



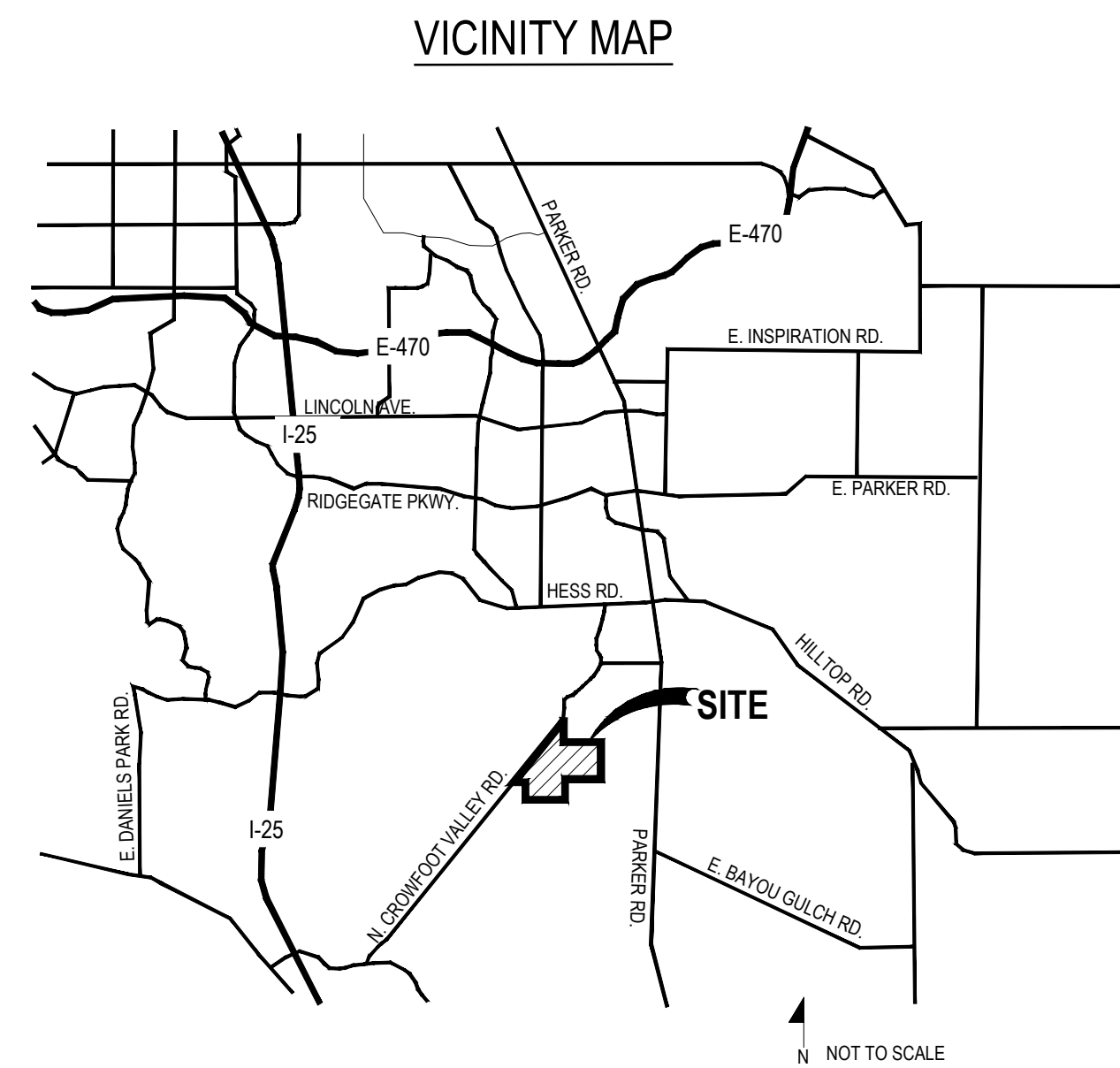
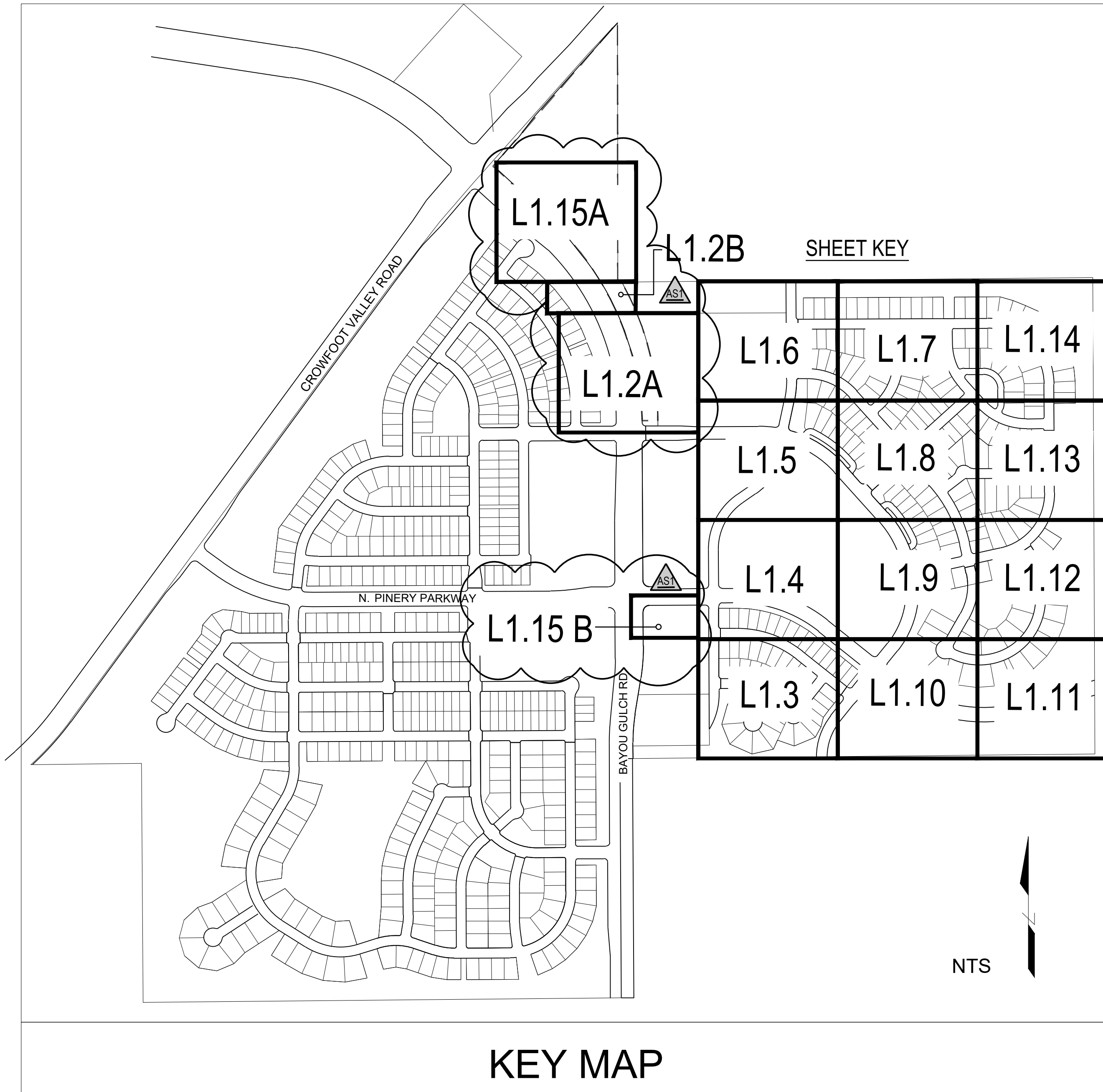
Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/30/2022

Planning Approval By: S. Nerger

TRAILS AT CROWFOOT

FILING NO. 9 FINAL LANDSCAPE PLANS



Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN
L1.11	LANDSCAPE PLAN
L1.12	LANDSCAPE PLAN
L1.13	LANDSCAPE PLAN
L1.14	LANDSCAPE PLAN
L1.15	LANDSCAPE PLAN
L2.0	SITE & LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION WORKSHEETS
IR1.2-IR1.11	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

SYMBOLS & ABBREVIATIONS

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

GENERAL NOTES

- 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.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- 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.
- 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.
- 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.
- 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. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- 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.
- 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.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMIT SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMIT, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMIT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- 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.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
- 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.
- 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.
- 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.
- 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 REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- 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.
- 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.

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
1.303.531.4905, f.303.531.4908

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

REVISION NOTES	AS1 DESCRIPTION
1.	TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FIP PC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2018
04.6.2018
08.10.2018
02.26.2020
05.27.2022

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number
L0.0

Y:\NESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWG\NESS-LDSCP PLANS - FILING 9--REVISION 1.DWG Tuesday, May 24, 2022

LANDSCAPE NOTES

SITE PREP

- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- 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.
- TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
- 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.
- 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.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
- CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
- 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 & GROUND COVER MATERIAL

- 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.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. -1% MIN.
- 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.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMINGLING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL. 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.

SEEDING ESTABLISHMENT NOTES:

- 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.
- 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.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 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 CLOUDS 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.
- 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 (1/2"). 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.
- 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.

NOTES:

- DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
- LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 2 FEET

- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES 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.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

- 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.
- ALL MULCH TO BE 4" DEPTH
- WOOD MULCH SHALL BE "GORILLA HAIR" OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- NO EDGING IS REQUIRED AGAINST HARDCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-Ø 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.

HARDCAPE

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

IRRIGATION

- 1)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.
- REFER TO IRRIGATION PLANS FOR LIMIT 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.
- 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.
- ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
- REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE TOWN AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE: PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- 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.
- 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.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- OUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1/4" (25 MM).
 - AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2" (13 MM).
- 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.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE DEVELOPED OR PARTIALLY DEVELOPED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNERS PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

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

PLANT SCHEDULE FILING 9

DECIDUOUS TREES

AE	QTY
8	
5	
8	
15	
13	
7	
8	
6	
8	
5	
12	
5	
12	
16	
14	

EVERGREEN TREES

VAN	QTY
4	
15	
30	

ORNAMENTAL TREES

AG2	QTY
12	
12	

ORNAMENTAL GRASSES

CK	QTY
91	
246	
102	

DECIDUOUS SHRUBS

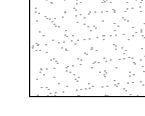
SSB	QTY
15	
35	
9	
16	
11	
18	
33	

EVERGREEN SHRUBS

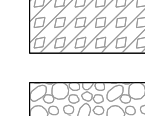
AC	QTY
80	
19	
86	
32	

GROUND COVERS

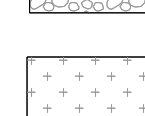
ENVIROTURF	QTY
44,899 SF	



ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	QTY
11,583 SF	



ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	QTY
2,374 SF	



NATIVE SEED FROM FILING 1	QTY
228,348 SF	

BOTANICAL NAME

ACER PLATANOIDES 'EMERALD QUEEN'
ACER PLATANOIDES 'SCHWEDLERI'
CELTIS OCCIDENTALIS
GLEDITSIA TRIACANTHOS 'IMPERIAL'
GYMNOCLADUS DIOICA
OSTRYA VIRGINIANA
PLATANUS OCCIDENTALIS
QUERCUS MACDANIELLI 'CLEMONS' TM
QUERCUS MACROCARPA
QUERCUS MUEHLLENBERGII
QUERCUS RUBRA
TILIA AMERICANA 'REDMOND'
TILIA CORDATA 'GLENLEVEN'
TILIA CORDATA 'GREENSPIRE'
ULMUS AMERICANA 'PRINCETON'

BOTANICAL NAME

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
PINUS FLEXILIS
PINUS NIGRA

BOTANICAL NAME

ACER GLABRUM
ACER TATARICUM 'HOT WINGS'

BOTANICAL NAME

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
MISCANTHUS SINENSIS 'YAKU JIMA'
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'

BOTANICAL NAME

AMELANCHIER ALNIFOLIA 'REGENT'
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
CORNUS SERICEA 'BAILEY'
PENSTEMON STRICTUS
PEROVSKIA ATRIPLIICIFOLIA
PRUNUS BESSEYI 'PAWNEE BUTTES'
ROSA MEDILAND SERIES 'WHITE'

BOTANICAL NAME

ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'
JUNIPERUS HORIZONTALIS 'BLUE CHIP'
JUNIPERUS SABINA 'BUFFALO'
PINUS MUGO 'SLOWMOUND'

COMMON NAME

EMERALD QUEEN MAPLE
SCHWEDLER MAPLE
COMMON HACKBERRY
IMPERIAL HONEYLOCUST
KENTUCKY COFFEE TREE
AMERICAN HORNBREAM
AMERICAN SYCAMORE
HERITAGE OAK
CHINKAPIN OAK
RED OAK
REDMOND AMERICAN LINDEN
GLENLEVEN LITTLELEAF LINDEN
GREENSPIRE LITTLELEAF LINDEN
AMERICAN ELM

COMMON NAME

VANDERWOLF'S PYRAMID PINE
LIMBER PINE
AUSTRIAN BLACK PINE

COMMON NAME

ROCKY MOUNTAIN MAPLE
HOT WINGS TATARIAN MAPLE

COMMON NAME

FEATHER REED GRASS
YAKU JIMA DWARF MAIDEN GRASS
LITTLE BUNNY FOUNTAIN GRASS

COMMON NAME

SASKATOON SERVICEBERRY
'AUTUMN BRILLIANCE' SERVICEBERRY
RED TWIG DOGWOOD
ROCKY MOUNTAIN PENSTEMON
RUSSIAN SAGE
PAWNEE BUTTES SAND CHERRY
WHITE MEDILAND ROSE

COMMON NAME

MANZANITA
BLUE CHIP JUNIPER
BUFFALO JUNIPER
MUGO JUNIPER

COMMON NAME

ENVIROTURF

COMMON NAME

ROCK MULCH GREY, 4" DIA. COBBLE

COMMON NAME

ROCK MULCH TAN, 4" DIA. COBBLE

COMMON NAME

NATIVE DRYLAND SEED

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcs3groupco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

Engineering



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

TRAILS AT CROWFOOT FILING NO. 9 PARKER, COLORADO LANDSCAPE PLANS

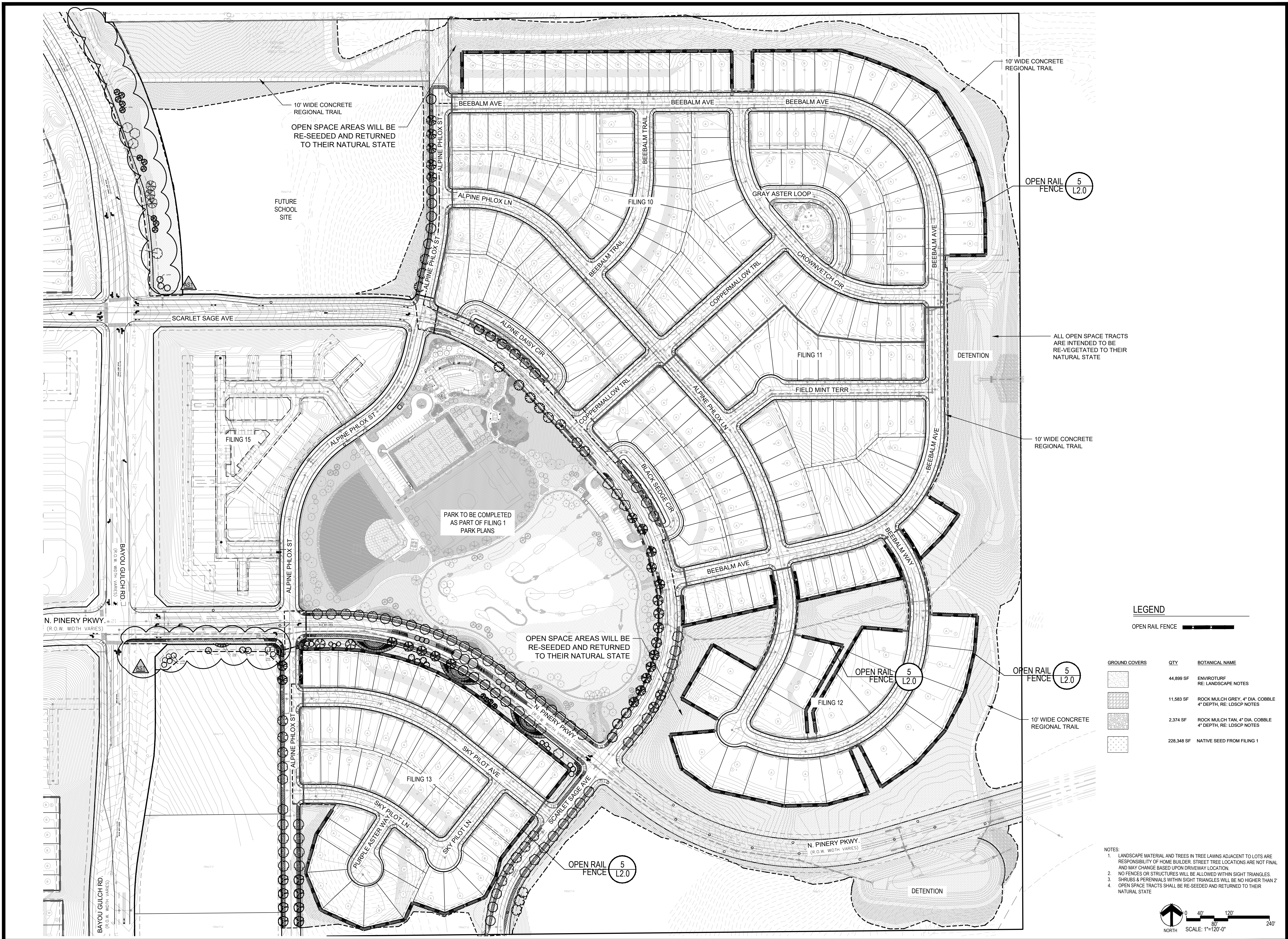
REVISION NOTES

AS1 DESCRIPTION

- TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD.
- LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINNEY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM P3 PCC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG

Checked



Prepared For
 E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning
 people creating spaces
 pcs group inc. www.pcsgrgroup.co.com
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

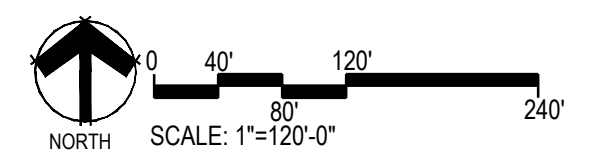
Engineering
CVL
 CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

LEGEND

GROUND COVERS	QTY	BOTANICAL NAME
	44,899 SF	ENVIROTURF RE: LANDSCAPE NOTES
	11,583 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
	2,374 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
	228,348 SF	NATIVE SEED FROM FILING 1

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
 - OPEN SPACE TRACTS SHALL BE RE-SEED AND RETURNED TO THEIR NATURAL STATE.



REVISION NOTES

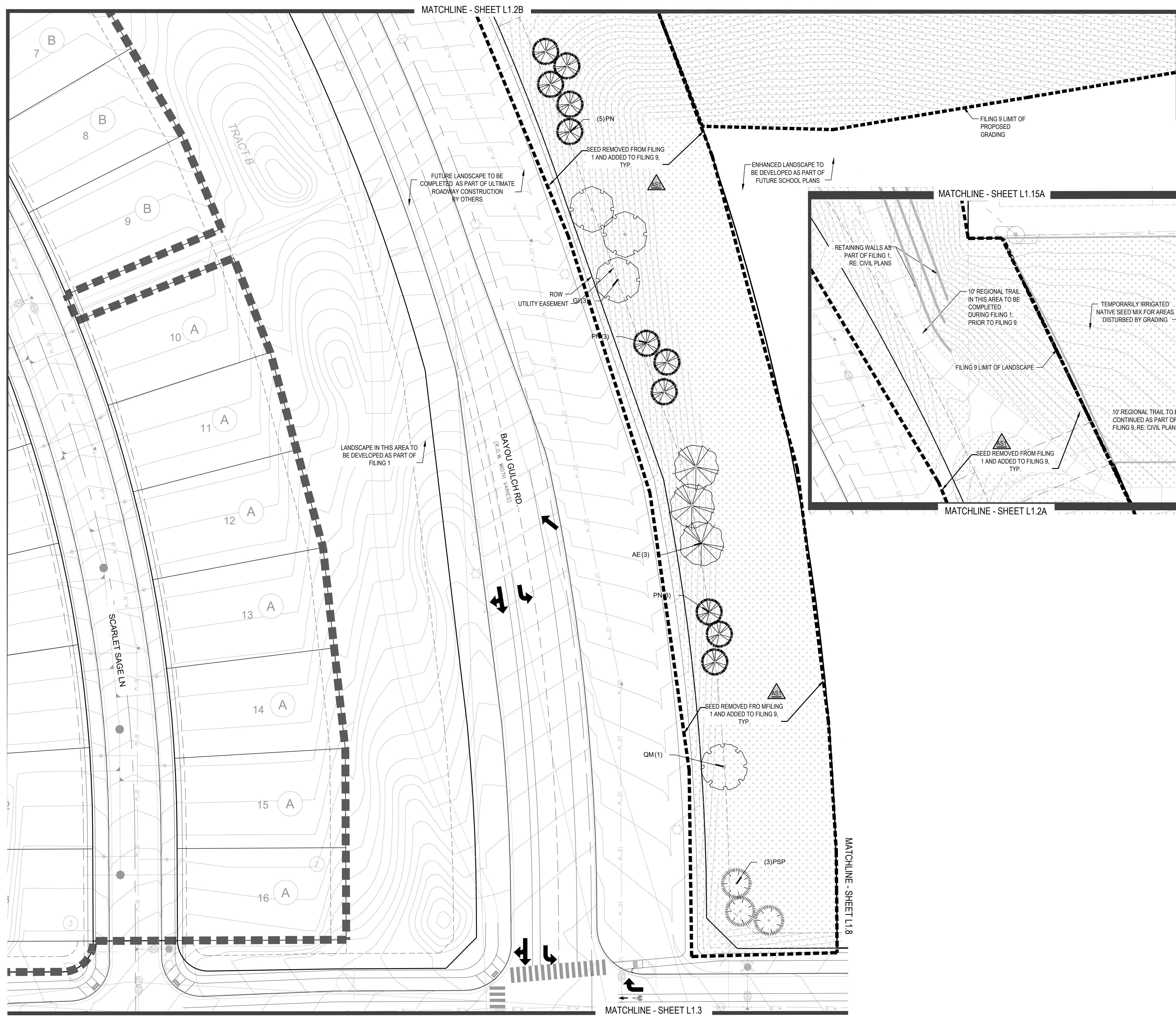
AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWNS FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FILING 9. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	05.27.2022

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 Know what's below. Call before you dig.

 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.1



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

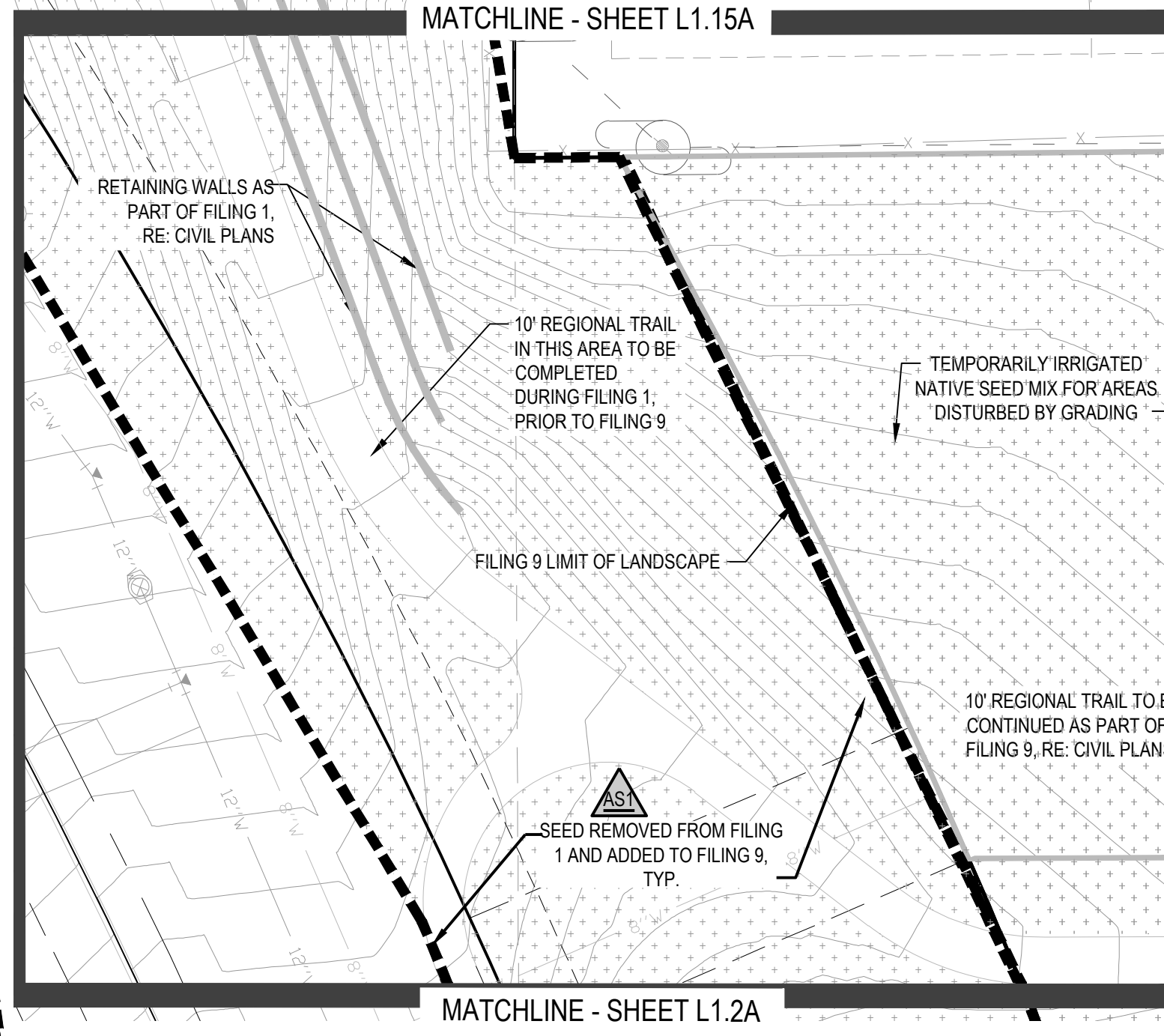
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BJJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX



Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcsgr.com
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

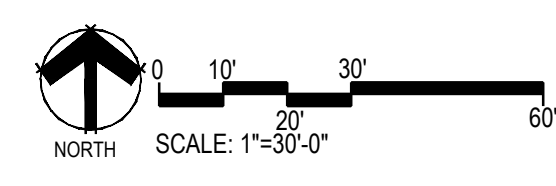
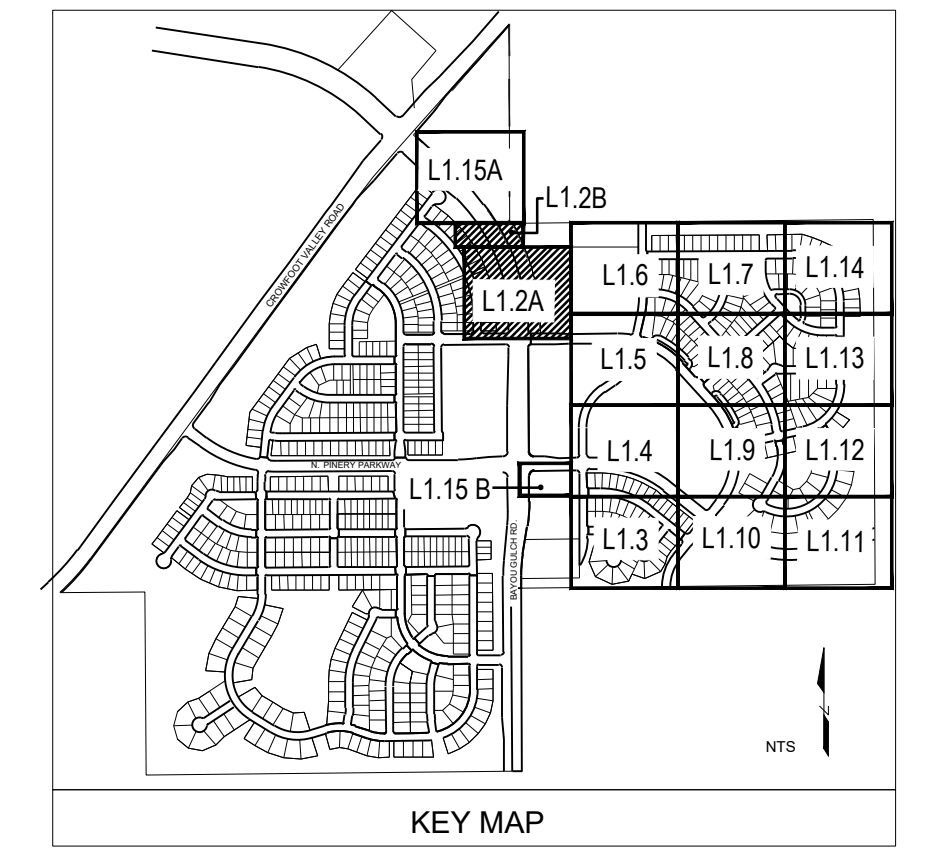
REVISION NOTES
AS1 DESCRIPTION
 1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FIP PC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.
 2. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 3. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 4. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 Know what's below. Call before you dig.

 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2



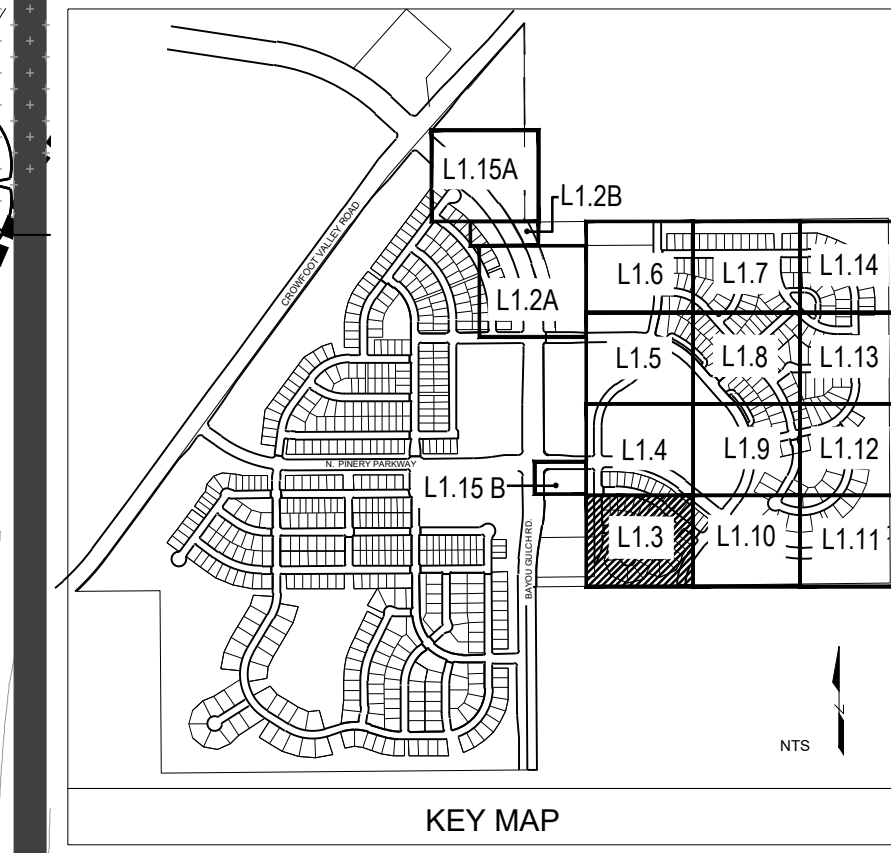
PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEAM
OV BURR OAK	AMERICAN SYCAMORE
OM2 CHINKAPIN OAK	COMMON HACKBERRY
HAC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG2 GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
TG HERITAGE OAK	HERITAGE OAK
OC IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GI KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
GK RED OAK	RED OAK
QR REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
RAL SCHWEDLER MAPLE	SCHWEDLER MAPLE
AS	
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
ORNAMENTAL GRASSES	COMMON NAME
CK FEATHER REED GRASS	FEATHER REED GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
DECIDUOUS SHRUBS	COMMON NAME
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
RW WHITE MIDLAND ROSE	WHITE MIDLAND ROSE
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BLJ BUFFALO JUNIPER	BUFFALO JUNIPER
AC MANZANITA	MANZANITA
PS MUGO PINE	MUGO PINE

COMMON NAME	COMMON NAME
GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX



NOTES:
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
LANDSCAPE PLANS

REVISION NOTES

AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FIP. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	05.27.2022

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
	01.26.2017
	02.20.2018
	04.6.2018
	08.10.2018
	02.26.2020
	05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.3

MATCHLINE - SHEET L1.5

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcs3group.co
#3, 8-180 independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

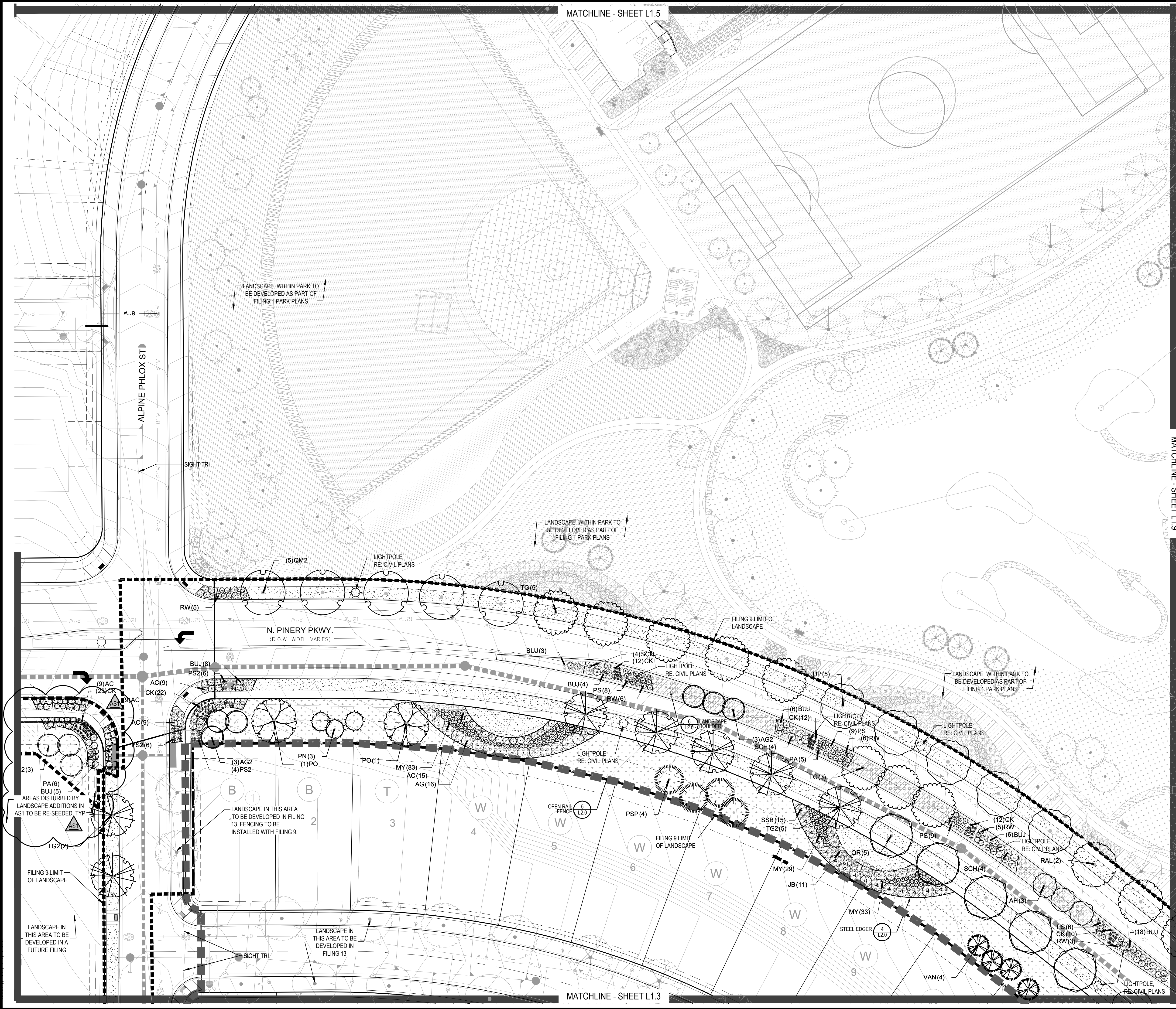
REVISION NOTES
AS1 DESCRIPTION

- TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 P9. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'

