

TRAILS AT CROWFOOT

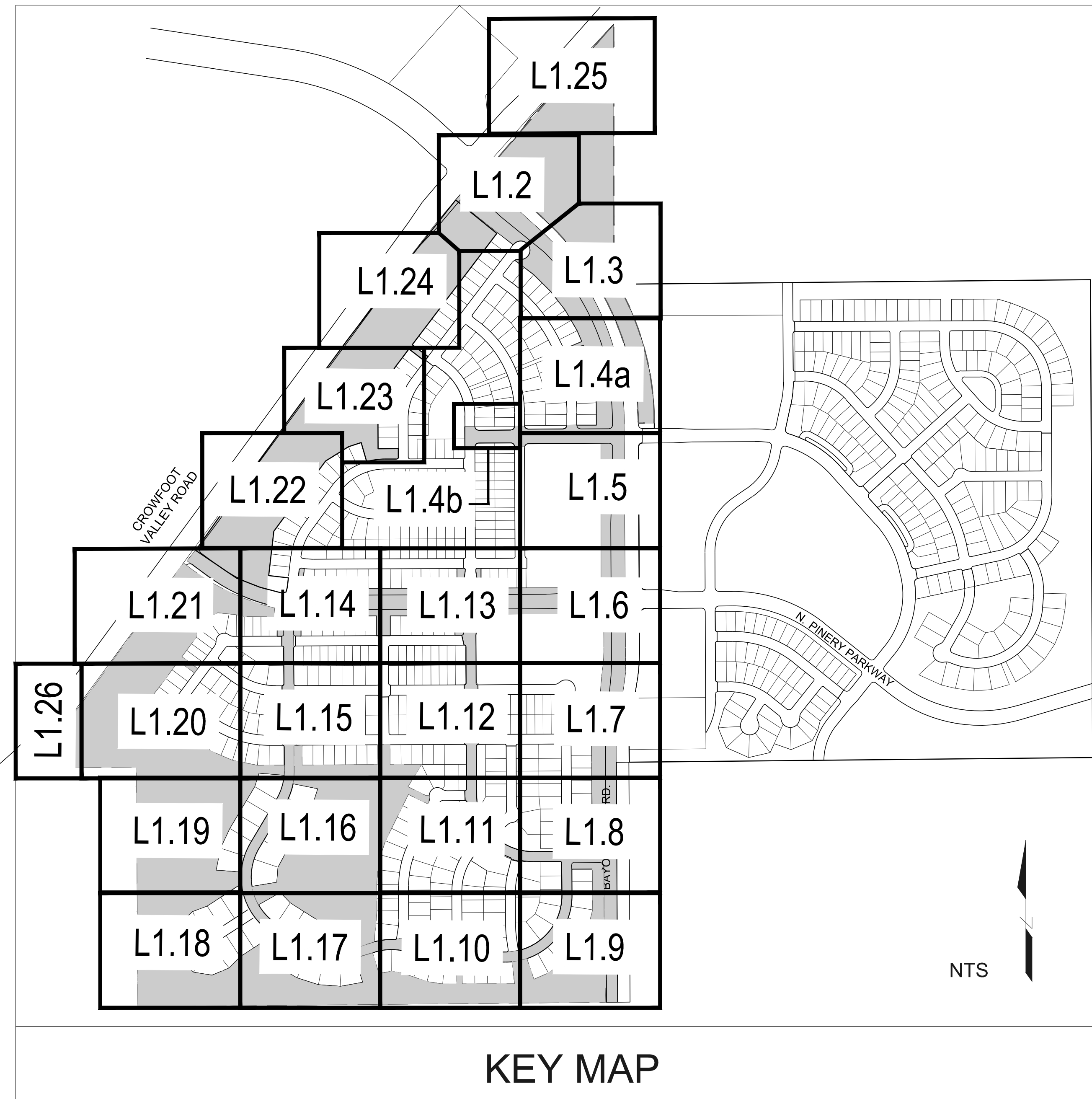
FILING NO. 1 FINAL LANDSCAPE PLANS



Final Document
Subject To Conditions In Approval Letter

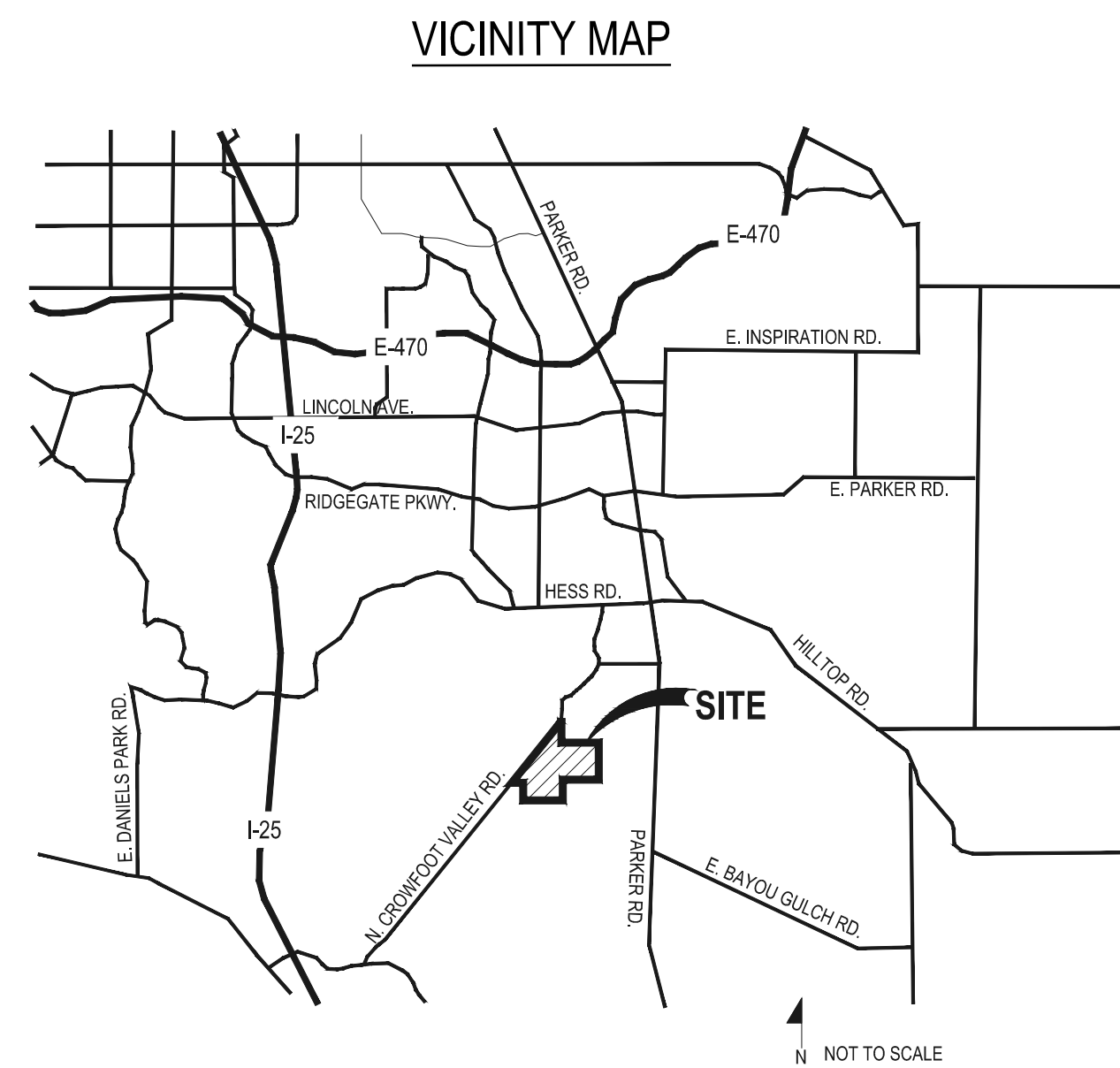
APPROVED DATE: 06/19/2018

Planning Approval By: S. Nergler



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.



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

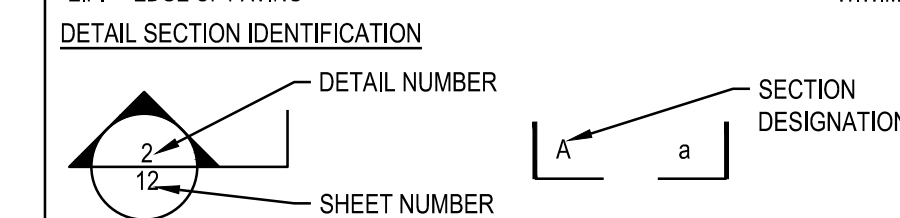
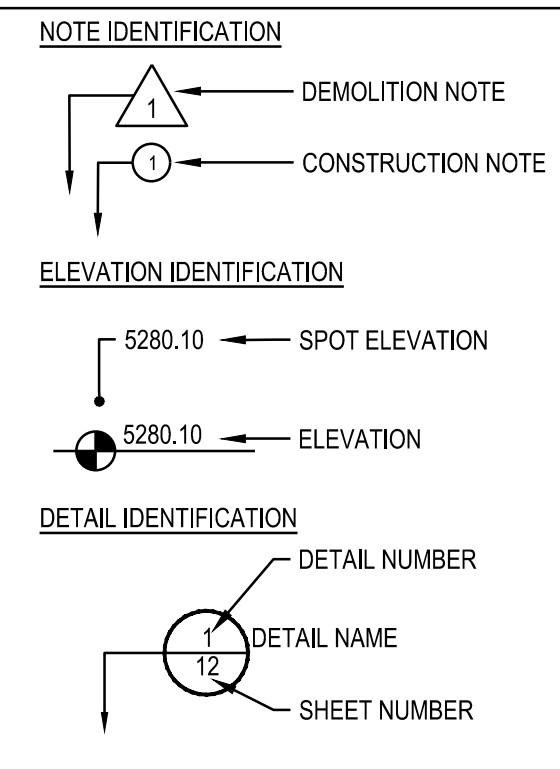
L1.15	LANDSCAPE PLAN
L1.16	LANDSCAPE PLAN
L1.17	LANDSCAPE PLAN
L1.18	LANDSCAPE PLAN
L1.19	LANDSCAPE PLAN
L1.20	LANDSCAPE PLAN
L1.21	LANDSCAPE PLAN
L1.22	LANDSCAPE PLAN
L1.23	LANDSCAPE PLAN
L1.24	LANDSCAPE PLAN
L1.25	LANDSCAPE PLAN
L1.26	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION WORKSHEETS
IR1.2, IR1.19	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

SYMBOLS & ABBREVIATIONS

AC = ACRE
APPROXIMATE = APPROX.
B&B = BALL AND BURLAP
BOC = BACK OF CURB
B.M. = BENCH MARK
BLDG. = BUILDING
B.S. = BOTTOM OF STAIR
B.W. = BOTTOM OF WALL
CAL. = CALIPER
C.B. = CATCH BASIN
CL CATCH BASIN CENTER LINE
C.O. = CLEANOUT
COL. = COLUMN
CONC. = CONCRETE
CONT. = CONTINUOUS
CONTR. = CONTRACTOR
C.F. = CUBIC FEET
C.Y. = CUBIC YARD
DET. = DETAIL
DIM. = DIMENSION
DIA. = DIAMETER
DWG. = DRAWING
EA = EACH
ELEV. = ELEVATION
EXIST. = EXISTING
E.P. = EDGE OF PAVING

EXP. = EXPANSION
E.W. = EACH WAY
F.F. = FINISH FLOOR
F.G. = FINISH GRADE
FIN. = FINISH
F.H. = FIRE HYDRANT
FL = FLOW LINE
FTG. = FOOTING
FT. = FEET
GA. = GAUGE
GALV. = GALVANIZED
H.W. = HEAD WALL
H.P. = HIGH POINT
HT. = HEIGHT
HORIZ. = HORIZON
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
MAX. = MAXIMUM
M.H. = MAN HOLE
MIN. = MINIMUM
MISC. = MISCELLANEOUS
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE

O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CONNECTION
P.V.C. = POLYVINYL CHLORIDE
PIPE
PL = PROPERTY LINE
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
REQD. = REQUIRED
REINF. = REINFORCED
SHT. = SHEET
SPEC. = SPECIFICATIONS
SQ. = SQUARE
S.F. = SQUARE FEET
S.Y. = SQUARE YARD
S.S. = STAINLESS STEEL
T.C. = TOP OF CURB
T.S. = TOP OF STAIR
T.W. = TOP OF WALL
TYP. = TYPICAL
VERT. = VERTICAL
W/O = WITH OUT
W.W.M. = WOVEN WIRE MESH



OWNER / DEVELOPER PLANNER / LANDSCAPE ARCHITECT CIVIL ENGINEER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112



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

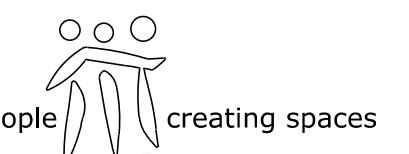


10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



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

Engineering



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

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

Drawn by: J.M. BEM, GG
Checked by: PCS STAFF
Submitted Date: 8.08.2017

Know what's below.
Call before you dig.
811
12.08.2017
2.20.2018
4.08.2018
5.22.2018

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

TURF, PLANT & GROUND COVER MATERIAL

- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS 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 SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY

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 UNIFORM 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 OR ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY; WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBSTACLES TO 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 APPLICATIONS 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

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

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.

- 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 UTILITIES' 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 SHREDED 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 WOOD MULCH AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6-8" 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

- IF PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER IS 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 MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- 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:
 - AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - 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.

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

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE. IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®, WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®, (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR 4-6 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 STRAEBANK 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
EPHRATAI 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
UP	12
OV	4
PO	16
QM	10
QM2	6
HAC	13
AE	14
TG2	13
QC	19
QC	13
GI	8
GK	28
CS	17
RAL	21
BR	4
AS	27
GS	19
QB	37

EVERGREEN TREES	QTY
PN	60
PSP	92
PP	53
PPI	85

ORNAMENTAL TREES	QTY
AH	21
AG2	26
WCH	2
KH	6

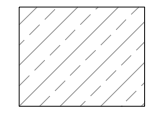
ANNUALS/PERENNIALS	QTY
AHC	145
BES	149
SP	127
EP	92
CV	230

DECIDUOUS SHRUBS	QTY
CD	118
FMR	158
PD	116
RHU	10
VL	16
FN	10
SCH	15
CB	9
PS	13
PA	197
SSB	74
CD2	4
RT	28
RW	126
EA	11
AG	65

EVERGREEN SHRUBS	QTY
JB	118
BLJ	65
JH	66
AC	71
CSM	87
AP	118
AP	17
EC	35

ORNAMENTAL GRASSES	QTY
BGG	114
PH	99
CK	43
PH2	88
PB2	201
MG	59
POG	211
MY	218

GROUND COVERS

GROUND COVERS	QTY	COMMON NAME
	114,372 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY
	34,895 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
	24,743 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
	118,912 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
	50,404 SF	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES

TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
RE: LANDSCAPE NOTES

SOD MIXES

BLUEGRASS SOD: KENTUCKY BLUEGRASS BY TURF MASTERS, LLC.
ENVIROTURF SOD: ENVIROTURF BY TURF MASTERS, LLC.

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.

COMMON NAME	CONT	CAL / SIZE	HT X SF
AMERICAN ELM	B & B	2.5" CAL	50' X 46'
AMERICAN HORNBEAM	B & B	2.5" CAL	30' X 30'
AMERICAN SYCAMORE	B & B	2.5" CAL	80' X 80'
BURR OAK	B & B	2.5" CAL	70' X 70'
CHINKAPIN OAK	B & B	2.5" CAL	50' X 50'
COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'
EMERALD QUEEN MAPLE	B & B	2.5" CAL	45' X 30'
GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 46'
GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	60' X 46'
HERITAGE OAK	B & B	2.5" CAL	70' X 44'
IMPERIAL HONEYLOCUST	B & B	2.5" CAL	45' X 44'
KENTUCKY COFFEE TREE	B & B	2.5" CAL	45' X 60'
NORTHERN CATALPA	B & B	2.5" CAL	50' X 46'
REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'
RIVER BIRCH	B & B	2.5" CAL	50' X 50'
SCHWEDLER MAPLE	B & B	2.5" CAL	50' X 30'
SHADEMASTER LOCUST	B & B	2.5" CAL	45' X 50'
SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'

COMMON NAME	CONT
AUSTRIAN BLACK PINE	B & B
LIMBER PINE	B & B
PINON PINE	B & B
PONDEROSA PINE	B & B

COMMON NAME	CONT
HOT WINGS TATARIAN MAPLE	B & B
ROCKY MOUNTAIN MAPLE	B & B
SPRING SNOW CRAB APPLE	B & B
'WINTER KING' HAWTHORN	B & B

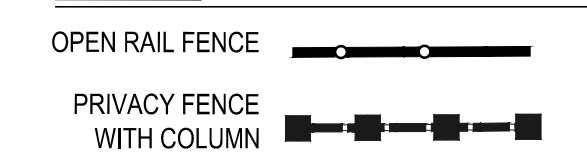
COMMON NAME	CONT
ANISE HYSSOP	1 GAL.
BLACK-EYED SUSAN	1 GAL.
PINCUSHION FLOWER	1 GAL.
PURPLE CONEFLOWER	1 GAL.
THREADLEAF COREOPSIS	1 GAL.

COMMON NAME	CONT
BLUE MIST SHRUB	5 GAL.



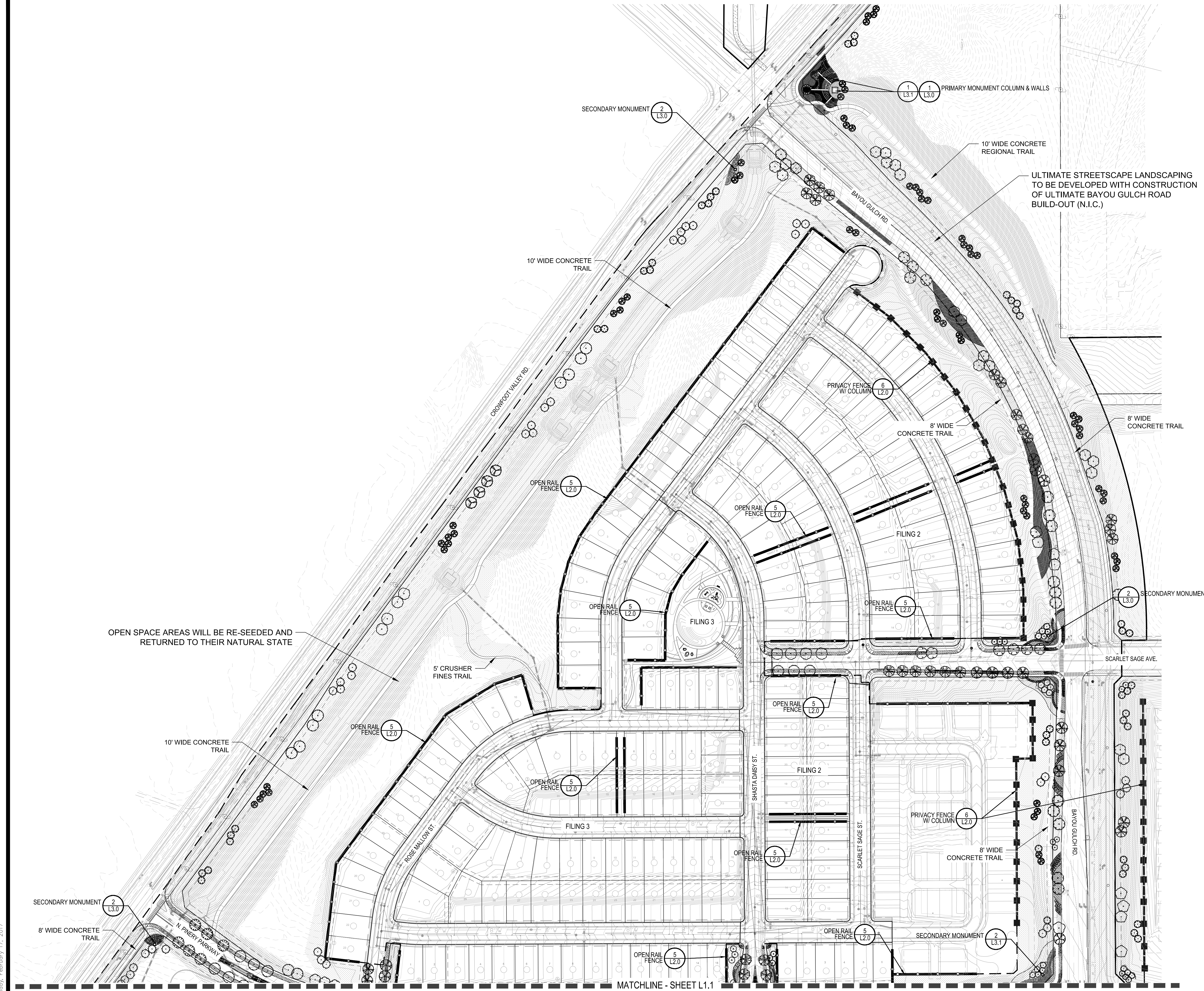
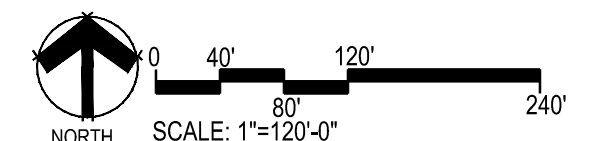
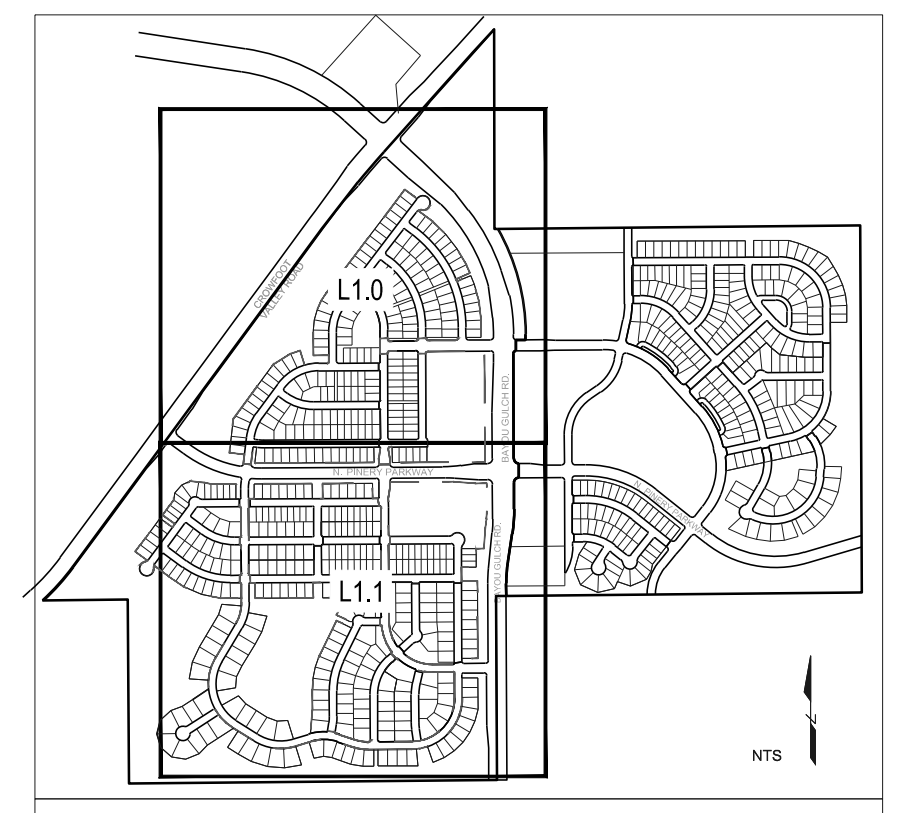
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

LEGEND



GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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:
- 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'
 - OPEN SPACE TRACTS SHALL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE



MATCHLINE - SHEET L1.1

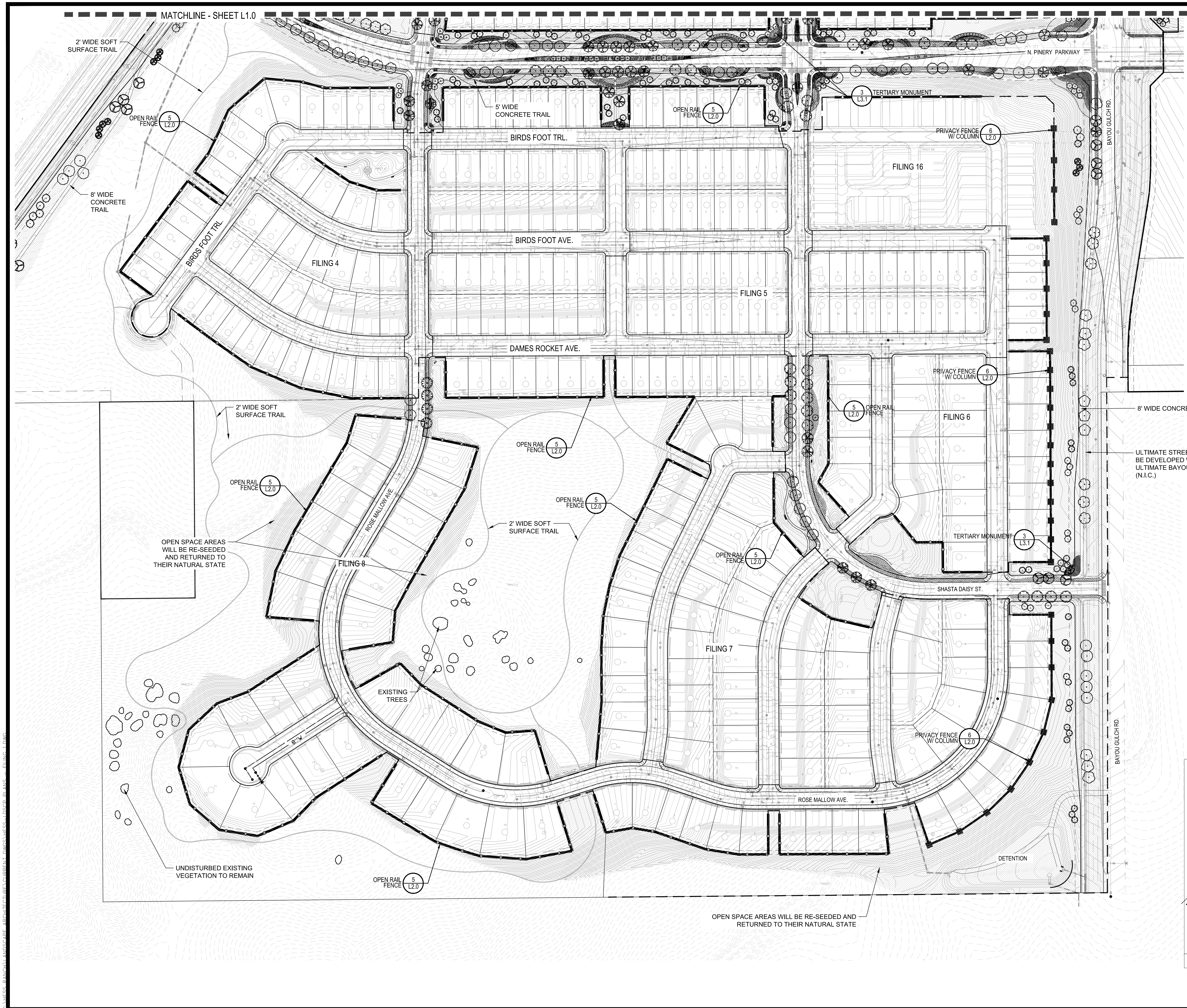
Y:\HES5_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT\DWGS\HES5-LDSCP_PLANS - FILING 1.DWG
Friday, February 17, 2017

Drawn by:	JMI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	8.08.2017
Know what's below. Call before you dig.	12.08.2017
811	2.20.2018
	4.08.2018
	5.22.2018

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number

L1.0



LEGEND

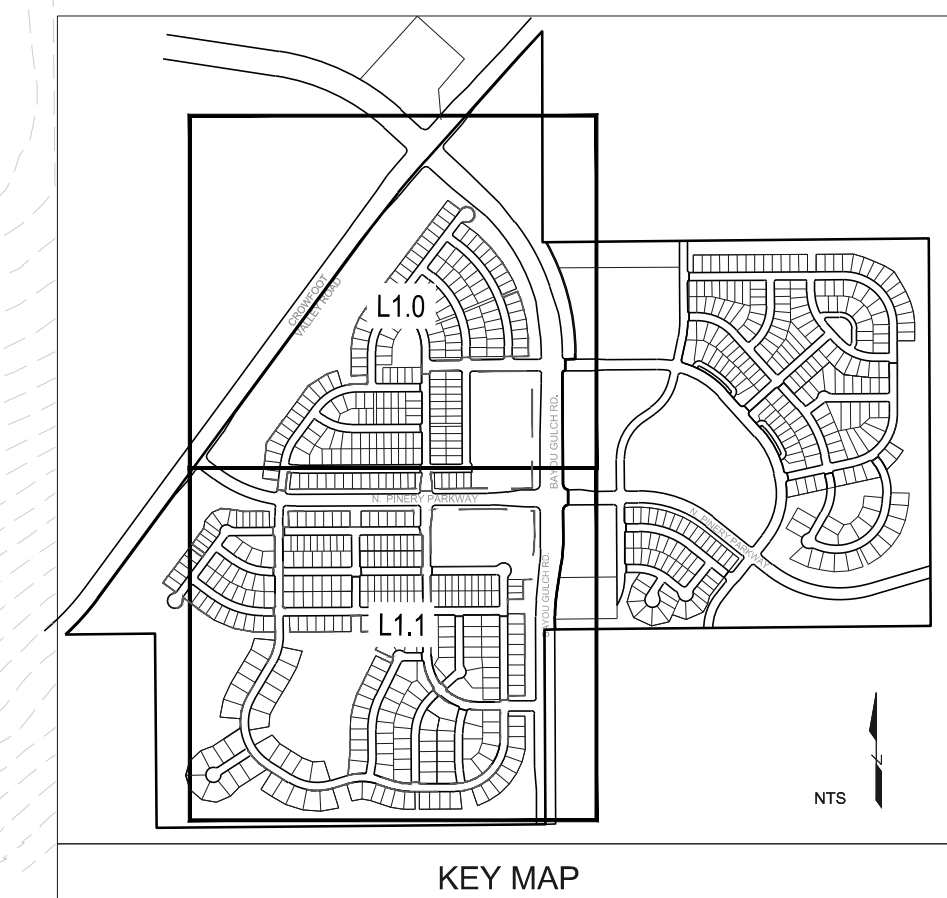
OPEN RAIL FENCE

PRIVACY FENCE WITH COLUMN

GROUND COVERS

- | | |
|--|--|
| | COMMON NAME |
| | ENVIROTURF |
| | ROCK MULCH GREY, 2" DIA. COBBLE |
| | ROCK MULCH TAN, 2" 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-SEEDED AND RETURNED TO THEIR NATURAL STATE



NORTH
SCALE: 1"=120'

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 34-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 . f.303.531.4908

Engineering

CVL
CONSULTANTS

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

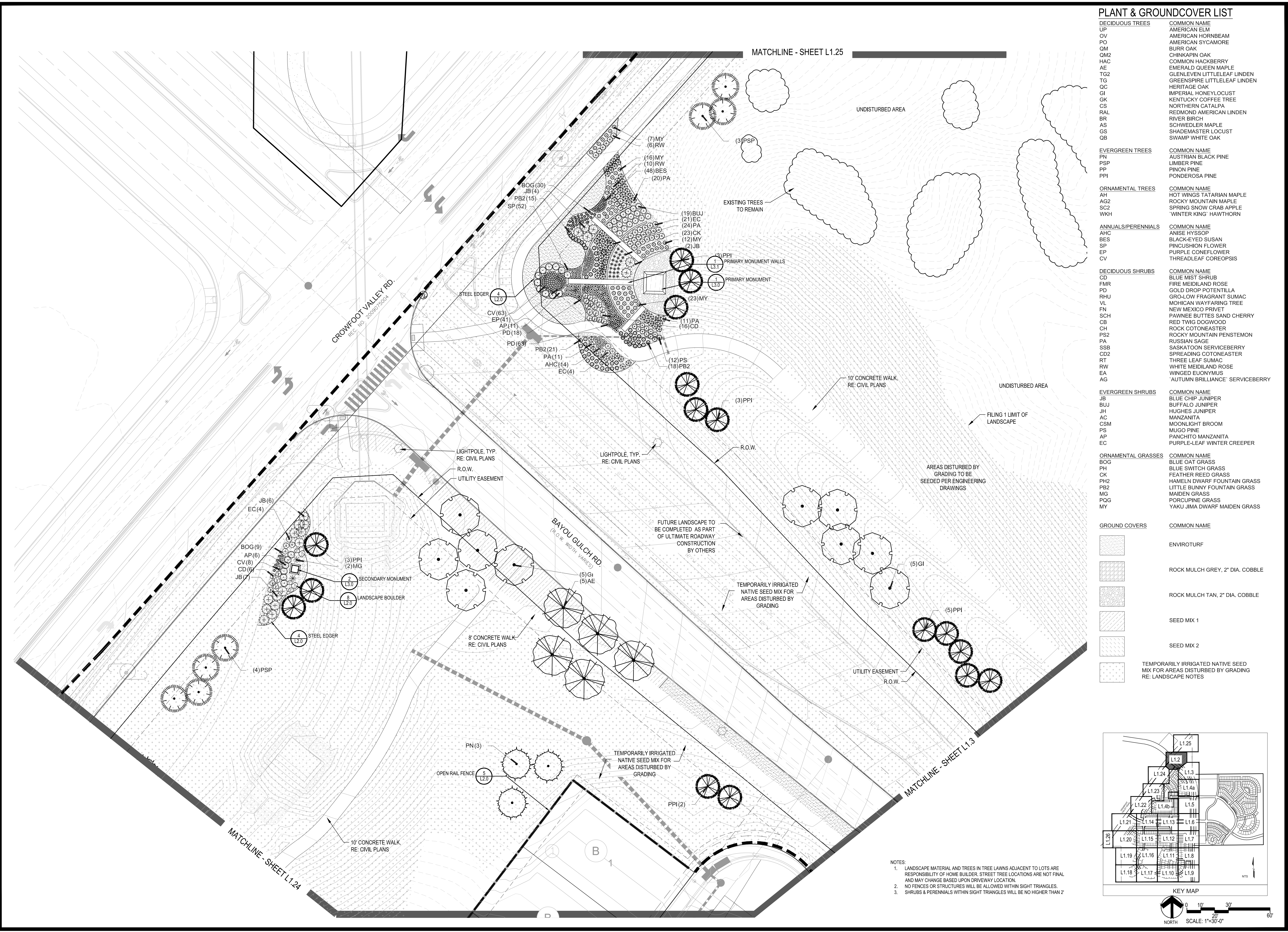
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	JMI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	8.08.2017
Know what's below. Call before you dig.	12.08.2017
	2.20.2018
	4.08.2018
	5.22.2018

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.1

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



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QAC	CHINKAPII 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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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 HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

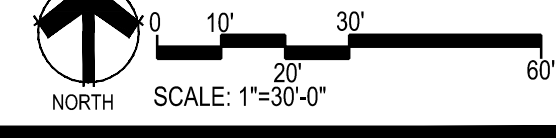
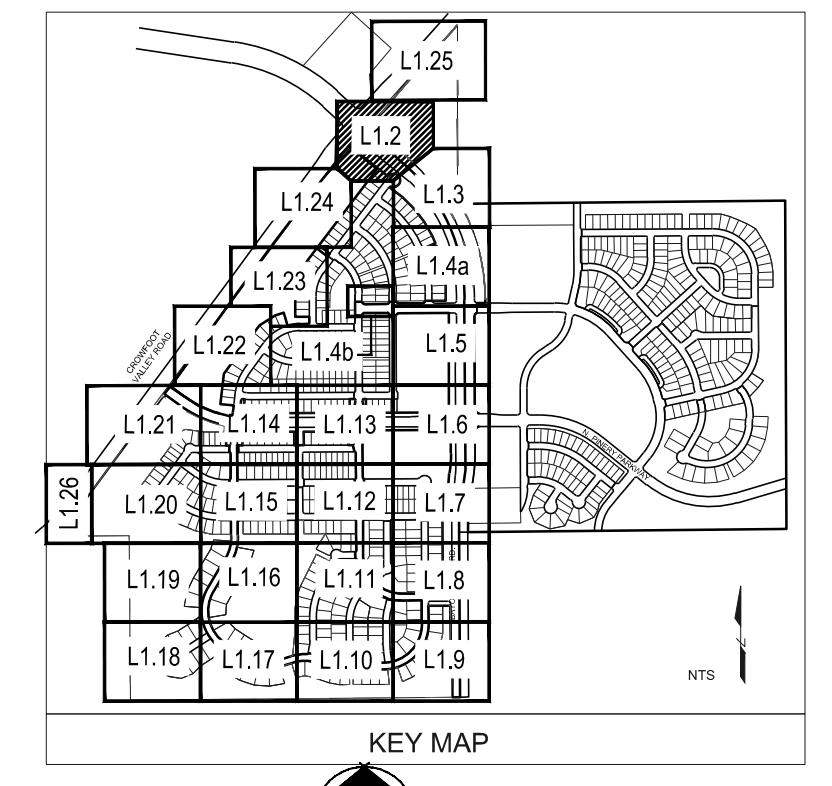
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	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
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



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

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
#3-180 Independence plaza
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

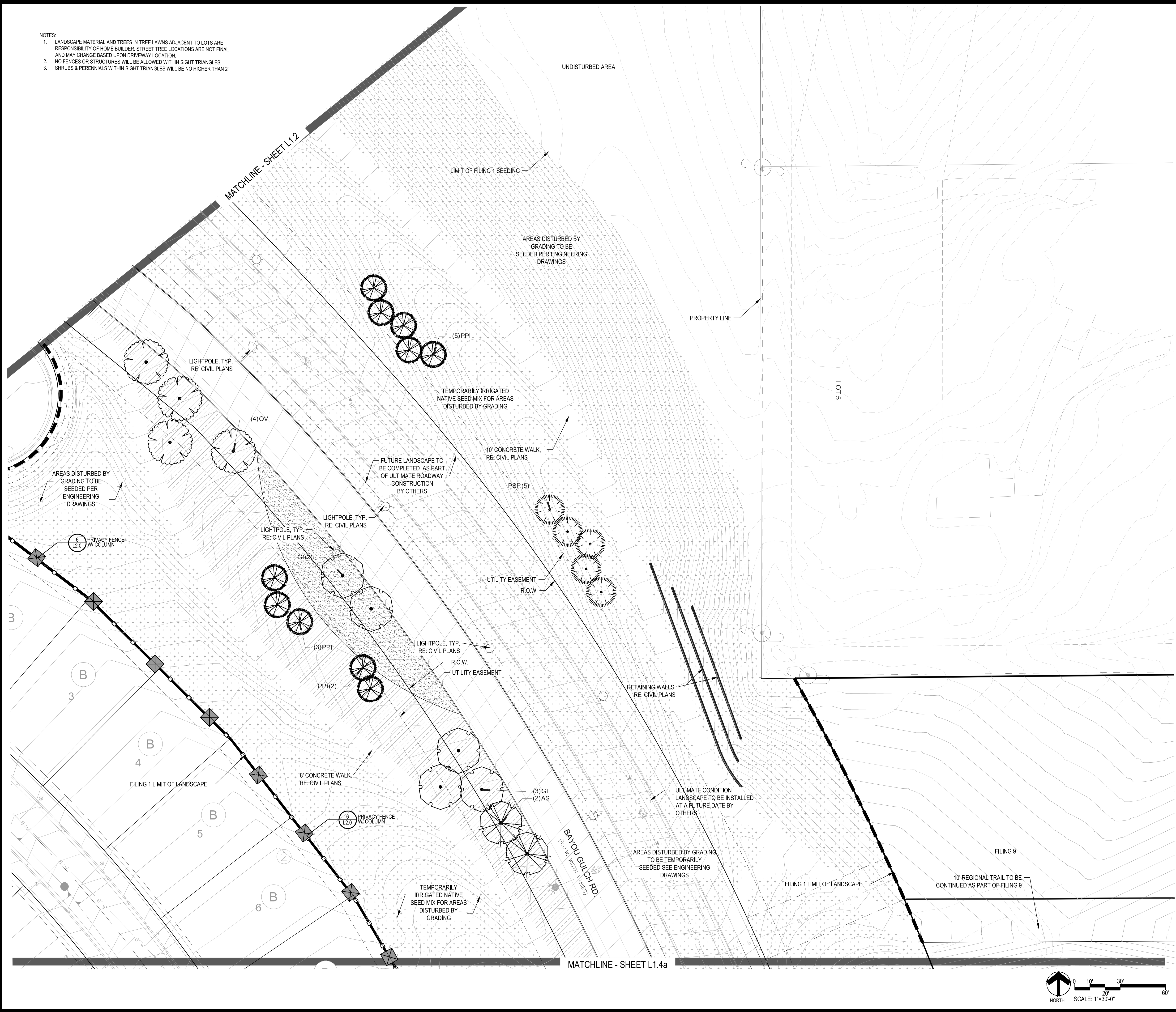
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
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

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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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 HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

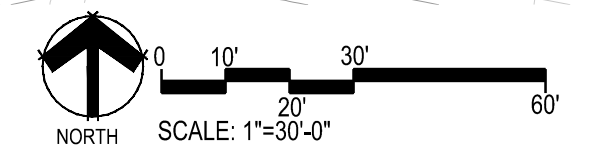
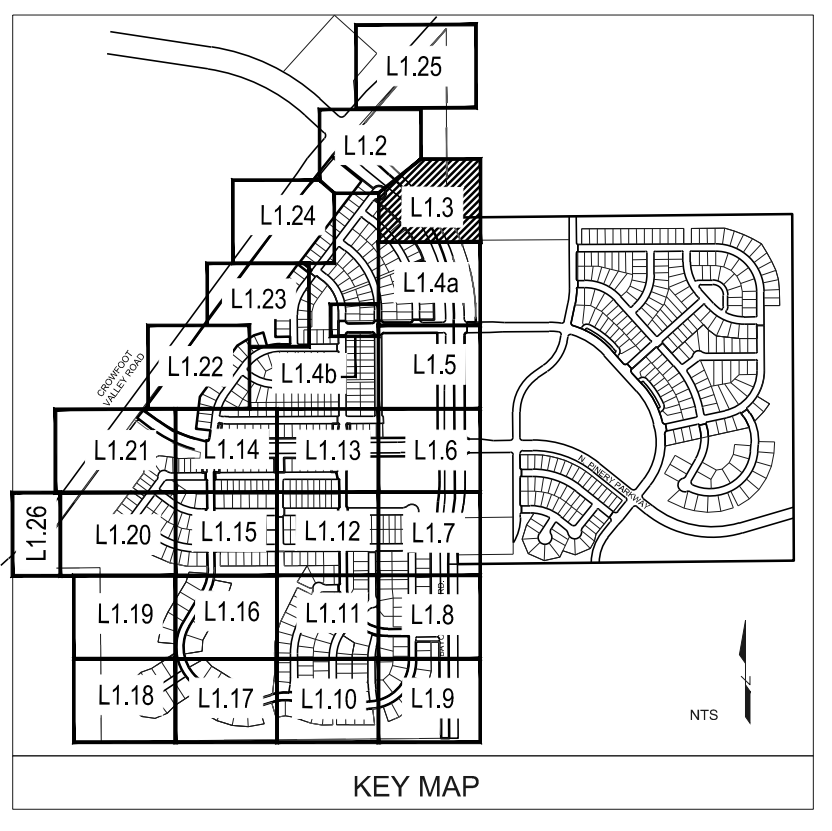
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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

GROUND COVERS

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



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

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

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

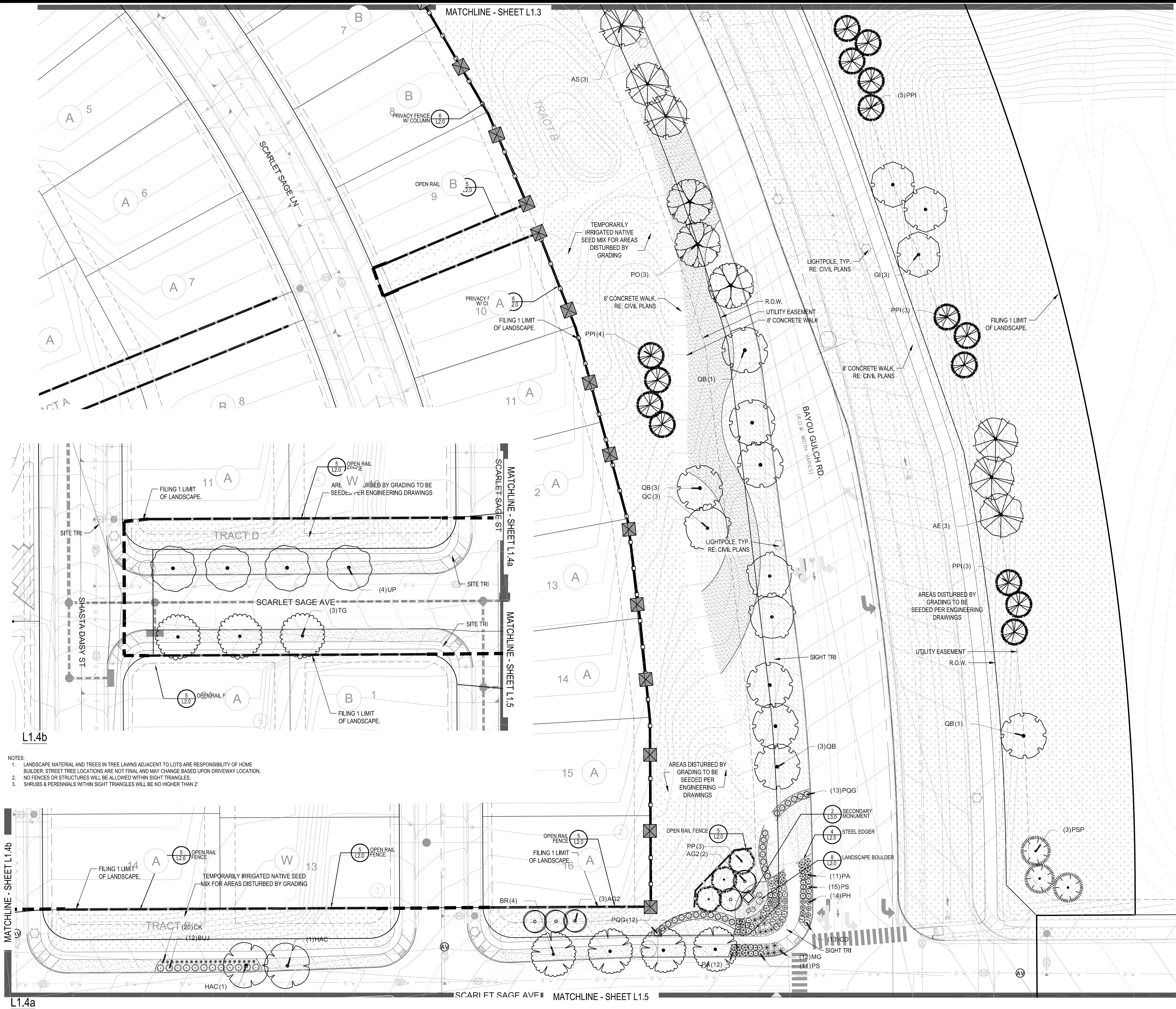
Engineering
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 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

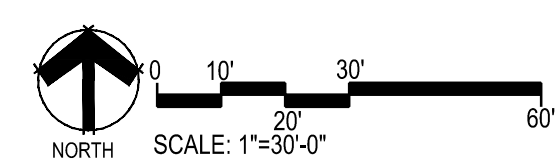
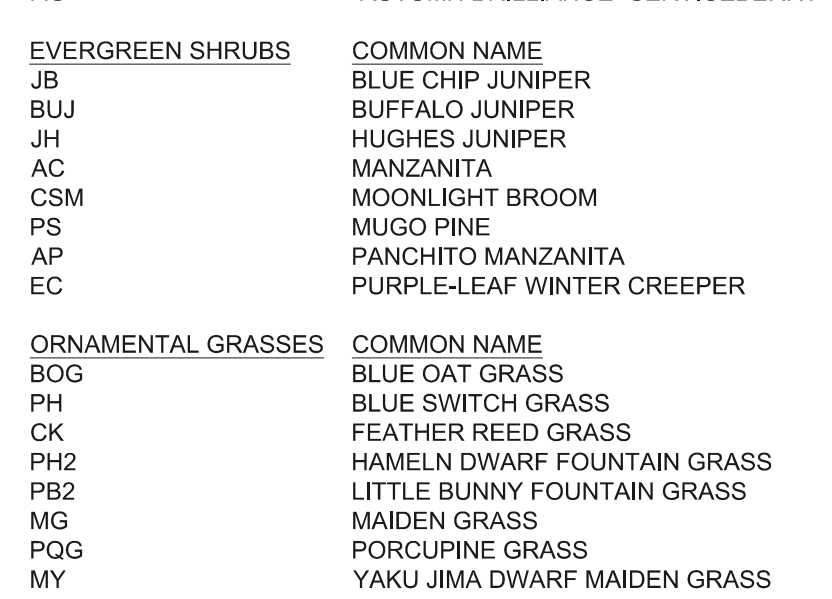
Sheet Name
LANDSCAPE PLAN
Sheet Number
L1.3

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



- 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	
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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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
ANNUAL S/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND 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	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER RED GRASS
PH2	HAMELIN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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
CENTENNIAL, CO 80112

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

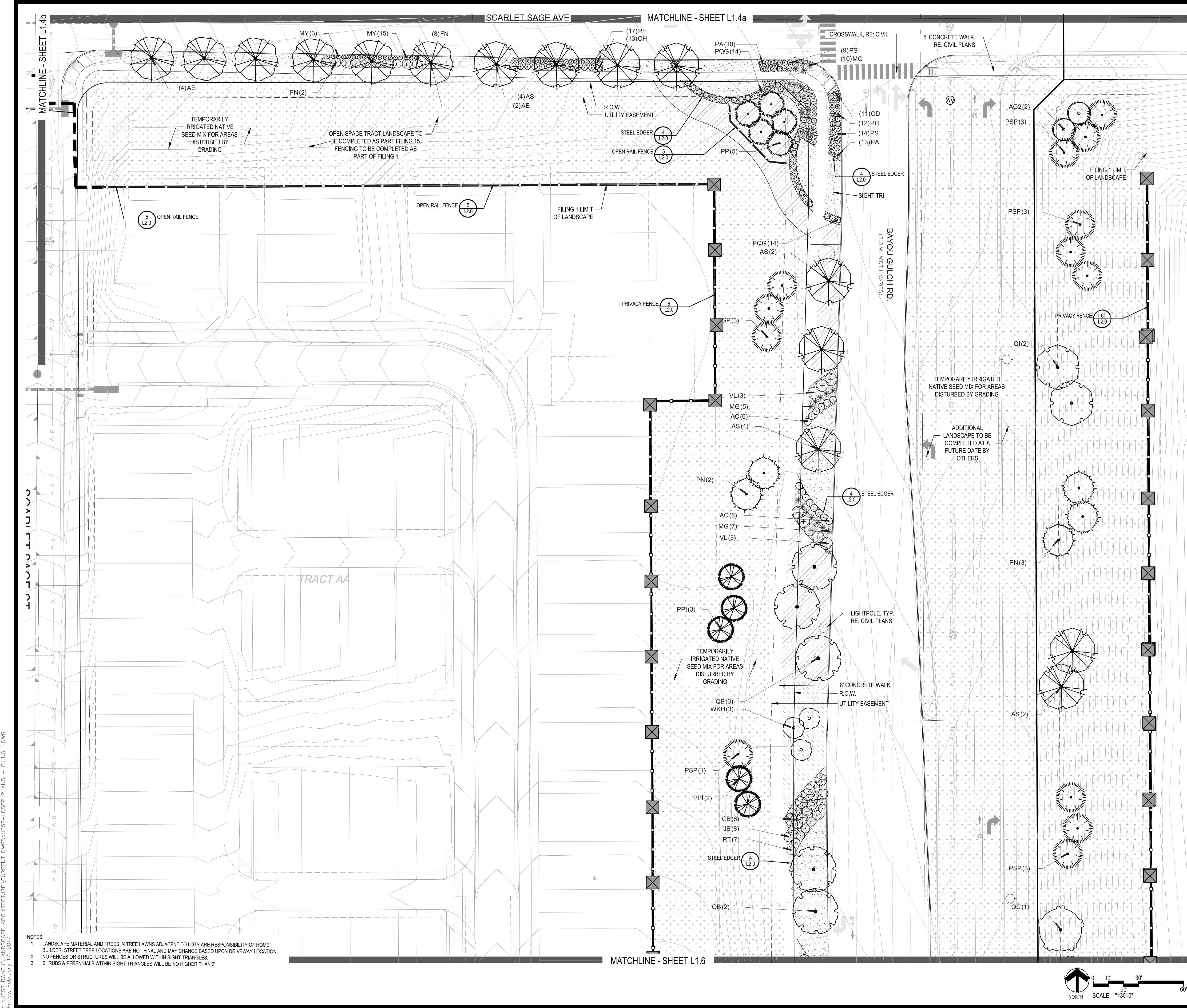
Engineering
CVL CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018
Know what's below.
811
Call before you dig.

