

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

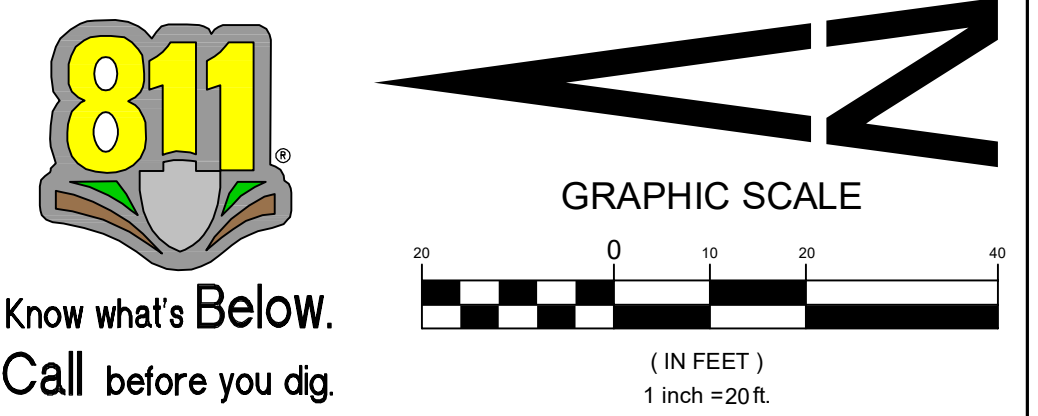
SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
OVERSTORY TREES			EVERGREEN TREES			ORNAMENTAL TREES		
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	PY		PINYON PINE <i>Pinus edulis</i>	FG		FEATHER REED GRASS <i>Calamagrostis scutiflora</i> 'Karl Foerster'
KC		"ESPRESSO" KENTUCKY COFFEETREE <i>Gymnocladus dioica</i> 'Espresso'	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'
BO		BURR OAK <i>Quercus macrocarpa</i>	ORNAMENTAL TREES			OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
			AB		AUTUMN BRILLIANCE SERVICEBERRY <i>Amerlanchier x grandiflora</i> 'Autumn Brilliance'	PERENNIALS / GROUND COVER		
			SC		SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	YW		PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
			GO		GAMBEL OAK <i>Quercus gambelii</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
			JT		JAPANESE TREE LILAC <i>Syringa reticulata</i>	MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
			EVERGREEN SHRUBS			CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	DECIDUOUS SHRUBS		
			MULCH			SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>
					ROCK MULCH	BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>
					STEEL EDGING	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'

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

NOTE: ALL OVER LOT GRADED LOTS SHALL BE TOP DRESSED SEEDED AND TEMPORARILY IRRIGATED FOR SEED ESTABLISHMENT. ONCE SEED IS ESTABLISHED, TEMPORARY IRRIGATION EQUIPMENT SHALL BE REMOVED.

CAUTION - NOTICE TO CONTRACTOR

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

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 315
Denver, Colorado 80126
303-232-8688

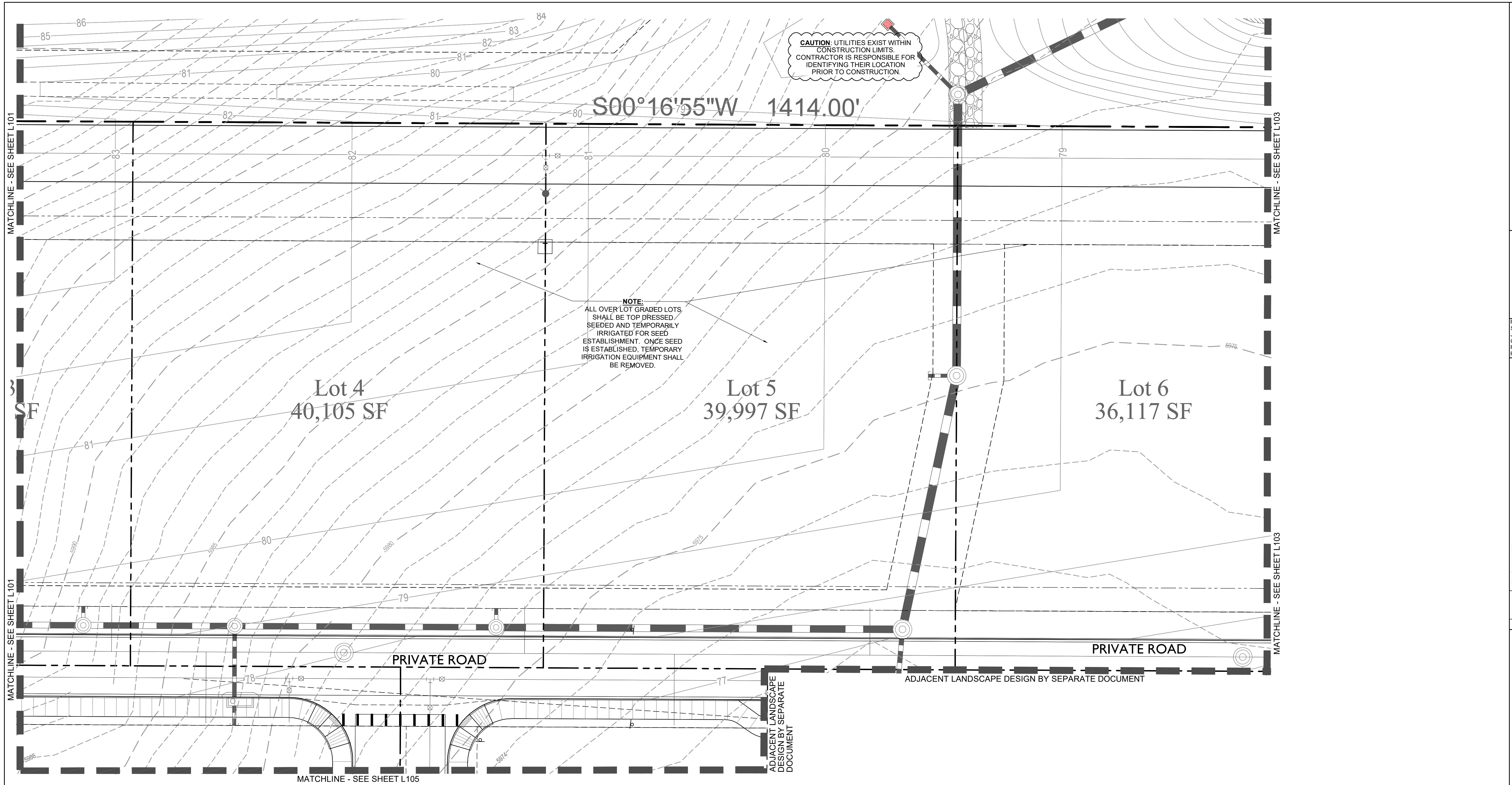
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09/27/18	4TH SUBMITTAL		
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10/20/17	INITIAL SUBMITTAL		

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

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: JLW
approved by: JLW
project no.: 2015-015
date: 10/20/17
SHEET
L101



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 303-232-8888

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

PARKER POINTE
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 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

design by: JLW
 approved by: JLW
 project no.: 2015-015
 date: 10/20/17
 SHEET
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PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

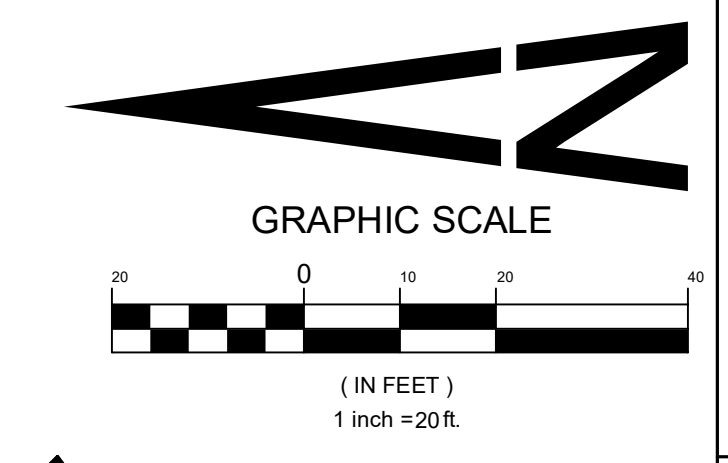
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BO		BURR OAK <i>Quercus macrocarpa</i>	PP		PONDEROSA PINE <i>Pinus ponderosa</i>	SN		SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	RW		RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'	
WH		WESTERN HACKBERRY <i>Celtis occidentalis</i>	EVERGREEN SHRUBS			MC		MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'	OF		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'	
TURF SOD / NATIVE SEED			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	CT		WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'	DECIDUOUS SHRUBS			
		CANADIAN BLUE FESCUE GRASS SOD	OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'	SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>	
		NATIVE SEED MIX	MULCH						BM		BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	
					ROCK MULCH				DR		DWARF RABBITRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'	
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CAUTION - NOTICE TO CONTRACTOR

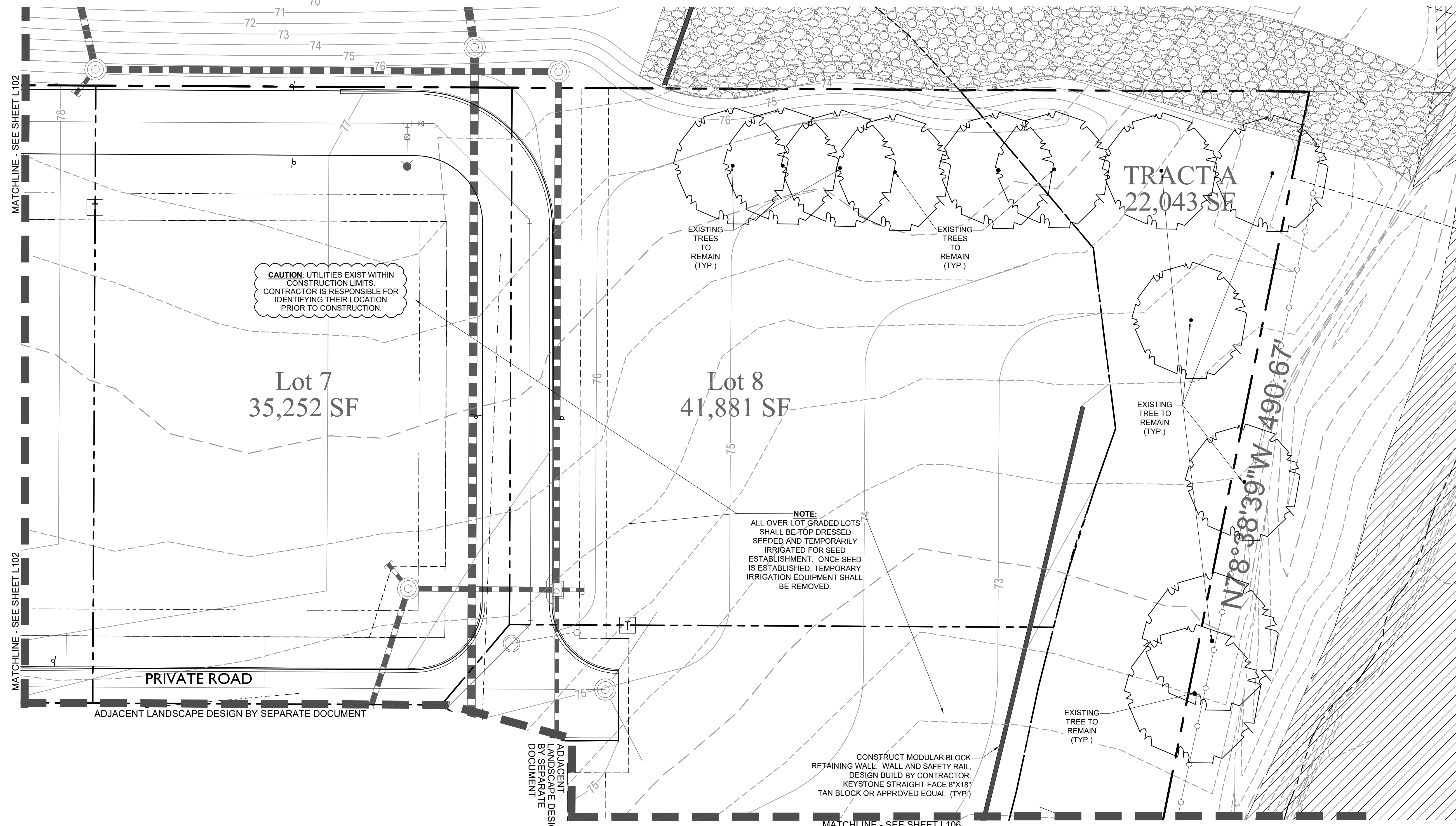
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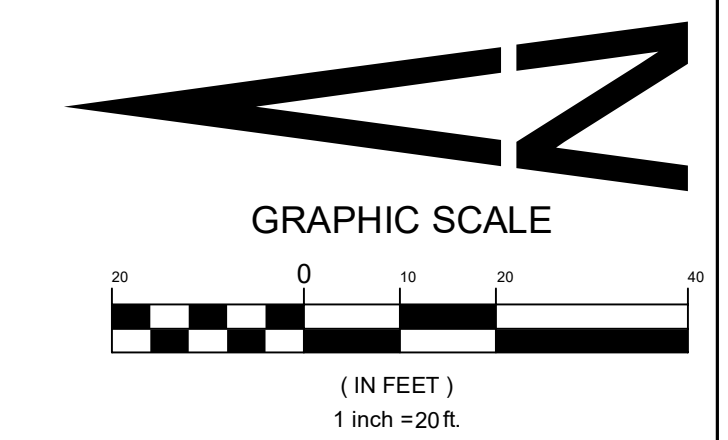


PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME
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TURF SOD / NATIVE SEED			○	AB	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	PERENNIALS / GROUND COVER		
■		CANADIAN BLUE FESCUE GRASS SOD	○	SC	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>	○	YW	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
●		NATIVE SEED MIX	○	GO	GAMBEL OAK <i>Quercus gambellii</i>	○	SN	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
MULCH			○	JT	JAPANESE TREE LILAC <i>Syringa reticulata</i>	○	MC	MOONBEAN COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
■		ROCK MULCH	EVERGREEN SHRUBS			⊗	CT	WALKER'S LOW CATMINT <i>Nepeta faassenii</i> 'Walker's Low'
○		STEEL EDGING	●	CJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	○	AJ	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			●	OG	COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	DECIDUOUS SHRUBS		
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Consulting Civil Engineers
8901 South Pierce Street, Suite 315
Denver, Colorado 80231
303.232-8888

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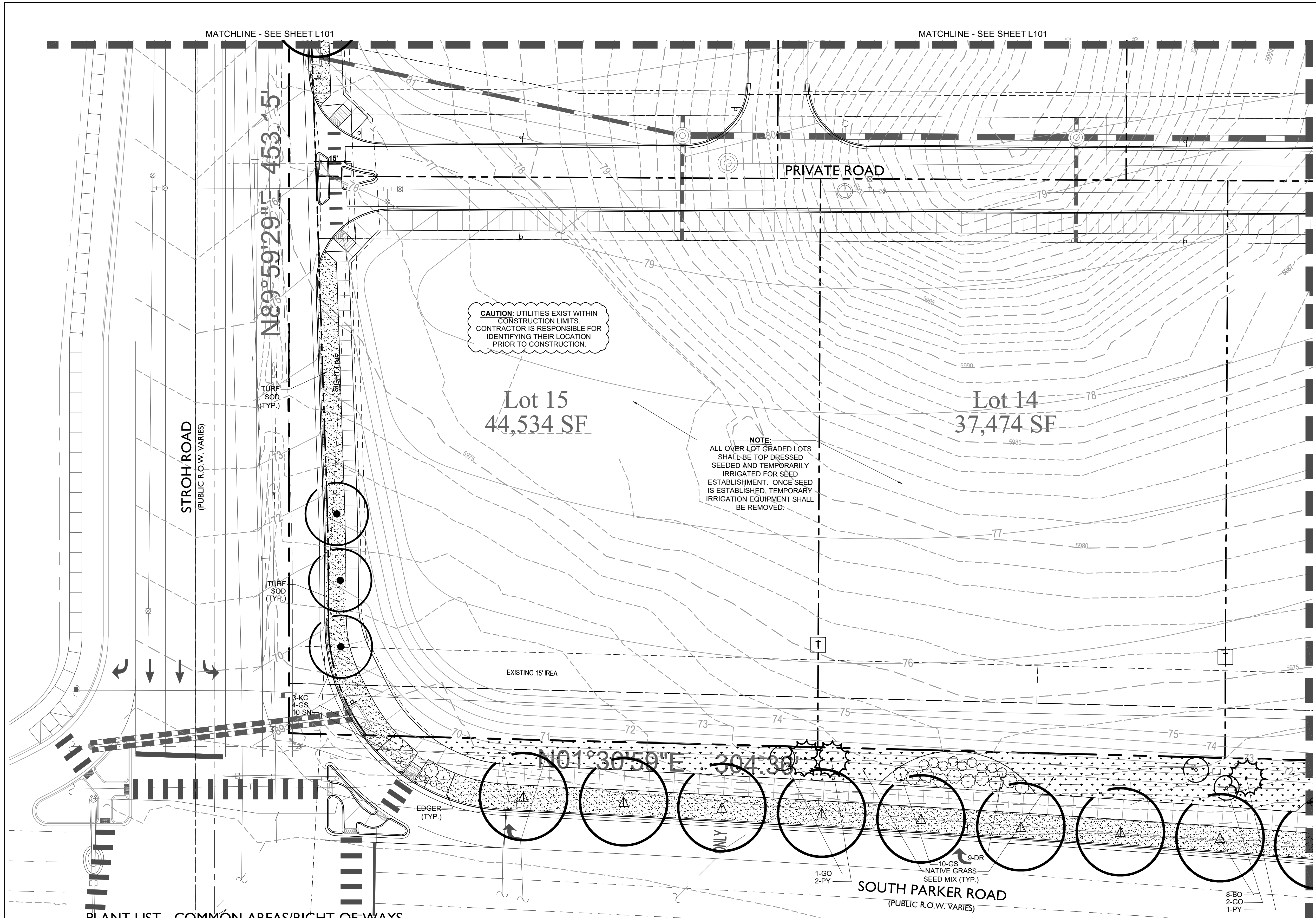
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LANDSCAPE PLAN - COMMON AREAS / R.O.W.

