

SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 24
COVER SHEET

LEGAL DESCRIPTION:

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

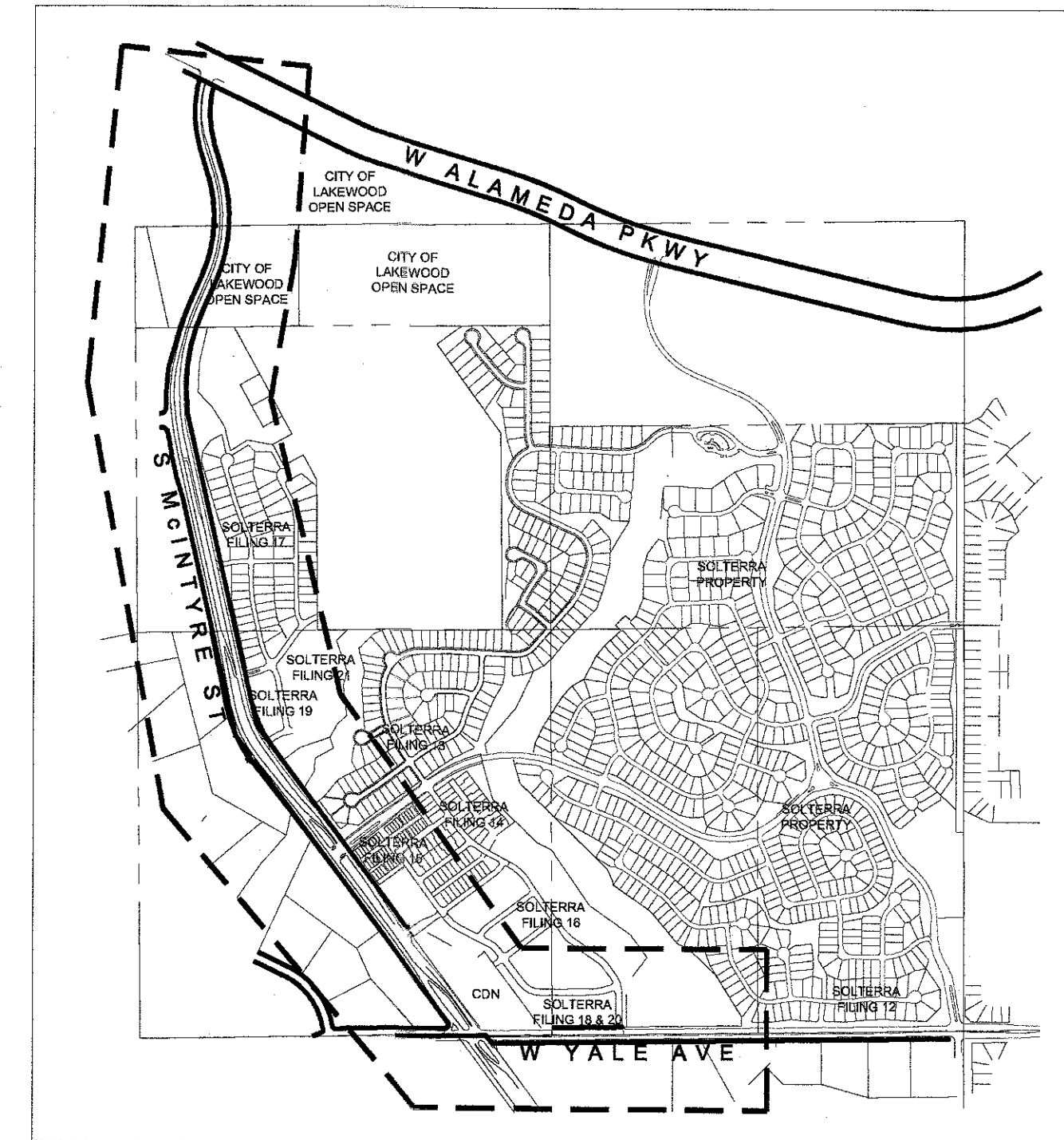
NOTES:

Landscape

- A Certificate of Occupancy shall not be issued by the City of Lakewood until all on-site and public improvements such as grading, drainage, parking, sidewalks, landscaping, curb and gutter, specialty paving and all other features that appear on the approved Site Plan are complete. In the event conditions preclude the completion of any required on-site or public improvements the provisions in chapter 14.02.040 of the Lakewood Municipal Code shall apply.
- In the interest of compatibility of surrounding land uses, illumination of any kind on private property shall be directed and controlled in such a manner so that there shall be no direct rays of light which extend beyond the boundaries of the property where it originates.
- Fossil Ridge Metropolitan District No. 1 shall be responsible for the proper maintenance of the area subject to an approved Major Site Plan. That area shall be deemed to include medians, an area as measured from the back of the curb line, and including all areas subject to the approved Major Site Plan and drainage report.
- The Fossil Ridge Metropolitan District No. 1 will be responsible for the maintenance and replacement of all landscaping and retaining walls on the Major Site Plan.
- Landscaping shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be of the same type of plant material as set forth in the approved Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, a ground cover must replace a ground cover, etc. Replacement shall occur in the next planting season, but in any event, such replacement time shall not exceed one (1) year. Any replacement which conforms to the requirements of this section shall not be considered an amendment to the site plan.
- Any off site landscaping disturbed by the development of this site will be replaced to its original condition and all improvements and landscaping that appear on the approved Major Site Plan must be completed prior to public improvement acceptance for South McIntyre Street and West Yale Avenue improvements.
- Any off site landscaping disturbed by the development of this site will be replaced to its original condition prior to issuance of a Certificate of Occupancy.
- Splash Guard: all median landscape beds adjacent to the back of curb shall have a 24" wide splash guard between the back of curb and the landscape bed. Splash guard shall be made of 4-6" local river rock to match river rock mulch used in Solterra.
- Sight restrictions: no walls, evergreen trees, plantings over 24-inches, utility boxes, severe grading or other structures are allowed within the sight triangles or sight visibility lines. No wall and planting combination may exceed 24-inches in height.
- Wall placement: no walls or vertical or horizontal obstructions are allowed within 1.5-feet from the back of curb or 2-feet from any walk. No structural walls (walls greater than 30-inches) are allowed within the right-of-way or easements.
- Any retaining wall over 30-inches in height must be designed by a certified engineer and reviewed and approved by the City via a separate permit.
- No street trees, fences, or other vertical obstructions are allowed past the depicted sight visibility lines.

Irrigation

- Planted areas shall have automatic irrigation.
- Special attention shall be given to avoid runoff from slopes, and to avoid overspray onto impermeable areas.
- Each irrigation zone shall:
 - Have matched precipitation rate heads, bubblers, drip and/or spray heads shall not be combined within any zone.
 - Have plant materials with similar water needs
 - Irrigate turf or non-turf areas, but not both.
- All irrigation systems shall include moisture sensors that automatically interrupt irrigation cycles when irrigation is unnecessary.
- Planting areas with irrigation systems that spray above-ground shall be of adequate width to ensure no over spray onto impermeable areas. Irrigation heads shall minimize evaporation loss, wind-blown water loss and overspray onto impermeable surfaces. (A recommended example would include using gear driven rotor heads for planting areas greater than 25 feet wide and using pop-up spray heads with a minimum rise of four inches and appropriately sized nozzles for areas less than 25 feet wide.)
- Irrigation shall not occur between 10:00am and 6:00 p.m. nor during periods of sustained winds in excess of 20 mph.



PROJECT LOCATION

SCALE: 1" = 100'

SHEET KEY

- | | |
|-------|--------------------------------|
| 1 | COVER SHEET |
| 2 | LANDSCAPE NOTES |
| 3 | LANDSCAPE DETAILS |
| 4 | OVERALL STREET TREE PLAN |
| 5 | W. YALE AVE LANDSCAPE PLAN |
| 6-11 | S. MCINTYRE ST LANDSCAPE PLAN |
| 12 | IRRIGATION SCHEDULE AND NOTES |
| 13-19 | S. MCINTYRE ST IRRIGATION PLAN |
| 20-24 | IRRIGATION DETAILS |

CONTACT LIST

City City of Lakewood 480 S. Allison Parkway Lakewood, CO 80226	(303) 987-7500 Ben Mehmen Kara Mueller
Civil Engineer and Surveyor Ware Malcomb 990 South Broadway Suite 230 Denver, CO 80209	(303) 561-3333 Tom Jansen
Landscape Architect Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204	(303) 741-1411 Mick Kittle
Owner/Client Fossil Ridge Metro District No. 1 6465 S Greenwood Plaza Blvd., #700 Centennial, CO 80111	(303) 790-6664
Water & Sanitation District Green Mountain Water & San. District 13919 W. Utah Ave. Lakewood, CO 80228	(303) 985-1581 Dave Hartkopf
Water District Engineer McLaughlin Rincon, Ltd. 2300 15th Street, Suite 220 Denver, CO 80202	(303) 964-3333 Terry Kenyon, P.E.
Water Company Consolidated Mutual P.O. Box 150068 12700 W. 27th Avenue Lakewood, CO 80215	(303) 238-0451 Neal Santangelo
Telephone Qwest 1425 Champa Denver, CO 80202	(303) 534-1070
West Metro Fire Protection District 447 South Allison Parkway Lakewood, CO 80228	(303) 989-4307 Bruce Kral - Chief Fire Marshall
Utility Xcel Energy-Electric & Gas 1123 W. 3rd Avenue Denver, CO 80223	(303) 534-6700

OWNERS ACKNOWLEDGMENT:

The undersigned is owner (or (his/her) authorized agent) of this property and has reviewed and approved this site plan. The owner, his/her successors, heirs and assigns are responsible to maintain the site as approved and keep all landscaping in living condition in the quantities approved on the site plan as per the Lakewood Zoning Ordinance. Approval is valid for two (2) years. If a building permit is not issued within two (2) years from the date of approval, the Final Site Development Plan will be void.

Richard J. Pengler
Richard J. Pengler, President
Solterra, LLC
Date: 7/6/18

Lloyd "Tom" Waterman
Lloyd "Tom" Waterman, President
Fossil Ridge Metro District No. 1
Date: 9/16/18

Solterra McIntyre and Yale Corridors Major Site Plan Cover Sheet

CITY OF LAKEWOOD
Final Site Development Plan

Review is for general compliance with Article 2 of the City of Lakewood Zoning Ordinance.

Approved for the City of Lakewood by:

<i>Travis Parker</i> Travis Parker, Planning Director	10/18/18 Date
<i>Paul Rice</i> Paul Rice, Manager Planning-Development Assistance	10/17/18 Date
<i>Kara Mueller</i> Kara Mueller, Project Manager Planning-Development Assistance	10/16/18 Date

SP-17-008

OWNER
Fossil Ridge Metro District No. 1
6465 S Greenwood Plaza Blvd., #700
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ENGINEER
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(303) 561-3333

LANDSCAPE ARCHITECT
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(303) 741-1411

City of Lakewood,
Colorado

job no. 2018-22
date 03-15-17
revisions 02-13-18
05-21-18 04-30-18

sheet 1 of 24
PLANWEST

PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
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planwest.com 303-741-1411

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SHEET 2 OF 24 LANDSCAPE NOTES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AT	22	Acer truncatum 'Norwegian Sunset'	Norwegian Sunset Maple	B & B	2.5"	Cal
	AG	19	Aesculus glabra	Ohio Buckeye	B & B	2.5"	Cal
	CC	24	Cercis canadensis	Eastern Redbud	B & B	2"	Cal
	CV	26	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	B & B	2"	Cal
	GT	15	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.5"	Cal
	GS	15	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	B & B	2.5"	Cal
	PF	8	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	B & B		6-8' Tall
	QR	24	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	B & B	2"	Cal
	UA	19	Ulmus americana 'Princeton'	American Elm	B & B	2.5"	Cal
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3
	BT	1,311	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	3 gal		
	SC	495	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 gal		
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3
	CA	1,881	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal		
	PV	1,142	Panicum virgatum 'Shenandoah'	Switch Grass	3 gal		

LANDSCAPE TOTALS

EVERGREEN TREES:	8
STREET TREES:	164
SHRUBS:	1,806
GRASSES:	3,023

NON-IRRIGATED NATIVE SEED MIX:	51,000 SF
* Selected seed mix shall use this seed blend:	
- <i>Pascopyrum smithii</i>	"Western Wheatgrass" 35%
- <i>Bouteloua gracilis</i>	"Blue Grama Grass" 20%
- <i>Bouteloua curtipendula</i>	"Sideoats Grama" 20%
- <i>Festuca ovina</i>	"Covar Sheep Fesuce" 15%
- <i>Stipa viridula</i>	"Green Needlegrass" 10%

IRRIGATED NATIVE SEED MIX:	100,500 SF
* Selected seed mix shall use this seed blend:	
- <i>Pascopyrum smithii</i>	"Western Wheatgrass" 35%
- <i>Bouteloua gracilis</i>	"Blue Grama Grass" 20%
- <i>Bouteloua curtipendula</i>	"Sideoats Grama" 20%
- <i>Festuca ovina</i>	"Covar Sheep Fesuce" 15%
- <i>Stipa viridula</i>	"Green Needlegrass" 10%

IRRIGATED SOD:	46,000 SF
* Rhizomatous Tall Fescue "RTF" Water Saver Sod	

LOCAL RIVER ROCK:	90,500 SF
* Rock mulch shall be local river rock and shall match that used in previous Solterra Filings.	

4-6" LOCAL RIVER ROCK SPLASH GUARD:	17,800 SF
* Rock splash guard shall be 24" wide band with 4-6" local river rock, unless noted otherwise.	

LANDSCAPE NOTES

- Permeable areas, other than turf areas, shall receive a minimum of 3" of mulch. Mulch shall be rock and meet the following criteria:
 - Rock mulch shall be 1.5" local river rock. The rock mulch should match that used in previous Solterra Filings.
 - Weed barrier is not required. If used, weed barrier shall be permeable, spun fabric equal or exceeding the quality of DuPont Commercial Grade Landscaping Fabric. Plastic weed barrier is not permitted.
- All turf areas to be irrigated with pop-up spray and rotor heads with an automated controller.
- All shrub and perennial beds will be irrigated using drip emitters with an automated controller. All irrigation systems shall include moisture sensors that automatically interrupt cycles when irrigation is unnecessary.
- Irrigation shall not occur between 10:00am and 6:00pm nor during periods of sustained winds in excess of 20mph.
- Topsoil will be stripped and stockpiled prior to site grading.
- Topsoil will be imported as necessary to supplement stockpiled topsoil.
- A minimum of four (4) cubic yards of organic material will be added to topsoil per 1,000 square feet of planting area. Organic materials will be aged compost; wood humus from soft, non-toxic trees; sphagnum peat moss (excluding that of Colorado origin); or aged manure. Organic material will be filled to a minimum depth of eight (8) inches.
- In areas that receive sod, Superphosphate will be added at the rate of fifteen (15) pounds per 1,000 square feet, evenly spread, after organic is filled in and prior to sod placement. Superphosphate will be raked into the top one (1) inch of soil.

STREET TREE CALCULATIONS

4,435 LF on South McIntyre Street
1,304 LF on West Yale Avenue
5,739 Total LF on S. McIntyre St. and W. Yale Ave.

Trees placed at 35' O.C. over 5,739 LF = 164 Required Street Trees
Total Street Trees Provided: 164

Solterra McIntyre and Yale Corridors Major Site Plan Landscape Notes

SP-17-008

OWNER
Fossil Ridge Metro District No. 1
6485 S Greenwood Plaza Blvd, #700
Centennial, CO 80111

ENGINEER
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City of Lakewood,
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job no. 2016-22
date 03-15-17
revisions 02-13-18
08-31-18 08-24-18 04-30-18

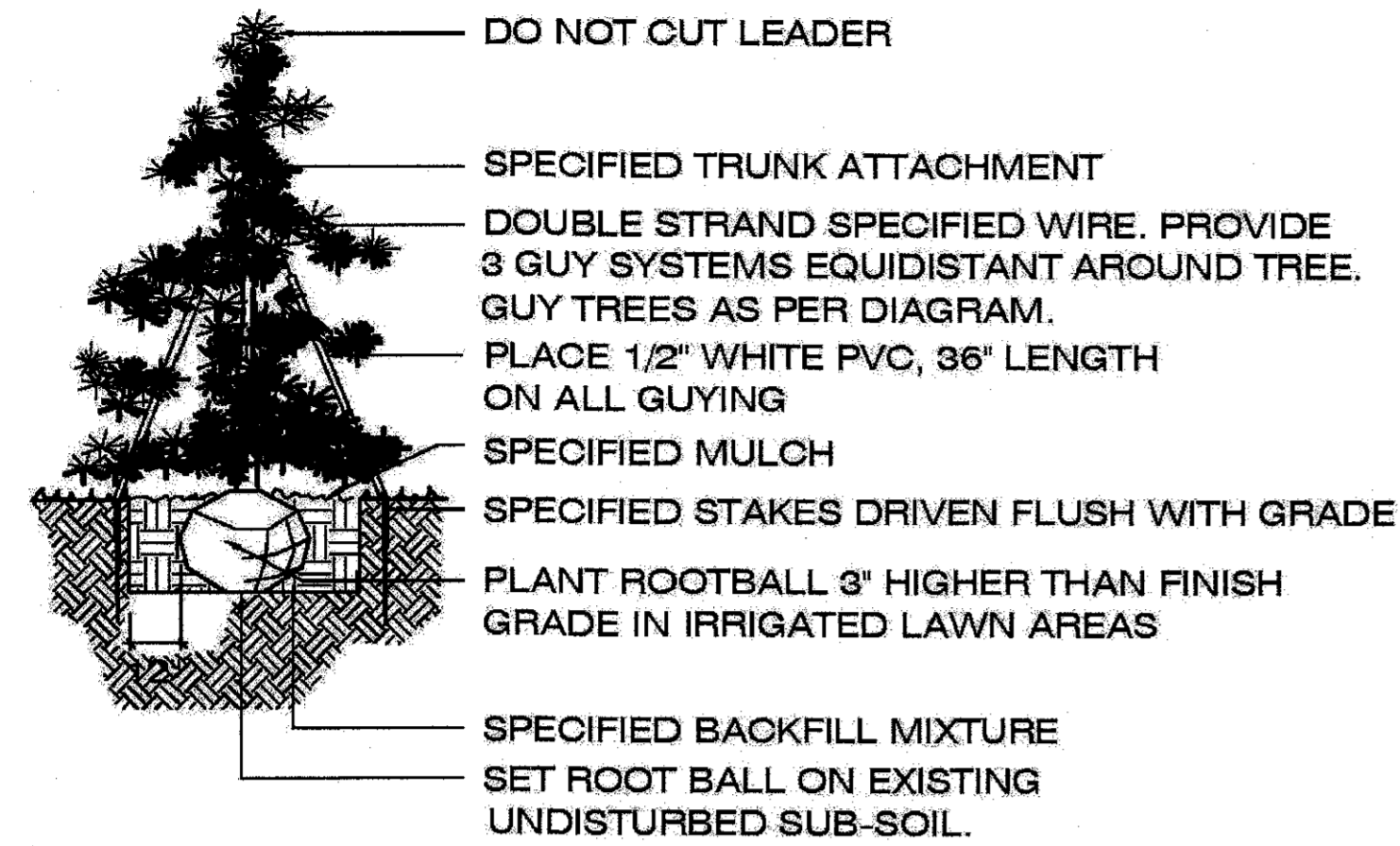
sheet 2 of 24
PLANWEST

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SHEET 3 OF 24
LANDSCAPE DETAILS

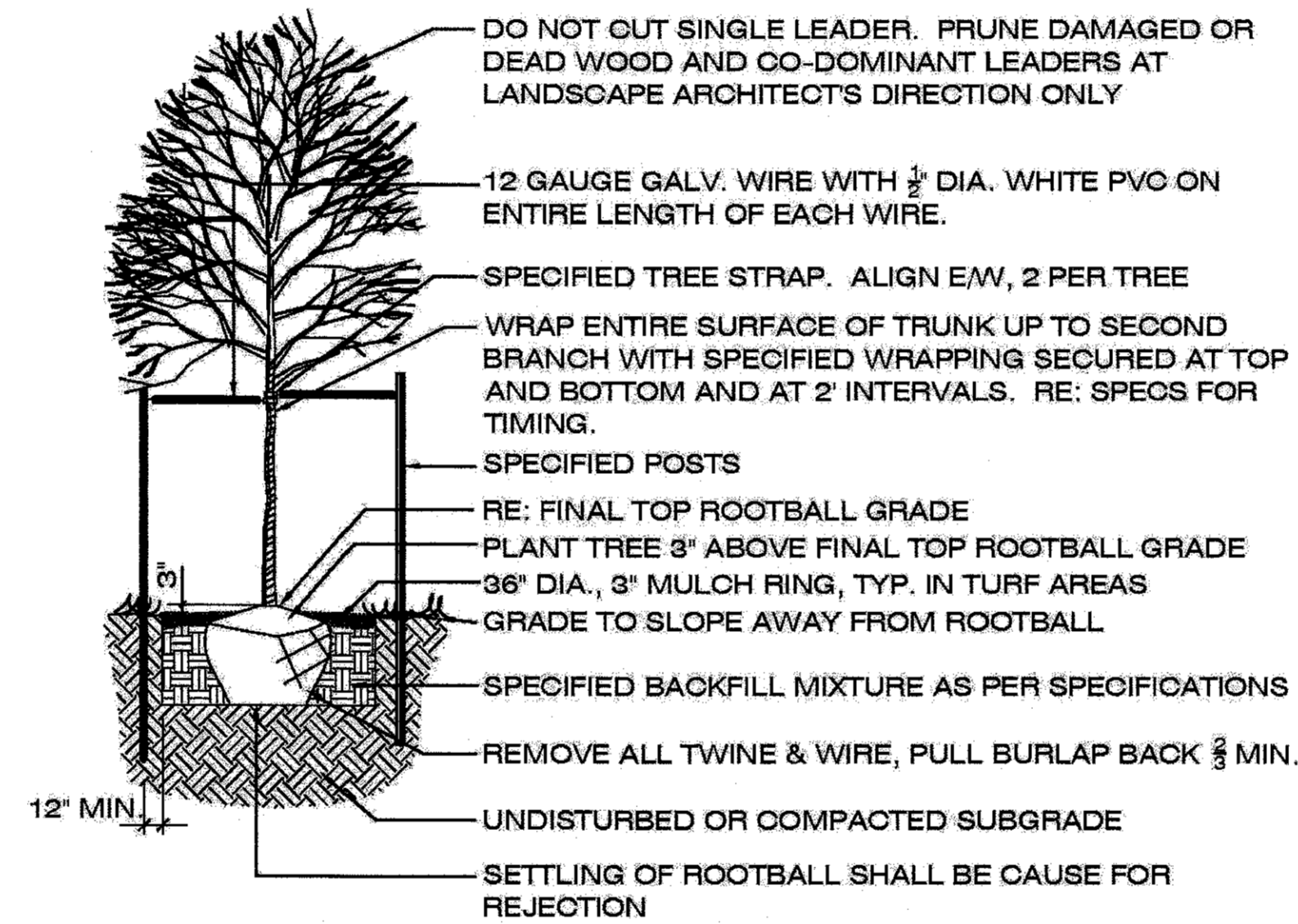
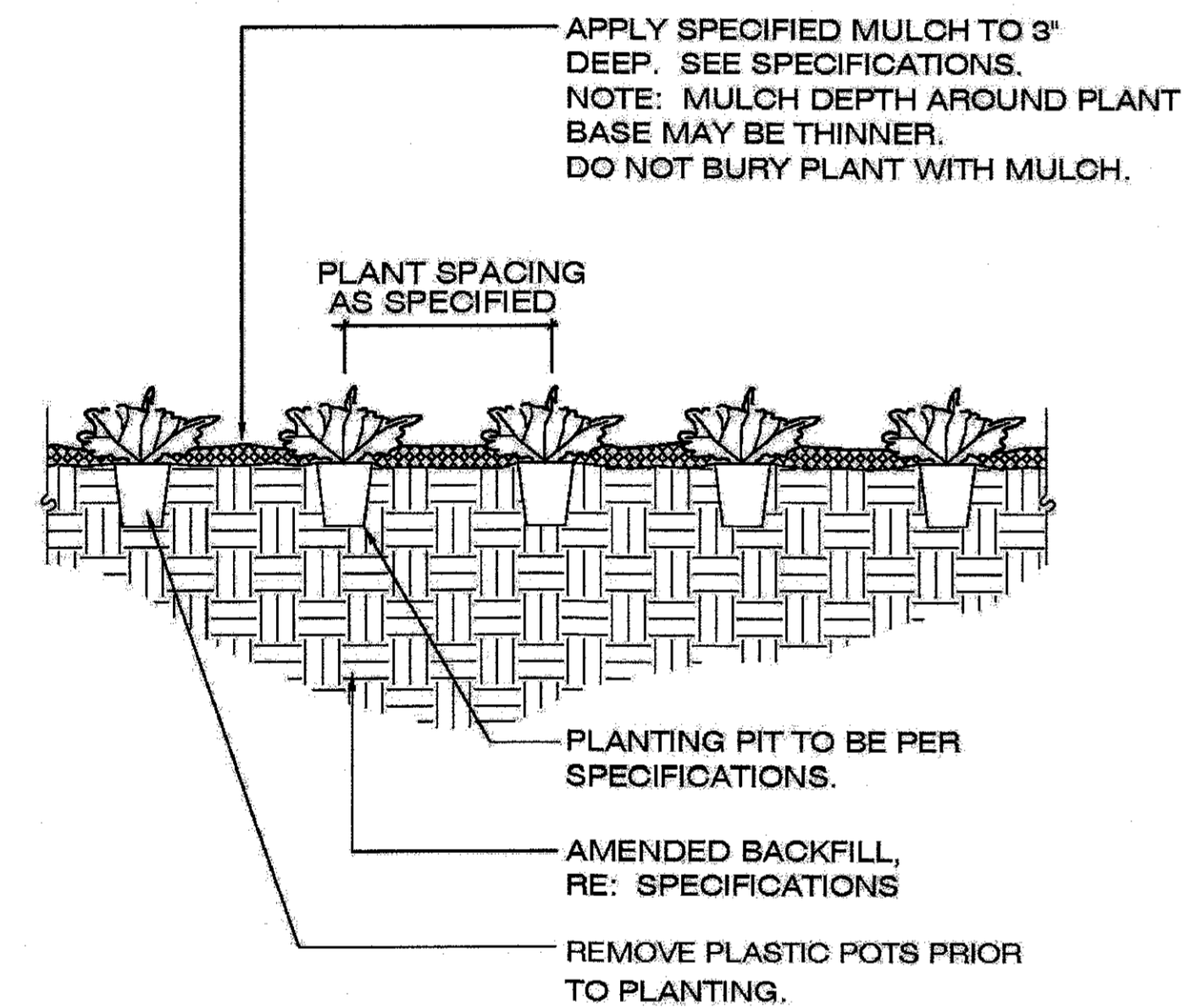


NOTES:

1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.
3. PLANT TOP OF ROOTBALL AT FINAL GRADE OF WATERING BASIN IN NATIVE GRASS AREAS.

DECIDUOUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE

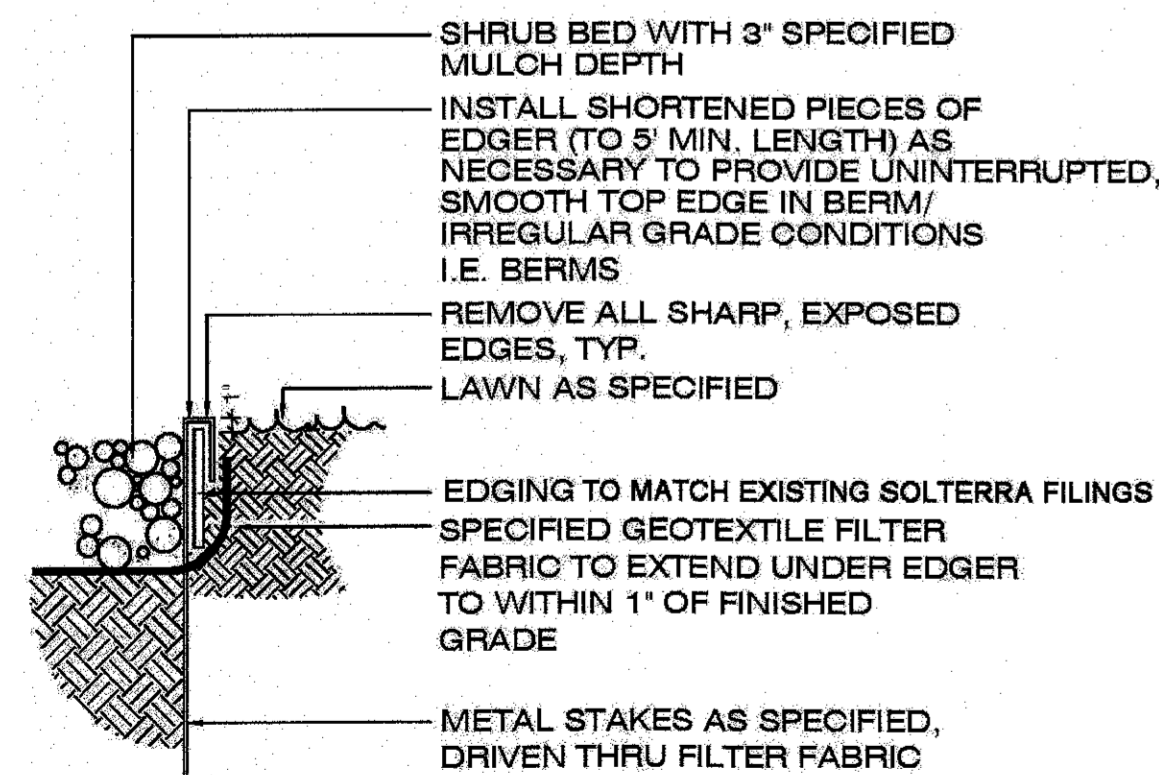


DECIDUOUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE

PERENNIAL AND GROUND COVER PLANTING DETAIL

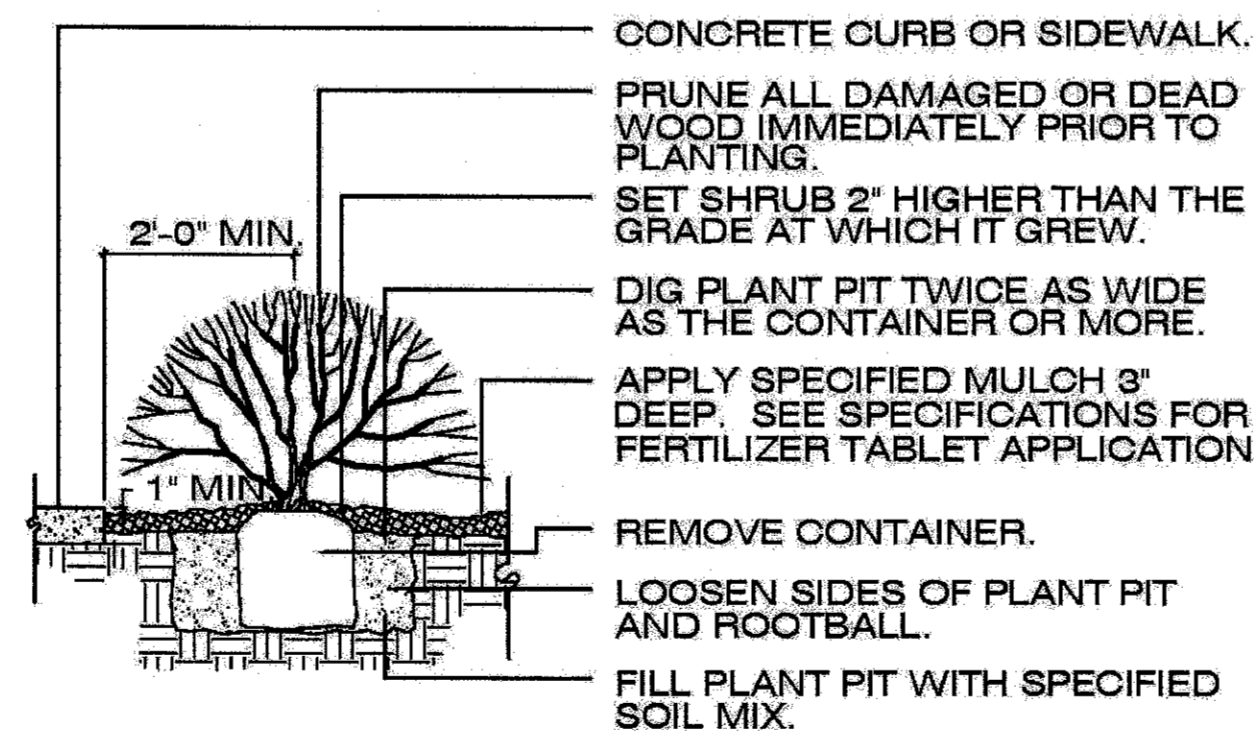
NOT TO SCALE



NOTE: SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

STEEL EDGER DETAIL

NOT TO SCALE



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.

