

1. TOPOGRAPHIC MAPPING AS OF 03/05/14 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
2. CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
4. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX INC. TITLED XXXXX, DATED XXXX. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - b. PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - c. OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - d. KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - e. COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - f. KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - g. COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - h. PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.**

UTILITY NOTES

- ## WATER QUANTITIES

SANITARY SEWER QUANTITIES

ENGINEER

PARKER WATER AND SANITATION DISTRICT

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE	DATE
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)	



PERCEPTION
DESIGN GROUP, INC.
18901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-224-8688
WWW.PERCPTIONDESIGNGROUP.COM

[illegible]

WATER AND SANITARY COVER

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

date:	10/01/17
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SHEET

C7.00

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PARKER WATER AND SANITATION DISTRICT
GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- 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.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
- PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- 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.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. 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.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- 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.

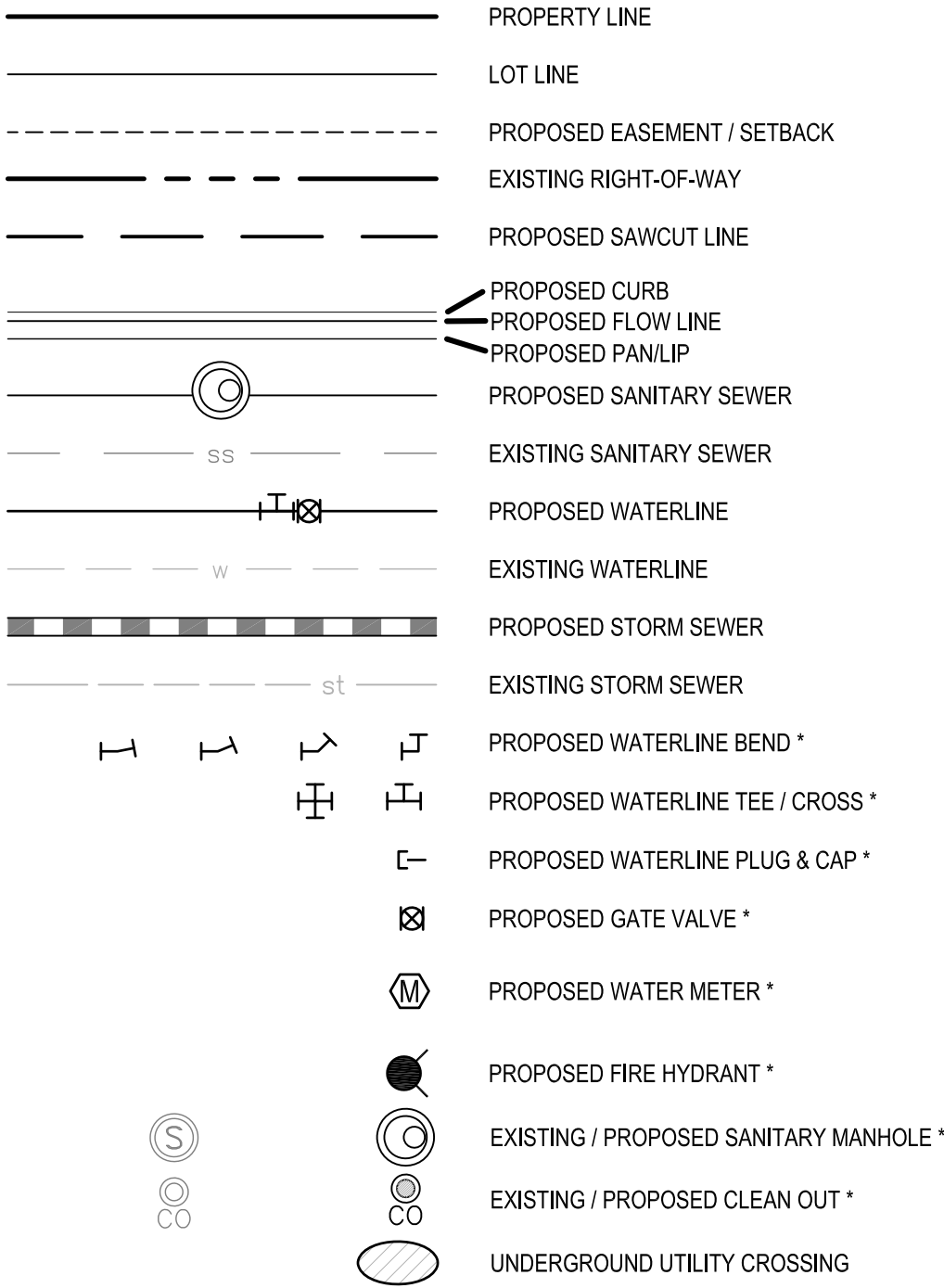
PARKER WATER AND SANITATION DISTRICT
WATER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT 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.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION, IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- 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.
- 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.

PARKER WATER AND SANITATION DISTRICT
SANITARY SEWER SYSTEM NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- 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.
- 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.
- SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAIN-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
- THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- 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.
- 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.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH. THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

LEGEND



ABBREVIATIONS

ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
TP	TOP OF PIPE
W/	WITH

WATER AND SANITARY NOTES



PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
11/01/18		SIXTH SUBMITTAL	
08/31/18		FOURTH SUBMITTAL	
05/25/18		THIRD SUBMITTAL	
03/19/18		PWSD SUBMITTAL	
02/28/18		SECOND SUBMITTAL	
10/24/17		INITIAL SUBMITTAL	

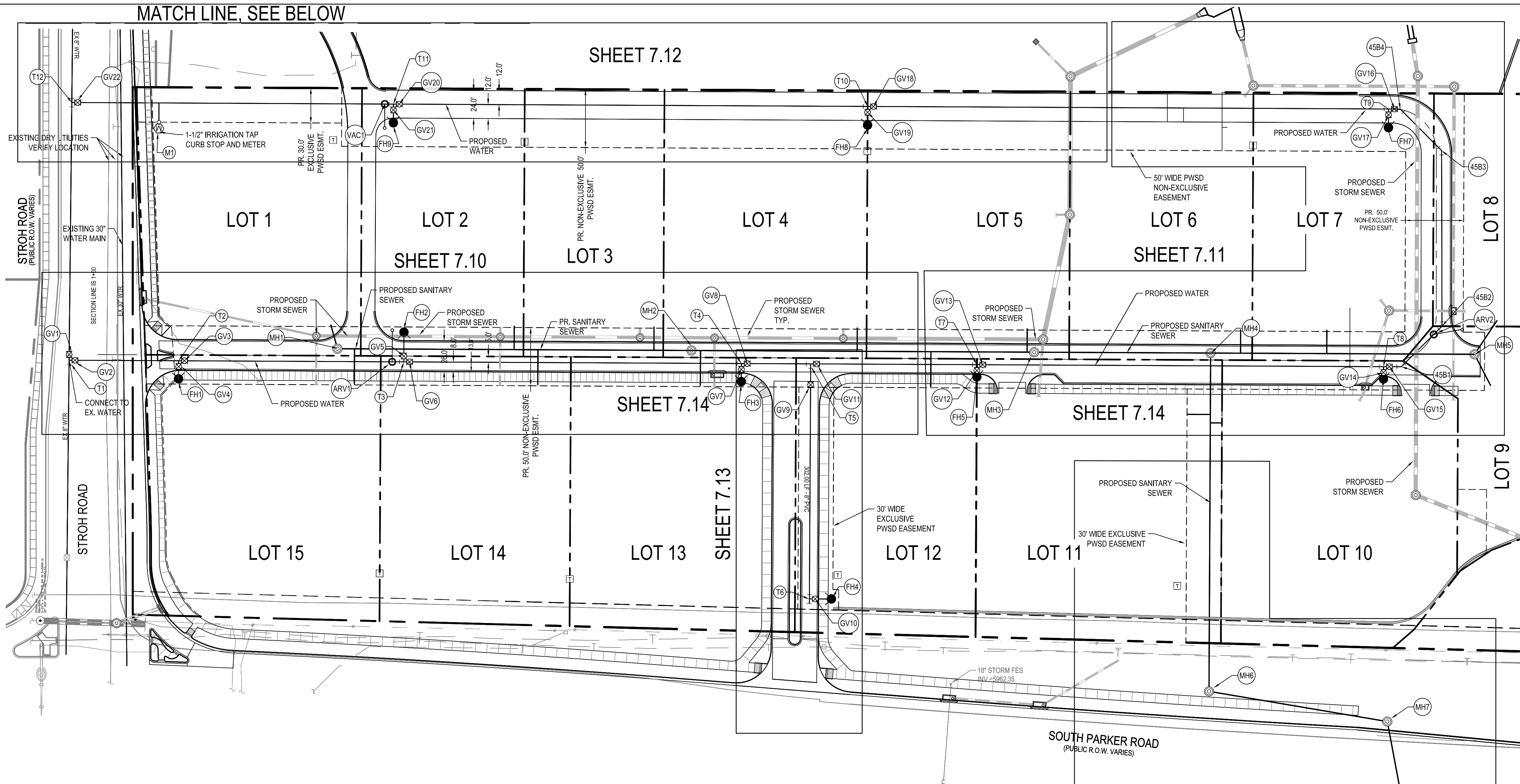
PARKER POINT
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C7.01

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LEGEND

	PROPERTY LINE
	LOT LINE
	PROPOSED EASEMENT / SETBACK
	EXISTING RIGHT-OF-WAY
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PAN/LIP
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATERLINE
	EXISTING WATERLINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED WATERLINE BEND *
	PROPOSED WATERLINE TEE / CROSS *
	PROPOSED WATERLINE PLUG & CAP *
	PROPOSED GATE VALVE *
	PROPOSED WATER METER *
	PROPOSED FIRE HYDRANT *
	EXISTING / PROPOSED SANITARY MANHOLE *
	EXISTING / PROPOSED CLEAN OUT *
	UNDERGROUND UTILITY CROSSING

ABBREVIATIONS

ARV	AIR RELEASE VALVE
ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENT/PS
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
M	METER
MH	MANHOLE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
T	TEE
TP	TOP OF PIPE
VAC	AIR/VAC VALVE
WI	WITH
45B	45° BEND

UTILITY NOTES

- ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
- NOMINAL DEPTH OF WATER MAIN SHALL BE 4.5' FROM FINISHED GRADE TO TOP OF PIPE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

TOWN NOTE

THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERS CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATION OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

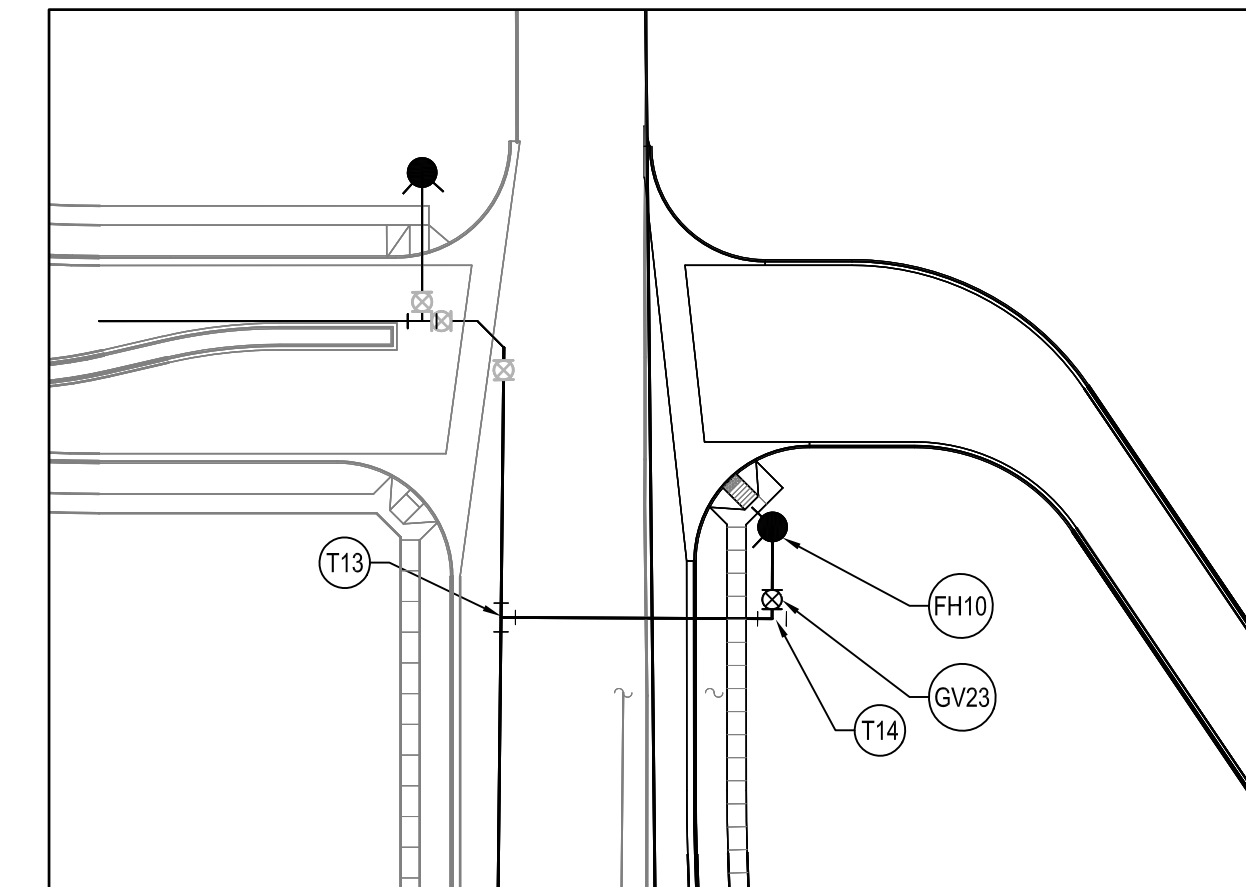
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S 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 CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

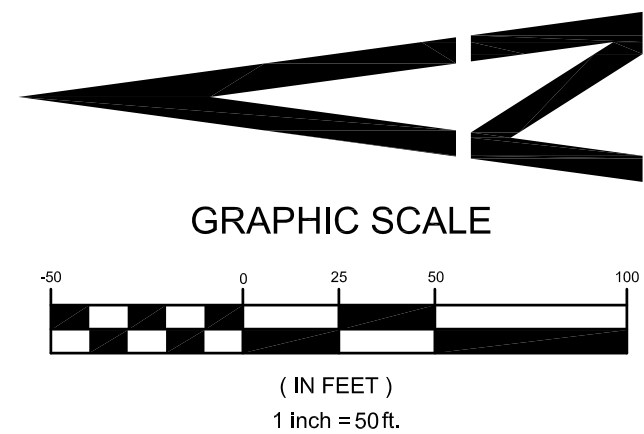
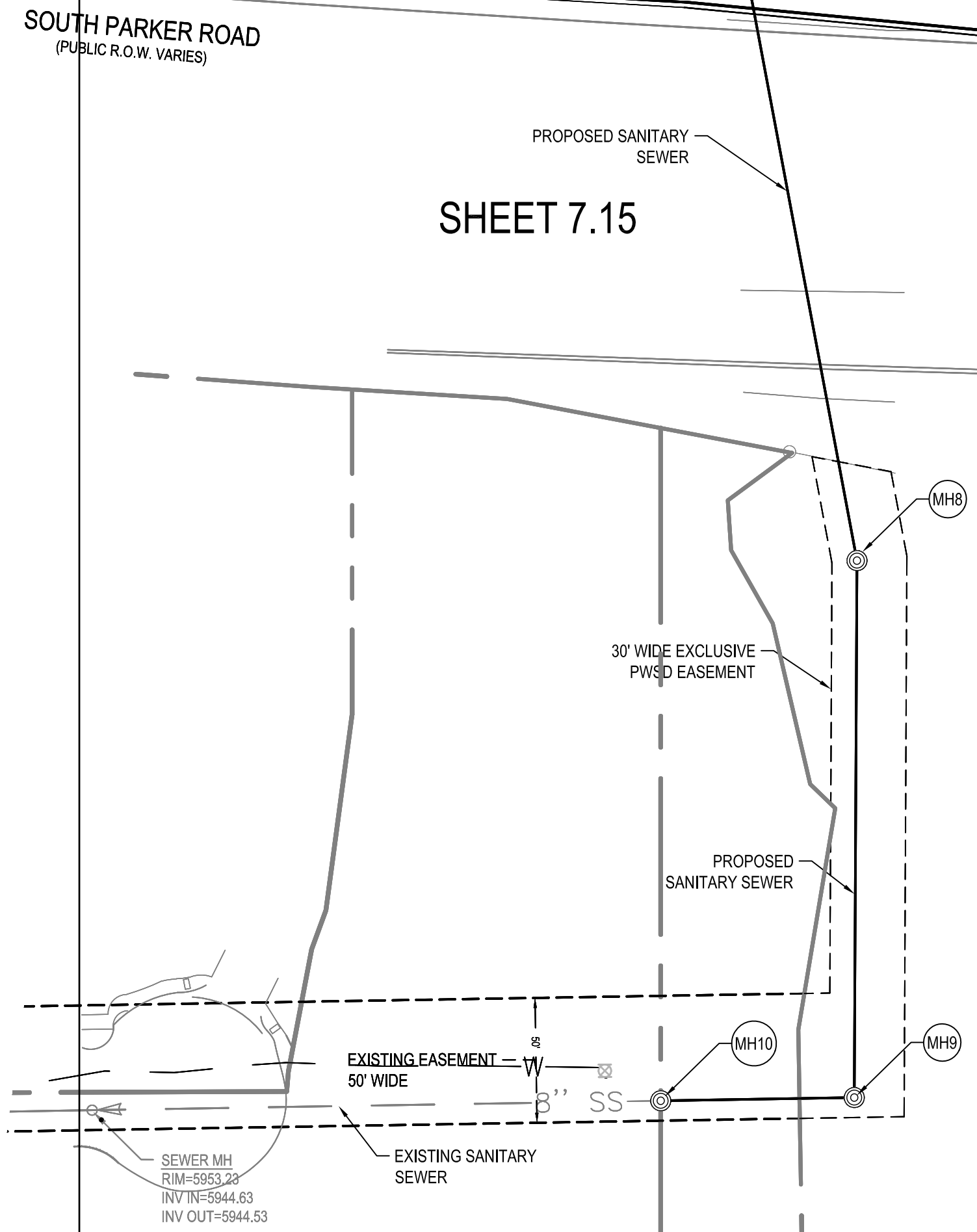
MATCH LINE, SEE ABOVE



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SHEET 7.15



BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT
TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT
THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

OVERALL UTILITY PLAN

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.09

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSO SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

REVISIONS

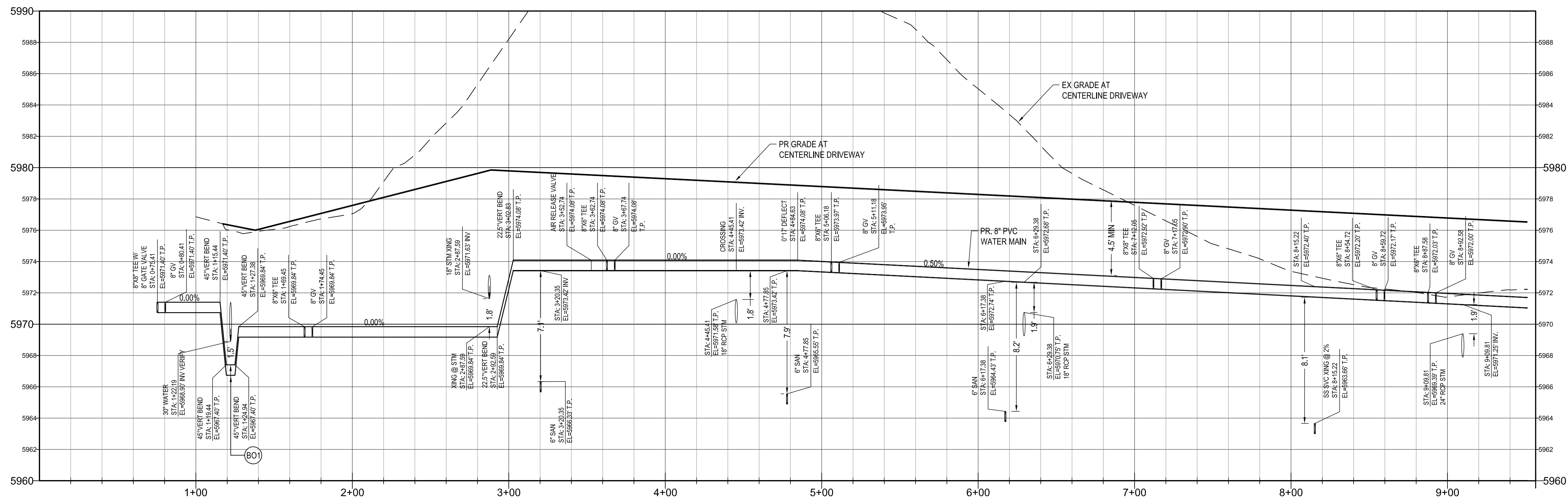
PERCEPTION
DESIGN GROUP, INC.
1801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303-239-8888
WWW.PERCEPTIONDESIGNGROUP.COM



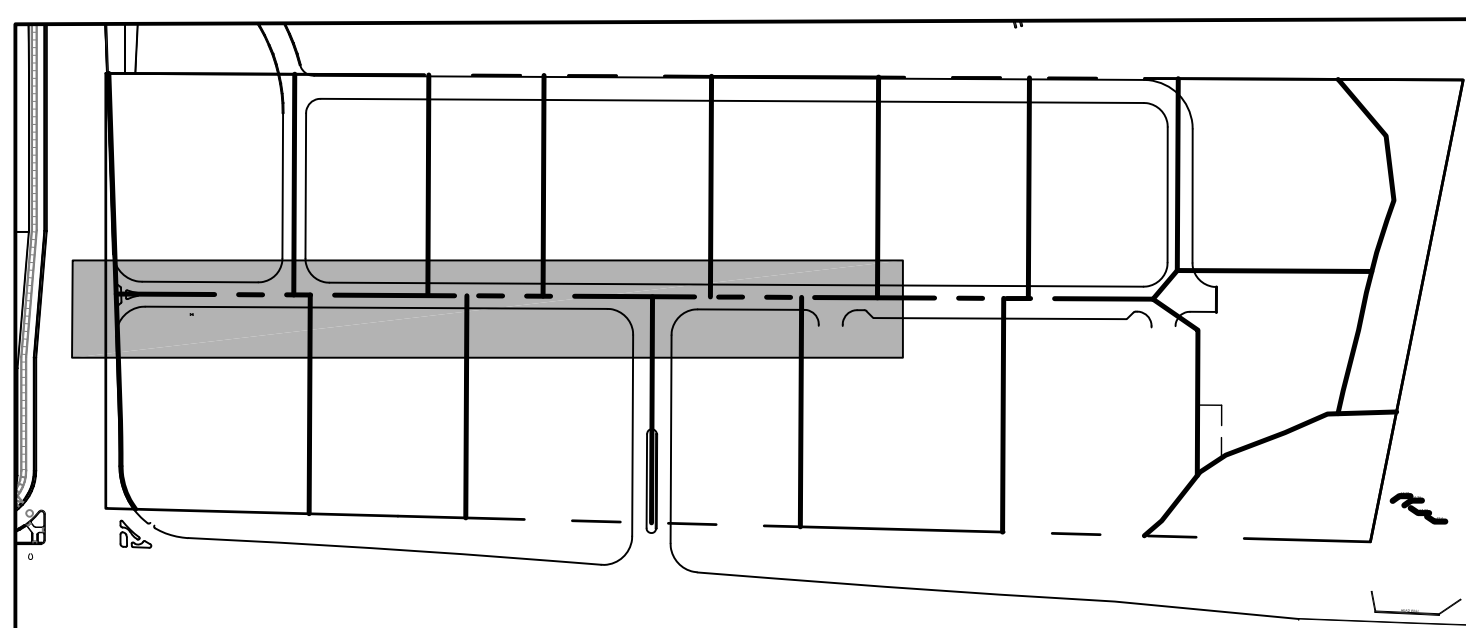
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STATIONING IS BASED UPON CENTERLINE OF DRIVEWAY

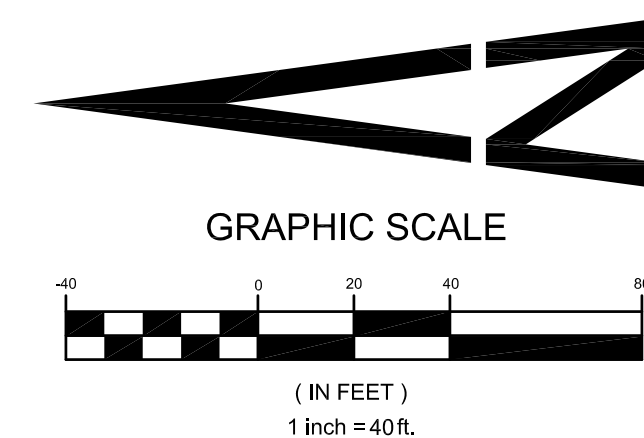
ITEMS ALONG ALIGNMENT			
#	ITEM	STA.	OS (FT.)
GV2	PR. 8" G.V.	0+75.41	5.00 R
T1	PR. 8"X8" TEE	0+75.41	5.00 R
FH1	PR. 6" G.V. / 23.5 LF 6" DIP / 6" HYDRANT ASSY.	1+69.45	23.50 R
GV3	PR. 8" G.V.	1+74.45	5.00 R
T2	PR. 8"X6" TEE W/ KB	1+69.45	5.00 R
T3	PR. 8"X6" TEE W/ KB	3+62.74	5.00 R
GV6	PR. 8" G.V.	3+67.74	5.00 R
FH2	PR. 6" G.V. / 28.5 LF 6" DIP / 6" HYDRANT ASSY.	3+62.74	23.50 L
GV1	PR. 8" G.V.	0+75.41	0.000
T5	PR. 8"X8" TEE	7+12.05	5.00 R
GV11	PR. 8" G.V.	7+17.05	5.00 R
FH3	PR. 6" G.V. / 18.5 LF 6" DIP / 6" HYDRANT ASSY.	6+52.55	23.50 R
T4	PR. 8"X6" TEE W/ KB	6+52.55	5.00 R
GV8	PR. 8" G.V.	6+57.55	5.00 R
FH5	PR. 10.5 LF 6" DIP / 6" HYDRANT ASSY.	8+54.72	15.50 R
GV12	PR. 6" G.V.	8+54.72	10.00 R
T7	PR. 8"X6" TEE W/ KB	8+54.72	5.00 R
GV13	PR. 8" G.V.	8+59.72	5.00 R
BO1	PR. L.P. BLOW-OFF VALVE	1+23.94	0.00
ARV1	PR. AIR RELEASE VALVE	3+52.74	0.00



SEE SHEET C7.11



KEY MAP



BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT
TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT
THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.**

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

WATER PLAN & PROFILE

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

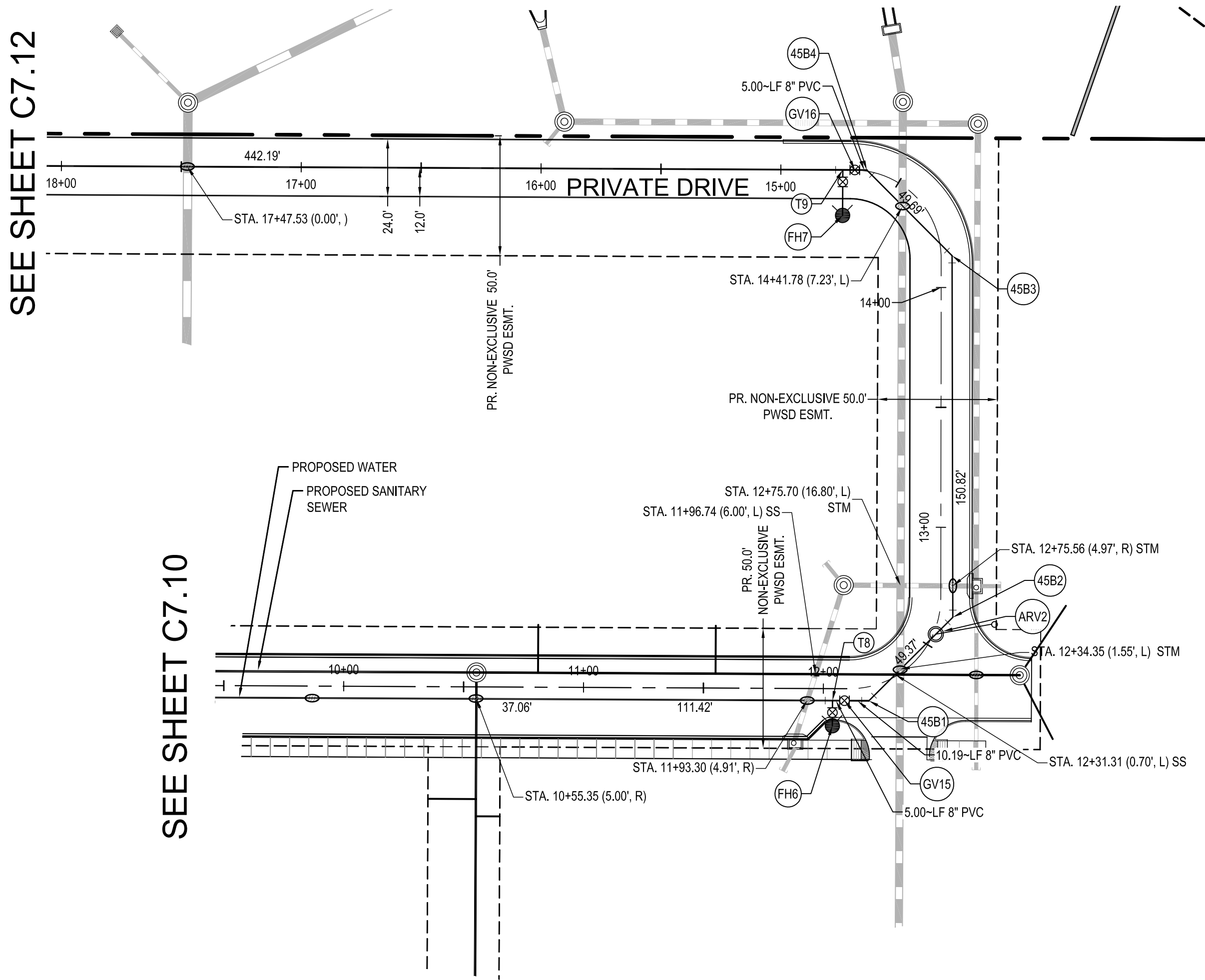
design by:	JWD
approved by:	JWD
project no.:	2015-015
date:	10/01/17

SHEET

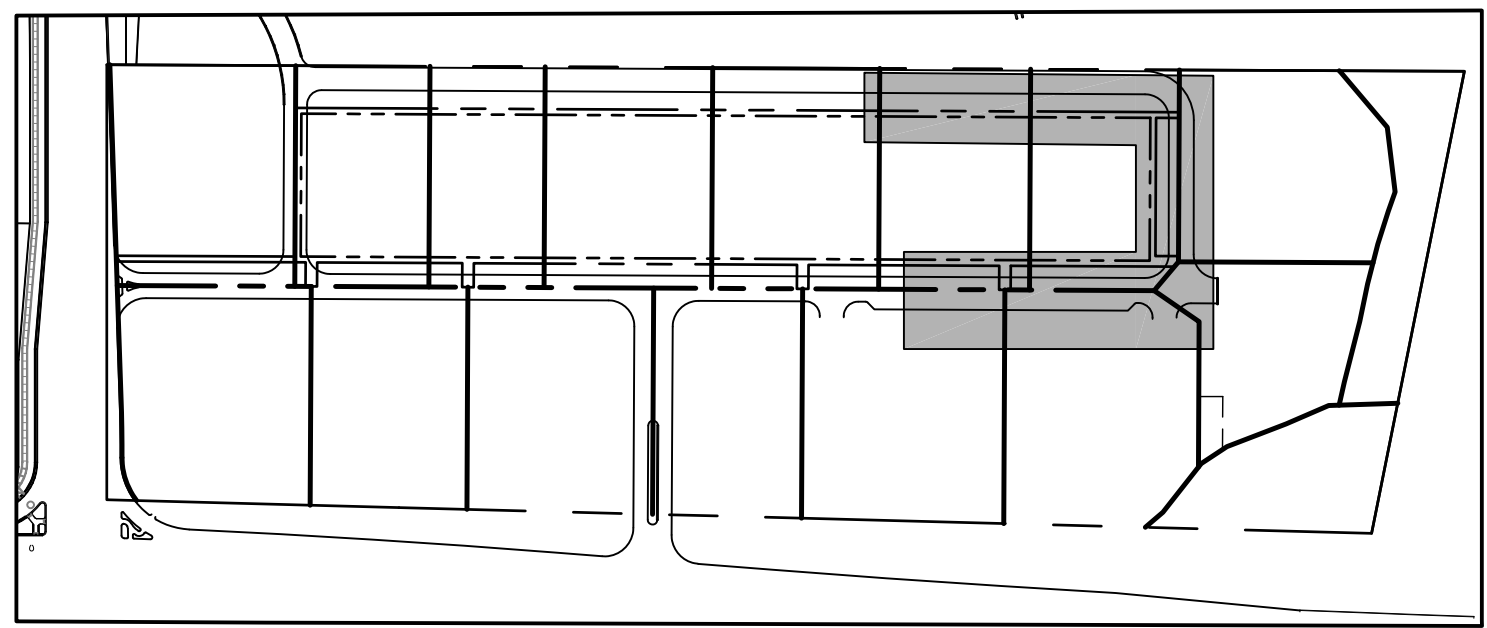
C7.10

\\PDG-NAS\\PUBLIC\\PROJECTS\\2015-015 PARKER AND STROH.DWG\\WATER AND SANITARY PLANS\\2015-015 CDS -WATER PLANDWG 11/5/2018 2:39 PM

