

DOUGLAS 234, FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

OWNER

FIRST GUARDIAN GROUP
2025 GATEWAY PLACE, SUITE 485
SAN JOSE, CA 95110
PHONE: 408.392.8822
CONTACT: PAUL GETTY

DEVELOPER

REPUBLIC INVESTMENT GROUP
5750 DTC PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
PHONE: 720.897.6091
CONTACT: GRANT NELSON

ENGINEER

RICK ENGINEERING COMPANY
9801 E. EASTER AVE.
CENTENNIAL, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES

SURVEYOR

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE 303.403.2433
CONTACT: BOB HENNESSY

AGENCIES:

TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138
PHONE: 303.831.0353

LANDSCAPE ARCHITECT:

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE 303.403.2433
CONTACT: KIM NELSON

LEGAL DESCRIPTION:

LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1
COUNTY OF DOUGLAS, STATE OF COLORADO

ALSO DESCRIBED AS FOLLOWS:

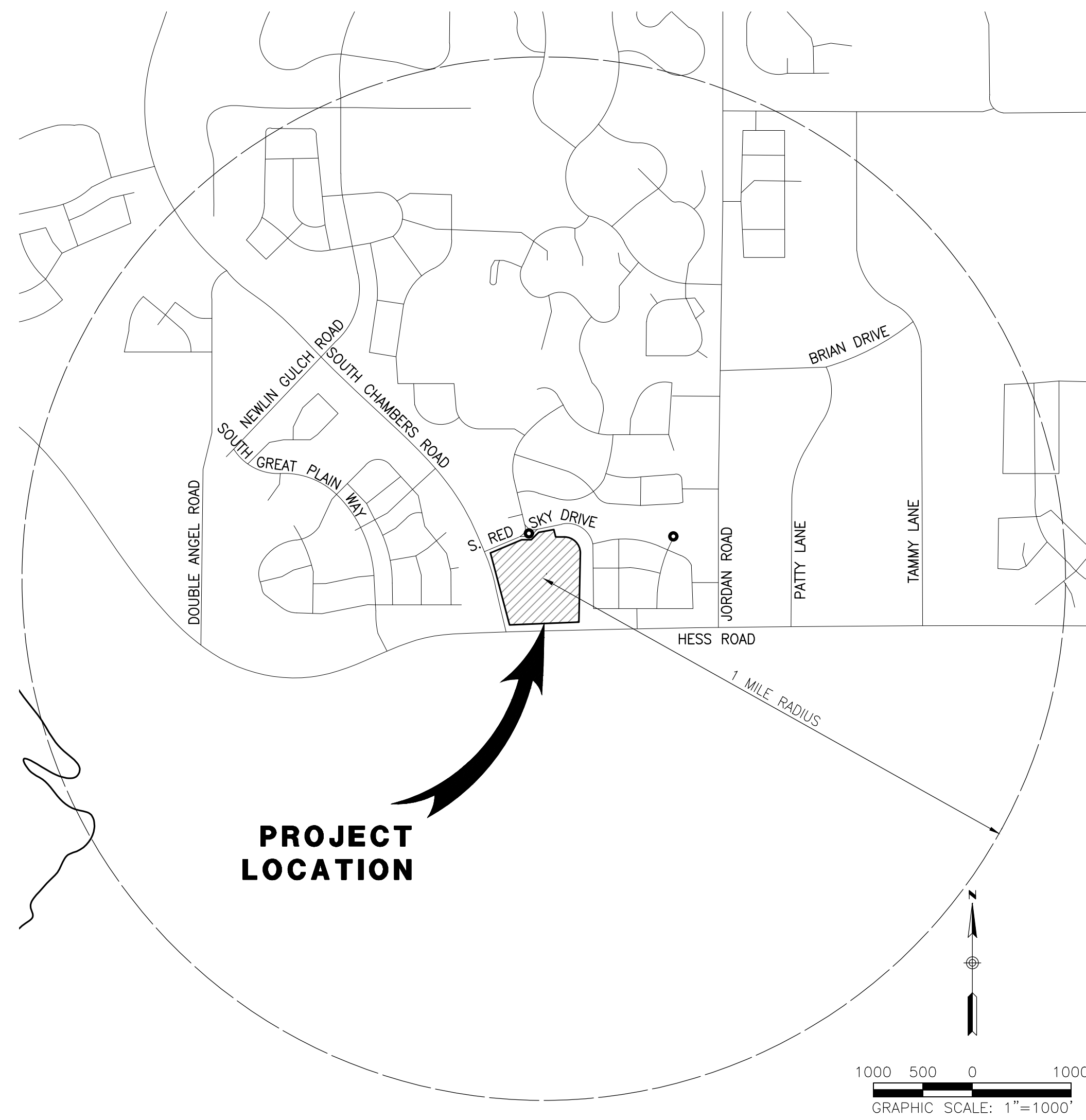
A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS NORTH 89°15'13" EAST A DISTANCE OF 2638.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 89°15'13" EAST ALONG THE SOUTHERLY LINE OF SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 523.31 FEET; THENCE NORTH 00°44'47" WEST A DISTANCE OF 62.64 FEET TO THE NORTHERLY LINE OF HESS ROAD AND THE POINT OF BEGINNING.

THENCE NORTH 53°05'57" WEST A DISTANCE OF 77.99 FEET;
THENCE NORTH 10°51'05" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 170.63 FEET;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 563.43 FEET THROUGH A CENTRAL ANGLE OF 10°27'51" HAVING A RADIUS OF 3085.00 FEET AND A CHORD BEARING NORTH 16°05'00" WEST AND A DISTANCE OF 562.65 FEET;
THENCE NORTH 21°50'47" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 15.32 FEET;
THENCE NORTH 67°44'14" EAST ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 288.93 FEET;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.48 FEET THROUGH A CENTRAL ANGLE OF 21°32'17" HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 136.49 FEET THROUGH A CENTRAL ANGLE OF 110°55'25" HAVING A RADIUS OF 70.50 FEET AND A CHORD BEARING NORTH 57°20'35" EAST AND A DISTANCE OF 116.15 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 17°11'35" HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING NORTH 60°09'45" EAST AND A DISTANCE OF 8.97 FEET TO A POINT OF A COMPOUND CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 200.37 FEET THROUGH A CENTRAL ANGLE OF 11°48'18" HAVING A RADIUS OF 972.50 FEET AND A CHORD BEARING NORTH 74°39'41" EAST AND A DISTANCE OF 200.02 FEET;
THENCE SOUTH 08°15'28" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 107.11 FEET;
THENCE SOUTH 66°27'14" EAST A DISTANCE OF 195.03 FEET;
THENCE SOUTH 01°02'54" EAST A DISTANCE OF 790.17 FEET;
THENCE SOUTH 87°46'51" WEST A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.

NOTES FOR COMMERCIAL SUBDIVISIONS:

- ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.



PROJECT LOCATION

VICINITY MAP

SCALE 1"= 2000'

PLAN SHEET INDEX	
NO.	TITLE
1	CV-01 TITLE SHEET
2	LM-01 TREE MITIGATION PLAN
3	LP-01 OVERALL LANDSCAPE PLAN
4-7	LP-02 TO LP-05 LANDSCAPE PLANTING PLAN
8-9	LP-06 TO LP-07 PLANTING DETAILS AND NOTES
10-13	LI-01 TO LI-04 IRRIGATION PLAN
14-16	LID-01 TO LID-03 IRRIGATION DETAILS AND NOTES

DEDICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of _____ . The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities are responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Storm Drainage and Environmental Criteria Manual, as amended. The undersigned grants the Town of Parker a perpetual right of ingress and egress from and to adjacent property to maintain, operate and reconstruct the drainage easements and related facilities covered by Chapter 4.08 of the Parker Municipal Code, as amended; and to maintain, operate and reconstruct the drainage easements and related facilities not covered by Chapter 4.08 of the Parker Municipal Code as amended, when the owner(s) fail to adequately maintain such drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s). All public streets and rights-of-way shown hereon are dedicated and conveyed to the Town of Parker, Colorado, in fee simple absolute, for public uses and purposes. Drainage and detention easements as shown hereon are hereby dedicated to the Town. The Town is hereby granted the perpetual right of ingress and egress from and to the adjacent properties for construction, repair, maintenance, operation and replacement of storm sewers and drainage facilities. The undersigned grants to the Town a sight easement(s) as shown hereon within the subdivision to maintain adequate sight distance at all roadway intersections as provided by the Town of Parker Roadway Design and Construction Criteria Manual, as amended. The Town is hereby granted the perpetual right of ingress and egress across all lots and tracts within the subdivision to remove any obstruction to the proper site distance, including, but not limited to, any structure, fence, utility box, raised median and landscaping, at the sole cost and expense of the owner of the lot and/or tract upon which such obstruction is situated. The owners or adjacent property owners of the lands are responsible for the maintenance and operation of sight easements shown hereon. When the owner(s) or adjacent owners fail to adequately maintain such sight easements, the maintenance, operation and reconstruction shall be at the cost of the owner(s).

(Owners/Mortgagee)

By: _____
Title: _____

ATTEST:

Secretary

Subscribed and sworn to before me this ____ day of _____, 20____, by* (name printed).

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

PLANNING COMMISSION ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD OF THE _____ DAY OF _____, _____.

PLANNING DIRECTOR, ON BEHALF OF THE
TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, _____, FOR THE PROPERTY DESCRIBED AS DOUGLAS 234. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ____ OF _____, _____, A.D. AT ____ O'CLOCK _____, AND WAS RECORDED WITH RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS 234
FILING NO. 6
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
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REVISIONS:		
NO.	DESCRIPTION	DATE:
△	-	-

SCALE: NTS
DATE: 09/14/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

TITLE SHEET

PROJECT NO. D01173-A

DRAWING NO.

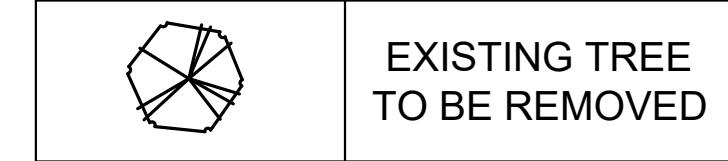
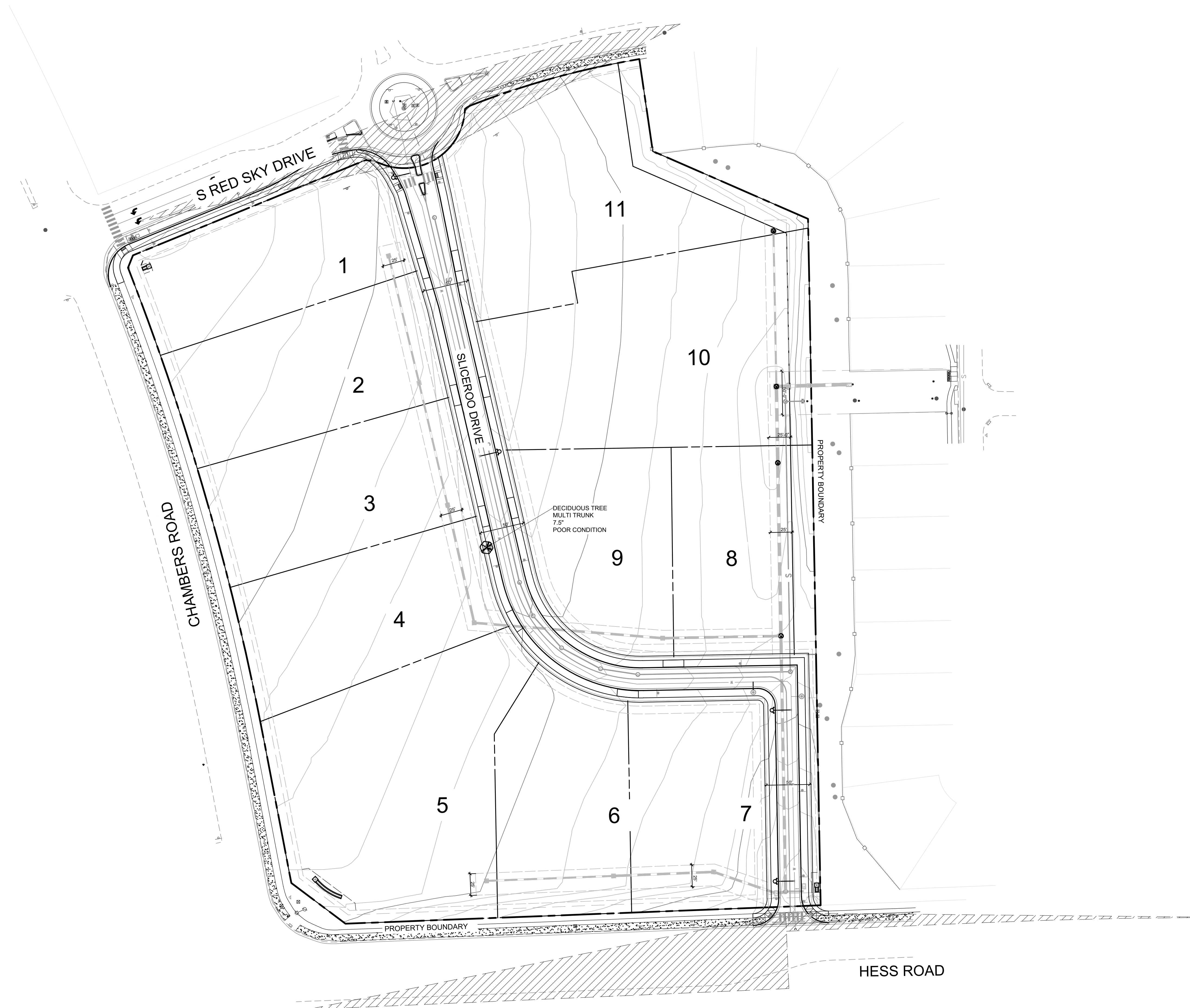
CV-01

SHEET NO. 01 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

DOUGLAS 234, FILING NO.6

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TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



SIZE: MULTI-TRUNK 7.5"
SPECIES: PLATANUS / COTTONWOOD
CONDITION: POOR
SPECIES VALUE: 45%
NO MITIGATION VALUE



IMAGE OF TREE ON SITE.

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
DOUGLAS COUNTY, COLORADO

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Know what's below.
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REVISIONS:

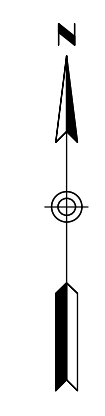
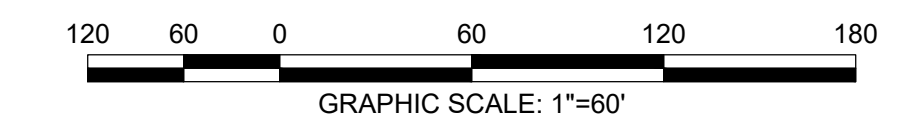
NO.	DESCRIPTION	DATE:
△	-	-

SCALE: 1" = 60'
DATE: 09/14/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

TREE
MITIGATION PLAN

PROJECT NO. D01173-A
1173
DRAWING NO.
LM-01
SHEET NO. 02 OF 15 SHEETS

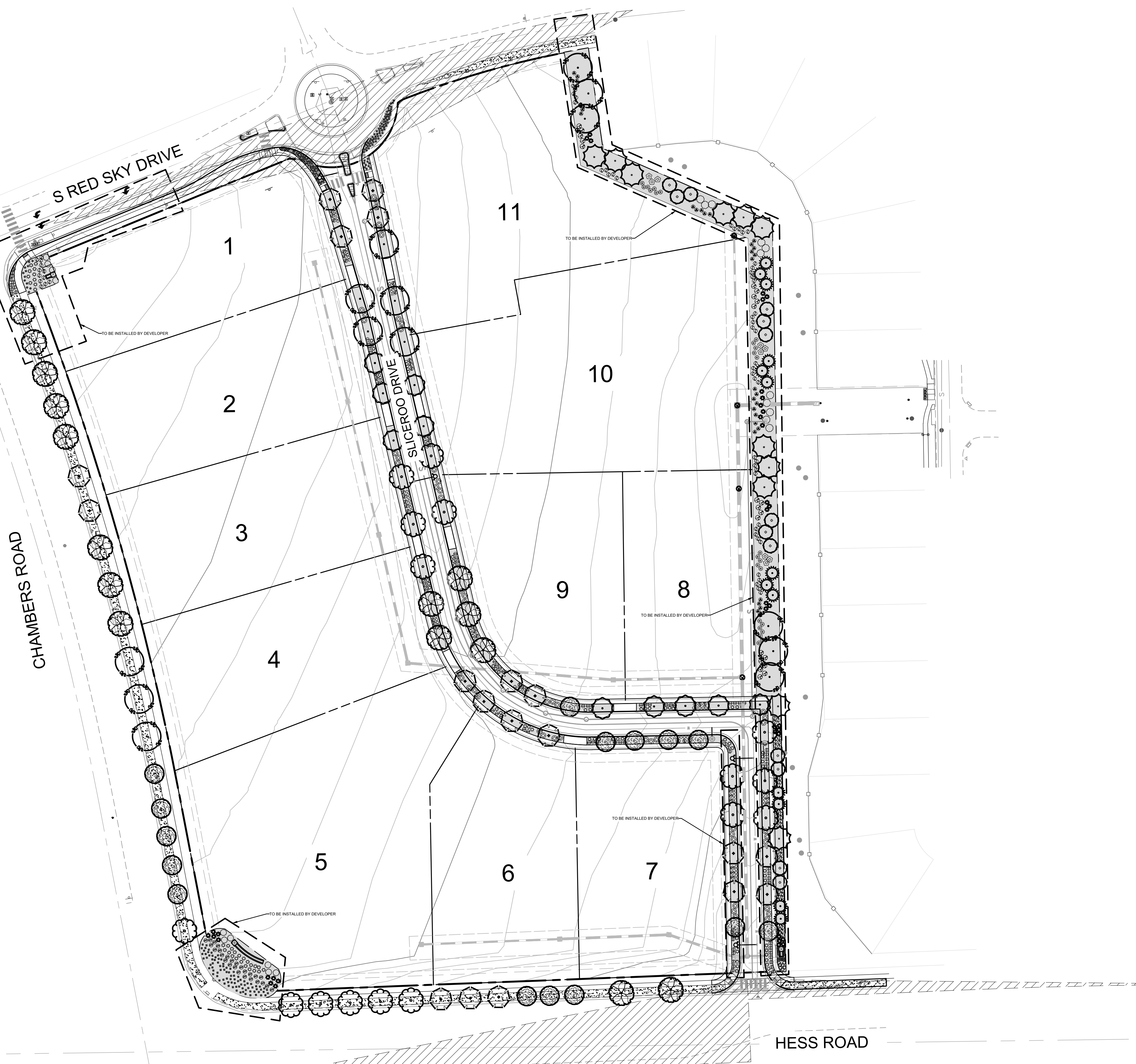
PRELIMINARY
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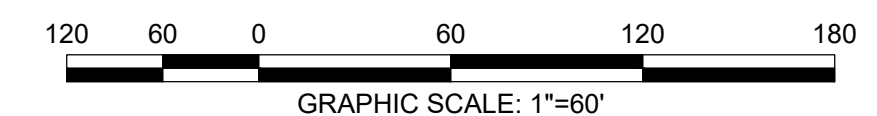
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13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Bosnian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelseyi'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii 'Pawnee Buttes'
	RHTR	Threeleaf Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabina 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE:
*ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
 DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
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CENTENNIAL, CO 80112
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REVISIONS:		
NO.	DESCRIPTION	DATE
1		

SCALE: 1" = 60'
DATE: 09/14/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE PLAN

