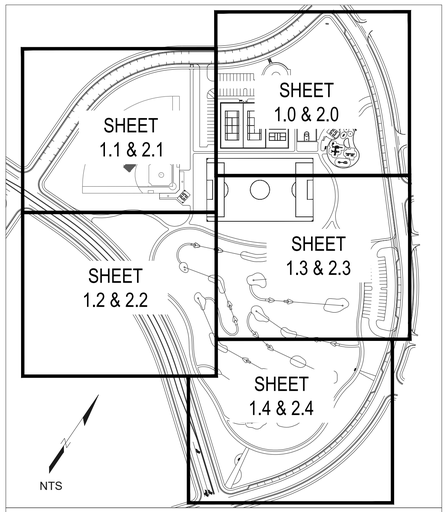
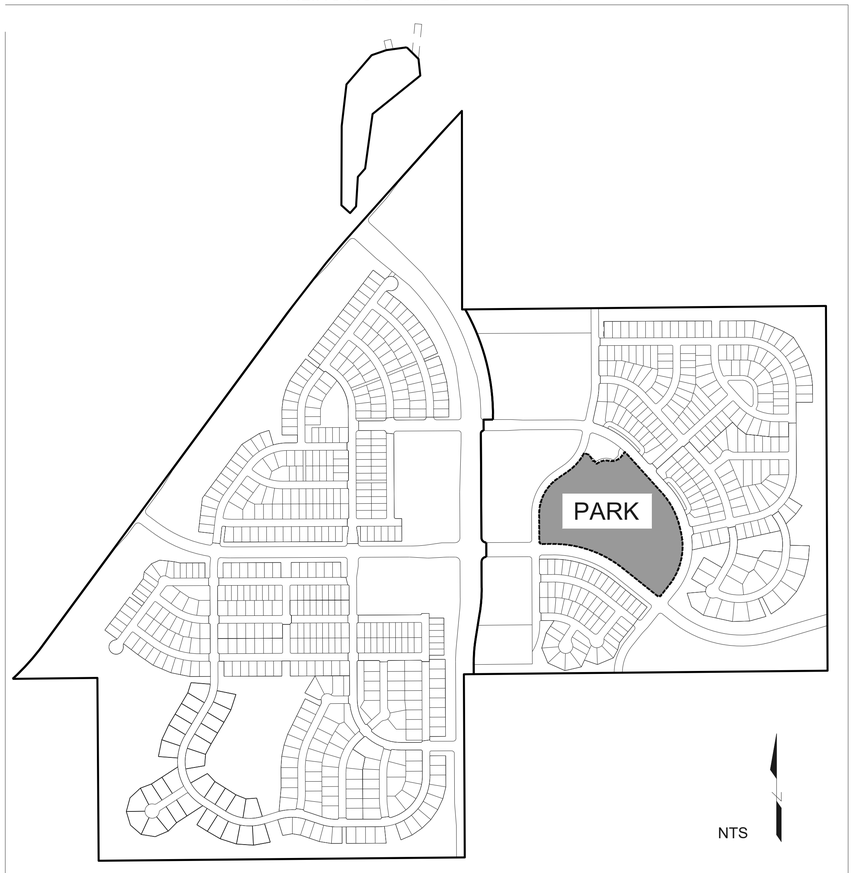
TRAILS AT CROWFOOT

FILING NO. 1 FINAL PARK PLANS

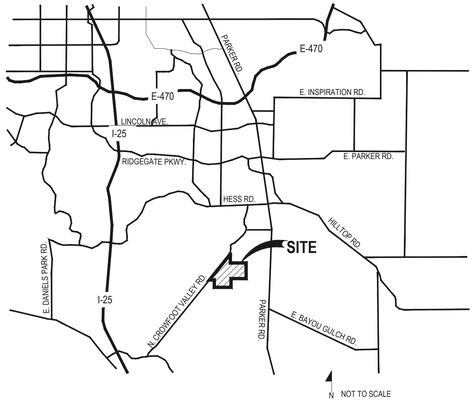


SHEET KEY



KEY MAP

VICINITY MAP

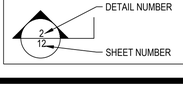


SHEET INDEX

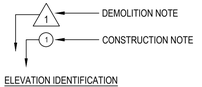
SYMBOLS & ABBREVIATIONS

AC. = ACRE
APPROXIMATE = APPROX.
B&B = BALL AND BURLAP
BOC = BACK OF CURB
B.M. = BENCH MARK
BLDG. = BUILDING
B.S. = BOTTOM OF STAIR
B.W. = BOTTOM OF WALL
CAL. = CALIPER
C.B. = CATCH BASIN
CL CATCH BASIN CENTER LINE
C.O. = CLEANOUT
COL. = COLUMN
CONC. = CONCRETE
CONT. = CONTINUOUS
CONT'R = CONTRACTOR
C.F. = CUBIC FEET
C.Y. = CUBIC YARD
DET. = DETAIL
DIM. = DIMENSION
DIA. = DIAMETER
DWG. = DRAWING
EA. = EACH
ELEV. = ELEVATION
EXIST. = EXISTING
E.P. = EDGE OF PAVING
EXP. = EXPANSION
E.W. = EACH WAY
F.F. = FINISH FLOOR
F.G. = FINISH GRADE
FIN. = FINISH
F.H. = FIRE HYDRANT
FL = FLOW LINE
FTG. = FOOTING
FT. = FEET
GA. = GAUGE
GALV. = GALVANIZED
H.W. = HEAD WALL
H.P. = HIGH POINT
HT. = HEIGHT
HORIZ. = HORIZON
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
MAX. = MAXIMUM
M.H. = MAN HOLE
MIN. = MINIMUM
MISC. = MISCELLANEOUS
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CONNECTION
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = PROPERTY LINE
R = RADIUS
R.C.P. = = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
REQ'D. = REQUIRED
REINF. = REINFORCED
SHT. = SHEET
SPEC. = SPECIFICATIONS
SQ. = SQUARE
S.F. = SQUARE FEET
S.Y. = SQUARE YARD
S.S. = STAINLESS STEEL
T.C. = TOP OF CURB
T.S. = TOP OF STAIR
T.W. = TOP OF WALL
TYP. = TYPICAL
VERT. = VERTICAL
W/O = WITH OUT
W.W.M. = WOVEN WIRE MESH

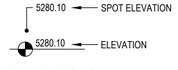
DETAIL SECTION IDENTIFICATION



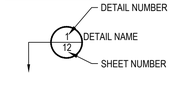
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS,WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR,THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS,CONTRACT DOCUMENTS,JURISDICTIONAL CODES,AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY.THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA.THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

OWNVER / DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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

■ Sheet Name ■

LANDSCAPE COVER SHEET

■ Sheet Number ■

L0.0

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
6. A PRE-CONSTRCUTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
7. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
8. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
9. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
11. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
12. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
13. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
14. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
15. SOIL PREPARATION SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED, SODDED, OR OTHERWISE PLANTED. ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF TWENTY-FIVE PERCENT (25%) GROUND AGED MANURE AND SEVENTY-FIVE PERCENT (75%) ORGANIC COMPOST, AND SHALL CONTAIN A MINIMUM OF TWENTY-FIVE PERCENT (25%) ORGANIC MATTER. THE MIXTURE SHALL BE FREE FROM CLAY SUBSOIL, MOUNTAIN PEAT, SAND, GYPSUM, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS, AND SEEDS, HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE MANURE AND ORGANIC COMPOST SHALL BE COARSELY GROUND AND THOROUGHLY MIXED TOGETHER TO ENSURE AN EVEN COMPOSITION. THE MIX SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0, A CARBON TO NITROGEN RATIO RANGING FROM 15:1 TO 30:1, SALT LEVELS OF LESS THAN 6 MMHOS/CM, AND SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:

	%PASSING	% RETAINED
2" SCREEN	100	0
1" SCREEN	90-100	0-10
1/2" SCREEN	50-80	20-50

UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:

- SPECIFIC LOCATIONS FROM WHICH THE MANURE AND ORGANIC COMPOST WERE OBTAINED
- AGRICULTURAL TEST RESULTS SHOWING MIXTURE COMPOSITION AND ANALYSIS

TESTING SHALL BE BY A QUALIFIED SOIL LABORATORY, IN ACCORDANCE WITH ACCEPTED SOIL AMENDMENT TESTING PROCEDURES, AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. THE SOIL AMENDMENTS SHALL BE INCORPORATED IN THE FOLLOWING MANNER: UPON ESTABLISHMENT OF PROPER GRADES, THE SOIL SURFACE SHALL BE LOOSENED BY ROTOTILLING TO A MINIMUM DEPTH OF SIX INCHES (6"), AND ALL MATERIALS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE MANURE AND ORGANIC COMPOST MIXTURE SHALL BE EVENLY SPREAD OVER THE AREA AT THE RATE OF SIX (6)

CUBIC YARDS PER THOUSAND SQUARE FEET, AND SHALL BE MIXED THOROUGHLY INTO THE SOIL SURFACE TO A DEPTH OF SIX INCHES (6") BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR APPARATUS. THE SURFACE SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION. PRIOR TO SEEDING OR SODDING, FERTILIZER WITH A 10-10-10 OR COMPARABLE RATIO SHALL BE SPREAD

EVENLY OVER THE SURFACE AT THE RATE OF FIVE (5) POUNDS PER THOUSAND SQUARE FEET (1/2 POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET)

TOPSOILS

ADDITION OF TOPSOIL IS NOT CONSIDERED A PORTION OF THE ORDINARY SOIL PREPARATION OPERATIONS AS DESCRIBED IN THESE SPECIFICATIONS. HOWEVER, THE USE OF GOOD TOPSOIL IS HIGHLY DESIRABLE, AND MAY EQUAL THE VALUE OF SOIL AMENDMENTS IN REDUCING WATER CONSUMPTION AND ENCOURAGING PLANT GROWTH. WHEN TOPSOIL EXISTS ON THE PROJECT SITE, THE CONTRACTOR MAY BE REQUIRED TO STRIP AND STOCKPILE THE TOPSOIL, AND TO REDISTRIBUTE THE TOPSOIL OVER THE OPEN SPACE AREAS AFTER OVERLOT GRADING, IN ACCORDANCE WITH THESE SPECIFICATIONS. THE TOWN RETAINS THE PREROGATIVE OF DELETING ALL OR A PORTION OF THE SOIL PREPARATION REQUIREMENTS WHEN TOPSOIL IS PROVIDED, DEPENDING ON TOPSOIL QUALITY AND QUANTITY.TOPSOIL SHALL BE A FERTILE SANDY LOAM TOPSOIL, TAKEN FROM A WELL-DRAINED SITE, AND FREE FROM CLAY SUBSOIL, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS AND SEEDS, HIGH SALT CONTENT AND OTHER MATERIALS HARMFU TO PLANT LIFE. THE TOPSOIL SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0, SALT LEVELS OF LESS THAN 6 MMHOS/CM, AND SHALL BE SCREENED AND MEET THE FOLLOWING MECHANICAL ANALYSIS:

	%PASSING	%RETAINED
1" SCREEN	100	0
1/2" SCREEN	97 – 100	0 - 3
#100 MESH SIEVE	60 – 40	40 - 60

UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:

- SPECIFIC LOCATION FROM WHICH TOPSOIL WILL BE (OR WAS) STRIPPED
- AGRICULTURAL TEST RESULTS SHOWING TOPSOIL COMPOSITION AND ANALYSIS

TESTING SHALL BE BY A QUALIFIED SOILS LABORATORY, IN ACCORDANCE WITH "METHODS OF SOILS ANALYSIS

\- AGRONOMY #9" AS PUBLISHED BY THE AMERICAN SOCIETY OF AGRONOMY, AND TESTING WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

WHEN THE ADDITION OF TOPSOIL IS REQUIRED BY THE OFFICIAL DEVELOPMENT PLAN AND/OR APPROPRIATE CONSTRUCTION DRAWINGS, OR WHEN THE CONTRACTOR OPTS TO PROVIDE TOPSOIL, IT SHALL BE INCORPORATED IN THE FOLLOWING MANNER:

UPON ESTABLISHMENT OF THE PROPER GRADE, THE SUBSOIL SURFACE SHALL BE LOOSENED TO A MINIMUM DEPTH OF SIX INCHES (6") BY TILLING, AND ALL OBJECTS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE TOPSOIL SHALL BE SPREAD OVER THE AREA TO A MINIMUM FOUR INCH (4") COMPACTED DEPTH, AND MIXED LIGHTLY INTO THE SUBSOIL BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR. THE SURFACE LAYER SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION.

16. #100 MESH SIEVE 0-15 85-100CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
17. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS.

ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

TURF, PLANT & GROUNDCOVER MATERIAL

18. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
19. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
20. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
21. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
22. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
23. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
24. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
25. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
26. THE CENTER OF EVERGREEN TRESS SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TRESS CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
27. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
28. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
29. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
30. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
31. IF SPECIFIED PLANTS ARE NOT COMMERCIALLY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

32. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
33. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
34. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
35. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.
36. ALL PLANTING BEDS SHALL BE CROWNED WITH AMENDED TOPSOIL FOR DRAINAGE.

HARDSCAPE

37. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

IRRIGATION

38. PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
39. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
40. TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
41. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM

MAINTENANCE

42. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.
43. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
44. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
45. ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD. UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
46. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
47. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

FINE GRADING NOTES

1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. 12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
    - A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
    - B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
13. GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
17. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

SEEDING ESTABLISHMENT NOTES:

1) SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

2) SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.

3) SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 4 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.

4) CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.

5) SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

6) MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
I. VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
VII. ORGANIC TAKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®*, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE.

IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®*. WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE; MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®*. (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR-4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.

ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

GENERAL NOTES:

1. DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
2. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
3. LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
4. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
5. SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 2 FEET, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
6. TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MUST BE INSTALLED ABOVE GROUND, AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN NO CASE, ANY LONGER THAN ONE GROWING SEASON.

PLANT SCHEDULE PARK

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AS	12	Acer platanoides \`Schwedleri\`	Schwedler Maple	B & B	2.5"Cal
BR	10	Betula nigra	River Birch	B & B	2.5"Cal
GI	1	Gleditsia triacanthos \`Imperial\`	Imperial Honeylocust	B & B	2.5"Cal
GS	9	Gleditsia triacanthos inermis \`Shademaster\` TM	Shademaster Locust	B & B	2.5"Cal
GK	5	Gymnocladus dioica	Kentucky Coffee Tree	B & B	2.5"Cal
OV	3	Ostrya virginiana	American Hornbeam	B & B	2.5"Cal
PO	6	Platanus occidentalis	American Sycamore	B & B	2.5"Cal
QM	5	Quercus macrocarpa	Burr Oak	B & B	2.5"Cal
QM2	6	Quercus muehlenbergii	Chinkapin Oak	B & B	2.5"Cal
QR	13	Quercus rubra	Red Oak	B & B	2.5"Cal
TG2	16	Tilia cordata \`Glenleven\`	Glenleven Littleleaf Linden	B & B	2.5"Cal
TG	3	Tilia cordata \`Greenspire\`	Greenspire Littleleaf Linden	B & B	2.5"Cal
UP	9	Ulmus americana \`Princeton\`	American Elm	B & B	2.5"Cal

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
PC	22	Picea pungens	Colorado Spruce	B & B	6\`-8\` Ht
VAN	15	Pinus flexilis \`Vanderwolf\`s Pyramid\`	Vanderwolf\`s Pyramid Pine	B & B	6\`-8\` Ht
PSP	23	Pinus flexilus	Limber Pine	B & B	6\`-8\` Ht
PN	25	Pinus nigra	Austrian Black Pine	B & B	6\`-8\` Ht
PPI	14	Pinus ponderosa	Ponderosa Pine	B & B	6\`-8\` Ht

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AG2	35	Acer glabrum	Rocky Mountain Maple	B & B	2"Cal
WKH	28	Crataegus viridis \`Winter King\`	\`Winter King\` Hawthorn	B & B	2"Cal

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
CK	151	Calamagrostis x acutiflora \`Karl Foerster\`	Feather Reed Grass	1 gal	4.5\`x2\`
MY	325	Miscanthus sinensis \`Yaku Jima\`	Yaku Jima Dwarf Maiden Grass	1 gal	3\` X 3\`
PH	155	Panicum virgatum \`Heavy Metal\`	Blue Switch Grass	1 gal	5\` X 3\`
PB2	9	Pennisetum alopecuroides \`Little Bunny\`	Little Bunny Fountain Grass	1 gal	1\` x 2\`

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
CV	28	Coreopsis verticillata \`Moonbeam\`	Threadleaf Coreopsis	1 gal	1.5\` X 1.5\`
EP	53	Echinacea purpurea	Purple Coneflower	1 gal	2\` X 2\`
BES	67	Rudbeckia fulgida sullivantii \`Goldsturm\`	Black-eyed Susan	1 gal	1.5\` X 1.5\`

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
SSB	19	Amelanchier alnifolia \`Regent\`	Saskatoon Serviceberry	5 gal	12\` X 8\`
AG	55	Amelanchier x grandiflora \`Autumn Brilliance\`	\`Autumn Brilliance\` Serviceberry	5 gal	15\` x 10\`
CD	107	Caryopteris x clandonensis \`Dark Knight\`	Blue Mist Shrub	5 gal	3\` X 4\`
RB	72	Chrysothamnus nauseosus	Rabbitbrush	5 gal	4\` X 4\`
CB	30	Cornus sericea \`Baileyi\`	Red Twig Dogwood	5 gal	8\` X 8\`
CH	45	Cotoneaster horizontalis	Rock Cotoneaster	5 gal	3\` X 5\`
PS2	40	Penstemon strictus	Rocky Mountain Penstemon	5 gal	2\` X 3\`
PA	82	Perovskia atriplicifolia	Russian Sage	5 gal	5\` X 4\`
PJ	37	Potentilla fruticosa \`Jackmanii\`	Jackman\`s Potentilla	5 gal	3\` X 4\`
RHU	43	Rhus aromatica \`Gro-Low\`	Gro-Low Fragrant Sumac	5 gal	3\` X 6\`
RG	27	Ribes aureum	Golden Currant	5 gal	4\` X 6\`
FMR	73	Rosa Meidiland series \`Fire\`	Fire Meidiland Rose	5 gal	2\` X 4\`
RW	24	Rosa Meidiland series \`White\`	White Meidiland Rose	5 gal	2\` X 4\`

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
AC	32	Arctostaphylos x coloradoensis \`Chieftain\`	Manzanita	5 gal	2\` X 5\`
AP	46	Arctostaphylos x coloradoensis \`Panchito\`	Panchito Manzanita	5 gal	1.5\` x 5
JB	24	Juniperus horizontalis \`Blue Chip\`	Blue Chip Juniper	5 gal	8" X 10\`
JH	50	Juniperus horizontalis \`Hughes\`	Hughes Juniper	5 gal	1.5\` x 6\`
BUJ	71	Juniperus sabina \`Buffalo\`	Buffalo Juniper	5 gal	2\` X 6\`
PS	80	Pinus mugo \`Slowmound\`	Mugo Pine	5 gal	2.5\` X 5\`

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
░	132,408 sf	BLUEGRASS SOD	BLUEGRASS SOD	sod
░	0 sf	BUFFALO GRASS	BUFFALO GRASS	sod
▨	14,382 sf	CRUSHER FINES CRUSHER FINES	CRUSHER FINES	mulch
░	1,571 sf	ENVIROTURF	ENVIROTURF	sod
▦	6,243 sf	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	mulch
▩	10,673 sf	INFIELD MIX	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD	COLOR:GOLD
▨	28,804 sf	ROCK MULCH -GREY, 1-1/2" MOUNTAIN GRANITE	ROCK MULCH GREY, 1-1/2" MOUNTAIN GRANITE	mulch
▒	5,343 sf	ROCK MULCH GRAY-1-1/2" MTN GRANITE	ROCK MULCH GRAY-1-1/2" MTN GRANITE	mulch
▨	120,557 sf	SEED MIX 1	SEED MIX 1	seed
▧	24,437 sf	SEED MIX 2	SEED MIX 2	seed
▨	4,956 sf	WARNING TRACK MIX	G&S SOLUTIONS CLASSIC WARNING TRACK MIX	COLOR:GOLD

✳ TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE

TOWN OF PARKER

SEED MIX 1

COMMON NAME	PERCENTAGE
CANADA WILDRYE	20%
CRESTED WHEATGRASS	15%
SLENDER WHEATGRASS	15%
ANNUAL RYEGRASS	10%
SHEEP FESCUE	10%
BIG BLUESTEM	10%
SIDEOATS GRAMA	10%
CANADA BLUEGRASS	5%
BLUE GRAMA	5%

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50LBS/AC.

SEED MIX 2

COMMON NAME	PERCENTAGE
SLENDER WHEATGRASS	22%
SODAR STREAMBANK WHEATGRASS	18%
ARIZONA FESCUE	13%
BLUE GRAMA	13%
BUFFALO GRASS	12%
BARLEY OR OATS	12%
SPIKE MUHLY	5%
INDIAN RICEGRASS	5%

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50LBS/AC.

TEMPORARILY IRRIGATED NATIVE SEED MIX

COMMON NAME	PERCENTAGE
EPHRAIM CRESTED WHEATGRASS	25%
SHEEP FESCUE	23%
PERENNIAL RYEGRASS	18%
CANADA BLUEGRASS	13%
BARLEY OR OATS	12%
BLUE FESCUE	9%

SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50LBS/AC.

NOTE:
1. SEED MIX TO BE USED IN AREAS DISTURBED BY GRADING.
2. AREAS WITH THIS SEED MIX TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT ONLY.

Prepared For

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Land Planning

people creating spaces

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date:
08.01.2017
02.27.2018
08.20.2020
10.19.2020
11.23.2020
03.16.2022

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

Sheet Name
LANDSCAPE NOTES & PLANT SCHEDULE

Sheet Number
L0.1

BLUEGRASS SOD
RE: LANDSCAPE NOTES

BUFFALO GRASS
RE: LANDSCAPE NOTES

CRUSHER FINES

ENVIROTURF
RE: LANDSCAPE NOTES

FIBAR PLAYGROUND MULCH

G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD
COLOR: GOLD, WITHOUT STABILIZER

ROCK MULCH GREY, 1-1/2" MOUNTAIN GRANITE
3" DEPTH, RE: LDSCP NOTES

ROCK MULCH GRAY-1-1/2" MTN GRANITE
3" DEPTH, RE: LDSCP NOTES

SEED MIX 1
TOWN OF PARKER - SEED MIX 1,
RE: LANDSCAPE NOTES

SEED MIX 2
TOWN OF PARKER - SEED MIX 2,
RE: LANDSCAPE NOTES

G&S SOLUTIONS CLASSIC WARNING TRACK MIX
COLOR:gOLD, WITHOUT STABLILIZER

NOTES:
1. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
2. SHRUBS AND WILL BE LOWER THAN 3' WITHIN SIGHT TRIANGLES.
3. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

NORTH
0 30' 60' 120'
SCALE: 1"=60'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO

LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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

■ Sheet Name ■

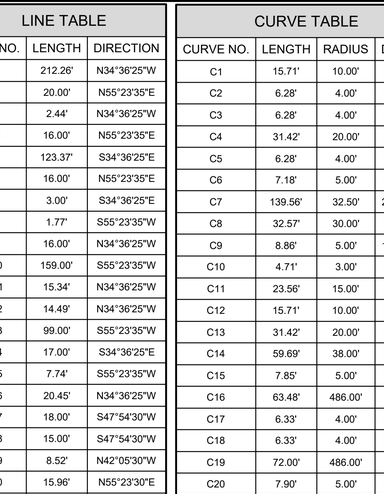
OVERALL SITE & LANDSCAPE PLAN

■ Sheet Number ■

L0.2

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	212.26'	N34°36'25"W
L2	20.00'	N55°23'35"E
L3	2.44'	N34°36'25"W
L4	16.00'	N55°23'35"E
L5	123.37'	S34°36'25"E
L6	16.00'	N55°23'35"E
L7	3.00'	S34°36'25"E
L8	1.77'	S55°23'35"W
L9	16.00'	N34°36'25"W
L10	159.00'	S55°23'35"W
L11	15.34'	N34°36'25"W
L12	14.49'	N34°36'25"W
L13	99.00'	S55°23'35"W
L14	17.00'	S34°36'25"E
L15	7.74'	S55°23'35"W
L16	20.45'	N34°36'25"W
L17	18.00'	S47°54'30"W
L18	15.00'	S47°54'30"W
L19	8.52'	N42°05'30"W
L20	15.96'	N55°23'30"E
L21	2.94'	S33°59'03"E
L22	15.96'	S56°38'24"W
L23	14.98'	S65°07'42"W
L24	17.92'	S68°38'41"W
L25	17.92'	N68°38'41"E
L26	15.02'	N65°08'59"E
L27	14.01'	N56°19'36"E
L28	0.86'	S33°40'24"E
L29	14.01'	S55°48'11"W
L30	8.52'	S42°05'30"E
L31	15.00'	N47°54'30"E
L32	17.99'	N47°54'30"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	15.71'	10.00'	90°00'00"
C2	6.28'	4.00'	90°00'00"
C3	6.28'	4.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"
C5	6.28'	4.00'	90°00'00"
C6	7.18'	5.00'	82°17'23"
C7	139.56'	32.50'	246°01'46"
C8	32.57'	30.00'	62°12'10"
C9	8.86'	5.00'	101°32'13"
C10	4.71'	3.00'	90°00'00"
C11	23.56'	15.00'	90°00'00"
C12	15.71'	10.00'	90°00'03"
C13	31.42'	20.00'	90°00'00"
C14	59.69'	38.00'	90°00'00"
C15	7.85'	5.00'	90°00'00"
C16	63.48'	486.00'	7°29'00"
C17	6.33'	4.00'	90°37'27"
C18	6.33'	4.00'	90°37'27"
C19	72.00'	486.00'	8°29'18"
C20	7.90'	5.00'	90°30'01"
C21	57.69'	38.00'	86°59'01"
C22	32.48'	20.00'	93°03'36"
C23	32.48'	20.00'	93°03'36"
C24	27.35'	18.00'	87°02'59"
C25	7.81'	5.00'	89°27'38"
C26	84.08'	546.00'	8°49'24"
C27	3.14'	2.00'	90°00'00"
C28	3.12'	2.00'	89°28'36"
C29	75.23'	546.00'	7°53'41"
C30	7.85'	5.00'	90°00'00"
C31	28.27'	18.00'	90°00'00"
C32	31.38'	20.00'	89°54'10"

