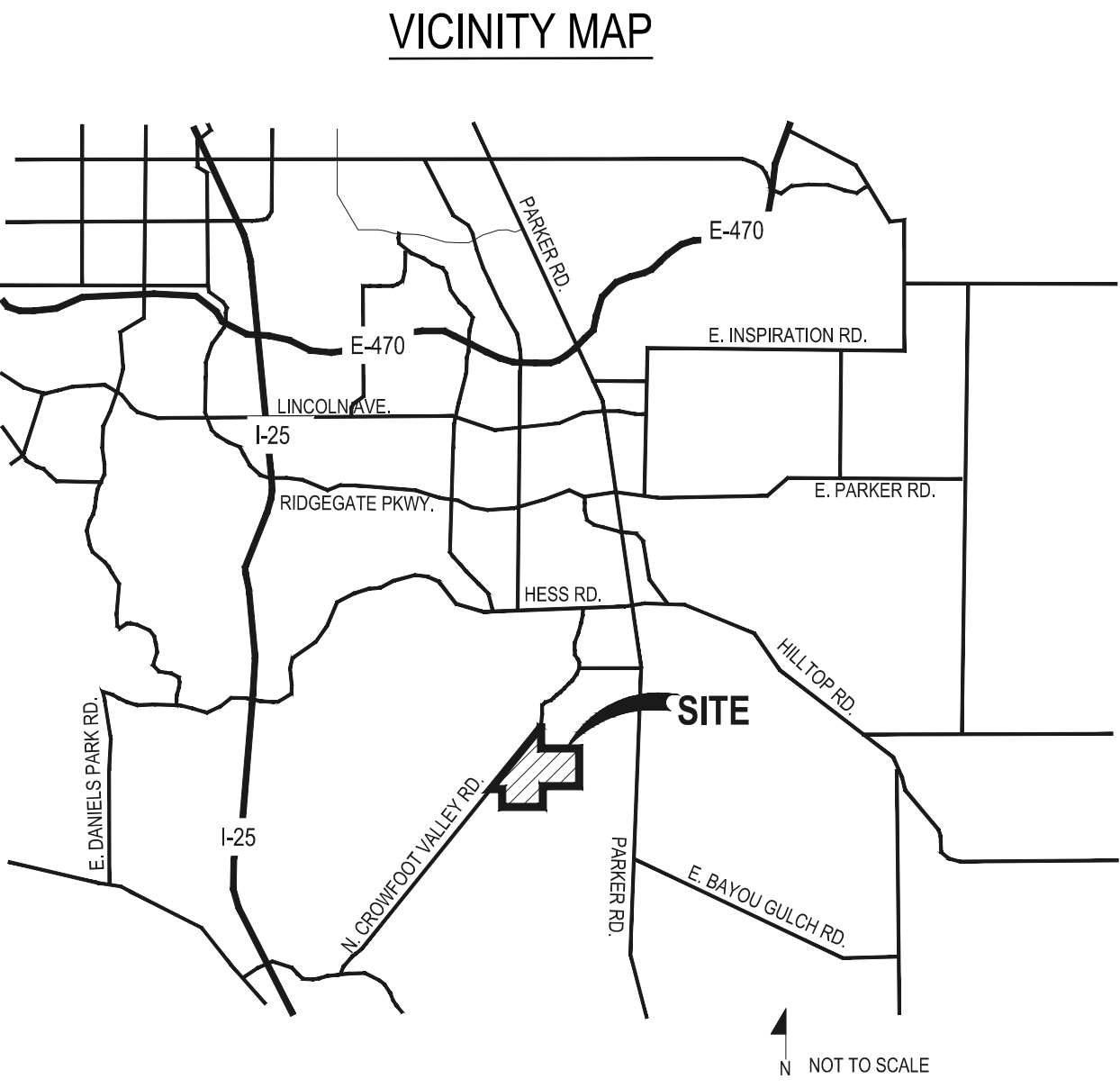
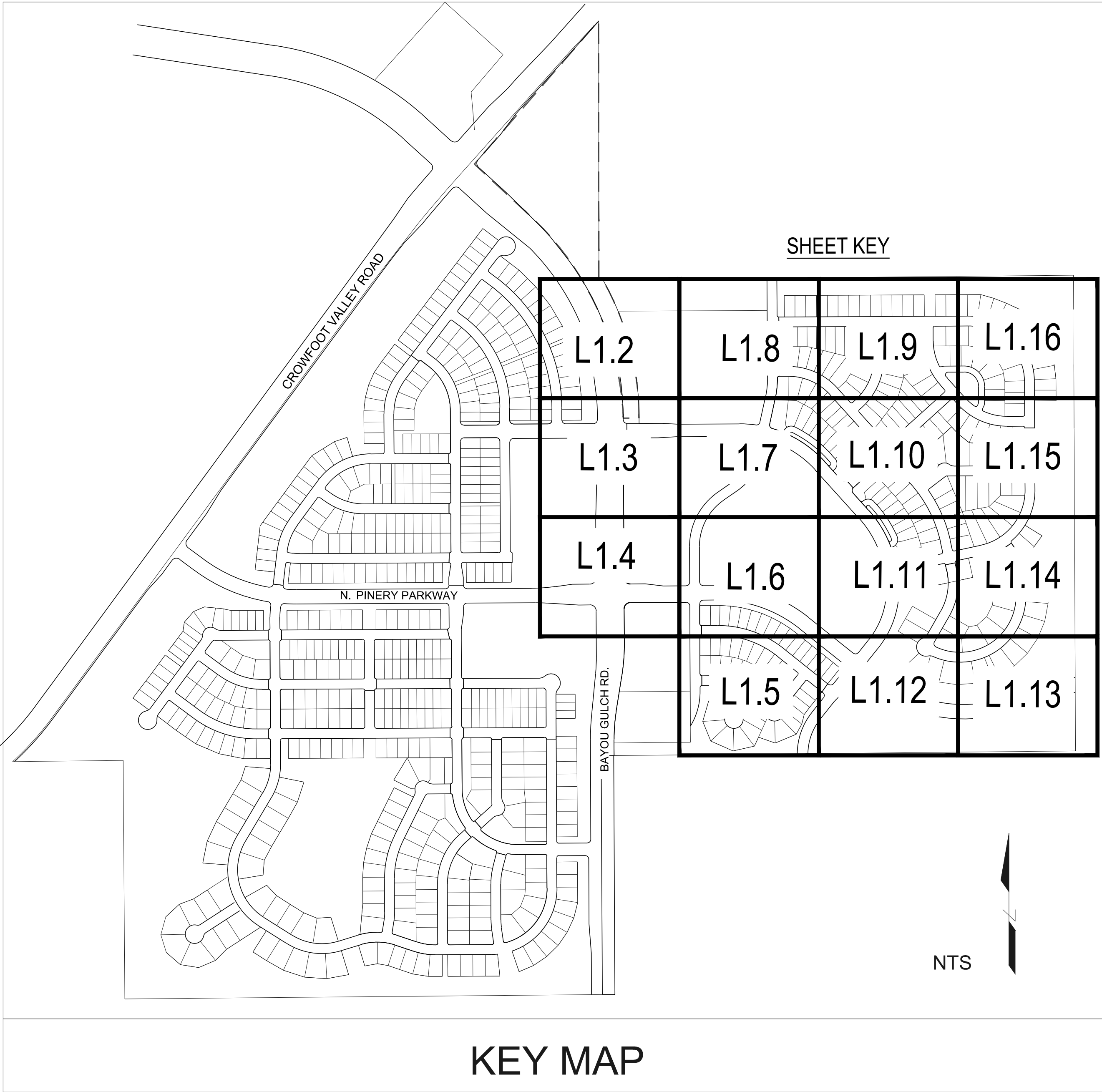


TRAILS AT CROWFOOT

FILING NO. 9 FINAL LANDSCAPE PLANS

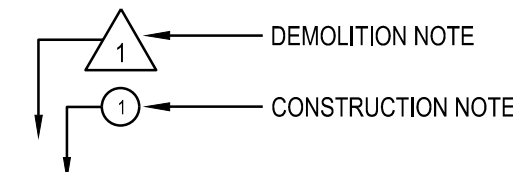


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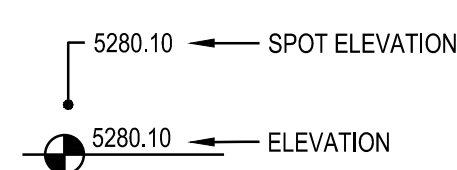
SYMBOLS & ABBREVIATIONS

AC = ACRE	EXP. = EXPANSION	O.C. = ON CENTER
APPROXIMATE = APPROX.	W.E. = EACH WAY	O.D. = OUTSIDE DIAMETER
B&B = BALL AND BURLAP	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING
B.C. = B.C. OF CURB	P.C. = POINT OF CONNECT	P.O.C. = POINT OF CONNECT
B.M. = BENCH MARK	P.F. = FINISH GRADE	P.V.C. = POLYVINYL CHLORIDE
B.L.D. = BUILDING	P.I. = FINISH	PIPE
B.S. = BOTTOM OF STAIR	F.H. = FIRE HYDRANT	PL = PROPERTY LINE
B.W. = BOTTOM OF WALL	FL = FLOW LINE	R = RADIUS
CAL. = CALCULATED	FTG. = FOOTING	R.C.P. = REINFORCED
C.B. = CATCH BASIN	F.T. = FEET	CONCRETE PIPE
C.C. = CATCHER	G. = GAUGE	R.O.W. = RIGHT OF WAY
CL CATCH BASIN CENTER LINE	GALV. = GALVANIZED	RECD. = REQUIRED
C.S. = CEMENT	H.W.P. = HEAD WALL	REIN. = REINFORCED
C.O. = COLUMN	H.P. = HIGH POINT	S. = SHEET
CONC. = CONCRETE	H.T. = HEIGHT	SPEC. = SPECIFICATIONS
C.C. = CONTIGUOUS	HORIZ. = HORIZON	SQ. = SQUARE
CNTY. = CONTRACTOR	I.D. = INNER DIAMETER	S.F. = SQUARE FEET
C.F. = CUBIC FEET	I.N. = INCH	S.Y. = SQUARE YARD
C.Y. = CUBIC YARD	INV. = INVERT	S.S. = STAINLESS STEEL
DET. = DETAIL	L.P. = LOW POINT	T.C. = TOP OF CURB
D. = DIMENSION	L.F. = LINEAR FEET	T.S. = TOP OF STAIR
D.C. = DRAINAGE	M.A. = MAXIMUM	T.W. = TOP OF WALL
DWG. = DRAWING	M.H. = MAN HOLE	T.Y. = TYPICAL
E.A. = EACH	M.N. = MINIMUM	VERT. = VERTICAL
ELEV. = ELEVATION	MISC. = MISCELLANEOUS	W.I.T.H. = WITH OUT
EXIST. = EXISTING	N.T.C. = NOT IN CONTACT	W.W.M. = WOVEN WIRE MESH
E.P. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	

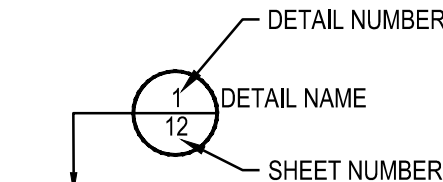
NOTE IDENTIFICATION



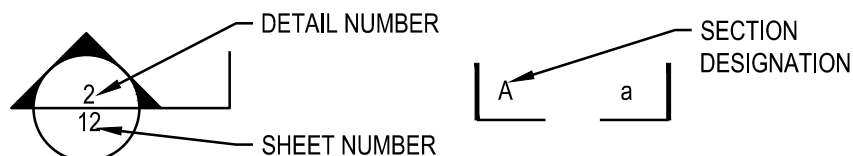
ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



DETAIL SECTION IDENTIFICATION



DESIGNATION

- ## GENERAL NOTES

1. 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 REFERRING 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.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLUMB STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURERS' RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



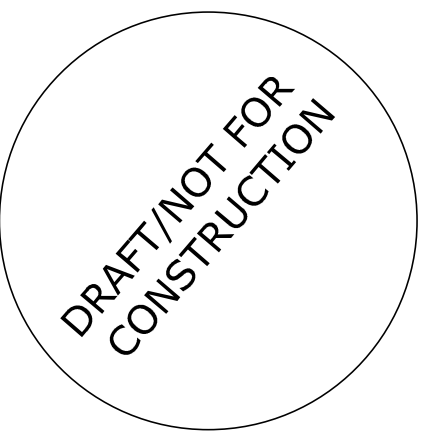
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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS



Drawn by: JWI, BEM, GG
 Checked by: PCS STAFF
 Submittal
 Date: 12.08.2017

now what's **below**. 01.26.2017
Call before you dig. 02.20.2018



■ Sheet Name ■
LANDSCAPE COVER SHEET

■ Sheet Number ■

L0.0

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. 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.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
11. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
12. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. 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.
15. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
16. 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.
17. 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.
18. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
19. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
20. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
21. 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 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

22. 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.
23. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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

1. SLOPES NOT TO EXCEED 4:1 MAX. -1% MIN.
2. 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.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMINGLING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. 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:

- 1) 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.
- 2) 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 PROPORTION OF ONE-TENTH PERCENT (0.1%) AND A MINIMUM 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.
- 3) 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 CLOS 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.
- 4) 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.
- 5) 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:

1. DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
2. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
3. LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
4. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
5. SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 3 FEET, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
6. 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.

30. THE CENTER OF EVERGREEN TRESS SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TRESS CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE ANE. 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.
31. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
32. 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.
33. 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.
34. 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.
35. IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

36. 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.
37. ALL MUGH TO BE 4" DEPTH
38. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
39. 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.
40. 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

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

IRRIGATION

42. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS. 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF. 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
43. 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.
44. 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.
45. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
46. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

47. 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.
48. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
49. 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.
50. 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.
51. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. SITE GRADING: SLOPE GRASSES 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 INCH (25 MM).
- B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
13. 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.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. 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.
17. WHERE SETTTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

- 6) MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWNED 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 / SIZE
AE	20	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN 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 HORNBEOAM	B & B	2.5" CAL
PO	30	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5" CAL
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL
QC	19	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B & B	2.5" CAL
QM	7	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL
OM2	11	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL
QR	25	QUERCUS 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 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL
TG	39	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE 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 / SIZE
PP	6	PINUS EDULIS	PINON PINE	B & B	6'-8" HT
VAN	19	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S S PYRAMID PINE	B & B	6'-8" HT
PN	26	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8" HT
PN	12	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PPI	24	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8" HT

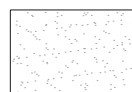
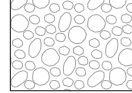
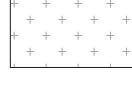
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG2	28	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2" CAL
AH	9	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL

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

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

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	167	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5"
JB	33	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 10"
BLUJ	154	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6"
PS	95	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5"

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	226	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X2'
MY	473	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
PH	31	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3'
PB2	79	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1' X 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: LDSCP NOTES	ROCK MULCH GREY, 4" DIA. COBBLE	MULCH
	8,049 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP 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
		TEMPORARILY IRRIGATED NATIVE SEED MIX RE: LANDSCAPE NOTES		
		TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'		

SEED MIXES

TOWN OF PARKER SEED MIX 1	PERCENTAGE	SEED MIX 2	PERCENTAGE
COMMON NAME		COMMON NAME	
CANADA WILDRYE	20%	SLENDER WHEATGRASS	22%
CRESTED WHEATGRASS	15%	SODAR STREAMBANK WHEATGRASS	18%
SLENDER WHEATGRASS	15%	ARIZONA FESCUE	13%
ANNUAL RYEGRASS	10%	BLUE GRAMA	13%
SHEEP FESCUE	10%	BUFFALO GRASS	12%
BIG BLUESTEM	10%	BARLEY OR OATS	12%
SIDEOTS GRAMA	10%	SPIKE MUHLY	5%
CANADA BLUEGRASS	5%	INDIAN RICEGRASS	5%
BLUE GRAMA	5%		
SEEDING RATE		SEEDING RATE	
DRILLED: 25 LBS/AC.		DRILLED: 25 LBS/AC.	
BROADCAST: 50LBS/AC.		BROADCAST: 50LBS/AC.	

TEMPORARILY IRRIGATED
NATIVE SEED MIX

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

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

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

SOD MIXES

ENVIROTURF SOD: 'ENVIROTURF'
BY TURF MASTERS, LLC.

■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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■ Engineering ■

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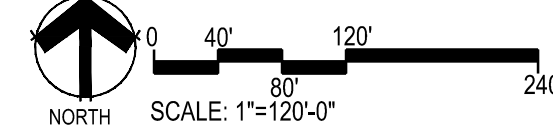


LEGEND

OPEN RAIL FENCE

GROUND COVERS	QTY	BOTANICAL NAME
	100,024 SF	ENVIROTURF RE: LANDSCAPE NOTES
	28,449 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LANDSCAPE NOTES
	8,049 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LANDSCAPE NOTES
	101,975 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES
	20,261 SF	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES
		TEMPORARILY IRRIGATED NATIVE SEED MIX RE: LANDSCAPE NOTES

- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
 - TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'
 - OPEN SPACE TRACTS SHALL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Land Planning ■

people creating spaces

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■ Engineering ■

CVL
CONSULTANTS

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

TRAILS AT CROWFOOT
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LANDSCAPE PLANS

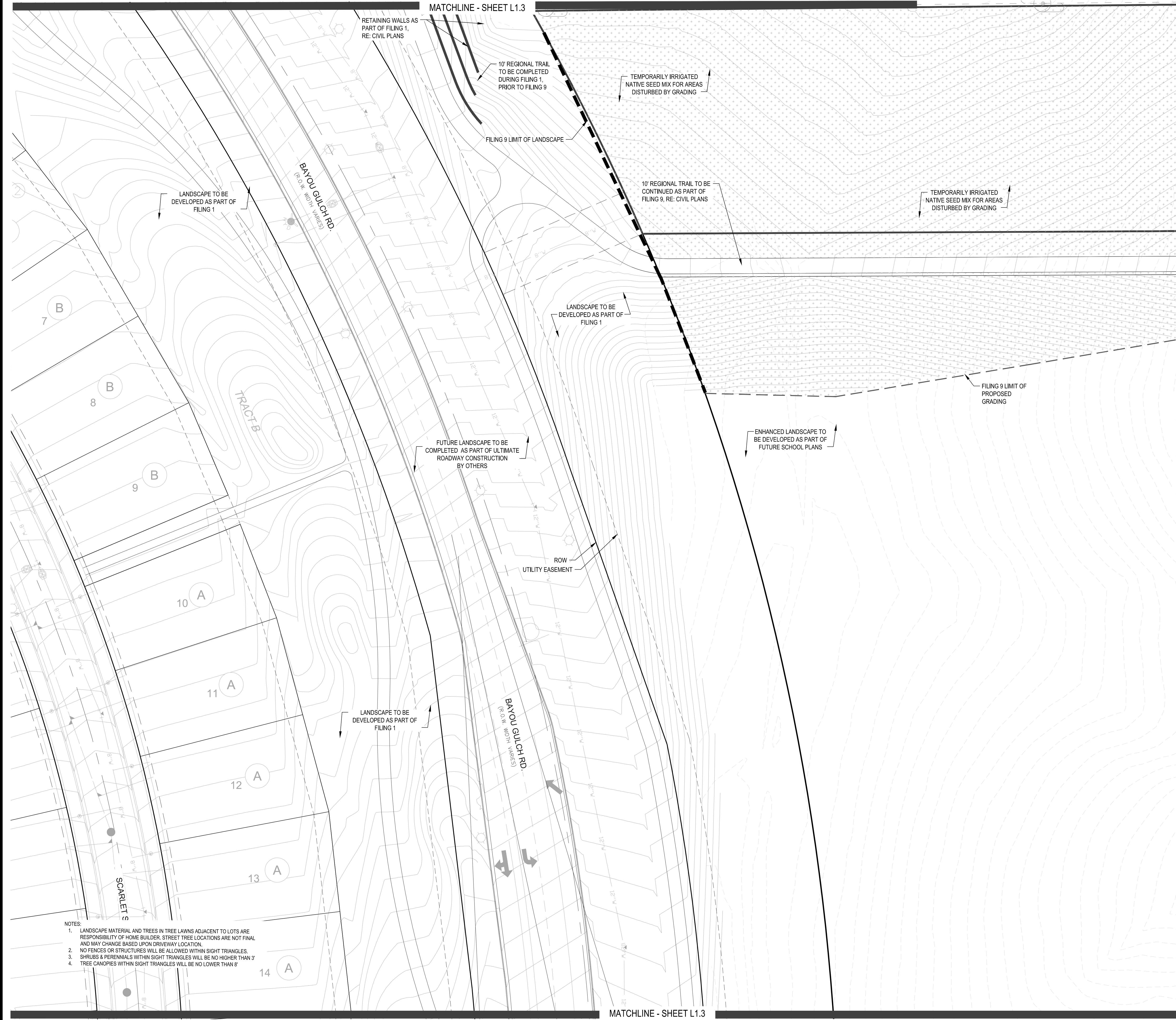
DRAFT/NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017
Know what's below.
Call before you dig.

811

■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.1



- 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 8'

PLANT & GROUND COVER LIST	
DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
OM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
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
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
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
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX
*	TREES 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.pcsgruopco.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

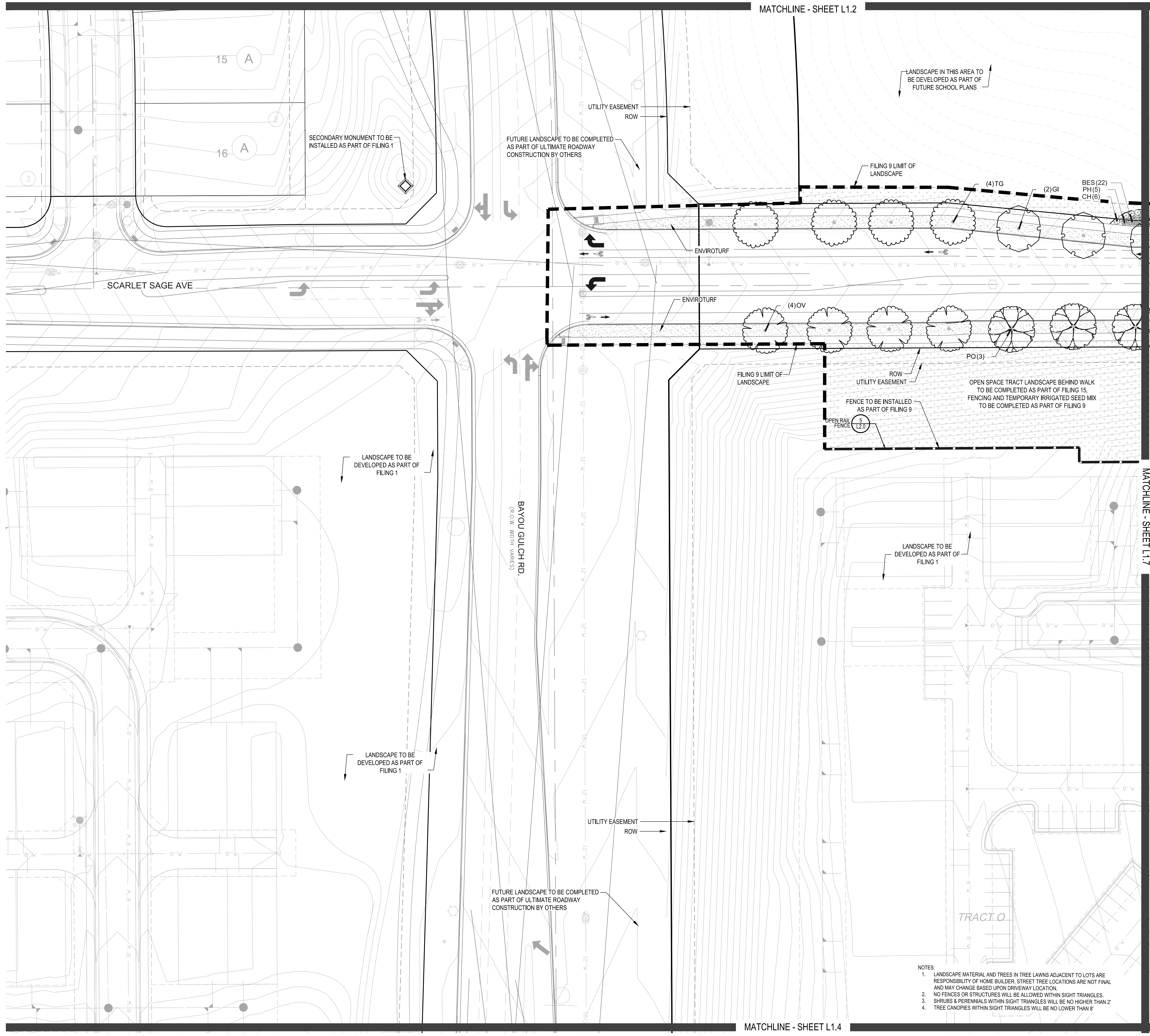
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal: 12.08.2017
Date: 01.26.2017

Know what's below.
Call before you dig.

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.2

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



PLANT & GROUND COVER LIST

DECIDUOUS TREES
UP
OV
PO
QM
QM2
HAC
AE
TG2
TG
QC
GI
GK
QR
RAL
BR
AS
GS
QB

COMMON NAME
AMERICAN ELM
AMERICAN HORNBEAM
AMERICAN SYCAMORE
BURR OAK
CHINKAPIN OAK
COMMON HACKBERRY
EMERALD QUEEN MAPLE
GLENLEVEN LITTLELEAF LINDEN
GREENSPIRE LITTLELEAF LINDEN
HERITAGE OAK
IMPERIAL HONEYLOCUST
KENTUCKY COFFEE TREE
RED OAK
REDMOND AMERICAN LINDEN
RIVER BIRCH
SCHWEDLER MAPLE
SHADEMASTER LOCUST
SWAMP WHITE OAK

EVERGREEN TREES
PN
PSP
PP
PPI
VAN

COMMON NAME
AUSTRIAN BLACK PINE
LIMBER PINE
PINON PINE
PONDEROSA PINE
VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES
AH
AG2

COMMON NAME
HOT WINGS TATARIAN MAPLE
ROCKY MOUNTAIN MAPLE

ANNUALS/PERENNIALS
BES
SP

COMMON NAME
BLACK-EYED SUSAN
PINCUSHION FLOWER

DECIDUOUS SHRUBS
CD
SP2
RHU
FN
SCH
CB
CH
PS2
PA
SBS
RW
AG

COMMON NAME
BLUE MIST SHRUB
DWARF ARCTIC WILLOW
GRO-LOW FRAGRANT SUMAC
NEW MEXICO PRIVET
PAWNEE-BUTTES SAND CHERRY
RED TWIG DOGWOOD
ROCK COTONEASTER
ROCKY MOUNTAIN PENSTEMON
RUSSIAN SAGE
SASKATOON SERVICEBERRY
WHITE MEIDLAND ROSE
'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS
JB
BUJ
AC
PS

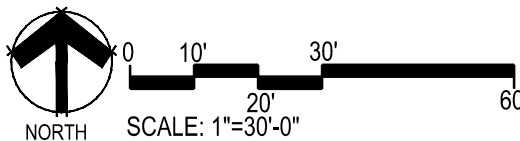
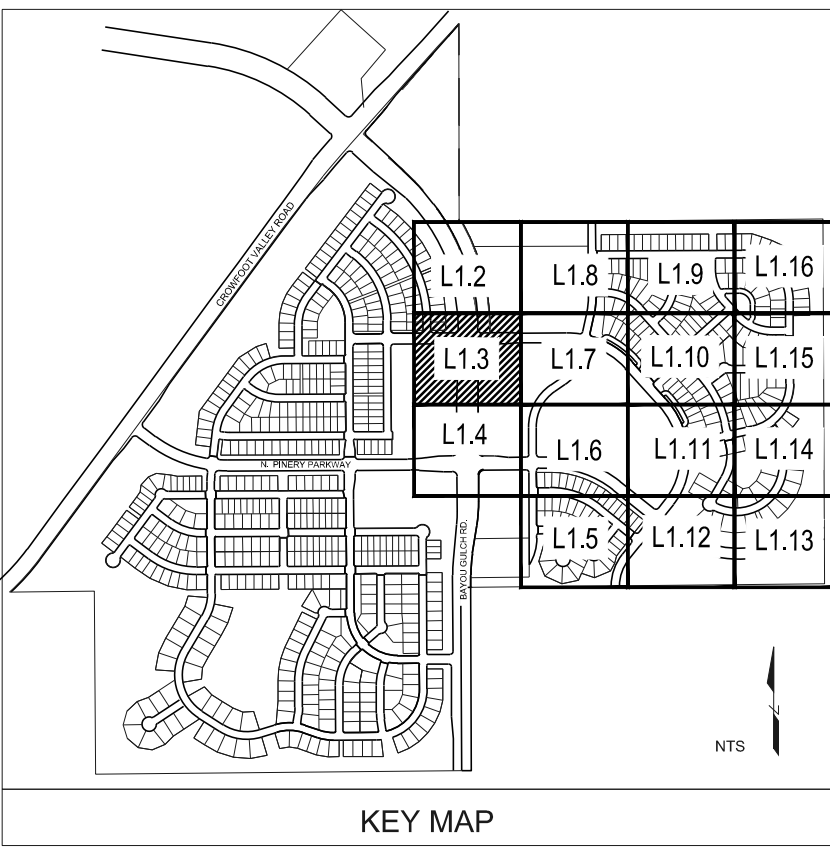
COMMON NAME
BLUE CHIP JUNIPER
BUFFALO JUNIPER
MANZANITA
MUGO PINE

ORNAMENTAL GRASSES
PH
CK
PB2
MY

COMMON NAME
BLUE SWITCH GRASS
FEATHER REED GRASS
LITTLE SUNNY FOUNTAIN GRASS
YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

COMMON NAME
ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
TEMPORARILY IRRIGATED NATIVE SEED MIX
* TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



■ Prepared For ■

E5X MANAGEMENT
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CENTENNIAL, CO 80112

