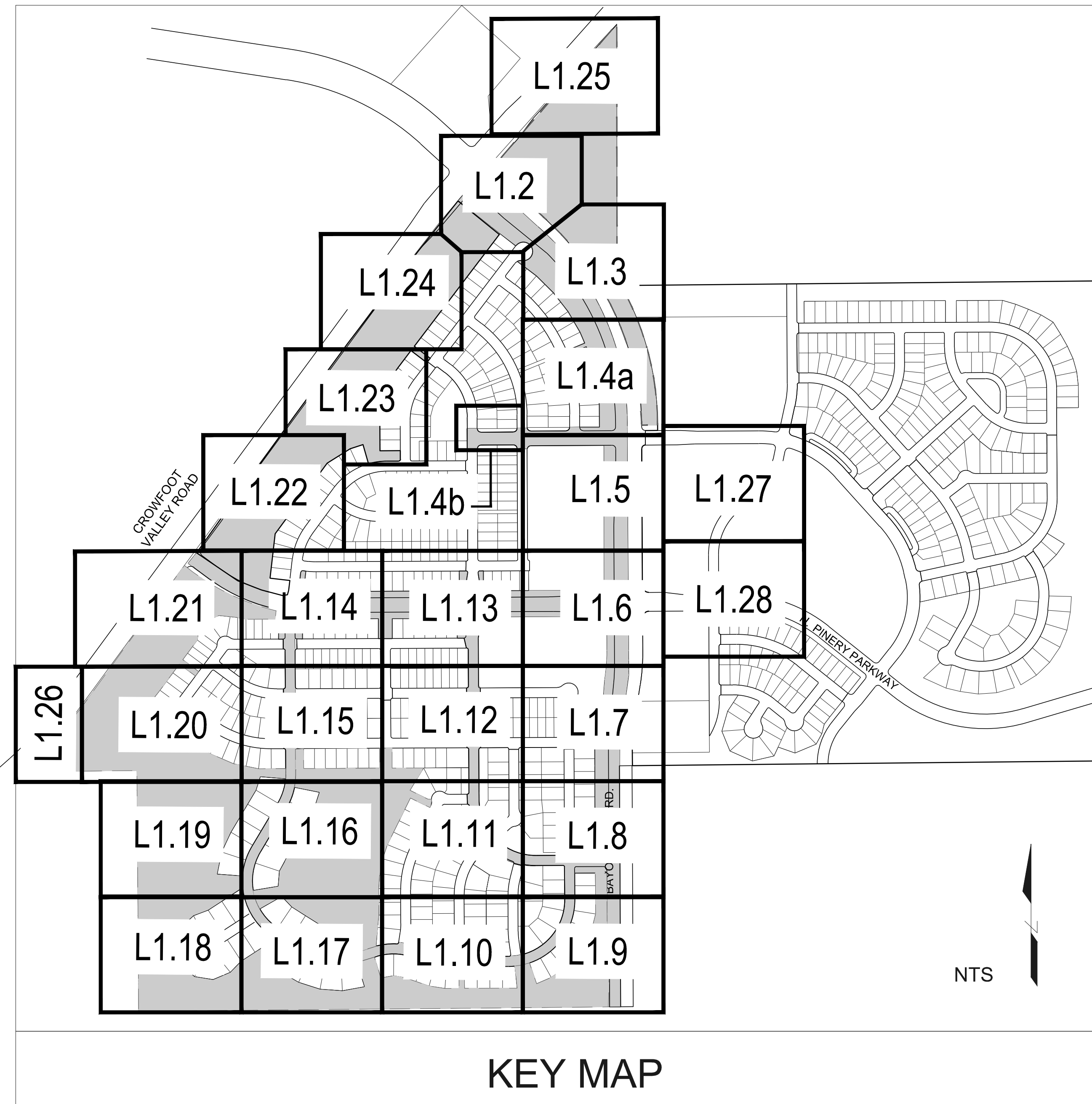


TRAILS AT CROWFOOT

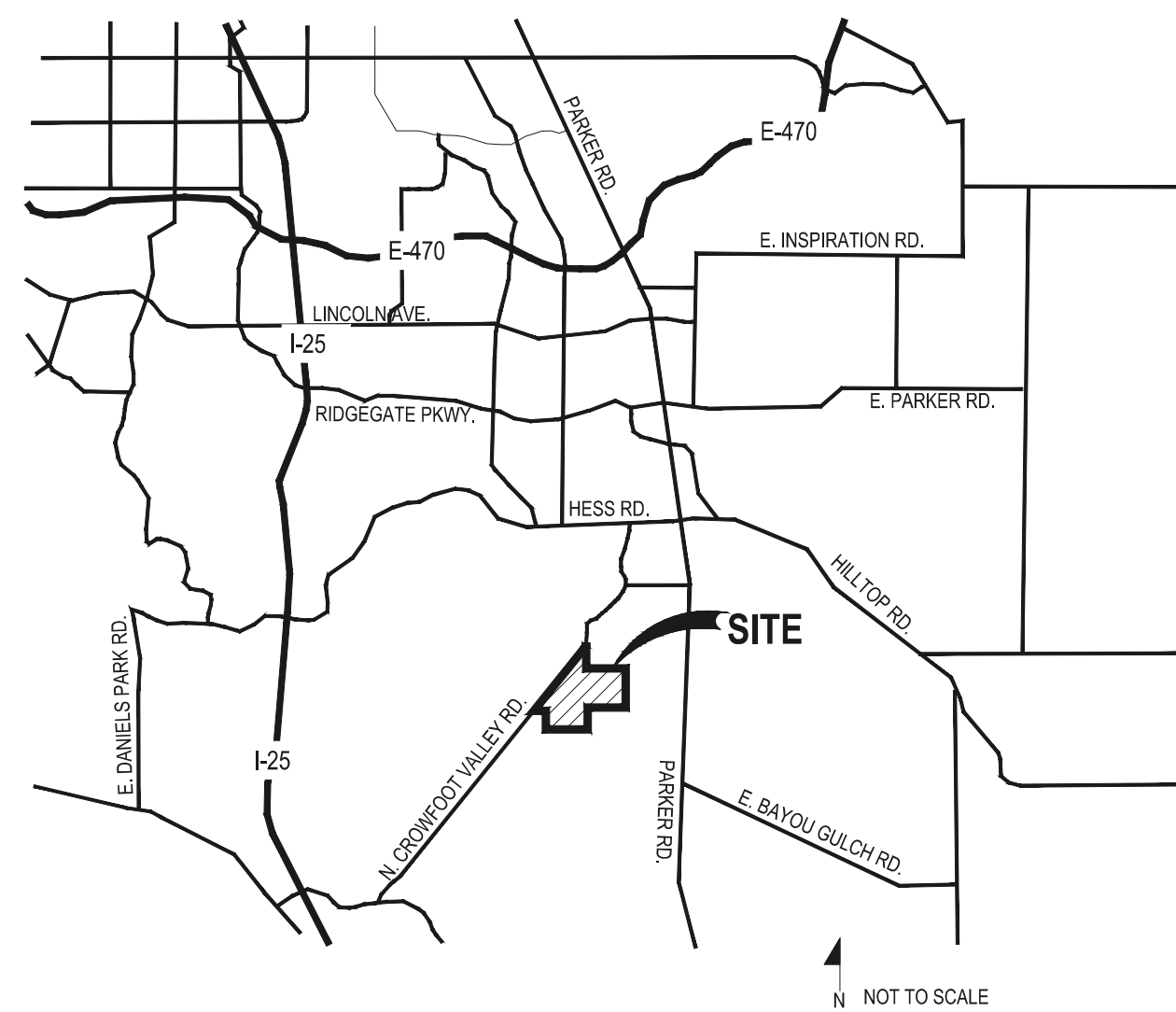
FILING NO. 1 FINAL LANDSCAPE PLANS



GENERAL NOTES

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

VICINITY MAP



KEY MAP

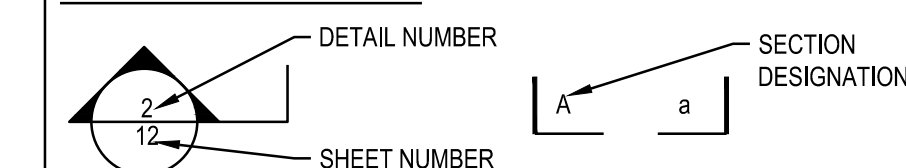
Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN
L1.11	LANDSCAPE PLAN
L1.12	LANDSCAPE PLAN
L1.13	LANDSCAPE PLAN
L1.14	LANDSCAPE PLAN

L1.15	LANDSCAPE PLAN
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L1.25	LANDSCAPE PLAN
L1.26	LANDSCAPE PLAN
L1.27	LANDSCAPE PLAN
L1.28	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION WORKSHEETS
IR1.2-IR1.21	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

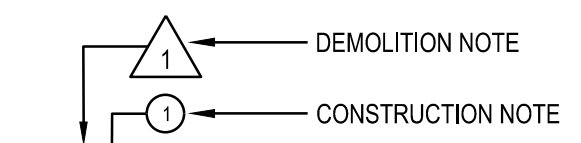
SYMBOLS & ABBREVIATIONS

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

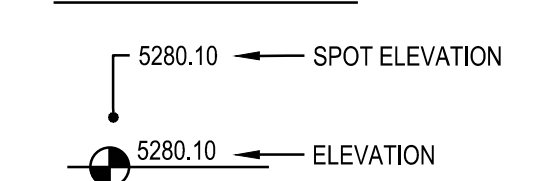
DETAIL SECTION IDENTIFICATION



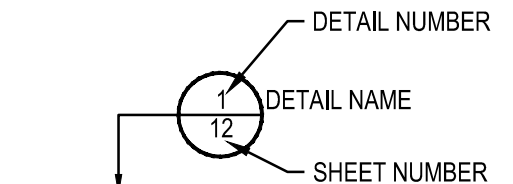
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



OWNER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 14th street, denver co 80265
1.303.531.4905 . f.303.531.4908

CIVIL ENGINEER

CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
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Prepared For

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Land Planning

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TRAILS AT CROWFOOT
FILING NO. 1

PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submitted Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018
8.8.2018

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number

L0.0

LANDSCAPE NOTES

- SITE PREP**
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
 - ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
 - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
 - ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
 - CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF PATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

TURF, PLANT & GROUND COVER MATERIAL

- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
- ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
- TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
- MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONED AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A

FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMINGLING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBSTACULAR WEEDS WITH A MAXIMUM CROP OF ONE TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (1/2"). DRILLING SHALL BE DONE IN 2 SEPARATE OPERATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON GUARANTEE LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY

NOTES:

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

- SIDEWALK, STREET OR DRIVE LANE, EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
- ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
- PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
- IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

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

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS; FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1/4" (25 MM).
 - B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

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

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®. OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®, WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®, (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR 4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED. ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

SEED MIXES

SEED MIX 1		SEED MIX 2	
COMMON NAME	PERCENTAGE	COMMON NAME	PERCENTAGE
CANADA WILDORYE	20%	SLENDER WHEATGRASS	22%
CRESTED WHEATGRASS	15%	SODAR STREAMBANK WHEATGRASS	18%
SLENDER WHEATGRASS	15%	ARIZONA FESCUE	13%
ANNUAL RYEGRASS	10%	BLUE GRAMA	13%
SHEEP FESCUE	10%	BUFFALO GRASS	12%
BIG BLUESTEM	10%	BARLEY OR OATS	12%
SIDE-OATS GRAMA	10%	SPIKE MUHLY	5%
CANADA BLUEGRASS	5%	INDIAN RICEGRASS	5%
BLUE GRAMA	5%		

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

TEMPORARILY IRRIGATED NATIVE SEED MIX

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

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

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL / SIZE
UP	12	AMERICAN ELM	ULMUS AMERICANA 'PRINCETON'	B & B	2.5" CAL
OV	8	AMERICAN HORNBEAM	OSTRYA VIRGINIANA	B & B	2.5" CAL
PO	21	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	B & B	2.5" CAL
QM	10	BURR OAK	QUERCUS MACROCARPA	B & B	2.5" CAL
QM2	6	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	B & B	2.5" CAL
HAC	13	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL
AE	17	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	B & B	2.5" CAL
TG2	18	GLENLEVEN LITTLELEAF LINDEN	TILIA CORDATA 'GLENLEVEN'	B & B	2.5" CAL
TG	34	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B & B	2.5" CAL
CC	13	HERITAGE OAK	QUERCUS MACDANIELLI 'CLEMONS' TM	B & B	2.5" CAL
CI	35	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	B & B	2.5" CAL
GK	22	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	B & B	2.5" CAL
CS	17	NORTHERN CATALPA	CATALPA SPECIOSA	B & B	2.5" CAL
OR	10	RED OAK	QUERCUS RUBRA	B & B	2.5" CAL
RAL	26	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	B & B	2.5" CAL
BR	8	RIVER BIRCH	BETULA NIGRA	B & B	2.5" CAL
AS	27	SCHWEDLER MAPLE	ACER PLATANOIDES 'SCHWEDLERI'	B & B	2.5" CAL
GS	28	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B & B	2.5" CAL
QB	37	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL / SIZE
PN	63	AUSTRIAN BLACK PINE	PINUS NIGRA	B & B	6-8 HT
PSP	98	LIMBER PINE	PINUS FLEXILIS	B & B	6-8 HT
PP	56	PINON PINE	PINUS EDULIS	B & B	6-8 HT
PPI	85	PONDEROSA PINE	PINUS PONDEROSA	B & B	6-8 HT



ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL / SIZE
AH	21	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'HOT WINGS'	B & B	2" CAL
AG2	31	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	B & B	2" CAL
SC2	2	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B & B	2" CAL
WKH	6	'WINTER KING' HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B & B	2" CAL

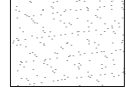
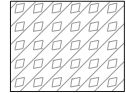
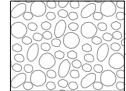



ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HT X SPD
AHC	145	ANISE HYSOPP	AGASTACHE X 'CORANADO RED'	1 GAL	2.5' X 3'
BES	181	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTI 'GOLDSTURM'	1 GAL	1.5' X 1.5'
SP	148	PINCUSHION FLOWER	SCABIOSA CAUCASICA 'PERFECTA BLUE'	1 GAL	2.5' X 1.5'
EP	92	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL	2' X 2'
CV	230	THREADLEAF COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	1 GAL	1.5' X 1.5'

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HT X SPD
CD	177	BLUE MIST SHRUB	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	3' X 4'
SP2	5	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	5 GAL	8' X 8'
FMR	14	FIRE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'FIRE'	5 GAL	2' X 4'
PD	116	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL	3' X 3'
RHU	16	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	3' X 6'
VL	16	MOHICAN WAYFRATING TREE	VIBURNUM LANTANA 'MOHICAN'	5 GAL	10' X 10'
FN	10	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL	6' X 6'
SCH	15	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	18" X 6'
CB	9	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL	8' X 8'
CH	34	ROCK COTONEASTER	COTONEASTER HORIZONTALIS	5 GAL	3' X 5'
PS2	9	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	5 GAL	2' X 3'
PA	197	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	5' X 4'
SSB	74	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	5 GAL	12' X 8'
CD2	4	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	5 GAL	6' X 6'
RT	28	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL	4' X 5'
AE	140	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'	5 GAL	2' X 4'
EA	11	WINGED EUONYMUS	EUONYMUS ALATUS	5 GAL	15' X 12'
AG	65	'AUTUMN BRILLIANCE' SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	5 GAL	15' X 10'

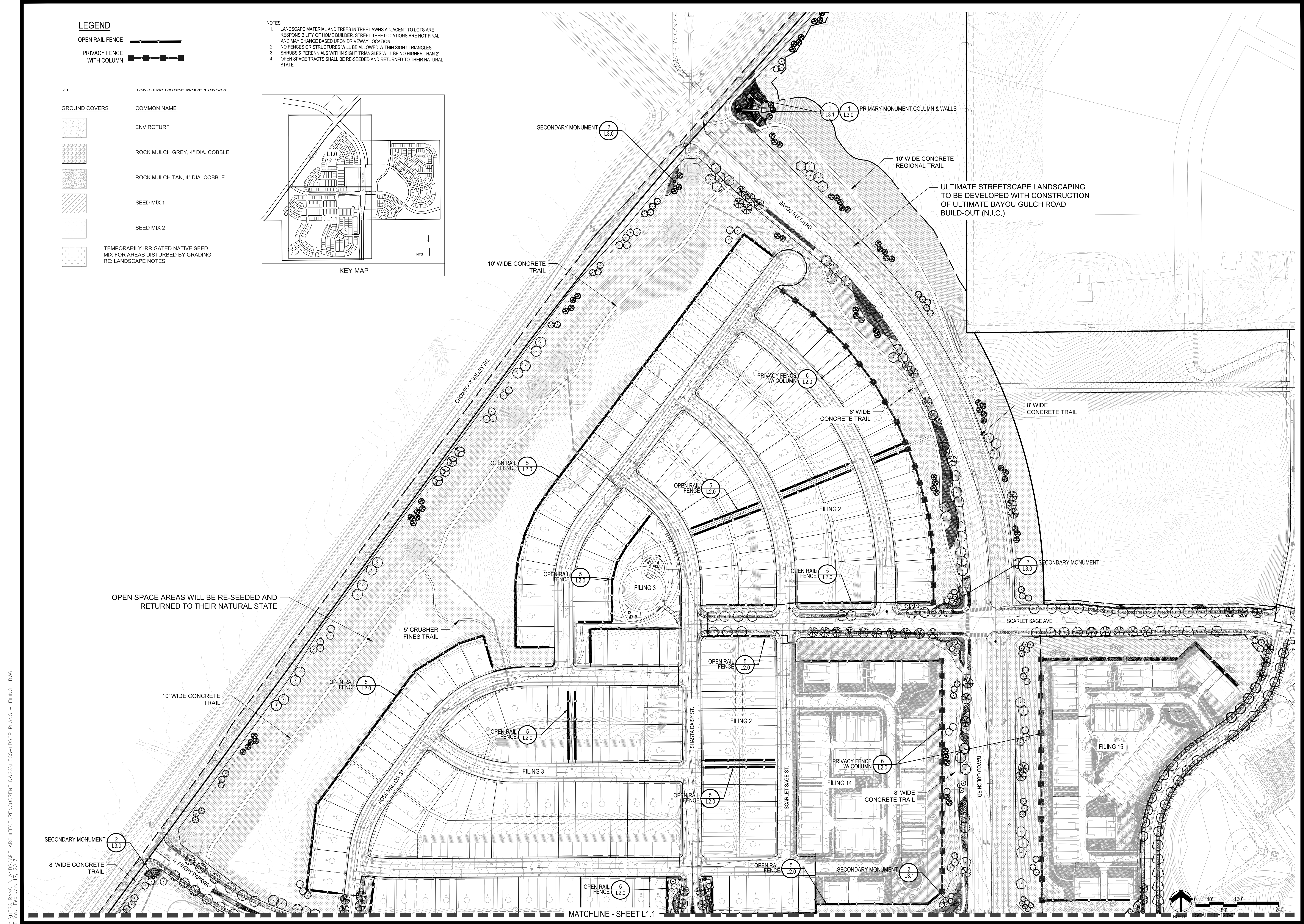
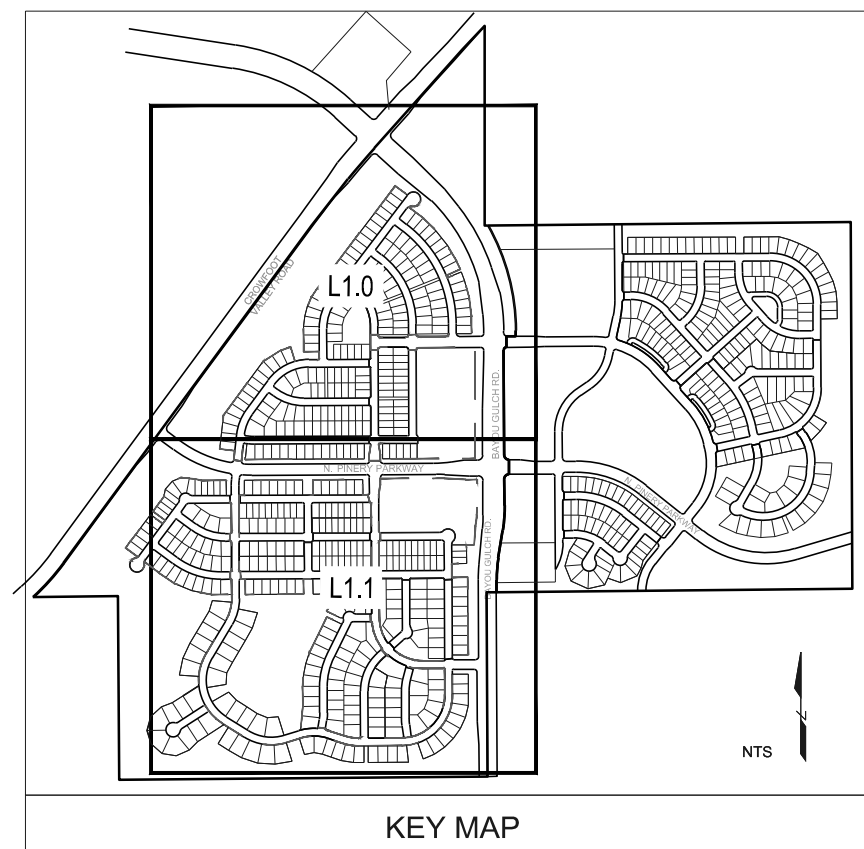
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HT X SPD
JB	118	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	8" X 10"
BUJ	104	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' X 6'
HJH	66	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'		

LEGEND

- OPEN RAIL FENCE 
- PRIVACY FENCE WITH COLUMN 

MT	TARU JIRVA LITVAK® MAINTEN GRASS
GROUND COVERS	
COMMON NAME	
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

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



OPEN SPACE AREAS WILL BE RE-SEEDDED AND RETURNED TO THEIR NATURAL STATE

ULTIMATE STREETSCAPE LANDSCAPING TO BE DEVELOPED WITH CONSTRUCTION OF ULTIMATE BAYOU GULCH ROAD BUILD-OUT (N.I.C.)

Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LODSCP PLANS - FILING 1.DWG Friday, February 17, 2017

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
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Land Planning

people creating spaces

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1 303.531.4905 . f 303.531.4908

Engineering

CVL
CONSULTANTS

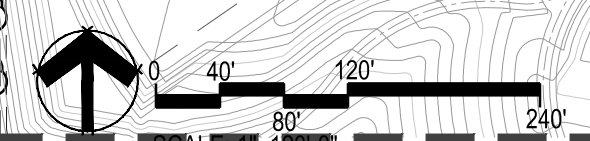
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

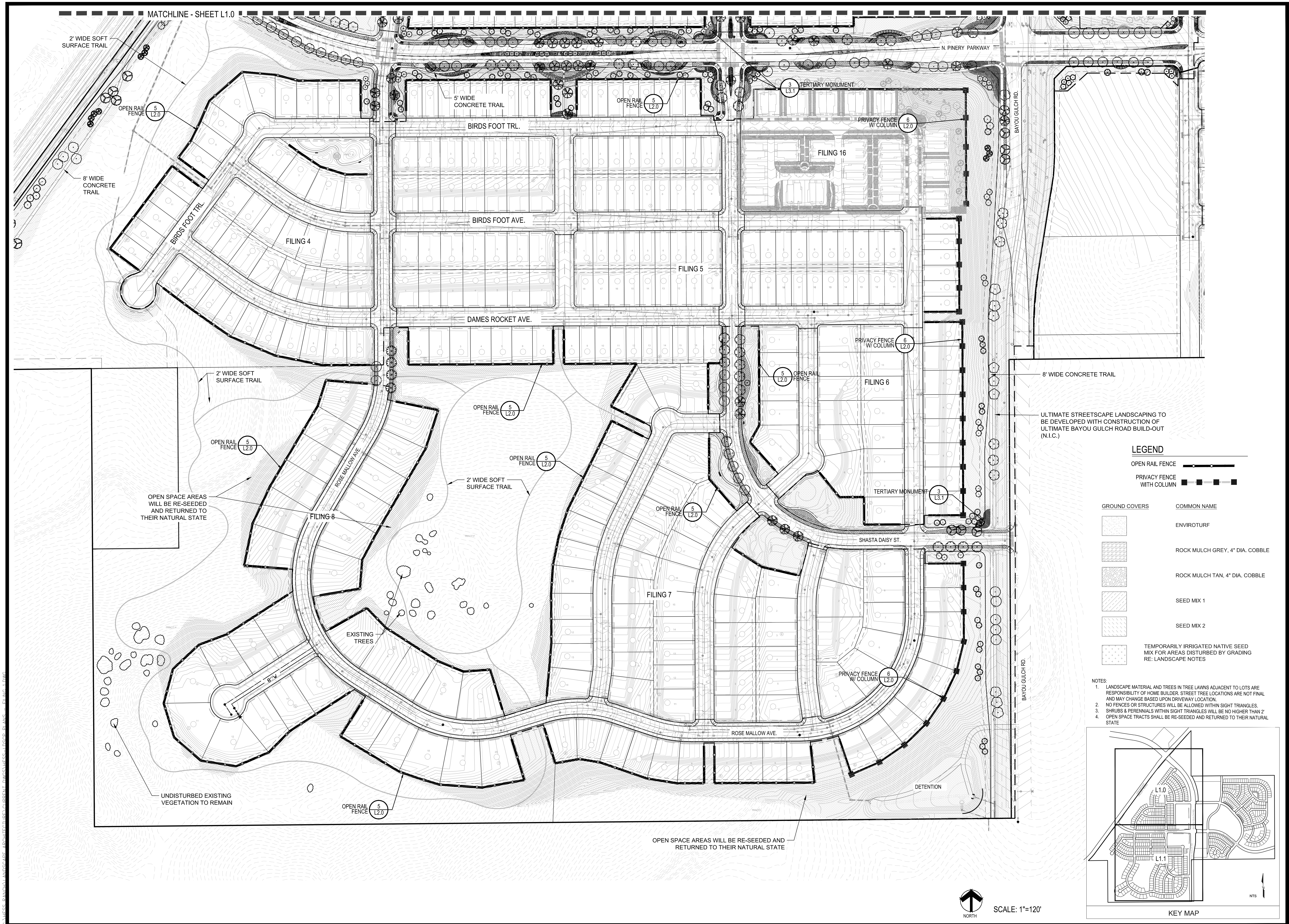
Drawn by:	JMI, BEM, GG
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Submittal Date:	8.08.2017
Know what's below.	12.08.2017
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	8.8.2018

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.0



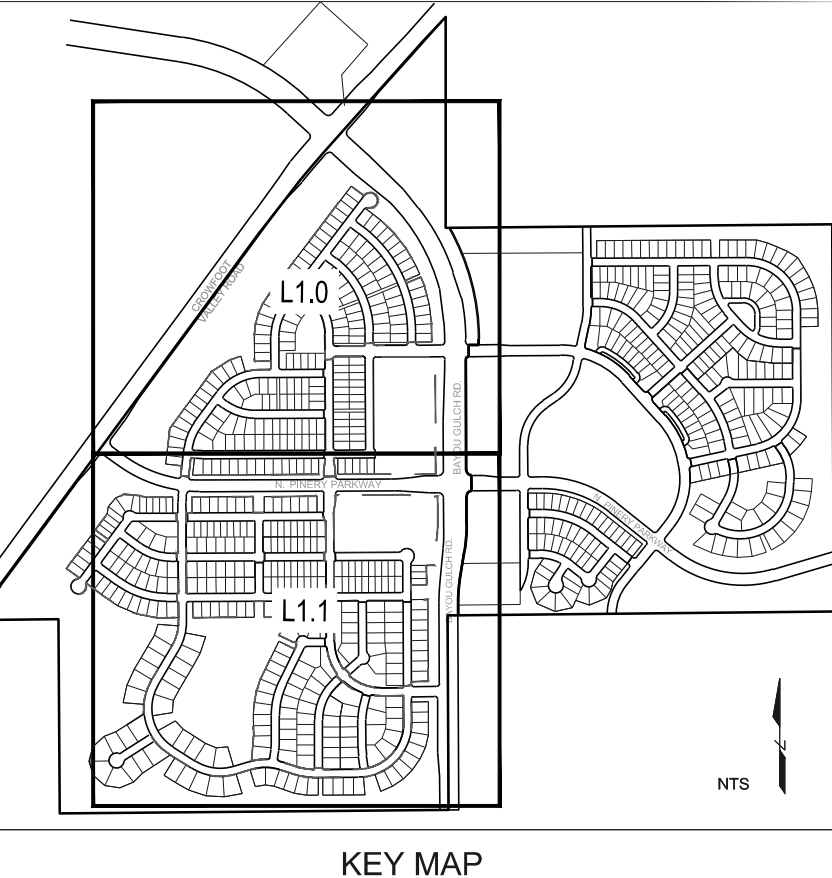
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LEGEND

OPEN RAIL FENCE	COMMON NAME
PRIVACY FENCE WITH COLUMN	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
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	SEED MIX 2
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SCALE: 1"=120'

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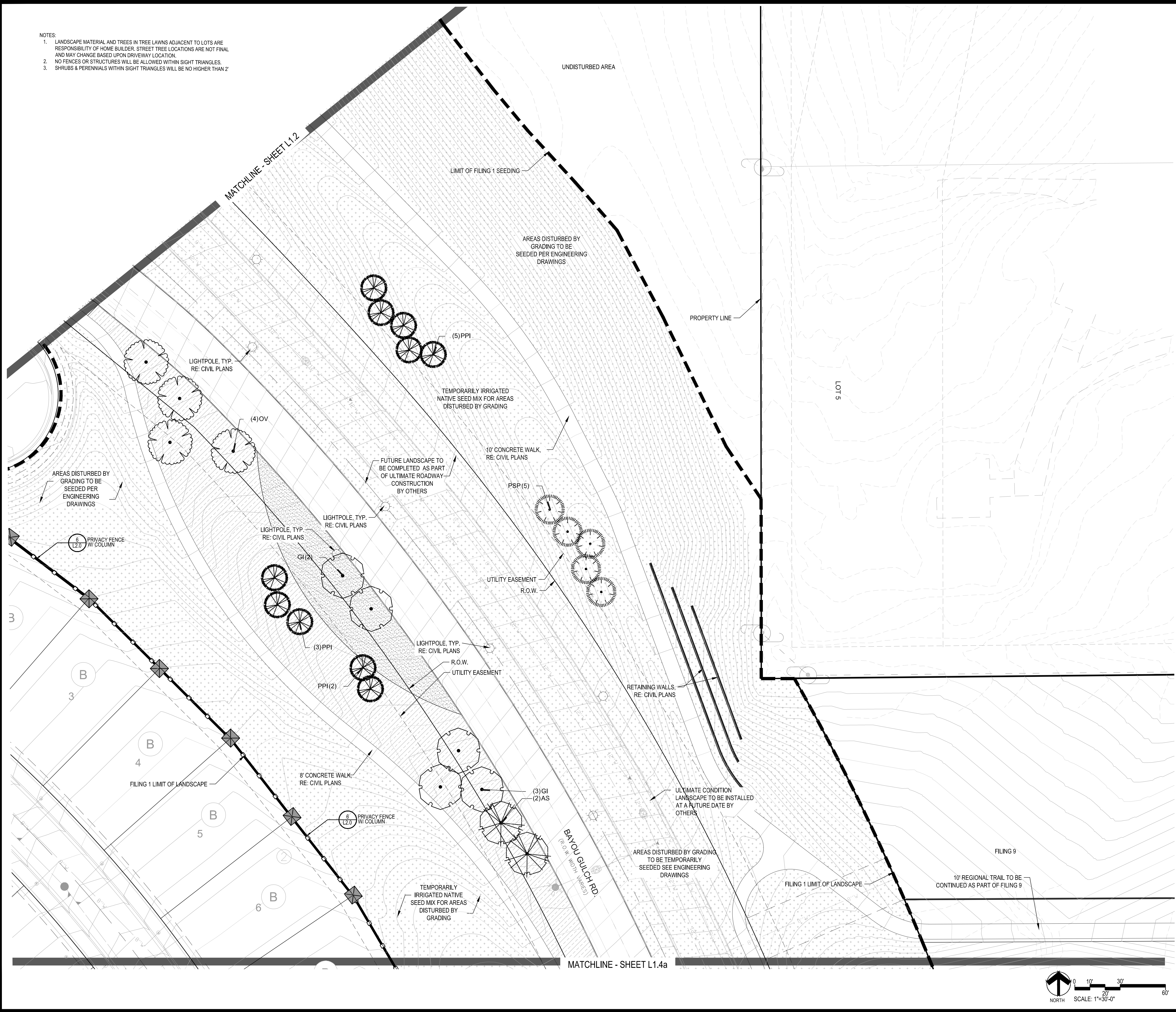
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Sheet Name
OVERALL LANDSCAPE PLAN

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PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEEAM
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
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
OB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
FN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE

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

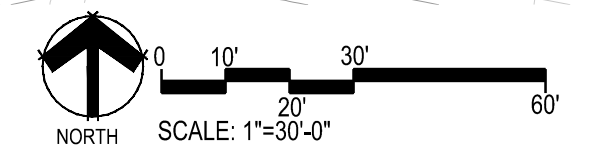
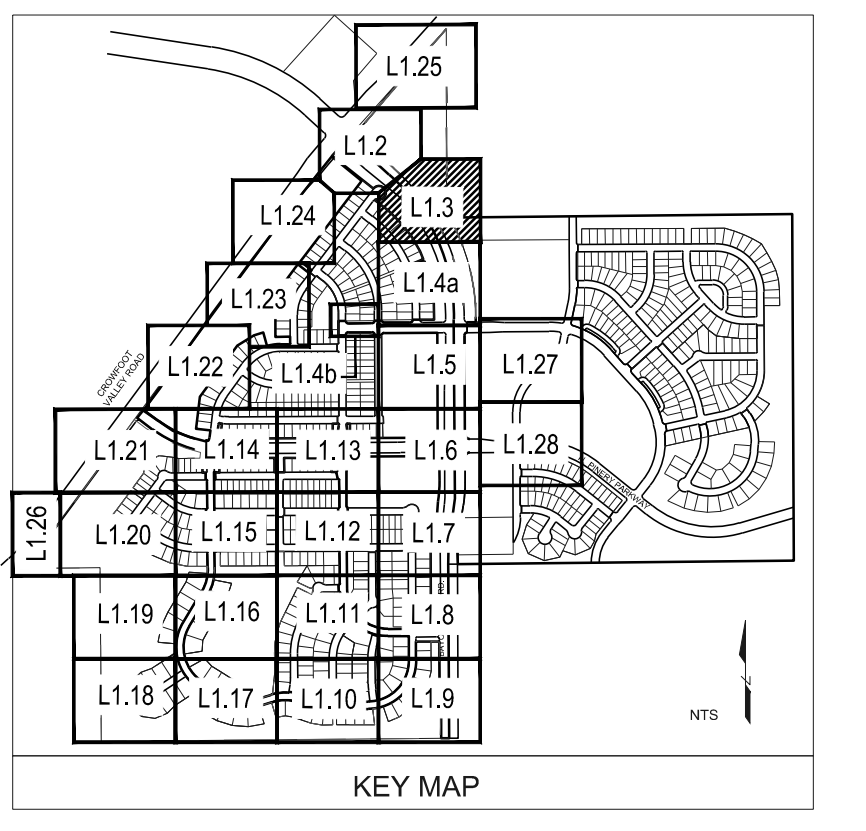
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
FMR	FIRE MEDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
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PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
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BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
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MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

COMMON NAME
ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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Friday, February 17, 2017

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#3-8490 Independence plaza
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1.303.531.4905 . f.303.531.4908

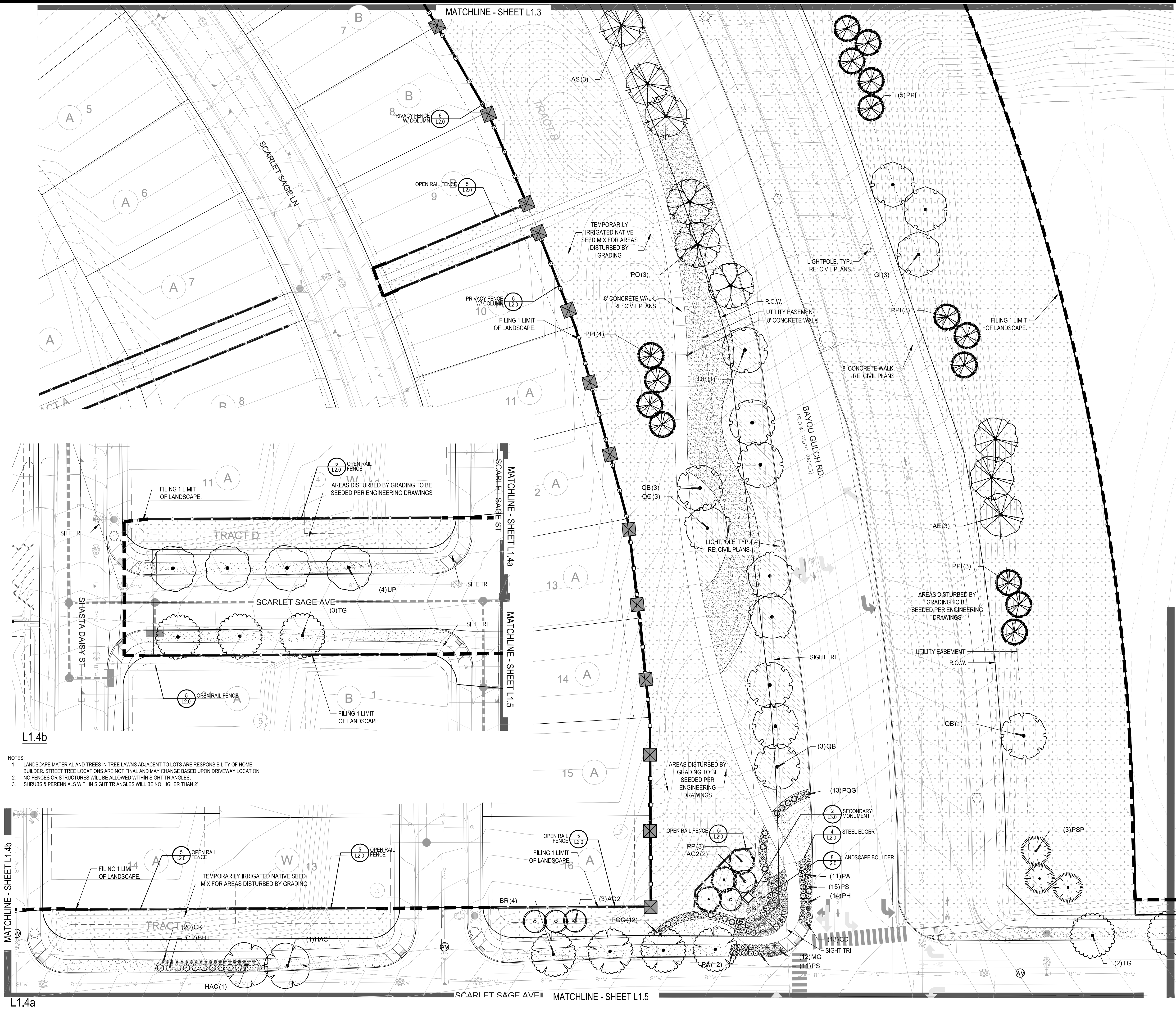
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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
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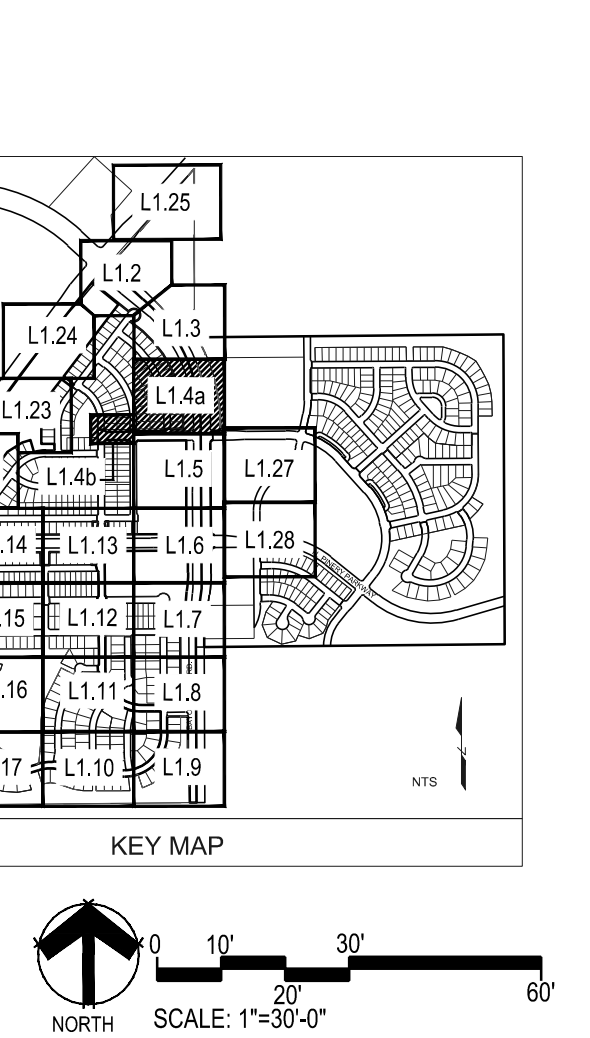
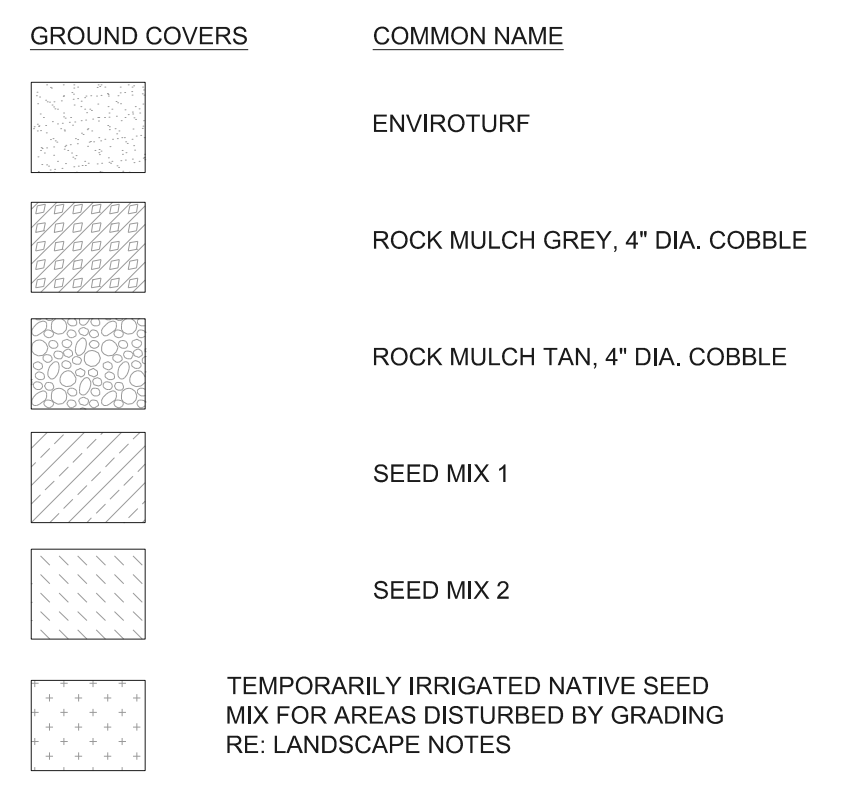
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Sheet Number
L1.3

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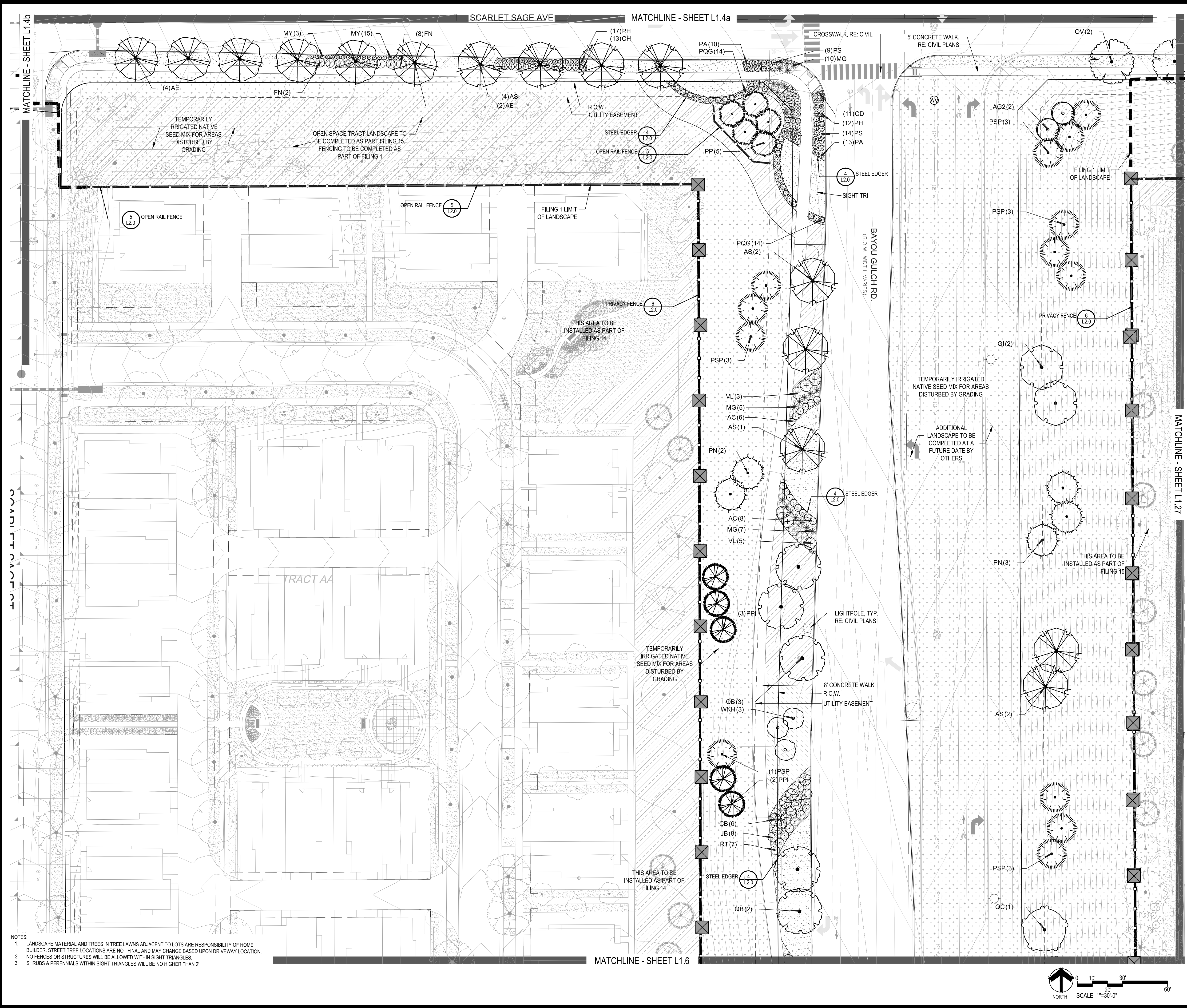
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LANDSCAPE PLAN

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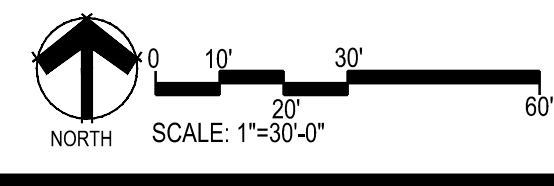
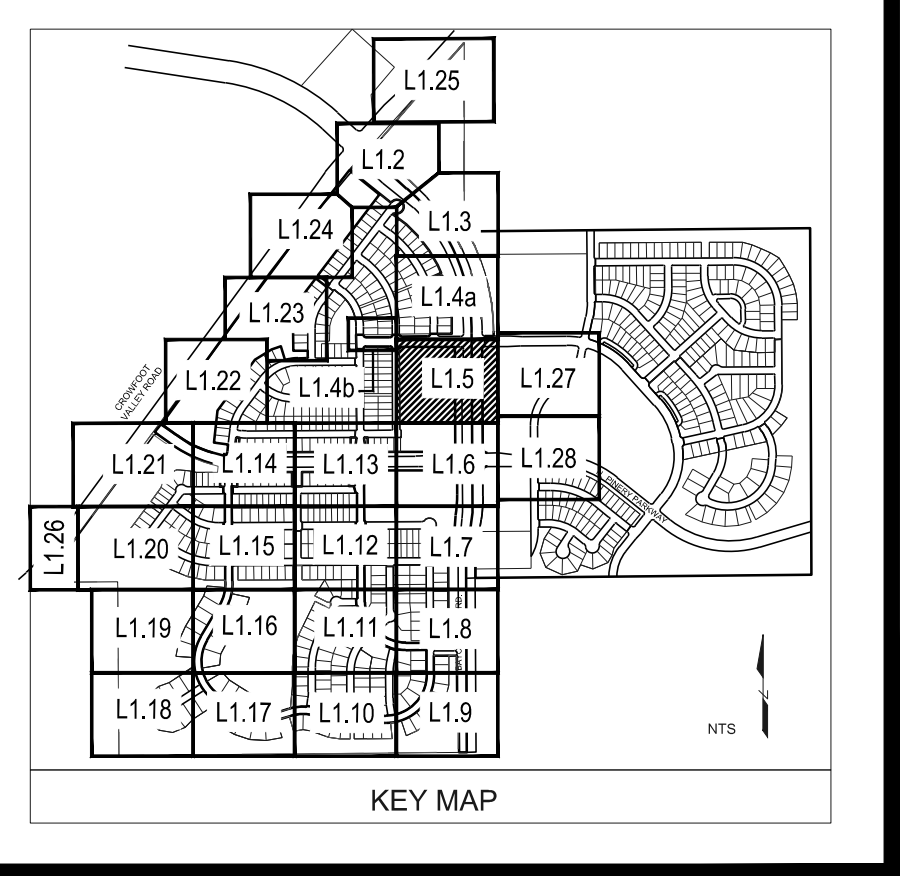
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Friday, February 17, 2017