WATER MAINS MAY NOT BE TAPPED FOR A
SERVICE LINE UNTIL TAP FEES ARE PAID

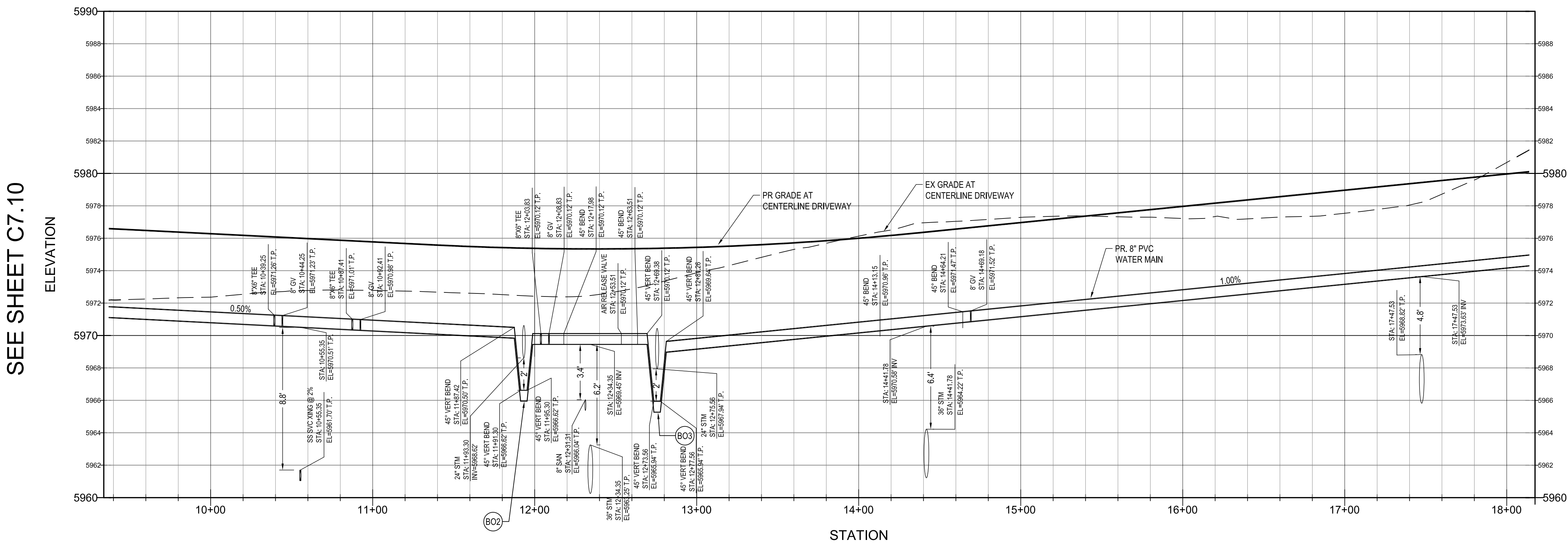


#	ITEM	STA.	OS (FT.)
BO2	PR. L.P. BLOW-OFF VALVE	11+94.30	0.000
BO3	PR. L.P. BLOW-OFF VALVE	12+76.56	0.000
T8	PR. 8"X6" TEE W/ KB	12+03.83	5.00 R
FH6	PR. 6" G.V. / 10.5 LF 6" DIP / 6" HYDRANT ASSY.	12+03.83	15.50 R
GV15	PR. 8" G.V.	12+08.83	5.00 R
45B1	PR. 8" 45° BEND W/ KB	12+17.98	5.78 R
45B2	PR. 8" 45° BEND W/ KB	12+63.51	5.78 R
45B3	PR. 8" 45° BEND W/ KB	14+13.15	4.57 R
45B4	PR. 8" 45° BEND W/ KB	14+64.21	0.45 R
GV16	PR. 8" G.V.	14+69.18	0.00
FH7	PR. 6" G.V. / 19.0 LF 6" DIP / 6" HYDRANT ASSY.	14+74.19	19.00 L
T9	PR. 8"X6" TEE W/ KB	14+74.19	0.00
ARV2	PR. AIR RELEASE VALVE	12+53.51	0.00



KEY MAP

STATIONING IS BASED UPON CENTERLINE OF DRIVEWAY

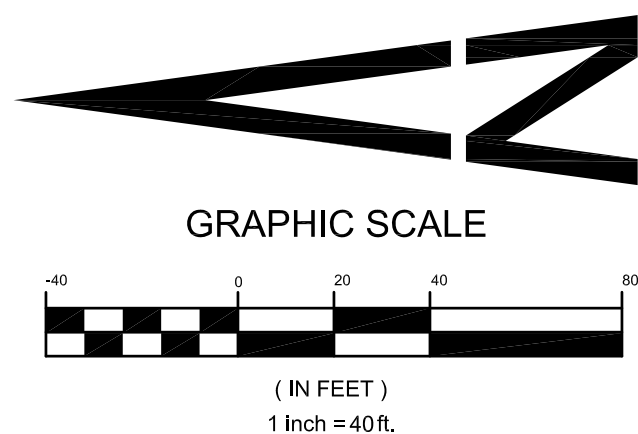


SEE SHEET C7.10

SEE SHEET C7.12

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BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT
TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT
THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
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WATER PLAN & PROFILE

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C7.11

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

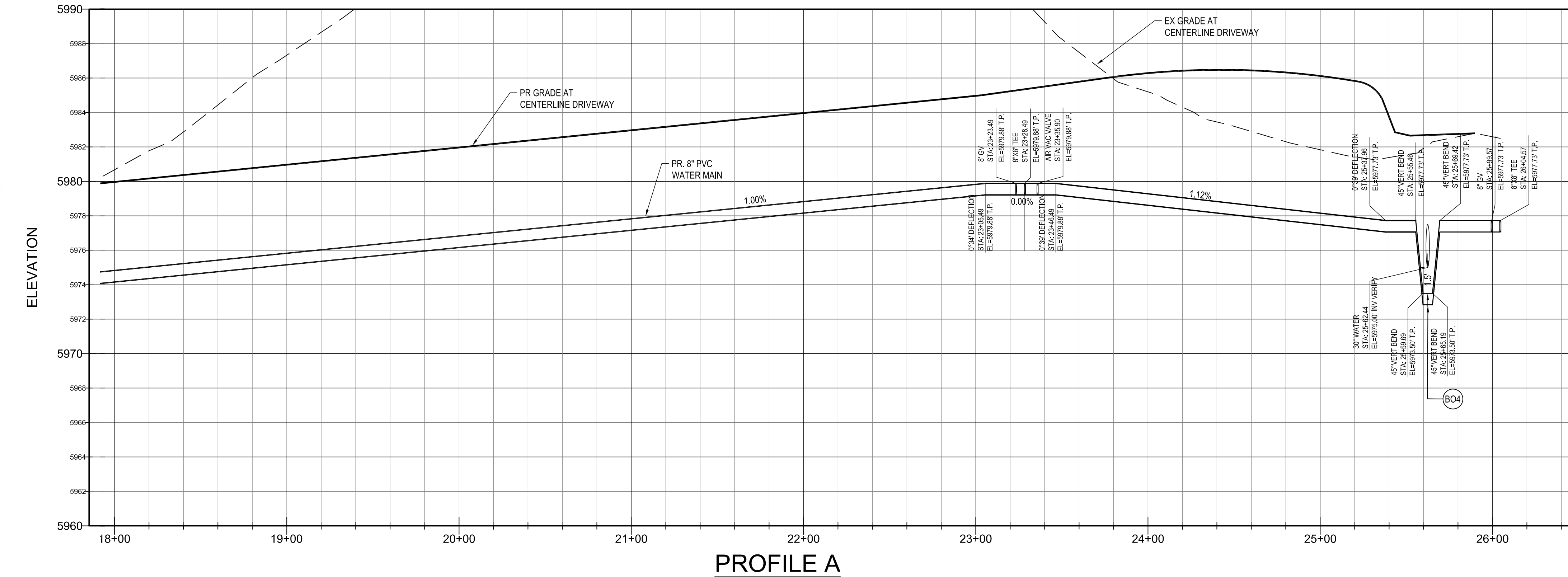
PERCEPTION
DESIGN GROUP, INC.
9801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303-223-8888
WWW.PERCEPTIONDESIGNGROUP.COM

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SEE SHEET C7.11

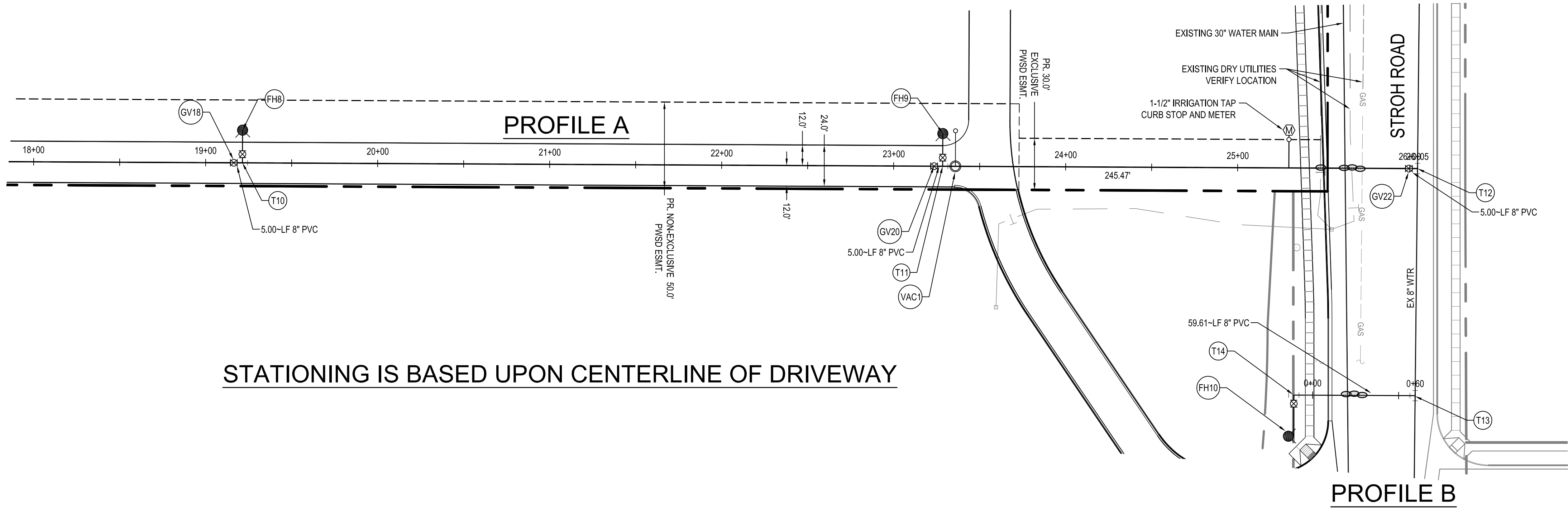
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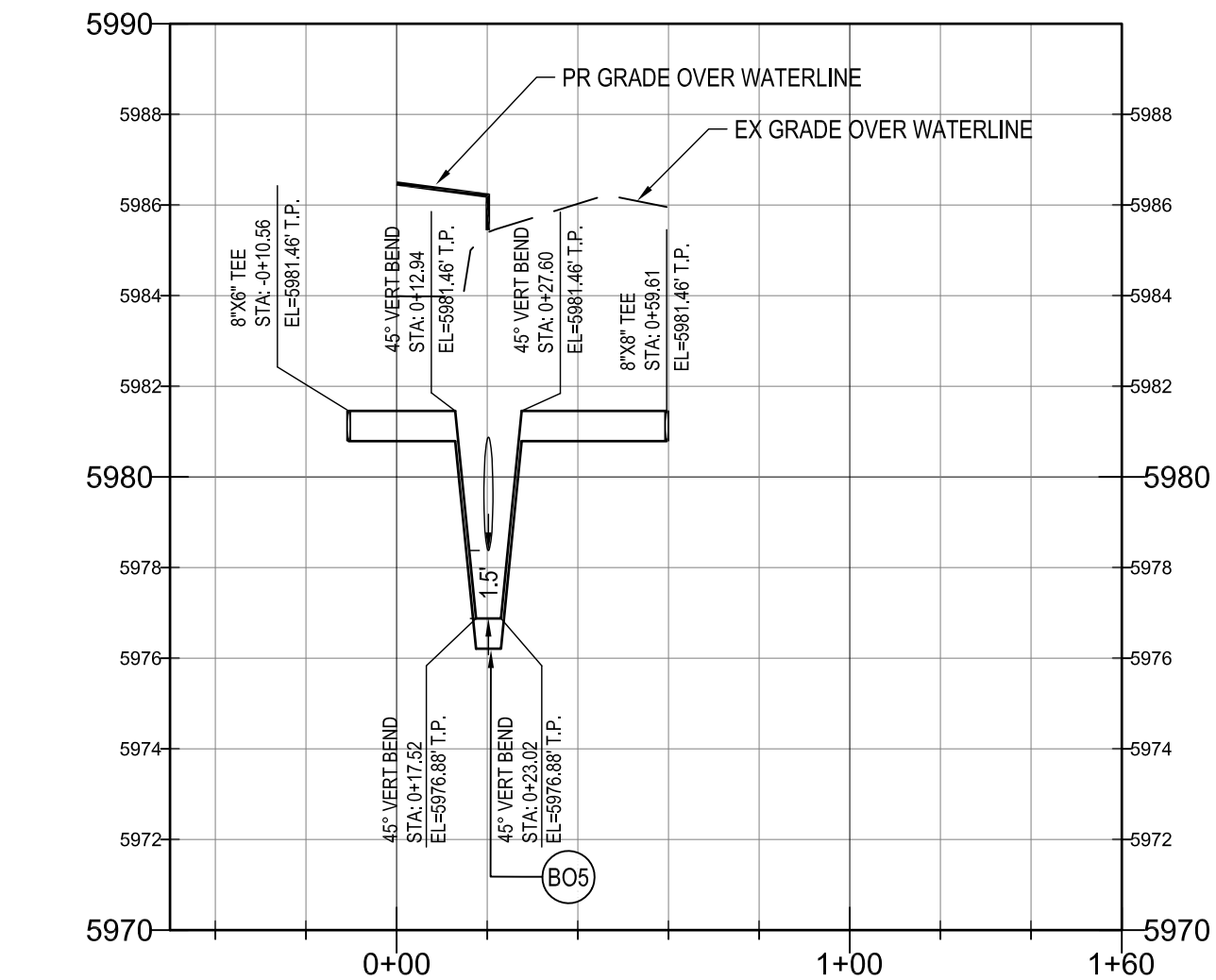


PROFILE A

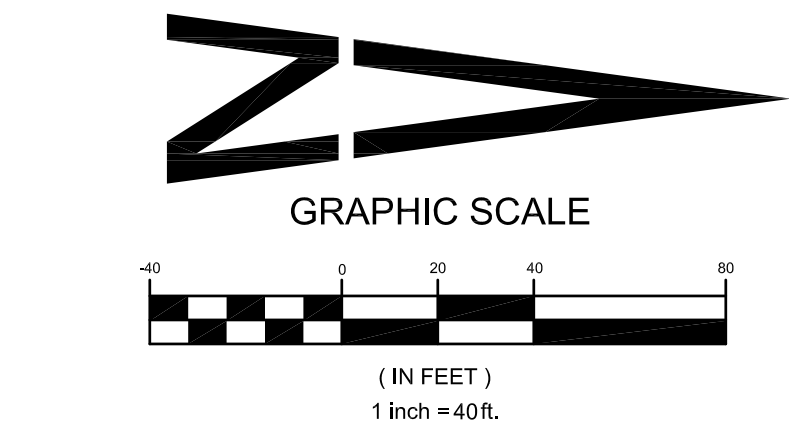
SEE SHEET C7.11



PROFILE B



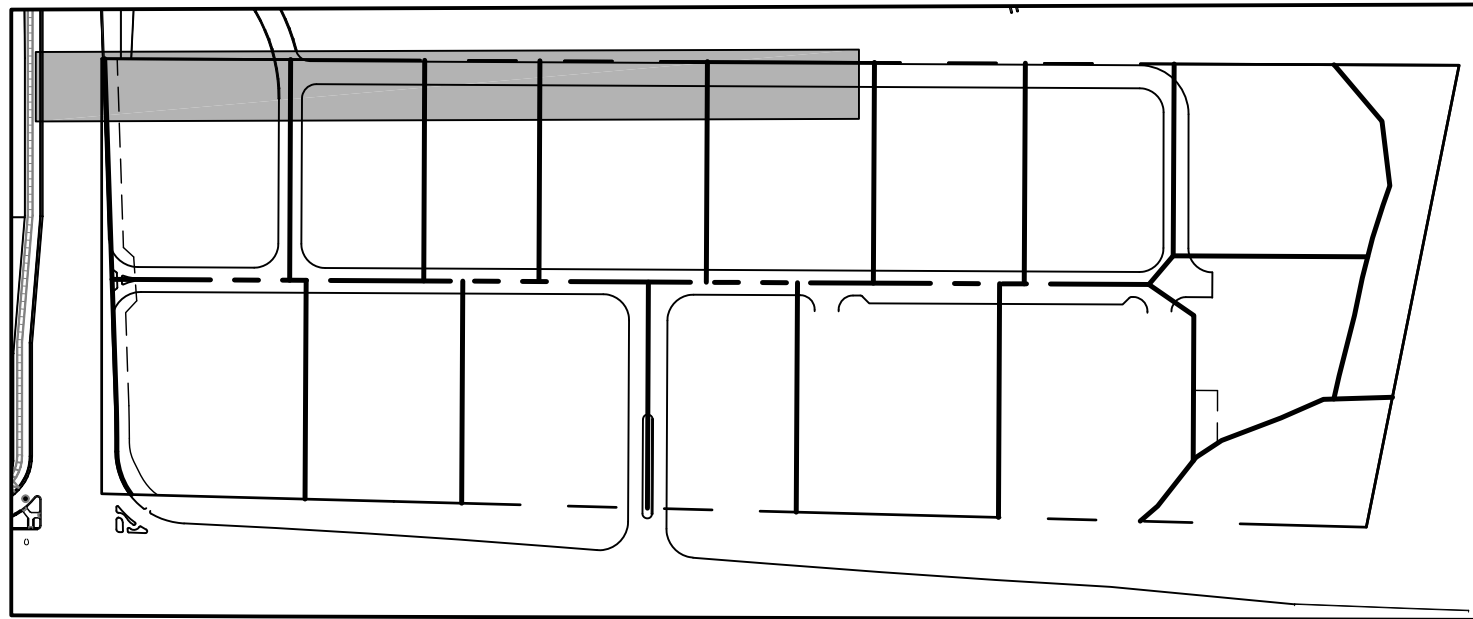
PROFILE B



BENCHMARK

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HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

ITEMS ALONG ALIGNMENT			
#	ITEM	STA.	OS (FT.)
BO5	PR. L.P. BLOW OFF	0+22.02	0.00
T11	PR. 8"X6" TEE W/ KB	23+28.49	0.00
GV20	PR. 8" G.V.	23+23.49	0.00
FH9	PR. 6" G.V. / 19.0 LF 6" DIP / 6" HYDRANT ASSY	23+28.49	19.00 L
T12	PR. 8"X8" TEE W/ KB	26+04.57	0.00
T10	PR. 8"X6" TEE W/ KB	19+21.36	0.00
FH8	PR. 6" G.V. / 19.0 LF 6" DIP / 6" HYDRANT ASSY	19+21.36	19.00 L
BO4	PR. L.P. BLOW OFF	25+64.19	0.00
GV18	PR. 8" G.V.	19+16.36	0.00
VAC1	PR. 8" AIRVAC VALVE	23+35.90	0.00
GV22	PR. 8" G.V.	25+99.57	0.00
T13	PR. 8"X8" TEE W/ KB	0+59.61	0.00
T14	PR. 8"X6" TEE W/ KB	-0+10.56	0.00
FH10	PR. 6" G.V. / 23.94 LF 6" DIP / 6" HYDRANT ASSY.	-0+10.56	23.94 R



KEY MAP

WATER PLAN & PROFILE

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.12

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

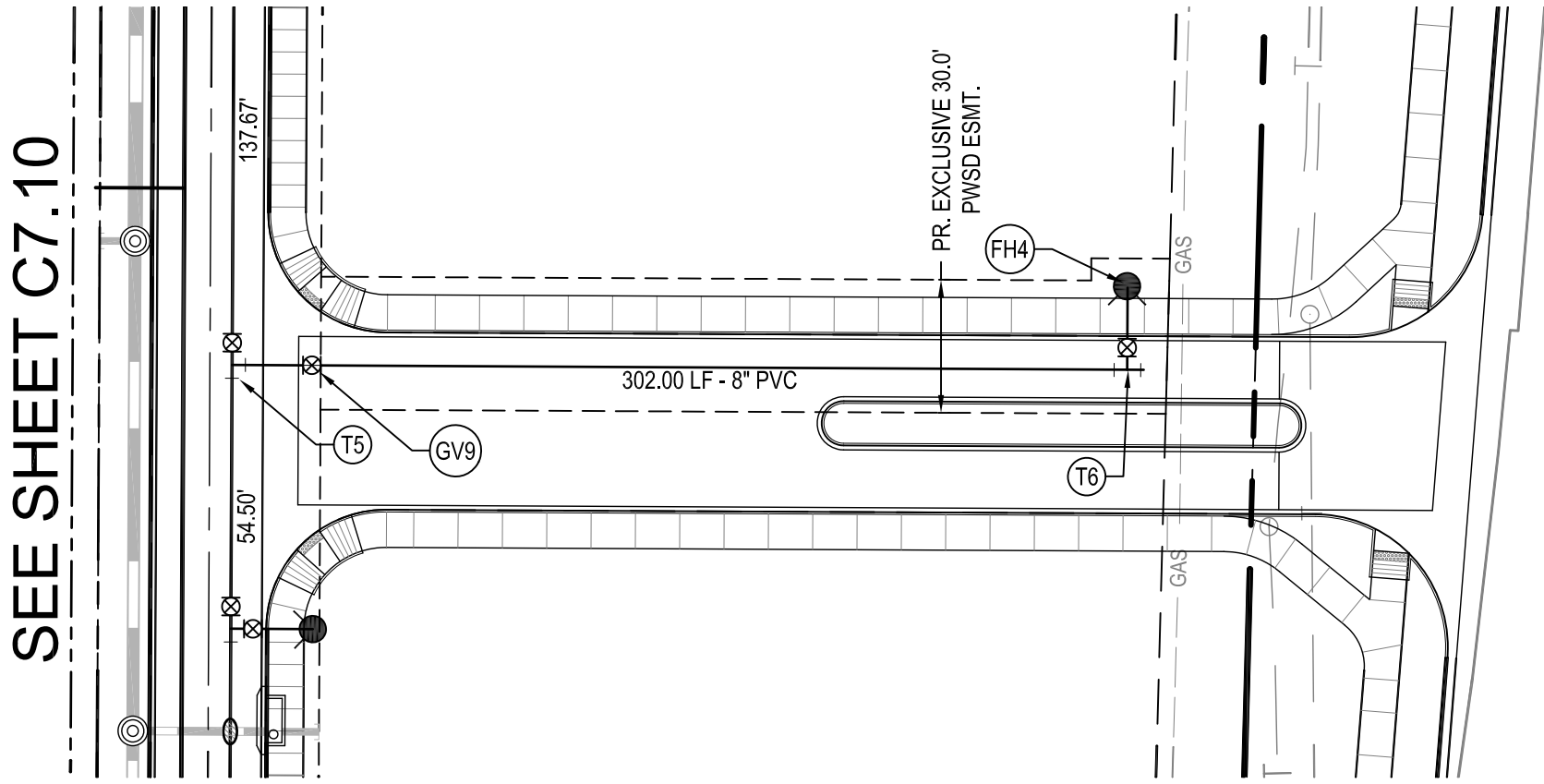
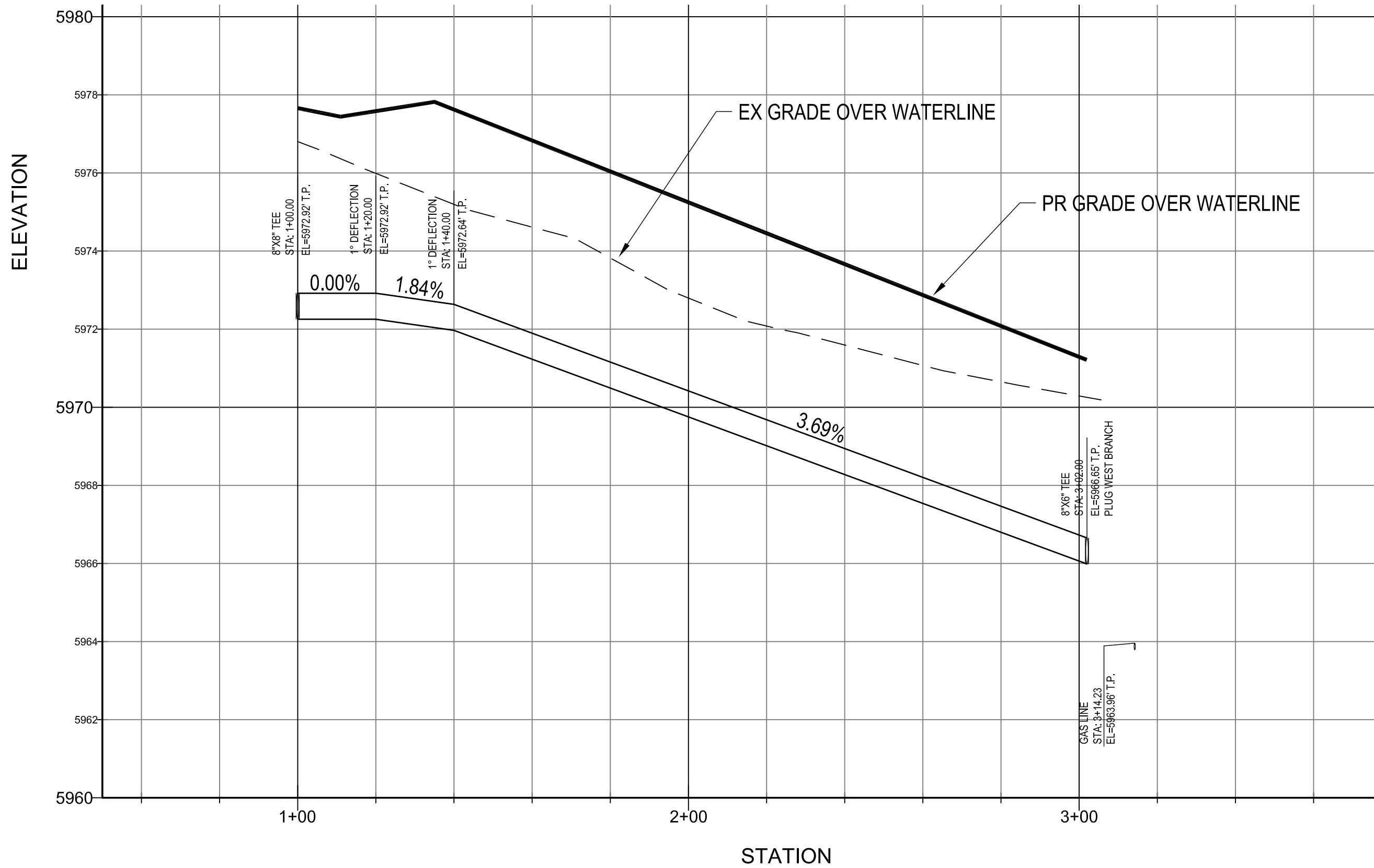
REVISIONS	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	

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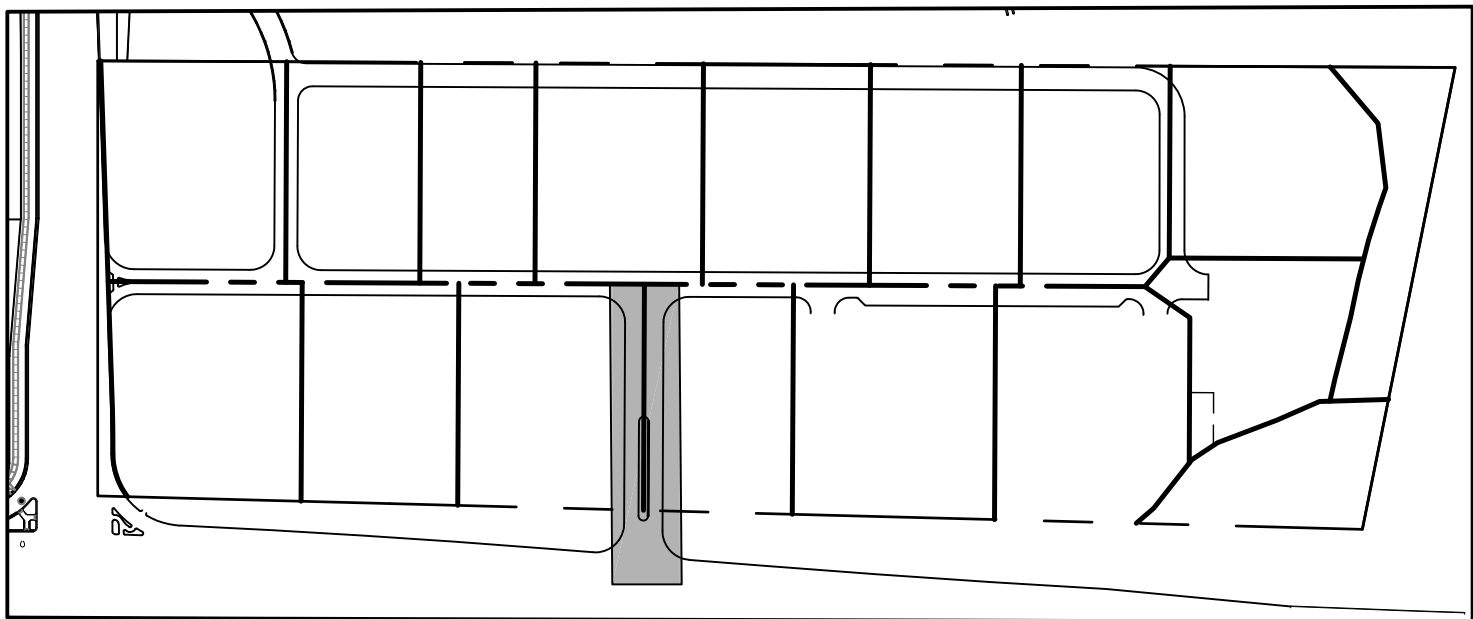
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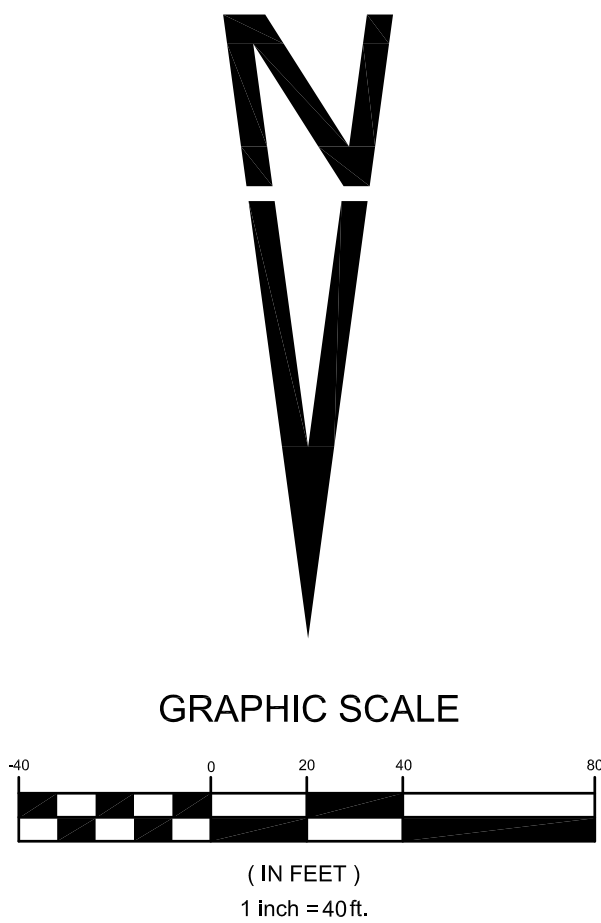


ITEMS ALONG ALIGNMENT			
#	ITEM	STA.	OS (FT.)
T5	8\"X8\" TEE W/ KB	1+00.00	0.00
T6	8\"X6\" TEE W/ KB	3+02.00	0.00
FH4	PR. 6\" HYDRANT ASSY. / 18.50LF 6\" DIP / 6\" G.V.	3+02.00	18.50 L
GV9	PR. 8\" G.V.	1+18.00	0.00

WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND / OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY.



KEY MAP



BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT
TT15A - 3\"/>

WATER PLAN & PROFILE

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

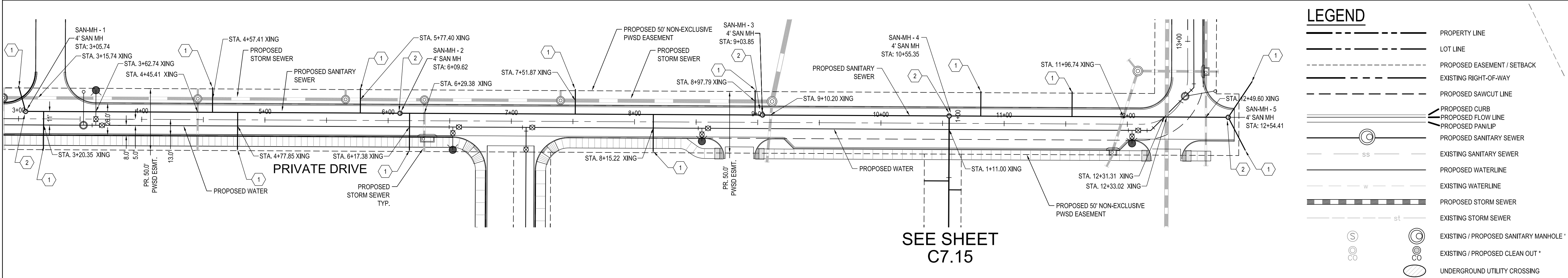
SHEET

C7.13

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COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

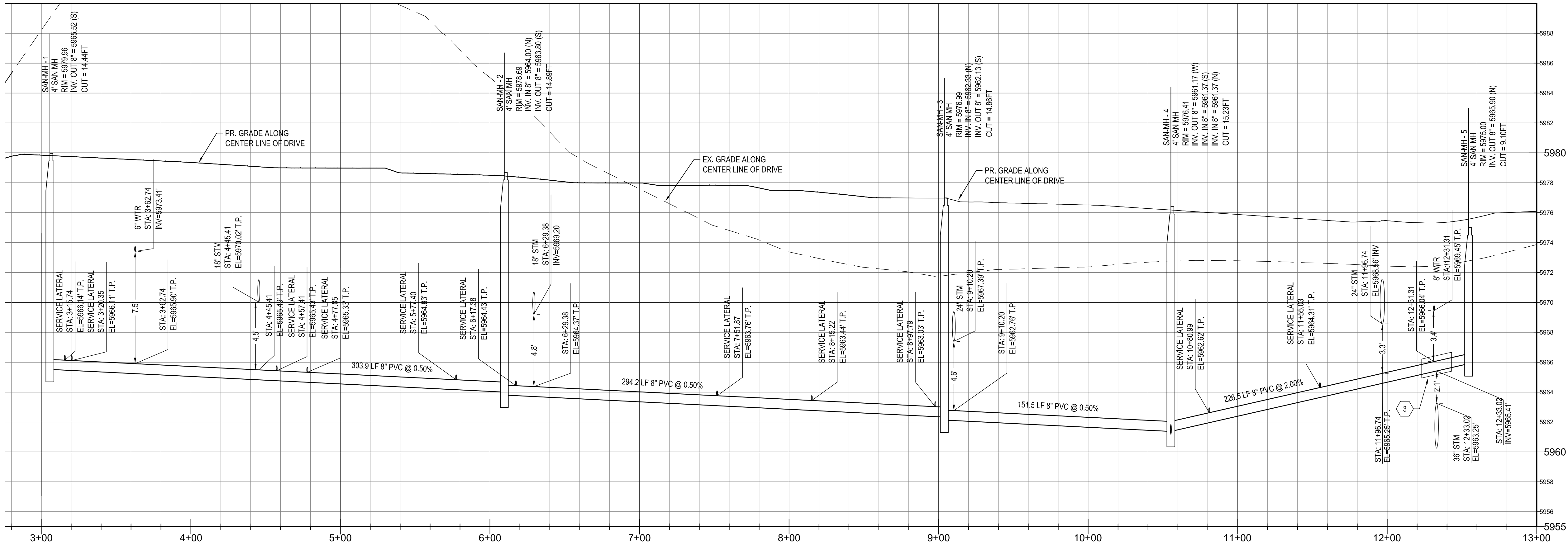
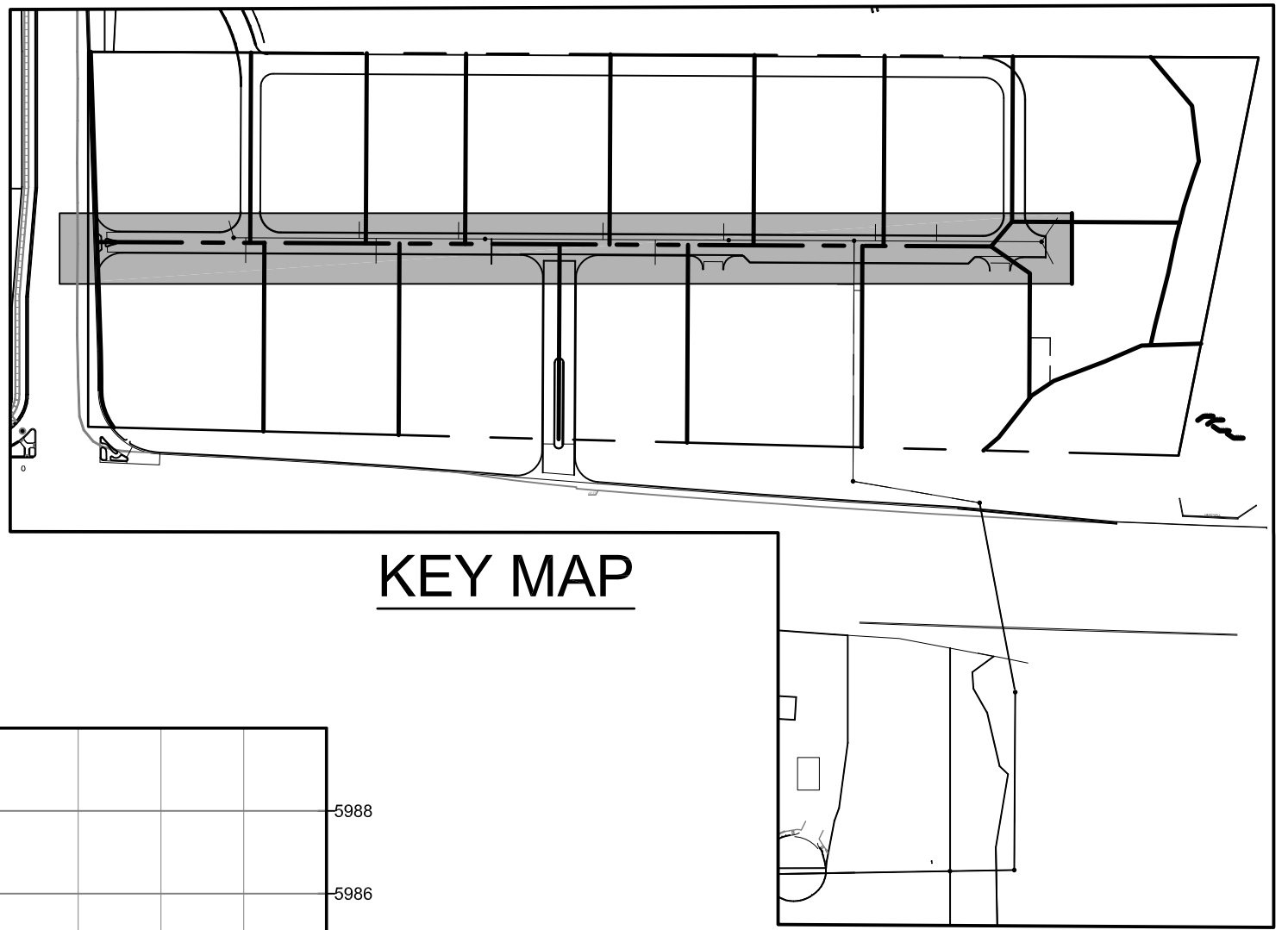
DATE	DESCRIPTION	REVISIONS
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSO SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

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CONSTRUCTION NOTES

- INSTALL 6" SERVICE LATERAL AT 2.0%. EXTEND BEYOND PAVEMENT, CAP AND MARK FOR FUTURE CONNECTION.
- CONSTRUCT 4' DIAMETER CONCRETE MANHOLE.
- CONCRETE ENCASE SANITARY SEWER 10' EACH SIDE OF CROSSING. SEE DETAIL S4.8 ON SHEET C7.91.

