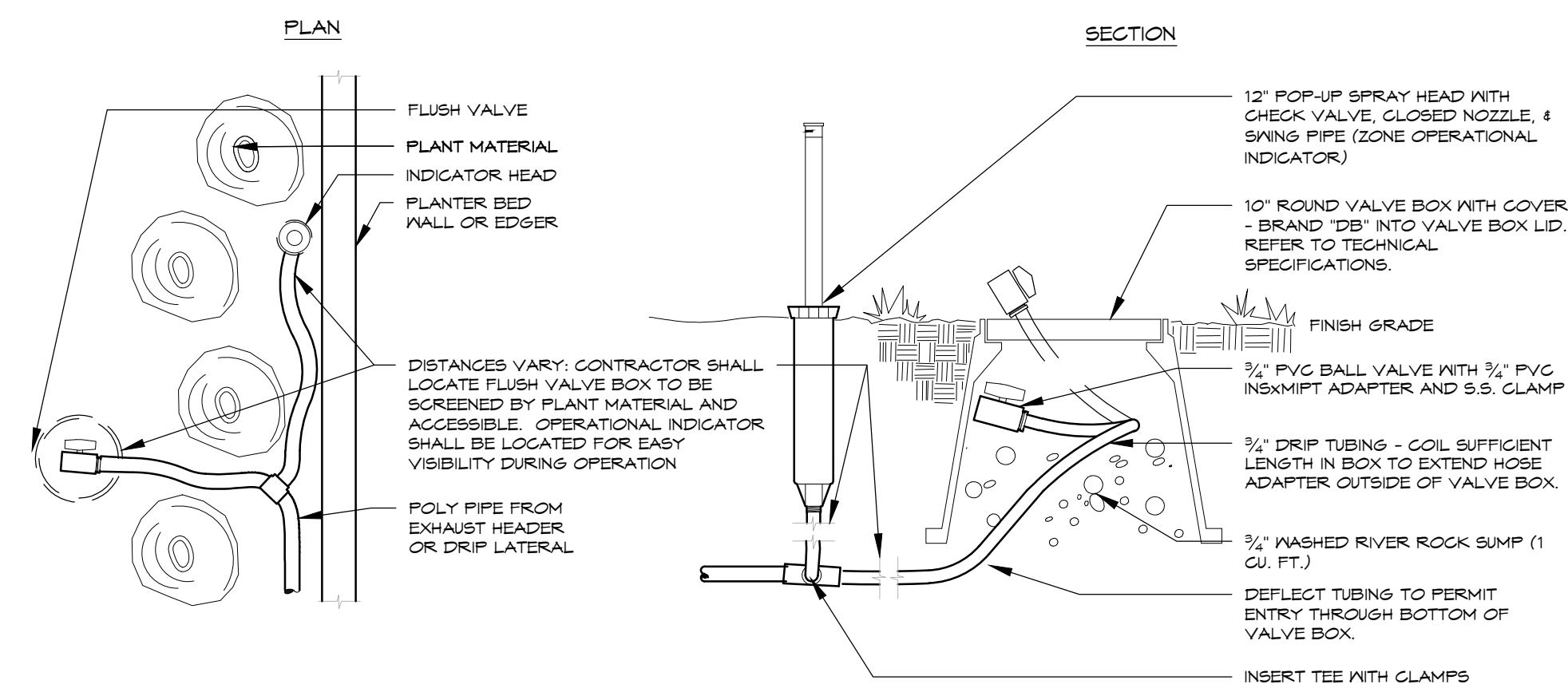
BUBBLER

17



DRIP VALVE
24V - POLY LATERAL

18



DRIP FLUSH VALVE

19

REFER TO SHEET

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8008 E. Arapahoe Ct. Suite 110
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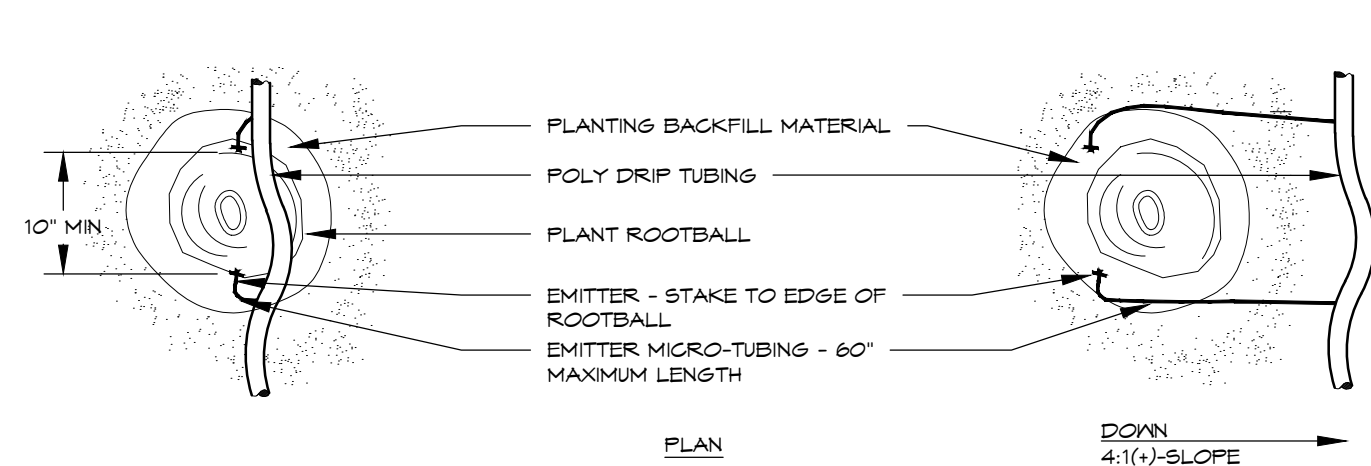