PLANT & GROUND COVER LIST

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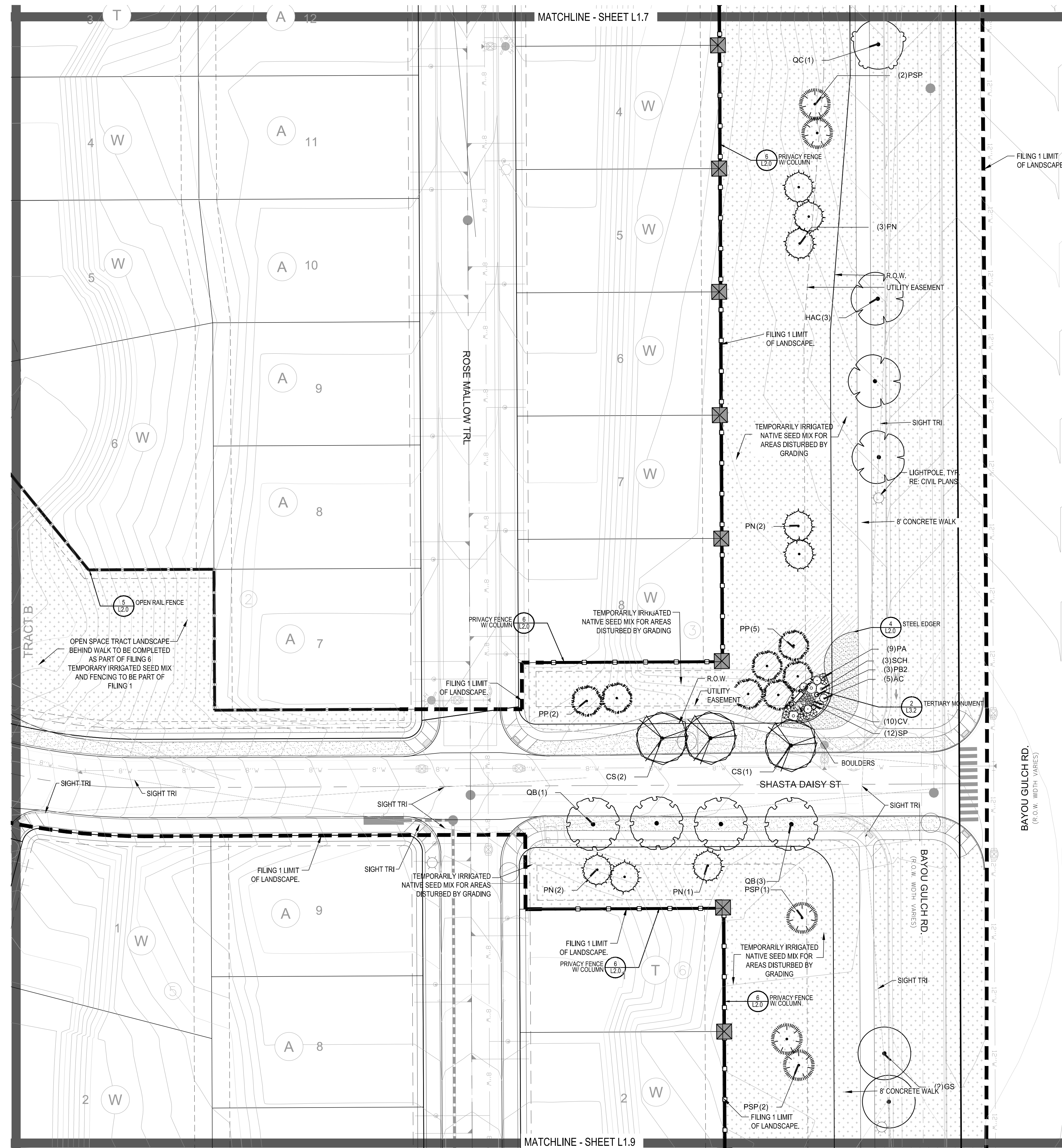
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PARKER, COLORADO

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Checked by: PCS STAFF
Submittal Date: 8.08.2017
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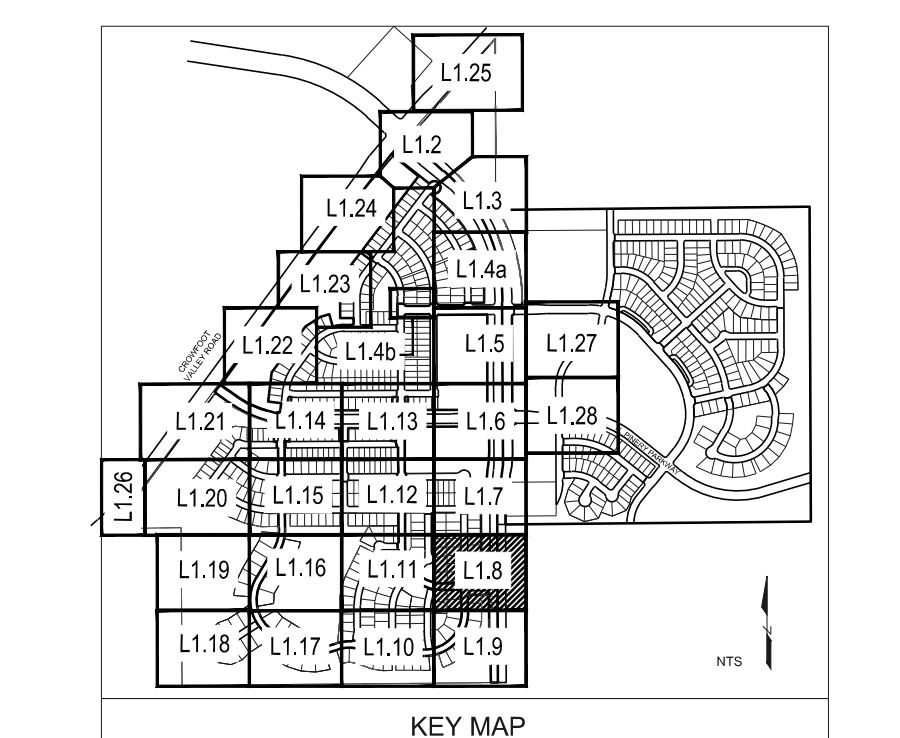
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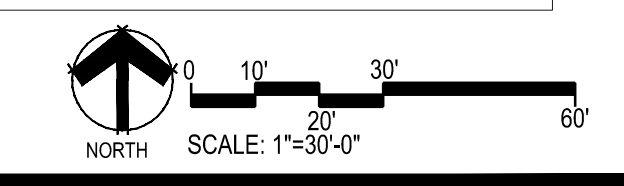
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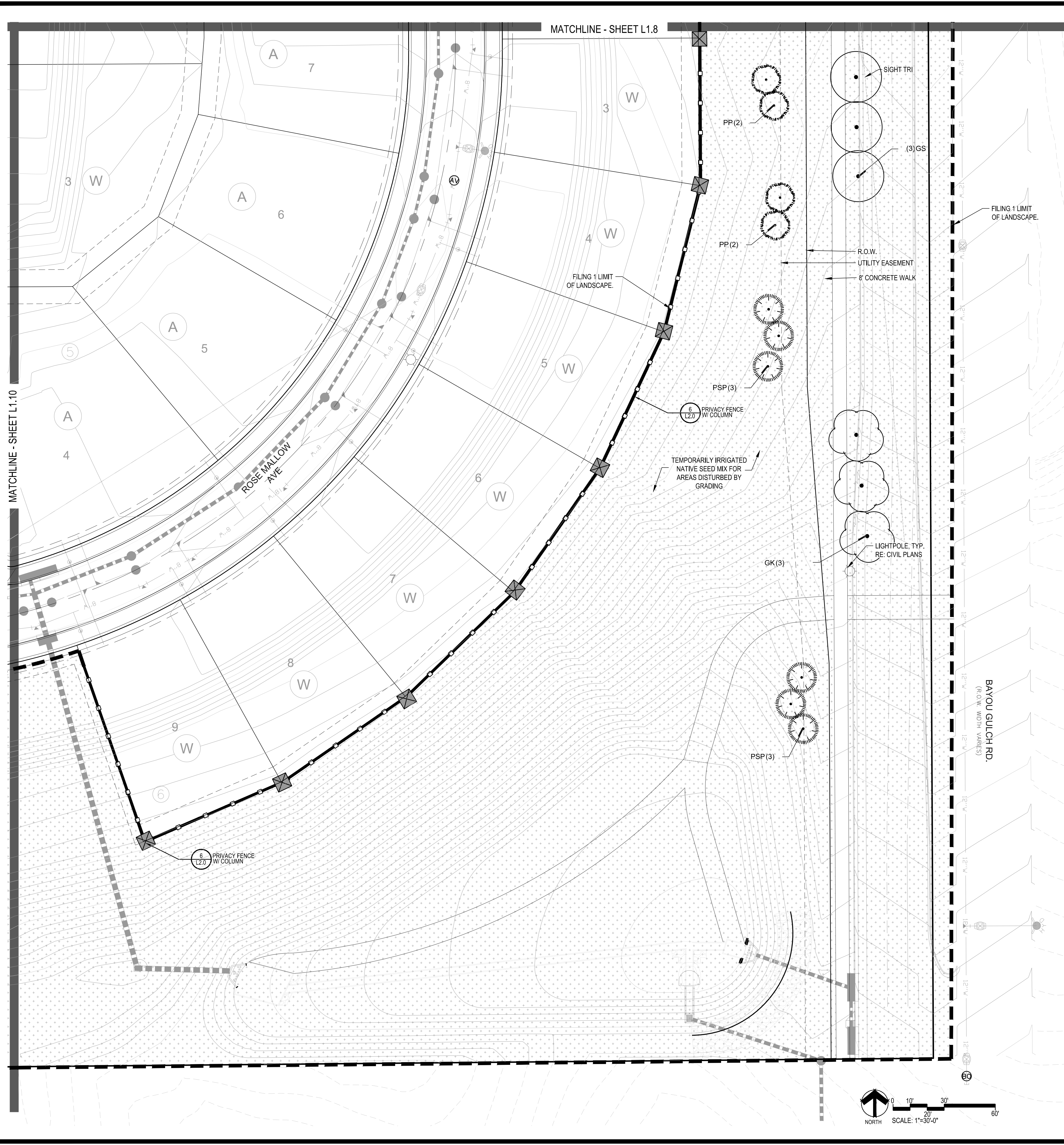
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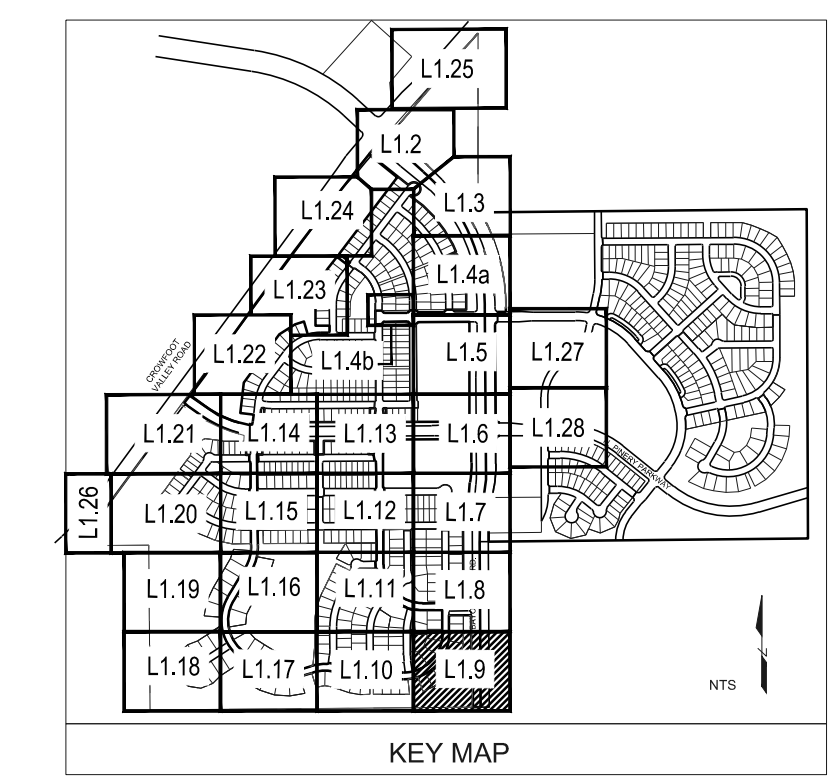
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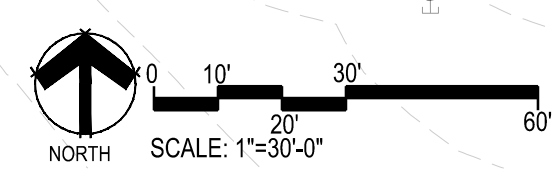
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CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	HAMELN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
POG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

COMMON NAME	COMMON NAME
GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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



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 7353 SOUTH ALTON WAY
 CENTENNIAL, CO 80112

Land Planning

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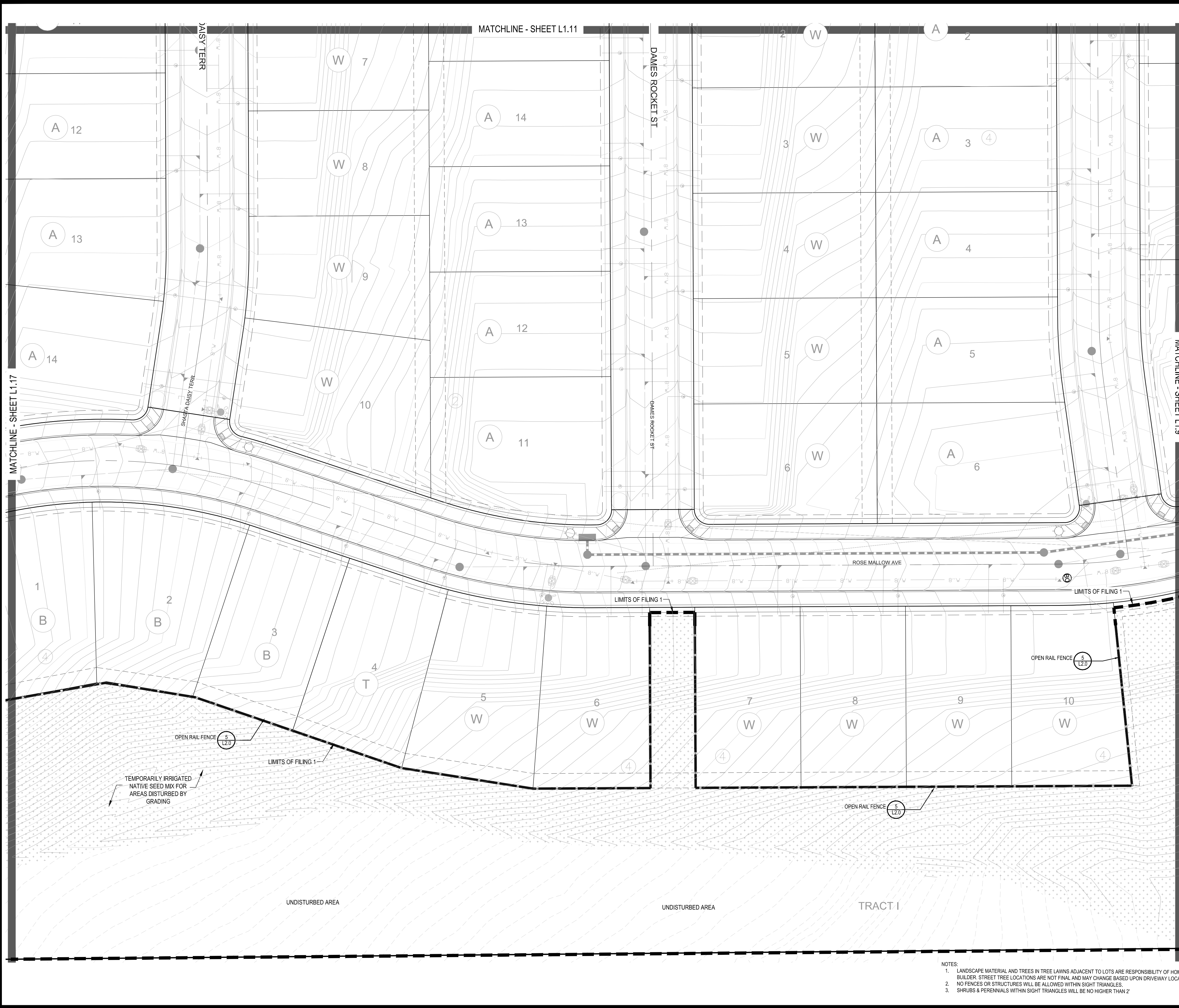
Engineering

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 720-482-9526

TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
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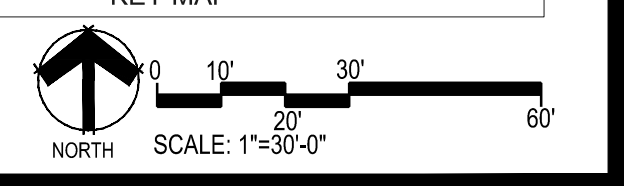
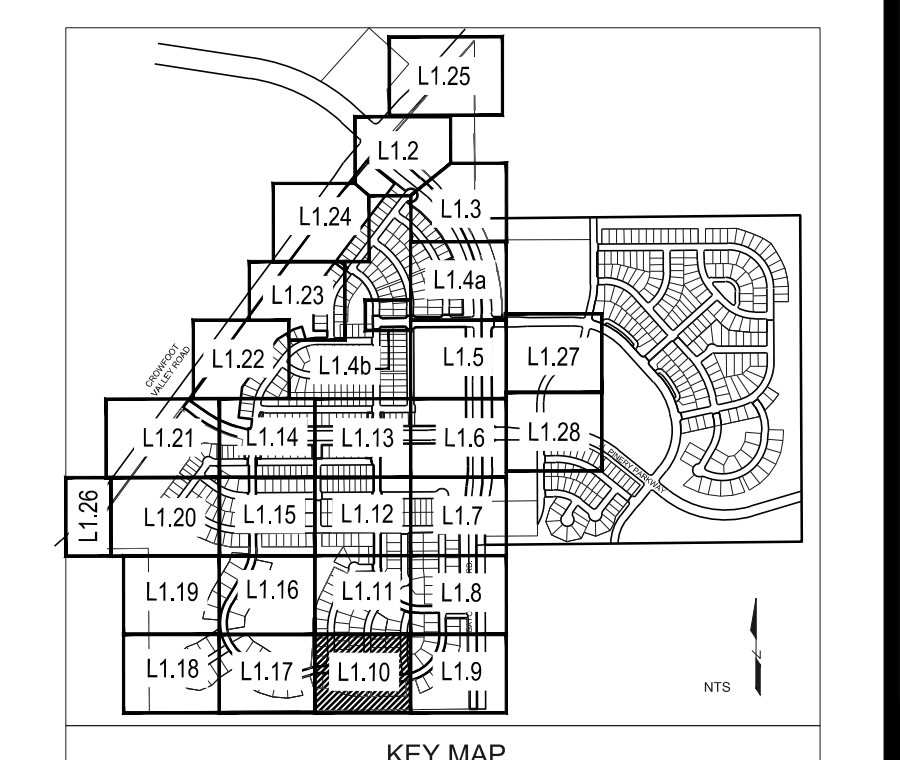
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LANDSCAPE PLAN
 Sheet Number
L1.9



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
AMERICAN ELM	AMERICAN HORNBREAM
OV	AMERICAN SYCAMORE
PO	BURR OAK
QM	CHINKAPIN OAK
QM2	COMMON HACKBERRY
HAC	EMERALD QUEEN MAPLE
AE	GLENLEVEN LITTLELEAF LINDEN
TG2	GREENSPIRE LITTLELEAF LINDEN
TG	HERITAGE OAK
QC	IMPERIAL HONEYLOCUST
GI	KENTUCKY COFFEE TREE
GK	NORTHERN CATALPA
CS	RED OAK
OR	REDMOND AMERICAN LINDEN
RAL	RIVER BIRCH
BR	SCHWEDLER MAPLE
AS	SHADEMASTER LOCUST
GS	SWAMP WHITE OAK
OB	
EVERGREEN TREES	COMMON NAME
UP	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
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 HYSOP
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 MEDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
CH	PAWNEE BUTTES SAND CHERRY
SB	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 MEDILAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
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Friday, February 17, 2017

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 LANDSCAPE PLANS

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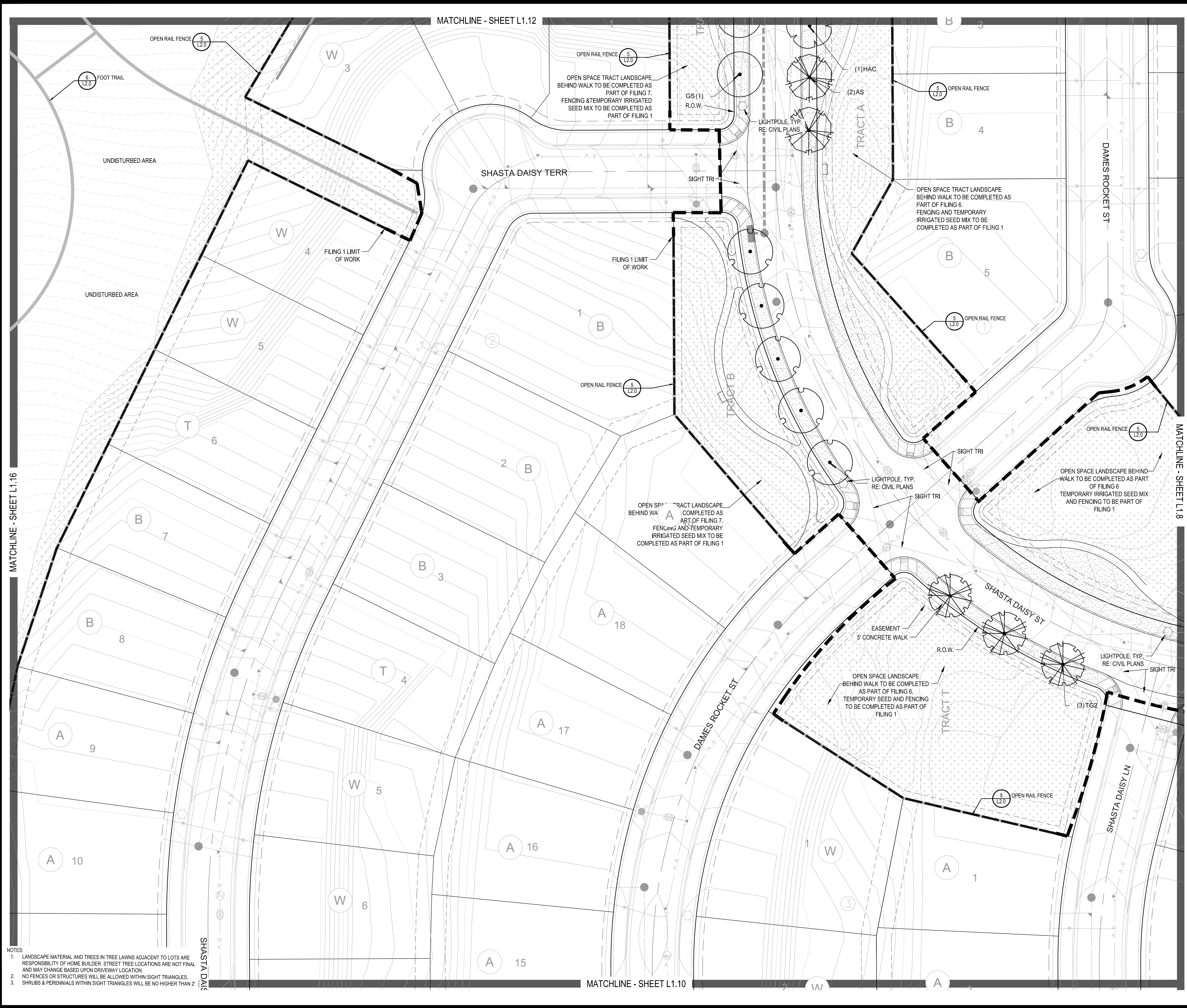
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MATCHLINE - SHEET L1.10

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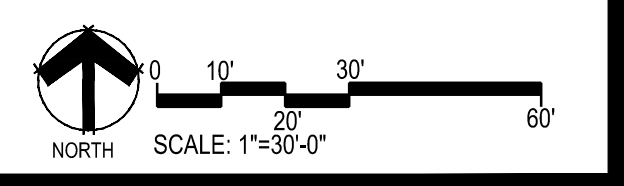
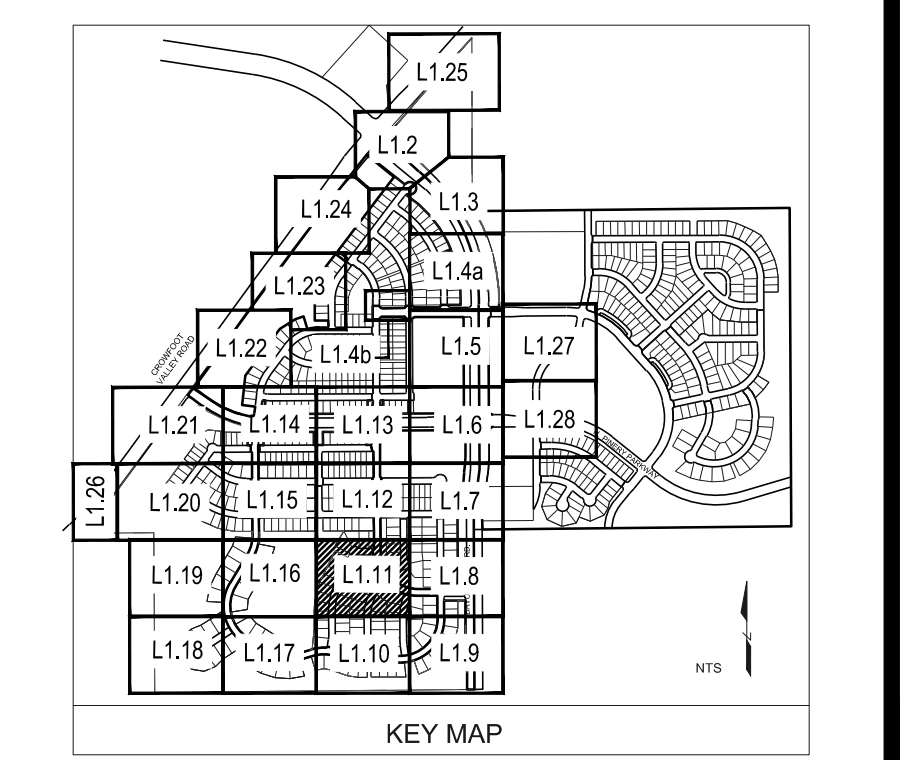
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QC	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
OR	RED OAK
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GS	SHADEMASTER LOCUST
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MGP	MUGO PINE
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GROUND COVERS

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Land Planning

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Engineering

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 720-482-9526

TRAILS AT CROWFOOT
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 PARKER, COLORADO
 LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
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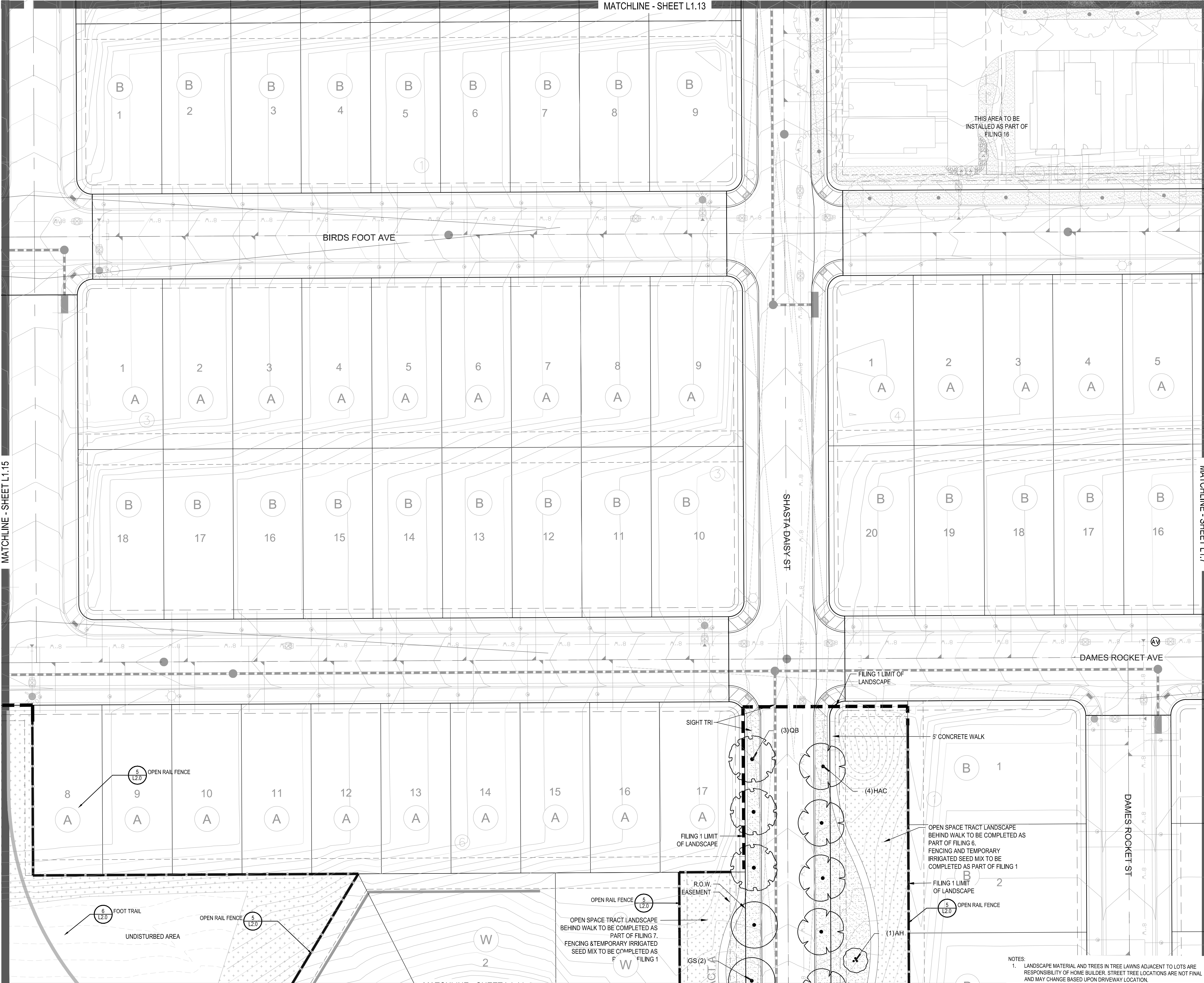
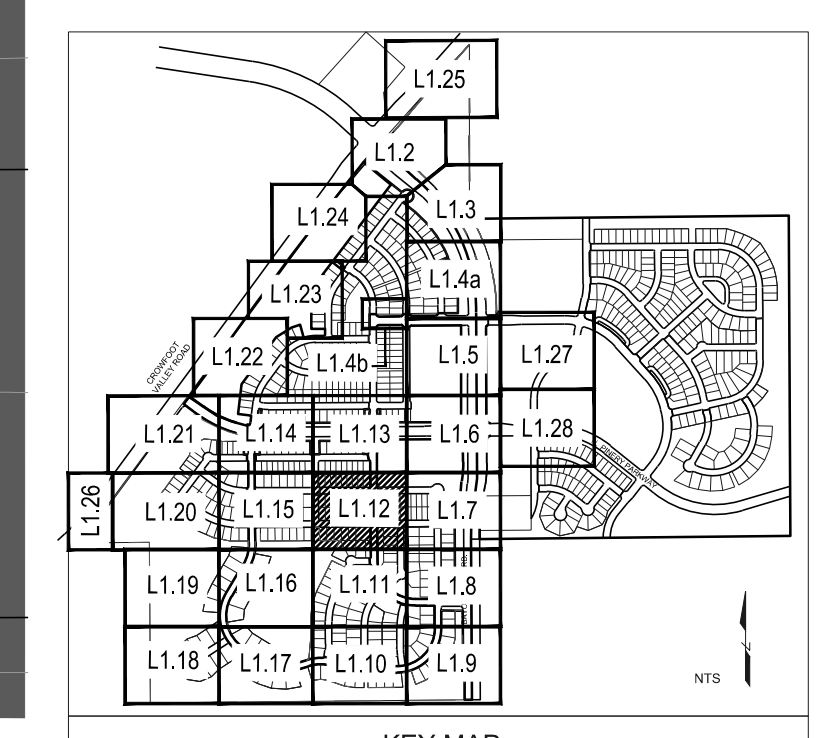
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MATCHLINE - SHEET L1.11

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
AMERICAN ELM	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
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GK	IMPERIAL HONEYLOCUST
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GI	NORTHERN CATALPA
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RAL	REDMOND AMERICAN LINDEN
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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
ORNAMENTAL TREES	COMMON NAME
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SC2	ROCKY MOUNTAIN MAPLE
WKH	SPRING SNOW CRAB APPLE
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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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MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
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	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

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Land Planning



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Engineering



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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
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Drawn by:	JMI, BEM, GG
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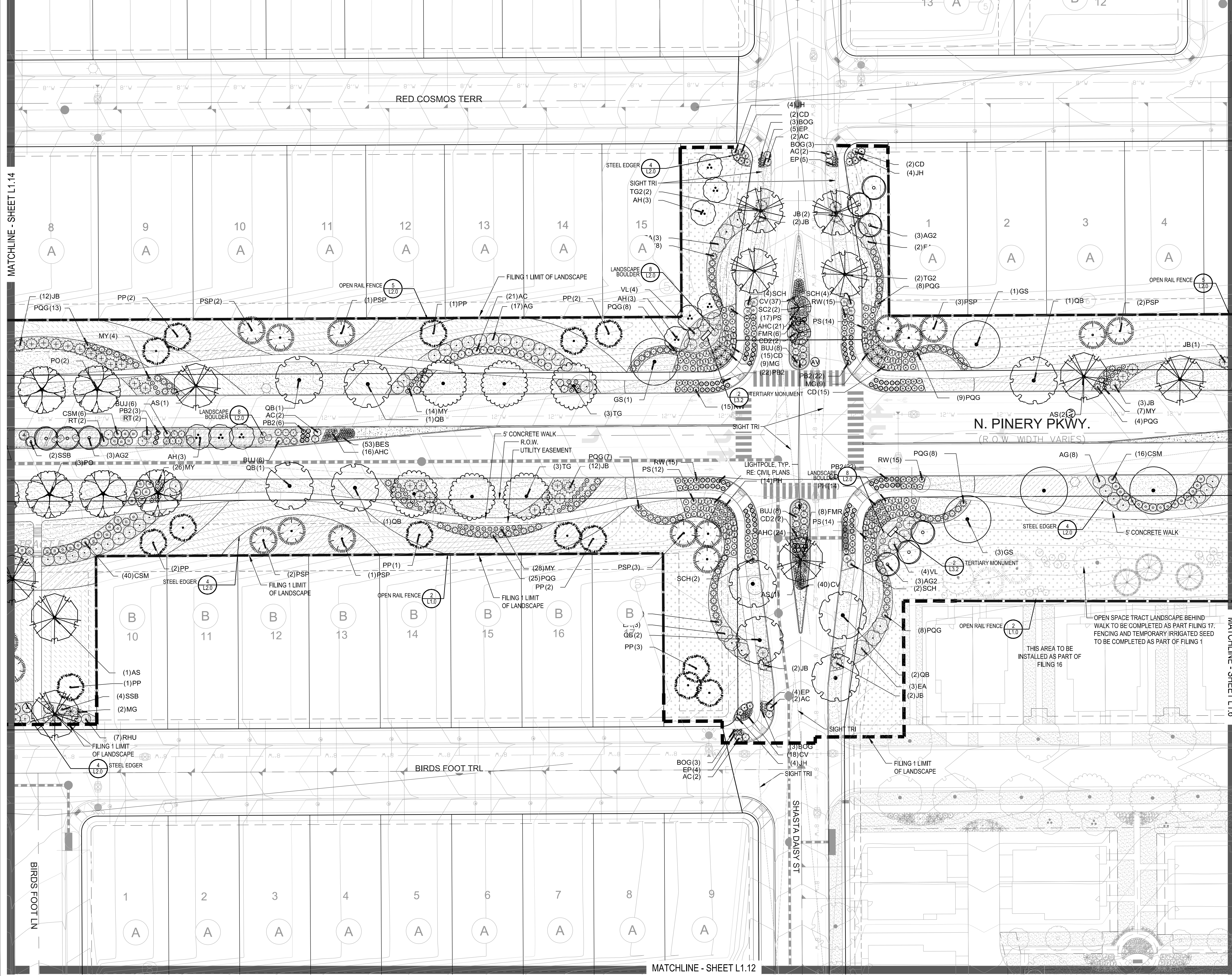
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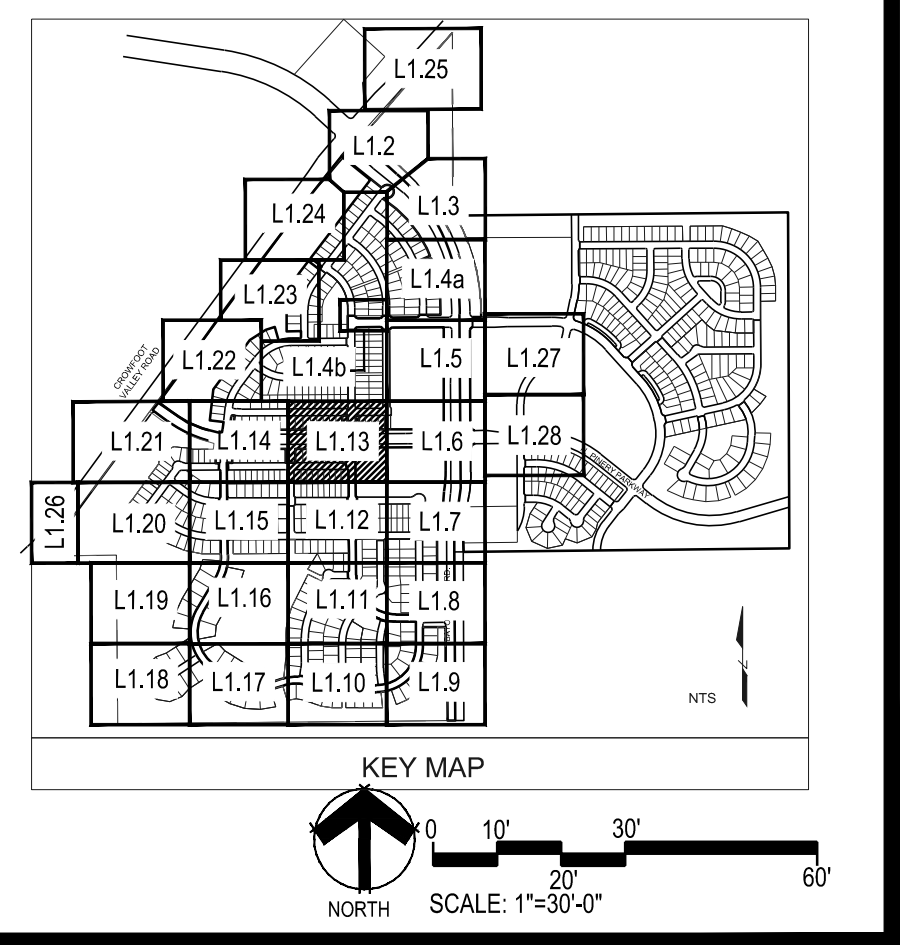
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QC EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
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OR IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
RAL KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
BR NORTHERN CATALPA	NORTHERN CATALPA
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EVERGREEN TREES	COMMON NAME
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RHU GRO-LW FRAGRANT SUMAC	GRO-LW FRAGRANT SUMAC
VL MOHICAN WAYFRANGING TREE	MOHICAN WAYFRANGING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
PS THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEDICLAND ROSE	WHITE MEDICLAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
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Engineering

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 720-482-9526

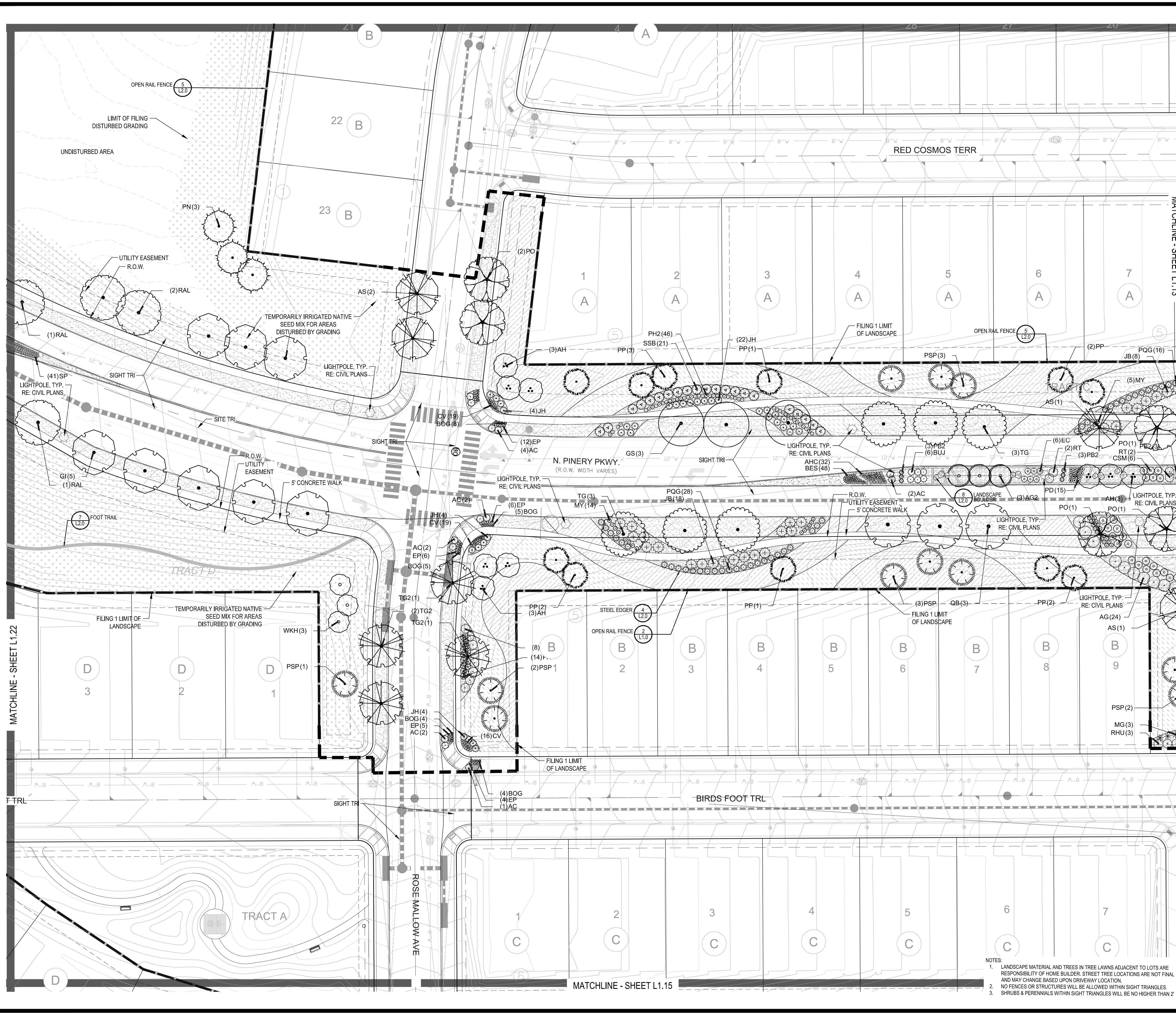
TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
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Sheet Name
LANDSCAPE PLAN
 Sheet Number
L1.13

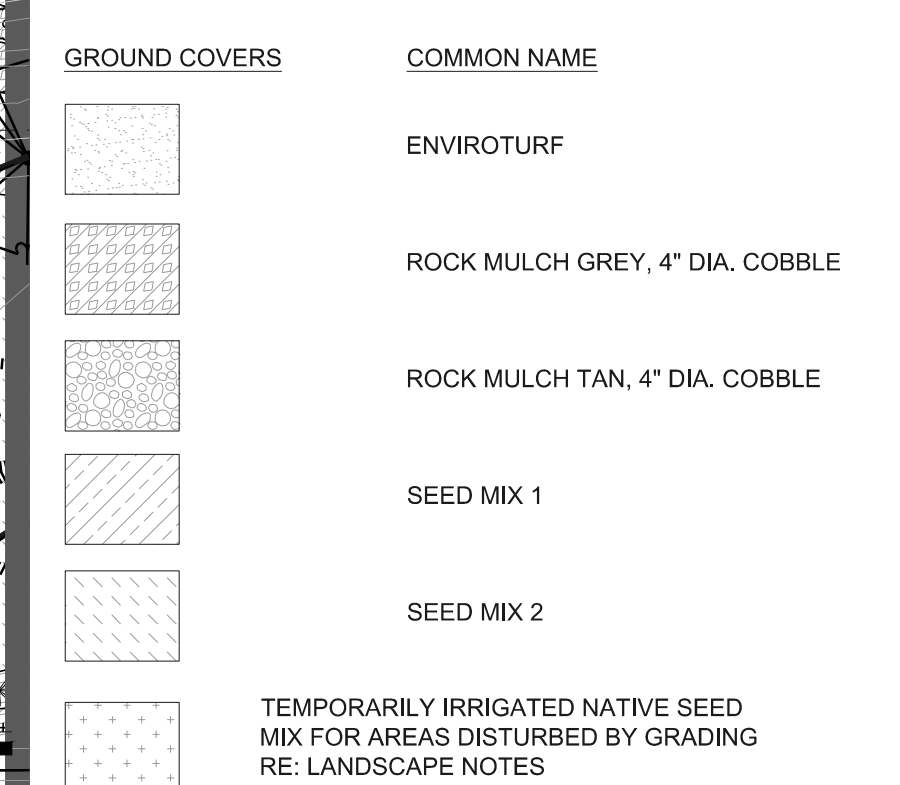
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 Friday, February 17, 2017

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Friday, February 17, 2017



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
AMERICAN ELM	AMERICAN ELM
OV	AMERICAN HORNBARK
PO	AMERICAN SYCAMORE
QM	BURR OAK
Q2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
GI	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
CK	IMPERIAL HONEYLOCUST
CS	KENTUCKY COFFEE TREE
OR	NORTHERN CATALPA
RAL	RED OAK
BR	REDMOND AMERICAN LINDEN
AS	RIVER BIRCH
GS	SCHWEDLER MAPLE
QB	SHADEMASTER LOCUST
	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
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 HYSOP
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 MEDILAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
CH	THREE LEAF SUMAC
RW	WHITE MEDILAND 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
MG	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
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MG	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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



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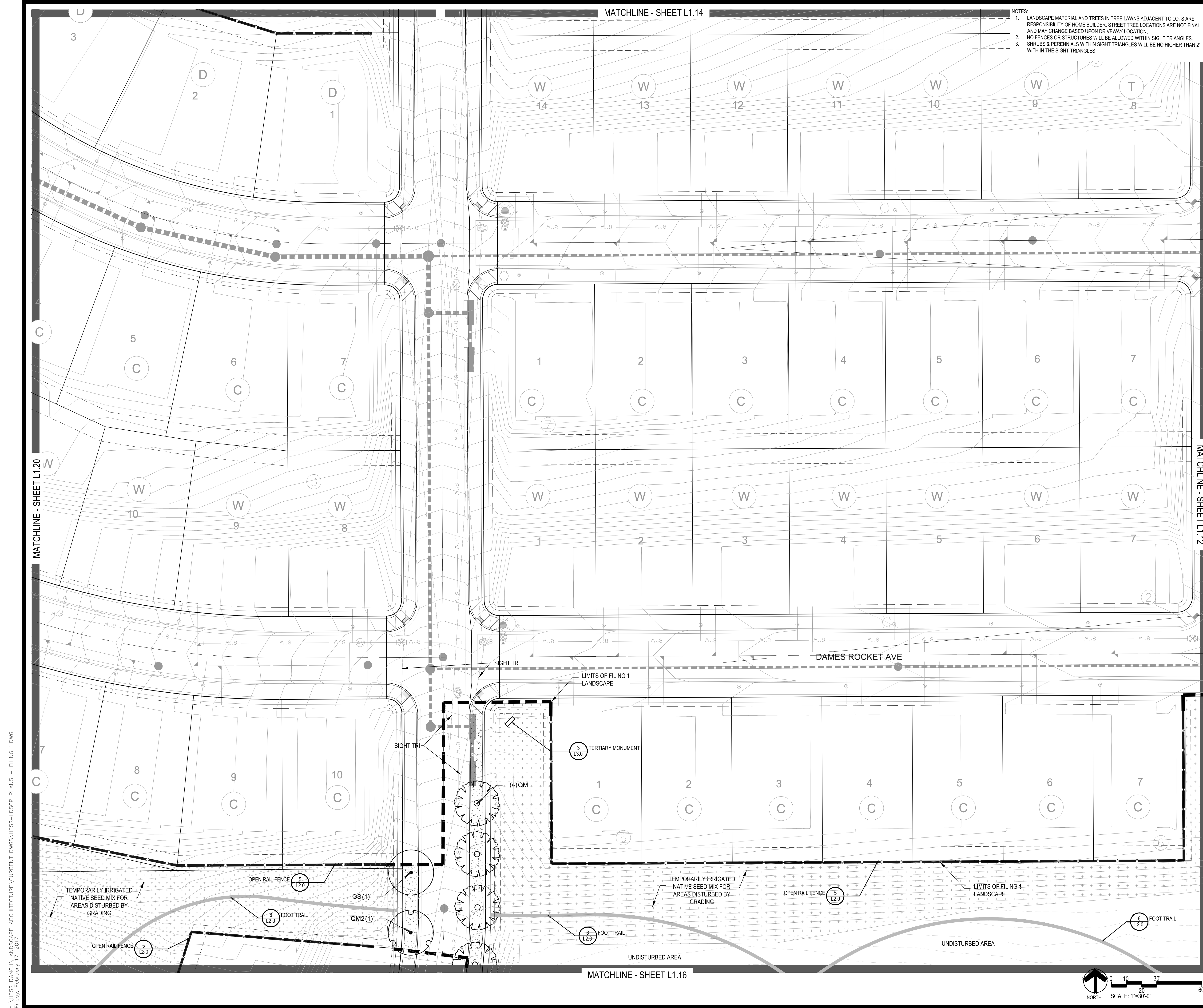
CVL
CONSULTANTS

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TRAILS AT CROWFOOT
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PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
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Know what's below. Call before you dig. 811
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Sheet Name: LANDSCAPE PLAN
Sheet Number: L1.14

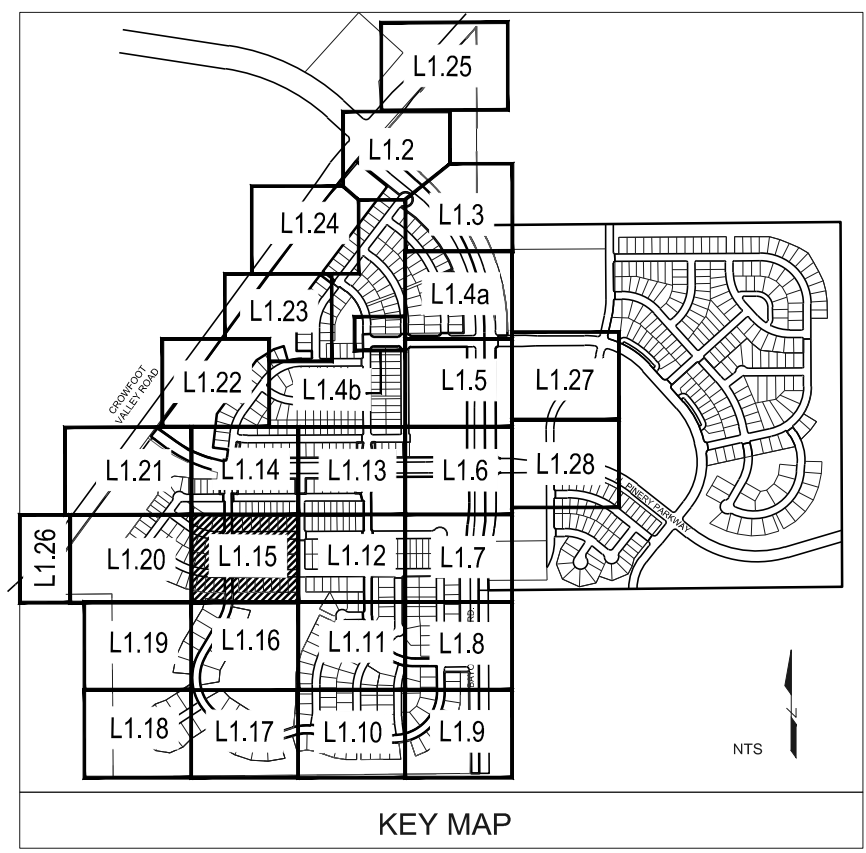


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PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
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 HONEY LOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
OB	SWAMP WHITE OAK
EVERGREEN TREES	EVERGREEN TREES
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
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ORNAMENTAL TREES	ORNAMENTAL TREES
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ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
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SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
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FMR	FIRE MEDICLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
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 MEDICLAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	EVERGREEN SHRUBS
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
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AP	PANCHITO MANZANITA
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ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
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PB2	LITTLE BUNNY FOUNTAIN GRASS
MGS	MAIDEN GRASS
POG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
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TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
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Sheet Name: **LANDSCAPE PLAN**