NOTE: ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

SHRUB PLANTING DETAIL

NOT TO SCALE

Solterra McIntyre and Yale Corridors Major Site Plan Landscape Details

SP-17-008

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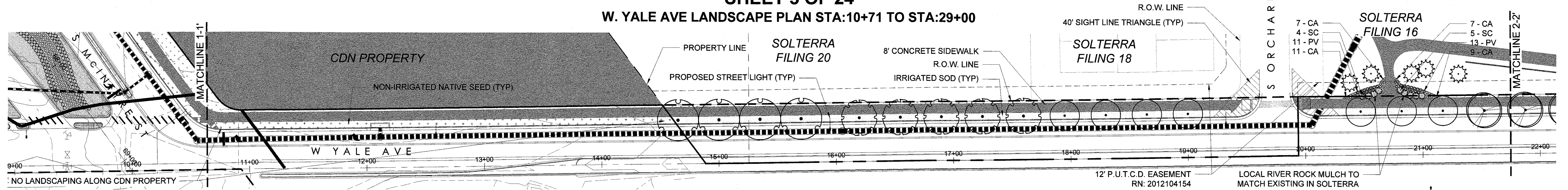
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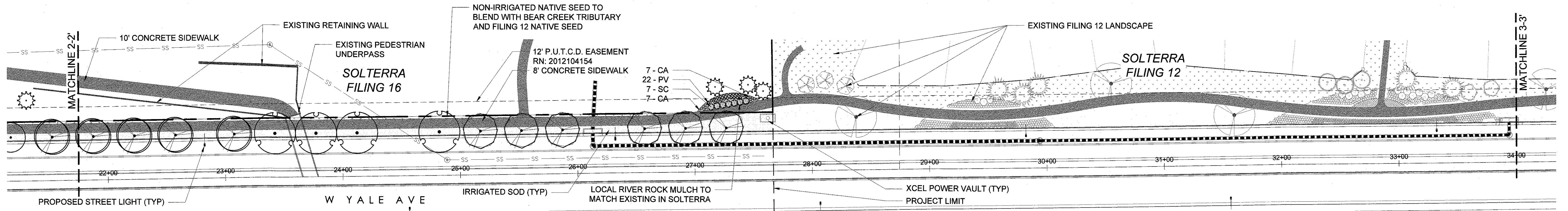
SHEET 5 OF 24

W. YALE AVE LANDSCAPE PLAN STA:10+71 TO STA:29+00



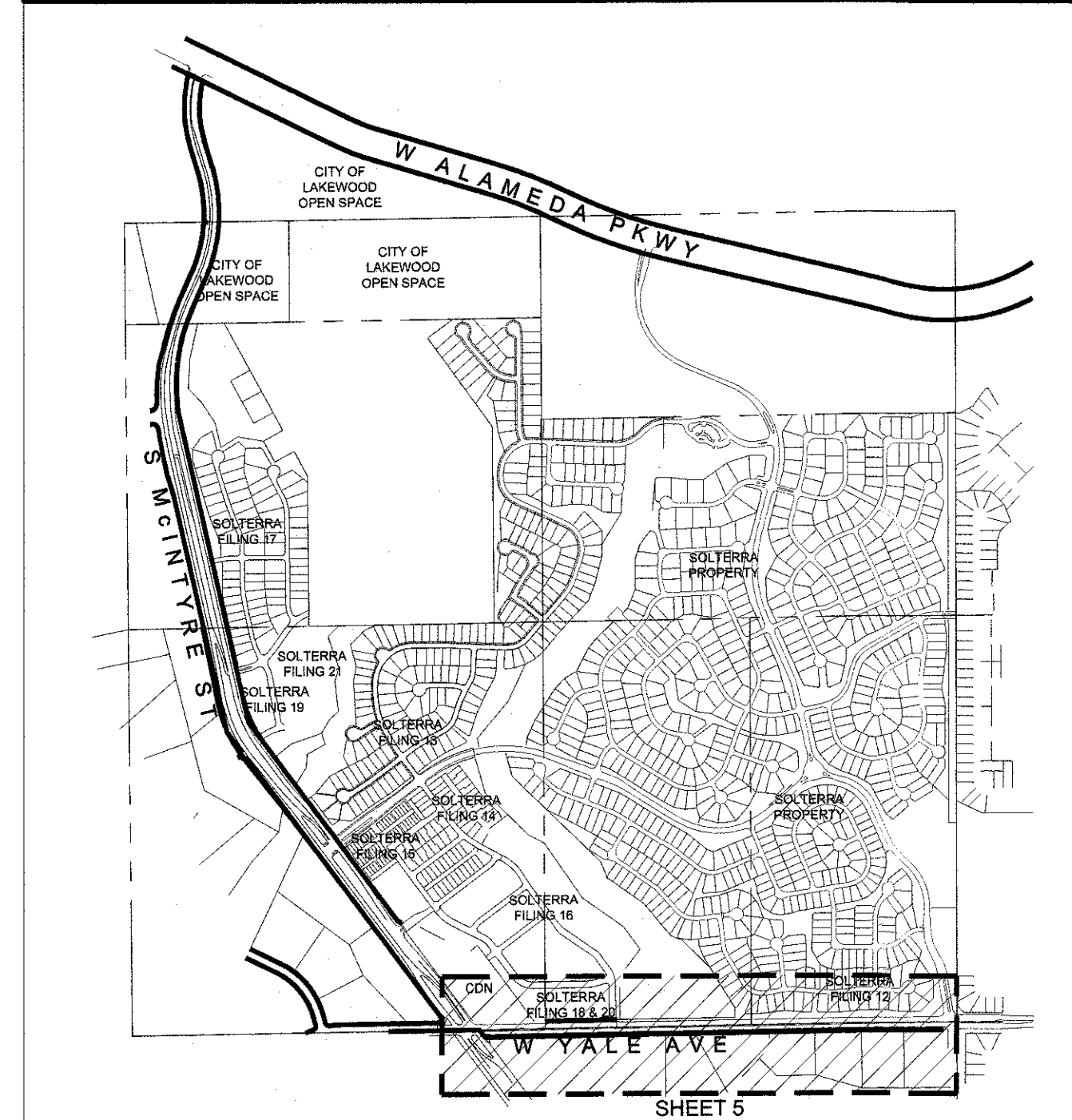
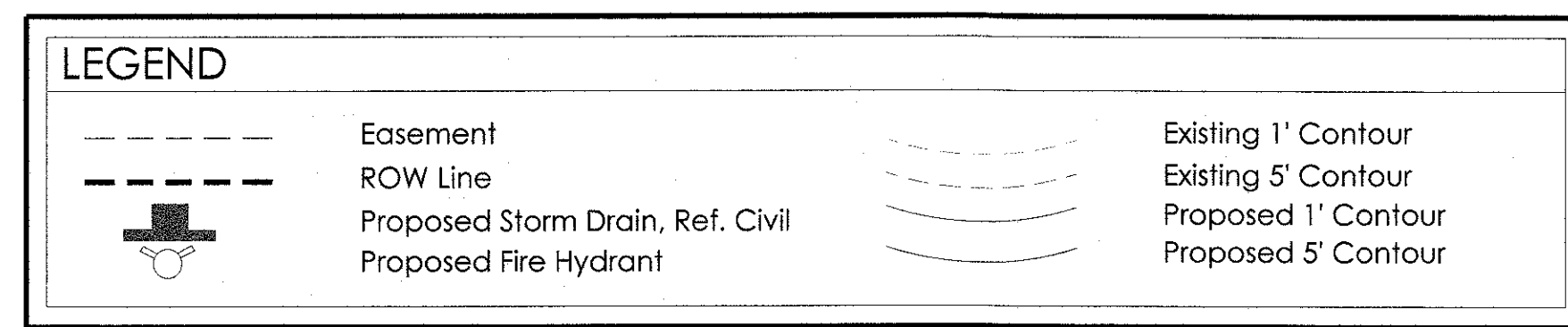
WEST YALE AVE STA:10+71 TO STA:21+75

SCALE: 1" = 40'



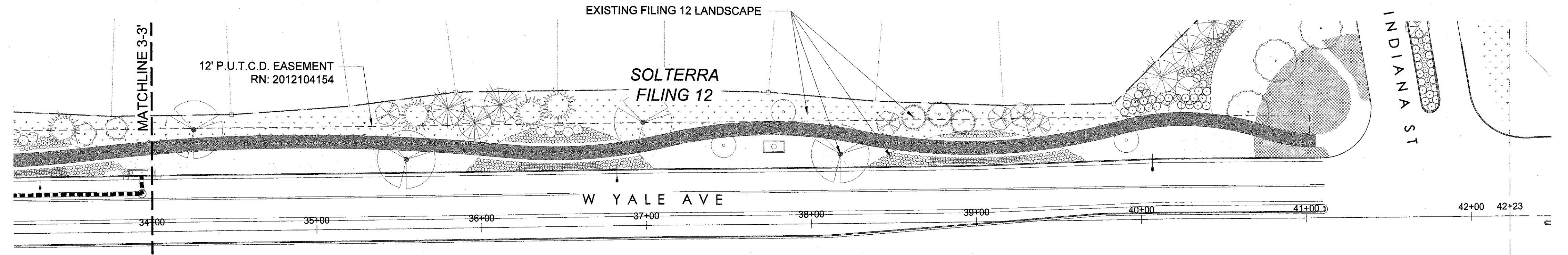
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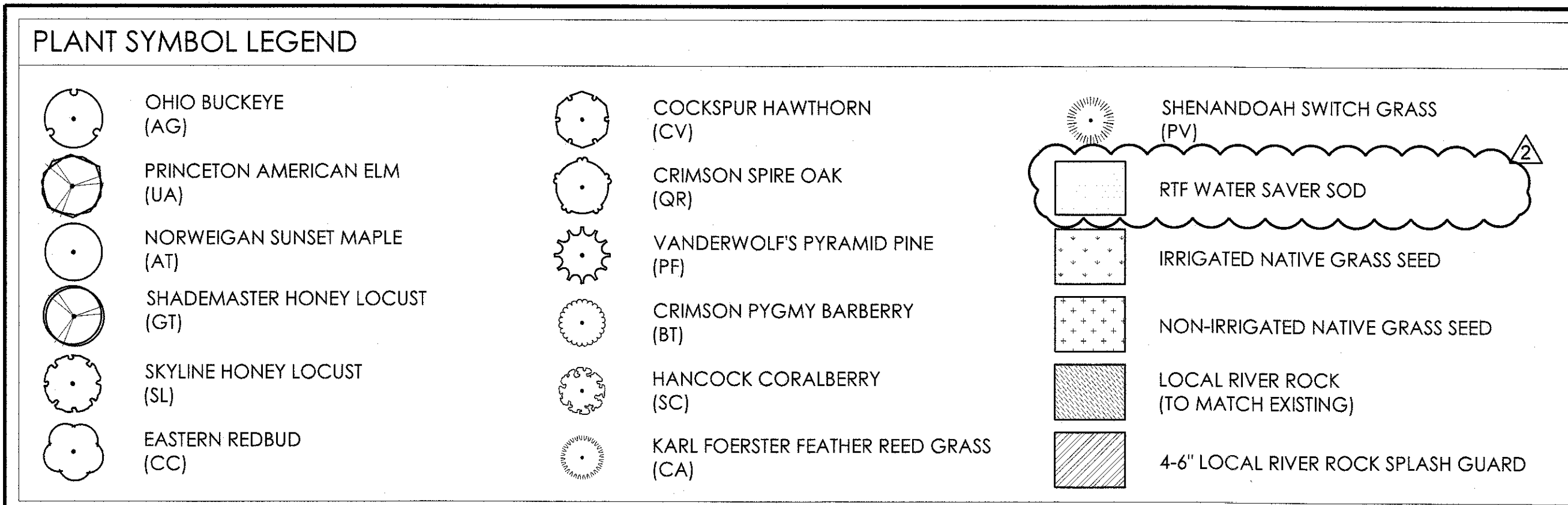
PROJECT LOCATION

SCALE: 1" = 1000'



WEST YALE AVE STA:34+00 TO STA:42+23

SCALE: 1" = 40'



**Solterra
McIntyre and Yale Corridors
Major Site Plan**
SP-17-008
W. Yale Ave Landscape Plan STA:10+71 to STA:29+00

OWNER: City of Lakewood, Colorado
Fossil Ridge Metro District No. 1
6485 S Greenwood Plaza Blvd, #700
Centennial, CO 80111
job no. 2016-22
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ENGINEER: Ware Malcomb
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LANDSCAPE ARCHITECT: Plan West, Inc.
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SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

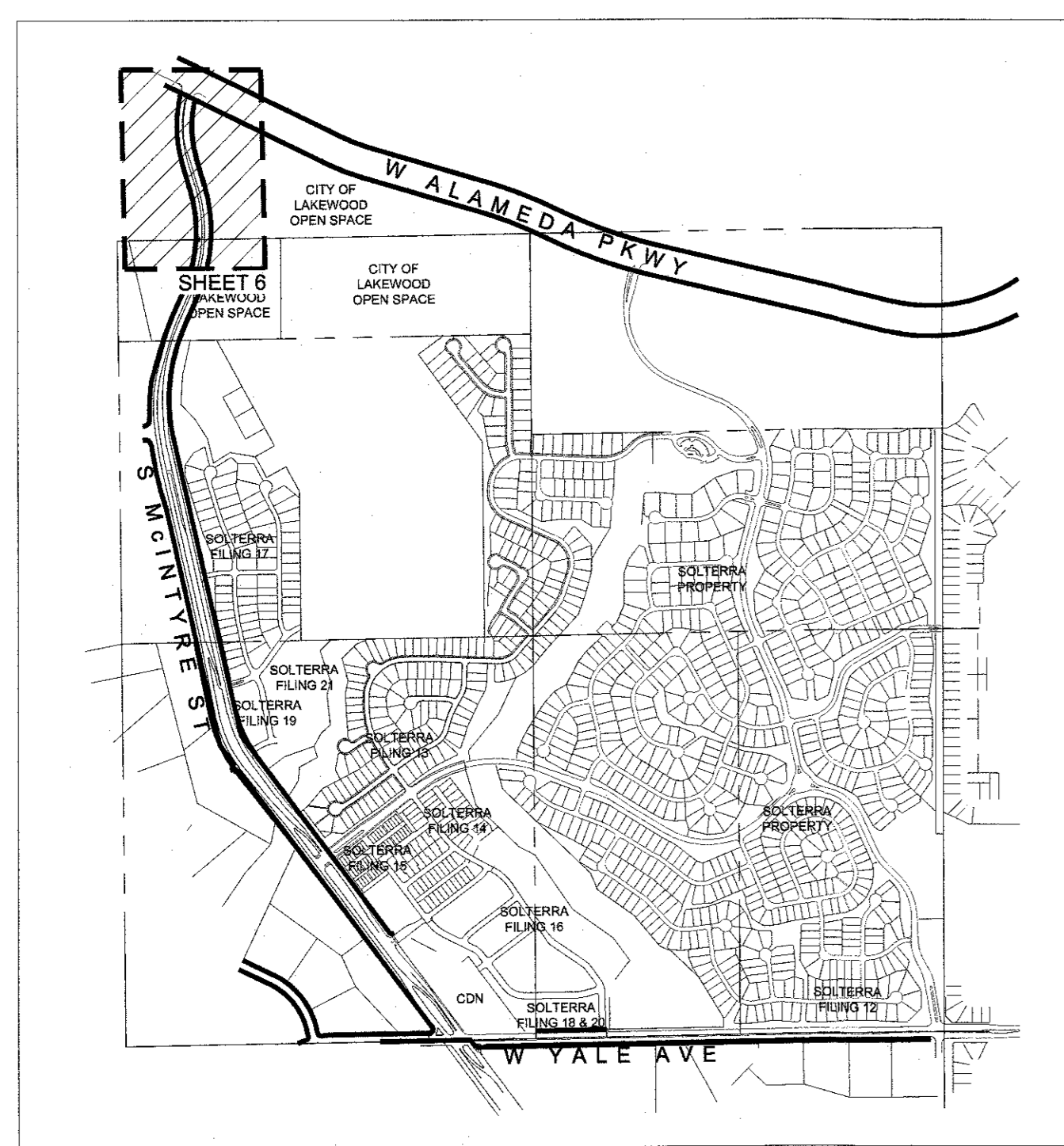
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SHEET 6 OF 24

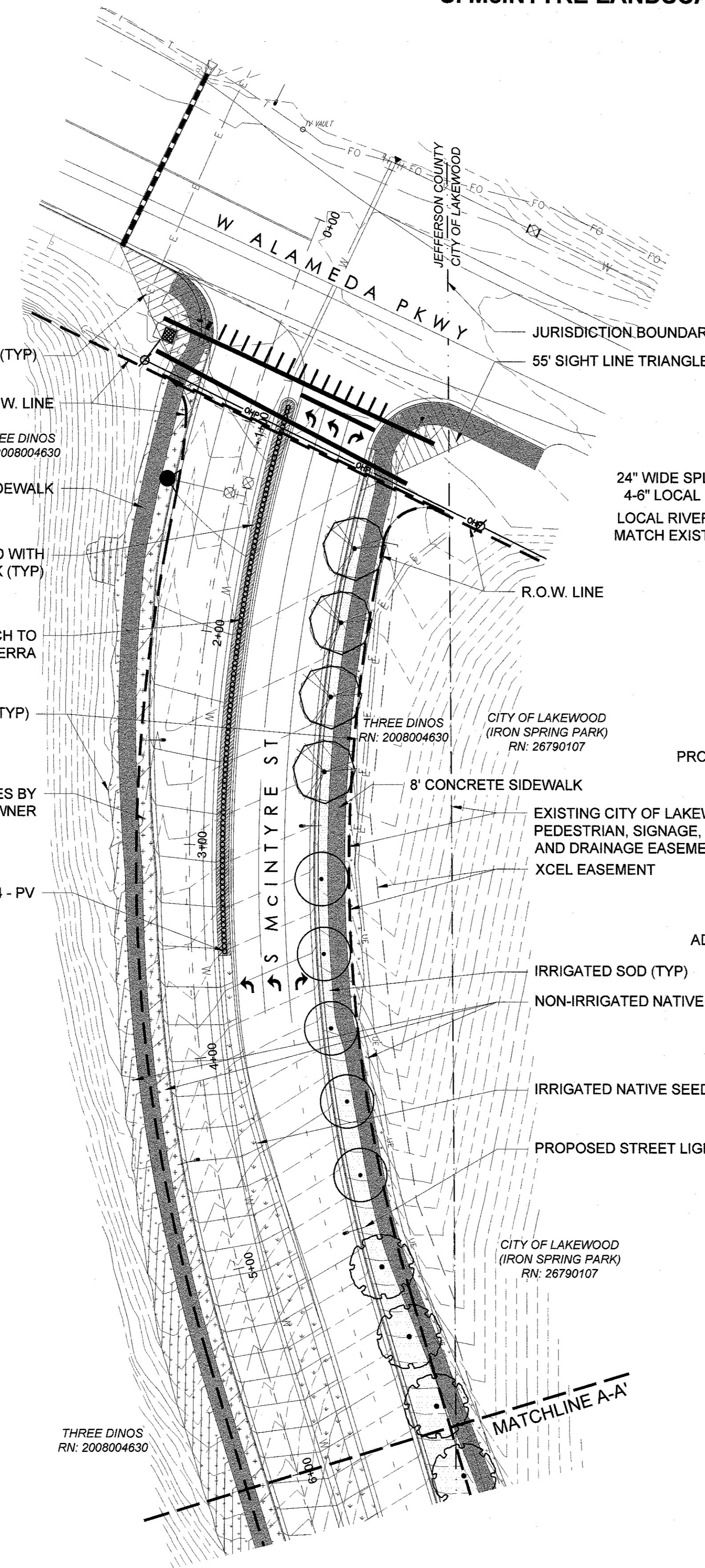
S. McIntyre Landscape Plan STA:0+00 TO STA:12+21

LEGEND	
	Easement
	ROW Line
	Proposed Storm Drain, Ref. Civil
	Proposed Fire Hydrant
	Existing 1' Contour
	Existing 5' Contour
	Proposed 1' Contour
	Proposed 5' Contour

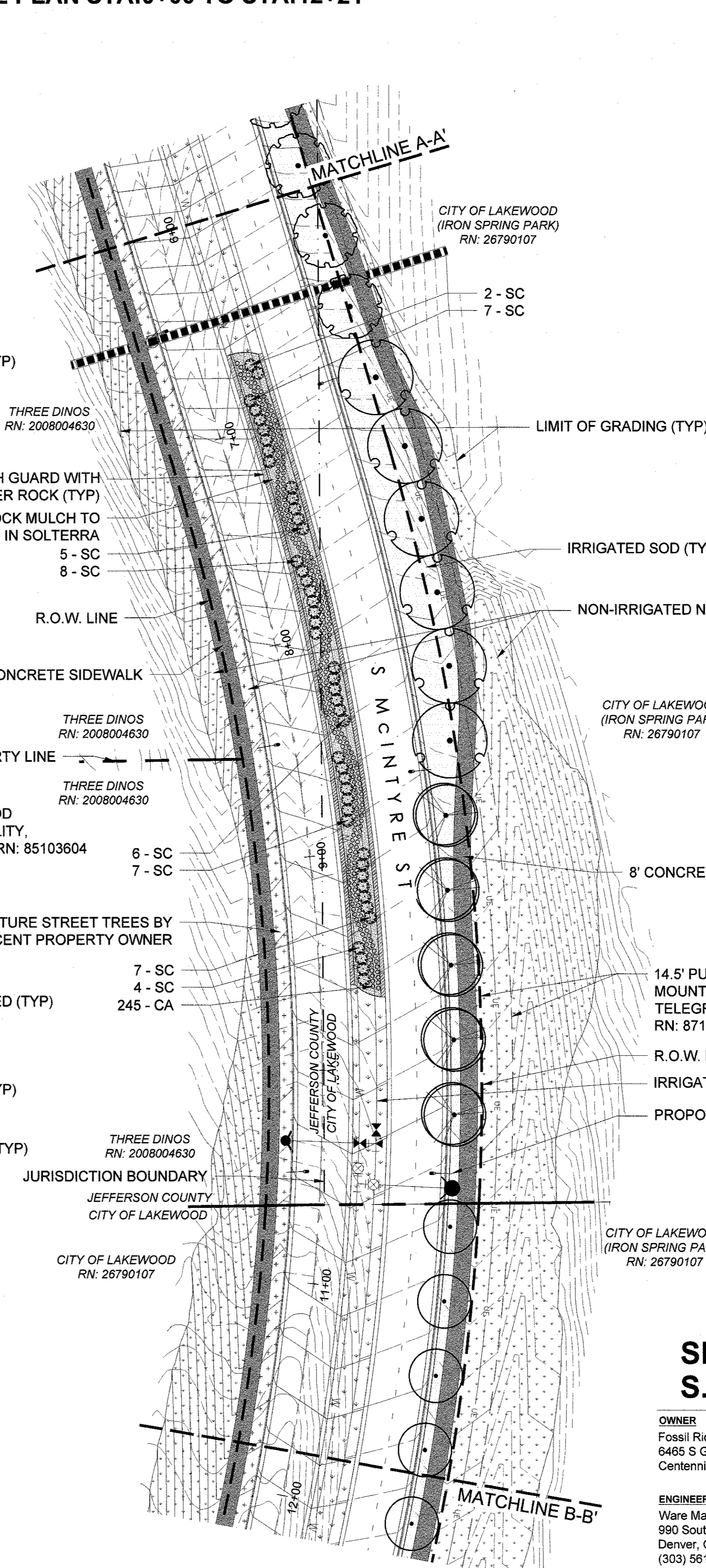
PLANT SYMBOL LEGEND	
	OHIO BUCKEYE (AG)
	PRINCETON AMERICAN ELM (UA)
	NORWEGIAN SUNSET MAPLE (AT)
	SHADEMASTER HONEY LOCUST (GT)
	SKYLINE HONEY LOCUST (SL)
	EASTERN REDBUD (CC)
	COCKSPUR HAWTHORN (CV)
	CRIMSON SPIRE OAK (QR)
	VANDERWOLF'S PYRAMID PINE (PF)
	CRIMSON PYGMY BARBERRY (BT)
	HANCOCK CORALBERRY (SC)
	KARL FOERSTER FEATHER REED GRASS (CA)
	SHENANDOAH SWITCH GRASS (PV)
	RTF WATER SAVER SOD
	IRRIGATED NATIVE GRASS SEED
	NON-IRRIGATED NATIVE GRASS SEED
	LOCAL RIVER ROCK (TO MATCH EXISTING)
	4-6" LOCAL RIVER ROCK SPLASH GUARD



PROJECT LOCATION
SCALE: 1" = 1000'



SOUTH McINTYRE STREET STA:0+00 TO STA:6+00
SCALE: 1" = 40'



SOUTH McINTYRE STREET STA:6+00 TO STA:12+21
SCALE: 1" = 40'

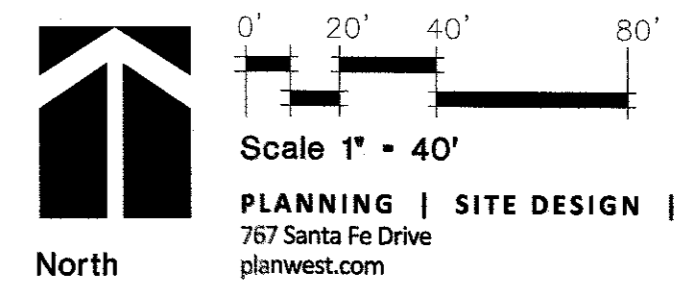
Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008
S. McIntyre Landscape Plan STA:0+00 to STA:12+21

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sheet **6** of **24**
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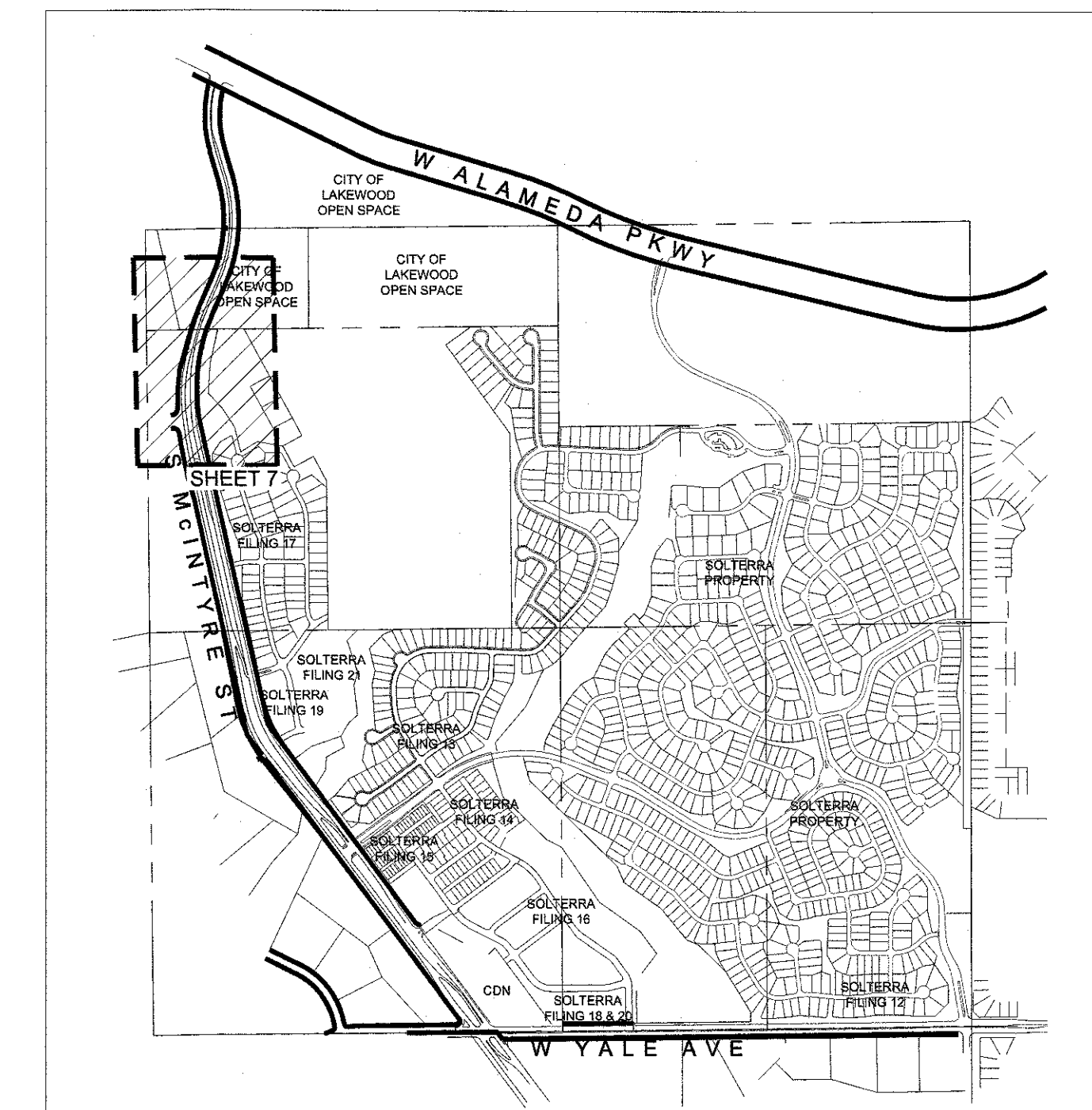
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SHEET 7 OF 24

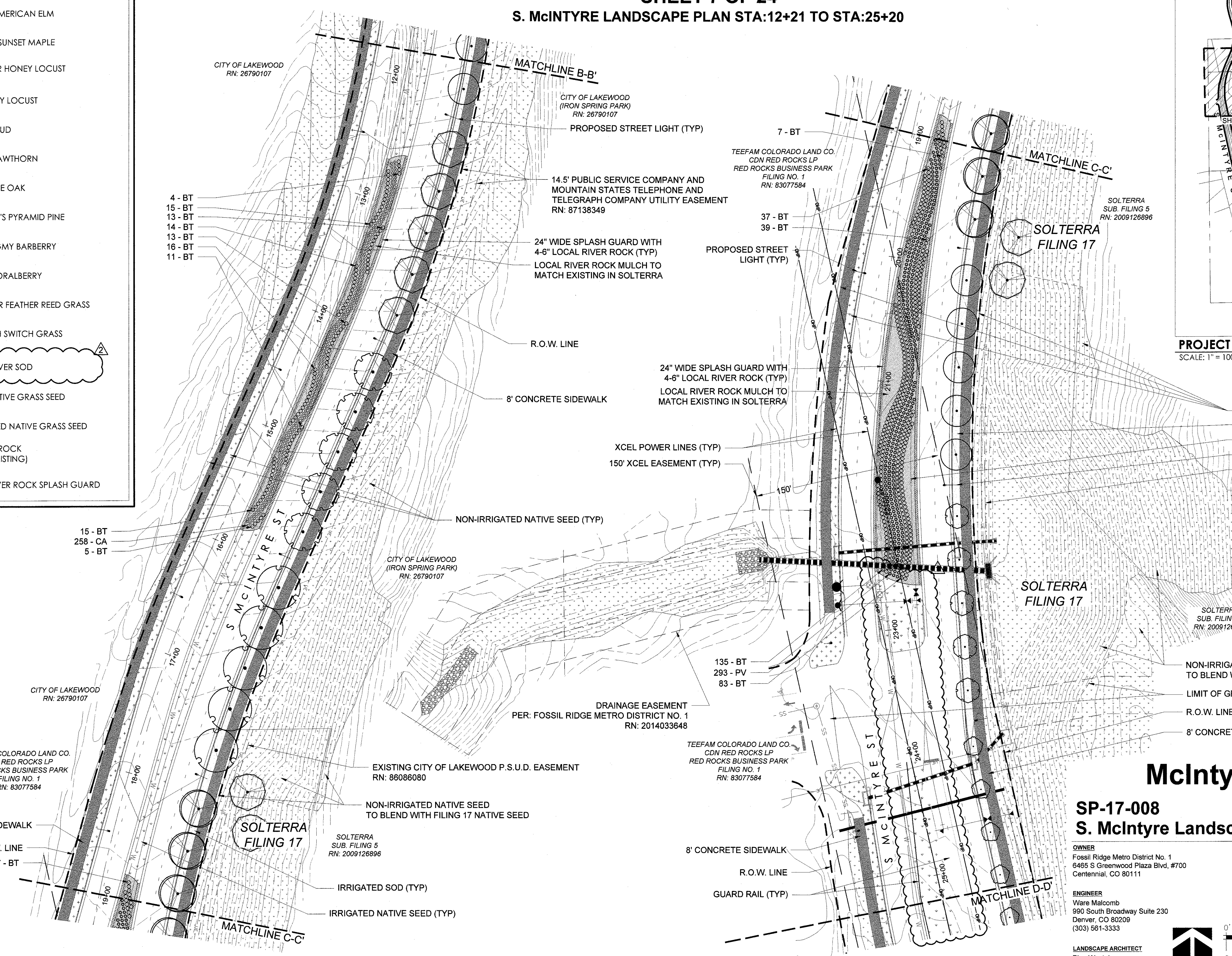
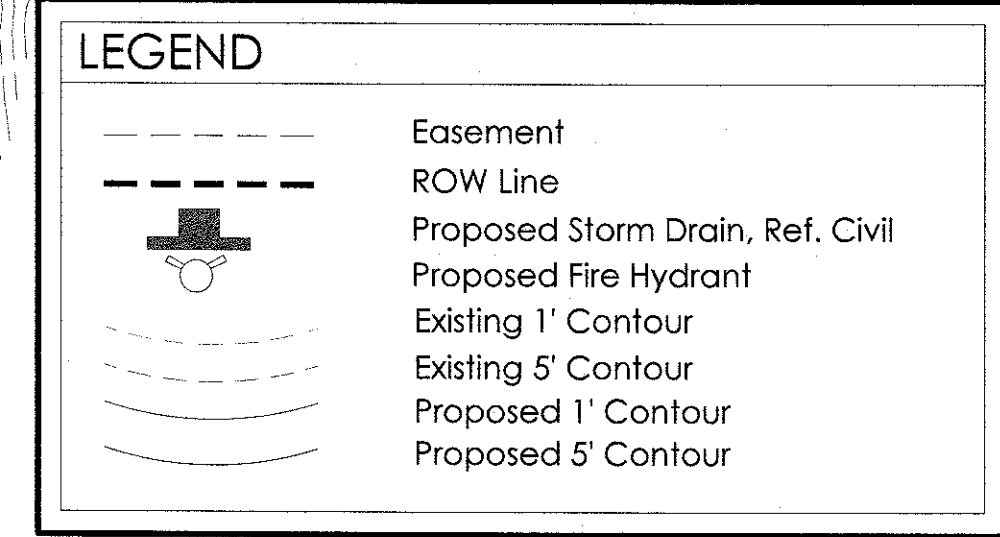
S. MCINTYRE LANDSCAPE PLAN STA:12+21 TO STA:25+20

PLANT SYMBOL LEGEND

- OHIO BUCKEYE (AG)
- PRINCETON AMERICAN ELM (UA)
- NORWEIGAN SUNSET MAPLE (AT)
- SHADEMASTER HONEY LOCUST (GT)
- SKYLINE HONEY LOCUST (SL)
- EASTERN REDBUD (CC)
- COCKSPUR HAWTHORN (CV)
- CRIMSON SPIRE OAK (QR)
- VANDERWOLF'S PYRAMID PINE (PF)
- CRIMSON PYGMY BARBERRY (BT)
- HANCOCK CORALBERRY (SC)
- KARL FOERSTER FEATHER REED GRASS (CA)
- SHENANDOAH SWITCH GRASS (PV)
- RTF WATER SAVER SOD
- IRRIGATED NATIVE GRASS SEED
- NON-IRRIGATED NATIVE GRASS SEED
- LOCAL RIVER ROCK (TO MATCH EXISTING)
- 4-6" LOCAL RIVER ROCK SPLASH GUARD



PROJECT LOCATION
SCALE: 1" = 100'



SOUTH MCINTYRE STREET STA:12+21 TO STA:19+00
SCALE: 1" = 40'

SOUTH MCINTYRE STREET STA:19+00 TO STA:25+20
SCALE: 1" = 40'

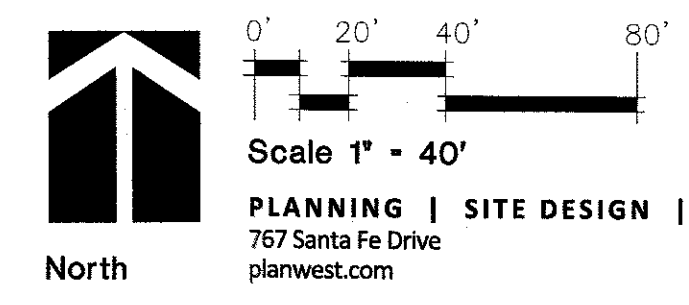
Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008
S. McIntyre Landscape Plan STA:12+21 to STA:25+20

OWNER
Fossil Ridge Metro District No. 1
6465 S Greenwood Plaza Blvd, #700
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ENGINEER
Ware Malcomb
990 South Broadway Suite 230
Denver, CO 80209
(303) 561-3333

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(303) 741-1411



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date 03-15-17
revisions 02-13-18
09-07-18 08-31-18 08-24-18 04-30-18