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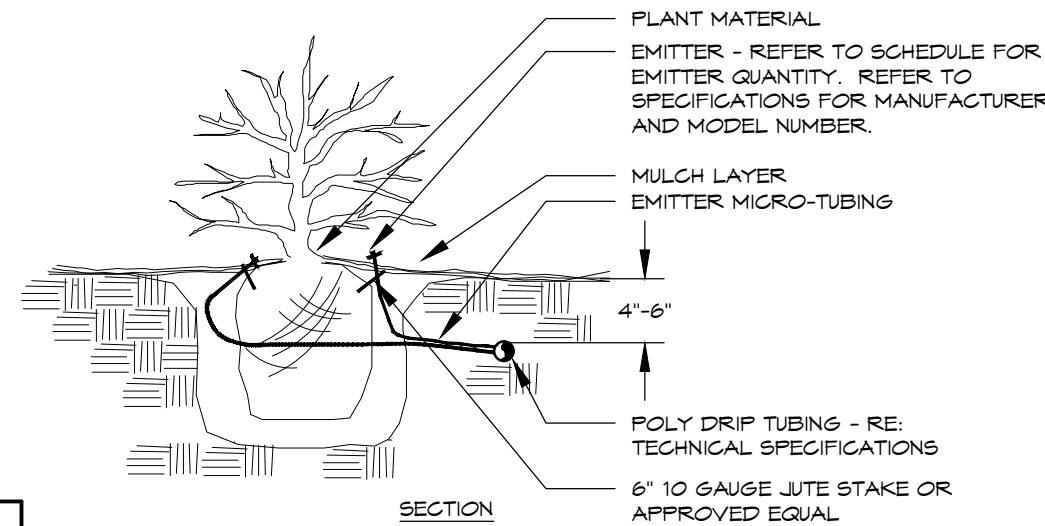
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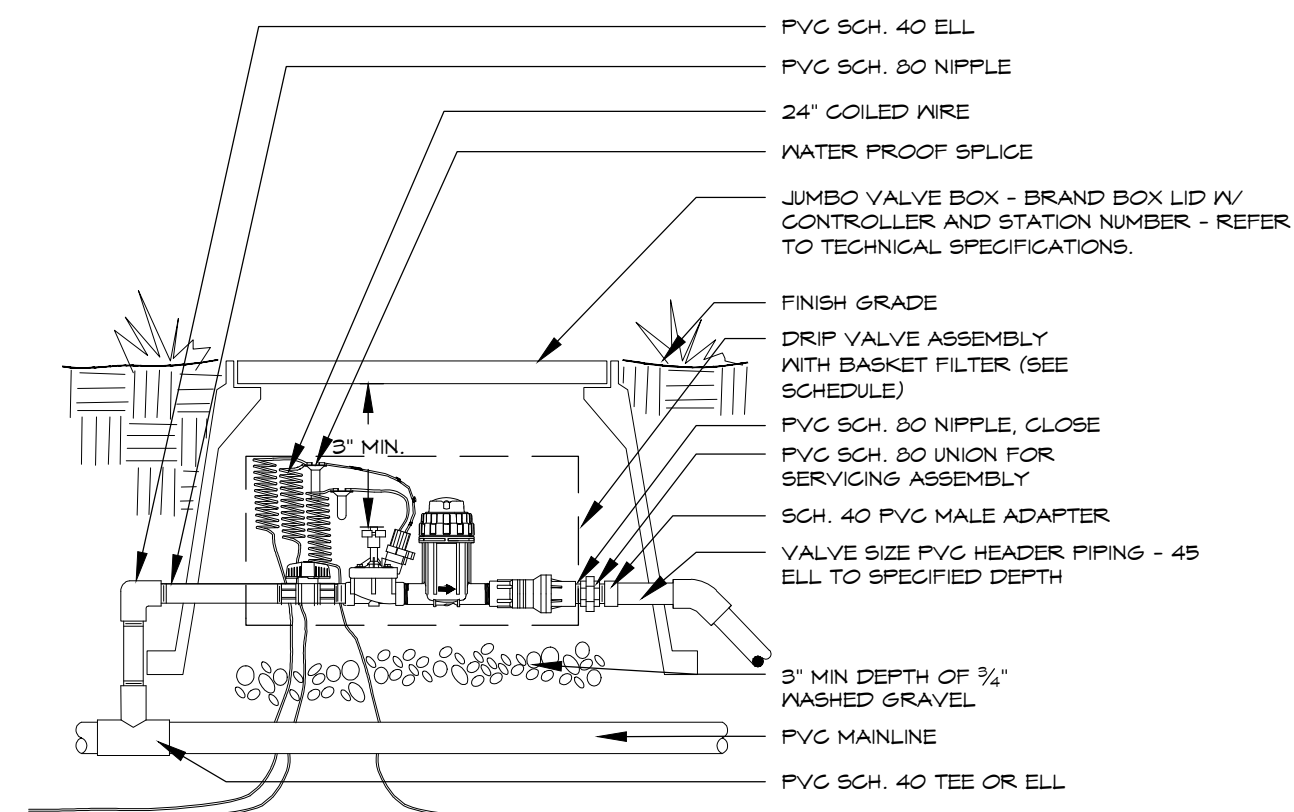
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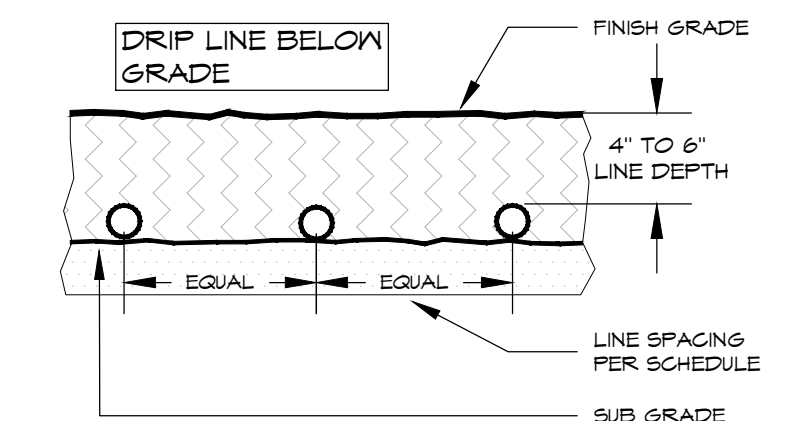
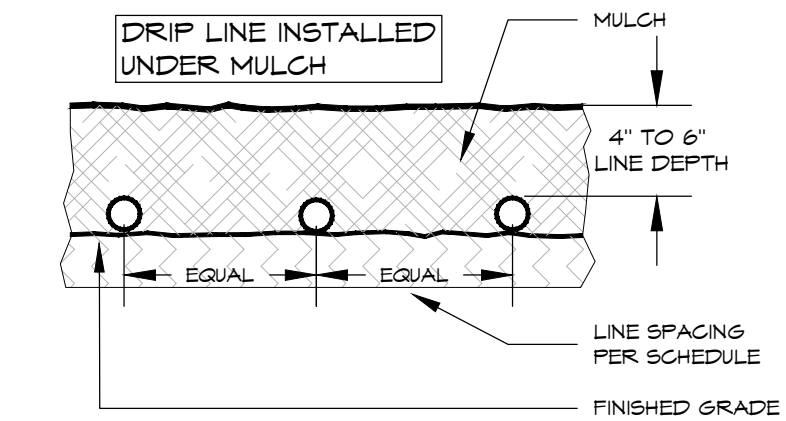
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
3 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN. DURING THE DESIGN PROCESS, CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - PLANTING WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.



