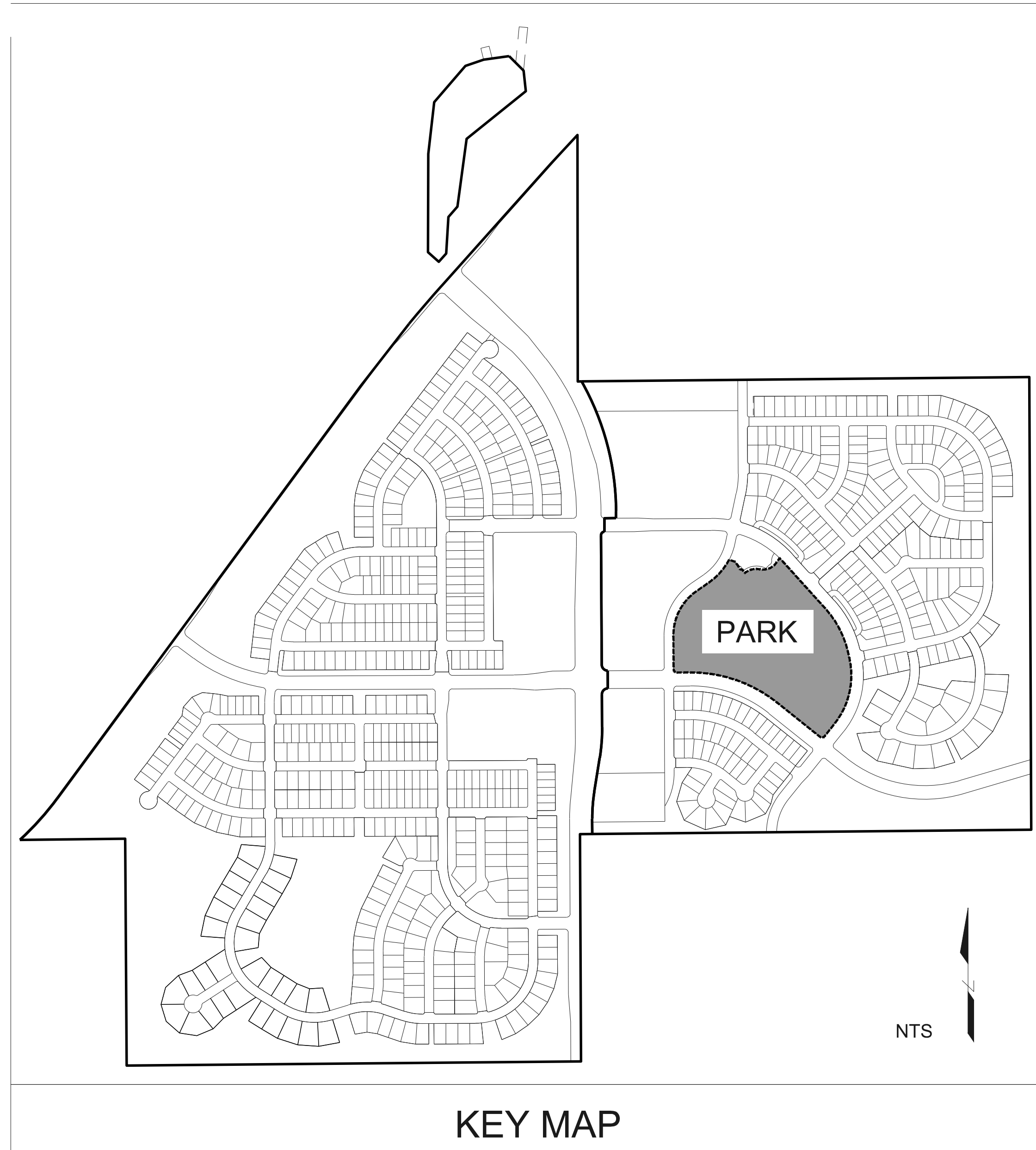
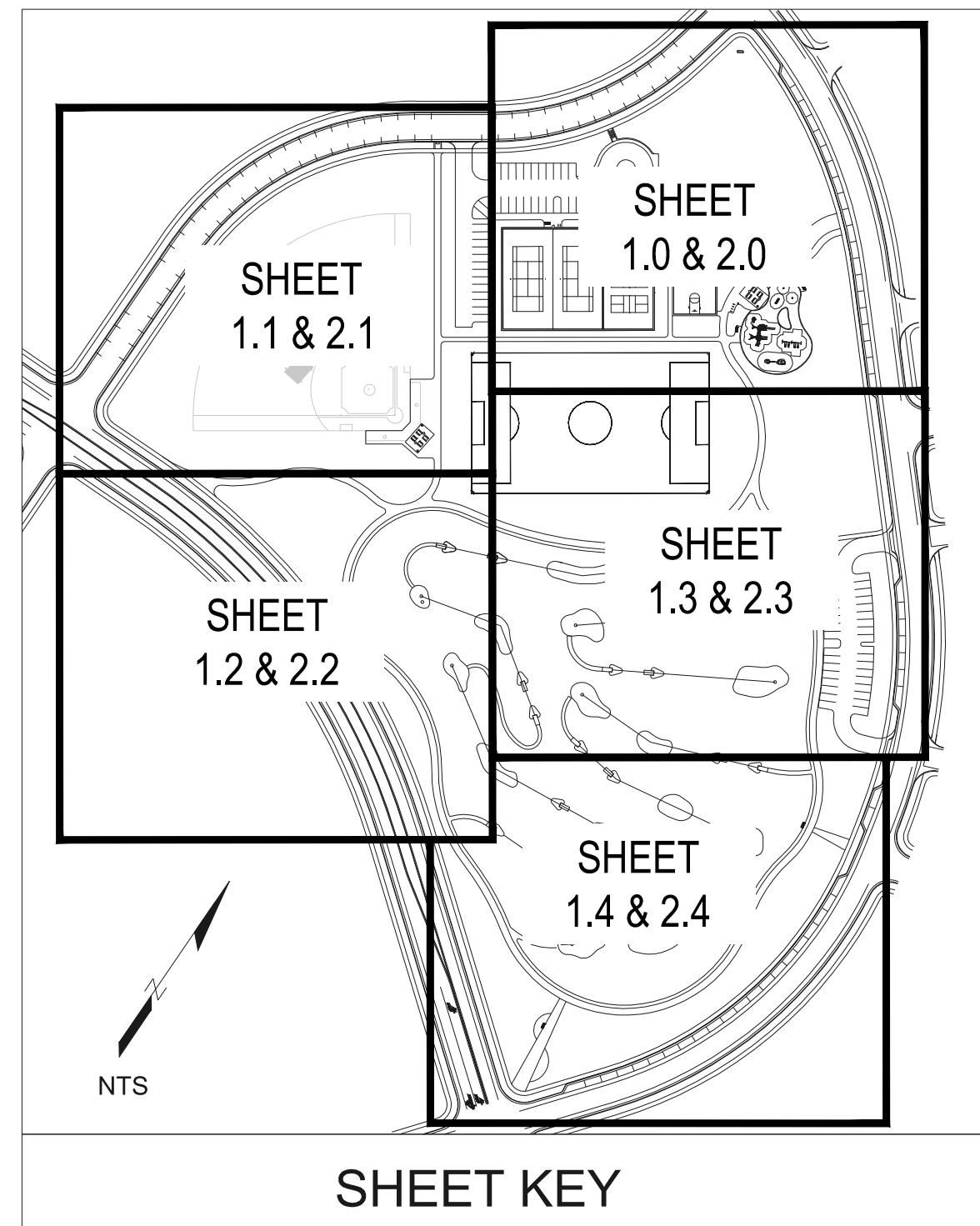
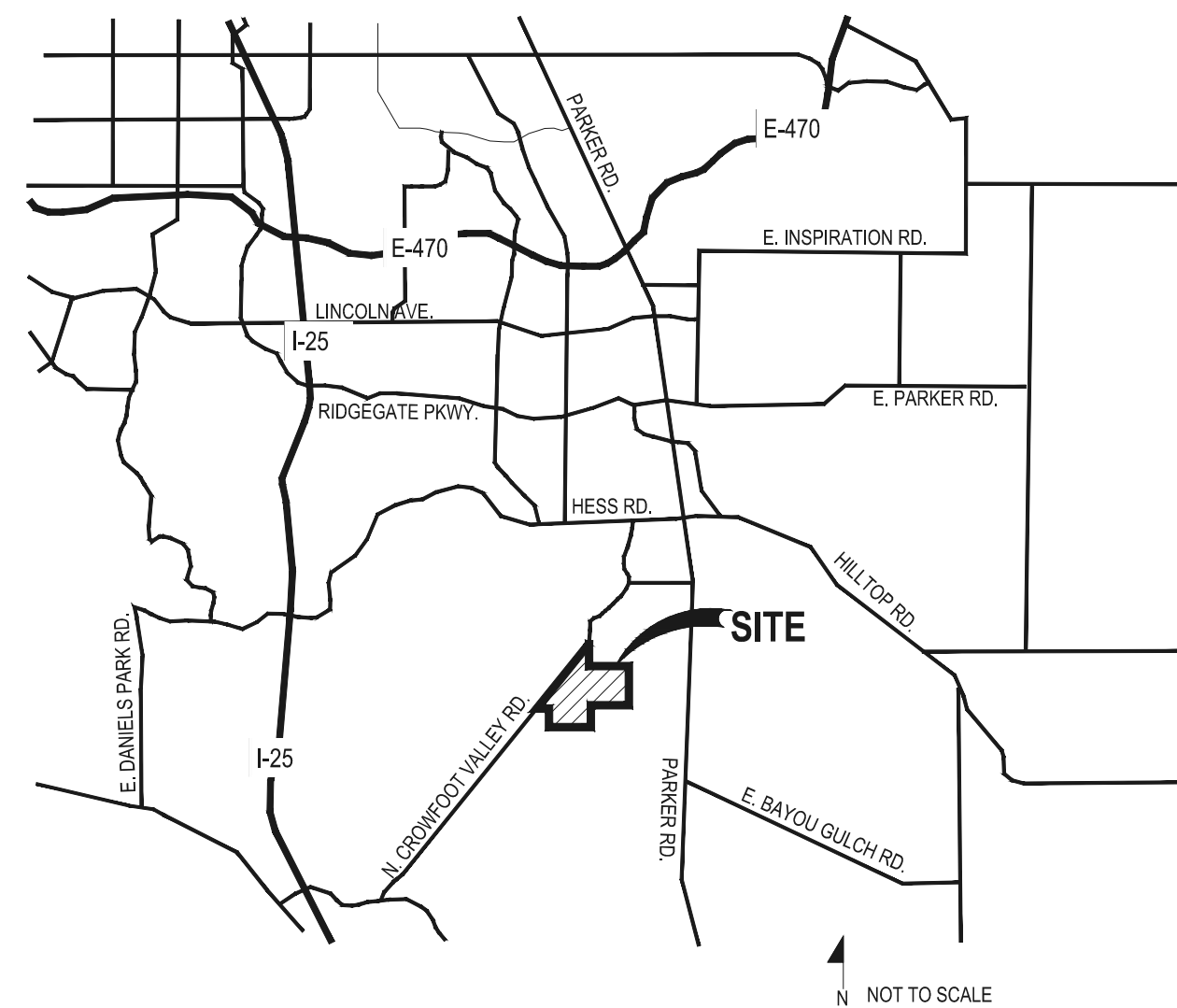


# TRAILS AT CROWFOOT

## FILING NO. 1 FINAL PARK PLANS



VICINITY MAP



Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L0.2	OVERALL SITE & LANDSCAPE PLAN
L0.3	HORIZONTAL CONTROL PLAN
L0.4	OVERALL GRADING PLAN
L0.5	STORM PLAN
L1.0	AMENITIES PLAN
L1.1	AMENITIES PLAN
L1.2	AMENITIES PLAN
L1.3	AMENITIES PLAN
L1.4	AMENITIES PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
L3.2	LANDSCAPE DETAILS
L3.3	LANDSCAPE DETAILS
L3.4	LANDSCAPE DETAILS
L3.5	LANDSCAPE DETAILS
L3.6	LANDSCAPE DETAILS
L3.7	LANDSCAPE DETAILS
L3.8	LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION TAP WORKSHEETS
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR1.5	IRRIGATION PLAN
IR1.6	IRRIGATION PLAN
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS
IR2.3	IRRIGATION DETAILS
IR2.4	IRRIGATION DETAILS

### SYMBOLS & ABBREVIATIONS

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

### GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA 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 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.

OWNER / DEVELOPER

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

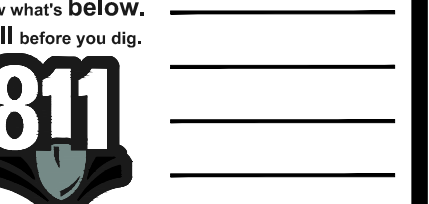
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10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

TRAILS AT CROWFOOT  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: BEM\_GG  
Checked by: PCS STAFF  
Submittal Date: 08.01.2017  
Date: 02.27.2018



Sheet Name

LANDSCAPE COVER SHEET

Sheet Number

L0.0

**Final Document**  
**Subject To Conditions In Approval Letter**  
**APPROVED DATE: 08/23/2018**  
**Planning Approval By: S. Nerger**

**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 UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
  - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  - A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
  - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
  - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
  - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION, A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
  - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
  - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
  - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
  - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
  - SOIL PREPARATION SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED, SODDED, OR OTHERWISE PLANTED. ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF TWENTY-FIVE PERCENT (25%) GROUND AGED MANURE AND SEVENTY-FIVE PERCENT (75%) ORGANIC COMPOST, AND SHALL CONTAIN A MINIMUM OF FIVE PERCENT (5%) ORGANIC MATTER. THE MIXTURE SHALL BE FREE FROM CLAY SUBSOIL, MOUNTAIN PEAT, SAND, CYPRESS, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS, AND SEEDS. HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE MANURE AND ORGANIC COMPOST SHALL BE COARSELY GROUND AND THOROUGHLY MIXED TOGETHER TO ENSURE AN EVEN COMPOSITION. THE MIX SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0. A CARBON TO NITROGEN RATIO RANGING FROM 15:1 TO 30:1. SALT LEVELS OF LESS THAN 6 MHMOS/CM, AND SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:

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

- UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:
- SPECIFIC LOCATIONS FROM WHICH THE MANURE AND ORGANIC COMPOST WERE OBTAINED
  - AGRICULTURAL TEST RESULTS SHOWING MIXTURE COMPOSITION AND ANALYSIS
- TESTING SHALL BE BY A QUALIFIED SOIL LABORATORY, IN ACCORDANCE WITH ACCEPTED SOIL AMENDMENT TESTING PROCEDURES, AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. THE SOIL AMENDMENTS SHALL BE INCORPORATED IN THE FOLLOWING MANNER: UPON ESTABLISHMENT OF PROPER GRADES, THE SOIL SURFACE SHALL BE LOOSENEED BY ROTOTILLING TO A MINIMUM DEPTH OF SIX INCHES (6"), AND ALL MATERIALS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE MANURE AND ORGANIC COMPOST MIXTURE SHALL BE EVENLY SPREAD OVER THE AREA AT THE RATE OF SIX (6) CUBIC YARDS PER THOUSAND SQUARE FEET, AND SHALL BE MIXED THOROUGHLY INTO THE SOIL SURFACE TO A DEPTH OF SIX INCHES (6") BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR APPARATUS. THE SURFACE SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION, PRIOR TO SEEDING OR SODDING. FERTILIZER WITH A 10-10-10 OR COMPARABLE RATIO SHALL BE SPREAD EVENLY OVER THE SURFACE AT THE RATE OF FIVE (5) POUNDS PER THOUSAND SQUARE FEET (12 POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET)
- TOPSOILS**
- ADDITION OF TOPSOIL IS NOT CONSIDERED A PORTION OF THE ORDINARY SOIL. PREPARATION OPERATIONS AS DESCRIBED IN THESE SPECIFICATIONS. HOWEVER, THE USE OF GOOD TOPSOIL IS HIGHLY DESIRABLE. AND MAY EASE THE VALUE OF SOIL AMENDMENTS IN REDUCING WATER CONSUMPTION AND ENCOURAGING PLANT GROWTH. WHEN TOPSOIL EXISTS ON THE PROJECT SITE, THE CONTRACTOR SHALL BE REQUIRED TO STRIP AND STOCKPILE THE TOPSOIL, AND TO REDISTRIBUTE THE TOPSOIL OVER THE OPEN SPACE AREAS AFTER OVERLTOP GRADING. IN ACCORDANCE WITH THESE SPECIFICATIONS, THE TOWN RETAINS THE PREROGATIVE OF DELETING ALL OR A PORTION OF THE SOIL PREPARATION REQUIREMENTS WHEN TOPSOIL IS PROVIDED, DEPENDING ON TOPSOIL QUALITY AND QUANTITY. TOPSOIL SHALL BE A FERTILE SANDY LOAM TOPSOIL, TAKEN FROM A WELL-DRAINED SITE, AND FREE FROM CLAY SUBSOIL, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS AND SEEDS, HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE TOPSOIL SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0, SALT LEVELS OF LESS THAN 6 MHMOS/CM, AND SHALL BE SCREENED AND MEET THE FOLLOWING MECHANICAL ANALYSIS:

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

- UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:
- SPECIFIC LOCATION FROM WHICH TOPSOIL WILL BE (OR WAS) STRIPPED
  - AGRICULTURAL TEST RESULTS SHOWING TOPSOIL COMPOSITION AND ANALYSIS
- TESTING SHALL BE BY A QUALIFIED SOILS LABORATORY, IN ACCORDANCE WITH METHODS OF SOILS ANALYSIS
- AGRONOMY #9" AS PUBLISHED BY THE AMERICAN SOCIETY OF AGRONOMY, AND TESTING WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- WHEN THE ADDITION OF TOPSOIL IS REQUIRED BY THE OFFICIAL DEVELOPMENT PLAN AND/OR APPROPRIATE CONSTRUCTION DRAWINGS, OR WHEN THE CONTRACTOR OPTS TO PROVIDE TOPSOIL, IT SHALL BE INCORPORATED IN THE FOLLOWING MANNER:
- UPON ESTABLISHMENT OF THE PROPER GRADE, THE SUBSOIL SURFACE SHALL BE LOOSENEED TO A MINIMUM DEPTH OF SIX INCHES (6") BY TILLING, AND ALL OBJECTS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE TOPSOIL SHALL BE SPREAD OVER THE AREA TO A MINIMUM FOUR INCH (4") COMPACTED DEPTH, AND MIXED LIGHTLY INTO THE SUBSOIL BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR. THE SURFACE LAYER SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION.
- #100 MESH SIEVE 0-15 85-100CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS.

**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 SURFACE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING 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 MATERIALS.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS-SECTIONS, LINES, AND ELEVATIONS INDICATED.
- 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.

**SEEDING ESTABLISHMENT NOTES:**

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 4 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- 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 A SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY, WHERE STEEP SLOPES OCCUR. LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECTS EROSION CONTROL METHODS, BMPs AND ALL CITY CODES AND REQUIREMENTS.

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 26% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

**TURF, PLANT & GROUND COVER MATERIAL**

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

**PLANTING BEDS**

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL, SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
- WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREPPED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-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.
- ALL PLANTING BEDS SHALL BE CROWNED WITH AMENDED TOPSOIL FOR DRAINAGE.

**HARDSCAPE**

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

**IRRIGATION**

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

**MAINTENANCE**

- REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.
- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURN-OVER 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.

12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
  - 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 SHALL ENGAGE AN 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.

- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
  - VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
  - DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
  - FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
  - WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER-LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
- WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
- MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
- ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDRUMULCH 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 BINOWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE. MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®. (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR 4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS, ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.

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

- GENERAL NOTES:**
- 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, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
  - TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MUST BE INSTALLED ABOVE GROUND, AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN NO CASE, ANY LONGER THAN ONE GROWING SEASON.

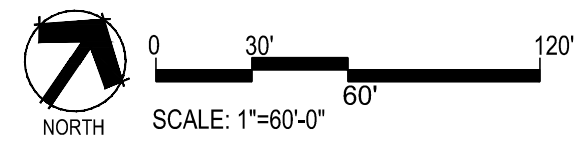
**PLANT SCHEDULE PARK**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AS	12	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5'CAL
BR	10	BETULA NIGRA	RIVER BIRCH	B & B	2.5'CAL
GS	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5'CAL
GI	1	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5'CAL
GK	5	GYMNOCALADUS DIDICA	KENTUCKY COFFEE TREE	B & B	2.5'CAL
OV	4	Ostrya virginiana	AMERICAN HORNBARK	B & B	2.5'CAL
PO	6	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	B & B	2.5'CAL
QM	5	QUERCUS MACROCARPA	BURR OAK	B & B	2.5'CAL
QM2	6	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B & B	2.5'CAL
QR	13	QUERCUS RUBRA	RED OAK	B & B	2.5'CAL
RS2	16	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5'CAL
TG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5'CAL
UP	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5'CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PC	22	PICEA PUNGENS	COLORADO SPRUCE	B & B	6-8 HT
VAN	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6-8 HT
PSP	23	PINUS FLEXILIS	LIMBER PINE	B & B	6-8 HT
PN	25	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6-8 HT
PPI	14	PINUS PONDEROSA	PONDEROSA PINE	B & B	6-8 HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG2	35	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2'CAL
WKH	28	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2'CAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CV	28	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADEADLEAF COREOPSIS	1 GAL	1.5' X 1.5'
EP	53	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	67	RUBECKIA FULGIDA SULLIVANTH 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	19	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	12' X 8'
AG	55	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	112	CORYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	3' X 4'
RB	72	CHRYSOTHAMNUS NAEUSEUS	RABBITBRUSH	5 GAL	4' X 4'
CB	32	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
CH	45	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'
FN	3	FORESTIERIA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
PS2	40	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
PA	47	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'
PJ	37	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'
RHU	47	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RG	30	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'
FR	73	ROSA MEDILAND SERIES 'FIRE'	FIRE MEDILAND ROSE	5 GAL	2' X 4'
RW	22	ROSA MEDILAND SERIES 'WHITE'	WHITE MEDILAND ROSE	5 GAL	2' X 4'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	33	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
AP	44	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'
JB	24	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 10'
JH	50	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'
BUJ	67	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	74	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	132	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5'X2'
MY	329	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
PH	157	PANICUM VIRGATUM 'HEAVY METAL			



GROUND COVERS	COMMON NAME
	BLUEGRASS SOD RE: LANDSCAPE NOTES
	BUFFALO GRASS RE: LANDSCAPE NOTES
	CRUSHER FINES
	FIBAR PLAYGROUND MULCH
	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD COLOR: GOLD, WITHOUT STABILIZER
	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR: GOLD, WITHOUT STABILIZER

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



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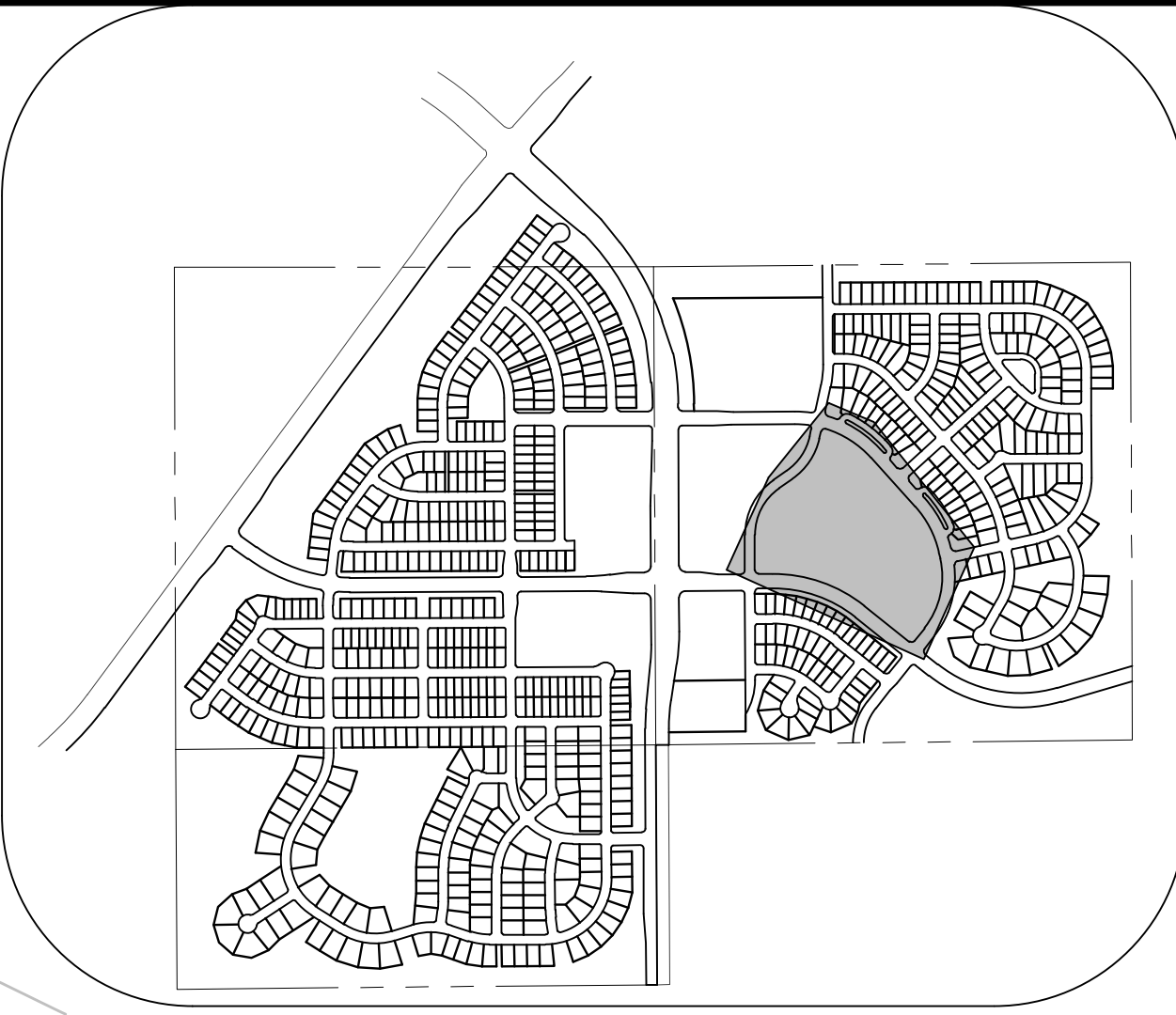
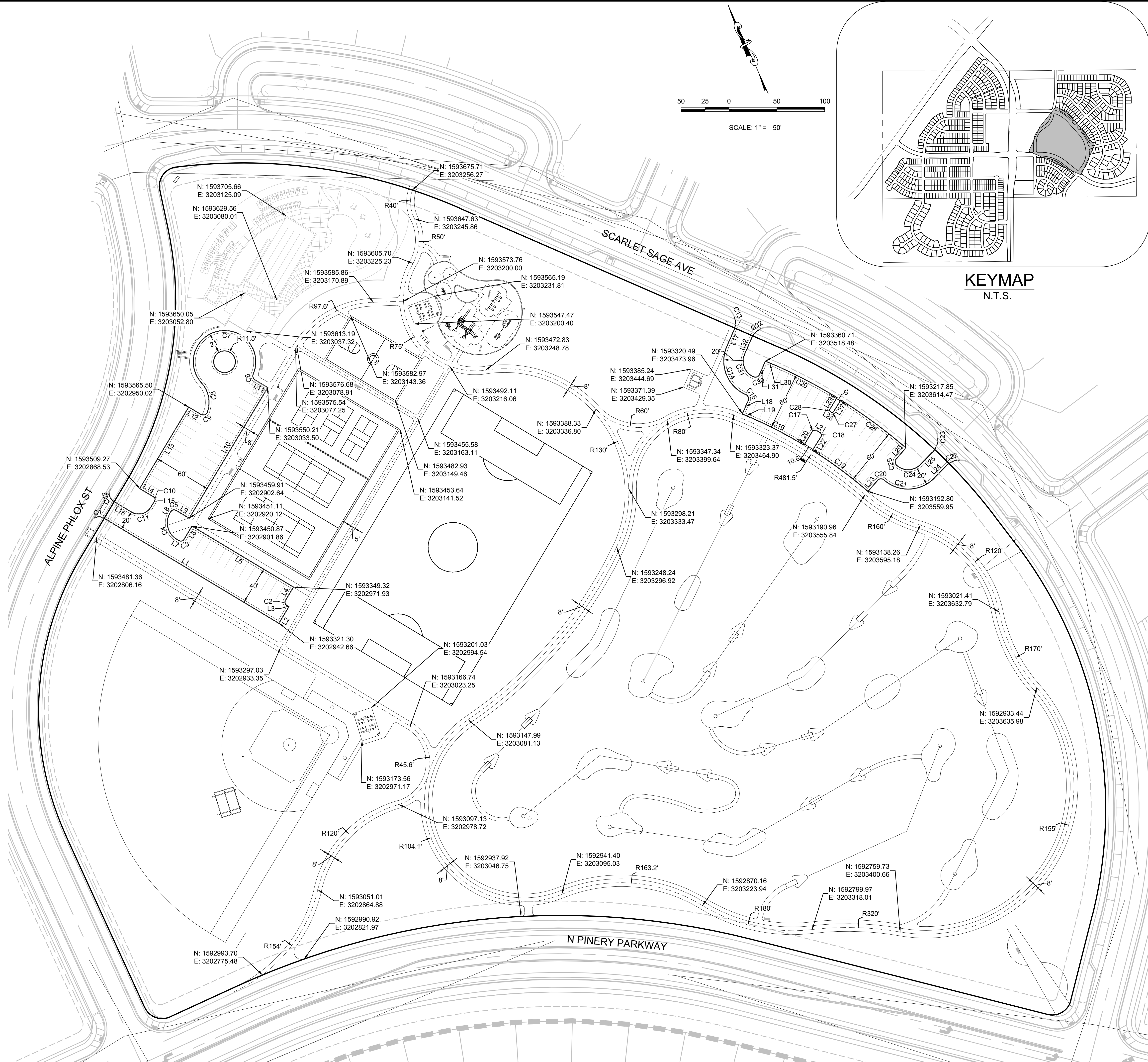
**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018  
 Know what's below.  
 Call before you dig.

Sheet Name  
**OVERALL SITE & LANDSCAPE PLAN**  
 Sheet Number  
**L0.2**

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

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



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 1.303.531.4905, 1.303.531.4908

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**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

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

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

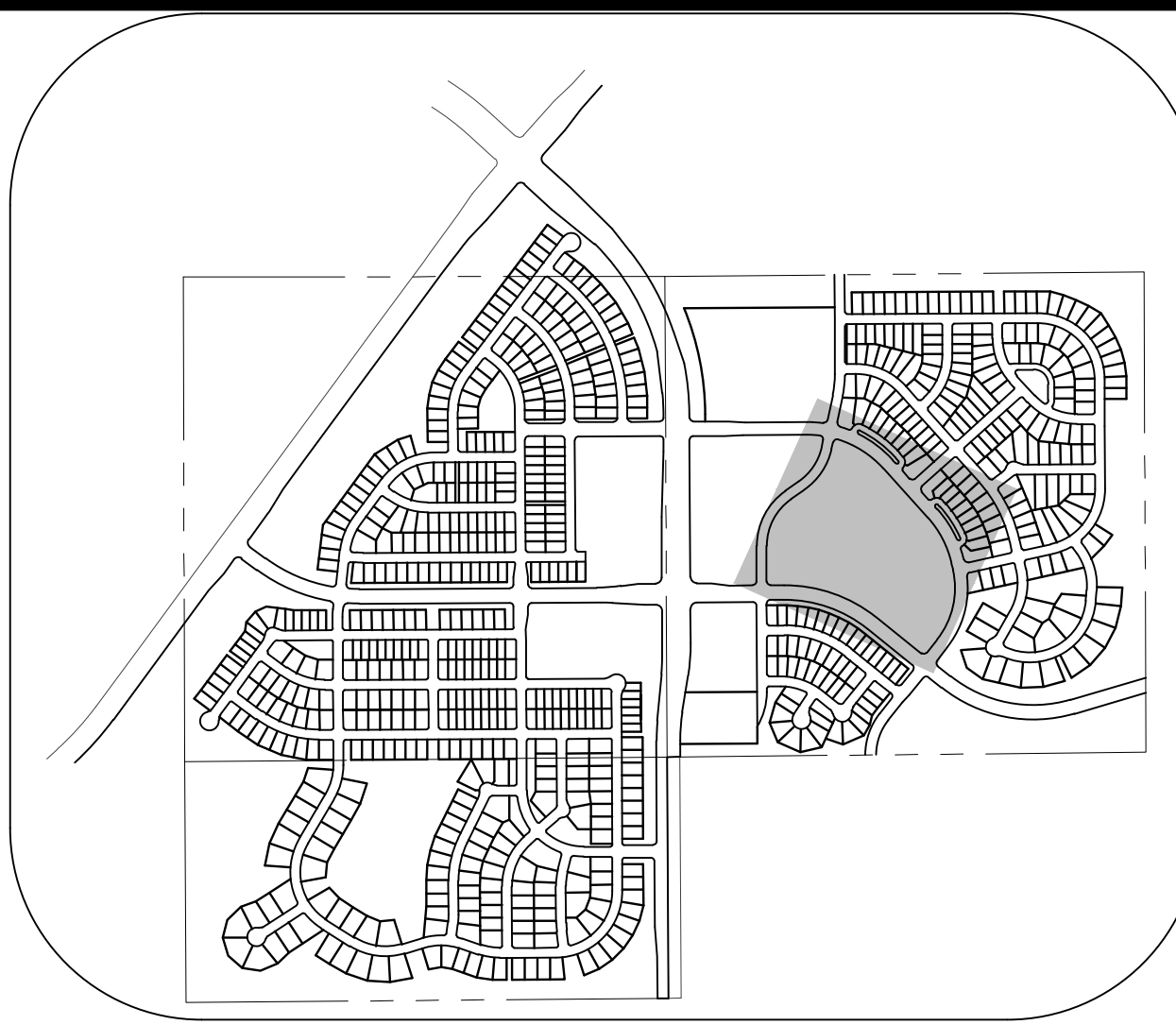
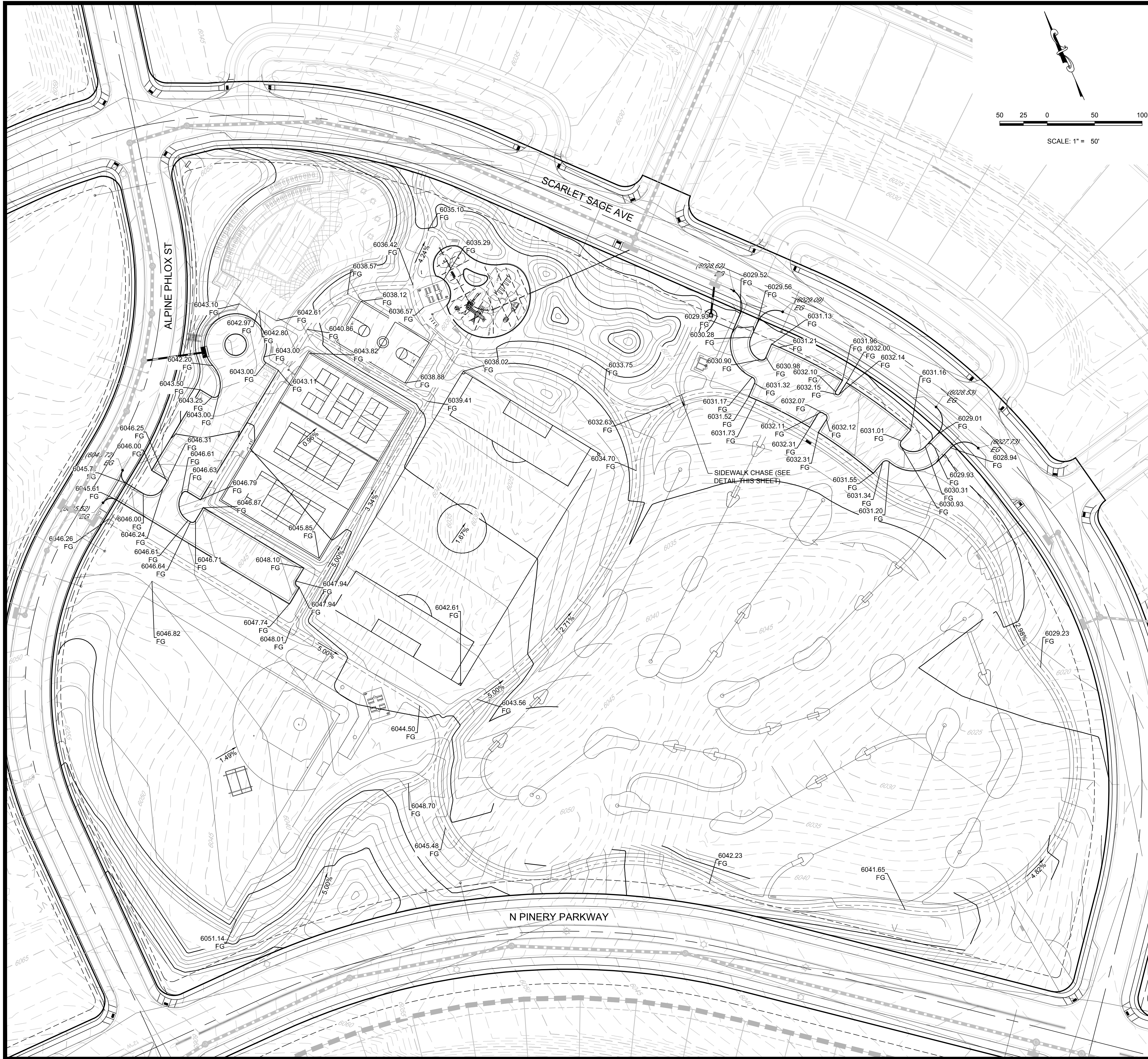
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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

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Sheet Name  
**HORIZONTAL CONTROL PLAN**

Sheet Number  
**L.03**



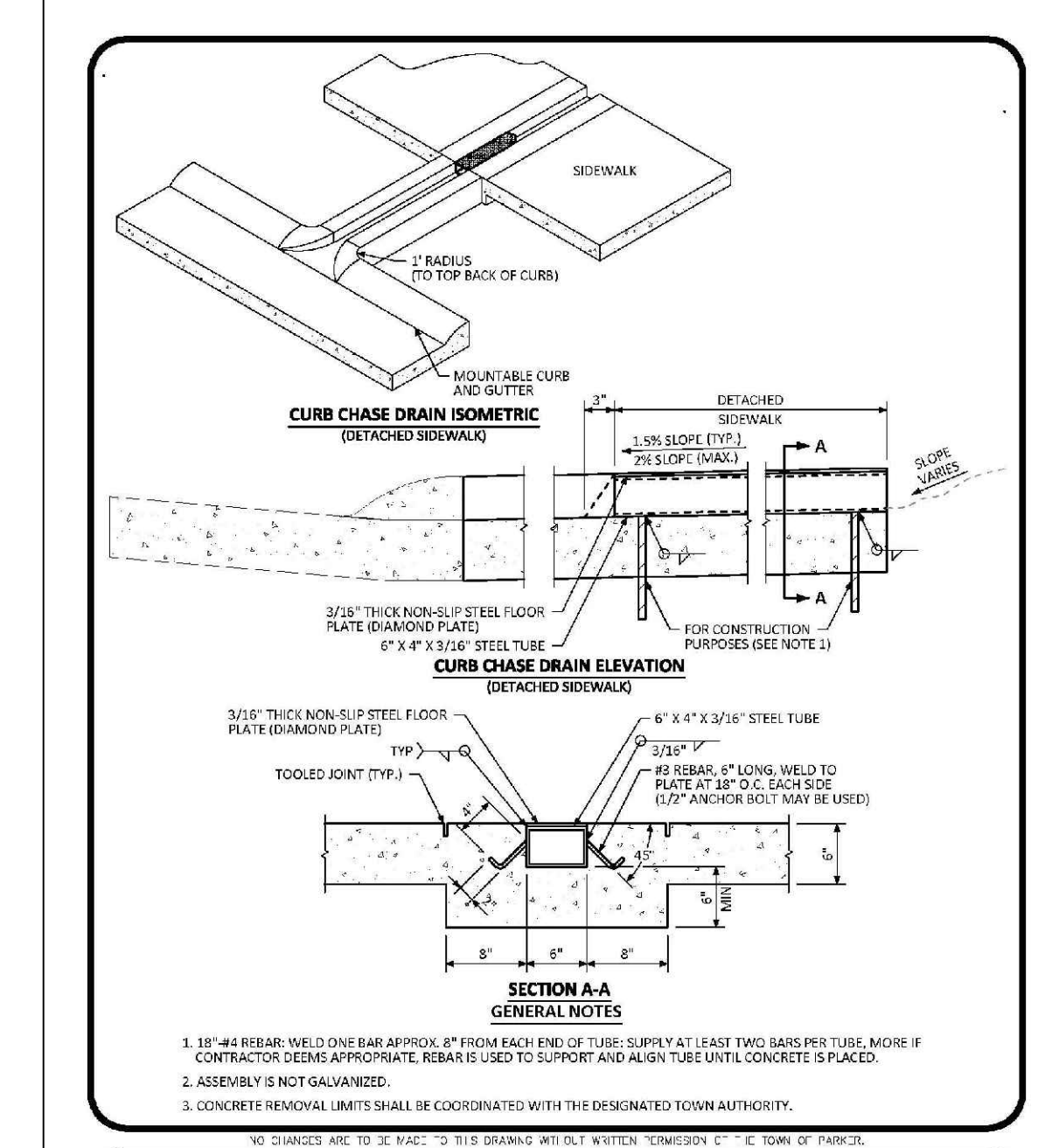
**KEYMAP**  
N.T.S.

**LEGEND**

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

**ABBREVIATIONS**

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



**GENERAL NOTES**

1. 1/2" x 4" REBAR WELD OVER BAR APPROX. 8" FROM EACH END OF TUBE. SUPPLY AT LEAST TWO BAR PER TUBE. MORE IF CONTRACTOR DEEMS APPROPRIATE. REBAR IS USED TO SUPPORT AND ALIGN TUBE UNTIL CONCRETE IS PLACED.
2. ASSEMBLY IS NOT GALVANIZED.
3. CONCRETE FINISHES SHALL BE COORDINATED WITH THE DESIGNATED TOWN AUTHORITY.