■ Land Planning ■



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■ Engineering ■



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TRAILS AT CROWFOOT

FILING NO. 9

PARKER, COLORADO

LANDSCAPE PLANS

DRAFT/NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
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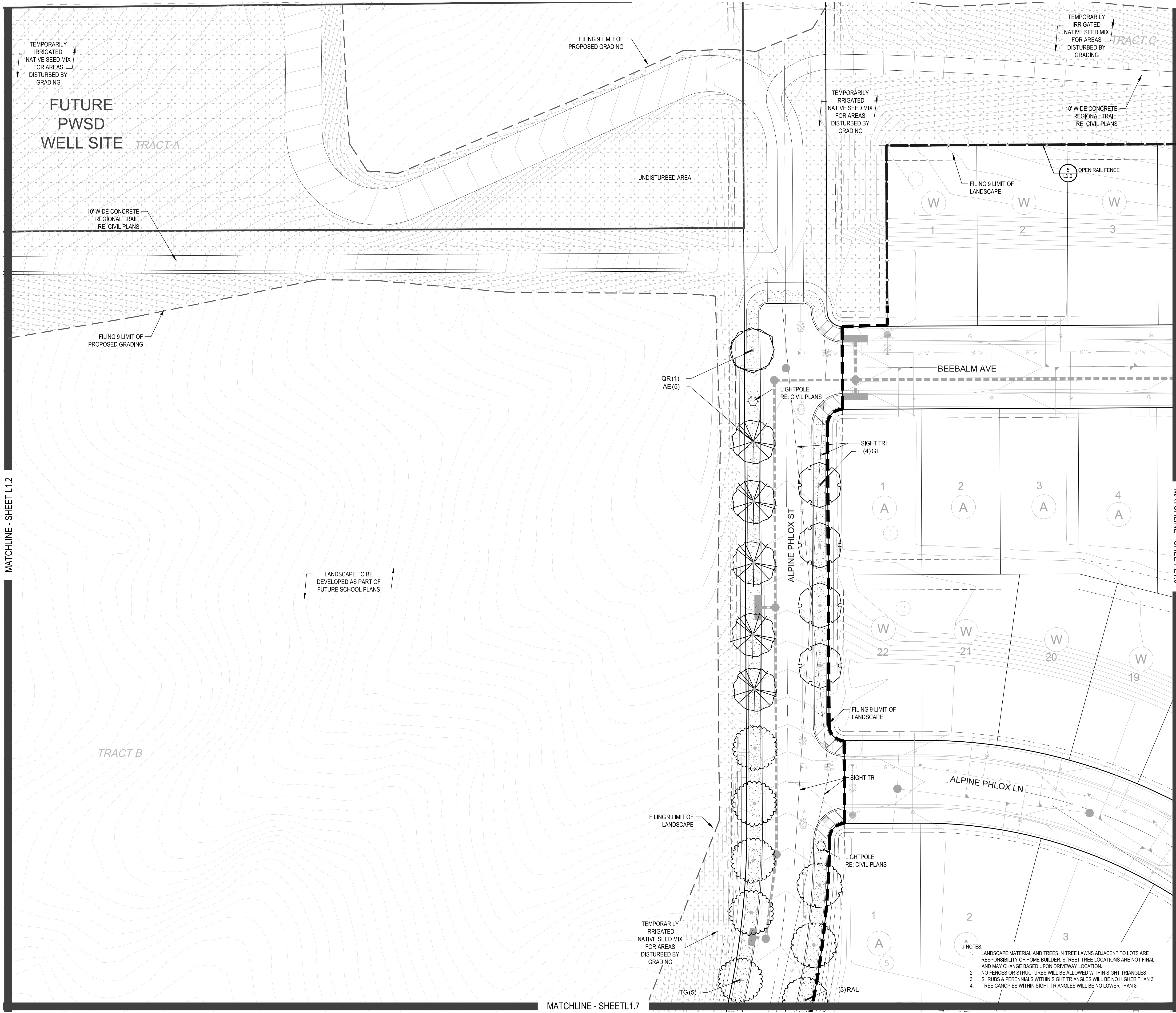
■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■

L1.3

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

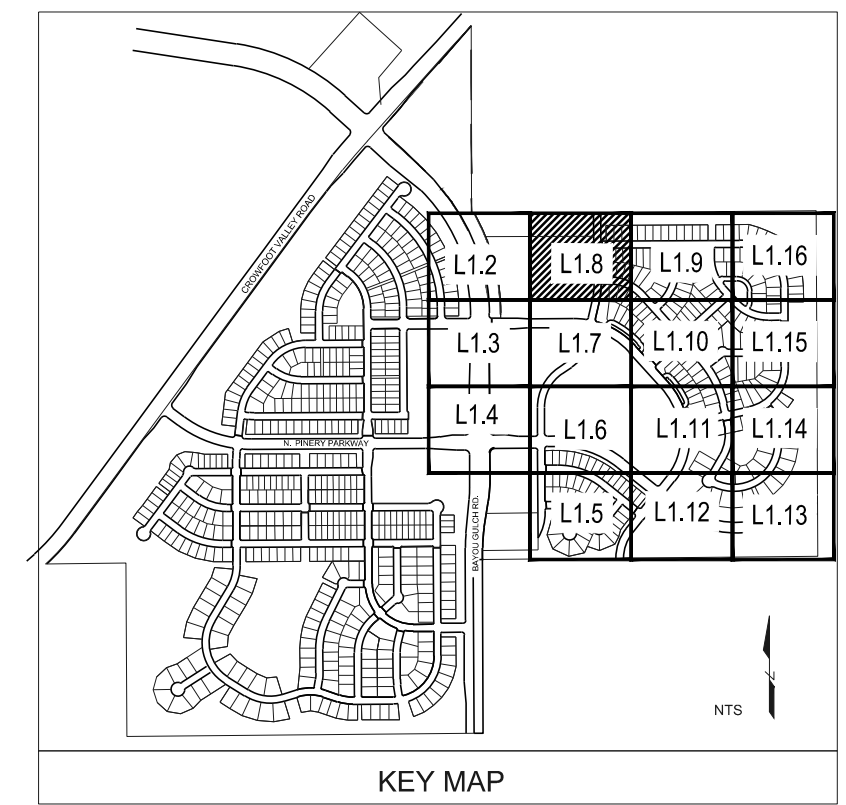
MATCHLINE - SHEET L1.2



PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
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
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
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
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
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	SEED MIX 1
	SEED MIX 2
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	* TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



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■ Engineering ■



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

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■ Sheet Name ■
LANDSCAPE PLAN

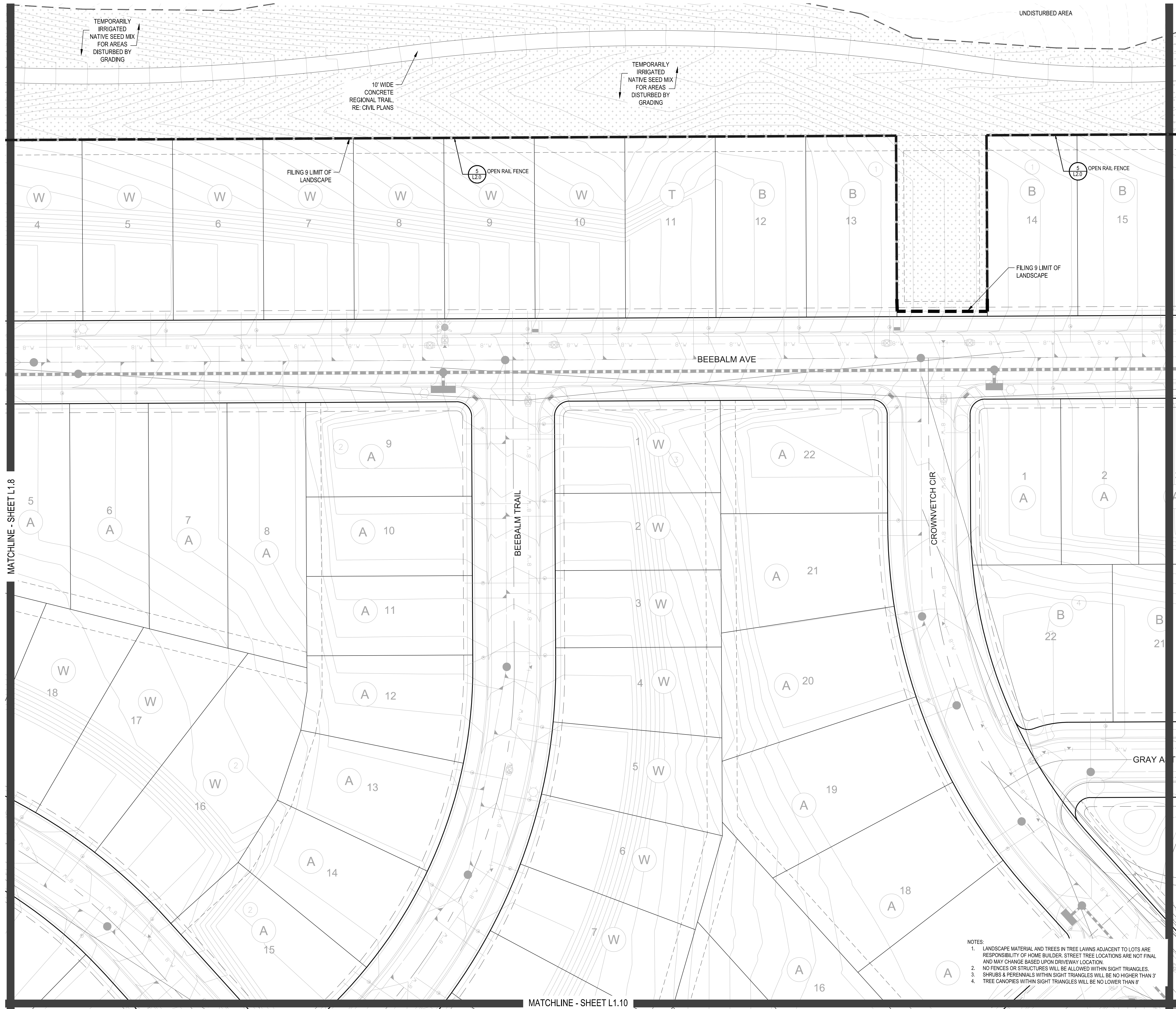
■ Sheet Number ■

L1.8

Y:\Hess Ranch\LANDSCAPE ARCHITECTURE\CURRENT DWGS\Hess-Landscape PLANS - FILING 9.DWG

MATCHLINE - SHEET L1.8

MATCHLINE - SHEET L1.10



- 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 8'.

PLANT & GROUND COVER LIST

DECIDUOUS TREES

UP
OV
PO
QM
QM2
HAC
AE
TG2
TG
QC
GI
GK
OR
RAL
BR
AS
GS
QB

COMMON NAME
AMERICAN ELM
AMERICAN HORNBEAM
AMERICAN SYCAMORE
BURR OAK
CHINKAPIN OAK
COMMON HACKBERRY
EMERALD QUEEN MAPLE
GLENLEVEN LITTLELEAF LINDEN
GREENSPIRE LITTLELEAF LINDEN
HERITAGE OAK
IMPERIAL HONEYLOCUST
KENTUCKY COFFEE TREE
RED OAK
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RIVER BIRCH
SCHWEDLER MAPLE
SHADEMASTER LOCUST
SWAMP WHITE OAK

EVERGREEN TREES

PN
PSP
PP
PPI
VAN

COMMON NAME
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LIMBER PINE
PINON PINE
PONDEROSA PINE
VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES

AH
AG2

COMMON NAME
HOT WINGS TATARIAN MAPLE
ROCKY MOUNTAIN MAPLE

ANNUALS/PERENNIALS

BES
SP

COMMON NAME
BLACK-EYED SUSAN
PINCUSHION FLOWER

DECIDUOUS SHRUBS

CD
SP2
RHU
FN
SCH
CB
CH
PS2
PA
SSB
RW
AG

COMMON NAME
BLUE MIST SHRUB
DWARF ARCTIC WILLOW
GRO-LOW FRAGRANT SUMAC
NEW MEXICO PRIVET
PAWNEE BUTTES SAND CHERRY
RED TWIG DOGWOOD
ROCK COTONEASTER
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SASKATOON SERVICEBERRY
WHITE MEDLAND ROSE
'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS

JB
BUJ
AC
PS

COMMON NAME
BLUE CHIP JUNIPER
BUFFALO JUNIPER
MANZANITA
MUGO PINE

ORNAMENTAL GRASSES

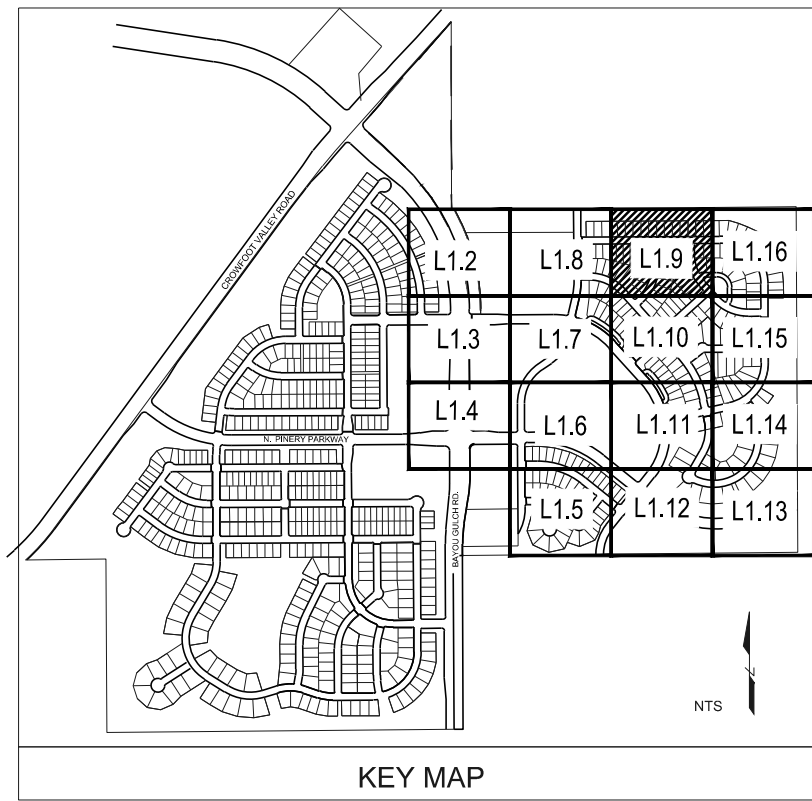
PH
CK
PB2
MY

COMMON NAME
BLUE SWITCH GRASS
FEATHER REED GRASS
LITTLE BUNNY FOUNTAIN GRASS
YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
ROCK MULCH TAN, 4" DIA. COBBLE
SEED MIX 1
SEED MIX 2
TEMPORARILY IRRIGATED
NATIVE SEED MIX

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



0 10' 20' 30' 40' 50' 60'
NORTH
SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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■ Engineering ■



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

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CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017

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LANDSCAPE PLAN

■ Sheet Number ■

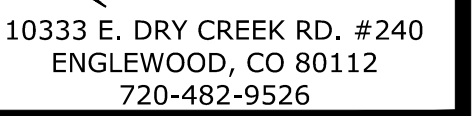
L1.9

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112



people creating spaces

Engineering ■

FILING NO. 9
ARKER, COLORADO

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01 02.20.2018

LANDSCAPE PLAN

1.10

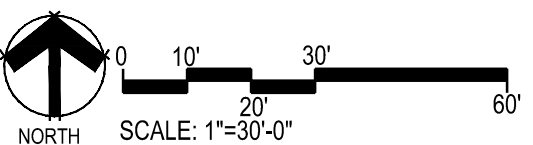
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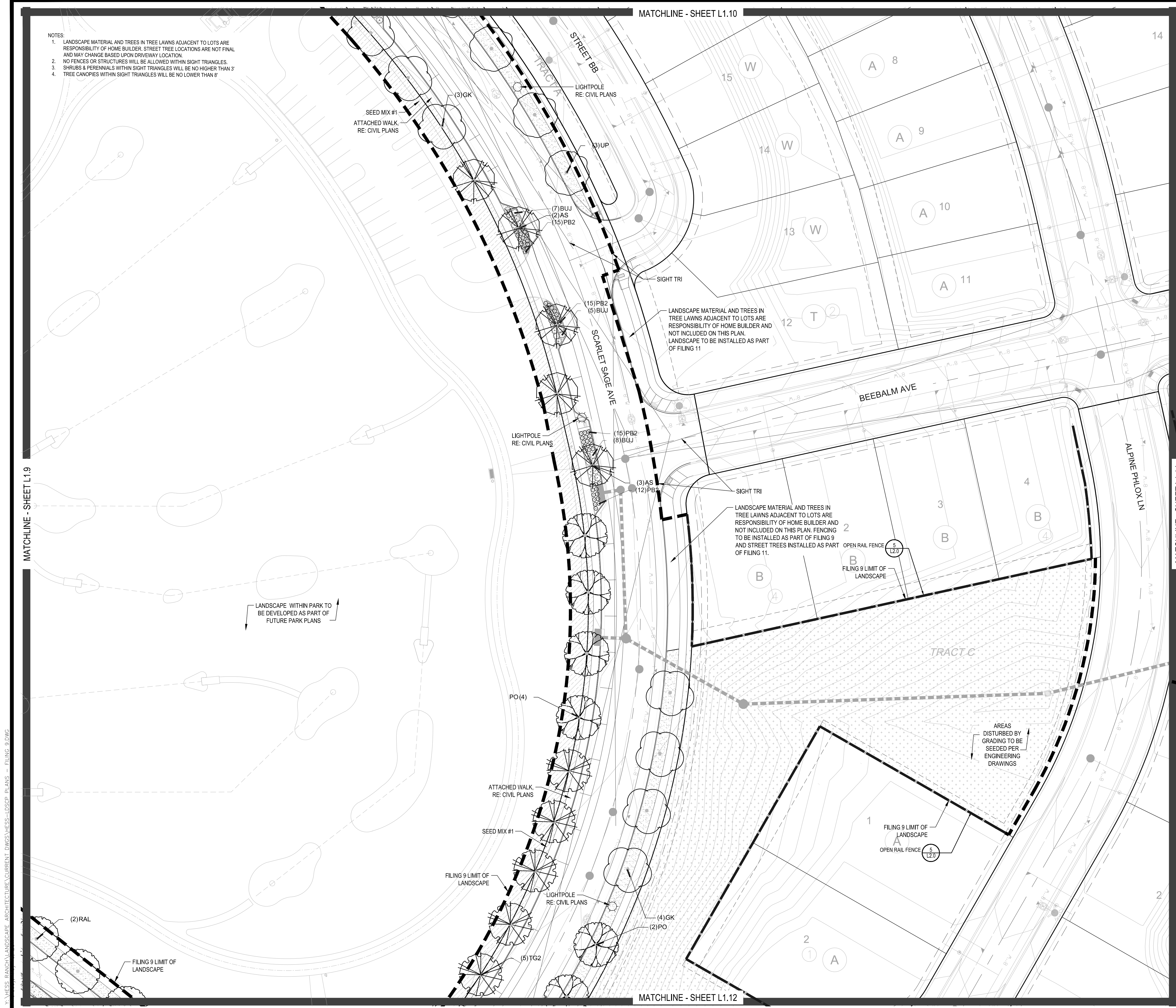
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MATCHLINE - SHEET L1.11

DECIDUOUS TREES	COMMON NAME
CV	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
Q2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
TE	EMERALD QUEEN MAPLE
T2	GLLENLEVEN LITTLELEAF LINDEN
AG	GREENSPINE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RED BIRCH
AS	SCHWIEDLER MAPLE
CS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PP	LIMBER PINE
PP	PINON PINE
PP1	PANDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
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FN	NEW MEXICO PRIVET
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SAB	SASKATOON SERVICEBERRY
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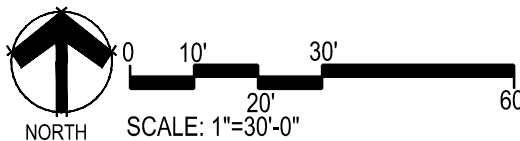
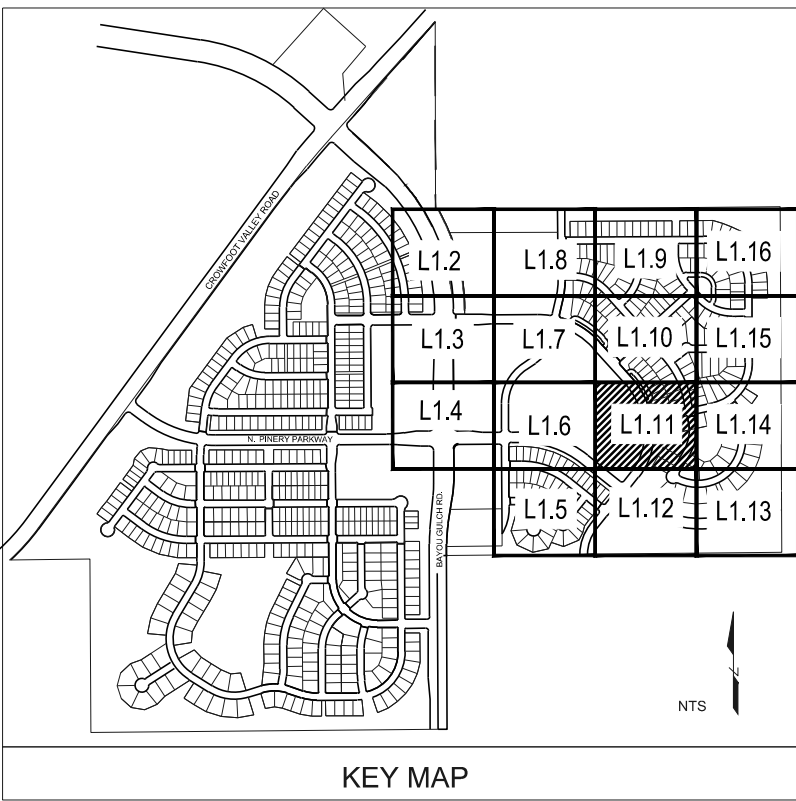
<u>EVERGREEN SHRUBS</u>		<u>COMMON NAME</u>	
JB		BLUE CHIP JUNIPER	
BUJ		BUFFALO JUNIPER	
AC		MANZANITA	
PS		MUGO PINE	
<u>ORNAMENTAL GRASSES</u>		<u>COMMON NAME</u>	
PH		BLUE SWITCH GRASS	
CK		FEATHER REED GRASS	
PB2		LITTLE BUNNY FOUNTAIN GRASS	
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PLANT & GROUND COVER LIST

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LANDSCAPE PLAN

■ Sheet Number ■

L1.11

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MATCHLINE - SHEET L1.11

NOTES:

1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
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DECIDUOUS TREES

UP
OV
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JB
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COMMON NAME
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MANZANITA
MUGO PINE

ORNAMENTAL GRASSES

PH
CK
PB2
MY

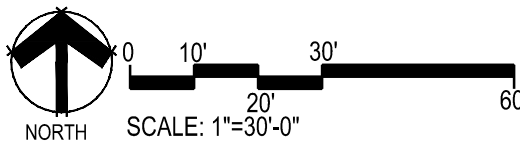
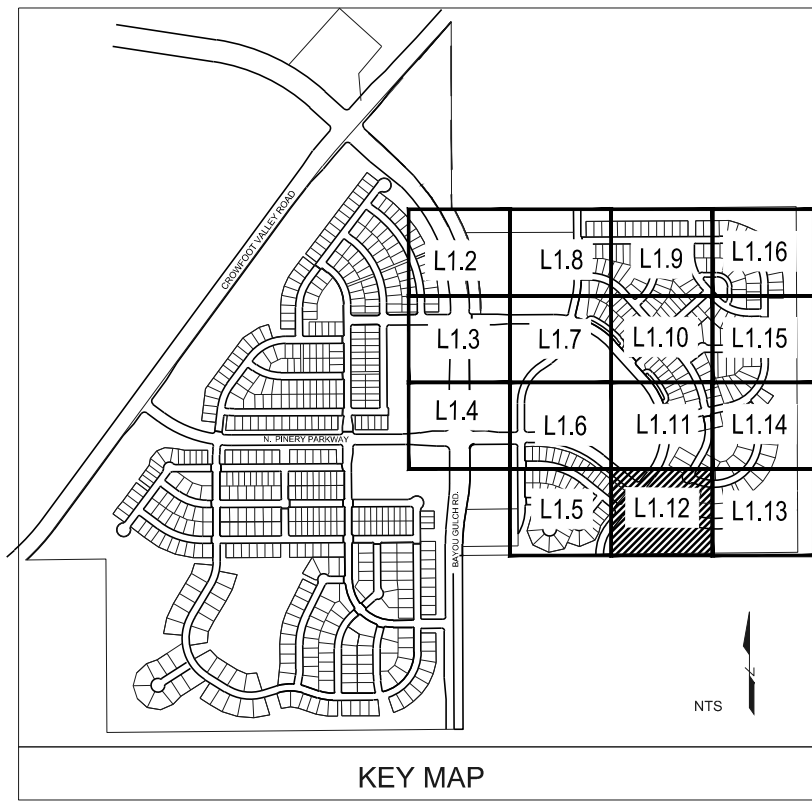
COMMON NAME
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LITTLE BUNNY FOUNTAIN GRASS
YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

ENVIROTURF
ROCK MULCH GREY, 4" DIA. COBBLE
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TEMPORARILY IRRIGATED
NATIVE SEED MIX

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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: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017
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Sheet Name

LANDSCAPE PLAN

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L1.12

TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO

DRAFT/NOT FOR CONSTRUCTION

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017
Know what's below . Call before you dig.	01.26.2017
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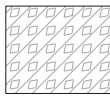
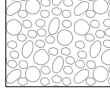
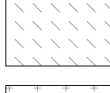
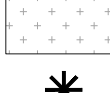
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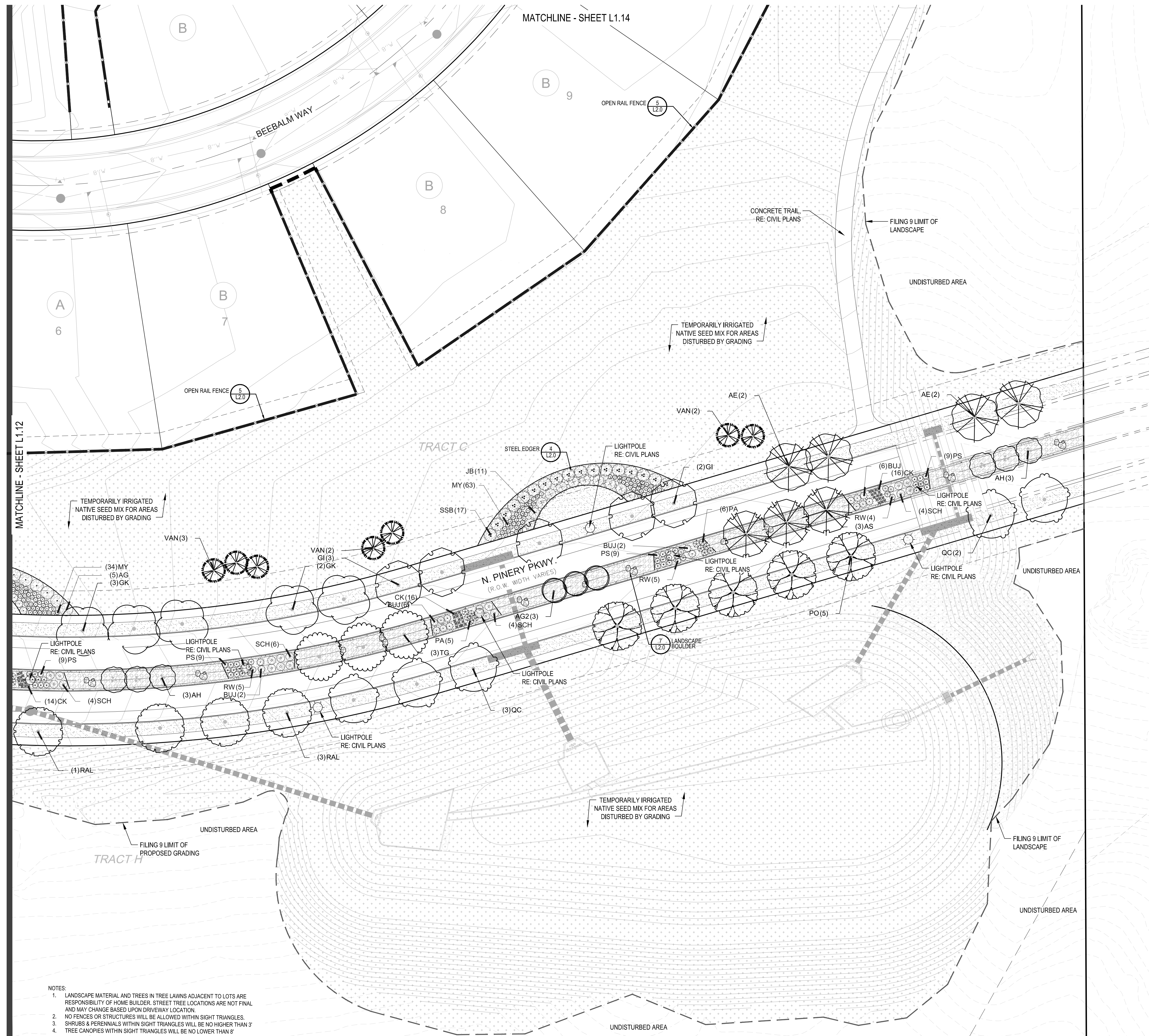
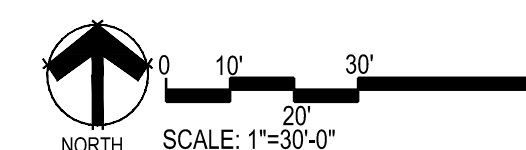
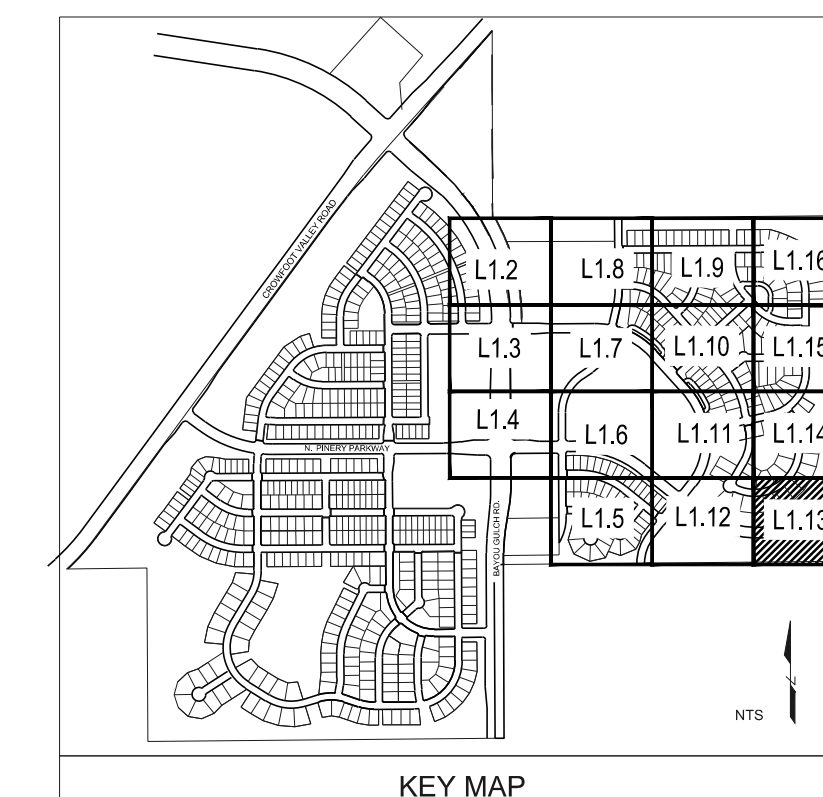
LANDSCAPE PLANNING

■ Sheet Number ■

L1.13

PLANT & GROUNDCOVER LIST

<u>DECIDUOUS TREES</u>	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEN LITTLE LEAF LINDEN
TG	GREENSPICE LITTLE LEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK
<u>EVERGREEN TREES</u>	COMMON NAME
PN	AUSTRIAN BLACK PINE
PP	LIMBER PINE
PP	PINON PINE
PPI	PONDEROSA PINE
VAN	VANDERWOLF'S PYRAMID PINE
<u>ORNAMENTAL TREES</u>	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
<u>ANNUALS/PERENNIALS</u>	COMMON NAME
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
<u>DECIDUOUS SHRUBS</u>	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 MEADOW ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
<u>EVERGREEN SHRUBS</u>	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
<u>ORNAMENTAL GRASSES</u>	COMMON NAME
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MADDEN GRASS
<u>GROUND COVERS</u>	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	TREES CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



- 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 8'

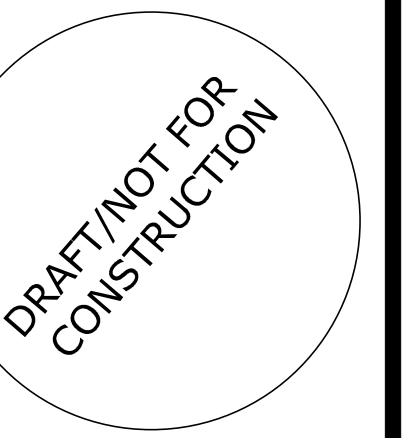


IRAILS AT CROWFOU

FILING NO. 9

PARKER, COLORADO

LANDSCAPE PLANS



own by: JWI, BEM, GG
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 e: 12.08.2017
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 efore you dig. 01.26.2017
02.20.2018