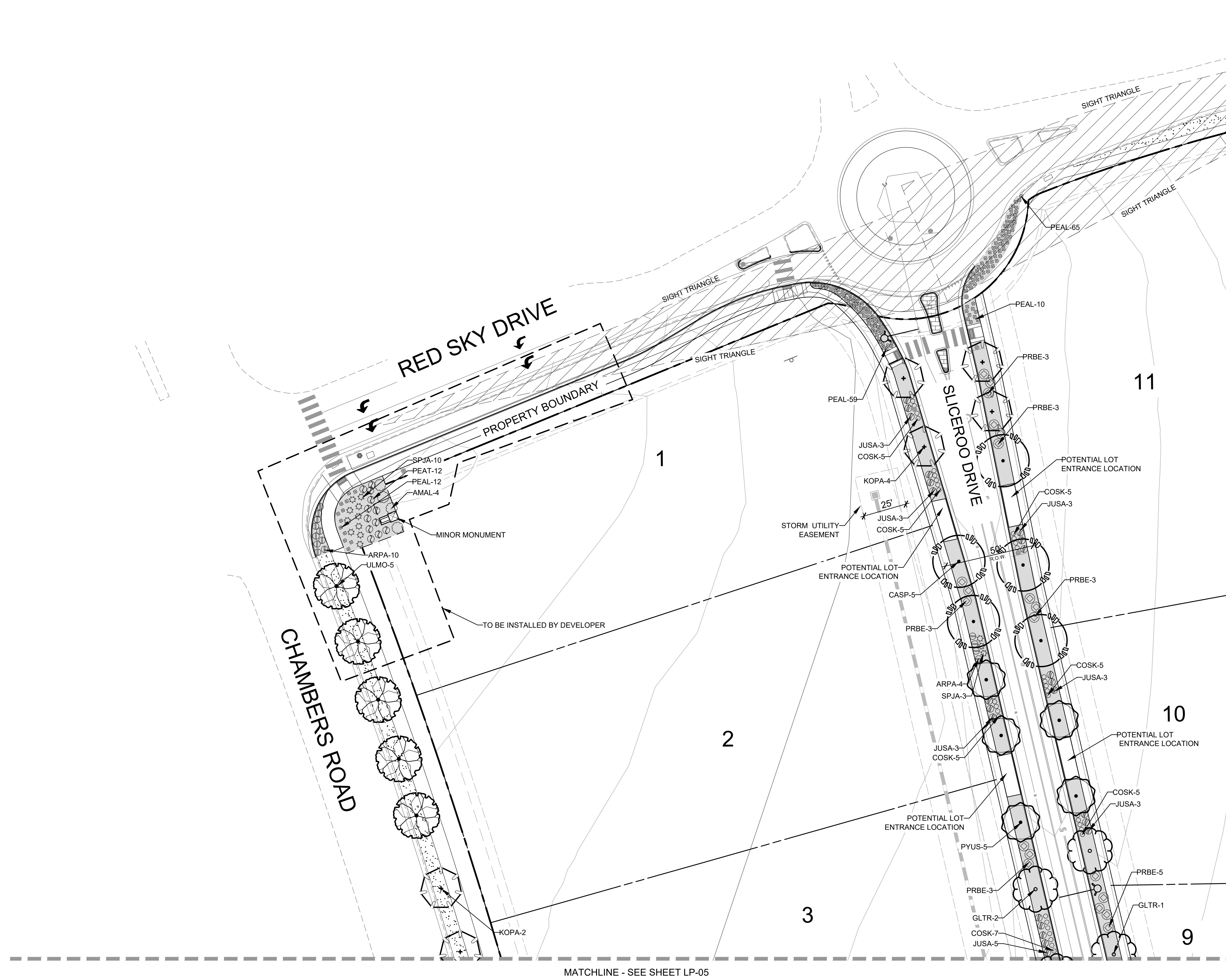
PROJECT NO. D01173-A
1173
DRAWING NO.
LP-01
SHEET NO. 03 OF 15 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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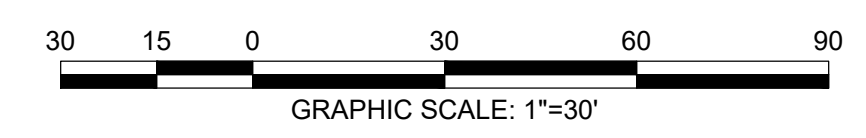
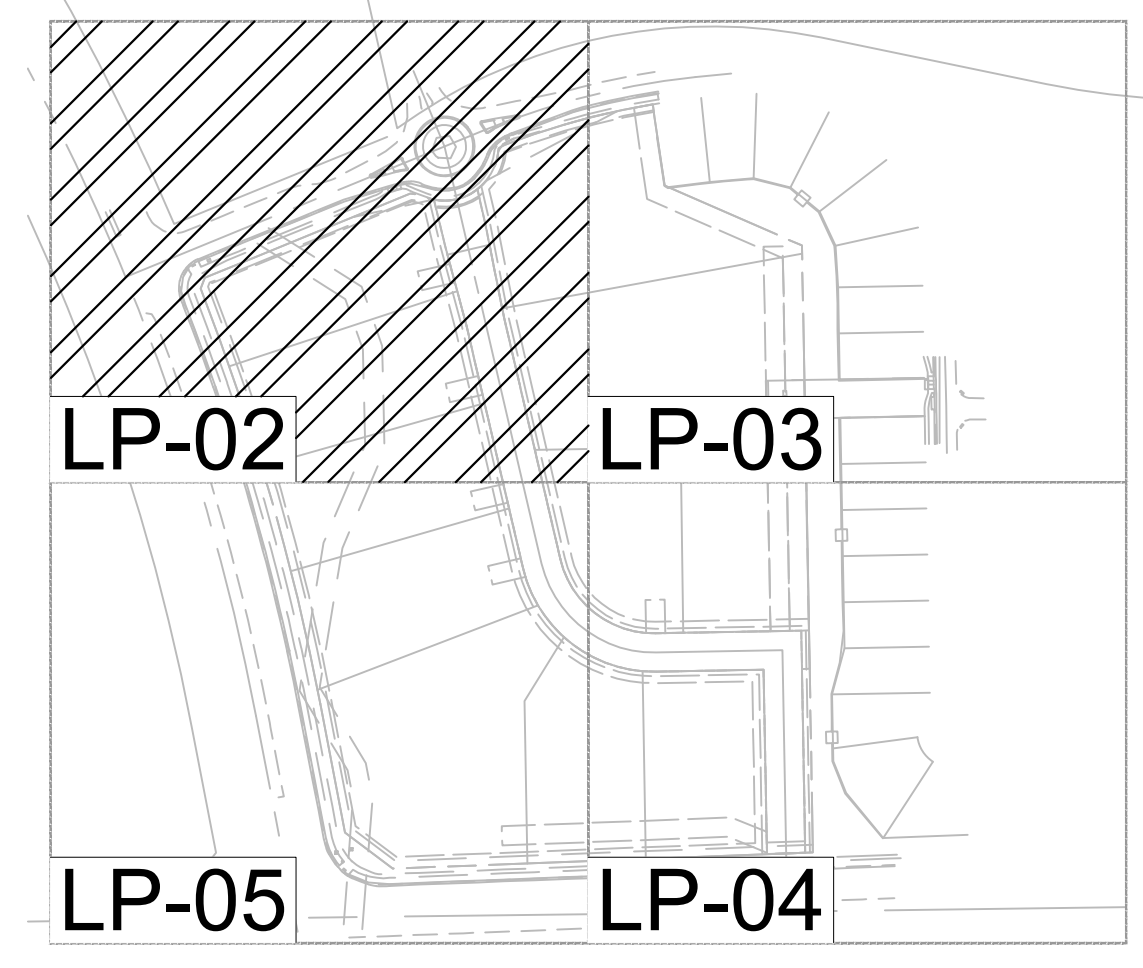
DOUGLAS 234, FILING NO.6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Bosnian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelsey'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyi 'Pawnee Buttes'
	RHTR	Threeleaf Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabinia 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
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LANDSCAPE AND IRRIGATION PLANS
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SANDRA KIM NELSON
210
01/01/2008
Original Date of Licensure
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

811
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REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 30'
DATE: 09/14/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE
PLANTING PLAN

PROJECT NO. D01173-A

DRAWING NO.

LP-02

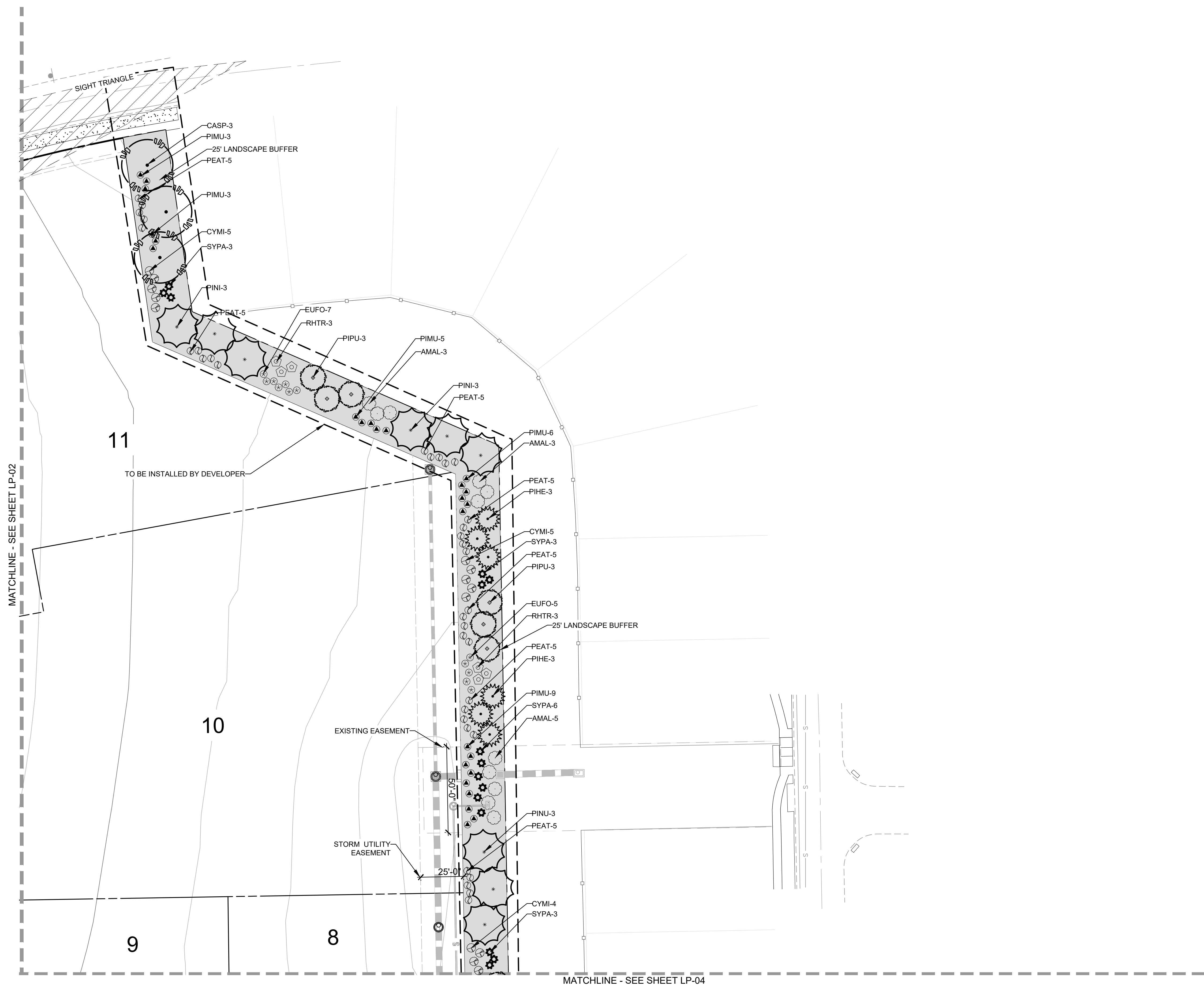
SHEET NO. 04 OF 15 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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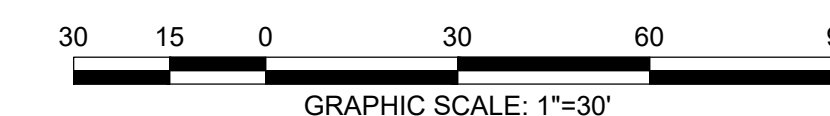
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	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabinna 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
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Groundcovers		
		Turf
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1		

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DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE PLANTING PLAN

PROJECT NO. D01173-A
DRAWING NO.
LP-03
SHEET NO. 05 OF 15 SHEETS

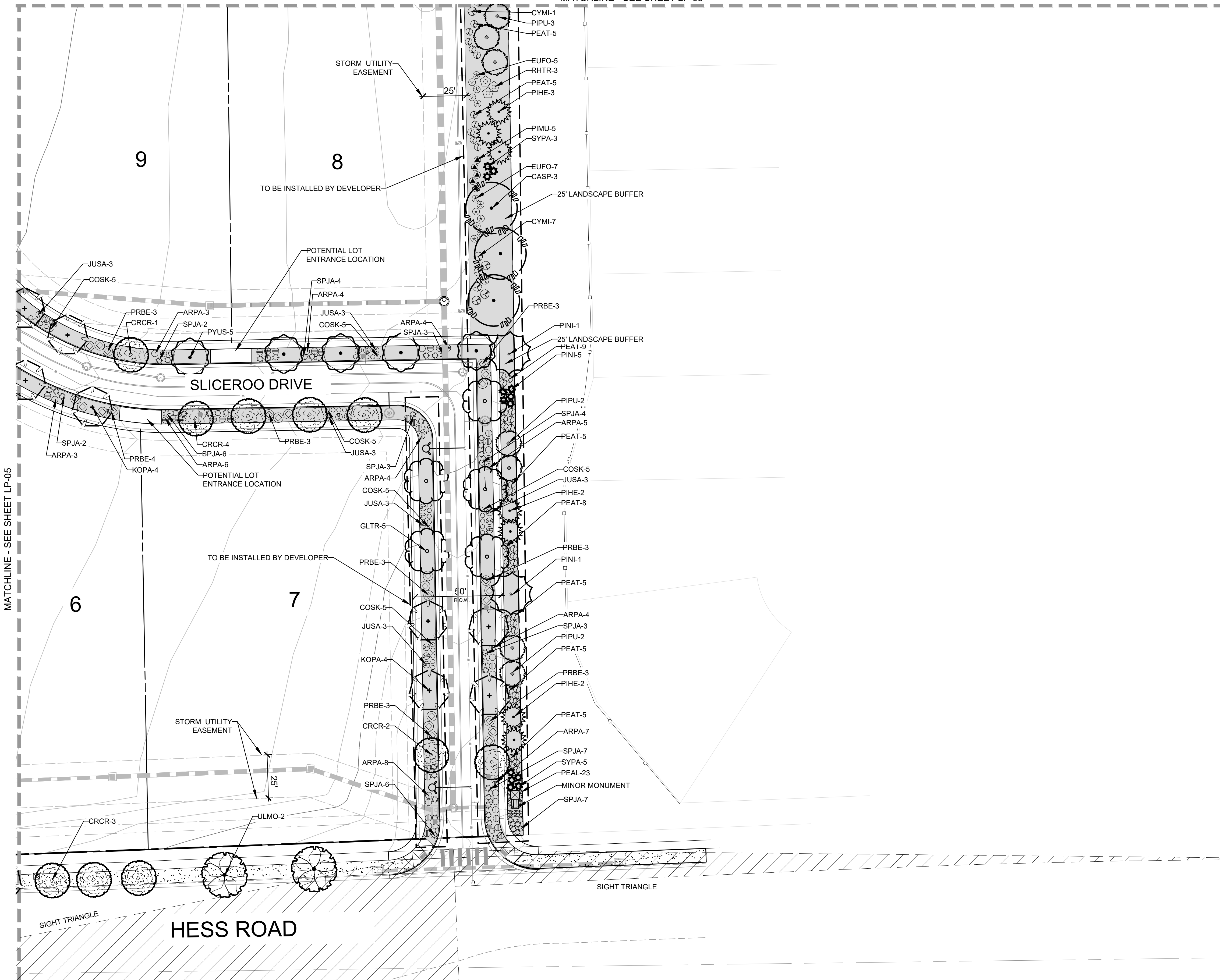
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DOUGLAS 234, FILING NO.6

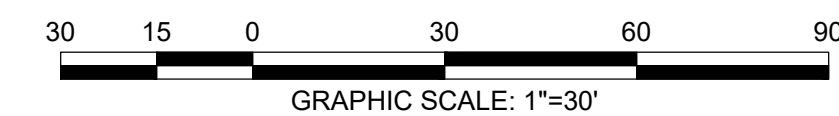
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-03



LEGEND		
SYMBOL	ABBREV	COMMON NAME / BOTANICAL NAME
	CASP	Catalpa / Catalpa Speciosa
	GLTR	Imperial Honeylocust / Gleditsia tricanthos inermis 'Impcole'
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galii var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Prairie Gem Pear / Pyrus ussuriensis 'Prairie Gem Pear'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PIHE	Bosnian Pine / Pinus heldreichii
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	COSK	Kelsey Dogwood / Cornus sericea 'Kelseyi'
	PEAT	Russian Sage / Perovskia atriplicifolia
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii 'Pawnee Buttes'
	RHTR	Threelobed Sumac / Rhus trilobata
	SPJA	Daphne Spirea / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	ARPA	Panchito Manzanita / Arctostaphylos 'Panchito'
	CYMI	Minstead Broom / Cytisus x 'Minstead'
	EUFO	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety'
	JUSA	Arcadia Juniper Juniperus sabina 'Arcadia'
	PIMU	Mops Mugo Pine / Pinus mugo 'Mops'
Ornamental Grasses		
	PEAL	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'
Groundcovers		
		Turf
		Rock Mulch
		Steel Edger

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
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1		

SCALE: 1" = 30'
DATE: 09/14/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: D01173-A

LANDSCAPE
PLANTING PLAN

PROJECT NO. D01173-A

DRAWING NO.

LP-04

SHEET NO. 06 OF 15 SHEETS

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NOT FOR CONSTRUCTION

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DOUGLAS 234, FILING NO.6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL ROCK MULCH PLANTER BEDS TO HAVE 1 1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC.

LANDSCAPE TABLE

RESIDENTIAL 25' LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 25 LF	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	798 LF	32	33	160	160

ROADWAY LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 30 LF	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	290 LF	10	10	50	52

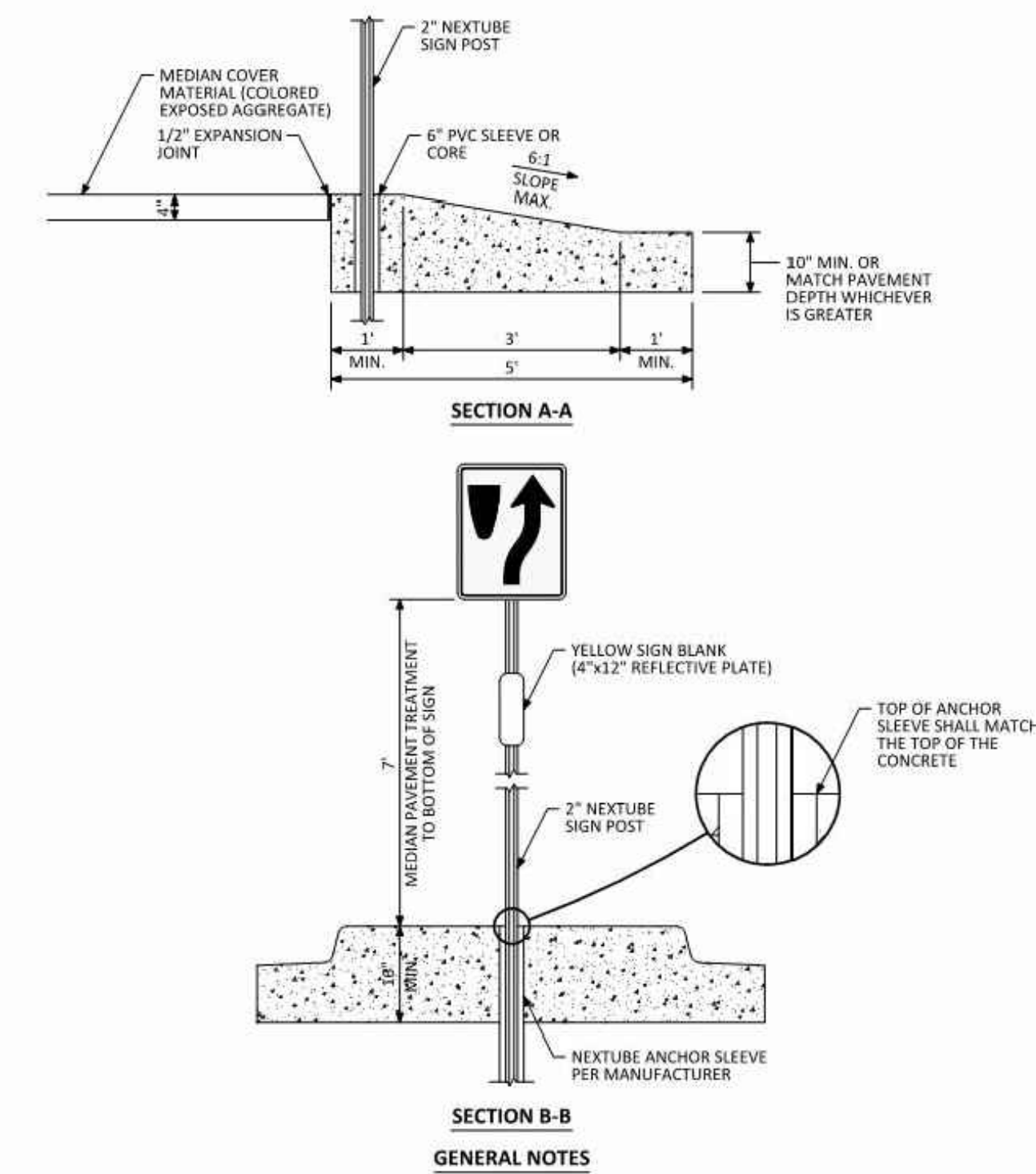
STREETSCAPE PLANTING	1 TREE PER 40 LF	TREES REQ.	TREES PROV.
SLICEROO DRIVE WEST	1,005 LF	26	26
SLICEROO DRIVE EAST	955 LF	24	25
CHAMBERS ROAD	748 LF	19	19
HESS ROAD	481 LF	13	13

* NO TREE MITIGATION REQUIRED FOR EXISTING TREE (SEE TREE MITIGATION PLAN.)