DATE: AUGUST 2014  
DETAIL: 29  
1 OF 2

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CENTENNIAL, CO 80112

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**TRAILS AT CROWFOOT**  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

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

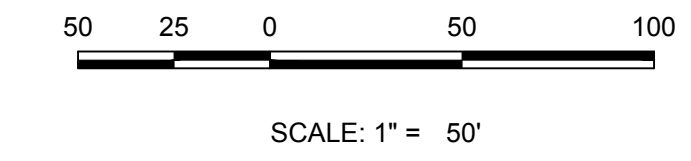
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Sheet Name  
**PARK GRADING PLAN**

Sheet Number  
**L.04**



KEYMAP  
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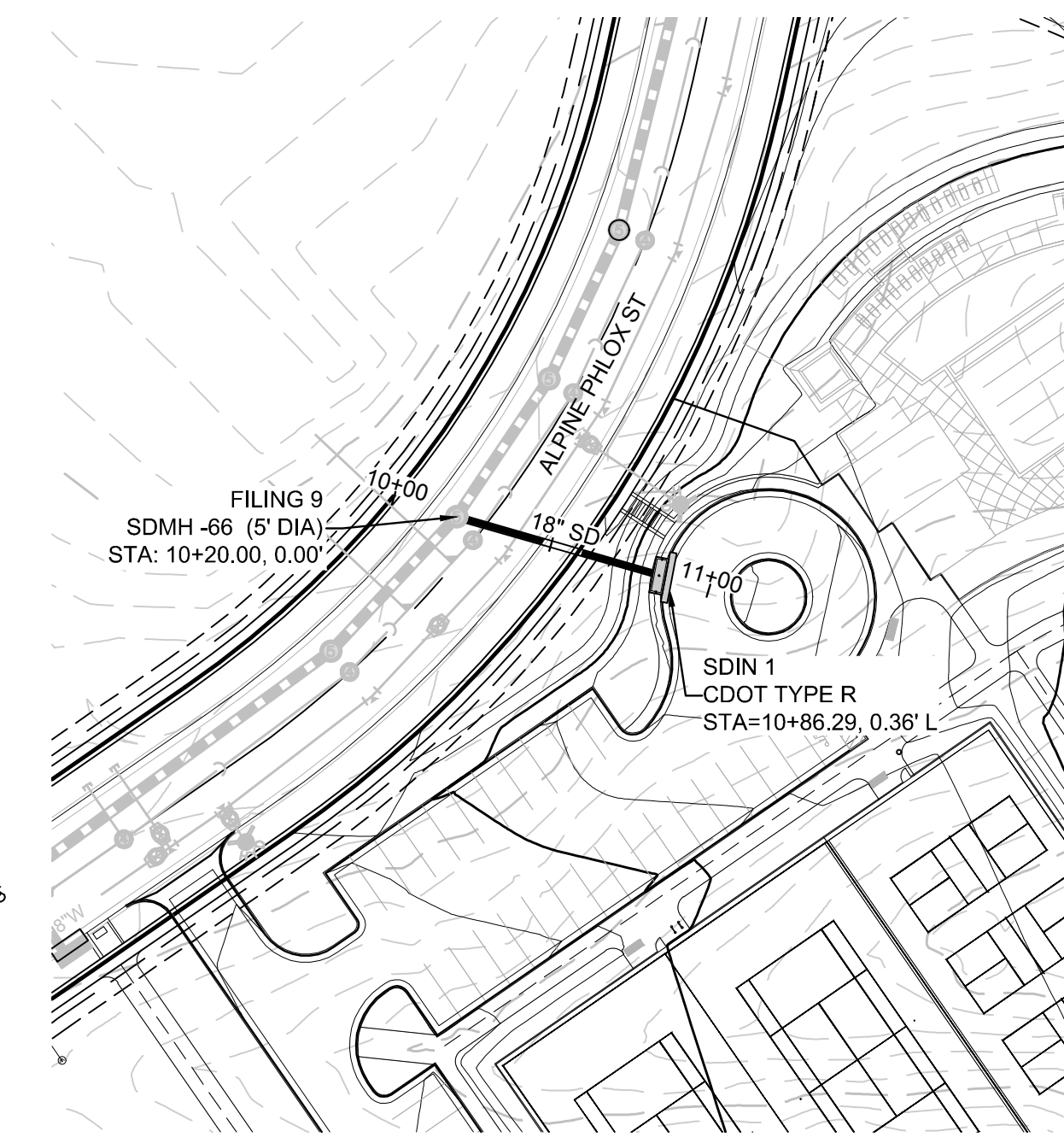


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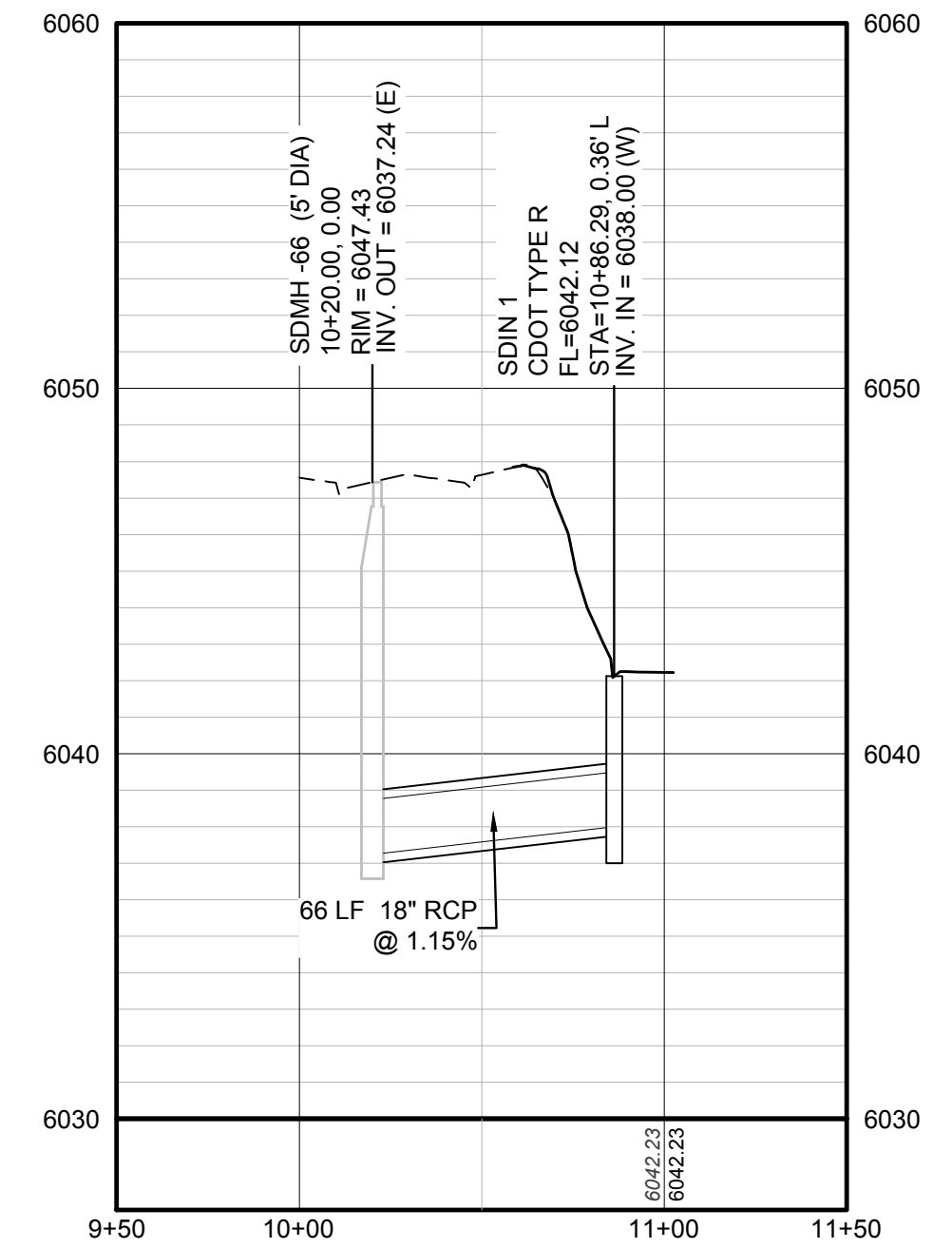
②	BLOCK NUMBER	←	PROPOSED OVERLAND FLOW
Ⓐ	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER	—	RIGHT-OF-WAY
⌋	EXISTING FLARED END SECTION	—	PROPERTY LINE
⌋	EXISTING STORM DRAIN INLET	—	EDGE OF PAVEMENT
●	EXISTING STORM DRAIN MANHOLE	— 5615	EXISTING 5' CONTOUR
☀	PROPOSED LIGHT POLE	— 5616	EXISTING 1' CONTOUR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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PL	PROPERTY LINE
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FG	FINISHED GRADE	RCBC	REINFORCED CONCRETE BOX CULVERT
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HP	HIGH POINT	SL	SECTION LINE
INV	INVERT	STA	STATION
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
LP	LOW POINT	UE	UTILITY EASEMENT
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		



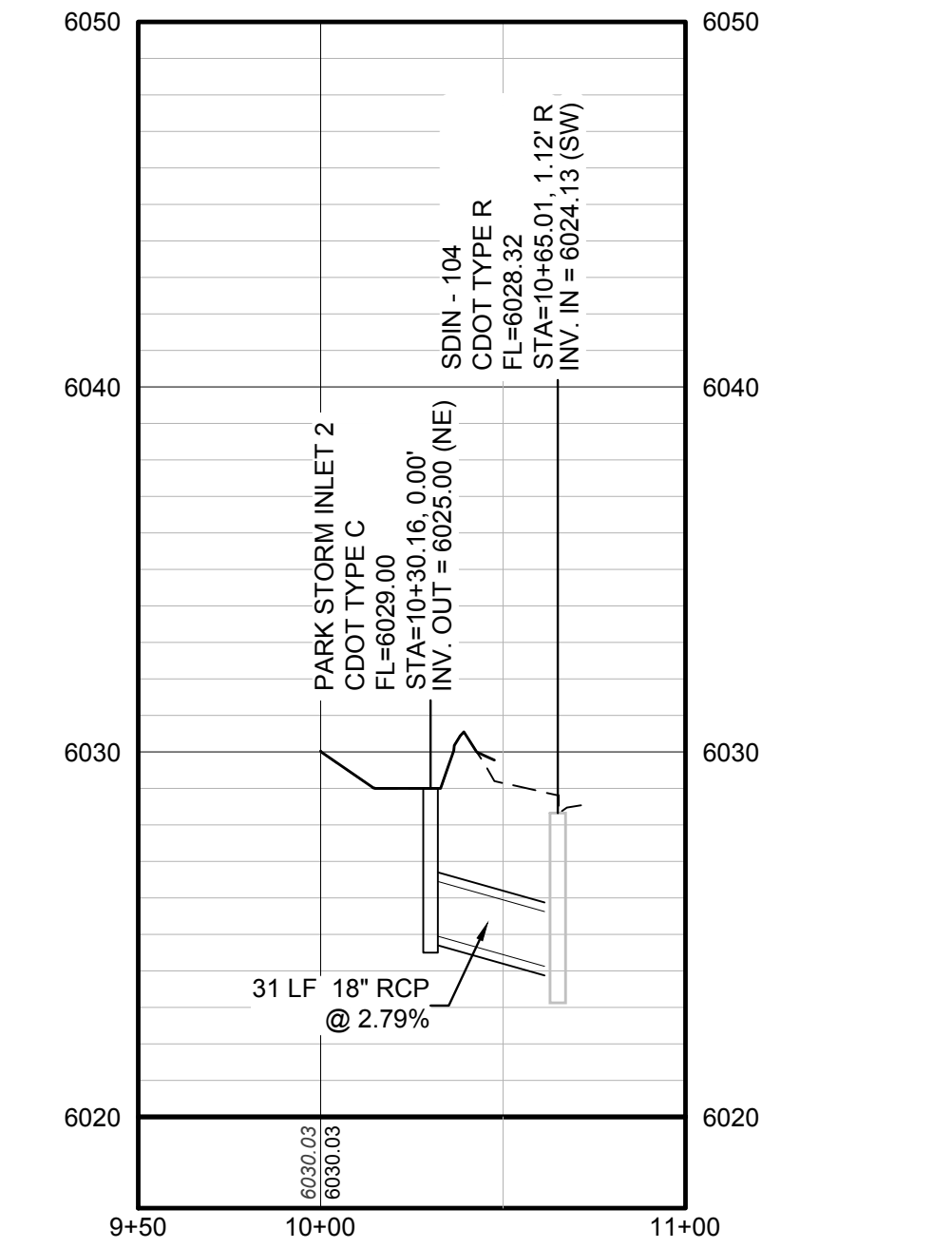
PLAN: PARK STORM LATERAL 1  
HORIZONTAL SCALE: 1" = 50'



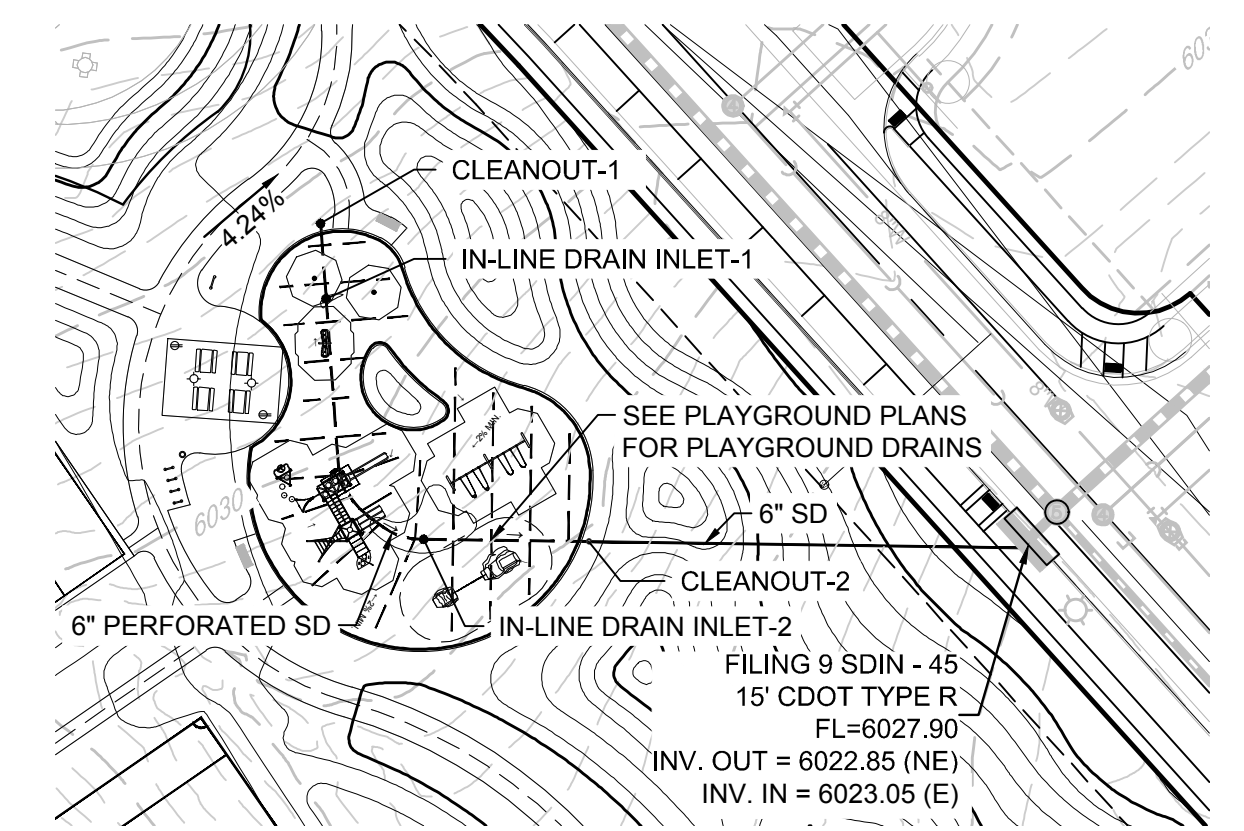
PROFILE: PARK STORM LATERAL 1  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



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



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



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

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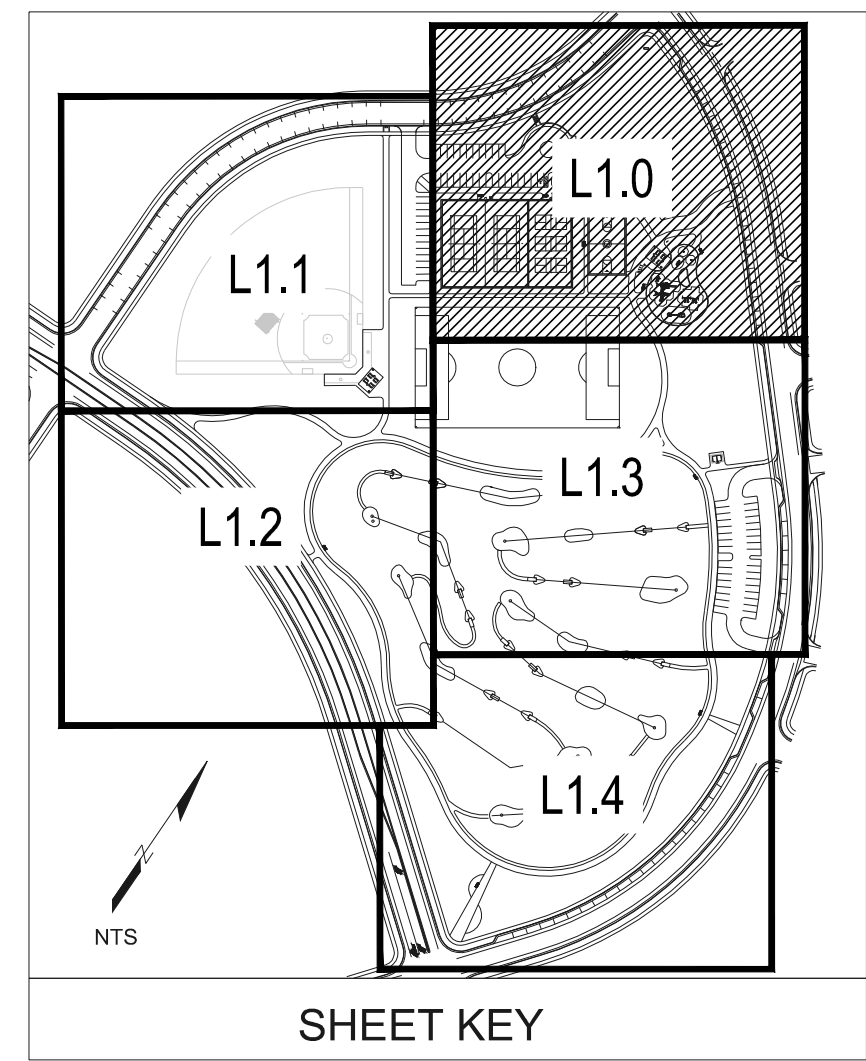
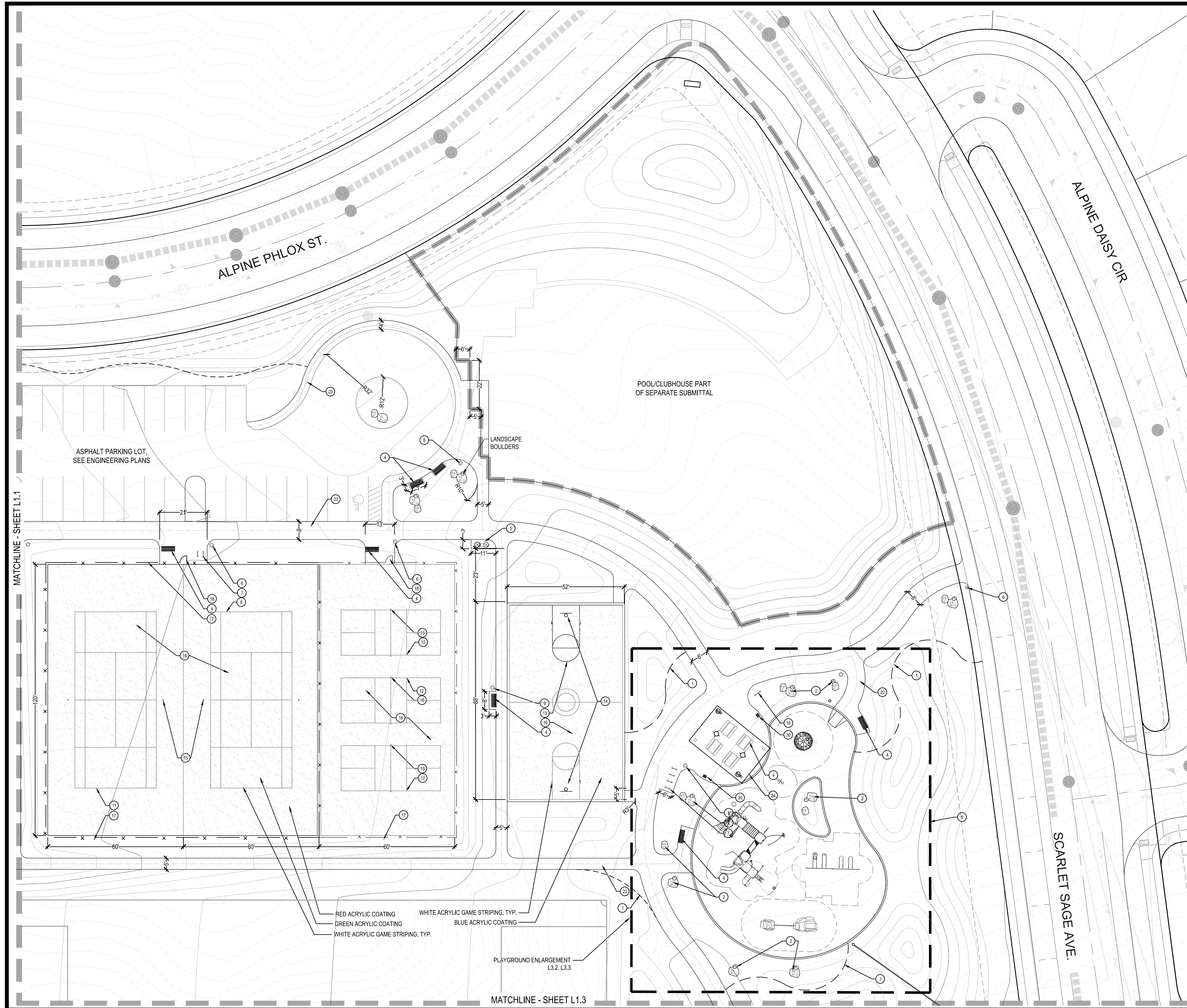
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TRAILS AT CROWFOOT  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

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

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Sheet Name  
PARK STORM PLAN & PROFILE  
Sheet Number  
L.05



**CONSTRUCTION NOTES**

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

RED ACRYLIC COATING  
 GREEN ACRYLIC COATING  
 WHITE ACRYLIC GAME STRIPING, TYP.  
 BLUE ACRYLIC COATING

PLAYGROUND ENLARGEMENT  
 L3.2, L3.3



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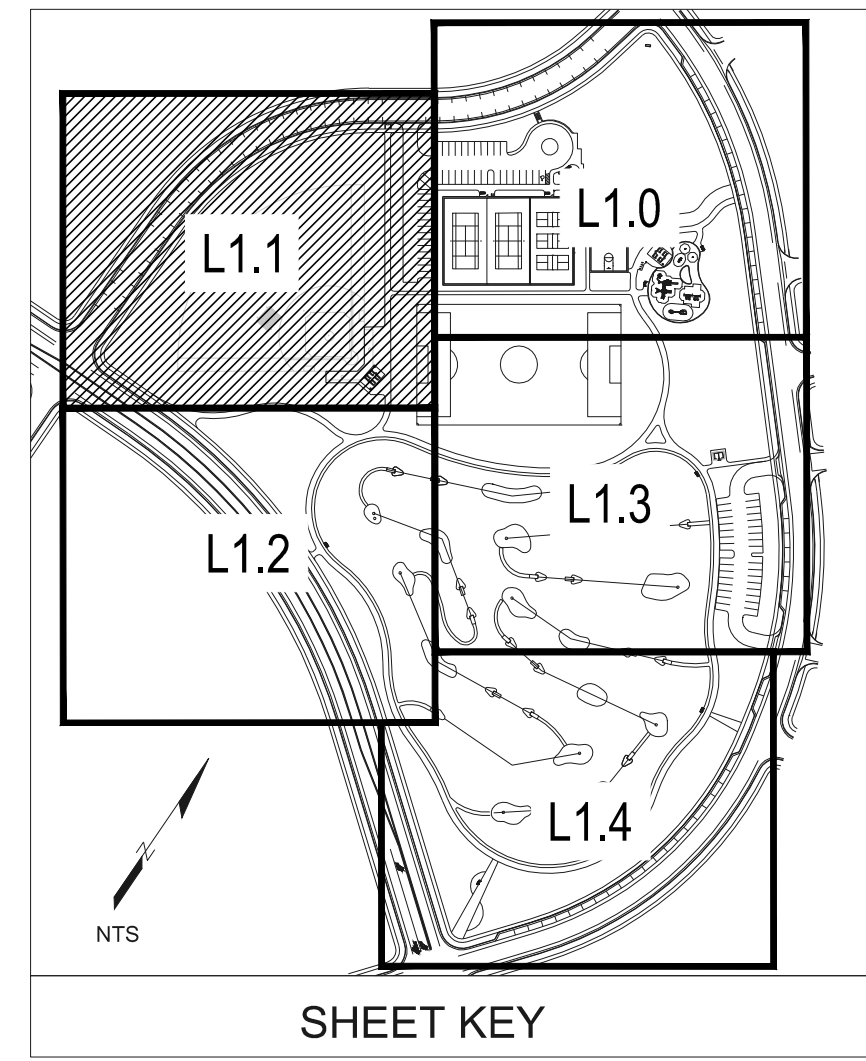
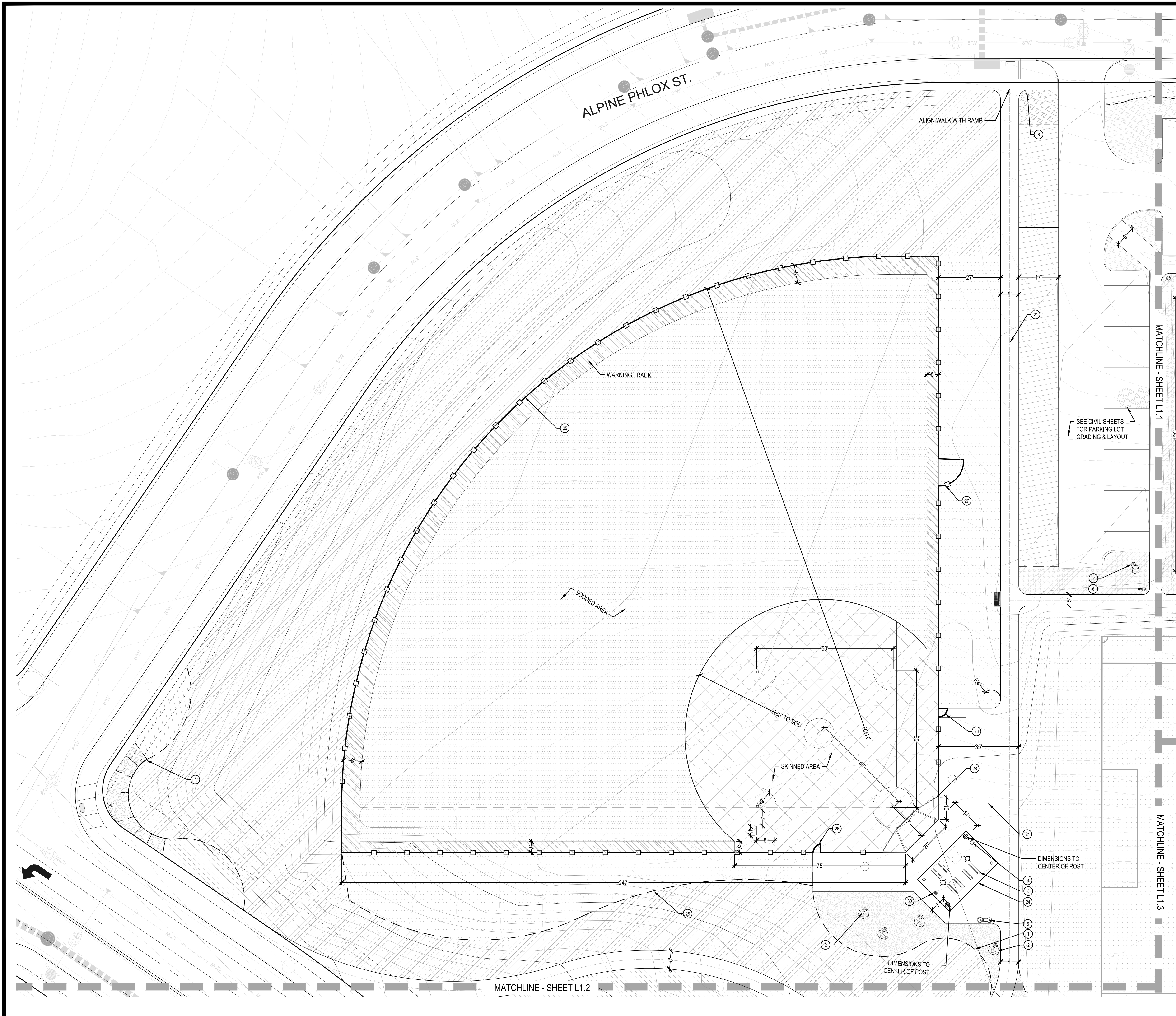
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**TRAILS AT CROWFOOT  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS**

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018  
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Sheet Name  
 AMENITY PLAN

Sheet Number  
 L1.0



**CONSTRUCTION NOTES**

- 1 STEEL EDGER (4, L3.0)
- 2 LANDSCAPE BOULDERS (5, L3.0)
- 3 PICNIC TABLE (1, L3.1)
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- 29 DOUBLE VAULT TOILET (1, L3.8)
- 30 OUTDOOR GRILL (7, L3.1)

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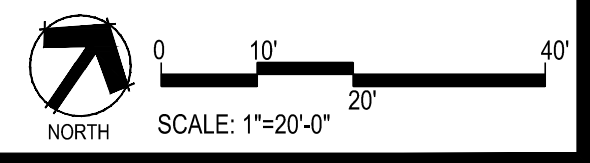
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**TRAILS AT CROWFOOT**  
**PARK PLANS**  
 PARKER, COLORADO  
**LANDSCAPE PLANS**

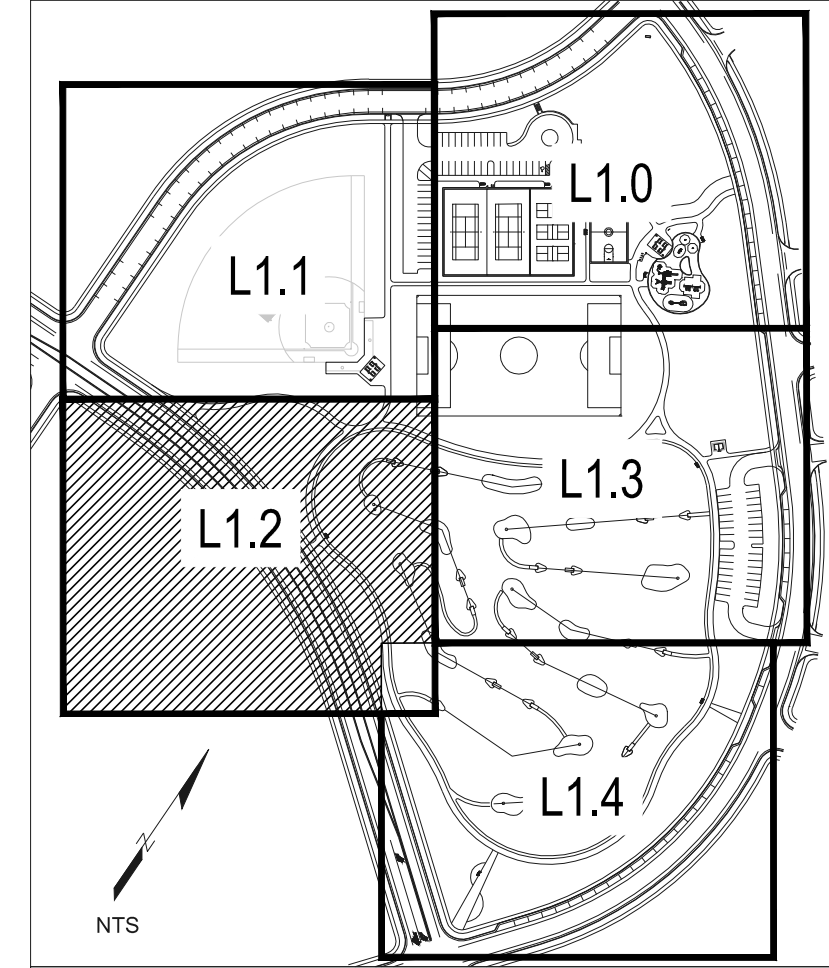
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Sheet Name  
**AMENITY PLAN**

Sheet Number  
**L1.1**



MATCHLINE - SHEET L1.1



SHEET KEY

### CONSTRUCTION NOTES

- 1 STEEL EDGER (4, L3.0)
- 2 LANDSCAPE BOULDERS (5, L3.0)
- 3 PICNIC TABLE. (1, L3.1)
- 4 BENCH. (2, L3.1)
- 5 DRINKING FOUNTAIN (3, L3.1)
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- 28 BASEBALL BACKSTOP (4, L3.7)
- 29 DOUBLE VAULT TOILET (1, L3.8)
- 30 OUTDOOR GRILL (7, L3.1)

CRUSHER FINES PATHS TO DISK GOLF TEES TO BE LAID OUT IN THE FIELD

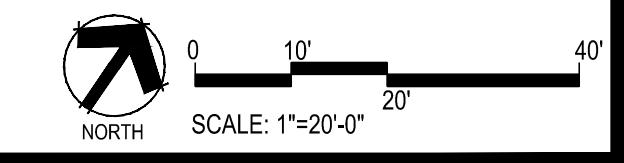
UNDISTURBED AREA

N. PINERY PARKWAY

MATCHLINE - SHEET L1.4

MATCHLINE - SHEET L1.4

MATCHLINE - SHEET L1.3



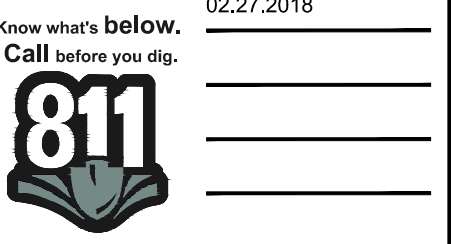
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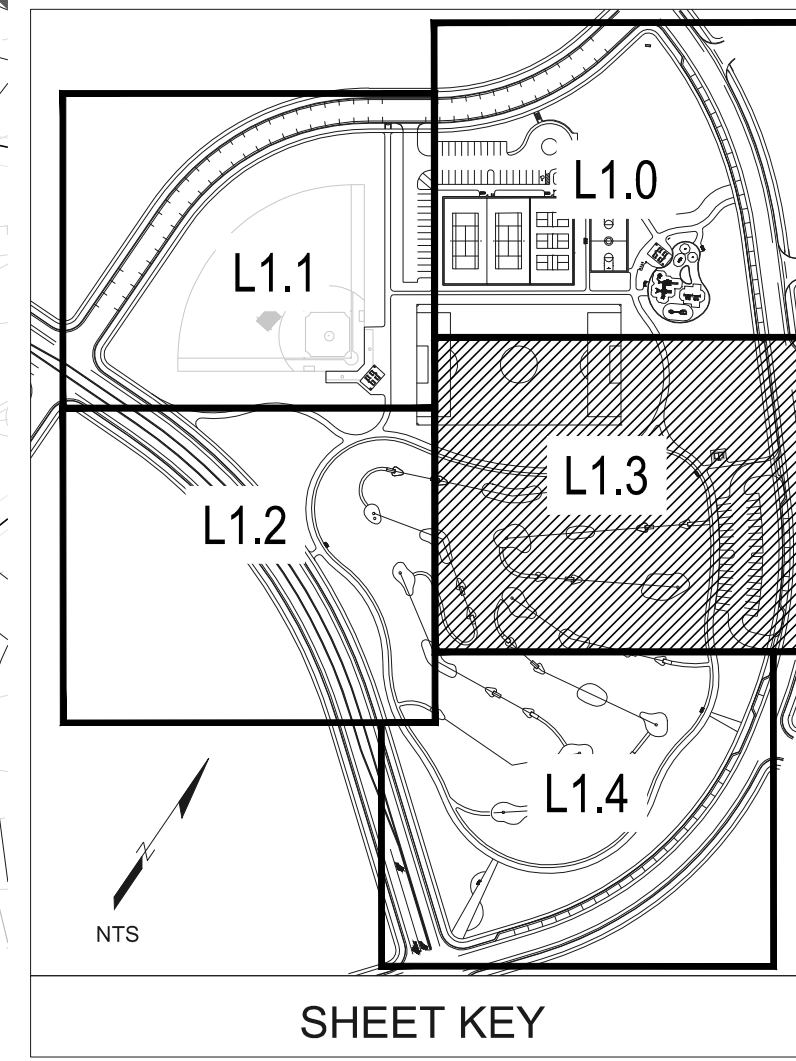
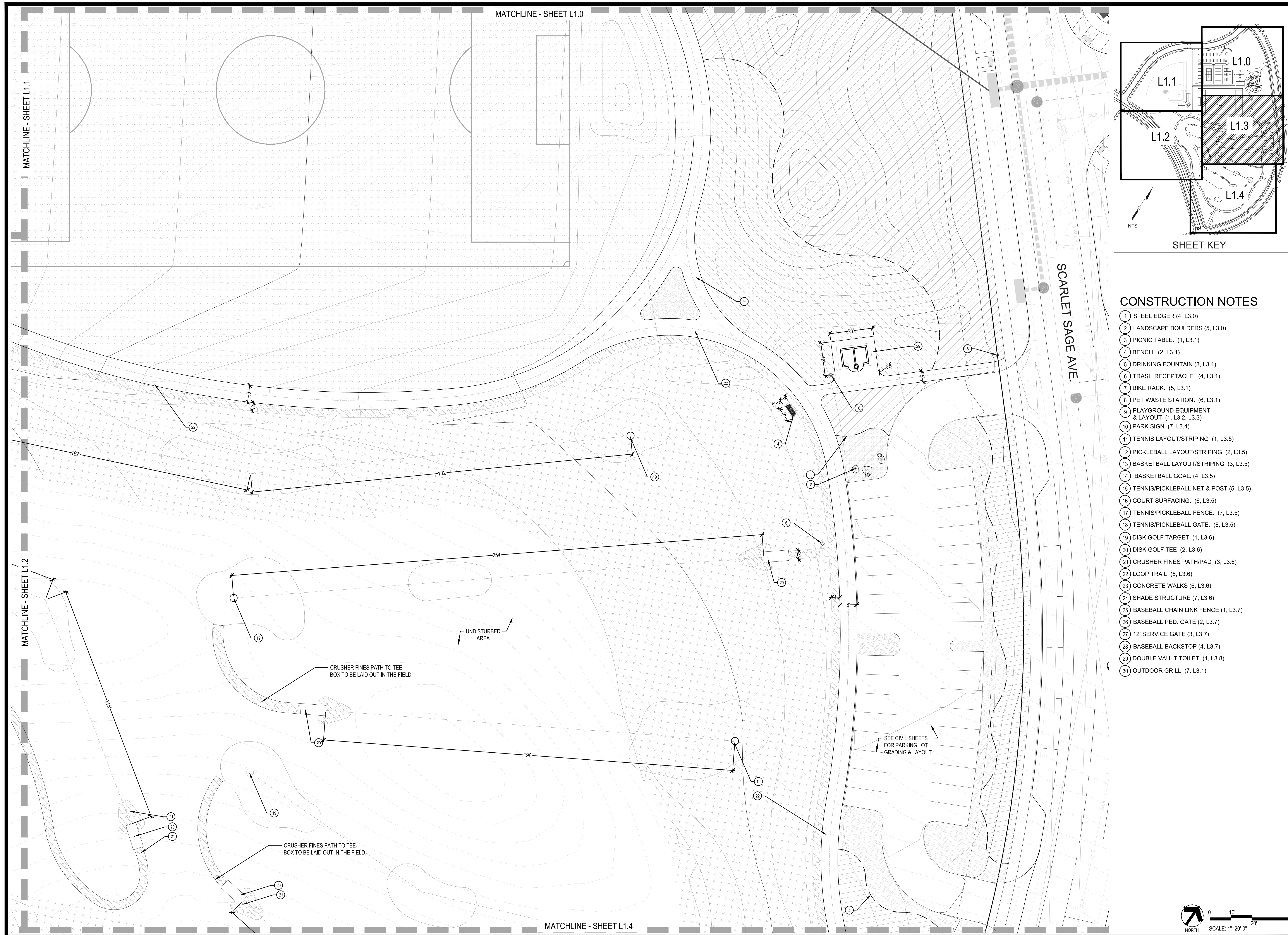
TRAILS AT CROWFOOT  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018



Sheet Name  
 AMENITY PLAN

Sheet Number  
 L1.2



**CONSTRUCTION NOTES**

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

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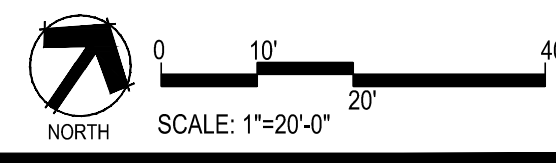
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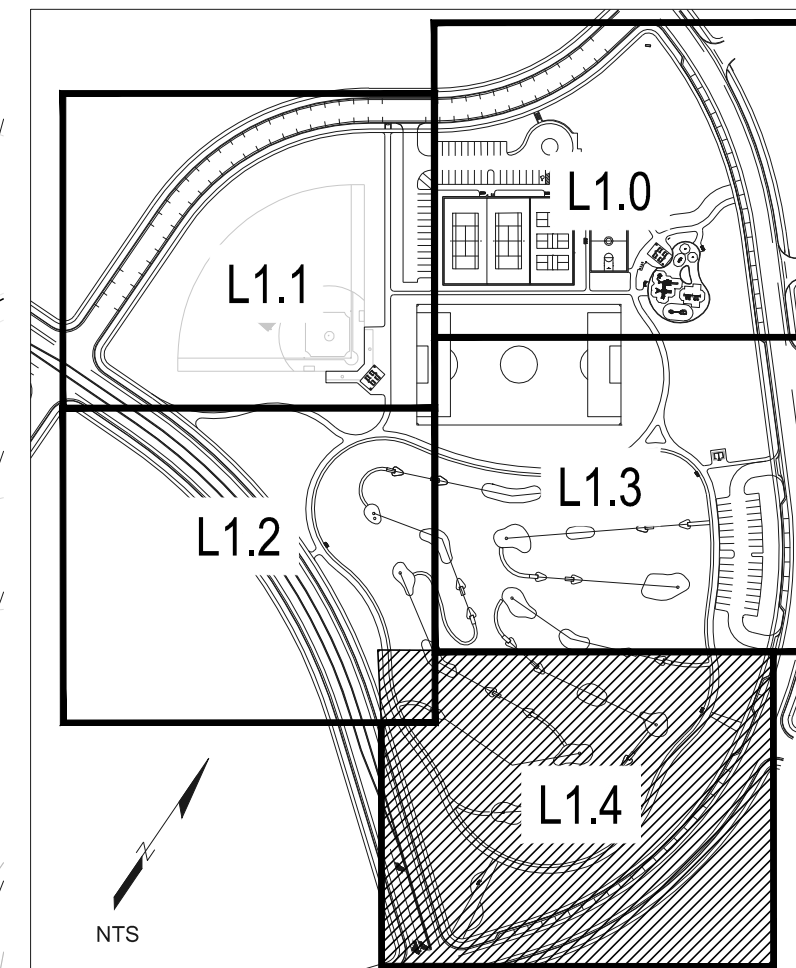
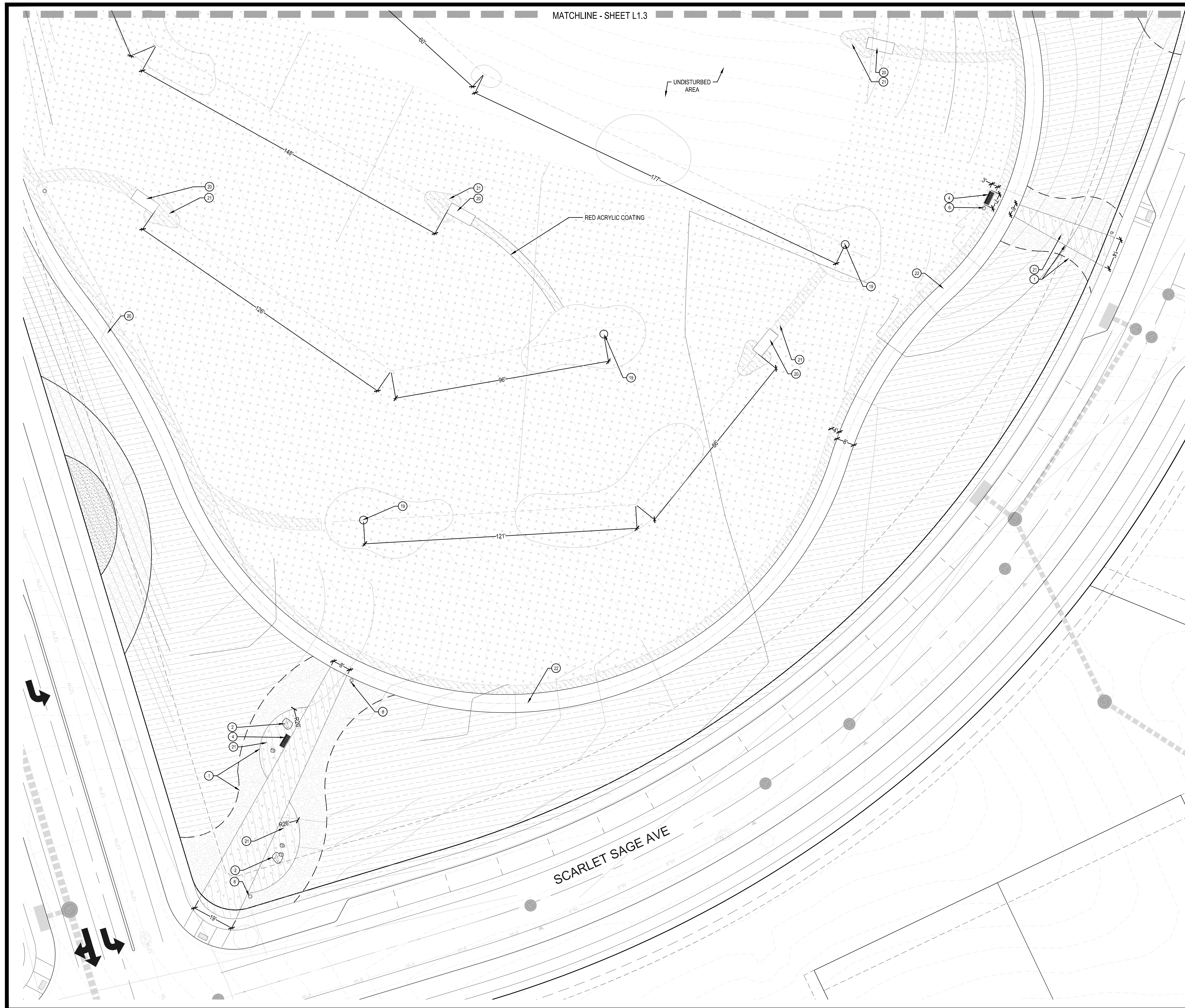
**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
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Sheet Number  
**L1.3**

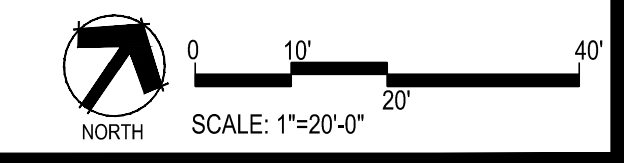




SHEET KEY

**CONSTRUCTION NOTES**

- 1 STEEL EDGER (4, L3.0)
- 2 LANDSCAPE BOULDERS (5, L3.0)
- 3 PICNIC TABLE (1, L3.1)
- 4 BENCH (2, L3.1)
- 5 DRINKING FOUNTAIN (3, L3.1)
- 6 TRASH RECEPTACLE (4, L3.1)
- 7 BIKE RACK (5, L3.1)
- 8 PET WASTE STATION (6, L3.1)
- 9 PLAYGROUND EQUIPMENT & LAYOUT (1, L3.2, L3.3)
- 10 PARK SIGN (7, L3.4)
- 11 TENNIS LAYOUT/STRIPING (1, L3.5)
- 12 PICKLEBALL LAYOUT/STRIPING (2, L3.5)
- 13 BASKETBALL LAYOUT/STRIPING (3, L3.5)
- 14 BASKETBALL GOAL (4, L3.5)
- 15 TENNIS/PICKLEBALL NET & POST (6, L3.5)
- 16 COURT SURFACING (6, L3.5)
- 17 TENNIS/PICKLEBALL FENCE (7, L3.5)
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- 22 LOOP TRAIL (5, L3.6)
- 23 CONCRETE WALKS (6, L3.6)
- 24 SHADE STRUCTURE (7, L3.6)
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- 29 DOUBLE VAULT TOILET (1, L3.8)
- 30 OUTDOOR GRILL (7, L3.1)



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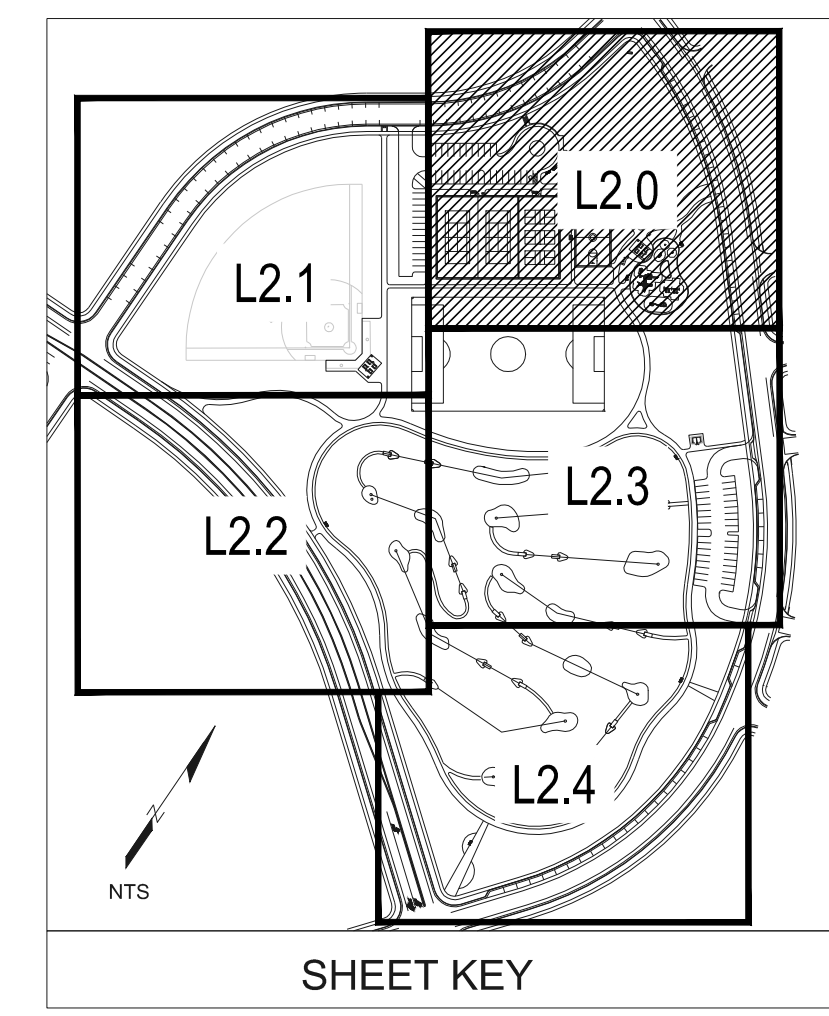
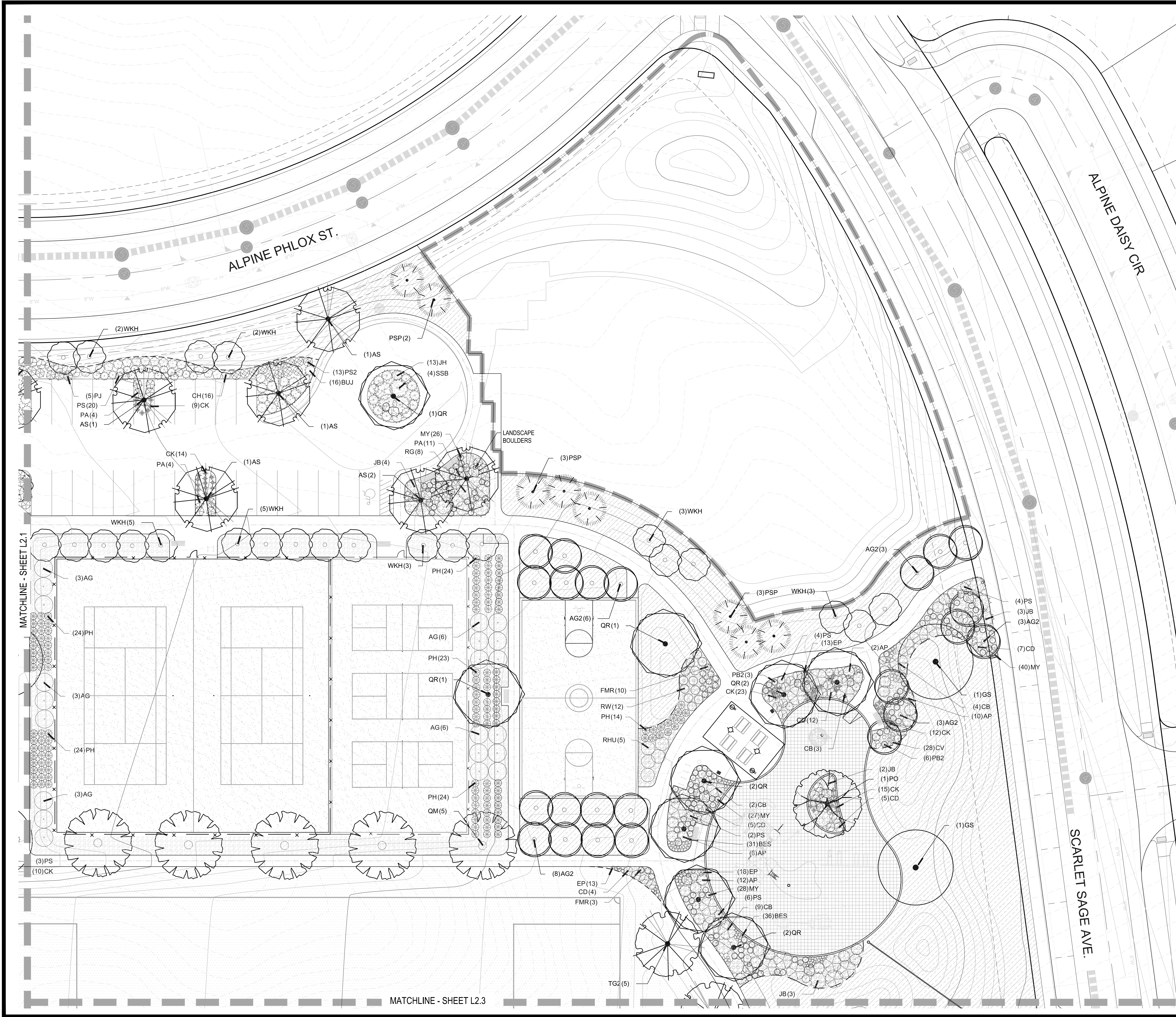
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**TRAILS AT CROWFOOT**  
**PARK PLANS**  
 PARKER, COLORADO  
**LANDSCAPE PLANS**