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: JLW
approved by: JLW
project no.: 2015-015
date: 10/20/17

SHEET
L103



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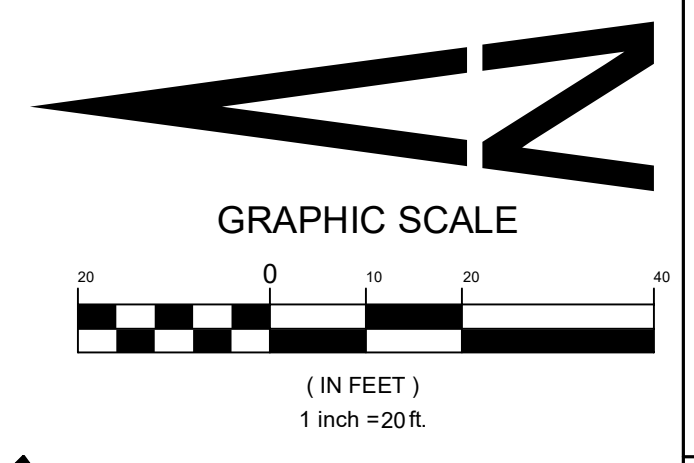
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NOTE:
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JLW
approved by: JLW
project no.: 2015-015
date: 10/20/17

SHEET
L104

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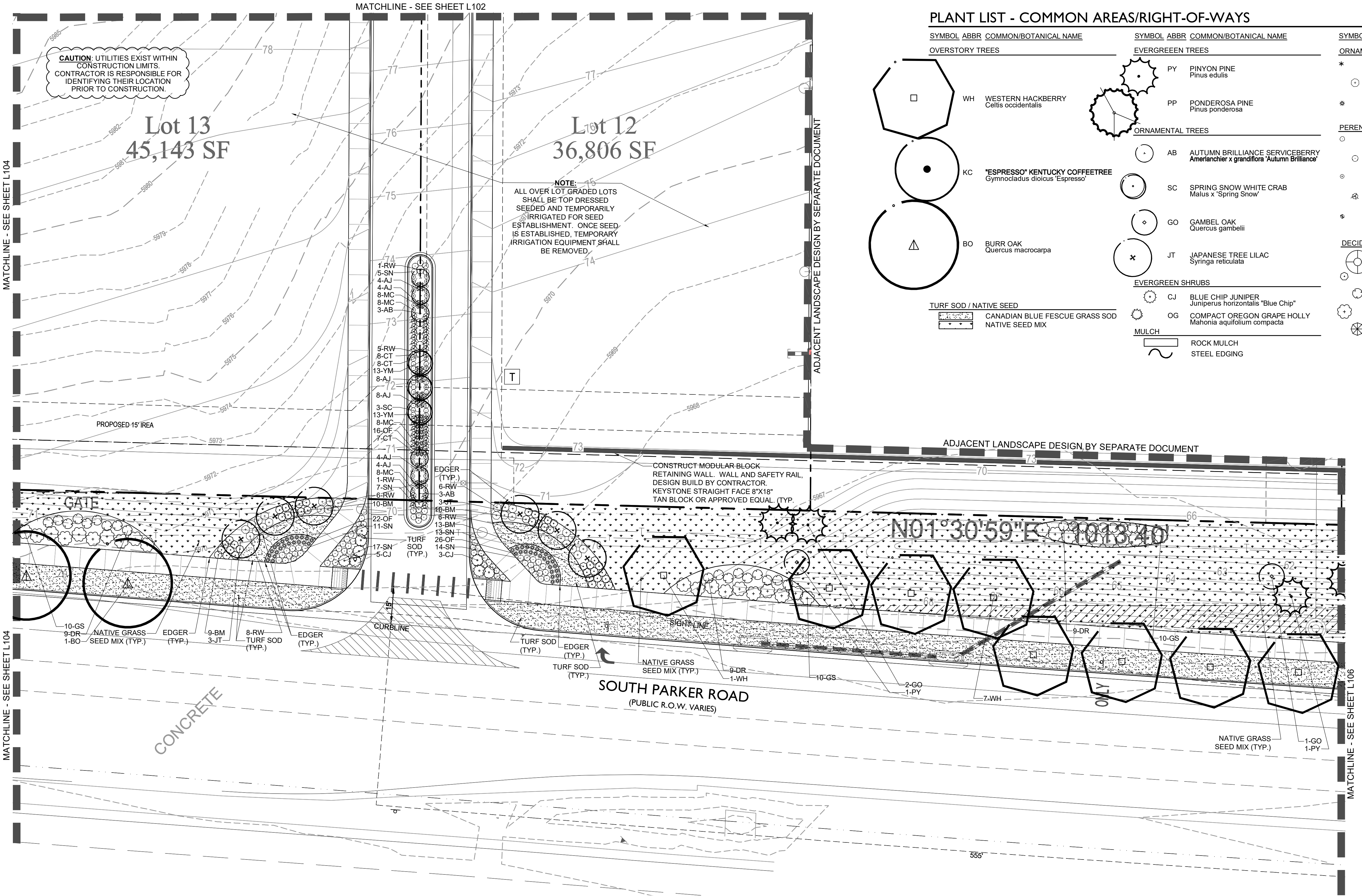
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			CJ		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	⊗ AJ		AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
			OG		COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	DECIDUOUS SHRUBS		
			MULCH			⊗ SS		SHADBLOW SERVICEBERRY <i>Amelanchier Canadensis</i>
					ROCK MULCH	⊗ BM		BLUE MIST SPIREA <i>Garyopteris x clandonensis</i>
					STEEL EDGING	⊗ 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'



CAUTION - NOTICE TO CONTRACTOR

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- 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.



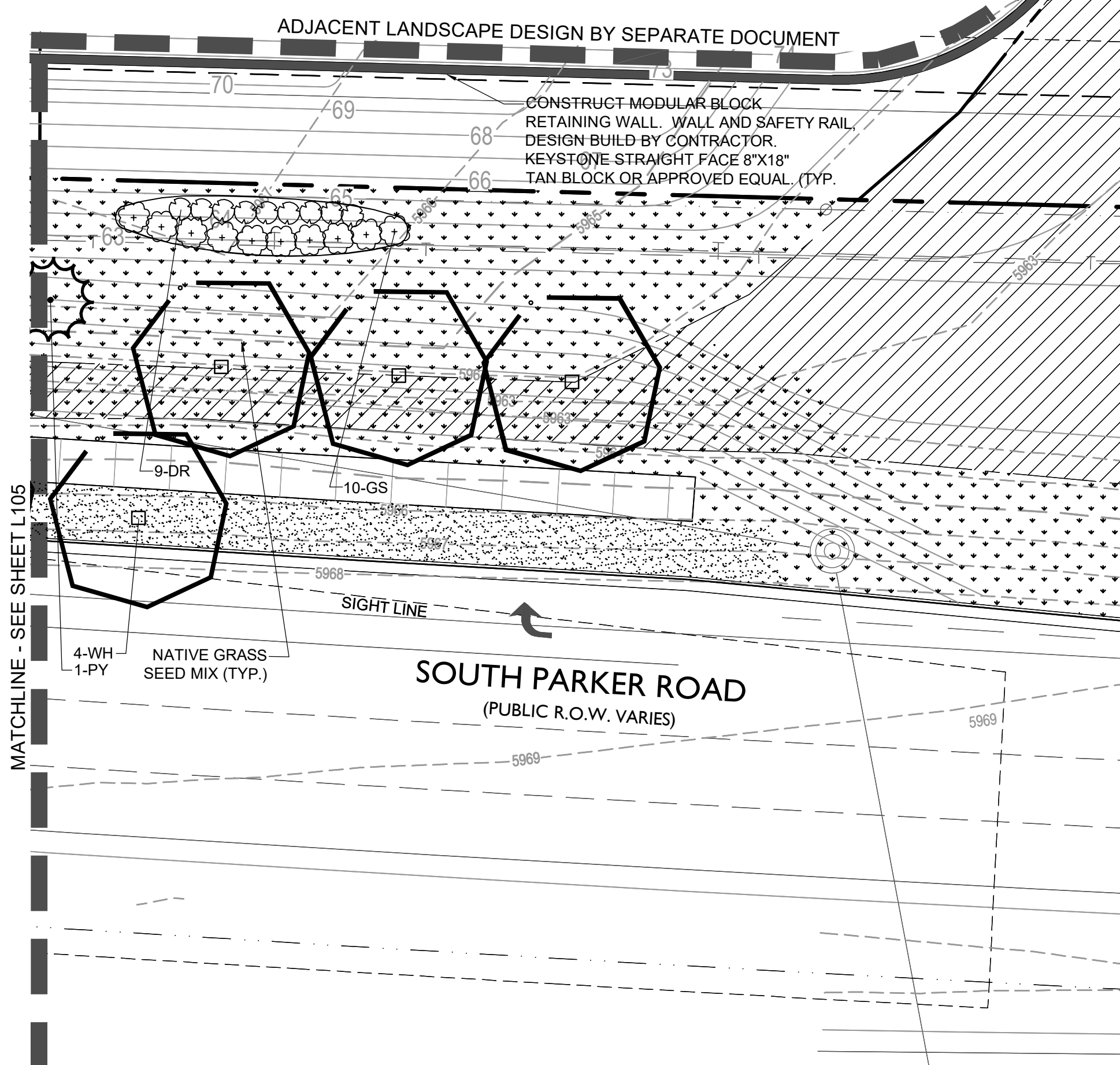
Sterling Design Associates, Inc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

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

PLANT LIST - COMMON AREAS/RIGHT-OF-WAYS

SYMBOL	ABBR	COMMON/BOTANICAL NAME	SYMBOL	ABBR	COMMON/BOTANICAL NAME	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>						
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 gambelii</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						
TURF SOD / NATIVE SEED								
		CANADIAN BLUE FESCUE GRASS SOD						
		NATIVE SEED MIX						
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>Amerlanchier Canadensis</i>						
BM		BLUE MIST SPIREA <i>Caryopteris 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'						

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

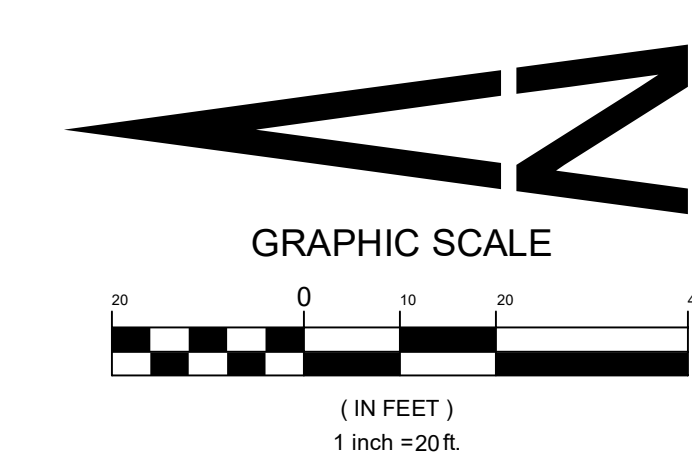


ADJACENT LANDSCAPE DESIGN BY SEPARATE DOCUMENT

MATCHLINE - SEE SHEET L103

ADJACENT LANDSCAPE DESIGN BY SEPARATE DOCUMENT

MATCHLINE - SEE SHEET L105



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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.

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	2ND SUBMITTAL
10/20/17	INITIAL SUBMITTAL

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

date: 10/20/17

SHEET
L106



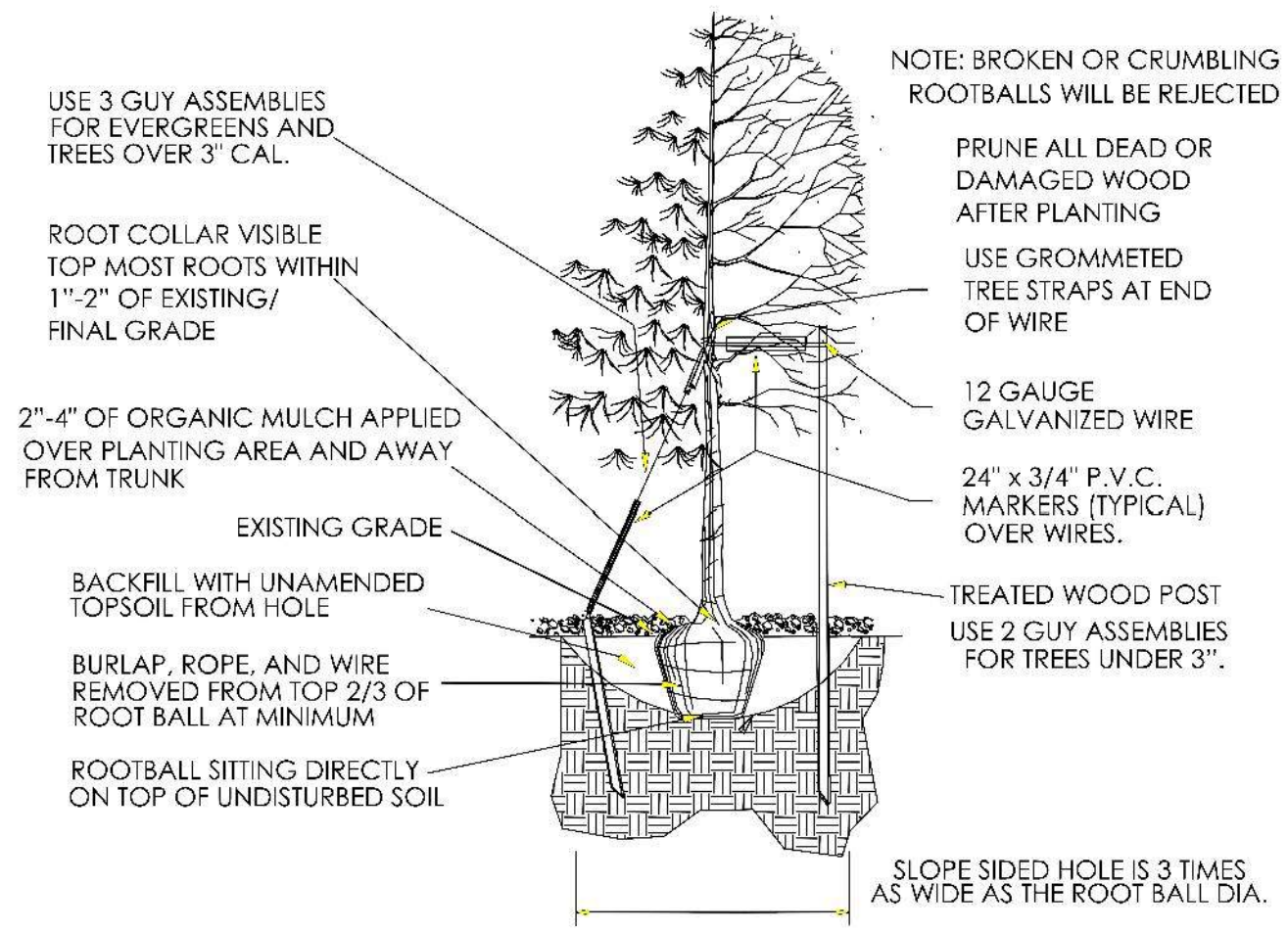
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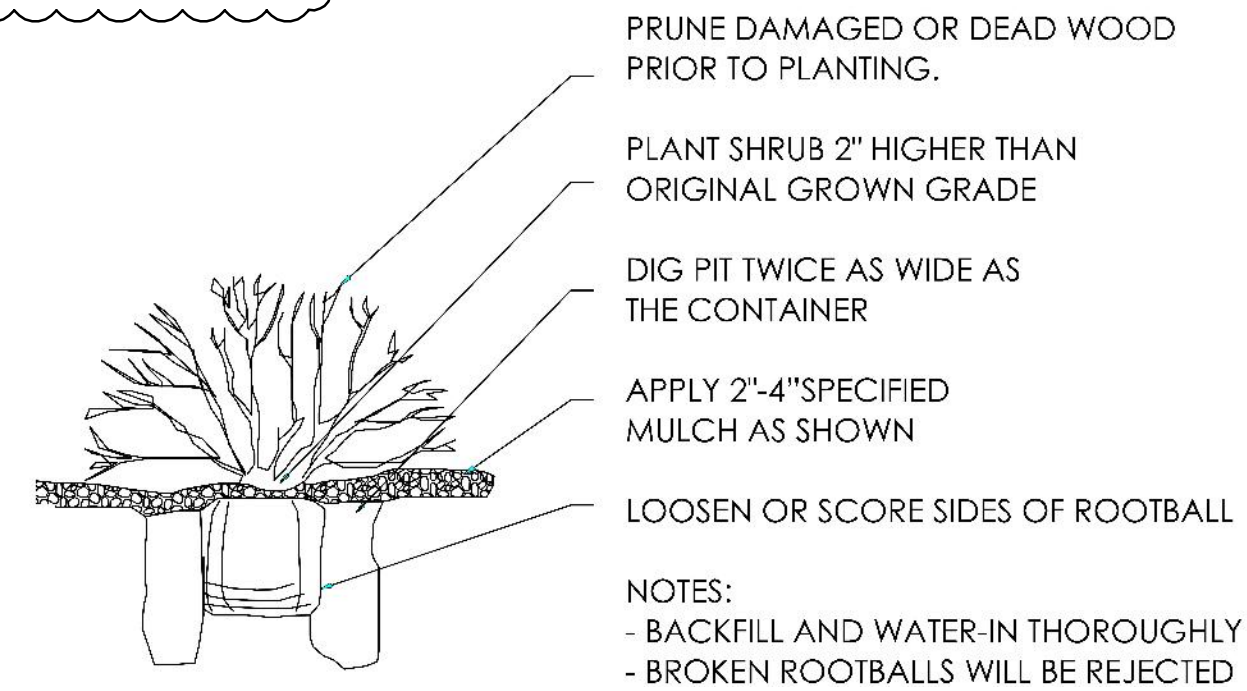
TOWN OF PARKER PLANTING STANDARDS



- 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.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER PLANTING STANDARDS

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



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 _____

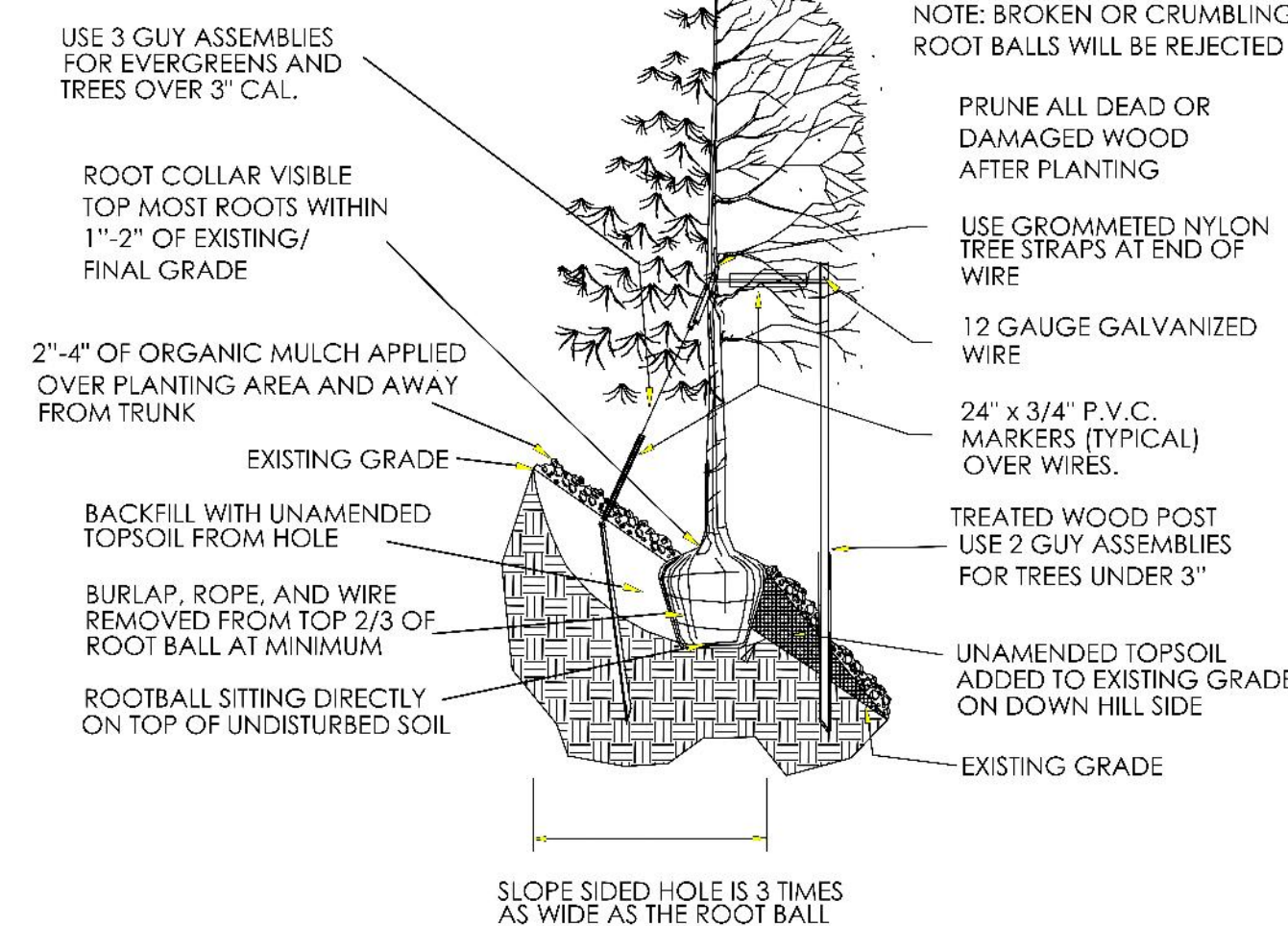
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Know what's Below. Call before you dig.