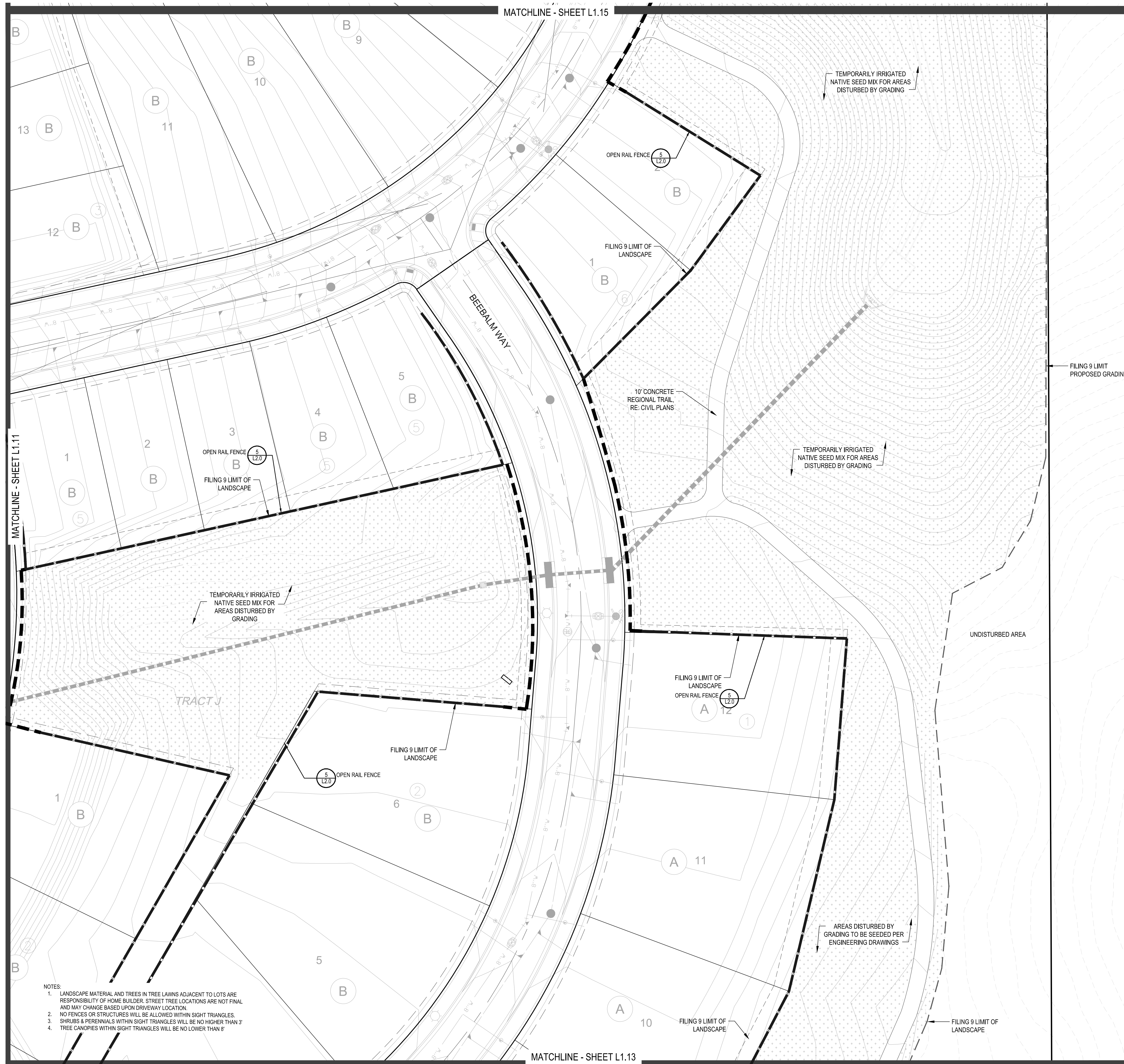


Sheet Name ■

LANDSCAPE PLAN

Sheet Number ■

1.14



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
Q	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
AG	GREENSPRING LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
QB	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

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

AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE

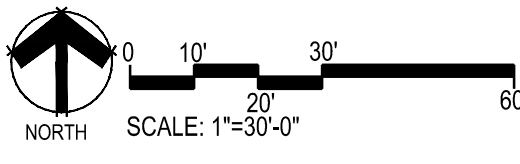
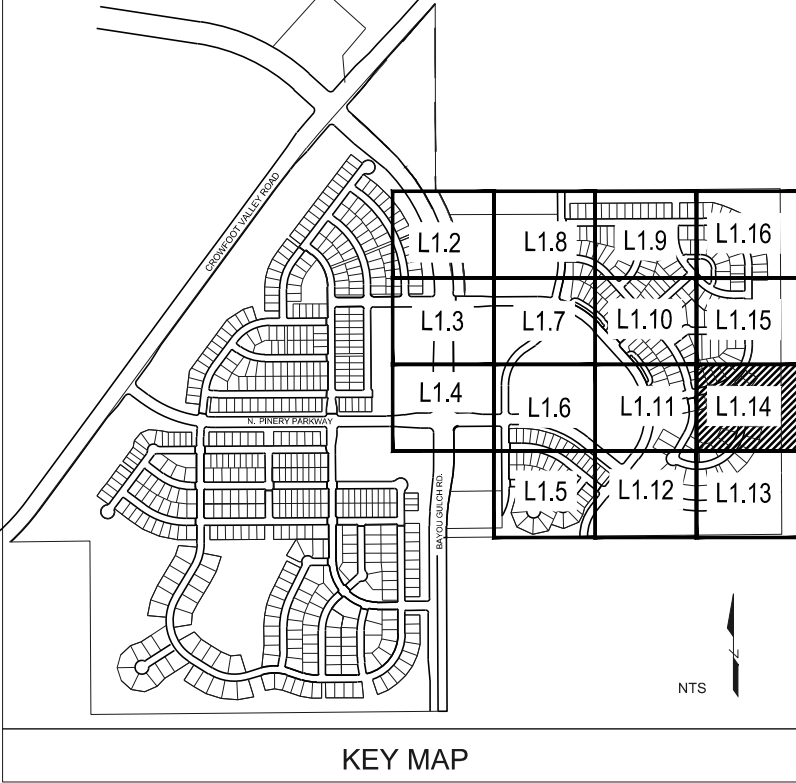
<u>ANNUALS/PERENNIALS</u>	<u>COMMON NAME</u>
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER

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

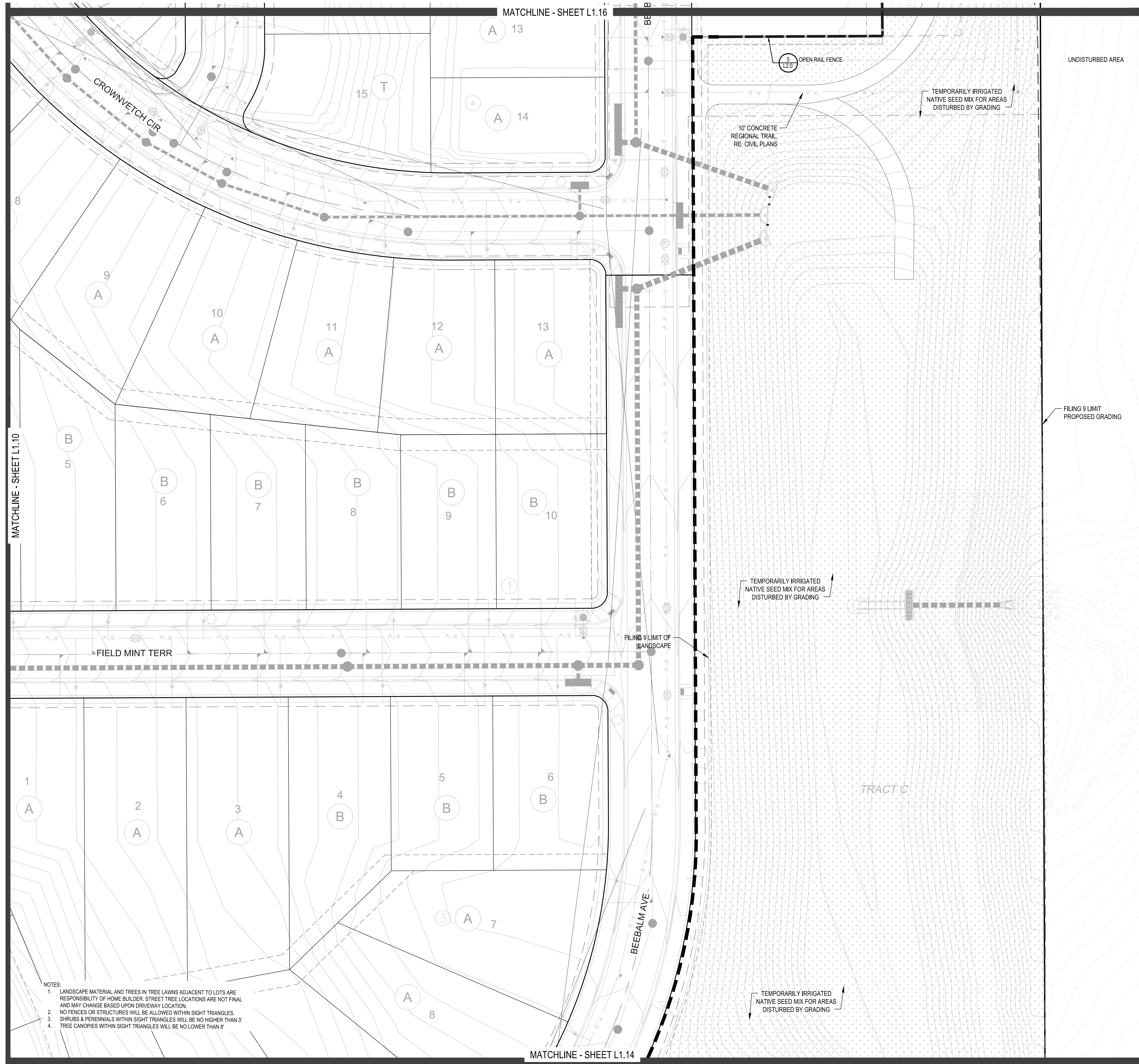
<u>EVERGREEN SHRUBS</u>	<u>COMMON NAME</u>
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 4" DIA. COBBLE
	ROCK MULCH TAN, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX
	TREES CANOPIES WITHIN SIGHT TRIANGLES BEING NO LOWER THAN 8'

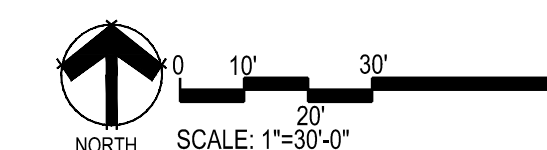
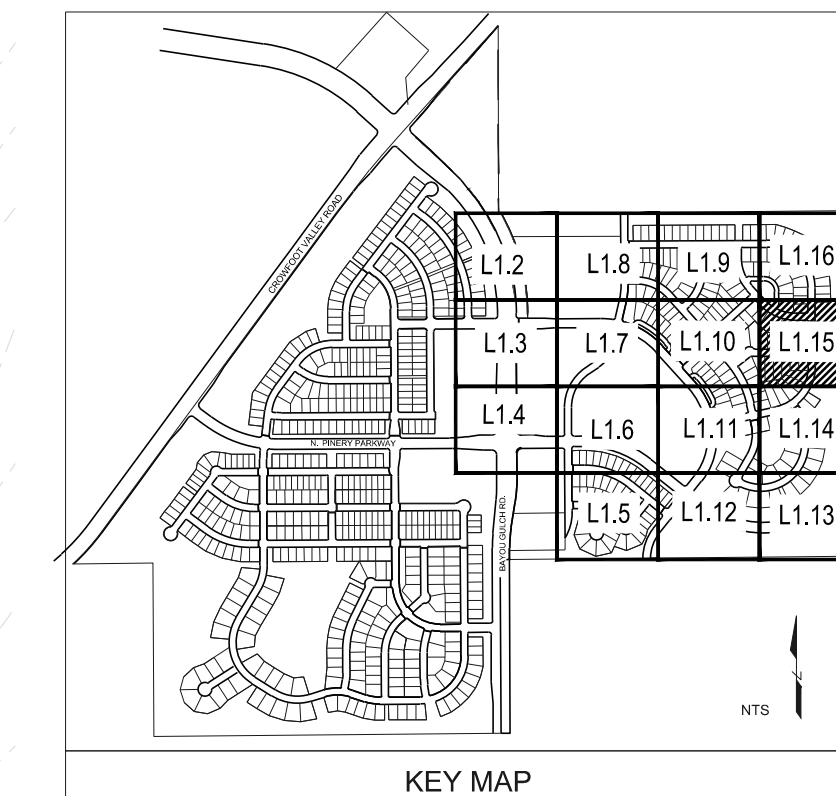


Y:\Hess Ranch\LANDSCAPE ARCHITECTURE\CURRENT DWGS\Hess-LDSCP PLANS - FILING 9.DWG



PLANT & GROUND COVER LIST

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TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
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OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
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FN	NEW MEXICO PRIVET
SCH	PAWNEE BUTTES SAND CHERRY
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■ Prepared For ■

E5X MANAGEMENT
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CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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

DRAFT/NOT FOR
CONSTRUCTION

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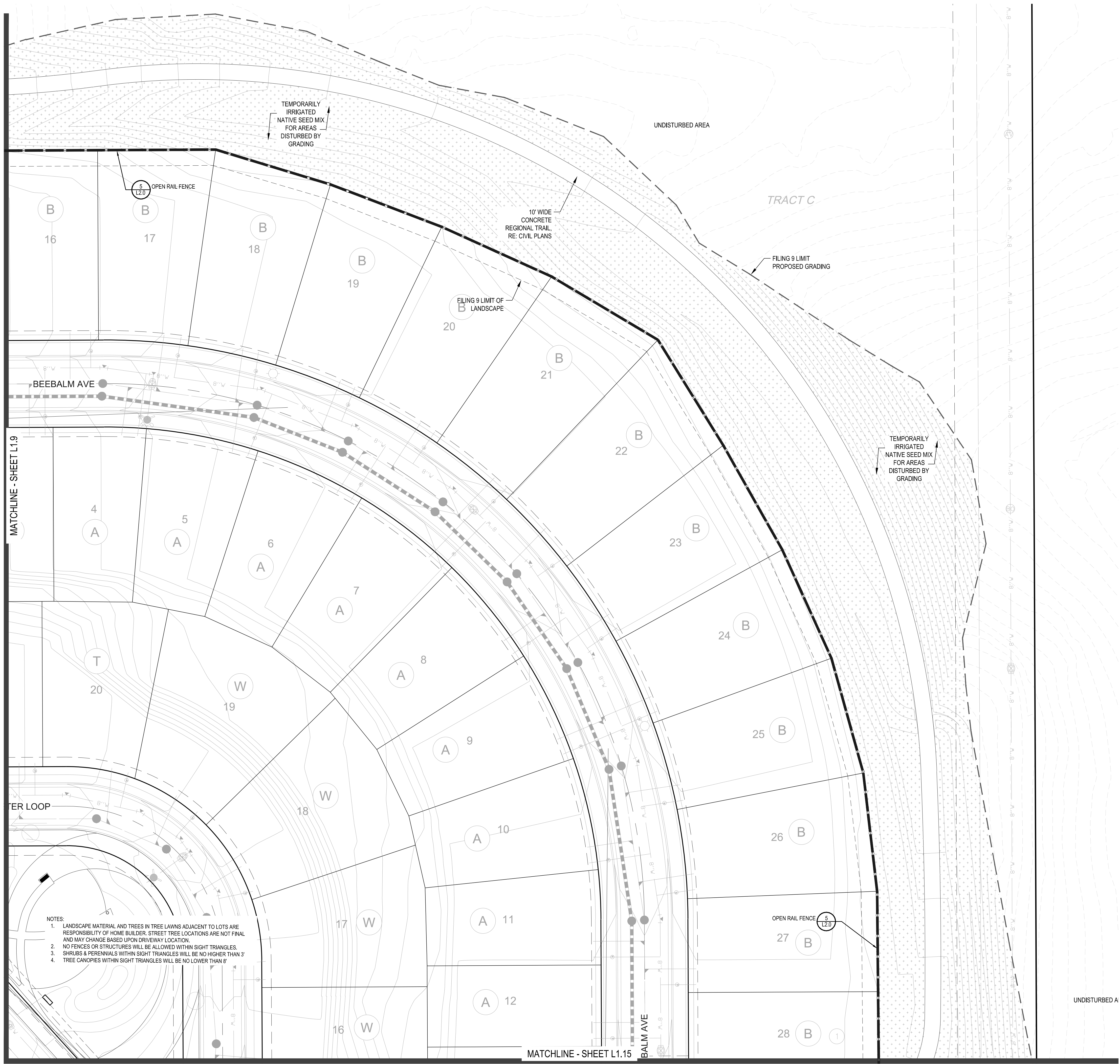
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LANDSCAPE PLAN

■ Sheet Number ■

L1.15

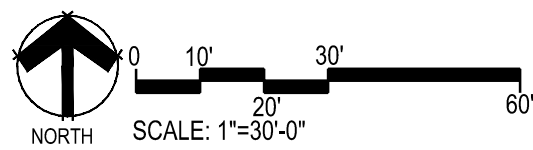
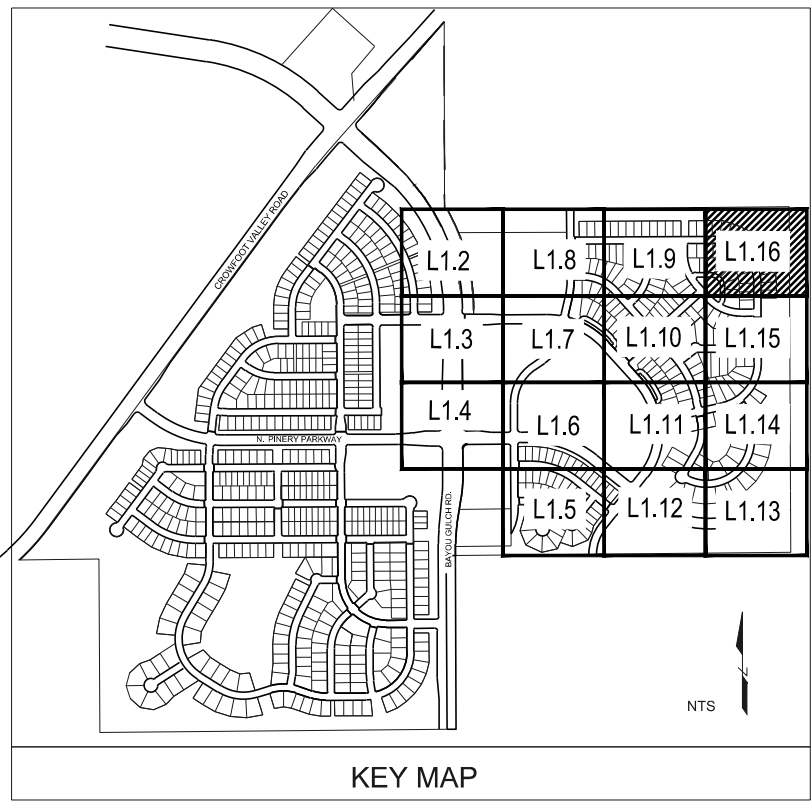
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- NOTES:
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TRAILS AT CROWFOOT FILING NO. 9 PARKER, COLORADO LANDSCAPE PLANS

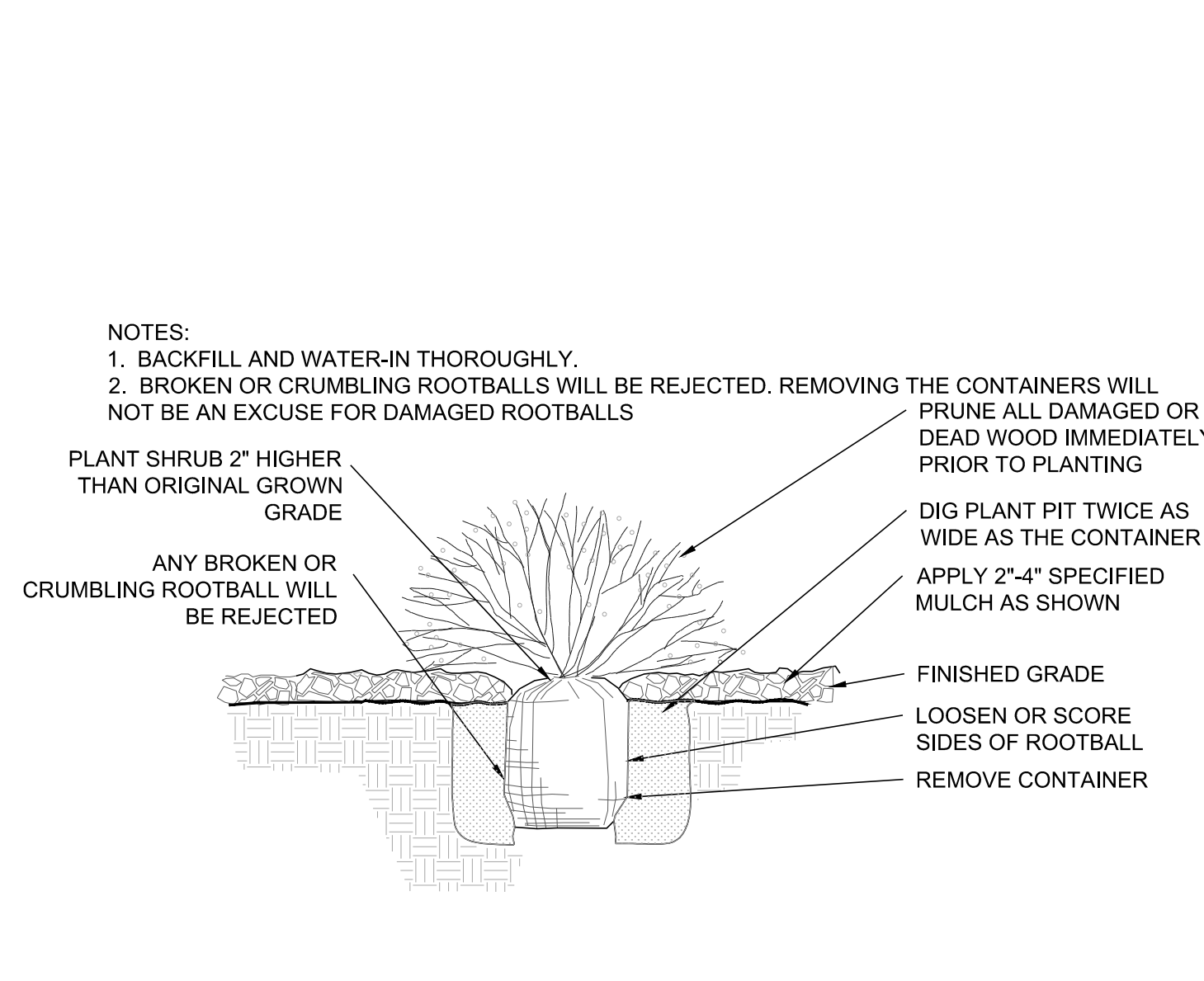
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LANDSCAPE PLAN

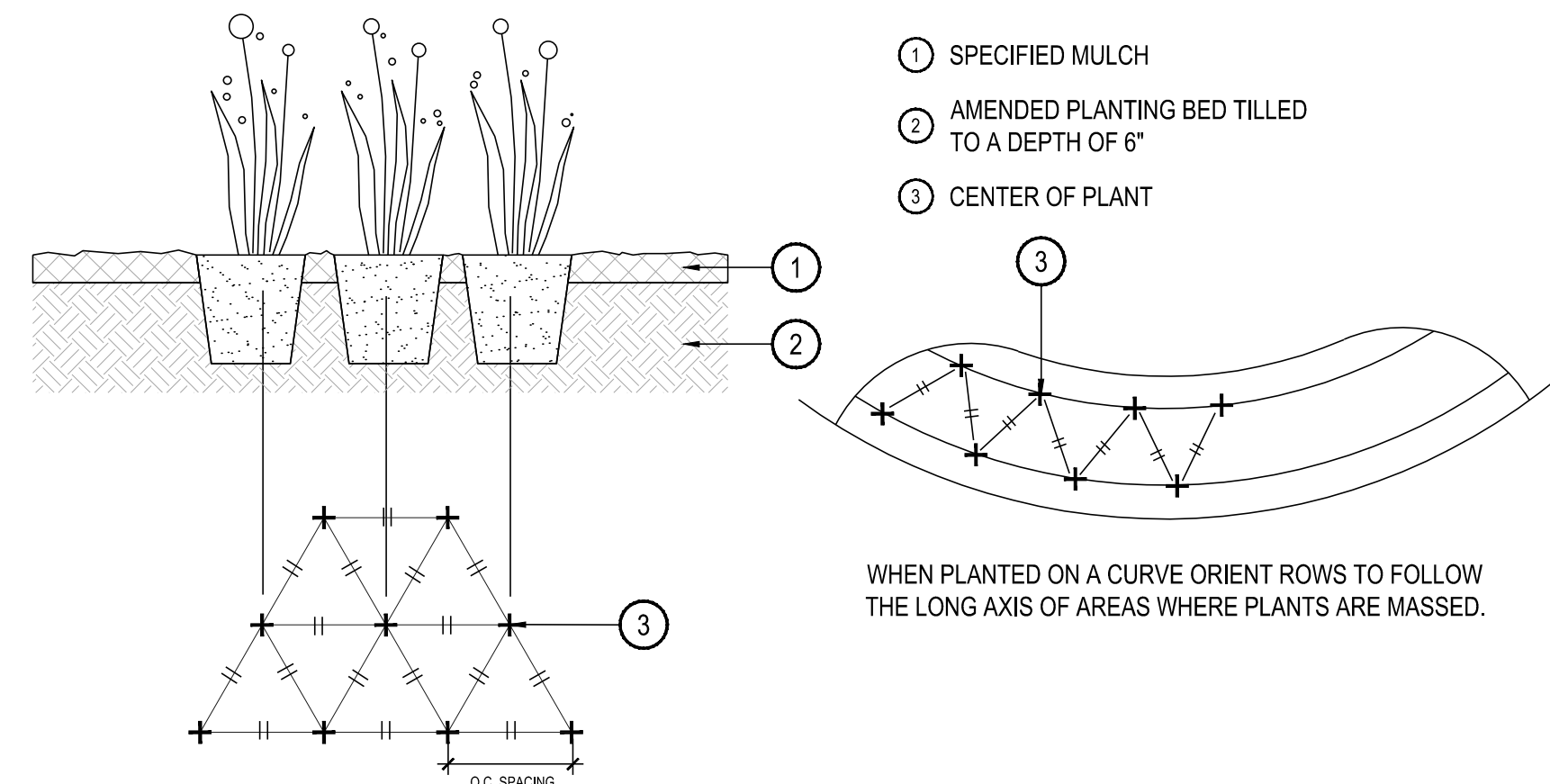
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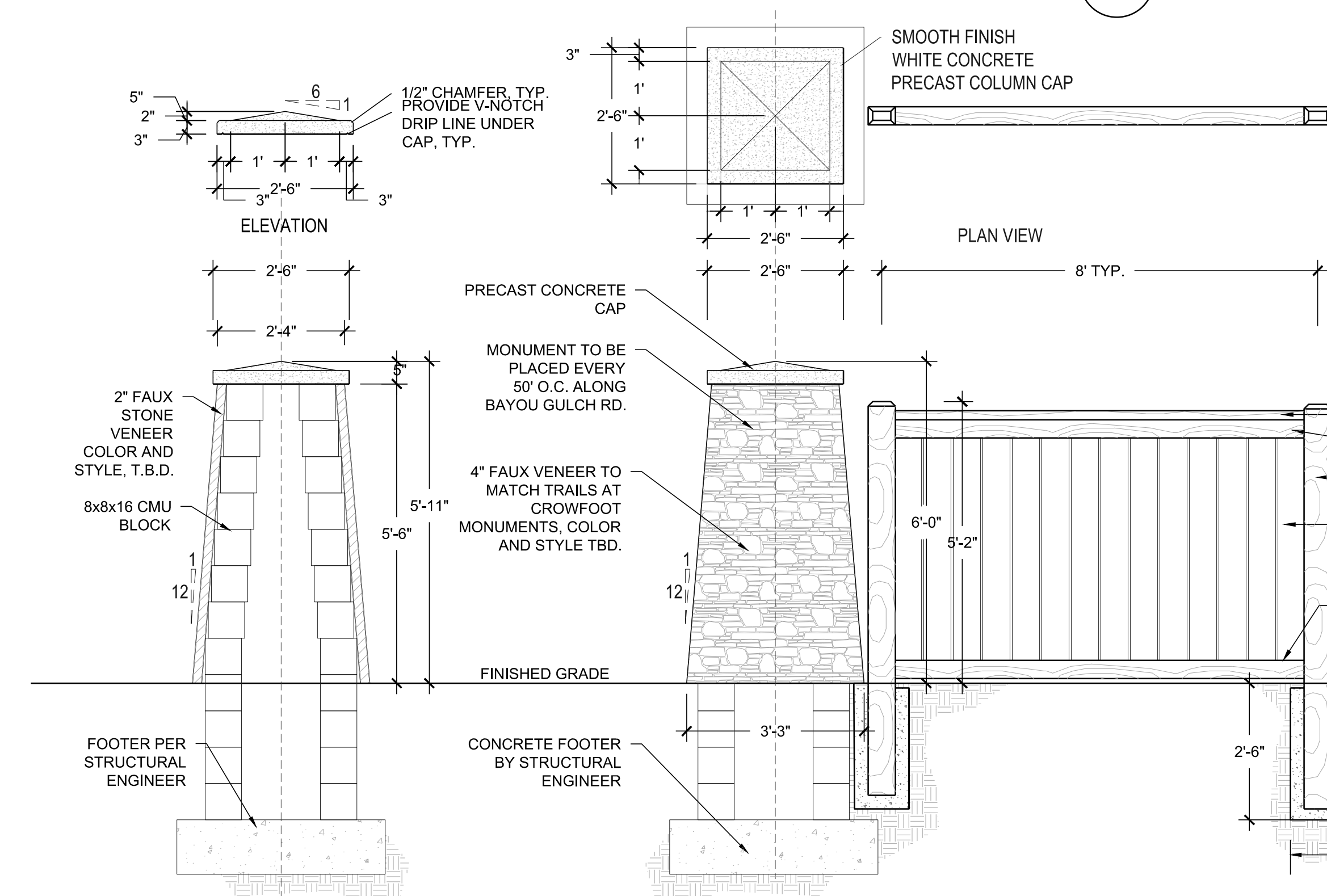
1 SHRUB PLANTING

