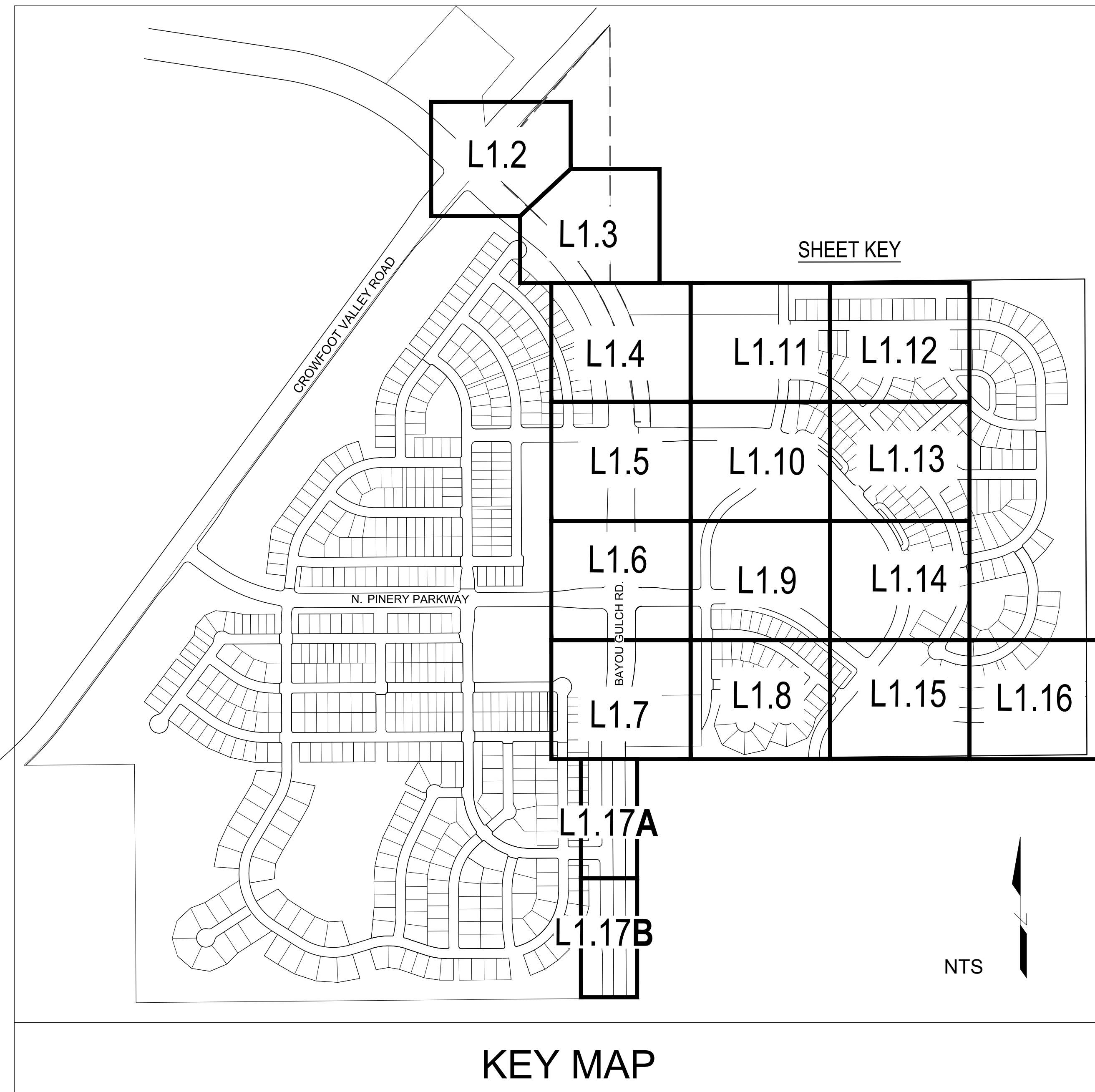


TRAILS AT CROWFOOT

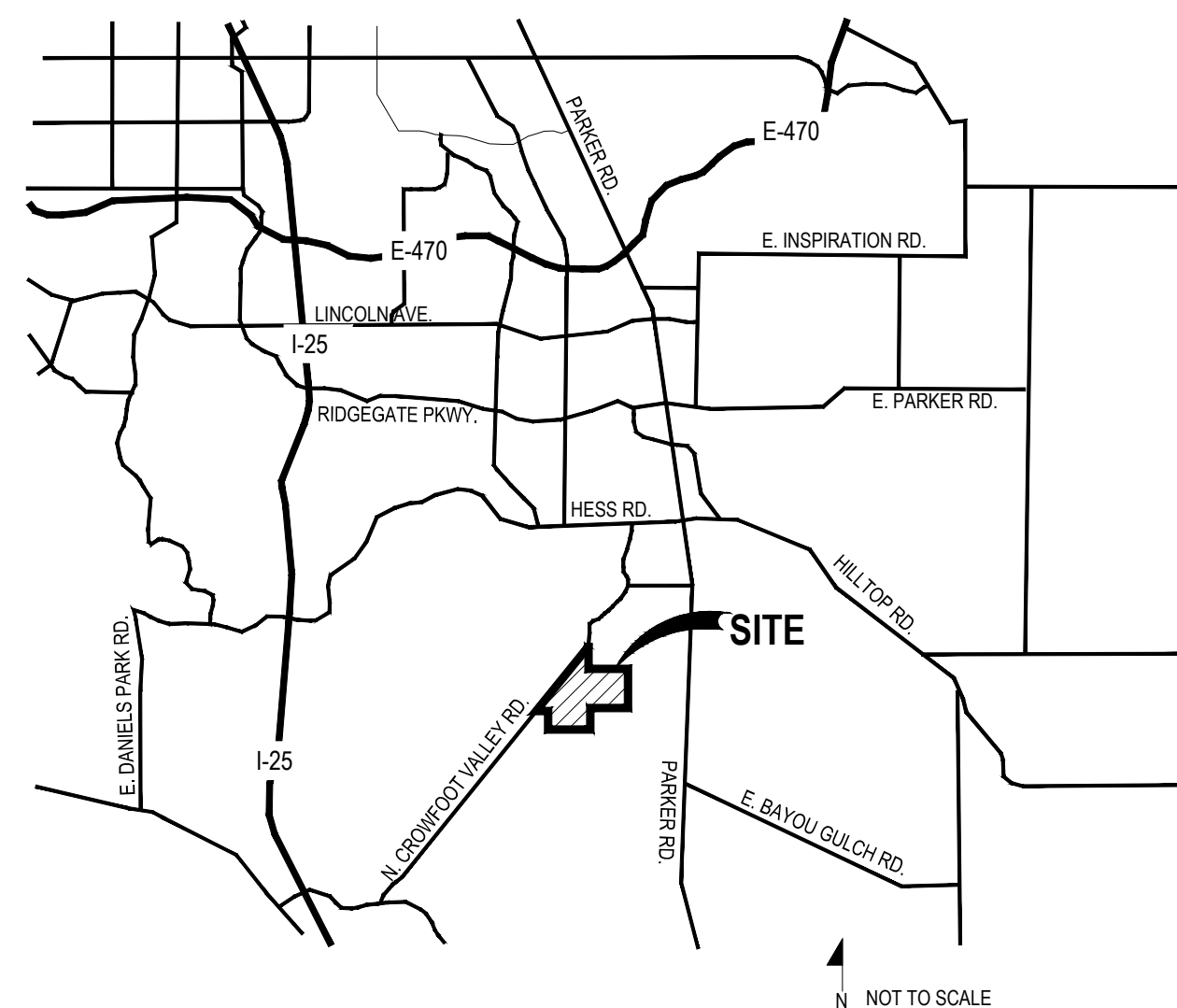
FILING 9



GENERAL NOTES

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

VICINITY MAP



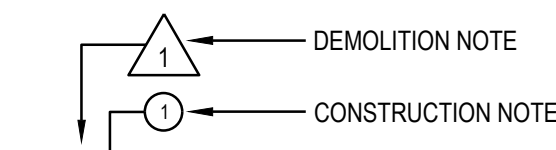
KEY MAP

Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN
L1.11	LANDSCAPE PLAN
L1.12	LANDSCAPE PLAN
L1.13	LANDSCAPE PLAN
L1.14	LANDSCAPE PLAN
L1.15	LANDSCAPE PLAN
L1.16	LANDSCAPE PLAN
L1.17	LANDSCAPE DETAILS
L2.0	SITE & LANDSCAPE DETAILS
L3.0	MONUMENT DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1-IR1.14	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

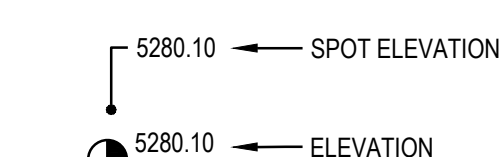
SYMBOLS & ABBREVIATIONS

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

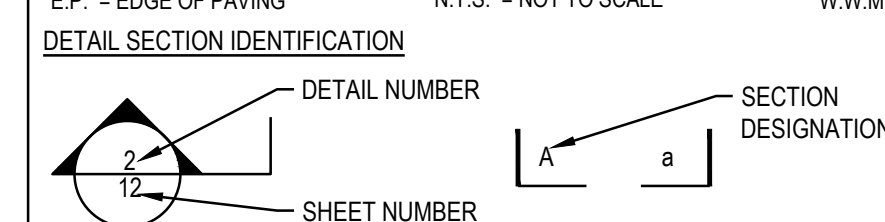
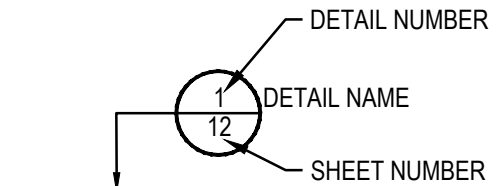
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.
 This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative _____ Date _____

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

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 14th street, denver co 80265
 1.303.531.4905, f.303.531.4908

CIVIL ENGINEER

CVL CONSULTANTS
 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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Engineering

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

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

DRAFT/NOT FOR CONSTRUCTION

Drawn by: WI BEM/GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Call before you dig.
811

Sheet Name
 LANDSCAPE COVER SHEET

Sheet Number
 L0.0

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUND COVER MATERIAL

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

FINE GRADING NOTES

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

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN 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 TOP PROPORTION OF ONE PERCENT (1%) AND A MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

NOTES:

- DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
- LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 3 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.

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

PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
- ALL MUCH TO BE 4" DEPTH.
- WOOD MULCH SHALL BE "GORILLA HAIR" OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- 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"-10" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH 6" DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1/8 INCH (25 MM).
B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE DEVELOPED OR PARTIALLY DEVELOPED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON 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:
I. VIRGIN WOOD CELLULOSE FIBER; MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
VII. ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

WEED MANAGEMENT

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SI	LE
AE	20	ACER PLATANOIDES 'EMERALD' UEN	EMERALD 'UEEN MAPLE	B	B	2.5'	CAL
AS	11	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B	B	2.5'	CAL
BR	4	BETULA NIGRA	RIVER BIRCH	B	B	2.5'	CAL
HAC	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B	B	2.5'	CAL
GS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B	B	2.5'	CAL
GI	38	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B	B	2.5'	CAL
GK	35	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B	B	2.5'	CAL
OV	11	OSTRYA VIRGINIANA	AMERICAN HORNBREAM	B	B	2.5'	CAL
PO	30	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B	B	2.5'	CAL
B	1	UERCUS BICOLOR	SWAMP WHITE OAK	B	B	2.5'	CAL
C	19	UERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B	B	2.5'	CAL
M	7	UERCUS MACROCARPA	BURR OAK	B	B	2.5'	CAL
M2	11	UERCUS MUEHLENBERGII	CHINKAPIN OAK	B	B	2.5'	CAL
R	25	UERCUS RUBRA	RED OAK	B	B	2.5'	CAL
RAL	17	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B	B	2.5'	CAL
TG2	25	TILIA CORDATA 'GREENLEVEN'	GREENLEVEN LITTLELEAF LINDEN	B	B	2.5'	CAL
TG	39	TILIA ORDATA 'GLEENSPIRE'	GLEENSPIRE LITTLELEAF LINDEN	B	B	2.5'	CAL
UP	19	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B	B	2.5'	CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SI	LE
PP	6	PINUS EDULIS	PINON PINE	B	B	6:8	HT
VAN	19	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B	B	6:8	HT
PN	26	PINUS FLEXILIS	LIMBER PINE	B	B	6:8	HT
PS	12	PINUS NIGRA	AUSTRIAN BLACK PINE	B	B	6:8	HT
PPI	24	PINUS PONDEROSA	PONDEROSA PINE	B	B	6:8	HT

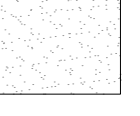
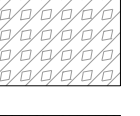
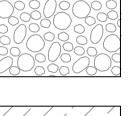
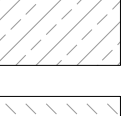
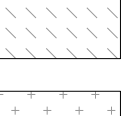
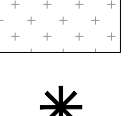

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SI	LE
AG2	28	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B	B	2'	CAL
AH	9	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B	B	2'	CAL

ANNUALS PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	X	SPD
BES	57	RUBRBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK EYED SUSAN	1	3	1.5'	15'
SP	41	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1	3	2.5'	15'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	X	SPD
SSB	49	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5	5	12'	8'
AG	51	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5	5	15'	10'
CD	22	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5	5	3'	4'
CB	10	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5	5	8'	8'
CH	42	COTONEASTER HORI 'ONTALIS	ROCK COTONEASTER	5	5	3'	5'
FN	6	FORESTIERIA NEOMEXICANA	NEW MEXICO PRIVET	5	5	6'	6'
PS2	16	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5	5	2'	3'
PA	26	PEROVSKIA ATROPICIFOLIA	RUSSIAN SAGE	5	5	5'	4'
SCH	56	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5	5	18'	6'
RHU	6	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	5	5	3'	6'
RW	70	ROSA MEIDLAND SERIES 'WHITE'	WHITE MEIDLAND ROSE	5	5	2'	4'
SP2	10	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5	5	8'	8'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	X	SPD
AC	167	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MAN ANITA	5	5	2'	5'
B	33	'UNIFERUS HORI 'ONTALIS 'BLUE CHIP'	BLUE CHIP UNIPER	5	5	8'	10'
BU	154	'UNIFERUS SABINA 'BUFFALO'	BUFFALO UNIPER	5	5	2'	6'
PS	95	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5	5	2.5'	5'

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	X	SPD
CK	226	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1	1	4.5'	2'
MY	473	MISCANTHUS SINENSIS 'YAKU 'IMA'	YAKU 'IMA DWARF MAIDEN GRASS	1	1	3'	3'
PH	31	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1	1	5'	3'
PB2	79	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1	1	1'	2'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	100,024 SF	ENVIROTURF RE: LANDSCAPE NOTES	ENVIROTURF	SOD
	28,449 SF	ROCK MULCH GREY 4" DIA. COBBLE 4" DEPTH. RE: LDRSCP NOTES	ROCK MULCH GREY 4" DIA. COBBLE	MULCH
	8,049 SF	ROCK MULCH TAN 4" DIA. COBBLE 4" DEPTH. RE: LDRSCP NOTES	ROCK MULCH TAN 4" DIA. COBBLE	MULCH
	101,975 SF	SEED MIX 1 TOWN OF PARKER SEED MIX 1 RE: LANDSCAPE NOTES	SEED MIX 1	SEED
	20,261 SF	SEED MIX 2 TOWN OF PARKER SEED MIX 2 RE: LANDSCAPE NOTES	SEED MIX 2	SEED
		AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS		
		TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'		

SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9. QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.

SEED MIXES

TOWN OF PARKER SEED MIX 1



5
L2.0
OPEN RAIL FENCE

5
L2.0
OPEN RAIL FENCE

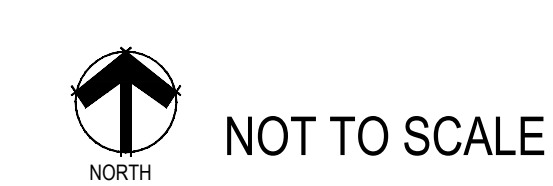
6
L2.0
PRIVACY FENCE WITH COLUMN

5
L2.0
OPEN RAIL FENCE

5
L2.0
OPEN RAIL FENCE

5
L2.0
OPEN RAIL FENCE

- NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 3'
 4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 6'



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

■ Land Planning ■
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 1.303.531.4905, f.303.531.4908

■ Engineering ■

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

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

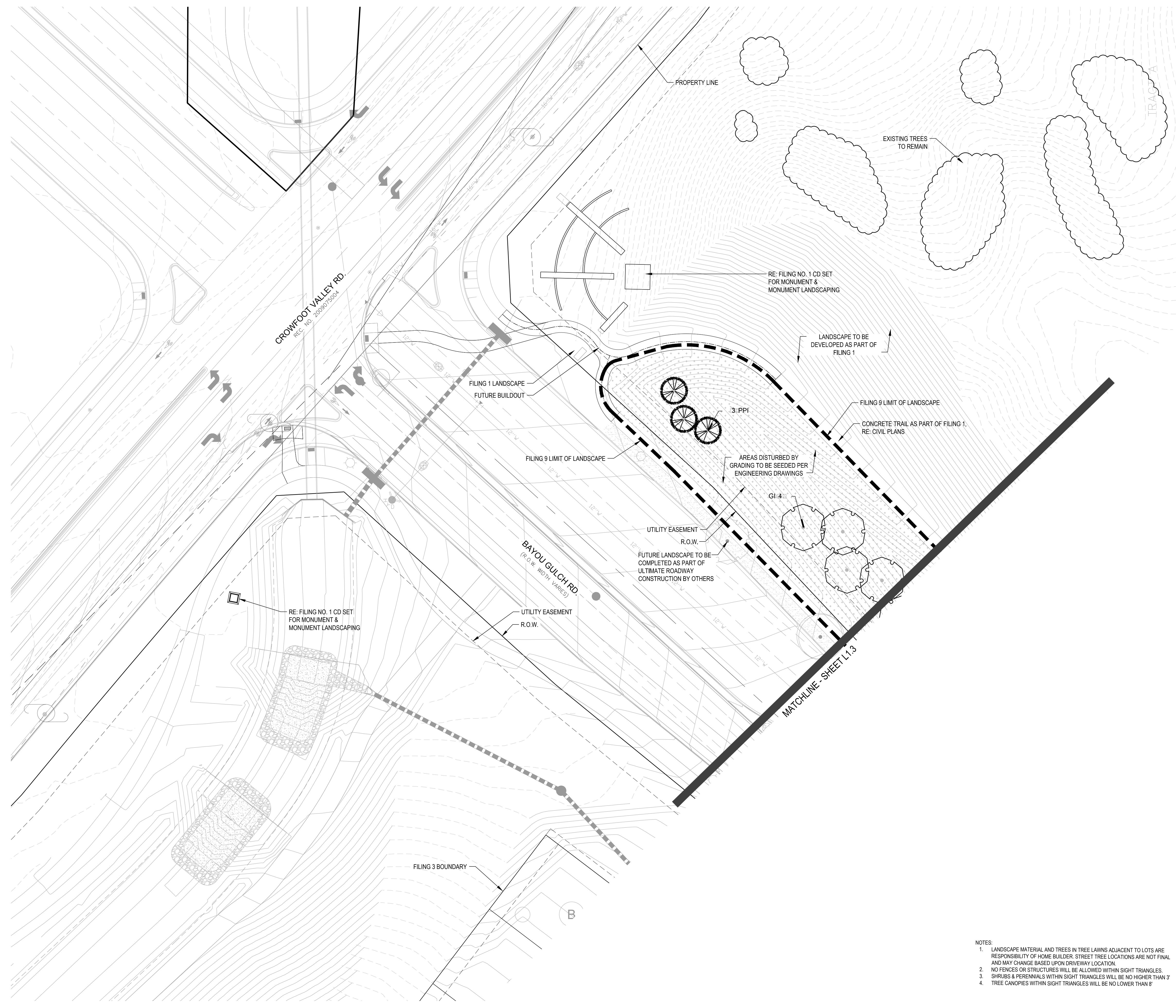
DRAFT/NOT FOR CONSTRUCTION

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

■ Sheet Name ■
 OVERALL LANDSCAPE PLAN

■ Sheet Number ■
 L1.1

X:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 9.DWG



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OP	AMERICAN HORNBREAM
PO	AMERICAN SYCAMORE
M	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD GREEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPICE LITTLELEAF LINDEN
C	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
R	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE

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

ANNUALS PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

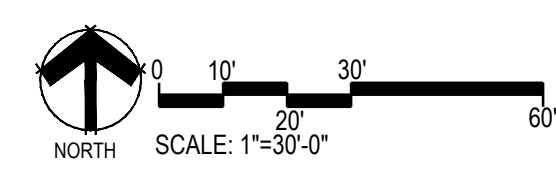
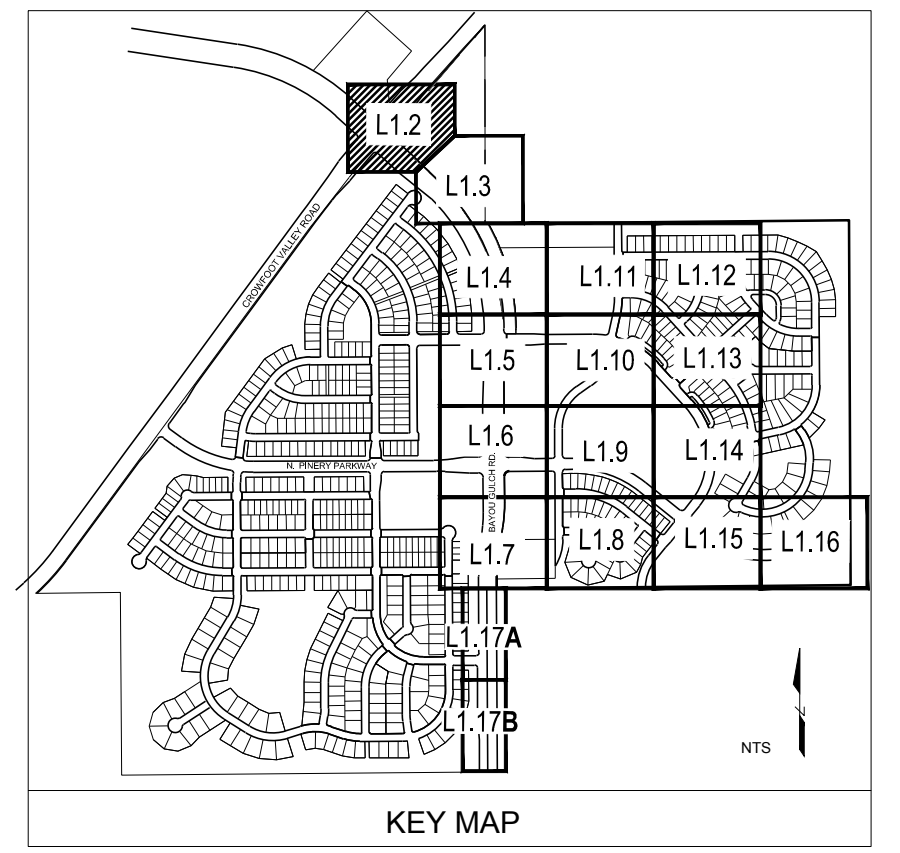
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP UNIPER
BU	BUFFALO UNIPER
AC	MAN ANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY: 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN: 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
*	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'
[Pattern]	SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9. QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.

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 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 3'
 - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



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

Land Planning
 pcs group inc. www.pcsgroupco.com
 #3, 8-180 Independence plaza
 1007 16th street, denver, co 80265
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Engineering
CVL
 CONSULTANTS
 10333 E. DRY CREEK RD. #240
 ENGLEWOOD, CO 80112
 720-482-9526

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

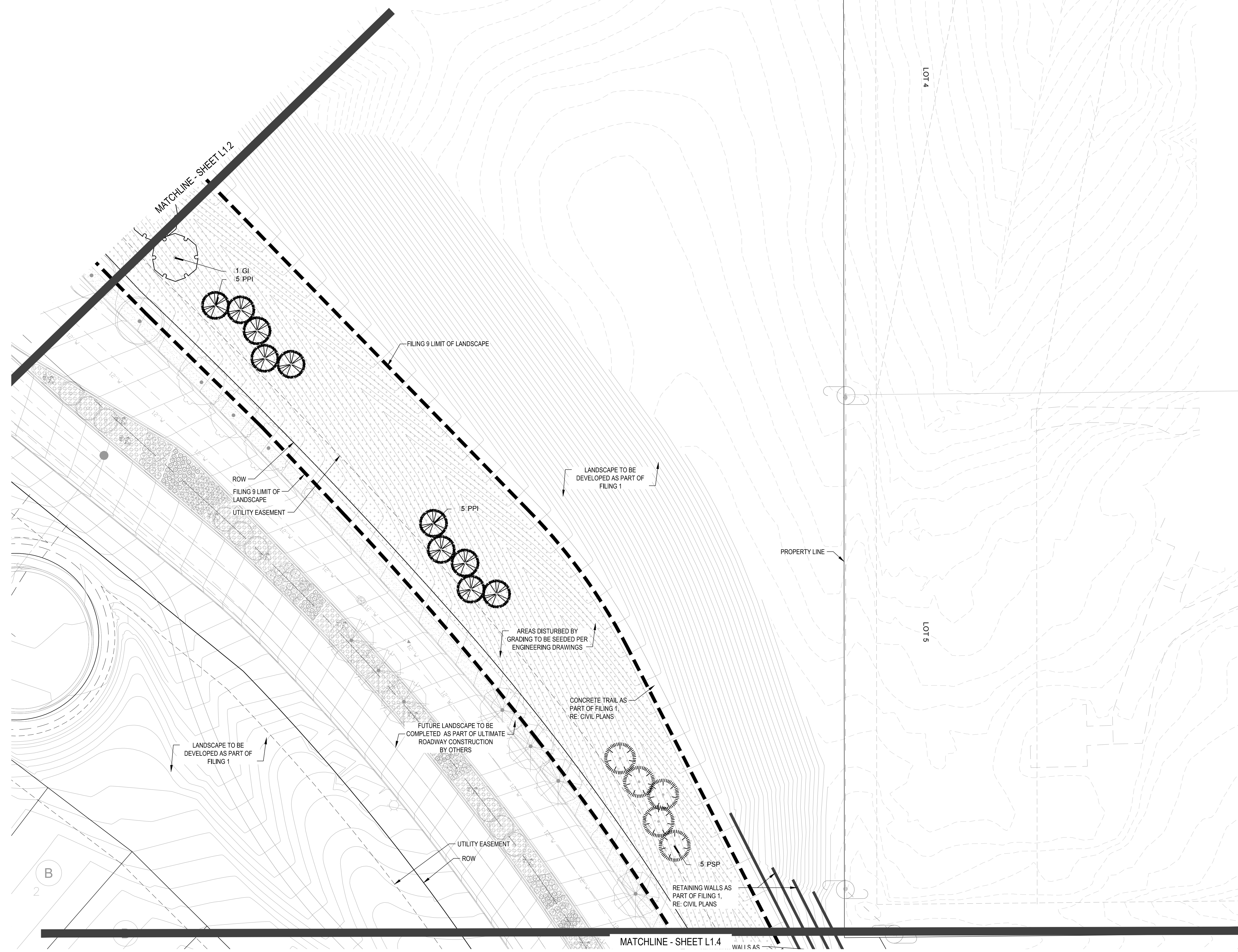
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2

- NOTES:
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 4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OB	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
BM	BURR OAK
M2	CHINKAPII OAK
HAC	COMMON HACKBERRY
AE	EMERALD GREEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPRING LITTLELEAF LINDEN
C	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
R	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE

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

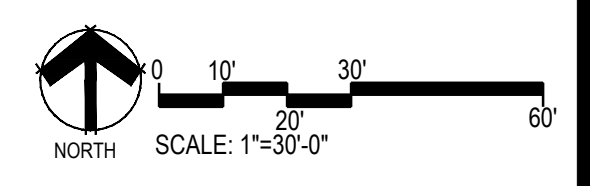
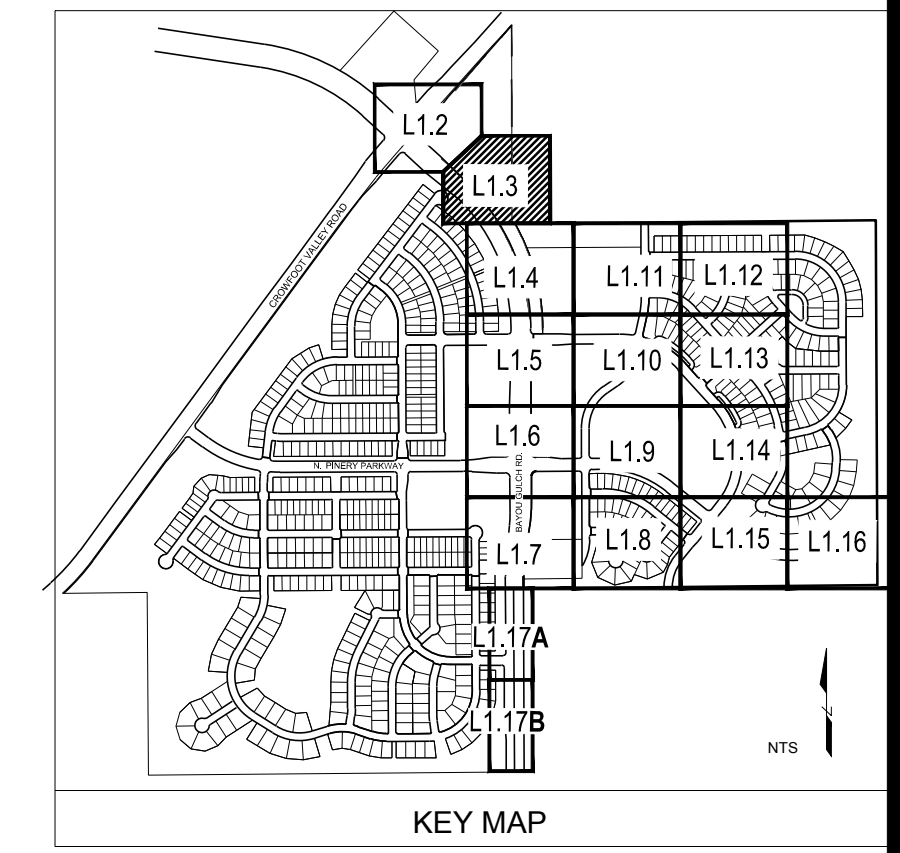
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEADOWLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP JUNIPER
BU	BUFFALO JUNIPER
AC	MAN ANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY-4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN-4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS
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[Symbol]	SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9. QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.



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Engineering

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 720-482-9526

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

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 Checked by: PCS STAFF
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.3

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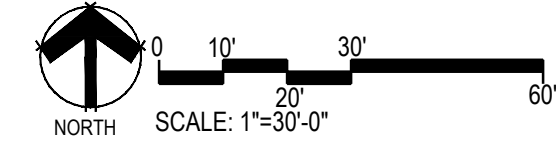
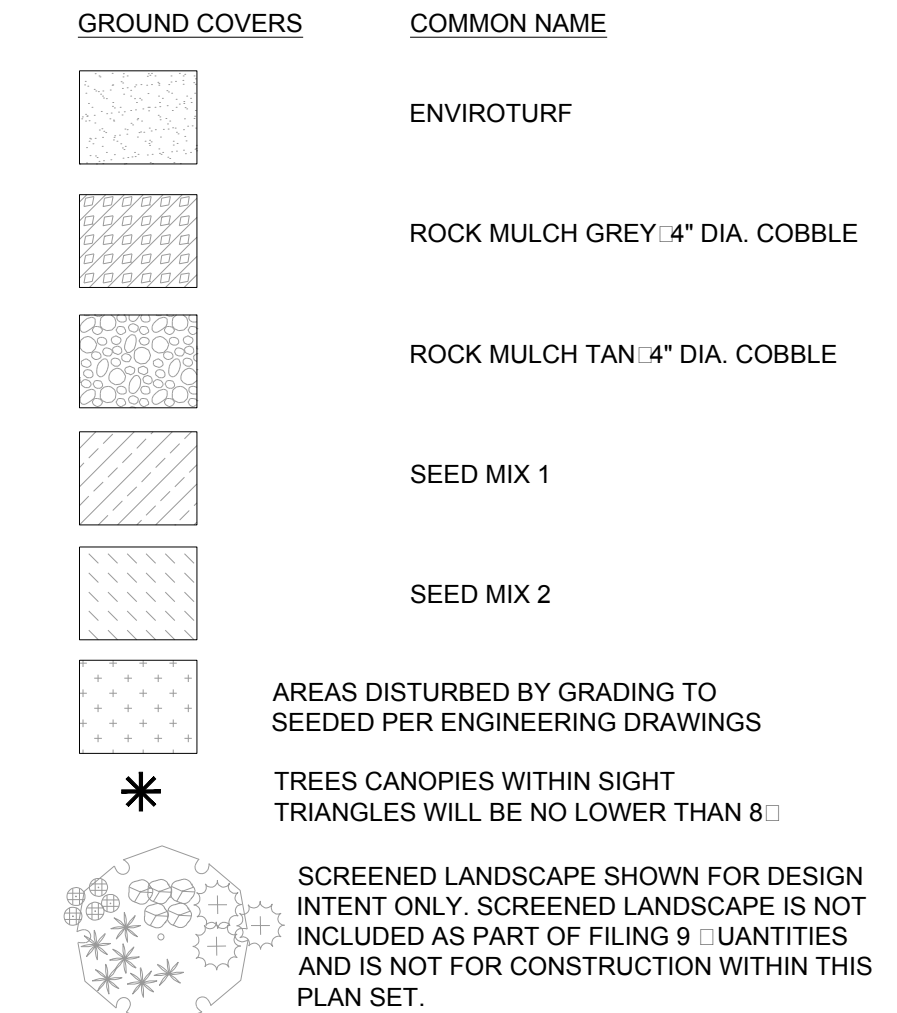
MATCHLINE - SHEET L1.3



MATCHLINE - SHEET L1.5

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
IM	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD LEAF MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
OC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
OB	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
ANNUALS PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO' LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP UNIPER
BU	BUFFALO UNIPER
AC	MAN ANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
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CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
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Engineering