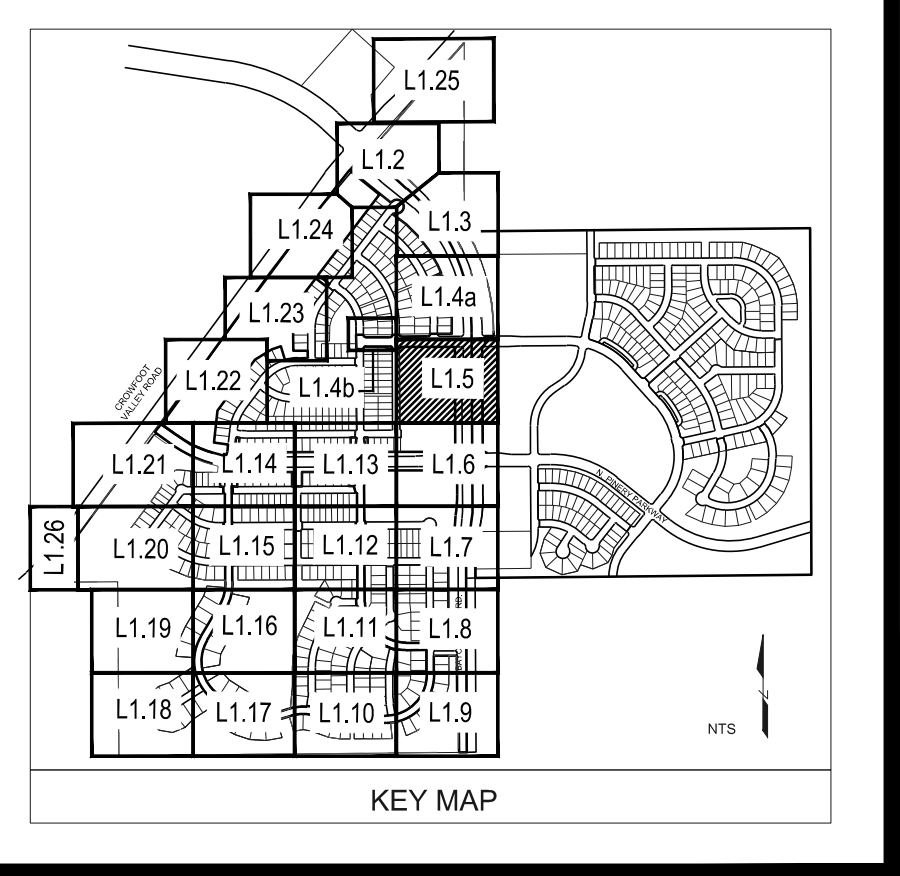
Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.4



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEAM
OV AMERICAN SYCAMORE	BURR OAK
PO CHINKAPII OAK	COMMON HACKBERRY
QM EMERALD QUEEN MAPLE	GLENLEVEN LITTLELEAF LINDEN
HAC GREENSPIRE LITTLELEAF LINDEN	HERITAGE OAK
AE IMPERIAL HONEYLOCUST	KENTUCKY COFFEE TREE
TG NORTHERN CATALPA	NORTHERN CATALPA
QC RIVER BIRCH	REDMOND AMERICAN LINDEN
GI SCHWEDLER MAPLE	SHADEMASTER LOCUST
CS SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	LIMBER PINE
PSP PINON PINE	PINON PINE
PPI PONDROSA PINE	PONDROSA PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	AG2 ROCKY MOUNTAIN MAPLE
SC2 SPRING SNOW CRAB APPLE	WINTER KING HAWTHORN
WKH	
ANNUALS/PERENNIALS	COMMON NAME
AHG ANISE HYSSOP	BES BLACK-EYED SUSAN
SP PINCUSHION FLOWER	EP PURPLE CONEFLOWER
CV THREADLEAF COREOPSIS	
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	FMR FIRE MEIDLAND 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
EA WHITE MEIDLAND ROSE	AG WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	
EVERGREEN SHRUBS	COMMON NAME
JB BLUE CHIP JUNIPER	JH BUFFALO JUNIPER
AC HUGHES JUNIPER	AC MANZANITA
CSM MOONLIGHT BROOM	PS MUGO PINE
AP PANCHITO MANZANITA	EC PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG BLUE OAT GRASS	PH BLUE SWITCH GRASS
CK FEATHER RED GRASS	PH2 HAMELIN DWARF FOUNTAIN GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	MG MAIDEN GRASS
MG PORCUPINE GRASS	PQG YAKU JIMA DWARF MAIDEN GRASS
MY	
GROUND COVERS	COMMON NAME
ENVIROTURF	ROCK MULCH GREY, 2" DIA. COBBLE
ROCK MULCH TAN, 2" DIA. COBBLE	SEED MIX 1
SEED MIX 2	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 34-180 Independence plaza
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
Date: 12.08.2017
2.20.2018
4.08.2018
5.22.2018

Know what's below.
Call before you dig.

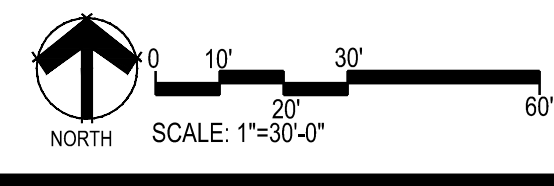
811

Sheet Name: **LANDSCAPE PLAN**

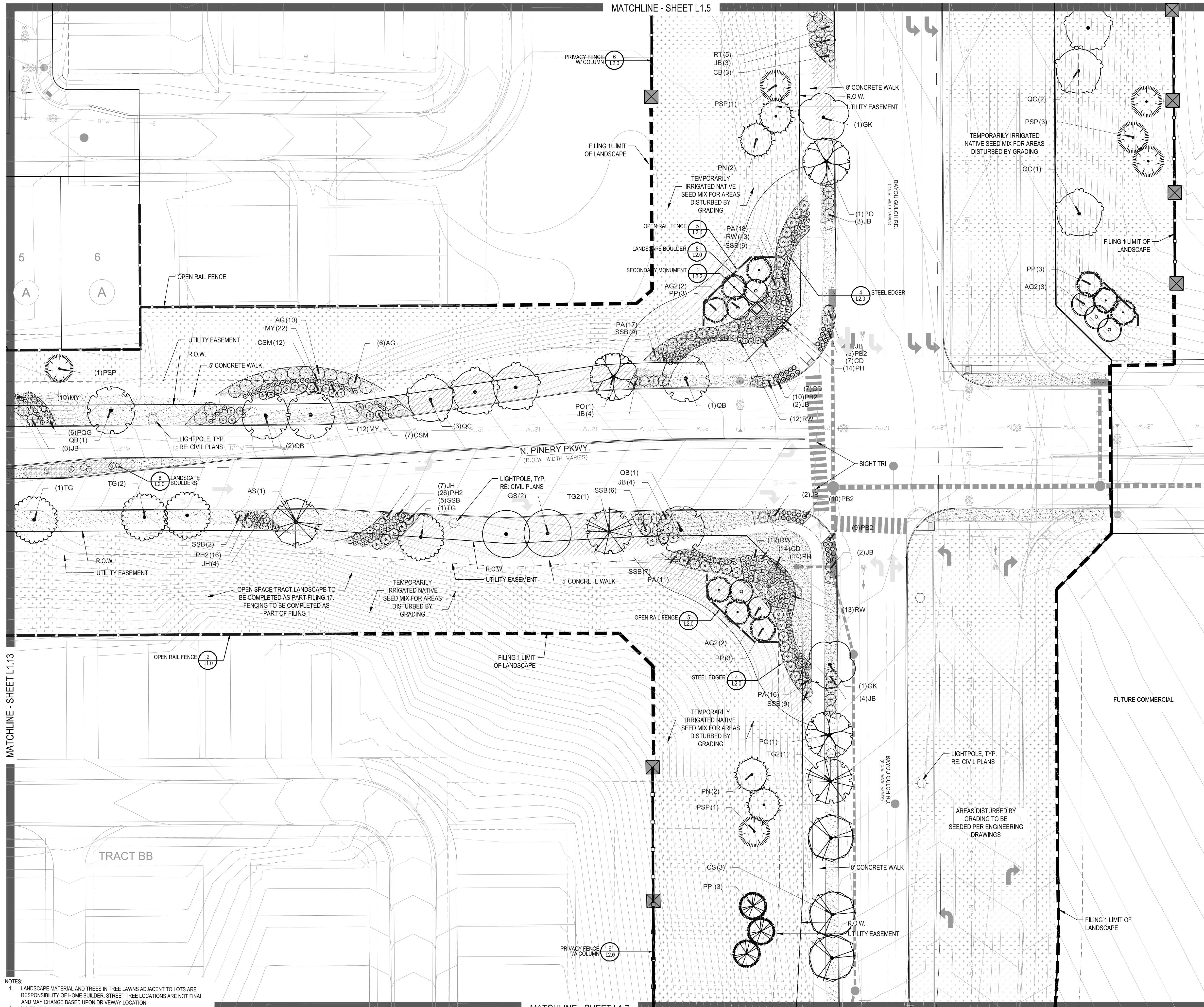
Sheet Number: **L1.15**

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

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'



MATCHLINE - SHEET L1.5



MATCHLINE - SHEET L1.13

MATCHLINE - SHEET L1.7

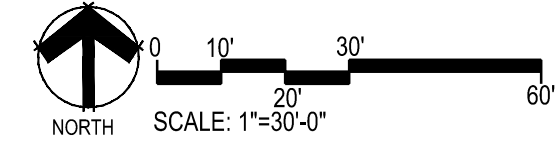
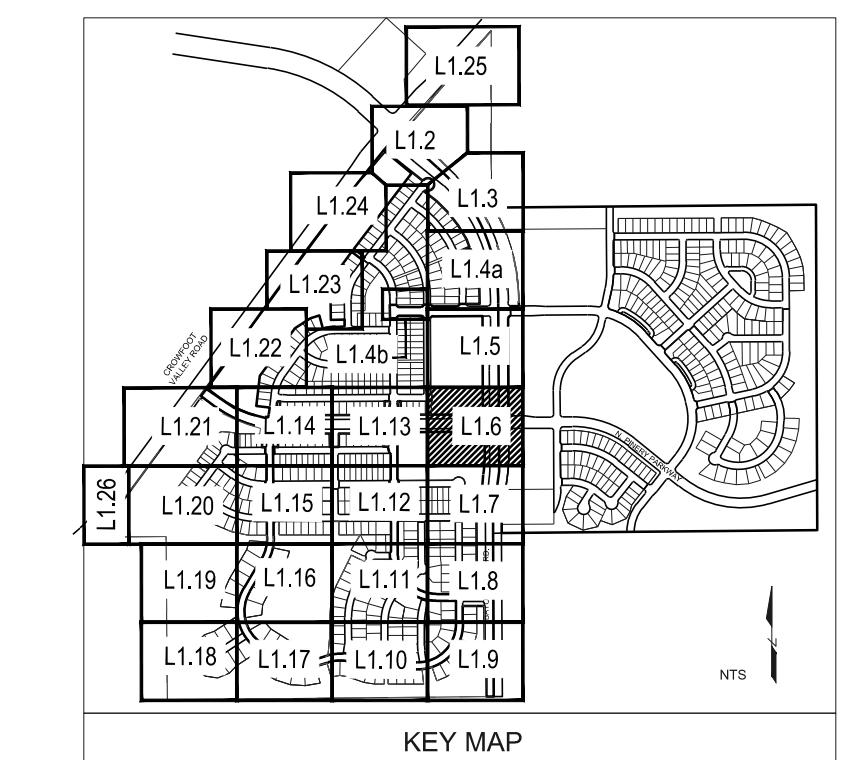
- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES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

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
AMERICAN ELM	AMERICAN ELM
OV	AMERICAN HORNBEE
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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
EVERGREEN TREES	EVERGREEN TREES
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHC	COMMON NAME
BES	ANISE HYSSOP
SP	BLACK-EYED SUSAN
EP	PINCUSHION FLOWER
CV	PURPLE CONEFLOWER
	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD	COMMON NAME
FMR	BLUE MIST SHRUB
PD	FIRE MEIDLAND ROSE
RHU	GOLD DROP POTENTILLA
VL	GRO-LOW FRAGRANT SUMAC
FN	MOHICAN WAYFARING TREE
SCH	NEW MEXICO PRIVET
CB	PAWNEE BUTTES SAND CHERRY
CH	RED TWIG DOGWOOD
PS2	ROCK COTONEASTER
PA	ROCKY MOUNTAIN PENSTEMON
SSB	RUSSIAN SAGE
CD2	SASKATOON SERVICEBERRY
RT	SPREADING COTONEASTER
RW	THREE LEAF SUMAC
EA	WHITE MEIDLAND ROSE
AG	WINGED EUONYMUS
	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	EVERGREEN SHRUBS
JB	COMMON NAME
BUJ	BLUE CHIP JUNIPER
JH	BUFFALO JUNIPER
AC	HUGHES JUNIPER
CSM	MANZANITA
PS	MOONLIGHT BROOM
AP	MUGO PINE
EC	PANCHITO MANZANITA
	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
BOG	COMMON NAME
PH	BLUE OAT GRASS
CK	FEATHER RED GRASS
PH2	FEATHER RED GRASS
PB2	HAMELN DWARF FOUNTAIN GRASS
MG	LITTLE BUNNY FOUNTAIN GRASS
PQG	MAIDEN GRASS
MY	PORCUPINE GRASS
	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

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



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

Land Planning

 pcs group inc. www.pcsgroupco.com
 #3, 3480 Independence plaza
 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

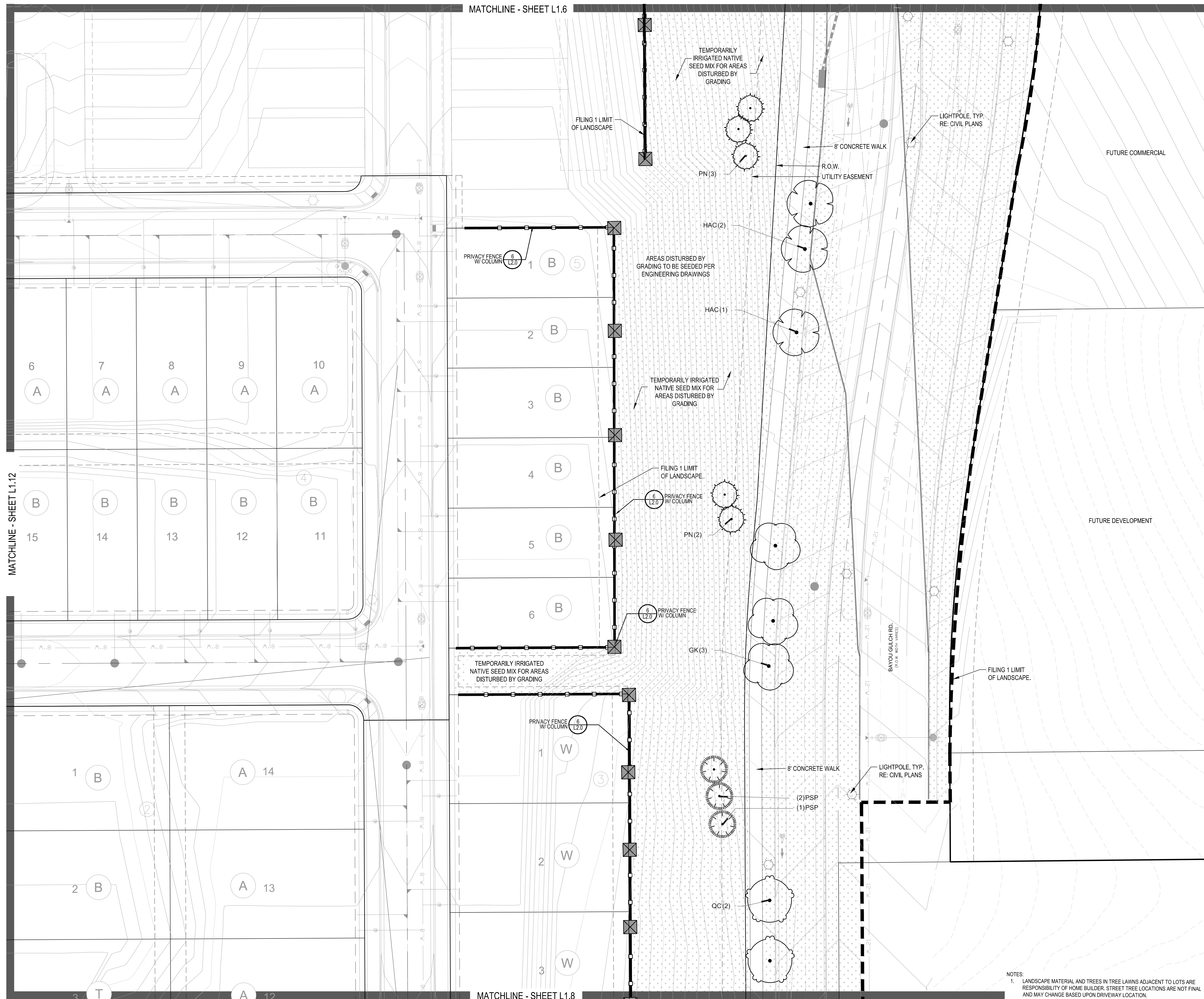
TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
LANDSCAPE PLANS

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.6

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



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEE
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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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

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

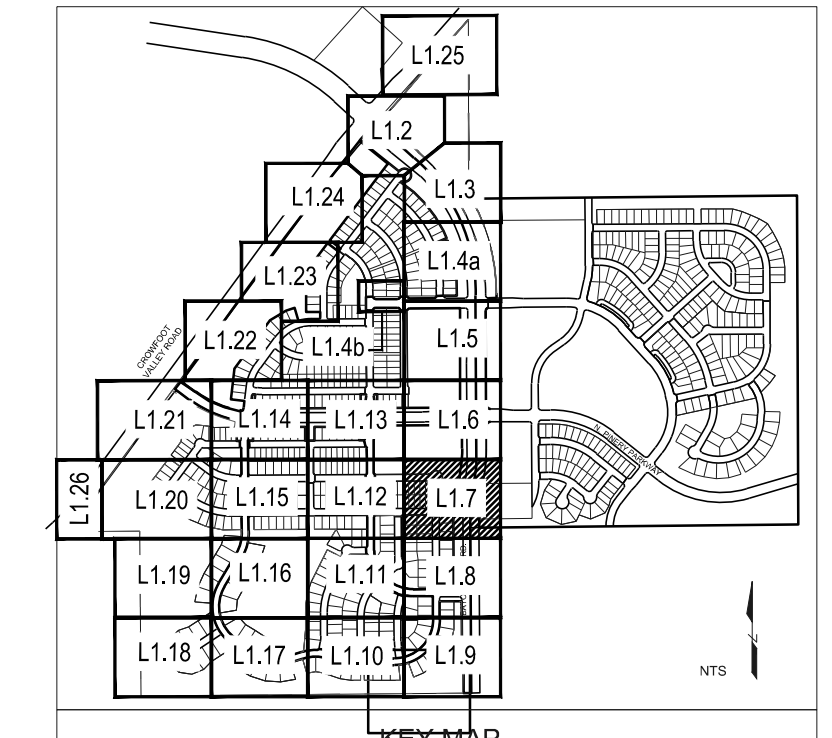
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
NL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	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	HAMELIN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PGQ	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



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

Land Planning

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

Engineering

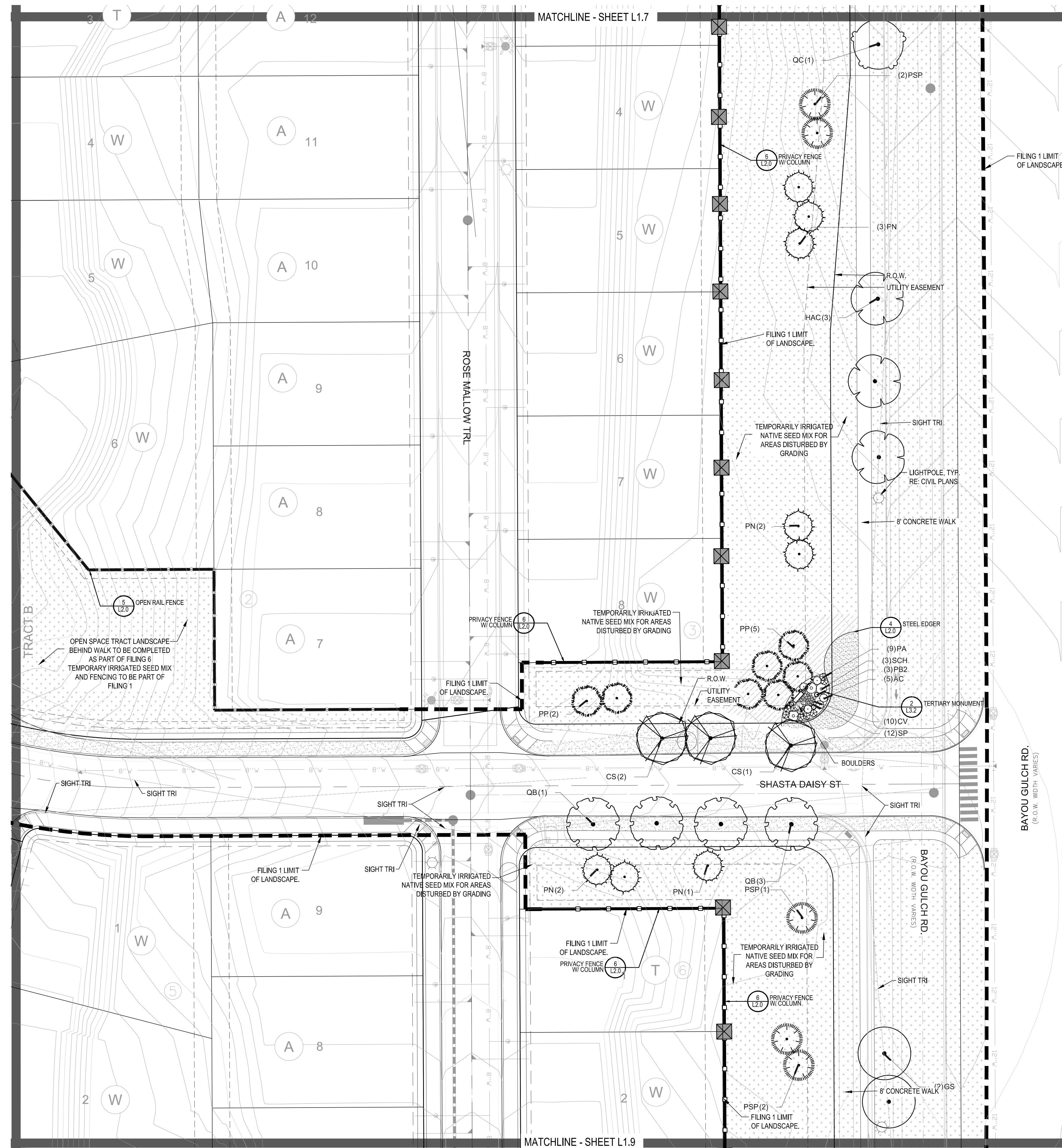
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.7



- 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

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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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

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

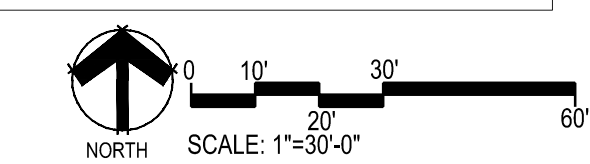
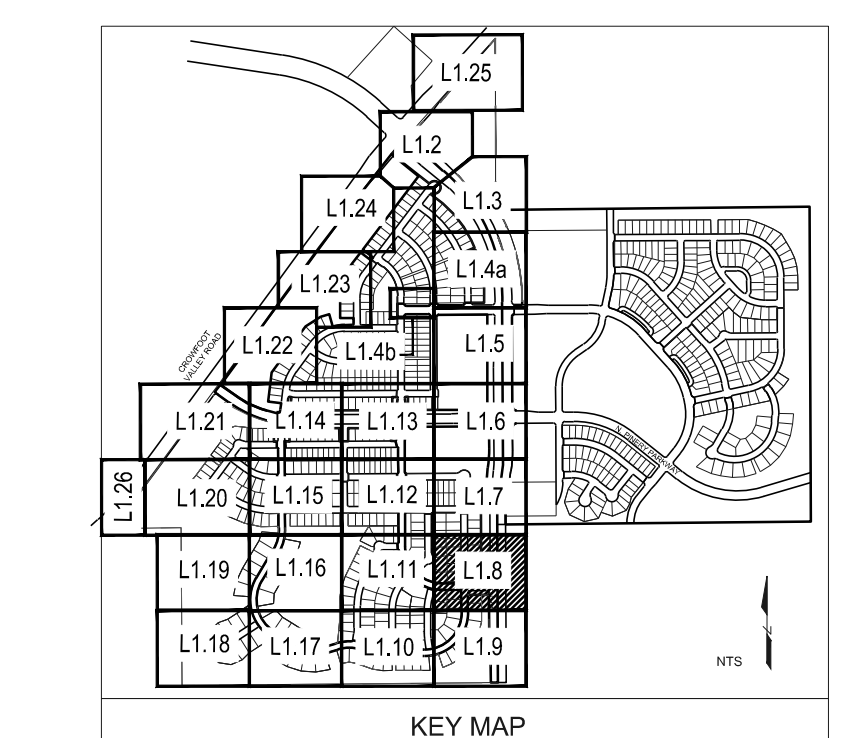
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	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	HAMELIN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

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



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

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

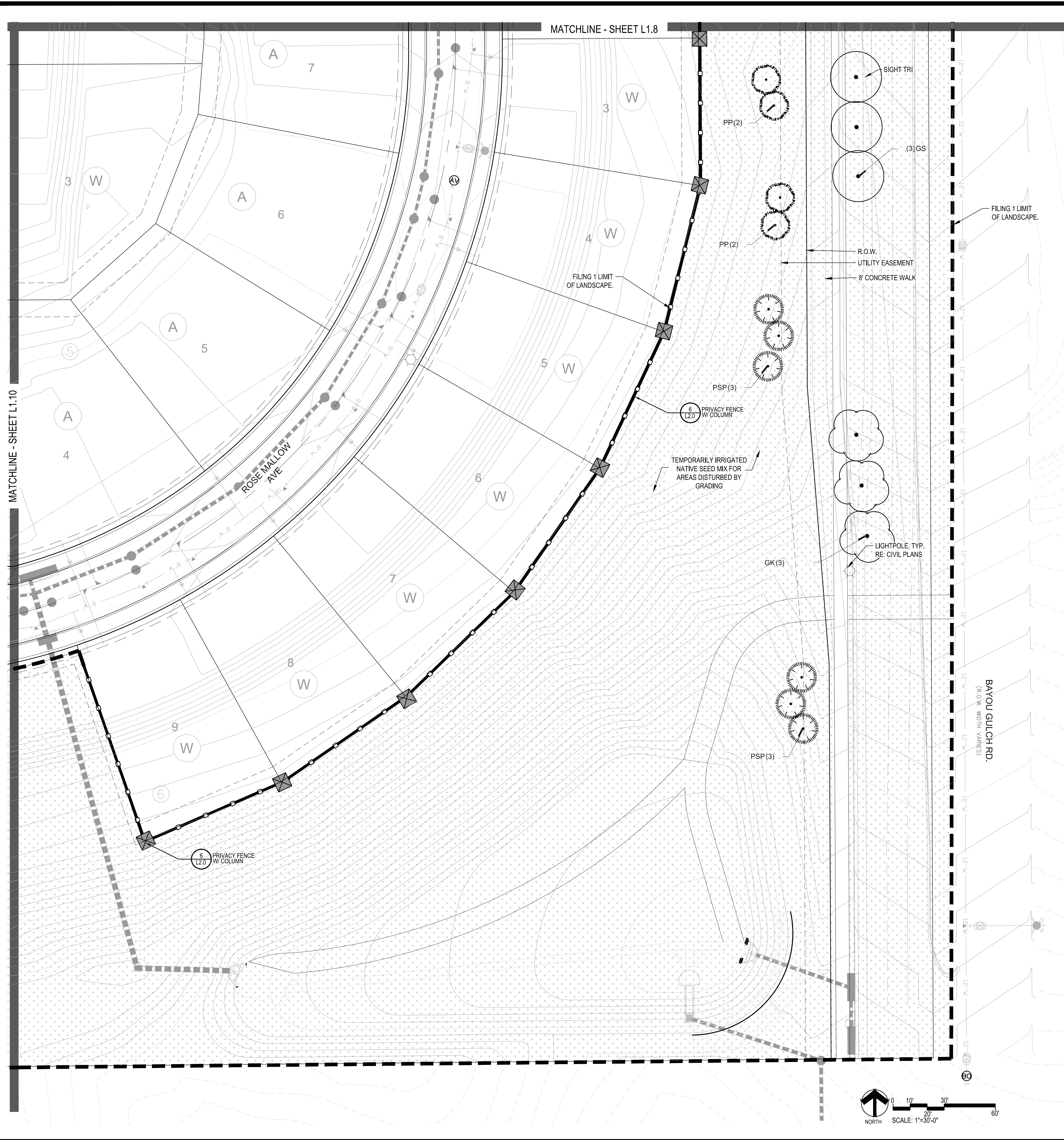
Engineering
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING NO. 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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.8



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

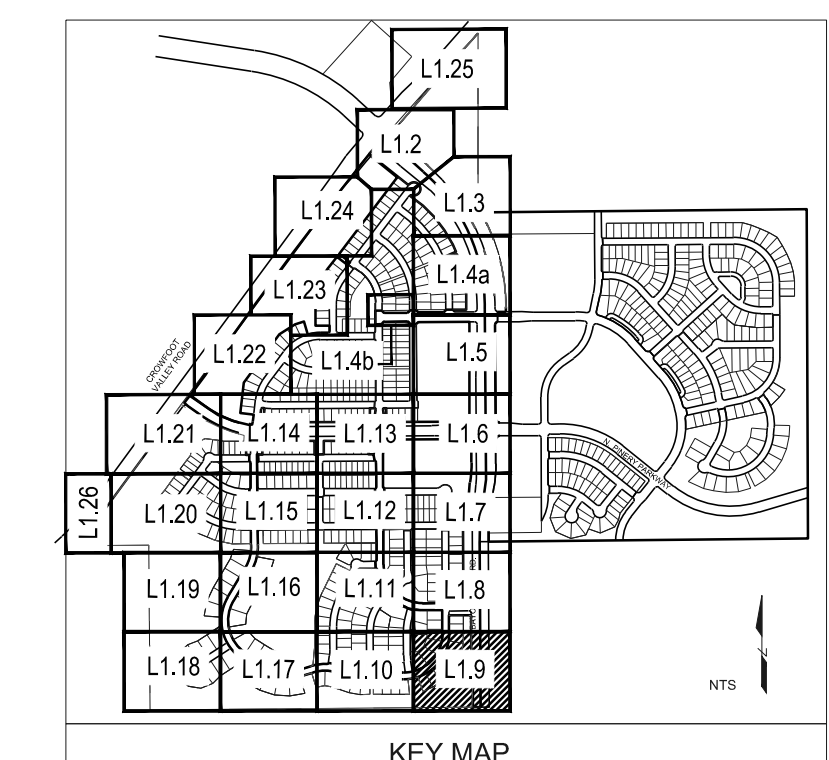
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 3480 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 . f.303.531.4908

Engineering

CVL
CONSULTANTS

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

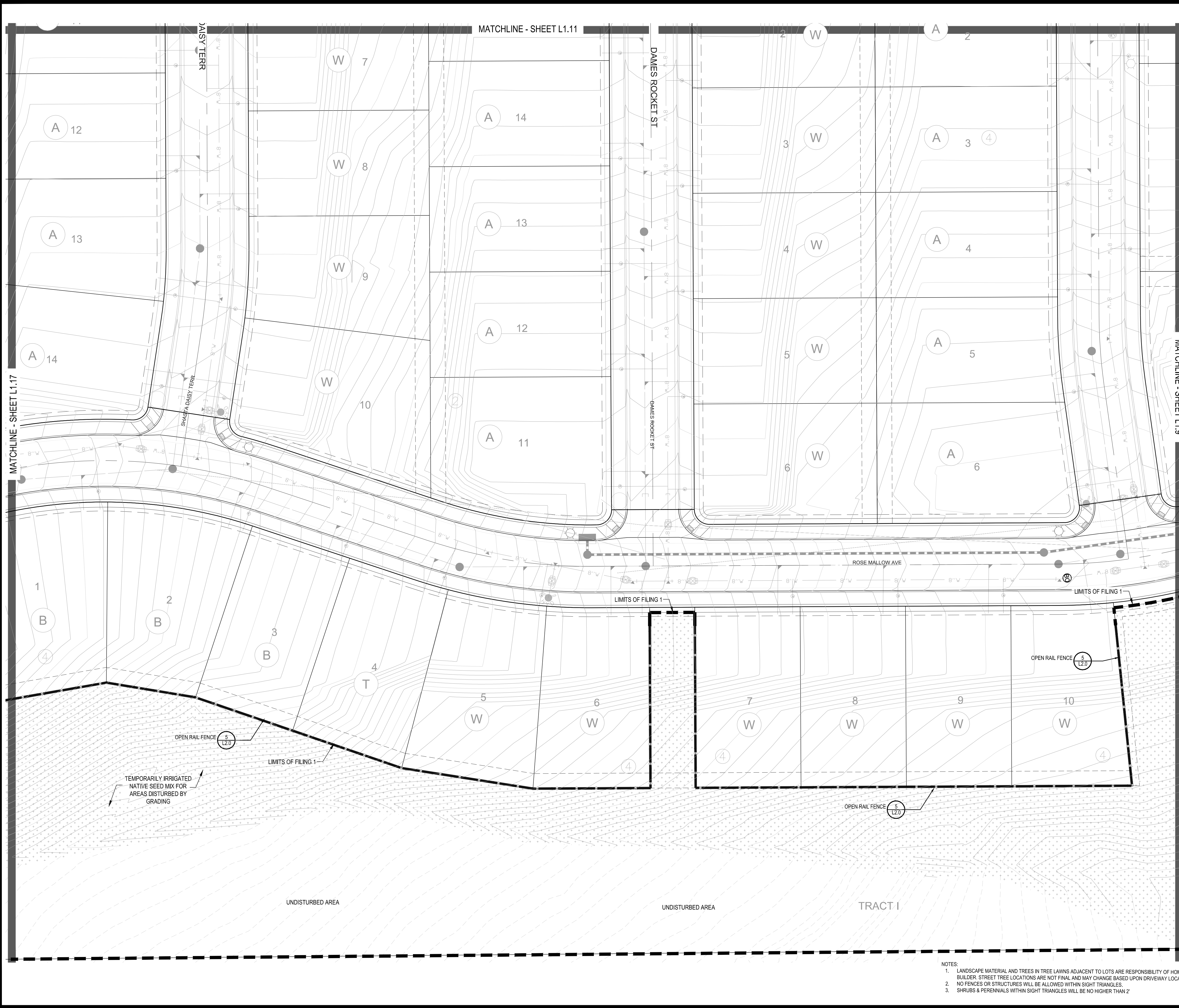
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
Know what's below. Call before you dig. 811
12.08.2017
2.20.2018
4.08.2018
5.22.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.9

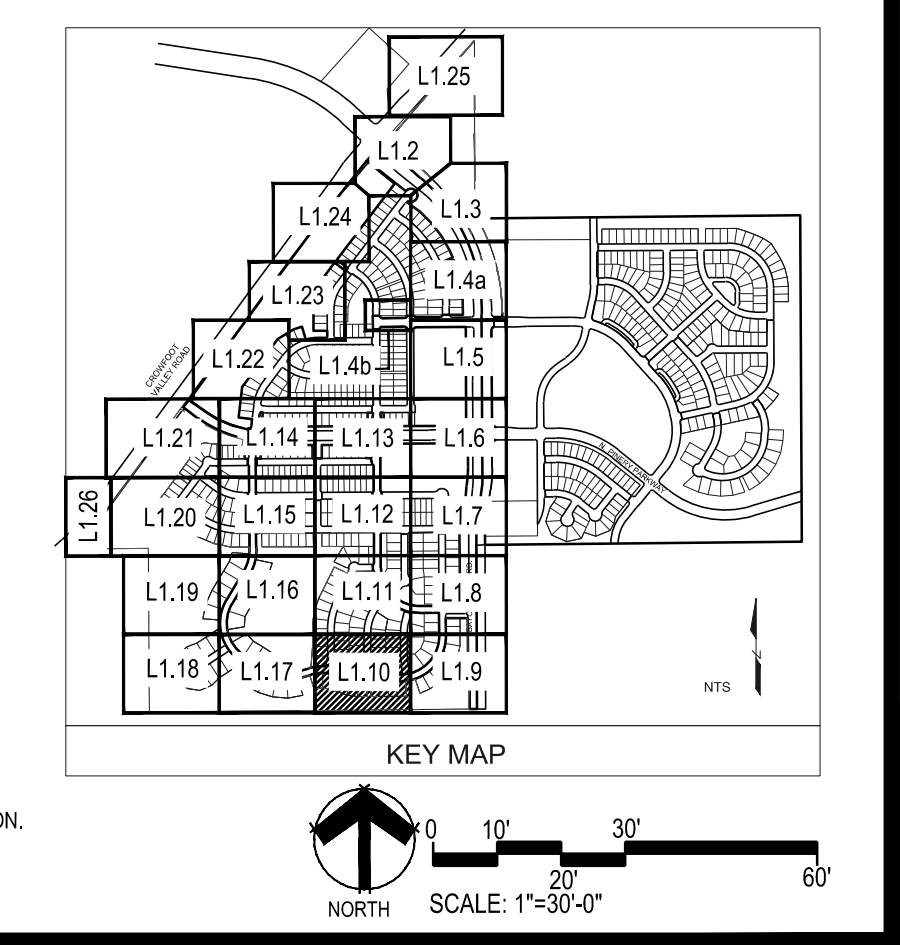
Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HSS-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
AMERICAN ELM	AMERICAN HORNBEAM
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	REDMOND AMERICAN LINDEN
RAL	RIVER BIRCH
BR	SCHWEDLER MAPLE
AS	SHADEMASTER LOCUST
CS	SWAMP WHITE OAK
QB	
EVERGREEN TREES	EVERGREEN TREES
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN
ANNUAL/S/PERENNIALS	ANNUAL/S/PERENNIALS
AHG	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
NH	NOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
RS	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	EVERGREEN SHRUBS
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
CK	FEATHER RED GRASS
PH2	HAMELN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

COMMON NAME	COMMON NAME
GROUND COVERS	GROUND COVERS
ENVIROTURF	ENVIROTURF
ROCK MULCH GREY, 2" DIA. COBBLE	ROCK MULCH GREY, 2" DIA. COBBLE
ROCK MULCH TAN, 2" DIA. COBBLE	ROCK MULCH TAN, 2" DIA. COBBLE
SEED MIX 1	SEED MIX 1
SEED MIX 2	SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES	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
 people creating spaces
 pcs group inc. www.pcsgroupco.com
 #3-180 Independence plaza
 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: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018

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

Sheet Name
LANDSCAPE PLAN

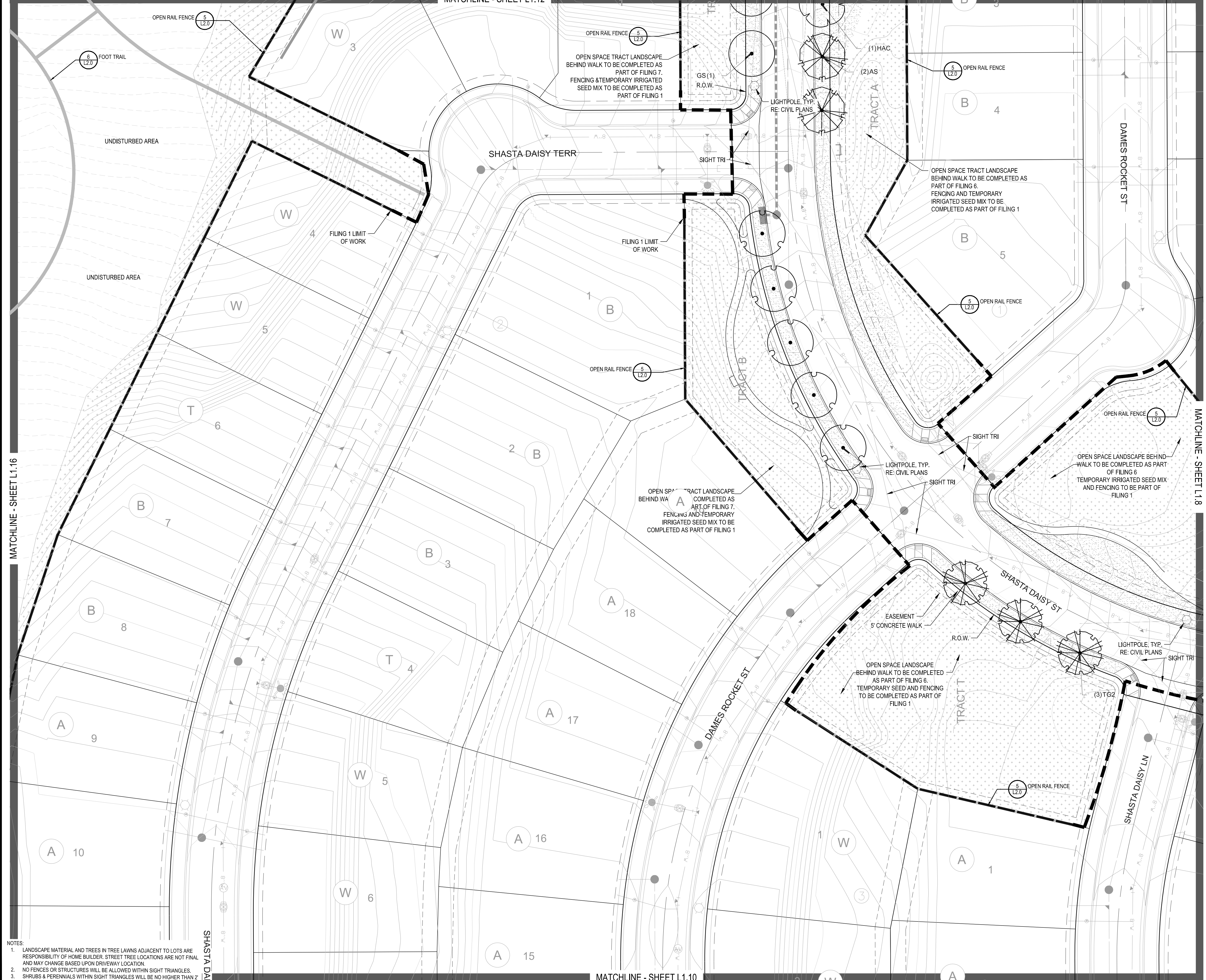
Sheet Number
L1.10

Y:\HES5_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HES5-LDSCP PLANS - FILING 1.DWG
 Friday, February 17, 2017

MATCHLINE - SHEET L1.16

MATCHLINE - SHEET L1.12

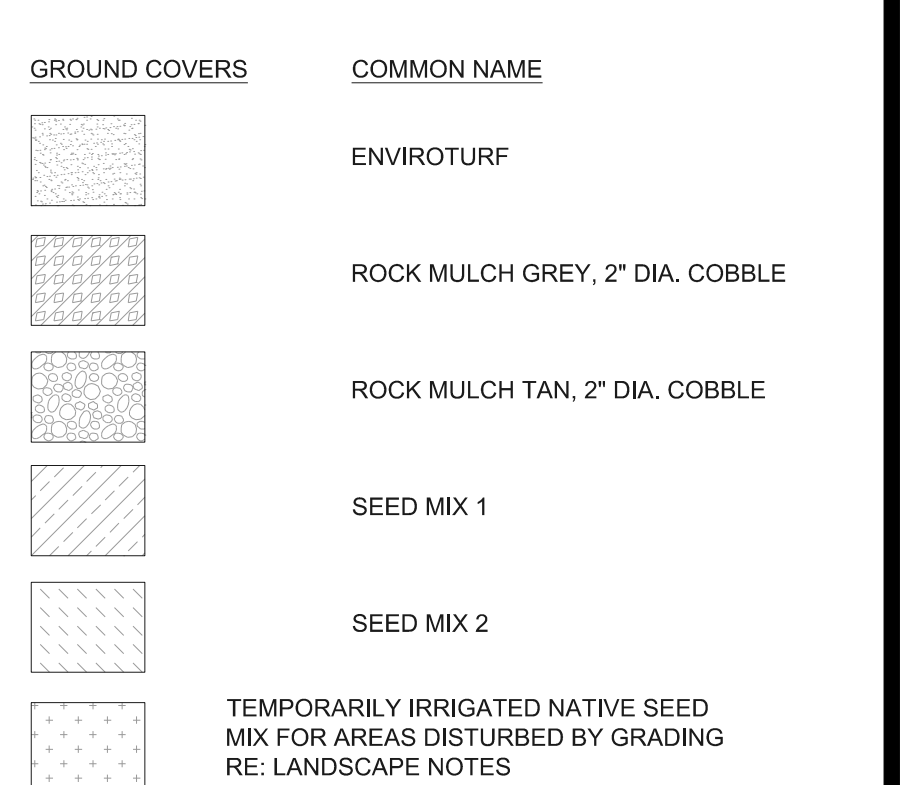
MATCHLINE - SHEET L1.8



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	EVERGREEN TREES
AMERICAN ELM	AUSTRIAN BLACK PINE
AMERICAN HORNBEAM	LIMBER PINE
BURR OAK	PINON PINE
CHINKAPII OAK	PONDEROSA PINE
COMMON HACKBERRY	
EMERALD QUEEN MAPLE	ORNAMENTAL TREES
GLENLEVEN LITTLELEAF LINDEN	HOT WINGS TATARIAN MAPLE
GREENSPIRE LITTLELEAF LINDEN	ROCKY MOUNTAIN MAPLE
HERITAGE OAK	SPRING SNOW CRAB APPLE
IMPERIAL HONEYLOCUST	'WINTER KING' HAWTHORN
KENTUCKY COFFEE TREE	
NORTHERN CATALPA	ANNUALS/PERENNIALS
REDMOND AMERICAN LINDEN	ANISE HYSSOP
RIVER BIRCH	BLACK-EYED SUSAN
SCHWEDLER MAPLE	PINCUSHION FLOWER
SHADEMASTER LOCUST	PURPLE CONEFLOWER
SWAMP WHITE OAK	THREADLEAF COREOPSIS
	DECIDUOUS SHRUBS
	BLUE MIST SHRUB
	FIRE MEIDLAND ROSE
	GOLD DROP POTENTILLA
	GRO-LOW FRAGRANT SUMAC
	MOHICAN WAYFARING TREE
	NEW MEXICO PRIVET
	PAWNEE BUTTES SAND CHERRY
	RED TWIG DOGWOOD
	ROCK COTONEASTER
	ROCKY MOUNTAIN PENSTEMON
	RUSSIAN SAGE
	SASKATOON SERVICEBERRY
	SPREADING COTONEASTER
	THREE LEAF SUMAC
	WHITE MEIDLAND ROSE
	WINGED EUONYMUS
	'AUTUMN BRILLIANCE' SERVICEBERRY
	EVERGREEN SHRUBS
	BLUE CHIP JUNIPER
	BUFFALO JUNIPER
	HUGHES JUNIPER
	MANZANITA
	MOONLIGHT BROOM
	MUGO PINE
	PANCHITO MANZANITA
	PURPLE-LEAF WINTER CREEPER
	ORNAMENTAL GRASSES
	BLUE OAT GRASS
	BLUE SWITCH GRASS
	FEATHER RED GRASS
	HAMELN DWARF FOUNTAIN GRASS
	LITTLE BUNNY FOUNTAIN GRASS
	MAIDEN GRASS
	PORCUPINE GRASS
	YAKU JIMA DWARF MAIDEN GRASS

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

MATCHLINE - SHEET L1.10

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

Land Planning

 pcs group inc. www.pcsgroupco.com
 #3-180 Independence plaza
 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

Sheet Name
LANDSCAPE PLAN
 Sheet Number
L1.11

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

MATCHLINE - SHEET L1.13

MATCHLINE - SHEET L1.15

MATCHLINE - SHEET L1.17

MATCHLINE - SHEET L1.11

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBEAM	AMERICAN HORNBEAM
PO AMERICAN SYCAMORE	AMERICAN SYCAMORE
QM BURR OAK	BURR OAK
Q2 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
RAL REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
CS SHADENMASTER LOCUST	SHADENMASTER LOCUST
QB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	EVERGREEN TREES
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
SP2 SPRING SNOW CRAB APPLE	SPRING SNOW CRAB APPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
ANNUALS/PERENNIALS	ANNUALS/PERENNIALS
AHG 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	DECIDUOUS SHRUBS
CD BLUE MIST SHRUB	BLUE MIST SHRUB
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND 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 MEIDLAND ROSE	WHITE MEIDLAND ROSE
EA WINGED EUONYMUS	WINGED EUONYMUS
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	EVERGREEN SHRUBS
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	ORNAMENTAL GRASSES
BOG BLUE OAT GRASS	BLUE OAT GRASS
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER RED GRASS	FEATHER RED GRASS
PH2 HAMELIN DWARF FOUNTAIN GRASS	HAMELIN 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	GROUND COVERS
ENVIROTURF	ENVIROTURF
ROCK MULCH GREY, 2" DIA. COBBLE	ROCK MULCH GREY, 2" DIA. COBBLE
ROCK MULCH TAN, 2" DIA. COBBLE	ROCK MULCH TAN, 2" DIA. COBBLE
SEED MIX 1	SEED MIX 1
SEED MIX 2	SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES

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

Land Planning
people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 3480 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 . f.303.531.4908

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

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

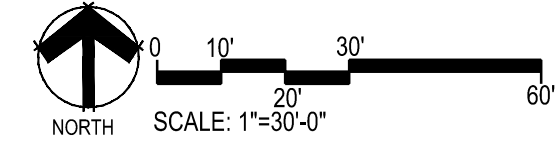
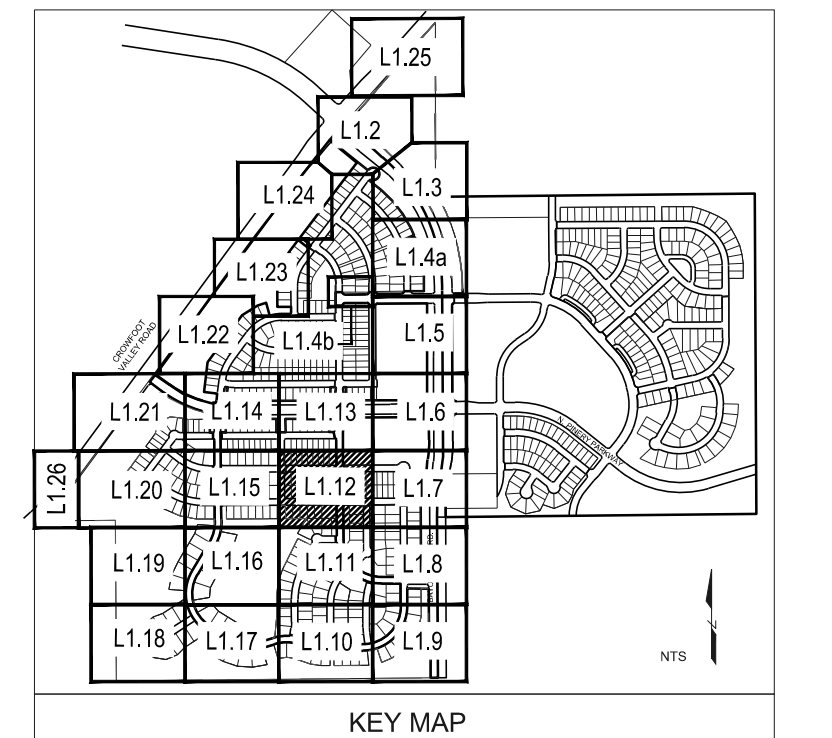
Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018
Know what's below.
Call before you dig.
811