NOT TO SCALE



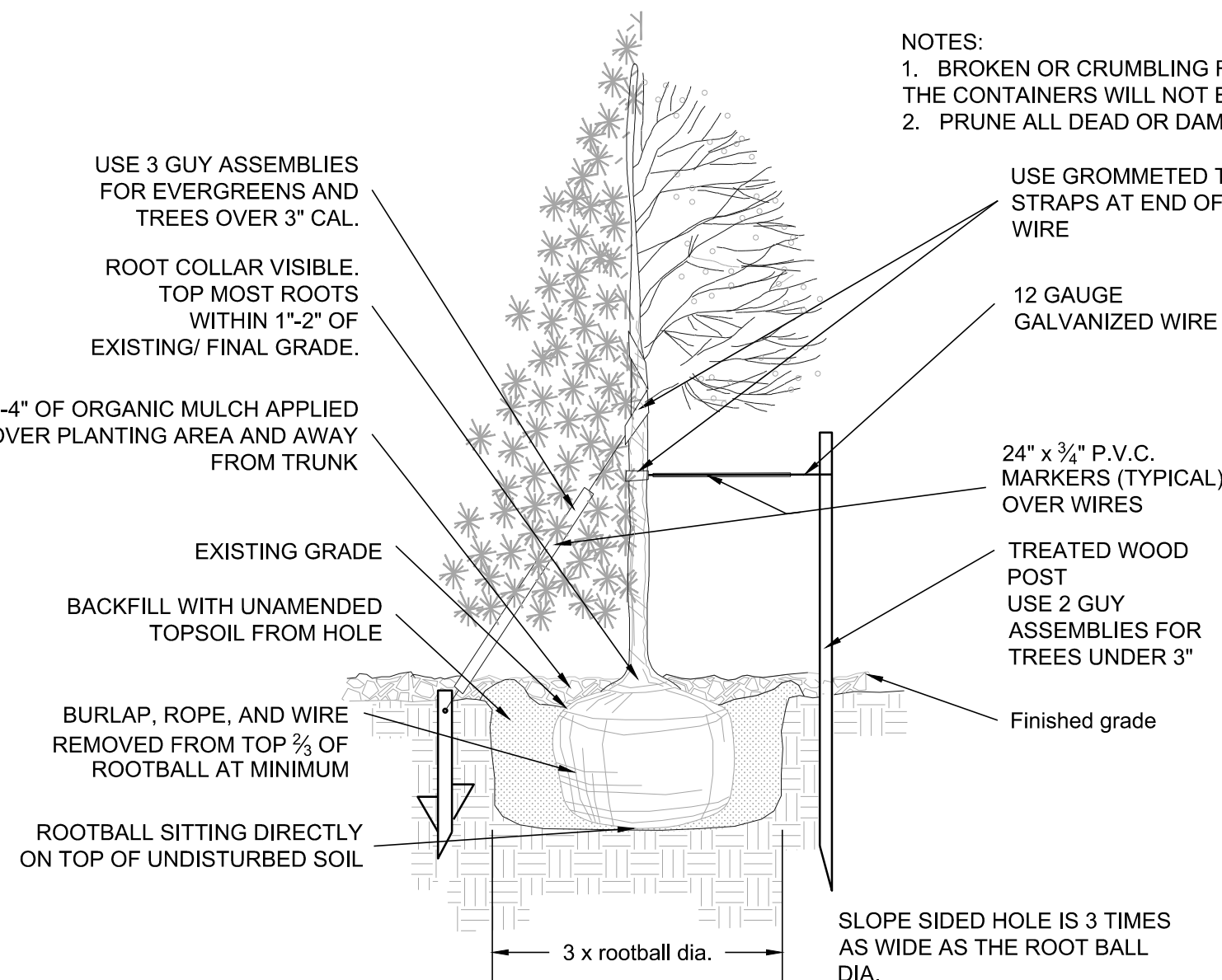
3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE



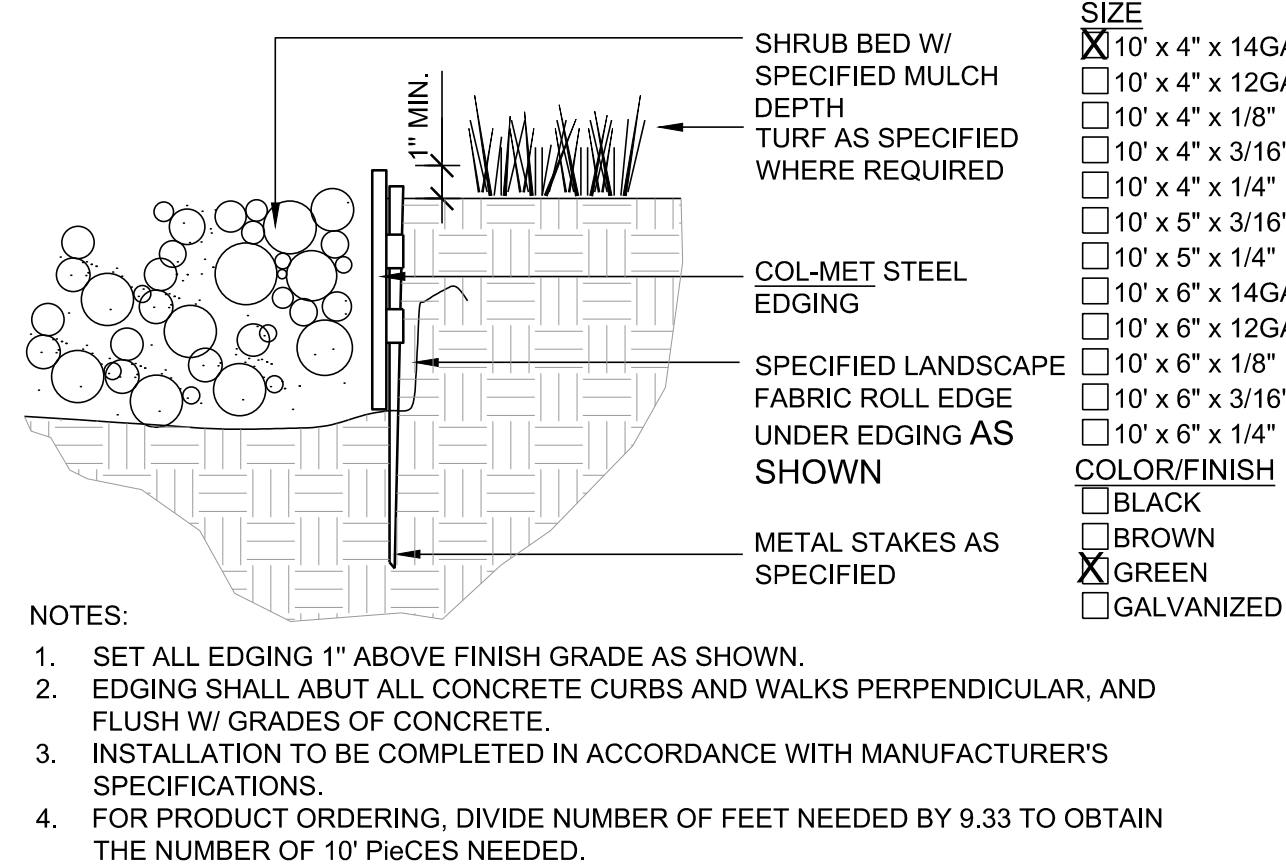
6 PRIVACY FENCE W/ COLUMN

NOT TO SCALE



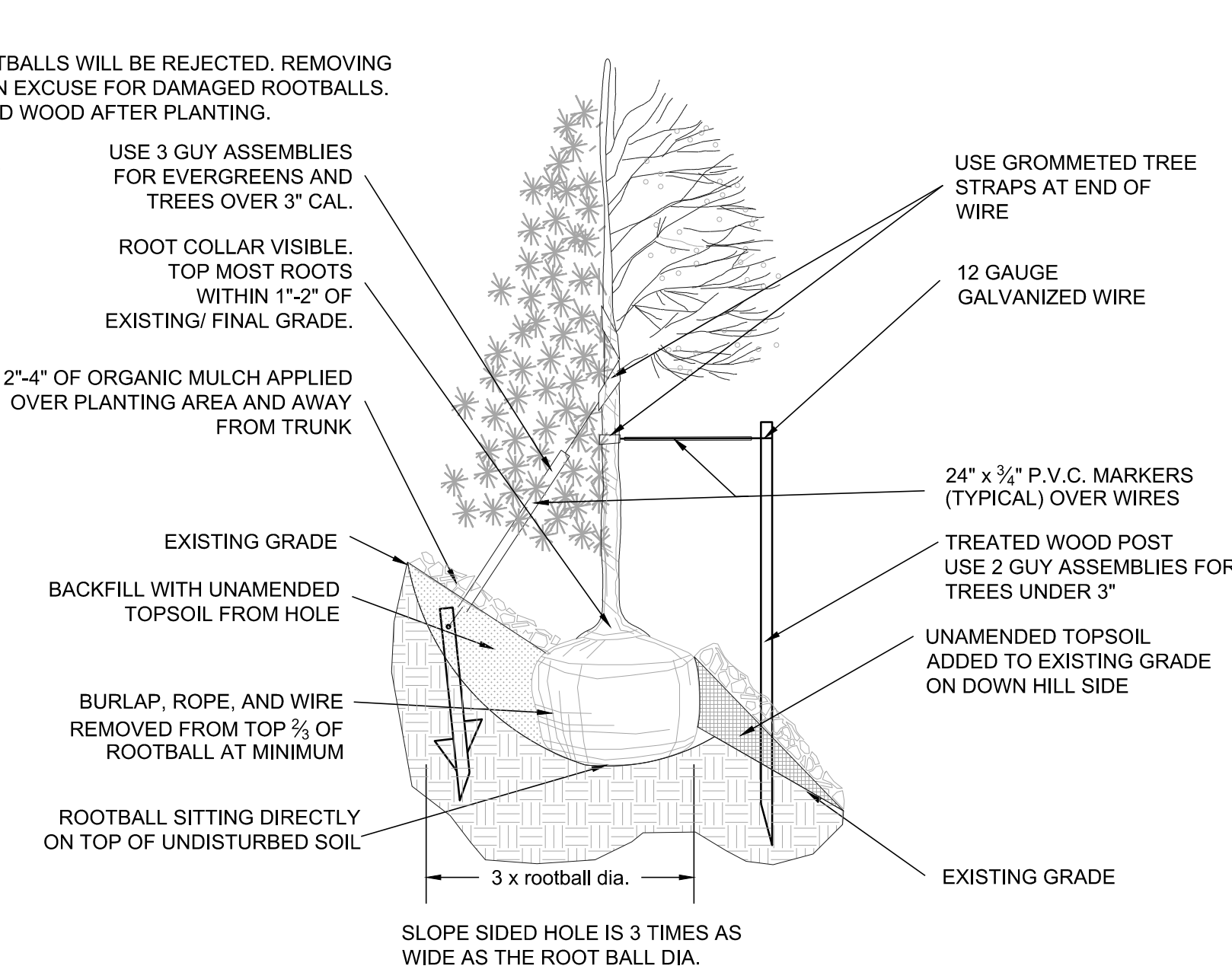
2 TREE PLANTING

COL-MET 3333 MILLER PARK SOUTH GARLAND, TX, 75042 TOLL FREE: 1-800-629-8225 PHONE: (972) 494-3900 FAX: (972) 494-1605



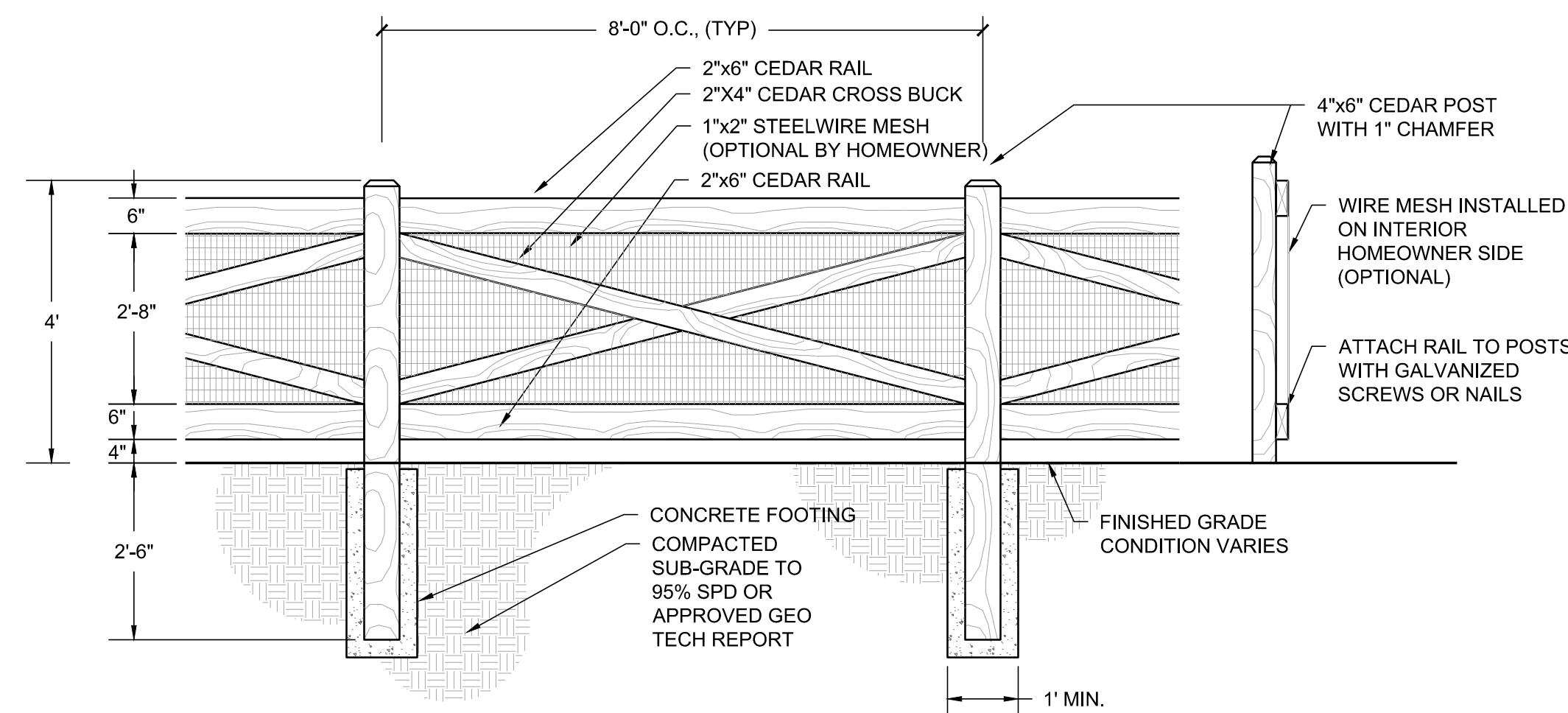
4 STEEL EDGER

NOT TO SCALE



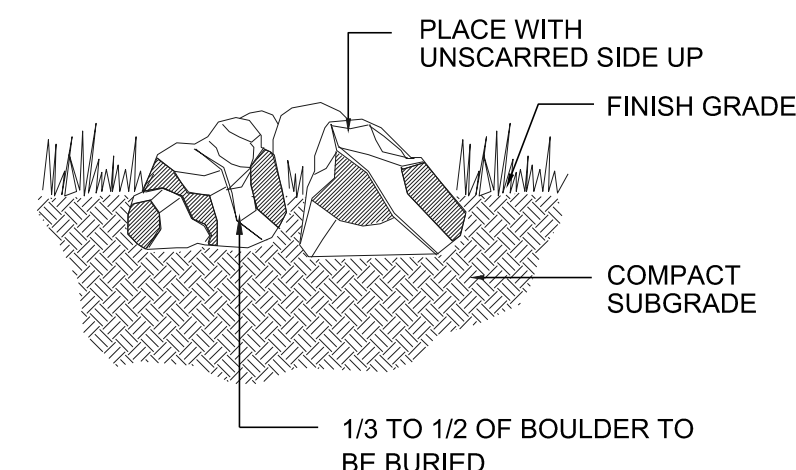
NOTES:

1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. WOOD TO BE WEATHER AND ROT RESISTANT
3. WOOD TO BE TREATED WITH DIAMOND VOGEL GS201 SPICE BROWN STAIN.
4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



5 OPEN RAIL FENCE

NOT TO SCALE



NOTES:

1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.

7 LANDSCAPE BOULDER

NOT TO SCALE

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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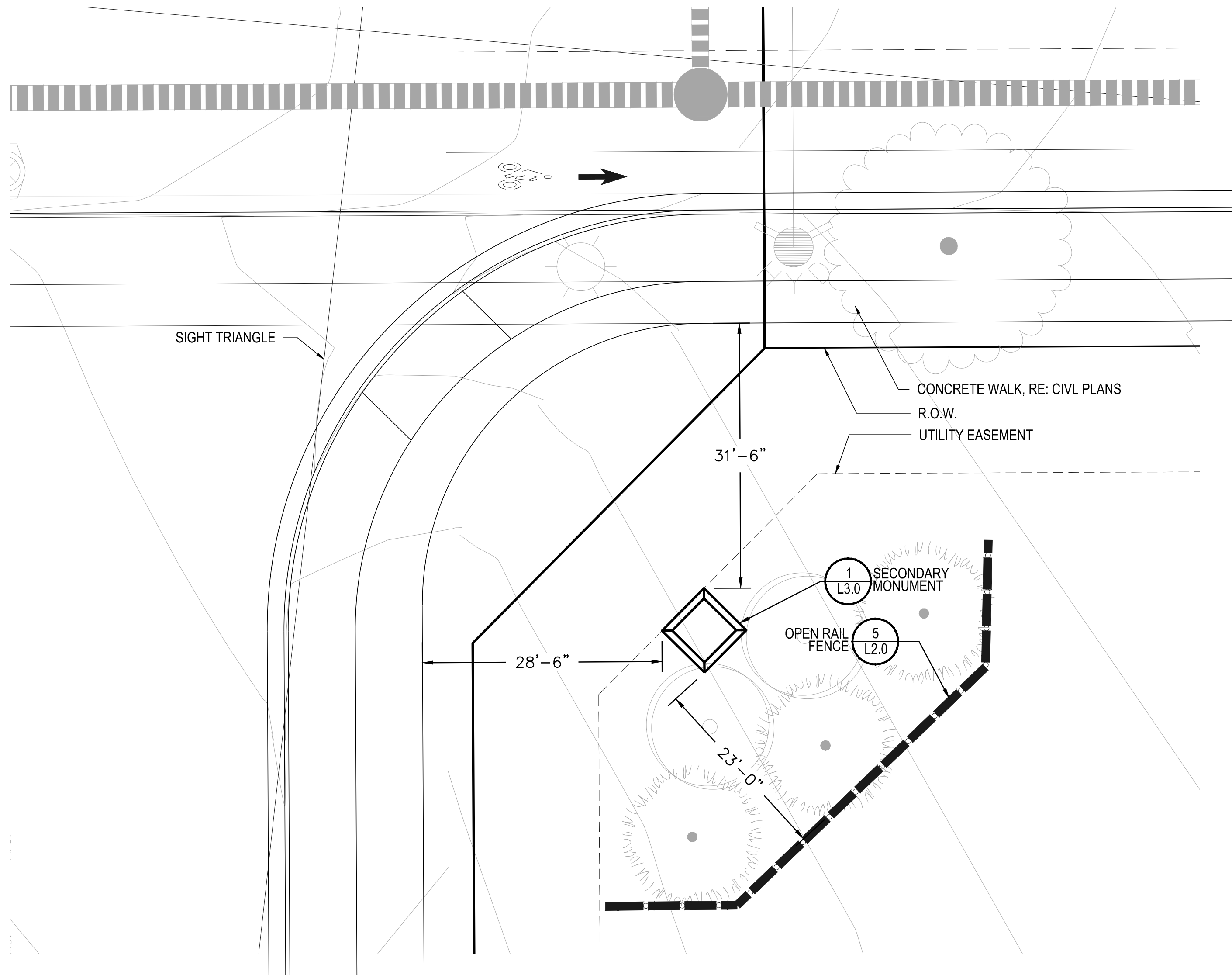
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SITE & LANDSCAPE
DETAILS

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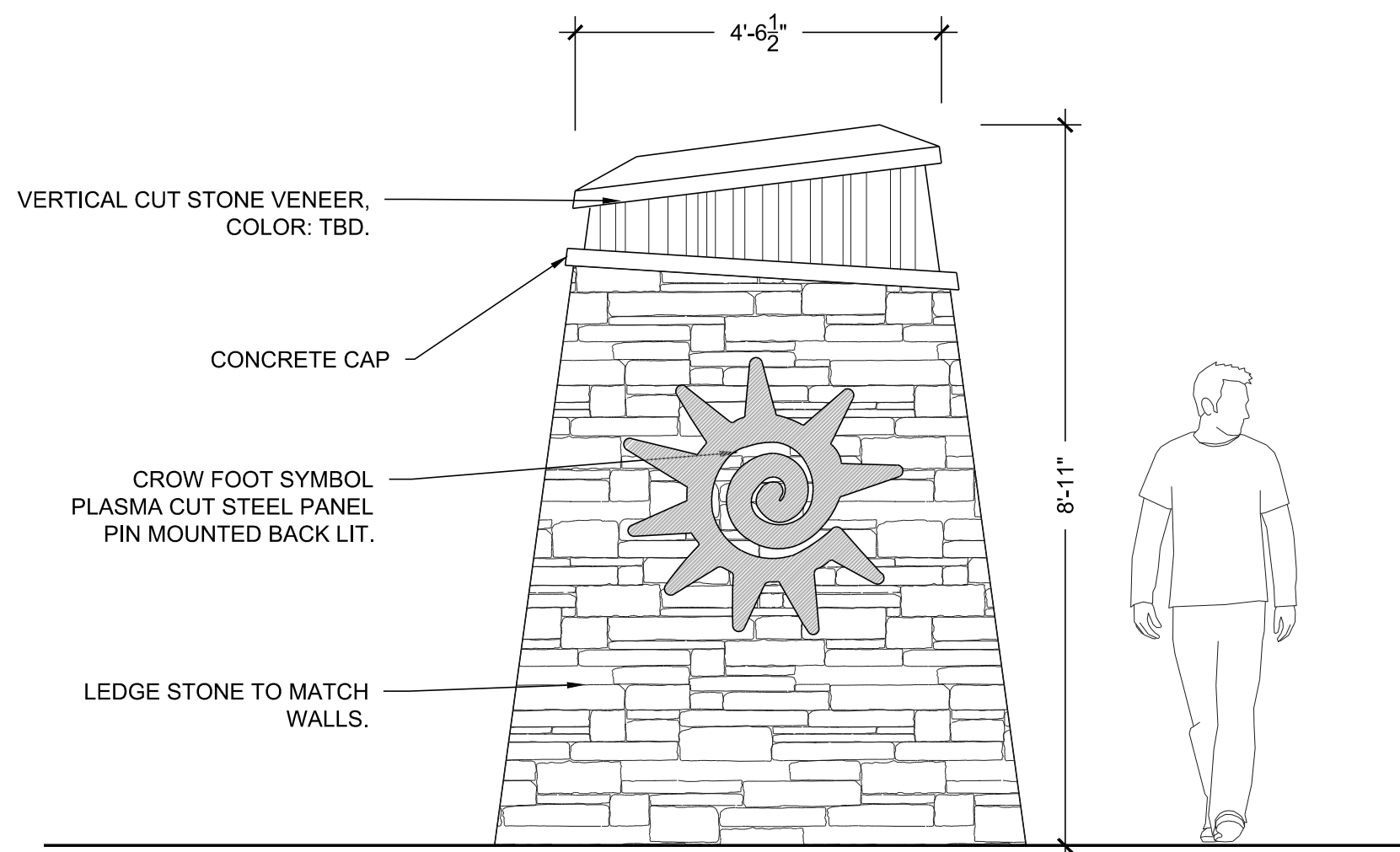
L2.0



○ SECONDARY MONUMENT ENLARGEMENT LAYOUT

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

NOT TO SCALE



FRONT ELEVATION

1 SECONDARY MONUMENT

NOT TO SCALE

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MONUMENT DETAILS

■ Sheet Number ■
L3.0

FILING 9

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	
60 Q T 150 H 210 TT Q F	HUNTER PRO5-06-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
60 Q T 150 H 210 TT Q F	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
60 Q T 150 H 210 TT Q F	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
60 Q T 150 H 210 TT Q F	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
 	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 4X 5TRIP 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

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<u>ITEM</u>	<u>DESCRIPTION</u>
<u>1</u>	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.
<u>2</u>	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).
<u>3</u>	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.
<u>4</u>	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.
<u>5</u>	CONTRACTOR SHALL STUB OUT MAINLINE AND 3' FOOT COIL OF CONTROL WIRES (IN SEPARATE 6" ROUND VALVE BOX) FOR CONNECTION TO ADJACENT FILING. REFER TO ADJACENT CALLOUT FOR NUMBER OF WIRES NEEDED. CONTROLLERS 'F' & 'G' SHALL STUB OUT COIL OF TWO-WIRE CABLE.

<u>PLANT TYPE</u>	<u>EMITTER TYPE</u>	<u>GPH/OUTLET</u>	<u>NO. OF EMITTERS</u>	<u>TOTAL FLOW</u>
GROUND COVER	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:

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

DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY FLOW AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.

1.1. NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.

2. 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.

2.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENGINEER AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.

2.2. 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.

3. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ('81 I-CALL BEFORE YOU DIG').

4. 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.

5. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

5. 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.

6. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

7. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN TYPE, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES.

14.1. MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.

14.2. DEAD END MAINLINE RUNS ARE SIZED TO ACCOMMODATE THE LARGEST VALVE ON THE RUN.

Town of Parker, Director of Engineering _____ Date _____



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

■ Sheet Number ■

IR1.0

TRAILS AT CROWFOOT

FILING 9



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC #6

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials					SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	
Area #1	0 sf x 1 = 0	61,593 sf x .6 = 36,956	13,666 sf x .3 = 4,100	0 sf x 0 = 0	41,056 sf 6,000	6.84 SFE's

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

Owner/Developer: EX5 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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC #7 : 18100 1/2 N. Pinery Parkway

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials					SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	
Area #1	0 sf x 1 = 0	60,390 sf x .6 = 36,234	18,699 sf x .3 = 5,610	0 sf x 0 = 0	41,844 sf 6,000	6.97 SFE's

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

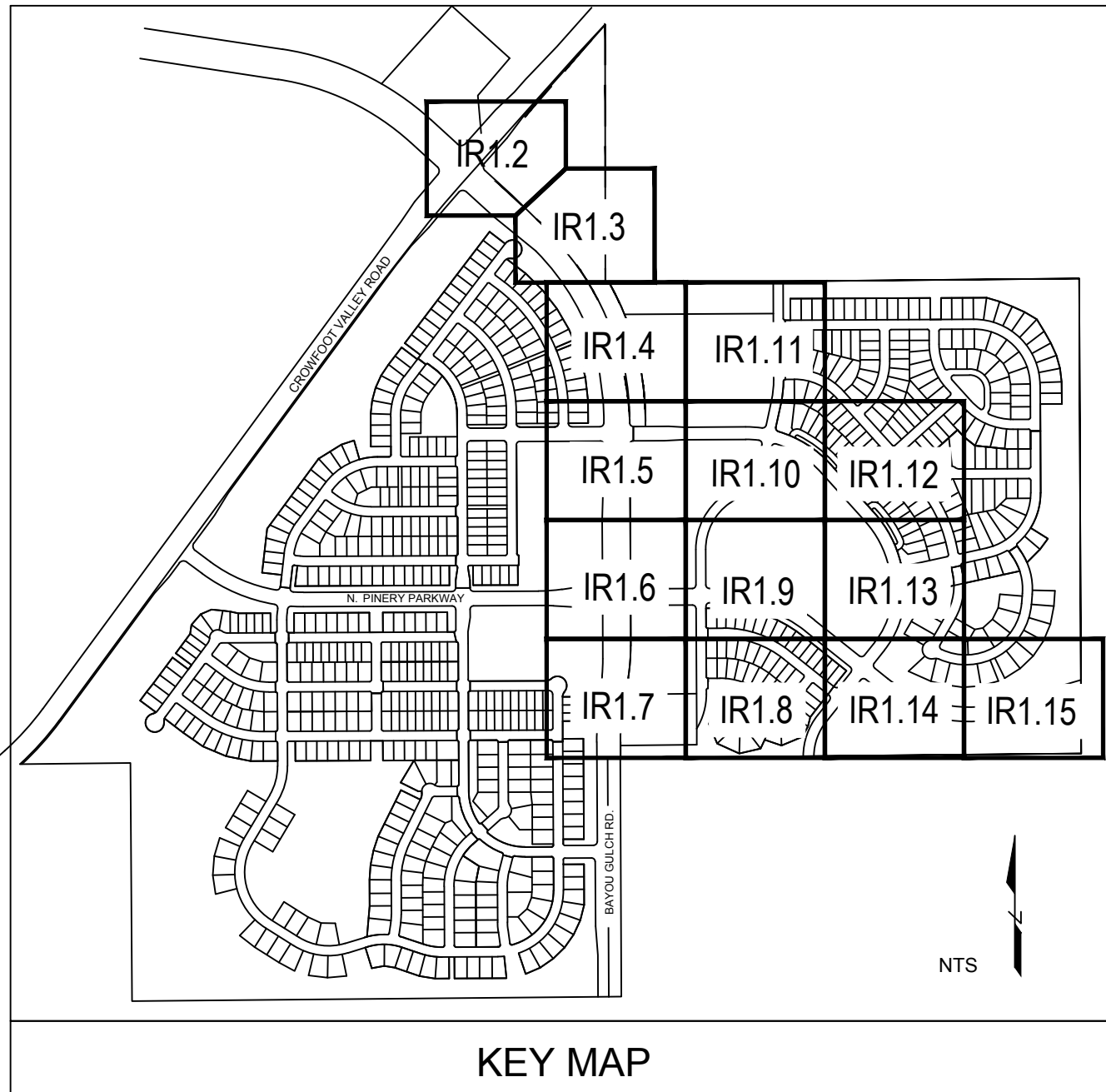
Owner/Developer: EX5 MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)	
Manufacturer	WEATHERMATIC
Model number	SMARTLINK SL4800 WITH SLW5 WEATHER STATION

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4.1 - 7.0 SFE's requires a 2-inch tap
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