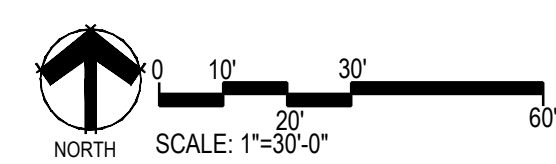
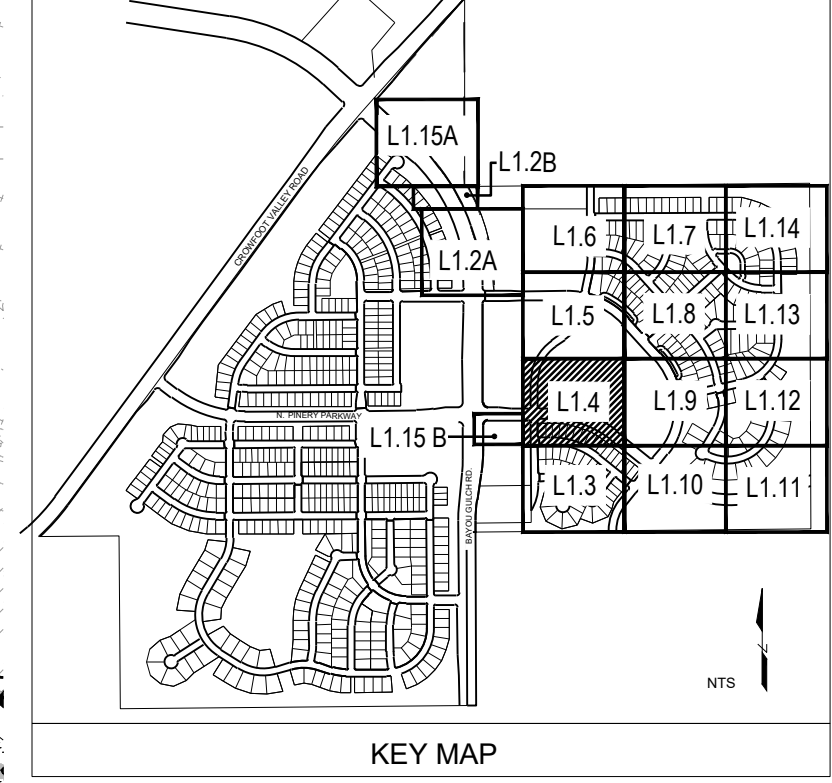
Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
Date:	01.26.2017
Call before you dig:	02.20.2018
811	04.6.2018
	08.10.2018
	02.26.2020
	05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.4



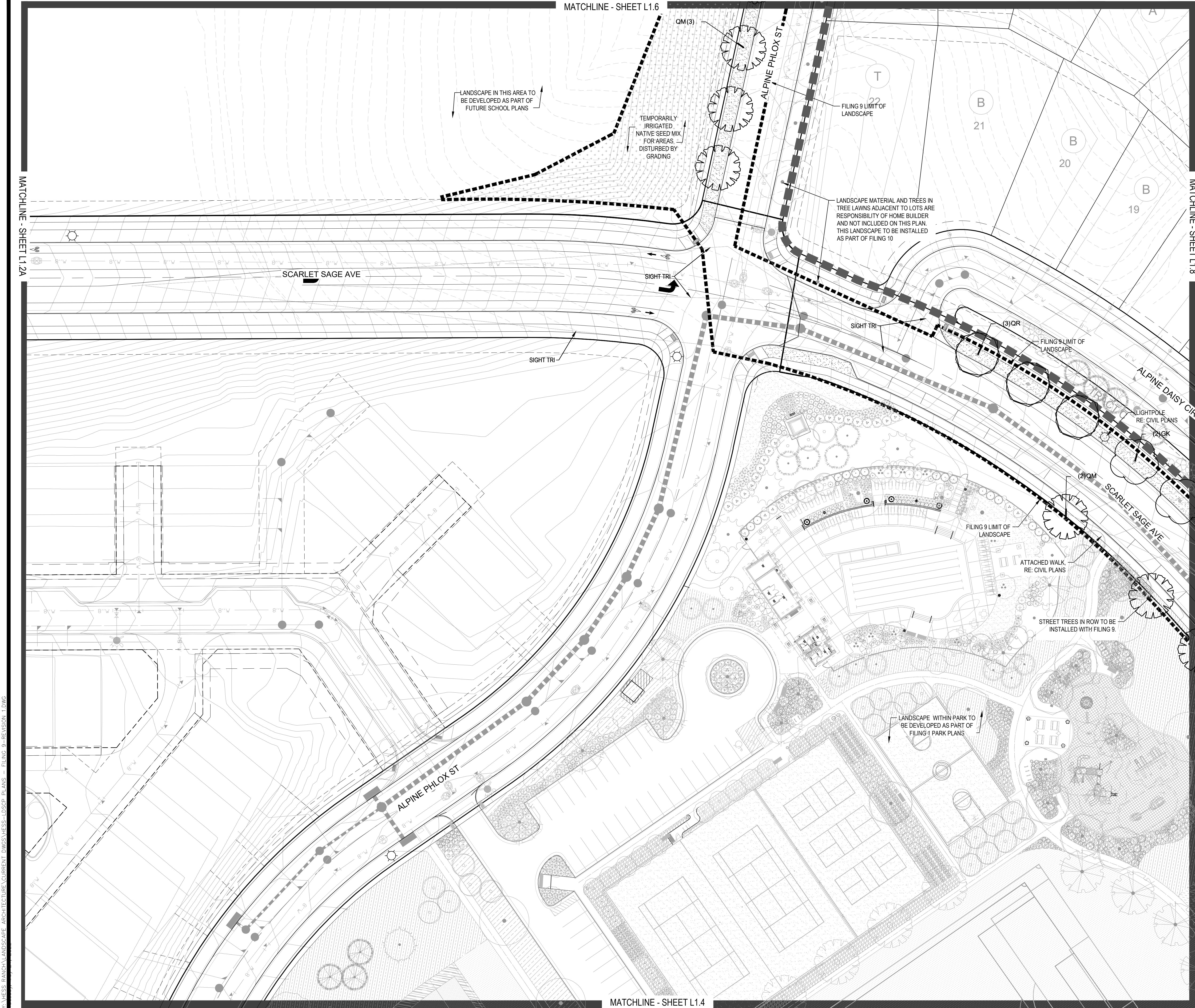
NOTES:



MATCHLINE - SHEET L1.3

MATCHLINE - SHEET L1.9

Y:\HESB_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT_DWG\HESB_L1.DWG - FILING 9 - REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
OV	AMERICAN ELM
PC	AMERICAN HORNBEAM
QM	AMERICAN SYCAMORE
QM2	BURR OAK
HAC	CHINKAPIN OAK
AE	COMMON HACKBERRY
TG2	EMERALD QUEEN MAPLE
TG	GLENEVEN LITTLELEAF LINDEN
QC	GREENSPINE LITTLELEAF LINDEN
GI	HERITAGE OAK
GK	IMPERIAL HONEYLOCUST
OR	KENTUCKY COFFEE TREE
RAL	RED OAK
AS	REDMOND AMERICAN LINDEN
	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
AG	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AC	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Symbol]	ENVIROTURF
[Symbol]	ROCK MULCH GREY, 4" DIA. COBBLE
[Symbol]	ROCK MULCH TAN, 4" DIA. COBBLE
[Symbol]	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

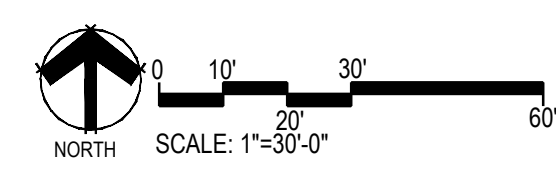
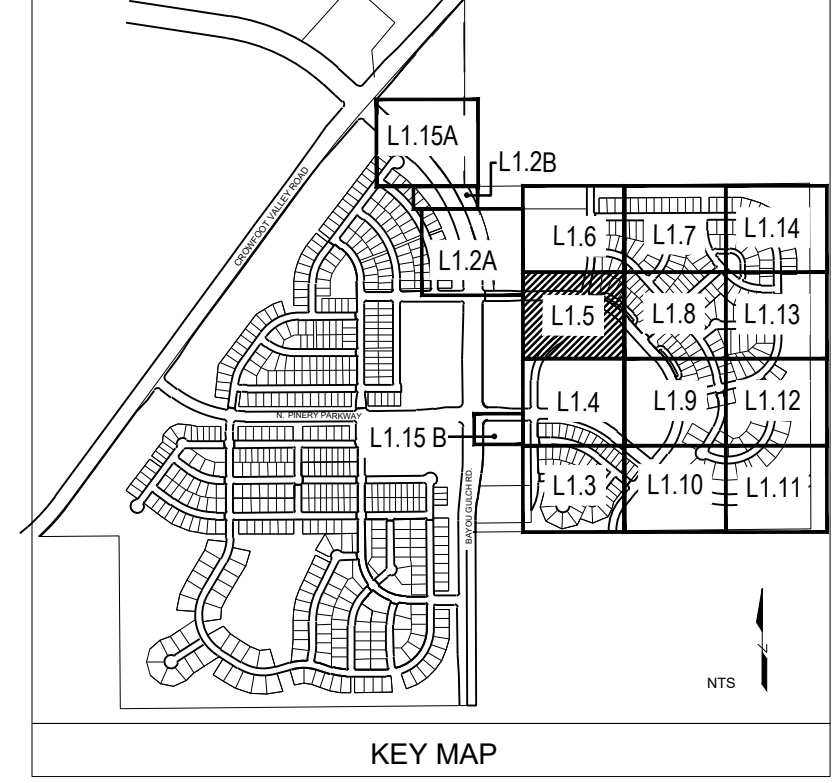
REVISION NOTES
 AS1 DESCRIPTION
 1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 01.26.2017
 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.5

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



MATCHLINE - SHEET L1.2A

MATCHLINE - SHEET L1.8

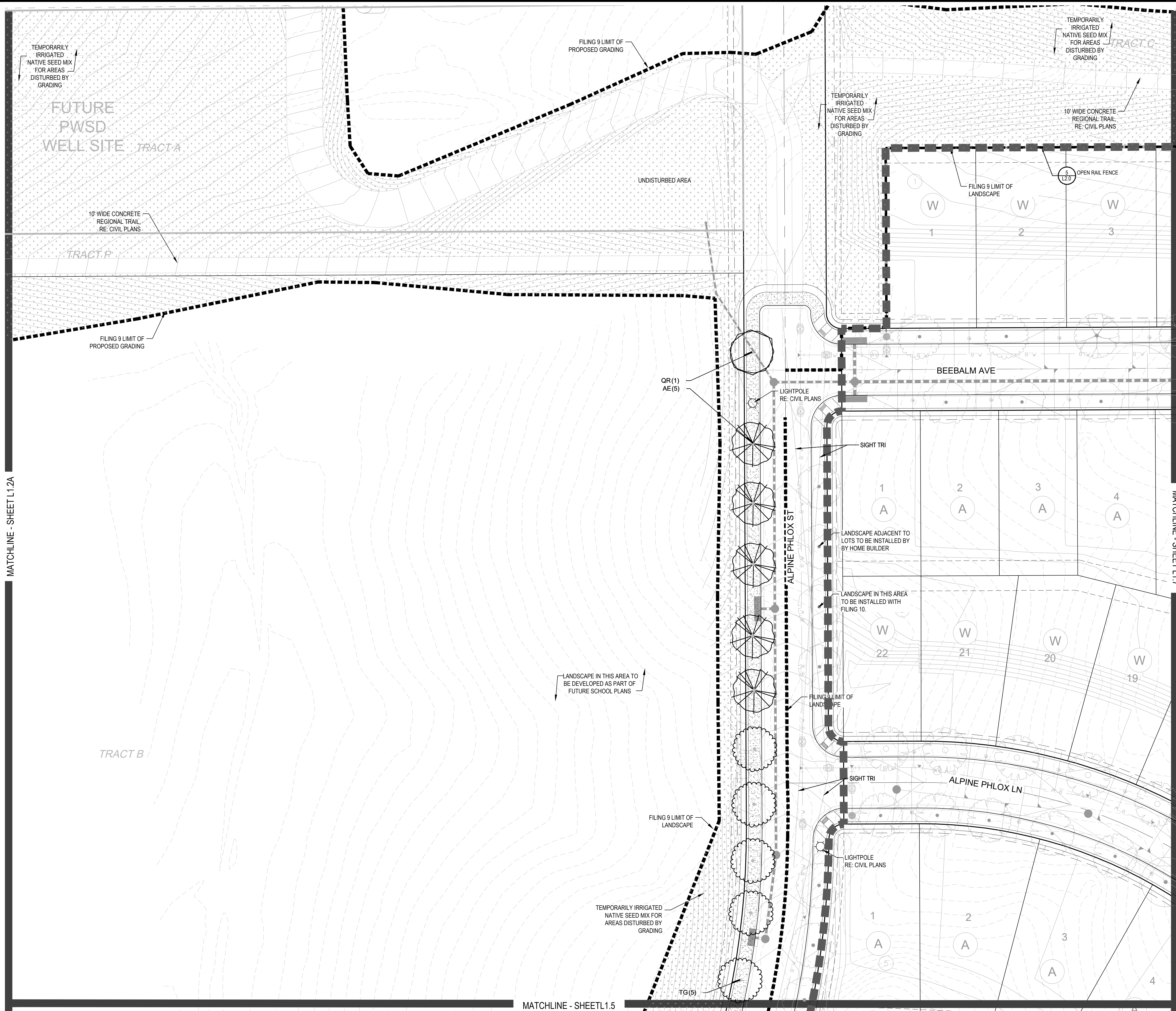
MATCHLINE - SHEET L1.6

MATCHLINE - SHEET L1.4

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT_DWG\HESSE-L1.DWG - FILING 9 - REVISION 1.DWG

Y:\NESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\NESS-LDSCP PLANS - FILING 9-REVISION 1.DWG
Tuesday, May 24, 2022

MATCHLINE - SHEET L1.2A

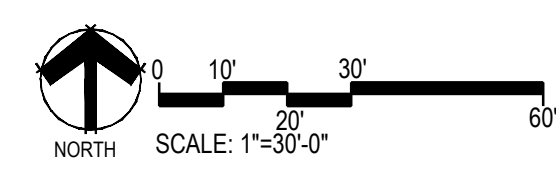
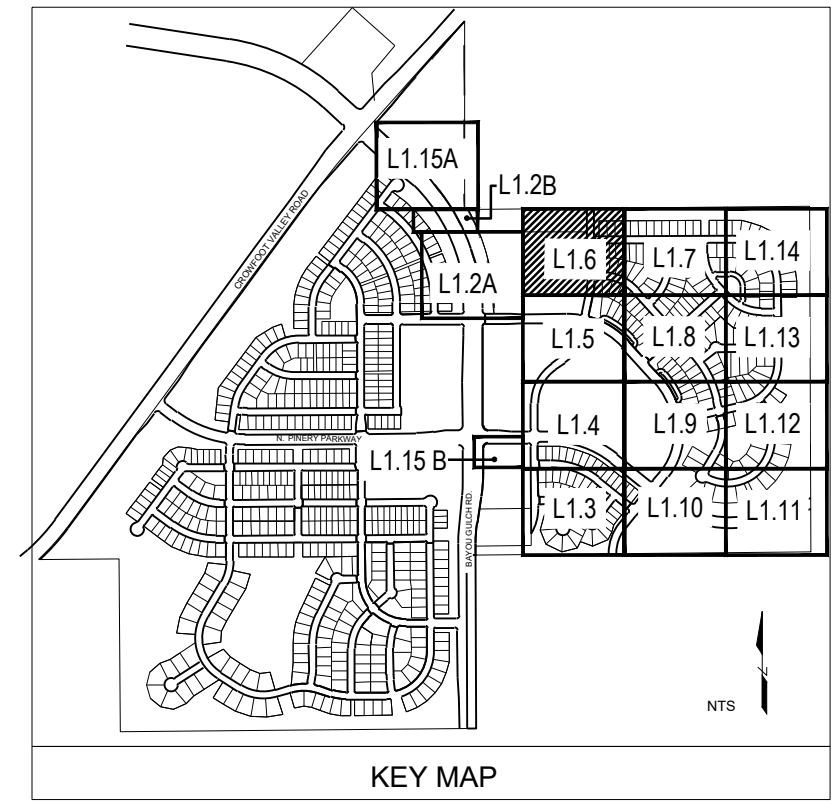


PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AUSTRIAN BLACK PINE
OV AMERICAN HORNBEAM	LIMBER PINE
PO AMERICAN SYCAMORE	VANDERWOLF'S PYRAMID PINE
QM BURR OAK	ORNAMENTAL TREES
OM2 CHINKAPIN OAK	AH COMMON NAME
HAC COMMON HACKBERRY	AG2 HOT WINGS TATARIAN MAPLE
AE EMERALD QUEEN MAPLE	CK FEATHER REED GRASS
TG2 GLENLEVEN LITTLELEAF LINDEN	PB2 LITTLE BUNNY FOUNTAIN GRASS
TG GREENSPIRE LITTLELEAF LINDEN	MY YAKU JIMA DWARF MAIDEN GRASS
QC HERITAGE OAK	DECIDUOUS SHRUBS
GI IMPERIAL HONEYLOCUST	AG COMMON NAME
GK KENTUCKY COFFEE TREE	SCH AUTUMN BRILLIANCE SERVICEBERRY
QR RED OAK	CB PAWNEE BUTTES SAND CHERRY
RAL REDMOND AMERICAN LINDEN	PS2 RED TWIG DOGWOOD
AS SCHWEDLER MAPLE	PA ROCKY MOUNTAIN PENSTEMON
EVERGREEN TREES	SSB RUSSIAN SAGE
PN COMMON NAME	RSB SASKATOON SERVICEBERRY
PSP AUSTRIAN BLACK PINE	RW WHITE MEIDLAND ROSE
VAN VANDERWOLF'S PYRAMID PINE	EVERGREEN SHRUBS
ORNAMENTAL TREES	JB COMMON NAME
AH COMMON NAME	BUJ BLUE CHIP JUNIPER
AG2 HOT WINGS TATARIAN MAPLE	AC BUFFALO JUNIPER
CK FEATHER REED GRASS	PS MANZANITA
PB2 LITTLE BUNNY FOUNTAIN GRASS	MUGO MUGO PINE
MY YAKU JIMA DWARF MAIDEN GRASS	GROUND COVERS
DECIDUOUS SHRUBS	COMMON NAME
AG COMMON NAME	ENVIROTURF
SCH AUTUMN BRILLIANCE SERVICEBERRY	ROCK MULCH GREY, 4" DIA. COBBLE
CB PAWNEE BUTTES SAND CHERRY	ROCK MULCH TAN, 4" DIA. COBBLE
PS2 RED TWIG DOGWOOD	TEMPORARILY IRRIGATED NATIVE SEED MIX
PA ROCKY MOUNTAIN PENSTEMON	
SSB RUSSIAN SAGE	
RSB SASKATOON SERVICEBERRY	
RW WHITE MEIDLAND ROSE	

COMMON NAME
ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
TEMPORARILY IRRIGATED NATIVE SEED MIX

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

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

TRAILS AT CROWFOOT FILING NO. 9 PARKER, COLORADO LANDSCAPE PLANS

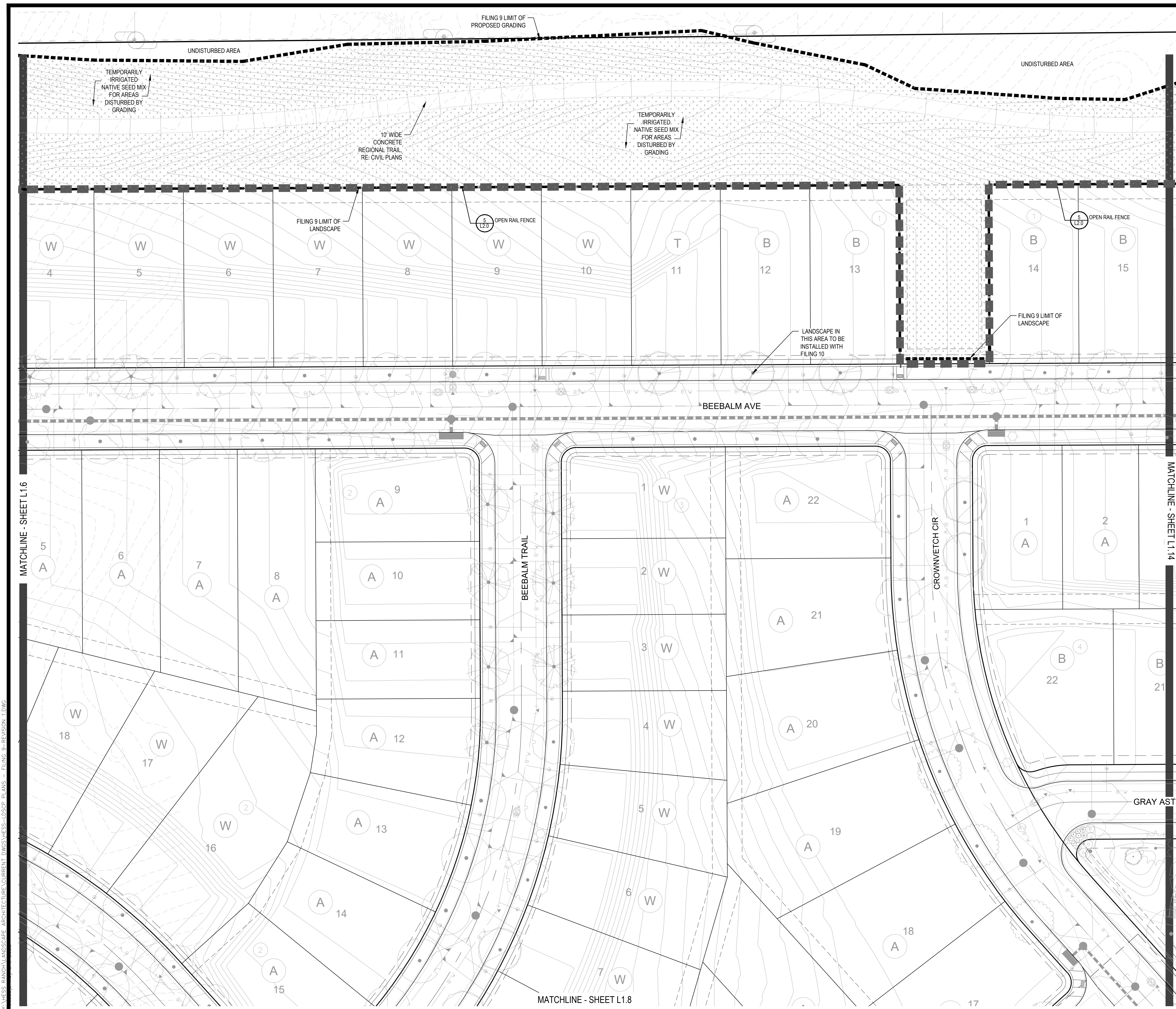
REVISION NOTES

AS1 DESCRIPTION
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 PFC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.
2.
3.

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
1st Submittal:	01.26.2017
2nd Submittal:	02.20.2018
3rd Submittal:	04.6.2018
4th Submittal:	08.10.2018
5th Submittal:	02.26.2020
6th Submittal:	05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.6



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AG	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
CR	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BLJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co.com
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

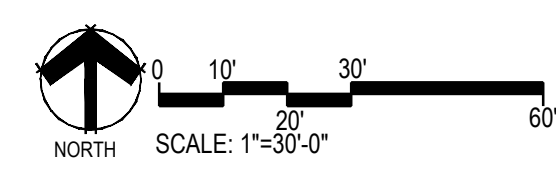
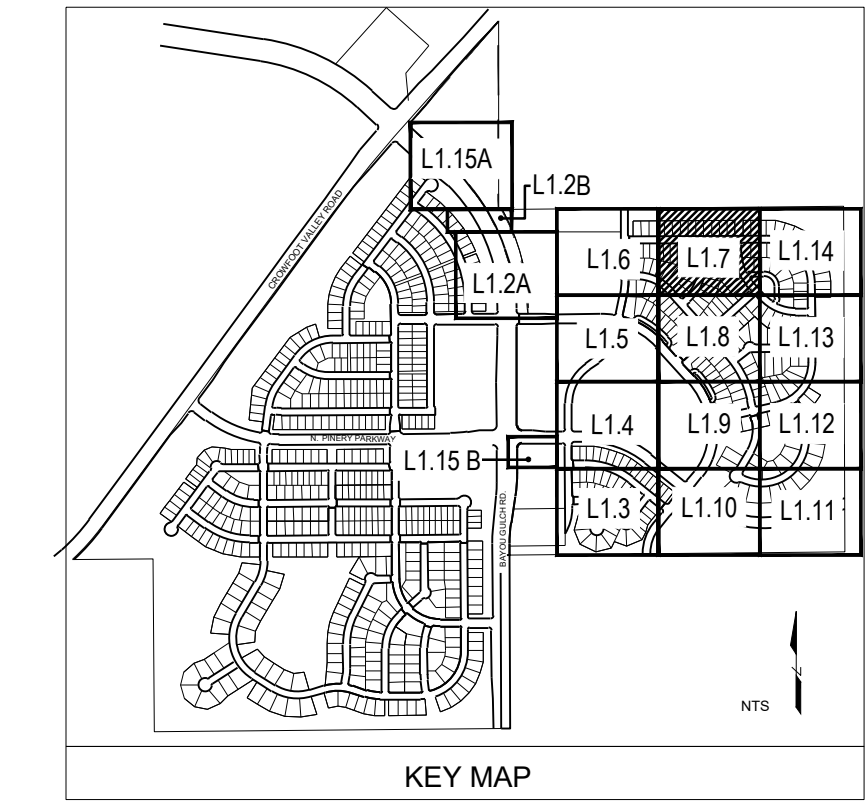
REVISION NOTES
 AS1 REVISION
 1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 P&S. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

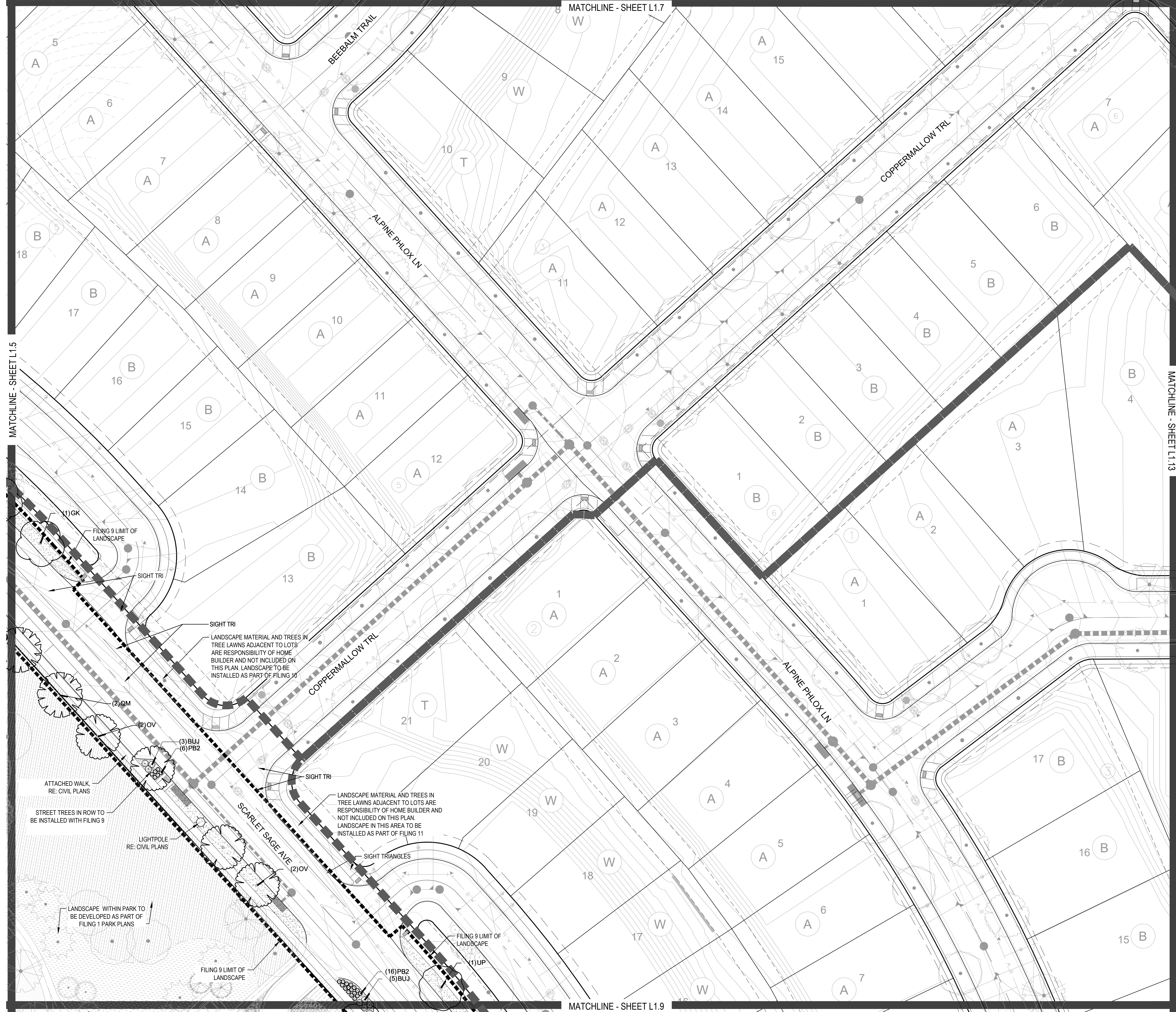
Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.7

- NOTES:
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



V:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT_DWG\HESSE_LDISCP_PLANS - FILING 9 - REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBAM
OK	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GREEN SPIRE LITTLELEAF LINDEN
TG	HERITAGE OAK
QC	IMPERIAL HONEYLOCUST
GI	KENTUCKY COFFEE TREE
GK	RED OAK
OR	REDMOND AMERICAN LINDEN
RAL	SCHWEDLER MAPLE
AS	

EVERGREEN TREES	COMMON NAME
PI	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

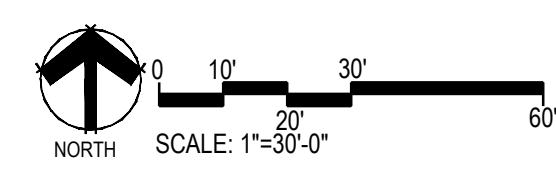
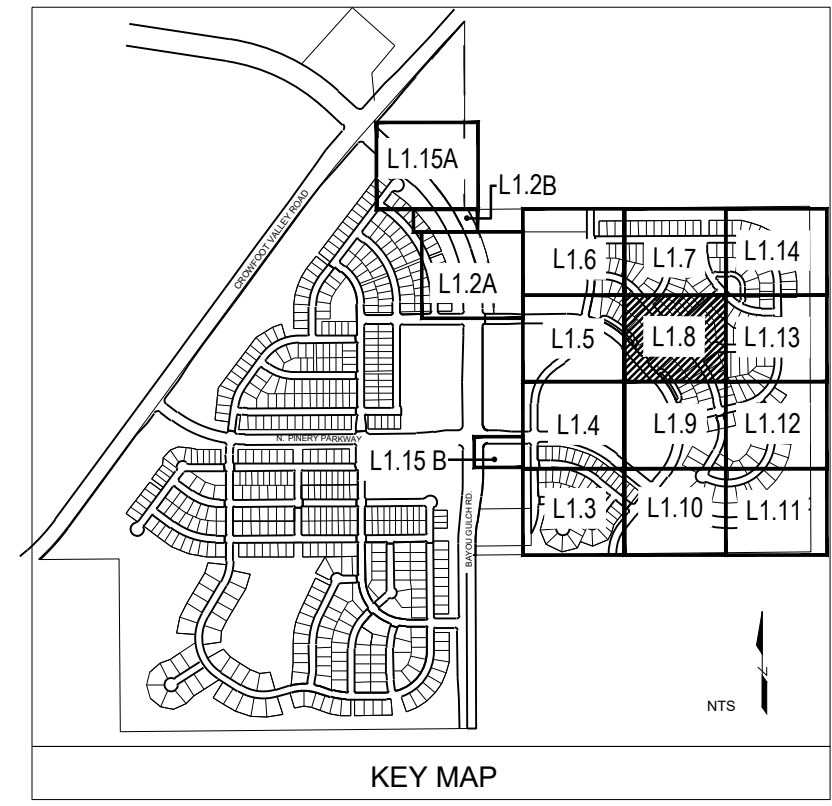
ORNAMENTAL GRASSES	COMMON NAME
PS2	FEATHER REED GRASS
MY	LITTLE SUNNY FOUNTAIN GRASS
	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEDILAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