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 720-482-9526

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

DRAFT/NOT FOR CONSTRUCTION

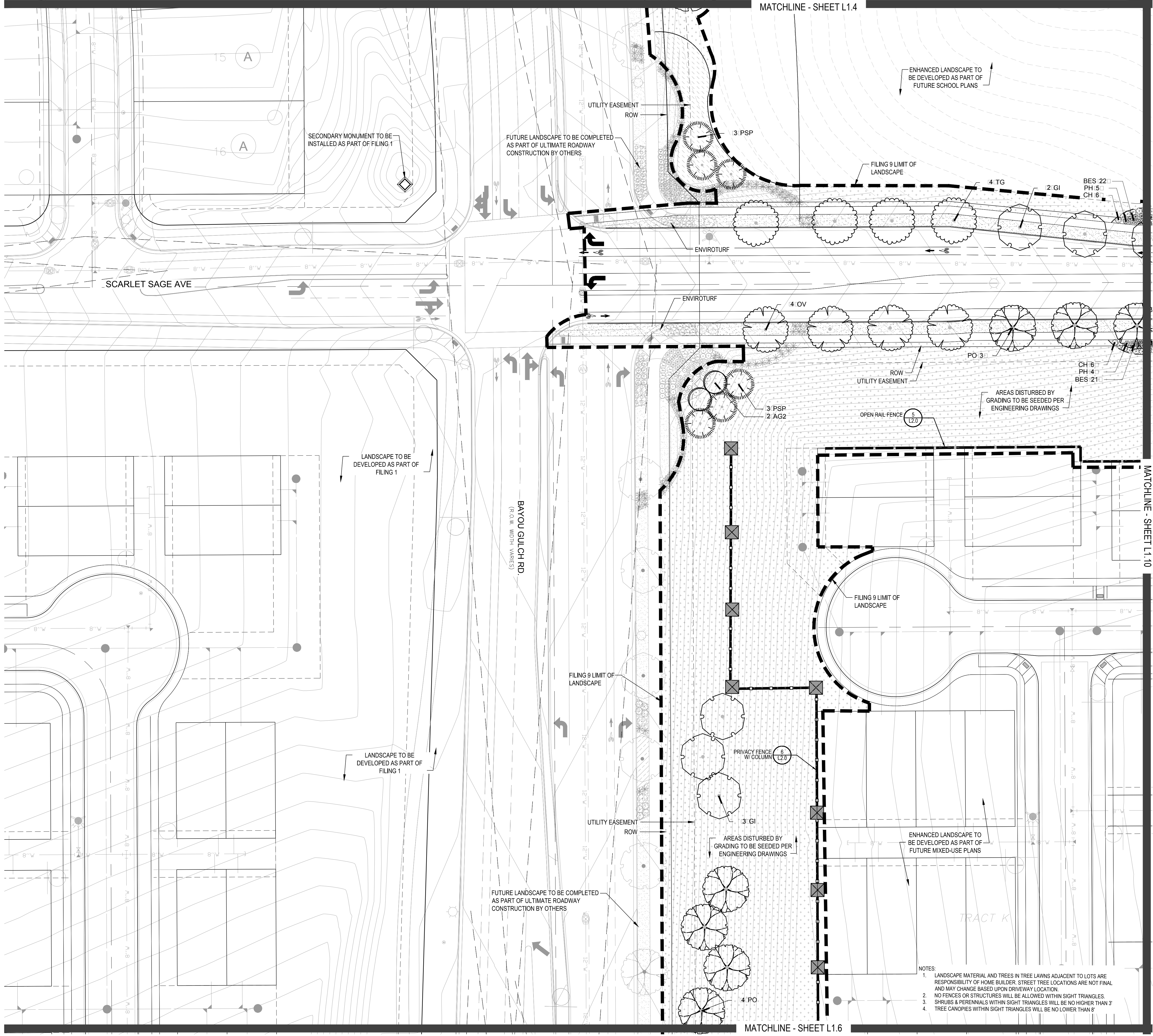
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.4

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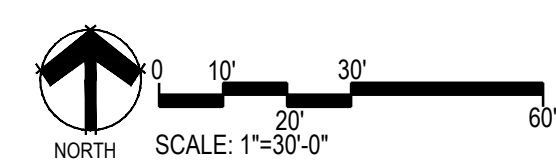
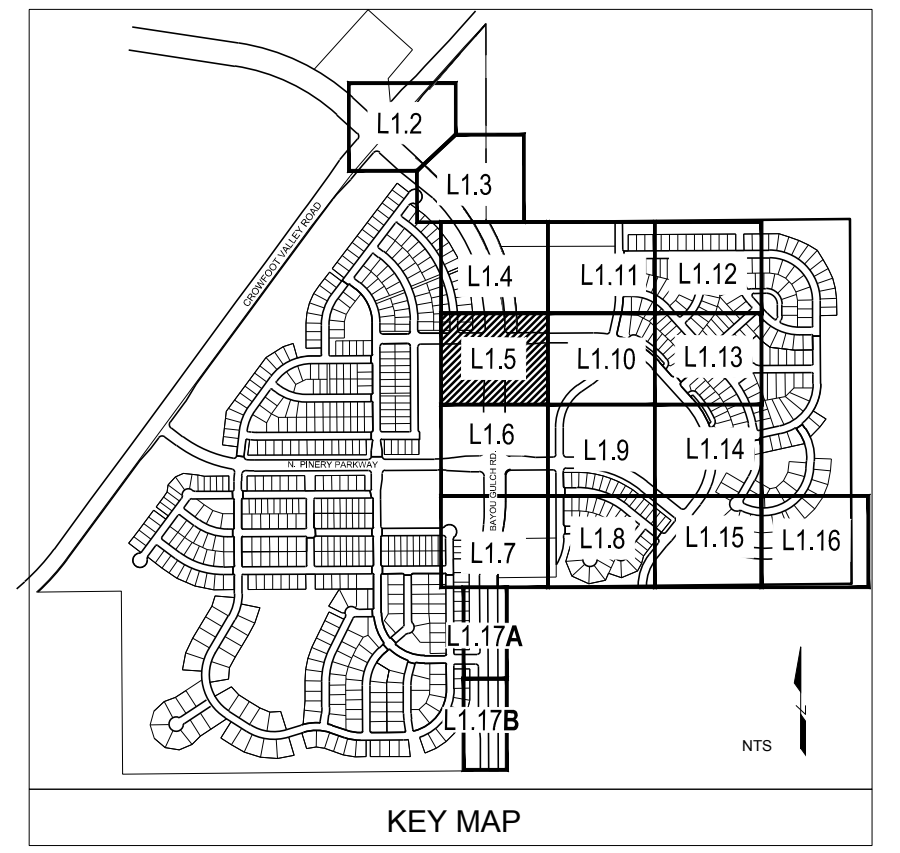


MATCHLINE - SHEET L1.4

MATCHLINE - SHEET L1.6

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	BURR OAK
M	CHINKAPIN OAK
M2	COMMON HACKBERRY
HAC	EMERALD GREEN MAPLE
AE	GLENELEVEN LITTLELEAF LINDEN
TG2	GREENSPIRE LITTLELEAF LINDEN
TG	HERITAGE OAK
C	IMPERIAL HONEYLOCUST
GI	KENTUCKY COFFEE TREE
GK	RED OAK
R	REDMOND AMERICAN LINDEN
RAL	RIVER BIRCH
BR	SCHWEDLER MAPLE
AS	SHADEMASTER LOCUST
GS	SWAMP WHITE OAK
B	
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
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AG2	ROCKY MOUNTAIN MAPLE
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SP	PINCUSHION FLOWER
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SP2	DWARF ARCTIC WILLOW
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SCH	PAWNEE BUTTES SAND CHERRY
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PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE SUNNY FOUNTAIN GRASS
MY	YAKU-IMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
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Prepared For
E5X MANAGEMENT
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 CENTENNIAL, CO 80112

Land Planning

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Engineering

 10333 E. DRY CREEK RD. #240
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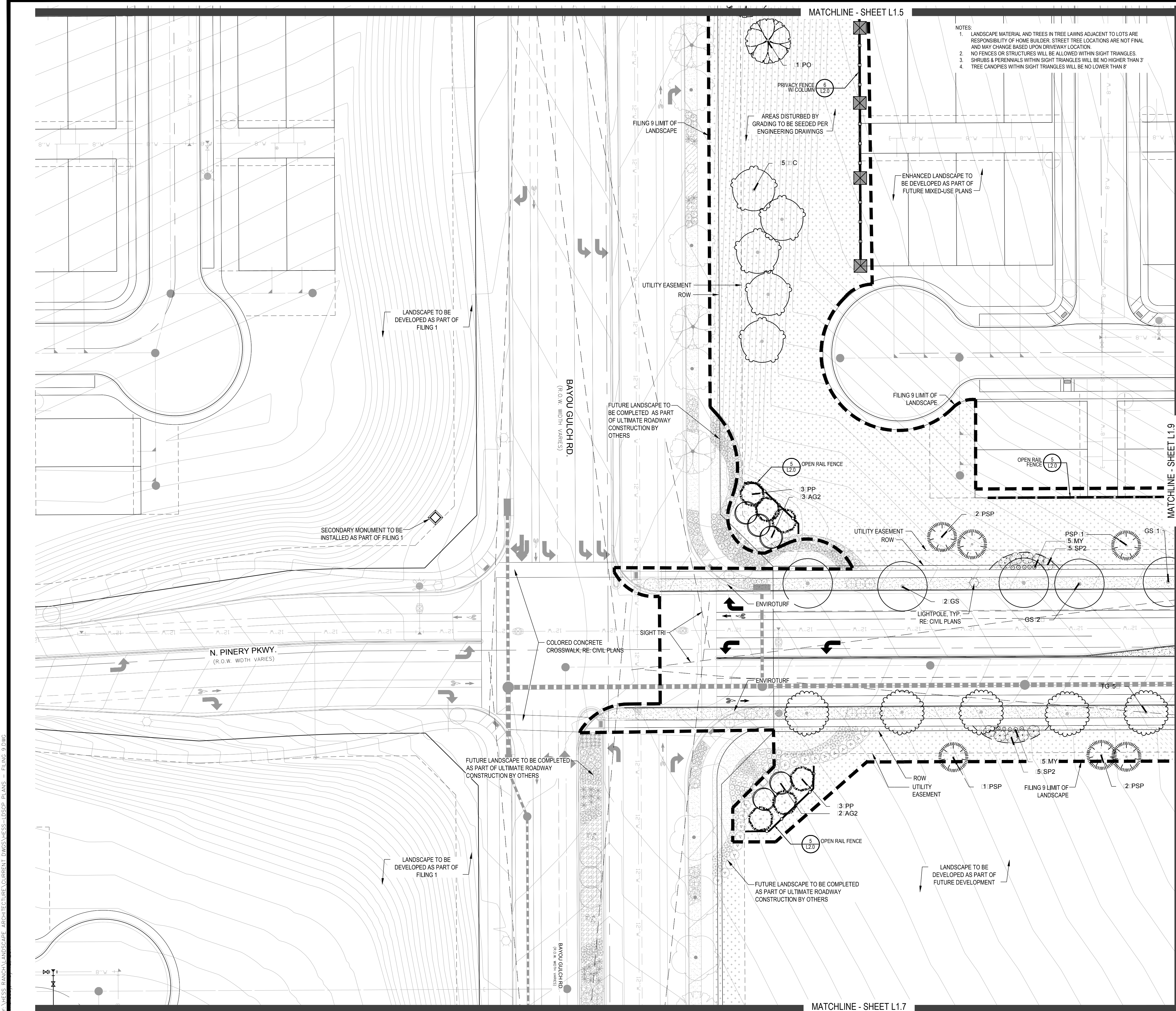
TRAILS AT CROWFOOT
FILING NO. 9
 PARKER, COLORADO
LANDSCAPE PLANS

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LANDSCAPE PLAN

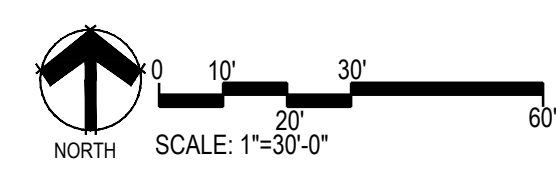
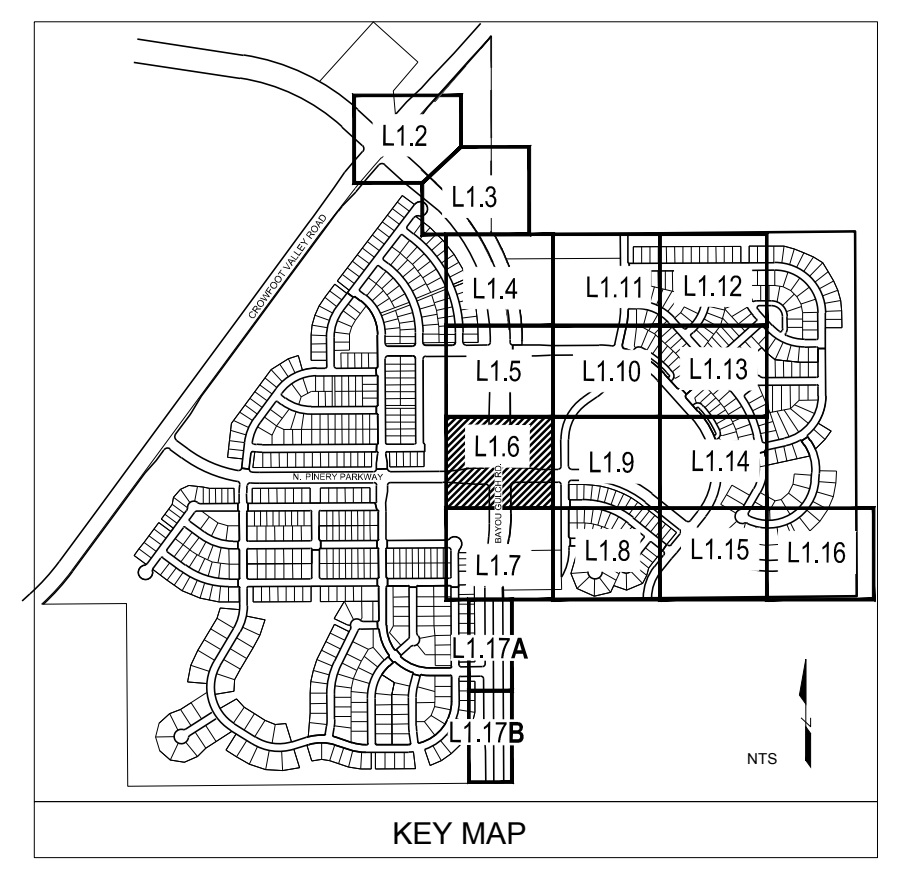
Sheet Number
L1.5



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PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEAM
OV AMERICAN SYCAMORE	BURR OAK
PO CHINKAPIN OAK	COMMON HACKBERRY
M2 EMERALD GREEN MAPLE	GLENELEVEN LITTLELEAF LINDEN
HAC HERITAGE OAK	GREENSPRING LITTLELEAF LINDEN
AE IMPERIAL HONEYLOCUST	HERITAGE OAK
TC2 KENTUCKY COFFEE TREE	RED OAK
CG REDMOND AMERICAN LINDEN	RIVER BIRCH
GI SCHWEDLER MAPLE	SHADEMASTER LOCUST
GK SWAMP WHITE OAK	
RAL	
BR	
AS	
GS	
B	
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	LIMBER PINE
PSP PINON PINE	PONDEROSA PINE
PP VANDERWOLF'S PYRAMID PINE	
PPI	
VAN	
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	ROCKY MOUNTAIN MAPLE
AG2	
ANNUALS PERENNIALS	COMMON NAME
BES BLACK EYED SUSAN	PINCUSHION FLOWER
SP	
DECIDUOUS SHRUBS	COMMON NAME
CD BLUE MIST SHRUB	DWARF ARCTIC WILLOW
SP2 GRO LOW FRAGRANT SUMAC	NEW MEXICO PRIVET
RHU PAWNEE BUTTES SAND CHERRY	RED TWIG DOGWOOD
FN ROCK COTONEASTER	ROCKY MOUNTAIN PENSTEMON
SCH	RUSSIAN SAGE
CB SASKATOON SERVICEBERRY	WHITE MEDILLAND ROSE
CH	AUTUMN BRILLIANCE SERVICEBERRY
PS2	
PA	
SSB	
RW	
AG	
EVERGREEN SHRUBS	COMMON NAME
B BLUE CHIP JUNIPER	BUFFALO JUNIPER
BU	MAN ANITA
AC	MUGO PINE
PS	
ORNAMENTAL GRASSES	COMMON NAME
PH BLUE SWITCH GRASS	FEATHER REED GRASS
CK LITTLE BUNNY FOUNTAIN GRASS	YAKU-IMA DWARF MAIDEN GRASS
PS2	
MY	
GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY 4" DIA. COBBLE
	ROCK MULCH TAN 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS
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Engineering

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LANDSCAPE PLANS

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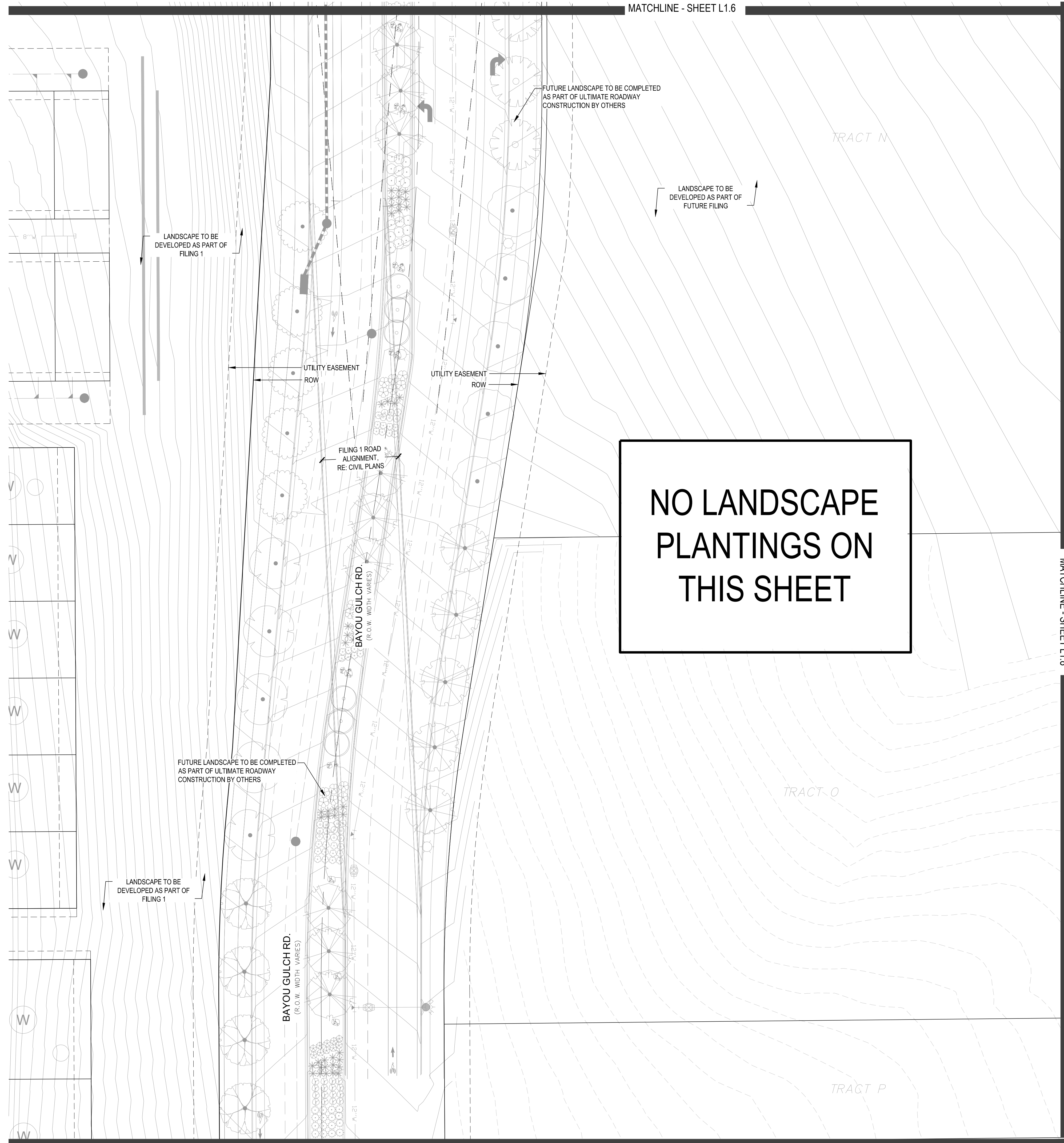
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LANDSCAPE PLAN

Sheet Number
L1.6

Y:\HESSE_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT\DWGS\HESSE_LDISCP_PLANS - FILING 9.DWG

MATCHLINE - SHEET L1.6



NOTES:

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PO	AMERICAN SYCAMORE
IM	BURR OAK
M2	CHINKAPIN OAK
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AE	EMERALD GREEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
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EVERGREEN TREES	COMMON NAME
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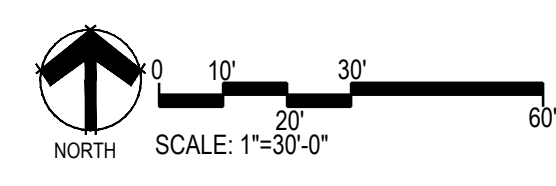
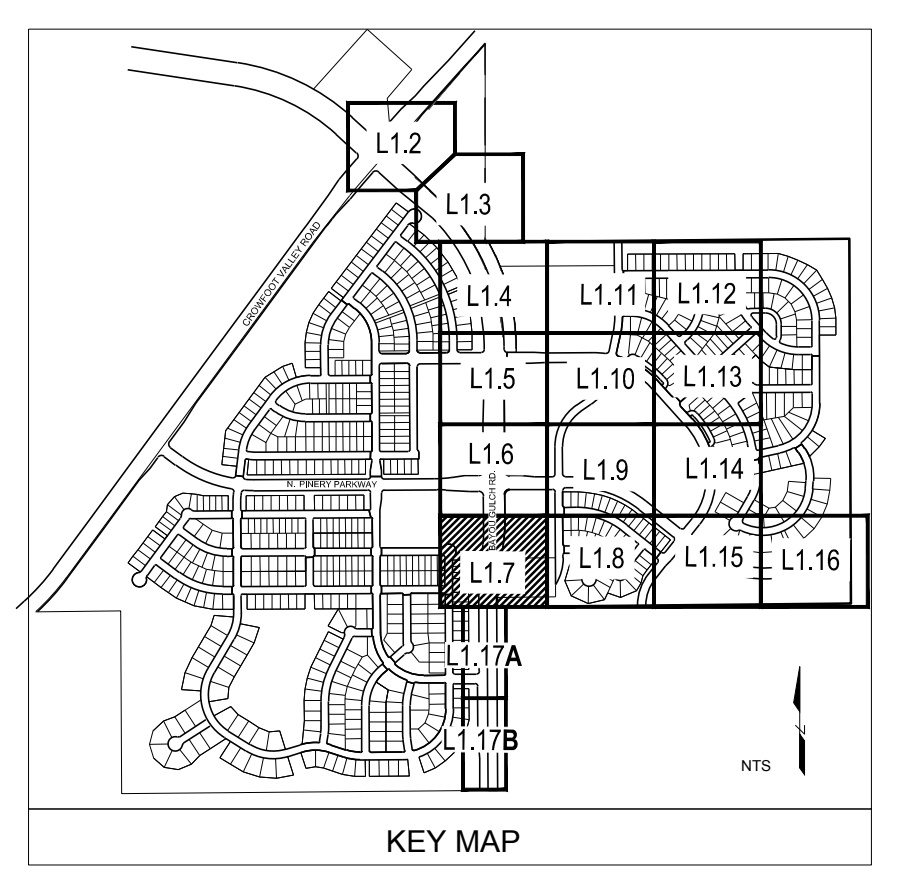
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Sheet Name

LANDSCAPE PLAN

Sheet Number

L1.7



X:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 9.DWG

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PO	AMERICAN SYCAMORE
M	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
C	HERITAGE OAK
GJ	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
R	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PIÑON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE

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

ANNUALS PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

DECIDUOUS SHRUBS	COMMON NAME
CO	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP UNIPER
BU	BUFFALO UNIPER
AC	MAN ANITA
PS	MUGO PINE

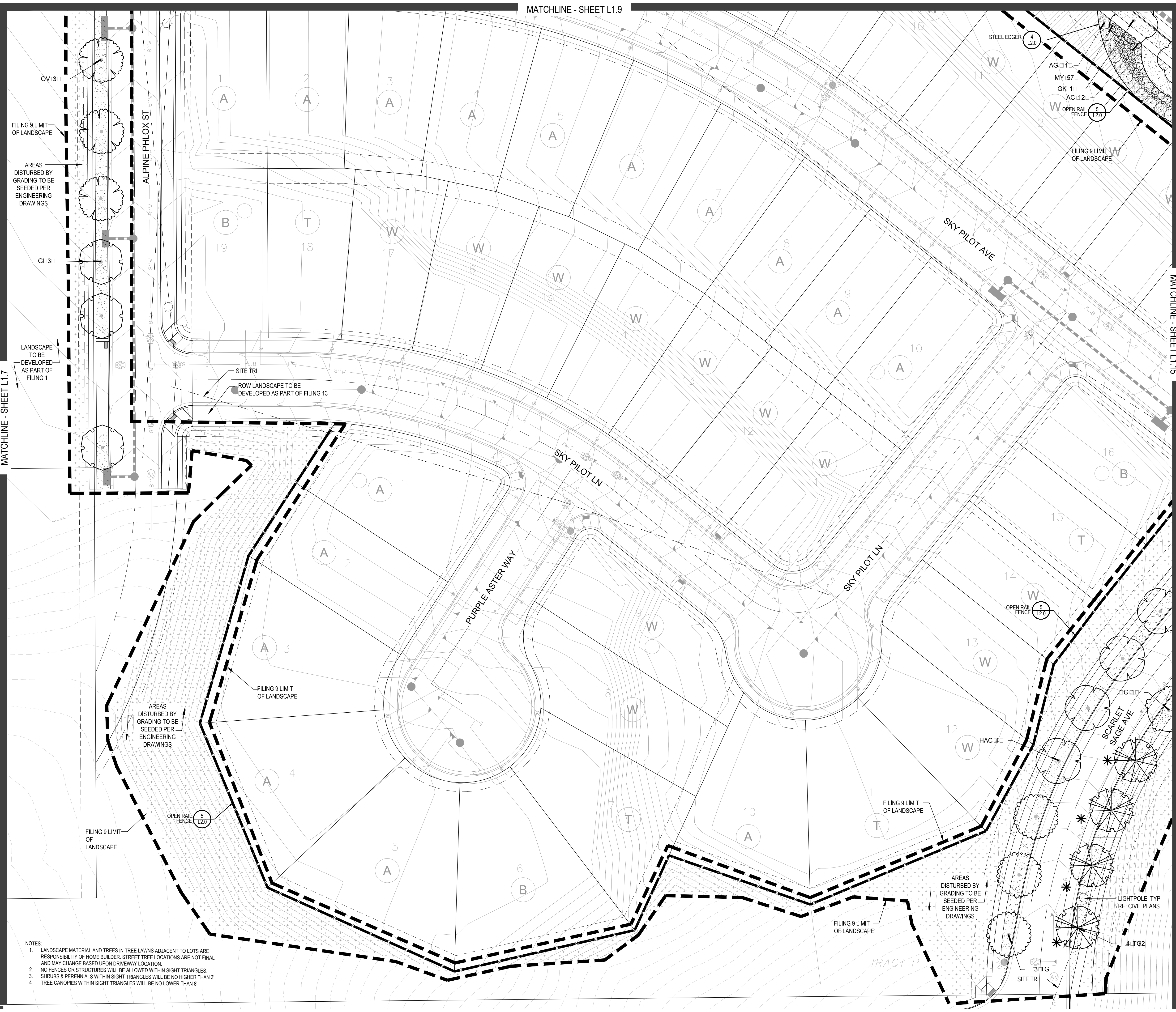
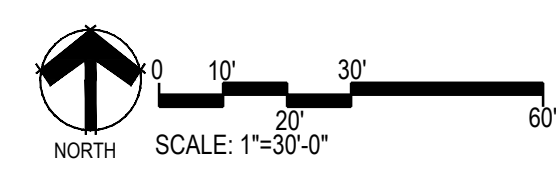
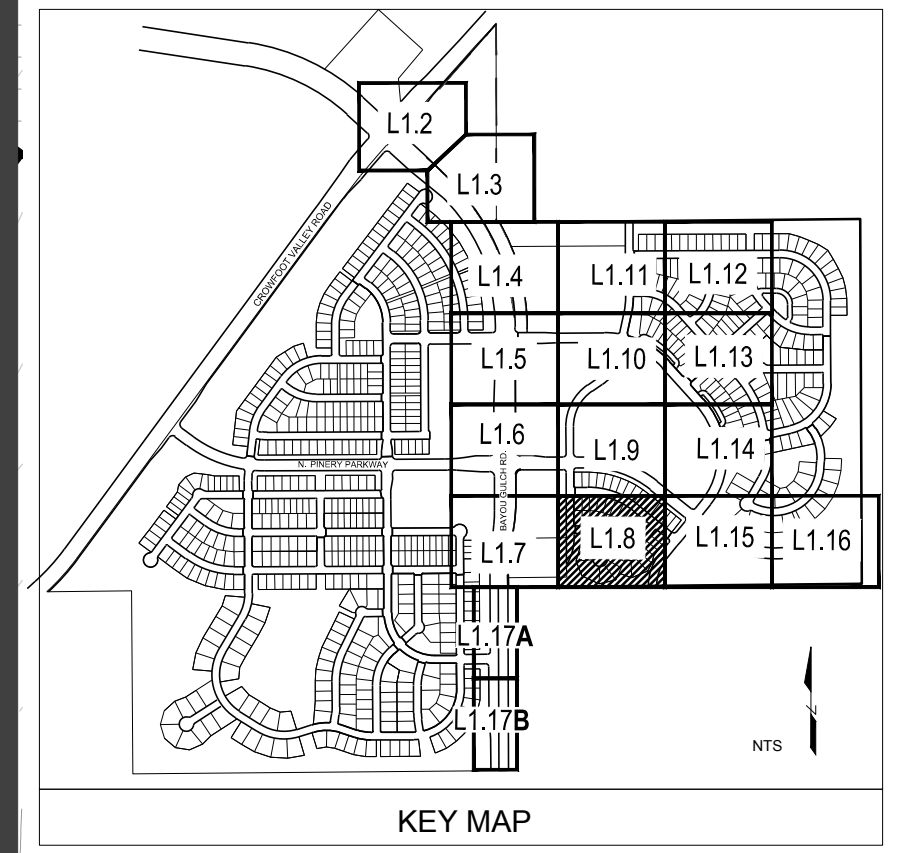
ORNAMENTAL GRASSES	COMMON NAME
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU IMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY: 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN: 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2

AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS

TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9 QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.



- NOTES:
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 CENTENNIAL, CO 80112

Land Planning

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

Engineering

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

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

DRAFT/NOT FOR CONSTRUCTION

Drawn by: WI BEM/GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.8

- NOTES:
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PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBAM
PO	AMERICAN SYCAMORE
M	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD GREEN MAPLE
TG2	GLENNLEVEN LITTLELEAF LINDEN
TG	GREENSPICE LITTLELEAF LINDEN
C	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
R	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE

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

ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

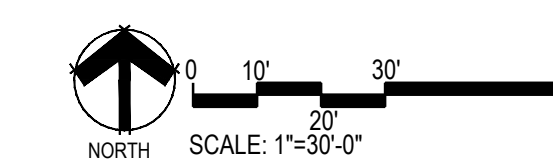
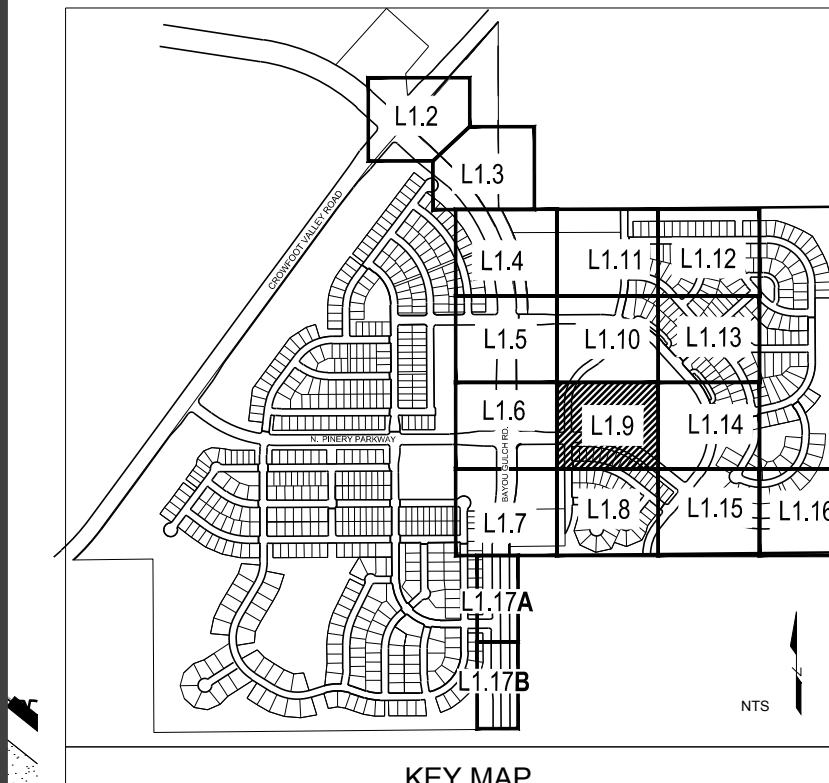
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP JUNIPER
BU	BUFFALO JUNIPER
AC	MAN ANITA
PS	MUGO PINE

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

GROUND COVERS

COMMON NAME
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ROCK MULCH GREY: 4" DIA. COBBLE
ROCK MULCH TAN: 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
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Engineering

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 ENGLEWOOD, CO 80112
 720-482-9526

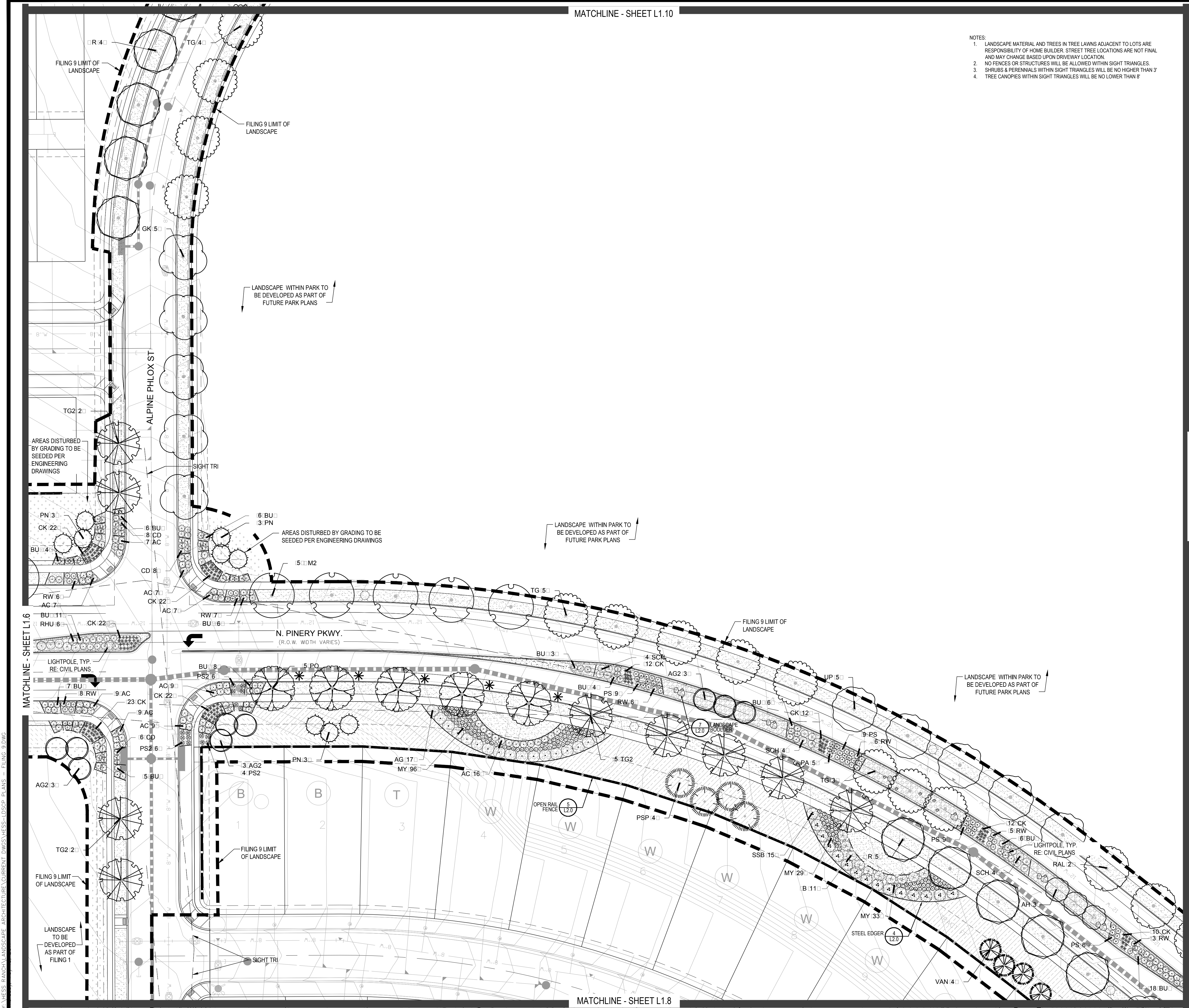
TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
LANDSCAPE PLANS