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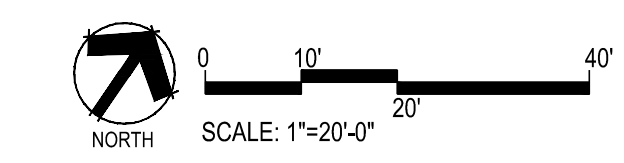
Sheet Name  
**AMENITY PLAN**

Sheet Number  
**L1.4**



**PLANT SCHEDULE**

COMMON NAME	COMMON NAME
<b>DECIDUOUS TREES</b>	<b>COMMON NAME</b>
AS SCHWEDLER MAPLE	AG2 COLORADO SPRUCE
BR RIVER BIRCH	PANCHO MANZANITA
GS SHADEMASTER LOCUST	BLUE CHIP JUNIPER
GI IMPERIAL HONEYLOCUST	JH HUGHES JUNIPER
GK KENTUCKY COFFEE TREE	BUJ BUFFALO JUNIPER
OV AMERICAN HORNBEAM	PS AMERICAN PINE
PO AMERICAN SYCAMORE	PN PONDEROSA PINE
QM BURR OAK	
QM2 CHINKAPIN OAK	
QR RED OAK	
TG2 GREENEVILLE LITTLELEAF LINDEN	
TG GREENSPIRE LITTLELEAF LINDEN	
UP AMERICAN ELM	
<b>EVERGREEN TREES</b>	<b>COMMON NAME</b>
PC COLORADO SPRUCE	AG2 ROCKY MOUNTAIN MAPLE
VAN VANDERWOLF'S PYRAMID PINE	WKH 'WINTER KING' HAWTHORN
PSP LIMBER PINE	
PN AUSTRIAN BLACK PINE	
PPI PONDEROSA PINE	
<b>ORNAMENTAL TREES</b>	<b>COMMON NAME</b>
AG2 ROCKY MOUNTAIN MAPLE	
WKH 'WINTER KING' HAWTHORN	
<b>ANNUALS/PERENNIALS</b>	<b>COMMON NAME</b>
CY THREELEAF COREOPSIS	
EP PURPLE CONEFLOWER	
BES BLACK-EYED SUSAN	
<b>DECIDUOUS SHRUBS</b>	<b>COMMON NAME</b>
SSB SASKATOON SERVICEBERRY	
AG AUTUMN BRILLIANCE SERVICEBERRY	
CD BLUE MIST SHRUB	
RB RABBITBRUSH	
CB RED TWIG DOGWOOD	
CH ROCK COTONEASTER	
FN NEW MEXICO PRIVET	
PS2 ROCKY MOUNTAIN PENSTEMON	
PA RUSSIAN SAGE	
PJ JACKMAN'S POTENTILLA	
RHU GOLDEN CURRANT	
RG FIRE MEIDLAND ROSE	
FMR WHITE MEIDLAND ROSE	
RW	
<b>EVERGREEN SHRUBS</b>	<b>COMMON NAME</b>
AC MANZANITA	
AP PANCHITO MANZANITA	
JB BLUE CHIP JUNIPER	
JH HUGHES JUNIPER	
BUJ BUFFALO JUNIPER	
PS MUGO PINE	
<b>ORNAMENTAL GRASSES</b>	<b>COMMON NAME</b>
CK FEATHER REED GRASS	
MY YAKU JIMA DWARF MAIDEN GRASS	
PH BLUE SWITCH GRASS	
PB2 LITTLE BUNNY FOUNTAIN GRASS	
<b>GROUND COVERS</b>	<b>COMMON NAME</b>
(1)GS BLUEGRASS SOD	
(4)CB RE: LANDSCAPE NOTES	
(10)AP BUFFALO GRASS	
(7)CD RE: LANDSCAPE NOTES	
(28)CV CRUSHER FINES	
(6)PB2 FIBAR PLAYGROUND MULCH	
(2)QR G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD	
(12)AP COLOR: GOLD, WITHOUT STABILIZER	
(28)MY ROCK MULCH GREY, 2" DIA. COBBLE	
(5)CD 3" DEPTH, RE: LANDSCAPE NOTES	
(2)PS ROCK MULCH TAN, 2" DIA. COBBLE	
(31)BES 3" DEPTH, RE: LANDSCAPE NOTES	
(5)AP SEED MIX 1	
(18)EP TOWN OF PARKER - SEED MIX 1,	
(12)AP RE: LANDSCAPE NOTES	
(28)MY SEED MIX 2	
(6)PS TOWN OF PARKER - SEED MIX 2,	
(9)CB RE: LANDSCAPE NOTES	
(36)BES G&S SOLUTIONS CLASSIC WARNING TRACK MIX	
(2)QR COLOR:GOLD, WITHOUT STABILIZER	



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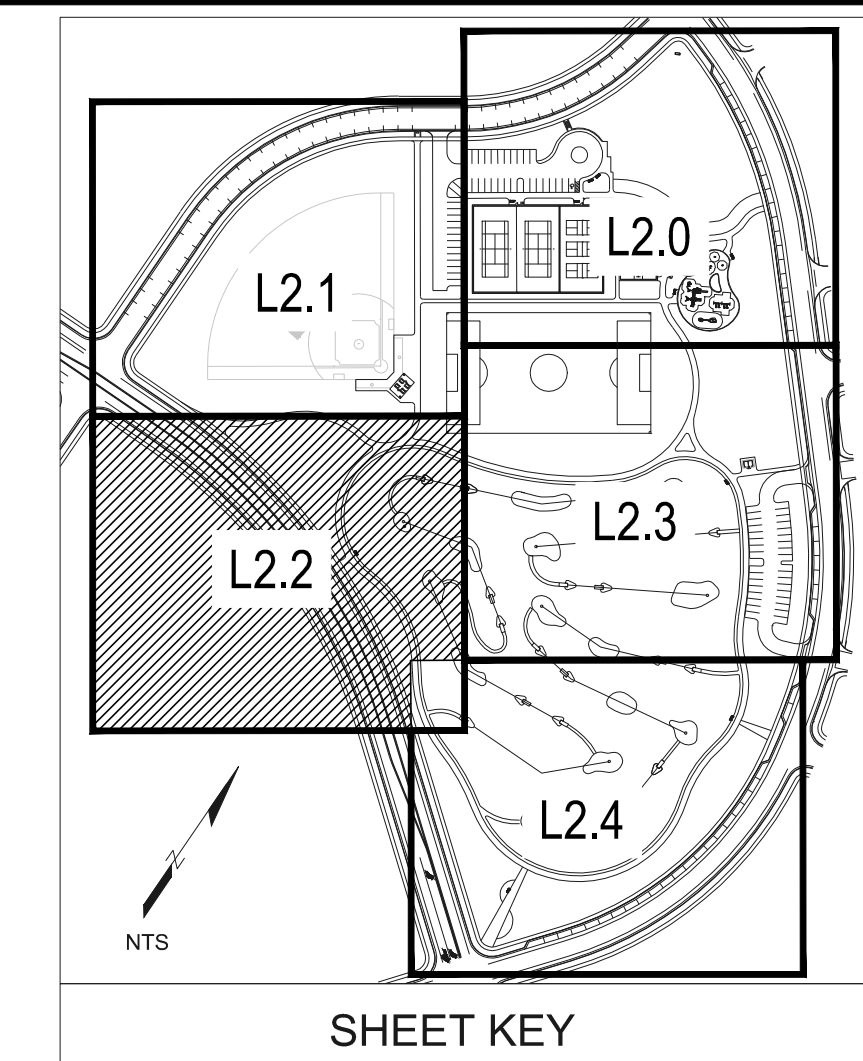
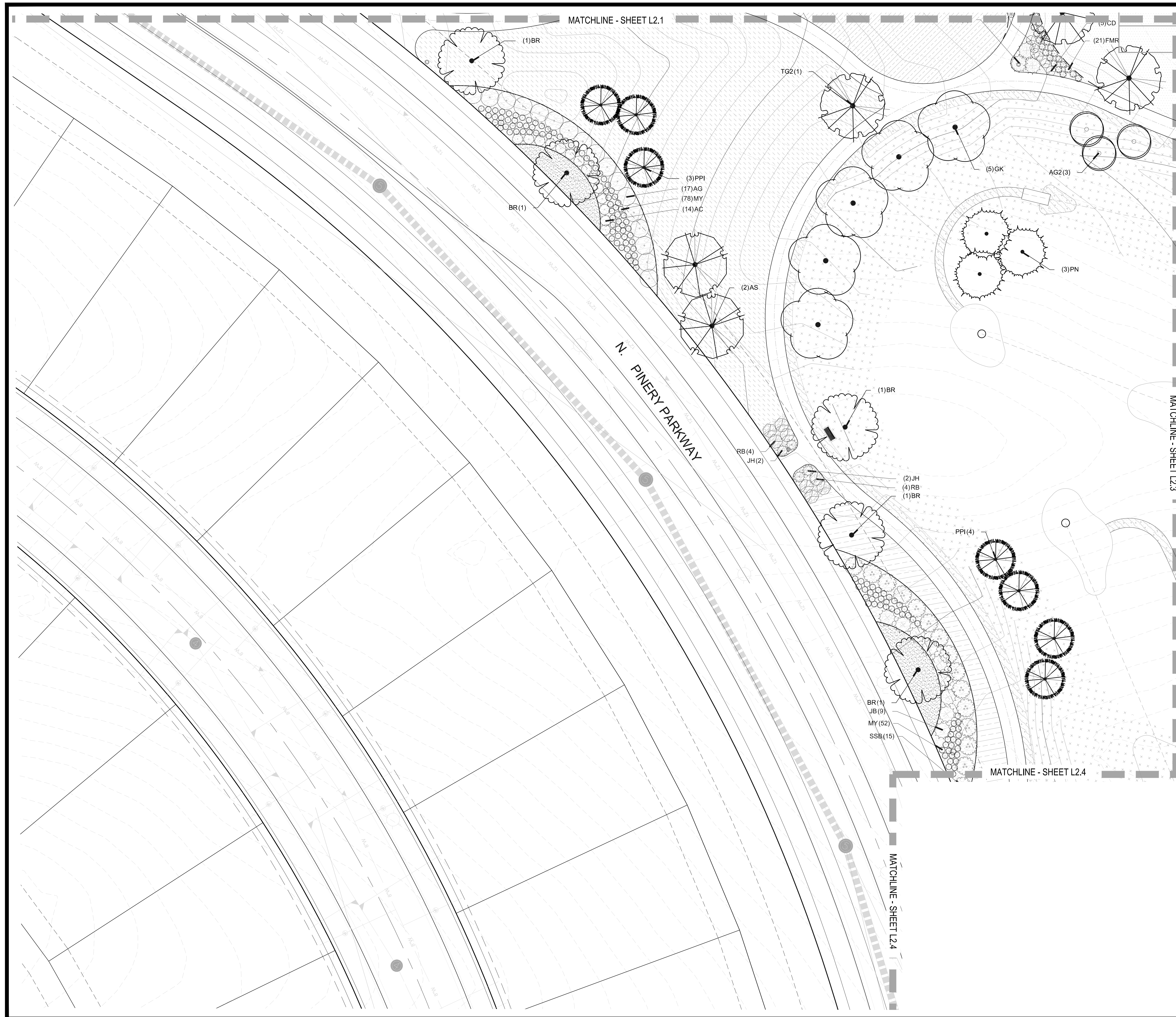
**TRAILS AT CROWFOOT**  
**PARK PLANS**  
 PARKER, COLORADO  
**LANDSCAPE PLANS**

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018  
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L2.0**





**PLANT SCHEDULE**

COMMON NAME	COMMON NAME
<b>DECIDUOUS TREES</b>	<b>COMMON NAME</b>
AS SCHWEDLER MAPLE	AS SCHWEDLER MAPLE
BR RIVER BIRCH	BR RIVER BIRCH
GS SHADEMASTER LOCUST	GS SHADEMASTER LOCUST
GI IMPERIAL HONEYLOCUST	GI IMPERIAL HONEYLOCUST
GK KENTUCKY COFFEE TREE	GK KENTUCKY COFFEE TREE
OW AMERICAN HORSEBEAM	OW AMERICAN HORSEBEAM
PO AMERICAN SYCAMORE	PO AMERICAN SYCAMORE
QM BURR OAK	QM BURR OAK
QR CHINKAPIN OAK	QR CHINKAPIN OAK
TG2 RED OAK	TG2 RED OAK
TG GLENLEVEN LITTLELEAF LINDEN	TG GLENLEVEN LITTLELEAF LINDEN
UP GREENSPIRE LITTLELEAF LINDEN	UP GREENSPIRE LITTLELEAF LINDEN
AMERICAN ELM	AMERICAN ELM
<b>EVERGREEN TREES</b>	<b>COMMON NAME</b>
PC COLORADO SPRUCE	PC COLORADO SPRUCE
VAN VANDERWOLF'S PYRAMID PINE	VAN VANDERWOLF'S PYRAMID PINE
PSP LIMBER PINE	PSP LIMBER PINE
PN AUSTRIAN BLACK PINE	PN AUSTRIAN BLACK PINE
PPI PONDEROSA PINE	PPI PONDEROSA PINE
<b>ORNAMENTAL TREES</b>	<b>COMMON NAME</b>
AG2 ROCKY MOUNTAIN MAPLE	AG2 ROCKY MOUNTAIN MAPLE
WKH 'WINTER KING' HAWTHORN	'WINTER KING' HAWTHORN
<b>ANNUALS/PERENNIALS</b>	<b>COMMON NAME</b>
CV THREADLEAF COREOPSIS	CV THREADLEAF COREOPSIS
EP PURPLE CONEFLOWER	EP PURPLE CONEFLOWER
BES BLACK-EYED SUSAN	BES BLACK-EYED SUSAN
<b>DECIDUOUS SHRUBS</b>	<b>COMMON NAME</b>
SSB SASKATOON SERVICEBERRY	SSB SASKATOON SERVICEBERRY
AP 'AUTUMN BRILLIANCE' SERVICEBERRY	'AUTUMN BRILLIANCE' SERVICEBERRY
CD BLUE MIST SHRUB	CD BLUE MIST SHRUB
RB RABBITBRUSH	RB RABBITBRUSH
CB RED TWIG DOGWOOD	CB RED TWIG DOGWOOD
CH ROCK GONOREASTER	CH ROCK GONOREASTER
FN NEW MEXICO PRIVET	FN NEW MEXICO PRIVET
PS2 ROCKY MOUNTAIN PENSTEMON	PS2 ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	PA RUSSIAN SAGE
PJ JACKMAN'S POTENTILLA	PJ JACKMAN'S POTENTILLA
RHU GRO-LOW FRAGRANT SUMAC	RHU GRO-LOW FRAGRANT SUMAC
RG GOLDEN CURRANT	RG GOLDEN CURRANT
FMR FIRE MEIDLAND ROSE	FMR FIRE MEIDLAND ROSE
RW WHITE MEIDLAND ROSE	RW WHITE MEIDLAND ROSE
<b>EVERGREEN SHRUBS</b>	<b>COMMON NAME</b>
AC MANZANITA	AC MANZANITA
AP PARCHITO MANZANITA	PARCHITO MANZANITA
JB BLUE CHIP JUNIPER	JB BLUE CHIP JUNIPER
JH HUGHES JUNIPER	JH HUGHES JUNIPER
BUJ BUFFALO JUNIPER	BUJ BUFFALO JUNIPER
PS MUGO PINE	PS MUGO PINE
<b>ORNAMENTAL GRASSES</b>	<b>COMMON NAME</b>
CK FEATHER REED GRASS	CK FEATHER REED GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS
PH BLUE SWITCH GRASS	PH BLUE SWITCH GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
<b>GROUND COVERS</b>	<b>COMMON NAME</b>
Bluegrass sod	BLUEGRASS SOD
RE: LANDSCAPE NOTES	RE: LANDSCAPE NOTES
Buffalo grass	BUFFALO GRASS
RE: LANDSCAPE NOTES	RE: LANDSCAPE NOTES
Crusher fines	CRUSHER FINES
Fiberglass playground mulch	FIBAR PLAYGROUND MULCH
G&S Solutions Classic Infield Mix, Gold color, without stabilizer	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD COLOR, WITHOUT STABILIZER
Rock mulch grey, 2" dia. cobble, 3" depth, re: LDSCP notes	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
Rock mulch tan, 2" dia. cobble, 3" depth, re: LDSCP notes	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
Seed mix 1	SEED MIX 1
Town of Parker - Seed mix 1, re: landscape notes	TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
Seed mix 2	SEED MIX 2
Town of Parker - Seed mix 2, re: landscape notes	TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
G&S Solutions Classic Warning Track Mix, color: gold, without stabilizer	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR:GOLD, WITHOUT STABILIZER



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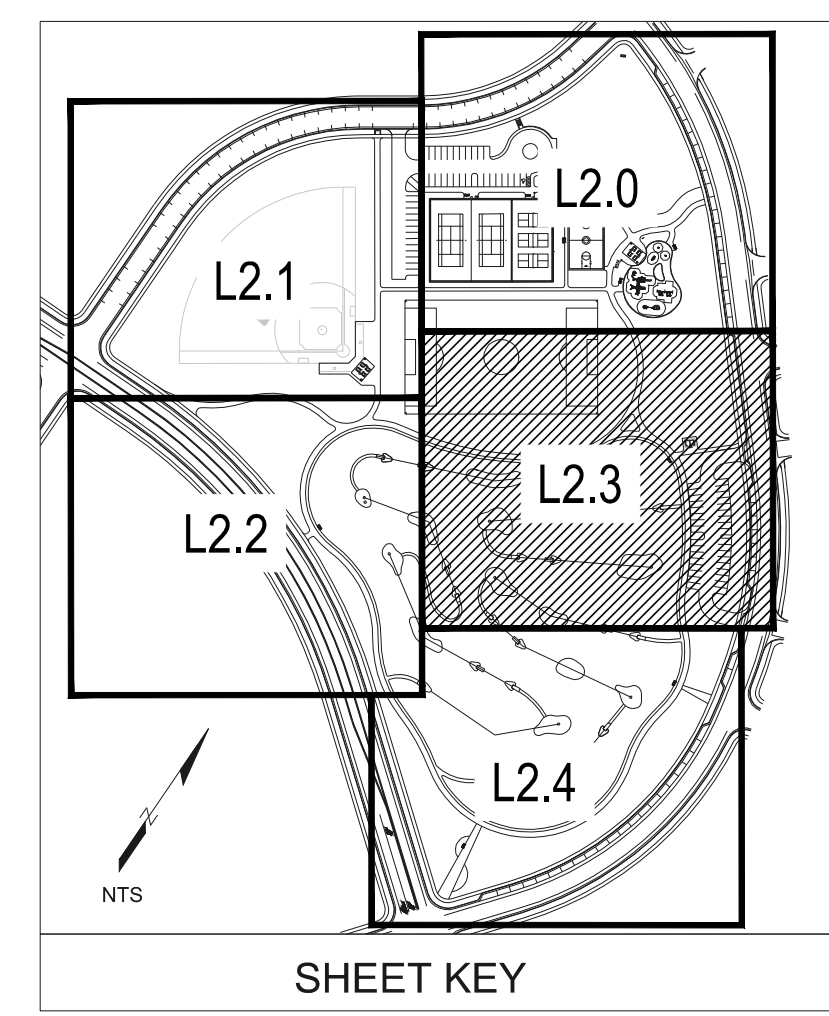
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**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
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Sheet Name  
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Sheet Number  
**L2.2**



**PLANT SCHEDULE**

DECIDUOUS TREES	COMMON NAME
AS	SCHWEDLER MAPLE
BR	RIVER BIRCH
GS	SHADEMASTER LOCUST
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
QR	RED OAK
TG2	GLENLEAFEN LITTLELEAF LINDEN
TG3	GREENSPIRE LITTLELEAF LINDEN
UP	AMERICAN ELM

EVERGREEN TREES	COMMON NAME
PC	COLORADO SPRUCE
VAN	VANDERWOLF'S PYRAMID PINE
PSP	LIMBER PINE
PN	AUSTRIAN BLACK PINE
PPI	PONDEROSA PINE

ORNAMENTAL TREES	COMMON NAME
AG2	ROCKY MOUNTAIN MAPLE
WKH	'WINTER KING' HAWTHORN

ANNUALS/PERENNIALS	COMMON NAME
CV	THREADLEAF COREOPSIS
EP	PURPLE CONEFLOWER
BES	BLACK-EYED SUSAN

DECIDUOUS SHRUBS	COMMON NAME
S3B	SASKATOON SERVICEBERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
CD	BLUE MIST SHRUB
RB	RABBITBRUSH
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
FN	NEW MEXICO PRIVET
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
PJ	JACKMAN'S POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
RG	GOLDEN CURRANT
FMR	FIRE MEIDLAND ROSE
RW	WHITE MEIDLAND ROSE

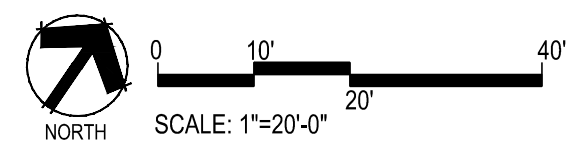
EVERGREEN SHRUBS	COMMON NAME
AC	MANZANITA
AP	PANCHITO MANZANITA
JB	BLUE CHIP JUNIPER
JH	HUGHES JUNIPER
BUJ	BUFFALO JUNIPER
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
[Pattern]	BLUEGRASS SOD RE: LANDSCAPE NOTES
[Pattern]	BUFFALO GRASS RE: LANDSCAPE NOTES
[Pattern]	CRUSHER FINES
[Pattern]	FIBAR PLAYGROUND MULCH
[Pattern]	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD COLOR: GOLD, WITHOUT STABILIZER
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
[Pattern]	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES
[Pattern]	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
[Pattern]	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
[Pattern]	G&S SOLUTIONS CLASSIC WARNING TRACK MIX COLOR:GOLD, WITHOUT STABILIZER



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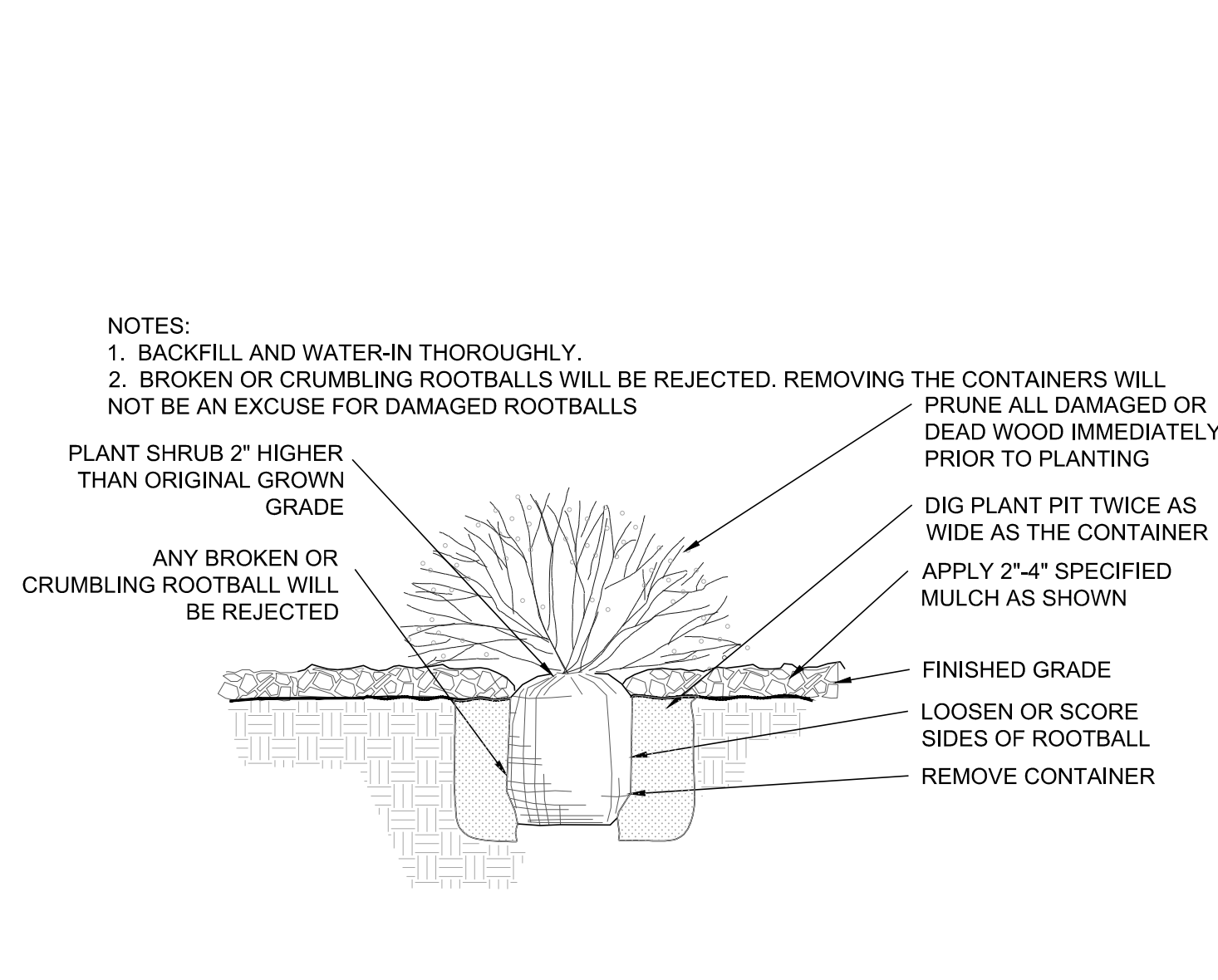
**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
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Drawn by: JWL, BEM, GG  
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Sheet Name  
**LANDSCAPE PLAN**

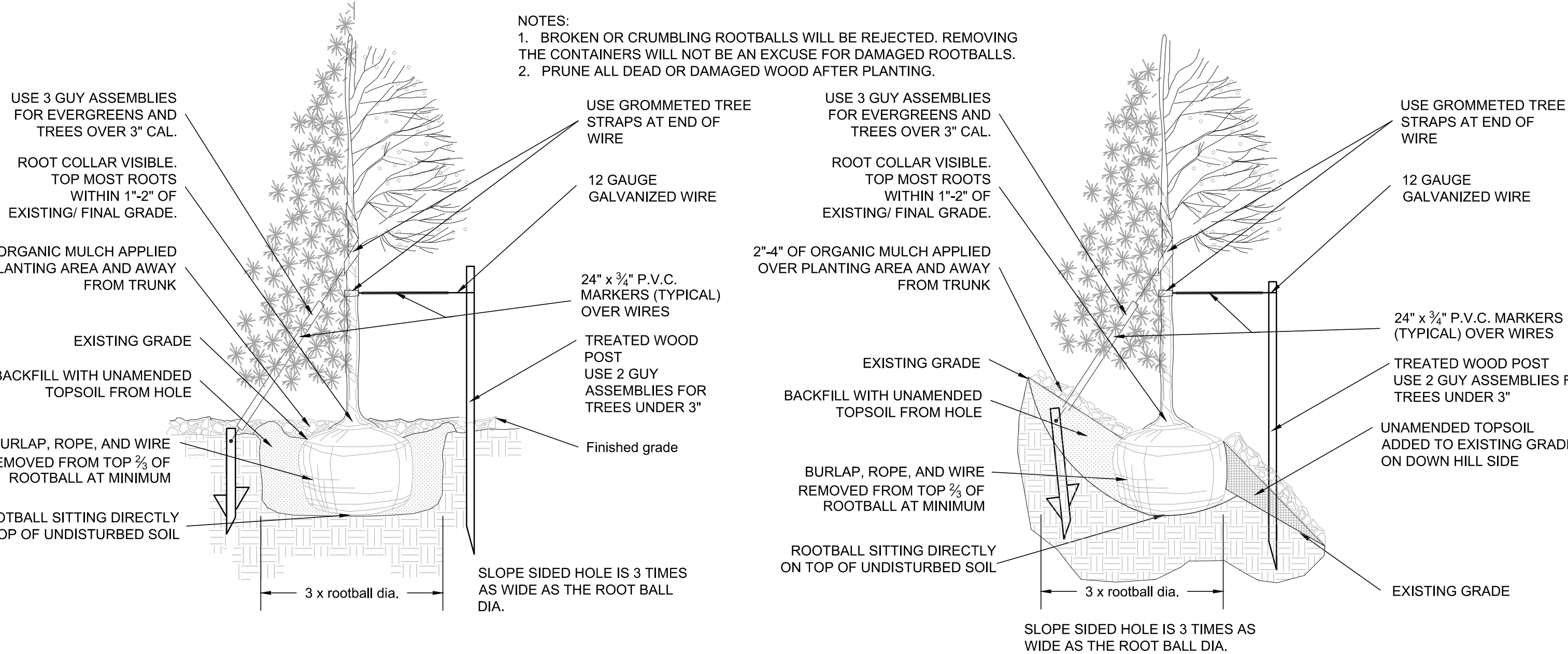
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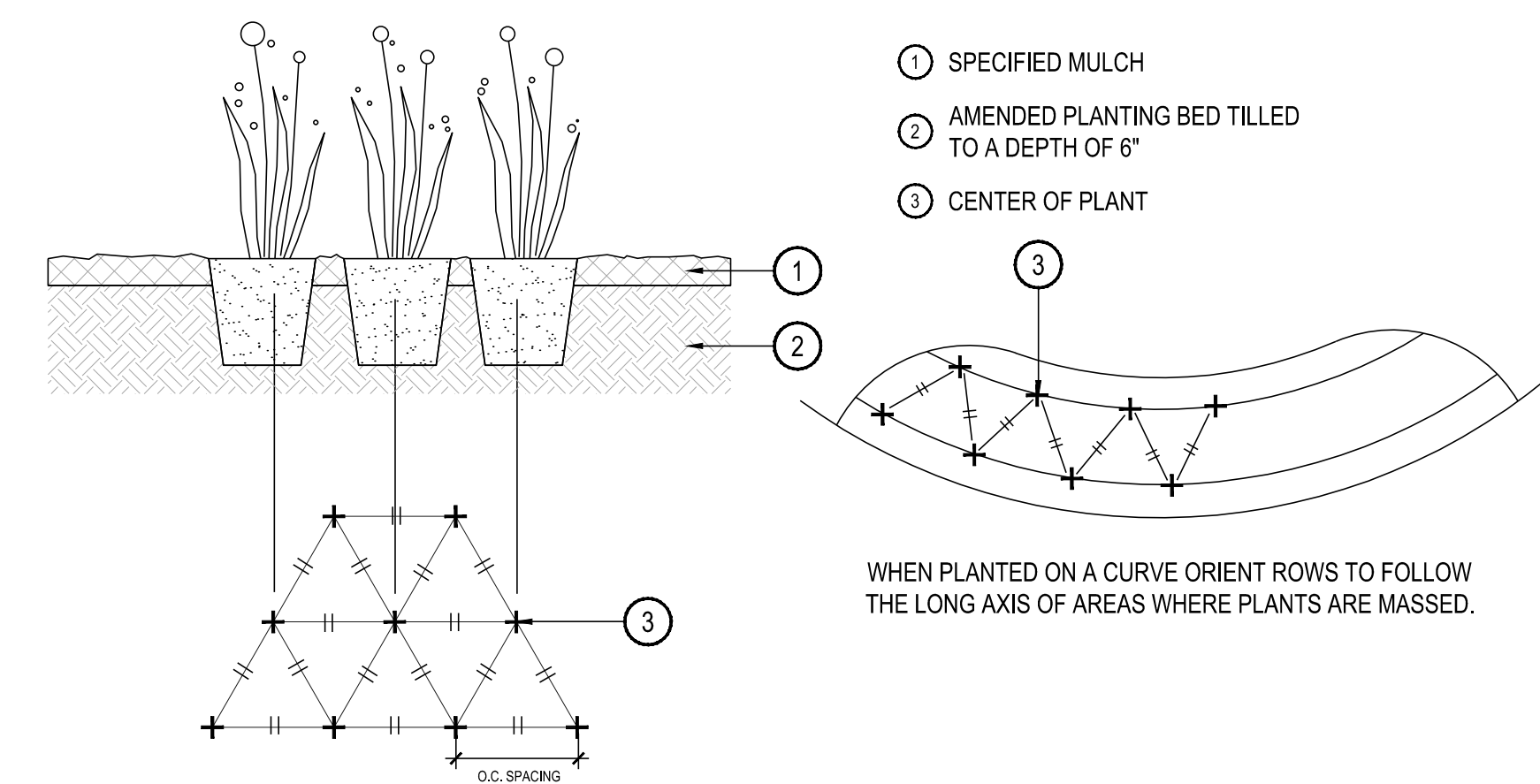
1 SHRUB PLANTING

NOT TO SCALE



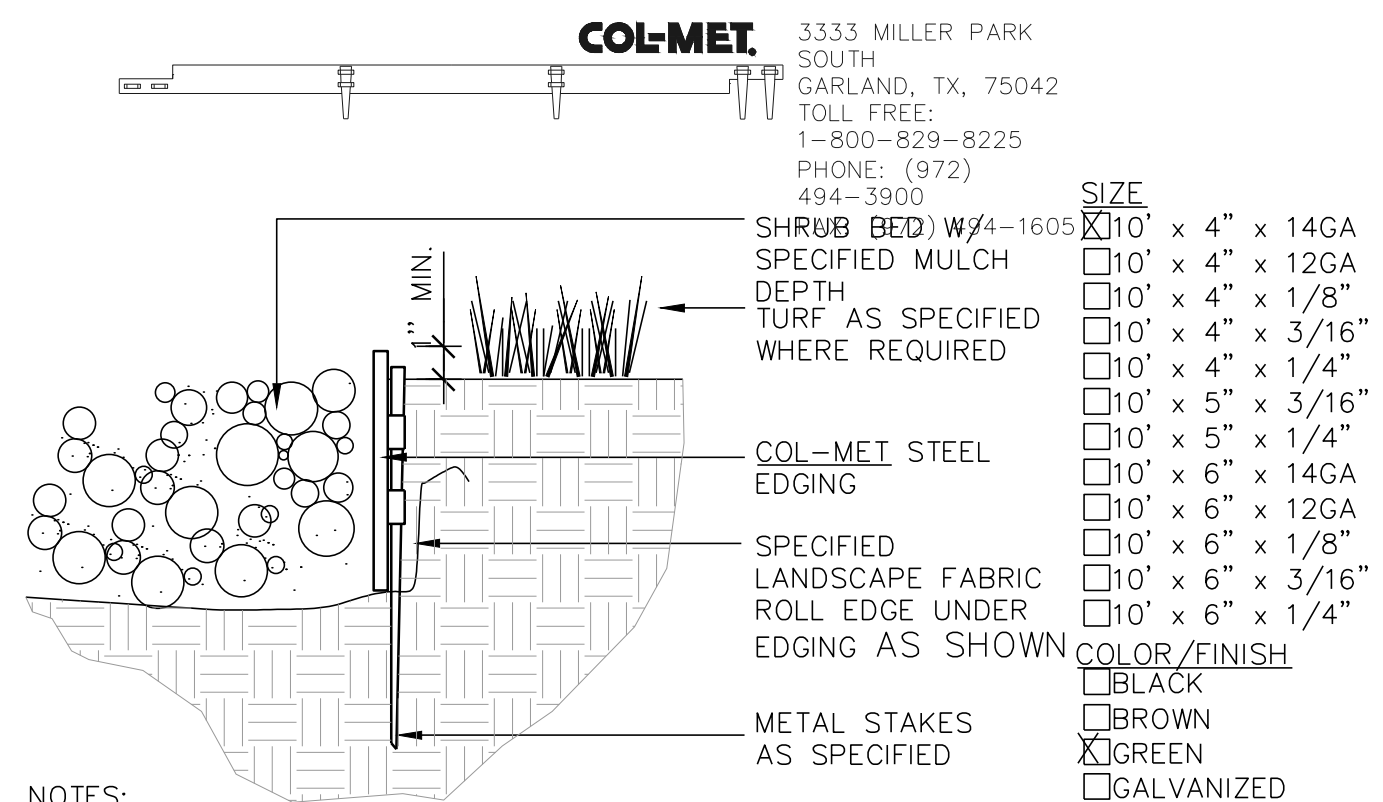
2 TREE PLANTING

NOT TO SCALE



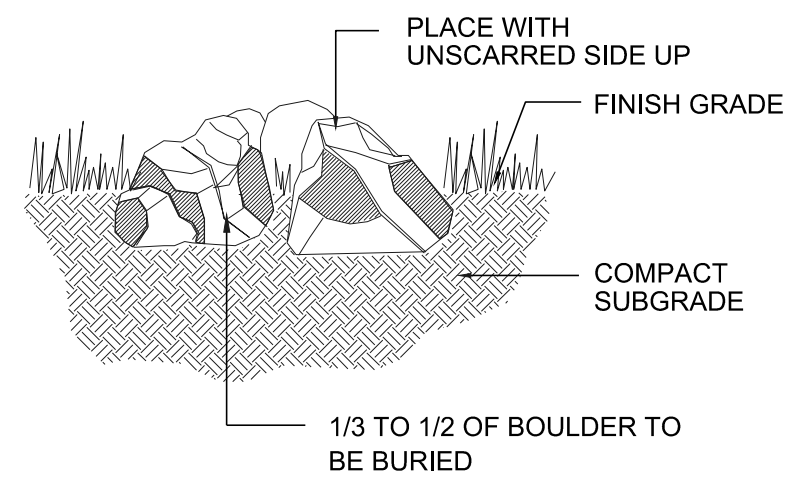
3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE



4 STEEL EDGER

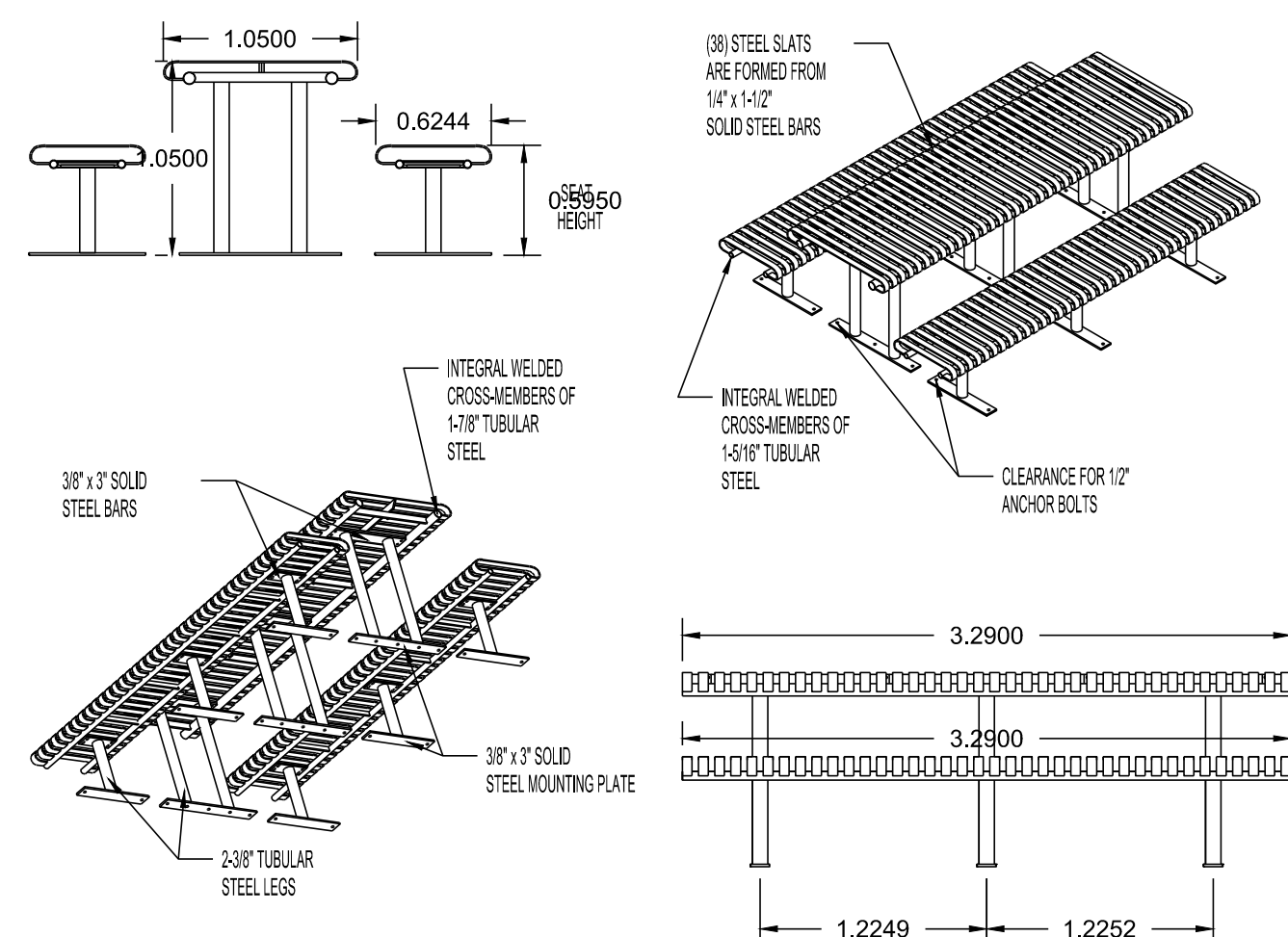
NOT TO SCALE



5 SPECIMEN LANDSCAPE BOULDER

NOT TO SCALE

\* ALL DIMENSIONS ARE IN INCHES \*



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

NOTES:

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



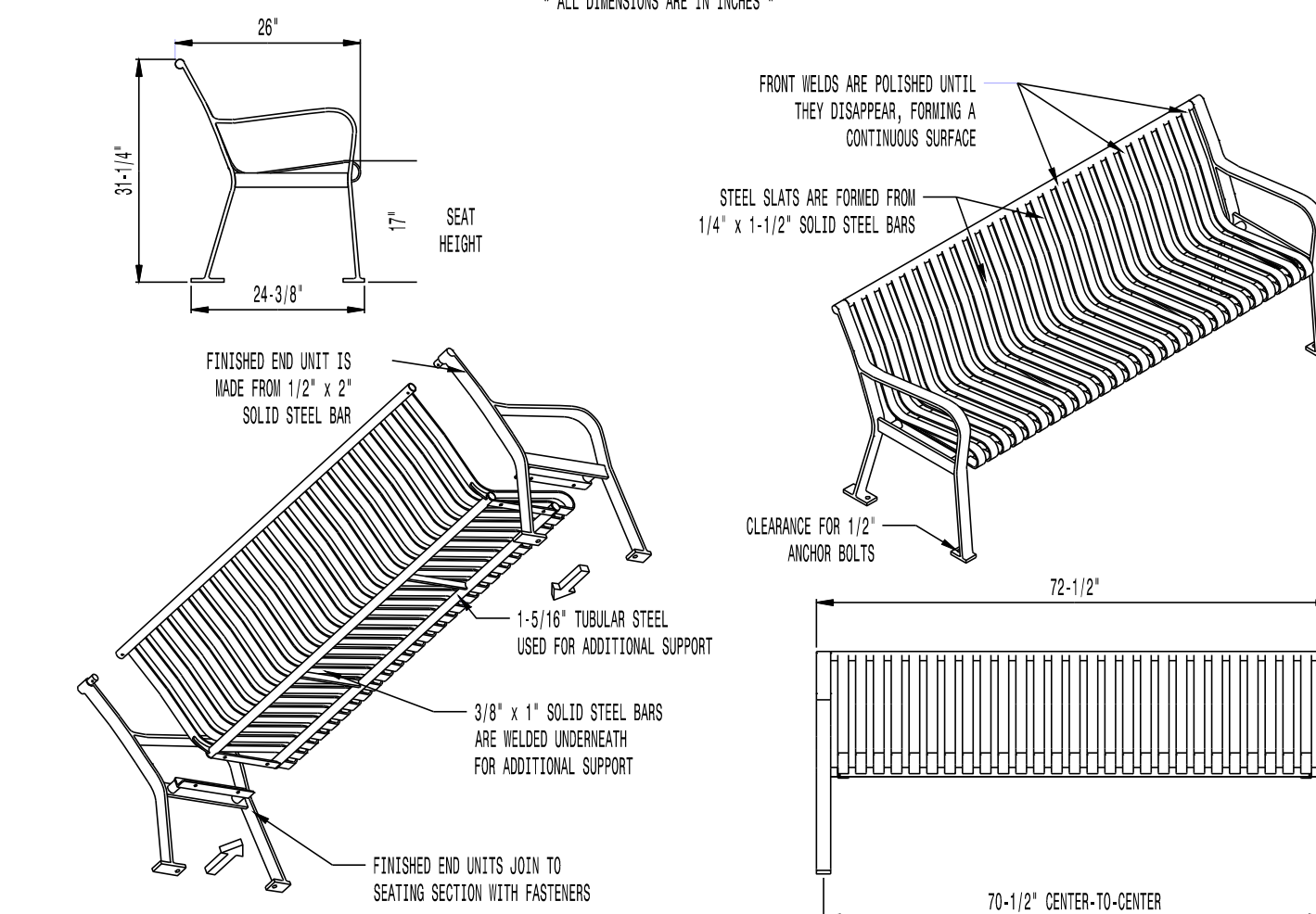
**FRST-6**  
STEEL SITES SERIES

STANDARD ALL STEEL TABLE  
SHOWN STANDARD 8-FOOT LENGTH STANDARD SURFACE MOUNT  
(2) FRB-8 STANDARD 8-FOOT LENGTH BENCHES STANDARD SURFACE MOUNT