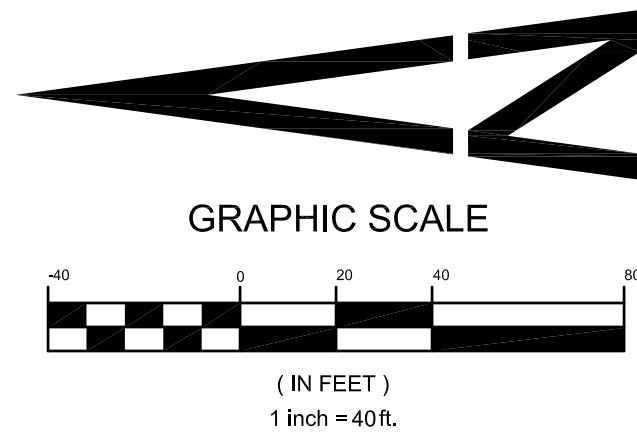


ABBREVIATIONS

ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
TP	TOP OF PIPE
WI	WITH

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SANITARY PLAN & PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.14

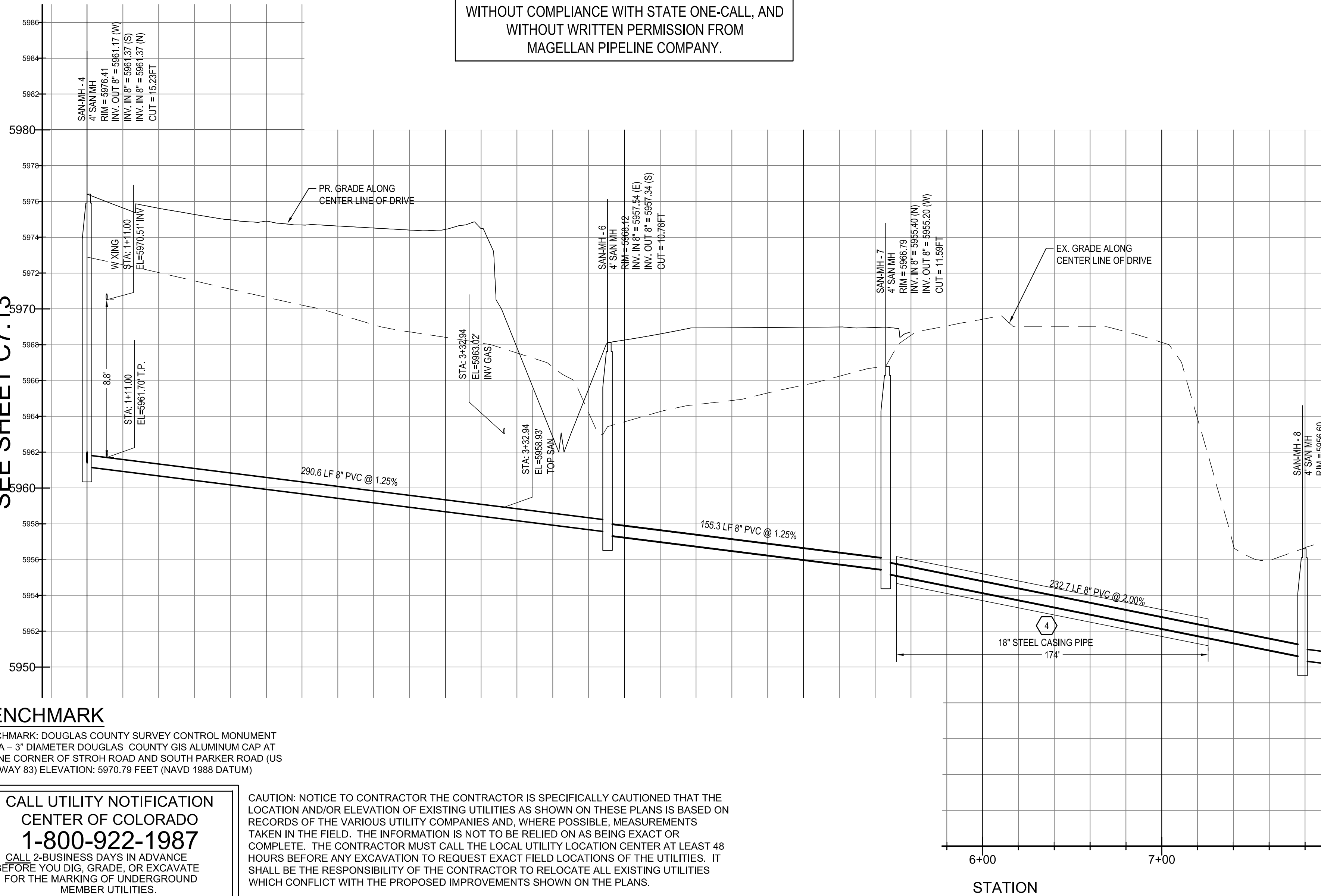
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10/24/17	INITIAL SUBMITTAL	

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PARKER, COLORADO

SANITARY PLAN & PROFILE

SEE SHEET C7.14



PERCEPTION
DESIGN GROUP, INC.
1601 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8888
WWW.PERCEPTIONSDSIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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REVISIONS

SANITARY PLAN & PROFILE

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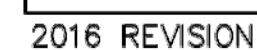
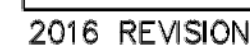
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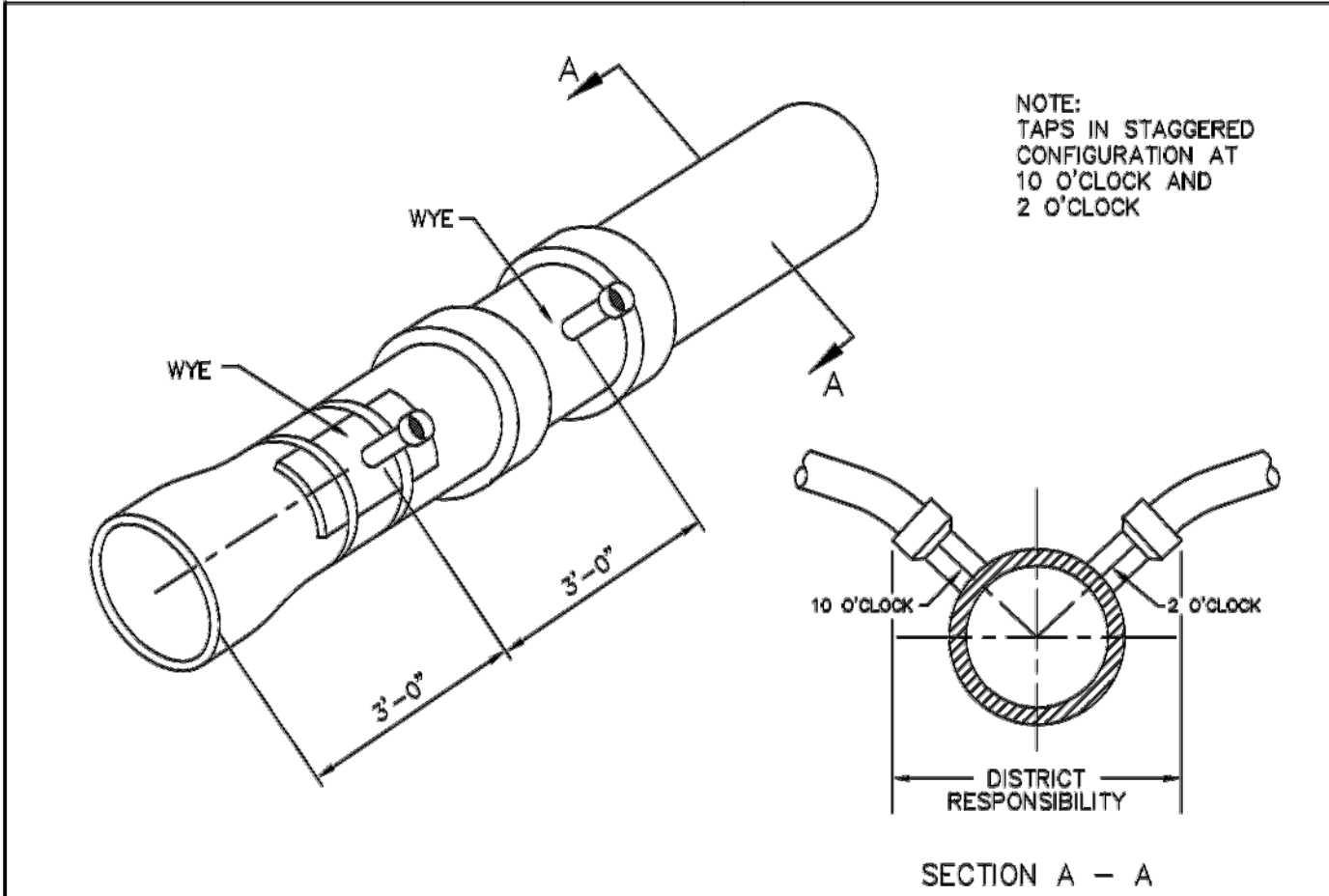
SHEET
C7.15

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

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

2016 REVISION

I:\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\WATER AND SANITARY PLANS\2015-015 CDS - SAN & WAT DETLS.DWG 11/5/2018 2:27 PM



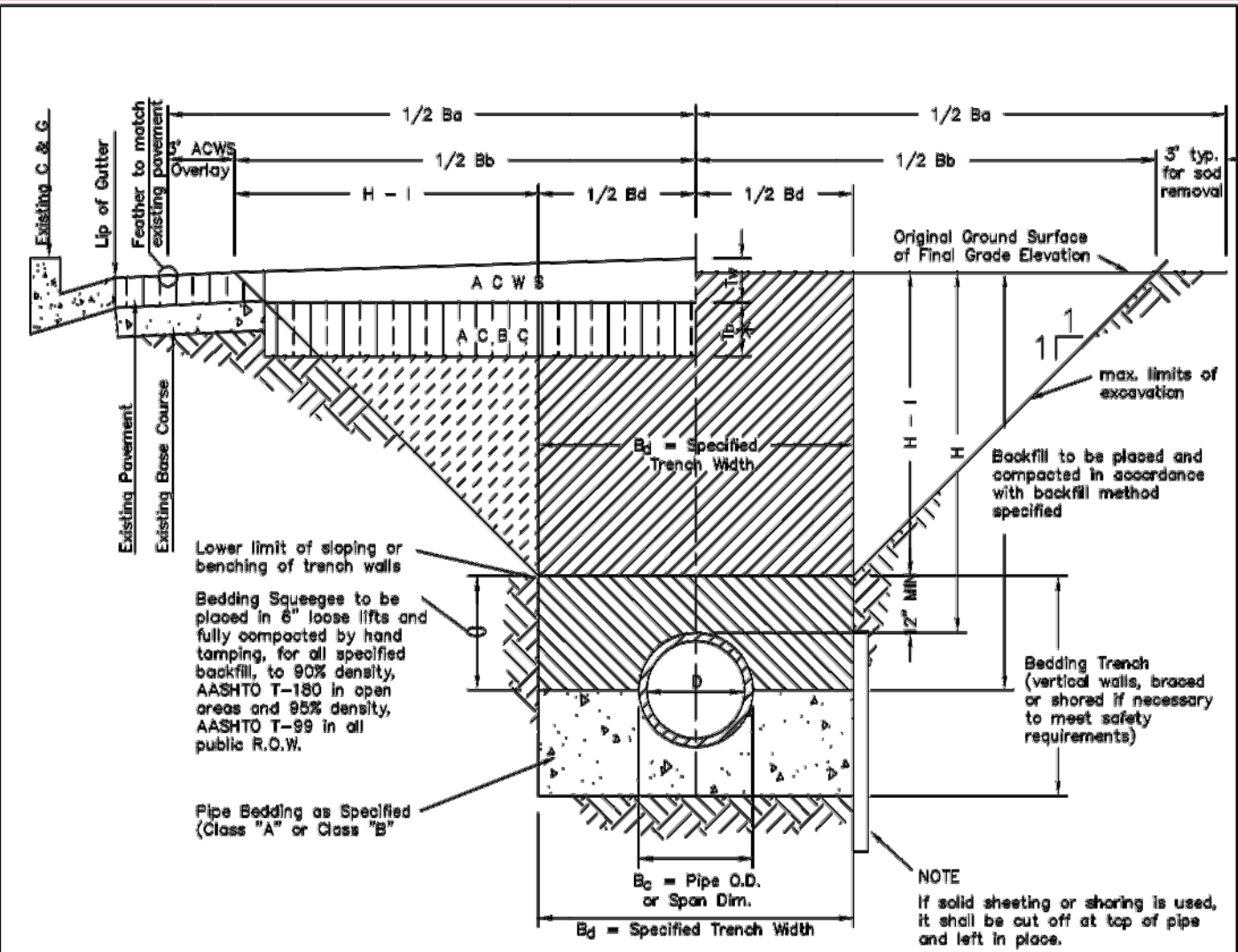
Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT			
DOMESTIC SEWER TAPPING DETAIL			
SCALE: NONE	DATE: 2/98		
APPROVED: PVR	4/01 1/08 1/16 10/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET S4.13



TYPICAL TRENCH DETAIL

T_b = Thickness of Asphaltic Concrete Base Course (A C B C)
 T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)
 T_o = Total Asphalt Thickness ($T_b + T_w$)
 B_o = Outside Pipe or Conduit Span Dimension
 B_g = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)
 B_p = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)
 B_q = Max. Pay Width of Asphaltic Concrete Wearing Surface or Soil Replacement (See Note 3)
 H = Depth of Surface to Top of Pipe
 $H-l$ = Depth from Surface to 1 ft. above Top of Pipe

TABLE II ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE			
STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_o)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

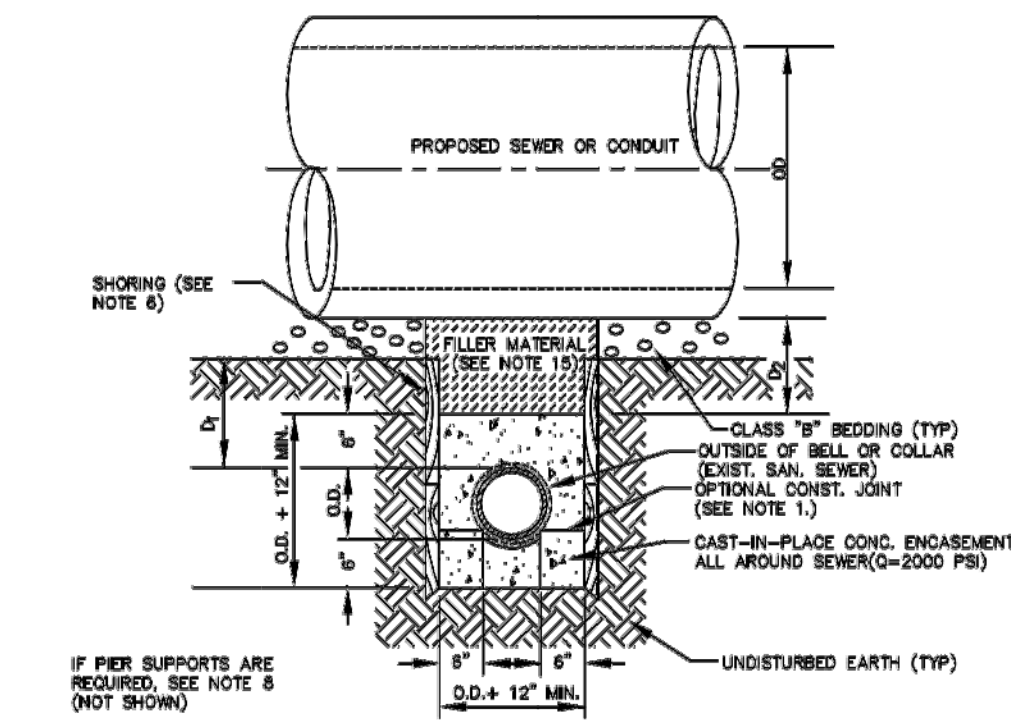
- NOTES
1. Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
 2. Trench shall be brooded and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc., unless otherwise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

PARKER WATER
& SANITATION DISTRICT
SEWER TRENCHING AND
BEDDING DETAIL

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

2016 REVISION

SHEET S4.1



TYPE III
CONCRETE ENCASEMENT FOR SANITARY SEWERS
(FULL ENCASEMENT) NO SCALE

GENERAL NOTES FOR TYPE III & II ENCASEMENT

1. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
2. LENGTH OF ENCASEMENT FOR:
(a) TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH
(b) TYPE I ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
3. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
4. TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $D_o \leq 18"$ ($D_o \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS WATER MAINS AND $D_o \leq 24"$ ($D_o \leq 18"$)
(c) TYPE IIb IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION D_o .
(d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(e) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC
(b) COMPACTED CLASS "B" BEDDING IF D_o & $D_o > 6"$
(c) IF $D_o > 6"$ FOR TYPE IIb ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL.
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
7. THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
8. IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
9. CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

PARKER WATER
& SANITATION DISTRICT
CONCRETE ENCASEMENT
TYPE III

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

2016 REVISION

SHEET S4.8

SANITARY SEWER DETAILS

LOT 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.91

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL
DATE	DESCRIPTION

REVISIONS

SANITARY SEWER DETAILS

LOT 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
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SHEET

C7.91

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303-252-8888
WWW.PERCEPTIONDESIGNGROUP.COM

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INSPECTION POLICY:

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

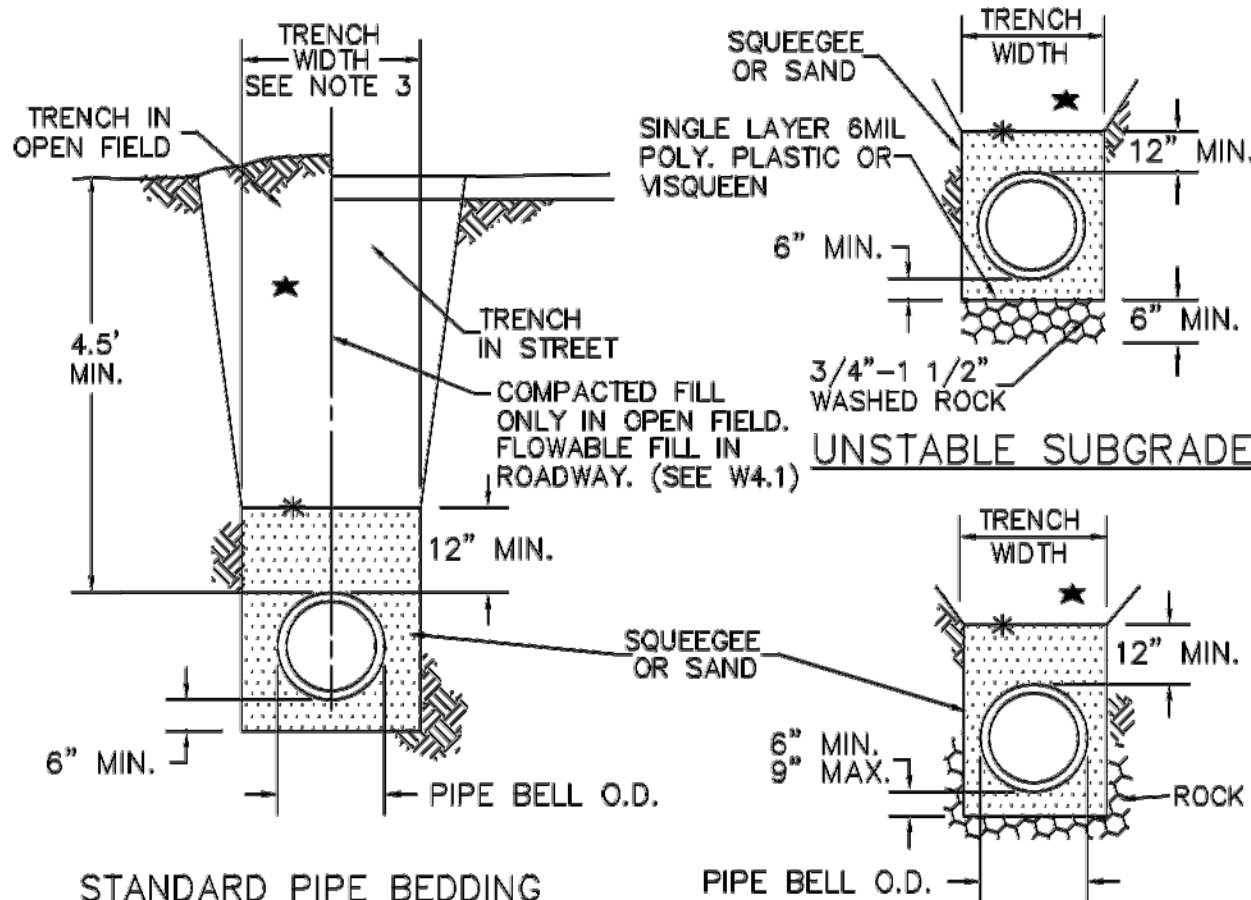
INSTALLATION NOTES:

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

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

SCALE: NONE	DATE: 2/98
APPROVED:	1/04
PVR	1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION



STANDARD PIPE BEDDING

- ★ MACHINE COMPACTED TRENCH BACKFILL
- * LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS
- UNDISTURBED GROUND

PIPE BEDDING IN ROCK

NOTES:

1. MIN COVER TO BE BELOW FINAL STREET GRADE. CONSTRUCTION OF WATER MAIN MAY NOT START UNTIL FINAL GRADE WITHIN 1 FOOT.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE PROTECTION OF OTHER UTILITIES AND TO MEET OSHA SAFETY REQUIREMENT.
3. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE LAID THEREIN (BELL OR COUPLING O.D. IF APPLICABLE). REFER TO SHEET W4.1 FOR DIMENSIONS.

PARKER WATER & SANITATION DISTRICT BEDDING DETAILS

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

2016 REVISION

PIPE BEDDING:

(a) **Installation of Bedding and Pipe:** After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bell holes shall be dug deep enough to provide a minimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and siliing holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and composition of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) **Bedding Material:** The bedding material shall be a clean well-graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

Well-Graded Sand for (24-inch or larger diameter)

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	36-93
No. 16	20-80
No. 30	8-65
No. 50	2-30
No. 100	1-10
No. 200	0-3

Squeegee Sand

for use with 20-inch or smaller

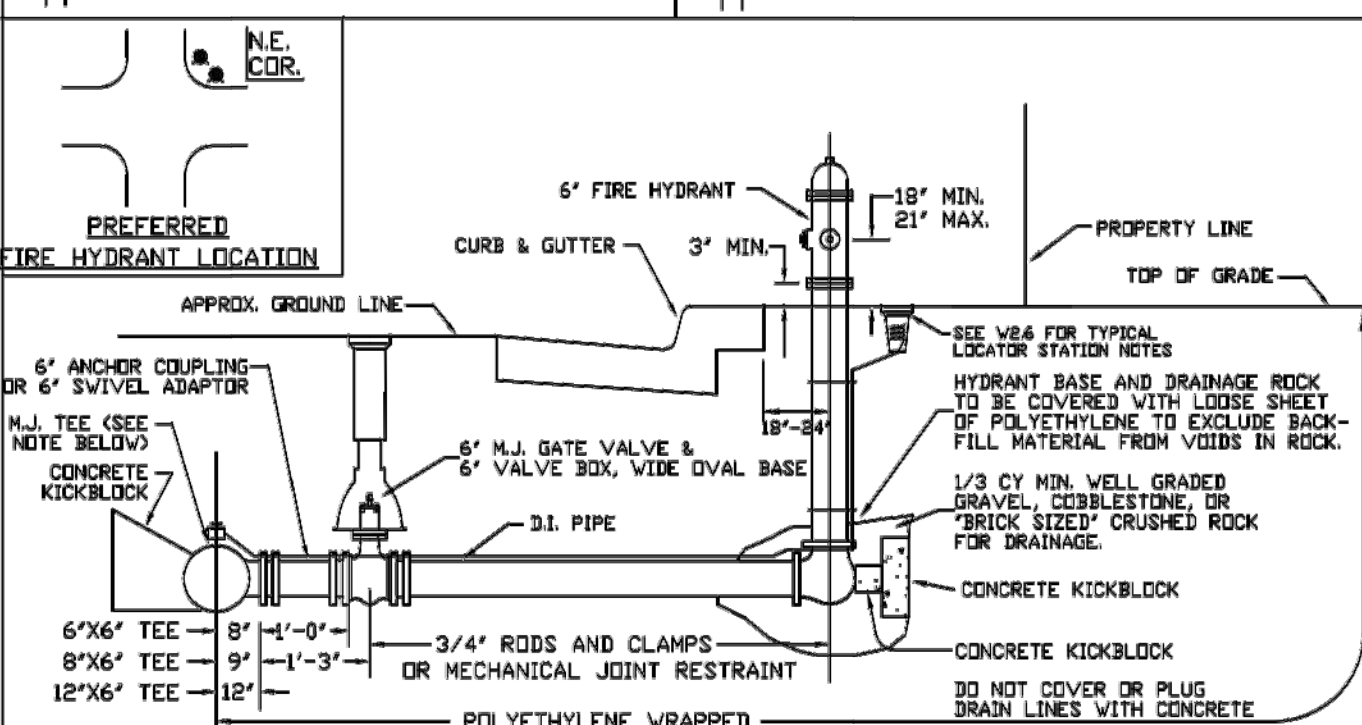
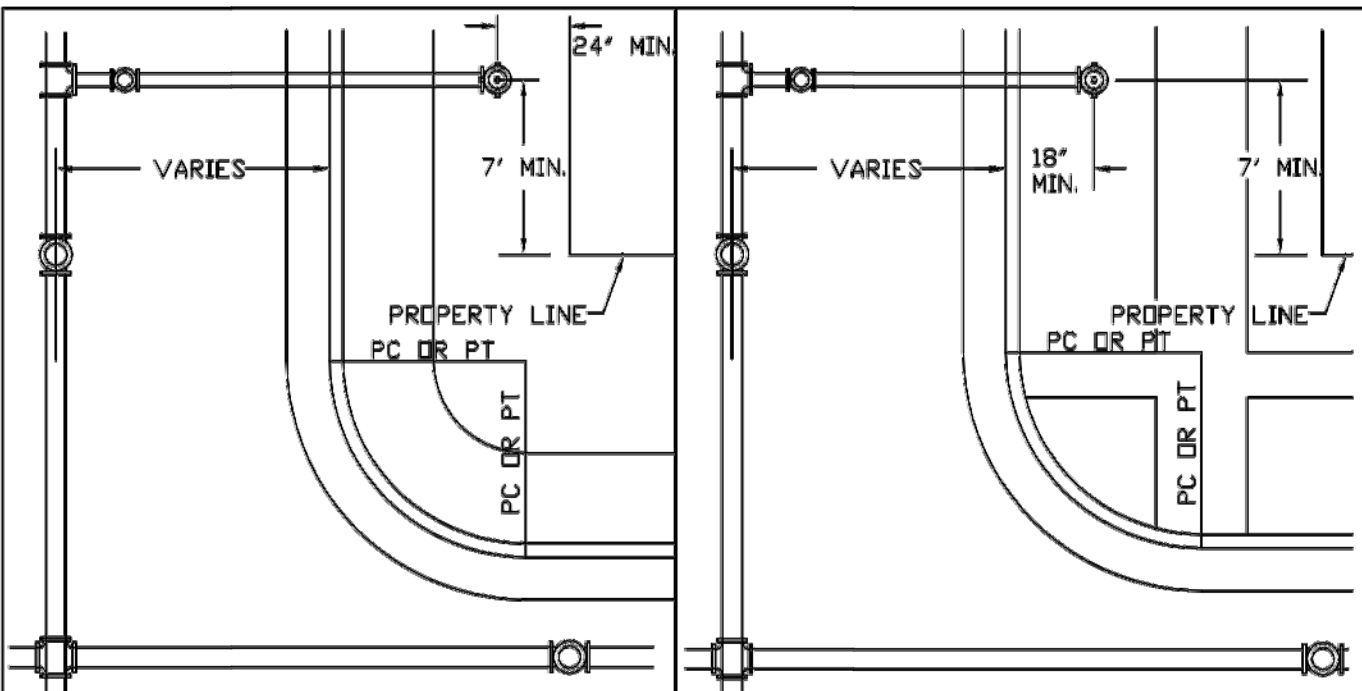
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

PARKER WATER & SANITATION DISTRICT PIPE BEDDING

SCALE: NONE	DATE: 2/98
APPROVED:	5/98
PVR	2/03
DIRECTOR OF ENGINEERING	10/16

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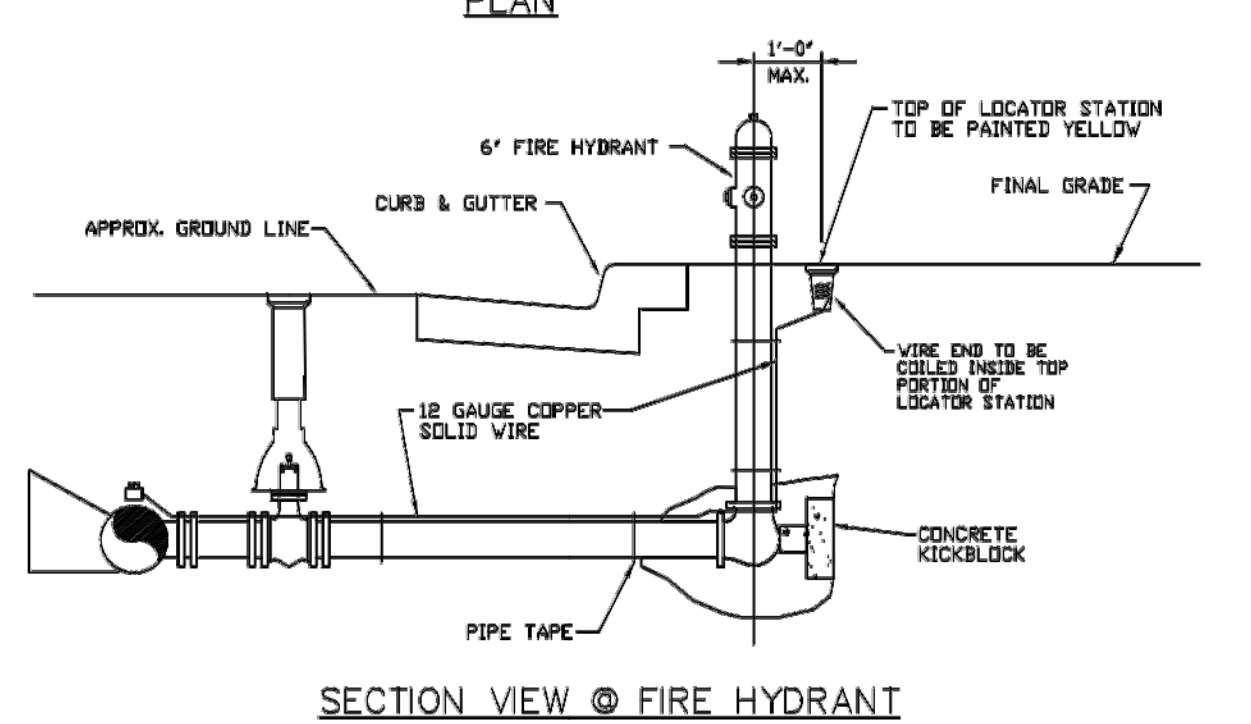
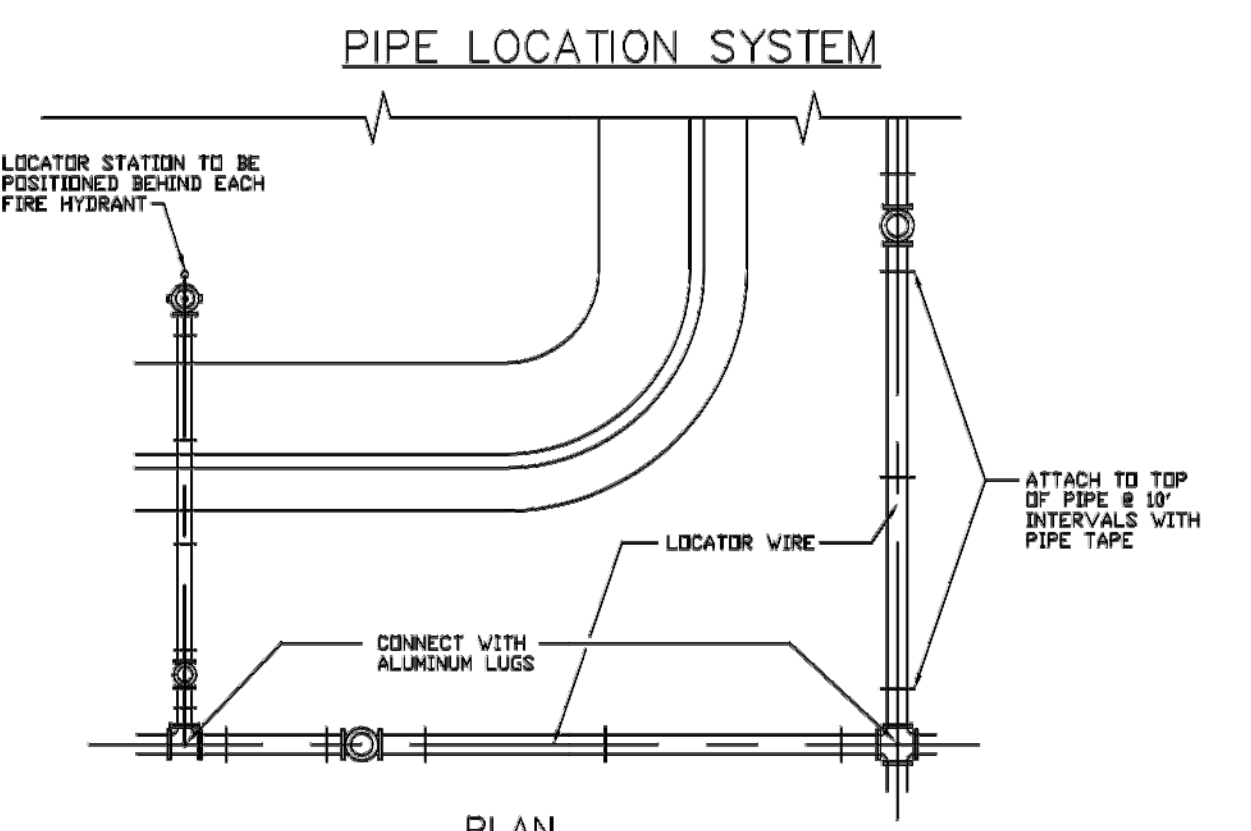


- NOTES:**
1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED BY VC TEE)
 2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
 4. NO PORTION OF FIRE HYDRANT MAY
 5. FIRE HYDRANT EXTENSIONS MAY NOT BE MADE FROM SIDEWALK AREA.