Sheet Name
LANDSCAPE PLAN

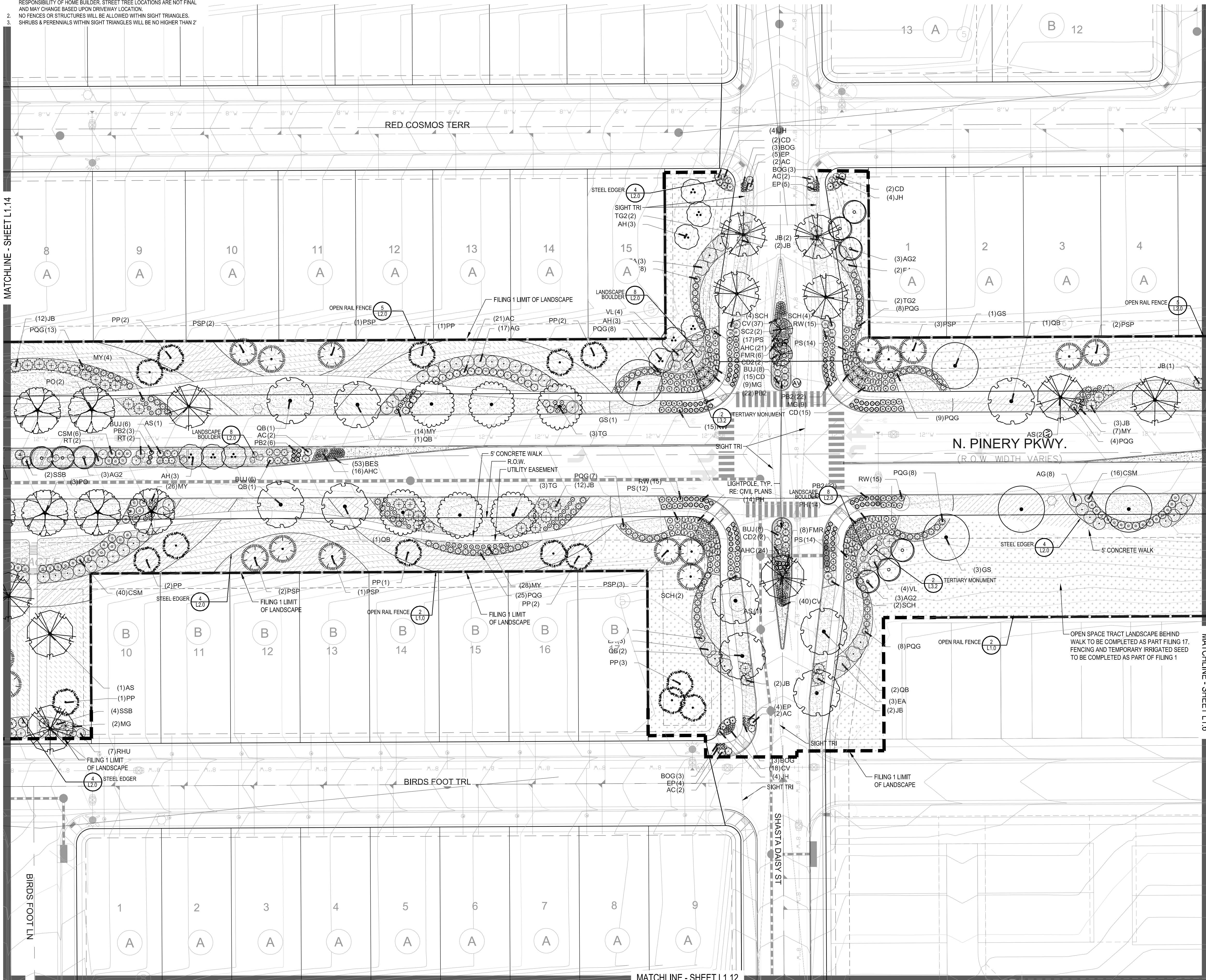
Sheet Number
L1.12

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

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'



- 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'



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
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

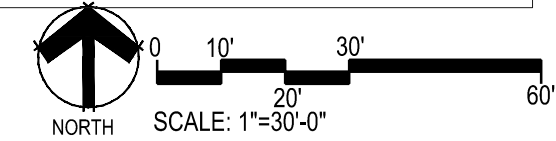
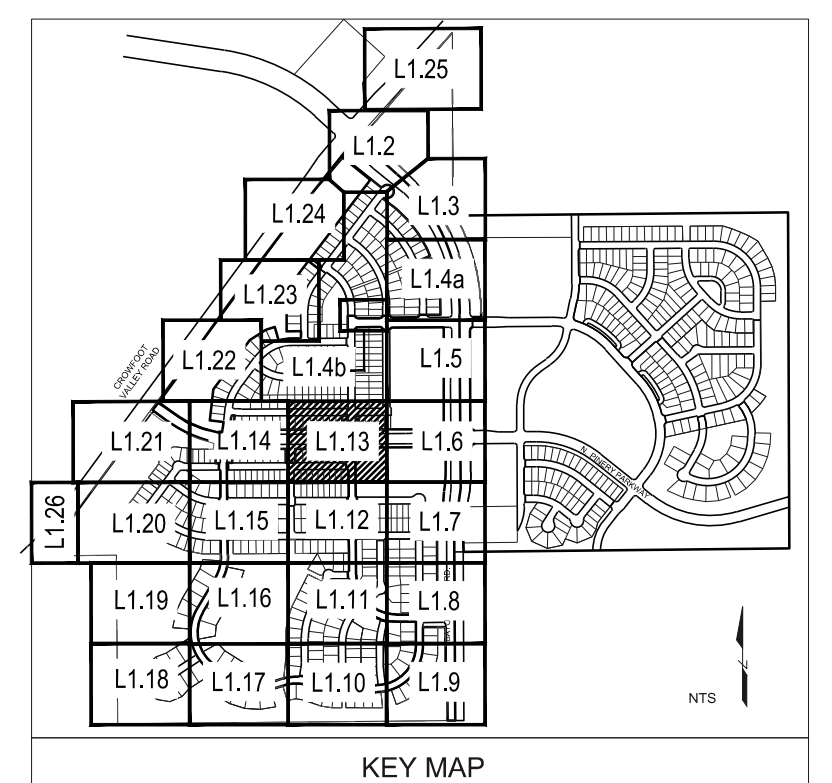
ANNUAL S/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND 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
ES	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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
 CENTENNIAL, CO 80112

Land Planning

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

Engineering

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

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

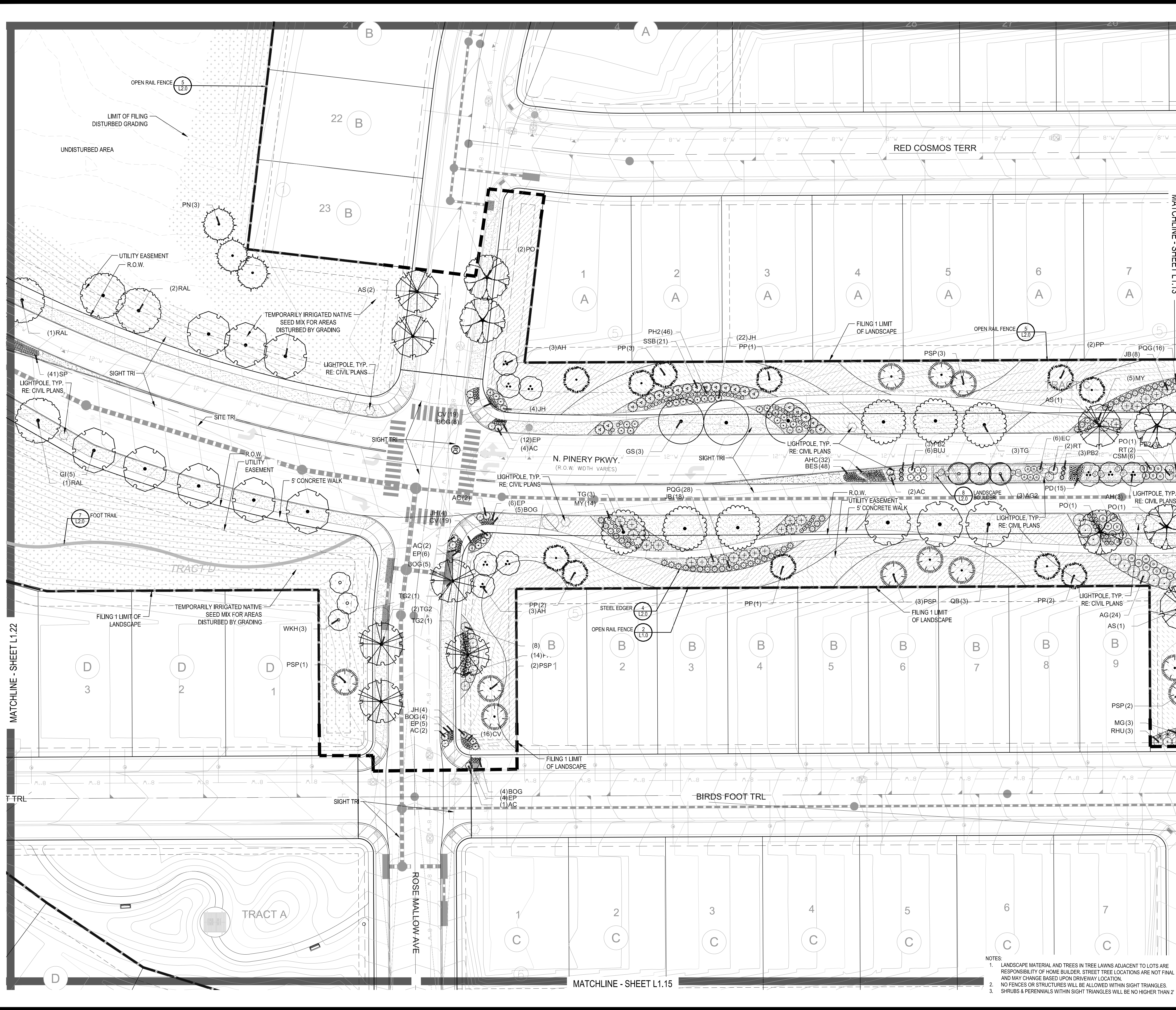
Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018
 Know what's below. Call before you dig.

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.13

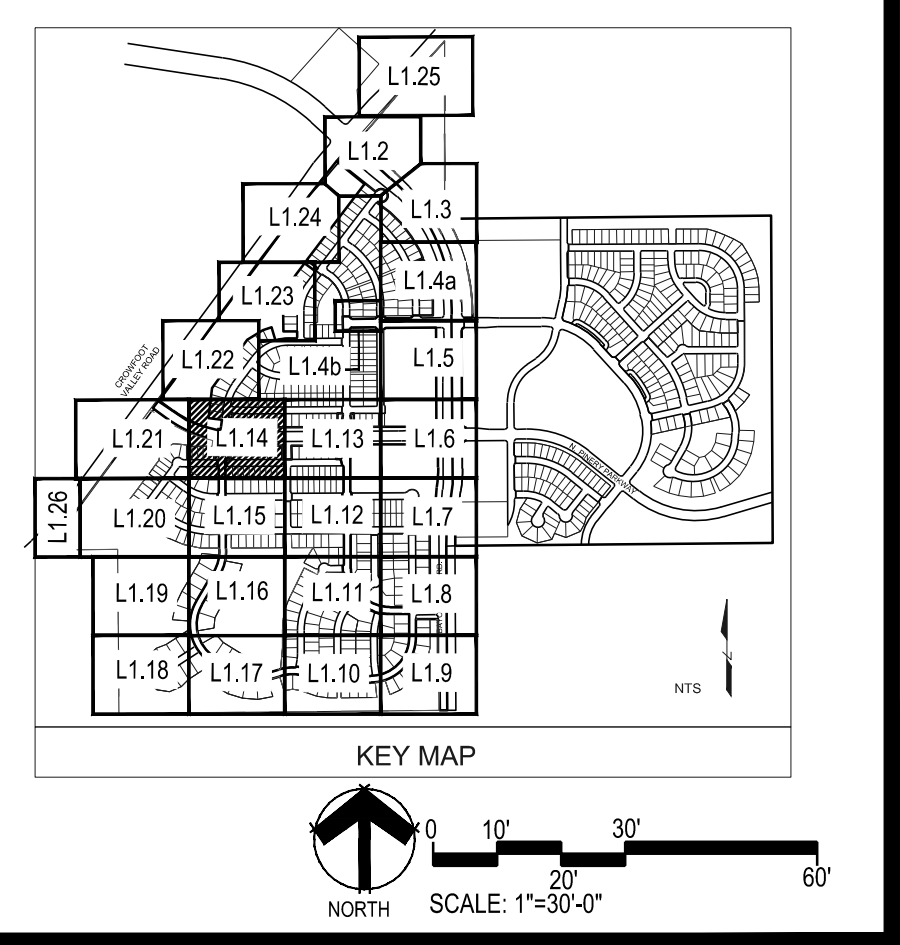
Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 1.DWG
 Friday, February 17, 2017

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



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	EVERGREEN TREES
AMERICAN ELM	AUSTRIAN BLACK PINE
OV	PN
PO	PSP
QM	PP
Q2	PPI
HAC	
AE	ORNAMENTAL TREES
TG2	AH
TG	AG2
QC	SC2
GI	WKH
GK	
CS	ANNUALS/PERENNIALS
RAL	AHC
BR	BES
AS	SP
CS	EP
QB	CV
	DECIDUOUS SHRUBS
	CD
	FMR
	PD
	RHU
	VL
	FN
	SCH
	CB
	CH
	PS2
	RUSSIAN SAGE
	SSB
	CD2
	RT
	RW
	EP
	AG
	EVERGREEN SHRUBS
	JB
	BUJ
	JH
	AC
	CSM
	PS
	EP
	AC
	ORNAMENTAL GRASSES
	BOG
	PH
	CK
	PH2
	PB2
	MG
	PQG
	MY
	GROUND COVERS
	ENVIROTURF
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" 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'

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

Land Planning
 people creating spaces
 pcs group inc. www.pcsgroupco.com
 #3-180 Independence plaza
 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

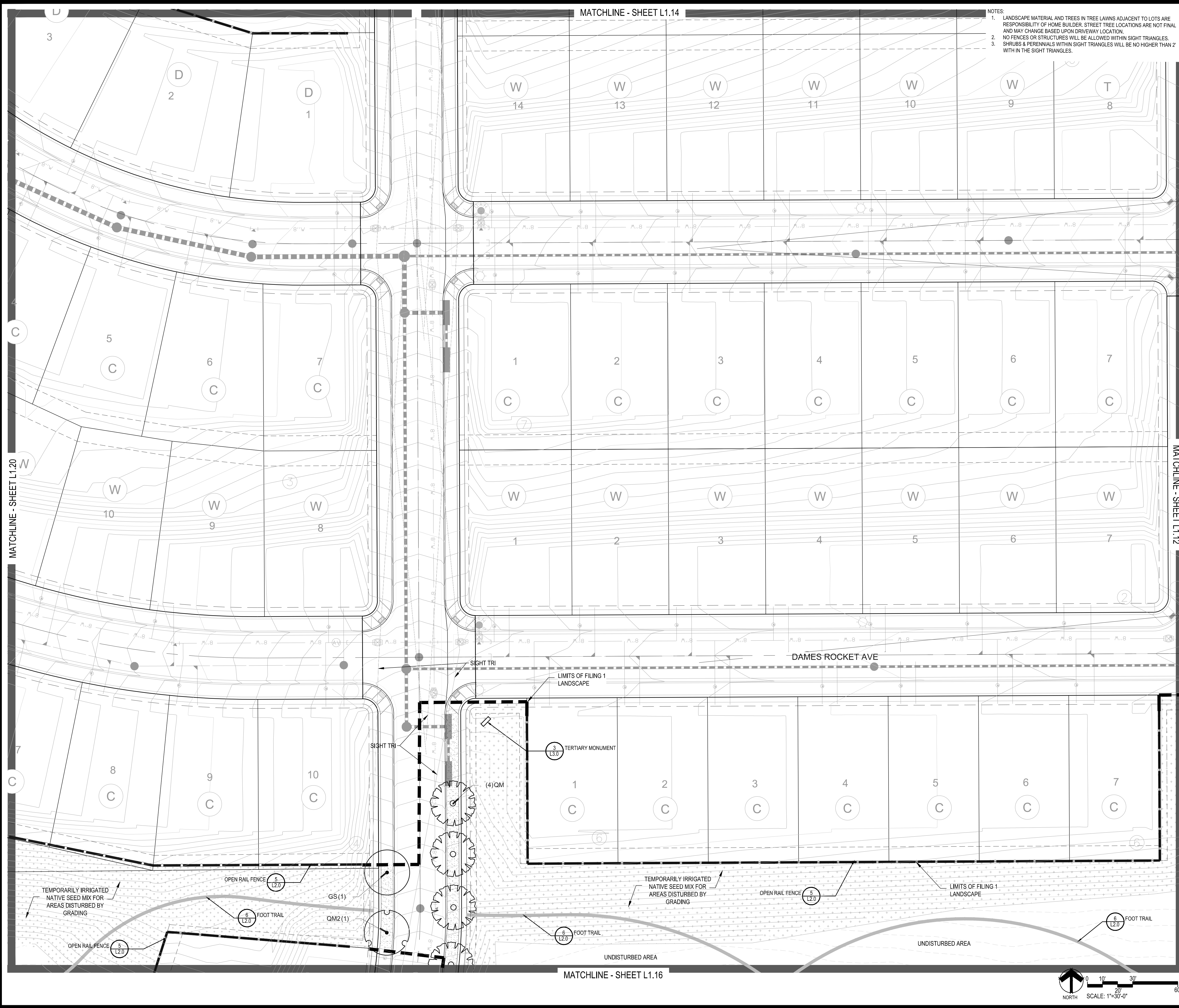
Drawn by: JMI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.14

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



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' WITH IN THE SIGHT TRIANGLES.

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
LIP	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
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
AG1	HOT WING TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
SC2	SPRING SNOW CRAB APPLE
WKH	'WINTER KING' HAWTHORN

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

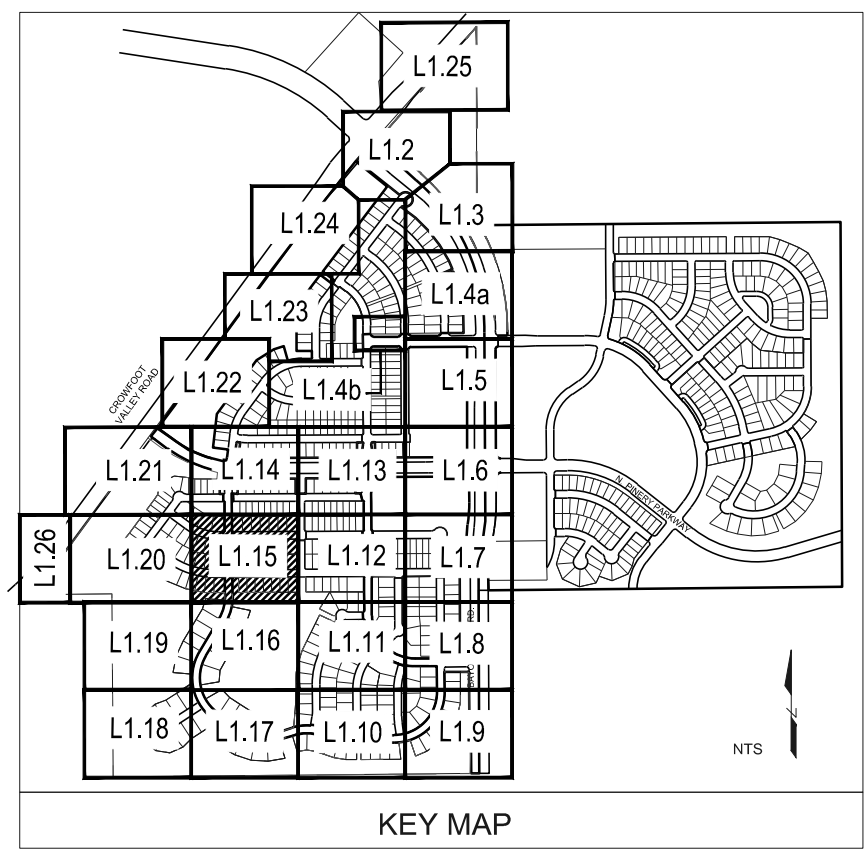
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED ELONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
OK	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, 2" DIA. COBBLE
ROCK MULCH TAN, 2" DIA. COBBLE
SEED MIX 1
SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgrppco.com
#3, 34-190 Independence plaza
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

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.15

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



MATCHLINE - SHEET L1.15

MATCHLINE - SHEET L1.11

MATCHLINE - SHEET L1.19

MATCHLINE - SHEET L1.17

- 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'

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
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

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

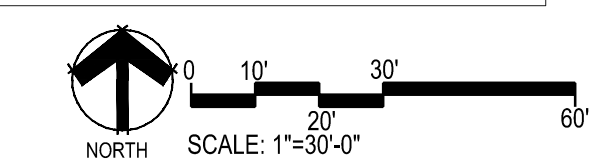
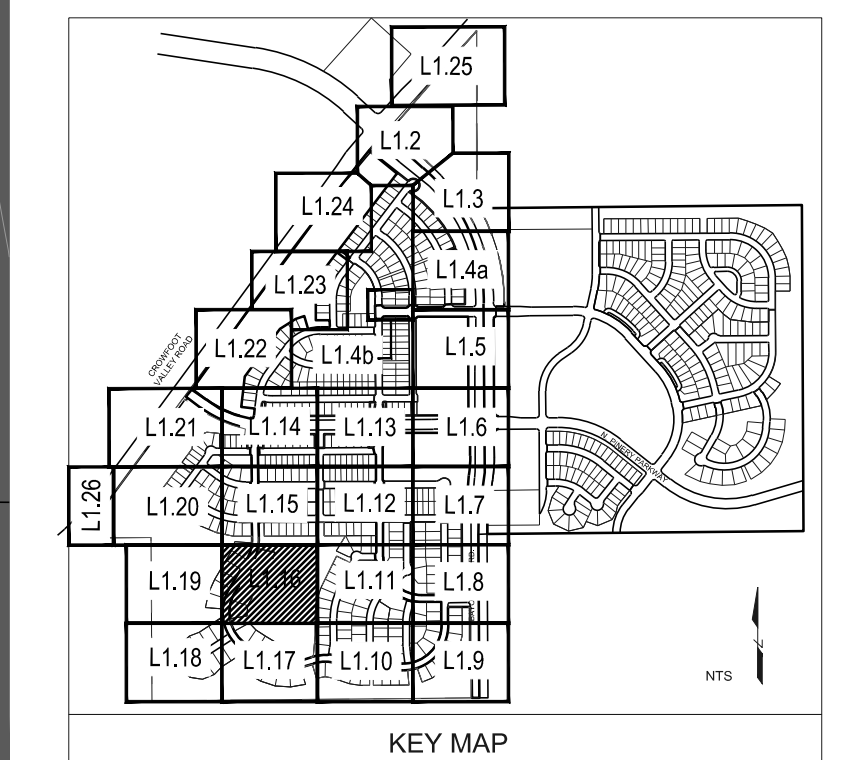
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
FA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

GROUND COVERS

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



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 34-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

Engineering

CVL
CONSULTANTS

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

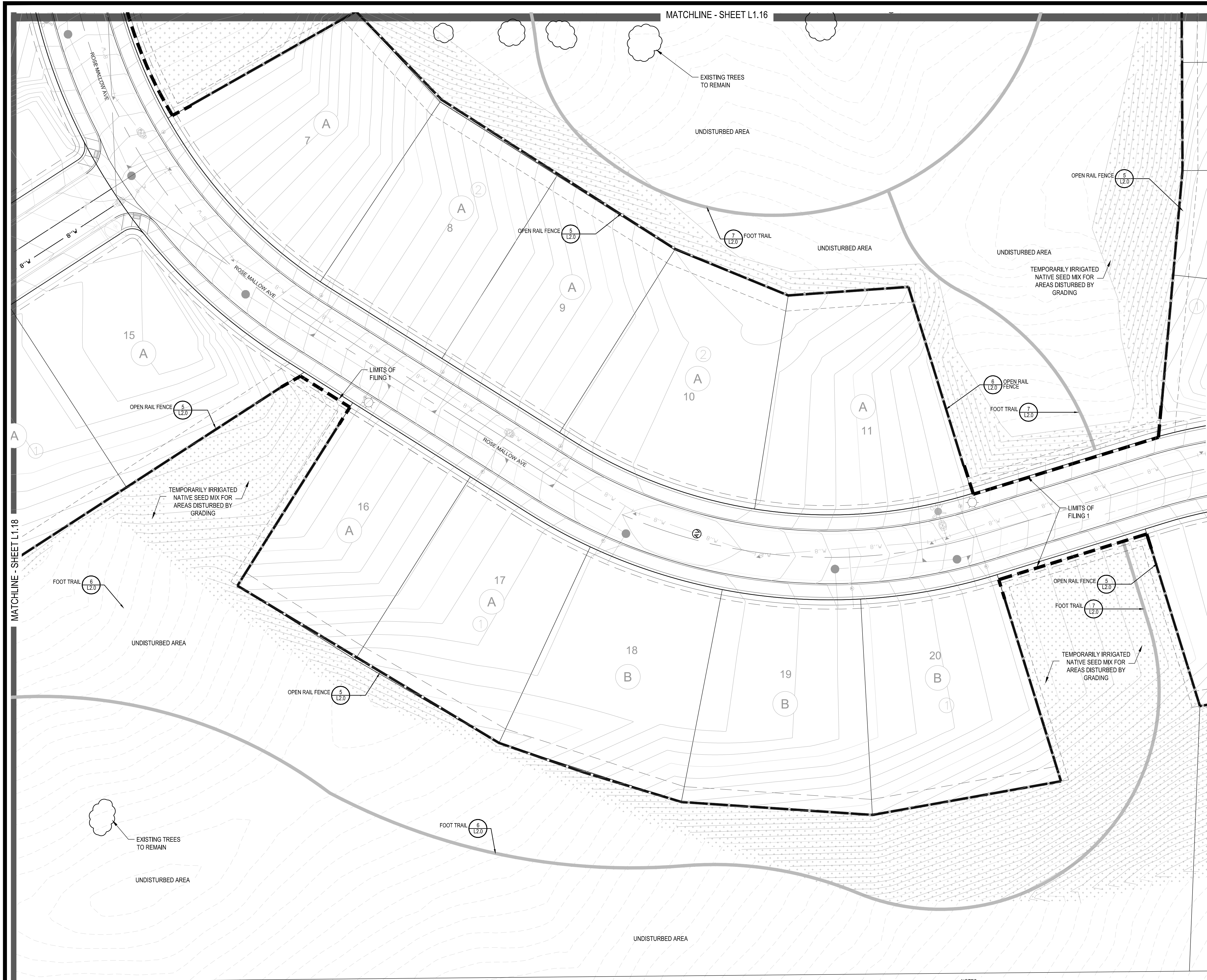
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
Know what's below. Call before you dig. 811
Date: 12.08.2017
2.20.2018
4.08.2018
5.22.2018

Sheet Name: LANDSCAPE PLAN

Sheet Number: L1.16

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



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
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

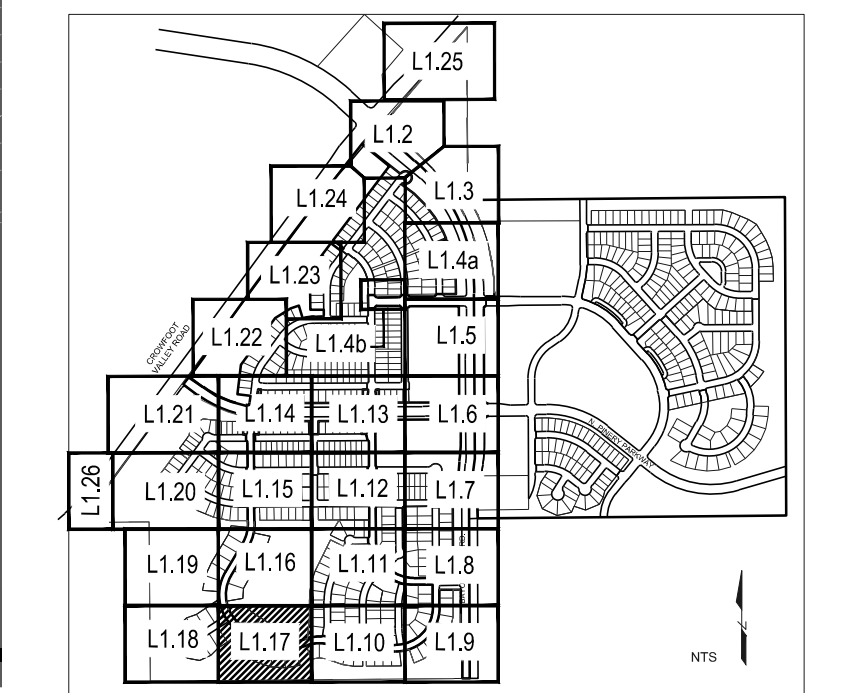
ANNUAL S/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
NL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
RU	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EW	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

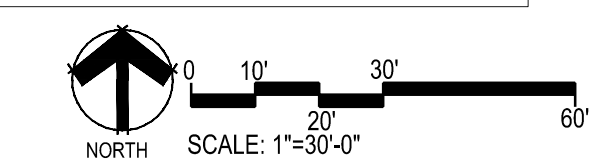
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



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

Land Planning

 pcs group inc. www.pcsgroupco.com
 #3-180 Independence plaza
 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

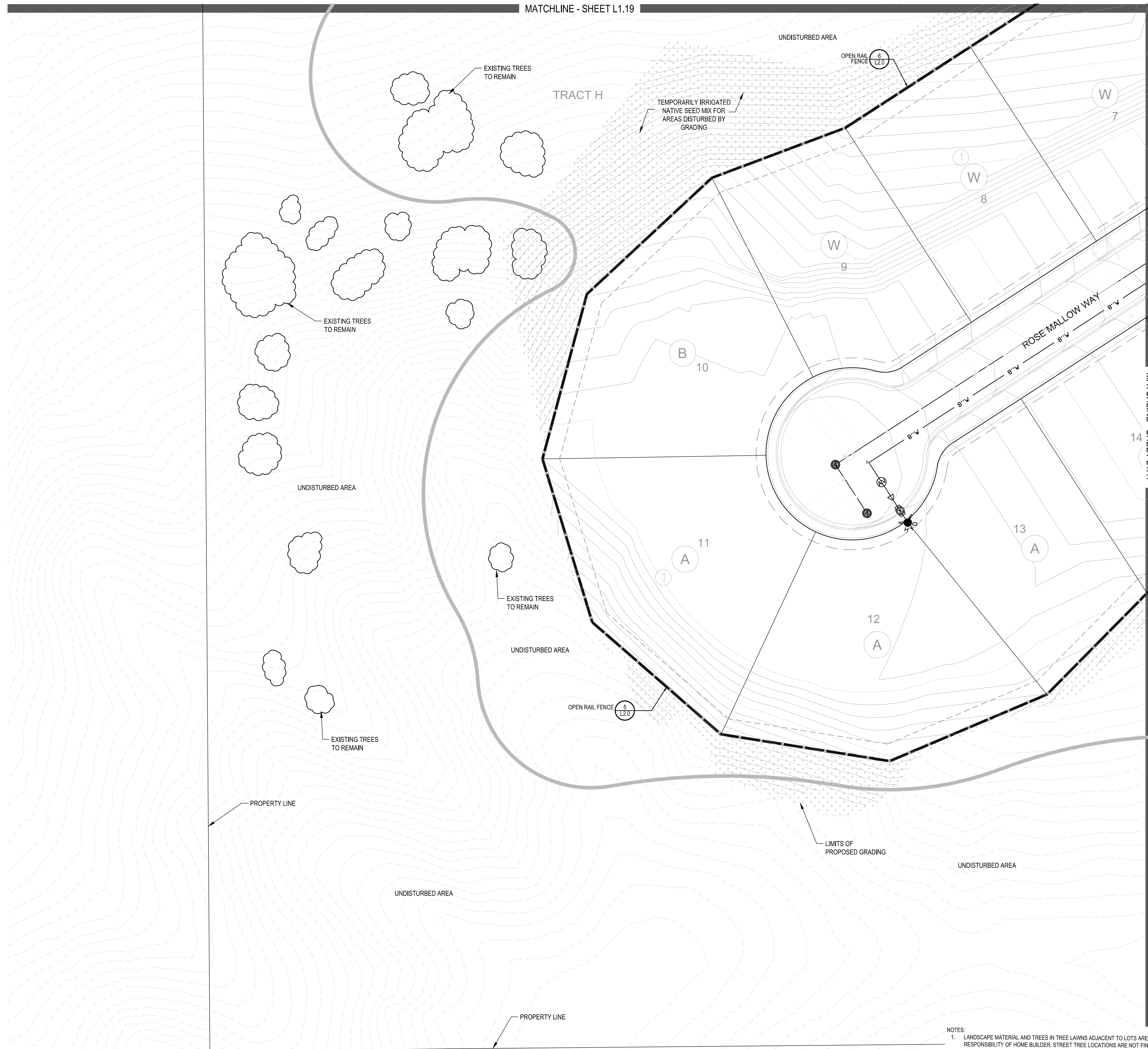
TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 Know what's below. Call before you dig.
 12.08.2017
 2.20.2018
 4.08.2018
 5.22.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.17

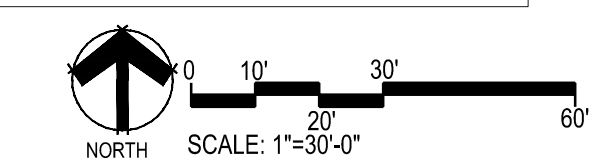
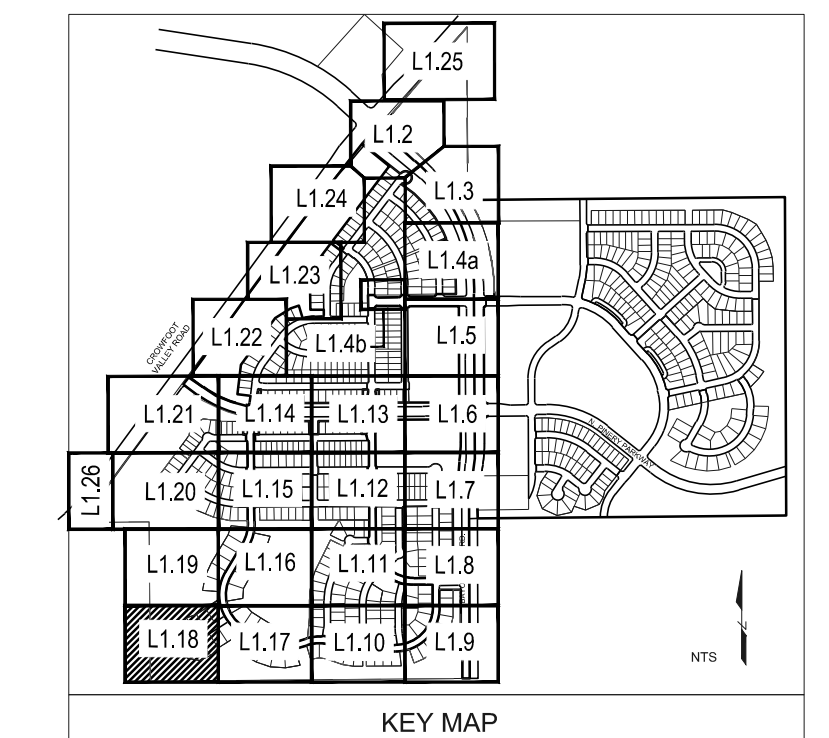
Y:\HES5_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HES5-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEEAM
OV AMERICAN SYCAMORE	AMERICAN SYCAMORE
PO BURR OAK	BURR OAK
QM CHINKAPIN OAK	CHINKAPIN OAK
HAC COMMON HACKBERRY	COMMON HACKBERRY
AE EMERALD QUEEN MAPLE	EMERALD QUEEN MAPLE
TG2 GLENLEVEN LITTLELEAF LINDEN	GLENLEVEN LITTLELEAF LINDEN
QC GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
CI HERITAGE OAK	HERITAGE OAK
GI IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
CS NORTHERN CATALPA	NORTHERN CATALPA
RAL REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
CS SHADENMASTER LOCUST	SHADENMASTER LOCUST
QB SWAMP WHITE OAK	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
PPI 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
AHG 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
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND ROSE
PD GOLD DROP POTENTILLA	GOLD DROP POTENTILLA
RHU GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
VL MICHIGAN WAYFARING TREE	MICHIGAN 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 MEIDLAND ROSE	WHITE MEIDLAND 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 RED GRASS	FEATHER RED 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, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
#3-180 Independence plaza
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

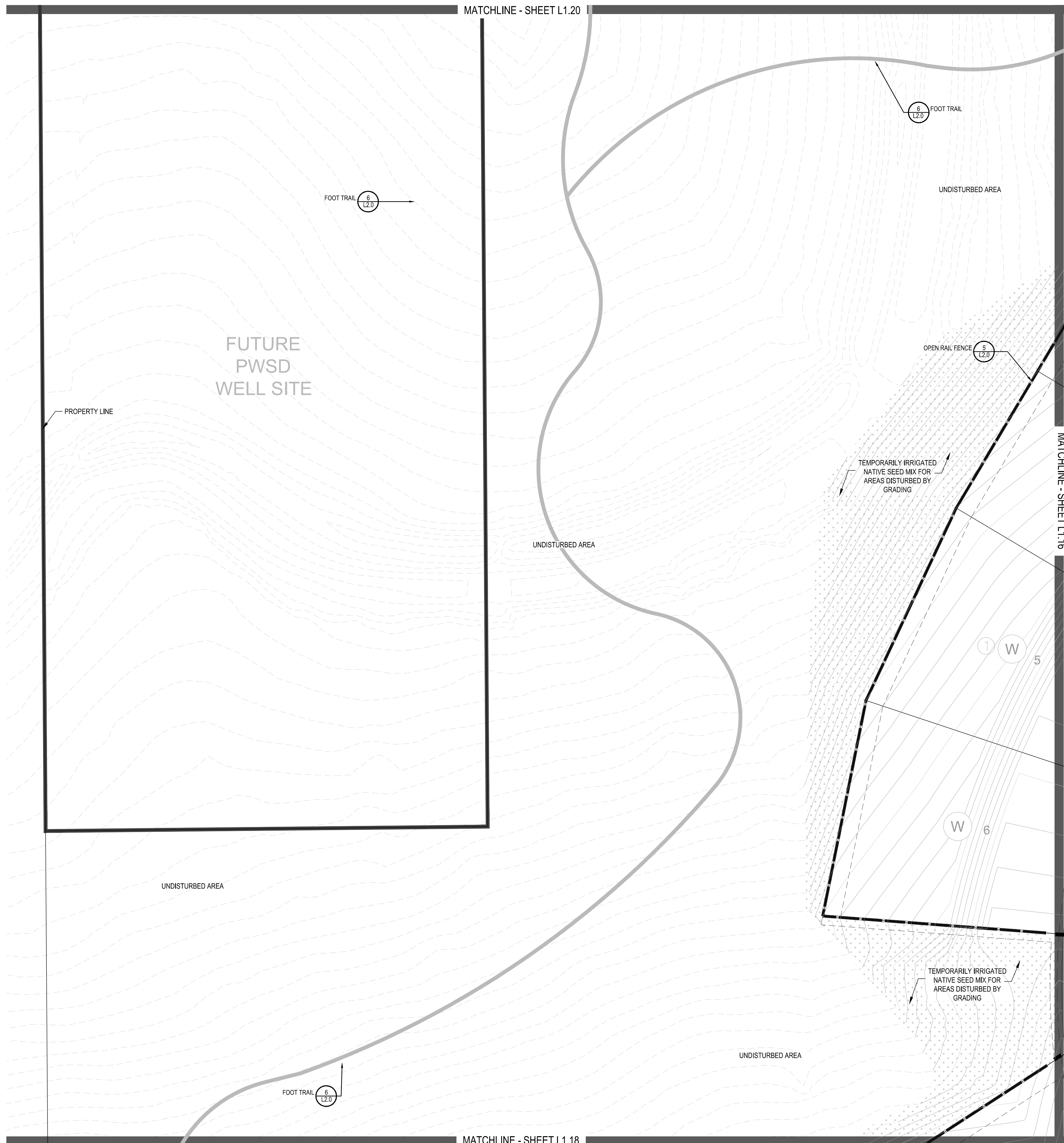
Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
12.08.2017
2.20.2018
4.08.2018
5.22.2018

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.18

- 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'



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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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

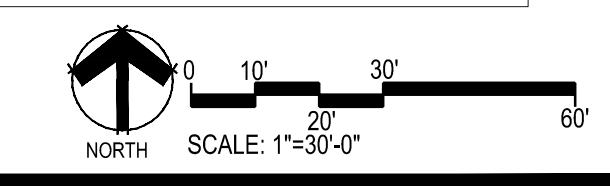
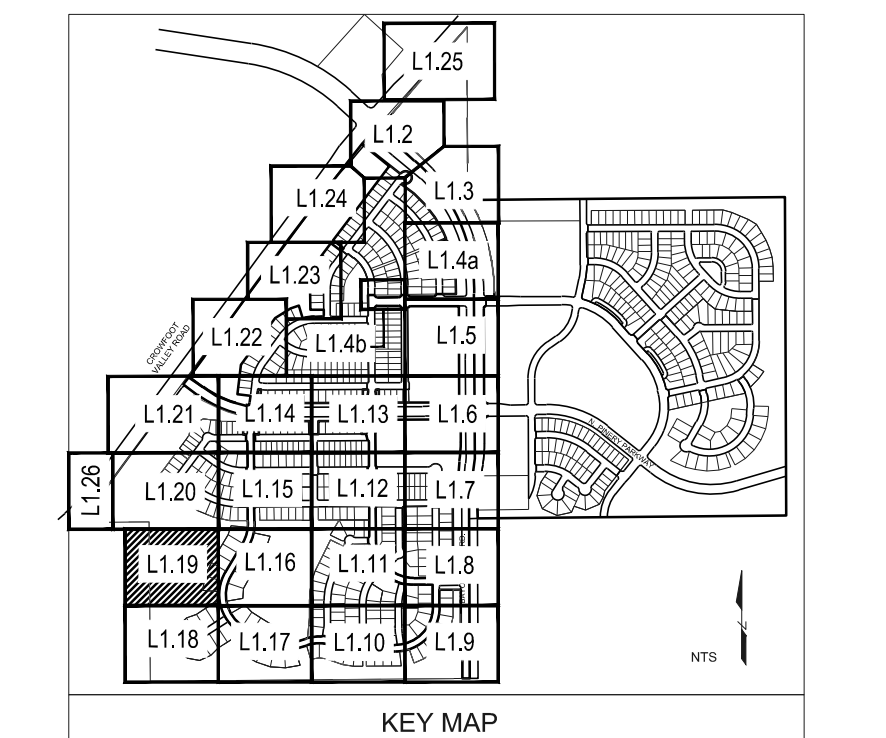
ANNUAL S/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND 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
FA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED EUONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

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



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

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

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

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

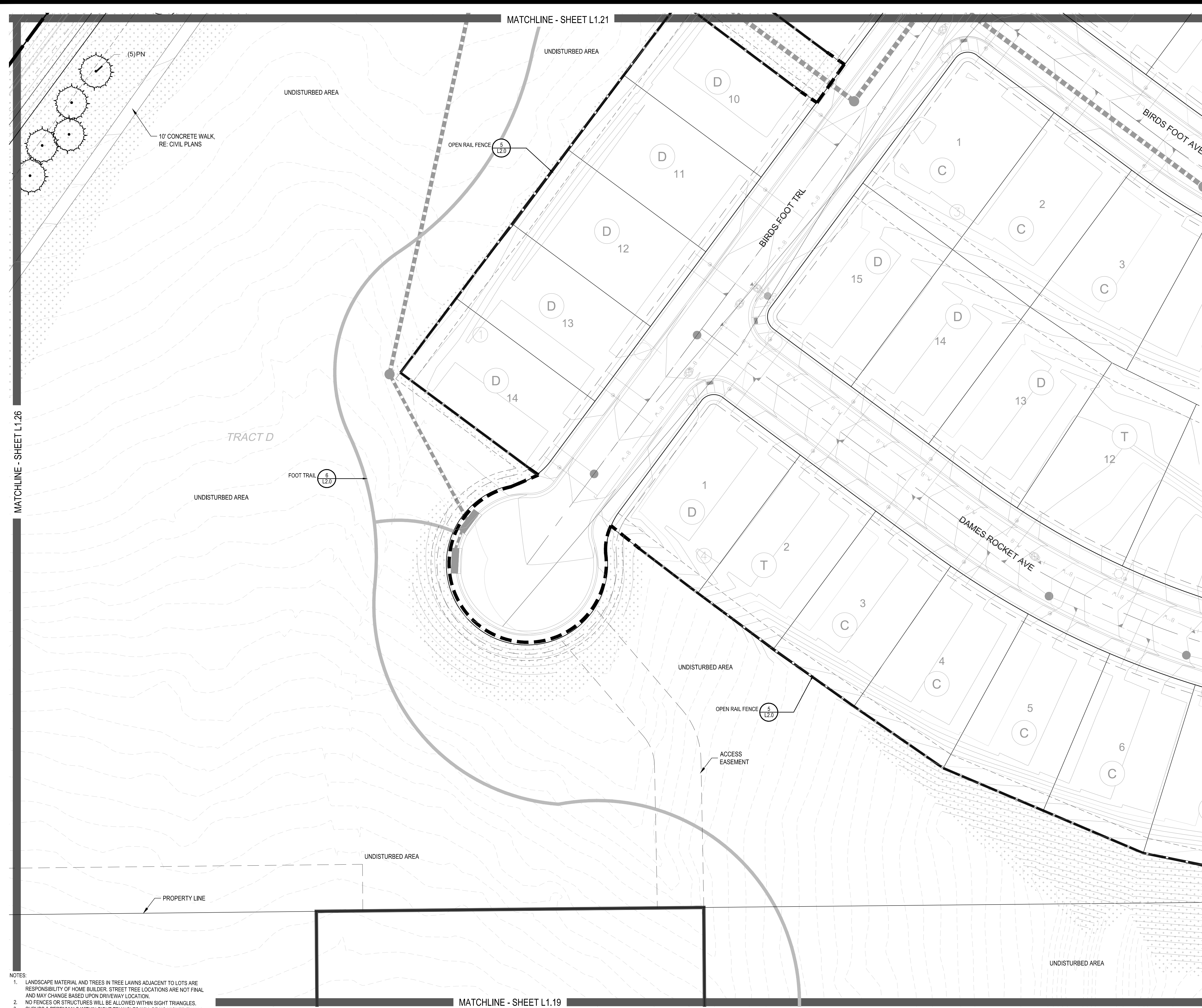
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

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

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.19

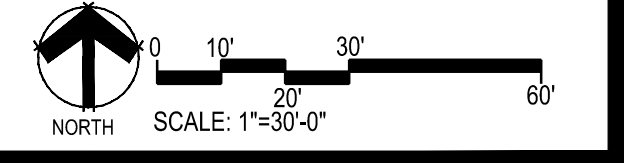
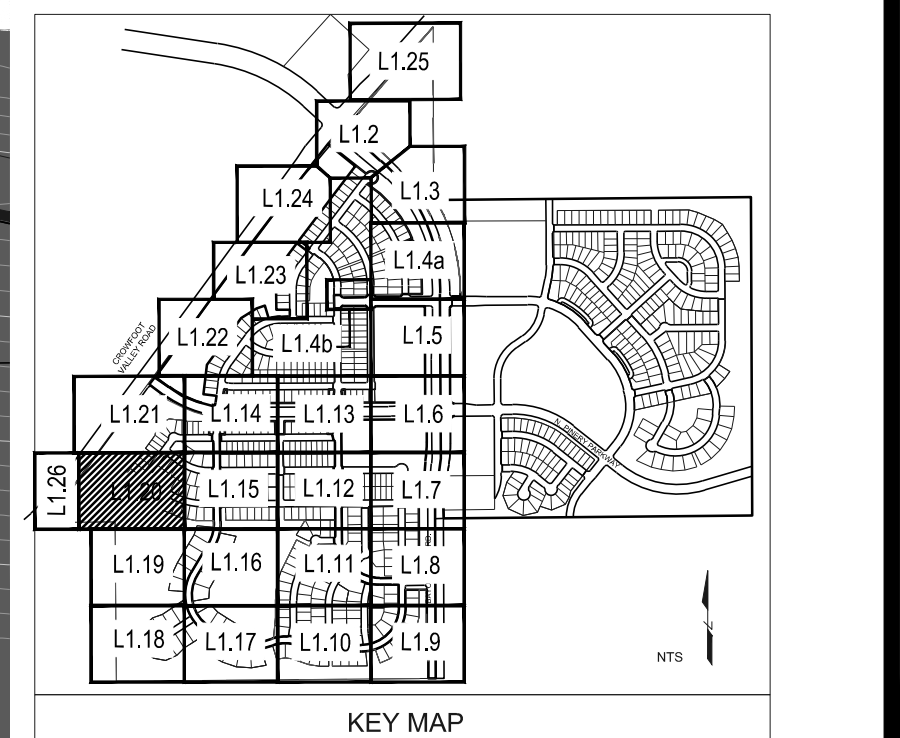
Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 1.DWG
Friday, February 17, 2017



- 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'

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	AMERICAN ELM
UP	AMERICAN HORNBREAM
OV	AMERICAN SYCAMORE
PO	BURR OAK
QM	CHINKAPIP OAK
GM2	COMMON HACKBERRY
HAC	EMERALD QUEEN MAPLE
AE	GLENLEVEN LITTLELEAF LINDEN
TG2	GREENSPIRE LITTLELEAF LINDEN
TG	HERITAGE OAK
QC	IMPERIAL HONEYLOCUST
GJ	KENTUCKY COFFEE TREE
GK	NORTHERN CATALPA
CS	REDMOND AMERICAN LINDEN
RAL	RIVER BIRCH
BR	SCHWEDLER MAPLE
AS	SHADEMASTER LOCUST
OS	SWAMP WHITE OAK
OB	
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 HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
HL	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
GA	WINGED ELOONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
AC	MANZANITA
CSM	MOONLIGHT BROOM
PS	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER
ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS
PH	BLUE SWITCH GRASS
GK	FEATHER REED GRASS
PH2	HAMELN DWARF FOUNTAIN GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MG	MAIDEN GRASS
PQG	PORCUPINE GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING RE: LANDSCAPE NOTES



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

Land Planning
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 34-180 Independence plaza
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
Date: 12.08.2017
Know what's below. Call before you dig.
811
4.08.2018
5.22.2018

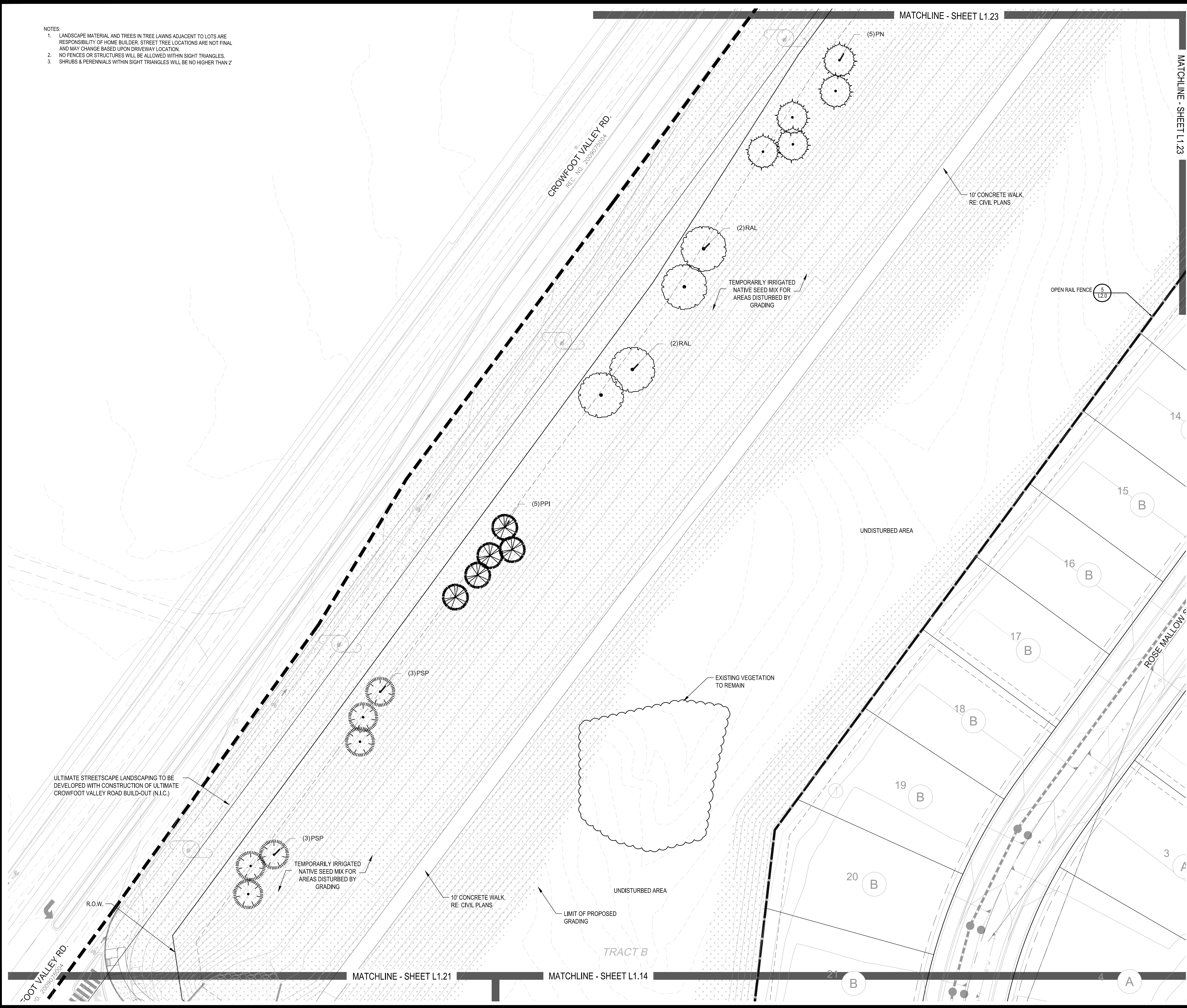
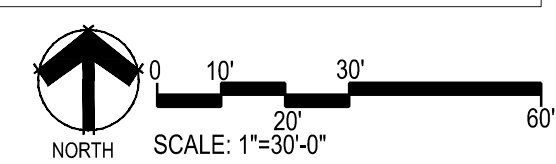
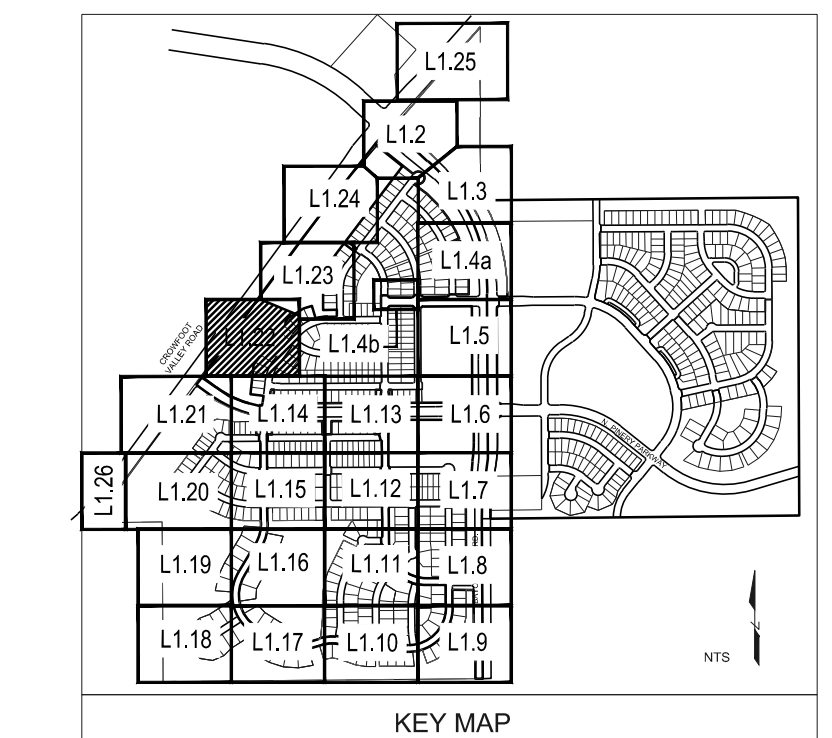
Sheet Name
LANDSCAPE PLAN
Sheet Number
L1.20

- 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'

MATCHLINE - SHEET L1.23

PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN ELM
OV AMERICAN HORNBAM	AMERICAN HORNBAM
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
QC GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
CG HERITAGE OAK	HERITAGE OAK
GJ IMPERIAL HONEYLOCUST	IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	KENTUCKY COFFEE TREE
CS NORTHERN CATALPA	NORTHERN CATALPA
RAL REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
BR RIVER BIRCH	RIVER BIRCH
AS SCHWEDLER MAPLE	SCHWEDLER MAPLE
CS SHADENMASTER LOCUST	SHADENMASTER 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
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND 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 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PS2 RUSSIAN SAGE	RUSSIAN SAGE
PA SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
CD2 SPREADING COTONEASTER	SPREADING COTONEASTER
RT THREE LEAF SUMAC	THREE LEAF SUMAC
RW WHITE MEIDLAND ROSE	WHITE MEIDLAND ROSE
EA WINGED ENONYMUS	WINGED ENONYMUS
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
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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
 CENTENNIAL, CO 80112

Land Planning
 people creating spaces
 pcs group inc. www.pcsgroupco.com
 #3, 3480 Independence plaza
 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: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal Date: 8.08.2017
 Date: 12.08.2017
 Know what's below. Call before you dig.