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	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
70,419 sf total						
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	16,929 sf	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 Arcard & SLW5 Weather Station
 Model number: SL9696TW BASE STATION W/ Smartlink Arcard & 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 'Espresso'</i>	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>Amelanchier x grandiflora 'Autumn Brilliance'</i>	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 glandonensis</i>	#5	3' X 3'	LOW	SPACING PER PLAN FULL FORM
71 DR			DWARF RABBITBRUSH <i>Chrysothamnus nauseosus 'Dwarf Blue'</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
70 GS			GRO-LOW SUMAC <i>Rhus aromatica 'Gro-low'</i>	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
22 RM			ROCKY MOUNTAIN SUMAC <i>Rhus glabra 'Cismontana'</i>	#5 (15"-18" HT.)	6' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
27 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	#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 'Karl Foerster'</i>	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
35 RW			RED SWITCH GRASS <i>Panicum virgatum 'Shanadoah'</i>	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
* 93 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale 'Karley Rose'</i>	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
26 YW			PINK YARROW <i>Aquilegia chrysantha 'Paprika'</i>	#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 'Moonbeam'</i>	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
36 CT			WALKER'S LOW CATMINT <i>Nepeta faassenii 'Walker's Low'</i>	#1	2' X 2'	LOW	SPACING PER PLAN FULL FORM
32 AJ			AUTUMN JOY SEDUM <i>Sedum spectabile 'Autumn Joy'</i>	#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 _____

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 Consulting Civil Engineers
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 Littleton, Colorado 80120
 303-232-8088

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

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

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 www.SterlingDesignAssociates.com

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

date: 10/20/17

SHEET

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

L107

STANDARD LANDSCAPE NOTES

- 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.
- 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.
- 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.
- 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, 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.
- 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 ANY 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).
- 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.

SEED NOTES

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)	
SEEDING RATE: 3 LBS/1000 SQ. FT.	
%	COMMON NAME
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

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

CAUTION - NOTICE TO CONTRACTOR

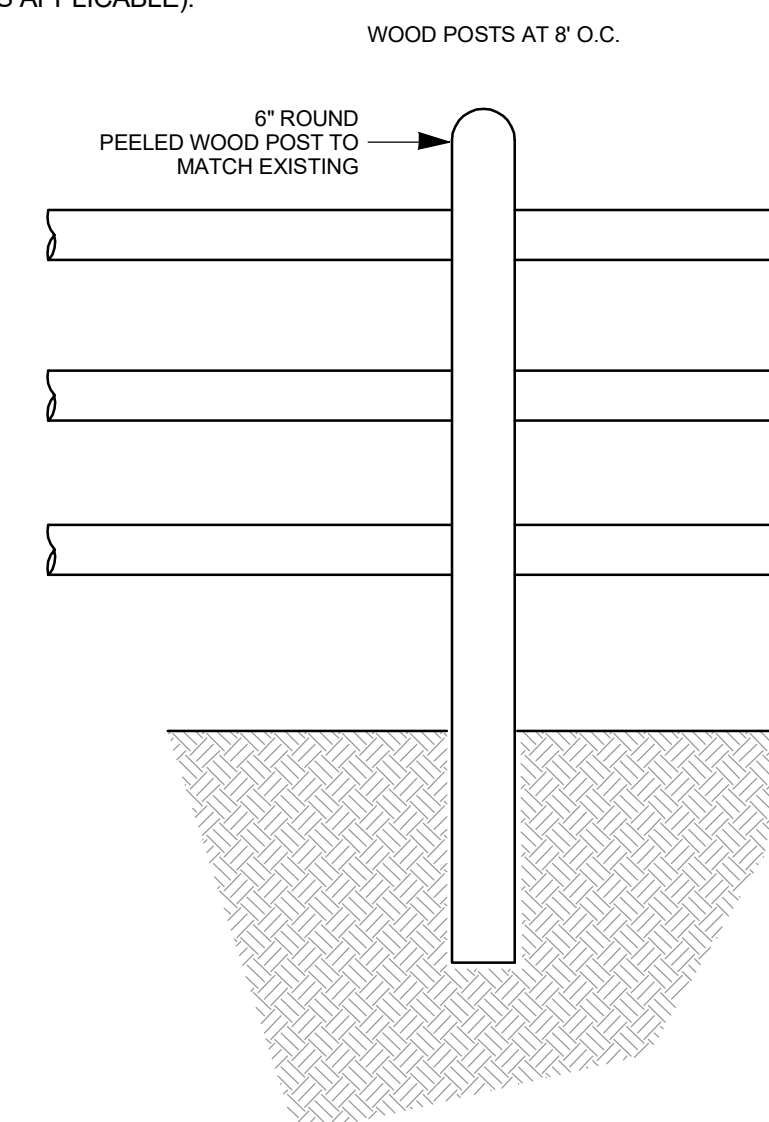
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, 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.

- RIGHT OF REJECTION**
 - OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.

- 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.
- 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.

- 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.
- 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.

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



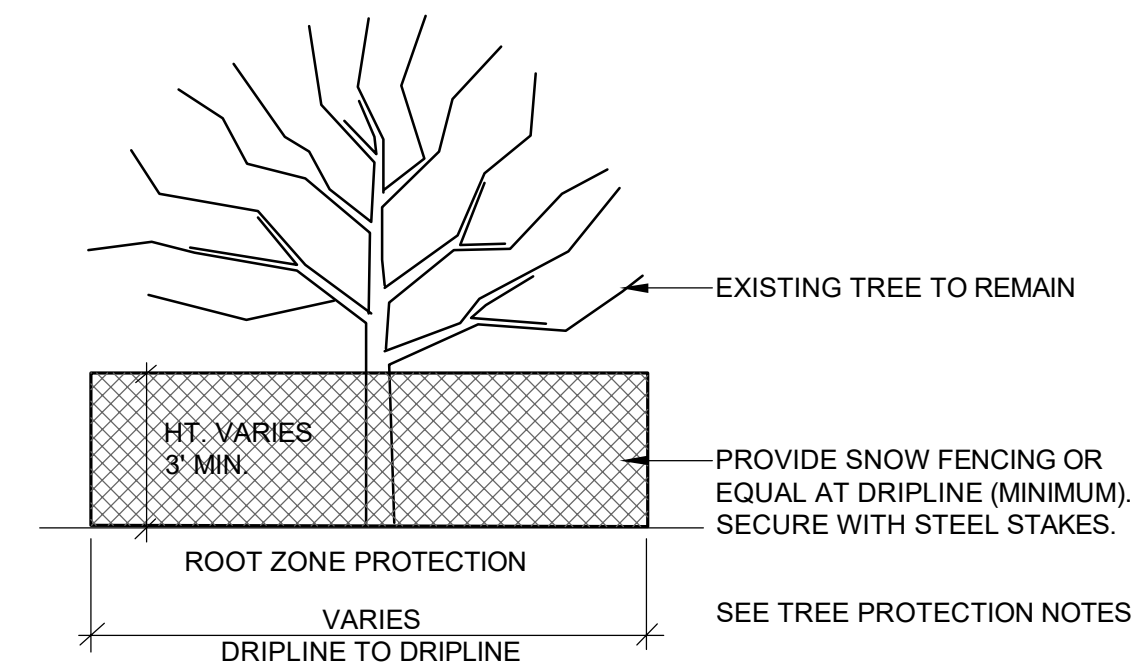
FENCE REPLACEMENT DETAIL 2
NOT TO SCALE

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

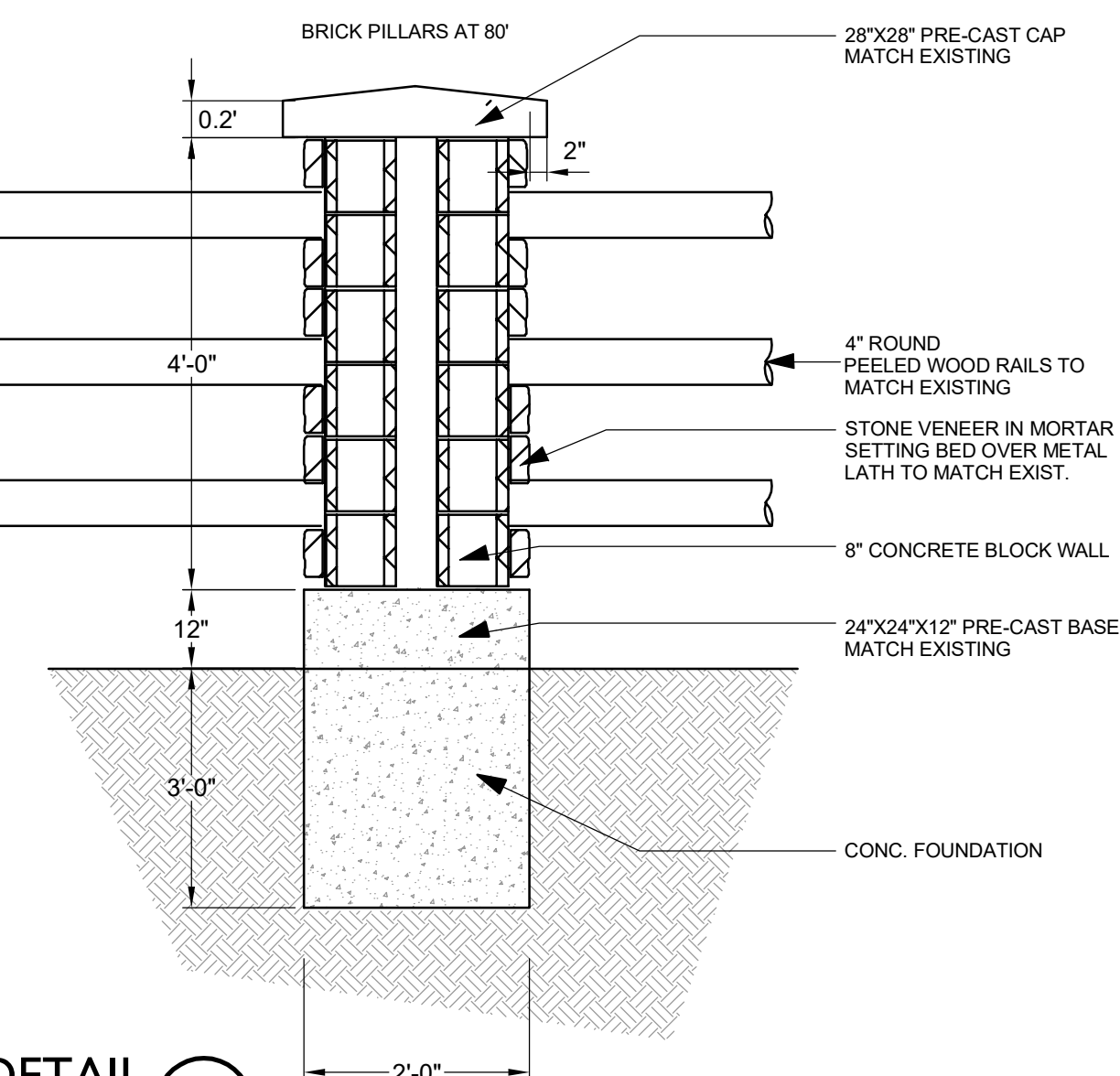
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, CLEANING, MOWING, EDGING, PRUNING, TRIMMING, SPRAYING, CUL TREATING, 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.
- 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.
- 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.
- 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.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- 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

- USE JURISDICTIONAL TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- 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.
- 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.
- FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- 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.
- 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.
- 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.
- 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 1
NOT TO SCALE



FENCE REPLACEMENT DETAIL 2
NOT TO SCALE

Perception
Design Group, Inc.
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Denver, Colorado 80226
303-232-8888

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
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		

LANDSCAPE NOTES

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

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, C.D., P.L.A. COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

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

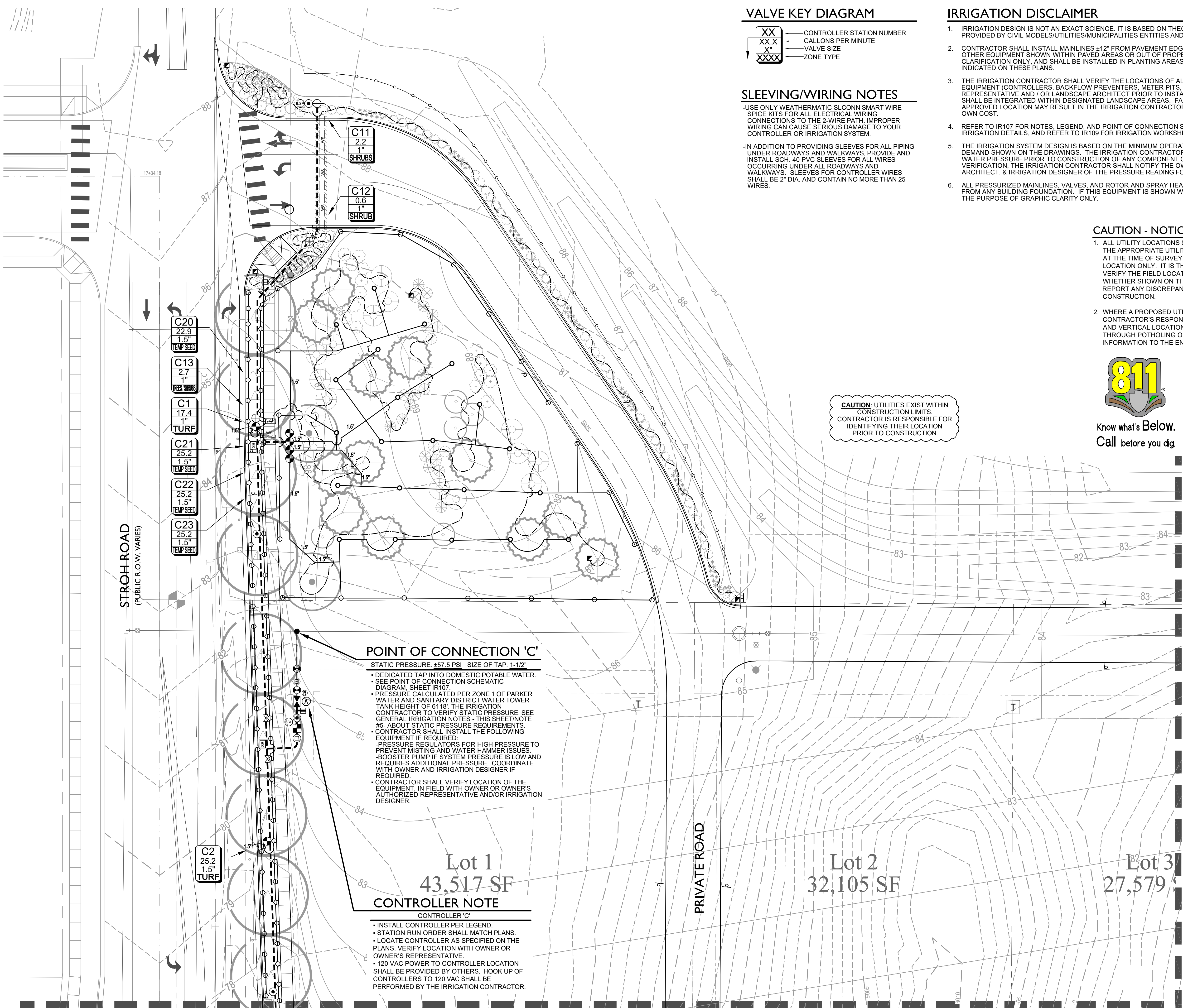
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SHEET

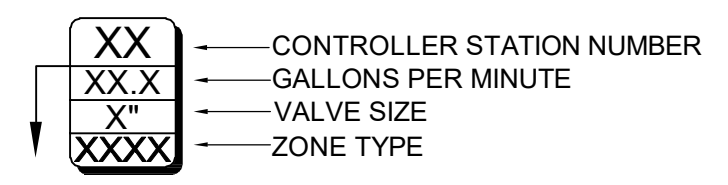
L108



Know what's Below.
Call before you dig.



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.

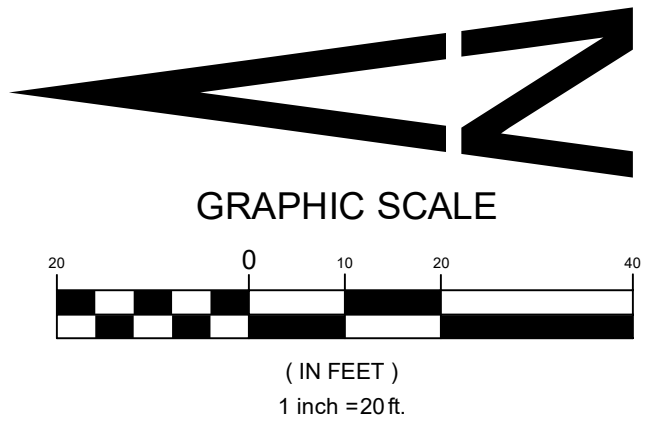
-IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

IRRIGATION DISCLAIMER

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
- CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- 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.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
- ALL PRESSURIZED MAINLINES, VALVES, 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.