REVISION NOTES

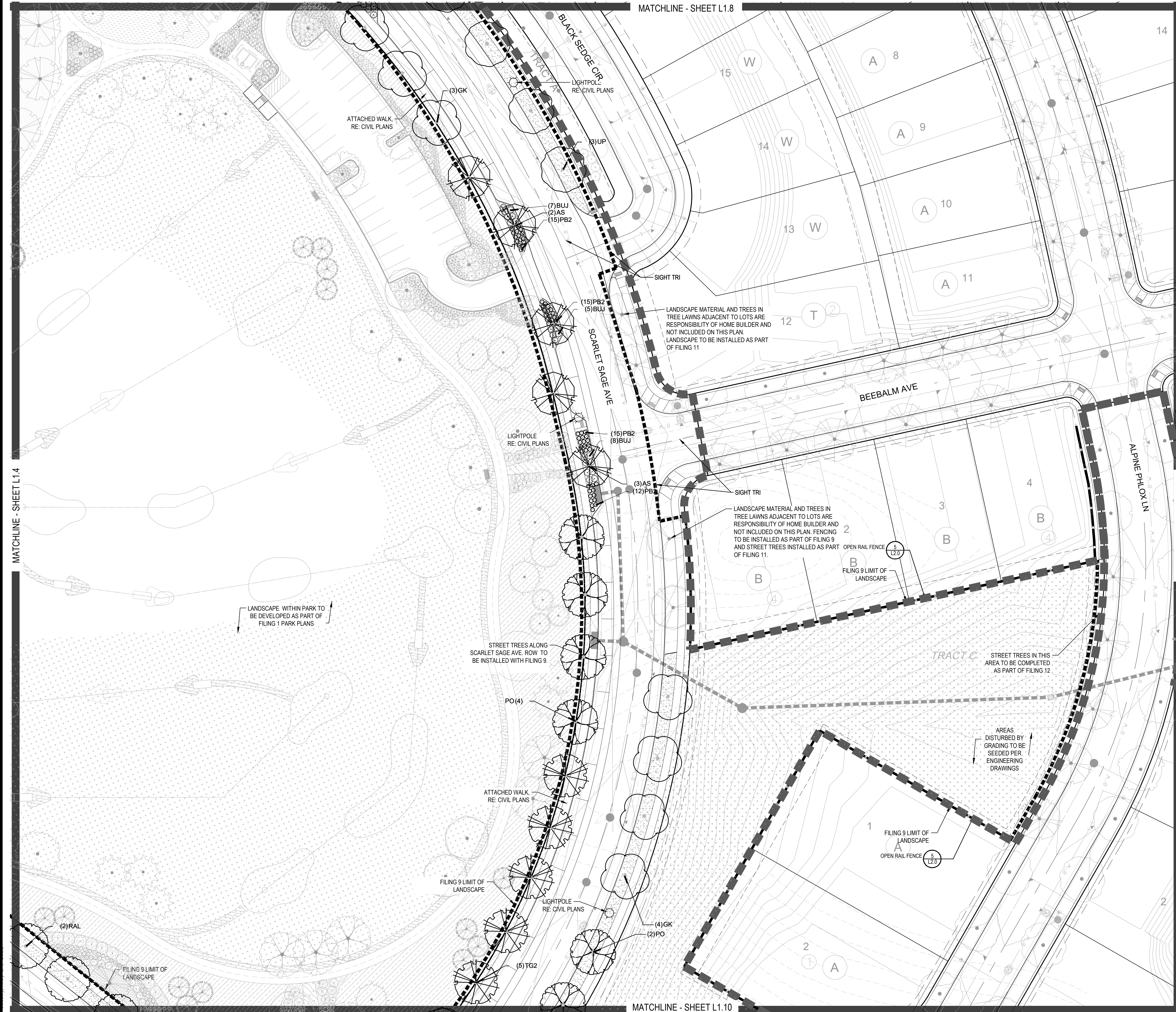
AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 PCC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.8

V. HESS, RANCH LANDSCAPE ARCHITECTURE, CURRENT DSKS, HESS - LDCSP, PLANS - FILING 9 - REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TC2	GLENEVER QUEEN MAPLE
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.com
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

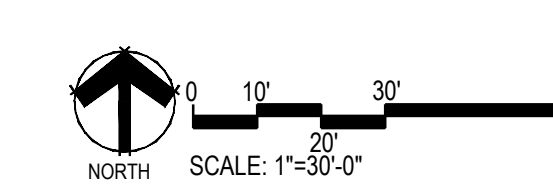
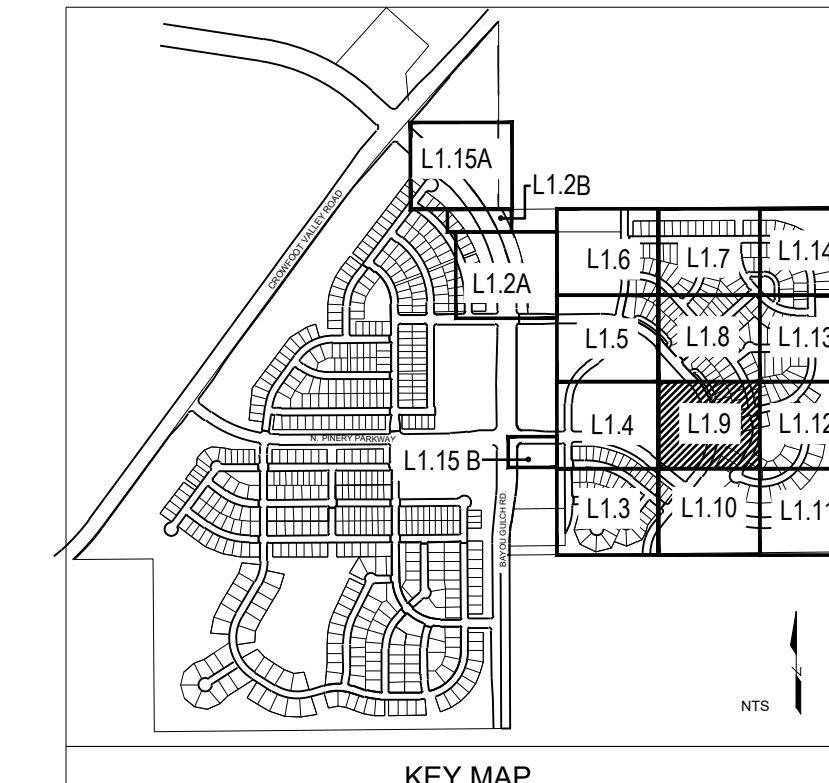
REVISION NOTES
AS1 DESCRIPTION
 1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 PCS. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.
 2. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 3. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 4. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'

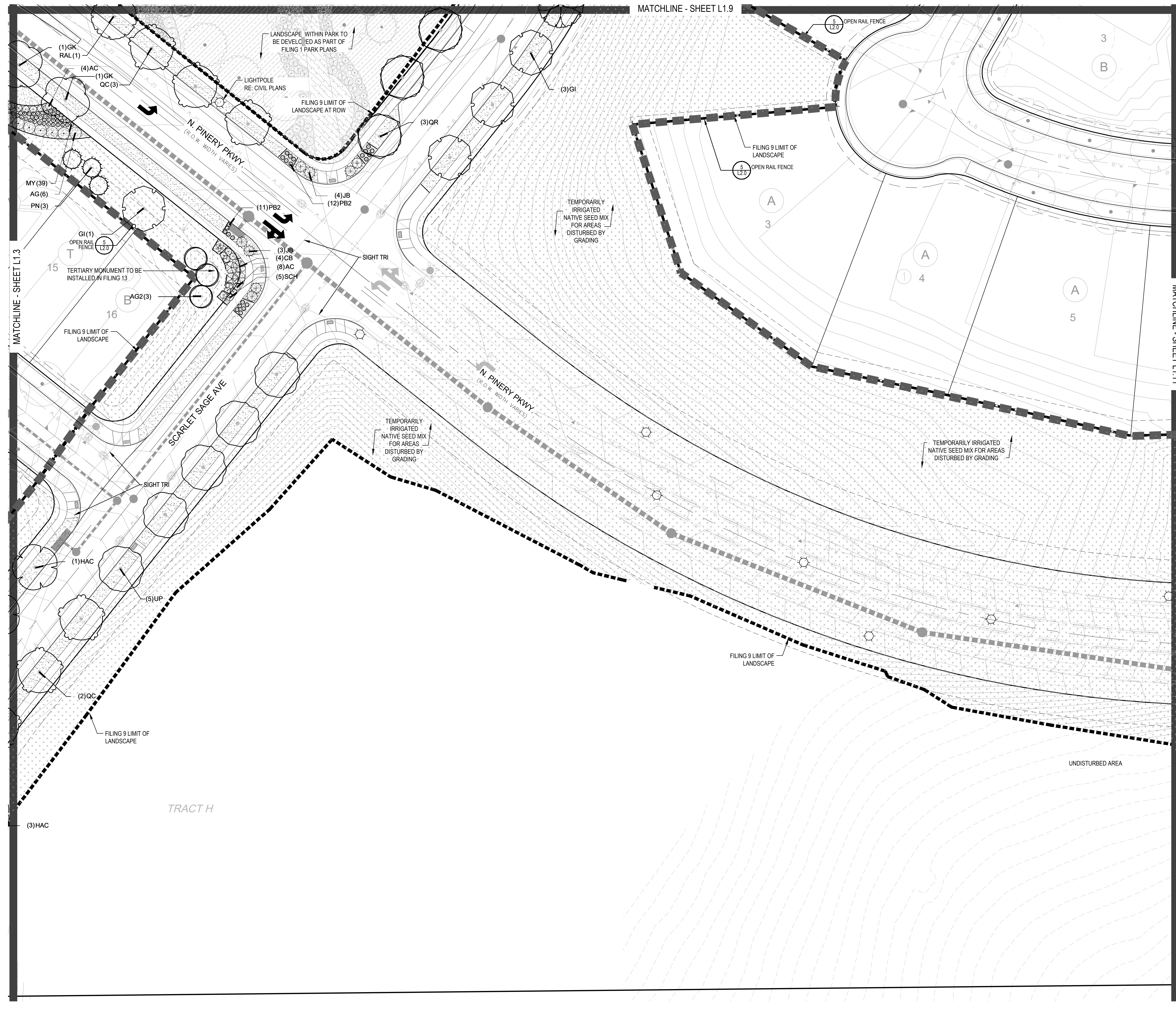
Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 01.26.2017
 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.9

NOTES:





PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLELEAF LINDEN
TG	GREENSPINE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AI	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

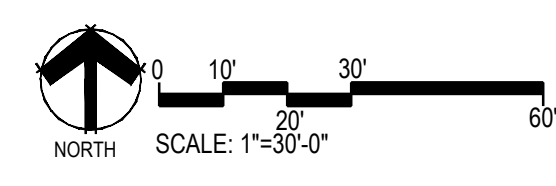
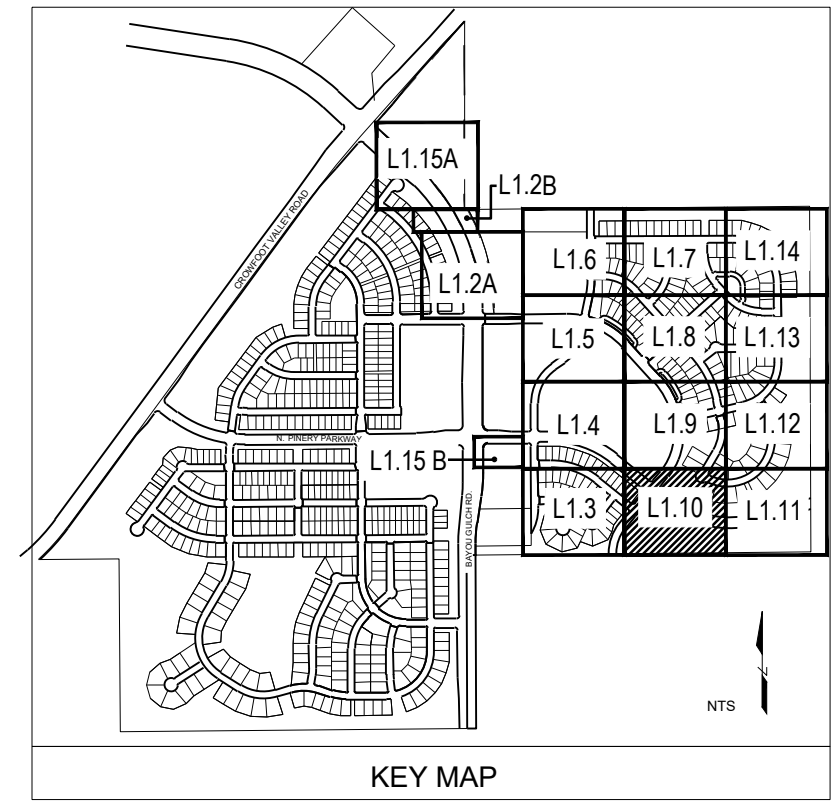
ORNAMENTAL GRASSES	COMMON NAME
AG	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcs3group.co.com
#3-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, f.303.531.4908

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

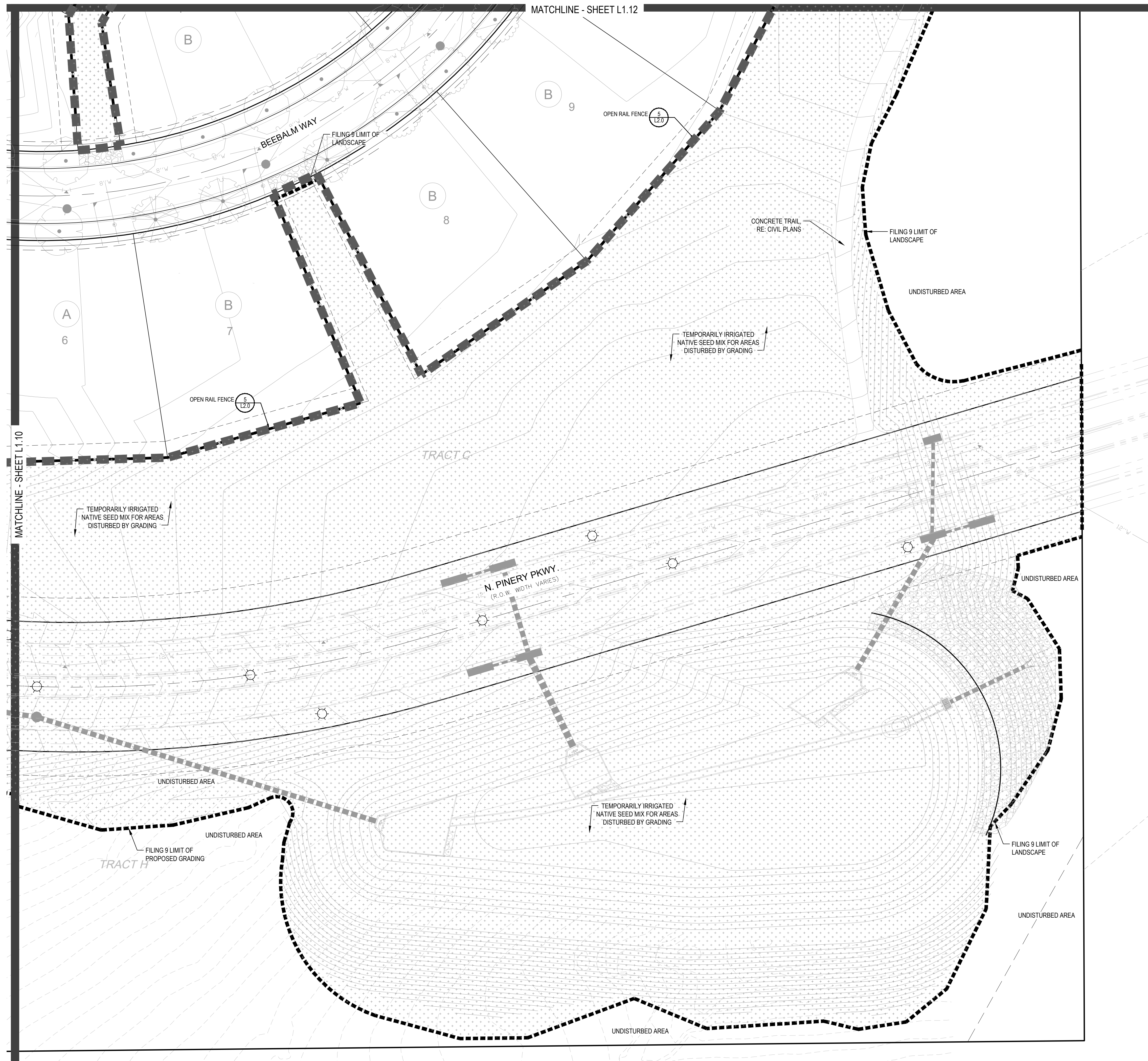
REVISION NOTES
AS1 DESCRIPTION
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 PCC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017
Know what's below. Call before you dig.
811
04.6.2018
08.10.2018
02.26.2020
05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.10

Y:\JESSIE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT_DWG\MSS-L1.DWG - FILING 9 - REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

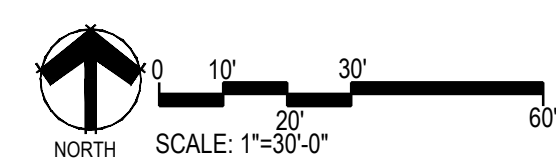
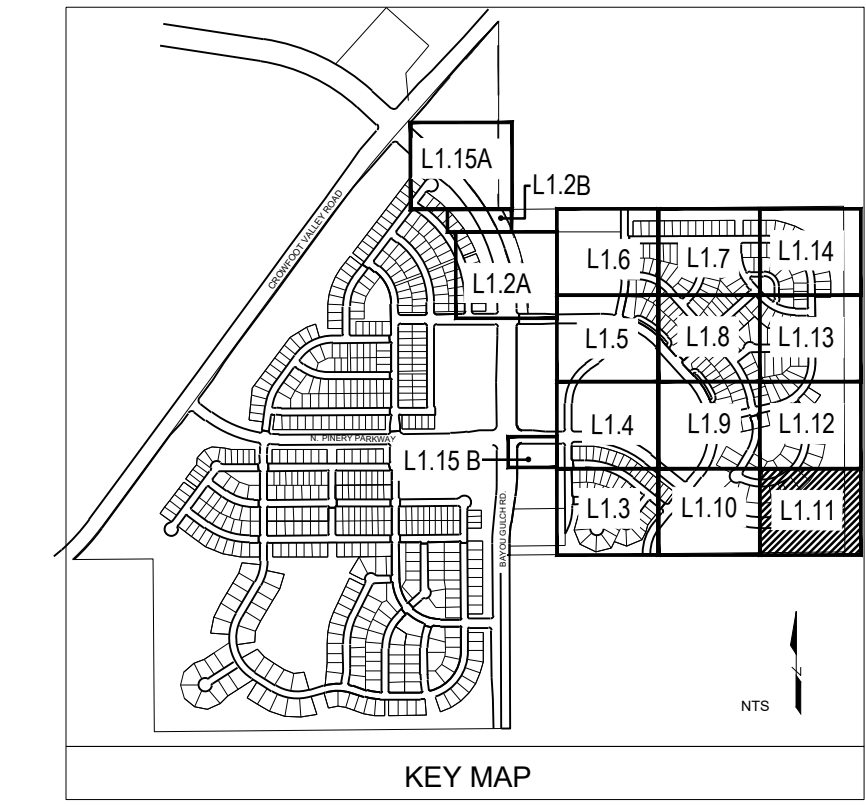
ORNAMENTAL GRASSES	COMMON NAME
AG	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
 1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co.com
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

REVISION NOTES
 AS1 DESCRIPTION
 1. TREES AND SEED FROM FILING 9 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FPS. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.

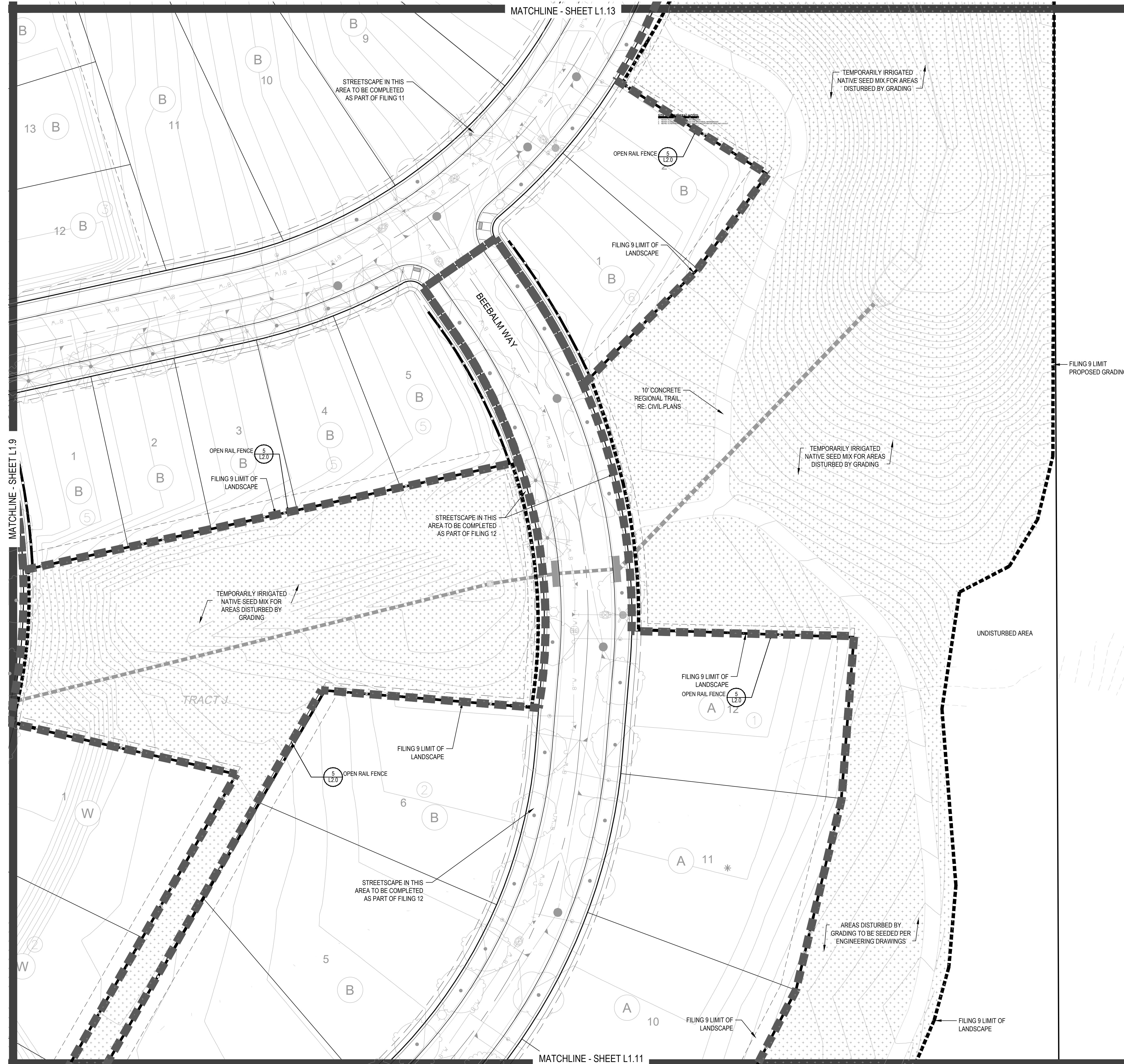
Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 Know what's below.
 Call before you dig.

 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.11

X:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-10-DCSP PLANS - FILING 9-REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVERN LITTLELEAF LINDEN
TG	GREENSPINE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

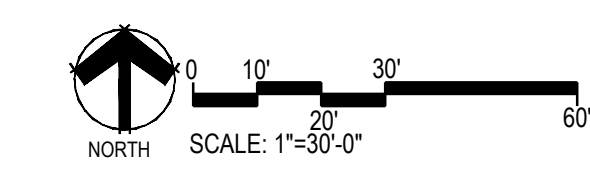
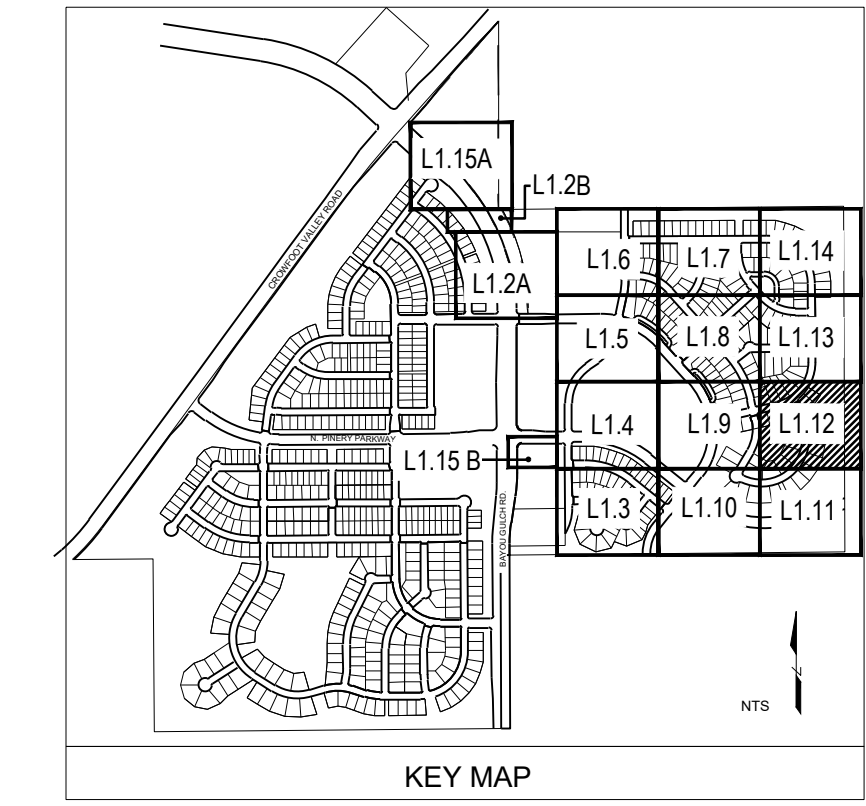
DECIDUOUS SHRUBS	COMMON NAME
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:

- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcs3group.co.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905, f 303.531.4908

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

REVISION NOTES

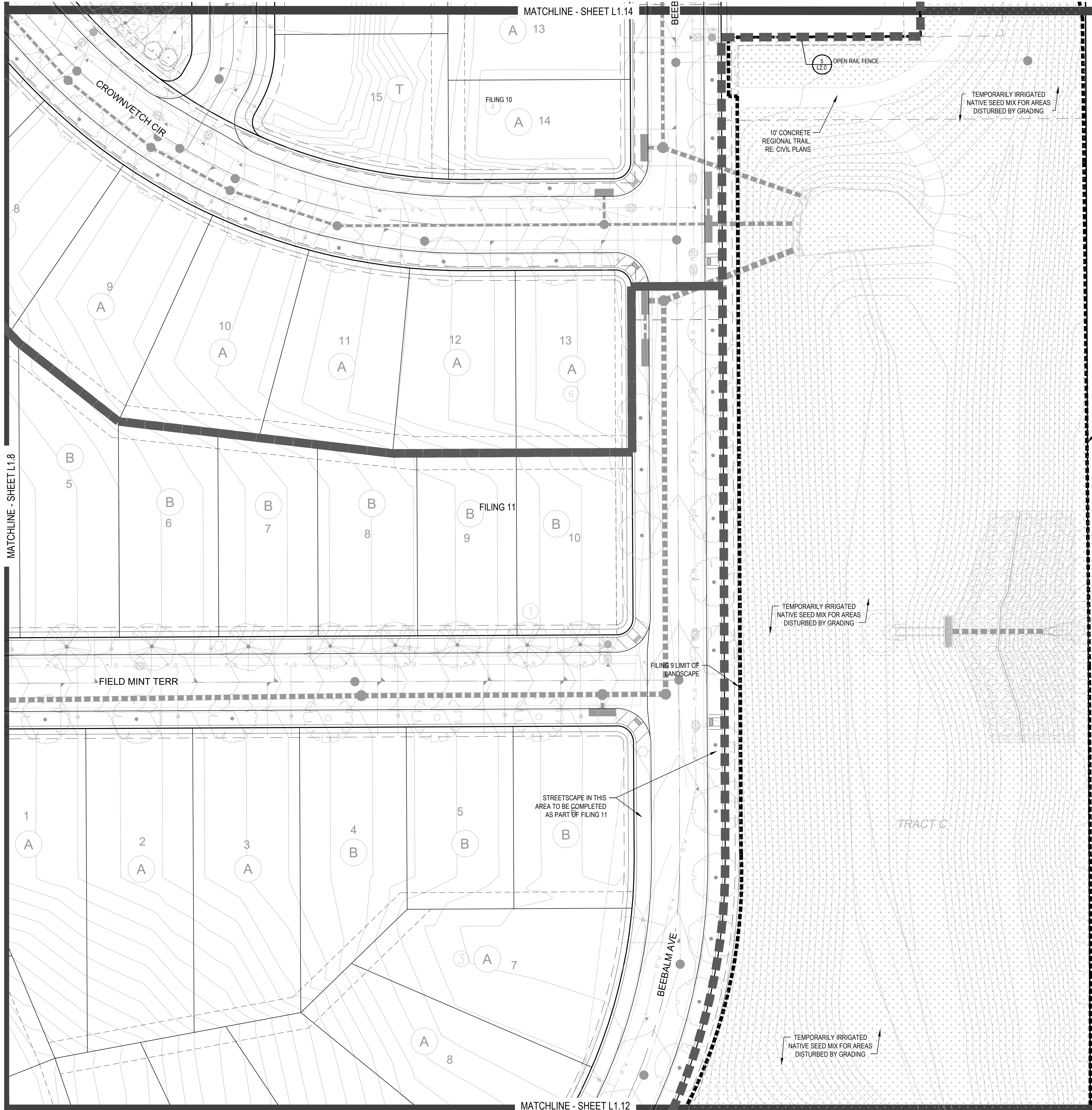
AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 PFC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
Date:	01.26.2017
Know what's below. Call before you dig.	02.20.2018
811	04.6.2018
	08.10.2018
	02.26.2020
	05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.12

X:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LEDCO PLANS - FILING 9-REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GREENEVEN LITTLELEAF LINDEN
TG	GREENSPRUE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
AK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co.com
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
 1 303.531.4905, f 303.531.4908

Engineering

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

TRAILS AT CROWFOOT
FILING NO. 9
 PARKER, COLORADO
LANDSCAPE PLANS

REVISION NOTES

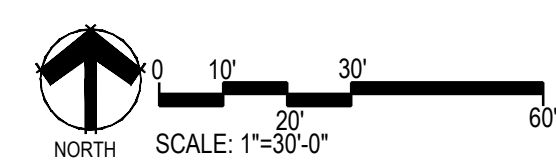
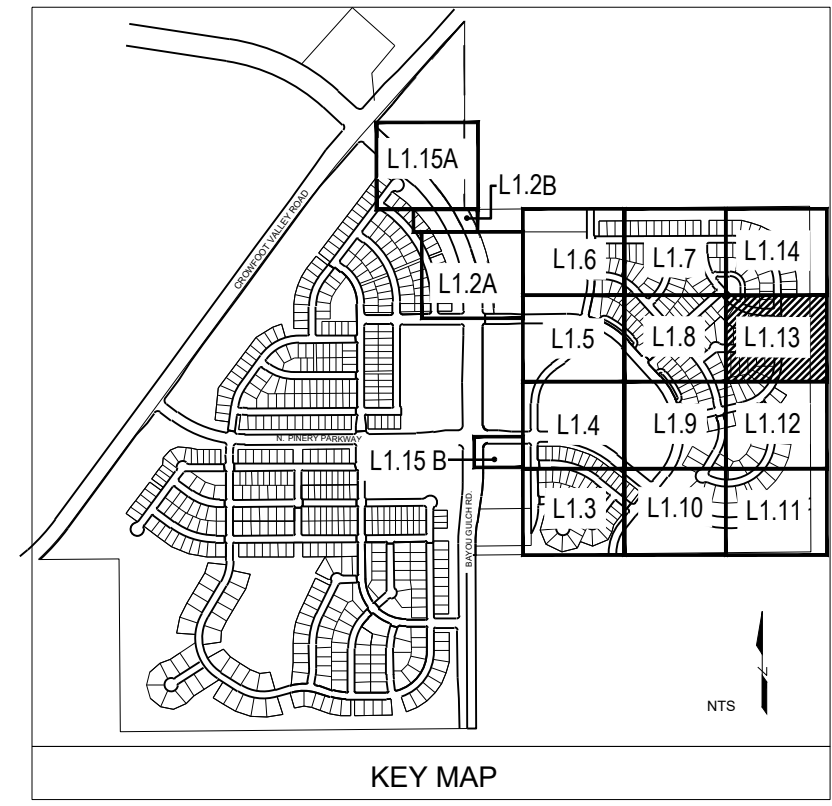
AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM FILING 9 DUE TO IRRIGATION SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	05.27.2022

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 Know what's below. Call before you dig.