Sheet Number: **L1.15**

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MATCHLINE - SHEET L1.15

UNDISTURBED AREA

- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
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MATCHLINE - SHEET L1.17

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
AMERICAN ELM	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
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AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
OB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
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PN	LIMBER PINE
PSP	PINON PINE
PP	PINON PINE
PPI	PONDEROSA PINE

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AH	HOT WINGS TATARIAN MAPLE
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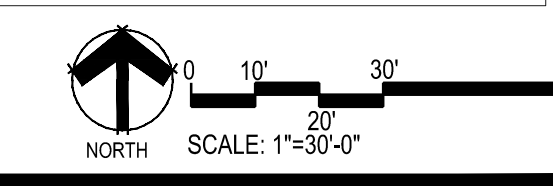
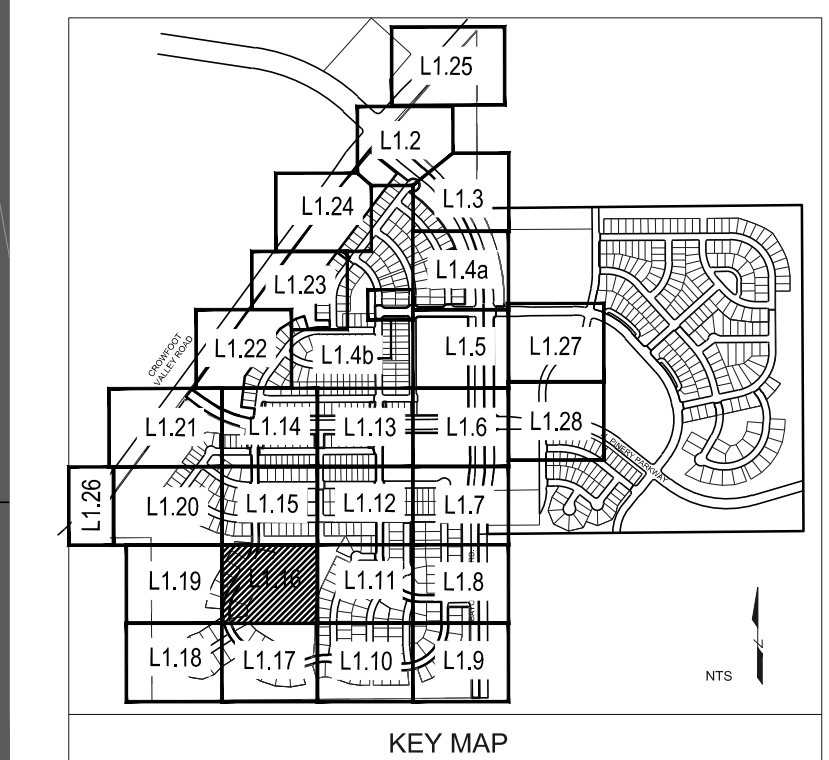
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SP	PINCUSHION FLOWER
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ORNAMENTAL GRASSES	COMMON NAME
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Engineering

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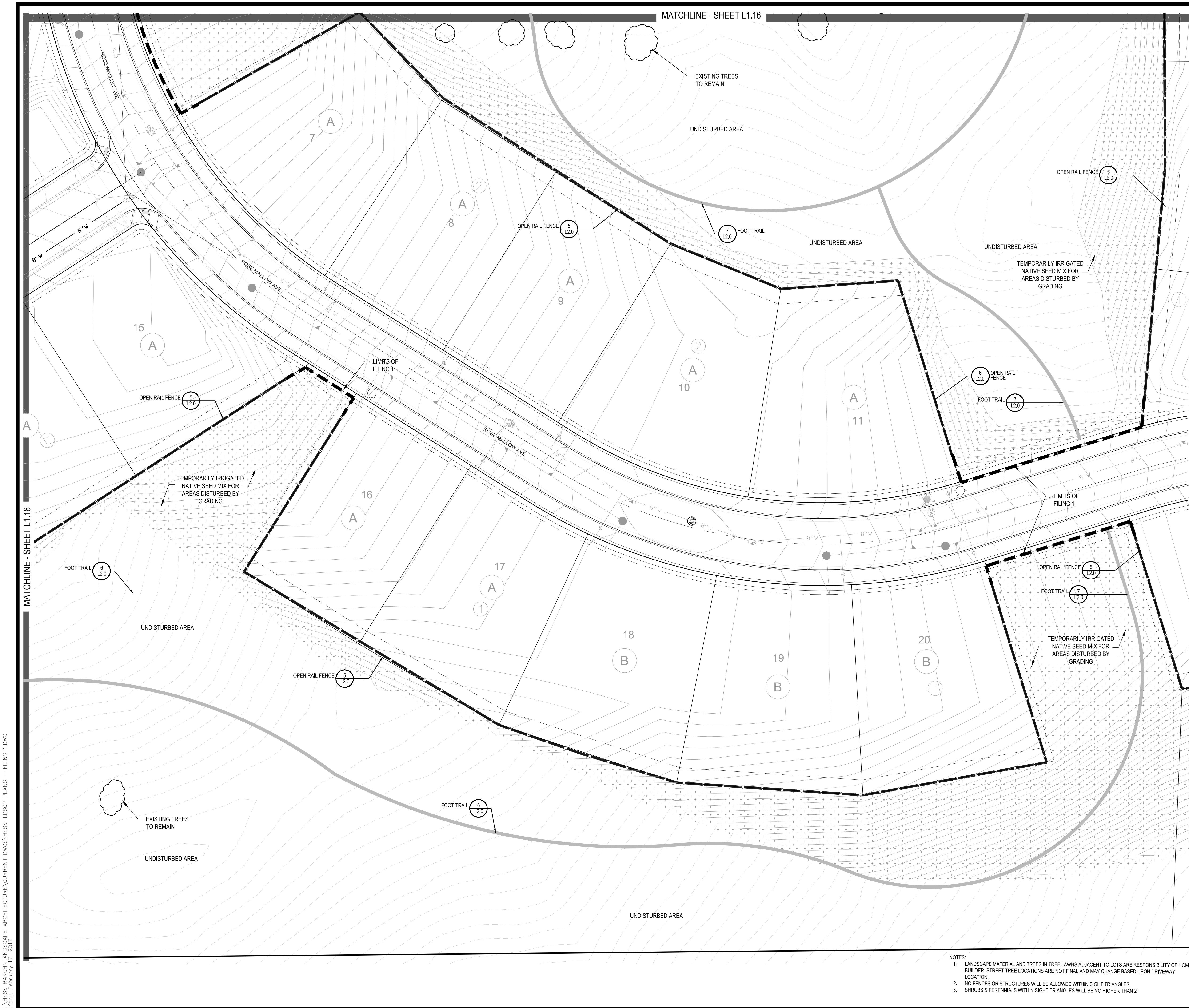
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Sheet Name
LANDSCAPE PLAN

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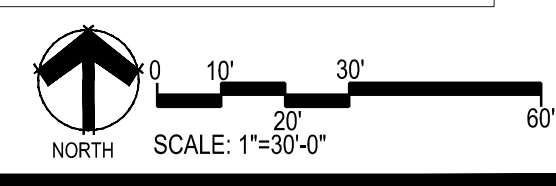
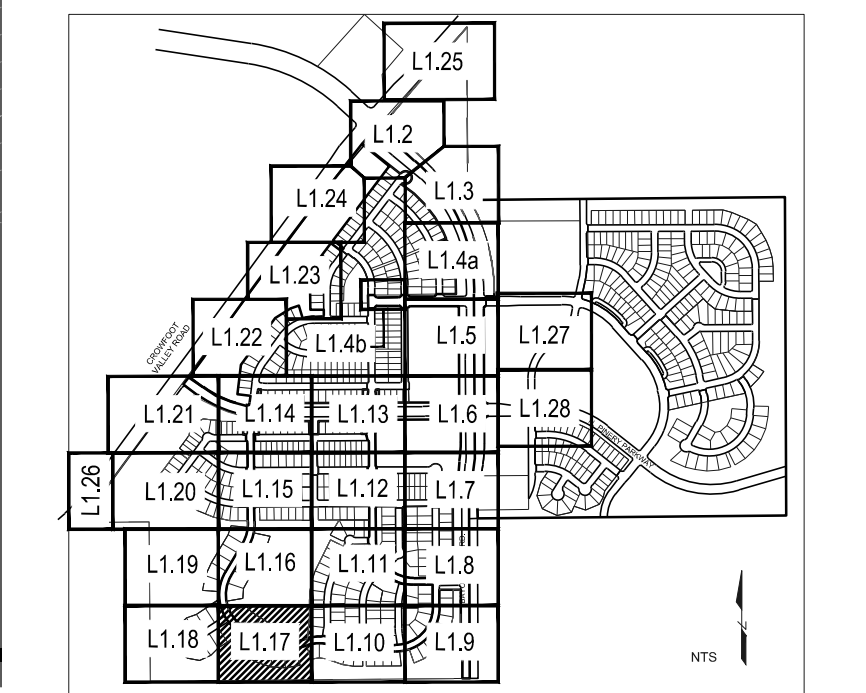
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PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEEAM
OV PO	AMERICAN SYCAMORE
QM BURR OAK	CHINKAPIN OAK
QM2 COMMON HACKBERRY	EMERALD QUEEN MAPLE
HAC GLENLEVEN LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
AE HERITAGE OAK	IMPERIAL HONEYLOCUST
TG2 KENTUCKY COFFEE TREE	NORTHERN CATALPA
QC RED OAK	REDMOND AMERICAN LINDEN
GK RIVER BIRCH	SCHWEDLER MAPLE
CS SHADMASTER LOCUST	SWAMP WHITE OAK
OR	
RAL	
BR	
AS	
GS	
OB	
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	LIMBER PINE
PSP PINON PINE	PONDEROSA PINE
PP	
PPI	
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	ROCKY MOUNTAIN MAPLE
AG2 SPRING SNOW CRAB APPLE	'WINTER KING' HAWTHORN
SC2	
WKH	
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AHC ANISE HYSOPO	BLACK-EYED SUSAN
BES PINCUSHION FLOWER	PURPLE CONEFLOWER
SP	THREADLEAF COREOPSIS
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DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	DWARF ARCTIC WILLOW
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EVERGREEN SHRUBS	COMMON NAME
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MY	

COMMON NAME	COMMON NAME
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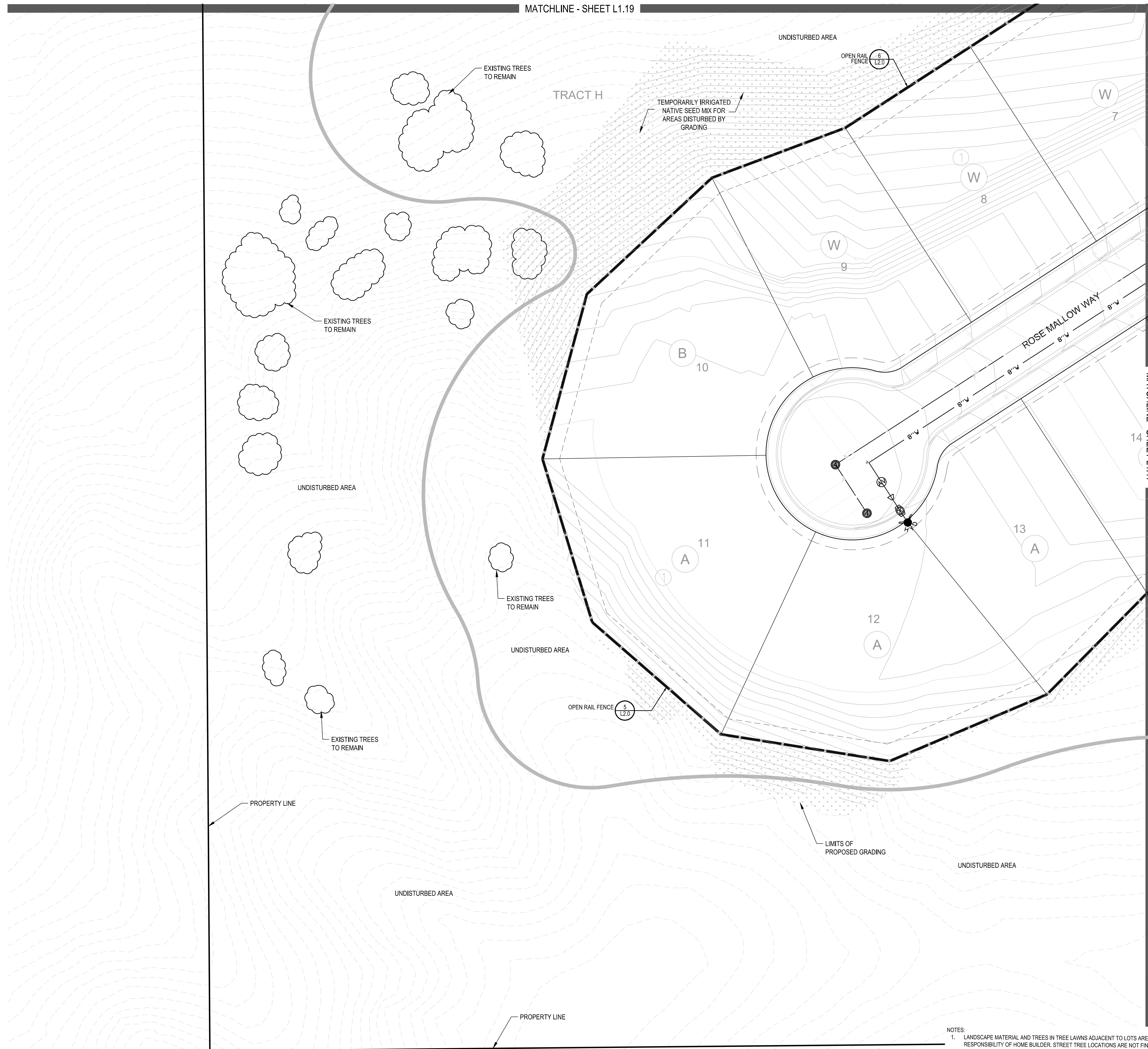
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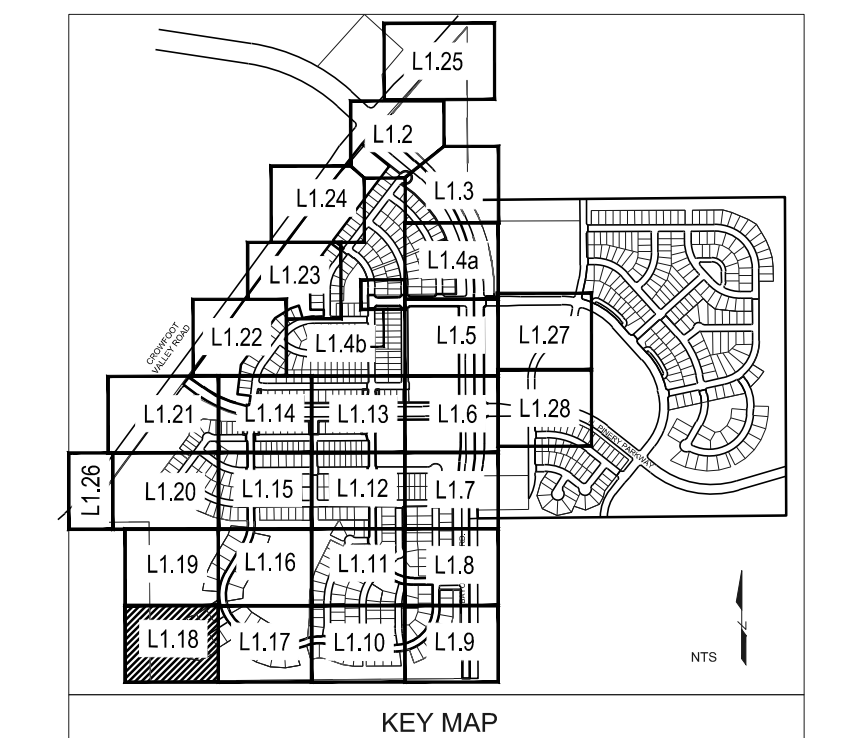
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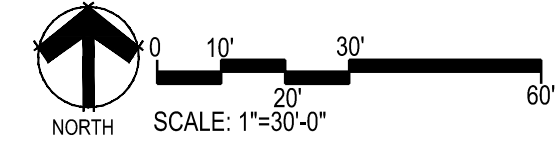
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CS RED OAK	OR REDMOND AMERICAN LINDEN
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FN NEW MEXICO PRIVET	SCH PAWNEE BUTTES SAND CHERRY
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MG LITTLE BUNNY FOUNTAIN GRASS	POG MAIDEN GRASS
MY PORCUPINE GRASS	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
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[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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



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

Land Planning
 pcs group inc. www.pcsgroupco.com
 1007 16th street, denver, co 80265
 1.303.531.4905 . 1.303.531.4908

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

TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018
 8.8.2018

Sheet Name
 LANDSCAPE PLAN

Sheet Number
L1.18

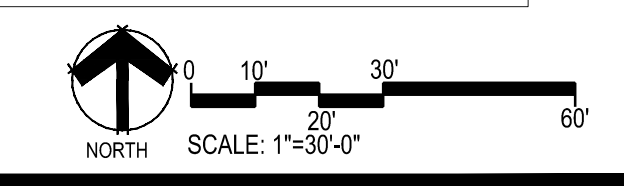
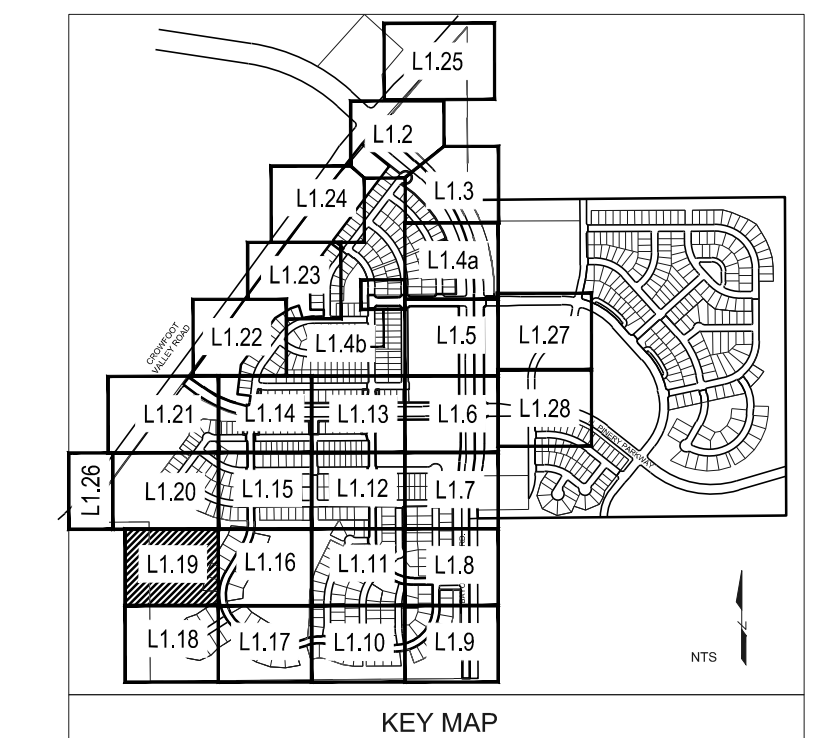
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PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
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
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 HYSOP
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 MEDILAND ROSE
GD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
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 MEDILAND 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
MUGO	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
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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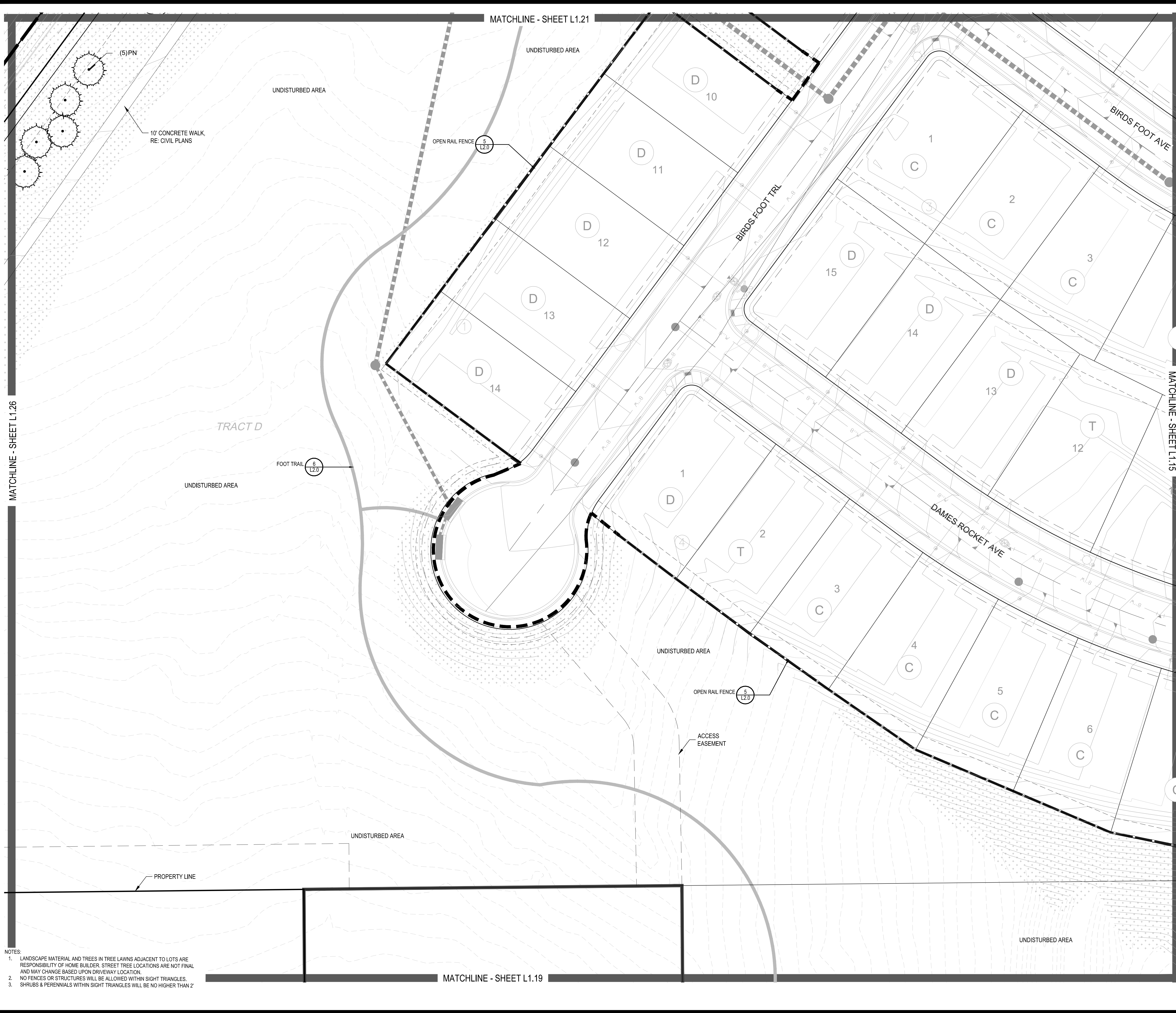
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.19



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEE	AMERICAN HORNBEE
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
QM BURR OAK	BURR OAK
GM2 CHINKAPIN OAK	CHINKAPIN OAK
HAC COMMON HACKBERRY	COMMON HACKBERRY
AE EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG2 GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
TG GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
QC HERITAGE OAK	HERITAGE OAK
GI IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
CS NORTHERN CATALPA	NORTHERN CATALPA
OR RED OAK	RED OAK
RAL REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
GS SHADEMASTER LOCUST	SHADEMASTER LOCUST
OB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC ANISE HYSSOP	ANISE HYSSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEDILAND ROSE	FIRE MEDILAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RHU GRO-LW FRAGRANT SUMAC	GRO-LW FRAGRANT SUMAC
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
CD2 THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEDILAND ROSE	WHITE MEDILAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
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CSM MOONLIGHT BROOM	MOONLIGHT BROOM
AP MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	HAMELN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
PQG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Symbol]	ENVIROTURF
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[Symbol]	SEED MIX 1
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[Symbol]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

COMMON NAME	COMMON NAME
AMERICAN ELM	AMERICAN ELM
AMERICAN HORNBEE	AMERICAN HORNBEE
AMERICAN SYCAMORE	AMERICAN SYCAMORE
BURR OAK	BURR OAK
CHINKAPIN OAK	CHINKAPIN OAK
COMMON HACKBERRY	COMMON HACKBERRY
EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
HERITAGE OAK	HERITAGE OAK
IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
NORTHERN CATALPA	NORTHERN CATALPA
RED OAK	RED OAK
REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
RIVER BIRCH	RIVER BIRCH
SCHWEDLER MAPLE	SCHWEDLER MAPLE
SHADEMASTER LOCUST	SHADEMASTER LOCUST
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HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
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SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANISE HYSSOP	ANISE HYSSOP
BLACK-EYED SUSAN	BLACK-EYED SUSAN
PINCUSHION FLOWER	PINCUSHION FLOWER
PURPLE CONEFLOWER	PURPLE CONEFLOWER
THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
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KEY MAP

SCALE: 1"=30'-0"

NOTES:
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Know what's below. Call before you dig.

811

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.20

Y:\HESR\PROJECTS\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 1.DWG Friday, February 17, 2017

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MATCHLINE - SHEET L1.23

MATCHLINE - SHEET L1.23

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CV	THREADLEAF COREOPSIS
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PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
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SCH	PAWNEE BUTTES SAND CHERRY
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CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

ULTIMATE STREETSCAPE LANDSCAPING TO BE DEVELOPED WITH CONSTRUCTION OF ULTIMATE CROWFOOT VALLEY ROAD BUILD-OUT (N.I.C.)

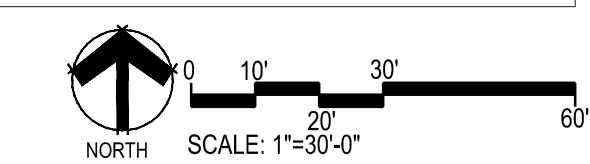
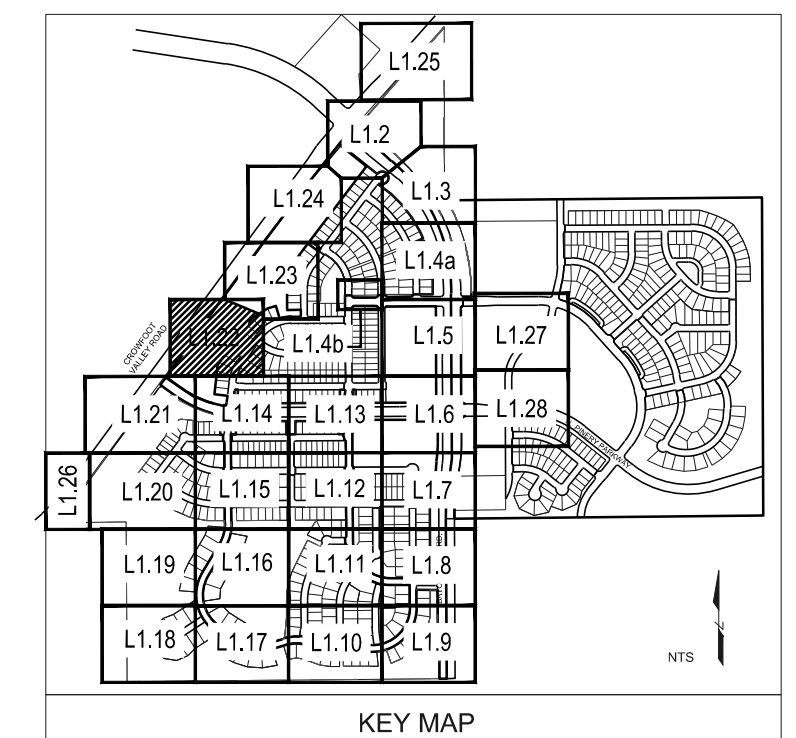
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING

10' CONCRETE WALK RE: CIVIL PLANS

EXISTING VEGETATION TO REMAIN

UNDISTURBED AREA

UNDISTURBED AREA



Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017

Drawn by:	JMI, BEM, GG
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Submittal Date:	8.08.2017
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	4.08.2018
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.22

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CROWFOOT VAL
REC. NO. 2008070

MATCHLINE - SHEET L1.2

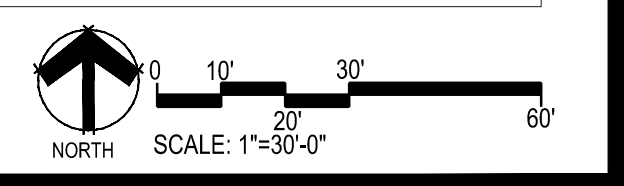
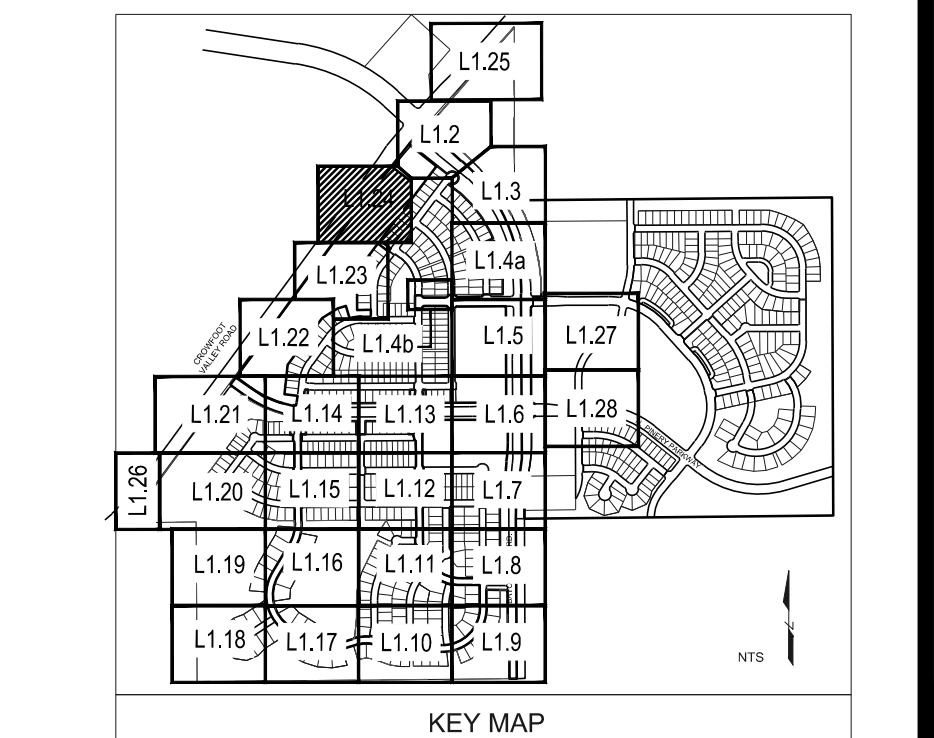
CROWFOOT VALLEY RD.
REC. NO. 2008070

MATCHLINE - SHEET L1.23

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBREAM	AMERICAN HORNBREAM
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
QM BURR OAK	BURR OAK
HAC CHINKAPIN OAK	CHINKAPIN OAK
AE COMMON HACKBERRY	COMMON HACKBERRY
TG2 EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
GC GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
GJ HERITAGE OAK	HERITAGE OAK
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OB SHADENMASTER LOCUST	SHADENMASTER LOCUST
	SWAMP WHITE OAK
EVERGREEN TREES	EVERGREEN TREES
PN COMMON NAME	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
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ORNAMENTAL TREES	ORNAMENTAL TREES
AH COMMON NAME	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHC COMMON NAME	ANISE HYSSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD COMMON NAME	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEDILAND ROSE	FIRE MEDILAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RHU GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEDILAND ROSE	WHITE MEDILAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	EVERGREEN SHRUBS
JB COMMON NAME	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
BOG COMMON NAME	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	HAMELN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
PQG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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

TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018
8.8.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.24

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017



MATCHLINE - SHEET L1.2

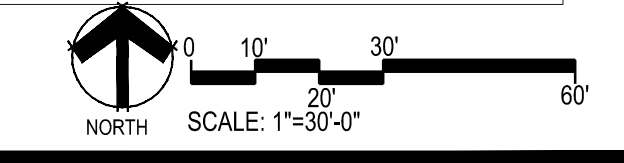
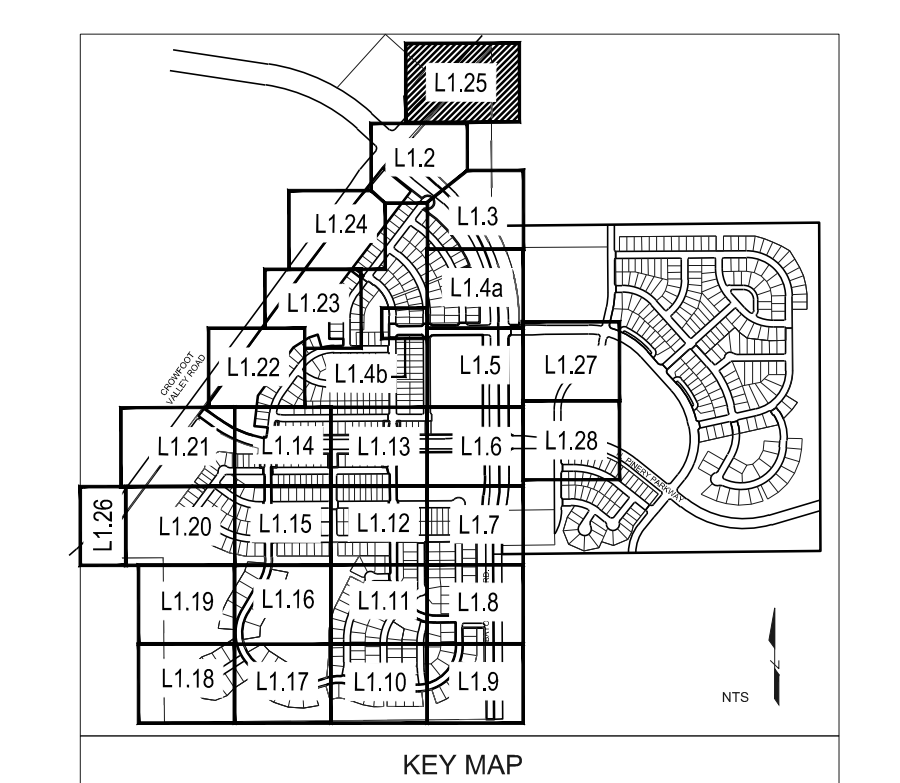
- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER, STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES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

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEEAM
OV PO	AMERICAN SYCAMORE
QM BURR OAK	CHINKAPIN OAK
QM2 COMMON HACKBERRY	HAC EMERALD QUEEN MAPLE
AE GLENLEVEN LITTLELEAF LINDEN	TG2 GREENSPIRE LITTLELEAF LINDEN
TG HERITAGE OAK	QC IMPERIAL HONEYLOCUST
GI KENTUCKY COFFEE TREE	OK NORTHERN CATALPA
CS RED OAK	OR REDMOND AMERICAN LINDEN
RAL RIVER BIRCH	BR SCHWEDLER MAPLE
AS SHADEMASTER LOCUST	GS SWAMP WHITE OAK
OB	
EVERGREEN TREES	COMMON NAME
FN AUSTRIAN BLACK PINE	PSP LIMBER PINE
PP PINON PINE	PPI PONDEROSA PINE
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 HYSOOP	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 MEDILAND ROSE	PD GOLD DROP POTENTILLA
RHU GRO-LOW FRAGRANT SUMAC	VL MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	SCH PAWNEE BUTTES SAND CHERRY
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 PANCHITO MANZANITA
AP PURPLE-LEAF WINTER CREEPER	EC
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	PH BLUE SWITCH GRASS
CK FEATHER REED GRASS	PH2 HAMELN DWARF FOUNTAIN GRASS
MG LITTLE BUNNY FOUNTAIN GRASS	POG MAIDEN GRASS
MY PORCUPINE GRASS	YAKU YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

COMMON NAME
ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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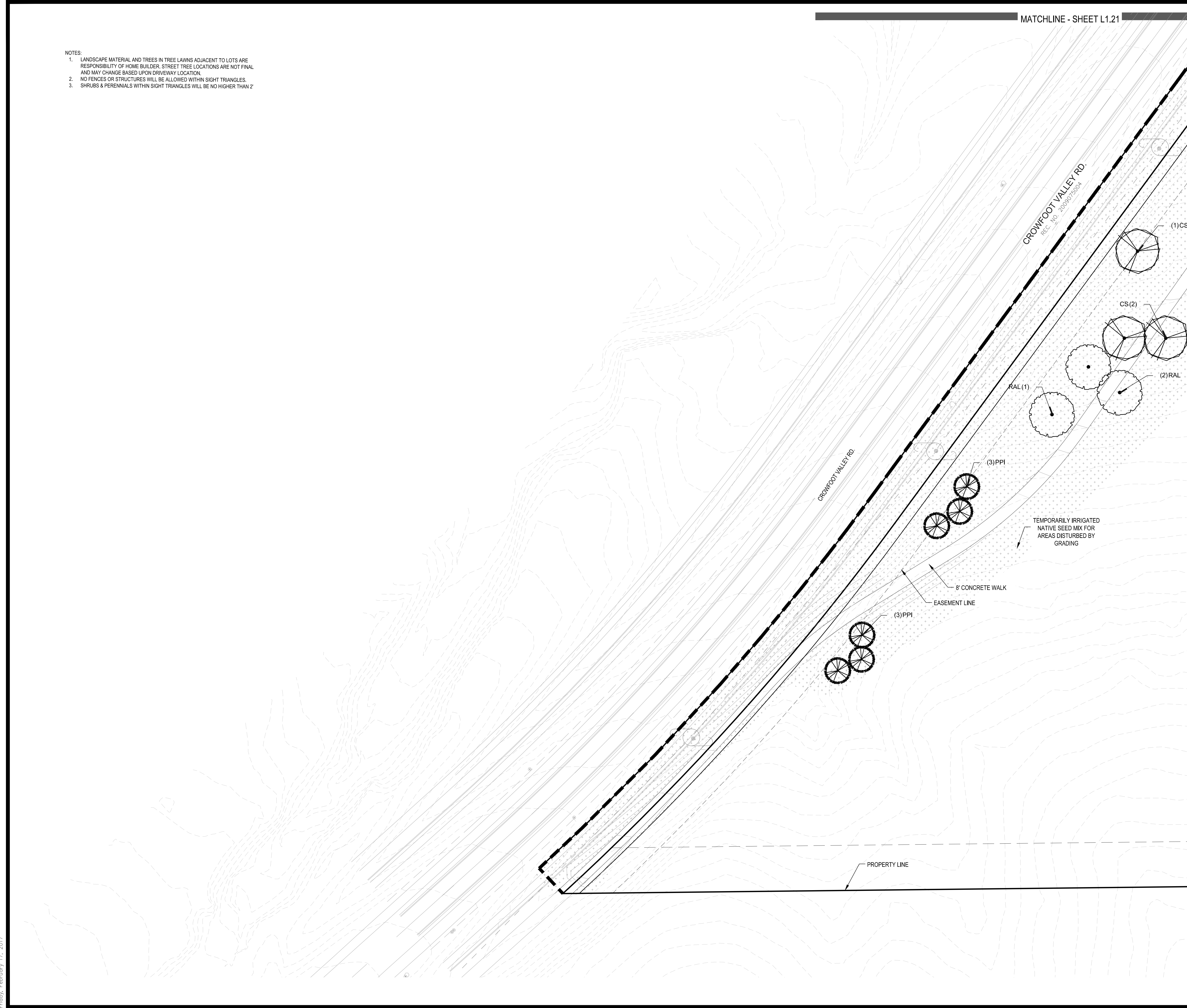
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

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Sheet Name
LANDSCAPE PLAN
Sheet Number
L1.25

- NOTES:
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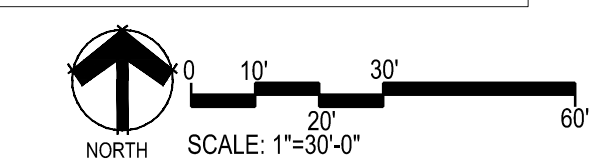
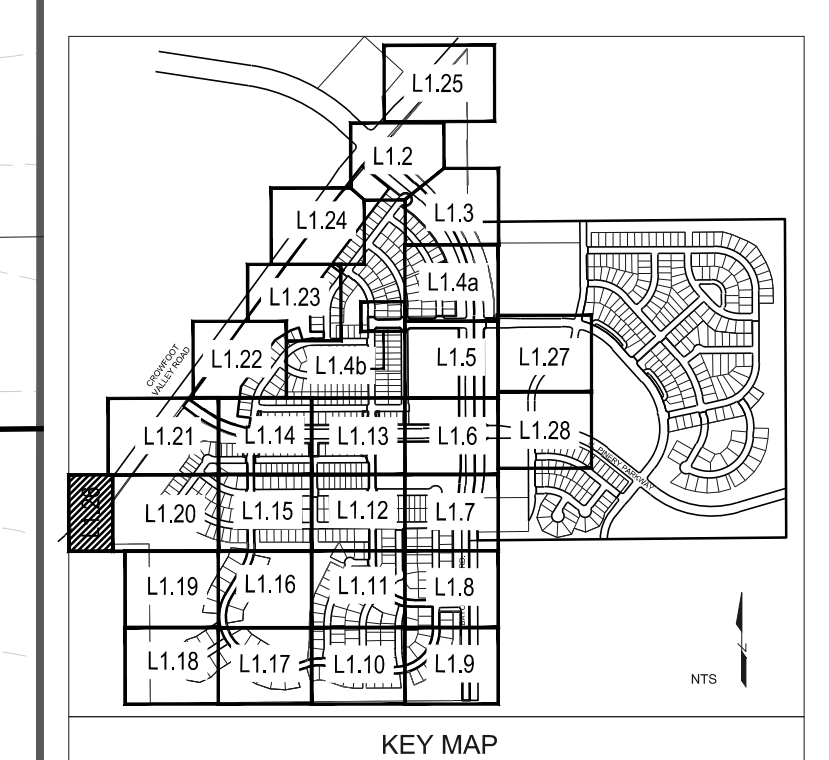
MATCHLINE - SHEET L1.21



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEAM	AMERICAN HORNBEAM
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
QM BURR OAK	BURR OAK
HAC CHINKAPIN OAK	CHINKAPIN OAK
AE COMMON HACKBERRY	COMMON HACKBERRY
TG2 EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
QC GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
GI HERITAGE OAK	HERITAGE OAK
GK IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
CS KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
QR NORTHERN CATALPA	NORTHERN CATALPA
RAL RED OAK	RED OAK
BR REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
AS RIVER BIRCH	RIVER BIRCH
GS SCHWEDLER MAPLE	SCHWEDLER MAPLE
OB SHADENMASTER LOCUST	SHADENMASTER LOCUST
	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC ANISE HYSOP	ANISE HYSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEDILAND ROSE	FIRE MEDILAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RHU GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEDILAND ROSE	WHITE MEDILAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
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CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
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EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
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PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
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PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
PQG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
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[Pattern]	ROCK MULCH GREY, 4" DIA. COBBLE
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[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

MATCHLINE - SHEET L1.20



Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 1.DWG Friday, February 17, 2017

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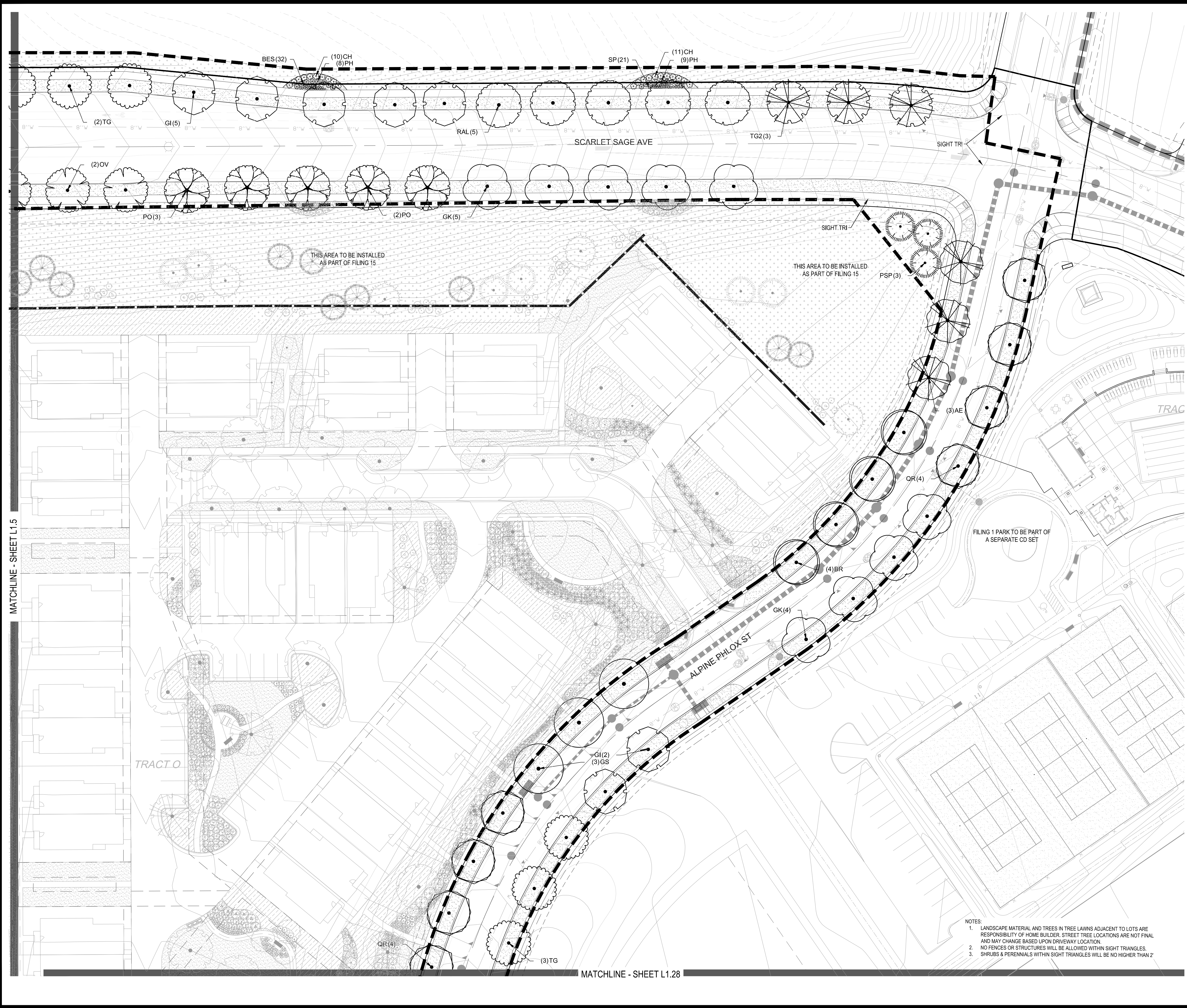
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	JMI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	8.08.2017
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.26

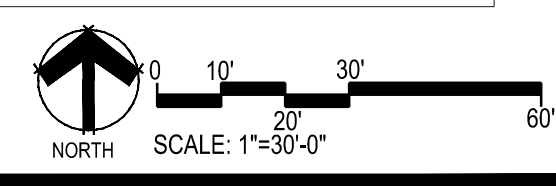
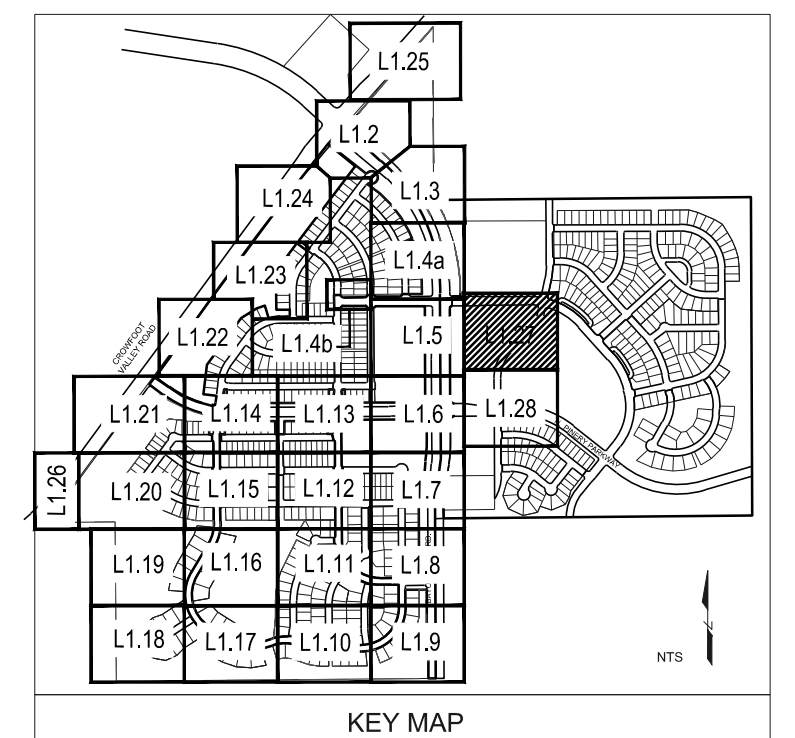
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Friday, February 17, 2017



PLANT & GROUNDCOVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEEAM	AMERICAN HORNBEEAM
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
QM BURR OAK	BURR OAK
HAC CHINKAPIN OAK	CHINKAPIN OAK
AE COMMON HACKBERRY	COMMON HACKBERRY
TG2 EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
GI HERITAGE OAK	HERITAGE OAK
GK IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
CS KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
OR NORTHERN CATALPA	NORTHERN CATALPA
RAL RED OAK	RED OAK
BR REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
AS RIVER BIRCH	RIVER BIRCH
GS SCHWEDLER MAPLE	SCHWEDLER MAPLE
OB SHADEMASTER LOCUST	SHADEMASTER LOCUST
	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	COMMON NAME
AHC ANISE HYSSOP	ANISE HYSSOP
BES BLACK-EYED SUSAN	BLACK-EYED SUSAN
SP PINCUSHION FLOWER	PINCUSHION FLOWER
EP PURPLE CONEFLOWER	PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	BLUE MIST SHRUB
SP2 DWARF ARCTIC WILLOW	DWARF ARCTIC WILLOW
FMR FIRE MEDILAND ROSE	FIRE MEDILAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RHU GRO-LW FRAGRANT SUMAC	GRO-LW FRAGRANT SUMAC
VL MOHICAN WAYFARING TREE	MOHICAN WAYFARING TREE
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
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Know what's below. Call before you dig.