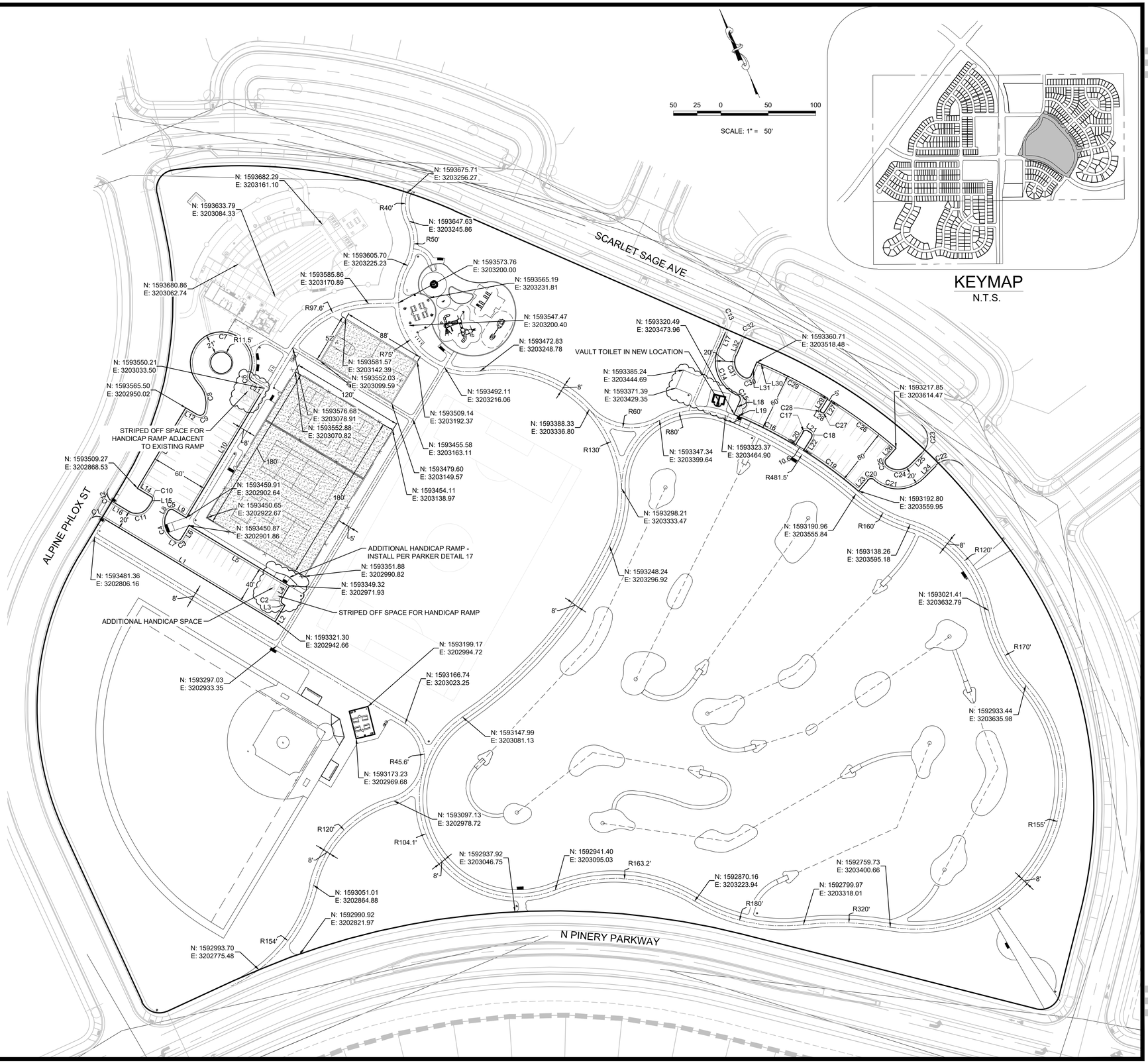


Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 2 OF 2

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



Prepared For

HR 935 LLC
7353 SOUTH ALTON WAY
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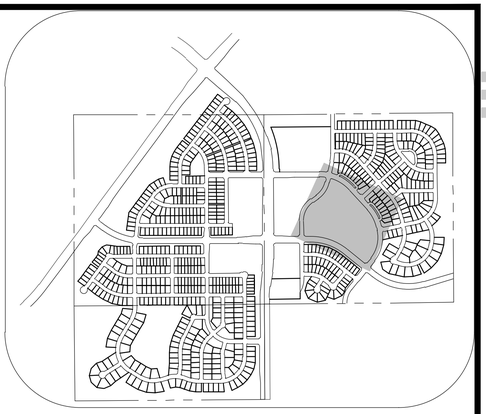
TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: CA
Checked by: BPW
Submittal Date: 09.11.2017

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

Sheet Name
HORIZONTAL CONTROL PLAN

Sheet Number
L.03



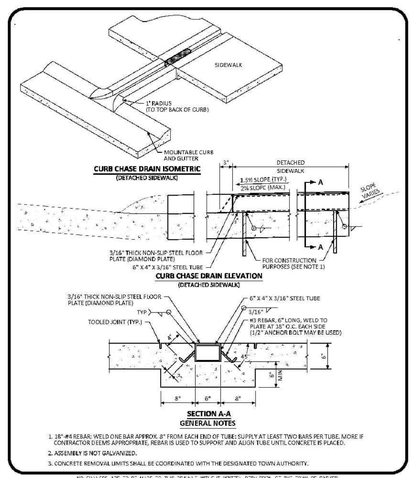
KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PL	PROPERTY LINE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
FG	FINISHED GRADE	RCBC	REINFORCED CONCRETE BOX CULVERT
FL	FLOW LINE		
FV	FIELD VERIFY	RCP	REINFORCED CONCRETE PIPE
GE	GAS EASEMENT	ROW	RIGHT OF WAY
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT	SL	SECTION LINE
LF	LINEAR FEET	STA	STATION
LP	LOW POINT	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION



Town of Parker COLORADO | CURB CHASE DRAIN (RESIDENTIAL) LAYOUT STANDARD DETAIL | DATE: AUGUST 2014 | DETAIL 29 | 1 OF 2

Prepared For

HR 935 LLC
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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: CA
Checked by: BPW
Submittal Date: 09.11.2017

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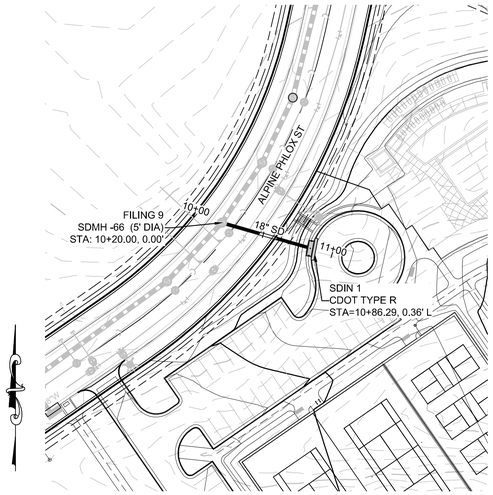
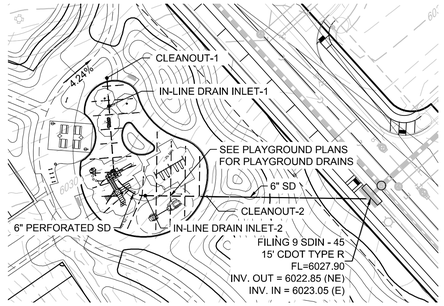
Sheet Name
PARK GRADING PLAN

Sheet Number
L.04

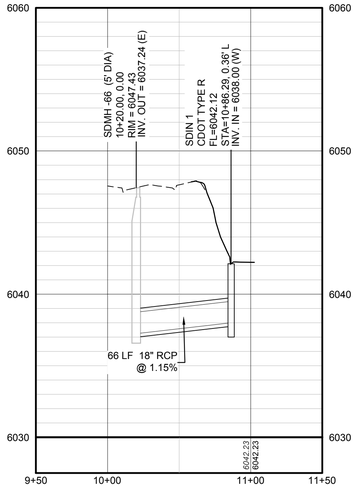


PLAN: PARK STORM LATERAL 1
HORIZONTAL SCALE: 1" = 50'

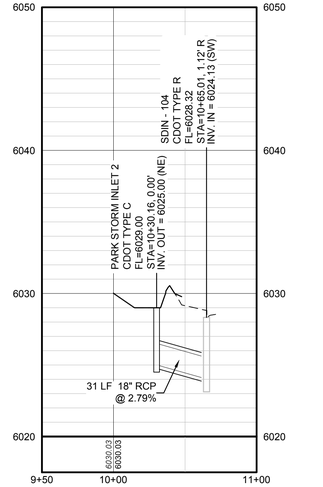
PLAN: PARK STORM LATERAL 2
HORIZONTAL SCALE: 1" = 50'



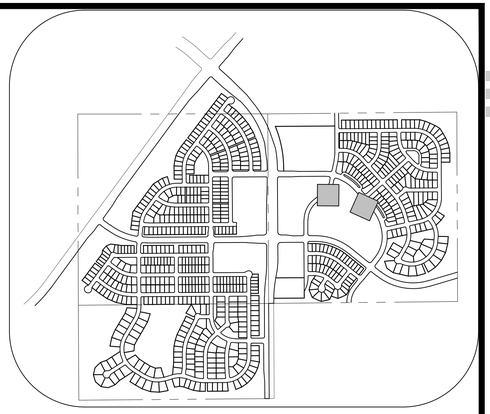
PLAN: PARK STORM LATERAL 3
HORIZONTAL SCALE: 1" = 50'



PROFILE: PARK STORM LATERAL 1
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: PARK STORM LATERAL 2
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

50 25 0 50 100
SCALE: 1" = 50'

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
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	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
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	PROPOSED SIDEWALK	5607	PROPOSED 1' CONTOUR
	PROPOSED SIDEWALK RAMP		EXISITNG STORM DRAIN
10.00	EXISTING ELEVATION		SECTION LINE
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LP	LOW POINT	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: CA
Checked by: BPW
Submittal Date: 09.11.2017

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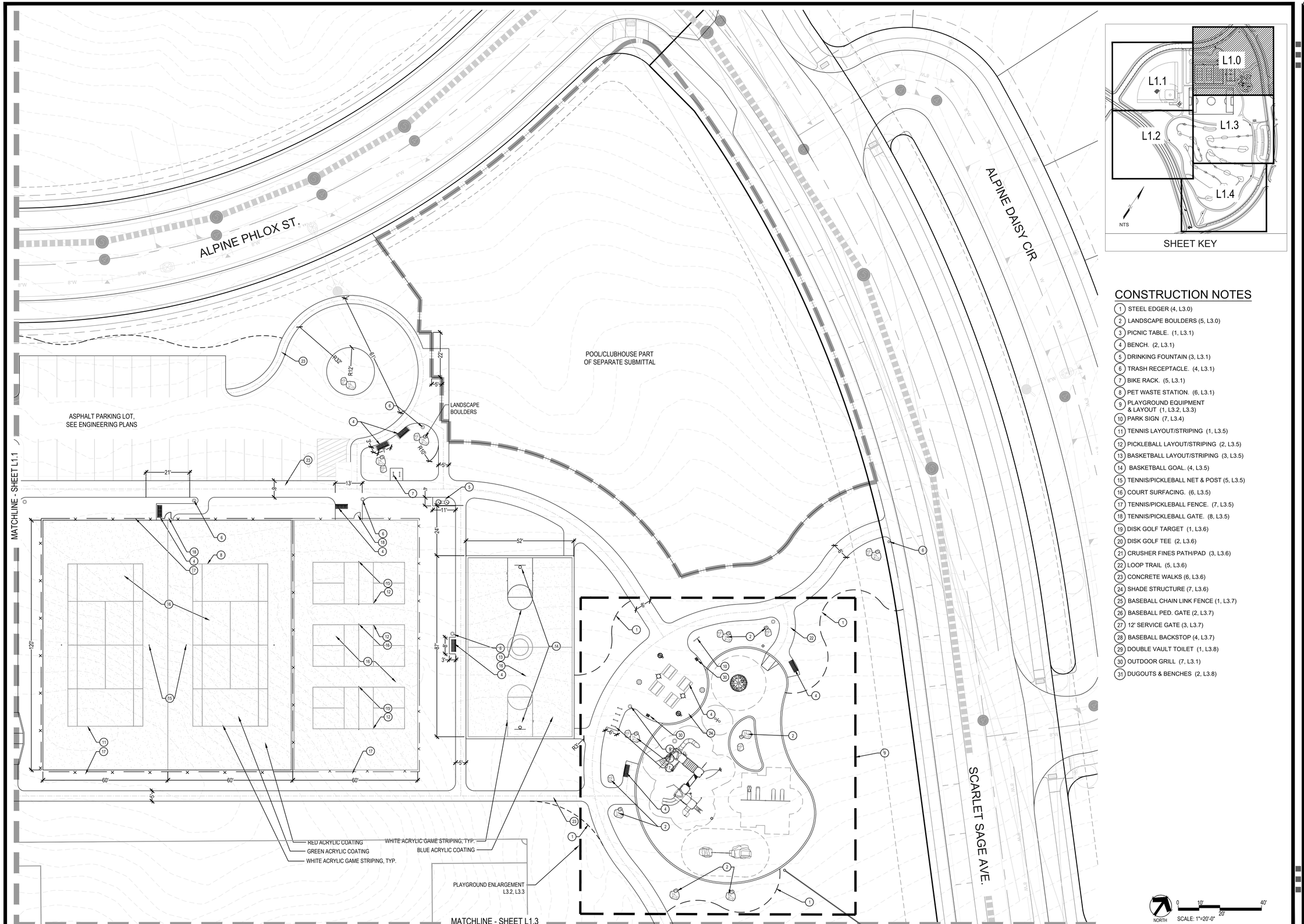
Sheet Name
PARK STORM PLAN & PROFILE

Sheet Number
L.05



SHEET KEY

CONSTRUCTION NOTES

1. STEEL EDGER (4, L3.0)
2. LANDSCAPE BOULDERS (5, L3.0)
3. PICNIC TABLE. (1, L3.1)
4. BENCH. (2, L3.1)
5. DRINKING FOUNTAIN (3, L3.1)
6. TRASH RECEPTACLE. (4, L3.1)
7. BIKE RACK. (5, L3.1)
8. PET WASTE STATION. (6, L3.1)
9. PLAYGROUND EQUIPMENT & LAYOUT (1, L3.2, L3.3)
10. PARK SIGN (7, L3.4)
11. TENNIS LAYOUT/STRIPING (1, L3.5)
12. PICKLEBALL LAYOUT/STRIPING (2, L3.5)
13. BASKETBALL LAYOUT/STRIPING (3, L3.5)
14. BASKETBALL GOAL. (4, L3.5)
15. TENNIS/PICKLEBALL NET & POST (5, L3.5)
16. COURT SURFACING. (6, L3.5)
17. TENNIS/PICKLEBALL FENCE. (7, L3.5)
18. TENNIS/PICKLEBALL GATE. (8, L3.5)
19. DISK GOLF TARGET (1, L3.6)
20. DISK GOLF TEE (2, L3.6)
21. CRUSHER FINES PATH/PAD (3, L3.6)
22. LOOP TRAIL (5, L3.6)
23. CONCRETE WALKS (6, L3.6)
24. SHADE STRUCTURE (7, L3.6)
25. BASEBALL CHAIN LINK FENCE (1, L3.7)
26. BASEBALL PED. GATE (2, L3.7)
27. 12' SERVICE GATE (3, L3.7)
28. BASEBALL BACKSTOP (4, L3.7)
29. DOUBLE VAULT TOILET (1, L3.8)
30. OUTDOOR GRILL (7, L3.1)
31. DUGOUTS & BENCHES (2, L3.8)

■ Prepared For■

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
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	03.16.2022

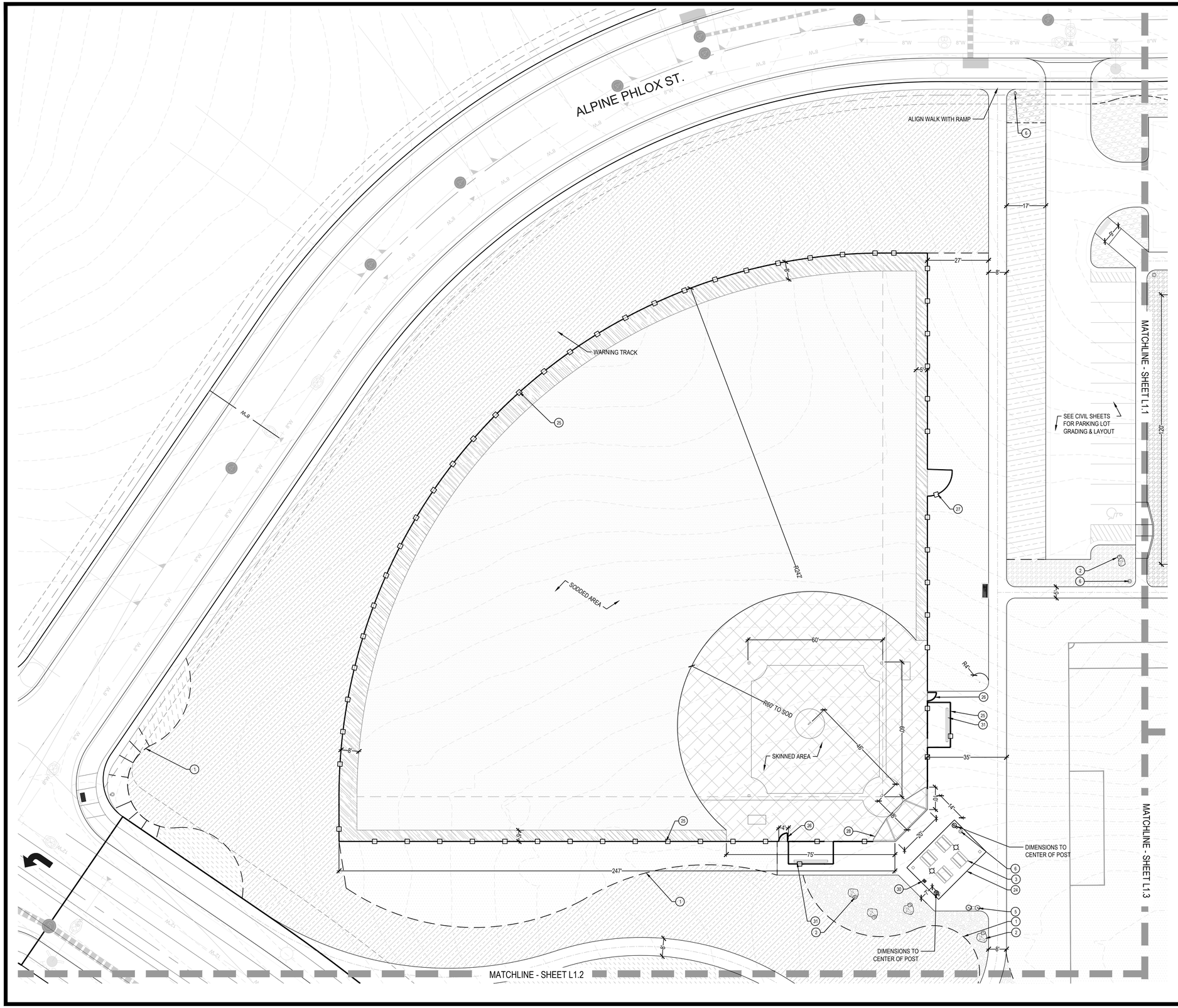
Know what's **below.** **Call** before you dig. 811

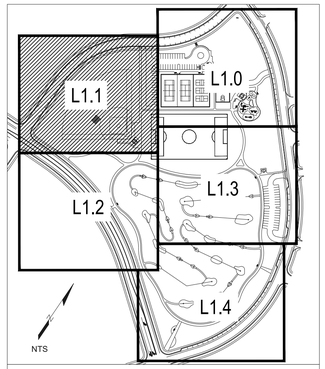
■ Sheet Name ■

AMENITY PLAN

■ Sheet Number ■

L1.0





SHEET KEY

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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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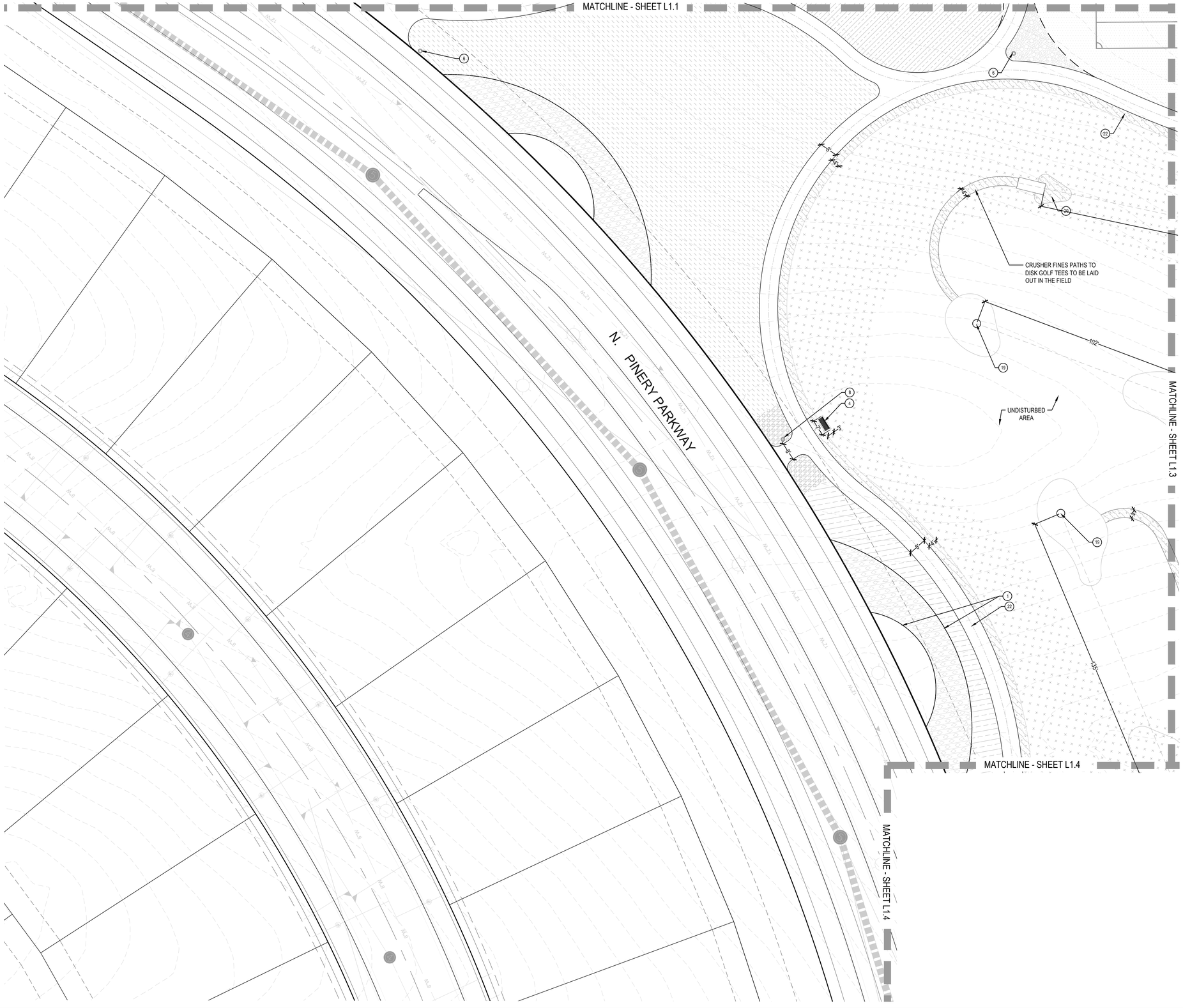
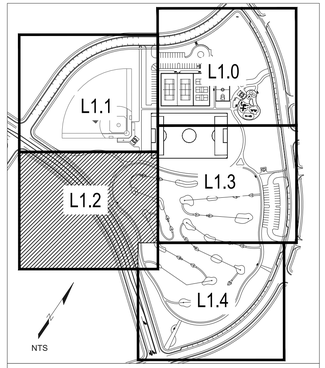
■ Sheet Name ■

AMENITY PLAN

■ Sheet Number ■

L1.1





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20. DISK GOLF TEE (2, L3.6)
21. CRUSHER FINES PATH/PAD (3, L3.6)
22. LOOP TRAIL (5, L3.6)
23. CONCRETE WALKS (6, L3.6)
24. SHADE STRUCTURE (7, L3.6)
25. BASEBALL CHAIN LINK FENCE (1, L3.7)
26. BASEBALL PED. GATE (2, L3.7)
27. 12' SERVICE GATE (3, L3.7)
28. BASEBALL BACKSTOP (4, L3.7)
29. DOUBLE VAULT TOILET (1, L3.8)
30. OUTDOOR GRILL (7, L3.1)
31. DUGOUTS & BENCHES (2, L3.8)

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CENTENNIAL, CO 80112

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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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

■ Sheet Name ■

AMENITY PLAN

■ Sheet Number ■

L1.2

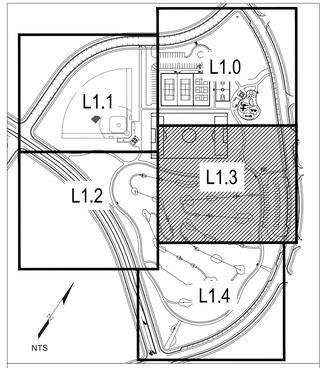
MATCHLINE - SHEET L1.0

MATCHLINE - SHEET L1.1

MATCHLINE - SHEET L1.2

MATCHLINE - SHEET L1.4

SCARLET SAGE AVE.