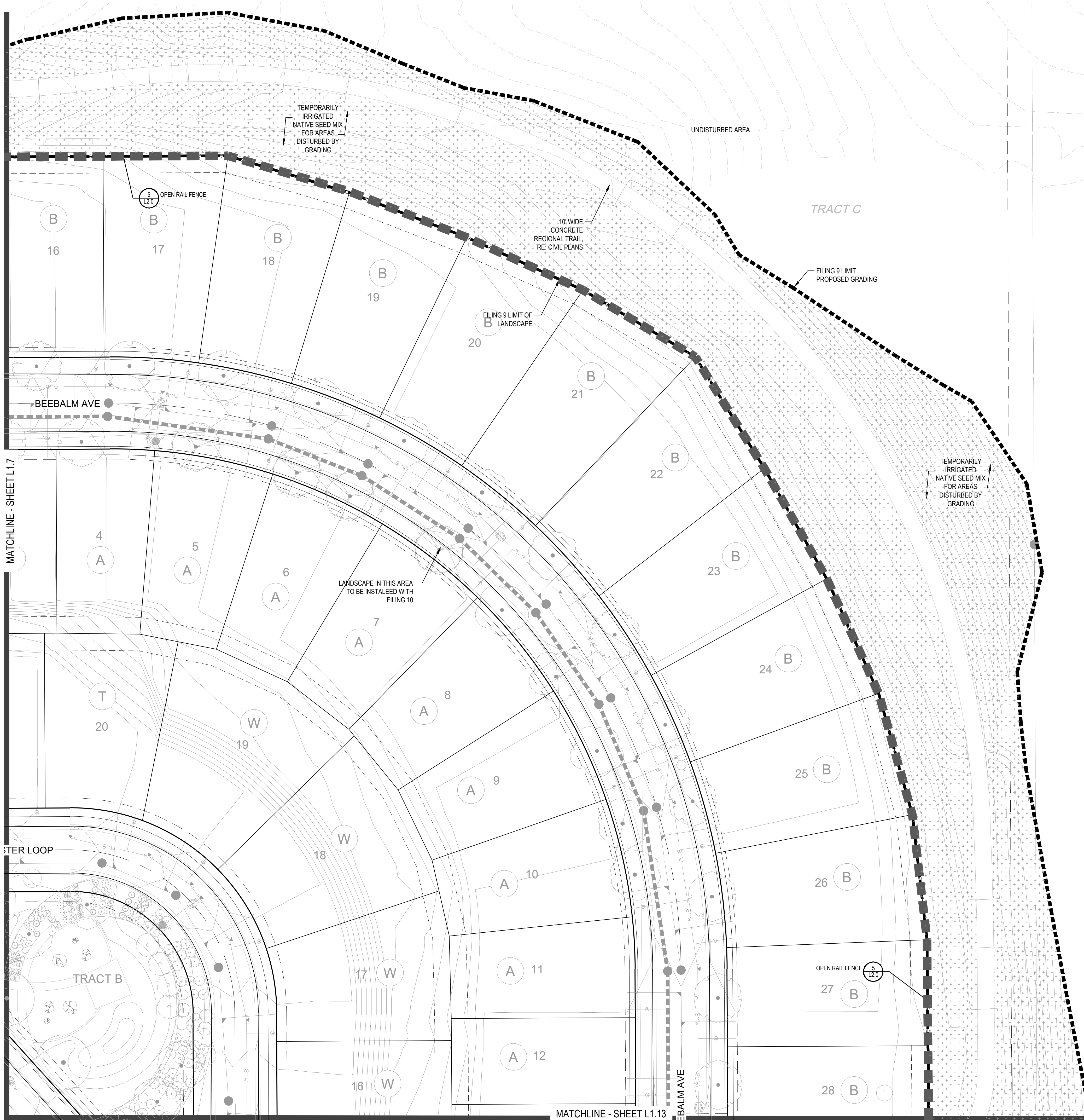
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.13



X:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LEISCP PLANS - FILING 9-REVISION 1.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PC	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
YG	GREENSPRING LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

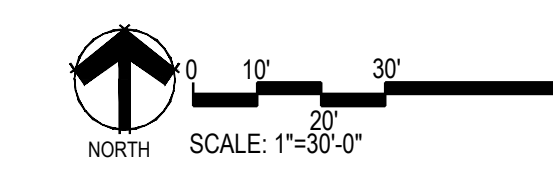
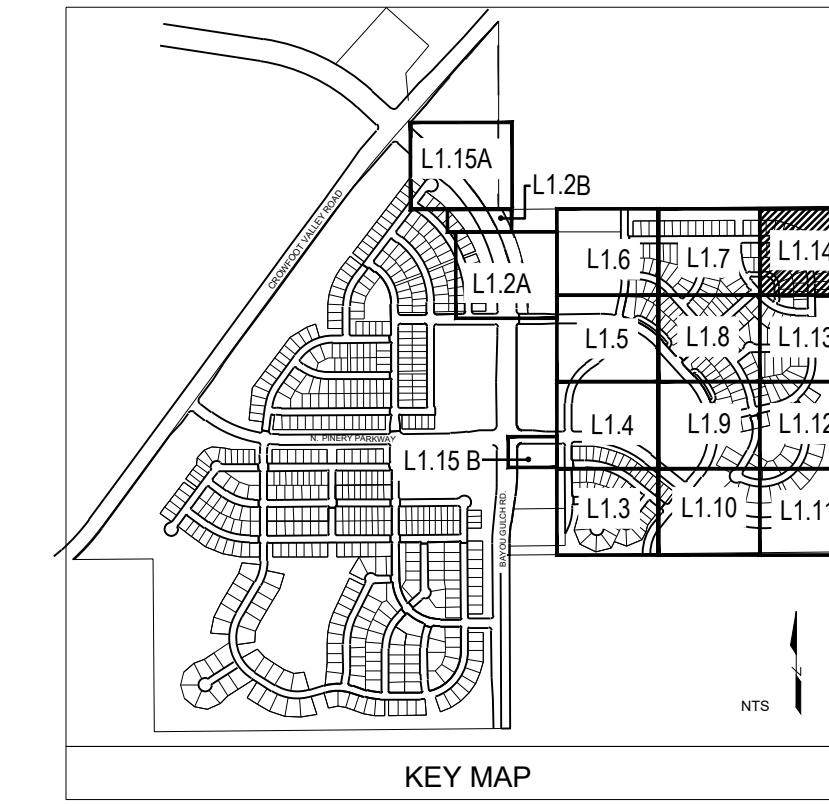
ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
AC	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcs3group.co
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

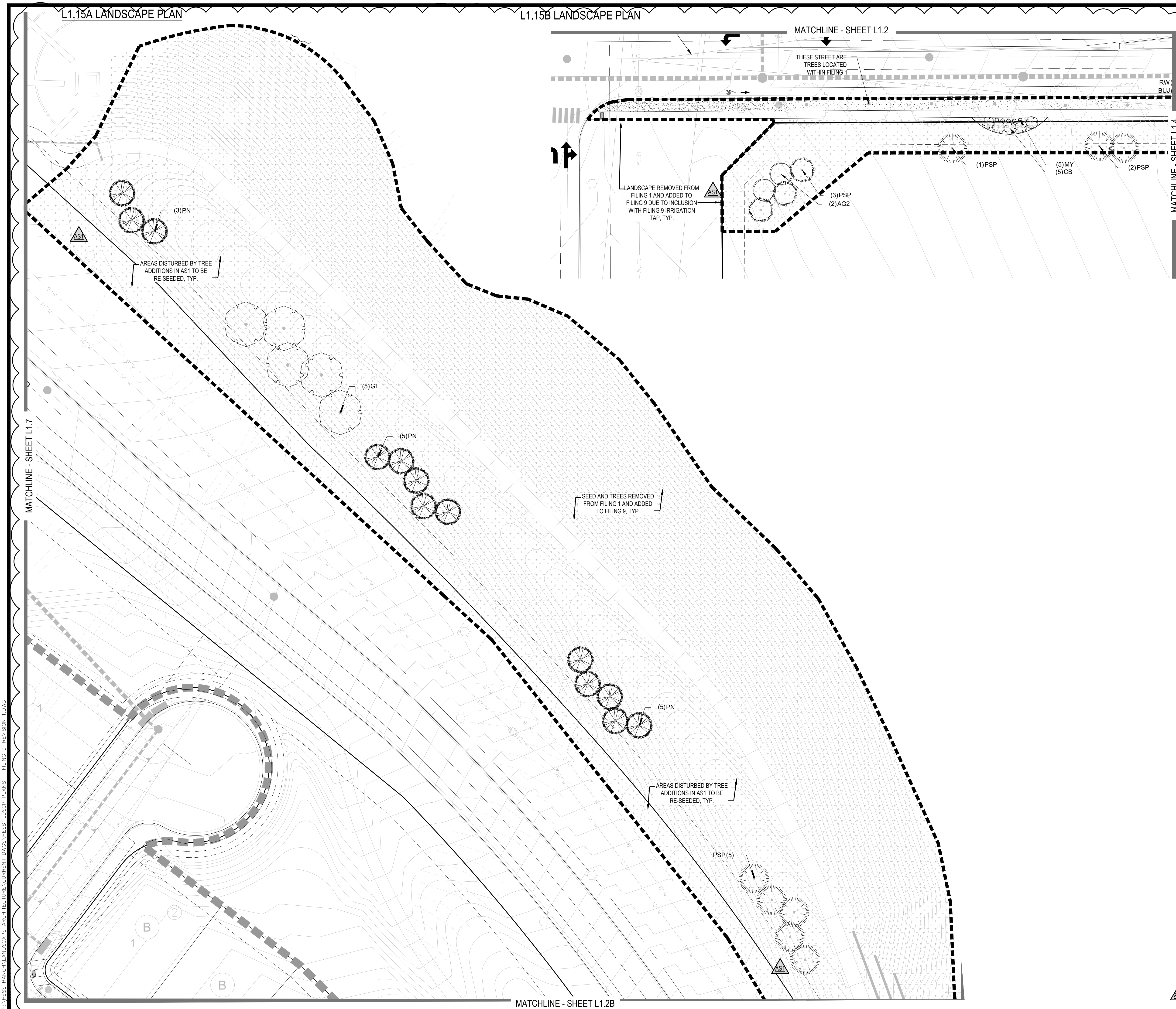
REVISION NOTES

AS1 DESCRIPTION	DATE
1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 P&S. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.	05.27.2022

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
	01.26.2017
	02.20.2018
	04.6.2018
	08.10.2018
	02.26.2020
	05.27.2022

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.14



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
OV	AMERICAN ELM
PC	AMERICAN HORNBEAM
QM	AMERICAN SYCAMORE
QM2	BURR OAK
HAC	CHINKAPIN OAK
AE	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLELEAF LINDEN
QC	GREENSPINE LITTLELEAF LINDEN
GI	HERITAGE OAK
GK	IMPERIAL HONEYLOCUST
OR	KENTUCKY COFFEE TREE
RAL	RED OAK
AS	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ORNAMENTAL GRASSES	COMMON NAME
OR	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
RG	AUTUMN BRILLIANCE SERVICEBERRY
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

Prepared For:
E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

 pcs group inc. www.pcsgroupco.com
 #3, 8-180 independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905, f.303.531.4908

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

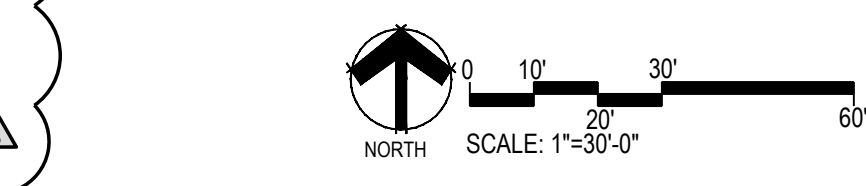
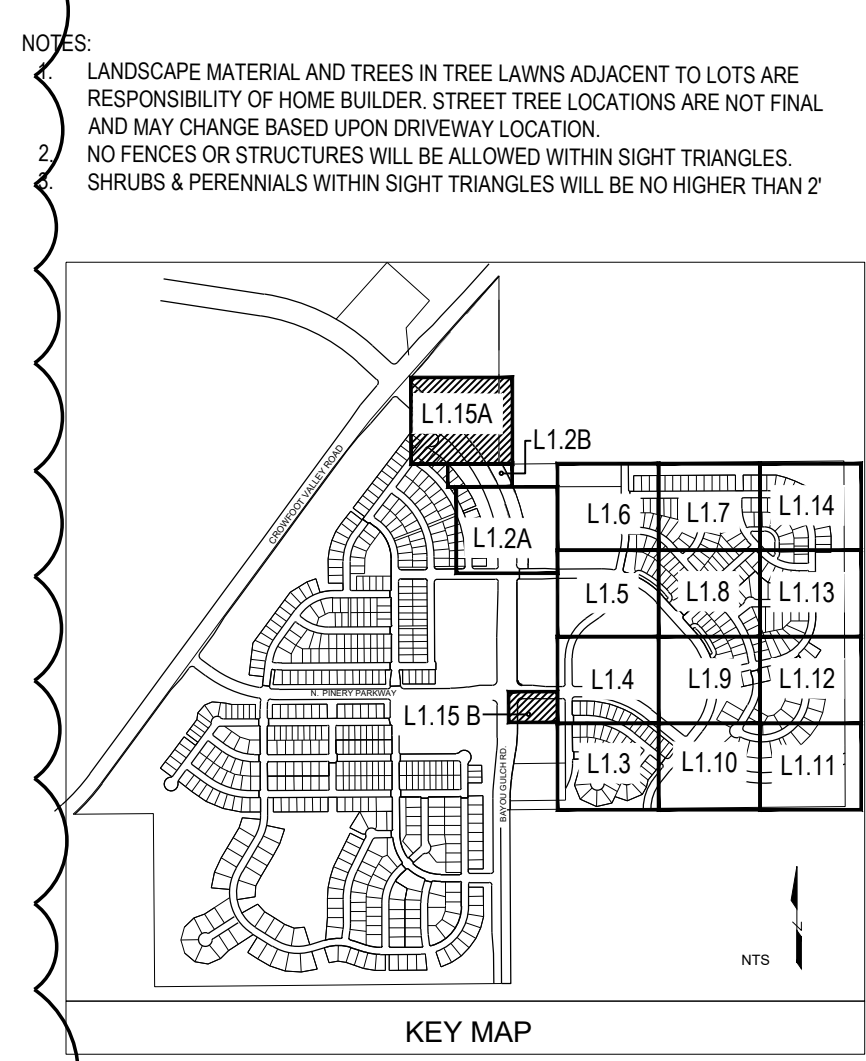
REVISION NOTES
AS1 DESCRIPTION
 1. TREES AND SEED FROM FILING 1 HAVE BEEN ADDED TO FILING 9 ON THE EASTERN SIDE OF BAYOU GULCH ROAD HEADED NORTH TO THE INTERSECTION AT CROWFOOT VALLEY ROAD. LANDSCAPE ALONG THE SOUTHERN PORTION OF THE TREE LAWN FROM THE INTERSECTION OF N. PINERY PARKWAY AND BAYOU GULCH ROAD HAS BEEN ADDED FROM FILING 9 DUE TO IRRIGATION COMING FROM F9 POC. LANDSCAPE SOUTH OF WALK TO BE ADDED AT TIME OF FILING 9.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: 01.26.2017
 Know what's below. Call before you dig.

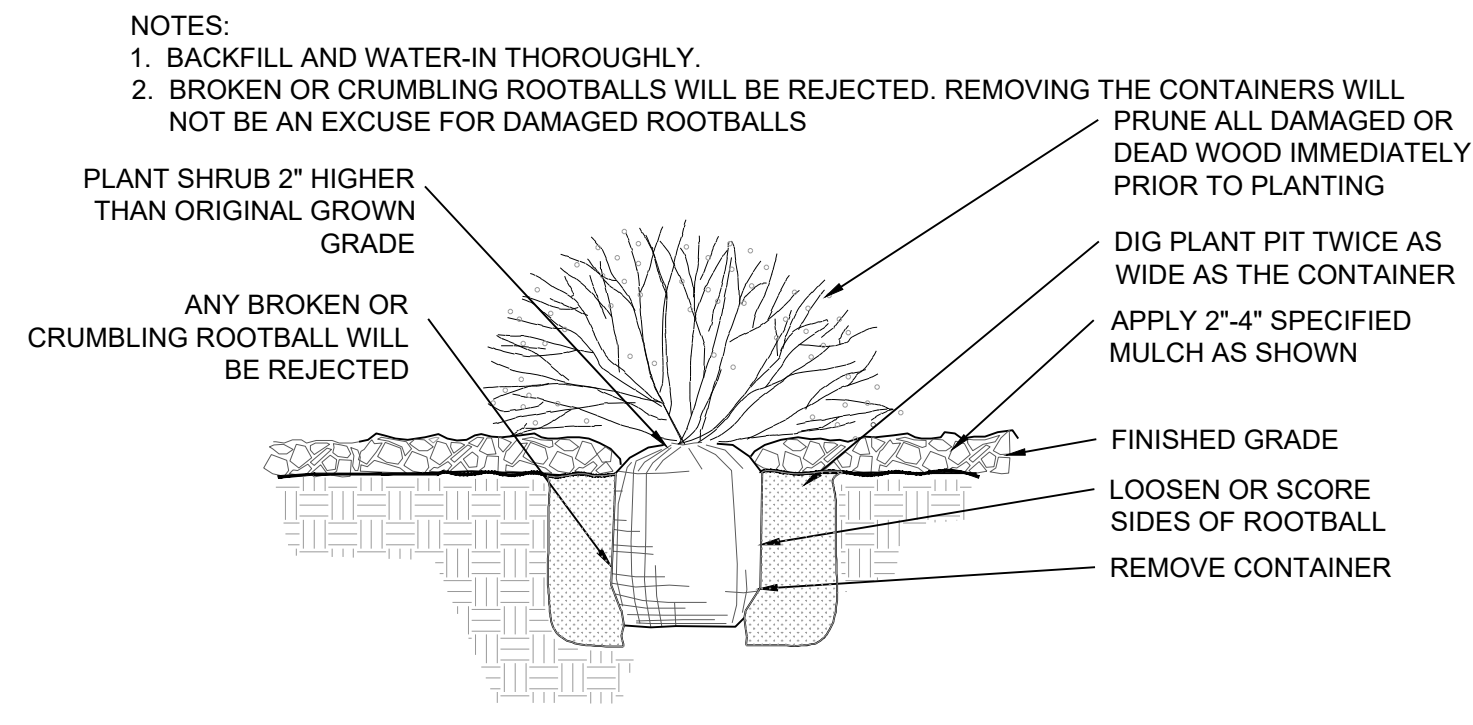
 02.20.2018
 04.6.2018
 08.10.2018
 02.26.2020
 05.27.2022

Sheet Name
LANDSCAPE PLAN

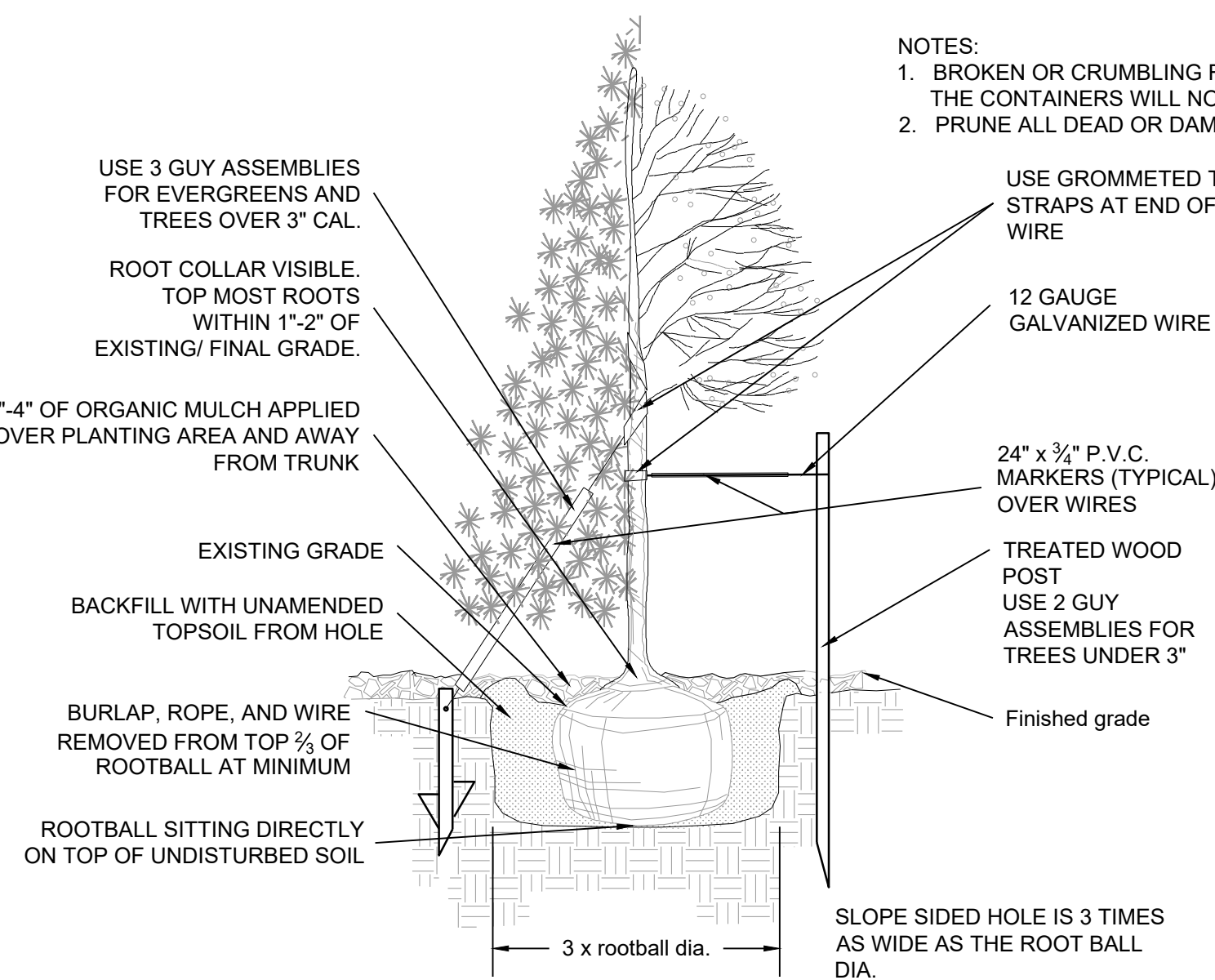
Sheet Number
L1.15



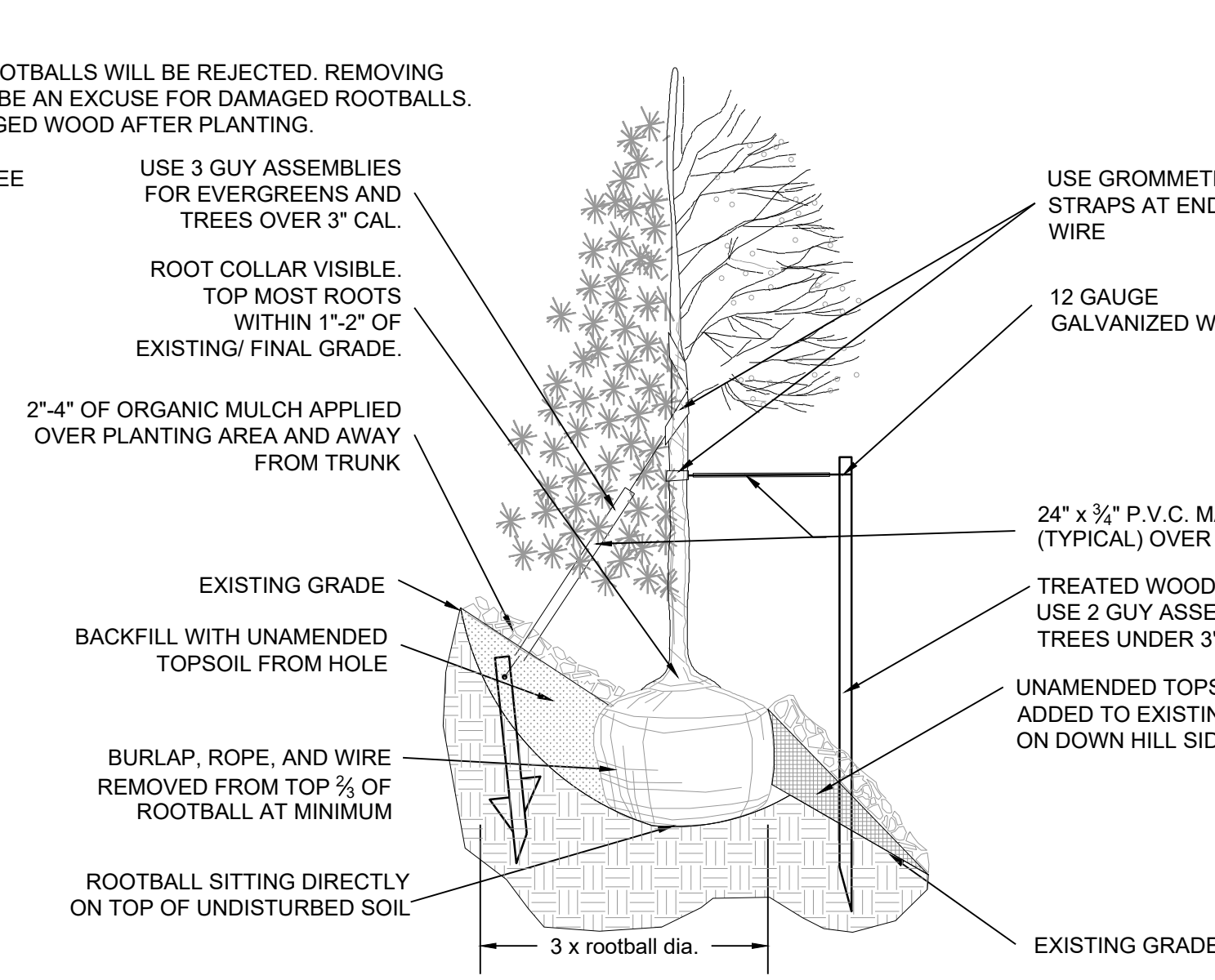
V:\HESB_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT_DWG\HESB-L1.DWG - FILING 9 - REVISION 1.DWG



1 SHRUB PLANTING
NOT TO SCALE

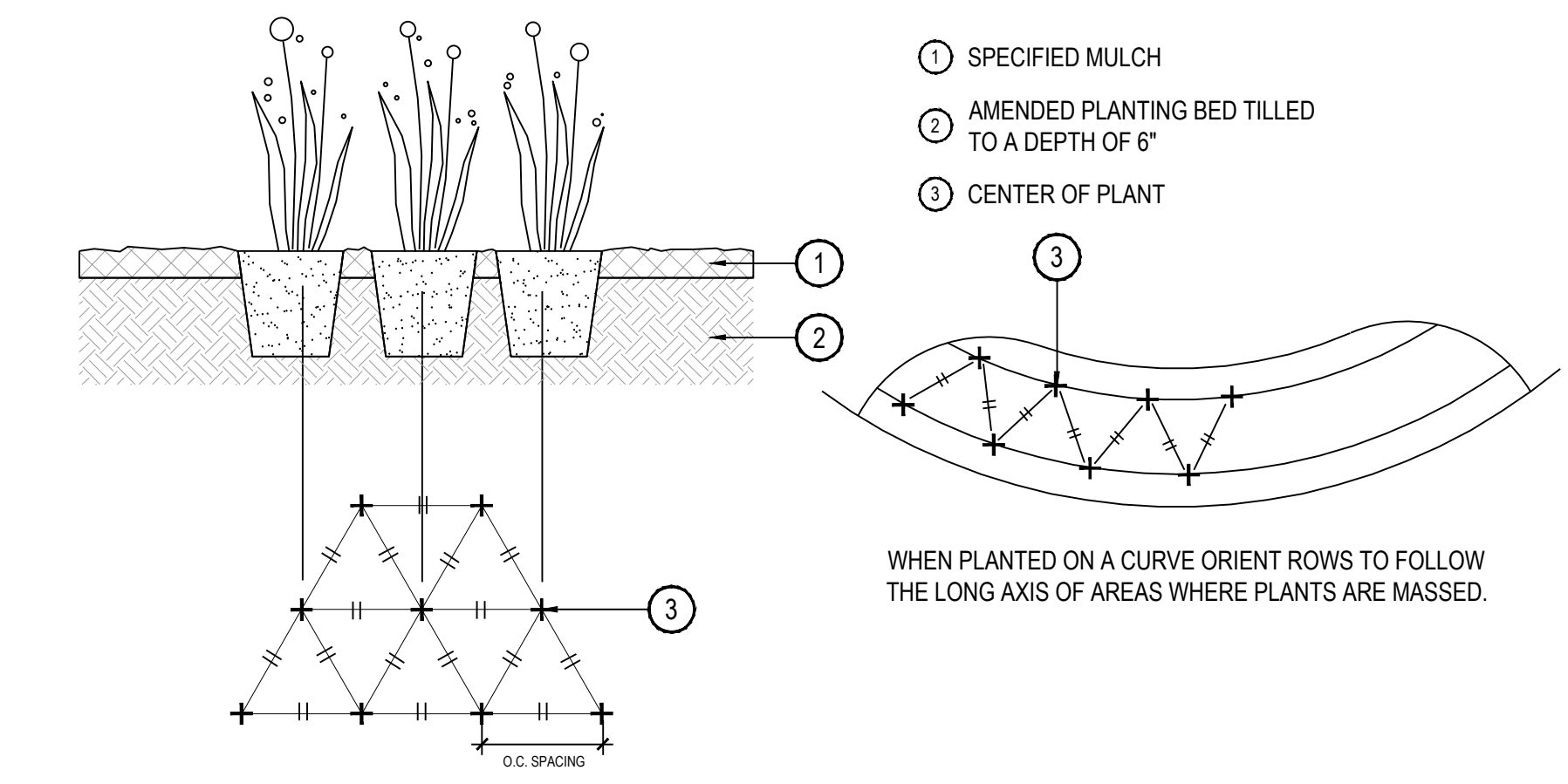


2 TREE PLANTING
NOT TO SCALE

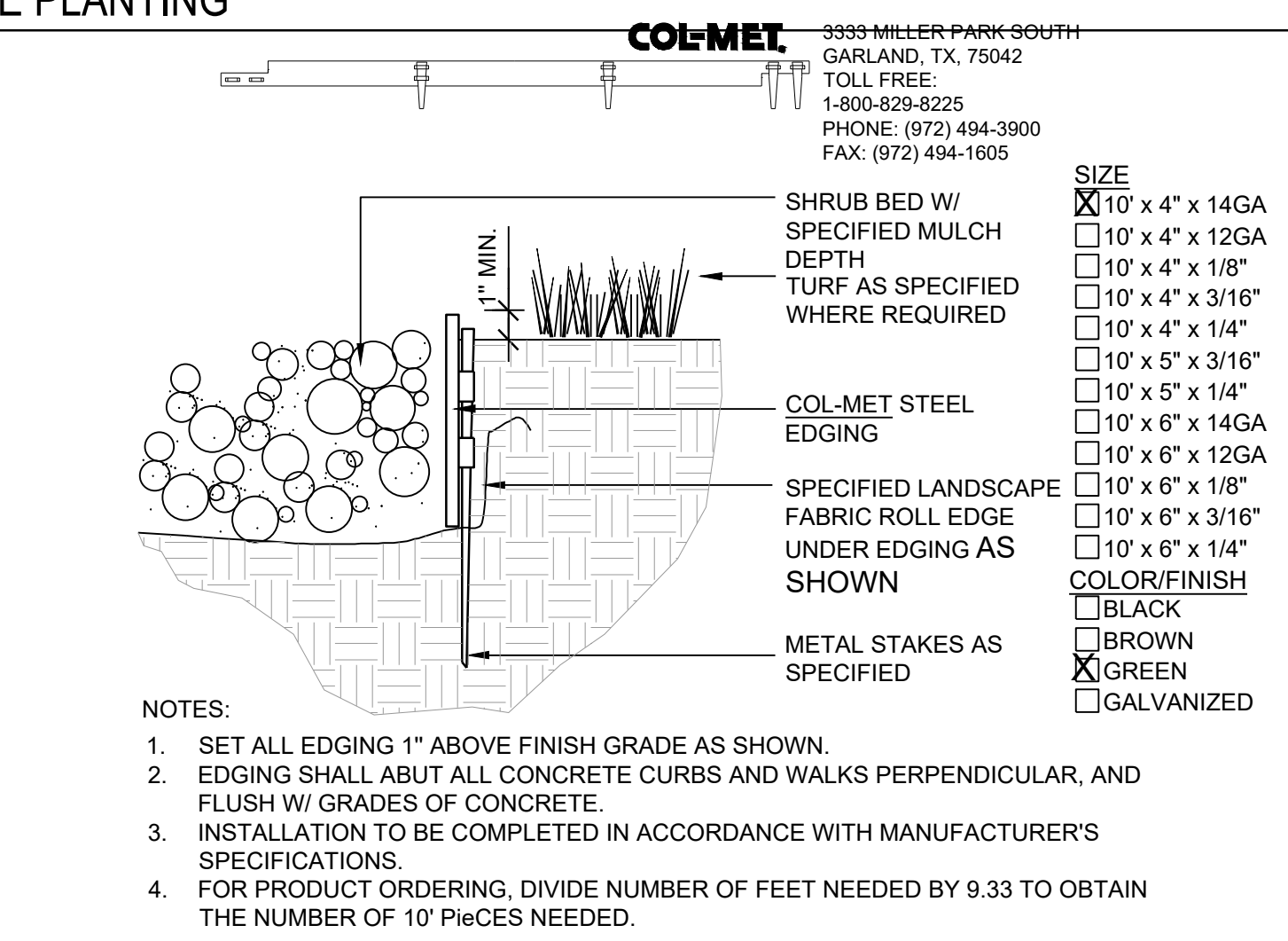


2 TREE PLANTING
NOT TO SCALE

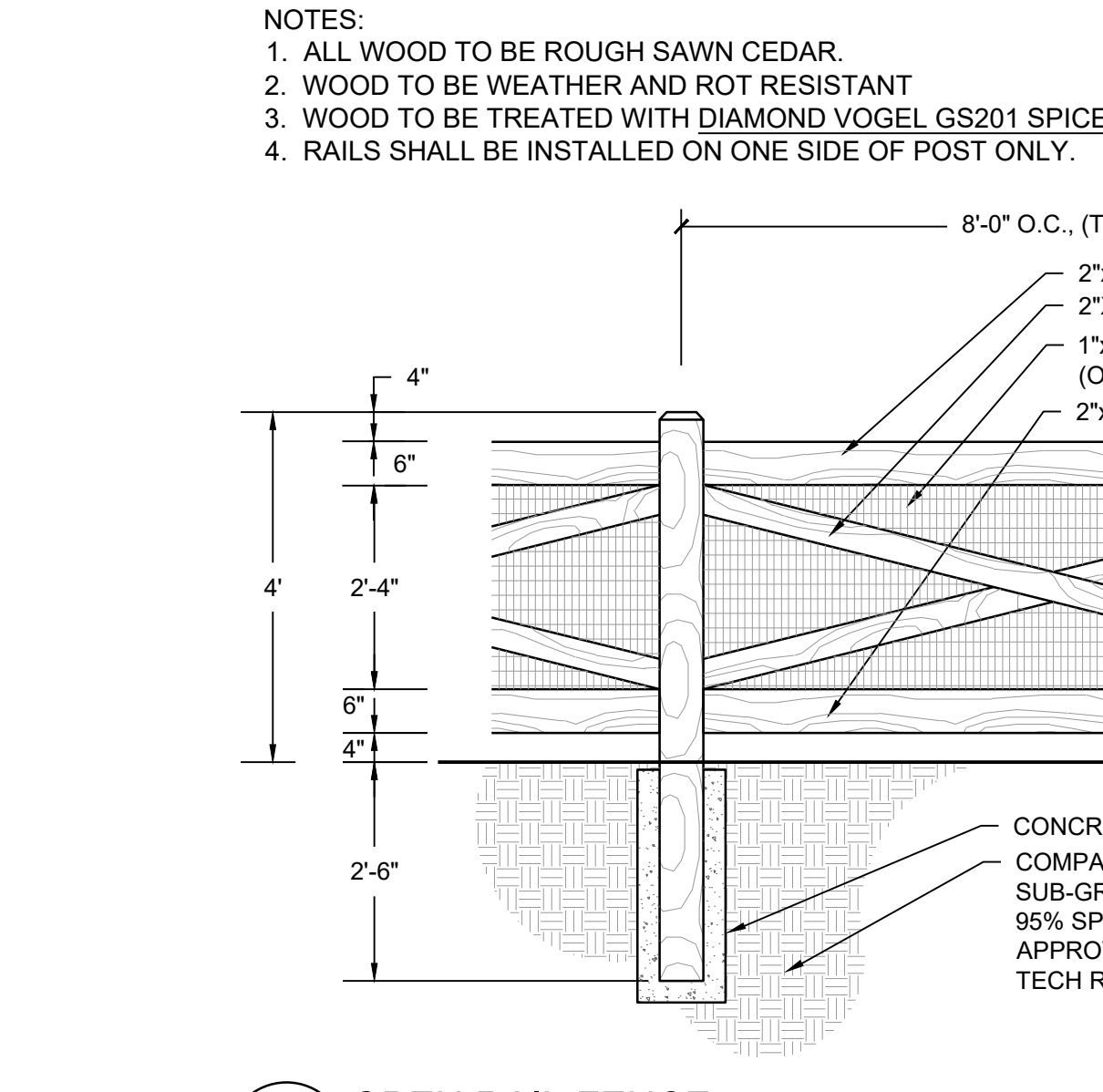
- NOTES:
- ALL WORK TO BE DONE AT TIME OF PLANTING
 - PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 - MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 - 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 LOOSEND 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.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 - WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF REMAINDER 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 1/2 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 - RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



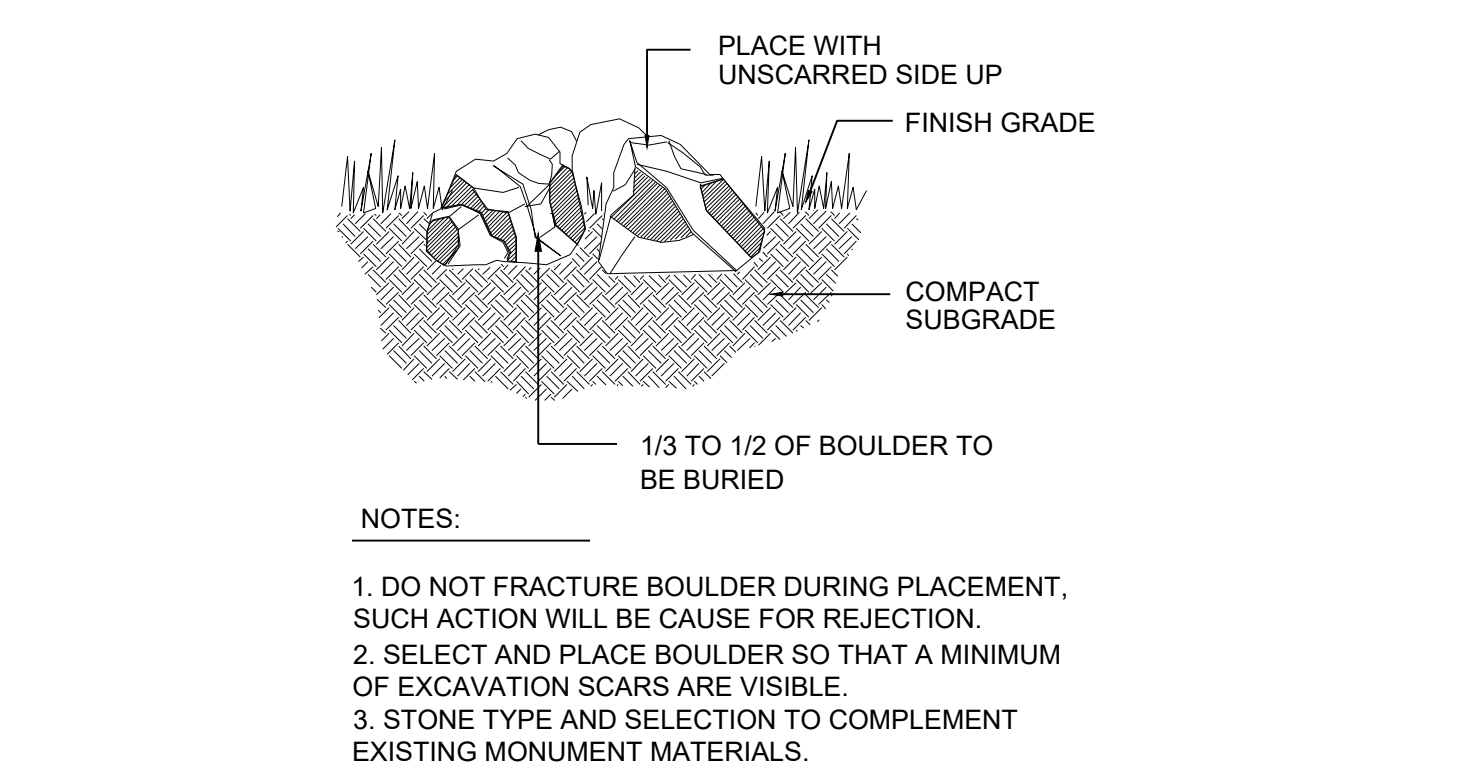
3 PERENNIAL OR GRASS PLANTING
NOT TO SCALE



4 STEEL EDGER
NOT TO SCALE



5 OPEN RAIL FENCE
NOT TO SCALE



6 LANDSCAPE BOULDER
NOT TO SCALE

X:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT\DWGS\HESSE-LDSCP_PLANS - FILING_9-REVISION_1.DWG

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017

Know what's below.
Call before you dig.