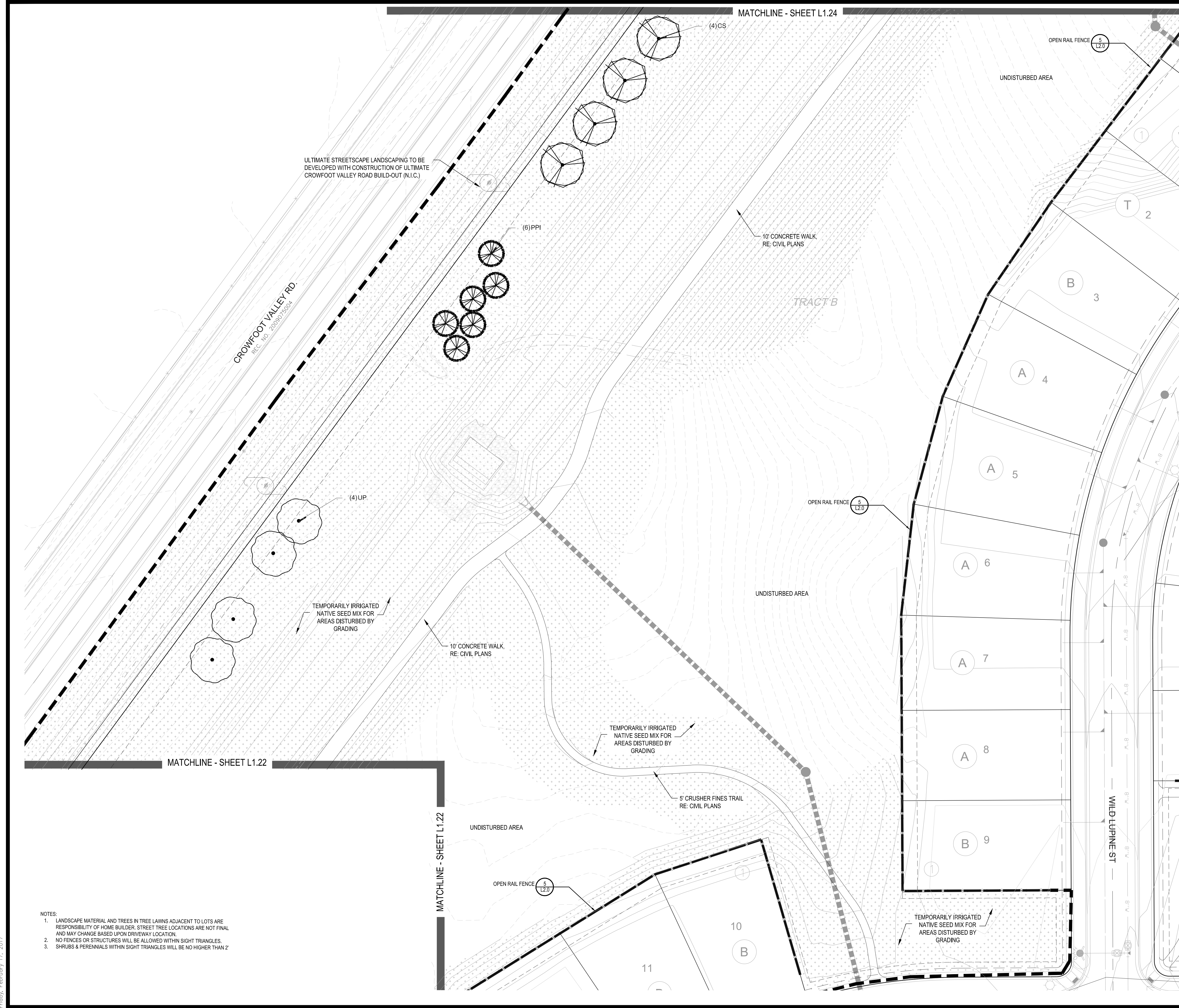
 4.08.2018
 5.22.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.22

Y:\HSS_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HSS-LODSCP PLANS - FILING 1.DWG
 Friday, February 17, 2017

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



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
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	SHADENMASTER LOCUST
OB	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 HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

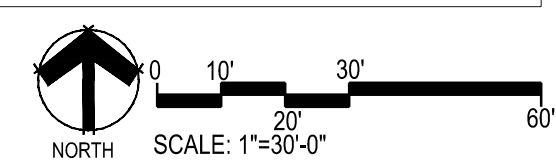
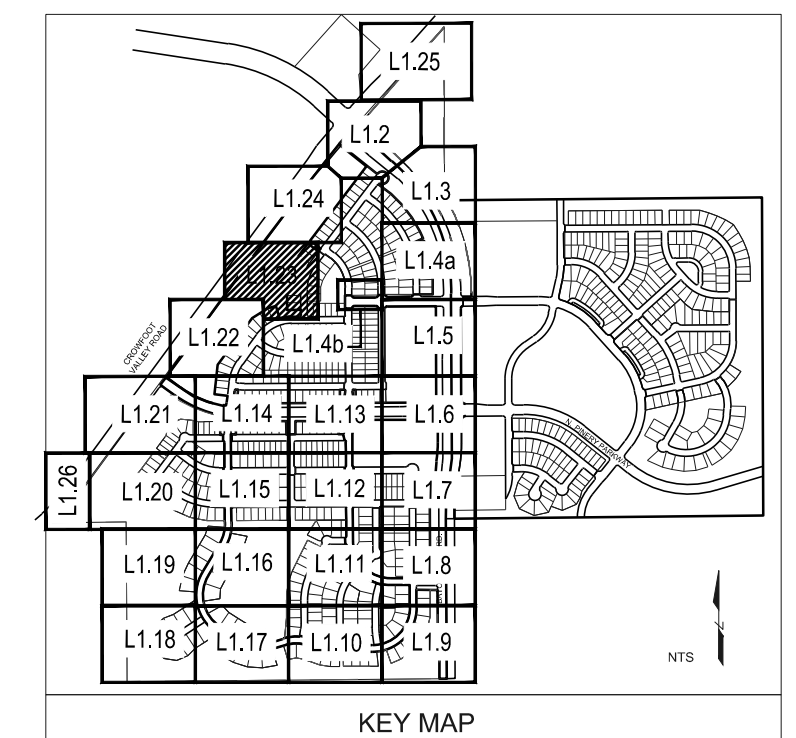
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED ELONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

people creating spaces

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

Engineering

CVL CONSULTANTS

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

TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: JMI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 8.08.2017
Know what's below. Call before you dig. 12.08.2017
811 2.20.2018
4.08.2018
5.22.2018

Sheet Name: LANDSCAPE PLAN

Sheet Number: L1.23

- 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'

CROWFOOT VAL
REC. NO. 20080705

MATCHLINE - SHEET L1.2

CROWFOOT VALLEY RD.
REC. NO. 2008070504

MATCHLINE - SHEET L1.23

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM2	BURR OAK
HAC	CHINKAPIN OAK
AE	COMMON HACKBERRY
TG2	EMERALD QUEEN MAPLE
TG	GLENLEVEN LITTLELEAF LINDEN
GC	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GJ	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	SHADEMASTER LOCUST
OB	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

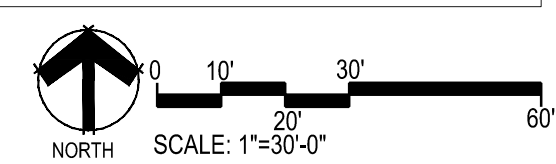
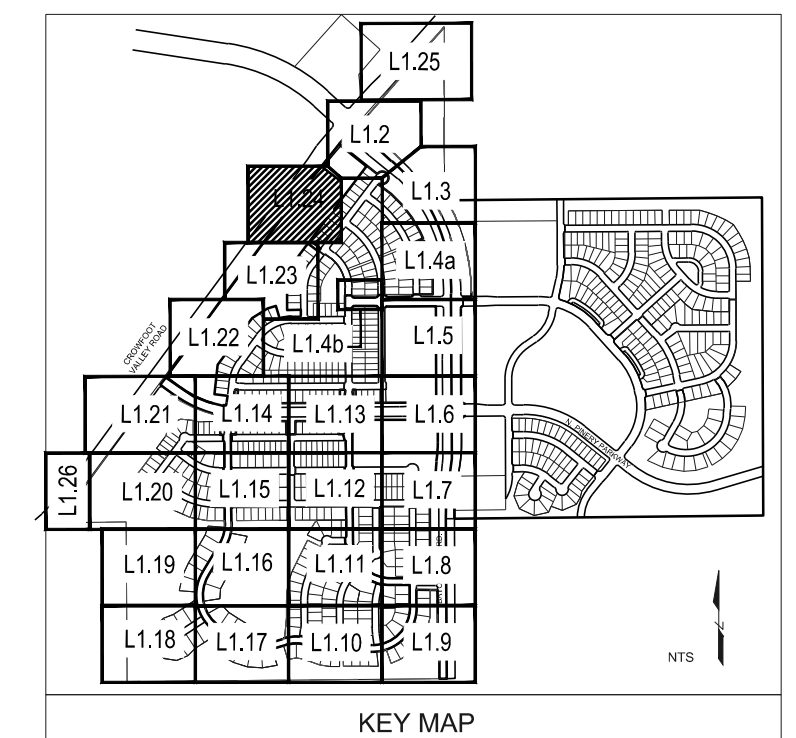
ANNUALS/PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND 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
PSP2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
CD2	SPREADING COTONEASTER
RT	THREE LEAF SUMAC
RW	WHITE MEIDLAND ROSE
EA	WINGED ELONYMUS
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcsgroupco.com
#3-180 Independence plaza
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
Know what's below. Call before you dig. 811
12.08.2017
2.20.2018
4.08.2018
5.22.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.24

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



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
OK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
CS	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 HYSSOP
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
EP	PURPLE CONEFLOWER
CV	THREADLEAF COREOPSIS

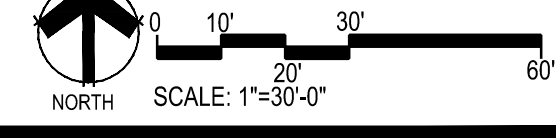
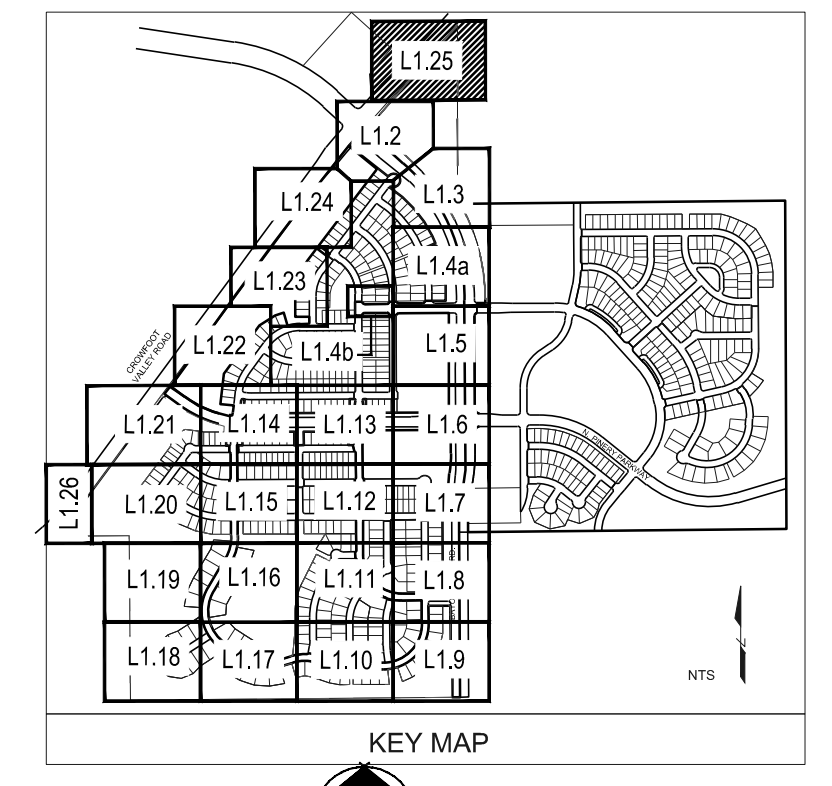
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
FMR	FIRE MEIDLAND ROSE
PD	GOLD DROP POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
VL	MOHICAN WAYFARING TREE
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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	MUGO PINE
AP	PANCHITO MANZANITA
EC	PURPLE-LEAF WINTER CREEPER

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" 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'



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

Land Planning

 pcs group inc. www.pcsgroupco.com
 #3-180 Independence plaza
 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

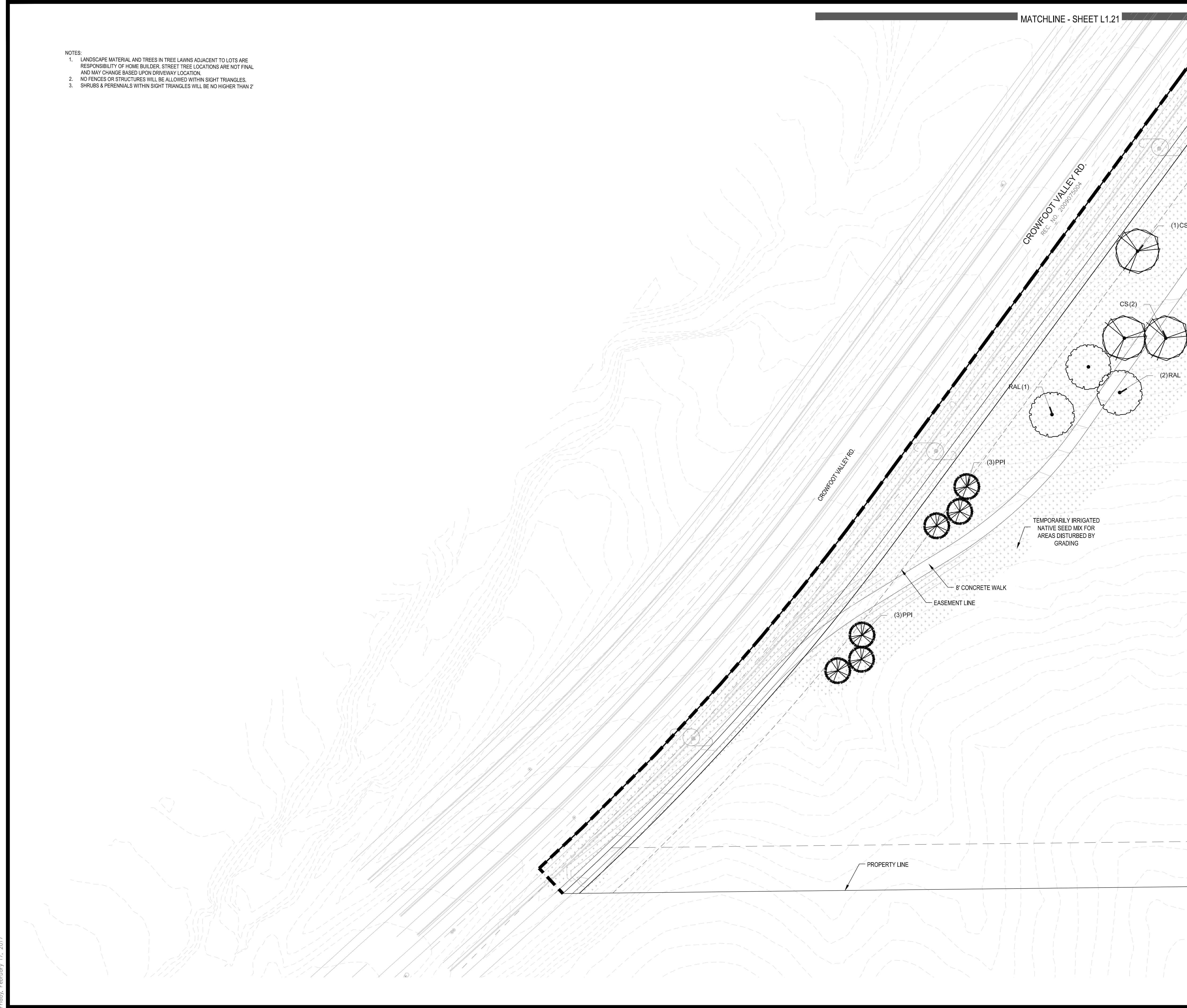
Drawn by:	JMI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	8.08.2017
Know what's below. Call before you dig.	12.08.2017
	2.20.2018
	4.08.2018
	5.22.2018

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.25

- 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'

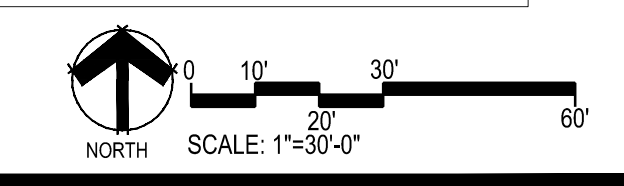
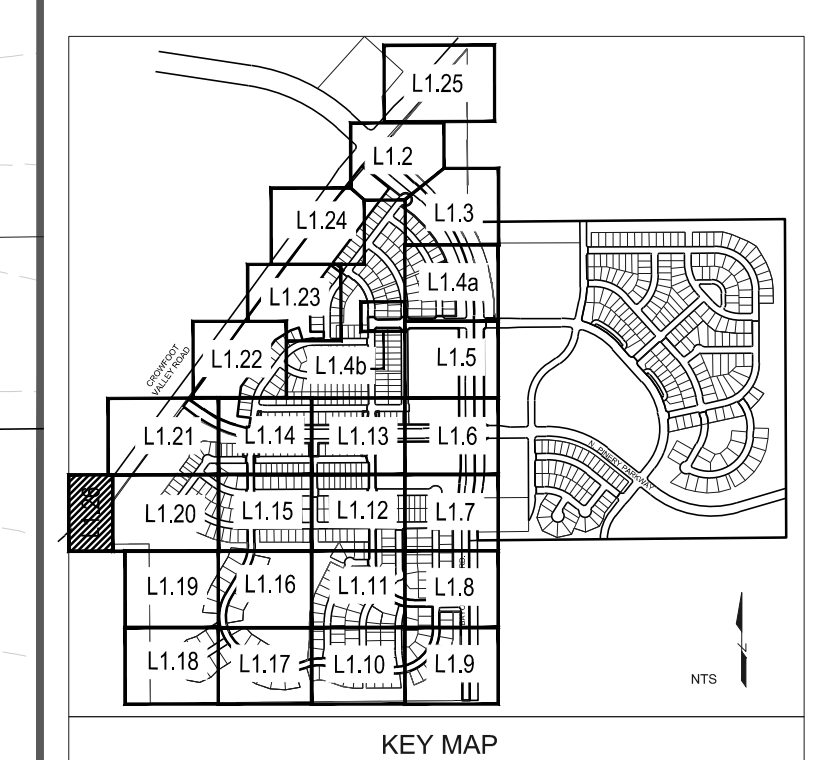
MATCHLINE - SHEET L1.21



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
RAL NORTHERN CATALPA	NORTHERN CATALPA
BR REDMOND AMERICAN LINDEN	REDMOND AMERICAN LINDEN
AS RIVER BIRCH	RIVER BIRCH
OB SCHWEDLER MAPLE	SCHWEDLER MAPLE
	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
FMR FIRE MEIDLAND ROSE	FIRE MEIDLAND 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 MEIDLAND ROSE	WHITE MEIDLAND ROSE
EA WINGED ELYNYMUS	WINGED ELYNYMUS
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
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" DIA. COBBLE
[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:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING 1.DWG Friday, February 17, 2017

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

Land Planning
 people creating spaces
 pcs group inc. www.pcsgroupco.com
 #3-8180 Independence plaza
 1007 16th street, denver co 80265
 1 303.531.4905 . 1 303.531.4908

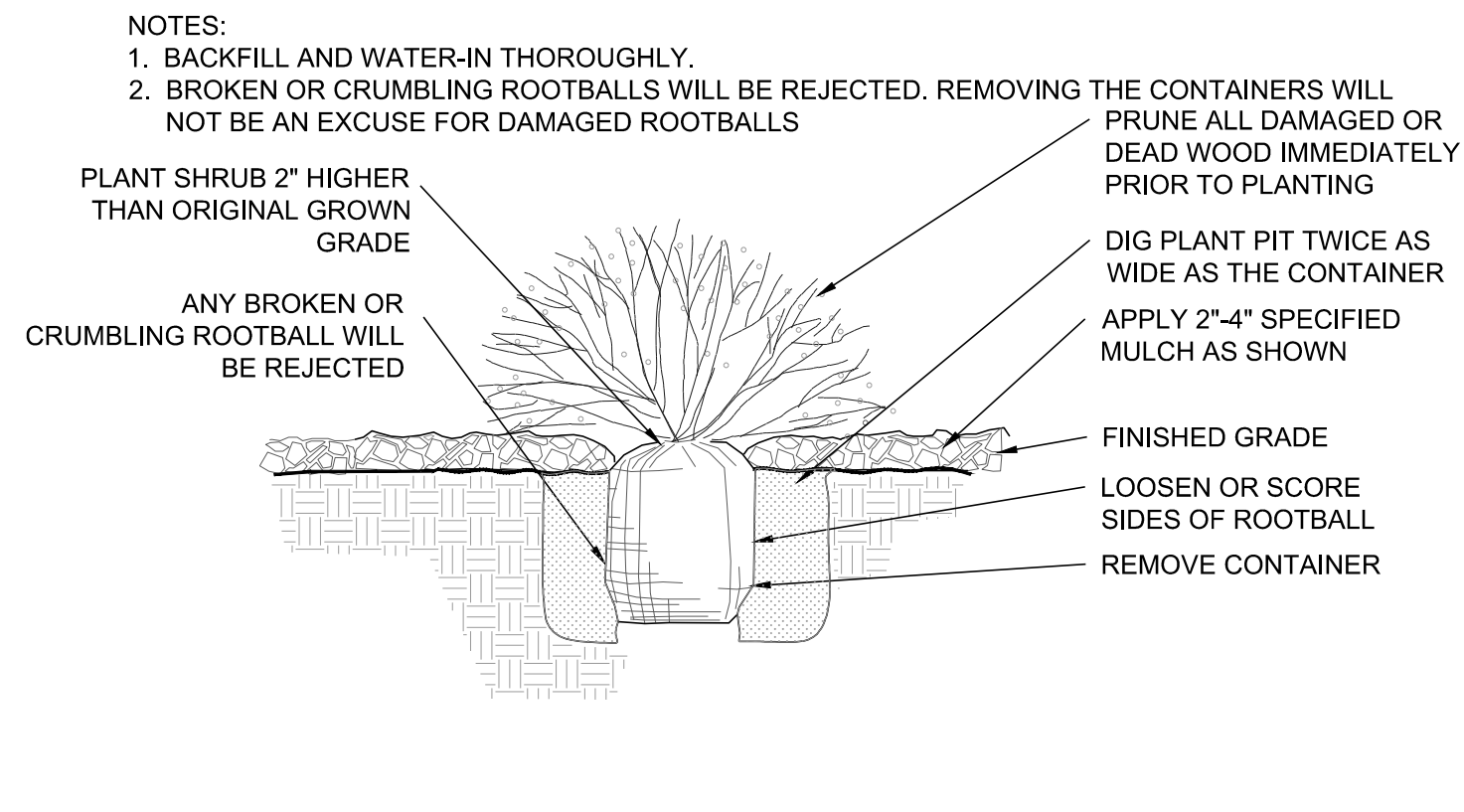
Engineering

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

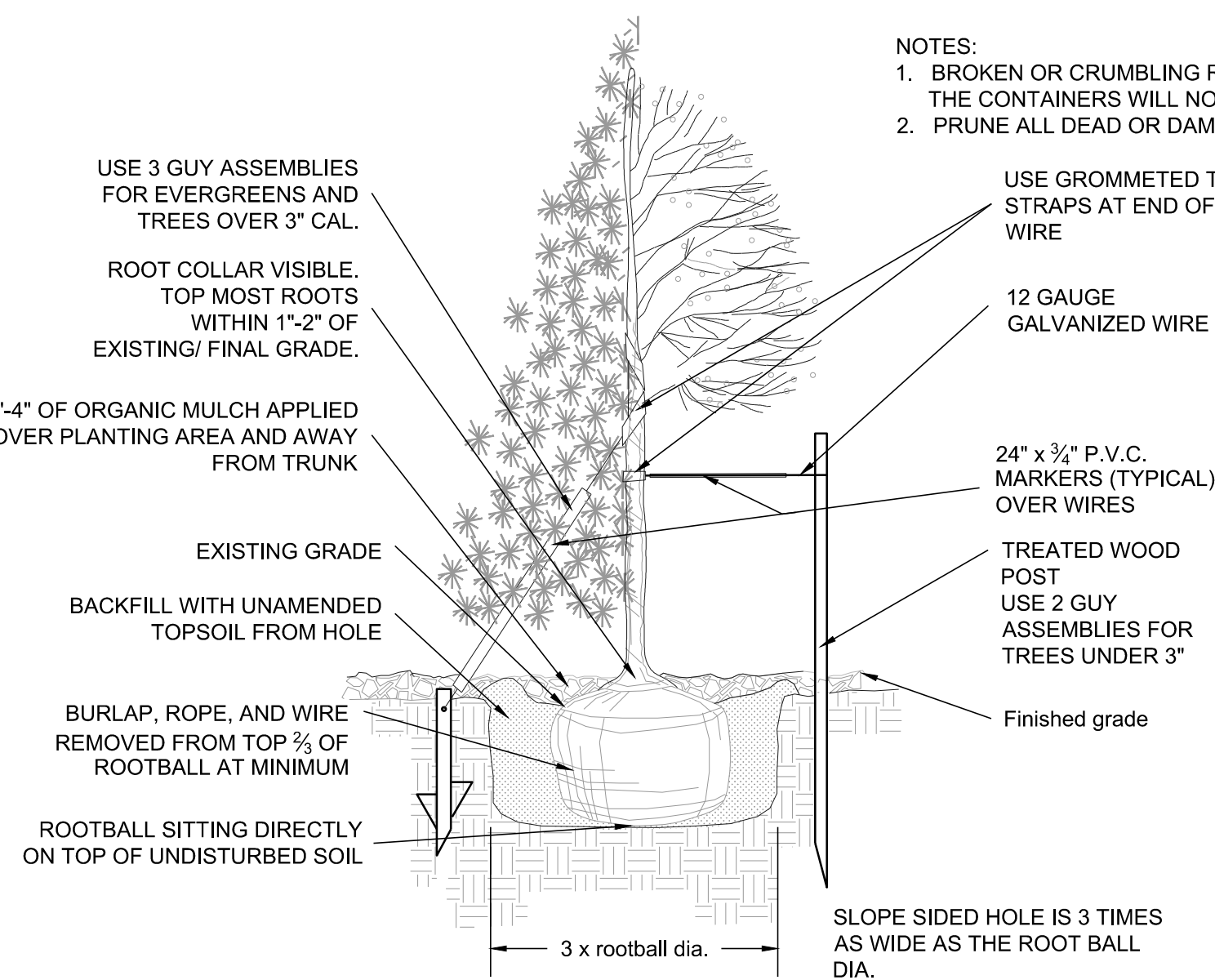
TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 LANDSCAPE PLANS

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

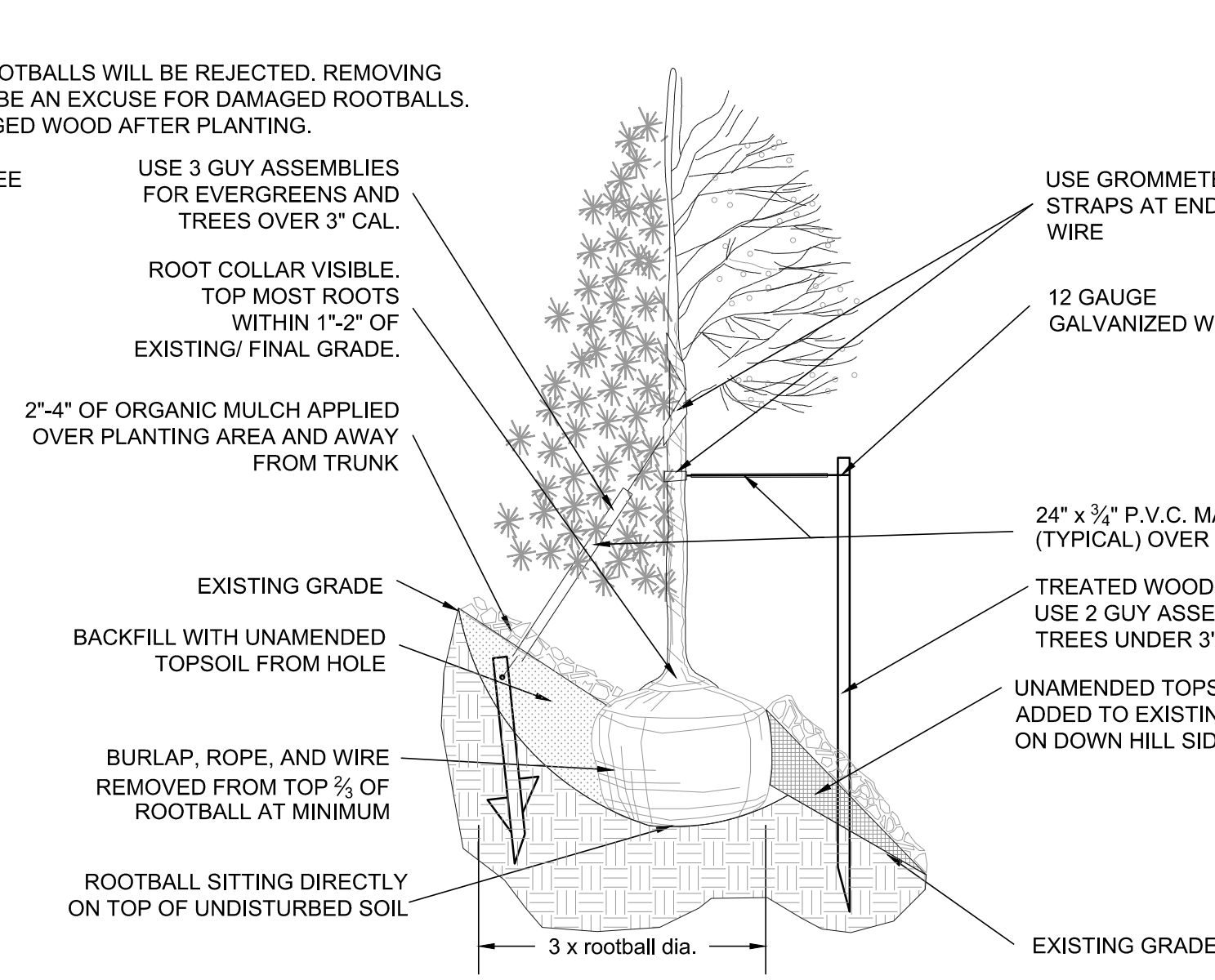
Sheet Name
LANDSCAPE PLAN
 Sheet Number
L1.26



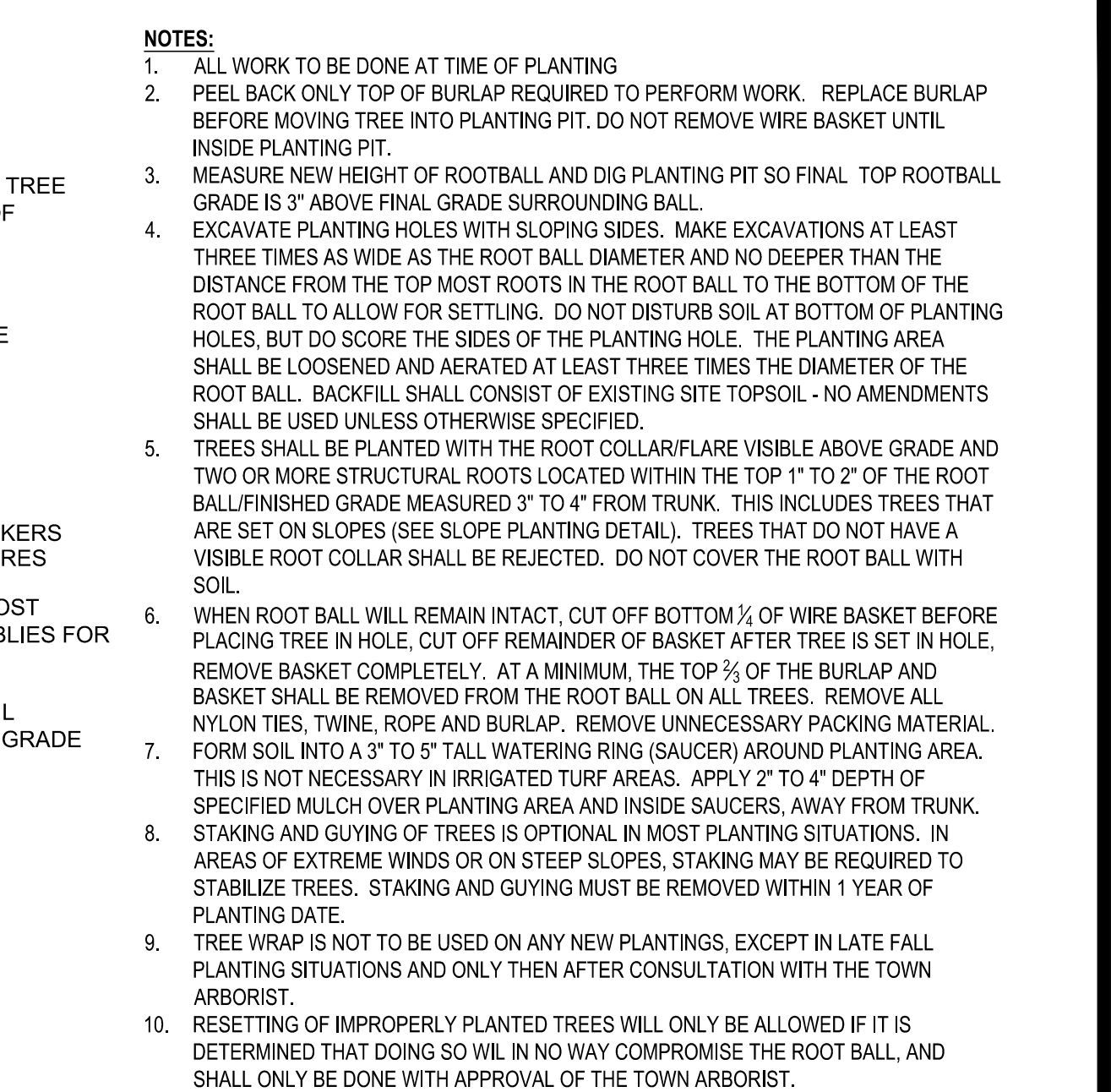
1 SHRUB PLANTING
NOT TO SCALE



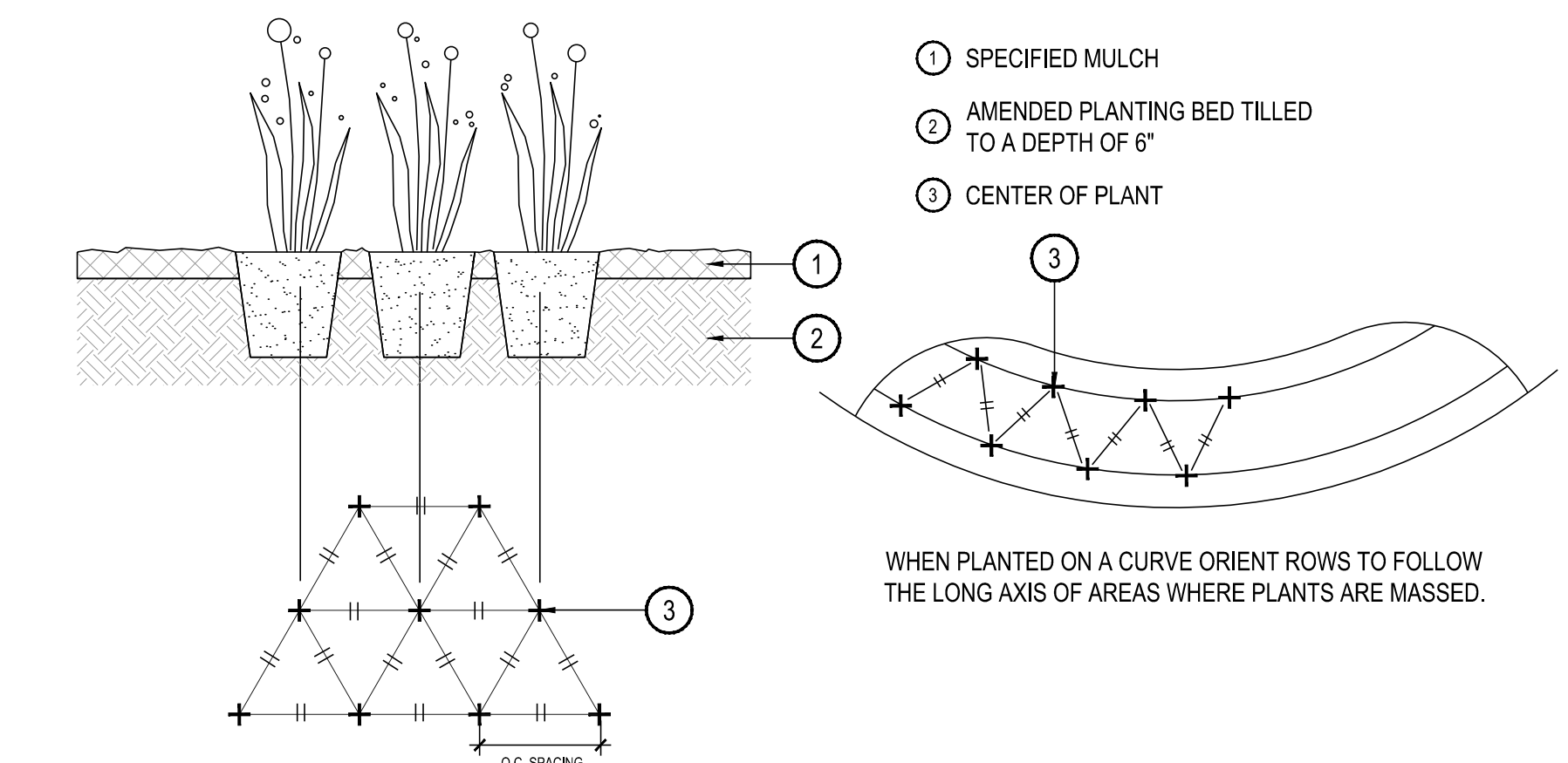
2 TREE PLANTING
NOT TO SCALE



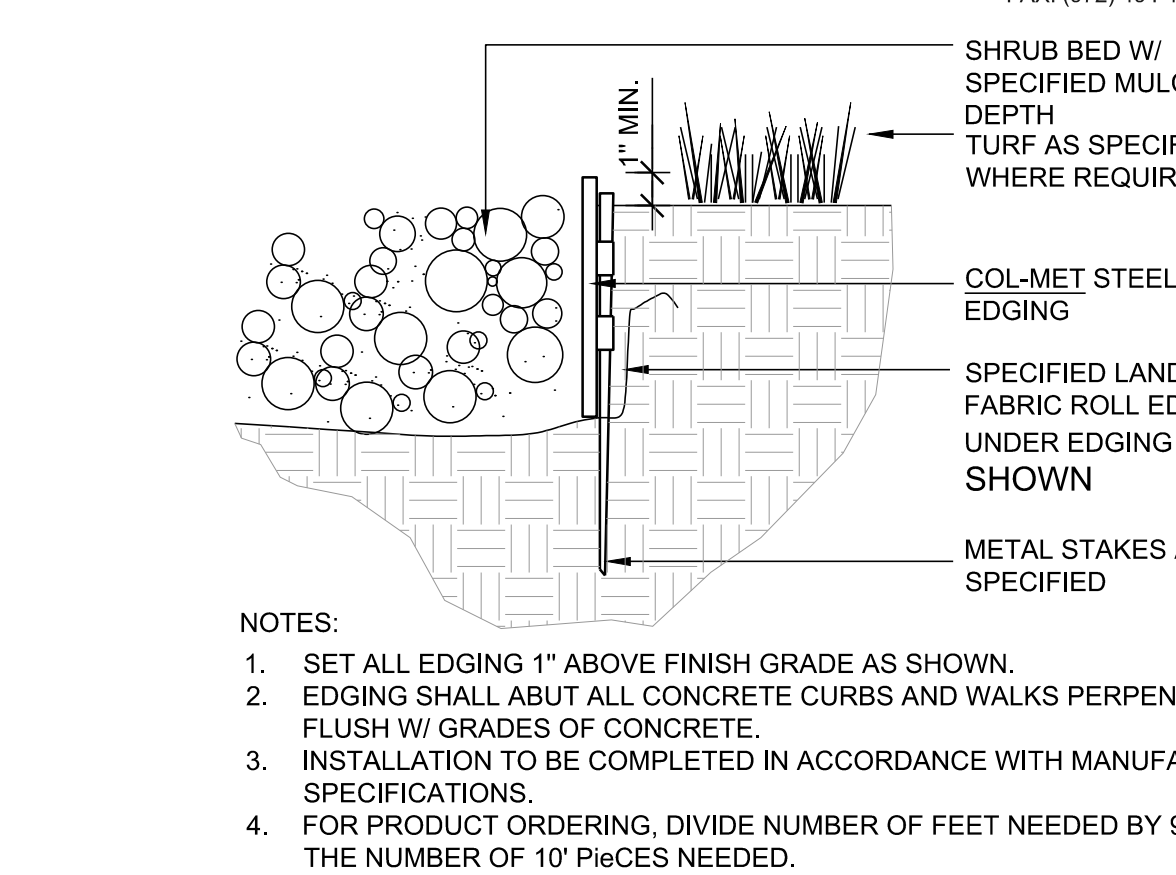
3 PERENNIAL OR GRASS PLANTING
NOT TO SCALE



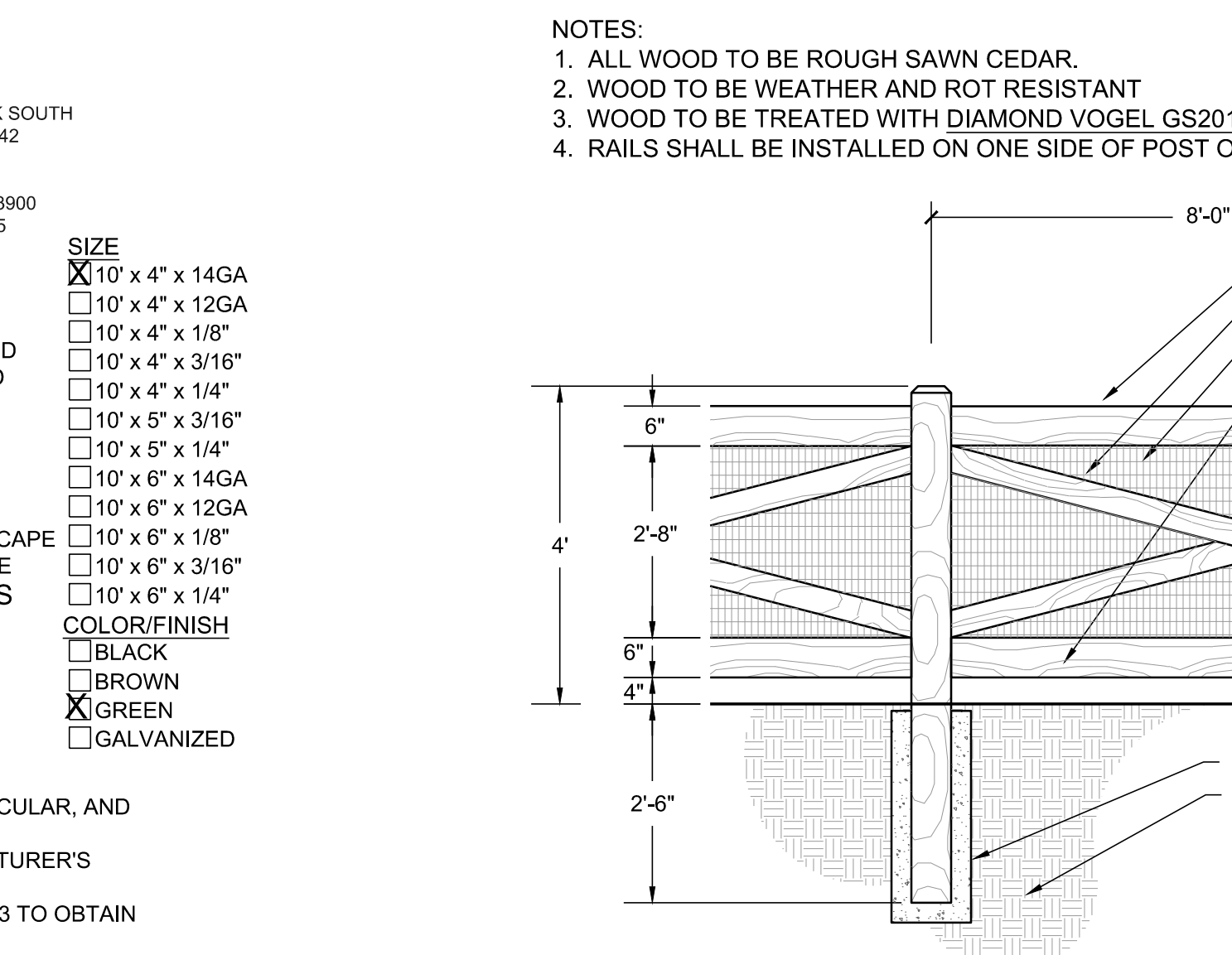
4 STEEL EDGER
NOT TO SCALE



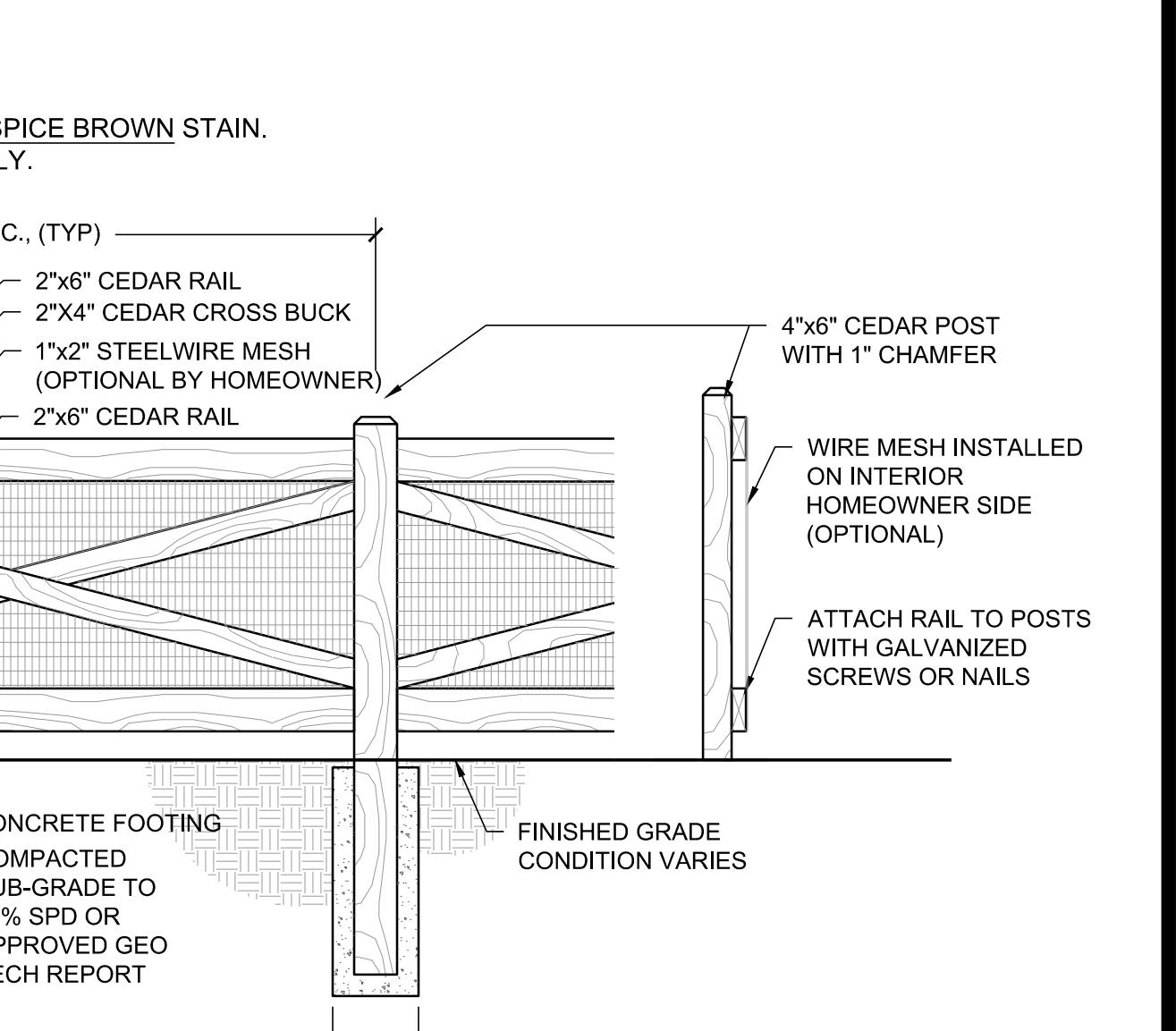
5 OPEN RAIL FENCE
SCALE: 1/2"=1'-0"