CAUTION - NOTICE TO CONTRACTOR

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- 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.



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 611'. 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 Design Group, Inc.
Consulting Civil Engineers
8901 South Pierce Street, Suite 315
Denver, Colorado 80226
303.232.8888

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

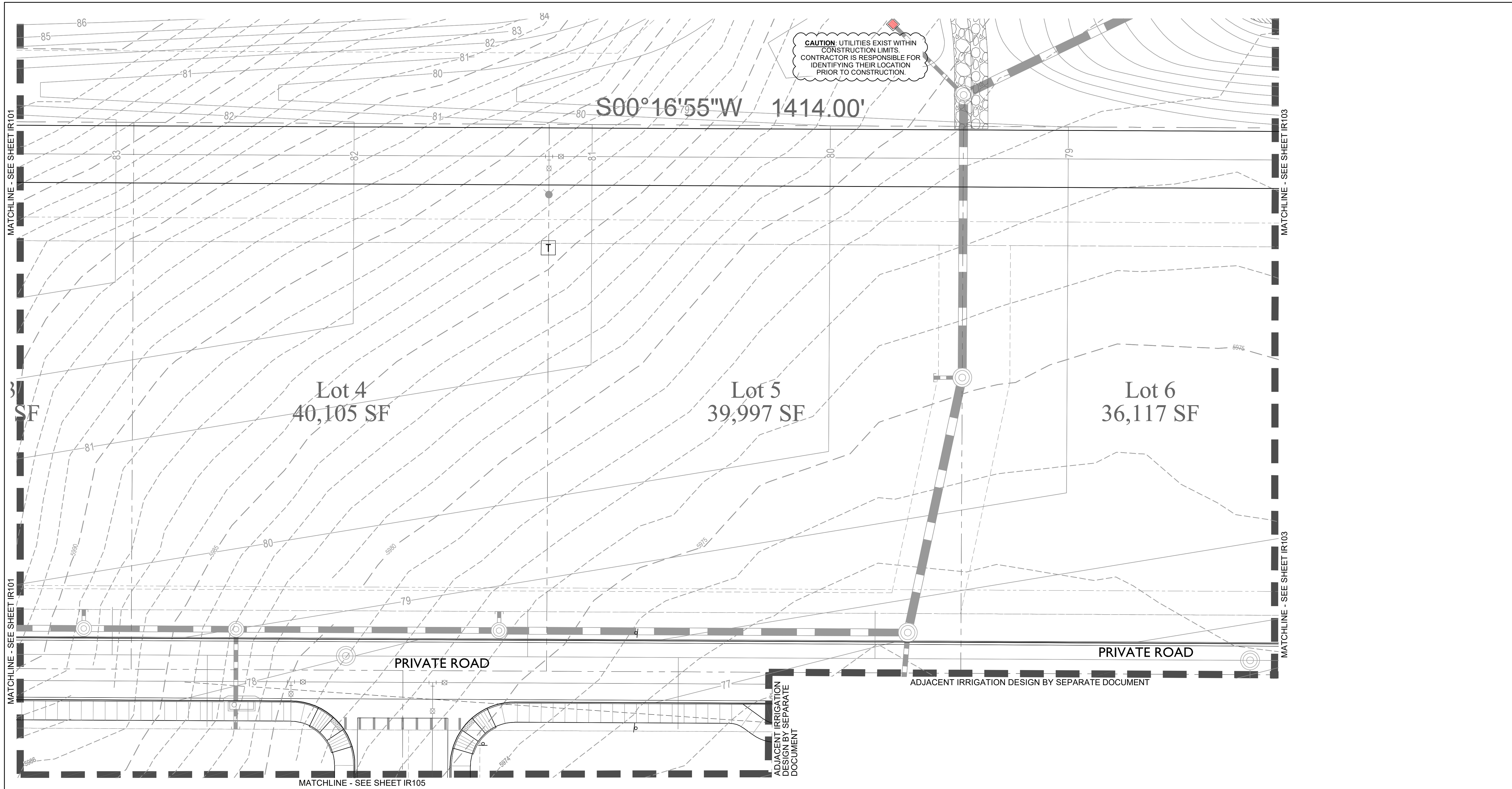
design by: JLW
approved by: JLW
project no.: 2015-015

date: 10/20/17
SHEET

IR101

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

S00°16'55"W 1414.00'

Lot 4
40,105 SF

Lot 5
39,997 SF

Lot 6
36,117 SF

PRIVATE ROAD

PRIVATE ROAD

ADJACENT IRRIGATION DESIGN BY SEPARATE DOCUMENT

MATCHLINE - SEE SHEET IR105

ADJACENT IRRIGATION DESIGN BY SEPARATE DOCUMENT

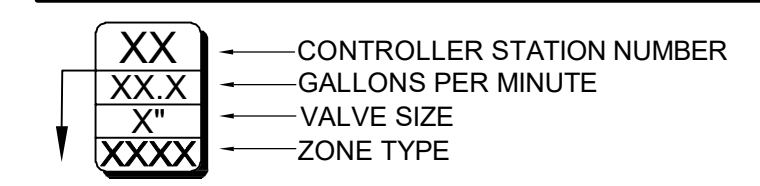


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VALVE KEY DIAGRAM



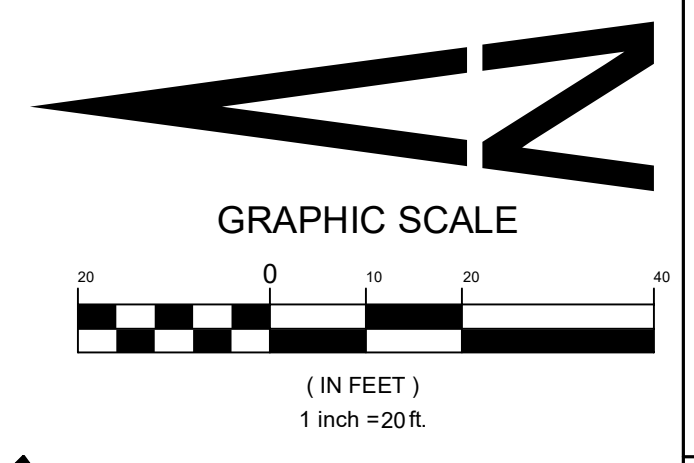
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Colorado Springs, Colorado 80926
303-523-8888

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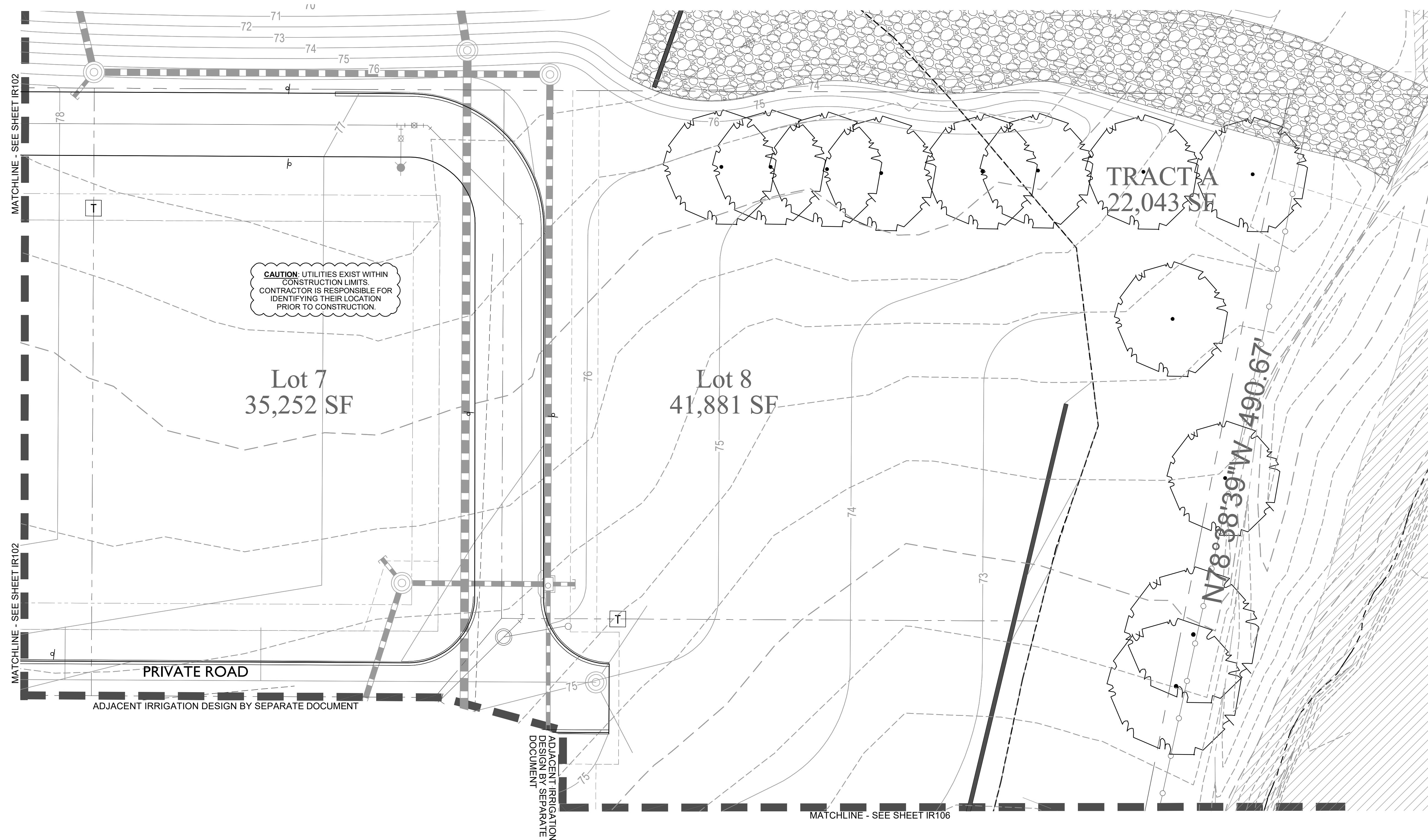
IRRIGATION PLAN - COMMON AREAS / R.O.W.

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

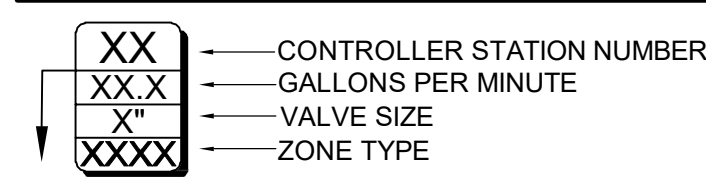
design by: JLW
approved by: JLW
project no.: 2015-015

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SHEET
IR102



VALVE KEY DIAGRAM



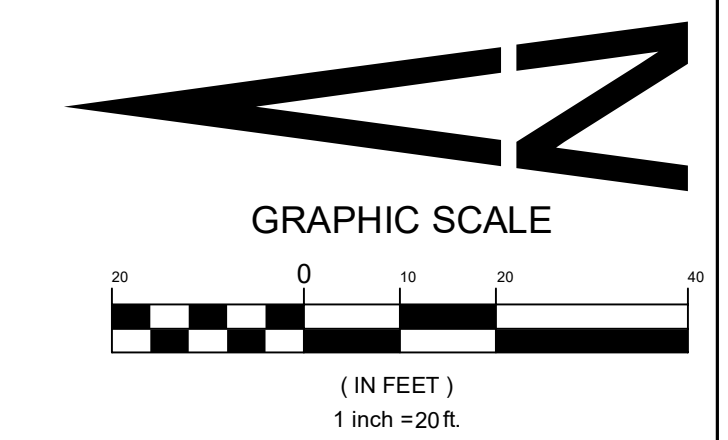
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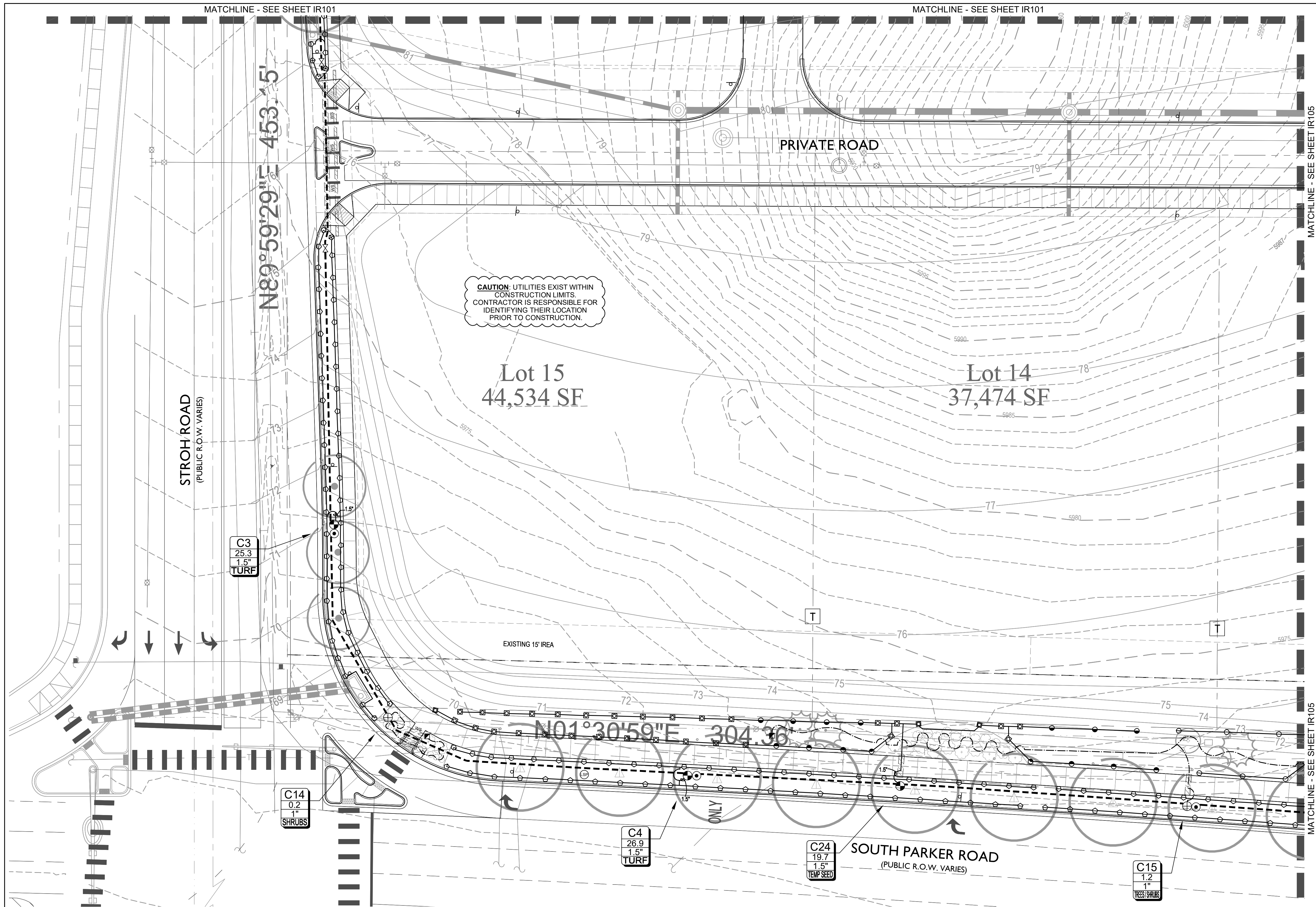
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IRRIGATION PLAN - COMMON AREAS / R.O.W.

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: JLW
 approved by: JLW
 project no.: 2015-015
 date: 10/20/17
 SHEET
IR103



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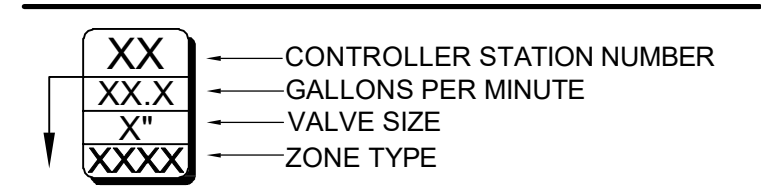
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VALVE KEY DIAGRAM



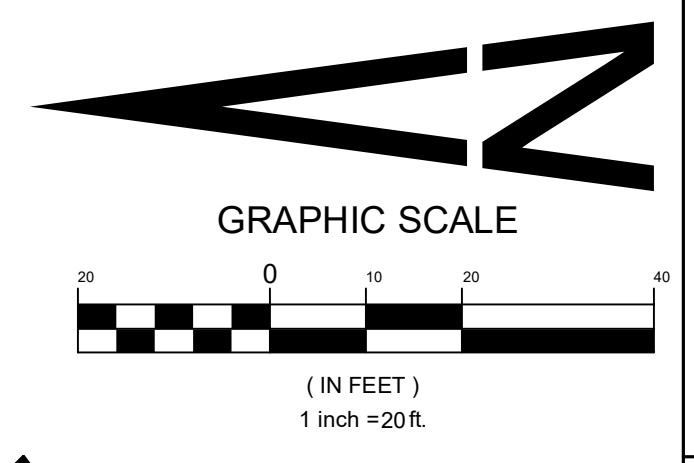
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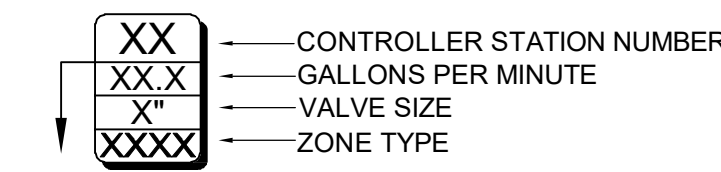