TREE PLANTING NOTES

- 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 LOOSELY 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.

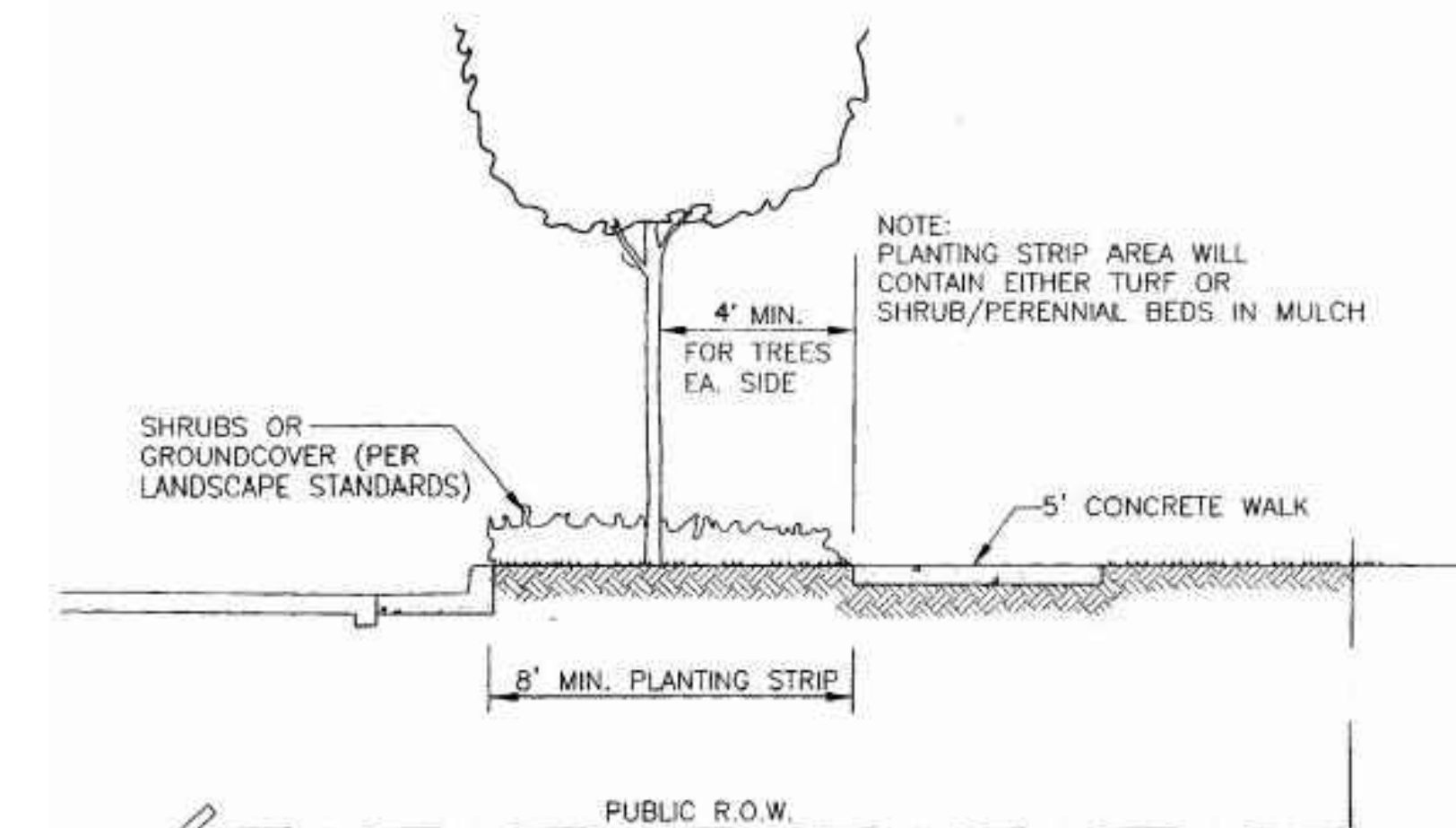
Symbol	QTY	ABBREV	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT
	14	CASP	Catalpa	Catalpa speciosa	2" CAL.	50'
	16	GLTR	Imperial Honeylocust	Gleditsia tricanthos inermis 'Impcole'	2" CAL.	35'
	15	ULMO	American Elm	Ulmus 'Accolade'	2" CAL.	60'
Ornamental Trees						
	15	CRCR	Cockspur Thornless Hawthorn	Crataegus crus-galli var. inermis	1 1/2" CAL.	20'
	19	KOPA	Goldenrain Tree	Koeleruteria paniculata	1 1/2" CAL.	30'
	10	PYUS	Prairie Gem Pear	Pyrus ussuriensis 'Prairie Gem Pear'	1 1/2" CAL.	25'
Evergreen Trees						
	13	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL	35'
	13	PIHE	Bosnian Pine	Pinus heldreichii	6' TALL	30'
	11	PINI	Austrian Pine	Pinus nigra	6' TALL	50'
Deciduous Shrubs						
	21	AMAL	Saskatoon Serviceberry	Amelanchier alnifolia	5 GAL.	12'
	77	COSK	Kelsey Dogwood	Cornus sericea 'Kelsey'	5 GAL.	2.5'
	94	PEAT	Russian Sage	Perovskia atriplicifolia	5 GAL.	4'
	53	PRBE	Sandcherry Pawnee Buttes	Prunus besseyii 'Pawnee Buttes'	5 GAL.	1.5'
	9	RHTR	Threeleaf Sumac	Rhus trilobata	5 GAL.	6'
	94	SPJA	Daphne Spirea	Spirea japonica 'Alpina'	5 GAL.	2'
	38	SYPA	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 GAL.	7'
Evergreen Shrubs						
	78	ARPA	Panchito Manzanita	Arctostaphylos 'Panchito'	5 GAL.	2'
	22	CYMI	Minstead Broom	Cytisus x 'Minstead'	5 GAL.	4'
	24	EUFO	Emerald Gaety Euonymus	Euonymus fortunei 'Emerald Gaety'	5 GAL.	4'
	73	JUSA	Arcadia Juniper	Juniperus sabinia 'Arcadia'	5 GAL.	2'
	31	PIMU	Mops Mugo Pine	Pinus mugo 'Mops'	5 GAL.	4'
Ornamental Grasses						
	234	PEAL	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	1 GAL.	1'
Groundcovers						
	14,687 SF		Turf	Existing Turf and Irrigation		
	44,293 SF		Rock Mulch	1 1/2" River rock decorative rock mulch		
	318 LF		Steel Edger			



COLORED CONCRETE MEDIAN

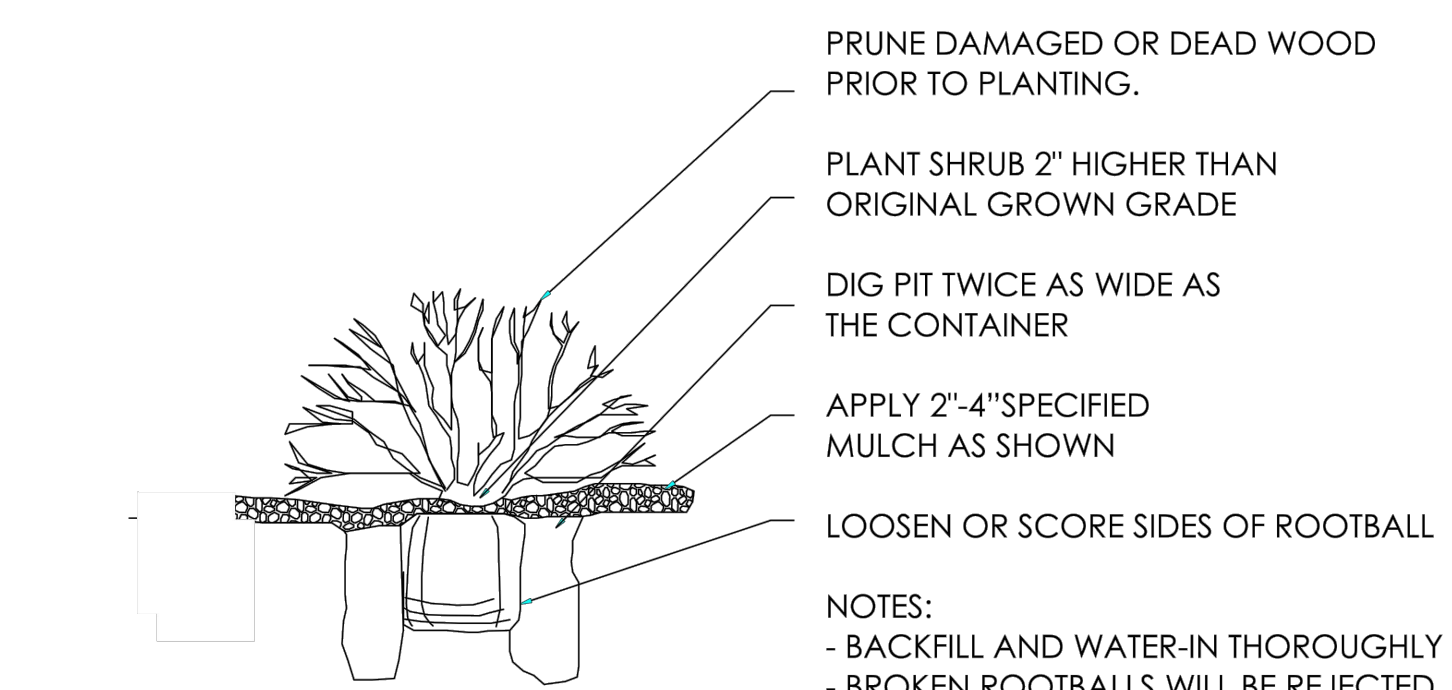
DAVIS COLOR RUSTIC BROWN

NTS



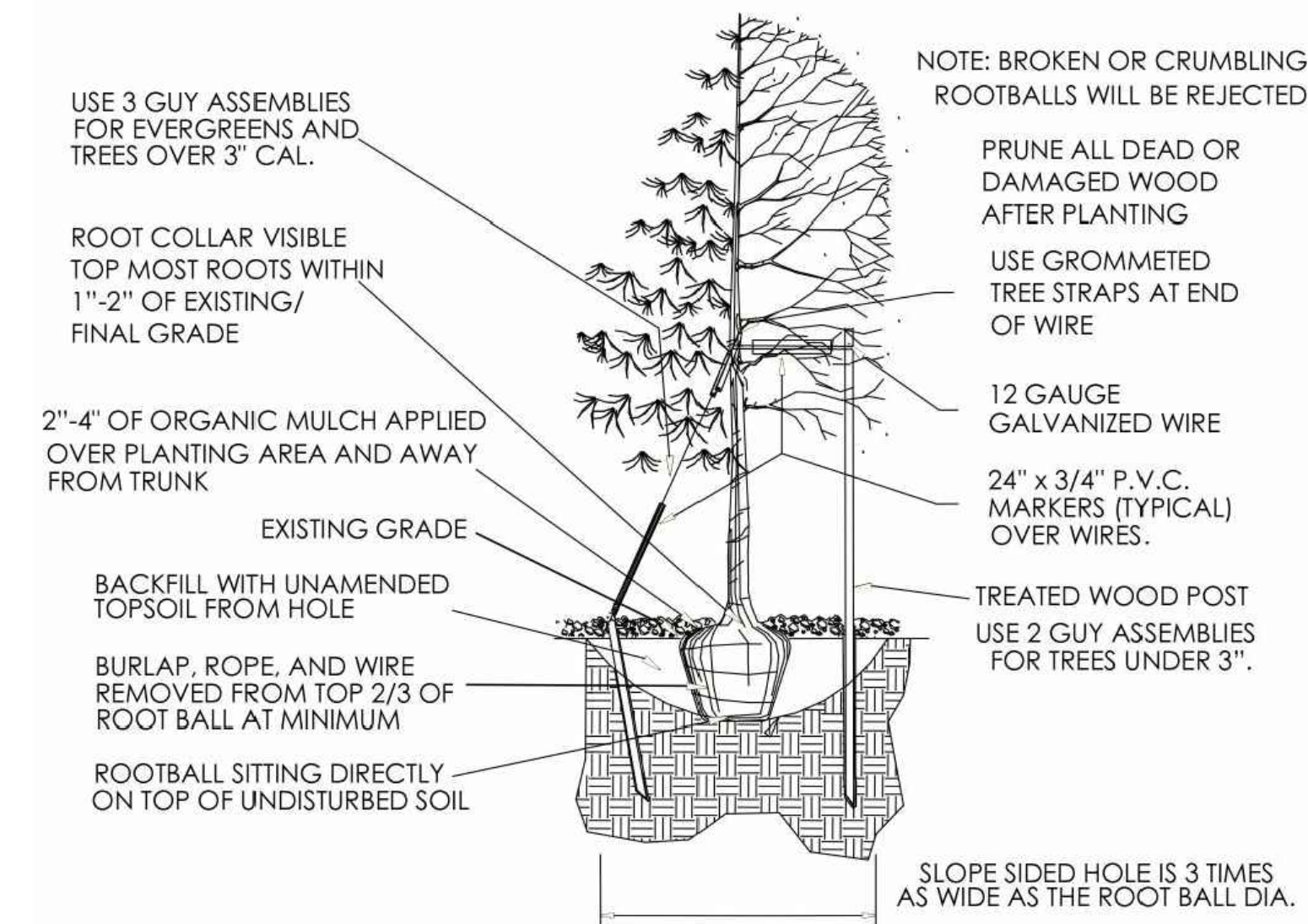
STREET SECTION

NTS



SHRUB PLANTING

NTS



TREE PLANTING

NTS

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JOB NO: D01173-A

LANDSCAPE NOTES & DETAILS

PROJECT NO. D01173-A

DRAWING NO.

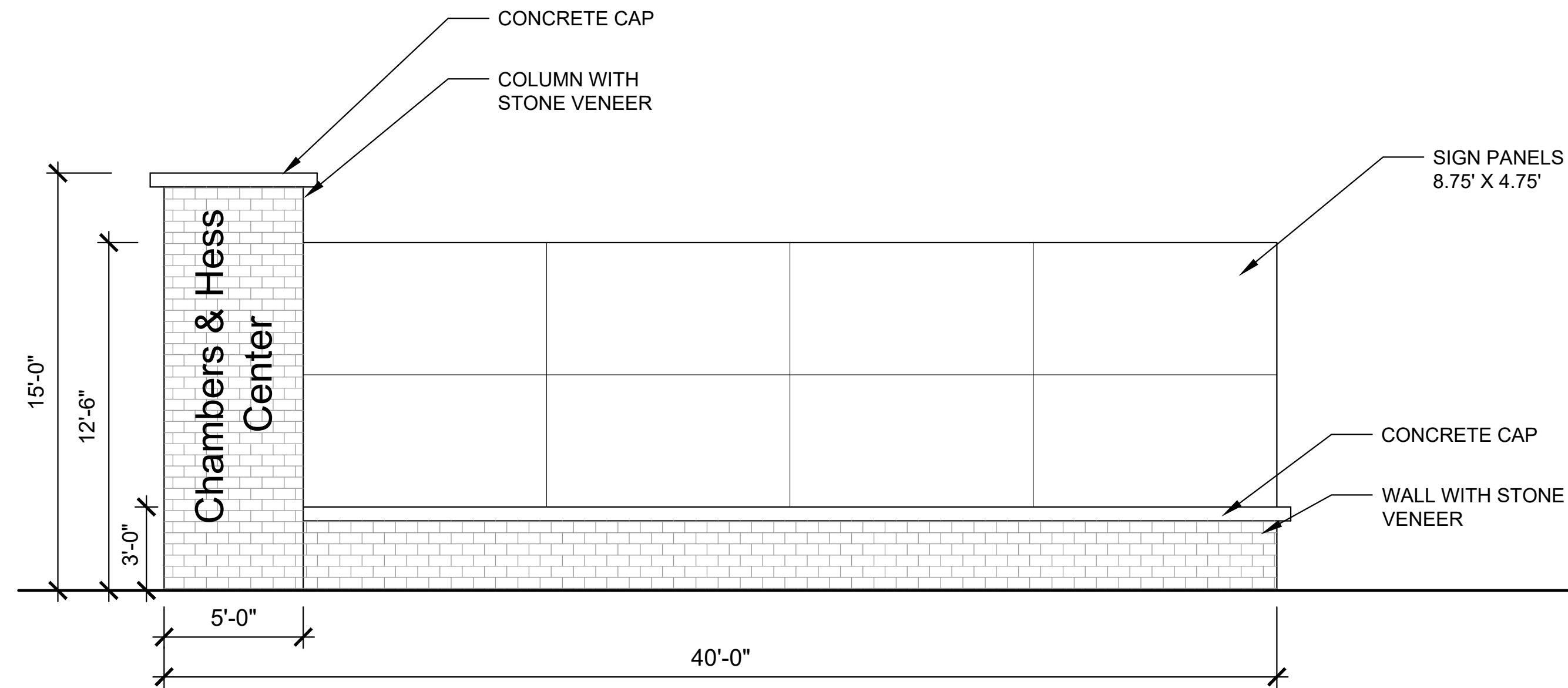
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SHEET NO. 08 OF 15 SHEETS

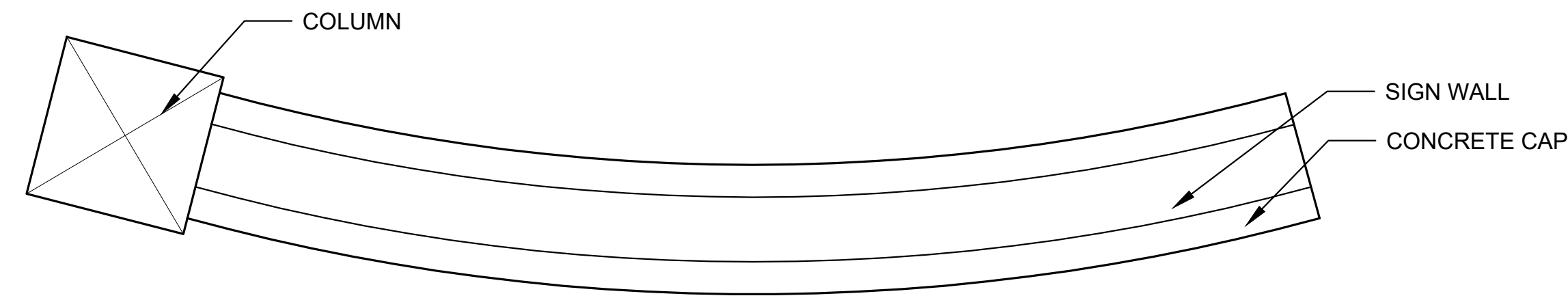
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DOUGLAS 234, FILING NO.6

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TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



