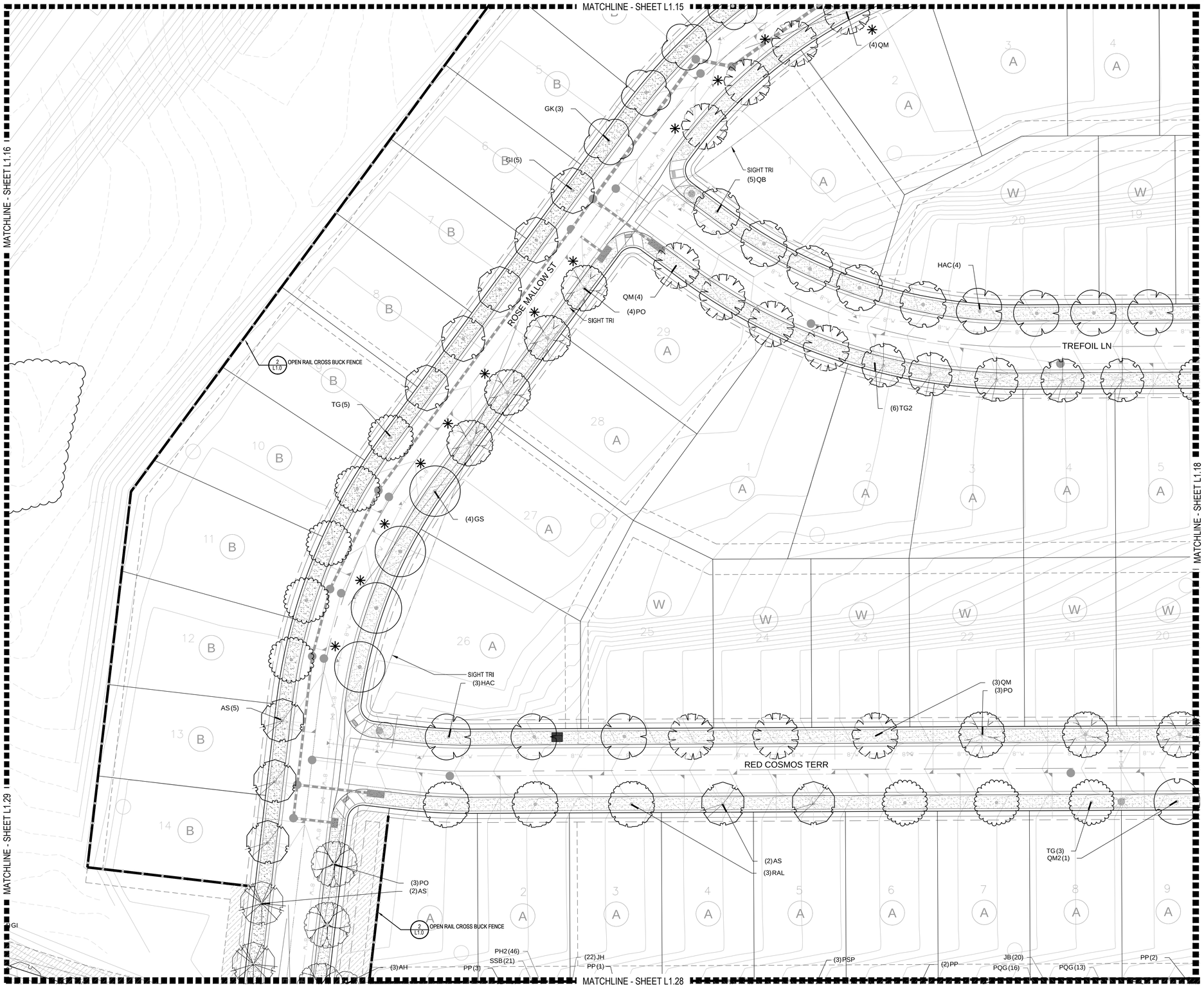


PLANT & GROUNDCOVER LIST

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
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

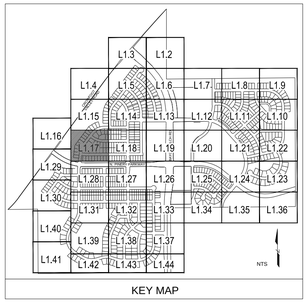
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

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MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
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	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



KEY MAP

NORTH 0 10' 30' 60' SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
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■ Engineering ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

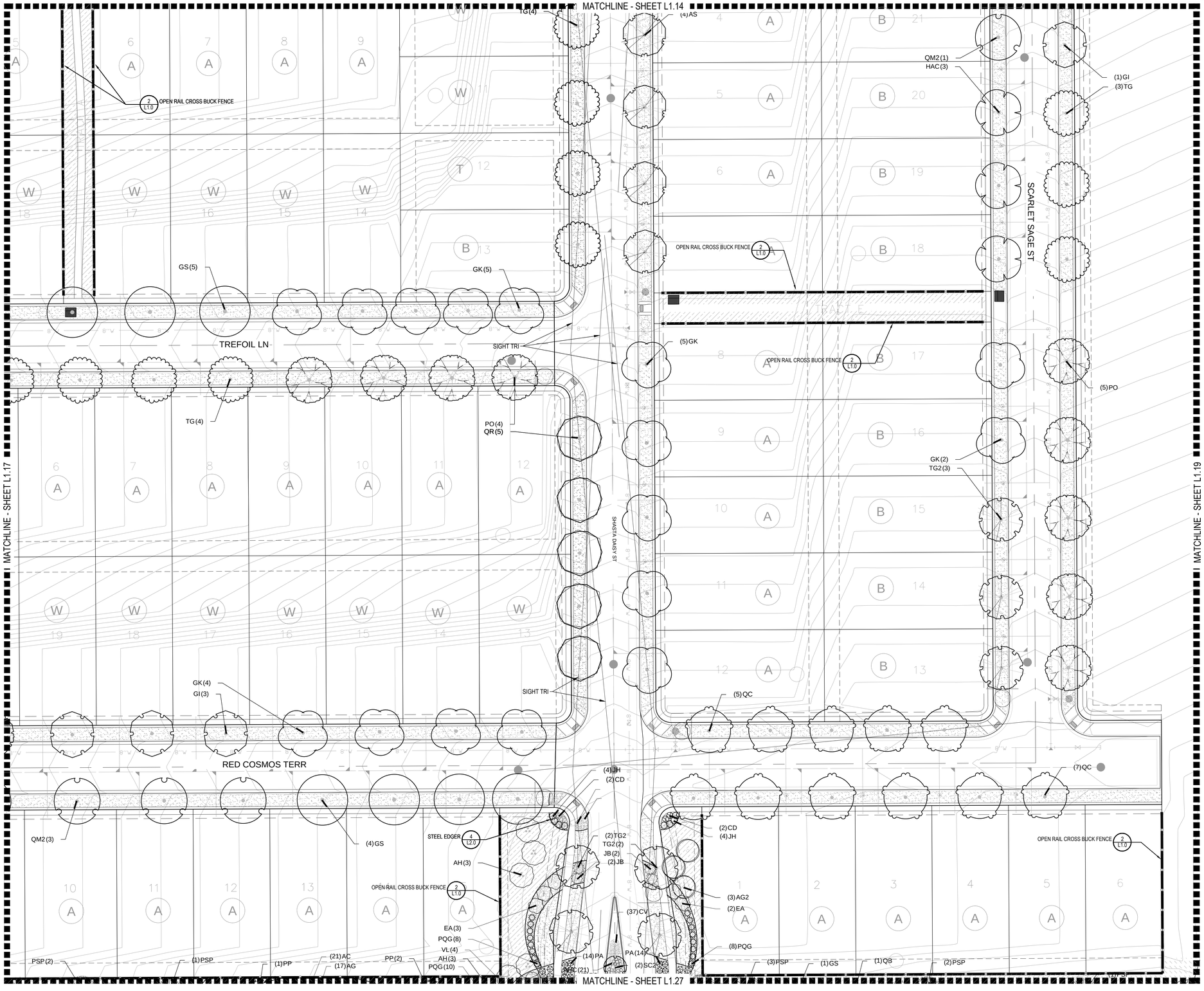
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LANDSCAPE PLANS

■ Sheet Number ■
L1.17

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS--LDSCP PLANS.DWG
Wednesday, August 31, 2016



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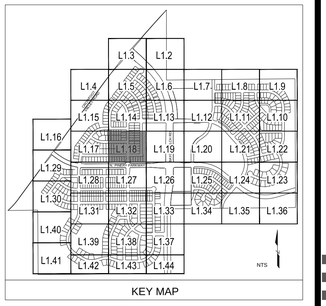
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	SEED MIX 1
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KEY MAP

NORTH SCALE: 1"=30'-0"

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PARKER, COLORADO

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■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.18

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

MATCHLINE - SHEET L1.13

MATCHLINE - SHEET L1.18

MATCHLINE - SHEET L1.20

MATCHLINE - SHEET L1.26

TRACT J

TRACT H

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

VL(3)
MG(5)
AC(6)
PO(1)
STEEL EDGER 4/L2.0
AC(8)
MG(7)
VL(5)
QB(3)
WKH(3)
STEEL EDGER 4/L2.0
CB(6)
JB(8)
RT(7)
QB(2)
QB(1)
RT(5)
JB(3)
CB(3)
PO(3)
1/L3.2 SECONDARY MONUMENT
4/L2.0 STEEL EDGER
JH(5)
MY(8)
PS2(6)
BES(19)
AG2(3)
PP(3)
BUJ(1)
(3)JB
(11)SSB
(16)PA
(16)RW
(2)JB
PA(20)
SSB(11)
JB(6)
(2)QB
(1)PN
AG(10)
MY(22)
CSM(12)
(6)AG
(2)PN
(2)QC

(1)GI
AC(4)
RG(1)
MG(2)
GI(1)
(1)GI
MG(2)
RG(1)
AC(4)
STEEL EDGER 4/L2.0
JB
(2)PO
(2)PO
QC(1)
AC(4)
RG(1)
MG(2)
(1)QC
MG(2)
RG(1)
AC(4)
(1)QC
(2)PO
QC(1)
JB(3)
PO(1)
(11)SSB
(17)PA
(3)AG2
(3)PP
RW(8)
PB2(11)
RW(8)
(11)SSB
(20)PA
(2)PSP
(5)QC

PLANT & GROUNDCOVER LIST

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OV	AMERICAN HORNBEAM
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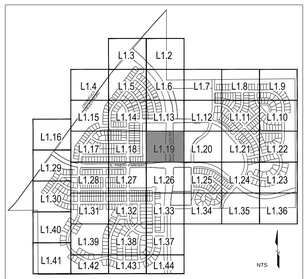
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ORNAMENTAL GRASSES	COMMON NAME
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KEY MAP

NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

■ Prepared For ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

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■ Sheet Number ■
L1.19

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

MATCHLINE - SHEET L1.12

MATCHLINE - SHEET L1.19

MATCHLINE - SHEET L1.21

MATCHLINE - SHEET L1.25

ALPINE PHLOX ST

POOL HOUSE/
CHANGING ROOMS

LANDSCAPE BOULDERS

PARKING LOT
(32 SPOTS)

BASKETBALL
COURT

PICKLE BALL

BENCH W/ BACK 2 L2.1

BASKETBALL HOOP 7 L2.2

TENNIS COURTS

TENNIS COURTS

MULTI-USE FIELD

DUGOUT

STANDS

4 L2.0 STEEL EDGER

BASEBALL FIELD

PICNIC AND BBQ STRUCTURE

HOLE # 7

CONCRETE TEE BOX, TYP.

6 L2.2 FRISBEE GOLF BASKET

GS(3)

GI(2)

QR(2)

TG(1)

QR(4)

TG(4)

GK(4)

GK(5)

STEEL EDGER 4 L2.0 TG2(2)

SIGHT TRI

PN(3)

(1)PSP

GS(1)

CK(22)

BUJ(4)

(5)MY

(6)BUJ

(8)CD

(7)AC

(6)BUJ

(3)PN

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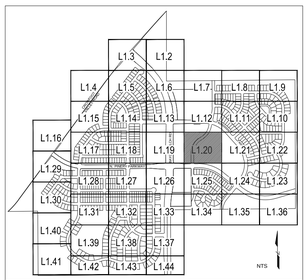
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L1.20

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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.11

MATCHLINE - SHEET L1.20

MATCHLINE - SHEET L1.22

MATCHLINE - SHEET L1.24

COPPERMALLOW TRL

ALPINE PHLOX LN

SCARLET SAGE AVE

STREET BB

BEEBALM AVE

EVENT SPACE

PARKING
(31 SPOTS)

DISK COURSE

HOLE # 1

HOLE # 6

HOLE # 8

HOLE # 9

PET WASTE STATION 6 L2.2

6 L2.2 FRISBEE GOLF BASKET

CONCRETE TEE BOX, TYP.

1 L2.0 STEEL EDGER

SIGHT TRI (5)OV

(2)OM

GS(3)

(2)OV

(3)GI SIGHT TRI

(1)OV

(2)OV

(3)RB

(6)RHU

(1)UP

(3)GK

(6)RHU

(3)UP

(3)RB

(2)AS

SIGHT TRI

(1)GI

GI(3)

(3)AS

SIGHT TRI

(1)GK

UP(2)

QR(2)

(2)GK

(2)GS

(2)BR

GK(1)

QR(4)

AS(4)

PO(3)

SIGHT TRI

GI(2)

PLANT & GROUNDCOVER 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
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

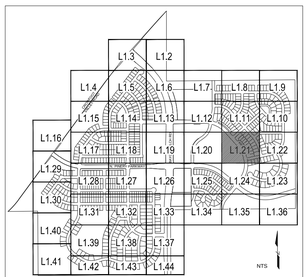
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
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SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
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CI	LITTLE LEAF MOUNTAIN MAHOGANY
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PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDILAND ROSE
EA	WINGED EUONYMUS
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

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BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
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ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
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PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



KEY MAP

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
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■ Engineering ■

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

TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

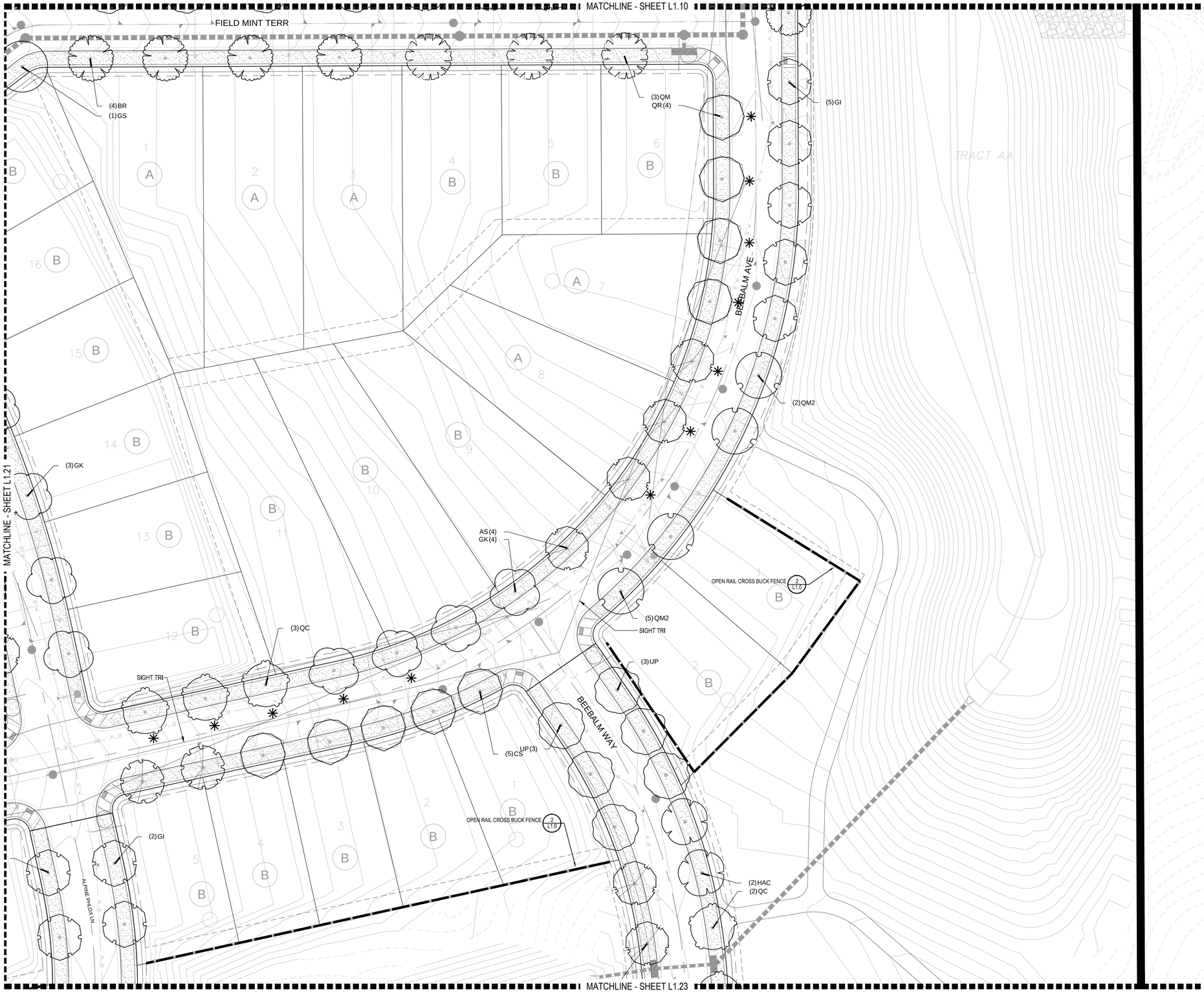
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■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.21

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Wednesday, August 31, 2016



PLANT & GROUNDCOVER LIST

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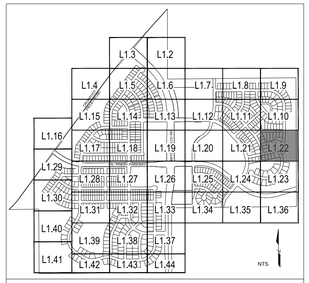
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TRAILS AT CROWFOOT