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

**1 PICNIC TABLE**

NOT TO SCALE



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

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



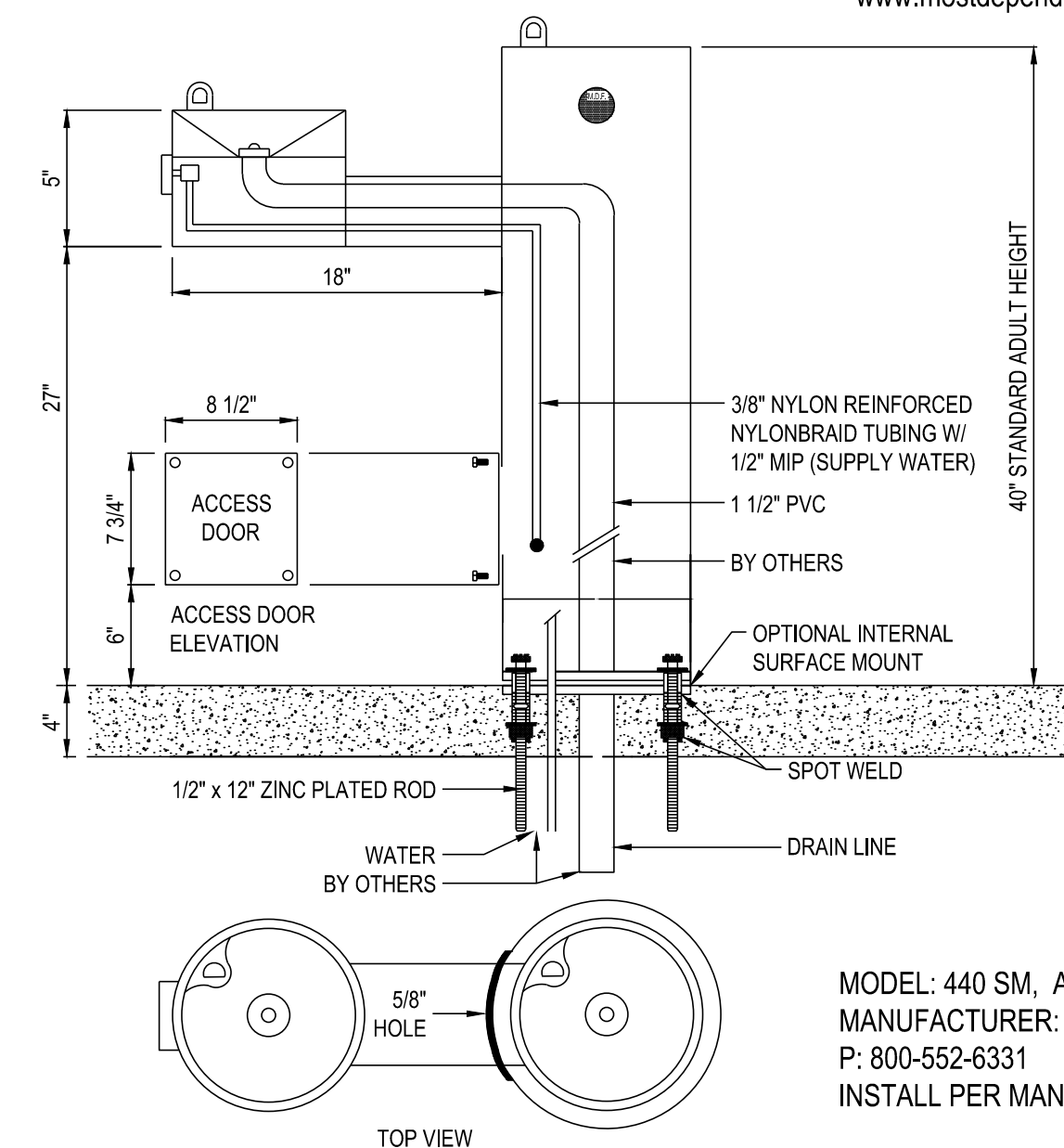
**RB-28**  
STEEL SITES™ RB

ALL STEEL CONToured BENCH  
SHOWN: STANDARD 6-FOOT LENGTH

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

**2 BENCH W/ BACK**

NOT TO SCALE



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

NOTES:

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



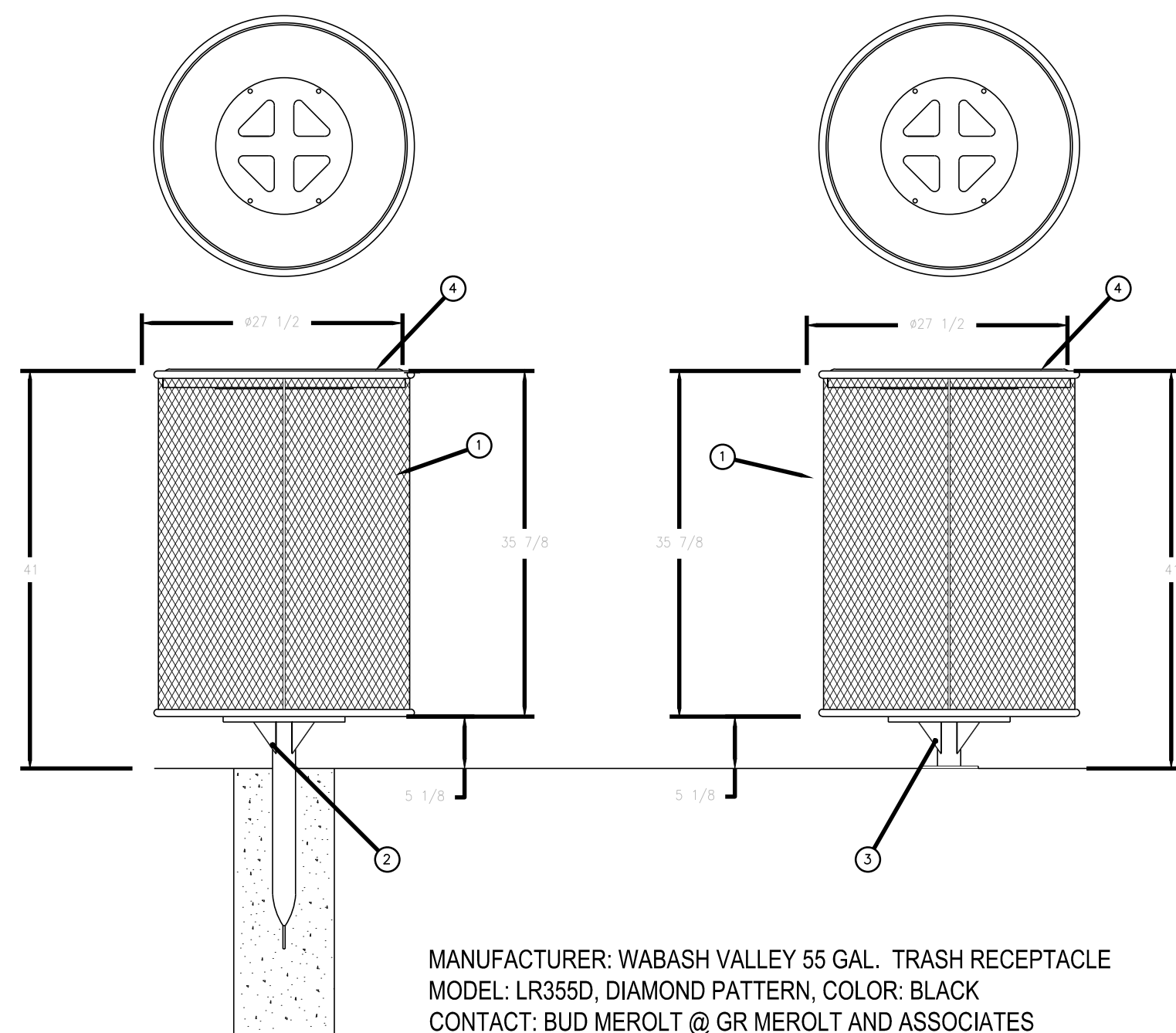
**MODEL 440 SM**

SHOWN W/ OPTIONAL SS SURFACE CARRIER



**3 DRINKING FOUNTAIN**

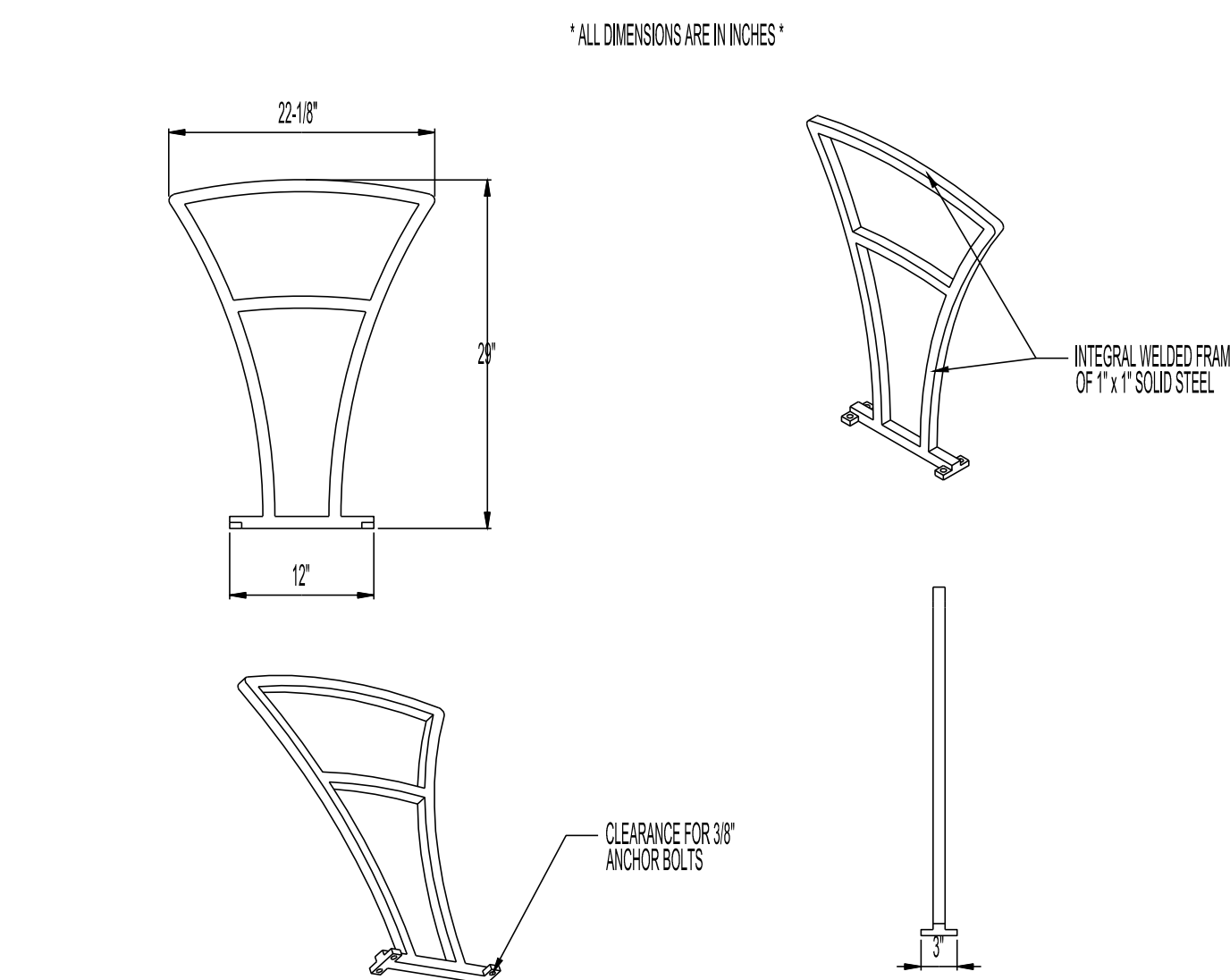
NOT TO SCALE



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

**4 TRASH RECEPTACLE**

NOT TO SCALE



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

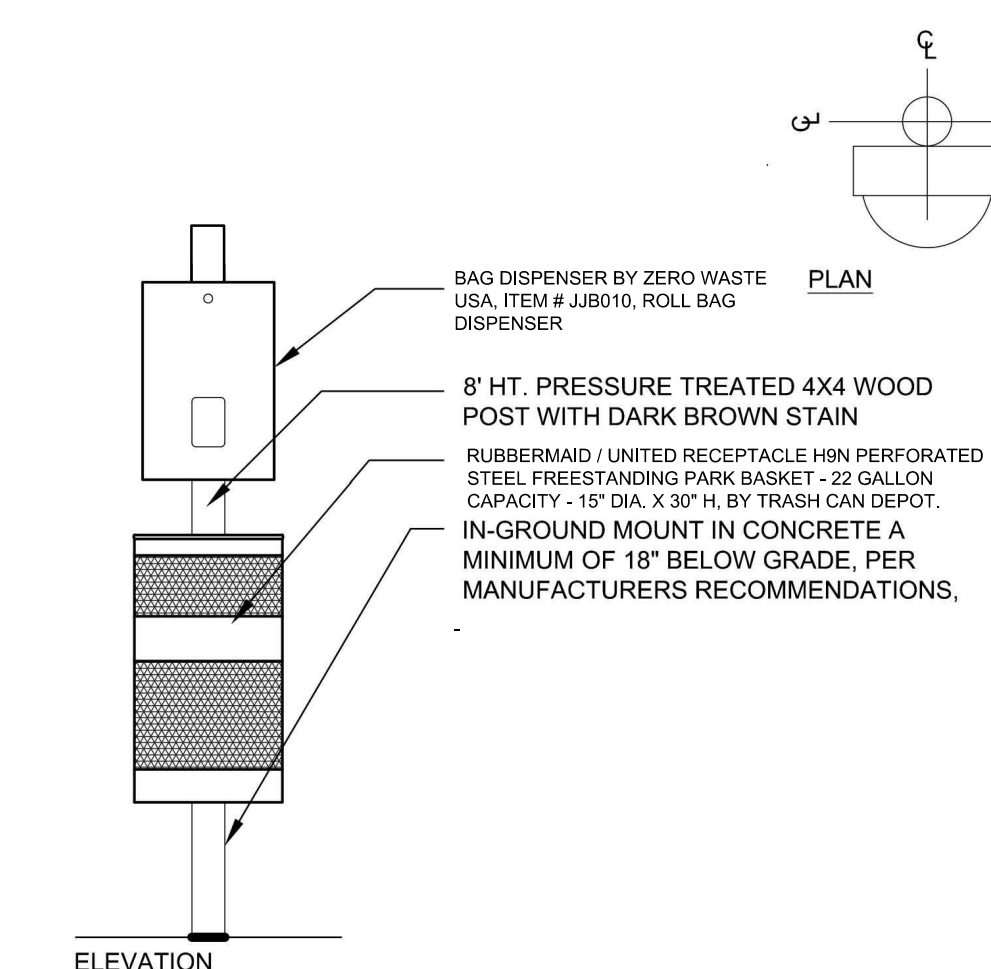
NOTES:

- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
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- IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
- ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
- FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
- THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

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

**5 BIKE RACK**

NOT TO SCALE



**6 PET WASTE STATION**

NOT TO SCALE



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

**7 GRILL**

NOT TO SCALE

Prepared For  
**E5X MANAGEMENT**  
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Engineering  
**CVL**  
CONSULTANTS  
10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526

**TRAILS AT CROWFOOT**  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

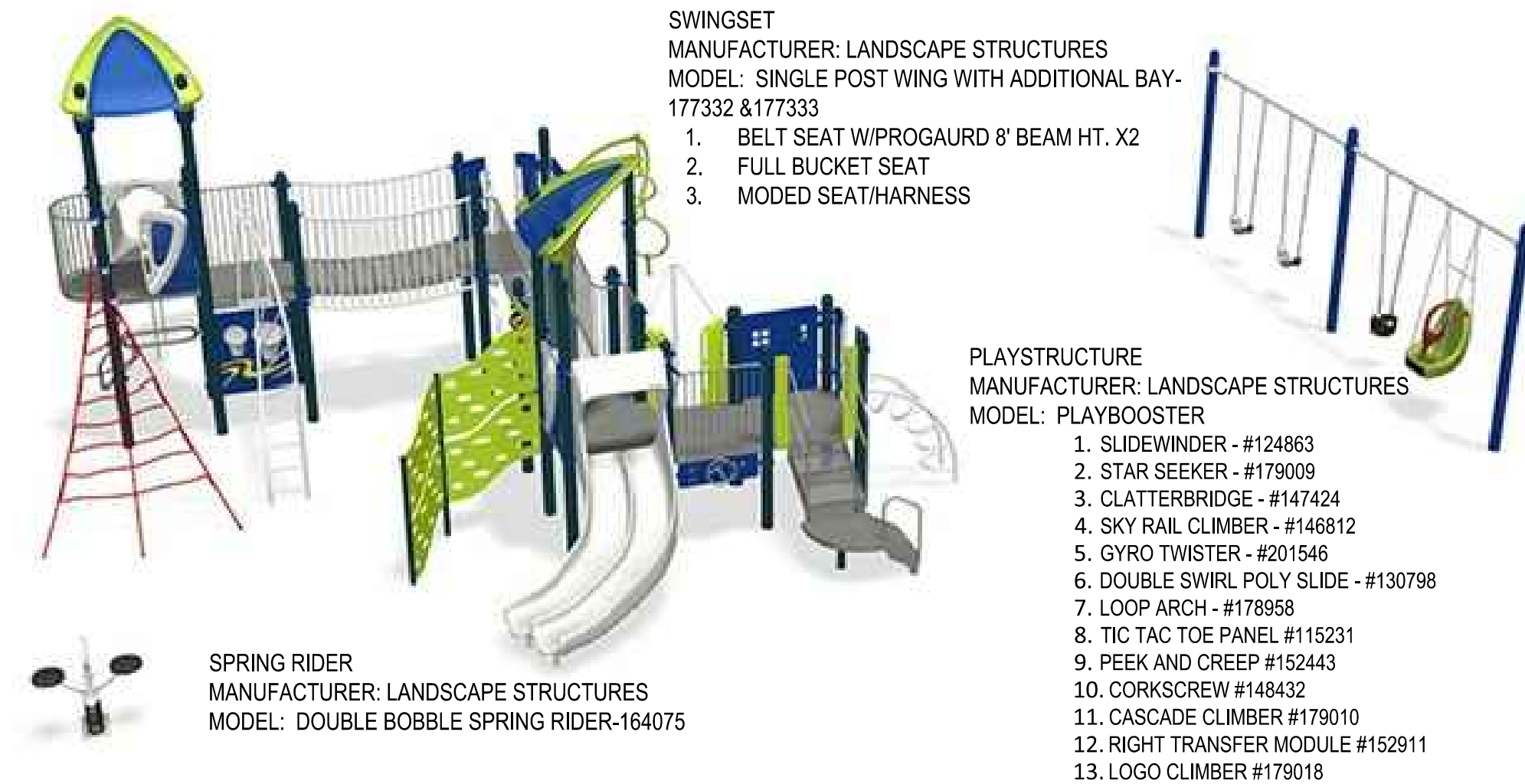
Drawn by: JWIL, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 08.01.2017  
Date: 02.27.2018  
Know what's below. Call before you dig.  
**811**

Sheet Name  
**LANDSCAPE DETAILS**  
Sheet Number  
**L3.1**

YVES BACHAU ARCHITECTURE CURRENT DWG SHESS-PARK PLANS.DWG  
THURSDAY, JULY 20, 2017



**1** PLAYGROUND EQUIPMENT  
NOT TO SCALE

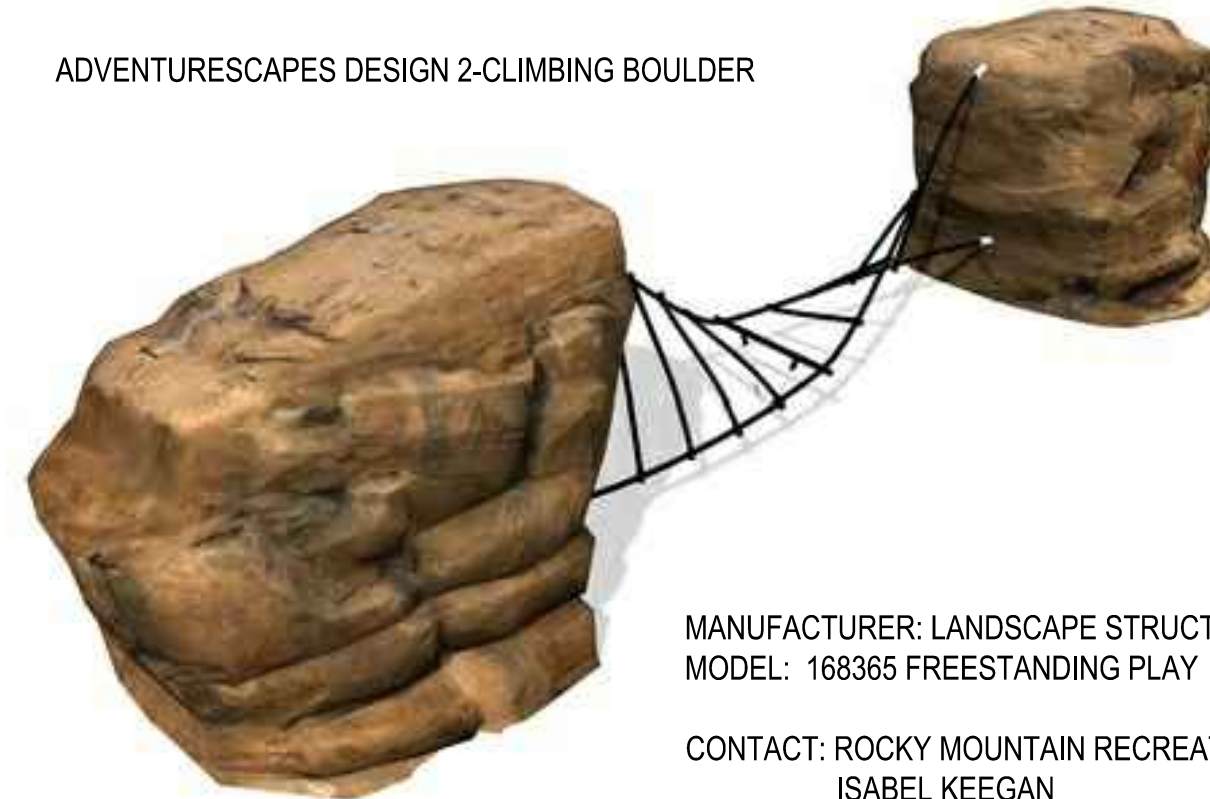


SWINGSET  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: SINGLE POST WING WITH ADDITIONAL BAY-177332 & 177333  
1. BELT SEAT W/PROGAURD 8' BEAM HT. X2  
2. FULL BUCKET SEAT  
3. MODED SEAT/HARNESS

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

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

**A** PLAY STRUCTURE/SWINGS/SPRINGRIDER  
NOT TO SCALE



ADVENTURESAPES DESIGN 2-CLIMBING BOULDER

MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: 168365 FREESTANDING PLAY

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

NOTES:  
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

**B** CLIMBING BOULDER  
NOT TO SCALE



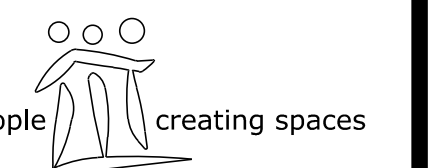
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: 218915 FREESTANDING PLAY  
CONTACT: ROCKY MOUNTAIN RECREATION

**C** GLOBAL MOTION SPINNER  
NOT TO SCALE

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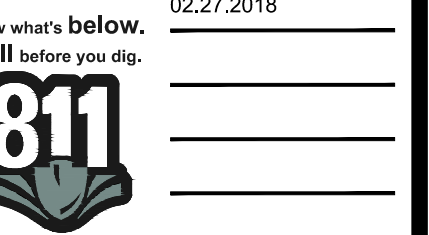
Engineering



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720-482-9526

TRAILS AT CROWFOOT  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 08.01.2017  
Date: 02.27.2018



Sheet Name

LANDSCAPE  
DETAILS

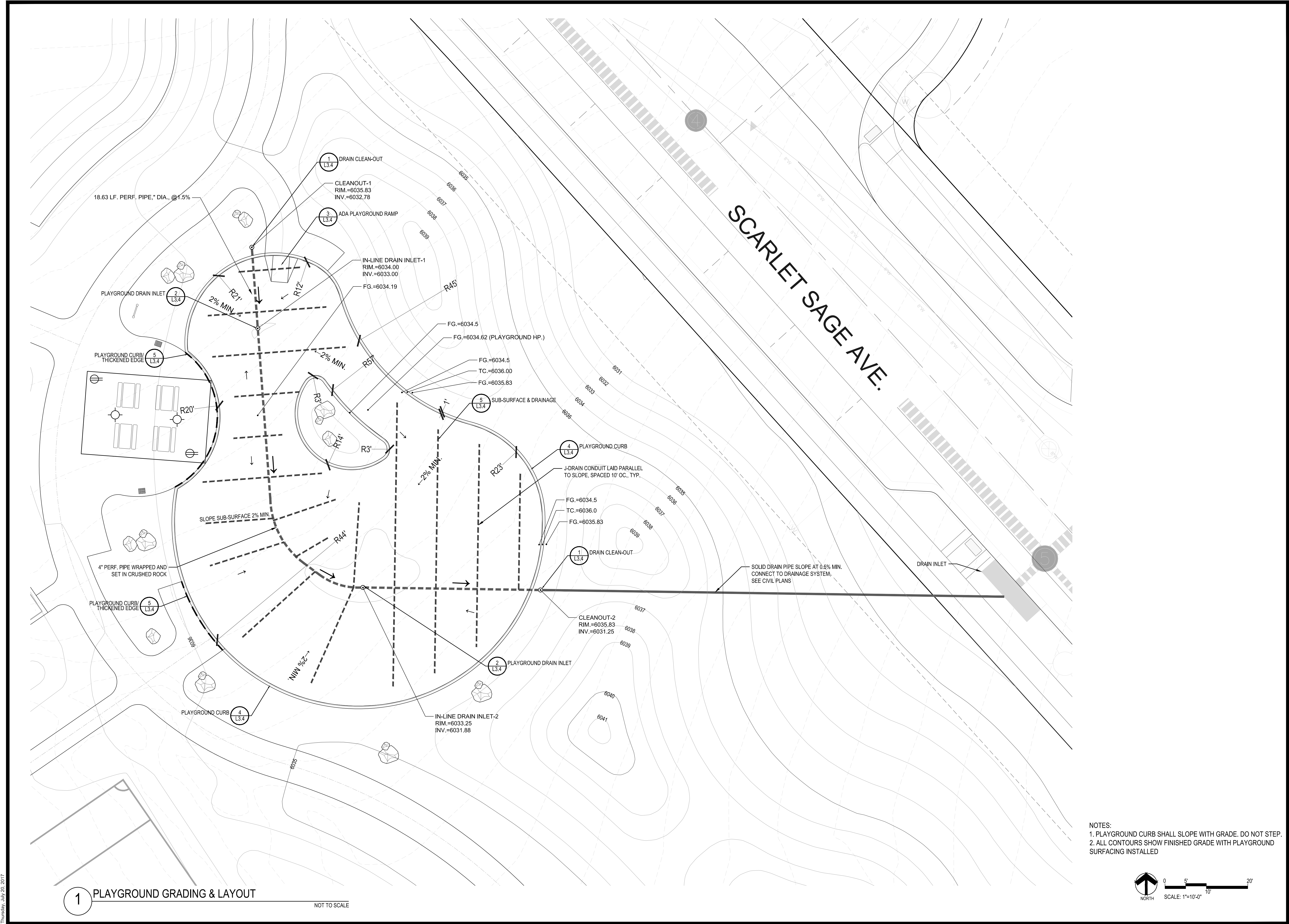
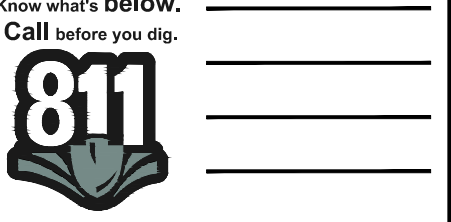
Sheet Number

L3.2



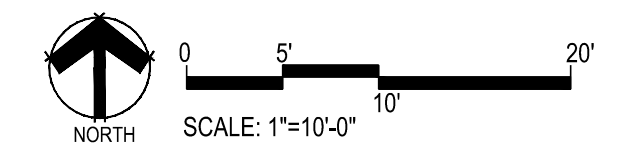
TRAILS AT CROWFOOT  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 08.01.2017  
Date: 02.27.2018

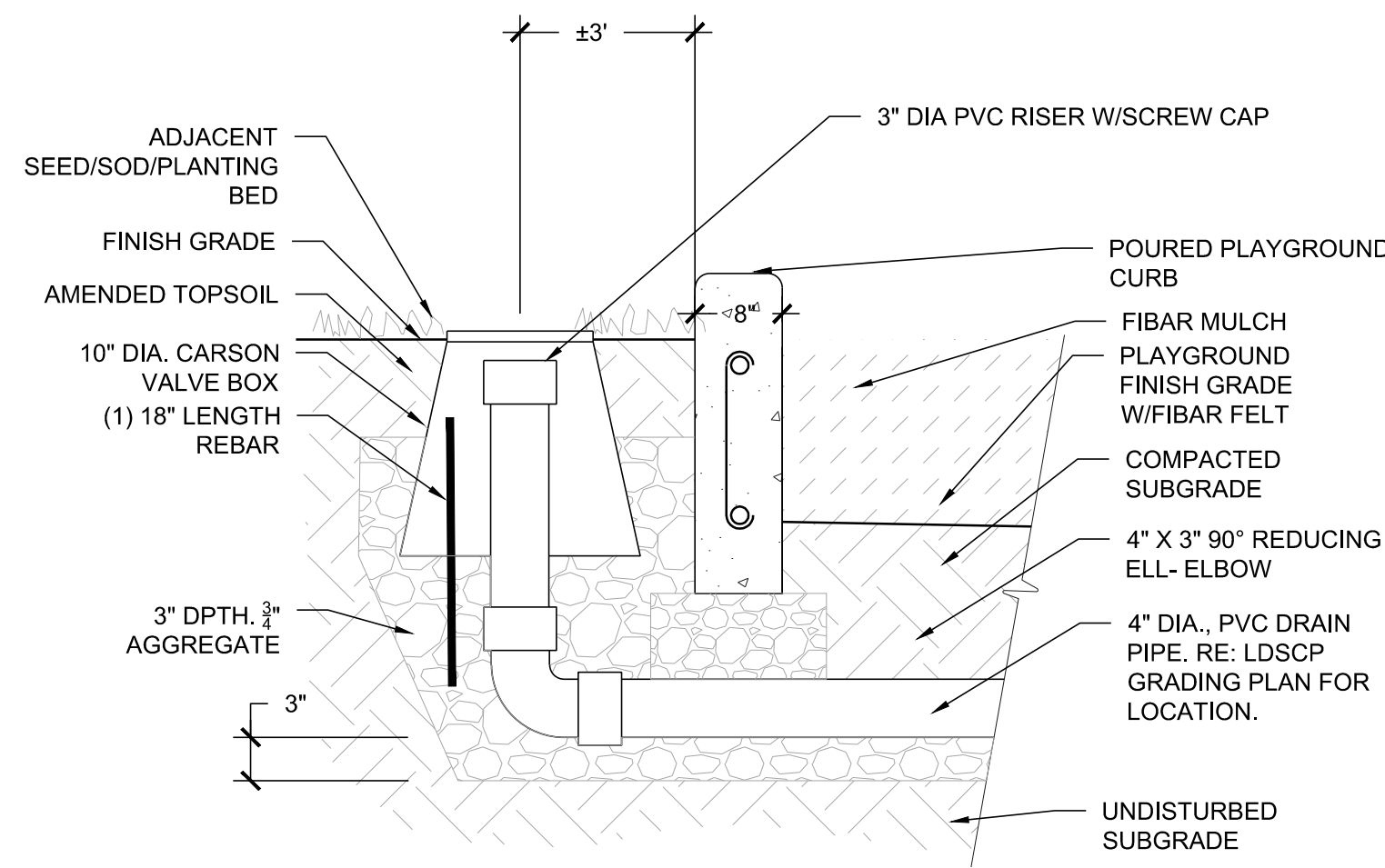


1 PLAYGROUND GRADING & LAYOUT  
NOT TO SCALE

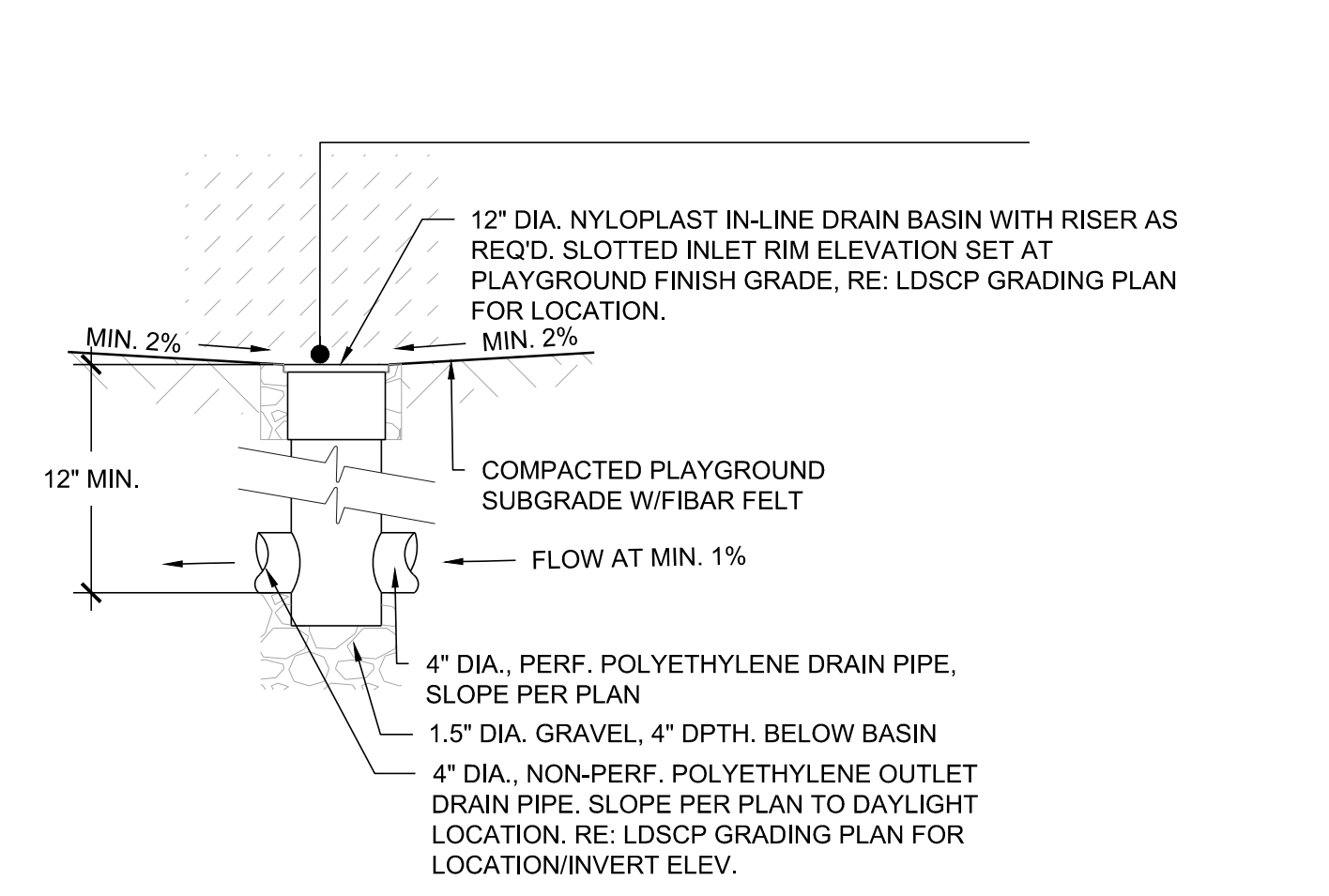
NOTES:  
1. PLAYGROUND CURB SHALL SLOPE WITH GRADE. DO NOT STEP.  
2. ALL CONTOURS SHOW FINISHED GRADE WITH PLAYGROUND SURFACING INSTALLED



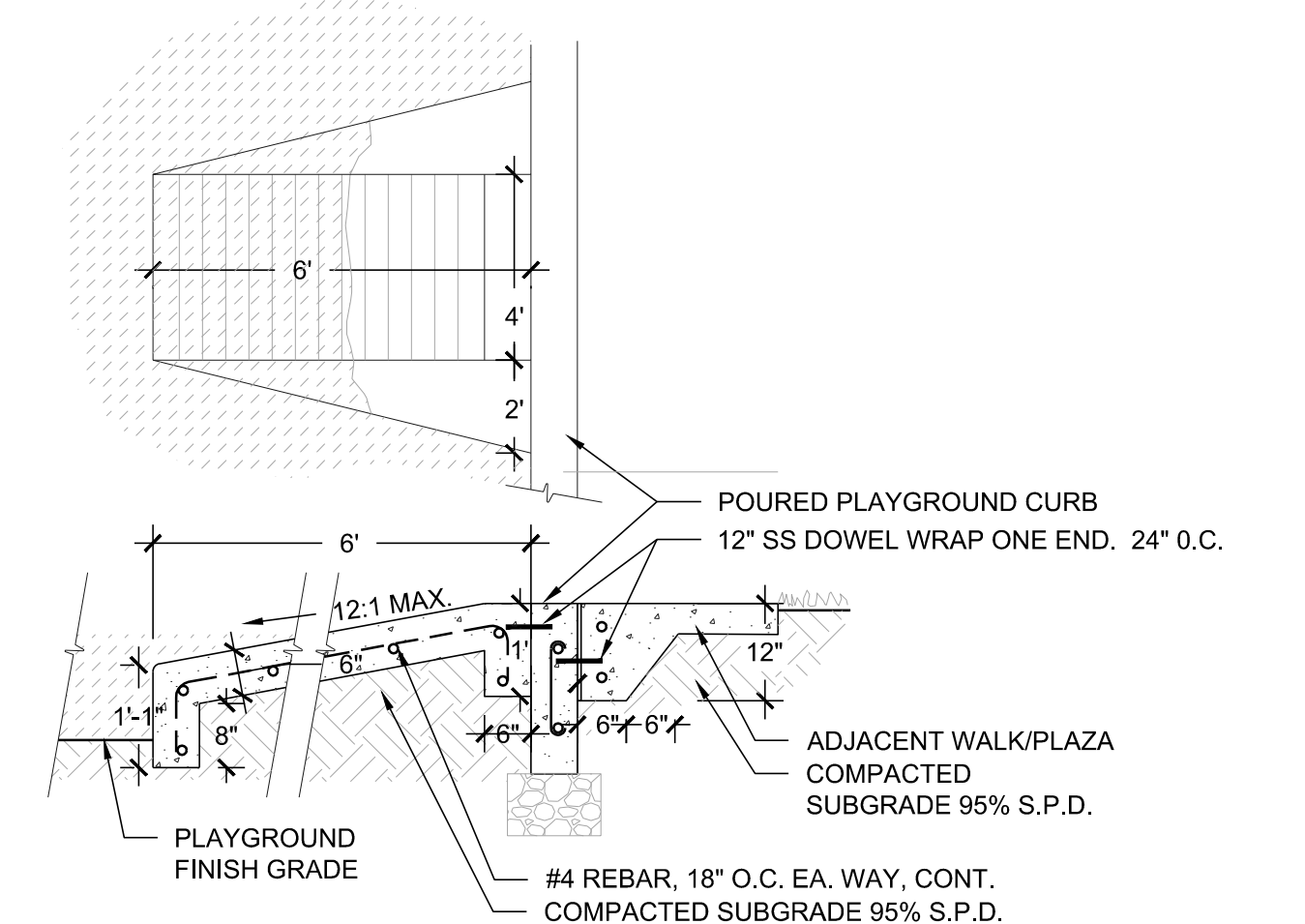
Y:\E5X\BACHMAN\LANDSCAPE ARCHITECTURE\CURRENT DWG\SHESIS-PARK PLANS.DWG  
Thursday, July 20, 2017



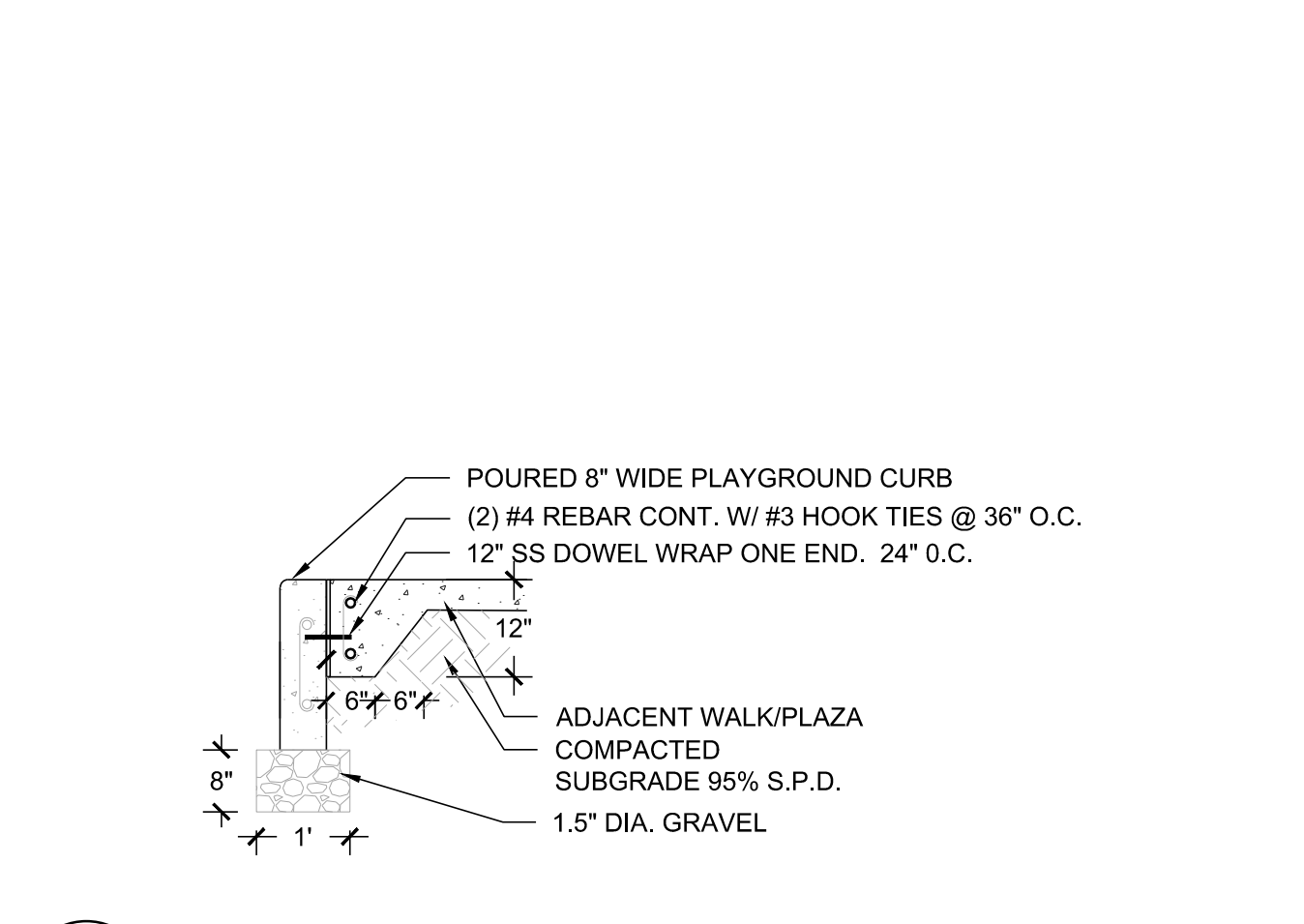
1 DRAIN CLEAN-OUT NOT TO SCALE



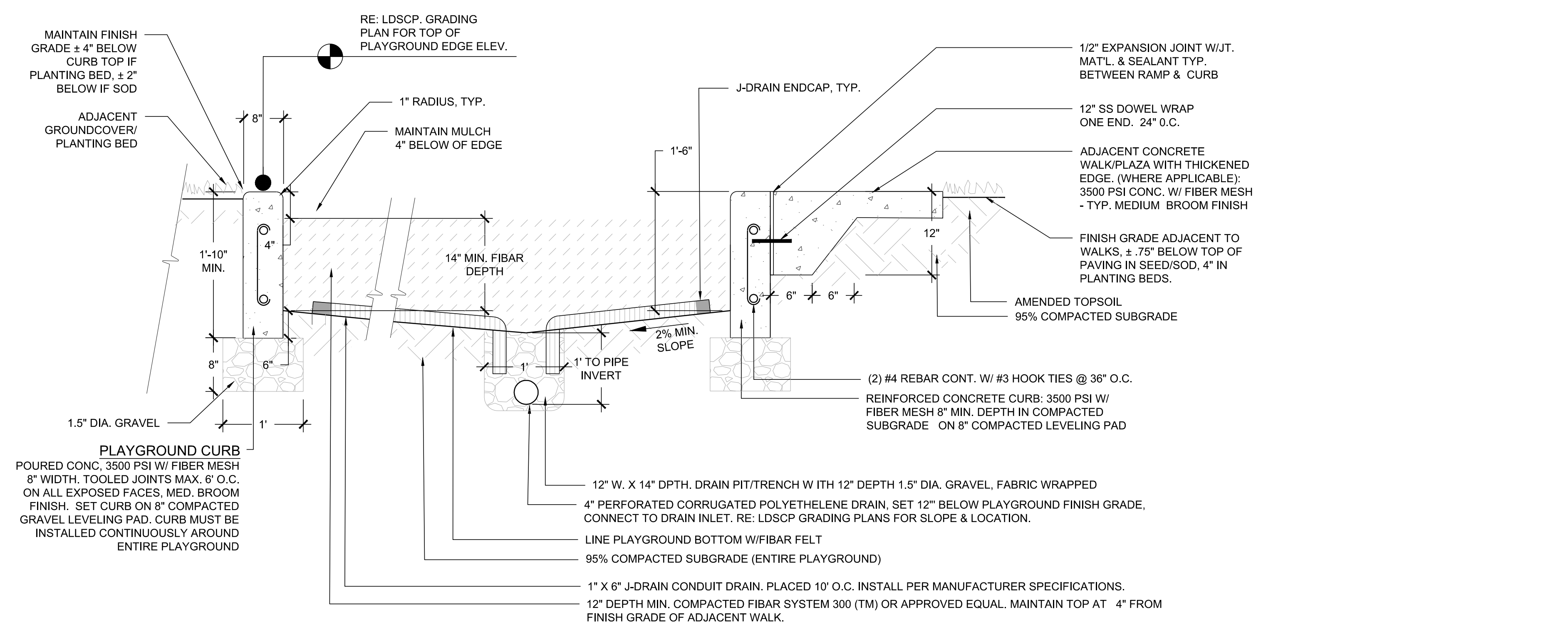
2 PLAYGROUND DRAIN NOT TO SCALE



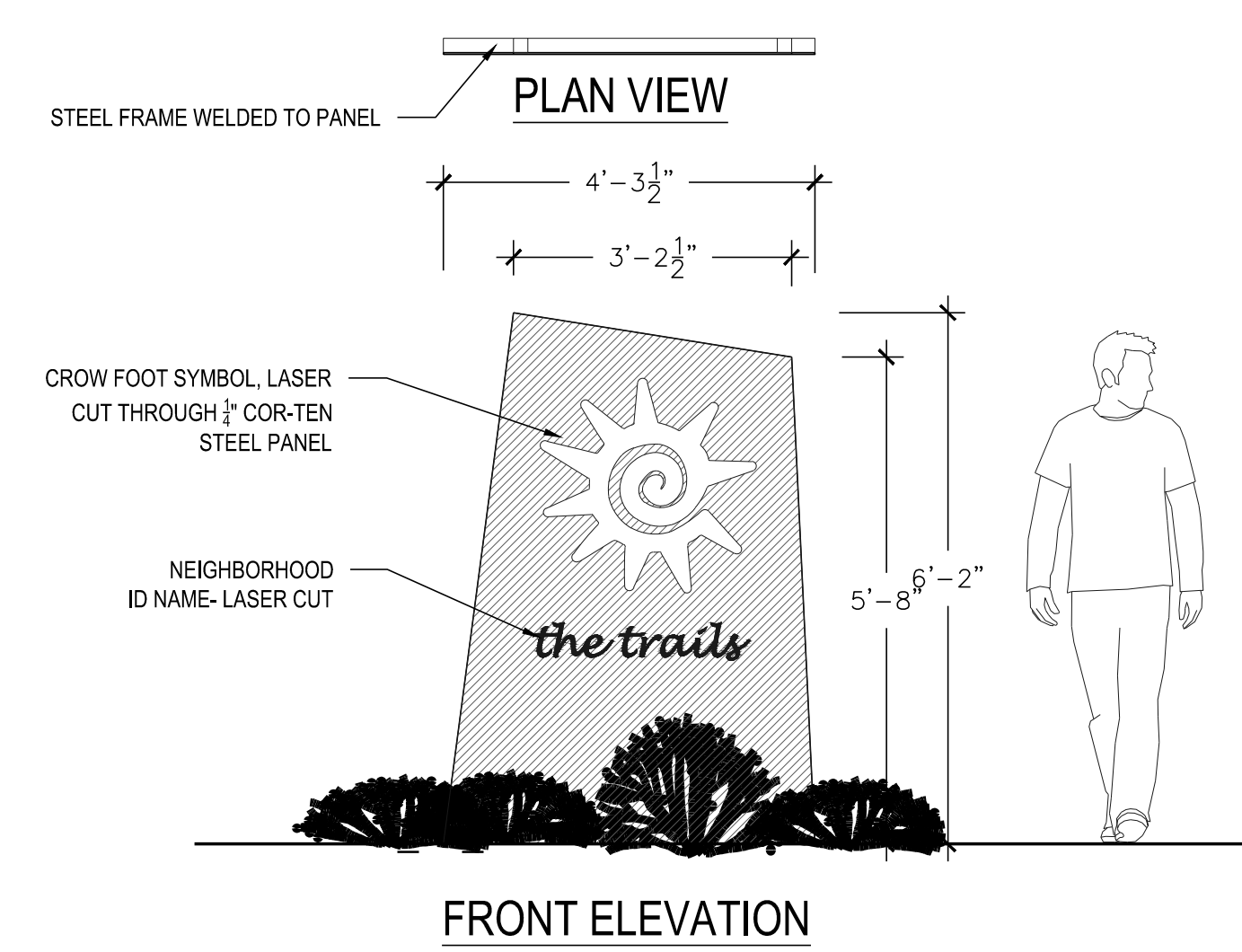
3 ADA PLAYGROUND RAMP NOT TO SCALE



4 PLAYGROUND CURB NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE NOT TO SCALE



6 PARK SIGN NTS

YVES BANCHE ARCHITECTURE CURRENT DWG SHESS-PARK PLANS.DWG Thursday, July 20, 2017

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CONSULTANTS

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720-482-9526

**TRAILS AT CROWFOOT**  
PARK PLANS  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: 08.01.2017  
Date: 02.27.2018