SHEET KEY

CONSTRUCTION NOTES

1. STEEL EDGER (4, L3.0)
2. LANDSCAPE BOULDERS (5, L3.0)
3. PICNIC TABLE. (1, L3.1)
4. BENCH. (2, L3.1)
5. DRINKING FOUNTAIN (3, L3.1)
6. TRASH RECEPTACLE. (4, L3.1)
7. BIKE RACK. (5, L3.1)
8. PET WASTE STATION. (6, L3.1)
9. PLAYGROUND EQUIPMENT & LAYOUT (1, L3.2, L3.3)
10. PARK SIGN (7, L3.4)
11. TENNIS LAYOUT/STRIPING (1, L3.5)
12. PICKLEBALL LAYOUT/STRIPING (2, L3.5)
13. BASKETBALL LAYOUT/STRIPING (3, L3.5)
14. BASKETBALL GOAL. (4, L3.5)
15. TENNIS/PICKLEBALL NET & POST (5, L3.5)
16. COURT SURFACING. (6, L3.5)
17. TENNIS/PICKLEBALL FENCE. (7, L3.5)
18. TENNIS/PICKLEBALL GATE. (8, L3.5)
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31. DUGOUTS & BENCHES (2, L3.8)

UNDISTURBED AREA

CRUSHER FINES PATH TO TEE BOX TO BE LAID OUT IN THE FIELD.

CRUSHER FINES PATH TO TEE BOX TO BE LAID OUT IN THE FIELD.

SEE CIVIL SHEETS FOR PARKING LOT GRADING & LAYOUT

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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TRAILS AT CROWFOOT

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PARKER, COLORADO

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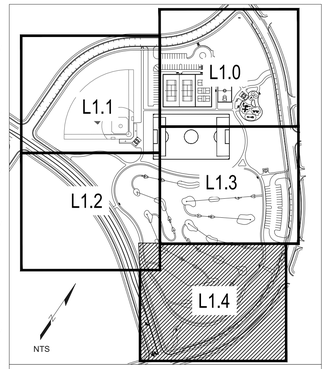
L1.3

MATCHLINE - SHEET L1.3



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5. DRINKING FOUNTAIN (3, L3.1)
6. TRASH RECEPTACLE. (4, L3.1)
7. BIKE RACK. (5, L3.1)
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31. DUGOUTS & BENCHES (2, L3.8)

UNDISTURBED AREA

RED ACRYLIC COATING

SCARLET SAGE AVE

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
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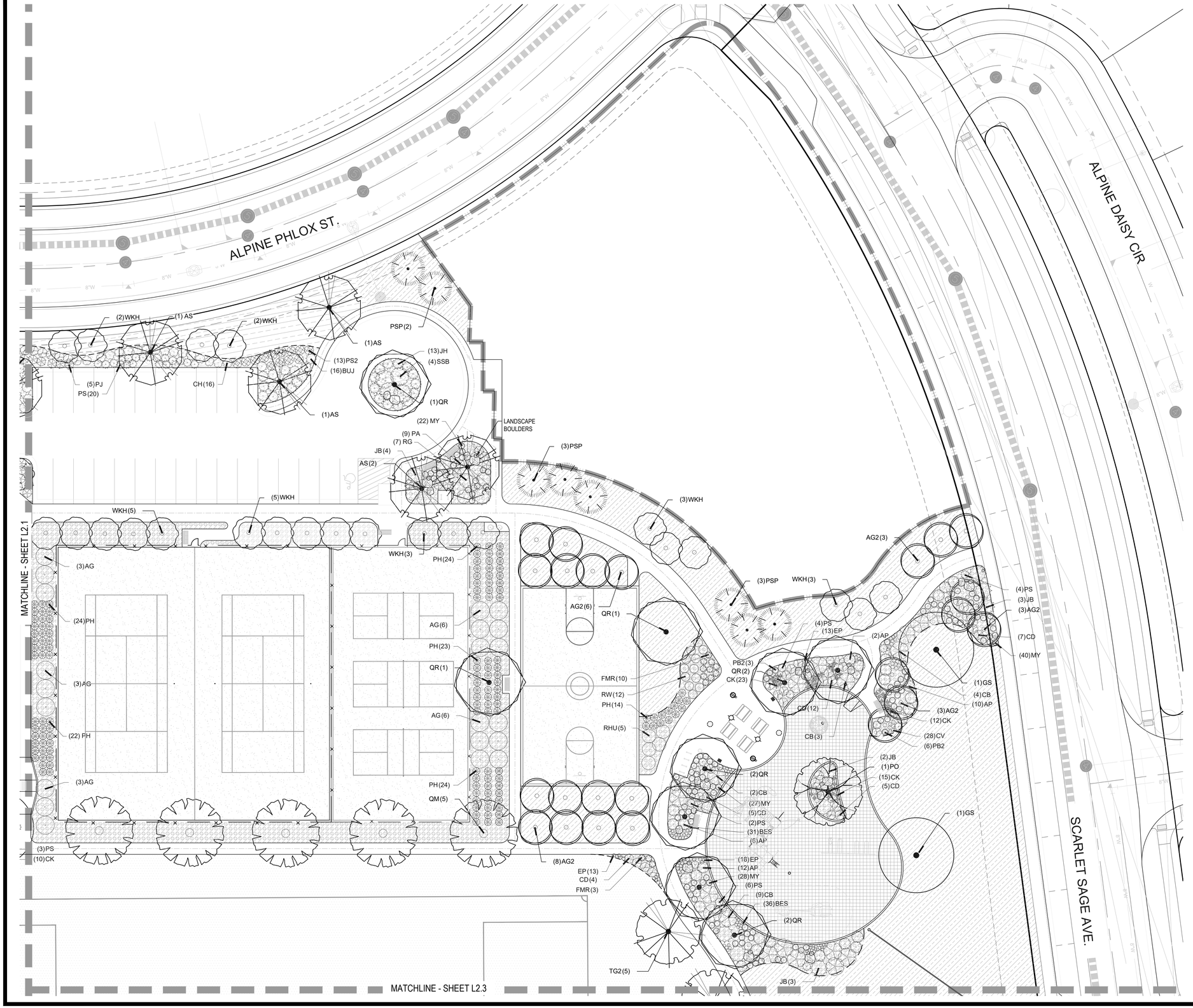
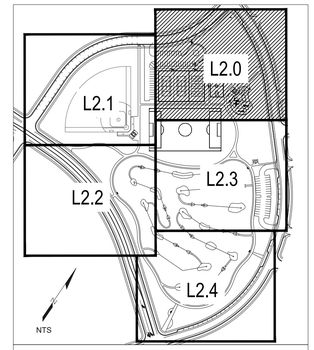
AMENITY PLAN

■ Sheet Number ■

L1.4





SHEET KEY

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AS	Schwedler Maple
BR	River Birch
GI	Imperial Honeylocust
GS	Shademaster Locust
GK	Kentucky Coffee Tree
OV	American Hornbeam
PO	American Sycamore
QM	Burr Oak
QM2	Chinkapin Oak
QR	Red Oak
TG2	Glenleven Littleleaf Linden
TG	Greenspire Littleleaf Linden
UP	American Elm

EVERGREEN TREES	COMMON NAME
PC	Colorado Spruce
VAN	Vanderwolf`s Pyramid Pine
PSP	Limber Pine
PN	Austrian Black Pine
PPI	Ponderosa Pine

ORNAMENTAL TREES	COMMON NAME
AG2	Rocky Mountain Maple
WKH	`Winter King` Hawthorn

ORNAMENTAL GRASSES	COMMON NAME
CK	Feather Reed Grass
MY	Yaku Jima Dwarf Maiden Grass
PH	Blue Switch Grass
PB2	Little Bunny Fountain Grass

ANNUALS/PERENNIALS	COMMON NAME
CV	Threadleaf Coreopsis
EP	Purple Coneflower
BES	Black-eyed Susan

DECIDUOUS SHRUBS	COMMON NAME
SSB	Saskatoon Serviceberry
AG	`Autumn Brilliance` Serviceberry
CD	Blue Mist Shrub
RB	Rabbitbrush
CB	Red Twig Dogwood
CH	Rock Cotoneaster
PS2	Rocky Mountain Penstemon
PA	Russian Sage
PJ	Jackman`s Potentilla
RHU	Gro-Low Fragrant Sumac
RG	Golden Currant
FMR	Fire Meidiland Rose
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EVERGREEN SHRUBS	COMMON NAME
AC	Manzanita
AP	Panchito Manzanita
JB	Blue Chip Juniper
JH	Hughes Juniper
BUJ	Buffalo Juniper
PS	Mugo Pine

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD RE: LANDSCAPE NOTES
	BUFFALO GRASS RE: LANDSCAPE NOTES
	CRUSHER FINES
	ENVIROTURF RE: LANDSCAPE NOTES
	FIBAR PLAYGROUND MULCH
	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD COLOR: GOLD, WITHOUT STABILIZER
	ROCK MULCH GREY, 1-1/2" MOUNTAIN GRANITE 3" DEPTH, RE: LDSCP NOTES
	ROCK MULCH GRAY-1-1/2" MTN GRANITE 3" DEPTH, RE: LDSCP NOTES
	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR:gOLD, WITHOUT STABLILZER

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For■

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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
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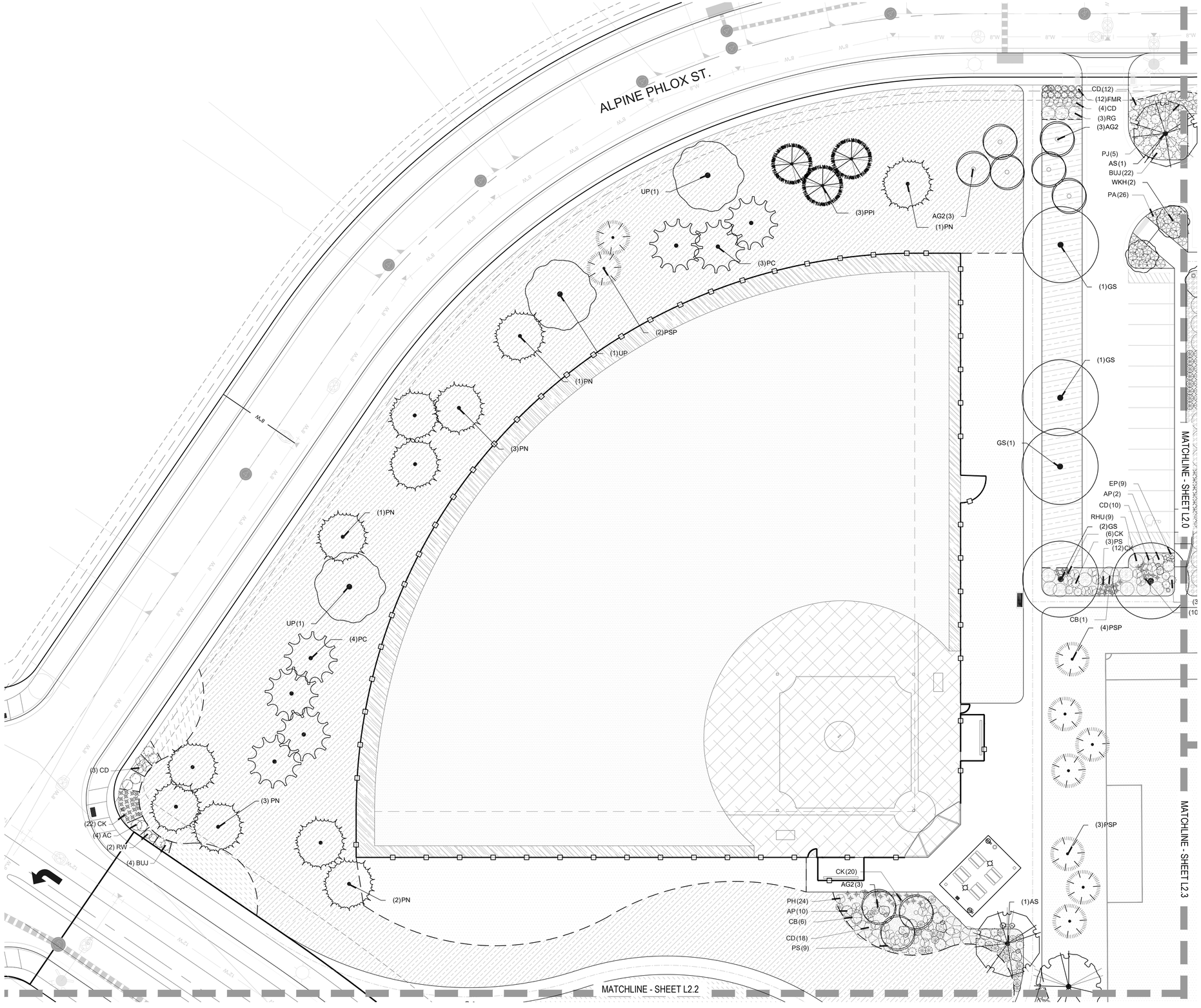
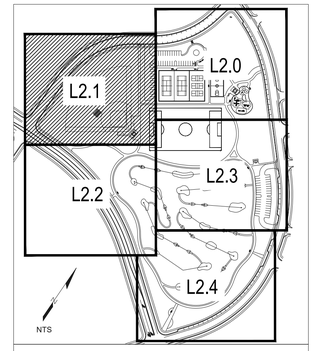
LANDSCAPE PLAN

■ Sheet Number ■

L2.0





SHEET KEY

PLANT SCHEDULE

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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: BEM, GG
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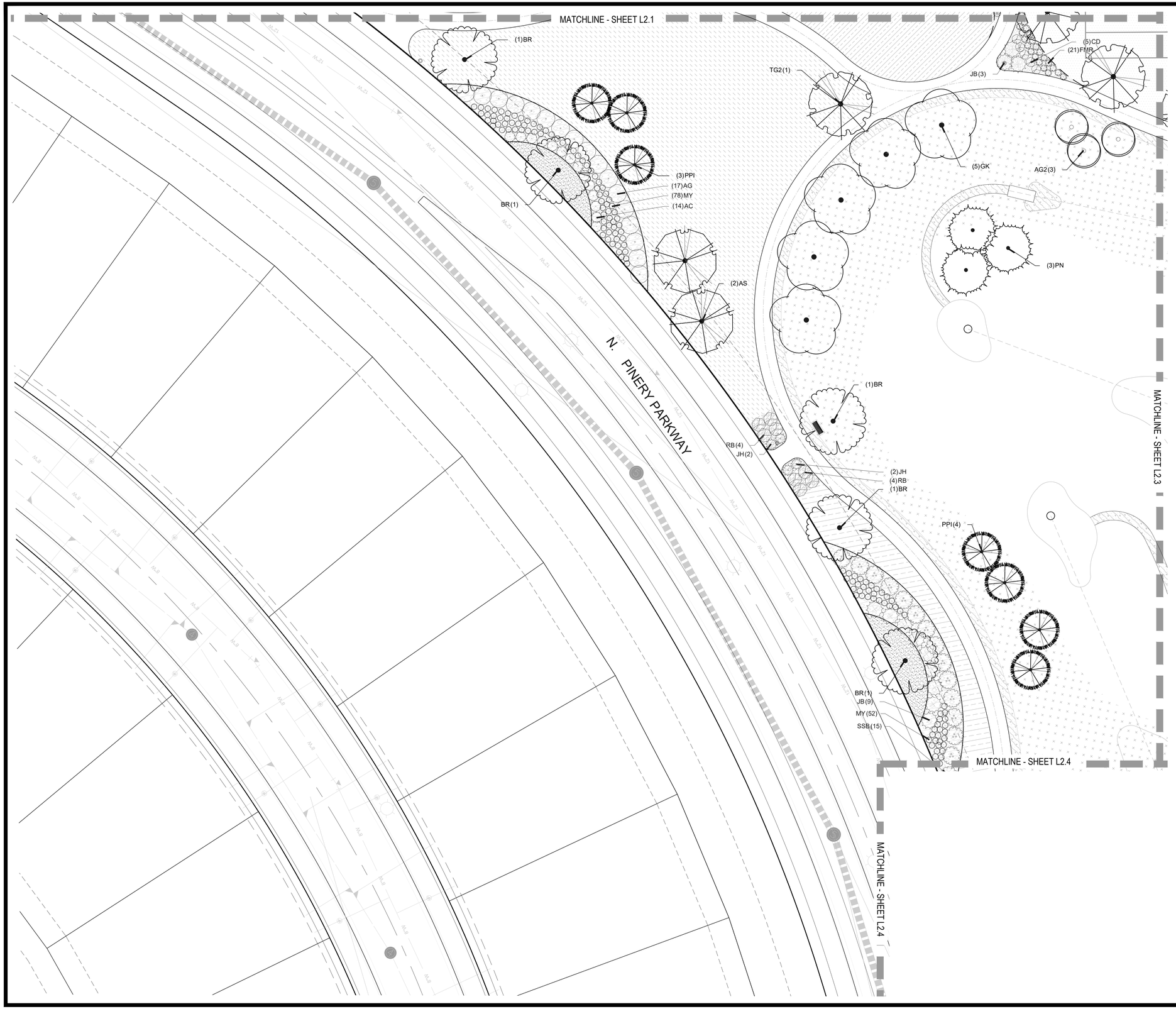
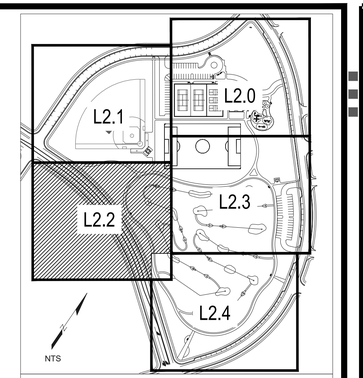
LANDSCAPE PLAN

■ Sheet Number ■

L2.1





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NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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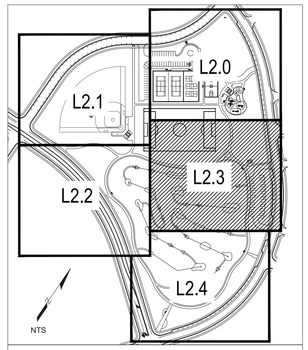
AMENITY PLAN

■ Sheet Number ■

L2.2



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	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR:gOLD, WITHOUT STABLILZER

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For ■

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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

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11.23.2020
03.16.2022

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

■ Sheet Name ■

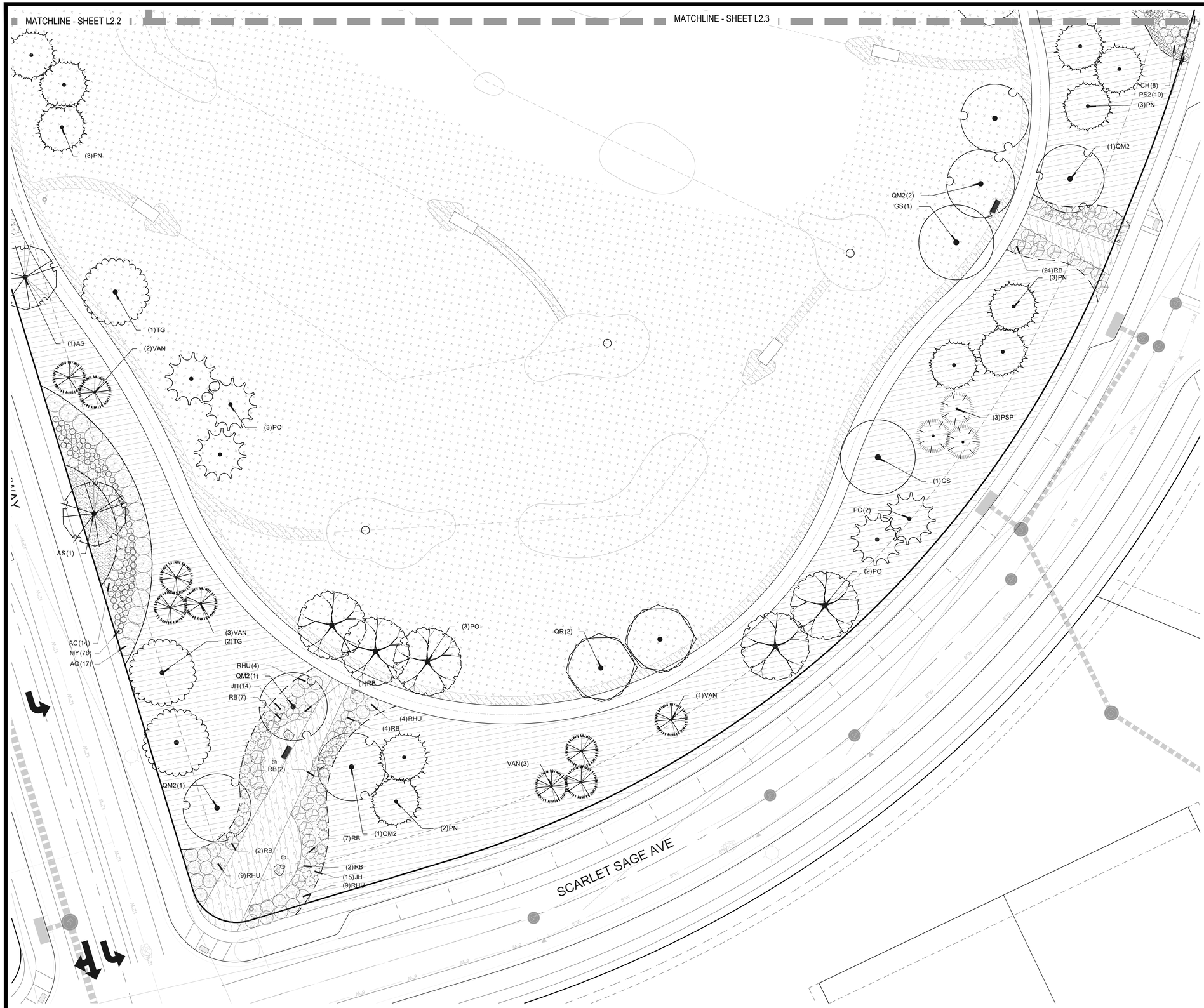
LANDSCAPE PLAN

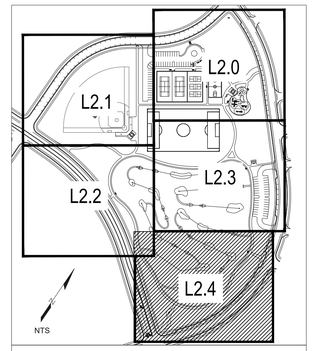
■ Sheet Number ■

L2.3

MATCHLINE - SHEET L2.2

MATCHLINE - SHEET L2.3





SHEET KEY

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AS	Schwedler Maple
BR	River Birch
GI	Imperial Honeylocust
GS	Shademaster Locust
GK	Kentucky Coffee Tree
OV	American Hornbeam
PO	American Sycamore
QM	Burr Oak
QM2	Chinkapin Oak
QR	Red Oak
TG2	Glenleven Littleleaf Linden
TG	Greenspire Littleleaf Linden
UP	American Elm

EVERGREEN TREES	COMMON NAME
PC	Colorado Spruce
VAN	Vanderwolf`s Pyramid Pine
PSP	Limber Pine
PN	Austrian Black Pine
PPI	Ponderosa Pine

ORNAMENTAL TREES	COMMON NAME
AG2	Rocky Mountain Maple
WKH	`Winter King` Hawthorn

ORNAMENTAL GRASSES	COMMON NAME
CK	Feather Reed Grass
MY	Yaku Jima Dwarf Maiden Grass
PH	Blue Switch Grass
PB2	Little Bunny Fountain Grass

ANNUALS/PERENNIALS	COMMON NAME
CV	Threadleaf Coreopsis
EP	Purple Coneflower
BES	Black-eyed Susan

DECIDUOUS SHRUBS	COMMON NAME
SSB	Saskatoon Serviceberry
AG	`Autumn Brilliance` Serviceberry
CD	Blue Mist Shrub
RB	Rabbitbrush
CB	Red Twig Dogwood
CH	Rock Cotoneaster
PS2	Rocky Mountain Penstemon
PA	Russian Sage
PJ	Jackman`s Potentilla
RHU	Gro-Low Fragrant Sumac
RG	Golden Currant
FMR	Fire Meidiland Rose
RW	White Meidiland Rose

EVERGREEN SHRUBS	COMMON NAME
AC	Manzanita
AP	Panchito Manzanita
JB	Blue Chip Juniper
JH	Hughes Juniper
BUJ	Buffalo Juniper
PS	Mugo Pine

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD RE: LANDSCAPE NOTES
	BUFFALO GRASS RE: LANDSCAPE NOTES
	CRUSHER FINES
	ENVIROTURF RE: LANDSCAPE NOTES
	FIBAR PLAYGROUND MULCH
	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD COLOR: GOLD, WITHOUT STABILIZER
	ROCK MULCH GREY, 1-1/2" MOUNTAIN GRANITE 3" DEPTH, RE: LDSCP NOTES
	ROCK MULCH GRAY-1-1/2" MTN GRANITE 3" DEPTH, RE: LDSCP NOTES
	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR:gOLD, WITHOUT STABLILIZER

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 14th street . denver co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■

CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date:
08.01.2017
02.27.2018
08.20.2020
10.19.2020
11.23.2020
03.16.2022

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

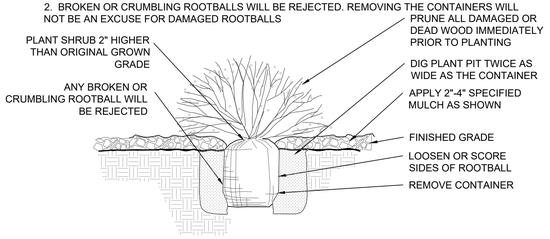
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L2.4

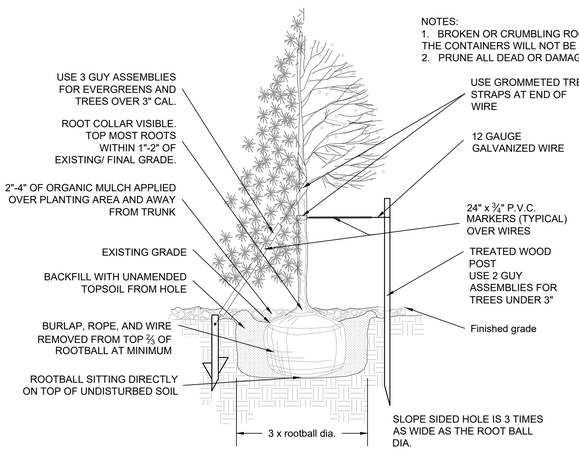
NOTES:
1. BACKFILL AND WATER-IN THOROUGHLY.
2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS

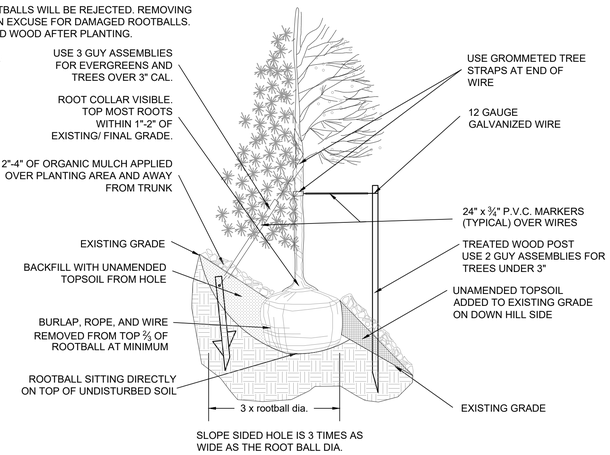


1 SHRUB PLANTING

NOT TO SCALE

NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

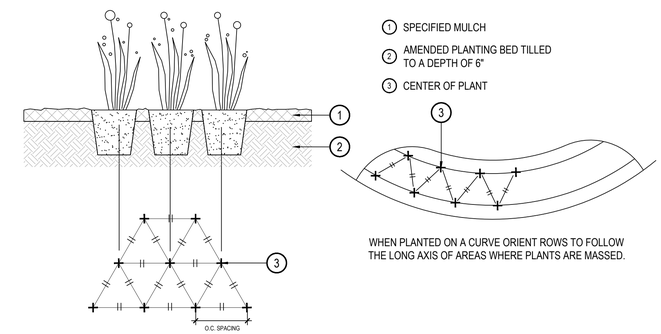




NOTES:
1. 1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. 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.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM ⅓ 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 ⅔ 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.
7. FORM SOIL INTO A 3" TO 6" 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.
8. 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.
9. 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.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

2 TREE PLANTING

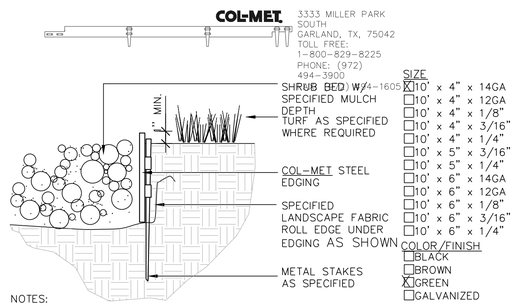
NOT TO SCALE



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL OR GRASS PLANTING

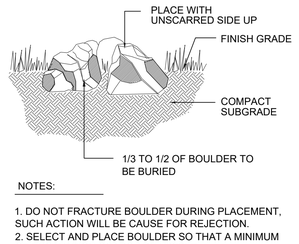
NOT TO SCALE



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PieCES NEEDED.