PARKER WATER & SANITATION DISTRICT FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/98
APPROVED:	4/21
PVR	10/16
DIRECTOR OF ENGINEERING	01/02

2016 REVISION

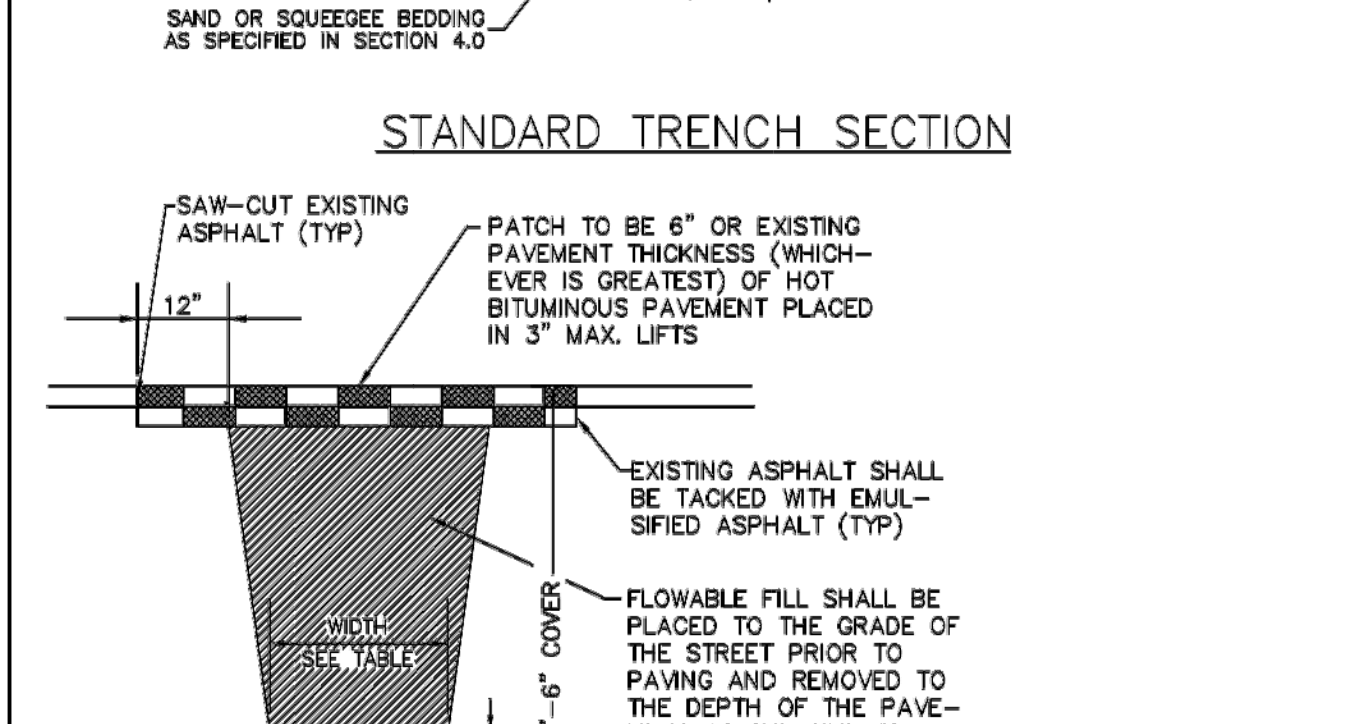
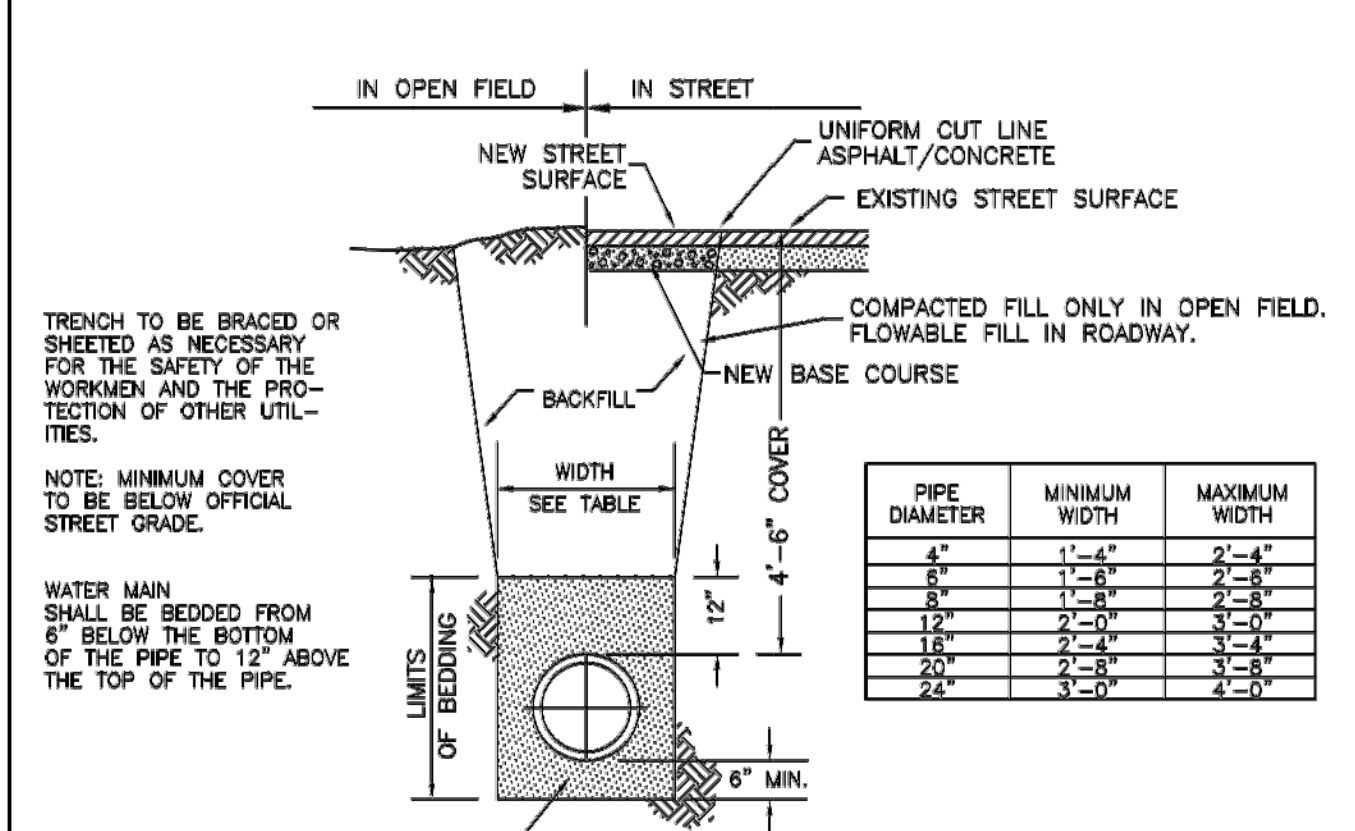


- NOTES:**
1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
 2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DISCRETION OF THE DISTRICT ENGINEER.
 3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PRELIMINARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT LOCATOR WIRE DETAILS

SCALE: NONE	DATE: 2/98
APPROVED:	4/21
PVR	01/02
DIRECTOR OF ENGINEERING	10/16

2016 REVISION



PARKER WATER & SANITATION DISTRICT TYPICAL TRENCH SECTION PIPE PROTECTION

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

2016 REVISION

WATER DETAILS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

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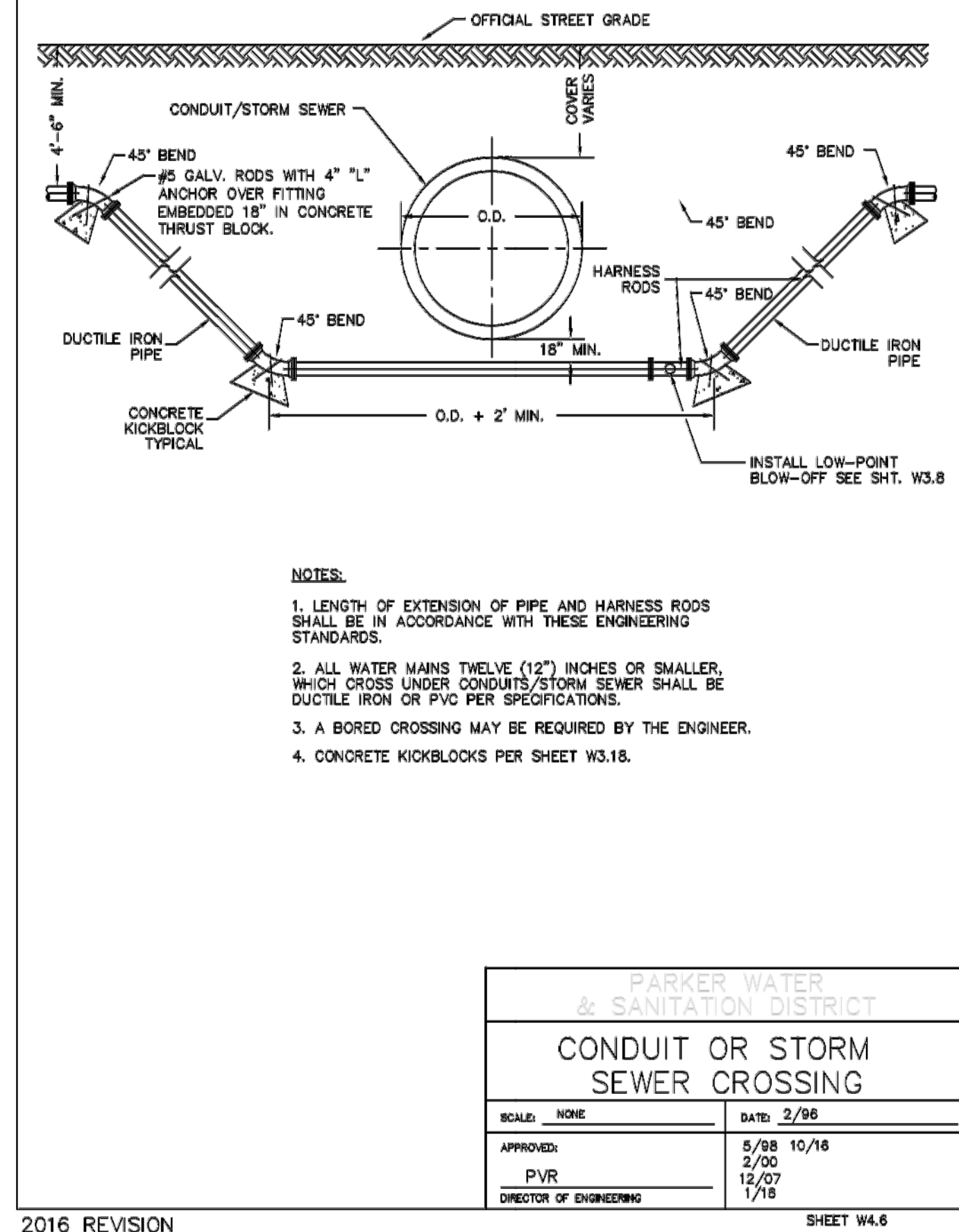
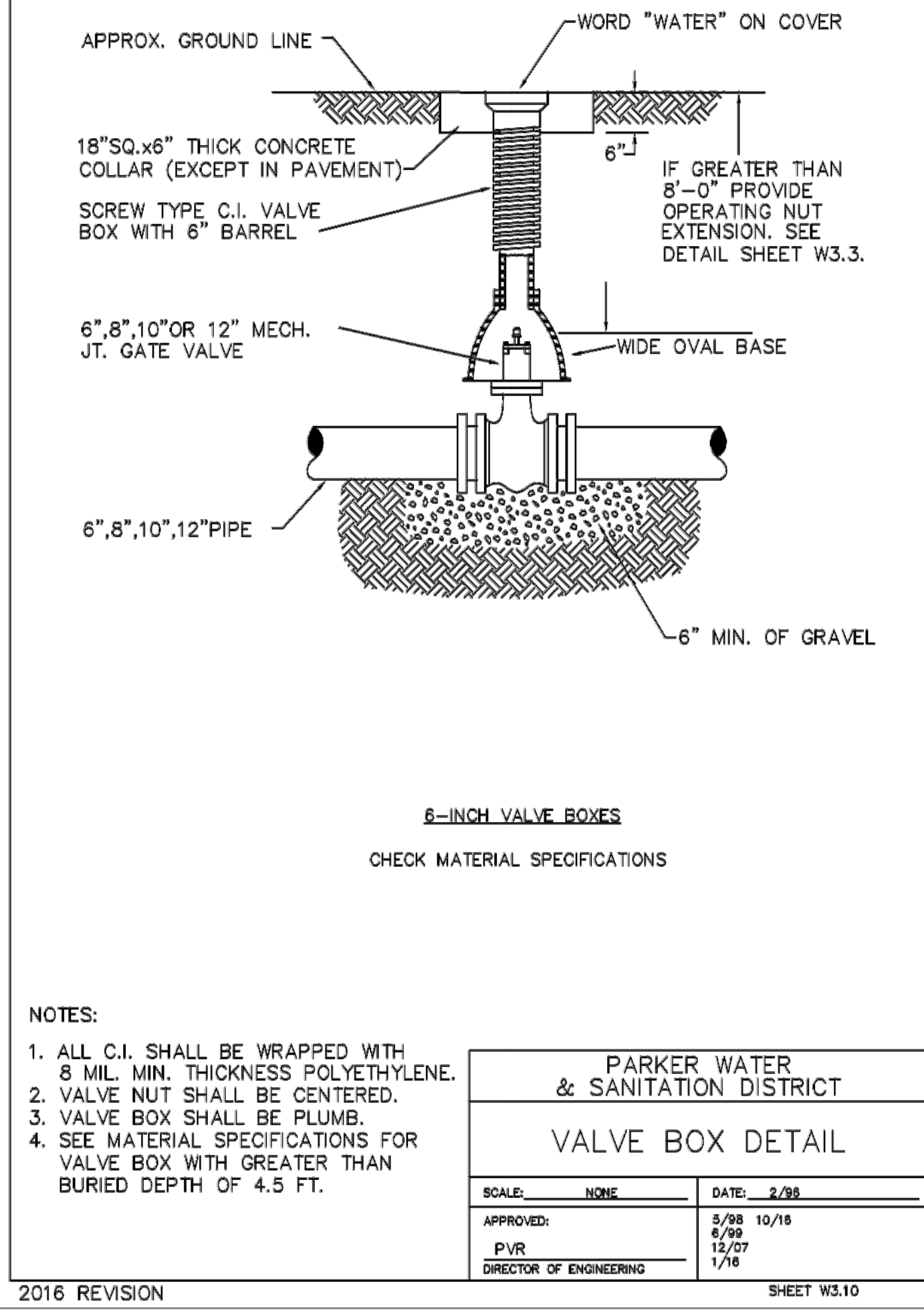
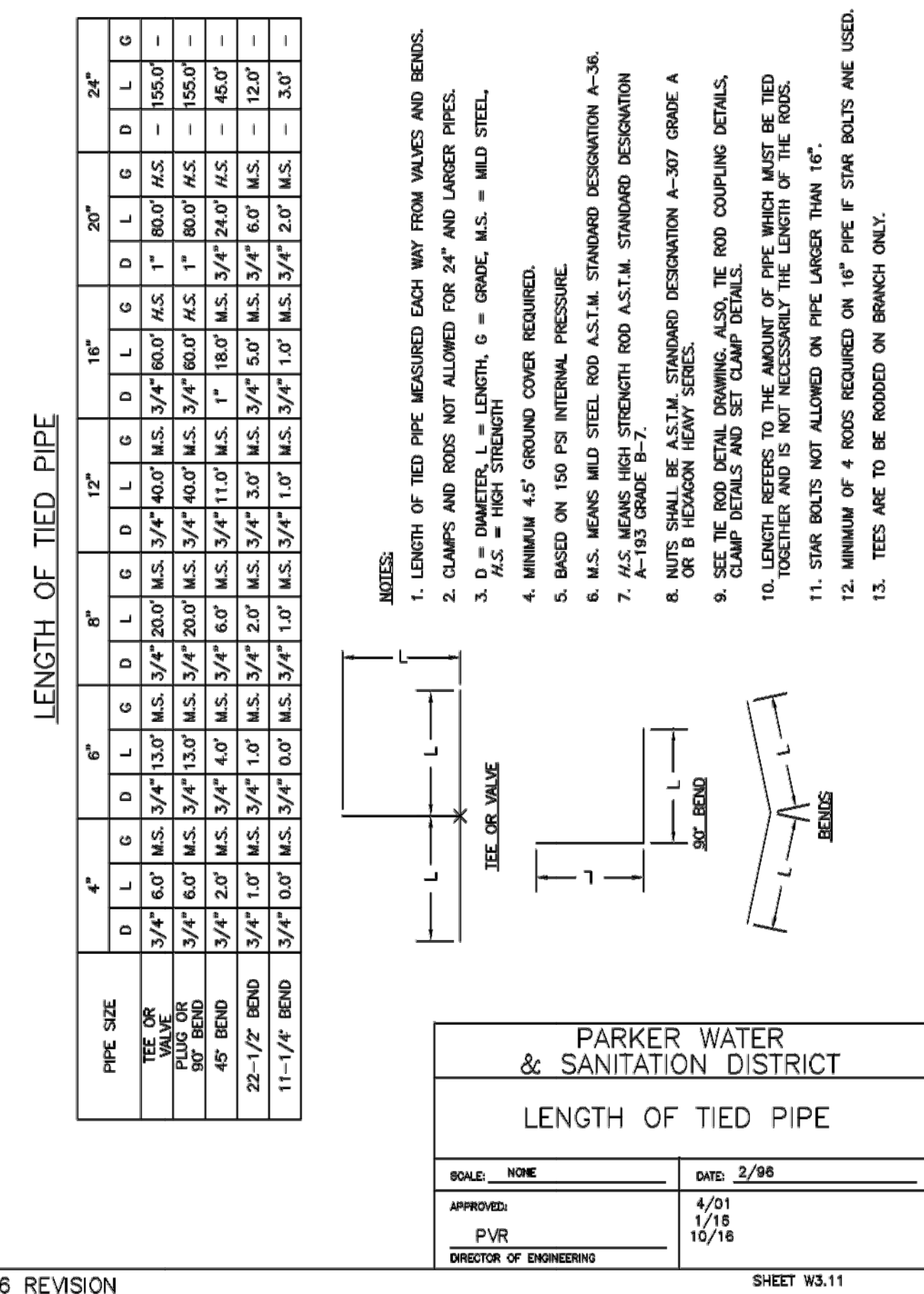
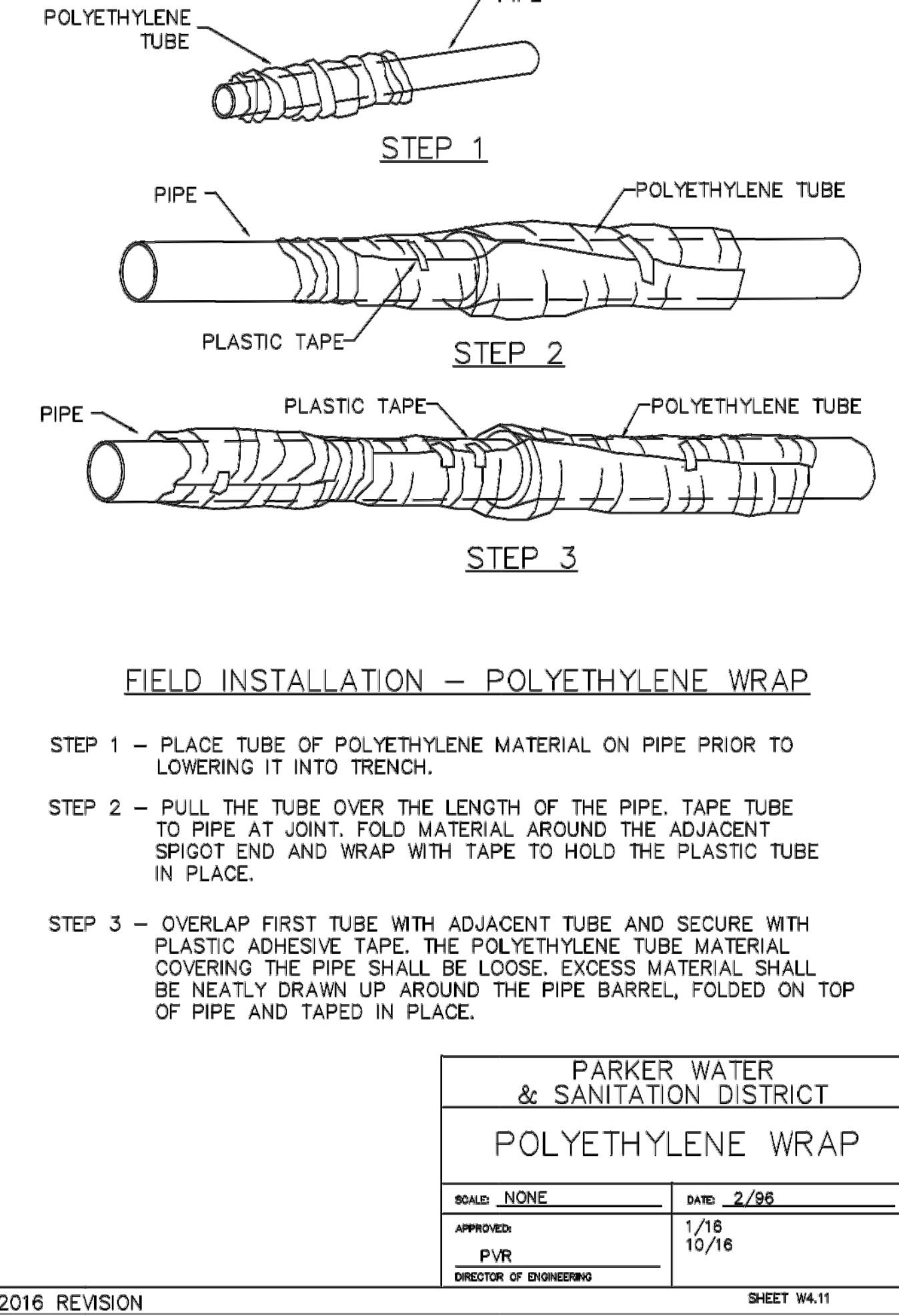
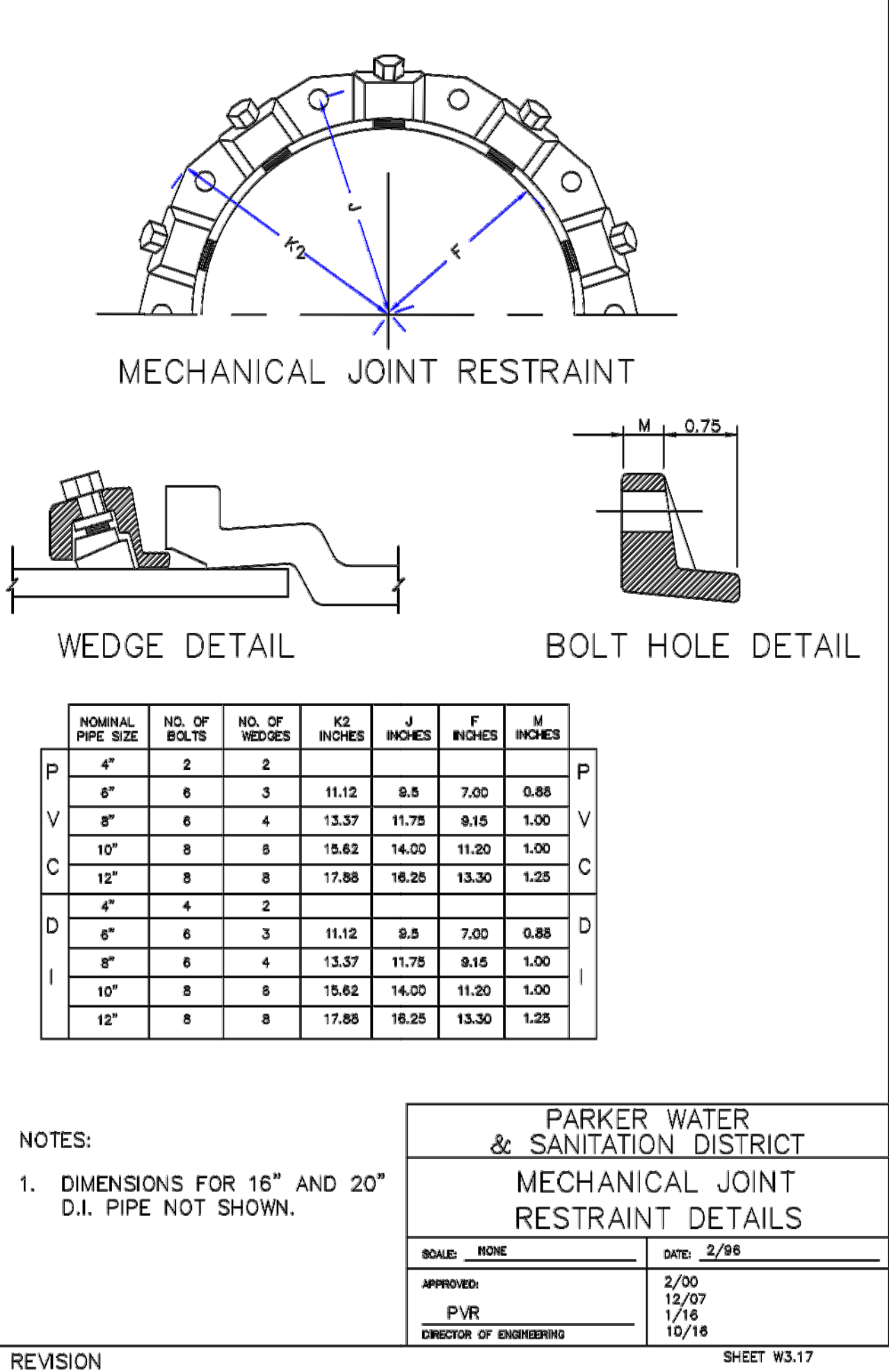
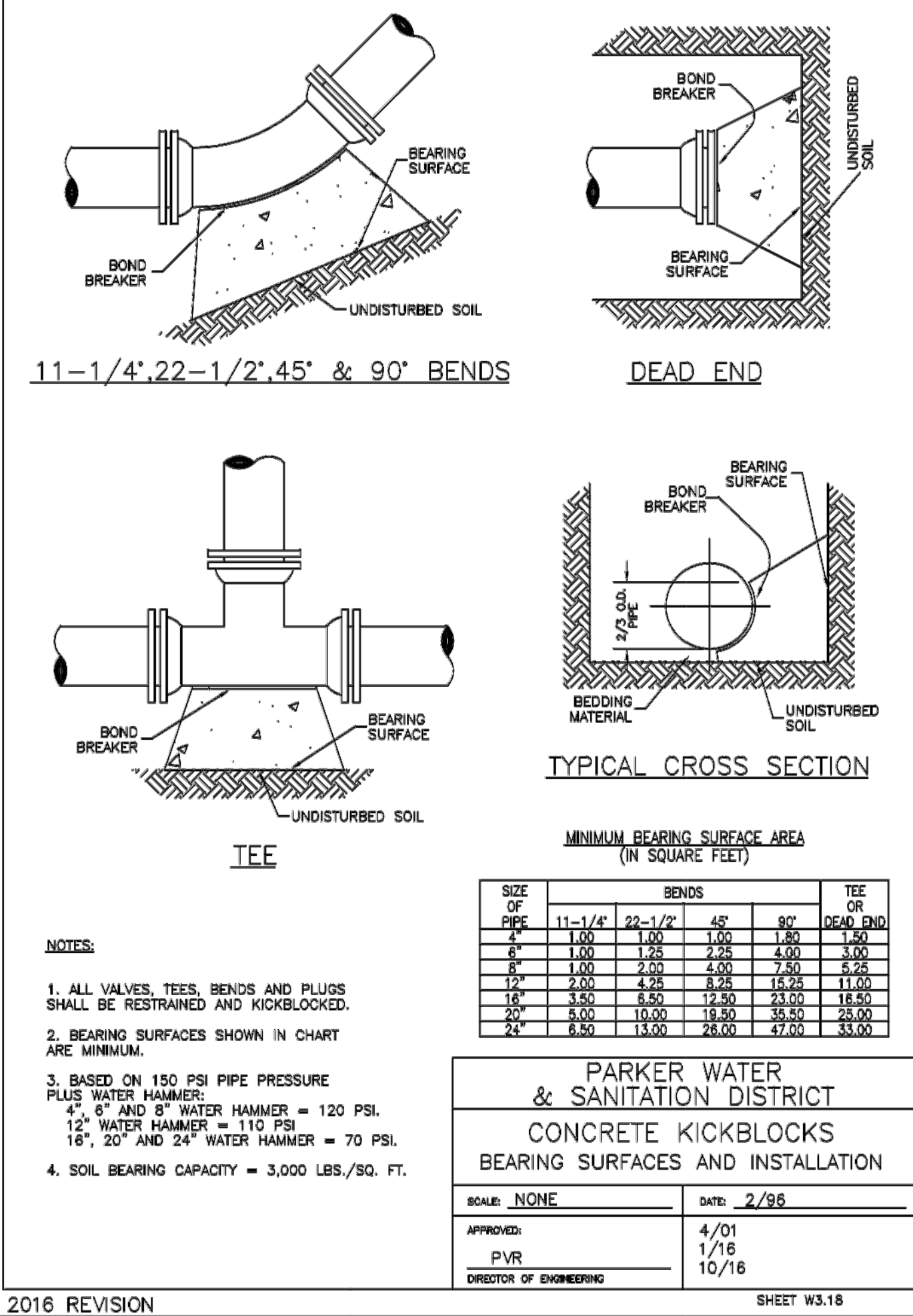
PARKER POINT
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINT FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PREPARED UNDER THE DIRECT
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