PARKER, COLORADO

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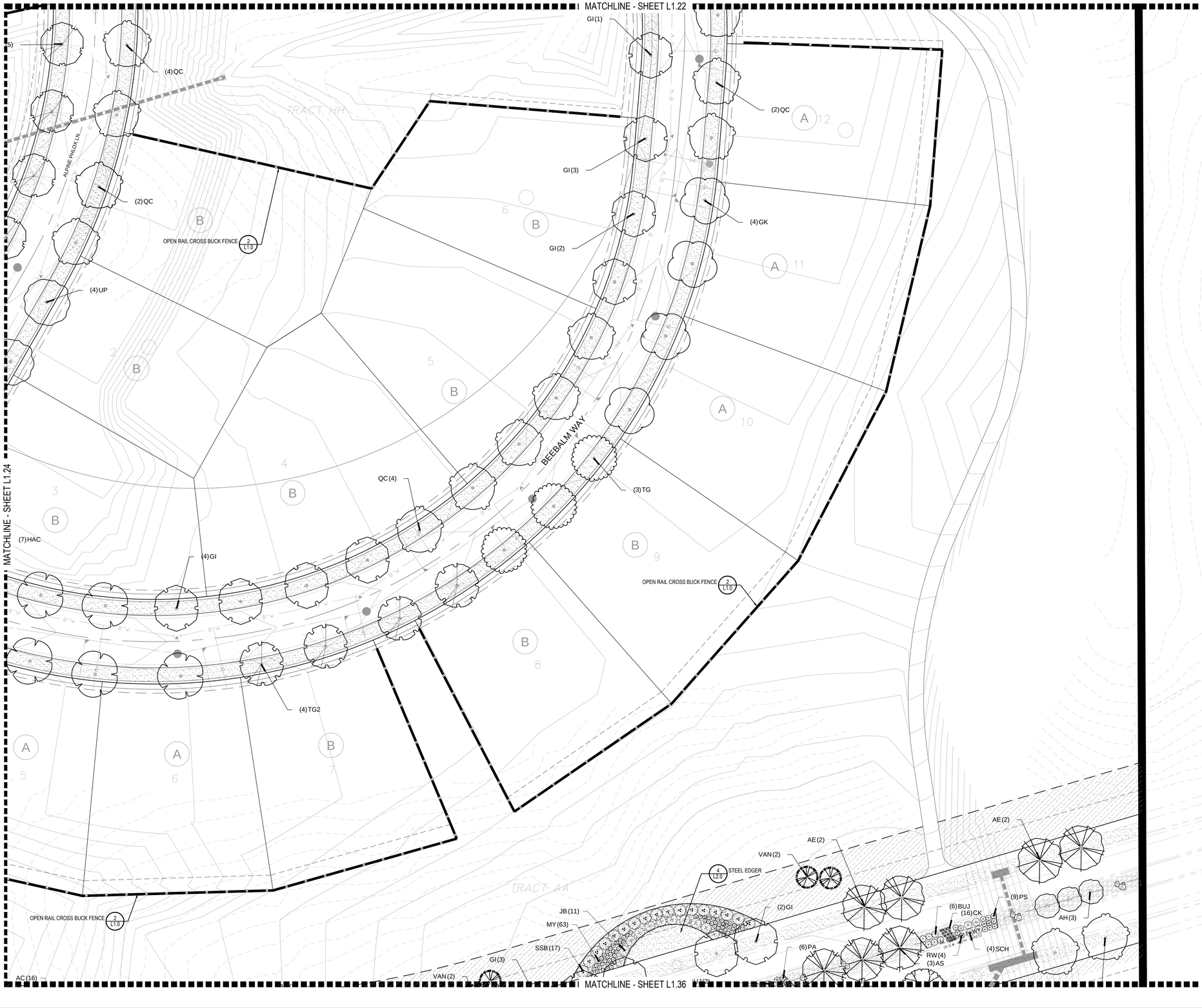
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L1.22

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Wednesday, August 31, 2016



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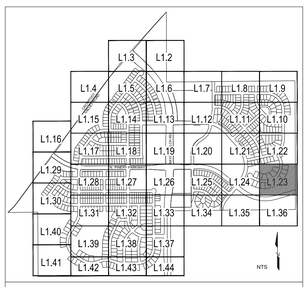
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KEY MAP

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
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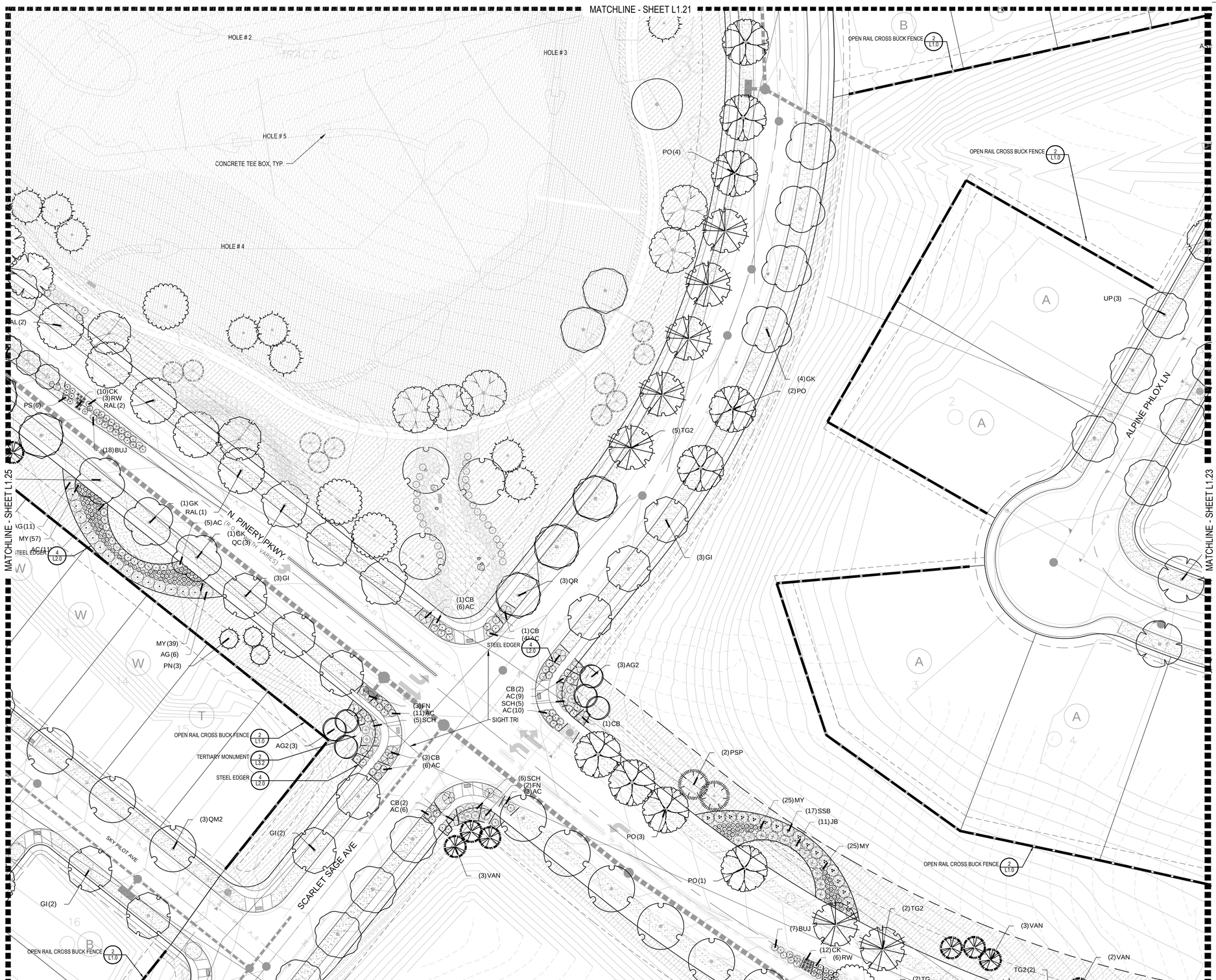
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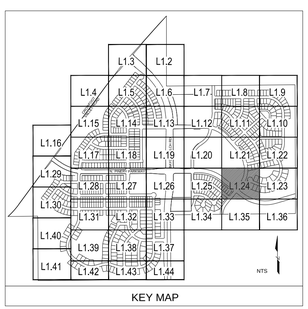
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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.20

MATCHLINE - SHEET L1.26

MATCHLINE - SHEET L1.24

MATCHLINE - SHEET L1.34

N. PINERY PKWY.

ALPINE PHLOX ST

SKY PILOT AVE

SKY PILOT LN

RW(6) AC(7) CD(8) AC(7) CK(22) AC(7) PS(9) CK(15) PA(6) BUJ(14) RW(7) BUJ(8) (2)BUJ (6)SCH BUJ(6) PA(4) (10)PS TG(5) (3)AS (4)SCH (12)CK AG2(3) UP(5) BUJ(4) PS(9) RW(6) BUJ(6) CK(12) (9)PS (6)RW SCH(4) PA(5) TG(3) (12)CK (5)RW (6)BUJ PS(9) SSB(15) QR(5) MY(29) JB(11) SCH(4) AH(3) (33) VAN(4) GK(1) (5)PO (3)UP (2)PO GK(3) QM2(4) (3)TG (3)QC UP(5) (4)GS (3)TG (3)CS BR(1) GI(2) OV(3) TG(2) TG(4) (7)BUJ (8)RW (9)AC (23)CK (9)AC AC(9) (6)CD PS2(6) (5)BUJ (3)AG2 (4)PS2 PN(3) AG(17) MY(96) AG(15) (5)TG2 PSP(4) RAL(4) (11)PS (15)CK (5)PO (3)AH RW(5) PS2(6) AC(9) CK(22) MY CP2 (2)PSP

STEEL EDGER 4/L2.0

OPEN RAIL CROSS BUCK FENCE 2/L1.0

SIGHT TRI

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RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDILAND ROSE
EA	WINGED EUONYMUS
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
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MG	MAIDEN GRASS
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MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE

KEY MAP

NORTH

SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

■ Engineering ■

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

TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

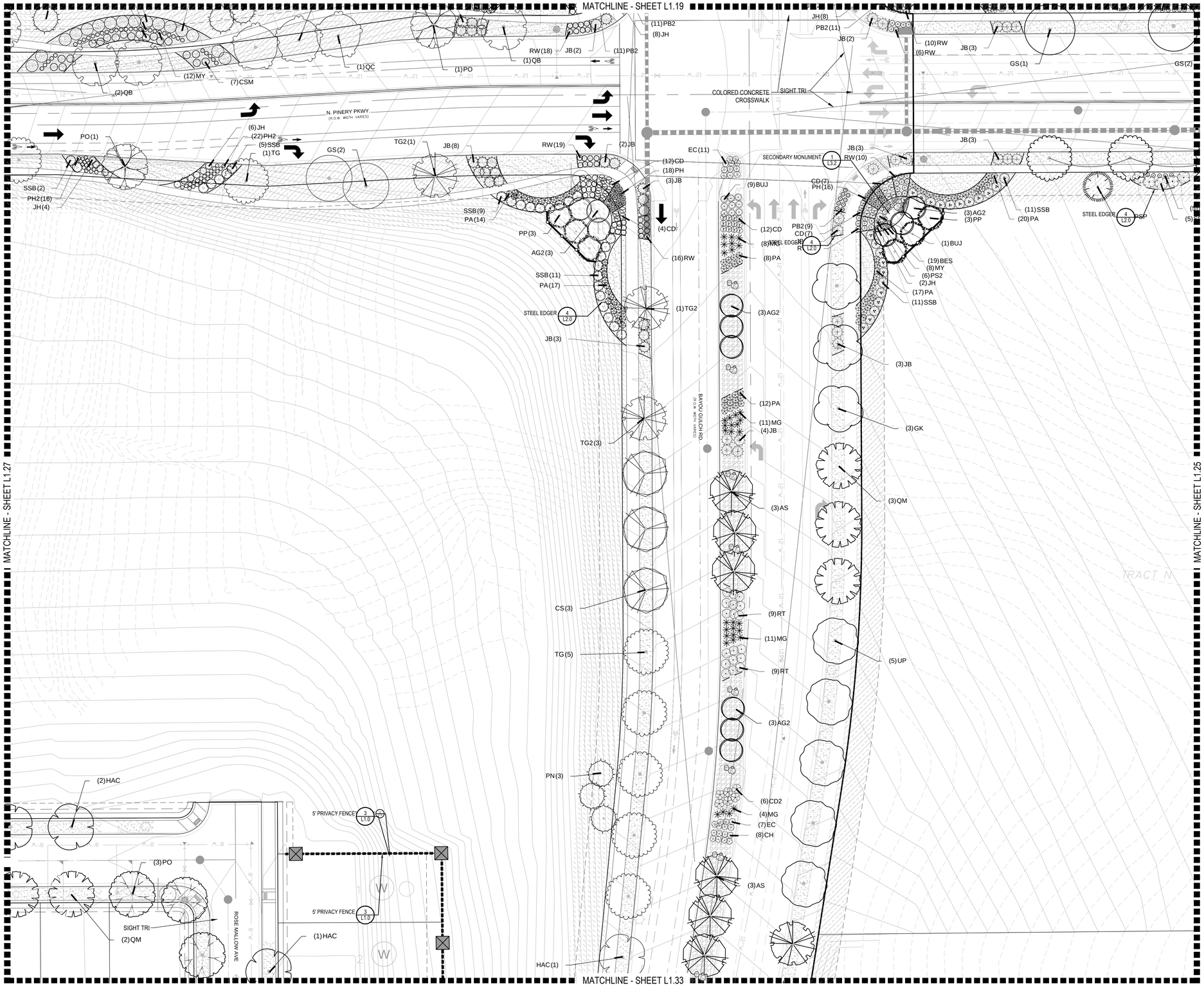
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■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.25

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Wednesday, August 31, 2016



PLANT & GROUNDCOVER 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
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
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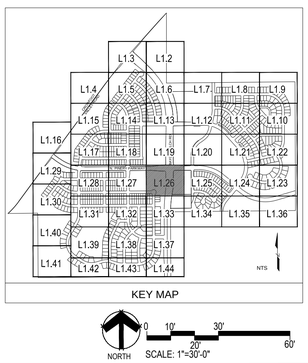
ANNUALS/PERENNIALS	COMMON NAME
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SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
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FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
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KEY MAP

NORTH 0 10' 20' 30' 60'

SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Land Planning ■

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LANDSCAPE PLANS

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L1.26

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

MATCHLINE - SHEET L1.18

MATCHLINE - SHEET L1.28

MATCHLINE - SHEET L1.26

MATCHLINE - SHEET L1.32

NEWBERRY PKWY.
(VAR. WIDTH VARIES)

TRACT Z

BIRDS FOOT TRL

BIRDS FOOT AVE

SHASTA DAISY ST

OPEN RAIL CROSS BUCK FENCE 2/L1.0

STEEL EDGER 4/L2.0

TERTIARY MONUMENT 2/L3.2

(2)BUJ QB(1) AC(2) PB2(6) (16)AHC (1)QB (14)MY (53)BES (3)PO PS(9) (10)MG GS(1) PA(6) PS(14) PH(12) (11)CD MG(10) CD(11) (6)PA (14)PS (12)PH (10)PQG PO(2) (3)JB (7)MY (4)PQG MY(10) JB(4) (6)PQG (3)MY (6)MY BUJ(6) (3)PO PQG(10) (12)JB PH(12) PS(16) PA(15) (6)BUJ (20)PS (16)PA (9)PQG AG(8) (16)CSM (1)TG TG(2) (11)CD (10)MG BUJ(6) CD2(2) AHC(24) (8)FMR (3)GS (4)VL (3)AG2 (40)CV AS(1) (8)PQG (2)QB (3)EA (2)JB (2)JB (4)EP (2)AC (3)BOG (18)CV (4)JH BOG(3) EP(4) AC(2) (1)PP (2)PSP (1)PSP PP(1) (28)MY (25)PQG PP(2) PSP(3) PQG(10) EA(3) QB(2) PP(3) (1)QB (1)RAL CS2(3) HAC(3) (3)AS QM(2) TG(3) GS(5) (2)QB (5)PO (3)OV (5)QM2 SIGHT TRI RAL(5) HAC(3) (5)PO (3)GS PO(5) SIGHT TRI (5)HAC (5)AS QM(3)

PLANT & GROUNDCOVER 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
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TG	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
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QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
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PSP	LIMBER PINE
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PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
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KEY MAP

NORTH SCALE: 1"=30'-0"

■ Prepared For ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
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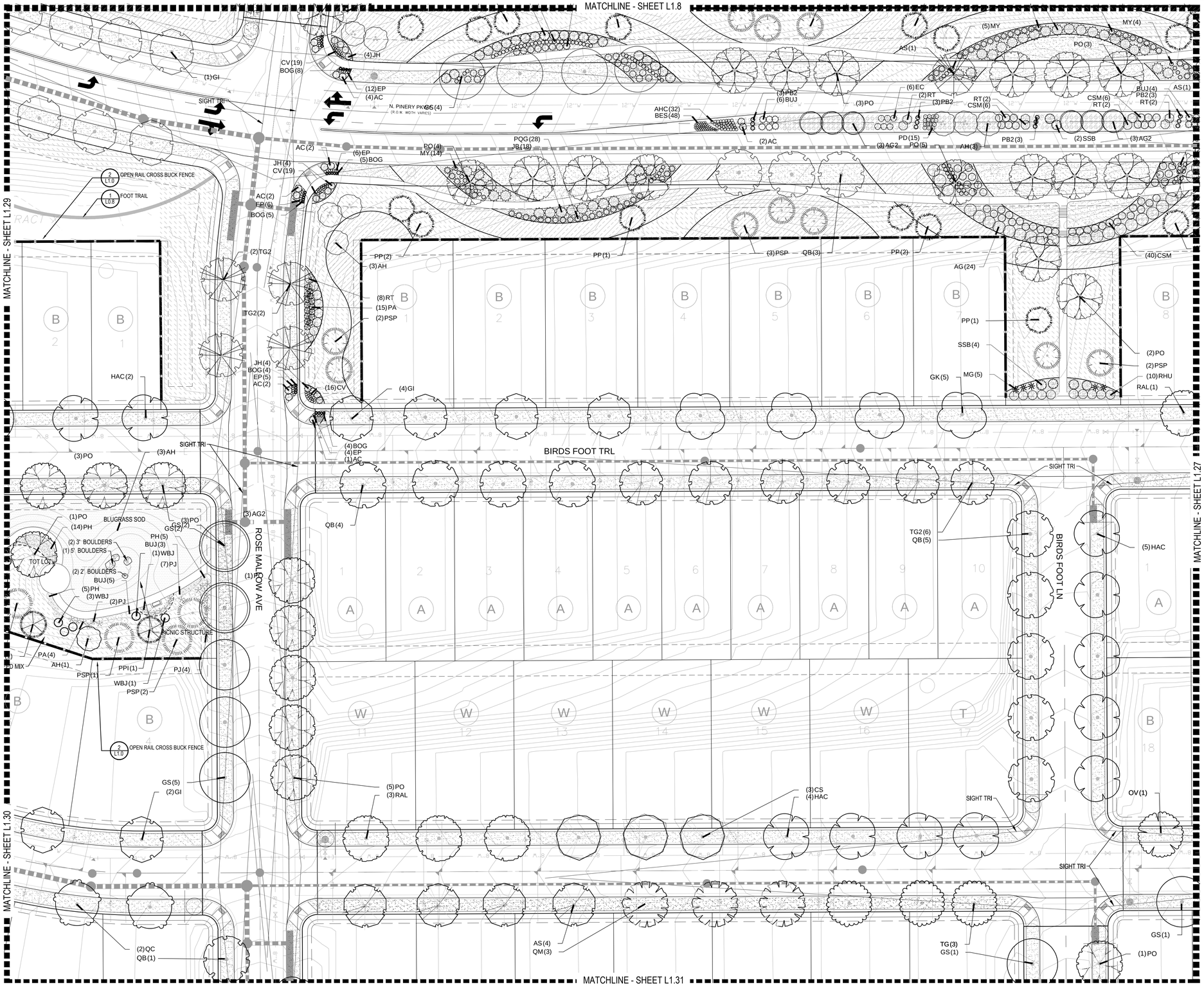
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■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.27