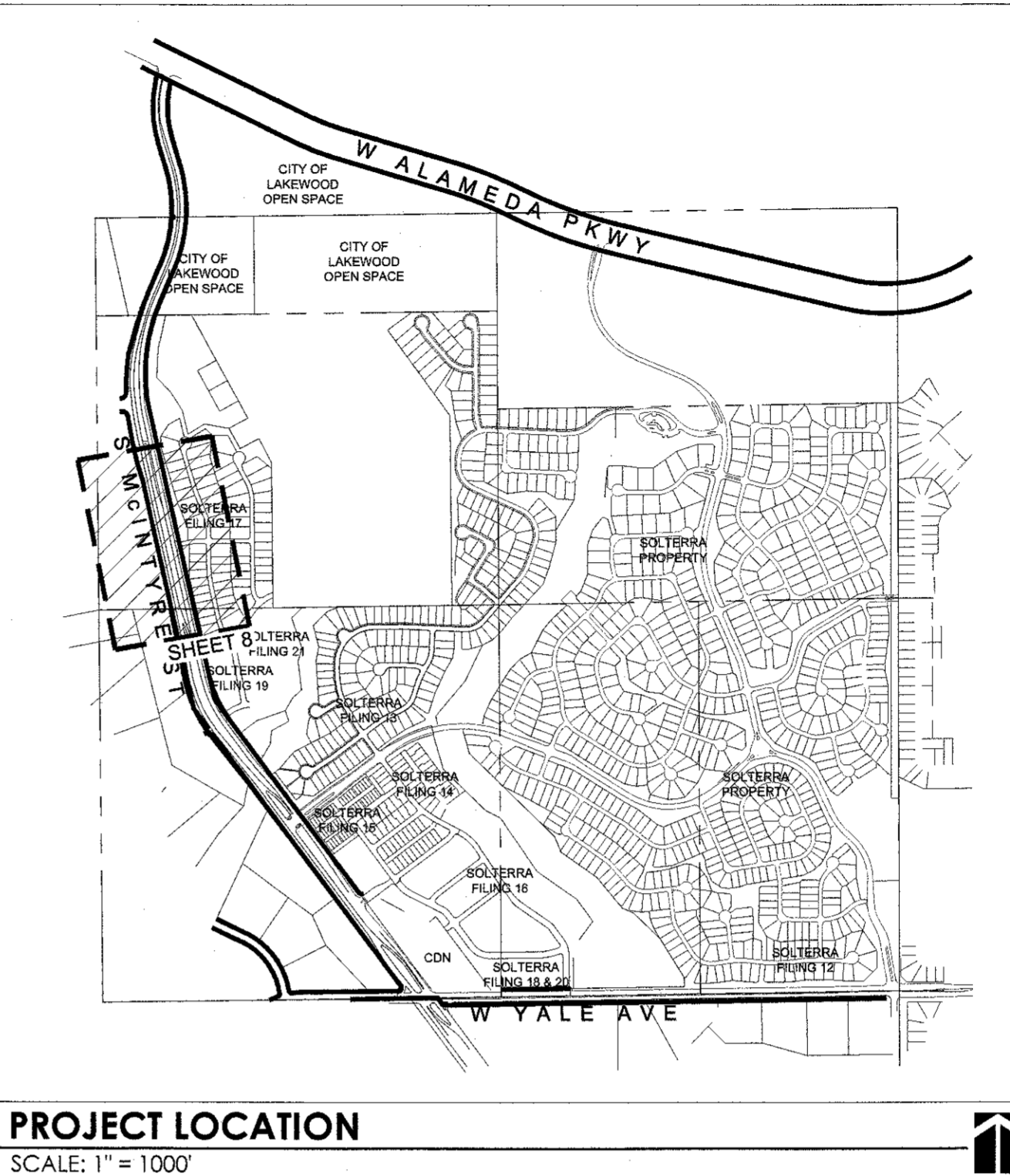
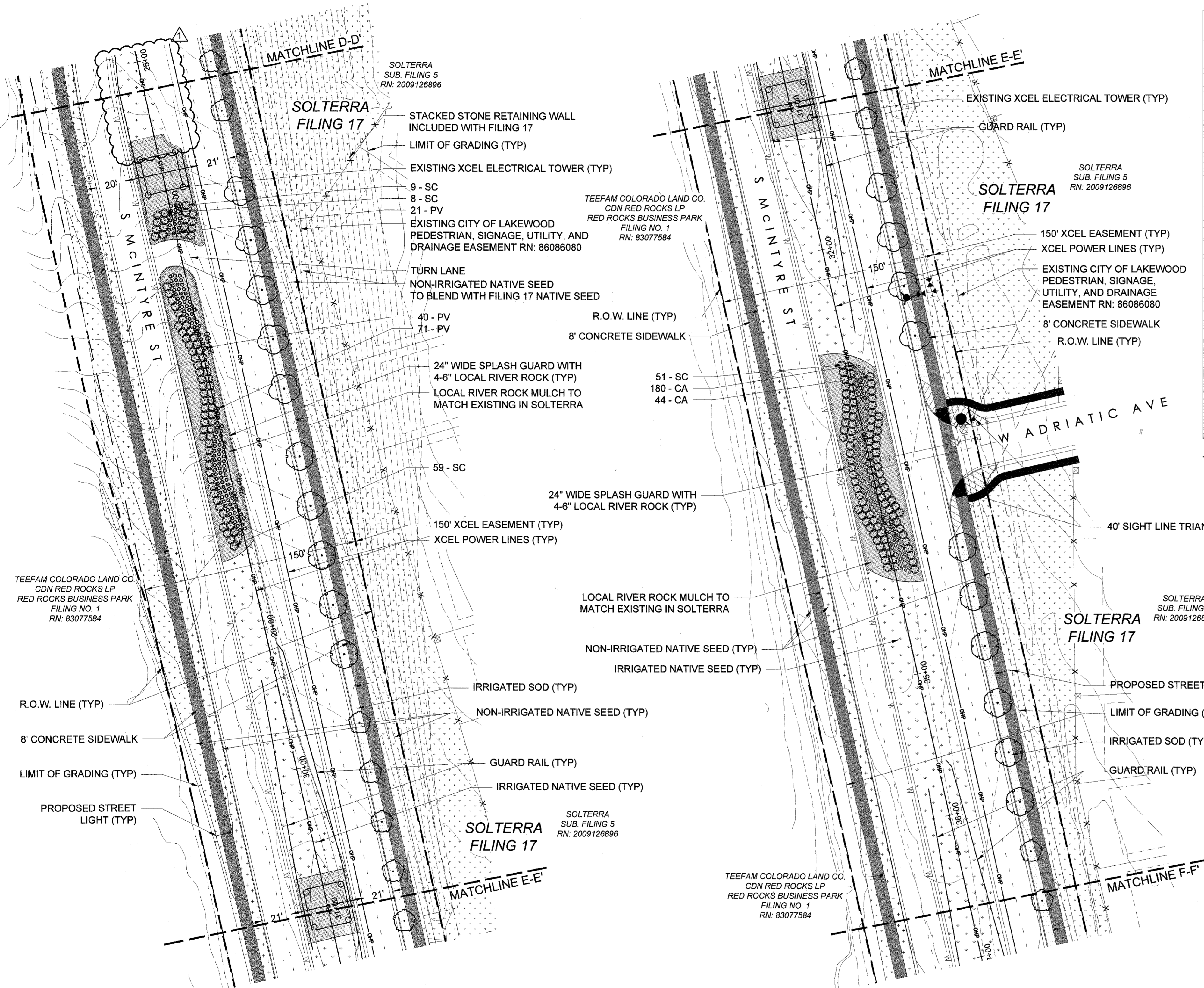
sheet 7 of 24
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SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 8 OF 24

S. McIntyre Landscape Plan STA:25+20 TO STA:36+65



SOUTH McINTYRE STREET STA:25+20 TO STA:31+00
SCALE: 1" = 40'

SOUTH McINTYRE STREET STA:31+00 TO STA:36+65
SCALE: 1" = 40'

Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008
S. McIntyre Landscape Plan STA:25+20 to STA:36+65

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City of Lakewood, Colorado
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09-07-18 08-31-18 08-24-18 04-30-18

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North

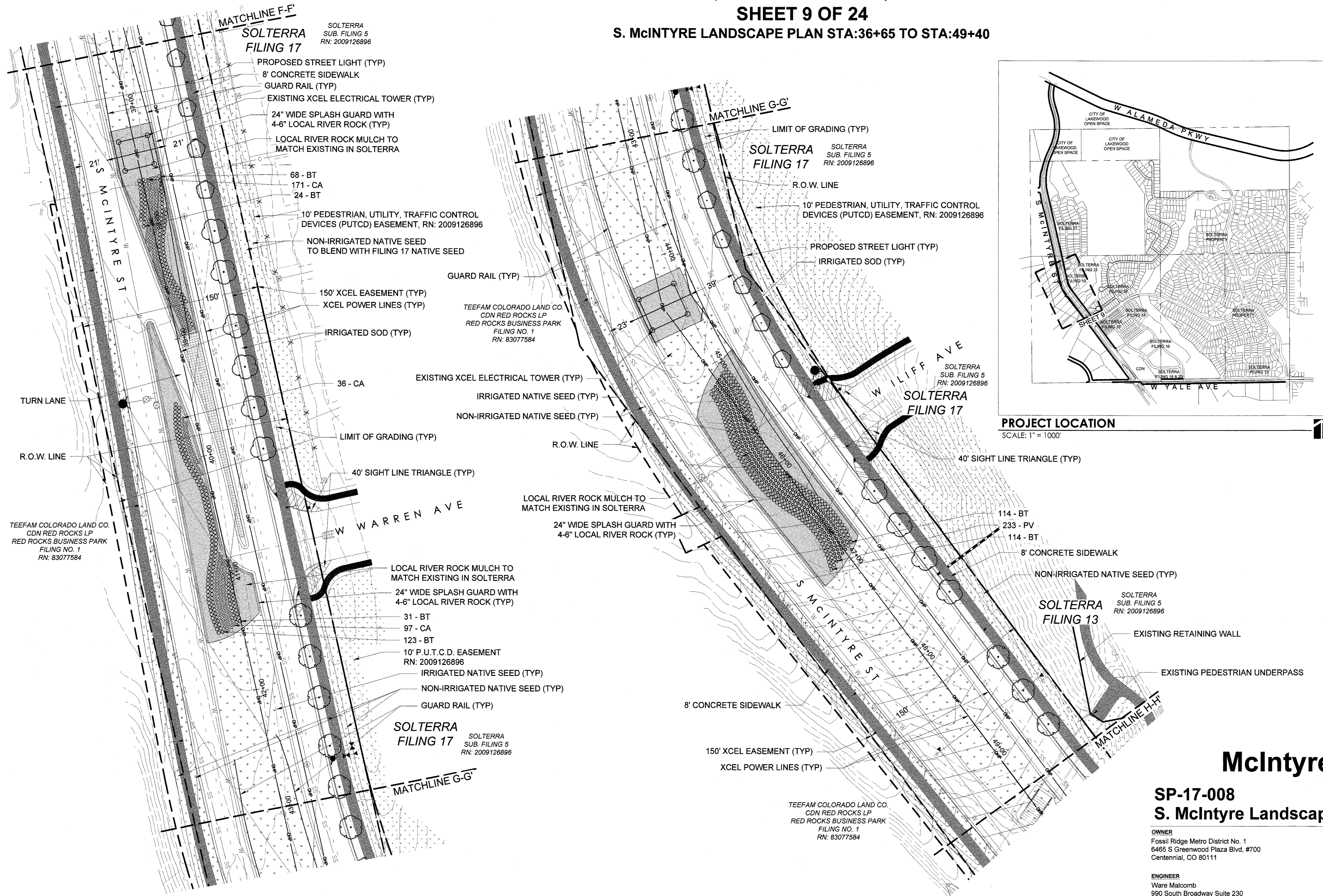
Scale 1" = 40'

SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

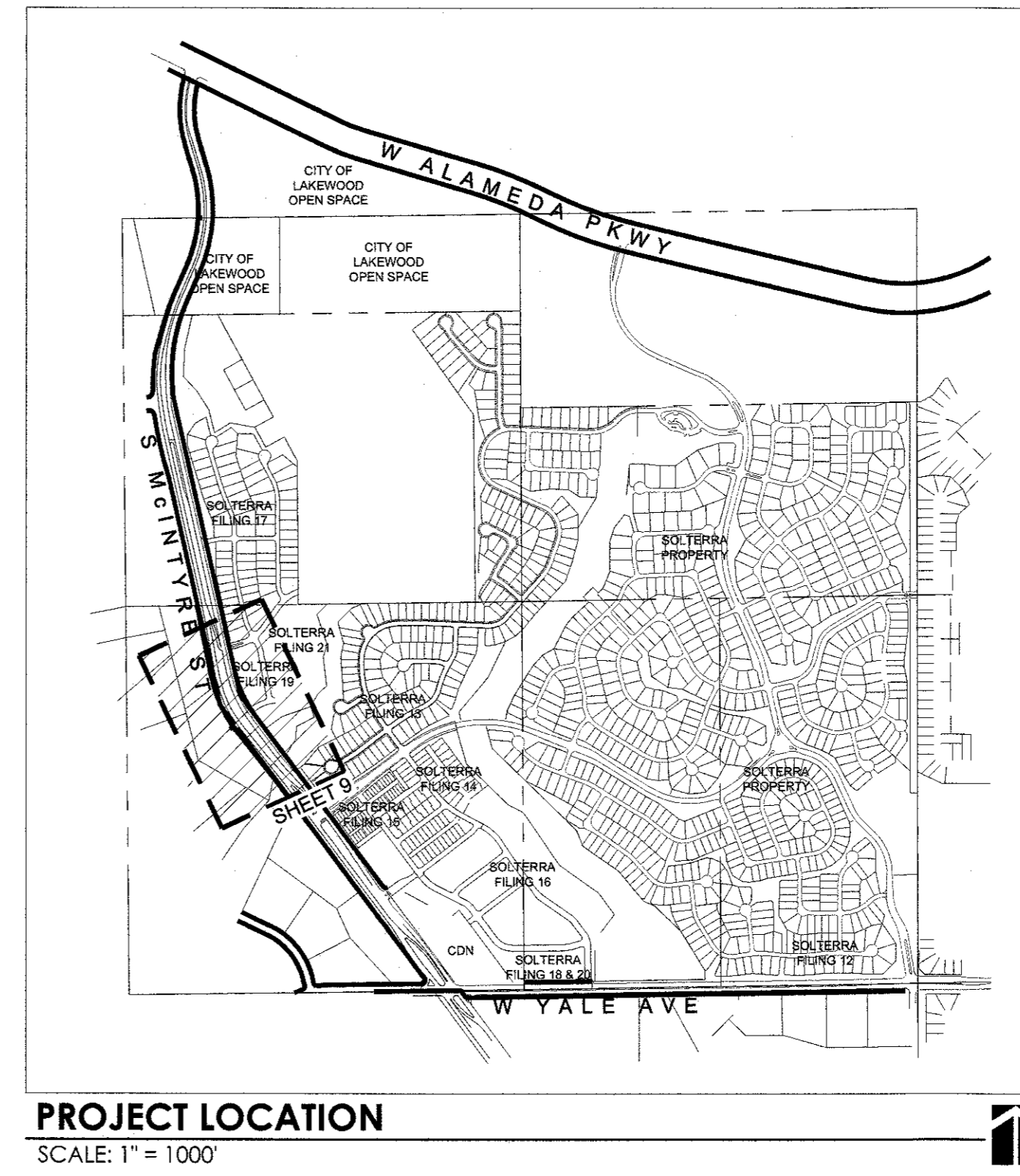
SHEET 9 OF 24

S. McIntyre Landscape Plan STA:36+65 TO STA:49+40



LEGEND	
	Easement
	ROW Line
	Proposed Storm Drain, Ref. Civil
	Proposed Fire Hydrant
	Existing 1' Contour
	Existing 5' Contour
	Proposed 1' Contour
	Proposed 5' Contour

PLANT SYMBOL LEGEND	
	OHIO BUCKEYE (AG)
	PRINCETON AMERICAN ELM (UA)
	NORWEIGAN SUNSET MAPLE (AT)
	SHADEMASTER HONEY LOCUST (GT)
	SKYLINE HONEY LOCUST (SL)
	EASTERN REDBUD (CC)
	COCKSPUR HAWTHORN (CV)
	CRIMSON SPIRE OAK (QR)
	VANDERWOLF'S PYRAMID PINE (PF)
	CRIMSON PYGMY BARBERRY (BT)
	HANCOCK CORALBERRY (SC)
	KARL FOERSTER FEATHER REED GRASS (CA)
	SHENANDOAH SWITCH GRASS (PV)
	RTF WATER SAVER SOD
	IRRIGATED NATIVE GRASS SEED
	NON-IRRIGATED NATIVE GRASS SEED
	LOCAL RIVER ROCK (TO MATCH EXISTING)
	4-6" LOCAL RIVER ROCK SPLASH GUARD



SOUTH McINTYRE STREET STA:36+65 TO STA:43+00
SCALE: 1" = 40'

SOUTH McINTYRE STREET STA:43+00 TO STA:49+40
SCALE: 1" = 40'

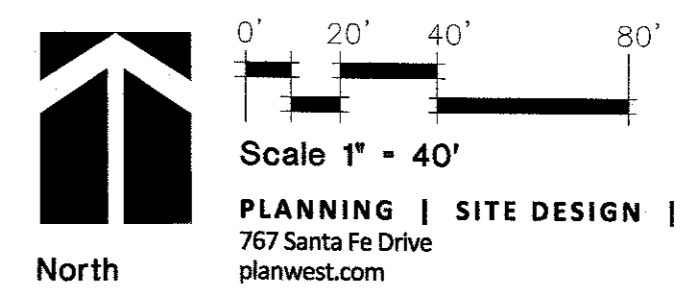
Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008
S. McIntyre Landscape Plan STA:36+65 to STA:49+40

OWNER
City of Lakewood, Colorado
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revisions 02-13-18
06-31-18 05-21-18 04-30-18















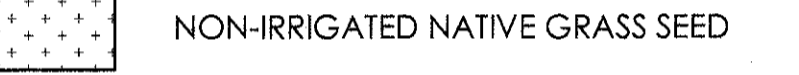
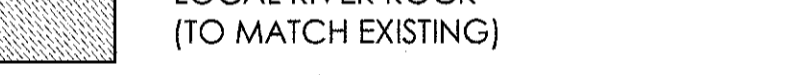


SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

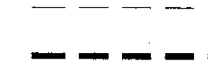
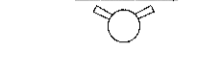






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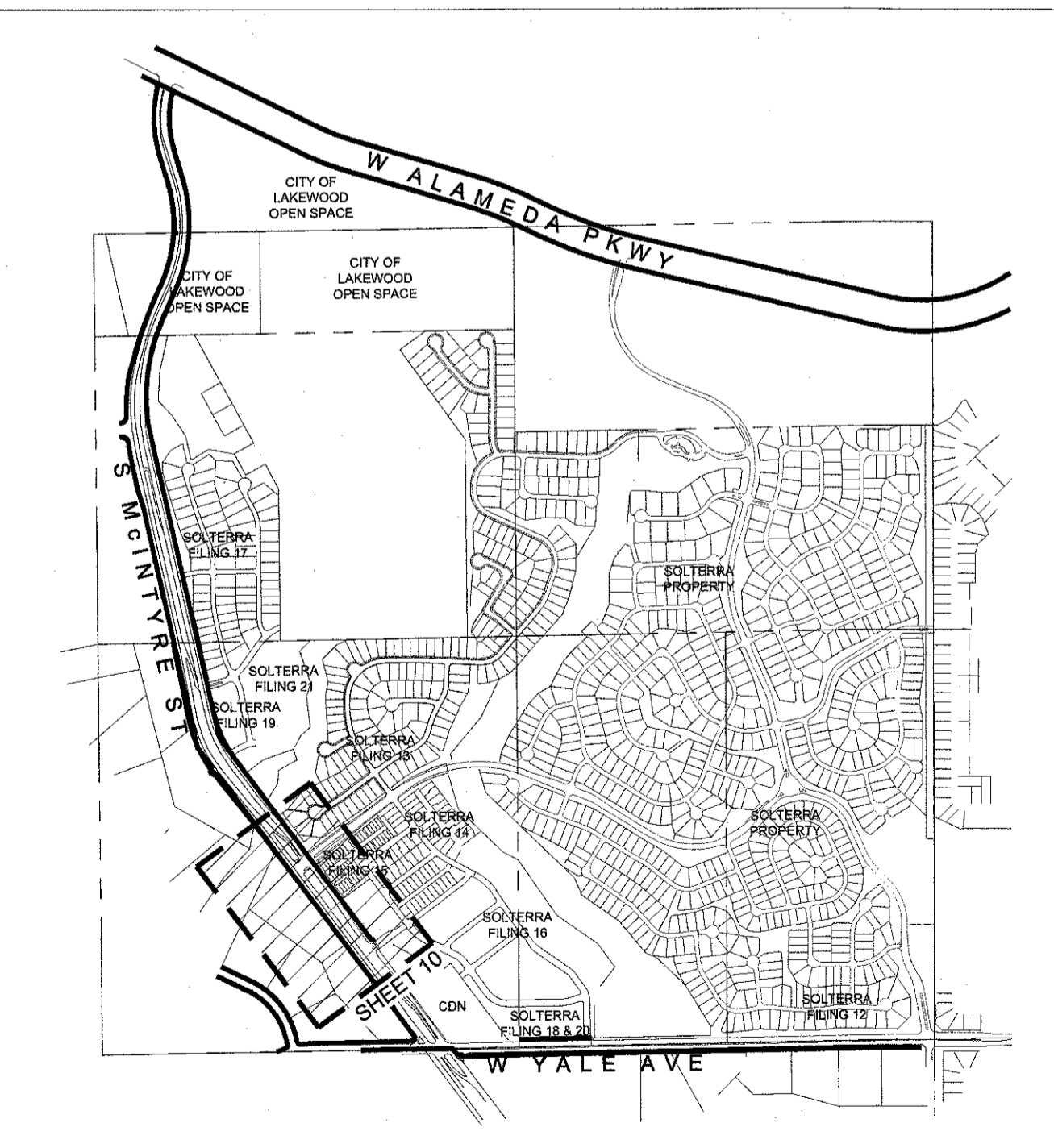
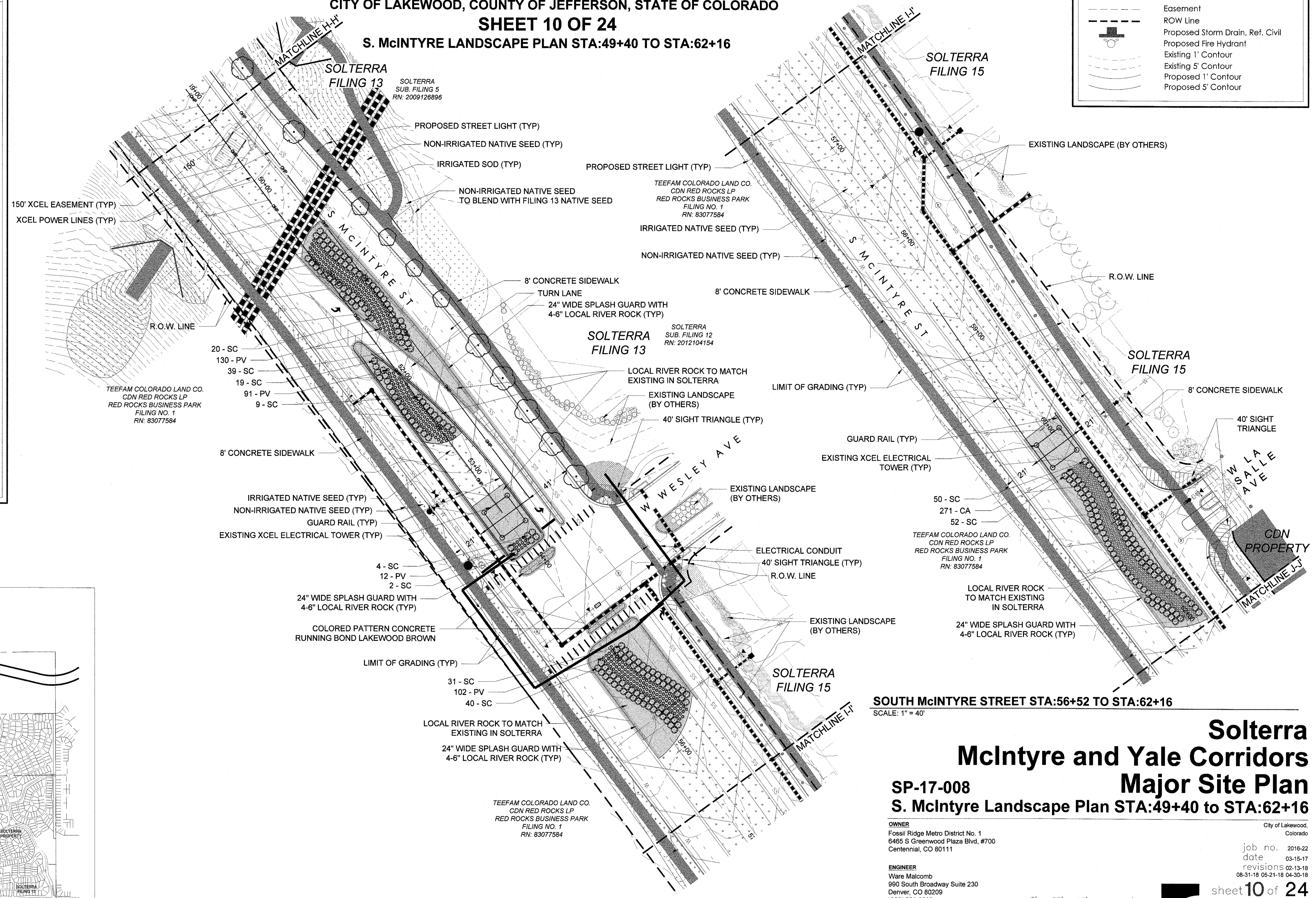
S. McIntyre Landscape Plan STA:49+40 TO STA:62+16

PLANT SYMBOL LEGEND

-  OHIO BUCKEYE (AG)
-  PRINCETON AMERICAN ELM (UA)
-  NORWEIGAN SUNSET MAPLE (AT)
-  SHADEMASTER HONEY LOCUST (GT)
-  SKYLINE HONEY LOCUST (SL)
-  EASTERN REDBUD (CC)
-  COCKSPUR HAWTHORN (CV)
-  CRIMSON SPIRE OAK (QR)
-  VANDERWOLF'S PYRAMID PINE (PF)
-  CRIMSON PYGMY BARBERRY (BT)
-  HANCOCK CORALBERRY (SC)
-  KARL FOERSTER FEATHER REED GRASS (CA)
-  SHENANDOAH SWITCH GRASS (PV)
-  RTF WATER SAVER SOD
-  IRRIGATED NATIVE GRASS SEED
-  NON-IRRIGATED NATIVE GRASS SEED
-  LOCAL RIVER ROCK (TO MATCH EXISTING)
-  4-6" LOCAL RIVER ROCK SPLASH GUARD

LEGEND

-  Easement
-  ROW Line
-  Proposed Storm Drain, Ref. Civil
-  Proposed Fire Hydrant
-  Existing 1' Contour
-  Existing 5' Contour
-  Proposed 1' Contour
-  Proposed 5' Contour



SOUTH McINTYRE STREET STA:49+40 TO STA:56+52
SCALE: 1" = 40'

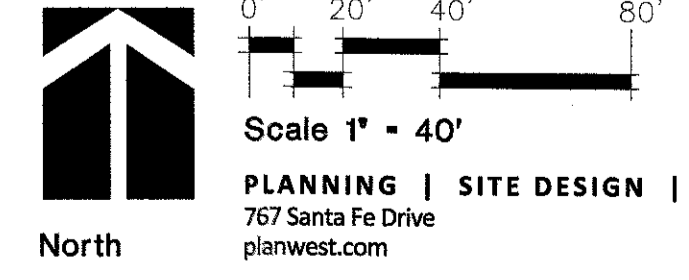
SOUTH McINTYRE STREET STA:56+52 TO STA:62+16
SCALE: 1" = 40'

Solterra
McIntyre and Yale Corridors
Major Site Plan
SP-17-008
S. McIntyre Landscape Plan STA:49+40 to STA:62+16

OWNER
City of Lakewood, Colorado
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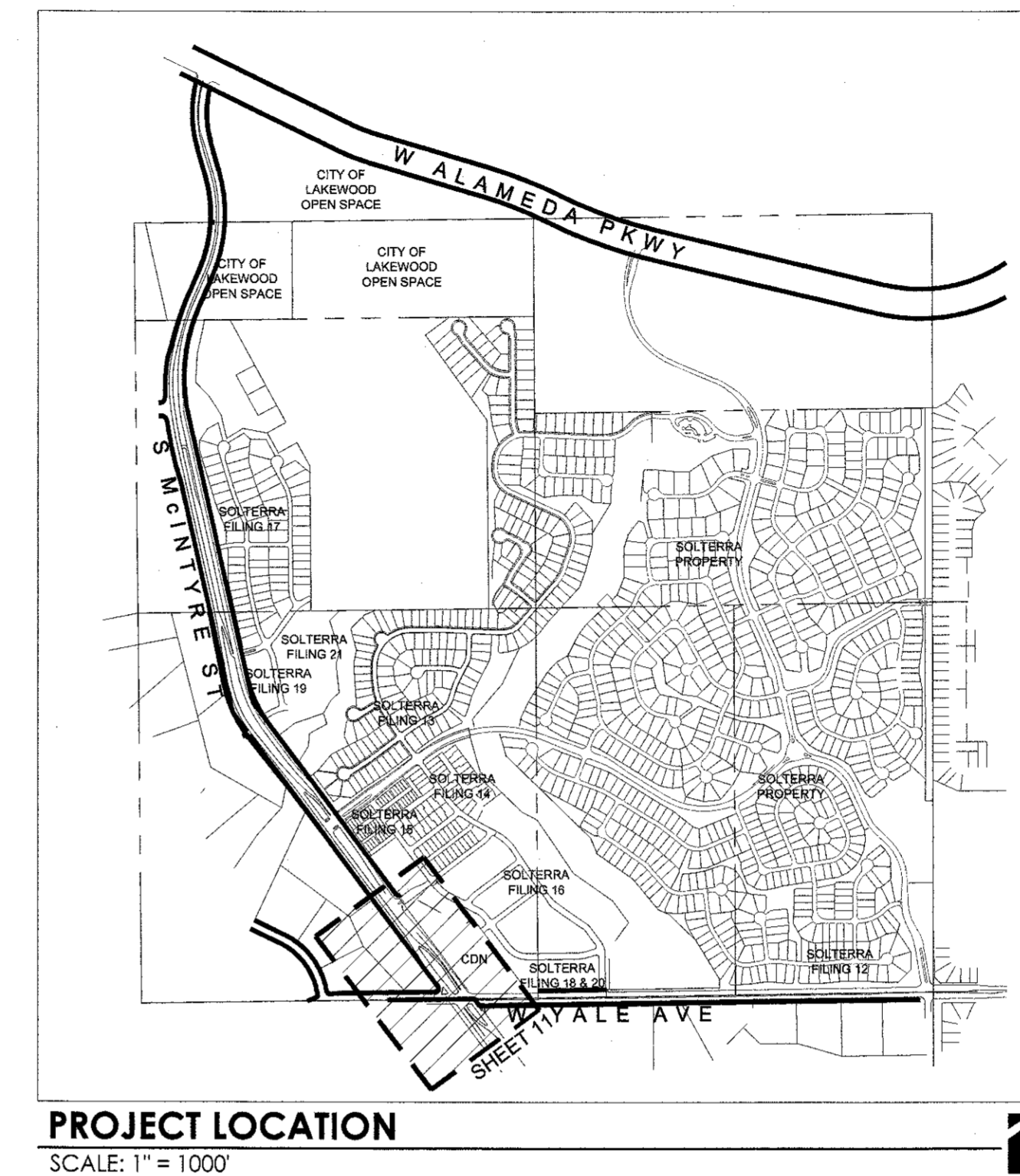
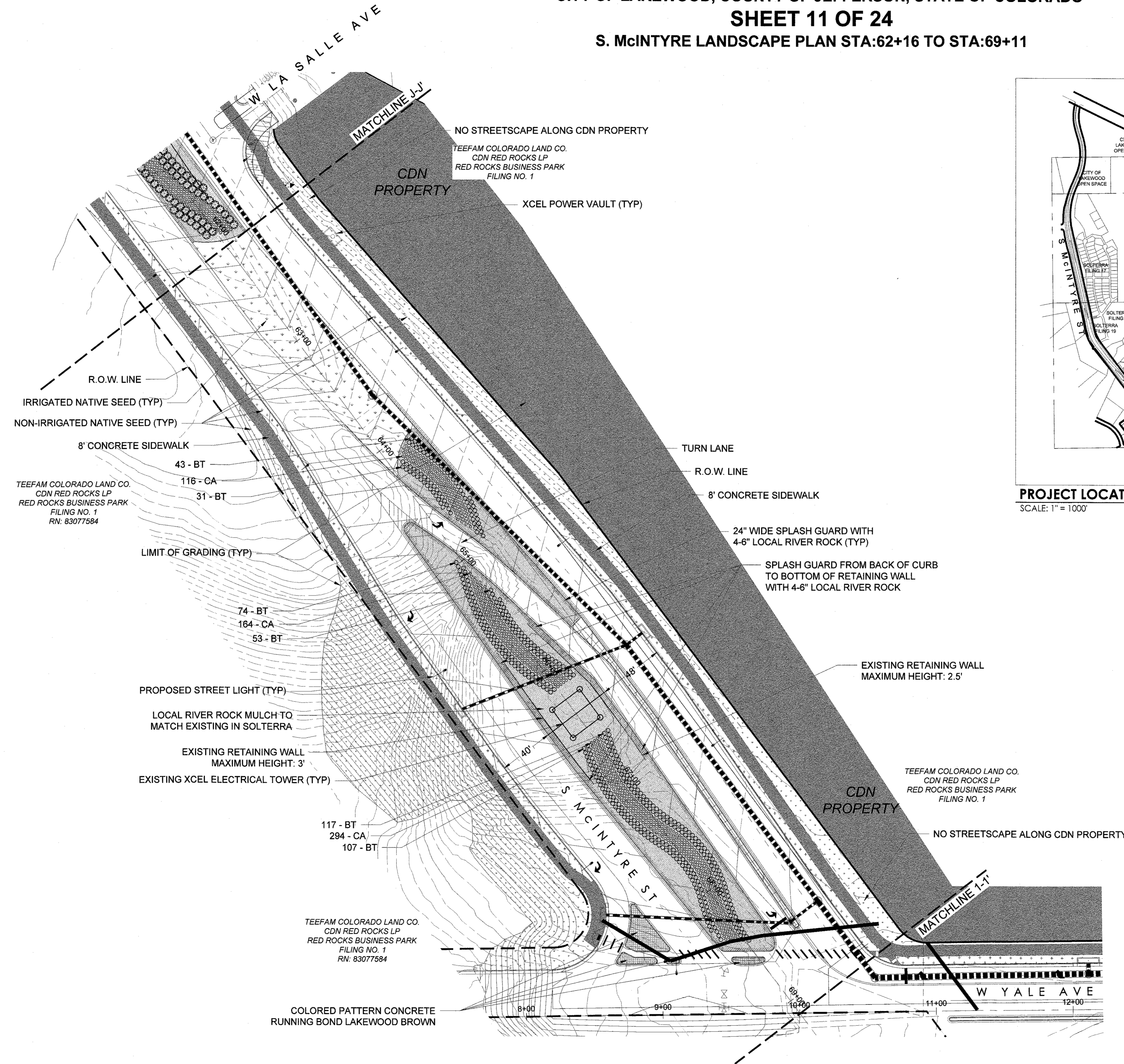
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SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 11 OF 24

S. McIntyre Landscape Plan STA:62+16 TO STA:69+11



LEGEND	
	Easement
	ROW Line
	Proposed Storm Drain, Ref. Civil
	Proposed Fire Hydrant
	Existing 1' Contour
	Existing 5' Contour
	Proposed 1' Contour
	Proposed 5' Contour

PLANT SYMBOL LEGEND	
	OHIO BUCKEYE (AG)
	PRINCETON AMERICAN ELM (UA)
	NORWEGIAN SUNSET MAPLE (AT)
	SHADEMASTER HONEY LOCUST (GT)
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	RTF WATER SAVER SOD
	IRRIGATED NATIVE GRASS SEED
	NON-IRRIGATED NATIVE GRASS SEED
	LOCAL RIVER ROCK (TO MATCH EXISTING)
	4-6" LOCAL RIVER ROCK SPLASH GUARD

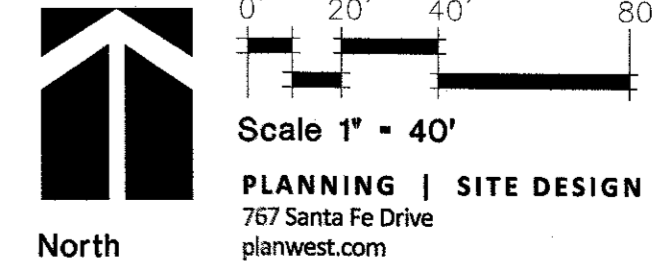
Solterra McIntyre and Yale Corridors Major Site Plan SP-17-008 S. McIntyre Landscape Plan STA:62+16 to STA:69+11

OWNER
Fossil Ridge Metro District No. 1
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SOUTH McINTYRE STREET STA:62+16 TO STA:69+11
SCALE: 1" = 40'

SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 12 of 24
COVER SHEET

Avocet
IRRIGATION DESIGN
7114 W. JEFFERSON AVENUE, SUITE 201
LAKEWOOD, COLORADO 80235
VOICE: 303.986.2175
FAX: 303.989.5814

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY PLAN WEST, INC.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
4" PIPING	1-8" PVC SLEEVE
TWO-WIRE CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 1 1/2" AND 2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 80 PSI.