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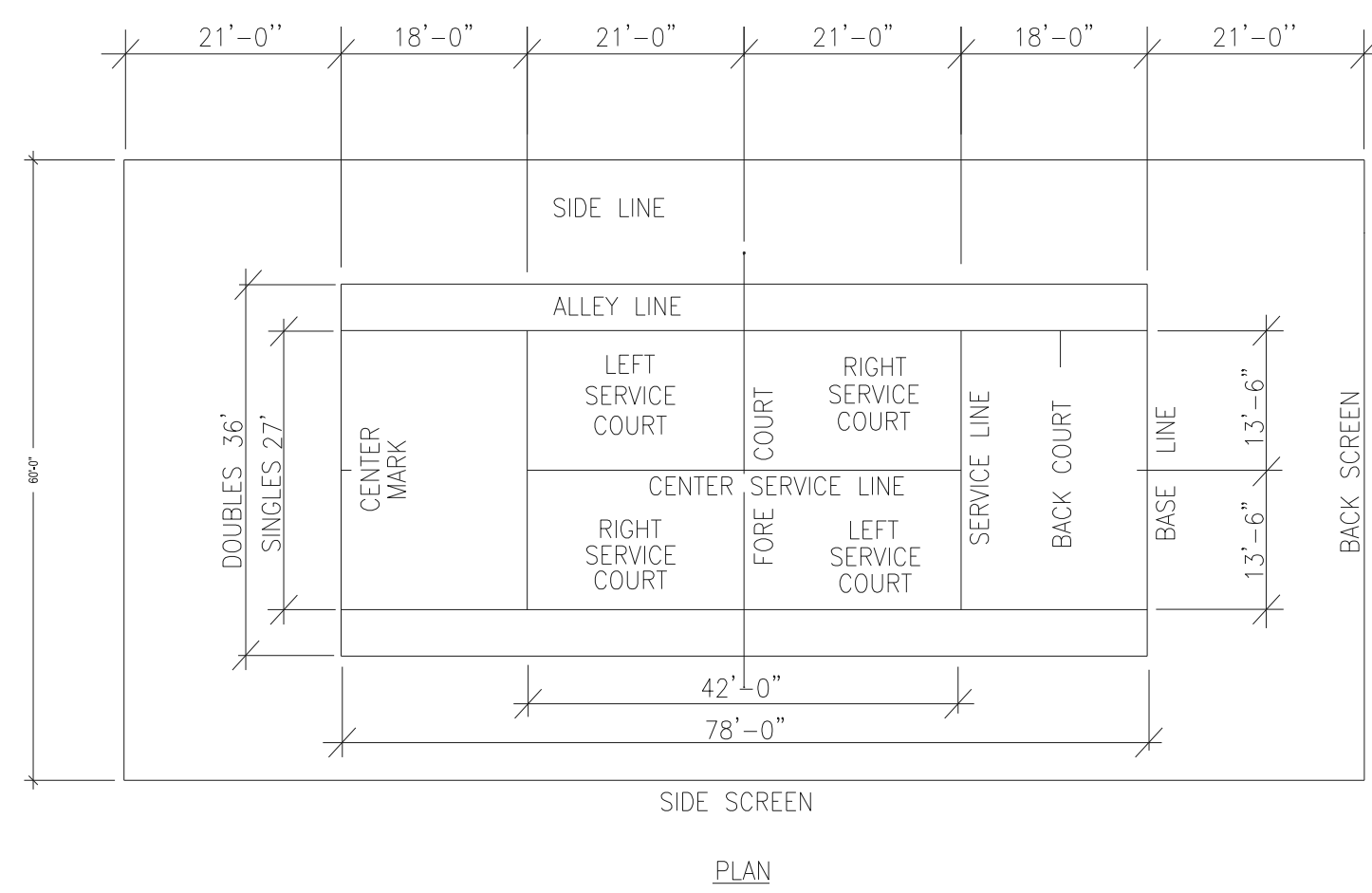
**811**

Sheet Name

LANDSCAPE  
DETAILS

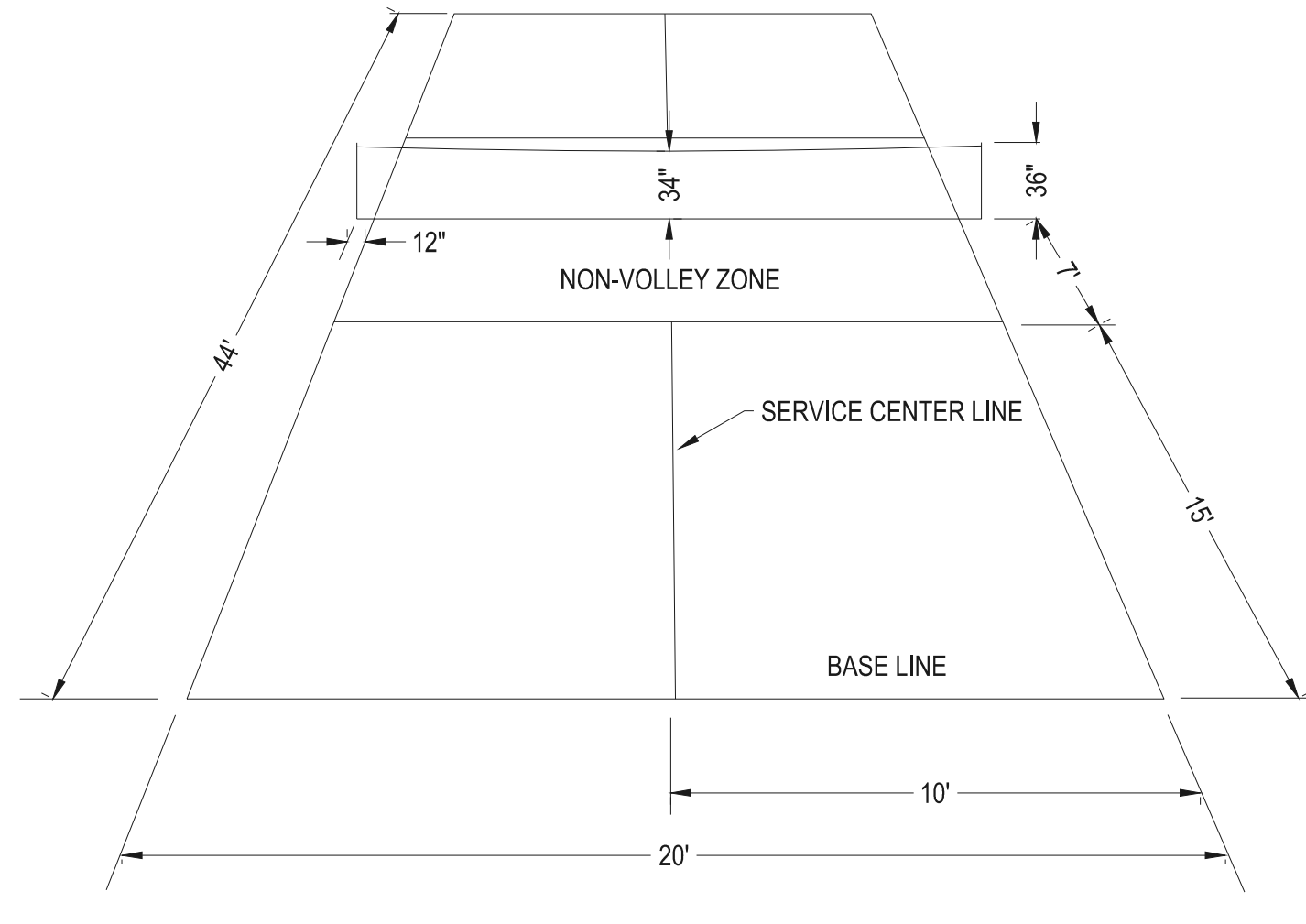
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**L3.4**



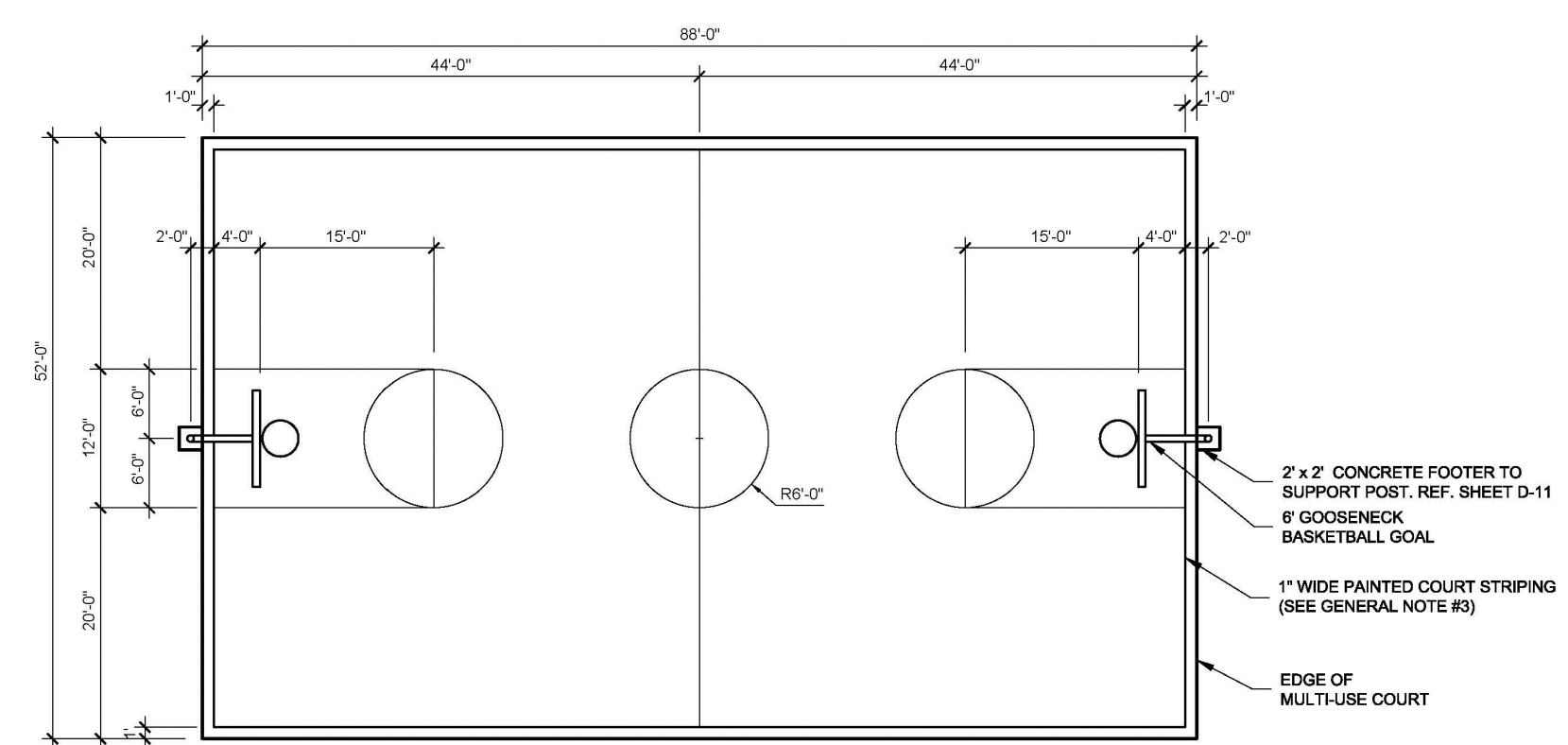
1 TENNIS STRIPING

NOT TO SCALE



2 PICKLEBALL STRIPING

NOT TO SCALE



GENERAL NOTES:

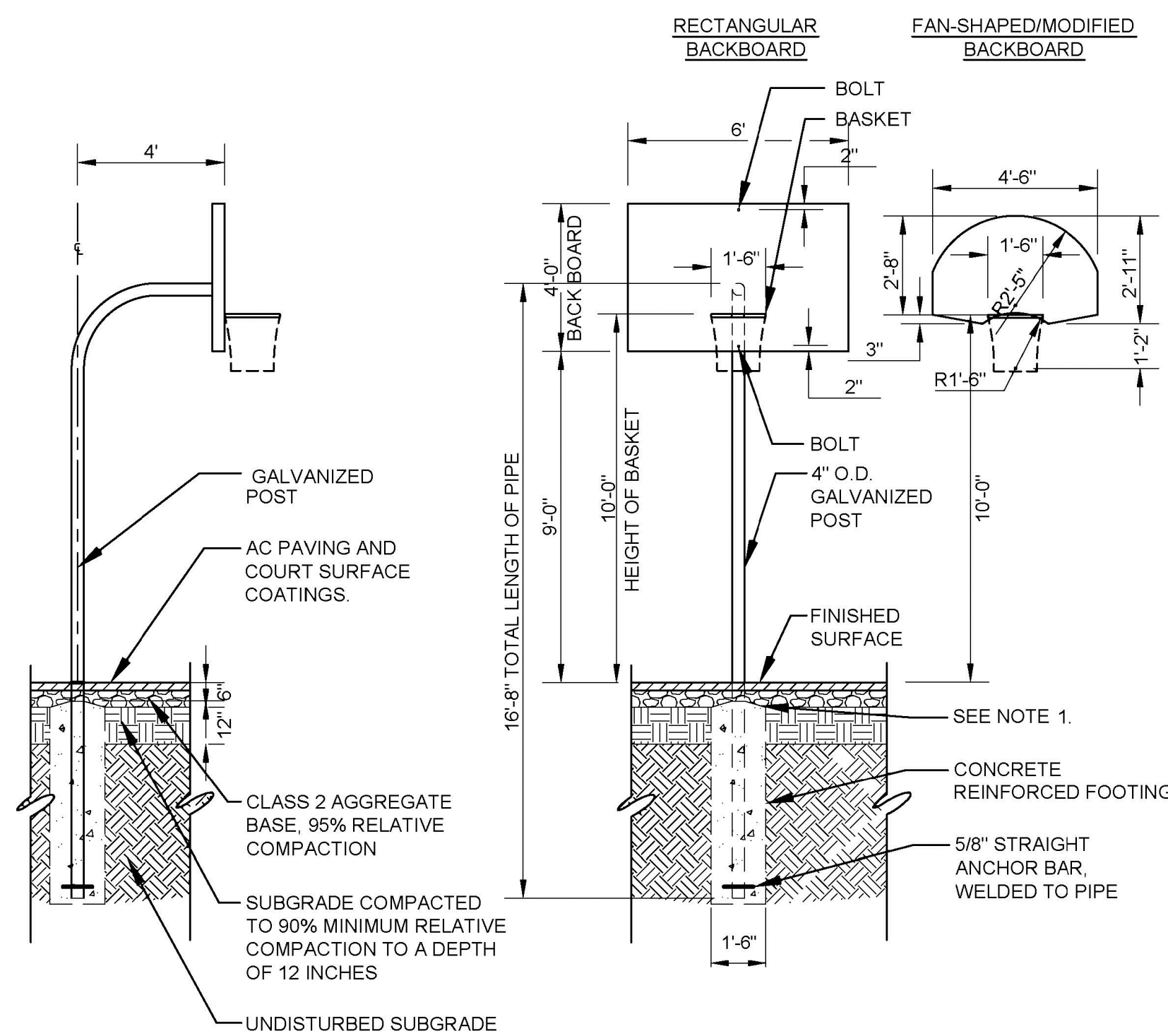
1. ALL WRITTEN DIMENSIONS SHALL PREVAL.
2. BASKETBALL COURT TO BE POST TENSION CONCRETE SLAB.
3. ALL COURT STRIPING TO BE 1" WIDE PAINTED WHITE OR ALTERNATE COLOR APPROVED BY OWNER.

POST TENSIONING NOTES:

1. POST TENSIONING SHALL MEET ALL CURRENT STANDARDS OF THE POST TENSIONING INSTITUTE.
2. INSTALLATION PROCEDURES, FOR REVIEW PRIOR TO BEGINNING INSTALLATION OF BASKETBALL COURT.
3. ALL TENDONS SHALL BE 1/2" DIAMETER - 270 KSI STRAND.
4. ALL CONCRETE SHALL BE 3000 PSI MINIMUM.
5. AGGREGATE USED IN CONCRETE IS TO BE UNIFORMLY GRADED WITH @ LEAST 500 # 3/8" AGGREGATE PER YARD.
6. PARTIAL STRESSING (25%) SHALL BE REQUIRED @ 24 HOURS. 100% STRESSING SHALL BE COMPLETED WITHIN 7 DAYS. REQUIRED ANCHOR FORCE TO BE 28.9 KIPS.
7. SUBMIT CONCRETE MIX DESIGN FOR REVIEW BY PARKS DEPARTMENT REPRESENTATIVE.

3 BASKETBALL STRIPING/LAYOUT

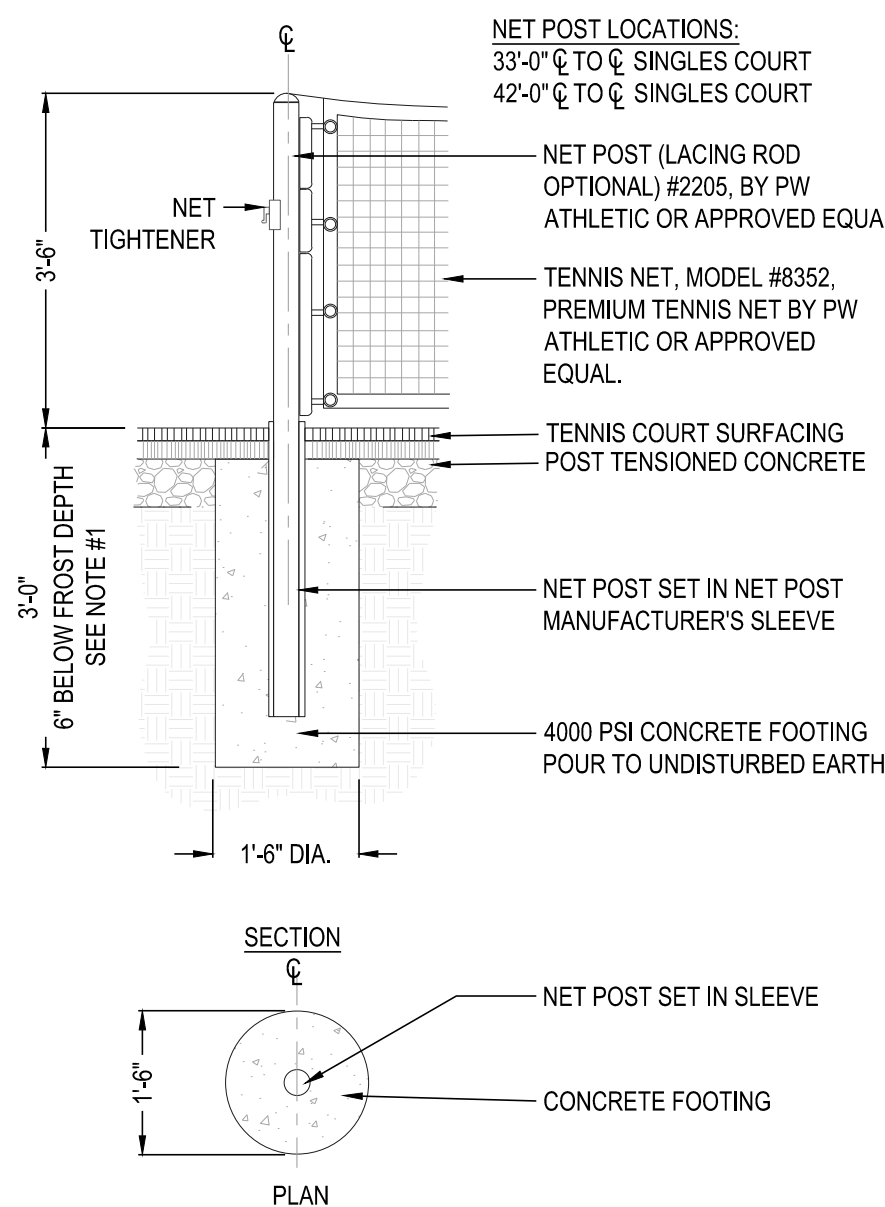
NOT TO SCALE



NOTES:  
 1. HOLD THE HIGH POINT OF THE CONCRETE FOOTING 6 INCHES BELOW THE FINISHED SURFACE. THE FOOTING SHALL SLOPE AWAY FROM THE POLE TO DRAIN.  
 MANUFACTURER: PATTERSON WILLIAMS ATHLETIC MFG. CO  
 MODEL # 1523-22-45-34 POWDER COAT; BLUE.  
 CONTACT: RECREATION PLUS, LTD. 3032781455 LETSPLAY@RECREATIONPLUS.COM

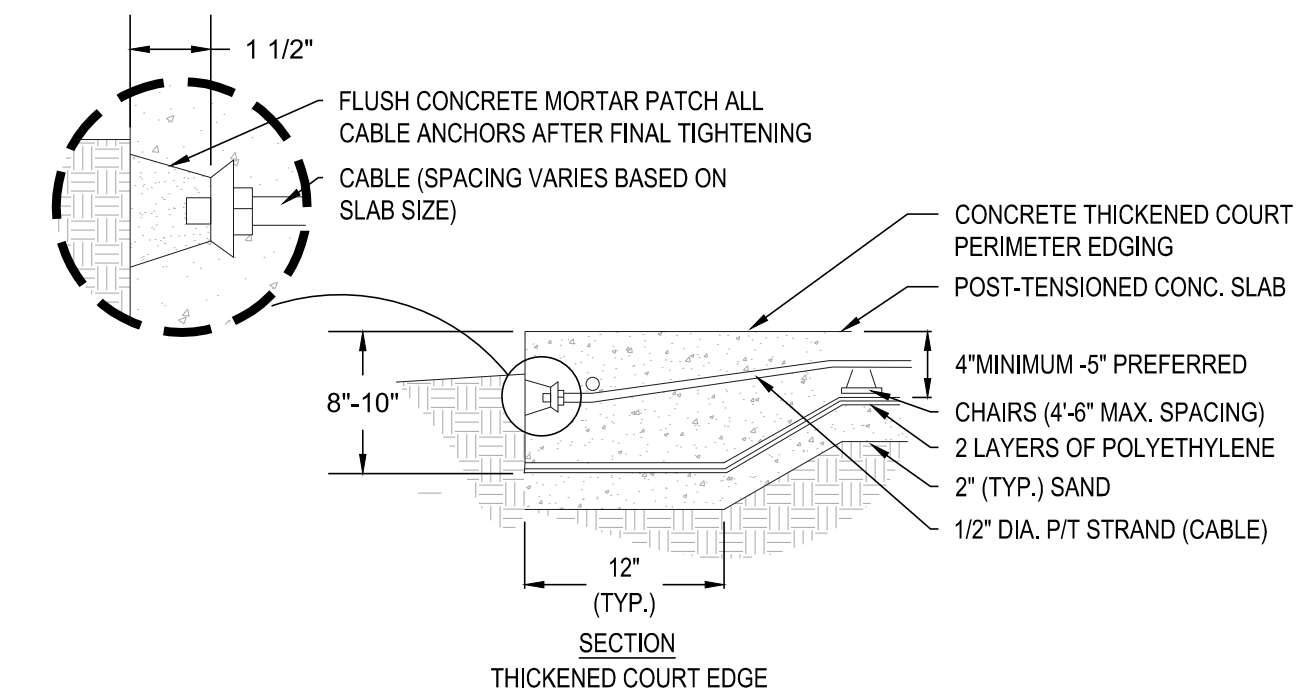
4 BASKETBALL HOOP

NOT TO SCALE



5 TENNIS/PICKLEBALL NET

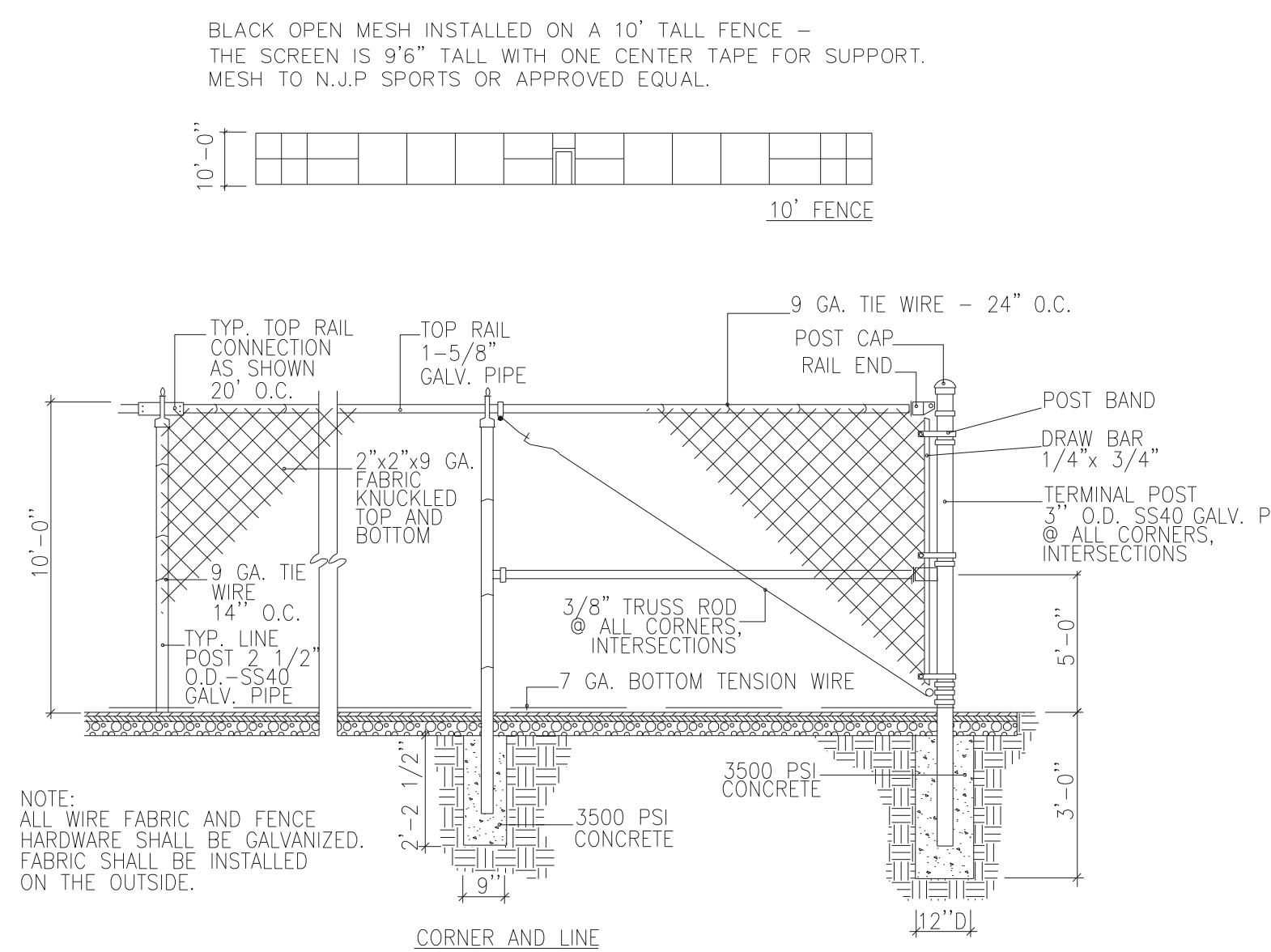
NOT TO SCALE



6 COURT PAVING

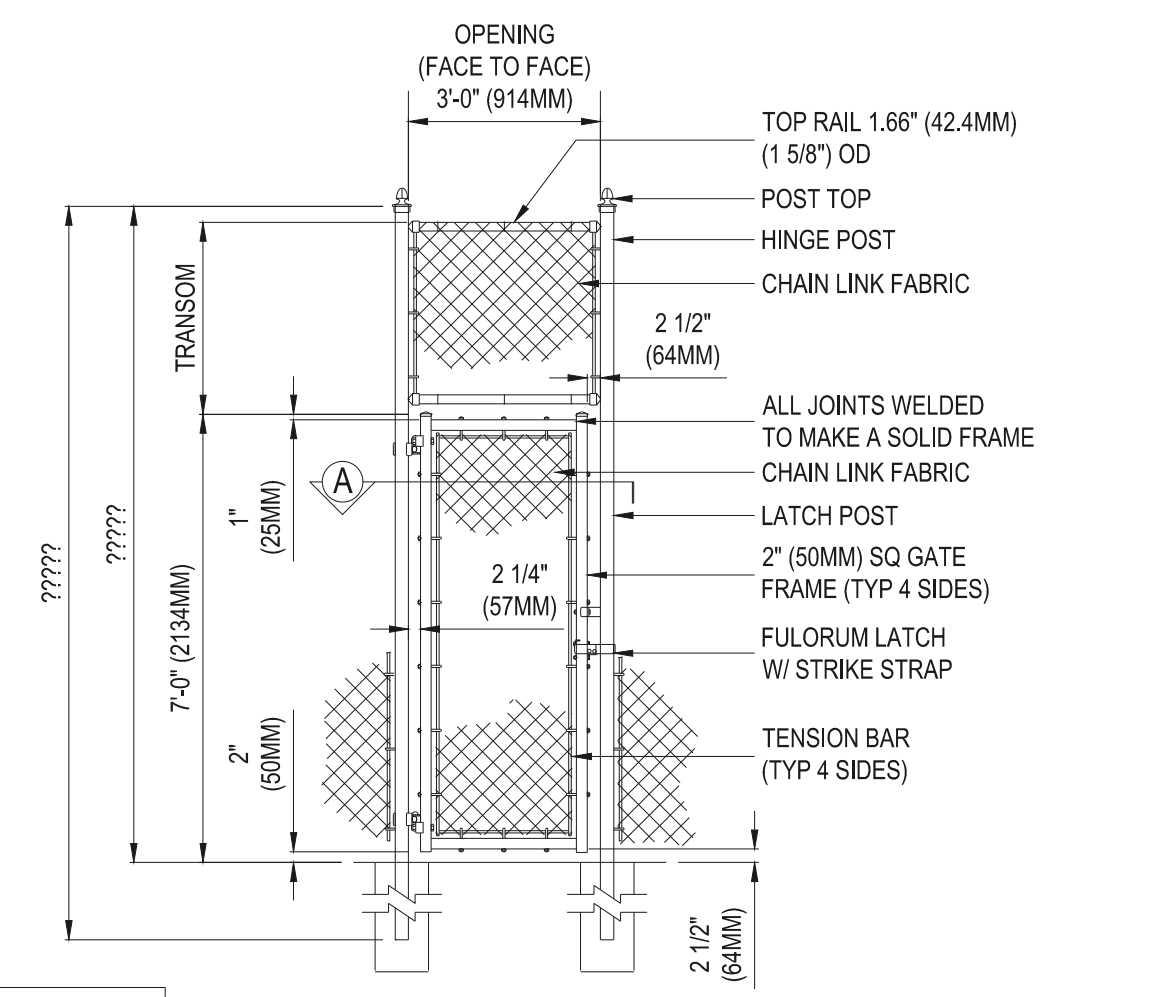
(TENNIS, PICKLEBALL, BASKETBALL)

NOT TO SCALE



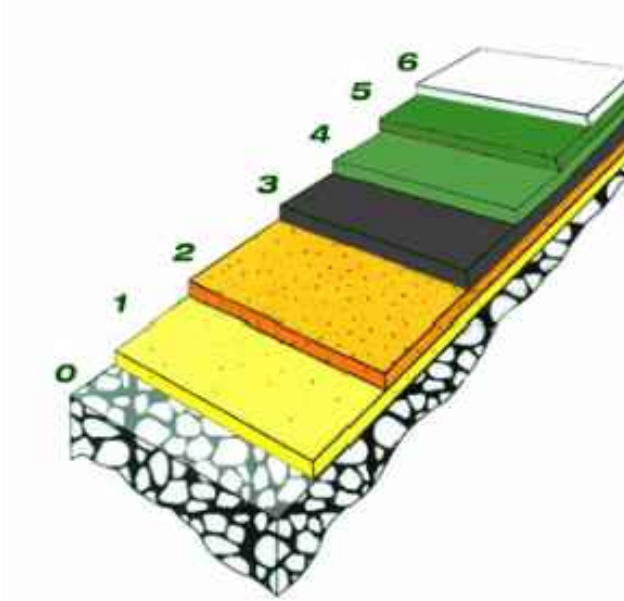
7 TENNIS/PICKLEBALL FENCING

NOT TO SCALE



8 TENNIS/PICKLEBALL SWING GATE

NOT TO SCALE



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

Prepared For  
**ESX MANAGEMENT**  
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**CVL CONSULTANTS**  
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 ENGLEWOOD, CO 80112  
 720-482-9526

**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018  
 Know what's below. Call before you dig.  
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Sheet Name  
**LANDSCAPE DETAILS**

Sheet Number  
**L3.5**

Y:\DESIGN\BASKETBALL\LANDSCAPE ARCHITECTURE\CURRENT DWG\SSHS-PARK PLANS.DWG Thursday, July 20, 2017

# DISCatcher

Disc Golf Target

## PERMANENT TARGET GROUND TUBE INSTALLATION

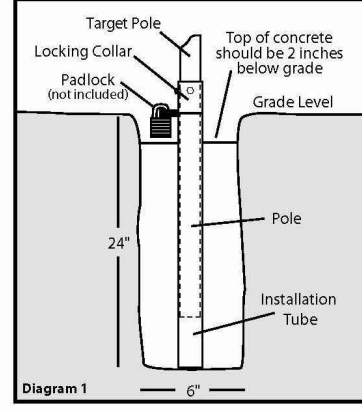
- Parts (included per target location)**
- Installation Tube

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

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

### SETTING THE INSTALLATION TUBE (Diagram 1)

- Step 1** Dig a hole that is at least 6 inches in diameter and 24 inches deep. Most manual post hole diggers create a 6 inch diameter hole, but if you are installing an entire course it is maybe worth the money to rent a two man auger with a 6 inch bit.
- Step 2** Assemble one pole and locking collar according to Step 1 of Target Assembly (see other pages). Tape the bottom of the installation tube with duct tape or packing tape to prevent any concrete getting into the tube during installation. Place the installation tube in the hole with the tab pointing towards the tee or line of play, this will assure that the number on the target faces the tee. Slide the target pole with locking collar attached into the installation tube. This will keep cement out of the installation tube while pouring. Just one pole with locking collar can be used to set up the installation tubes for your entire course.
- Step 3** Pour the concrete into the hole around the installation tube to no higher than two inches below grade level. This will allow room for a padlock (not included). Use a level to plumb the pole on at least two sides 90° from each other. A torpedo level works best. After leveling the pole, make sure the tab still points toward the tee or line of play, clean off any concrete on the locking tab and then carefully remove the pole from the tube.



# DISCatcher

- Parts (included per target)**
- One Pole
  - One Target Top (with chains)
  - One Disc
  - One Locking Collar

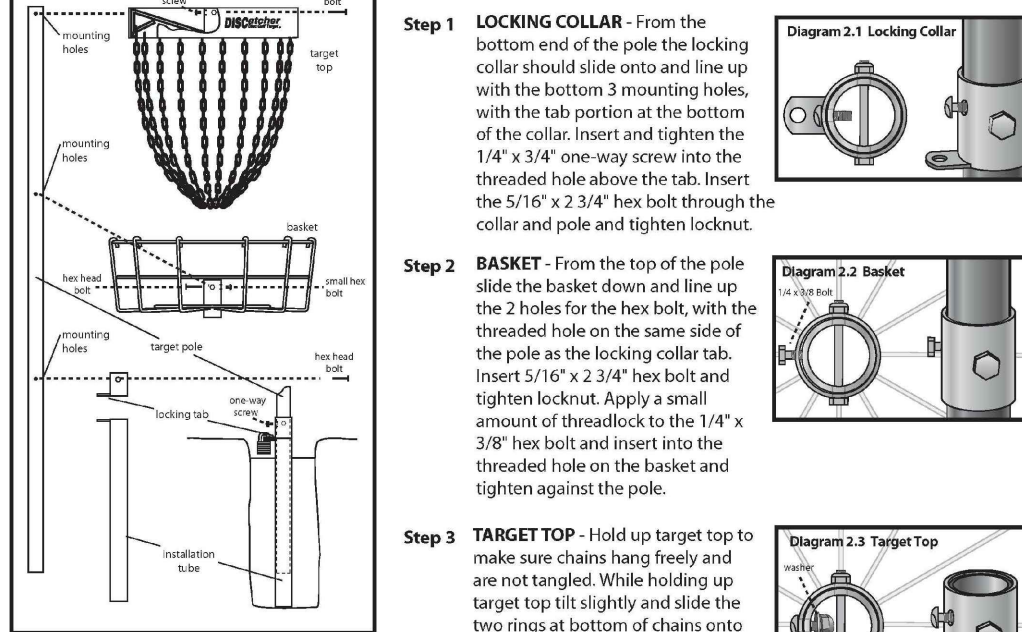
- Hardware (included per target)**
- Three 1/4" x 2 1/2" hex head bolts
  - Two 1/4" x 1/2" one-way screws
  - One 1/4" x 1/2" hex head lock
  - Three 1/4" lock nuts
  - One 1/4" lock ring
  - One 1/4" washer

- Assembly Tools and Extras (not included)**
- One padlock per target
  - Two 1/2" and one 7/8" wrench or sockets
  - Flat head screwdriver (short)

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

### ASSEMBLING THE DISCATCHER™ TARGET (Diagram 2)

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



- Step 1 LOCKING COLLAR:** From the bottom end of the pole the locking collar should slide onto and line up with the bottom 3 mounting holes, with the tab portion at the bottom of the collar. Insert and tighten the 1/4" x 3/4" one-way screw into the threaded hole above the tab. Insert the 5/16" x 2 3/4" hex bolt through the collar and pole and tighten locknut.
- Step 2 BASKET:** From the top of the pole slide the basket down and line up the 2 holes for the hex bolt, with the threaded hole on the same side of the pole as the locking collar tab. Insert 5/16" x 2 3/4" hex bolt and tighten locknut. Apply a small amount of threadlock to the 1/4" x 3/8" hex bolt and insert into the threaded hole on the basket and tighten against the pole.
- Step 3 TARGET TOP:** Hold up target top to make sure chains hang freely and are not tangled. While holding up target top fill slightly and slide the two rings at bottom of chains onto top of pole. Be careful not to let any chains cross between the top of the pole and the hole in the center of the target top, as you put the target top onto the pole. Line up the three holes on the target top with the top 3 holes on the pole. Insert and tighten 1/4" x 3/4" one-way screw into threaded hole on front of target top lining up with tab of locking collar. Start the 1/4" washer and locknut onto back of one-way screw. Do not tighten. Insert 5/16" x 2 3/4" hex bolt through target top and pole. Tighten locknut. At this point tighten the 1/4" locknut onto one-way screw.



Still have questions? Give us a call.

West Coast Sales  
800.408.8449  
900 S. Dupont Ave. | Olathe, KS 67450

East Coast Sales  
800.476.3608  
2850 Commerce Drive | Rock Hill, SC 29730



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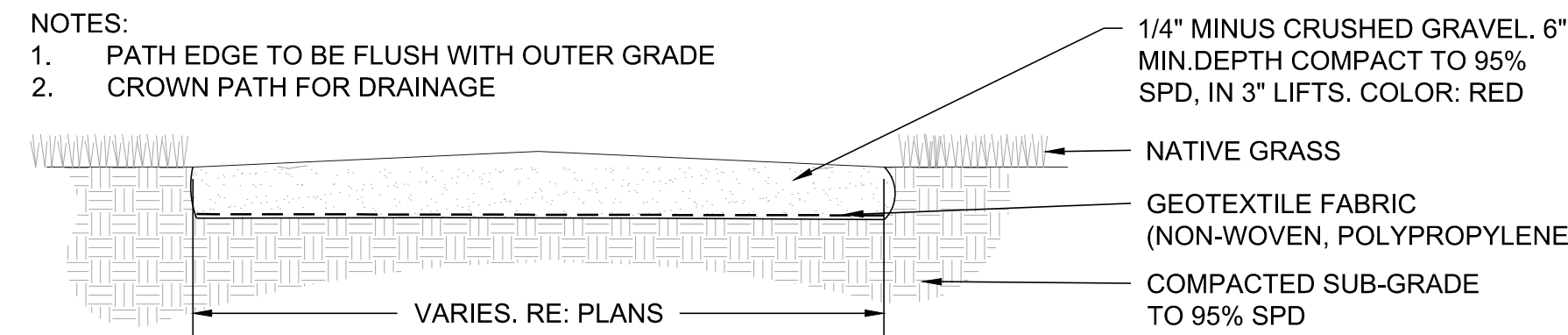
East Coast Sales  
800.476.3608  
2850 Commerce Drive | Rock Hill, SC 29730

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

## 1 DISC GOLF TARGET

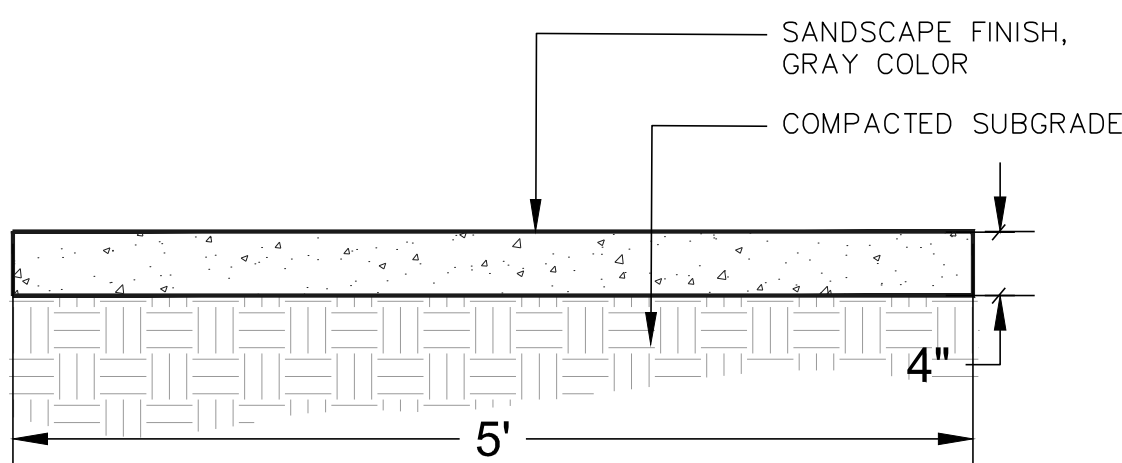
N.T.S.

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



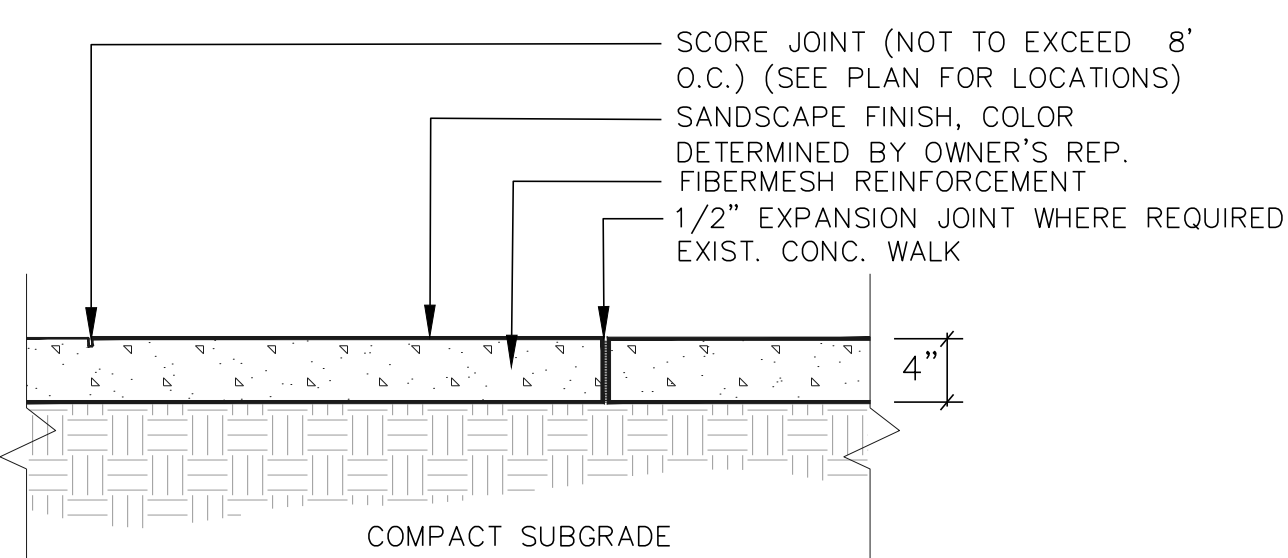
## 3 CRUSHER FINES PATH/PAD

N.T.S.



## 4 CONCRETE PAD

N.T.S.

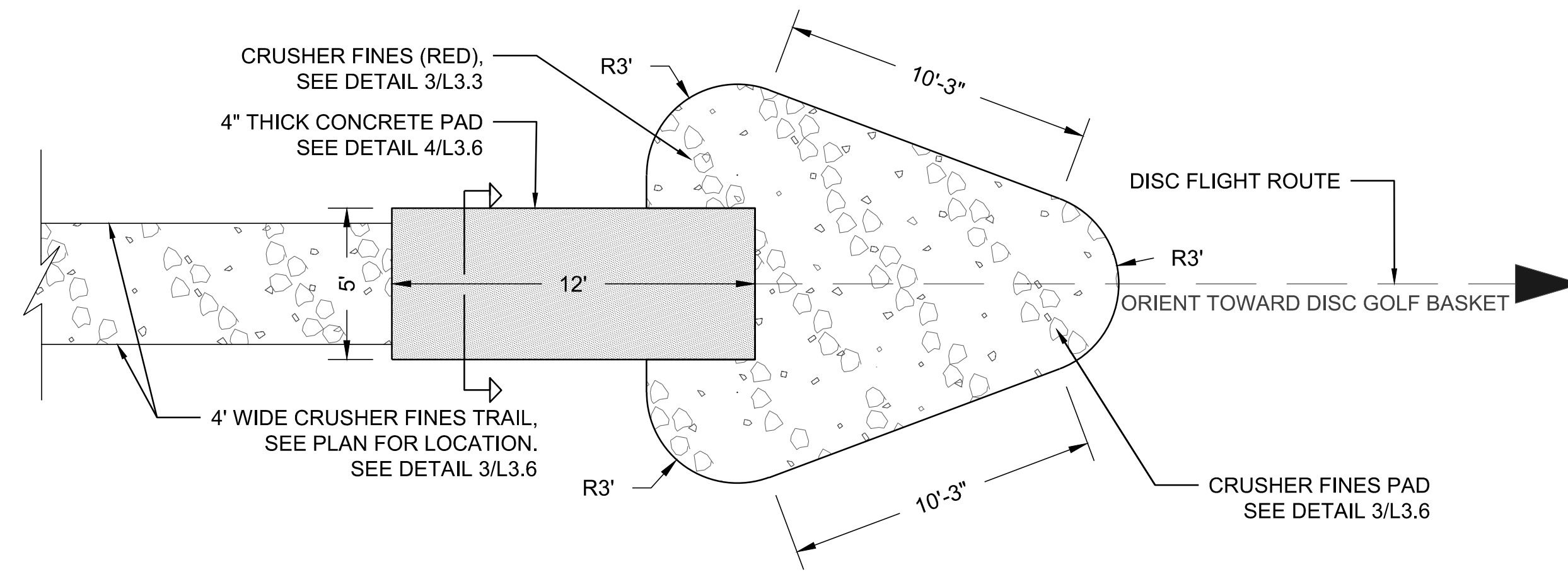


## 6 CONCRETE WALK

NTS

## 6 SHADE STRUCTURE

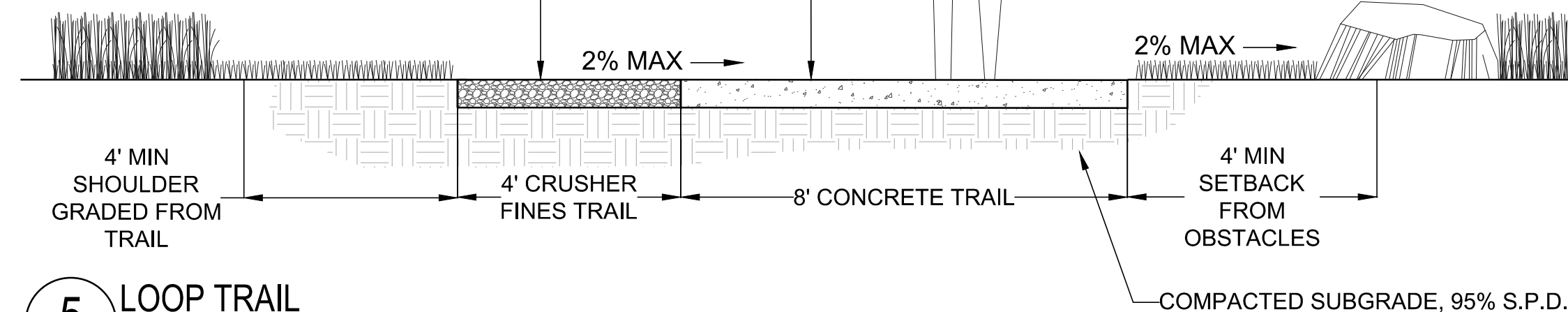
N.T.S.