4 STEEL EDGER

NOT TO SCALE



NOTES:

1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.

4. RE: PLANS FOR SPECIFIC SIZES
5. BOULDERS SHALL NOT EXCEED 3' IN HEIGHT ABOVE FINISHED GRADE

5 SPECIMEN LANDSCAPE BOULDER

NOT TO SCALE

NORTH

0 10' 20' 40'
SCALE: 1"=20'-0"

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-PARK PLANS.DWG
Thursday, July 20, 2017

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: BEM, GG
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11.23.2020
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Know what's **below.** **Call** before you dig. 811

■ Sheet Name ■

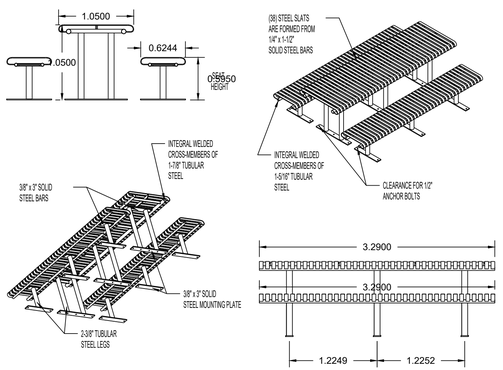
LANDSCAPE DETAILS

■ Sheet Number ■

L3.0

VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1962.

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-6500 - FAX (410) 257-7579
WEB-SITE: HTTP://WWW.VICTORSTANLEY.COM



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
MOUNTING
STANDARD IN-GROUND AND SURFACE

LENGTHS
STANDARD 8'
STANDARD 8' LENGTH SHOWN

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS.
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLE AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

FRST-6
STEELSITES SERIES
STANDARD ALL STEEL TABLE
SHOWN: STANDARD 8-FOOT LENGTH STANDARD SURFACE MOUNT
(2) FRB-8 STANDARD 8-FOOT LENGTH BENCHES STANDARD SURFACE MOUNT

MODEL: FRST-8 (8' LENGTH) COLOR: BLACK
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT: MELANIE POLANCO
P: 303-744-0399

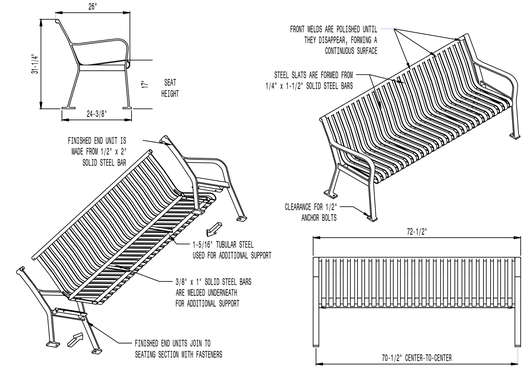
1 PICNIC TABLE

NOT TO SCALE

VICTOR STANLEY

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-6500 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE & CENTER ARMRESTS
4', 6', & 8' AVAILABLE WITH OPTIONAL SOLID STEEL ARMRESTS

LENGTHS
STANDARD 4'
STANDARD 6' (AS SHOWN)
STANDARD 8'

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

RB-28
STEELSITES® RB
ALL STEEL CONTOURED BENCH
SHOWN: STANDARD 6'-FOOT LENGTH

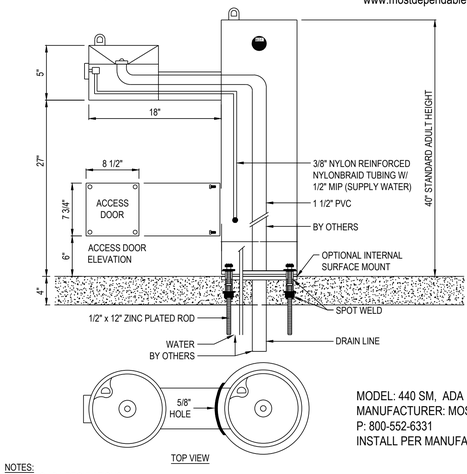
MODEL: RB-28, COLOR: BLACK
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT: MELANIE POLANCO
P: 303-744-0399

2 BENCH W/ BACK

NOT TO SCALE

MDF
MOST DEPENDABLE FOUNTAINS, INC.

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com



TOP VIEW

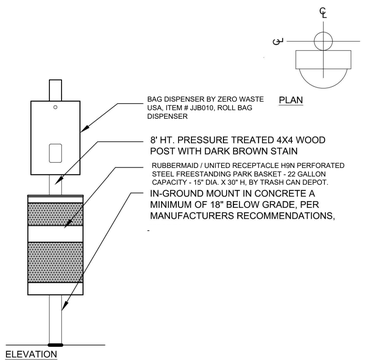
MODEL: 440 SM, ADA Hi/Low, Green (+covers)
MANUFACTURER: MOST DEPENDABLE
P: 800-552-6331
INSTALL PER MANUFACTURES RECOMMENDATION

NOTES:
1. MEETS ADA REGULATIONS.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.5.

MODEL 440 SM
SHOWN W/ OPTIONAL SS SURFACE CARRIER

3 DRINKING FOUNTAIN

NOT TO SCALE



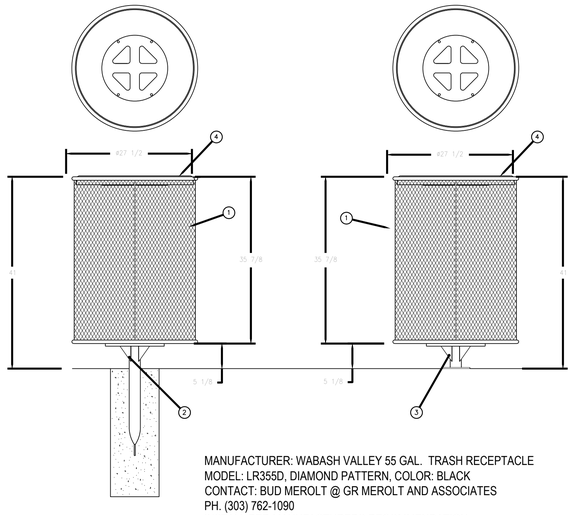
6 PET WASTE STATION

NOT TO SCALE

PATERSON-WILLIAMS ATHLETICS 15"x20" SINGLE GRILL
MODEL # 1140-00
CAPACITY - 15" DIA. X 30" H, BY TRASH CAN DEPOT.

7 GRILL

NOT TO SCALE

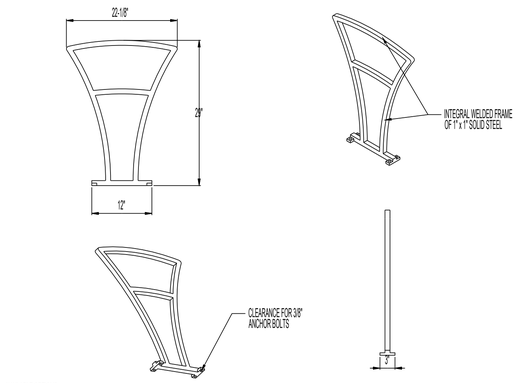


MANUFACTURER: WABASH VALLEY 55 GAL. TRASH RECEPTACLE
MODEL: LR355D, DIAMOND PATTERN, COLOR: BLACK
CONTACT: BUD MEROLT @ GR MEROLT AND ASSOCIATES
PH. (303) 762-1090
INSTALL PER MANUFACTURERS RECOMMENDATION

4 TRASH RECEPTACLE

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKE RACK IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

MODEL: FREESIA BIKE RACK BFRE-161
STANDARD CONVEX RIVETED LID
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

5 BIKE RACK

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 14th street . denver co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■

CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date:
08.01.2017
02.27.2018
08.20.2020
10.19.2020
11.23.2020
03.16.2022

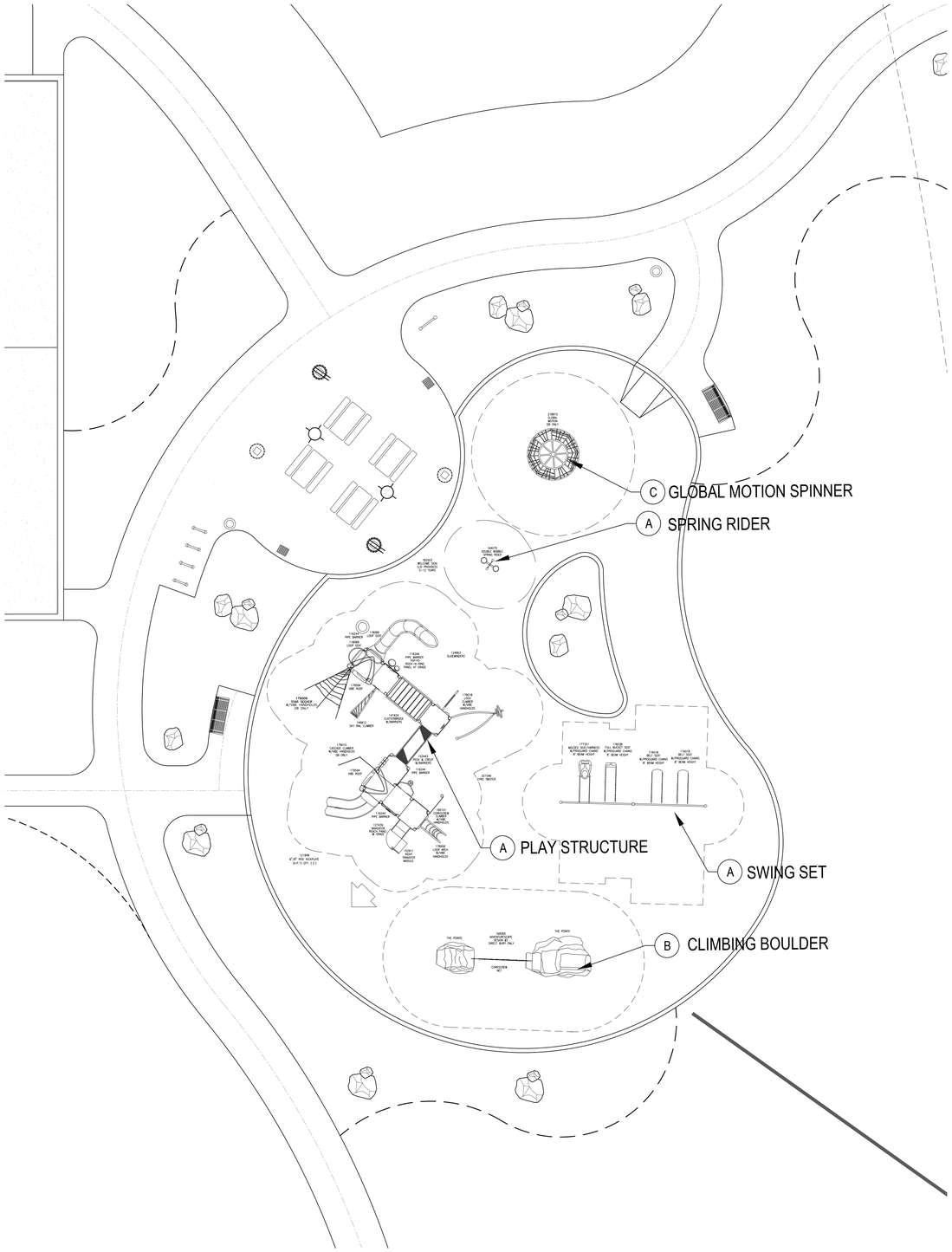
Know what's below. Call before you dig. 811

■ Sheet Name ■

LANDSCAPE DETAILS

■ Sheet Number ■

L3.1



1 PLAYGROUND EQUPMENT

NOT TO SCALE

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

SWINGSET
MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: SINGLE POST WING WITH ADDITIONAL BAY-177332 &177333

1. BELT SEAT W/PROGAURD 8' BEAM HT. X2
2. FULL BUCKET SEAT
3. MODED SEAT/HARNESS

PLAYSTRUCTURE
MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: PLAYBOOSTER

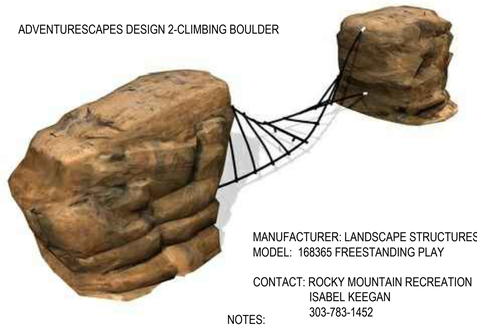
1. SLIDEWINDER - #124863
2. STAR SEEKER - #179009
3. CLATTERBRIDGE - #147424
4. SKY RAIL CLIMBER - #146812
5. GYRO TWISTER - #201546
6. DOUBLE SWIRL POLY SLIDE - #130798
7. LOOP ARCH - #178958
8. TIC TAC TOE PANEL #115231
9. PEEK AND CREEP #152443
10. CORKSCREW #148432
11. CASCADE CLIMBER #179010
12. RIGHT TRANSFER MODULE #152911
13. LOGO CLIMBER #179018

SPRING RIDER
MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: DOUBLE BOBBLE SPRING RIDER-164075

A PLAY STRUCTURE/SWINGS/SPRINGRIDER

NOT TO SCALE

ADVENTURESCAPES DESIGN 2-CLIMBING BOULDER



MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: 168365 FREESTANDING PLAY

CONTACT: ROCKY MOUNTAIN RECREATION
ISABEL KEEGAN
303-783-1452

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

B CLIMBING BOULDER

NOT TO SCALE

MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: 218915 FREESTANDING PLAY
CONTACT: ROCKY MOUNTAIN RECREATION

C GLOBAL MOTION SPINNER

NOT TO SCALE

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-PARK PLANS.DWG
Thursday, July 20, 2017

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CENTENNIAL, CO 80112

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10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date:
08.01.2017
02.27.2018
08.20.2020
10.19.2020
11.23.2020
03.16.2022

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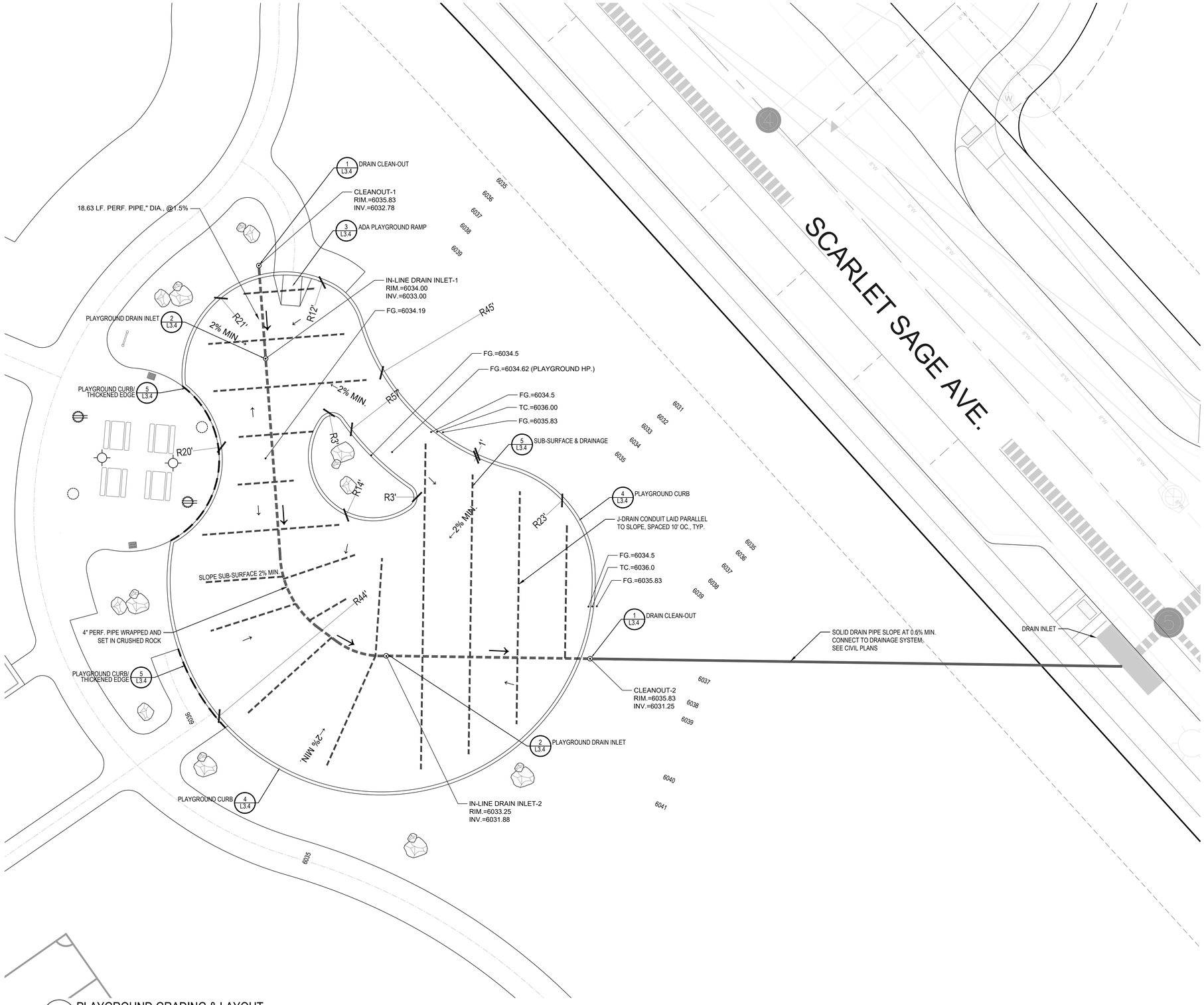
LANDSCAPE DETAILS

■ Sheet Number ■

L3.2



1 PLAYGROUND GRADING & LAYOUT

NOT TO SCALE

NOTES:
1. PLAYGROUND CURB SHALL SLOPE WITH GRADE. DO NOT STEP.
2. ALL CONTOURS SHOW FINISHED GRADE WITH PLAYGROUND SURFACING INSTALLED

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-PARK PLANS.DWG
Thursday, July 20, 2017

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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by:	BEM, GG
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	11.23.2020
	03.16.2022

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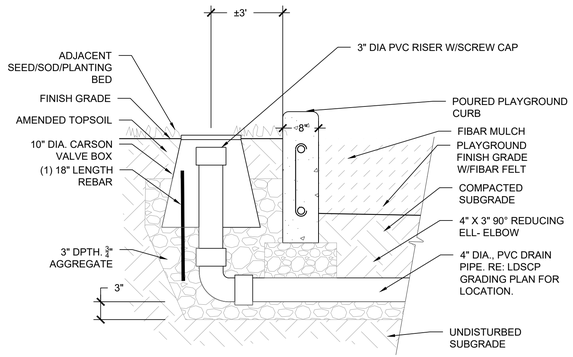
LANDSCAPE DETAILS

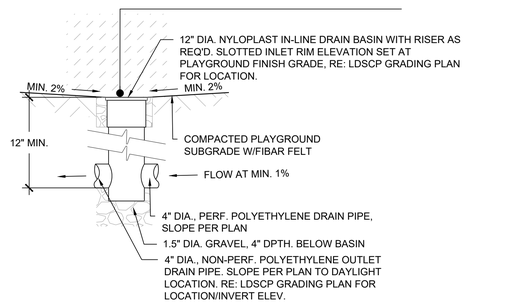
■ Sheet Number ■

L3.3



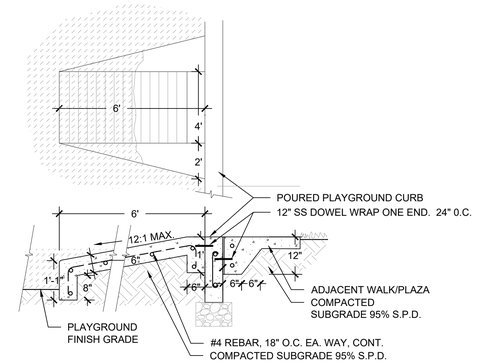
1 DRAIN CLEAN-OUT

NOT TO SCALE



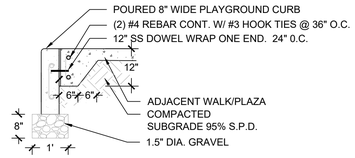
2 PLAYGROUND DRAIN

NOT TO SCALE



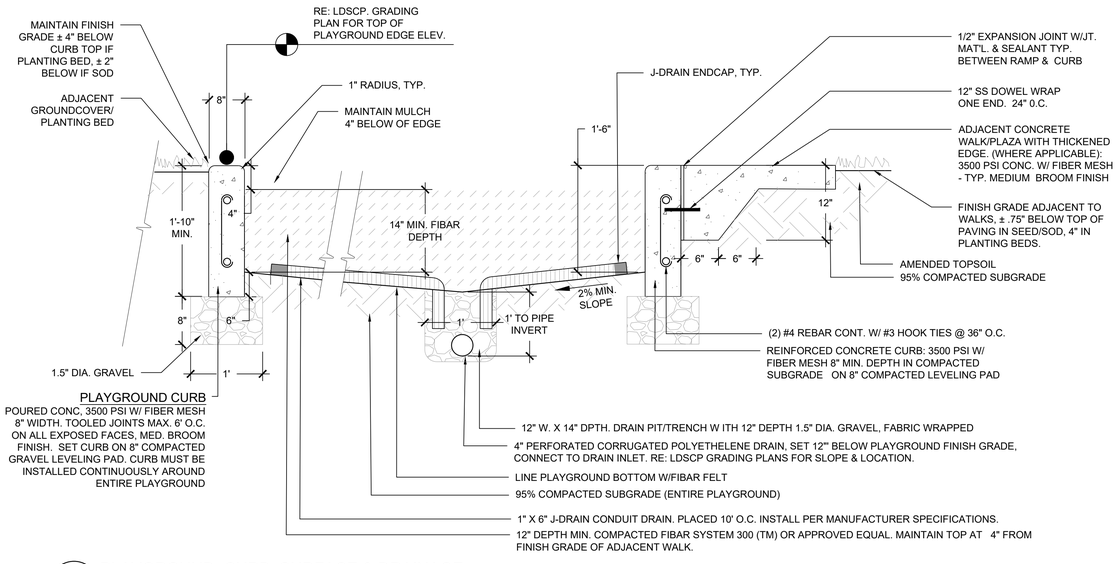
3 ADA PLAYGROUND RAMP

NOT TO SCALE



4 PLAYGROUND CURB

NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE

NOT TO SCALE

6 PARK SIGN

NTS

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date:
08.01.2017
02.27.2018
08.20.2020
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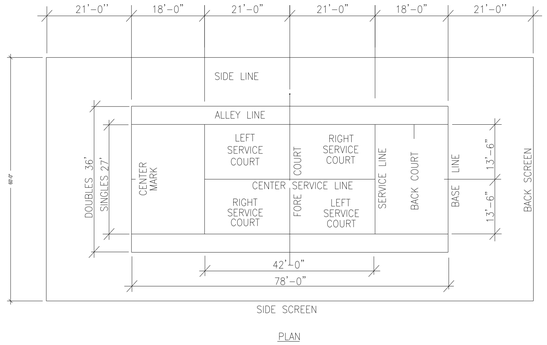
LANDSCAPE DETAILS

■ Sheet Number ■

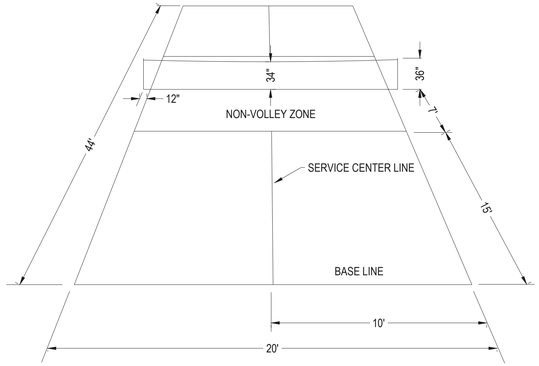
L3.4



PLAN

1 TENNIS STRIPING

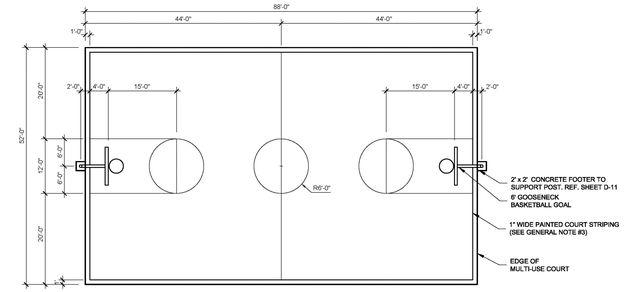
NOT TO SCALE



TOP PERSPECTIVE

2 PICKLEBALL STRIPING

NOT TO SCALE



GENERAL NOTES:

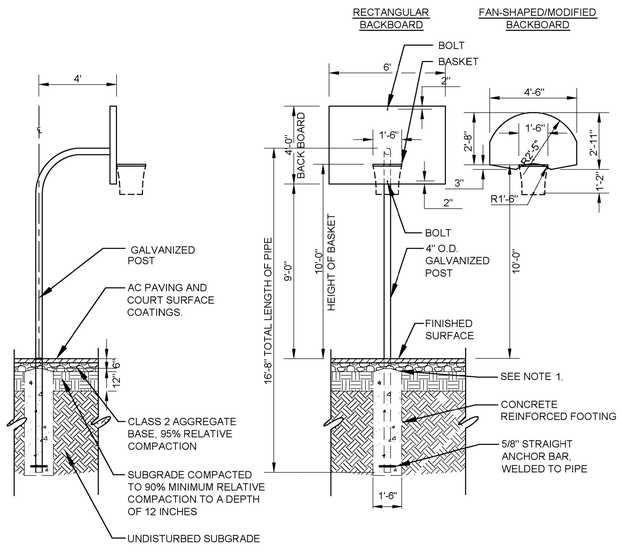
1. ALL WRITTEN DIMENSIONS SHALL PREVAIL.
2. BASKETBALL COURT TO BE POST TENSION CONCRETE SLAB.
3. ALL COURT STRIPING TO BE 1" WIDTH PAINTED WHITE OR ALTERNATE COLOR APPROVED BY OWNER

POST TENSIONING NOTES:

1. POST TENSIONING SHALL MEET ALL CURRENT STANDARDS OF THE POST TENSIONING INSTITUTE.
2. INSTALLATION PROCEDURES: FOR REVIEW PRIOR TO BEGINNING INSTALLATION OF BASKETBALL COURT.
3. ALL TENDONS SHALL BE 1/2" DIAMETER - 270 KSI STRAND.
4. ALL CONCRETE SHALL BE 3650 PSI MINIMUM.
5. AGGREGATE USED IN CONCRETE IS TO BE UNIFORMLY GRADED WITH @ LEAST 500 # 3/8" AGGREGATE PER YARD.
6. PARTIAL STRESSING (25%) SHALL BE REQUIRED @ 24 HOURS. 100% STRESSING SHALL BE COMPLETED WITHIN 7 DAYS. REQUIRED ANCHOR FORCE TO BE 28.9 KPS.
7. SUBMIT CONCRETE MIX DESIGN FOR REVIEW BY PARKS DEPARTMENT REPRESENTATIVE.