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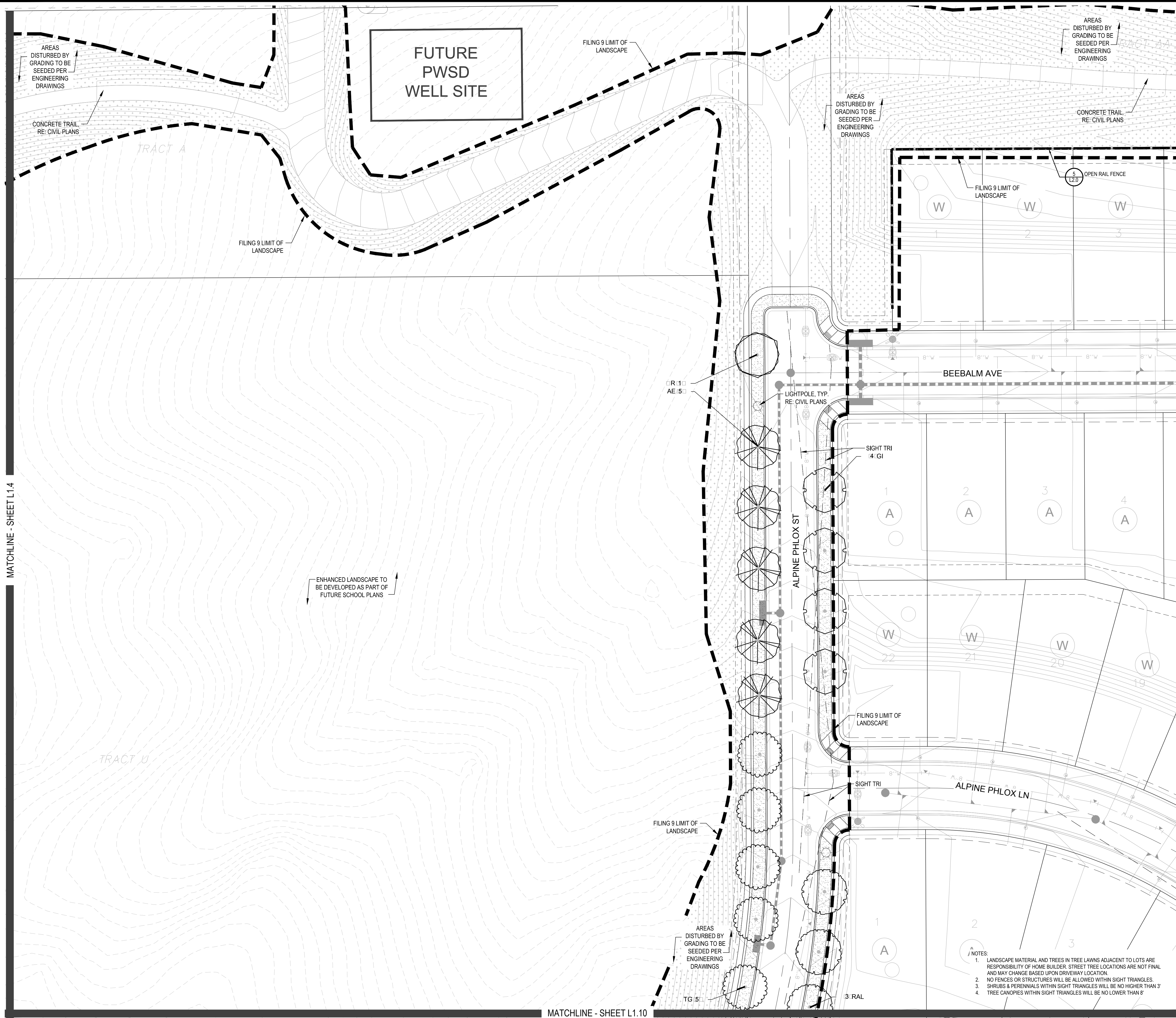
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Y:\NESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\NESS-LDSCP PLANS - FILING 9.DWG
Thursday, May 18, 2017

MATCHLINE - SHEET L1.4



MATCHLINE - SHEET L1.10

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
AM	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
M	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD LEAF MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
C	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
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BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
FN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
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PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE

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

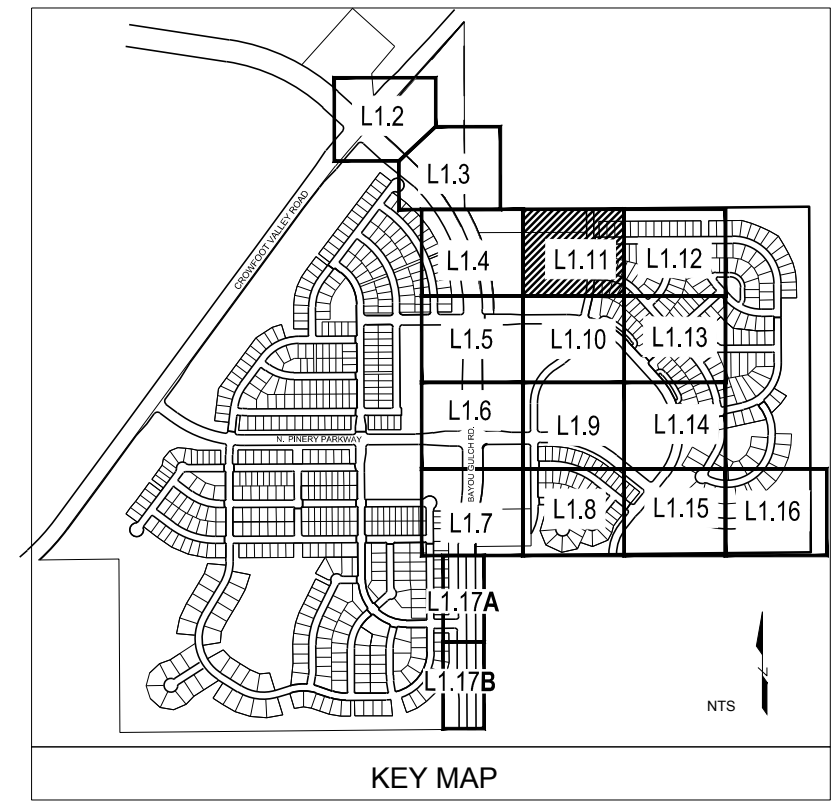
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

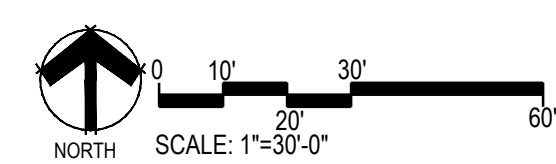
EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP UNIPER
BU	BUFFALO UNIPER
AC	MAN ANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
*	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'
[Symbol]	SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9. QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.



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people creating spaces
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#3, 8-180 Independence plaza
1007 16th street, denver, co 80265
1.303.531.4905, f.303.531.4908

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

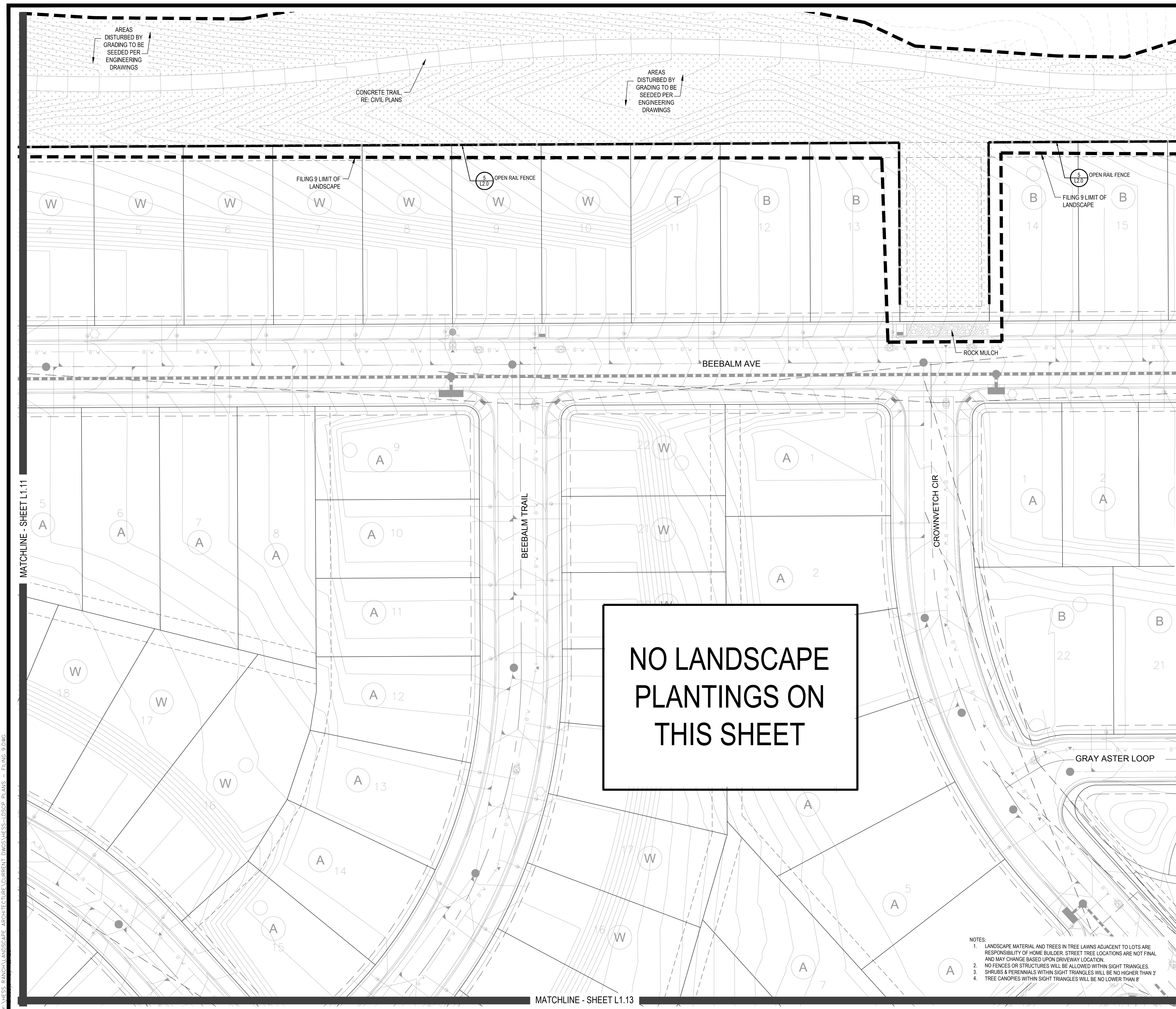
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

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Submittal Date: 12.08.2017
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.11

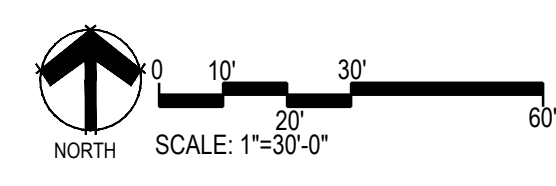
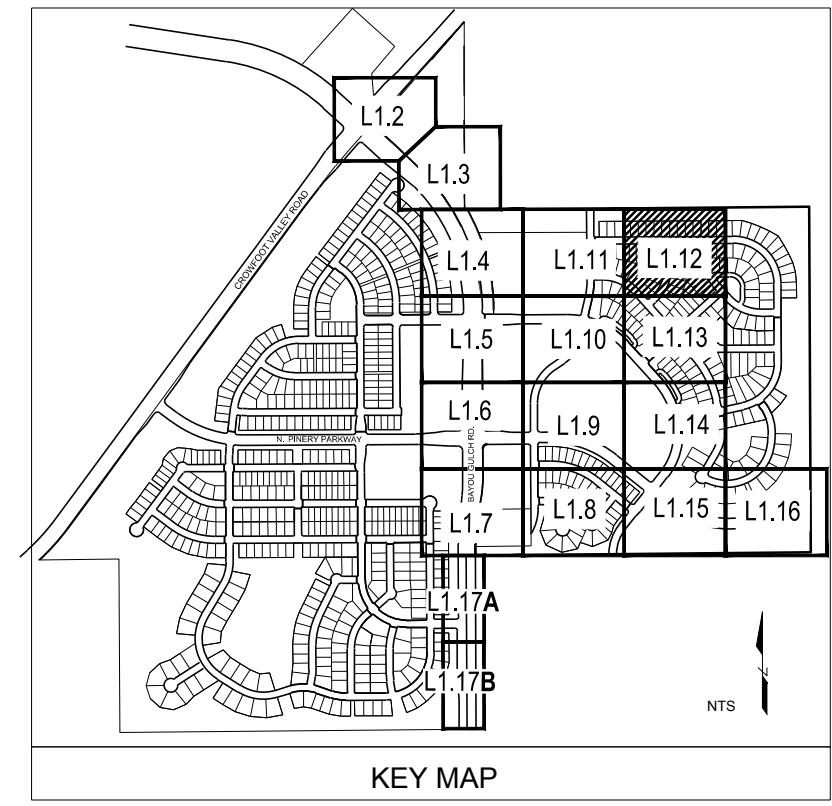


NO LANDSCAPE PLANTINGS ON THIS SHEET

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEEAM
PO	AMERICAN SYCAMORE
M	BURR OAK
M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD GREEN MAPLE
TG2	GLENNLEAF LITTLELEAF LINDEN
TG	GREENSPICE LITTLELEAF LINDEN
LC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
R	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
B	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PP1	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP UNIPER
BU	BUFFALO UNIPER
AC	MAN ANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU IMA DWARF MAIDEN GRASS
GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
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Engineering

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

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Drawn by: WI BEM/GG
 Checked by: PCS STAFF
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LANDSCAPE PLAN

Sheet Number
L1.12

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MATCHLINE - SHEET L1.12

- NOTES
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MATCHLINE - SHEET L1.10

MATCHLINE - SHEET L1.14

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
OP	AMERICAN ELM
PO	AMERICAN HORNBEAM
IM	AMERICAN SYCAMORE
M2	BURR OAK
HAC	CHINKAPIN OAK
AE	COMMON HACKBERRY
EM	EMERALD GREEN MAPLE
TG2	GREENSPINE LITTLELEAF LINDEN
TG3	HERITAGE OAK
C	IMPERIAL HONEYLOCUST
GI	KENTUCKY COFFEE TREE
GK	RED OAK
R	REDMOND AMERICAN LINDEN
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EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
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ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
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AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
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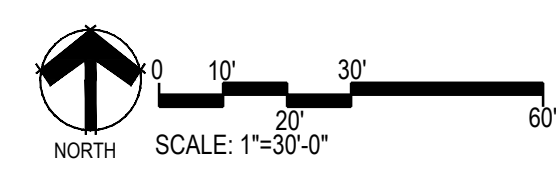
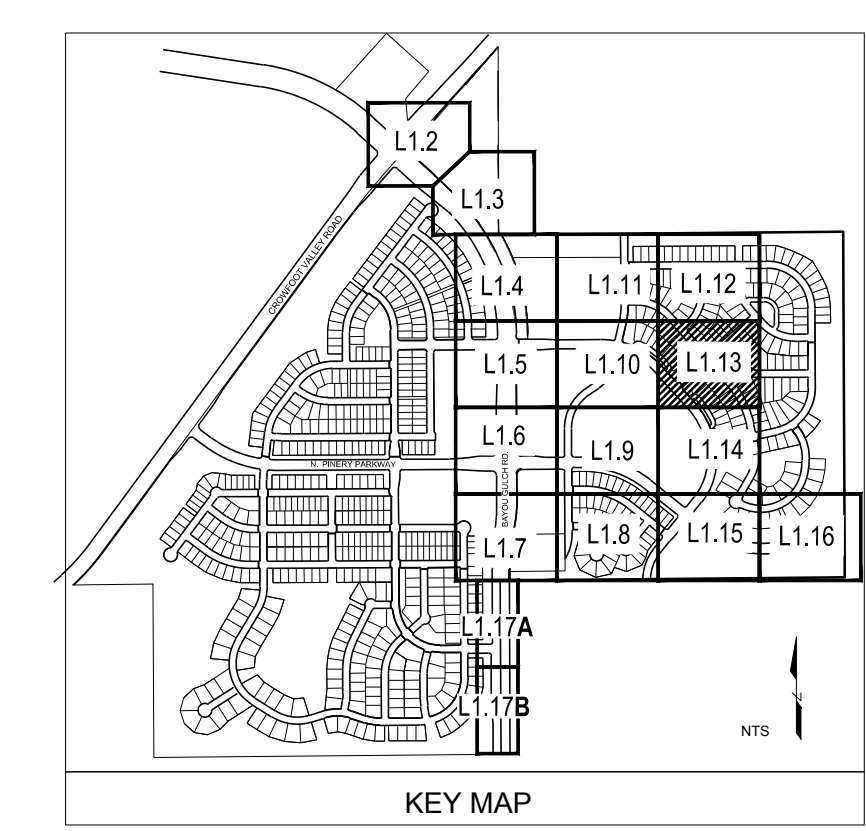
ORNAMENTAL GRASSES	COMMON NAME
PH	BLUE SWITCH GRASS
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GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY .4" DIA. COBBLE
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[Pattern]	SEED MIX 1
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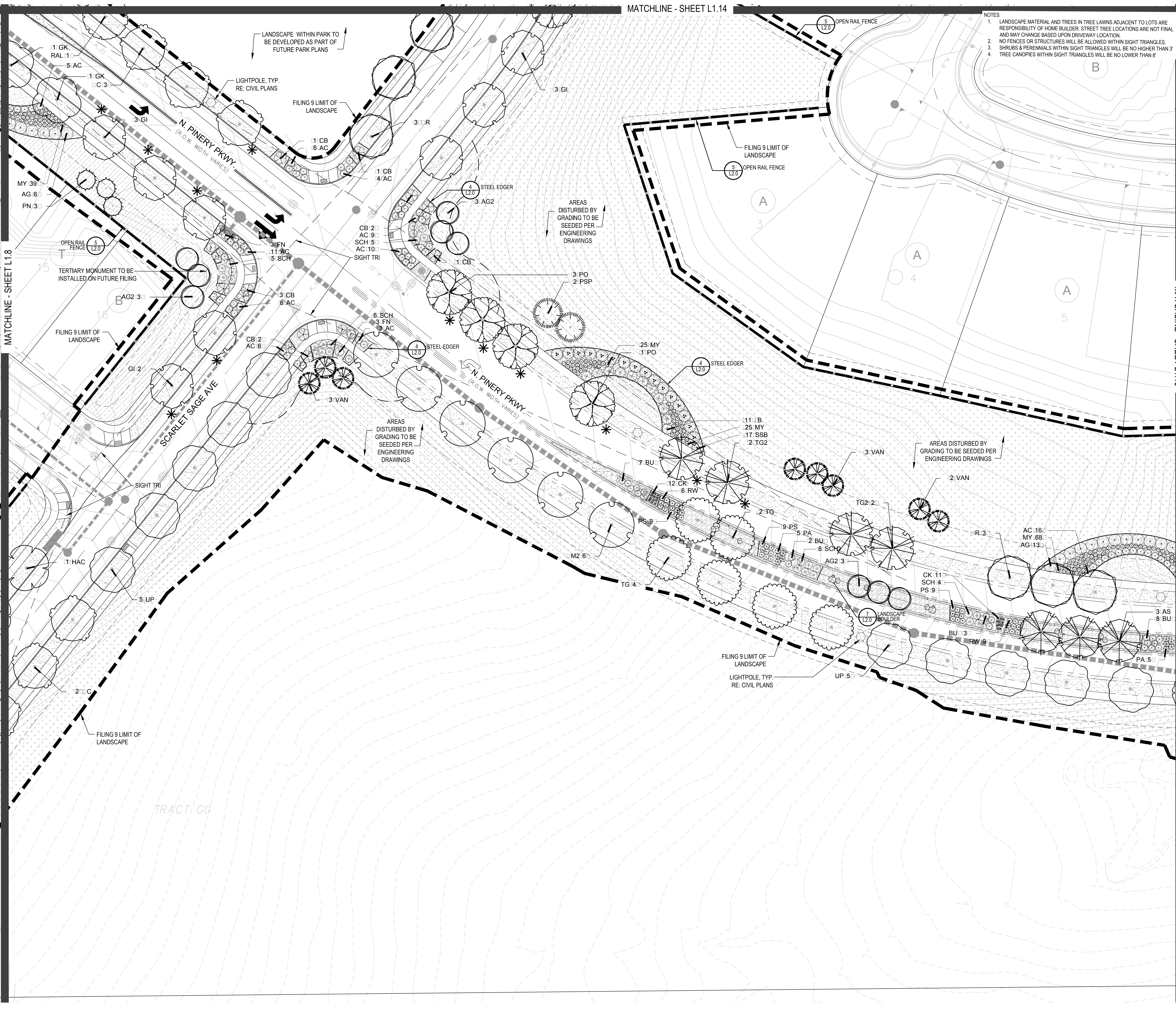
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 Checked by: PCS STAFF
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PLANT & GROUND COVER LIST

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PO	AMERICAN SYCAMORE
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M2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD GREEN MAPLE
TG2	GLENLEAF LITTLELEAF LINDEN
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C	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
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VAN	VANDERWOLF'S PYRAMID PINE

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

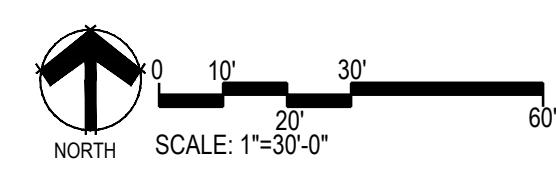
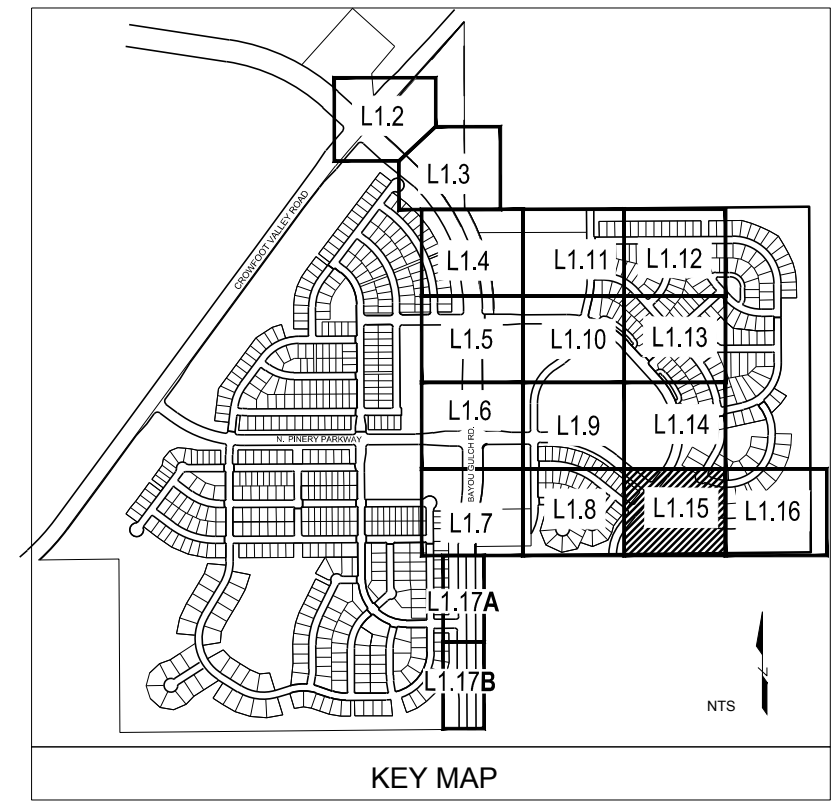
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK EYED SUSAN
SP	PINCUSHION FLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO LOW FRAGRANT SUMAC
FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
B	BLUE CHIP JUNIPER
BU	BUFFALO JUNIPER
AC	MAN ANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY 4" DIA. COBBLE
[Pattern]	ROCK MULCH TAN 4" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
*	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'
[Symbol]	SCREENED LANDSCAPE SHOWN FOR DESIGN INTENT ONLY. SCREENED LANDSCAPE IS NOT INCLUDED AS PART OF FILING 9. QUANTITIES AND IS NOT FOR CONSTRUCTION WITHIN THIS PLAN SET.



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

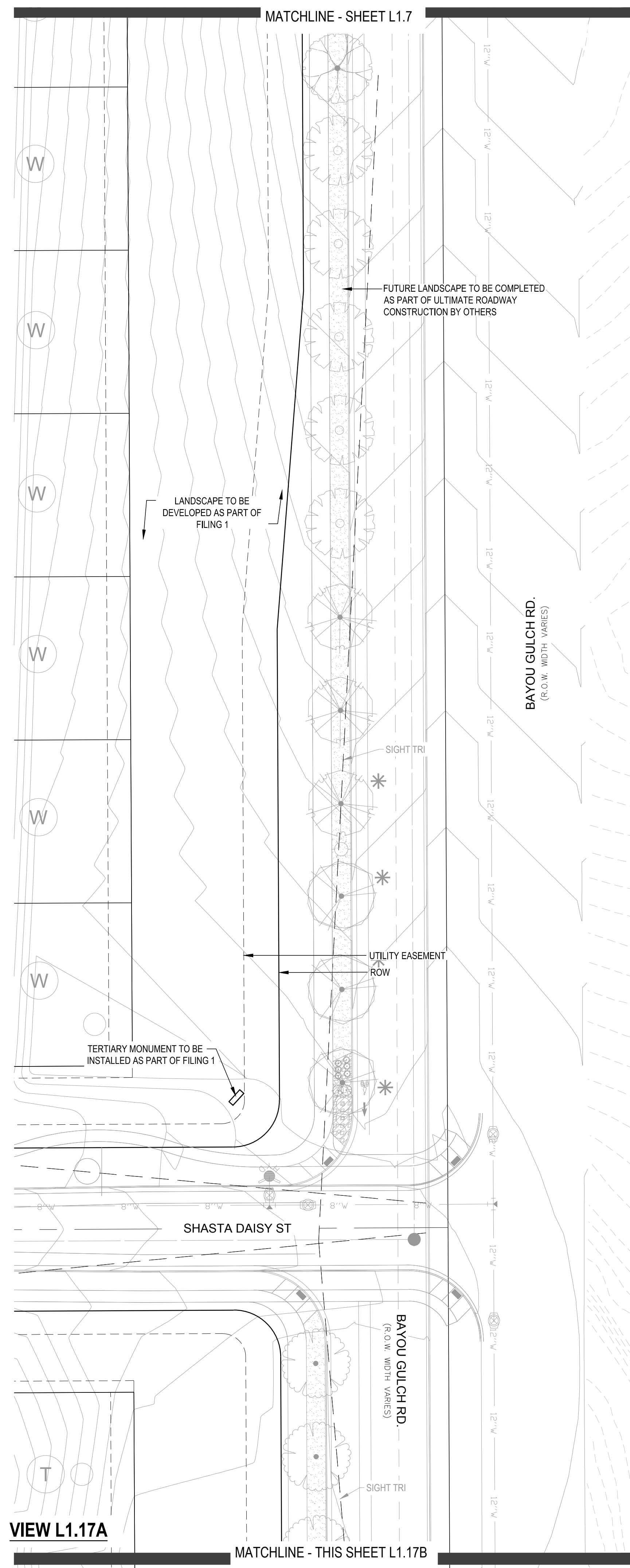
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Drawn by: WI BEM/GG
 Checked by: PCS STAFF
 Submittal Date: 12.08.2017
 Date: _____
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LANDSCAPE PLAN

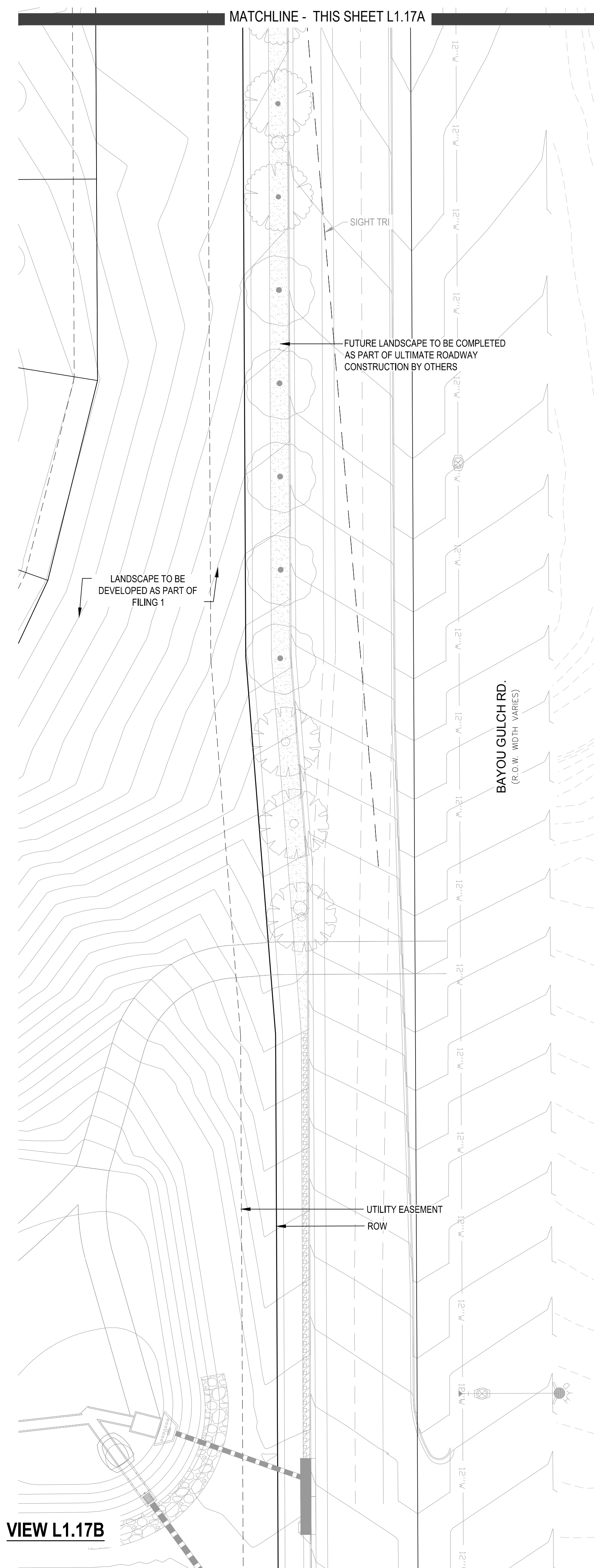
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NO LANDSCAPE PLANTINGS ON THIS SHEET

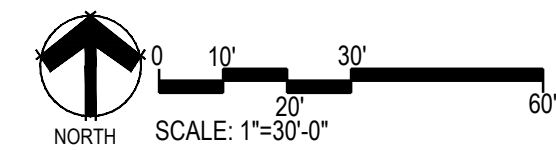
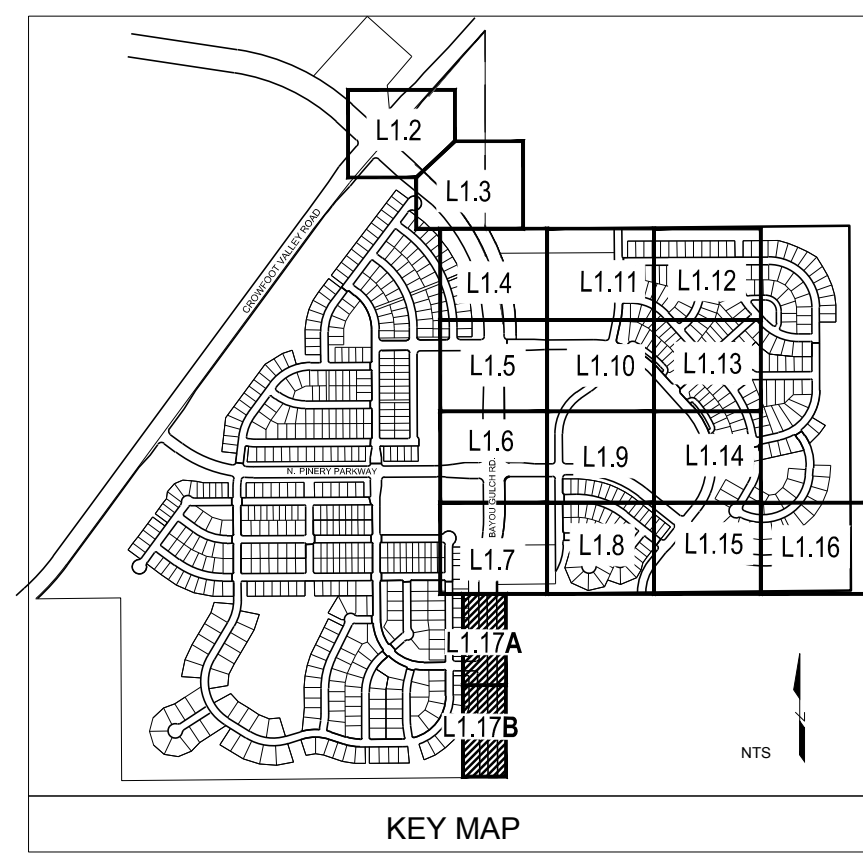
- NOTES
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 3'
 - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



PLANT & GROUND COVER LIST

COMMON NAME	COMMON NAME
DECIDUOUS TREES	COMMON NAME
UP AMERICAN ELM	AMERICAN HORNBEAM
OV AMERICAN SYCAMORE	AMERICAN SYCAMORE
PO BURR OAK	CHINKAPIN OAK
IM CHINKAPIN OAK	COMMON HACKBERRY
M2 COMMON HACKBERRY	EMERALD GREEN MAPLE
HAC EMERALD GREEN MAPLE	GLENLEVEN LITTLELEAF LINDEN
AE GLENLEVEN LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
TG2 GREENSPIRE LITTLELEAF LINDEN	HERITAGE OAK
TG HERITAGE OAK	IMPERIAL HONEYLOCUST
IC IMPERIAL HONEYLOCUST	KENTUCKY COFFEE TREE
GK KENTUCKY COFFEE TREE	RED OAK
R RED OAK	REDMOND AMERICAN LINDEN
RAL REDMOND AMERICAN LINDEN	RIVER BIRCH
BR RIVER BIRCH	SCHWEDLER MAPLE
AS SCHWEDLER MAPLE	SHADEMASTER LOCUST
GS SHADEMASTER LOCUST	SWAMP WHITE OAK
B SWAMP WHITE OAK	
EVERGREEN TREES	COMMON NAME
PN AUSTRIAN BLACK PINE	AUSTRIAN BLACK PINE
PSP LIMBER PINE	LIMBER PINE
FP PINON PINE	PINON PINE
PPI PONDEROSA PINE	PONDEROSA PINE
VAN VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH HOT WINGS TATARIAN MAPLE	HOT WINGS TATARIAN MAPLE
AG2 ROCKY MOUNTAIN MAPLE	ROCKY MOUNTAIN MAPLE
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BES BLACK EYED SUSAN	BLACK EYED SUSAN
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RHU GRO LOW FRAGRANT SUMAC	GRO LOW FRAGRANT SUMAC
FN NEW MEXICO PRIVET	NEW MEXICO PRIVET
SCH PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
CB RED TWIG DOGWOOD	RED TWIG DOGWOOD
CH ROCK COTONEASTER	ROCK COTONEASTER
PS2 ROCKY MOUNTAIN PENSTEMON	ROCKY MOUNTAIN PENSTEMON
PA RUSSIAN SAGE	RUSSIAN SAGE
SSB SASKATOON SERVICEBERRY	SASKATOON SERVICEBERRY
RW WHITE MEIDLAND ROSE	WHITE MEIDLAND ROSE
AG AUTUMN BRILLIANCE SERVICEBERRY	AUTUMN BRILLIANCE SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
B BLUE CHIP UNIPER	BLUE CHIP UNIPER
BU BUFFALO UNIPER	BUFFALO UNIPER
AC MAN ANITA	MAN ANITA
PS MUGO PINE	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
PH BLUE SWITCH GRASS	BLUE SWITCH GRASS
CK FEATHER REED GRASS	FEATHER REED GRASS
PB2 LITTLE BUNNY FOUNTAIN GRASS	LITTLE BUNNY FOUNTAIN GRASS
MY YAKU JIMA DWARF MAIDEN GRASS	YAKU JIMA DWARF MAIDEN GRASS