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VALVE KEY DIAGRAM

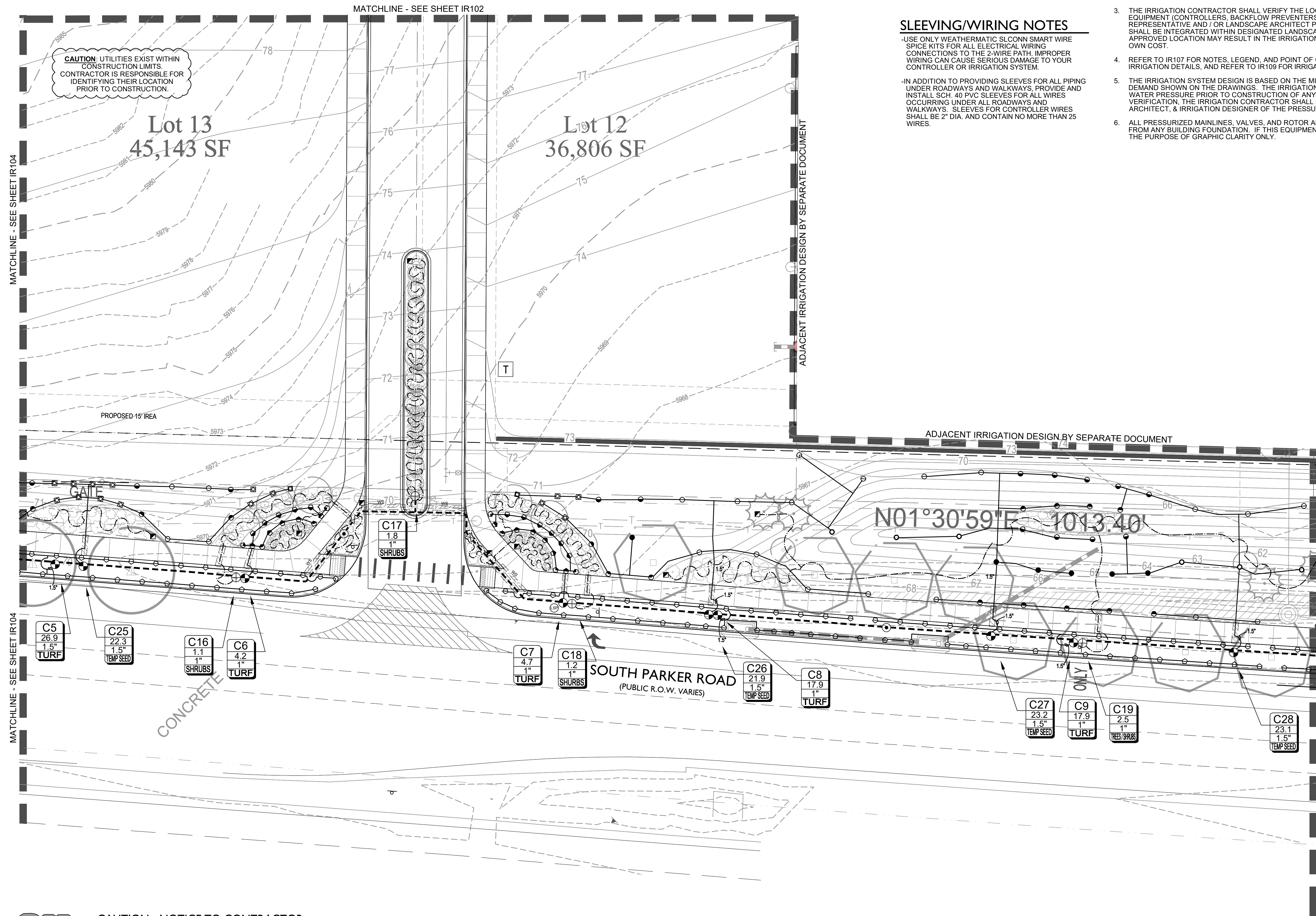


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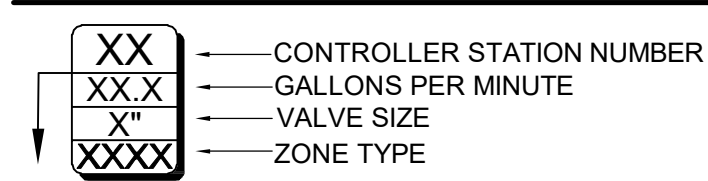
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811
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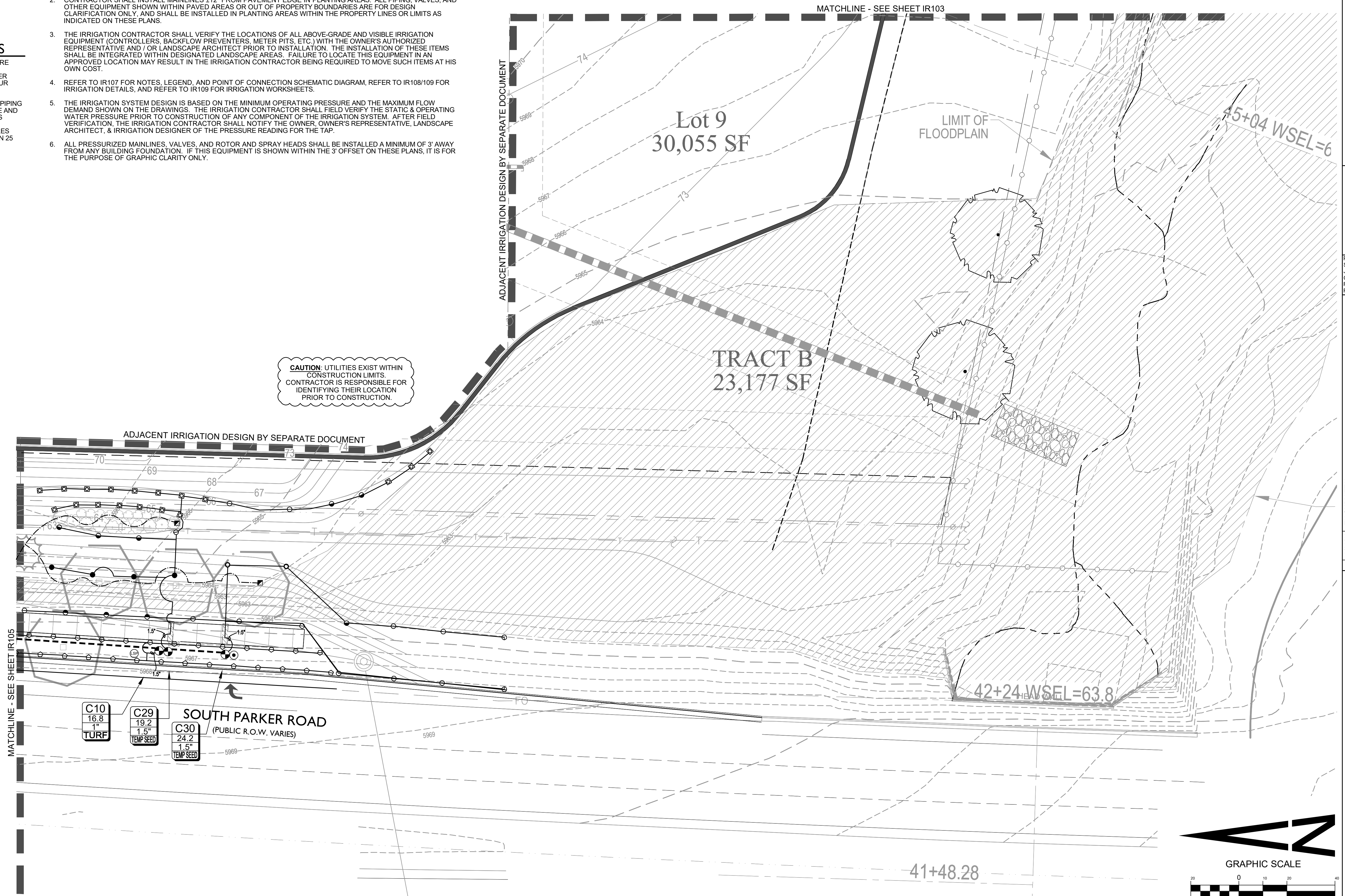


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IRRIGATION DISCLAIMER

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
- CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND /OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- 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.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
- ALL PRESSURIZED MAINLINES, VALVES, 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.



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	TURF (6,000sf = 1 SFE)	High Water Perennials (10,000sf = 1 SFE)	Drip Irrigated (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSID one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
70,419 sf total						
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	16,929 sf	6,000
						2.8 SFE's

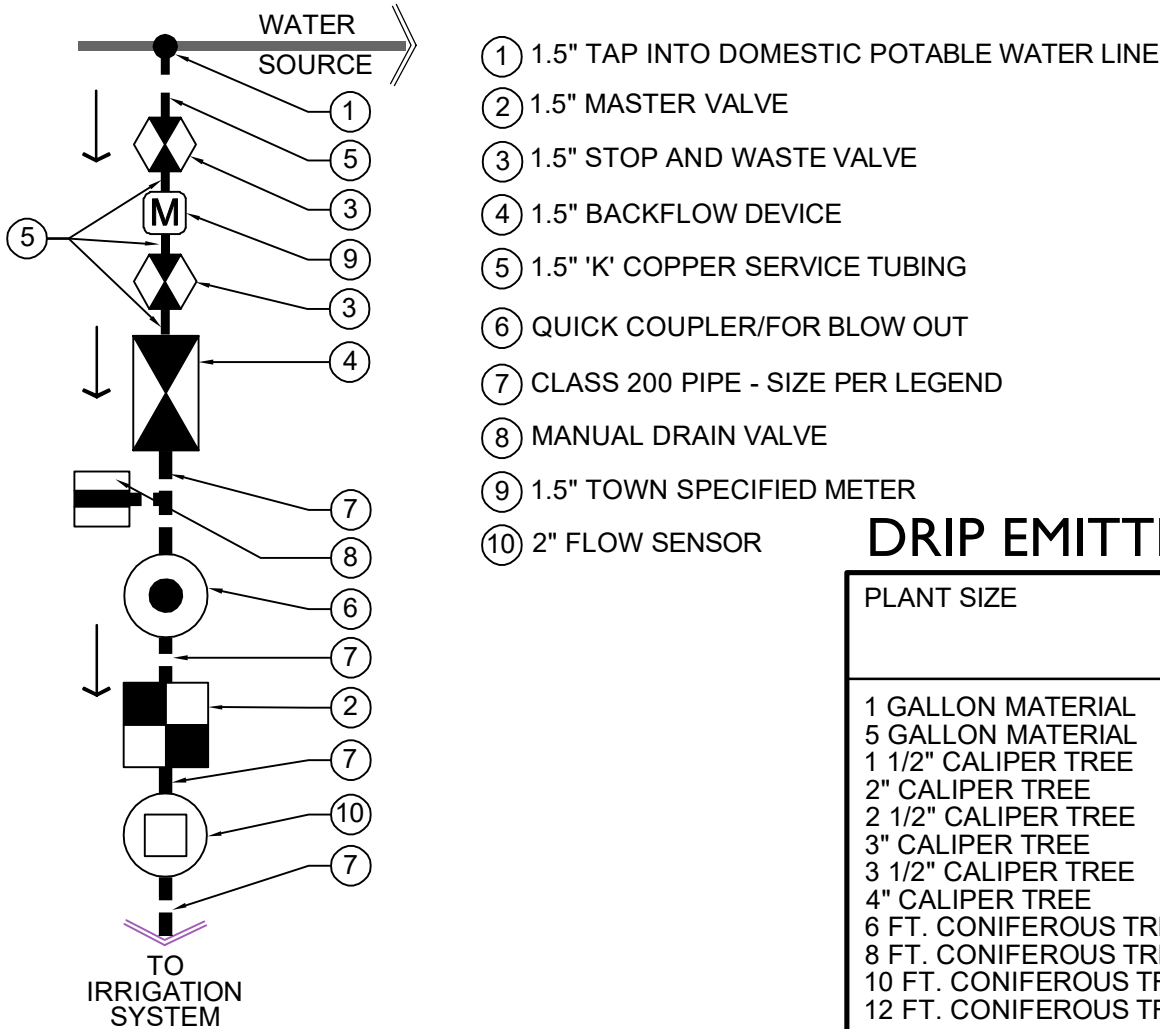
Worksheet Completed by: Joseph L. Wilson, PLA, CID
 Company: Sterling Design Associates, LLC
 Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone #: 303-794-4727 ext 207
 Owner/Developer: Dan Yacovetta
 Attn: -
 Billing Address: -
 Phone #: -

ET Controller (with Rain Sensor)

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



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.

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	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

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
⊕	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:
 1. USE RADIUS REDUCTION SCREWS ON NOZZLES AS NECESSARY TO ACHIEVE APPROPRIATE RADII COVERAGES.
 2. 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 ON A LOCKABLE 6" THICK CONCRETE PAD. SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	A
⊕	WEATHERMATIC	SL9648TW BASE STATION W/ SMARTLINK AIRCARD WITHIN SLPED-ENC-SS-4800	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 MANUFACTURER 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
⊕	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 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 HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
- 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.

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 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

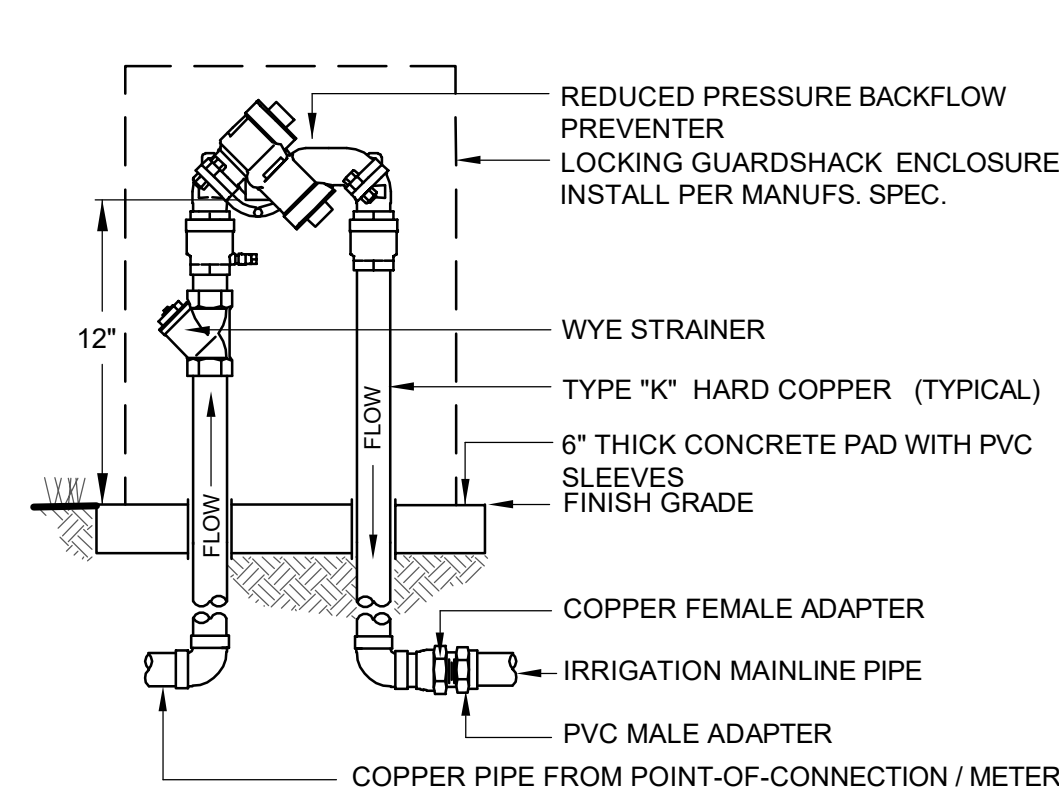
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10/26/18	5TH SUBMITTAL	
09/27/18	4TH SUBMITTAL	
08/30/18	3RD SUBMITTAL	
06/18/18	TREE PRESERVATION PLAN REVIEW	
04/27/18	2ND SUBMITTAL	
02/28/18	1ST SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	
	DATE	DESCRIPTION

IRRIGATION LEGEND AND NOTES
 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
 SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, P.E., COLORADO REGISTRATION LA-904 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