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
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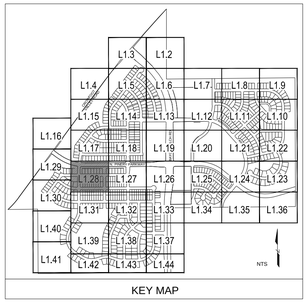
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SP	PINCUSHION FLOWER
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KEY MAP

NORTH SCALE: 1"=30'-0" (0, 10', 20', 30', 60')

■ Prepared For■

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L1.28

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MATCHLINE - SHEET L1.16

MATCHLINE - SHEET L1.17

MATCHLINE - SHEET L1.28

MATCHLINE - SHEET L1.30

CROWFOOT VALLEY RD.
REC. NO. 2009075004

N. PINERY PKWY.
(X.S.N. WIDTH VARIES)

TRACT E

1 / L3.2 SECONDARY MONUMENT

BOG(3)

(3)QM

(4)RAL

AHC(20)

SP(22)

(4)AC
(4)PS2

PD(8)

(3)AH

QM(3)

(12)PD

PS2(6)
AC(4)

(23)AHC
(50)SP

RAL(2)

RAL(3)

GI(5)

FOOT TRAIL 1 / L0.8

2 / L1.0 OPEN RAIL CROSS BUCK FENCE

GS(3)

BIRDS FOOT TRL

TG2(2)

SIGHT TRI

OPEN RAIL CROSS BUCK FENCE 2 / L1.0

(4)PH
(4)PH

BUJ(3)
WBJ(3)
(2)BUJ
(2)BUJ
(7)PJ

PJ(4)

PPI(1)

WBJ(2)

AH(1)

WBJ(3)

(5)AS

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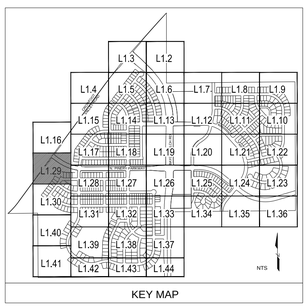
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	SEED MIX 1
	SEED MIX 2

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



KEY MAP

NORTH 0 10' 30' 60'
20'
SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

■ Engineering ■

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

TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16 INITIAL SUBM.
	02.08.17 2nd SUBM.
	04.24.17 3rd SUBM.
	06.30.17 4th SUBM.
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Know what's **below.** **Call** before you dig. 811

■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.29

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

MATCHLINE - SHEET L1.29

MATCHLINE - SHEET L1.28

MATCHLINE - SHEET L1.31

MATCHLINE - SHEET L1.40

SIGHT TRI

SIGHT TRI

2 L1.0 OPEN RAIL CROSS BUCK FENCE

2 L1.0 OPEN RAIL CROSS BUCK FENCE

2 L1.0 OPEN RAIL CROSS BUCK FENCE

1 L0.8 FOOT TRAIL

TRACT K

BIRDS FOOT TRL

BIRDS FOOT AVE

DAMES ROCKET AVE

RAL(3)
PO(4)

(4)CS2

(4)QM

AE(4)
(2)TG

(4)QB
GI(2)

TG2(4)

QC(2)

(4)OV
(2)UP

QM2(4)
QR(1)

AG2(1)
PSP(1)
PPI(1)
PSP(1)
PP(1)
NATIVE SOD

FUTURE
PWSD
WELL SITE

PLANT & GROUNDCOVER 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
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

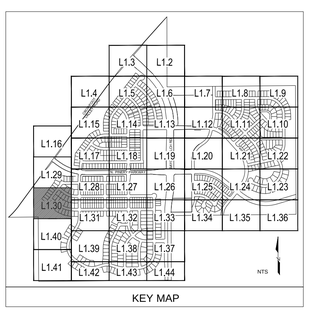
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN`S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDILAND ROSE
EA	WINGED EUONYMUS
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

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BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
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CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
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KEY MAP

0 10' 30' 60'

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L1.30

MATCHLINE - SHEET L1.28

MATCHLINE - SHEET L1.30

MATCHLINE - SHEET L1.32

MATCHLINE - SHEET L1.40

MATCHLINE - SHEET L1.39

DAMES ROCKET AVE

QB(4)
(2)UP

OV(5)

SIGHT TRI

QR(2)

GS(4)

(4)QM

2 L3.2 TERTIARY MONUMENT

2 L1.0 OPEN RAIL CROSS BUCK FENCE

GS(2)
QM2(1)

1 L0.8 FOOT TRAIL

2 L1.0 OPEN RAIL CROSS BUCK FENCE

GS(4)
QM2(5)

SIGHT TRI

(4)PO

RAL(1)

SIGHT TRI

PO(3)
GI(4)

2 L1.0 OPEN RAIL CROSS BUCK FENCE

1 L0.8 FOOT TRAIL

2 L1.0 OPEN RAIL CROSS BUCK FENCE

2 L1.0 OPEN RAIL CROSS BUCK FENCE

2 L1.0 OPEN RAIL CROSS BUCK FENCE

PLANT & GROUNDCOVER 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
CS	NORTHERN CATALPA
QR	RED OAK
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BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

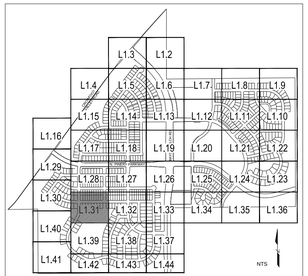
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN`S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED EUONYMUS
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PH2	HAMELN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
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	SEED MIX 1
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KEY MAP

NORTH 0 10' 30' 60' SCALE: 1"=30'-0"

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TRAILS AT CROWFOOT

PARKER, COLORADO

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L1.31

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Wednesday, August 31, 2016

MATCHLINE - SHEET L1.27

MATCHLINE - SHEET L1.31

MATCHLINE - SHEET L1.36

MATCHLINE - SHEET L1.38

SHASTA DAISY ST

SHASTA DAISY TERR

DAMES ROCKET AVE

DAMES ROCKET ST

SIGHT TRI

RAL(2)

(3)CS
(3)HAC

(4)OV

QM2(1)
PO(3)

AS(2)

QM(3)

(3)QB

GS(3)
QC(4)

GK(3)
(4)GS

(4)HAC

(5)PN

OPEN RAIL CROSS BUCK FENCE 2 L1.0

PP(1)
PP(3)

GS(2)

PP(1)

(1)AH

(2)AH

AG2(3)

GS(1)

(1)HAC

OV(3)
OV(1)

(5)PP

TG(1)

TG(5)

FN(7)

CK(11)

PSP(2)

(2)QC

(2)QM2

(3)PO
(2)GI

OV(3)
PO(1)

(3)AH
(1)PO

(2)TG

PLANT & GROUNDCOVER 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
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RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
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PSP	LIMBER PINE
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PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

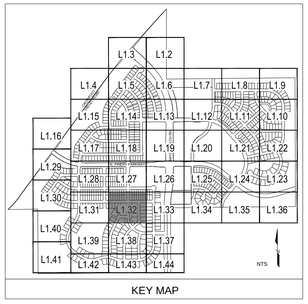
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SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
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GROUND COVERS	COMMON NAME
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	SEED MIX 1
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*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



KEY MAP

0 10' 20' 30' 60'

NORTH SCALE: 1"=30'-0"

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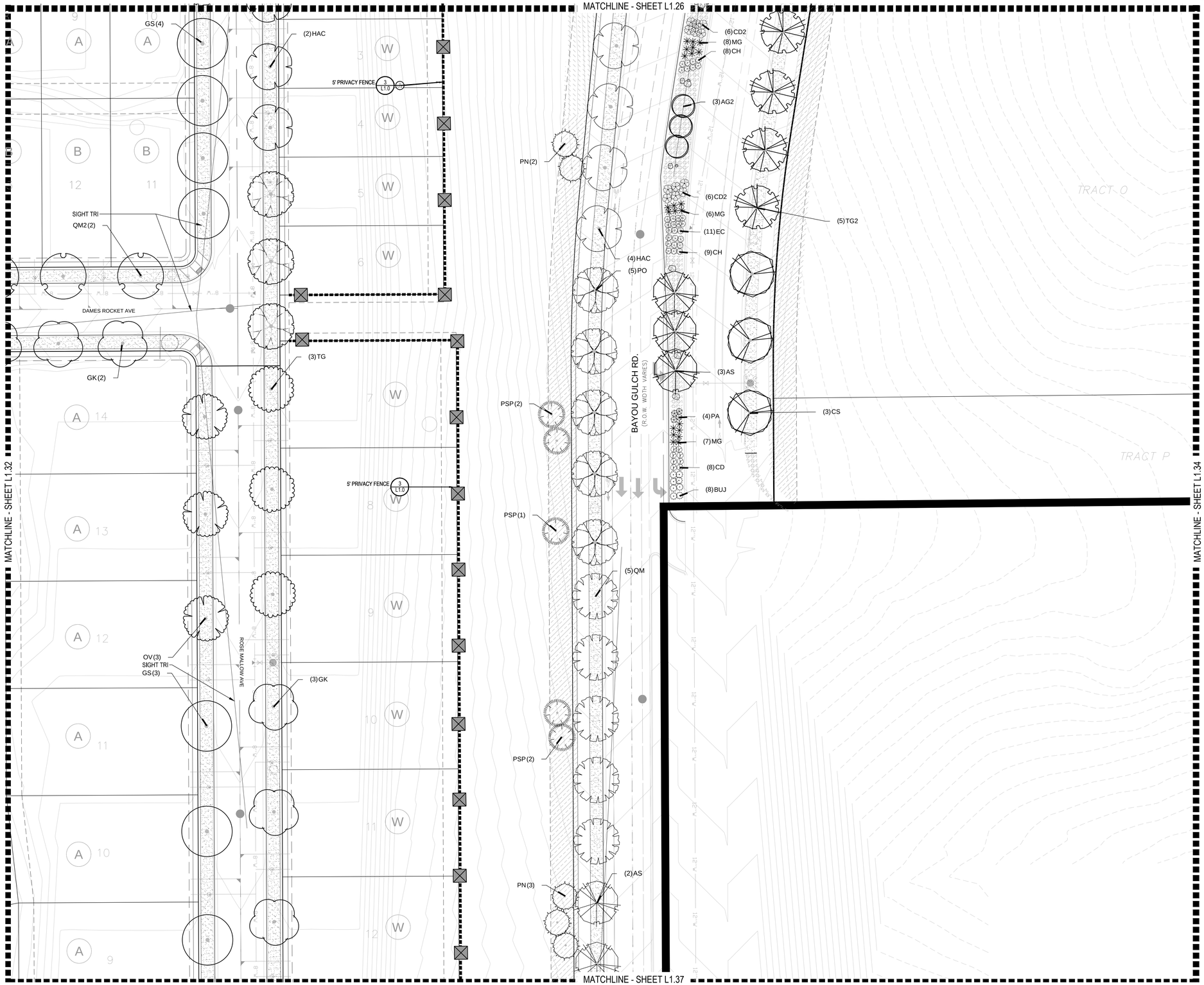
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L1.32

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Wednesday, August 31, 2016



PLANT & GROUNDCOVER LIST

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PO	AMERICAN SYCAMORE
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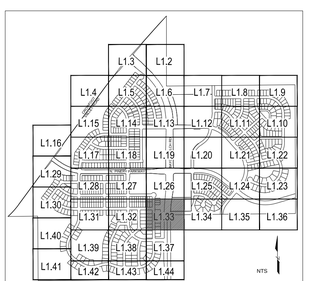
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KEY MAP

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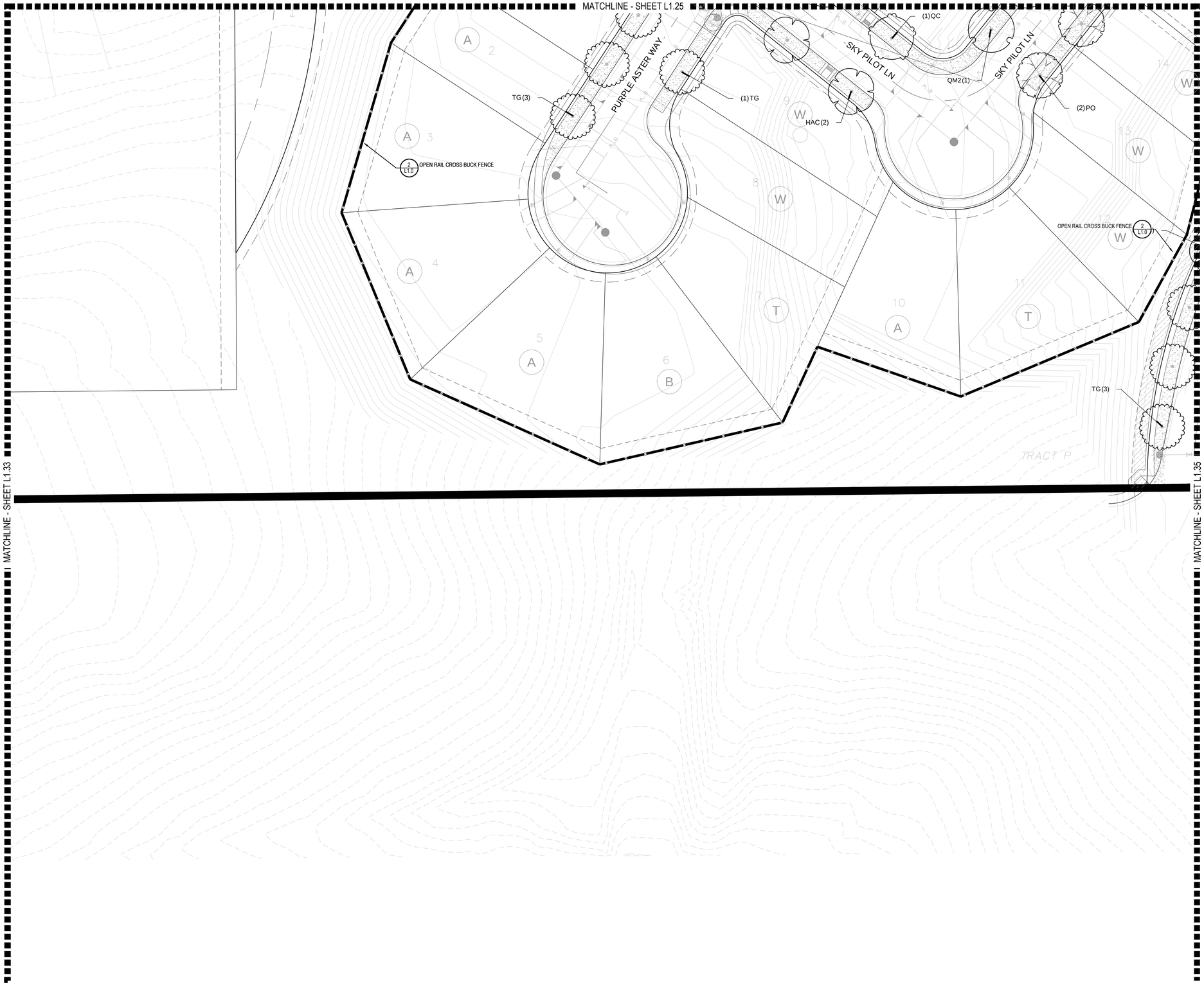
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■ Sheet Number ■
L1.33

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Wednesday, August 31, 2016



PLANT & GROUNDCOVER 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
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
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PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
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AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

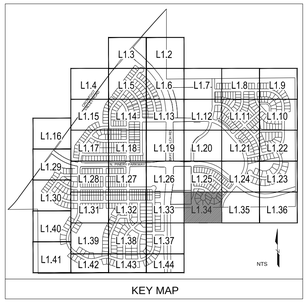
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BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
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SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN`S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
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GROUND COVERS	COMMON NAME
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	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
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	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



KEY MAP

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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■ Engineering ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