COMMON NAME	COMMON NAME
GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY: 4" DIA. COBBLE
	ROCK MULCH TAN: 4" DIA. COBBLE
	SEED MIX 1
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	AREAS DISTURBED BY GRADING TO SEEDED PER ENGINEERING DRAWINGS
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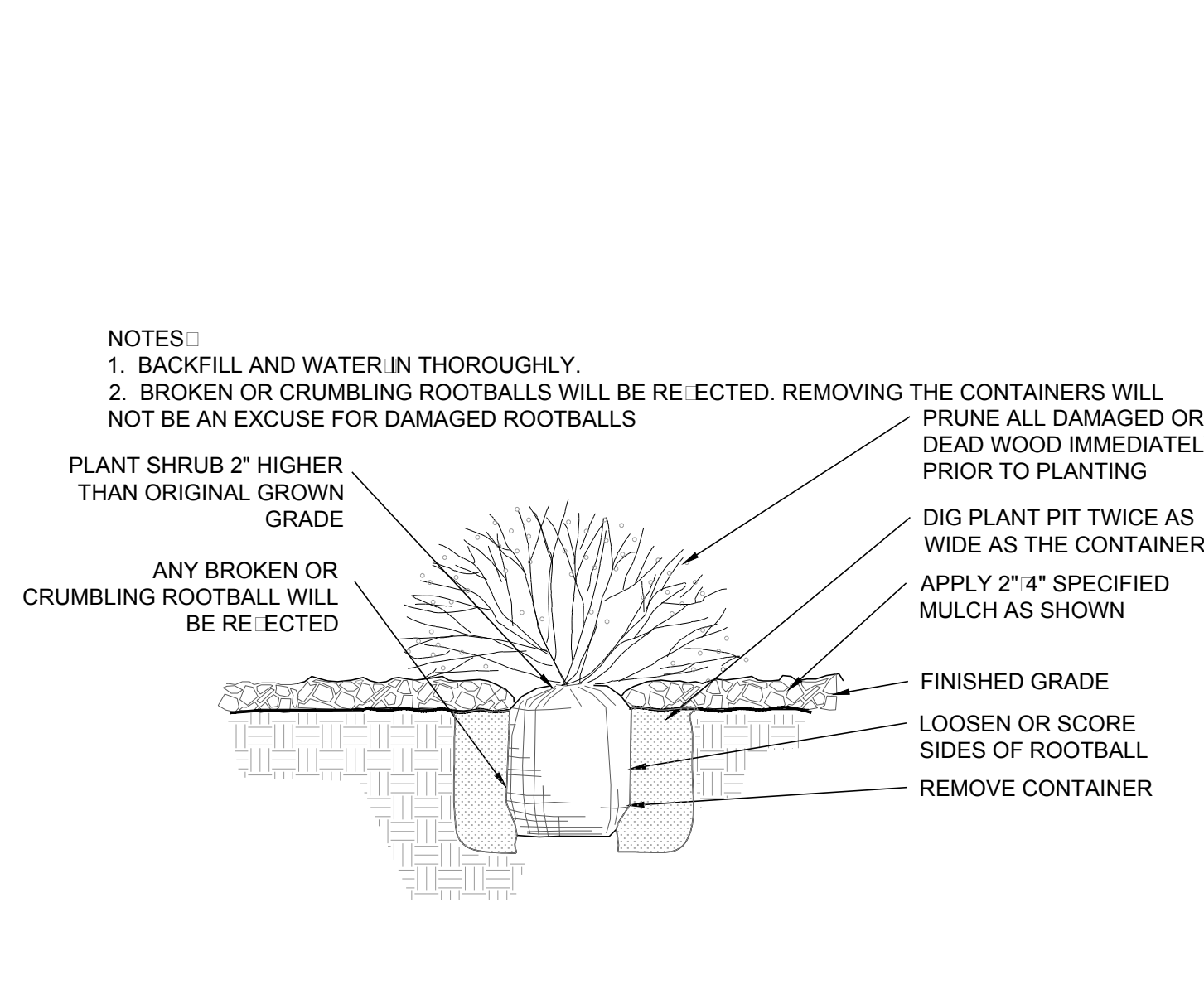
TRAILS AT CROWFOOT
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LANDSCAPE PLANS

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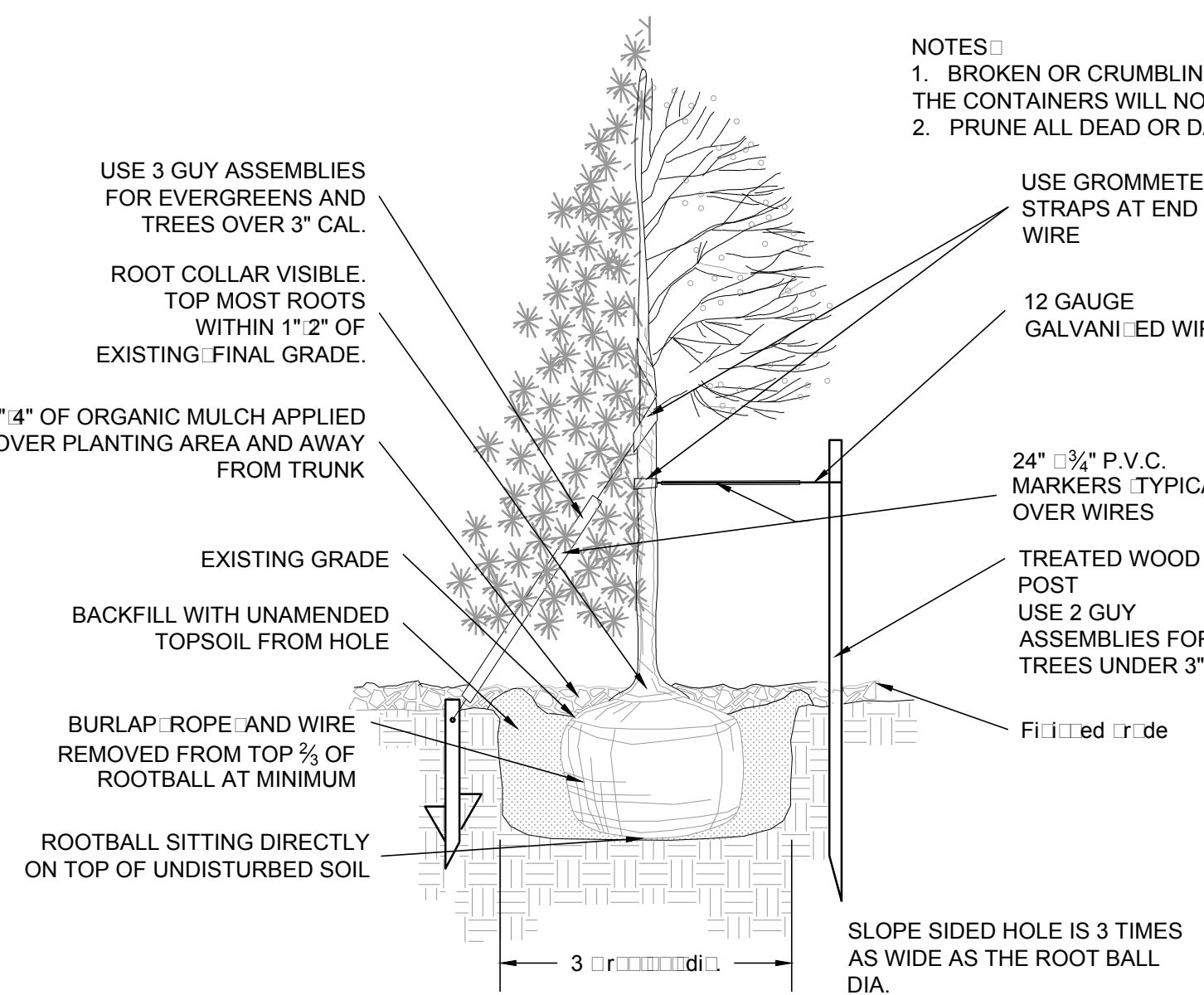
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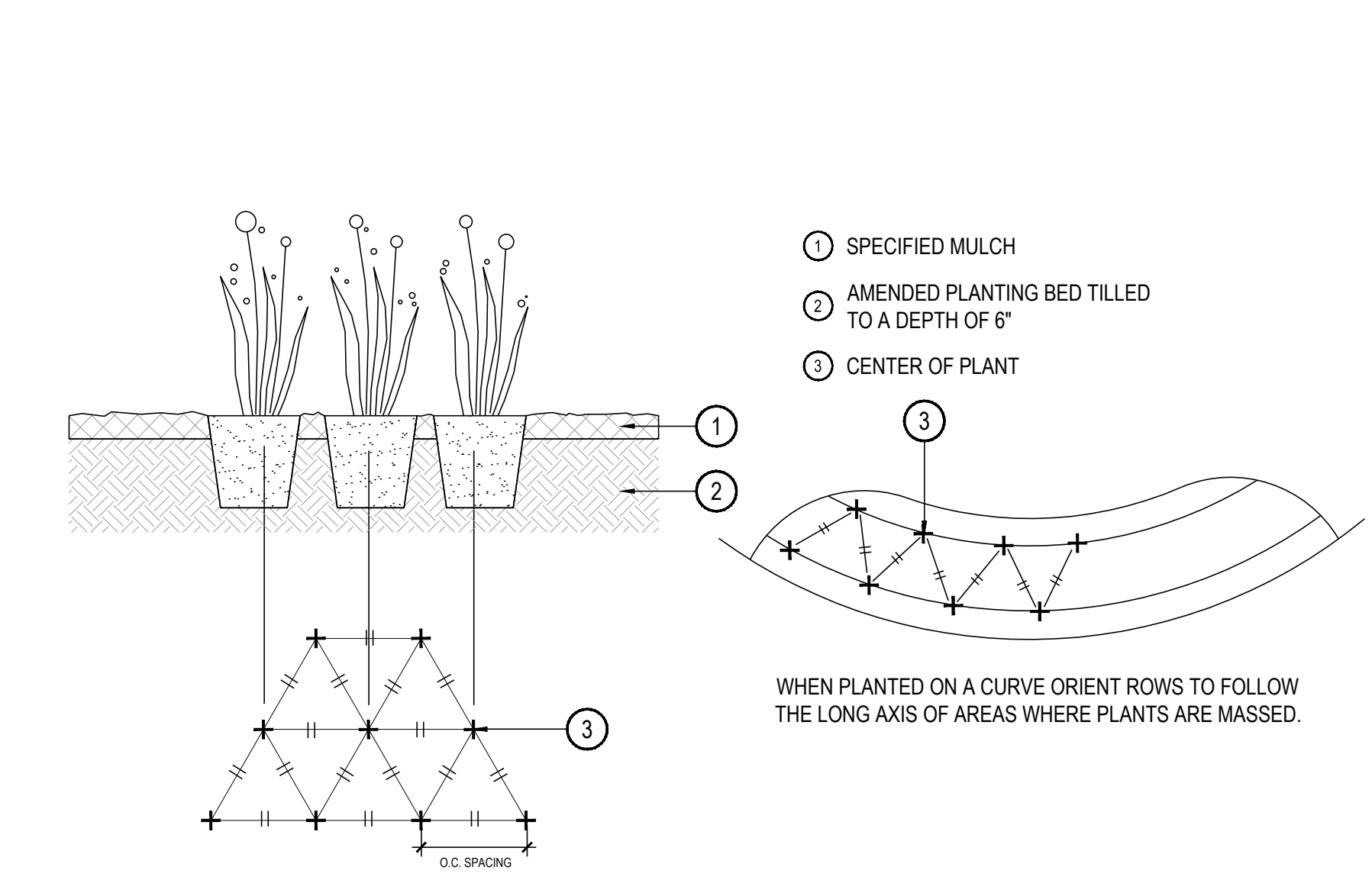
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L1.17



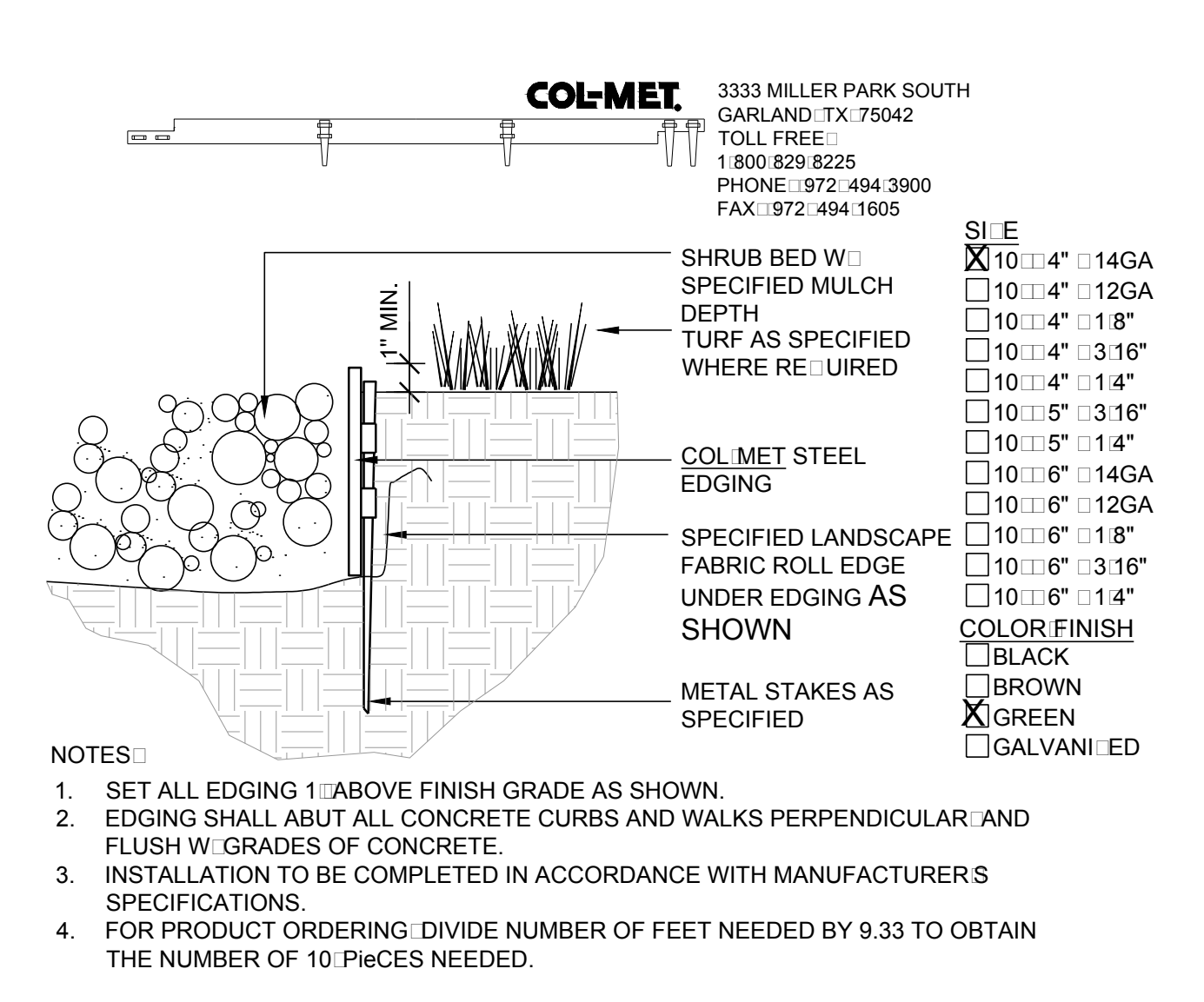
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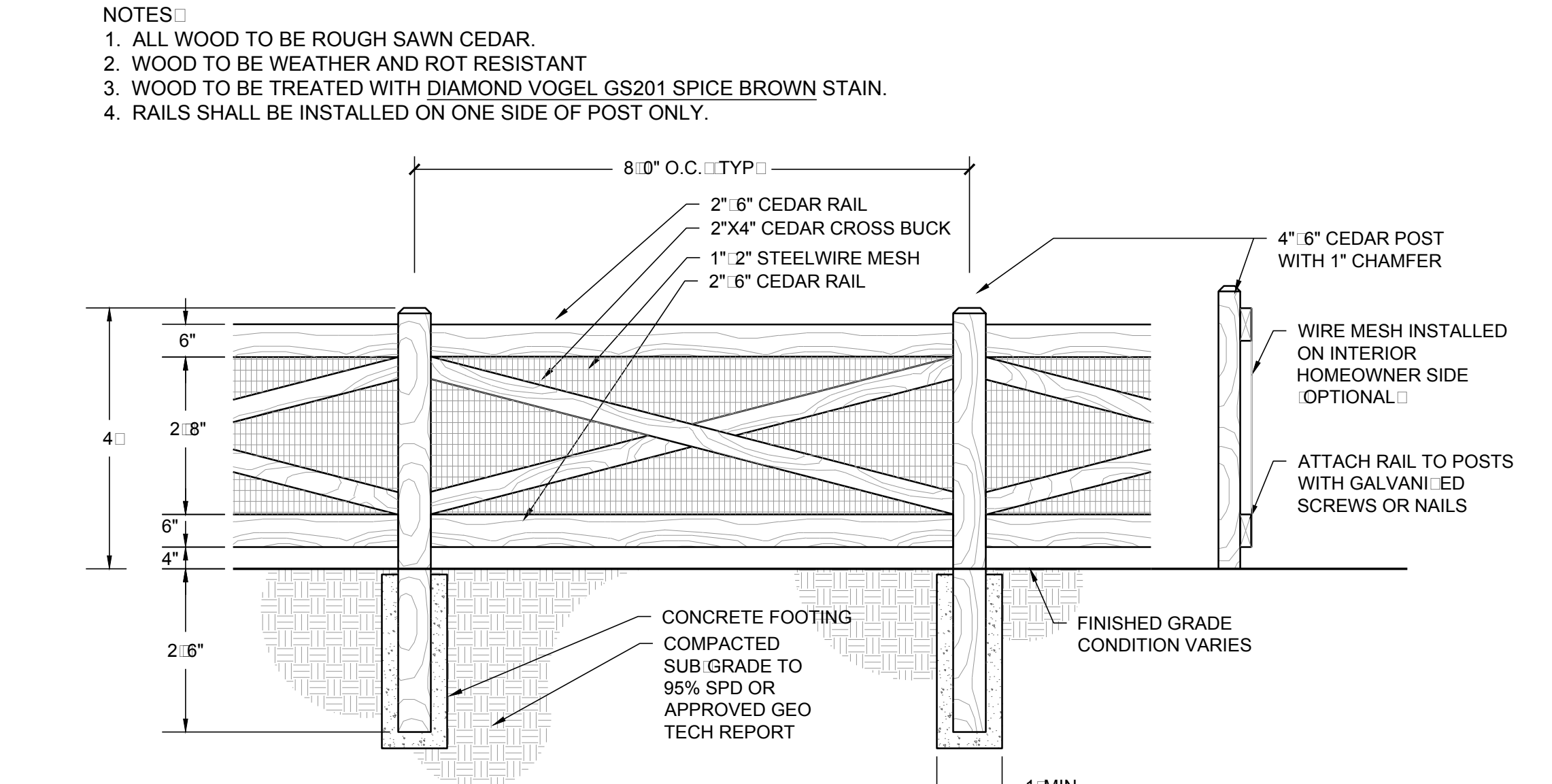
2 TREE PLANTING NOT TO SCALE



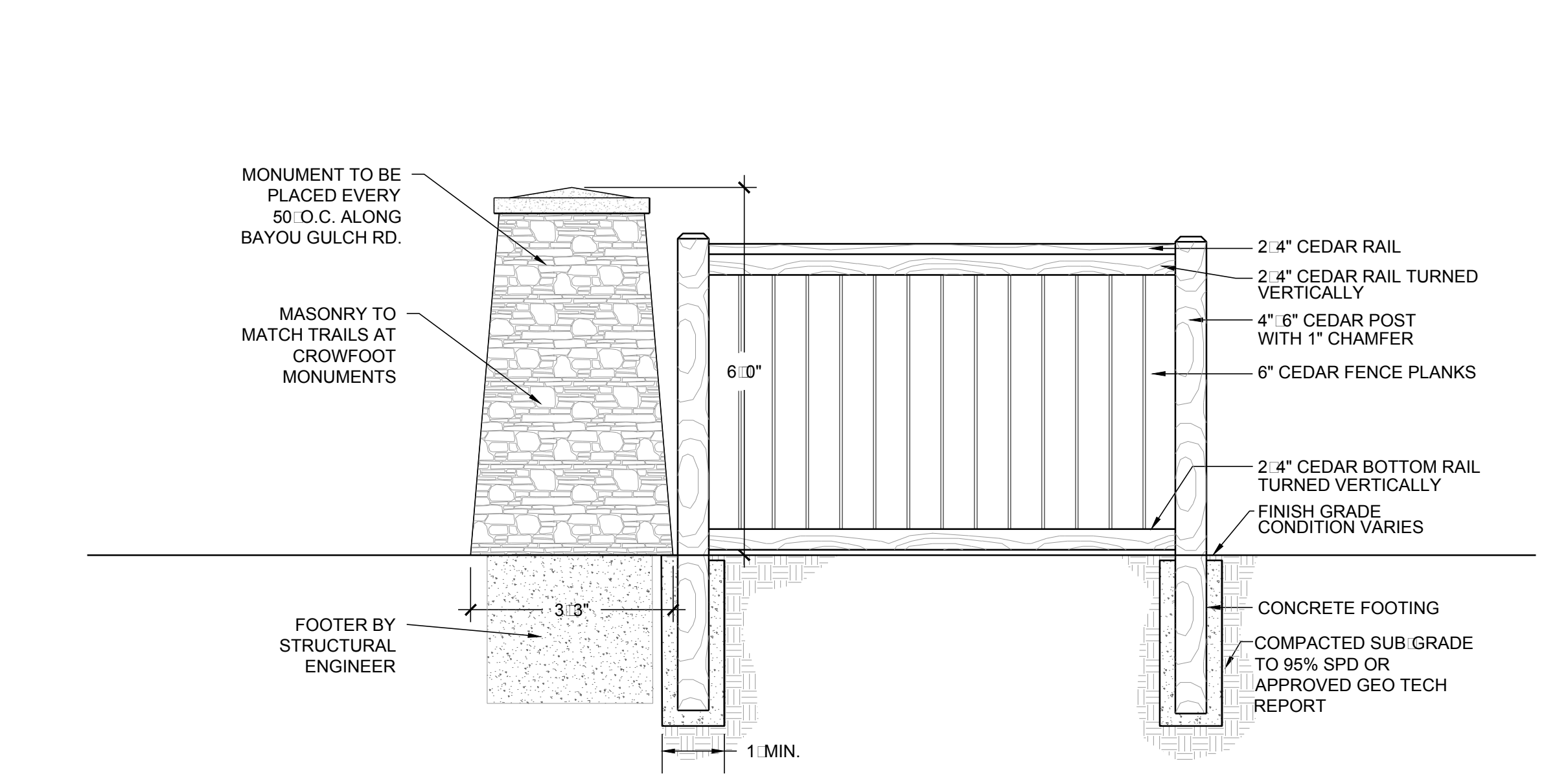
3 PERENNIAL OR GRASS PLANTING NOT TO SCALE



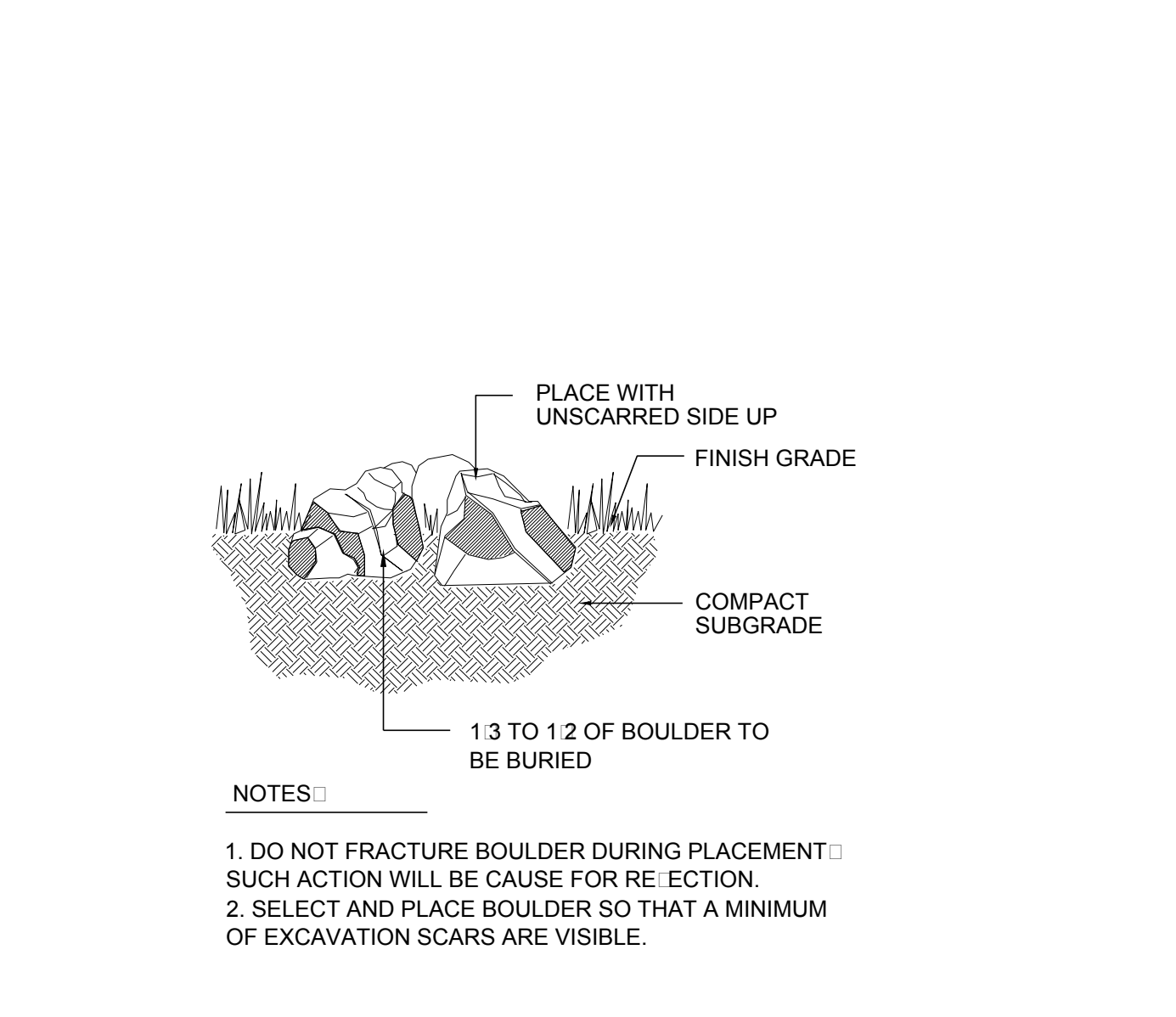
4 STEEL EDGER NOT TO SCALE



5 OPEN RAIL FENCE NOT TO SCALE

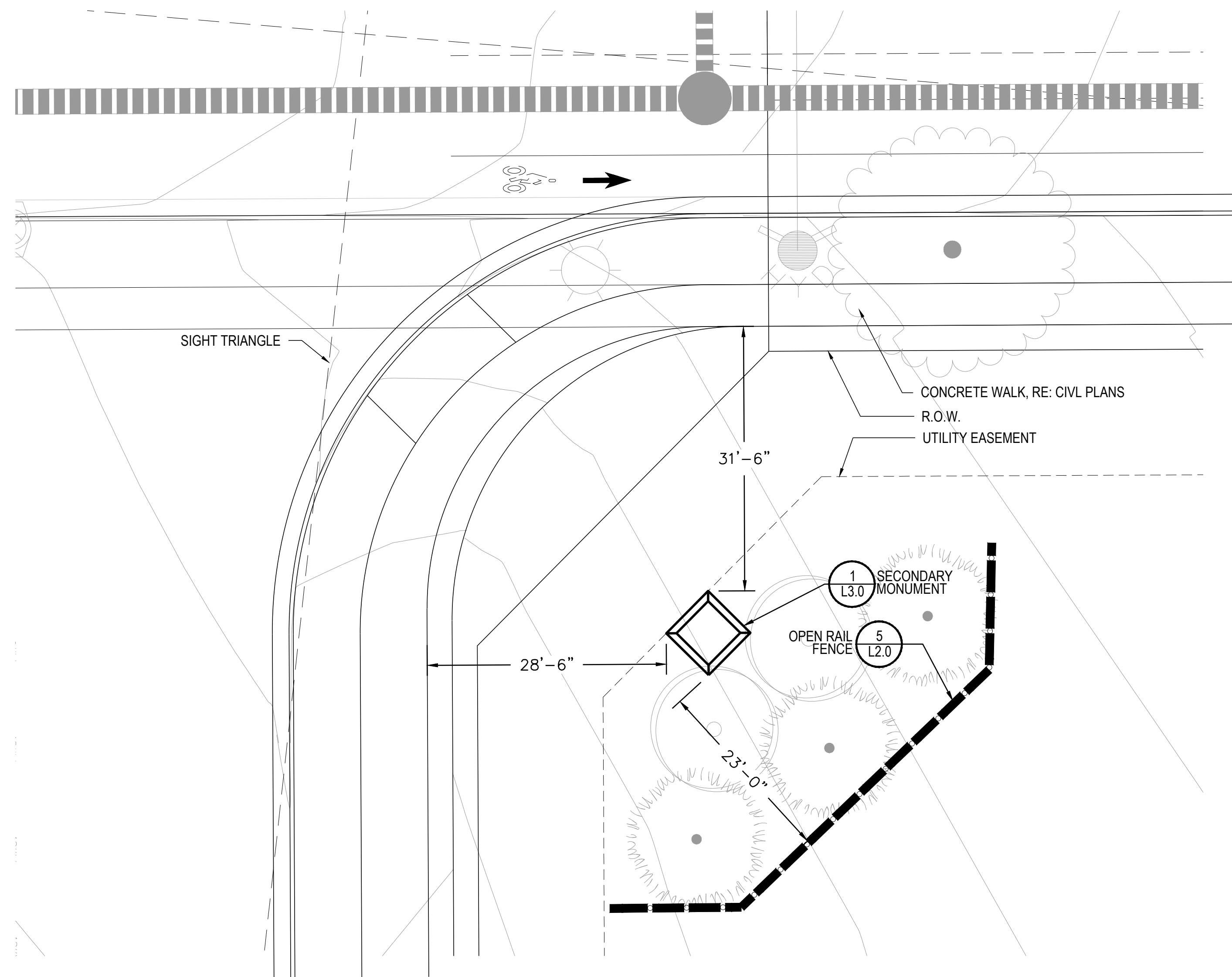


6 PRIVACY FENCE W/ COLUMN NOT TO SCALE



7 LANDSCAPE BOULDER NOT TO SCALE

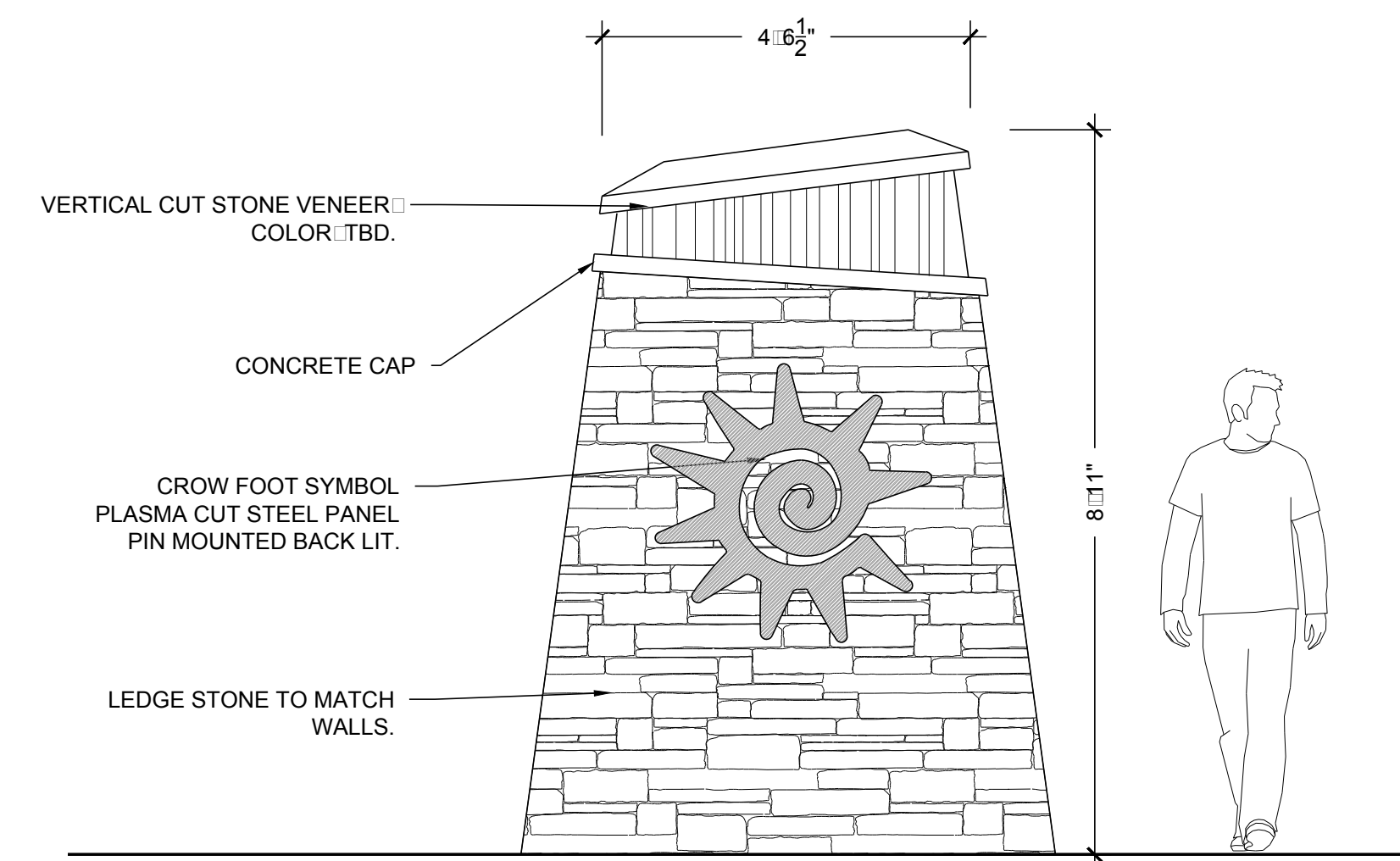
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1 SECONDARY MONUMENT ENLARGEMENT LAYOUT

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

NOT TO SCALE



FRONT ELEVATION

1 SECONDARY MONUMENT

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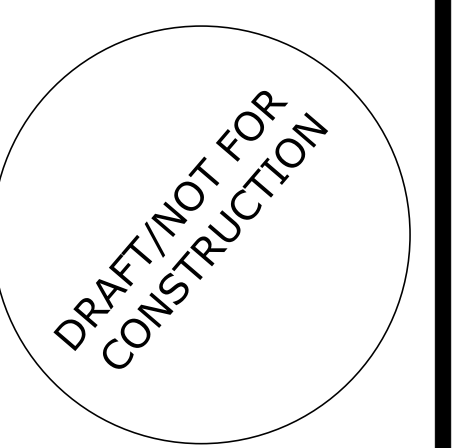
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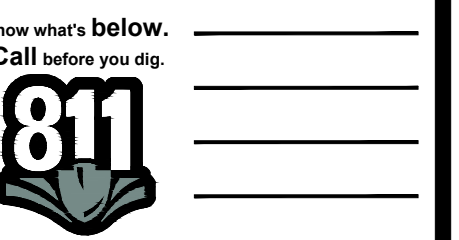


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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS



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Checked by: PCS STAFF
Submittal: 12.08.2017
Date:



Sheet Name

MONUMENT DETAILS

Sheet Number

L3.0

TRAILS AT CROWFOOT

FILING 9

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PRO5-0G-PR530-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-0G-PR530-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-0G-PR530-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-0G-PR530-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PRO5-0G-PR530-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY NETAFIM LVC28010075-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. INSTALL DRIP FLUSH VALVE ASSEMBLY NETAFIM TLFV-1, AUTOMATIC FLUSH VALVE, WITH INSERT INLET AT THE END OF EACH DRIP LINE.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC, VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	HYDROMETER ASSEMBLY NETAFIM MODEL LHM15, 2JEM1 AAFMEL, 1.5" OR 2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI, FEMALE PIPE THREAD, DIGITAL (ER) REGISTER. 1.5" CAN READ AS LOW AS 1.8 GPM. 2" CAN READ AS LOW AS 5.3 GPM.
	NETAFIM TLOCV050M1-B IN LINE CHECK VALVE WITH 1/2" MALE PIPE THREAD, LARGE INLET OPENING, AND PREVENTS BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS. FLOW RATE: 0.9GPM TO 4.4GPM.
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING, REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
	TWO-WIRE CONTROL SYSTEM WEATHERMATIC CONTROLLER: SL1 600 W/SLM48DM TWO-WIRE CONTROL SYSTEM, INCLUDES SMARTLINK AIRCARD WITH FLOW, SLW5 WEATHER STATION, AND 5-YR SERVICES PLAN (SL1 648TW-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC-5S-1 600. (UTILIZE NORMALLY OPEN PANEL)

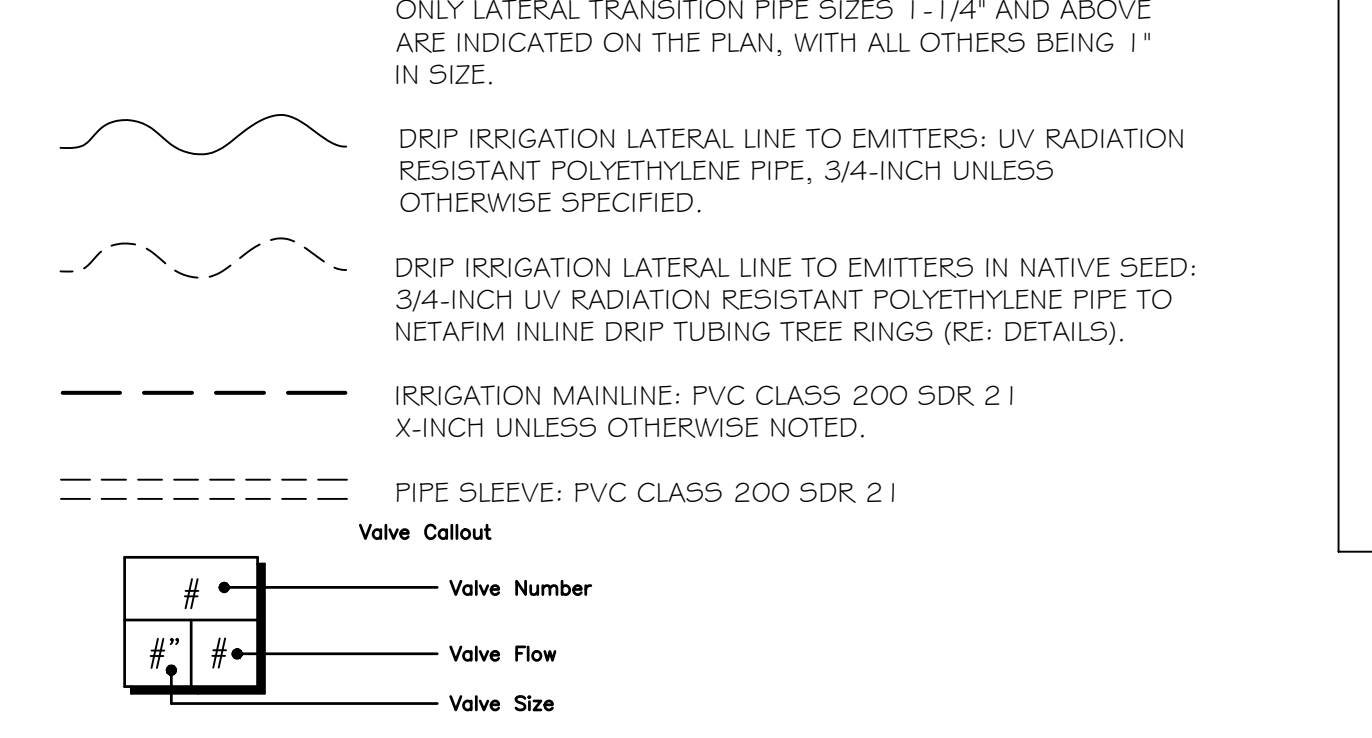
IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1-1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.

DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.

DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).

IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED.

PIPE SLEEVE: PVC CLASS 200 SDR 21



REFERENCE NOTES SCHEDULE

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

EMITTER SCHEDULE

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

NOTES:

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

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF XX 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.
 - TAP IS SIZED PER PARKER WATER AND SANITATION DISTRICT TAP SIZING CHART. NO ADDITIONAL LANDSCAPE SHALL BE ADDED TO A TAP WITHOUT PWSO APPROVAL.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE,

- CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
 - INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
 - THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - SPRINKLERS ARE VALVED TO STAY WITHIN A 14' DIFFERENCE IN ELEVATION TO AVOID EXCESSIVE LOW-HEAD DRAINAGE.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DICTATED ON PLANS.
 - FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 500' (APPROX.) THEREAFTER.
 - INSTALL NEAR VALVE USING EITHER 8" GROUND ROD OR PLATE. INSTALL PER INDUSTRY STANDARDS.
 - TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN UNDISTURBED NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.
 - SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 14', THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE. MAINLINE IS SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC#8

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials		Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated) Area	Sub-Total of (10,000sf = 1 SFE) Areas SFE per 6000	PWSO req. SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
		Perennials (10,000sf = 1 SFE)	Spray Shrubs & Perennials (10,000sf = 1 SFE)					
Area #1	0 sf x 1 = 0	61,928 sf x .6 = 37,157	6,595 sf x .3 = 1,979	0 sf x 0 = 0	38,135 sf	6,000		6.52 SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPT DESIGNS
Address: PO BOX 346, WINDSOR, CO
Phone #: 970-402-3047

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

ET Controller (with Rain Sensor)

Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLW5 WEATHER STATION

Tap Size Requirements:

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

ParkerWater & SANITATION DISTRICT
Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC#7: SOUTH FILING 9

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials		Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated) Area	Sub-Total of (10,000sf = 1 SFE) Areas SFE per 6000	PWSO req. SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
		Perennials (10,000sf = 1 SFE)	Spray Shrubs & Perennials (10,000sf = 1 SFE)					
Area #1	0 sf x 1 = 0	59,811 sf x .6 = 35,887	17,410 sf x .3 = 5,223	0 sf x 0 = 0	41,110 sf	6,000		6.85 SFE's

Worksheet Completed by: MICHELLE PETERSON
Company: MPT DESIGNS
Address: PO BOX 346, WINDSOR, CO
Phone #: 970-402-3047

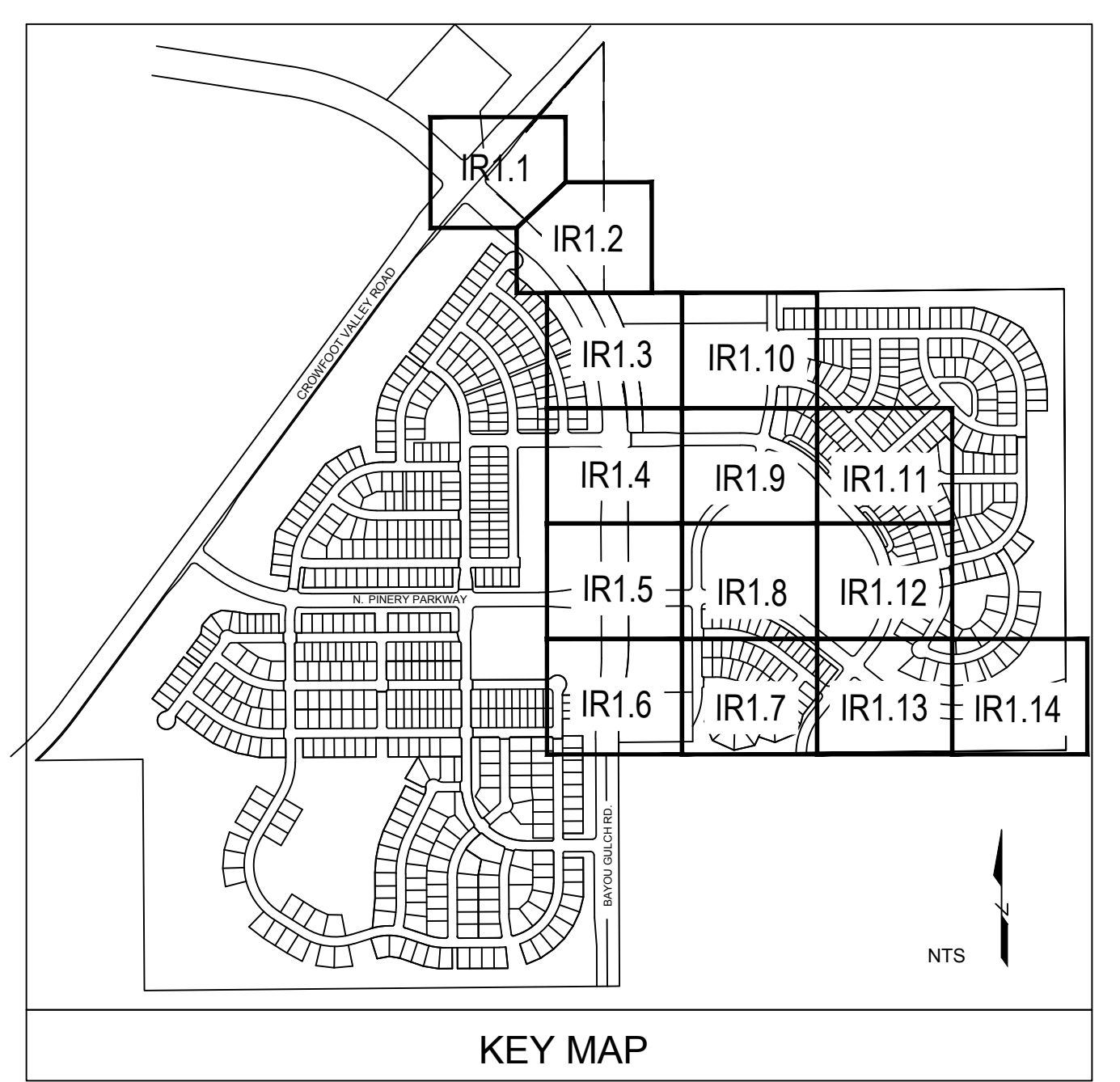
Owner/Developer: EKS MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)

Manufacturer: WEATHERMATIC
Model number: SMARTLINK SL4800 WITH SLW5 WEATHER STATION

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



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

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

Town of Parker, Director of Engineering _____ Date _____

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

Irrigation Design
MPT Designs
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Windsor, CO 80550
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irrigationlady@gmail.com

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

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

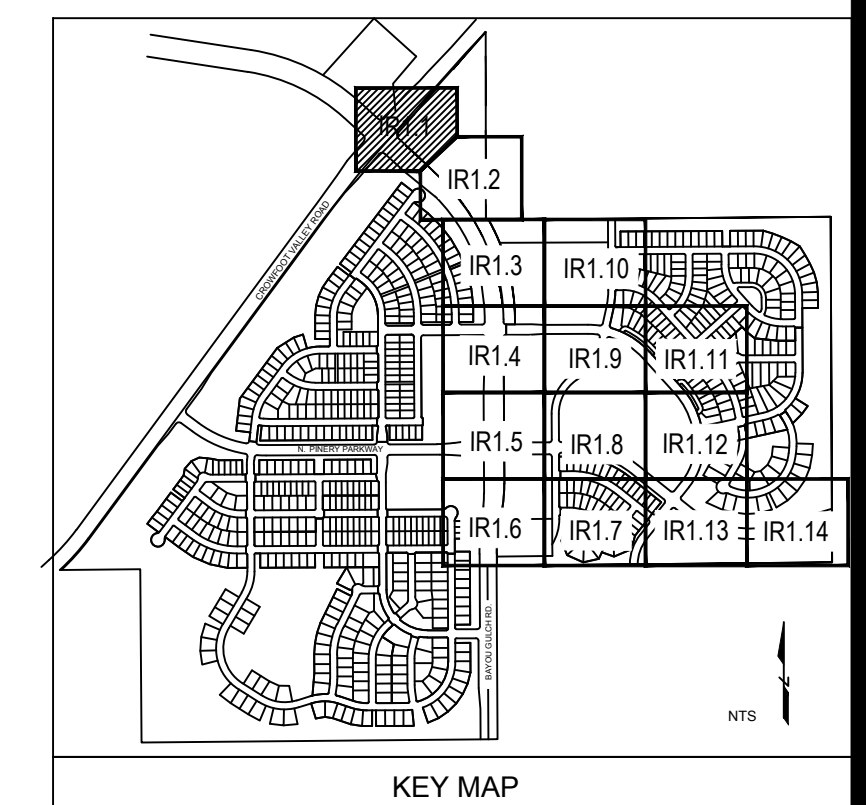
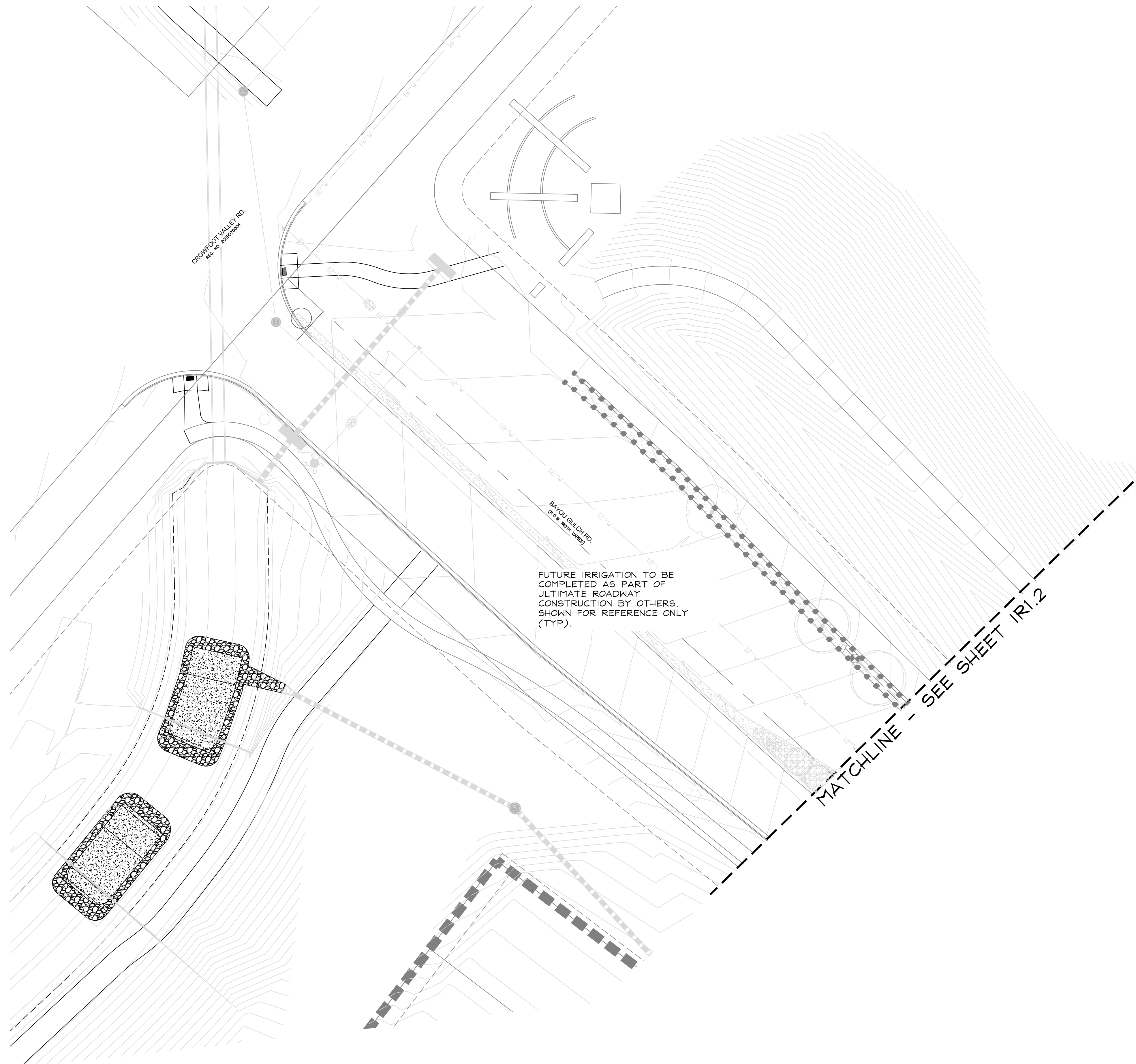
DRAFT/NOT FOR CONSTRUCTION

Drawn by: MLP
Checked by: TEAM
Submitted Date: 12.08.2017
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811

Sheet Name
IRRIGATION LEGEND AND NOTES

Sheet Number
IR1.0

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KEY MAP
NORTH SCALE: 1"=30'-0"

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ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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720-482-9526

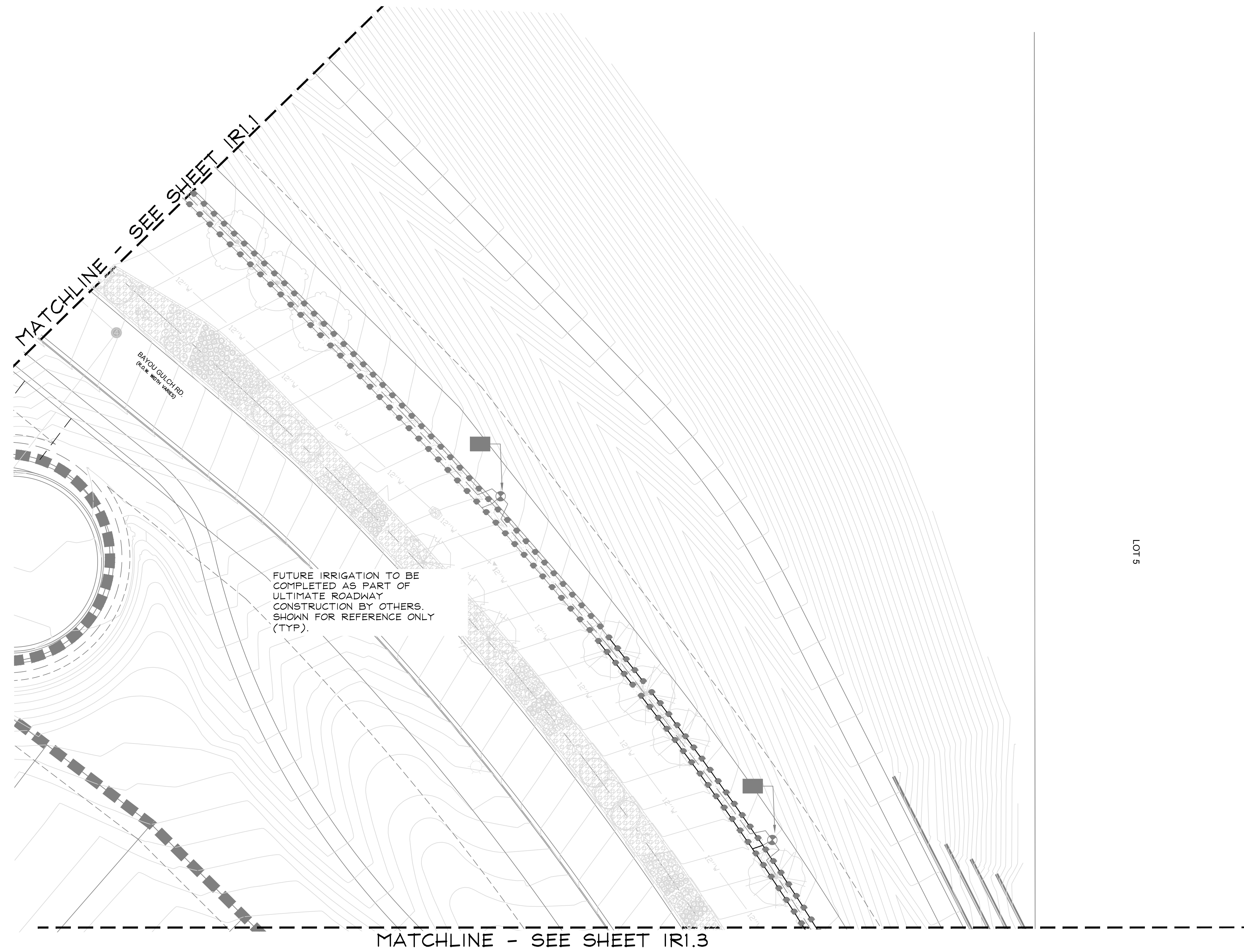
TRAILS AT CROWFOOT
FILING NO. 9
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IRRIGATION PLANS

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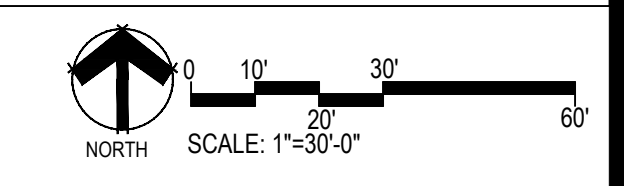
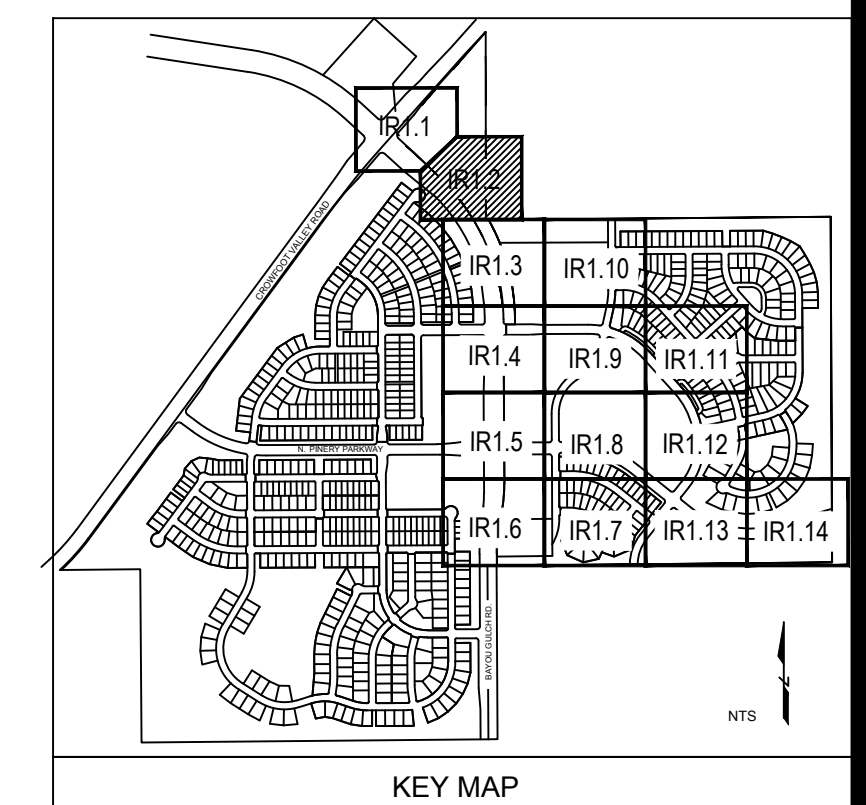
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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.1



LOT 9



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 CENTENNIAL, CO 80112

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 720-482-9526

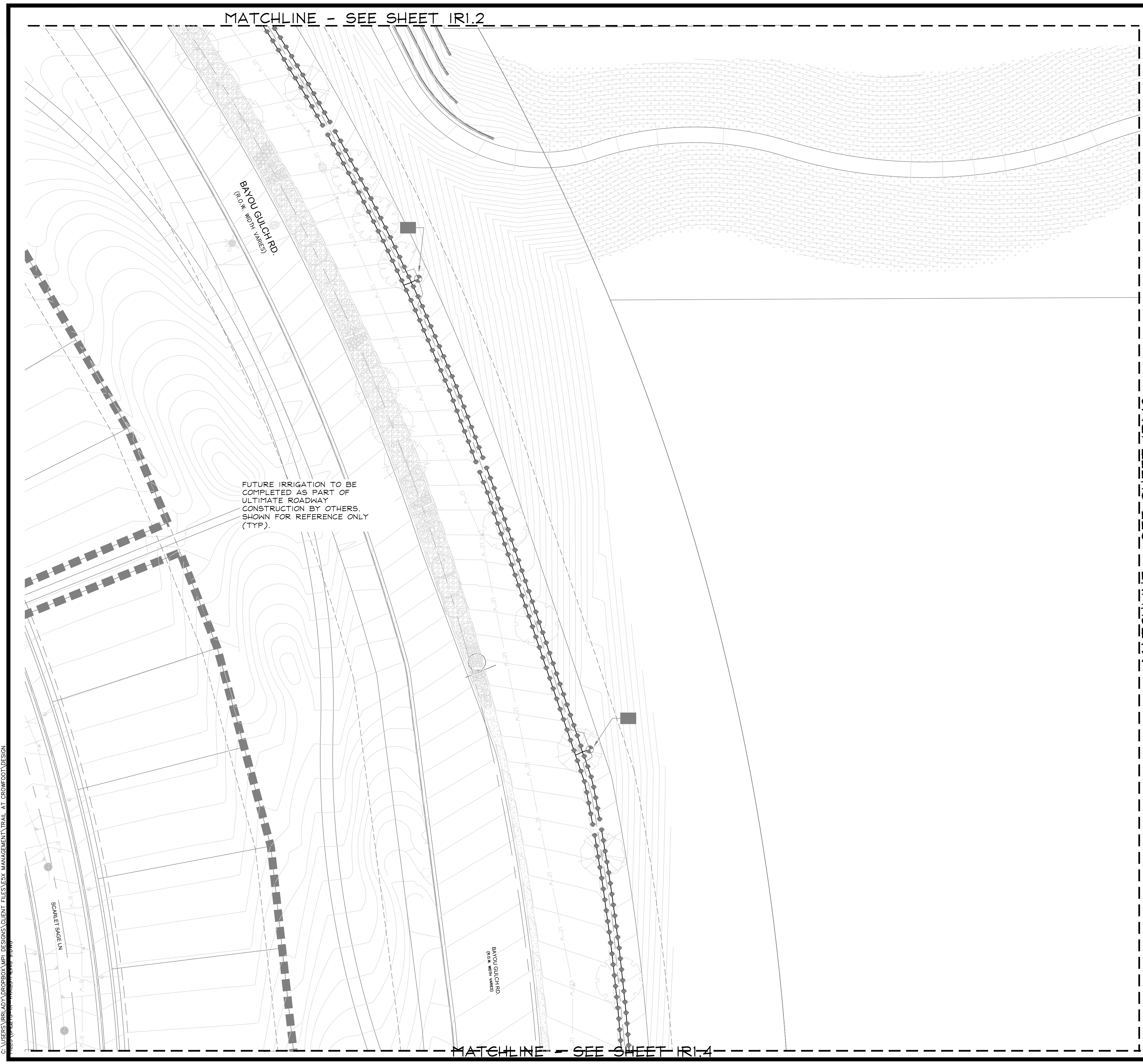
TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 IRRIGATION PLANS

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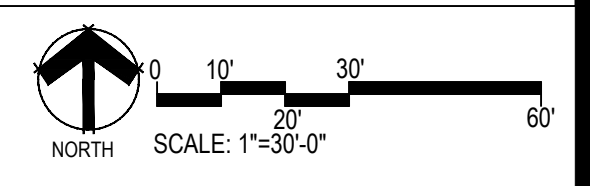
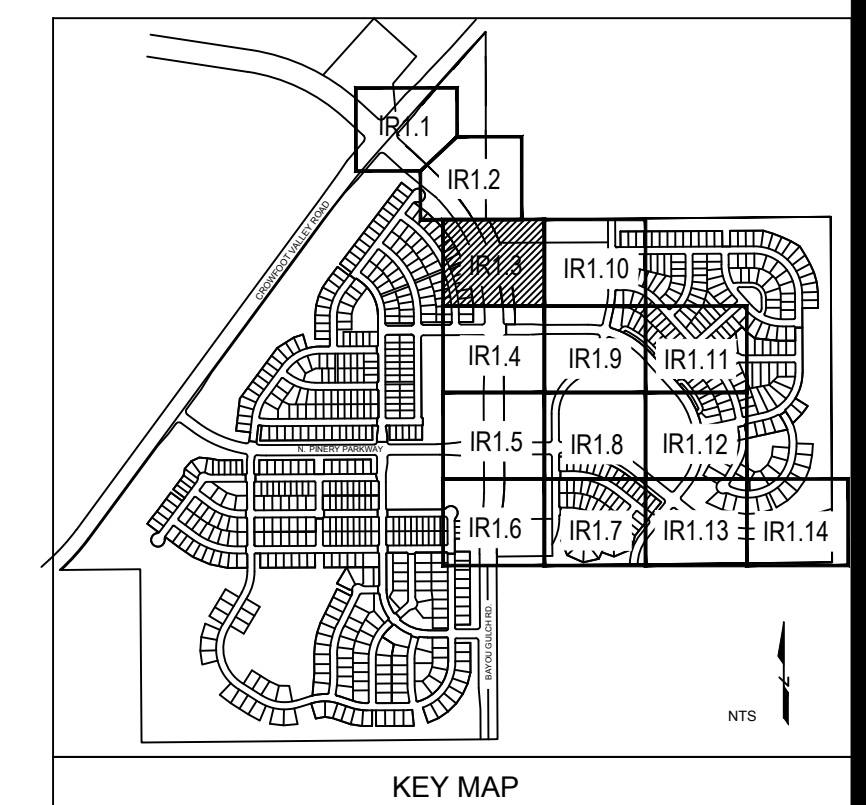
Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 12.08.2017
 Date: _____
 Know what's below. Call before you dig.


Sheet Name
 IRRIGATION PLAN

Sheet Number
IRI.12



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 irrigationlady@gmail.com

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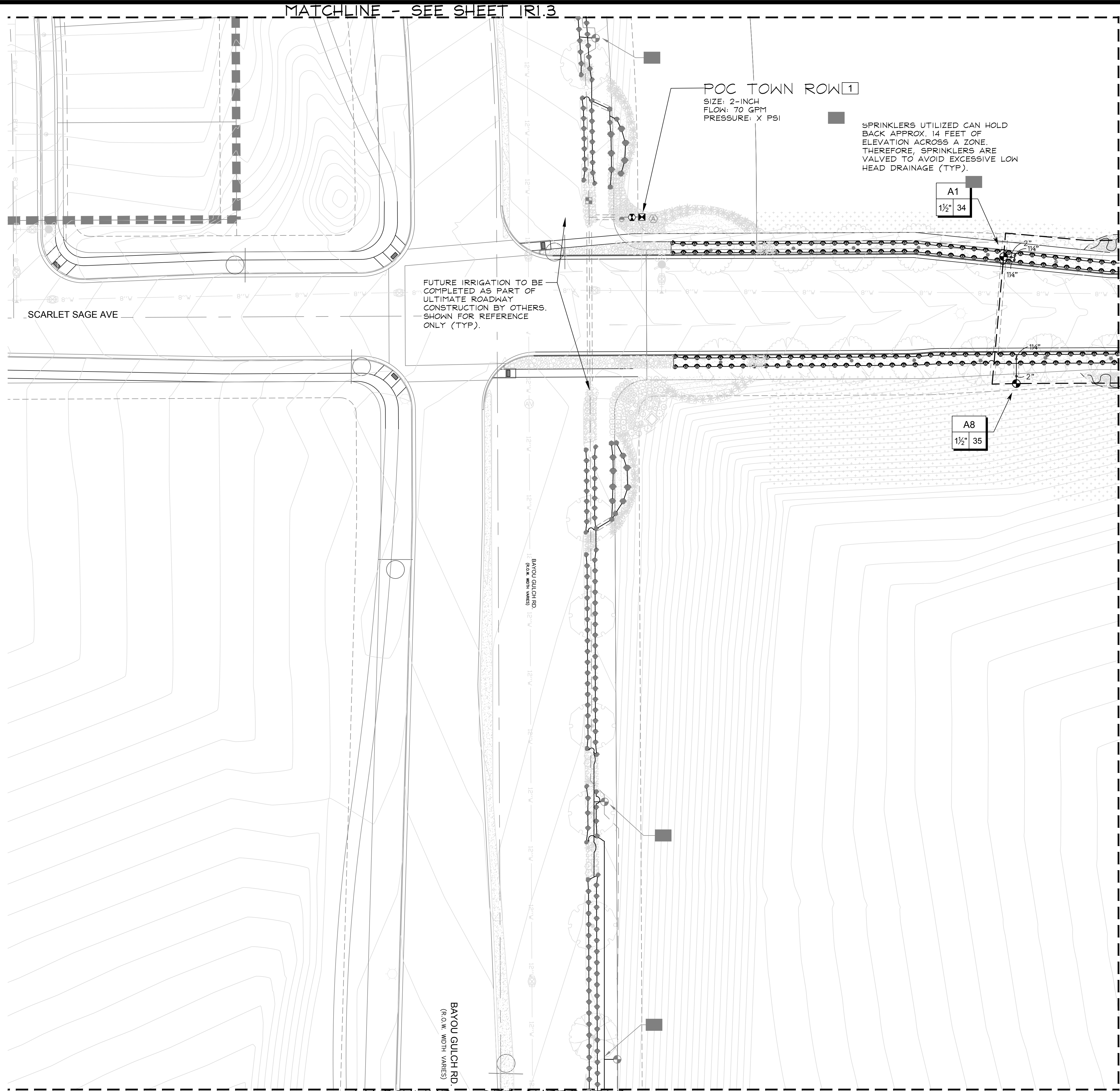
TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
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CONSTRUCTION

Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 12.08.2017
 Date: _____
 Know what's below.
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Sheet Name
 IRRIGATION PLAN

Sheet Number
 IR1.3



MATCHLINE - SEE SHEET IRI.3

MATCHLINE - SEE SHEET IRI.9

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

POC TOWN ROW 1
 SIZE: 2-INCH
 FLOW: 70 GPM
 PRESSURE: X PSI

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

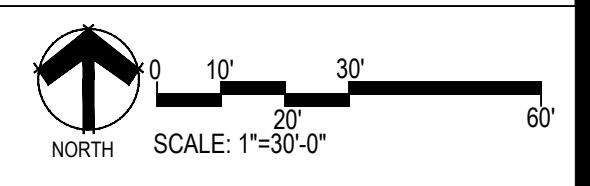
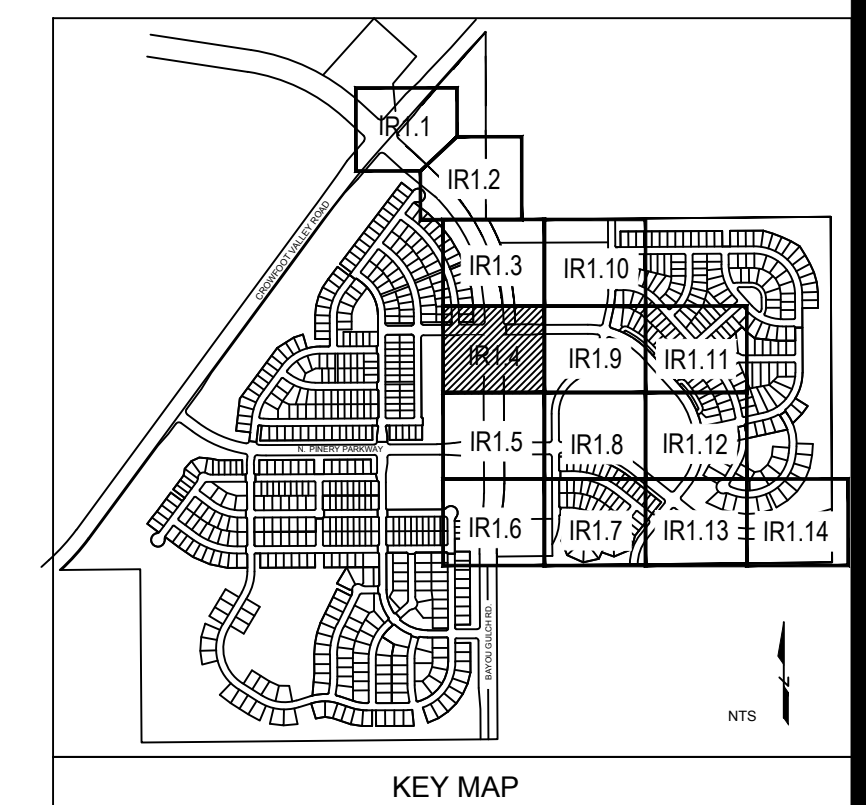
A1
 1 1/2" 34