TAP LOCATION NUMBER	REQUIRED PRESSURE
1	115 PSI

Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
● x	HUNTER	PROS-06-PRS30-CV W/ SPEC'D NOZZ.	POP-UP SPRAY HEAD	1	
● BK	HUNTER	PROS-06-PRS40-CV W/ MP2000-90 NOZZLE	POP-UP HEAD W/ ROTARY NOZZLE	1	BLACK NOZZ
● B	HUNTER	PROS-06-PRS40-CV W/ MP-3000-90 NOZZLE	POP-UP HEAD W/ ROTARY NOZZLE	1	BLUE NOZZ
● 300 ● 30H ● 30F	HUNTER	I-20-06 W/ MPR-30 SERIES NOZZLE	GEAR DRIVEN ROTOR	2	GREEN NOZZ
● 350 ● 35H ● 35F	HUNTER	I-20-06 W/ MPR-35 SERIES NOZZLE	GEAR DRIVEN ROTOR	2	TAN NOZZ
● 8.0	HUNTER	I-20-06 W/ #8.0 NOZZLE	GEAR DRIVEN ROTOR	2	
○	RAIN BIRD	PEB SERIES W/ PRS-D MODULE	ELECTRIC CONTROL VALVE	3	W/ PRESS. REG.
○	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	3	
○		LINE DIA.	GATE VALVE	11 & 12	
▽	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	4	
■		LINE SIZE	DRIP LINE BLOW-OUT STUB	6	
◆	RAIN BIRD	3/4"	MANUAL DRAIN VALVE	14	
○	BASELINE	BL-3200-P	ELECTRIC CONTROLLER (TWO-WIRE)	16	PEDESTAL MOUNT
=====		CLASS 200 SOLVENT WELD	PVC SLEEVING		
=====		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	10	
-----		CLASS 200 GASKETED - 3" & LARGER CLASS 200 SOLVENT WELD - 1-1/2" THRU 2-1/2"	PVC MAINLINE	10 & 15	
~~~~~	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	5	
P	RAIN BIRD	D SERIES	IRRIGATION BOOSTER PUMP	24 & 25	
◇	BASELINE	BL-AL01	SURGE ARRESTOR	18 & 19	
M		2" DIA.	WATER METER		
BN	FEBCO	825YA - 2" DIA.	BACKFLOW PREVENTER	8 & 9	
F	BASELINE	BL-PFS200 - 2" DIA.	FLOW SENSOR	9 & 13	
⊕	RAIN BIRD	EFB-CP SERIES - 2" DIA.	MASTER VALVE	8 & 20	
⊕	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	7	
W	HUNTER	EXISTING	WIND/RAIN SENSOR	17	
⊕	BASELINE	BL-5315	MOISTURE SENSOR	23	
■		LINE DIA.	PVC IN-LINE CHECK VALVE (BURIED)		
M	WATTS	#LF223 - 1-1/2" DIA.	PRESSURE REDUCING VALVE	21	
○	RAIN BIRD	1402	PRESS. COMP. BUBBLER	22	
CONTROLLER & STATION NO.					
CONTROL VALVE SIZE					

# Solterra McIntyre and Yale Corridors Major Site Plan

## SP-17-008 Irrigation Equipment Schedule and Notes

OWNER  
Fossil Ridge Metro District No. 1  
6485 S Greenwood Plaza Blvd, #700  
Centennial, CO 80111

City of Lakewood,  
Colorado

ENGINEER  
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job no. 2016-22  
date 02-12-18  
revisions 04-27-18

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

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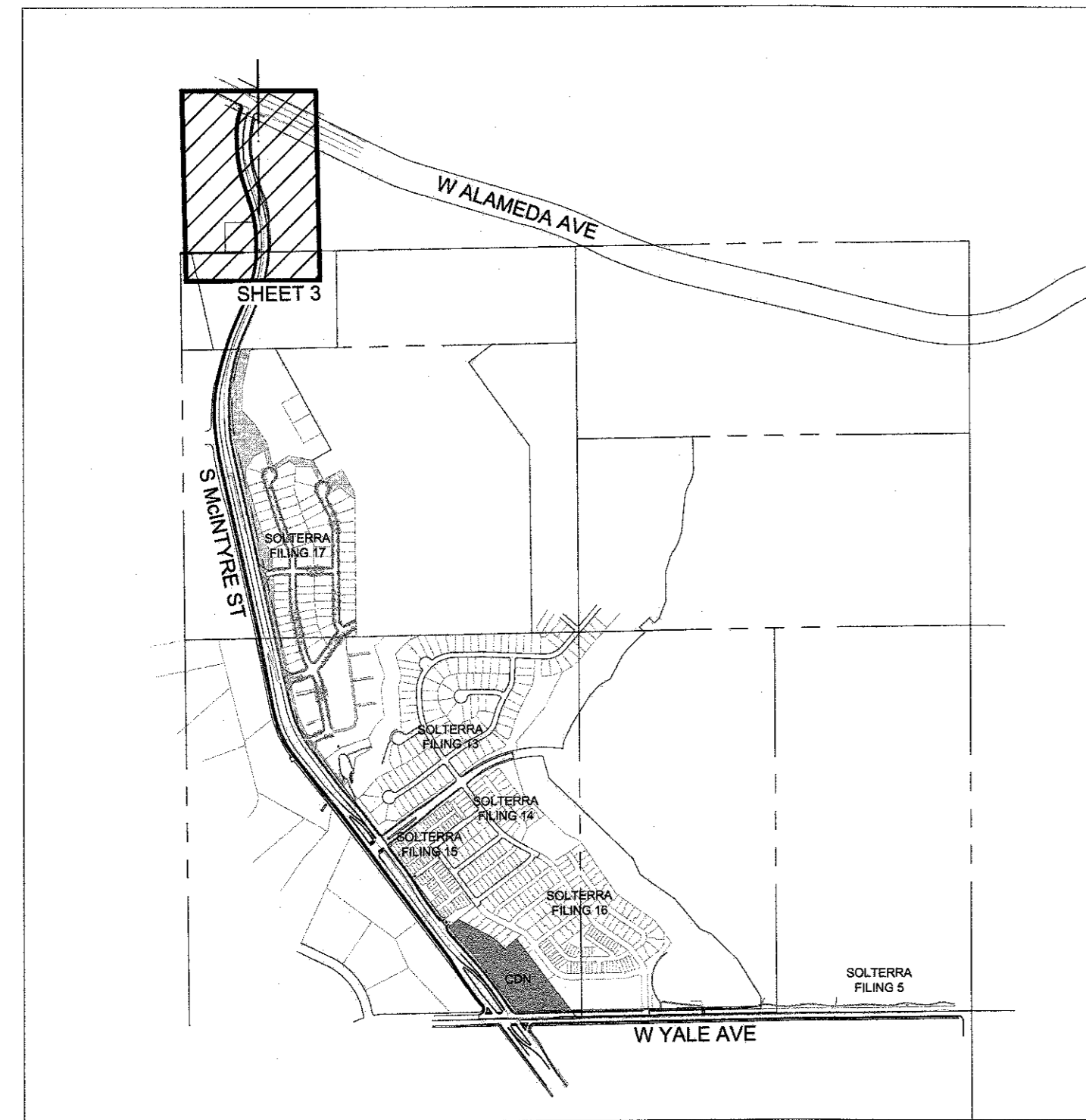
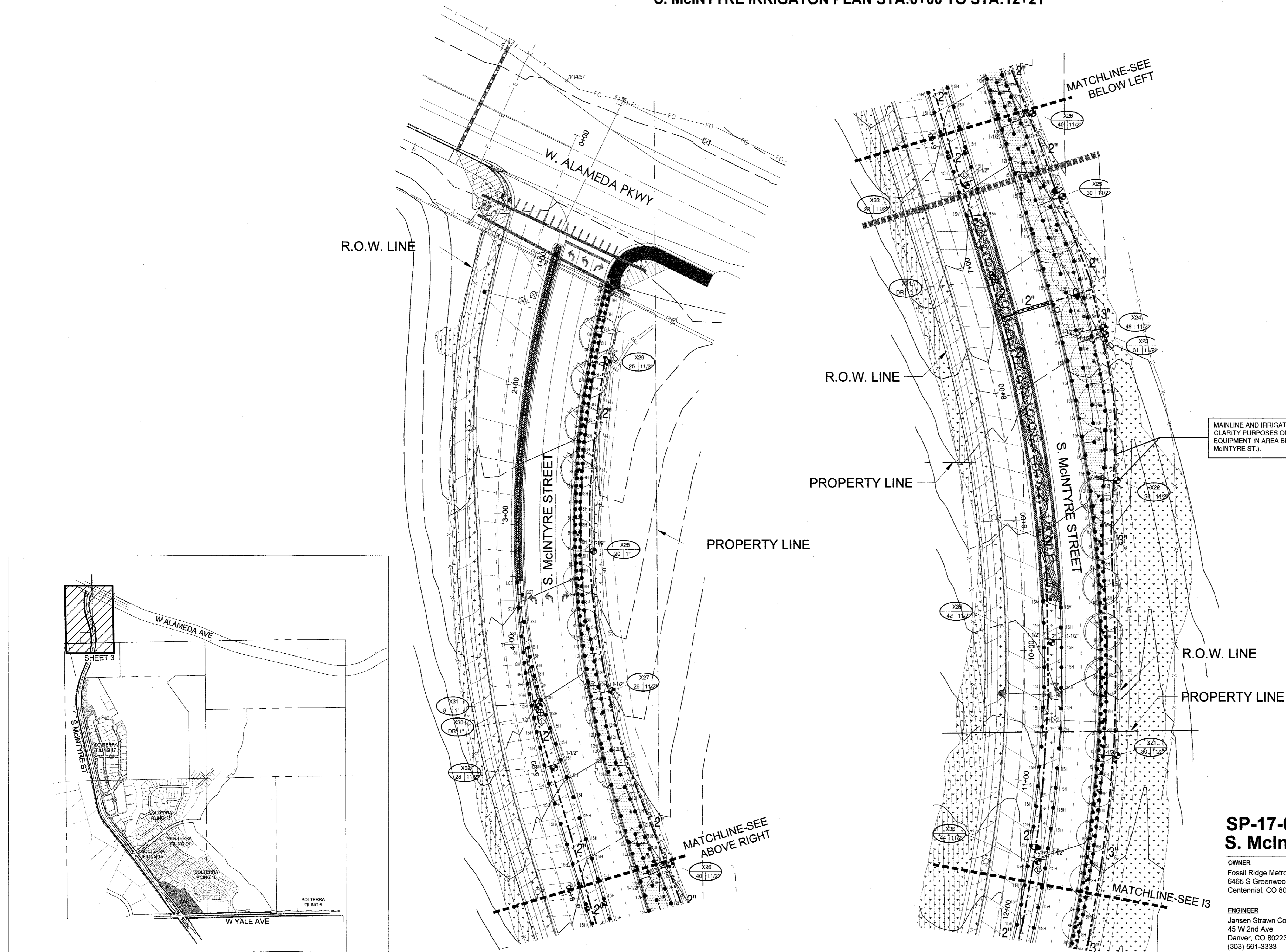
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767 Santa Fe Drive  
Denver, Colorado, 80204  
303-741-1411  
planwest.com

# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 13 of 24

S. McINTYRE IRRIGATION PLAN STA:0+00 TO STA:12+21



PROJECT LOCATION

SOUTH McINTYRE STREET STA:0+00 TO STA:6+00  
SCALE: 1" = 40'

SOUTH McINTYRE STREET STA:6+00 TO STA:12+21  
SCALE: 1" = 40'

MAINLINE AND IRRIGATION EQUIPMENT SHOWN ON WALK FOR GRAPHIC CLARITY PURPOSES ONLY. CONTRACTOR SHALL INSTALL ALL PIPING AND EQUIPMENT IN AREA BETWEEN CURB AND WALK (TYP. EAST SIDE OF McINTYRE ST.).



**Solterra  
McIntyre and Yale Corridors  
Major Site Plan**  
SP-17-008  
S. McIntyre Irrigation Plan STA:0+00 to STA:12+21

OWNER: Fossil Ridge Metro District No. 1, 6465 S Greenwood Plaza Blvd, #700, Centennial, CO 80111  
City of Lakewood, Colorado  
job no. 2016-22  
date 02-12-18  
revisions 04-27-18

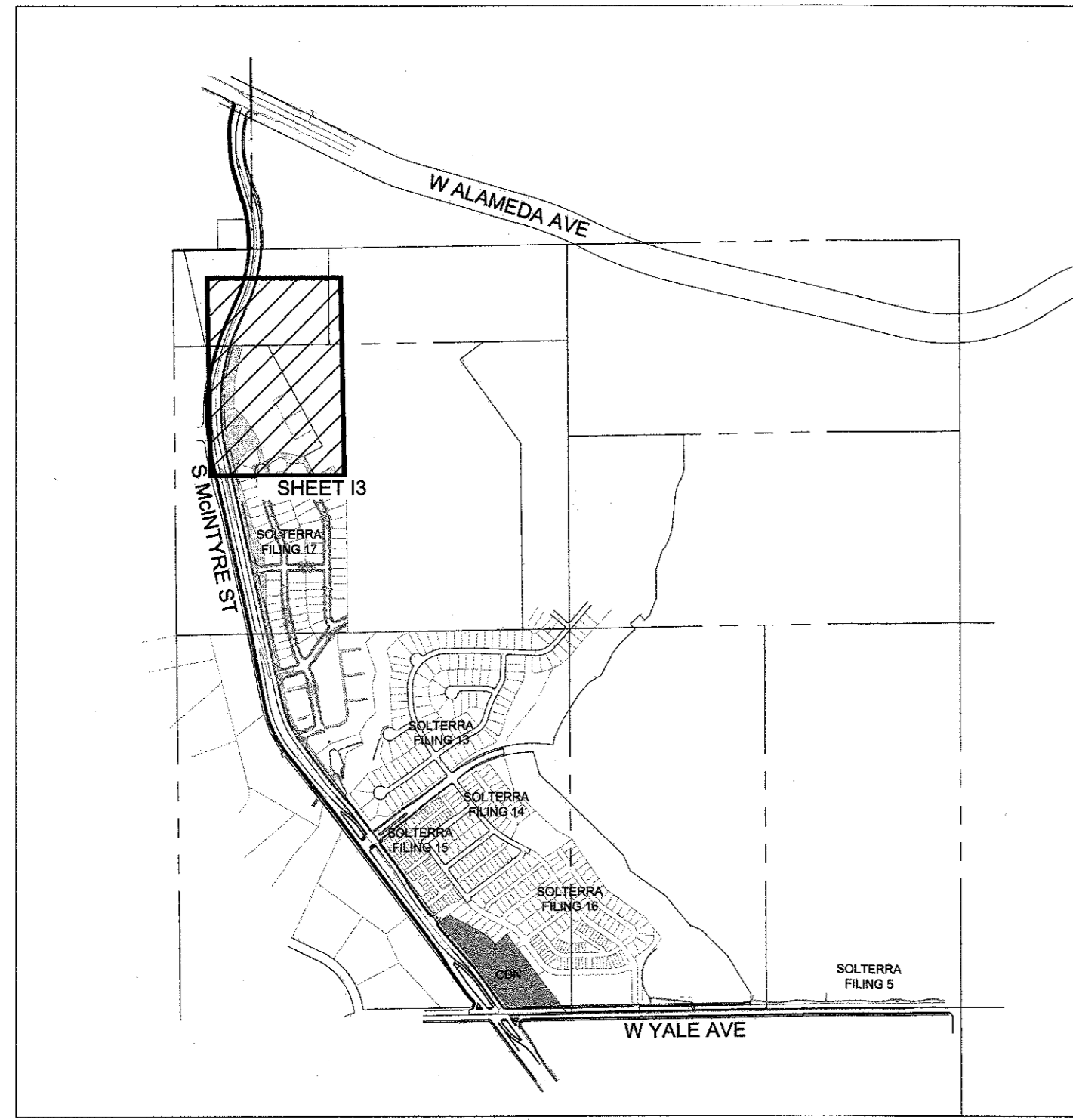
ENGINEER: Jansen Strawn Consulting Engineers, 45 W 2nd Ave, Denver, CO 80223, (303) 561-3333  
LANDSCAPE ARCHITECT: Plan West, Inc., 767 Santa Fe Drive, Denver, CO 80204, (303) 741-1411  
sheet 13 of 24  
PLANWEST  
Scale 1" = 40'  