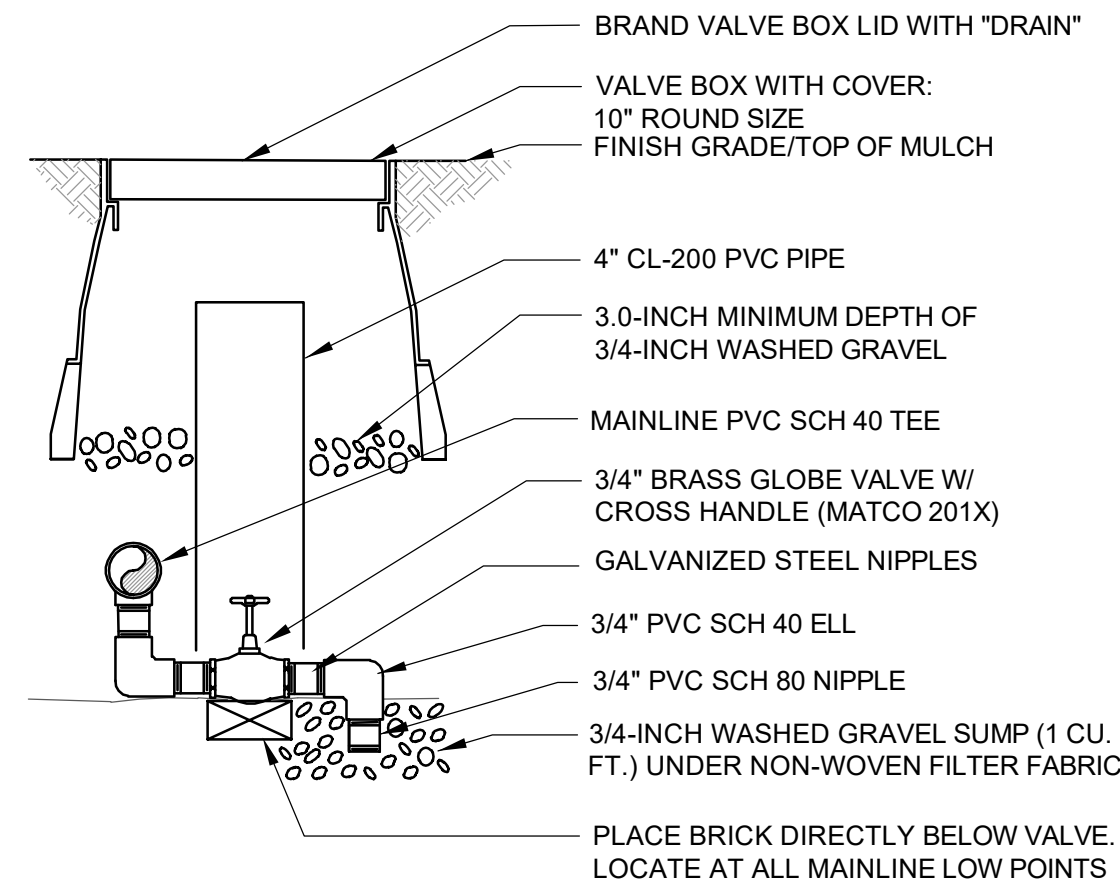


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

BACKFLOW PREVENTER

NOT TO SCALE

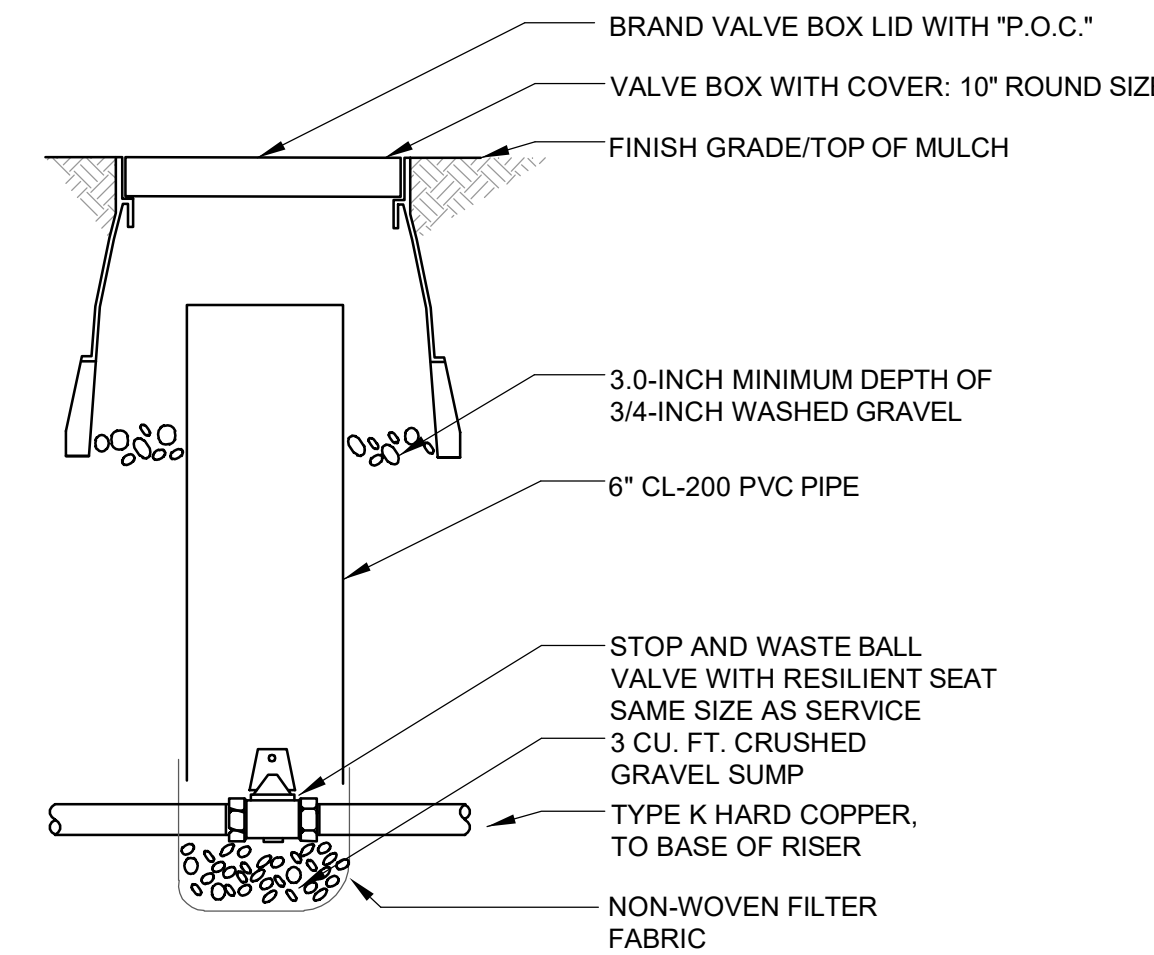
A



MANUAL DRAIN VALVE

NOT TO SCALE

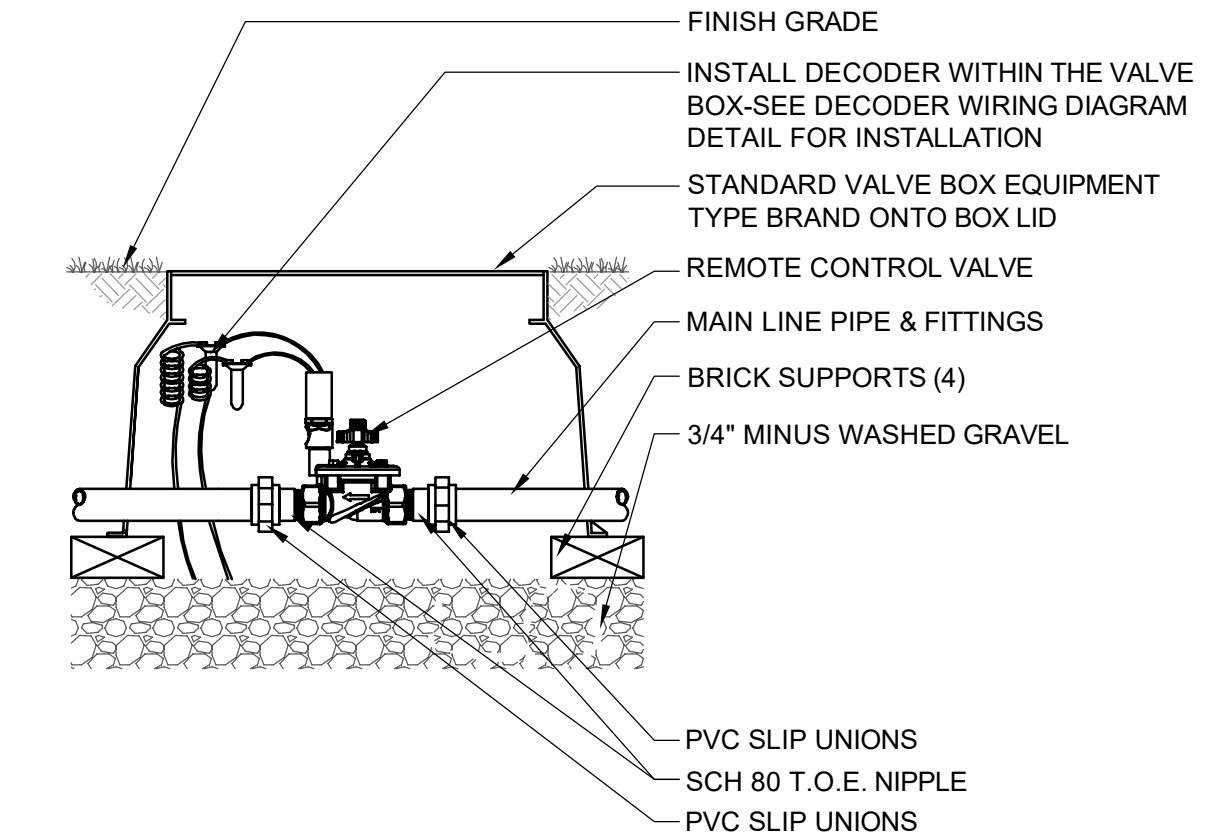
B



STOP AND WASTE VALVE

NOT TO SCALE

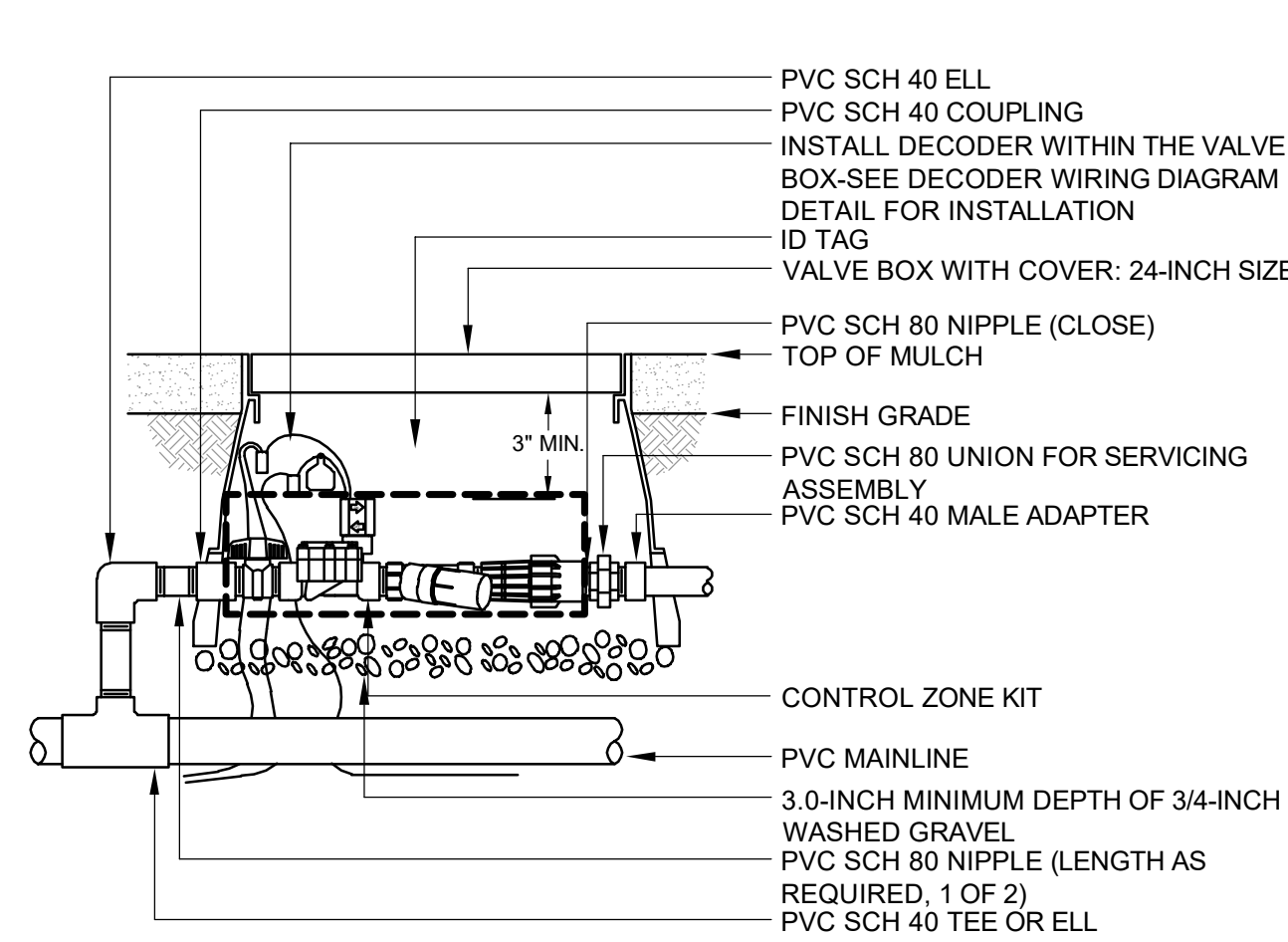
C



REMOTE MASTER VALVE

NOT TO SCALE

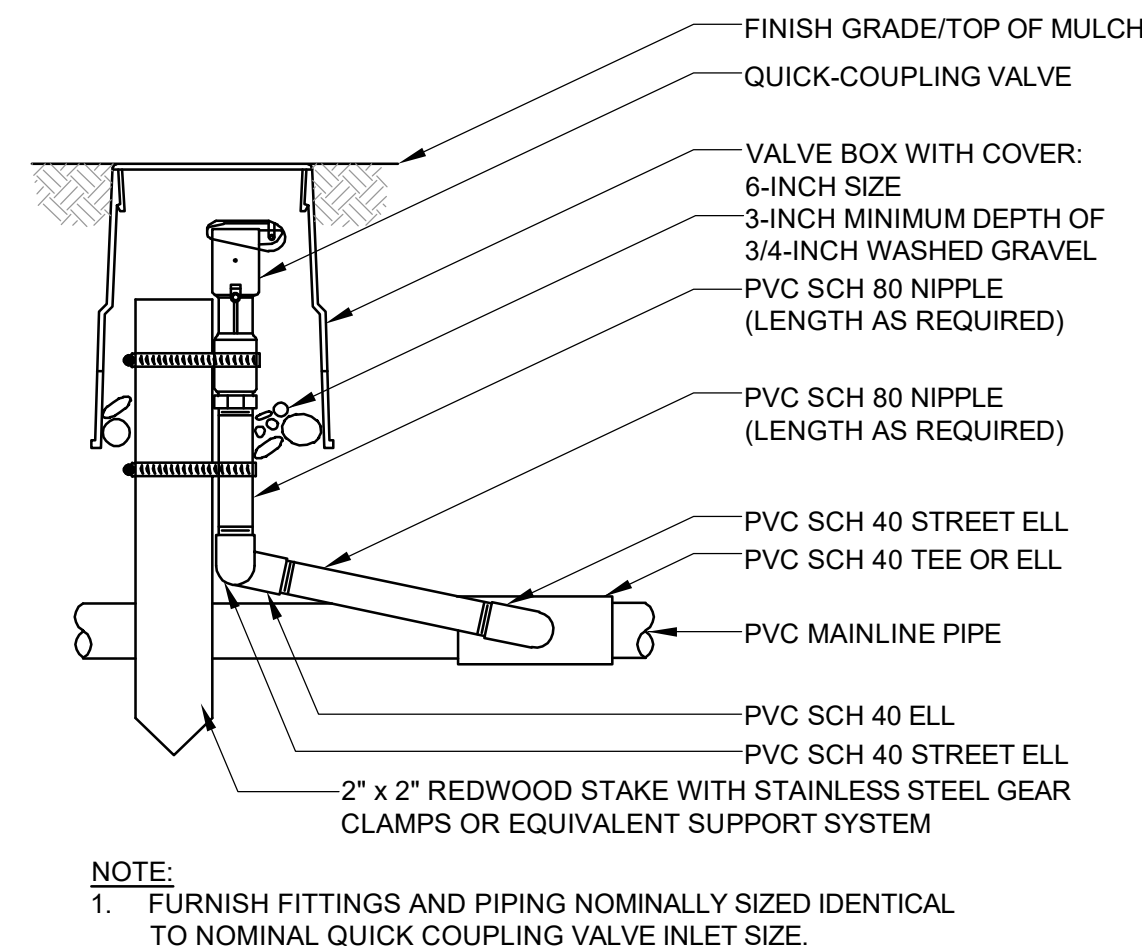
D



DRIP VALVE CONTROL ZONE

NOT TO SCALE

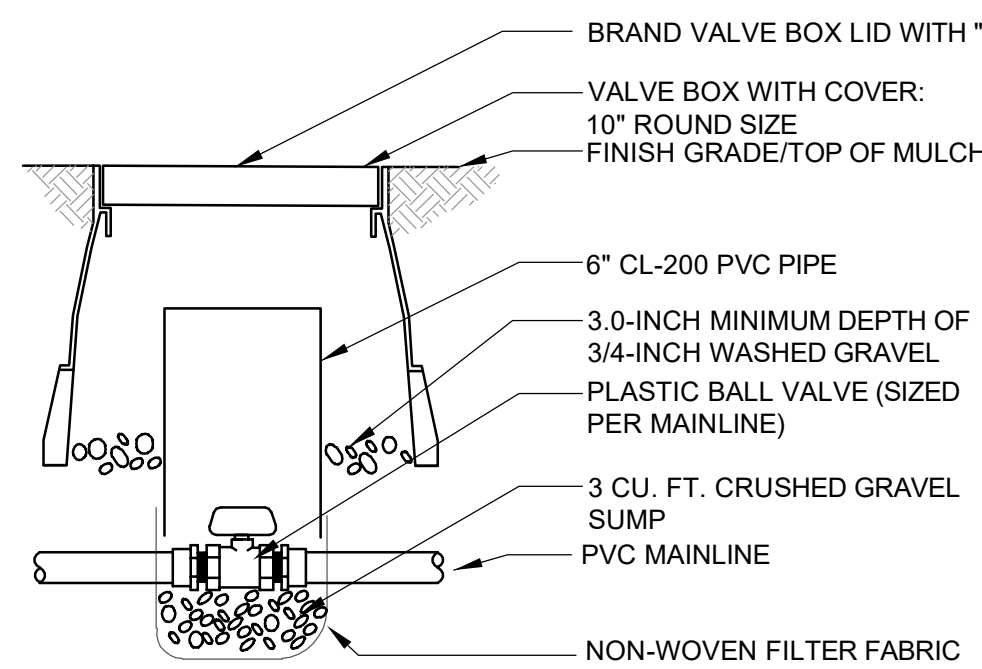
E



QUICK-COUPLING VALVE

NOT TO SCALE

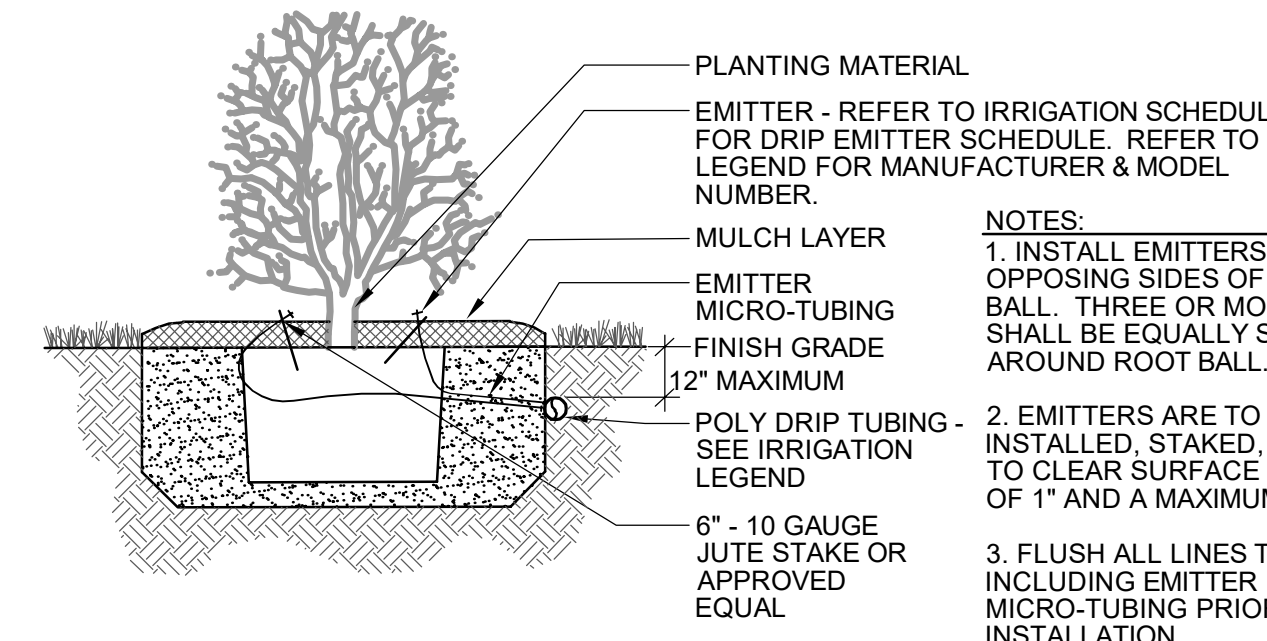
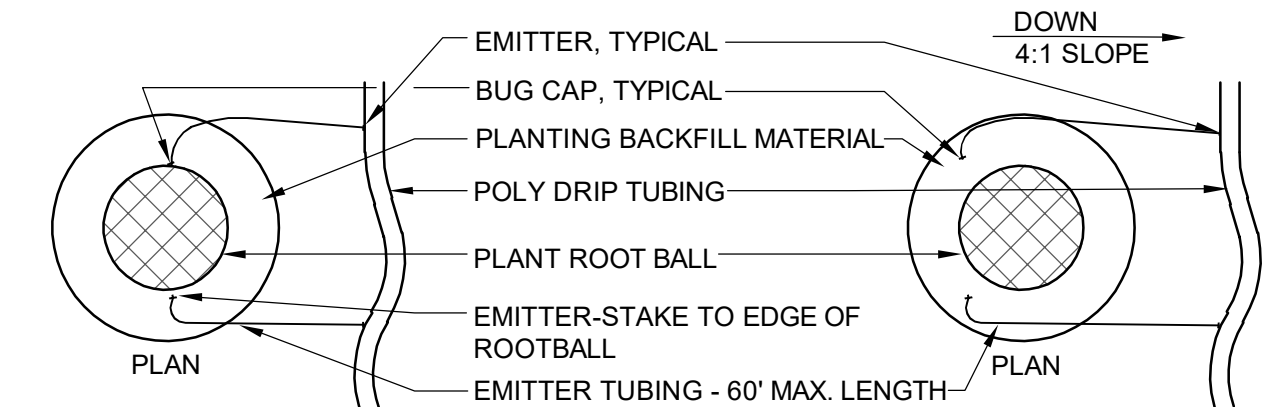
F