3 BASKETBALL STRIPING/LAYOUT

NOT TO SCALE



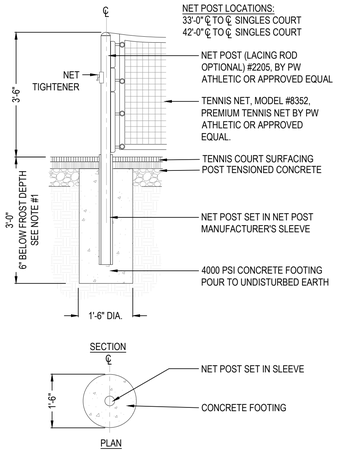
NOTES:

1. HOLD THE HIGH POINT OF THE CONCRETE FOOTING 6 INCHES BELOW THE FINISHED SURFACE. THE FOOTING SHALL SLOPE AWAY FROM THE POLE TO DRAIN.

MANUFACTURURE: PATTERSON WILLIAMS ATHLETIC MFG. CO
MODEL # 1523-22-45-34 POWDER COAT; BLUE.
CONTACT:RECREATION PLUS, LTD. 3032781455 LETSPLAY@RECREATIONPLUS.COM

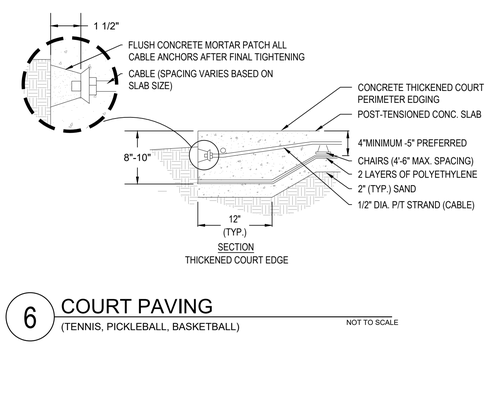
4 BASKETBALL HOOP

NOT TO SCALE



5 TENNIS/PICKLEBALL NET

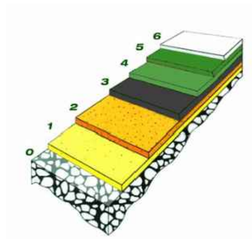
NOT TO SCALE



6 COURT PAVING

(TENNIS, PICKLEBALL, BASKETBALL)

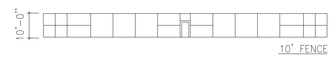
NOT TO SCALE

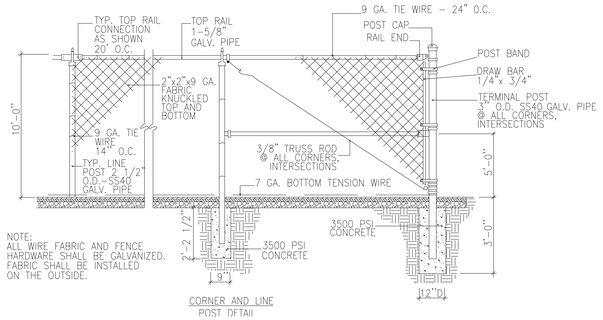


SURFACE COATING:

6.GAMES LINES-WHITE STRIPES
5. COLOR COAT #2 HIGH STRENGTH ACRYLIC POLYMER
4. COLOR COAT #1 HIGH STRENGTH ACRYLIC POLYMER
3. TEXTURED COAT-DURABLE POLYMER
2. GRIP-ADHERING LAYER FOR FOLLOWING COATS OF ACRYLIC POLYMER
1. PRIMER-WATER, AIR, UV RESISTANT AND BREATHABLE UNDERCOATING
0.POST TENSION CONCRETE

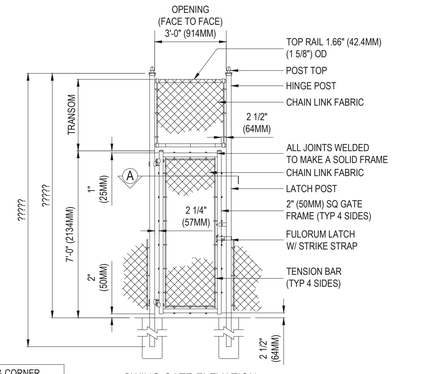
BLACK OPEN MESH INSTALLED ON A 10' TALL FENCE – THE SCREEN IS 9'6" TALL WITH ONE CENTER TAPE FOR SUPPORT. MESH TO N.J.P SPORTS OR APPROVED EQUAL.





7 TENNIS/PICKLEBALL FENCING

NOT TO SCALE



SWING GATE ELEVATION

NOT TO SCALE

END & CORNER POST TOP OPTIONS	
STANDARD	FLAT

NOM HEIGHT (H)
7'-0" [2134MM]
OPENING (F/F)
3'-0" [914MM]

SECTION A
N.T.S.
NOT TO SCALE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN. DEPTH TO BE 36" [914 MM].

8 TENNIS/PICKLEBALL SWING GATE

NOT TO SCALE

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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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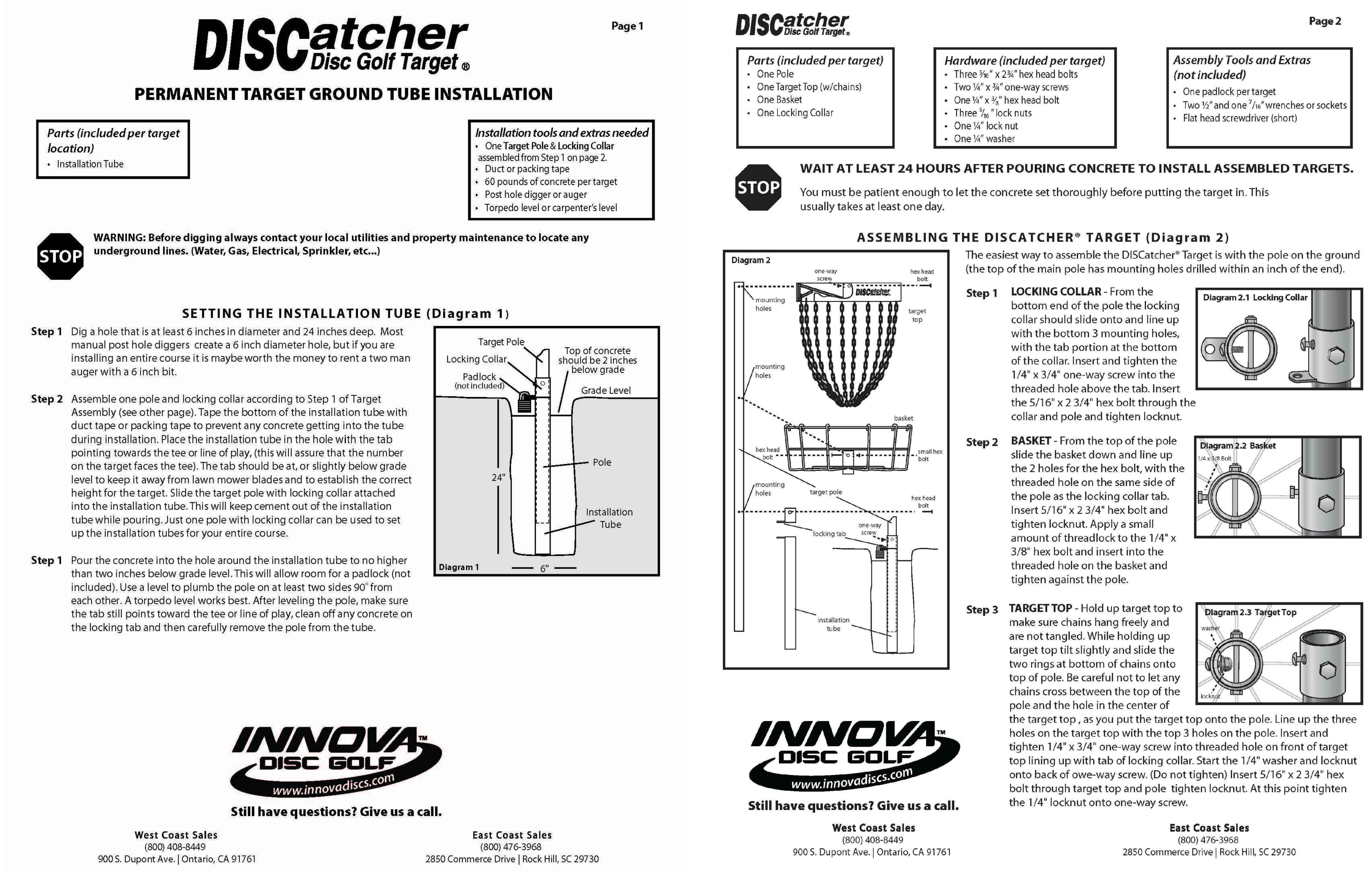
■ Sheet Name ■

LANDSCAPE DETAILS

■ Sheet Number ■

L3.5



DISCatcher Disc Golf Target® — Page 1

PERMANENT TARGET GROUND TUBE INSTALLATION

Parts (included per target location)
- Installation Tube

Installation tools and extras needed
- One Target Pole & Locking Collar assembled from Step 1 on page 2.
- Duct or packing tape
- 60 pounds of concrete per target
- Post hole digger or auger
- Torpedo level or carpenter's level

STOP — **WARNING: Before digging always contact your local utilities and property maintenance to locate any underground lines. (Water, Gas, Electrical, Sprinkler, etc...)**

SETTING THE INSTALLATION TUBE (Diagram 1)

Step 1 Dig a hole that is at least 6 inches in diameter and 24 inches deep. Most manual post hole diggers create a 6 inch diameter hole, but if you are installing an entire course it is maybe worth the money to rent a two man auger with a 6 inch bit.

Step 2 Assemble one pole and locking collar according to Step 1 of Target Assembly (see other page). Tape the bottom of the installation tube with duct tape or packing tape to prevent any concrete getting into the tube during installation. Place the installation tube in the hole with the tab pointing towards the tee or line of play, (this will assure that the number on the target faces the tee). The tab should be at, or slightly below grade level to keep it away from lawn mower blades and to establish the correct height for the target. Slide the target pole with locking collar attached into the installation tube. This will keep cement out of the installation tube while pouring. Just one pole with locking collar can be used to set up the installation tubes for your entire course.

Step 1 Pour the concrete into the hole around the installation tube to no higher than two inches below grade level. This will allow room for a padlock (not included). Use a level to plumb the pole on at least two sides 90° from each other. A torpedo level works best. After leveling the pole, make sure the tab still points toward the tee or line of play, clean off any concrete on the locking tab and then carefully remove the pole from the tube.

INNOVA DISC GOLF www.innovadiscs.com

Still have questions? Give us a call.

West Coast Sales
(800) 408-8449
900 S. Dupont Ave. | Ontario, CA 91761

East Coast Sales
(800) 476-3968
2850 Commerce Drive | Rock Hill, SC 29730

DISCatcher Disc Golf Target® — Page 2

Parts (included per target)
- One Pole
- One Target Top (w/chains)
- One Basket
- One Locking Collar

Hardware (included per target)
- Three 5/16" x 2¾" hex head bolts
- Two ¼" x ¾" one-way screws
- One ¼" x 3/8" hex head bolt
- Three 5/16" lock nuts
- One ¼" lock nut
- One ¼" washer

Assembly Tools and Extras (not included)
- One padlock per target
- Two ½" and one 7/16" wrenches or sockets
- Flat head screwdriver (short)

STOP — **WAIT AT LEAST 24 HOURS AFTER POURING CONCRETE TO INSTALL ASSEMBLED TARGETS.**
You must be patient enough to let the concrete set thoroughly before putting the target in. This usually takes at least one day.

ASSEMBLING THE DISCATCHER® TARGET (Diagram 2)

The easiest way to assemble the DISCatcher® Target is with the pole on the ground (the top of the main pole has mounting holes drilled within an inch of the end).

Step 1 **LOCKING COLLAR** - From the bottom end of the pole the locking collar should slide onto and line up with the bottom 3 mounting holes, with the tab portion at the bottom of the collar. Insert and tighten the 1/4" x 3/4" one-way screw into the threaded hole above the tab. Insert the 5/16" x 2 3/4" hex bolt through the collar and pole and tighten locknut.

Step 2 **BASKET** - From the top of the pole slide the basket down and line up the 2 holes for the hex bolt, with the threaded hole on the same side of the pole as the locking collar tab. Insert 5/16" x 2 3/4" hex bolt and tighten locknut. Apply a small amount of threadlock to the 1/4" x 3/8" hex bolt and insert into the threaded hole on the basket and tighten against the pole.

Step 3 **TARGET TOP** - Hold up target top to make sure chains hang freely and are not tangled. While holding up target top tilt slightly and slide the two rings at bottom of chains onto top of pole. Be careful not to let any chains cross between the top of the pole and the hole in the center of the target top , as you put the target top onto the pole. Line up the three holes on the target top with the top 3 holes on the pole. Insert and tighten 1/4" x 3/4" one-way screw into threaded hole on front of target top lining up with tab of locking collar. Start the 1/4" washer and locknut onto back of owe-way screw. (Do not tighten) Insert 5/16" x 2 3/4" hex bolt through target top and pole tighten locknut. At this point tighten the 1/4" locknut onto one-way screw.

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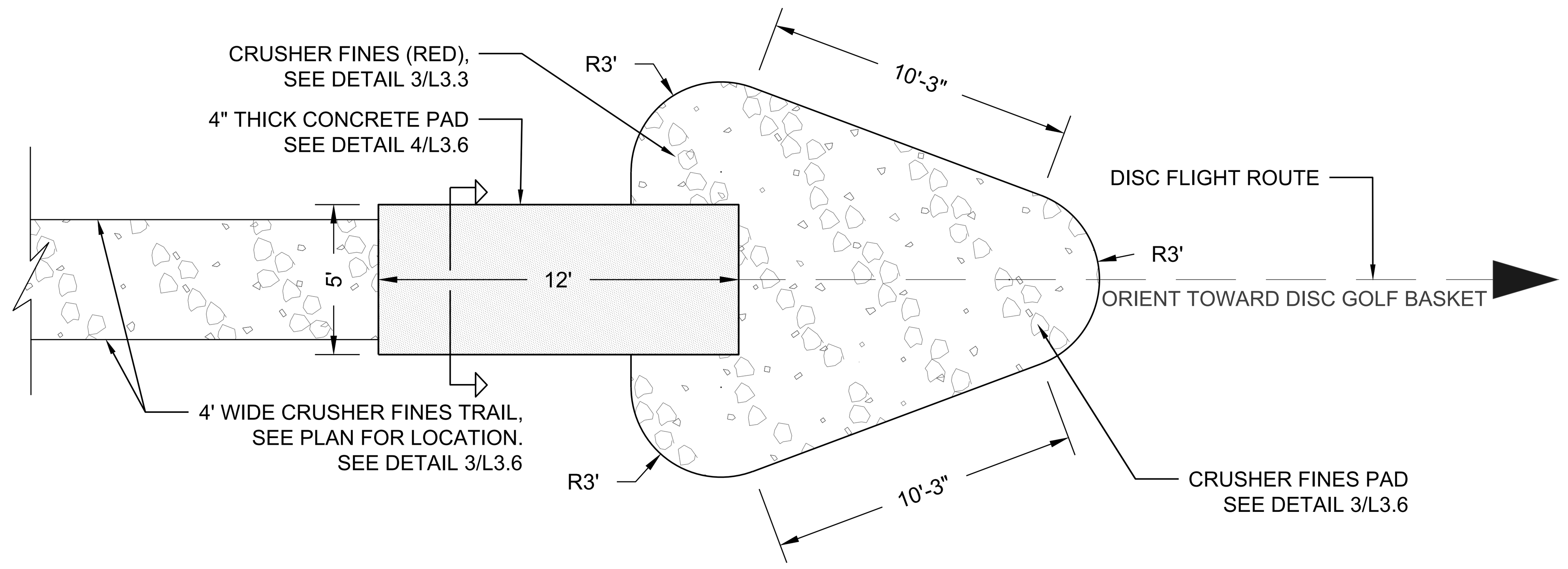
900 S. Dupont Ave. | Ontario, CA 91761

East Coast Sales
(800) 476-3968
2850 Commerce Drive | Rock Hill, SC 29730

NOTES:
1.DISC TARGET - DISCATCHER PRO 28 OR APPROVED EQUAL WITH NUMBER PLATE. DIRECT CONCRETE POLE MOUNT OPTION.

1 DISC GOLF TARGET

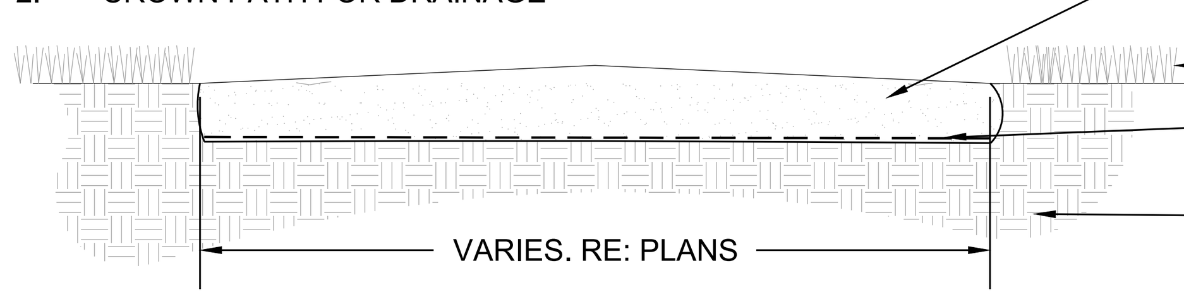
N.T.S.



2 DISC GOLF TEE PAD

SCALE: 1/4" = 1'-0"

NOTES:
1. PATH EDGE TO BE FLUSH WITH OUTER GRADE
2. CROWN PATH FOR DRAINAGE

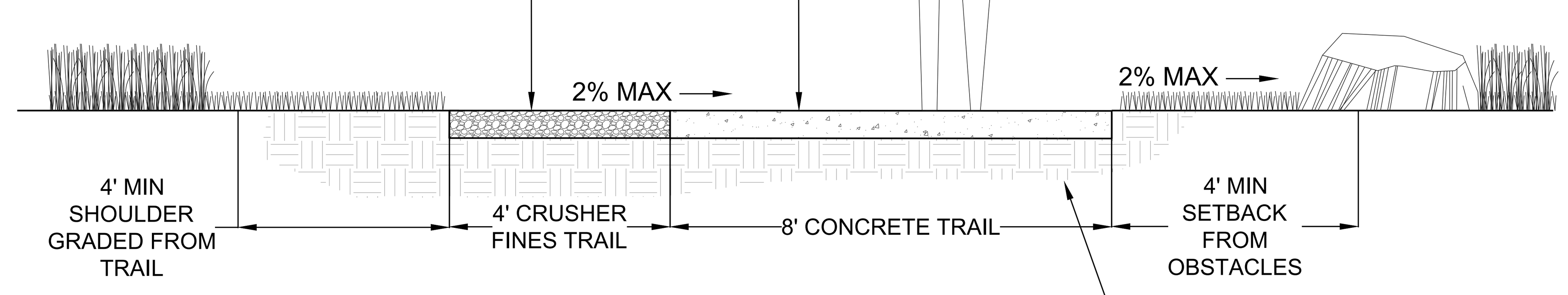


3 CRUSHER FINES PATH/PAD

N.T.S.

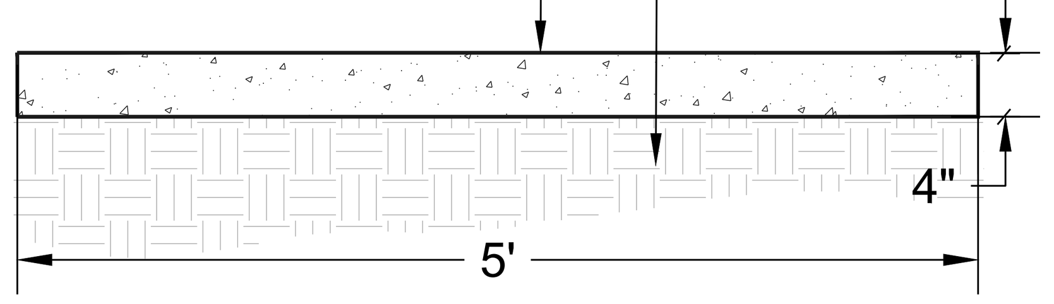
CRUSHER FINES TRAIL
- 6" THICKNESS
- 1/4" MINUS CRUSHER FINES. 6" MIN.DEPTH COMPACT TO 95% SPD, IN 3" LIFTS.
- GEOTEXTILE FABRIC
- GRAVEL TO BE FLUSH WITH TRAIL AND GRADE

CONCRETE TRAIL:
- 6" THICKNESS
- 4500 PSI CONCRETE.
- MED. BROOM FINISH
- NATURAL GRAY
- MIN. 2% CROSS-SLOPE
- MAX 5% LONGITUDINAL (MEET ADA STDS.)
- SAW CUT JNTS. EQ. TO WALK WIDTH



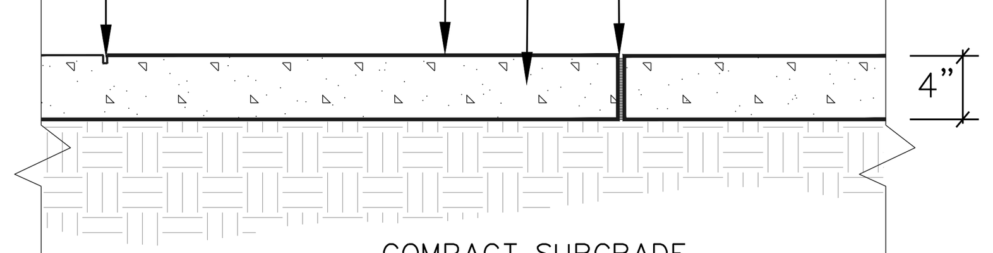
5 LOOP TRAIL

NTS



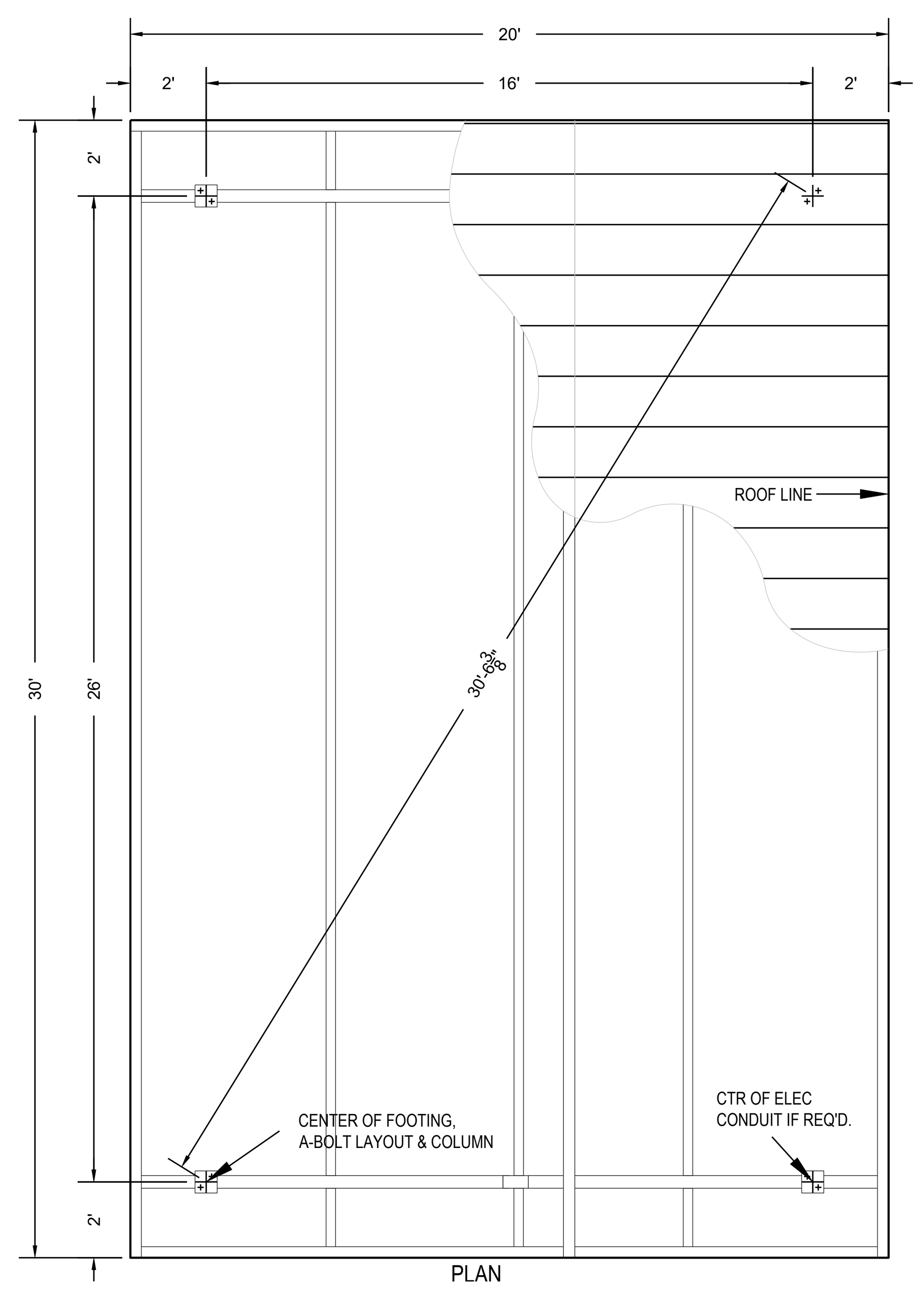
4 CONCRETE PAD

N.T.S.