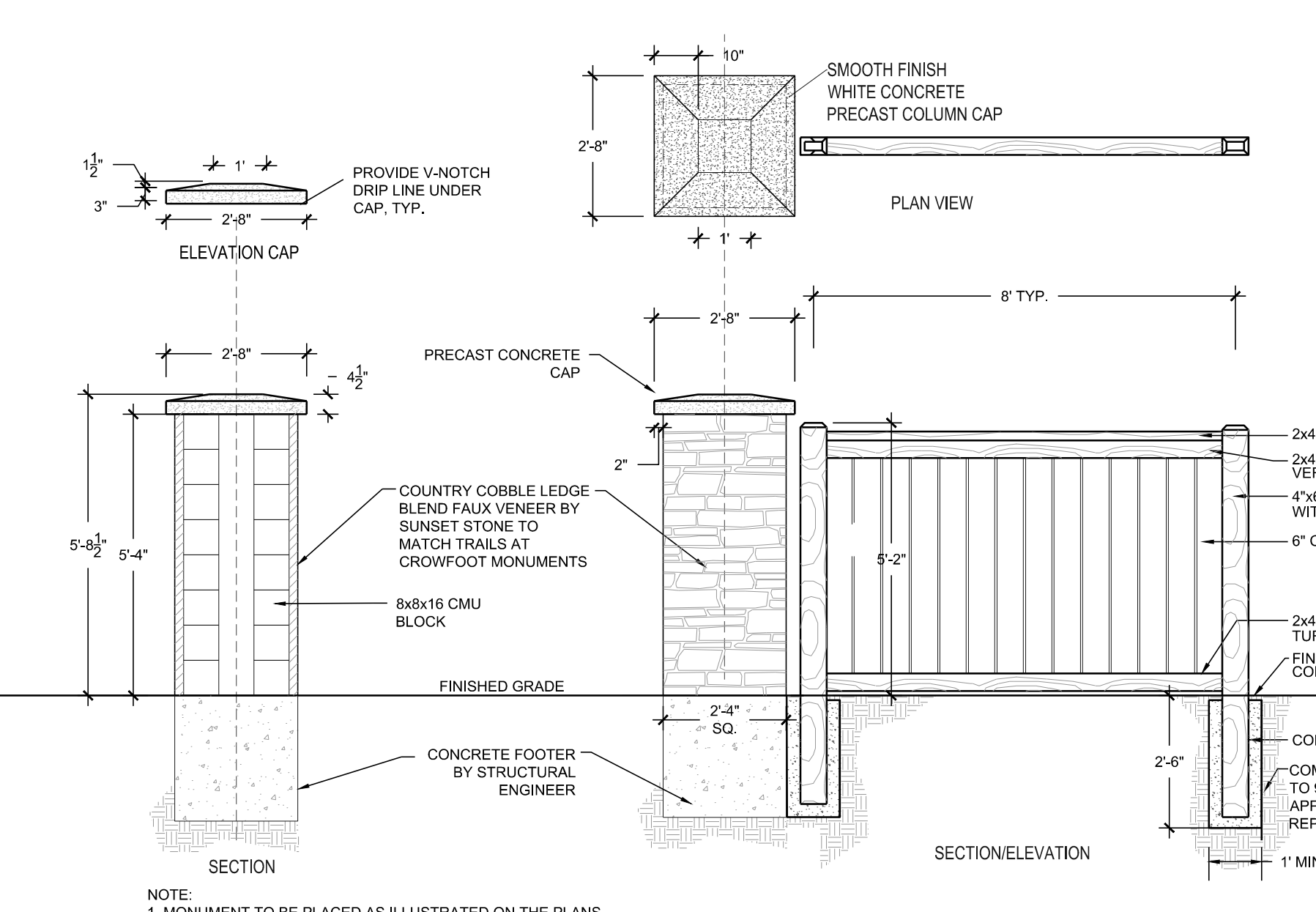
6 PRIVACY FENCE W/ COLUMN
SCALE: 3/8"=1'-0"



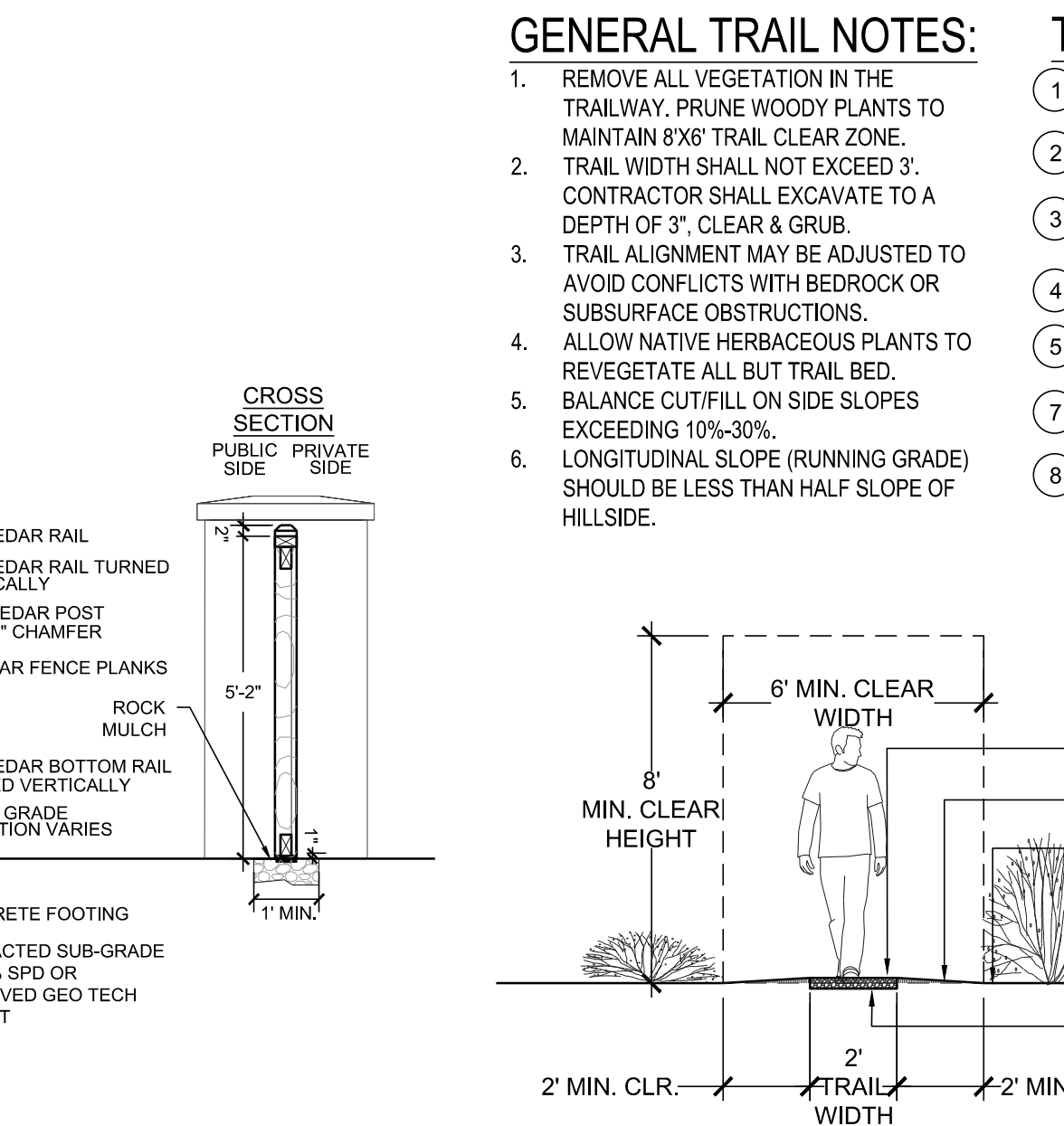
7 FOOT TRAIL
NOT TO SCALE



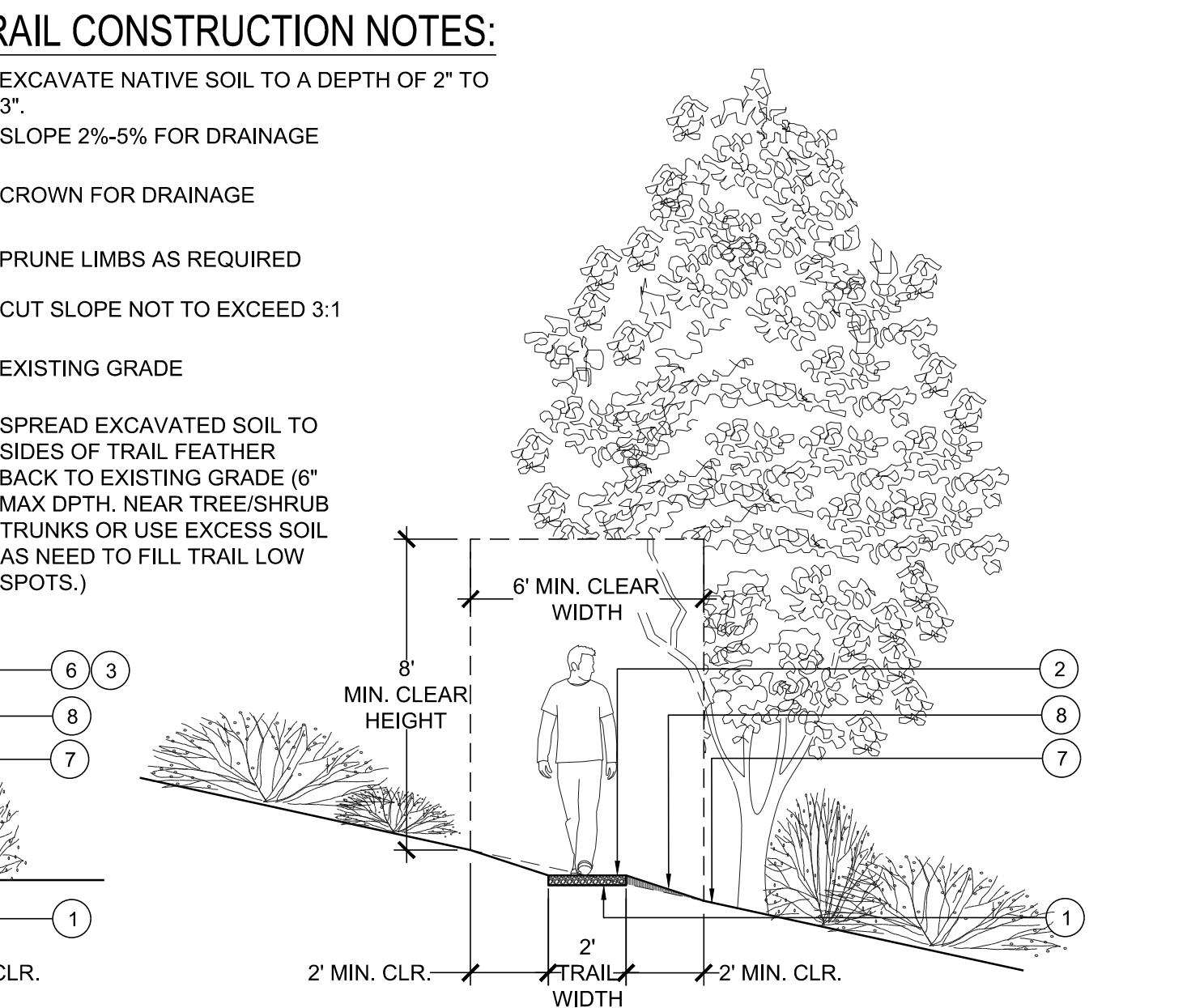
8 LANDSCAPE BOULDER
NOT TO SCALE



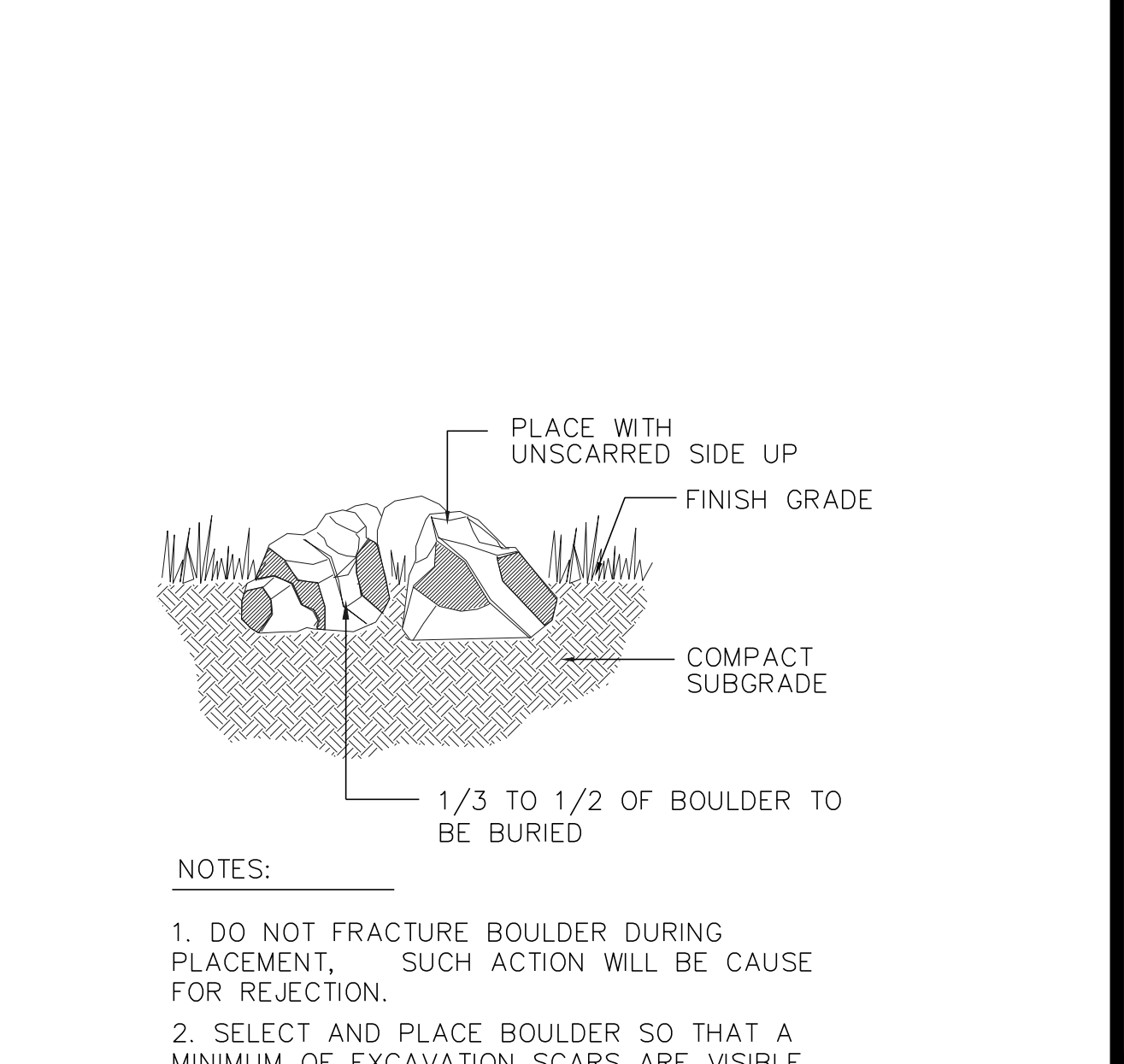
9 COL-MET
NOT TO SCALE



10 GENERAL TRAIL NOTES



11 TRAIL CONSTRUCTION NOTES



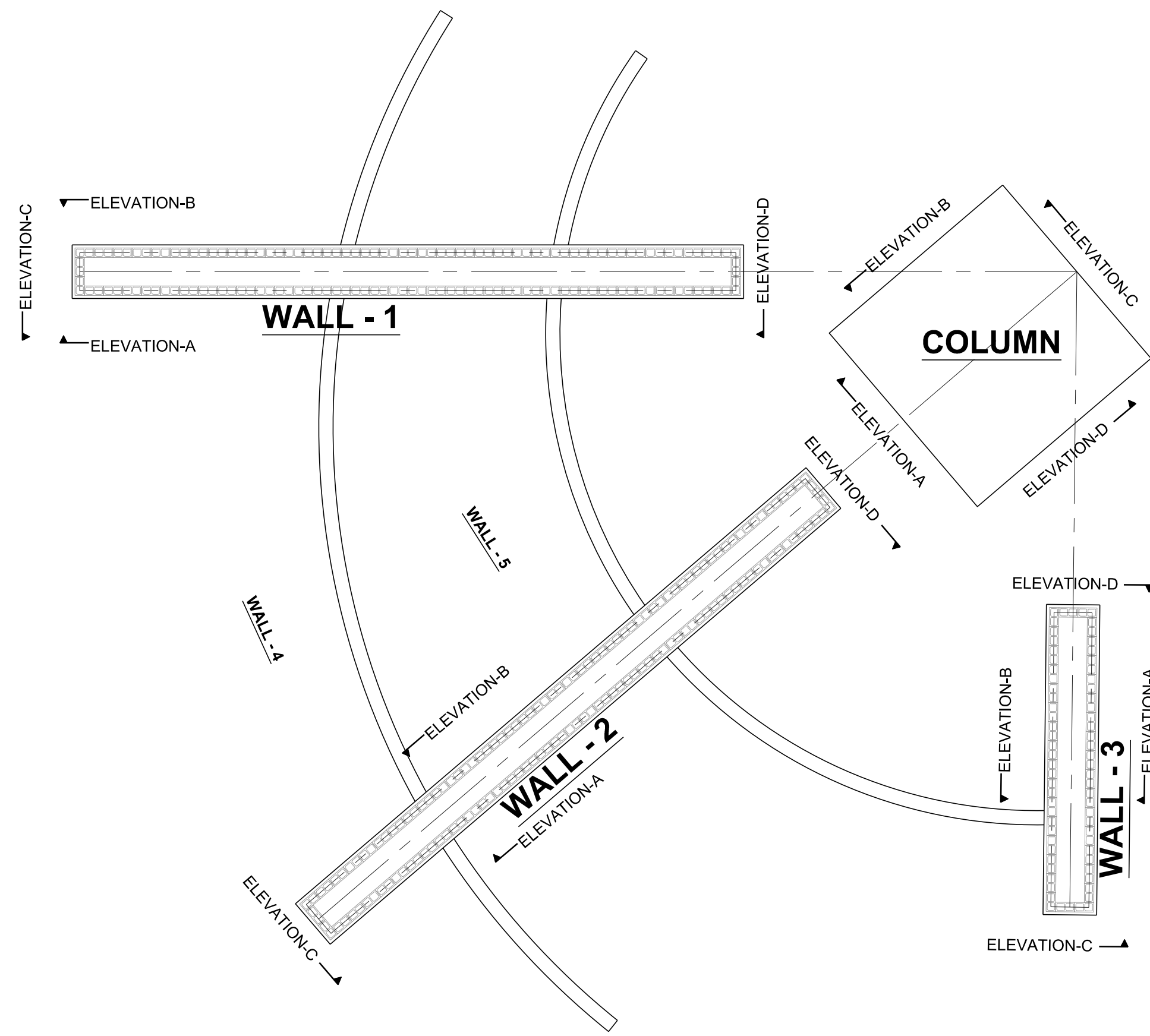
12 NOTES

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

Sheet Name
SITE & LANDSCAPE
DETAILS

Sheet Number

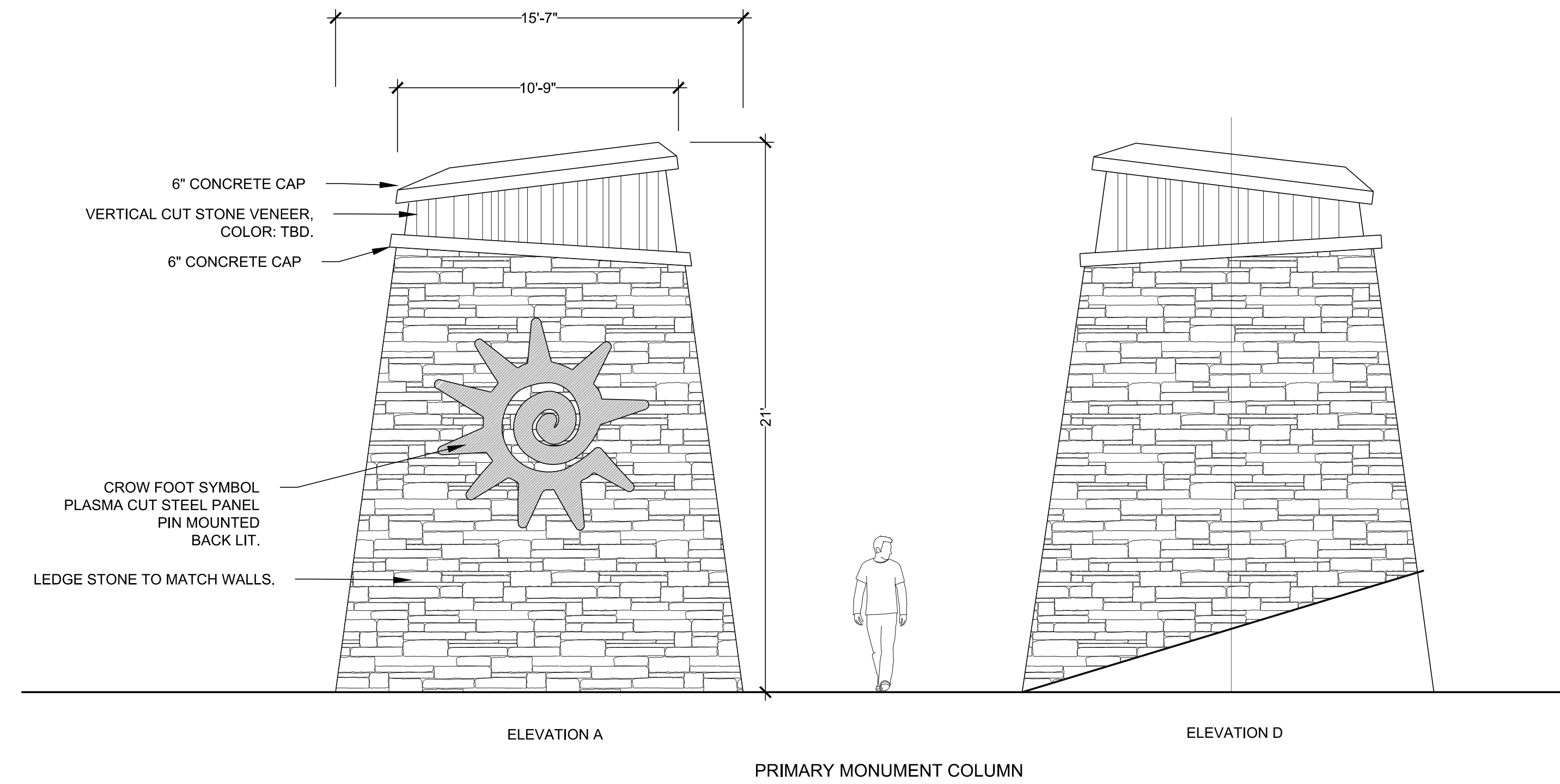
L2.0



NOTE: MONUMENT DETAIL ARE FOR CONCEPTUAL USE ONLY.
FINAL MONUMENT DETAILS TO BE PART OF SIGN PERMIT PACKAGE.

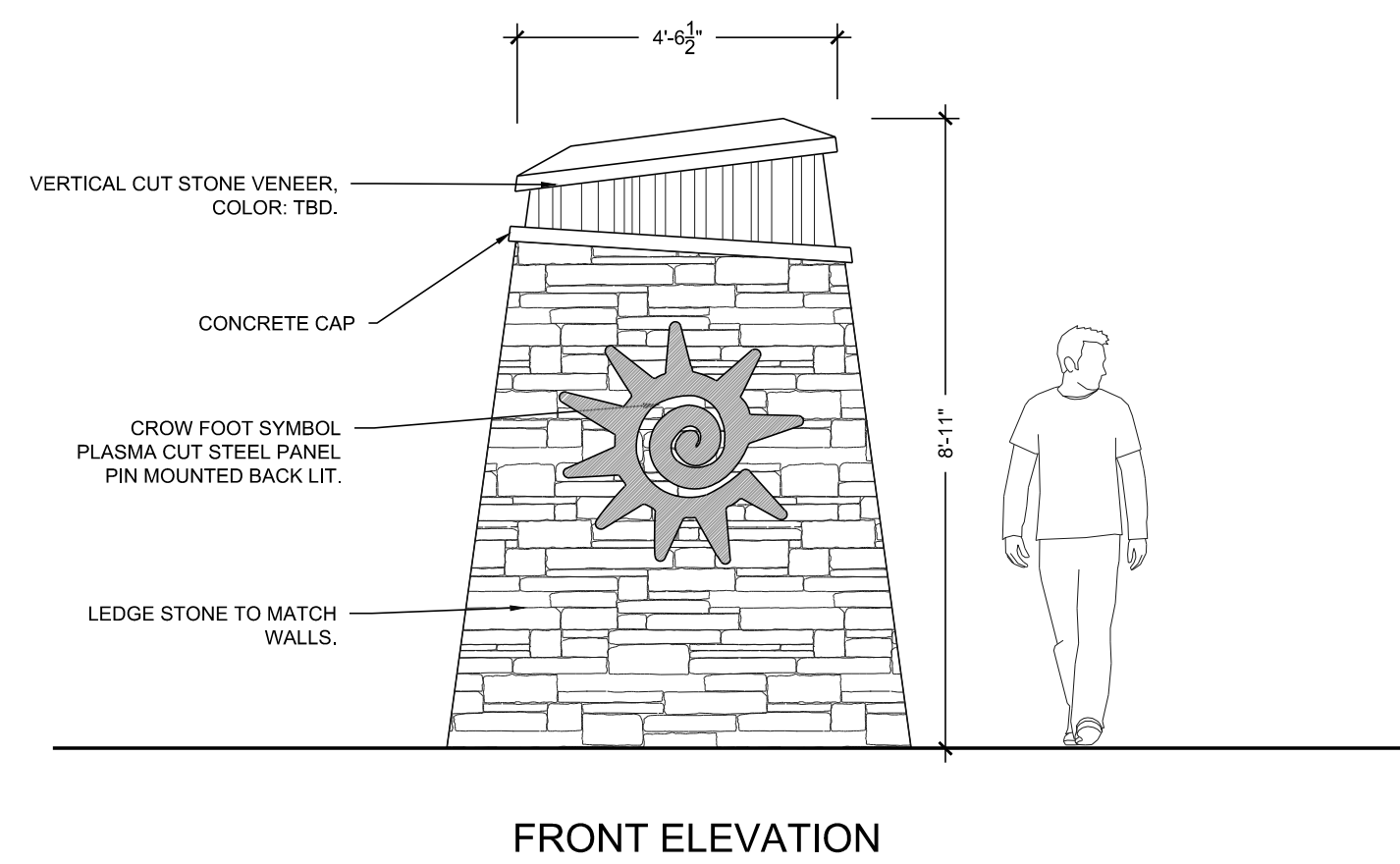
1a PRIMARY MONUMENT PLAN

SCALE: 1/8"=1'-0"



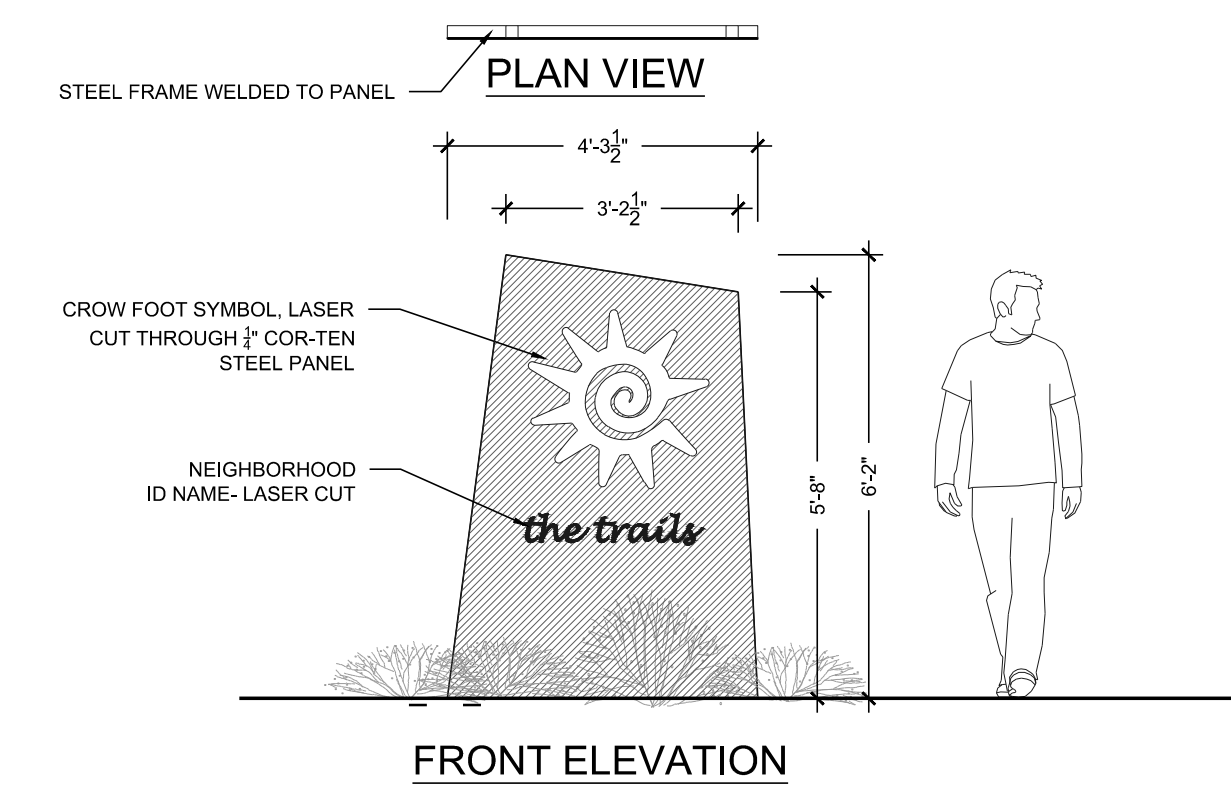
1b PRIMARY MONUMENT COLUMN

NOT TO SCALE



2 SECONDARY MONUMENT

NOT TO SCALE



3 TERTIARY MONUMENT

NOT TO SCALE

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
#3, 3-180 Independence plaza
1007 16th street, denver, co 80265
1 303.531.4905 . f 303.531.4906

Engineering



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

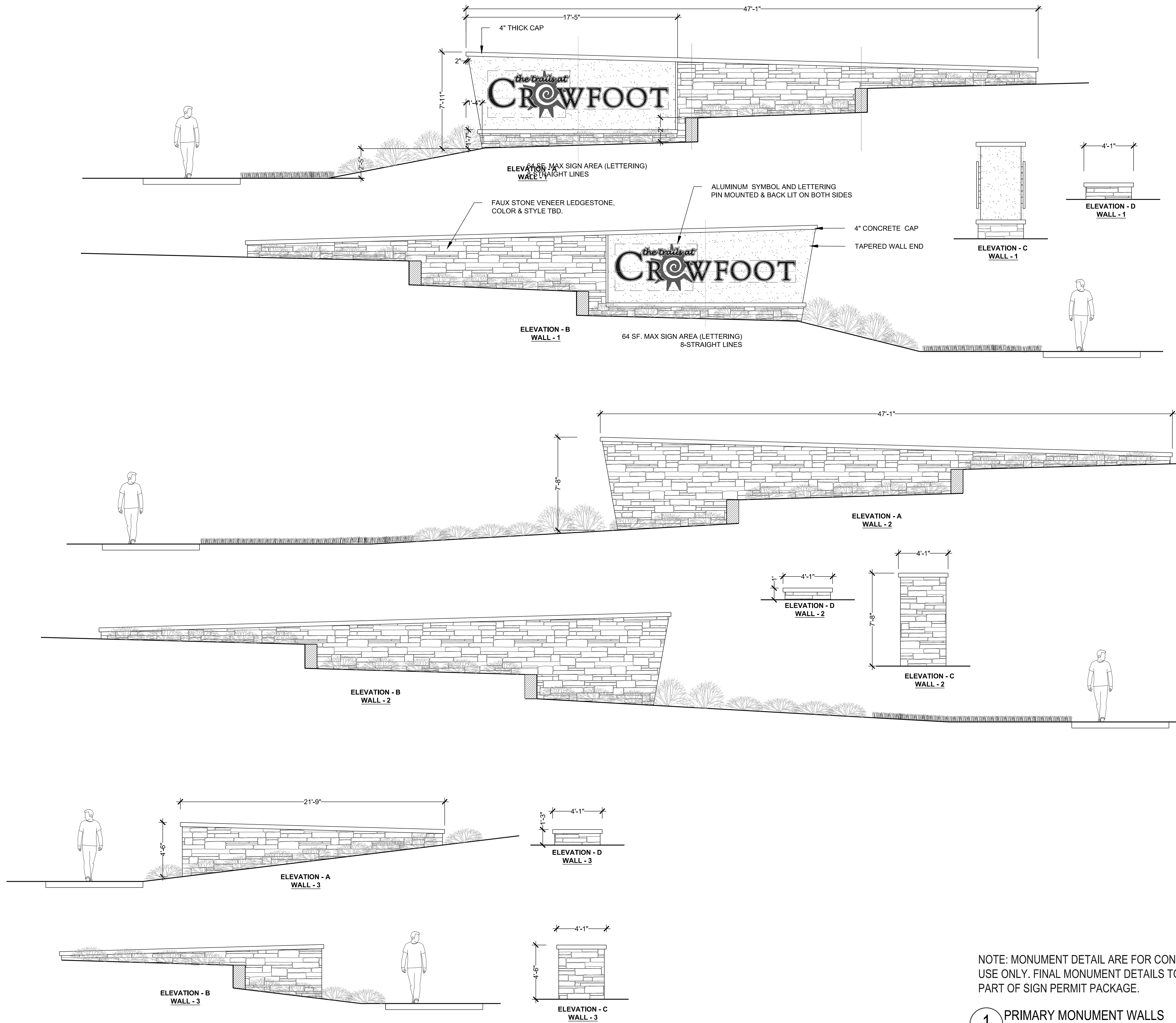
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by:	JMI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	8.08.2017
Date:	12.08.2017
Know what's below. Call before you dig.	2.20.2018
	4.08.2018
	5.22.2018

Sheet Name
MONUMENT DETAILS

Sheet Number

L3.0



NOTE: MONUMENT DETAIL ARE FOR CONCEPTUAL USE ONLY. FINAL MONUMENT DETAILS TO BE PART OF SIGN PERMIT PACKAGE.

1 PRIMARY MONUMENT WALLS
NOT TO SCALE

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
 CENTENNIAL, CO 80112

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

■ Engineering ■

 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
Know what's below. Call before you dig.	12.08.2017
	2.20.2018
	4.08.2018
	5.22.2018

■ Sheet Name ■
 MONUMENT DETAILS

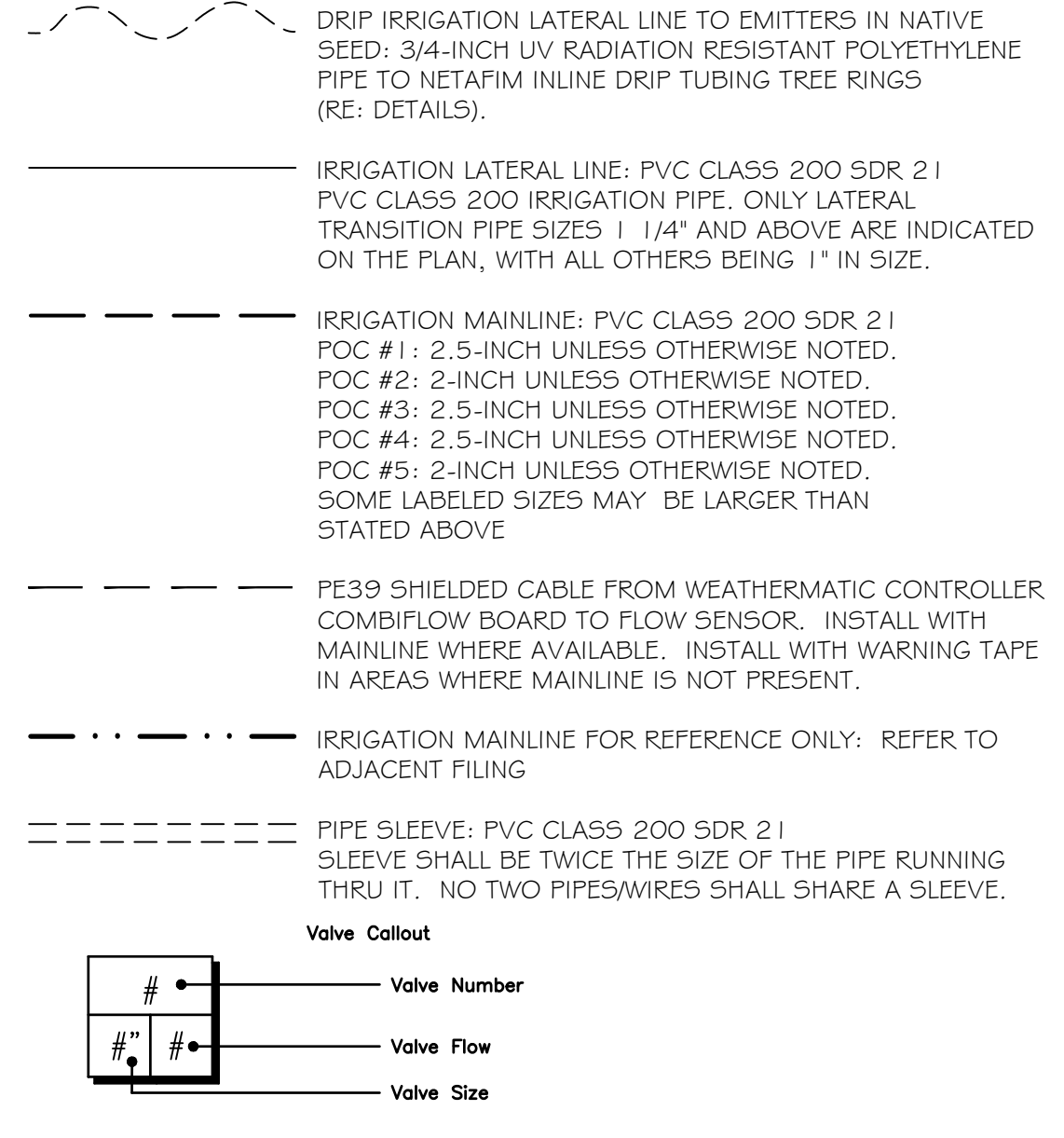
■ Sheet Number ■
L3.1

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 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER 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" (15.24 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" (15.24 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" (15.24 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" (15.24CM) 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" (15.24 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 1-20-06-55 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 LVC298010075-HF, PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP FLUSH VALVE ASSEMBLY NETAFIM TLFV-1, AUTOMATIC FLUSH VALVE, WITH INSERT INLET
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC, VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, 1PS, 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, SLW5 WEATHER STATION, AND 5 YR SERVICE PLAN (SL9600TW-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLFED-ENC. UTILIZE NORMALLY OPEN PANEL.
	SURGE ARRESTOR 8" COPPER CLAD GROUNDING ROD INSTALLED AT LEAST 8" FROM VALVE BOX, PERPENDICULAR TO 2-WIRE CONTROL CABLE
	CREATIVE SENSOR TECHNOLOGY PSI-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE 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.



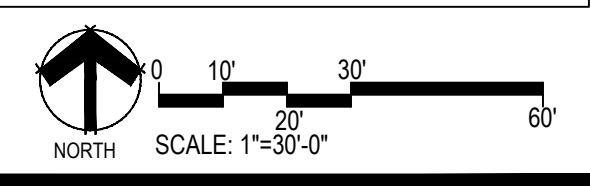
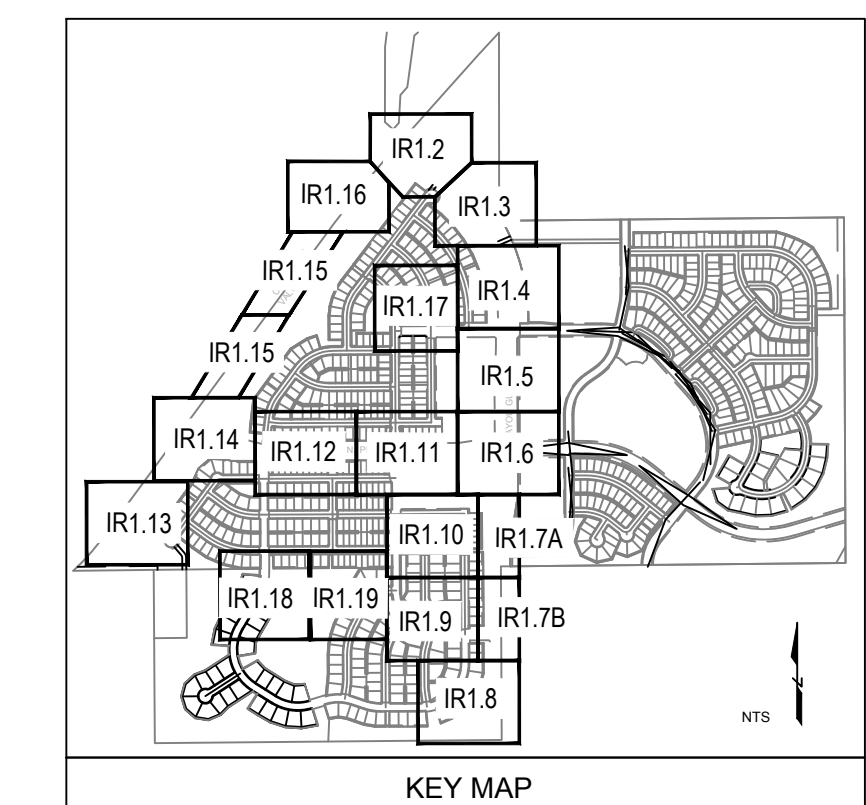
INSTALLATION GENERAL NOTES

- 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.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES.

- IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
 - INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
 - THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 500' (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

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design



Engineering



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

Drawn by:	DGP/MLP
Checked by:	MLP
Submittal Date:	04.06.18
Date:	05.24.18
Know what's below. Call before you dig.	

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			Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)			
Area #1	0 sf x 1 = 0	61,365 sf x .6 = 36,819	18,470 sf x .3 = 5,541	42,360 sf	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			Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)			
Area #1	0 sf x 1 = 0	66,186 sf x .6 = 39,712	8,329 sf x .3 = 2,499	42,210 sf	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			Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)			
Area #1	10,482 sf x 1 = 10,482	45,777 sf x .6 = 27,466	10,624 sf x .3 = 3,187	41,011 sf	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			Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)			
Area #1	0 sf x 1 = 0	62,855 sf x .6 = 37,713	13,325 sf x .3 = 3,998	41,711 sf	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

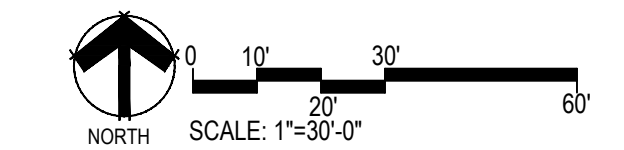
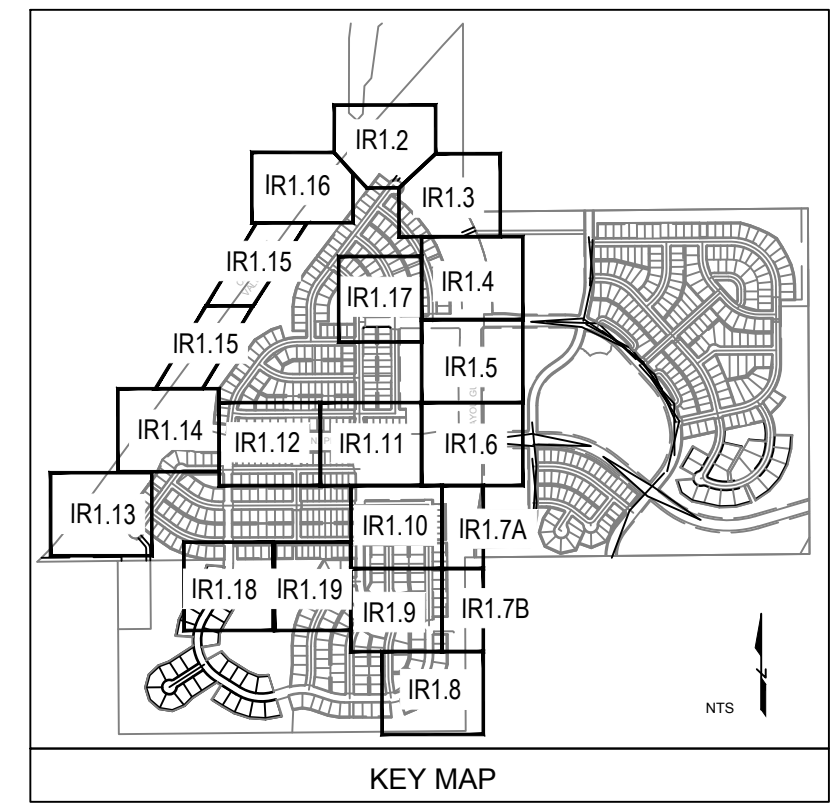
Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials			Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)			
Area #1	0 sf x 1 = 0	64,893 sf x .6 = 38,936	11,897 sf x .3 = 3,569	42,505 sf	6,000	7.08 SFE's

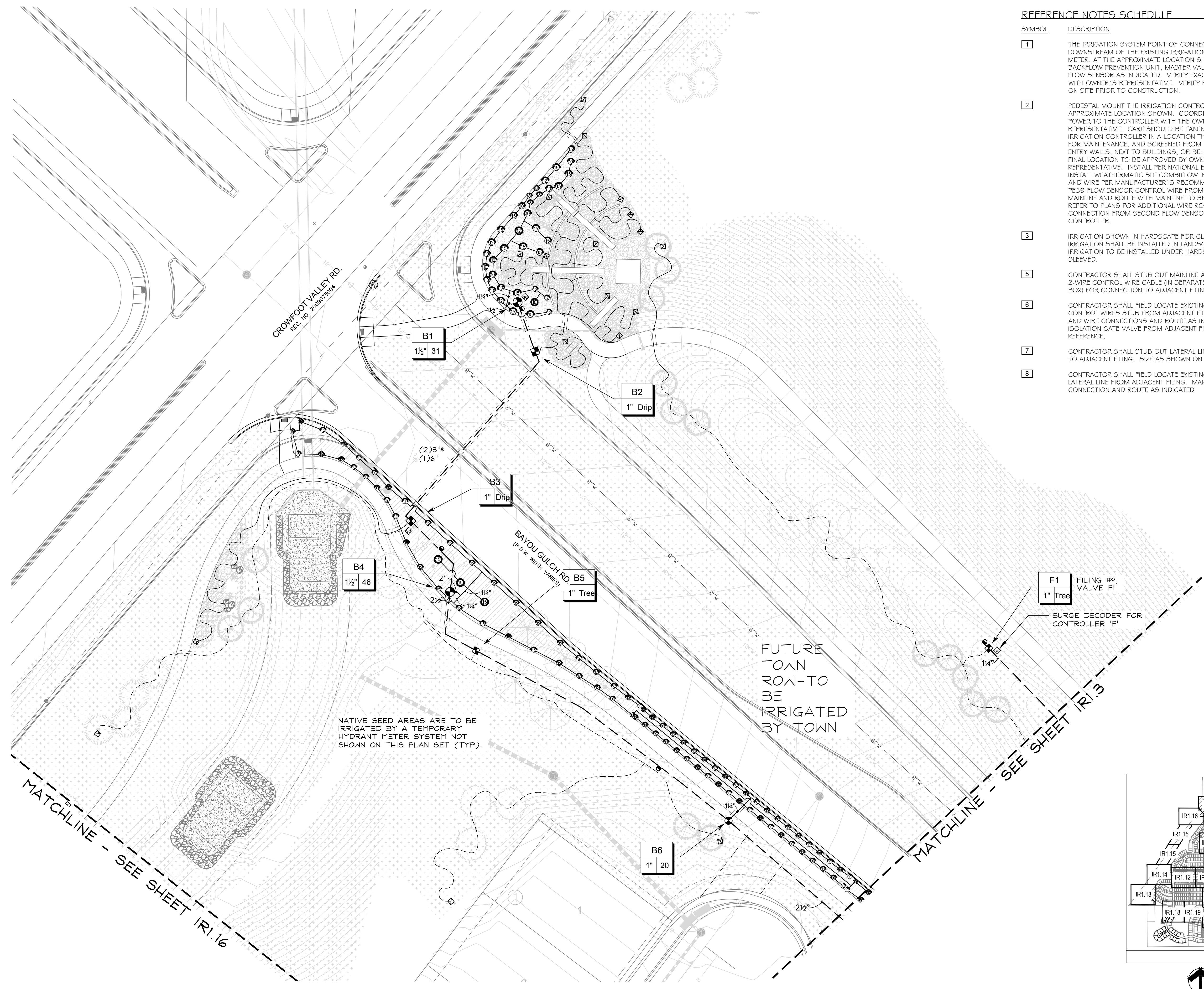
Worksheet Completed by: MICHELLE PETERSON
Company: MPI DESIGNS
Address: PO BOX 345, WINDSOR, CO
Phone #: 970-402-3047

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

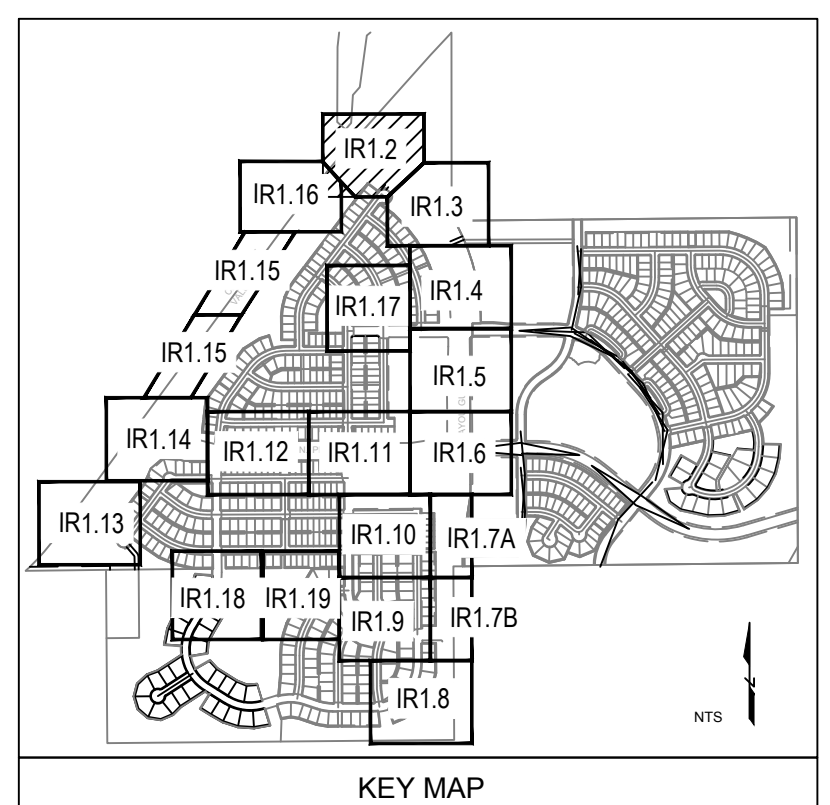
ET Controller (with Rain Sensor)
Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLWS WEATHER STATION

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





- 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. |



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: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below. Call before you dig.