North  
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS  
Denver, Colorado, 80204  
303-741-1411

# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

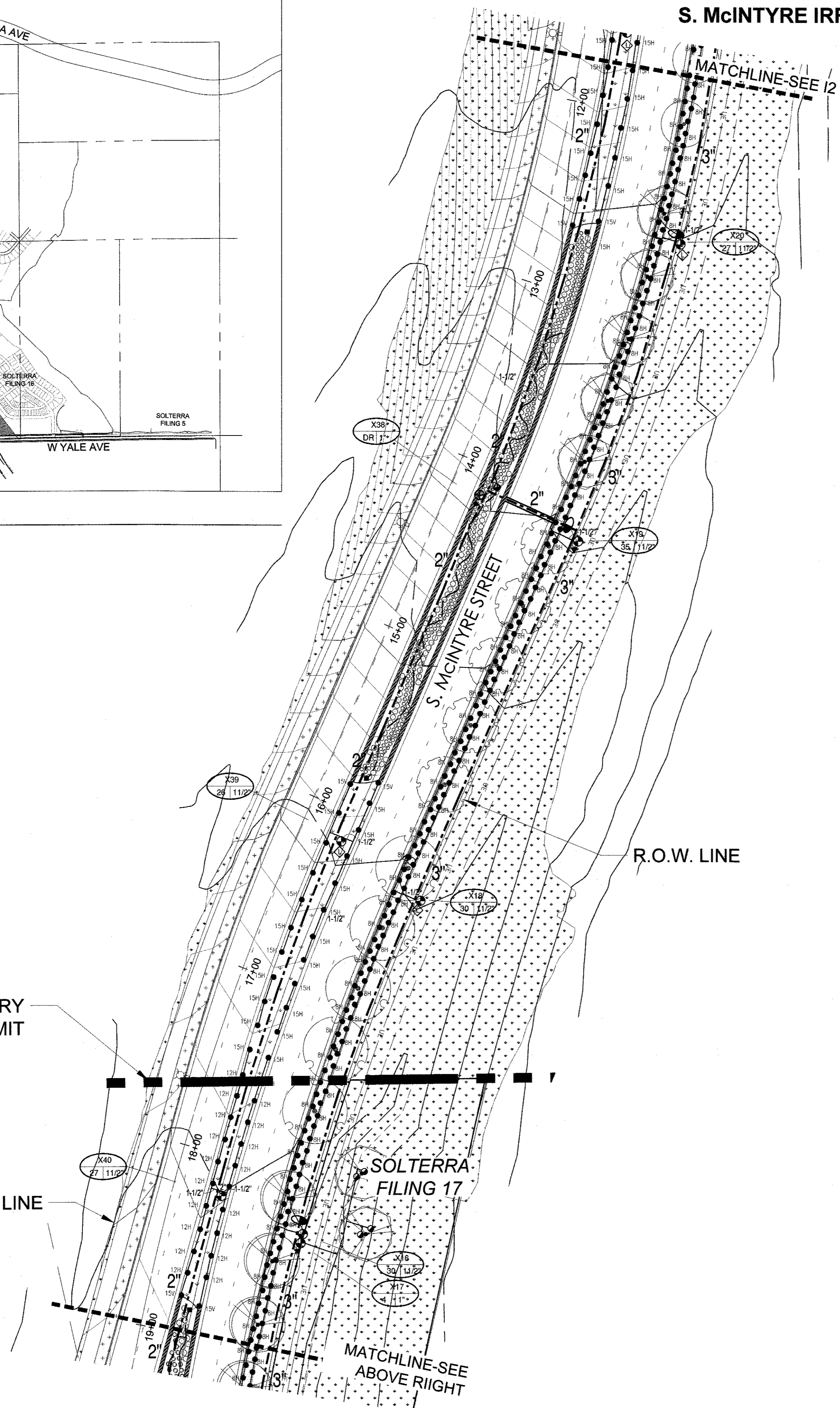
LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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SHEET 14 of 24

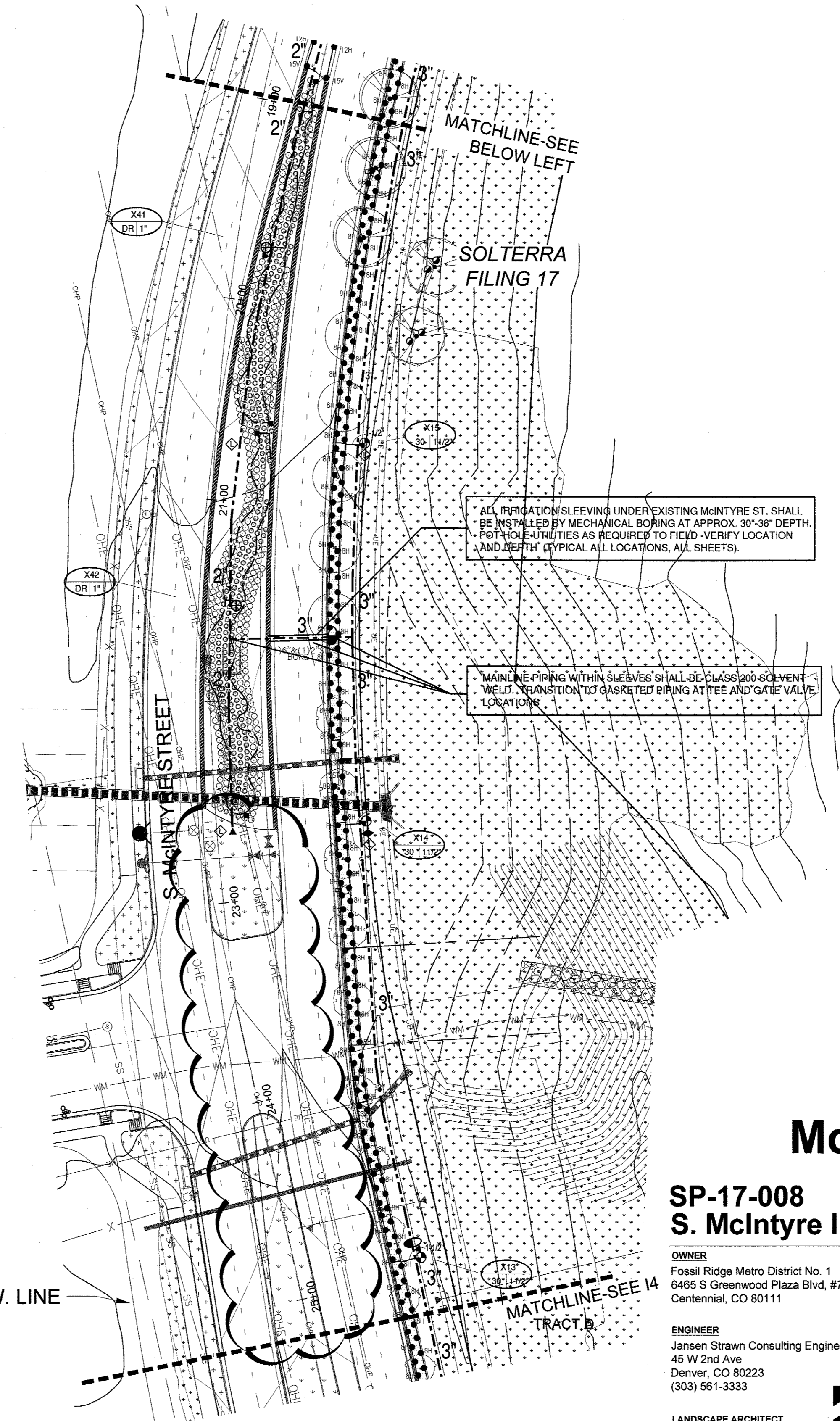
S. McINTYRE IRRIGATION PLAN STA:12+21 TO STA:25+20



PROJECT LOCATION



SOUTH McINTYRE STREET STA:12+21 TO STA:19+00  
SCALE: 1" = 40'



SOUTH McINTYRE STREET STA:19+00 TO STA:25+20  
SCALE: 1" = 40'

ALL IRRIGATION SLEEVING UNDER EXISTING MCINTYRE ST. SHALL BE INSTALLED BY MECHANICAL BORING AT APPROX. 30"-36" DEPTH. POT-HOLE UTILITIES AS REQUIRED TO FIELD-VERIFY LOCATION AND DEPTH (TYPICAL ALL LOCATIONS, ALL SHEETS).

MAINLINE PIPING WITHIN SLEEVES SHALL BE CLASS 200 SOLVENT WELD TRANSITION TO GASRETTED BIRING AT TEE AND GATE VALVE LOCATIONS.



## Solterra McIntyre and Yale Corridors Major Site Plan

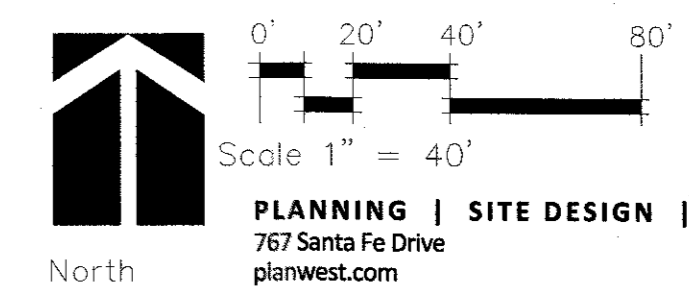
SP-17-008  
S. McIntyre Irrigation Plan STA:12+21 to STA:25+20

OWNER  
Fossil Ridge Metro District No. 1  
6485 S Greenwood Plaza Blvd, #700  
Centennial, CO 80111

City of Lakewood,  
Colorado

ENGINEER  
Jansen Strawn Consulting Engineers  
45 W 2nd Ave  
Denver, CO 80223  
(303) 561-3333

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



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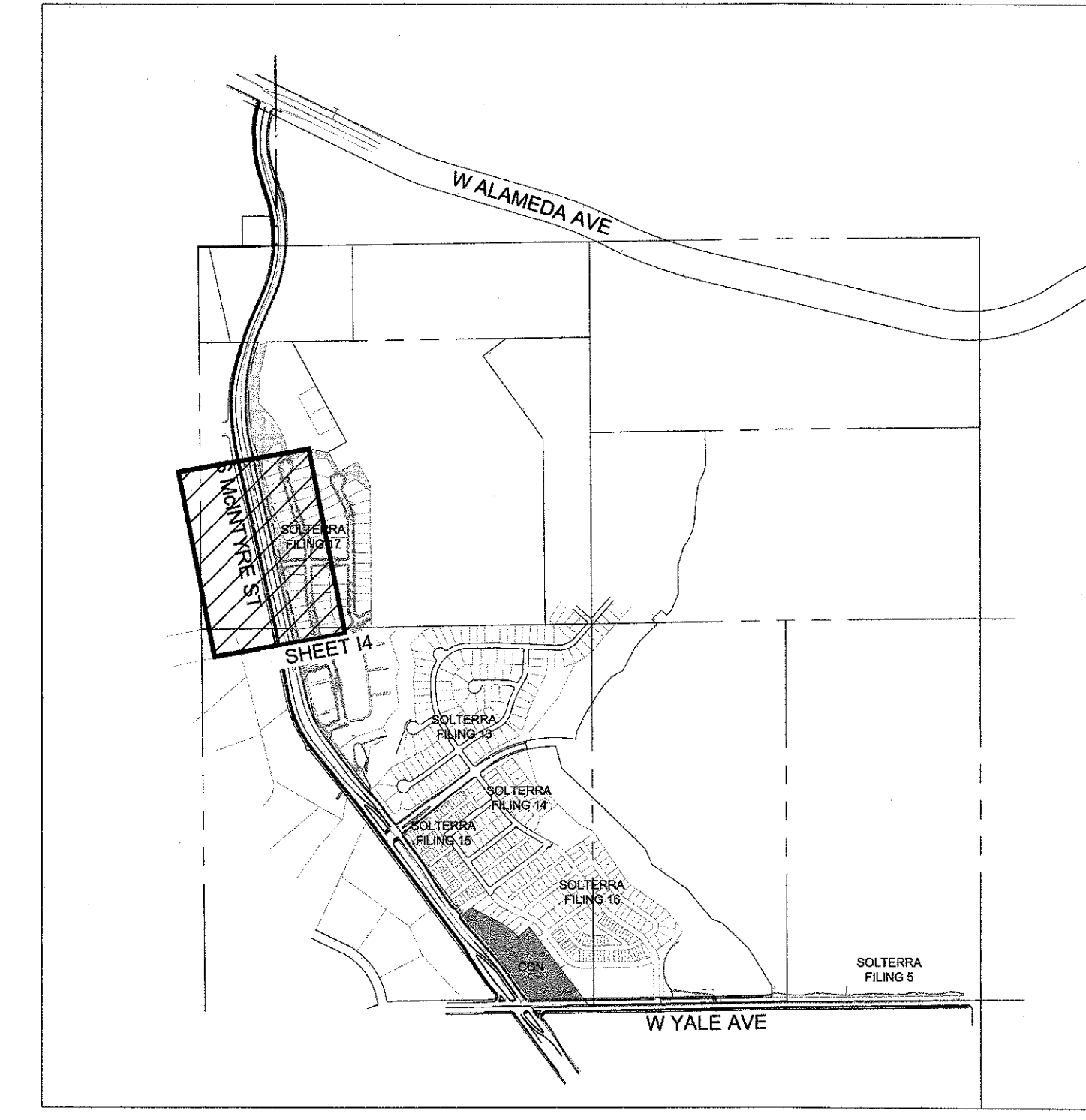
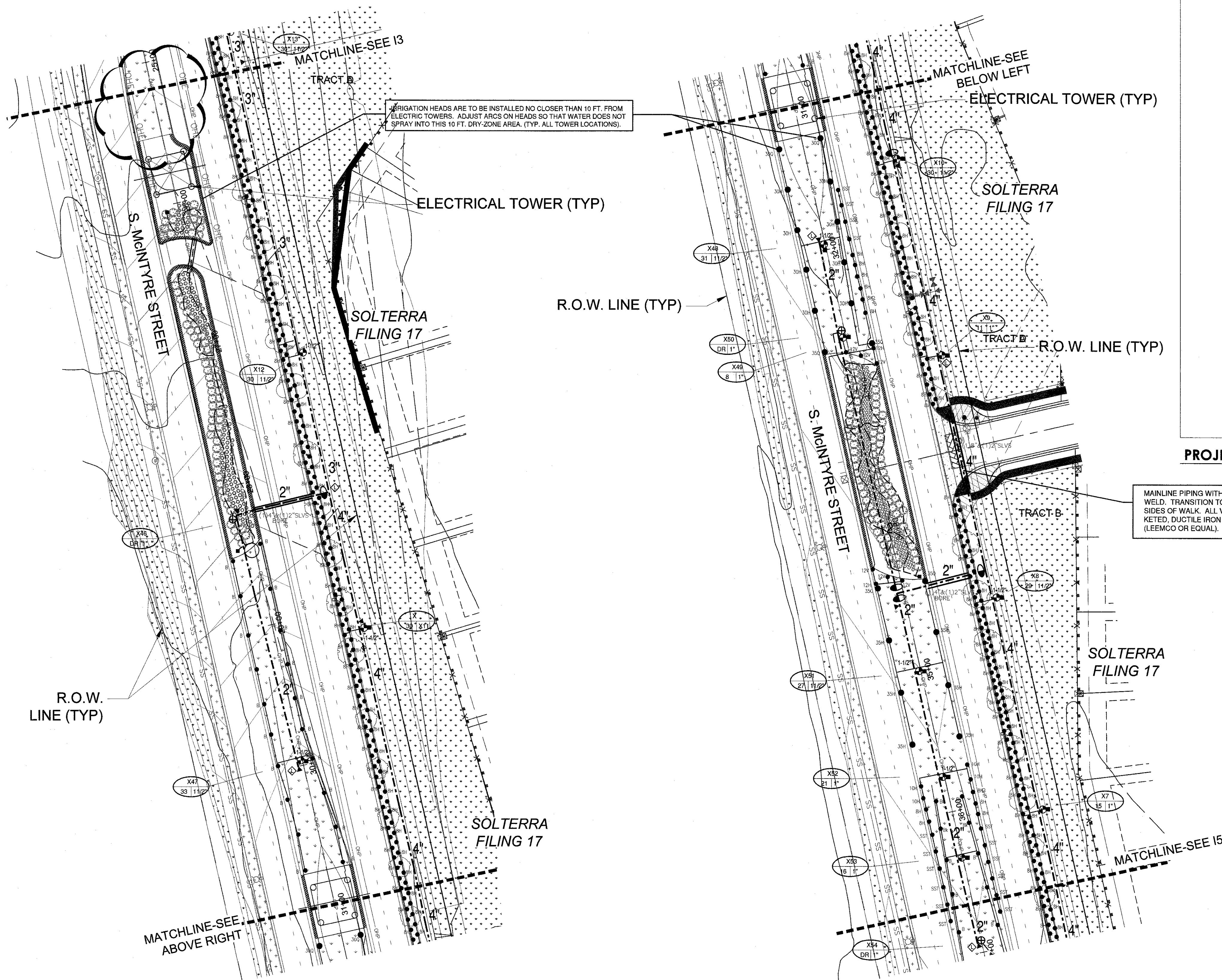
job no.	2016-22
date	02-12-18
revisions	04-27-18 09-07-18

# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 15 of 24

S. McINTYRE IRRIGATION PLAN STA:25+20 TO STA:36+65



PROJECT LOCATION

**SOUTH McINTYRE STREET STA:25+20 TO STA:31+00**  
SCALE: 1" = 40'

**SOUTH McINTYRE STREET STA:31+00 TO STA:36+65**  
SCALE: 1" = 40'

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

**Avocet**  
IRRIGATION DESIGN  
7114 W. JEFFERSON AVENUE, SUITE 201  
LAKEWOOD, COLORADO 80235  
VOICE: 303.986.2175  
FAX: 303.989.5814

## Solterra McIntyre and Yale Corridors Major Site Plan

**SP-17-008**  
**S. McIntyre Irrigation Plan STA:25+20 to STA:36+65**

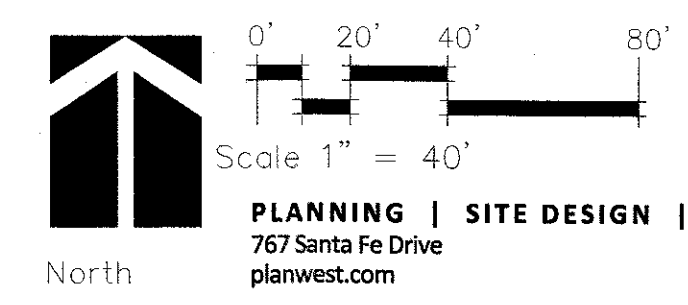
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revisions 04-27-18  
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sheet 15 of 24  
**PLANWEST**

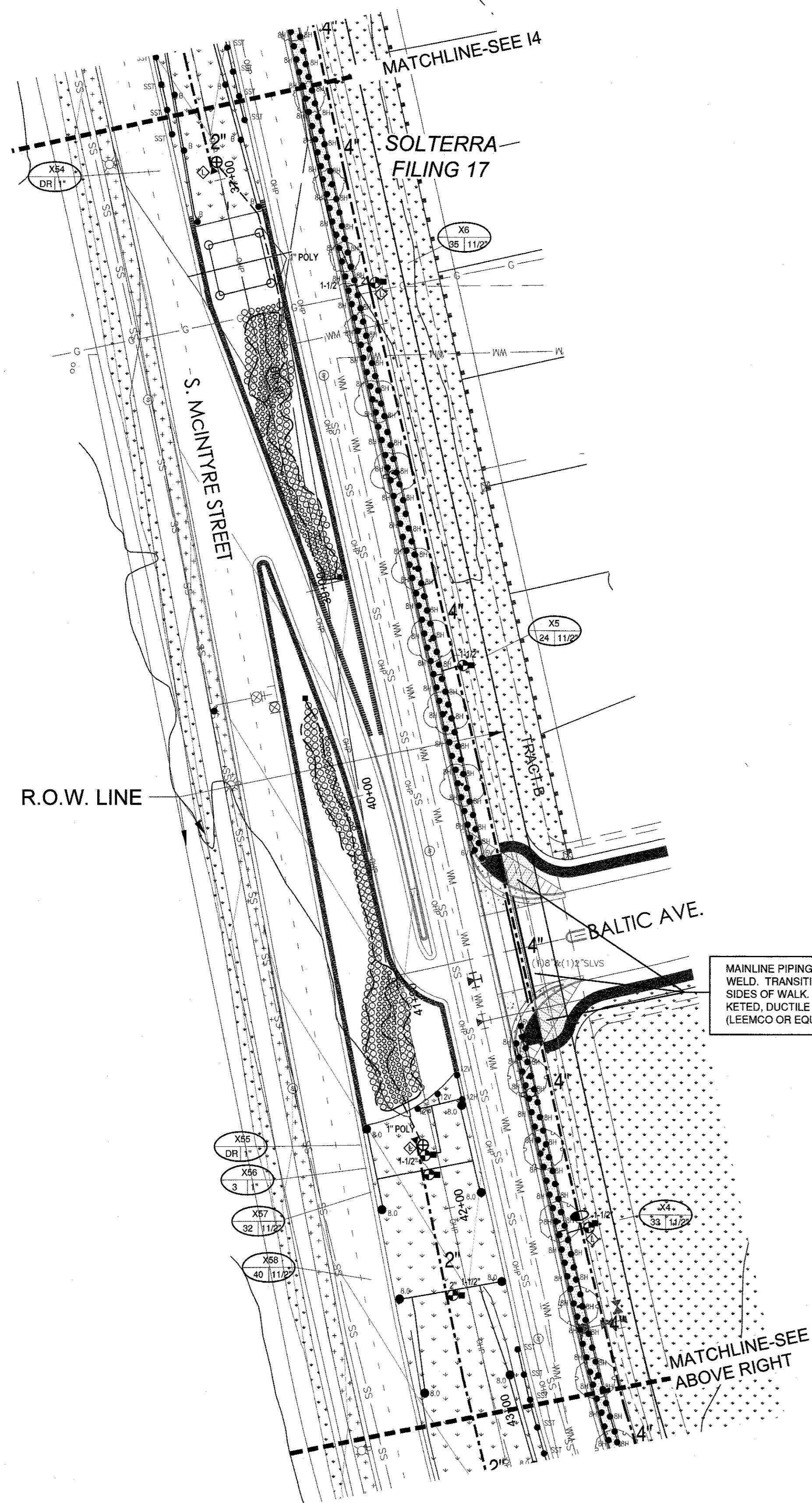
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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

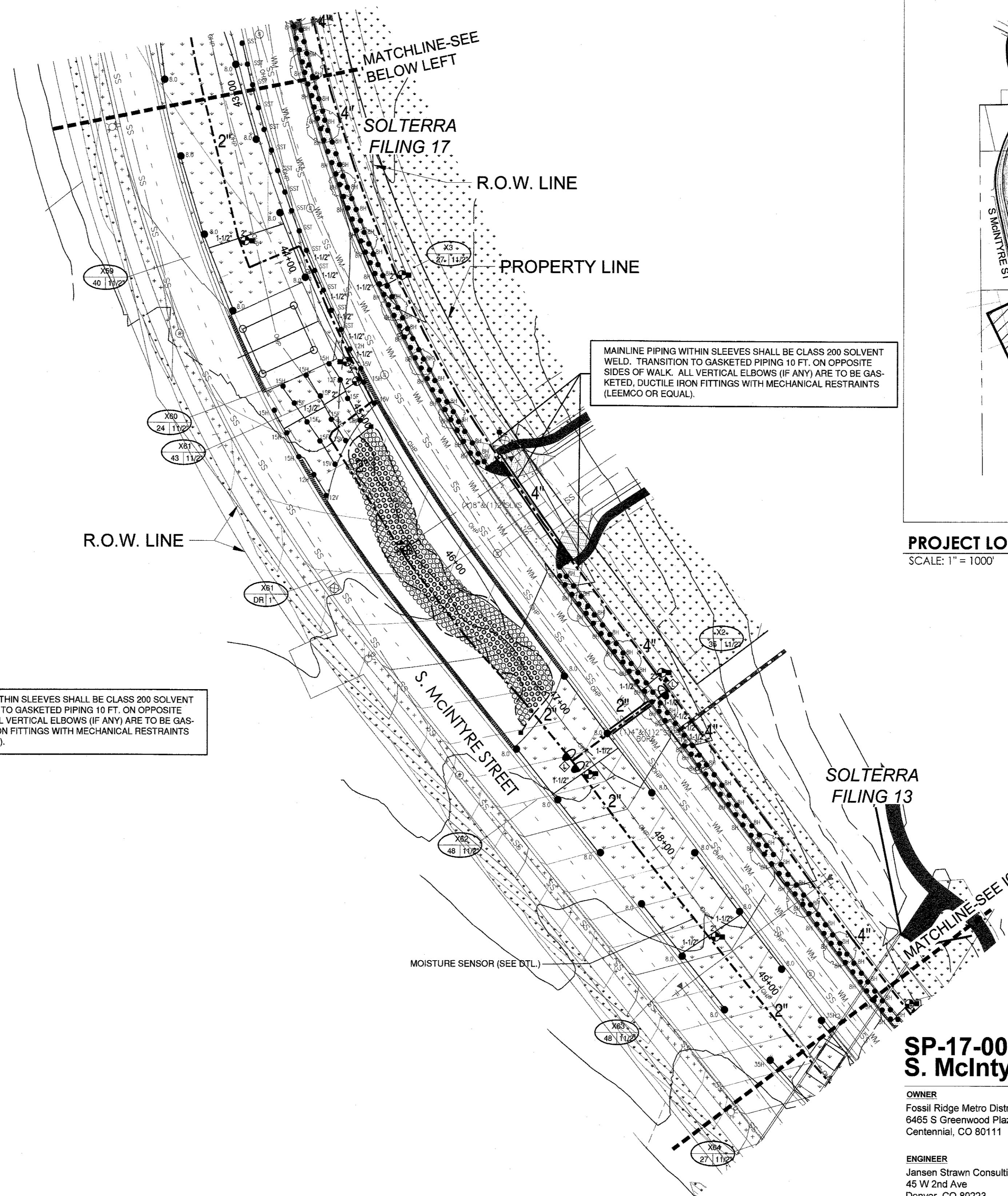
LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 16 of 24

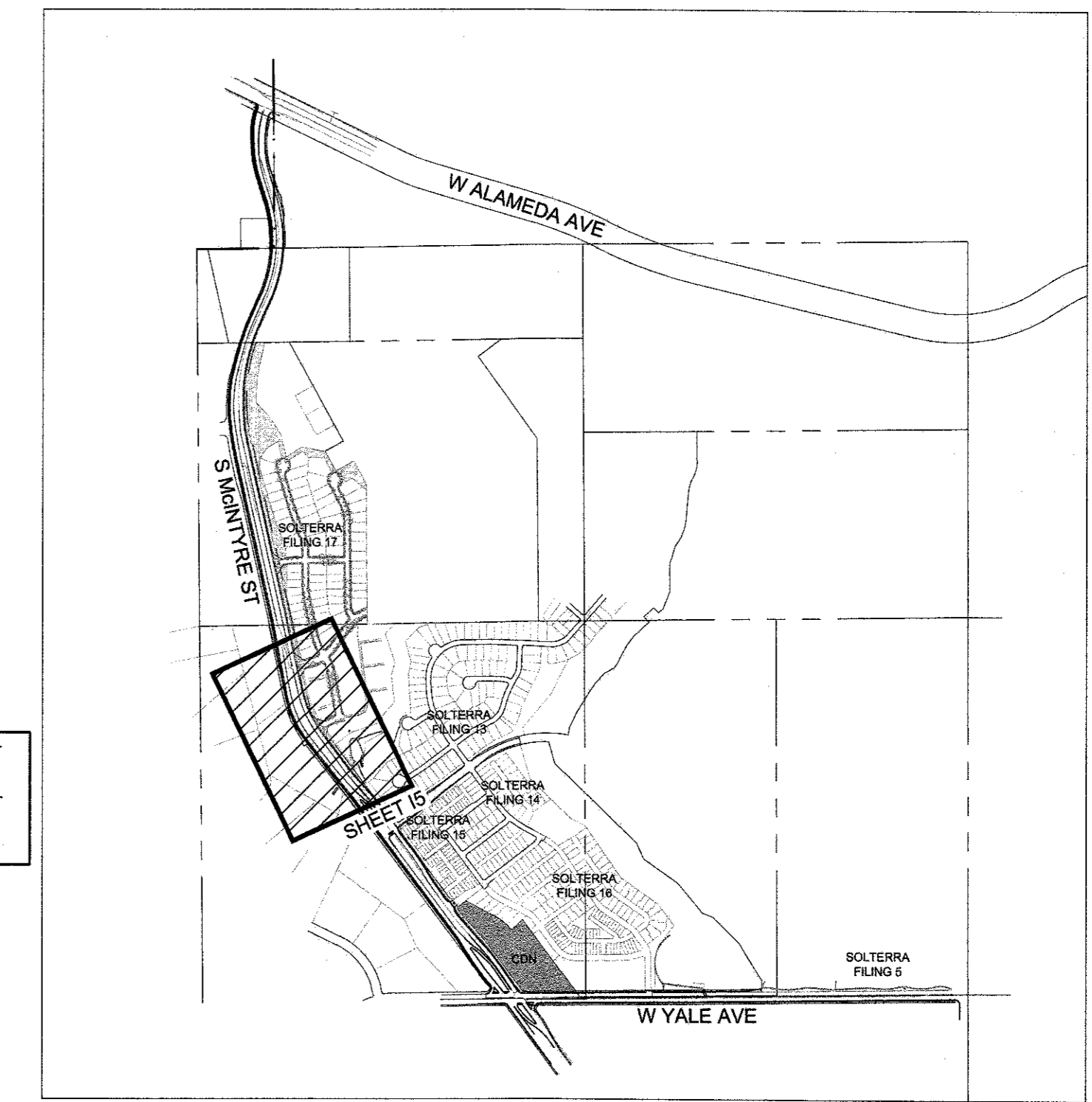
S. McINTYRE IRRIGATION PLAN STA:36+65 TO STA:49+40



**SOUTH McINTYRE STREET STA:36+65 TO STA:43+00**  
SCALE: 1" = 40'



**SOUTH McINTYRE STREET STA:43+00 TO STA:49+40**  
SCALE: 1" = 40'



**PROJECT LOCATION**  
SCALE: 1" = 1000'

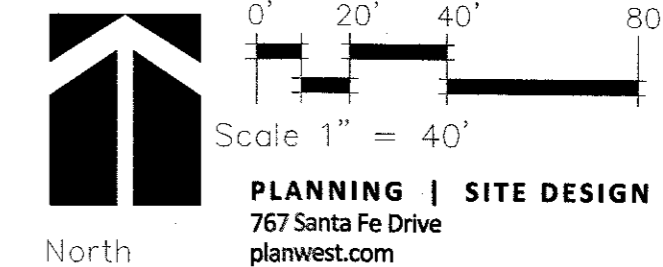


## Solterra McIntyre and Yale Corridors Major Site Plan

**SP-17-008**  
**S. McIntyre Irrigation Plan STA:36+65 to STA:49+40**

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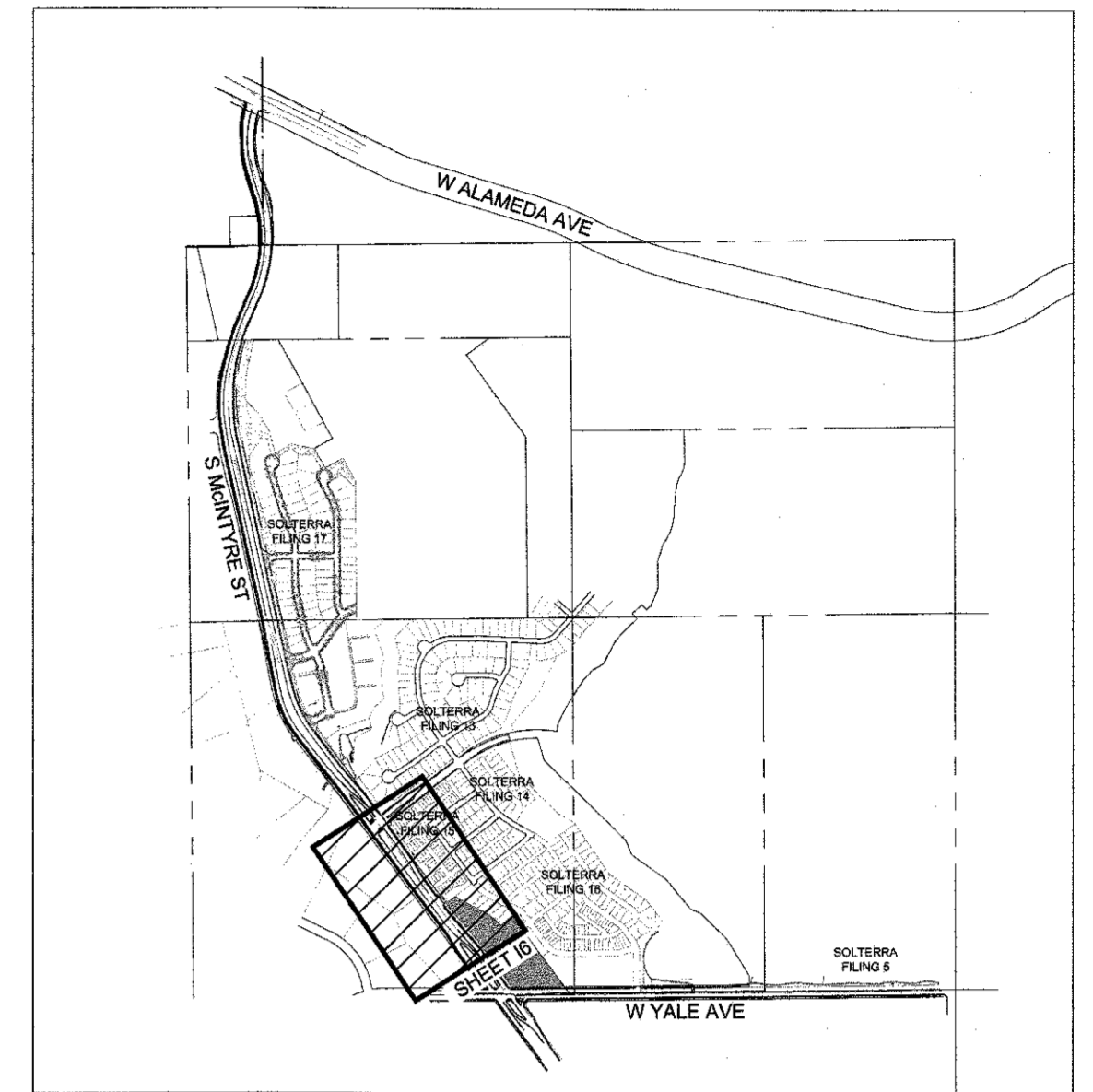
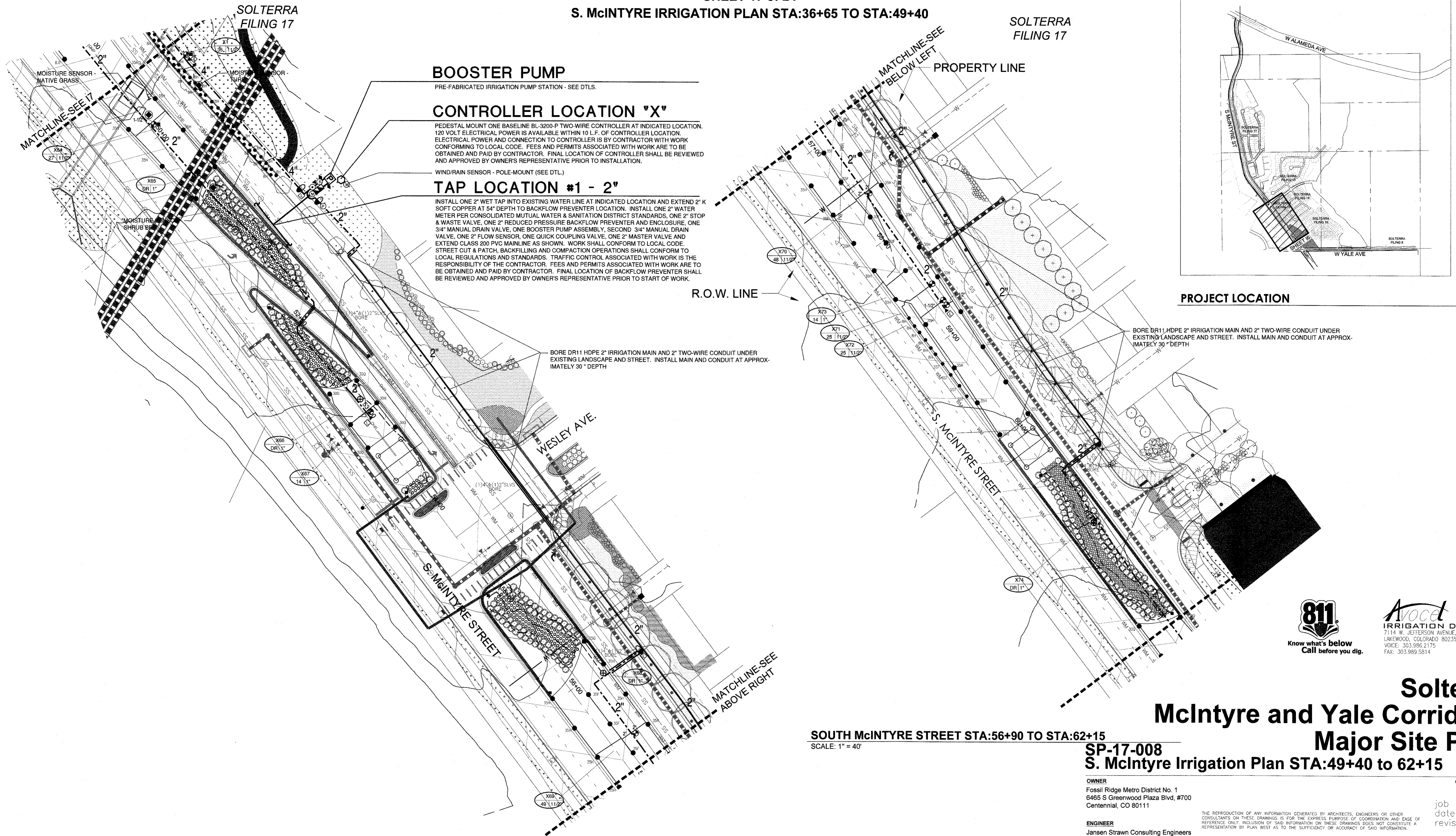
# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 17 of 24

S. McINTYRE IRRIGATION PLAN STA:36+65 TO STA:49+40

SOLTERRA  
FILING 17



PROJECT LOCATION

**BOASTER PUMP**  
PRE-FABRICATED IRRIGATION PUMP STATION - SEE DTLs.

**CONTROLLER LOCATION "X"**  
PEDESTAL MOUNT ONE BASELINE BL-3200-P TWO-WIRE CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