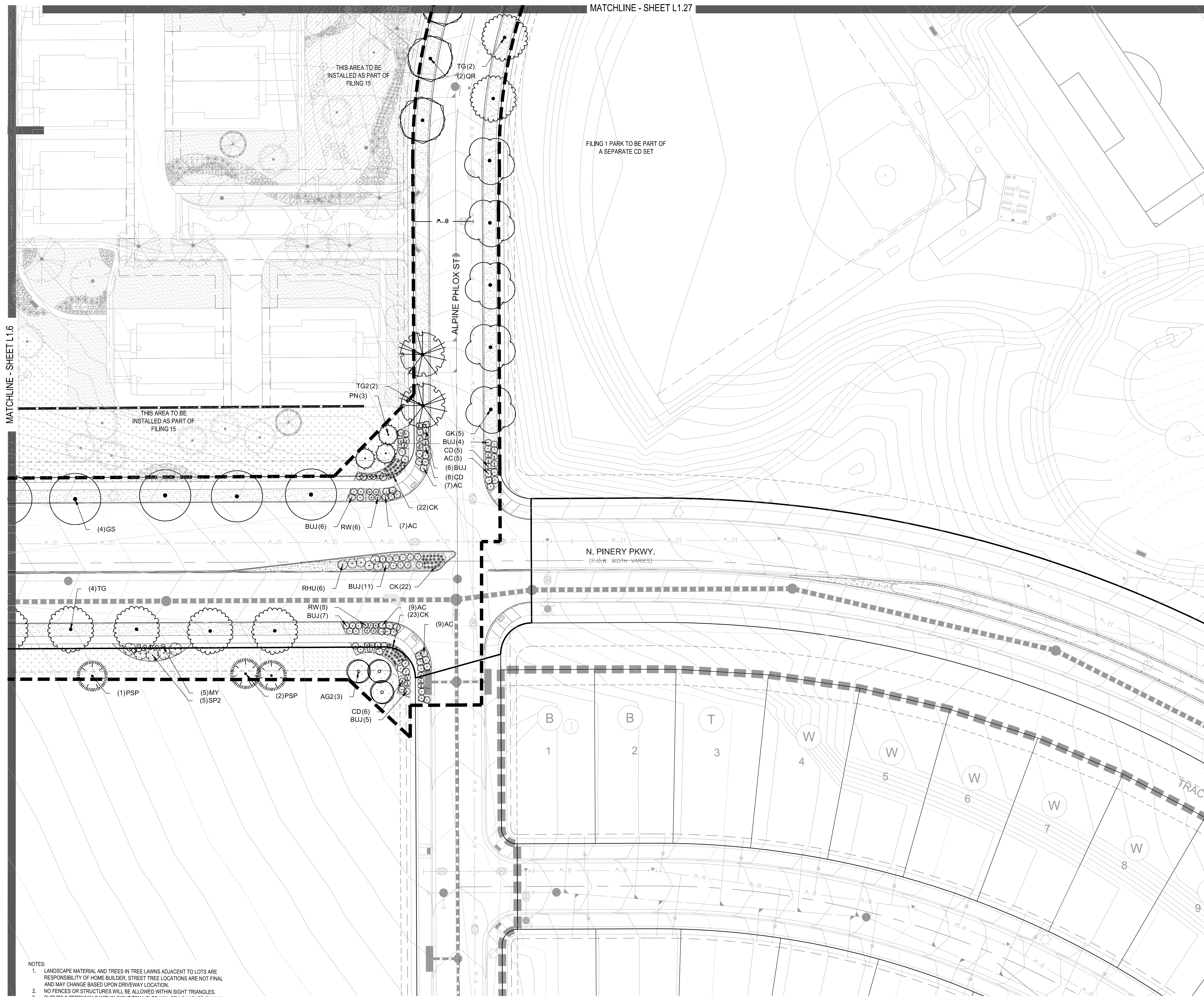
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Sheet Number: L1.27

MATCHLINE - SHEET L1.27

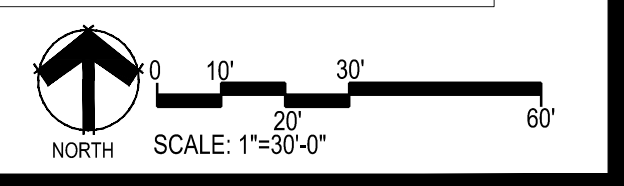
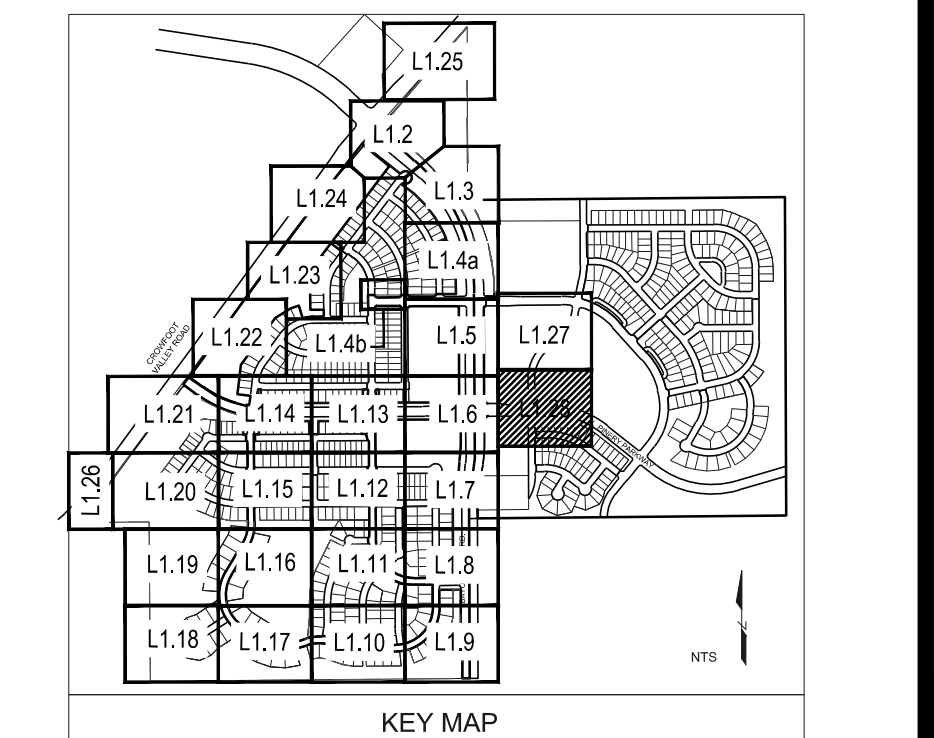
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PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEEAM	AMERICAN HORNBEEAM
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DECIDUOUS SHRUBS	COMMON NAME
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SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
GB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEDILAND ROSE	WHITE MEDILAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	BLUE CHIP JUNIPER
BUJ BUFFALO JUNIPER	BUFFALO JUNIPER
JH HUGHES JUNIPER	HUGHES JUNIPER
AC MANZANITA	MANZANITA
CSM MOONLIGHT BROOM	MOONLIGHT BROOM
PS MUGO PINE	MUGO PINE
AP PANCHITO MANZANITA	PANCHITO MANZANITA
EC PURPLE-LEAF WINTER CREEPER	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PH2 HAMELN DWARF FOUNTAIN GRASS	HAMELN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MG MAIDEN GRASS	MAIDEN GRASS
PQG PORCUPINE GRASS	PORCUPINE GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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

Y:\HESS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 1.DWG
 Friday, February 17, 2017

Prepared For
ESX MANAGEMENT
 7353 SOUTH ALTON WAY
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Land Planning

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 1007 16th street, denver, co 80265
 1.303.531.4905 . 1.303.531.4908

Engineering

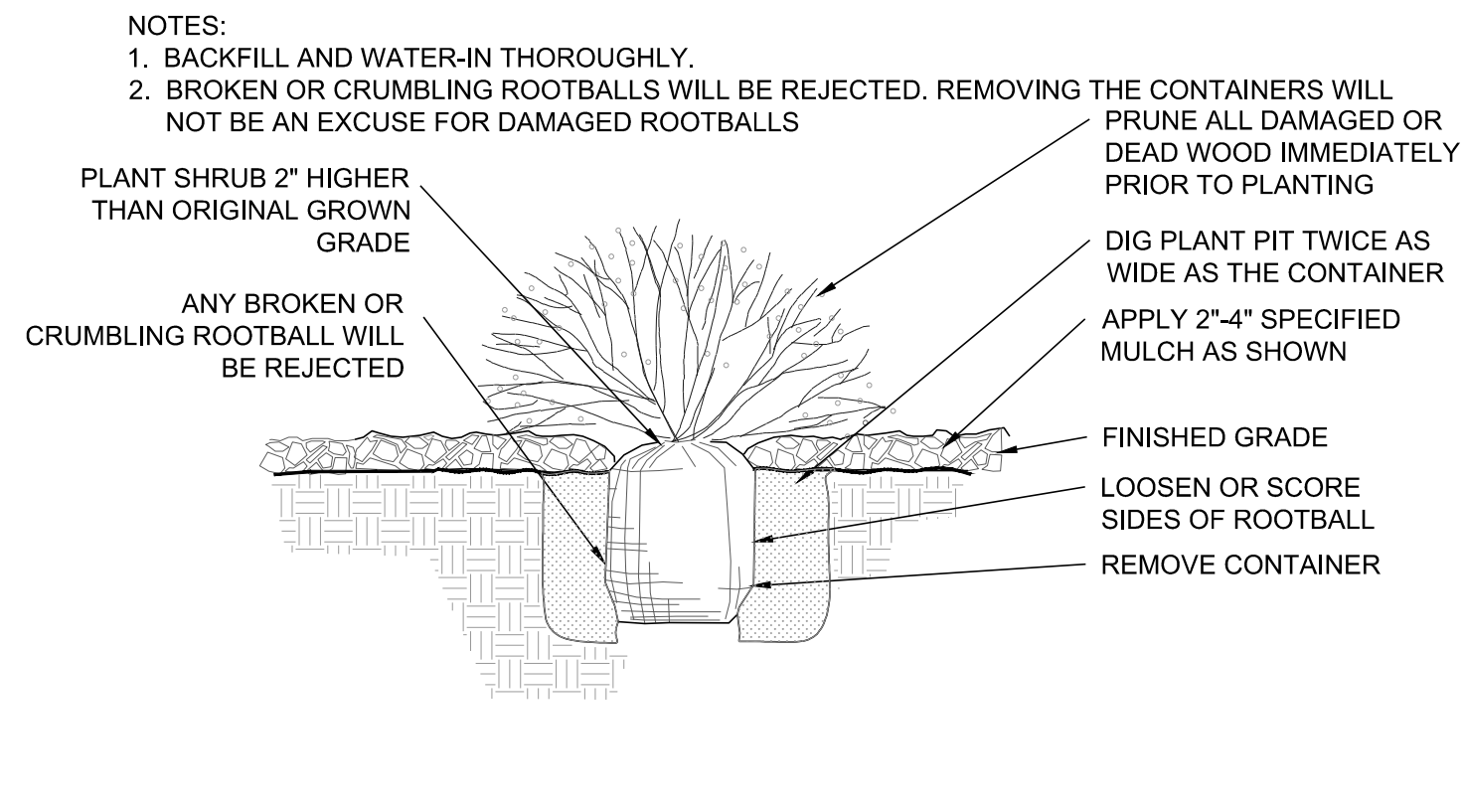
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

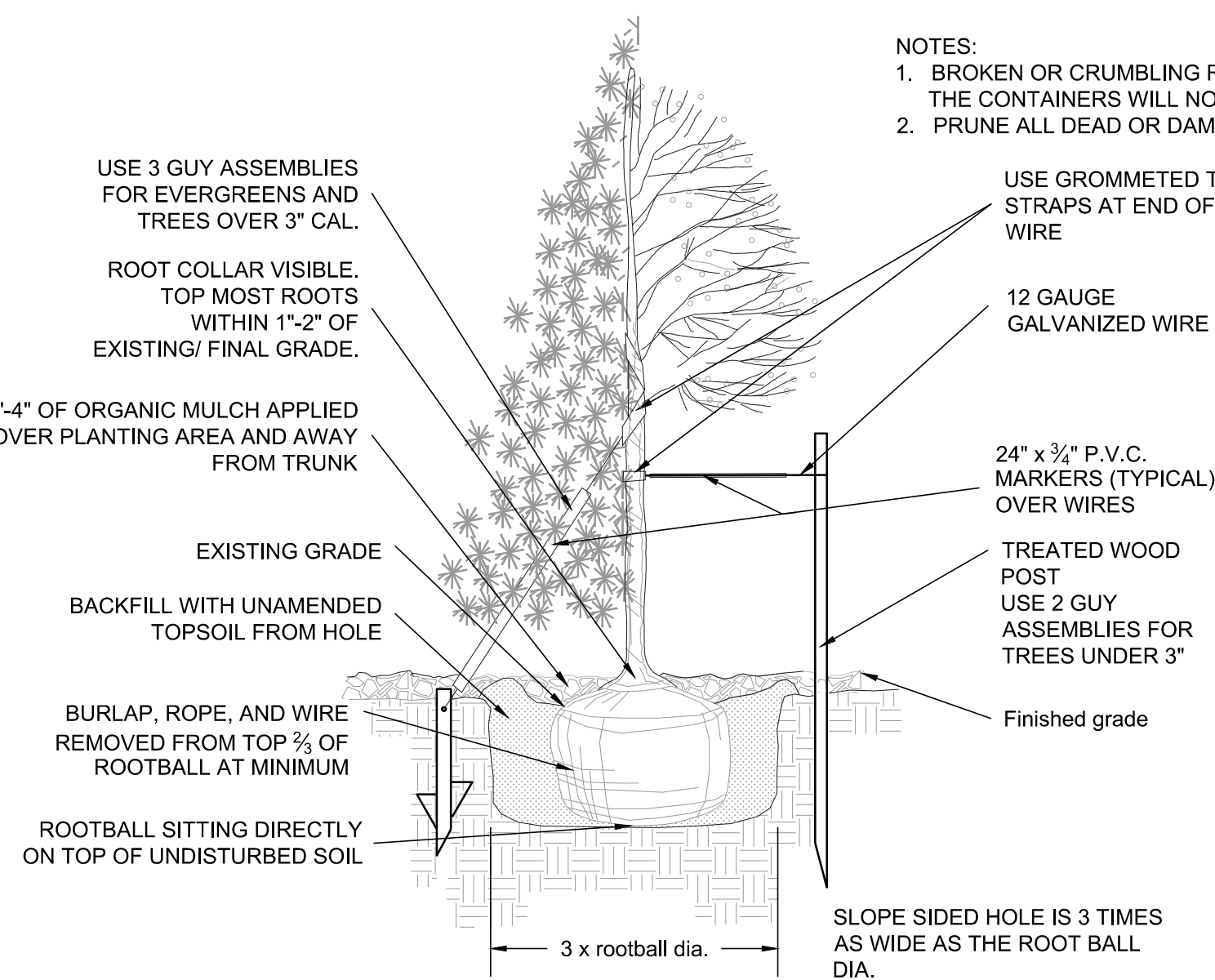
Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018
 8.8.2018

Sheet Name
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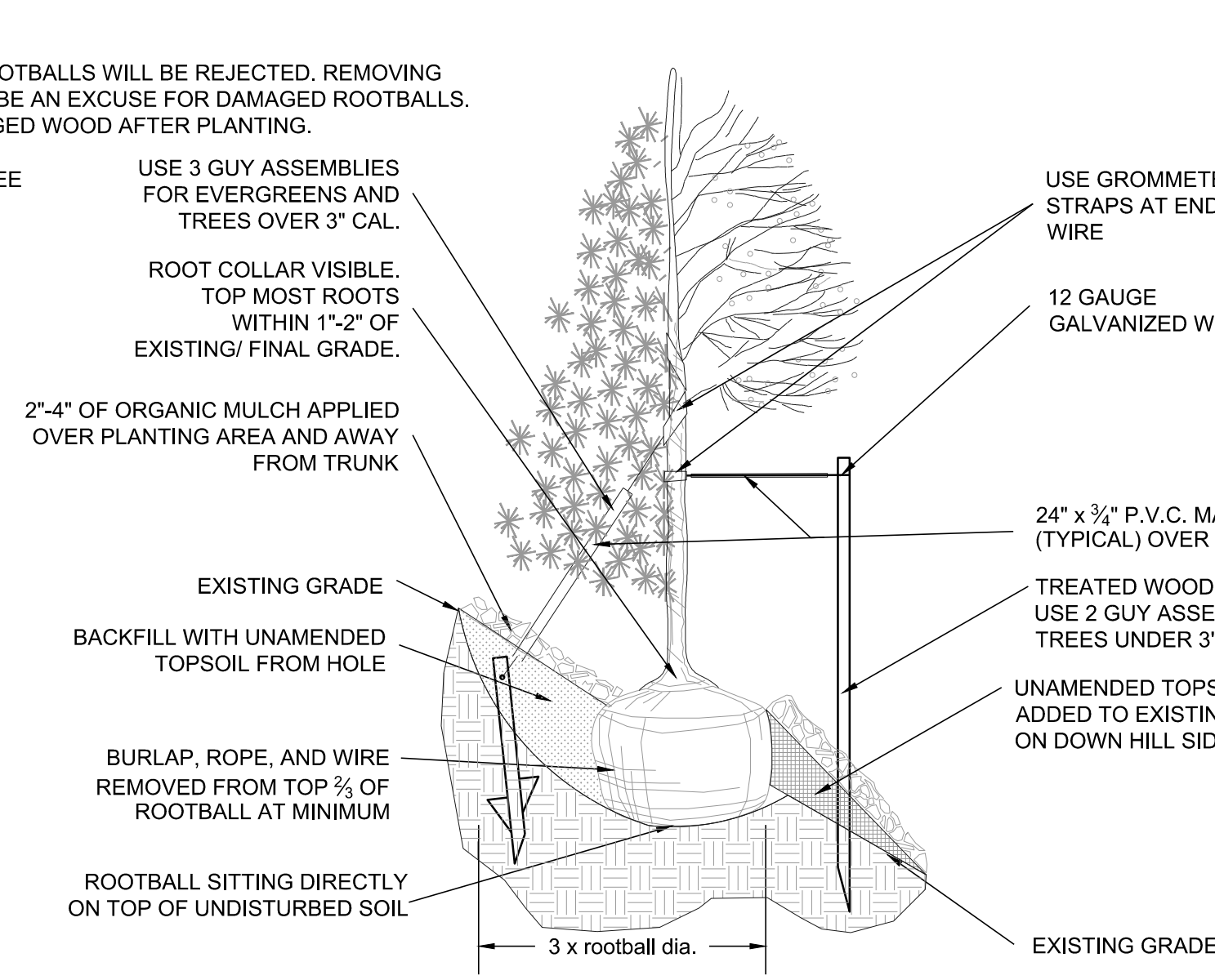
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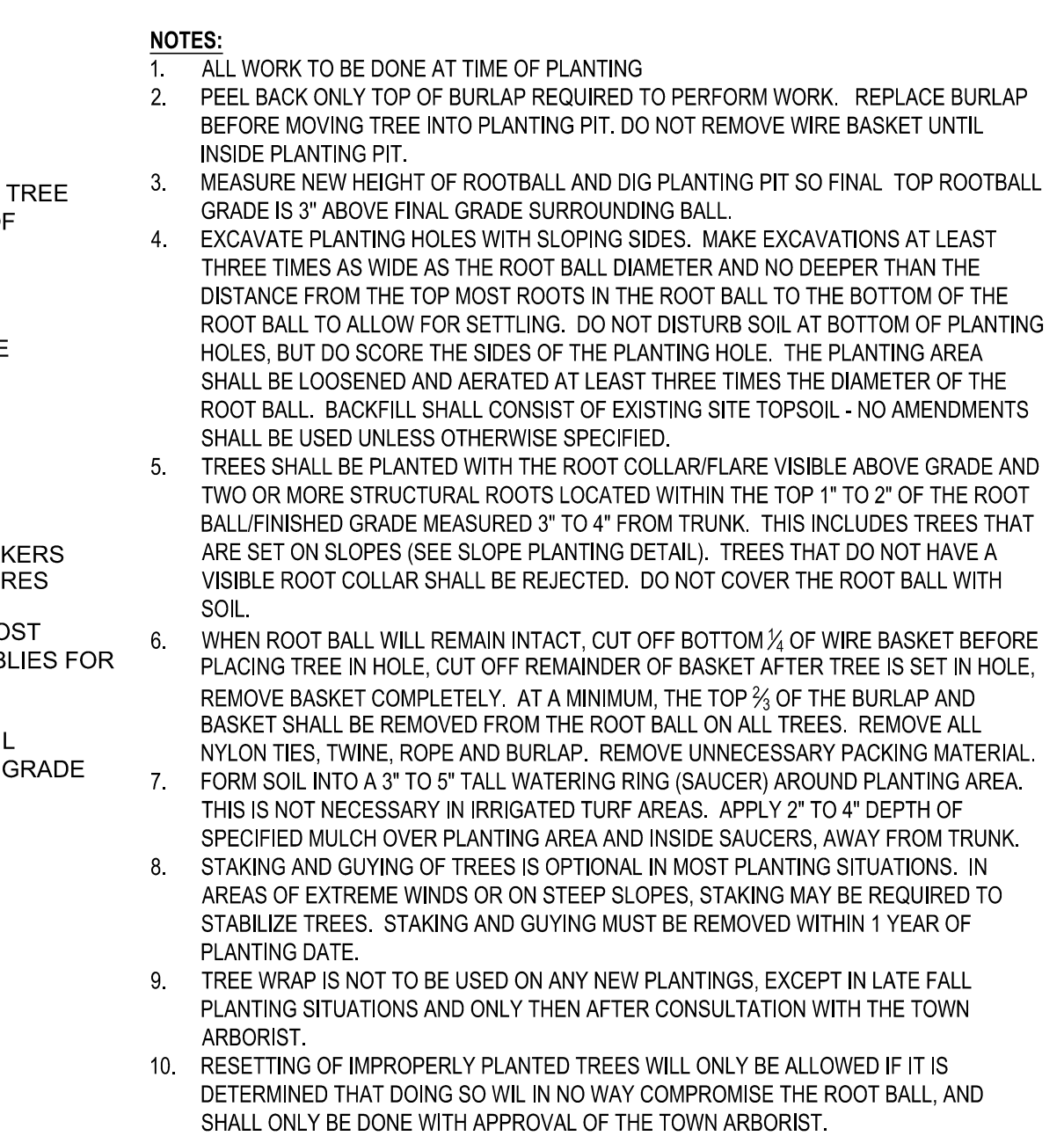
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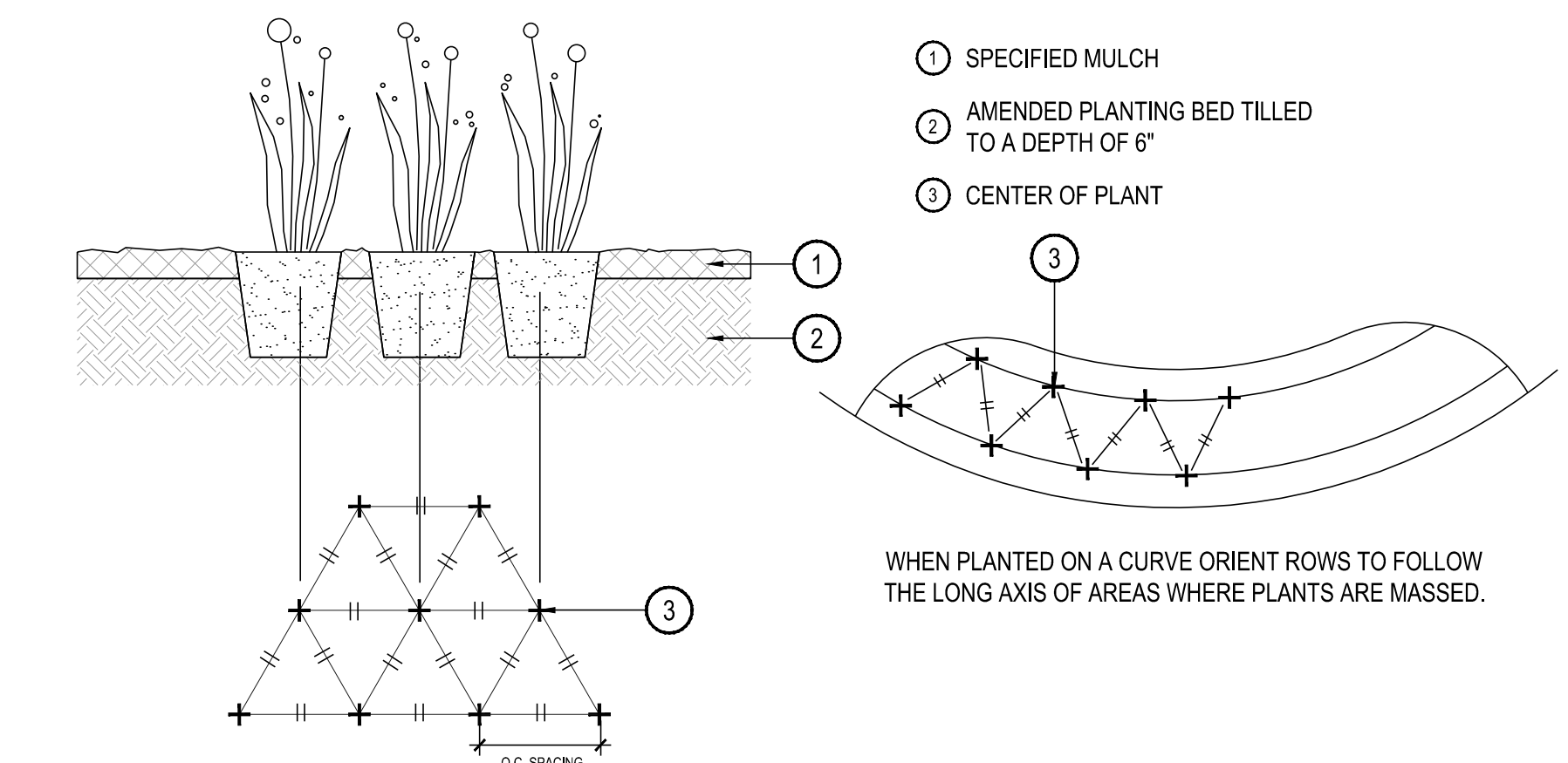
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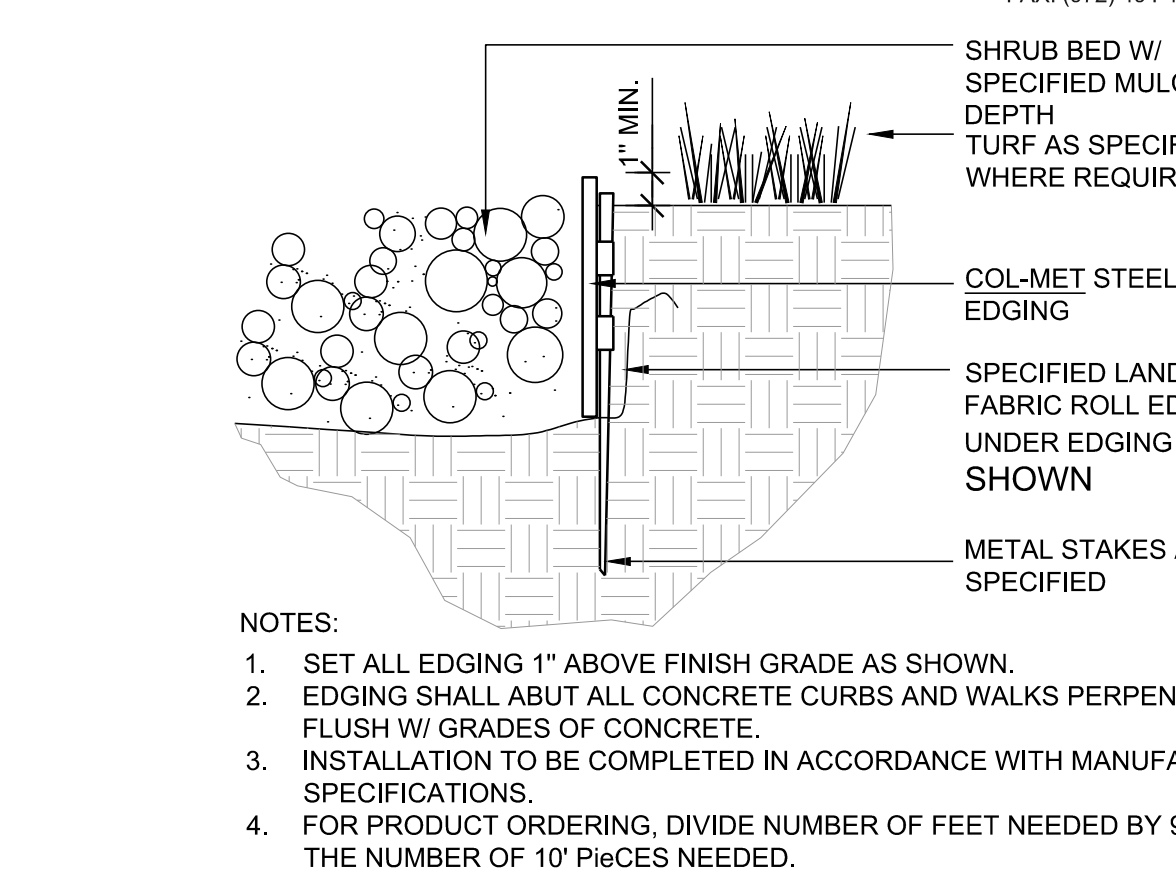
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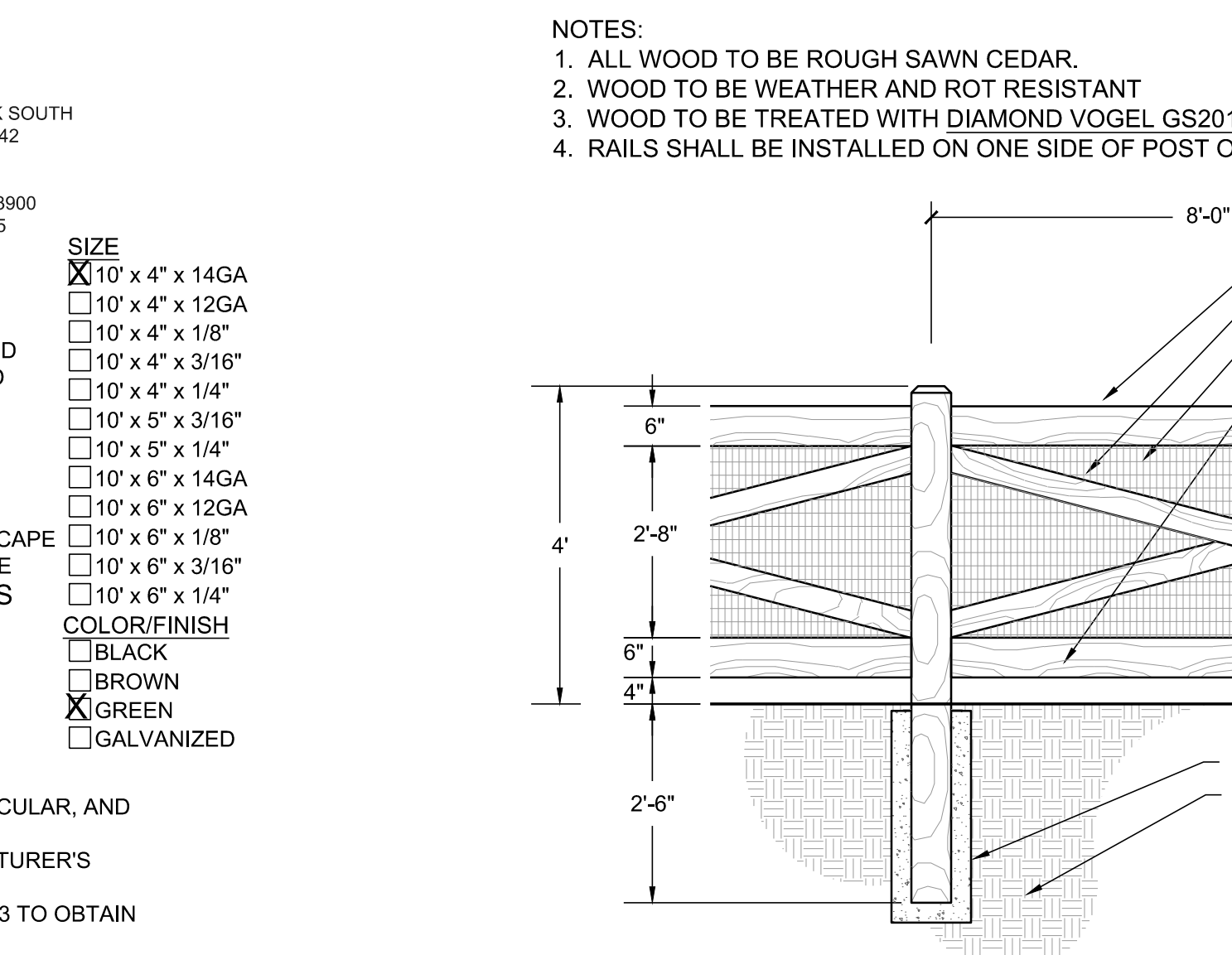
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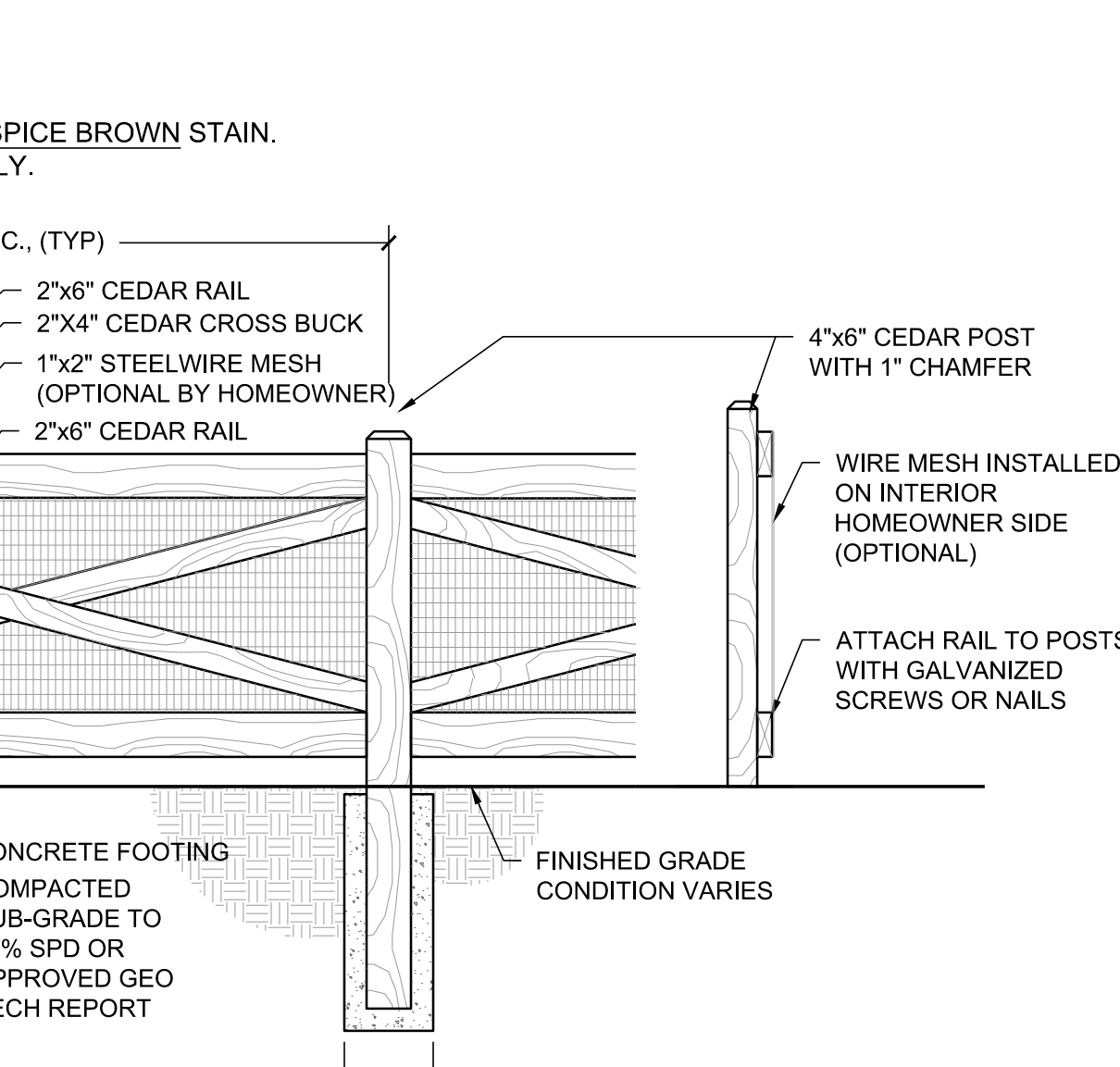
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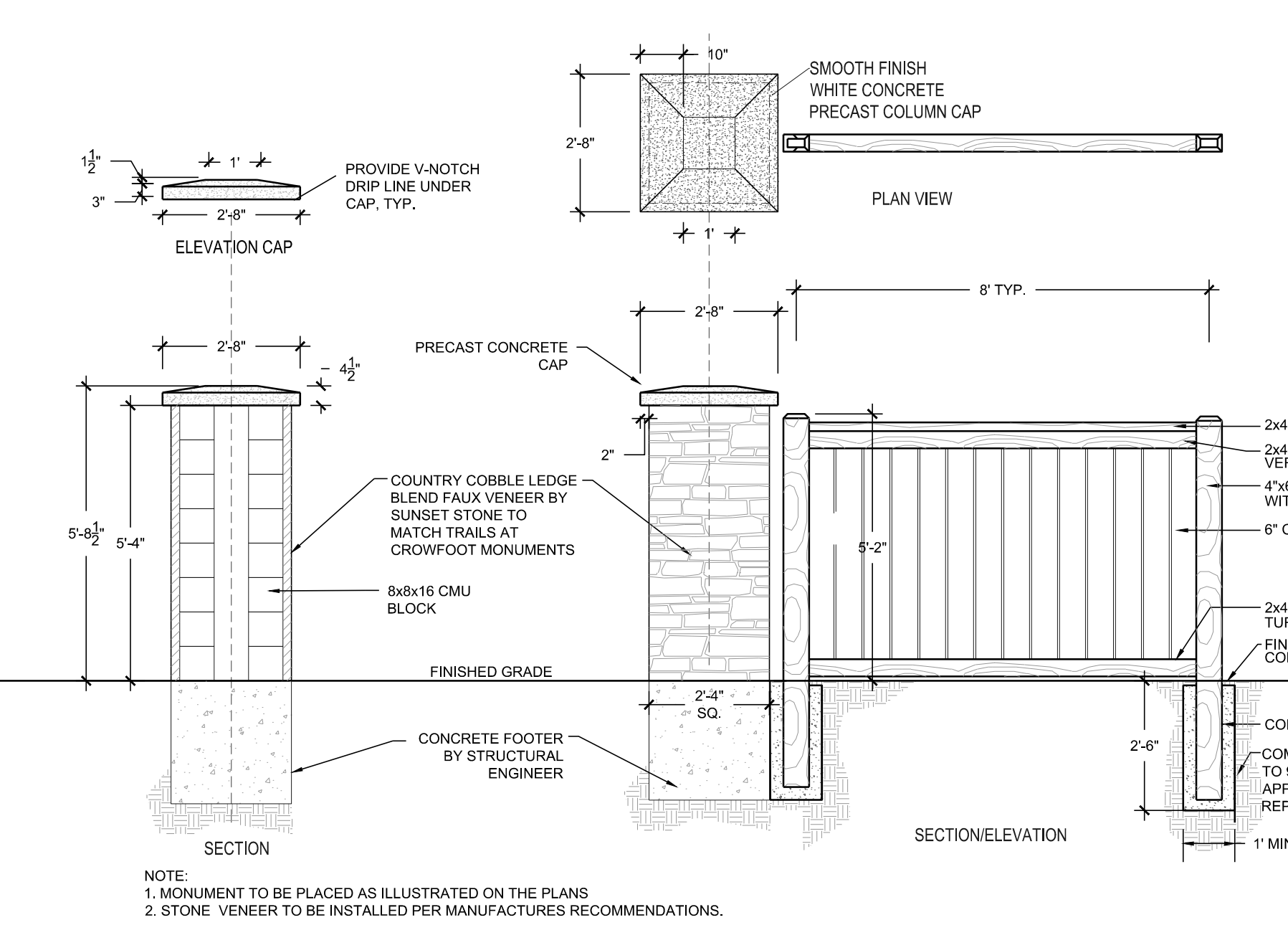
6 PRIVACY FENCE W/ COLUMN
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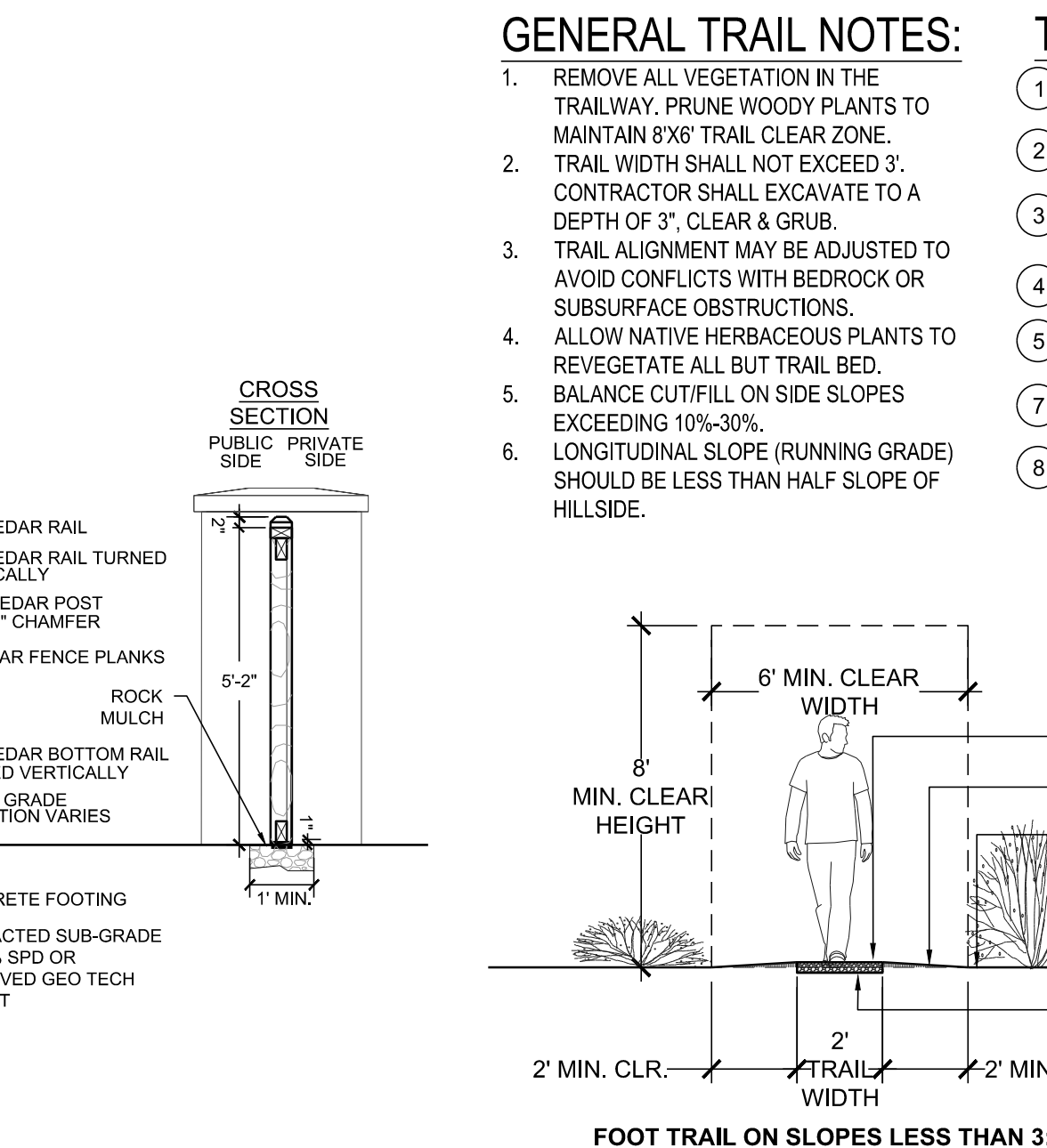
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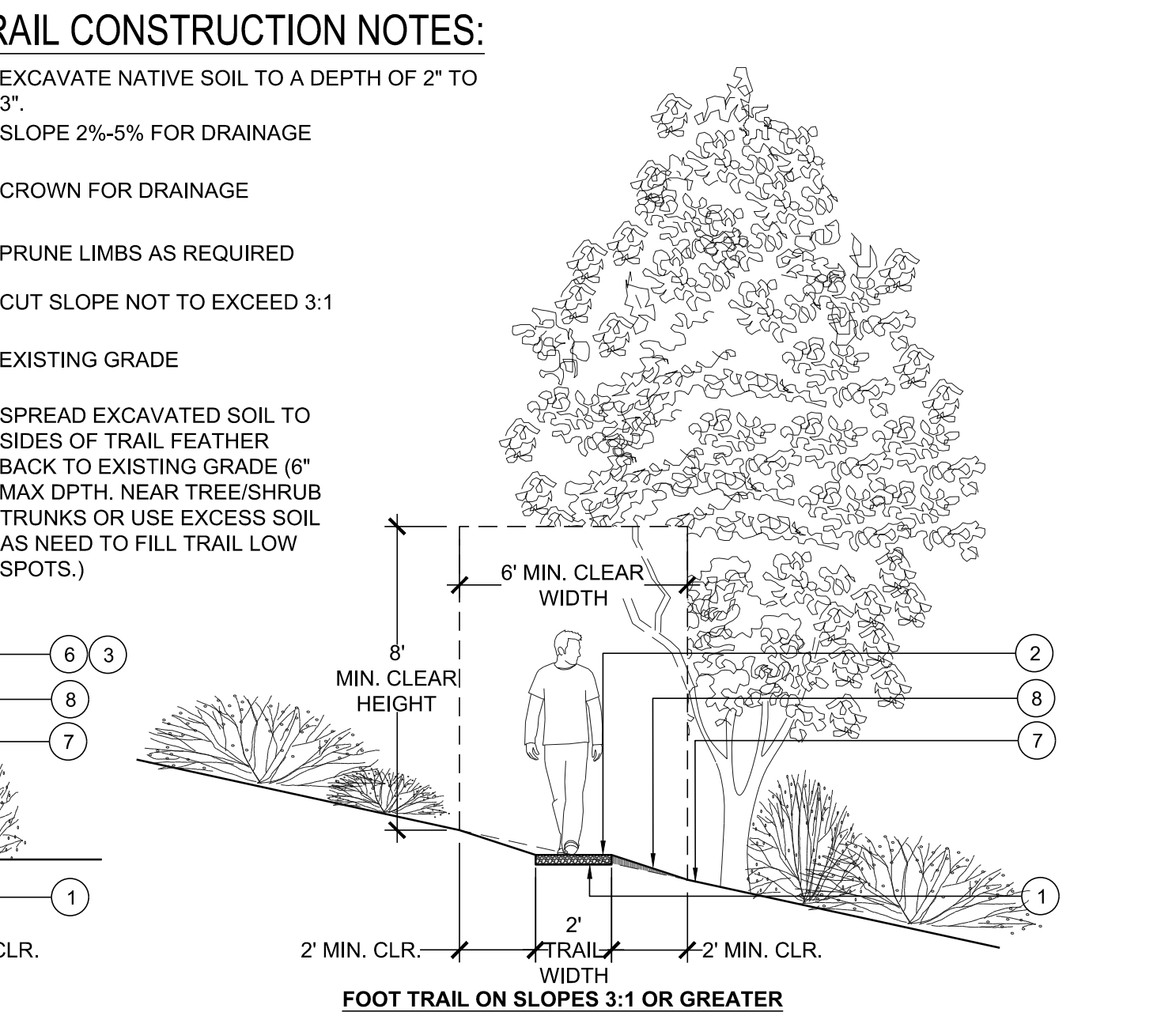
8 LANDSCAPE BOULDER
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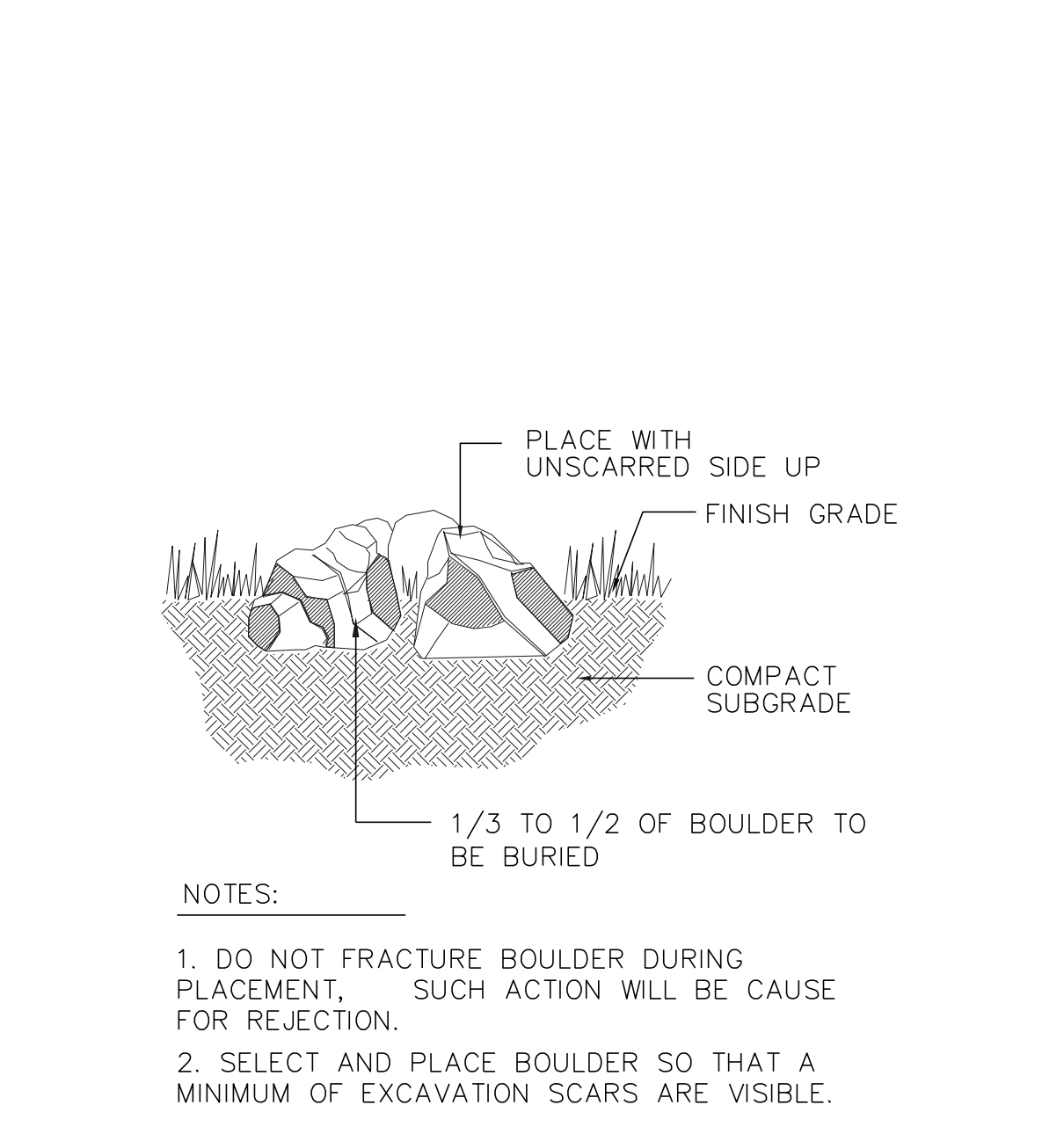
9 COL-MET
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10 GENERAL TRAIL NOTES