EX5 MANAGEMENT
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Engineering

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

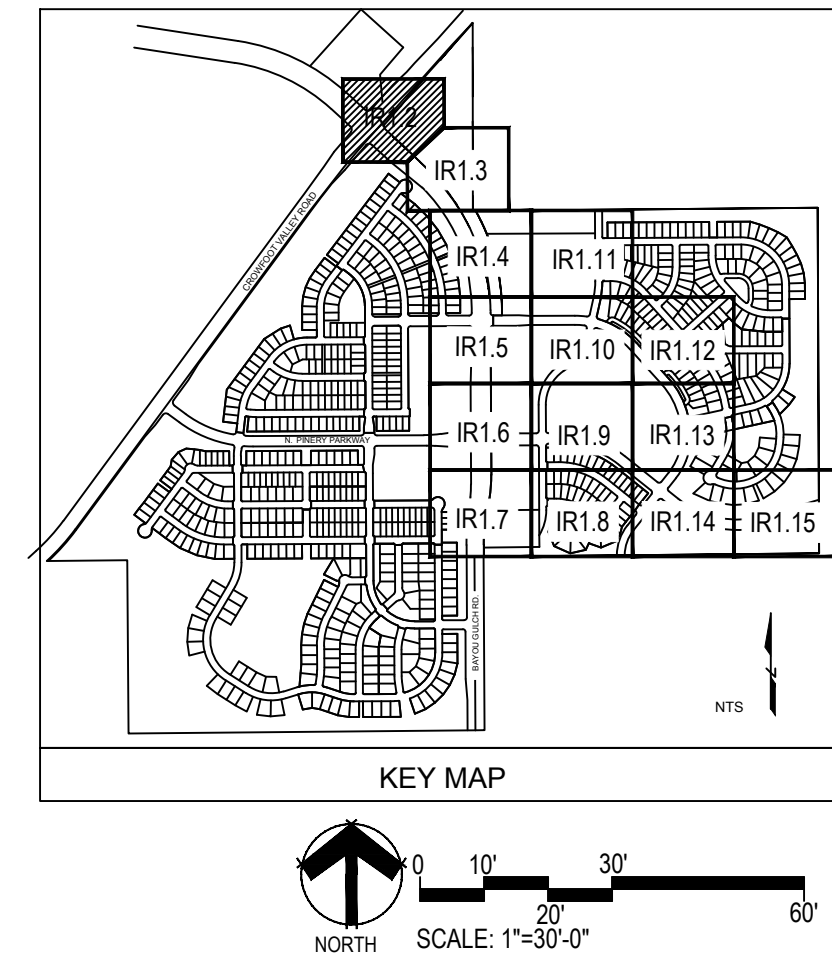
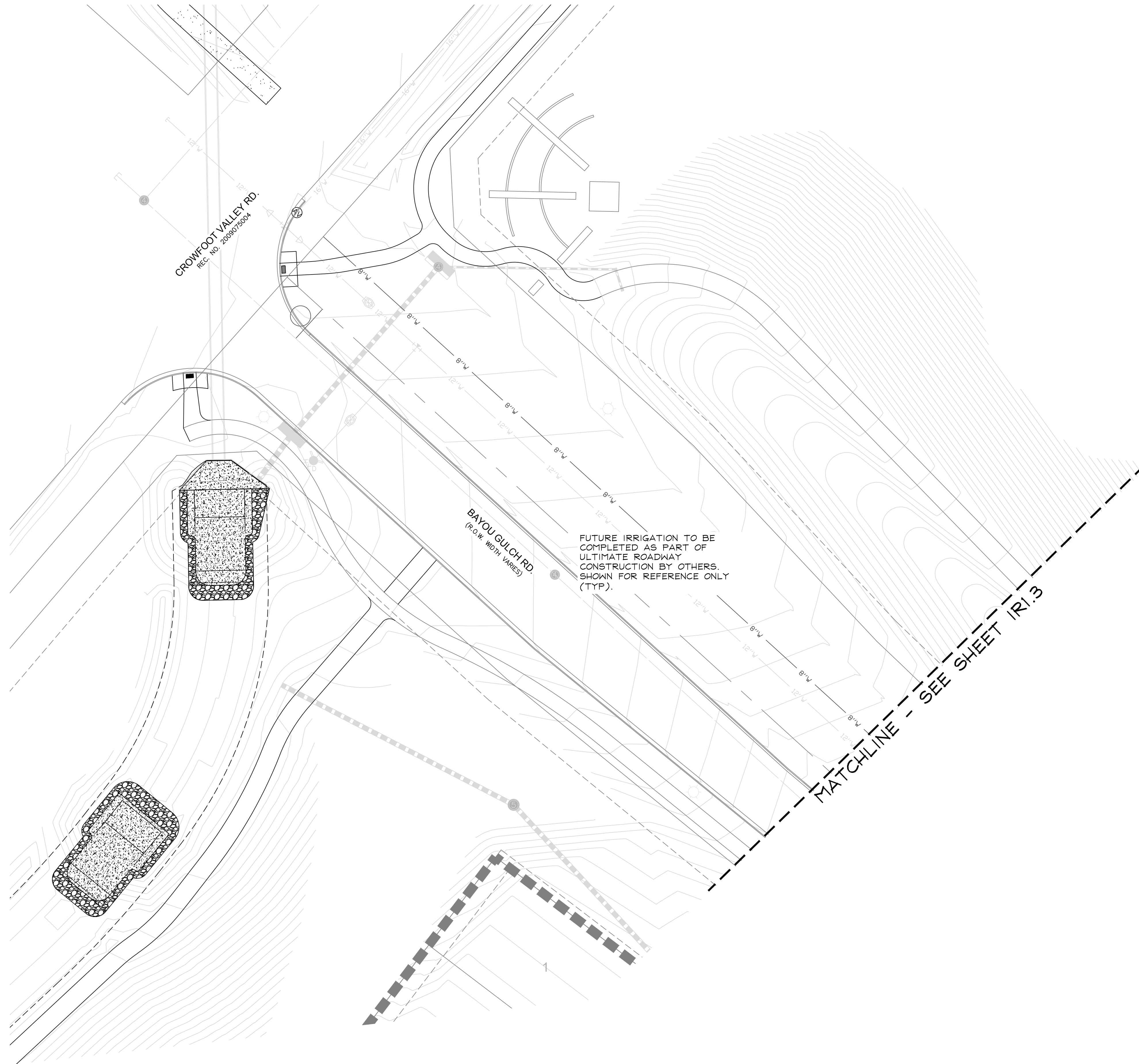
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Sheet Name
IRRIGATION WORKSHEETS

Sheet Number
IR1.1

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PROJECT NUMBER: 17-000000-000000-000000



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PARKER, COLORADO
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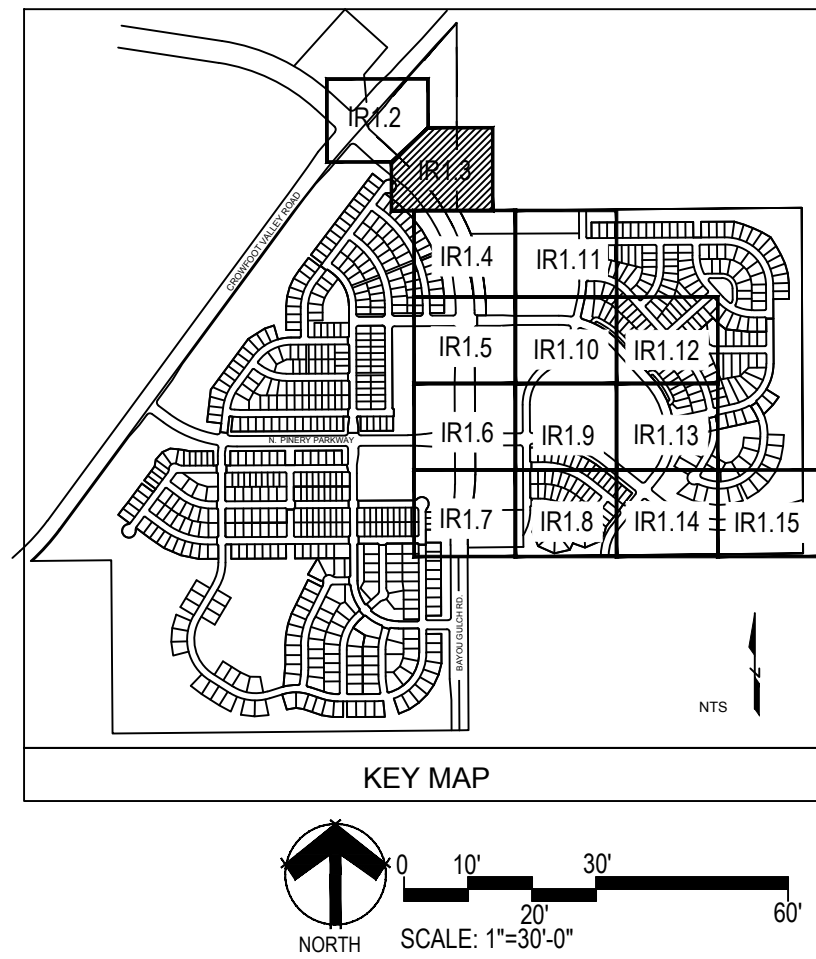
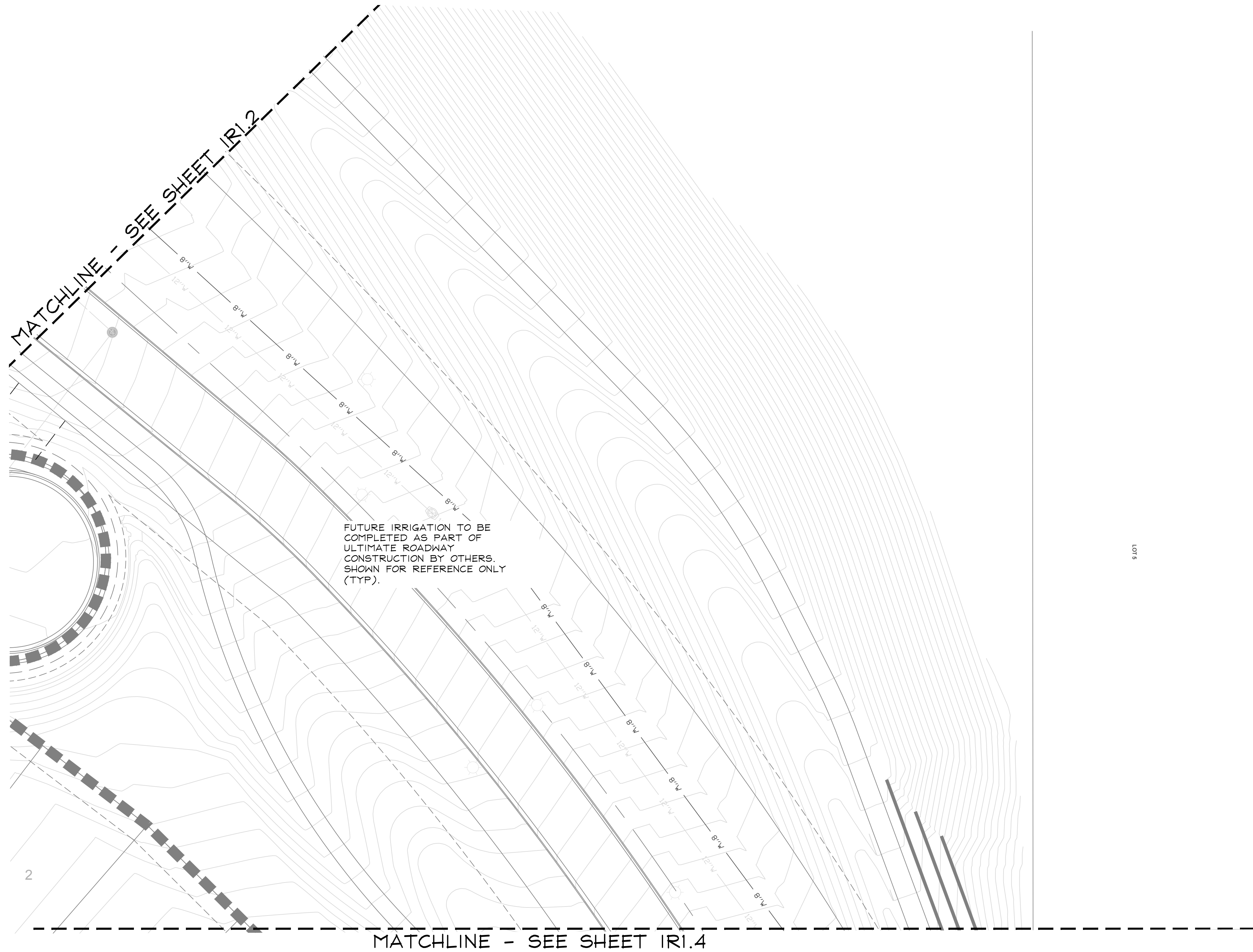
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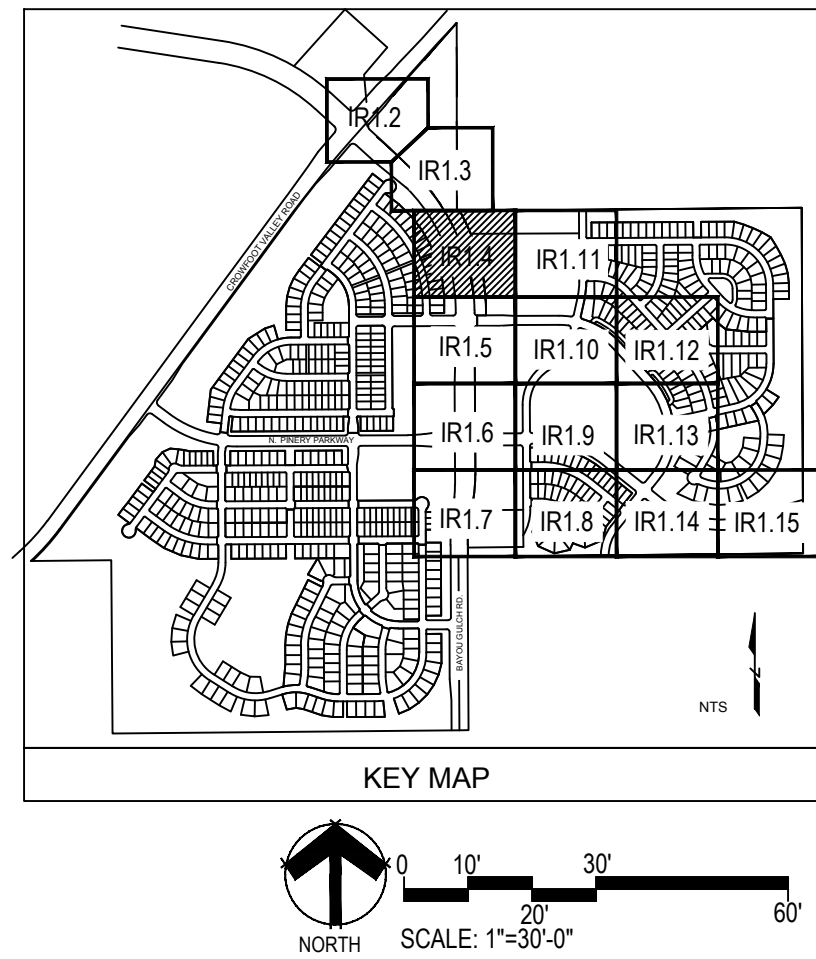
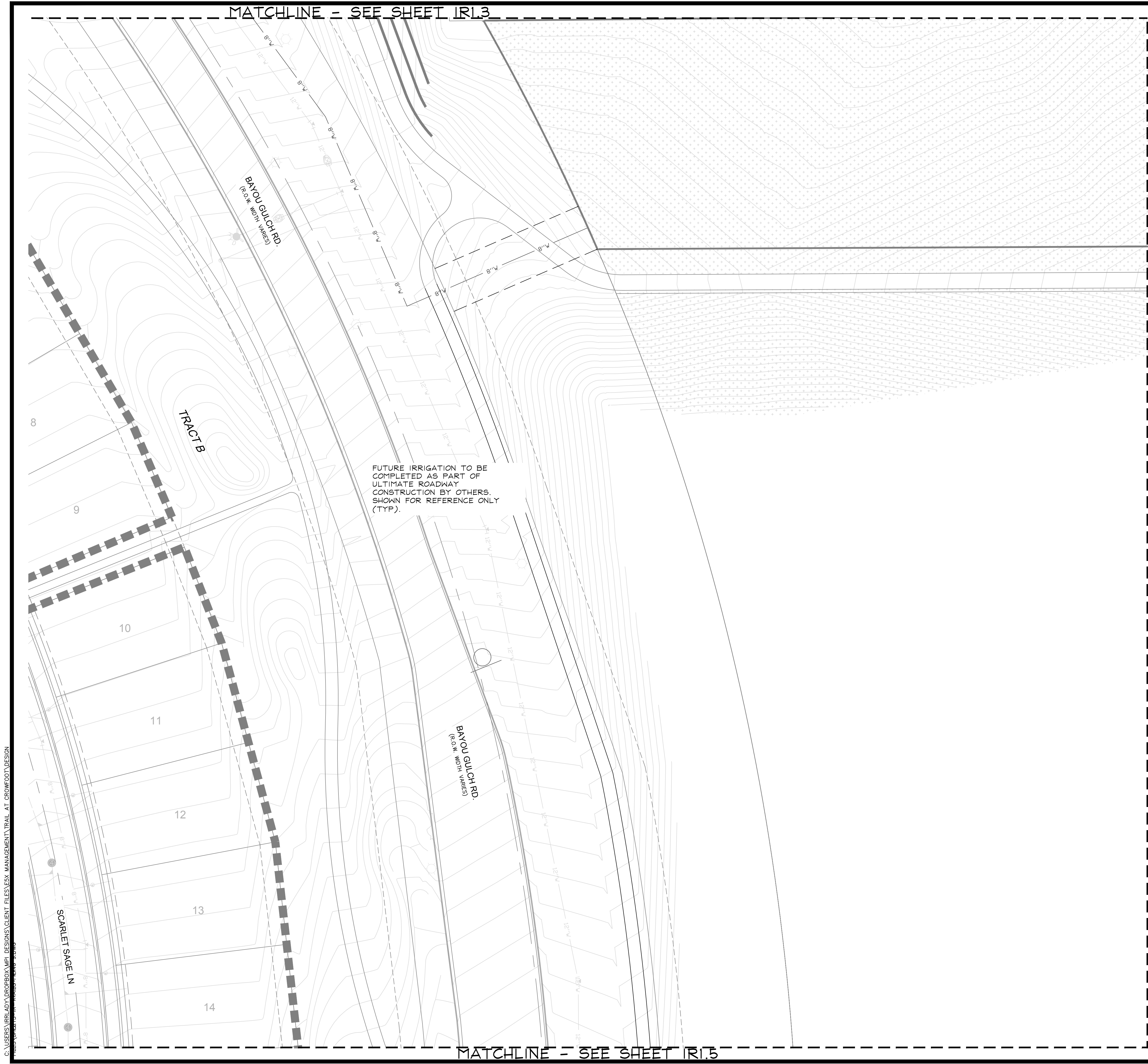
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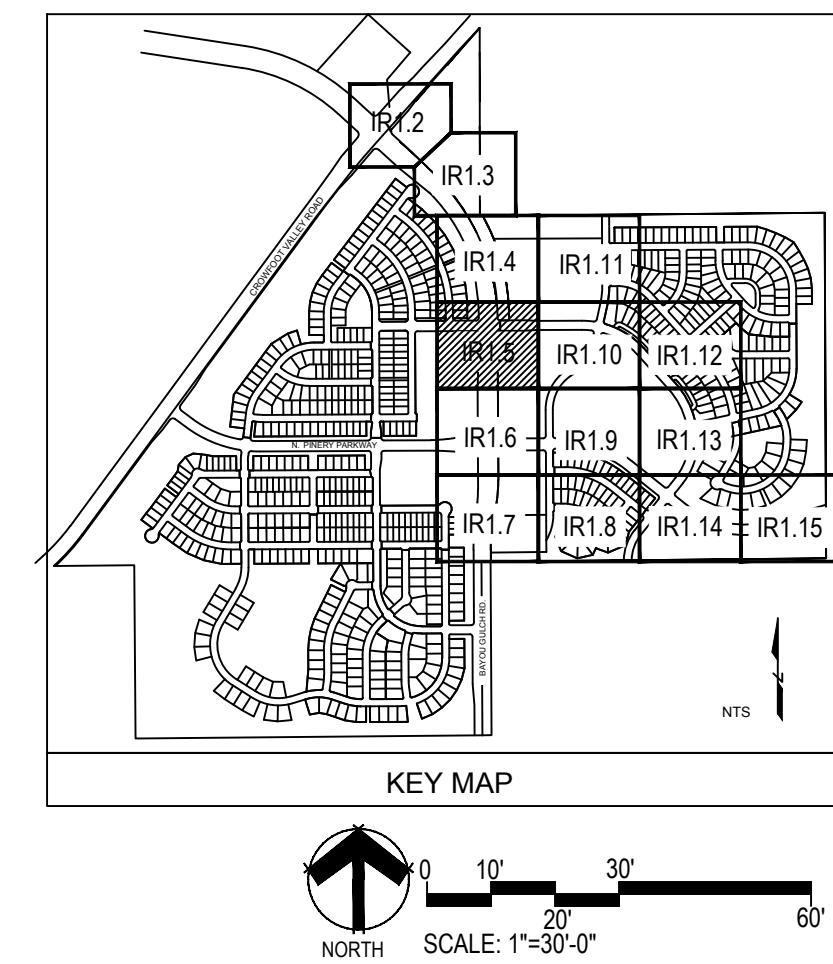
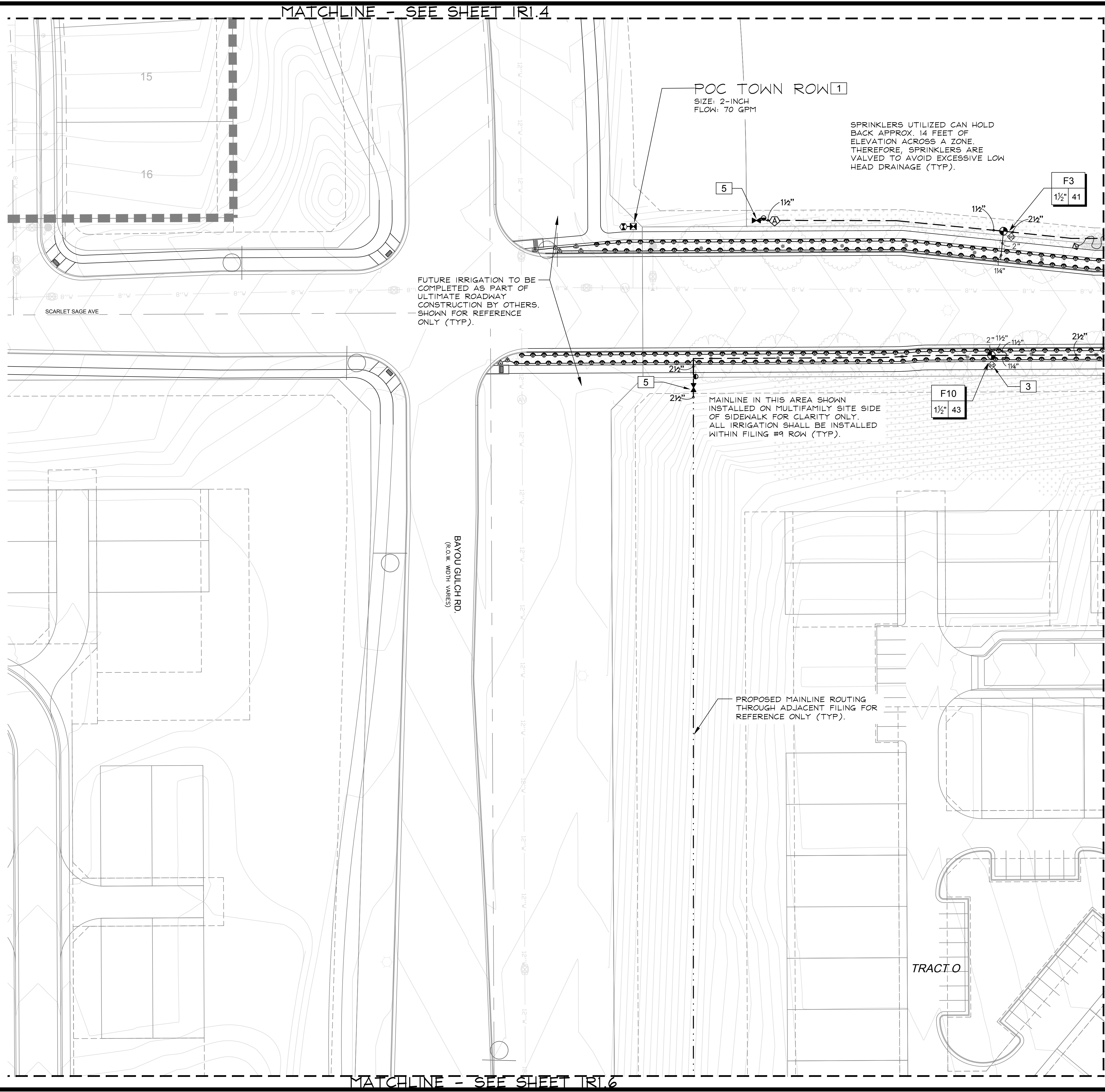
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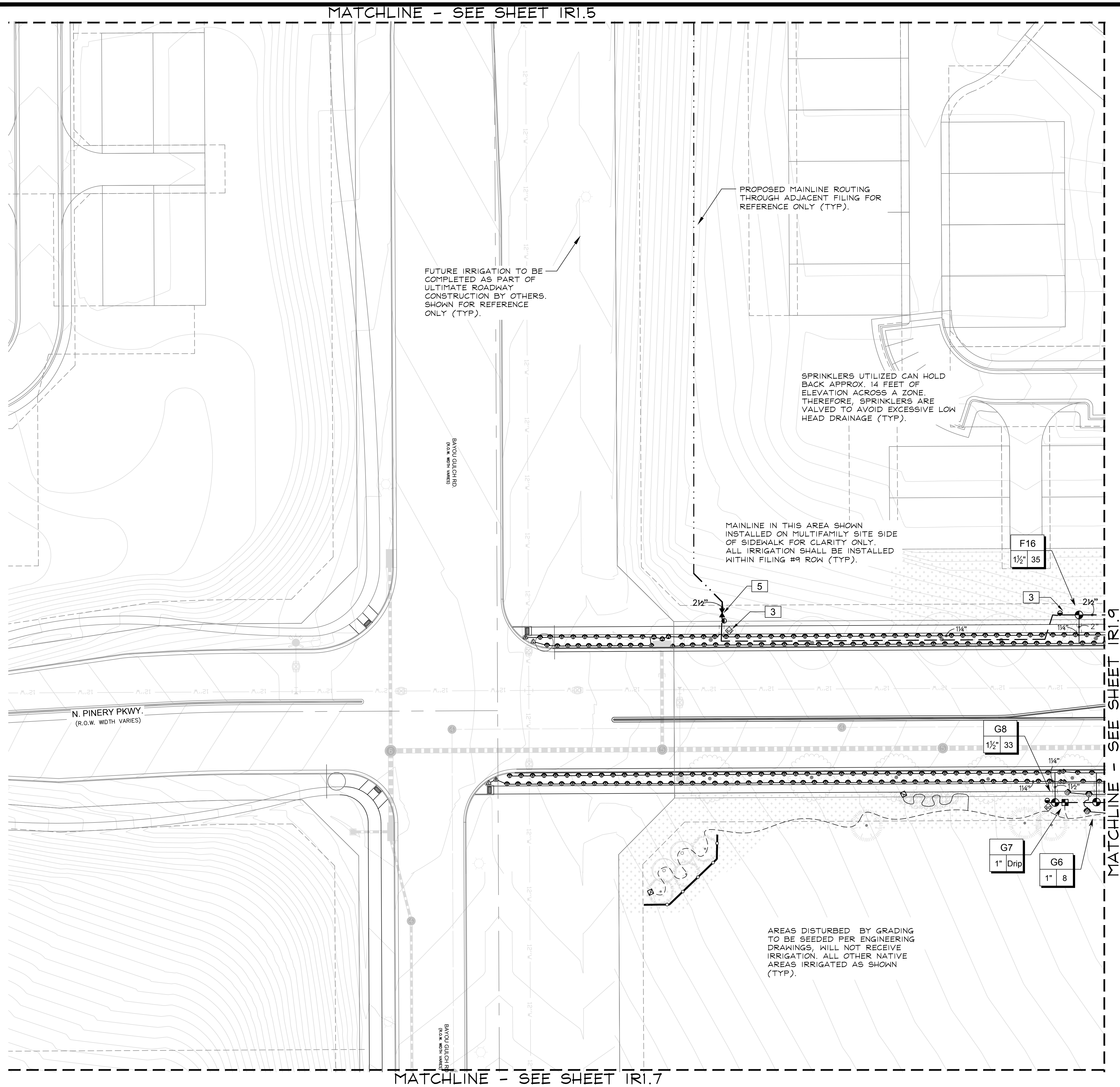
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IR1.5

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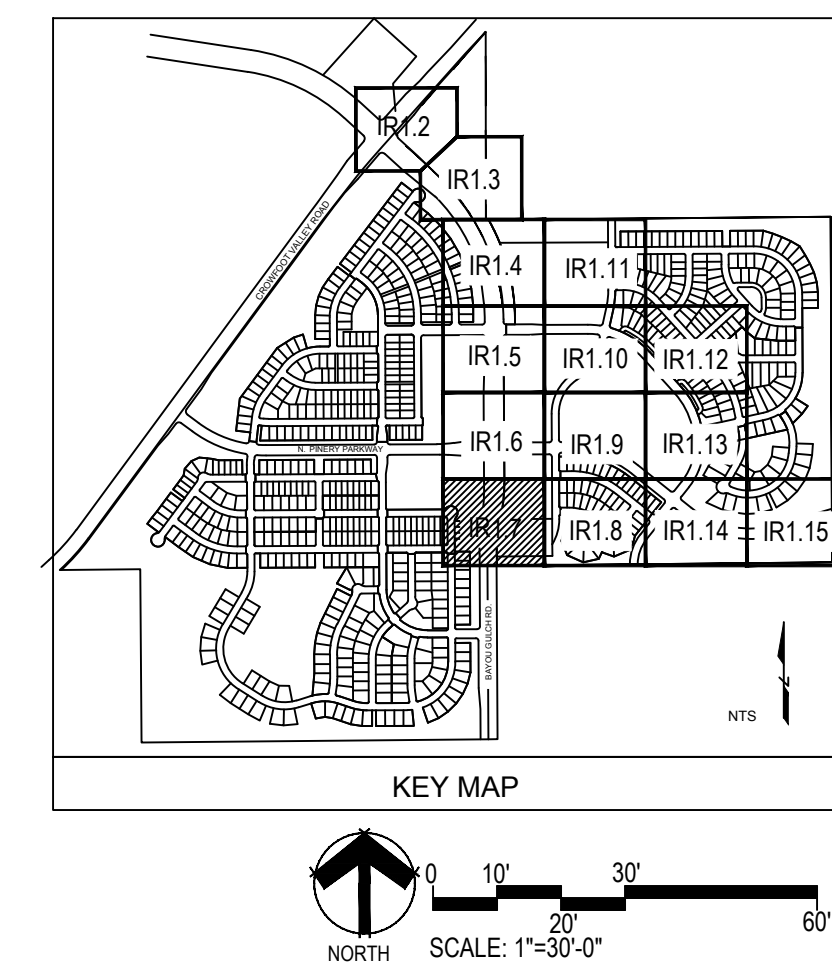
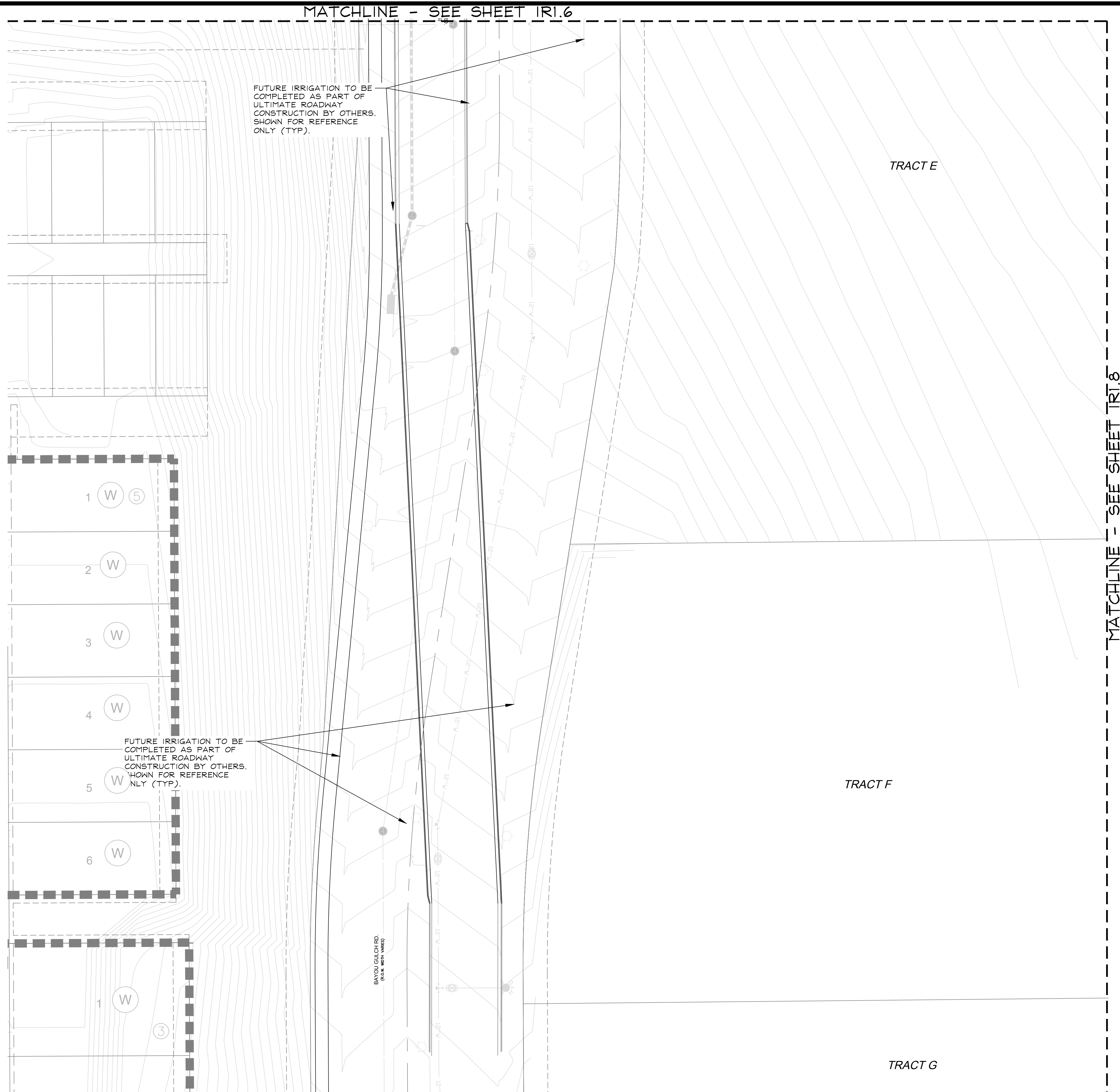
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IR1.6

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MATCHLINE - SEE SHEET IRI.6



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MATCHLINE - SEE SHEET IR1.7

MATCHLINE - SEE SHEET IR1.9

MATCHLINE - SEE SHEET IR1.14

G9
1½" 46.9

G2
2" 69

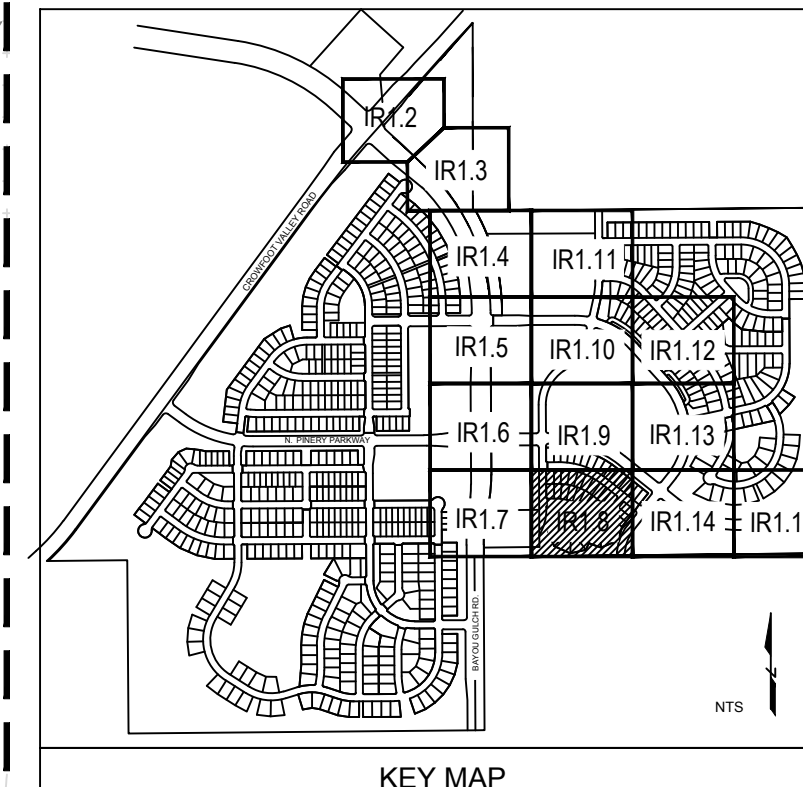
G10
1½" 33

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

MAINLINE SHALL BE ROUTED THRU DISTURBED AREAS ONLY. NO CONTROL WIRES ARE TO BE INSTALLED IN THIS AREA.