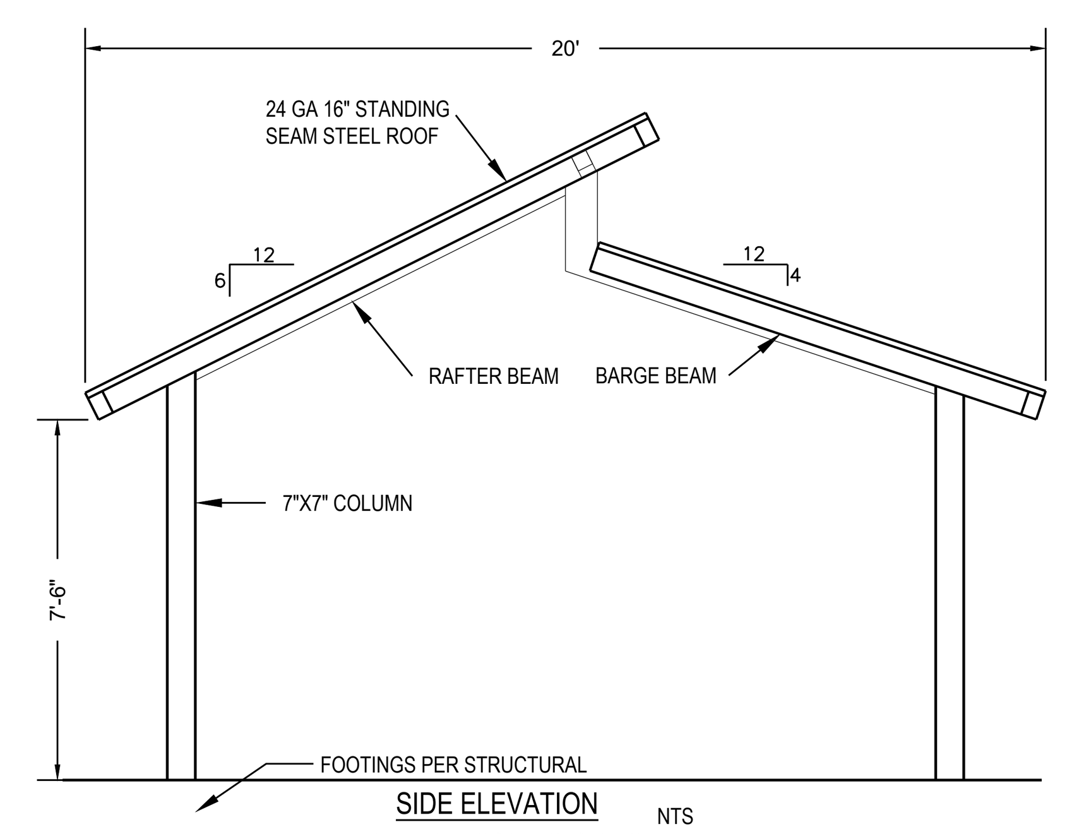
6 CONCRETE WALK

NTS

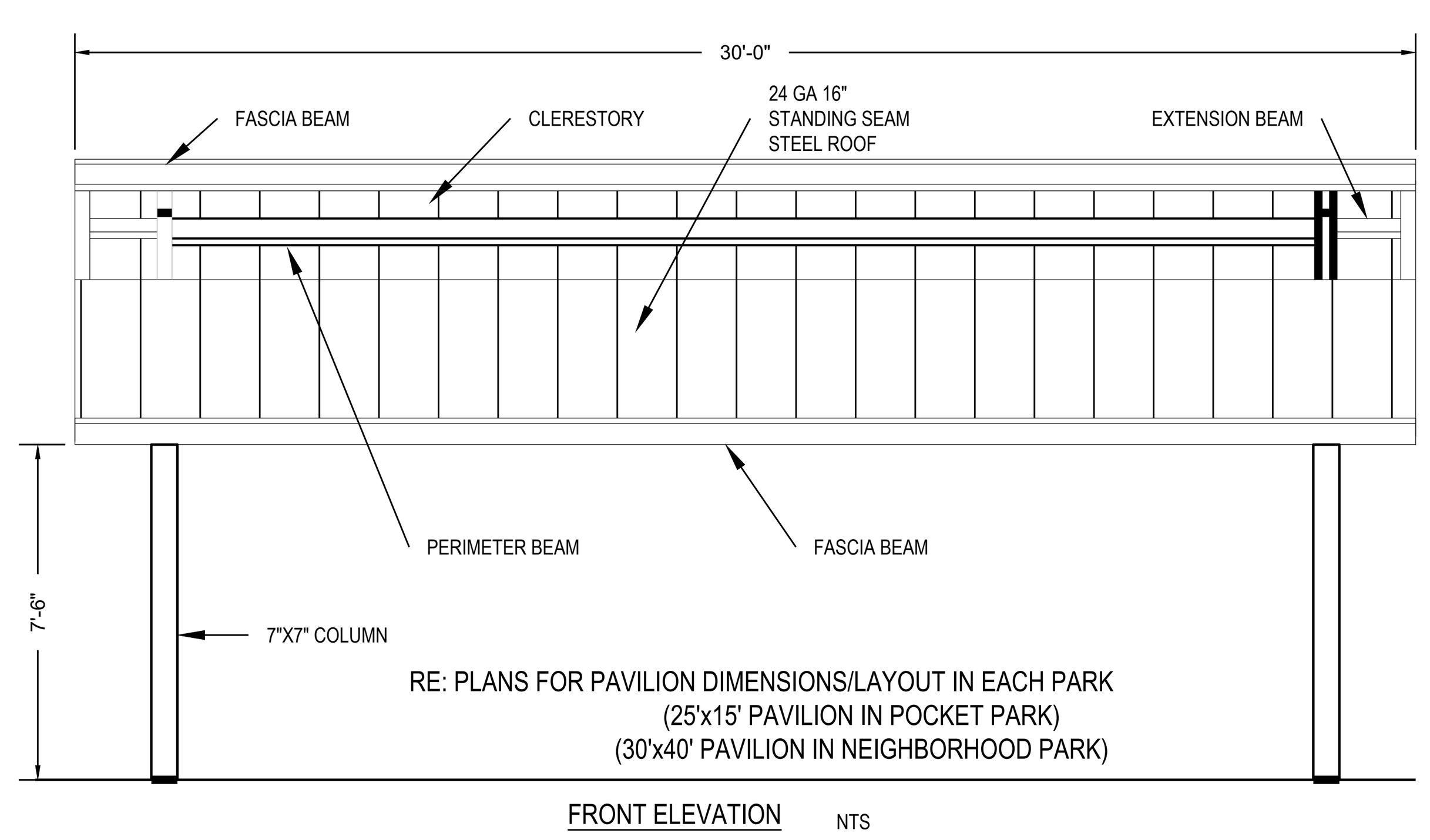


TOWN OF PARKER ELECTRICAL NOTES:
1. SHELTER LIGHT FIXTURE TO BE: ARO PLUS TRANSIT, EVOLVE LED UNDERPASS FLOOD LIGHT - 2 REQUIRED IN STRUCTURE. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALLOW 8 WEEK LEAD TIME.
2. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND OWNER FOR INSTALLATION OF TWO EVOLVE LED UNDERPASS LIGHTS WITH A PHOTOVOLTAIC SWITCH IN THE ROOF AND MINIMUM 2 OUTLET RECEPTACLES (4X4 GFI OUTLETS) MOUNTED ON EVERY OTHER POST.
3. ALL WIRES AND RACEWAYS TO BE HIDDEN WITHIN THE STRUCTURE. NO SURFACE MOUNTED INSTALLATIONS WILL BE ACCEPTED.
4. PROVIDE OPERATION AND MAINTENANCE MANUALS AND AS-BUILT DRAWINGS.
5. OUTLET BOXES SHALL BE NON-METALLIC.
6. ALL DEVICES SHALL BE 20 AMP SPECIFICATION GRADE WITH MATCHING COVER, BLACK IN COLOR. GFCI RECEPTACLES SHALL BE TERMINATION TYPE. WEATHERPROOF COVERS SHALL BE EQUAL TO HUBBELL #WP8M.
7. ALL DEVICES AND COVER PLATES SHALL BE FROM THE SAME MANUFACTURER
8. ALL WIRING SHALL BE RUN IN CONDUIT. DIRECT BURY CABLE SHALL NOT BE ALLOWED.

PAVILION
1. MANUF: CLASSIC RECREATION SYSTEMS MODEL(S): NORTHWEST, 30'X40'
2. COLORS: BEAMS/COLUMNS-MEDIUM BRONZE; METAL ROOF-FOREST GREEN
3. ELECTRICAL: LIGHTING CONDUIT RACEWAY AND HANDHOLES WILL BE PROVIDED IN COLUMNS, CONTRACTOR TO COORDINATE WITH ELECTRICAL CONSULTANT AND SHELTER MANUFACTURER TO COORDINATE LIGHT FIXTURES WITHIN SHELTER, TOWN OF PARKER TO APPROVE FIXTURE LOCATION.
4. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERING AND SHALL SUBMIT ENGINEERS LETTER/DRAWINGS TO TOWN OF PARKER BUILDING DEPARTMENT FOR PAVILION PERMIT.
5. CONTRACTOR TO PROVIDE ENGINEERS LETTER OF CONSTRUCTION COMPLIANCE FOR IA TO TOWN OF PARKER.
6. CONTRACTOR TO PROVIDE ELECTRICAL AND SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. CONTRACTOR TO INSTALL STRUCTURE PER MANUFACTURER'S SPECIFICATIONS.



SIDE ELEVATION NTS
NOTE: NOT FOR CONSTRUCTION



RE: PLANS FOR PAVILION DIMENSIONS/LAYOUT IN EACH PARK
(25'x15' PAVILION IN POCKET PARK)
(30'x40' PAVILION IN NEIGHBORHOOD PARK)

FRONT ELEVATION NTS
NOTE: NOT FOR CONSTRUCTION

6 SHADE STRUCTURE

N.T.S.

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

Engineering

CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	BEM, GG
Checked by:	PCS STAFF
Submittal Date:	08.01.2017
	02.27.2018
	08.20.2020
	10.19.2020
	11.23.2020
	03.16.2022

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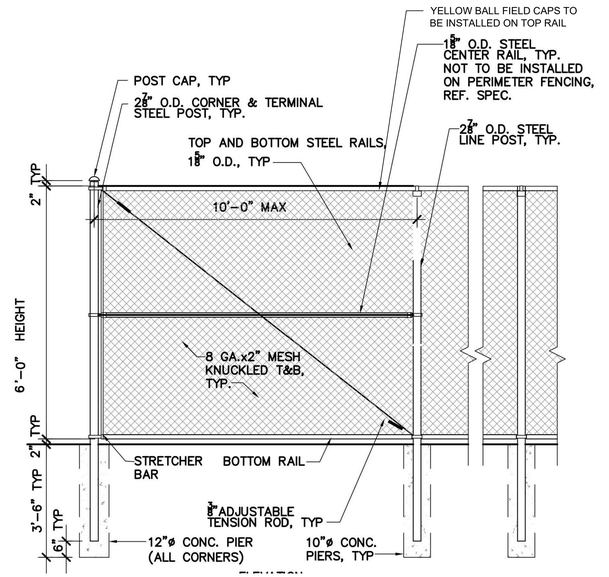
Sheet Name
LANDSCAPE DETAILS

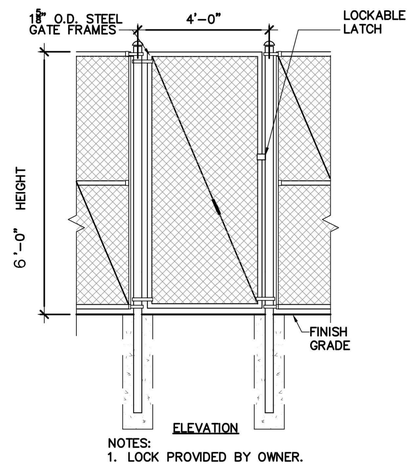
Sheet Number
L3.6



NOTES:
1.250' OF YELLOW POLY CAP FENCE GUARD ON TOP RAIL (+ YELLOW FENCE TIES) BY BSN SPORTS OR APPROVED EQUIVALENT
2. FENCING TO BE A NON-PVC COATED FENCE

1 CHAINLINK FENCE

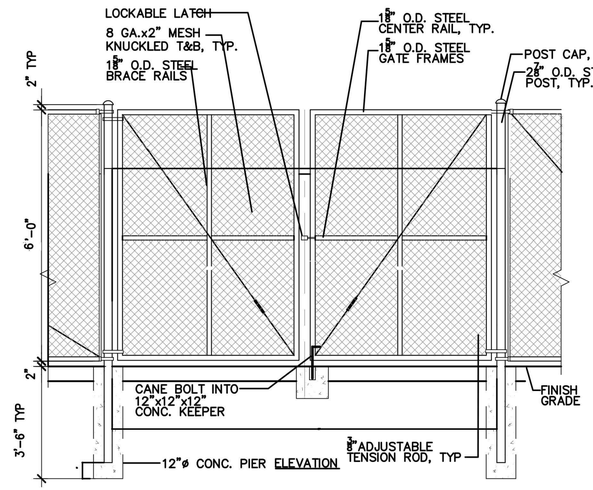
NOT TO SCALE



NOTES:
1. LOCK PROVIDED BY OWNER.

2 PEDESTRIAN GATE

NOT TO SCALE



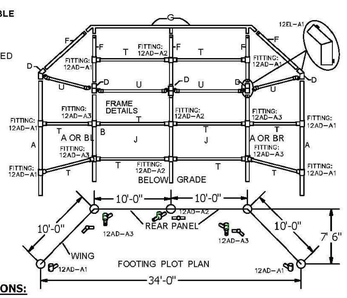
3 12' SERVICE GATE

NOT TO SCALE

Permanent Hooded Backstop

MODEL #1230-00
FRONT HEIGHT: 17'-6" H; FRONT WIDTH: 34' WITH NO PLANKS (1475 LBS)

FRAMES AVAILABLE STANDARD AS:
☐ GALVANIZED
☐ POWDER COATED



SPECIFICATIONS:

Posts: (A), (BL), (BR), and (F) are 2-3/8" O.D. galvanized steel.

Rails: (G) are 1-7/8" O.D. and (T) are 1-5/8" O.D. galvanized steel.

Elbow Fittings: Welded galvanized steel that fits 2-3/8" vertical and 2-3/8" hood supports.

Chain Link Fabric: 2" mesh galvanized after weaving: 9 ga on rear and side panels, 11 ga on hood.

Hardware: Tension bars and bands are galvanized steel. All fasteners are included.

Finish: All welds are ground smooth and treated with cold galvanizing compound. All fasteners are zinc plated for long rust-free service.

Warranty: 3 years

Date: 11-06-07	SPECIFICATION/INSTALLATION INSTRUCTIONS
Rev: 022613	HOODED BASEBALL BACKSTOP
Drawn: AMC	MODEL NO. **1230-00**
Sheet: 1 of 4	

GENERAL NOTES: Site must be level. Six 8" X 8" X 8" concrete blocks (half blocks) will' be required in the bottom of holes to provide a means of post-height adjustment as well as to provide sufficient concrete footing below bottom of posts (See Page 3 & 4).

1. Determine location of backstop so the rear panel is perpendicular to a line running from 2nd base through home plate and so the wings are parallel with the sides of the diamond.
2. Dig holes according to footing plot plan and footing detail (See Page 3 & 4).
3. Center a half concrete block (8" X 8" X 8") in the bottom of each of the holes per footing detail. Adjust height so the top of the block is 30" below finished grade (See Page 3).
4. Start with an end post (Item A Page 4) and center the post in the hole so it rests on the block. Tops of posts for Model 1230 are to be 10' above finished grade. Adjust block height as necessary to achieve proper post height. Plumb and brace in position.
5. Repeat the same procedure for the adjacent corner post (Item A, BL Or BR).
6. Attach rail end caps to the horizontal rails (Item U). Insert 1-5/8" OD rails into rail end caps until fully seated. Drill through the end cap and the pipe with #25 drill bit provided. Hammer the #10 X 1/2" drive screws into holes until fully seated. Note: Keep rail end caps in line with each other.
7. Attach two horizontal rails (Item T) between the two posts, one at the finished grade level and one midway up the posts. Attach with brace bands and carriage bolts provided (See Attachment Detail).
8. Re-plumb posts and brace as necessary.
9. Set the adjacent center post (Item A Or C) in the hole on the concrete block and brace or hold in place.
10. Attach two horizontal rails (Item T) between the center post (Item A Or C) and the corner post (Item A or BL). Install as before; one at finished grade level and one midway up the post with brace bands and carriage bolts provided.
11. Re-plumb posts and brace as necessary.
12. Repeat the same procedure for each adjacent post until all of the five vertical posts are installed. Attach horizontal rails between posts as before. Make sure the posts are plumb. Pour concrete into footing holes and let the concrete set for three days before removal of bracing and completion of installation.
13. Slip the elbows for the upright posts (Item D) over the tops of the posts until seated. Using set screws, loosely tighten fitting in place.
14. Insert the five hood supports (Item F) into the elbows.
15. Align the hood supports by rotating the elbows. The hood supports on the corner and center posts (Items A Or BL, BR & C) should be rotated to face toward the infield and to be parallel to each other. The hood supports on the end posts (Item A) should be rotated so they are facing each other.
16. Slip the top horizontal rail (Item G) into the hood supports. Adjust the hood supports as necessary and make sure welded sleeves on top rail are fully seated.
17. Plumb frame and tighten all bolts.
18. Attach the shorter horizontal rails (Item T) at the top of the vertical posts between the elbow fittings with the 2-7/8" brace bands and carriage bolts provided (See Attachment Detail).
19. Install the horizontal rails (Item U) midway between the elbows and top rail. Tighten all bolts which secure all the horizontal rails.

Extremely Important
Dig footing holes according to layout & assemble post and rails with supplied pipe fittings. Do not pour concrete until entire frame is assembled.

Date: 11-06-07	SPECIFICATION/INSTALLATION INSTRUCTIONS
Rev: 022613	HOODED BASEBALL BACKSTOP
Drawn: AMC	MODEL NO. **1230-00**
Sheet: 2 of 4	

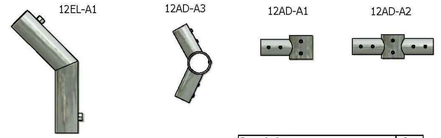
Mesh Installation: Separate the wire mesh as the heavier material (9 gauge) is to be used along the rear panel and the wings while the lighter material (11 gauge) is to be used on the hood. The mesh is cut to approximate size and shipped in rolls.

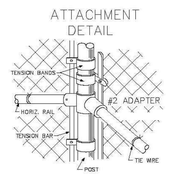
1. Cut four pieces of (9-gauge X 10 ft mesh) 10 ft long to be installed between the vertical posts of the rear panel and the wings. Attach each piece of mesh using one 10 ft tension bar on each side of the mesh along with tension bands and bolts provided. Use tension bands on 18 to 20 inch centers. The mesh must be tight, remove one or two strands as necessary to achieve proper tension (See Attachment Detail).
2. Secure the mesh to the top, center and bottom horizontal rails with tie wires every 12 inches (See Attachment Detail)
3. The mesh will overlap the top planks. Install the drilled tension bar in the mesh about 3" to 6" from the top edge of the highest plank. Pull tight and drill 5/16" diameter holes through the planks using the holes in the tension bar for drilling location. Secure with 5/16" x 2-1/2" carriage bolts, flat washers, lock washers and nuts. Note: This will keep the baseballs from falling behind planks.
4. Cut one piece of (11ga X 10 ft. mesh) 20 ft long. Attach the mesh to the rear panel using one tension bar on each end of the piece along with tension bands and hardware provided. Tension bands should be used on 18 to 20 inch centers. The mesh must be tight, remove strands as necessary to achieve proper tension.
5. Secure the mesh to the top, center and bottom horizontal rails of the hood supports with 7-inch tie wires every 12 inches (See Attachment Detail).
6. Cut a 10 ft long piece of 11ga mesh into a triangle to cover the remainder of the hooded area. Use the hood as a template.
7. Install two 10 ft. tension bars in each triangular mesh piece along the two edges where the wire ends are NOT twisted together (knuckled salvage edge). Attach the mesh in the corners of the hood so the edge of mesh without tension bar is along the horizontal rail. Use tension bands on 18 to 20 inch centers to secure to the hood supports (Item F). The mesh must be tight; remove one or two strands as necessary to achieve proper tension.
8. Pull the bottoms of each triangular mesh piece tight and secure with 7-inch lengths of tie wire every 8 inches to the horizontal rails.
9. Inspect for loose hardware and tighten as necessary. Also lock for sharp wires and either cut or turn back into the fabric as necessary.
10. At every mating location (Elbows & Top Rail) drill through with 7/32" drill bit and hammer 1/4" x 1" drive screws into holes until seated.
11. Replace turf to cover exposed tops of footings (See Typical Footing Detail).

NOTE:

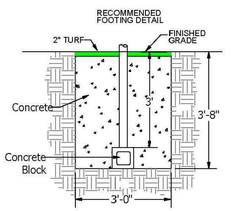
Footing: Footing sizes are based on average soil conditions. Loose and/or sandy soil is not average and footing sizes must be increased accordingly to meet local soil conditions.