11 TRAIL CONSTRUCTION NOTES



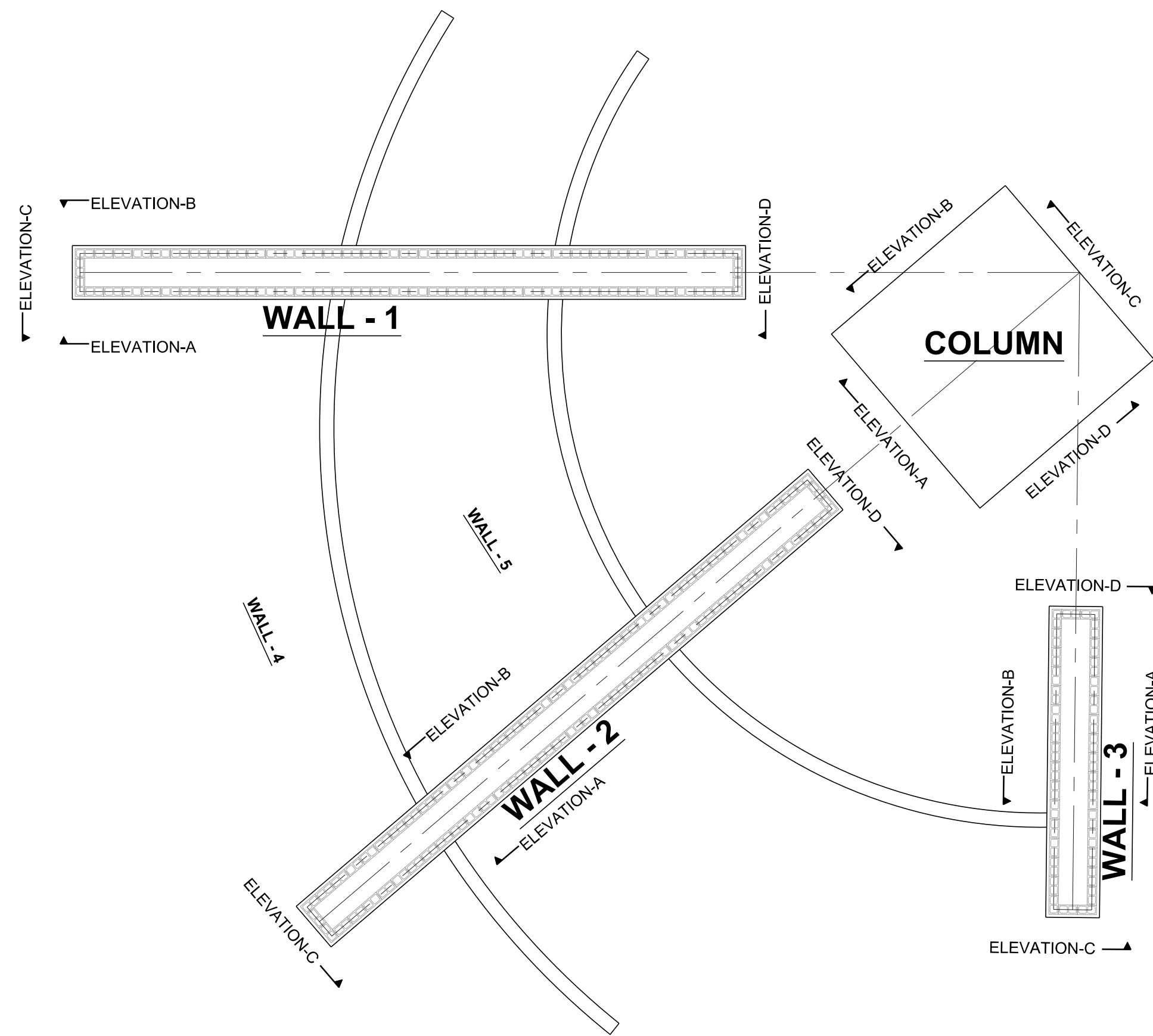
12 NOTES

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Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number

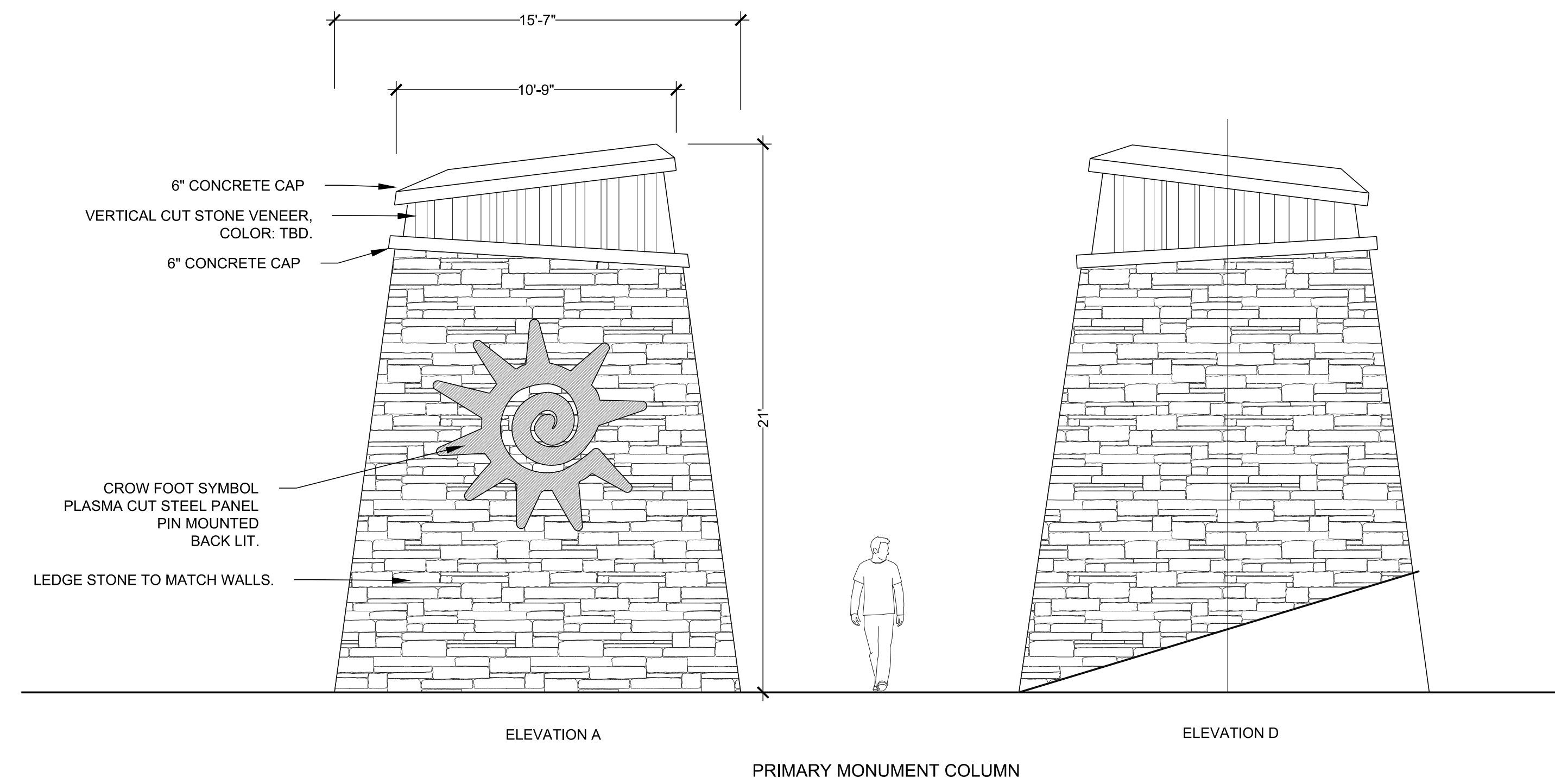
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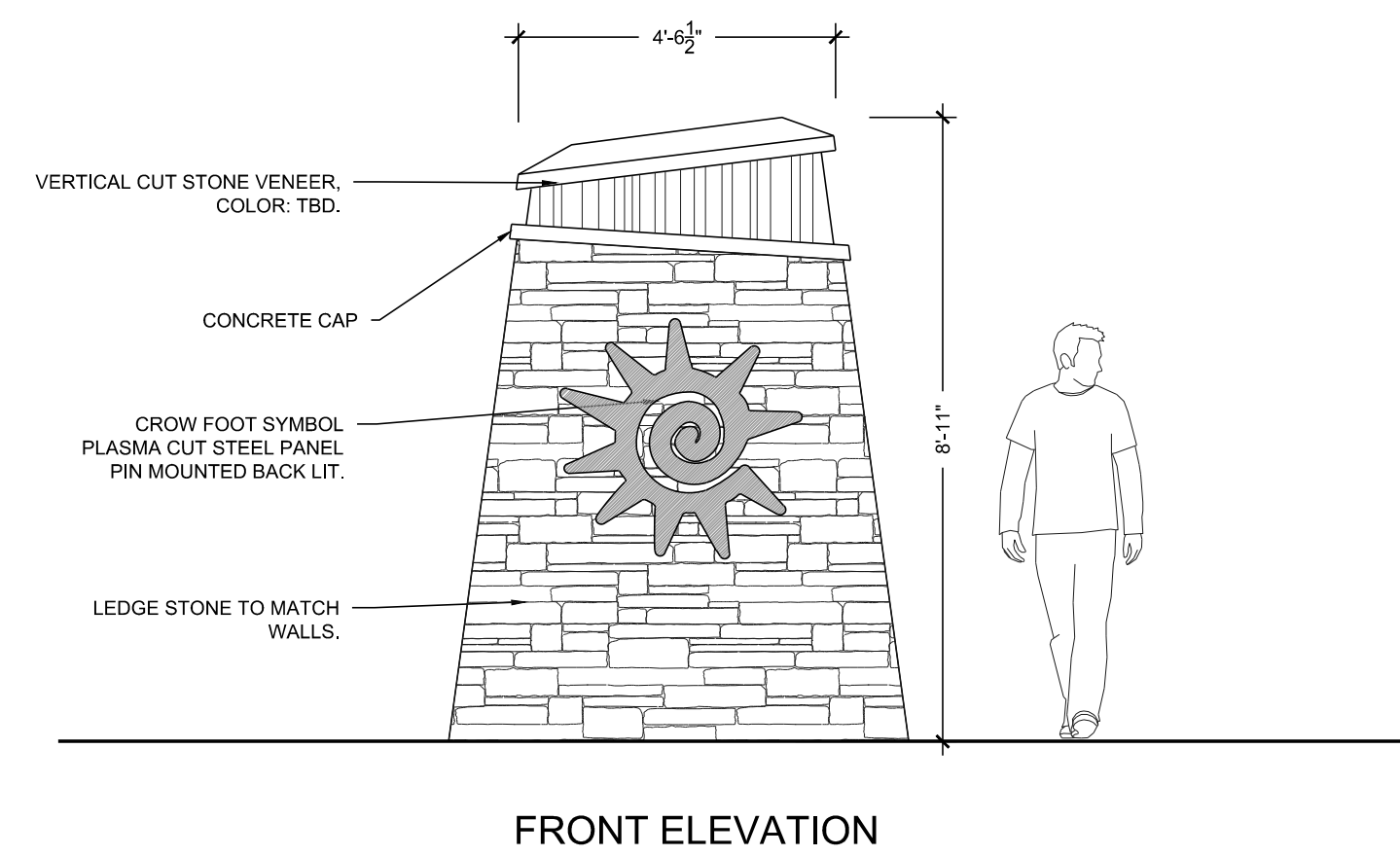
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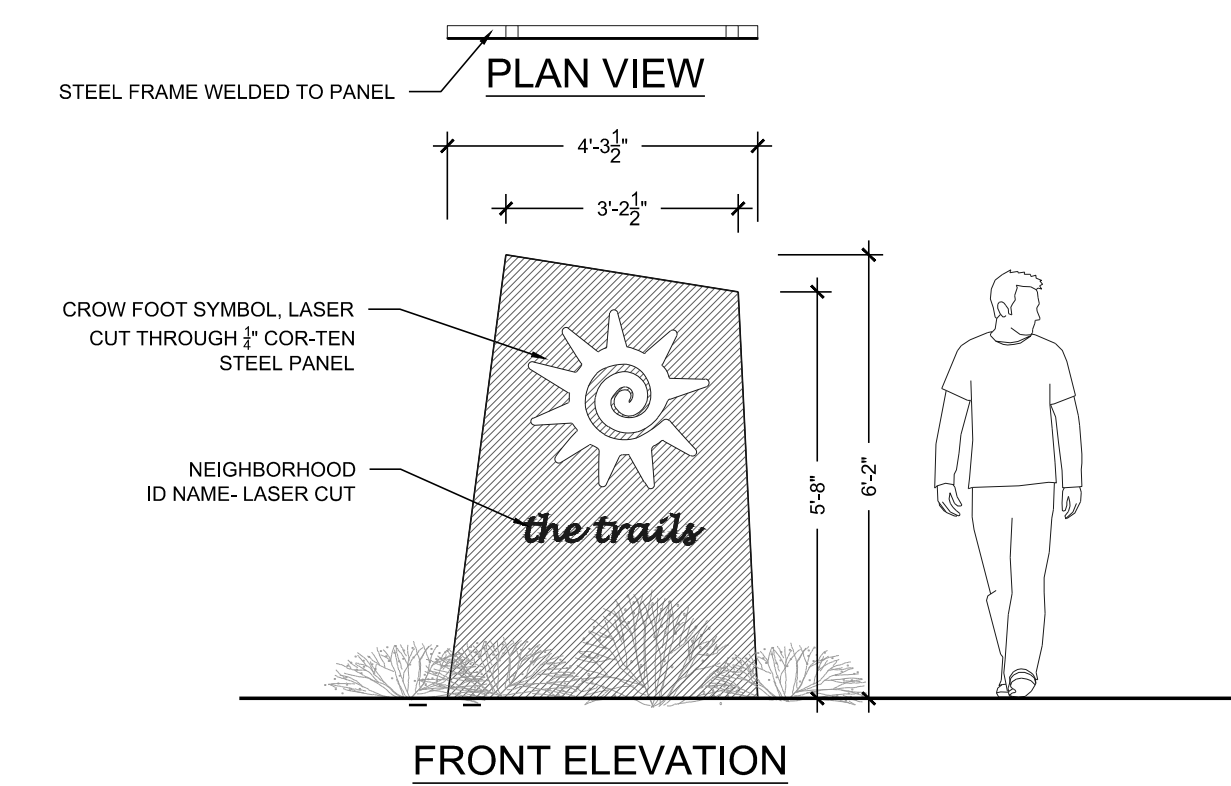
1b PRIMARY MONUMENT COLUMN

NOT TO SCALE



2 SECONDARY MONUMENT

NOT TO SCALE



3 TERTIARY MONUMENT

NOT TO SCALE

Prepared For
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Land Planning
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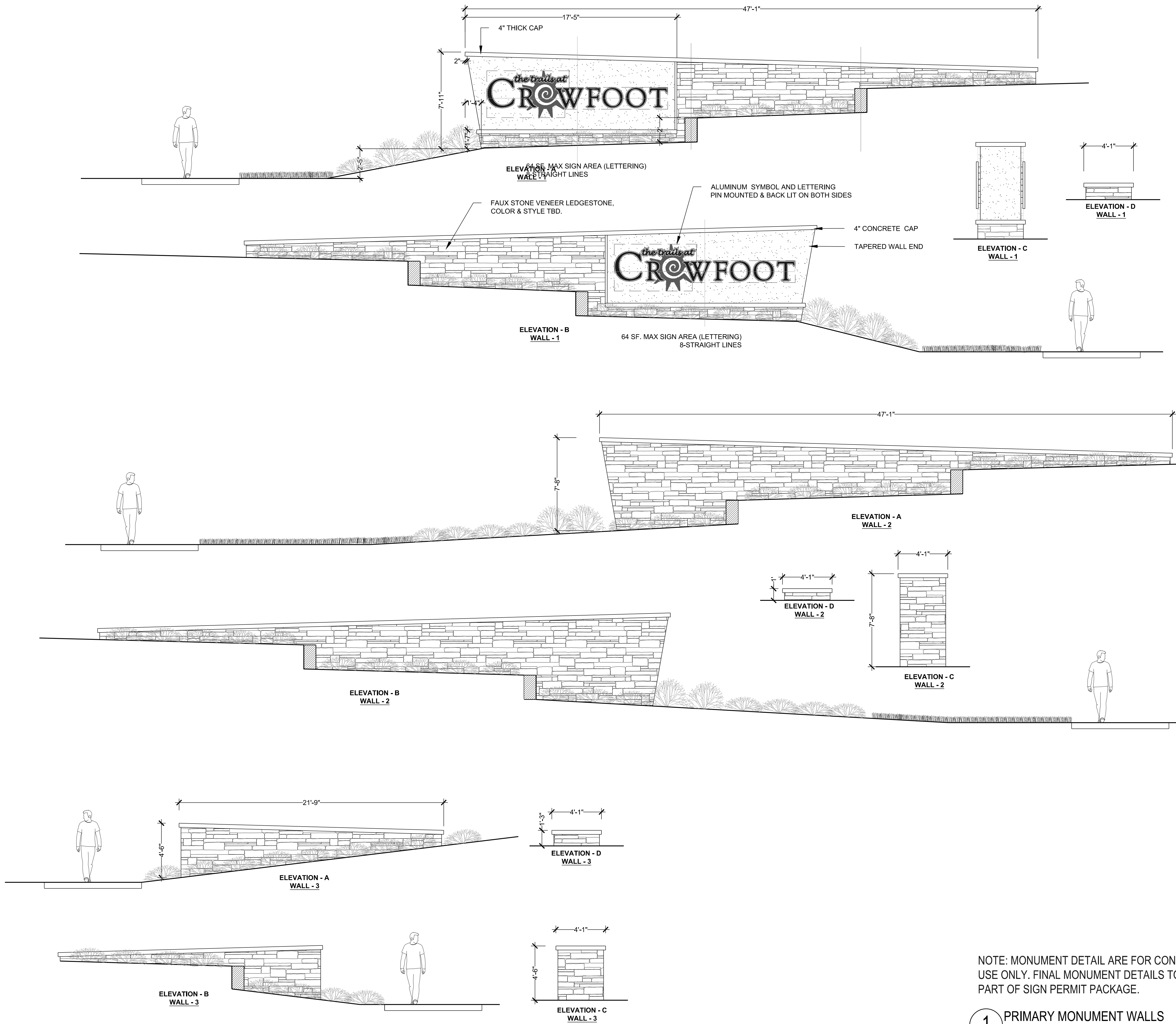
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	JMI, BEM, GG
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Submittal Date:	8.08.2017
Date:	12.08.2017
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Sheet Name
MONUMENT DETAILS

Sheet Number
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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS



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1 PRIMARY MONUMENT WALLS

NOT TO SCALE

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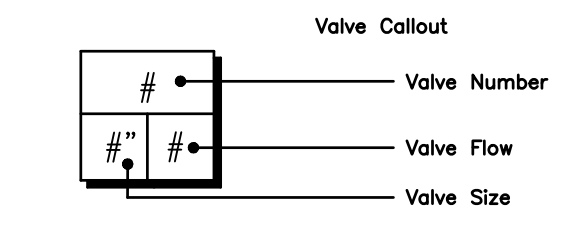
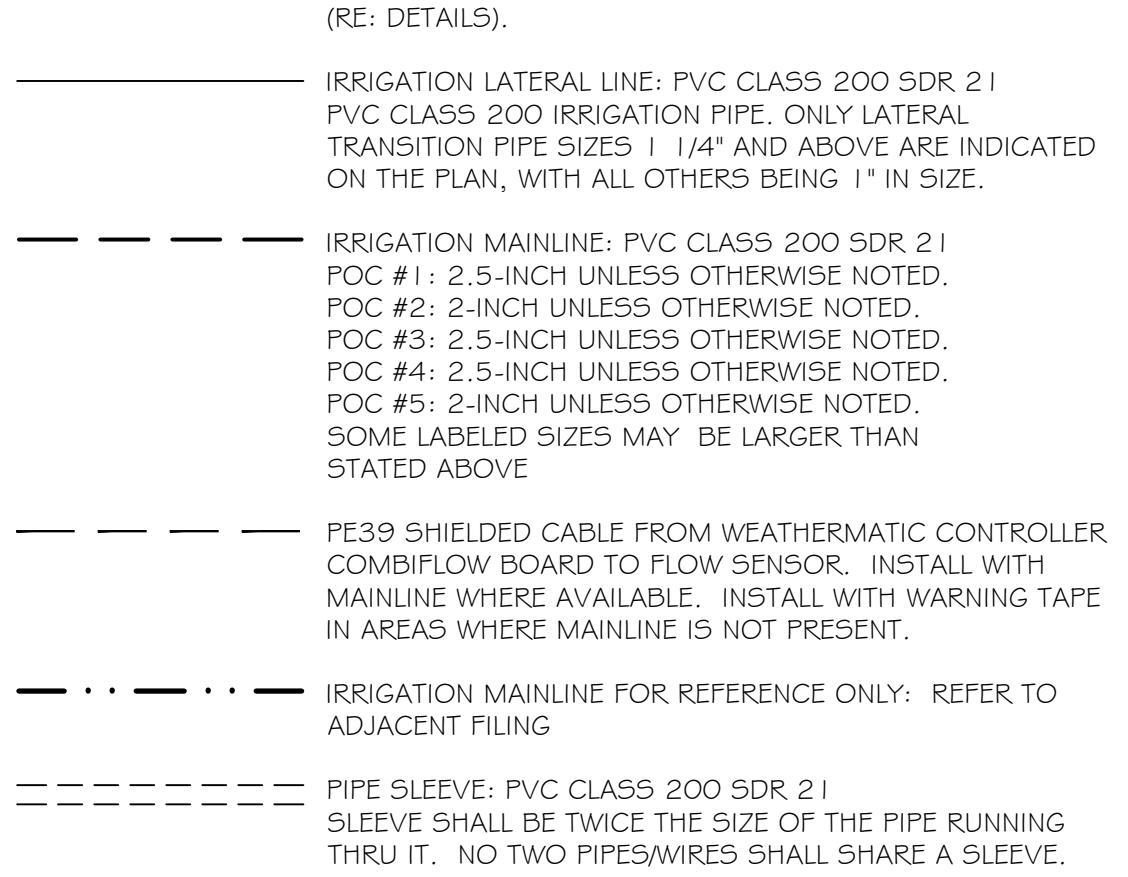
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE & SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 1.0 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 1.2 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 1.5 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER MP1000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5, 2.4 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
	HUNTER MP2000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5, 2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5, 2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 PRO5-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP8005R PRO5-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40
	HUNTER MP CORNER PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5, 2.4CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. T=TURQUOISE ADJ ARC 45-105.	40
	HUNTER MP STRIP PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5, 2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	45	4.00	40'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY NETAFIM LVC295010075-HF, PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP FLUSH VALVE ASSEMBLY NETAFIM TLV-1, AUTOMATIC FLUSH VALVE, WITH INSERT INLET
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC, VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	NORMALLY OPEN MASTER VALVE ASSEMBLY 2-INCH BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION.
	AIR RELIEF VALVE ASSEMBLY CRISPIN MODEL UL10, 1" MODEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT SYSTEM HIGH POINTS.
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
	PEDESTAL MOUNT TWO-WIRE IRRIGATION CONTROL SYSTEM WEATHERMATIC CONTROLLER: SL9600TW, TWO-WIRE CONTROL SYSTEM, INCLUDES SMARTLINK AIRCARD WITH FLOW, SLWS WEATHER STATION, AND 5 YR SERVICE PLAN (SL9600TW-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLFED-ENC. UTILIZE NORMALLY OPEN PANEL.
	WEATHERMATIC SURGE DECODER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (APPROX. EVERY 600', AT THE CONTROLLER, AND AT THE END OF EACH MAINLINE RUN). INSTALL 8" COPPER CLAD GROUNDING ROD INSTALLED AT LEAST 8" FROM VALVE BOX, PERPENDICULAR TO 2-WIRE CONTROL CABLE
	CREATIVE SENSOR TECHNOLOGY F51-T 2-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: 2.8-170 GPM.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 POC #1: 2.5-INCH UNLESS OTHERWISE NOTED. POC #2: 2-INCH UNLESS OTHERWISE NOTED. POC #3: 2.5-INCH UNLESS OTHERWISE NOTED. POC #4: 2.5-INCH UNLESS OTHERWISE NOTED. POC #5: 2-INCH UNLESS OTHERWISE NOTED. SOME LABELED SIZES MAY BE LARGER THAN STATED ABOVE
	PE39 SHIELDED CABLE FROM WEATHERMATIC CONTROLLER COMBIFLOW BOARD TO FLOW SENSOR. INSTALL WITH MAINLINE WHERE AVAILABLE. INSTALL WITH WARNING TAPE IN AREAS WHERE MAINLINE IS NOT PRESENT.
	IRRIGATION MAINLINE FOR REFERENCE ONLY: REFER TO ADJACENT FILING
	PIPE SLEEVE: PVC CLASS 200 SDR 21 SLEEVE SHALL BE TWICE THE SIZE OF THE PIPE RUNNING THRU IT. NO TWO PIPES/WIRES SHALL SHARE A SLEEVE.



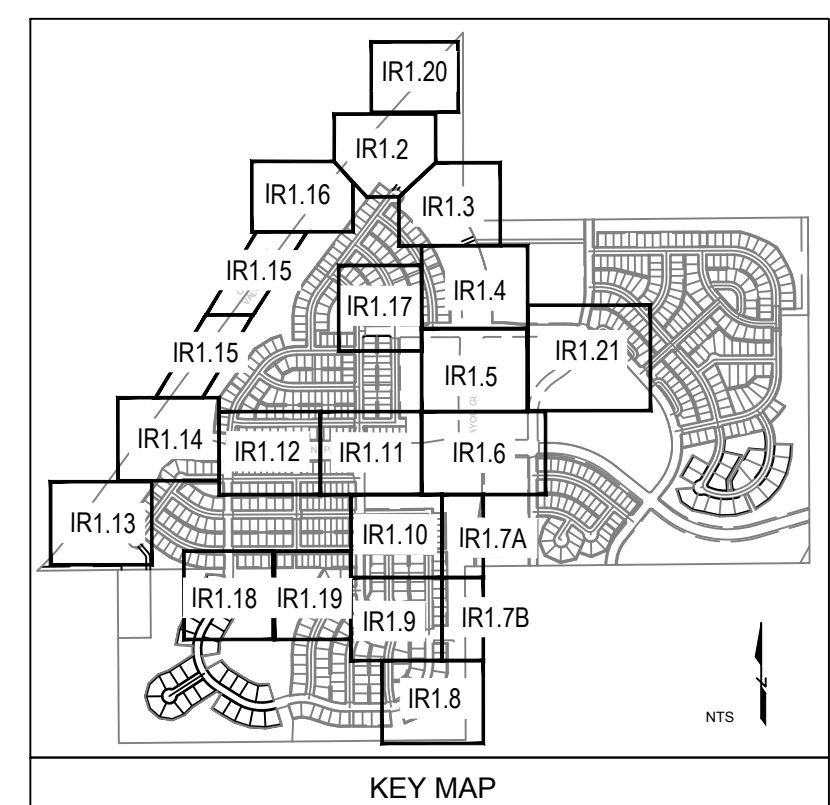
INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.
 - NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (811 CALL BEFORE YOU DIG).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES.

- IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE IN THE LEGEND.
- MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 600' (APPROX.) THEREAFTER.
 - INSTALL NEAR VALVE USING EITHER 8" GROUND ROD OR PLATE. INSTALL PER INDUSTRY STANDARDS.
 - DECODERS MUST BE PROGRAMMED AT THE CONTROLLER BEFORE WIRING TO VALVES.
 - TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN UNDISTURBED NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.
 - SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 1'4", THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE.
 - MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.
 - DEAD END MAINLINE RUNS ARE SIZED TO ACCOMMODATE THE LARGEST VALVE ON THE RUN.

REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| | THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. |
| | PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC). INSTALL WEATHERMATIC SLF COMBIFLOW INSIDE CONTROLLER AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PE39 FLOW SENSOR CONTROL WIRE FROM CONTROLLER TO MAINLINE AND ROUTE WITH MAINLINE TO SECOND FLOW SENSOR. REFER TO PLANS FOR ADDITIONAL WIRE ROUTING TO MAKE CONNECTION FROM SECOND FLOW SENSOR BACK TO CONTROLLER. |
| | IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED. |
| | CONTRACTOR SHALL STUB OUT MAINLINE AND 3' FOOT COIL OF 2-WIRE CONTROL WIRE CABLE (IN SEPARATE 6" ROUND VALVE BOX) FOR CONNECTION TO ADJACENT FILING. |
| | CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND CONTROL WIRES STUB FROM ADJACENT FILING. MAKE MAINLINE AND WIRE CONNECTIONS AND ROUTE AS INDICATED EXISTING ISOLATION GATE VALVE FROM ADJACENT FILING SHOWN FOR REFERENCE. |
| | CONTRACTOR SHALL STUB OUT LATERAL LINE FOR CONNECTION TO ADJACENT FILING. SIZE AS SHOWN ON PLANS. |
| | CONTRACTOR SHALL FIELD LOCATE EXISTING SPRINKLER OR DRIP LATERAL LINE FROM ADJACENT FILING. MAKE NEW LATERAL LINE CONNECTION AND ROUTE AS INDICATED |



Prepared For
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 7353 SOUTH ALTON WAY
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TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 IRRIGATION PLANS

Drawn by: MLP, DGP
 Checked by: TEAM
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018
 08.08.2018

Sheet Name
IRRIGATION LEGEND AND NOTES

Sheet Number
IR1.0

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #1: 171911/2 N. PINERY PARKWAY

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	0	61,365	18,470	0	42,360	6,000	7.06	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #2: 17730 1/2 BAYOU GULCH ROAD

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	0	66,186	8,329	0	42,210	6,000	7.04	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #3: 175601/2 SCARLET SAGE AVENUE

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	10,482	45,777	10,624	0	41,011	6,000	6.84	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #4: 14350 1/2 SHASTA DAISY STREET

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	0	62,855	13,325	0	41,711	6,000	6.95	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #5: 170001/2 N. PINERY PARKWAY

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	0	64,893	11,897	0	42,505	6,000	7.08	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 7.0 SFE's requires a 2-inch tap
7.1 - 16.0 SFE's requires a 3-inch tap

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet
Project Name: TRAILS AT CROWFOOT
Landscape/Irrigation Tap address (physical location of tap) POC #6: 14041 1/2 ALPINE PHLOX STREET

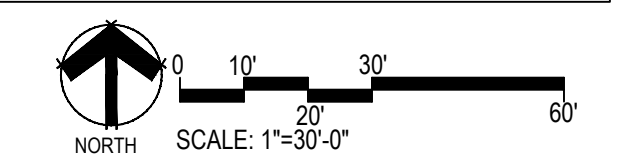
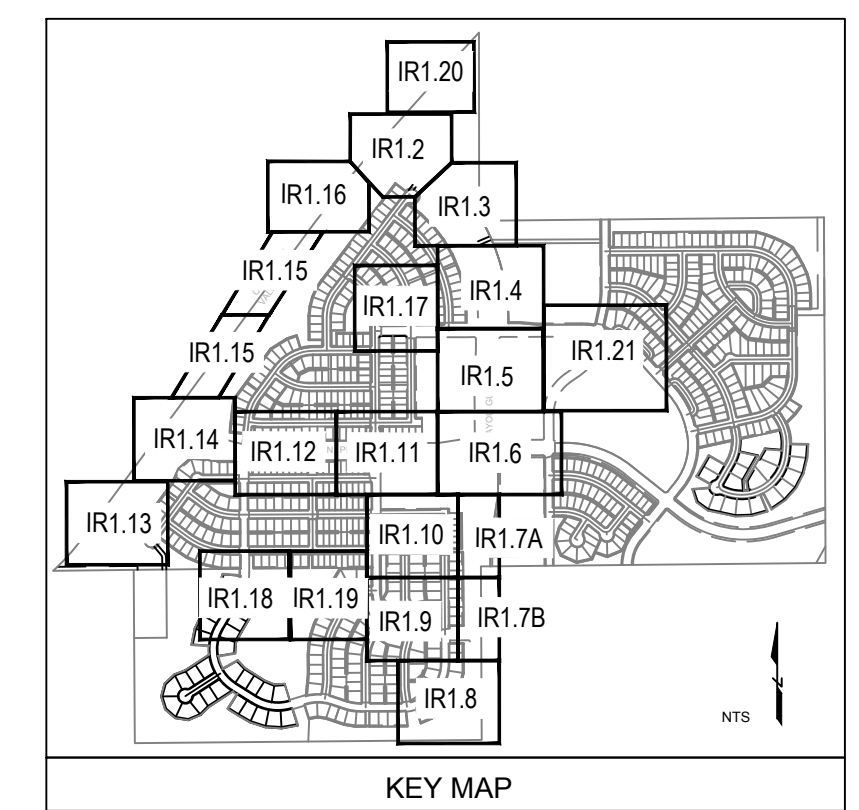
Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated)	Sub-Total of Areas	PWS D one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)					
Area #1	0	61,593	13,666	0	41,056	6,000	6.84	SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

Owner/Developer: ESX MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
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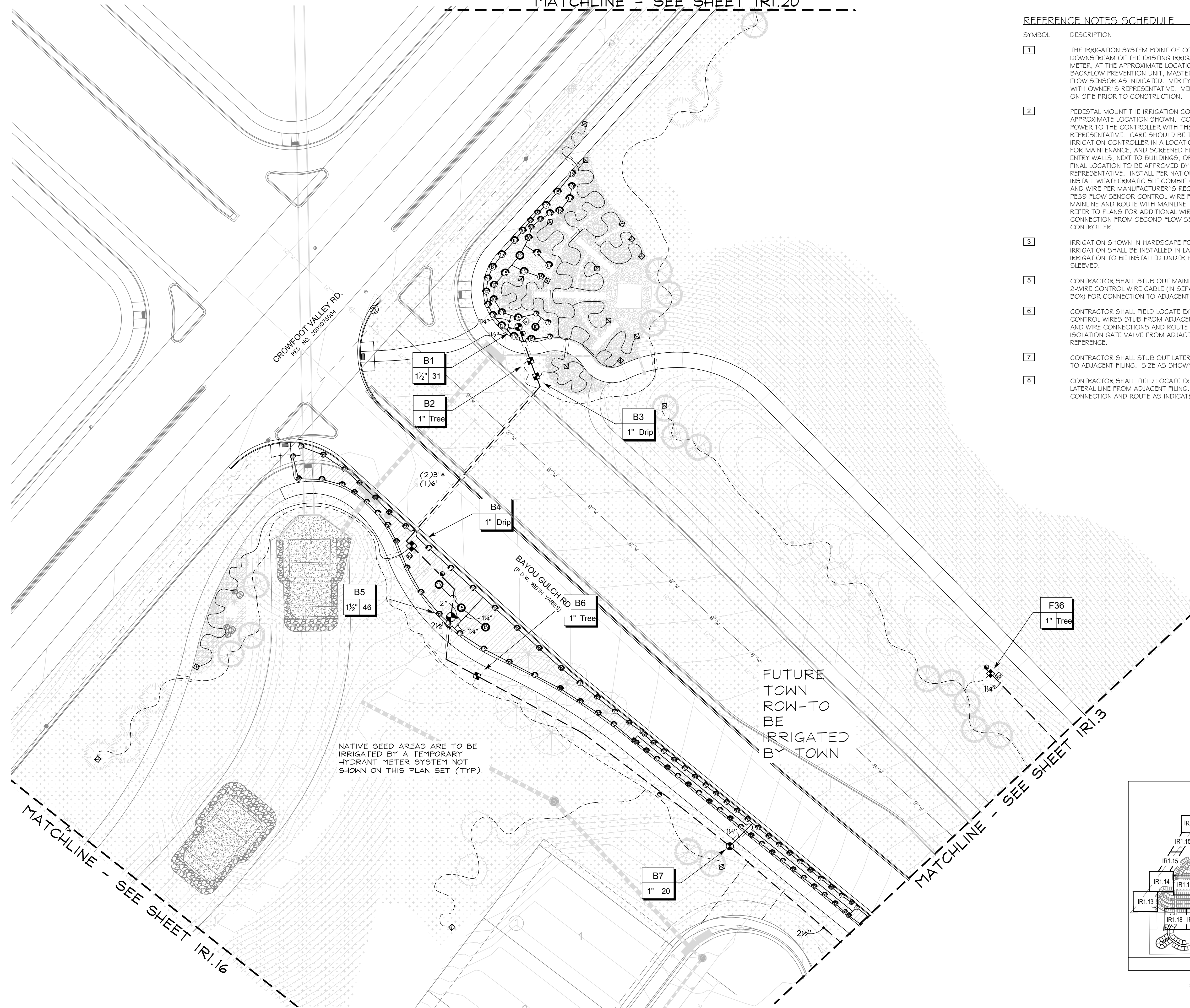
Drawn by: MLP, DGP
Checked by: TEAM
Submittal Date: 8.08.2017
Date: 12.08.2017
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5.22.2018
08.08.2018

Sheet Name
IRRIGATION WORKSHEETS

Sheet Number

IR1.1

MATCHLINE - SEE SHEET IRI.20



REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. |
| 2 | PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC). INSTALL WEATHERMATIC SLF COMBIFLOW INSIDE CONTROLLER AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PE39 FLOW SENSOR CONTROL WIRE FROM CONTROLLER TO MAINLINE AND ROUTE WITH MAINLINE TO SECOND FLOW SENSOR. REFER TO PLANS FOR ADDITIONAL WIRE ROUTING TO MAKE CONNECTION FROM SECOND FLOW SENSOR BACK TO CONTROLLER. |
| 3 | IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED. |
| 5 | CONTRACTOR SHALL STUB OUT MAINLINE AND 3' FOOT COIL OF 2-WIRE CONTROL WIRE CABLE (IN SEPARATE 6\"/> |
| 6 | CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND CONTROL WIRES STUB FROM ADJACENT FILING. MAKE MAINLINE AND WIRE CONNECTIONS AND ROUTE AS INDICATED EXISTING ISOLATION GATE VALVE FROM ADJACENT FILING SHOWN FOR REFERENCE. |
| 7 | CONTRACTOR SHALL STUB OUT LATERAL LINE FOR CONNECTION TO ADJACENT FILING. SIZE AS SHOWN ON PLANS. |
| 8 | CONTRACTOR SHALL FIELD LOCATE EXISTING SPRINKLER OR DRIP LATERAL LINE FROM ADJACENT FILING. MAKE NEW LATERAL LINE CONNECTION AND ROUTE AS INDICATED. |

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REC. NO. 2009075004

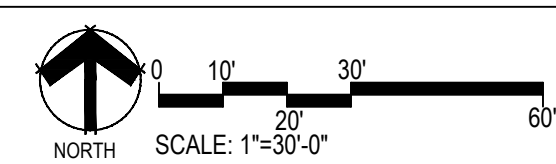
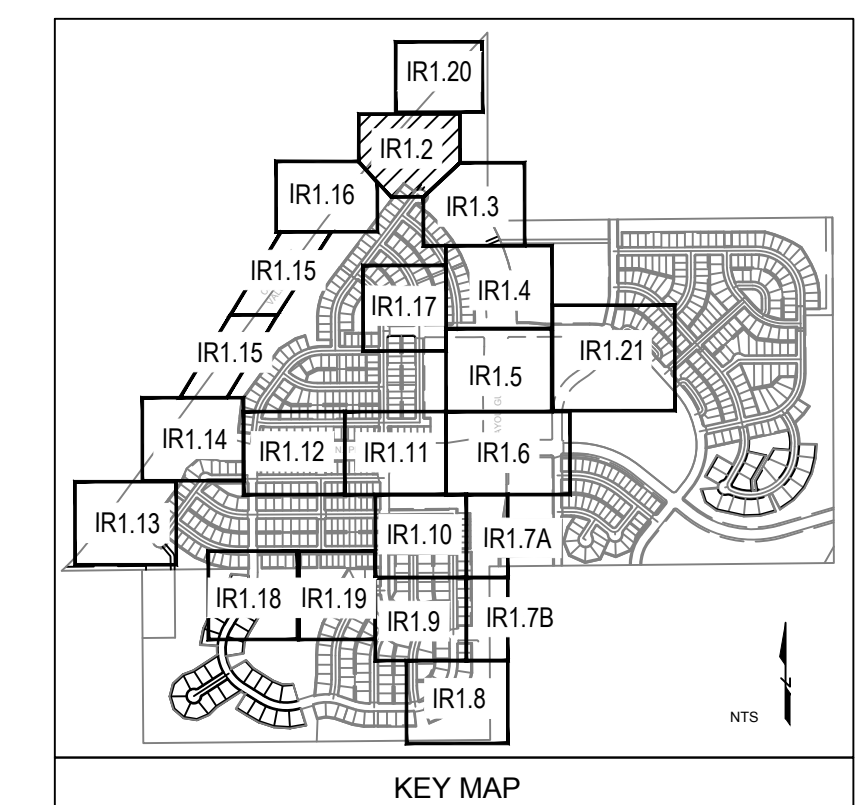
BAYOU GULCH RD.
(R.O.W. WIDTH VARIES)

FUTURE TOWN ROW-TO BE IRRIGATED BY TOWN

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

MATCHLINE - SEE SHEET IRI.16

MATCHLINE - SEE SHEET IRI.3



Prepared For

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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: MLP, DGP
Checked by: TEAM
Submittal Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018
8.08.2018

Sheet Name
IRRIGATION PLAN

Sheet Number

IR1.2

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

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 970.402.3047
 Michelle@MPIDesignsllc.com

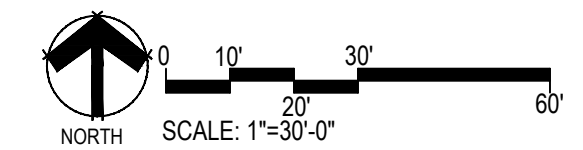
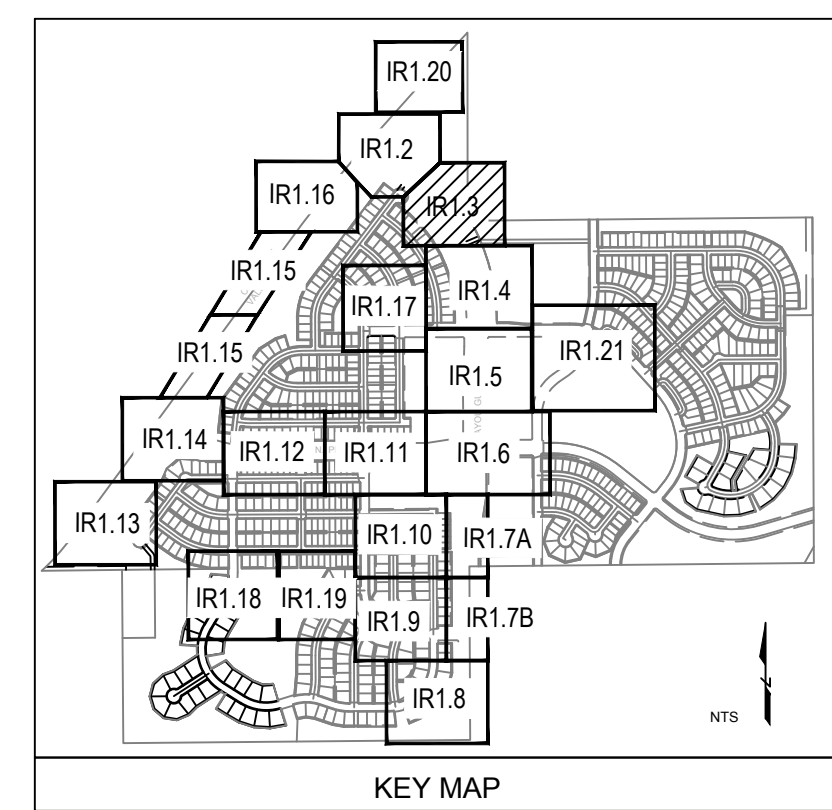
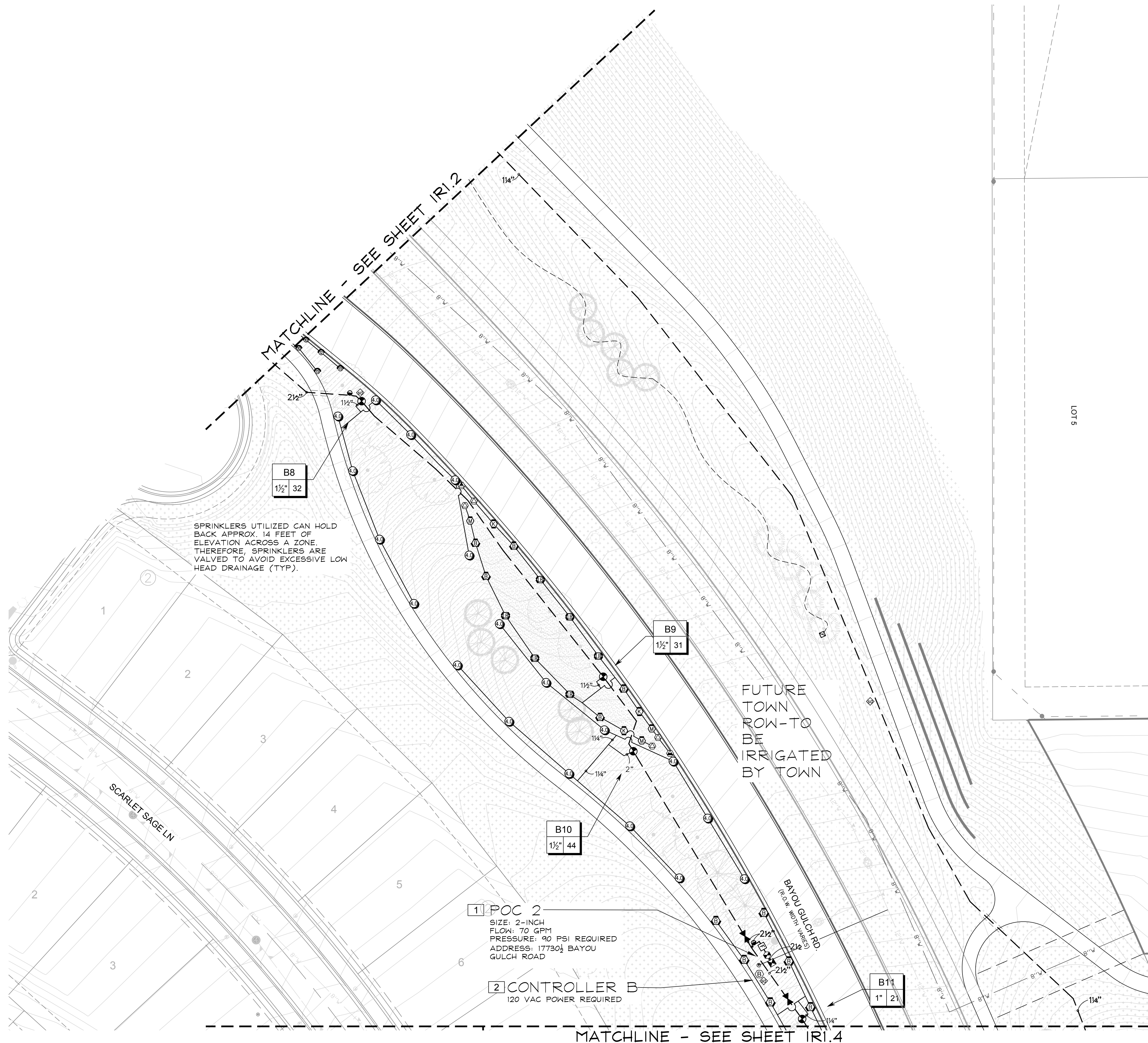
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 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

TRAILS AT CROWFOOT
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 IRRIGATION PLANS

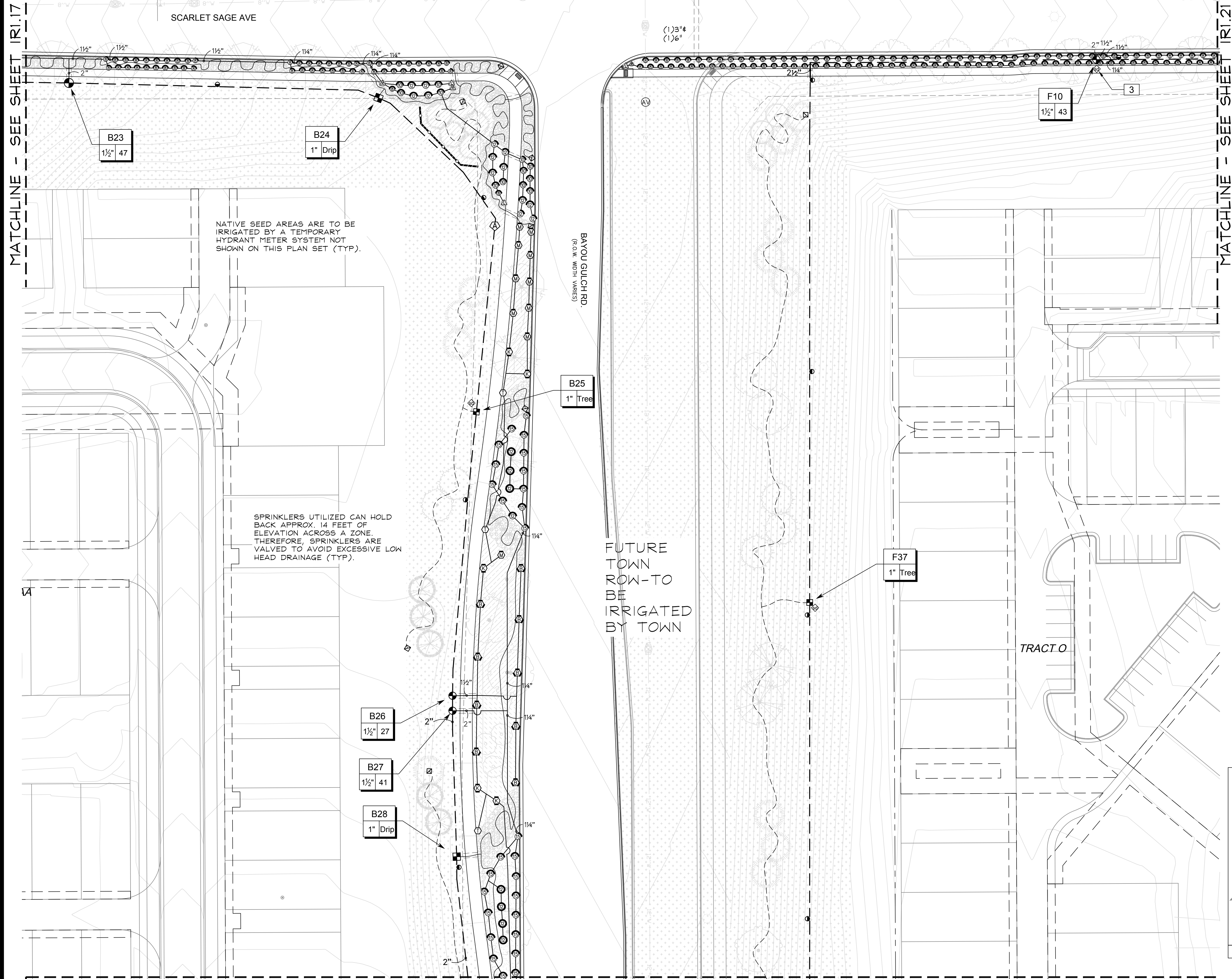
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 Checked by: TEAM
 Submittal Date: 8.08.2017
 Date: 12.08.2017
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Sheet Name
 IRRIGATION PLAN