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(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
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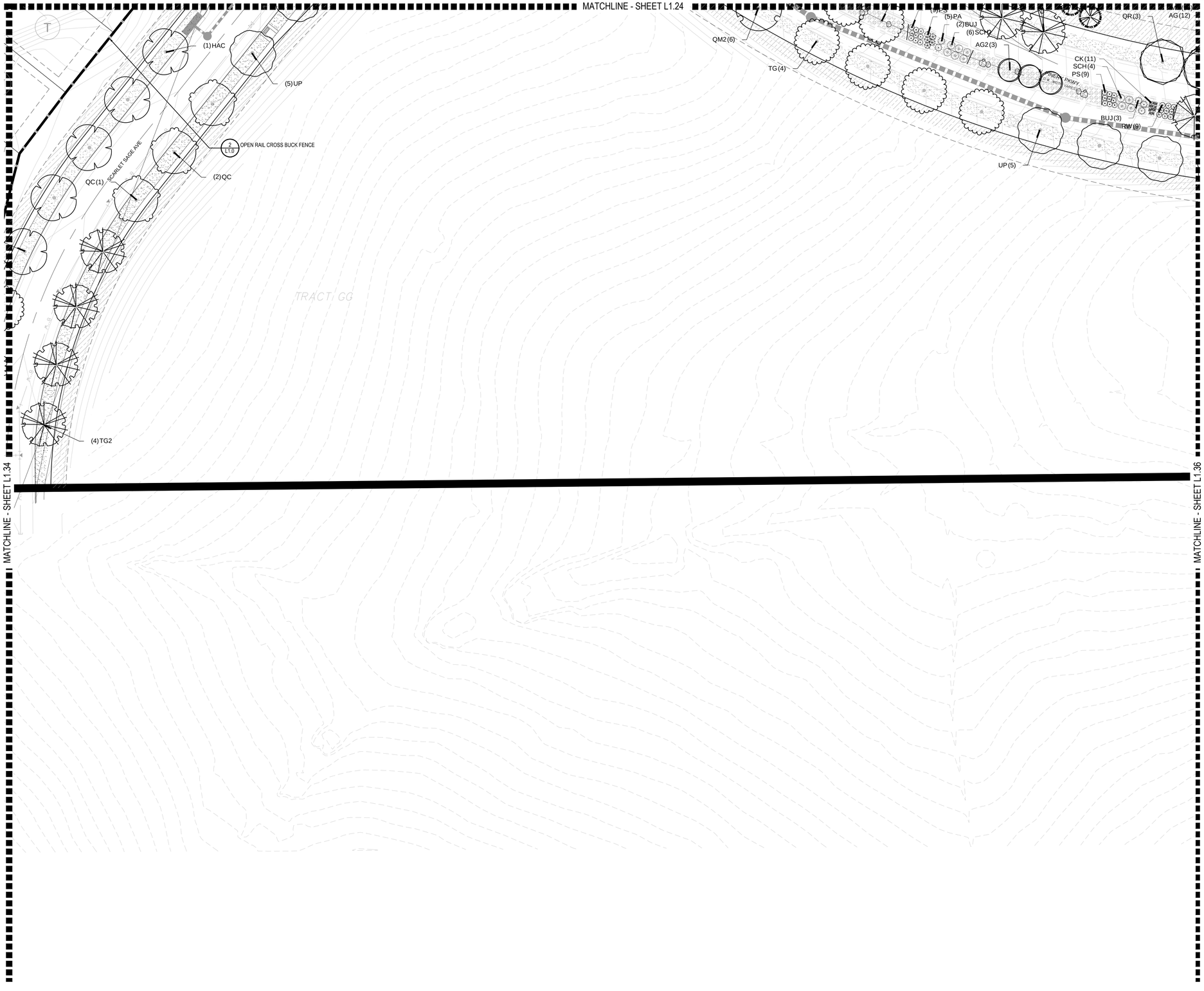
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MATCHLINE - SHEET L1.24

MATCHLINE - SHEET L1.34

MATCHLINE - SHEET L1.36



PLANT & GROUNDCOVER LIST

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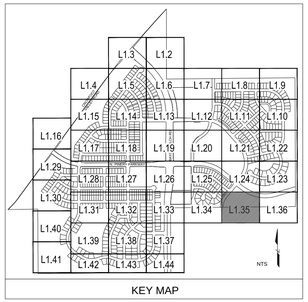
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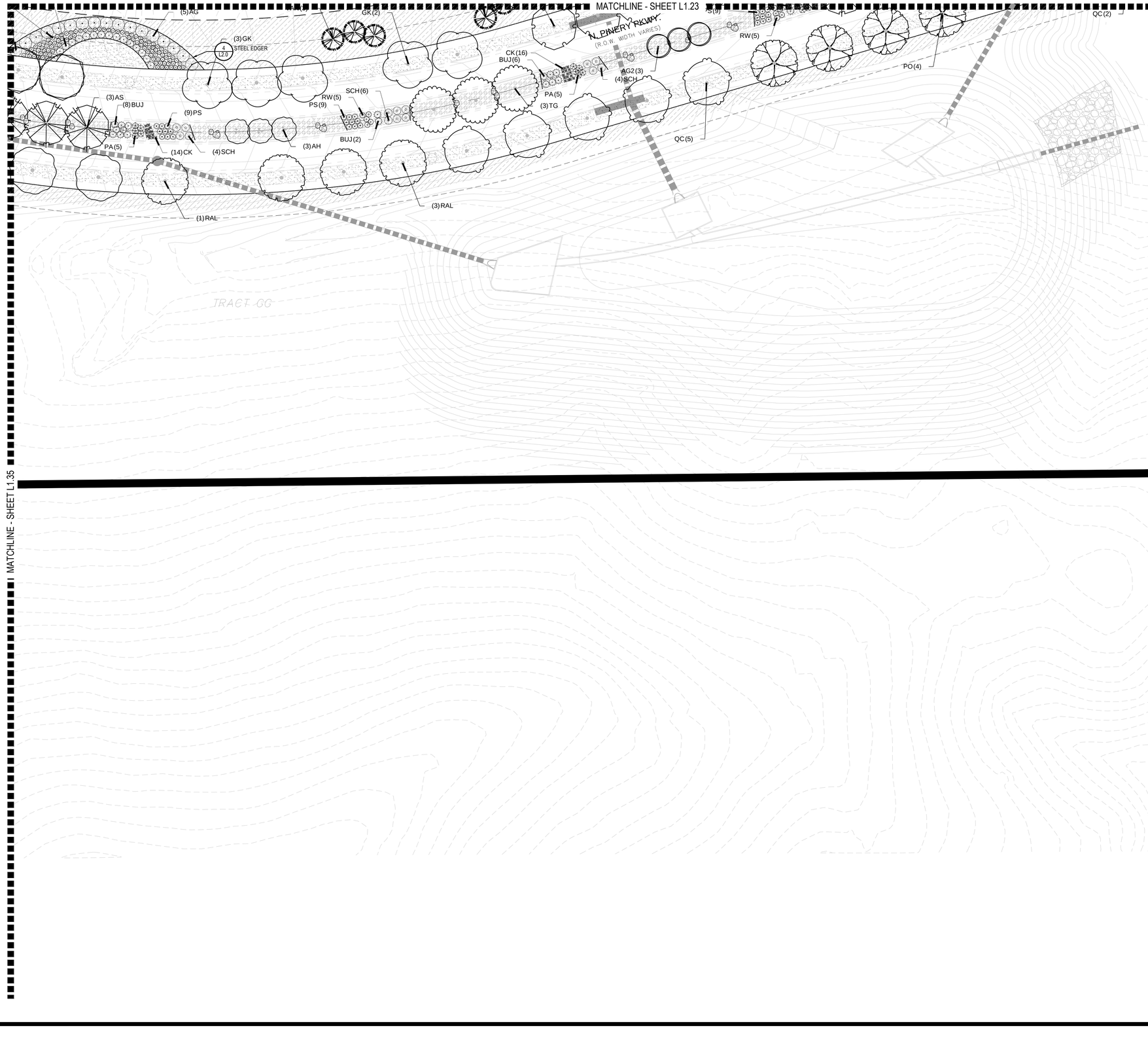
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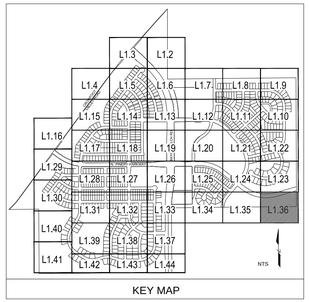
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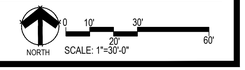
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KEY MAP



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7353 SOUTH ALTON WAY
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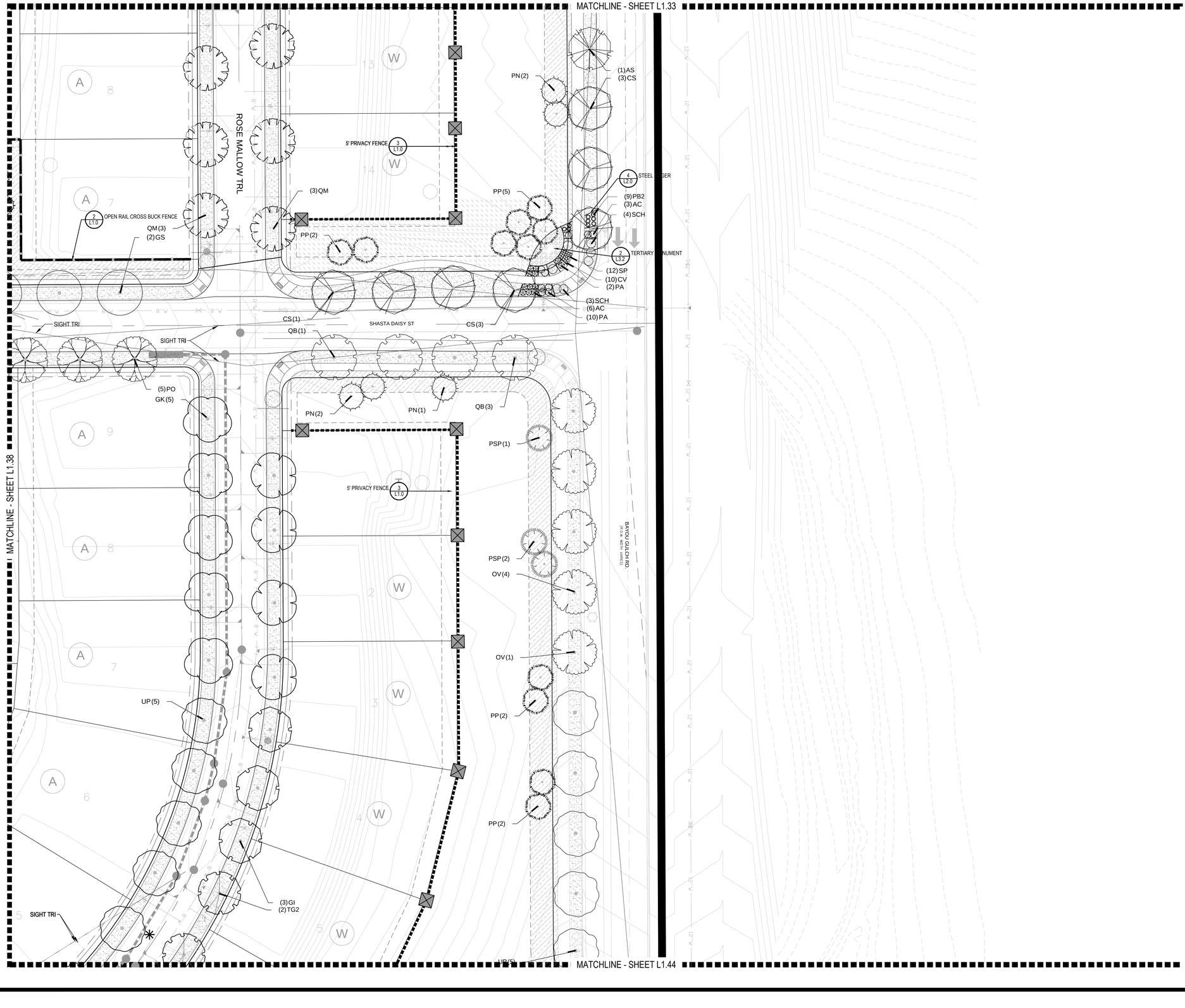
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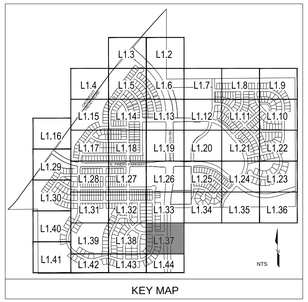
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MATCHLINE - SHEET L1.32

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MATCHLINE - SHEET L1.37

MATCHLINE - SHEET L1.43

PS(8)
PJ(5)
AS(1)
GI(5)
AH(3)
PSP(2)
OPEN RAIL CROSS BUCK FENCE 2/L1.0
GI(1)
(2)QM2
SIGHT TRI
(2)PO
NOTE: PLAYGROUND EQPMT. & DESIGN IS PRELIMINARY
(14)CI
OPEN RAIL CROSS BUCK FENCE 2/L1.0
(2)QM2
(1)QM2
AH(3)
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MY(7)
BOG(9)
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FN(9)
QM(1)
QM(3)
GK(3)
(14)BOG
(21)PD
(12)PS2
BOG(17)
RT(3)
CI(9)
BOG(20)
RT(3)
PN(4)
(3)AG2
(3)AS
(11)CH
(3)QM2
GS(1)
SHASTA DAISY ST
TG2(3)
AH(3)
UP(3)
CS(3)
(18)BOG
PS(13)
CD(9)
SP(30)
JH(7)
(4)RG
(7)MY
(14)CI
CI(13)
RT(5)
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BOG(25)
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(3)TG2
(1)QM
STEEL EDGER 4/L2.0
(13)PS
SIGHT TRI
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(3)RT
RT(3)
(3)PSP
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(4)QC
(4)CS
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SHASTA DAISY TERR
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PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

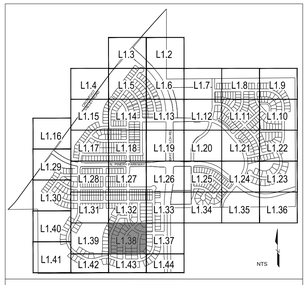
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN`S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
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PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
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GROUND COVERS	COMMON NAME
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	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
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	SEED MIX 1
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*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



KEY MAP

NORTH
0 10' 20' 30' 60'
SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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TRAILS AT CROWFOOT

PARKER, COLORADO

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(NOT FOR CONSTRUCTION)

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L1.38

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

MATCHLINE - SHEET L1.31

MATCHLINE - SHEET L1.40

MATCHLINE - SHEET L1.41

MATCHLINE - SHEET L1.38

MATCHLINE - SHEET L1.42

ROSE MALLOW AVE

2 L1.0 OPEN RAIL CROSS BUCK FENCE

TRACT M

(3) HAC

1 L0.8 FOOT TRAIL

2 L1.0 OPEN RAIL CROSS BUCK FENCE

QM (1)

PLANT & GROUNDCOVER 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
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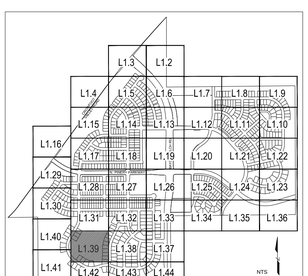
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MATCHLINE - SHEET L1.31

MATCHLINE - SHEET L1.39

MATCHLINE - SHEET L1.41

FOOT TRAIL 1 / L0.8

OPEN RAIL CROSS BUCK FENCE 2 / L1.0

FOOT TRAIL 1 / L0.8

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ROSE MALLOW AVE

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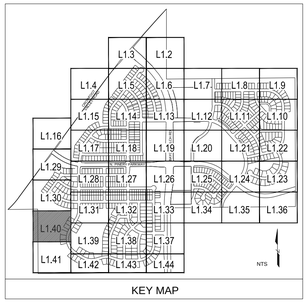
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KEY MAP

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Wednesday, August 31, 2016

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TRAILS AT CROWFOOT

PARKER, COLORADO

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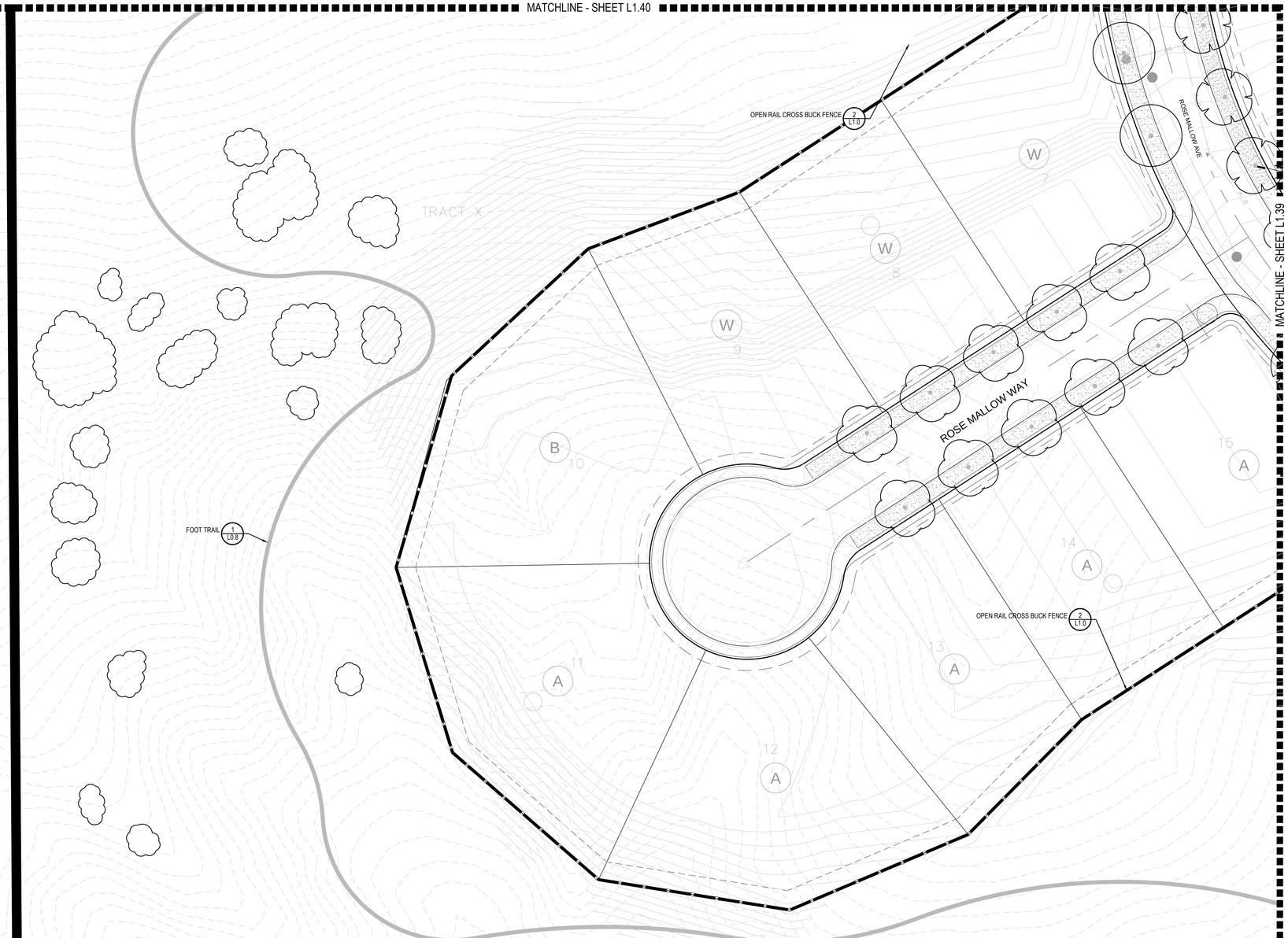
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■ Sheet Number ■
L1.40

MATCHLINE - SHEET L1.40



MATCHLINE - SHEET L1.39

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
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TG2	GLENLEVEN LITTLELEAF LINDEN
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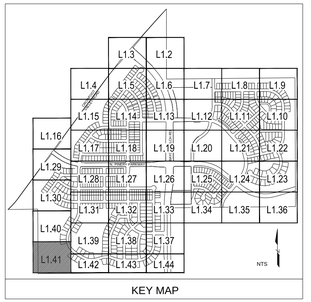
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MATCHLINE - SHEET L1.42