Date: 11-06-07	SPECIFICATION/INSTALLATION INSTRUCTIONS
Rev: A121412	HOODED BASEBALL BACKSTOP
Drawn: AMC	MODEL NO. **1230-00**
Sheet: 3 of 4	





Description	Qty
Upright Post **(A,B) 2-3/8"x 12' 6"**	5
Hood Support **(F) 2-3/8" x 8' 7"**	5
Top Horiz. Rail Assembly 1-7/8" **(G)**	1
Horizontal Rails 1-5/8"x 8'7" **(T)**	10
Horizontal Rails 1-5/8"x 8'4" **(U)**	4
2" X 11 Gauge X 10' Wire Mesh (ft)	40
2" X 9 Gauge X 10' Wire Mesh (ft)	40
Tension Bar - 10'	14
Hardware Kit	1
INSTALLS	1
FITTING 12AD-A1 (2-7/8"O.D.)	6
FITTING 12AD-A2 (2-7/8"O.D.)	3
FITTING 12AD-A3 (2-7/8"O.D.)	4
ELBOW 12EL-A1 (2-7/8"O.D.)	5



Component Description	Qty
Tension Band (2-3/8")	80
Brace Band (2-7/8")	8
Brace Band (2-3/8)	20
Rail End (1-5/8")	8
5/16" x 1" Carriage Bolt	124
5/16"-18 Hex Nut	124
5/16"-18 Flat Washer	124
#10 X 1/2" Rd. Hd. Drive Screw	30
#25 drill bit	2
1/4" X 1" Rd. Hd. Drive Screw	40
7/32 Drill Bit	2
12 Gauge Tie Wire (lbs)	3
3/8"-16 x 3/8" Set Screws	60
5/8" x 3/4" Set Screws	10

Date: 11-06-07	SPECIFICATION/INSTALLATION INSTRUCTIONS
Rev: 022613	HOODED BASEBALL BACKSTOP
Drawn: AMC	MODEL NO. **1230-00**
Sheet: 4 of 4	

NOTE: BACKSTOP BOARDS TO BE INSTALLED ON FRONT SIDE OF BACKSTOP. BACKSTOP BOARDS TO BE PROVIDED BY AMERICAN-PLASTILUMBER OR APPROVED EQUIVALENT. 2"X12"X120', 3 3 ROWS. PREMIUM RECYCLED LUMBER COLOR:TAN

4 BACKSTOP

NOT TO SCALE

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-PARK PLANS.DWG
Thursday, July 20, 2017

■ Prepared For ■
E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Engineering ■
CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: BEM, GG
Checked by: PCS STAFF
Submittal Date: 08.01.2017
02.27.2018
08.20.2020
10.19.2020
11.23.2020
03.16.2022

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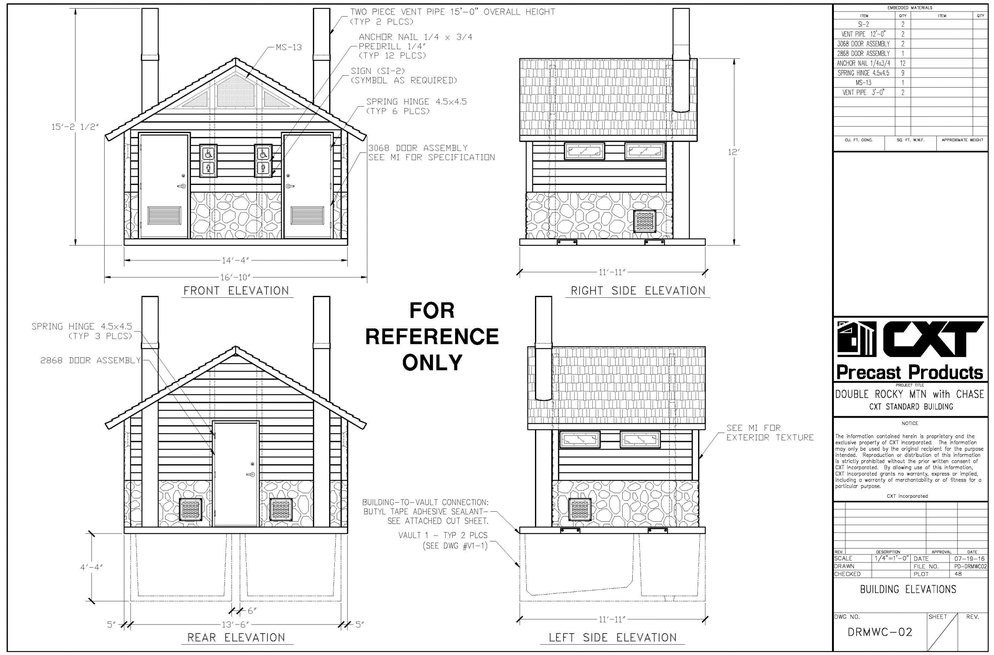
■ Sheet Name ■
LANDSCAPE DETAILS

■ Sheet Number ■
L3.7



EMBEDDED MATERIALS			
ITEM	QTY	ITEM	QTY
SI-2	2		
VENT PIPE 12'-0"	2		
3068 DOOR ASSEMBLY	2		
2868 DOOR ASSEMBLY	1		
ANCHOR NAIL 1/4x3/4	12		
SPRING HINGE 4.5x4.5	9		
MS-13	1		
VENT PIPE 3'-0"	2		
CU. FT. CONC.	SQ. FT. M.W.F.	APPROXIMATE WEIGHT	

CXT Precast Products

PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

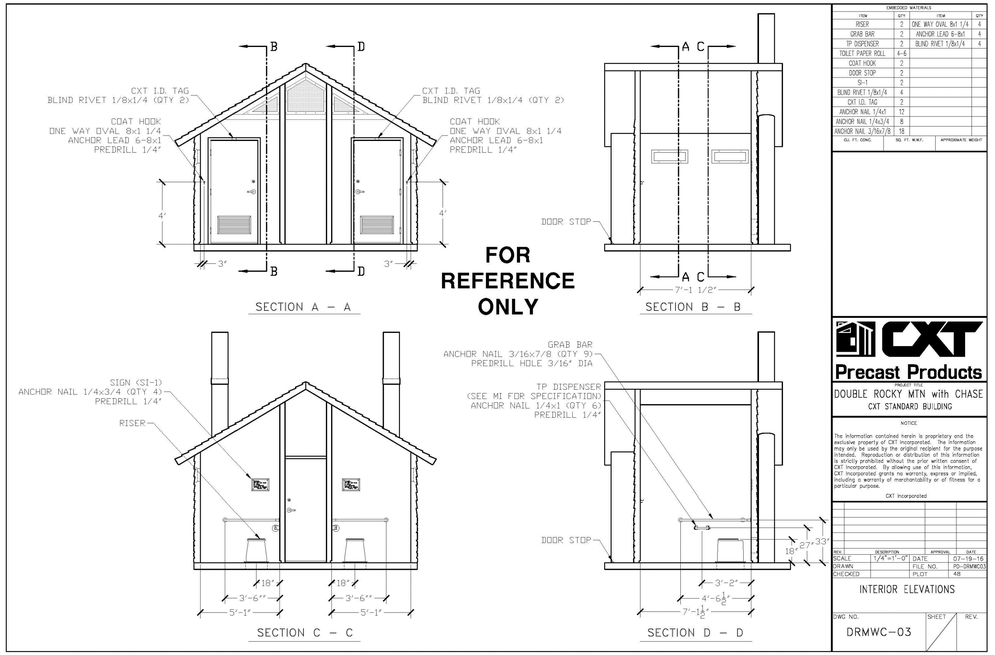
NOTICE

CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-DRMWC02
CHECKED		PLOT	48

BUILDING ELEVATIONS

DWG NO. DRMWC-02 | SHEET | REV.



FOR REFERENCE ONLY

EMBEDDED MATERIALS			
ITEM	QTY	ITEM	QTY
RISER	2	ONE WAY OVAL 8x1 1/4	4
GRAB BAR	2	ANCHOR LEAD 6-8x1	4
TP DISPENSER	2	BLIND RIVET 1/8x1/4	4
TOILET PAPER ROLL	4-6		
COAT HOOK	2		
DOOR STOP	2		
SI-1	2		
BLIND RIVET 1/8x1/4	4		
CXT I.D. TAG	2		
ANCHOR NAIL 1/4x3	12		
ANCHOR NAIL 1/4x3/4	8		
ANCHOR NAIL 3/16x7/8	18		
CU. FT. CONC.	SQ. FT. M.W.F.	APPROXIMATE WEIGHT	

CXT Precast Products

PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

NOTICE

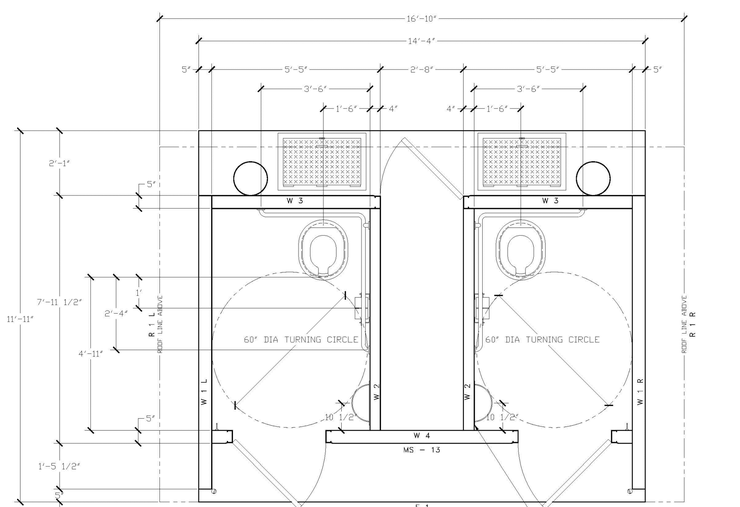
CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-DRMWC03
CHECKED		PLOT	48

INTERIOR ELEVATIONS

DWG NO. DRMWC-03 | SHEET | REV.

CXT-PRECAST DOUBLE VAULT RESTROOM
DOUBLE ROCKY MOUNTAIN RESTROOM WITH CHASE, TWO 1,000 GALLON WASTE VAULTS
BOARD & BAT CHARCOL GRAY ON UPPER HALF AND NAP VALLEY
NATURAL GREY STONE WALL ON LOWER HALF
CONTACT NUMBER:(541) 496-3541
INSTALL PER MANUFACTURERS RECOMMENDATIONS



FOR REFERENCE ONLY

CXT Precast Products

PROJECT TITLE: DOUBLE ROCKY MTN with CHASE
CXT STANDARD BUILDING

NOTICE

CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-DRMWC04
CHECKED		PLOT	24

FLOOR PLAN

DWG NO. DRMWC-04 | SHEET | REV.

MANUFACTURER: BEACON ATHLETICS
ITEM #: 120-405-029
ROOF FRAME: PAINTED NAVY BLUE
SIZE: 20' LENGTH X 10' DEPTH
CONTACT NUMBER:(800) 747-5985
INSTALL PER MANUFACTURERS RECOMMENDATIONS

MANUFACTURER: BEACON ATHLETICS
ITEM #: 115-765-139
FINISH: PAINTED NAVY BLUE
SIZE: 15' LENGTH X 10" DEPTH
MOUNT: SURFACE
CONTACT NUMBER:(800) 747-5985
INSTALL PER MANUFACTURERS RECOMMENDATIONS

1 DOUBLE VAULTED TOILET
NOT TO SCALE

2 DUGOUT & BENCHES
NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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TRAILS AT CROWFOOT
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	11.23.2020
	03.16.2022

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■ Sheet Name ■

LANDSCAPE DETAILS

■ Sheet Number ■

L3.8

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
Q T H F	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
Q T H IQ F	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
Q T H IQ F	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
M L O	HUNTER MP1000 W/RAINBIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
X C R	HUNTER MP2000 W/RAINBIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 W/RAINBIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 W/RAINBIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP8005R W/RAINBIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40
T	HUNTER MP CORNER W/ RAIN BIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI) T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP W/ RAIN BIRD 1806-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 1806-SAM-PR45 BODY (REGULATED TO 45 PSI). LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

IRRIGATION SCHEDULE

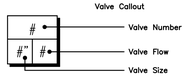
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
1.5	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	1.50	31'
2.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.00	34'
3.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
4.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	4.00	40'
6.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	6.00	43'
08	HUNTER I-40-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	50	8.40	45'
10	HUNTER I-40-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	50	10.3	49'
13	HUNTER I-40-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	50	11.1	50'
15	HUNTER I-40-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	50	13.8	54'
15	HUNTER I-40-04-SS-ON TURF ROTOR, 4.0" POP-UP, FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, DUAL OPPOSING NOZZLE.	50	13.0	52'

TEMPORARY IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
15	HUNTER I-40-04-SS-ON TURF ROTOR, 4.0" POP-UP, FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, DUAL OPPOSING NOZZLE.	50	13.0	52'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE FOR TEMPORARY IRRIGATION RAIN BIRD EFB-CP: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. TO BE INSTALLED ABOVE GRADE
	TEMPORARY IRRIGATION LATERAL LINE: TO BE INSTALLED ABOVE GRADE PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	TEMPORARY IRRIGATION MAINLINE: TO BE INSTALLED ABOVE GRADE PVC CLASS 200 SDR 21. 2.5-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout

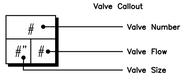


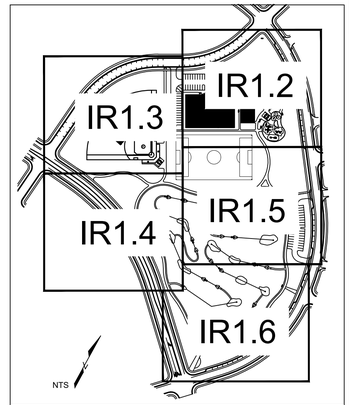
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HIGH FLOW VALVE NETAFIM MODEL LVCZ5801 0075-HF. PRE-ASSEMBLEDCONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP VALVE ASSEMBLY LOW FLOW VALVE NETAFIM MODEL LVCZ5801 0075-LF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" BOX.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
A	INLINE DRIP INDICATOR HEAD NETAFIM TLAVRV: AIR/VACUUM RELIEF VALVE, 1/2" MALE PIPE THREAD. INSTALL ON RAINBIRD 1806 SPRINKLER BODY PER DETAILS.
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR3-12 (18): TECHLINE HCVXR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE. 0.33GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY RAIN BIRD EFB-CP-PRS-D: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE
	RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY RAIN BIRD EFB-CP-PRS-D MASTER VALVE:: 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. WITH PRESSURE REGULATOR.
F	FLOW SENSOR ASSEMBLY 2-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE 2.8-170 GPM.
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING, REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
H	PEDESTAL MOUNT IRRIGATION CONTROLLER TORO 5BW3GP51U-XTNDRAD: 36-STATION MODULAR SENTINEL FIELD SATELLITE CONTROLLER. REMOTE AND FLOW SENSOR READY, WITH ET-BASED RUN TIMES. ENCLOSURE: STAINLESS STEEL PEDESTAL MOUNT. INSTALL IN COORDINATION WITH TOWN OF PARKER IRRIGATION STAFF. CONTACT DENNIS LYNCH AT CPS
J L	PEDESTAL MOUNT IRRIGATION CONTROLLER (OUTPUT BOARD) TORO 5BW12P51-WORM: 12-STATION MODULAR SENTINEL FIELD SATELLITE CONTROLLER. REMOTE AND FLOW SENSOR READY, WITH ET-BASED RUN TIMES. ENCLOSURE: STAINLESS STEEL PEDESTAL MOUNT. INSTALL IN COORDINATION WITH TOWN OF PARKER IRRIGATION STAFF. CONTACT DENNIS LYNCH AT CPS 'K' CONTROLLER IS A TORO 5BW3GP51-WORM MODEL.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE TO DRIP TRANSITION PIPE: PVC CLASS 200 SDR 21 1-INCH IN SIZE UNLESS OTHERWISE NOTED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2.5-INCH UNLESS OTHERWISE NOTED.
	DRINKING FOUNTAIN WATER LINE: TYPE K COPPER, 3/4-INCH SIZE. REFER TO LANDSCAPE PLANS FOR DETAILS. INSTALL AT FROST FREE DEPTH.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout





KEY MAP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
3	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
4	INSTALL HYDRANT METER PER PWSD REQUIREMENTS: INSTALL PRESSURE REGULATING VALVE, 2" BACKFLOW, AND 2"X2" CAM LOCK FOR FIRE DEPARTMENT REMOVAL. UTILIZE TWO (2) SUPPORTS FOR ASSEMBLY. INSTALL MAINLINE ABOVE GRADE AND STAKE IN PLACE.
5	CONTRACTOR SHALL INSTALL APPOSING-NOZZLE ROTOR IN 6-INCH ROUND VALVE BOX PER TOWN PARKS STANDARDS. COORDINATE INSTALLATION WITH TOWN PARKS IRRIGATION STAFF.
6	CONTRACTOR SHALL INSTALL TYPE K COPPER LINE AT FROST FREE DEPTH TO DRINKING FOUTAIN. INSTALL PER TOWN OF PARKER STANDARDS AND LOCAL PLUMBING CODES. REFER TO LANDSCAPE PLANS FOR DRINKING FOUNTAIN INSTALLATION AND CONNECTION DETAILS. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR AND TOWN OF PARKER.

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For ■

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■ Land Planning ■

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
IRRIGATION PLANS

Drawn by:	MLP
Checked by:	MLP
Submittal Date:	02.27.18
	05.24.18
	07.12.19
	06.09.2021
	03.17.2022

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

■ Sheet Name ■

IRRIGATION LEGEND AND NOTES

■ Sheet Number ■

IR1.0

LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE

Define Landscape & Irrigation System:		
High Water Use Plant Material		
*Cool season turfgrass (Kentucky bluegrass)		
Plant Factor (PF, %)	High	0.9
Landscape Area (LA, sq ft)	50910	
Irrigation Efficiency (IE, %)	Overhead	0.65
High-Moderate Water Use Plant Material		
*Hybrid grass types (Texas hybrids, fescue, etc.)		
Plant Factor (PF, %)	High-Med	0.8
Landscape Area (LA, sq ft)		
Irrigation Efficiency (IE, %)	Overhead	0.65
Moderate Water Use Plant Material		
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)		
Plant Factor (PF, %)	Med	0.5
Landscape Area (LA, sq ft)	19361	
Irrigation Efficiency (IE, %)	Drip	0.9
Low Water Use Plant Material		
*Xeric trees/shrubs/perennials, native grass mixes		
Plant Factor (PF, %)	Low	0.25
Landscape Area (LA, sq ft)	112855	
Irrigation Efficiency (IE, %)	Overhead	0.65

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines

Site Summary:	
Total Irrigated Area (sq ft)	183126
Avg Plant Factor (%)	0.46
Avg Irrigation Efficiency (%)	0.68

Peak monthly ET, Parker, CO:		
Peak monthly ET (July):	7.56	in

Irrigation Water Requirement (IWR):		
Peak monthly IWR:	584272	gal
Maximum flow requirement	61.1	GPM

* Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:	
Tap Size (in)	**Max GPM v = 7.5 fps**
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

* 2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 350

Tap Size Requirement	2"

System Design Pressure: N/A PSI

☐ Design pressure has been field tested & verified

☑ This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

POC #8

LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE

Define Landscape & Irrigation System:		
High Water Use Plant Material		
*Cool season turfgrass (Kentucky bluegrass)		
Plant Factor (PF, %)	High	0.9
Landscape Area (LA, sq ft)	83617	
Irrigation Efficiency (IE, %)	Overhead	0.65
High-Moderate Water Use Plant Material		
*Hybrid grass types (Texas hybrids, fescue, etc.)		
Plant Factor (PF, %)	High-Med	0.8
Landscape Area (LA, sq ft)		
Irrigation Efficiency (IE, %)	Overhead	0.65
Moderate Water Use Plant Material		
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)		
Plant Factor (PF, %)	Med	0.5
Landscape Area (LA, sq ft)	13823	
Irrigation Efficiency (IE, %)	Overhead	0.65
Low Water Use Plant Material		
*Xeric trees/shrubs/perennials, native grass mixes		
Plant Factor (PF, %)	Low	0.25
Landscape Area (LA, sq ft)	55399	
Irrigation Efficiency (IE, %)	Drip	0.9

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines

Site Summary:	
Total Irrigated Area (sq ft)	152839
Avg Plant Factor (%)	0.63
Avg Irrigation Efficiency (%)	0.74

Peak monthly ET, Parker, CO:		
Peak monthly ET (July):	7.56	in

Irrigation Water Requirement (IWR):		
Peak monthly IWR:	664641	gal
Maximum flow requirement	69.5	GPM

* Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:	
Tap Size (in)	**Max GPM v = 7.5 fps**
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

* 2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 350

Tap Size Requirement	2"

System Design Pressure: N/A PSI

☐ Design pressure has been field tested & verified

☑ This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

POC #11

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.
   1.1. NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
   2.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
   2.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.

3. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

4. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

5. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

5. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE REOLOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.

6. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

7. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

8. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
   10.1. MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

11. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

12. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN UNDISTURBED NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

13. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

14. SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 14', THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE.
   14.1. MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.
   14.2. DEAD END MAINLINE RUNS ARE SIZED TO ACCOMMODATE THE LARGEST VALVE ON THE RUN.

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For■

E5X MANAGEMENT
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■ Land Planning ■

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TRAILS AT CROWFOOT
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PARKER, COLORADO
IRRIGATION PLANS

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Drawn by:	MLP
Checked by:	MLP
Submittal Date:	02.27.18
	05.24.18
	07.12.19
	06.09.2021
	03.17.2022

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

■ Sheet Name ■

IRRIGATION TAP WORKSHEETS

■ Sheet Number ■

IR1.1

IRRIGATION IN THE POOL AREA
WILL BE IRRIGATED OFF OF THE DOMESTIC TAP

(2)3"

H29
1" 16.6

3"

1¼"

(2)3"¢
(1)6"

(2)3"¢
(1)6"

6

1¼"

H28
1" 16.6

H21
1½" 30.9

1½"

K11
2" 66.4

K12
2" 67.0

K13
2" 49.8

1½"

2"

1½"

2½"

2"

2½"

1¼"

2"

H22
2" 69.3

H27
1" 8.39

2"

1½"

H26
1" 10.2

K14
1½" 36.9

K15
1½" 49.8

1¼"

2"

1½"

2"

1¼"

1½"

2½"

1½"

1½"

H23
2" 60.9

H24
1½" 27.6

1½"

1¼"

1½"

1¼"

1¼"

1¼"

1¼"

1¼"

1¼"

1¼"

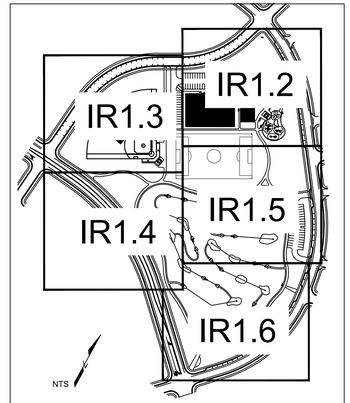
1¼"

1¼"

1¼"

MATCHLINE - SEE SHEET IR1.3

MATCHLINE - SEE SHEET IR1.5



KEY MAP

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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720-482-9526

TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

IRRIGATION PLANS

MPI Designs
P.O. BOX 369
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Michelle@MPiDesignsllc.com

Drawn by:	MLP
Checked by:	MLP
Submittal Date:	02.27.18
	05.24.18
	07.12.19
	06.09.2021
	03.17.2022

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■ Sheet Name ■

IRRIGATION PLANS

■ Sheet Number ■

IR1.2

2 CONTROLLER 'H'
120 VAC POWER REQUIRED

1 POC 8
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: X PSI

H1 1½" 55.5
H2 1" 13.0
H3 1½" 36.0
H4 1½" 41.4
H5 1½" 27.6
H6 2" 63.6
H7 2" 63.6
H8 1½" 55.2
H9 2" 66.6
H10 1½" 51.5
H11 1½" 41.4
H12 2" 55.2
H13 1½" 41.4
H14 1" 14.6
H15 1½" 27.6
H16 1½" 36.0
H17 1½" 29.5
H18 1½" 42.1
H19 1½" -
H20 1½" 25.0
H30 1" 10.3
H31 1" 1.55
H32 1" 6.14
K9 1½" 66.4
K10 1½" 63.7

DOMESTIC WATER LINE TO DRINKING FOUNTAIN

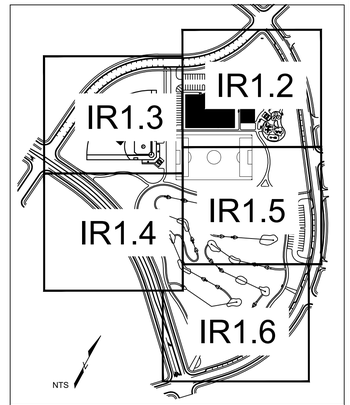
INSTALL INFIELD ROTORS IN SOD (TYP)

5
6

(2)3"
(2)3"℄ (1)6"

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.2



KEY MAP

NORTH
SCALE: 1"=20'-0"

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IRRIGATION PLANS

■ Sheet Number ■
IR1.3

MATCHLINE - SEE SHEET IR1.3

HYDRANT POC 11

HYDRANT METER 4
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: X PSI

1 POC 11
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: X PSI

1 CONTROLLER 'K'
120 VAC POWER REQUIRED

3

K1 1½" 34.4

K2 1½" 49.8

K23 1" 1.43

K8 1" 3.00

K24 1" 15.2

K27 2" 69.0

K28 2" 67.2

K3 1½" 37.4

3

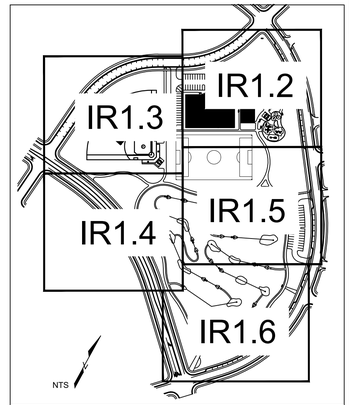
K4 2" 59.4

1¼" 2" 1½" 2½"

MATCHLINE - SEE SHEET IR1.5

MATCHLINE - SEE SHEET IR1.6

NORTH SCALE: 1"=20'-0" 0 10' 20' 40'



KEY MAP

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IRRIGATION PLANS

■ Sheet Number ■

IR1.4

MATCHLINE - SEE SHEET IR1.2

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.6

NATIVE SEED IN THIS AREA NOT IRRIGATED.

K17 | 1" | 12.8

K18 | 1" | 15.0

K16 | 1½" | 53.6

H25 | 2" | 66.6

K21 | 1" | Drip

K7 | 2" | 67.0

K22 | 1" | -

K34 | 2" | 69.0

K33 | 2" | 58.8

K19 | 1½" | 55.1

K20 | 1" | 21.6

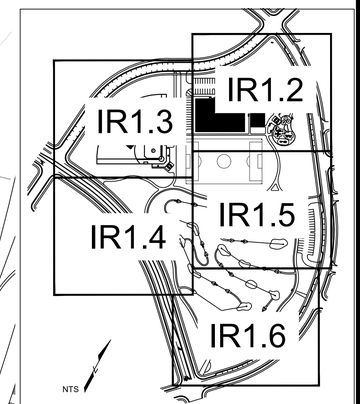
K32 | 2" | 69.0

K31 | 2" | 58.8

3

(2)3"

(2)3"&
(1)6"



KEY MAP

NORTH

SCALE: 1"=20'-0"

0 10' 20' 40'

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IRRIGATION PLANS

■ Sheet Number ■

IR1.5

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.5

NATIVE SEED IN THIS AREA NOT IRRIGATED.