DRIP EMITTER
BELOW GRADE

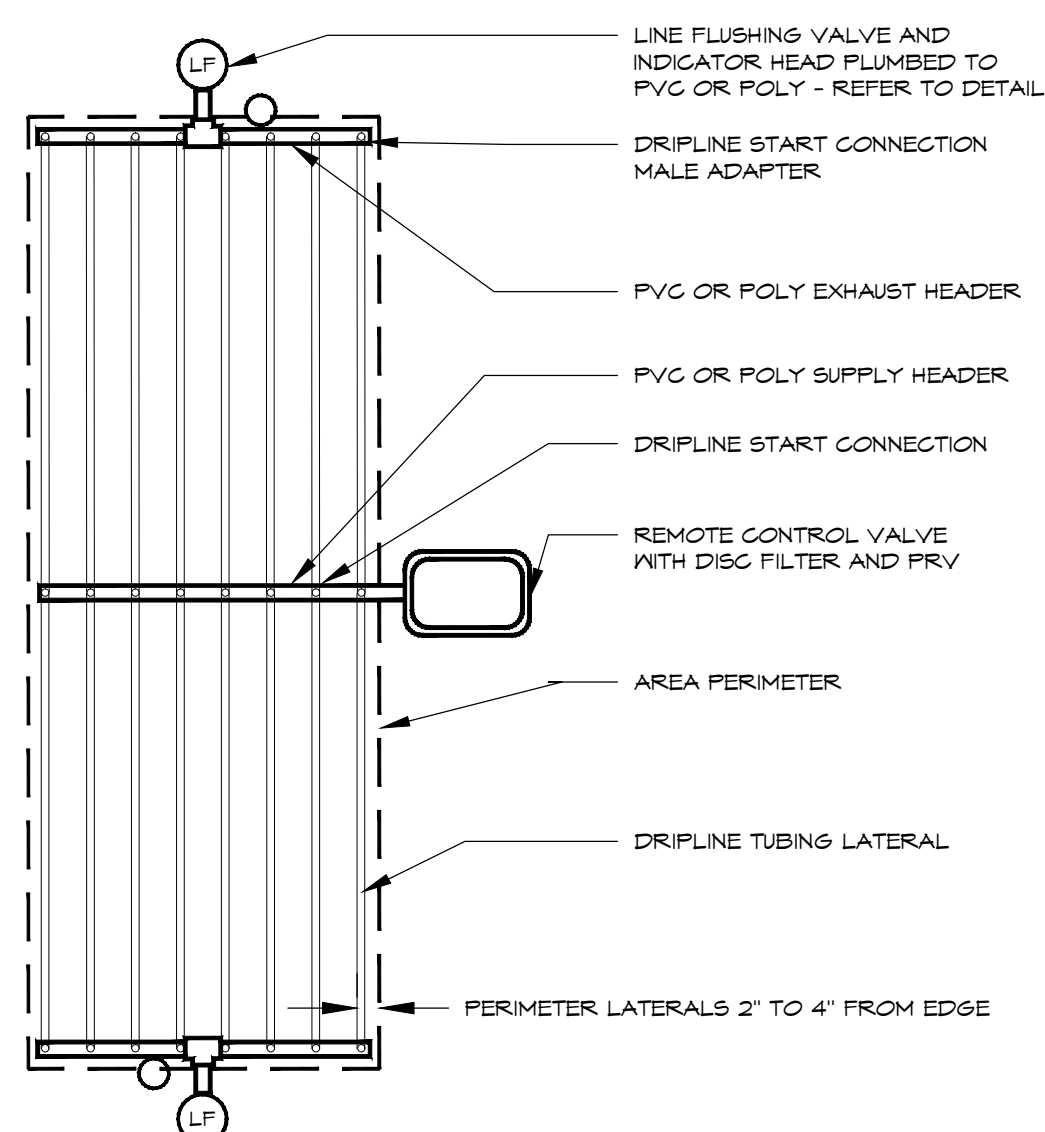
20

DRIP VALVE
TWO-WIRE SYSTEM

21

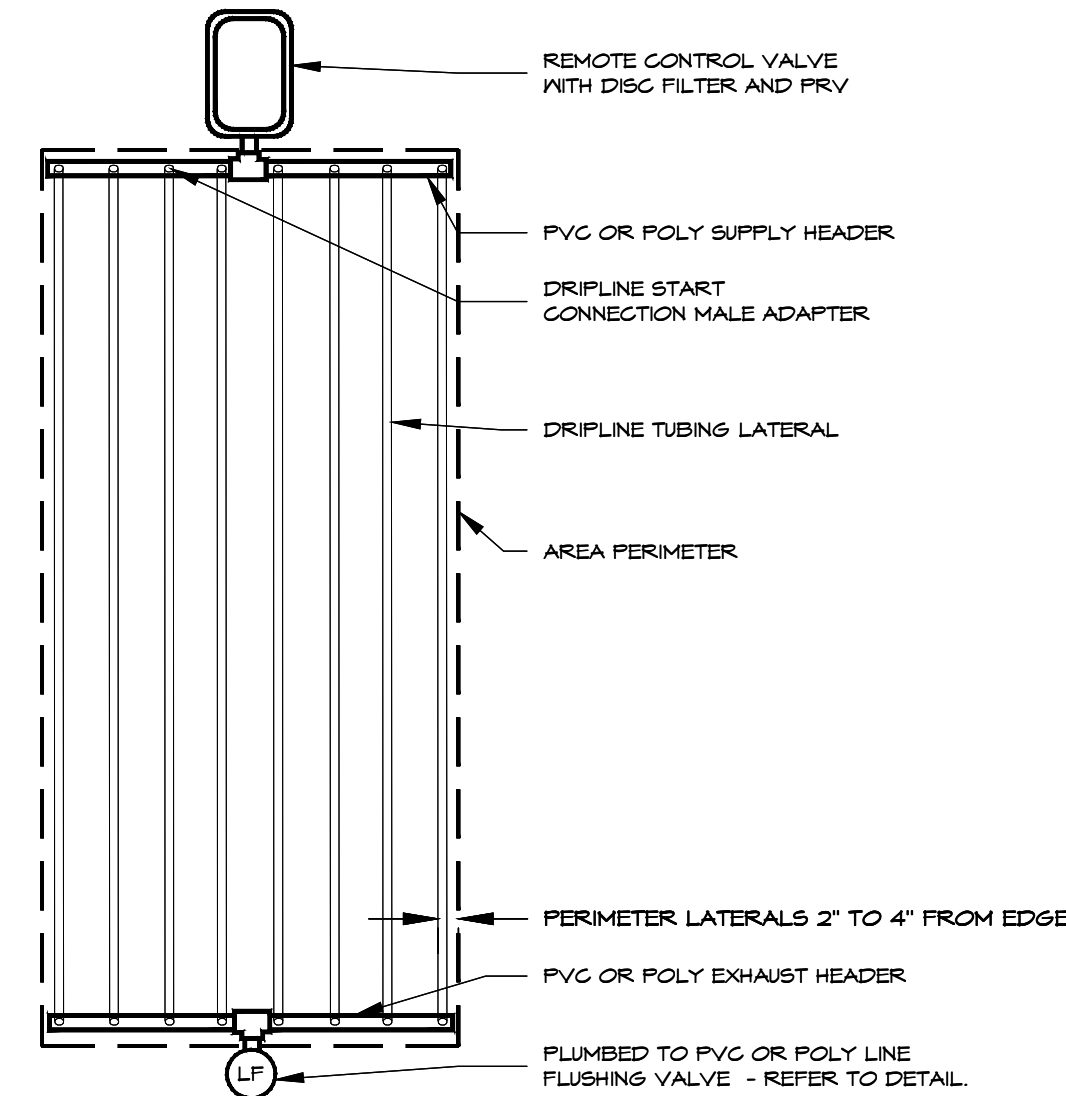
SUBSURFACE DRIP
HORIZONTAL VIEW

22



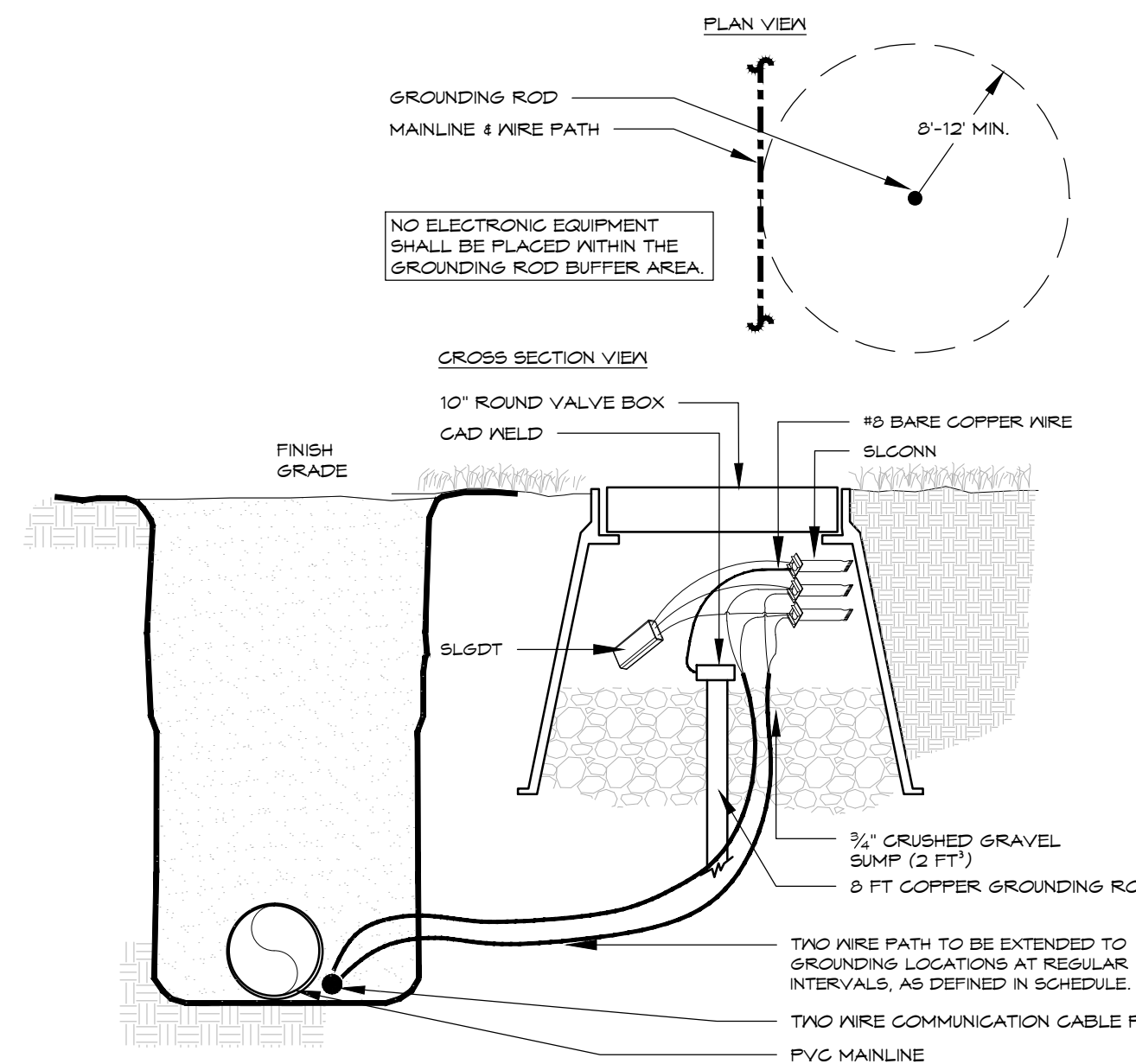
SUBSURFACE DRIP
CENTER FEED LAYOUT

23



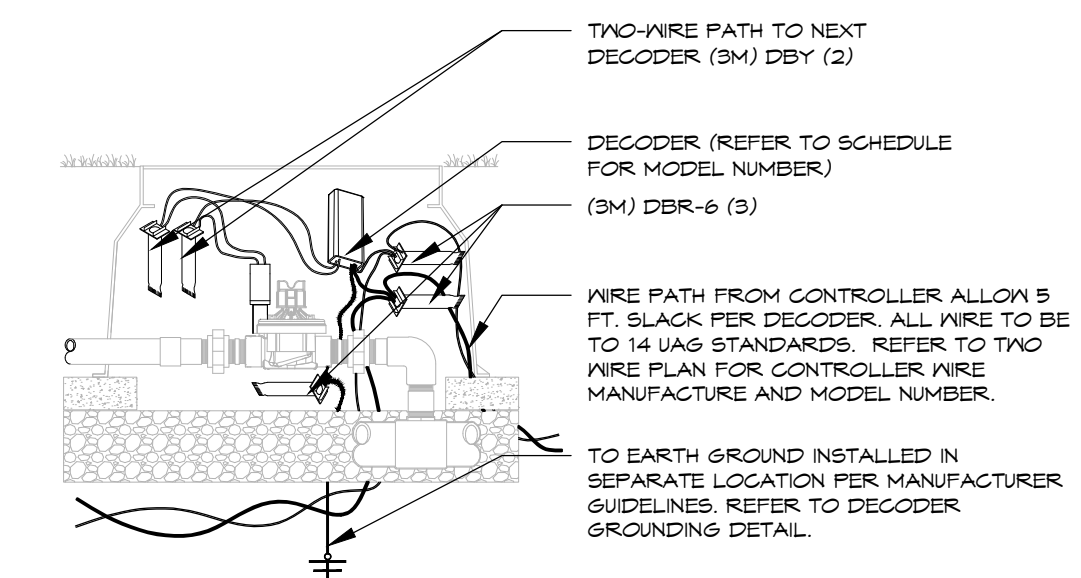
SUBSURFACE DRIP
END FEED LAYOUT

24



DECODER GROUNDING
VIA GROUNDING ROD

25



TWO-WIRE DECODER
WIRING DIAGRAM

26

REFER TO SHEET

- 0 OVERALL IRRIGATION AREA
- 1 IRRIGATION NOTES
- 1 IRRIGATION SCHEDULE
- 2 - 12 IRRIGATION PLANS
- 13- 16 IRRIGATION DETAILS
- 17 IRRIGATION CHARTS

REVIEW
NOT FOR
CONSTRUCTION

HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER-STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER-TRANSPORTATION	DATE



Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND AS A REFERENCE ONLY. INCLUSION OF S&B INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF S&B INFORMATION.