MAINLINE SHALL BE ROUTED THRU DISTURBED AREAS ONLY. NO CONTROL WIRES ARE TO BE INSTALLED IN THIS AREA.

TRACT G



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

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■ Irrigation Design ■

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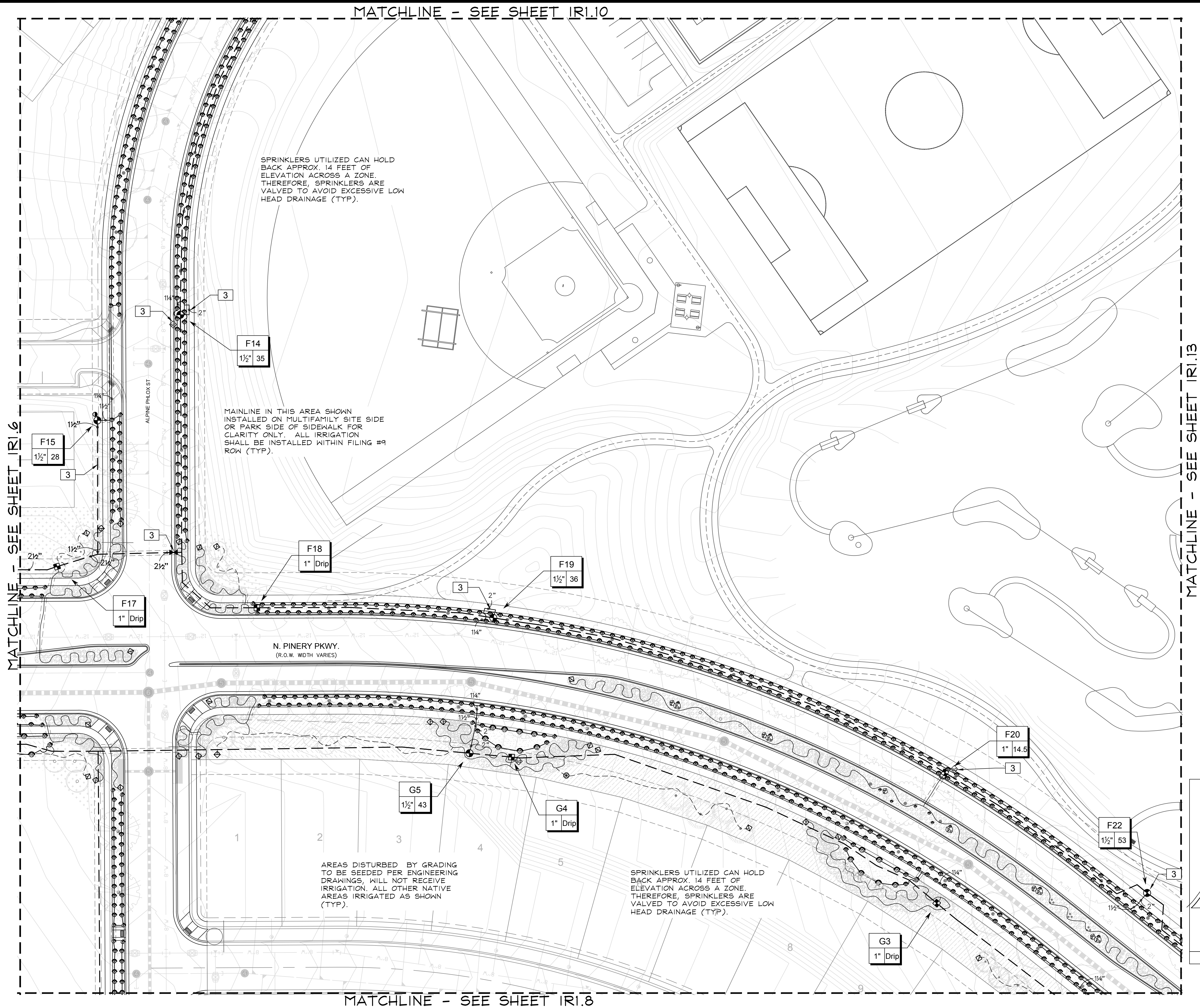
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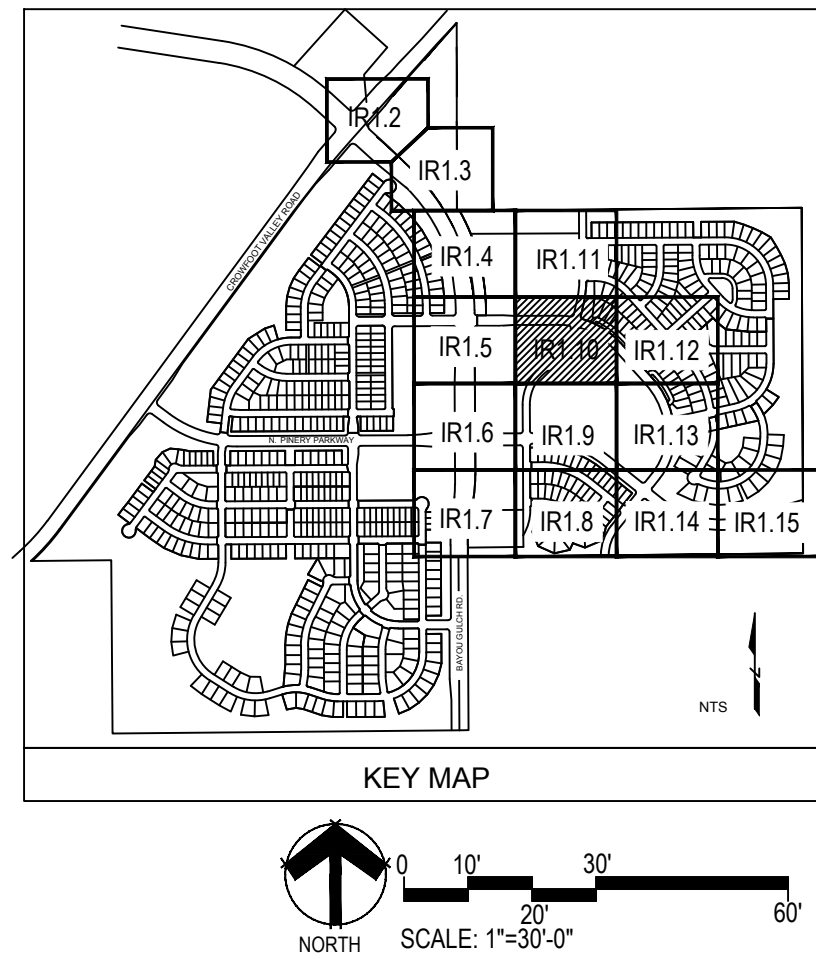
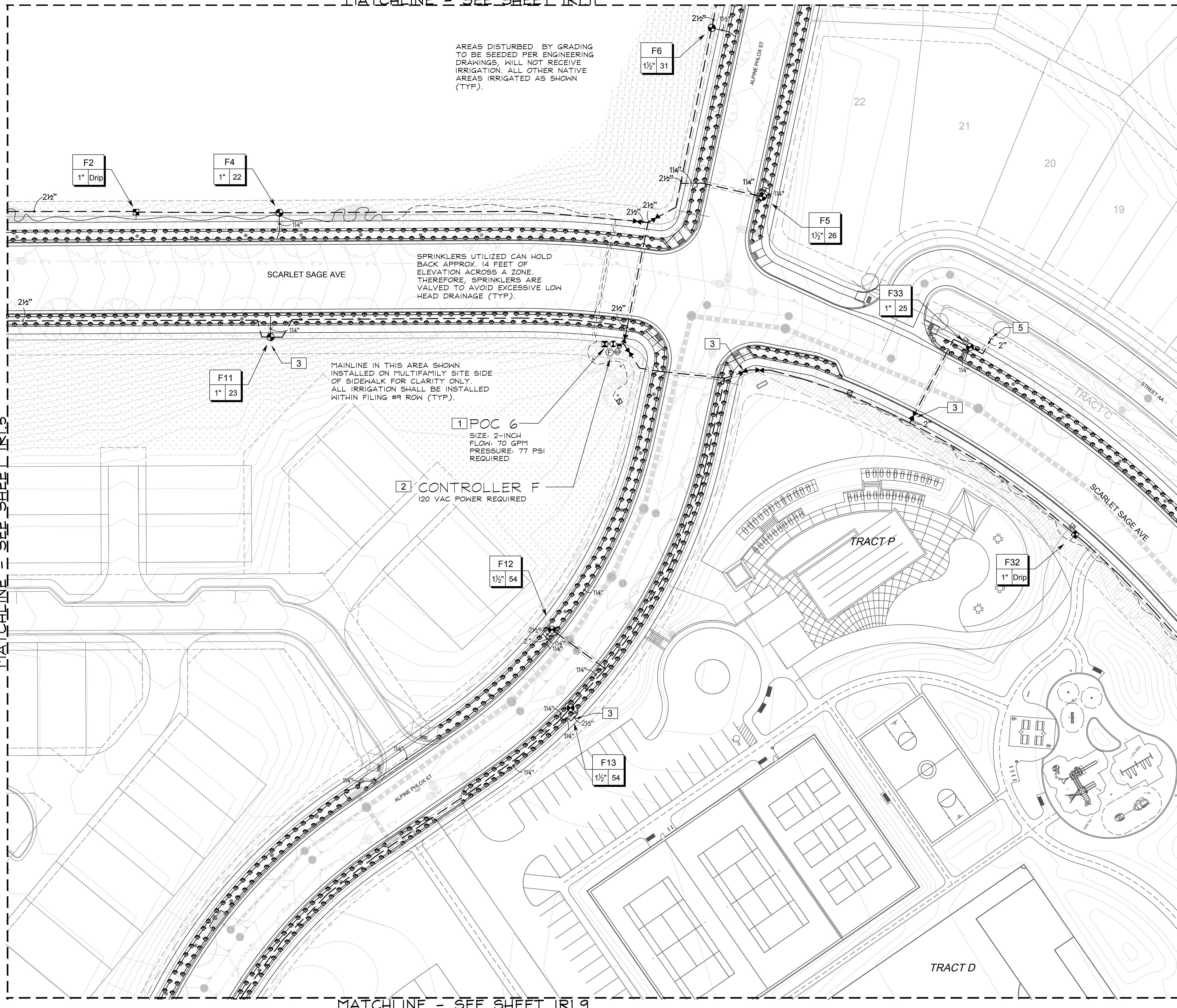
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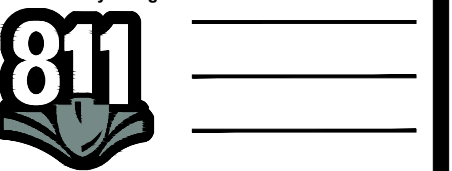
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IRRIGATION PLANS

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IR1.10

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PROJECT NUMBER: 17-000000-000000-000000

MATCHLINE - SEE SHEET IR1.4

FUTURE
PWSD
WELL SITE TRACT A

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

TRACT B

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

F7
1½" 42

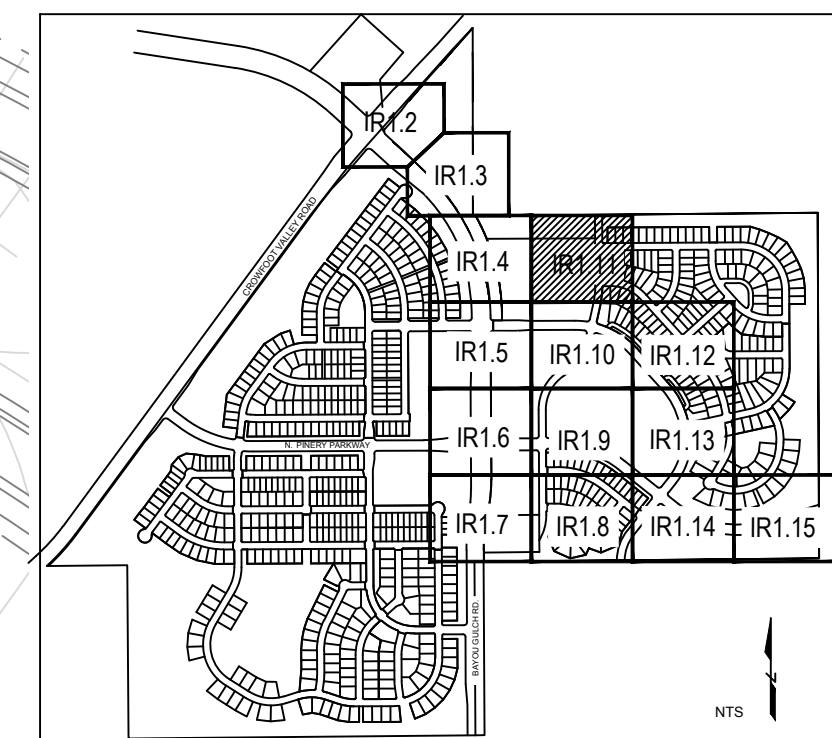
F8
1" 20

TRACT C

BEEBALM AVE

ALPINE PHLOX ST

ALPINE PHLOX LN



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

MATCHLINE - SEE SHEET IR1.10

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

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CONSTRUCTION

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 12.08.2017
Date: 02.27.2018
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811

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IRRIGATION PLAN

■ Sheet Number ■
IR1.11

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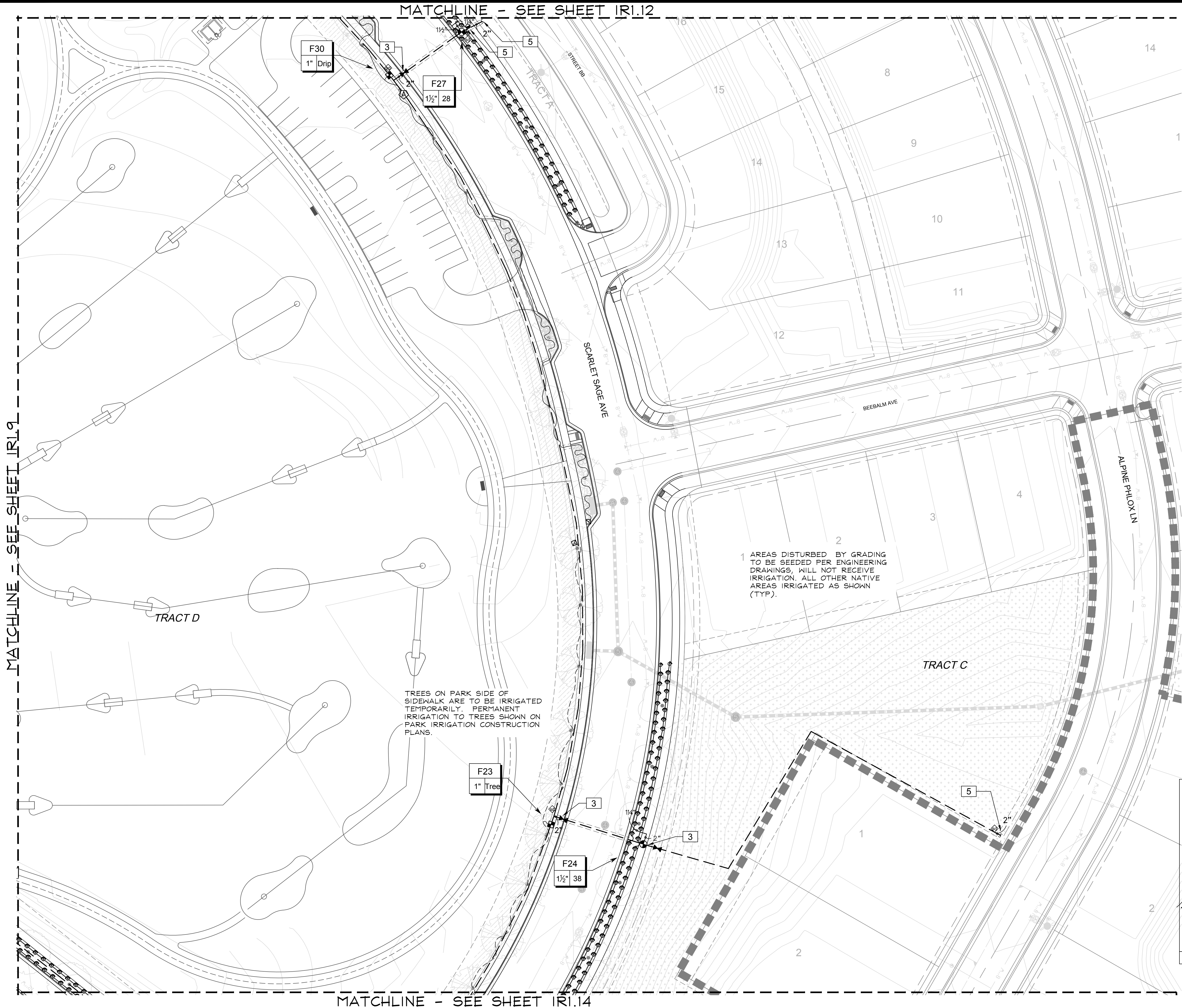
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■ Sheet Number ■
IR1.12

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PROJECT NUMBER: 17-00000-0000-0000-0000



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IR1.13

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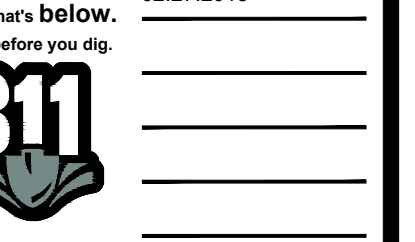
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PARKER, COLORADO

IRRIGATION PLANS

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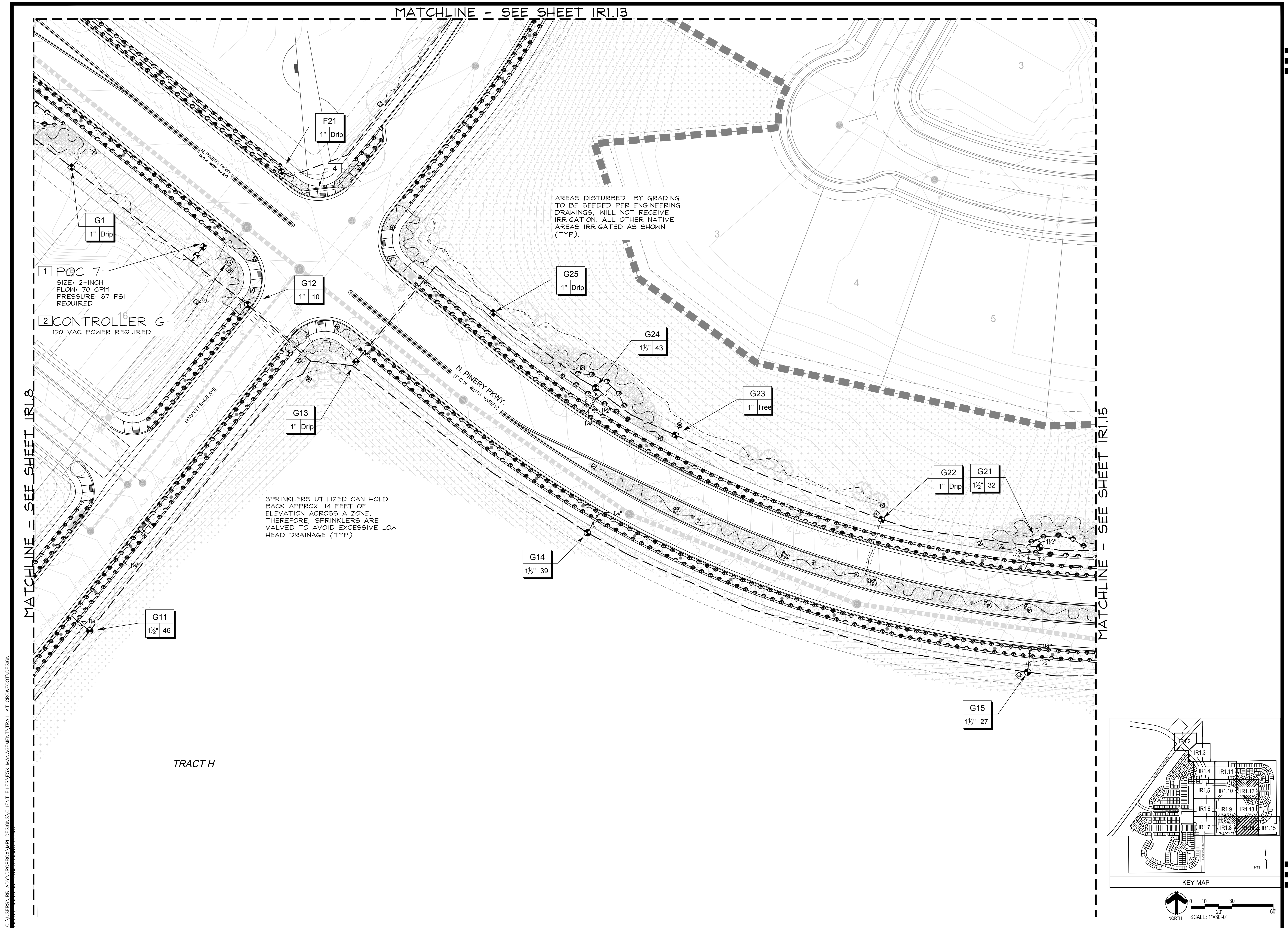
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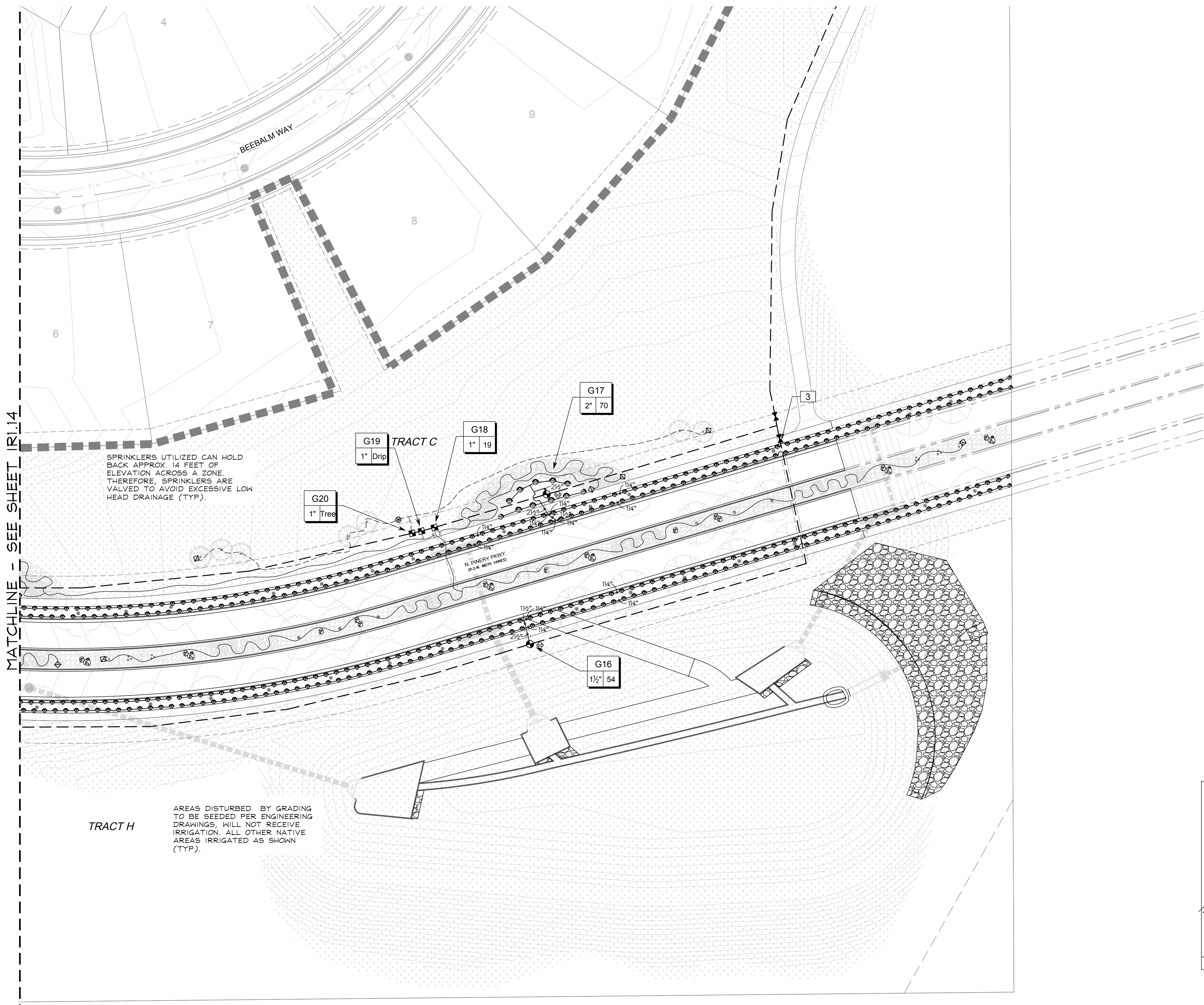
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IRRIGATION PLAN

Sheet Number ■

R1.14



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12/28/2017 10:00 AM



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

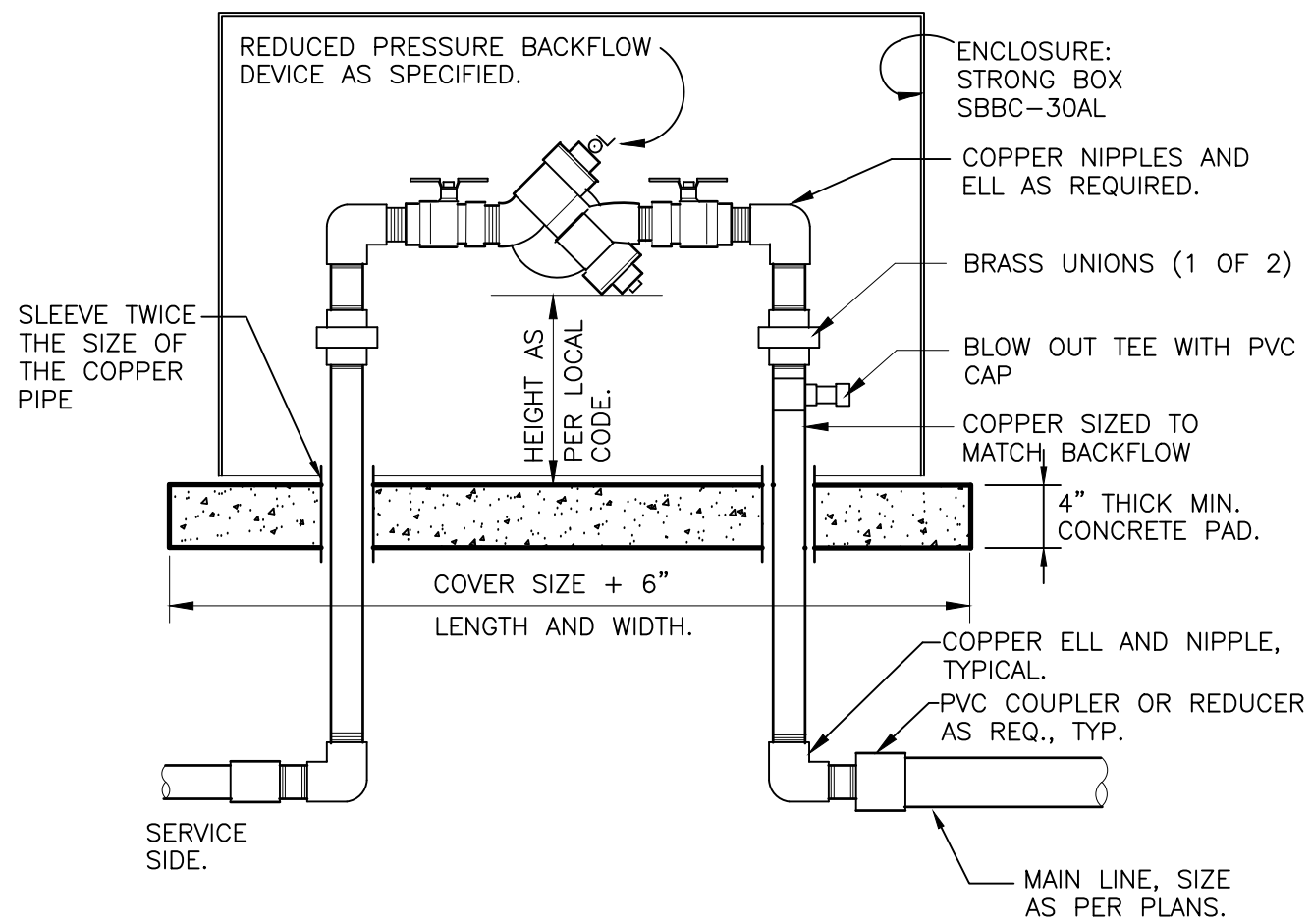
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IRRIGATION PLAN