## 2 DISC GOLF TEE PAD

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

- CRUSHER FINES TRAIL:**
- 6" THICKNESS
  - 1/4" MINUS CRUSHER FINES.
  - 6" MIN. DEPTH COMPACT TO 95% SPD, IN 3" LIFTS.
  - GEOTEXTILE FABRIC
  - GRAVEL TO BE FLUSH WITH TRAIL AND GRADE
- CONCRETE TRAIL:**
- 6" THICKNESS
  - 4500 PSI CONCRETE.
  - MED. BROOM FINISH
  - NATURAL GRAY
  - GEOTEXTILE FABRIC
  - MIN. 2% CROSS-SLOPE
  - MAX 5% LONGITUDINAL (MEET ADA STDS.)
  - SAW CUT JNTS. EQ. TO WALK WIDTH



## 5 LOOP TRAIL

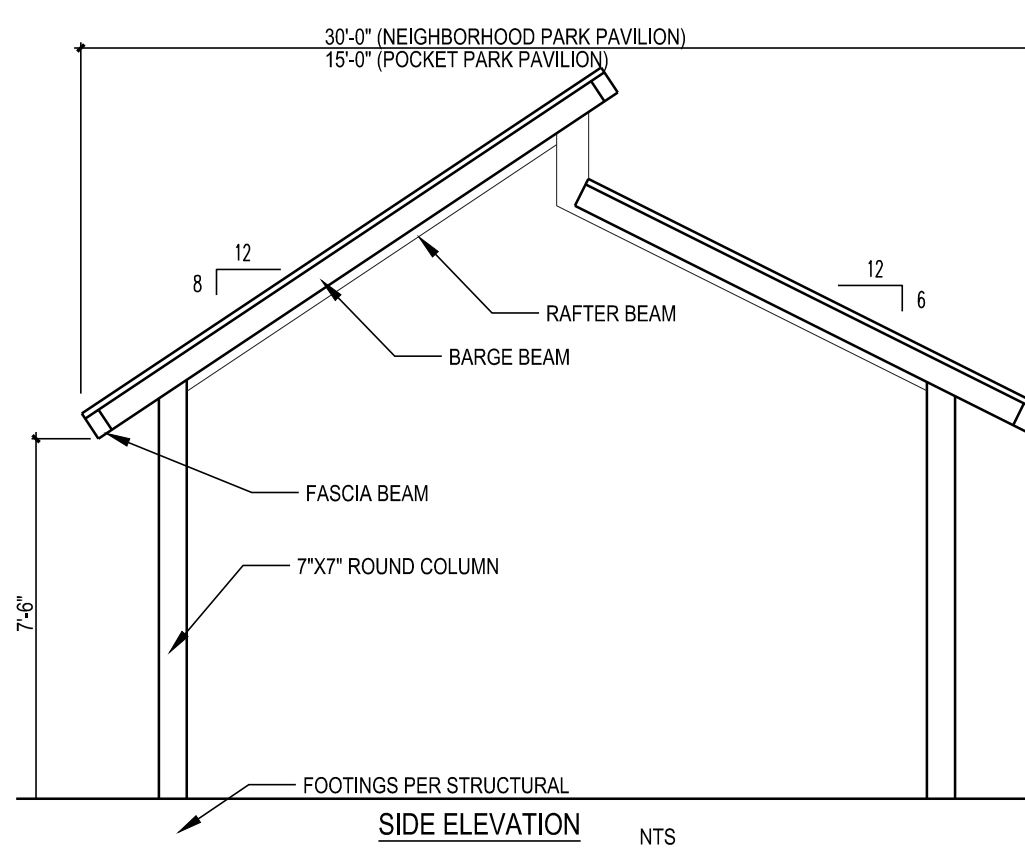
NTS

### TOWN OF PARKER ELECTRICAL NOTES:

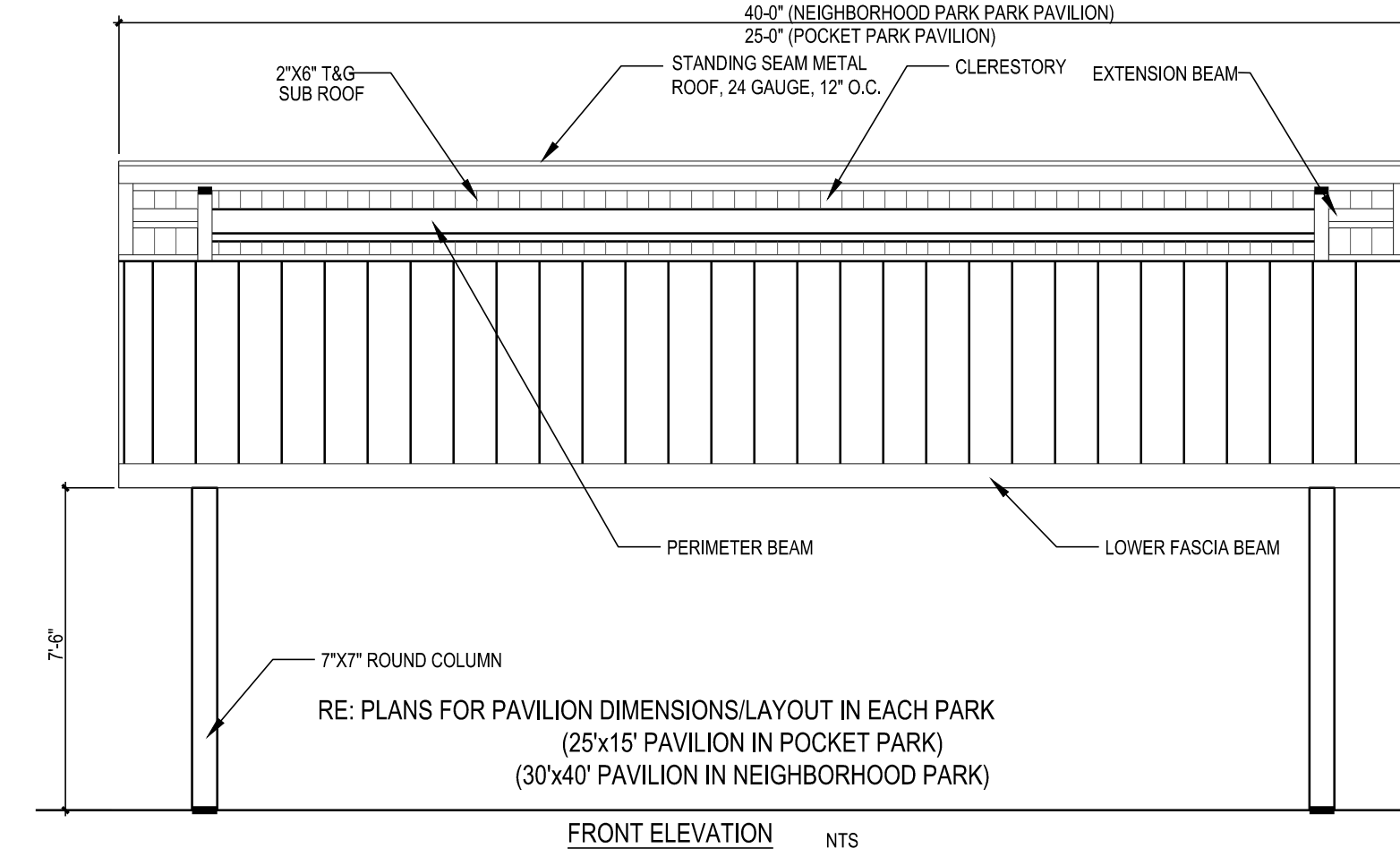
1. SHELTER LIGHT FIXTURE TO BE: ARO PLUS TRANSIT, EVOLVE LED UNDERPASS FLOOD LIGHT - 2 REQUIRED IN STRUCTURE. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALLOW 8 WEEK LEAD TIME.
2. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND OWNER FOR INSTALLATION OF TWO EVOLVE LED UNDERPASS LIGHTS WITH A PHOTOVOLTAIC SWITCH IN THE ROOF AND MINIMUM 2 OUTLET RECEPTACLES (4X4 GFI OUTLETS) MOUNTED ON EVERY OTHER POST.
3. ALL WIRES AND RACEWAYS TO BE HIDDEN WITHIN THE STRUCTURE. NO SURFACE MOUNTED INSTALLATIONS WILL BE ACCEPTED.
4. PROVIDE OPERATION AND MAINTENANCE MANUALS AND AS-BUILT DRAWINGS.
5. OUTLET BOXES SHALL BE NON-METALLIC.
6. ALL DEVICES SHALL BE 20 AMP SPECIFICATION GRADE WITH MATCHING COVER, BLACK IN COLOR. GFCI RECEPTACLES SHALL BE TERMINATION TYPE. WEATHERPROOF COVERS SHALL BE EQUAL TO HUBBELL #H99M.
7. ALL DEVICES AND COVER PLATES SHALL BE FROM THE SAME MANUFACTURER
8. ALL WIRING SHALL BE RUN IN CONDUIT. DIRECT BURY CABLE SHALL NOT BE ALLOWED.

### PAVILION

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



NTS



NTS

Prepared For

**ESX MANAGEMENT**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com  
#3, 5-150 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

## PARK PLANS

PARKER, COLORADO

## LANDSCAPE PLANS

Drawn by: JWL, BEM, GG

Checked by: PCS STAFF

Submittal Date: 08.01.2017

Date: 02.27.2018

Know what's below. Call before you dig.

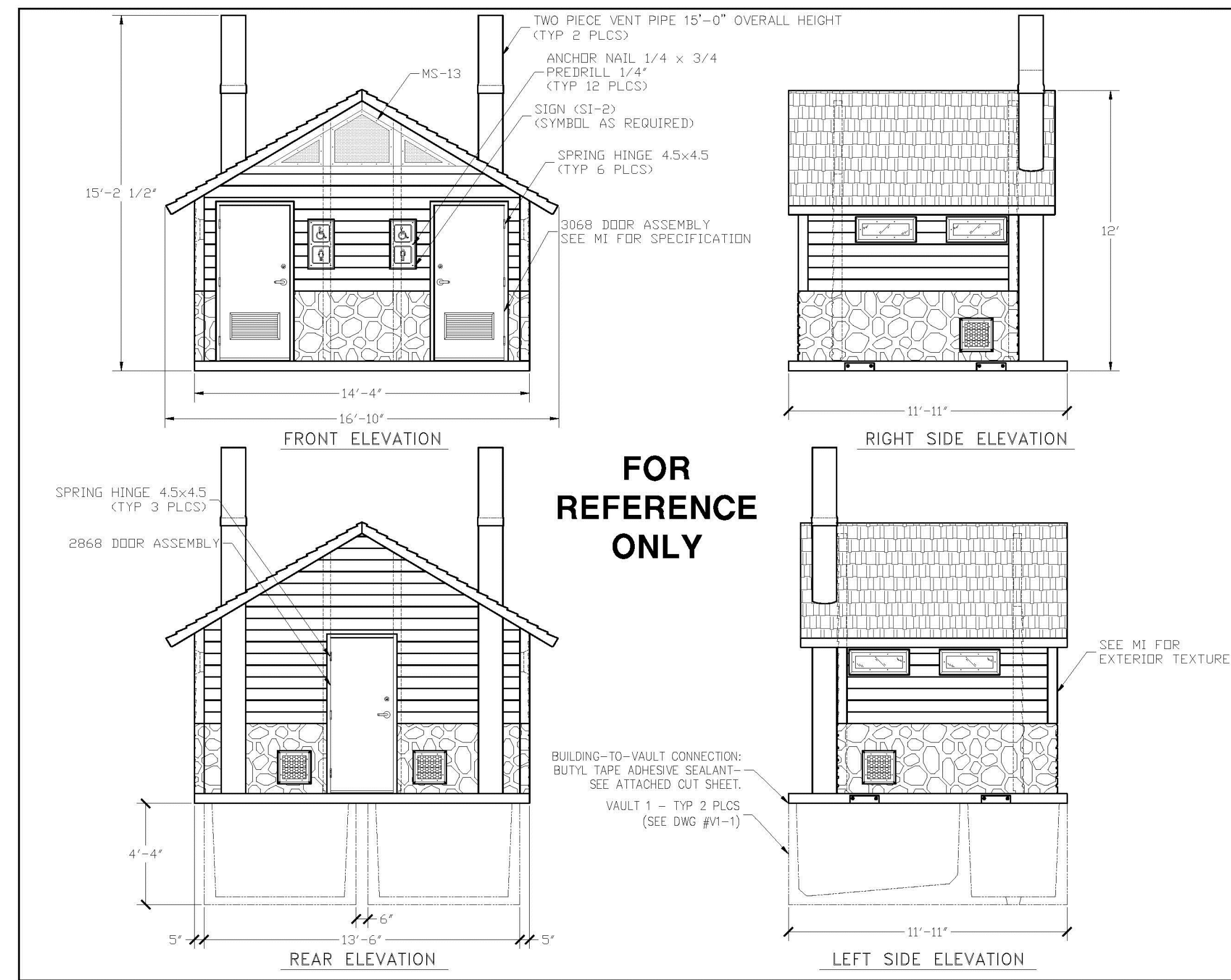
Sheet Name

LANDSCAPE DETAILS

Sheet Number

L3.6





EMBEDDED MATERIALS			
ITEM	QTY	UNIT	REV
S-2	2		
VENT PIPE 12'-0"	2		
3068 DOOR ASSEMBLY	2		
2868 DOOR ASSEMBLY	1		
ANCHOR NAIL 1/4x3/4	12		
SPRING HINGE 4.5x4.5	9		
MS-13	1		
VENT PIPE 3'-0"	2		

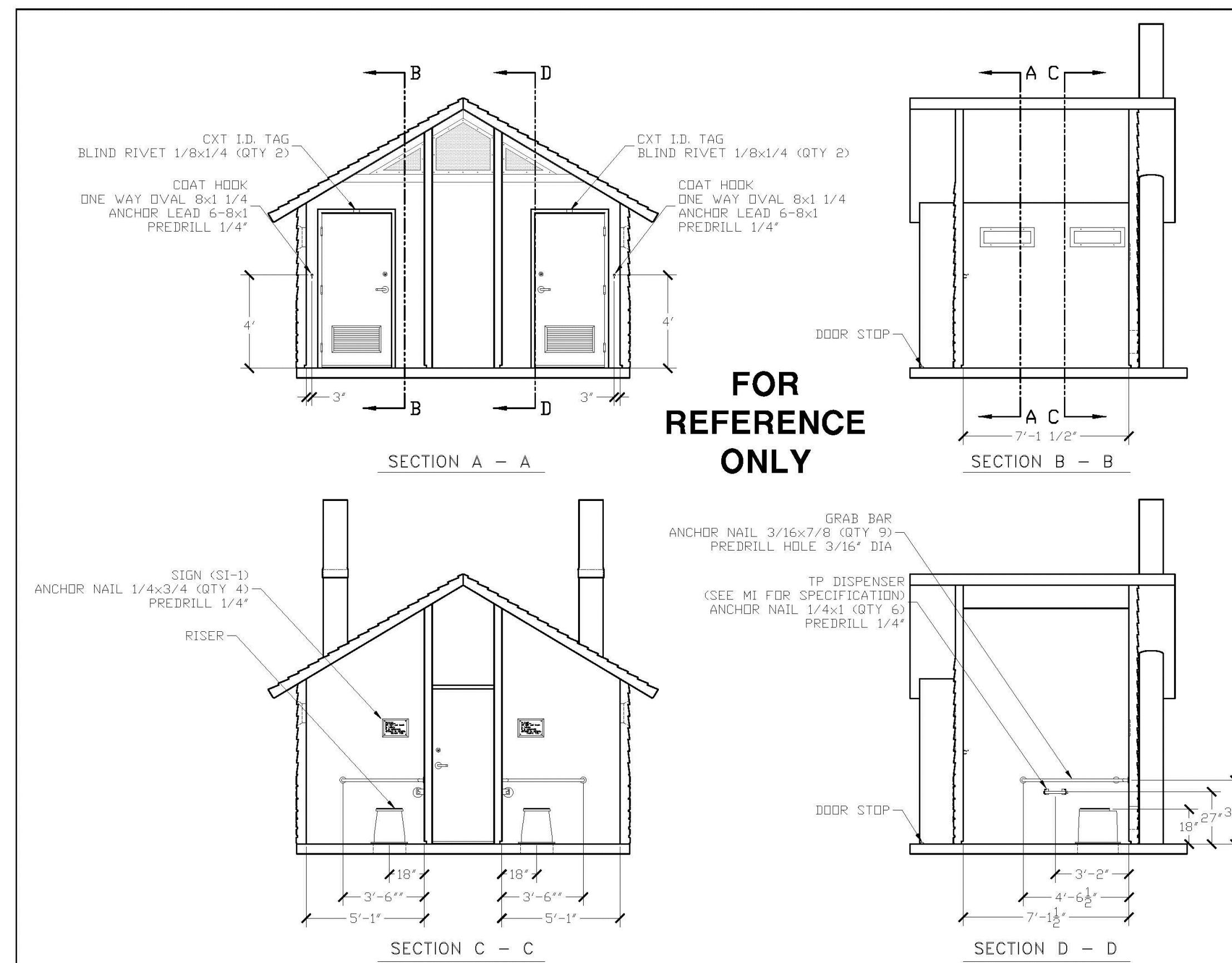
REV	DESCRIPTION	APPROVAL	DATE
01	ISSUED FOR PERMIT		07-19-18

SCALE	FILE NO.	PO-DRAWING
1/4"=1'-0"		48

DWG NO.	SHEET	REV.
DRMWC-02		



EMBEDDED MATERIALS			
ITEM	QTY	UNIT	REV
RISER	2		
ONE WAY OVAL 8x1 1/4	4		
GRAB BAR	2		
TP DISPENSER	2		
TOILET PAPER ROLL	4-6		
COAT HOOK	2		
DOOR STOP	2		
S-1	2		
BLIND RIVET 1/8x1/4	4		
CXT I.D. TAG	2		
ANCHOR NAIL 1/4x1	12		
ANCHOR NAIL 1/4x1/4	8		
ANCHOR NAIL 3/8x7/8	18		

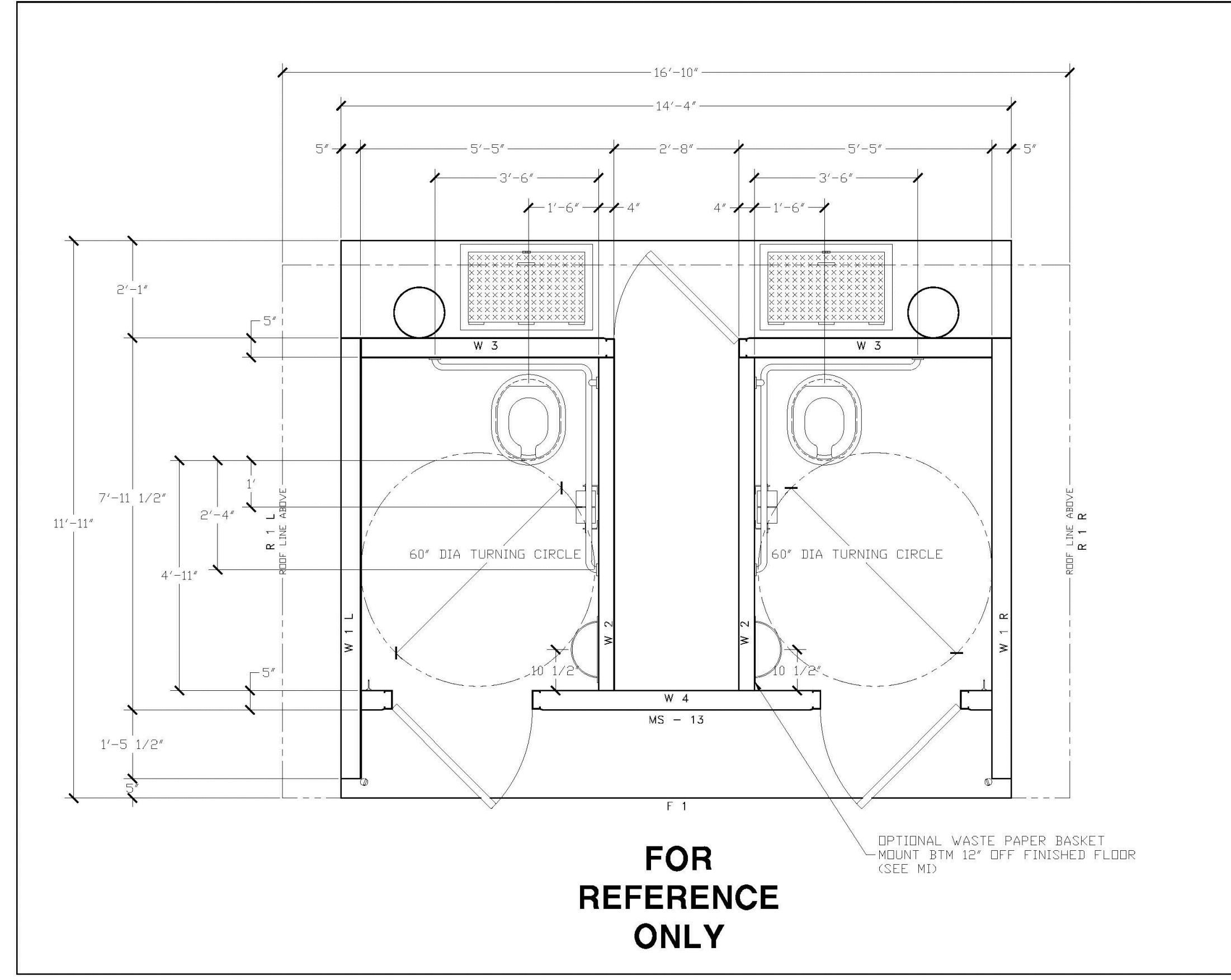
REV	DESCRIPTION	APPROVAL	DATE
01	ISSUED FOR PERMIT		07-19-18

SCALE	FILE NO.	PO-DRAWING
1/4"=1'-0"		48

DWG NO.	SHEET	REV.
DRMWC-03		



EMBEDDED MATERIALS			
ITEM	QTY	UNIT	REV
W 1 L	2		
W 1 R	2		
W 2	2		
W 3	2		
W 4	2		
MS-13	1		

REV	DESCRIPTION	APPROVAL	DATE
01	ISSUED FOR PERMIT		07-19-18

SCALE	FILE NO.	PO-DRAWING
1/2"=1'-0"		24

DWG NO.	SHEET	REV.
DRMWC-04		

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

YVES BACHMANN ARCHITECTURE CURRENT DWG/ISSUES-PARK PLANS.DWG Thursday, July 20, 2017

1 DOUBLE VAULTED TOILET NOT TO SCALE

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

Land Planning  
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 pcs group inc. www.pcsgroupco.com  
 #3 S-150 Independence Plaza  
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TRAILS AT CROWFOOT  
 PARK PLANS  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWL, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: 08.01.2017  
 Date: 02.27.2018



Sheet Name  
 LANDSCAPE  
 DETAILS

Sheet Number  
 L3.8

# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD 180G-SAM-PRS 1.5 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 6 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 1.0 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 1.2 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 1.5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	HUNTER MP1000 W/RAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
	HUNTER MP2000 W/RAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 W/RAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 W/RAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). LB=LIGHT BROWN ADJUSTABLE ARC. 90-210.	40
	HUNTER MP800SR W/RAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). ADJ=ORANGE AND GRAY ( ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40
	HUNTER MP CORNER W/ RAIN BIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI) T=TURQUOISE ADJ ARC 45-105.	40
	HUNTER MP STRIP W/ RAIN BIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

# 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 NOZZLED 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.

# IRRIGATION SCHEDULE

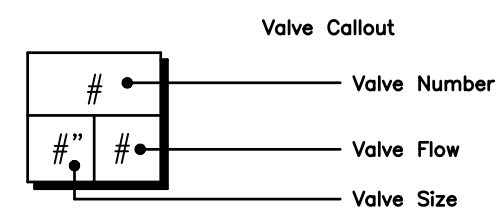
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	1.50	31'
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.00	34'
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	4.00	40'
	HUNTER I-20-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	6.00	43'
	HUNTER I-40-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS. STANDARD NOZZLE.	50	8.40	45'
	HUNTER I-40-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS. STANDARD NOZZLE.	50	10.3	49'
	HUNTER I-40-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS. STANDARD NOZZLE.	50	11.1	50'
	HUNTER I-40-06-55 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS. STANDARD NOZZLE.	50	13.8	54'
	HUNTER I-40-04-55-ON TURF ROTOR, 4.0" POP-UP, FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, DUAL OPPOSING NOZZLE.	50	13.0	52'

# TEMPORARY IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-40-04-55-ON TURF ROTOR, 4.0" POP-UP, FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, DUAL OPPOSING NOZZLE.	50	13.0	52'

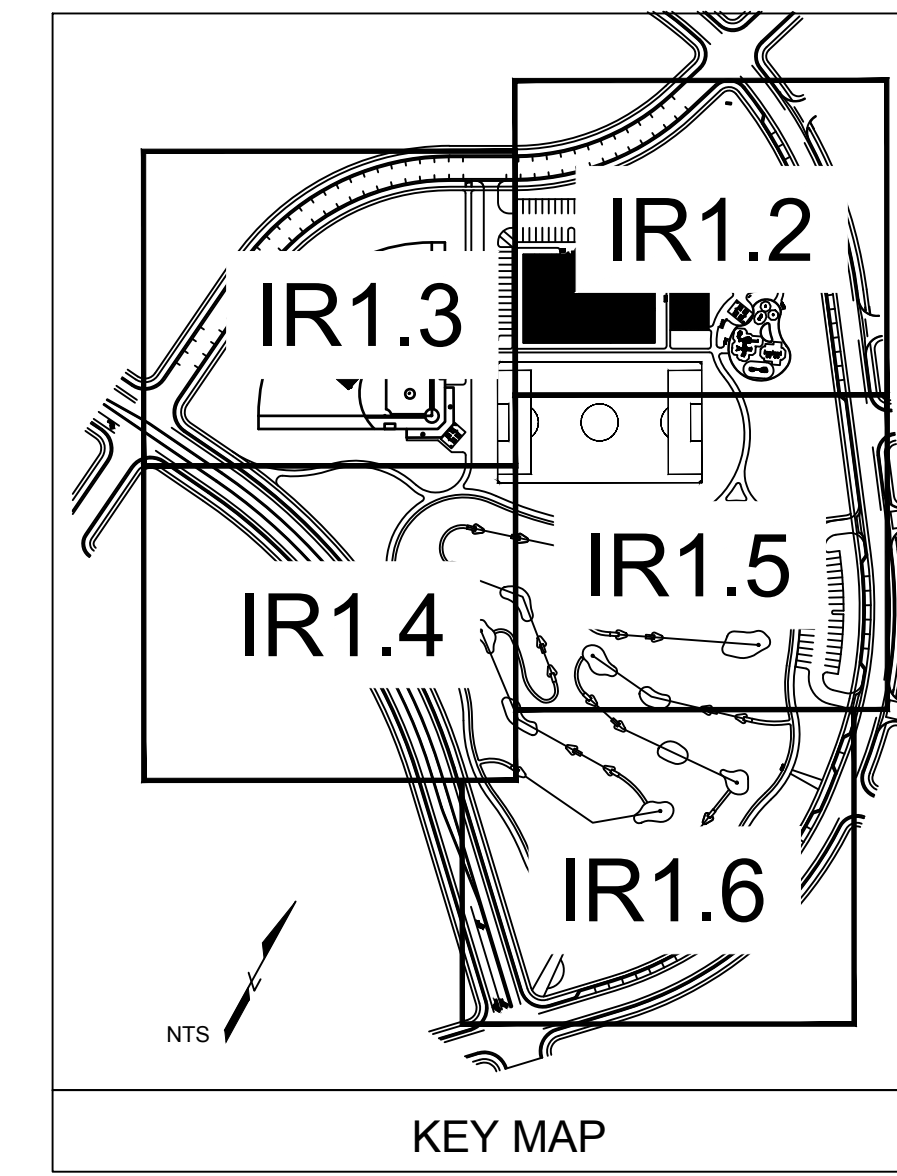
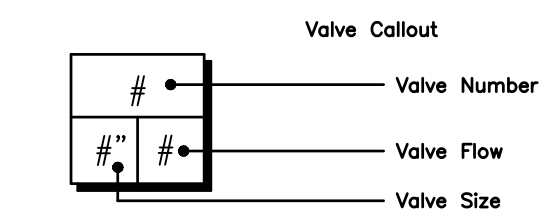
  

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE FOR TEMPORARY IRRIGATION RAIN BIRD EFB-CP-PRS-D: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE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



# IRRIGATION SCHEDULE

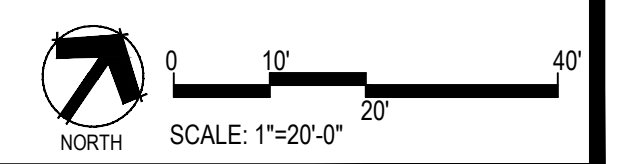
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HIGH FLOW VALVE NETAFIM MODEL LVC298010075-HF. PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP VALVE ASSEMBLY LOW FLOW VALVE NETAFIM MODEL LVC298010075-LF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" BOX.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
	INLINE DRIP INDICATOR HEAD NETAFIM TLAVRV: AIR/VACUUM RELIEF VALVE, 1/2" MALE PIPE THREAD. INSTALL ON RAINBIRD 180G SPRINKLER BODY PER DETAILS.
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVR3-1.2 (1.8): TECHLINE HCVR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE. 0.33GPH EMITTERS AT 1.2.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 1.7MM.
	REMOTE CONTROL VALVE ASSEMBLY RAIN BIRD EFB-CP-PRS-D: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE
	RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA S14TK: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	NORMALLY CLOSED MASTER VALVE ASSEMBLY HUNTER ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION. SIZED TO MATCH POC
	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 4' METER (RE: POC NOTE).
	PEDESTAL MOUNT IRRIGATION CONTROLLER TORO T5-24-PS1: 24-STATION MODULAR SENTINEL FIELD SATELLITE CONTROLLER. REMOTE AND FLOW SENSOR READY, WITH ET-BASED RUN TIMES. ENCLOSURE: STAINLESS STEEL PEDESTAL MOUNT. INSTALL IN COORDINATION WITH TOWN OF PARKER IRRIGATION STAFF.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE TO DRIP TRANSITION PIPE: PVC CLASS 200 SDR 21 1-INCH IN SIZE UNLESS OTHERWISE NOTED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2.5-INCH UNLESS OTHERWISE NOTED.
	DRINKING FOUNTAIN WATER LINE: TYPE K COPPER, 3/4-INCH SIZE. REFER TO LANDSCAPE PLANS FOR DETAILS
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.



# 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). |
|        | 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.   |
|        | INSTALL HYDRANT METER PER FWSO REQUIREMENTS: INSTALL PRESSURE REGULATING VALVE, 2" BACKFLOW, AND 2'X2" CAM LOCK FOR FIRE DEPARTMENT REMOVAL. UTILIZE TWO (2) SUPPORTS FOR ASSEMBLY. INSTALL MAINLINE ABOVE GRADE AND STAKE IN PLACE.   |
|        | CONTRACTOR SHALL INSTALL OPPOSING-NOZZLE ROTOR IN 6-INCH ROUND VALVE BOX PER TOWN PARKS STANDARDS. COORDINATE INSTALLATION WITH TOWN PARKS IRRIGATION STAFF.   |
|        | CONTRACTOR SHALL INSTALL TYPE K COPPER LINE AT FROST FREE DEPTH TO DRINKING FOUNTAIN. INSTALL PER TOWN OF PARKER STANDARDS AND LOCAL PLUMBING CODES. REFER TO LANDSCAPE PLANS FOR DRINKING FOUNTAIN INSTALLATION AND CONNECTION DETAILS. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR AND TOWN OF PARKER.   |

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**E5X MANAGEMENT**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

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

**TRAILS AT CROWFOOT**  
PARK PLANS  
PARKER, COLORADO  
IRRIGATION PLANS

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

Drawn by:	DGP/MLP
Checked by:	MLP
Submittal Date:	02.27.18
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■ Sheet Name ■	IRRIGATION LEGEND AND NOTES
■ Sheet Number ■	IR1.0



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #8: 14110 1/2 ALPINE PHLOX STREET

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 10,478 sf x 1 = 10,478, 48,703 sf x .6 = 29,222, 7,813 sf x .3 = 2,344, 0 sf x 0 = 0, 42,044 sf, 6,000, 7.01 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #9: 14100 1/2 ALPINE PHLOX STREET

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 40,431 sf x 1 = 40,431, 0 sf x .6 = 0, 0 sf x .3 = 0, 0 sf x 0 = 0, 40,431 sf, 6,000, 6.74 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #10: 18090 1/2 SCARLET SAGE AVE

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 39,321 sf x 1 = 39,321, 3,505 sf x .6 = 2,103, 1,476 sf x .3 = 443, 0 sf x 0 = 0, 41,867 sf, 6,000, 6.98 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #11: 179151/2 N. PINERY PARKWAY

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 42,342 sf x 1 = 42,342, 0 sf x .6 = 0, 244 sf x .3 = 73, 0 sf x 0 = 0, 42,415 sf, 6,000, 7.07 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #12: 17917 1/2 N. PINERY PARKWAY

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 1,571 sf x 1 = 1,571, 64,680 sf x .6 = 38,808, 5,716 sf x .3 = 1,715, 0 sf x 0 = 0, 42,094 sf, 6,000, 7.02 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT - TOWN OF PARKER PARK

Landscape/Irrigation Tap address (physical location of tap) POC #13: 18102 1/2 SCARLET SAGE AVE

Table with columns: Landscape Area, High Water TURF (6,000sf = 1 SFE), Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE), Drip Irrigated area (20,000sf = 1 SFE), Non-Irrigated area, Sub-Total of (calculated) Areas, PWSD one SFE per 6000, SFE Requirement (Sub-Total Calculation divided by 6000 = requirement). Row 1: Area #1, 66,512 sf x 1 = 66,512, 39,907 sf x .6 = 23,944, 4,660 sf x .3 = 1,398, 0 sf x 0 = 0, 41,305 sf, 6,000, 6.88 SFE's

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

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

ET Controller (with Rain Sensor)
Manufacturer: TORO
Model number: SENTINEL

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

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EXS MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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#3, B-180 Independence plaza
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CVL CONSULTANTS
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ENGLEWOOD, CO 80112
720-482-9526

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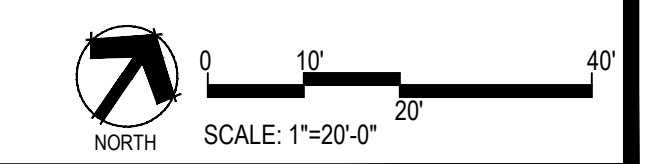
MPI Designs, LLC
P.O. BOX 345
Windsor, CO 80550
970.402.3047
Michelle@MPIDesignsllc.com

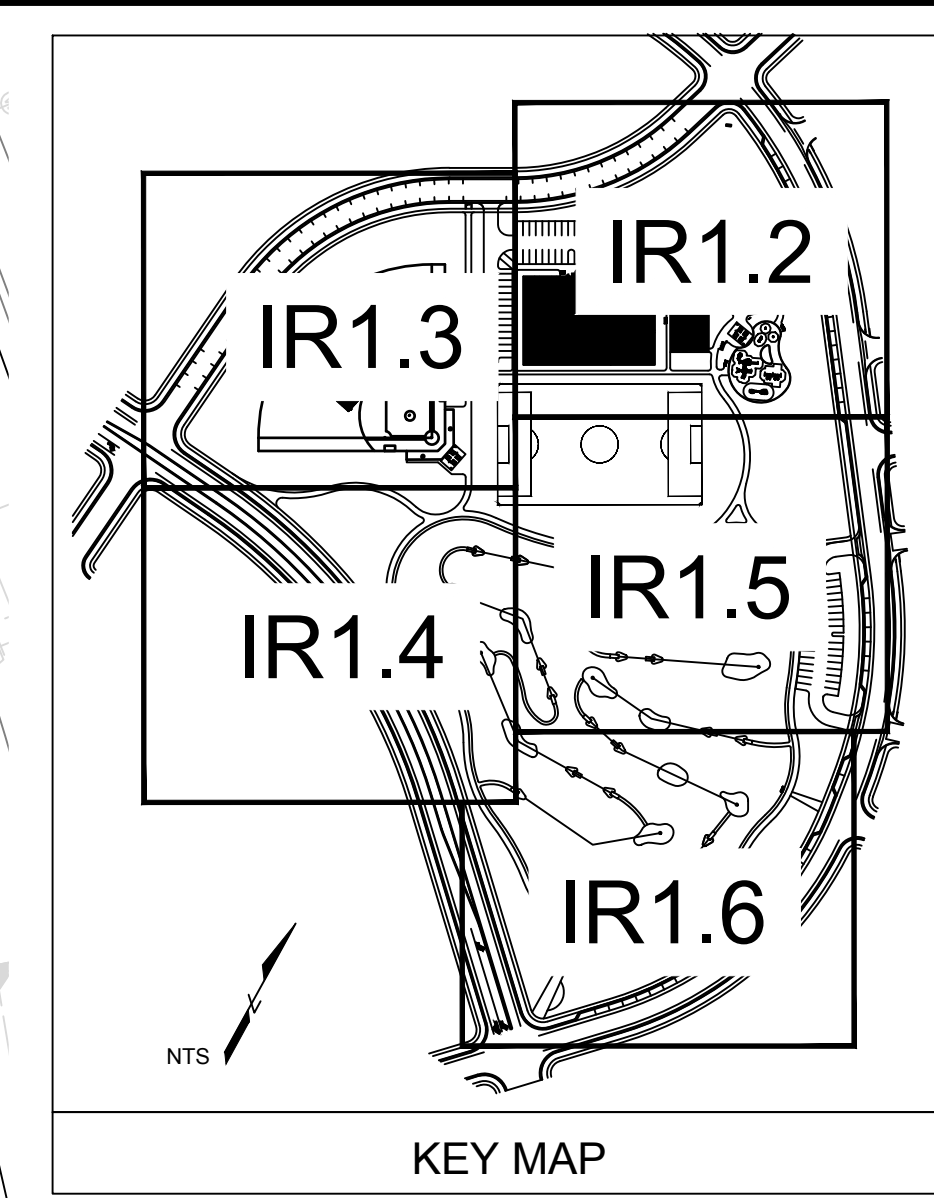
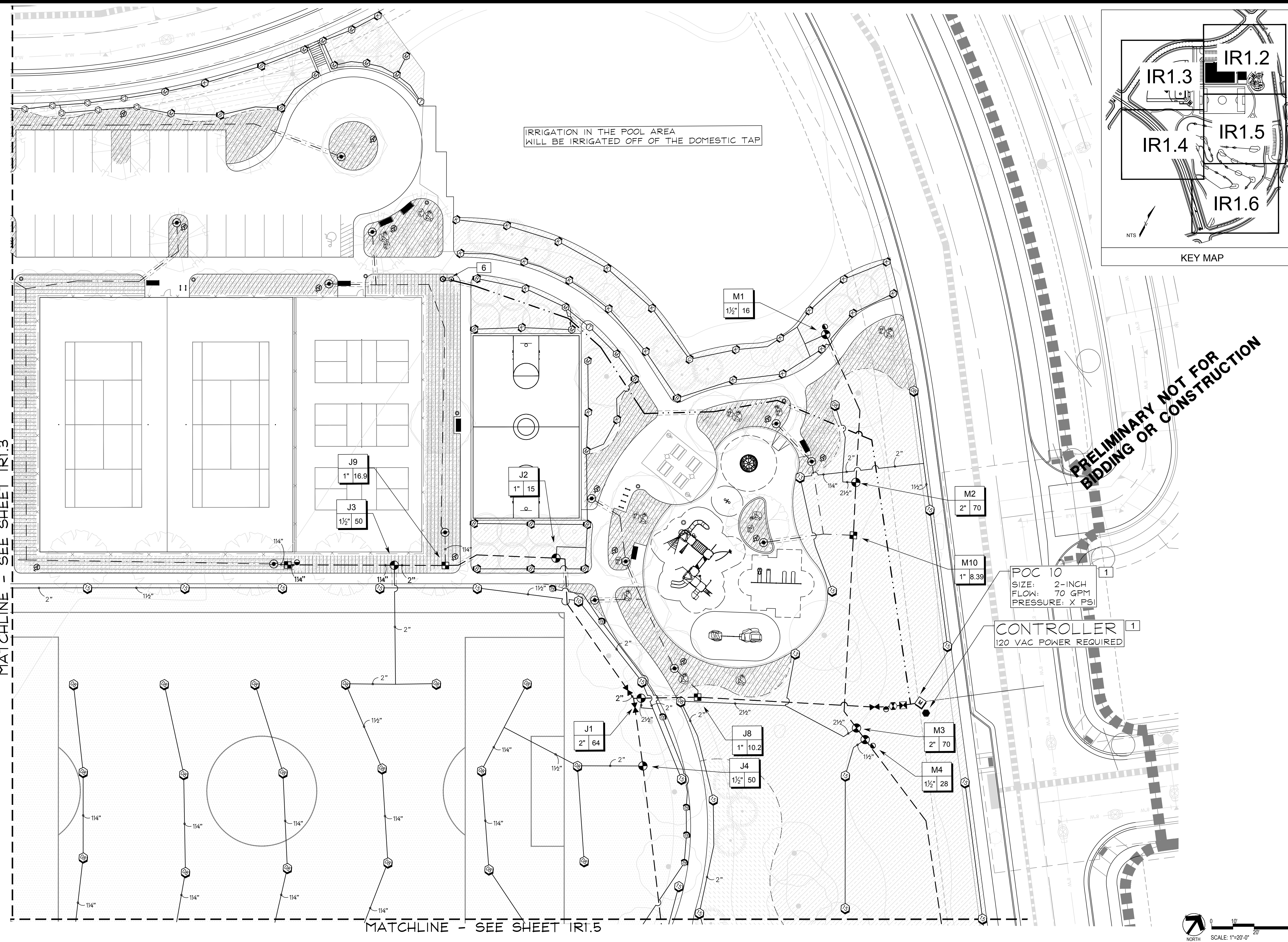
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Checked by: MLP
Submittal Date: 02.27.18
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Sheet Name:
IRRIGATION TAP WORKSHEETS

Sheet Number:
IR1.1

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#3, B-180 Independence plaza  
1007 16th street - denver co 80265  
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ENGLEWOOD, CO 80112  
720-482-9526

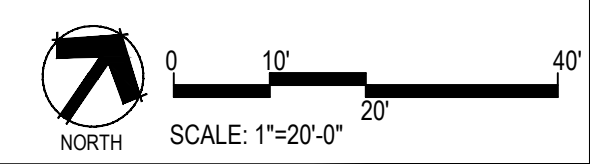
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IRRIGATION PLANS

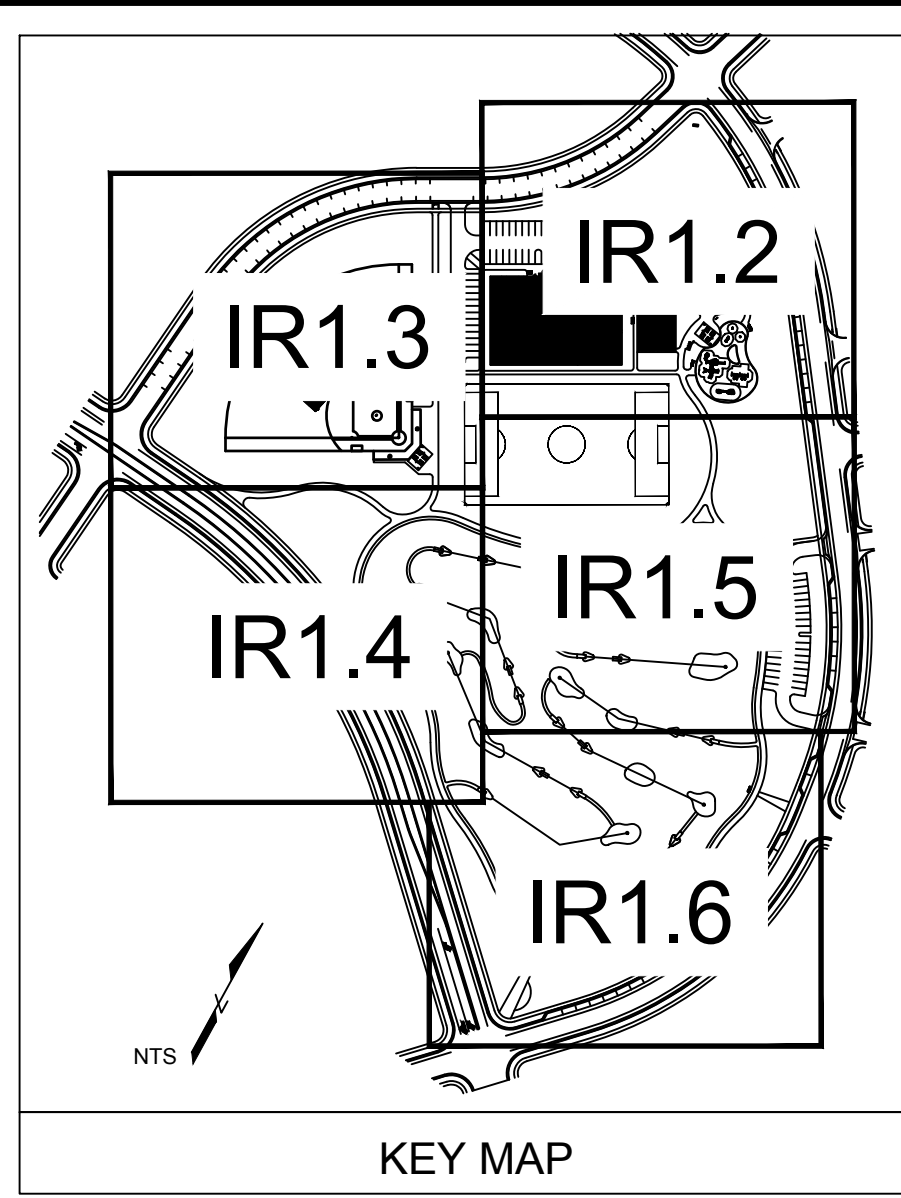
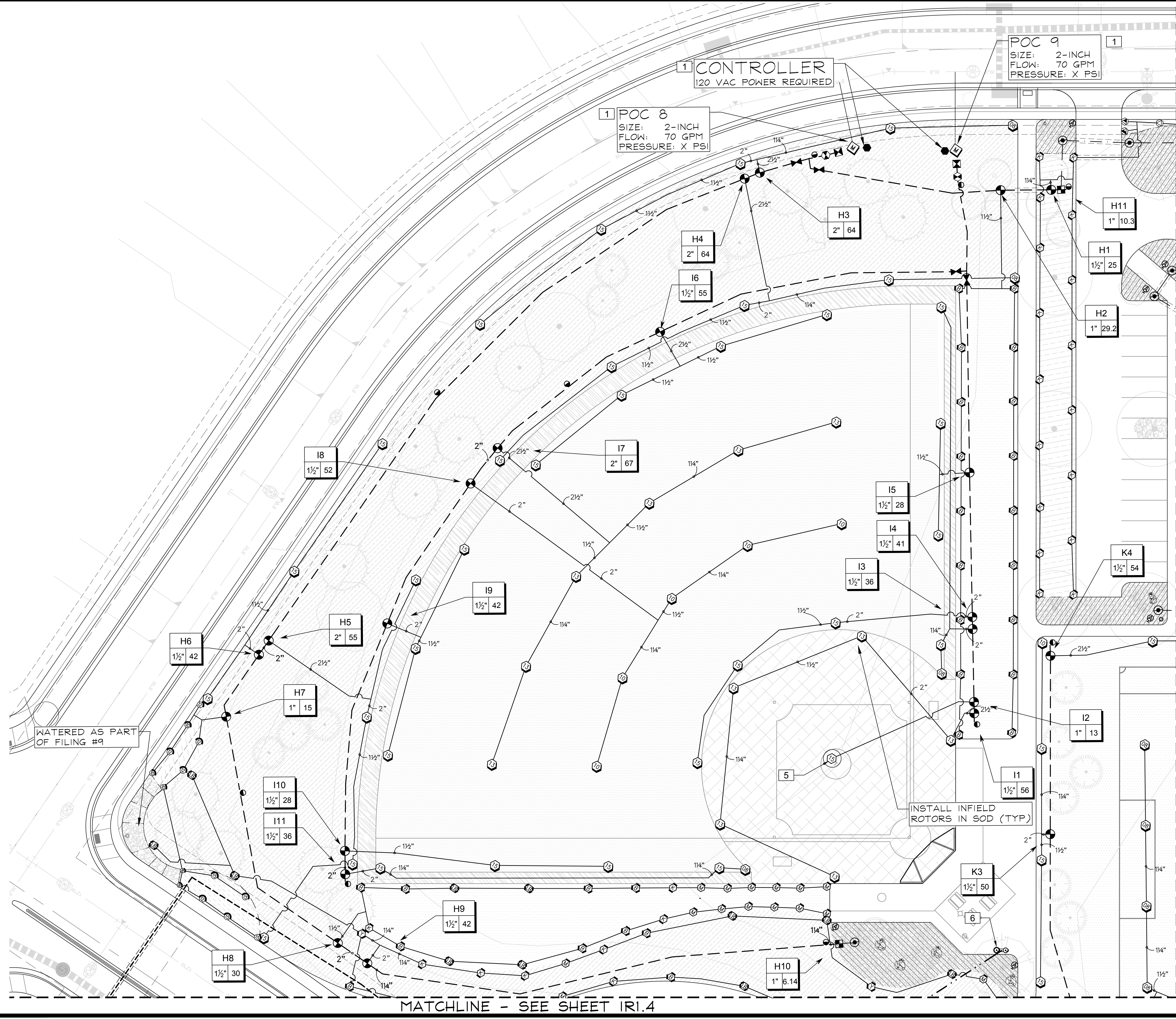
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P.O. BOX 345  
Windsor, CO 80550  
970.402.3047  
Michelle@MPIDesignsllc.com