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.2

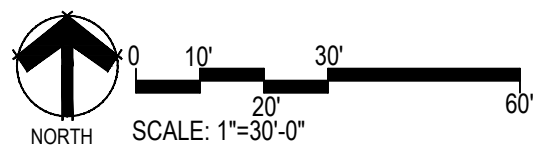
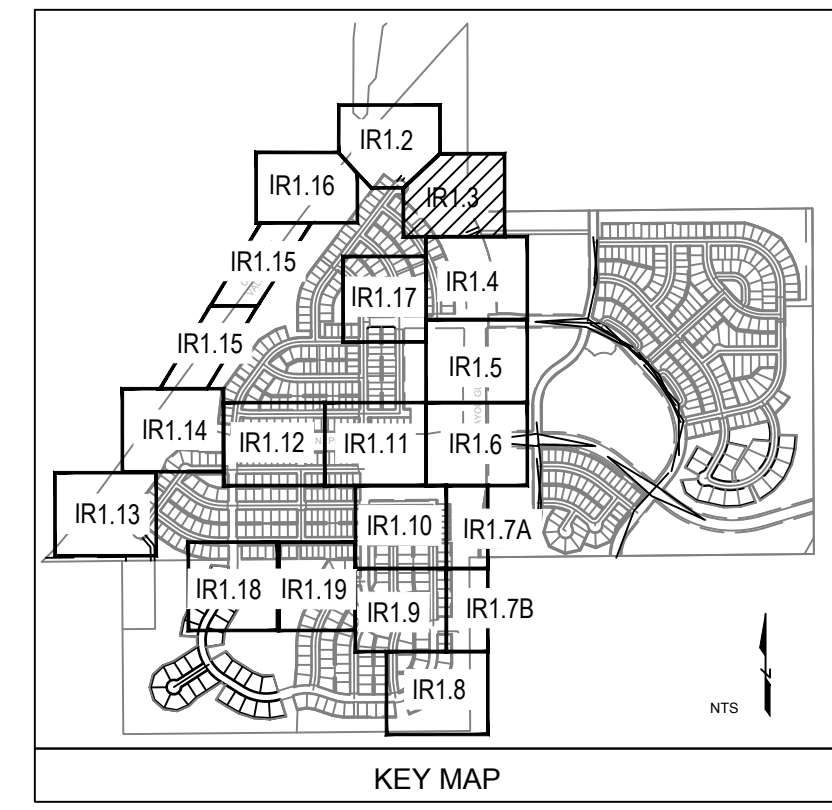
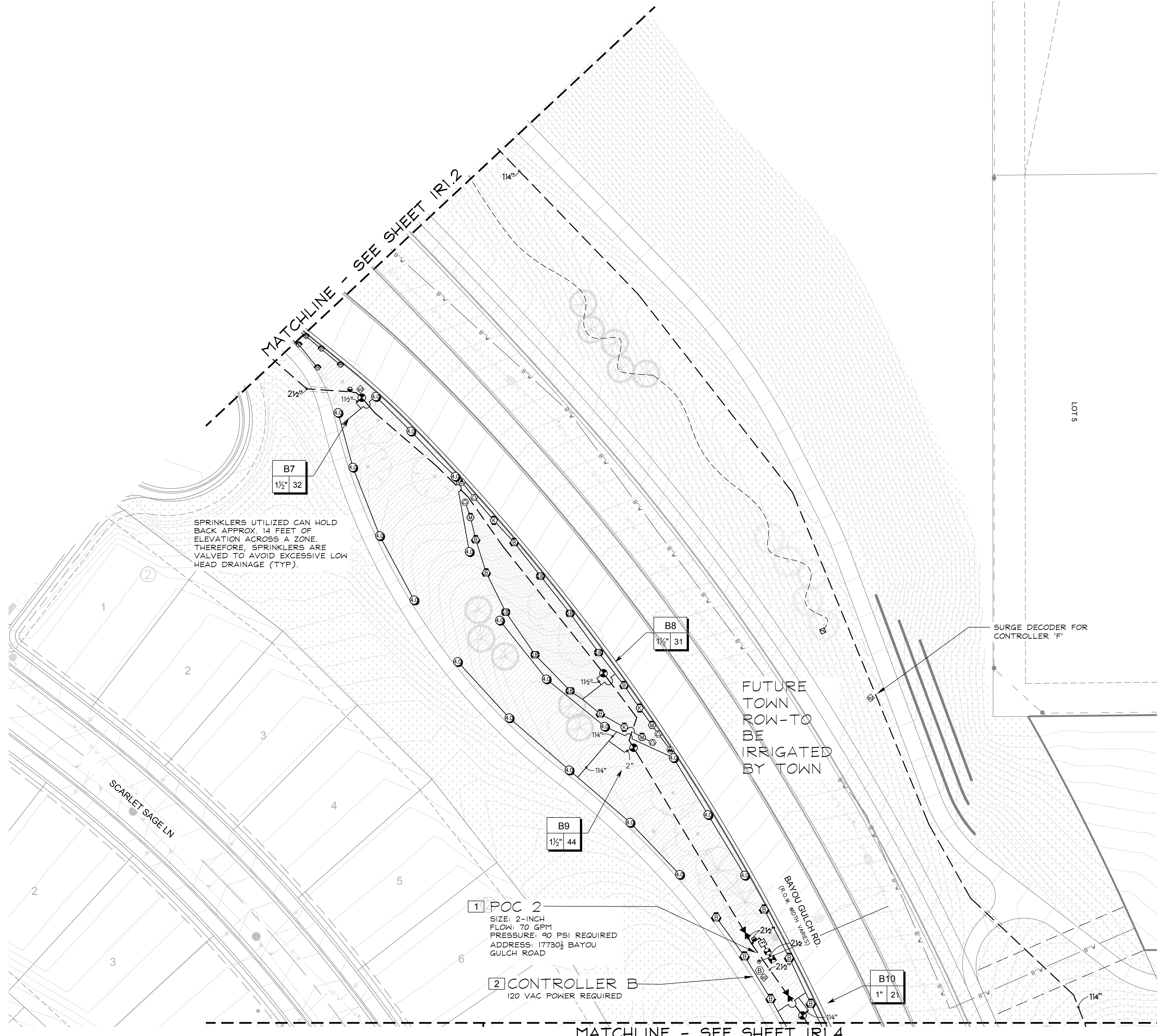
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

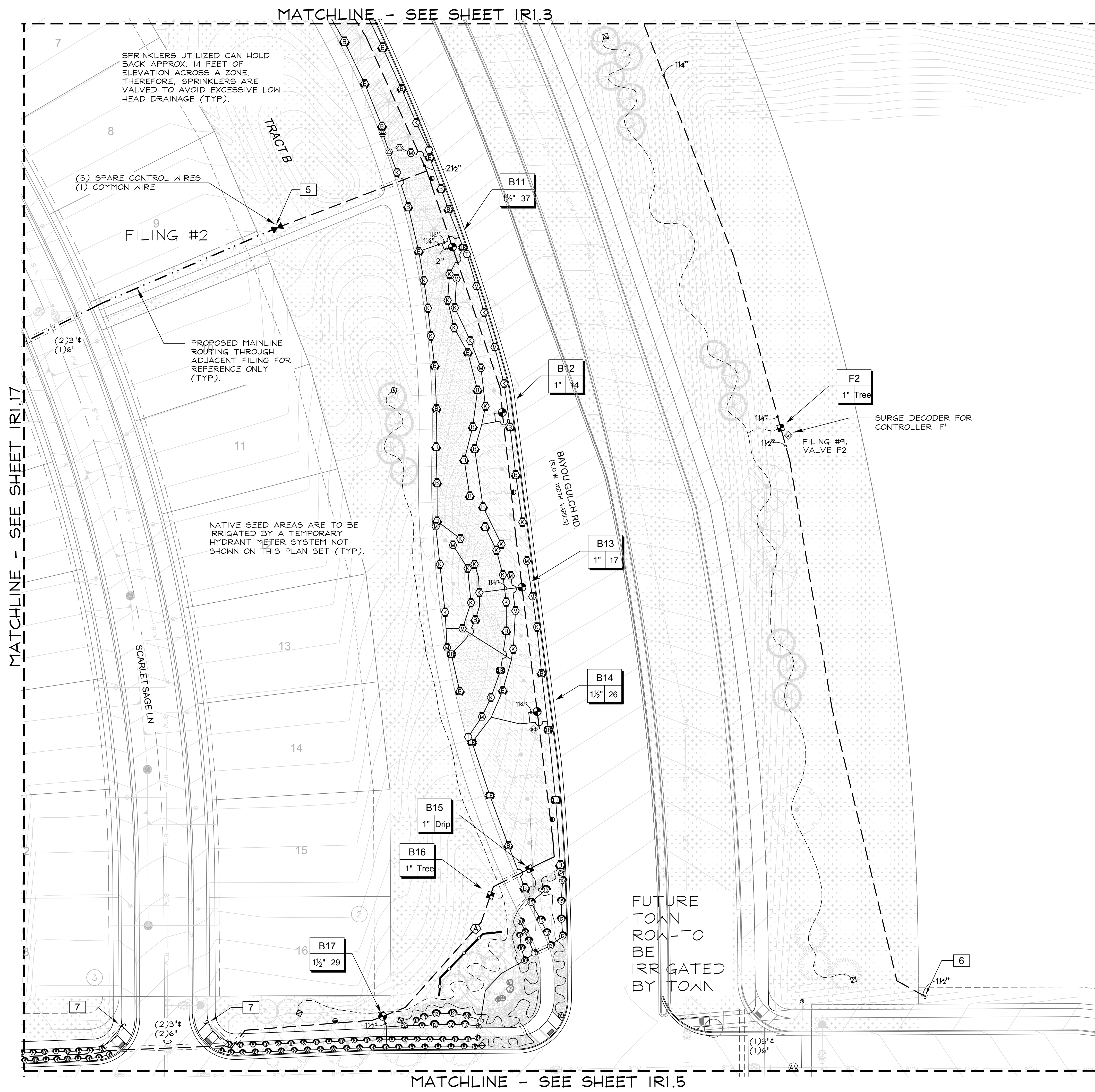
Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below.
Call before you dig.
811

Sheet Name
IRRIGATION PLAN

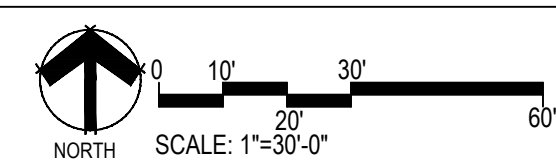
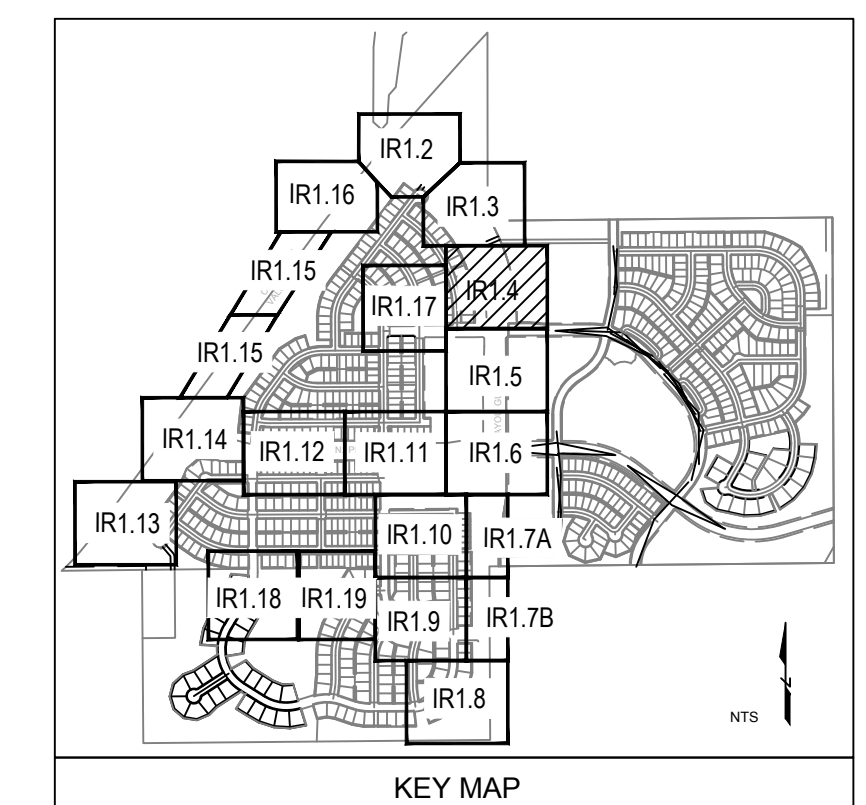
Sheet Number

IR1.3





MATCHLINE - SEE SHEET IR1.17



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: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18

Know what's below.
Call before you dig.

811

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.4

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.17

SCARLET SAGE AVE

B22
1 1/2" 47

B23
1" Drip

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).

B24
1" Tree

BAYOU GULCH RD.
(ROW WITH VARIES)

FUTURE TOWN ROW-TO BE IRRIGATED BY TOWN

REFERENCE FILING #9 DETAILED PLANS FOR MAINLINE. SHOWN FOR REFERENCE ONLY.

F9
1" Tree
FILING #9, VALVE F9

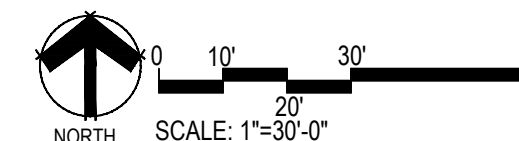
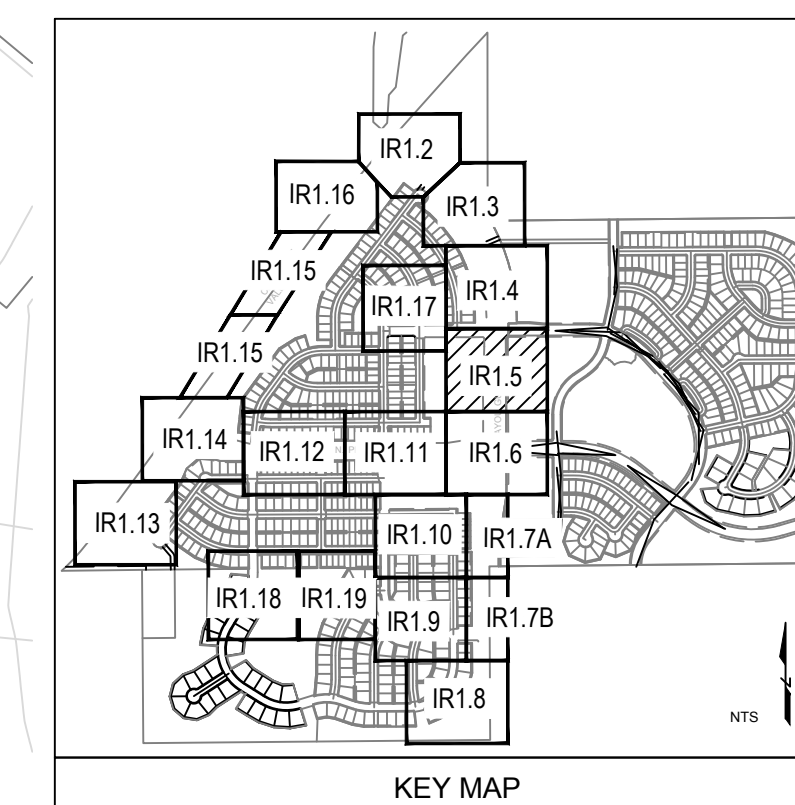
SURGE DECODER FOR CONTROLLER 'F'

TRACT O

B25
1 1/2" 27

B26
1 1/2" 41

B27
1" Drip



MATCHLINE - SEE SHEET IR1.6

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

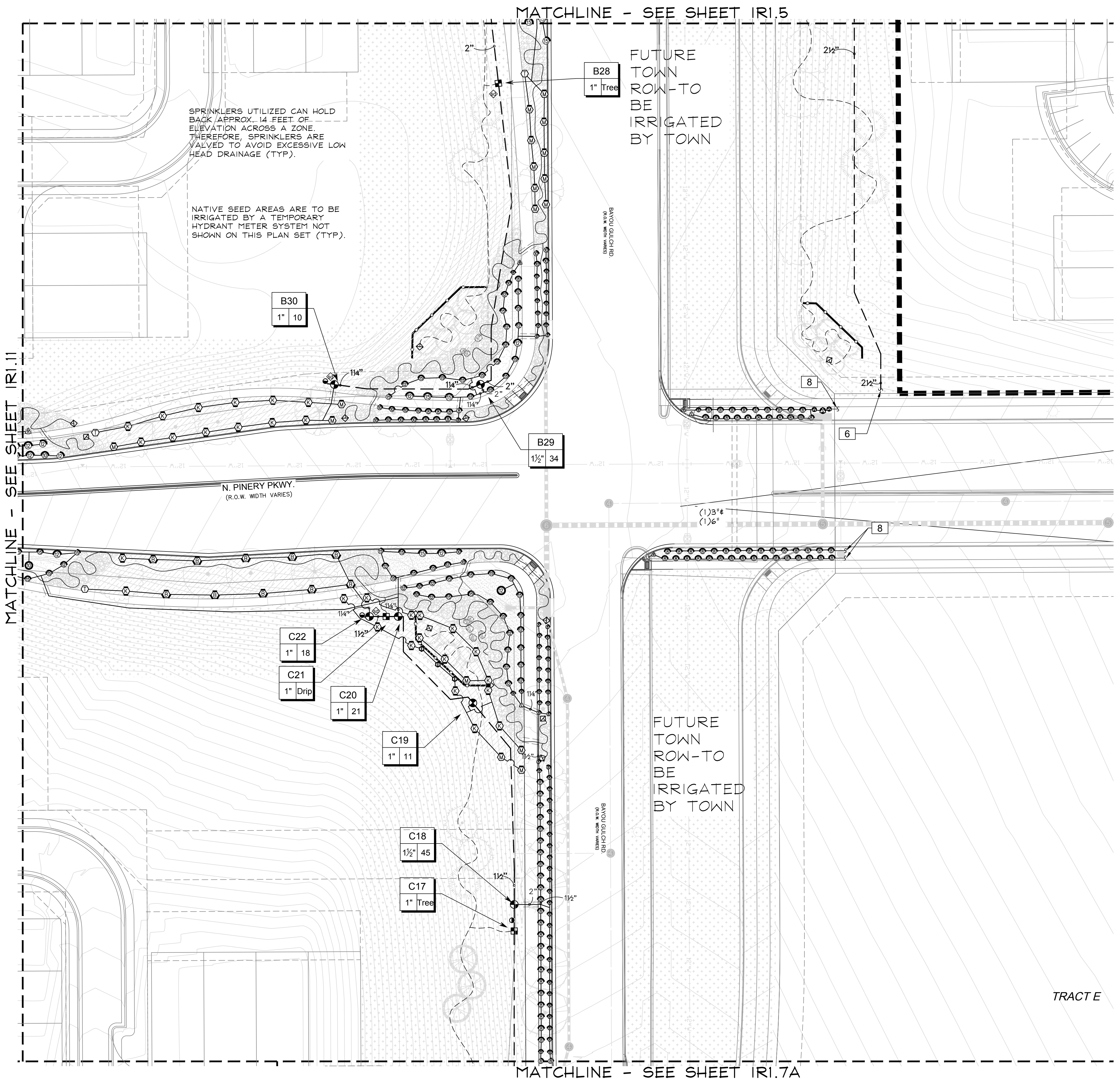
Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18



Sheet Name
IRRIGATION PLAN

Sheet Number

IR1.5



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).

FUTURE TOWN ROW-TO BE IRRIGATED BY TOWN

FUTURE TOWN ROW-TO BE IRRIGATED BY TOWN

MATCHLINE - SEE SHEET IRI.11

MATCHLINE - SEE SHEET IRI.5

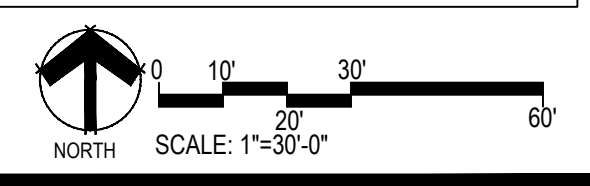
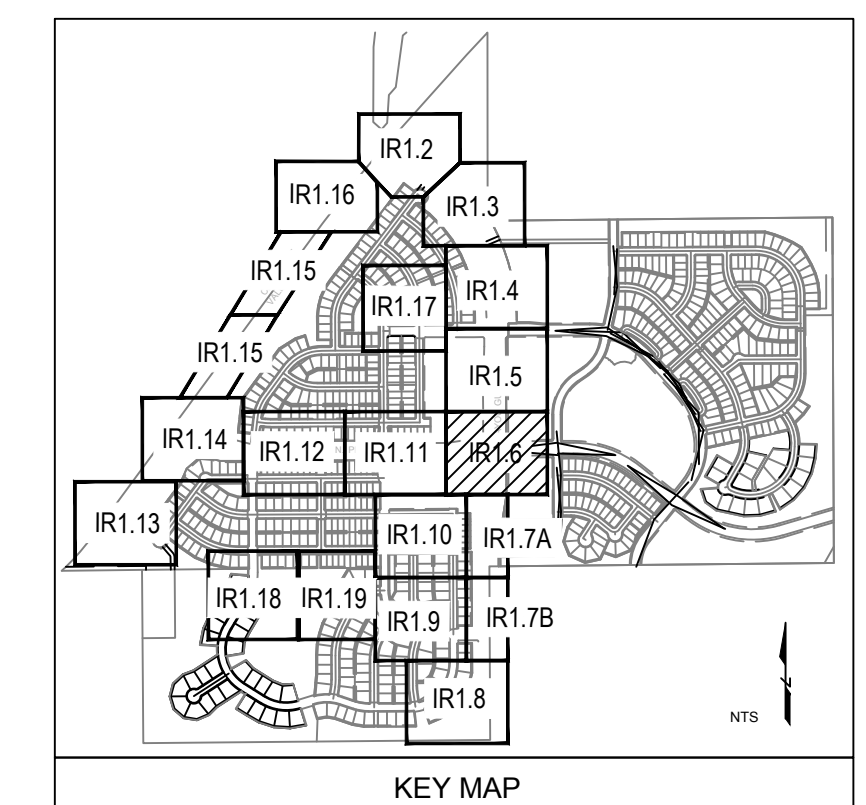
MATCHLINE - SEE SHEET IRI.7A

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

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

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

TRACT E



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

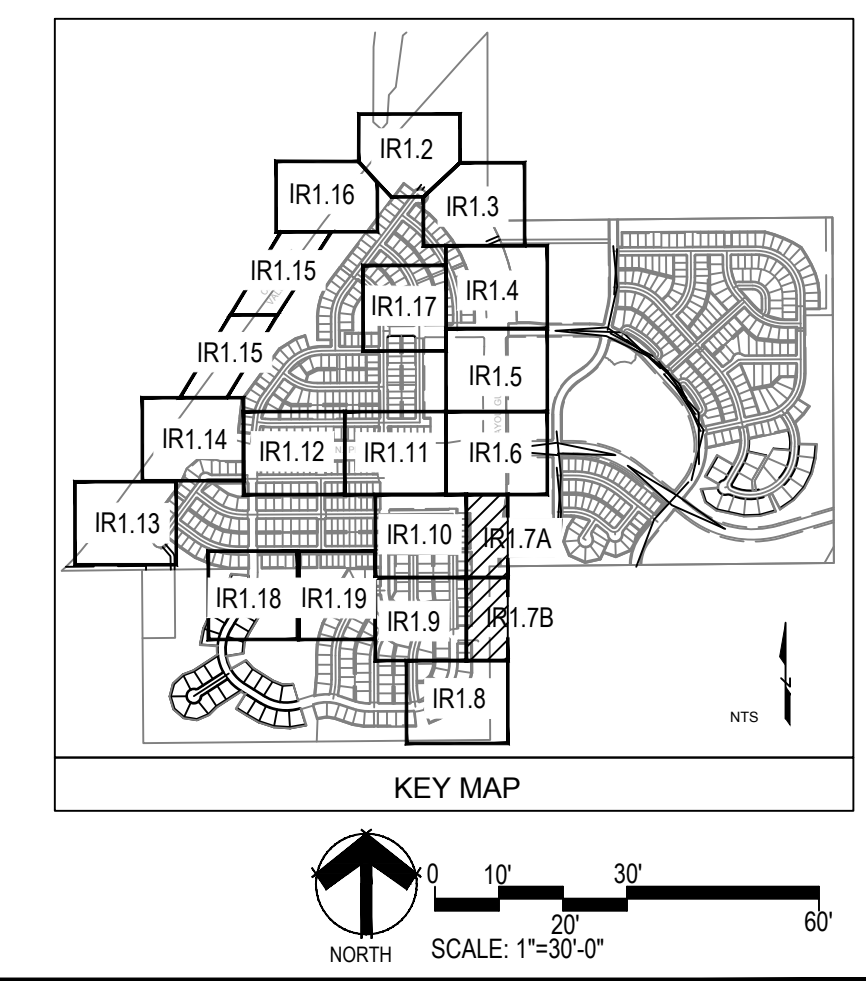
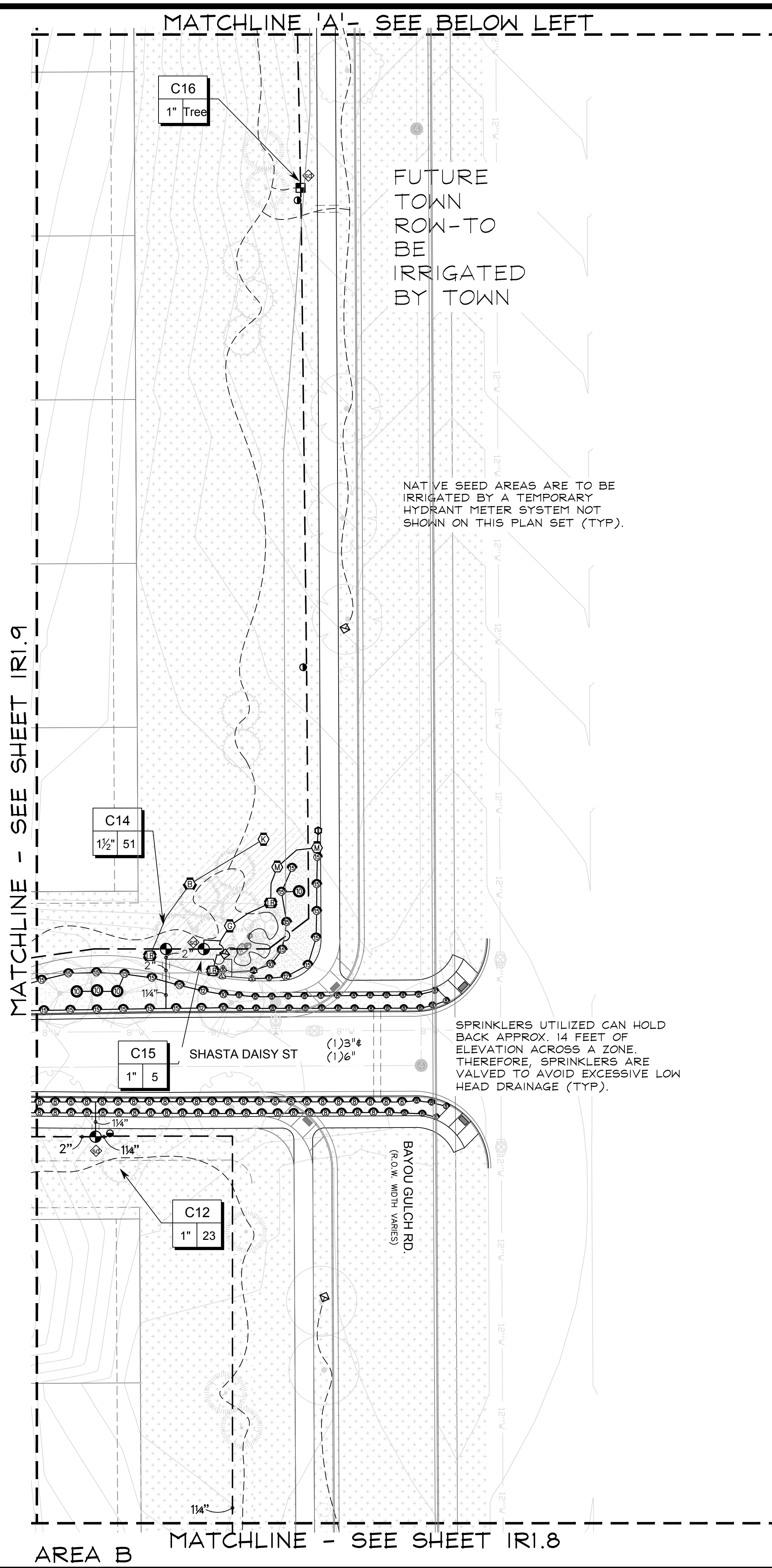
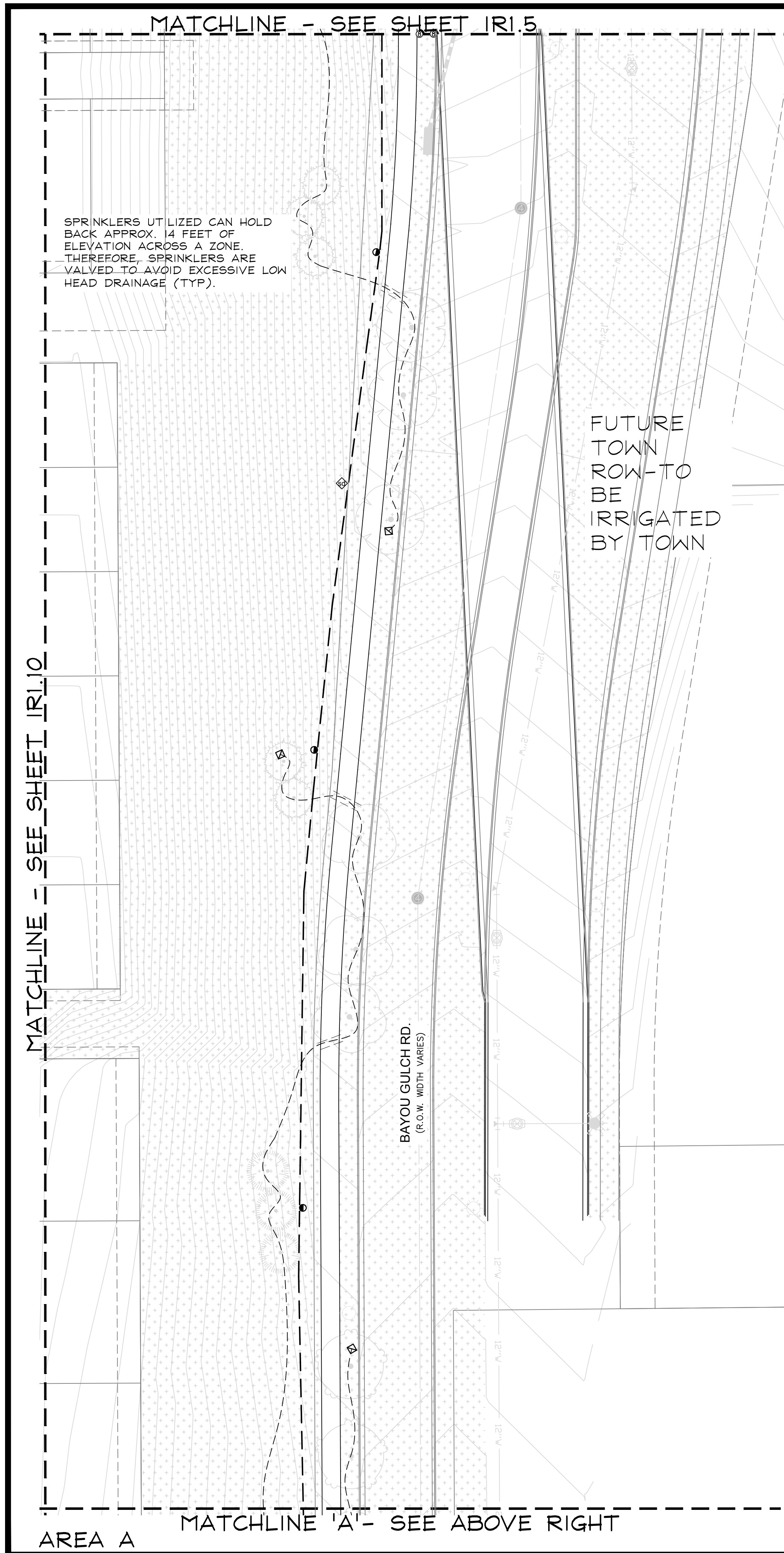
Irrigation Design
MPi Designs
P.O. BOX 345
Windsor, CO 80550
970.402.3047
Michelle@MPiDesignsllc.com

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: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below.
Call before you dig.
811

Sheet Name
IRRIGATION PLAN
Sheet Number
IR1.6



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

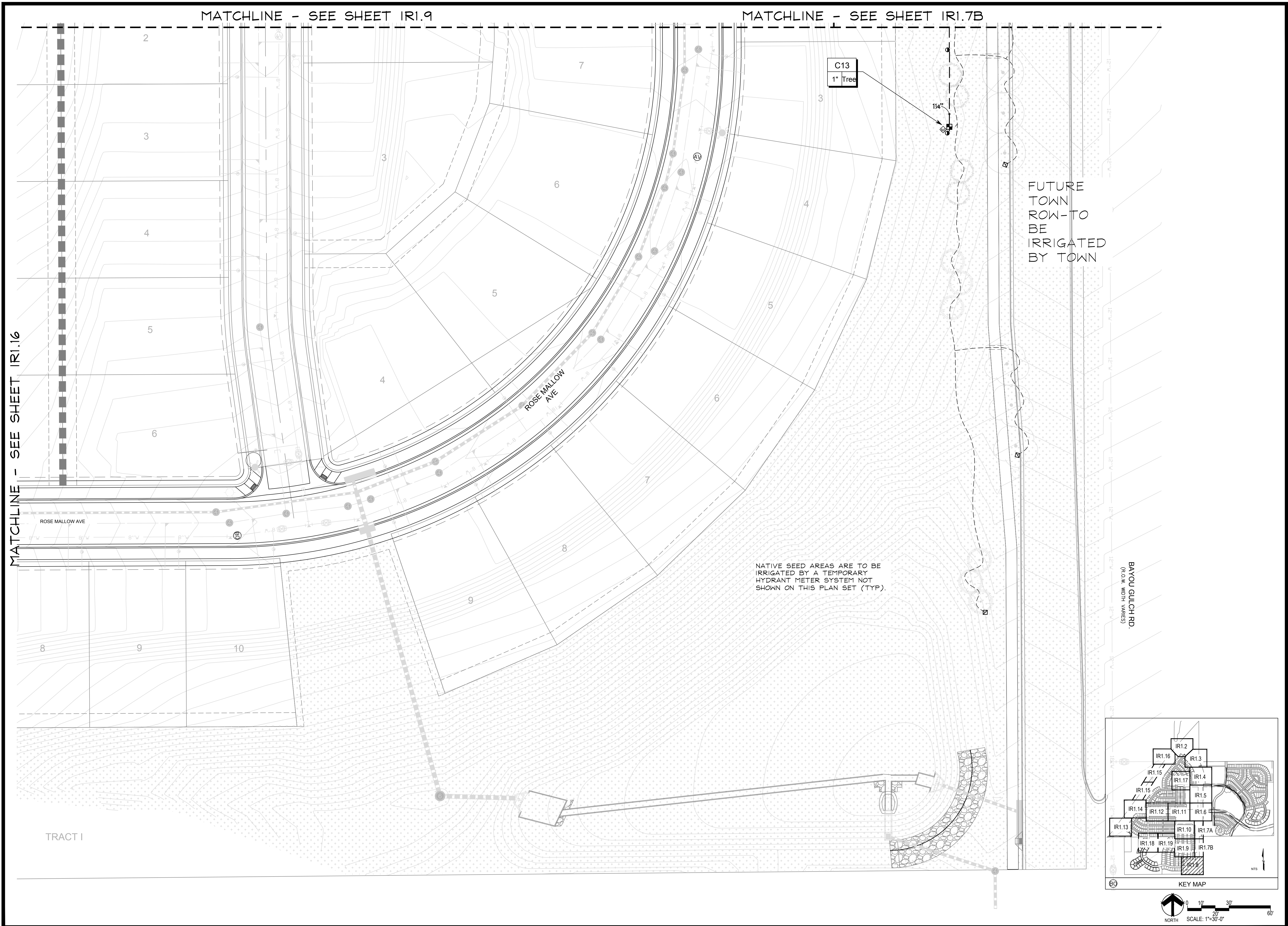
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below. Call before you dig.

811

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.7



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

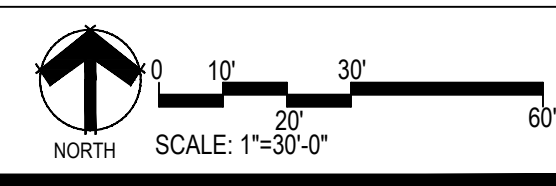
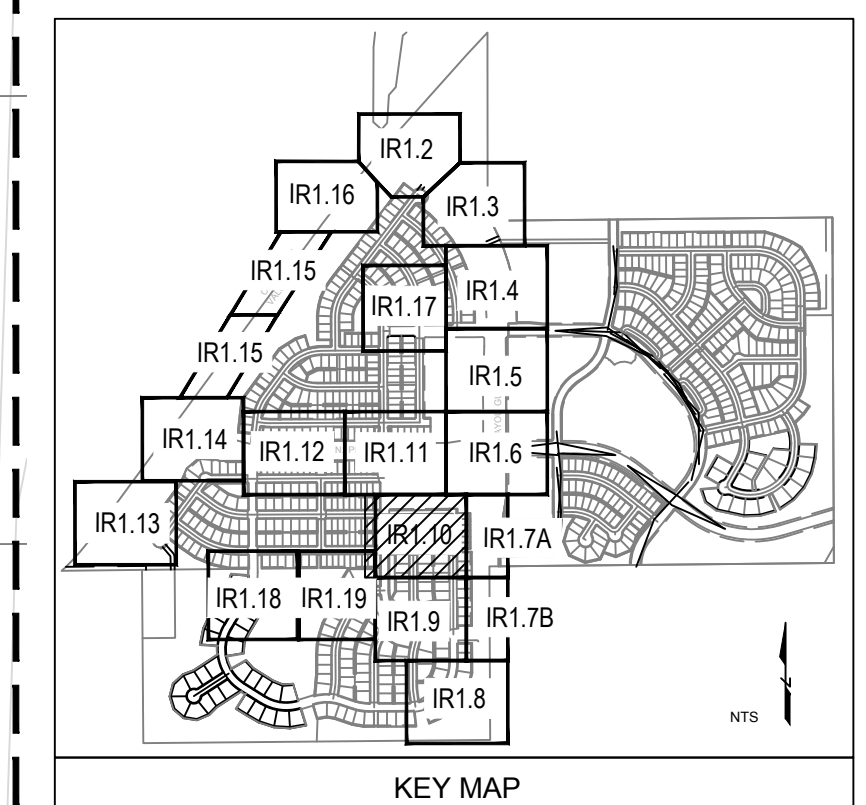
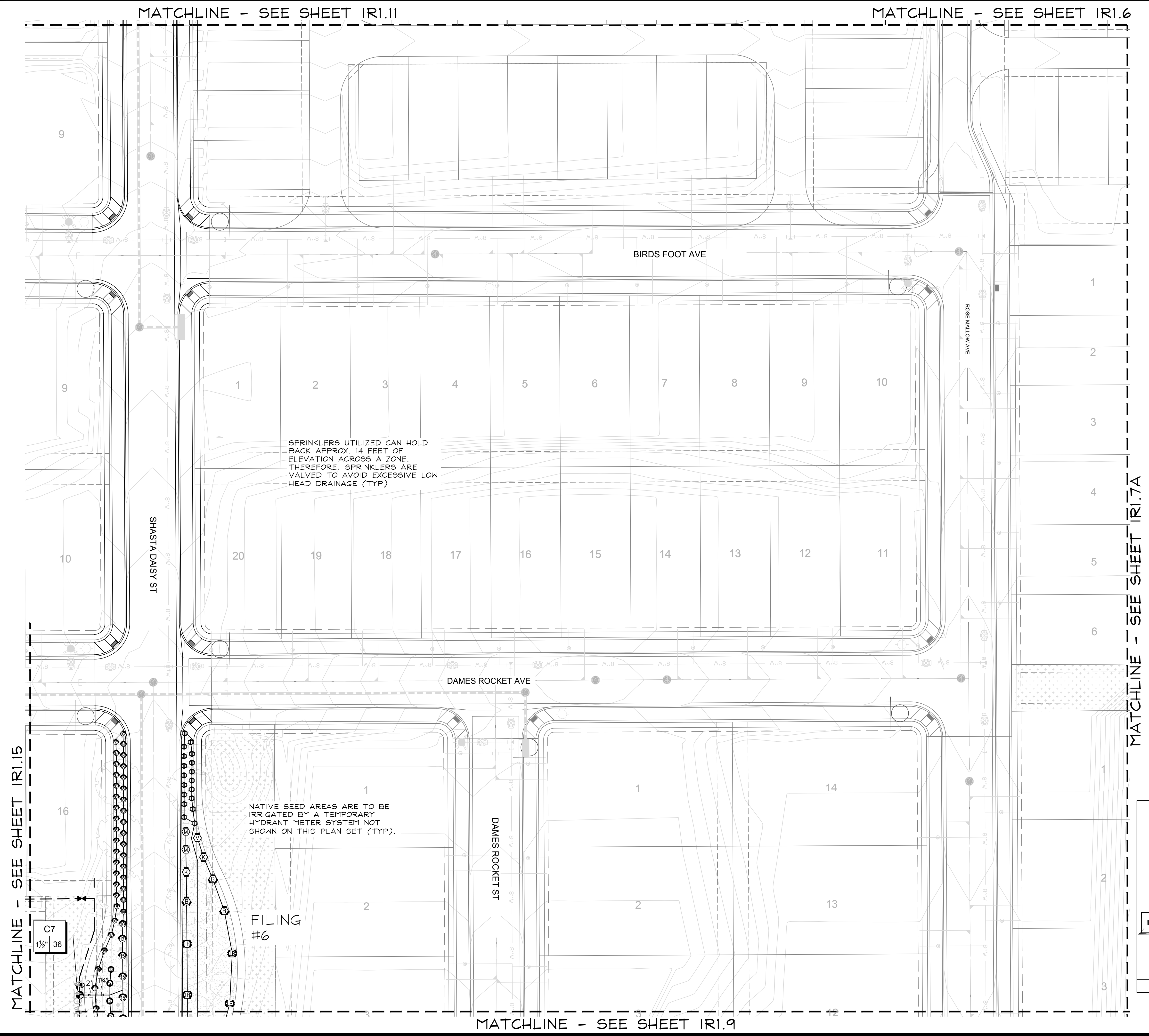
Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below. Call before you dig.



Sheet Name
IRRIGATION PLAN

Sheet Number

IR1.8



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

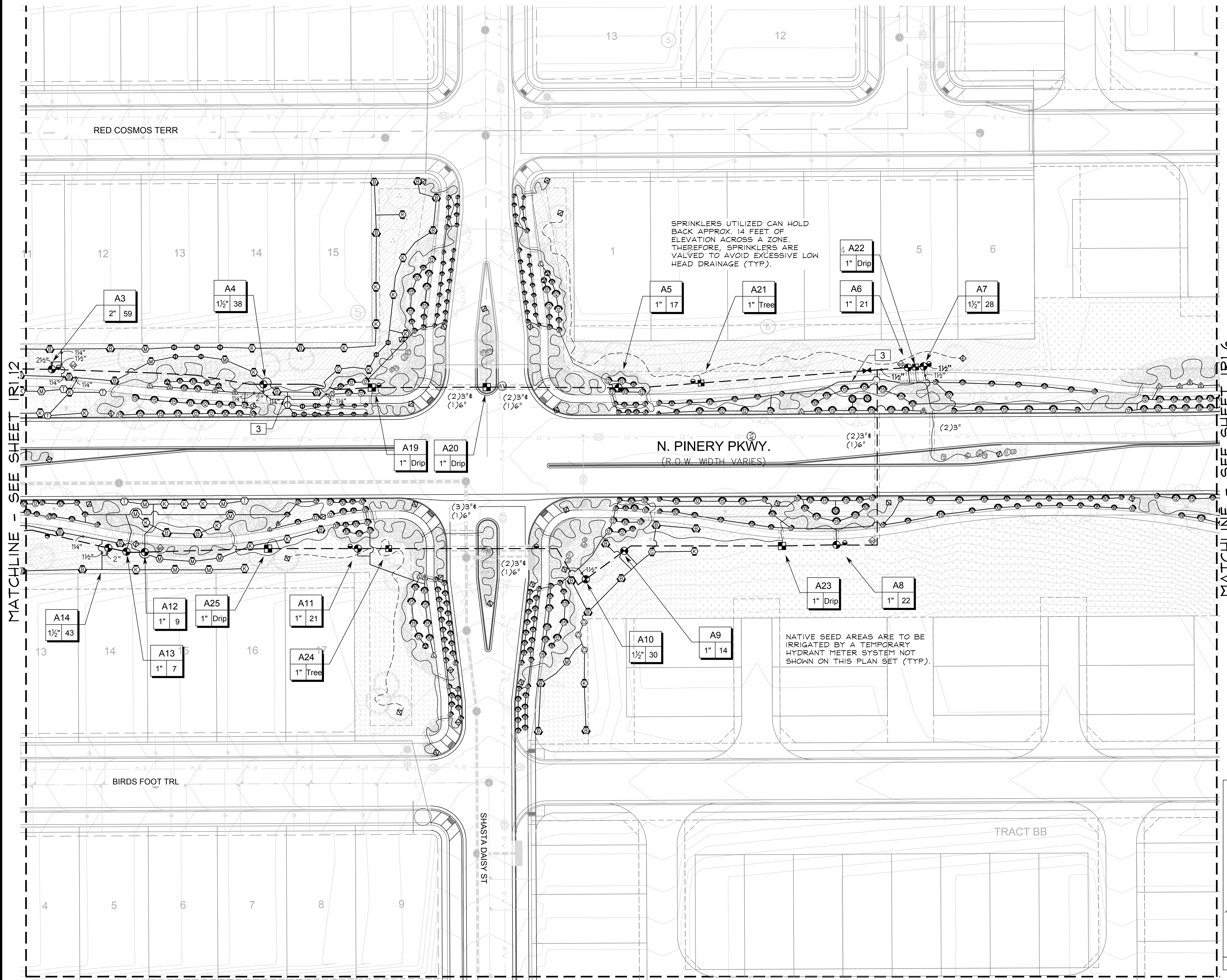
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18
Know what's below. Call before you dig.

811

Sheet Name
IRRIGATION PLAN

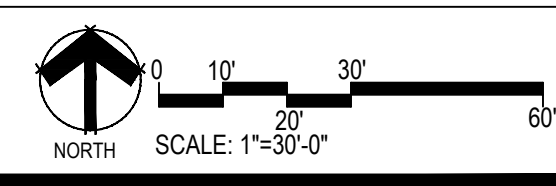
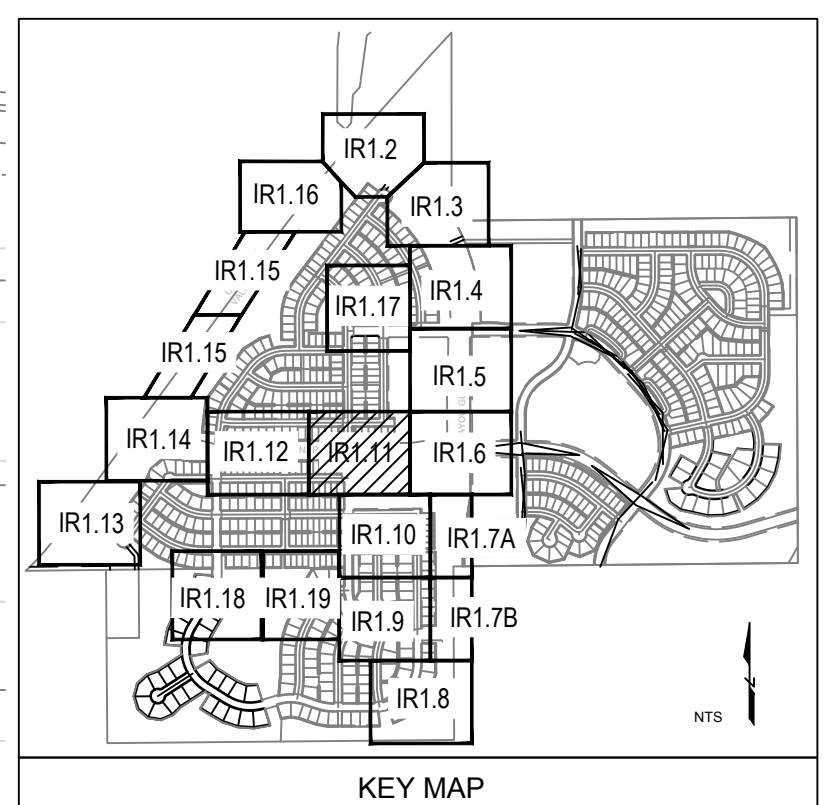
Sheet Number
IR1.10



MATCHLINE - SEE SHEET IRI.12

MATCHLINE - SEE SHEET IRI.6

MATCHLINE - SEE SHEET IRI.10



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

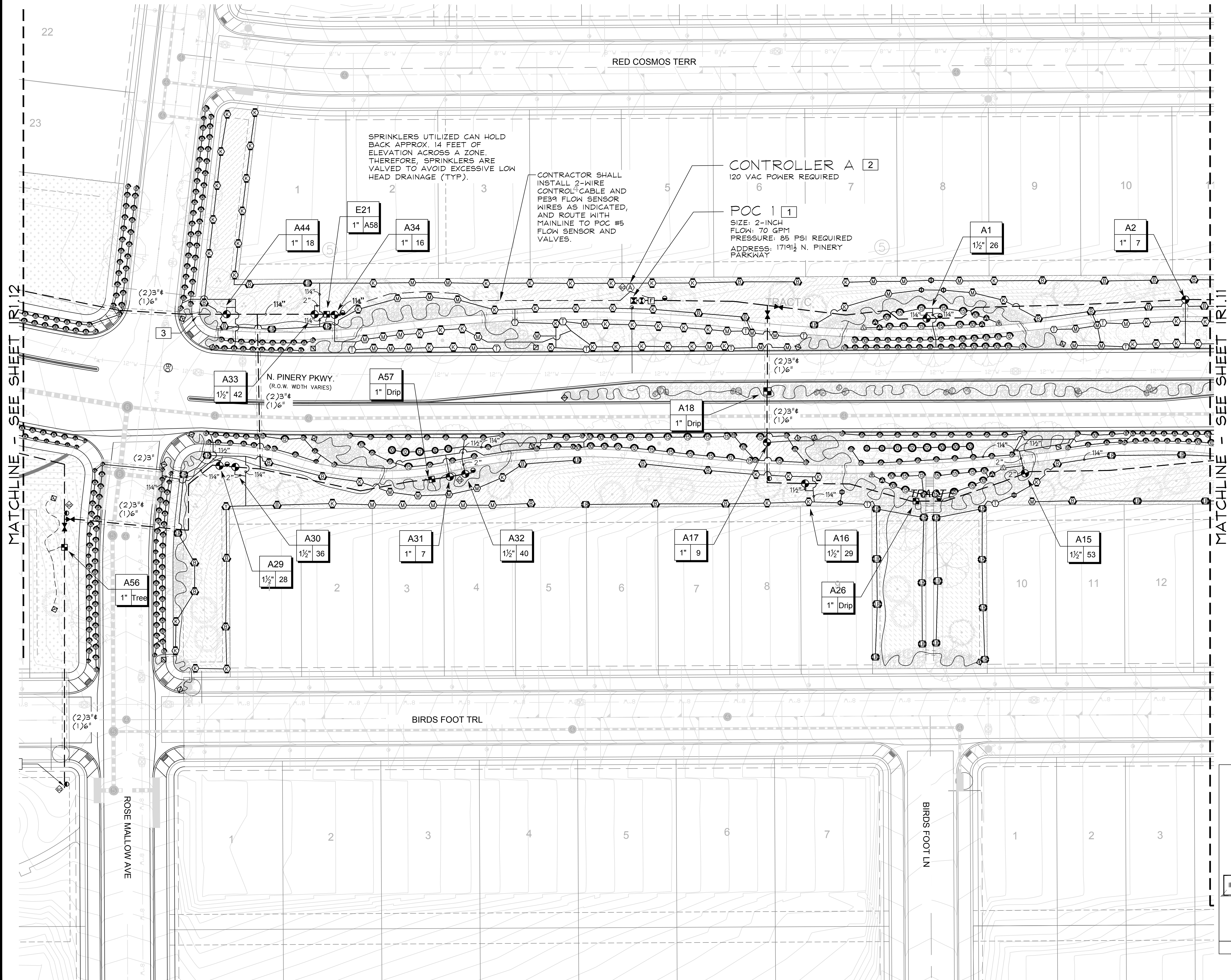
TRAILS AT CROWFOOT
FILING NO. 1
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 04.06.18
Date: 05.24.18

Know what's below.
Call before you dig.