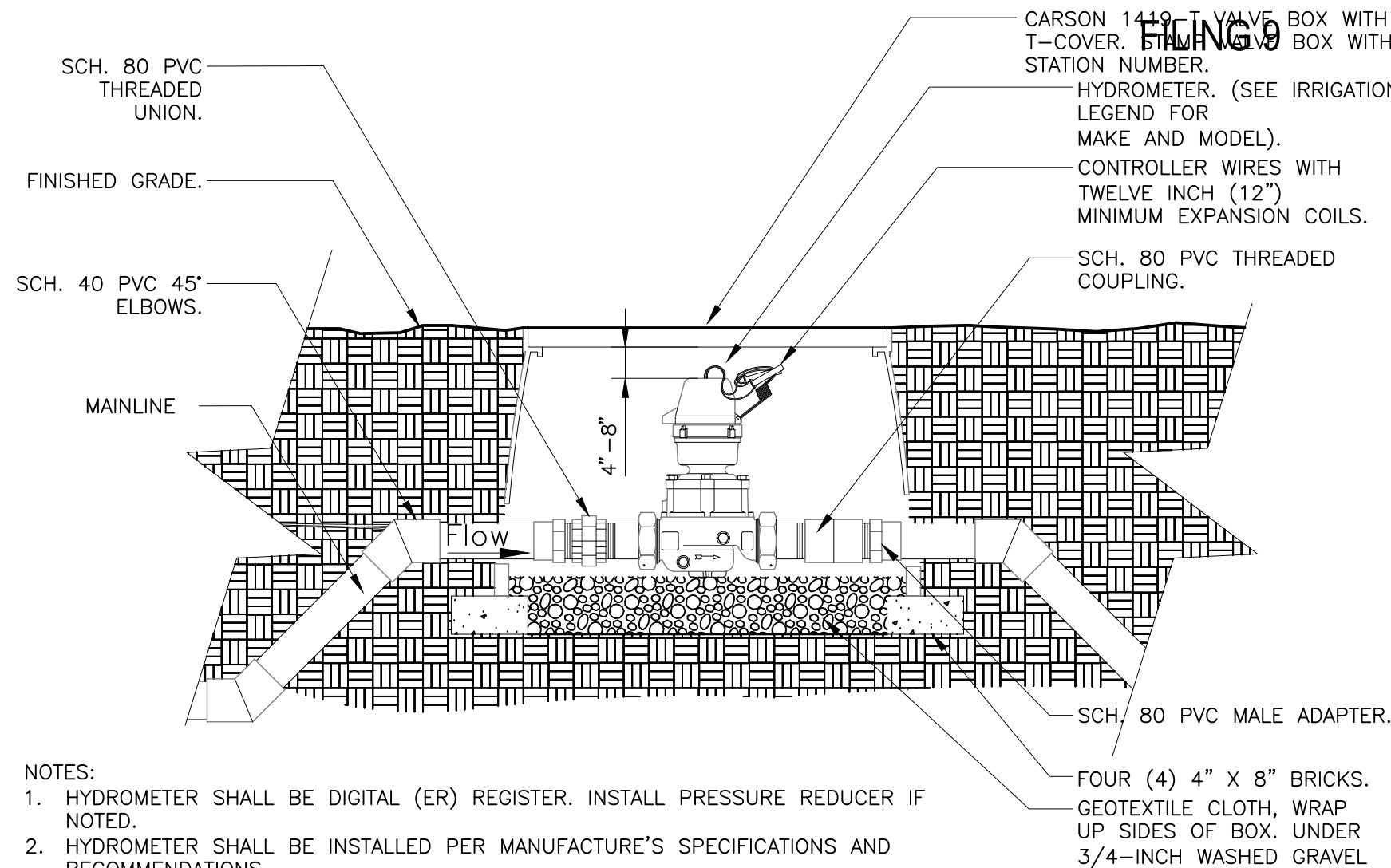
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IR1.15

TRAILS AT CROWFOOT



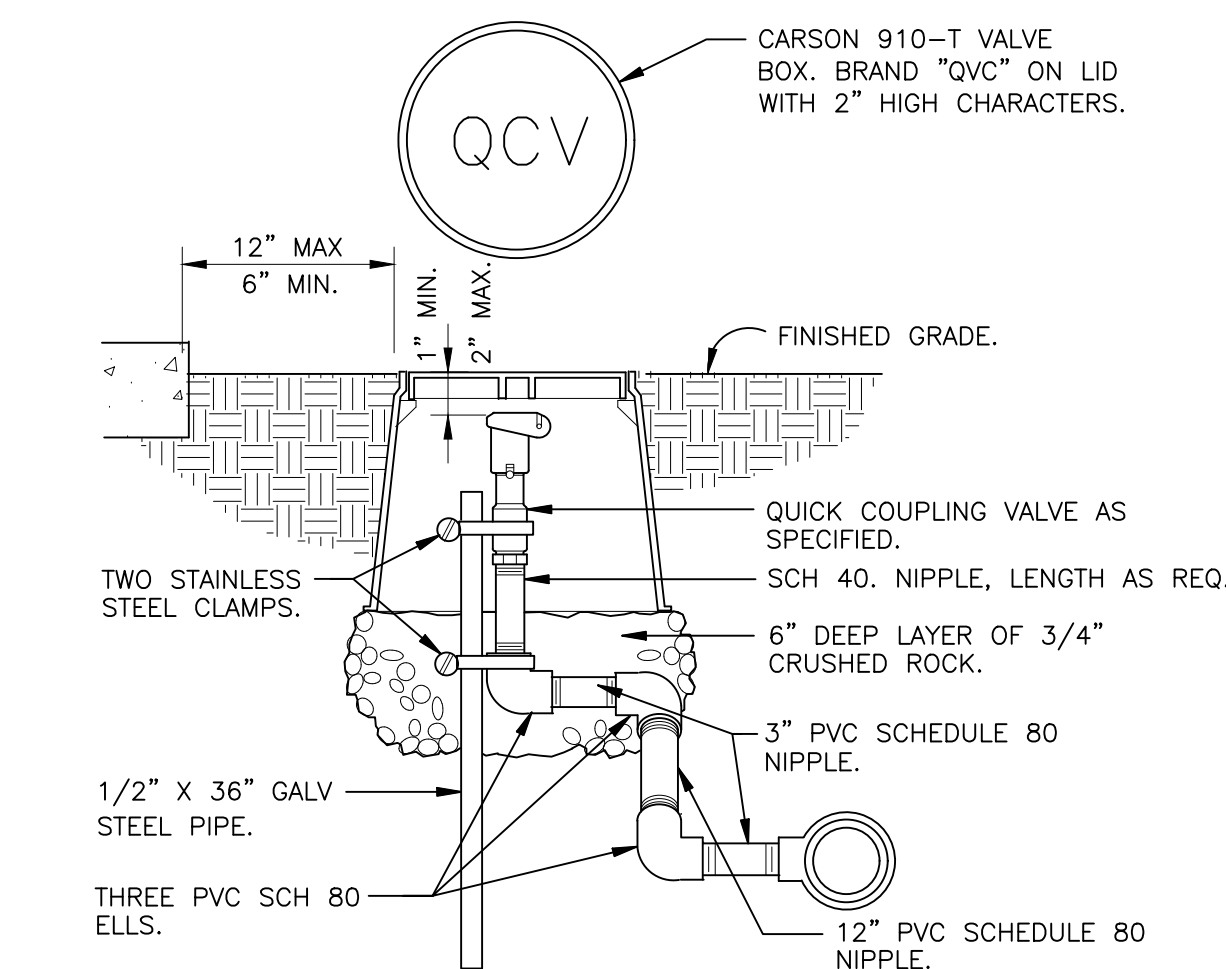
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

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



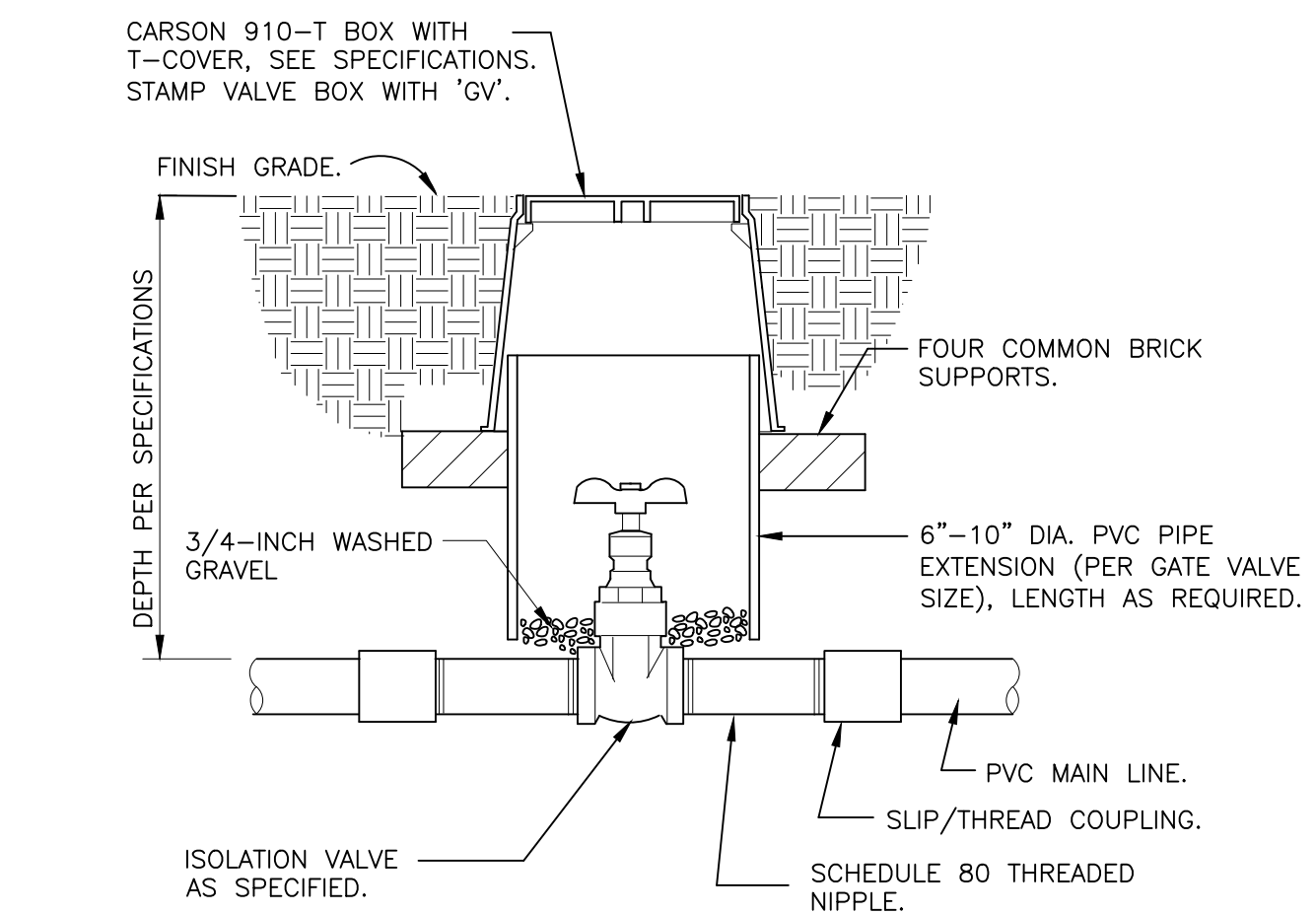
- NOTES:
1. HYDROMETER SHALL BE DIGITAL (ER) REGISTER. INSTALL PRESSURE REDUCER IF NOTED.
 2. HYDROMETER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. HYDROMETER WIRE SHALL BE PER THE IRRIGATION CONTROLLER MANUFACTURER'S SPECIFICATIONS.
 4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 OR APPROVED EQUAL.
 5. DIRECT WIRE TO CONTROLLER. DO NOT UTILIZE DECODERS.

HYDROMETER
1 1/2" = 1'-0" 328409.46-03



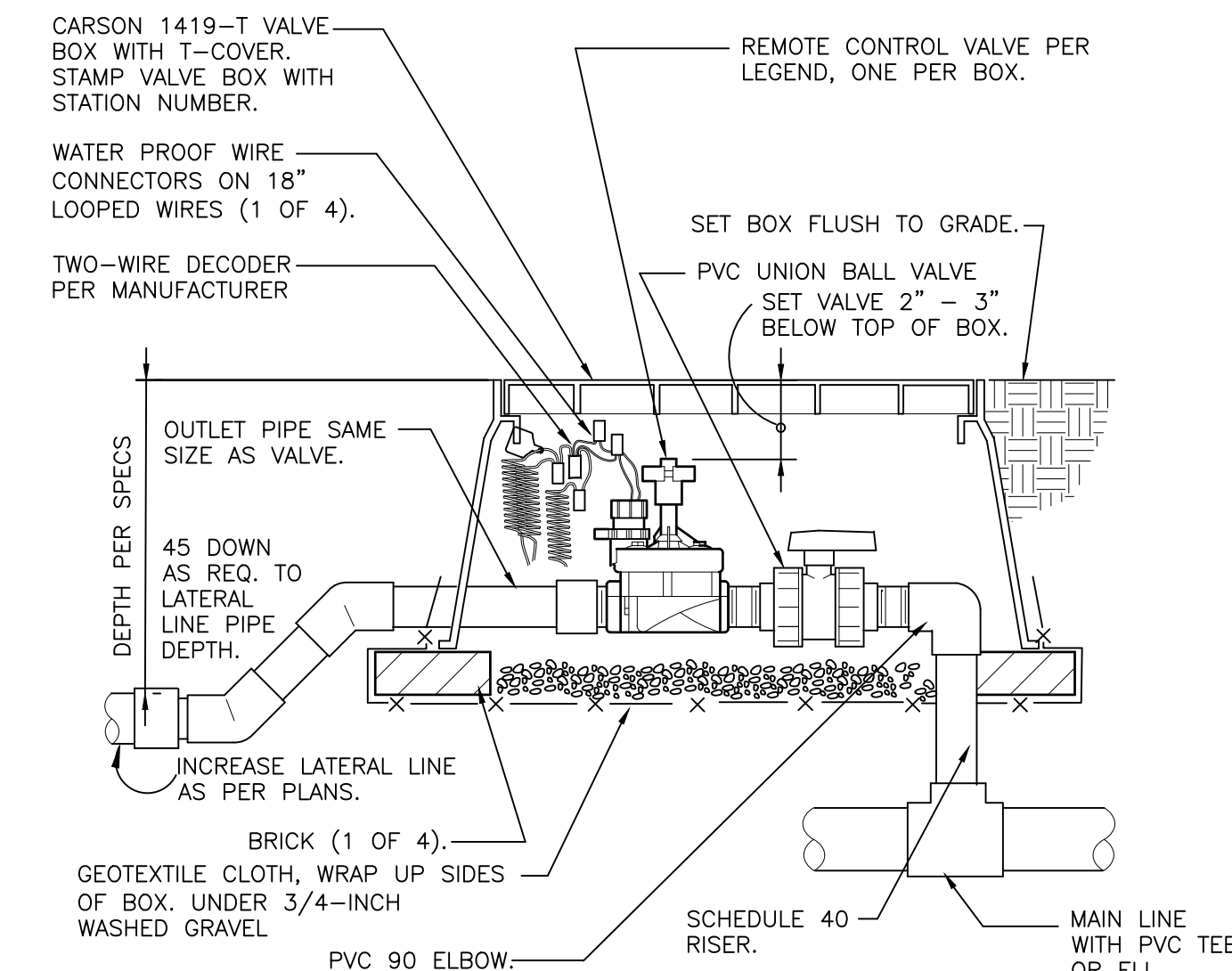
- NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

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



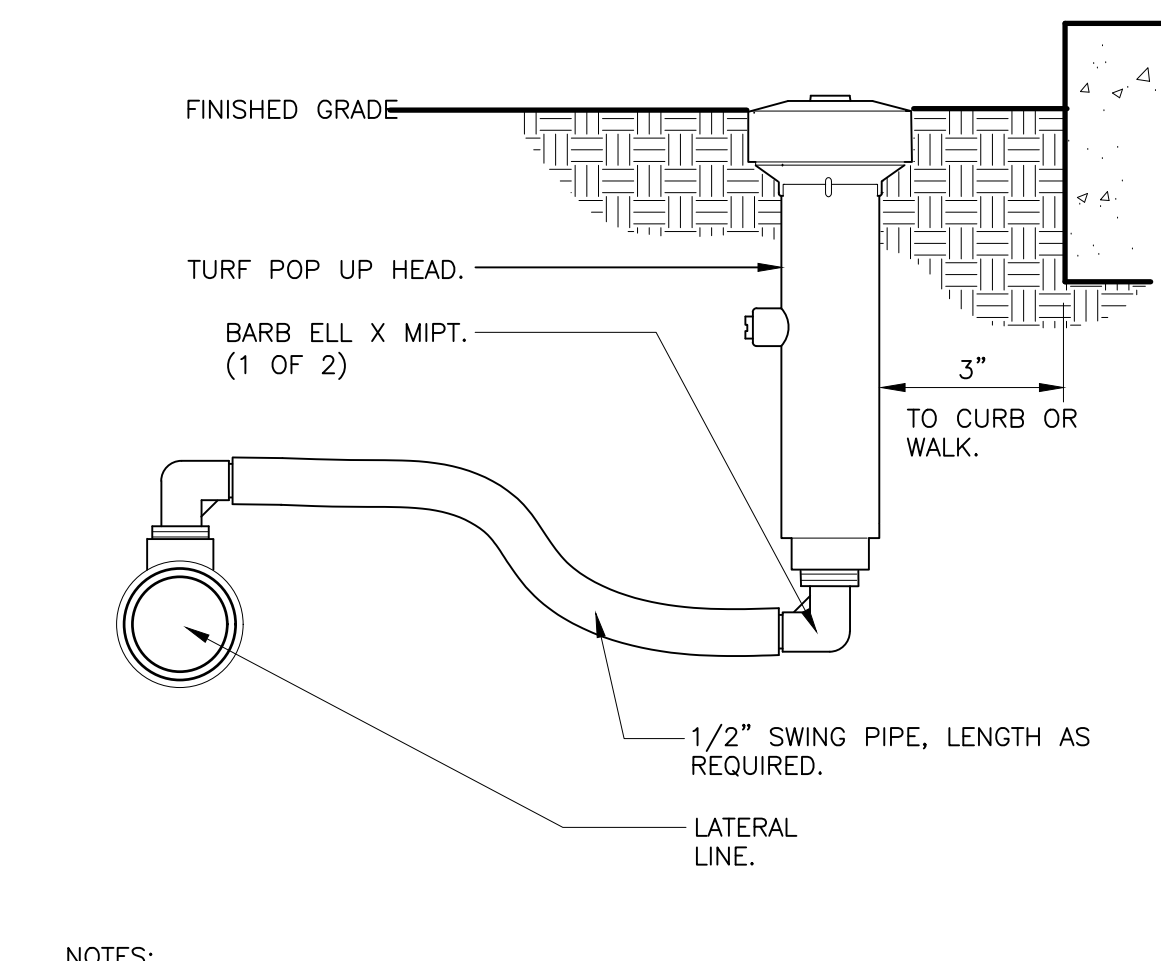
- NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

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



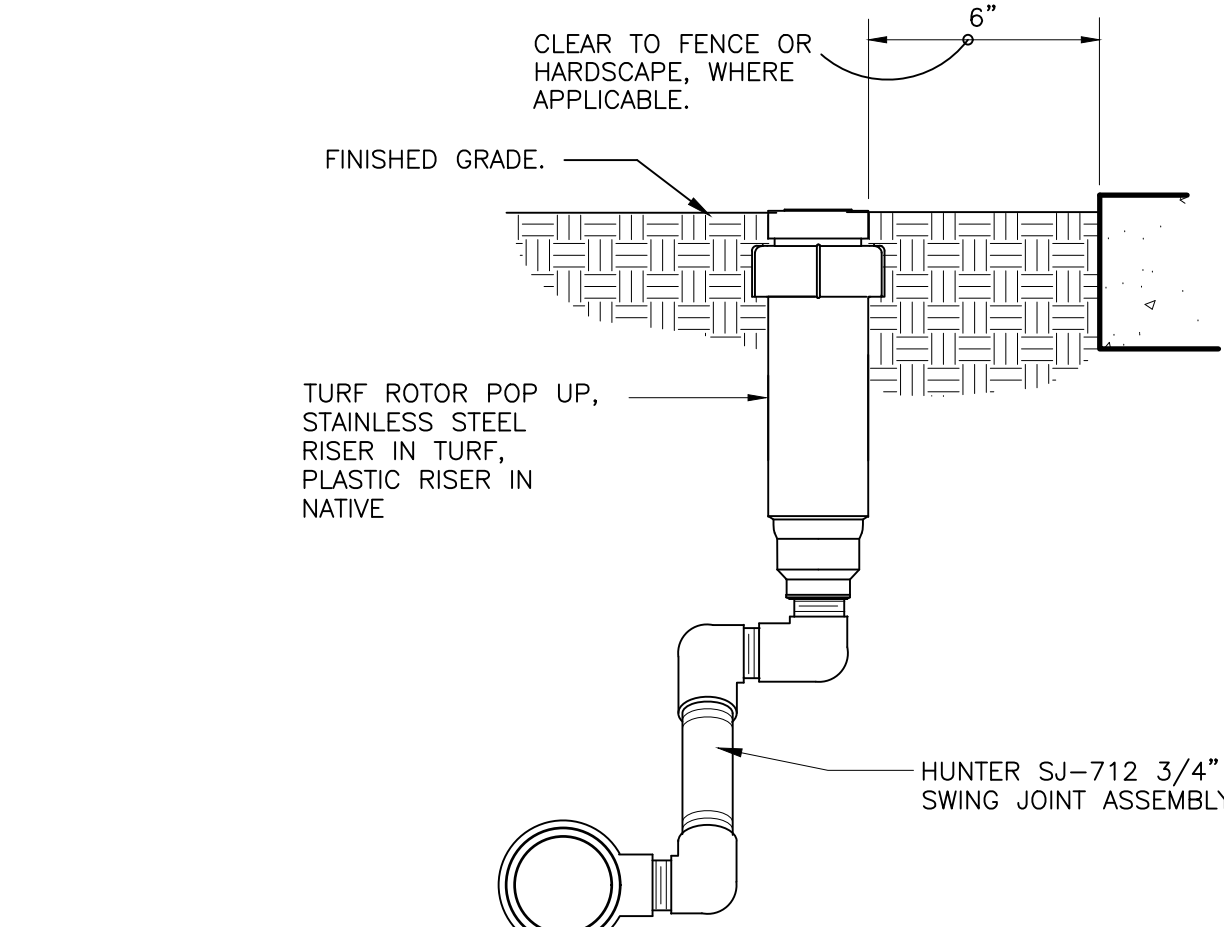
- NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

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

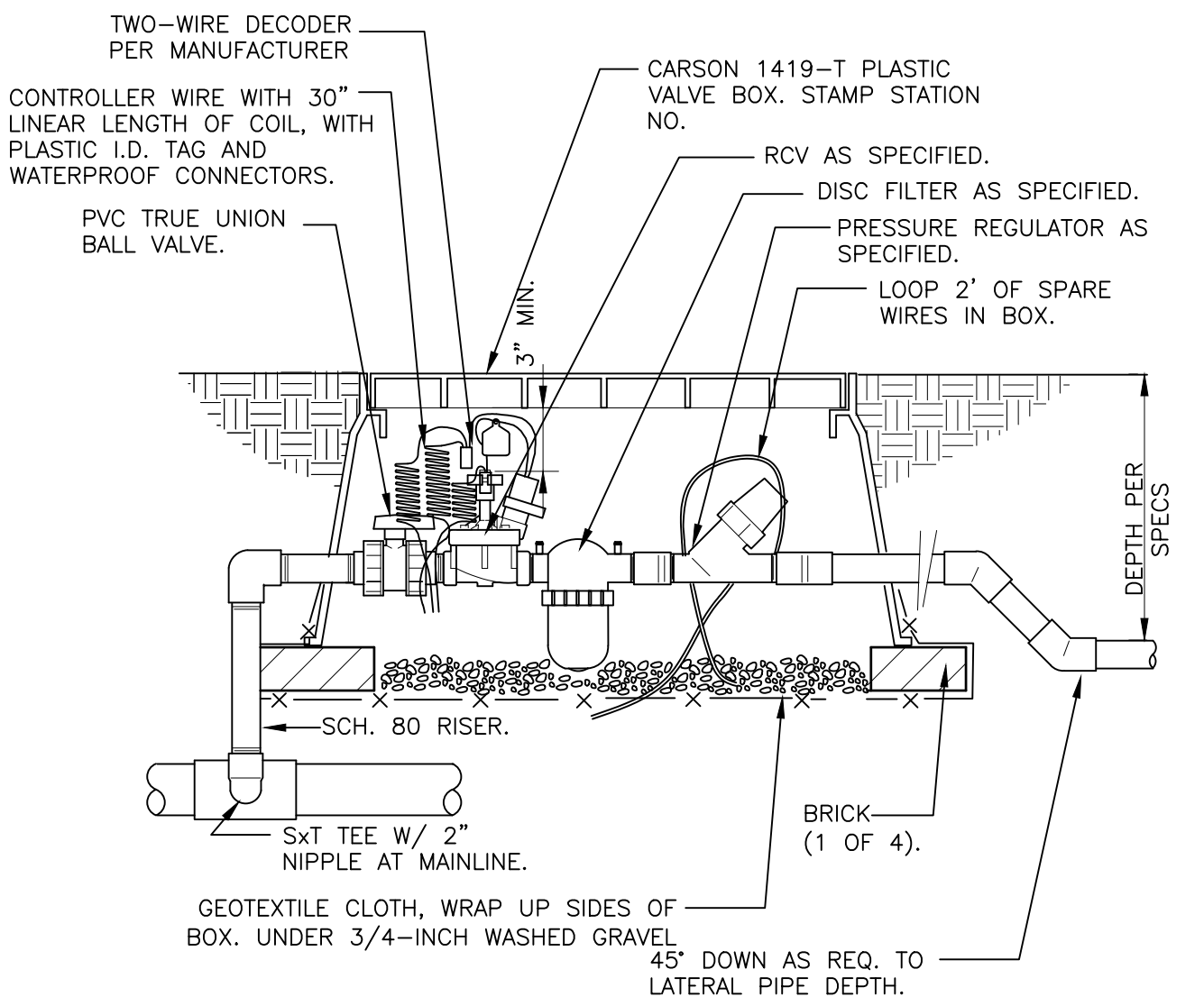


- NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDED AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

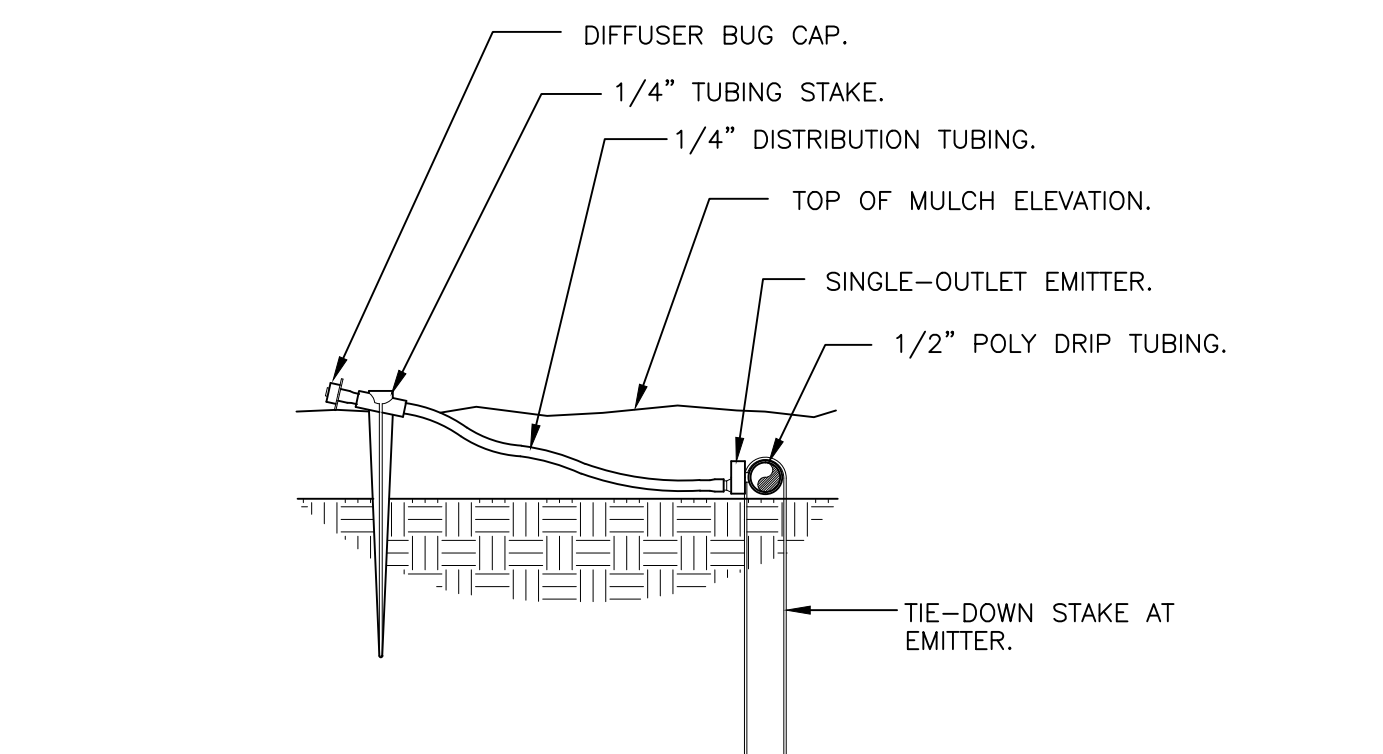
6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02



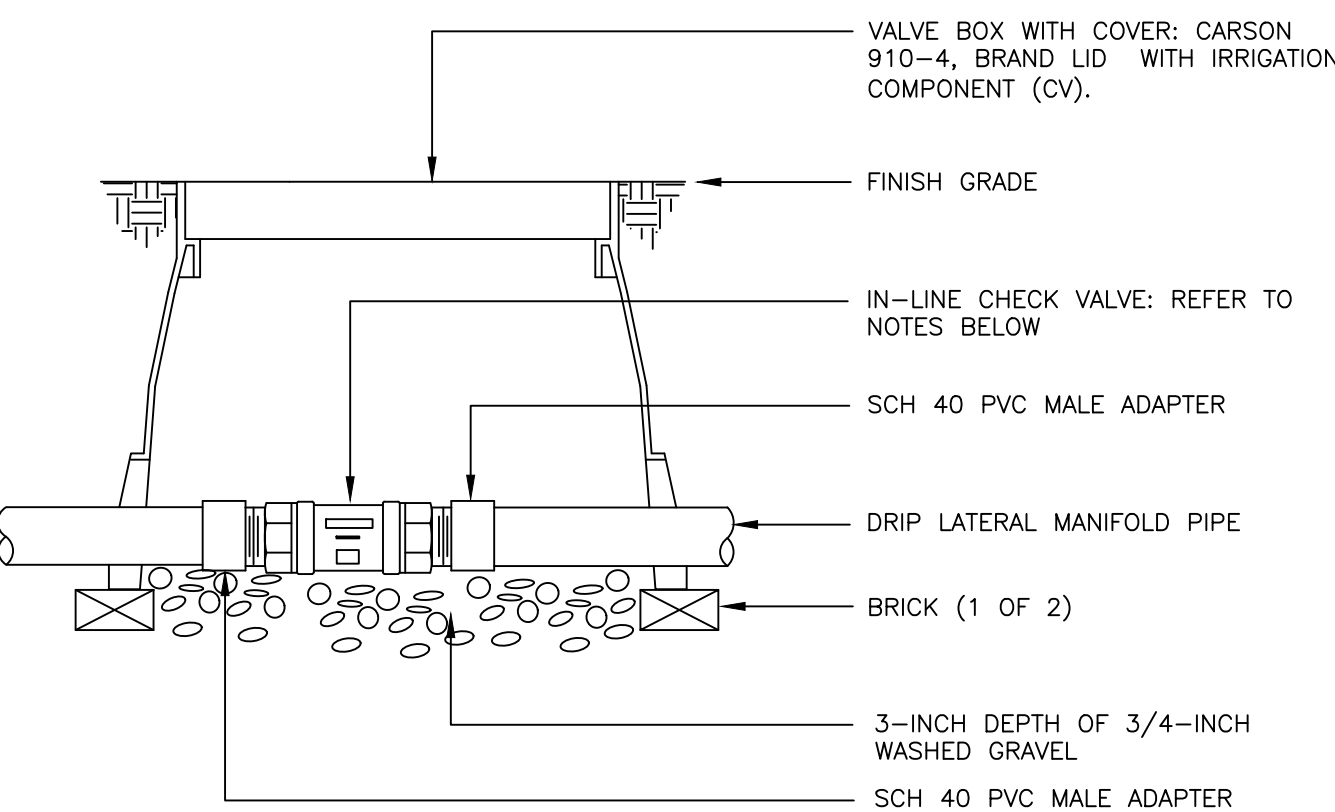
GEAR-DRIVEN ROTOR ASSEMBLY
3" = 1'-0" 328403.16-01



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



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



- NOTES:
1. DRIP LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN-LINE CHECK VALVE.
 2. DRIP LATERALS WITH LESS THAN 4 GPM SHALL UTILIZE THE NETAFIM TLCO50M1-B IN-LINE CHECK VALVE.