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Sheet Name  
IRRIGATION PLANS

Sheet Number  
**IR1.2**





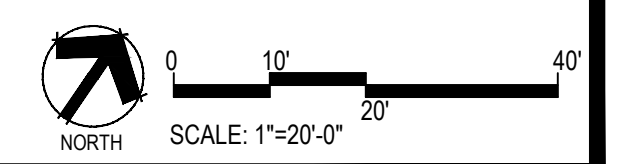
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MATCHLINE - SEE SHEET IR1.2

MATCHLINE - SEE SHEET IR1.4

WATERED AS PART OF FILING #9

INSTALL INFIELD ROTORS IN SOD (TYP)



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**TRAILS AT CROWFOOT**  
 PARK PLANS  
 PARKER, COLORADO  
 IRRIGATION PLANS

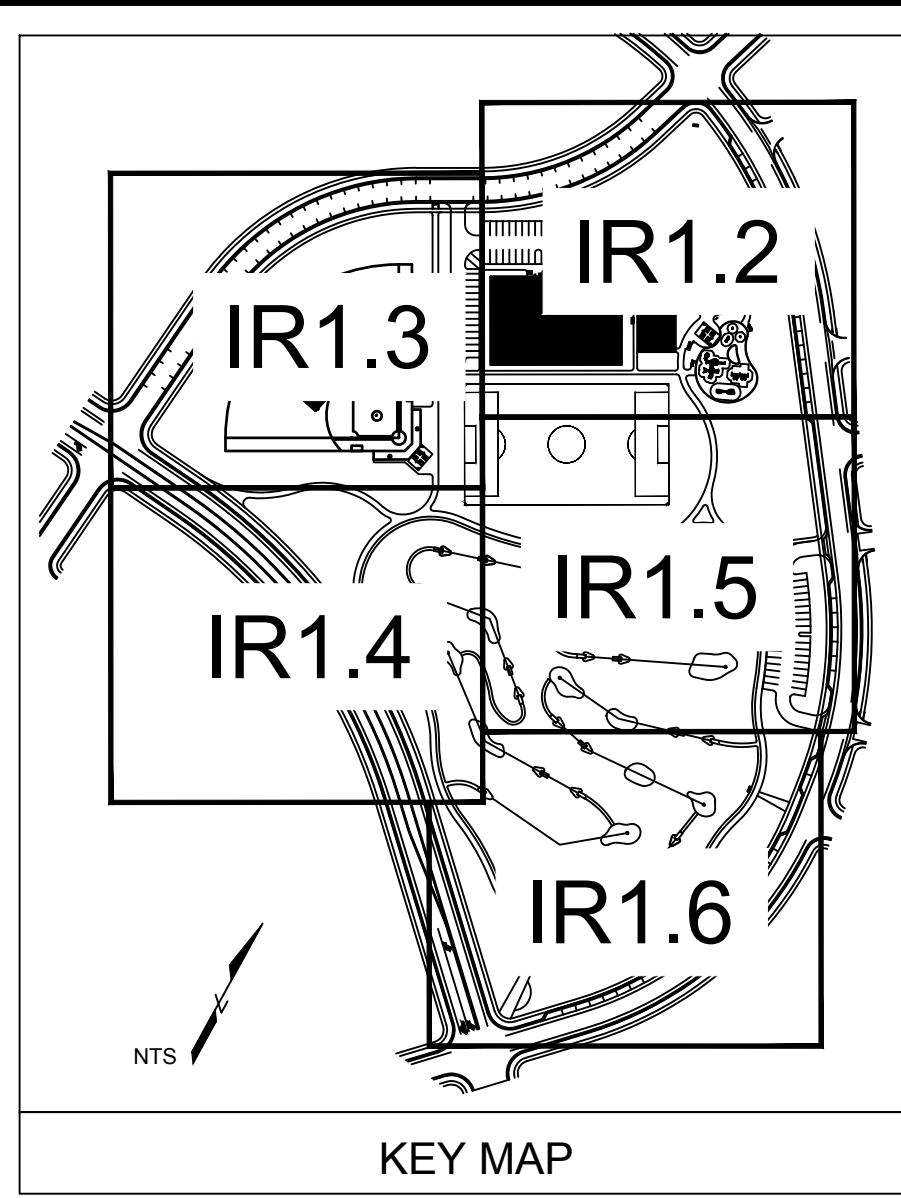
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 P.O. BOX 345  
 Windsor, CO 80550  
 970.402.3047  
 Michelle@MPIDesignsllc.com

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 Checked by: MLP  
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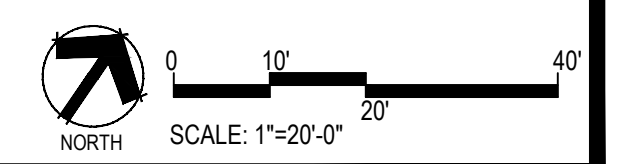
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**IR1.3**



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MATCHLINE - SEE SHEET IR1.5

MATCHLINE - SEE SHEET IR1.6



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 ENGLEWOOD, CO 80112  
 720-482-9526

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 P.O. BOX 345  
 Windsor, CO 80550  
 970.402.3047  
 Michelle@MPIDesignsllc.com

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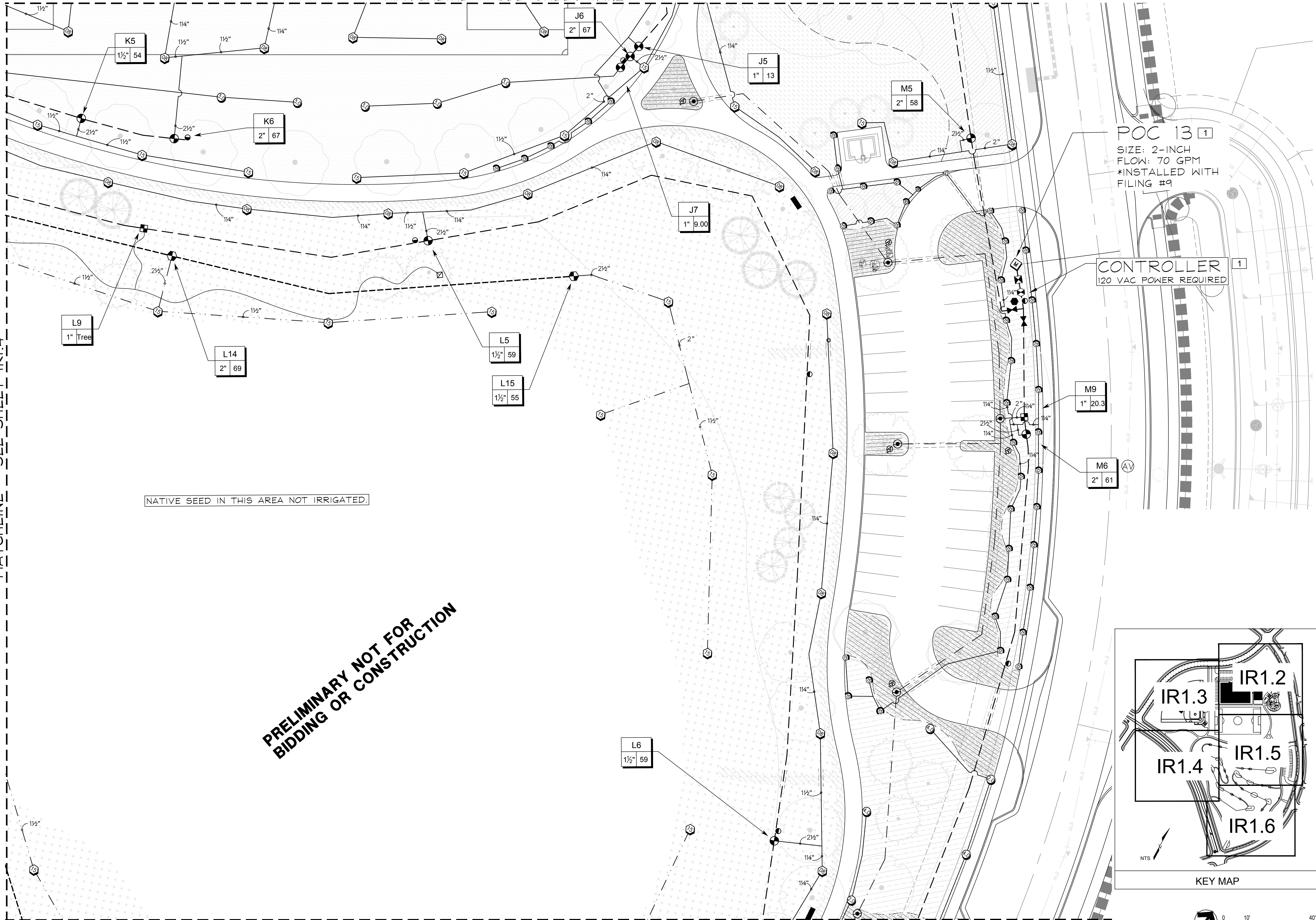
Sheet Name  
 IRRIGATION PLANS

Sheet Number  
**IR1.4**

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.2

MATCHLINE - SEE SHEET TR1.6



NATIVE SEED IN THIS AREA NOT IRRIGATED.

**PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION**

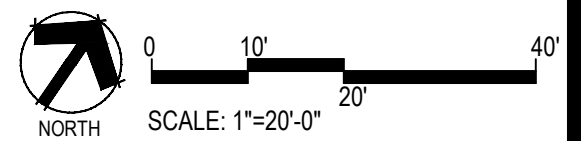
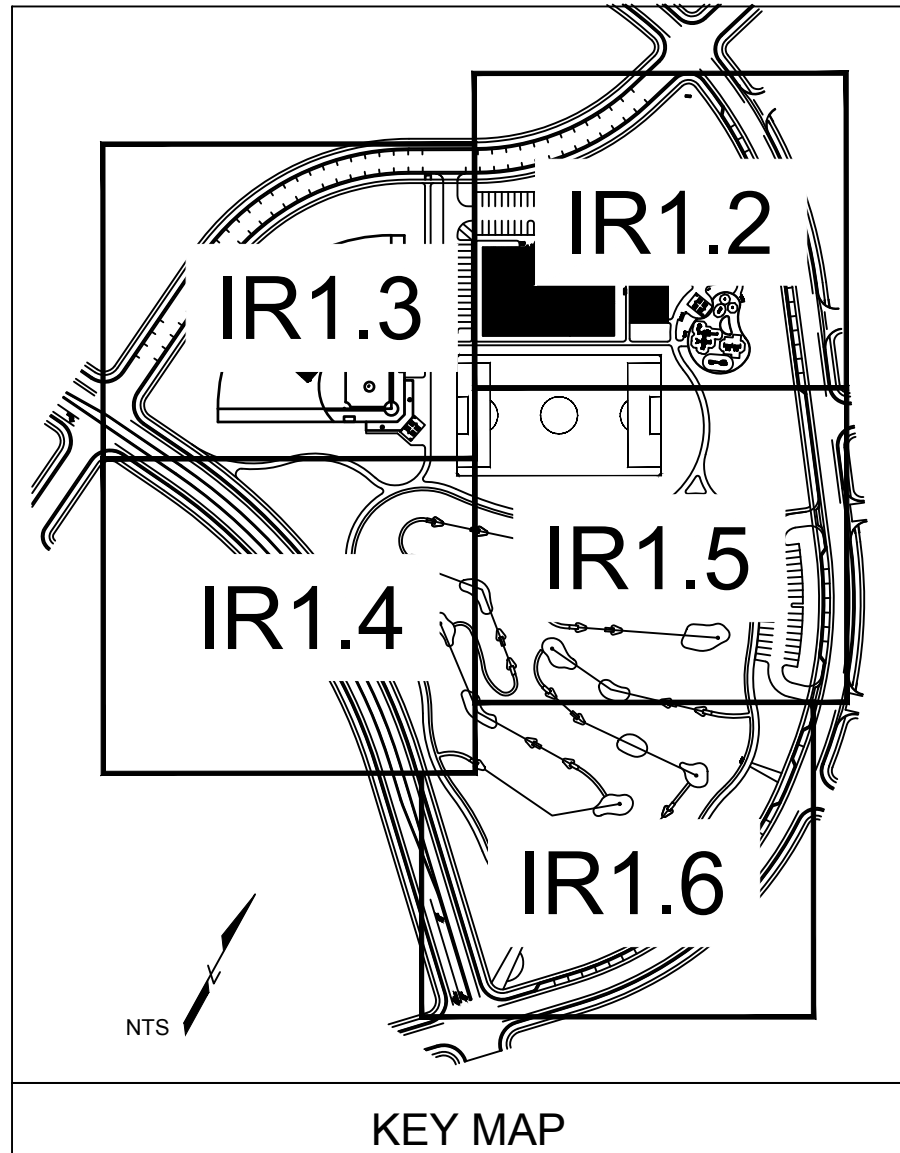
POC 13 1  
 SIZE: 2-INCH  
 FLOW: 70 GPM  
 \*INSTALLED WITH FILING #9

CONTROLLER 1  
 120 VAC POWER REQUIRED

M9  
 1" 20.3

M6  
 2" 61

L6  
 1 1/2" 59



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 1007 16th street - denver co 80265  
 1 303.531.4905 - F 303.531.4908

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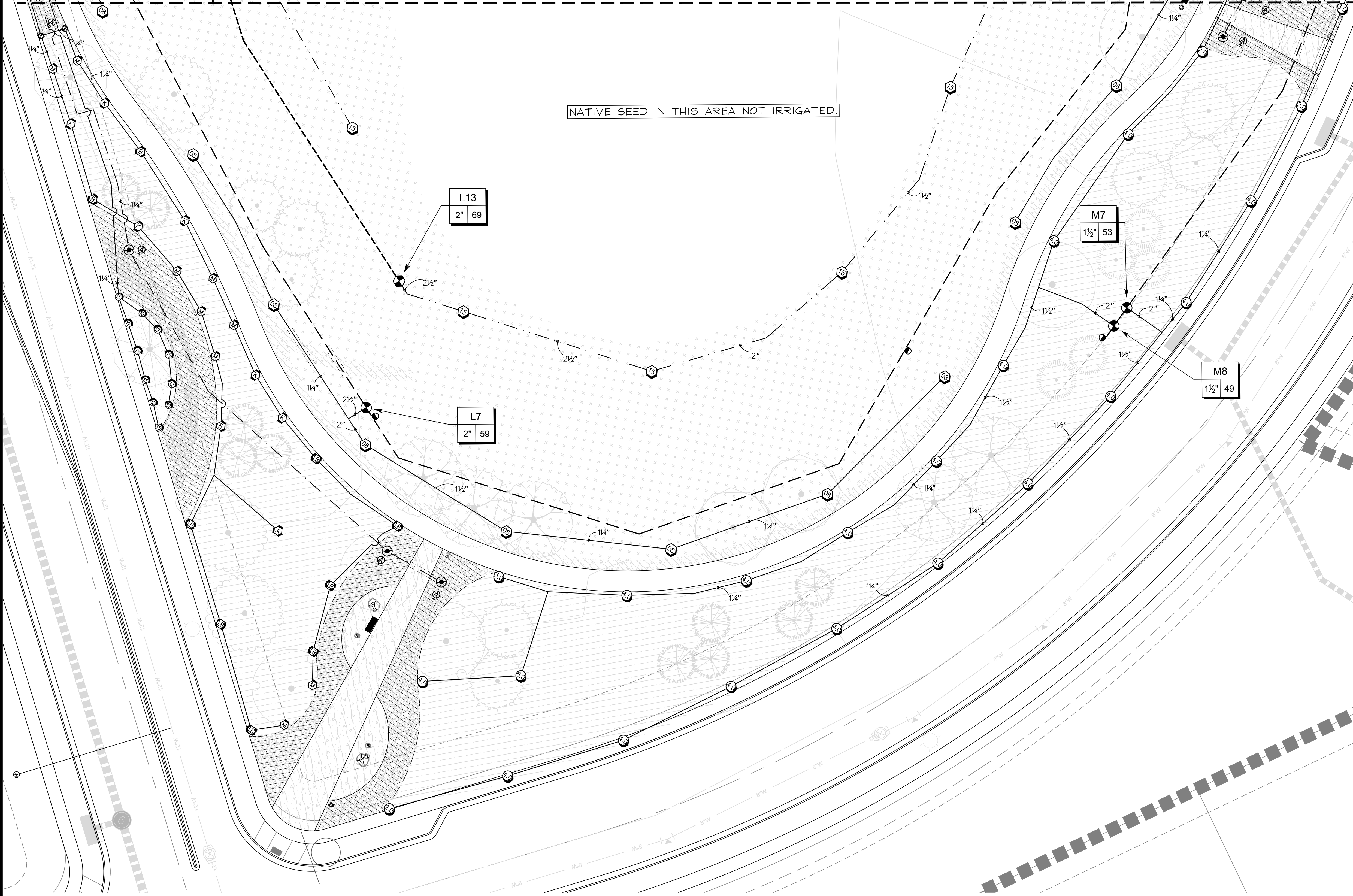
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Sheet Name  
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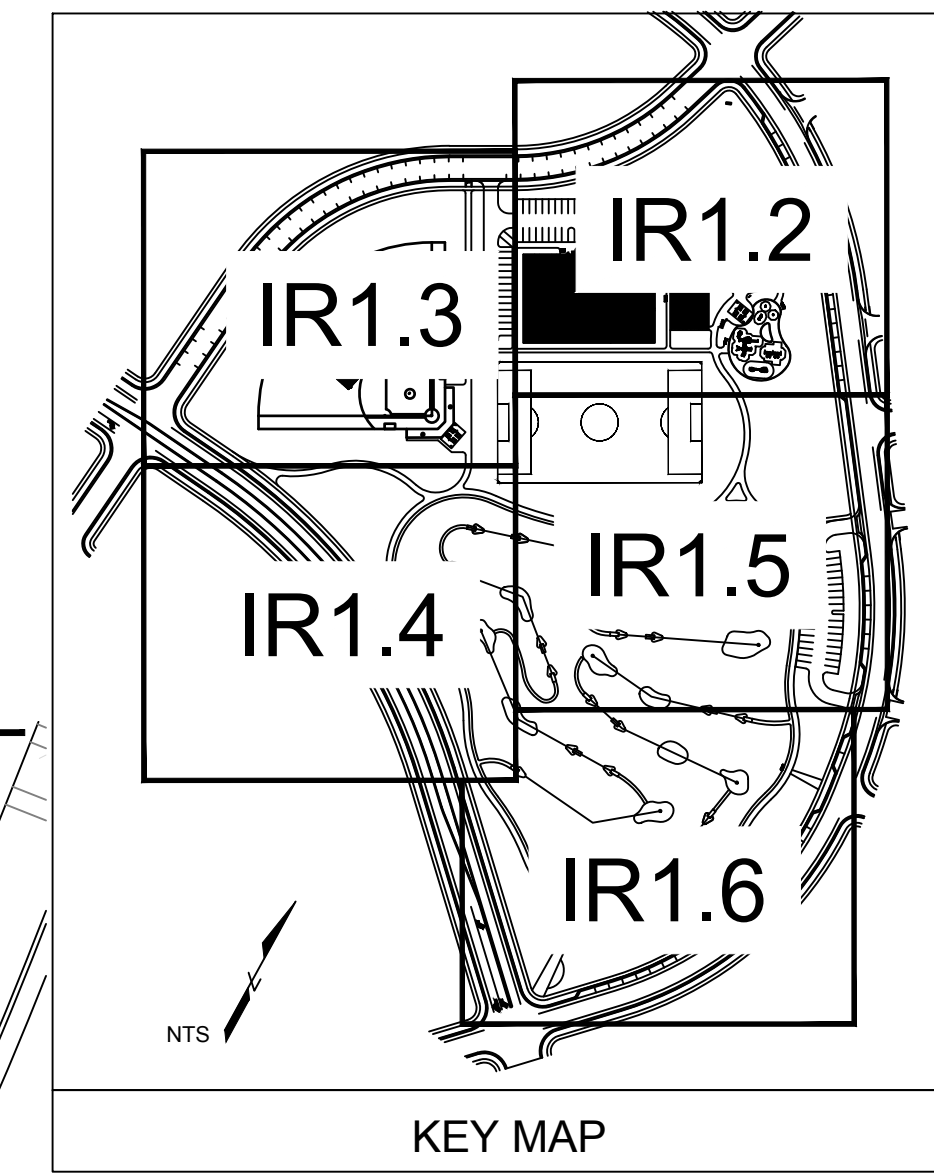
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MATCHLINE - SEE SHEET IRI.4

MATCHLINE - SEE SHEET IRI.5



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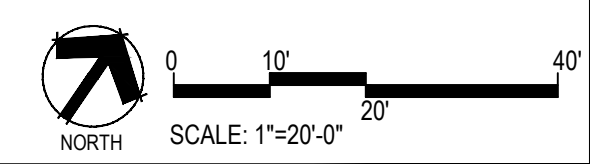
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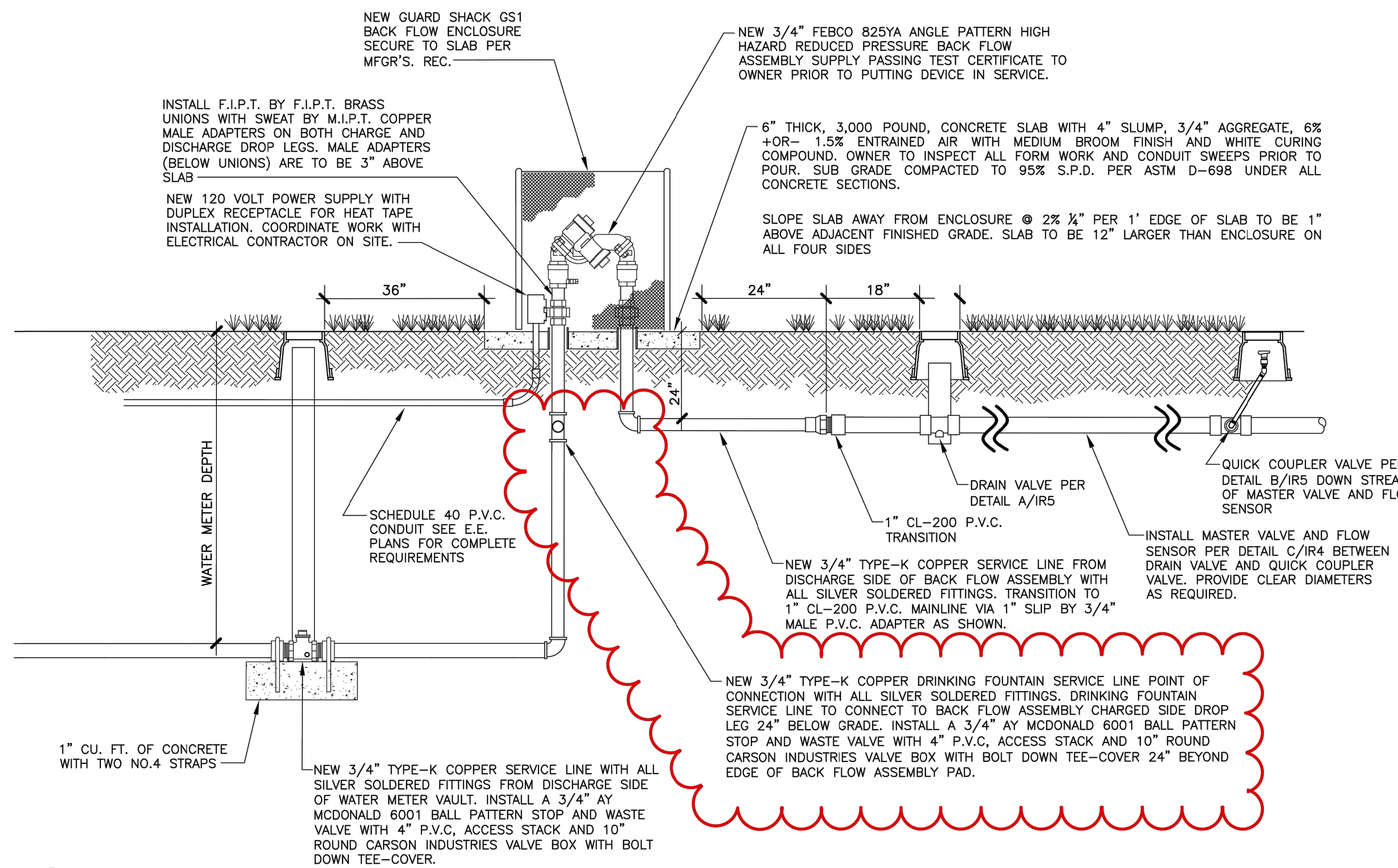
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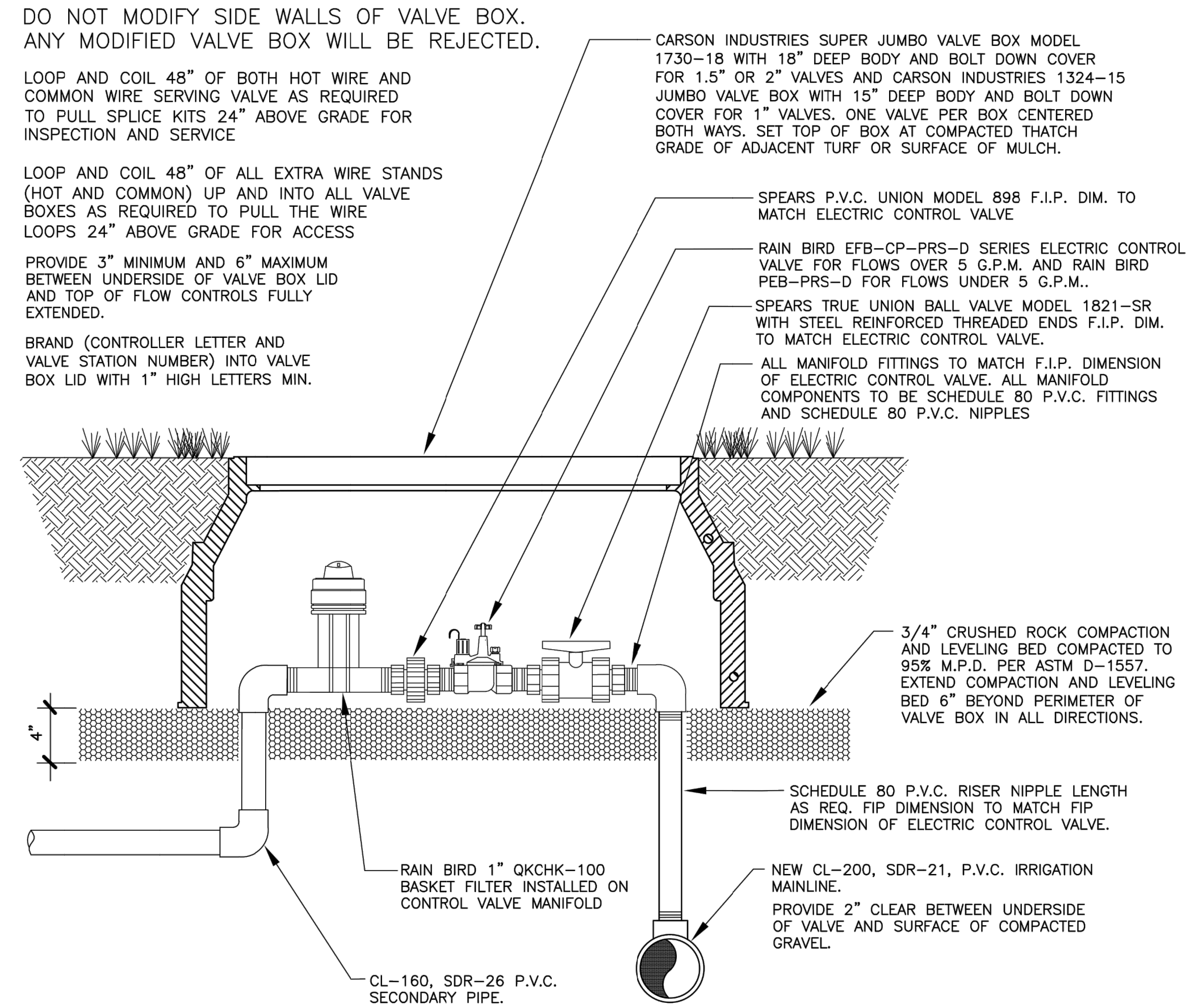
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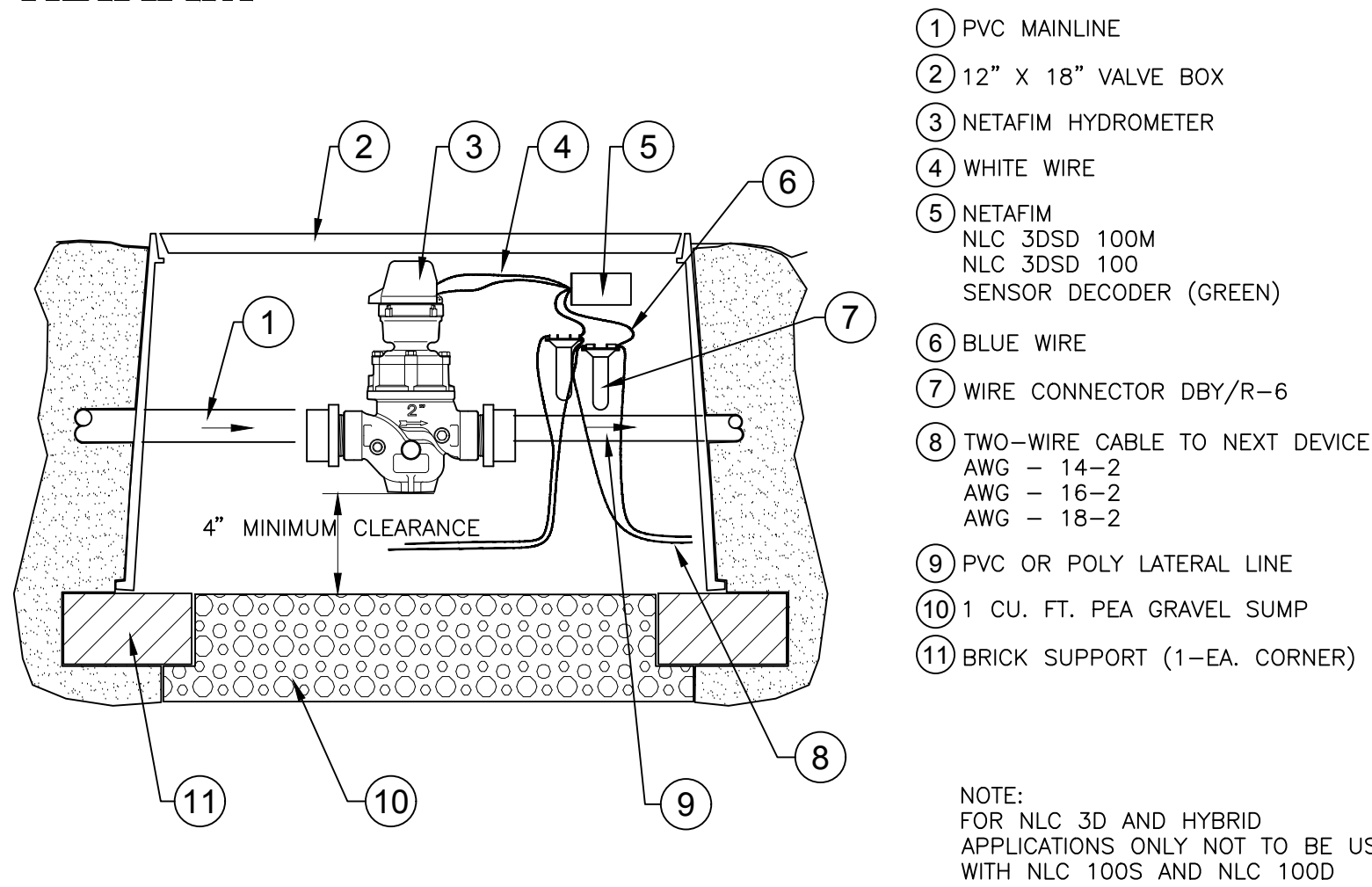




**A** IRRIGATION SYSTEM POINT OF CONNECTION AND BACK FLOW ASSEMBLY SECTION  
IR4 NO SCALE



**B** ELECTRIC CONTROL VALVE FOR NETAFIM CV DRIPPER LINE ZONES  
IR4 NO SCALE

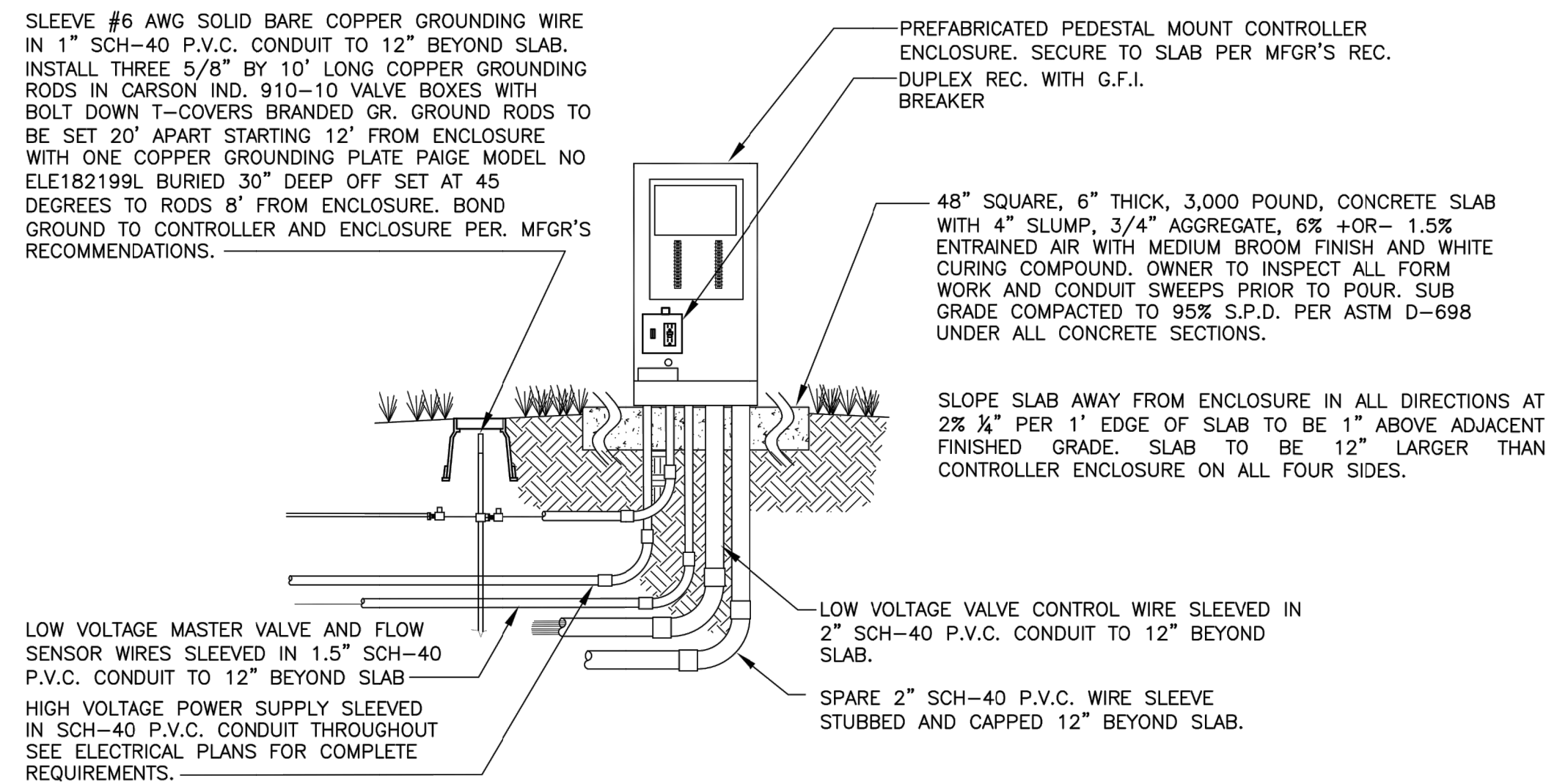


**C** HYDROMETER WITH FLOW SENSOR DECODER  
NOT TO SCALE FX-IR-HUNT-HYDR-01

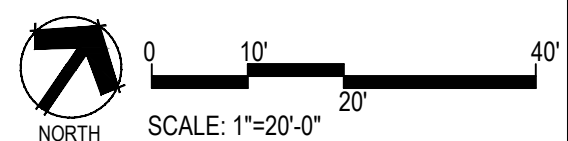
**Controller Specification Summary:**

CONTROLLER (C) CONTRACTOR TO SUPPLY AND INSTALL ONE NEW TORO SENTINEL SERIES TWELVE (12) STATION CONTROLLER LESS KEY PAD MODEL NO. SBWN-12-PS-1U

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



**D** CONTROLLER AND ENCLOSURE ELEVATION  
IR4 NO SCALE



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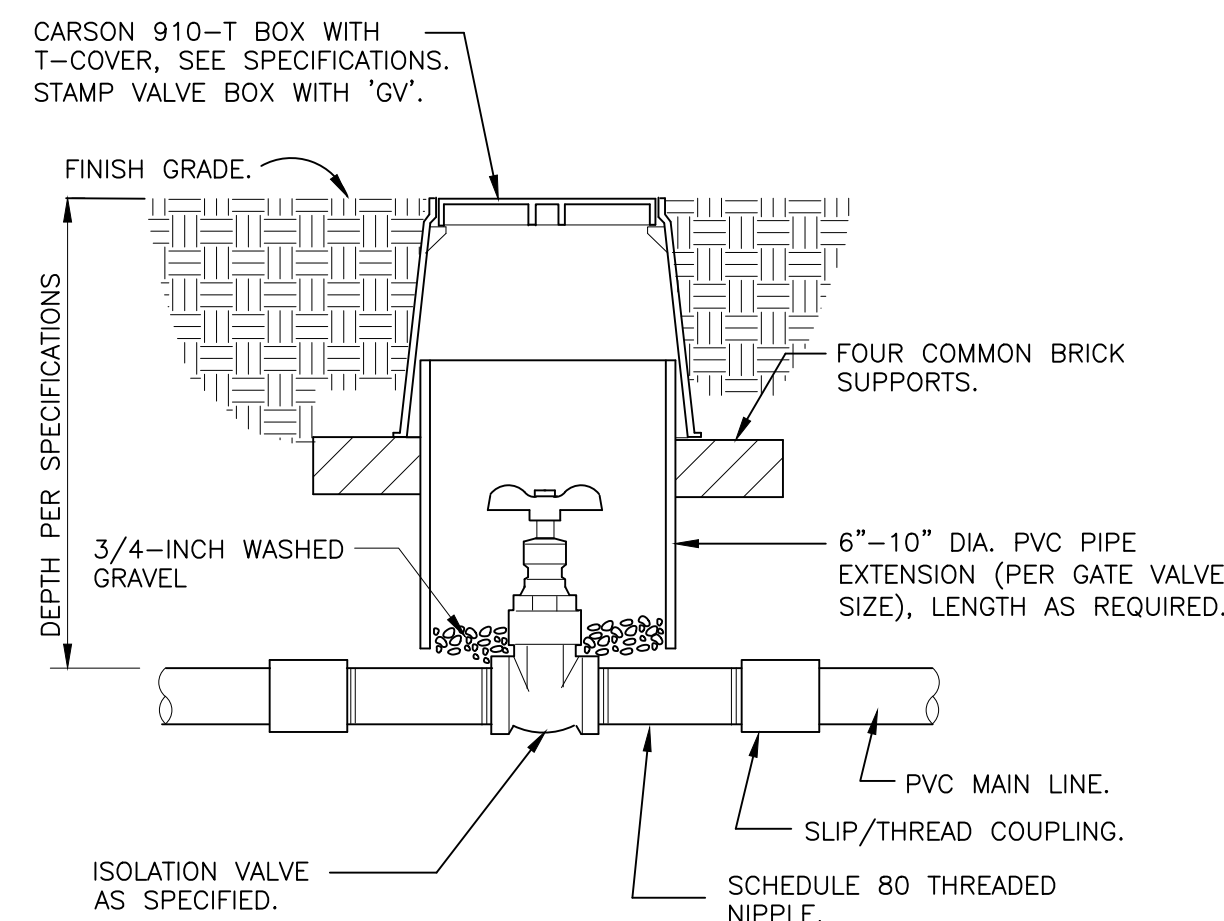
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 PARK PLANS  
 PARKER, COLORADO  
 IRRIGATION PLANS

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 Windsor, CO 80550  
 970.402.3047  
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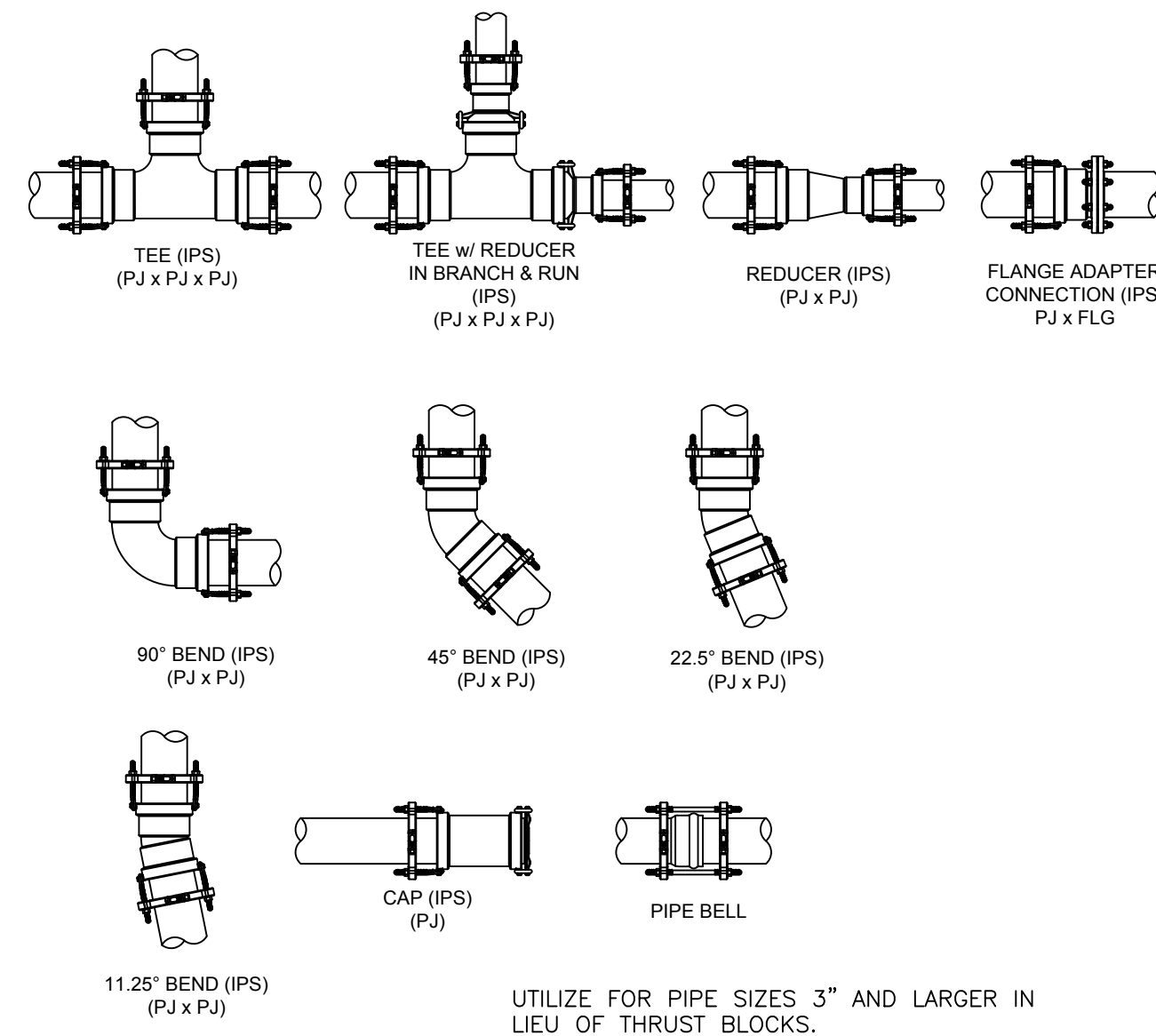


NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

**ISOLATION GATE VALVE**

1 1/2" = 1'-0"

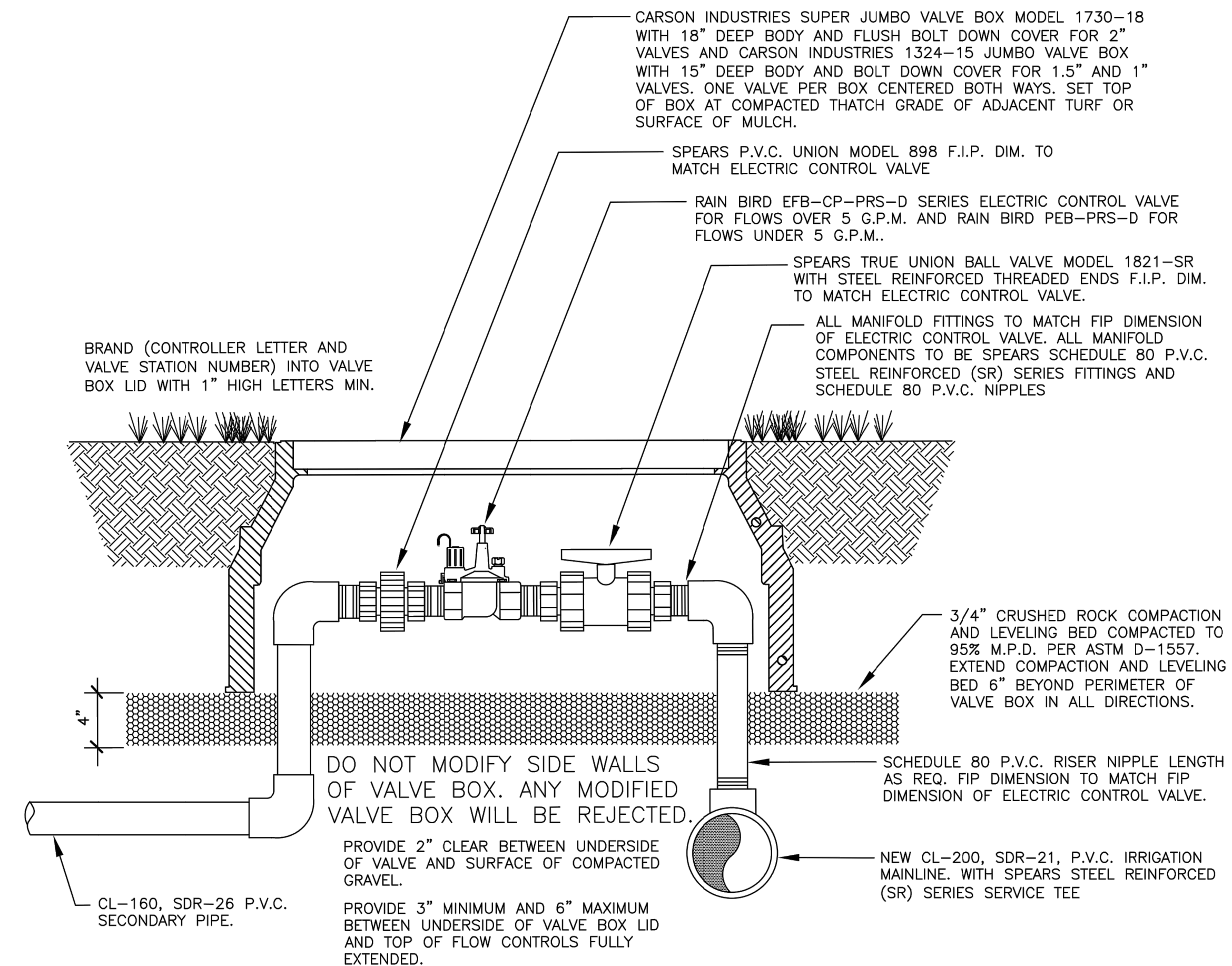
328406.33-01



**PIPE FITTING WITH JOINT RESTRAINT**

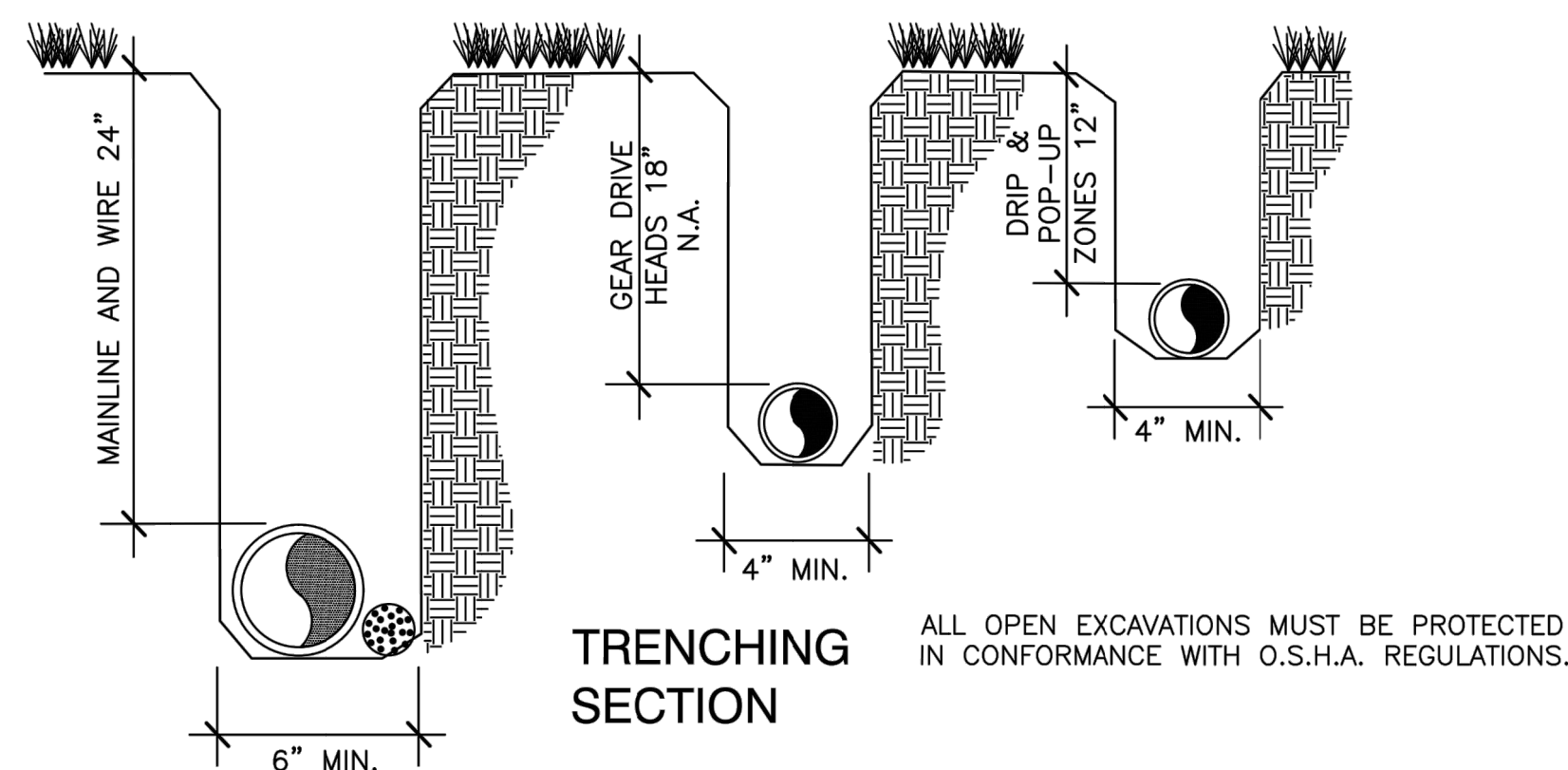
N.T.S.