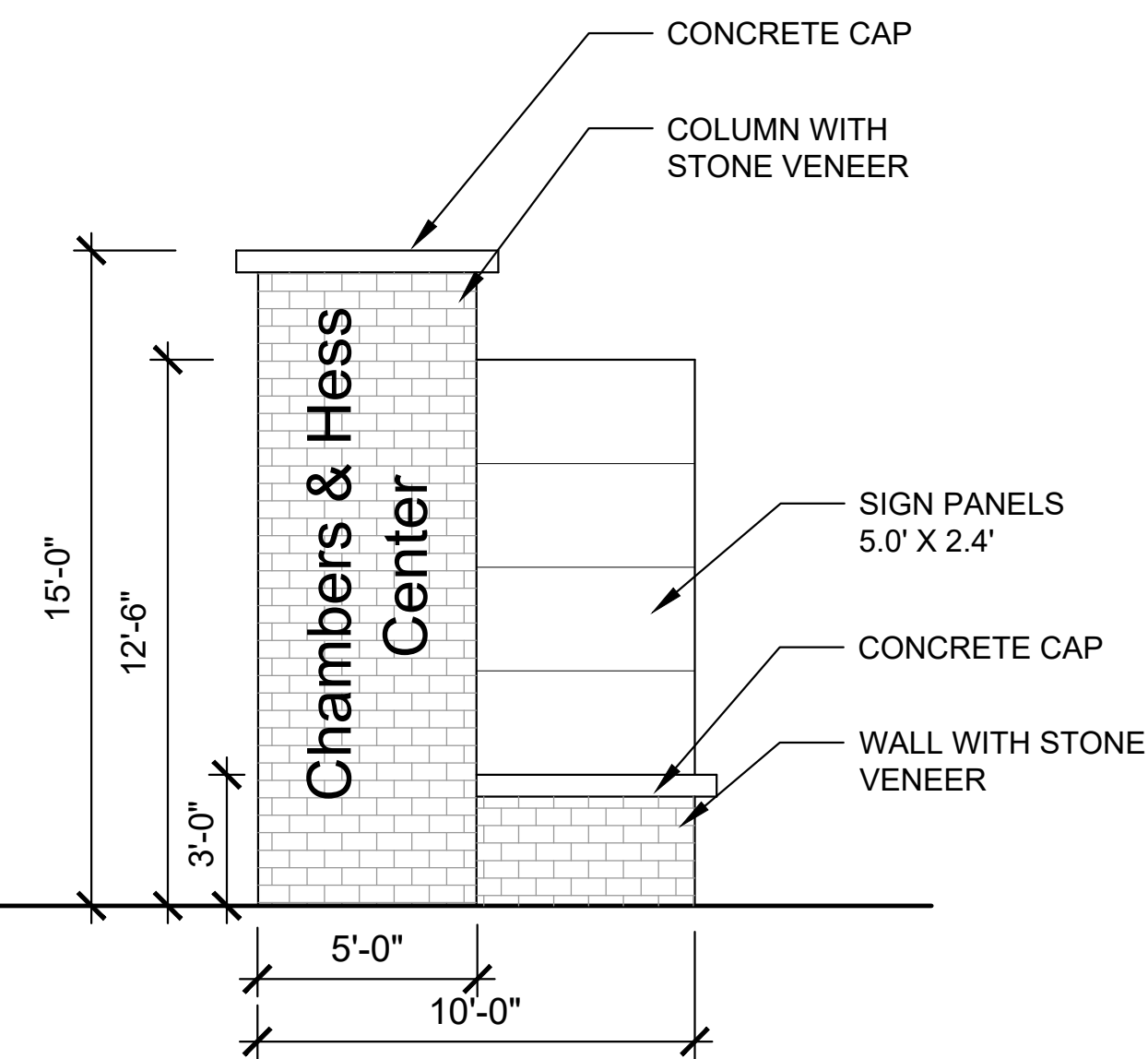
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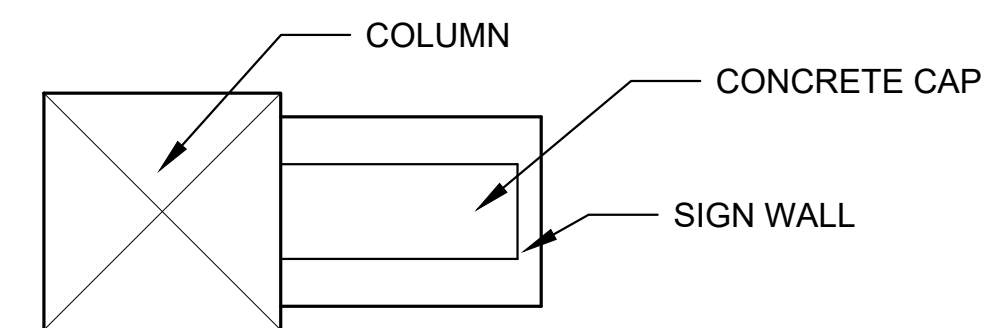
MAJOR MONUMENT SIGN

*SIGNS WILL BE REVIEWED UNDER SEPARATE PERMIT.

N.T.S.



ELEVATION



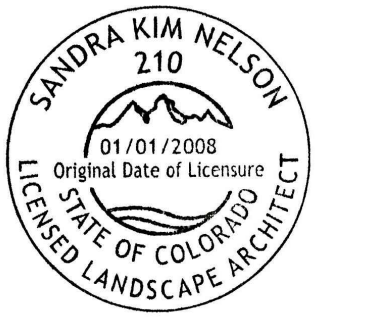
MINOR MONUMENT SIGN

*SIGNS WILL BE REVIEWED UNDER SEPARATE PERMIT.

N.T.S.

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JOB NO: D01173-A

LANDSCAPE
NOTES & DETAILS

PROJECT NO. D01173-A

DRAWING NO.

LP-07

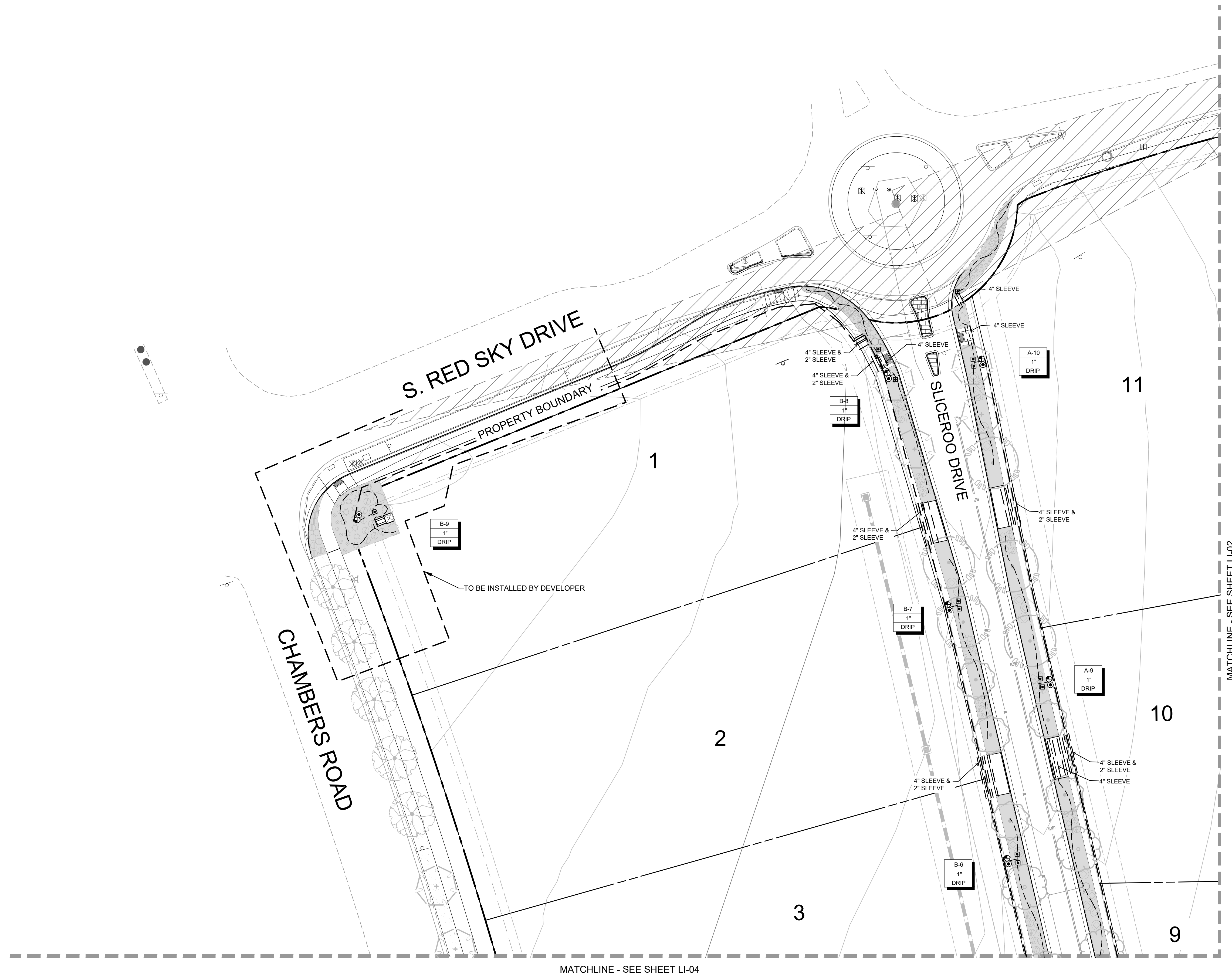
SHEET NO. 09 OF 16 SHEETS

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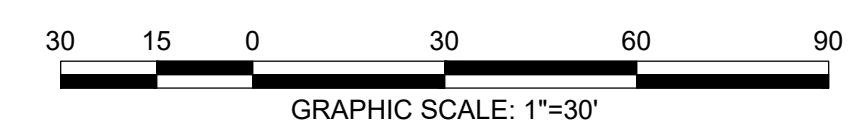
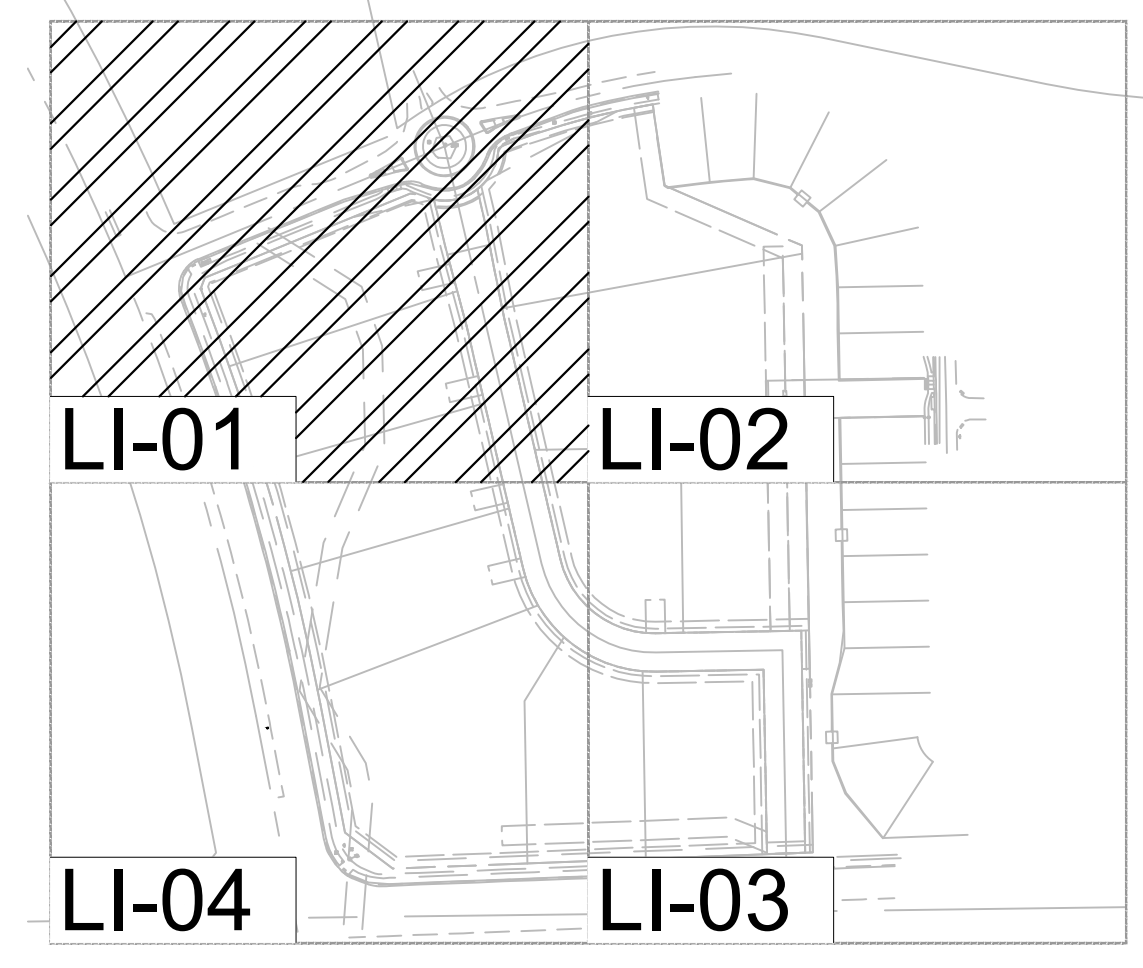
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND

SYMBOL	DESCRIPTION
	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED, CONTROLLER 'B' - 10 STATIONS USED
	METER (SIZE NOTED ON PLANS)
	FEBCO 825YA BACKFLOW PREVENTION/ANTI-SYPHON DEVICE
	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
	WEATHERMATIC FLOW SENSOR (LINE SIZE)
	NIBCO ISOLATION GATE VALVE (LINE SIZE)
	RAINBIRD 44-RC QUICK COUPLER VALVE
	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
	INDICATES CONTROLLER AND VALVE NUMBER
	INDICATES VALVE SIZE
	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
 DOUGLAS COUNTY, COLORADO

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 CHECKED BY: KN
 JOB NO: D01173-A

IRRIGATION PLAN

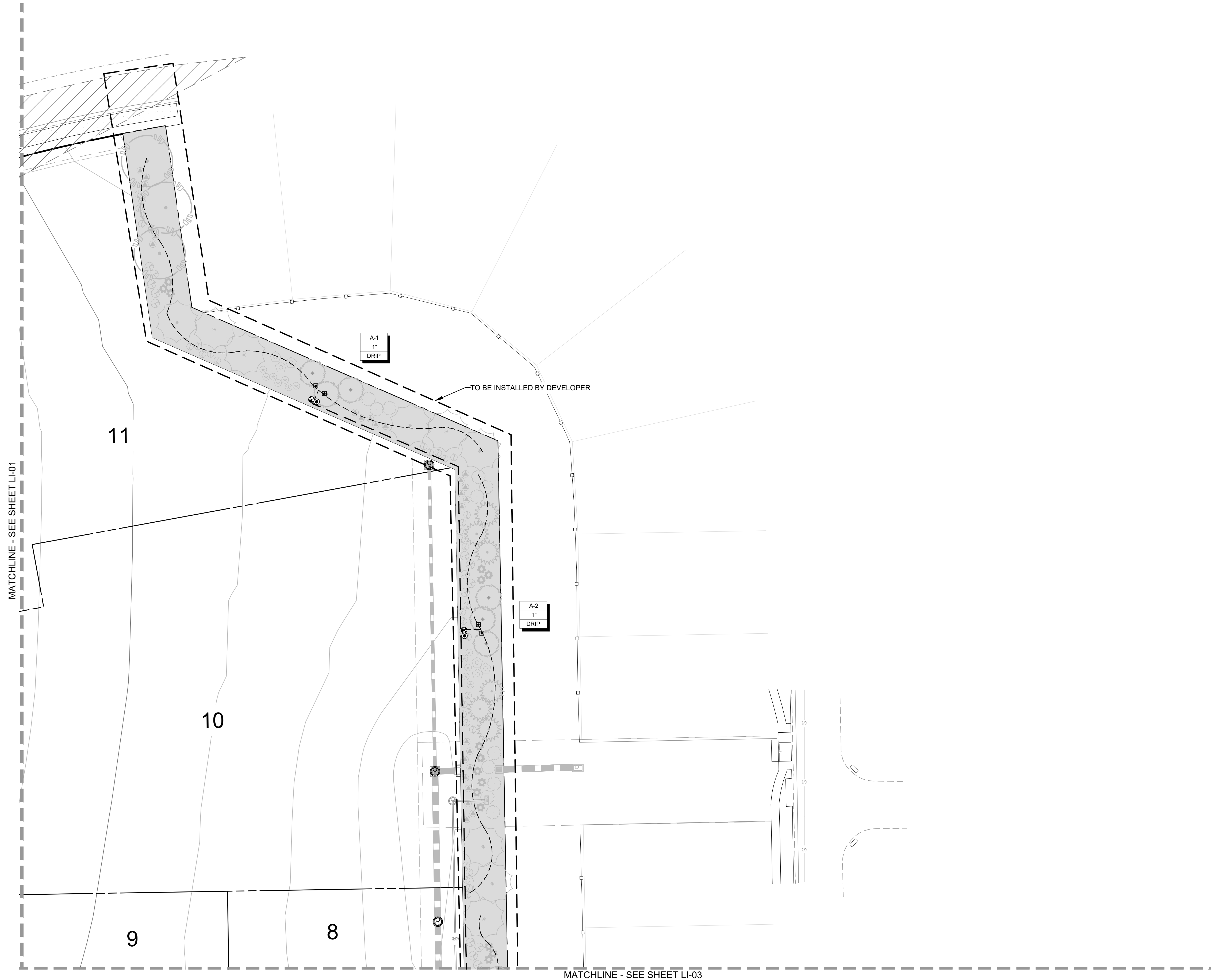
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 DRAWING NO.
LI-01
 SHEET NO. 10 OF 16 SHEETS

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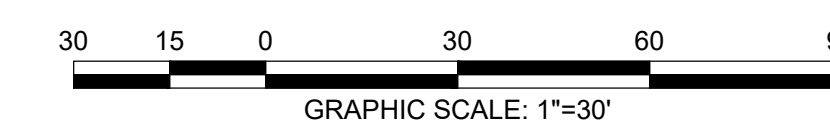
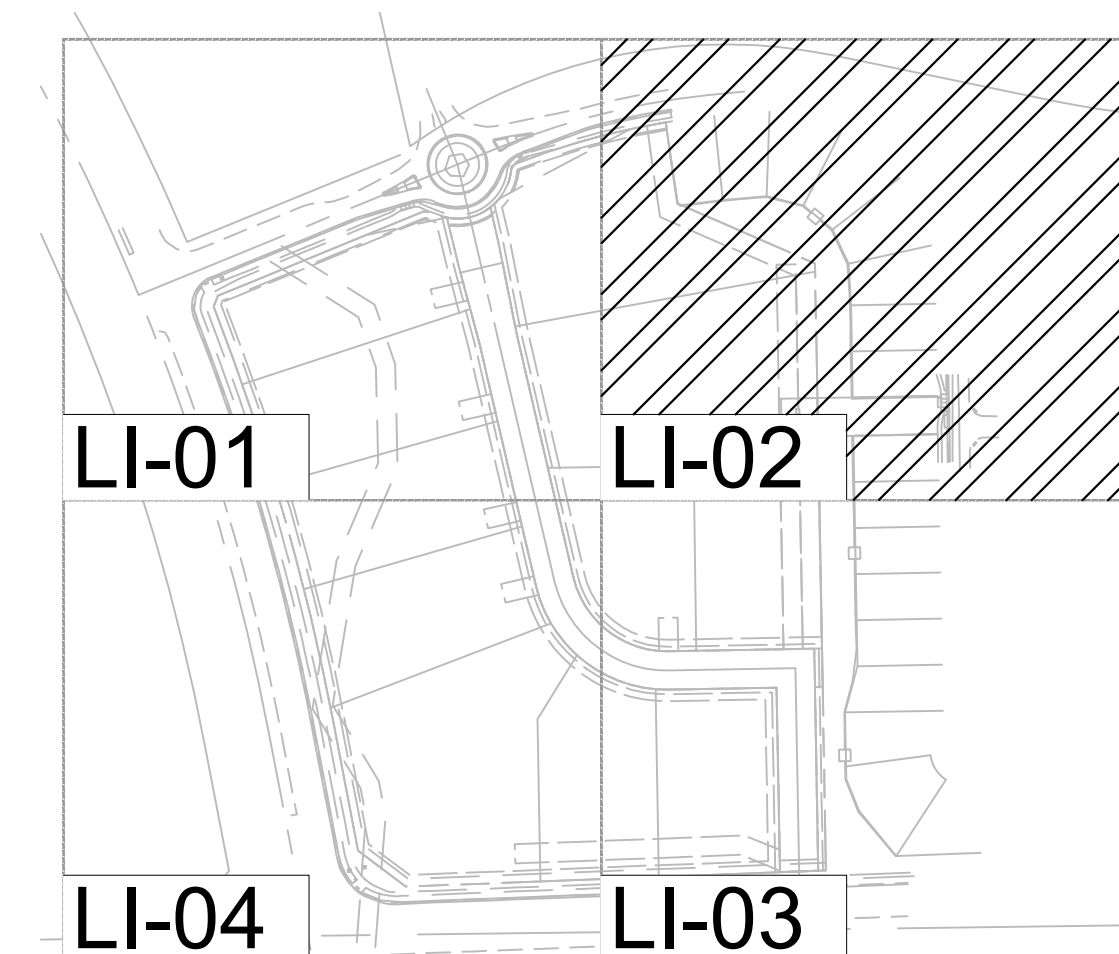
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND

SYMBOL	DESCRIPTION
	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED CONTROLLER 'B' - 10 STATIONS USED
	METER (SIZE NOTED ON PLANS)
	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
	WEATHERMATIC FLOW SENSOR (LINE SIZE)
	NIBCO ISOLATION GATE VALVE (LINE SIZE)
	RAINBIRD 44-RC QUICK COUPLER VALVE
	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
	INDICATES CONTROLLER AND VALVE NUMBER
	INDICATES VALVE SIZE
	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME
LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL
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LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
DOUGLAS COUNTY, COLORADO

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CHECKED BY: KN
JOB NO: D01173-A

**IRRIGATION
PLAN**

PROJECT NO. D01173-A

DRAWING NO.