WIND/RAIN SENSOR - POLE-MOUNT (SEE DTL.)

**TAP LOCATION #1 - 2"**  
INSTALL ONE 2" WET TAP INTO EXISTING WATER LINE AT INDICATED LOCATION AND EXTEND 2' K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" WATER METER PER CONSOLIDATED MUTUAL WATER & SANITATION DISTRICT STANDARDS, ONE 2" STOP & WASTE VALVE, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE BOOSTER PUMP ASSEMBLY, SECOND 3/4" MANUAL DRAIN VALVE, ONE 2" FLOW SENSOR, ONE QUICK COUPLING VALVE, ONE 2" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. STREET CUT & PATCH, BACKFILLING AND COMPACTION OPERATIONS SHALL CONFORM TO LOCAL REGULATIONS AND STANDARDS. TRAFFIC CONTROL ASSOCIATED WITH WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

BORE DR11 HDPE 2" IRRIGATION MAIN AND 2" TWO-WIRE CONDUIT UNDER EXISTING LANDSCAPE AND STREET. INSTALL MAIN AND CONDUIT AT APPROXIMATELY 30" DEPTH

BORE DR11 HDPE 2" IRRIGATION MAIN AND 2" TWO-WIRE CONDUIT UNDER EXISTING LANDSCAPE AND STREET. INSTALL MAIN AND CONDUIT AT APPROXIMATELY 30" DEPTH

**SOUTH McINTYRE STREET STA:49+40 to 56+90**  
SCALE: 1" = 40'

**SOUTH McINTYRE STREET STA:56+90 TO STA:62+15**  
SCALE: 1" = 40'

**SP-17-008**  
**S. McIntyre Irrigation Plan STA:49+40 to 62+15**

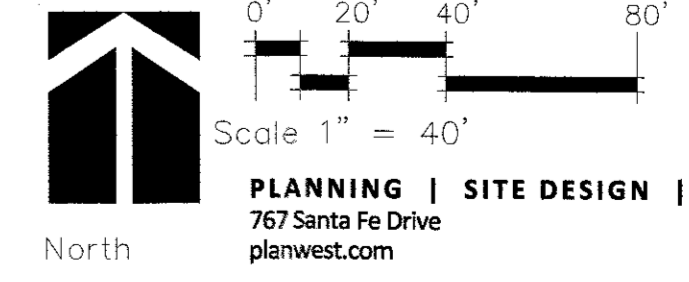
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Centennial, CO 80111

City of Lakewood,  
Colorado

job no. 2016-22  
date 02-12-18  
revisions 04-27-18

ENGINEER  
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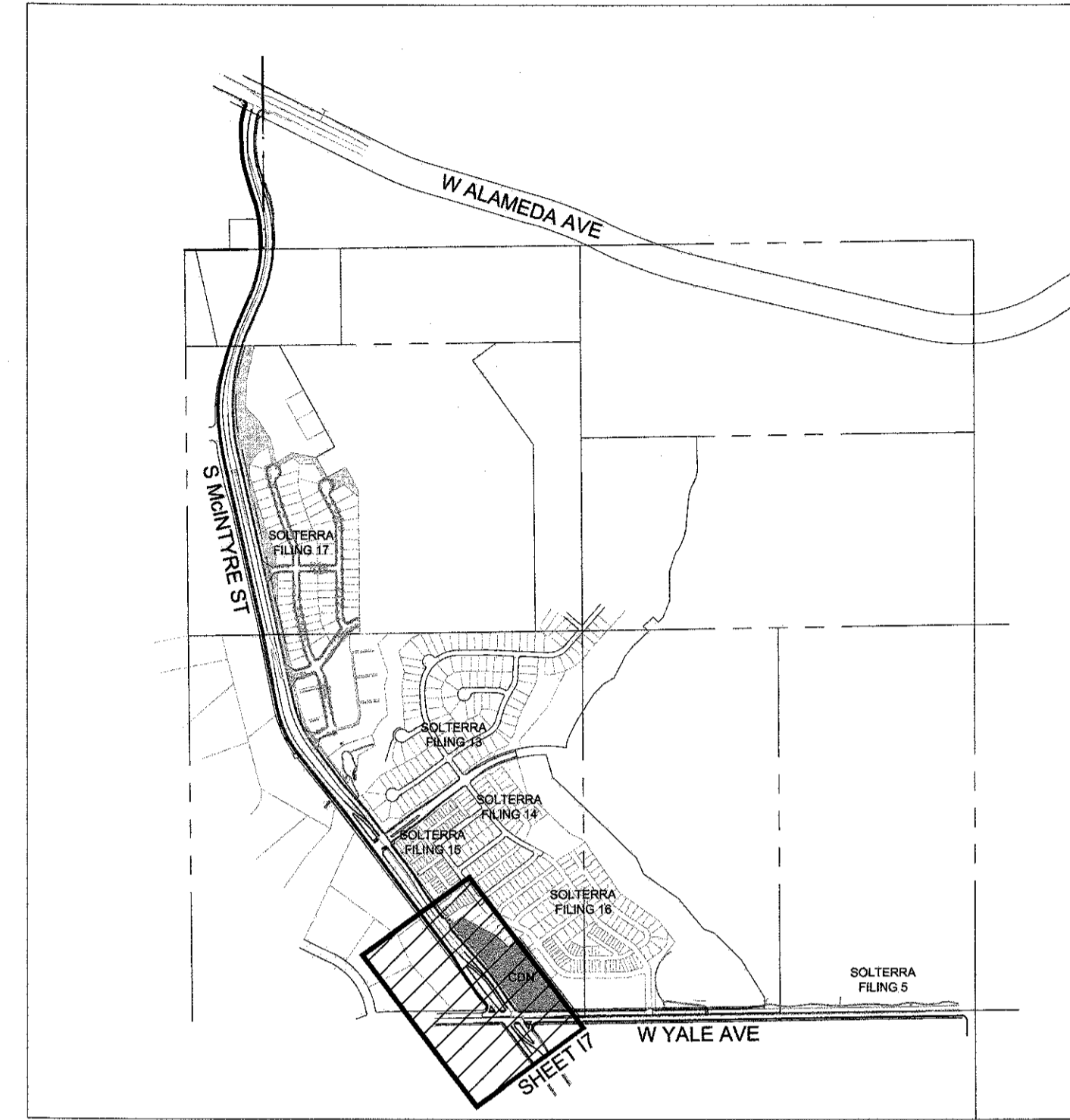
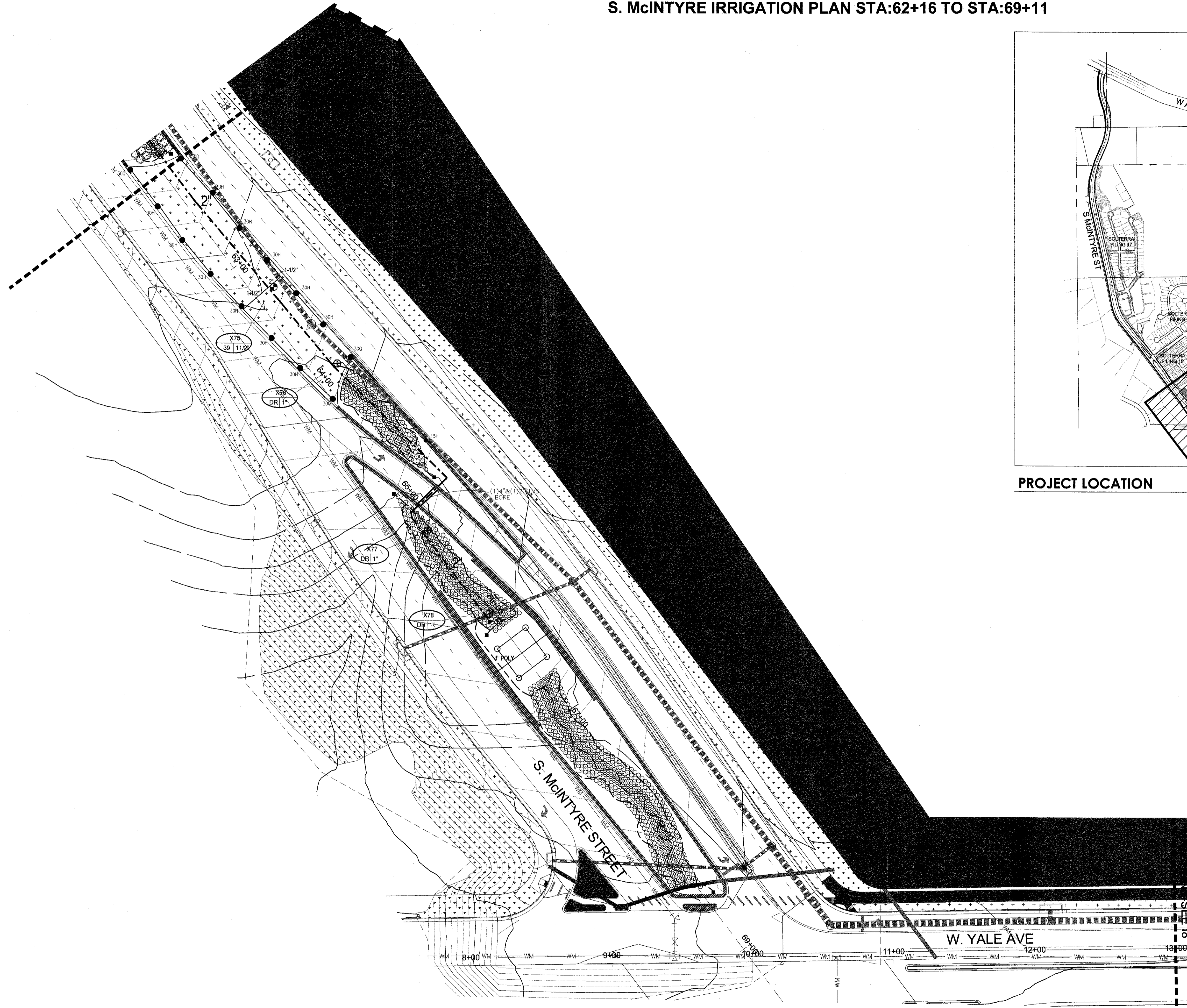


# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 18 of 24

S. McINTYRE IRRIGATION PLAN STA:62+16 TO STA:69+11



PROJECT LOCATION

SOUTH McINTYRE STREET STA:62+16 TO STA:69+11  
SCALE: 1" = 40'



## Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008  
S. McIntyre Irrigation Plan STA:62+15 to STA:69+11

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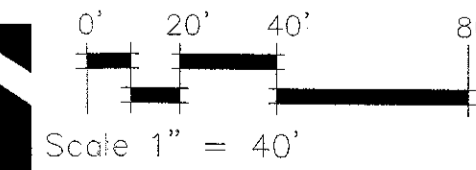
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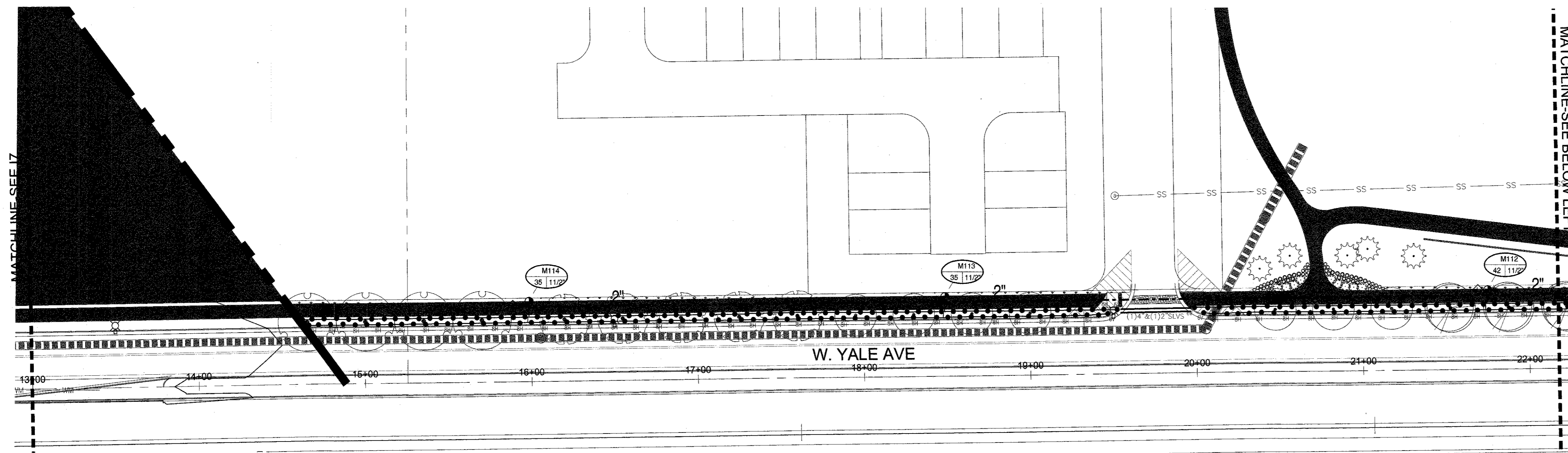
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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

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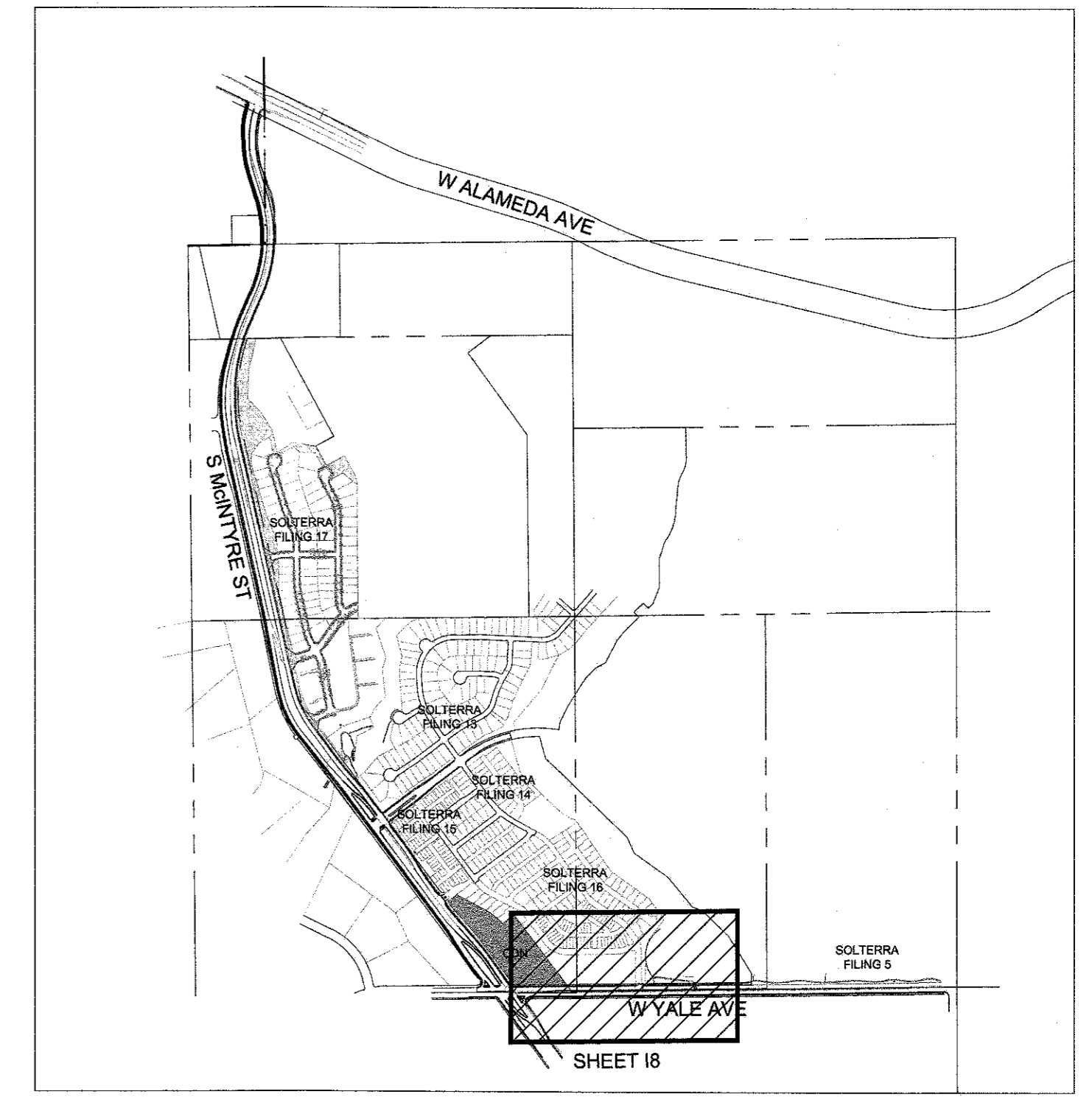
SHEET 19 of 24

YALE AVE. IRRIGATION PLAN STA:13+00 TO STA:29+00

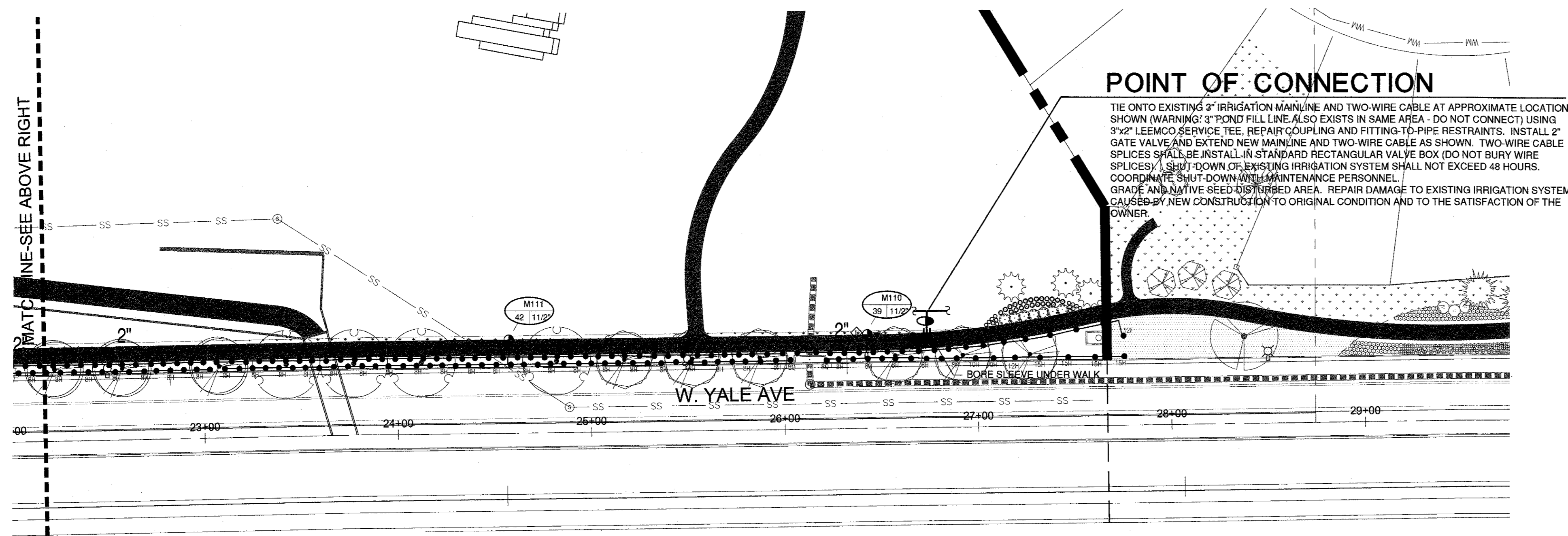


YALE AVE. STA:13+00 TO STA:22+20

SCALE: 1" = 40'



PROJECT LOCATION



YALE AVE. STA:22+20 TO STA:29+00

SCALE: 1" = 40'



## Solterra McIntyre and Yale Corridors Major Site Plan

SP-17-008  
S. McIntyre Irrigation Plan STA:62+15 to STA:69+11

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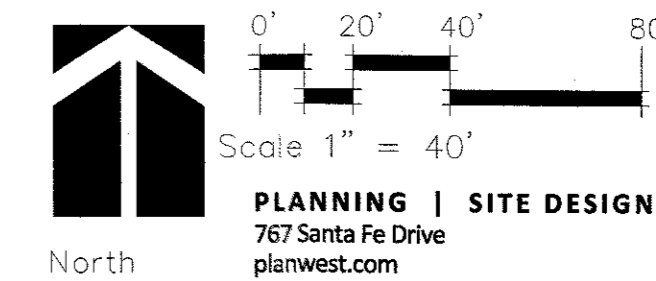
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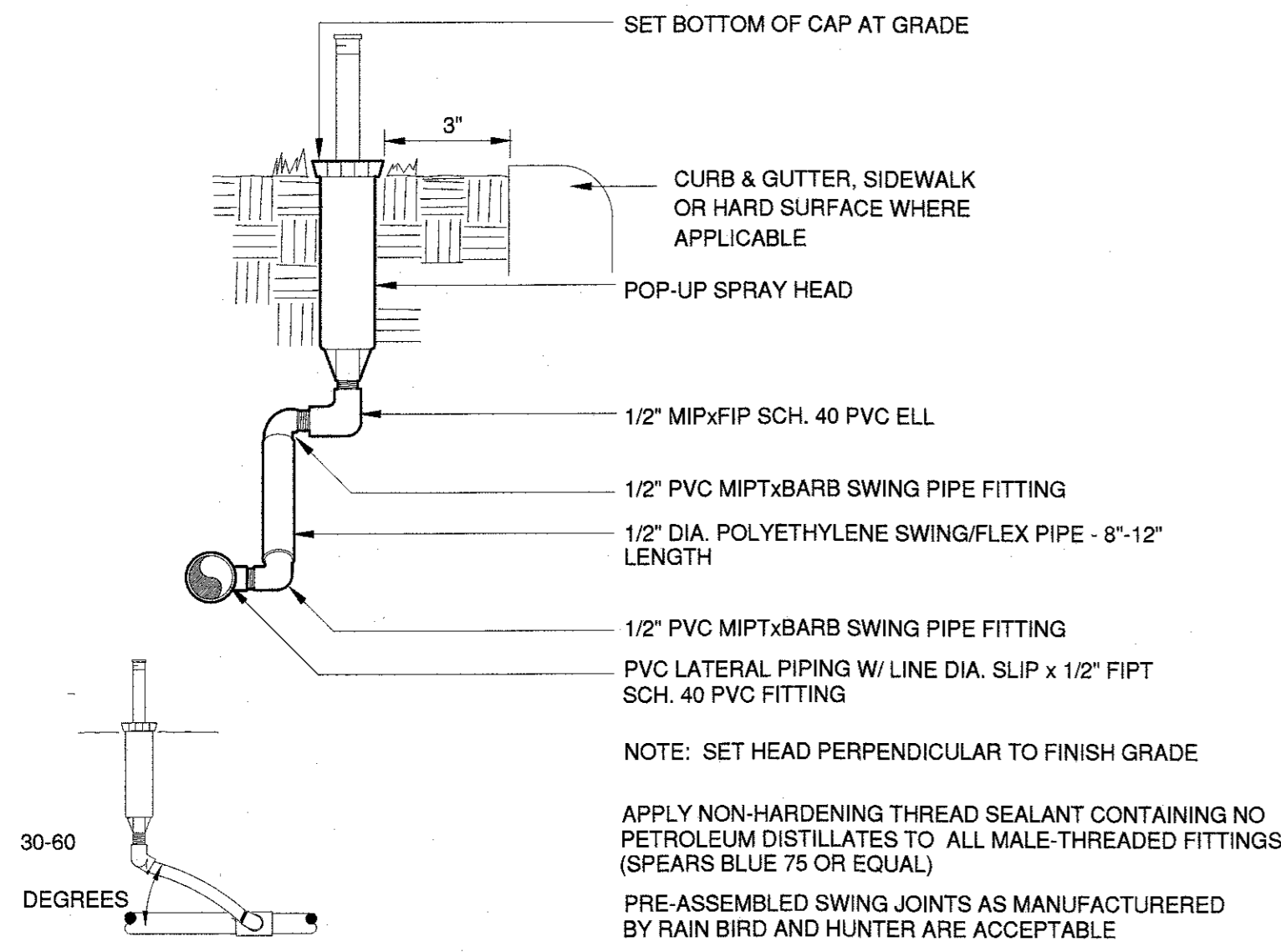


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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

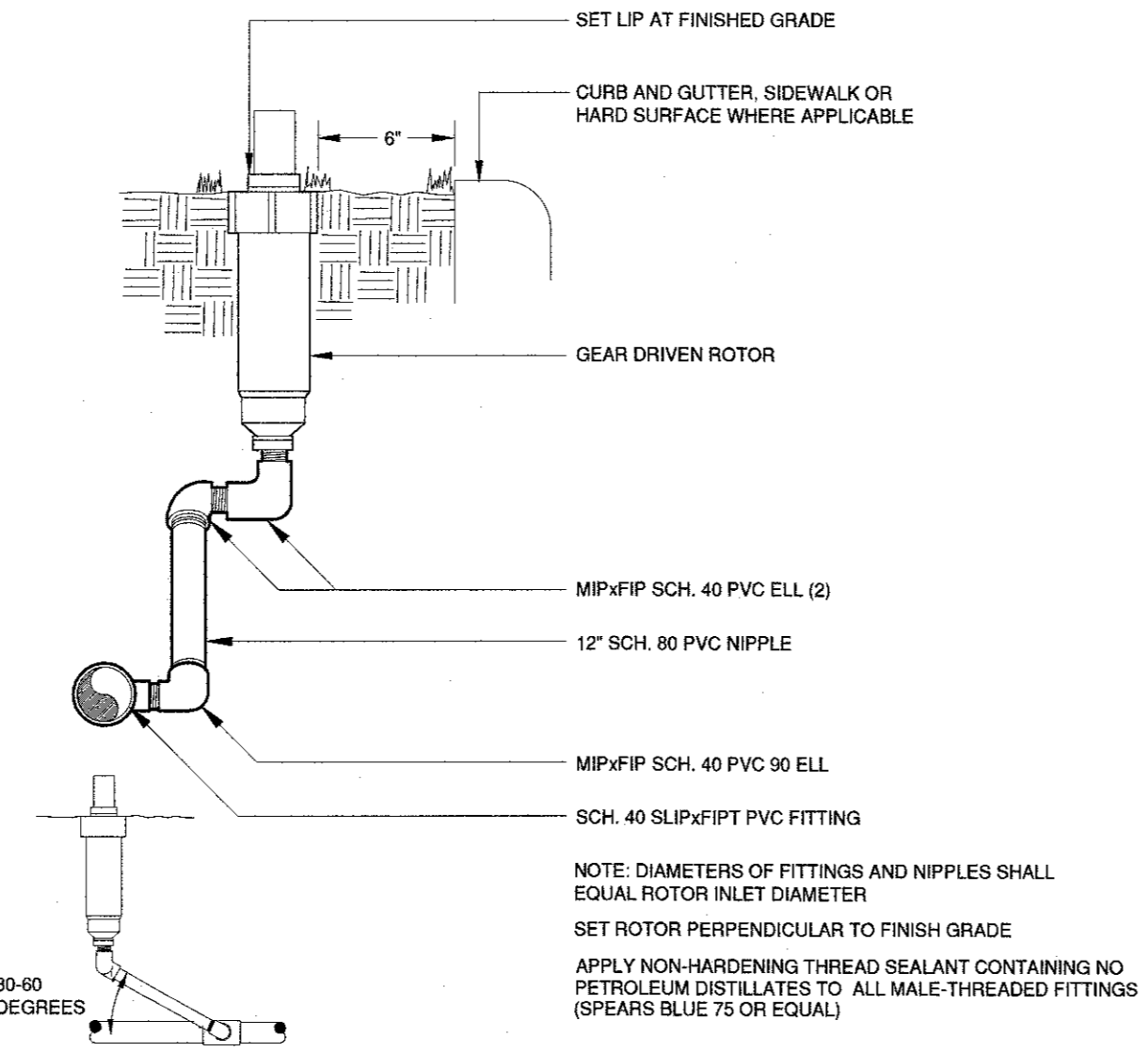
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SHEET 20 of 24



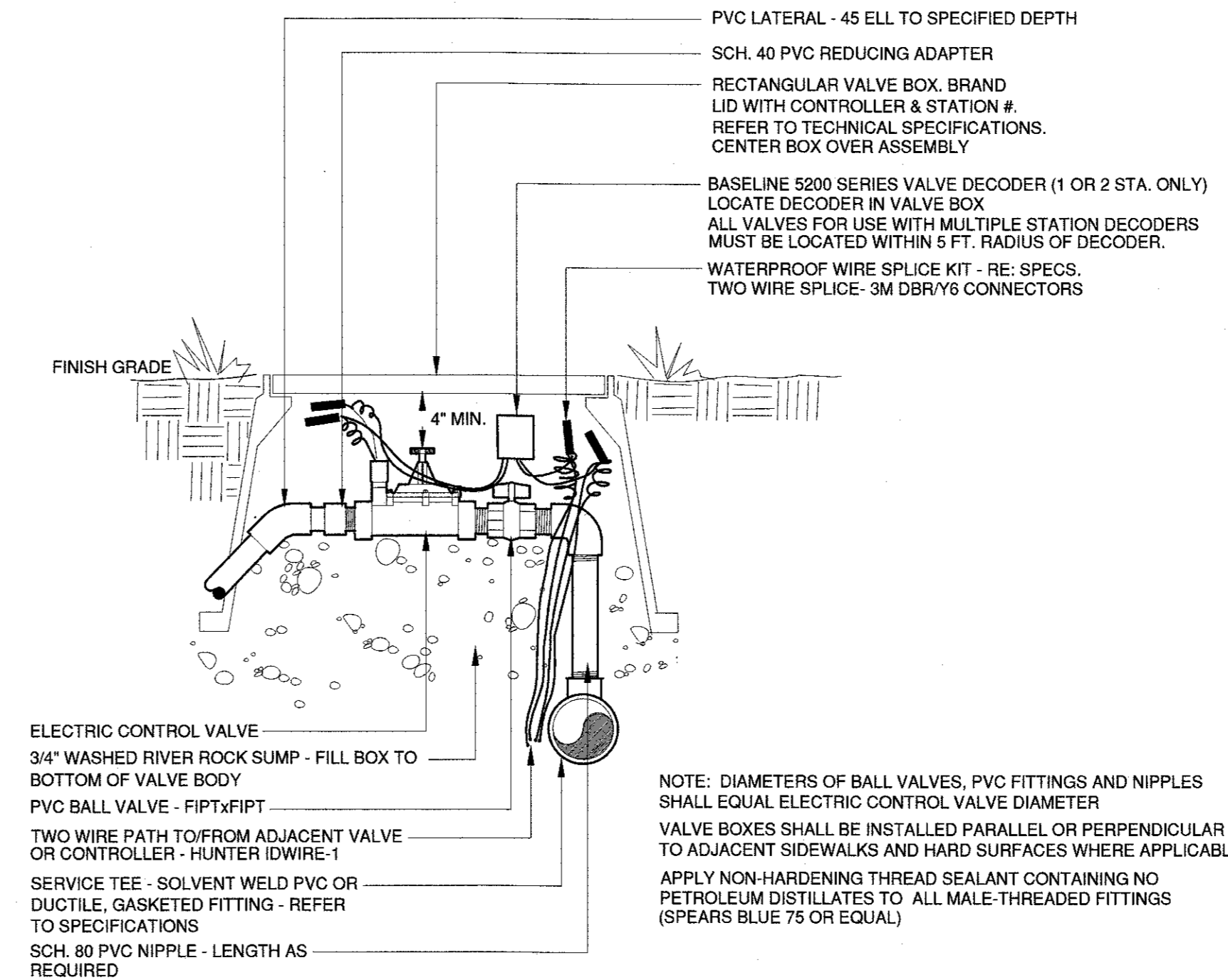
POP-UP SPRAY HEAD

1



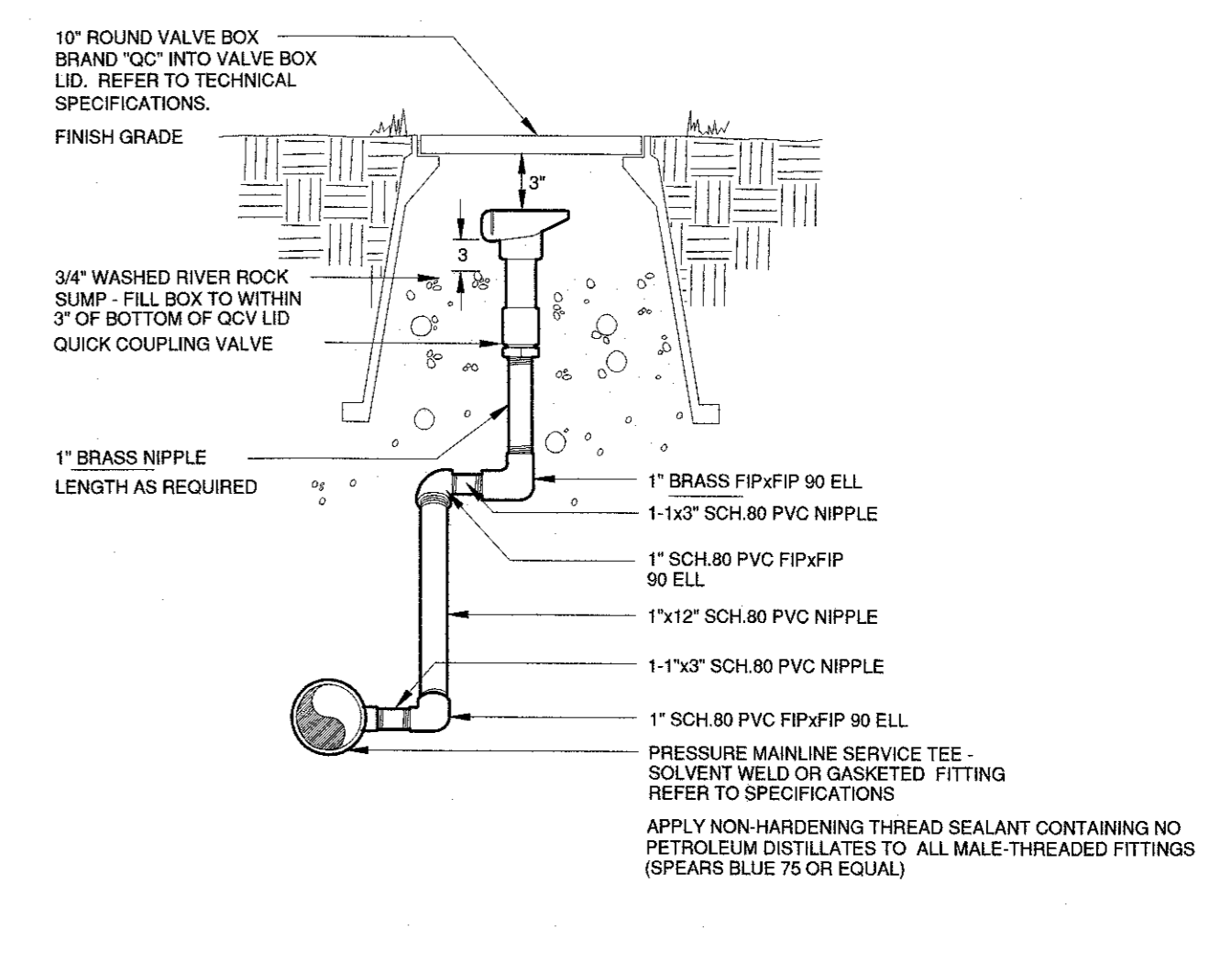
GEAR DRIVEN ROTOR

2



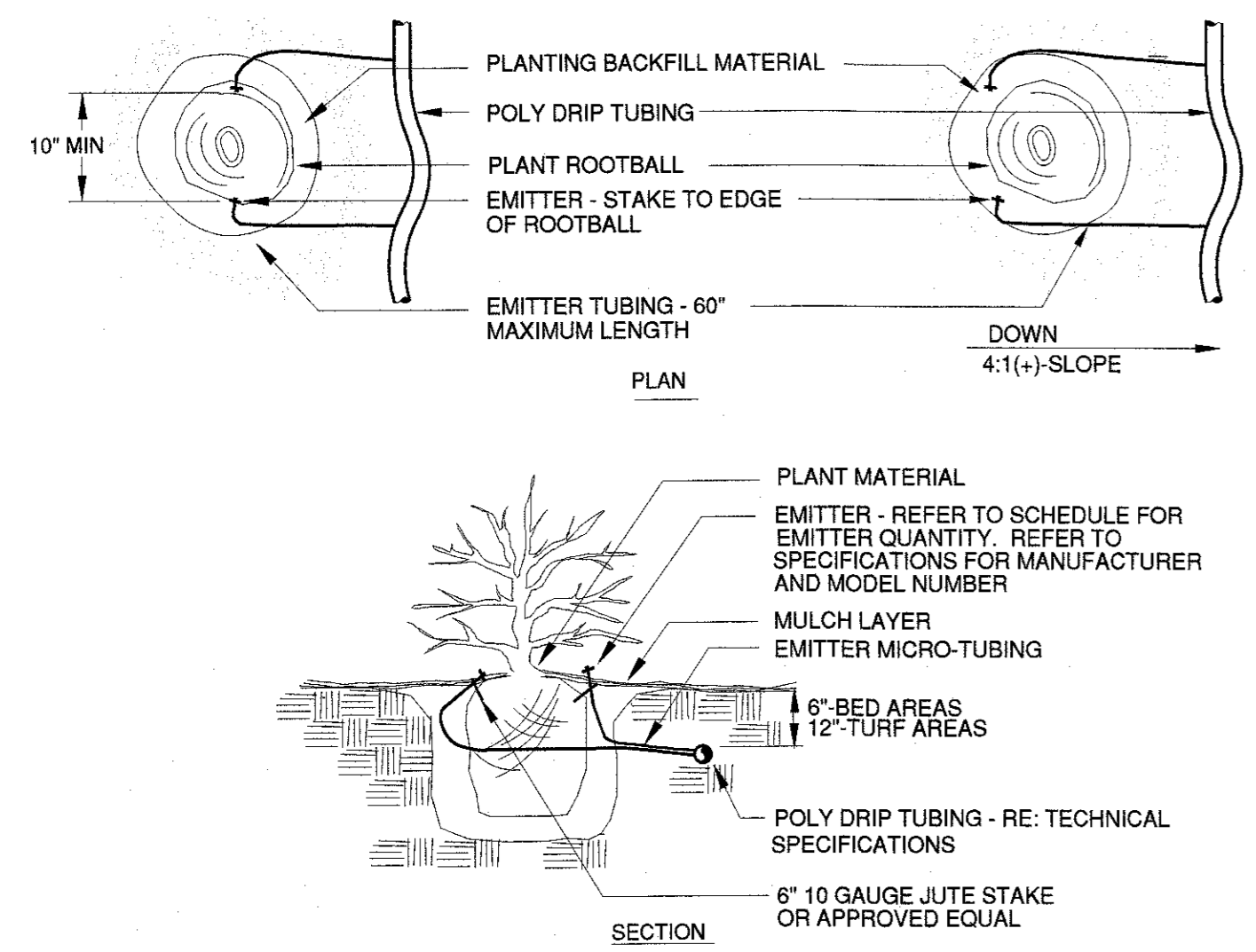
ELECTRIC CONTROL VALVE

3



QUICK COUPLING VALVE

4



DRIP EMITTER

5

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

NOTES:

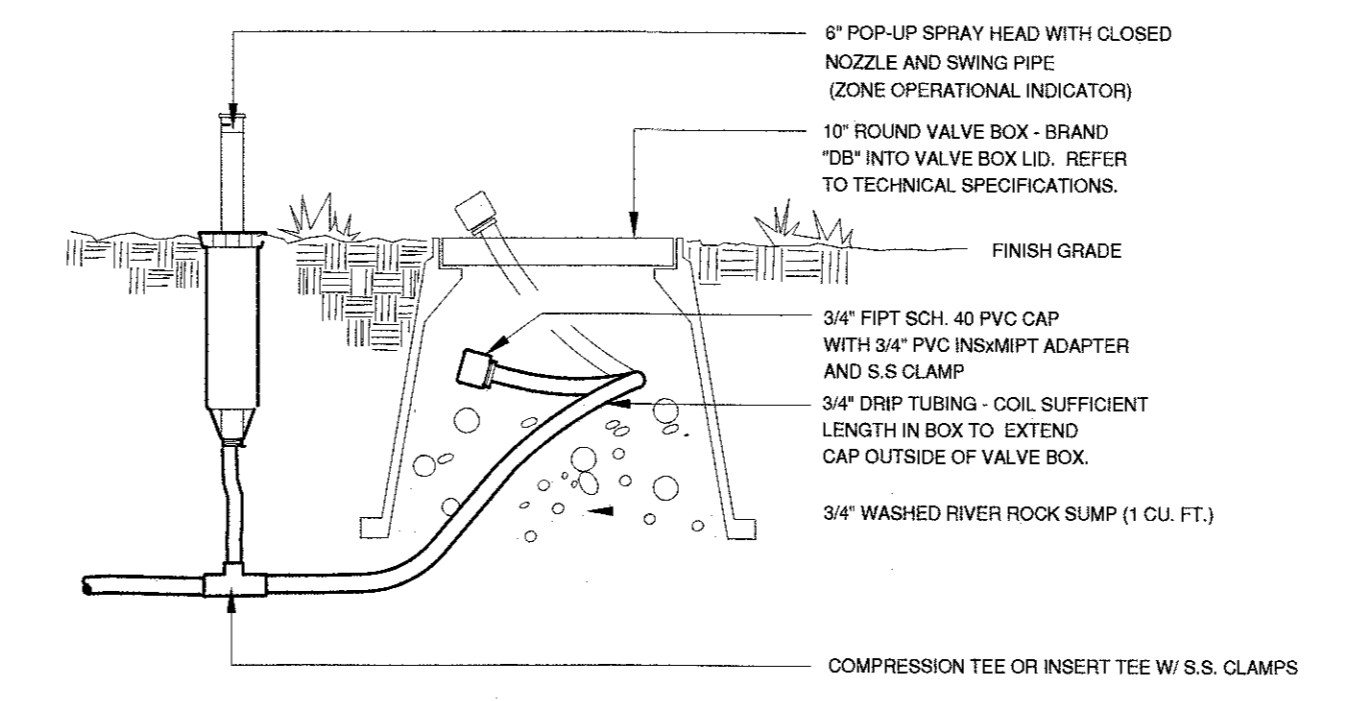
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.

EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".

FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.

IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.

EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



DRIP LINE BLOW-OUT STUB

6

## Solterra McIntyre and Yale Corridors Major Site Plan Irrigation Details

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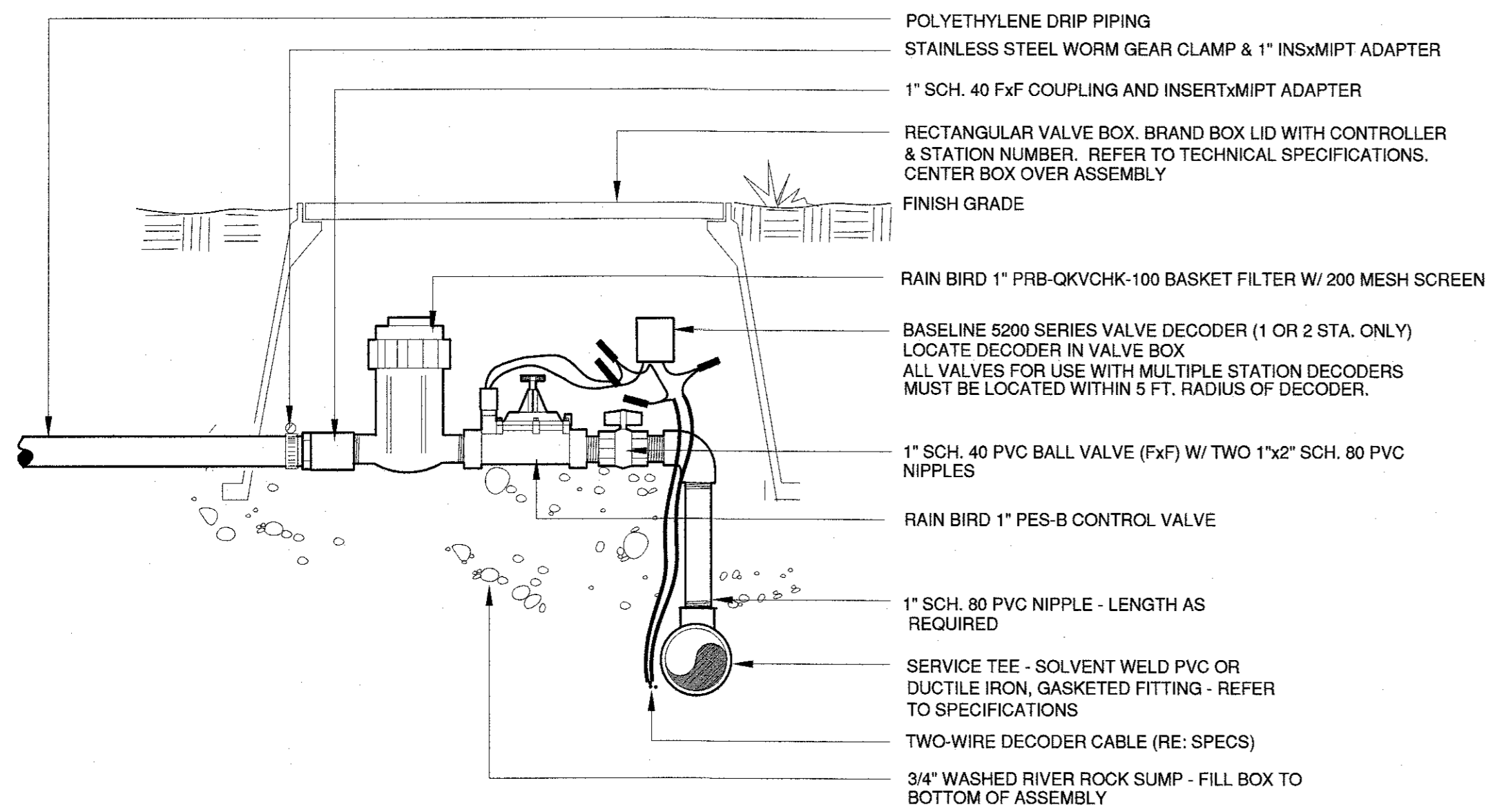
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PLANWEST

City of Lakewood, Colorado  
job no. 2016-22  
date 02-12-18  
revisions 04-27-18

# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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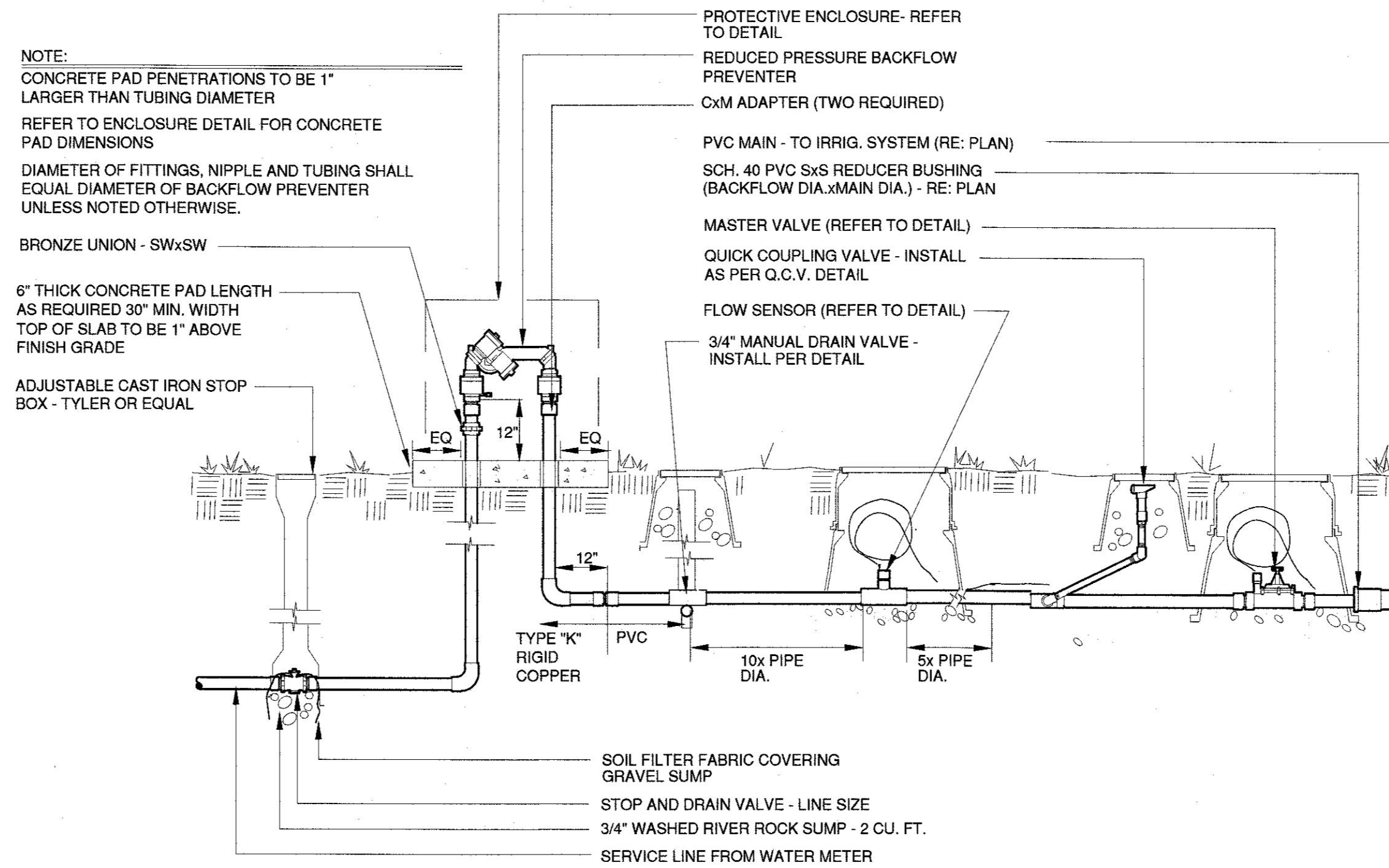
SHEET 21 of 24



NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.  
NO VALVE BOX EXTENSIONS WILL BE ACCEPTED  
PROVIDE 2" MIN. CLEARANCE BETWEEN TOP OF FILTER AND BOTTOM OF BOX LID  
TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE  
VALVE BOX SHALL NOT REST ON DRIP TUBING/PIPING  
APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

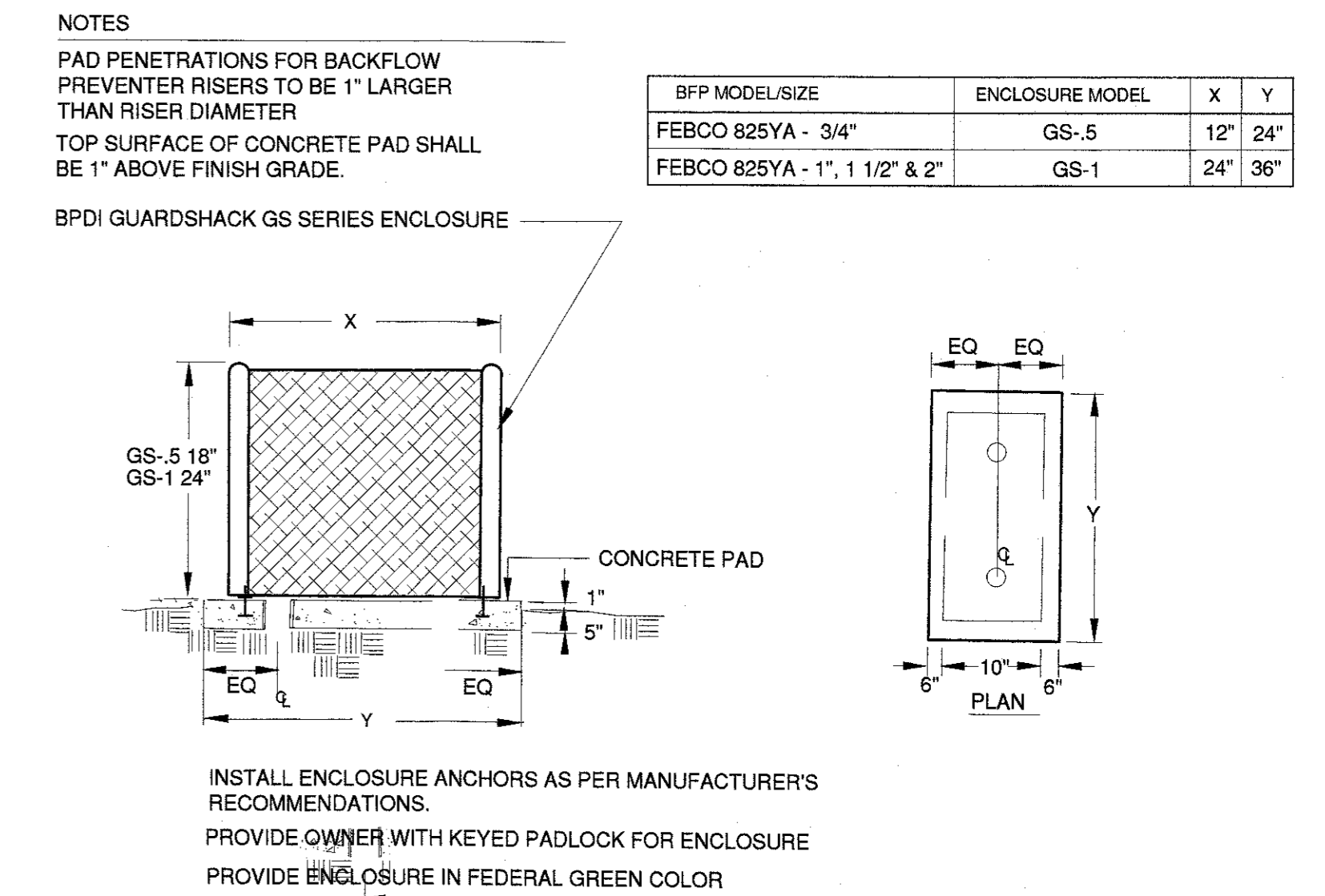
DRIP VALVE ASSEMBLY

7



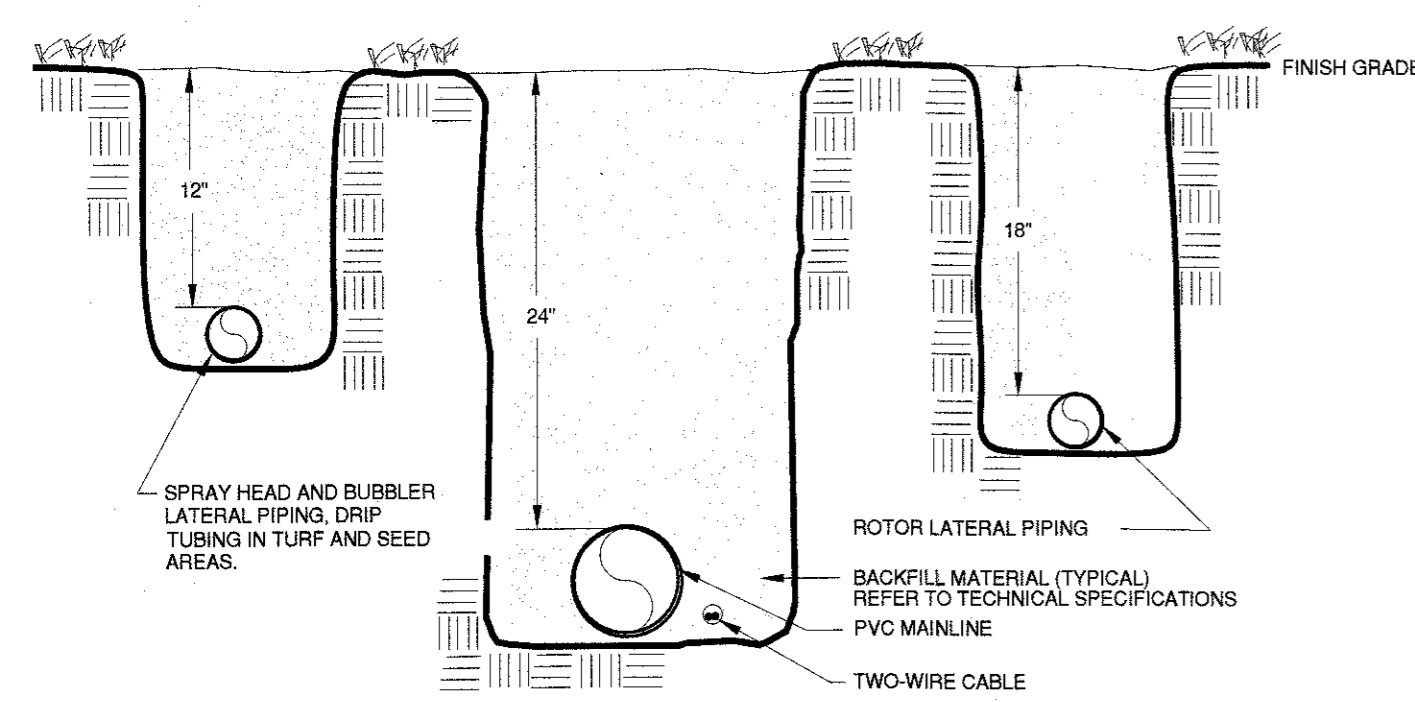
BACKFLOW PREVENTER

8



BACKFLOW ENCLOSURE

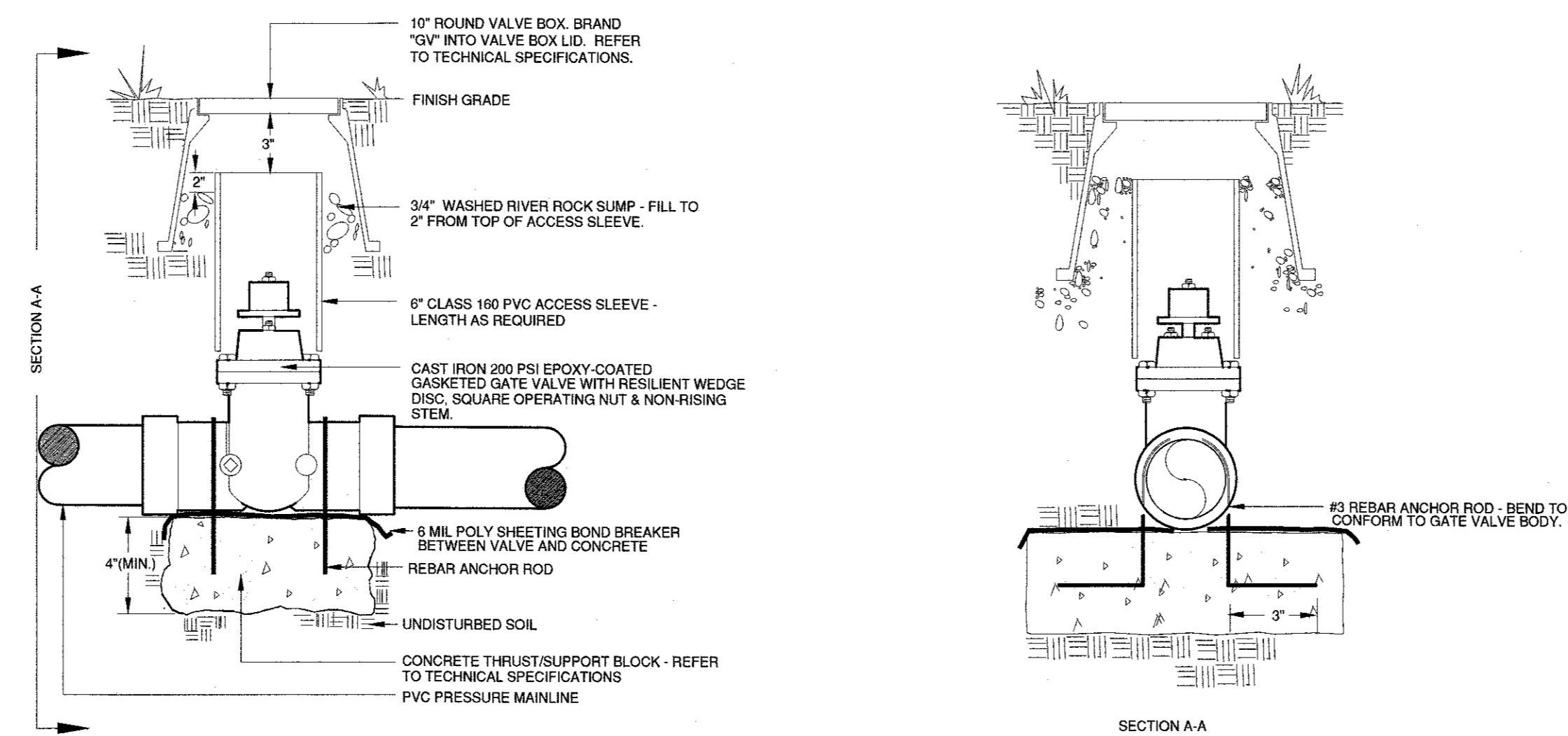
9



NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

TRENCH

10



GATE VALVE - 3" and LARGER

11

## Solterra McIntyre and Yale Corridors Major Site Plan Irrigation Details

SP-17-008

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Fossil Ridge Metro District No. 1  
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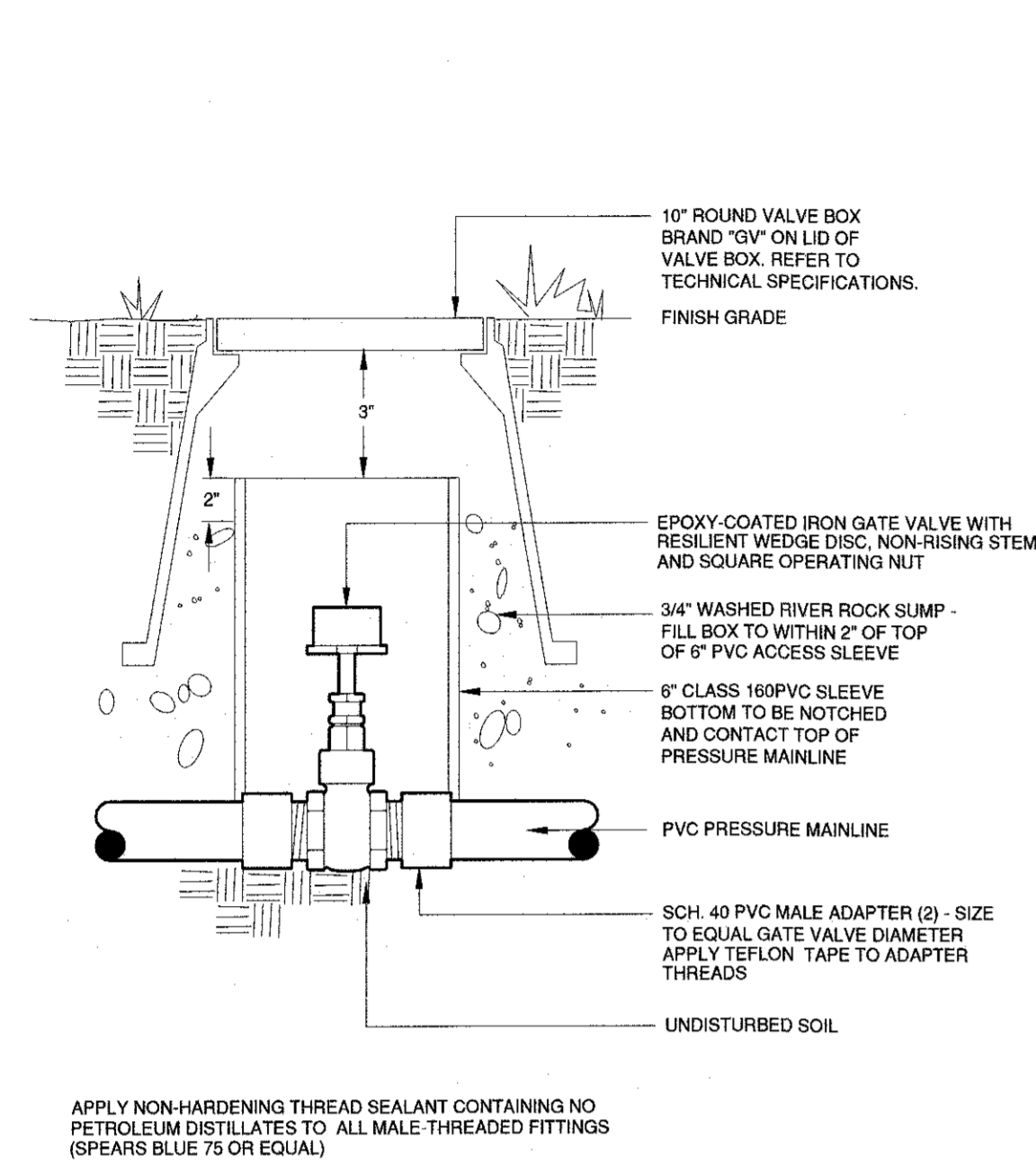


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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

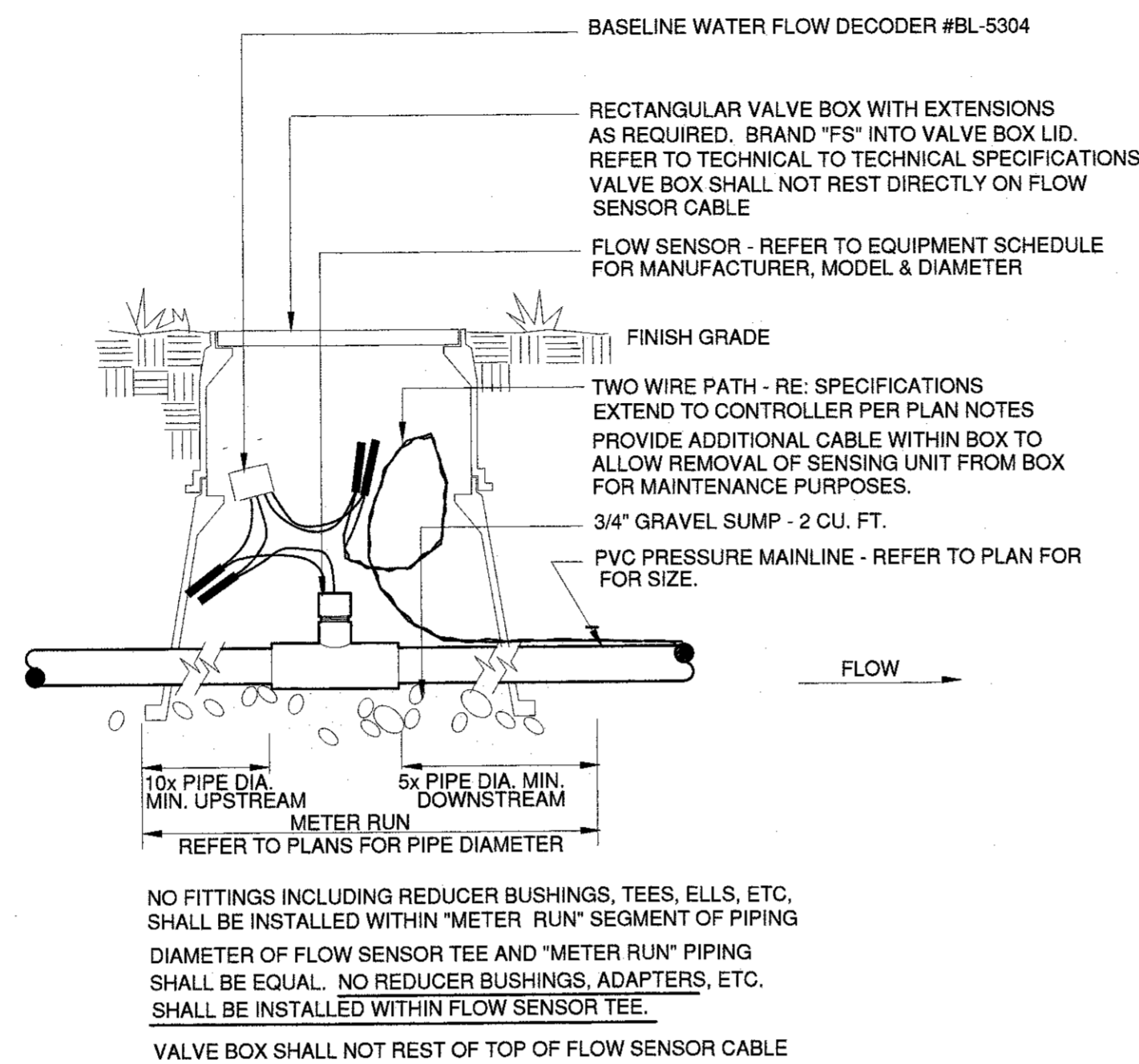
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CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

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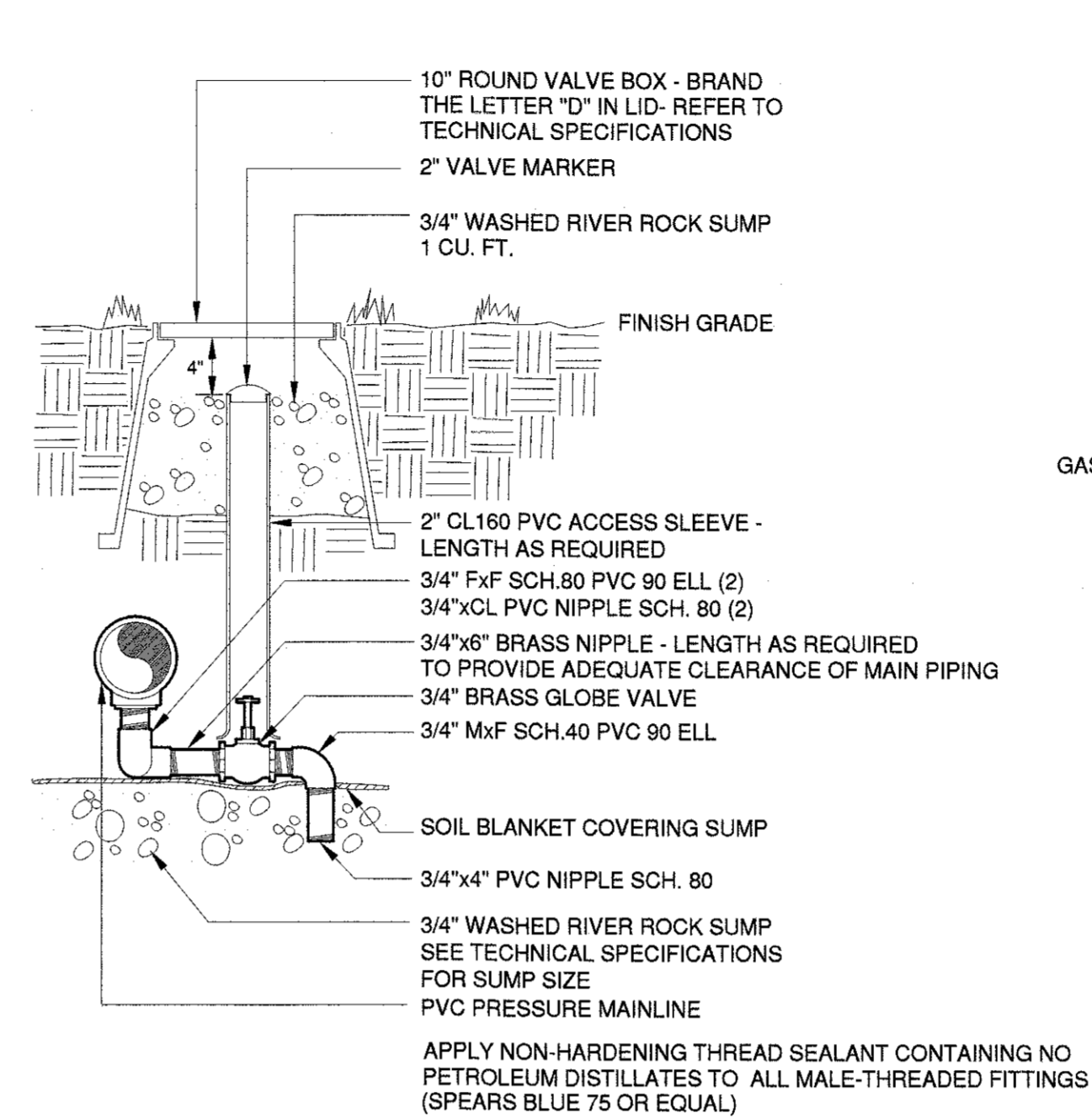
**GATE VALVE - 2-1/2" and SMALLER**

12



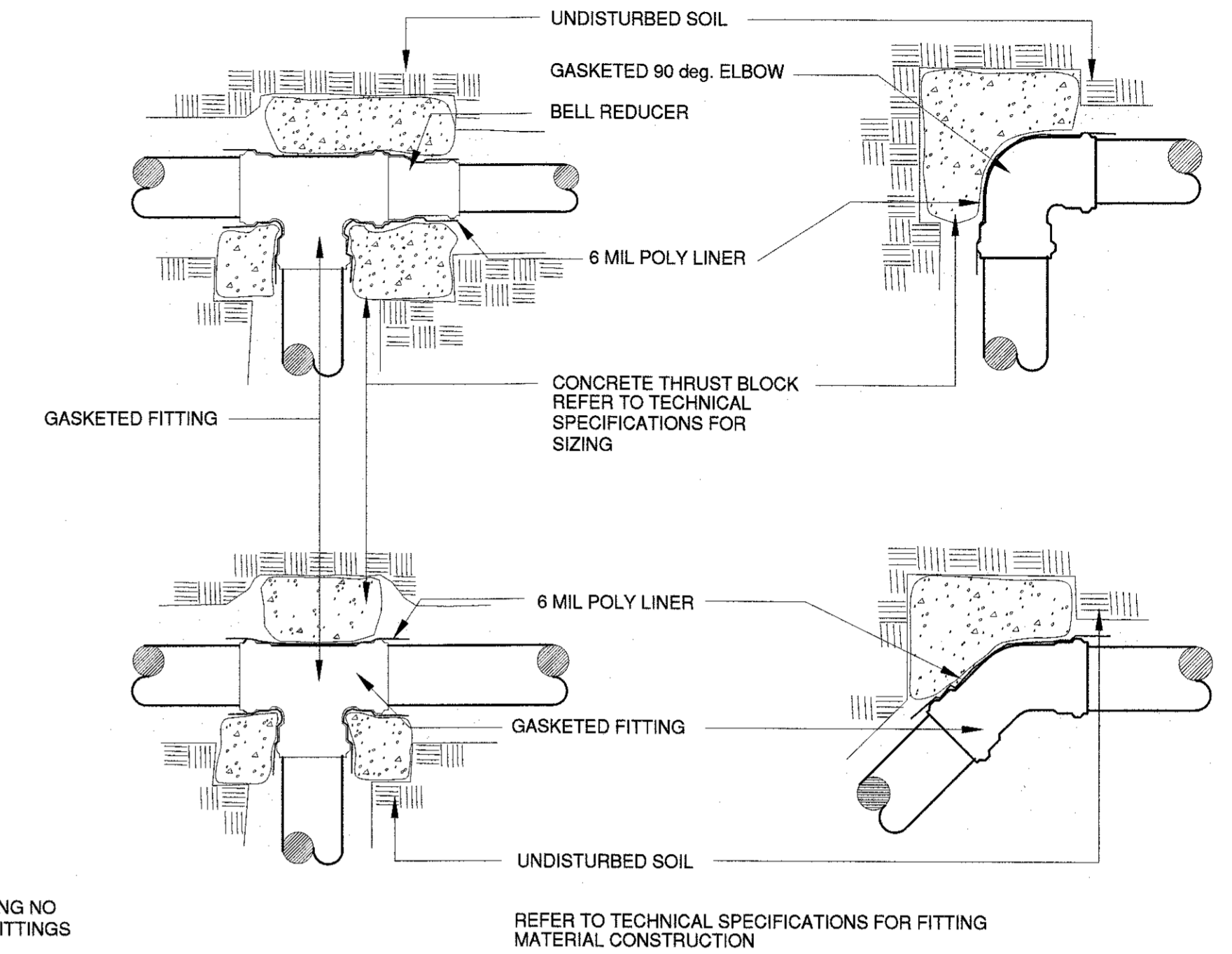
**FLOW SENSOR**

13



**MANUAL DRAIN VALVE**

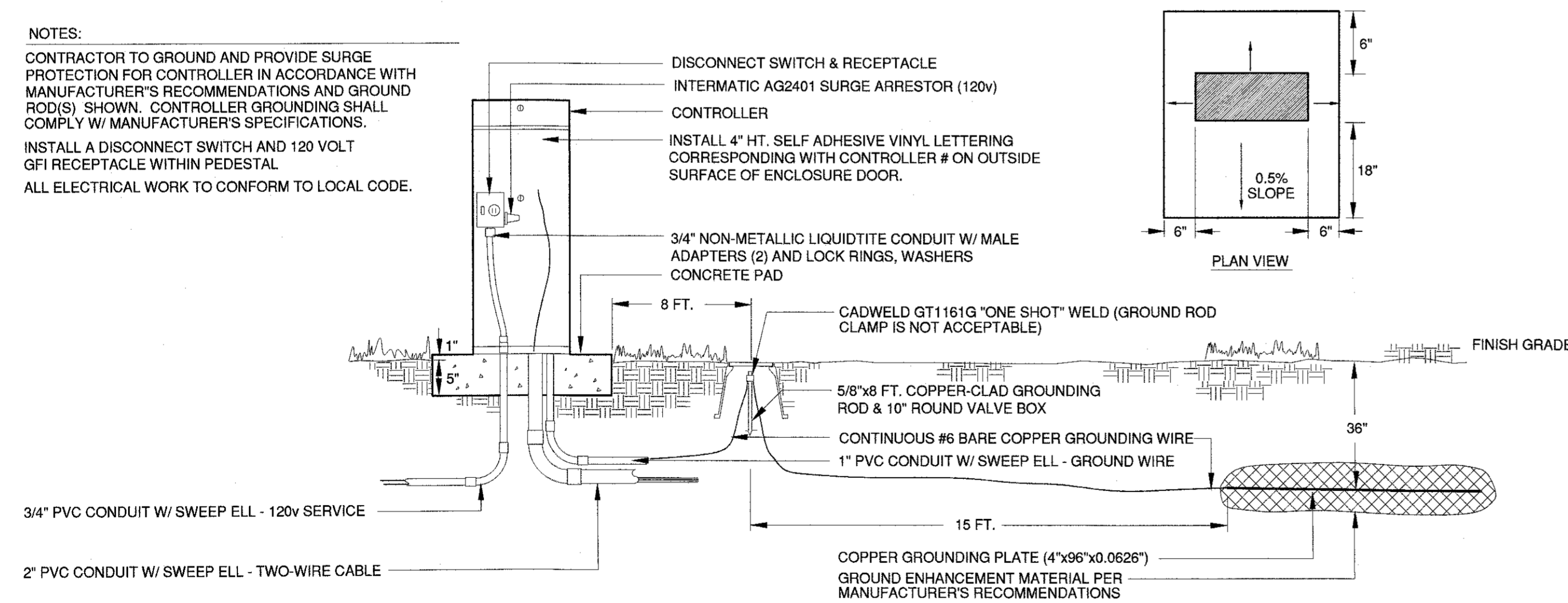
14



**THRUST BLOCKING - 3" DIA. and LARGER PIPE**

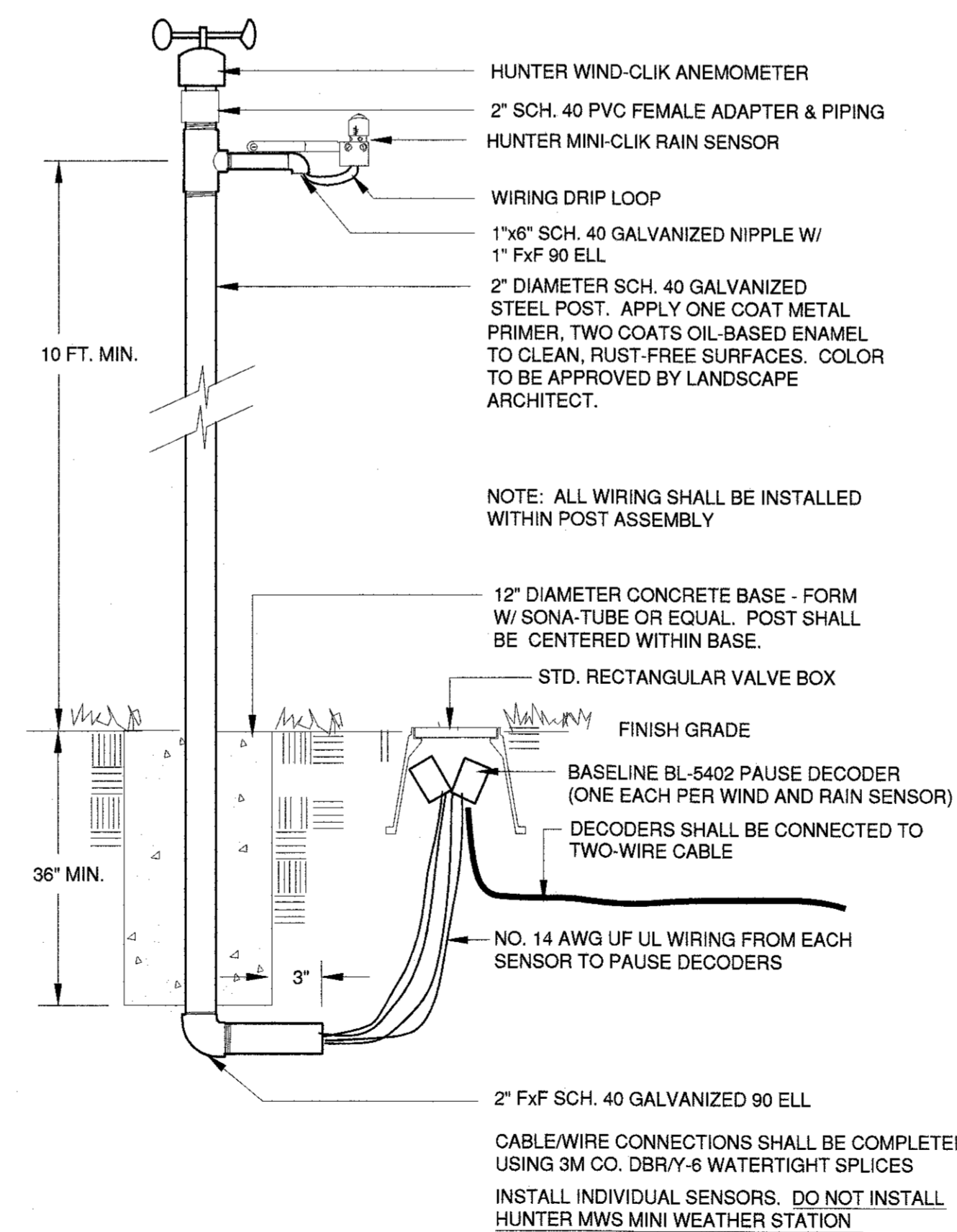
15

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



**ELECTRIC CONTROLLER - TWO-WIRE CONTROLLER**

16



**WIND/RAIN SENSOR**

17

## Solterra McIntyre and Yale Corridors Major Site Plan Irrigation Details

SP-17-008

OWNER  
Fossil Ridge Metro District No. 1  
6485 S Greenwood Plaza Blvd, #700  
Centennial, CO 80111

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LANDSCAPE ARCHITECT  
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Denver, CO 80204  
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City of Lakewood, Colorado  
job no. 2016-22  
date 02-12-18  
revisions 04-27-18

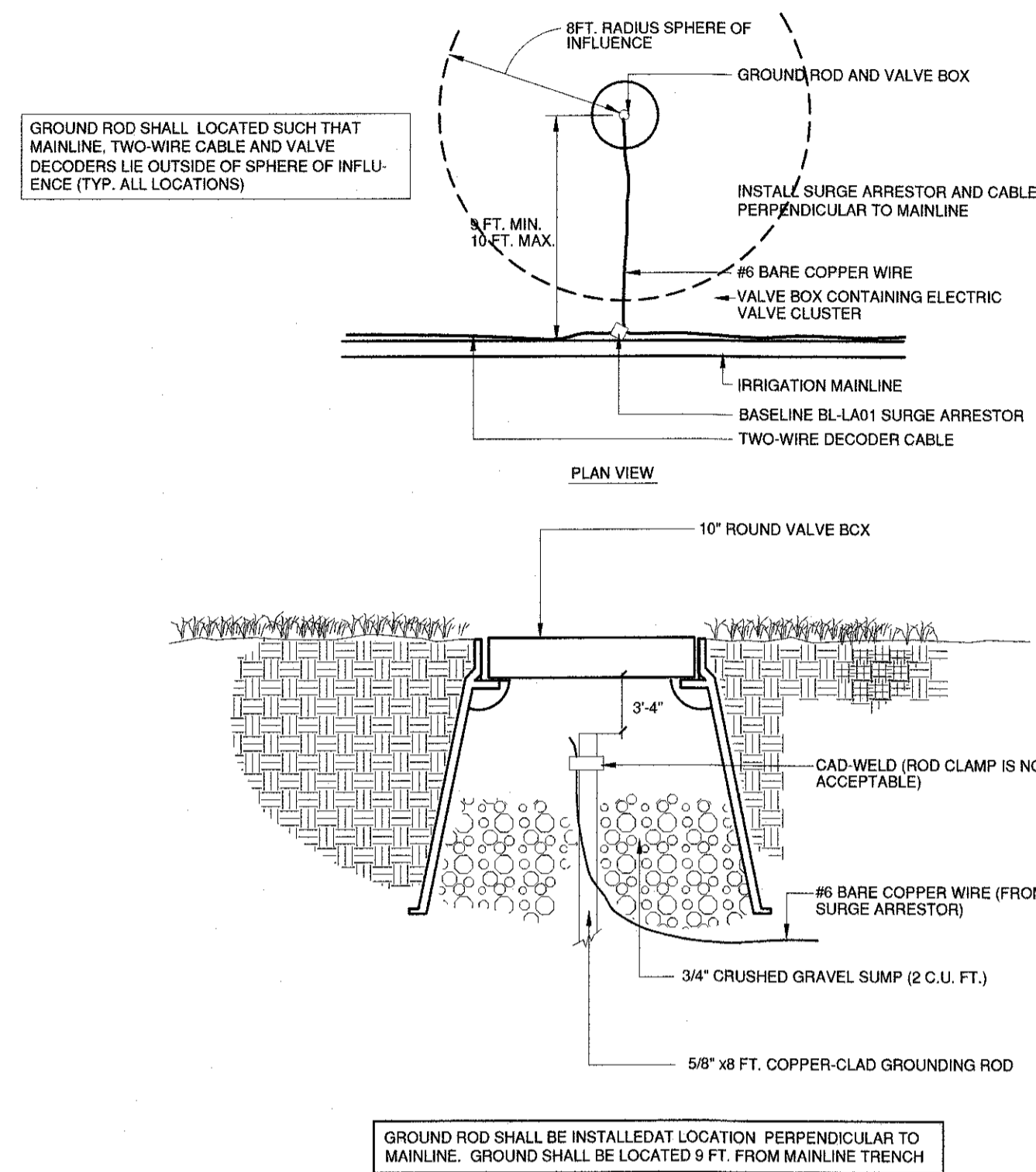


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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

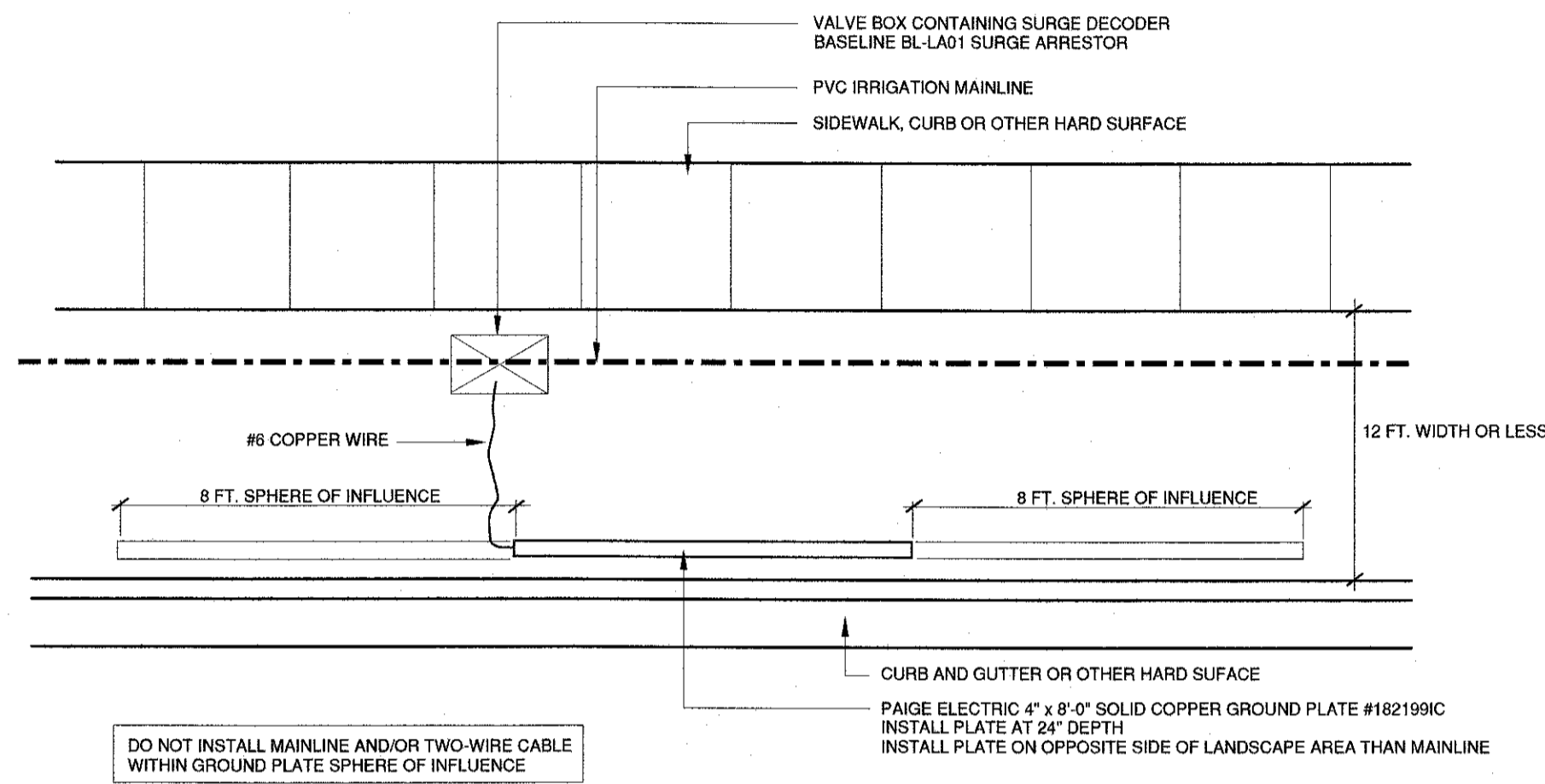
LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 23 of 24



**TWO-WIRE SURGE ARRESTOR**

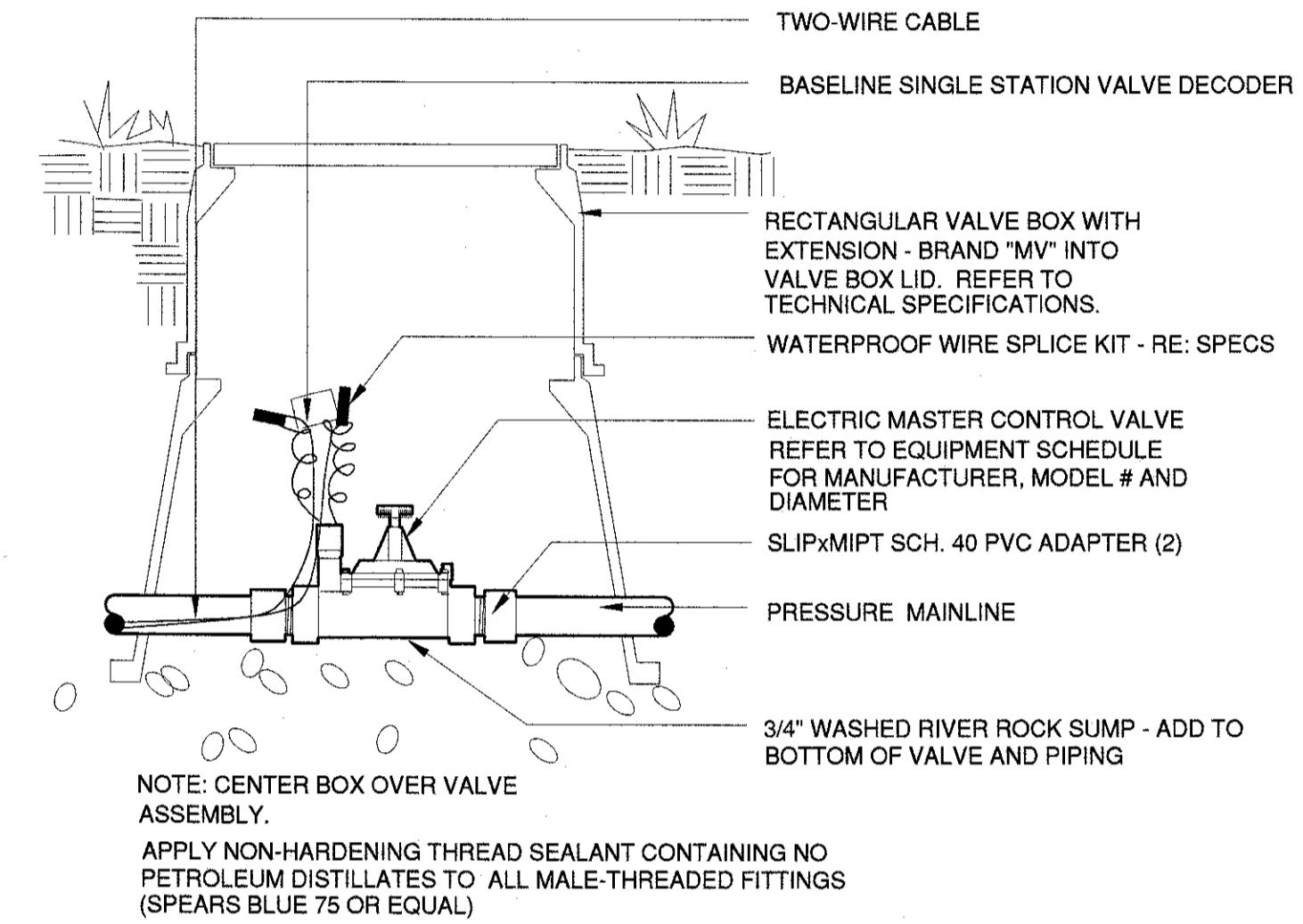
18



**TWO-WIRE SURGE ARRESTOR**

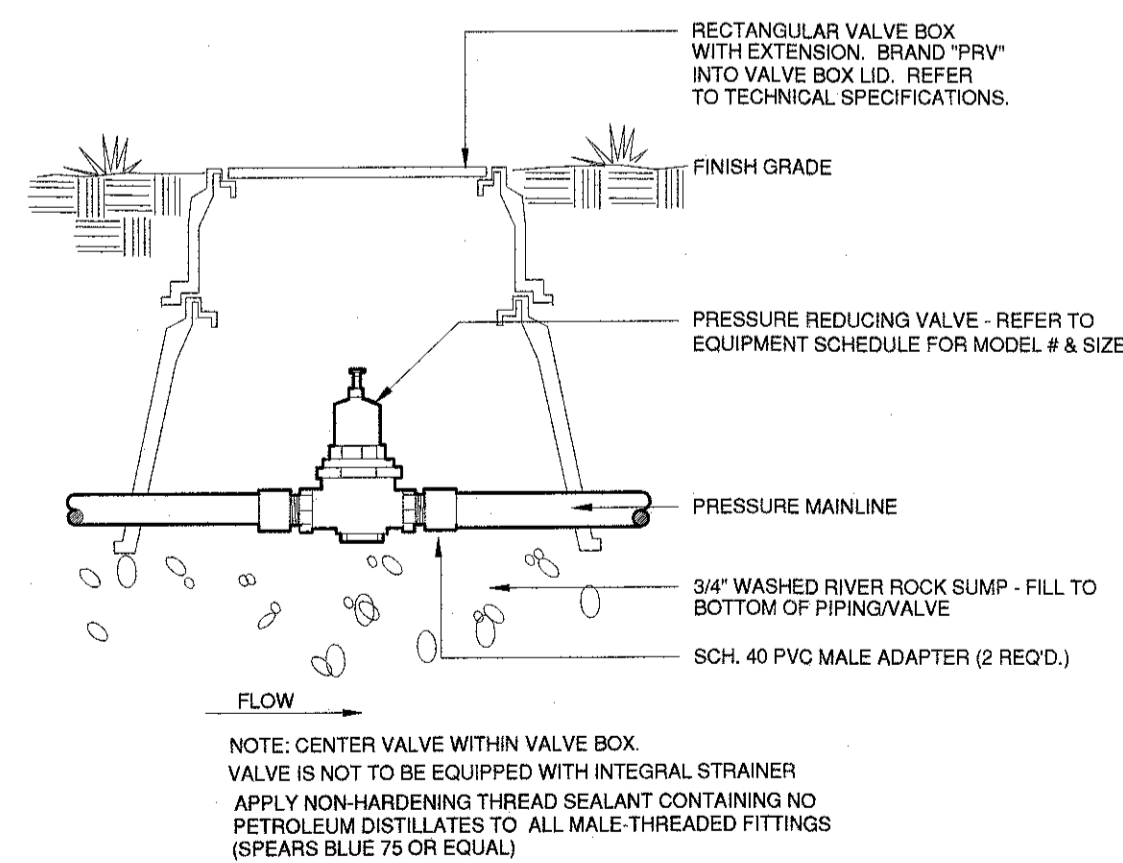
DETAIL APPLIES TO LANDSCAPE AREAS 12 FT. OR LESS IN WIDTH

19



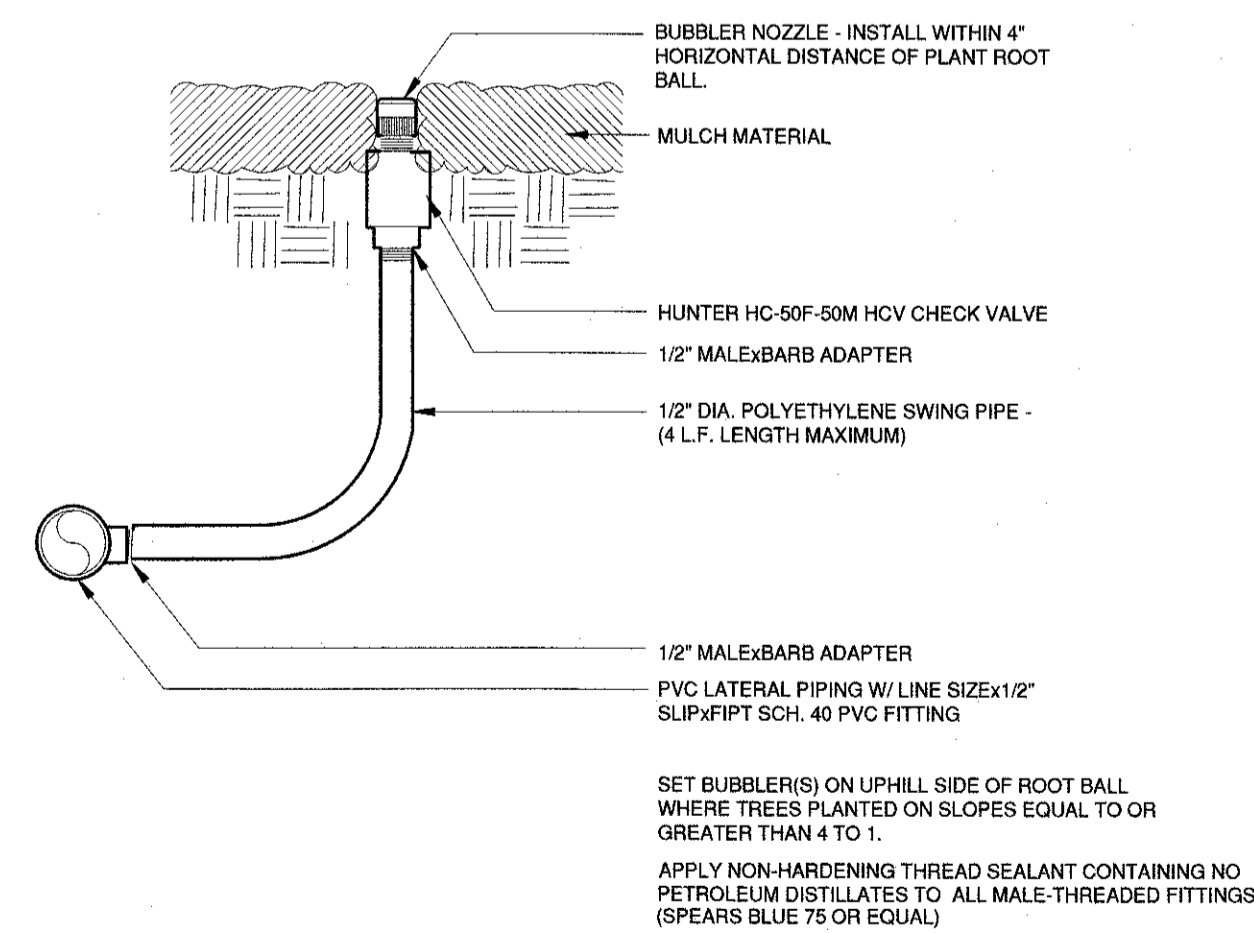
**MASTER VALVE**

20



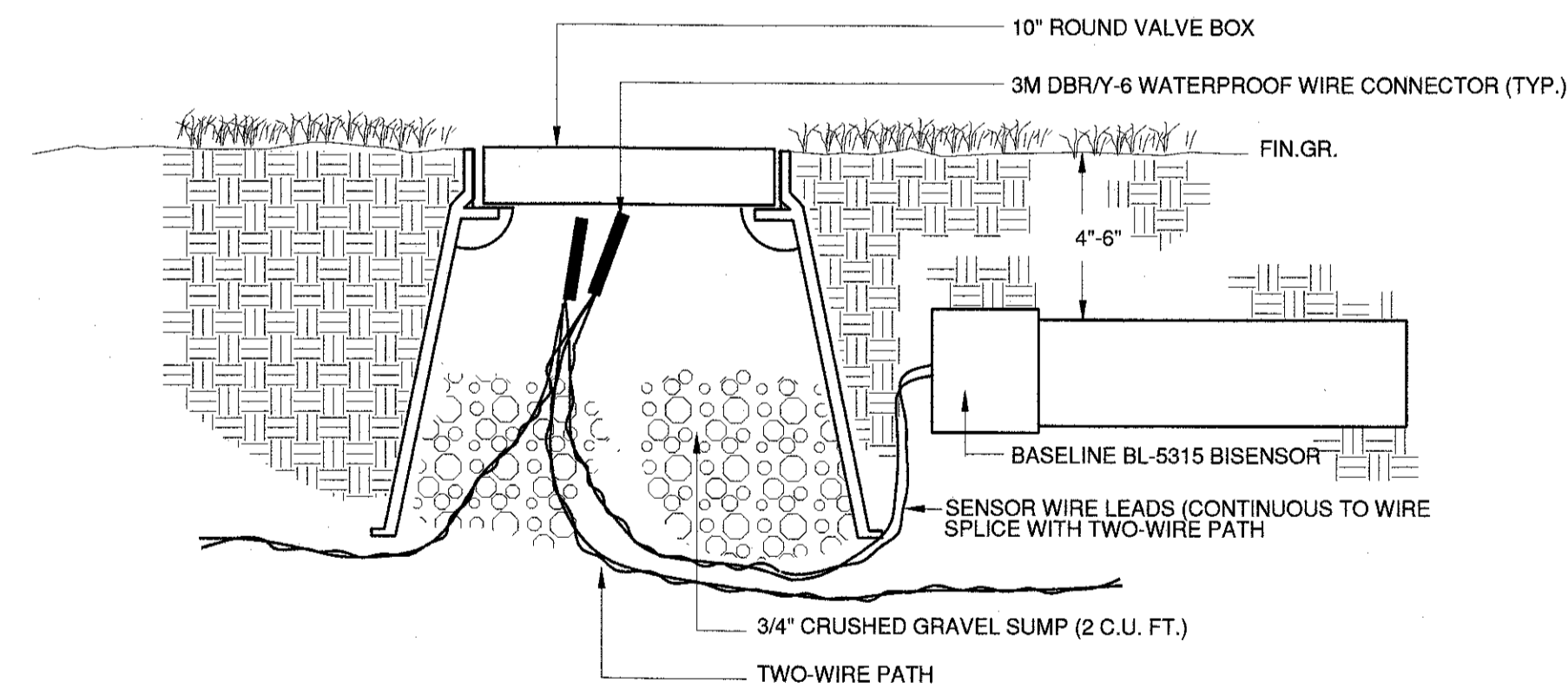
**PRESSURE REGULATING VALVE**

21



**BUBBLER**

22



**MOISTURE SENSOR**

23

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North

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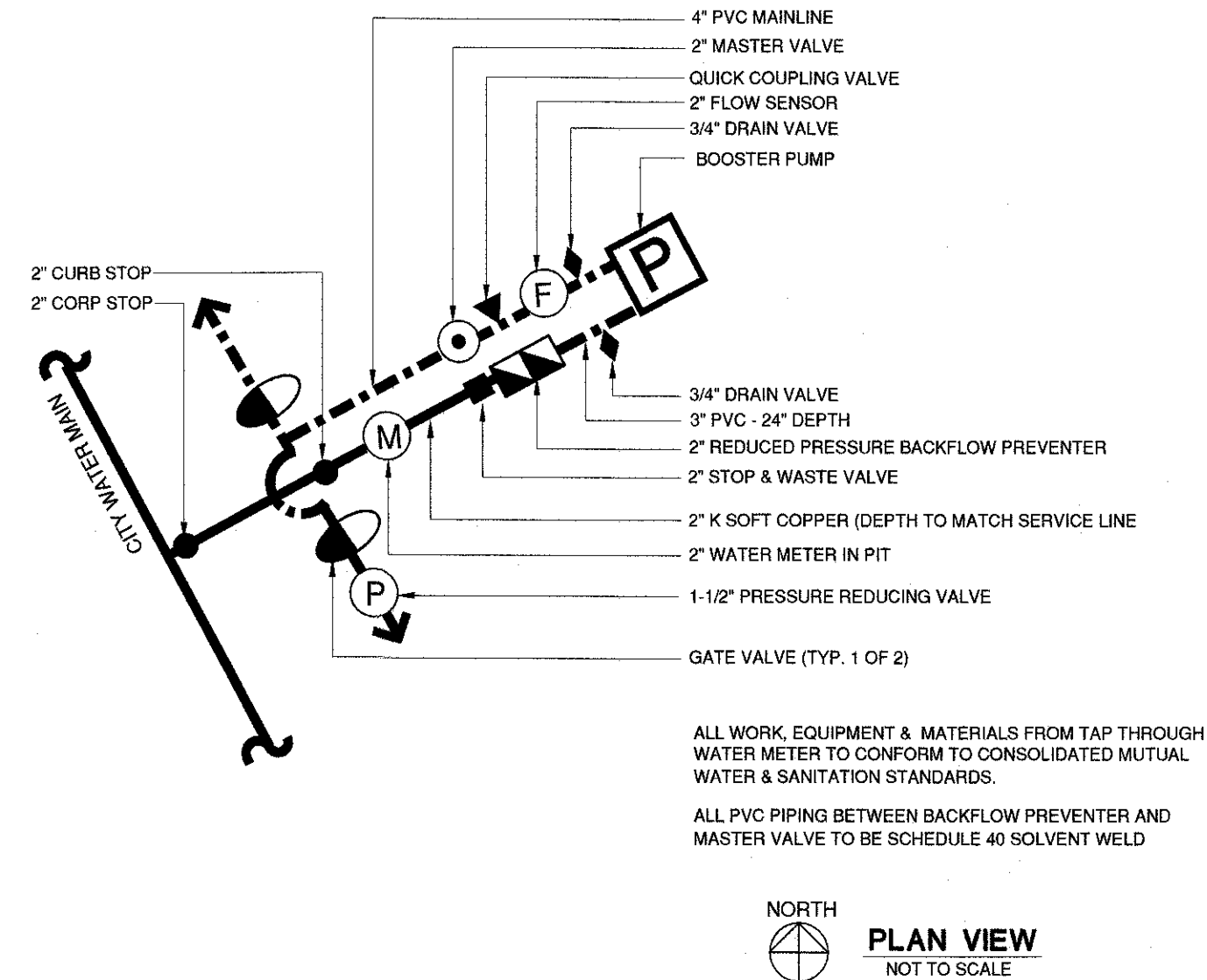