Sheet Number
 IR1.3



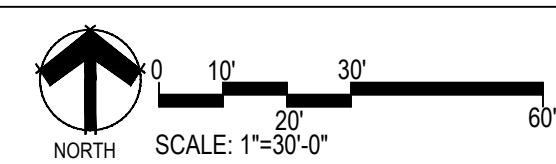
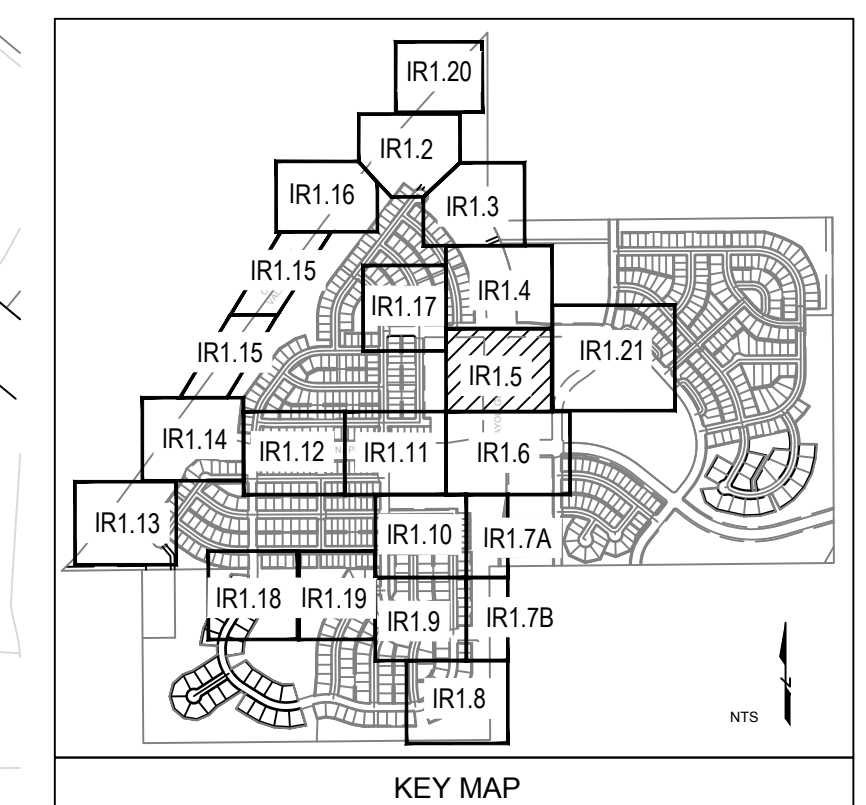
MATCHLINE - SEE SHEET IR1.4



MATCHLINE - SEE SHEET IR1.17

MATCHLINE - SEE SHEET IR1.21

MATCHLINE - SEE SHEET IR1.6



Prepared For

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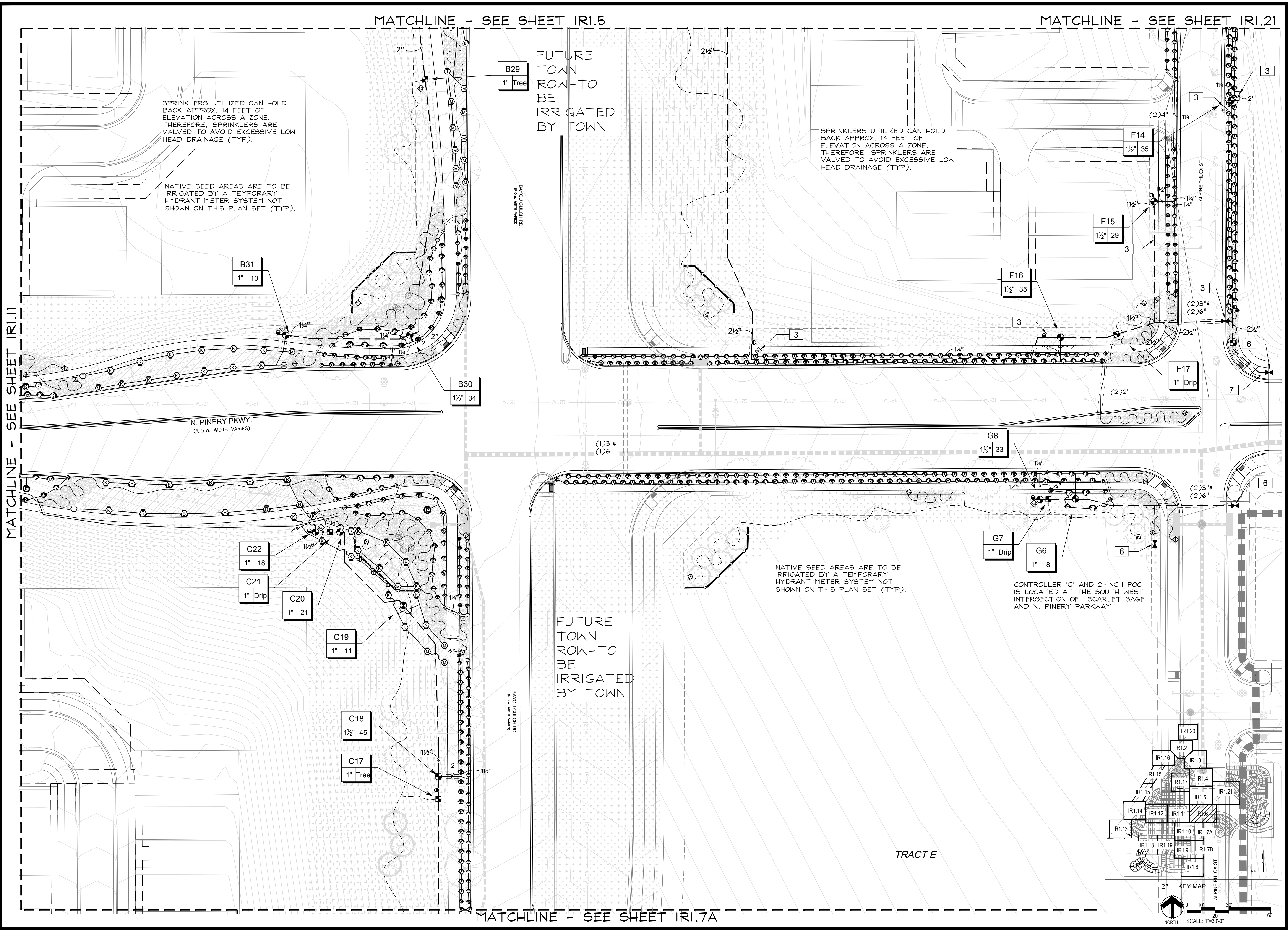
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IRRIGATION PLANS

Drawn by:	MLP, DGP
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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.5



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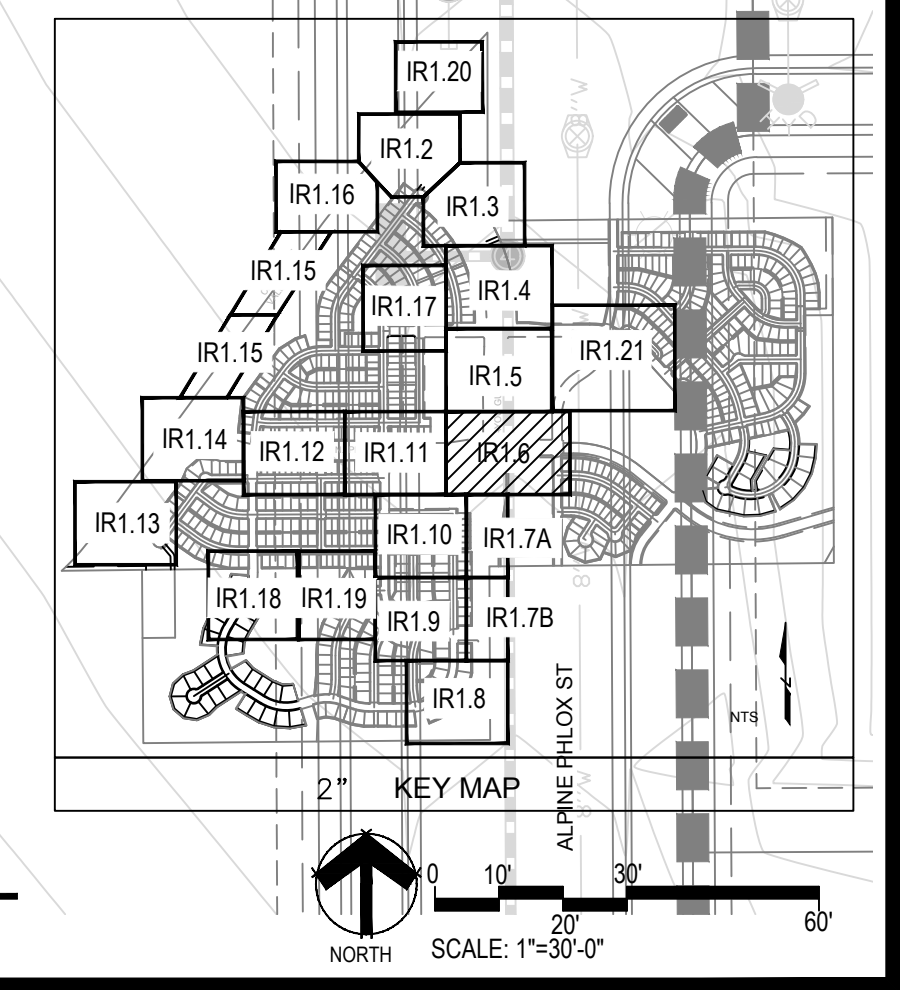
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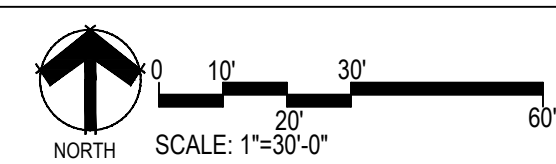
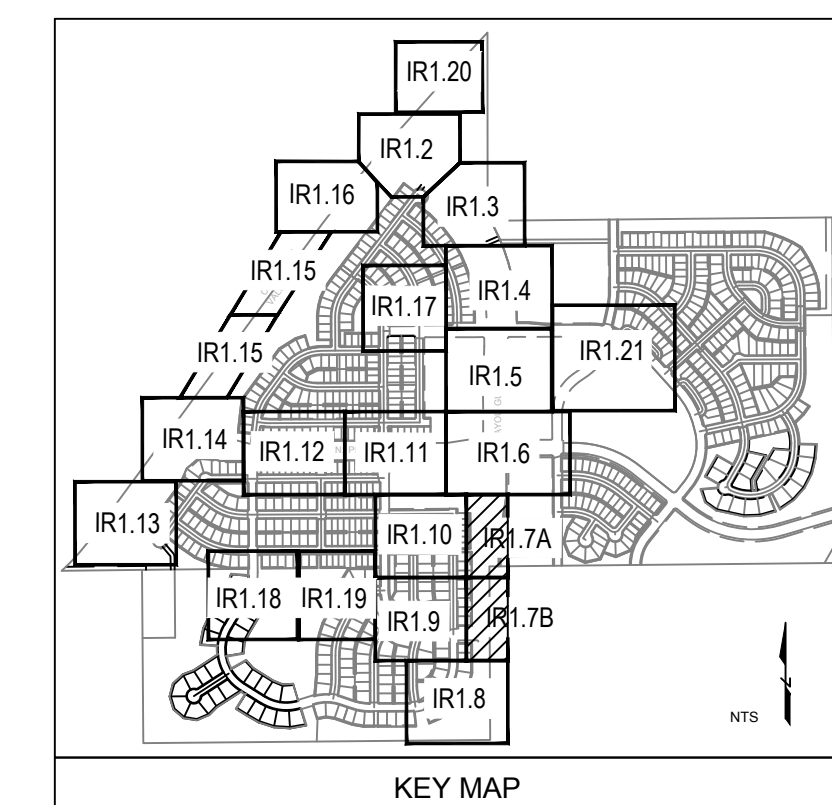
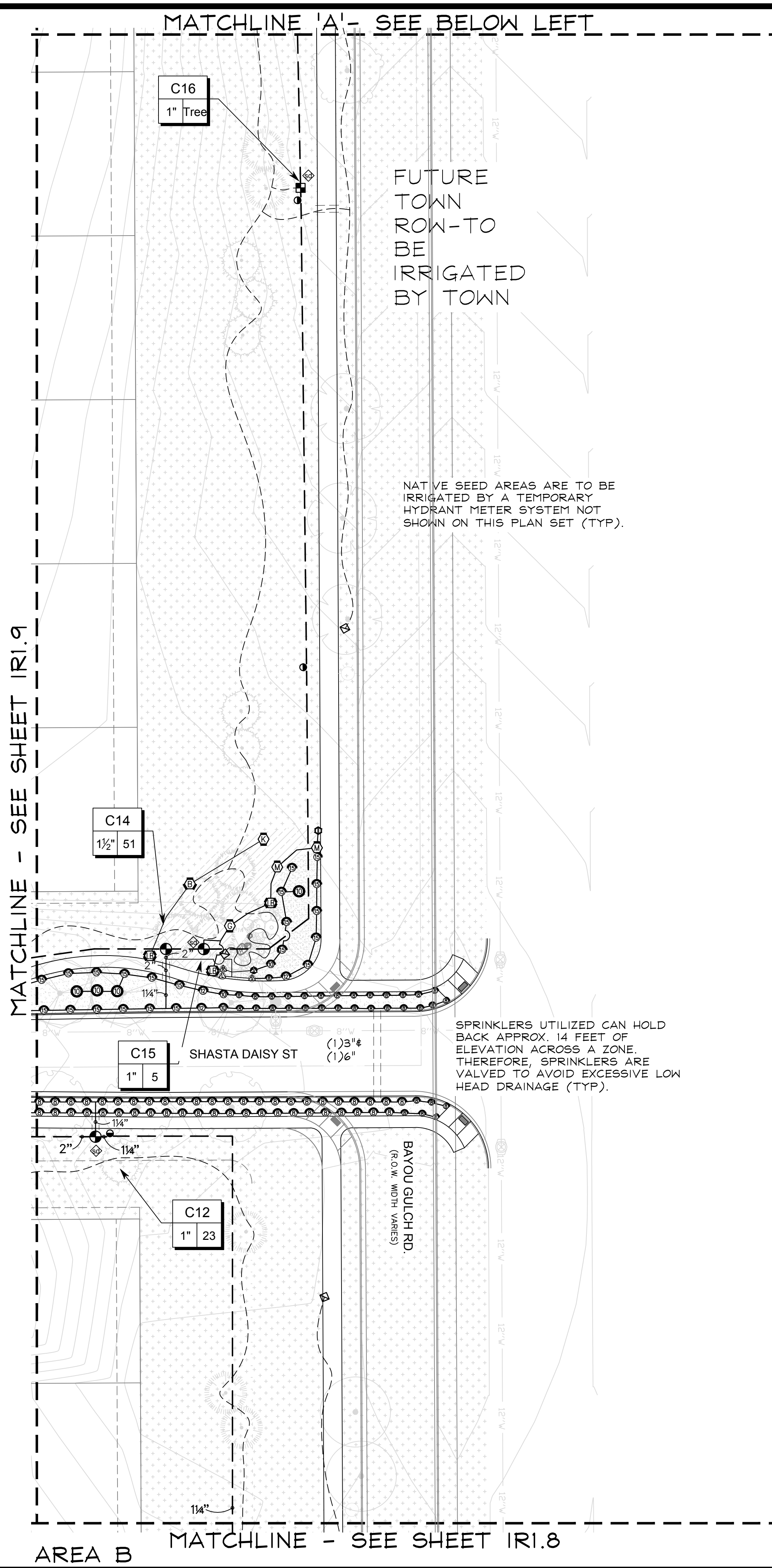
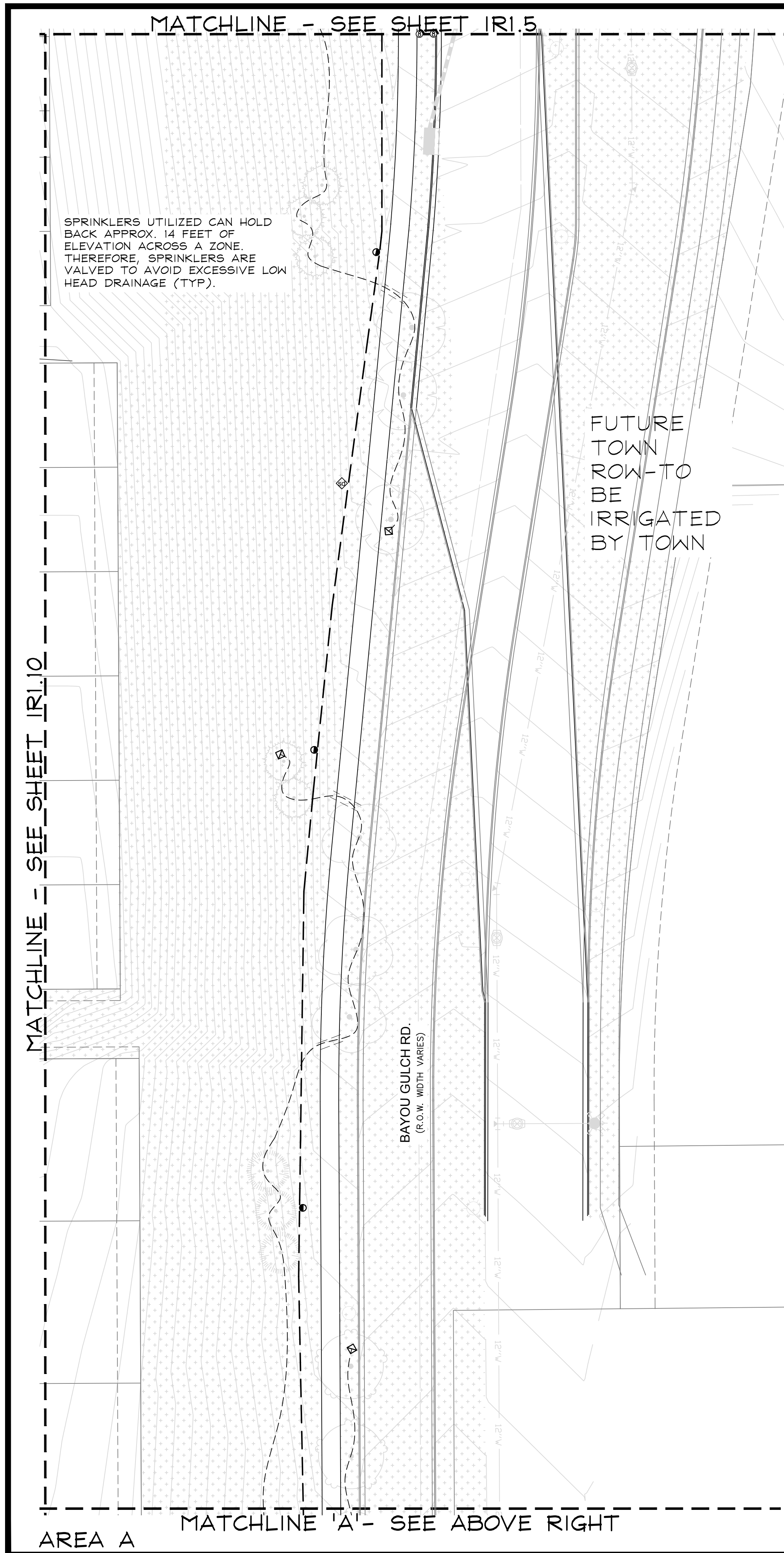
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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.6





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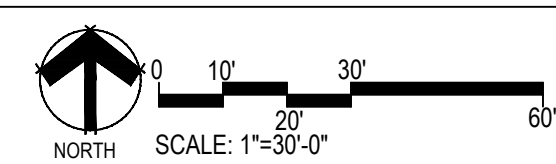
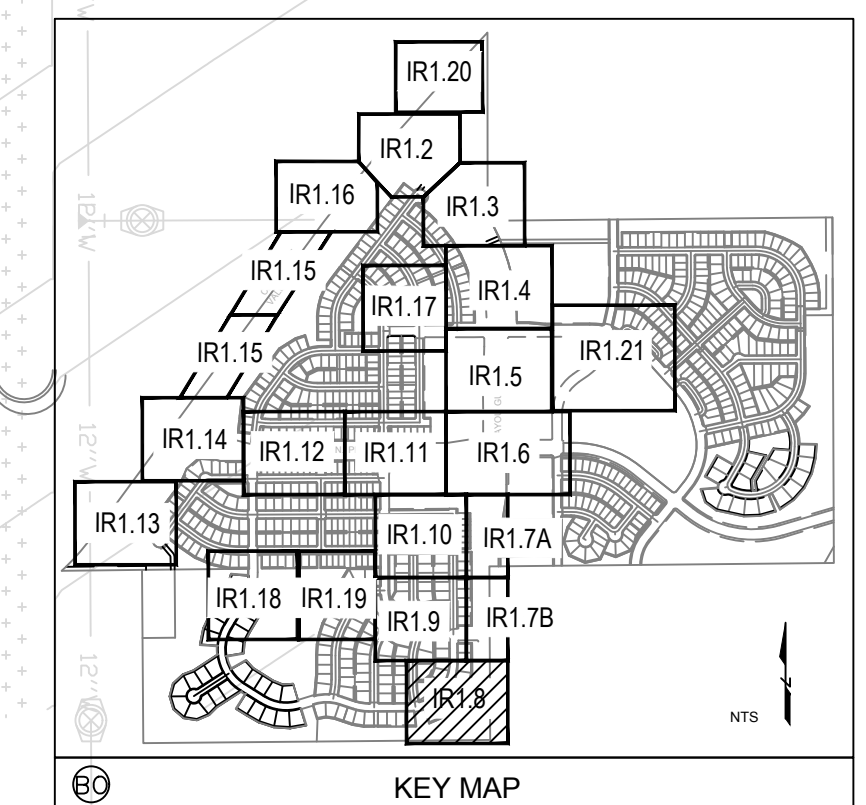
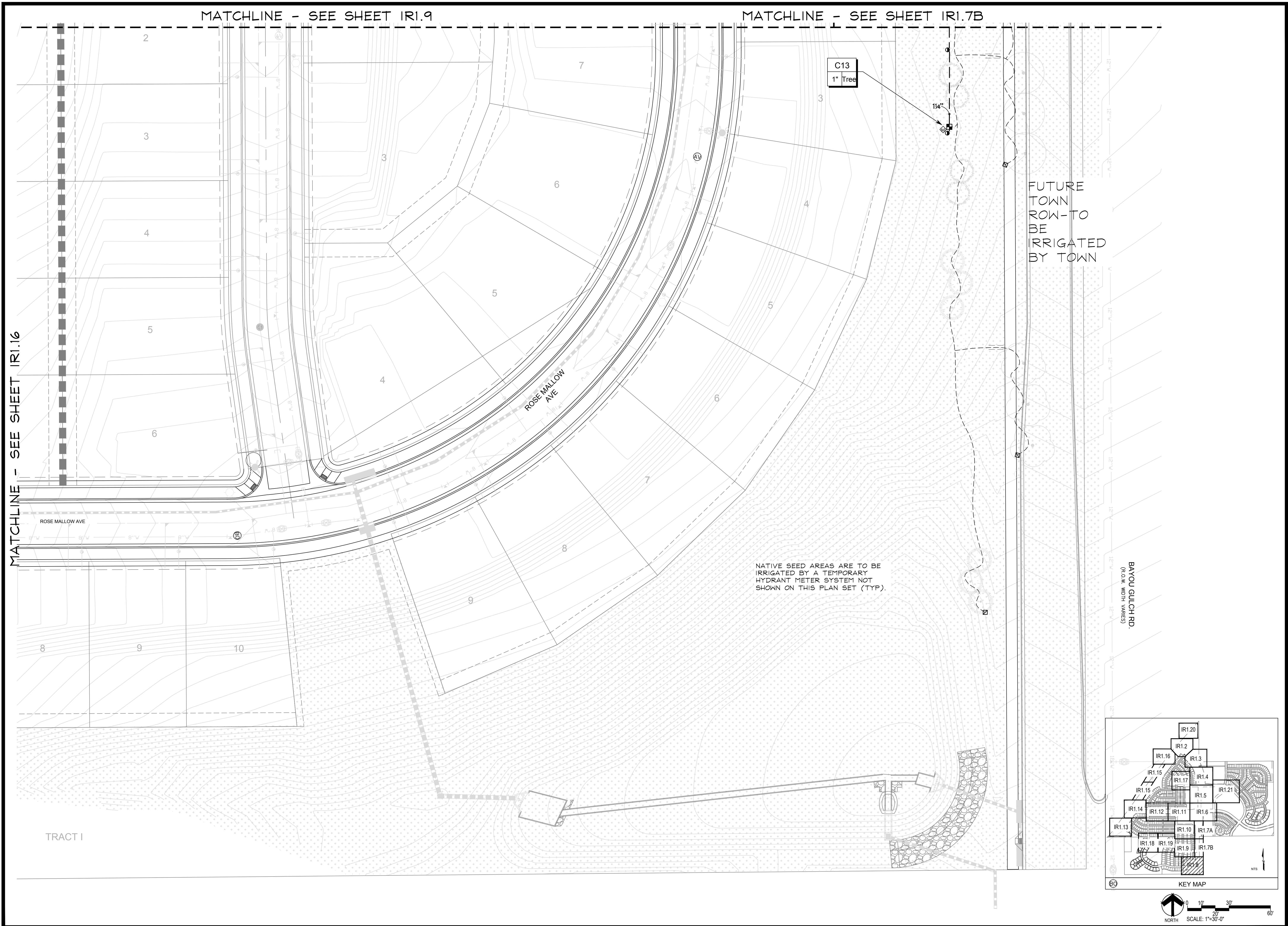
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Sheet Name

IRRIGATION PLAN

Sheet Number

IR1.7



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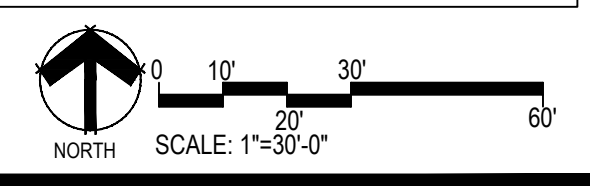
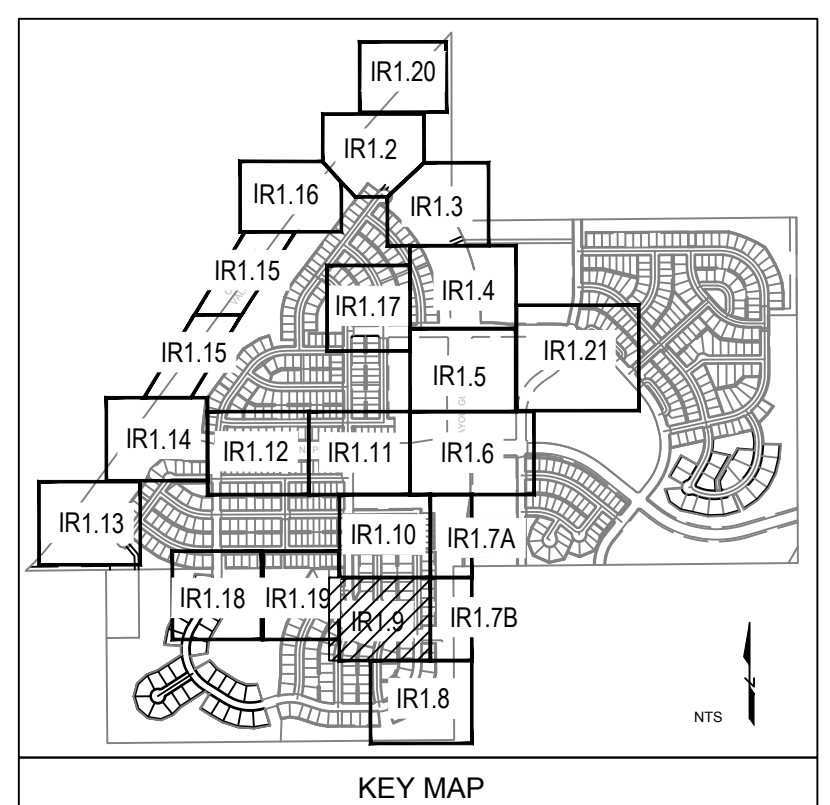
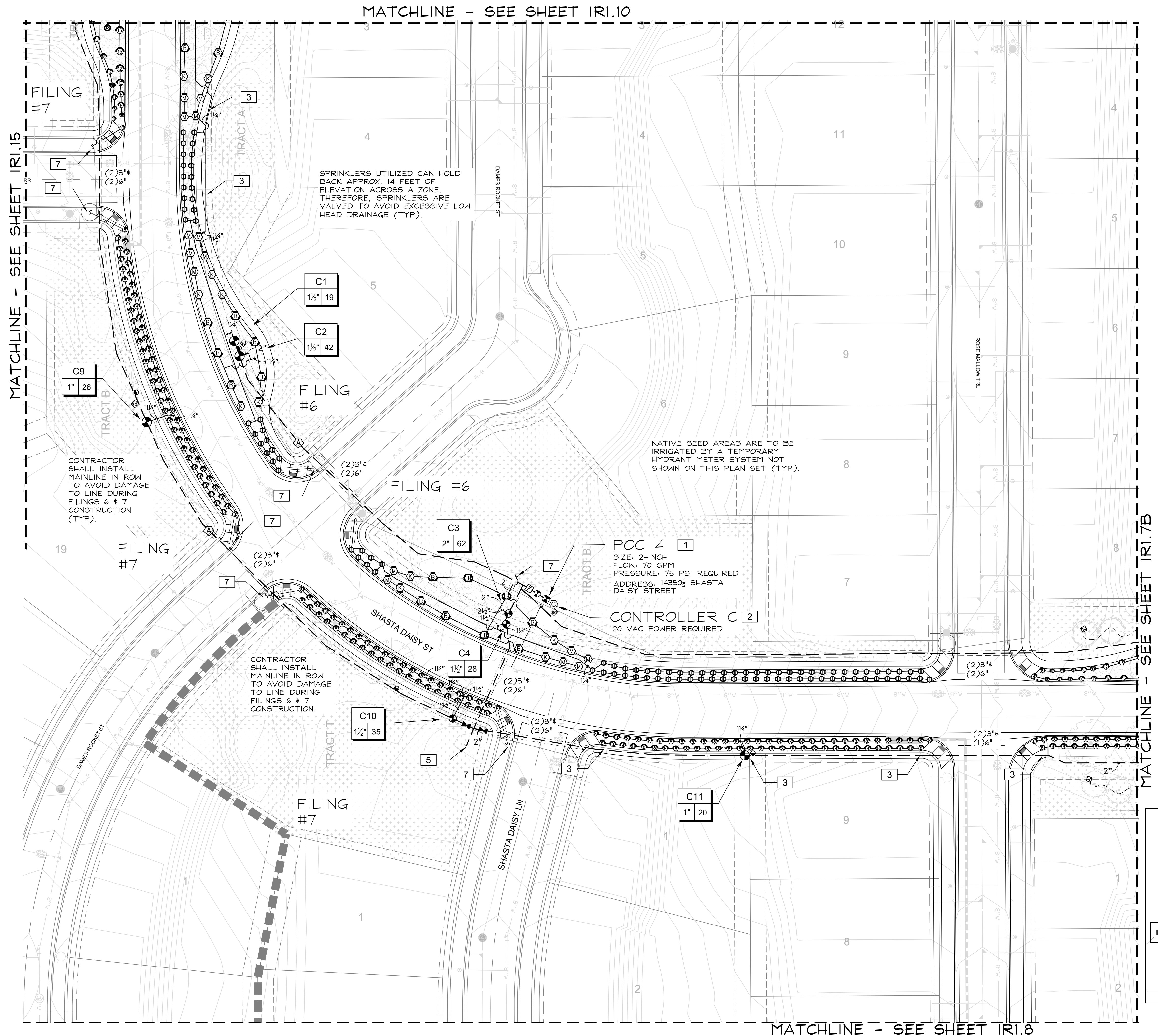
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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

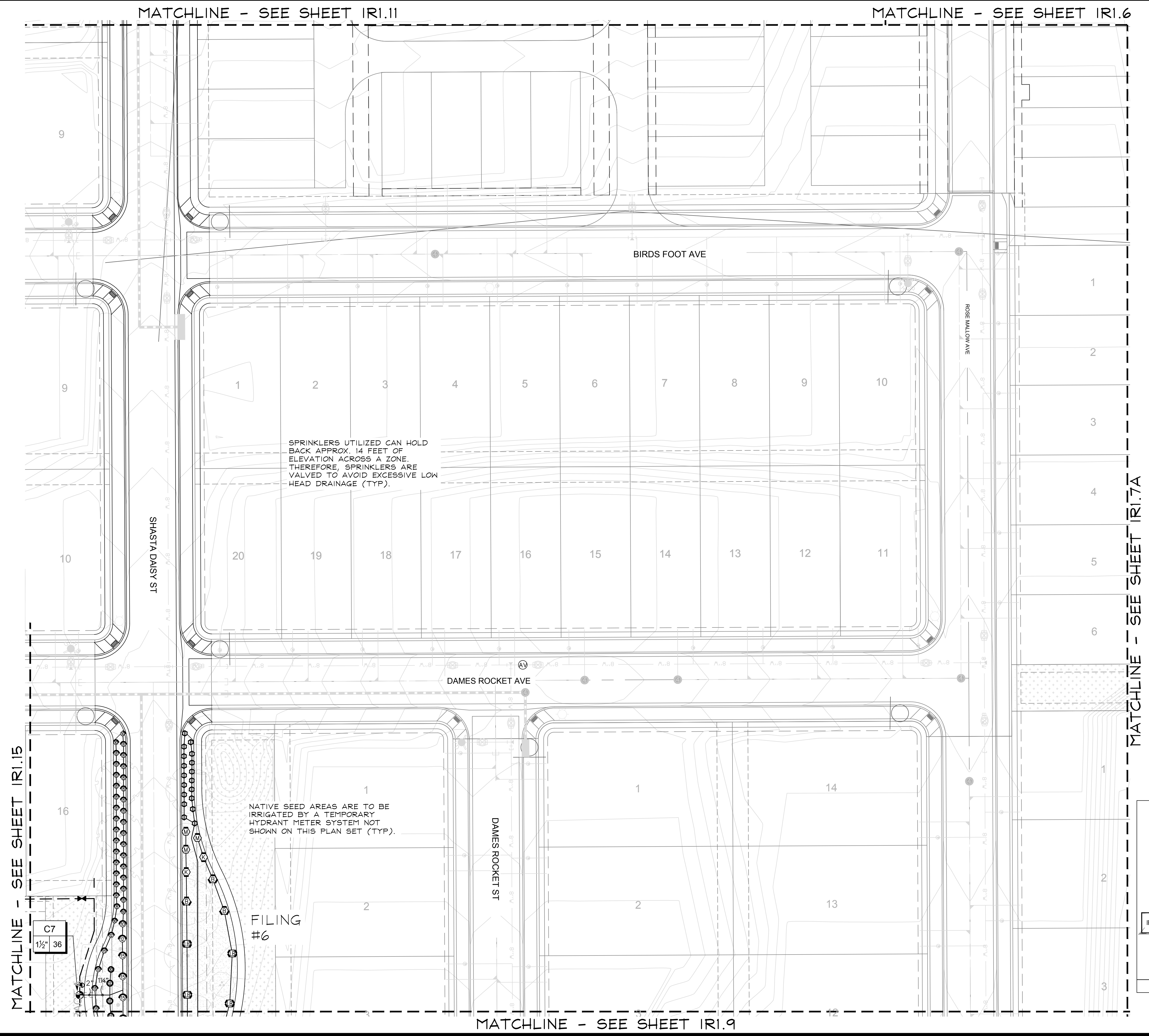
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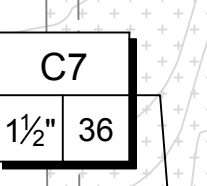
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SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).

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

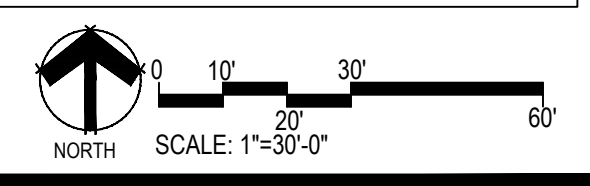
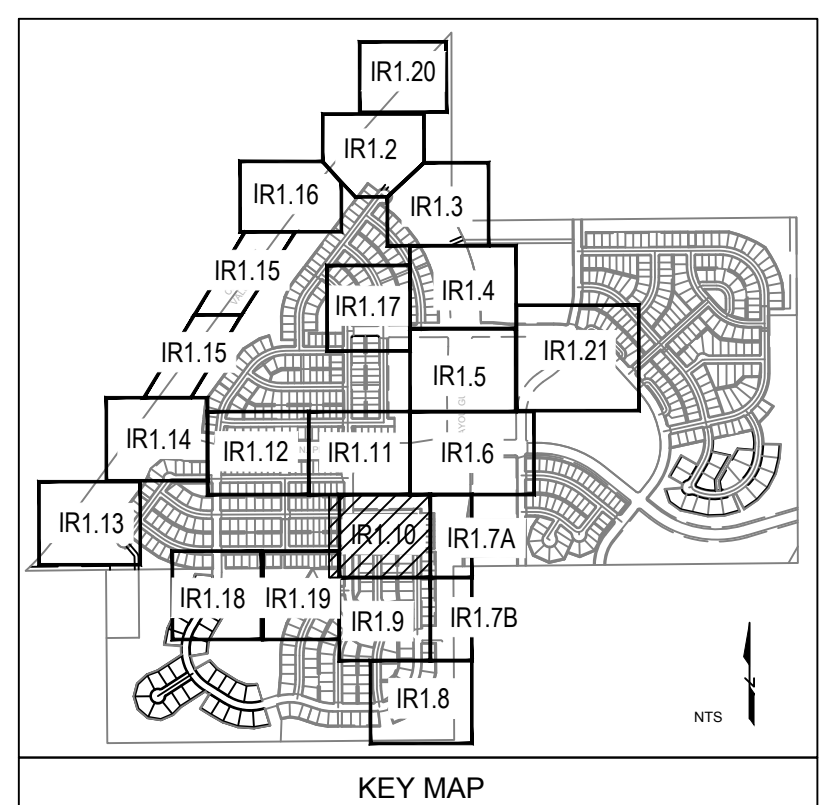
MATCHLINE - SEE SHEET IRI.15



FILING #6

MATCHLINE - SEE SHEET IRI.7A

MATCHLINE - SEE SHEET IRI.9



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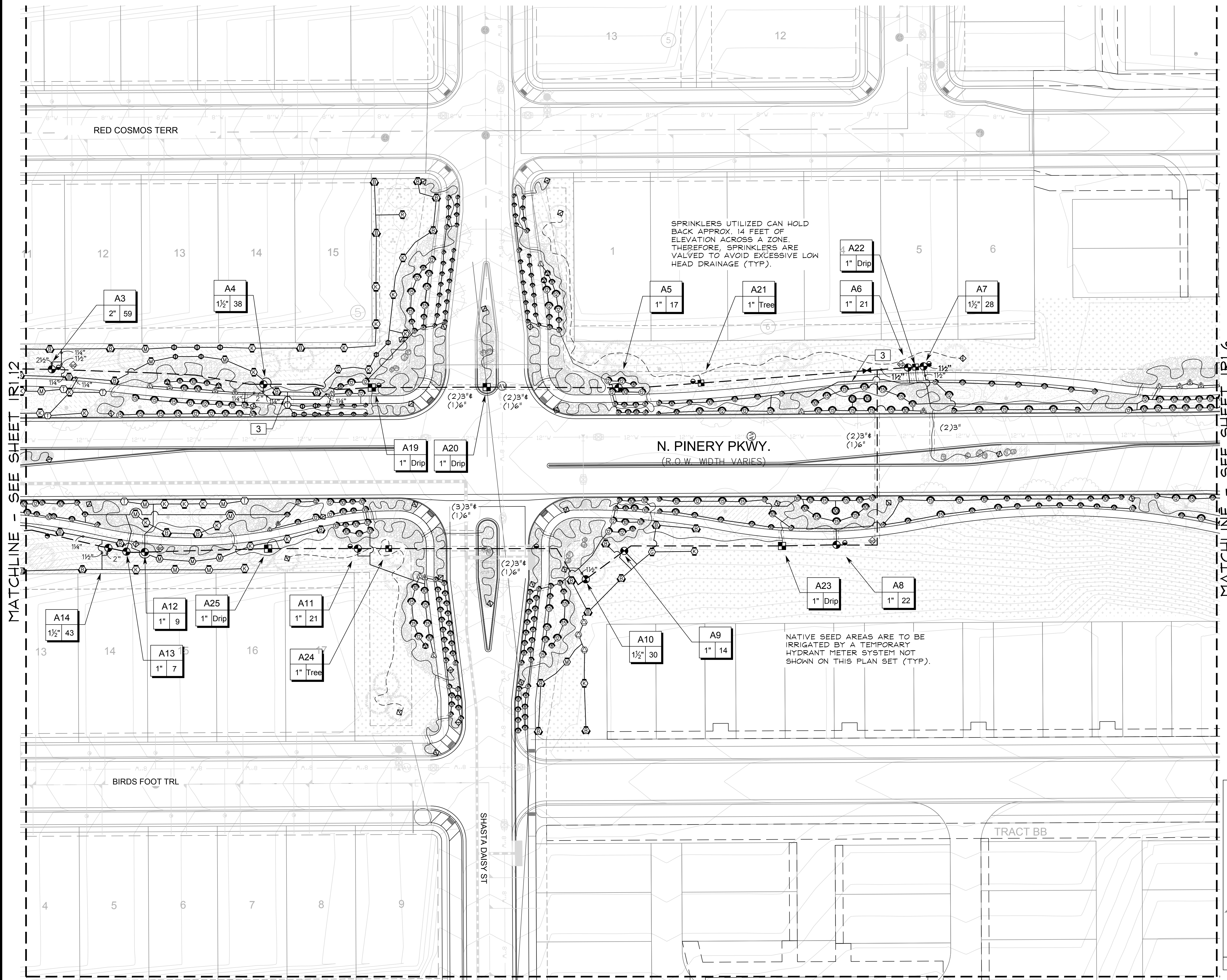
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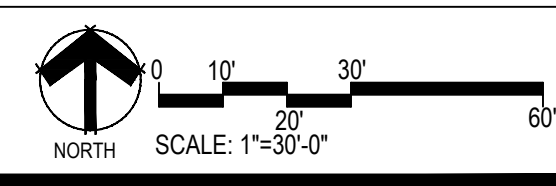
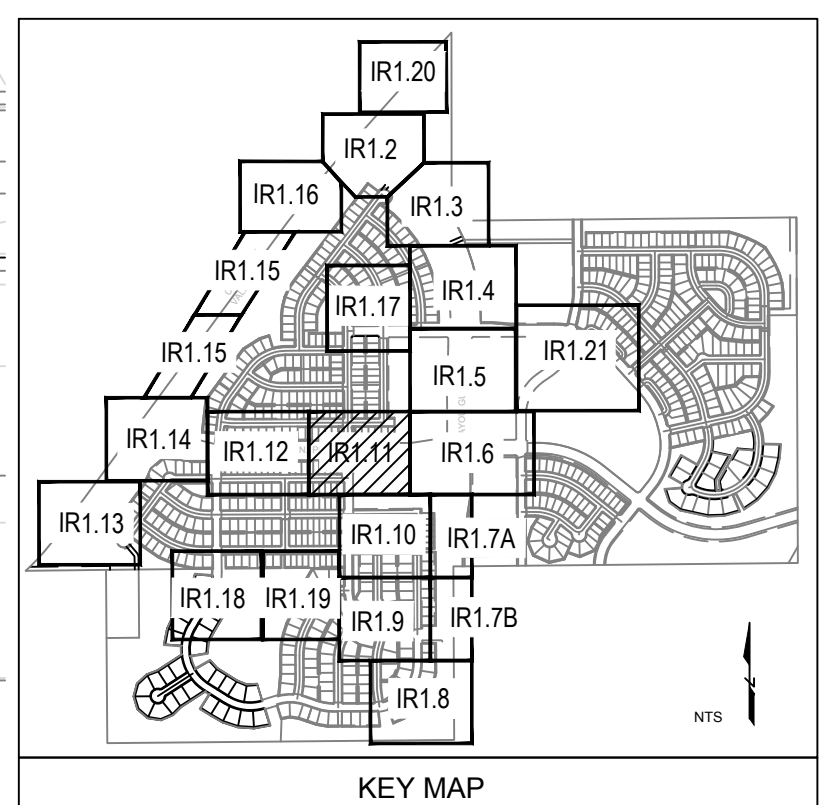
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MATCHLINE - SEE SHEET IRI.12