02.20.2018
04.6.2018
08.10.2018
02.26.2020
05.27.2022

Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number
L2.0

TRAILS AT CROWFOOT

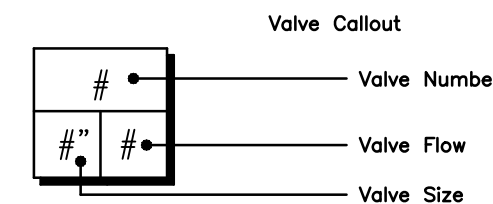
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY NETAFIM LVC29801 0075-HF. PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP FLUSH VALVE ASSEMBLY NETAFIM TLFV-1. AUTOMATIC FLUSH VALVE, WITH INSERT INLET

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-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.
	NORMALLY OPEN MASTER VALVE ASSEMBLY 2-INCH BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION.
	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.
	INLINE CHECK VALVE ASSEMBLY MATCO-NORCA 523T: 1/2"-2" WHITE PVC INLINE CHECK VALVE. THREADED ENDS. STAINLESS STEEL SPRING LOADED. SAME SIZE AS MAINLINE PIPE.
	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).
	AIR AND VACUUM RELIEF VALVE ASSEMBLY CRISPIN MODEL UL10, 1" MODEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT SYSTEM HIGH POINTS.
	TWO-WIRE PEDESTAL MOUNT CONTROLLER WEATHERMATIC SMARTLINE 4B-ZONE TWO-WIRE CONTROLLER, INTERNAL 120VAC/230VAC TRANSFORMER, 900 MHZ RANGE. INSTALL WITH SMARTLINK AIRCARD WITH FLOW. INSTALL SLWS WIRELESS WEATHER STATION. UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC-55-1600. [UTILIZE NORMALLY OPEN PANEL]
	WEATHERMATIC SURGE DECODER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (APPROX. EVERY 600', AT THE CONTROLLER, AND AT THE END OF EACH MAINLINE RUN). INSTALL 8' COPPER CLAD GROUNDING ROD INSTALLED AT LEAST 8' FROM VALVE BOX, PERPENDICULAR TO 2-WIRE CONTROL CABLE.

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1-1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	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 POC #6: 3-INCH UNLESS OTHERWISE NOTED. POC #7: 3-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 SLEEVE SHALL BE TWICE THE SIZE OF THE PIPE RUNNING THRU IT. NO TWO PIPES/WIRES SHALL SHARE A SLEEVE.



REFERENCE NOTES SCHEDULE FILING 9

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]	MAINLINE, SPRINKLER LATERAL, AND/OR DRIP LATERAL SHOWN SLEEVED TOGETHER IS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL MAINLINE, CONTROL WIRES, AND LATERAL LINES IN SEPARATE SLEEVES.
[5]	CONTRACTOR SHALL STUB OUT MAINLINE AND 3' FOOT COIL OF CONTROL WIRES (IN SEPARATE 6" ROUND VALVE BOX) FOR CONNECTION TO ADJACENT FILING. REFER TO ADJACENT CALLOUT FOR NUMBER OF WIRES NEEDED. CONTROLLERS 'F' & 'G' SHALL STUB OUT COIL OF TWO-WIRE CABLE.
[7]	CONTRACTOR SHALL STUB OUT LATERAL LINE FOR CONNECTION TO ADJACENT FILING. SIZE AS SHOWN ON PLANS.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP*	0.6 GPH	N/A	N/A

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.

INSTALLATION GENERAL NOTES

- 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.
 - NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.
- 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.
 - 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.
 - 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.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (*811-CALL BEFORE YOU DIG).
- 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.
- 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.
- 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 RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- 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.

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.

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

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.

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.

TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.

TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS.

FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 600' (APPROX.) THEREAFTER.

INSTALL NEAR VALVE USING EITHER 8" GROUND ROD OR PLATE. INSTALL PER INDUSTRY STANDARDS.

DECODERS MUST BE PROGRAMMED AT THE CONTROLLER BEFORE WIRING TO VALVES.

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.

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

SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 14', THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE.

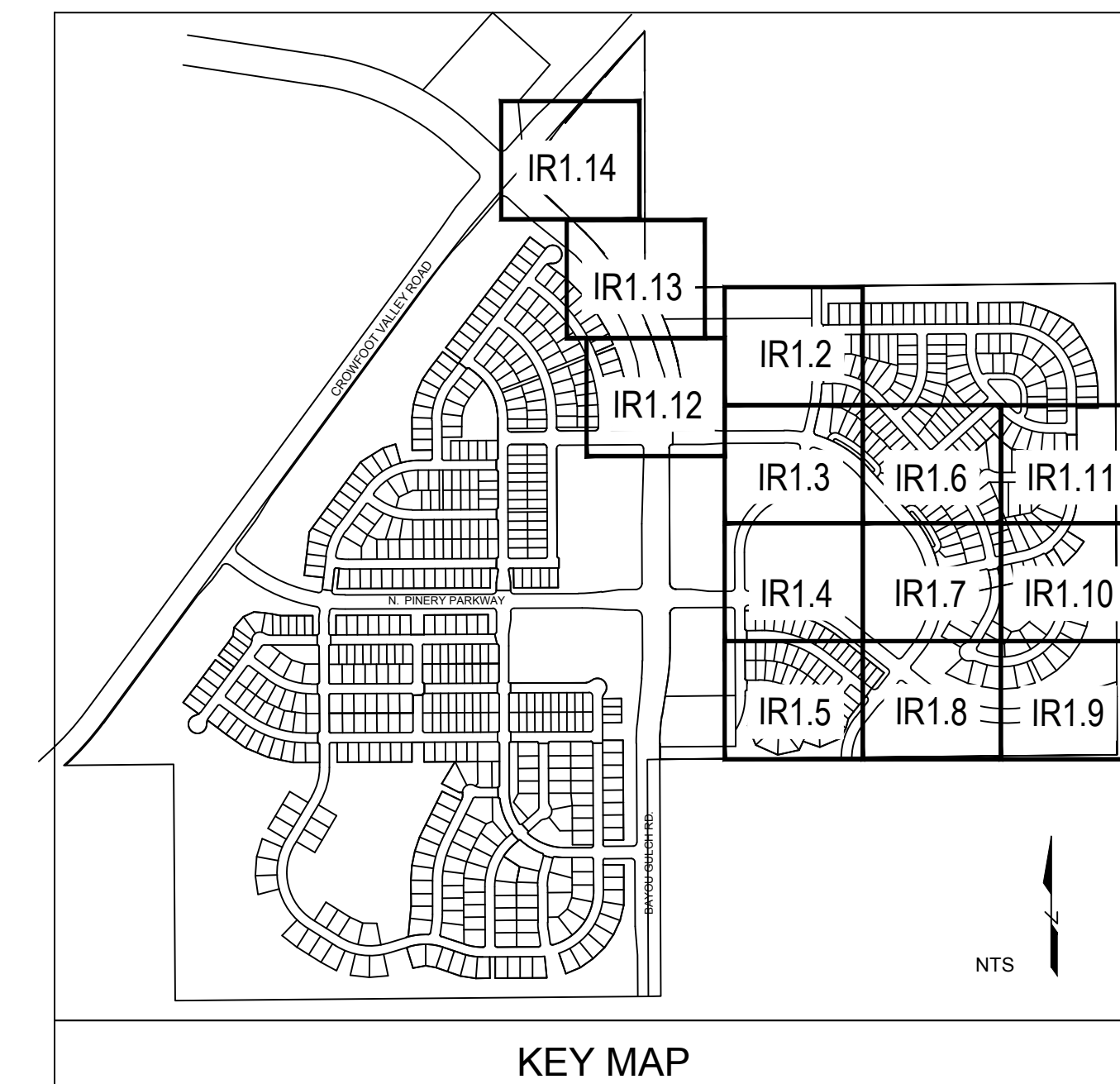
MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.

DEAD END MAINLINE RUNS ARE SIZED TO ACCOMMODATE THE LARGEST VALVE ON THE RUN.

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

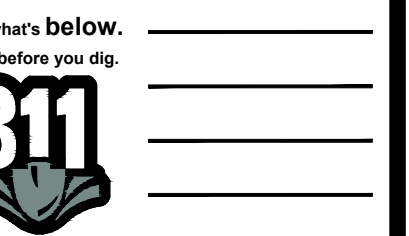
Engineering



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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022



Sheet Name
IRRIGATION LEGEND
AND NOTES

Sheet Number

IR1.0

TRAILS AT CROWFOOT

FILING 9

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

Engineering




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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC #7 : 18100 1/2 N. Pinery Parkway

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	0 sf x 1 = 0	60,390 sf x .6 = 36,234	18,699 sf x .3 = 5,610	0 sf x 0 = 0	41,844 sf	6,974 SFE's

Worksheet Completed by: MICHELLE PETERSON

Company: MPI DESIGNS

Address: PO BOX 345, WINDSOR, CO

Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT

Attn: MATT JENKE

Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL

Phone #: N/A

ET Controller (with Rain Sensor)

Manufacturer	WEATHERMATIC
Model number	SMARTLINK SL4800 WITH SLW5 WEATHER STATION

Tap Size Requirements:

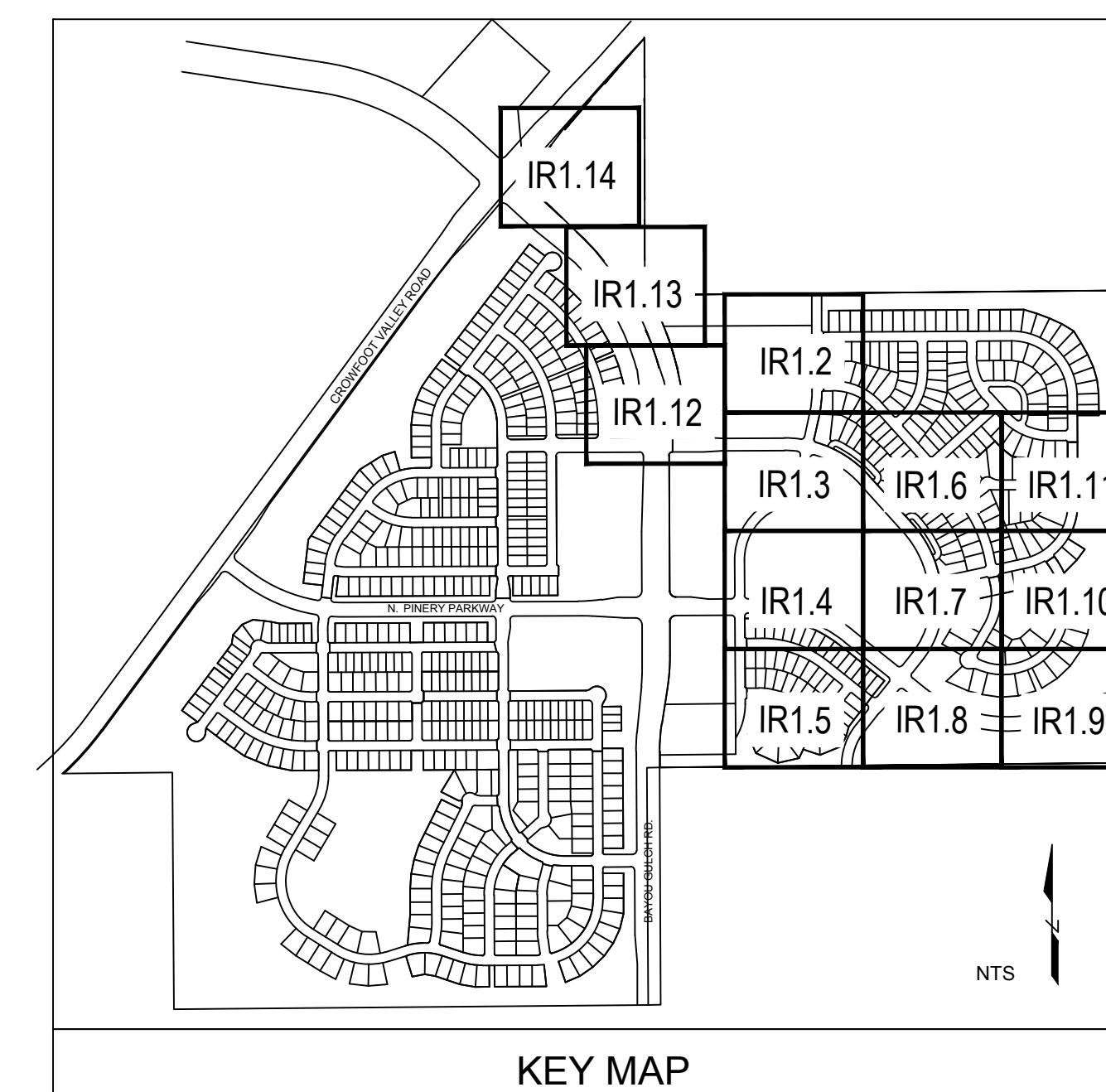
0 - 1 SFE's requires a 3/4-inch tap

1.1 - 2.0 SFE's requires a 1-inch tap

2.1 - 4.0 SFE's requires a 1 1/2-inch tap

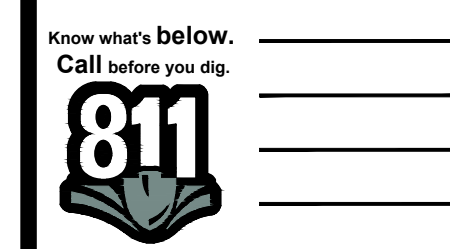
4.1 - 7.0 SFE's requires a 2-inch tap

7.1 - 16.0 SFE's requires a 3-inch tap



TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

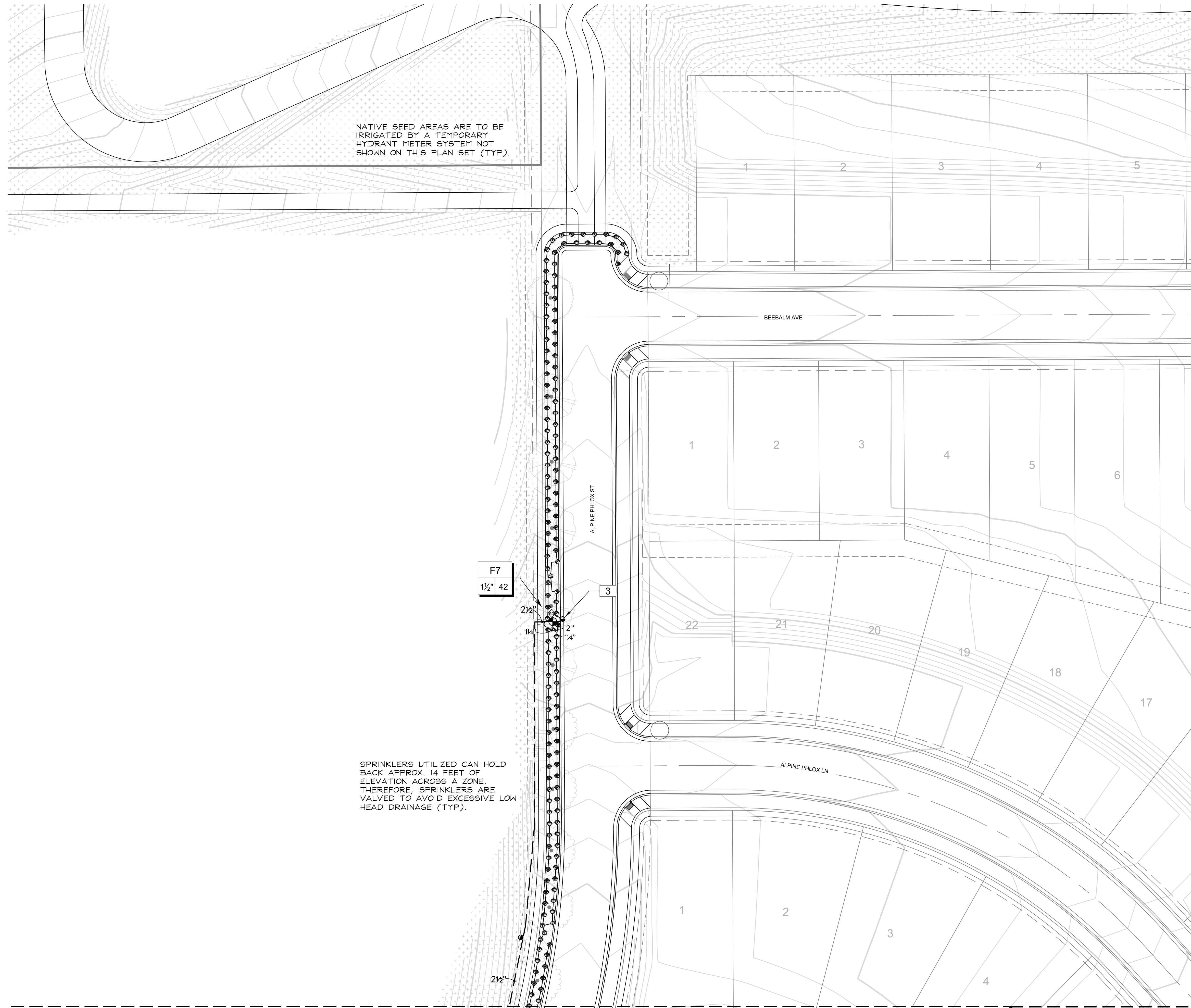
Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022



Sheet Name
IRRIGATION WORKSHEETS

Sheet Number

IR1.1



NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).

F7
1 1/2" 42'

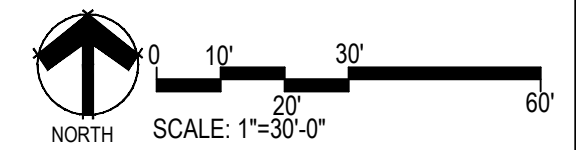
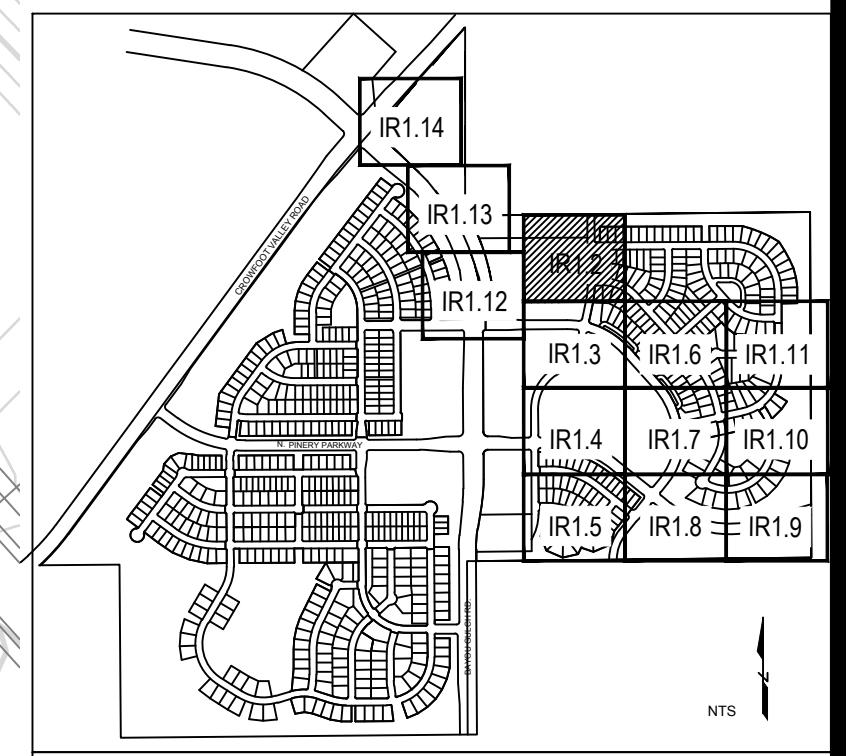
2 1/2"
1 1/4" 2"
1 1/4"

ALPINE PHLOX ST

BEEBALM AVE

ALPINE PHLOX LN

MATCHLINE - SEE SHEET IR1.3



C:\USERS\DMRKA\PROJECTS\MPR_DESIGN\CLIENT_FILES\ESX_MANAGEMENT\TRAIL_AT_CROWFOOT\CONSTRUCTION

■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

■ Engineering ■

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Know what's below.
Call before you dig.
811

■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.2

MATCHLINE - SEE SHEET IRI.2

NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

MATCHLINE - SEE SHEET IRI.13

MATCHLINE - SEE SHEET IRI.6

SCARLET SAGE AVE

POC 6
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: 77 PSI
REQUIRED

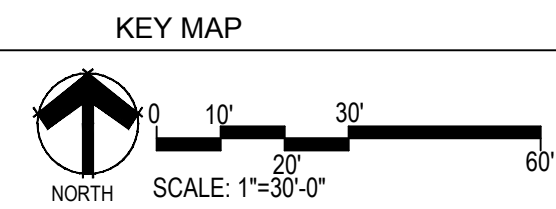
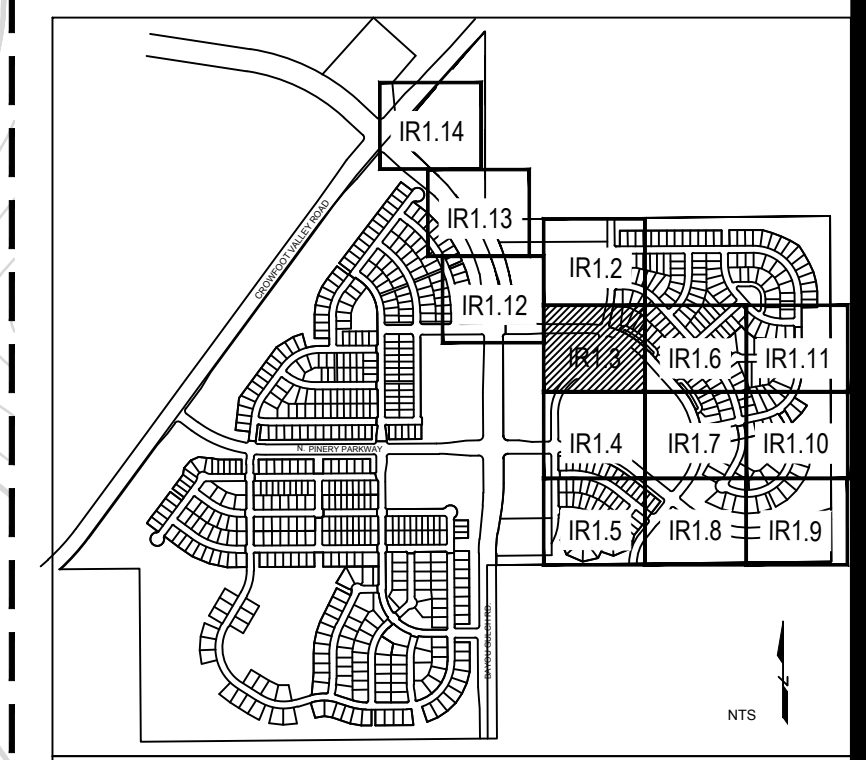
CONTROLLER F
120 VAC POWER REQUIRED

F33
1" 25'

F32
1" Drip

TRACT P

TRACT D



Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

Engineering



TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Know what's below. Call before you dig. 811 logo

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.3

C:\USERS\DMR\PROJECTS\TRAILS AT CROWFOOT\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION

MATCHLINE - SEE SHEET IR1.3

MATCHLINE "A" - SEE BELOW LEFT

Prepared For
E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

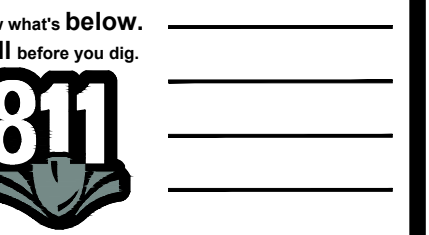
Irrigation Design

Engineering

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022



Sheet Name
IRRIGATION PLAN

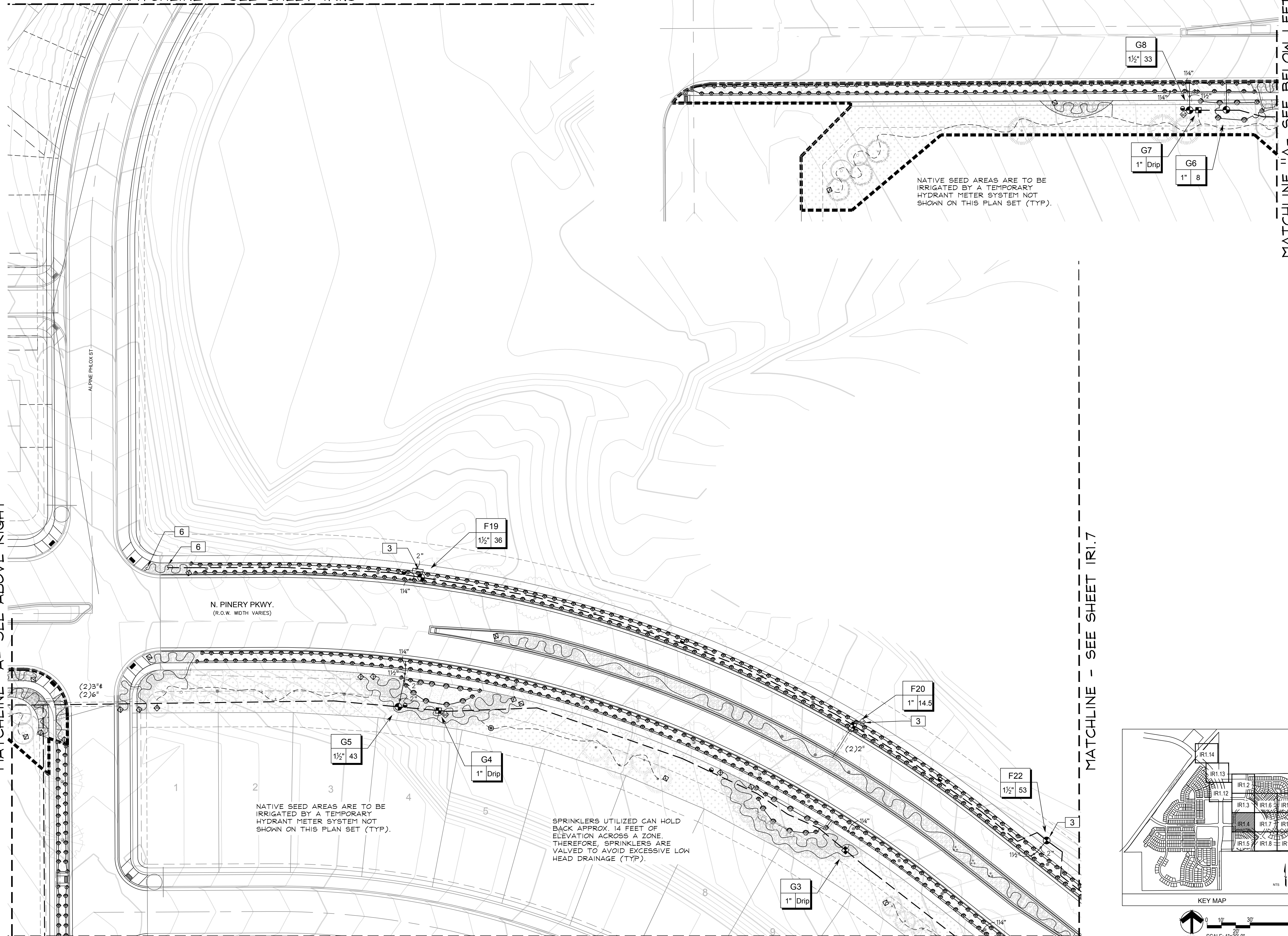
Sheet Number

IR1.4

MATCHLINE "A" - SEE ABOVE RIGHT

MATCHLINE - SEE SHEET IR1.7

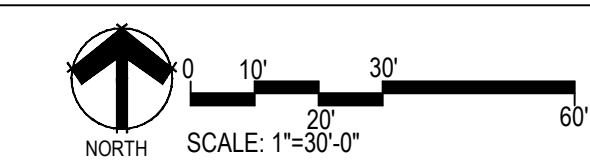
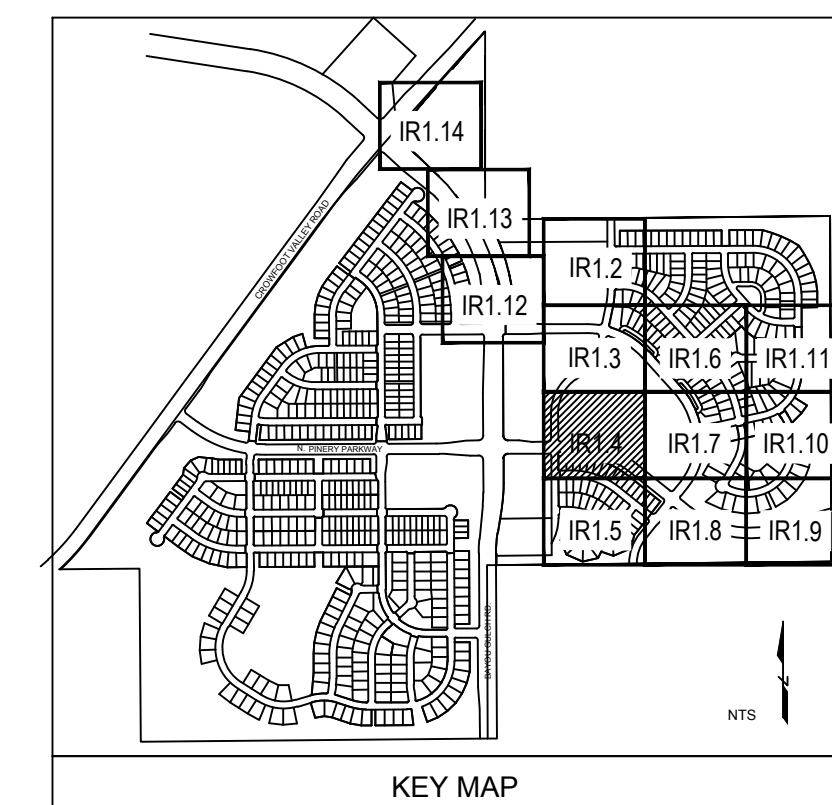
C:\USERS\DMRKA\PROJECTS\AMPI DESIGNS\CLIENT FILES\E5X MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION



NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

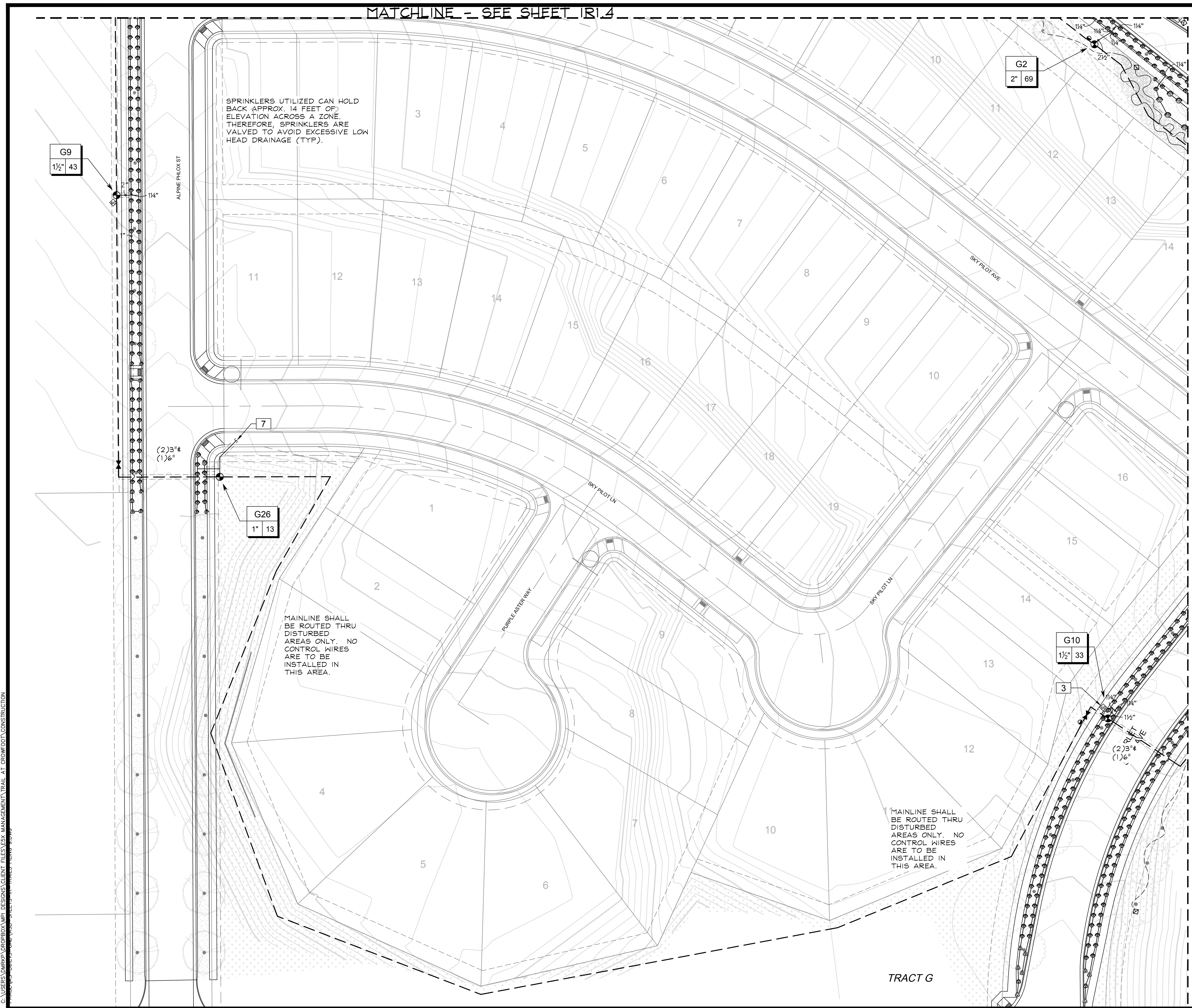
NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).



MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.9



SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).

MAINLINE SHALL BE ROUTED THRU DISTURBED AREAS ONLY. NO CONTROL WIRES ARE TO BE INSTALLED IN THIS AREA.

MAINLINE SHALL BE ROUTED THRU DISTURBED AREAS ONLY. NO CONTROL WIRES ARE TO BE INSTALLED IN THIS AREA.

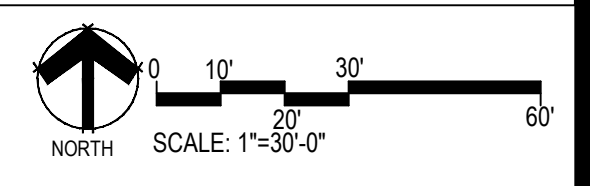
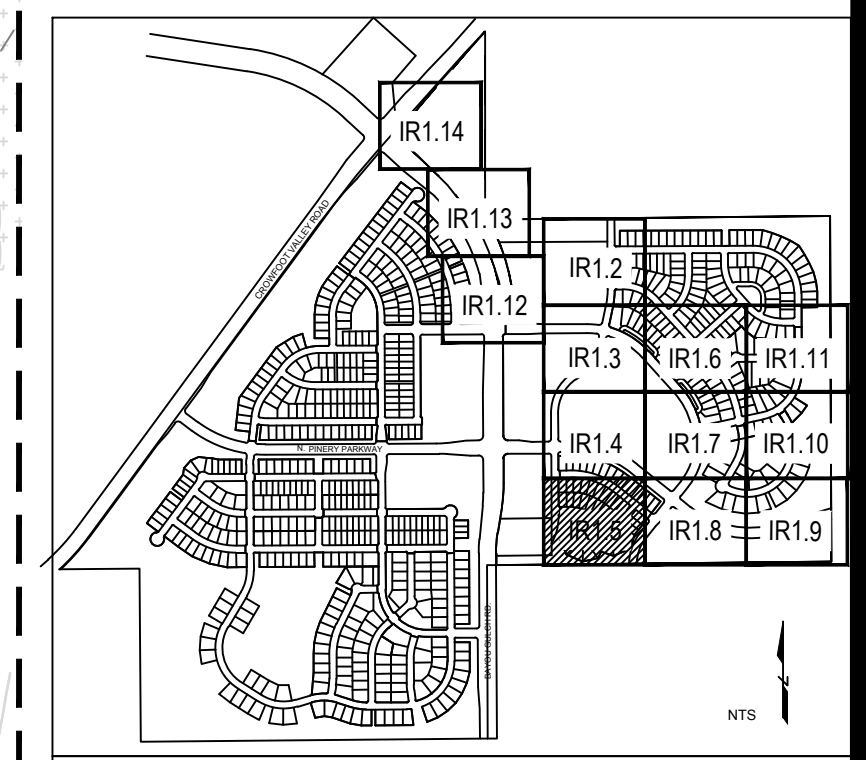
G9
1 1/2" 43

G2
2" 69

G26
1" 13

G10
1 1/2" 33

C:\USERS\DMRKA\PROJECTS\MPR_DESIGN\CLIENT_FILES\ESX_MANAGEMENT\TRAIL_AT_CROWFOOT\CONSTRUCTION



Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

Engineering

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

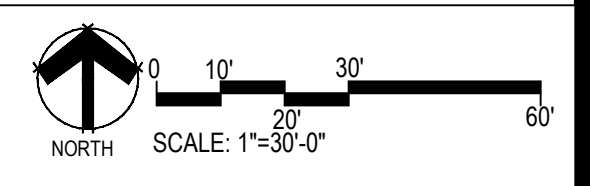
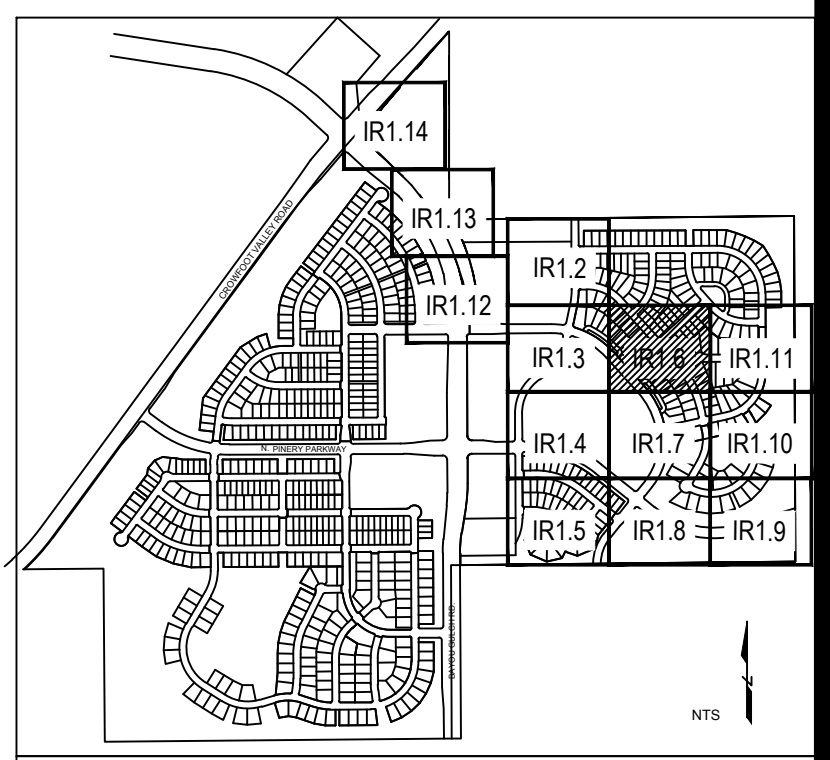
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Know what's below. Call before you dig.

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.5

C:\USERS\DMRKA\PROJECTS\DESIGN\CLIENT FILES\ESX MANAGEMENT TRAIL AT CROWFOOT CONSTRUCTION



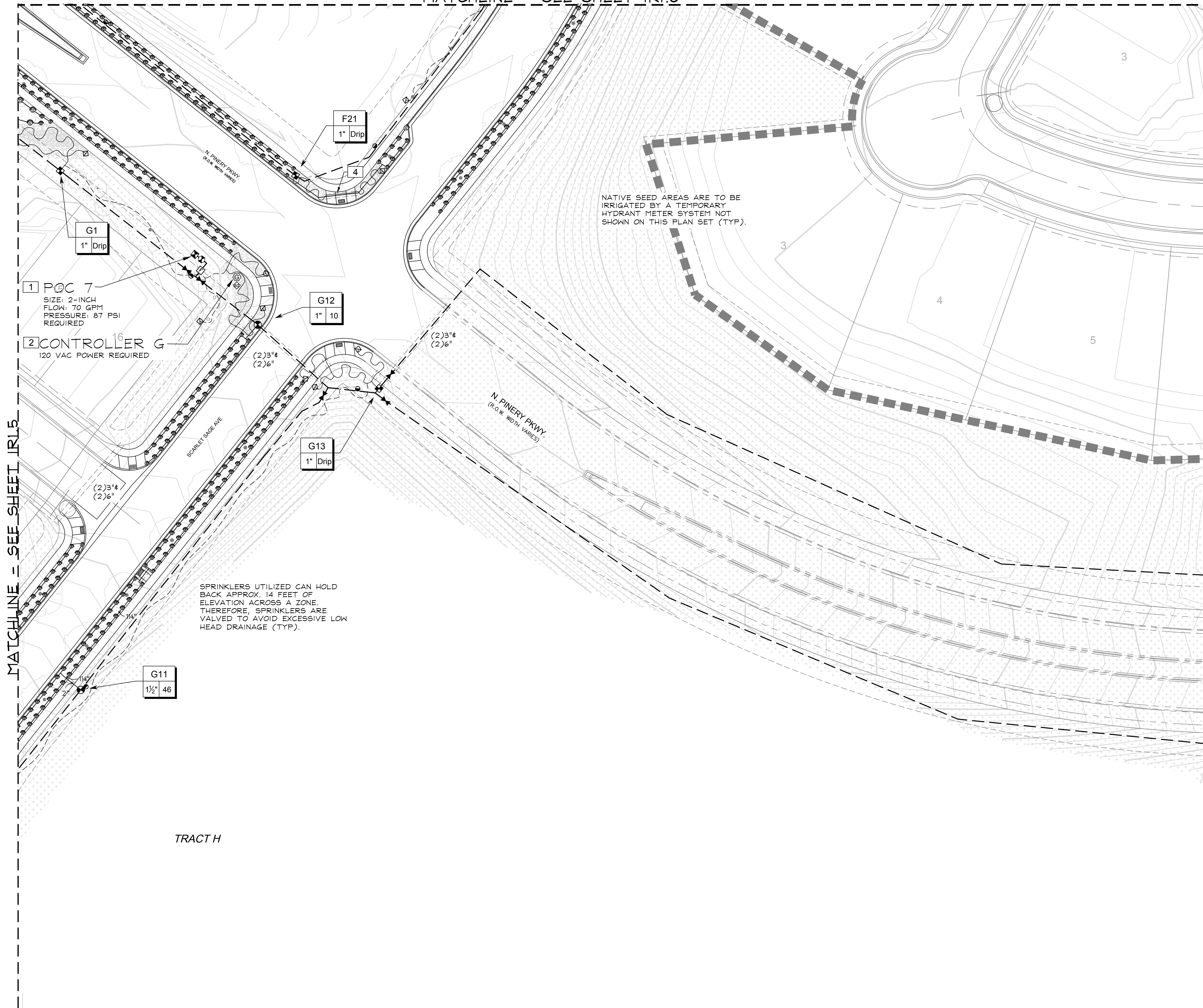
■ Prepared For ■
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
■ Irrigation Design ■
■ Engineering ■
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Date: _____
Know what's below.
Call before you dig.
811

■ Sheet Name ■
IRRIGATION PLAN
■ Sheet Number ■
IR1.6

MATCHLINE - SEE SHEET IR1.8



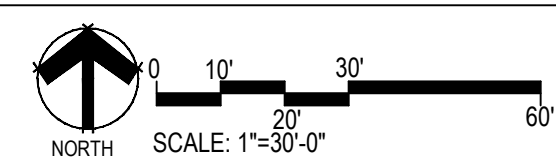
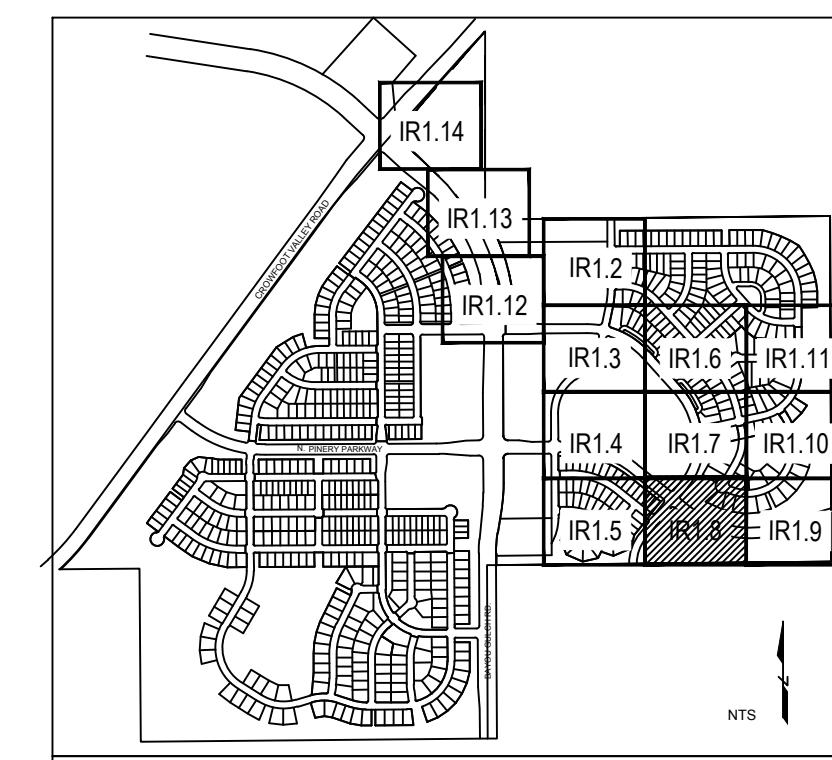
NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).

TRACT H

MATCHLINE - SEE SHEET IR1.5

MATCHLINE - SEE SHEET IR1.9



Prepared For
 E5X MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Irrigation Design

Engineering

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 06.07.2022

Know what's below.
 Call before you dig.

811

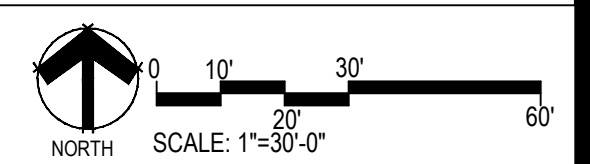
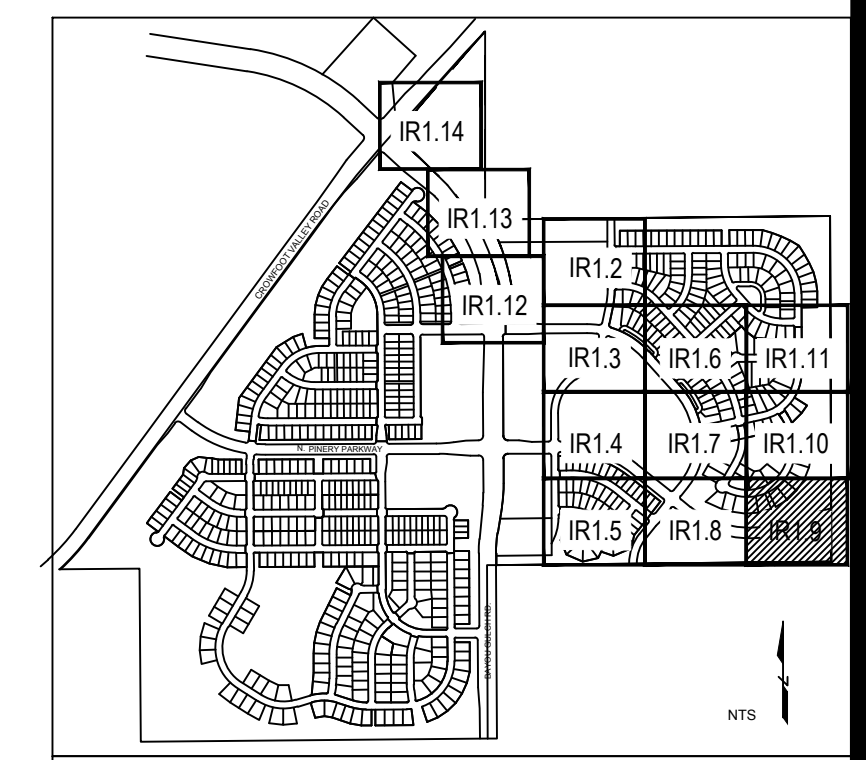
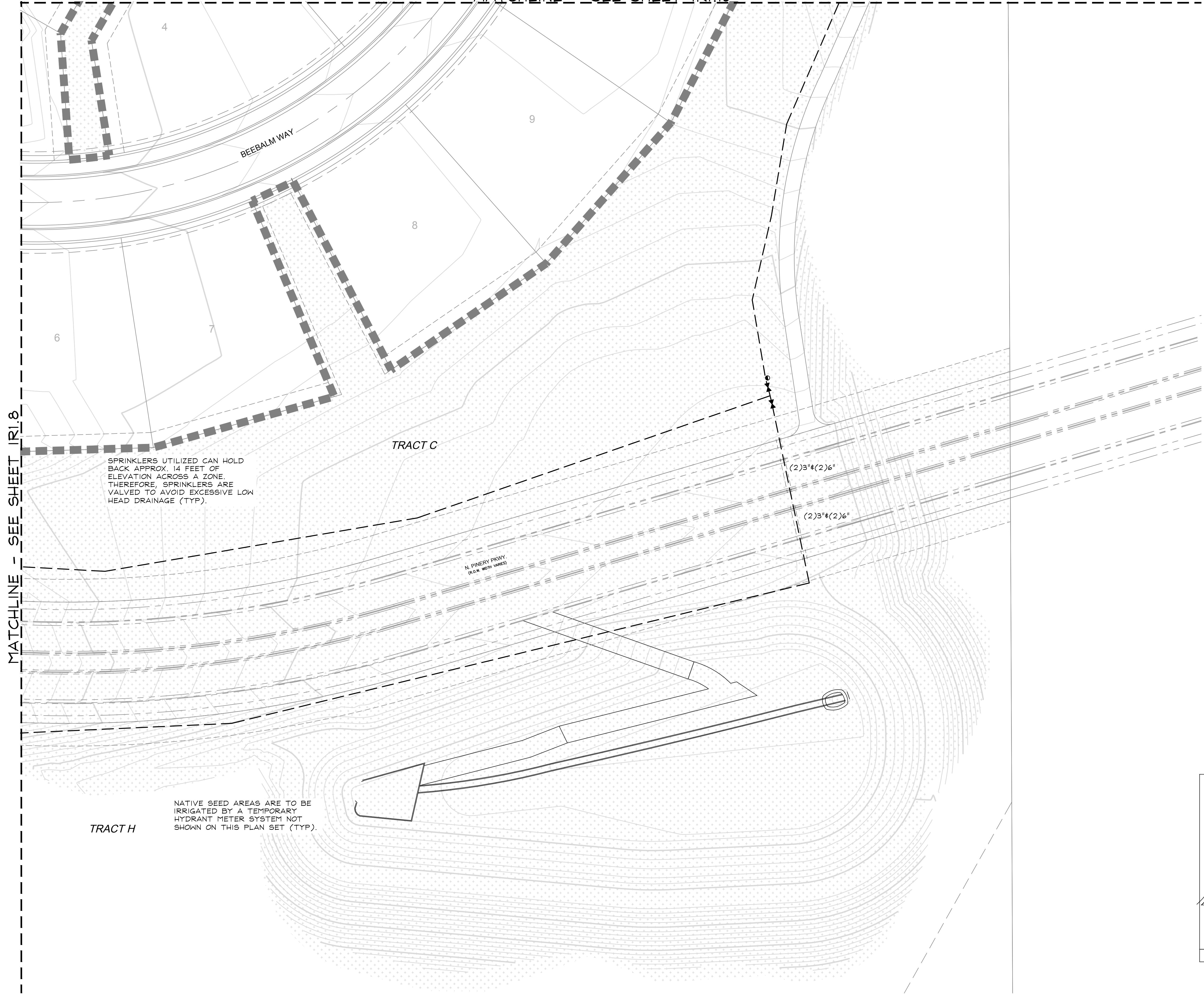
Sheet Name
 IRRIGATION PLAN

Sheet Number
IR1.8

C:\USERS\DMR\APPDATA\LOCAL\TEMP\DESIGN\CLIENT FILES\E5X MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION

MATCHLINE - SEE SHEET IRI.10

MATCHLINE - SEE SHEET IRI.8



C:\USERS\DMR\PROJECTS\IRRI\DESIGN\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION

Prepared For:
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

Engineering



TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022

Know what's below.
Call before you dig.

Sheet Name
IRRIGATION PLAN

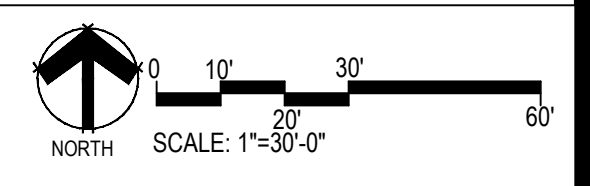
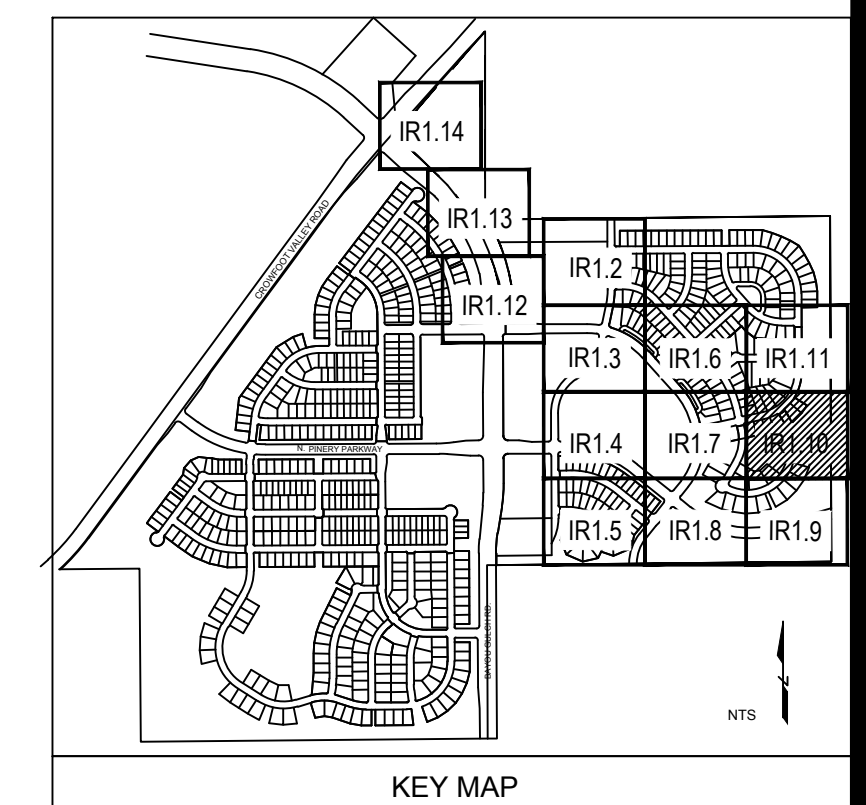
Sheet Number
IRI.9



MATCHLINE - SEE SHEET IRI.7

MATCHLINE - SEE SHEET IRI.11

MATCHLINE - SEE SHEET IRI.9



C:\USERS\DMRKA\PROG\DWG\PLANS\DESIGN\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION

Prepared For:
 ESX MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Irrigation Design

Engineering



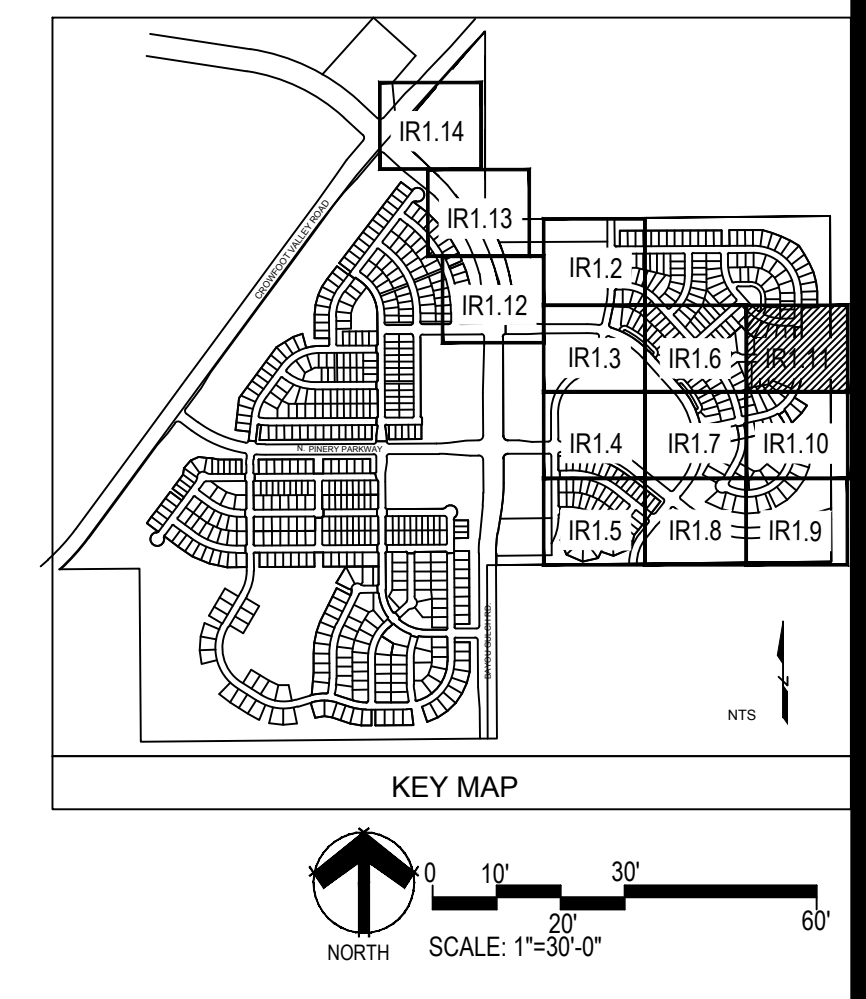
TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 06.07.2022
 Know what's below. Call before you dig.

Sheet Name:
 IRRIGATION PLAN

Sheet Number:
 IRI.10

C:\USERS\DMRKA\PROJECTS\MPR_DESIGN\CLIENT_FILES\ESX_MANAGEMENT\TRAIL_AT_CROWFOOT\CONSTRUCTION
TRAIL_AT_CROWFOOT\IRI1.11.dwg 06/07/2022 10:05:00 AM



■ Prepared For ■
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

■ Engineering ■

CVL
CONSULTANTS

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022

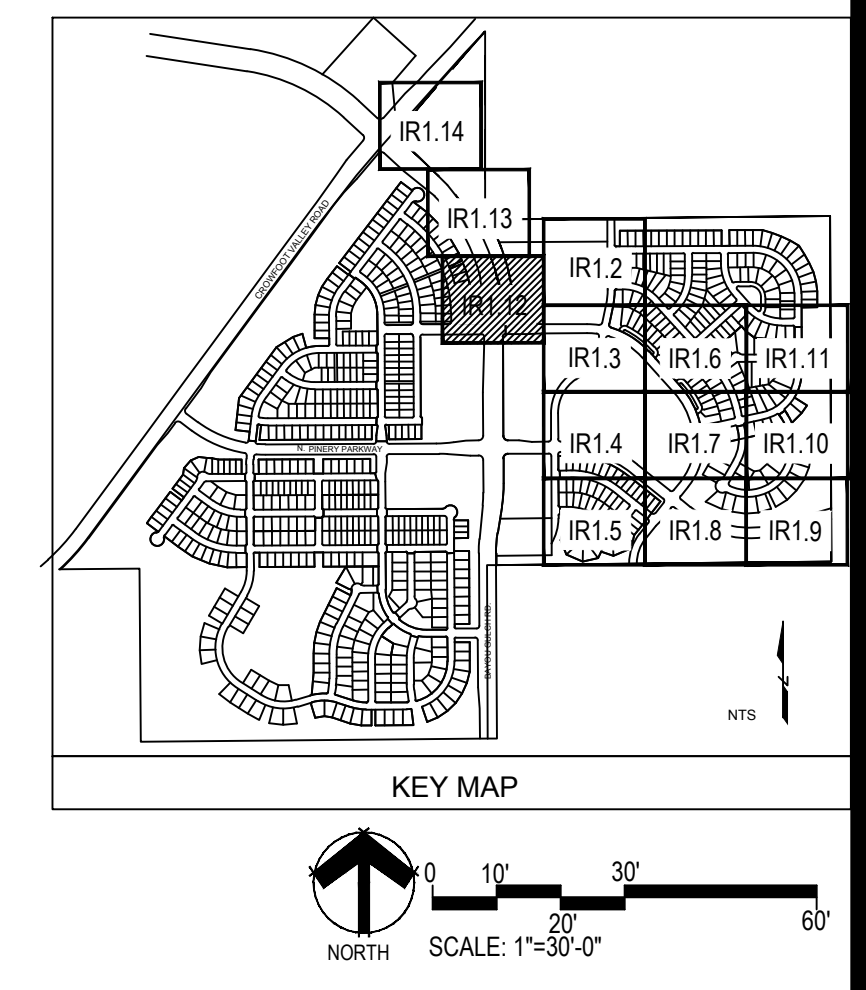
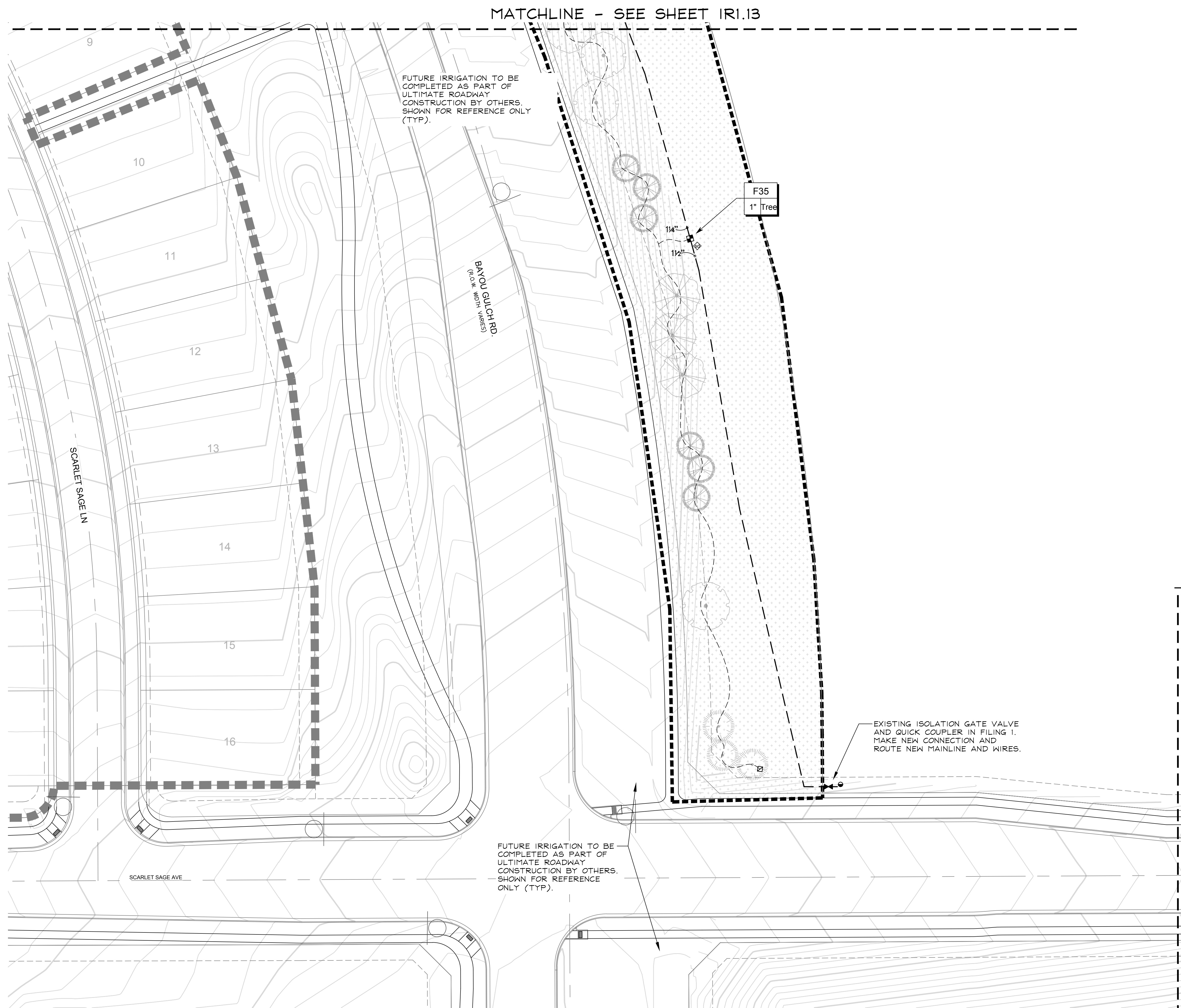
Know what's below.
Call before you dig.