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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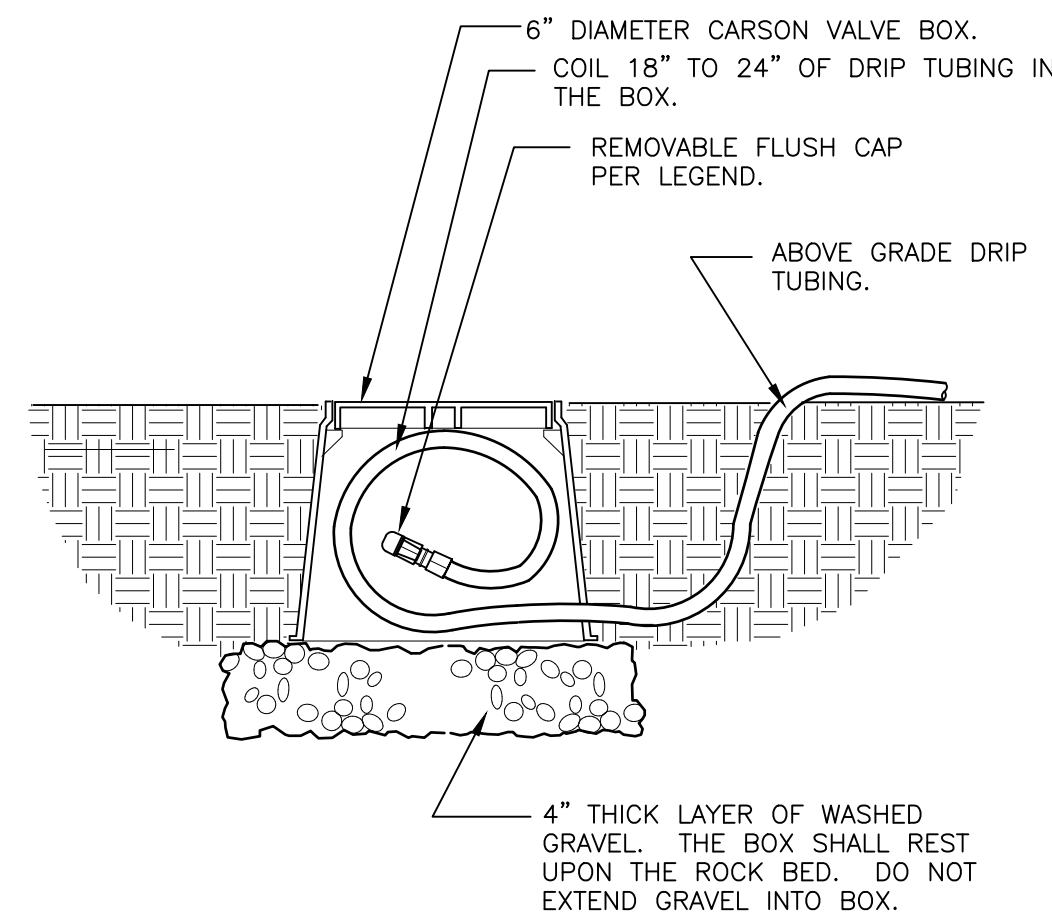
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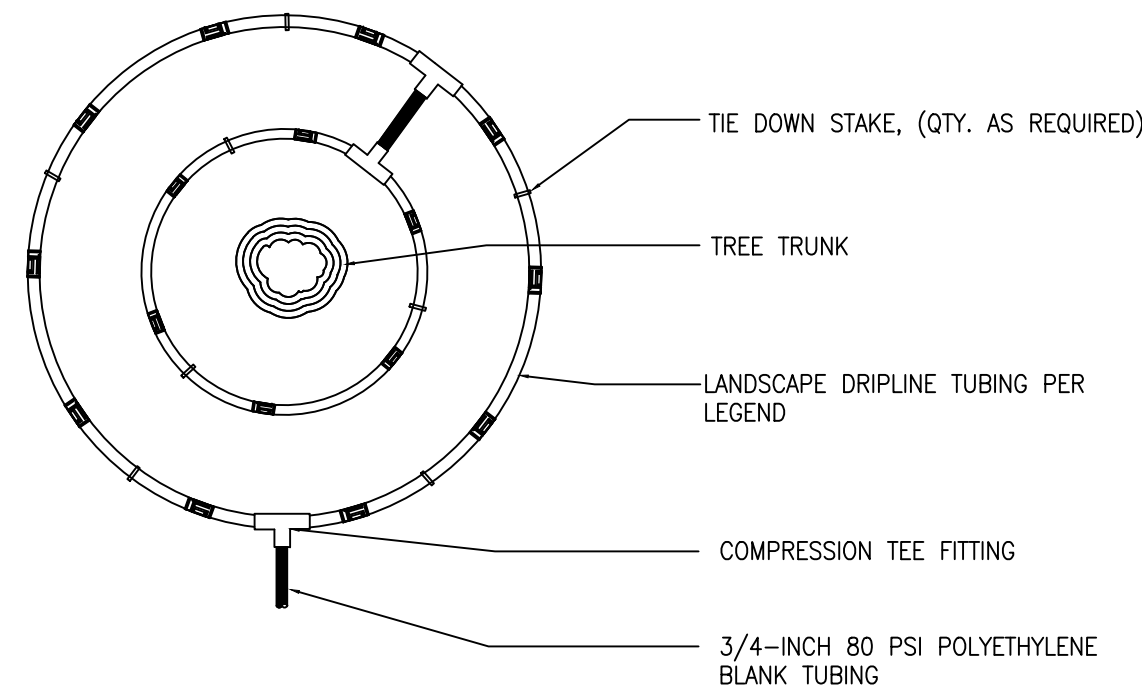
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IR2.1

TRAILS AT CROWFOOT

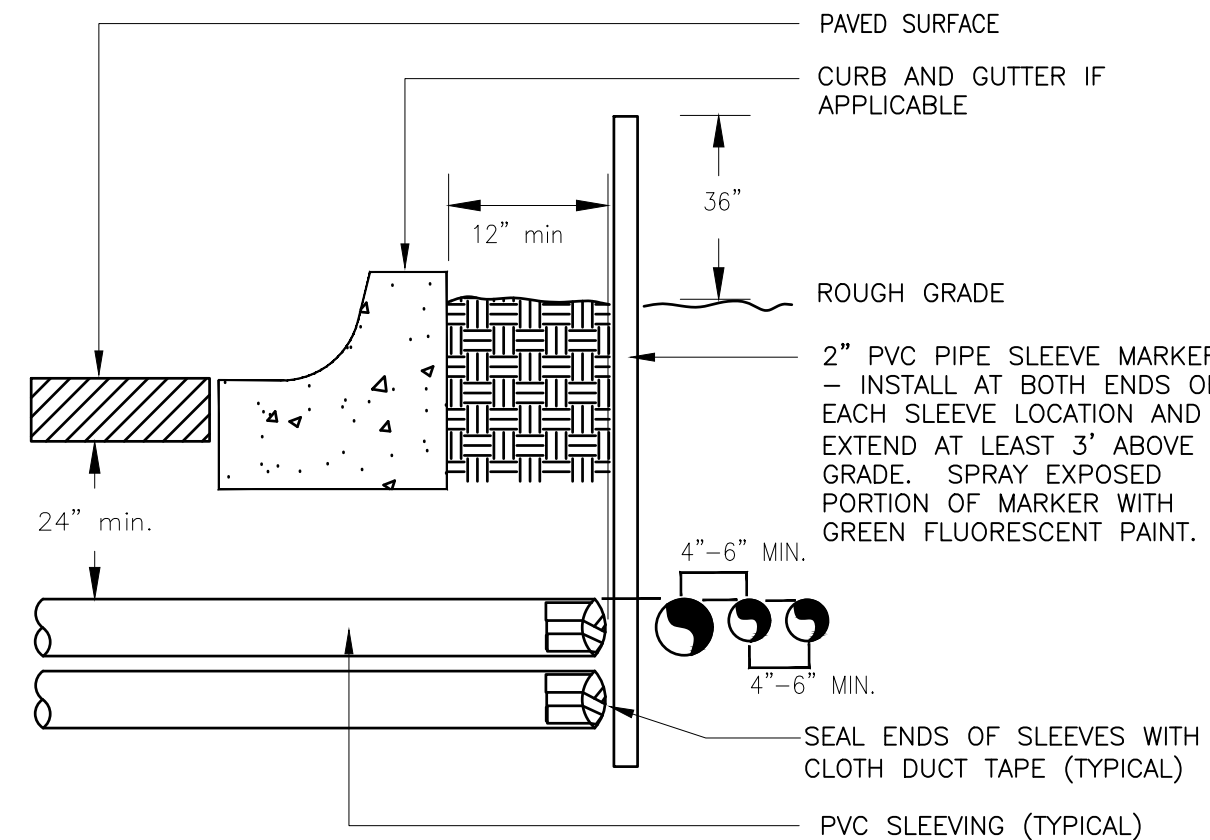
FILING 9



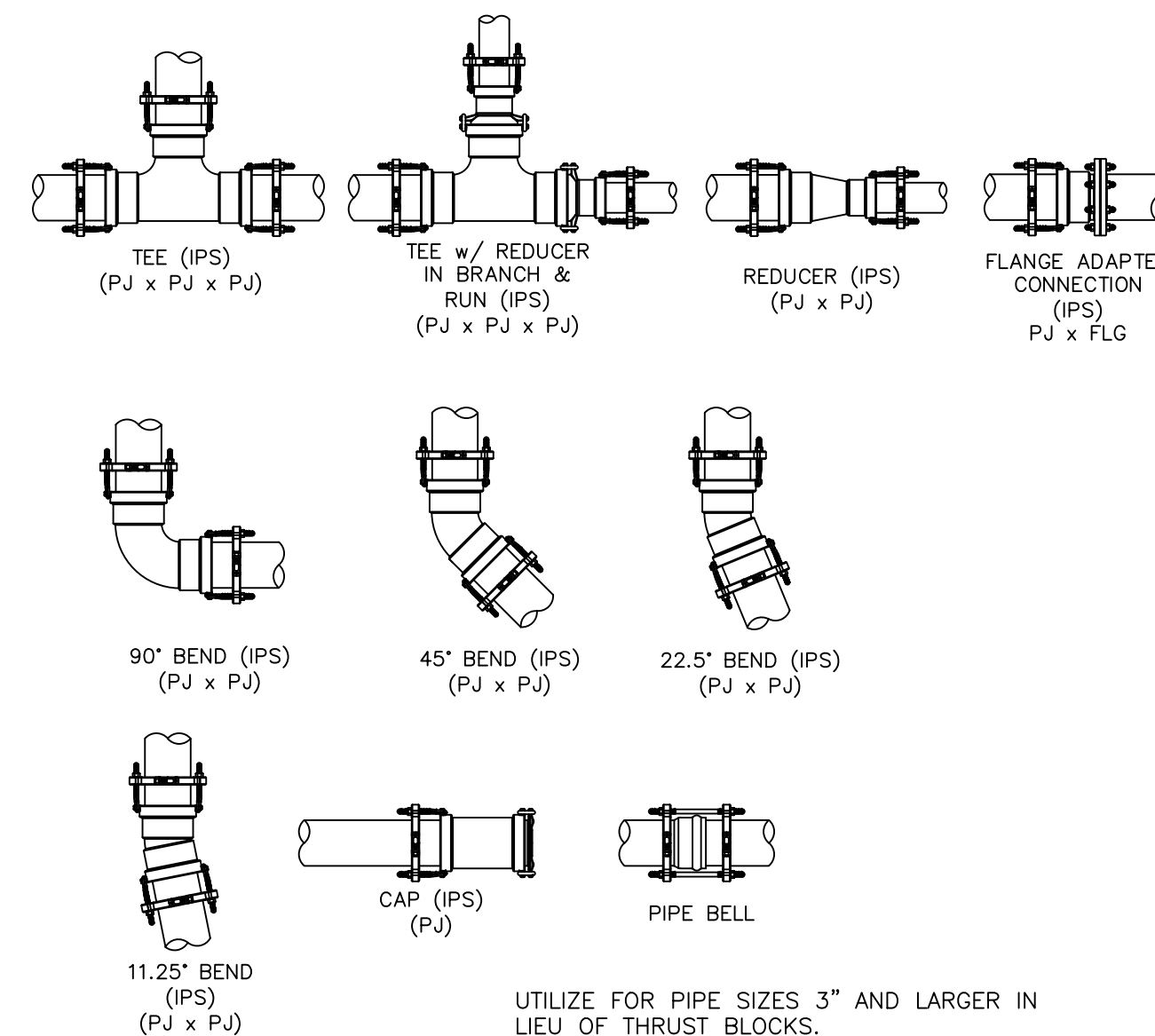
1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.



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



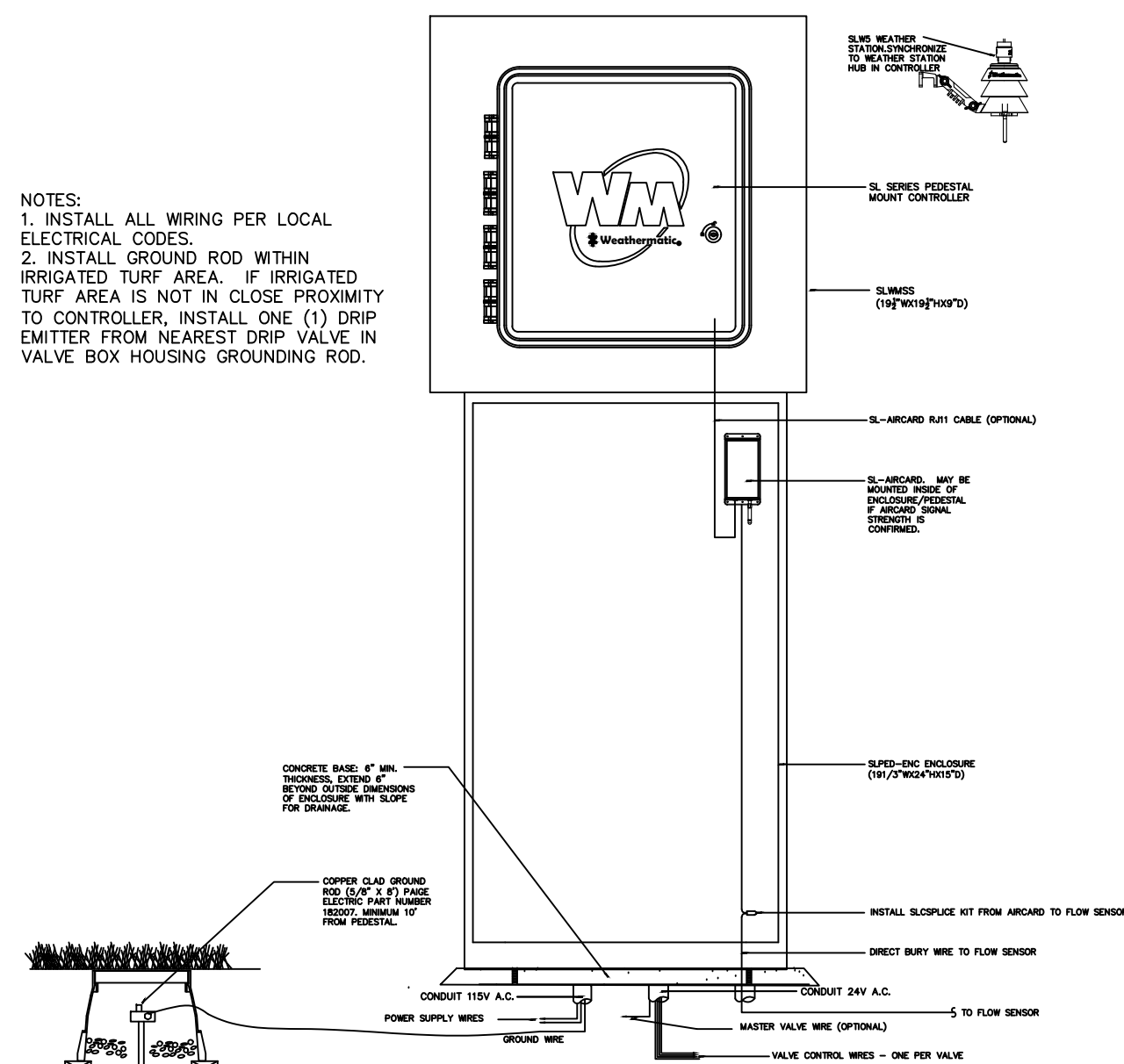
- NOTE:
- 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.



DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0"

328413.49-06



WEATHERMATIC PEDESTAL MOUNT CONTROLLER

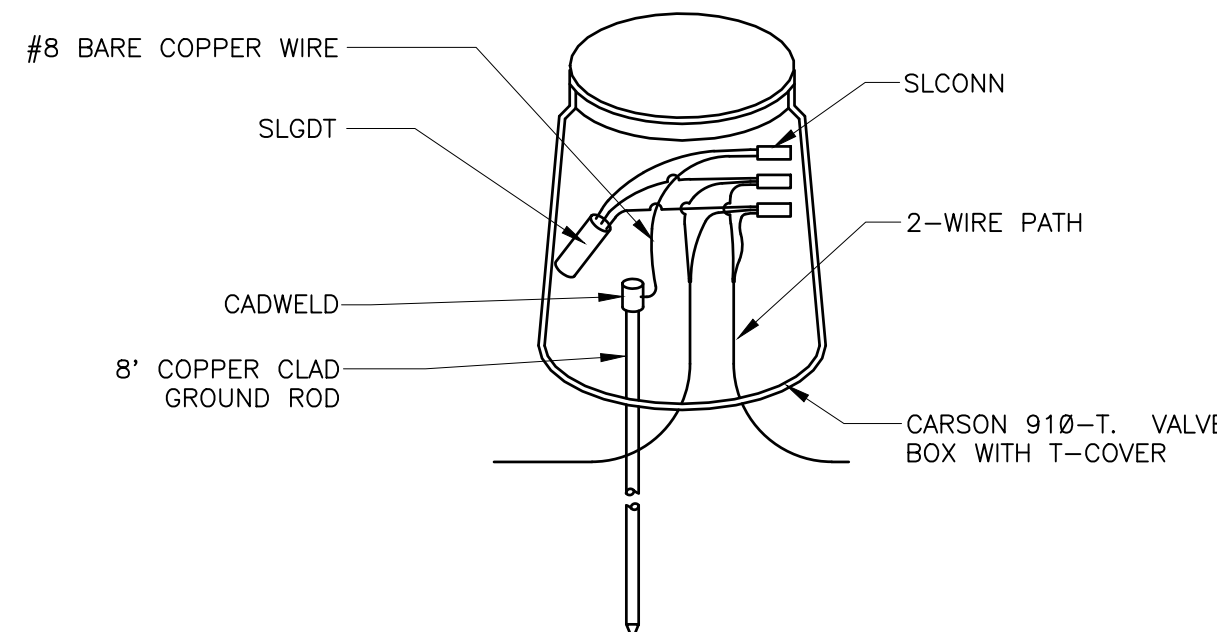
N.T.S.

328409.16-26

INLINE DRIP RING FOR PLANTS IN NATIVE

N.T.S.

328413.56-40

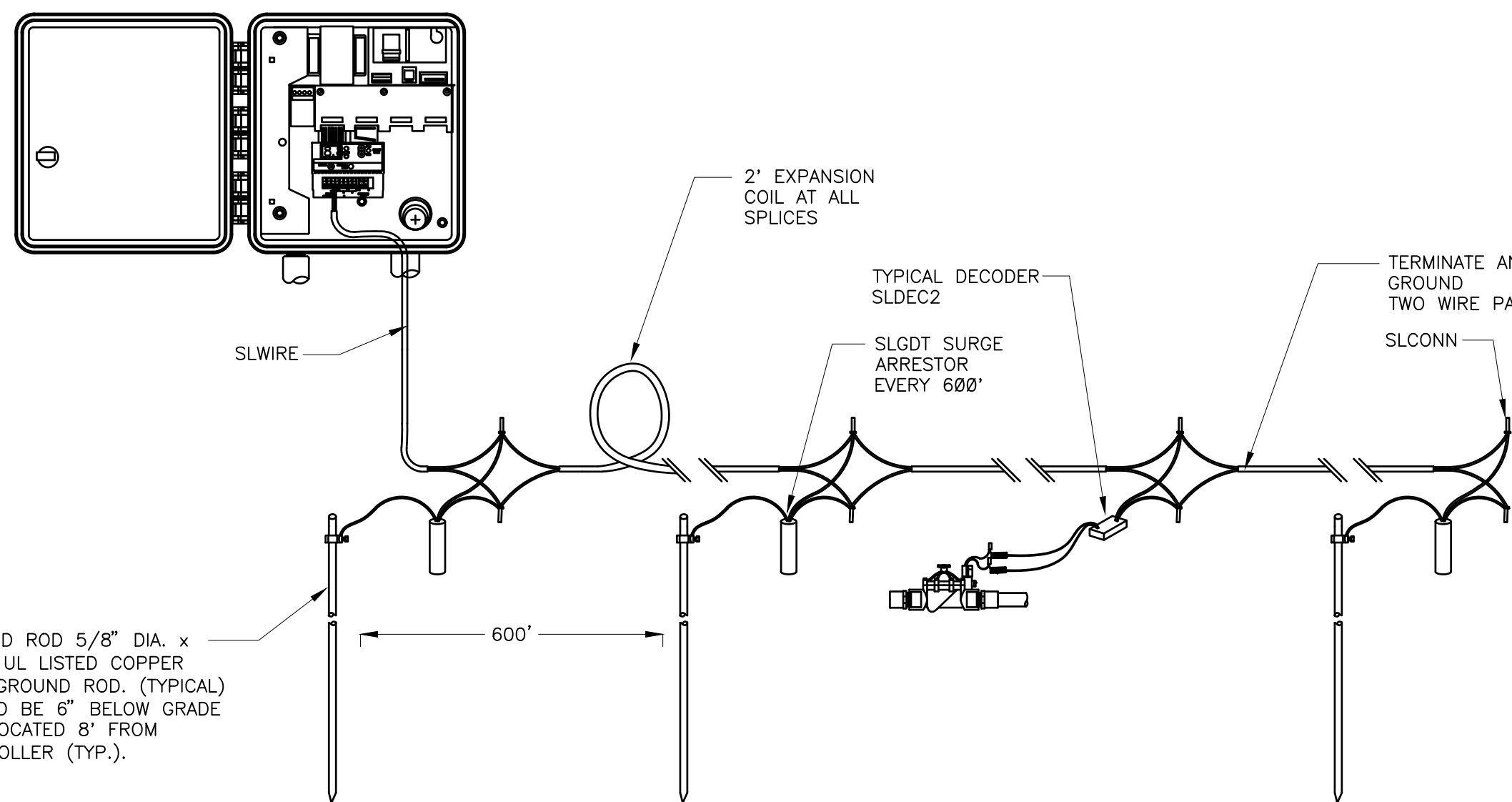


- NOTES:
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. INSTALL EVERY 600', AT CONTROLLER, AND END OF EVERY MAINLINE RUN. NOT SHOWN ON DESIGN PLANS.

TYPICAL SLEEVE

N.T.S.

328409.76-21



PIPE FITTING WITH JOINT RESTRAINT

N.T.S.

328409.76-22

LIGHTNING ARRESTOR

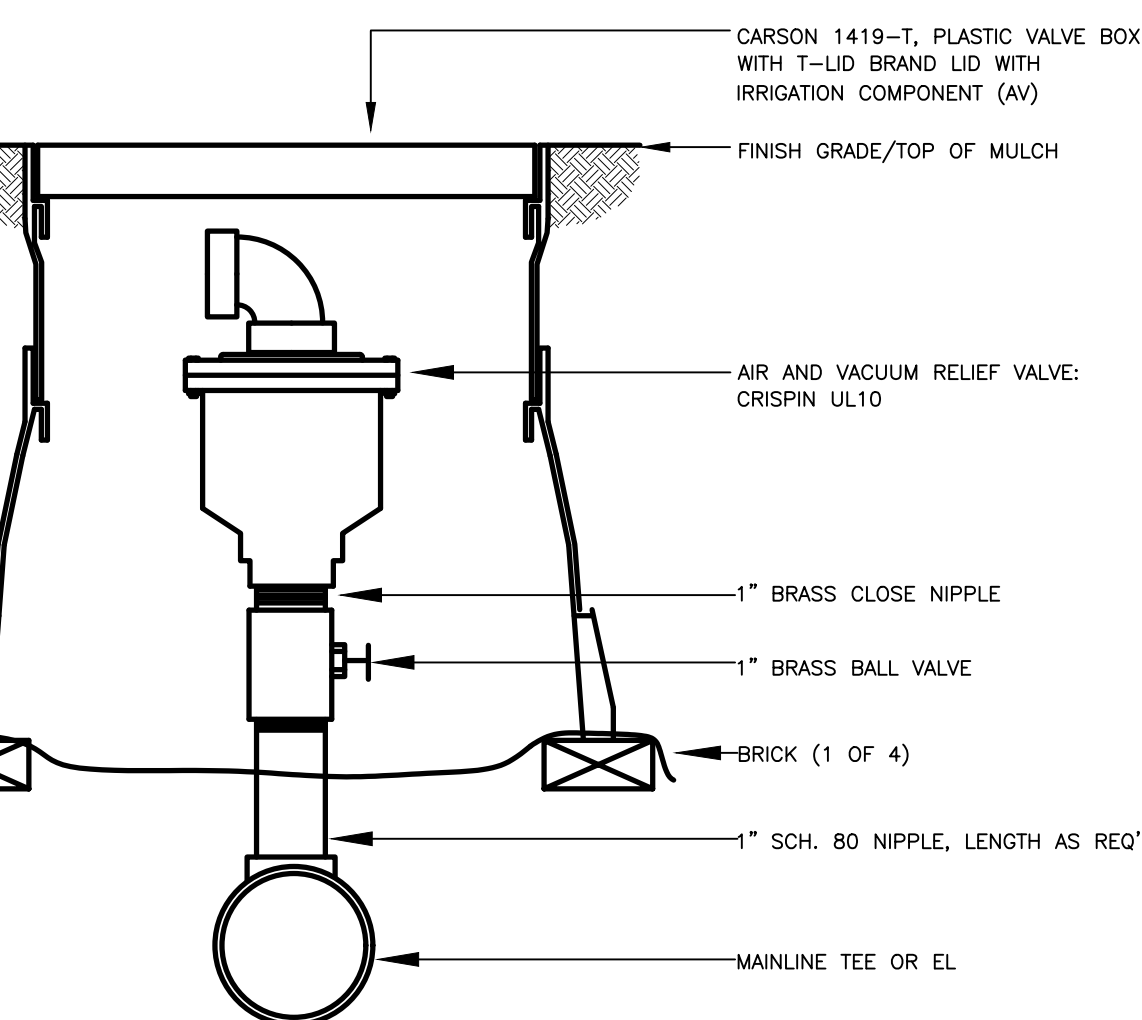
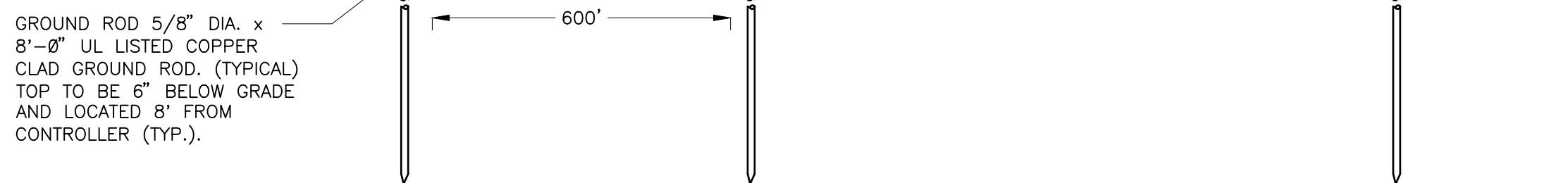
N.T.S.

328409.16-21

TYPICAL LIGHTNING ARRESTOR LAYOUT

N.T.S.

328409.16-20



AIR/VACUM RELIEF VALVE

N.T.S.

32 8406.15-01

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IR2.2