LI-02

SHEET NO. 11 OF 16 SHEETS

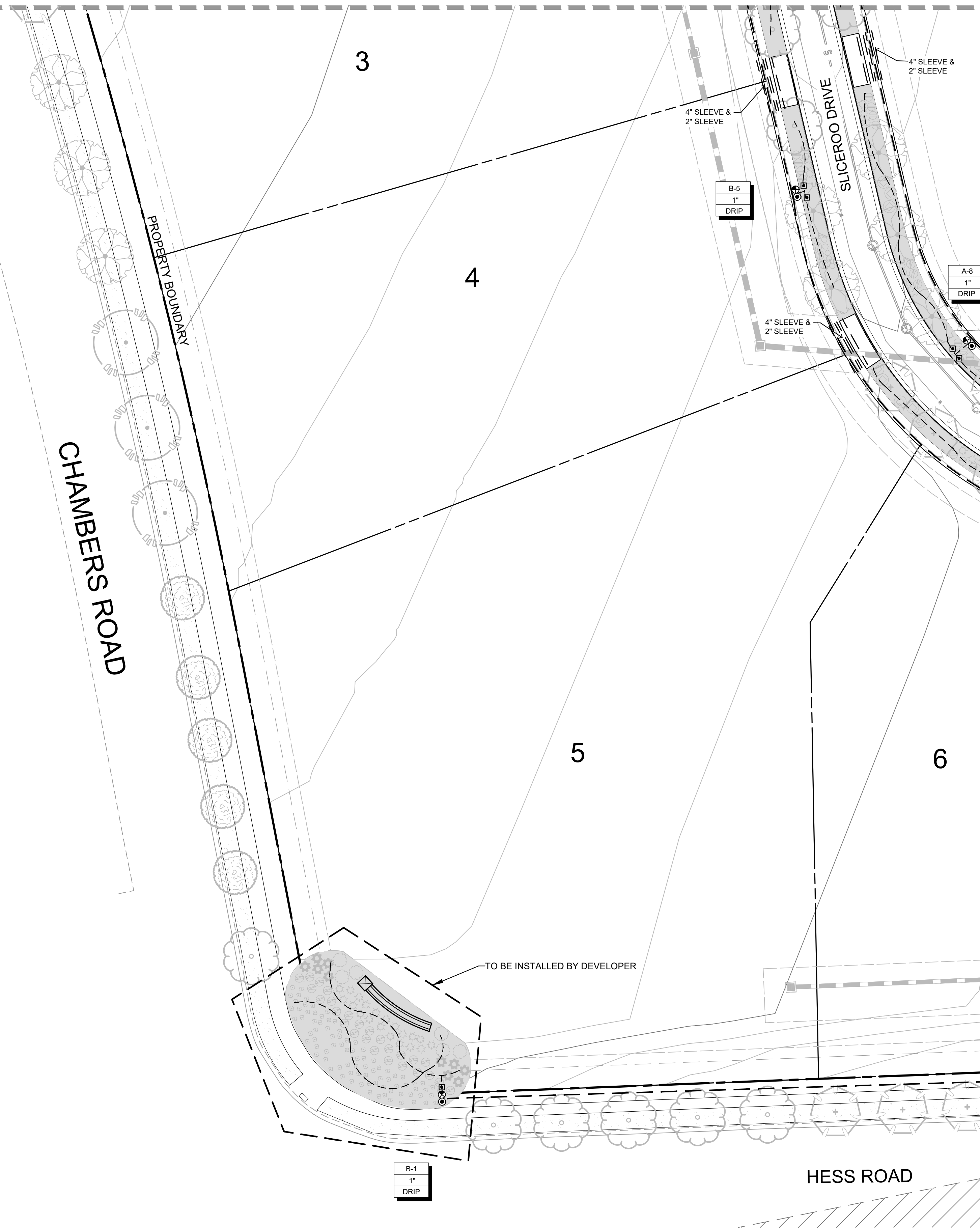
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DOUGLAS 234, FILING NO.6

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

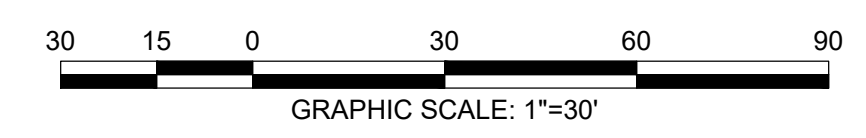
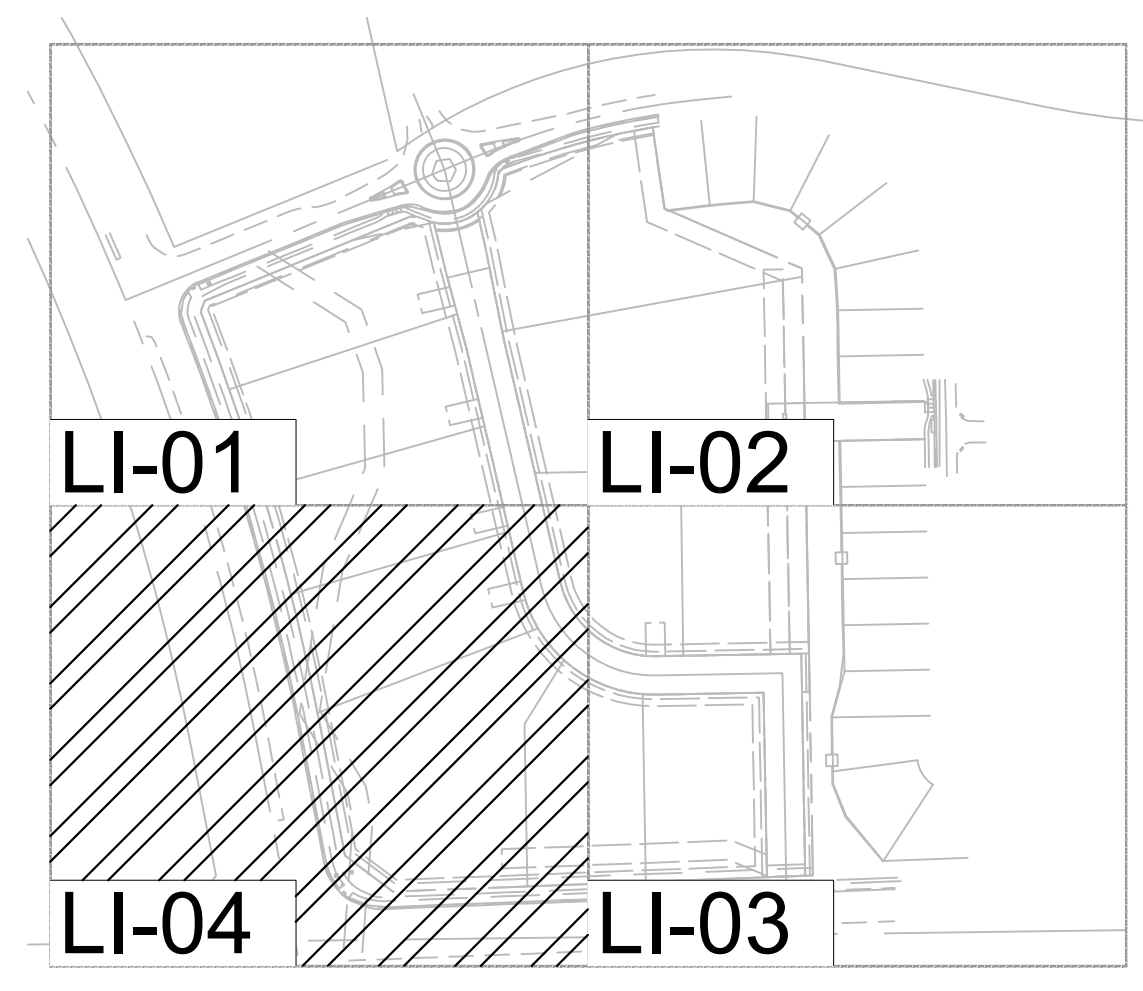
MATCHLINE - SEE SHEET LI-01



LEGEND

SYMBOL	DESCRIPTION
[A]	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED
[B]	CONTROLLER 'B' - 10 STATIONS USED
[M]	METER (SIZE NOTED ON PLANS)
[BF]	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
[MV]	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
[FS]	WEATHERMATIC FLOW SENSOR (LINE SIZE)
[GV]	NIBCO ISOLATION GATE VALVE (LINE SIZE)
[●]	RAINBIRD 44-RC QUICK COUPLER VALVE
[⊕]	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
---	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
---	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
---	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
[A-1]	INDICATES CONTROLLER AND VALVE NUMBER
[1"]	INDICATES VALVE SIZE
[DRIP]	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE. **ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



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1		

SCALE: 1" = 30'
DATE: 09/14/2020
DRAWN BY: KN
CHECKED BY: KN
JOB NO: D01173-A

IRRIGATION PLAN

PROJECT NO. D01173-A
1173

DRAWING NO.

LI-04

SHEET NO. 13 OF 16 SHEETS

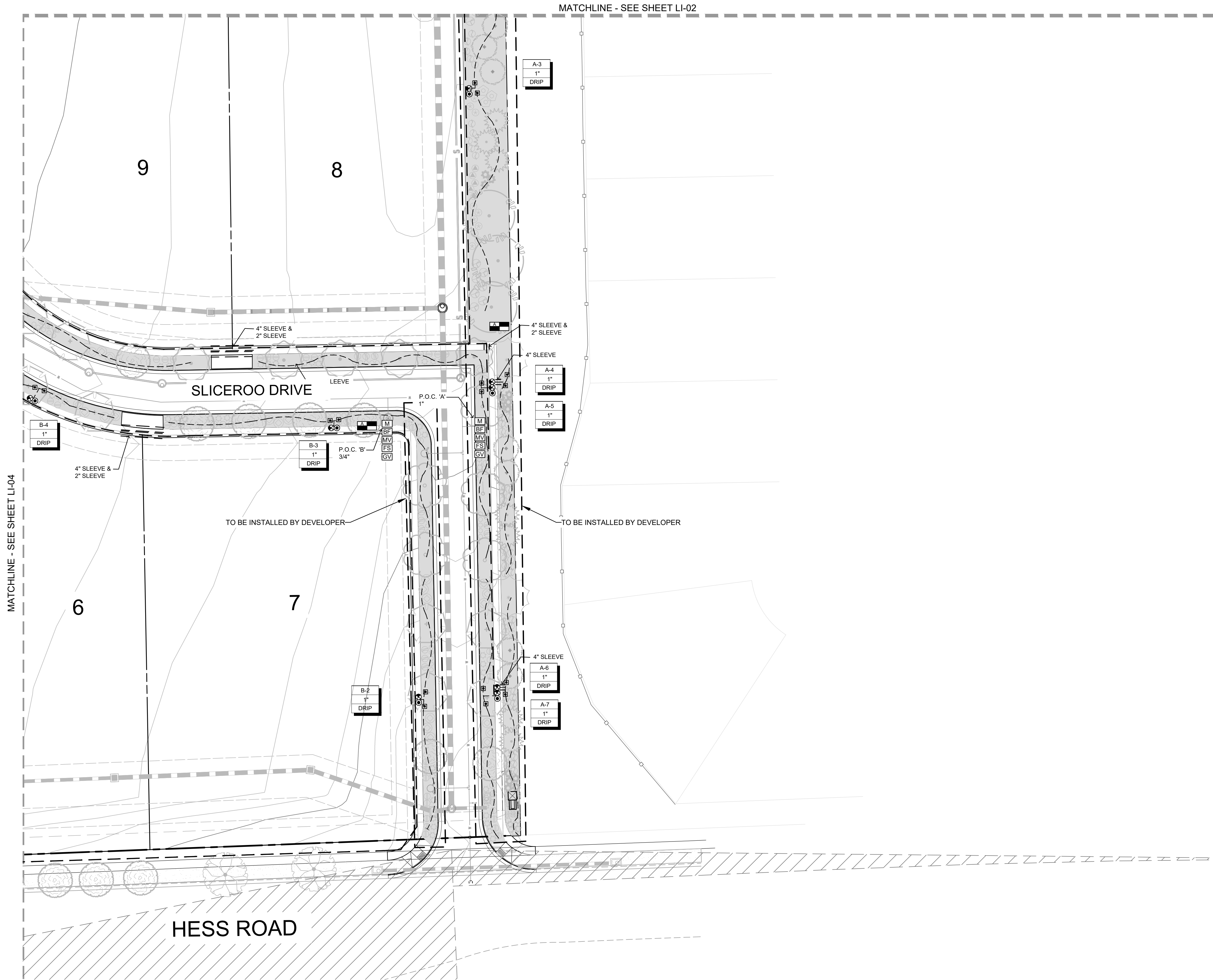
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DOUGLAS 234, FILING NO.6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

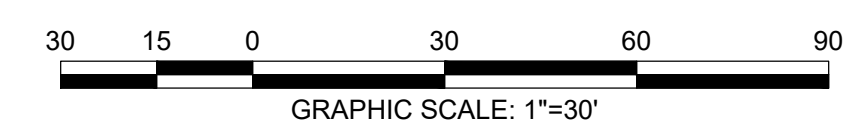
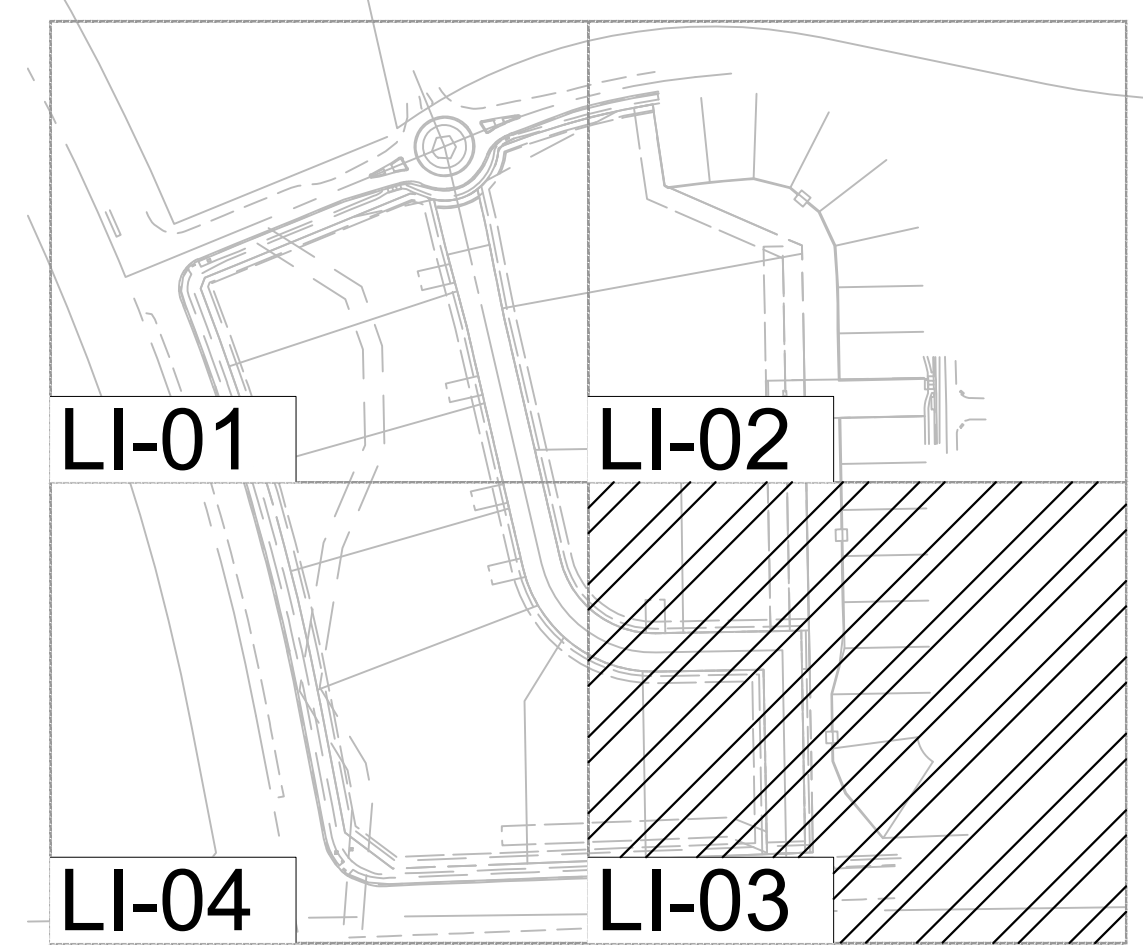
MATCHLINE - SEE SHEET LI-02



LEGEND

SYMBOL	DESCRIPTION
	HUNTER I-CORE CONTROLLER 12 STATION, CONTROLLER 'A' - 8 STATIONS USED, CONTROLLER 'B' - 10 STATIONS USED
	METER (SIZE NOTED ON PLANS)
	FEBCO 825YA BACKFLOW PREVENTION/ ANTI-SYPHON DEVICE
	RAINBIRD 100-EFB MASTER VALVE (P.O.C. SIZE)
	WEATHERMATIC FLOW SENSOR (LINE SIZE)
	NIBCO ISOLATION GATE VALVE (LINE SIZE)
	RAINBIRD 44-RC QUICK COUPLER VALVE
	RAINBIRD XCZ-100-PRB-COM DRIP ZONE KIT (1")
	MAINLINE PIPE: CLASS 200 PVC, SIZE AS NOTED
	SLEEVE: CLASS 160 PVC, SIZE AS NOTED
	NETAFIM DRIP TUBING WITH EMITTERS TO BASE OF PLANTS
	INDICATES CONTROLLER AND VALVE NUMBER
	INDICATES VALVE SIZE
	INDICATES FLOW (GPM)

NOTE: *ACTUAL LOT ENTRANCES WILL BE LOCATED AT THE TIME LOTS ARE DEVELOPED WITH SITE PLANS. ACCESS POINTS SHALL BE SHARED BETWEEN LOTS AND ALIGNED WHERE POSSIBLE.
**ALL LANDSCAPE AREAS NOT LABELED "TO BE INSTALLED BY DEVELOPER" SHALL BE INSTALLED WITH SITE PLAN PERMIT.



LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
 DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
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303.537.8020
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JOB NO: D01173-A

IRRIGATION PLAN

PROJECT NO. D01173-A
DRAWING NO.
LI-03
SHEET NO. 12 OF 16 SHEETS

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DOUGLAS 234, FILING NO.6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS



Landscape/Irrigation Worksheet

Project Name: Douglas 234, Filing 6

Landscape/Irrigation Tap address (physical location of tap) 12250-1/2 Sliceroo Drive

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	_____sf x 1 = _____	_____sf x .6 = _____	$\frac{31,480}{9,444}$ sf x .3 = _____	_____sf x 0 = _____	9,444 sf	6,000	1.57 SFE's

Worksheet Completed by: Kim Nelson
Company: RICK Engineering
Address: 5690 Webster St., Arvada, CO 80002
Phone #: 303-403-2430

Owner/Developer: Republic Investment Group
Attn: Grant Nelson
Billing Address: 5750 DTC Parkway, Greenwood Village, CO 80111
Phone #: 720-897-6091

ET Controller (with Rain Sensor)	
Manufacturer	Hunter
Model number	PRO-HC

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/Irrigation Worksheet

Project Name: Douglas 234, Filing 6

Landscape/Irrigation Tap address (physical location of tap) 12251-1/2 Sliceroo Drive

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	_____sf x 1 = _____	_____sf x .6 = _____	$\frac{11,398}{3,419.4}$ sf x .3 = _____	_____sf x 0 = _____	3,419.4 sf	6,000	.5699 SFE's

Worksheet Completed by: Kim Nelson
Company: RICK Engineering
Address: 5690 Webster St., Arvada, CO 80002
Phone #: 303-403-2430

Owner/Developer: Republic Investment Group
Attn: Grant Nelson
Billing Address: 5750 DTC Parkway, Greenwood Village, CO 80111
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ET Controller (with Rain Sensor)	
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LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
 DOUGLAS COUNTY, COLORADO

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JOB NO: D01173-A

IRRIGATION DETAILS

PROJECT NO. D01173-A

DRAWING NO.

LID-01

SHEET NO. 14 OF 16 SHEETS

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IRRIGATION NOTES

IRRIGATION - GENERAL

ALL WORK SHALL CONFORM TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THIS SYSTEM DESIGN ASSUMES A STATIC PRESSURE OF 70 GPM AT THE POINT OF CONNECTION. CONTRACTOR RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ELECTRICAL INSTALLATION OF CONTROLLER.

INSTALL CONTROLLER ON PEDESTAL AT APPROXIMATE LOCATION SHOWN ON PLANS. COORDINATE LOCATION WITH OWNER.

INSTALL ALL ELECTRICAL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE EFFICIENCY OF THE IRRIGATION SYSTEM. CONTACT OWNERS REPRESENTATIVE FOR CLARIFICATION. IF DISCREPANCIES IN NOTES, DETAILS OR SPECIFICATIONS EXIST CONTACT OWNER'S REPRESENTATIVE TO CLARIFY.

DRAWINGS ARE DIAGRAMMATIC. IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. COORDINATE ALL SLEEVE INSTALLATION WITH OTHER TRADES.

ALL DRIP LINES TO BE INSTALLED BELOW GRADE AND BROUGHT TO THE BASE OF PLANTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF PARKER PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

IRRIGATION - INSPECTIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH OWNERS REPRESENTATIVE AND THE TOWN OF PARKER. REFER TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE IRRIGATION SYSTEM SHALL PASS A MAINLINE PRESSURE TEST AND COVERAGE TEST AND A WATERING SCHEDULE WITH RUN TIMES AND APPLICATION RATES SHALL BE SUBMITTED PRIOR TO SODDING, SEEDING, OR PLANTING.

CONTRACTOR SHALL SCHEDULE PRESSURE TEST AT COMPLETION OF MAINLINE. MAINLINE SHALL HOLD AT SEVENTY (70) P.S.I. FOR TWO (2) HOURS.

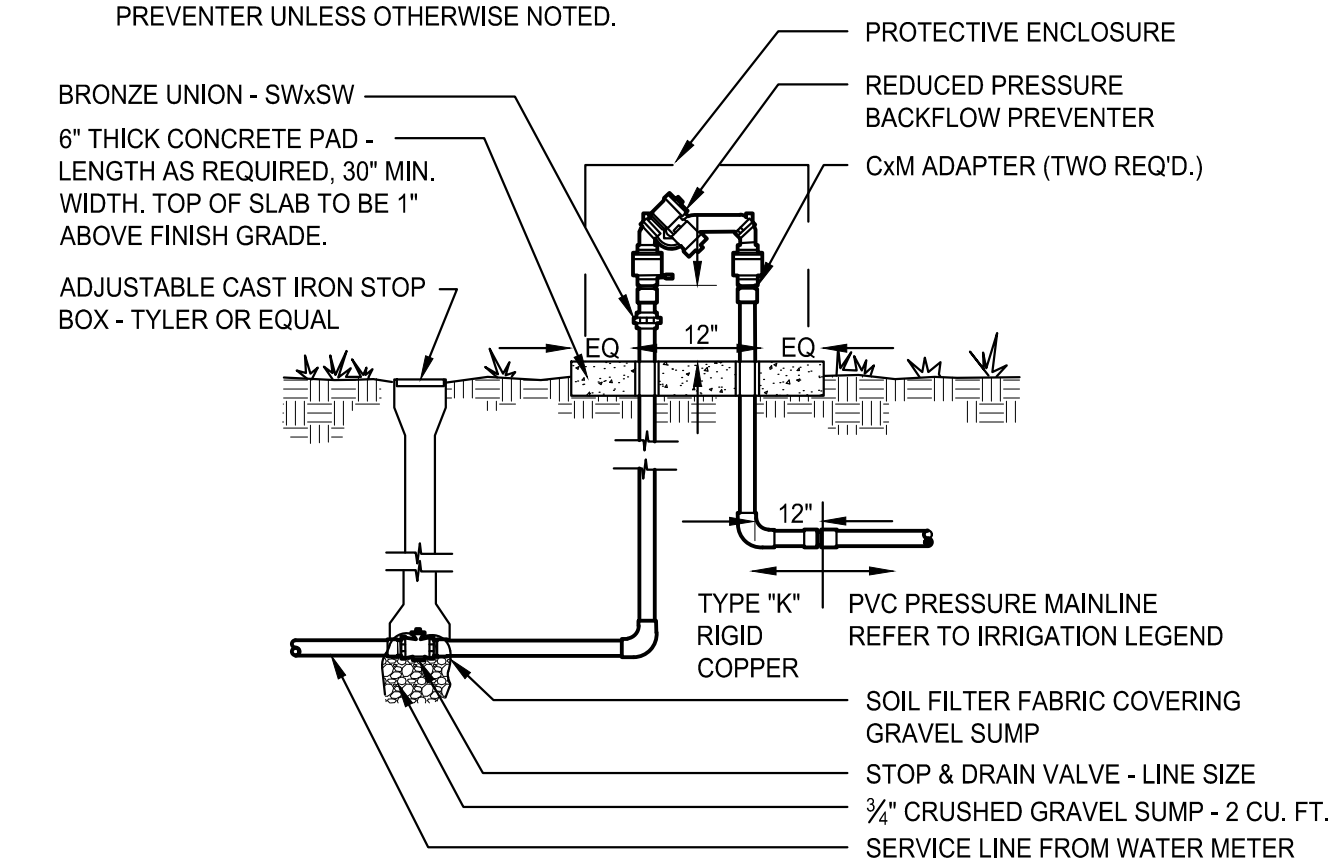
IRRIGATION - AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE AND UPDATED DAILY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE ON SITE TO TOWN STAFF AND OWNERS REPRESENTATIVE FOR REVIEW AND INSPECTION IMMEDIATELY UPON REQUEST.

RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

NOTE:

- CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER.
- REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
- DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS OTHERWISE NOTED.



C BACKFLOW PREVENTER
SCALE: N.T.S.

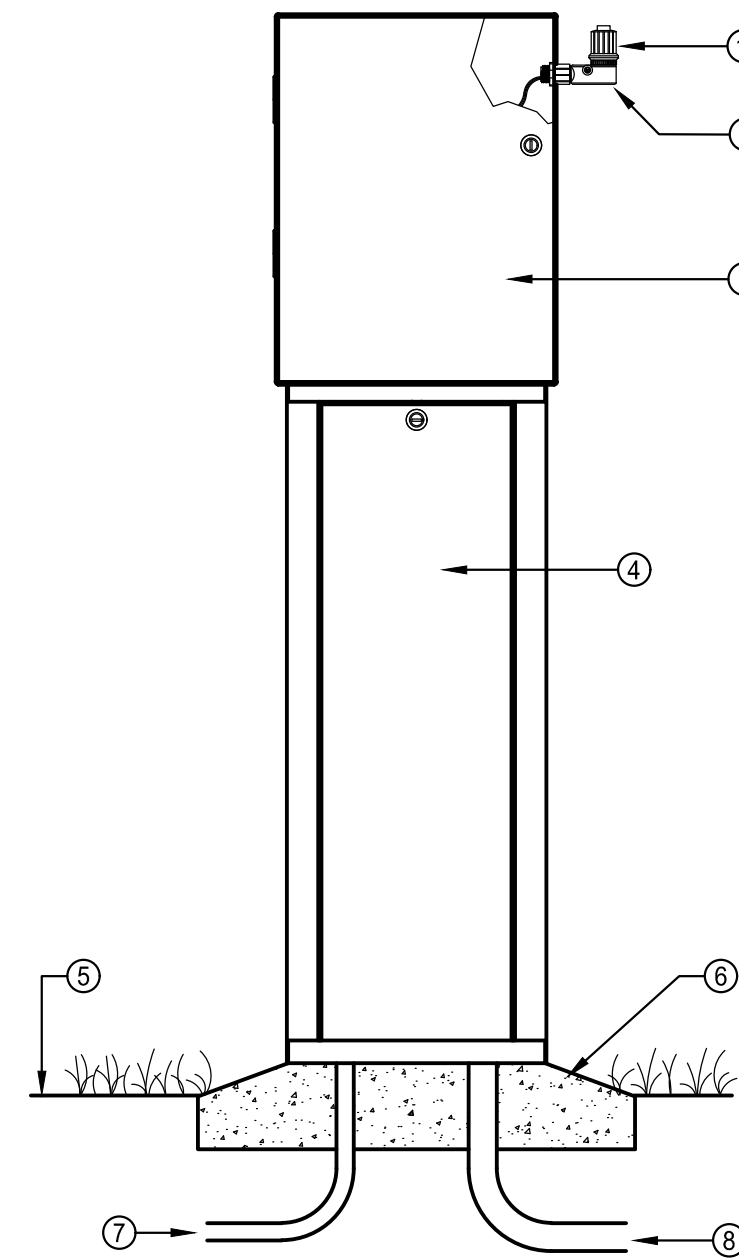
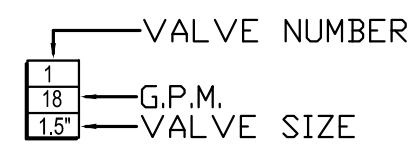
CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13.80 ACRES, 11 COMMERCIAL LOTS

LATERAL PIPE SIZING CHART:

SCH 40 PIPE	GPM	PIPE SIZE	SLEEVE SIZE
3/4"	0-8	1 1/2"	4"
1"	9-12	1 3/4"	4"
1-1/4"	13-22	2"	4"
1-1/2"	23-30	2 1/2"	6"
2"	31-50	3"	6"
2-1/2"	51-70		

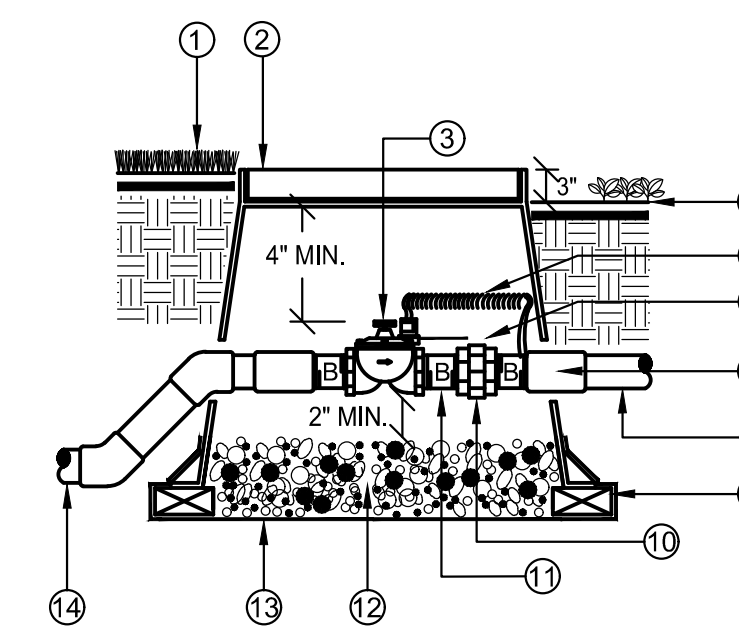
SLEEVING SCHEDULE



- 1 RAIN SENSOR
- 2 3/4-INCH SCH. 40 RISER EXTENSION (FIPT X MIPT) SECURED TO ENCLOSURE WITH SCH. 40 NUT
- 3 CONTROLLER METAL CABINET
- 4 PEDESTAL
- 5 FINISH GRADE
- 6 CONCRETE (SLOPE TO DRAIN)
- 7 3/4" CONDUIT FOR 120 VAC
- 8 1 1/4", 1 1/2" OR 2" CONDUIT FOR VALVE WIRES

NOTE: PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRES AT BASE OF CONTROLLER.

A CONTROLLER PEDESTAL MOUNT
SCALE: N.T.S.



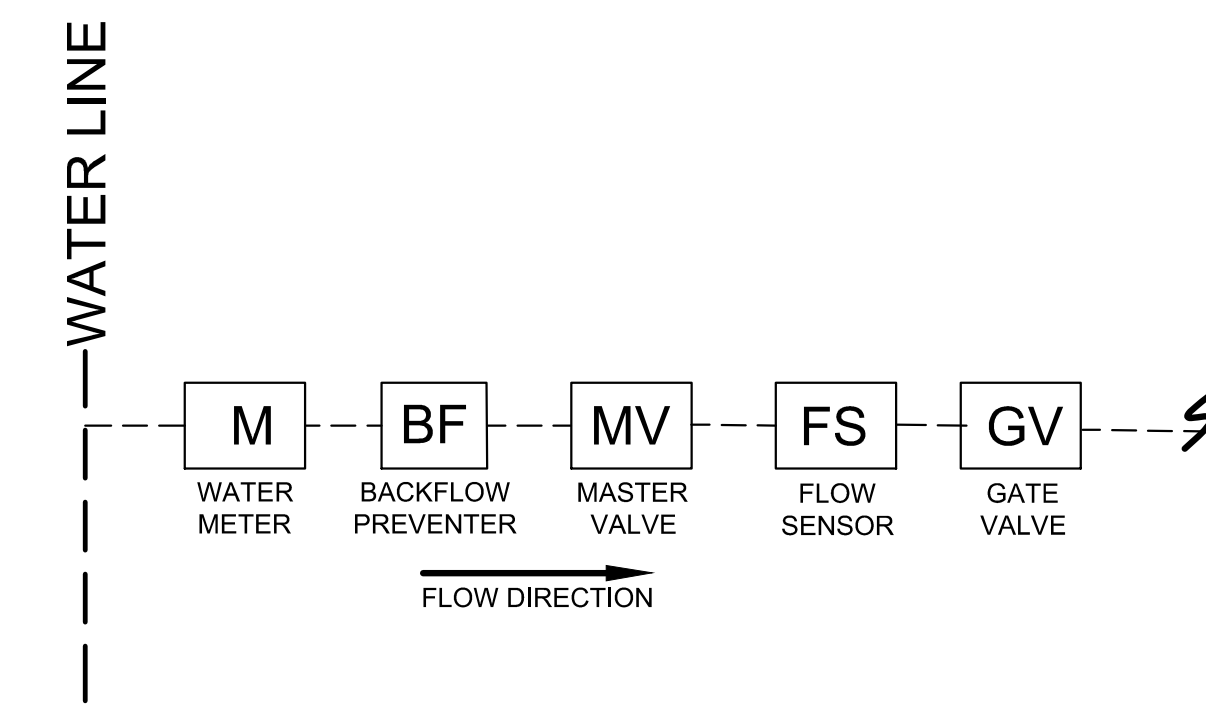
- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" ONTO LID.
- 3 MASTER CONTROL VALVE, SEE LEGEND FOR SPEC.
- 4 FINISH GRADE IN SHRUB AREAS
- 5 24" WIRE LOOP
- 6 VALVE ID TAGS
- 7 PVC SCH 40 FEMALE ADAPTER, (1 OF 2)
- 8 PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS.
- 9 (4) BRICK SUPPORTS
- 10 BRASS UNION
- 11 BRASS NIPPLE (TYP.)
- 12 3/4" ROCK, 2 CUBIC FT.
- 13 LANDSCAPE FABRIC
- 14 PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.

NOTE: USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

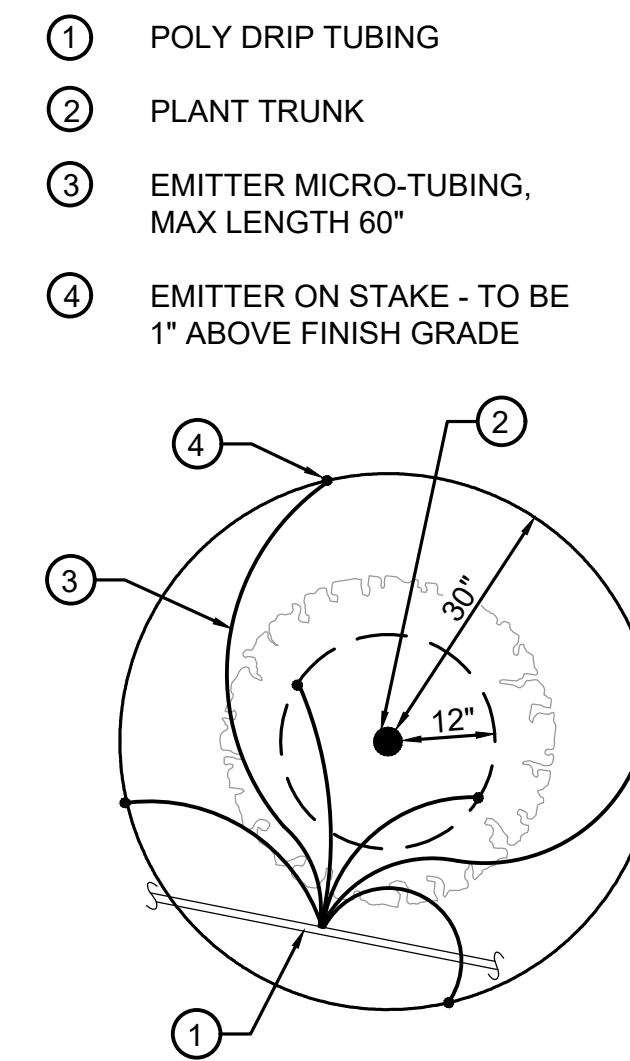
D MASTER VALVE
SCALE: N.T.S.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	
[Symbol]	HUNTER	PRO-HC, PHC-1200 IRRIGATION CONTROLLER WITH FLOW METER "A" 12 STATION CONTROLLER, 10 STATIONS USED "B" 12 STATION CONTROLLER, 9 STATIONS USED	A/LID-2
[Symbol]	P.O.C 'A' / P.O.C 'B'	METER, P.O.C. 'A' - 1", P.O.C. 'B' - 3/4" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI, CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT	B/LID-2
[Symbol]	FEBCO	BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. ('A' - 1" & 'B' - 3/4"). IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS.	B/LID-2
[Symbol]	RAINBIRD	BRASS MASTER VALVE, EFB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER	B/LID-2
[Symbol]	WEATHERMATIC	FLOW SENSOR SLFSI-T20. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	
[Symbol]	NIBCO	TRUE UNION BALL VALVE, LINE SIZE.	A/LID-3
[Symbol]	RAINBIRD	QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE.	GLID-3
[Symbol]	RAINBIRD	XCZ-150-PRB-COM, 1", 1-1/2" REMOTE CONTROL DRIP VALVE KIT. INSTALL WITHIN VALVE MANIFOLD (SIZE MANIFOLD TO MATCH LARGEST LATERAL LINE IN MANIFOLD) WITH NIBCO BALL VALVE (SIZE BALL VALVE TO MATCH LARGEST RCV IN MANIFOLD) VALVE BOX WITH LOCKING COVER AND 'RCV' HEAT BRANDED ON COVER.	B/LID-3
[Symbol]	AS APPROVED	MAINLINES, BELOW 4" SHALL BE SCHEDULE 40 PVC SOLVENT WELD WITH SCH 40 SOLVENT WELD FITTINGS, 4" ABOVE SHALL BE CLASS 200 SOLVENT WELD WITH THE SAME THICKNESS SOLVENT WELD FITTINGS. ALL ELBOW TEES 3" AND LARGER TO HAVE CONCRETE THRUST BLOCKS.	J/LID-3
[Symbol]	AS APPROVED	SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES.	F&J/LID-3
[Symbol]	RAINBIRD	SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL. DLID-2	
[Symbol]	AS APPROVED	WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES, PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID.	L/LID-3
[Symbol]	NETAFIM	DRIP END FLUSH, NETAFIM TL050MFV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED.	