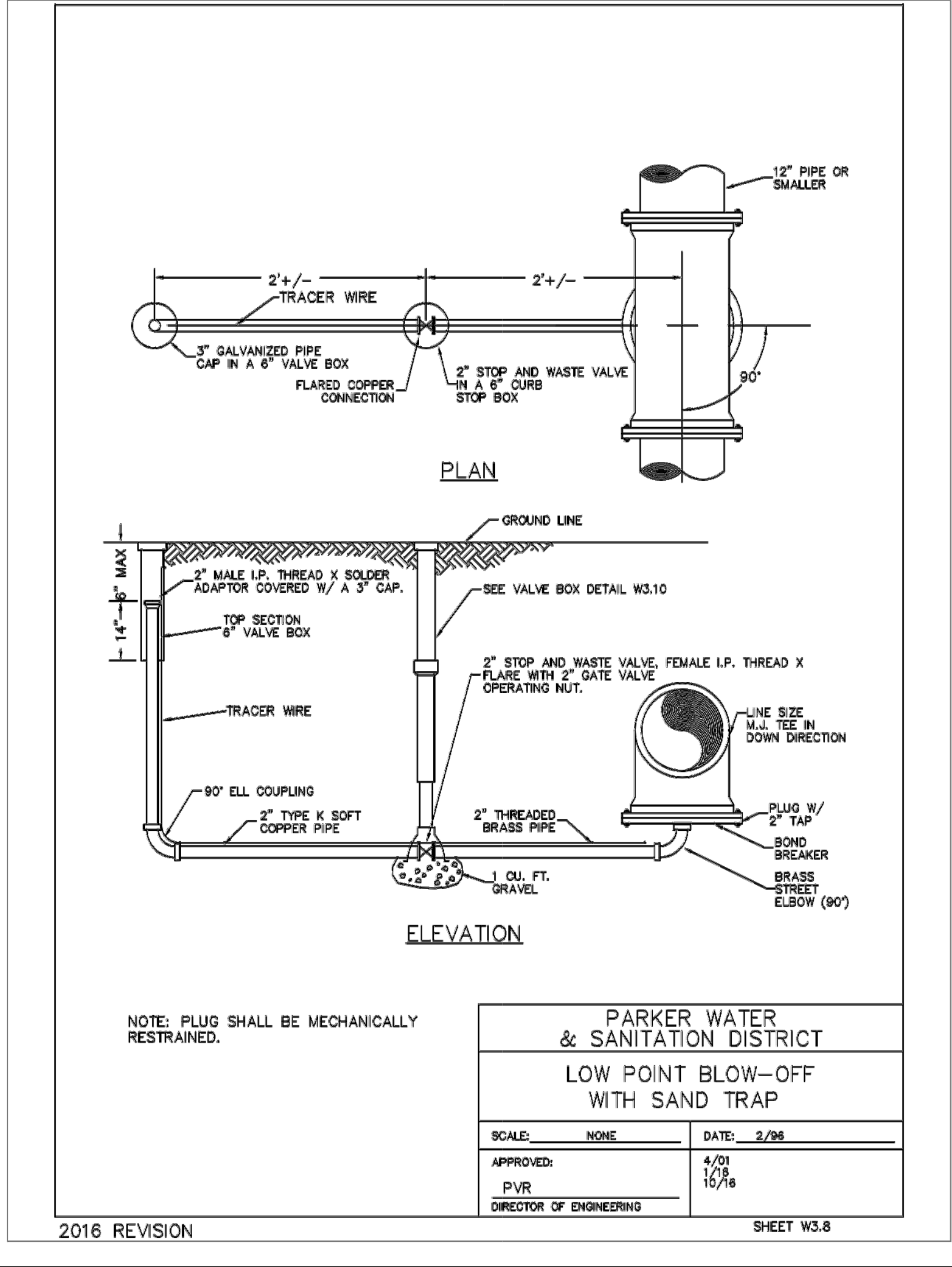
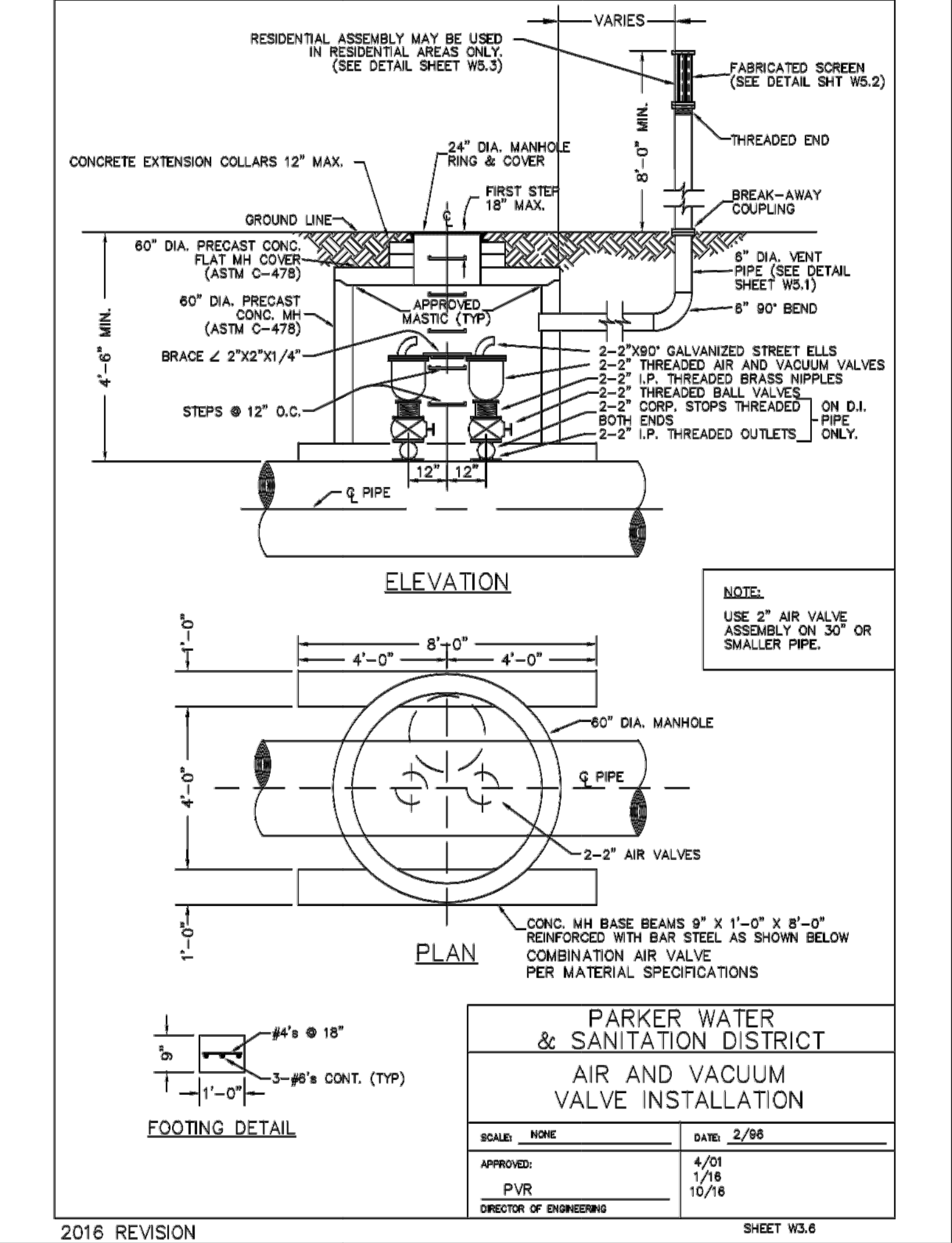
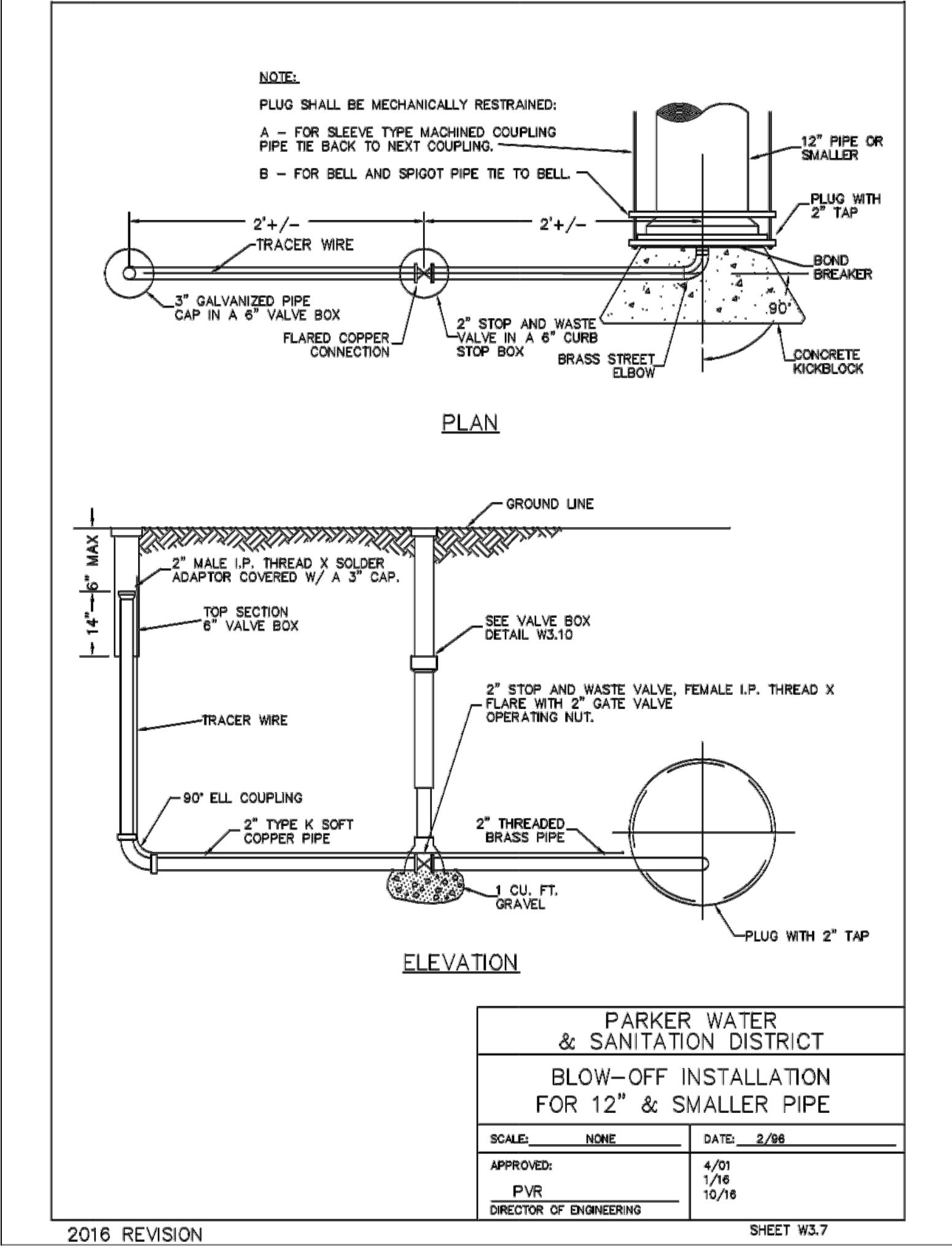
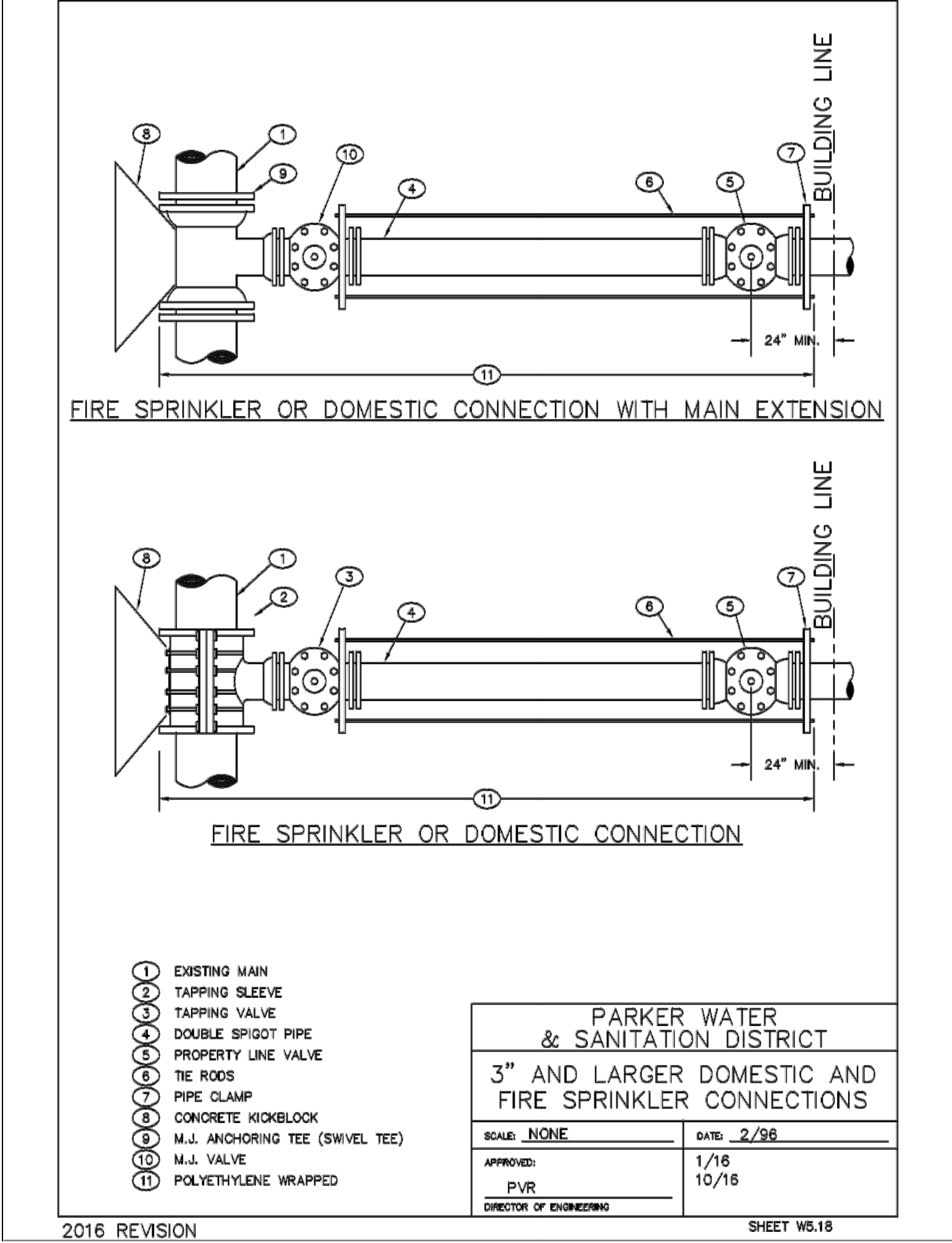
NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSO SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

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PERCEPTION
DESIGN GROUP, INC.
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NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	

WATER DETAILS

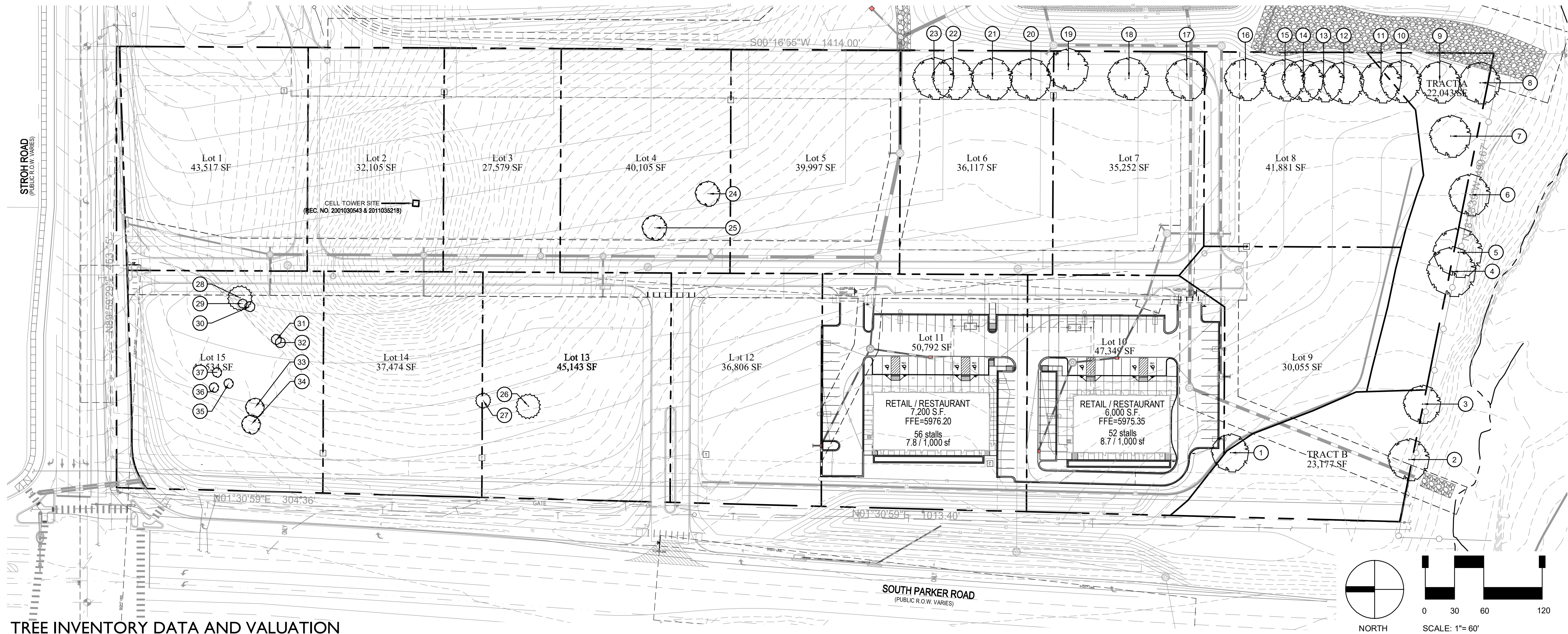
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C7.94



TREE INVENTORY DATA AND VALUATION

TREE #	SPECIES	CONDITION	SIZE-DSH*	MITIGATION	TFM VALUATION \$	COMMENTS
1	Silver Maple/Acer platanoides	Good	38	Remove	\$4,660	Prune
2	Cottonwood/Populus sargentii	Good	73	Preserve	-\$11,900-	
3	Cottonwood/Populus sargentii	Good	67	Preserve	-\$10,000-	
4	Cottonwood/Populus sargentii	Fair	72	Preserve	-\$9,200-	
5	Cottonwood/Populus sargentii	Good	44	Preserve	-\$4,840-	
6	Cottonwood/Populus sargentii	Good	74	Preserve	-\$12,200-	Low trunk fork
7	Cottonwood/Populus sargentii	Fair	61	Preserve	-\$6,700-	
8	Cottonwood/Populus sargentii	Very Good	118	Preserve	-\$37,400-	
9	Cottonwood/Populus sargentii	Good	68	Preserve	-\$10,200-	
10	Cottonwood/Populus sargentii	Fair	64	Preserve	-\$7,300-	
11	Cottonwood/Populus sargentii	Good	68	Preserve	-\$6,800-	
12	Cottonwood/Populus sargentii	Good	62	Preserve	-\$5,700-	
13	Cottonwood/Populus sargentii	Fair	51	Preserve	-\$3,040-	Low trunk fork
14	Cottonwood/Populus sargentii	Good	64	Preserve	-\$6,000-	
15	Cottonwood/Populus sargentii	Good	54	Preserve	-\$6,100-	
16	Cottonwood/Populus sargentii	Good	98	Remove	\$14,300	
17	Cottonwood/Populus sargentii	Good	106	Remove	\$16,700	
18	Cottonwood/Populus sargentii	Good	112	Remove	\$18,700	
19	Cottonwood/Populus sargentii	Good	49	Remove	\$3,350	
20	Cottonwood/Populus sargentii	Good	108	Remove	\$17,400	
21	Cottonwood/Populus sargentii	Good	84	Remove	\$10,500	
22	Cottonwood/Populus sargentii	Good	72	Remove	\$7,700	Low trunk fork
23	Cottonwood/Populus sargentii	Good	70	Remove	\$7,200	
24	American Elm/Ulmus Americana	Fair/Good	25	Remove	\$600	Prune
25	American Elm/Ulmus Americana	Good	22	Remove	\$400	Prune
26	Ponderosa Pine/Pinus ponderosa	Very Good	24	Remove	\$4,700	
27	Austrian Pine/Pinus nigra	Good	16	Remove	\$150	Prune
28	Blue Spruce/Picea pungens	Poor/Fair	17	Remove	\$150	Weak/thin
29	Mugho Pine/Pinus mugho	Poor/Fair	17 / 27	Remove	\$0	Mis-shapen
30	Blue Spruce/Picea pungens	Very Good	25	Remove	\$870	
31	Ponderosa Pine/Pinus ponderosa	Very Good	19	Remove	\$330	
32	Ponderosa Pine/Pinus ponderosa	Very Good	29	Remove	\$880	
33	Norway Maple/Acer platanoides	Very Good	52	Remove	\$4,540	
34	Crabapple/Acer platanoides	Very Good	74	Remove	\$3,390	Prune
35	Gray Juniper/Juniperus sp., variety unknown	Good/Very Good	23	Remove	\$590	
36	Gray Juniper/Juniperus sp., variety unknown	Fair	14	Remove	\$230	Storm damage
37	Gray Juniper/Juniperus sp., variety unknown	Fair	10	Remove	\$60	Storm damage
...	(35) New Ponderosa Pines, 25' -30' ht. on Colorado Golf Club Property as Credit	...	12 Average	Transplant	-\$99,750	...

*(DSH) - DIAMETER (OR CALIPER) MEASURED INCHES AT STANDARD HEIGHT, 4.5 FEET ABOVE THE SOIL GRADE.

\$17,650 TOTAL TO BE PAID IN TREE MITIGATION

TREE INVENTORY NOTES

- VALUATION: WE USED THE WIDELY ACCEPTED FORMULA METHOD (TFM) TO CALCULATE THESE TREE VALUATIONS BASED ON THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION AND ISA ROCKY MOUNTAIN, SPECIES RATING AND APPRAISAL FACTORS GUIDE.
- FOR THE JUNIPER VALUATION, WE APPLIED THE SPECIES RATING VALUES AND PRICING FOR WHITE FIR, ABIES CONCOLOR – SINCE THESE ARE BOTH NATIVE COLORADO TREES THAT HAVE SOMEWHAT SIMILAR GROWING REQUIREMENTS. TREE VALUATIONS WERE BASED ON BOTH BALLED AND BURLAPED (B&B) – SPECIAL ORDER OR SPADED PRICING.
- A SEPARATE FORM CONVEYING TFM VALUES AND COST HAS BEEN SUBMITTED TO THE TOWN.

LEGEND

- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE

ADDITIONAL COLORADO GOLF CLUB TREE MITIGATION VALUATIONS NOTES

- THE TOWN OF PARKER HAS AGREED TO COUNT THE TREES PROVIDED BY PARKER POINTE OWNER WITHIN THE COLORADO GOLF CLUB PROPERTY AS CREDIT TO THE OVERALL TFM VALUATION FEE.
- THE FOLLOWING VALUATION COSTS WAS PROVIDED BY, IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE, BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC.
- THE FOLLOWING COST FOR TRANSPLANTED (35) PONDEROSA PINES, 25' -30' HEIGHT SHALL BE BASED ON THE TRUNK FORMULA METHOD FOR AN AVERAGE 12" DIAMETER SIZE AT BREAST HEIGHT, VALUED AT \$2,850, PER TREE. TOTAL COST: \$99,750.

TREE PRESERVATION NOTES

- THIS TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE. BOB HOWEY, ISA CERTIFIED ARBORIST AND ASCA CONSULTING ARBORIST, WORKING FOR/AS TREE ANALYSIS GROUP, LLC (TAG) IS PROVIDING THIS TREE ASSESSMENT AND VALUATION FOR THE 37 TREES AS INDICATED ON THE PROVIDED SITE PLAN AND BASED ON THE INSPECTION ON 10/1/2017. SOME OF THESE TREES ARE INTENDED TO REMAIN WITH THE PLANNED NEW DEVELOPMENT AND SOME ARE TO BE REMOVED FROM THE DEVELOPMENT SITE LOCATED AT THE SOUTHEAST CORNER OF STROH ROAD AND PARKER ROAD, PARKER, CO.
- ENFORCEMENT OF THE TREE PRESERVATION SHALL BE IN ACCORDANCE WITH THE TOWN'S MUNICIPAL CODE.
- THE REMOVAL OR DESTRUCTION OF EACH TREE AND SHRUB IN VIOLATION OF THE PREVISIONS OF THIS SECTION FOR EACH DAY THE VIOLATION HAS OCCURRED IN VIOLATION OF AN APPROVED TREE CONSERVATION PLAN BY THE TOWN SHALL BE CONSIDERED A SEPARATE OFFENCE.
- IN ADDITION TO THE REMEDIES DESCRIBED IN THIS SECTION, THE TOWN MAY REFUSE TO ISSUE ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY UNTIL THE VIOLATION IS CURED.
- TREES AND SHRUBS DESIGNATED AS "PRESERVE" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION-RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
- SEE LANDSCAPE PLAN FOR LOCATION, SIZE, AND SPECIES OF PROPOSED PLANTING MATERIAL.

Sterling Design Associates, Ilc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, P.L.A. COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC.

TREE PRESERVATION PLAN

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JLW
approved by: JLW
project no.: 2015-015

date: 10/20/17

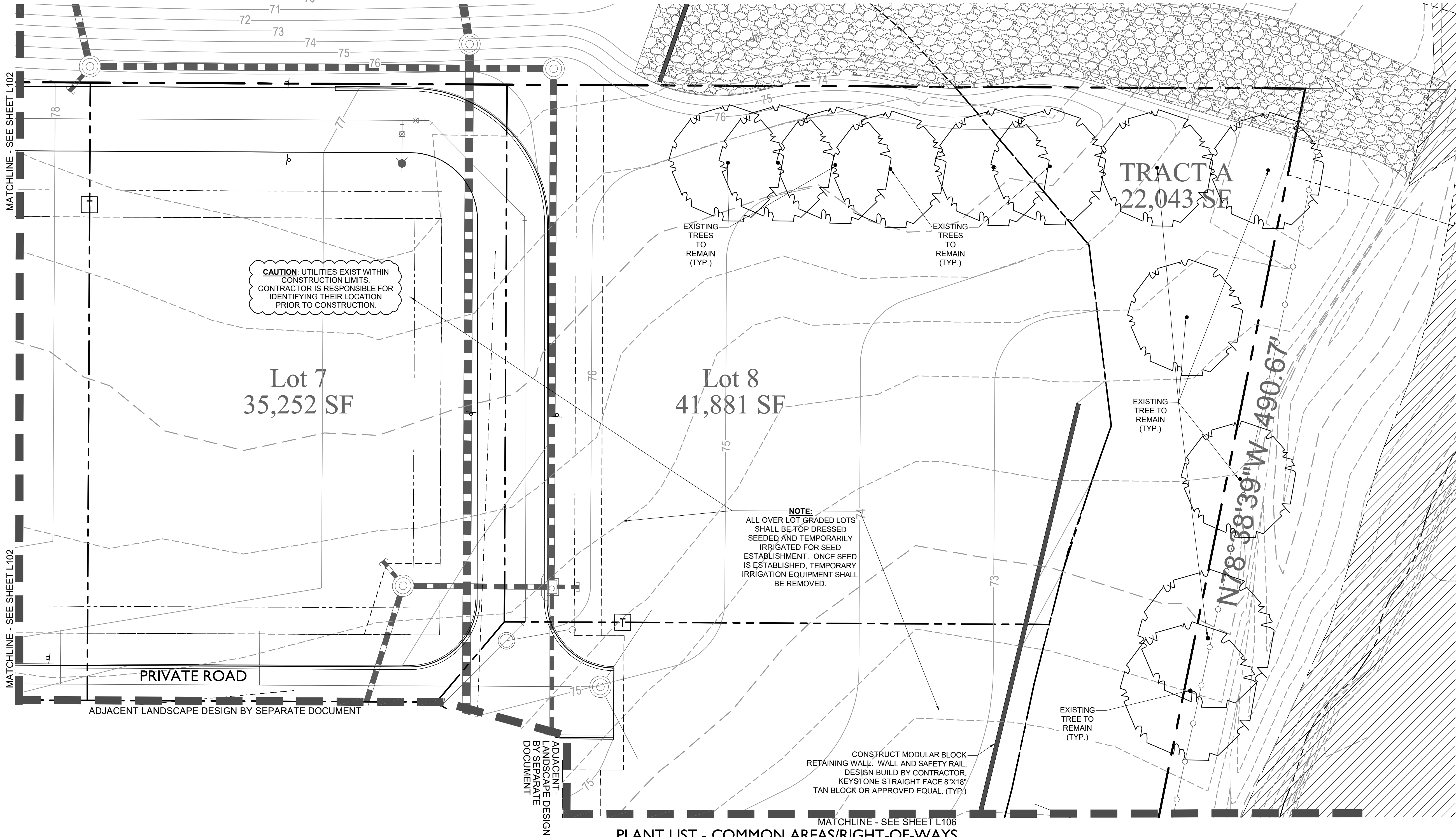
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DATE	DESCRIPTION	REVISIONS
10/26/18	5TH SUBMITTAL	
09/27/18	4TH SUBMITTAL	
08/30/18	3RD SUBMITTAL	
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

Perception
Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Parker, Colorado 80126
303-232-8088



PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL ABBR COMMON/BOTANICAL NAME

OVERSTORY TREES

	WH	WESTERN HACKBERRY <i>Celtis occidentalis</i>
	KC	"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'
	BO	BURR OAK <i>Quercus macrocarpa</i>

TURF SOD / NATIVE SEED

	CANADIAN BLUE FESCUE GRASS SOD
	NATIVE SEED MIX

SYMBOL ABBR COMMON/BOTANICAL NAME

EVERGREEN TREES

	PY	PINYON PINE <i>Pinus edulis</i>
	PP	PONDEROSA PINE <i>Pinus ponderosa</i>

ORNAMENTAL TREES

	AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'
	SC	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>
	GO	GAMBEL OAK <i>Quercus gambellii</i>
	JT	JAPANESE TREE LILAC <i>Syringa reticulata</i>

EVERGREEN SHRUBS

	CJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'
	OG	COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>

MULCH

	ROCK MULCH
	STEEL EDGING

SYMBOL ABBR COMMON/BOTANICAL NAME

ORNAMENTAL GRASSES

	* FG	FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'
	RW	RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
	* OF	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'

PERENNIALS / GROUND COVER

	YW	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
	SN	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
	MC	MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
	CT	WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
	* AJ	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'

DECIDUOUS SHRUBS

	SS	SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>
	BM	BLUE MIST SPIREA <i>Carlyopteris x clandonensis</i>
	DR	DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'
	GS	GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'
	RM	ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'

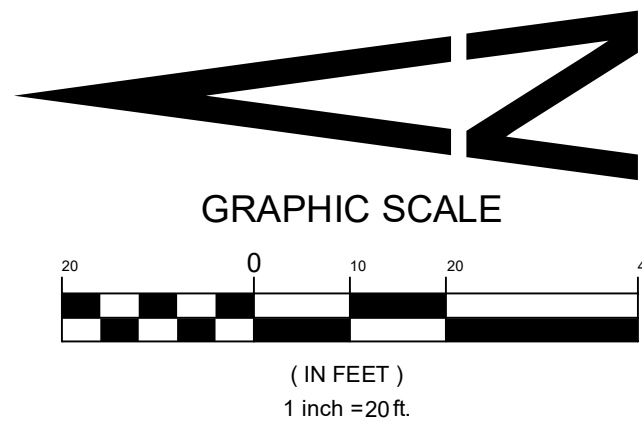
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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

date: 10/20/17

SHEET

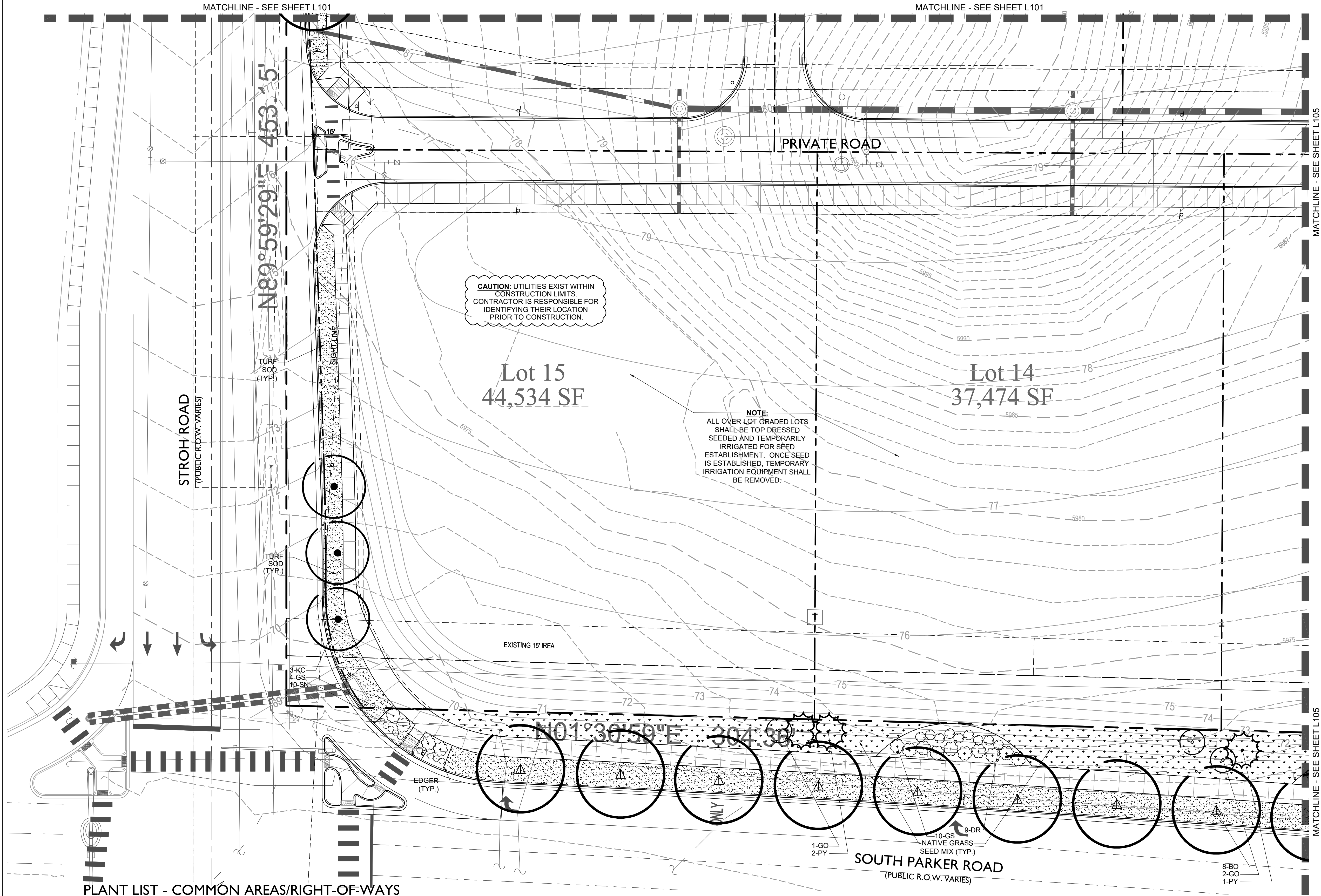
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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DATE	DESCRIPTION	REVISIONS
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08/30/18	3RD SUBMITTAL	
09/27/18	4TH SUBMITTAL	
10/26/18	5TH SUBMITTAL	



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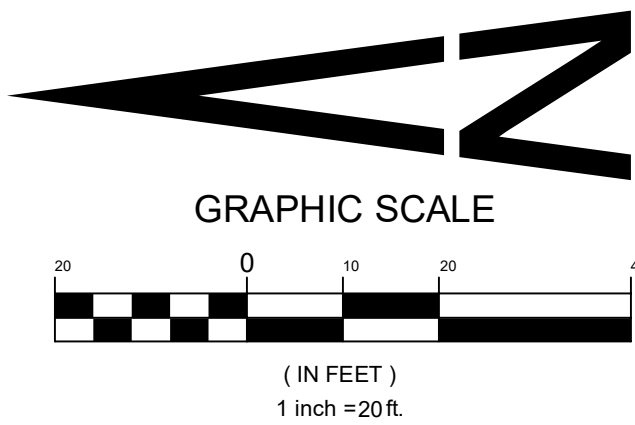
PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES					
KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	PY		PINYON PINE <i>Pinus edulis</i>
BO		BURR OAK <i>Quercus macrocarpa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	EVERGREEN SHRUBS		
			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'
			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>
TURF SOD / NATIVE SEED					
		CANADIAN BLUE FESCUE GRASS SOD			ROCK MULCH
		NATIVE SEED MIX			STEEL EDGING

SYMBOL	ABBR	COMMON/BOTANICAL NAME
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A	AJ	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'

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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