PLASTIC BALL VALVE

NOT TO SCALE

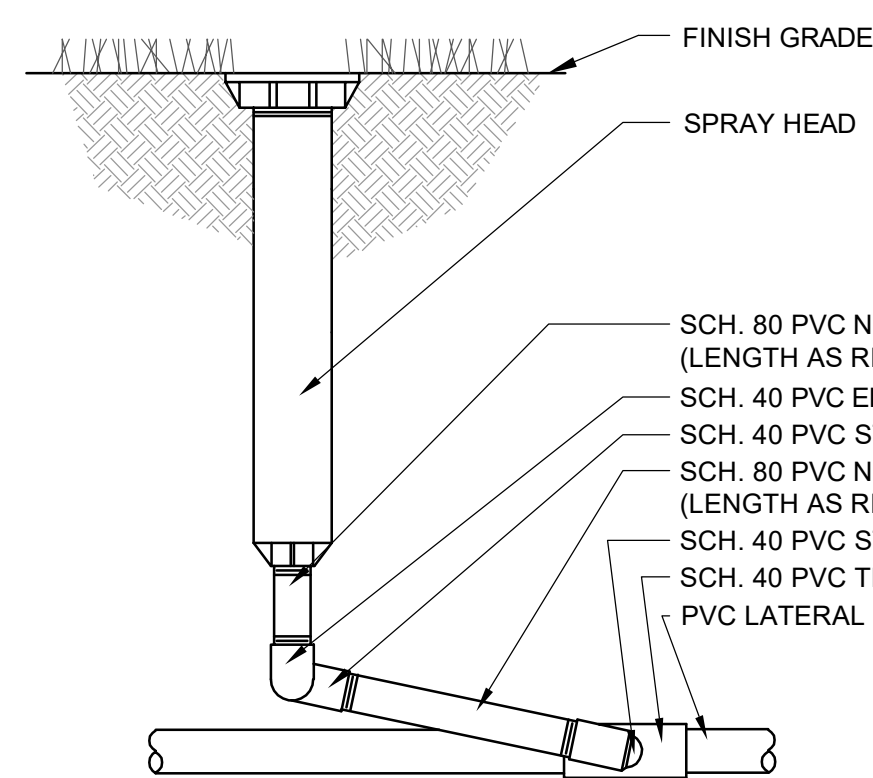
G



DRIP EMITTERS LAYOUT

NOT TO SCALE

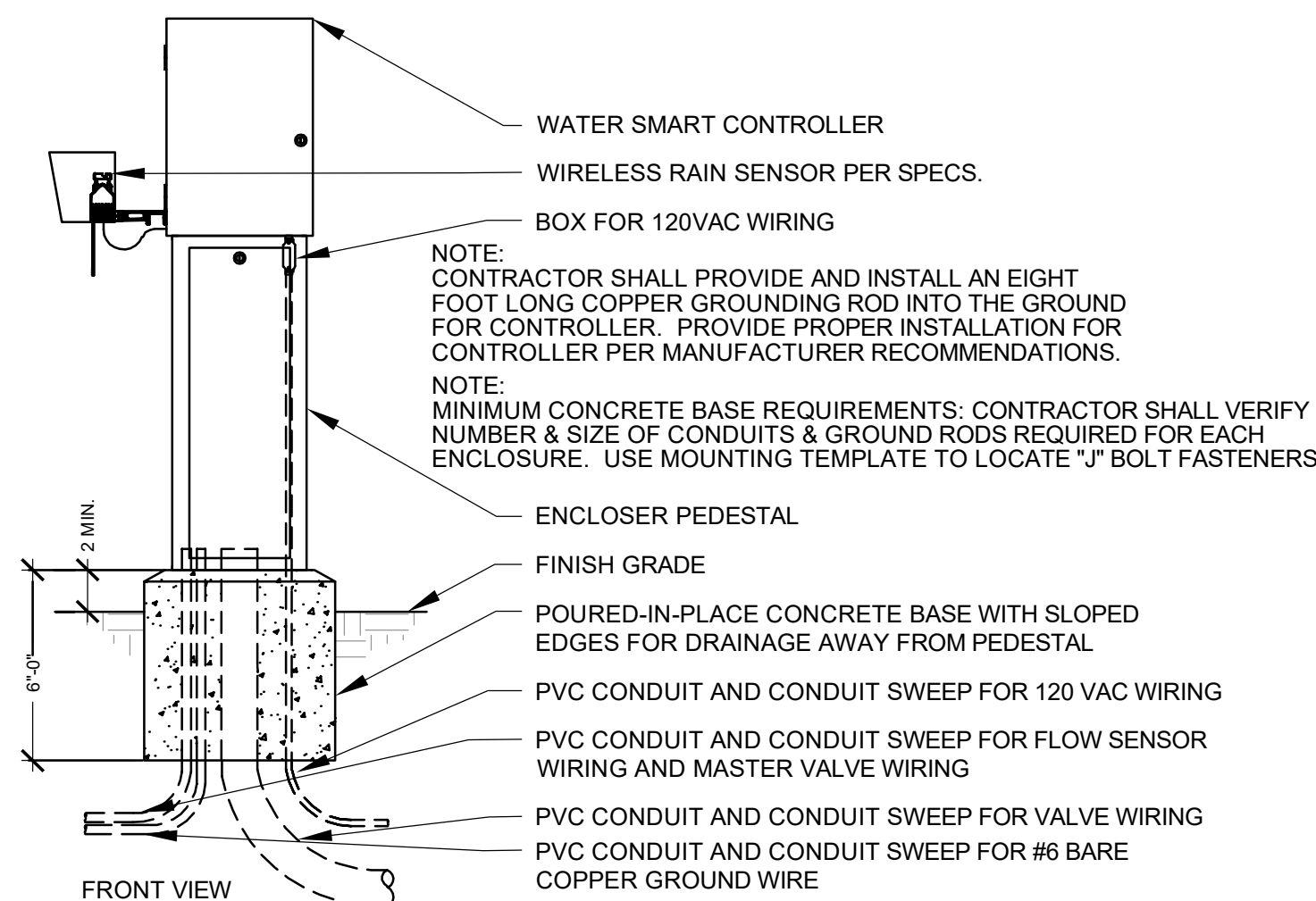
H



POP-UP SPRAY HEAD

NOT TO SCALE

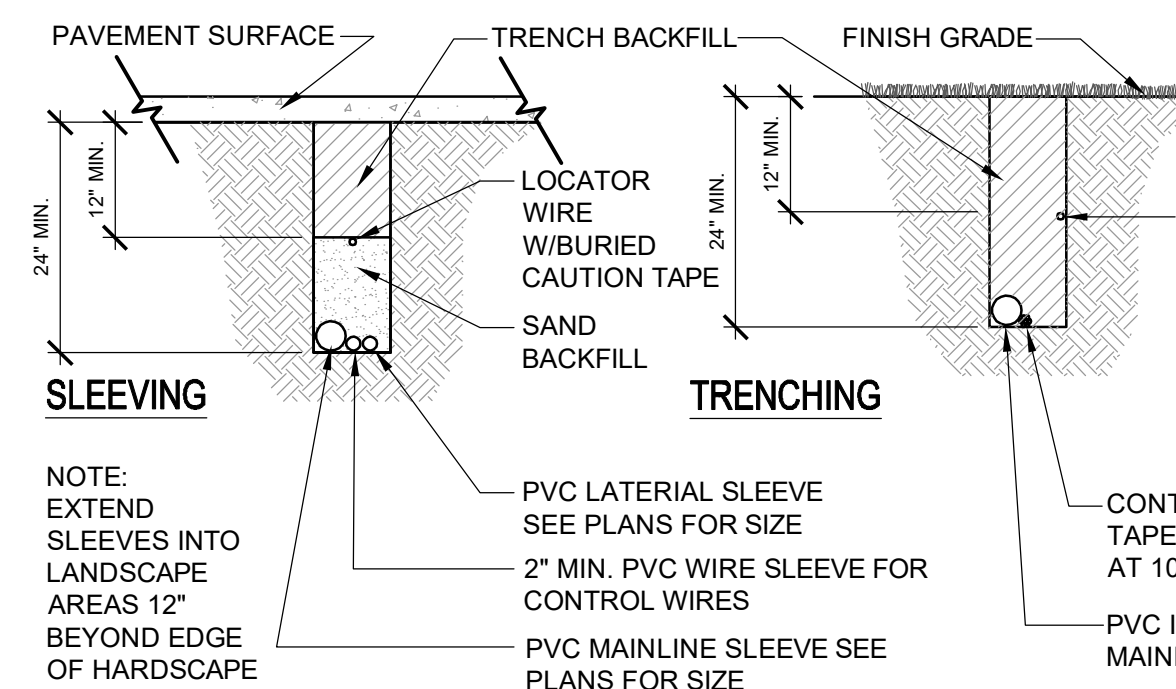
I



IRRIGATION CONTROLLER

NOT TO SCALE

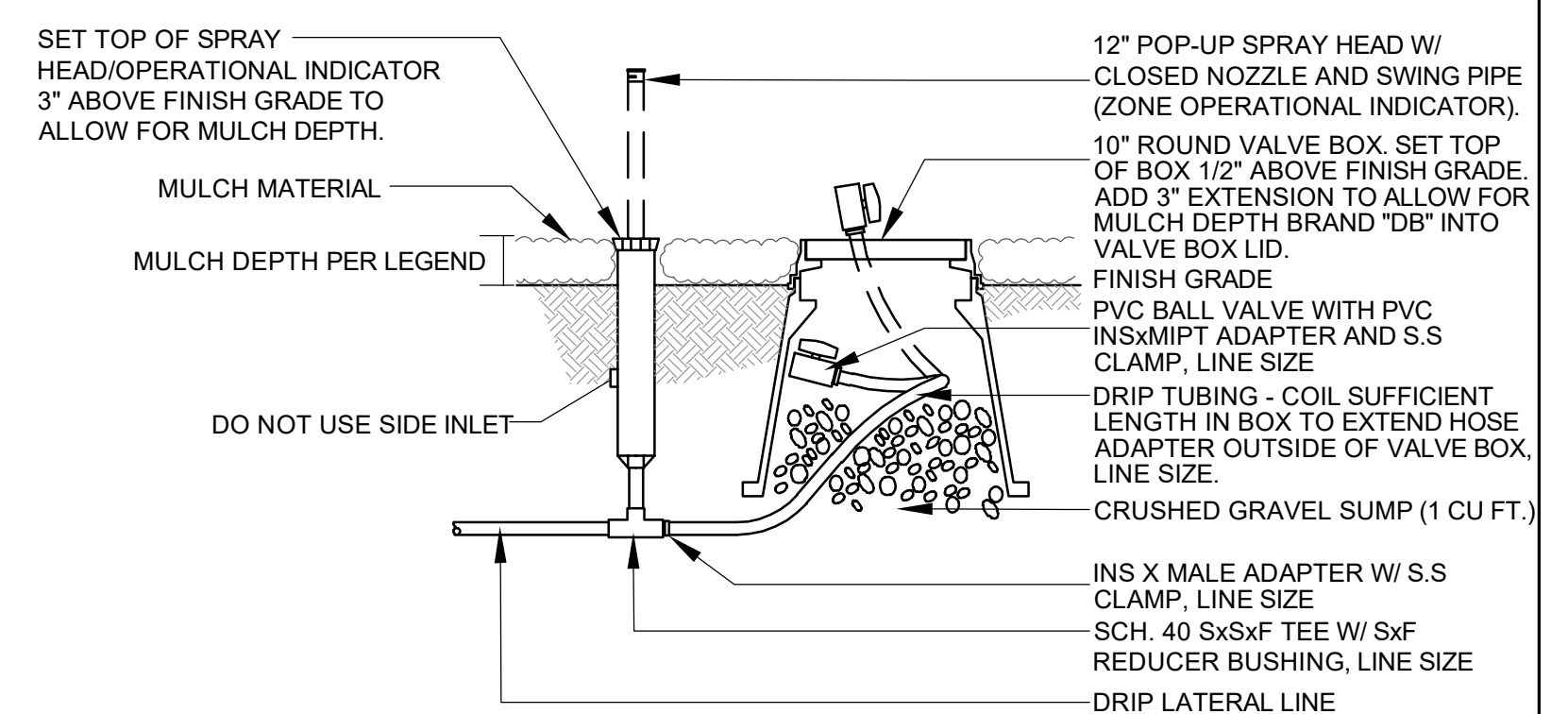
J



PIPE AND SLEEVE INSTALLATION

NOT TO SCALE

K



DRIP INDICATOR / FLUSH VALVE

NOT TO SCALE

L

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02/28/18	2ND SUBMITTAL	
10/20/17	INITIAL SUBMITTAL	

IRRIGATION DETAILS

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

SHEET

IR108



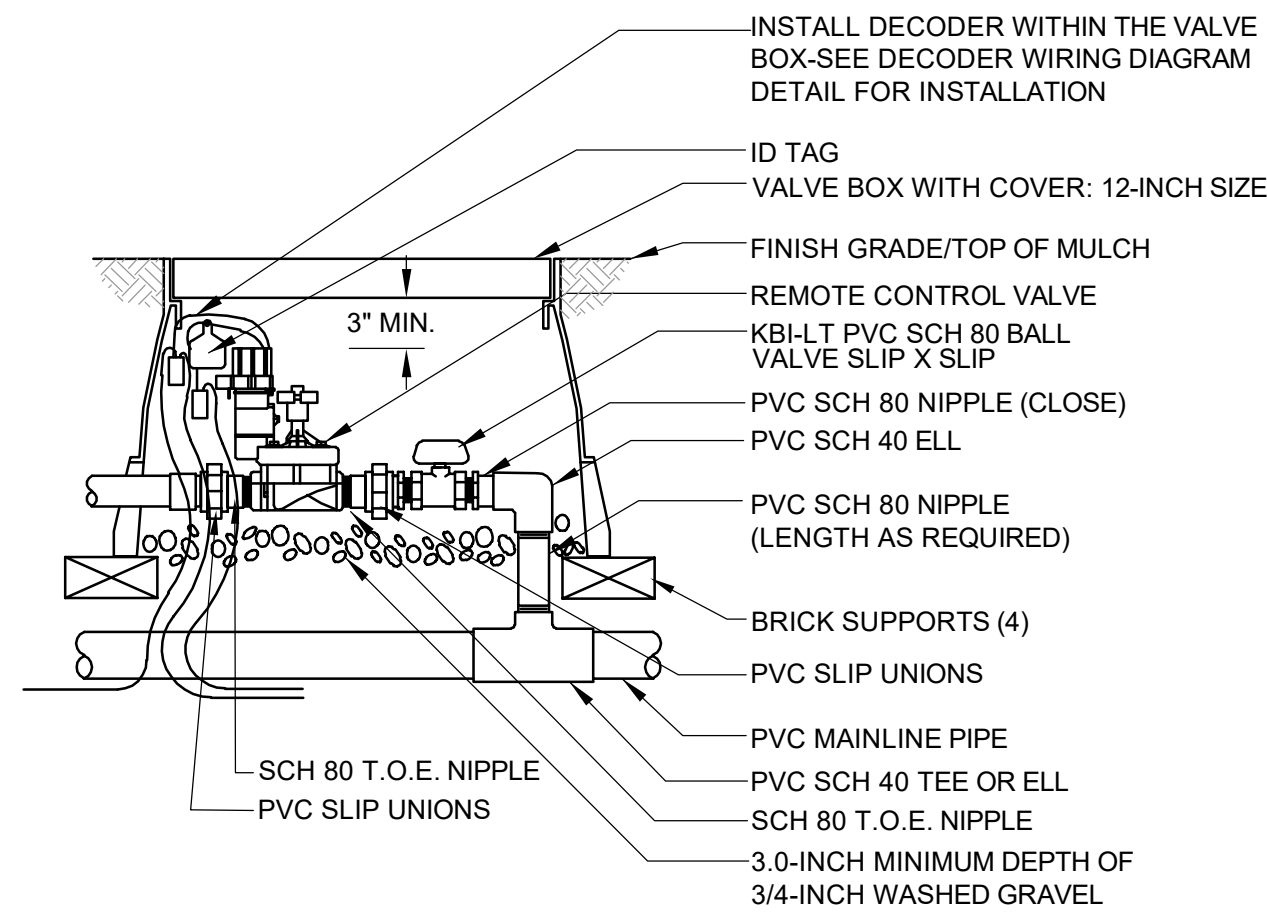
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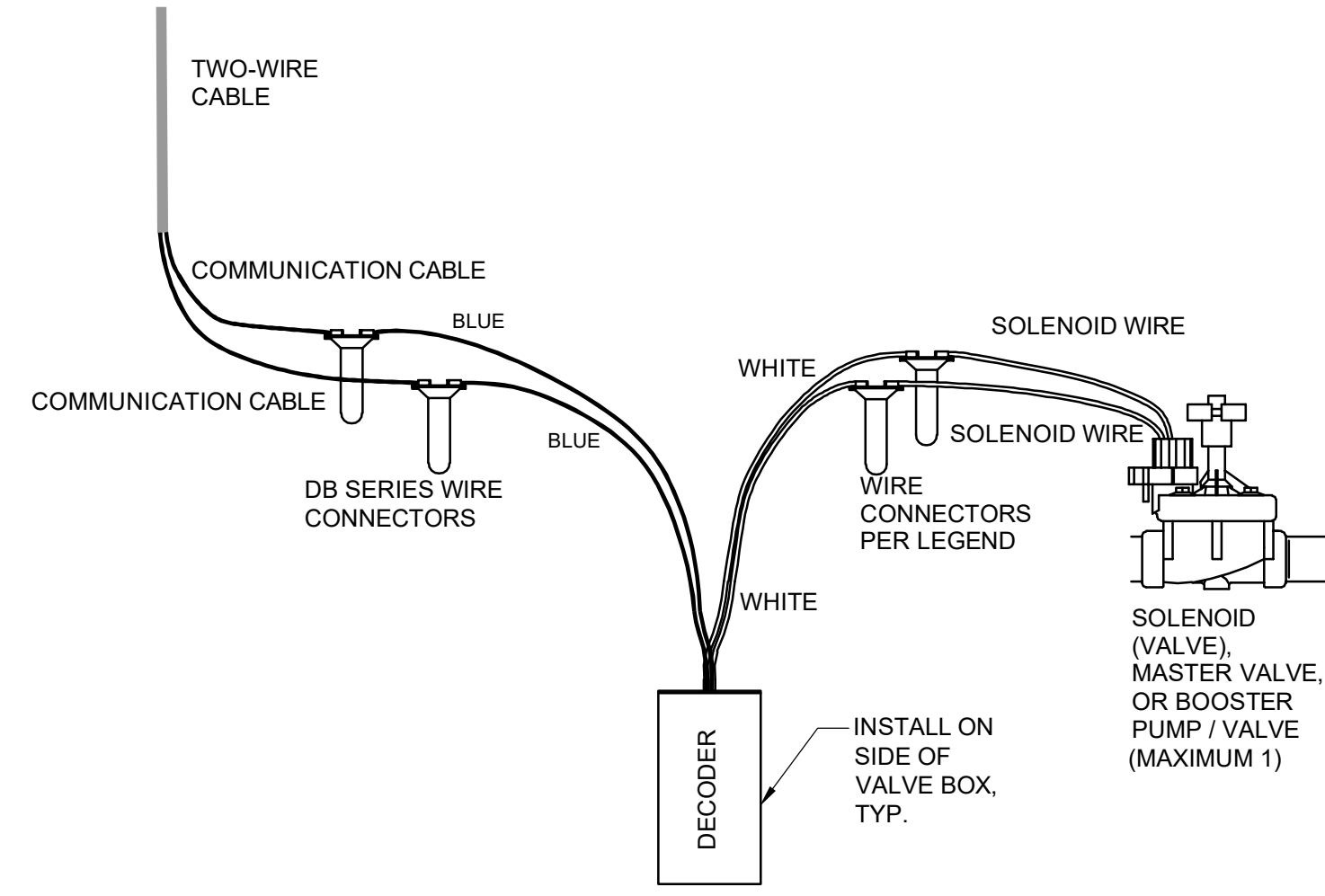
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REMOTE CONTROL VALVE