811

■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.11

C:\USERS\DMRKA\PROJECTS\MPR_DESIGN\CLIENT_FILES\ESX_MANAGEMENT\TRAIL_AT_CROWFOOT\CONSTRUCTION



■ Prepared For ■
 ESX MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

■ Irrigation Design ■

■ Engineering ■

CVL
 CONSULTANTS

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 06.07.2022

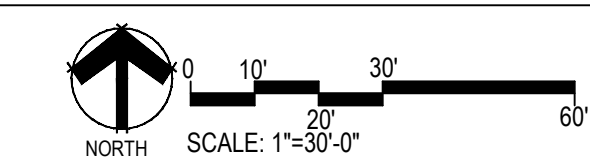
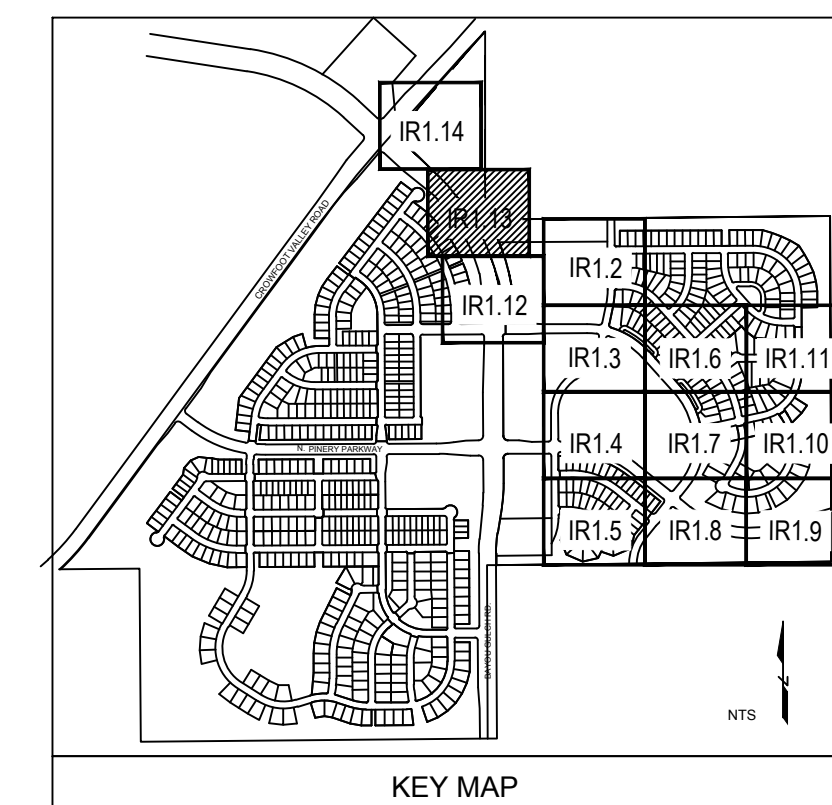
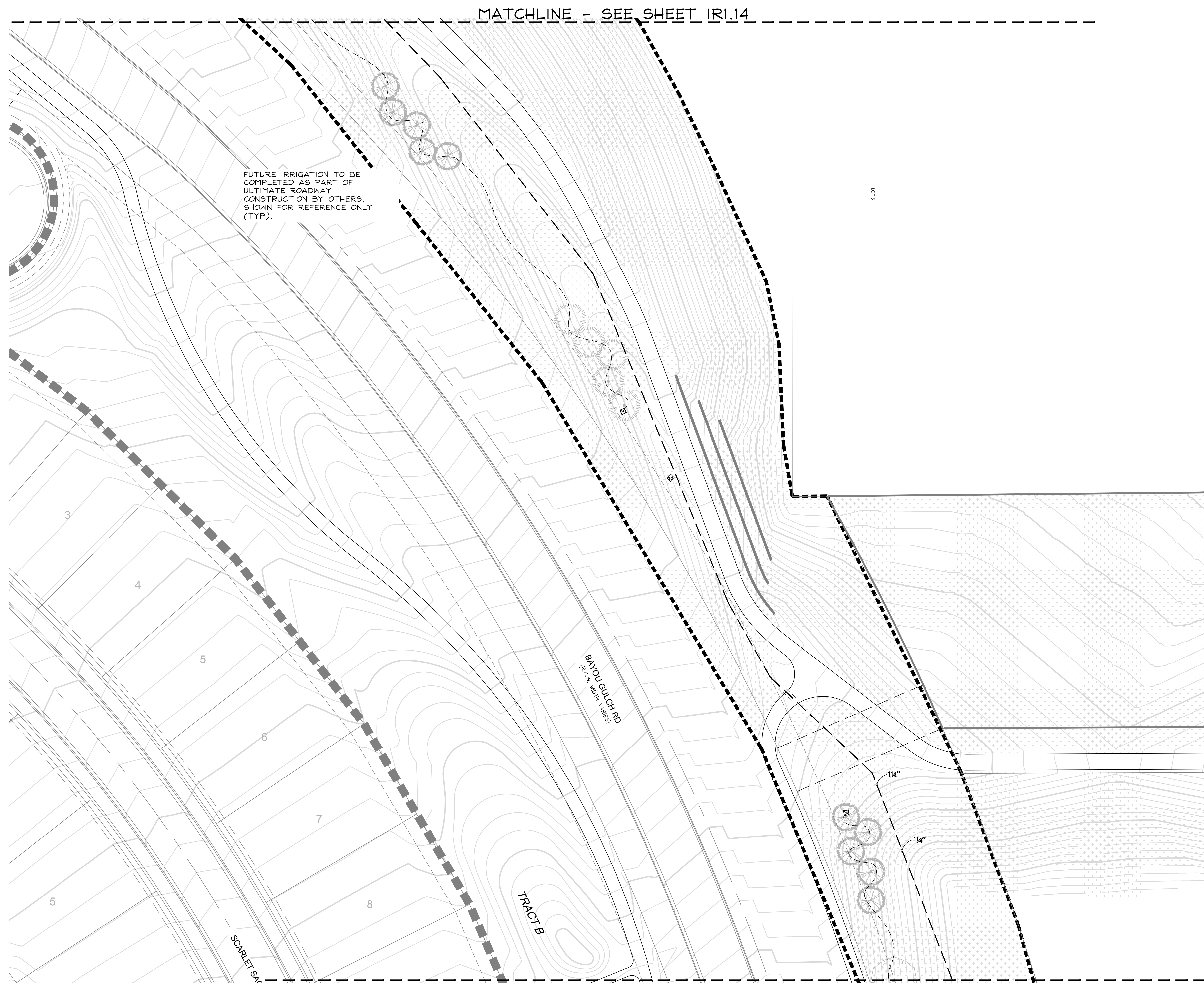
Know what's below.
 Call before you dig.

811

■ Sheet Name ■
 IRRIGATION PLAN

■ Sheet Number ■
 IRI.13

C:\USERS\DMRKA\PROJECTS\MP\DESIGN\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION



■ Prepared For ■
 ESX MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

■ Irrigation Design ■

■ Engineering ■

CVL
 CONSULTANTS

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

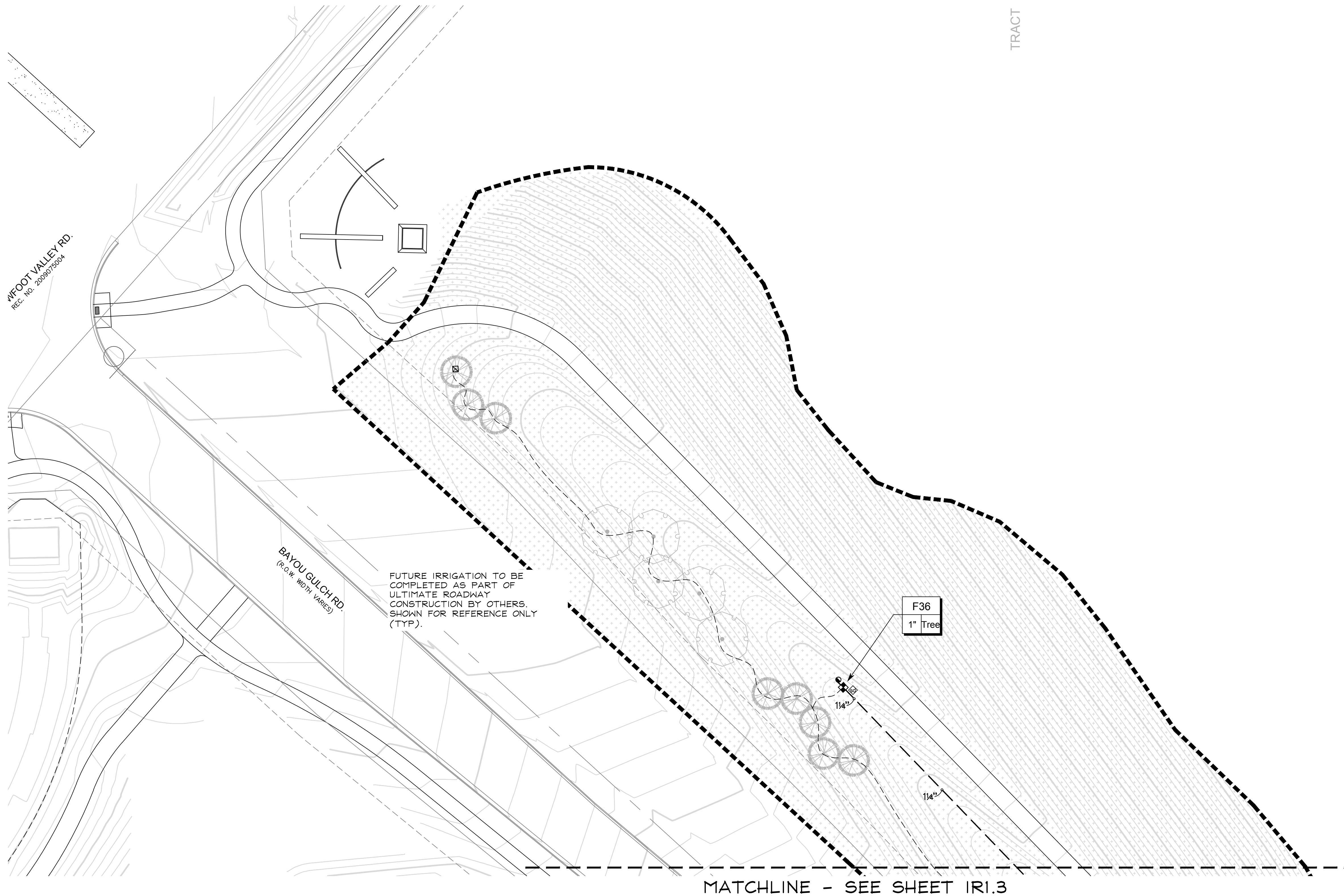
Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 06.07.2022

Know what's below.
 Call before you dig.

811

■ Sheet Name ■
 IRRIGATION PLAN

■ Sheet Number ■
IR1.14



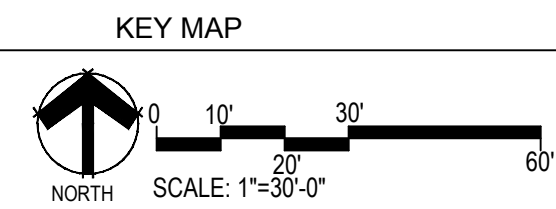
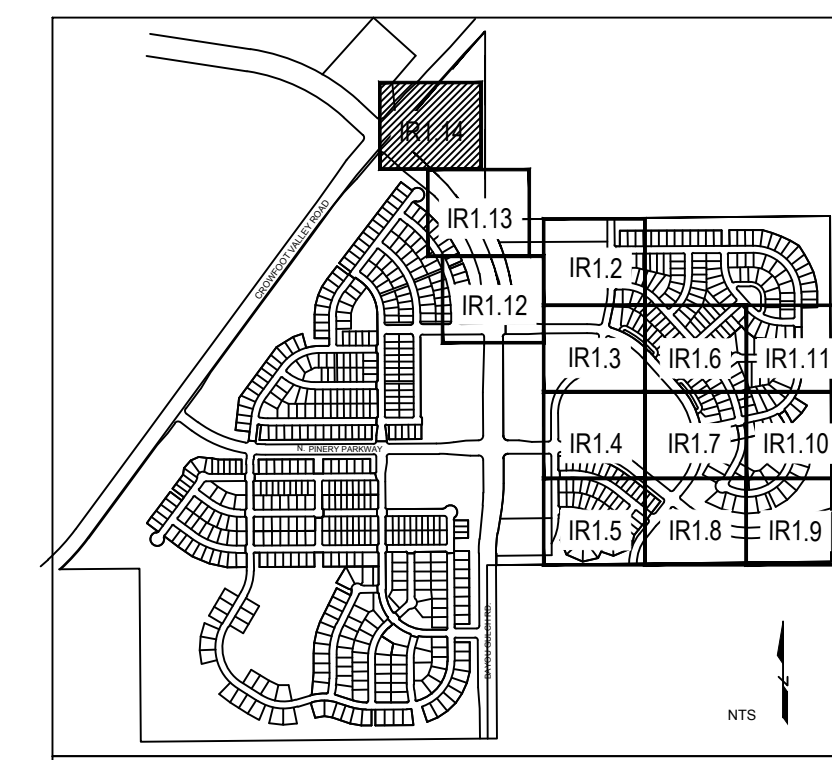
FUTURE IRRIGATION TO BE COMPLETED AS PART OF ULTIMATE ROADWAY CONSTRUCTION BY OTHERS. SHOWN FOR REFERENCE ONLY (TYP).

WFOOT VALLEY RD.
REC. NO. 200875004

BAYOU GULCH RD.
(R.O.W. WIDTH VARIES)

TRACT

MATCHLINE - SEE SHEET IRI.3



C:\USERS\DMRKP\PROJECTS\MPR_DESIGN\CLIENT_FILES\ESX_MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION

Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

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

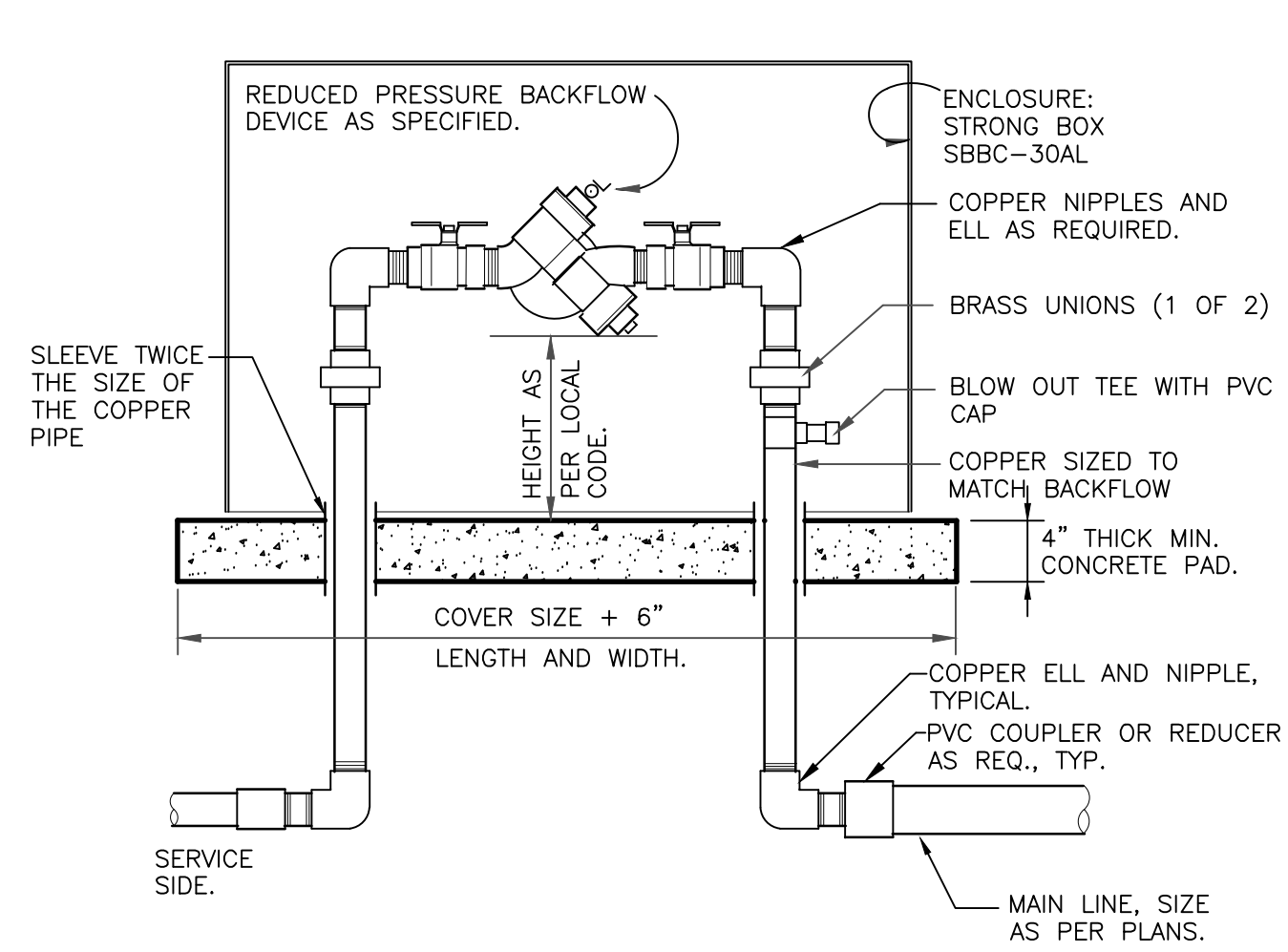
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Know what's below.
Call before you dig.
811

Sheet Name
IRRIGATION PLAN

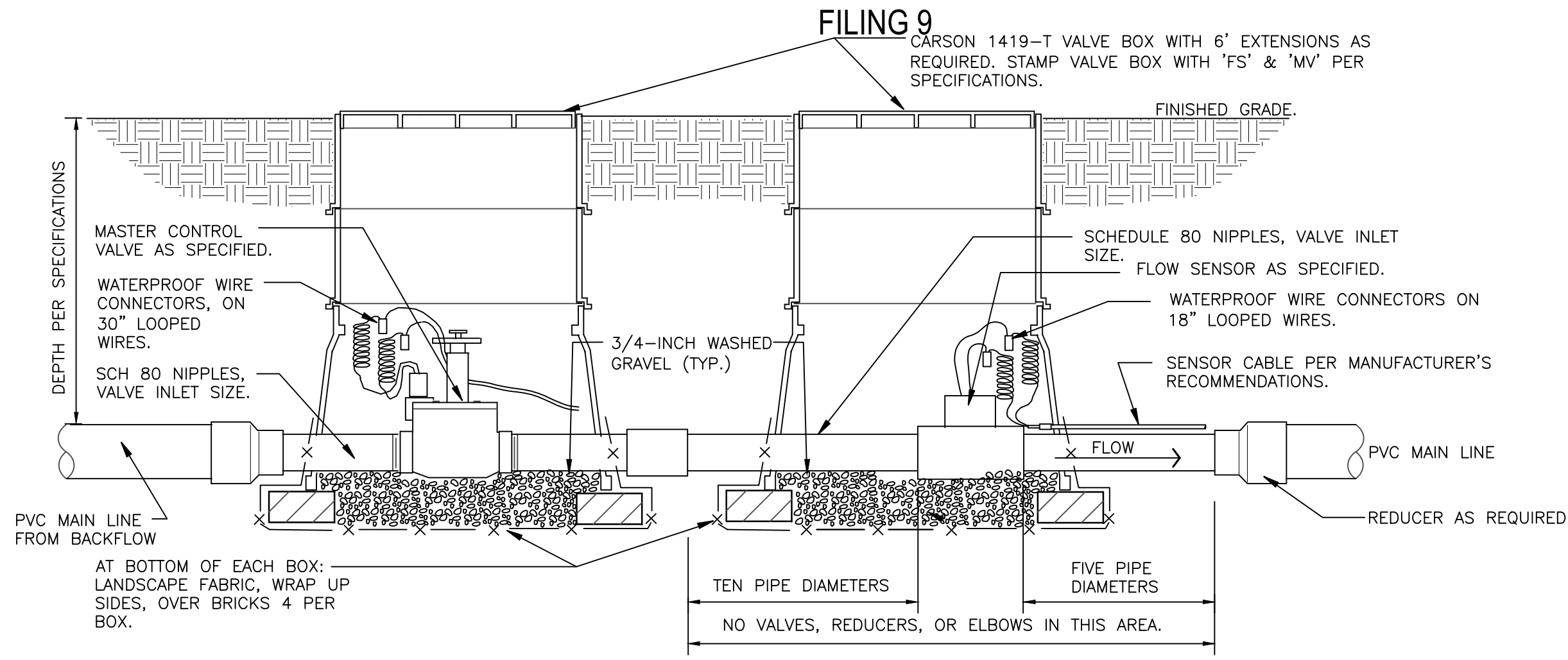
Sheet Number
IR1.15

TRAILS AT CROWFOOT



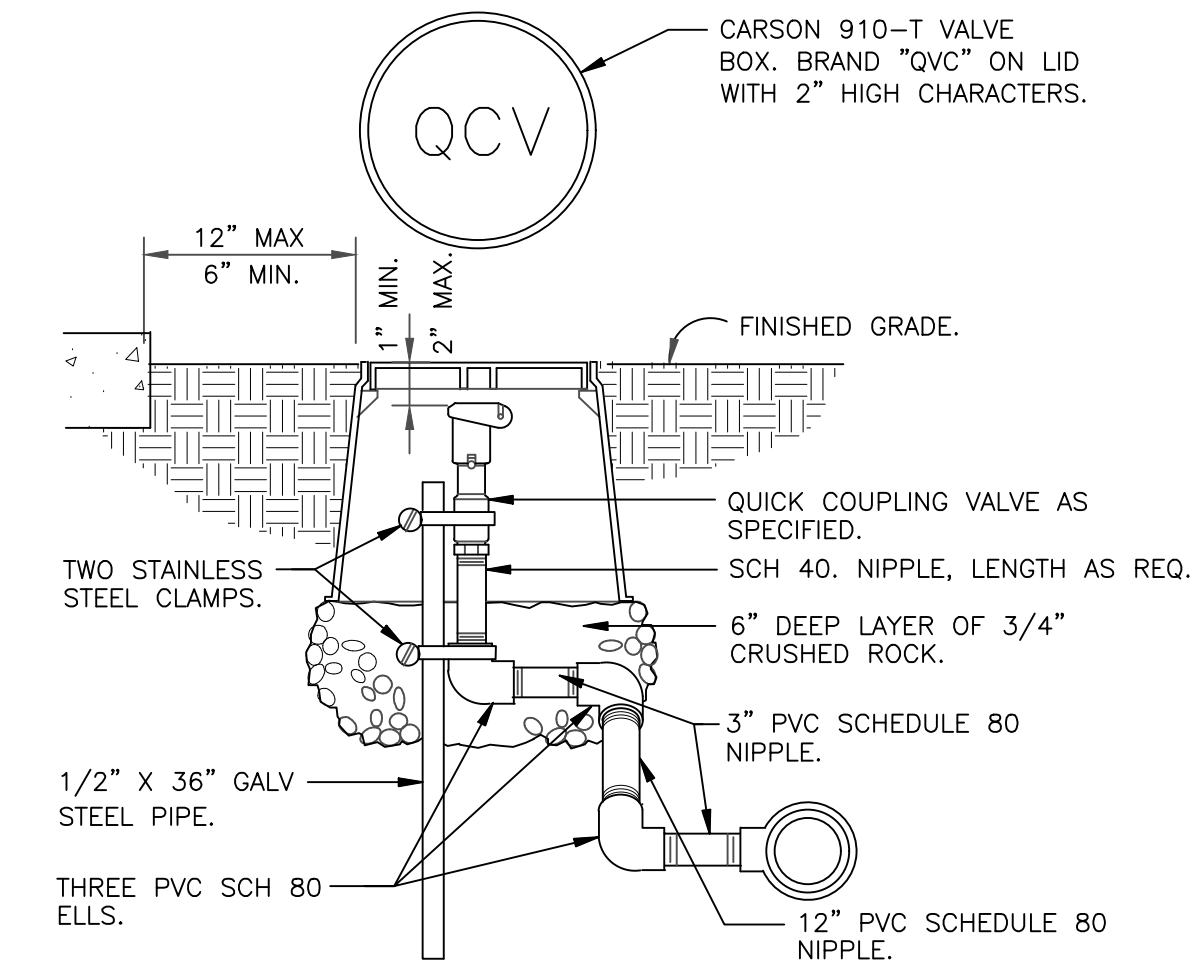
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5% WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03



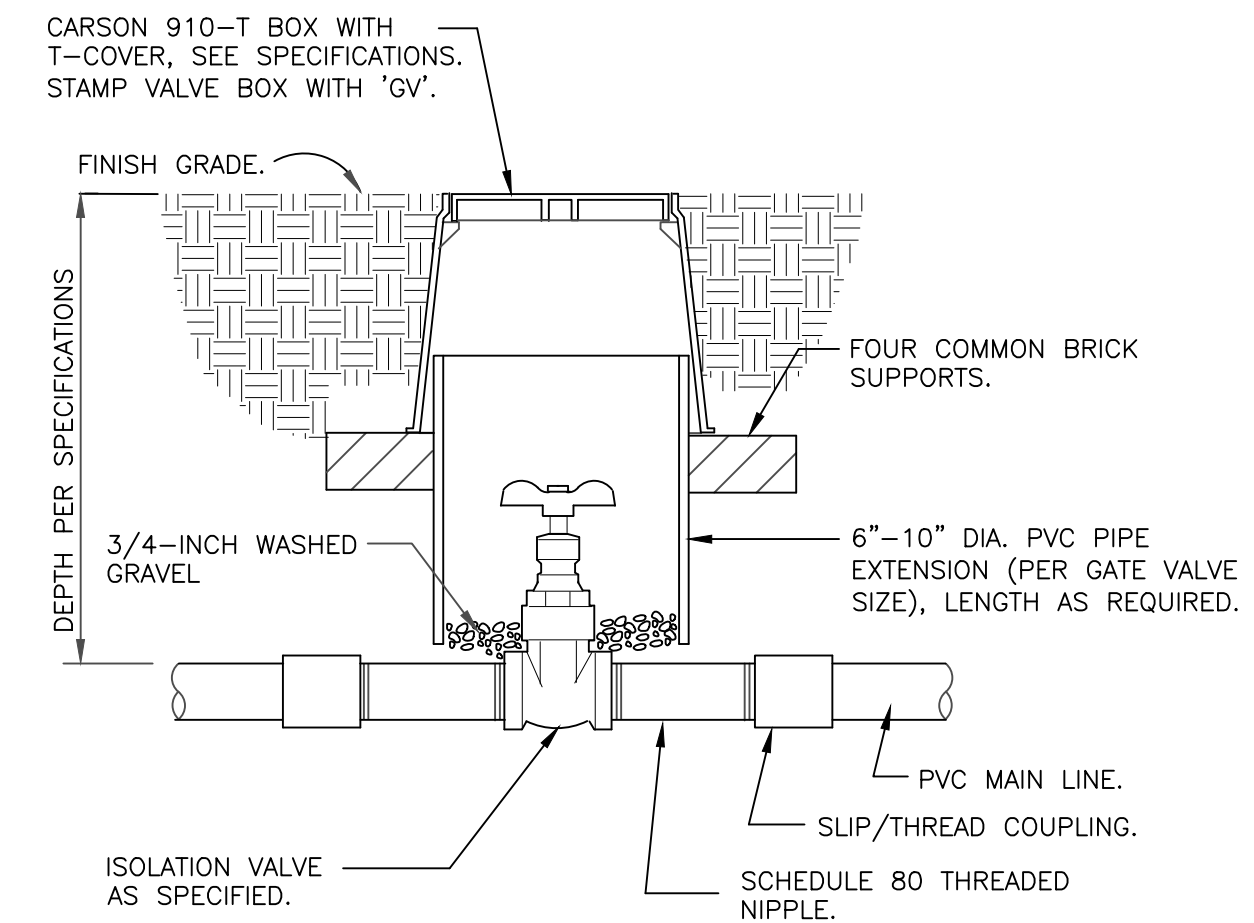
- NOTE:
1. REFER TO CONTROLLER MANUFACTURER'S RECOMMENDATIONS FOR WIRING MASTER VALVE AND FLOW SENSOR.
 2. SENSOR DECODER'S NOT AVAILABLE ON ALL CONTROLLERS. VALVES MAY BE DIRECTLY WIRED INTO CONTROLLER.

MASTER VALVE/FLOW SENSOR ON DECODER
1 1/2" = 1'-0" 32 8406.23-11



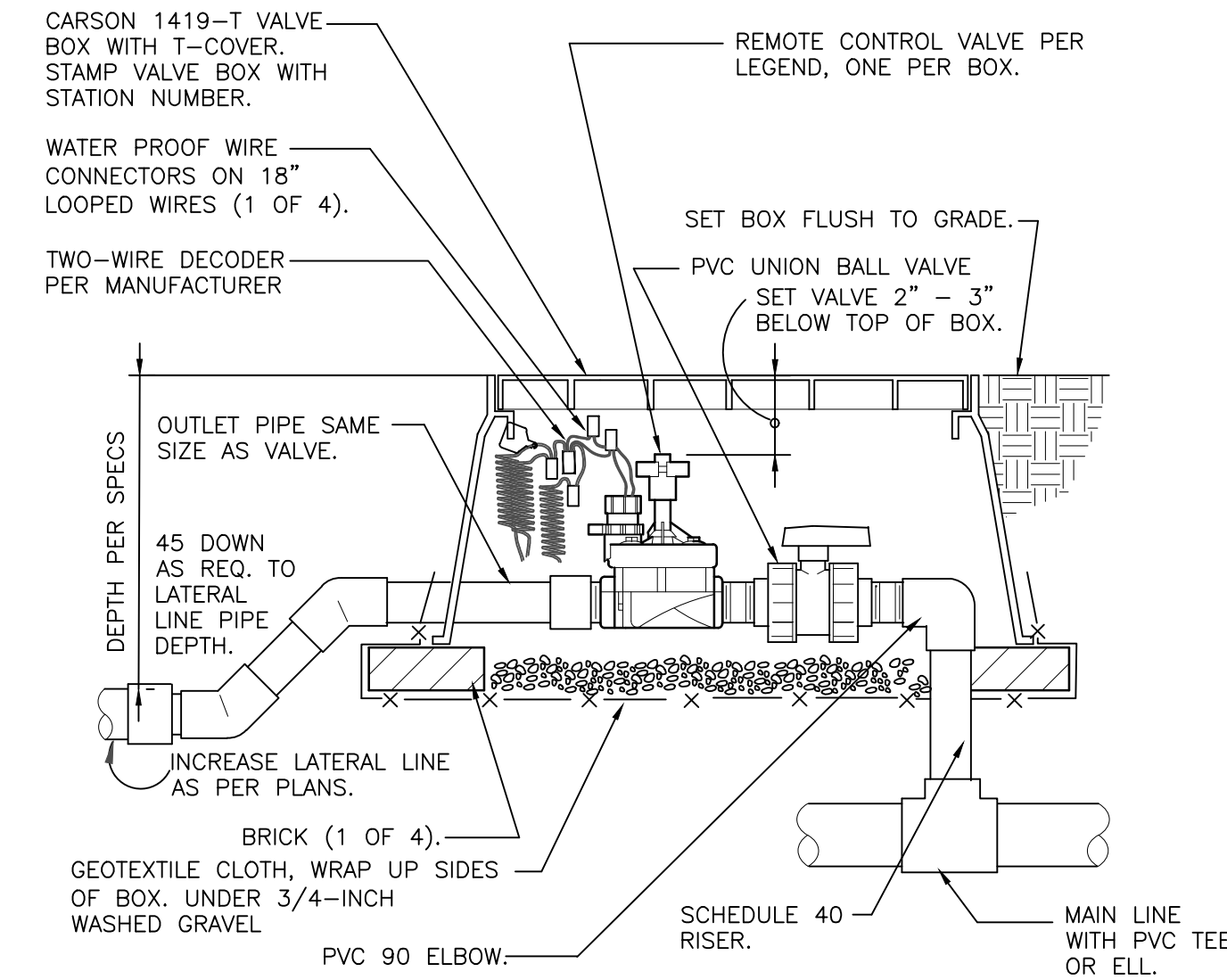
NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 328406.43-02



NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

ISOLATION GATE VALVE
1 1/2" = 1'-0" 328406.33-01

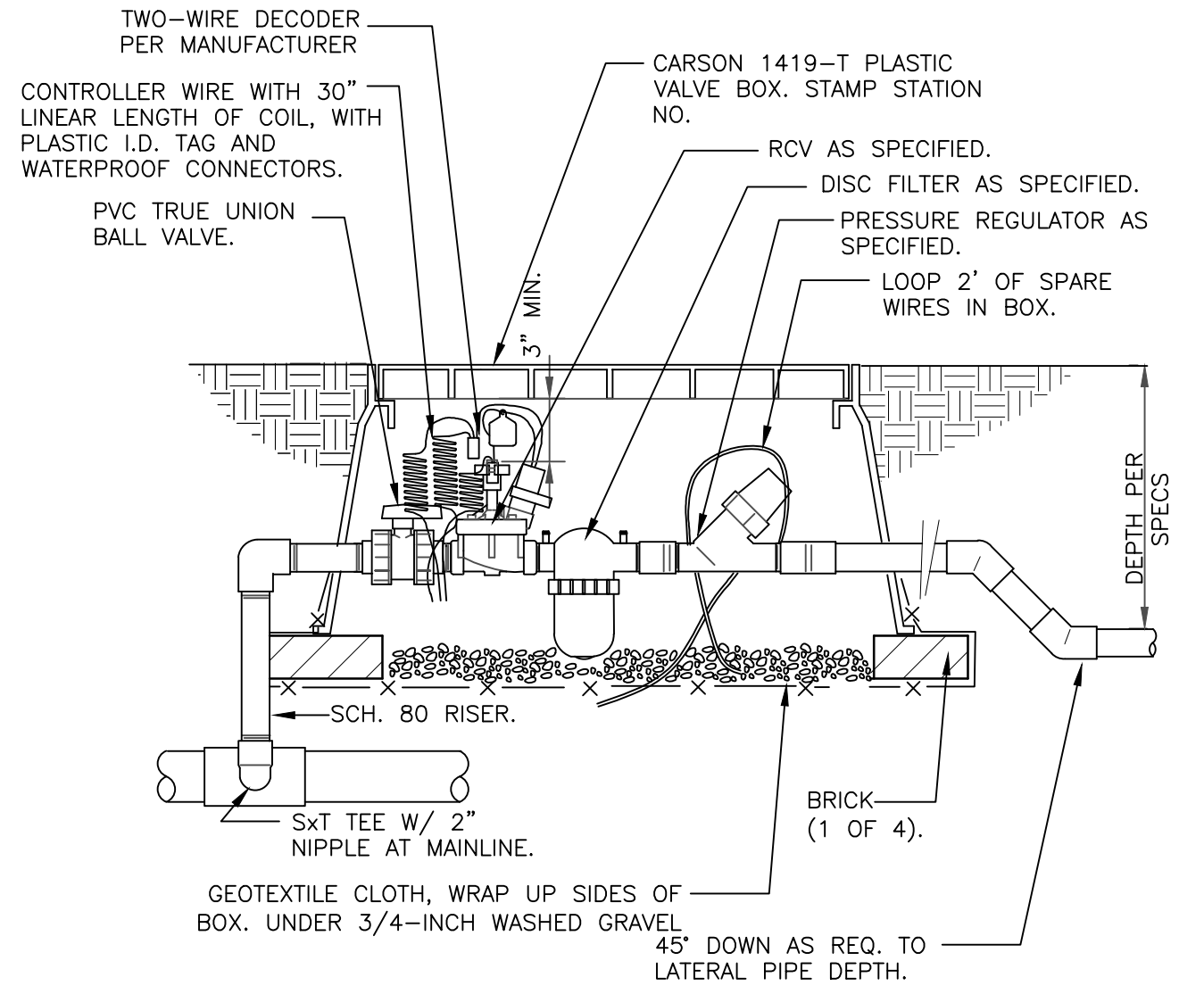


- NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDING AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

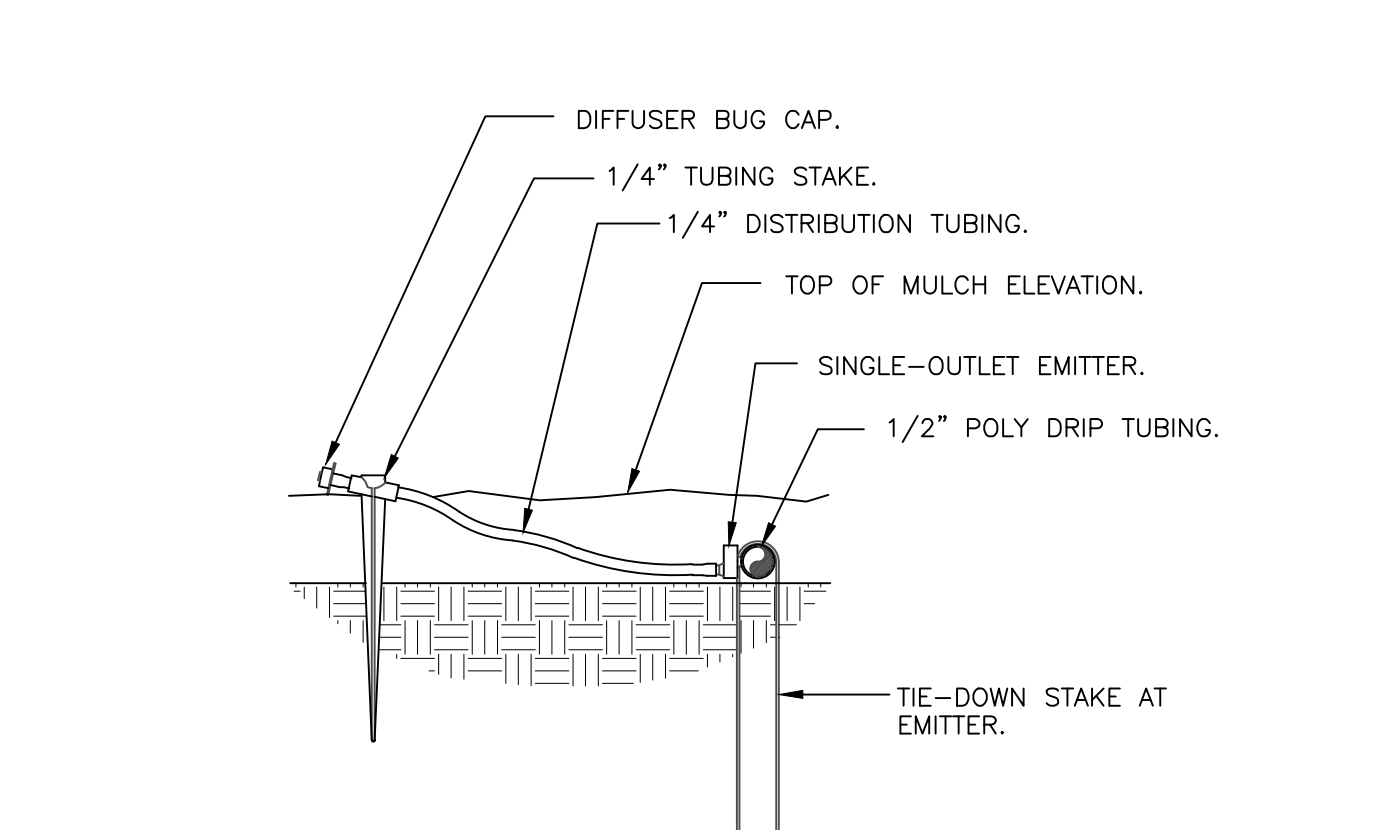
REMOTE CONTROL TURF VALVE W/DECODER
1 1/2" = 1'-0" 32 8406.13-06