PARKER POINT
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

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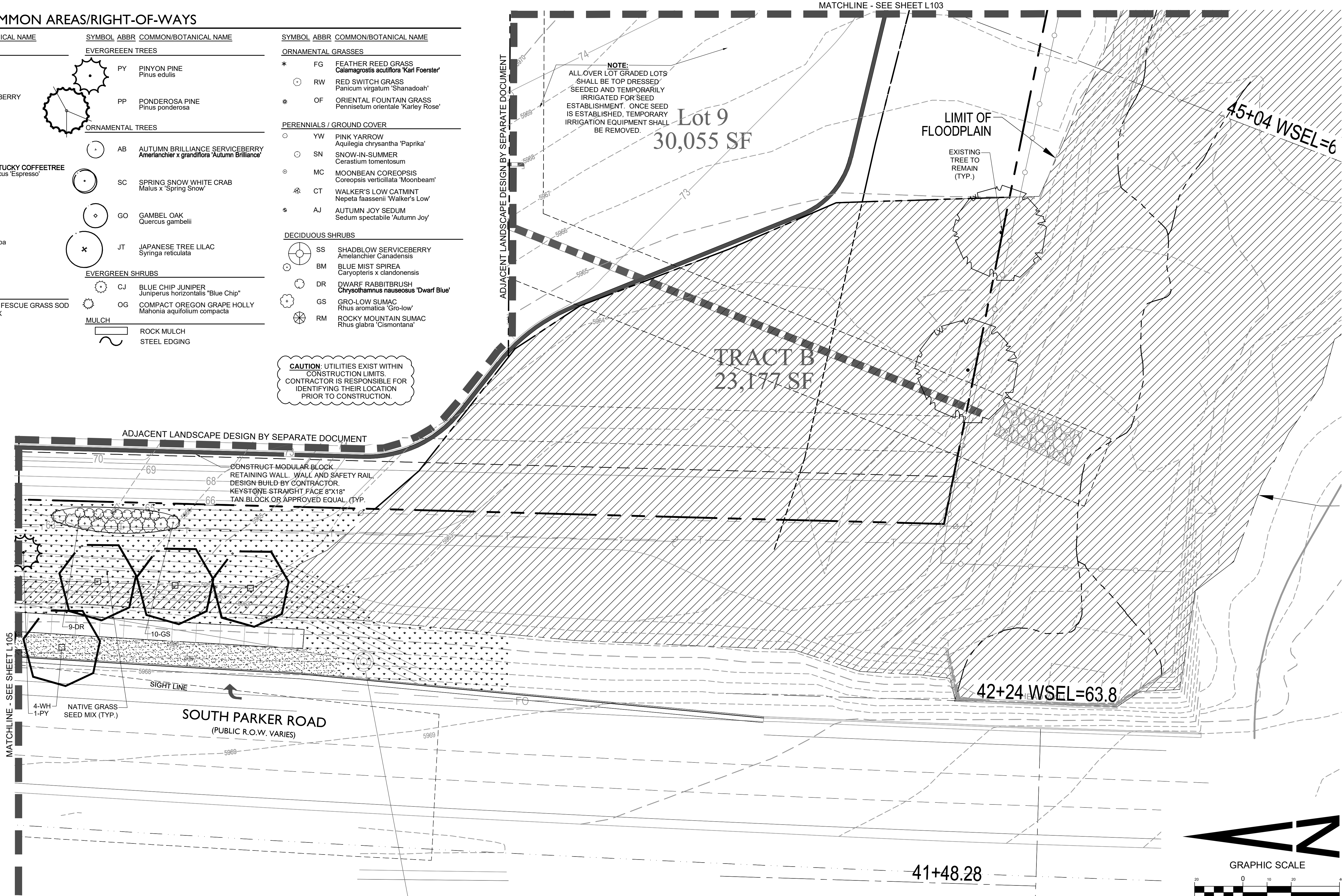
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PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL			ABBR	COMMON/BOTANICAL NAME	SYMBOL			ABBR	COMMON/BOTANICAL NAME	SYMBOL			ABBR	COMMON/BOTANICAL NAME	
OVERSTORY TREES					EVERGREEN TREES					ORNAMENTAL GRASSES					
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		Celtis occidentalis			Pinus edulis			⊙	RW		RED SWITCH GRASS		○	SN	SNOW-IN-SUMMER
					Pinus ponderosa			⊛	OF		ORIENTAL FOUNTAIN GRASS		⊙	MC	MOONBEAN COREOPSIS
KC	"ESPRESSO" KENTUCKY COFFEETREE		PP	PONDEROSA PINE	ORNAMENTAL TREES		⊛	CT	WALKER'S LOW CATMINT		⊛	AJ	AUTUMN JOY SEDUM		
	Gymnocladus dioicus 'Espresso'			Pinus ponderosa			⊛	AB	AUTUMN BRILLIANCE SERVICEBERRY		⊛	CT	Nepeta faassenii 'Walker's Low'		
							⊛	SC	SPRING SNOW WHITE CRAB		⊛	AJ	Sedum spectabile 'Autumn Joy'		
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BO	BURR OAK		JT	JAPANESE TREE LILAC	EVERGREEN SHRUBS		⊛	CJ	BLUE CHIP JUNIPER		⊛	SS	SHADBLOW SERVICEBERRY		
	Quercus macrocarpa			Syringa reticulata			⊛	OG	COMPACT OREGON GRAPE HOLLY		⊛	BM	BLUE MIST SPIREA		
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TURF SOD / NATIVE SEED					MULCH					DECIDUOUS SHRUBS					
CANADIAN BLUE FESCUE GRASS SOD					ROCK MULCH										
NATIVE SEED MIX					STEEL EDGING										

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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

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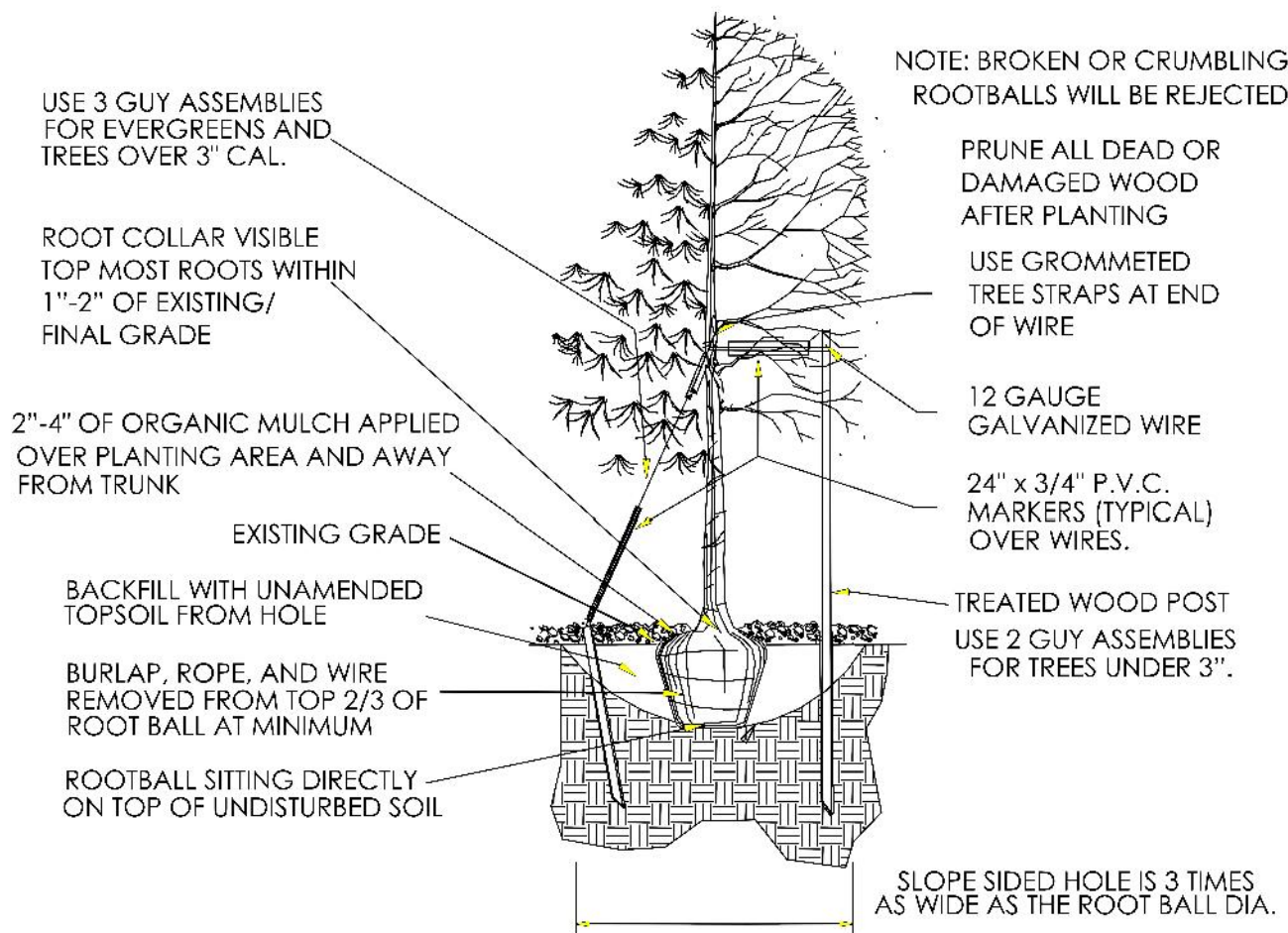
design by: JLW
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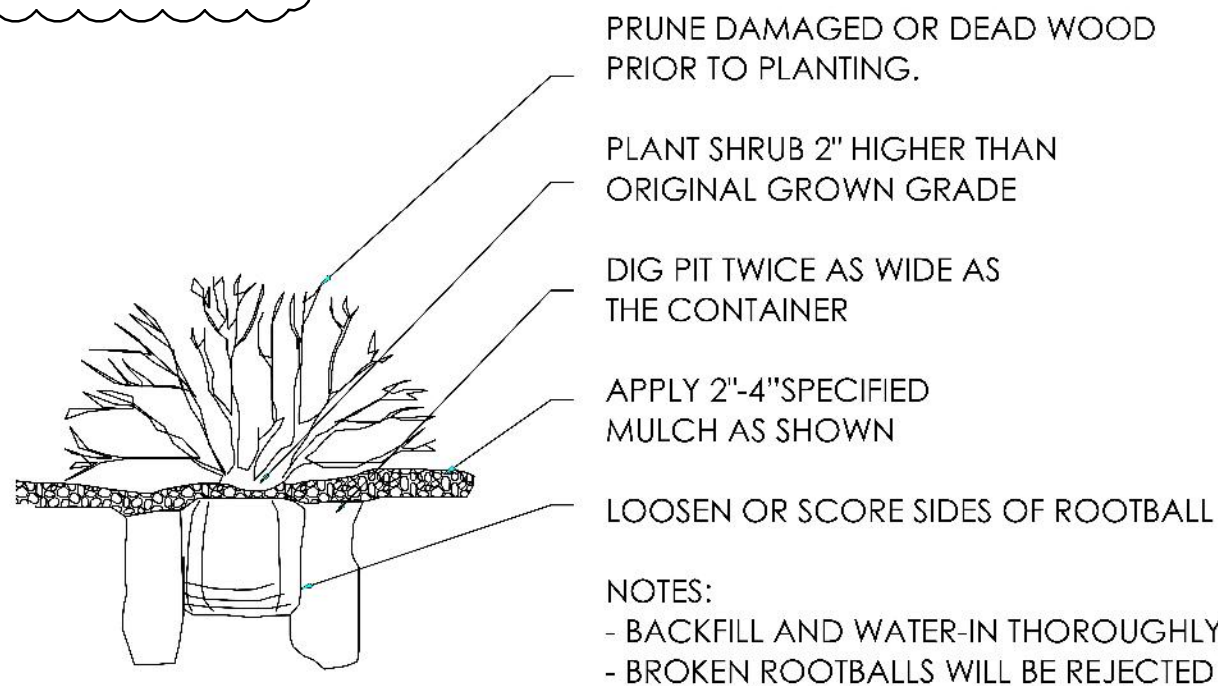
TOWN OF PARKER PLANTING STANDARDS



- 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.
- Rescuing 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 PLANTING STANDARDS

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LANDSCAPING ACKNOWLEDGEMENT

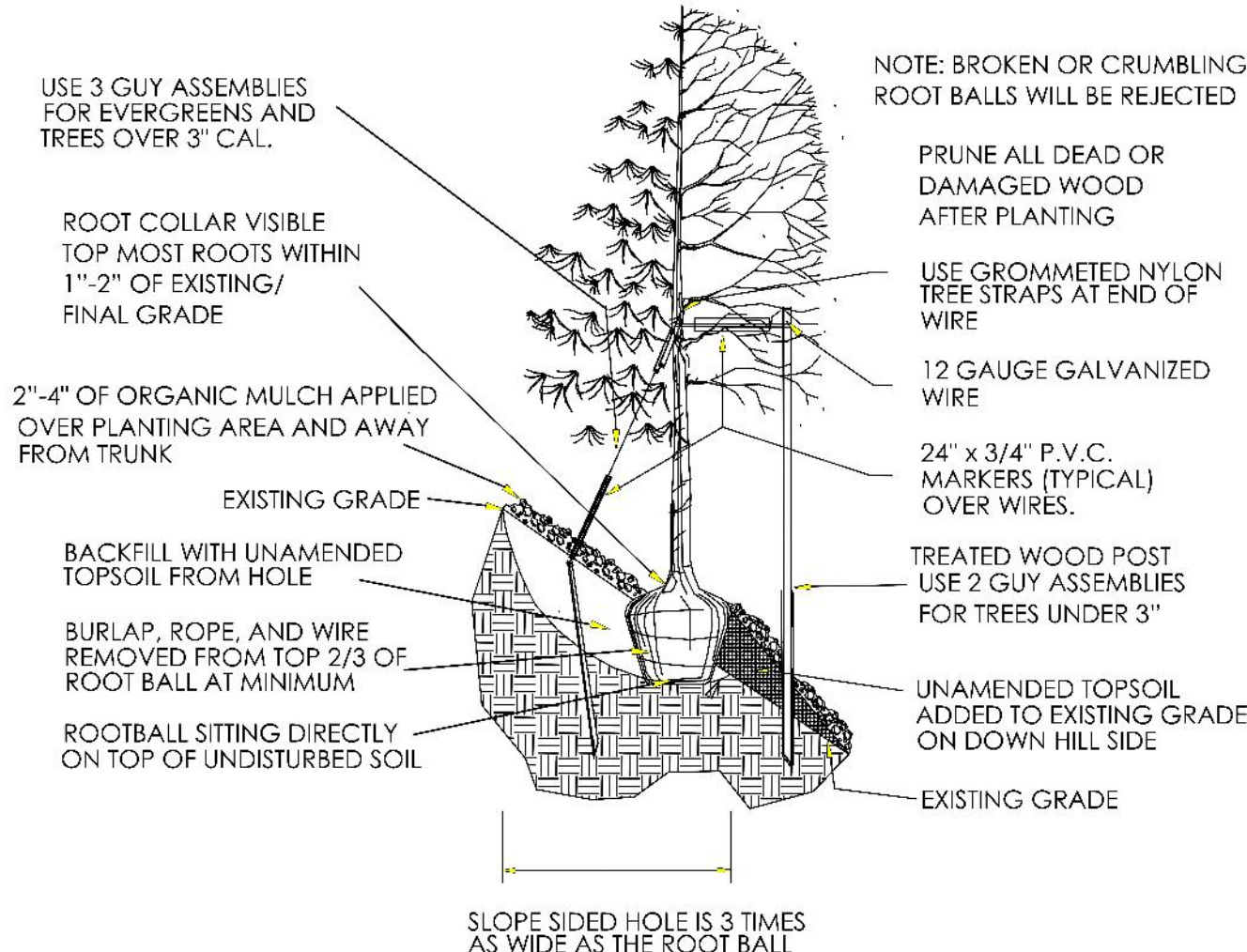
NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

APPLICANT AND/OR OWNER _____ DATE _____

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TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER WATER TAP WORKSHEET - COMMON AREAS/R.O.W.



Landscape/Irrigation Worksheet

Project Name: Parker and Stroh Site Overall

Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	Low Water			Sub-Total of	PWSD one	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Native Grass and Perennials (10,000sf = 1 SFE)	Spray Shrubs & Drip Irrigated area (20,000sf = 1 SFE)			
70,419 sf total				Temp Irrigation		
Area #1	14,193.sf x 1 = 14.193	0.sf x .6 = 0	9,120.sf x .3 = 2.736	47,106.sf x 0 = 0	16,929sf	6,000
			Drip for Trees/Shrubs			2.8 SFE's

Worksheet Completed by: Joseph L. Wilson, PLA, CID
Company: Sterling Design Associates, LLC
Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
Attn: - - - -
Billing Address: - - - -
Phone #: - - - -

ET Controller (with Rain Sensor)

Manufacturer	Weathermatic Smartwire 2-wire W/ Smartlink Arciord & SLW5 Weather Station
Model number	SL9696TW BASE STATION W/ Smartlink Arciord & SLW5 Weather Station

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

LANDSCAPE DATA - COMMON AREAS/RIGHT-OF-WAYS

STREETSCAPE LANDSCAPING

DESCRIPTION	AREA	REQUIRED	PROVIDED
S. PARKER ROAD	885 LF	22 TREES (1/40)	22 TREES
STROH ROAD	565 LF	14 TREES (1/40)	14 TREES

GENERAL ONSITE LANDSCAPING REQUIREMENTS

DESCRIPTION	AREA	REQUIRED	PROVIDED
WEST EDGE	27,434 SF	18 TREES (1/1,500), 92 SHRUBS (5/1,500)	18 TREES, 150 SHRUBS
MEDIANS	948 SF	1 TREES (1/1,500), 4 SHRUBS (5/1,500)	9 TREES, 0 SHRUBS
NE CORNER ENTRY	24,265 SF	17 TREES (1/1,500), 81 SHRUBS (5/1,500)	17 TREES, 120 SHRUBS

DIVERSITY:
A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES.

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	19	61	25%

LANDSCAPE COVERAGE:
OVERALL LANDSCAPE LANDSCAPE AREA: 70,419 SF (100.0%)
MINIMUM LANDSCAPE COVERAGE (MIN 75%) 52,815 SF (75.0%)
LANDSCAPE AREA COVERAGE PROPOSED: 63,167 SF (89.7%)
*INCLUDES PLANTED BED SF, TURF, NATIVE SEED MIX, AND EVERGREEN TREES.

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	MATURE HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
12 WH			WESTERN HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL. B&B	60' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
5 KC			"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	2.5" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
19 BO			BURR OAK <i>Quercus macrocarpa</i>	2.5" CAL. B&B	70' X 50'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
6 AB			AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanclier x grandiflora</i> 'Autumn Brilliance'	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3 SC			SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
10 GO			GAMBEL OAK <i>Quercus gambelii</i>	1.5" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
6 JT			JAPANESE TREE LILAC <i>Syringa reticulata</i>	1.5" CAL. B&B	20' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
7 PY			PINYON PINE <i>Pinus edulis</i>	6' HT. B&B	25' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
12 PP			PONDEROSA PINE <i>Pinus ponderosa</i>	6' HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
16 SS			SHADBLow SERVICEBERRY <i>Amelanchier Canadensis</i>	#5 (18"-24" HT.)	15' X 10'	LOW / MEDIUM	SPACING PER PLAN FULL FORM
42 BM			BLUE MIST SPIREA <i>Caryopteris x dandonensis</i>	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
71 DR			DWARF RABBITBRUSH <i>Oryzophorus nauseosus</i> 'Dwarf Blue'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
70 GS			GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
22 RM			ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'	#5 (15"-18" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
27 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
21 OG			COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
* 121 FG			FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster' (ESTABLISHED)	#1	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
35 RW			RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah' (ESTABLISHED)	#1	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
* 93 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose' (ESTABLISHED)	#1	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
26 YW			PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
120 SN			SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	#1	1' X 2.5'	LOW	SPACING PER PLAN FULL FORM
32 MC			MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
36 CT			WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
32 AJ			AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	#1	2' X 1'	LOW	SPACING PER PLAN FULL FORM
TURF SOD / NATIVE SEED							
14,193 SF			CANADIAN BLUE FESCUE GRASS SOD			GRASS SOD	SEE LANDSCAPE NOTES
47,106 SF			NATIVE/WILDFLOWERS SEED MIX			GRASS SEED	SEE SEED NOTES
MULCH							
			COLOR/MATERIAL:	-ROCK MULCH			
			AREA:	-9,120 SF			
			TYPE:	-2"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.			
				STEEL EDGING - 1,145 LF			

TOWN SIGNATURE BLOCK

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S 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 ENGINEER CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED, AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

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

TOWN OF PARKER, PUBLIC WORKS MANAGER, TRANSPORTATION _____ DATE _____

Perception
Design Group, Inc.

Consulting Civil Engineers
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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

10/26/18	5TH SUBMITTAL	09/27/18	4TH SUBMITTAL	08/30/18	3RD SUBMITTAL	06/18/18	TREE PRESERVATION PLAN REVIEW	04/27/18	2ND SUBMITTAL	04/22/18	1ST SUBMITTAL	10/20/17	INITIAL SUBMITTAL	DATE	DESCRIPTION	REVISIONS

LANDSCAPE DETAILS & COMMON AREAS / R.O.W. LEGEND

PARKER POINT
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

Sterling Design Associates, Ilc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC.

design by: JLV
approved by: JLV
project no.: 2015-015

date: 10/20/17

SHEET

L107



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STANDARD LANDSCAPE NOTES

1. COORDINATION

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, AND IRRIGATION PLANS, STANDARDS AND SPECIFICATIONS, TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY AND UP-TO-DATE ISSUE PLAN SETS.
 - ALL LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR THE GOVERNING JURISDICTION 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.
 - 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.
2. COMPLIANCE

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ANY STANDARDS, AND SPECIFICATIONS.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
3. GUARANTEE

- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE AND REPAIR/REPLACE ANY PORTIONS OF THE IRRIGATION SYSTEM AS NECESSARY IN THAT TIME.
4. COMPLETION AND MAINTENANCE

- FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - LANDSCAPE MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, RE-GRADING, REPLANTING, DISEASE AND INSECT PROTECTION. IF SITE IS TO OPEN DURING WINTER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT ON TIMING FOR THE INSTALLATION OF PLANT MATERIAL. THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
 - GRADING MAINTENANCE: 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, THESE NOTES, THE GRADING PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
 - IRRIGATION MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
5. SITE CONDITIONS

- 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. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED.
 - 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 AN INJURY TO ANY PERSON. 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.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - 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 TO REMAIN. THE CONTRACTOR SHALL REPLACE ANY SUCH PLANTS DAMAGED DURING CONSTRUCTION/MAINTENANCE PERIODS WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. DAMAGE AND CLEANING

- CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.

7. RIGHT OF REJECTION

- OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.
8. SOIL PREPARATION

- 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. 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.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT OR APPROVED EQUAL AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. AMENDMENT SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
9. PLANT MATERIAL

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
10. PLANTING

- TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. NO 'T'-STAKES' SHALL BE USED FOR TREES.
 - TREES INSTALLATION PROCEDURE: SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
 - BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - 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 BEDS SHALL BE CONTAINED WITH EDGE AS SPECIFIED IN THE LEGEND. EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. WHEN STEEL EDGING IS SPECIFIED, ALL STEEL 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: GREEN.
11. MULCH

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED 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 SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. TREE RING SIZE SHALL REFERENCE INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. 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 ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED EQUAL. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
12. SODDING

- SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311. SOIL PREP., INSTALL, AND WATER ACCORDING TO TURF MASTERS GUIDELINES.
13. IRRIGATION

- 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 MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 - ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE PER LOCAL, STATE, AND FEDERAL CODE.
 - REFER TO THE IRRIGATION PLAN (AS APPLICABLE).

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

1. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.

2. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.

3. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.

4. NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OR THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.

5. LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.

6. IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.

7. LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.

8. FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

TREE PROTECTION NOTES

1. USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.

2. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. THE JURISDICTION MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

3. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.

4. FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.

5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

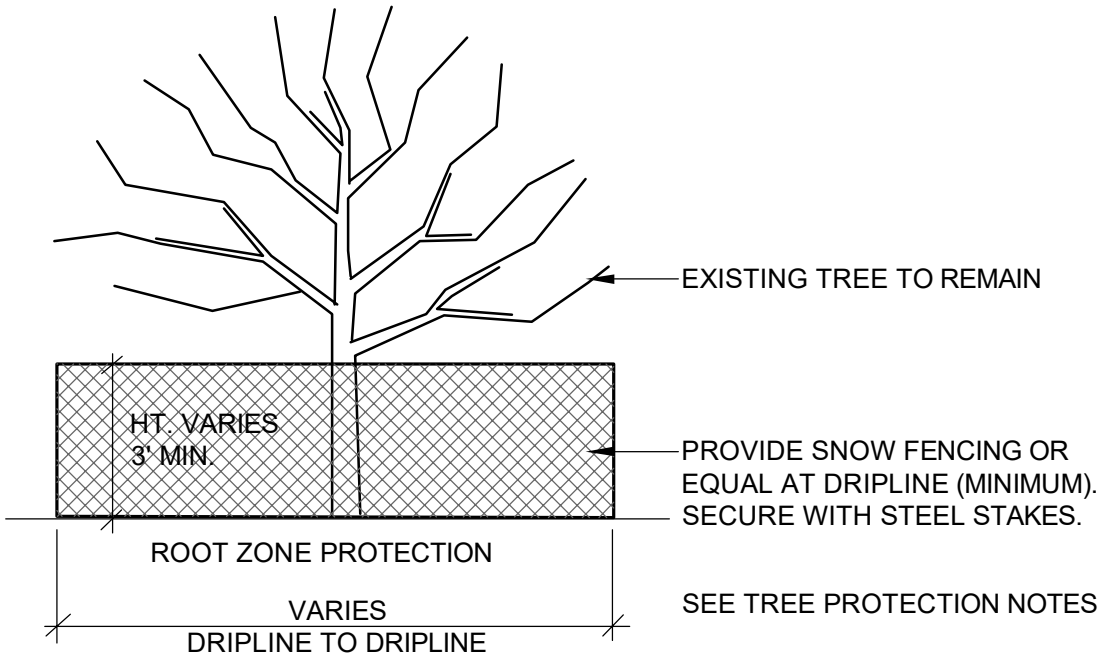
6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

7. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.

8. THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.

9. UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.

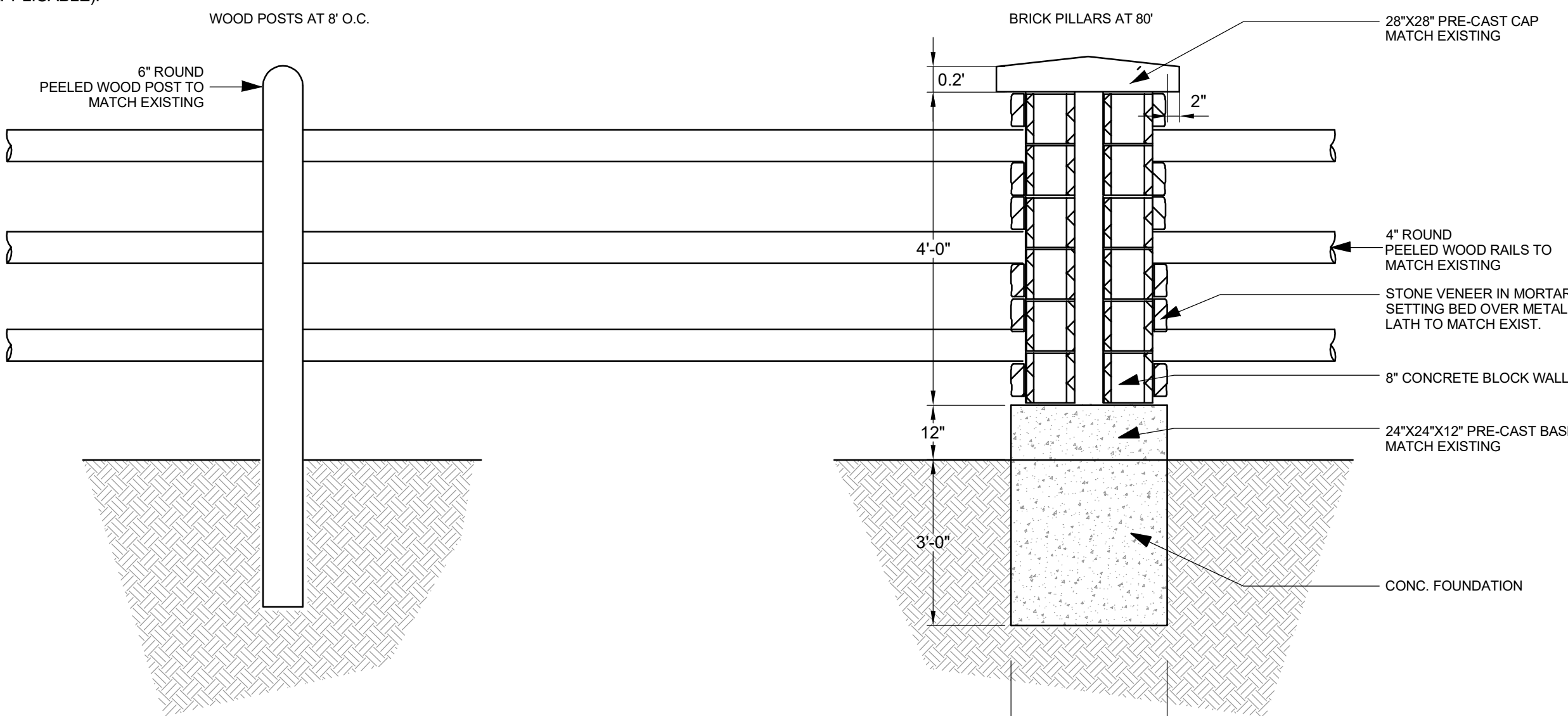
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.



EXISTING TREE PROTECTION

NOT TO SCALE

1



FENCE REPLACEMENT DETAIL

NOT TO SCALE

2

SEED NOTES

1. ALL SEED MIXES SUGGESTED THROUGH: WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935		<u>'TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)</u> SEEDING RATE: 3 LBS/1000 SQ. FT.	
		%	<u>COMMON NAME</u>
		25%	EPHRAIM CRESTED WHEATGRASS
		23%	SHEEP FESCUE
		18%	PERENNIAL RYEGRASS
		13%	CANADA BLUEGRASS
		12%	BARLEY OR OATS
		9%	BLUE FESCUE
WOOD FIBER MULCH		46	
15-15-15 ORGANIC FERTILIZER		9	
ORGANIC BINDER		4	

SEED ESTABLISHMENT NOTES

1. INSTALL PER SEED PROVEYOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.

2. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.

3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.
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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.



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Design Group, Inc.

Consulting Civil Engineers
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Littleton, Colorado 80126
303-232-8088

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

10/26/18	5TH SUBMITTAL	09/27/18	4TH SUBMITTAL	08/30/18	3RD SUBMITTAL	06/18/18	TREE PRESERVATION PLAN REVIEW	04/27/18	2ND SUBMITTAL	02/28/18	1ST SUBMITTAL	10/20/17	INITIAL SUBMITTAL	DATE	DESCRIPTION	REVISIONS

LANDSCAPE NOTES

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROTH ROAD
PARKER, COLORADO

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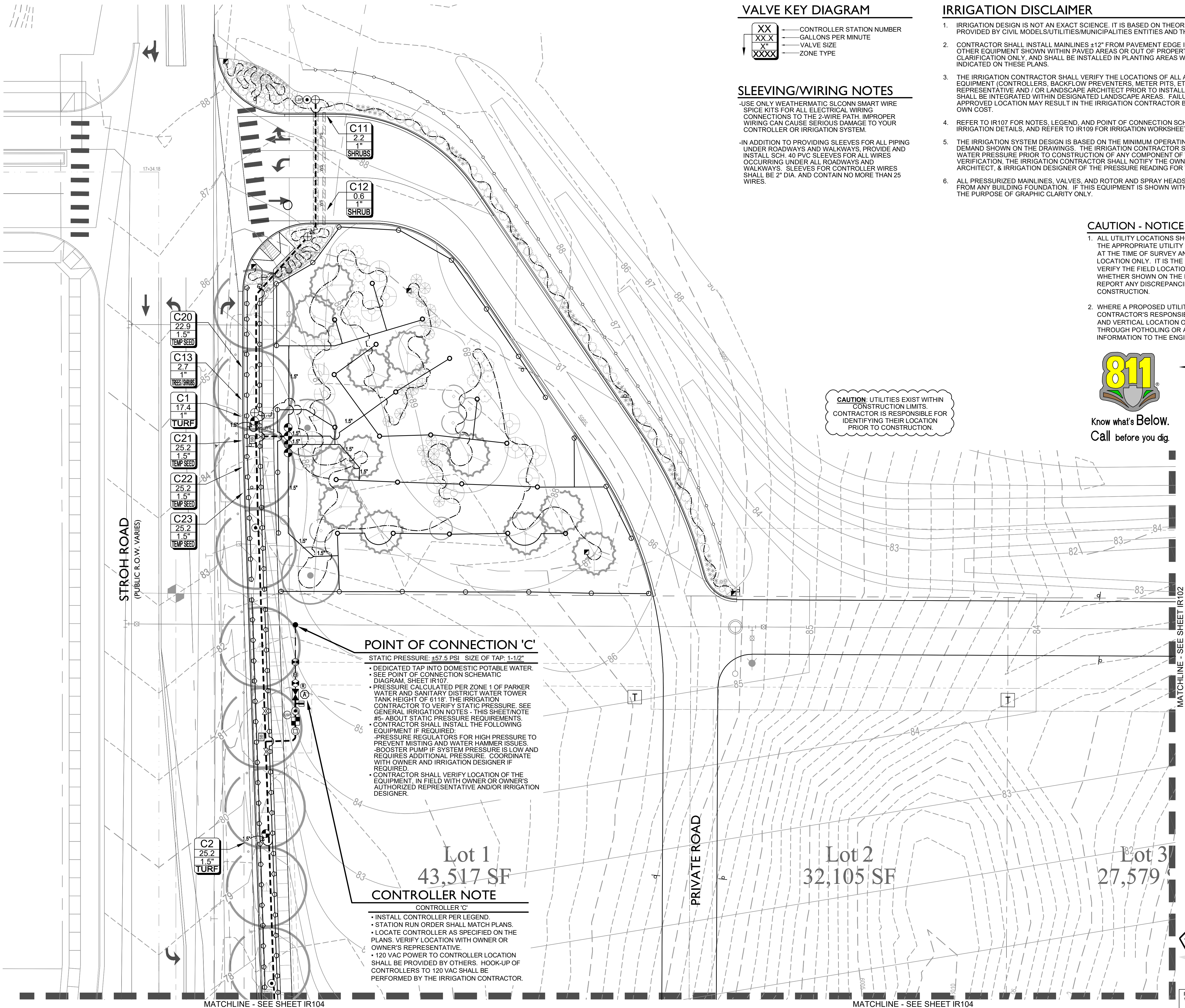
PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L.
WILSON, CID, P.E., COLORADO REGISTRATION LA-304 FOR &
ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

design by: JLW
approved by: JLW
project no.: 2015-015

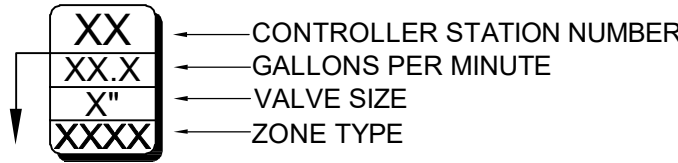
date: 10/20/17

SHEET

L108



VALVE KEY DIAGRAM



SLEEVING/WIRING NOTES

-USE ONLY WEATHERMATIC SLCONN SMART WIRE SPICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH. IMPROPER WIRING CAN CAUSE SERIOUS DAMAGE TO YOUR CONTROLLER OR IRRIGATION SYSTEM.