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.11



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

CONTRACTOR SHALL INSTALL 2-WIRE CONTROL CABLE AND PE39 FLOW SENSOR WIRES AS INDICATED, AND ROUTE WITH MAINLINE TO POC #5 FLOW SENSOR AND VALVES.

CONTROLLER A [2]
120 VAC POWER REQUIRED

POC 1 [1]
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: 85 PSI REQUIRED
ADDRESS: 1719 1/2 N. PINERY PARKWAY

A33
1 1/2" 42
N. PINERY PKWY.
(R.O.W. WIDTH VARIES)
(2) 3" #
(1) 6"

A57
1" Drip

A18
1" Drip

A56
1" Tree

A29
1 1/2" 28

A30
1 1/2" 36

A31
1" 7

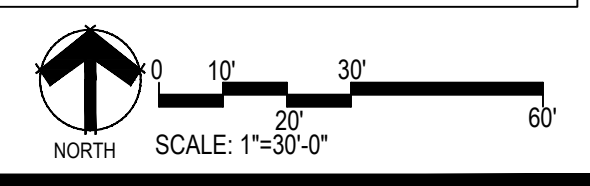
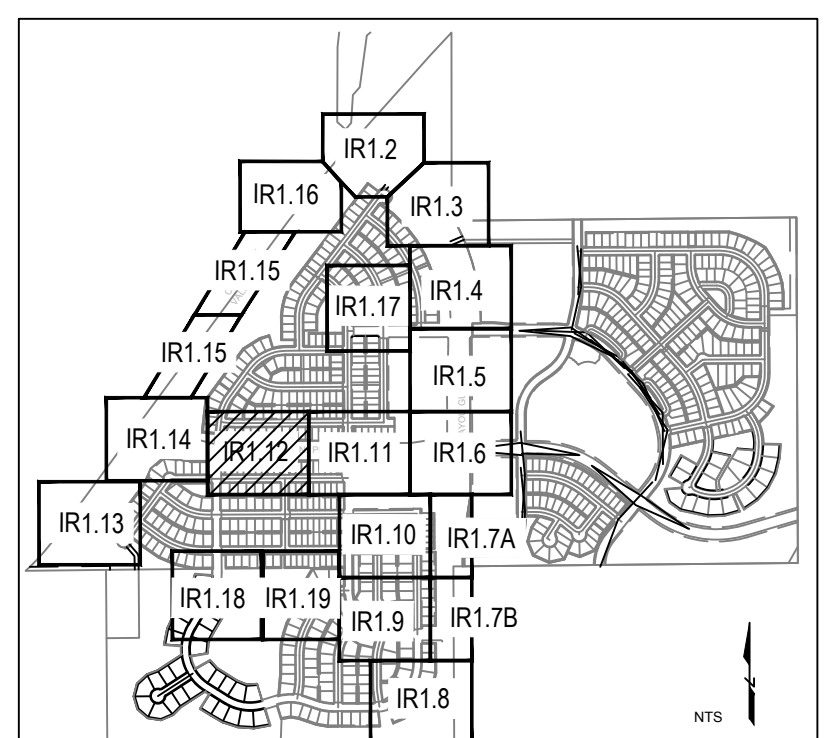
A32
1 1/2" 40

A17
1" 9

A16
1 1/2" 29

A26
1" Drip

A15
1 1/2" 53



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

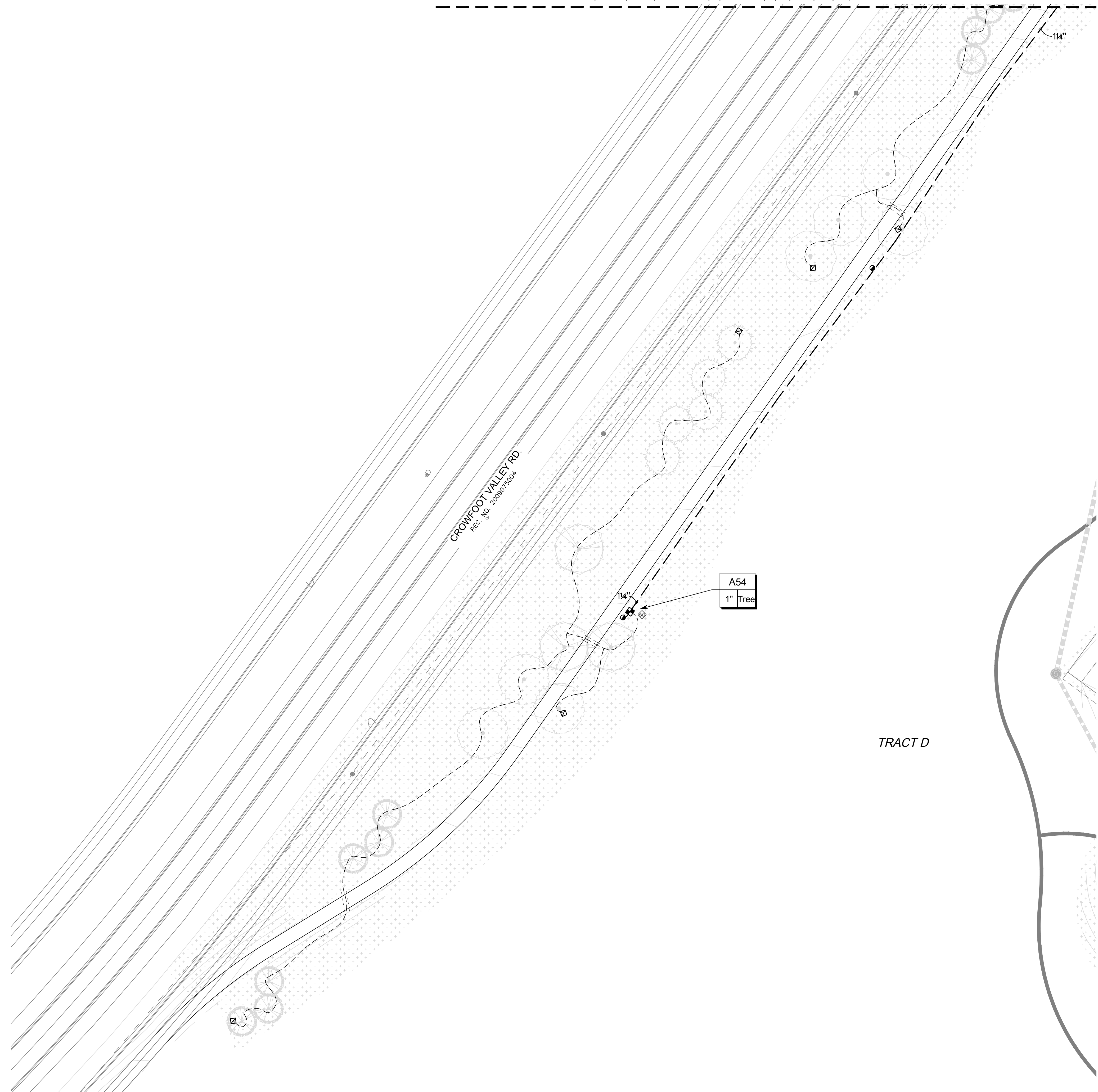
TRAILS AT CROWFOOT
 FILING NO. 1
 PARKER, COLORADO
 IRRIGATION PLANS

Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below.
 Call before you dig.

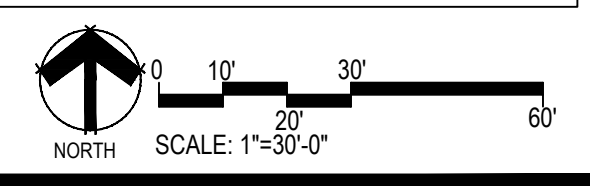
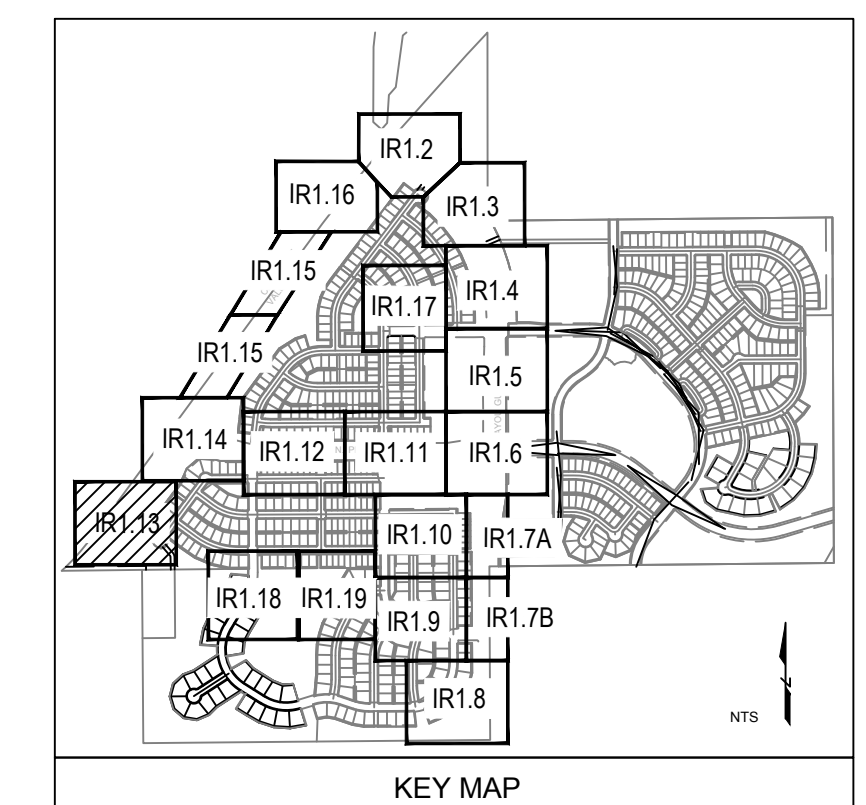
Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.12

MATCHLINE - SEE SHEET IRI.14



TRACT D



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

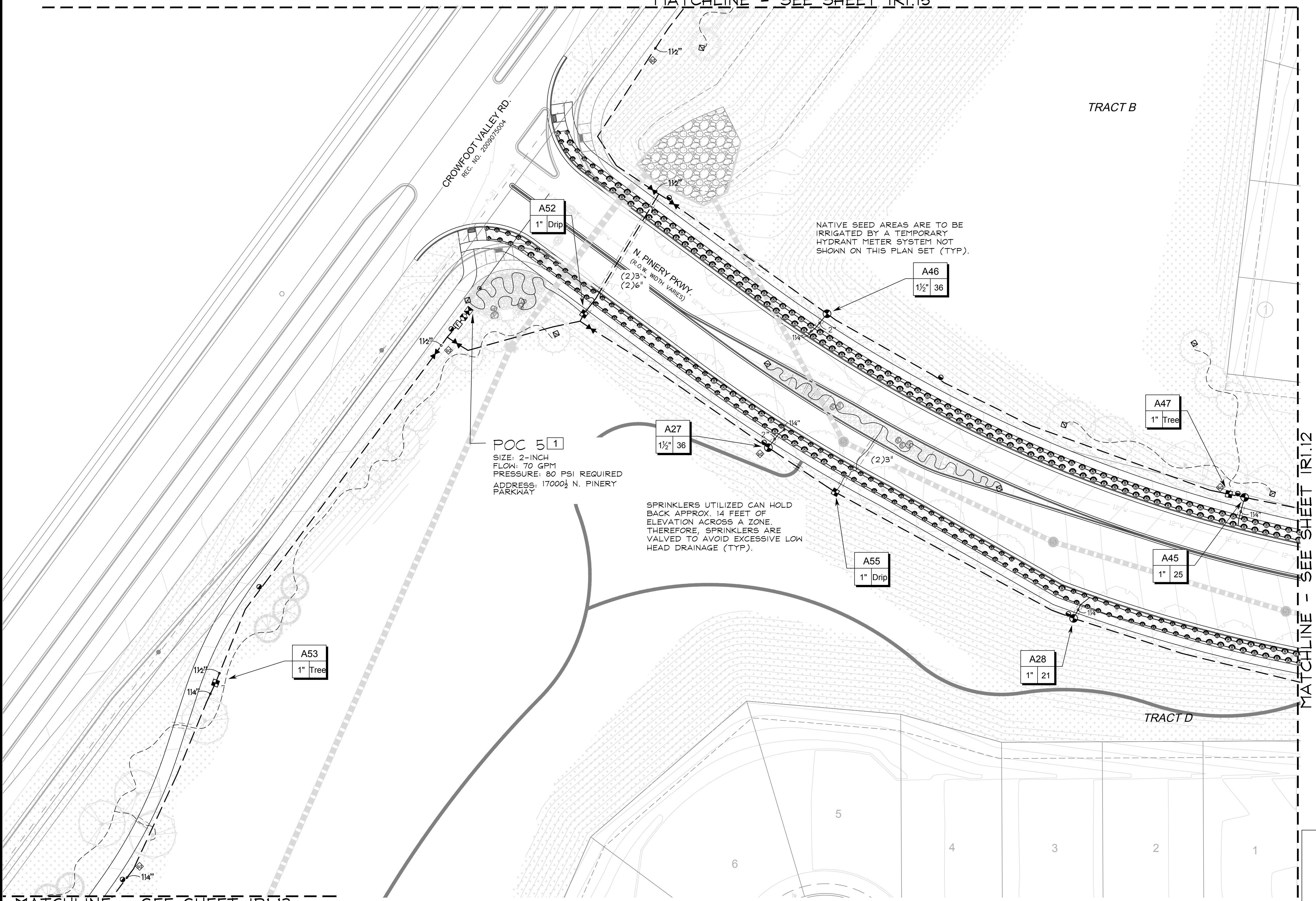
Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below.
811
 Call before you dig.

Sheet Name
IRRIGATION PLAN

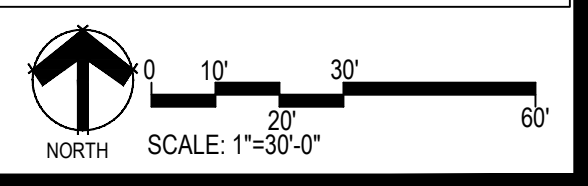
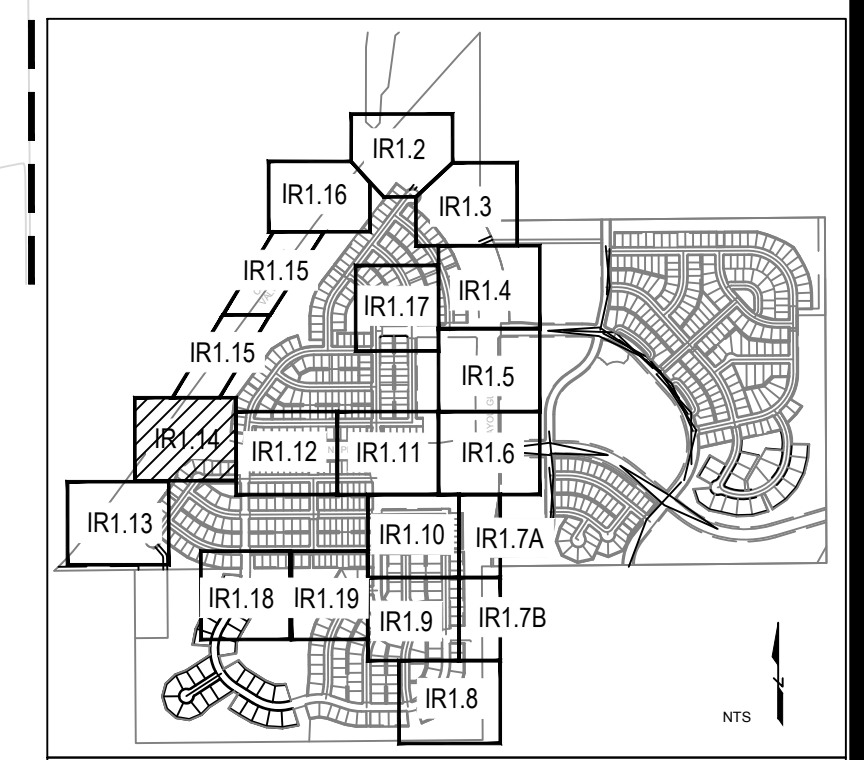
Sheet Number

IR1.13

MATCHLINE - SEE SHEET IR1.15



MATCHLINE - SEE SHEET IR1.13



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

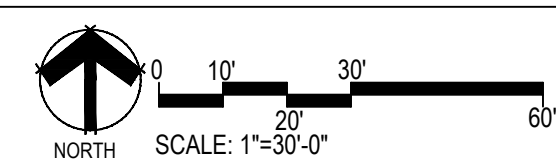
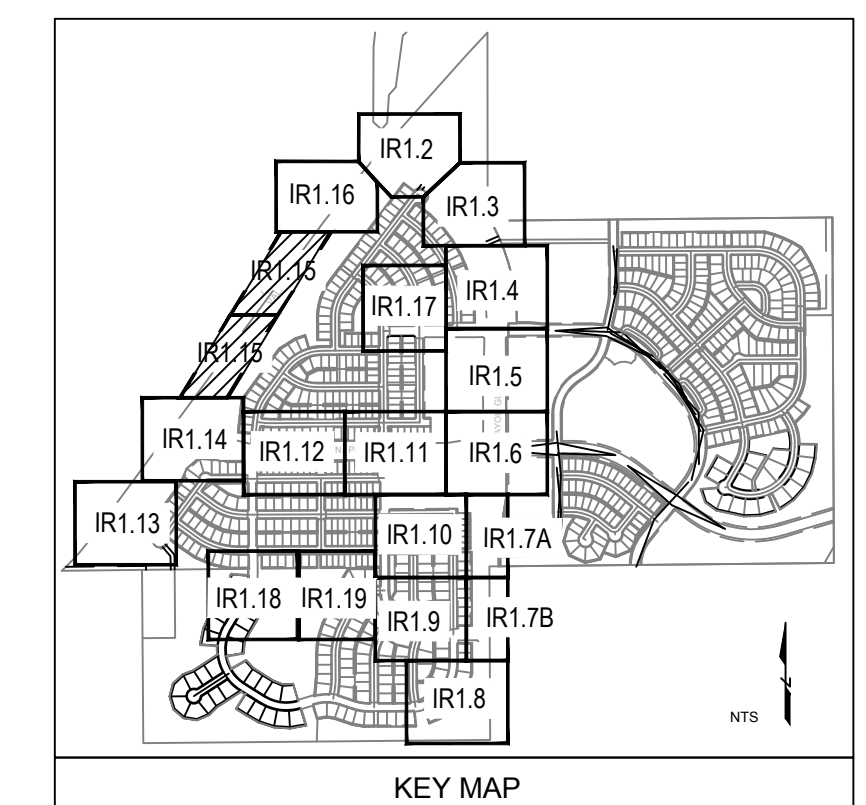
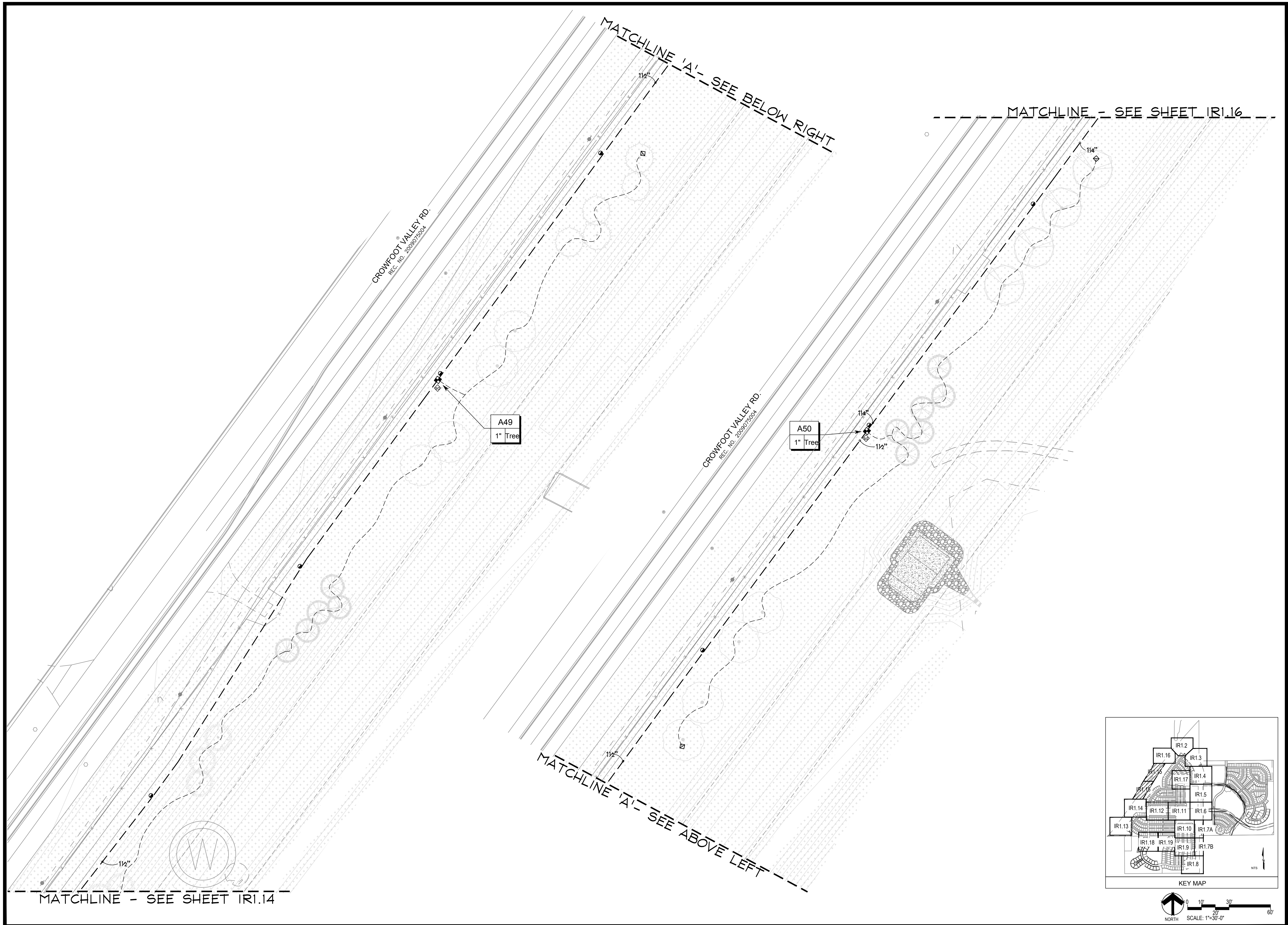
Engineering
 CVL CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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

Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below. Call before you dig.
 811

Sheet Name
 IRRIGATION PLAN

Sheet Number
 IR1.14



■ 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 ■

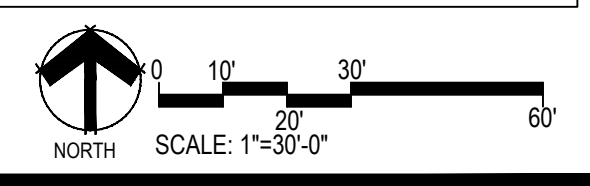
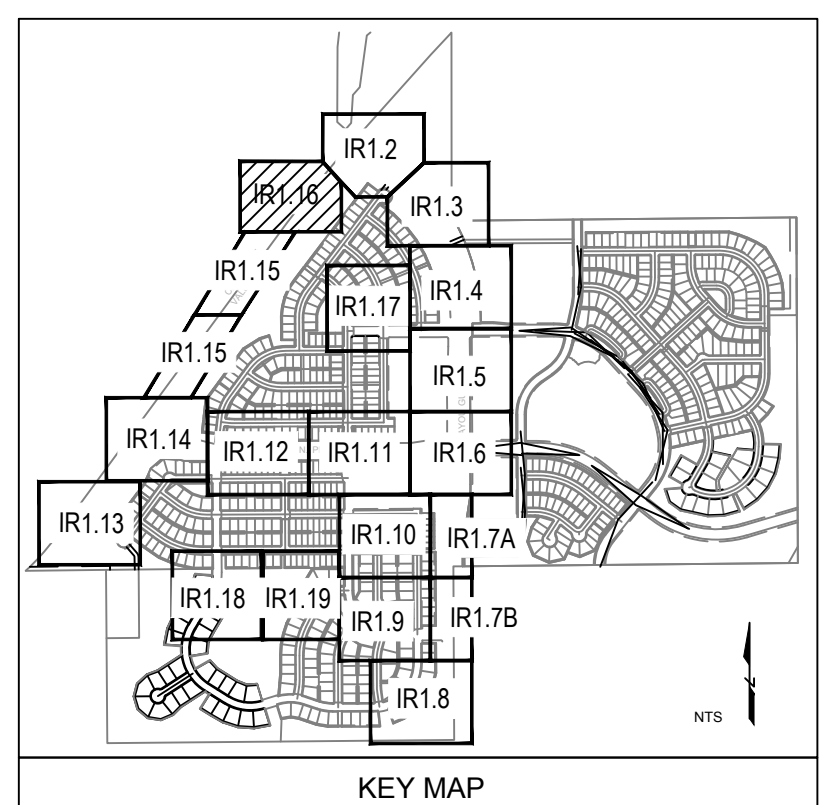
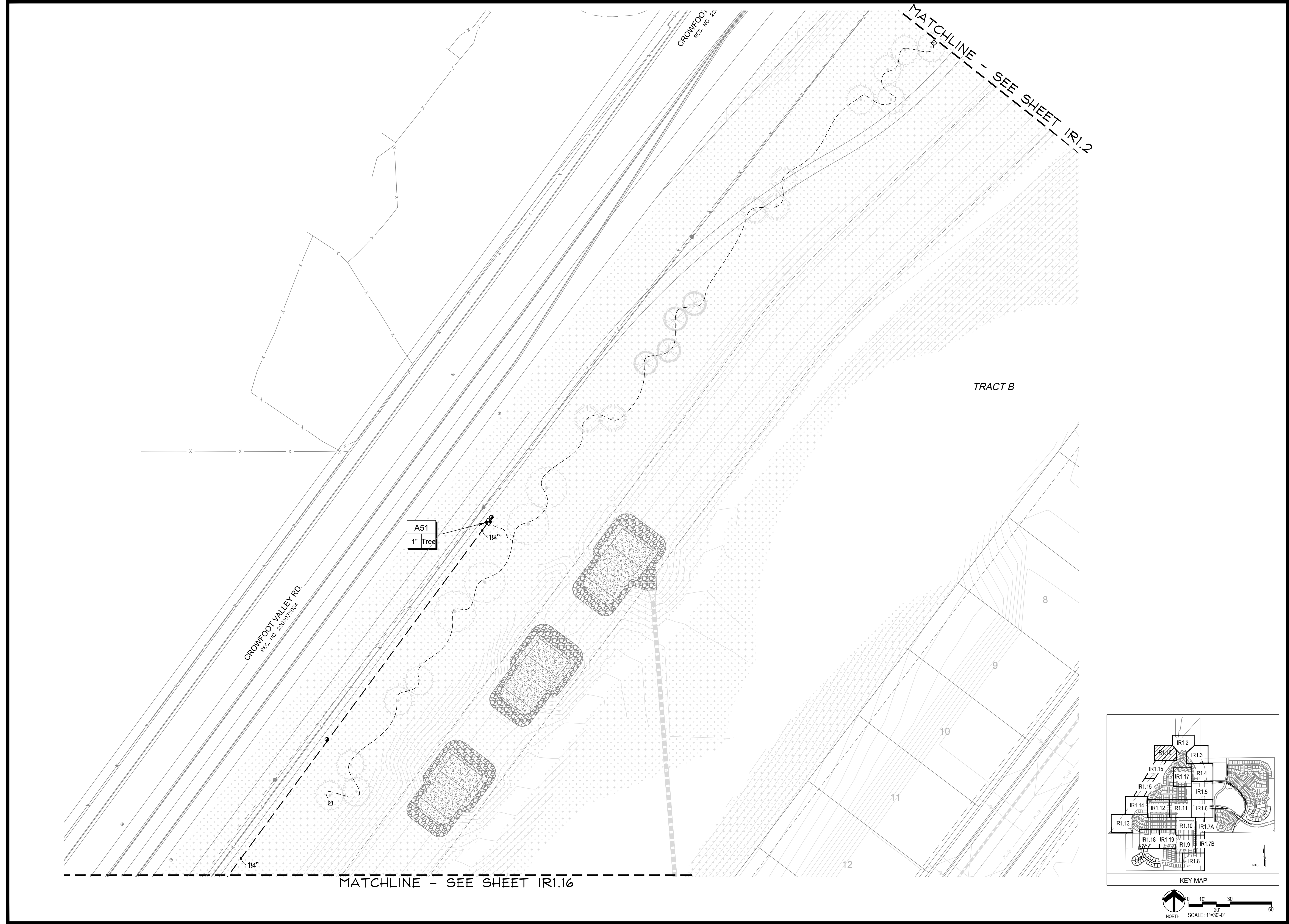
CVL CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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

Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below. Call before you dig.
811

■ Sheet Name ■
 IRRIGATION PLAN

■ Sheet Number ■
IR1.15



■ 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: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18

Know what's below.
 Call before you dig.

811

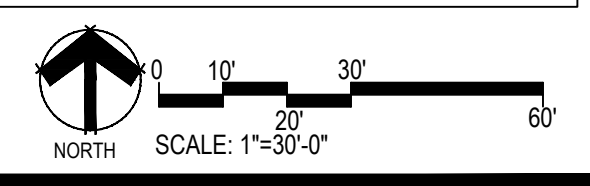
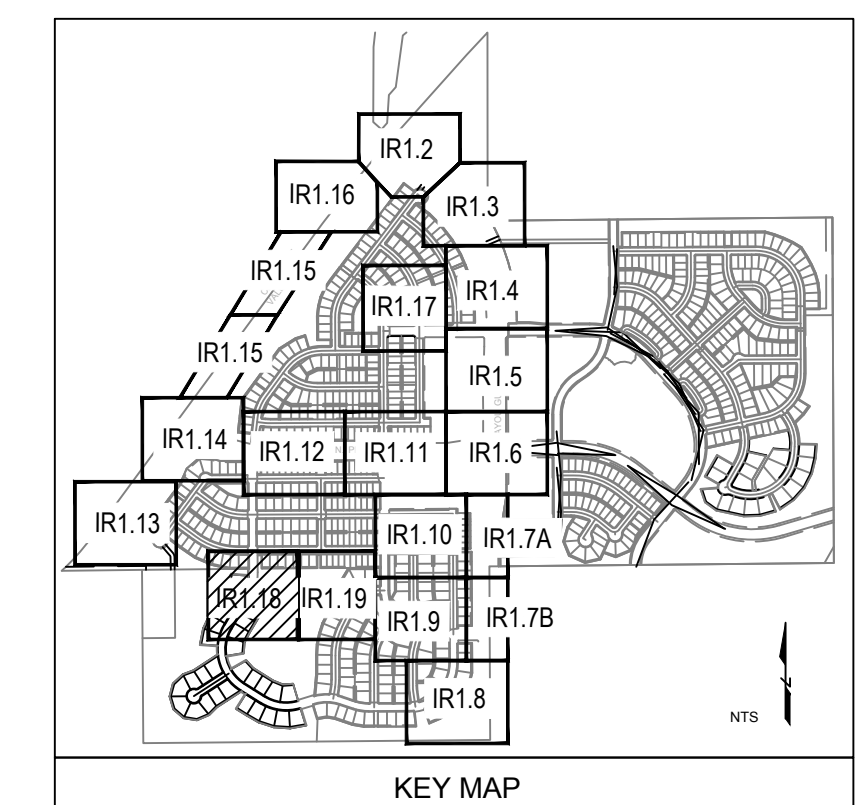
■ Sheet Name ■
 IRRIGATION PLAN

■ Sheet Number ■
IR1.16



MATCHLINE - SEE SHEET IR1.19

TRACT F



■ 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: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below.
 Call before you dig.

■ Sheet Name ■
 IRRIGATION PLAN

■ Sheet Number ■
IR1.18



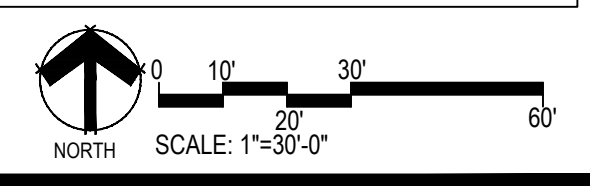
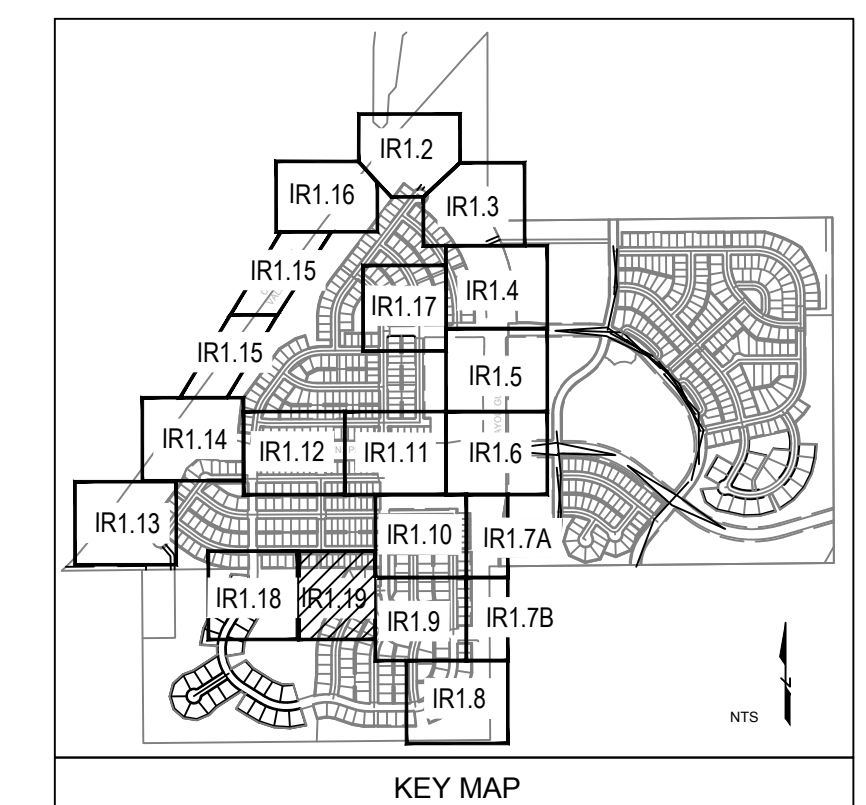
MATCHLINE - SEE SHEET IRI.18

MATCHLINE - SEE SHEET IRI.10

MATCHLINE - SEE SHEET IRI.9

INSTALL MAINLINE AND WIRES THRU SLEEVE AT A DEPTH OF AT LEAST 32" TO AVOID POTENTIAL DAMAGE CAUSED BY FUTURE HOMEOWNER. SLEEVE SIZED 3X PIPE DIAMETER

SHASTA DAISY



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

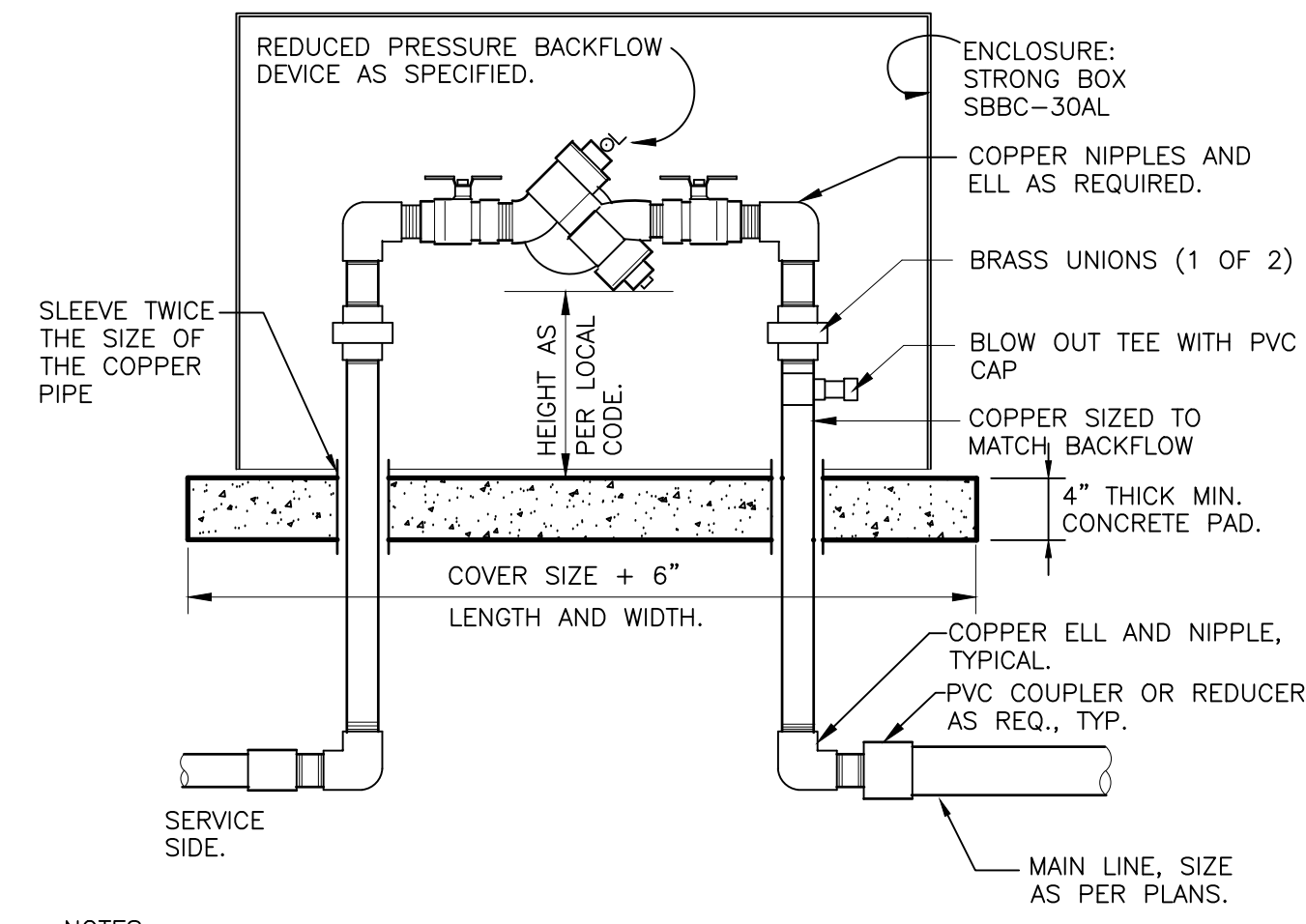
Irrigation Design
 MPI Designs
 P.O. BOX 345
 Windsor, CO 80550
 970.402.3047
 Michelle@MPIDesignsllc.com

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

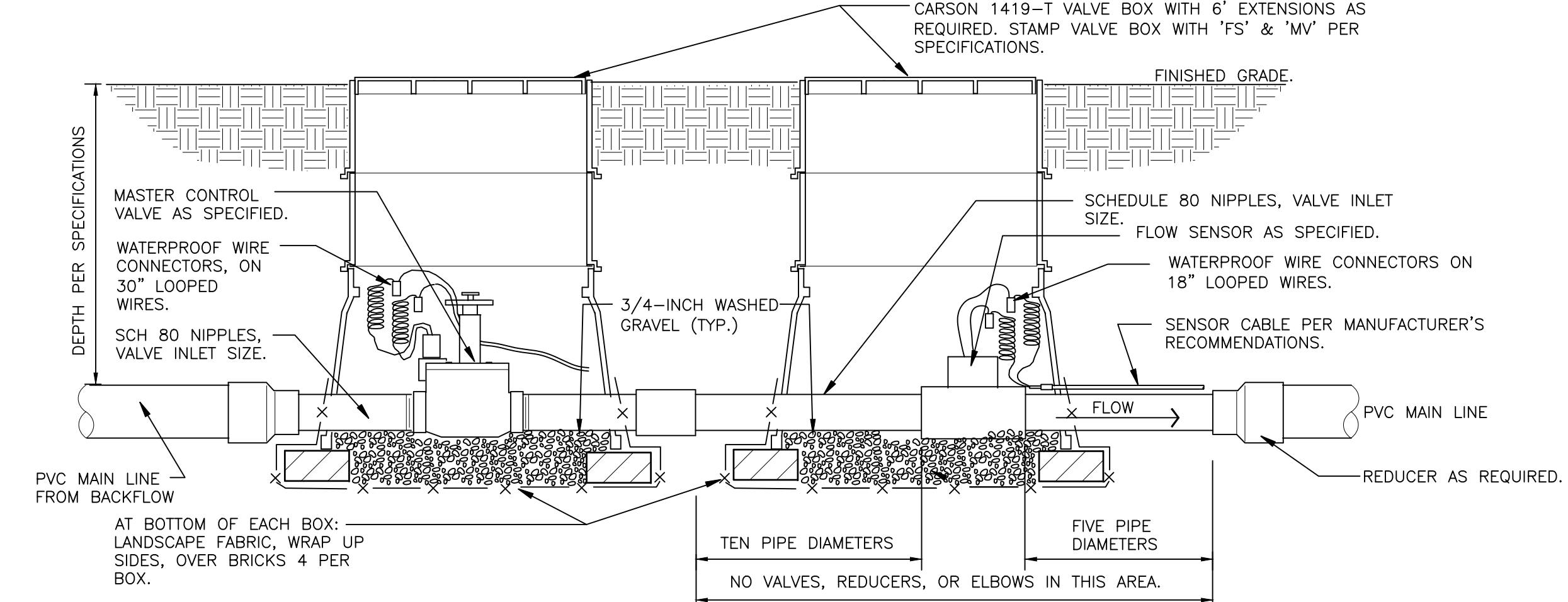
Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below.
 Call before you dig.
 811

Sheet Name
 IRRIGATION PLAN
 Sheet Number
 IRI.19



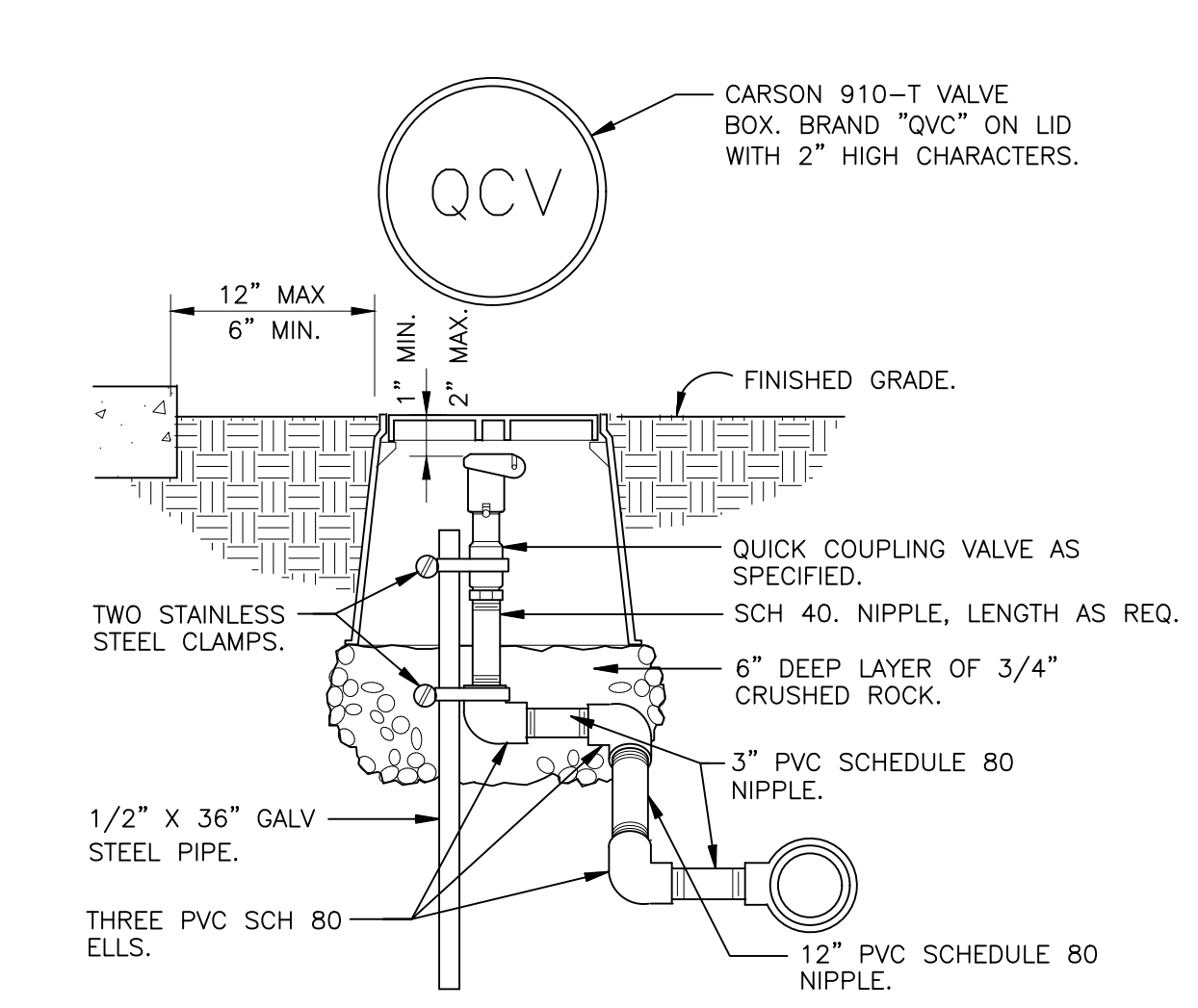
NOTES:
 1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

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



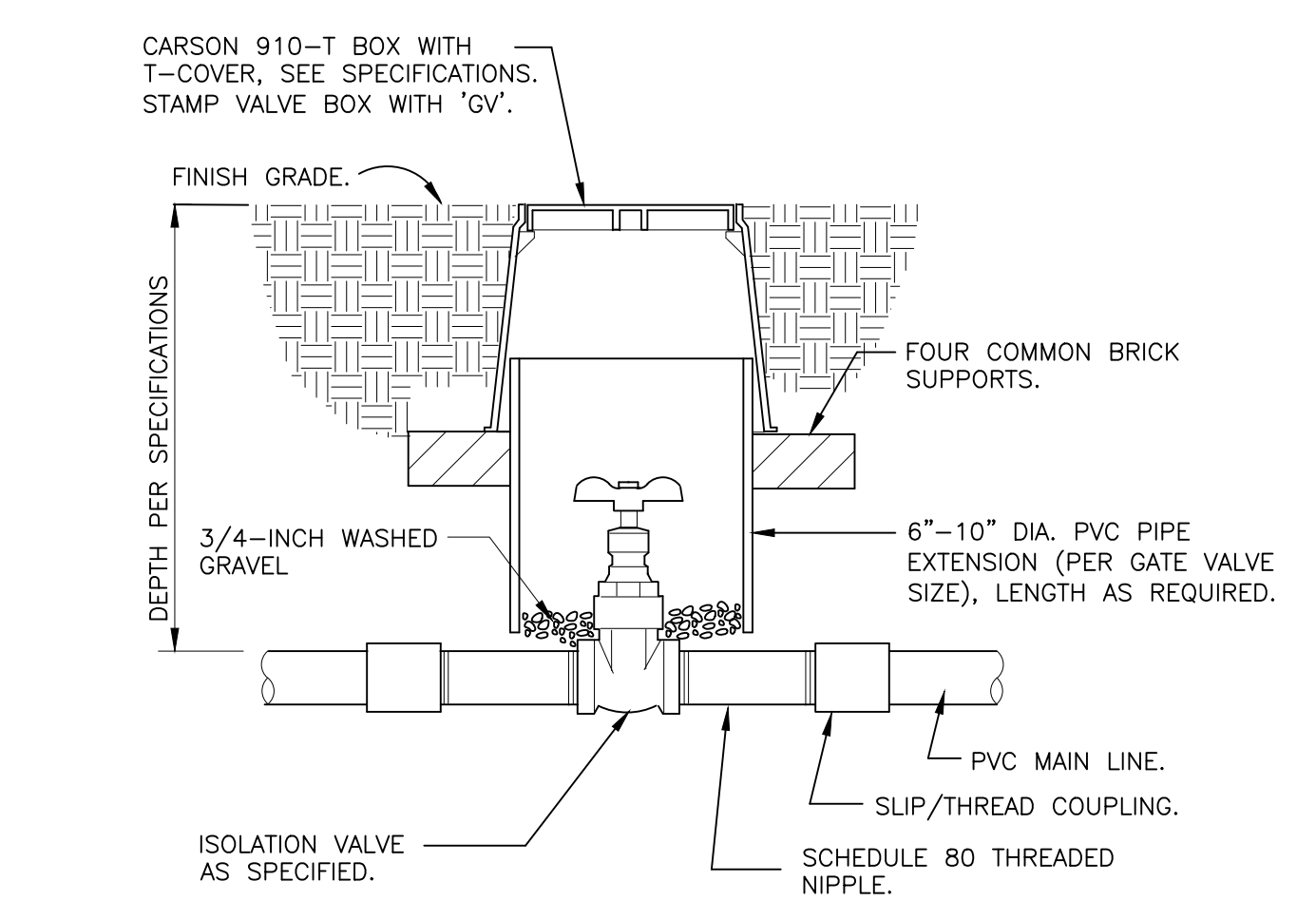
NOTE:
 1. REFER TO CONTROLLER MANUFACTURER'S RECOMMENDATIONS FOR WIRING MASTER VALVE AND FLOW SENSOR.
 2. SENSOR DECODER'S NOT AVAILABLE ON ALL CONTROLLERS. VALVES MAY BE DIRECTLY WIRED INTO CONTROLLER.