A8
 1 1/2" 35

SCARLET SAGE AVE

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

MATCHLINE - SEE SHEET IRI.5



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 E5X MANAGEMENT
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 irrigationlady@gmail.com

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 720-482-9526

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

DRAFT/NOT FOR CONSTRUCTION

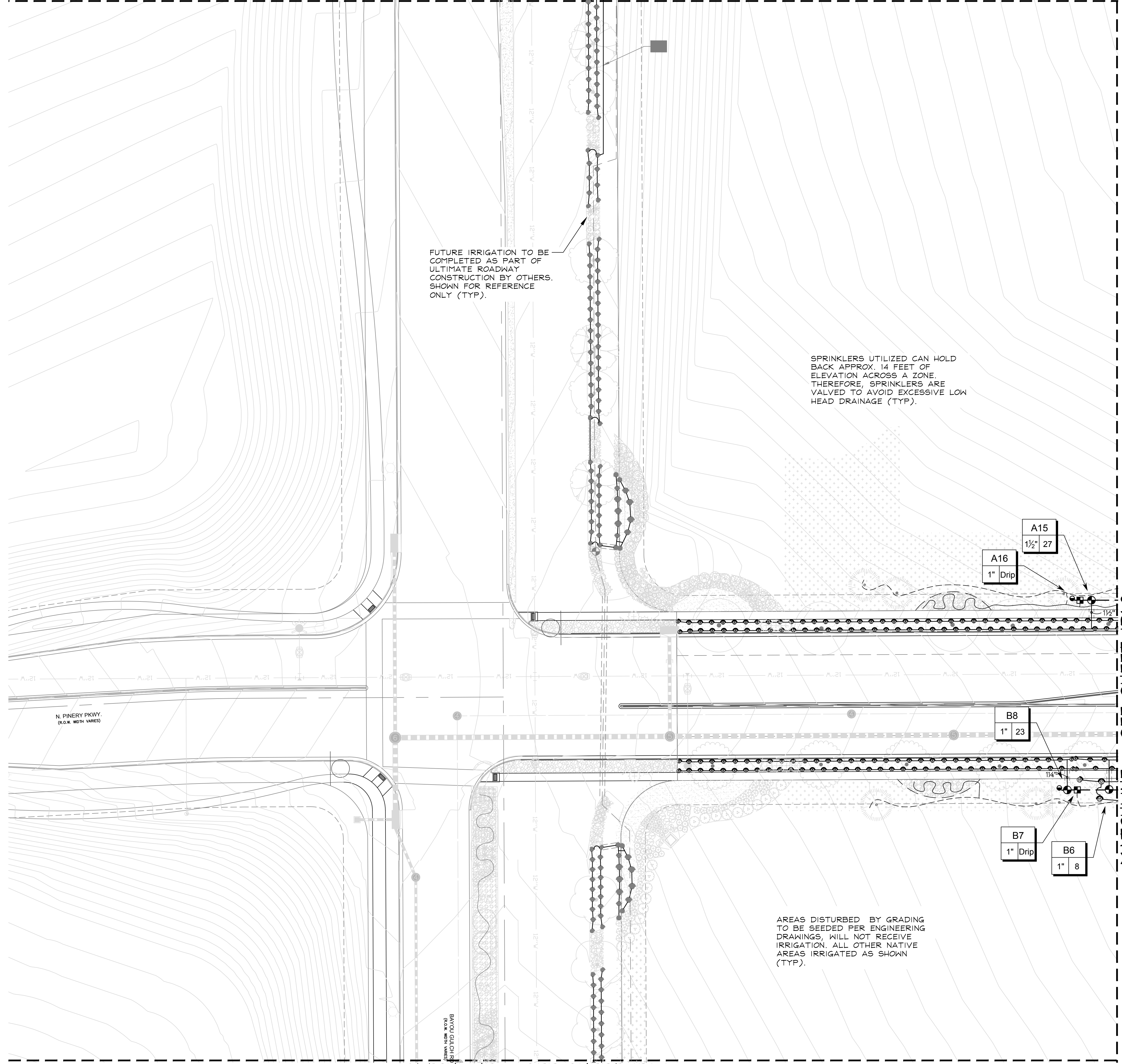
Drawn by: MLP
 Checked by: TEAM
 Submittal Date: 12.08.2017
 Date: _____
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 811

Sheet Name
 IRRIGATION PLAN

Sheet Number
 IRI.14

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MATCHLINE - SEE SHEET IRI.4



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

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

A15
1 1/2" 27
A16
1" Drip

B8
1" 23

B7
1" Drip

B6
1" 8

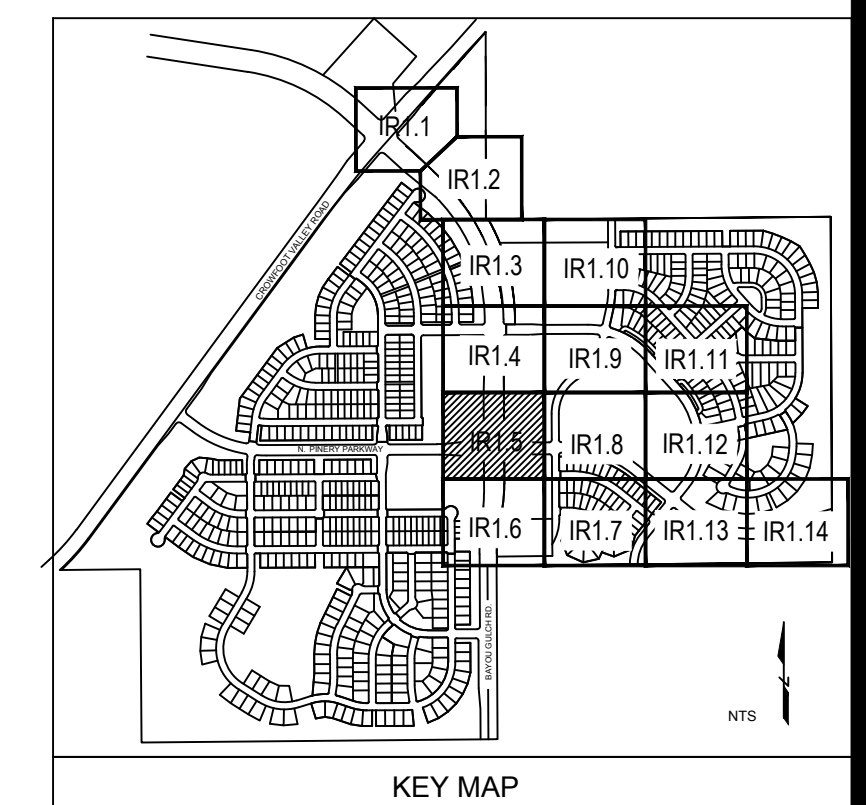
AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS, WILL NOT RECEIVE IRRIGATION. ALL OTHER NATIVE AREAS IRRIGATED AS SHOWN (TYP).

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

DATE: 12/08/2017
DRAWN BY: MLP
CHECKED BY: TEAM

MATCHLINE - SEE SHEET IRI.8

MATCHLINE - SEE SHEET IRI.6



SCALE: 1"=30'-0"

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

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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.5

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MATCHLINE - SEE SHEET IRI.5

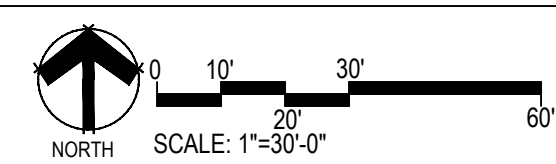
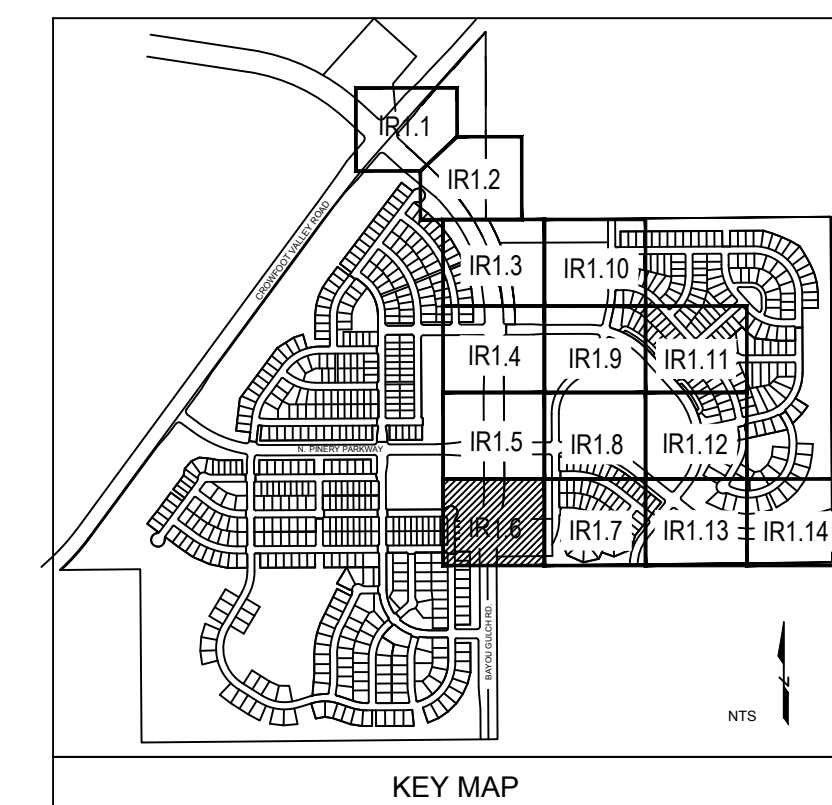
FUTURE IRRIGATION TO BE COMPLETED AS PART OF ULTIMATE ROADWAY CONSTRUCTION BY OTHERS. SHOWN FOR REFERENCE ONLY (TYP).

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

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

MATCHLINE - SEE SHEET IRI.7

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

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Submittal Date: 12.08.2017
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811

Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.6

MATCHLINE - SEE SHEET IR1.8

MATCHLINE - SEE SHEET IR1.6

MATCHLINE - SEE SHEET IR1.13

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

B9
1 1/2" 47.0

B2
2" 69

B10
1 1/2" 33

ALPINE PHLOX ST

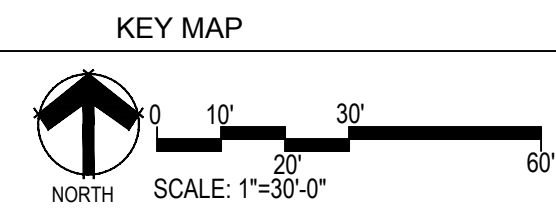
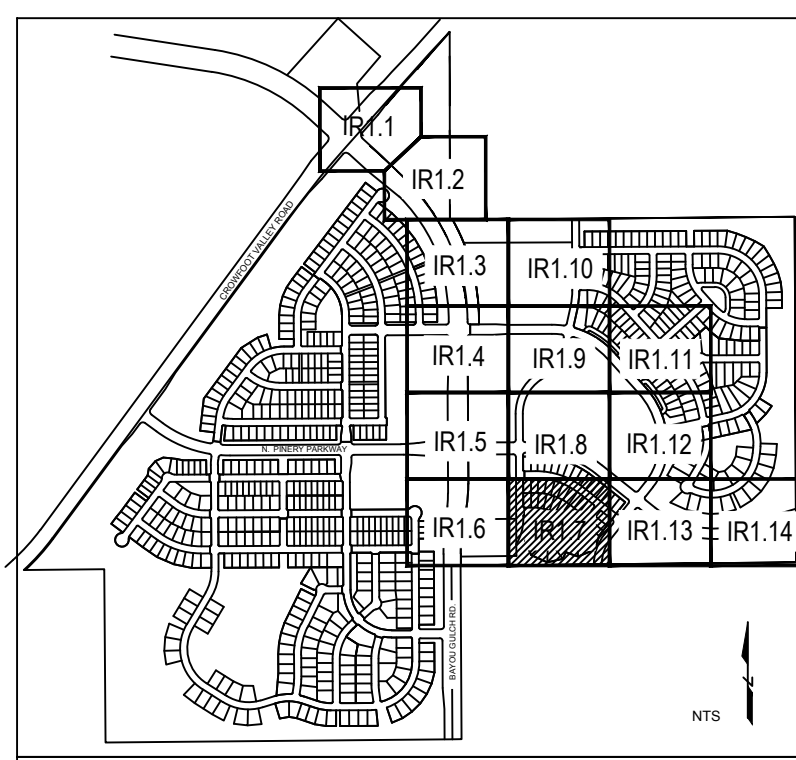
SKY PILOT AVE

PURPLE ASTER WAY

SKY PILOT LN

SKY PILOT LN

SCARLET SAGE AVE



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720-482-9526

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

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Drawn by: MLP
Checked by: TEAM
Submittal Date: 12.08.2017
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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.7

MATCHLINE - SEE SHEET IR1.9

MATCHLINE - SEE SHEET IR1.5

MATCHLINE - SEE SHEET IR1.12

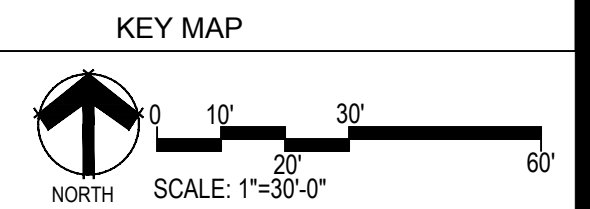
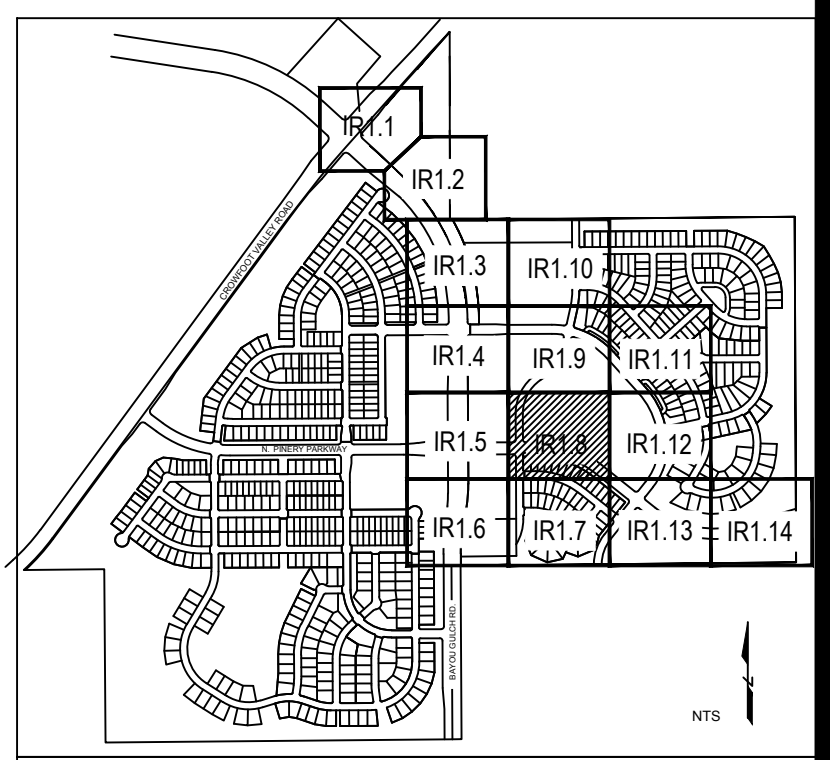
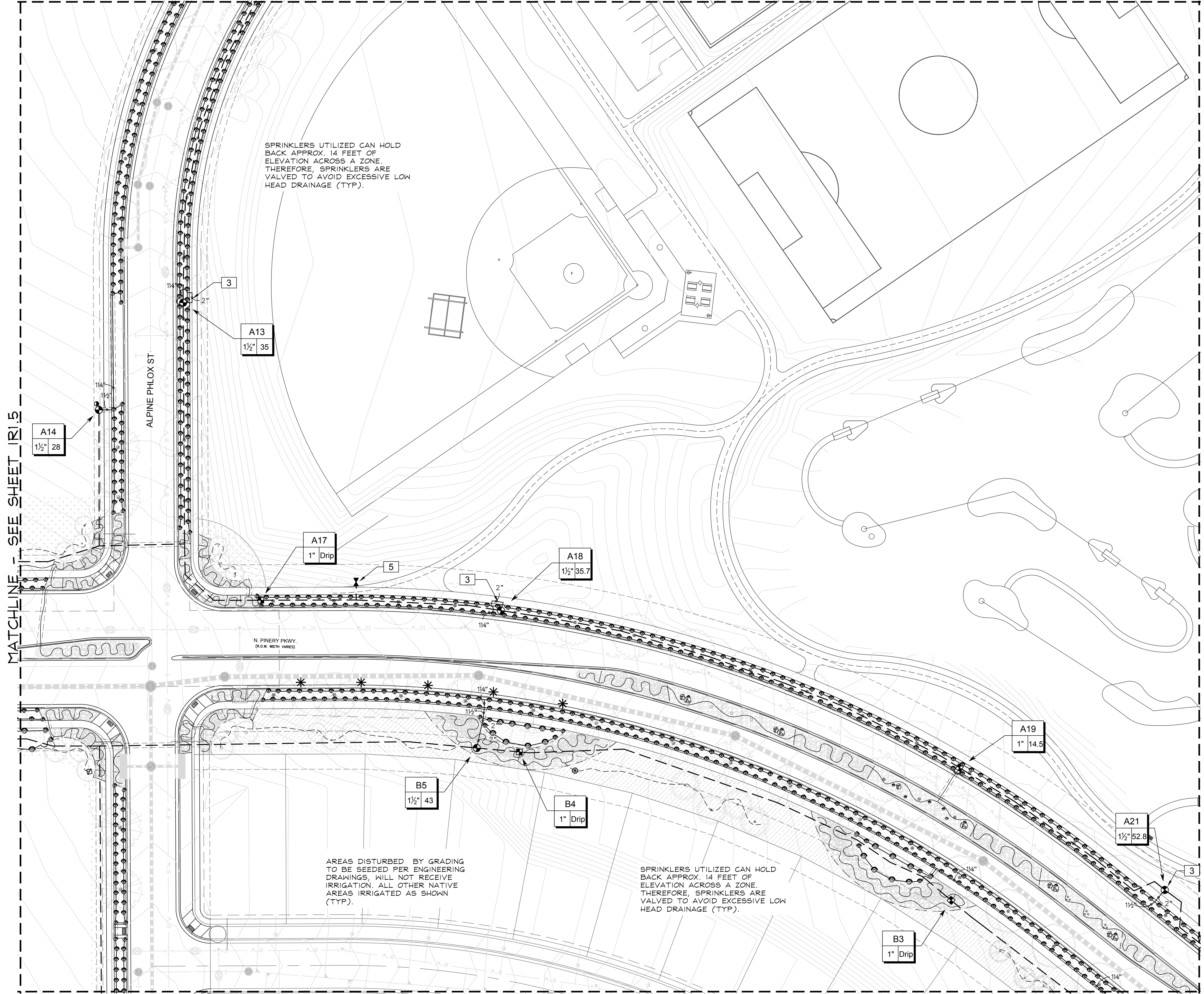
SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS, WILL NOT RECEIVE IRRIGATION. ALL OTHER NATIVE AREAS IRRIGATED AS SHOWN (TYP).

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

MATCHLINE - SEE SHEET IR1.7

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 ESX MANAGEMENT
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 Date: _____
 Know what's below. Call before you dig.

Sheet Name
 IRRIGATION PLAN

Sheet Number
IR1.8

MATCHLINE - SEE SHEET IR1.0

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS, WILL NOT RECEIVE IRRIGATION. ALL OTHER NATIVE AREAS IRRIGATED AS SHOWN (TYP).

A5
1 1/2" 31

ALPINE PHLOX ST

A4
1 1/2" 26

A28
1" 25

7

3

STREET AA

MATCHLINE - SEE SHEET IR1.11

A2
1" Drip

A3
1" 22

SCARLET SAGE AVE

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

A9
1" Drip

A10
1" 21

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

CONTROLLER A 2
120 VAC POWER REQUIRED

A11
1 1/2" 43

A12
1 1/2" 54

ALPINE PHLOX ST

MATCHLINE - SEE SHEET IR1.4

MATCHLINE - SEE SHEET IR1.8

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CENTENNIAL, CO 80112

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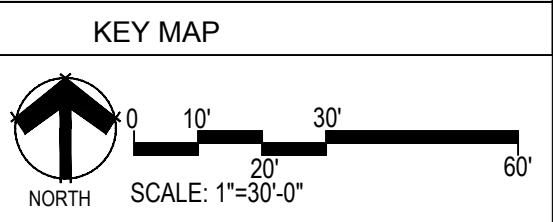
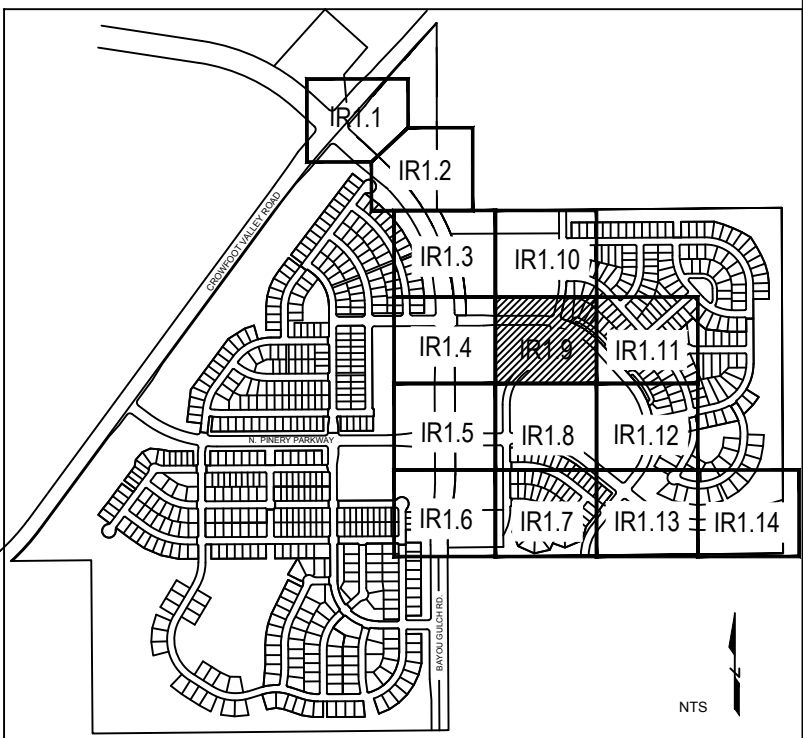
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS

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Checked by: TEAM
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Sheet Name
IRRIGATION PLAN

Sheet Number
IR1.9



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MATCHLINE - SEE SHEET IRI.4

C:\USERS\IRELADY\PROJECTS\DESIGNS\CLIENT FILES\ESX MANAGEMENT\TRAIL AT CROWFOOT DESIGN

FUTURE
PWSD
WELL SITE

AREAS DISTURBED BY GRADING
TO BE SEEDED PER ENGINEERING
DRAWINGS, WILL NOT RECEIVE
IRRIGATION. ALL OTHER NATIVE
AREAS IRRIGATED AS SHOWN
(TYP).

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

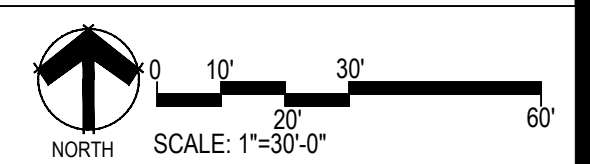
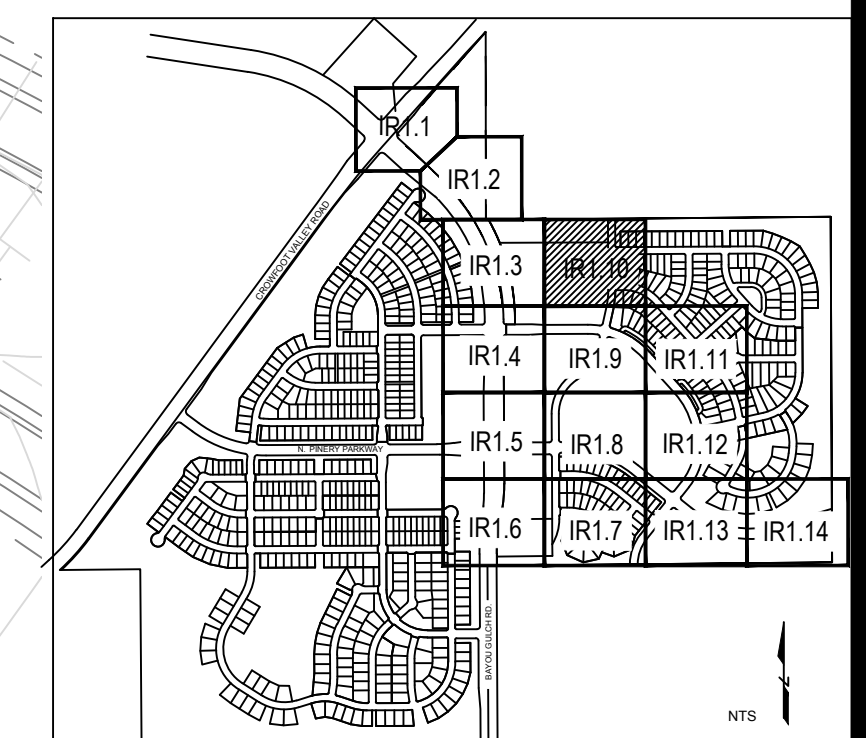
A6
1 1/2" 42

A7
1" 20

BEEBALM AVE

ALPINE PHLOX ST

ALPINE PHLOX LN



MATCHLINE - SEE SHEET IRI.9

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Irrigation Design

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970.402.3047
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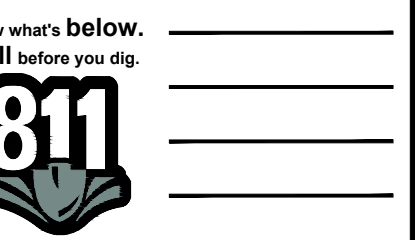
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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
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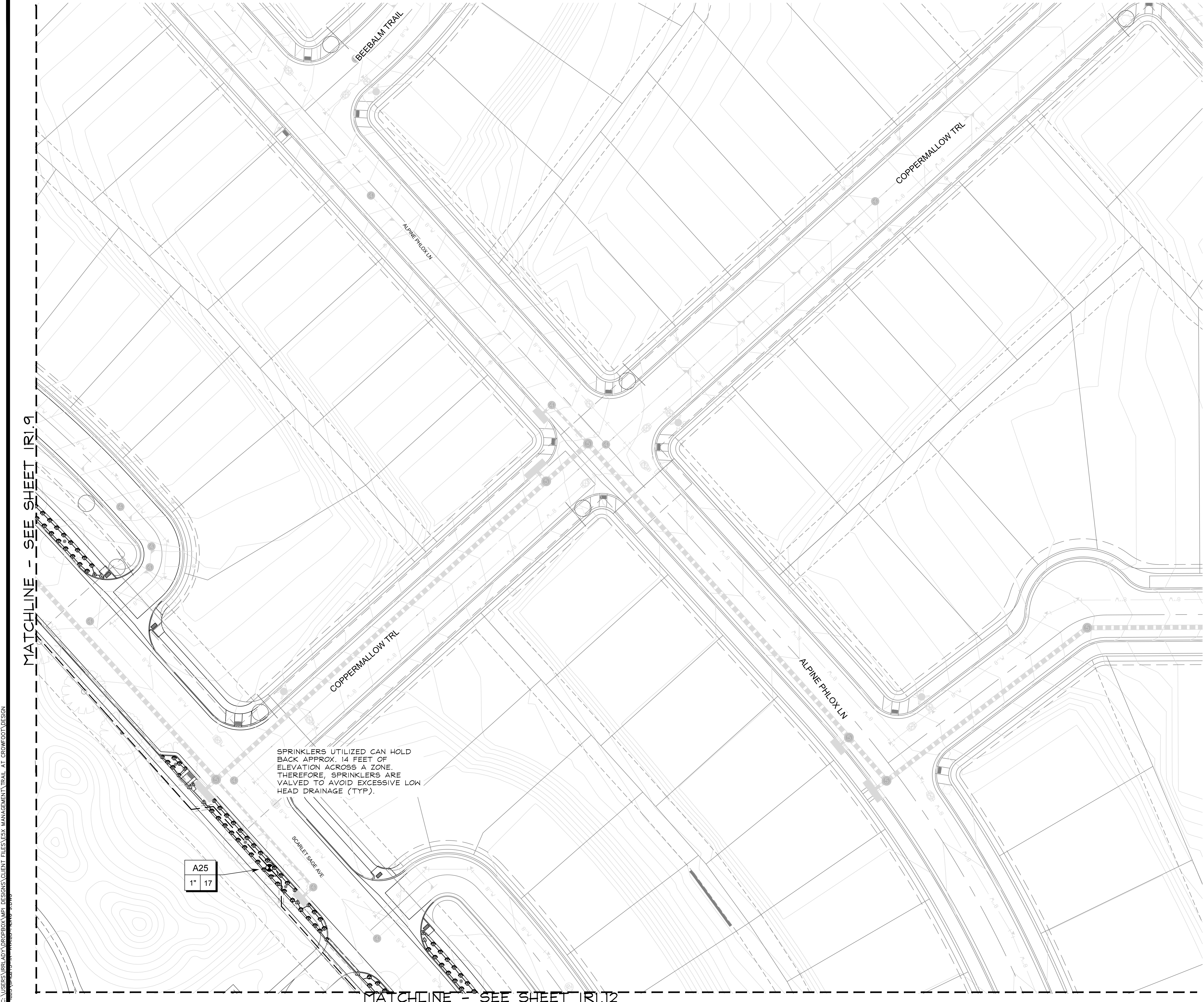
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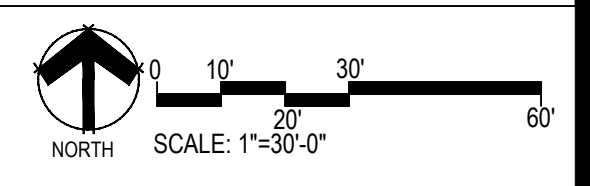
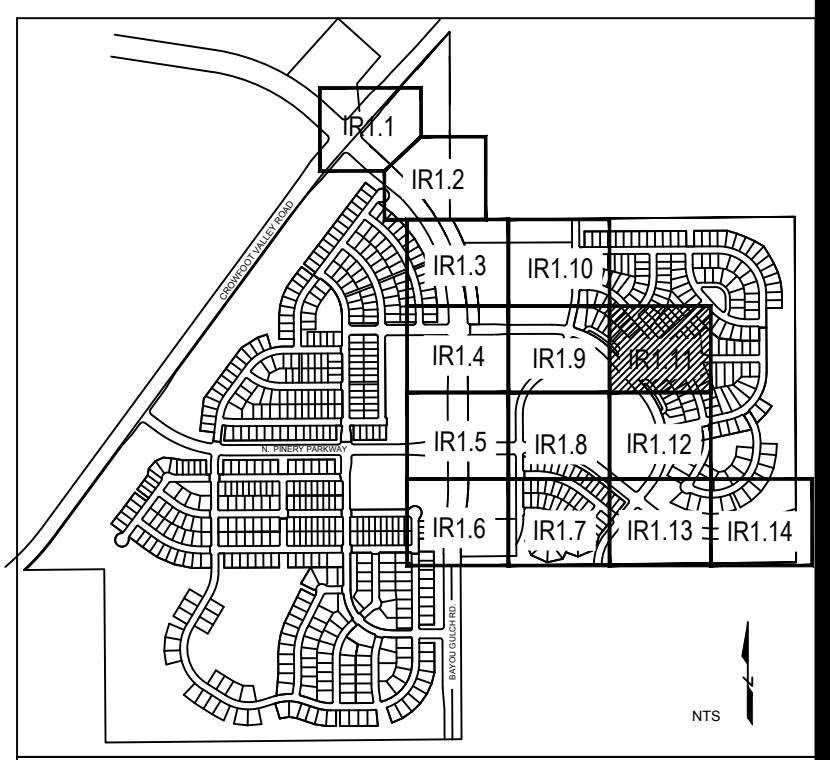


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IRRIGATION PLAN

Sheet Number
IR1.10



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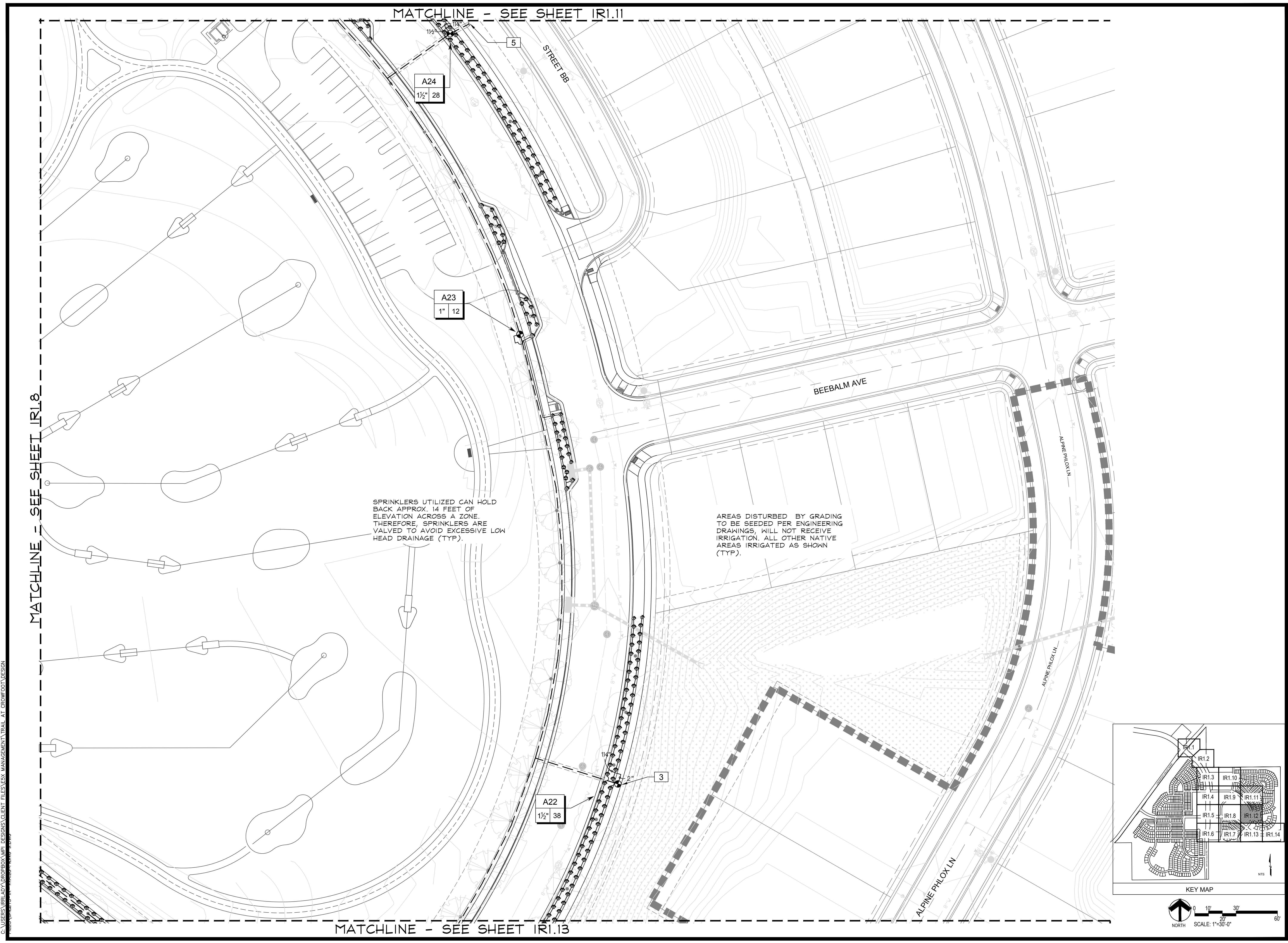
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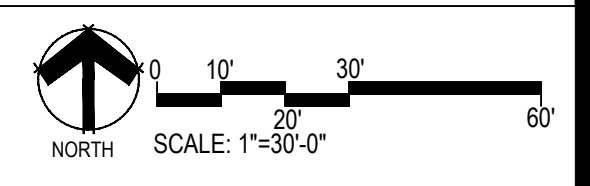
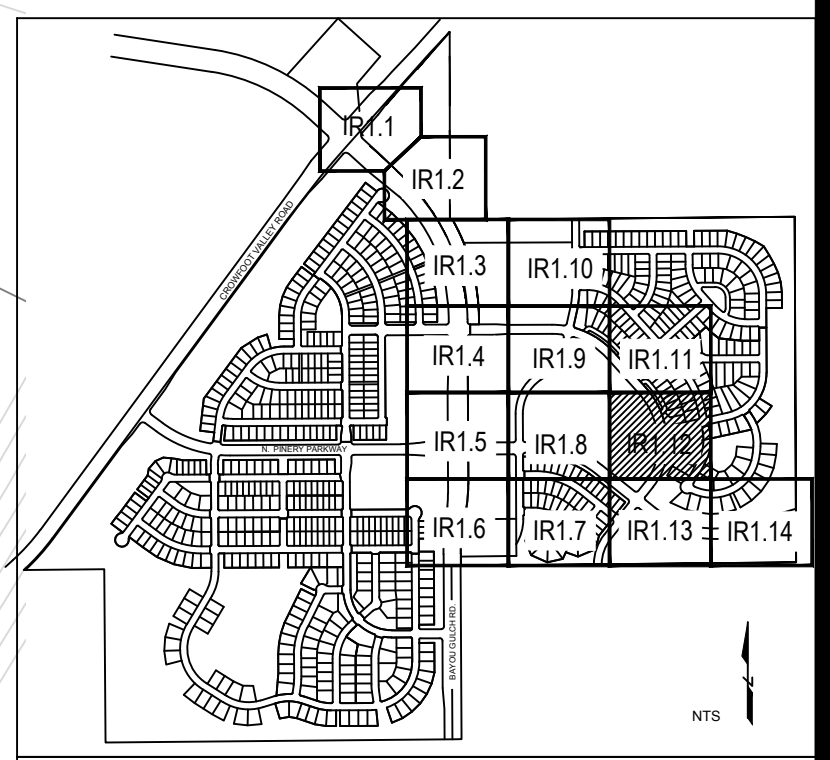
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 IRRIGATION PLAN

Sheet Number
 IRI.11



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

AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS, WILL NOT RECEIVE IRRIGATION. ALL OTHER NATIVE AREAS IRRIGATED AS SHOWN (TYP).