COMPARK VILLAGE SOUTH FILING NO. 2
FINAL IRRIGATION PLAN - SECTIONS

OWNER
470 Compark, LLC
290 Fillmore St., Suite 2
Denver, CO 80206

LANDSCAPE ARCHITECT
Plan West, Inc.
767 Santa Fe Drive
Denver, CO 80204
(303) 741-1411

Town of Parker
Colorado
job no. 2015/20
date 10-10-16
revisions

ENGINEER
Manhard Consulting
8008 E. Arapahoe Ct. Suite 110
Centennial 80112
(303) 531-3213

Sheet 16 of 17



PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive
Denver, Colorado, 80204
planwest.com 303-741-1411

COMPARK VILLAGE SOUTH FILING NO. 2 FINAL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 17 & 18
32.86 ACRES, 192 RESIDENTIAL UNITS, 20 TRACTS

Project Name: Compark Village So. Filing 2					
Project Location: Parker					
Date: 03-Sep-16					
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.					
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (GPM)
Spray Irrigated					
Bluegrass Sod					
	3.08	April	6.26	523,649	
		May	7.85	656,169	
		June	10.00	836,294	
		July	10.89	910,917	69.7
		August	9.71	811,848	
		Sept.	7.43	621,431	
		October	5.22	436,159	
annual sub-total			57.35 /yr	4,796,467 /yr	
				14.72 /acreft	
Spray Irrigated					
Native Seed					
	0.77	April	1.74	36,468	
		May	2.19	45,697	
		June	2.79	58,242	
		July	3.03	63,439	6.6
		August	2.70	56,539	
		Sept.	2.07	43,278	
		October	1.45	30,375	
annual sub-total			15.98 /yr	334,040 /yr	
				1.03 /acreft	
Drip Irrigated					
Shrubs & Perennials					
	0.23	April	2.26	14,121	
		May	2.83	17,694	
		June	3.61	22,552	
		July	3.93	24,564	2.6
		August	3.51	21,892	
		Sept.	2.68	16,758	
		October	1.88	11,762	
annual sub-total			20.71 /yr	129,342 /yr	
				0.40 /acreft	
Site Totals					
	4.08	Irrigated acres		5,259,849 gals/yr	
				16.14 acreft/yr	
				Peak Season Average Flow	
				2" Tap	79 (GPM)

WATER USAGE

C1

Irrigation System Hydraulic Worksheet							
Prepared by HydroSystems-KDI, Inc.							
Date: 06-Oct-16							
Static Water Pressure: 103.00							
Hydraulic Grade: At Zone							
Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:	1	2"	Typical Corp. Stop			70	0.40
Svc Line (tap to meter):	20 LF	2"	K Copper	4.79 /100 FT	7.44	70	0.96
Curb Stop:	1	2"	Typical Curb Stop			70	0.20
Water Meter:	1.00	2"	Typical Meter			70	3.70
Svc Line (meter to backflow):	20 LF	2"	K Copper	4.79 /100 FT	7.44	70	0.96
Backflow:	1	2"	Febco 825YA			70	12.50
Stop & Waste:	1	2"	Typical Stop & Waste Valve			70	0.30
Master Valve:	1	2"	Rainbird EFB			70	2.40
Flow Sensor:	1	2"	<FS Description>			70	0.00
PRV:	1	2"	Watts 223HP			70	12.00
Gate Valve:	4	2"	Typical Bronze Gate Valve			70	4.00
Pressure Required at Head:			Pop-Up				30.00
Lateral Allowance:							3.00
Control Valve allowance:			2" Rainbird PEB			70	4.50
Mainline allowances:							
	2740 LF	2 1/2"	CL 200 PVC	1.06 /100 FT	4.22	70	29.04
	0 LF	2"	CL 200 PVC	0.74 /100 FT	3.69	70	0.00
	0 LF	2"	CL 200 PVC	2.69 /100 FT	6.18	70	0.00
Mainline Fitting allowance:			5% of Mainline allowances				1.45
Elevation:							
	Tap Elev.	5840		Control Valve Elev.	5825		-6.50
Factor of Safety:			5% System Losses				4.77
			Total System requirements (PSI)				100.08
			Available pressure (PSI)				103.00
			Difference (PSI)				2.92

HYDRAULICS

C2

Project Compark Village So. Filing 2					
Location Parker					
Date: 07-Oct-16					
Controller A - Point of Connection # 1 (2")					
Target Watering Window = six nights per week - six hours per night (36 hours/week)					
Estimated weekly application = 1.80" (Spray Irrigated Bluegrass Sod)					
Estimated weekly application = 0.68" (Spray Irrigated Native Seed) - Establishment Irrigation Only					
Estimated weekly application = 1.23" (Spray Irrigated Shrubs & Perennials)					
Estimated weekly application = 0.89" (Drip Irrigated Shrubs & Perennials)					
Prepared by HydroSystems-KDI, Inc.					