MATCHLINE - SEE SHEET IRI.6

MATCHLINE - SEE SHEET IRI.10



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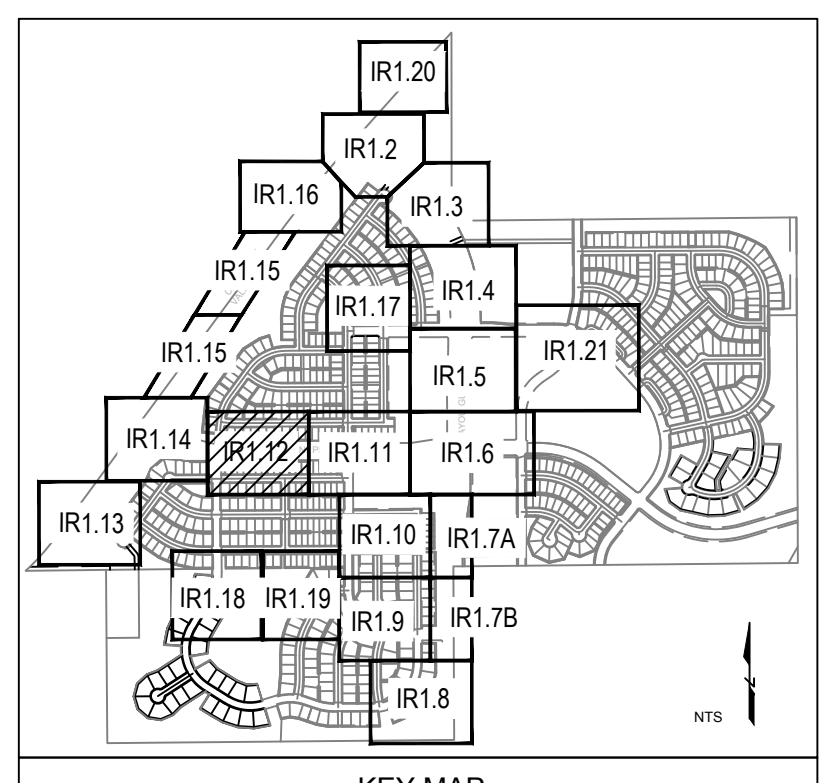
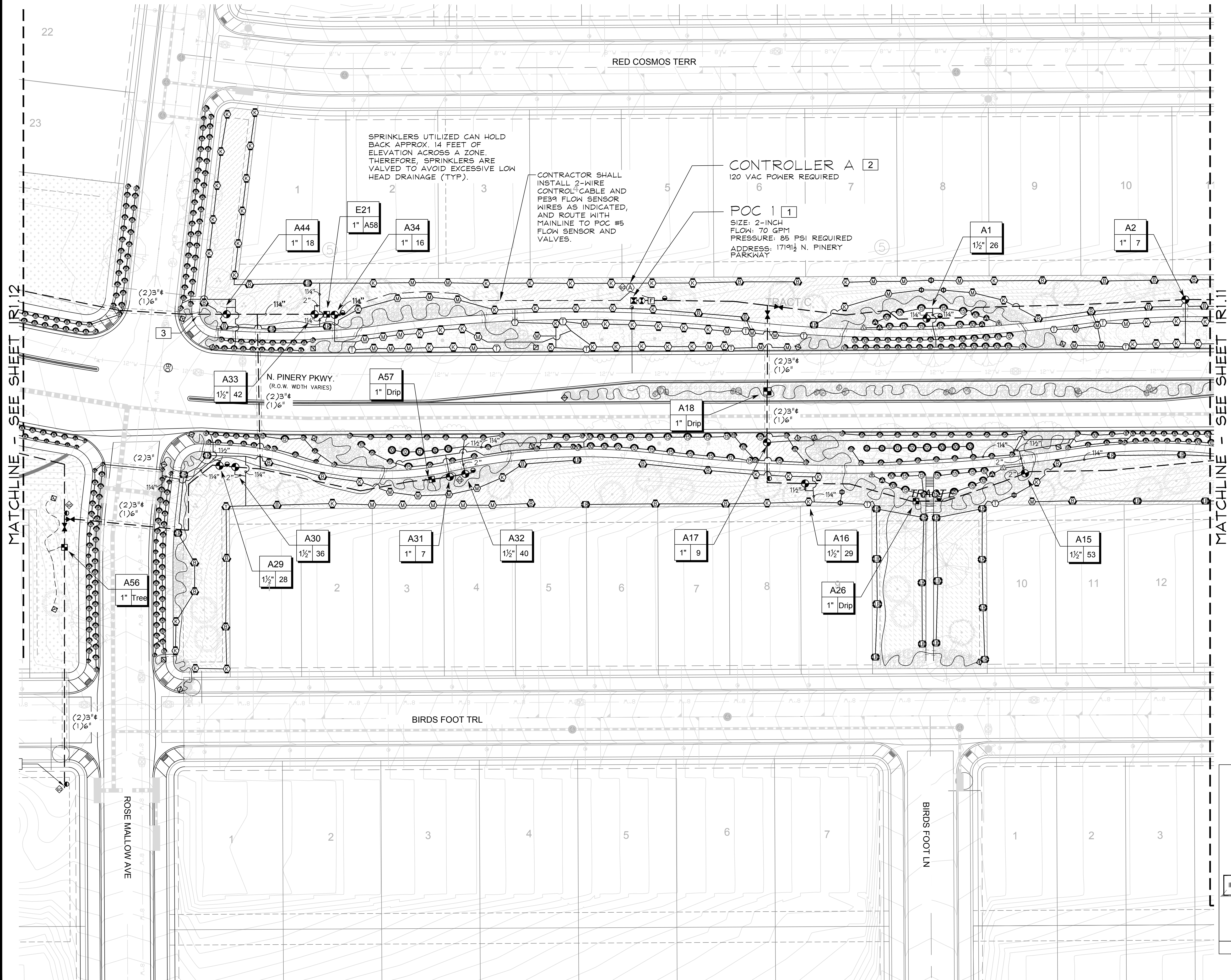
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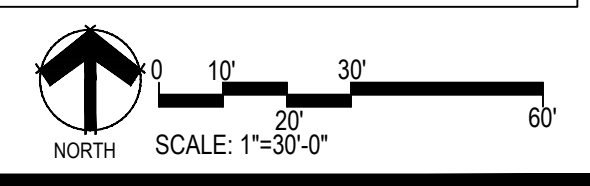
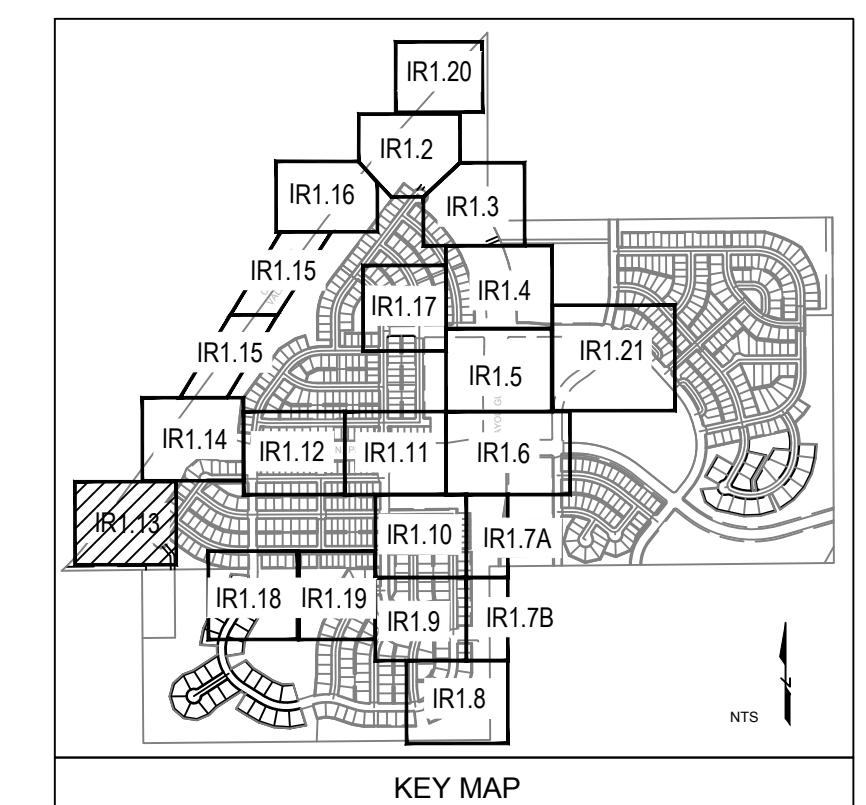
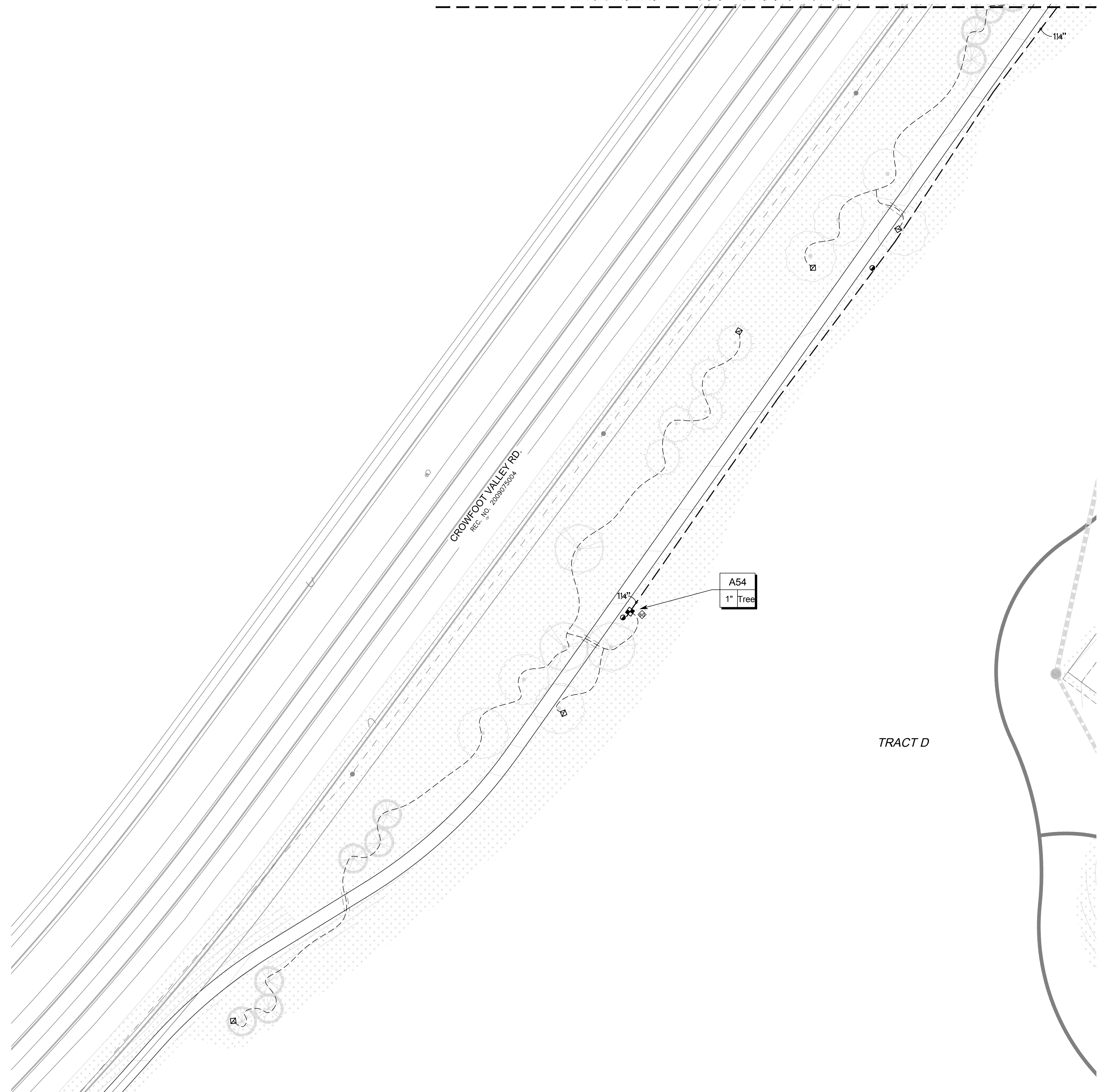
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Sheet Number
IR1.12

MATCHLINE - SEE SHEET IRI.14



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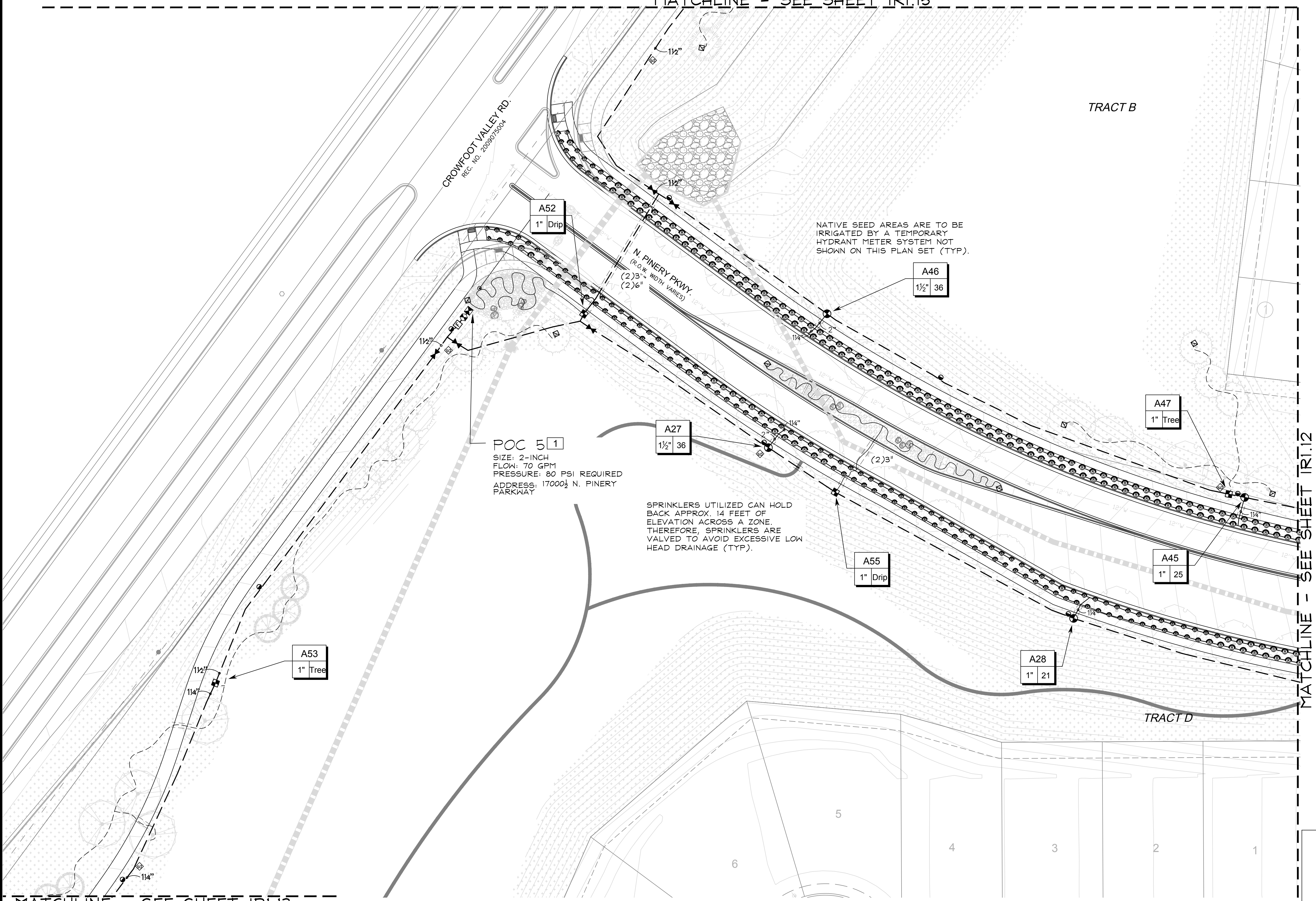
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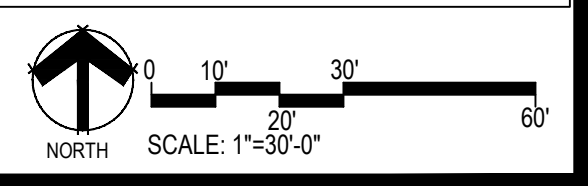
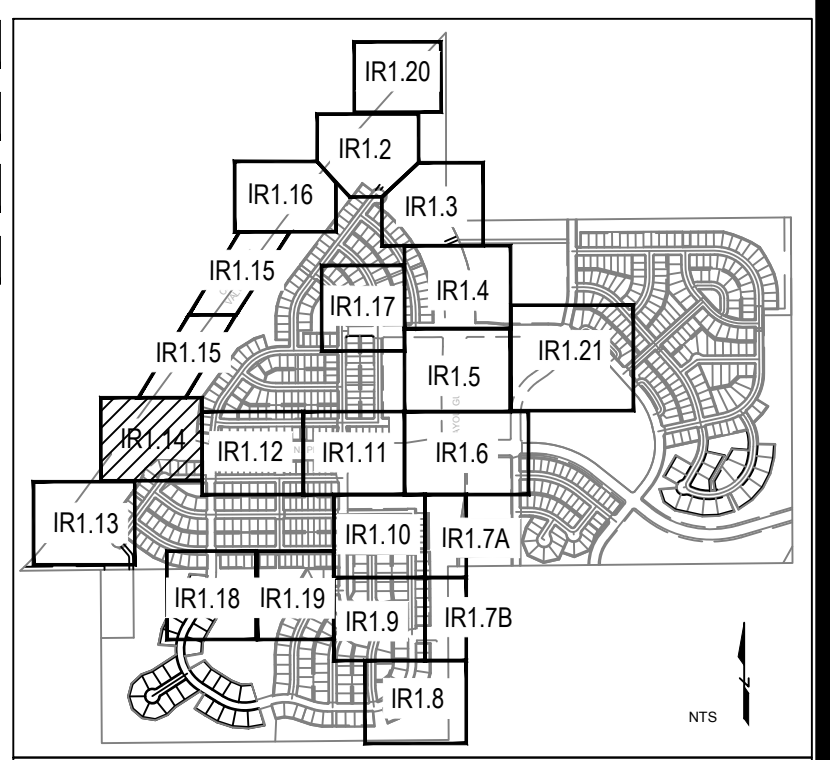
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MATCHLINE - SEE SHEET IR1.15



MATCHLINE - SEE SHEET IR1.13

MATCHLINE - SEE SHEET IR1.12



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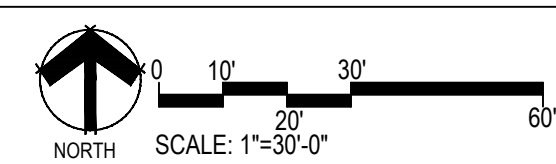
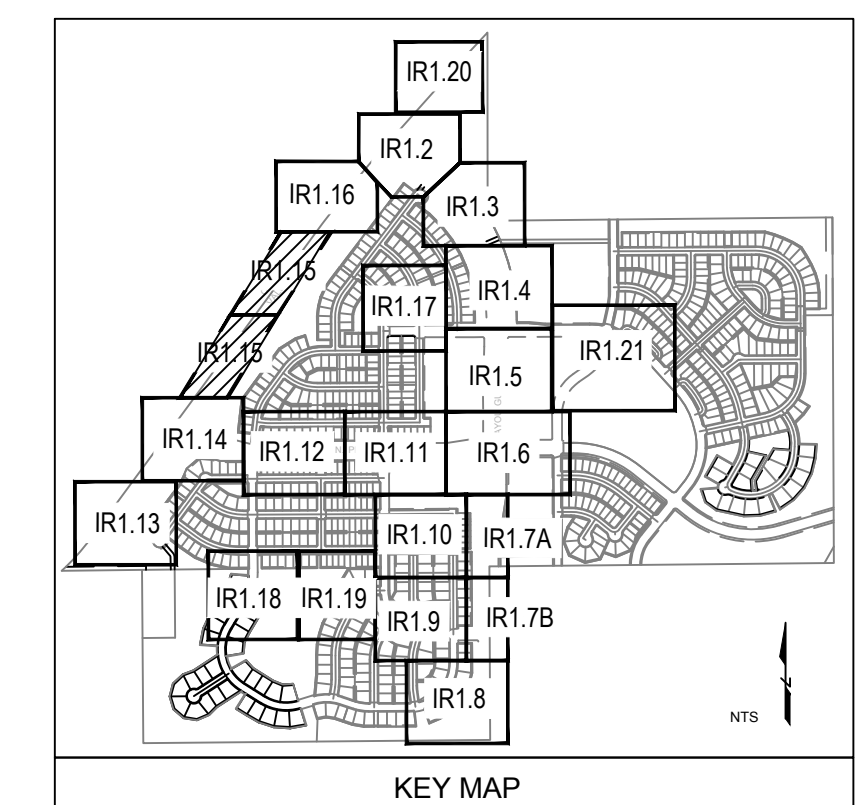
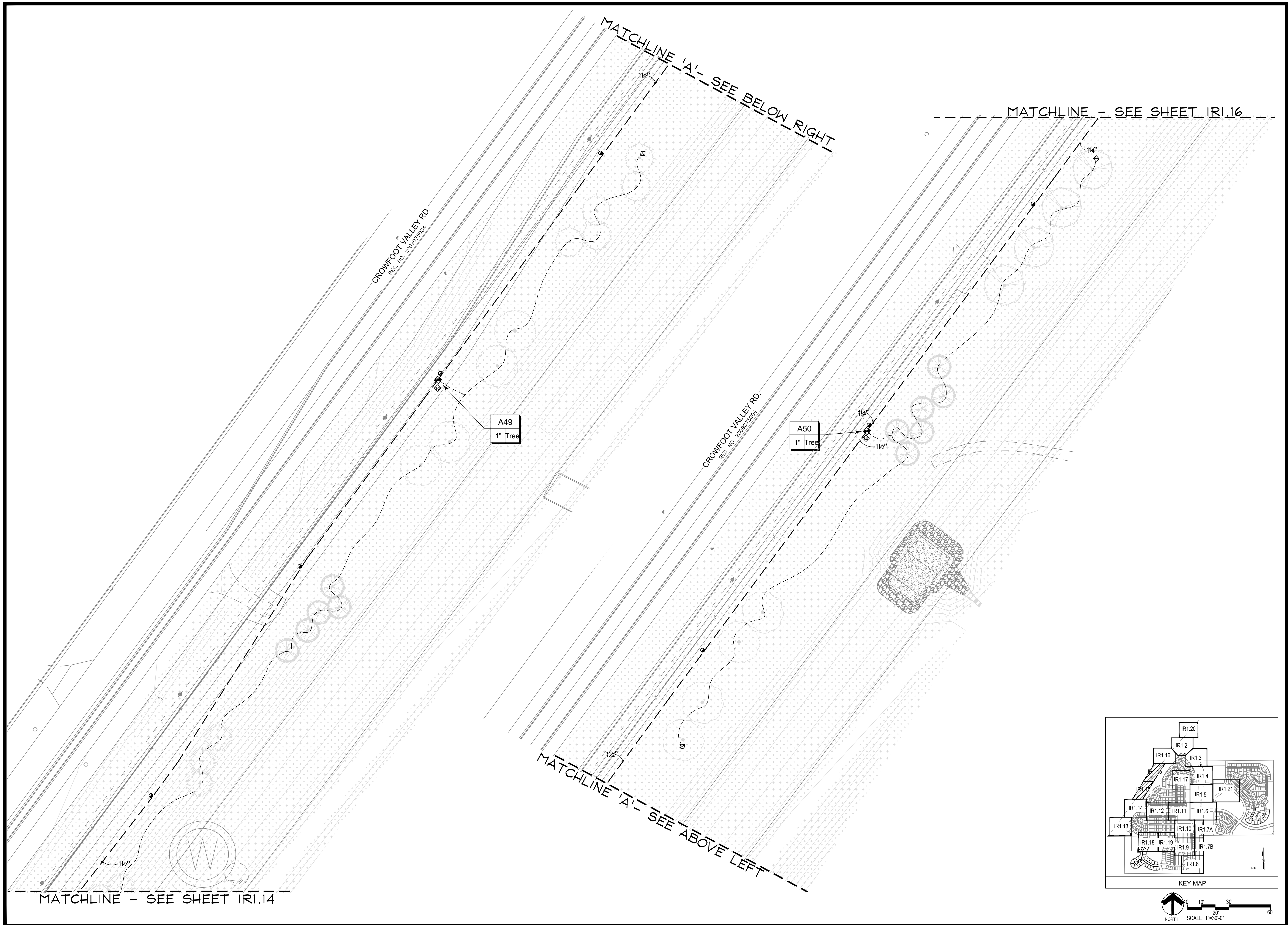
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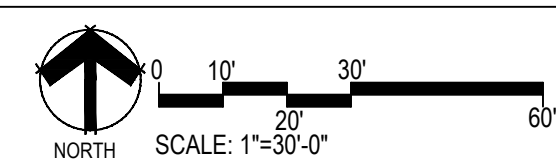
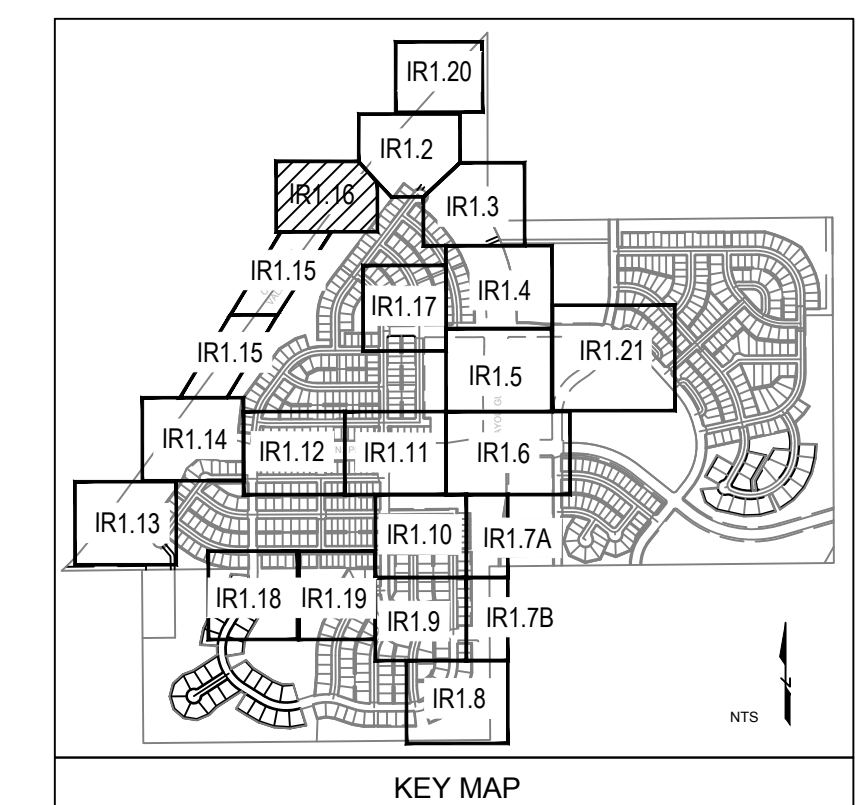
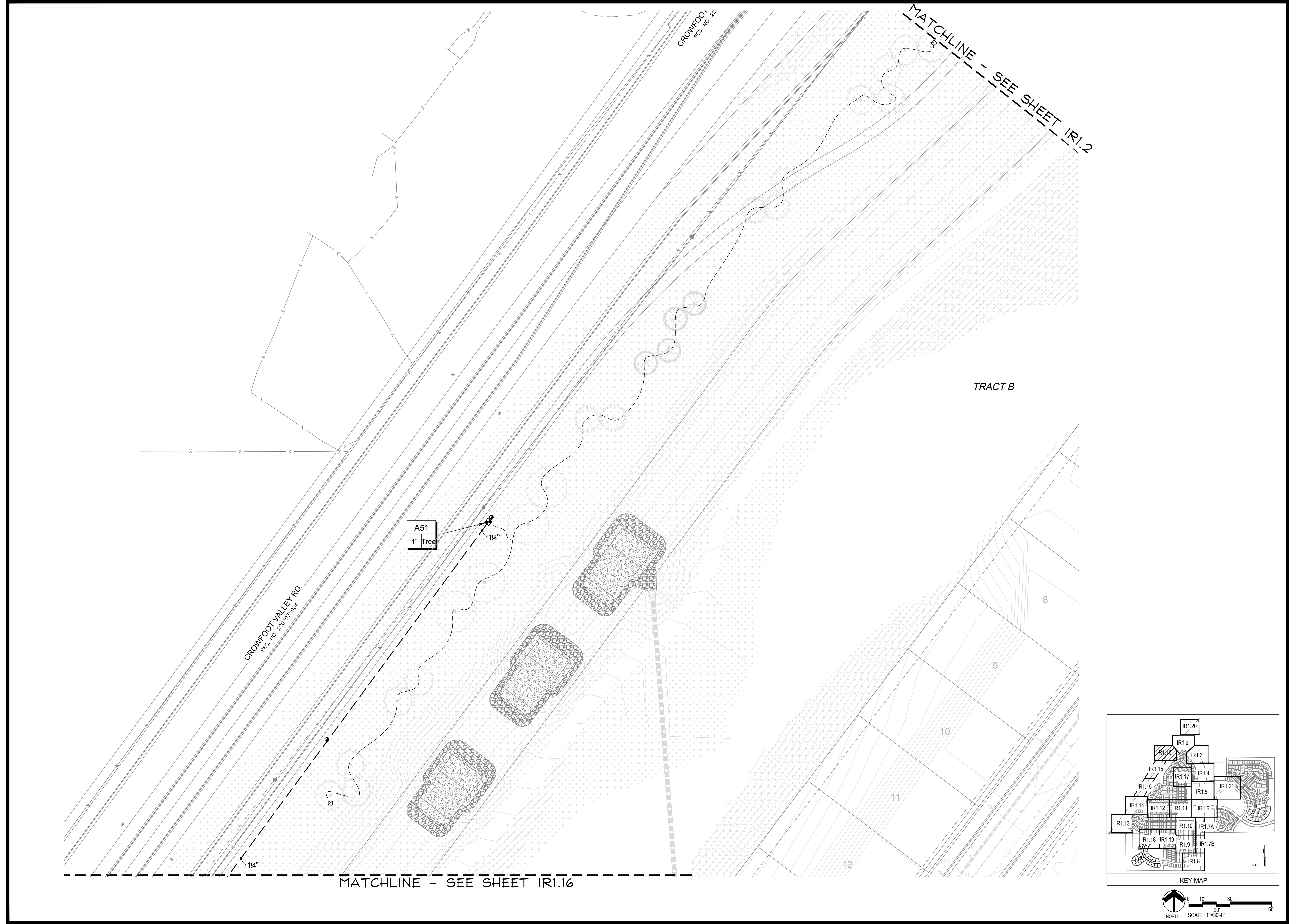
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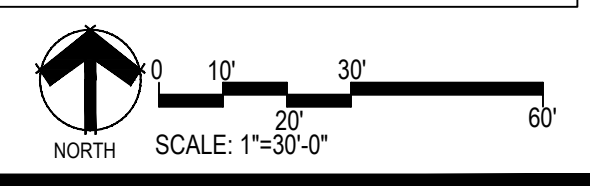
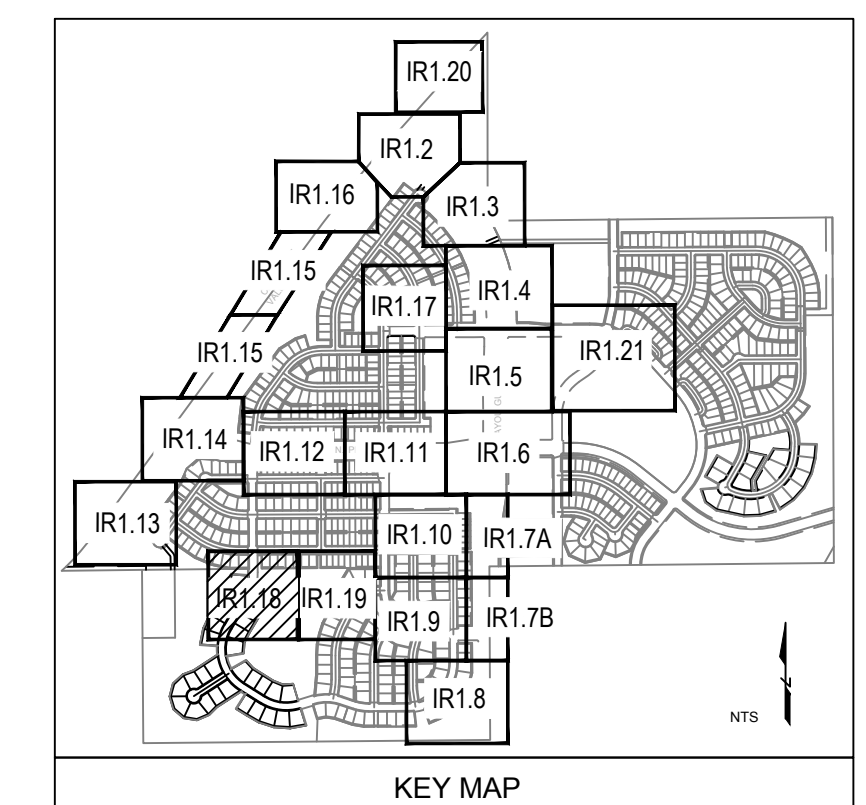
■ Sheet Name ■
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IR1.16



MATCHLINE - SEE SHEET IR1.19

TRACT F



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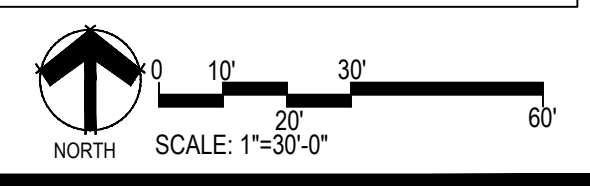
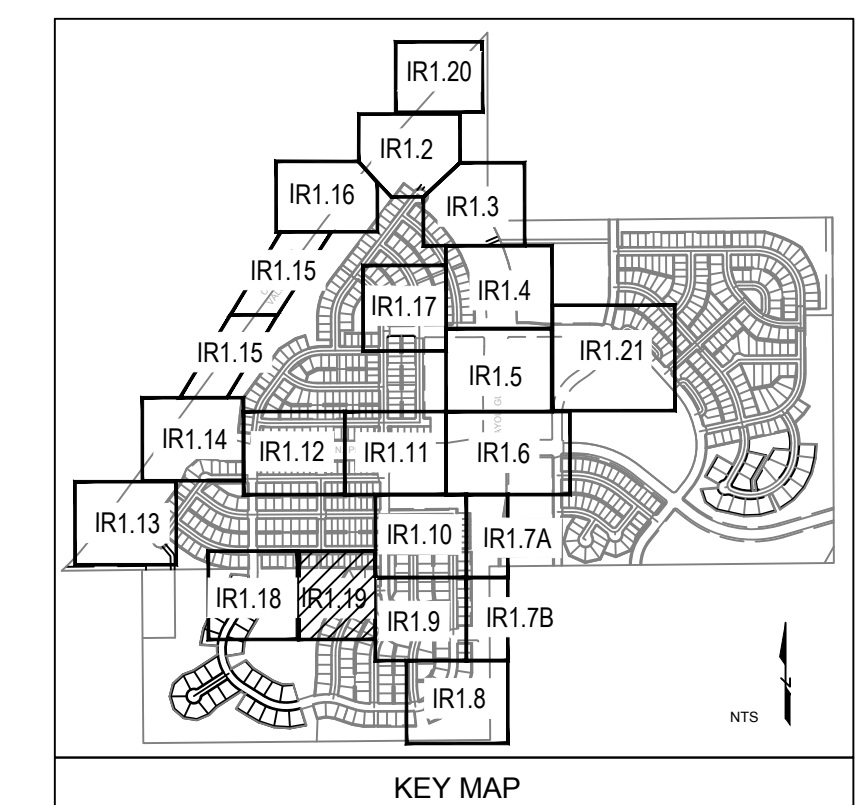
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MATCHLINE - SEE SHEET IRI.18

MATCHLINE - SEE SHEET IRI.10

MATCHLINE - SEE SHEET IRI.9



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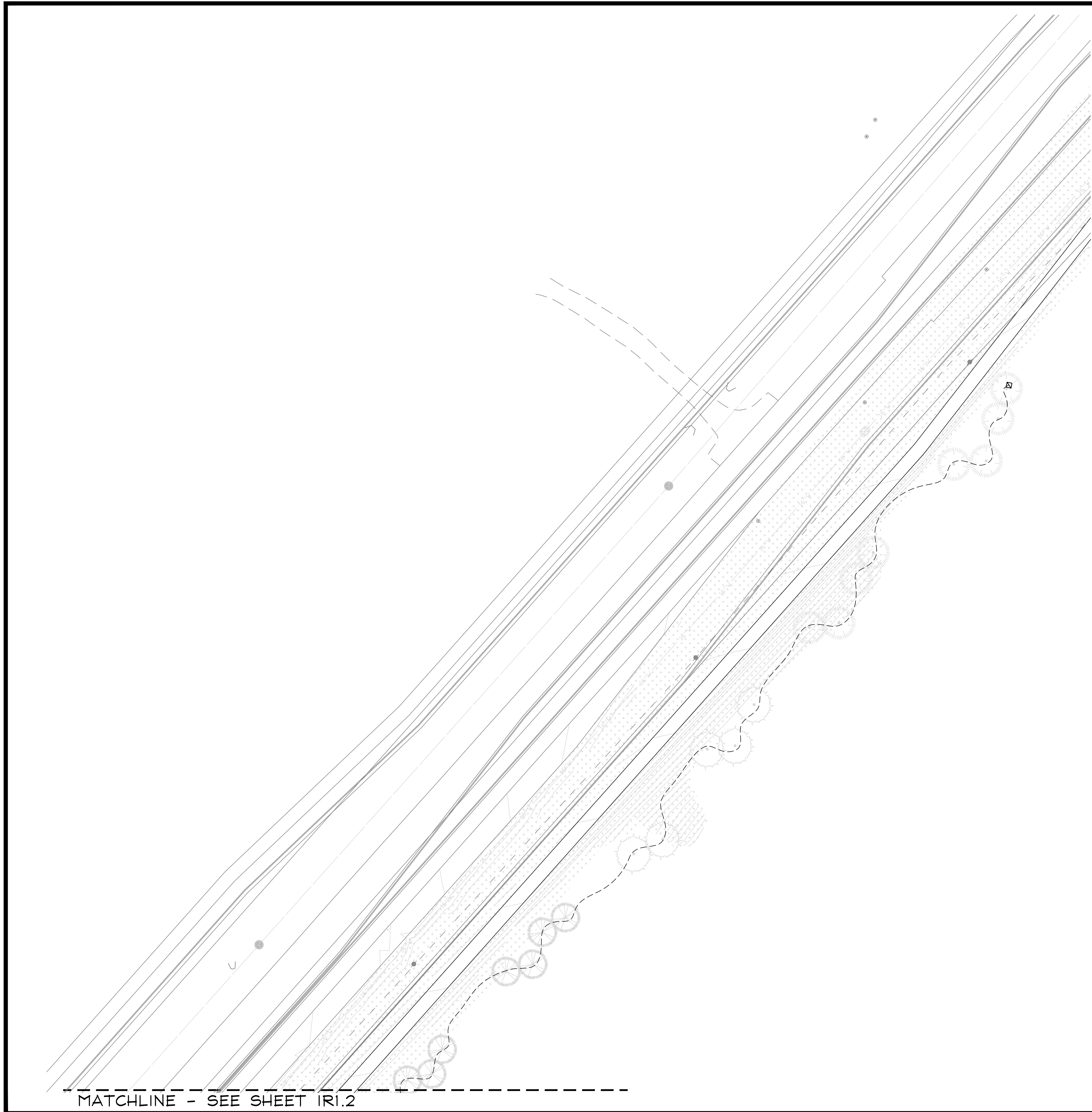
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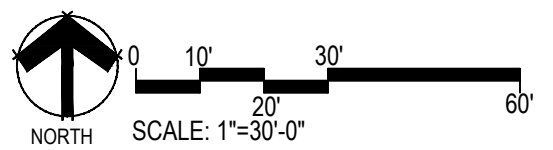
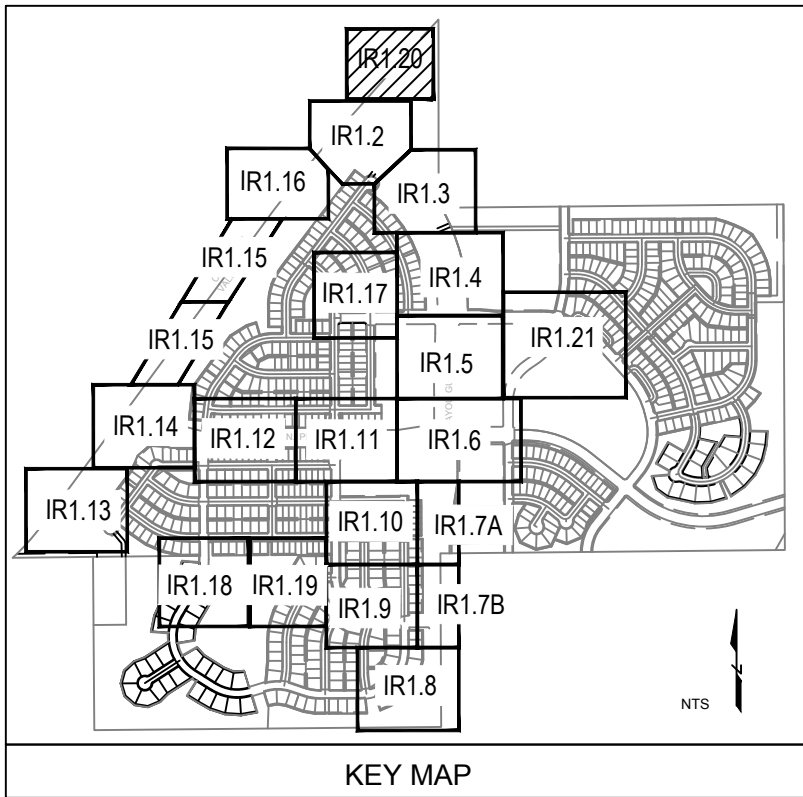
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 IRRIGATION PLAN

Sheet Number
 IRI.19



REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. |
| 2 | PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC). INSTALL WEATHERMATIC SLF COMBIFLOW INSIDE CONTROLLER AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PE39 FLOW SENSOR CONTROL WIRE FROM CONTROLLER TO MAINLINE AND ROUTE WITH MAINLINE TO SECOND FLOW SENSOR. REFER TO PLANS FOR ADDITIONAL WIRE ROUTING TO MAKE CONNECTION FROM SECOND FLOW SENSOR BACK TO CONTROLLER. |
| 3 | IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED. |
| 5 | CONTRACTOR SHALL STUB OUT MAINLINE AND 3' FOOT COIL OF 2-WIRE CONTROL WIRE CABLE (IN SEPARATE 6" ROUND VALVE BOX) FOR CONNECTION TO ADJACENT FILING. |
| 6 | CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND CONTROL WIRES STUB FROM ADJACENT FILING. MAKE MAINLINE AND WIRE CONNECTIONS AND ROUTE AS INDICATED EXISTING ISOLATION GATE VALVE FROM ADJACENT FILING SHOWN FOR REFERENCE. |
| 7 | CONTRACTOR SHALL STUB OUT LATERAL LINE FOR CONNECTION TO ADJACENT FILING. SIZE AS SHOWN ON PLANS. |
| 8 | CONTRACTOR SHALL FIELD LOCATE EXISTING SPRINKLER OR DRIP LATERAL LINE FROM ADJACENT FILING. MAKE NEW LATERAL LINE CONNECTION AND ROUTE AS INDICATED. |



MATCHLINE - SEE SHEET IR1.2

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TRAILS AT CROWFOOT
FILING NO. 1
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IRRIGATION PLANS

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IR1.20

MATCHLINE - SEE SHEET IRI.4

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

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

MATCHLINE 'A' - SEE BELOW LEFT

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

MATCHLINE - SEE SHEET IRI.6

MATCHLINE - SEE SHEET IRI.5

SCARLET SAGE AVE

ALPINE PHL

TRACT P

MAINLINE IN THIS AREA SHOWN INSTALLED ON MULTIFAMILY SITE SIDE OF SIDEWALK FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED WITHIN FILING #9 ROW (TYP).

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

2 CONTROLLER F
120 VAC POWER REQUIRED

F2
1" Drip

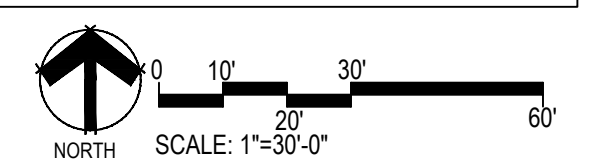
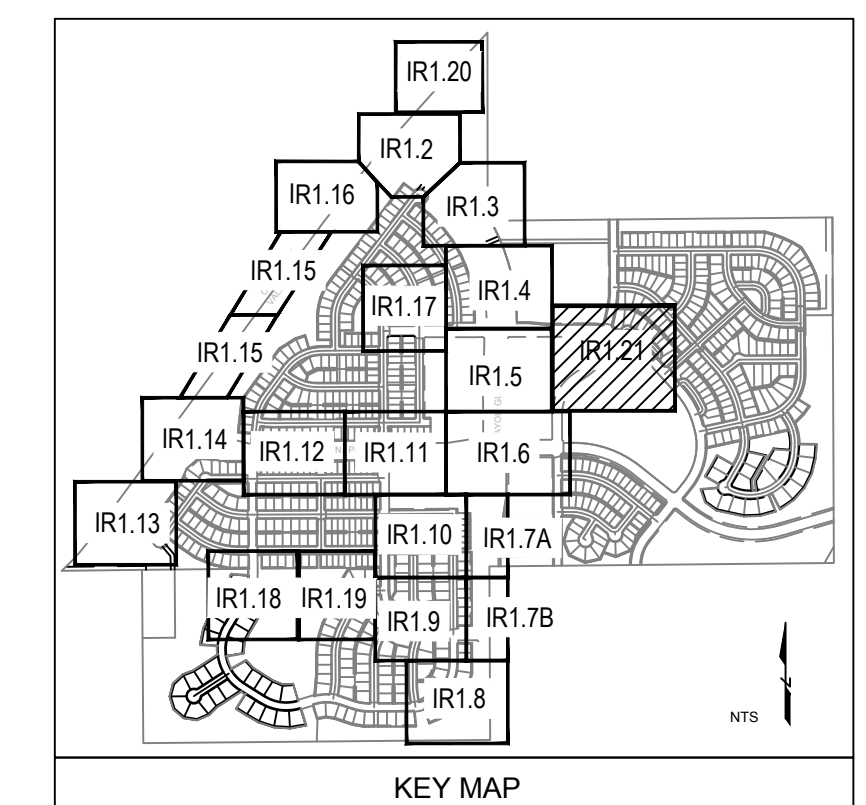
F4
1" 22

F6
1 1/2" 31

F11
1" 23

F12
1 1/2" 54

F13
1 1/2" 54



MATCHLINE 'A' - SEE ABOVE RIGHT

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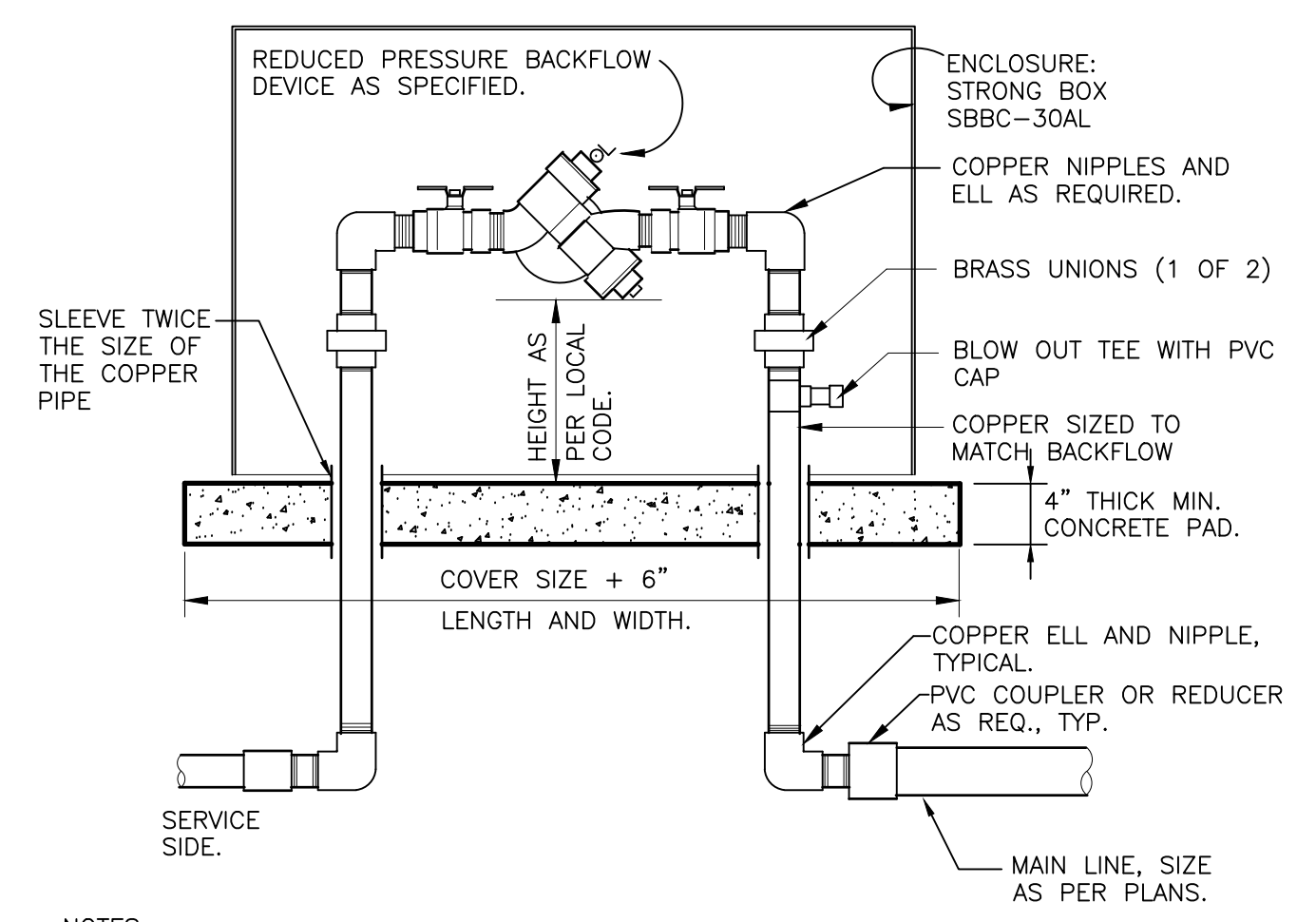
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TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: MLP, DGP
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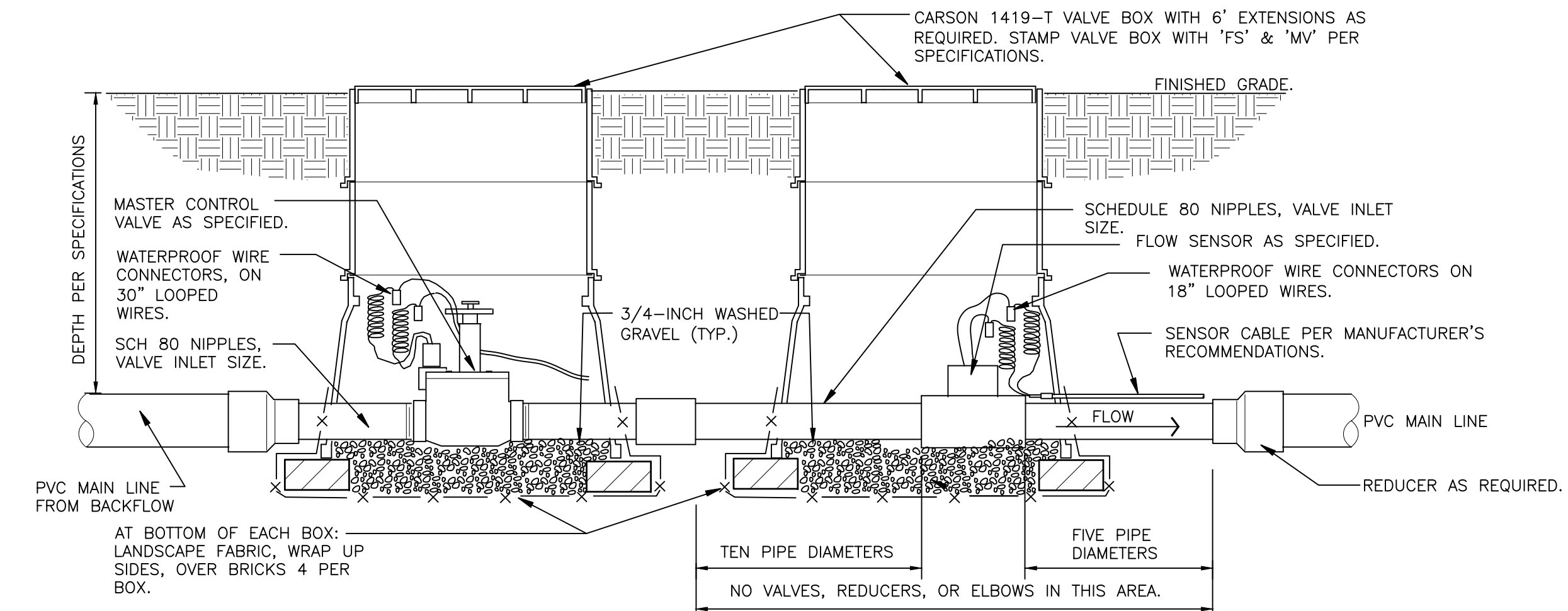
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Sheet Number
IR1.21



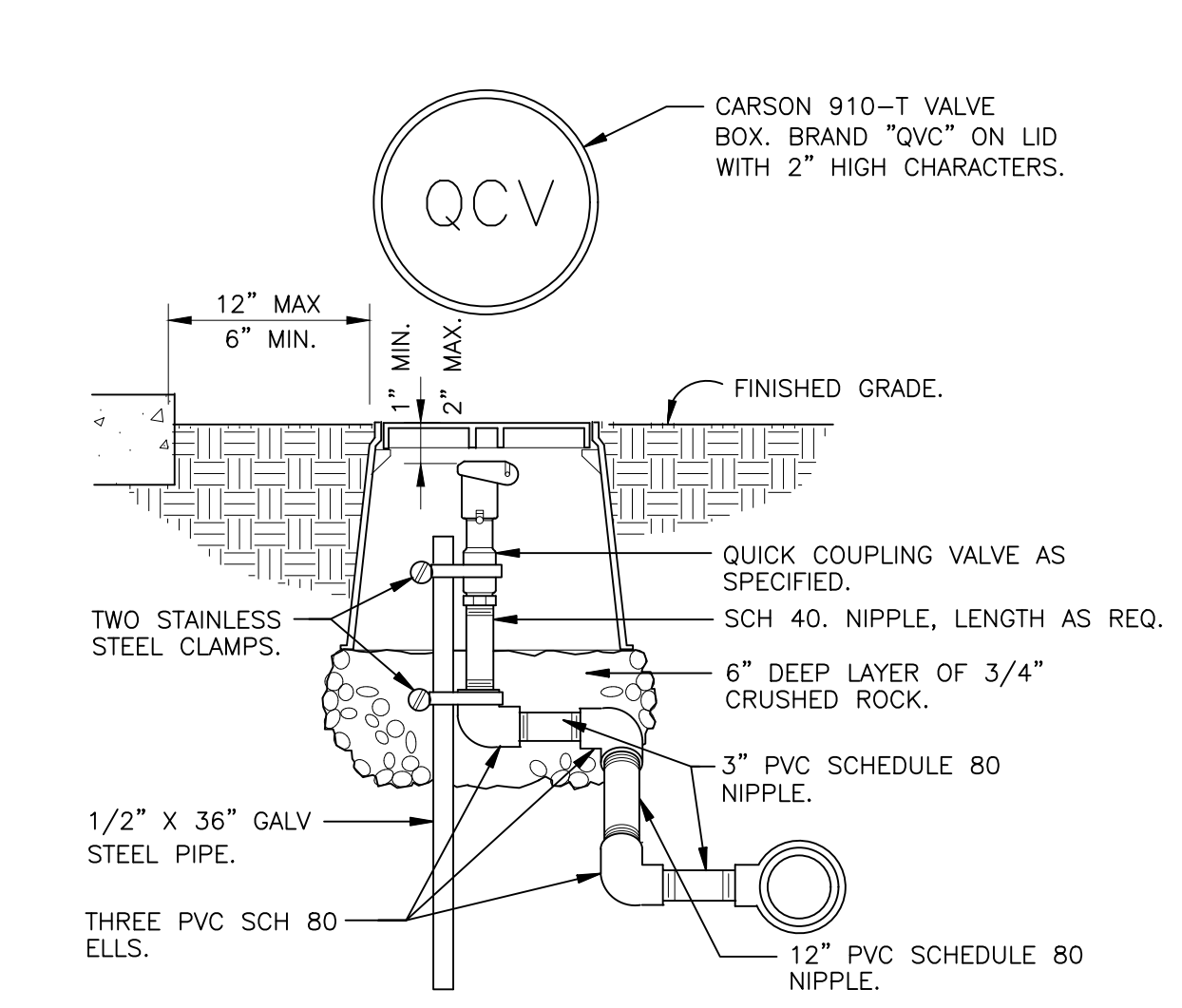
NOTES:
 1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

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



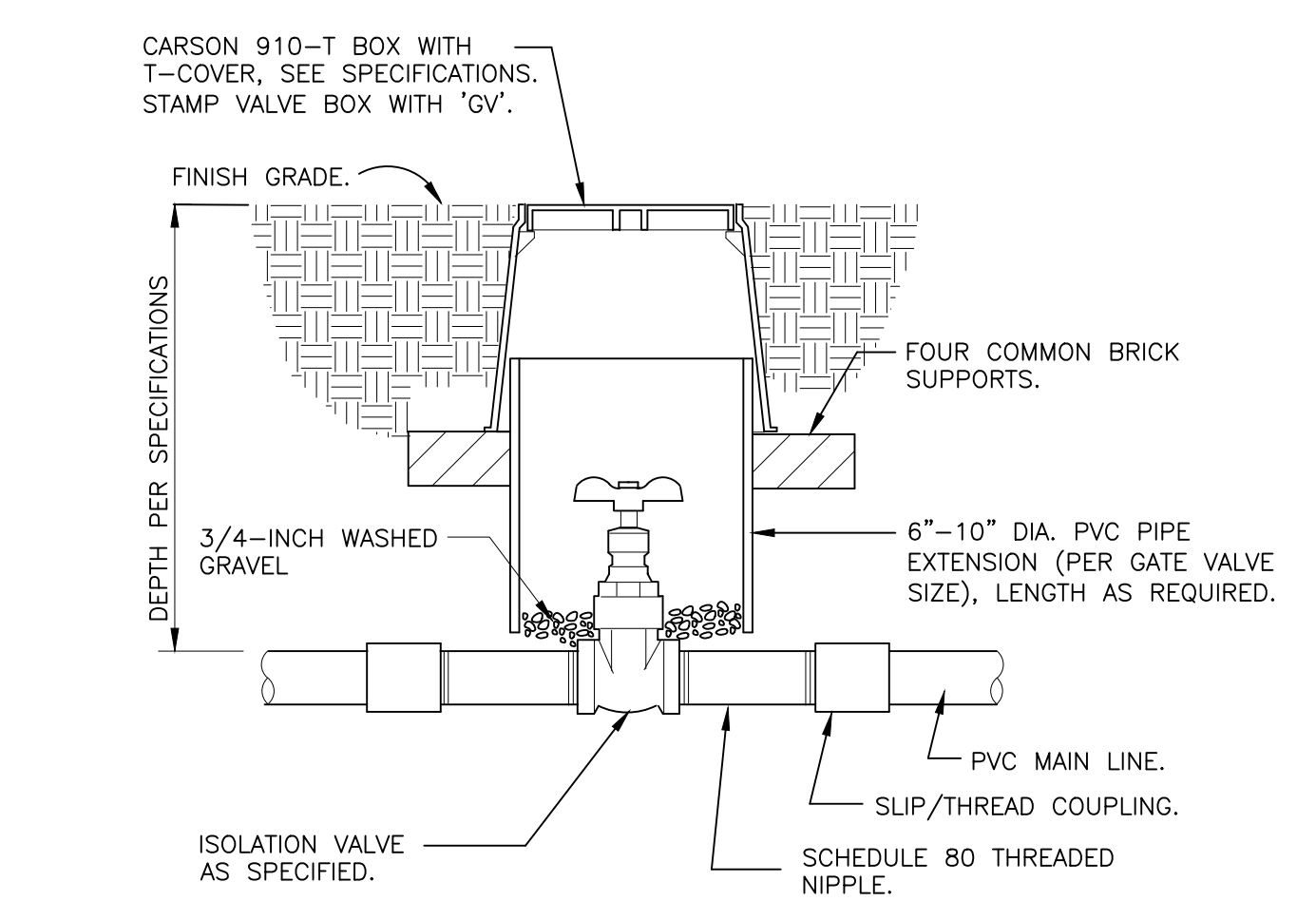
NOTE:
 1. REFER TO CONTROLLER MANUFACTURER'S RECOMMENDATIONS FOR WIRING MASTER VALVE AND FLOW SENSOR.
 2. SENSOR DECODER'S NOT AVAILABLE ON ALL CONTROLLERS. VALVES MAY BE DIRECTLY WIRED INTO CONTROLLER.