6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02

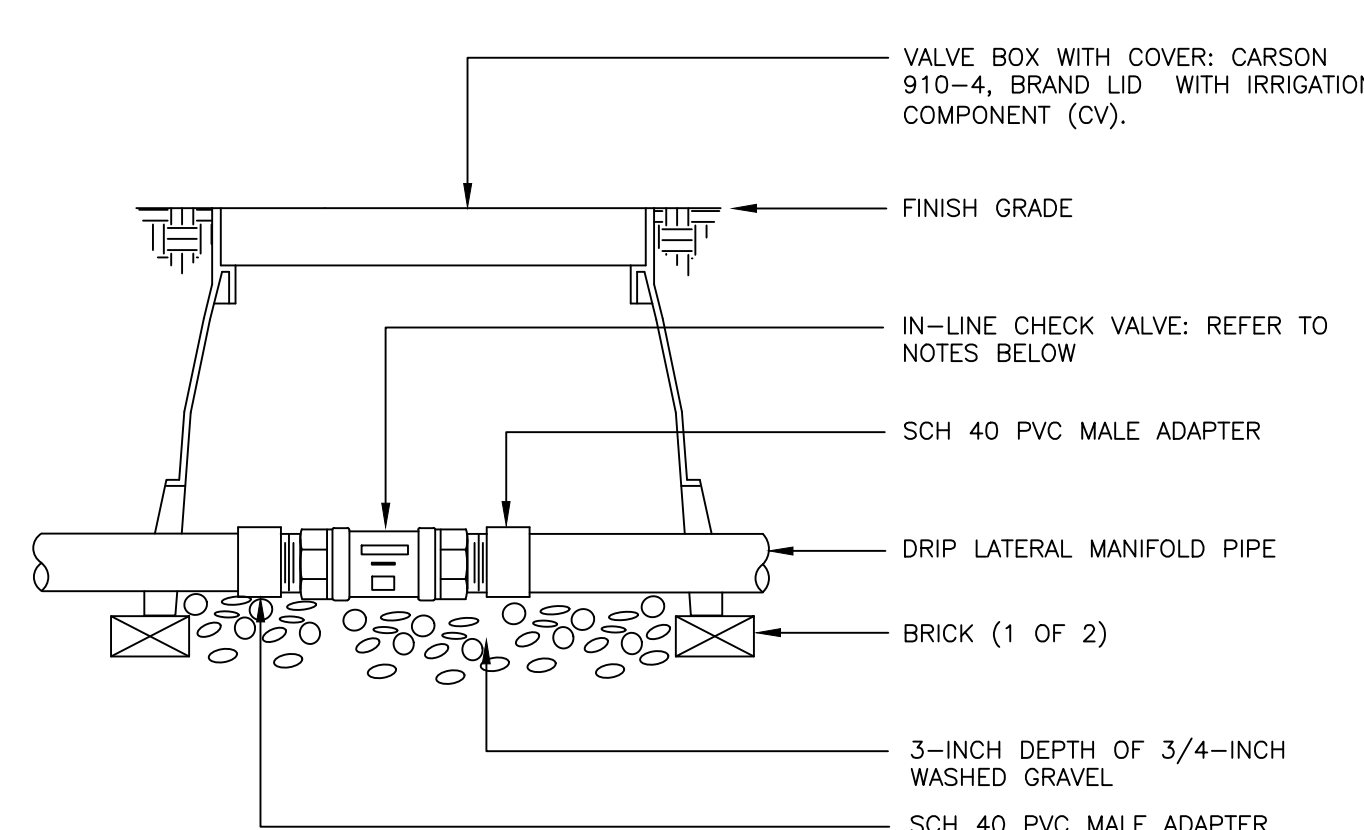
GEAR-DRIVEN ROTOR ASSEMBLY
3" = 1'-0" 328403.16-01



1" DRIP VALVE W/DISC FILTER W/DECODER
1 1/2" = 1'-0" 328413.76-16



DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 328413.13-03



- NOTES:
1. DRIP LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN-LINE CHECK VALVE.
 2. DRIP LATERALS WITH LESS THAN 4 GPM SHALL UTILIZE THE NETAFIM TLV050M1-B IN-LINE CHECK VALVE.

INLINE CHECK VALVE ASSEMBLY
N.T.S. 328413.49-34

Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

Engineering

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

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS-RECORD DRAWINGS

Drawn by: MLP
Checked by: TEAM
Submittal Date: 06.07.2022
Know what's below. Call before you dig.
811

Sheet Name
IRRIGATION DETAILS

Sheet Number

IR2.1

C:\USERS\DMR\PROJECTS\TRAILS AT CROWFOOT\CONSTRUCTION

TRAILS AT CROWFOOT

Prepared For
 ESX MANAGEMENT
 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Irrigation Design

Engineering

CVL
 CONSULTANTS

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

TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO

IRRIGATION PLANS-RECORD DRAWINGS

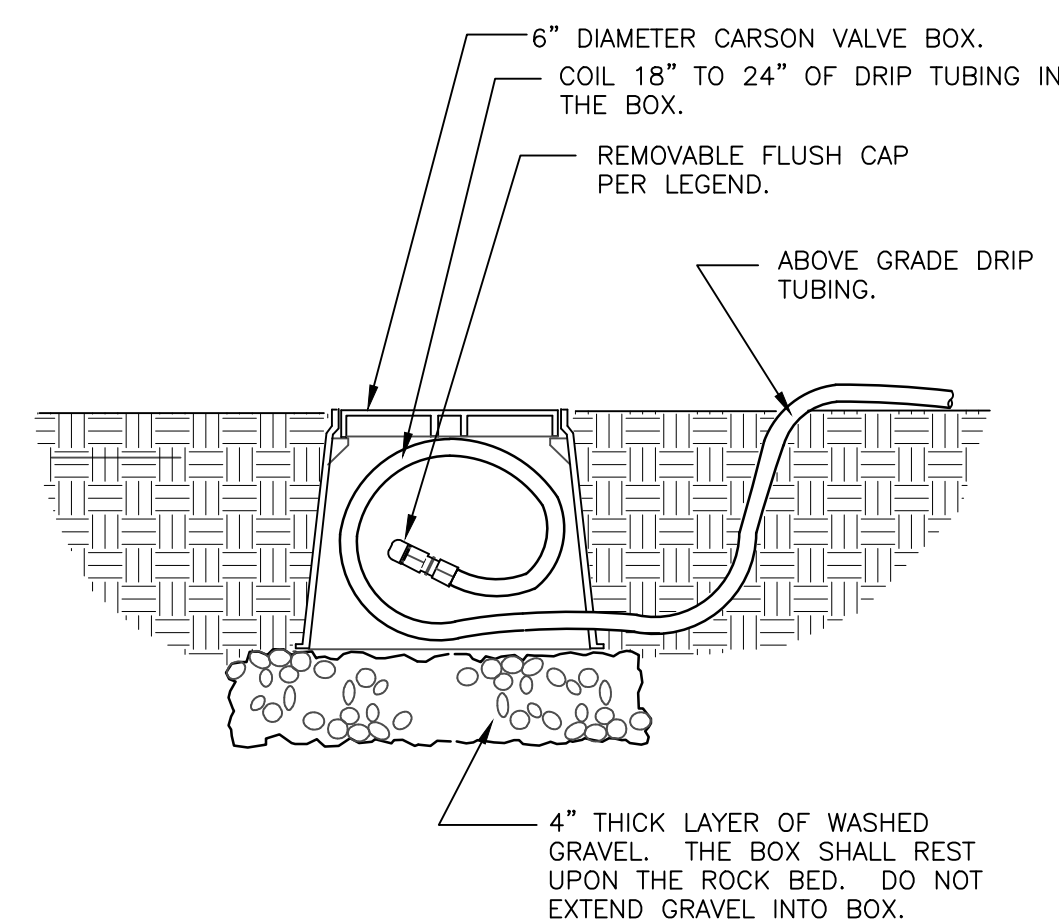
Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 06.07.2022

Know what's below.
 Call before you dig.

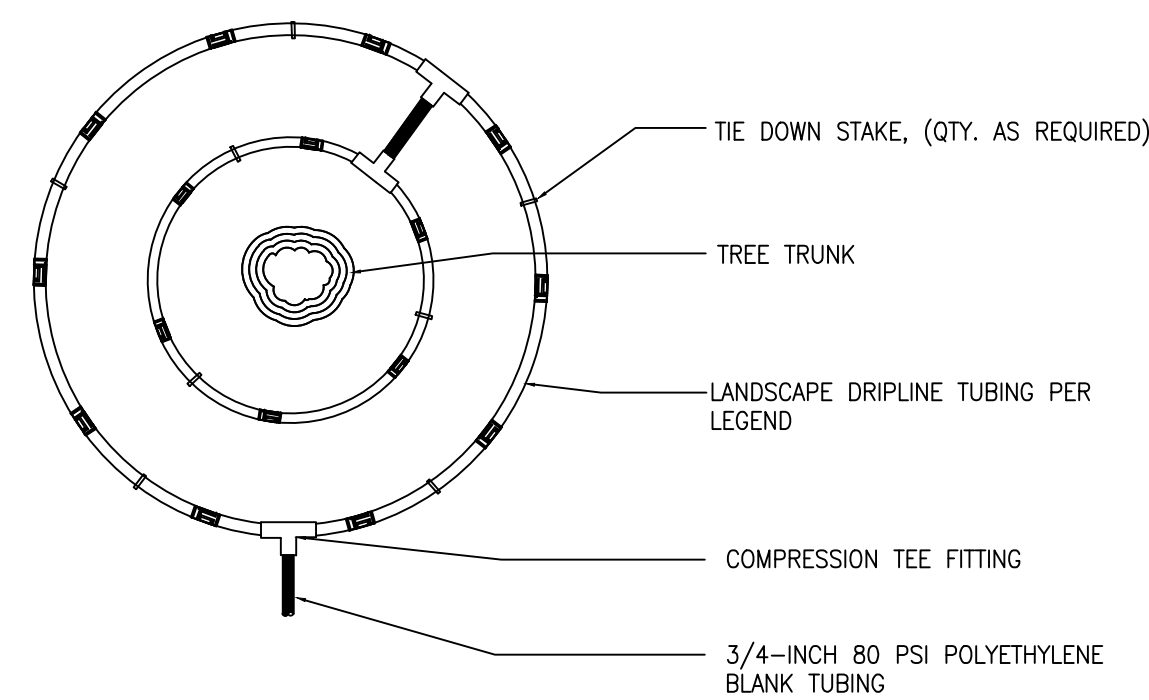
811

Sheet Name
 IRRIGATION DETAILS

Sheet Number
IR2.2

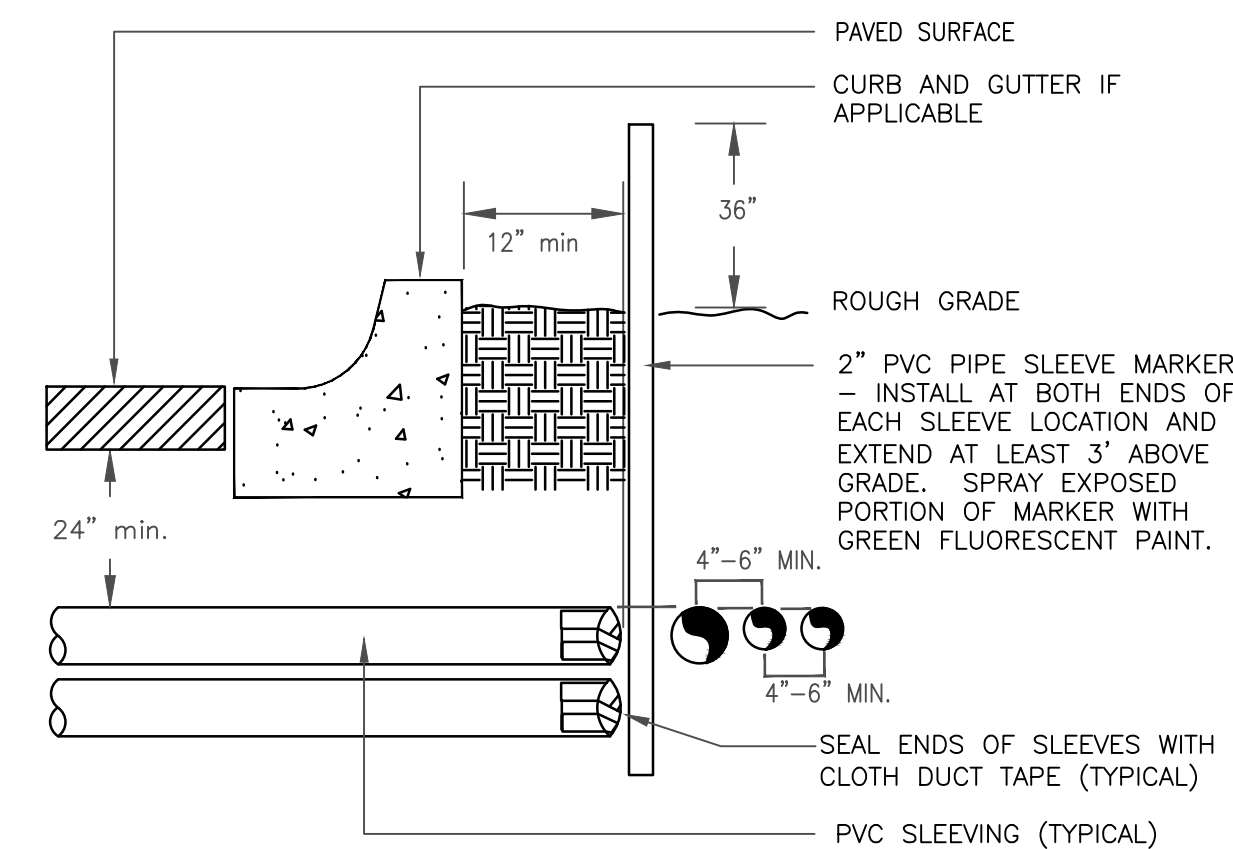


1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

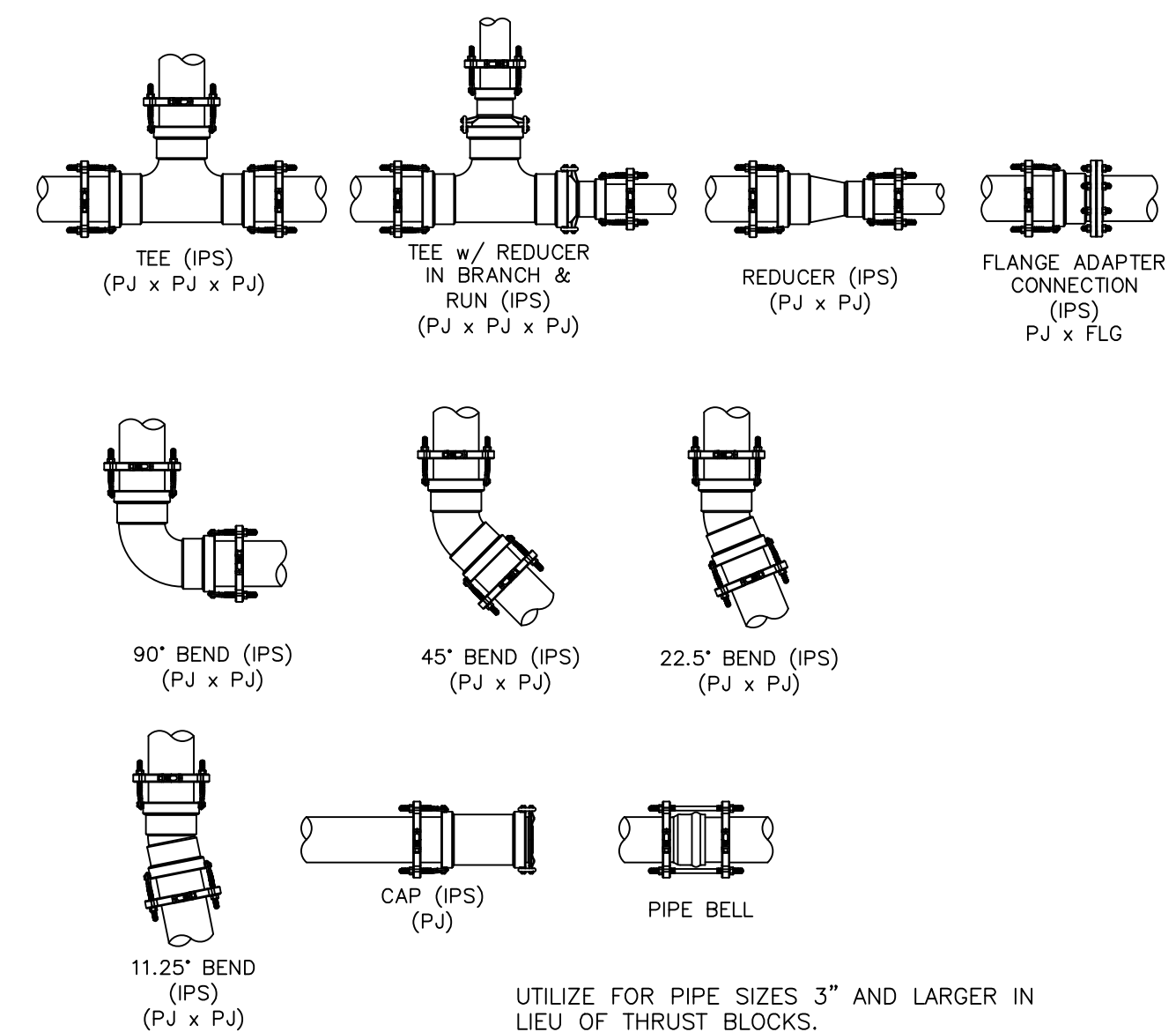


- NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
 2. DIAMETER OF DRIPLINE RINGS ARE DEPENDANT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 3' DIAMETER AND 5' DIAMETER AROUND TREE.
 3. SHRUBS IN NATIVE SHALL UTILIZE A SINGLE TREE RING (UTILIZE INNER RING SHOWN ABOVE).
 4. TREE RINGS CAN BE UTILIZED ON TREES IN SHRUB BEDS.

FILING 9



- NOTE:
- 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

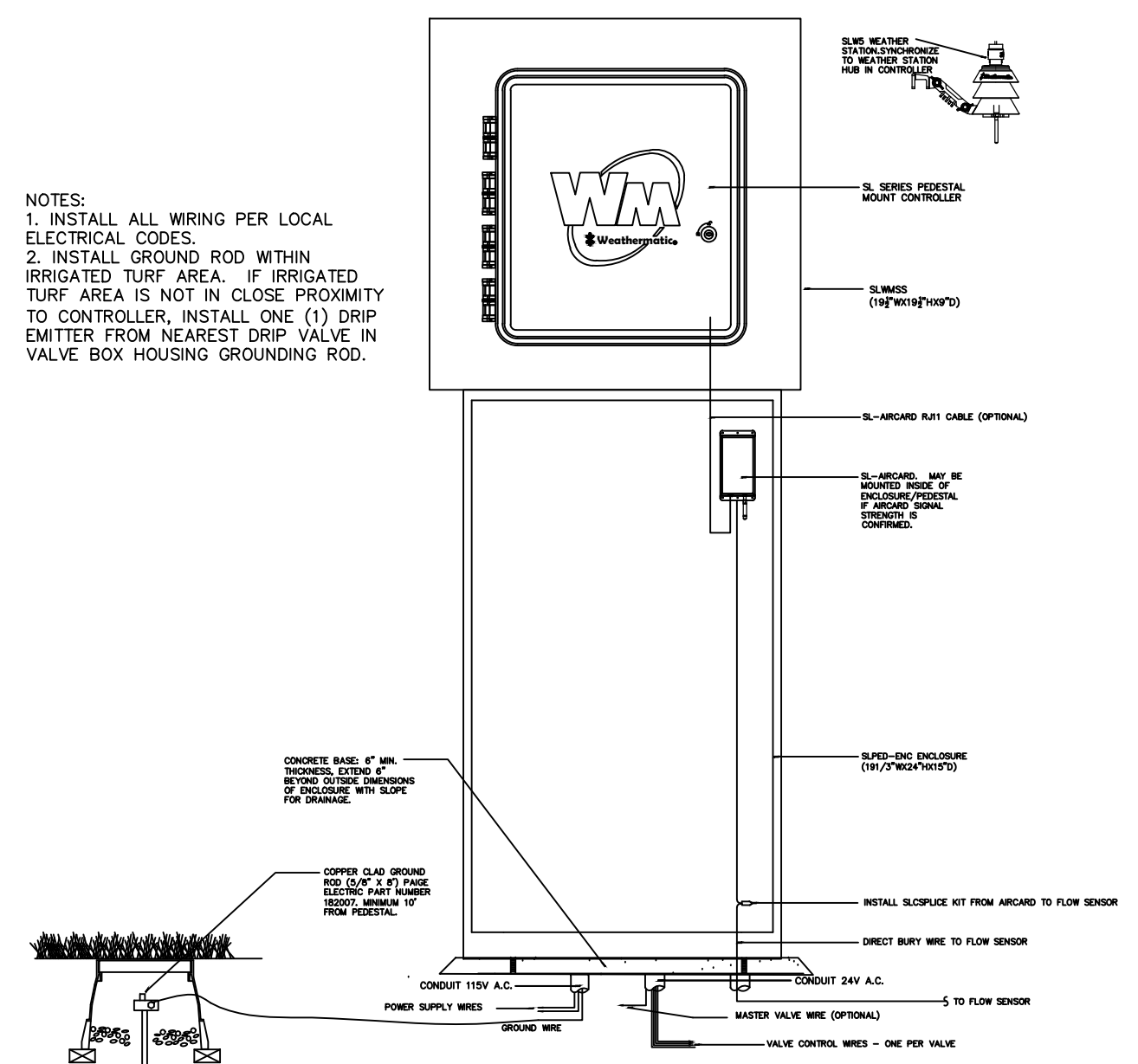


DRIP FLUSH CAP ASSEMBLY
 1 1/2" = 1'-0" 328413.49-06

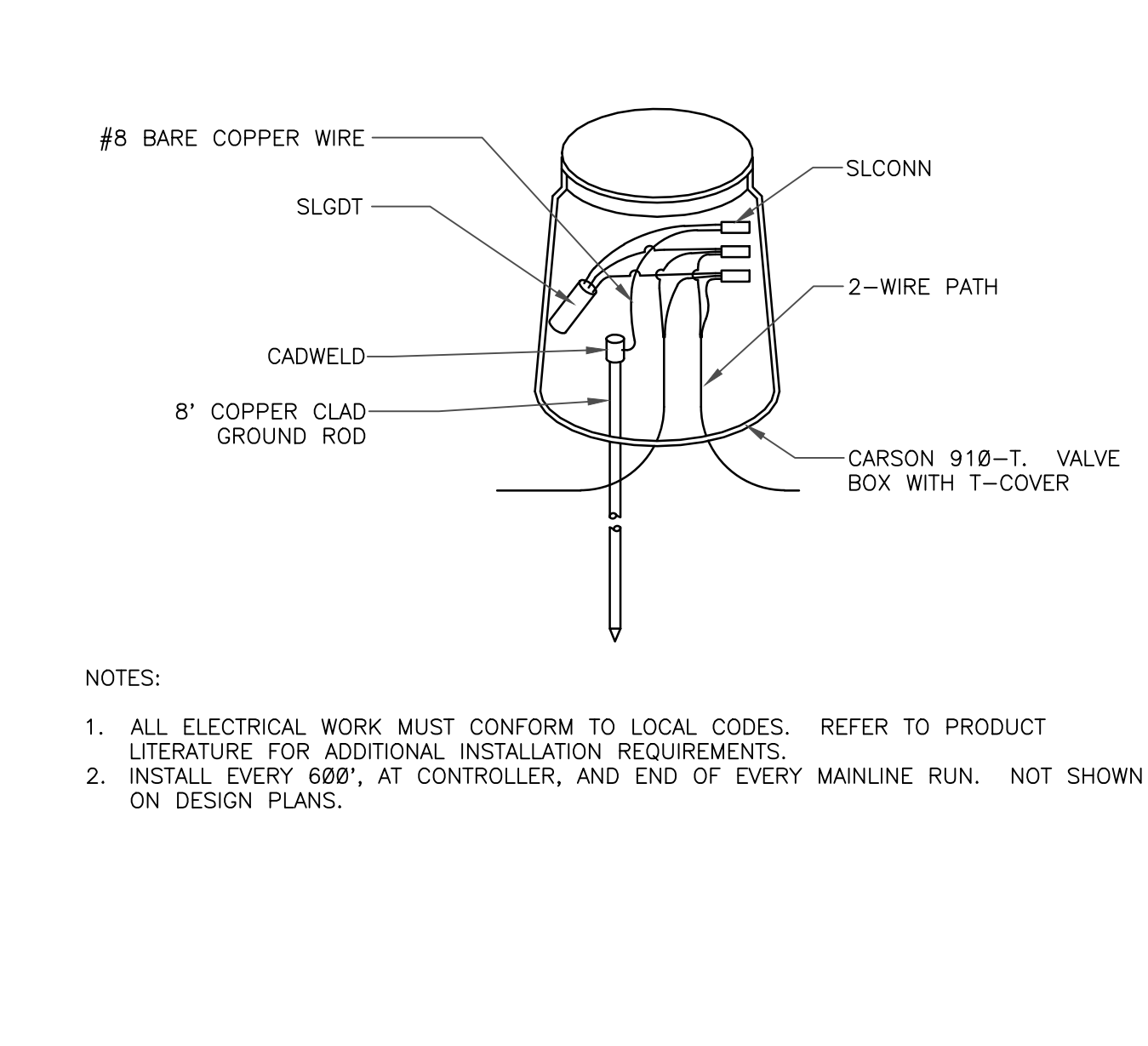
INLINE DRIP RING FOR PLANTS IN NATIVE
 N.T.S. 328413.56-40

TYPICAL SLEEVE
 N.T.S. 328409.76-21

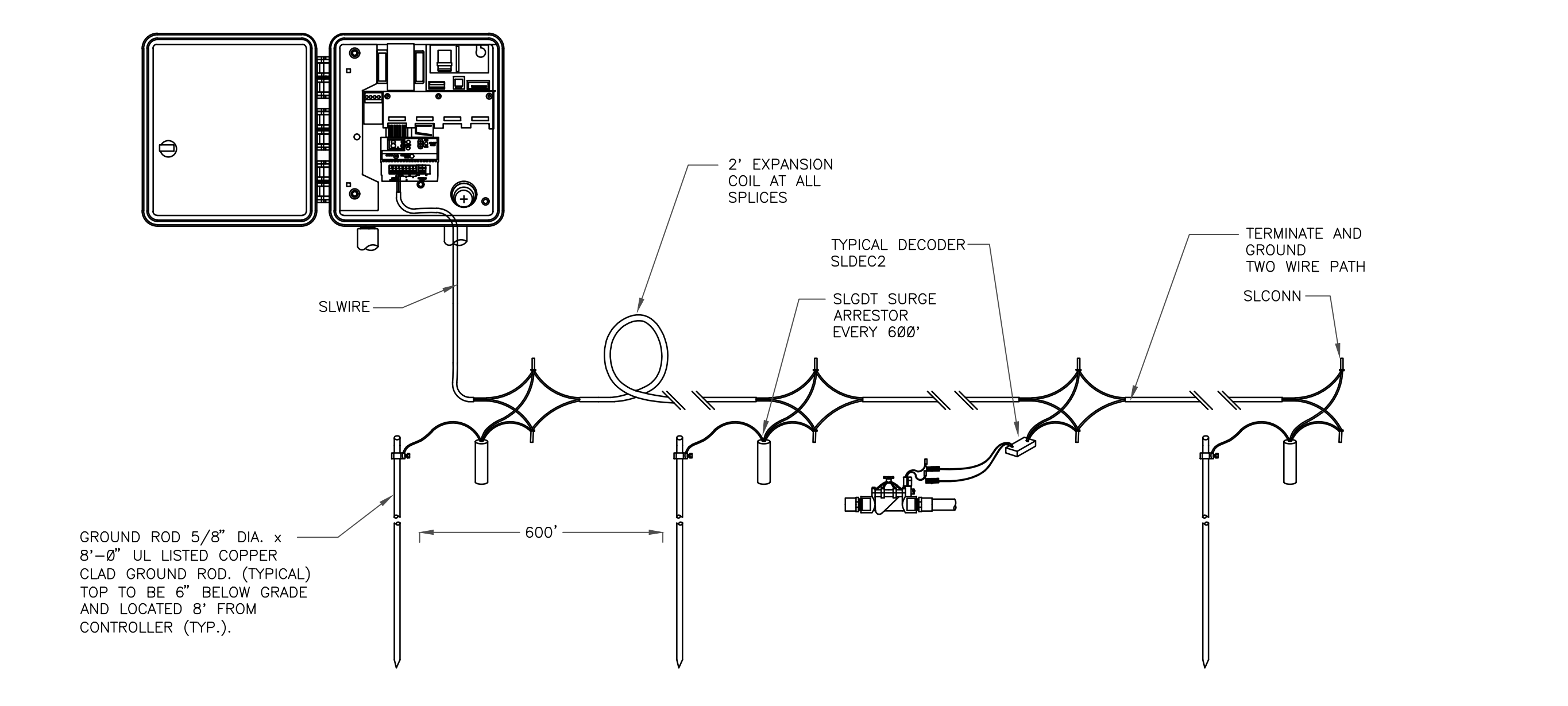
PIPE FITTING WITH JOINT RESTRAINT
 N.T.S. 328409.76-22



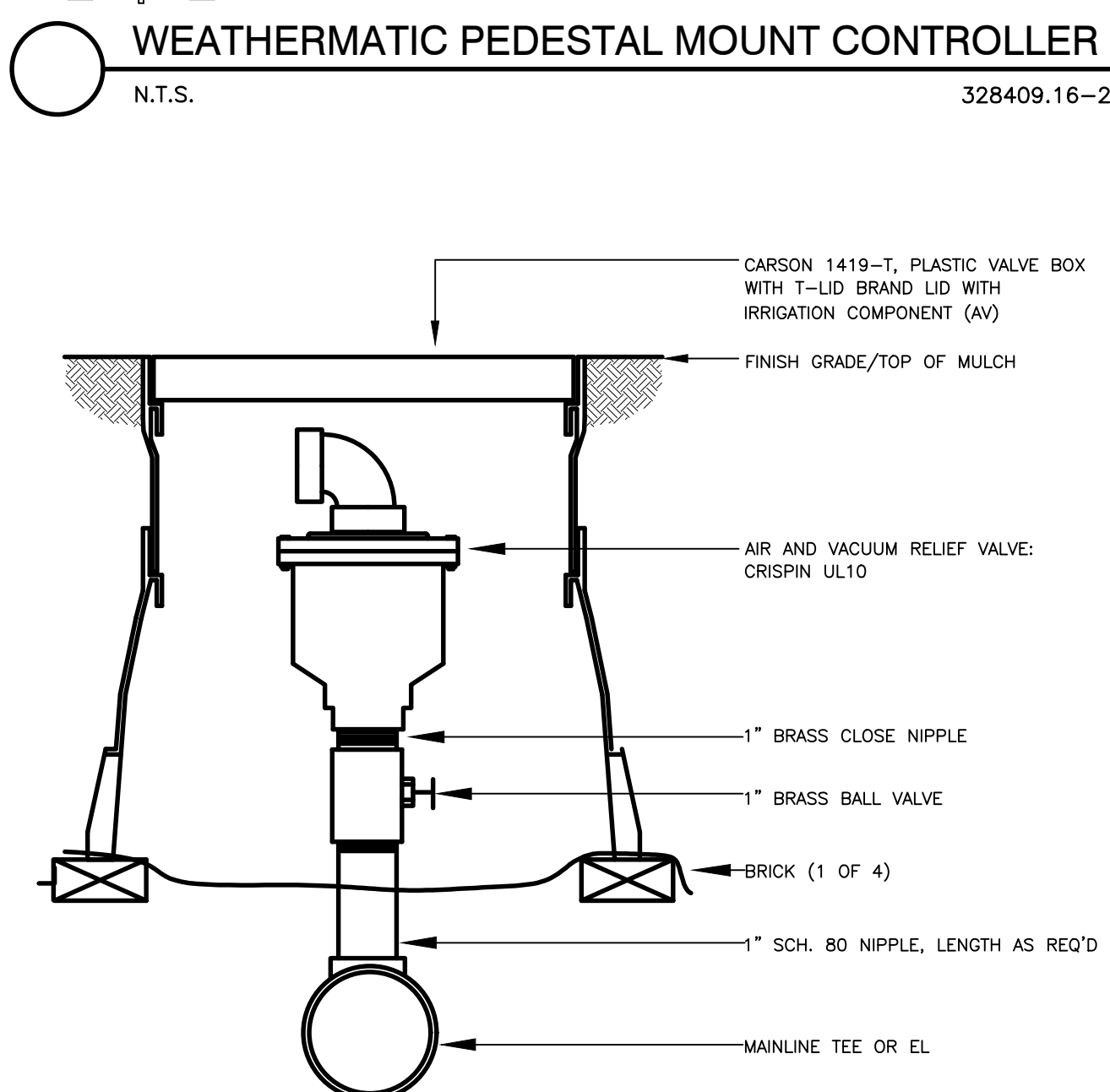
WEATHERMATIC PEDESTAL MOUNT CONTROLLER
 N.T.S. 328409.16-26



LIGHTNING ARRESTOR
 N.T.S. 328409.16-21



TYPICAL LIGHTNING ARRESTOR LAYOUT
 N.T.S. 328409.16-20



AIR/VACUM RELIEF VALVE
 N.T.S. 32 8406.15-01

C:\USERS\DMR\PROJECTS\DESIGN\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT\CONSTRUCTION