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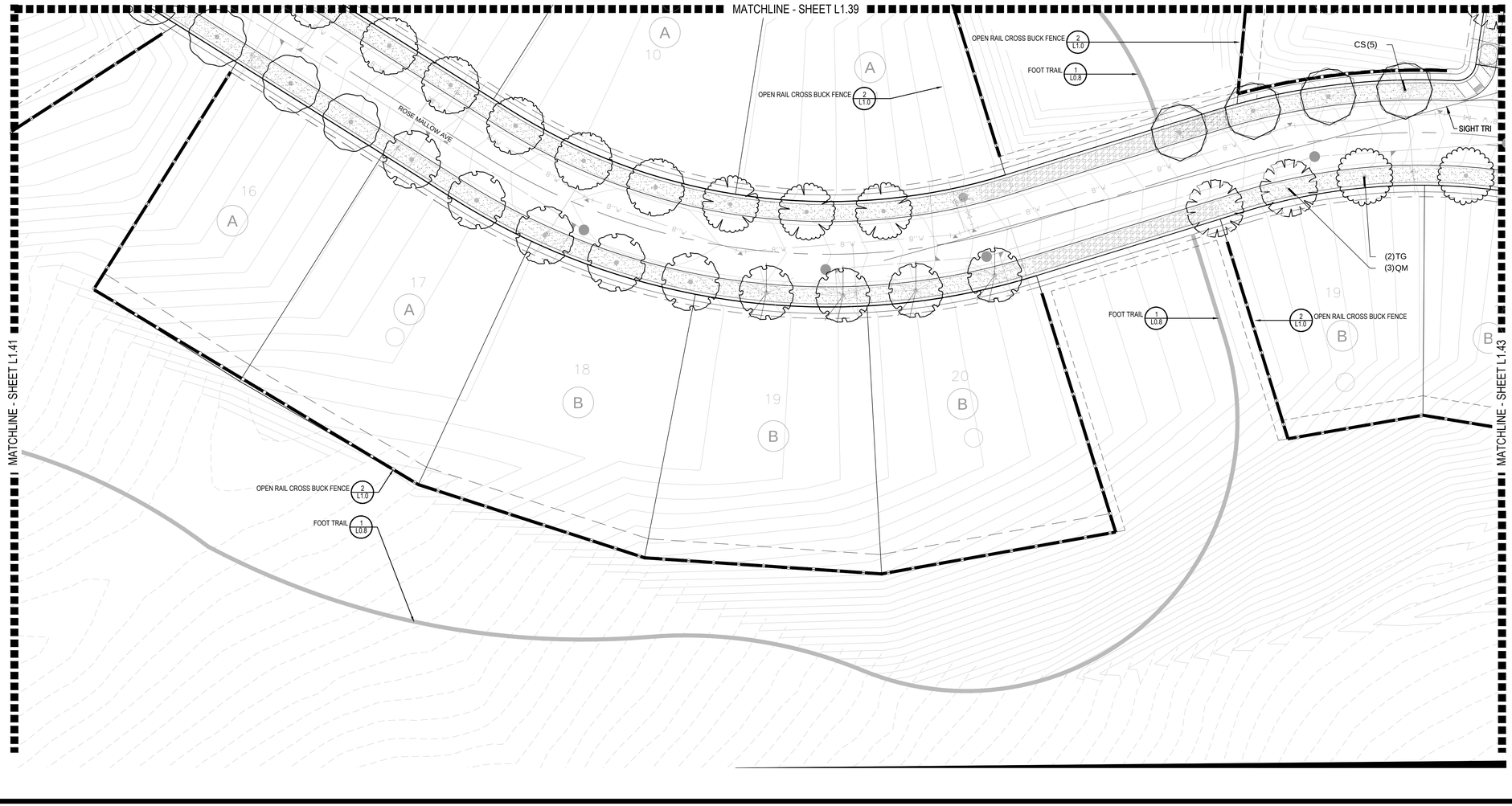
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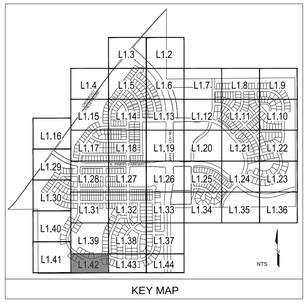
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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

■ Engineering ■

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

TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16 INITIAL SUBM.
02.08.17 2nd SUBM.
04.24.17 3rd SUBM.
06.30.17 4th SUBM.
10.05.17 5th SUBM.

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

■ Sheet Name ■
LANDSCAPE PLANS

■ Sheet Number ■
L1.42

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Wednesday, August 31, 2016

PLANT & GROUNDCOVER 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
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF`S PYRAMID PINE
WBJ	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	`WINTER KING` HAWTHORN

ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEIDILAND ROSE
PD	GOLD DROP POTENTILLA
RG	GOLDEN CURRANT
RHU	GRO-LOW FRAGRANT SUMAC
PJ	JACKMAN`S POTENTILLA
CI	LITTLE LEAF MOUNTAIN MAHOGANY
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDILAND ROSE
EA	WINGED EUONYMUS
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
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ORNAMENTAL GRASSES	COMMON NAME
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PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PH2	HAMELN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	BUFFALO GRASS
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE

MATCHLINE - SHEET L1.38

MATCHLINE - SHEET L1.42

MATCHLINE - SHEET L1.44

SHASTA DAISY TERR

DAMES ROCKET ST

SHASTA DAISY LN

ROSE MALLOW AVE

(1) QM2
SIGHT TRI
(3) QB
HAC (2)
(3) TG2
(1) AS
SIGHT TRI
(5) QM2
UP (2)
SIGHT TRI
(2) QM
QC (2)
SIGHT TRI
(2) PO
TG (2)
QC (3)
HAC (3)
QR (4)
5' PRIVACY FENCE 3 L1.0
OPEN RAIL CROSS BUCK FENCE 2 L1.0
2 L1.0 OPEN RAIL CROSS BUCK FENCE

KEY MAP

NORTH 0 10' 20' 30' 60' SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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TRAILS AT CROWFOOT

PARKER, COLORADO

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(NOT FOR CONSTRUCTION)

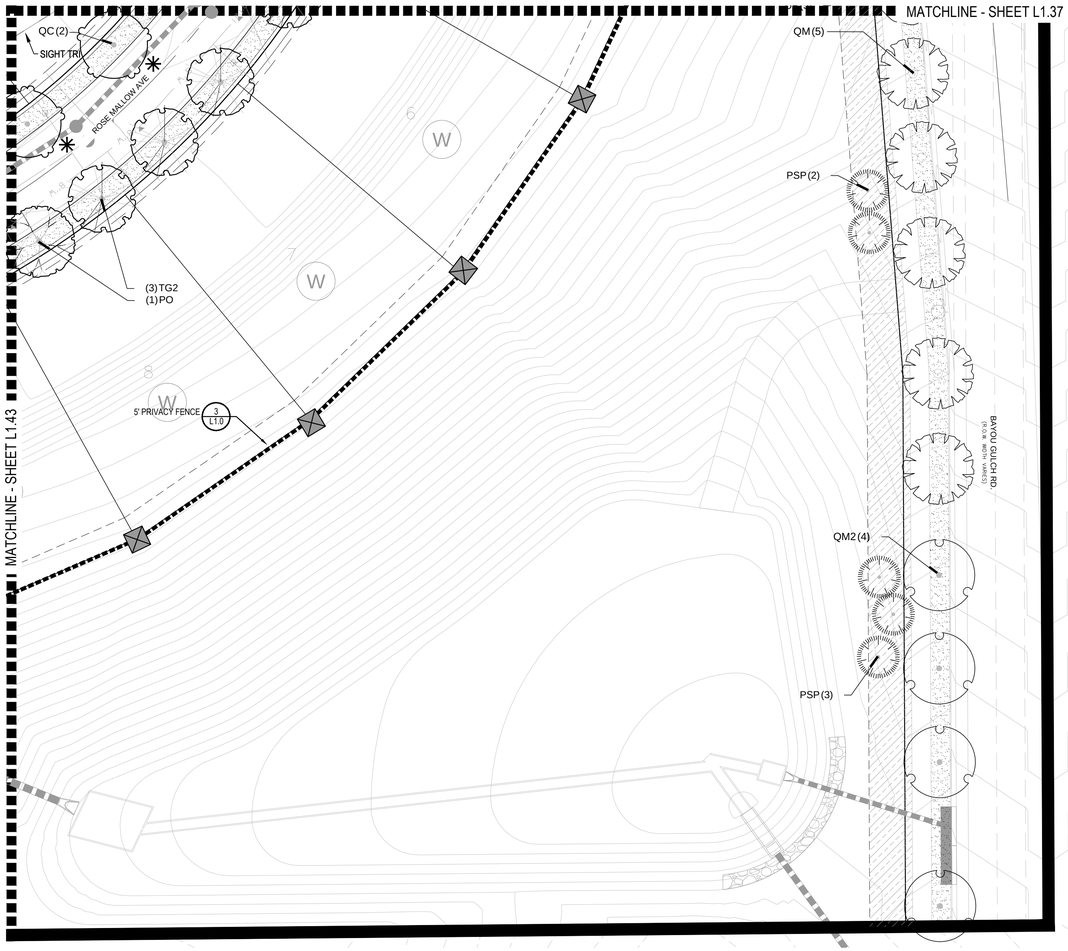
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LANDSCAPE PLANS

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L1.43

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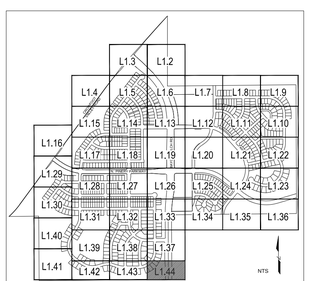
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KEY MAP

NORTH 0 10' 20' 30' 60'

SCALE: 1"=30'-0"

■ Prepared For ■

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7353 SOUTH ALTON WAY
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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
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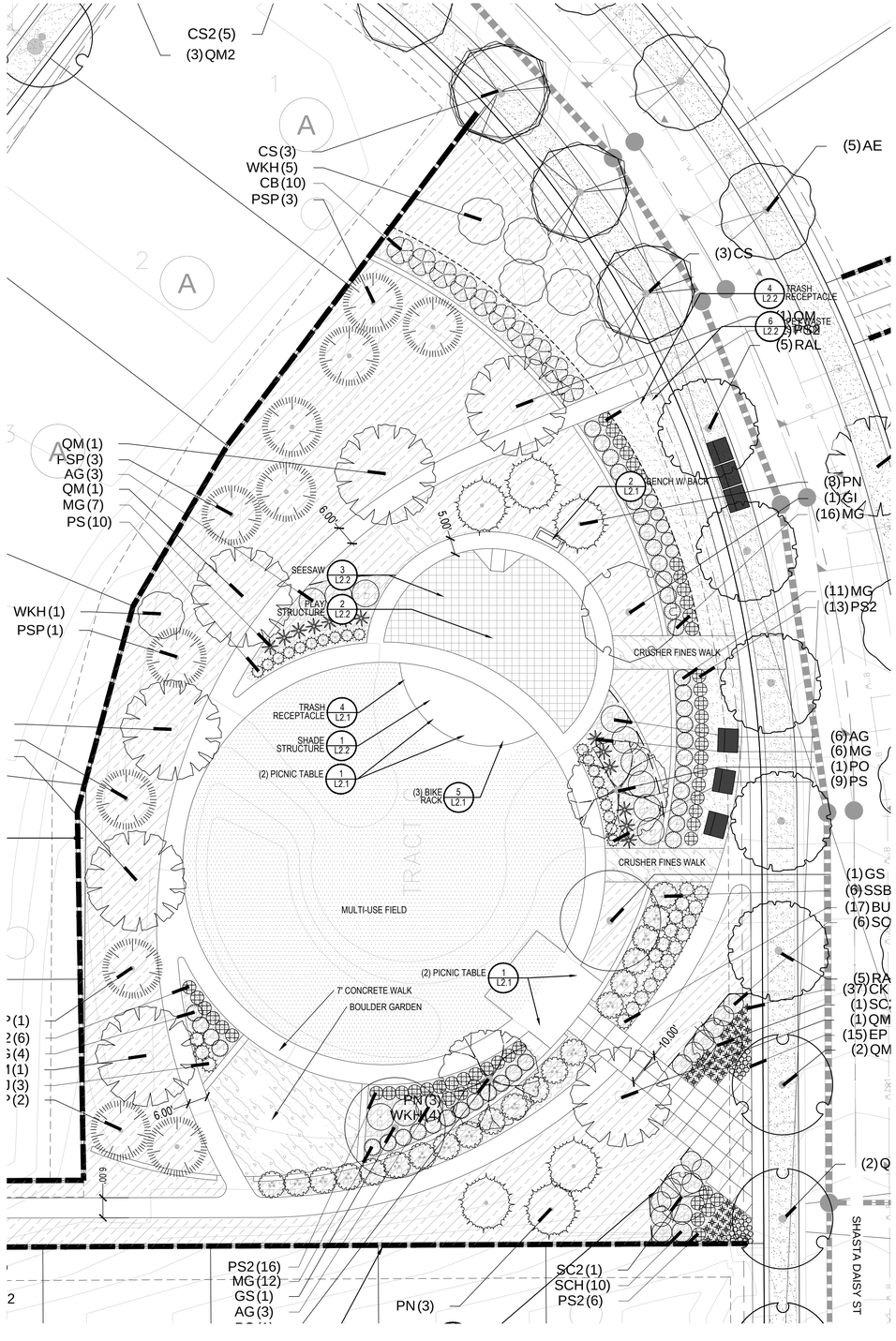
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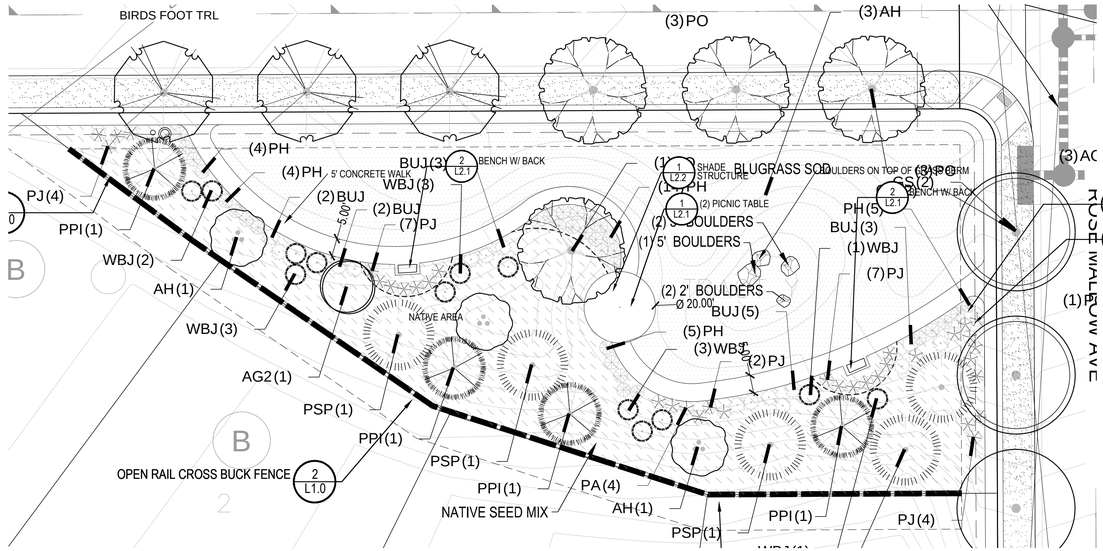
■ Sheet Number ■
L1.44

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Wednesday, August 31, 2016



1 PARK 1 ENLARGEMENT

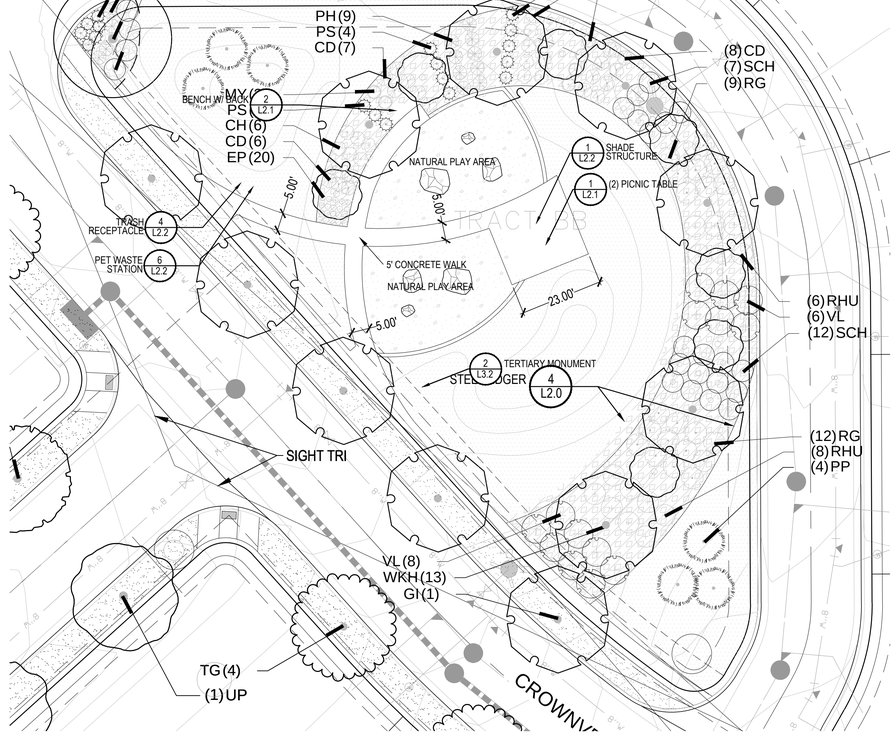
SCALE: 1"=20'-0"



2 PARK 2 ENLARGEMENT

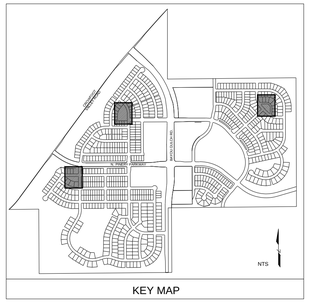
SCALE: 1"=20'-0"

NOTE: PLAYGROUND EQUIPMENT & PARK DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE



3 PARK 3 ENLARGEMENT

SCALE: 1"=20'-0"



NORTH 0 10' 20' 30' 60'

SCALE: 1"=30'-0"

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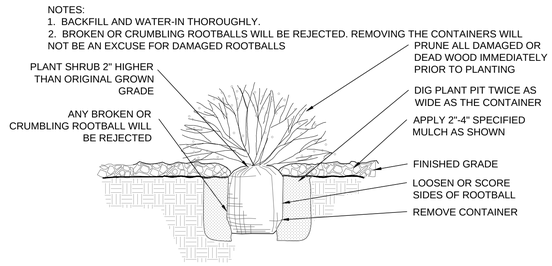
■ Sheet Name ■