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



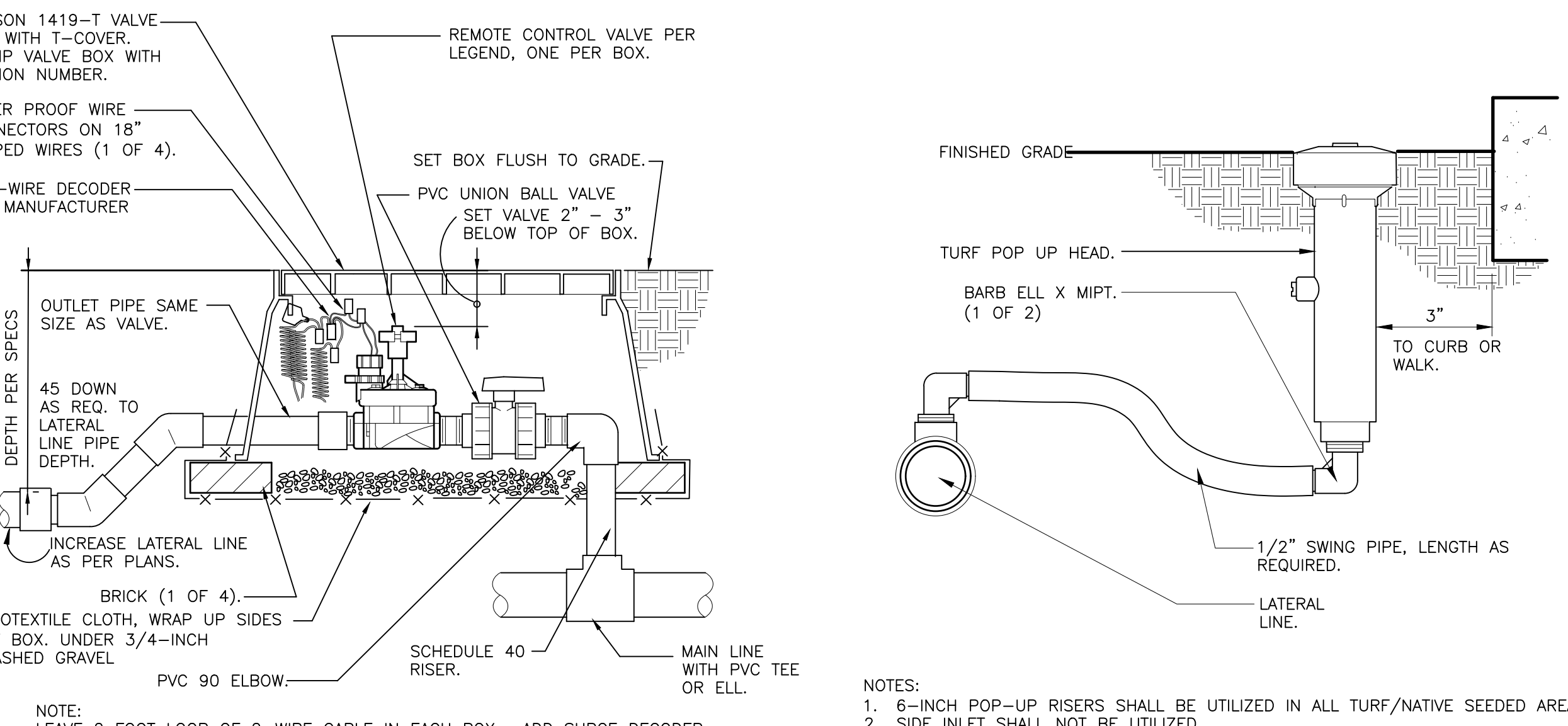
NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

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



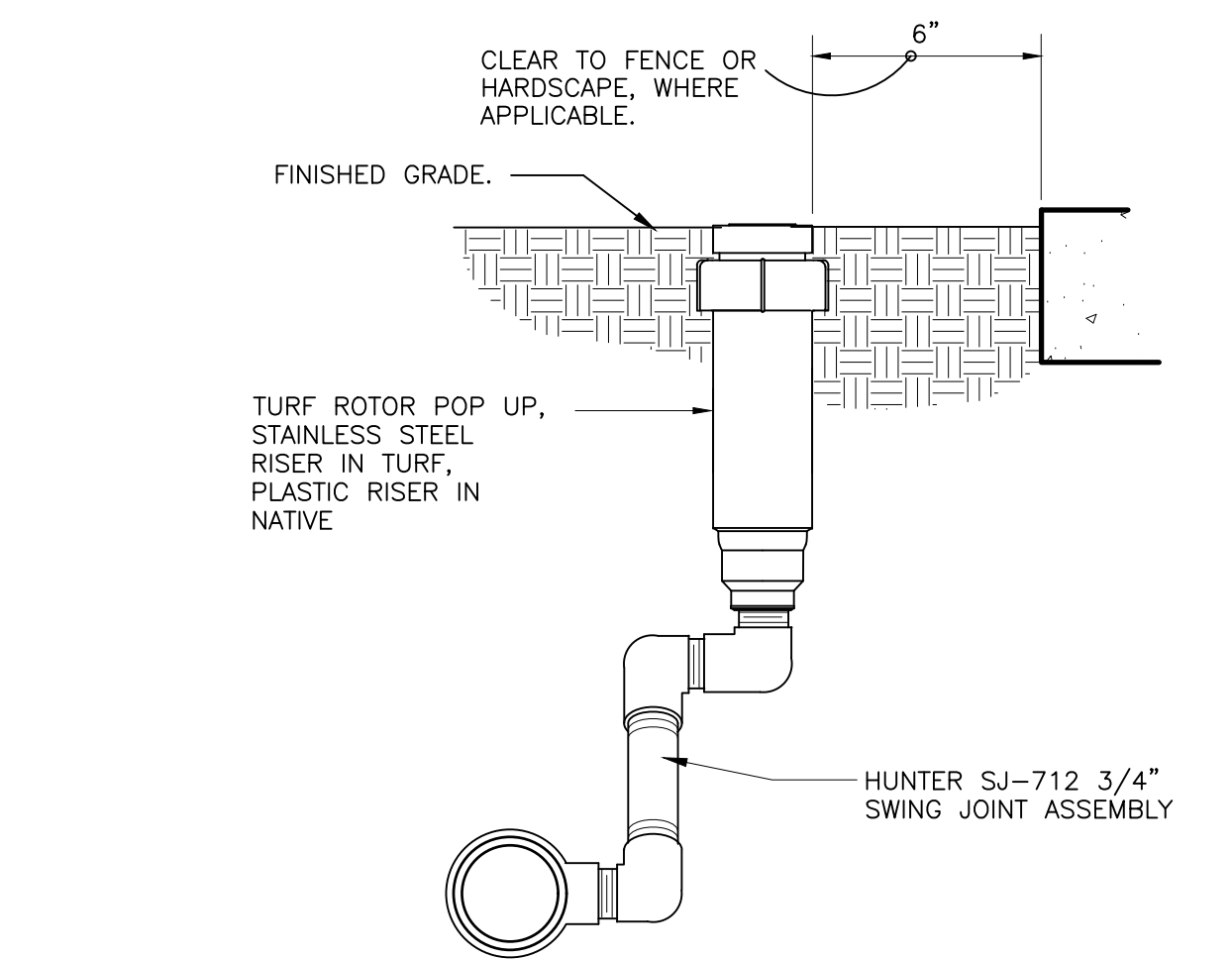
NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

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



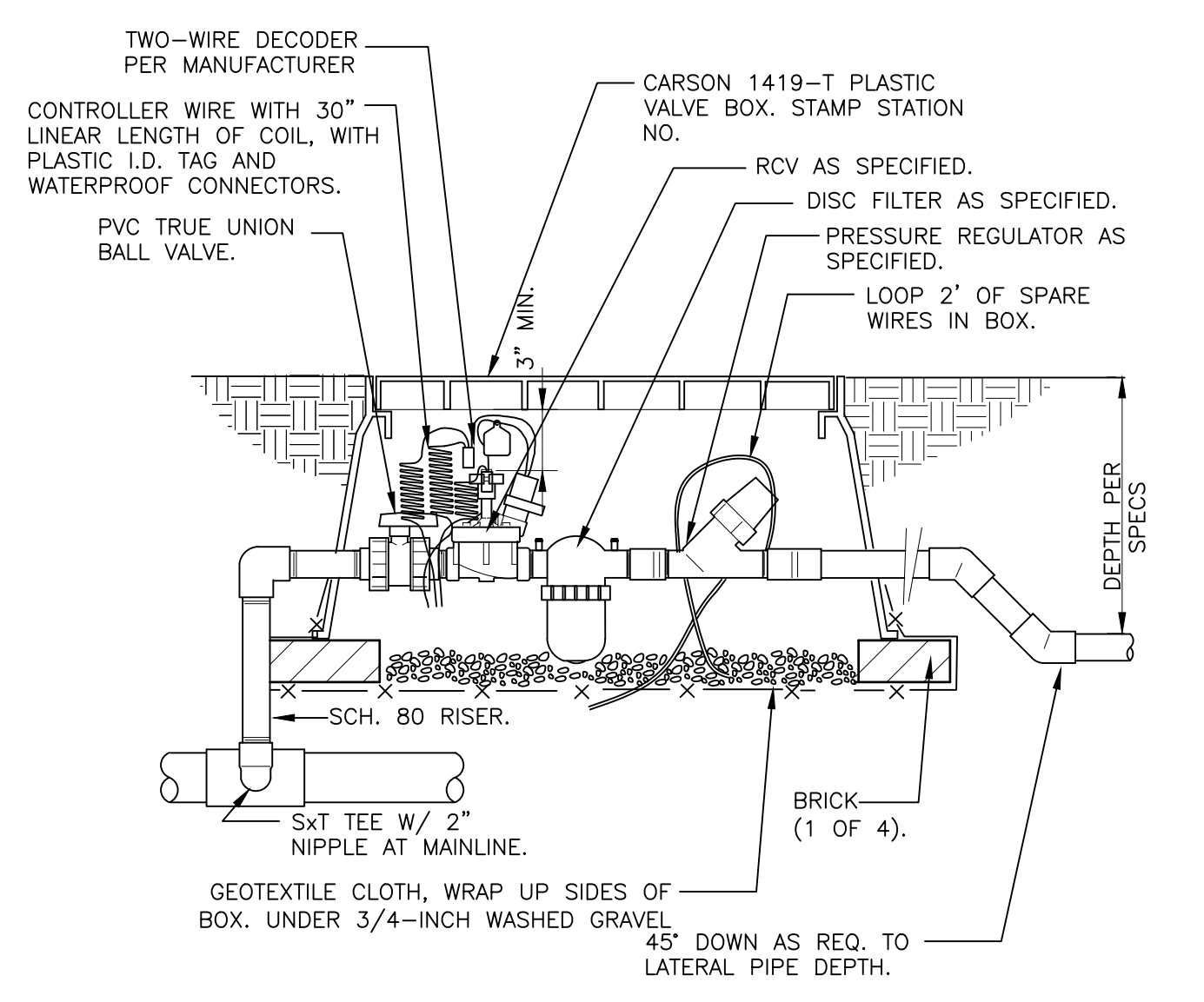
NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

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

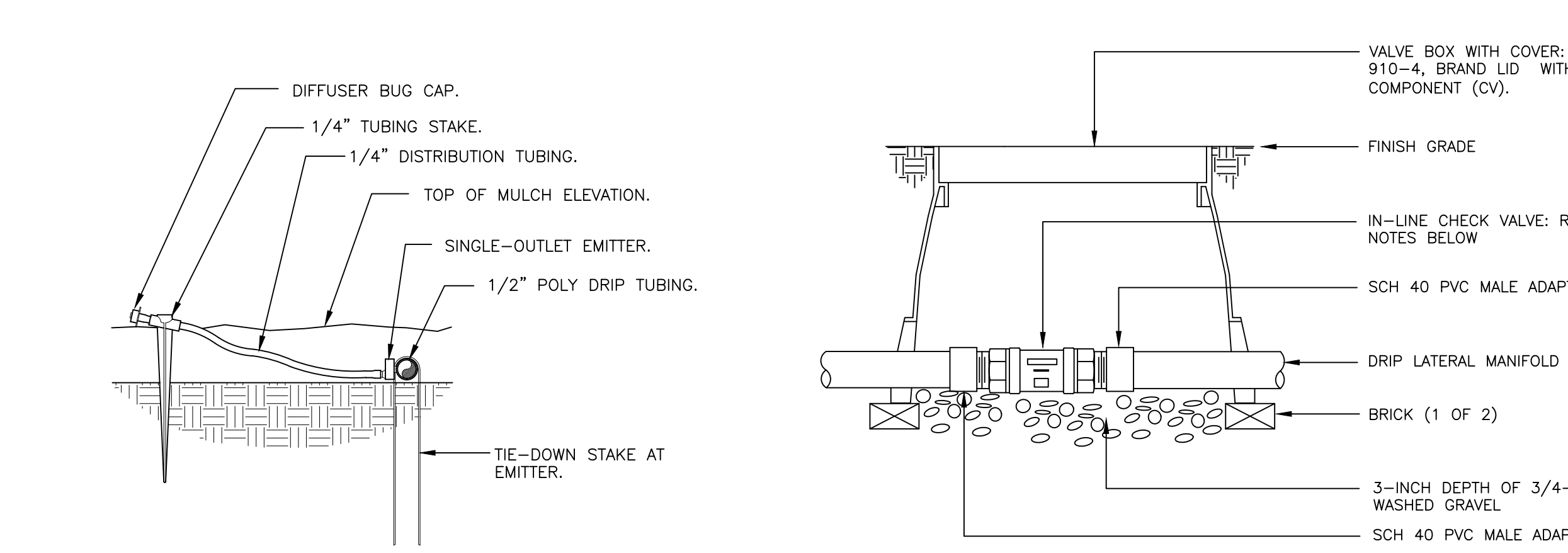


NOTE:
 1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDDED AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

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



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



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



NOTE:
 1. DRIP LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN-LINE CHECK VALVE.
 2. DRIP LATERALS WITH LESS THAN 4 GPM SHALL UTILIZE THE NETAFIM TLCV050M1-B IN-LINE CHECK VALVE.

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

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

Irrigation Design
MPI Designs
 P.O. BOX 345
 Windsor, CO 80550
 970.402.3047
 Michelle@MPIDesignsllc.com

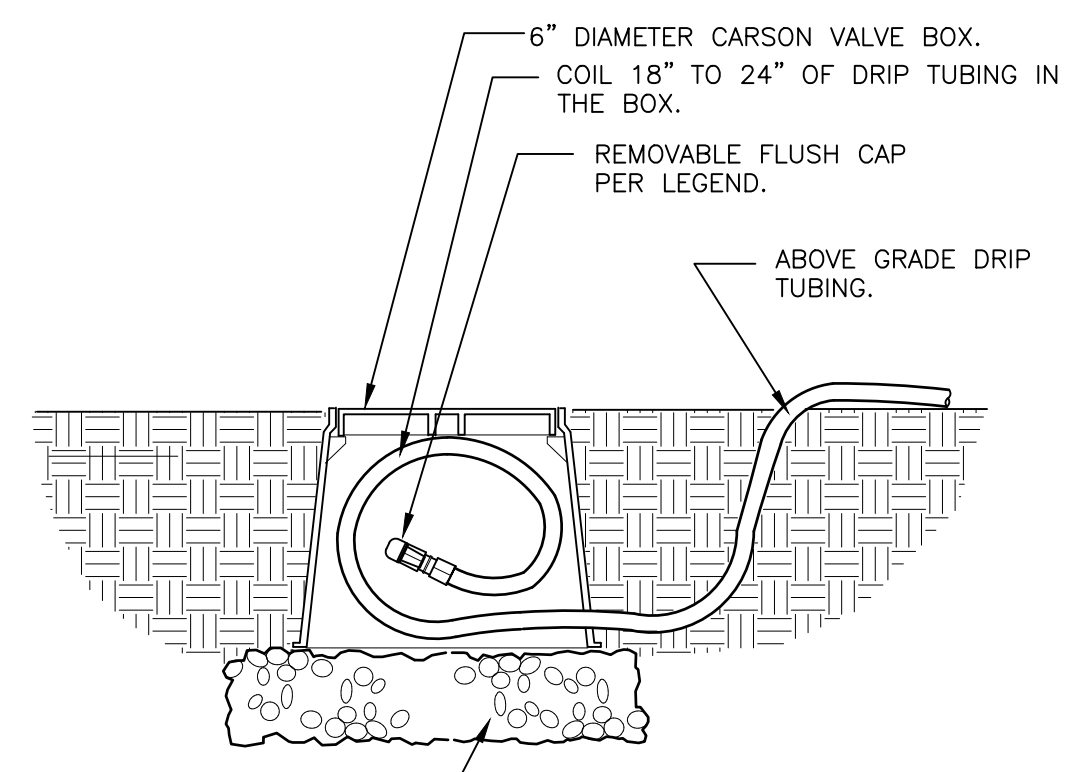
Engineering
CVL CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 IRRIGATION PLANS

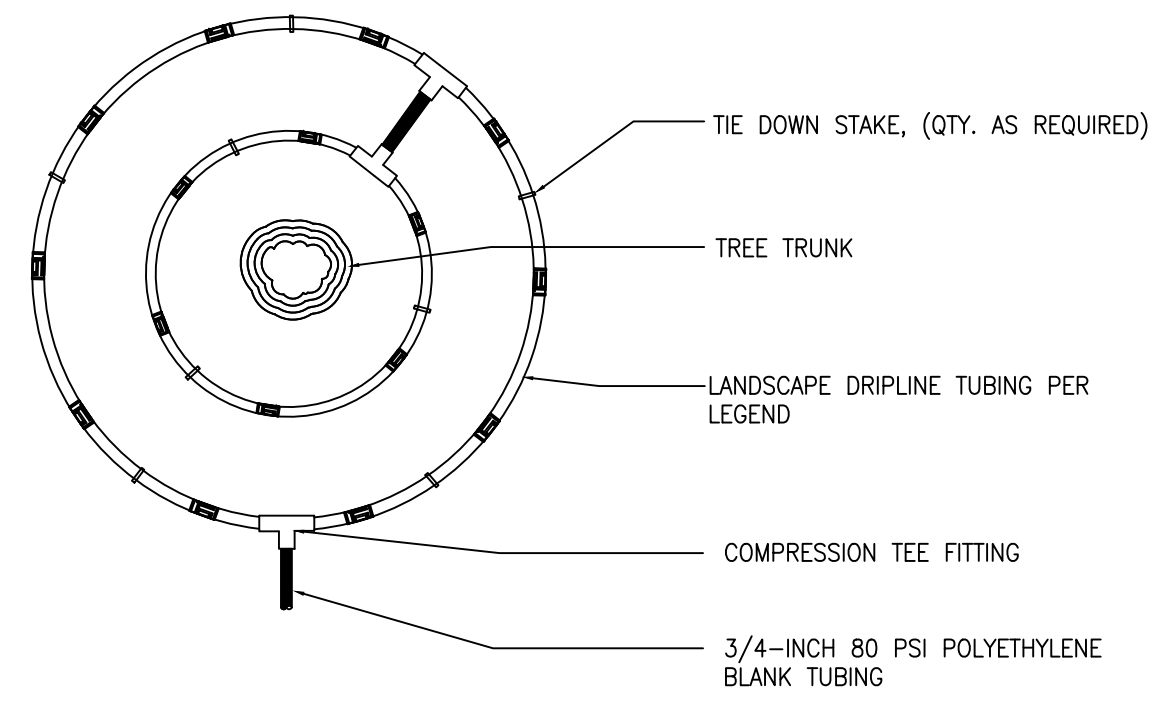
Drawn by:	MLP, DGP
Checked by:	TEAM
Submittal Date:	8.08.2017
	12.08.2017
	2.20.2018
	4.08.2018
	5.22.2018
	08.08.2018

Sheet Name
IRRIGATION DETAILS

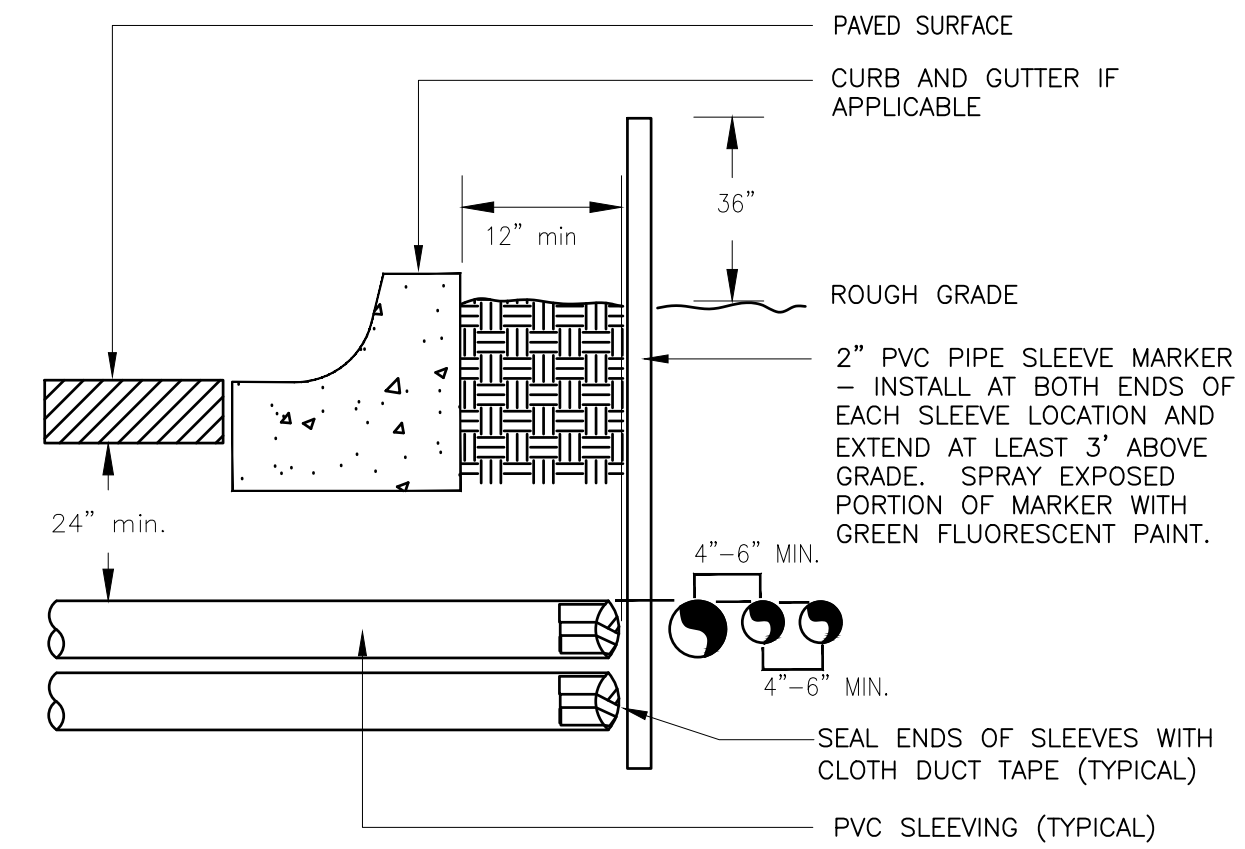
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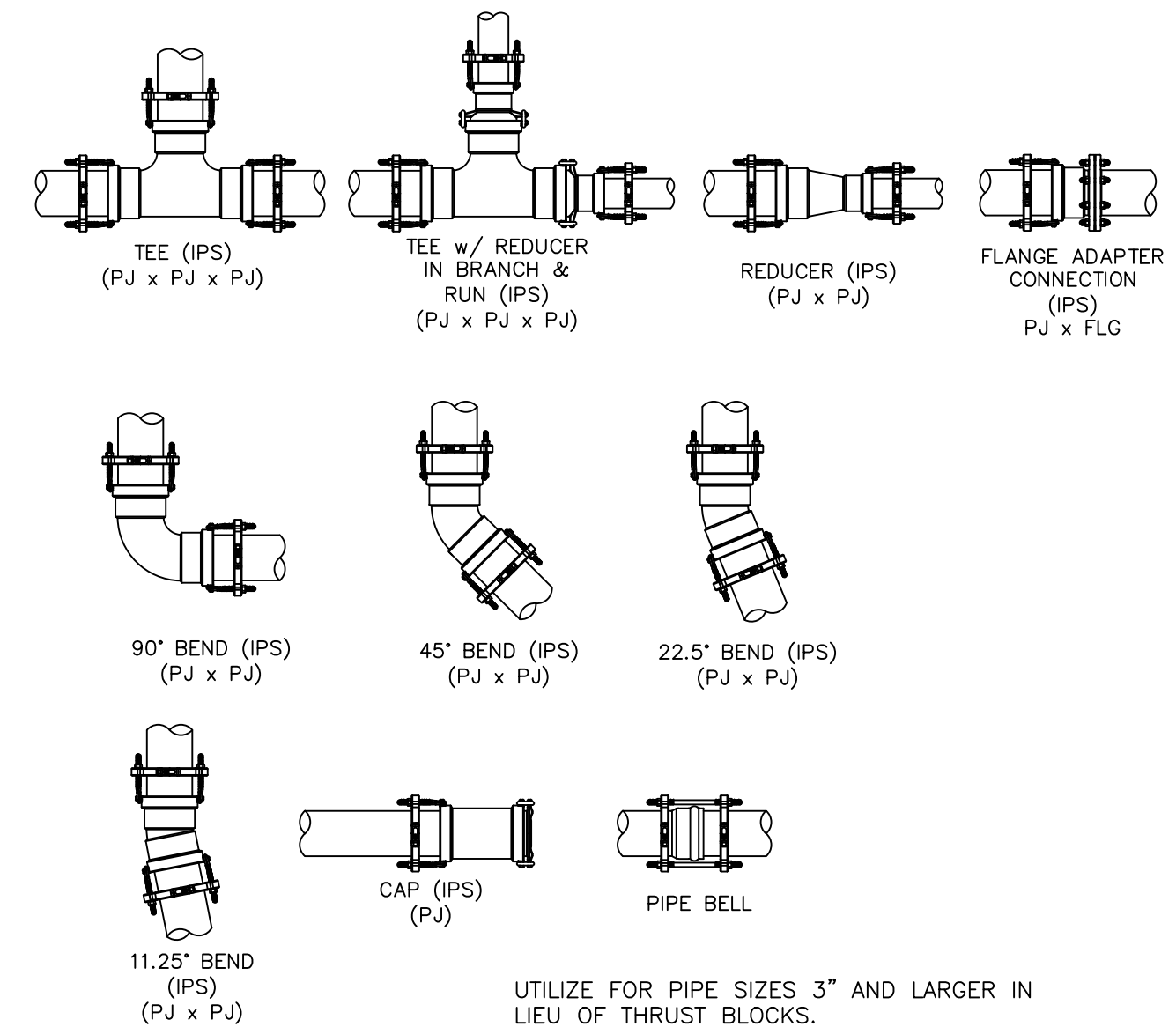
1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.



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



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

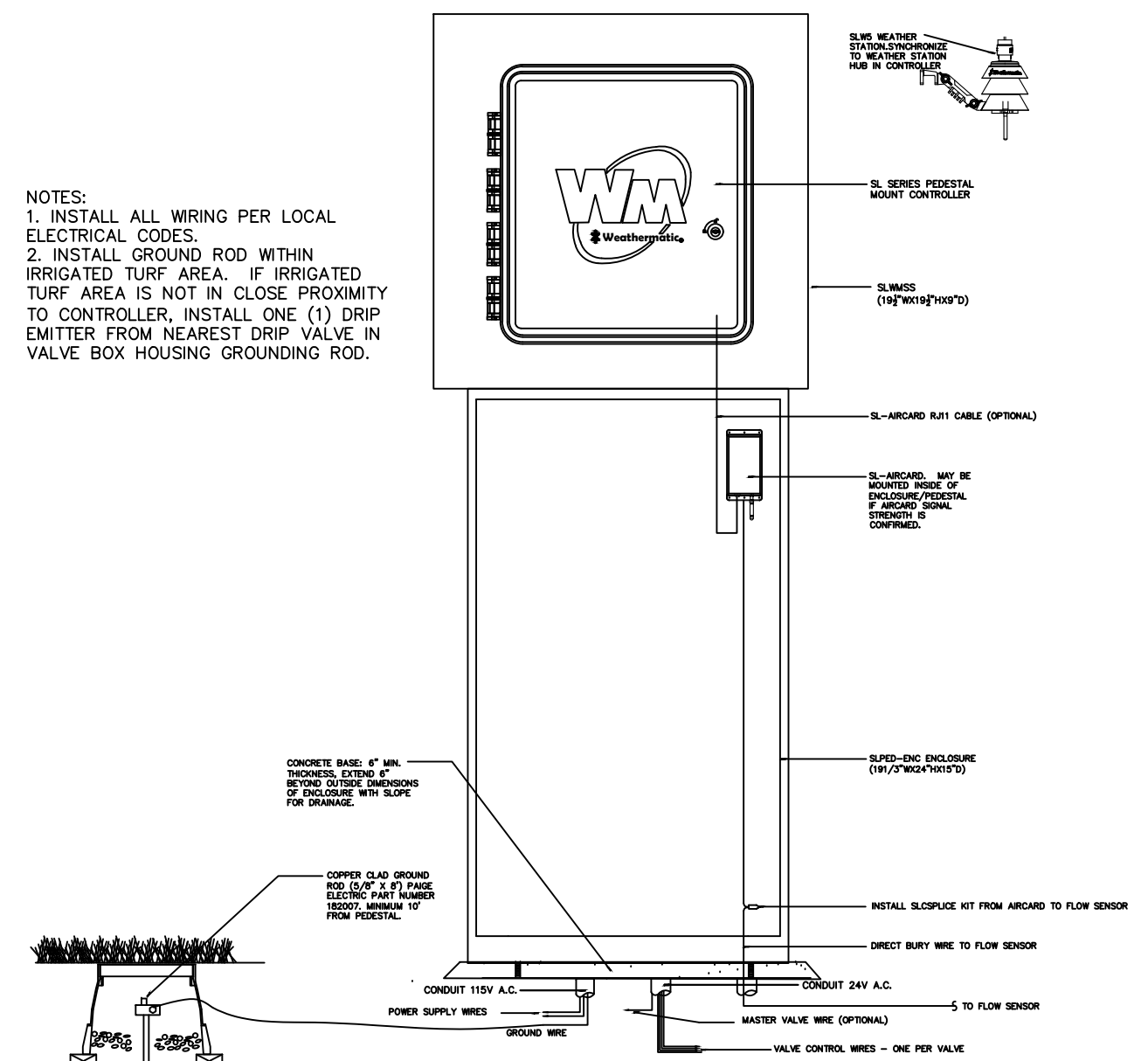


DRIP FLUSH CAP ASSEMBLY
 1 1/2" = 1'-0" 328413.49-06

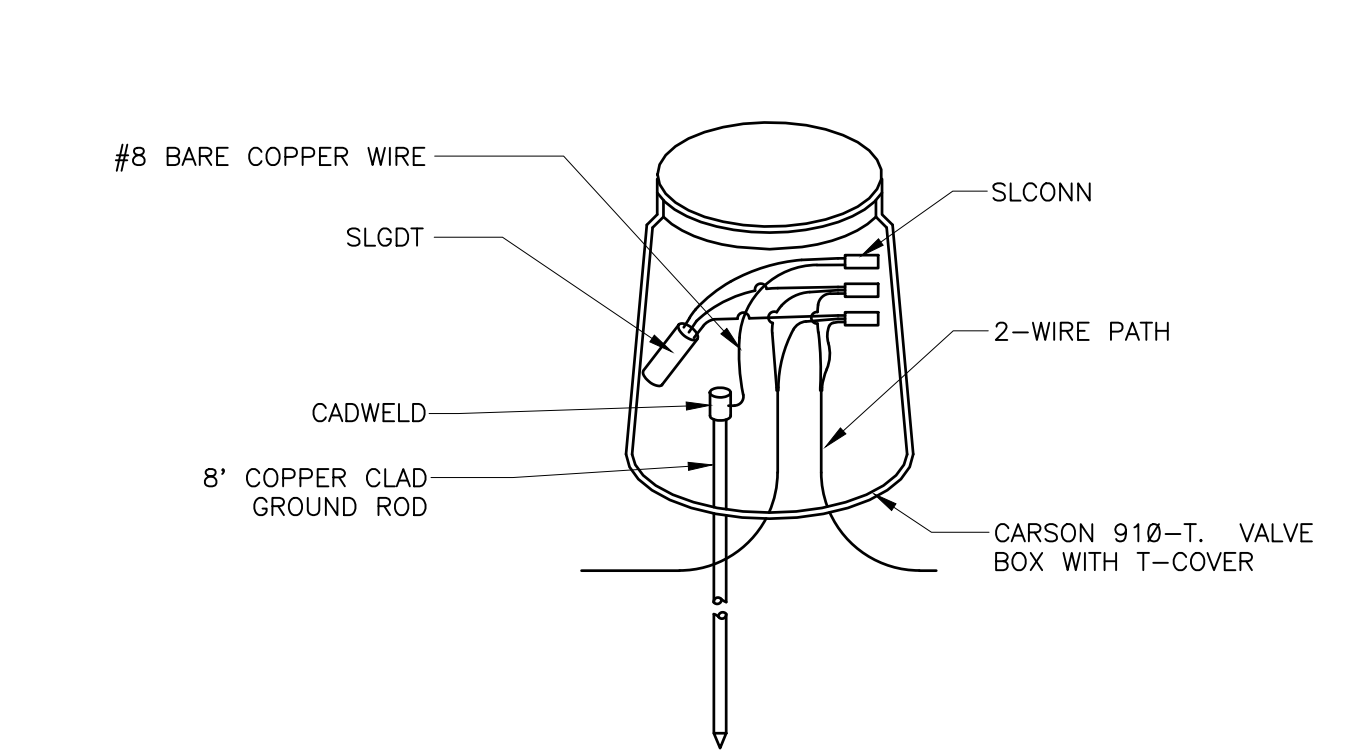
INLINE DRIP RING FOR PLANTS IN NATIVE
 N.T.S. 328413.56-40

TYPICAL SLEEVE
 N.T.S. 328409.76-21

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

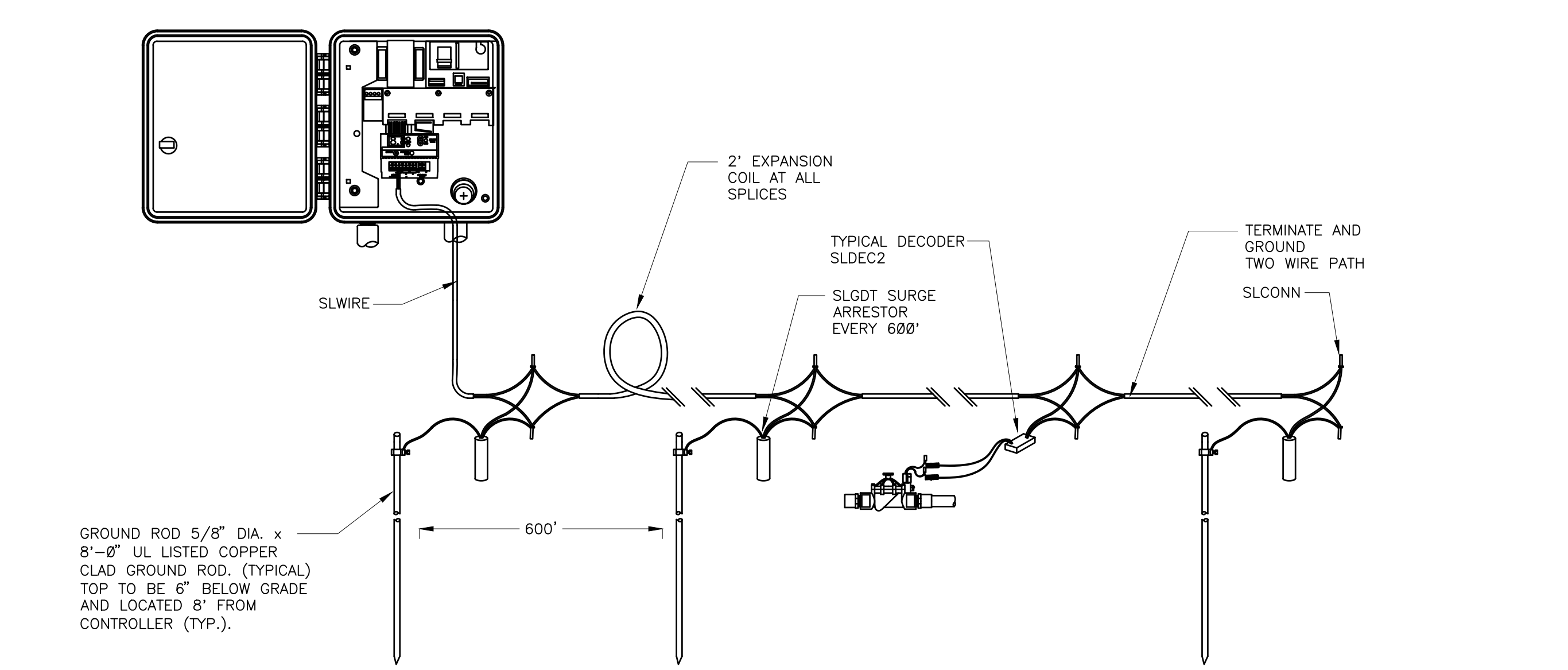


WEATHERMATIC PEDESTAL MOUNT CONTROLLER
 N.T.S. 328409.16-26

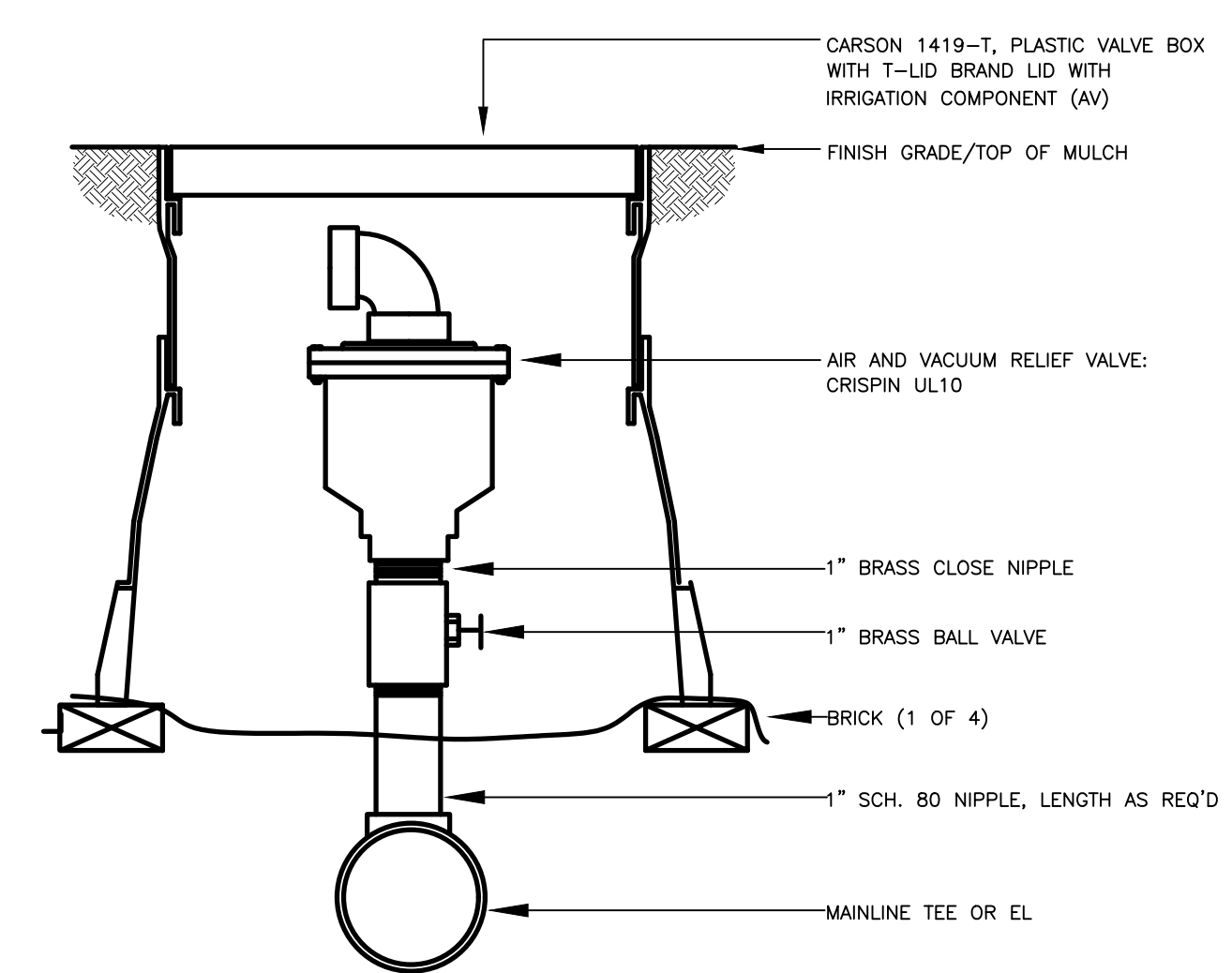


- NOTE:
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. INSTALL EVERY 600', AT CONTROLLER, AND END OF EVERY MAINLINE RUN. NOT SHOWN ON DESIGN PLANS.

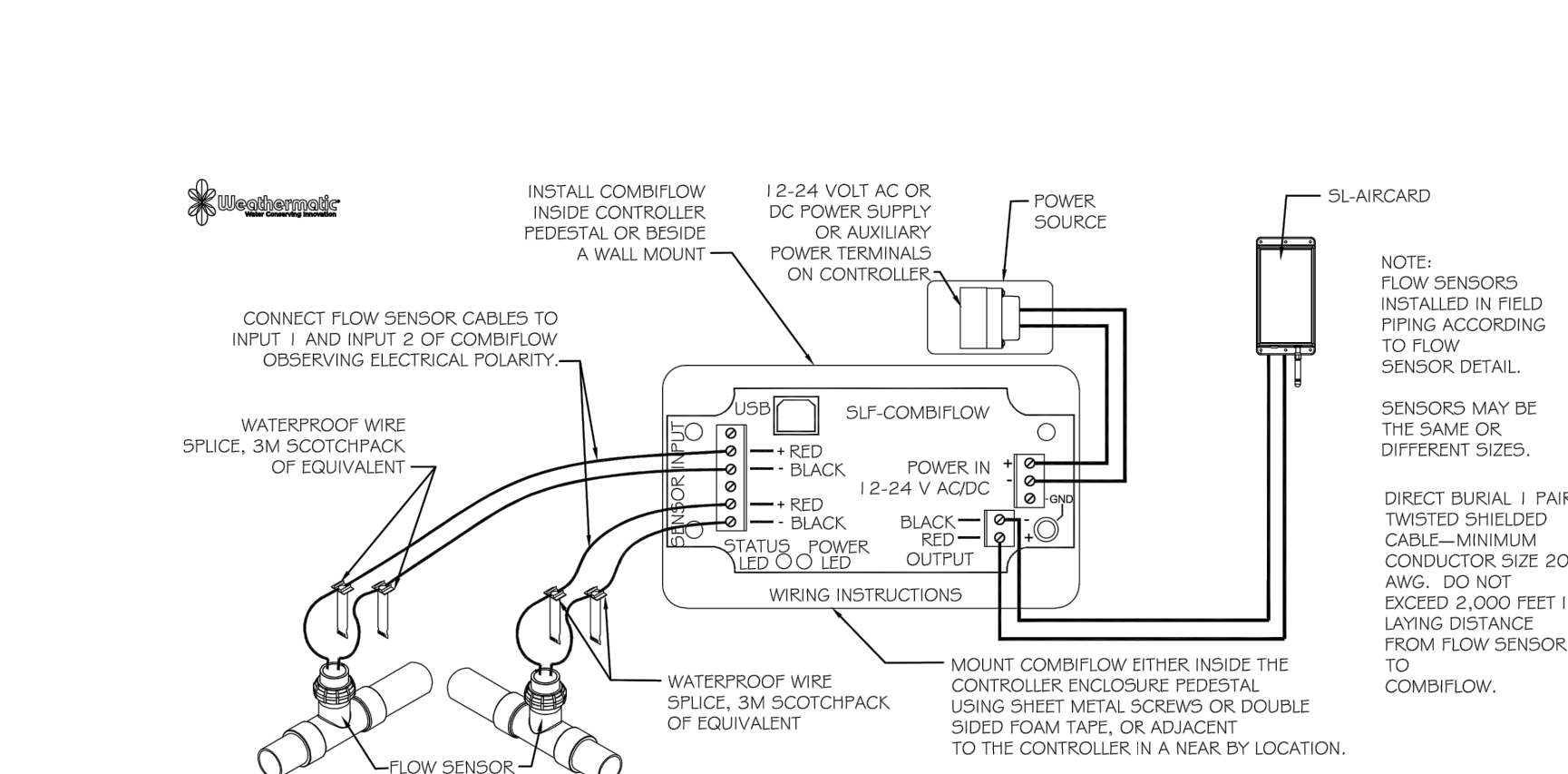
LIGHTNING ARRESTOR
 N.T.S. 328409.16-21



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



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



WEATHERMATIC SLF COMBIFLOW
 N.T.S. DETAIL FILE