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



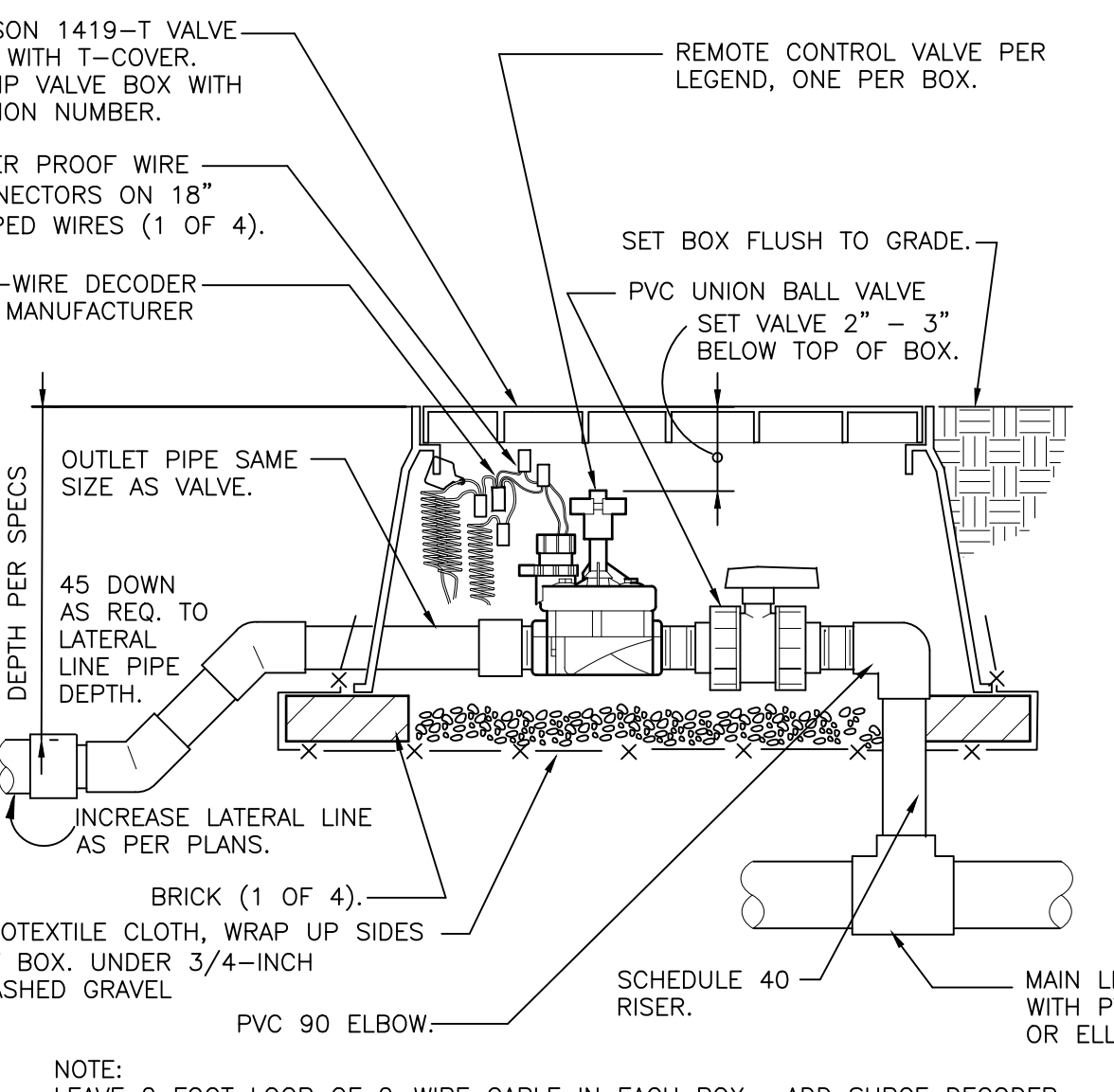
NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

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



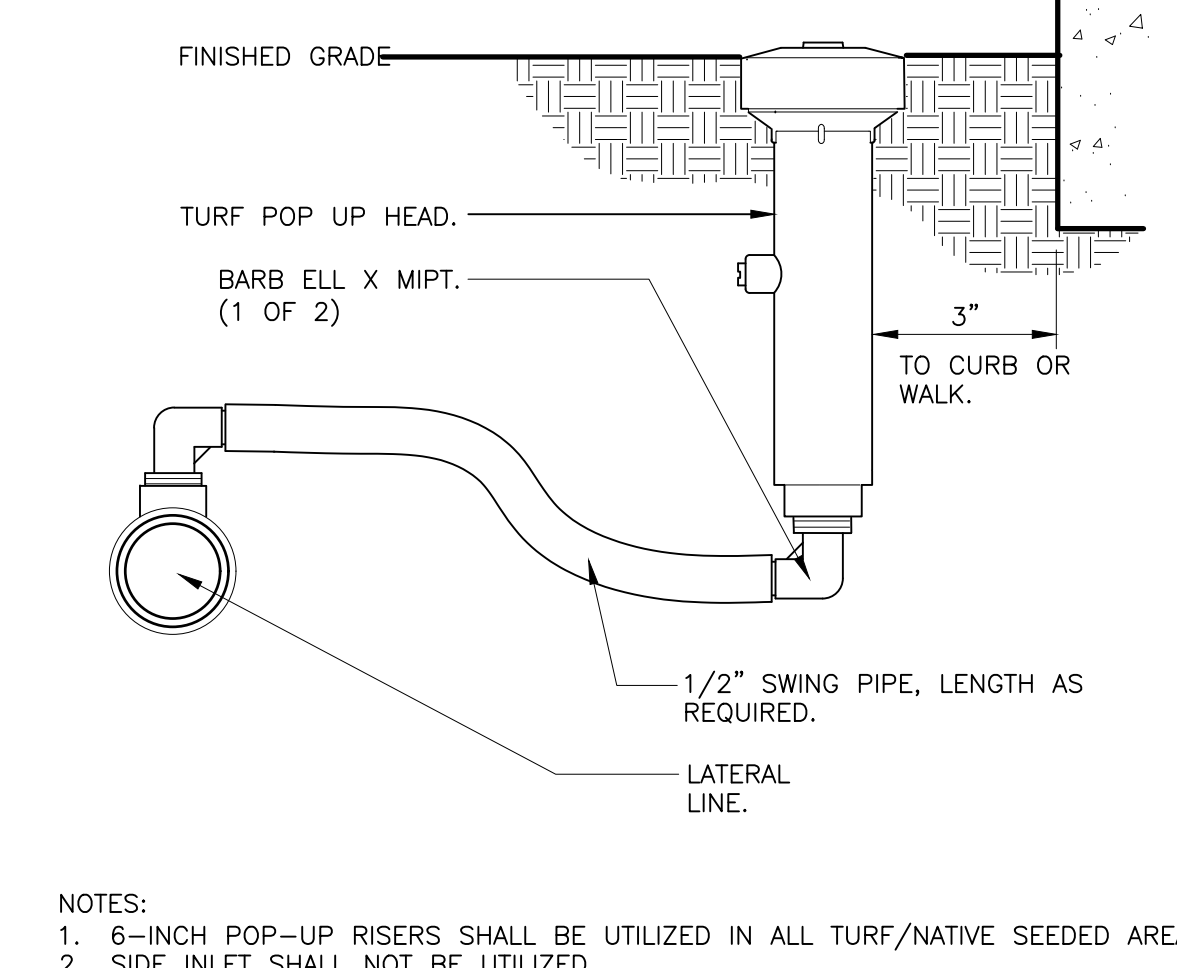
NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

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



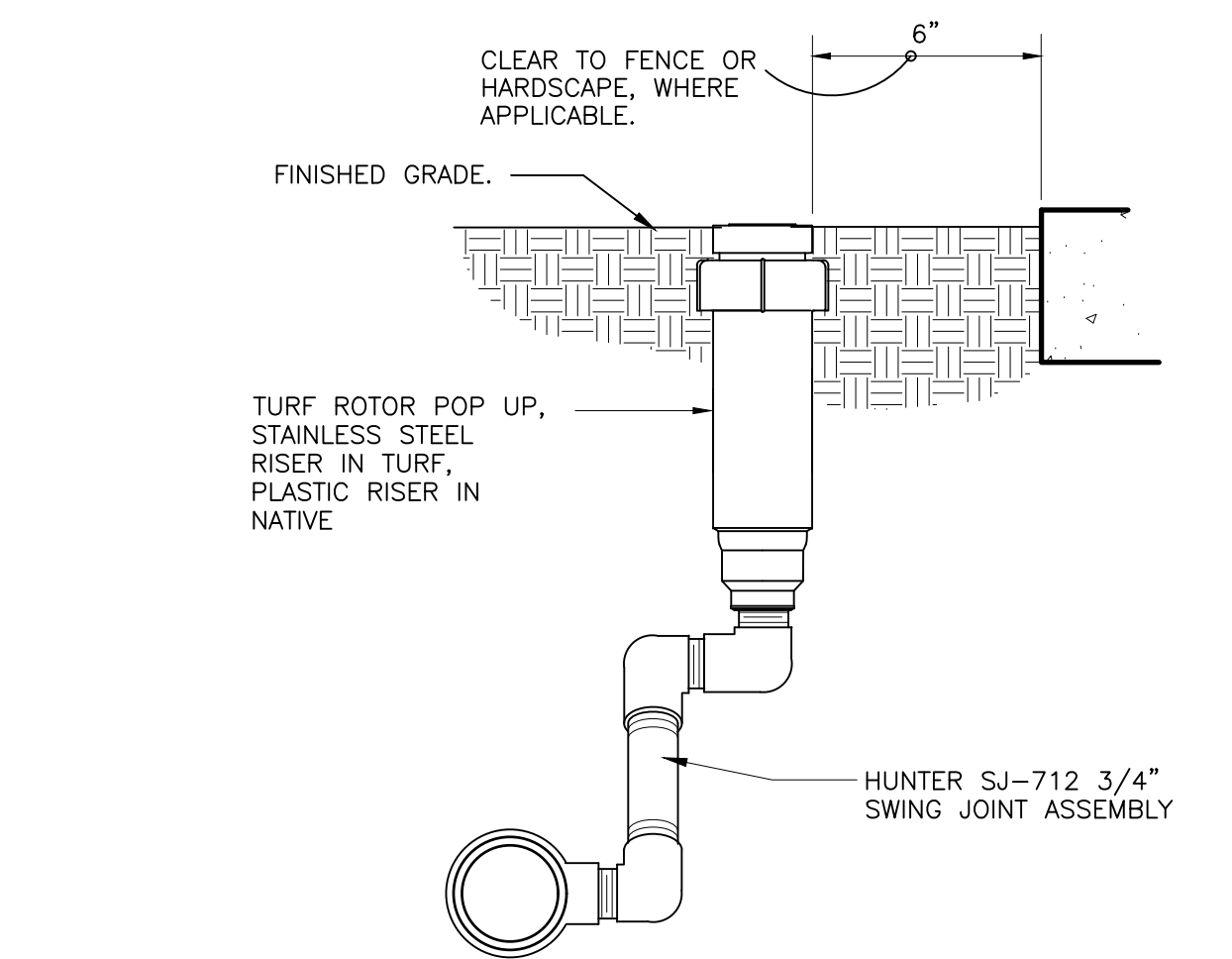
NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

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

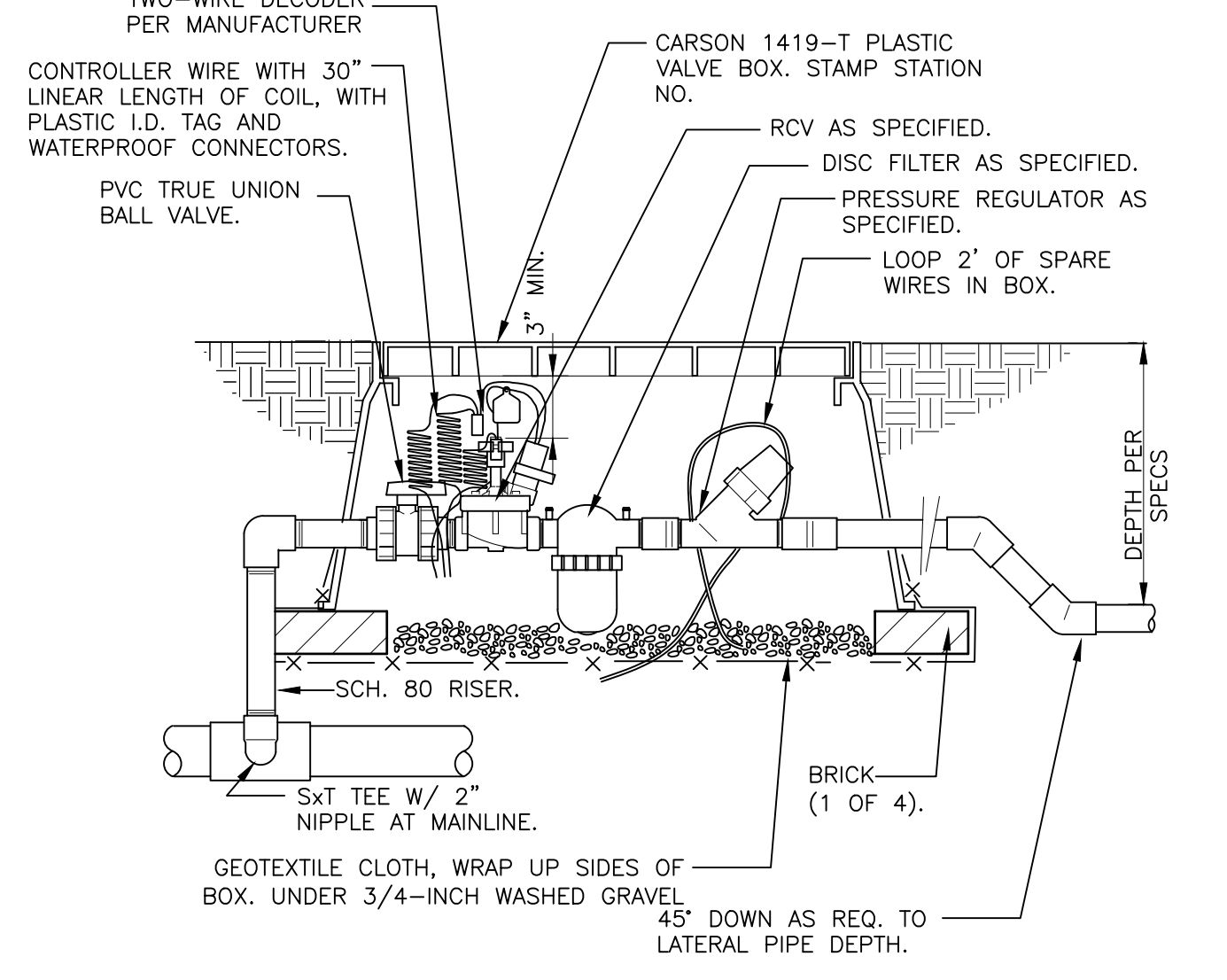


NOTE:
 1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDING AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

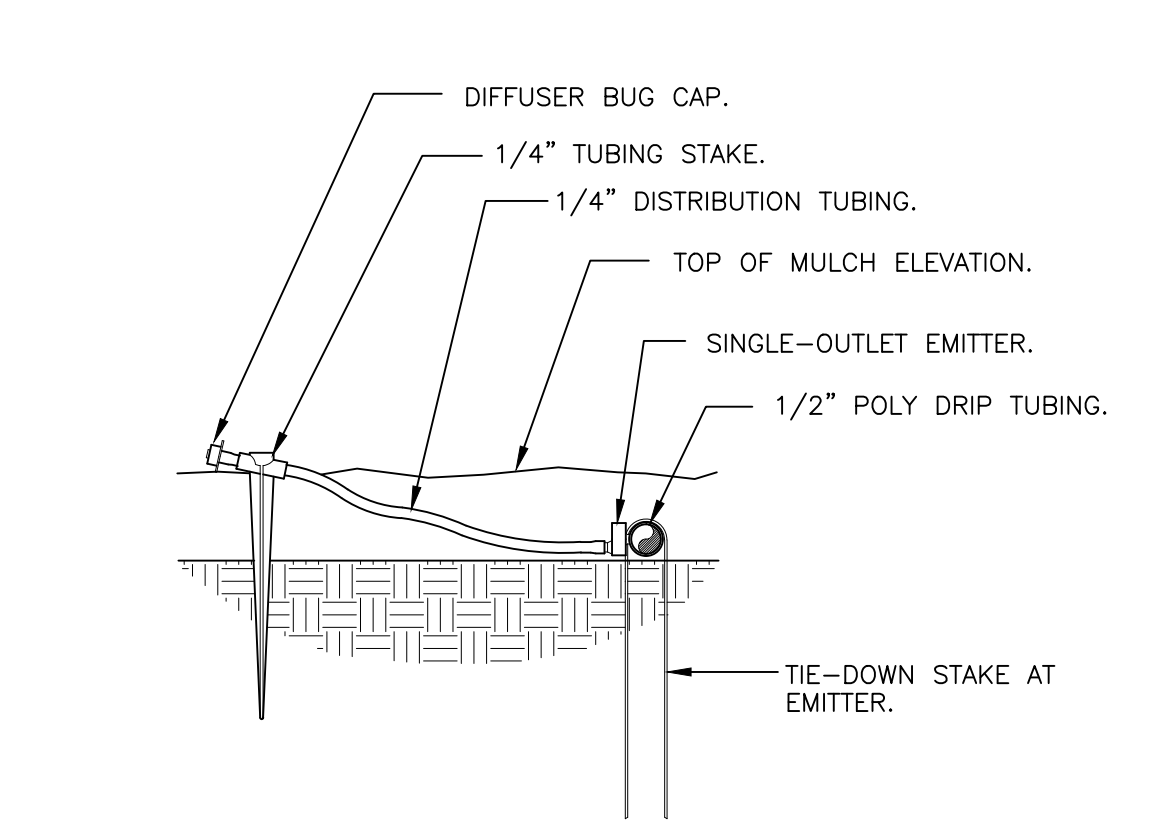
6-INCH POP-UP SPRAY
 3" = 1'-0" 328403.13-02



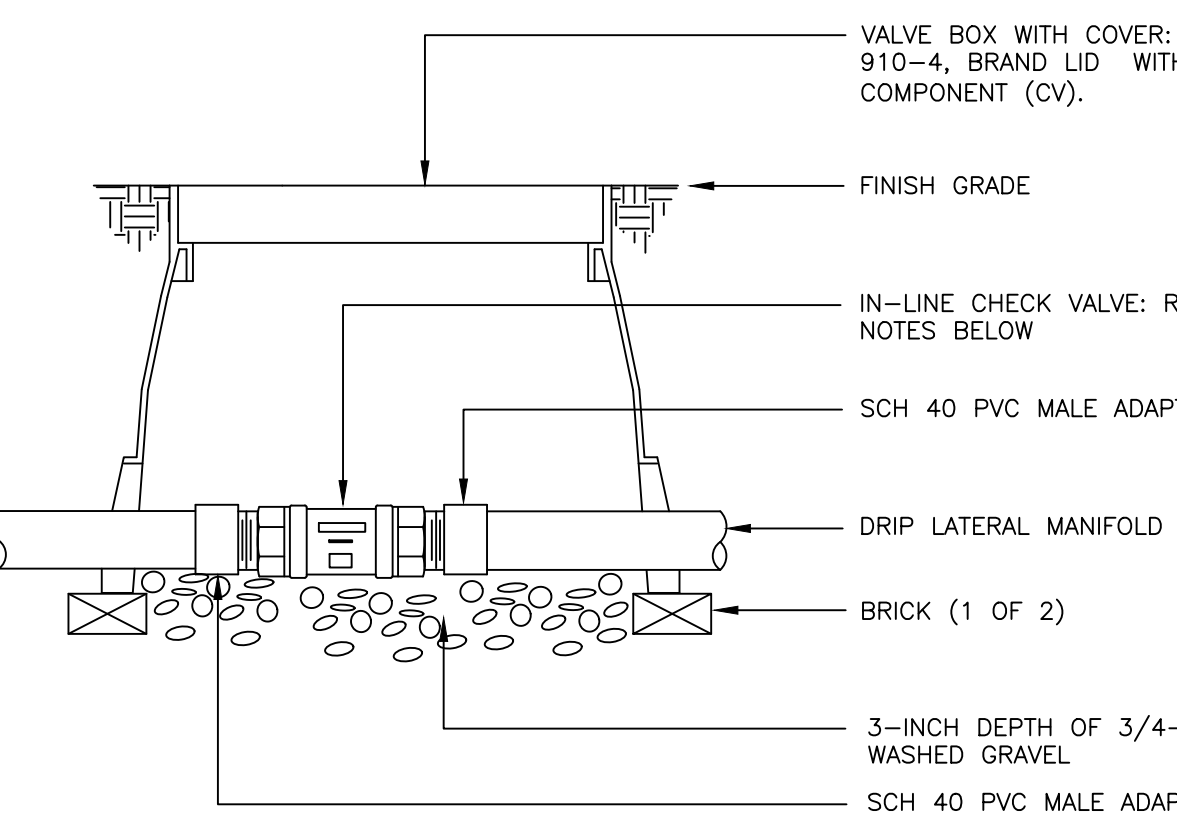
GEAR-DRIVEN ROTOR ASSEMBLY
 3" = 1'-0" 328403.16-01



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. DRIFT LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN-LINE CHECK VALVE.
 2. DRIFT 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

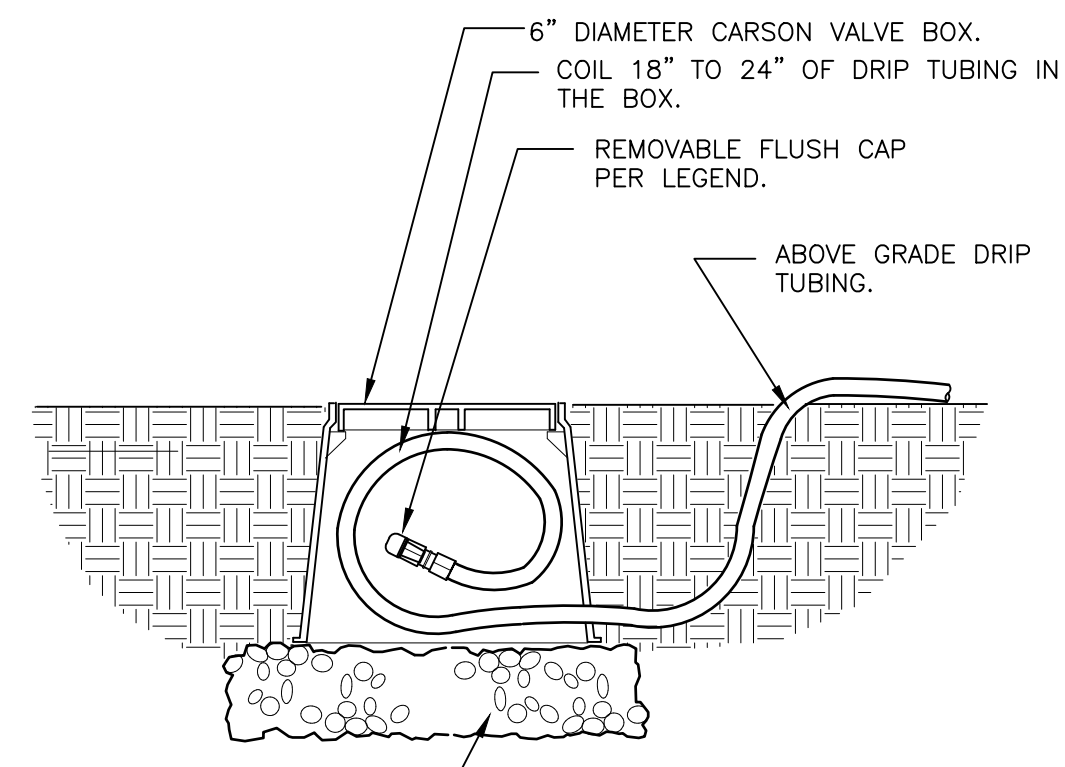
Engineering
CVL CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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

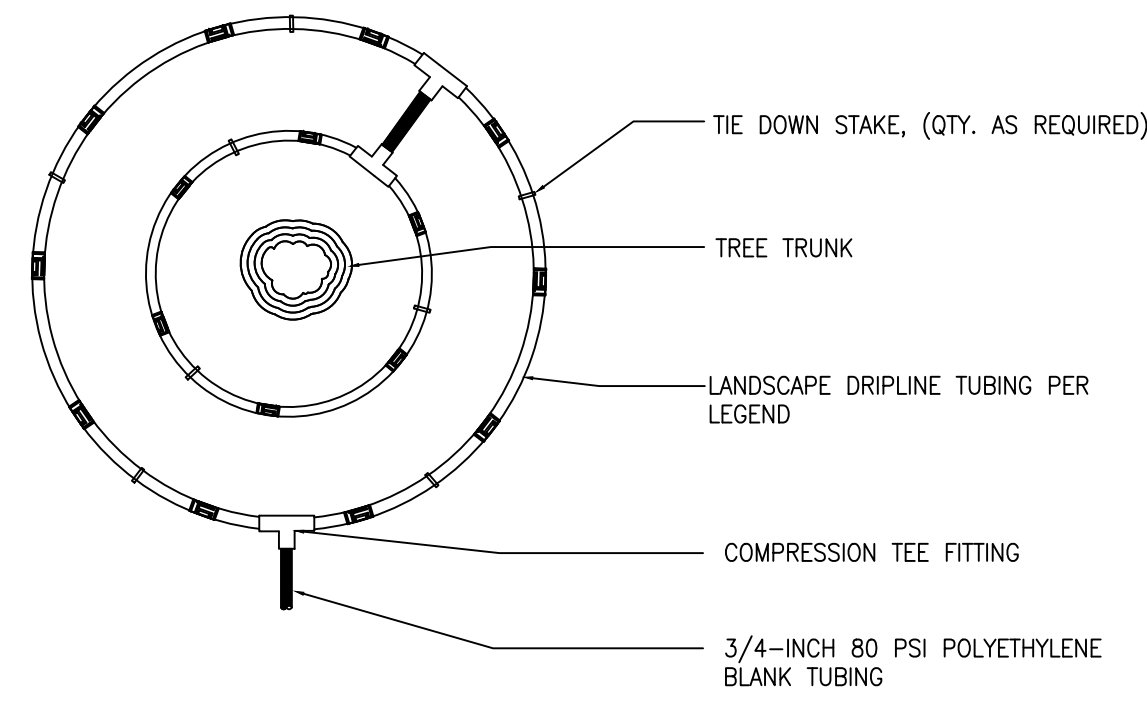
Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 04.06.18
 Date: 05.24.18
 Know what's below.
811
 Call before you dig.

Sheet Name
IRRIGATION DETAILS

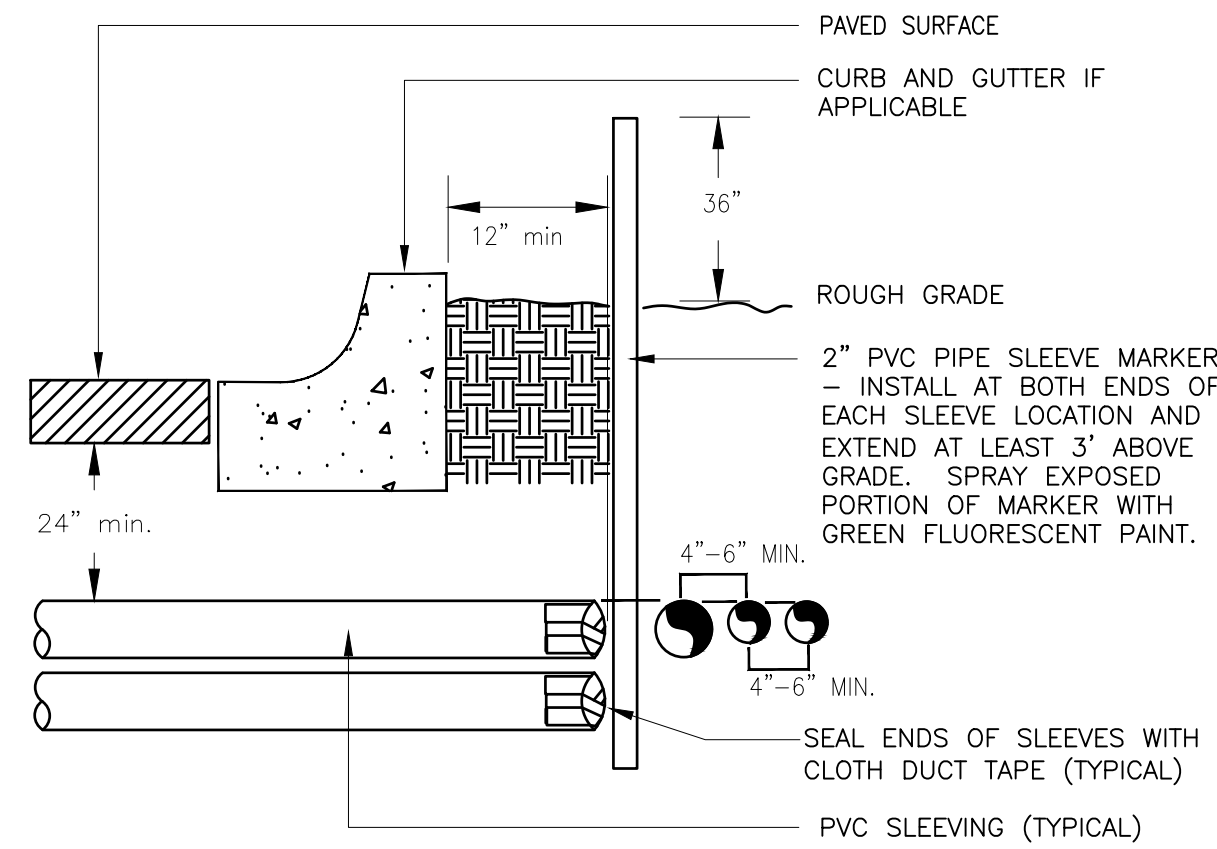
Sheet Number
IR2.1



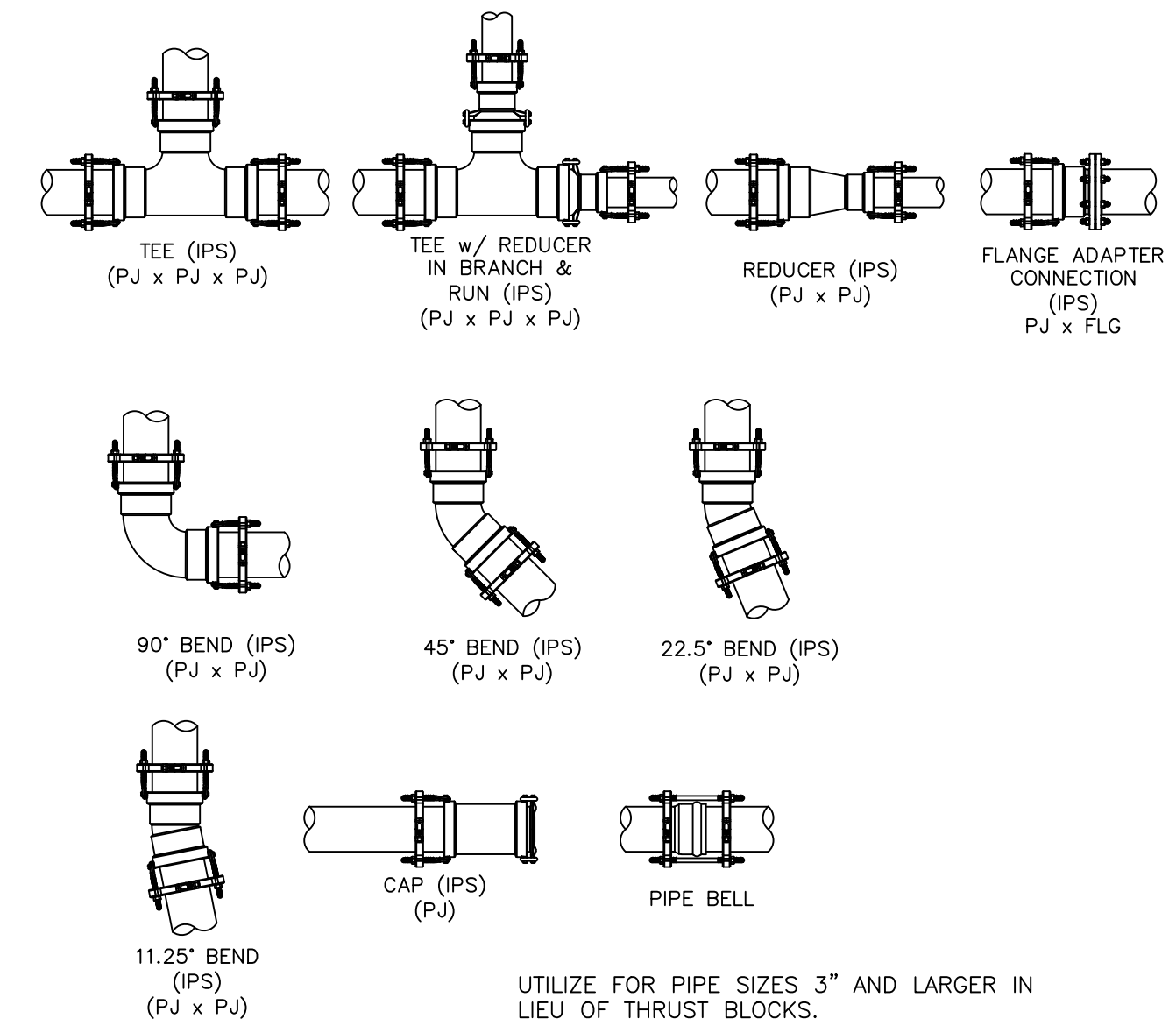
- 1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
- 2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.



- 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. DIAMETER OF DRIPLINE 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.
 - 2. SHRUBS IN NATIVE SHALL UTILIZE A SINGLE TREE RING (UTILIZE INNER RING SHOWN ABOVE).
 - 3. 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

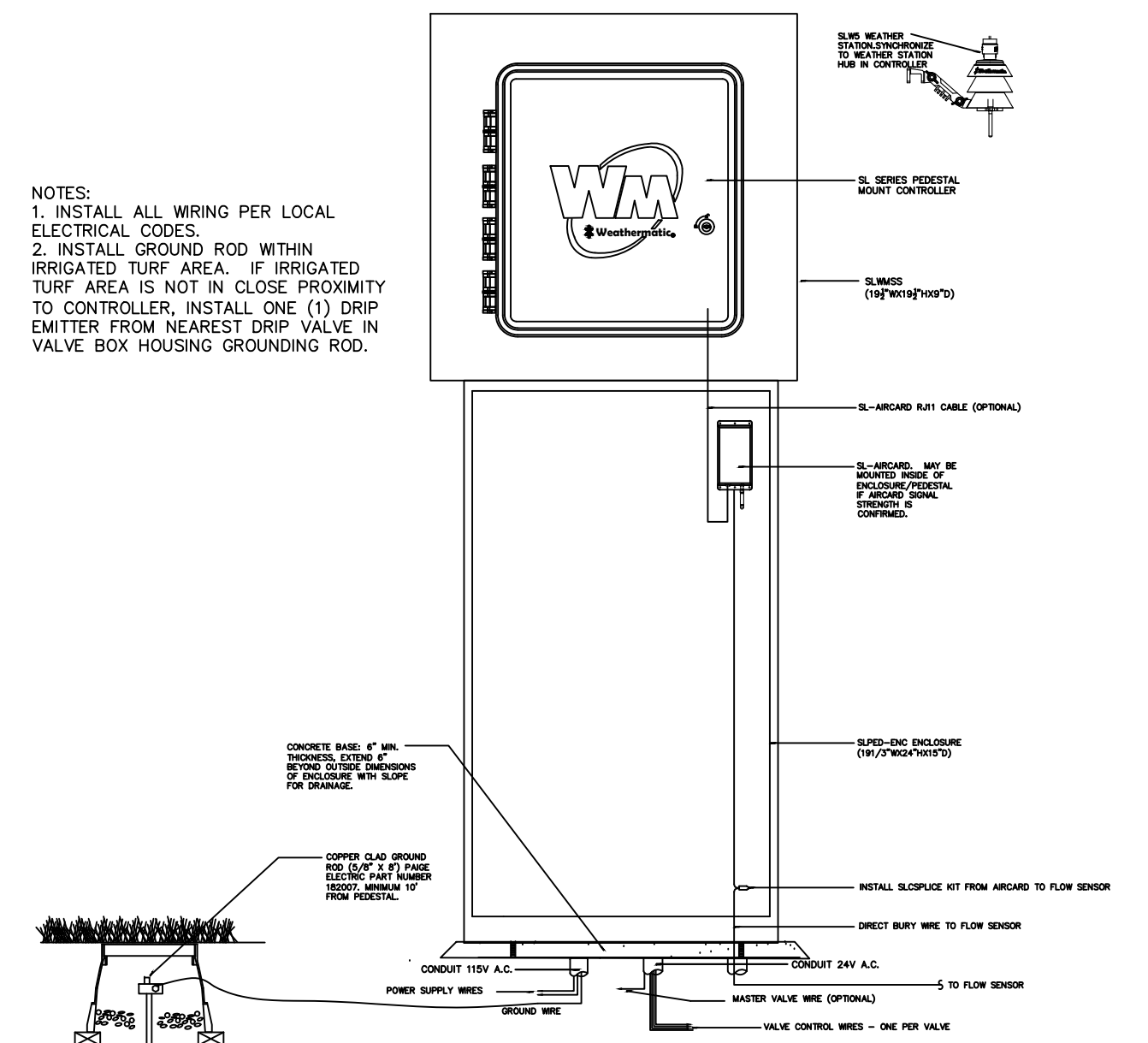
N.T.S. 328413.56-40

TYPICAL SLEEVE

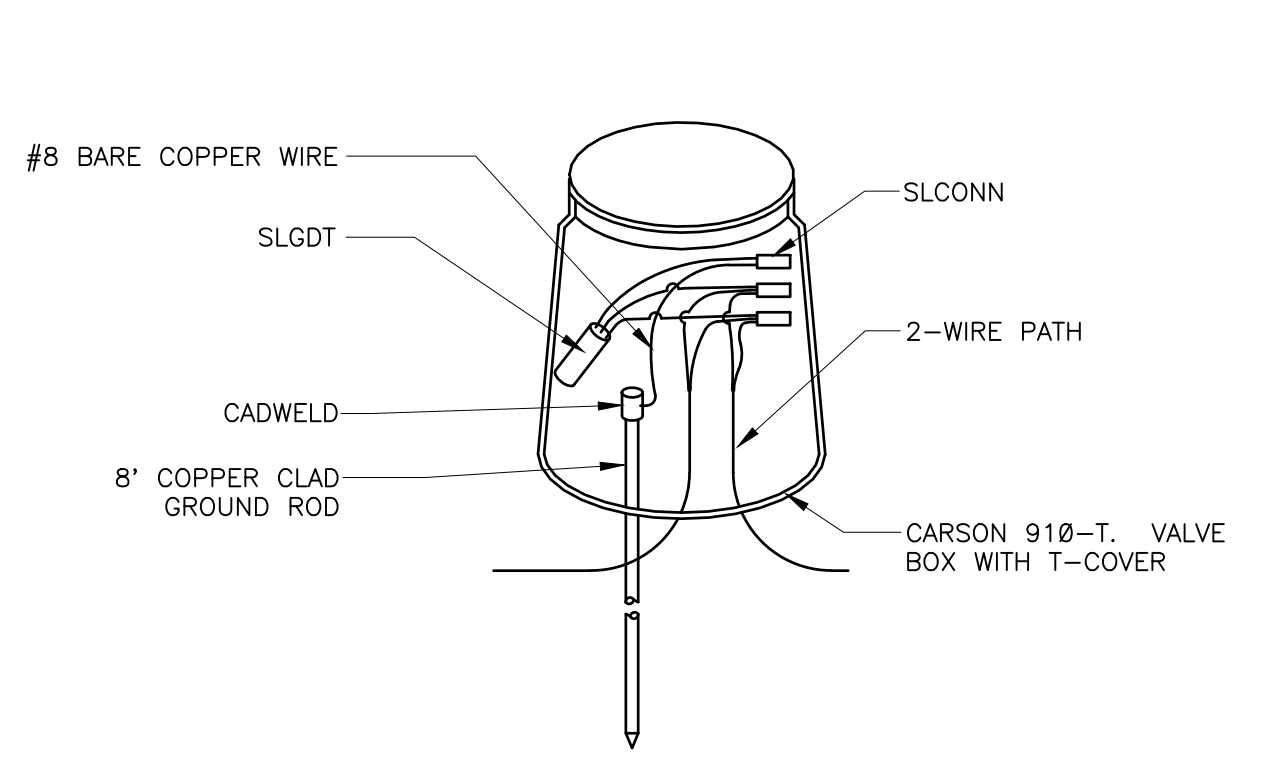
N.T.S. 328409.76-21

PIPE FITTING WITH JOINT RESTRAINT

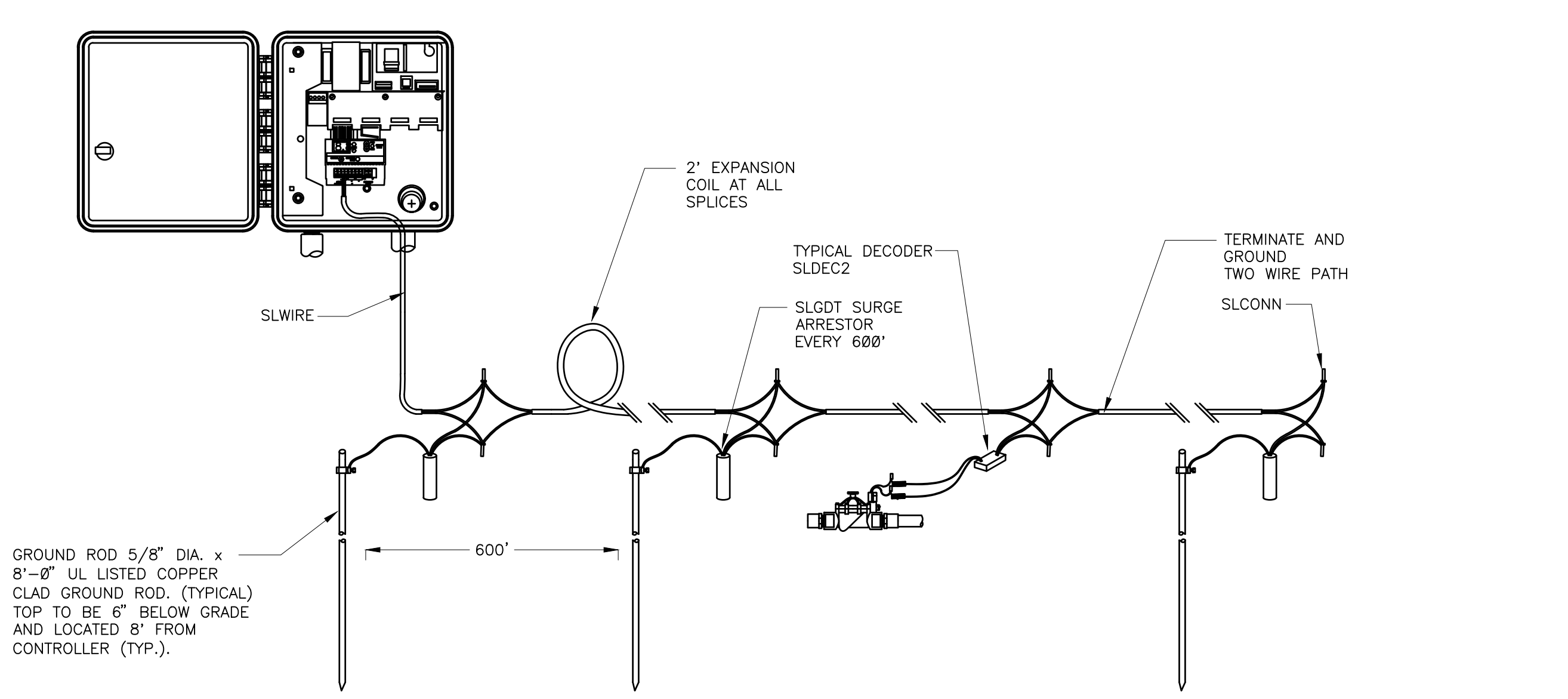
N.T.S. 328409.76-22



- NOTES:
- 1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
 - 2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.



- NOTES:
- 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.



GROUND ROD 5/8" DIA. x 8'-0" UL LISTED COPPER CLAD GROUND ROD. (TYPICAL) TOP TO BE 6" BELOW GRADE AND LOCATED 8' FROM CONTROLLER (TYP.).

WEATHERMATIC PEDESTAL MOUNT CONTROLLER

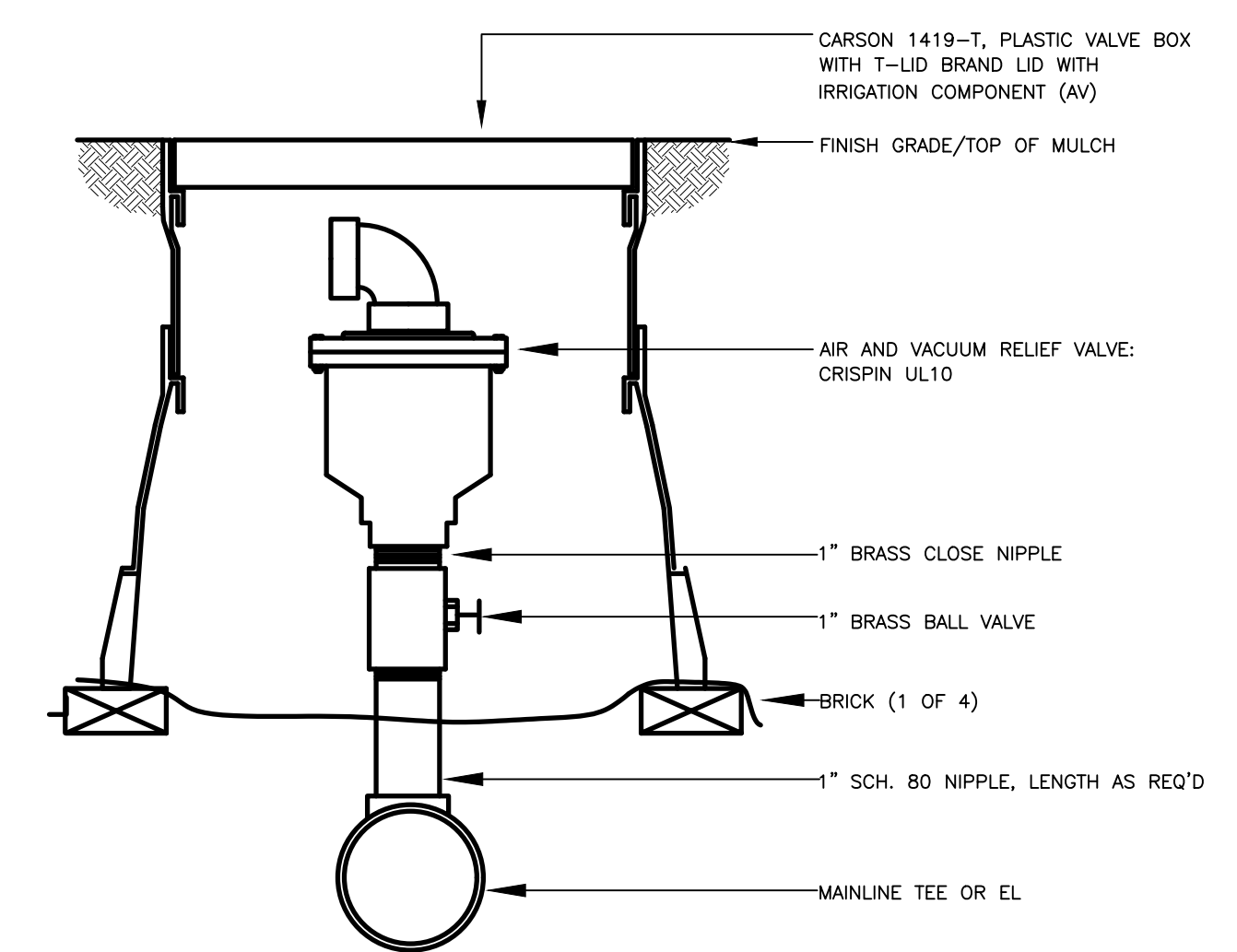
N.T.S. 328409.16-26

LIGHTNING ARRESTOR

N.T.S. 328409.16-21

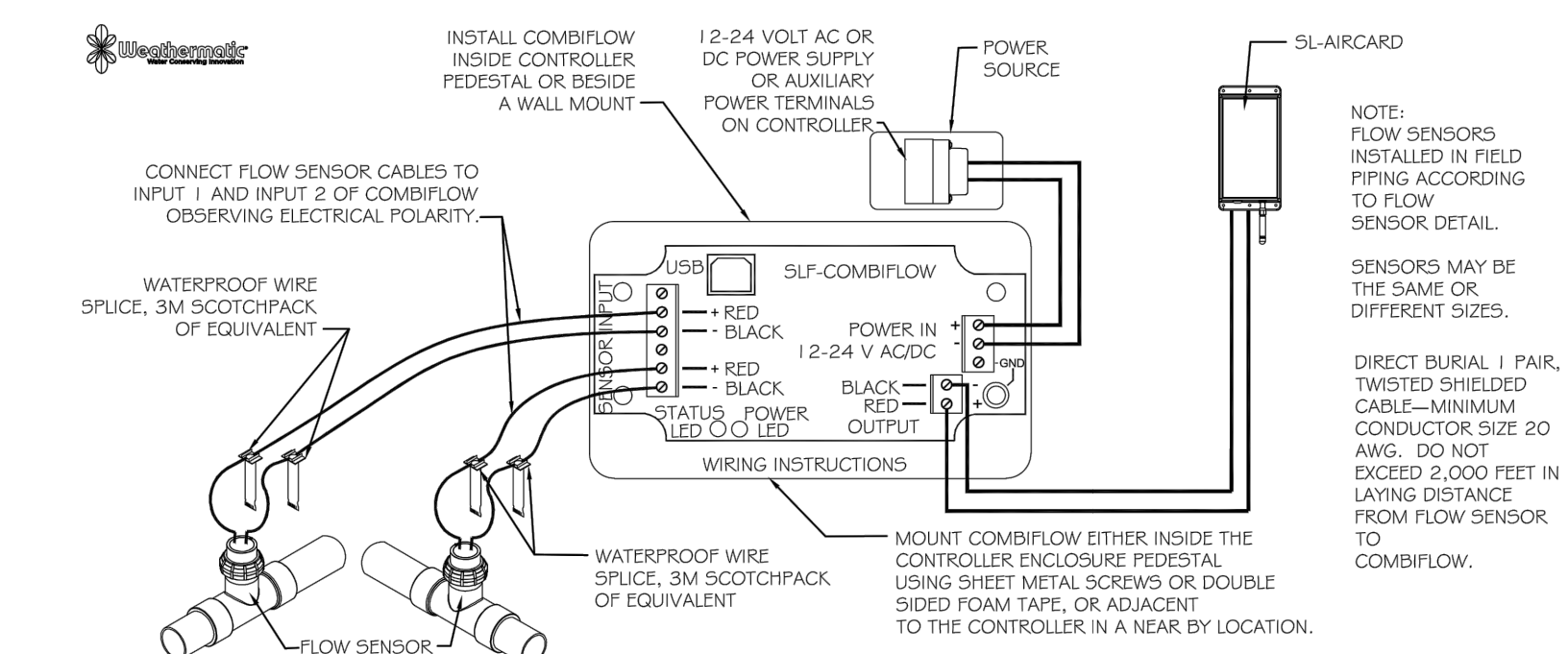
TYPICAL LIGHTNING ARRESTOR LAYOUT

N.T.S. 328409.16-20



AIR/VACUM RELIEF VALVE

N.T.S. 32 8406.15-01



WEATHERMATIC SLF COMBIFLOW

N.T.S. DETAIL FILE

- NOTE:
- FLOW SENSORS INSTALLED IN FIELD PIPING ACCORDING TO FLOW SENSOR DETAIL.
 - SENSORS MAY BE THE SAME OR DIFFERENT SIZES.
 - DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE-MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO COMBIFLOW.