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# SOLTERRA - MCINTYRE AND YALE CORRIDORS MAJOR SITE PLAN

LYING IN THE SOUTH HALF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 24 OF 24



POINT OF CONNECTION LAY-OUT SCHEMATIC

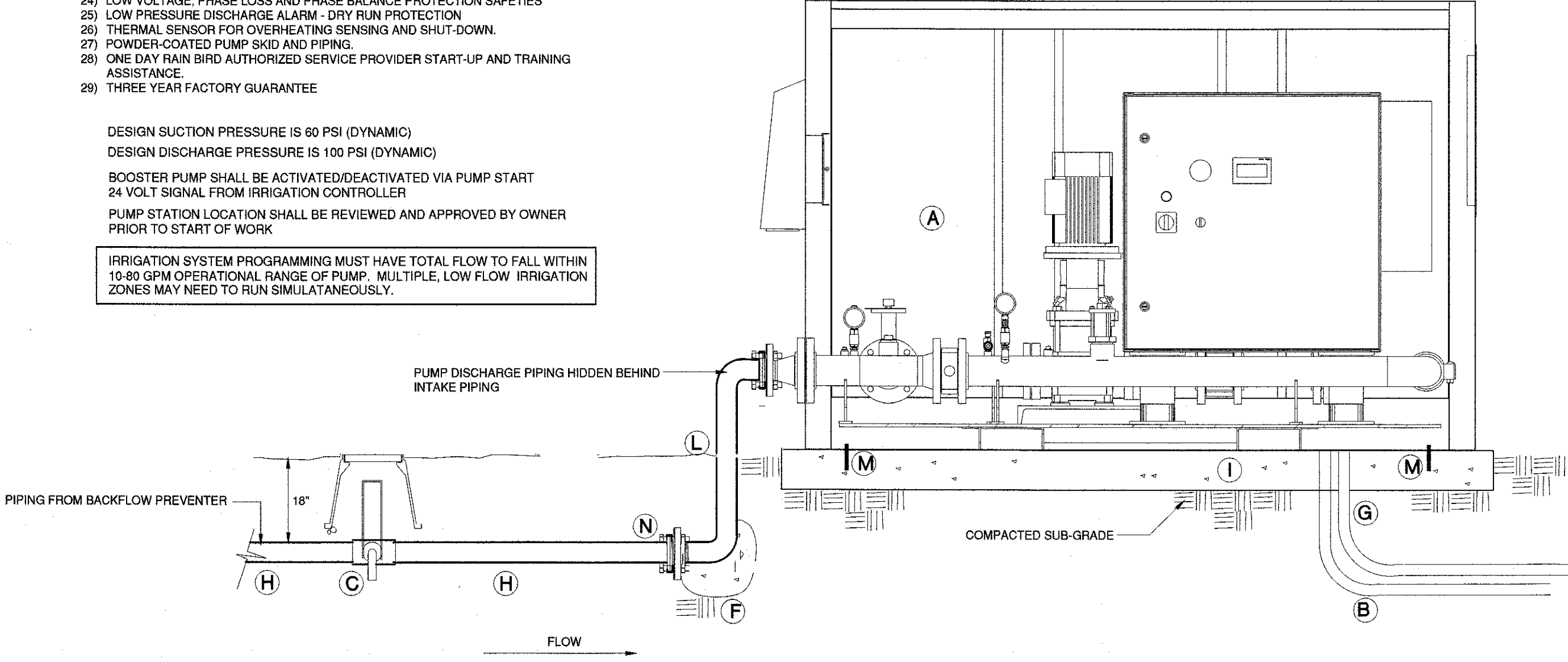
24

### PUMP STATION REQUIREMENTS AND FEATURES

- A) RAIN BIRD L SERIES VERTICAL MULTI-STAGE BOOSTER PUMP CAPABLE OF 80 MAX GPM WITH 100 PSI DISCHARGE PRESSURE (40 PSI BOOST). OTHER MAIN FEATURES INCLUDE:
  - 1) MODEL NUMBER M1L007N6L0000290F3 (RAIN BIRD QUOTE CVM110717 E01B)
  - 2) 10 GPM MINIMUM FLOW, 80 GPM MAXIMUM FLOW
  - 3) 7.5 H.P., 3450 RPM, ODP/TEFC W/ 230 VOLT/1 PHASE ELECTRIC MOTOR (50 FULL LOAD AMPS)
  - 4) PUMP DISCHARGE TO BE EQUIPPED WITH SILENT CHECK VALVE AND ISOLATION VALVE.
  - 5) VARIABLE FREQUENCY DRIVE
  - 6) MONOCHROME TOUCH-SCREEN OPERATOR INTERFACE
  - 7) PROGRAMMABLE LOGIC CONTROLLER (PLC)
  - 8) STAINLESS STEEL PRESSURE TRANSDUCER
  - 9) NEMA 3R CONTROL PANEL ENCLOSURE
  - 10) SURGE PROTECTION
  - 11) INTERNAL PUMP BY-PASS
  - 12) PAINTED ALUMINUM PUMP STATION ENCLOSURE W/ EXHAUST FAN
  - 13) LIQUID-FILLED PRESSURE GAUGES ON SUCTION AND DISCHARGE PIPING
  - 14) DISCHARGE CHECK VALVES AND PUMP STATION ISOLATION VALVES
  - 15) FLOW SWITCH
  - 16) ANSI FLANGED INTAKE AND DISCHARGE CONNECTIONS
  - 17) PUMP ON/OFF VIA 24 VOLT SIGNAL FROM IRRIGATION CONTROLLER (PUMP START RELAY - PROVIDED AS PART OF PUMP STATION)
  - 18) ELECTRICAL OVERLOAD SHUT-DOWN SAFETY (AUTO RE-START CAPABILITY)
  - 19) VFD FAULT SHUT-DOWN
  - 20) PUMP LIGHTED HOA SWITCH
  - 21) AUTOMATIC SYSTEM DIAGNOSTIC UTILITY
  - 22) AUTOMATIC PRESSURE RAM-UP CAPABILITY
  - 23) HIGH PRESSURE AND LOW PRESSURE DISCHARGE SAFETIES
  - 24) LOW VOLTAGE, PHASE LOSS AND PHASE BALANCE PROTECTION SAFETIES
  - 25) LOW PRESSURE DISCHARGE ALARM - DRY RUN PROTECTION
  - 26) THERMAL SENSOR FOR OVERHEATING SENSING AND SHUT-DOWN
  - 27) POWDER-COATED PUMP SKID AND PIPING
  - 28) ONE DAY RAIN BIRD AUTHORIZED SERVICE PROVIDER START-UP AND TRAINING ASSISTANCE
  - 29) THREE YEAR FACTORY GUARANTEE

DESIGN SUCTION PRESSURE IS 60 PSI (DYNAMIC)  
DESIGN DISCHARGE PRESSURE IS 100 PSI (DYNAMIC)  
BOOSTER PUMP SHALL BE ACTIVATED/DEACTIVATED VIA PUMP START 24 VOLT SIGNAL FROM IRRIGATION CONTROLLER  
PUMP STATION LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO START OF WORK

IRRIGATION SYSTEM PROGRAMMING MUST HAVE TOTAL FLOW TO FALL WITHIN 10-80 GPM OPERATIONAL RANGE OF PUMP. MULTIPLE, LOW FLOW IRRIGATION ZONES MAY NEED TO RUN SIMULTANEOUSLY.



BOOSTER PUMP

25

- A) IRRIGATION BOOSTER PUMP
- B) 1" PVC CONDUIT (24 VOLT IRRIGATION PUMP START WIRING)
- C) 3/4" MANUAL DRAIN VALVE - REFER TO DETAIL
- F) CONCRETE THRUST BLOCK - 2 C.F. (TYP. SUCTION AND DISCHARGE PIPING) WRAP PIPING WITH POLY SHEETING PRIOR TO PLACING CONCRETE
- G) 1 1/2" ELECTRICAL CONDUIT & SWEEP ELL - EXTEND 12" BEYOND EDGE OF CONCRETE PAD. 220 VOLT POWER TO TO PUMP DISCONNECT - DEPTH PER CODE. COORDINATE WORK WITH ELECTRICIAN AND PUMP SKID PENETRATION LOCATION
- H) 3" SCH. 40 SOLVENT WELD PVC SUCTION PIPING
- I) 6" THICK CONCRETE PAD - SIZE PER MANUFACTURERS RECOMMENDATIONS (APPROX. 65"x49") - TOP OF PAD SHALL BE 1" ABOVE ADJACENT FIN. GRADE. PUMP PAD TO BE 12" LARGER THAN PUMP STATION SKID - THREE SIDES (NOT SIDE OF SUCTION/DISCHARGE PIPING)
- L) 3" POWDER-COATED STEEL DISCHARGE/INTAKE DROP PIPE (FLG.xFLG) AS MANUFACTURED BY PUMP STATION MANUFACTURER
- M) SECURE PUMP STATION TO CONCRETE PAD PER MANUFACTURER RECOMMENDATIONS
- N) 3" SCH. 80 VAN STONE-STYLE PVC FLANGE (SOLVENT WELD) - DO NOT OVERTIGHTEN

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