B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.



E DRIP EMITTER
SCALE: N.T.S.

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

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
 DOUGLAS COUNTY, COLORADO

RICK ENGINEERING COMPANY
 9801 EAST EASTER AVE
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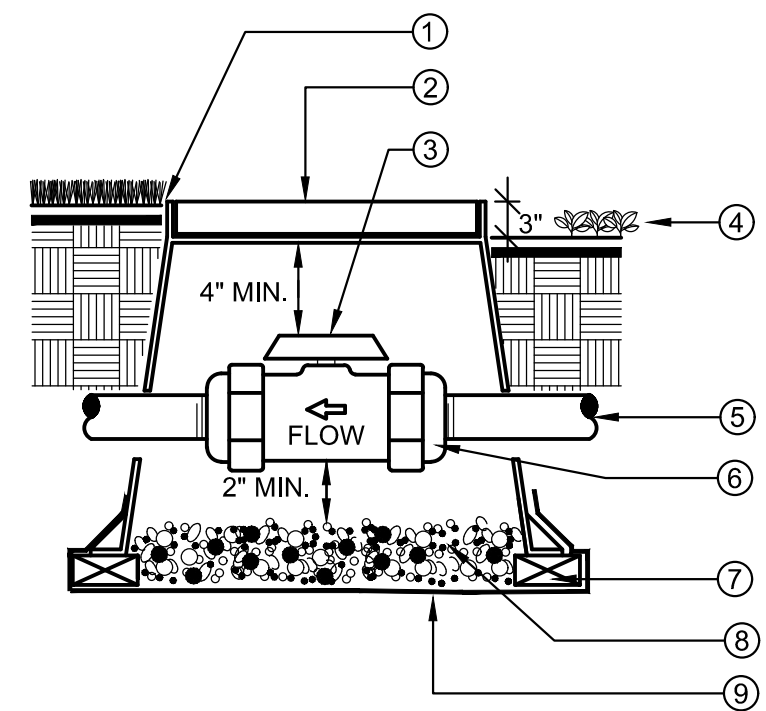
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IRRIGATION DETAILS

PROJECT NO. D01173-A
 DRAWING NO. LID-02
 SHEET NO. 15 OF 16 SHEETS

PRELIMINARY
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- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- 3 PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB AREAS
- 5 MAINLINE, DEPTH AS PER SPECS.
- 6 DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
- 7 (4) BRICK SUPPORTS
- 8 3/4" ROCK, 2 CUBIC FT.
- 9 LANDSCAPE FABRIC

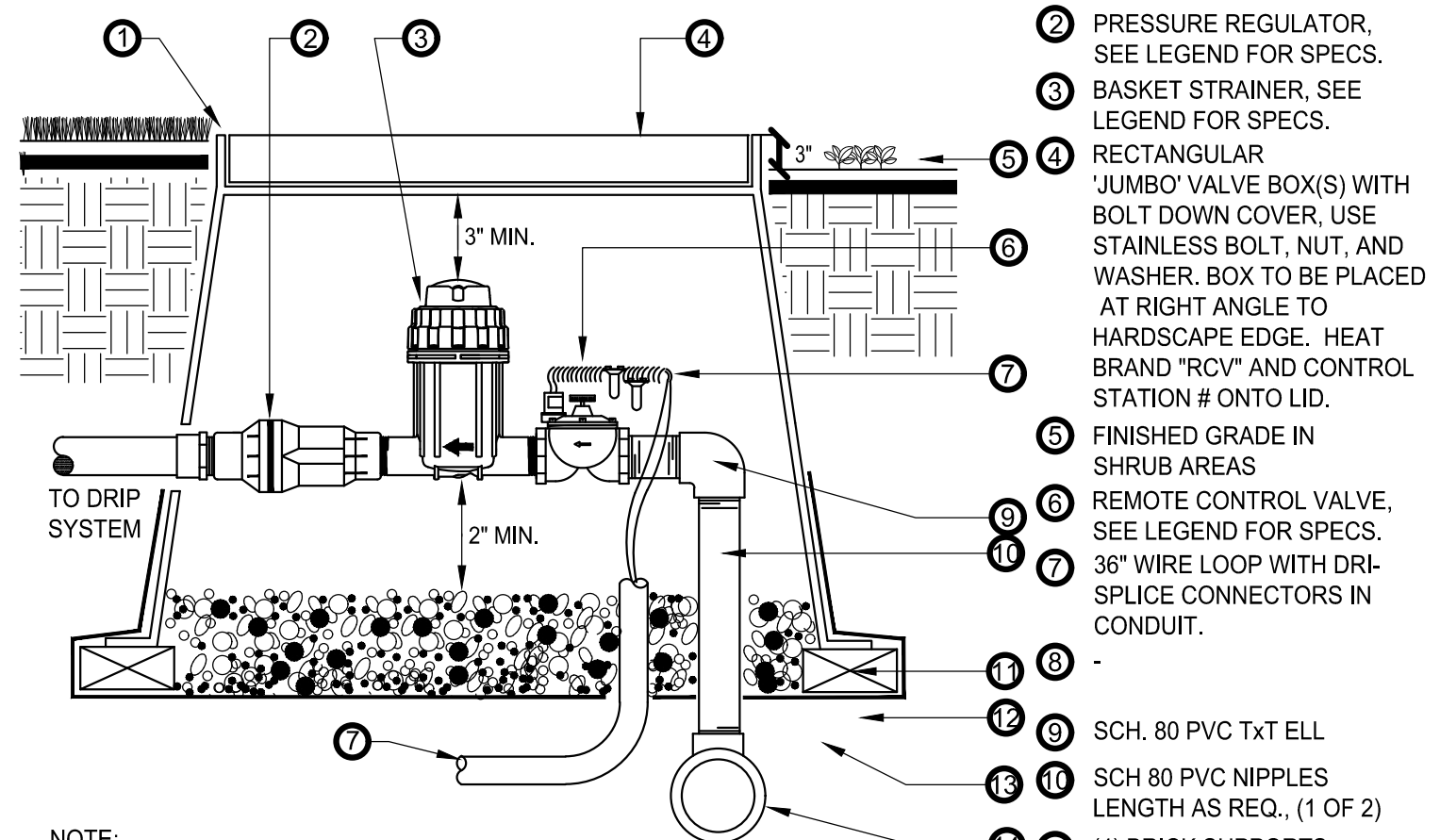
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

A BALL VALVE, TRU-UNION

SCALE: N.T.S.

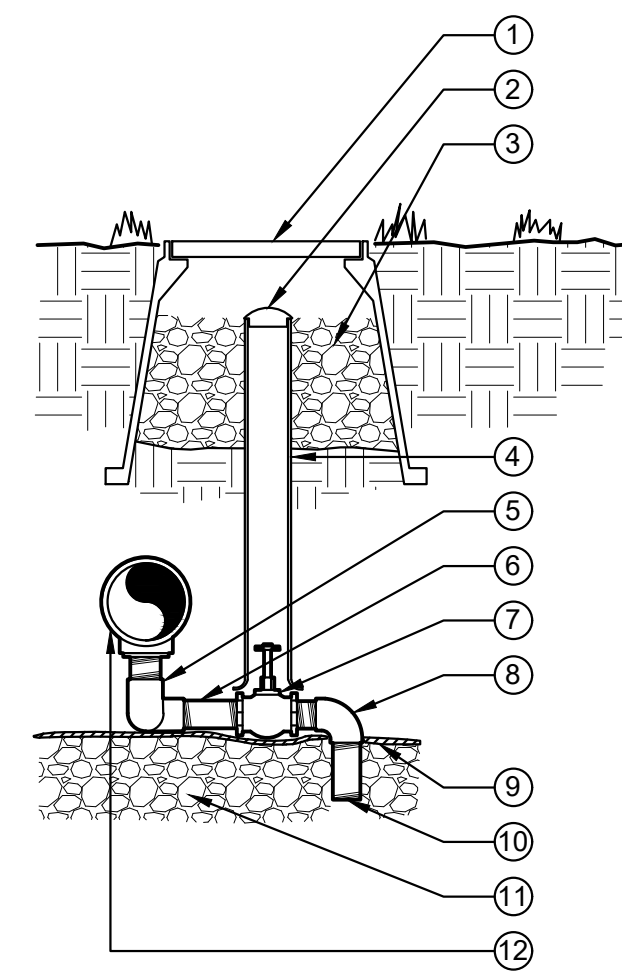


- 1 FINISH GRADE IN TURF AREAS
- 2 PRESSURE REGULATOR. SEE LEGEND FOR SPECS.
- 3 BASKET STRAINER. SEE LEGEND FOR SPECS.
- 4 RECTANGULAR "JUMBO" VALVE BOX(S) WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.
- 5 FINISHED GRADE IN SHRUB AREAS
- 6 REMOTE CONTROL VALVE. SEE LEGEND FOR SPECS.
- 7 3/8" WIRE LOOP WITH DRIP-SPICE CONNECTORS IN CONDUIT.
- 8 (4) BRICK SUPPORTS
- 9 SCH. 80 PVC T x T ELL
- 10 SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
- 11 (4) BRICK SUPPORTS
- 12 3/4" ROCK, 2 CUBIC FEET
- 13 LANDSCAPE FABRIC w/ 1/4" GALV. MESH TYP.
- 14 IRRIGATION MAINLINE OR MANIFOLD SUPPLY

NOTE:
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

B DRIP CONTROL ZONE KIT

SCALE: N.T.S.

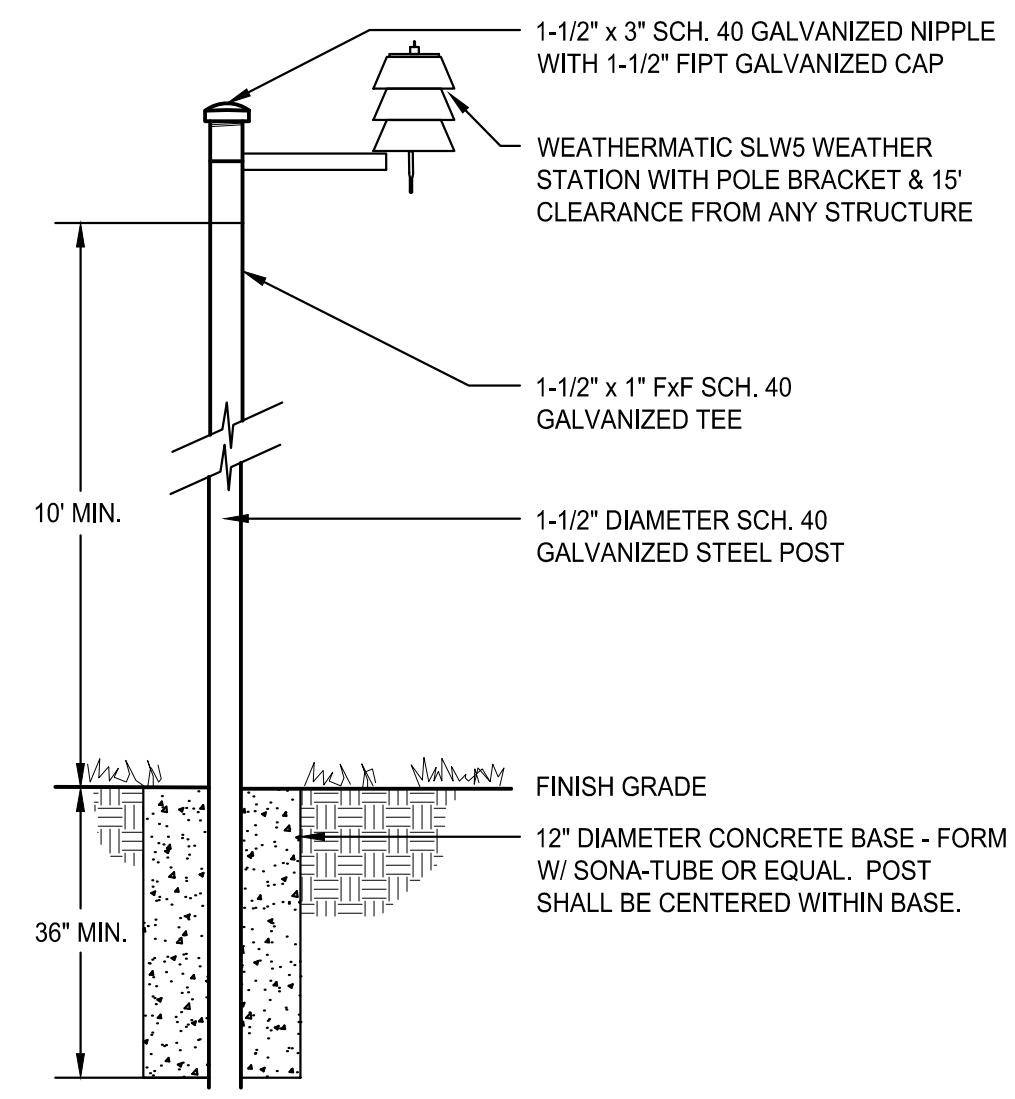


- 1 10" ROUND VALVE BOX - BRAND THE LETTER "D" ON LID. SEE SPECS.
- 2 VALVE MARKER
- 3 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
- 4 2" CL 160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED.
- 5 3/4" F x F SCH. 80 PVC 90 ELL (2)
- 6 3/4" x 1/2" PVC NIPPLE SCH. 80 (2)
- 7 3/4" x 6" SCH. 80 GALV. STEEL NIPPLE
- 8 3/4" BRASS GLOBE VALVE
- 9 3/4" M x F SCH. 40 PVC 90 ELL
- 10 SOIL BLANKET COVERING SUMP
- 11 3/4" x 4" PVC NIPPLE SCH. 80
- 12 3/4" CRUSHED GRAVEL SUMP. SEE SPECIFICATIONS FOR SUMP SIZE.

NOTE: APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES.

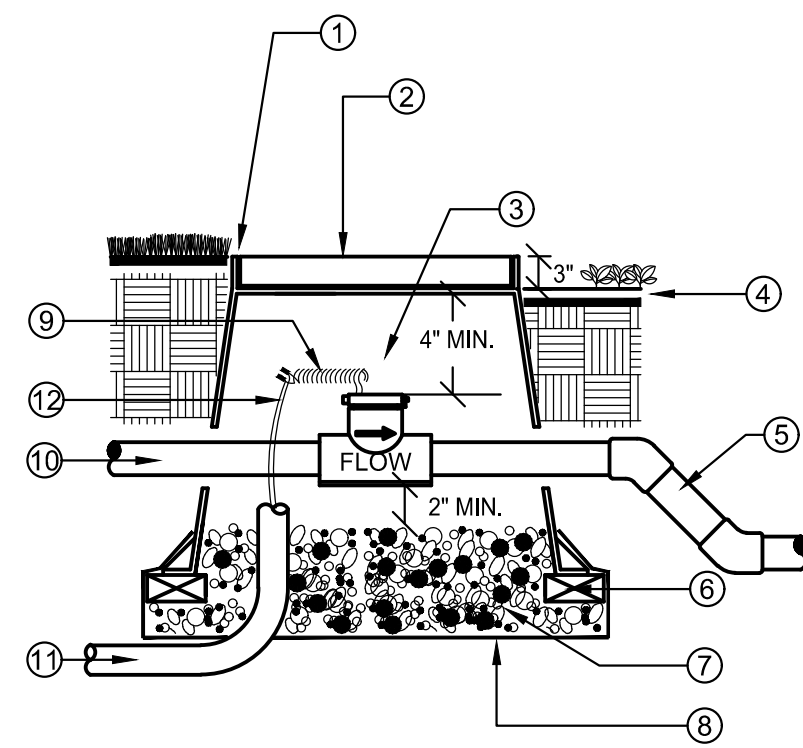
C MANUAL DRAIN VALVE

SCALE: N.T.S.



D WEATHER STATION

SCALE: N.T.S.

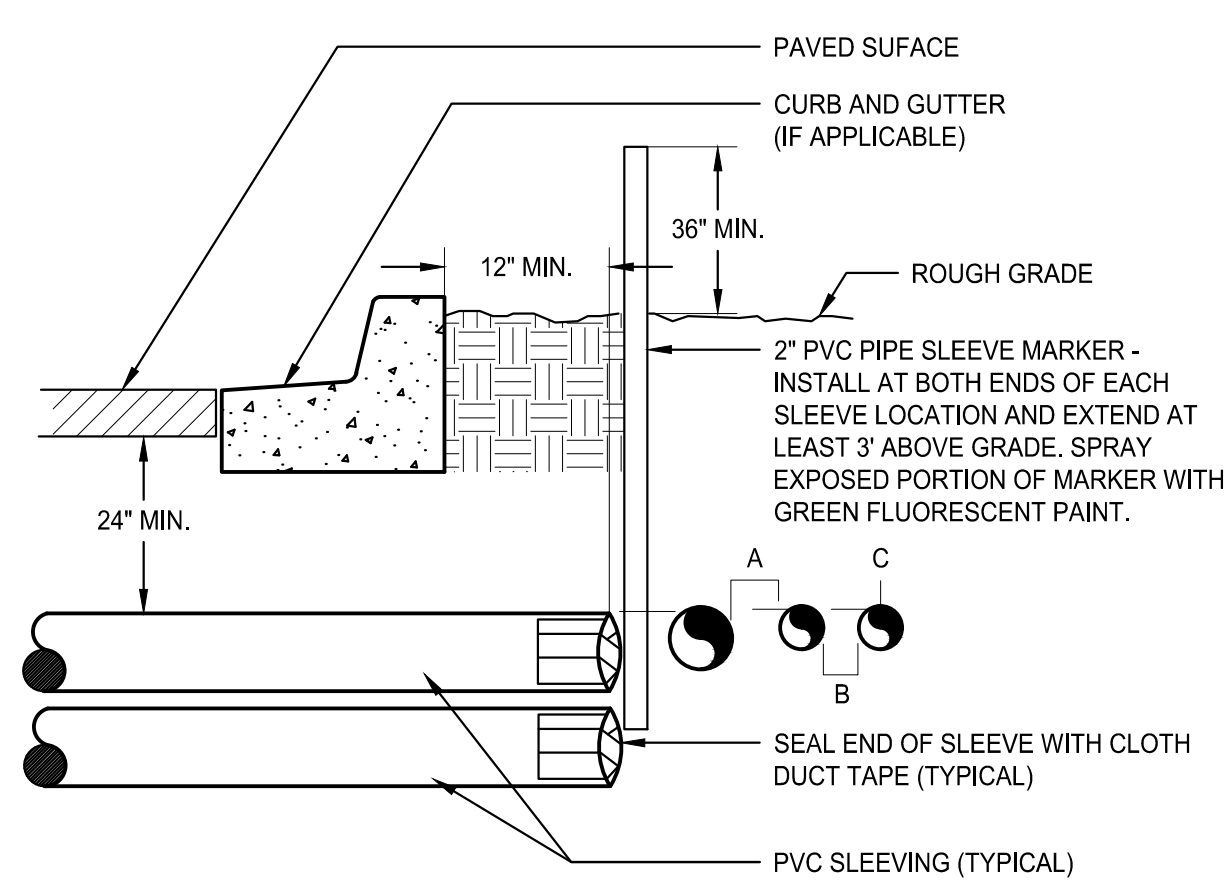


- 1 FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- 2 CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- 3 FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB MULCH AREAS
- 5 PVC MAINLINE TO SYSTEM. PIPE PER SPECIFICATION
- 6 (4) BRICK SUPPORTS
- 7 3/4" ROCK, 2 CUBIC FEET
- 8 LANDSCAPE FABRIC
- 9 24" WIRE LOOP
- 10 PVC MAINLINE FROM MASTER VALVE
- 11 1" ELECTRICAL CONDUIT TO CONTROLLER
- 12 SHIELDED CABLE

NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

E FLOW SENSOR

SCALE: N.T.S.