Zone No.	Plant Type	Zone Description	Precip. Rate in/hr	Zone Flow GPM	Peak Demand In/wk	Zone run time minutes	Water usage gal/wk	Operating Pressure psi
A1	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A2	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A3	Turf	PopUp Spray	1.00	35	1.80	18.00	3,780	30.00
A4	Turf	PC Rotor #6	0.78	70	1.80	23.08	9,692	35.00
A5	Turf	PopUp Spray	1.00	35	1.80	18.00	3,780	30.00
A6	Turf	FC Rotor #3	0.23	19	1.80	78.26	8,922	35.00
A7	Turf	FC rotor #30	0.63	36	1.80	28.57	6,171	35.00
A8	Turf	PC Rotor #6	0.78	68	1.80	23.08	9,415	35.00
A9	Turf	Subsurface 0.3 12" 18"	1.00	3	1.80	18.00	324	30.00
A10	Turf	Subsurface 0.3 12" 18"	1.00	3	1.80	18.00	324	30.00
A11	Shrub	Drip	1.00	3	0.89	8.90	160	30.00
A12	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A13	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A14	Turf	PopUp Spray	1.00	35	1.80	18.00	3,780	30.00
A15	Turf	PC Rotor #6	0.78	62	1.80	23.08	8,585	35.00
A16	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A17	Turf	PC Rotor #3	0.23	19	1.80	39.13	4,461	35.00
A18	Shrub	Drip	1.00	3	0.89	8.90	160	30.00
A19	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A20	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A21	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A22	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A23	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A24	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A25	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A26	Turf	PopUp Spray	1.00	69	1.80	18.00	7,452	30.00
A27	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A28	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A29	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A30	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A31	Turf	PopUp Spray	1.00	69	1.80	18.00	7,452	30.00
A32	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A33	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A34	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A35	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A36	Turf	Subsurface 0.3 12" 18"	1.00	3	1.80	18.00	324	30.00
A37	Turf	Subsurface 0 12" 18"	1.00	3	1.80	18.00	324	30.00
A38	Turf	PopUp Spray	1.00	52	1.80	18.00	5,616	30.00
A39	Turf	PC Rotor #6	0.78	56	1.80	23.08	7,754	30.00
A40	Turf	FC Rotor #6	0.39	17	1.80	46.15	4,708	35.00
A41	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A42	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A43	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A44	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A45	Turf	PopUp Spray	1.00	52	1.80	18.00	5,616	30.00
A46	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A47	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A48	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A49	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A50	Turf	PopUp Spray	1.00	52	1.80	18.00	5,616	30.00
A51	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A52	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A53	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A54	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A55	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A56	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A57	Turf	PopUp Spray	1.00	35	1.80	18.00	30	30.00
A58	Shrub	Drip	1.00	3	0.89	8.88	160	30.00
A59	Turf	PC Rotor #3	0.46	49	1.80	39.13	11,504	35.00
A60	Turf	Subsurface 0.2 12" 18"	1.00	3	1.80	18.00	324	30.00
A61	Native	FC Rotor #6	0.39	17	0.68	17.44	1,778	35.00
A62	Native	Hibop Spray	1.00	19	0.68	6.80	775	35.00
A63	Native	PC Rotor #6	0.78	39	0.68	8.72	2,040	35.00
A64	Native	PC Rotor #6	0.78	45	0.68	8.72	2,554	35.00
A65	Native	PC Rotor #6	0.78	48	0.68	8.72	2,511	35.00
A66	Native	FC Rotor #6	0.39	34	0.68	17.44	3,557	35.00
A67	Native	PC Rotor 25	0.67	11	0.68	10.15	670	35.00
Total projected peak season water use per week (gallons)								
133,476								
Total peak season hours per week - Controller A*								
112.80								
*Based upon sequential operation of zones. System has been designed to operate multiple zones simultaneously up to 70GPM.								

CONTROLE "A" CHART

C3

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER-STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER-TRANSPORTATION	DATE

Project Name: Compark Village So. Filing 2					
Project Location: Parker					
Date: 03-Oct-16					
Tap 2 (Stongate Water District)					
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.					
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (GPM)
Spray Irrigated					
Bluegrass Sod					
	0.69	April	6.26	117,311	
		May	7.85	146,999	
		June	10.00	187,352	
		July	10.89	204,069	15.6
		August	9.71	181,875	
		Sept.	7.43	139,217	
		October	5.22	97,711	
annual sub-total			57.35 /yr	1,074,533 /yr	
				3.30 /acreft	
Spray Irrigated					
Native Seed					
	1.92	April	1.74	90,934	
		May	2.19	113,947	
		June	2.79	145,227	
		July	3.03	158,185	16.5
		August	2.70	140,981	
		Sept.	2.07	107,914	
		October	1.45	75,741	
annual sub-total			15.98 /yr	832,930 /yr	
				2.56 /acreft	
Drip Irrigated					
Shrubs & Perennials					
	0.01	April	2.26	614	
		May	2.83	769	
		June	3.61	981	
		July	3.9		