PARK ENLARGEMENTS

■ Sheet Number ■

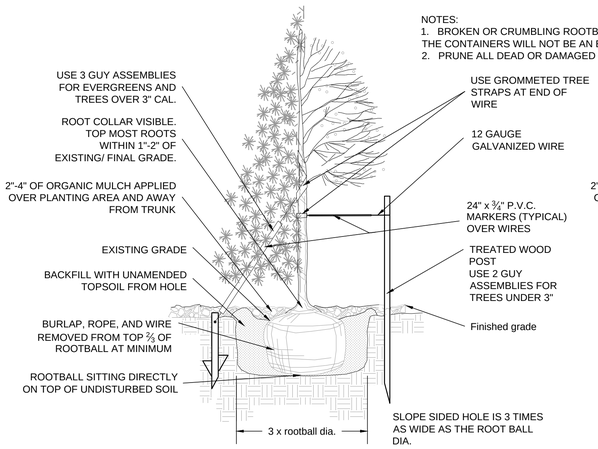
L1.45

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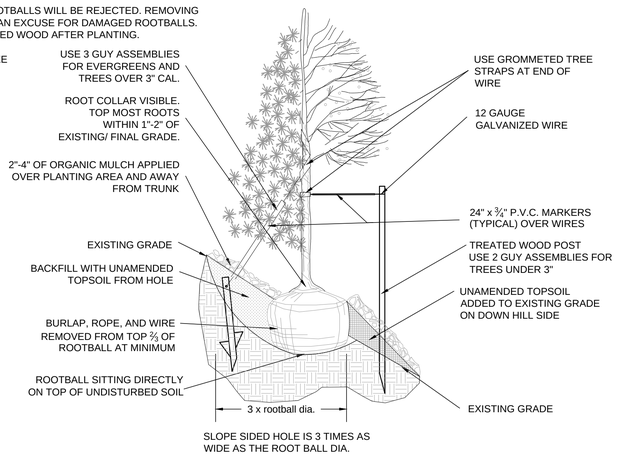
1 SHRUB PLANTING

NOT TO SCALE



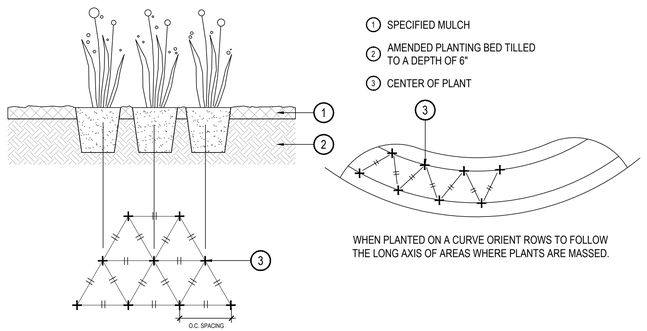
2 TREE PLANTING

NOT TO SCALE



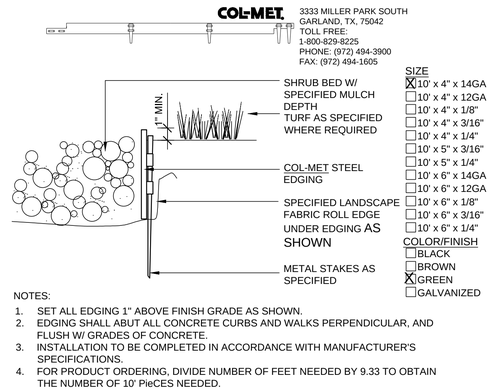
NOTES:

1. 1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM ⅓ OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP ⅔ OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
7. FORM SOIL INTO A 3" TO 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.
8. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE



NOTES:

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

4 STEEL EDGER

NOT TO SCALE

■ Prepared For■
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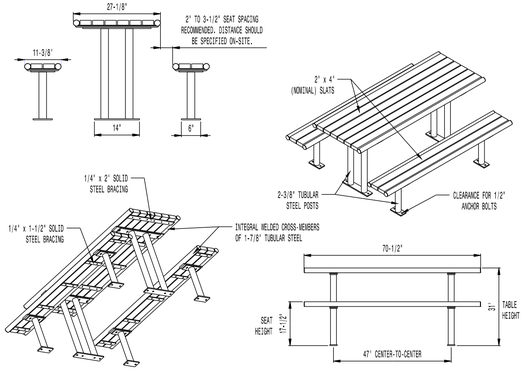
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SITE & LANDSCAPE DETAILS

■ Sheet Number ■
L2.0

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Wednesday, August 31, 2016



AVAILABLE OPTIONS:
- POWDER COATING
  - 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- SLAT TYPES
  - RECYCLED PLASTIC SLATS (NOT 2nd SITES SYSTERRA)
  - COLORS: GRAY, MAPLE, CHERRY, AND WALNUT
  - SEE THE STREETSITES SERIESEN FOR ADDITIONAL SLAT OPTIONS

MOUNTING
- STANDARD SURFACE (AS SHOWN) AND IN-GROUND
- AVAILABLE WITH ADA COMPLIANT LEG POSITIONING (ADA COMPLIANT TABLE/BENCH CONFIGURATION: 8' TABLE WITH 6' BENCHES)

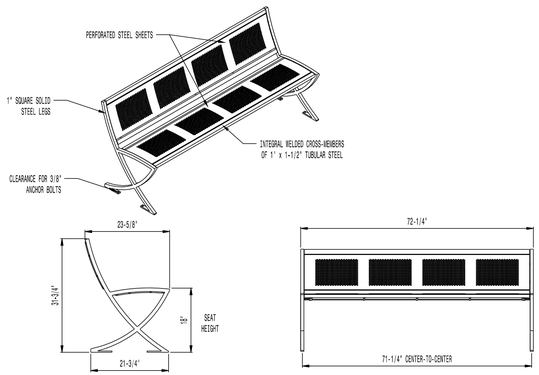
LENGTHS
- STANDARD 6' LENGTH SHOWN
- STANDARD 8'

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLES AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: CM-56 SERIES (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

1 PICNIC TABLE

NOT TO SCALE



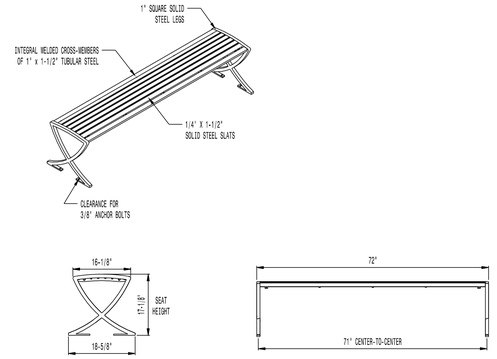
AVAILABLE OPTIONS:
- POWDER COATING
  - 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

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

MODEL: LILY BENCH LIL-20NA-P (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

2 BENCH W/ BACK

NOT TO SCALE



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

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

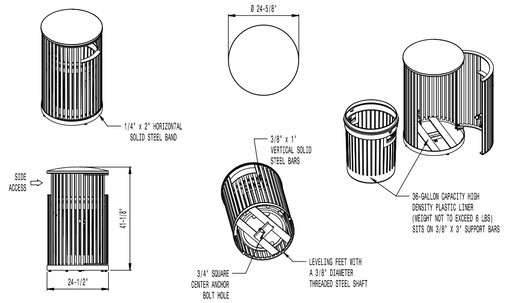
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3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: LILY BENCH LIL-23NA-F (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

3 BACKLESS BENCH

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
- POWDER COATING
  - 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- CUSTOM PLAQUES & DECALS
  - AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS

LID
- STANDARD WITH SOLID CONVEX LID (AS SHOWN), AVAILABLE WITH OPTIONAL SOLID CONVEX LID WITH RAISED BAND. AVAILABLE WITH OPTIONAL STAINLESS STEEL ASHTRAY, ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.

SECURITY
- STANDARD WITH INTERIOR LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYED LOCK BOX OR TRI-KEYED LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

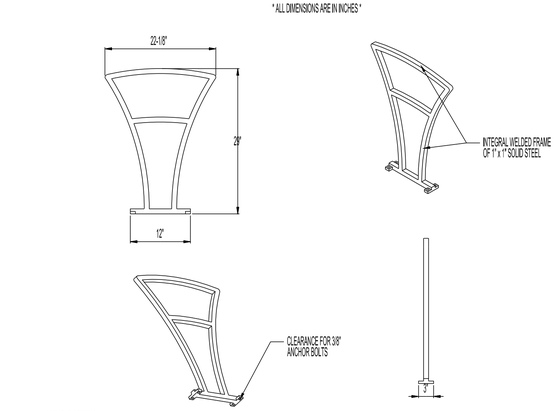
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3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

MODEL: STEELSITE SERIES TRASH CAN SD-36
STANDARD CONVEX RIVETED LID
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

4 TRASH RECEPTACLE

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



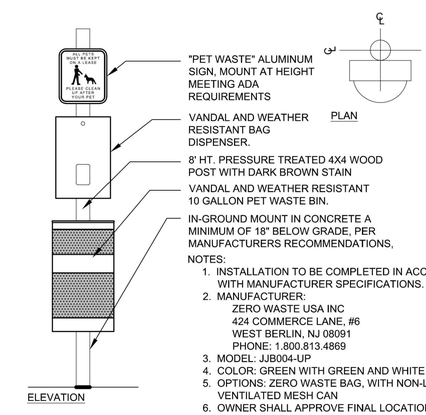
AVAILABLE OPTIONS:
- POWDER COATING
  - 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

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3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKE RACK IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
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6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

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

5 BIKE RACK

NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
   ZERO WASTE USA INC
   424 COMMERCE LANE, #6
   WEST BERLIN, NJ 08091
   PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

6 PET WASTE STATION

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

■ Engineering ■

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

TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16 INITIAL SUBM.
02.08.17 2nd SUBM.
04.24.17 3rd SUBM.
06.30.17 4th SUBM.
10.05.17 5th SUBM.

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

■ Sheet Name ■
SITE & LANDSCAPE DETAILS

■ Sheet Number ■
L2.1

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016



MANUFACTURER: NATURAL STRUCTURES
MODEL: SENTINEL MOUNTAIN SERIES MODEL SKI SHELTER
DIMENSIONS: 20'X20'
ROOF PITCH: 2 ½ / 12
ROOF STYLE: FLAT SLOPED W/ STANDING SEAM ROOF
CONTACT: NATURAL STRUCTURES - CHAD COLTON
800-252-8475 EXT 108

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

1 SHADE STRUCTURE

NOT TO SCALE



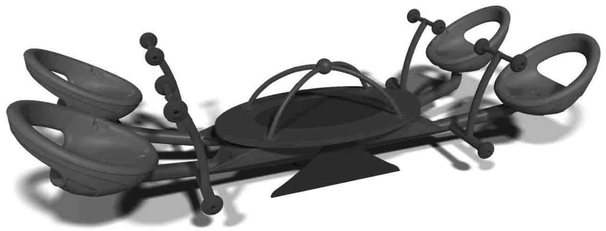
MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: WEEVOS PLAY STRUCTURE
1. COZY COASTER SLIDE - #16417AB
2. GIGGLE JIGGLER CLIMBER - #16417AC
3. WEE PLANET CLIMBER - #173573A
4. WED POD CLIMBER - #164172AS
5. BOPPITY BRIDGE - #164178A
6. SWIGGLY STIX BRIDGE - #173575A
7. WEE CRAWL TUNNEL - #173574A

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

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

2 PLAY STRUCTURE #1

NOT TO SCALE



MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: WEEVOS WE-SAW - #186940

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

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

3 SEESAW

NOT TO SCALE





MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: PLAYBOOSTER PLAY STRUCTURE

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

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

4 PLAY STRUCTURE #2 AND SWINGS

NOT TO SCALE



5 MOTION SPINNERS

NOT TO SCALE



6 FRISBEE GOLF BASKET

NOT TO SCALE



MANUFACTURER: PATTERSON-WILLIAMS ATHLETICS
1. MODEL: BASKETBALL GOAL
Model # 1571-22-45
2. FRISBEE GOLF BASKET
Model # 1831-22-03

CONTACT: RECREATION PLUS, LTD
LETSPLAY@RECREATIONPLUS.COM
303-278-1455

7 BASKETBALL HOOPS

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

TRAILS AT CROWFOOT
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
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Drawn by: JWI, BEM, GG
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■ Sheet Name ■
SITE AND LANDSCAPE DETAILS

■ Sheet Number ■
L2.2

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016

EARTHWORK AND DRAINAGE

All earthwork operations shall be executed in a manner, which minimizes dust, noise, excessive accumulation of debris, danger to the public and interference with other construction. Only pneumatic- tired equipment shall be permitted over paved streets, walks and curb surfaces. Any damage to related site improvements shall be repaired at the expense of the Contractor prior to acceptance by the Town. Positive drainage shall be provided at all times throughout the earthwork operations.

Earthwork operations shall be executed to provide subsoil compaction to a minimum 85 to 90 percent (85 to 90%) modified Proctor density at a ± 3 percent (3%) of optimum moisture on areas to be eventually turfed or planted, and compaction to a minimum 95 percent (95%) modified Proctor density at ± 2 percent (2%) of optimum moisture under all walks, trails, structures and other site
improvements. Testing to demonstrate compliance with this specification shall be performed by a registered professional engineer practicing in the field of soils mechanics, per ASTM D 1557. All costs for tests shall be paid by the Contractor. The amount of testing shall be at the sole discretion of the Designated Town Authority.

Upon completion of earthwork operations, Contractor shall guarantee that in areas that have been excavated, no rock, concrete, vegetation, construction materials or other rubble shall lie within twenty-four inches (24") of the ground surface, nor within the path of any proposed planting, irrigation lines, utilities or foundations, or other site improvements. Contractor shall also guarantee against settlement for one full year after final acceptance of the project by the Town. Any corrections required to meet this specification, including repair/replacement of seed, sod, pavements, or other site improvements shall be at the Contractor's expense.

Completed grades shall be smoothly and uniformly sloped, properly compacted, and shall provide drainage away from site improvements. All banks or slopes constructed shall be maintained in a stable condition to prevent slips, washouts or erosion, by approved methods. All maintenance shall
be at Contractor's expense until Town acceptance (typical warranty period is two (2) years.) All finished grades to be within .2 feet (two tenths) of final design grade elevation.

No area to be seeded or sodded shall be steeper than a 4:1 maximum slope (4 horizontal: 1 vertical), nor flatter than a two percent (2%) minimum cross slope. Areas where water will be likely to collect may require a steeper grade in order to drain adequately.

Storm drainage ditches and detention ponds shall be designed to handle the appropriate design storm flows, and to provide ease of maintenance. Where possible, such areas shall be graded at a minimum two percent (2%) slope. Detention pond side slopes shall not exceed 4:1 and embankments shall not exceed 3:1. Nuisance water shall be confined to a narrow channel, and precautions taken to avoid erosion. The use of a constructed trickle channel designed in accordance with UDFCD and Town of Parker criteria is recommended. Refer to the Town of Parker Storm Drainage and Environmental Criteria Manual.

Allowable velocity in a vegetated channel shall be appropriate to the type and density of vegetation, but shall not exceed:

- 3 1/2 feet per second (fps) for the two-year storm on a residential development
- 3 1/2 fps for the five-year storm on a commercial development
- 5 fps for the one-hundred year storm on any type of development

Where vegetation is assumed in the storm drainage calculations, said vegetation shall be seeded or sodded and irrigated until established, prior to acceptance of the drainage improvements by the Town.

Grading, storm drainage and related drawings shall clearly describe treatment of transition areas from vertical headwalls to adjacent 4:1 maximum slopes, detailed grades at pipe inlets and outfalls and similar situations. Rip rap results in difficult maintenance - its' use shall be limited except as required by Town of Parker drainage criteria and consideration given toward ease of maintenance.

All walks and trails shall be designed to meet all current ADA standards and guidelines to include a minimum cross pitch in the appropriate direction of one quarter inch per foot (1/4" per foot) or two percent (2%), and centerline gradient shall not exceed one foot in twenty feet or five percent (5%) (per ADA recommendations). Exceptions to these guidelines may be submitted for review. Concentrated drainage shall be designed to pass under walks and trails by culvert or standard approved walk chase. Culverts or walk chases should be designed for the two- (2) year to ten- (10) year event and coordinated with surrounding drainage facilities. The minimum allowed culvert size is eighteen (18) inches and flared end sections (F.E.S.) will be required. Low water trail crossings will not be allowed unless approved by the Town.

The Town will require an as-built survey and compaction test results, certified by a
professional engineer, to prove compliance with these earthwork and drainage specifications. All costs for such survey, testing and certification shall be paid by the Contractor.

SOIL PREPARATION

Soil preparation shall be provided on all areas to be seeded, sodded, or otherwise planted. Rough mulch for soil preparation shall be a mixture of twenty-five percent (25%) ground aged manure and seventy-five percent (75%) organic compost, and shall contain a minimum of twenty-five percent (25%) organic matter. The mixture shall be free from clay subsoil, mountain peat, sand, gypsum, stones, lumps, plants or their roots, sticks, weed stolons, and seeds, high salt content and other materials harmful to plant life. The manure and organic compost shall be coarsely ground and thoroughly mixed together to ensure an even composition. The mix shall have an acidity in the range
of pH 5.5 to pH 8.0, a carbon to nitrogen ratio ranging from 15:1 to 30:1, salt levels of less than 6 mmhos/cm, and shall meet the following mechanical analysis:

	%Passing	% Retained
2" screen	100	0
1" screen	90-100	0-10
1/2" screen	50-80	20-50
#100 mesh sieve	0-15	85-100

Upon the request of the Town, the following information shall be provided:

- specific locations from which the manure and organic compost were obtained
- agricultural test results showing mixture composition and analysis

Testing shall be by a qualified soil laboratory, in accordance with accepted soil amendment testing procedures, and testing shall be at the Contractor's expense

The soil amendments shall be incorporated in the following manner:

Upon establishment of proper grades, the soil surface shall be loosened by rototilling to a minimum depth of six inches (6"), and all materials over two inches (2") in diameter shall be removed. The manure and organic compost mixture shall be evenly spread over the area at the rate of six (6) cubic yards per thousand square feet, and shall be mixed thoroughly into the soil surface to a depth of six inches (6") by means of a rototiller, soil mixer or similar apparatus. The surface shall then be finish graded to the appropriate elevations and compaction.

Prior to seeding or sodding, fertilizer with a 10-10-10 or comparable ratio shall be spread evenly over the surface at the rate of five (5) pounds per thousand square feet (1/2 pound of actual nitrogen per 1000 square feet).