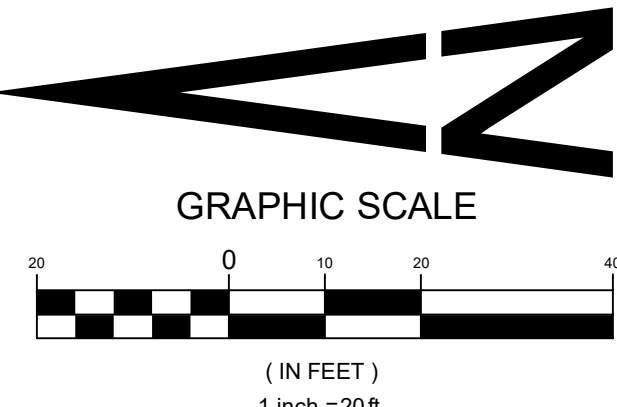
-IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS AND PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

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- ALL PRESSURIZED MAINLINES, VALVES, 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.

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

POINT OF CONNECTION 'C'

STATIC PRESSURE: ±57.5 PSI SIZE OF TAP: 1-1/2"

- DEDICATED TAP INTO DOMESTIC POTABLE WATER.
- SEE POINT OF CONNECTION SCHEMATIC DIAGRAM, SHEET IR107.
- PRESSURE CALCULATED PER ZONE 1 OF PARKER WATER AND SANITARY DISTRICT WATER TOWER TANK HEIGHT OF 6118'. THE IRRIGATION CONTRACTOR TO VERIFY STATIC PRESSURE. SEE GENERAL IRRIGATION NOTES - THIS SHEET/NOTE #5- ABOUT STATIC PRESSURE REQUIREMENTS.
- CONTRACTOR SHALL INSTALL THE FOLLOWING EQUIPMENT IF REQUIRED:
 - PRESSURE REGULATORS FOR HIGH PRESSURE TO PREVENT MISTING AND WATER HAMMER ISSUES.
 - BOOSTER PUMP IF SYSTEM PRESSURE IS LOW AND REQUIRES ADDITIONAL PRESSURE. COORDINATE WITH OWNER AND IRRIGATION DESIGNER IF REQUIRED.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT. IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR IRRIGATION DESIGNER.

Lot 1
43,517 SF
CONTROLLER NOTE

CONTROLLER 'C'

- INSTALL CONTROLLER PER LEGEND.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER AS SPECIFIED ON THE PLANS. VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR.

Perception
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303-322-8088

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COLORADO REG # 30226
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IRRIGATION PLAN - COMMON AREAS / R.O.W.

design by: JLW
approved by: JLW
project no.: 2015-015

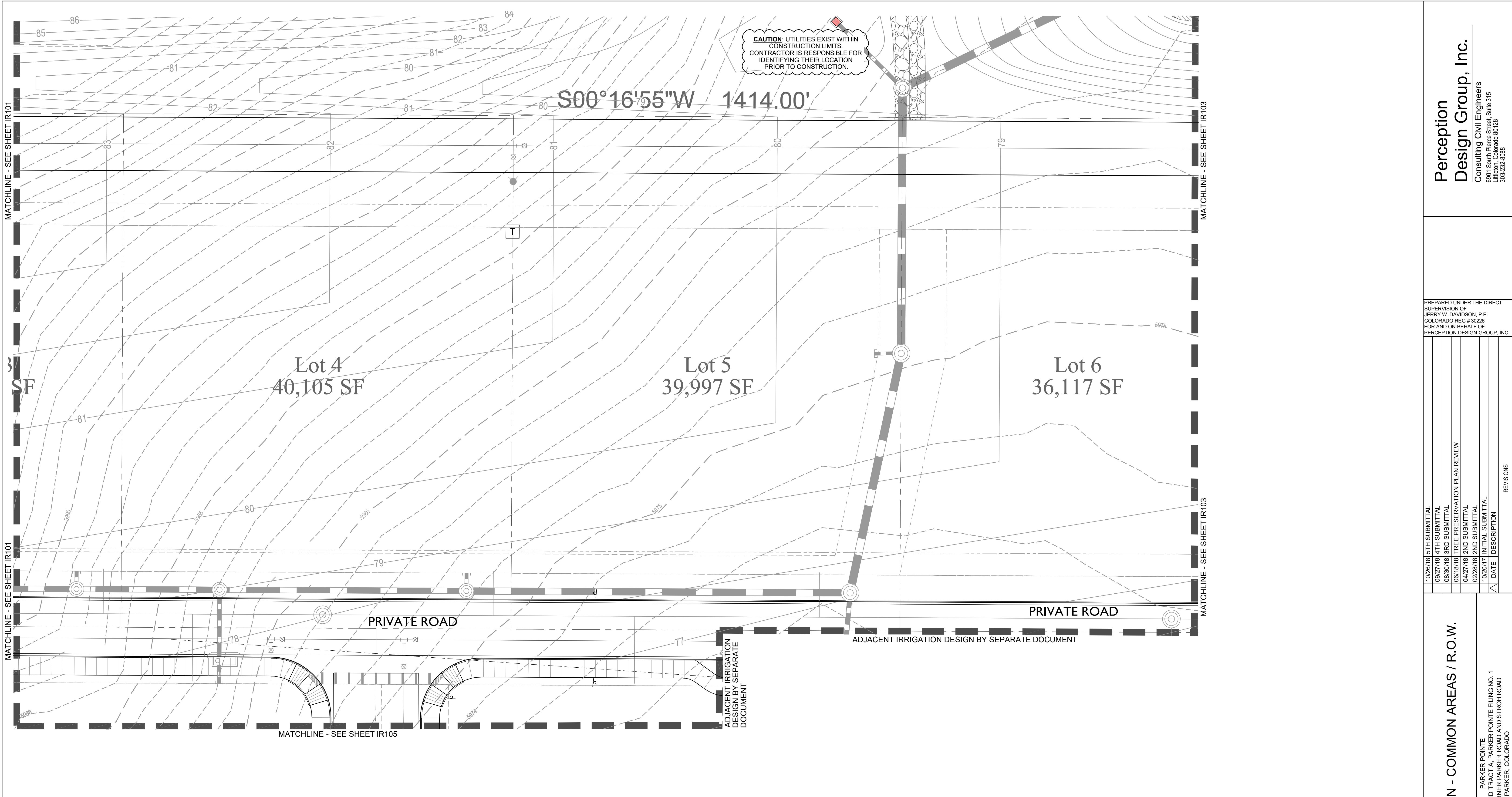
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SHEET

IR101

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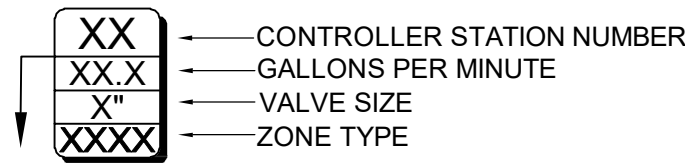


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VALVE KEY DIAGRAM

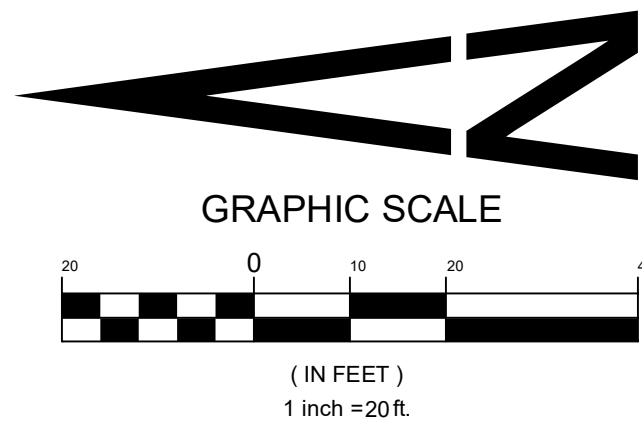


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IRRIGATION PLAN - COMMON AREAS / R.O.W.

PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

date: 10/20/17

SHEET

IR102

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

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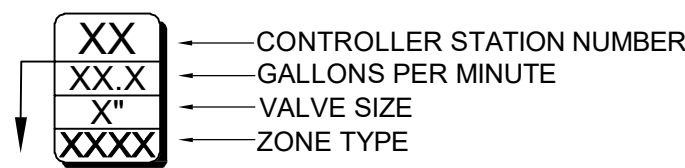


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VALVE KEY DIAGRAM



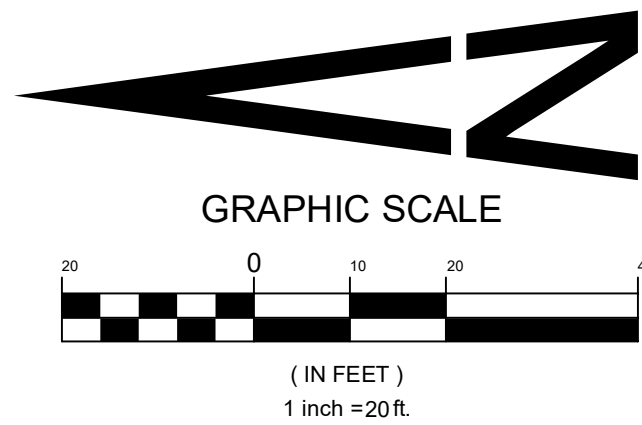
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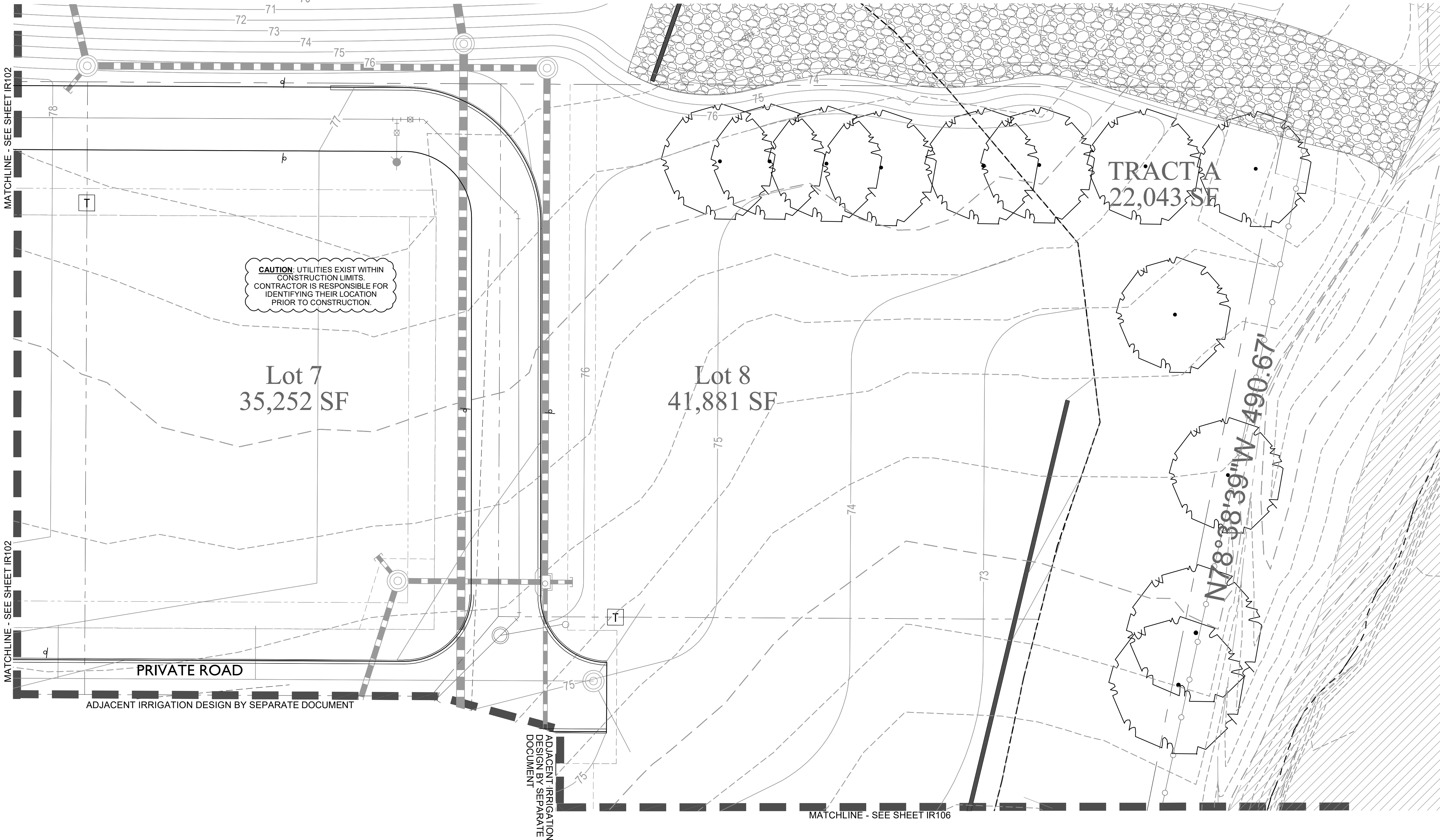
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IRRIGATION PLAN - COMMON AREAS / R.O.W.

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PARKER, COLORADO

design by: J.L.W.
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SHEET

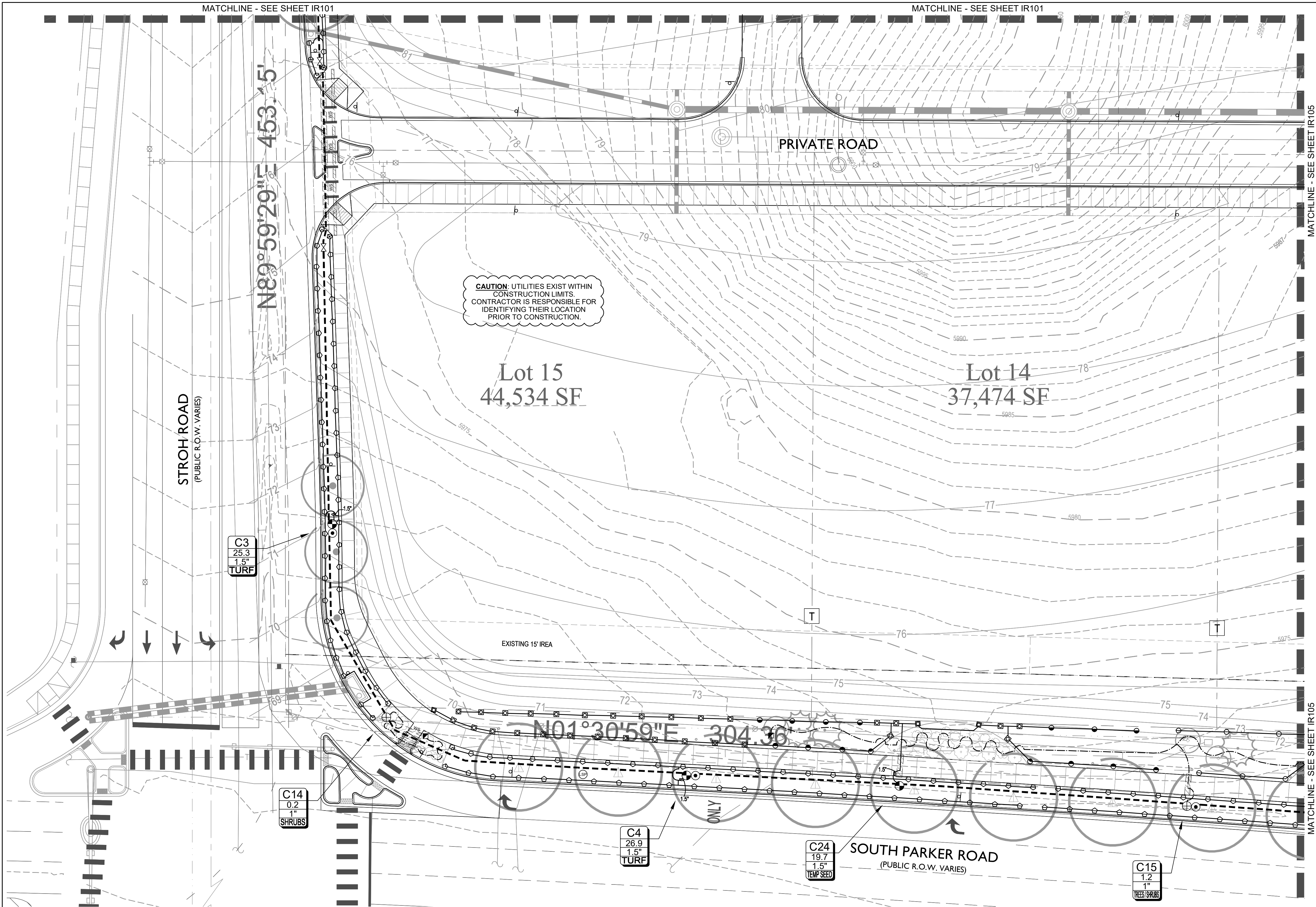
IR103

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FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
10/20/18	5TH SUBMITTAL	
09/27/18	4TH SUBMITTAL	
08/30/18	3RD SUBMITTAL	
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

IRRIGATION PLAN - COMMON AREAS / R.O.W.

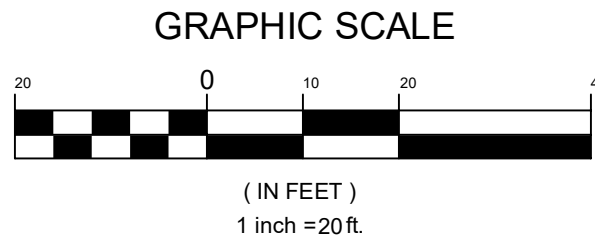
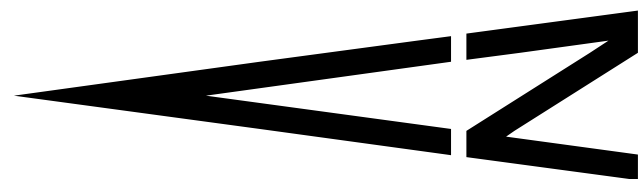
PARKER POINT
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JLV
approved by: JLV
project no.: 2015-015

date: 10/20/17

SHEET

IR104

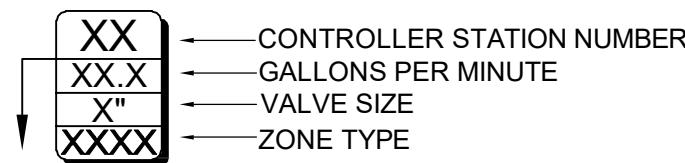


Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D., P.E., COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC.

VALVE KEY DIAGRAM



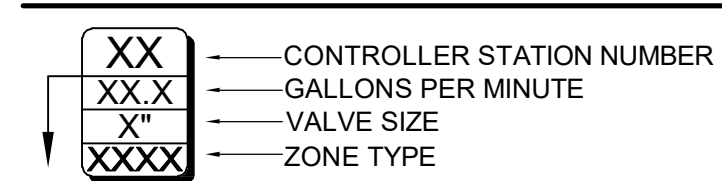
SLEEVING/WIRING NOTES

USE ONLY WEATHERMATIC SLCONN SMART WIRE SPICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH. IMPROPER WIRING CAN CAUSE SERIOUS DAMAGE TO YOUR CONTROLLER OR IRRIGATION SYSTEM.

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

IRRIGATION DISCLAIMER

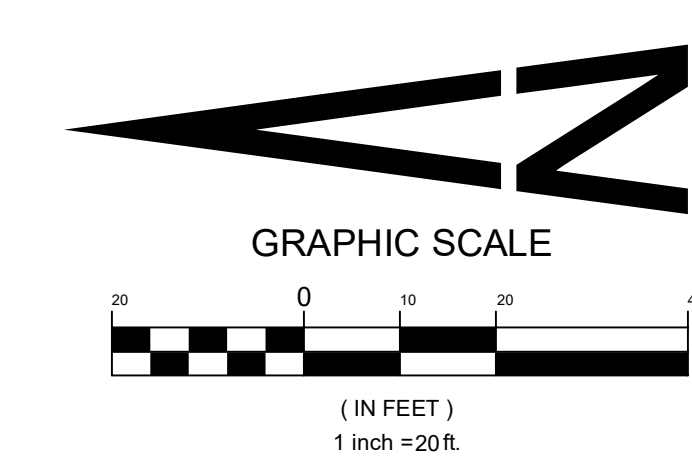
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2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. 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.
4. REFER TO IR107 FOR NOTES, LEGEND, AND POINT OF CONNECTION SCHEMATIC DIAGRAM, REFER TO IR108/109 FOR IRRIGATION DETAILS, AND REFER TO IR109 FOR IRRIGATION WORKSHEETS.
5. 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.
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PREPARED UNDER THE DIRECT
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COLORADO REG # 30226
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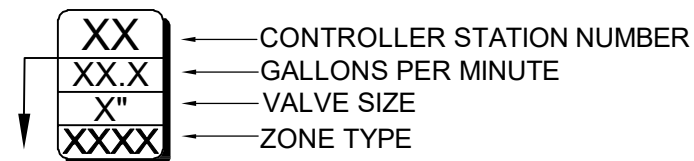
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IR105

VALVE KEY DIAGRAM



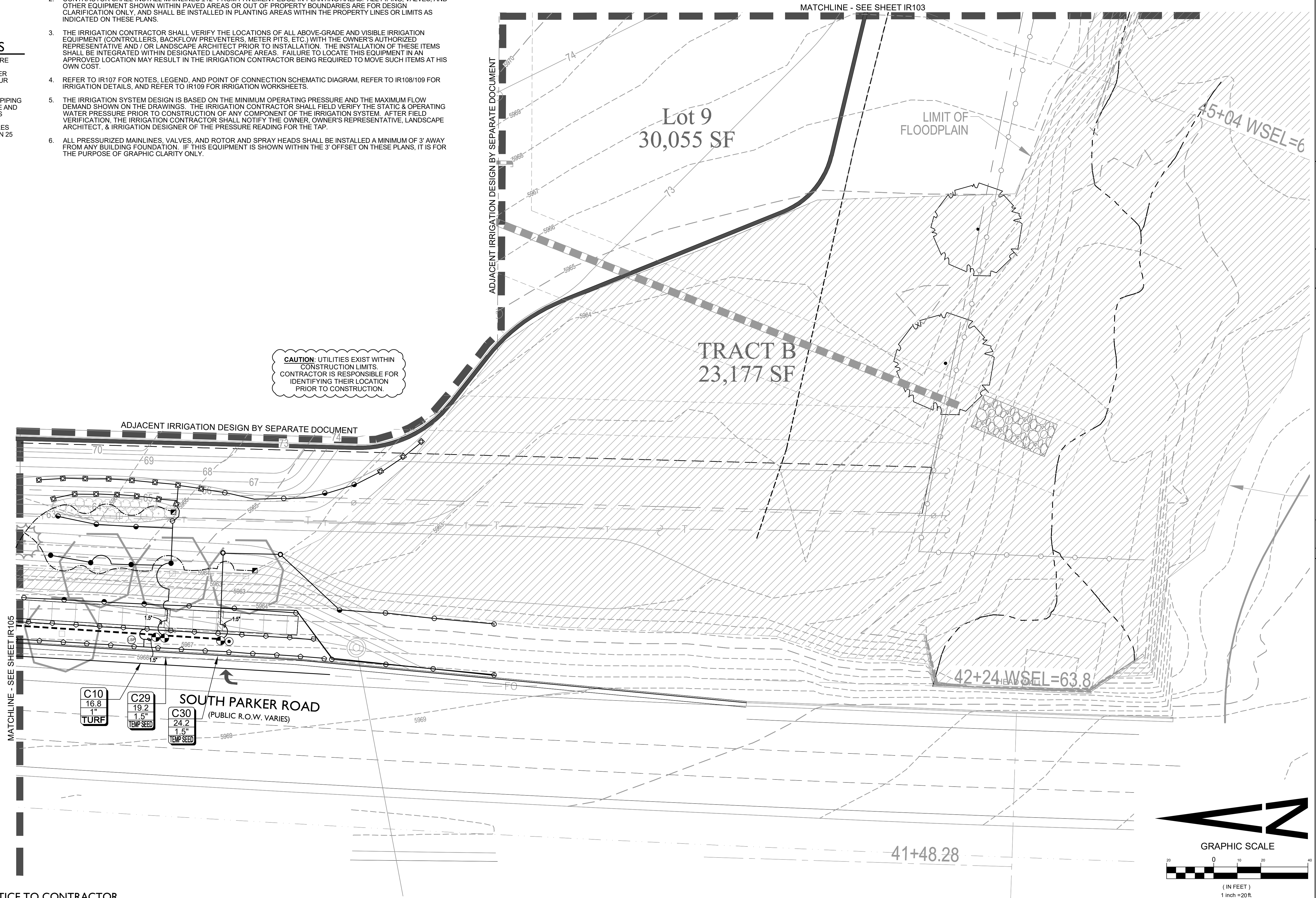
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Design Group, Inc.
Consulting Civil Engineers
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303-232-8088

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SHEET

IR106



Know what's Below.
Call before you dig.

CAUTION - NOTICE TO CONTRACTOR

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TOWN OF PARKER WATER TAP WORKSHEET - COMMON AREAS/R.O.W.



Landscape/Irrigation Worksheet

Project Name: Parker and Stroh Site Overall

Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

Landscape Area	High Water	Low Water	Drip Irrigated		Sub-Total of Non-Irrigated area (calculated) Areas	PWSDF one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	area (20,000sf = 1 SFE)				
70,419 sf total			Temp Irrigation				
Area #1	14,193 sf x 1 = 14,193	0 sf x .6 = 0	9,120 sf x .3 = 2,736	47,106 sf x 0 = 0	16,929sf	6,000	2.8 SFE's
			Drip for Trees/Shrubs				

Worksheet Completed by: Joseph L. Wilson, PLA, CID
Company: Sterling Design Associates, LLC
Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
Attn: ----
Billing Address: ----
Phone #: ----

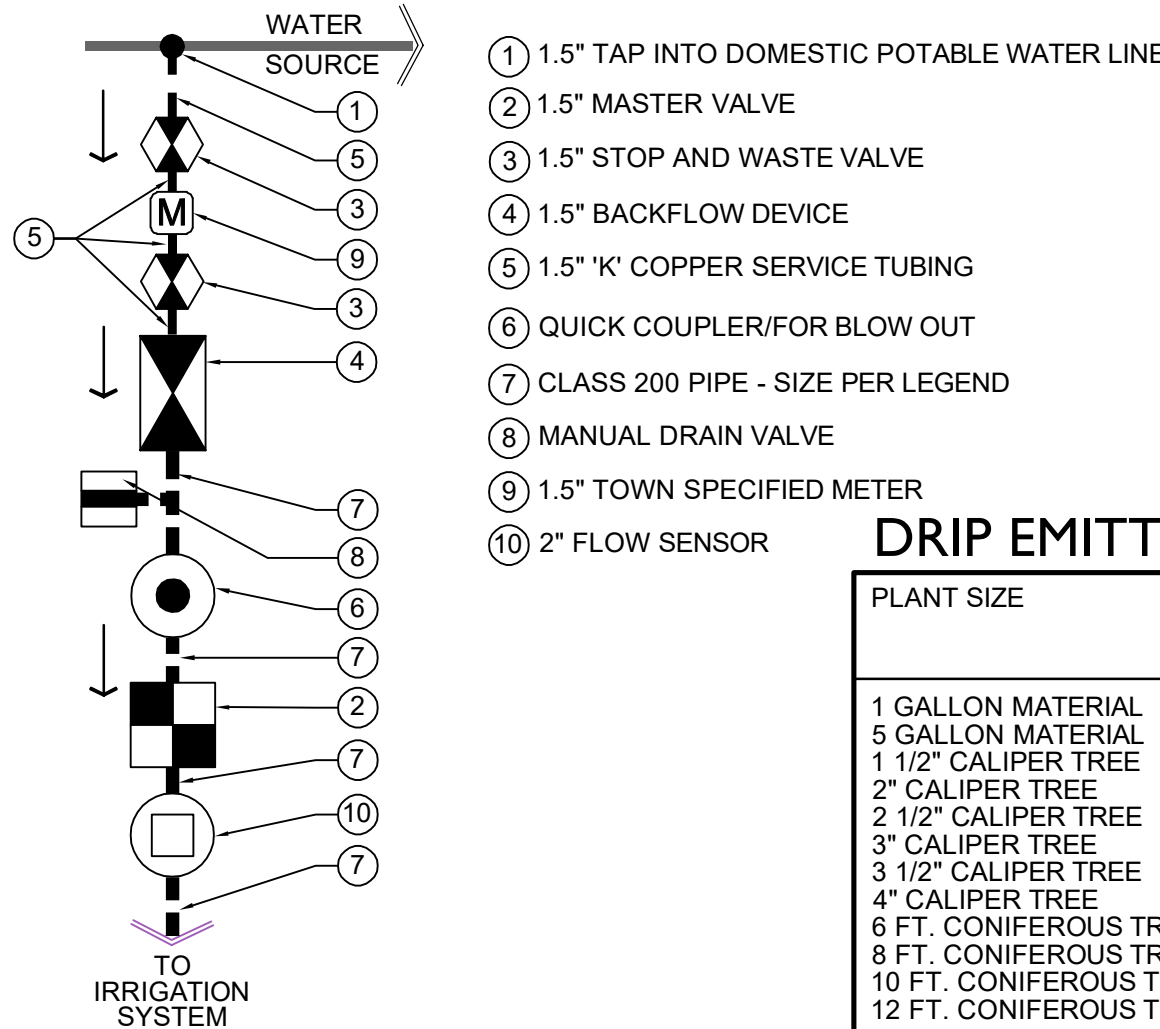
ET Controller (with Rain Sensor)

Manufacturer	Weathermatic Smartwire 2-wire W/ Smartlink Aircard & SLW5 Weather Station
Model number	SL6896TW BASE STATION W/ Smartlink Aircard & SLW5 Weather Station

Tap Size Requirements:

0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

POINT OF CONNECTION SCHEMATIC DIAGRAM



WINTERIZATION PROCEDURES:
TURN OFF SYSTEM @ GATE VALVE BEFORE WATER METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

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DRIP EMITTER SCHEDULE

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	1.0 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	TWELVE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	FOURTEEN EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	

IRRIGATION LEGEND

SYMBOL	MANUFACTURE	MODEL #	NOZZLE	COLOR	RADIUS	G.P.M.	P.S.I.	DETAIL
☞	RAINBIRD 1800 SERIES 4" POP-UP SPRAY / R-VAN SERIES	R-VAN-14	Q-90°	BLUE	13'-90°	0.28	30 PSI	I
☞			H-180°	BLUE	13'-130°	0.42	30 PSI	
☞			TQ-270°	BLUE	13'-180°	0.56	30 PSI	
☞	RAINBIRD 1800 SERIES 4" POP-UP SPRAY / HUNTER MP ROTATOR SERIES	1804 SAM-PRS	Q-90°	ORANGE	8.0'-90°	0.17	30 PSI	I
☞			H-180°	ORANGE	8.0'-130°	0.25	30 PSI	
☞			TQ-270°	ORANGE	8.0'-180°	0.33	30 PSI	
☞			Q-90°	MAROON	12.0'-90°	0.17	30 PSI	
☞			H-180°	MAROON	12.0'-180°	0.34	30 PSI	
☞			Q-90°	BLACK	18.0'-90°	0.38	30 PSI	
☞			H-180°	BLACK	18.0'-130°	0.51	30 PSI	
☞			TQ-270°	BLACK	18.0'-180°	0.64	30 PSI	
☞			F-360°	BLACK	18.0'-360°	1.28	30 PSI	
☞			Q-90°	BLUE	27'-90°	0.76	30 PSI	
☞			T-130°	BLUE	27'-130°	1.17	30 PSI	
☞			H-180°	BLUE	27'-180°	1.58	30 PSI	
☞			F-360°	BLUE	27'-360°	3.15	30 PSI	

NOTES:

- USE RADIUS REDUCTION SCREWS ON NOZZLES AS NECESSARY TO ACHIEVE APPROPRIATE RADII COVERAGES.
- INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURE	MODEL #	DESCRIPTION	DETAIL
●	---	---	1-1/2" TAP INTO DOMESTIC WATER LINE AS SPECIFIED ON IRRIGATION AND CIVIL PLANS	
⊗	---	---	1-1/2" DEDICATED PARKER WATER AND SANITARY SPECIFIED METER	
☞	CAMBRIDGE BRASS	SERIES 263	1-1/2" STOP & WASTE BRASS BALL VALVE	C
☞	FEBCO	825YA	1-1/2" BACKFLOW PREVENTER-MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #FG-1 FOR WINTERIZATION A LOCKABLE 6" THICK CONCRETE PAD. SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	A
Ⓐ	WEATHERMATIC	SL9648TW BASE STATION W/ SMARTLINK AIRCARD WITHIN SLPD-ENC-SS-4800 WEATHERMATIC ENCLOSURE	IRRIGATION DECODER CONTROLLER TO BE A 48 STATION SMARTWIRE 2-WIRE FIXED ZONE COUNT DECODER SERIES, WITHIN VANDAL RESISTANT LOCKABLE CABINET MOUNTED WITHIN A PEDISTAL ON 6" CONCRETE PAD. INSTALL SMARTLINK AIRCARD PER MANUFACTURER'S RECOMMENDATIONS. IRRIGATION CONTROLLER TO BE LOCATED PER PLANS OR AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE. CONTRACTOR CONTACT WEATHERMATIC AREA REPRESENTATIVE PRIOR TO INSTALLING IRRIGATION SYSTEM.	J / O
⊗	WEATHERMATIC	SLW5 WEATHER STATION	WIRELESS RAIN/FREEZE SENSOR	J / O
☞	MATCO-NORCA	201X04	BRASS STOP VALVE WITH CROSS HANDLE	B
☞	RAINBIRD	150-EFB-CP	1-1/2" BRASS MASTER VALVE (24 VAC-60Hz), ELECTRIC GLOBE VALVE W/ WEATHERMATIC SLDEC1 DECODER	D
☞	RAINBIRD	44LRC	QUICK COUPLER, 1" WITH LOCK	F
☞	RAINBIRD	PESB SERIES W/ WEATHERMATIC DECODERS	REMOTE CONTROL VALVE (24 VAC-60Hz), SIZE PER PLAN, USE THE WEATHERMATIC DECODER BELOW FOR MULTIPLE VALVE SCHEDULING: -SLDEC1: ONE ADDRESS CONTROLLING ONE VALVE -SLDEC2: TWO ADDRESSES CONTROLLING TWO VALVES SIMULTANEOUSLY -SLDEC4: FOUR ADDRESSES EACH CONTROLLING ONE VALVE	M / N
⊕	RAINBIRD	XCZ-100-PRB-COM (0.3-15 GPM) W/ WEATHERMATIC DECODERS	DRIP CONTROL ZONE KIT (24 VAC-60Hz), 1" BALL VALVE W/ 1" PESB VALVE AND 40PSI PRESSURE REGULATOR. IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES. USE THE WEATHERMATIC DECODER BELOW FOR MULTIPLE VALVE SCHEDULING: -SLDEC1: ONE ADDRESS CONTROLLING ONE VALVE -SLDEC2: TWO ADDRESSES CONTROLLING TWO VALVES SIMULTANEOUSLY -SLDEC4: FOUR ADDRESSES EACH CONTROLLING ONE VALVE	E / N
Ⓢ	WEATHERMATIC	SLFSI-T	2.0" FLOW SENSOR, INSTALL PER MANUFACTURE RECOMMENDATIONS. RUN DRIP SIMULTANEOUS TO ACQUIRE THE SPECIFIED MINIMUM FLOW RATE OF 1.8 GPM AS REQUIRED.	Q
⊕	WEATHERMATIC	SLGDT	LIGHTING ARRESTOR PROTECTION, SOLO INSTALLATION, INSTALL PER PLAN, EVERY 500' OR EVERY 8 DECODERS, WHICHEVER IS SMALLER	Q
☞	CARSON	910-12B W/ WEATHERMATIC SLCONN SMART WIRE SPICE KITS	2-WIRE SPICE BOX AT BRANCHES	P
☞	ANY APPROVED	ANY APPROVED	PVC BALL VALVE - SIZE PER MAINLINE SIZE	G
---	ANY APPROVED	ANY APPROVED	CLASS 200 SOLVENT PVC MAINLINE PIPE - USE 2" SIZE UNLESS OTHERWISE DELINEATED	K
---	---	---	1-1/2" "K" COPPER SERVICE LINE	
---	ANY APPROVED	ANY APPROVED	CLASS 200 SOLVENT PVC LATERAL PIPE - USE 1" UNLESS OTHERWISE DELINEATED. PIPE OVER 1" CL. 200 PVC, PIPE 1" AND UNDER USE CL. 315 PVC - INSTALL ANTI-FREEZE DRAINS AT LOW POINTS	K
///	ANY APPROVED	ANY APPROVED	IRRIGATION SLEEVE, SCH. 40 PVC, TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	K
WS	ANY APPROVED	ANY APPROVED	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC, WIRE SLEEVES SHALL CONTAIN NO MORE THAN 25 WIRES.	K
☞	RAINBIRD	FOR LANDSCAPE BED AREAS - XBS-XXX	XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH RAINBIRD XERI-BUG DRIP EMITTERS PER THE EMITTER SCHEDULE. THIS SHEET, USE 3/4-INCH POLY TUBING SIZE. FLOWS IN GPM FOR LINES CHANGES SHALL BE: (3/4"-1 TO 7 GPM), (1"-8 TO 14 GPM), (1-1/2"-15 TO 35 GPM) GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS/HELP WITH FLOW MINIMUMS, SEE FLOW SENSOR. DRIP IRRIGATE ALL TREES AND SHRUBS IN SEED AREAS.	H
☞	---	---	INSTALL FLUSH VALVE AT THE END OF THE TUBING SYSTEM.	L

GENERAL IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN ANY PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN LANDSCAPE PLANTING AREAS.
- 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.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE IRRIGATION DESIGN AND OWNER/OWNER REPRESENTATIVE.
- 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
- 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 OWNERS 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 ADD ALTERNATE BID FOR IRRIGATION COSTS.
- NO MORE THAN 95% 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.
- SUPPLY LINE, METER, CURB STOP VALVE, AND BACKFLOW PREVENTER ARE EXISTING TO REMAIN. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE THE BACKFLOW PREVENTER.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE IRRIGATION DESIGNER OR THE OWNERS 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.
- WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO LANDSCAPE (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.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- 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. INSTALL A BYPASS SWITCH FOR THE RAIN SENSOR (IF REQUIRED).
- ALL VALVE CONTROL WIRE SHALL WEATHERMATIC SLWIRE142-2500 - 2 CONDUCTOR TWISTED PAIR WIRE FOR 2-WIRE PATH, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES, BRANCH LOOPS 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 WEATHERMATIC SLCONN SMART WIRE SPICE KITS. 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.
- USE ONLY WEATHERMATIC SLCONN SMART WIRE SPICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH. IMPROPER WIRING CAN CAUSE SERIOUS DAMAGE TO YOUR CONTROLLER OR IRRIGATION SYSTEM.
- 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.
- PLACE METALLIC LOCATOR WIRE/TAPE 6" ABOVE IRRIGATION MAINLINE PRIOR TO BACKFILLING TRENCH. LEAVE 6" OF METALLIC WIRE/TAPE VISIBLE IN VALVE BOXES.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX. ALL UNDERGROUND VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH LOCKING COVERS. ALL SHALL BE CARSON, ARMOR, OR APPROVED EQUAL, AND SHALL BE ABBREVIATED LABELED AS SHOWN ON PLANS. CONTRACTOR SHALL USE A BRANDING IRON TYPE TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS SHOWN ON PLAN.
- MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF SLOPES
- TRENCHING WITHIN THE DRIPLINE OF LARGE EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
- 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.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, 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.
- 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.
- 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 OWNERS REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
- 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.
- 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.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- THE SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME, IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND COULD CREATE OPERATING AND COVERAGE DEFICIENCIES.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
 - ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
 - ONE OF EACH TYPE OF VALVE INSTALLED.
 - REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE OWNER/CONTRACTOR SPECIFIED MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL SYSTEM WINTERIZATION AND SPRING START-UP FOR THE FIRST YEAR TO ENSURE SYSTEM IS OPERATING PROPERLY.
- UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 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 SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.