328409.76-22



**B ELECTRIC CONTROL VALVE FOR SPRAY ZONES**

1.3 NO SCALE



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

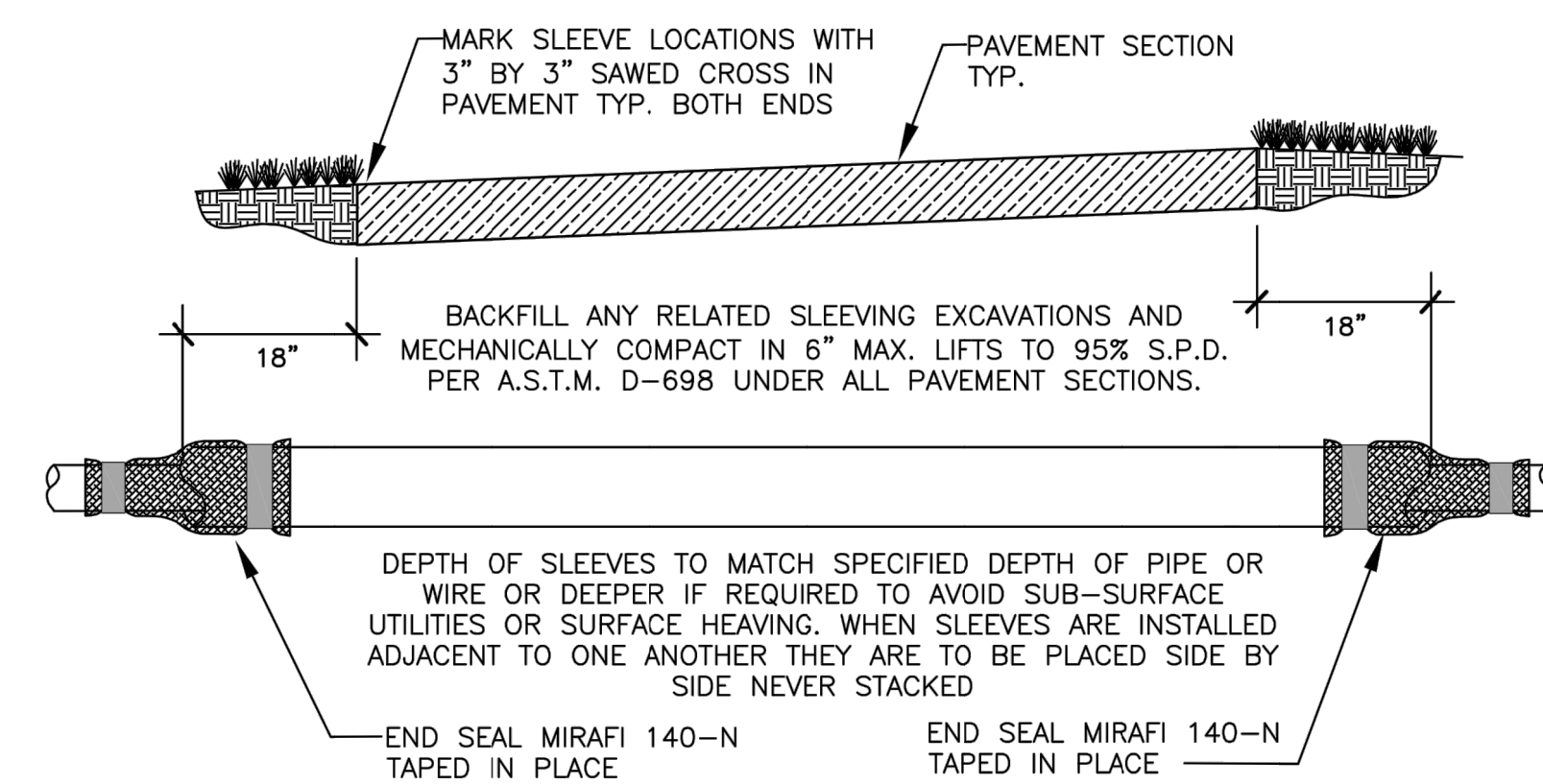
ALL WIRE TRENCHES AND RELATED EXCAVATIONS SHALL BE MECHANICALLY COMPACTED IN 6" LIFTS MAXIMUM. TO 90% S.P.D. PER ASTM D-698 IN ALL LANDSCAPE AREAS.

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

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

**C IRRIGATION TRENCHING**

1.3 NO SCALE



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

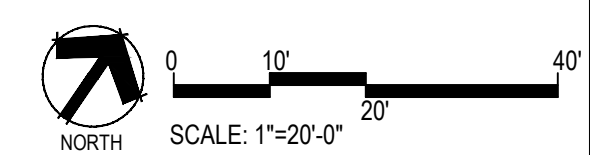
SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE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

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

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

**D IRRIGATION SLEEVING**

1.3 NO SCALE



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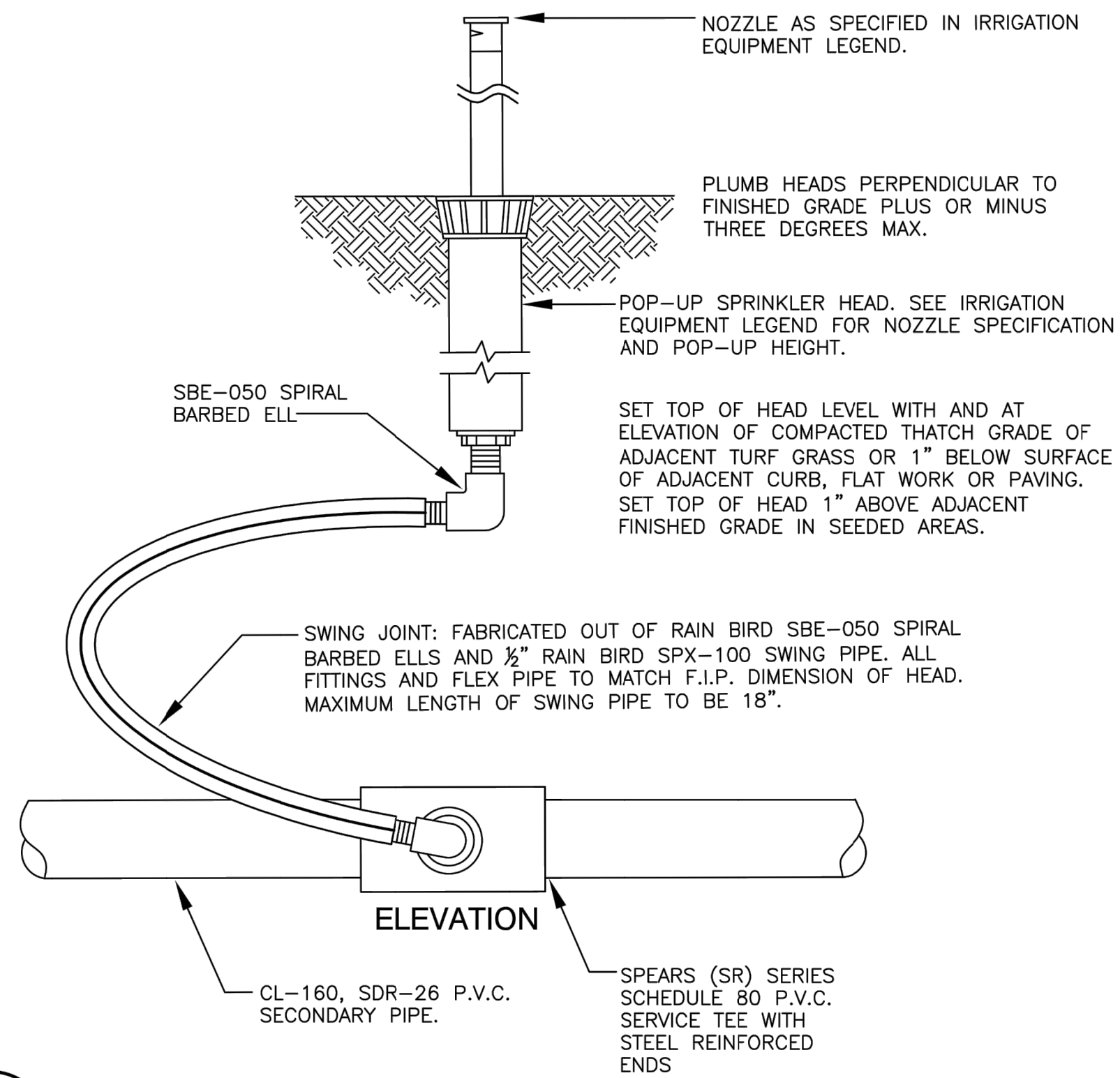
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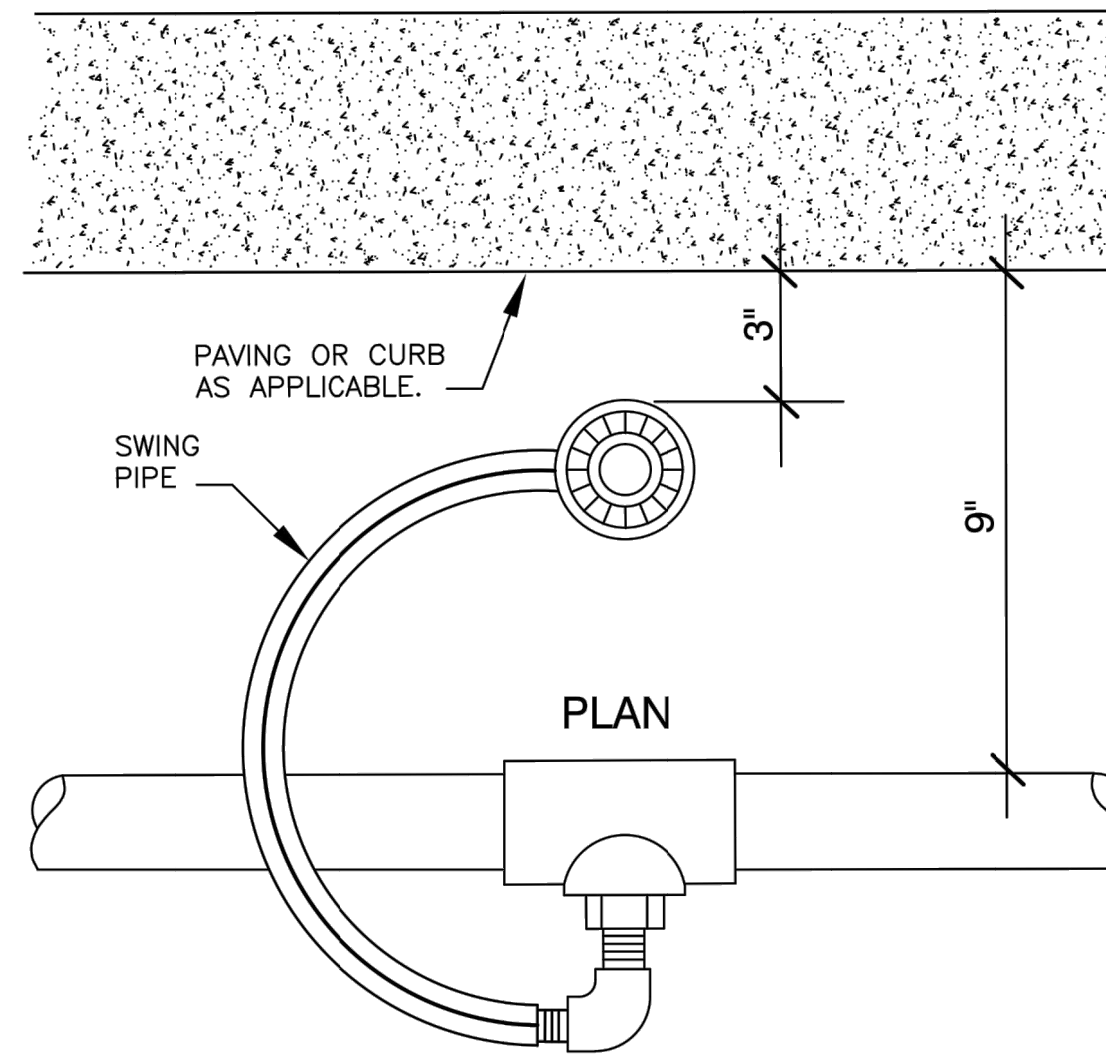
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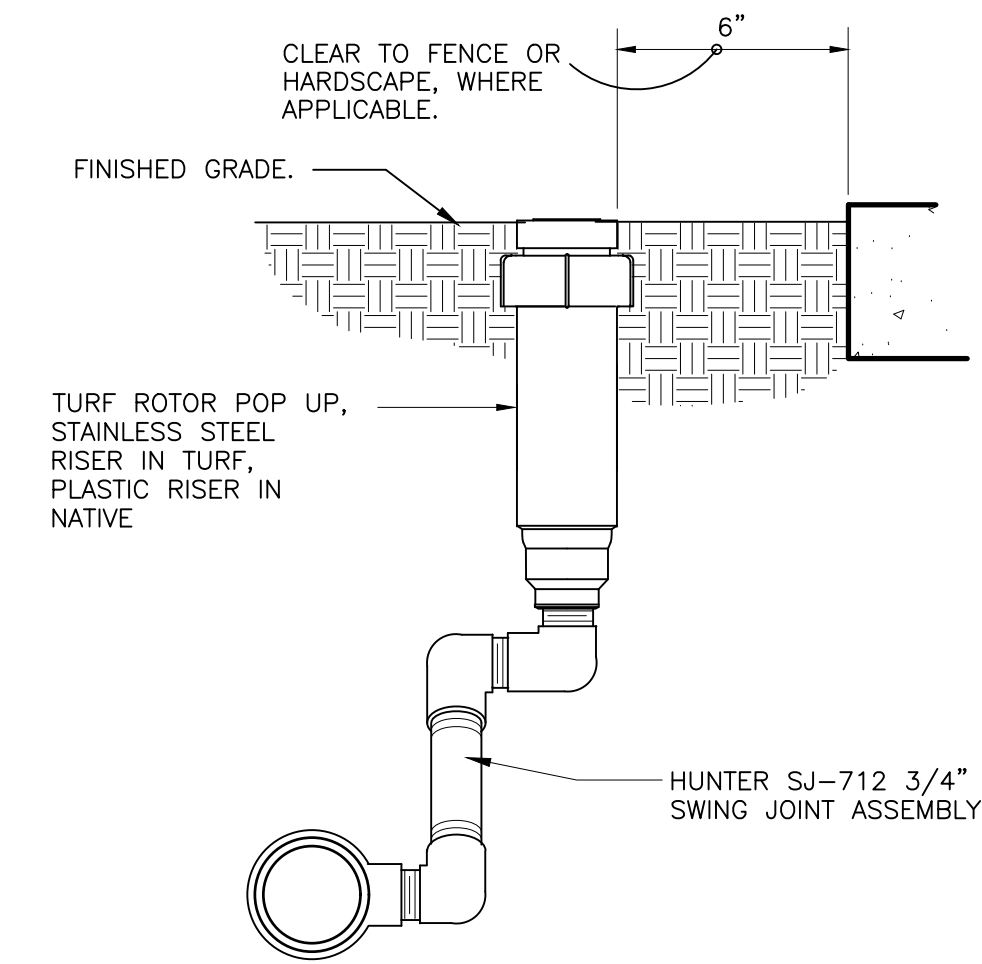
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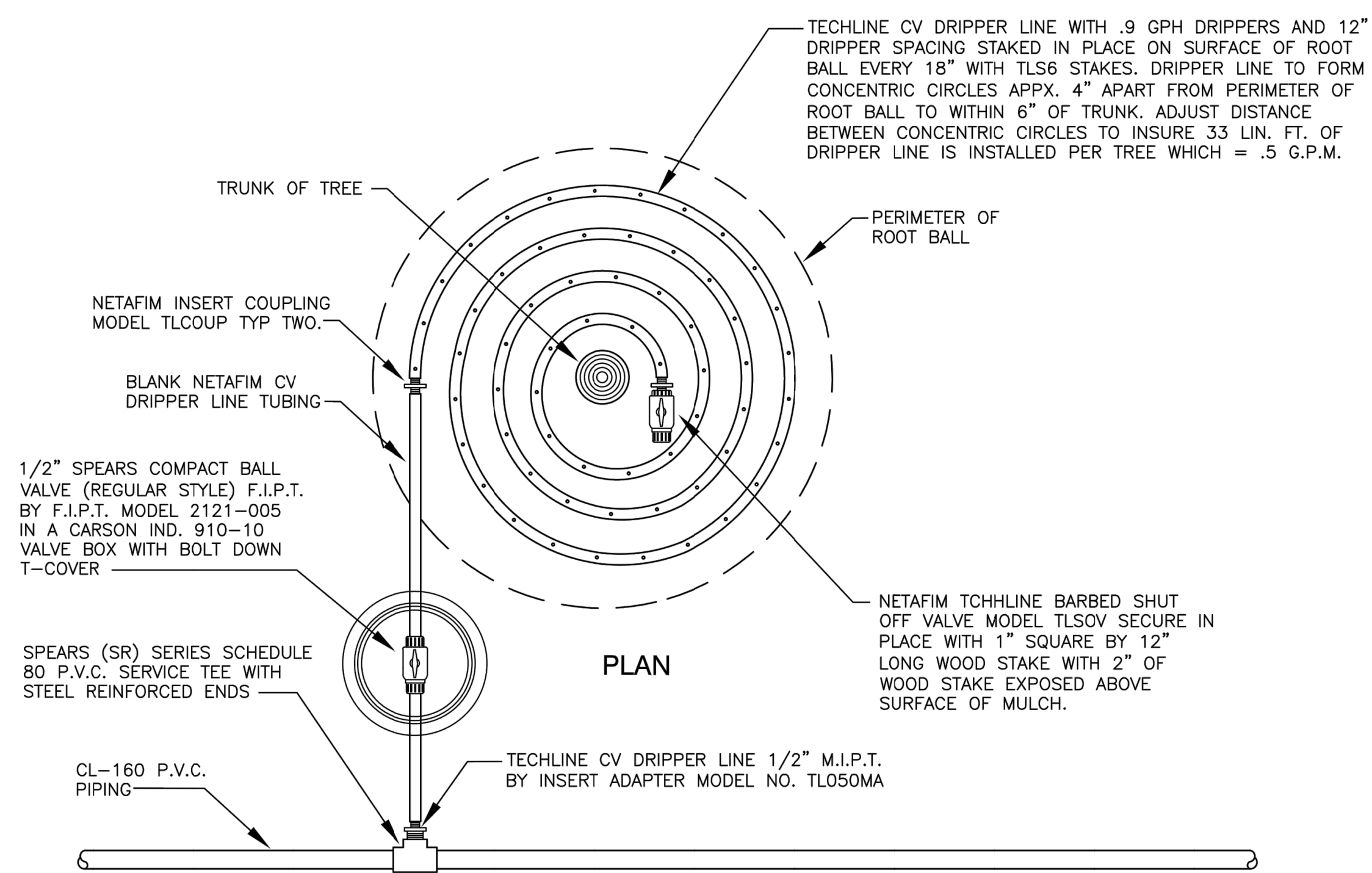
**A** POP-UP SPRINKLER HEAD  
1.4 NO SCALE



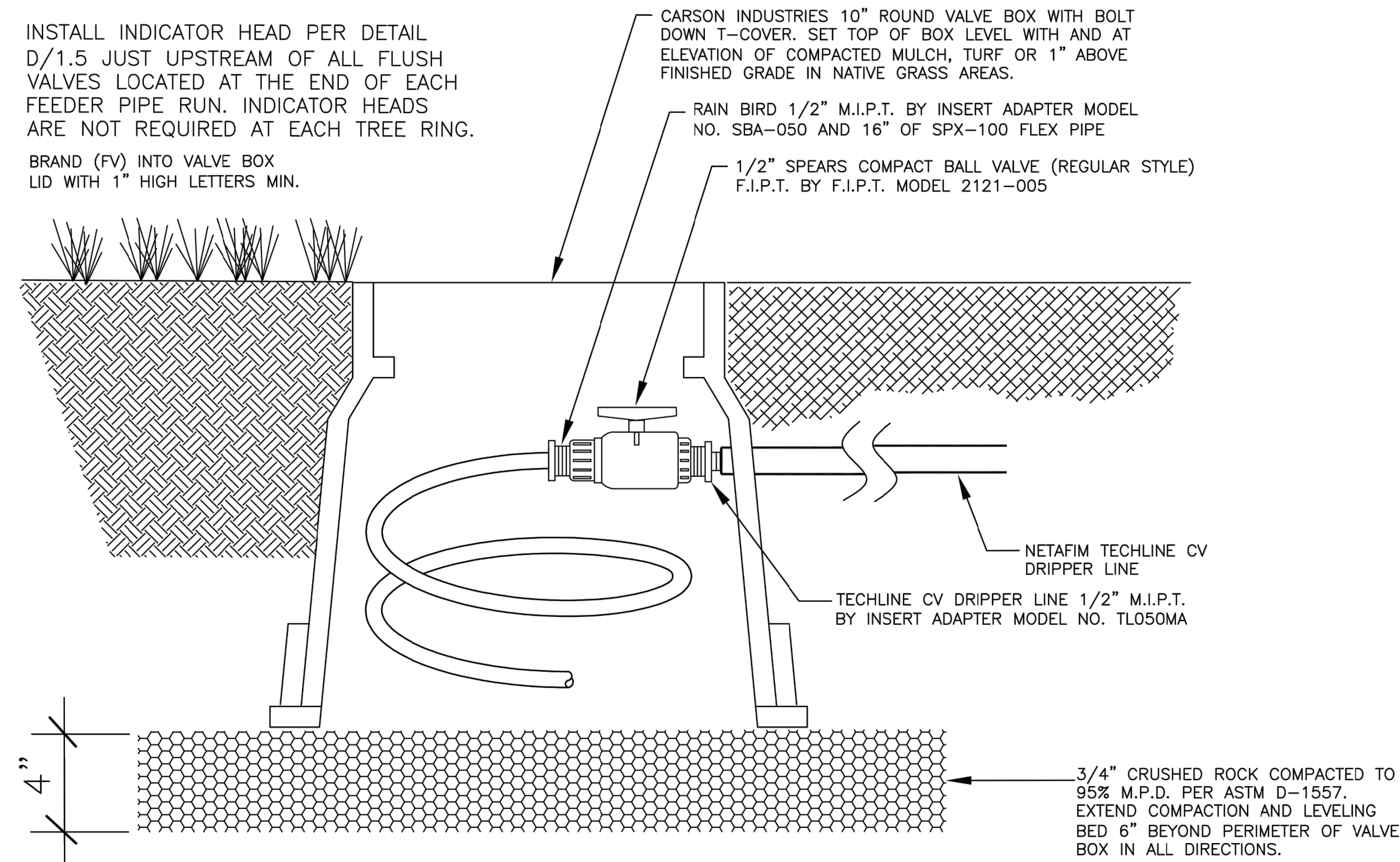
**○** GEAR-DRIVEN ROTOR ASSEMBLY  
3" = 1'-0"



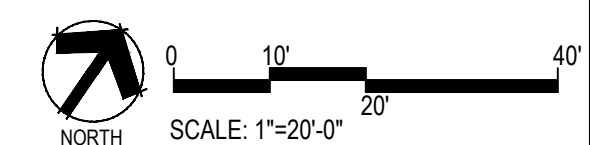
328403.16-01



**B** CV DRIPPER LINE WITH FLUSH VALVE INSTALLATION FOR TREE IRRIGATION IN NATIVE AND MULCH AREAS  
1.4 NO SCALE



**C** CV DRIPPER LINE AND FLUSH VALVE INSTALLATION FOR SINGLE DRIPPER LINE LOOP  
1.4 NO SCALE



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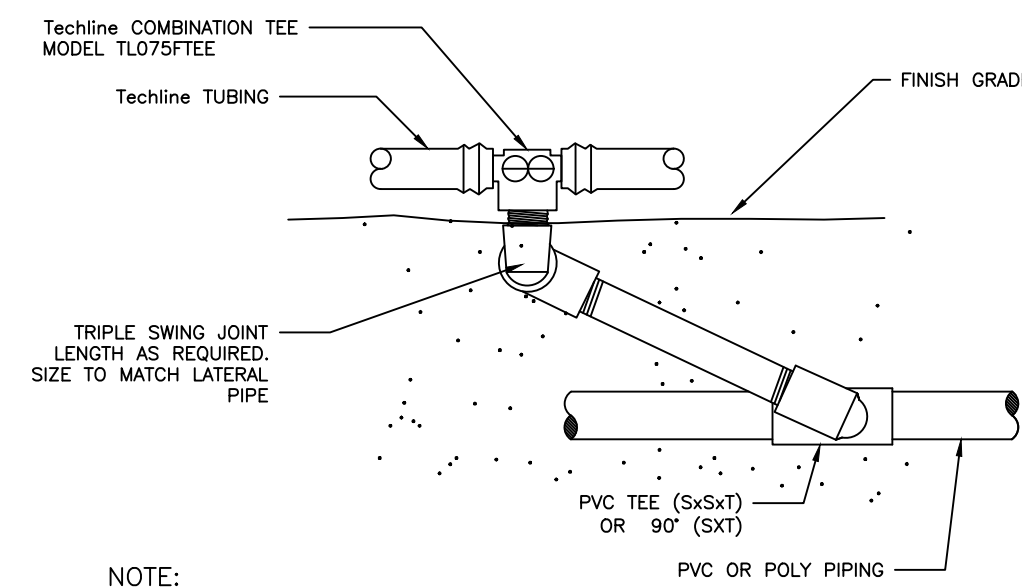
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Windsor, CO 80550  
970.402.3047  
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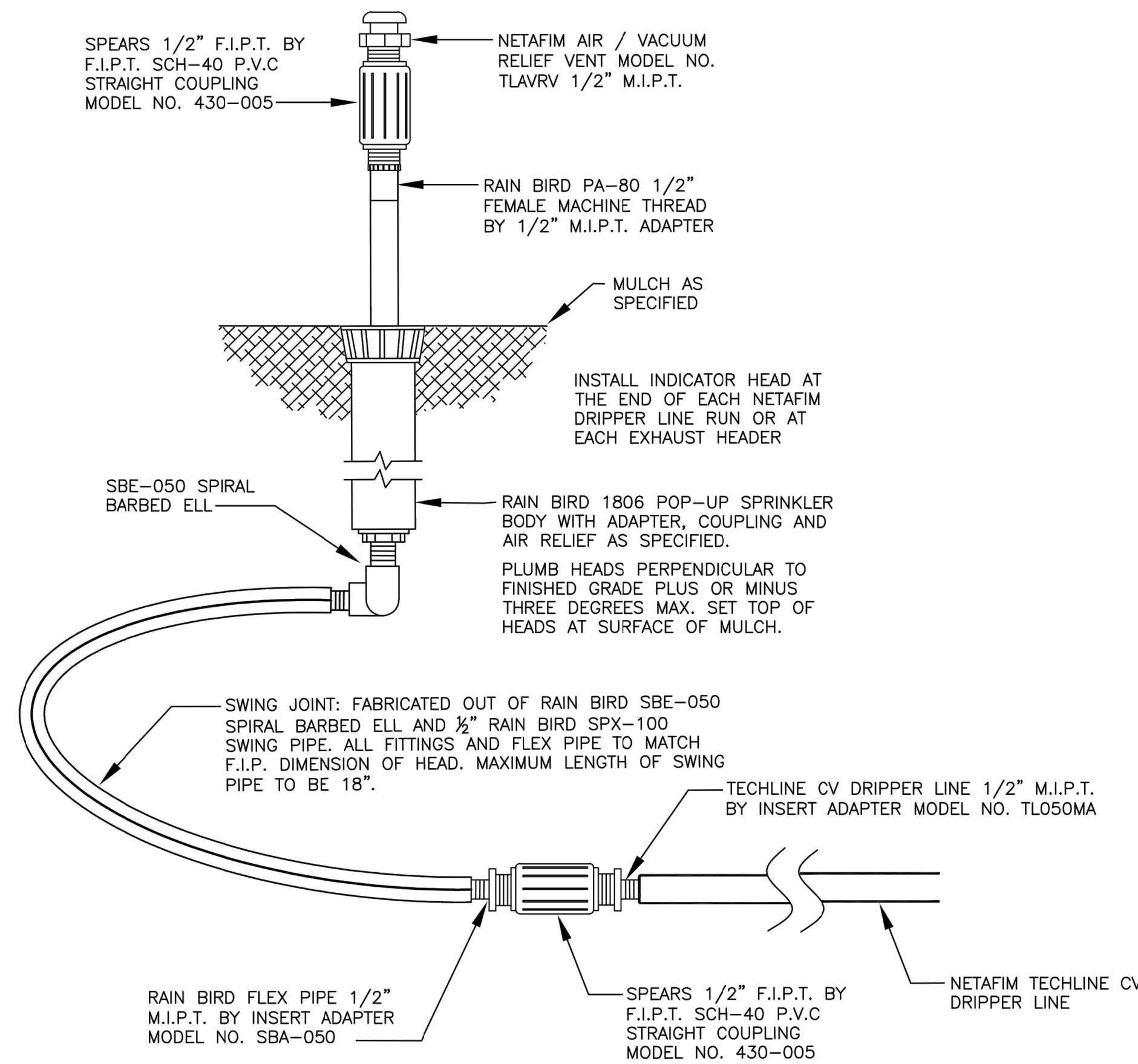
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NOTE:  
EACH CONNECTION IS CAPABLE OF MAX 10 GPM

SPEARS 1/2" F.I.P.T. BY F.I.P.T. SCH-40 P.V.C STRAIGHT COUPLING MODEL NO. 430-005



**A** 1.5 INDICATOR HEAD FOR NETAFIM CV DRIPPER LINE ZONES  
NO SCALE

LOOP A MIN. OF 48" OF WIRE AT ALL SPLICE CONNECTIONS AS REQUIRED TO PULL THE WIRE SPLICE DBY KIT 24" ABOVE GRADE FOR ACCESS

CAP ALL EXTRA/SPARE WIRE TERMINATIONS WITH DBY SPLICE KITS

USE CARSON INDUSTRIES 1419 STANDARD RECTANGULAR VALVE BOX FOR SPLICES OF MORE THAN 20 WIRES

3/4" CRUSHED ROCK COMPACTION AND LEVELING BED COMPACTED TO 95% M.P.D. PER ASTM D-1557. EXTEND COMPACTION AND LEVELING BED 6" BEYOND PERIMETER OF VALVE BOX IN ALL DIRECTIONS.

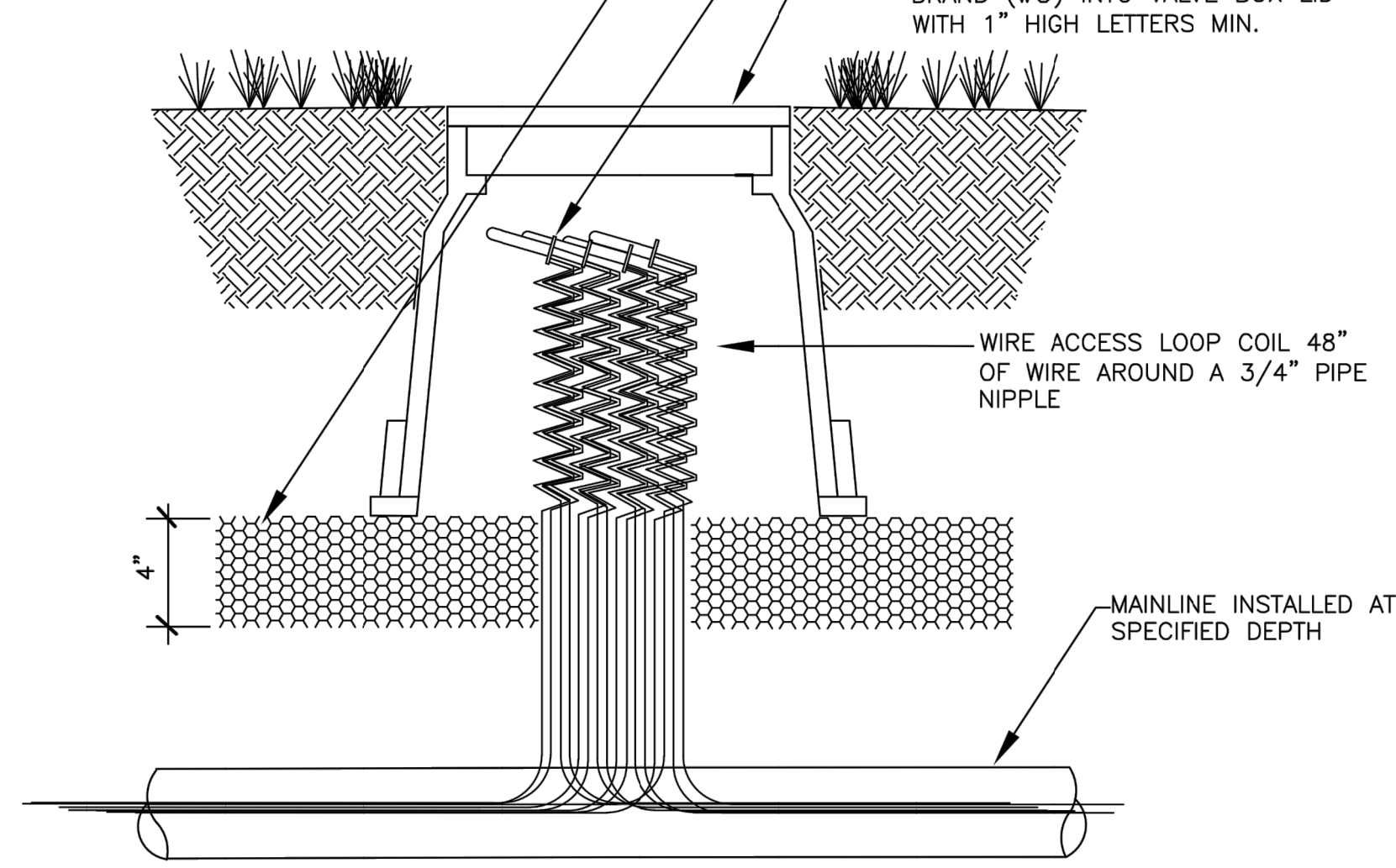
3-M DBY AND DBR CONNECTORS

CARSON INDUSTRIES 10" ROUND VALVE BOX WITH BOLT DOWN T-COVER. SET TOP OF BOX LEVEL WITH AND AT ELEVATION OF COMPACTED THATCH GRADE OF ADJACENT TURF OR SURFACE OF MULCH.

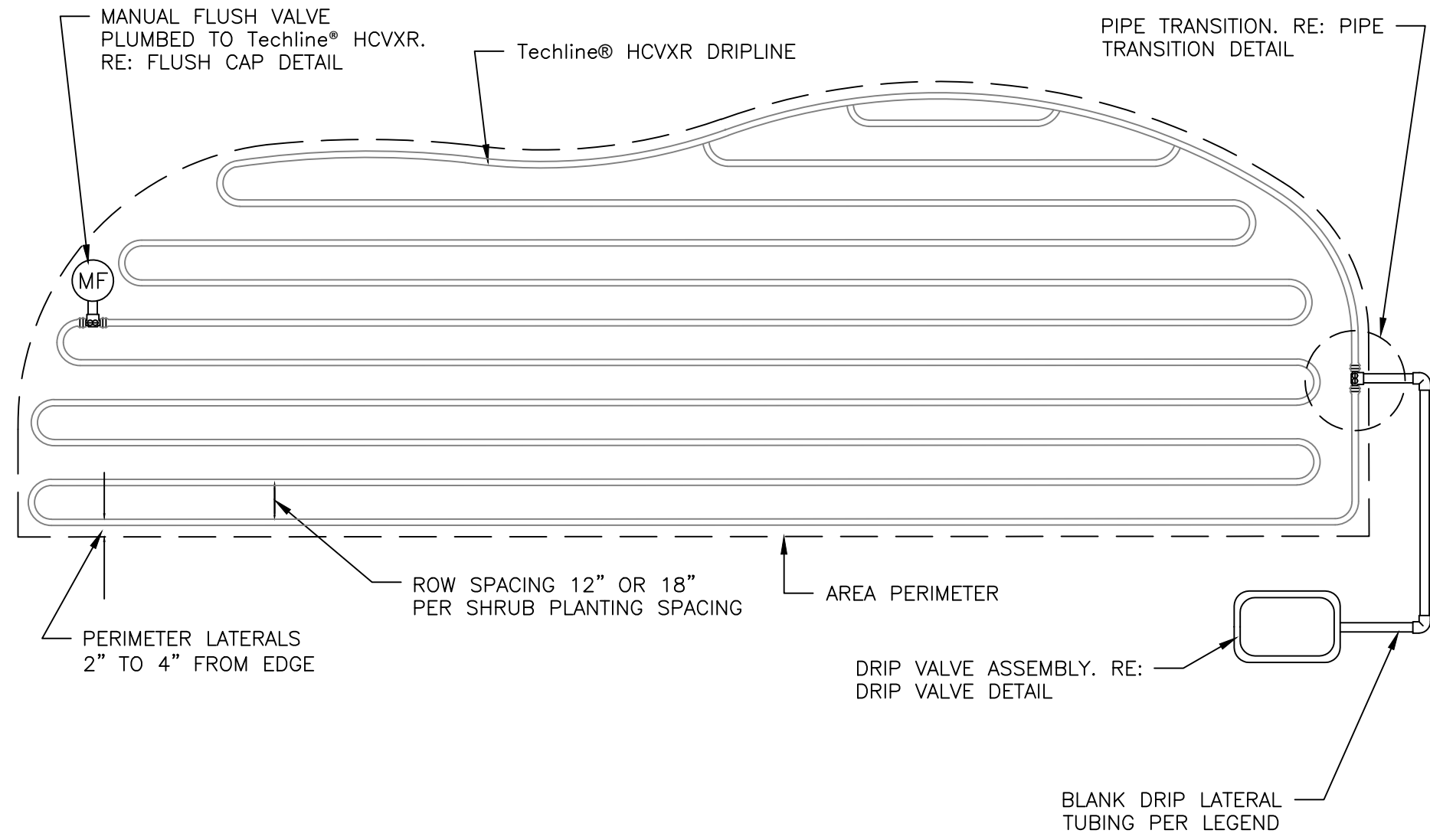
BRAND (WS) INTO VALVE BOX LID WITH 1" HIGH LETTERS MIN.

WIRE ACCESS LOOP COIL 48" OF WIRE AROUND A 3/4" PIPE NIPPLE

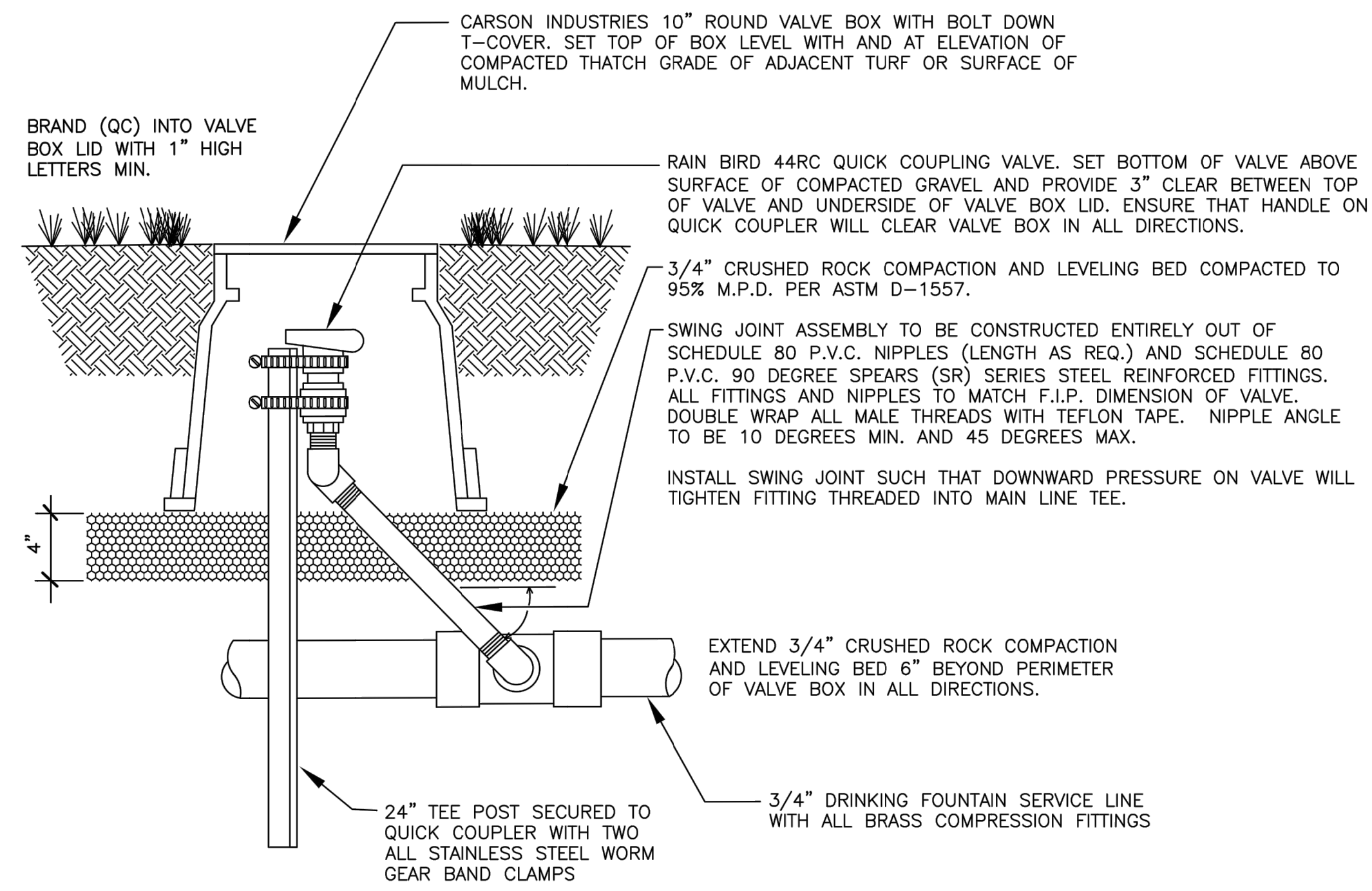
MAINLINE INSTALLED AT SPECIFIED DEPTH



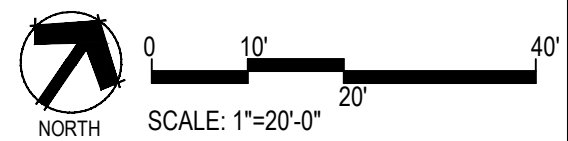
**B** 1.5 WIRE SPLICE ACCESS LOOP  
NO SCALE



**10** N.T.S. INLINE DRIP IN SHRUB BEDS  
328413.56-09



**C** 1.5 QUICK COUPLER VALVE  
NO SCALE



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