TOPSOILS

Addition of topsoil is not considered a portion of the ordinary soil preparation operations as described in these specifications. However, the use of good topsoil is highly desirable, and may equal the value of soil amendments in reducing water consumption and encouraging plant growth.

When topsoil exists on the project site, the Contractor may be required to strip and stockpile the topsoil, and to redistribute the topsoil over the open space areas after overlot grading, in accordance with these specifications. The Town retains the prerogative of deleting all or a portion of the soil preparation requirements when topsoil is provided, depending on topsoil quality and quantity.

Topsoil shall be a fertile sandy loam topsoil, taken from a well-drained site, and free from clay subsoil, stones, lumps, plants or their roots, sticks, weed stolons and seeds, high salt content and other materials harmful to plant life. The topsoil shall have an acidity in the range of pH 5.5 to pH 8.0, salt levels of less than 6 mmhos/cm, and shall be screened and meet the following mechanical analysis:

	%Passing	% Retained
1" screen	100	0
1/2" screen	97-100	0-3
#100 mesh sieve	60-40	40-60

Upon the request of the Town, the following information shall be provided:

- specific location from which topsoil will be (or was) stripped
- agricultural test results showing topsoil composition and analysis

Testing shall be by a qualified soils laboratory, in accordance with "Methods of Soils Analysis
- Agronomy #9" as published by the American Society of Agronomy, and testing will be done at the Contractor's expense.

When the addition of topsoil is required by the Official Development Plan and/or appropriate construction drawings, or when the Contractor opts to provide topsoil, it shall be incorporated in the following manner:

Upon establishment of the proper grade, the subsoil surface shall be loosened to a minimum depth of six inches (6") by tilling, and all objects over two inches (2") in diameter shall be removed.
The topsoil shall be spread over the area to a minimum four inch (4") compacted depth, and mixed lightly into the subsoil by means of a rototiller, soil mixer or similar. The surface layer shall then be finish graded to the appropriate elevations and compaction.

BACKFLOW PREVENTION

Only a **Reduced Pressure Backflow Preventer Assembly** is acceptable. No other devices or combinations will be accepted. All devices and installations must be in accordance with the applicable water and sanitation district specifications.

All pipe from the meter through the Reduced Pressure Backflow Preventer Assembly and down into the ground to 18" minimum depth shall be type K copper, and all fittings and nipples either copper or red brass. A union shall be installed on the downstream side of the vacuum breaker. A blow-out "tee" shall be installed on the upstream side of the vacuum breaker.

Reduced Pressure Backflow Preventer Assemblies shall consist of two separate check valves, inlet and discharge gate valves, testing cocks and a "Y"-strainer on the inlet side. A union or similar device which will allow for removal of the assembly is required on both check valves and the differential relief valve shall be so constructed that they may be serviced without removing the device from the line. The backflow preventer shall be rated to 150 psi working pressure and to water temperature of 140 degrees Fahrenheit, under continuous service.

The Reduced Pressure Backflow Preventer Assembly may be installed under continuous pressure service and where it could be subject to back pressure. This device is considered the best protection of all backflow devices. Certainly where fertilizer or other harmful chemicals may be introduced into the irrigation system, and in certain other circumstances as identified in the program meeting, the Reduced Pressure Backflow Preventer Assembly may be the only acceptable device. Parks Staff will make this decision on a case by case basis.

The Reduced Pressure Backflow Preventer Assembly does not provide protection if it is under water or other liquid, and therefore cannot be installed underground unless drainage out of the vault is certain and adequate. If installation is to be above ground, a vandal-resistant device must be installed, and major spillage shall always be allowed for in an area where spillage can be seen but would not be objectionable. The assembly shall be located so that it may be tested periodically.

Regarding manufacturer and models of these devices, which are approved, the Town follows the recommendations of the latest adopted edition of the Uniform Plumbing Code. Direct specific questions to Parks Staff.

IRRIGATION SYSTEMS

The term "IRRIGATION SYSTEM" refers to a permanently-installed automatic, underground pop-up irrigation system, which might include spray or rotor heads, bubblers, drip or trickle emitters or a variety of products. Manually operated systems and above-ground systems are not acceptable.

This section of these specifications is divided into three parts - MATERIALS, DESIGN and INSTALLATION, and is intended as a minimum specification. The Contractor (or his design consultant) is requested to meet briefly with Parks Staff to establish irrigation program requirements on a project-by-project basis prior to beginning design. Final drawings, specifications and details shall be furnished, subject to review and approval by Parks Staff, prior to construction.

MATERIALS

The Town is attempting to standardize irrigation equipment and materials. All irrigation equipment selected shall be represented by a local distributor who carries replacement parts and provides a trouble-shooting service. Products and materials are subject to approval by Parks Staff (see "Preferred Irrigation Materials List" in the ***Public Works Technical Manual***).

SPRINKLER HEADS

All sprinkler heads for a particular function in a system shall be of the same manufacturer, and marked with the manufacturer's name and model in such a way that materials can be identified without removal from the system.

Rotary head sprinklers shall be of appropriate and durable construction, and shall have a drive assembly, which will operate properly on a 3:1 slope. Heads shall have a 3" minimum pop-up height and heavy spring retraction, with a feature, which securely holds the pattern as set. Part-circle heads shall be adjustable or available in enough arcs to fit any situation on the projects, and overspray and or backsplash shall be minimal. In certain circumstances, as identified in the program meeting, additional features such as rubber covers, extra vandal resistance, built-in check valves and similar may be required.

Pop-up lawn spray heads shall be of durable construction, have a minimum of 4" pop-up height, and have 1/2" female pipe thread for mounting to riser. Part-circle models shall be marked with a symbol designating the coverage pattern, and matched precipitation rate between all patterns
shall be provided. Nozzles shall be interchangeable between bodies, and shall have an adjusting screw to regulate the gallonage, pressure and coverage over the full operating range of the sprinkler.

Shrub heads, bubblers, trickle emitters and other xeric irrigation equipment shall be as approved by Parks Staff on a project-by-project basis.

RISERS

All rotary heads shall be mounted on an adjustable swing joint riser which will allow the head to move in any direction without damage to head or piping. The riser detail is subject to review and approval by Parks Staff.

Lawn spray heads shall be installed on an adjustable swing joint riser or "funny pipe" of the appropriate length, unless otherwise approved. Risers for shrub sprays and trickle emitters shall be as approved by Parks Staff on a project-by-project basis.

PIPE

All pipe running from the tap and water main to the meter shall be in accordance to applicable water and sanitation district specifications and tap, meter and service line shall be the same nominal pipe size. Pipe from the meter through the backflow prevention device shall be K-soft copper where buried, and K-hard copper with copper or red brass fittings above ground at the backflow prevention device.

Mainline irrigation pipe shall be schedule 40 (under 4") or PVC Class 200 (over 4"), and lateral lines shall be PVC Class 200 or thicker. Trickle tubing shall be of weather-resistant material and opaque to ultraviolet light.

All plastic pipe fittings shall be molded fittings manufactured of the same material as the pipe, unless approved otherwise, and shall be suitable for solvent weld, slip joint, ring-tight seal or screwed connections as specified on the drawings. Only schedule 80 pipe may be threaded. No fittings of other materials shall be used unless approved in writing by Parks Staff. When connection is plastic or metal, male adapters shall be used.

All elbows tees and plugs shall be kick blocked with an appropriate concrete kicker and rodding for 3" and larger mainlines, providing the 5 fps design rate is followed.

VALVES

Automatic remote control valves shall be of brass or approved hard plastic construction, electrically operated and normally closed type, appropriate to the use and water supply and as approved by Parks Staff. The valves shall have a slow-opening and slow-closing action for protection against surge pressure, be properly sized, and be furnished with a manual bleed device and flow control stem.

Manual control valves are not allowed, unless specifically approved by the Town of Parker for special use areas.

Manual drain valves shall be globe or gate valves of durable construction, built to withstand continuous mainline pressure without leaking, and shall have a cross-handle for operation (angle drain valves are not acceptable).

Quick-coupling valves shall be one-piece valves of durable construction, one inch (1") size. Contractor shall furnish a minimum three (3) each matching quick-coupler keys, locking cover keys and 1" swivel hose ells. Quick-coupling valves shall be installed on a swing joint riser similar to risers for rotary heads, though capable of withstanding continuous mainline pressure and installed in a minimum six inch (6") round valve box.

Pressure-reducing valves shall be durable valves specifically designed to reduce and/or regulate pressure without restricting flow, and as approved by Parks Staff. The flow control stem on a regular automatic control valve shall not be used to cut pressure by more than twenty percent (20%).

Gate valves for use inside the meter vault or as a curb stop shall be per the Water District specifications. Gate valves on the irrigation mainline shall be of durable construction and appropriate design, and as approved by Parks Staff.

VALVE BOXES

Valve boxes for all valve assemblies shall be of durable F. R. P. construction with locking cover, of size as required to adequately house valve assembly and leave room for maintenance. Extensions shall be furnished as necessary.

CONTROLLERS

Controllers shall be electrical solid state operated, fully automatic in operation and independent from any other system. Controller shall be furnished with a minimum 14-day program capability, shall be capable of starting a cycle on any of 23 hours each day, and shall have a minimum adjustable timing of at least 0 minutes or "OFF" to 90 minutes. Controller shall be furnished with current and lightning protection devices.

The controller shall be furnished with a vandal-resistant and weatherproof enclosure, either for wall-mounting or with an approved pedestal mount. A locking weatherproof junction box with padlock shall also be furnished, and all other wiring conduit and related work shall be per Electrical Code. Location to be determined on a site by site basis.

SLEEVES

Sleeves for irrigation piping shall be schedule 40 PVC, minimum four inch (4") diameter, larger where appropriate, and shall be provided under all paved surfaces. A separate two inch (2") diameter or larger sleeve shall be furnished where control wires pass under a paved surface - sleeve material shall be approved by the Parks Division.

PUMPS

If a pump(s) is required, all materials shall be subject to review and approval by Parks Staff. CONTROL WIRE

Electrical control wire from controller to valves shall be 14 gauge or larger PVC-insulated copper wire U. L. approved for direct burial. Wire connectors shall be waterproof, U. L. listed and as approved by Parks Staff.

DESIGN

The Town is attempting to standardize water usage requirements, irrigation system longevity, and performance. These guidelines toward irrigation design are meant to be brief, are considered necessary, and are not intended to limit design innovation or creativity. Again, the Contractor (or his design consultant) is required to meet briefly with Parks Staff to establish irrigation program requirements on a project-by-project basis, and final, more complete drawings, specifications and details will be required prior to construction.

COVERAGE

1. All irrigation systems shall be designed to properly irrigate "bluegrass" type turf, regardless of whether "bluegrass" is originally seeded or sodded. "Native Seed" areas shall have irrigation designed in the same manner.
2. Regarding pressures required to operate heads, the appropriate equipment requires 60-70 psi at base of rotary heads and 30 psi at base of sprays. Available pressures shall be within these ranges unless otherwise approved by Parks Staff, and pumps, pressure-reducing valves and similar products shall be specified where necessary. All heads on one valve shall operate at the same pressure plus or minus seven percent (7%), and upon completion of installation, system shall be adjusted so that all heads of a type are operating at the same pressure ± 7%.
3. Regarding precipitation rate, all systems shall be capable of applying one and three-fourth inches (1 ¾") of water per week to the irrigated area. Watering time shall not exceed eight (8) hours per day for seven days per week (design for every third day watering or similar is encouraged). Tap size (s) required shall be determined by the Parker Water and Sanitation District.Precipitation rates of sprinkler heads selected shall be appropriate to plant material, slope, soil, intake character and similar criteria, and the precipitation rate for sprinklers on one valve shall not vary by more than ten percent (10%) unless approved by Parks Staff.Areas with significantly different watering needs, i.e. slopes vs. level areas, bed areas or north- facing vs. south-facing areas shall be valved separately.
4. Head spacing shall be rated, at a minimum, for 5 mile per hour winds, per manufacturers' recommendations. In no case shall maximum spacings exceed the following:

Triangular
S = 50% catalog diameter maximum
L = 86% of head spacing (+47%) catalog diameter maximum
Square
S = 50% of catalog diameter maximum
(Irrigation designer shall specify exact spacings on project-by-project basis)
Rectangular
S = 45% catalog diameter maximum
L = 60% catalog diameter maximum

VELOCITY

The irrigation system shall be designed and its components selected so that the velocity in the copper service line from tap to meter does not exceed five feet per second (5 fps) and so that velocity in all other system piping does not exceed five feet per second (5 fps). Flow in gallons per minute shall not exceed 75% of the maximum safe-rated flow through the meter. Furthermore, surge pressures shall be calculated and if necessary, slower-opening and closing valves, air vent/vacuum relief valves or other components shall be specified to preclude damage from surge pressures.

DRAIN VALVES

No automatic drains will be accepted. Mainline pipe shall be graded to drain toward manual drain valves at all low points on the mainline. The drain valve shall be as specified, and installed with valve box, gravel sump and related work. Gravel sumps shall be sized to hold the total volume of
water which will drain to the sump from the pipe. Where possible, pipe shall be drained into a ditch or similar channel and water carried away. Minimum size of sump is four and one-half cubic feet (4 ½ c.f.) of washed pea gravel.

Adequate isolation valves and blowout connections shall be provided so that system may be conveniently blown free of water with an air compressor.

ELECTRICAL

The Contractor (or his design consultant) shall determine the electrical demand, and shall coordinate with IREA regarding the electrical hookup. All timing and costs for electrical service shall be the responsibility of the Contractor until the project is accepted by the Town, and this portion of the work is also subject to review and approval by Parks Staff. All electric hook-ups shall be independent from any other systems.

CONTROL WIRES

Control wiring to valves shall be sized per manufacturer's directions, except that no wire shall be smaller than 14 gauge.

INSTALLATION

Again, the following is only a minimal specification – final and complete drawings, specifications and details shall be submitted prior to construction.

SPRINKLER HEADS

All heads shall be mounted on risers as specified, and shall be set perpendicular to finish grade. Sprinkler heads installed in areas where turf or ground cover has not yet been established shall be set two inches (2") above the proposed finished grade, and lowered to grade by the Contractor as part of the original contract when the cover is established.

All nozzles shall be tightened after installation, and all adjustments made to provide optimum coverage.

PIPE AND FITTINGS

All work from the tap through the meter vault is governed by Parker Water and Sanitation District and their standard specifications. All work from the meter vault through the backflow preventer is governed by the Parker Building Department. The irrigation system beyond the backflow preventer is the responsibility of the Town of Parker. All system water connections shall be independent from any other systems. Minimum depths of cover for irrigation piping beyond the backflow preventer are as follows:

Mainline – 24" minimum depth of cover
Laterals to Rotary Heads – 18" minimum depth of cover
Laterals to Sprays/Bubblers – 12" minimum depth of cover

Pipe shall be installed per manufacturer's directions. Joint compounds shall be approved by Parks Staff – all plastic threaded fittings shall be joined with Teflon tape or paste. Do not glue threaded fittings!

Trenches for irrigation piping shall be excavated to sufficient depth and width as specified to permit proper handling and installation of pipe and related equipment. Backfill shall be thoroughly compacted and to grade – compaction as specified under "EARTHWORK" in these specifications. Selected fill dirt or sand shall be used to surround pipe with minimum four inch (4") bedding where soil conditions are rocky, as determined by Parks Staff. Unless otherwise approved, all trenches and pits that are opened during any working day shall be backfilled properly the same day.

The Contractor shall guarantee all excavation and trenching against settlement for one full year after acceptance of the project by the Town. Any necessary corrections, including repair/replacement of seed, sod or other site improvements shall be at the Contractor's expense.

Any piping under paved surfaces shall be installed in proper sleeves. The sleeves shall be at a twenty-four inch (24") depth, shall extend two feet (2') beyond each pavement edge, and shall be clearly marked with nylon rope or similar.

VALVES

Automatic remote control valves shall be installed per the manufacturer's directions, in an appropriately sized valve box with locking cover. A ball valve shall be installed upstream of the valve, and a PVC union shall be on either side of the valve, to facilitate removal and replacement (see ***Public Works Technical Manual***, "Electric Control Valve"). Extensions shall be provided to install valve
box and cover at finish grade, and a pea gravel sump around and below the valve box shall be provided.
Minimum depth of gravel shall be 6", installed on top of landscape fabric.

Quick-coupling valves shall be set perpendicular to finish grade, and mounted on a swing joint riser similar to those for rotary heads, except that quick-coupler risers shall withstand continuous mainline pressure without leaks. The quick couplers shall only be installed within twelve inches (12") of a valve box, and clearly marked on a record drawing.

All other valves shall be installed in appropriately sized valve boxes with locking covers, and extensions and sump provided.

Valve control wires shall be taped together at twenty-five feet (25') intervals and placed against and beneath the mainline pipe for protection. Wire connections and splices shall be made with approved connectors, and a minimum eighteen inch (18") loop of excess wire shall be provided at each splice and connection to allow for future maintenance.

Should pressure-reducing or regulating valves, air vacuum reliefs or other components be required, installation shall be subject to review and approval by Parks Staff.

CONTROLLERS

Controller location and installation shall be as approved by Parks Staff. A locking weatherproof junction box with padlock and keys is required on supply side of controller, and all work shall be per governing electrical codes.

BACKFLOW PREVENTERS

Backflow prevention device location and installation shall be as approved by Parks Staff. TESTING AND ADJUSTMENTS

A mainline pressure test shall be performed early in the installation. Upon completion of installation, the entire system shall be "fine-tuned" by regulating valves, adjusting patterns and break- up arms, setting pressure reducing valves at proper pressures and similar, to provide optimum and efficient coverage. All heads of a type shall be operating at the same pressure plus or minus seven percent (7%).

The entire irrigation system shall be tested at normal working pressure for leaks in the system and retested until approved by the Town. Final inspection shall include a coverage test. If work meets these specifications, a letter of acceptance shall be given upon completion.

AS-BUILT OR RECORD DRAWINGS/MAINTENANCE MANUAL

Acceptance of the system is based upon the furnishing by the Contractor of a completed **as- built** plan which is acceptable to the Town. Contractor shall furnish to the Town a reproducible drawing of the irrigation system and two prints, product cut-sheets and operation instructions for same, and complete maintenance instructions, including system winterization and start-up procedures, all neatly assembled in plastic sheet covers in one hard-cover three-ring notebook with the project name on the cover. In addition, the contractor shall furnish these **as-built** plans on computer diskette in AutoCAD format.

GUARANTEE

For a period of one year from date of installation, the Contractor shall promptly furnish and install, without cost to the Town, any and all parts which prove defective in material or workmanship. Any settling of backfilled trenches which may occur during the guarantee period shall be repaired without expense to the Owner, including the complete restoration of all damaged property.