NOT TO SCALE

M

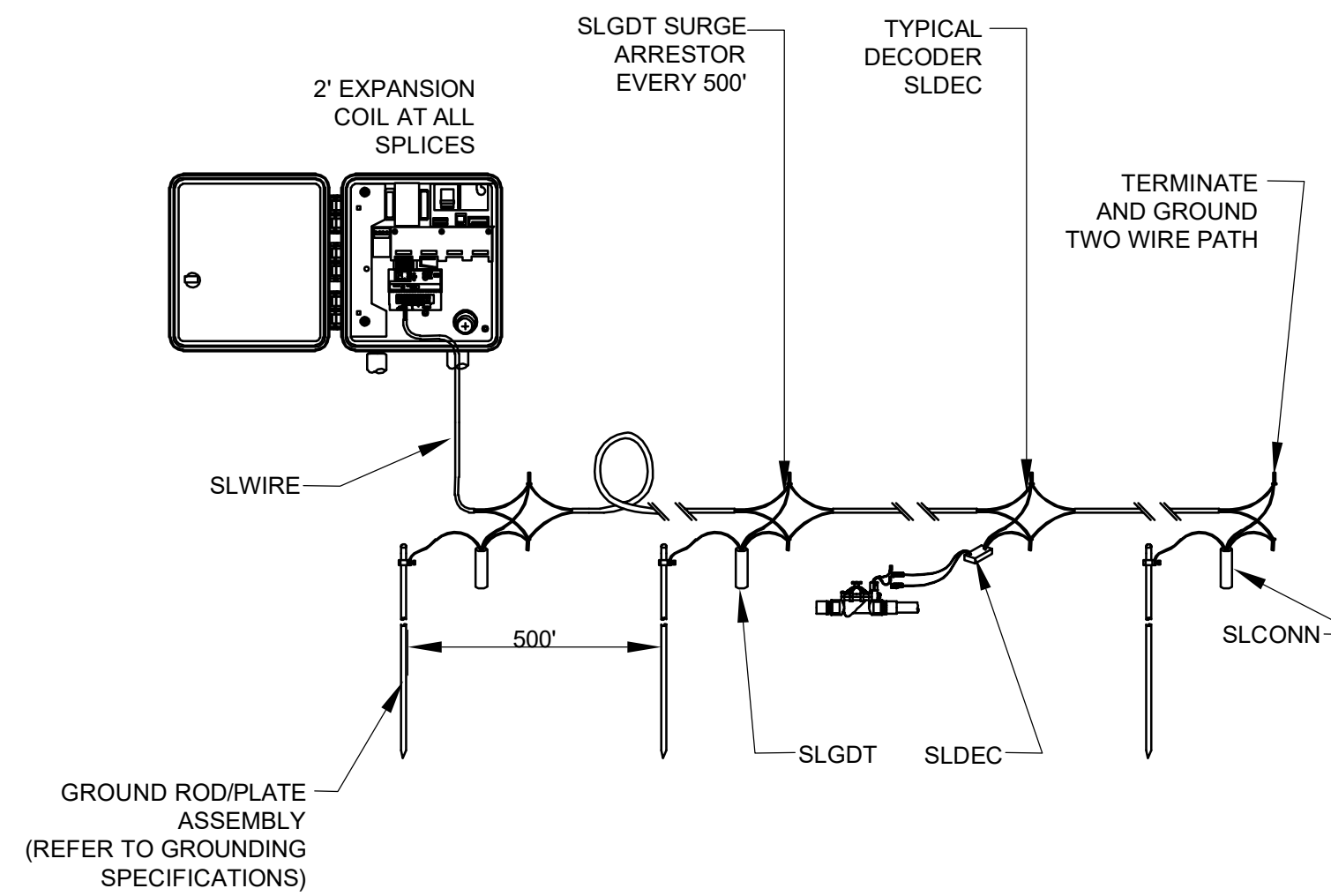


NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET.

DECODER WIRING DIAGRAM DETAIL

NOT TO SCALE

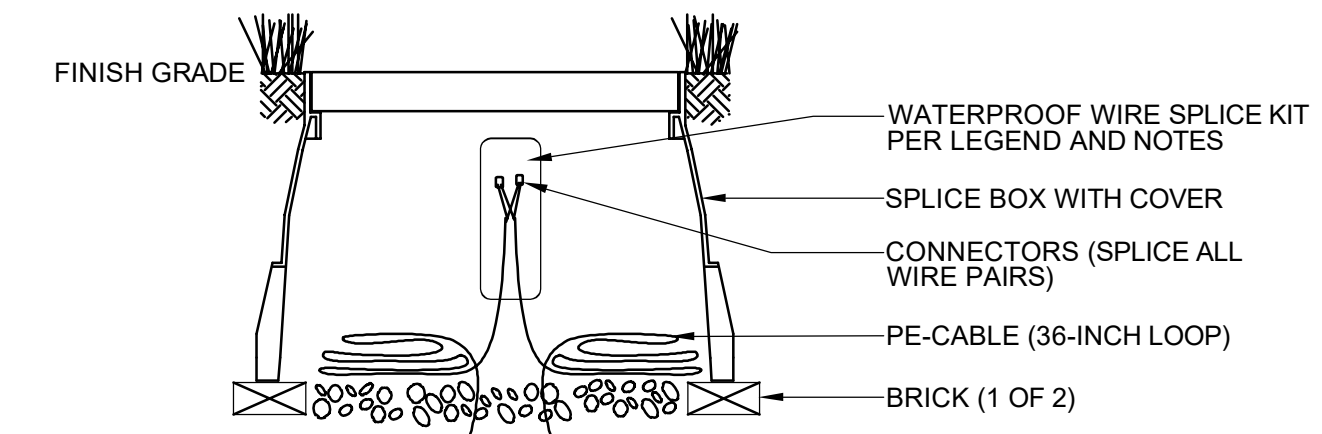
N



TYPICAL 2-WIRE IRRIGATION SYSTEM DESIGN

NOT TO SCALE

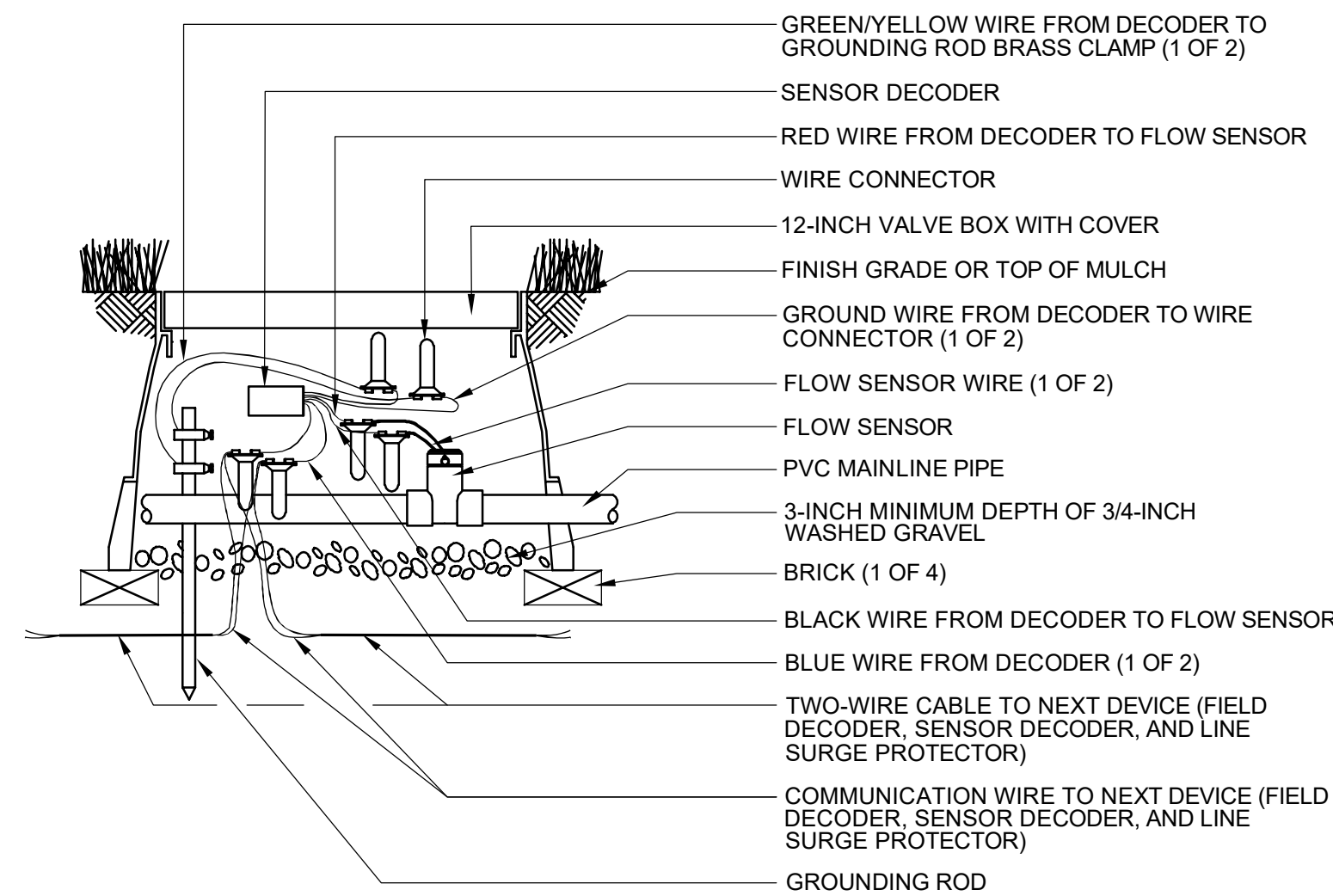
O



SPLICE BOX

NOT TO SCALE

P

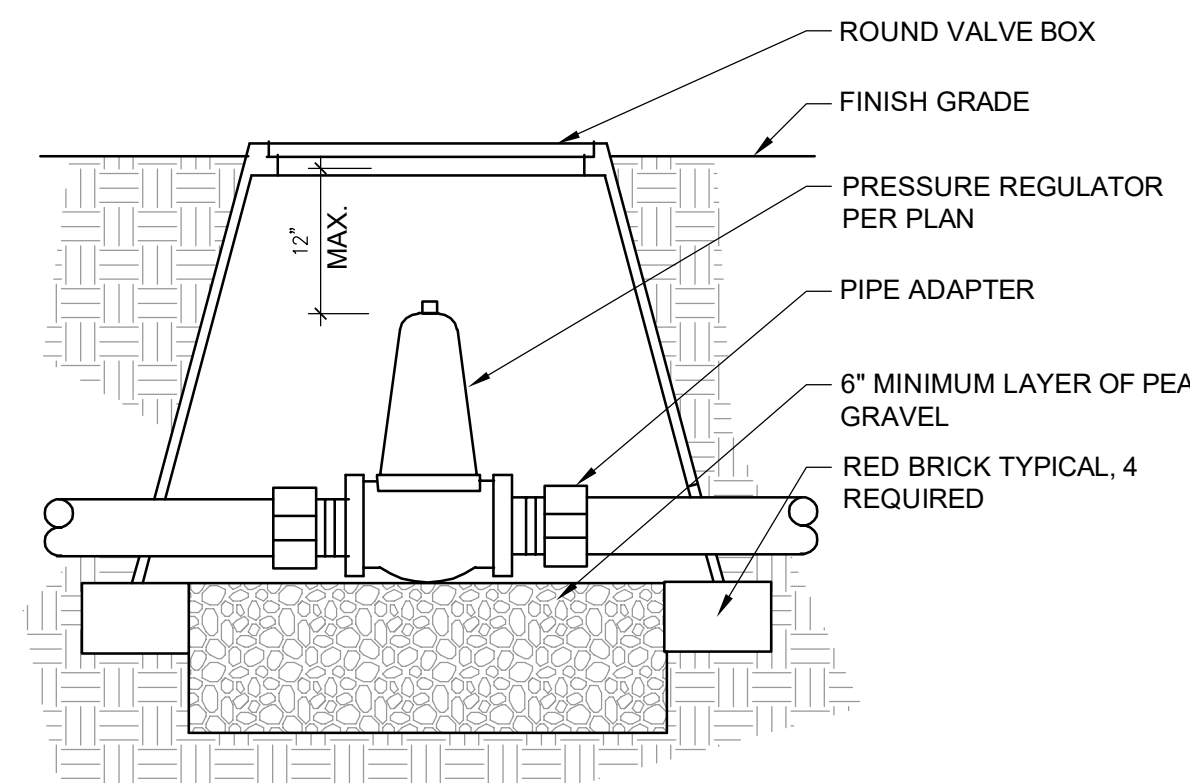


NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR.
4. GROUNDING SHOULD BE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

SENSOR DECODER AND FLOW SENSOR

NOT TO SCALE

Q



PRESSURE REDUCING VALVE

(IF APPLICABLE)

NOT TO SCALE

R

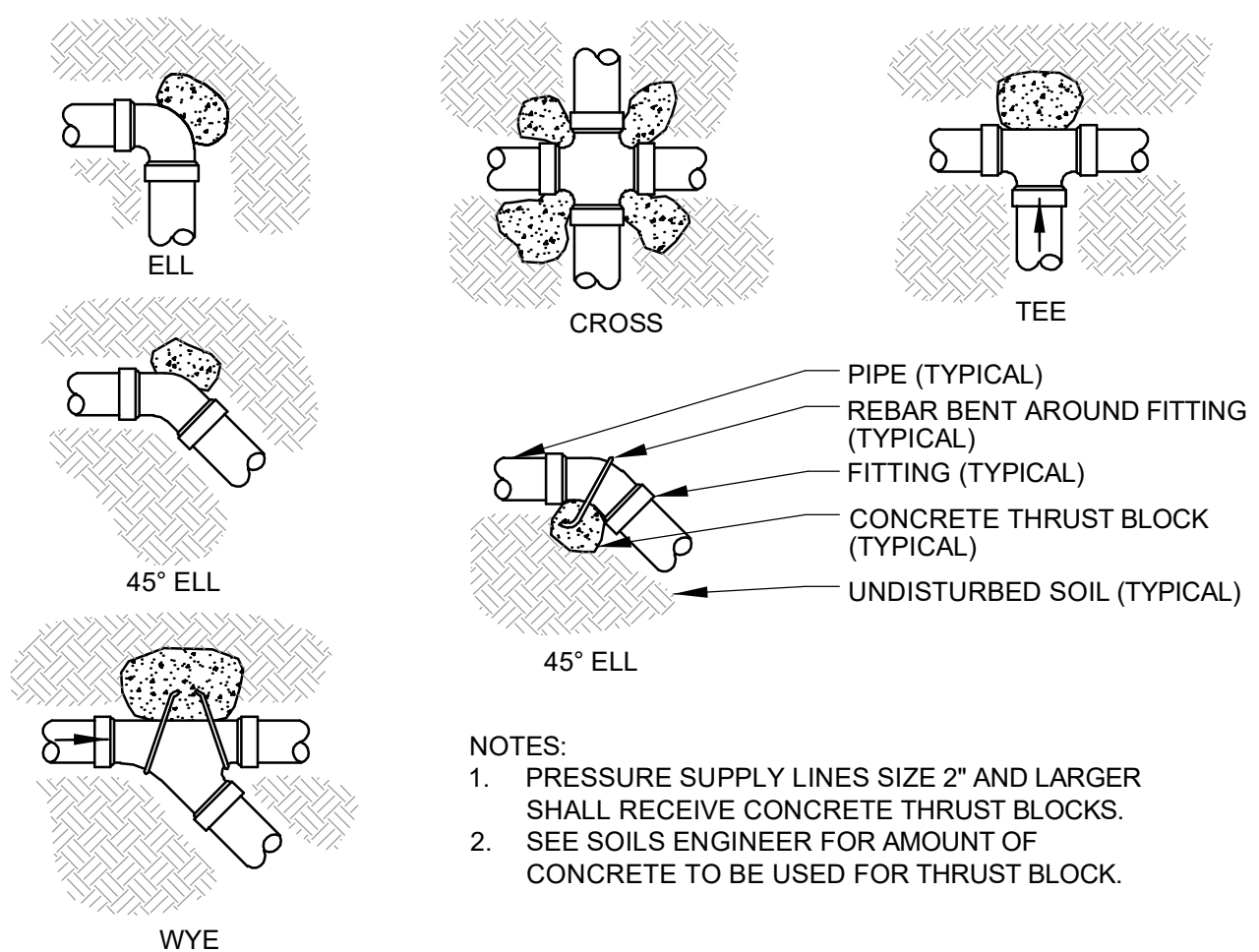
TOWN OF PARKER WATER PRESSURE LOSS CALCULATIONS

PRESSURE LOSS CALCULATIONS - FOR LARGEST AND/OR FURTHEST ZONE IN THE SYSTEM (WORST CASE)			
VALVE NUMBER	C30		
GPM	24.2		
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	0.00	psi
0 feet of 2-1/2" pipe (Class 200)	40	0.00	psi
0 feet of 2" pipe (Class 200)	40	0.00	psi
17 feet of 1-1/2" pipe (Class 200)	30	(0.28)	psi
127 feet of 1" pipe (Class 200)	10	(1.66)	psi
0 feet of 3/4" pipe (PE Pipe)	5	0.00	psi
ELEVATION CHANGE (Enter a negative # for elevation loss, positive # for elevation gain)	-17.00	7.36	psi
SYSTEM LOSSES		(23.07)	psi
SUMMARY:			
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				

(17) SEVENTEEN OPEN STATIONS FOR EXPANSION.

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.



THRUST BLOCKING

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

NOT TO SCALE

S

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

date: 10/20/17

SHEET

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

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

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IR109