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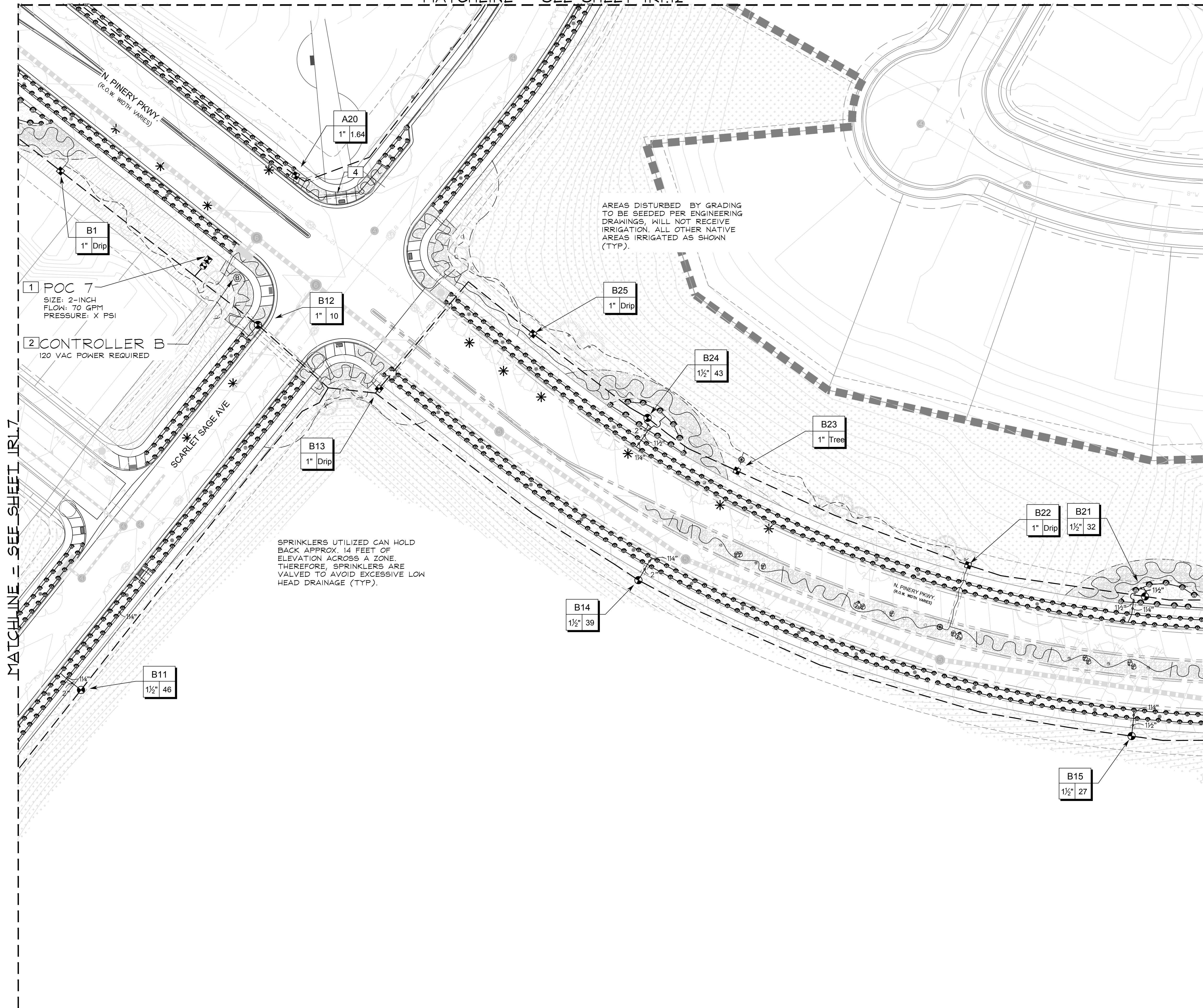
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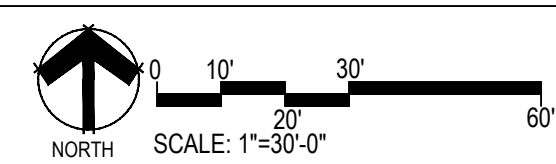
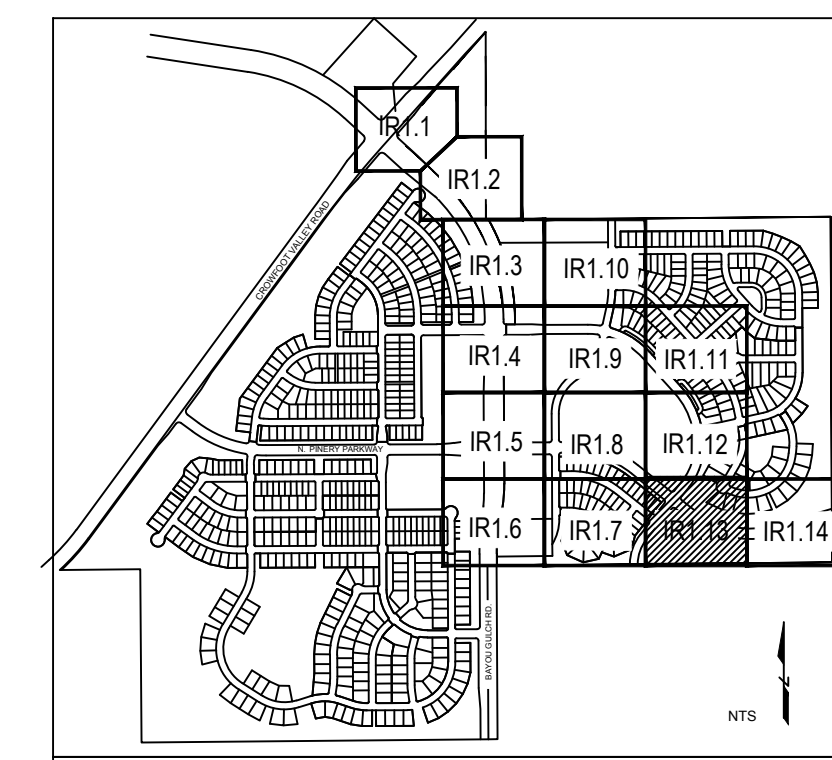
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IR1.12

MATCHLINE - SEE SHEET IR1.12



MATCHLINE - SEE SHEET IR1.7

MATCHLINE - SEE SHEET IR1.14



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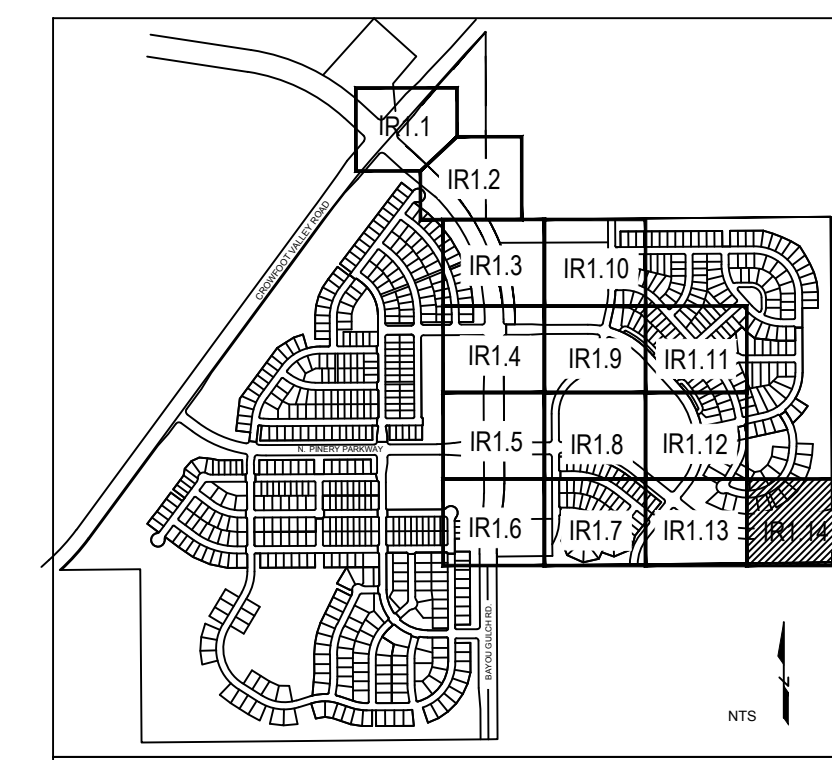
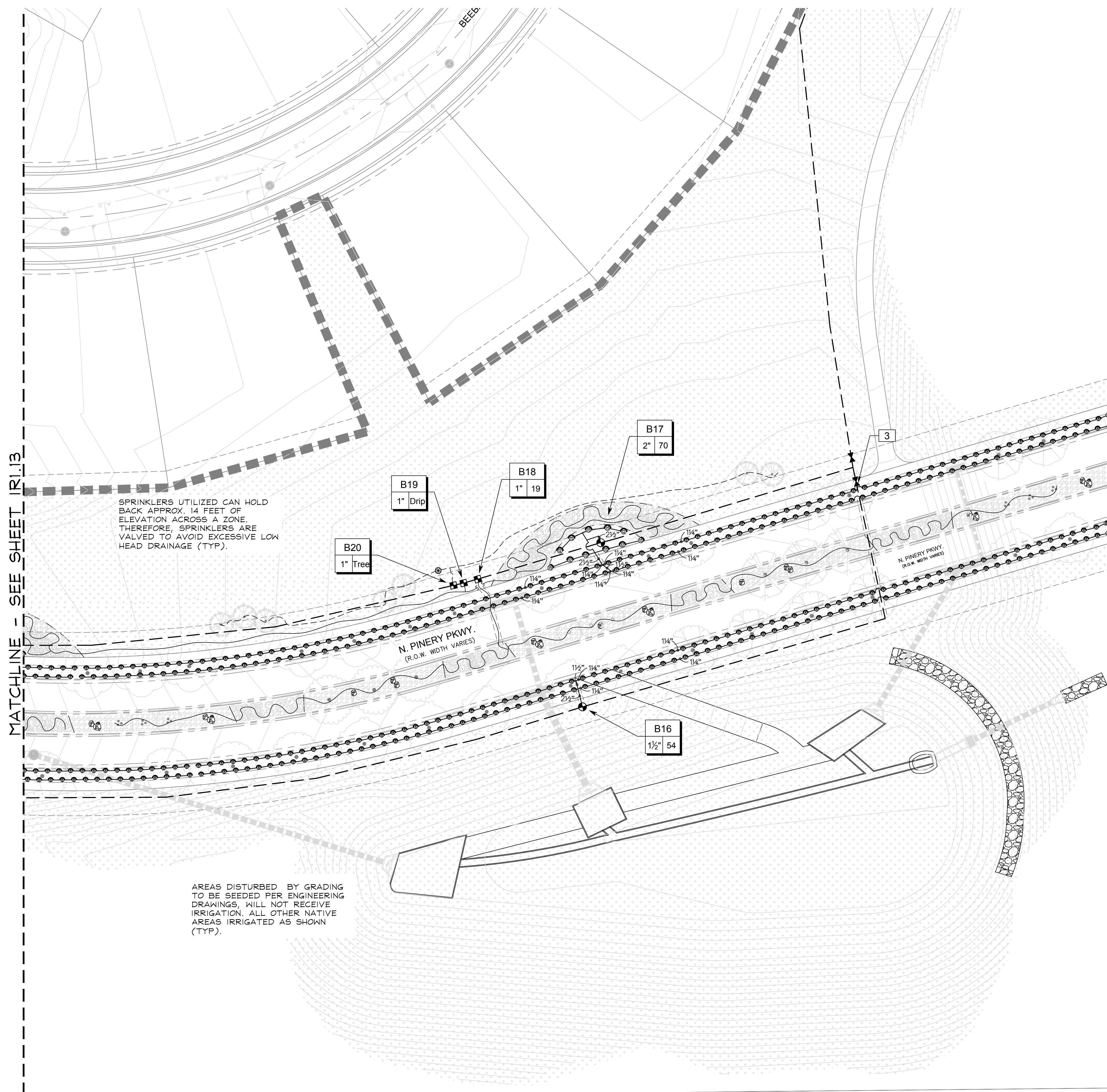
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MATCHLINE - SEE SHEET IR1.13



NORTH SCALE: 1"=30'-0"

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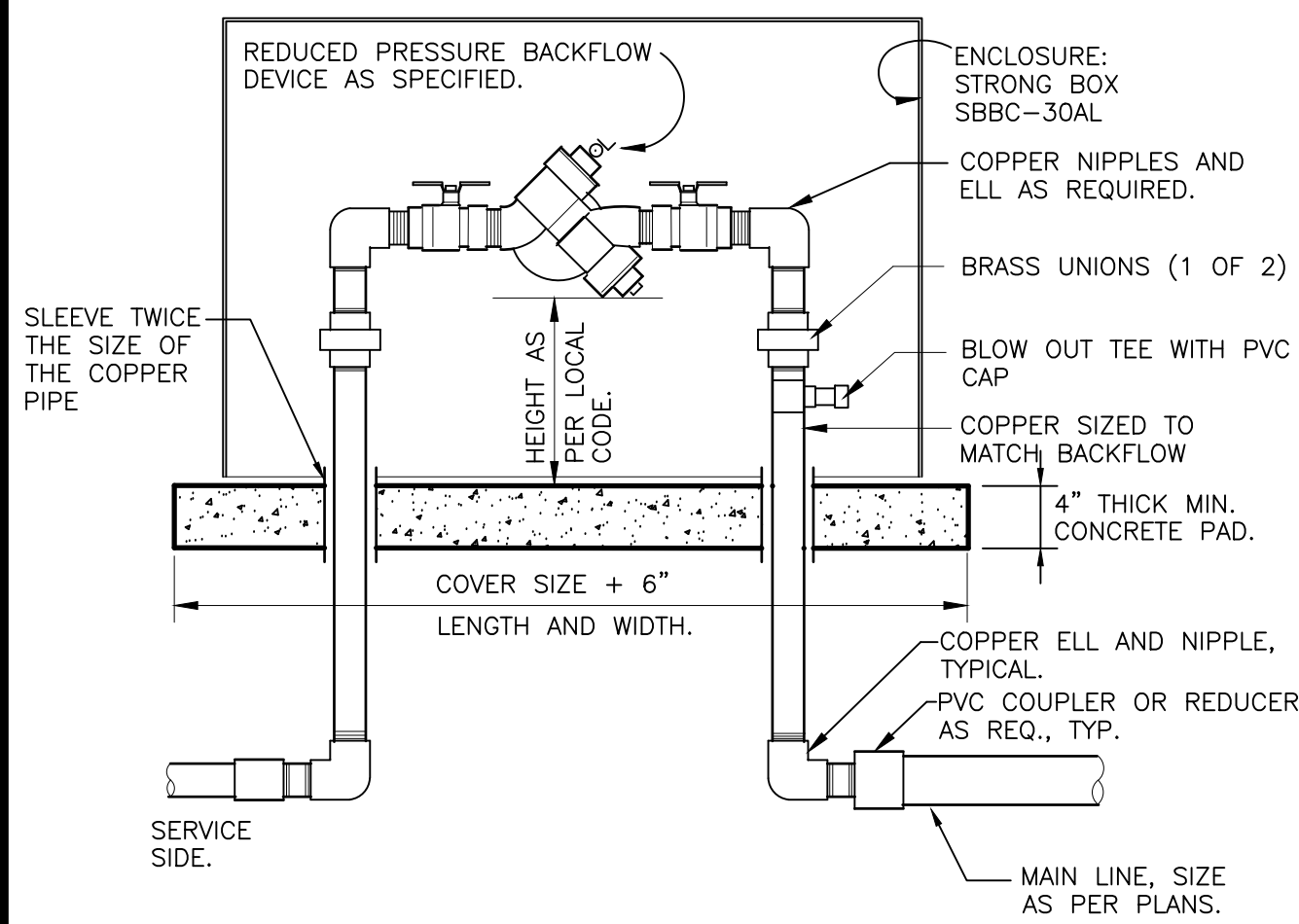
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TRAILS AT CROWFOOT

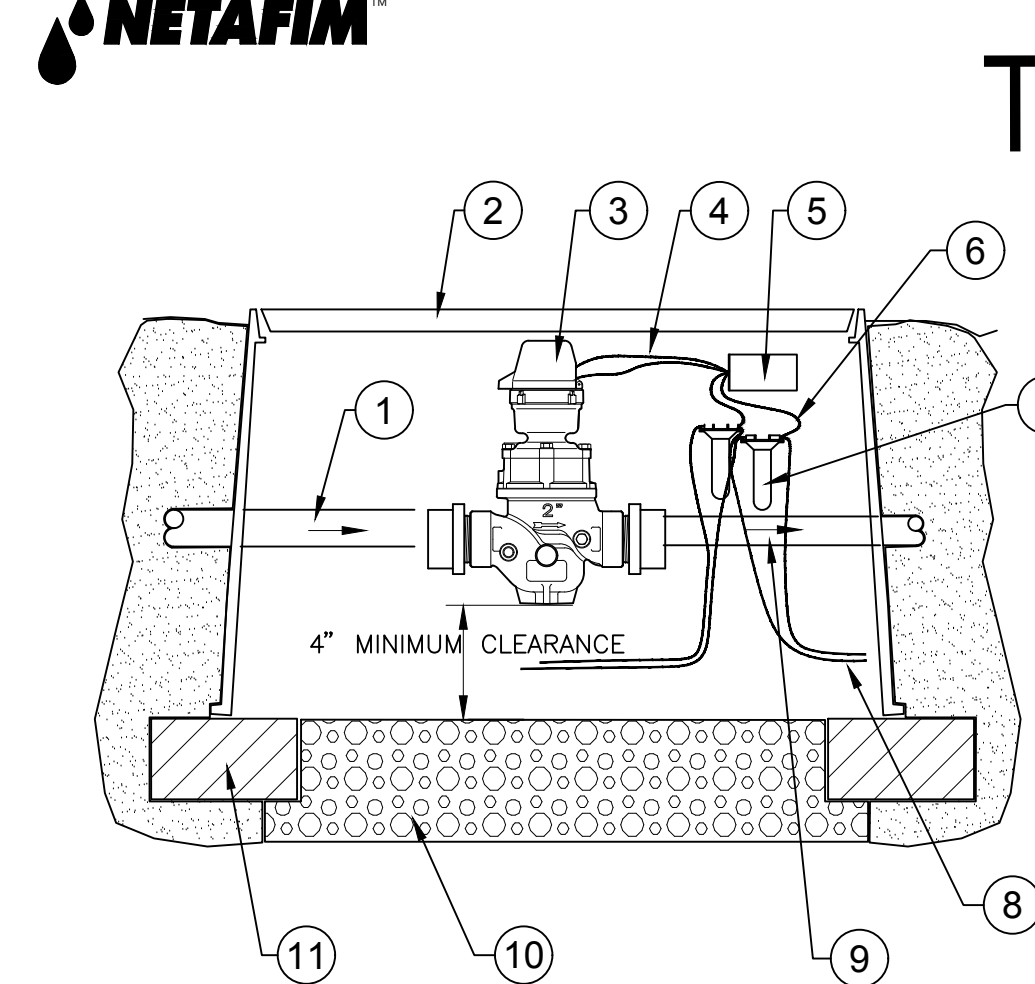
FILING 9

- 1 RP BACKFLOW W/ ENCLOSURE
- 2 HYDROMETER WITH FLOW SENSOR DECODER
- 3 QUICK COUPLING VALVE IN BOX
- 4 ISOLATION GATE VALVE
- 5 REMOTE CONTROL TURF VALVE W/DECODER
- 6 6-INCH POP-UP SPRAY
- 8 1" DRIP VALVE W/DISC FILTER W/DECODER
- 9 DRIP EMITTER AT 1/4" TUBING
- 10 INLINE CHECK VALVE ASSEMBLY

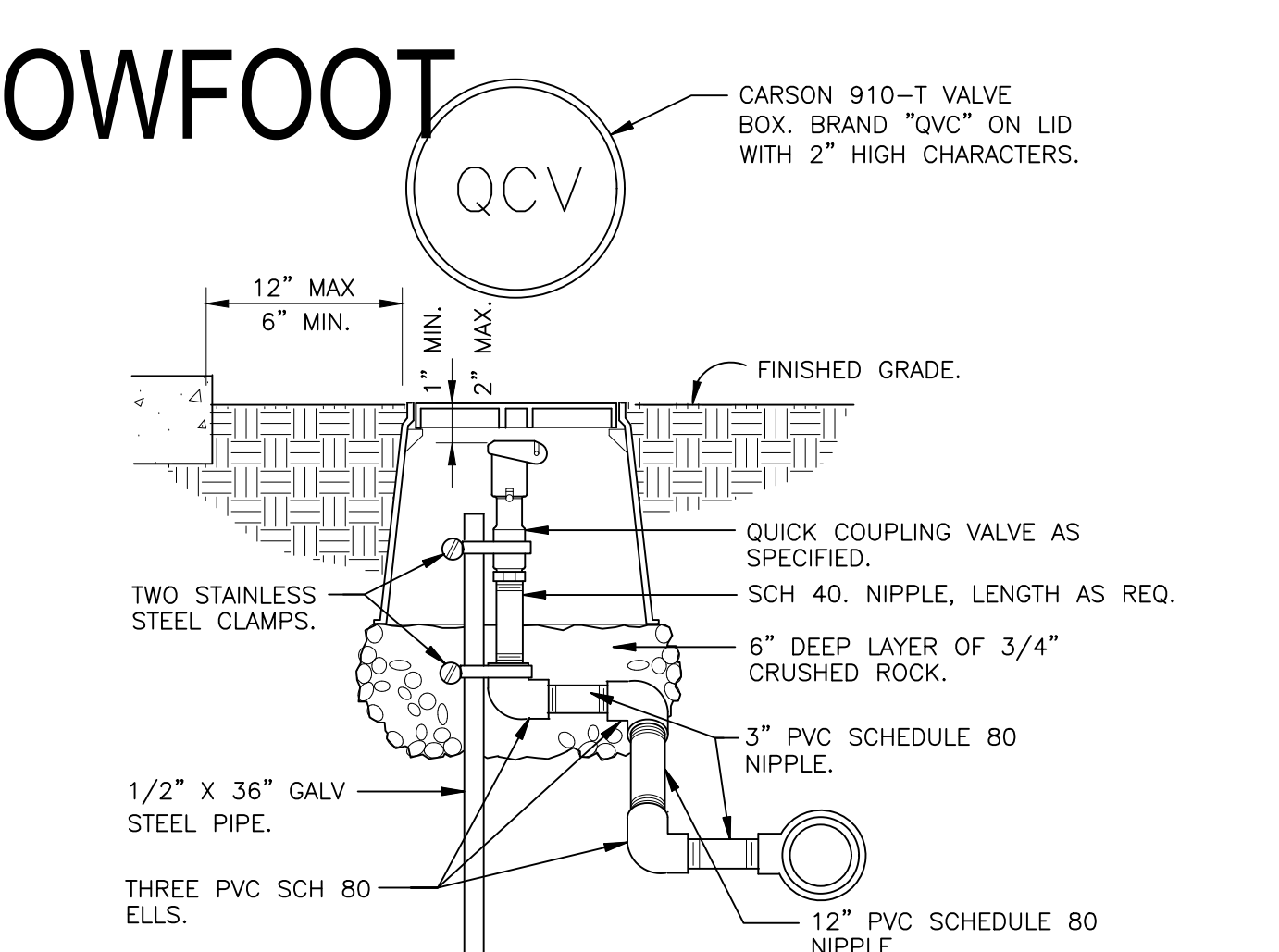


- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5% WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

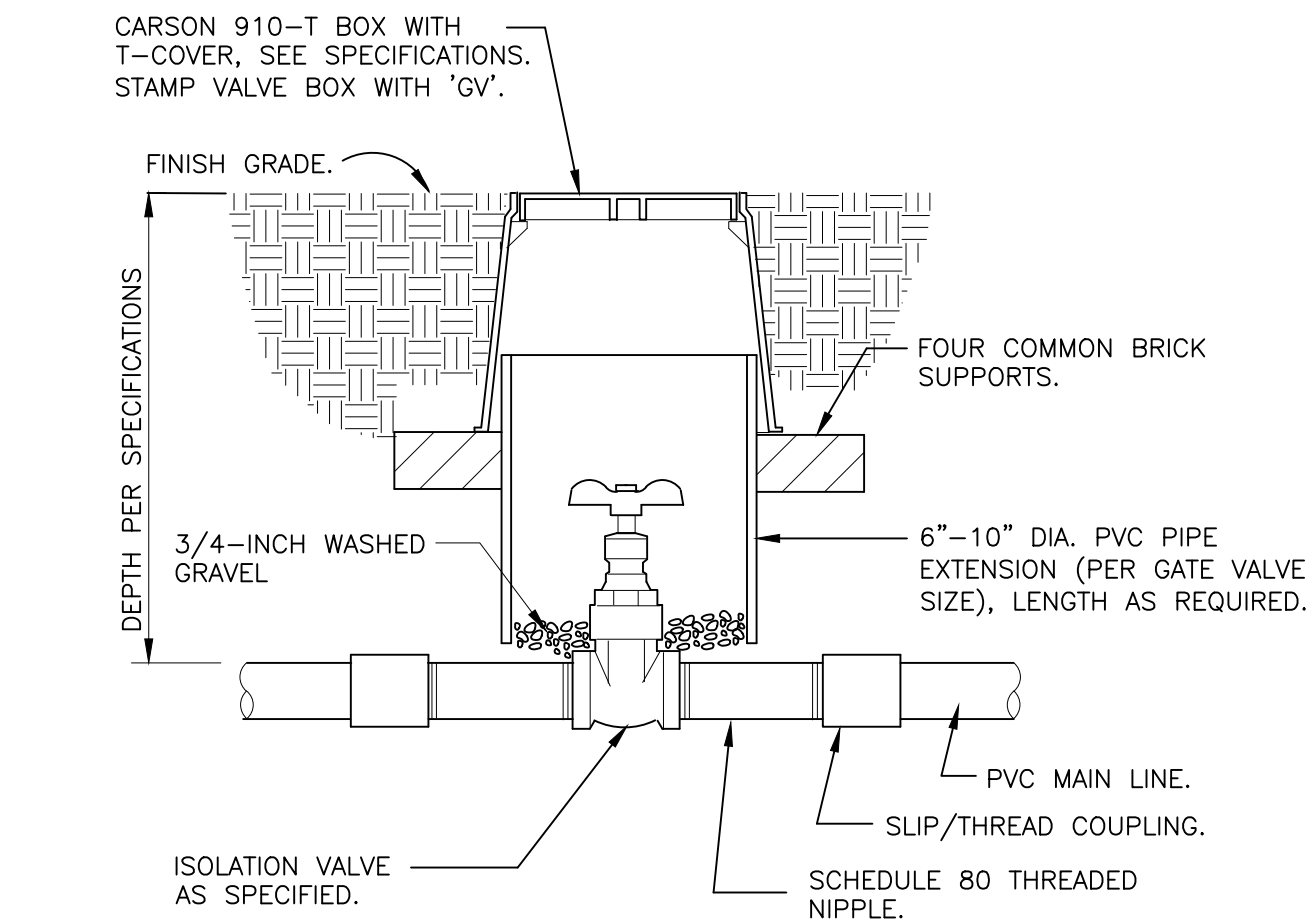
1 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03



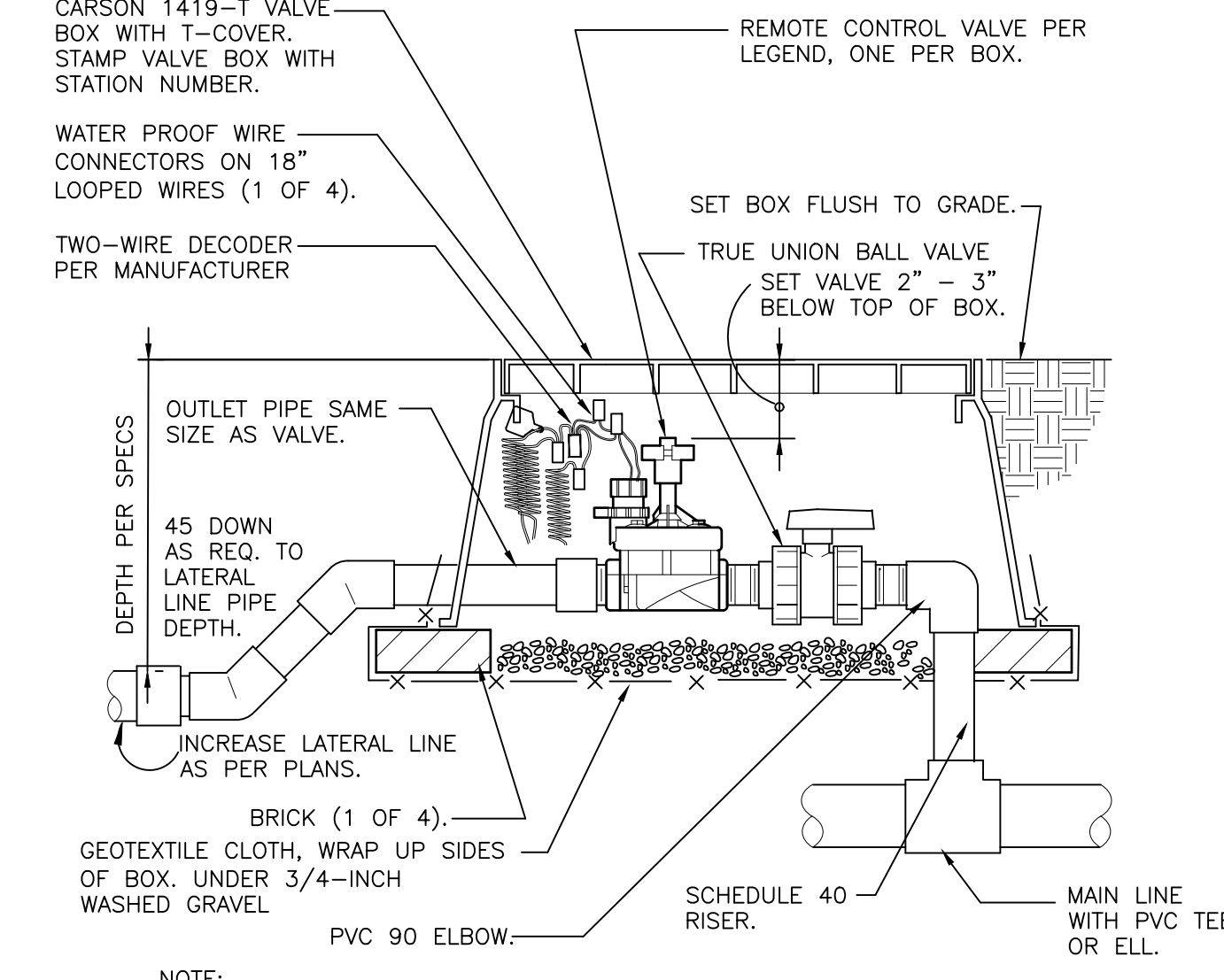
2 HYDROMETER WITH FLOW SENSOR DECODER
NOT TO SCALE FX-IR-HUNT-HYDR-01



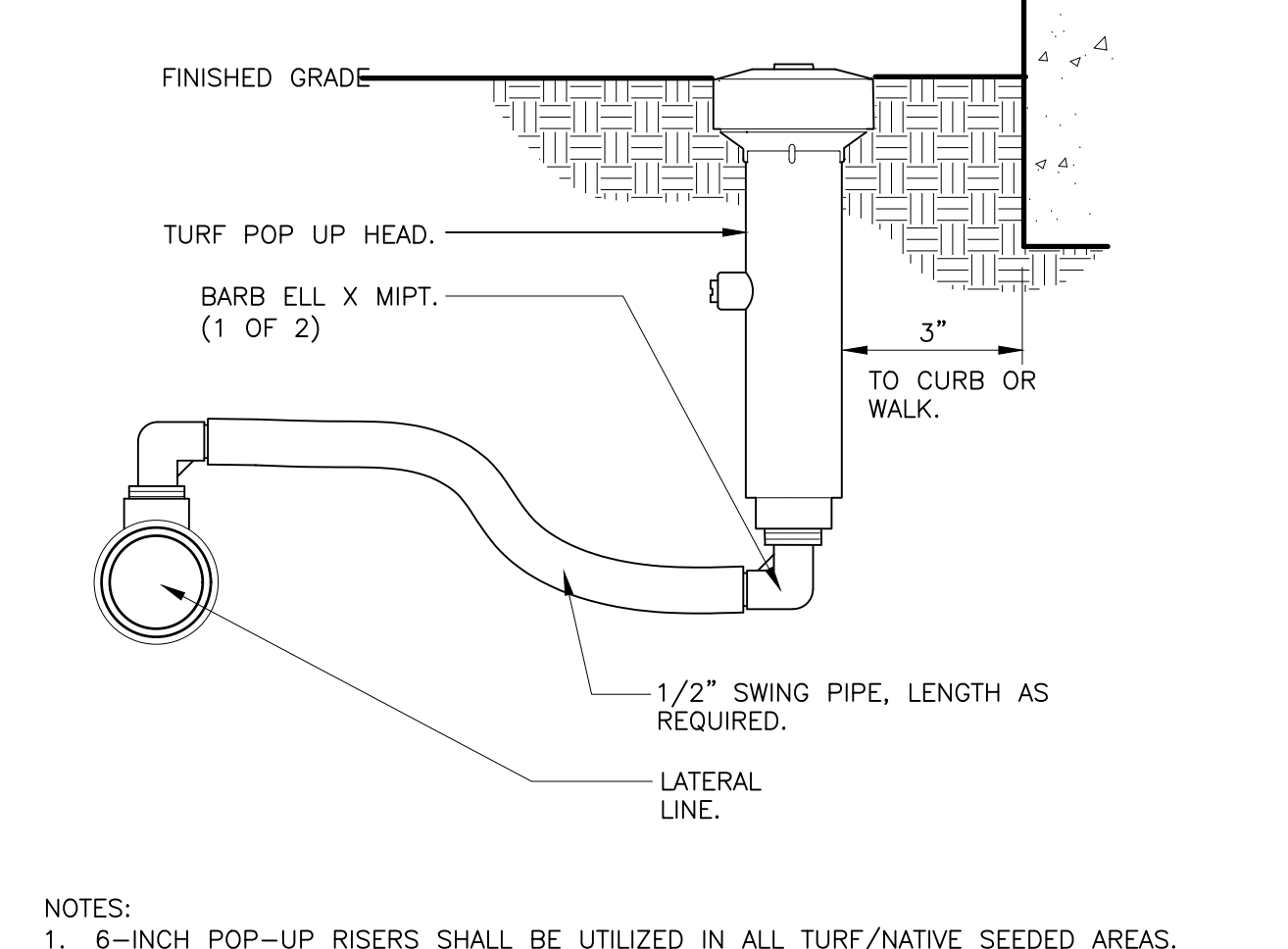
3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 328406.43-02