K25	
1"	17.3

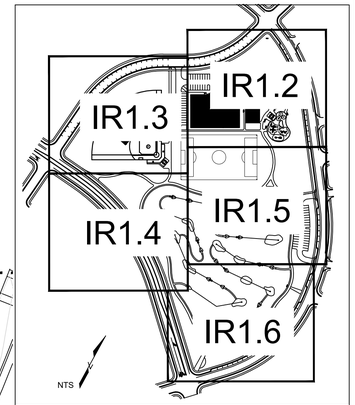
K29	
2"	58.8

K30	
2"	55.2

K26	
1"	-

K5	
1½"	49.0

K6	
1½"	53.0



KEY MAP

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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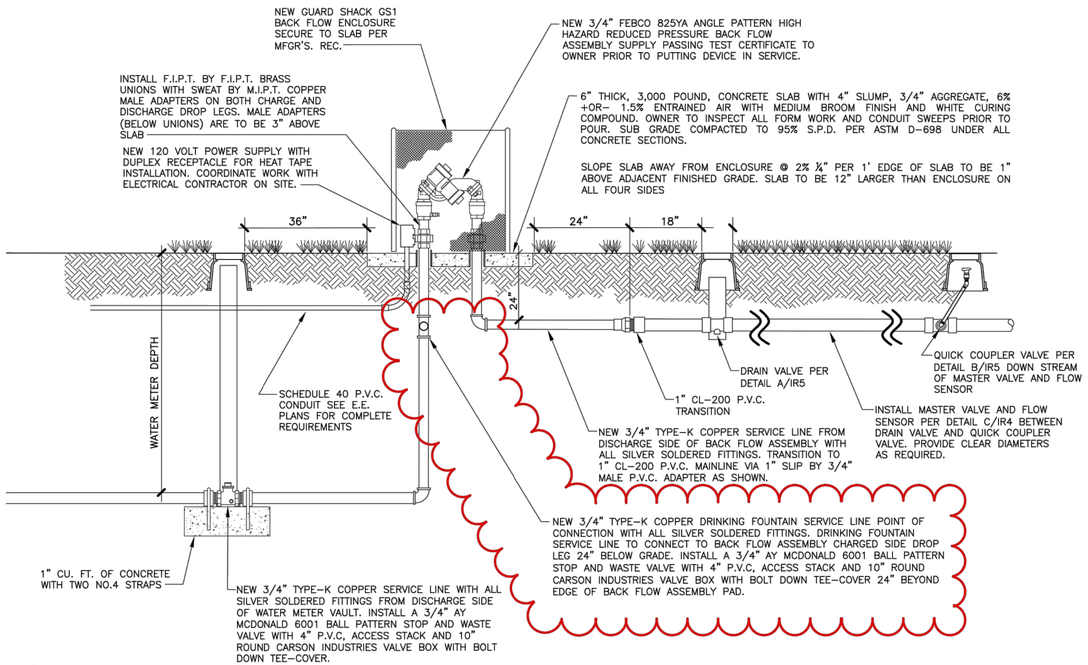
■ Sheet Name ■

IRRIGATION PLANS

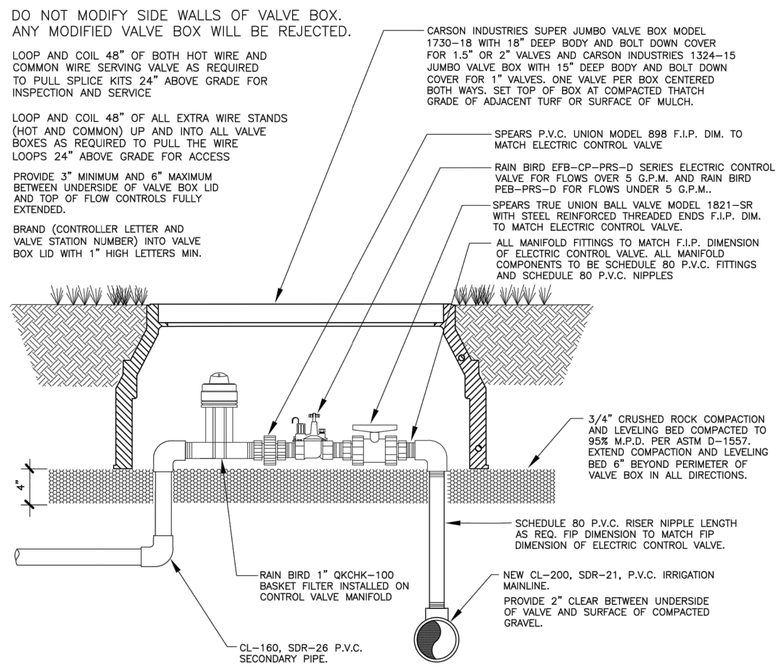
■ Sheet Number ■

IR1.6



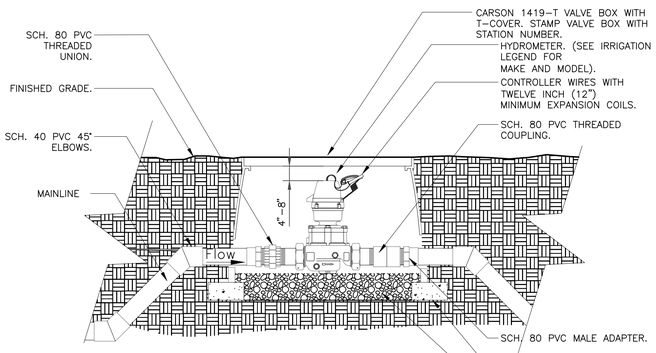
A IR4 IRRIGATION SYSTEM POINT OF CONNECTION AND BACK FLOW ASSEMBLY SECTION

NO SCALE



B IR4 ELECTRIC CONTROL VALVE FOR NETAFIM CV DRIPPER LINE ZONES

NO SCALE



NOTES:
1. HYDROMETER SHALL BE DIGITAL (ER) REGISTER. INSTALL PRESSURE REDUCER IF NOTED.
2. HYDROMETER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.
3. HYDROMETER WIRE SHALL BE PER THE IRRIGATION CONTROLLER MANUFACTURER'S SPECIFICATIONS.
4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 OR APPROVED EQUAL.
5. DIRECT WIRE TO CONTROLLER. DO NOT UTILIZE DECODERS.

E HYDROMETER

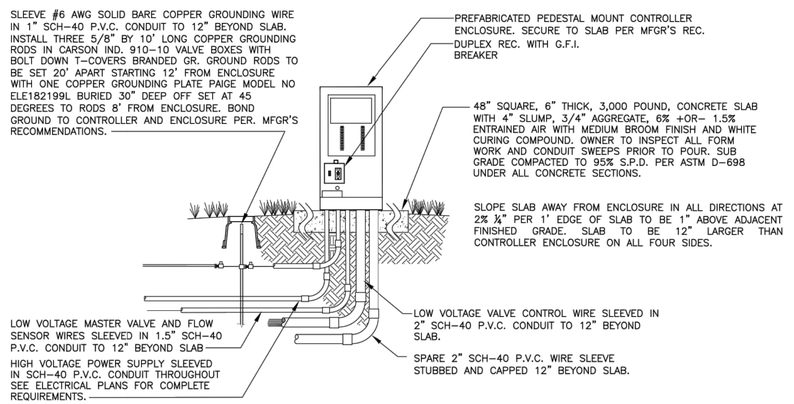
1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-04

Controller Specification Summary:

CONTROLLER (C) CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES TWELVE (12) STATION CONTROLLER LESS KEY PAD MODEL SBW[X]PS1U OR SBW[X]PS1-WORM

CONTRACTOR TO ARRANGE AND PAY FOR C.P.S. DISTRIBUTORS TO CONDUCT A SITE SURVEY ANTENNA SET UP TO MAXIMIZE SIGNAL QUALITY FOR EACH TORO SENTINEL CONTROLLER INSTALLED. COORDINATE SET UP AS REQUIRED WITH MANUFACTURER'S REPRESENTATIVE. CONTACT BRANDON GULLY AT C.P.S. DISTRIBUTORS AT (303)-961-6959.



D IR4 CONTROLLER AND ENCLOSURE ELEVATION

NO SCALE

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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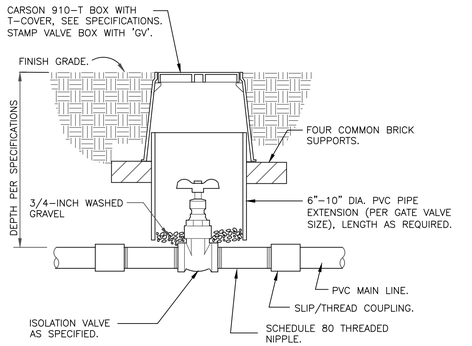
IRRIGATION DETAILS

■ Sheet Number ■

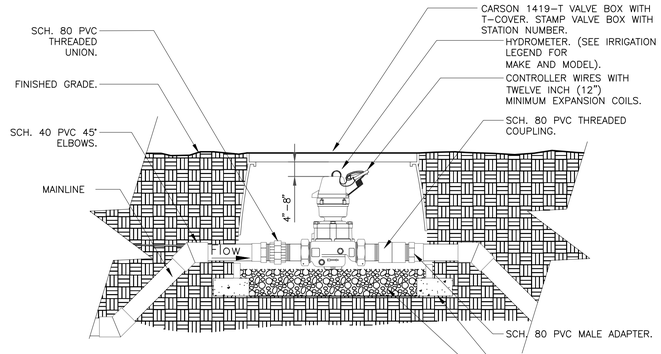
IR2.1



NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

A ISOLATION GATE VALVE

1 1/2" = 1'–0" 328406.33–01



NOTES:
1. HYDROMETER SHALL BE DIGITAL (ER) REGISTER. INSTALL PRESSURE REDUCER IF NOTED.
2. HYDROMETER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.
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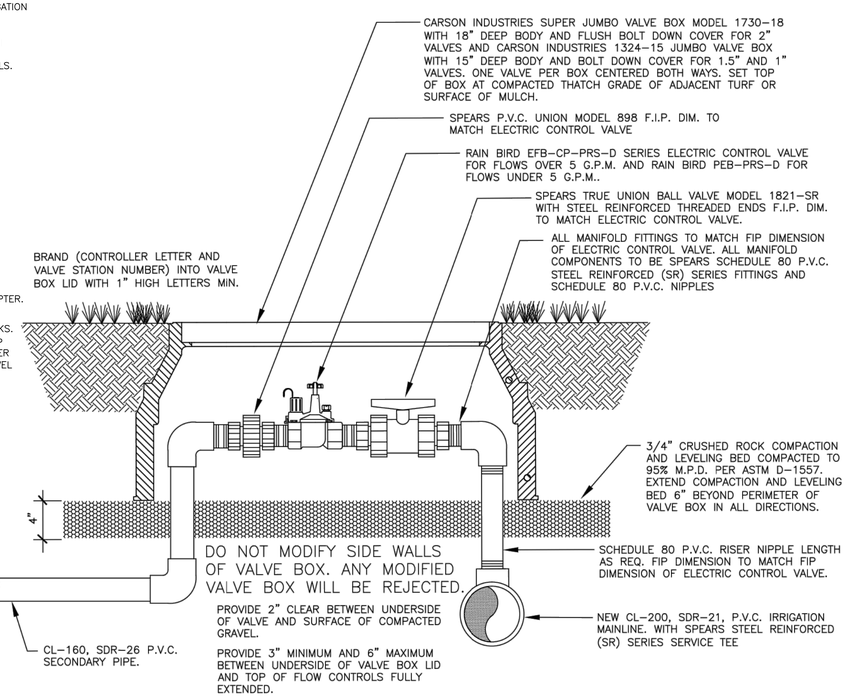
4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR–Y/6 OR APPROVED EQUAL.
5. DIRECT WIRE TO CONTROLLER. DO NOT UTILIZE DECODERS.

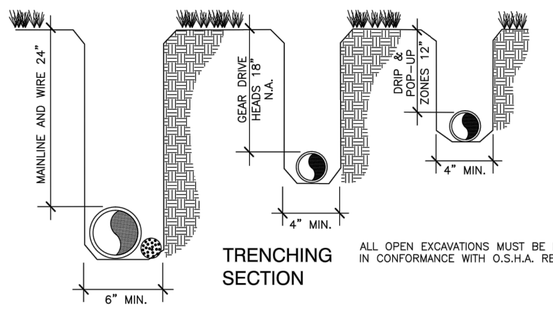
B HYDROMETER

1 1/2" = 1'–0" FX–IR–FX–AUXEQ–04



B 1.3 ELECTRIC CONTROL VALVE FOR SPRAY ZONES

NO SCALE



TRENCHING SECTION

ALL OPEN EXCAVATIONS MUST BE PROTECTED IN CONFORMANCE WITH O.S.H.A. REGULATIONS.

TRENCH DEPTH ARE MINIMUMS WITH A MAXIMUM OVER EXCAVATION OF 2". ALL TRENCHES ARE TO BE CLEANED WITH "CRUMBER" ATTACHMENT OR BY HAND PRIOR TO INSTALLING PIPE PROVIDING A SMOOTH AND UNIFORM BEDDING SURFACE. REMOVE ANY EXPOSED ROCK OR DEBRIS FROM TRENCH BOTTOM OR WALLS PRIOR TO INSTALLING PIPE AND OR WIRE.

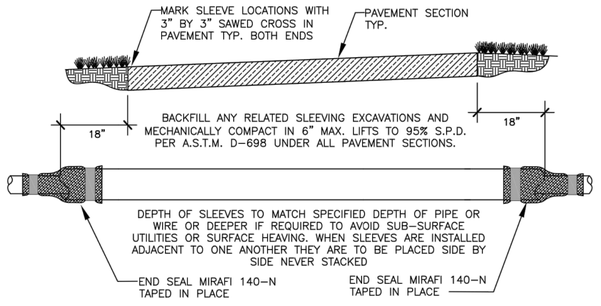
ALL WIRE TRENCHES AND RELATED EXCAVATIONS SHALL BE MECHANICALLY COMPACTED IN 8" LIFTS MAXIMUM. TO 90% S.P.D. PER ASTM D–698 IN ALL LANDSCAPE AREAS.

SECONDARY PIPING CAN BE MECHANICALLY OR HYDRAULICALLY COMPACTED TO MATCH THE DENSITY OF ADJACENT UNDISTURBED SOIL.

BACKFILL, COMPACTION, FINE GRADE AND SURFACE RESTORATION INCLUDING FINE GRADE AND CLEAN UP MUST BE ONGOING THROUGHOUT CONSTRUCTION. NO MORE THAN THREE SECONDARY ZONES AND 200 LIN. FT. OF TRENCH CAN BE OPENED UP AT ONE TIME. NO ADDITIONAL SECONDARY OR WIRE TRENCHING WILL BE AUTHORIZED UNTIL THE BACKFILL, COMPACTION AND RESTORATION OF CURRENTLY OPEN TRENCHES AND RELATED EXCAVATIONS IS IN PROGRESS.

C 1.3 IRRIGATION TRENCHING

NO SCALE



SLEEVING SHALL BE S.I.D.R.–11.5 H.D.P.E. INSTALLED BY DIRECTIONAL BORING UNDER PIKES PEAK DRIVE AND CL–200 P.V.C. INSTALLED BY DIRECTIONAL BORING UNDER NEW CONCRETE TRAIL. ALL SLEEVES ARE 3".

SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE AND OR WIRE DEPTH AND ANY ADDITIONAL PIPE OR BORING REQUIRED TO RETURN TO THE SURFACE INCLUDING ANY AND ALL PULL PIPE WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ALL SURFACE RESTORATION (REQUIRED BY BORING AND SLEEVING OPERATIONS) INCLUDING BACKFILL, COMPACTION, FINE GRADE AND SOD PATCH OR NATIVE SEEDING WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

ADJUST SLEEVING DEPTH AS REQUIRED TO AVOID SUBSURFACE UTILITIES AND OR TO AVOID SURFACE HEAVING. ANY ADDITIONAL PIPE OR BORING REQUIRED TO CARRY SLEEVING DEEPER WILL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR UNDER THE CONTRACT UNIT PRICE FOR SLEEVING AND WILL NOT BE PAID FOR SEPARATELY.

D 1.3 IRRIGATION SLEEVING

NO SCALE

NORTH SCALE: 1"=20'-0" 0 10' 20' 40'

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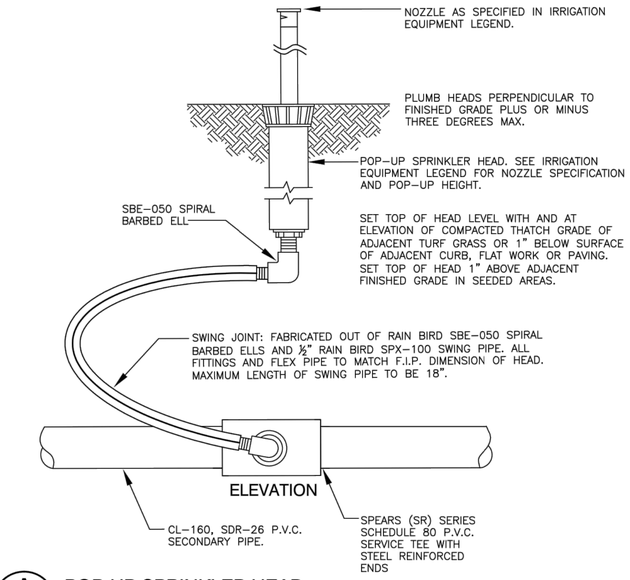
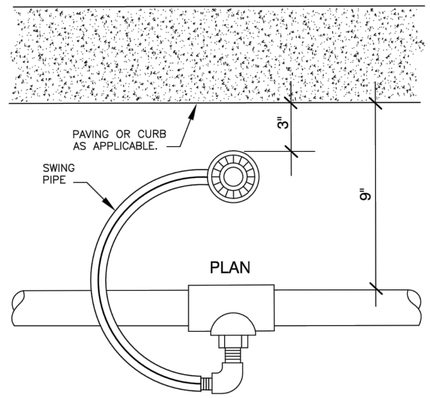
■ Sheet Number ■

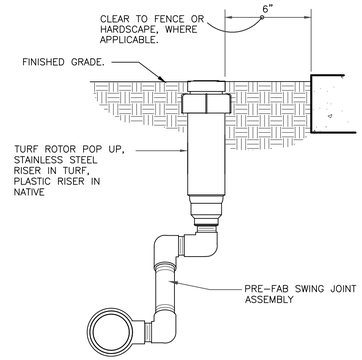
IR2.2



A 1.4 POP-UP SPRINKLER HEAD

NO SCALE

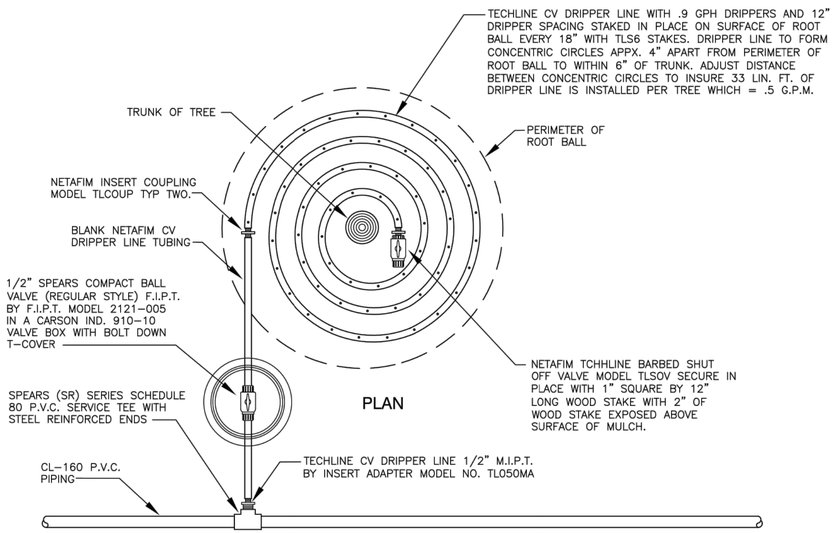




GEAR-DRIVEN ROTOR ASSEMBLY

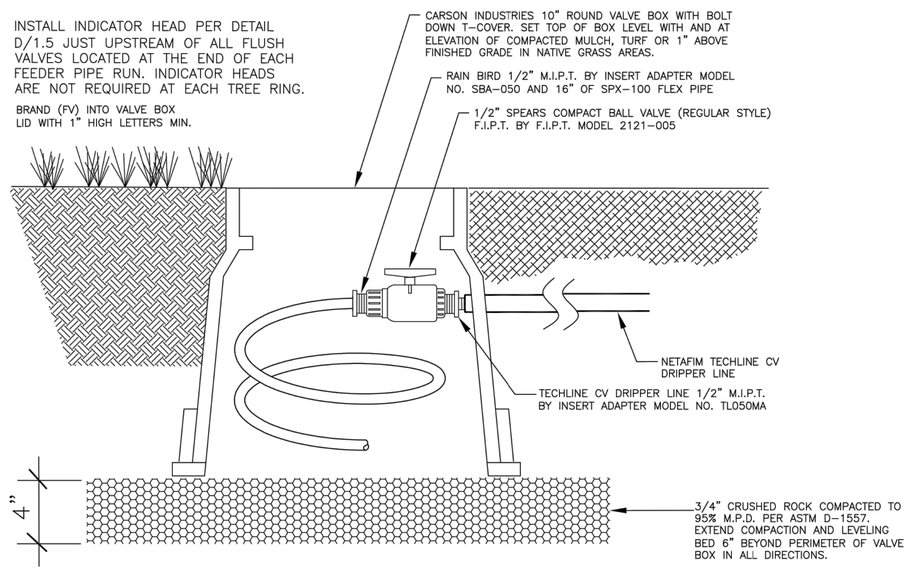
3" = 1'-0"

328403.16-01



B 1.4 CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN NATIVE AND MULCH AREAS

NO SCALE



C 1.4 CV DRIPPER LINE AND FLUSH VALVE INSTALLATION FOR SINGLE DRIPPER LINE LOOP

NO SCALE

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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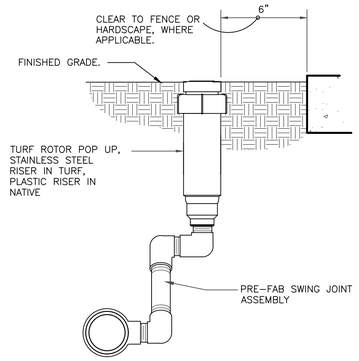
IRRIGATION DETAILS

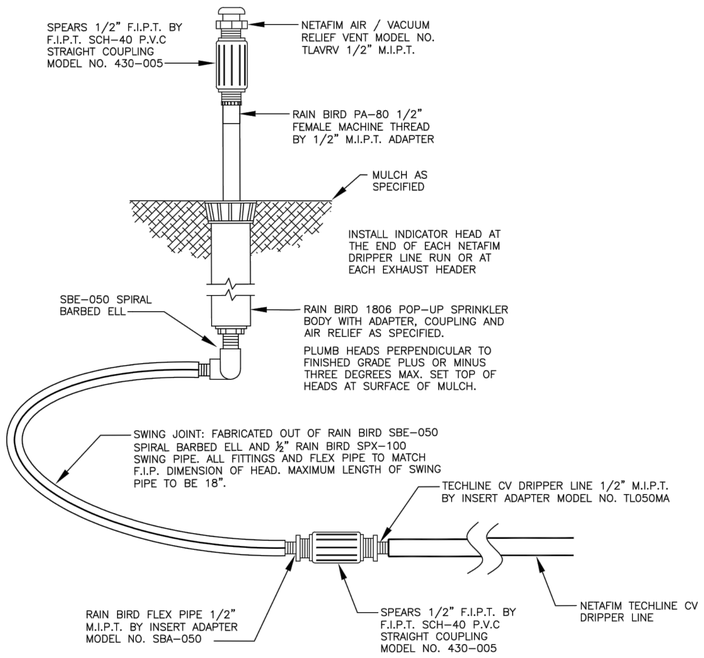
■ Sheet Number ■

IR2.3



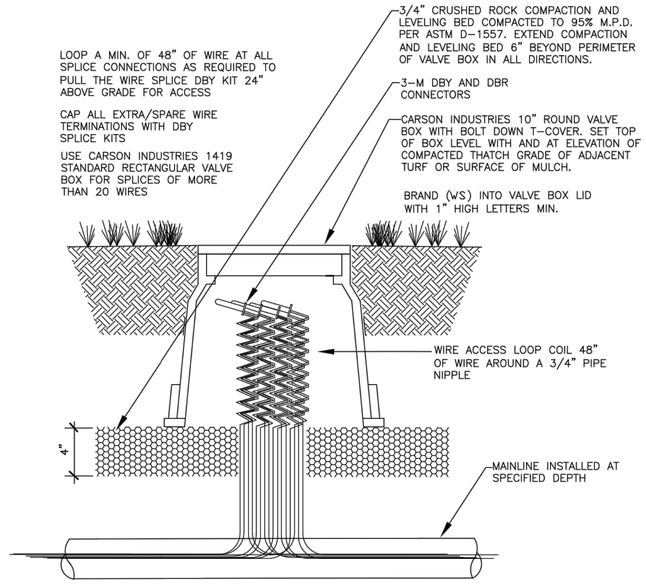
9 GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'-0" 328403.16-01



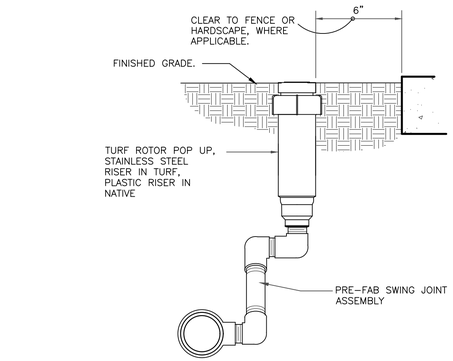
A 1.5 INDICATOR HEAD FOR NETAFIM CV DRIPPER LINE ZONES

NO SCALE



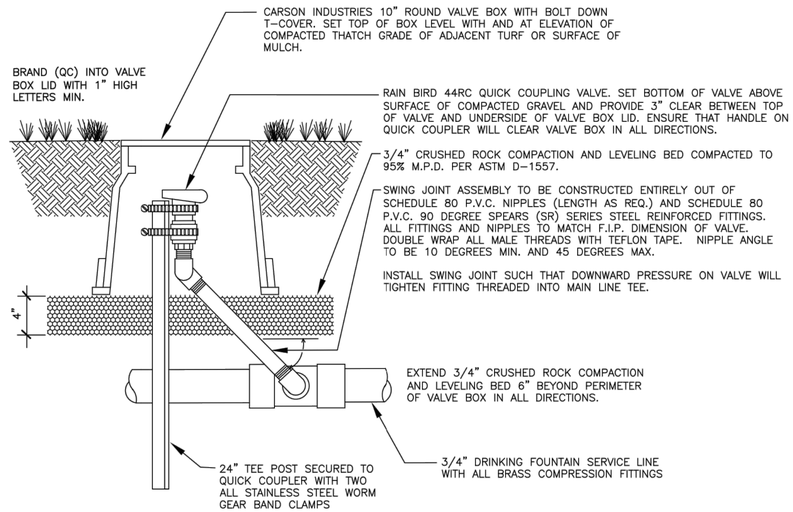
B 1.5 WIRE SPLICE ACCESS LOOP

NO SCALE



10 GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'-0" 328403.16-01



C 1.5 QUICK COUPLER VALVE

NO SCALE

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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720-482-9526

TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

IRRIGATION PLANS

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Drawn by: MLP
Checked by: MLP
Submittal Date: 02.27.18
05.24.18
07.12.19
06.09.2021
03.17.2022

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

■ Sheet Name ■

IRRIGATION DETAILS

■ Sheet Number ■

IR2.4