LOOSE EQUIPMENT

Contractor shall furnish the quick-coupler keys and hose ells as previously specified, as well as manual drain valve keys, controller keys, padlock and keys for controller junction box and all related parts necessary to operate the system, as part of this work.

TEMPORARY WATER AND ELECTRICAL

Contractor shall arrange for temporary water and electrical service as necessary to his work, and shall pay all costs for both water and electricity until final acceptance of the project by the Town.

LANDSCAPING

The term "landscaping" refers to planting trees, shrubs and ground cover, placement of boulders and decorative rock, bed edger materials, mulches and related work. This specification is intended as a minimum specification. Final drawings, specifications and details shall be submitted to the Town for review and approval prior to construction.

PLANT MATERIAL

Refer to the "Town of Parker Recommended Plant List" in the ***Public Works Technical Manual***. Species not listed on the "Preferred Plants" list may be submitted for consideration, provided they are not on the Towns "Excluded Species" list. Adequate variety (Biological Diversity) in the planting shall be provided to avoid epidemic insect or disease problems.

Minimum average plant sizes shall be as follows:

Deciduous shade trees - 2 ½" caliper - measured 6" above ground, per "American Standard for Nursery Stock" ANSI Z60.1-1996.

Ornamental trees – 2" caliper - measured 6" above ground, per "American Standard for Nursery Stock" ANSI Z60.1-1996.

Evergreen trees - 6' minimum height, measured to midpoint of most recent year's growth.

Shrubs - 5 gallon container, 2'-3' in height for deciduous, 18" - 24" spread for junipers, or as per "American Standard for Nursery Stock" ANSI Z60.1-1996.

Plants shall be hardy to this area, in a healthy and vigorous state of growth, and conform in size, shape and character to the most recent edition of the American Association of Nurserymen Standards.

All material shall be planted in accordance with the Town of Parker Planting Standards (see the ***Public Works Technical Manual***.).

Where a screen or buffer is indicated on an Official Development Plan or other planting plan, the shrubs or other materials shall be planted and maintained to provide a continuous solid visual screen within 3 years from the time of planting.

Installation of accepted root barriers may be considered for approval on a case by case basis.

GROUND COVERS

Grass or other living plants shall be the primary ground cover in landscaped areas. Sodding is recommended but grass seeding is allowed under special circumstances. Vines are an acceptable ground cover in non-pedestrian areas. Ground covers used in lieu of grass shall be planted to present a finished appearance and complete coverage after three growing seasons.

Other types of ground cover, e.g. bark mulches, wood chips, boulders, cobble or river rock, and similar shall be limited to small areas. All non-living groundcover (rock, chips, etc.) shall be placed over a suitable weed barrier or ground fabric. Edging materials placed near building foundations shall allow for positive drainage away from the structures. Edging materials shall be 4 inch, 14 gauge galvanized steel only, or approved equal. Edging cap is required to be installed on all steel edging.

Native or drought-tolerant approaches to landscaping will be considered, and are encouraged, for planting certain appropriate areas. It shall be noted that adequate irrigation must be provided for establishment and maintenance, and that native grasses shall be maintained in a condition of acceptable height, free of weeds and debris, and shall not represent a fire hazard nor become a nuisance site for water or wind erosion. Native shrubs and trees, due to their drought-tolerance, are recommended in these areas. Native grasses shall have irrigation systems installed capable of providing head to head coverage.

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CENTENNIAL, CO 80112

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TRAILS AT CROWFOOT
PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

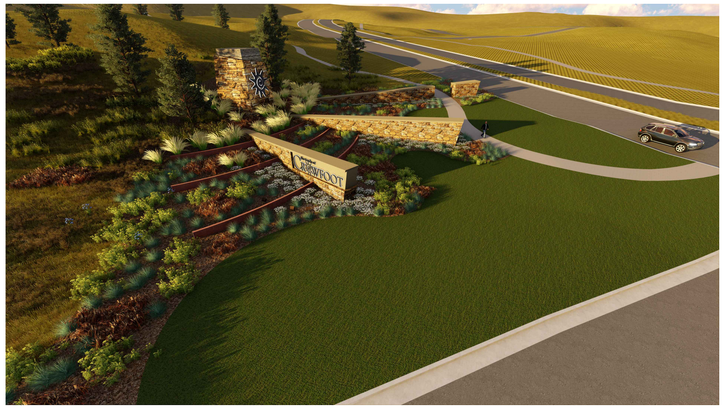
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Checked by: PCS STAFF
Submittal Date: 11.11.16 INITIAL SUBM.
02.08.17 2nd SUBM.
04.24.17 3rd SUBM.
06.30.17 4th SUBM.
10.05.17 5th SUBM.

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SITE AND LANDSCAPE DETAILS

■ Sheet Number ■
L2.3

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Wednesday, August 31, 2016

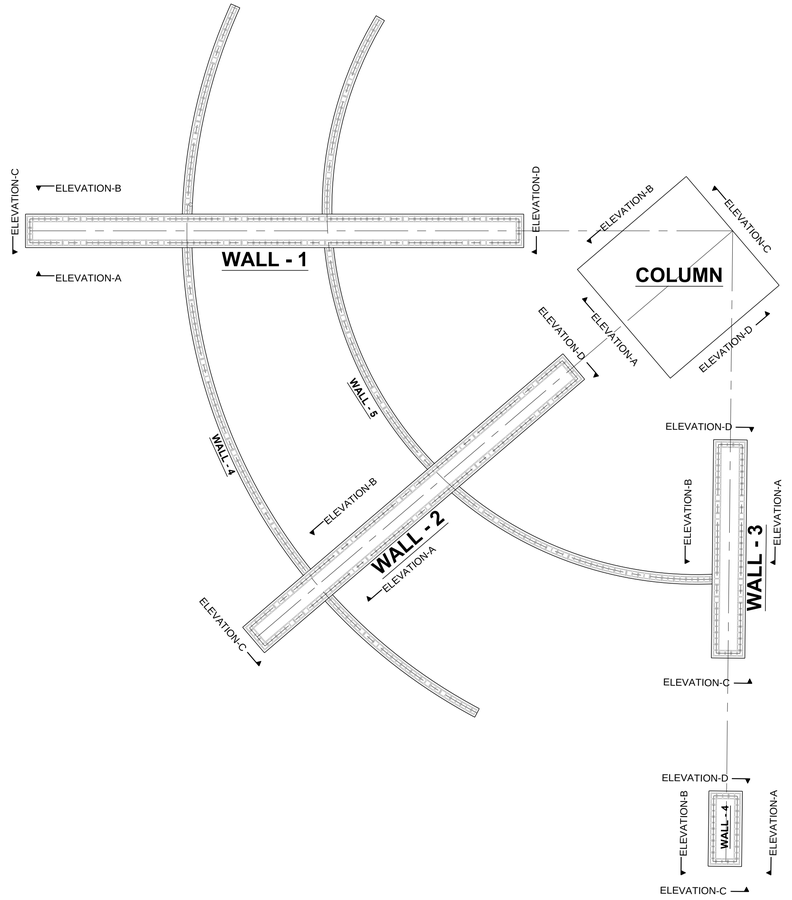


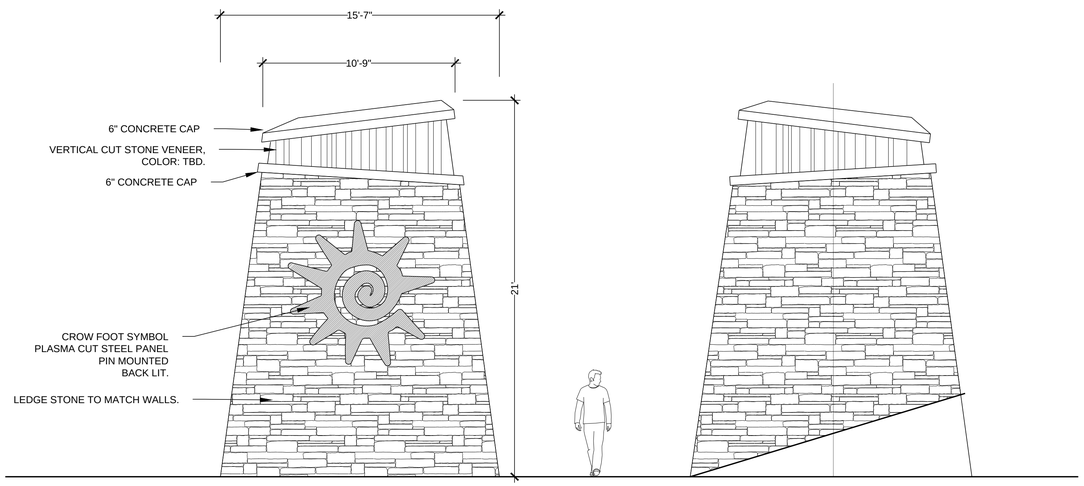




1 PRIMARY MONUMENT

NOT TO SCALE





PRIMARY MONUMENT COLUMN

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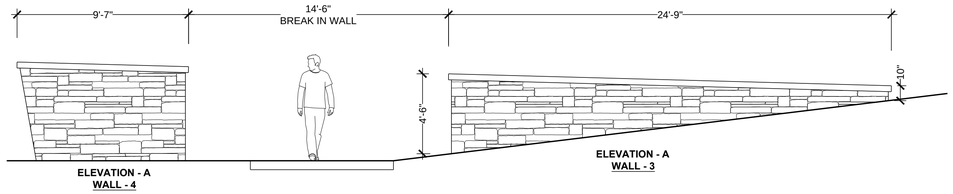
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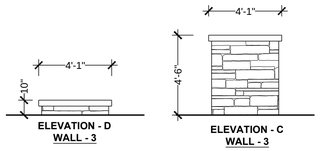
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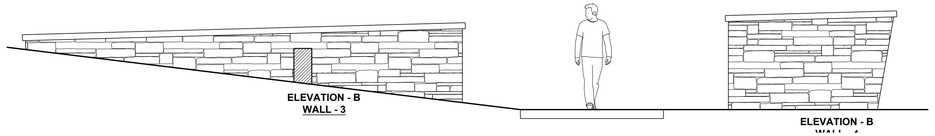
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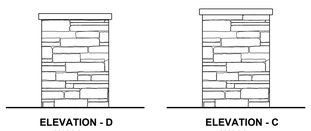
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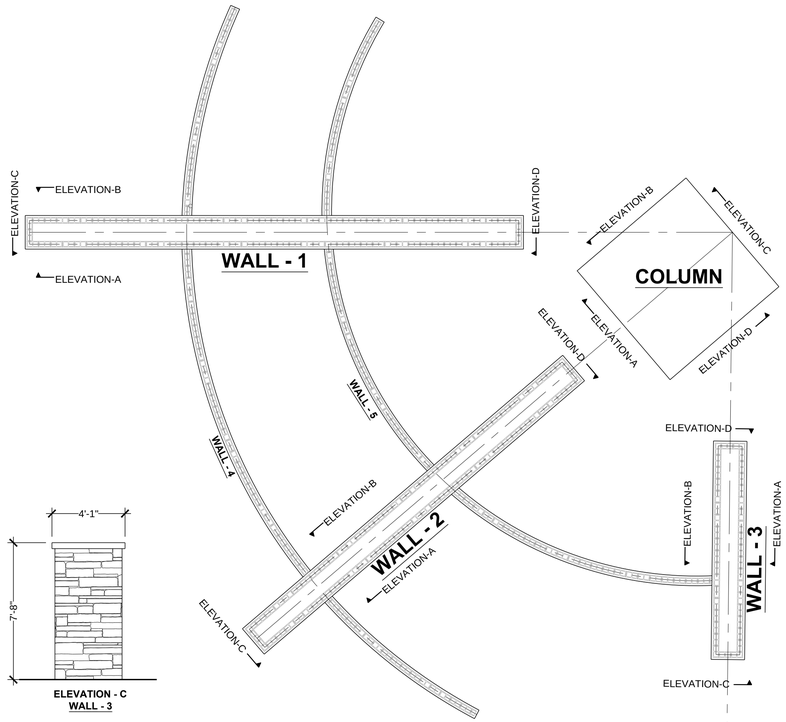
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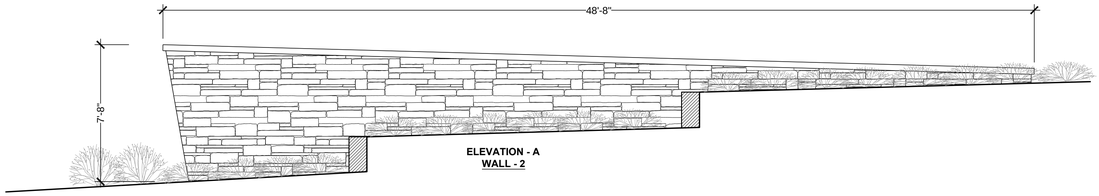


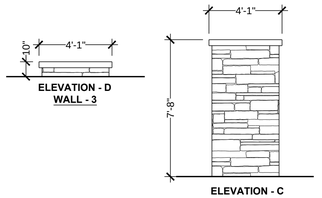


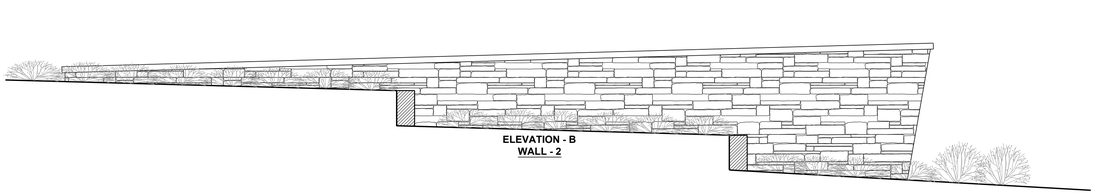


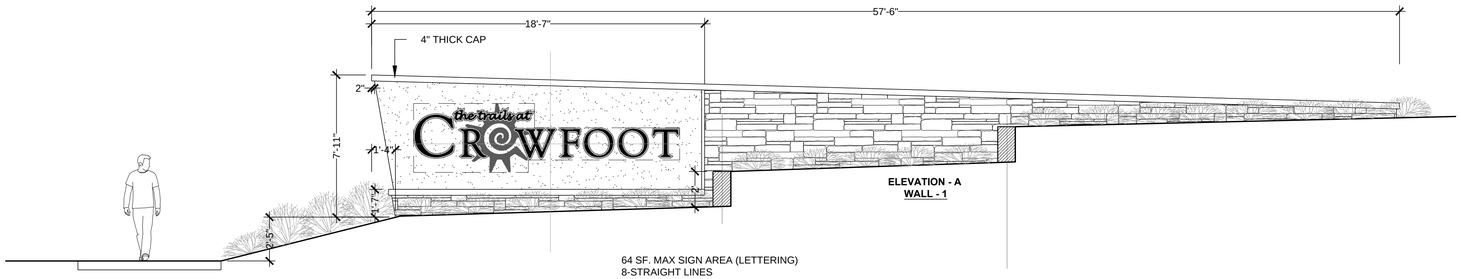


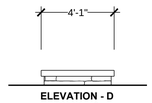


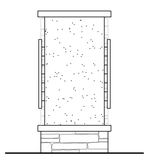


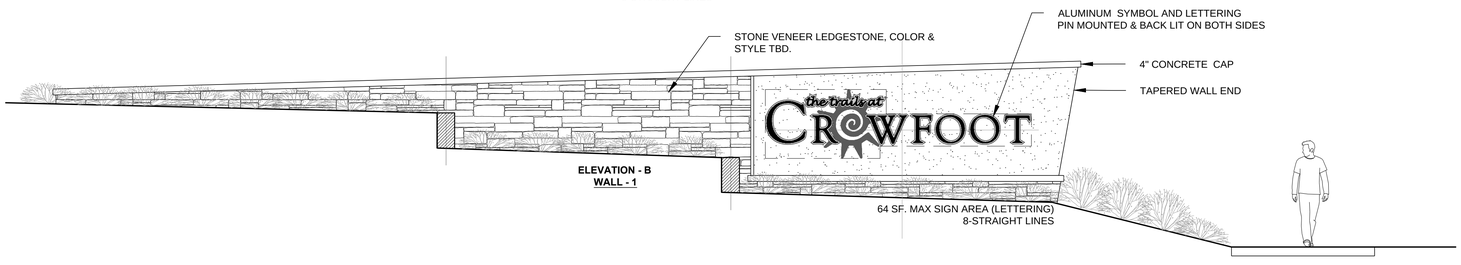












1 PRIMARY MONUMENT WALLS

1/4"=1'-0"

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TRAILS AT CROWFOOT

PARKER, COLORADO

PRELIMINARY LANDSCAPE PLAN
(NOT FOR CONSTRUCTION)

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	11.11.16 INITIAL SUBM.
	02.08.17 2nd SUBM.
	04.24.17 3rd SUBM.
	06.30.17 4th SUBM.
	10.05.17 5th SUBM.

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

■ Sheet Name ■
MONUMENT SIGN DETAILS

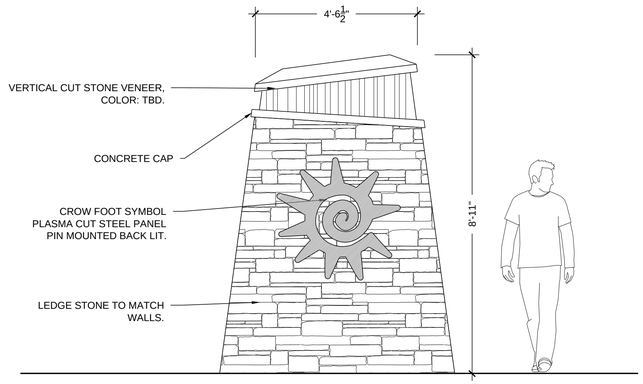
■ Sheet Number ■
L3.1

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS.DWG
Wednesday, August 31, 2016



1 SECONDARY MONUMENT

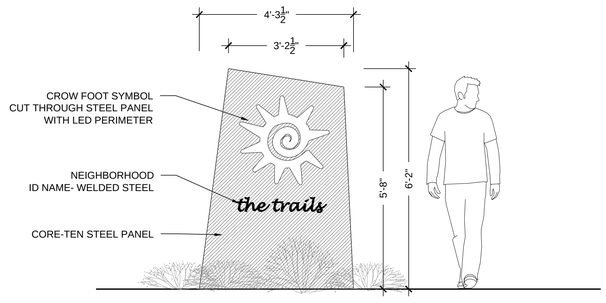
NOT TO SCALE



FRONT ELEVATION

1 SECONDARY MONUMENT

NOT TO SCALE



FRONT ELEVATION

2 TERTIARY MONUMENT

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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■ Engineering ■

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

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Wednesday, August 31, 2016