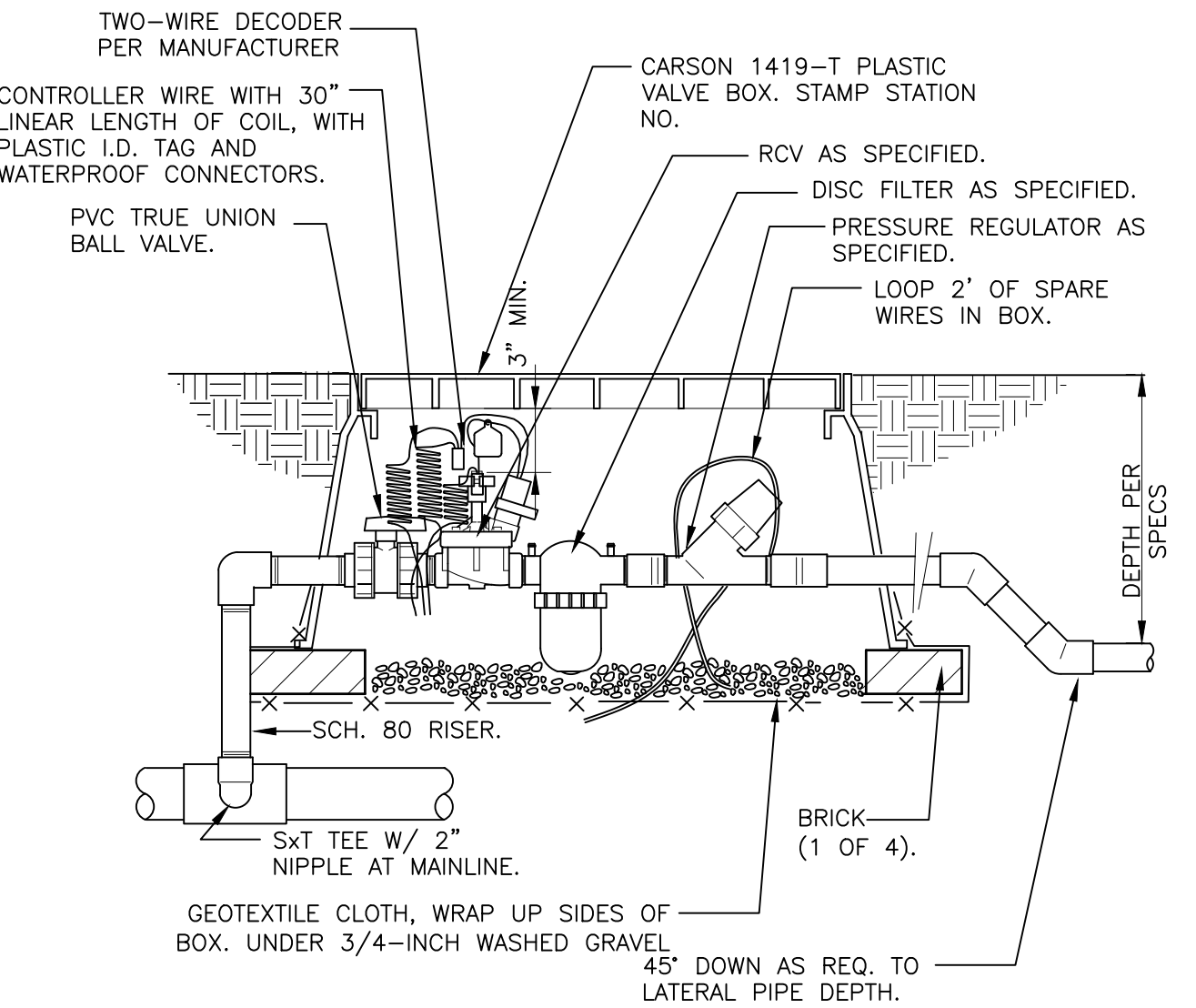
4 ISOLATION GATE VALVE
1 1/2" = 1'-0" 328406.33-01



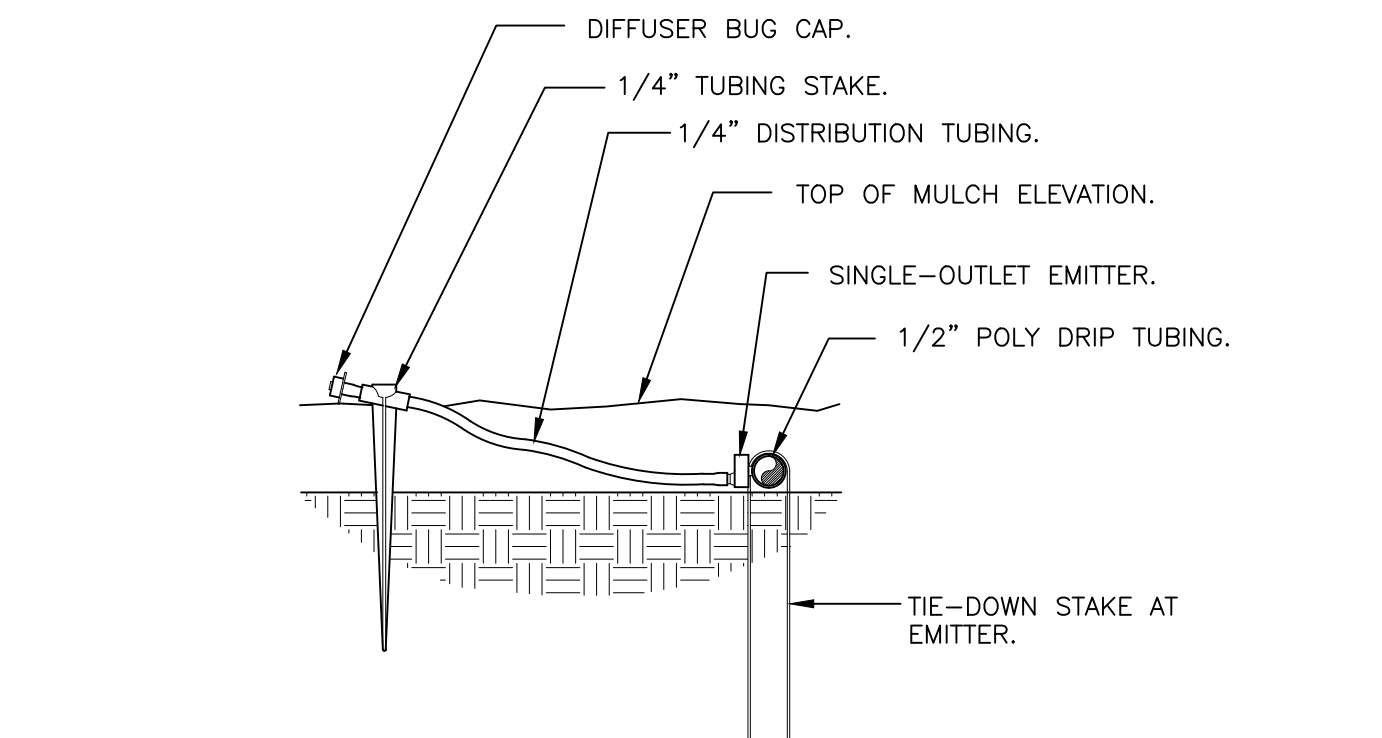
5 REMOTE CONTROL TURF VALVE W/DECODER
1 1/2" = 1'-0" 328406.13-06



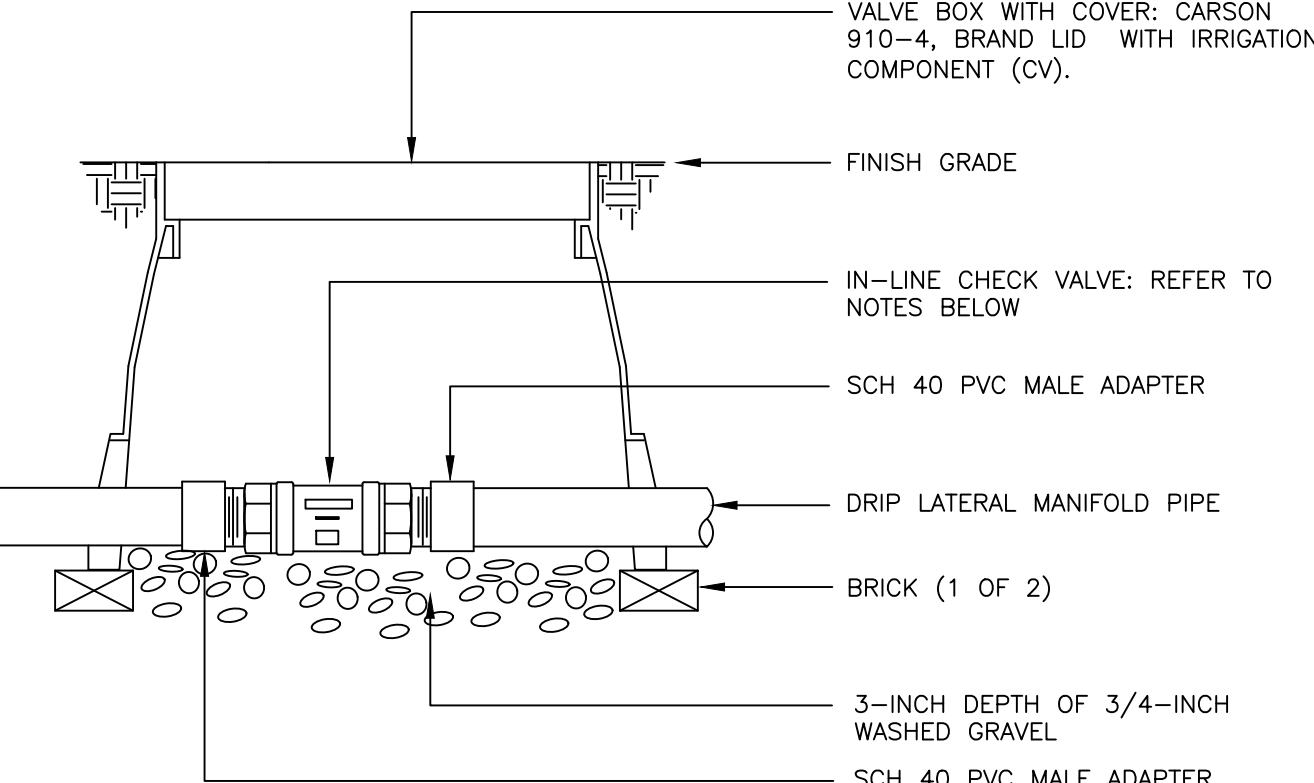
6 6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02



8 1" DRIP VALVE W/DISC FILTER W/DECODER
1 1/2" = 1'-0" 328413.76-16



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



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

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

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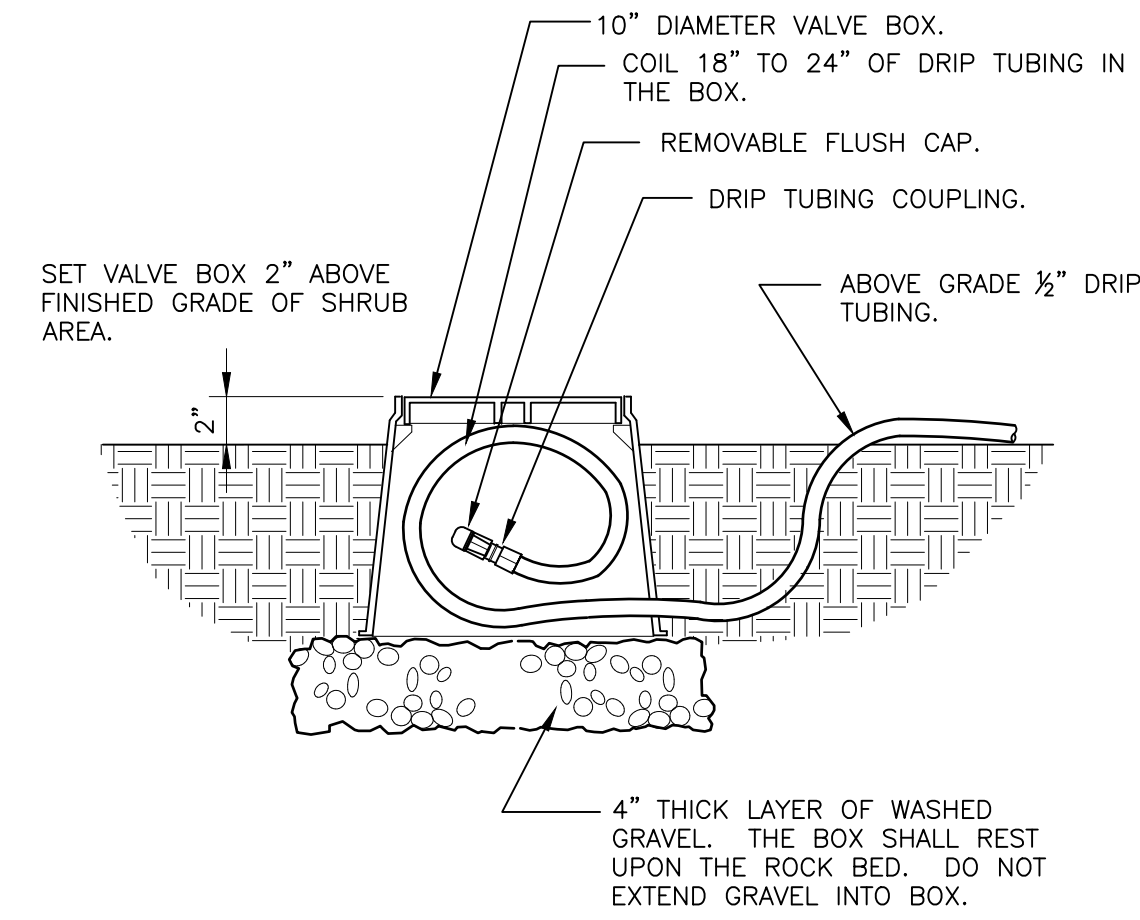
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Sheet Number
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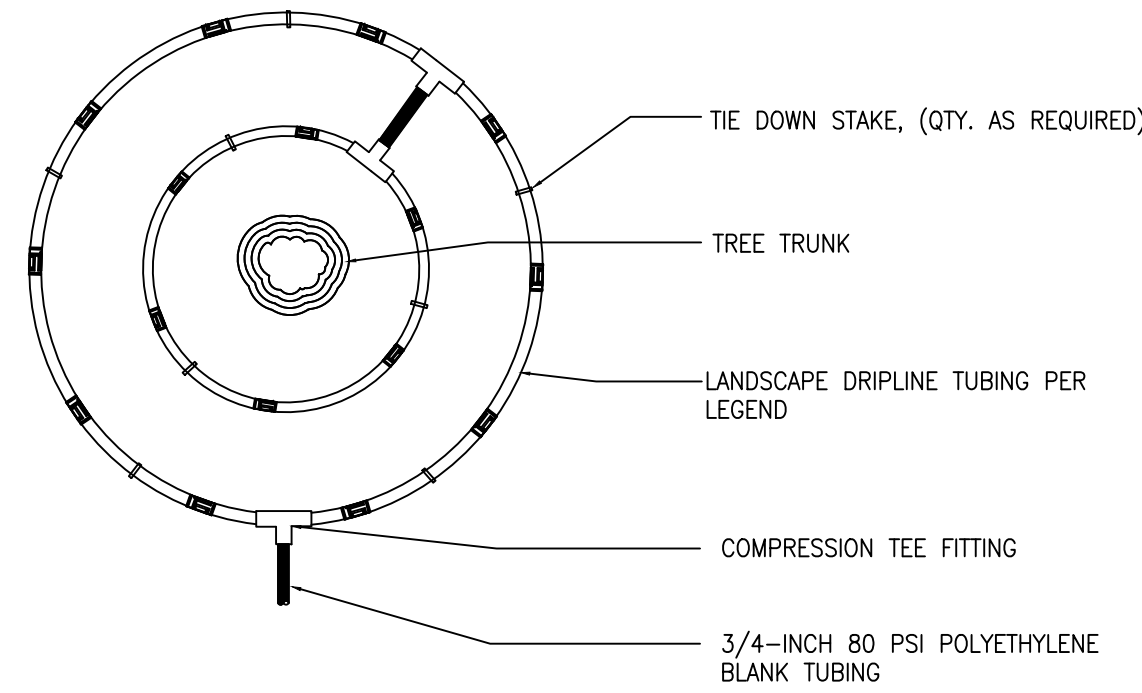
TRAILS AT CROWFOOT

FILING 9



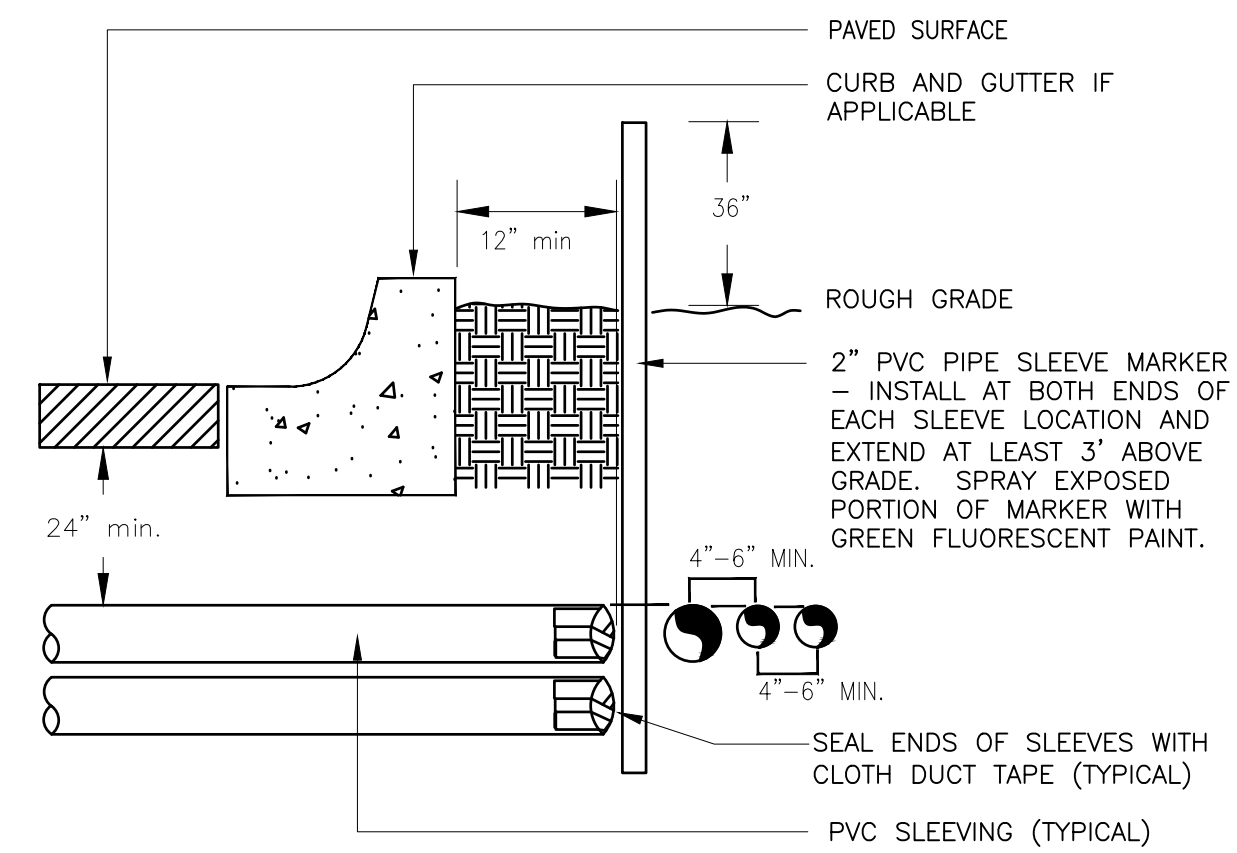
1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

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



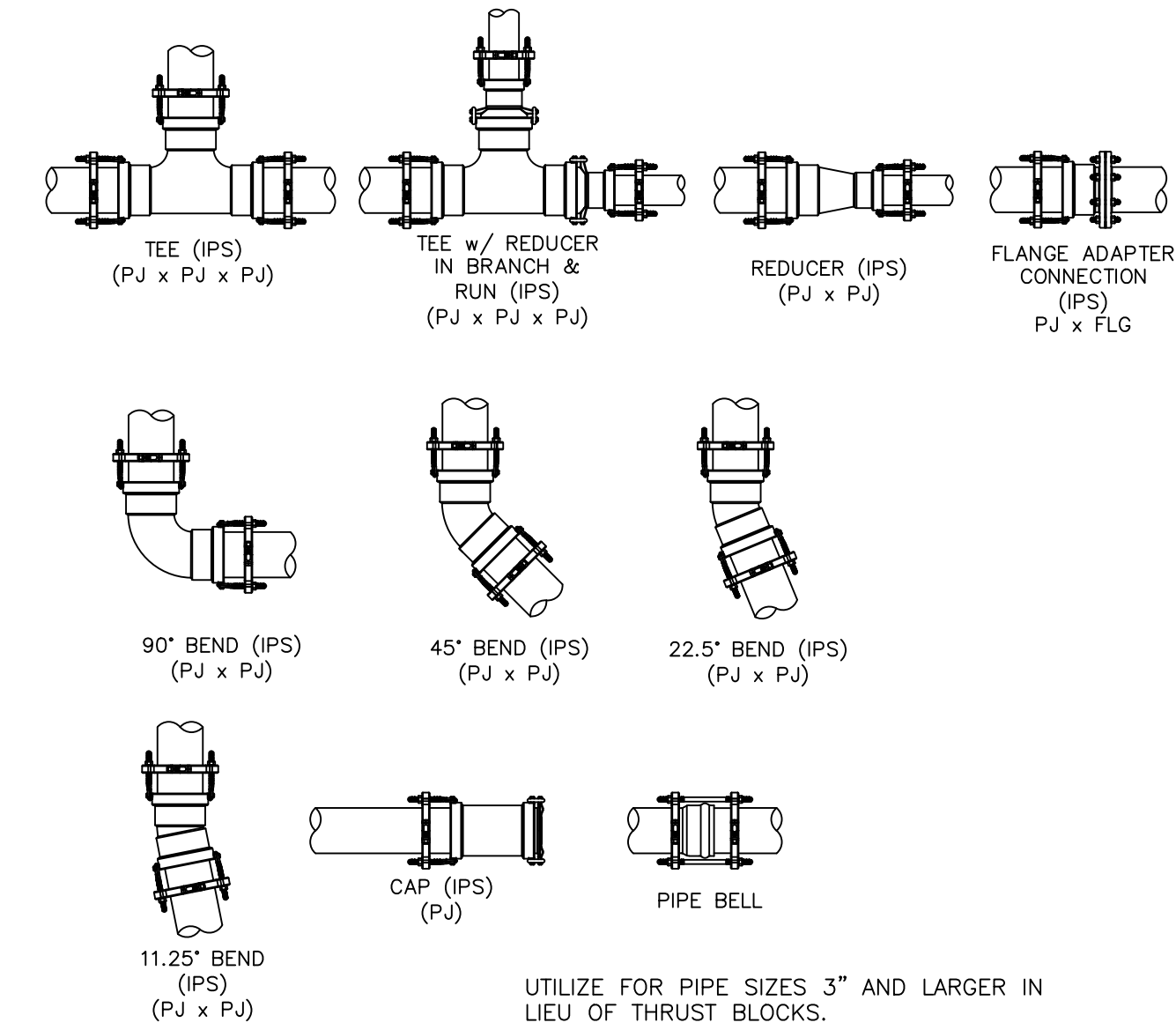
- NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH. DIAMETER OF DRILINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT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

12 INLINE DRIP RING FOR PLANTS IN NATIVE
N.T.S. 328413.49-06

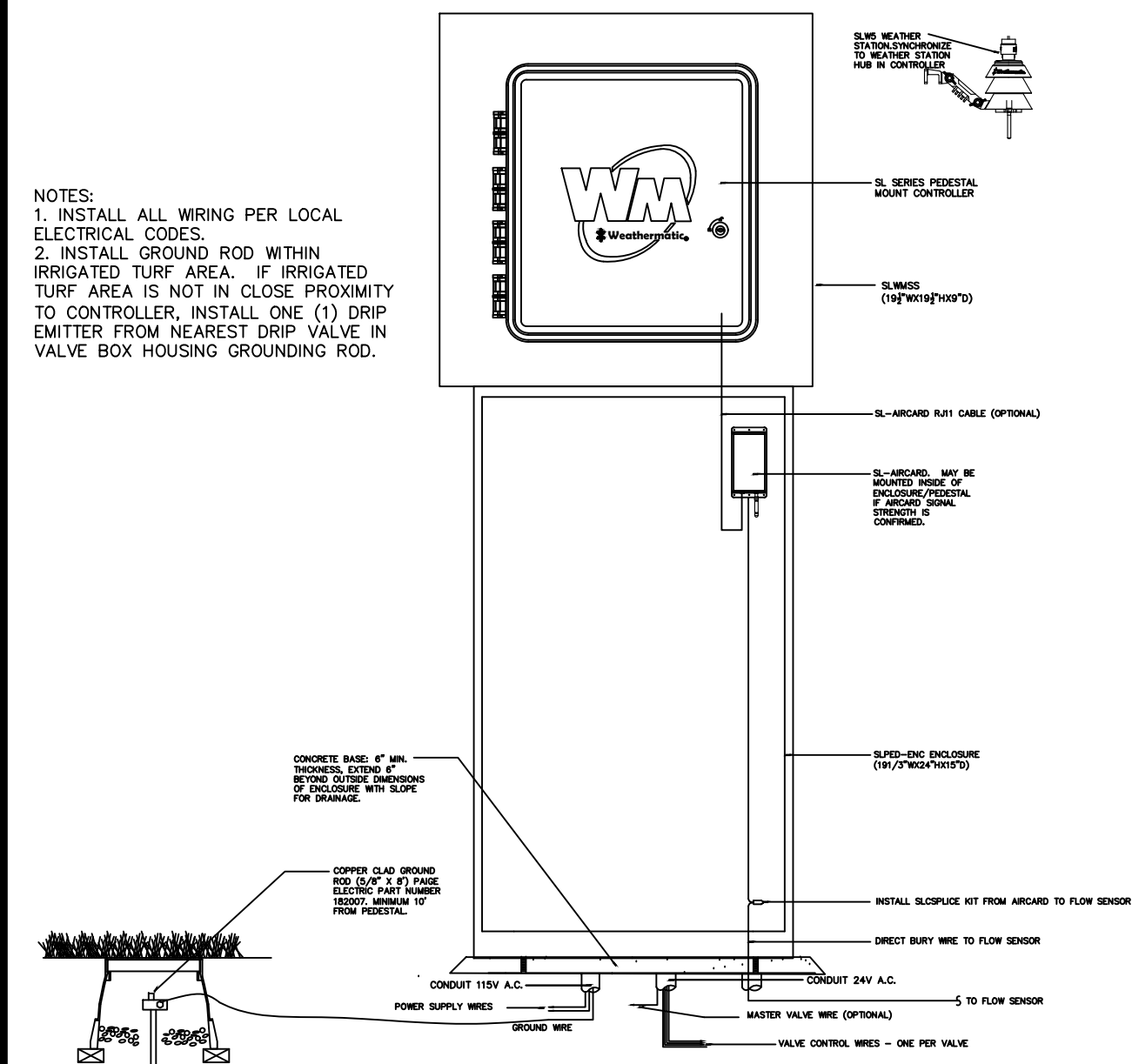


- NOTE:
- 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

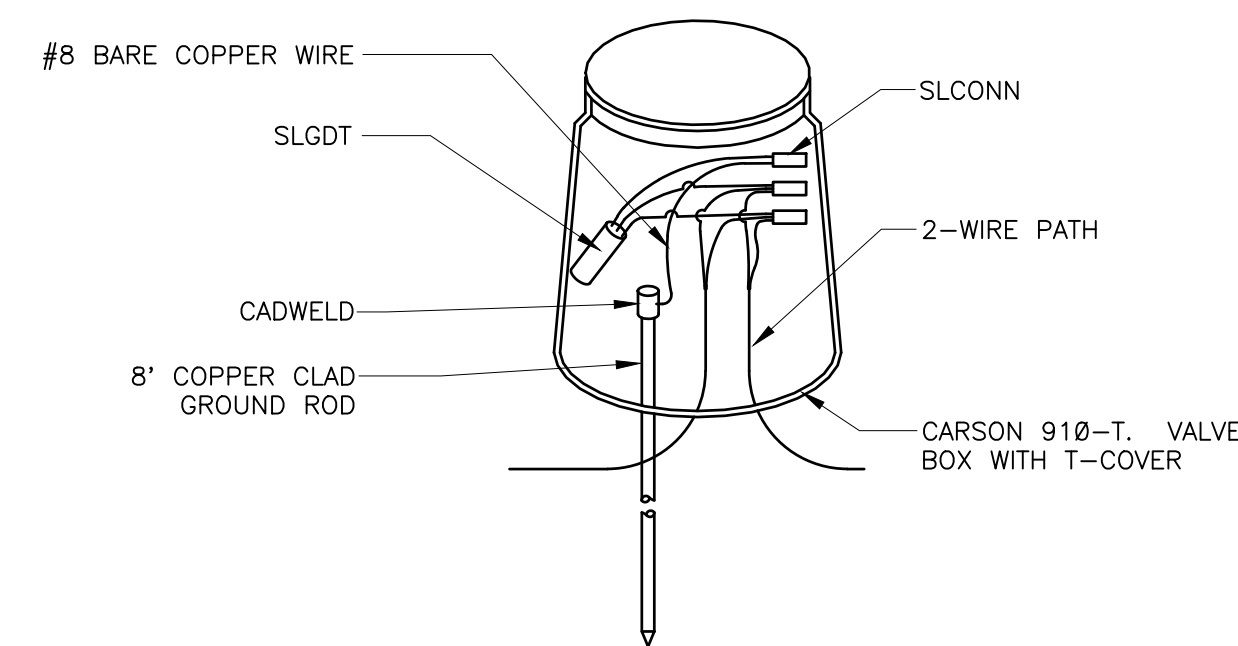
13 TYPICAL SLEEVE
N.T.S. 328409.76-21



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

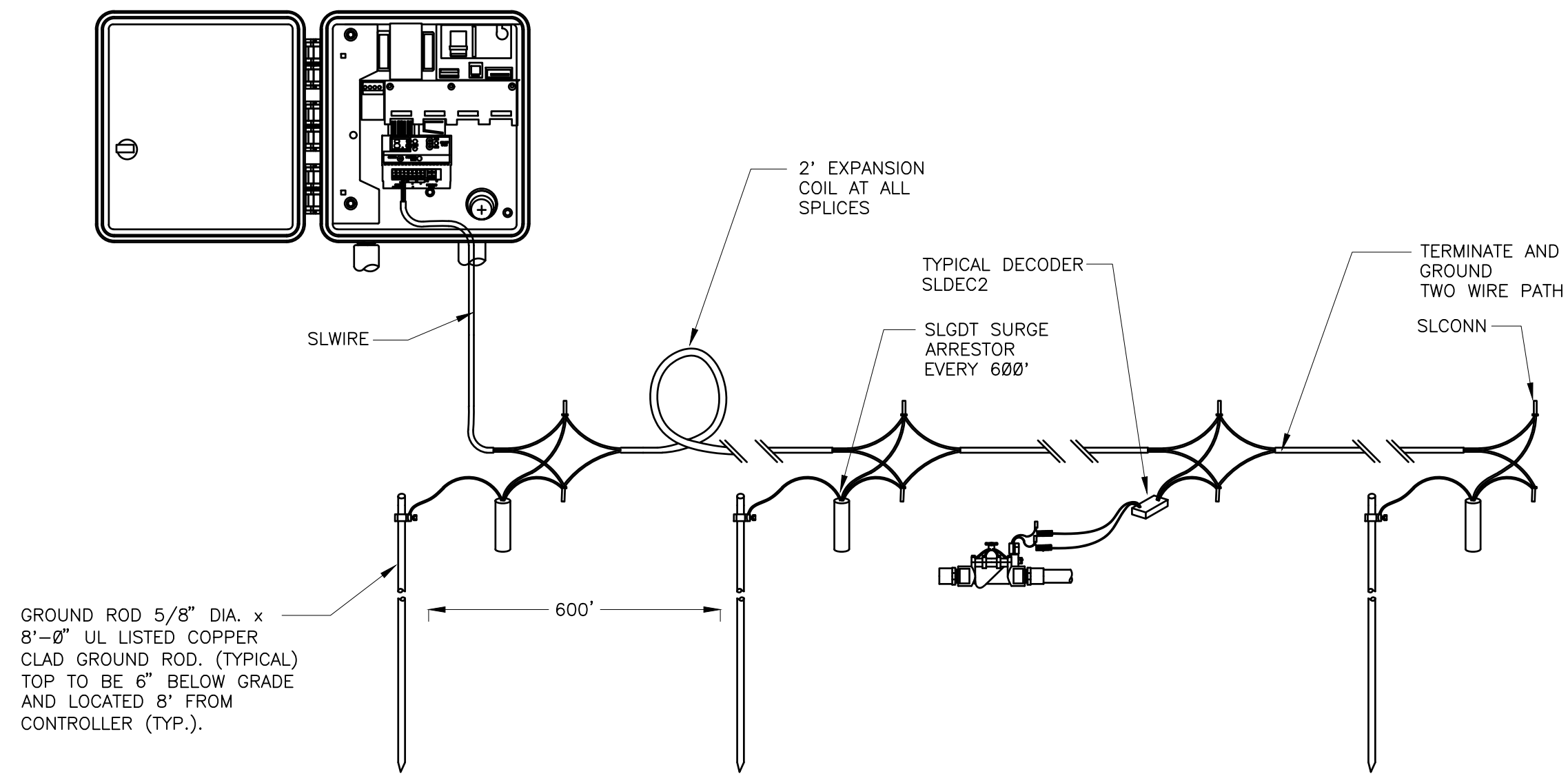


15 WEATHERMATIC PEDESTAL MOUNT CONTROLLER
N.T.S. 328409.16-26



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

16 LIGHTNING ARRESTOR
N.T.S. 328409.16-21



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

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