Sterling Design Associates, Inc.

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, P.E., COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

IRRIGATION LEGEND AND NOTES

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/26/18	5TH SUBMITTAL
09/27/18	4TH SUBMITTAL
08/30/18	3RD SUBMITTAL
06/18/18	TREE PRESERVATION PLAN REVIEW
04/27/18	2ND SUBMITTAL
02/28/18	1ST SUBMITTAL
10/20/17	INITIAL SUBMITTAL

REVISIONS

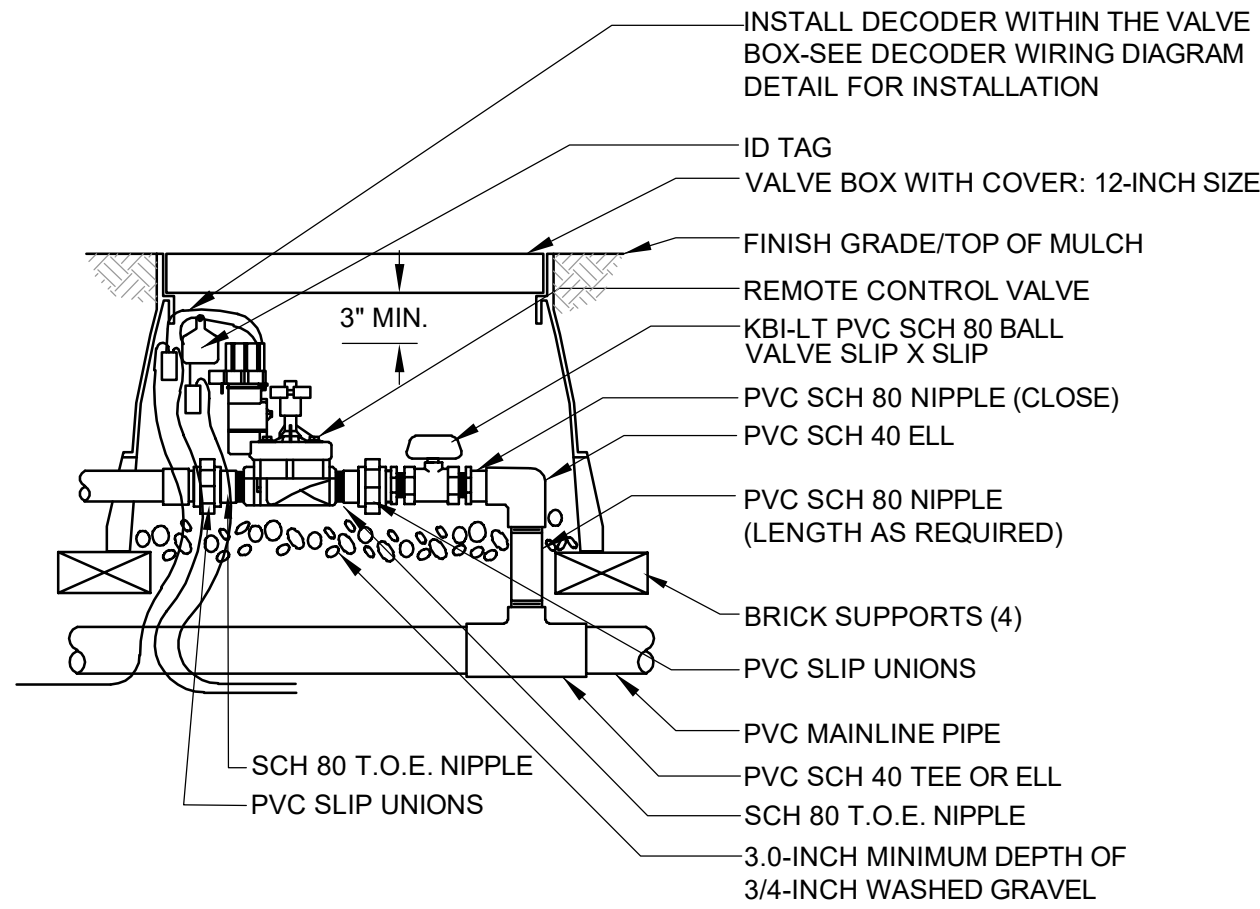
PARKER POINTE
LOTS 1 THRU 14 AND TRACT A, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

date: 10/20/17

SHEET

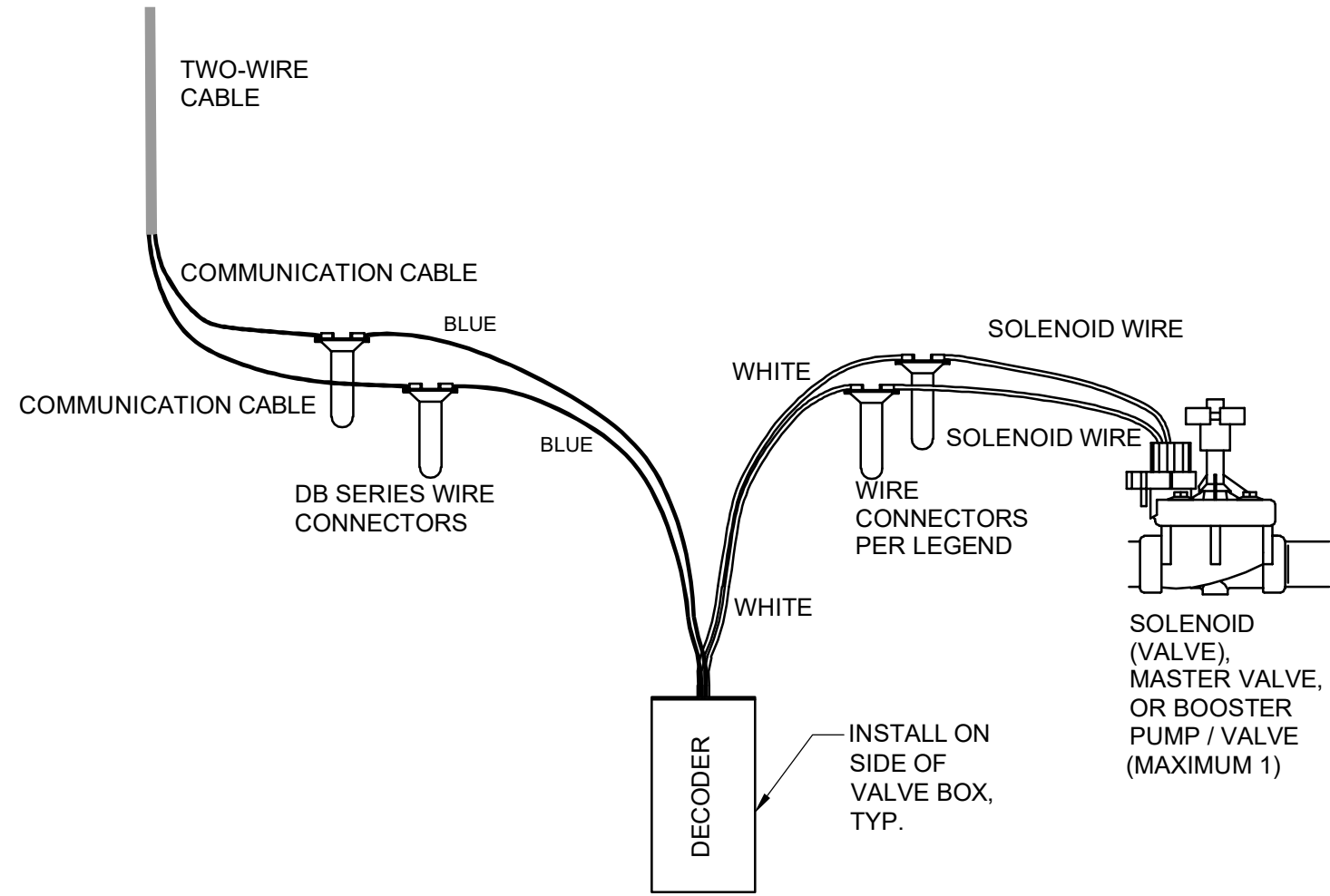
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REMOTE CONTROL VALVE

NOT TO SCALE

M

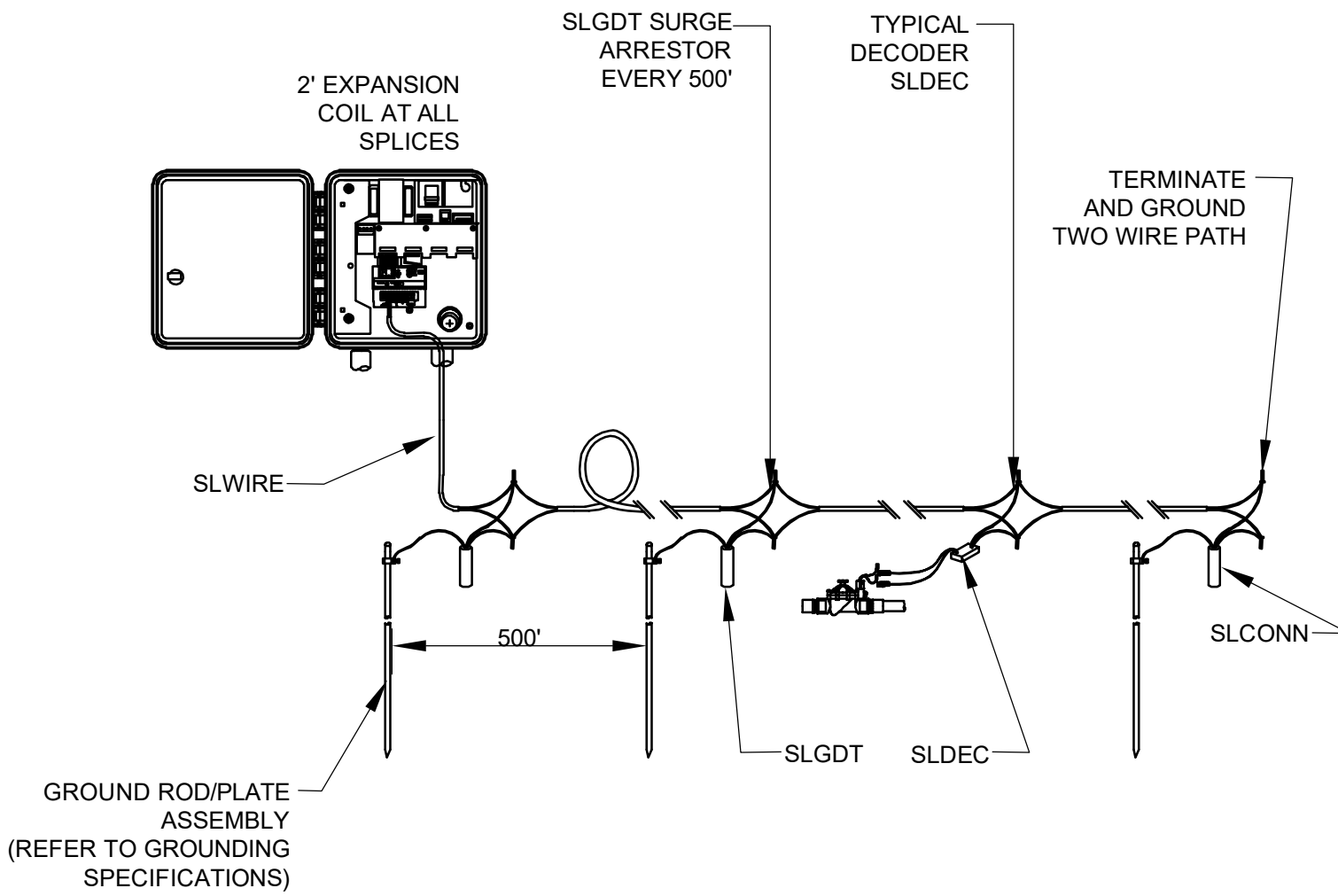


NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET.

DECODER WIRING DIAGRAM DETAIL

NOT TO SCALE

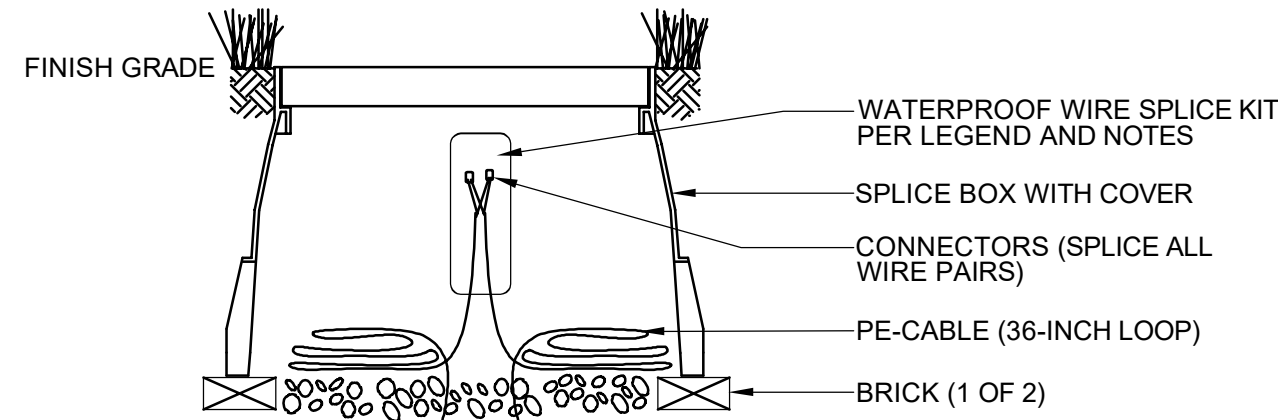
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TYPICAL 2-WIRE IRRIGATION SYSTEM DESIGN

NOT TO SCALE

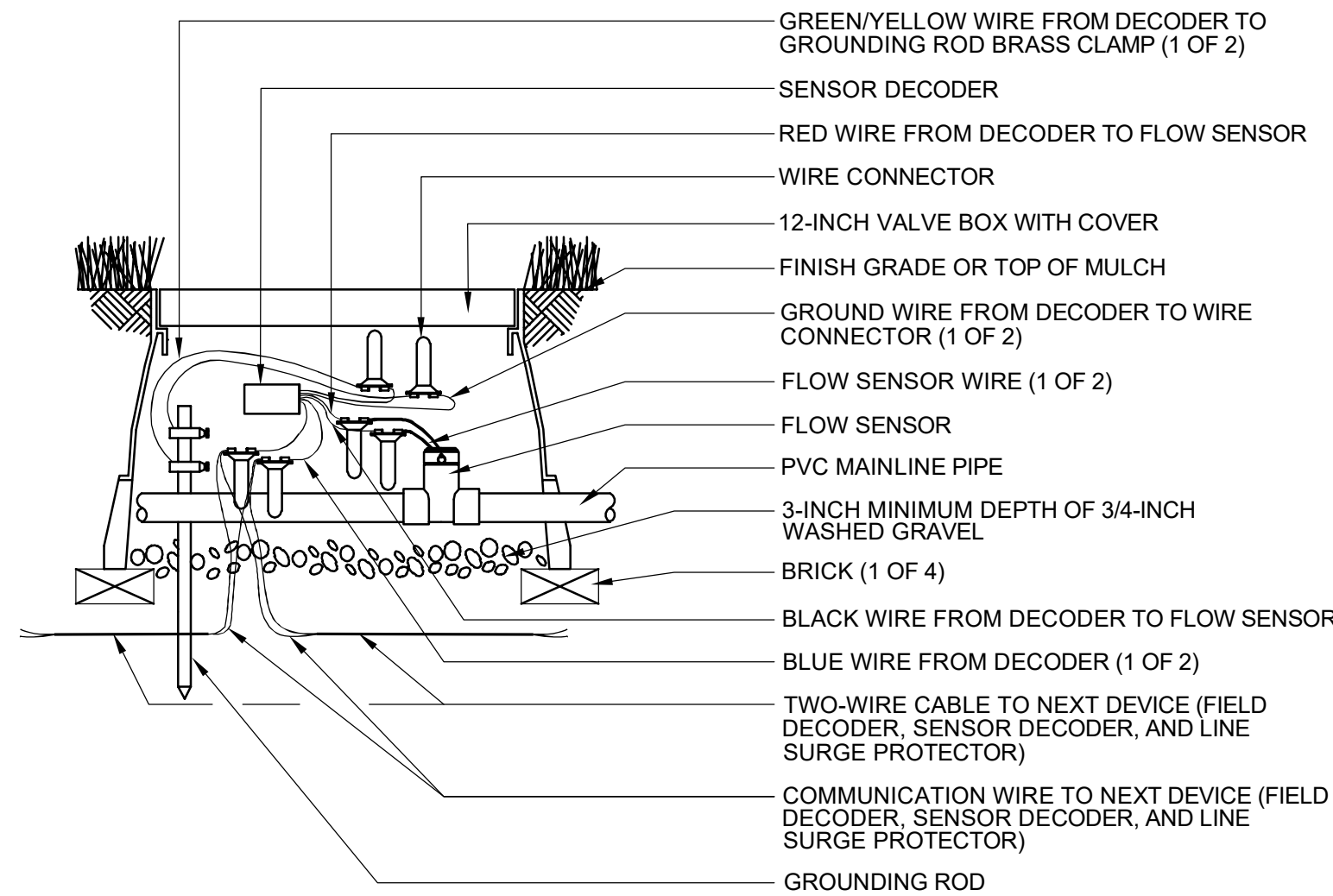
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SPLICE BOX

NOT TO SCALE

P

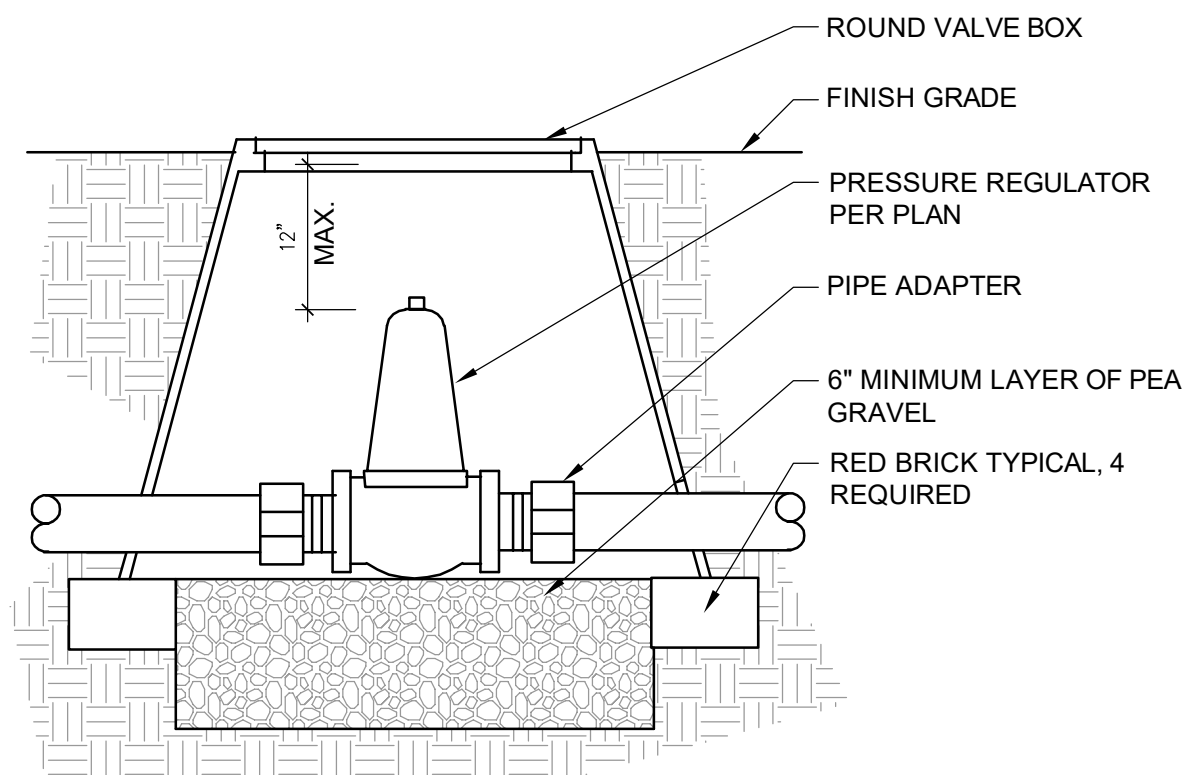


NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3- FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR.
4. GROUNDING SHOULD BE TO 10 OHMS OR LESS.

SENSOR DECODER AND FLOW SENSOR

NOT TO SCALE

Q



PRESSURE REDUCING VALVE

(IF APPLICABLE)

NOT TO SCALE

R

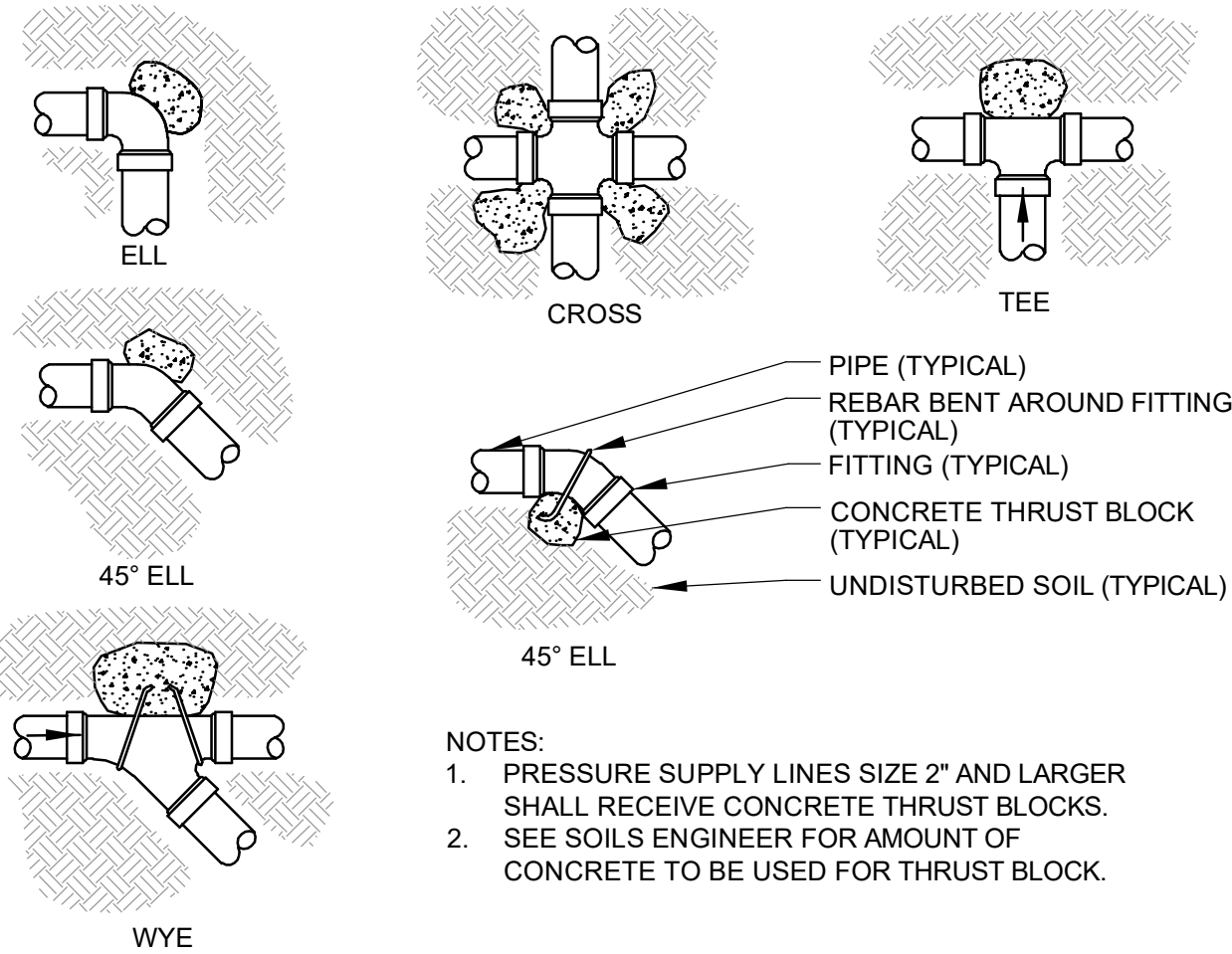
TOWN OF PARKER WATER PRESSURE LOSS CALCULATIONS

PRESSURE LOSS CALCULATIONS - FOR LARGEST AND/OR FURTHEST ZONE IN THE SYSTEM (WORST CASE)			
VALVE NUMBER	C30		
GPM	24.2		
①	STATIC PRESSURE AT CITY MAIN	57.58	psi
	AVAILABLE OPERATING PRESSURE (93% OF STATIC PRESSURE)	53.55	psi
SERVICE LINE - TYPE K COPPER TUBE			
	feet of 4" pipe	0.00	psi
	feet of 3-1/2" pipe	0.00	psi
	feet of 3" pipe	0.00	psi
	feet of 2-1/2" pipe	0.00	psi
	feet of 2" pipe	0.00	psi
	10 feet of 1-1/2" pipe	(0.23)	psi
	feet of 1" pipe	0.00	psi
	feet of 3/4" pipe	0.00	psi
EQUIPMENT			
	1.5" WATER METER	(1.60)	psi
	1.5" BACKFLOW PREVENTER	(12.00)	psi
	1.5" MASTER VALVE	(2.40)	psi
	0" (MISC)	0.00	psi
MAINLINE			
	feet of 4" pipe (Cl. 200)	0.00	psi
	feet of 3" pipe (Cl. 200)	0.00	psi
	feet of 2-1/2" pipe (Sch. 40)	0.00	psi
	1552 feet of 2" pipe (Sch. 40)	(7.05)	psi
	feet of 1-1/2" (Sch. 40)	0.00	psi
	FITTINGS (20% MAINLINE LOSS)	(1.41)	psi
	1.5" REMOTE CONTROL VALVE	(3.80)	psi
LATERAL LINE LOSSES:			
	0 feet of 3" pipe (Class 200)	40	gpm
	0 feet of 2-1/2" pipe (Class 200)	40	gpm
	0 feet of 2" pipe (Class 200)	40	gpm
	17 feet of 1-1/2" pipe (Class 200)	30	gpm
	127 feet of 1" pipe (Class 200)	10	gpm
	0 feet of 3/4" pipe (PE Pipe)	5	gpm
	ELEVATION CHANGE	-17.00	feet
	(Enter a negative # for elevation loss, positive # for elevation gain)		
②	SYSTEM LOSSES	(23.07)	psi
①	SUMMARY:		
②	AVAILABLE OPERATING PRESSURE:	53.55	psi
	SYSTEM LOSSES:	(23.07)	psi
	REMAINING PRESSURE:	30.48	psi
	IRRIGATION HEAD OPERATING PRESSURE:	(30.00)	psi
	RESIDUAL PRESSURE AFTER LAST IRRIGATION HEAD:	0.48	psi
	NO REGULATOR NEEDED	58.07	
	NO PUMP NEEDED		

IRRIGATION 'C' CHART

	PLANT TYPE	ZONE DESCRIPTION	ZONE FLOW (GPM)	DESIGN OPERATING PRESSURE (PSI)
C-1	TURF SOD	POP-UP ROTORS	17.4	30.00
C-2	TURF SOD	POP-UP ROTORS	25.2	30.00
C-3	TURF SOD	POP-UP ROTORS	25.3	30.00
C-4	TURF SOD	POP-UP ROTORS	26.9	30.00
C-5	TURF SOD	POP-UP ROTORS	26.9	30.00
C-6	TURF SOD	POP-UP ROTORS	4.2	30.00
C-7	TURF SOD	POP-UP ROTORS	4.7	30.00
C-8	TURF SOD	POP-UP ROTORS	17.9	30.00
C-9	TURF SOD	POP-UP ROTORS	17.9	30.00
C-10	TURF SOD	POP-UP ROTORS	16.8	30.00
C-11	SHRUB BED	DRIP EMITTERS	2.2	30.00
C-12	SHRUB BED	DRIP EMITTERS	0.6	30.00
C-13	SHRUBS / TREES	DRIP EMITTERS	2.7	30.00
C-14	SHRUB BED	DRIP EMITTERS	0.2	30.00
C-15	SHRUBS / TREES	DRIP EMITTERS	1.2	30.00
C-16	SHRUB BED	DRIP EMITTERS	1.1	30.00
C-17	SHRUB BED	DRIP EMITTERS	1.8	30.00
C-18	SHRUB BED	DRIP EMITTERS	1.2	30.00
C-19	SHRUBS / TREES	DRIP EMITTERS	2.5	30.00
C-20	TEMP SEED	POP-UP ROTORS	22.9	30.00
C-21	TEMP SEED	POP-UP ROTORS	25.2	30.00
C-22	TEMP SEED	POP-UP ROTORS	25.2	30.00
C-23	TEMP SEED	POP-UP ROTORS	25.2	30.00
C-24	TEMP SEED	POP-UP ROTORS	19.7	30.00
C-25	TEMP SEED	POP-UP ROTORS	22.3	30.00
C-26	TEMP SEED	POP-UP ROTORS	21.9	30.00
C-27	TEMP SEED	POP-UP ROTORS	23.2	30.00
C-28	TEMP SEED	POP-UP ROTORS	23.1	30.00
C-29	TEMP SEED	POP-UP ROTORS	19.2	30.00
C-30	TEMP SEED	POP-UP ROTORS	24.2	30.00
C-31				
C-48				

NATIVE SEED AREA IRRIGATION SYSTEM TO BE TURNED OFF ONCE GRASS SEED IS ESTABLISHED. ALL DRIP VALVES WILL REMAIN OPERATIONAL TO ALL THE TREES AND SHRUBS WITHIN THE NATIVE SEED AREAS.



NOTES:
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.

THRUST BLOCKING

(IF APPLICABLE, RECOMMENDED FOR 2" OR ABOVE MAINLINES OR ABOVE AVERAGE PRESSURES)

NOT TO SCALE

S



Know what's Below.
Call before you dig.

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 FIELD 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.

Perception
Design Group, Inc.

Consulting Civil Engineers
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303-322-8088

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COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

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IRRIGATION DETAILS

PARKER POINT
LOTS 1 THRU 14 AND TRACT A, PARKER POINT FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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design by: J.L.W.
approved by: J.L.W.
project no.: 2015-015

date: 10/20/17

SHEET

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