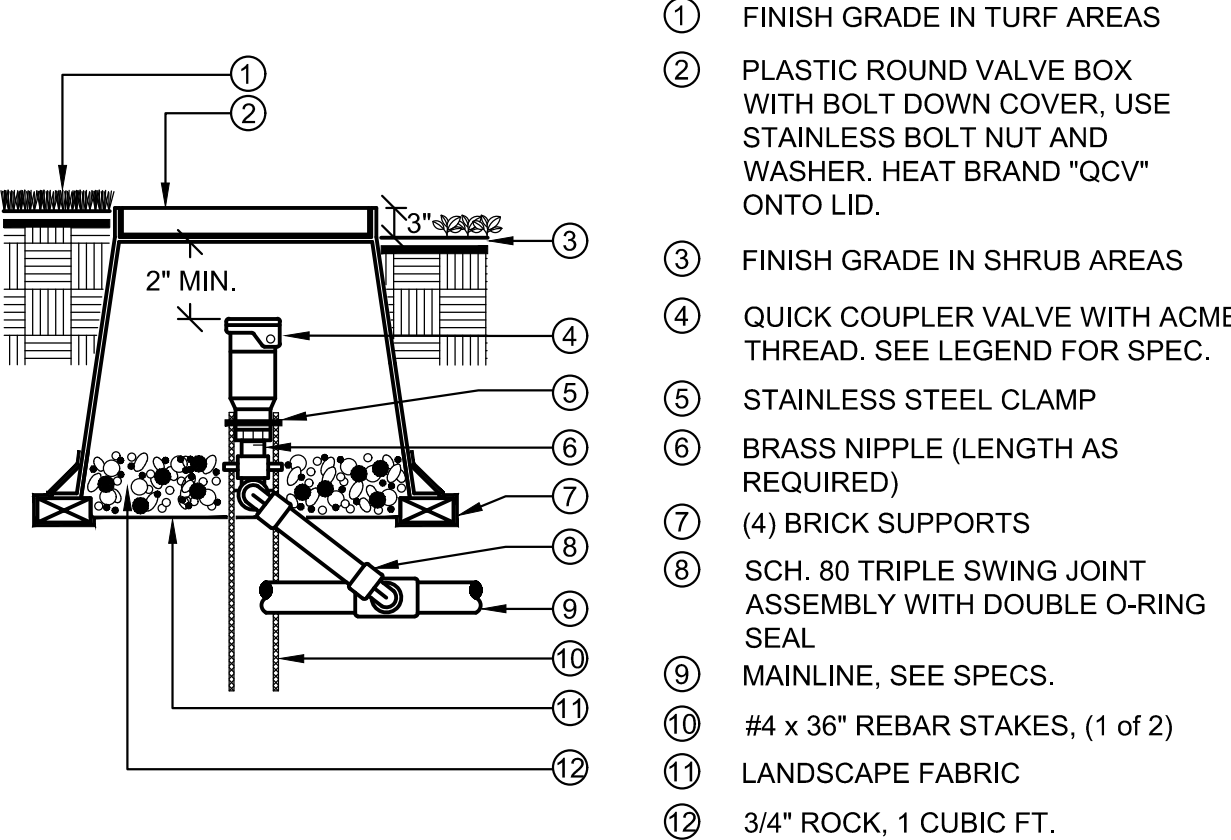


- 1 PAVED SURFACE
- 2 CURB AND GUTTER (IF APPLICABLE)
- 3 ROUGH GRADE
- 4 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3" ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- 5 SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
- 6 PVC SLEEVING (TYPICAL)

NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

F IRRIGATION SLEEVING

SCALE: N.T.S.

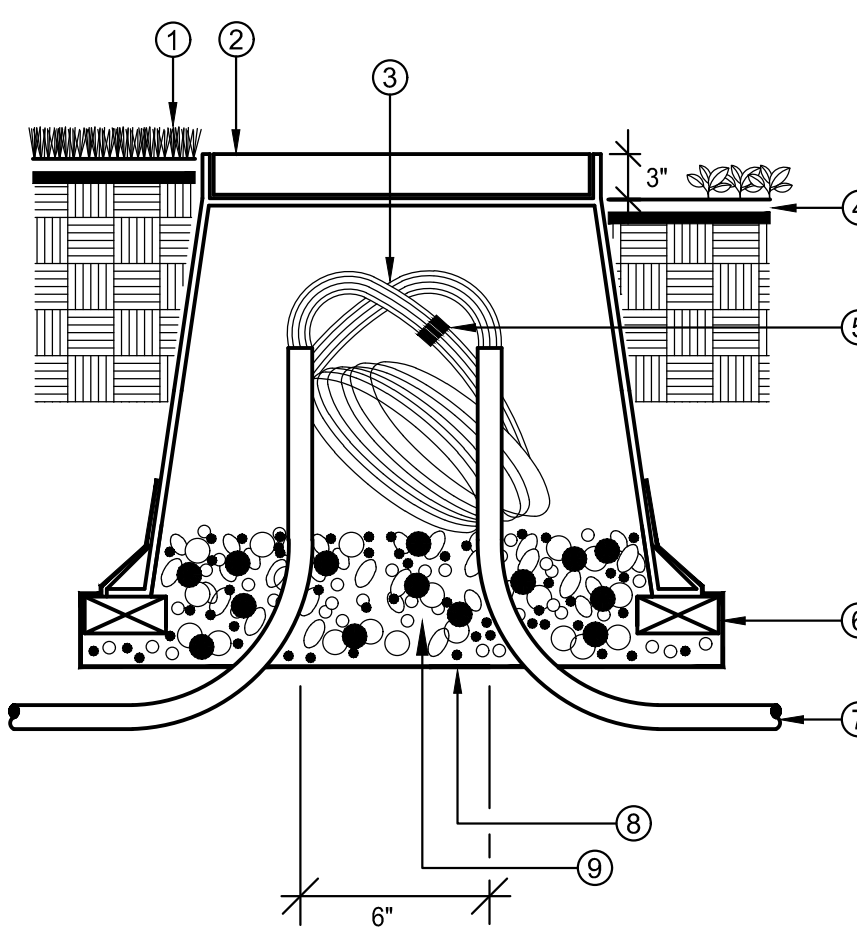


- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- 3 FINISH GRADE IN SHRUB AREAS
- 4 QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- 5 STAINLESS STEEL CLAMP
- 6 BRASS NIPPLE (LENGTH AS REQUIRED)
- 7 (4) BRICK SUPPORTS
- 8 SCH. 80 TRIPLE SWING JOINT ASSEMBLY WITH DOUBLE O-RING SEAL
- 9 MAINLINE, SEE SPECS.
- 10 #4 x 36" REBAR STAKES, (1 OF 2)
- 11 LANDSCAPE FABRIC
- 12 3/4" ROCK, 1 CUBIC FT.

NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

G QUICK COUPLER VALVE

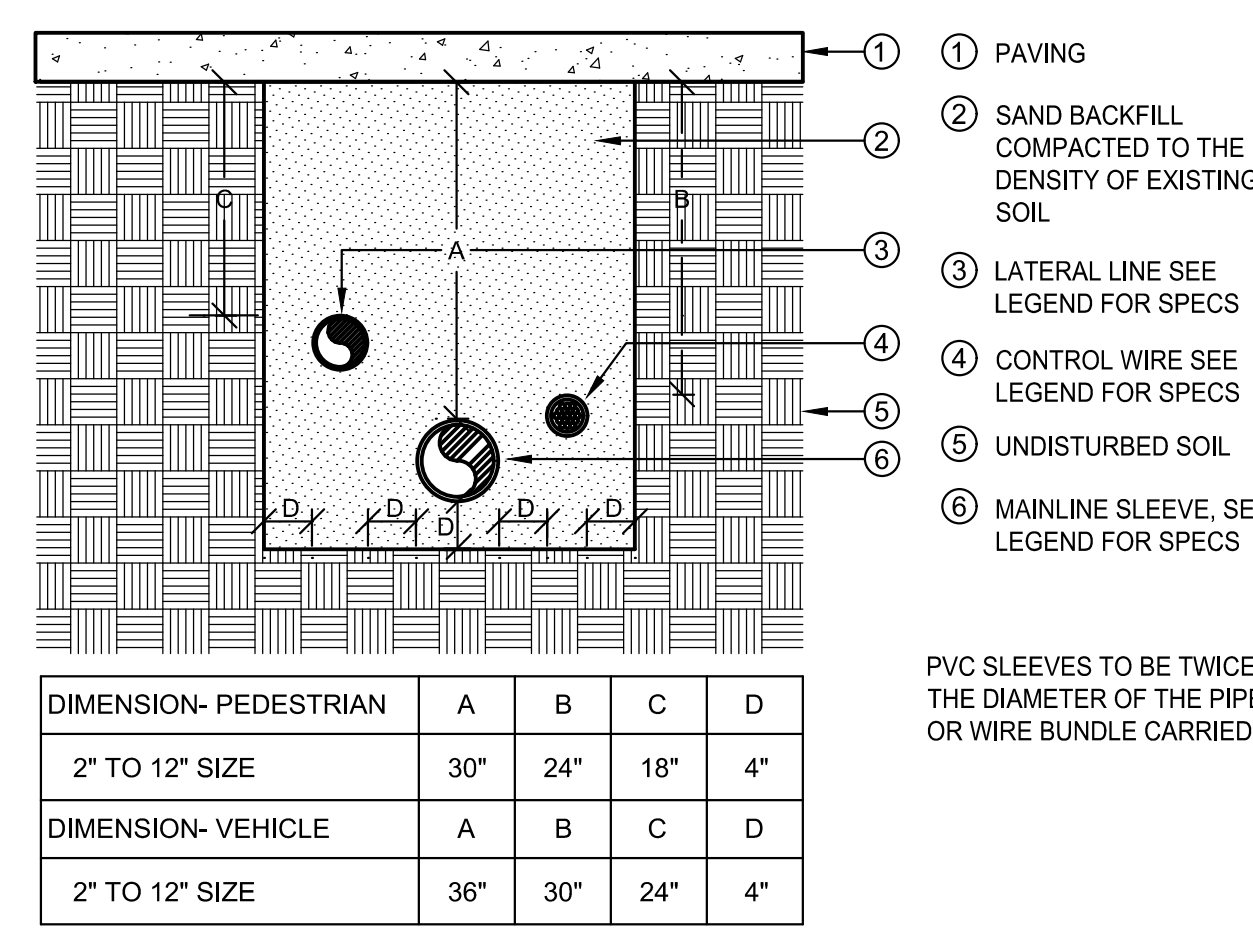
SCALE: N.T.S.



- 1 FINISHED GRADE IN TURF AREAS
- 2 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
- 3 24" WIRE EXPANSION LOOP (TYP.)
- 4 FINISH GRADE IN SHRUB AREAS
- 5 WATER PROOF WIRE CONNECTORS
- 6 (4) BRICK SUPPORTS
- 7 PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)
- 8 LANDSCAPE FABRIC
- 9 3/4" ROCK, 1 CUBIC FT.

I ROUND PULL BOX

SCALE: N.T.S.

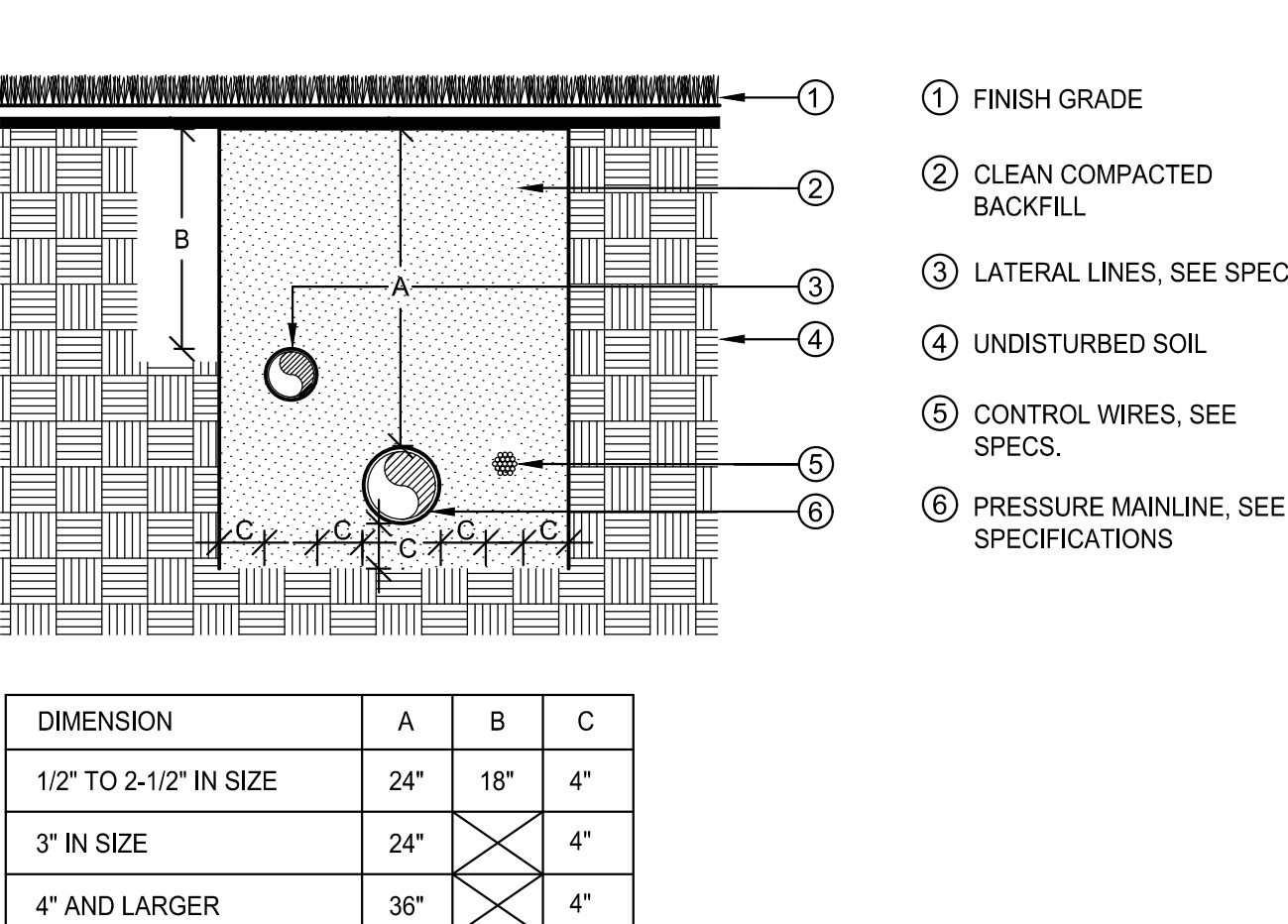


- 1 PAVING
- 2 SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- 3 LATERAL LINE SEE LEGEND FOR SPECS
- 4 CONTROL WIRE SEE LEGEND FOR SPECS
- 5 UNDISTURBED SOIL
- 6 MAINLINE SLEEVE. SEE LEGEND FOR SPECS

PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

J SLEEVE INSTALLATION

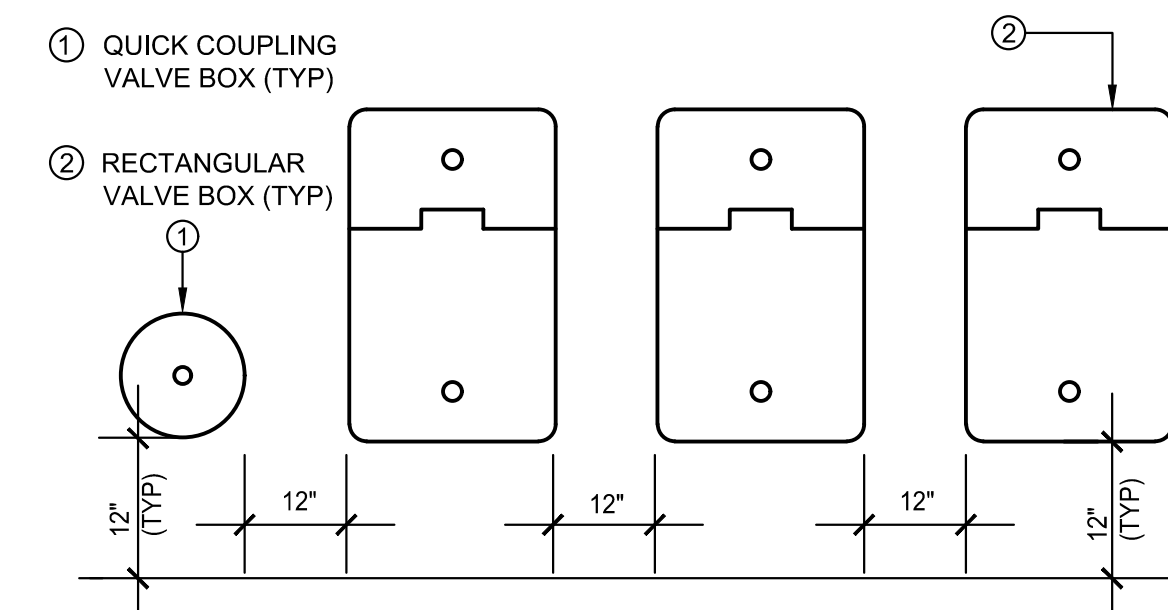
SCALE: N.T.S.



- 1 FINISH GRADE
- 2 CLEAN COMPACTED BACKFILL
- 3 LATERAL LINES. SEE SPECS.
- 4 UNDISTURBED SOIL
- 5 CONTROL WIRES. SEE SPECS.
- 6 PRESSURE MAINLINE. SEE SPECIFICATIONS

K PIPE INSTALLATION

SCALE: N.T.S.

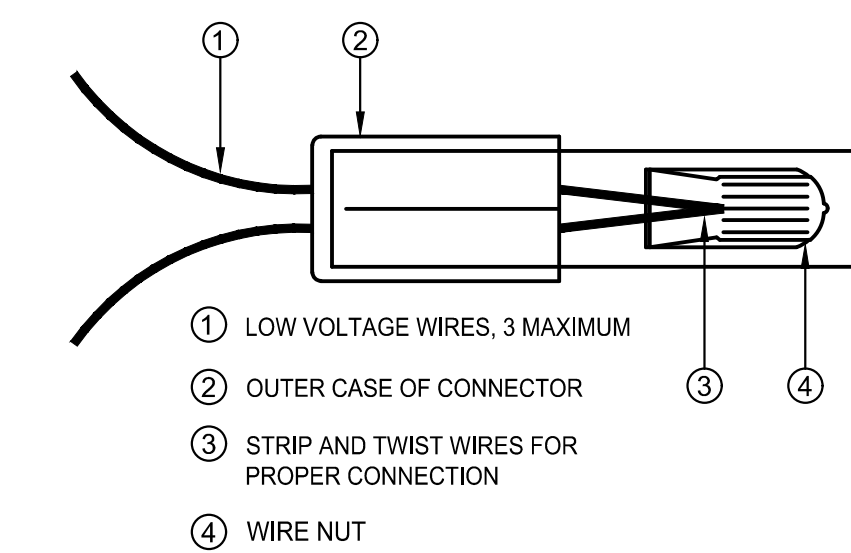


- 1 QUICK COUPLING VALVE BOX (TYP)
- 2 RECTANGULAR VALVE BOX (TYP)

NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.

H VALVE BOX LAYOUT

SCALE: N.T.S.



NOTE:
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE. DO NOT REUSE SEALANT CARTRIDGES.

L WIRE CONNECTIONS

SCALE: N.T.S.

LANDSCAPE AND IRRIGATION PLANS
DOUGLAS COUNTY 234
FILING NO. 6
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
rickengineering.com

SANDRA KIM NELSON
210
Original Date of Licensure
01/01/2008
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

811
Know what's below.
Call before you dig.

REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: NTS
DATE: 09/14/2020
DRAWN BY: KN
CHECKED BY: KN
JOB NO: D01173-A

IRRIGATION
DETAILS

PROJECT NO. D01173-A

DRAWING NO.

LID-03

SHEET NO. 16 OF 16 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION