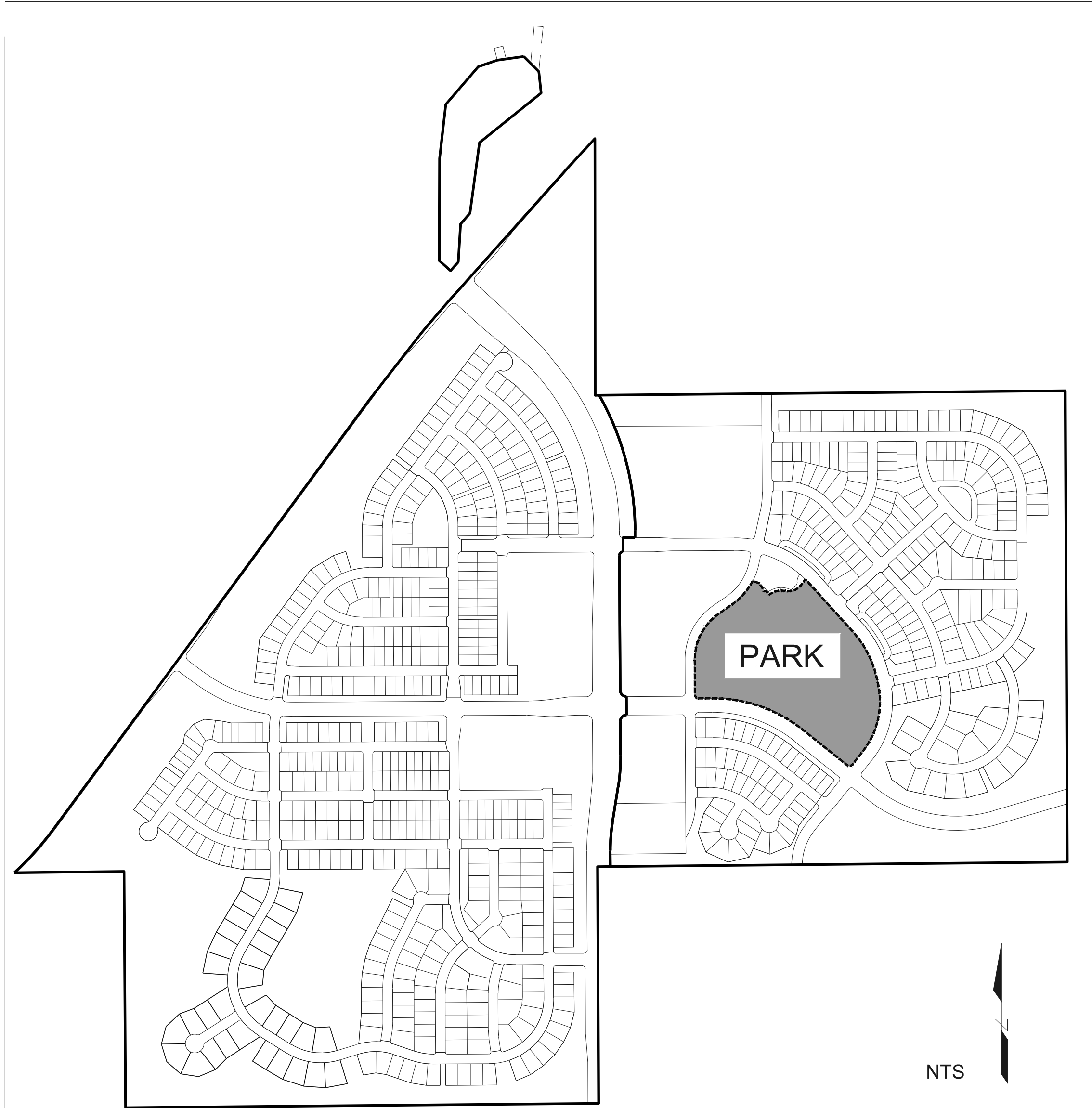
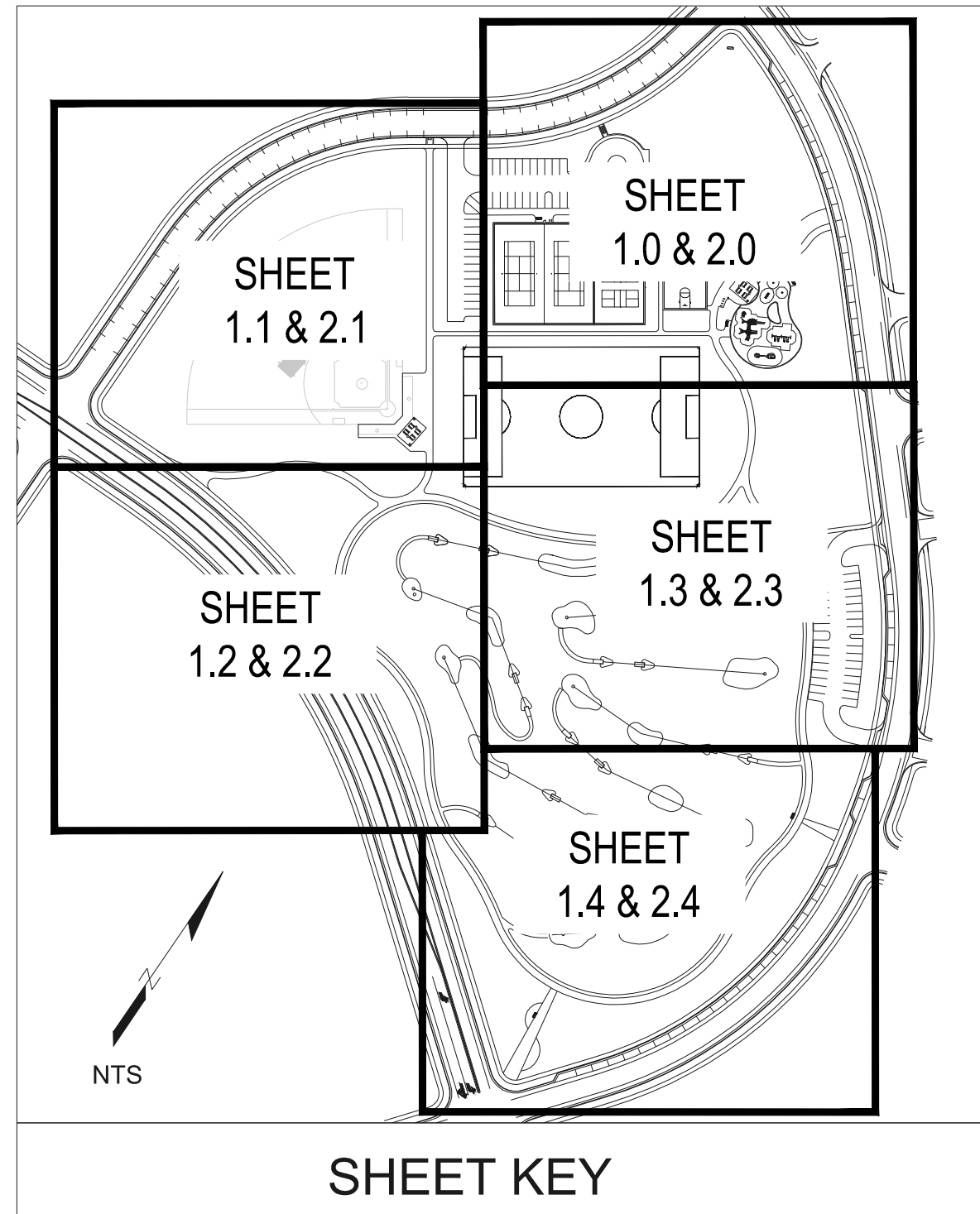


TRAILS AT CROWFOOT

FILING NO. 9 FINAL PARK PLANS



KEY MAP

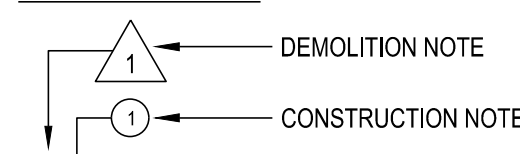
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IR2.4	IRRIGATION DETAILS

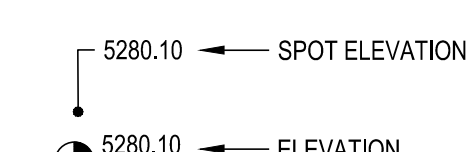
SYMBOLS & ABBREVIATIONS

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 C.Y. = CUBIC YARD 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 ID. = 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
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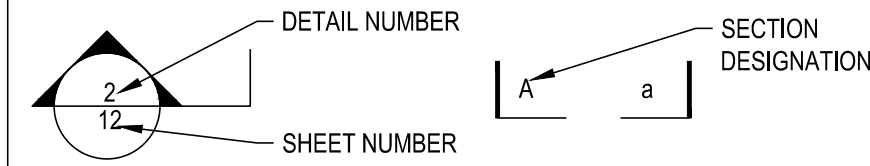
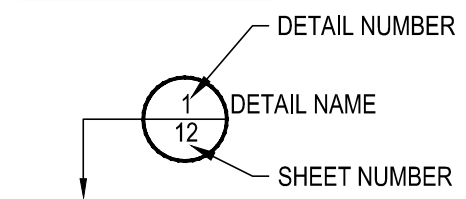
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



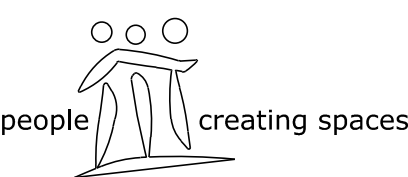
GENERAL NOTES

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

Prepared For

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Land Planning



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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

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

Know what's below.
Call before you dig.



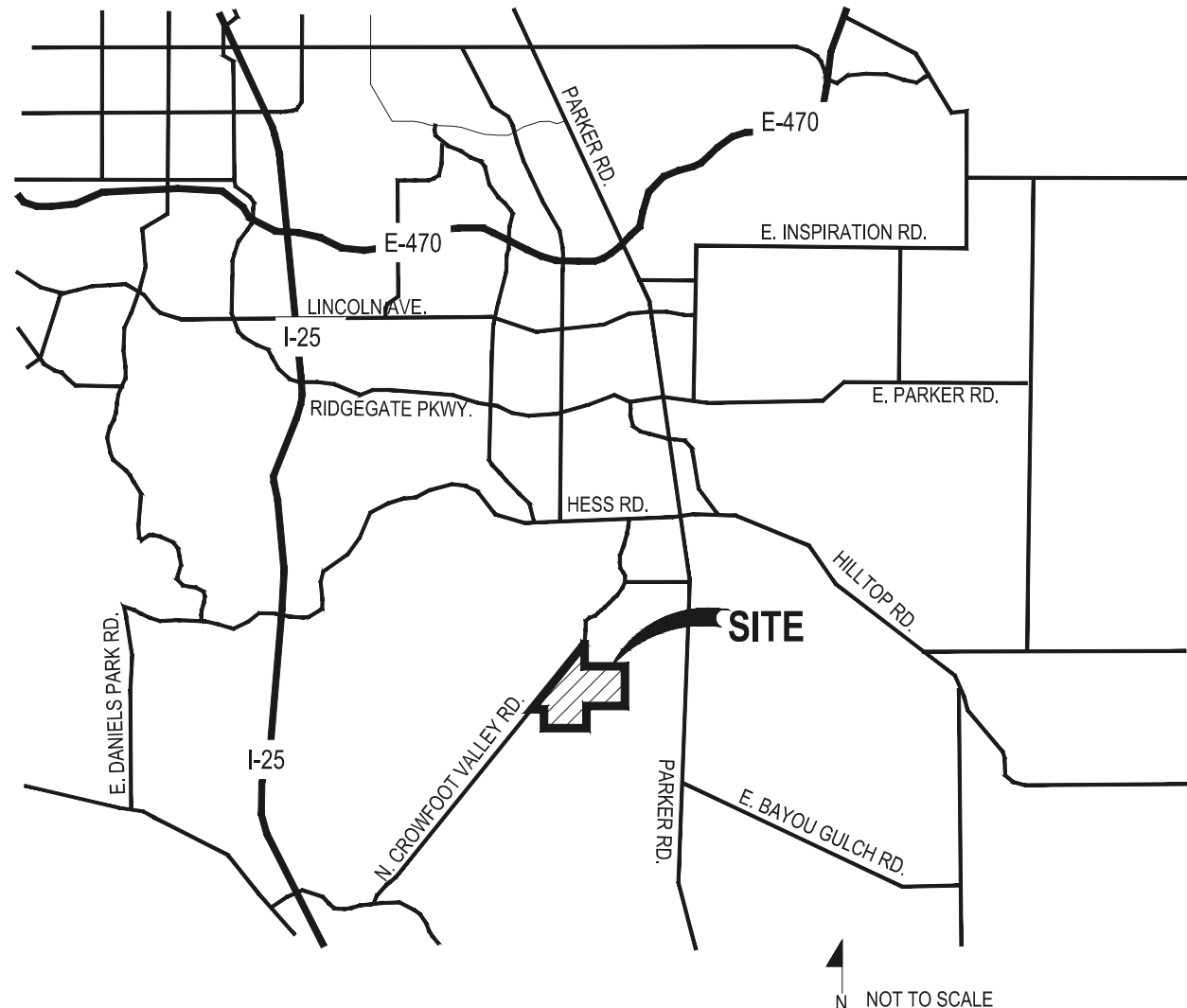
Sheet Name

LANDSCAPE COVER SHEET

Sheet Number

L0.0

VICINITY MAP



OWNVER / DEVELOPER

PLANNER / LANDSCAPE

CIVIL ENGINEER

ARCHITECT

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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 SIGNALS, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION, A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
 - SOIL PREPARATION SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED, SODDED, OR OTHERWISE PLANTED. ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF TWENTY-FIVE PERCENT (25%) GROUND AGED MANURE AND SEVENTY-FIVE PERCENT (75%) ORGANIC COMPOST, AND SHALL CONTAIN A MINIMUM OF TWENTY-FIVE PERCENT (25%) ORGANIC MATTER. THE MIXTURE SHALL BE FREE FROM CLAY SUBSOIL, MOUNTAIN PEAT, SAND, CYPRESS, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS, AND SEEDS. HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE MANURE AND ORGANIC COMPOST SHALL BE COARSELY GROUND AND THOROUGHLY MIXED TOGETHER TO ENSURE AN EVEN COMPOSITION. THE MIX SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0, A CARBON TO NITROGEN RATIO RANGING FROM 15:1 TO 30:1, SALT LEVELS OF LESS THAN 6 MMHOS/CM, AND SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:

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

UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:

- SPECIFIC LOCATIONS FROM WHICH THE MANURE AND ORGANIC COMPOST WERE OBTAINED
- AGRICULTURAL TEST RESULTS SHOWING MIXTURE COMPOSITION AND ANALYSIS

TESTING SHALL BE BY A QUALIFIED SOIL LABORATORY, IN ACCORDANCE WITH ACCEPTED SOIL AMENDMENT TESTING PROCEDURES, AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. THE SOIL AMENDMENTS SHALL BE INCORPORATED IN THE FOLLOWING MANNER: UPON ESTABLISHMENT OF PROPER GRADES, THE SOIL SURFACE SHALL BE LOOSENEED BY ROTOTILLING TO A MINIMUM DEPTH OF SIX INCHES (6"), AND ALL MATERIALS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE MANURE AND ORGANIC COMPOST MIXTURE SHALL BE EVENLY SPREAD OVER THE AREA AT THE RATE OF SIX (6)

CUBIC YARDS PER THOUSAND SQUARE FEET, AND SHALL BE MIXED THOROUGHLY INTO THE SOIL SURFACE TO A DEPTH OF SIX INCHES (6") BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR APPARATUS. THE SURFACE SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION. PRIOR TO SEEDING OR SODDING, FERTILIZER WITH A 10-10-10 OR COMPARABLE RATIO SHALL BE SPREAD

EVENLY OVER THE SURFACE AT THE RATE OF FIVE (5) POUNDS PER THOUSAND SQUARE FEET (1/2 POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET)

TOPSOILS

ADDITION OF TOPSOIL IS NOT CONSIDERED A PORTION OF THE ORDINARY SOIL PREPARATION OPERATIONS AS DESCRIBED IN THESE SPECIFICATIONS. HOWEVER, THE USE OF GOOD TOPSOIL IS HIGHLY DESIRABLE, AND MAY EQUAL THE VALUE OF SOIL AMENDMENTS IN REDUCING WATER CONSUMPTION AND ENCOURAGING PLANT GROWTH. WHEN TOPSOIL EXISTS ON THE PROJECT SITE, THE CONTRACTOR MAY BE REQUIRED TO STRIP AND STOCKPILE THE TOPSOIL, AND TO REDISTRIBUTE THE TOPSOIL OVER THE OPEN SPACE AREAS AFTER OVERLOUT GRADING, IN ACCORDANCE WITH THESE SPECIFICATIONS. THE TOWN RETAINS THE PREROGATIVE OF DELETING ALL OR A PORTION OF THE SOIL PREPARATION REQUIREMENTS WHEN TOPSOIL IS PROVIDED, DEPENDING ON TOPSOIL QUALITY AND QUANTITY. TOPSOIL SHALL BE A FERTILE SANDY LOAM TOPSOIL, TAKEN FROM A WELL-DRAINED SITE, AND FREE FROM CLAY SUBSOIL, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS AND SEEDS, HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE TOPSOIL SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO PH 8.0, SALT LEVELS OF LESS THAN 6 MMHOS/CM, AND SHALL BE SCREENED AND MEET THE FOLLOWING MECHANICAL ANALYSIS:

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

UPON THE REQUEST OF THE TOWN, THE FOLLOWING INFORMATION SHALL BE PROVIDED:

- SPECIFIC LOCATION FROM WHICH TOPSOIL WILL BE (OR WAS) STRIPPED
- AGRICULTURAL TEST RESULTS SHOWING TOPSOIL COMPOSITION AND ANALYSIS
- AGRONOMY #9" AS PUBLISHED BY THE AMERICAN SOCIETY OF AGRONOMY, AND TESTING WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

WHEN THE ADDITION OF TOPSOIL IS REQUIRED BY THE OFFICIAL DEVELOPMENT PLAN AND/OR APPROPRIATE CONSTRUCTION DRAWINGS, OR WHEN THE CONTRACTOR OPTS TO PROVIDE TOPSOIL, IT SHALL BE INCORPORATED IN THE FOLLOWING MANNER:

UPON ESTABLISHMENT OF THE PROPER GRADE, THE SUBSOIL SURFACE SHALL BE LOOSENEED TO A MINIMUM DEPTH OF SIX INCHES (6") BY TILLING, AND ALL OBJECTS OVER TWO INCHES (2") IN DIAMETER SHALL BE REMOVED. THE TOPSOIL SHALL BE SPREAD OVER THE AREA TO A MINIMUM FOUR INCH (4") COMPACTED DEPTH, AND MIXED LIGHTLY INTO THE SUBSOIL BY MEANS OF A ROTOTILLER, SOIL MIXER OR SIMILAR. THE SURFACE LAYER SHALL THEN BE FINISH GRADED TO THE APPROPRIATE ELEVATIONS AND COMPACTION.

- #100 MESH SIEVE 0-15 85-100CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS.

FINE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL, OR OTHER WASTE MATERIALS.
- STRIP EXISTING 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, SCARP, 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.
- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES SHOWN IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS. AT A RATE OF 4 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (1/2"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECTS EROSION CONTROL METHODS, BMPs AND ALL CITY CODES AND REQUIREMENTS.

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

PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL, SECURED WITH PINS, OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
- WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOPT, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.
- ALL PLANTING BEDS SHALL BE CROWNED WITH AMENDED TOPSOIL FOR DRAINAGE.

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - 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).
- 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.
- INFILTRATION VALVES TO UNLESS AS SHOWN.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTling OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

- MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
 - 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.
- WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER-LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
- WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
- MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
- ORGANIC TACKIFIER MAY BE SUPPLIED WITH 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.

GENERAL NOTES:

- DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
- PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
- LANDSCAPE PLACEMENT IN THE TREE LAWN ADJACENT TO LOTS IS NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY AND UTILITY LOCATIONS.
- NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
- SHRUBS AND PLANTINGS WILL BE NO TALLER THAN 2 FEET, AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET WITHIN THE SIGHT TRIANGLE.
- TEMPORARY IRRIGATION FOR ESTABLISHMENT OF NATIVE VEGETATION MUST BE INSTALLED ABOVE GROUND, AND REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN NO CASE, ANY LONGER THAN ONE GROWING SEASON.

PLANT SCHEDULE PARK

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AS	12	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5"CAL
BR	10	BETULA NIGRA	RIVER BIRCH	B & B	2.5"CAL
GS	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5"CAL
GI	1	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5"CAL
GK	5	GYMNOCADUS DIOICIA	KENTUCKY COFFEE TREE	B & B	2.5"CAL
OV	4	OSTRYA VIRGINIANA	AMERICAN HORNBEEAM	B & B	2.5"CAL
PO	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5"CAL
QM	5	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"CAL
QM2	6	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5"CAL
QR	13	QUERCUS RUBRA	RED OAK	B & B	2.5"CAL
GS2	16	GLENLEVEN 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5"CAL
TG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL
UP	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5"CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PC	22	PICEA PUNGENS	COLORADO SPRUCE	B & B	6-8 HT
VAN	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6-8 HT
PSP	23	PINUS FLEXILIS	LIMBER PINE	B & B	6-8 HT
PN	25	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6-8 HT
PPI	14	PINUS PONDEROSA	PONDEROSA PINE	B & B	6-8 HT

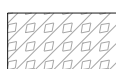
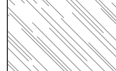
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG2	35	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2"CAL
WKH	28	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2"CAL

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CV	28	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADELEAF COREOPSIS	1 GAL	1.5' X 1.5'
EP	53	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	67	RUBROCKIA FULGIDA SULLIVANTH 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	19	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOPON SERVICEBERRY	5 GAL	12' X 8'
AS	55	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	112	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	3' X 4'
RB	72	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 4'
CB	32	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
CH	45	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'
FN	3	FORESTIERIA NEOHEMICANA	NEW MEXICO PRIVET	5 GAL	6' X 6'
PS2	40	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
PA	40	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'
PJ	37	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	5 GAL	3' X 4'
RHU	47	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RG	30	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'
MR	73	ROSA MEDILAND SERIES 'FIRE'	FIRE MEDILAND ROSE	5 GAL	2' X 4'
RW	22	ROSA MEDILAND SERIES 'WHITE'	WHITE MEDILAND ROSE	5 GAL	2' X 4'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	33	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
JB	44	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'
JB	24	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 10'
JH	50	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	1.5' X 6'
BUJ	67	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	74	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'

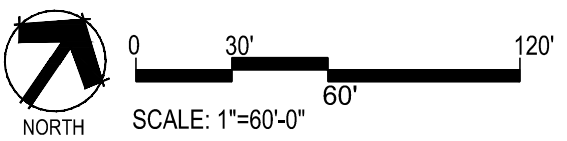
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	132	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5'X2'
MY	329	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
PH	157	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' X 3'
PB2	9	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1' X 2'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	132,822 SF	BLUEGRASS SOD	BLUEGRASS SOD	SOD
	1,089 SF	BUFFALO GRASS	BUFFALO GRASS	SOD
	14,382 SF	CRUSHER FINES	CRUSHER FINES	MULCH
	1,571 SF	ENVIROTURF	ENVIROTURF	SOD
	6,243 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH
	10,668 SF	INFIELD MIX	G&S SOLUTIONS-CLASSIC INFIELD MIX, GOLD	COLOR:GOLD
	28,979 SF	ROCK MULCH GREY, 2" DIA. COBBLE	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	5,817 SF	ROCK MULCH TAN, 2" DIA. COBBLE	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	120,990 SF	SEED MIX 1	SEED MIX 1	SEED
	24,470 SF	SEED MIX 2	SEED MIX 2	SEED
	4,953 SF	WARNING TRACK MIX	G&S SOLUTIONS CLASSIC WARNING TRACK MIX	COLOR:GOLD



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

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



■ Prepared For ■

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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

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

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OVERALL SITE &
LANDSCAPE PLAN

■ Sheet Number ■

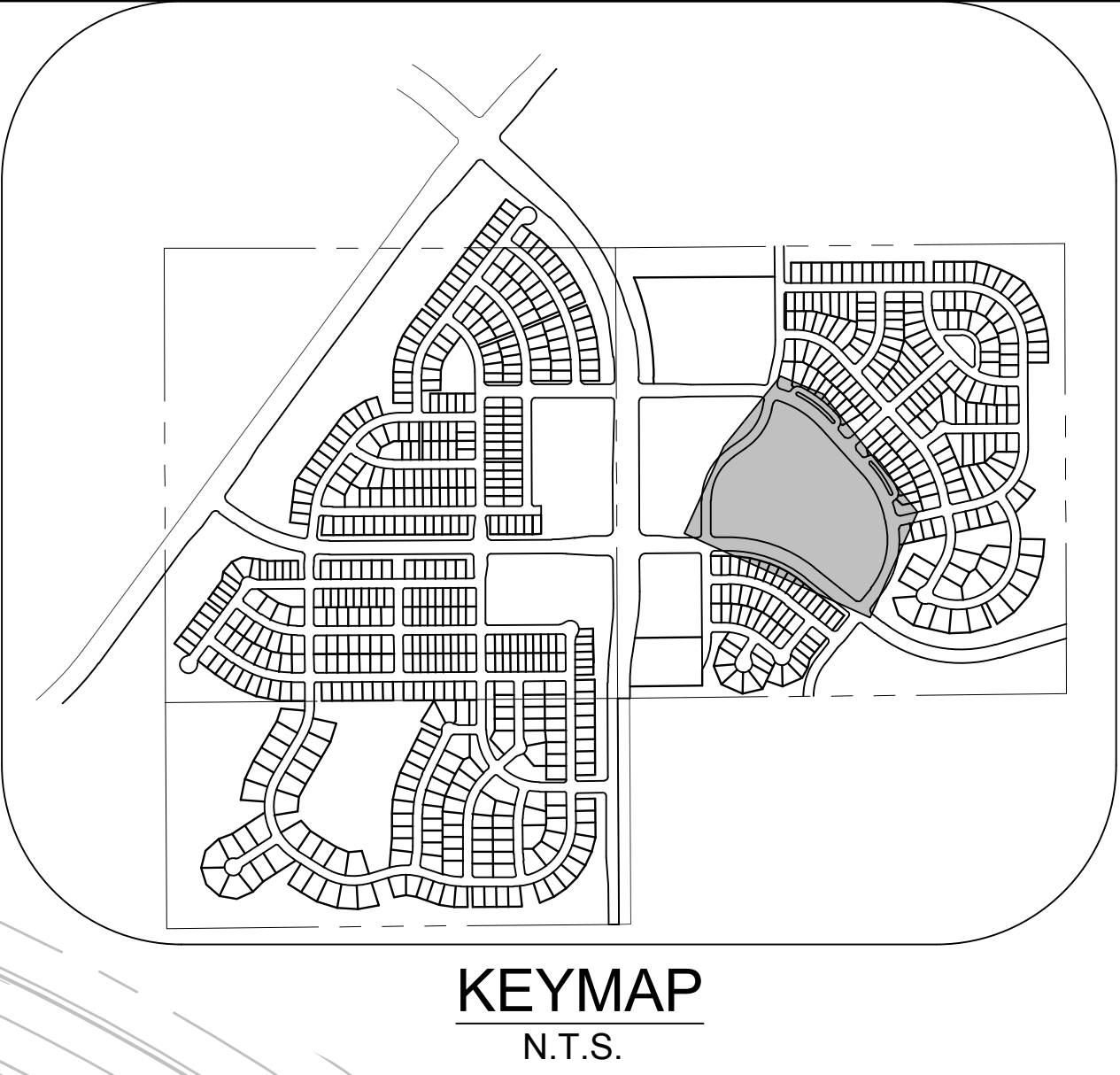
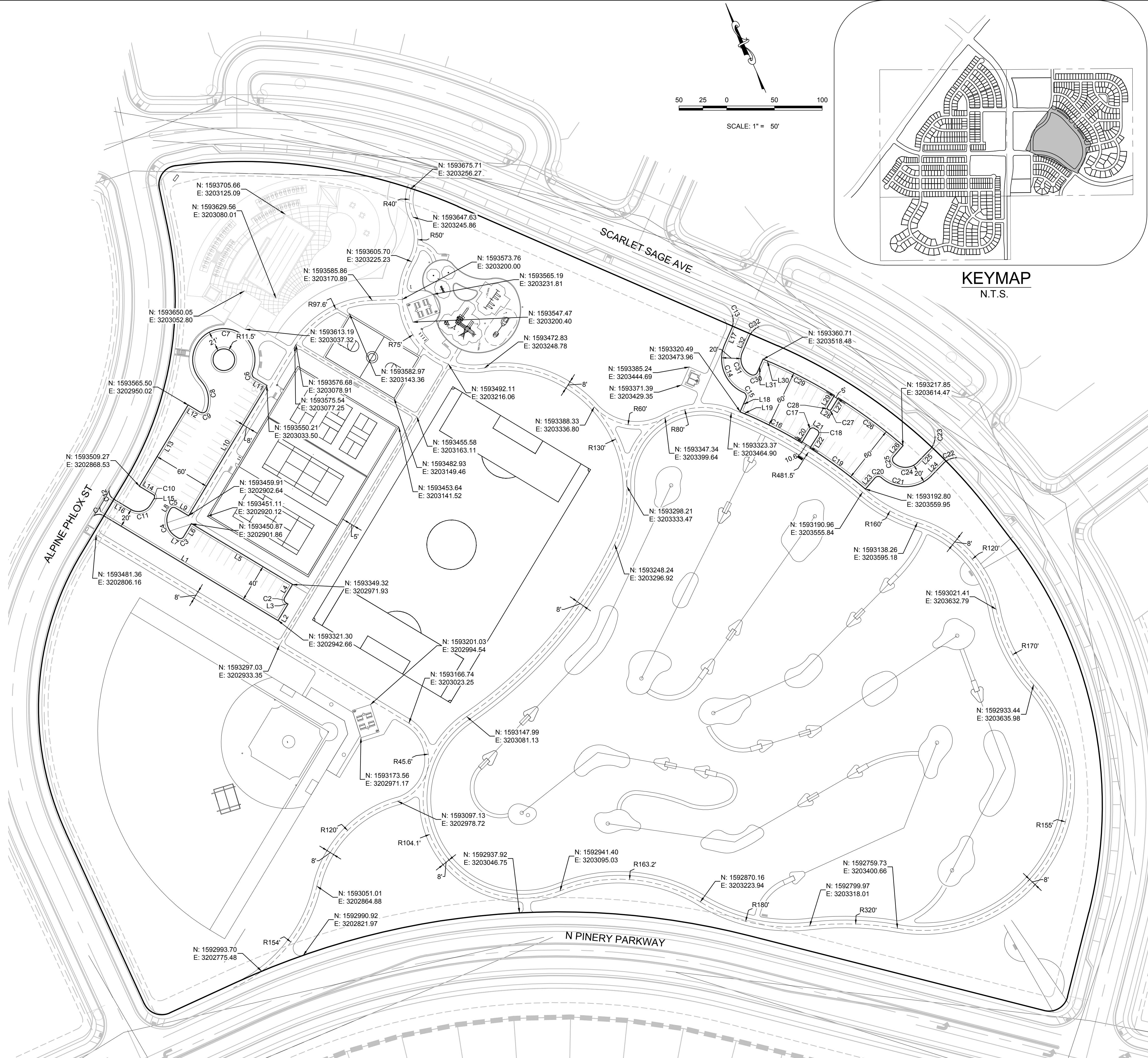
L0.2

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

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

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

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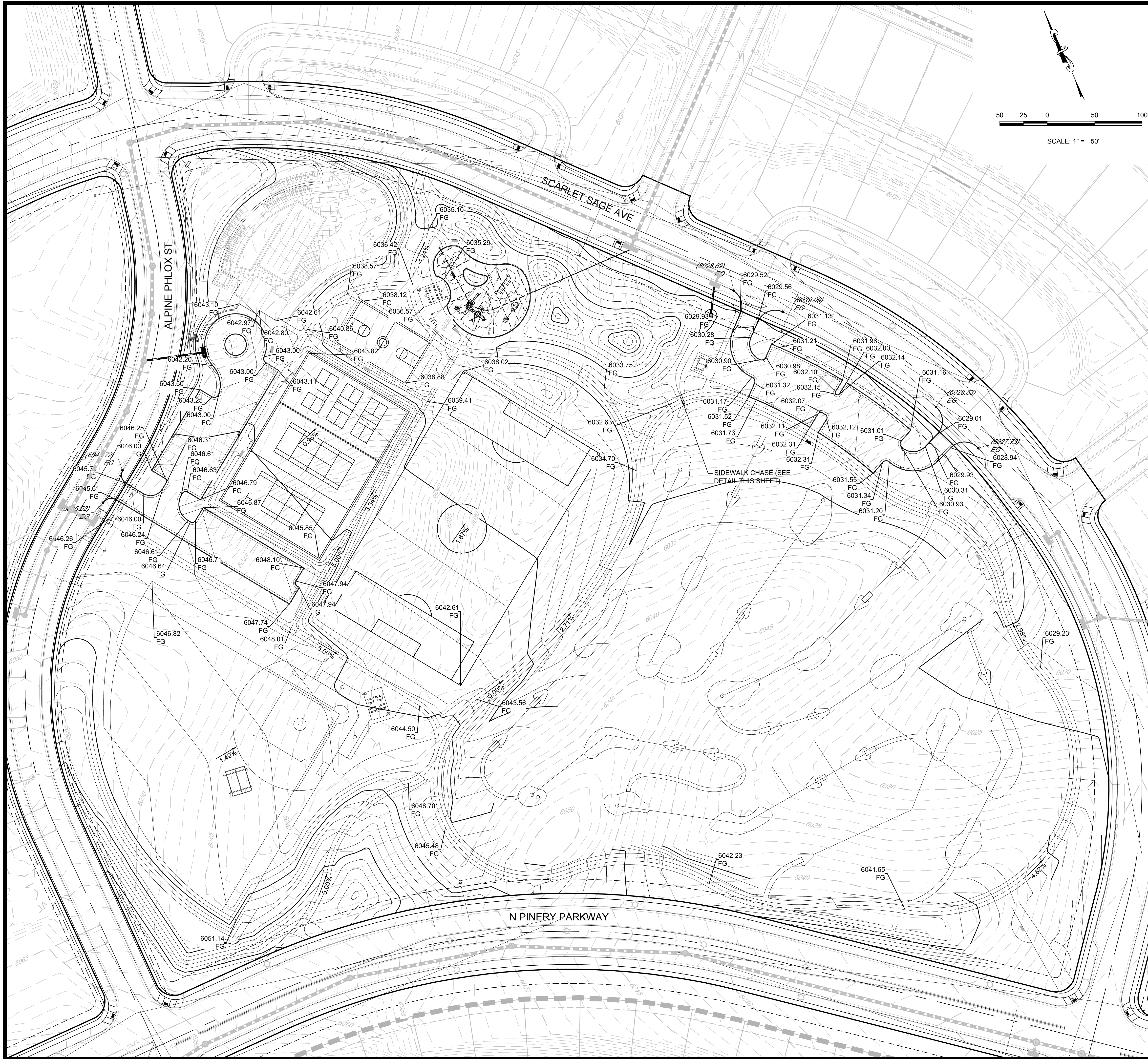
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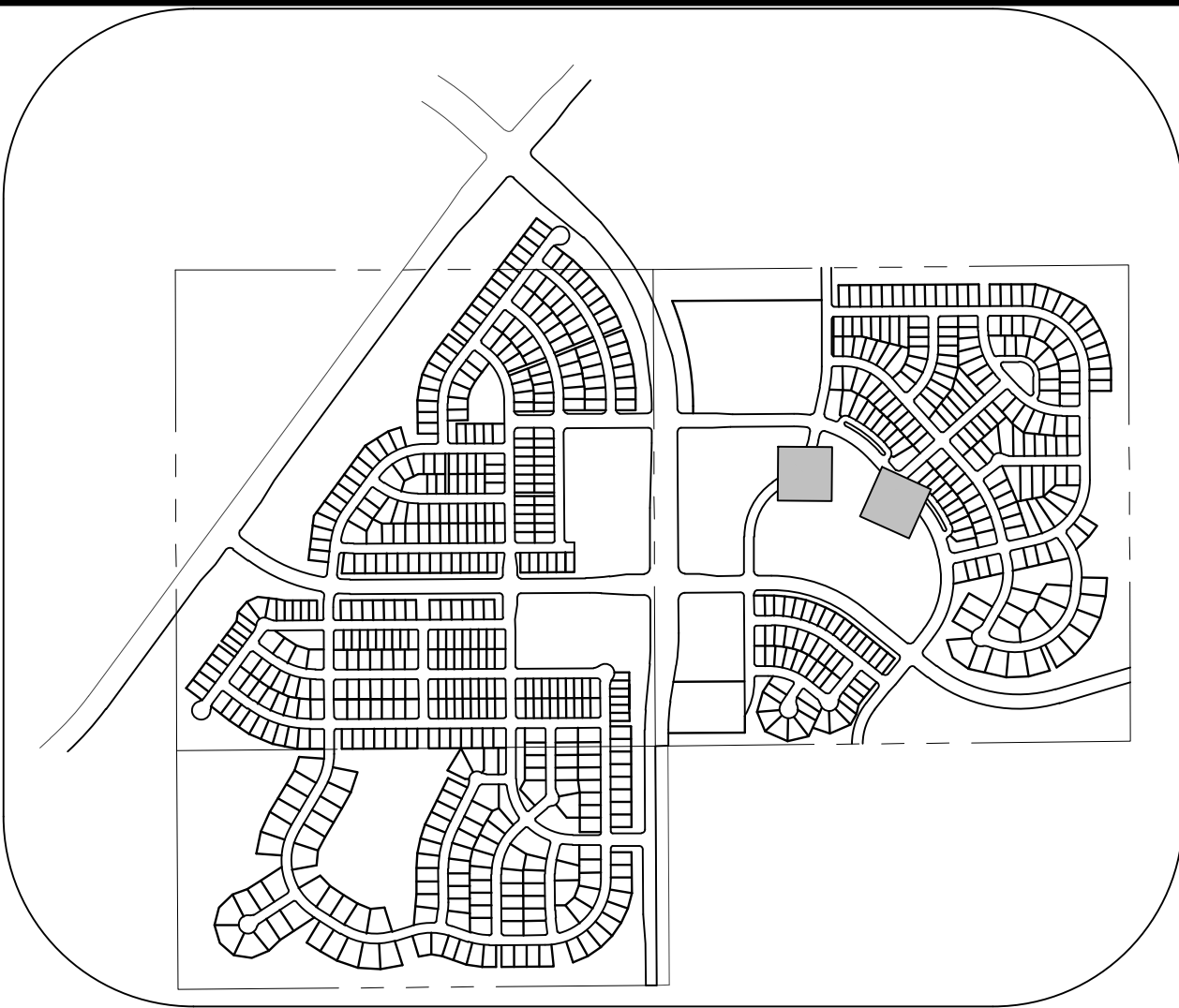
TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

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

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KEYMAP
N.T.S.

50 25 0 50 100

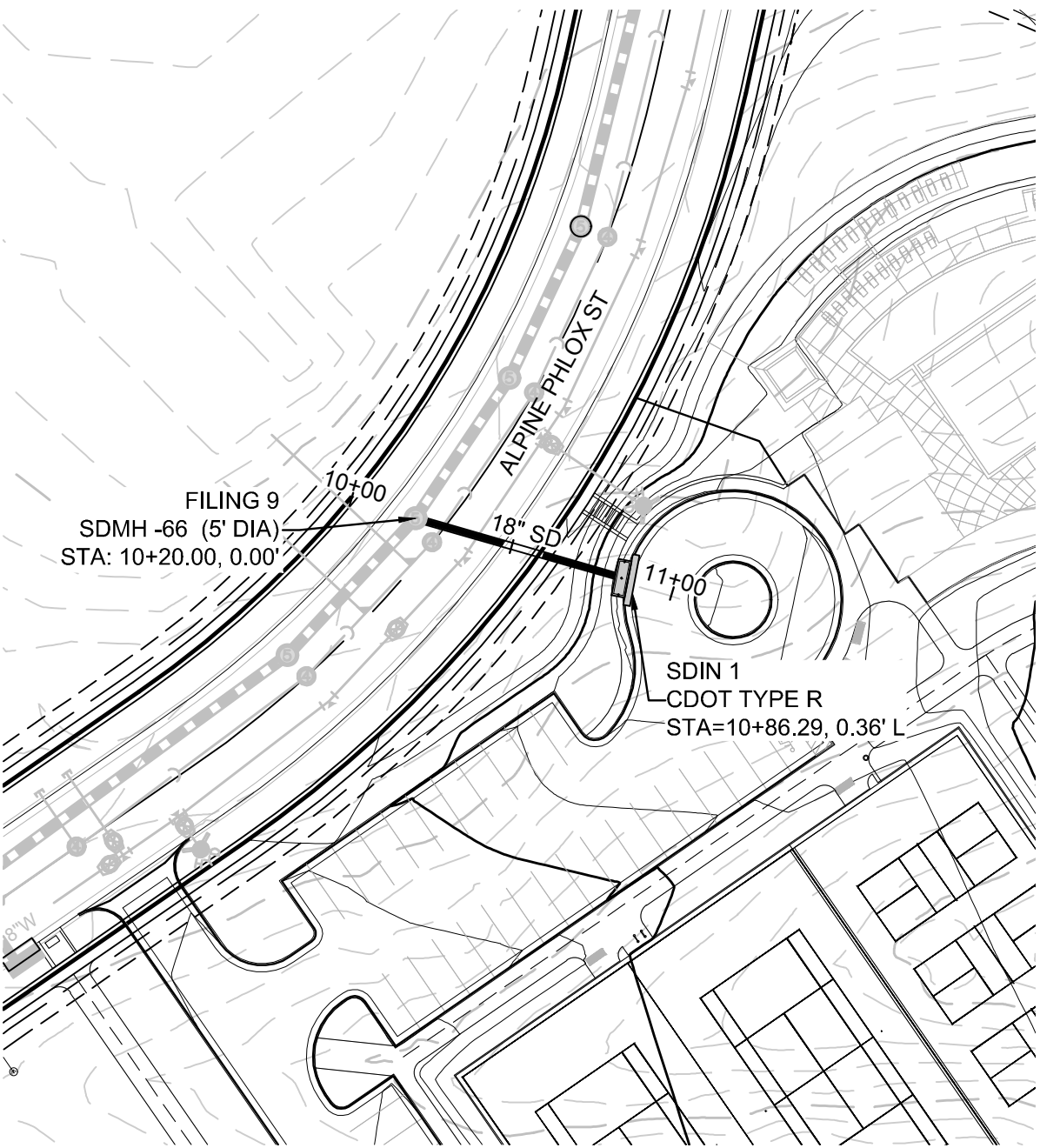
SCALE: 1" = 50'

LEGEND

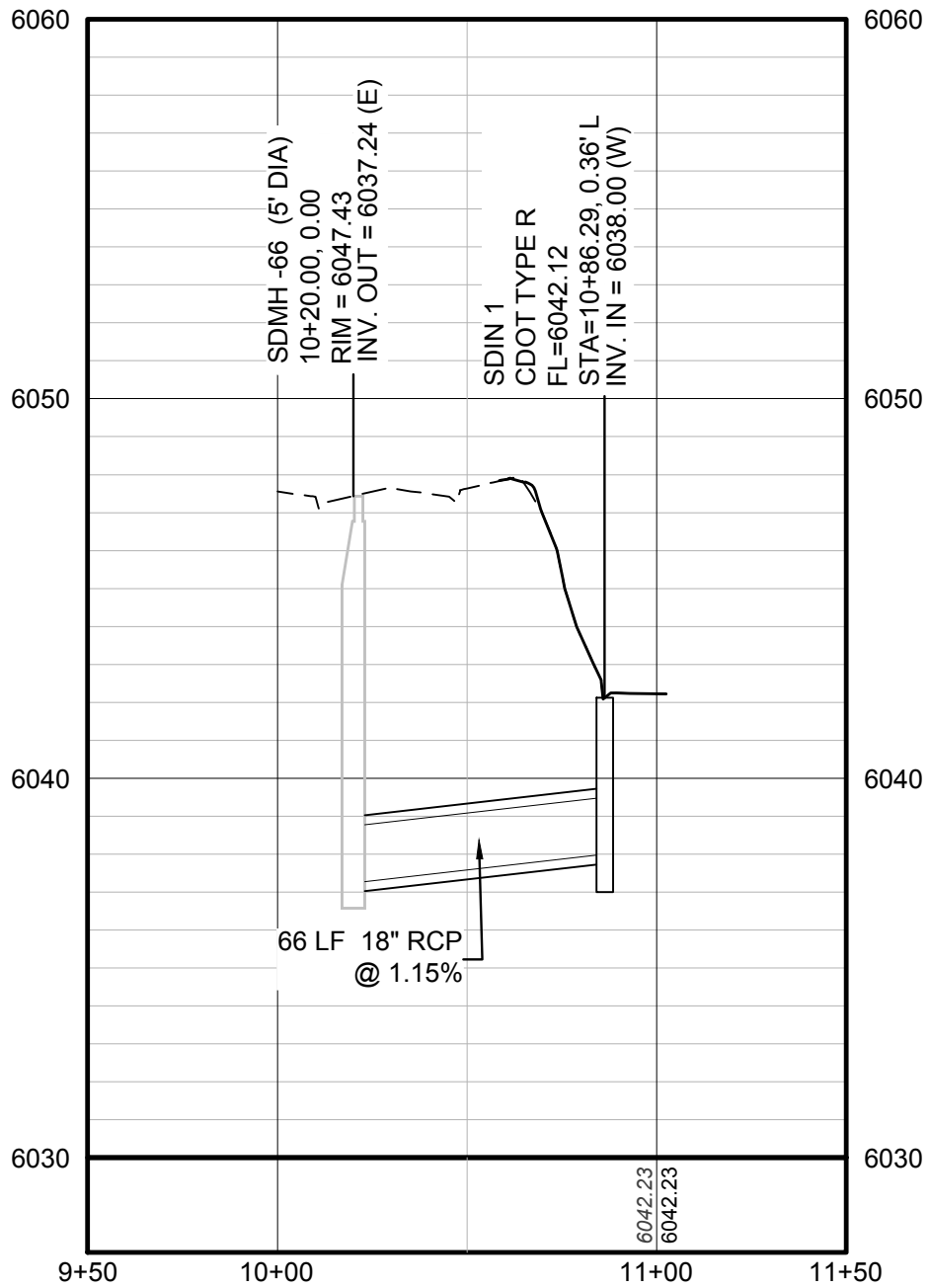
②	BLOCK NUMBER	←	PROPOSED OVERLAND FLOW
Ⓐ	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER	—	RIGHT-OF-WAY
EXISTING FLARED END SECTION		—	PROPERTY LINE
EXISTING STORM DRAIN INLET		—	EDGE OF PAVEMENT
EXISTING STORM DRAIN MANHOLE	5615	—	EXISTING 5' CONTOUR
PROPOSED LIGHT POLE	5616	—	EXISTING 1' CONTOUR
PROPOSED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

ABBREVIATIONS

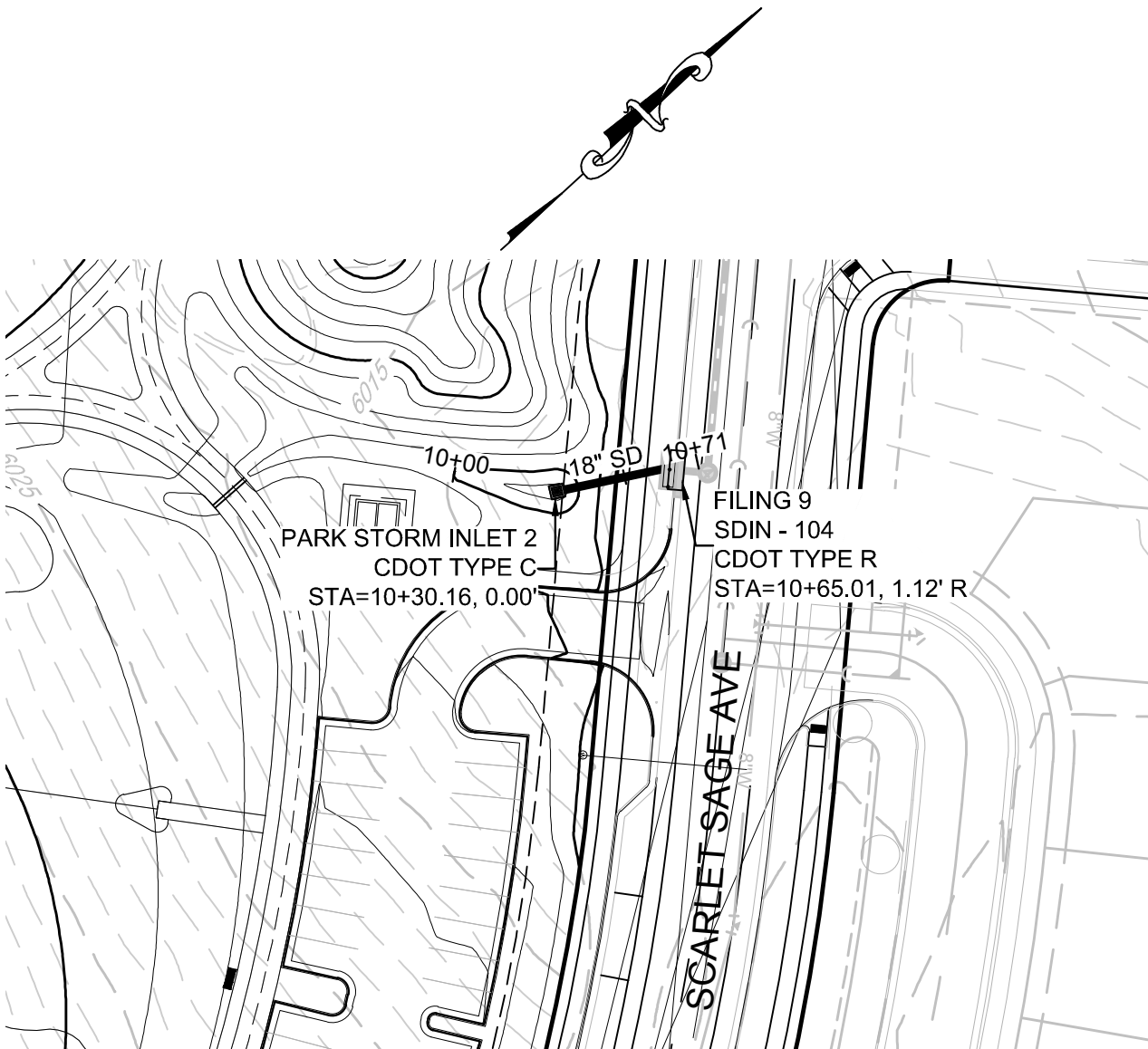
AD	ANGLE DIFFERENCE	PL	PROPERTY LINE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
FG	FINISHED GRADE	RCBC	REINFORCED CONCRETE BOX CULVERT
FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE
FV	FIELD VERIFY	ROW	RIGHT OF WAY
GE	GAS EASEMENT	SD	STORM DRAIN
HP	HIGH POINT	SL	SECTION LINE
INV	INVERT	STA	STATION
LF	LINEAR FEET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



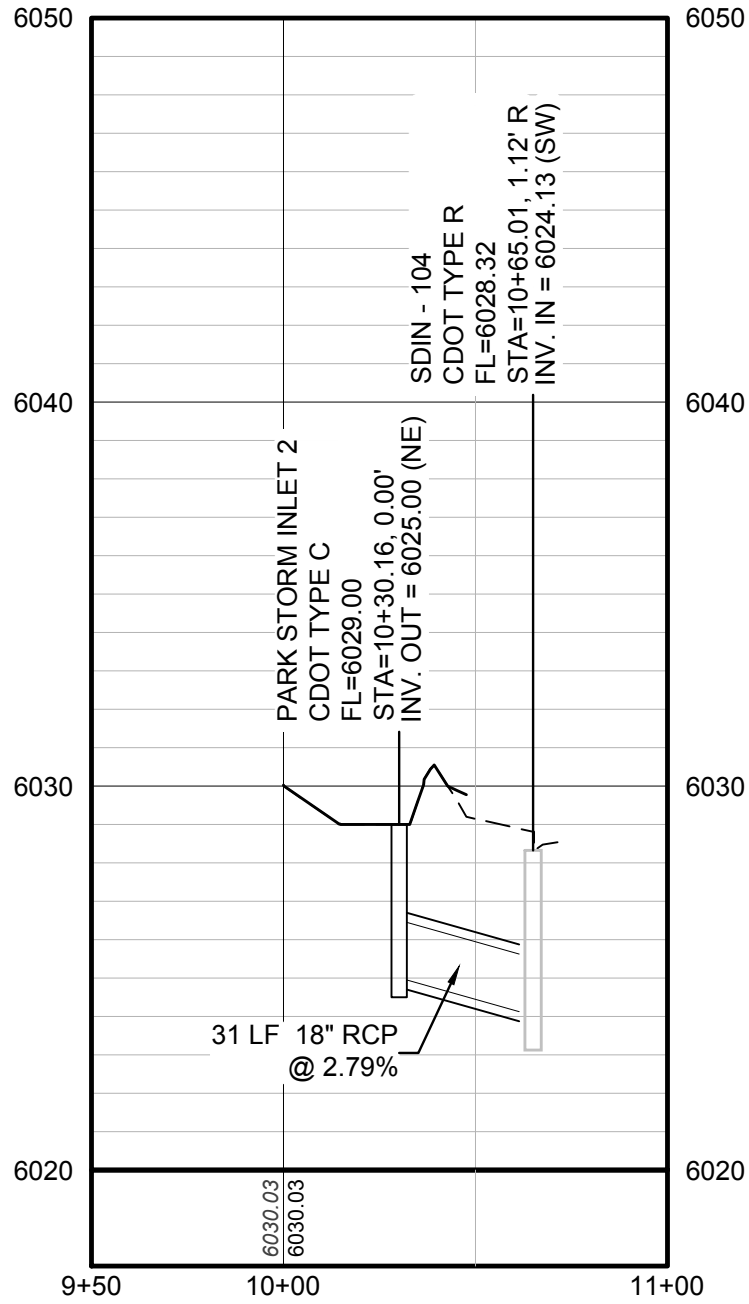
PLAN: PARK STORM LATERAL 1
HORIZONTAL SCALE: 1" = 50'



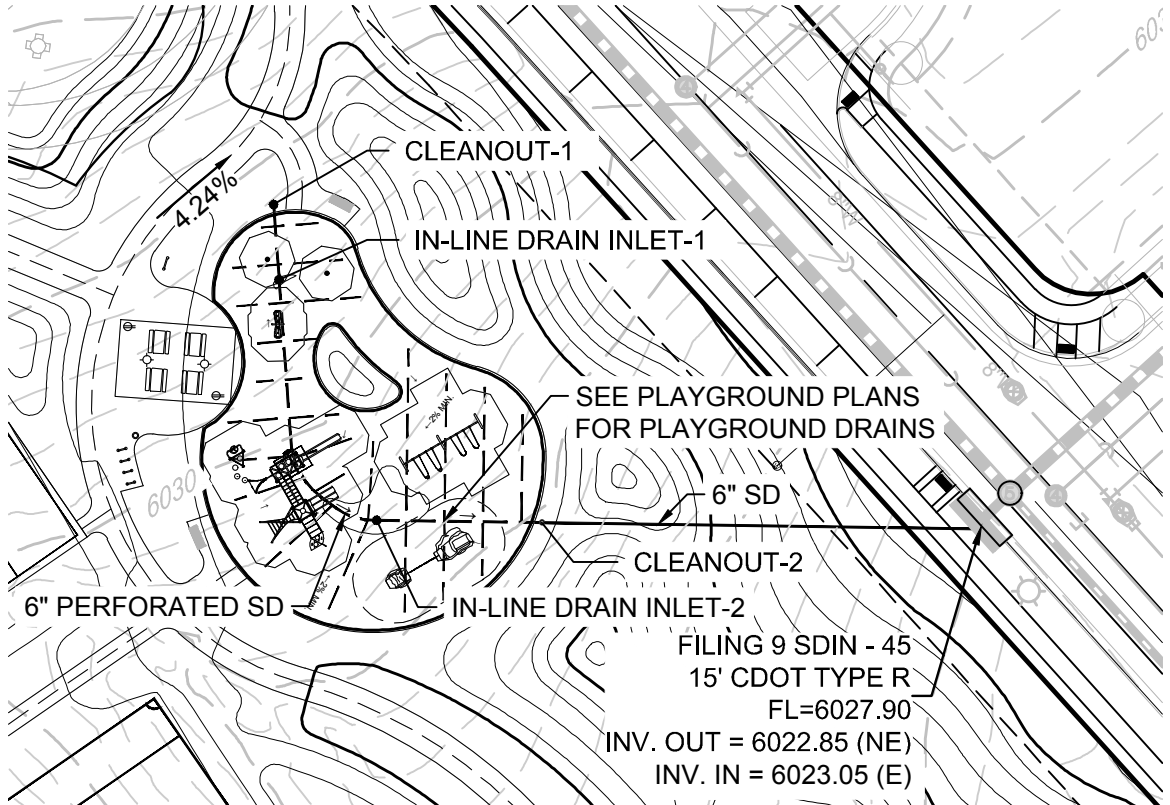
PROFILE: PARK STORM LATERAL 1
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



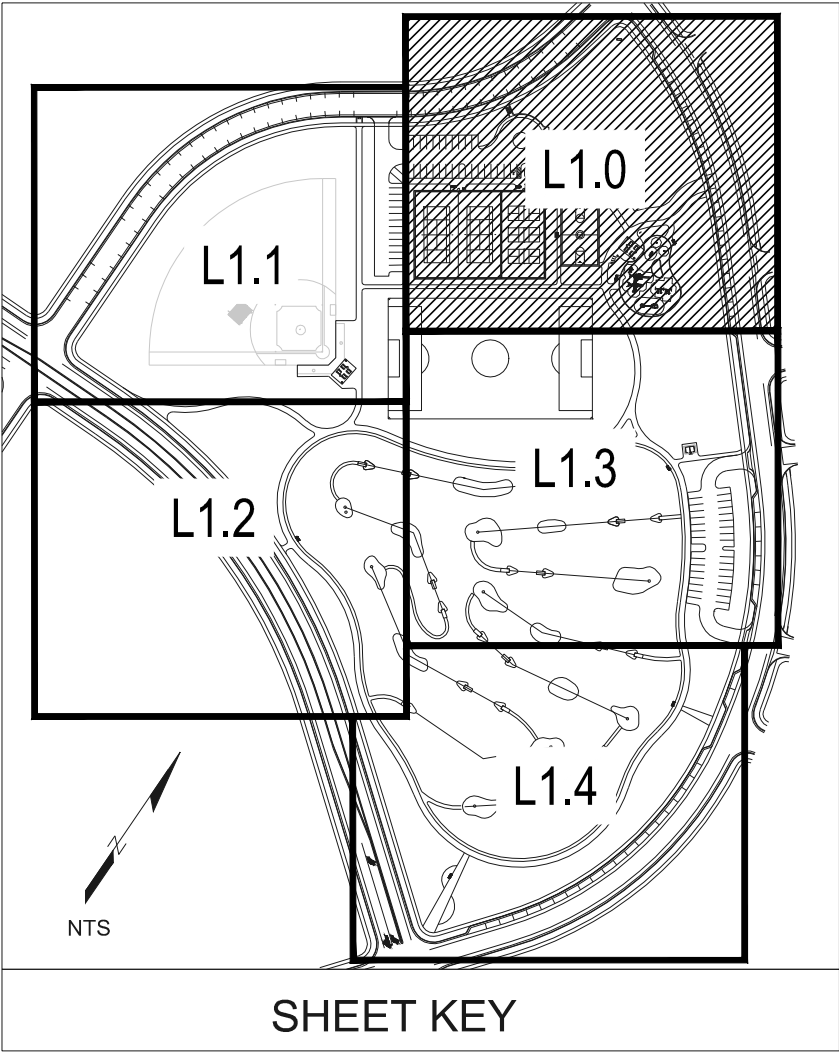
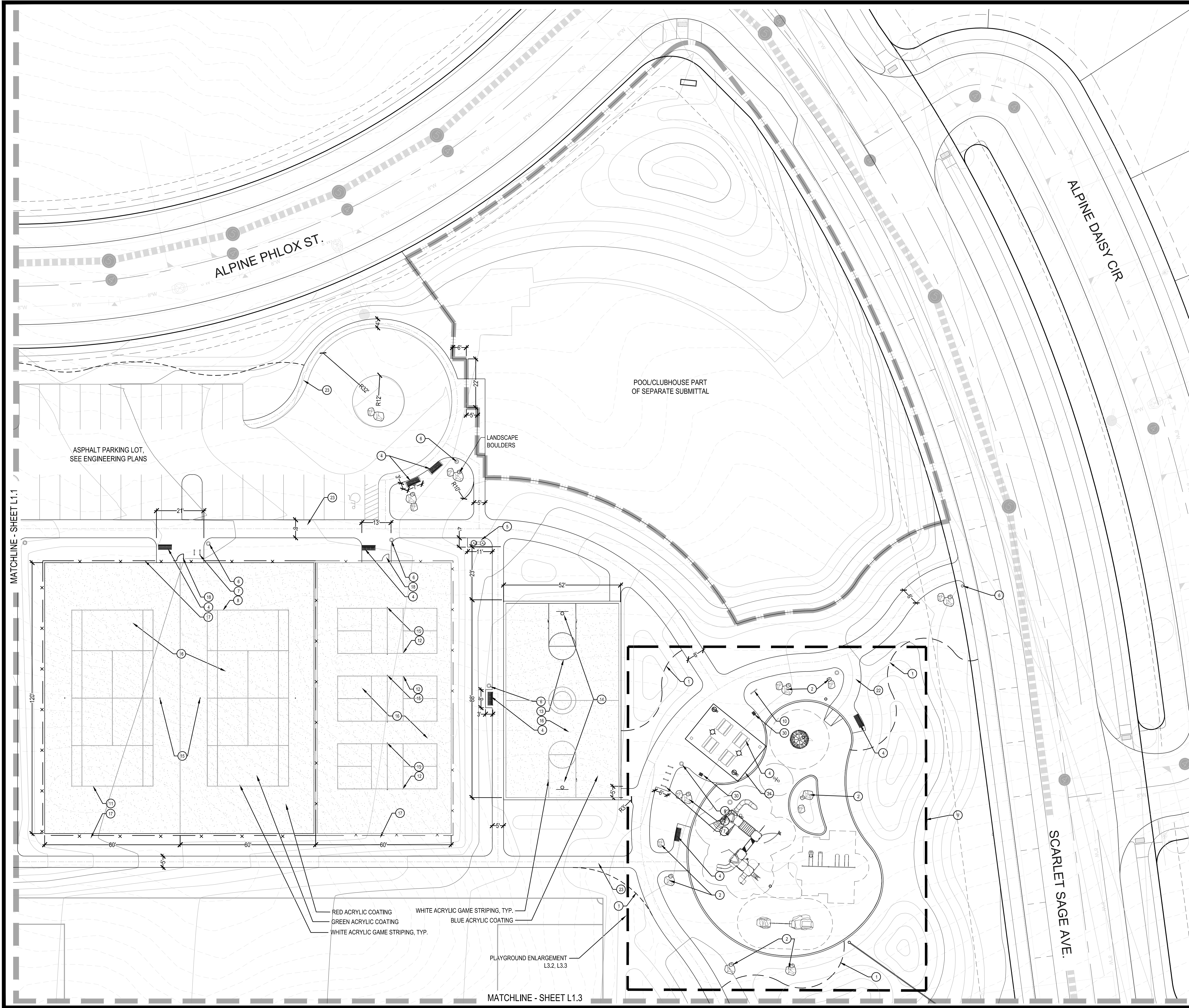
PLAN: PARK STORM LATERAL 2
HORIZONTAL SCALE: 1" = 50'



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

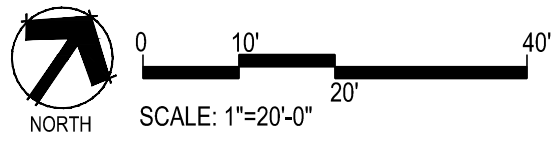


PLAN: PARK STORM LATERAL 3
HORIZONTAL SCALE: 1" = 50'



CONSTRUCTION NOTES

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



TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

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Checked by: PCS STAFF
Submittal Date: 08.01.2017
Date: 02.27.2018

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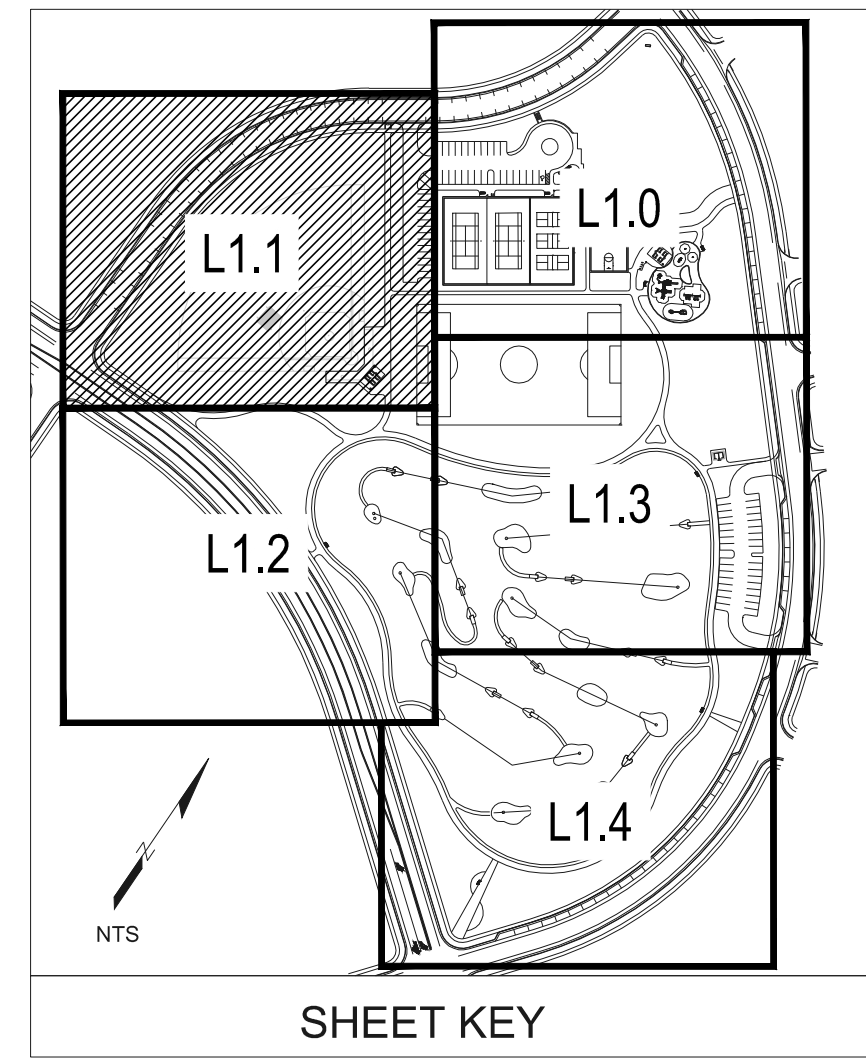
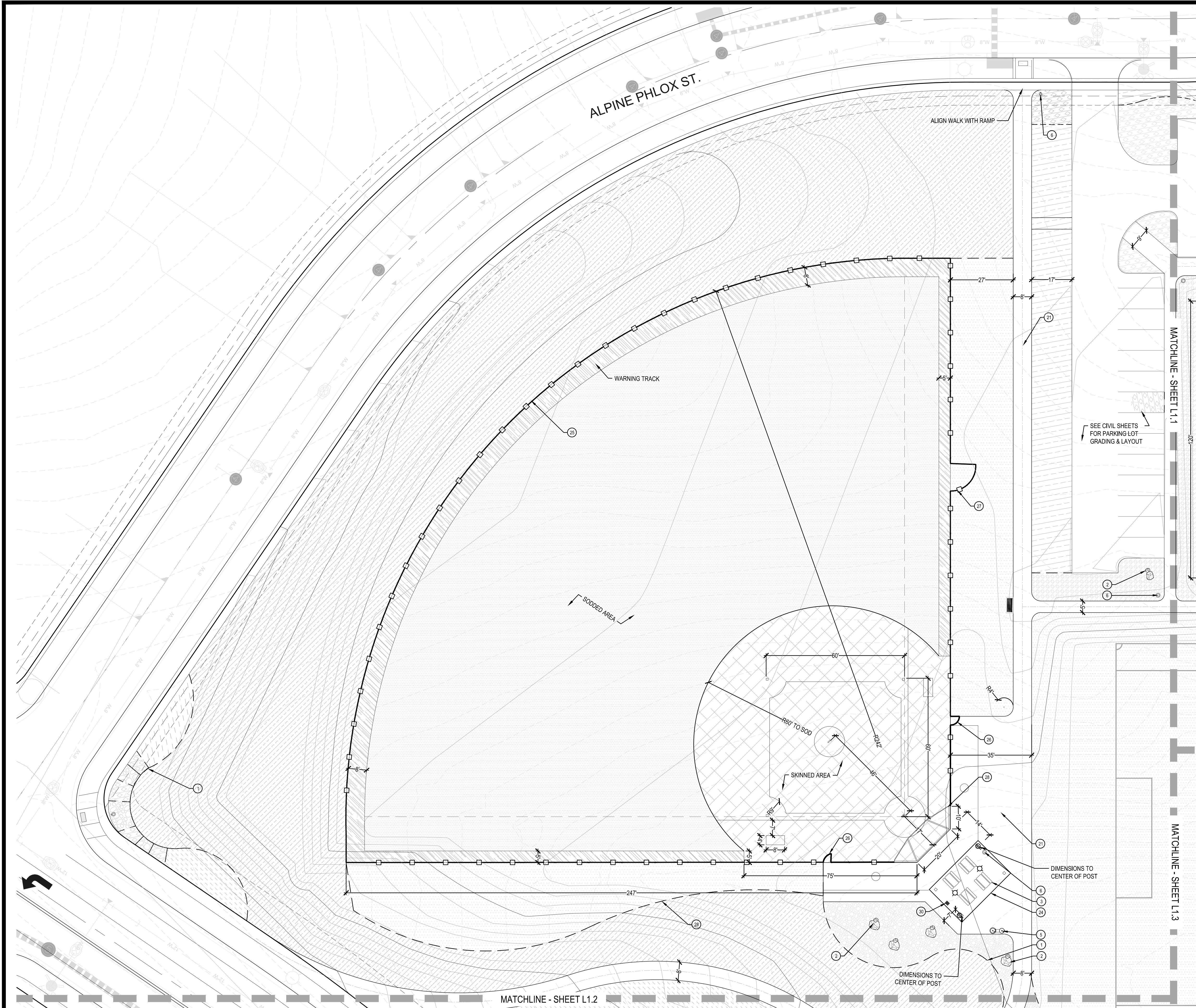
811

■ Sheet Name ■

AMENITY PLAN

■ Sheet Number ■

L1.0



CONSTRUCTION NOTES

- 1 STEEL EDGER (4, L3.0)
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- 30 OUTDOOR GRILL (7, L3.1)



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TRAILS AT CROWFOOT
PARK PLANS
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LANDSCAPE PLANS

Drawn by: JWL,BEM,GG
Checked by: PCS STAFF
Submittal Date: 08.01.2017
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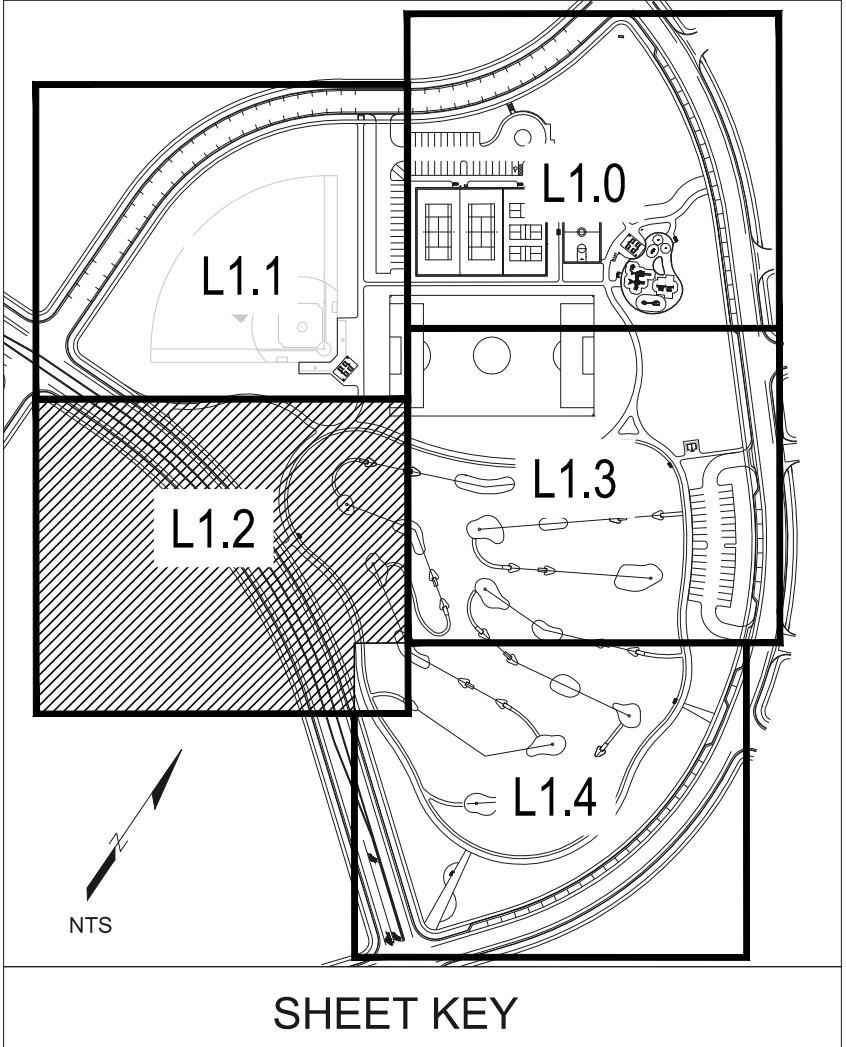
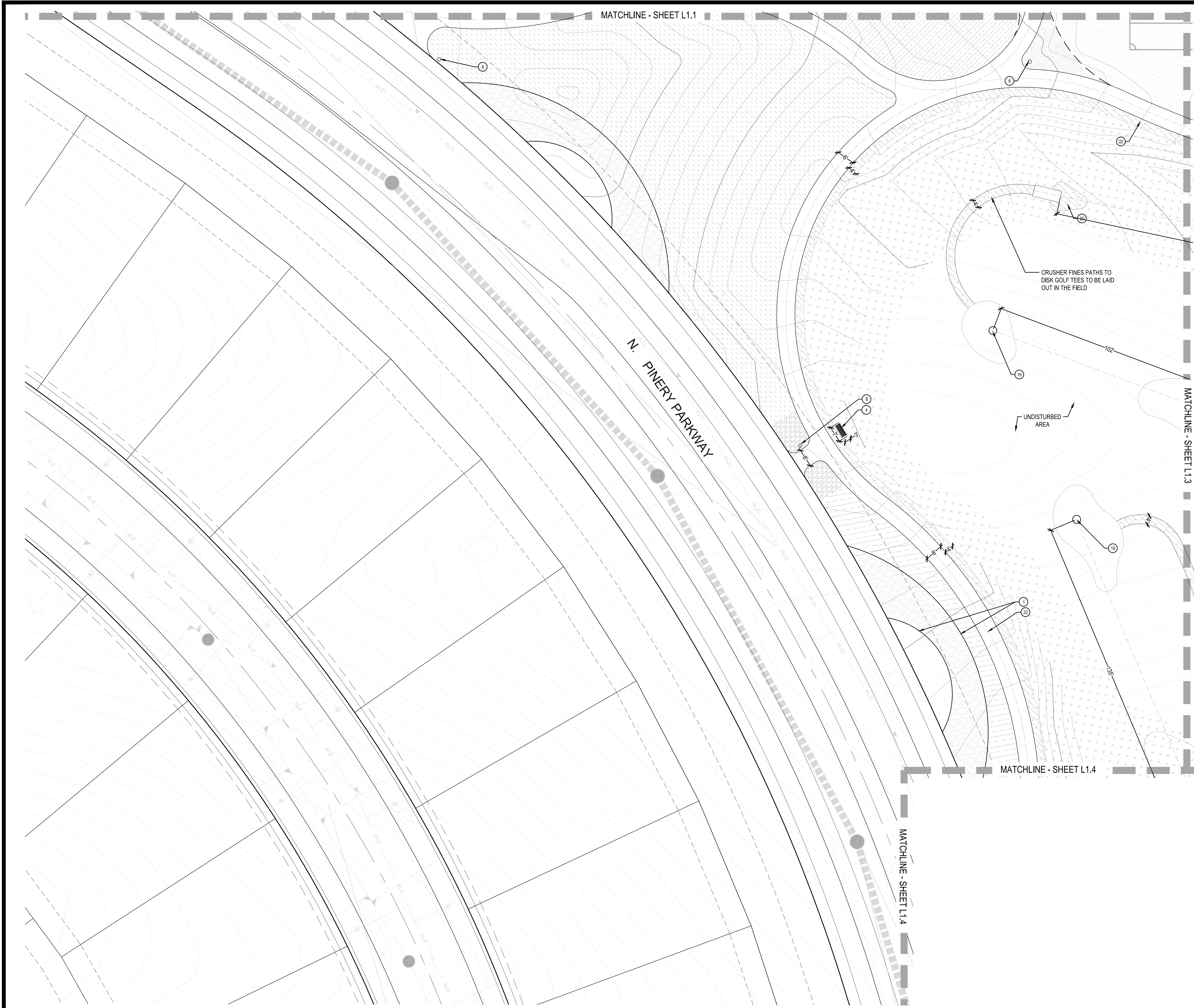
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■ Sheet Name ■

AMENITY PLAN

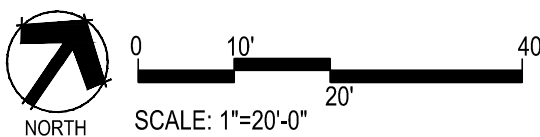
■ Sheet Number ■

L1.1



CONSTRUCTION NOTES

- 1 STEEL EDGER (4, L3.0)
- 2 LANDSCAPE BOULDERS (5, L3.0)
- 3 PICNIC TABLE. (1, L3.1)
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TRAILS AT CROWFOOT
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PARKER, COLORADO
LANDSCAPE PLANS

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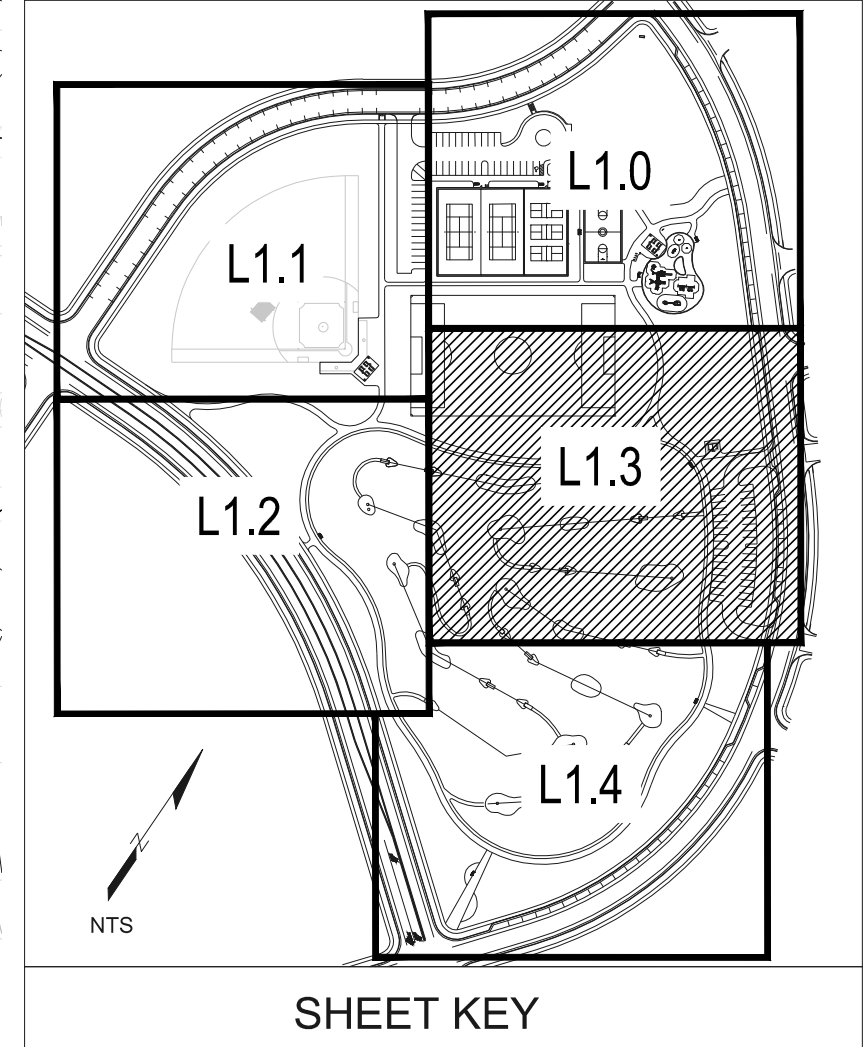
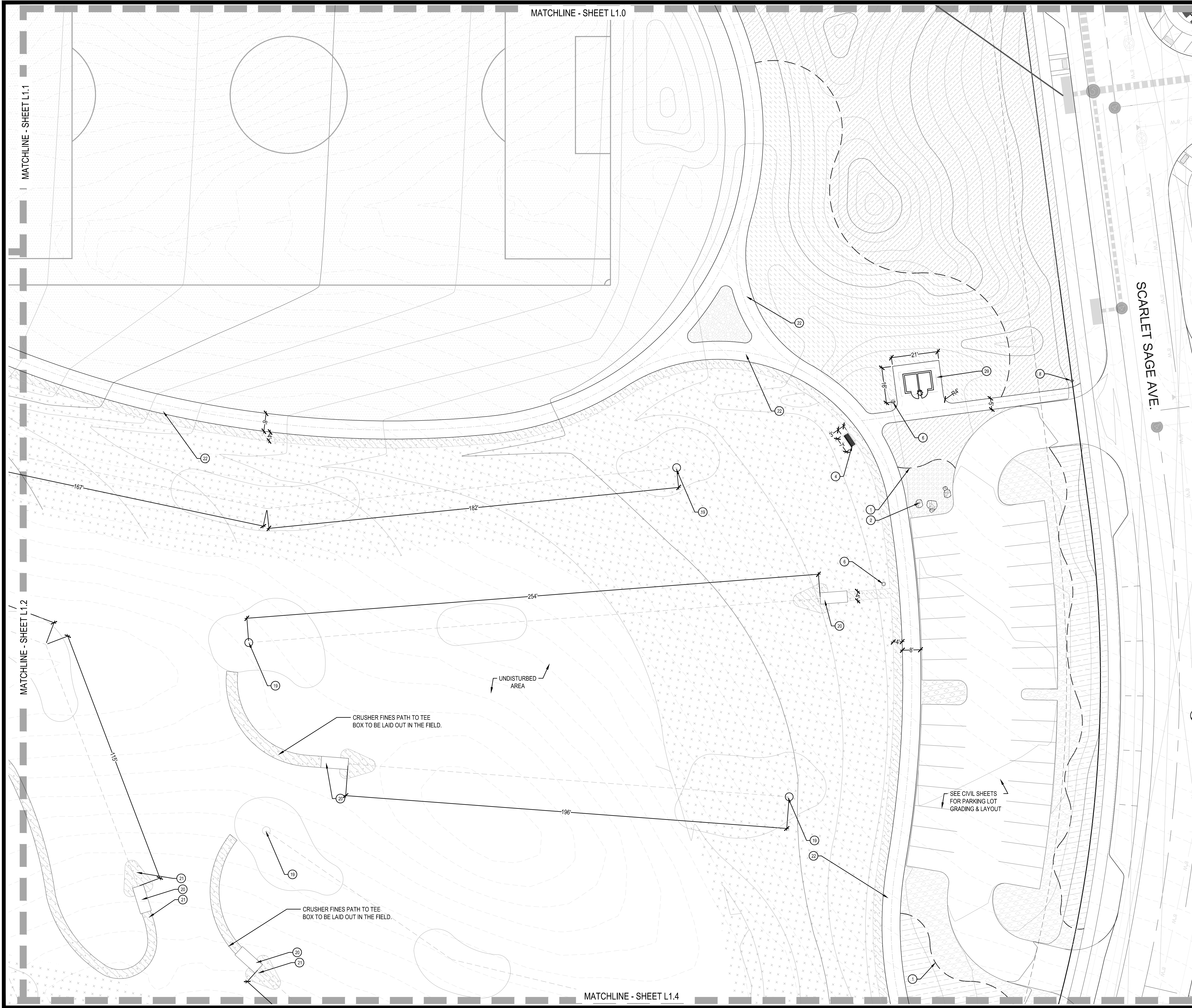
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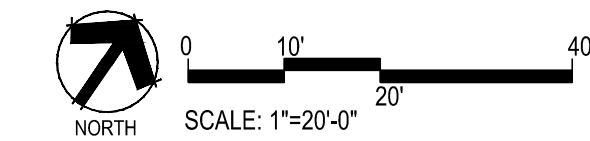
■ Sheet Name ■
AMENITY PLAN

■ Sheet Number ■
L1.2



CONSTRUCTION NOTES

- 1 STEEL EDGER (4, L3.0)
- 2 LANDSCAPE BOULDERS (5, L3.0)
- 3 PICNIC TABLE (1, L3.1)
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TRAILS AT CROWFOOT PARK PLANS PARKER, COLORADO LANDSCAPE PLANS

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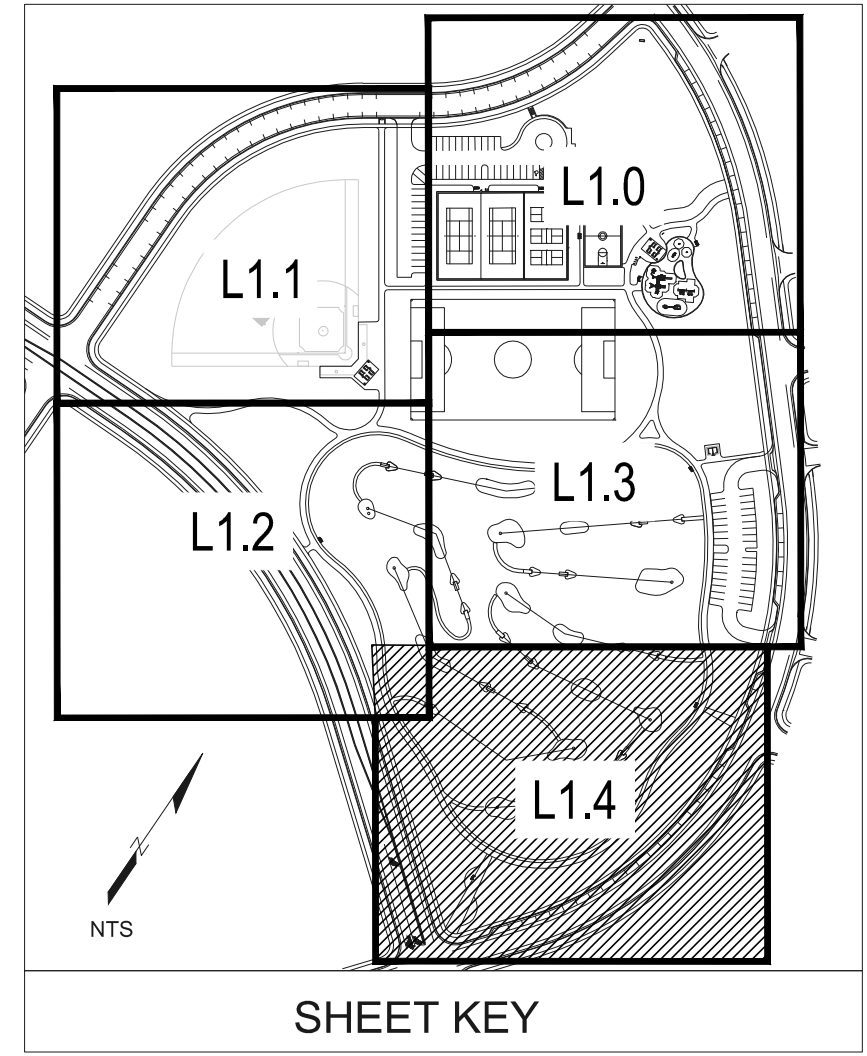
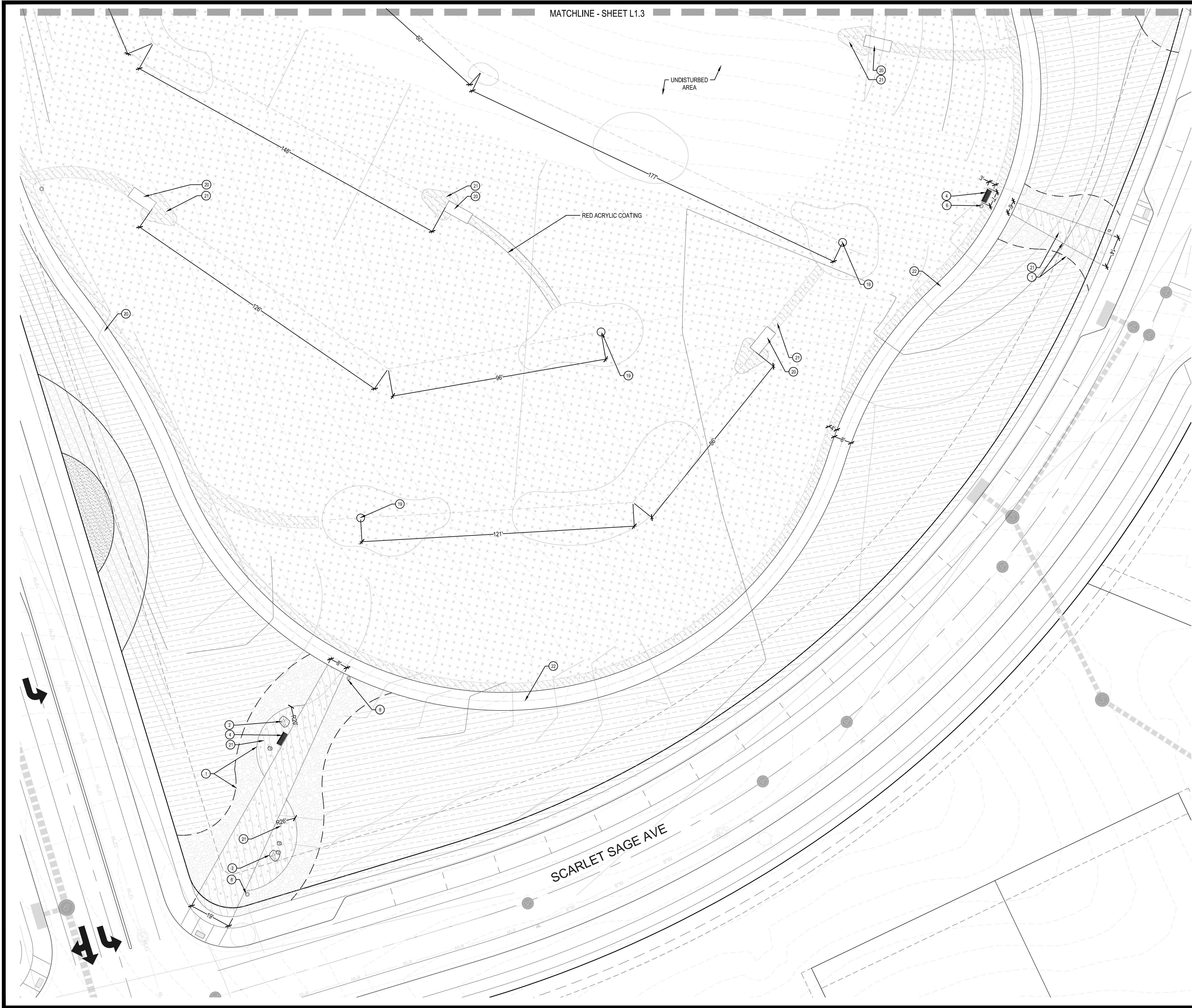
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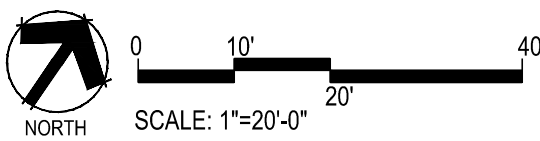
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AMENITY PLAN

■ Sheet Number ■
L1.3



CONSTRUCTION NOTES

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



TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

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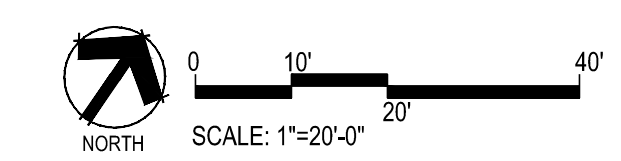
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AMENITY PLAN

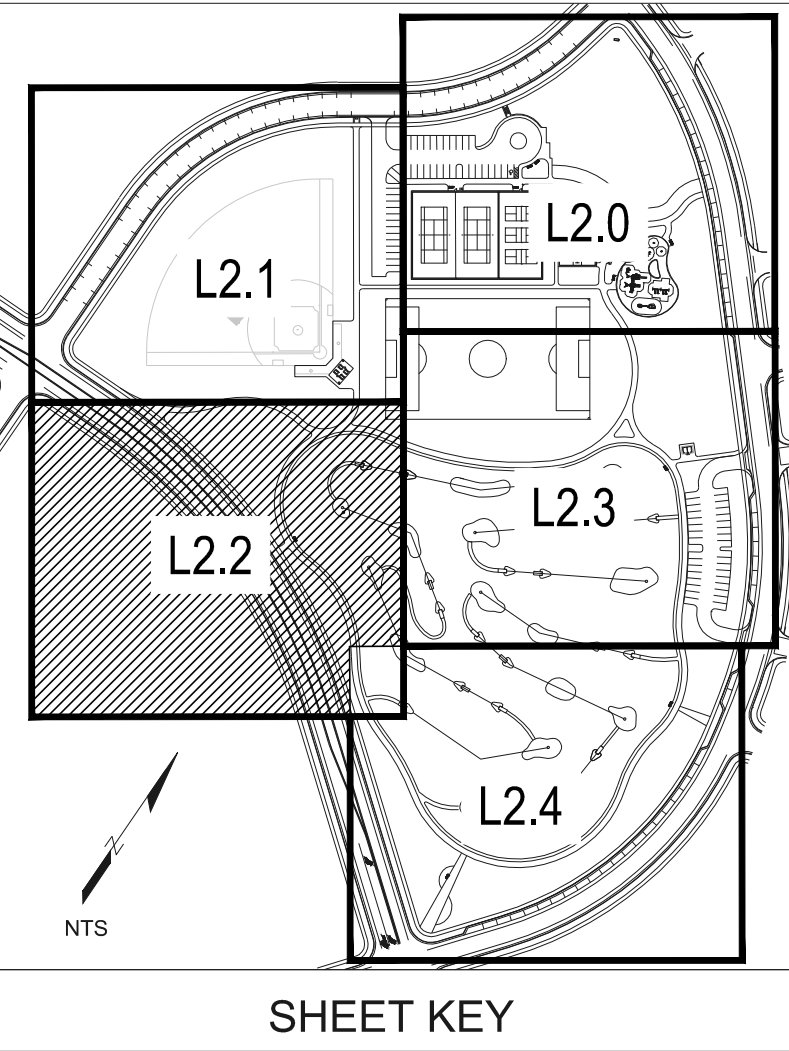
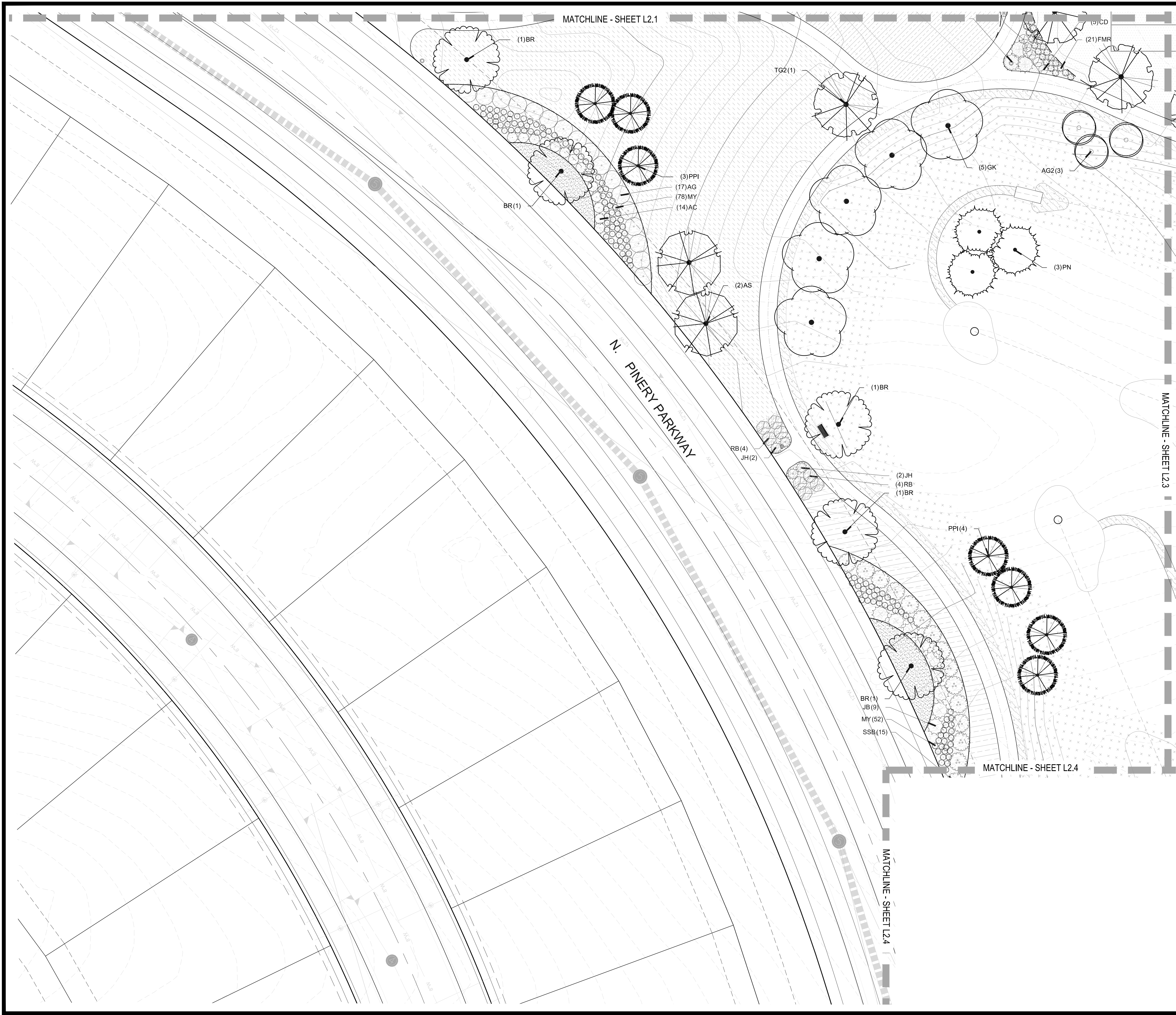
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L1.4



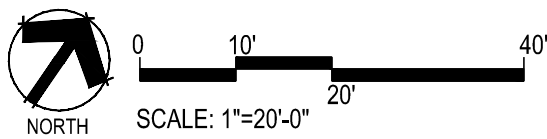
■ Sheet Number ■

L2.1



PLANT SCHEDULE

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



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TRAILS AT CROWFOOT

PARK PLANS

PARKER, COLORADO

LANDSCAPE PLANS

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

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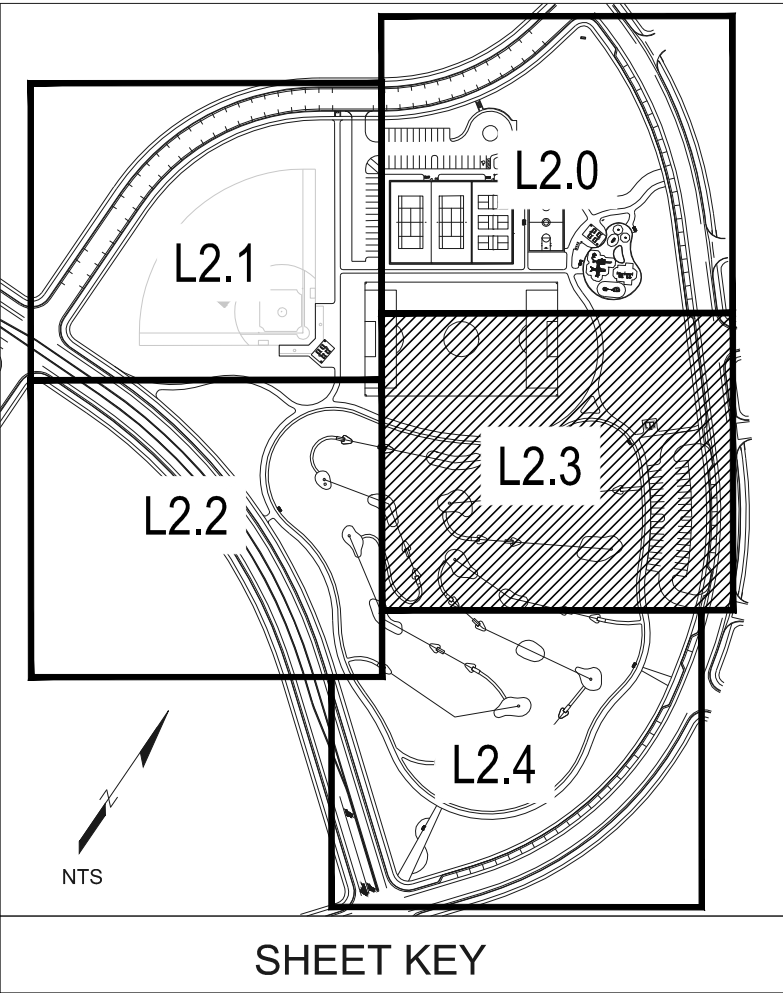
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AMENITY PLAN

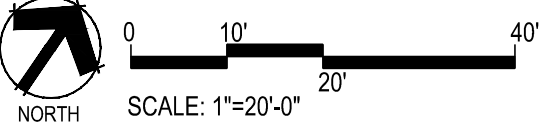
■ Sheet Number ■

L2.2



PLANT SCHEDULE

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



TRAILS AT CROWFOOT
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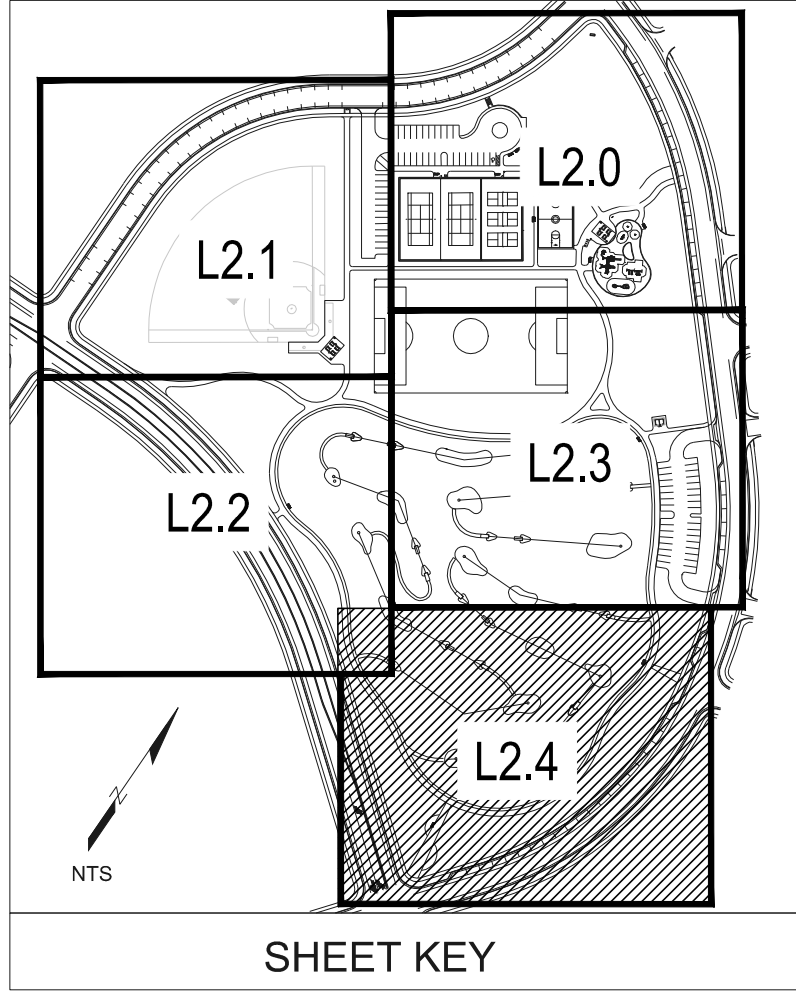
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LANDSCAPE PLAN

■ Sheet Number ■

L2.3



PLANT SCHEDULE	
DECIDUOUS TREES	COMMON NAME
AS	SCHWEDLER MAPLE
BR	RIVER BIRCH
GS	SHADEMASTER LOCUST
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
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EP	PURPLE CONEFLOWER
BES	BLACK-EYED SUSAN
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AG	'AUTUMN BRILLIANCE' SERVICEBERRY
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	SEED MIX 2
	TOWN OF PARKER - SEED MIX 2,
	RE: LANDSCAPE NOTES
	G&S SOLUTIONS CLASSIC WARNING TRACK MIX
	COLOR:GOLD, WITHOUT STABILIZER

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TRAILS AT CROWFOOT
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PARKER, COLORADO
LANDSCAPE PLANS

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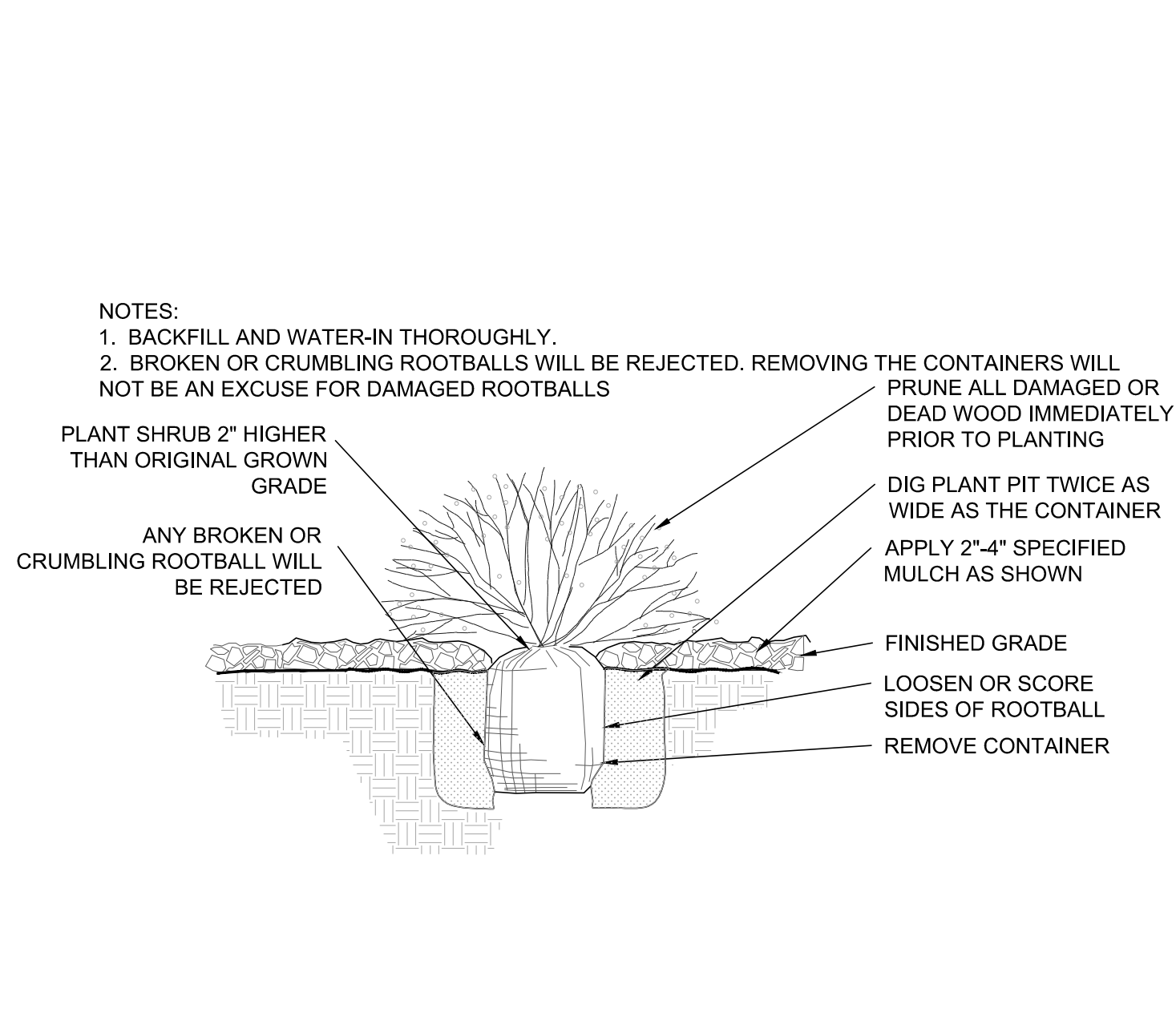
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LANDSCAPE PLAN

■ Sheet Number ■

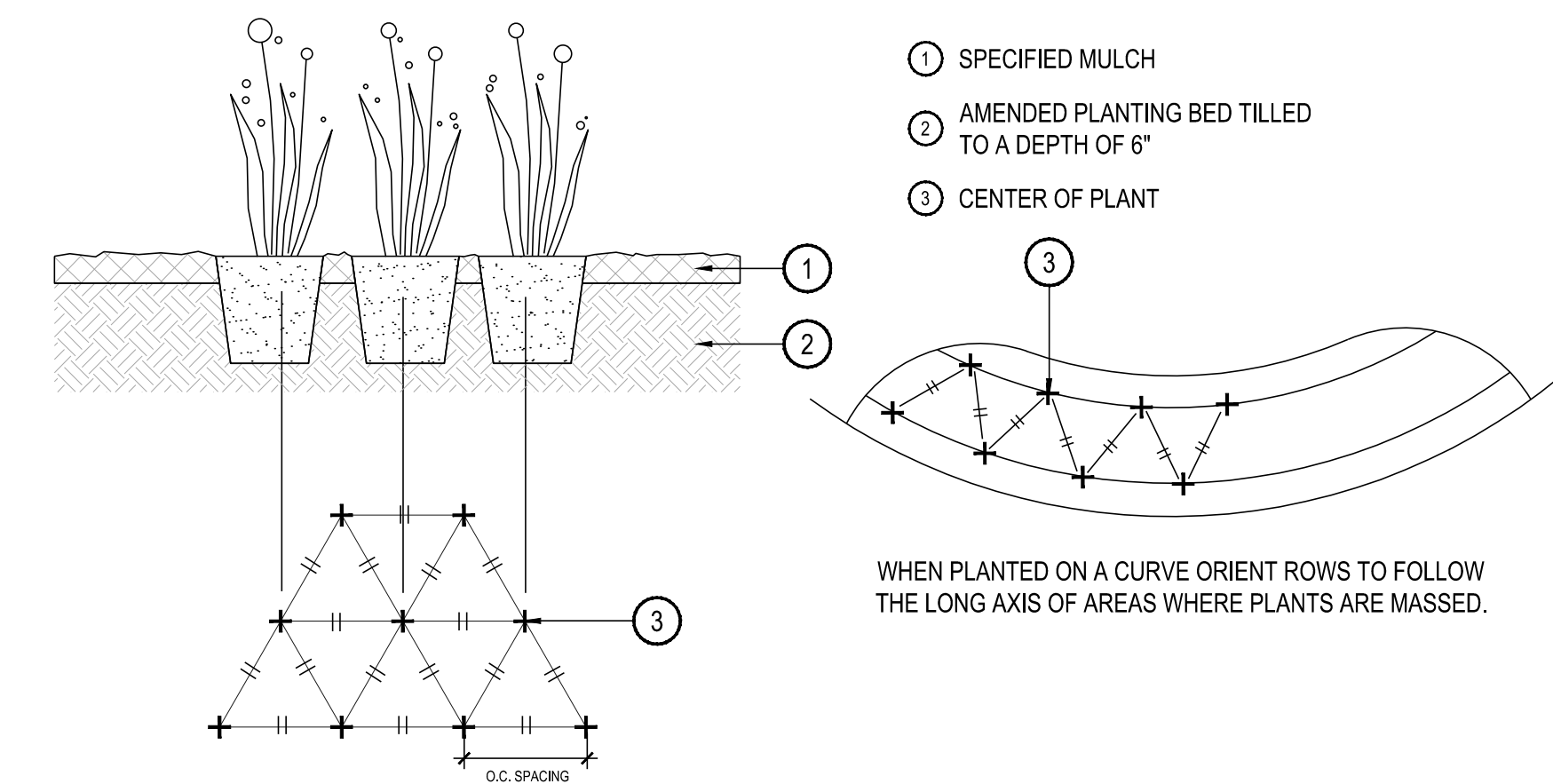
L2.4

YNES RANCH LANDSCAPE ARCHITECTURECURRENT DWGSHES-PARK PLANS.DWG
Thursday, July 20, 2017



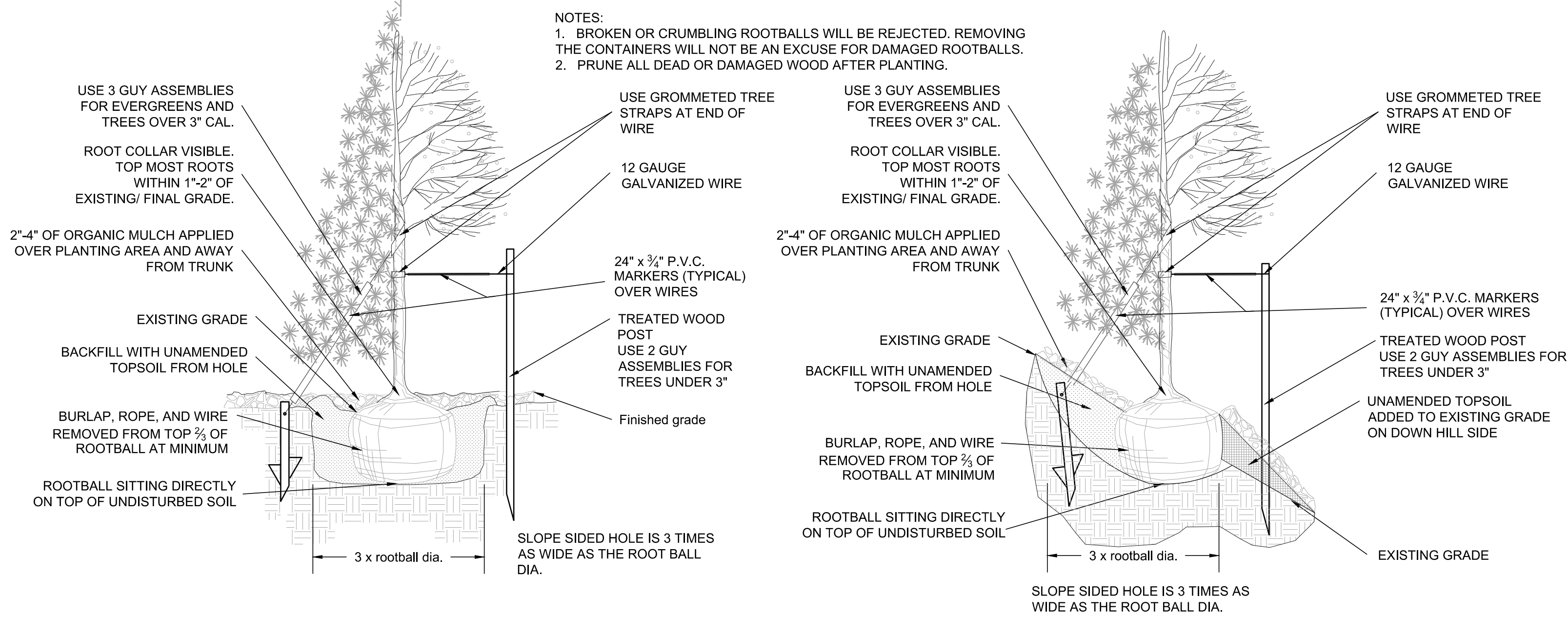
1 SHRUB PLANTING

NOT TO SCALE



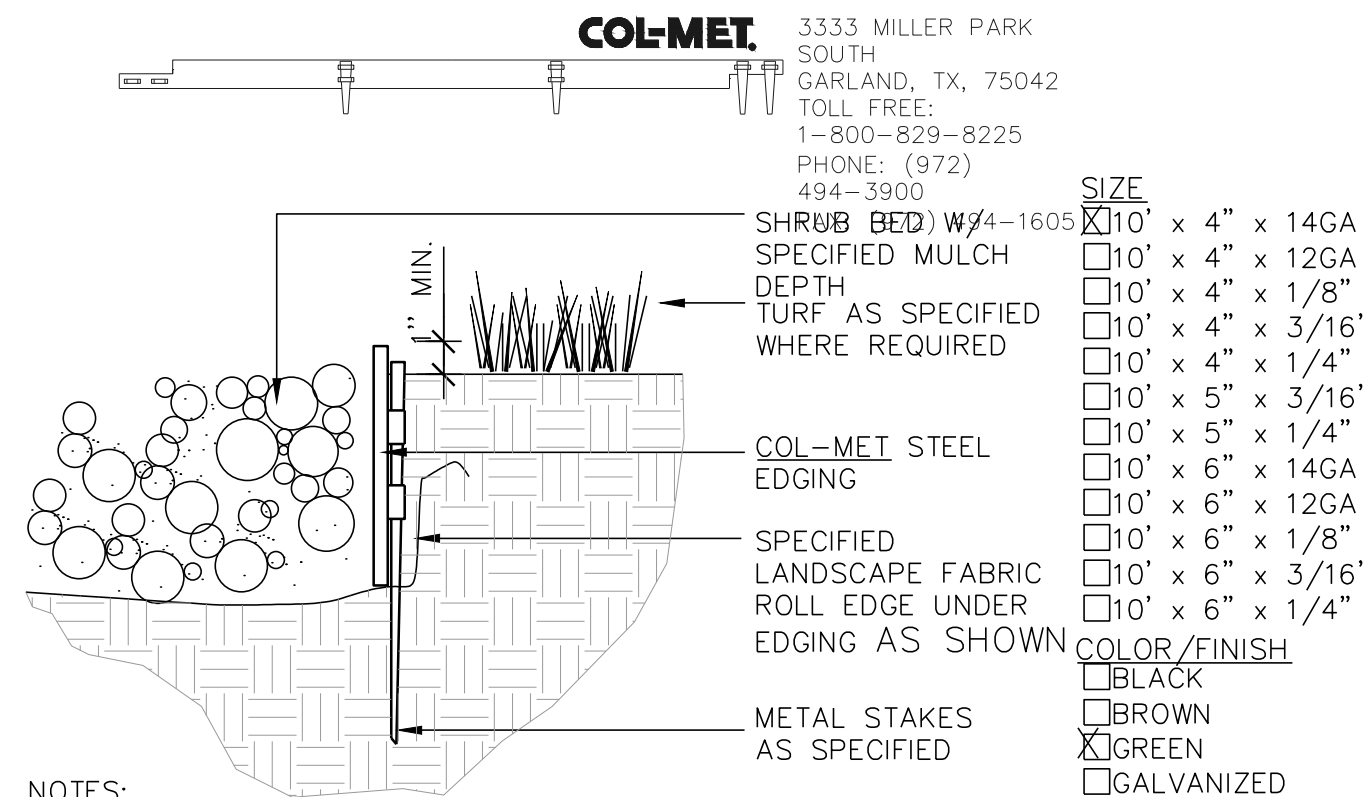
3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE



2 TREE PLANTING

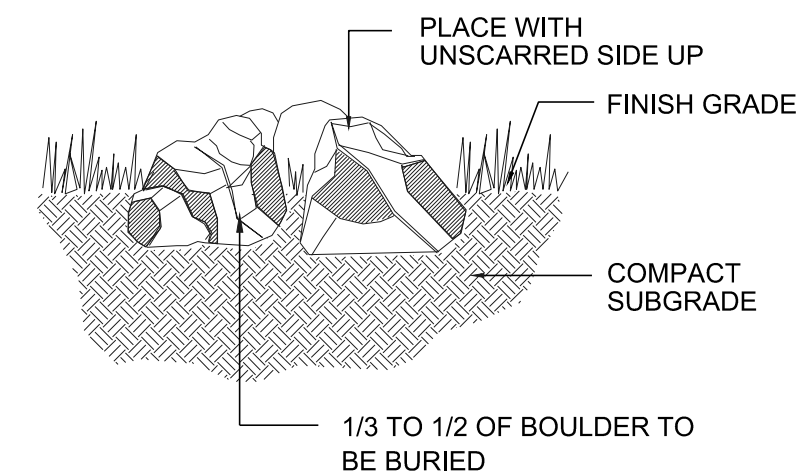
NOT TO SCALE



- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

4 STEEL EDGER

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.

4. RE: PLANS FOR SPECIFIC SIZES
5. BOULDERS SHALL NOT EXCEED 3' IN HEIGHT ABOVE FINISHED GRADE

5 SPECIMEN LANDSCAPE BOULDER

NOT TO SCALE

- NOTES:
1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1' TO 2' OF THE ROOT BALL/FINISHED GRADE MEASURED 3' TO 4' FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/2 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 8. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

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PARKER, COLORADO

LANDSCAPE PLANS

Drawn by: JWL/BEM/GG
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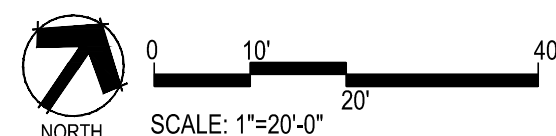


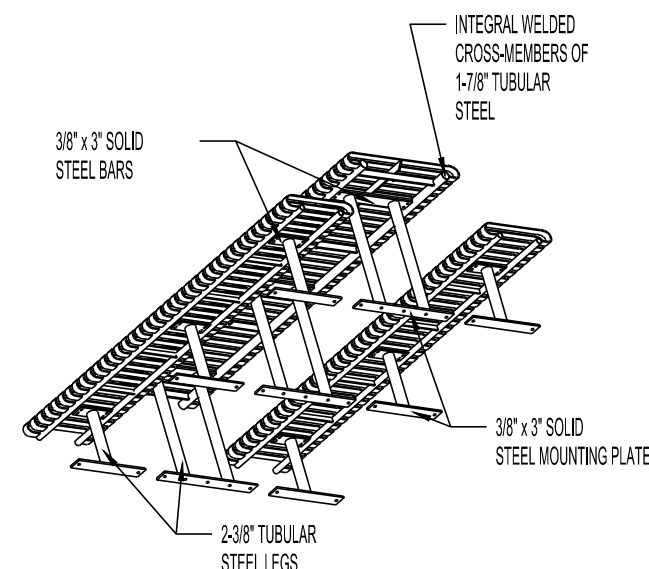
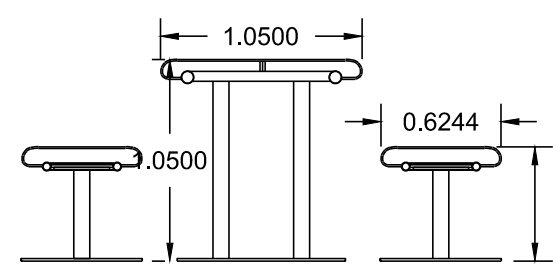
■ Sheet Name ■

LANDSCAPE
DETAILS

■ Sheet Number ■

L3.0





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

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FULL CURE, AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS.
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLE AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

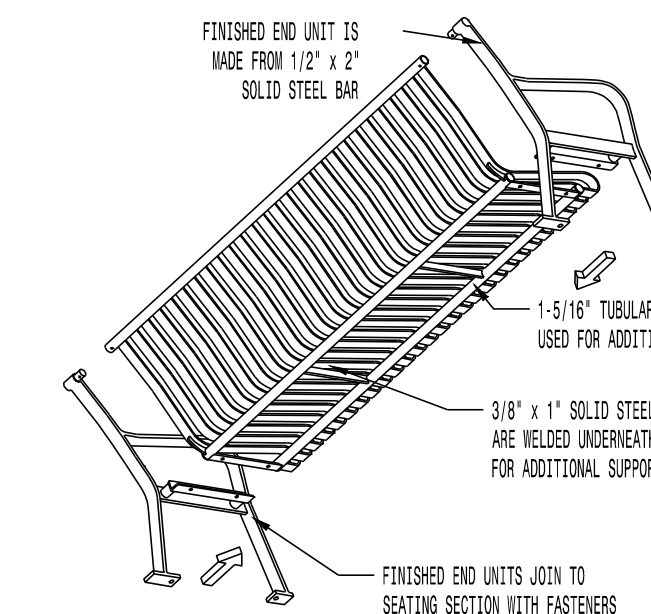
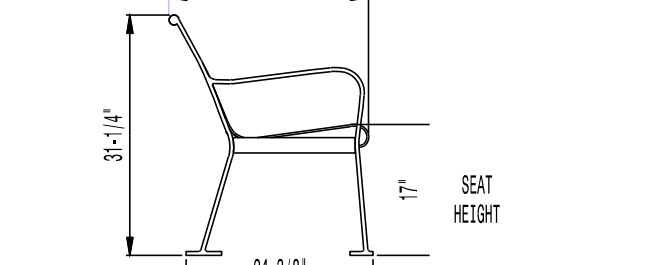
MODEL: FRST-8 (8' LENGTH) COLOR: BLACK
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT: MELANIE POLANCO
P: 303-744-0399



STANDARD ALL STEEL TABLE
SHOWN STANDARD 8-FOOT LENGTH STANDARD SURFACE MOUNT
(2) FR8-8 STANDARD 8-FOOT LENGTH BENCHES STANDARD SURFACE MOUNT

1 PICNIC TABLE

NOT TO SCALE



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

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FULL CURE, AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

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

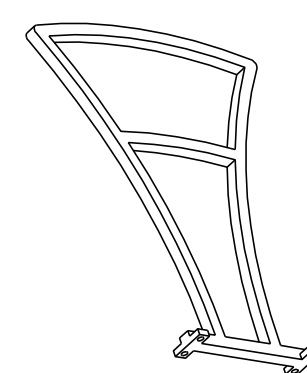
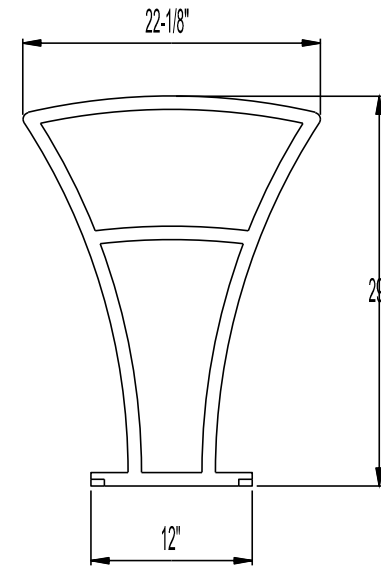


ALL STEEL, CONTOURED BENCH
SHOWN: STANDARD 6-FOOT LENGTH

2 BENCH W/ BACK

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



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

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FULL CURE, AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

5 BIKE RACK

NOT TO SCALE

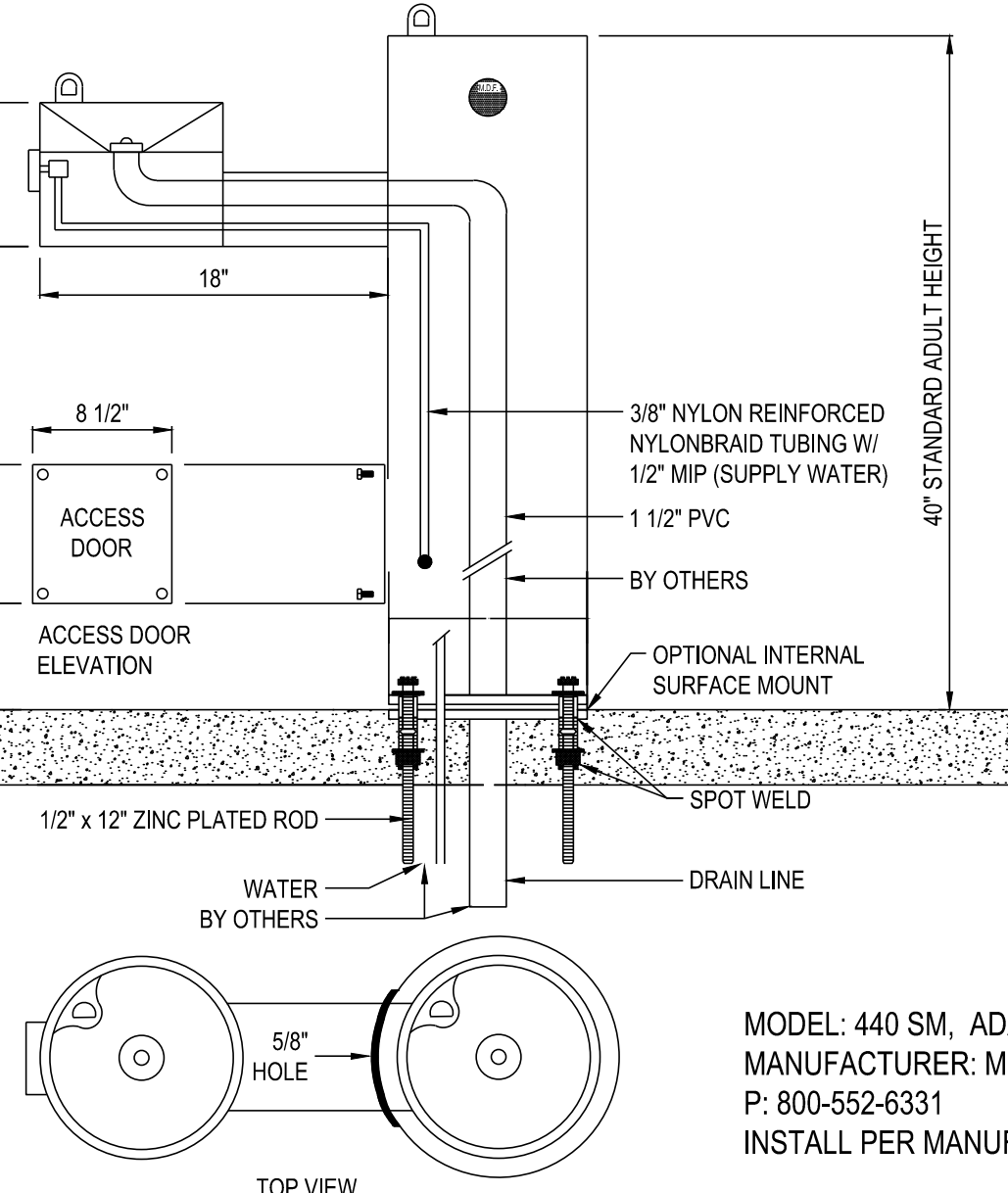
MODEL 440 SM

SHOWN W/ OPTIONAL SS SURFACE CARRIER

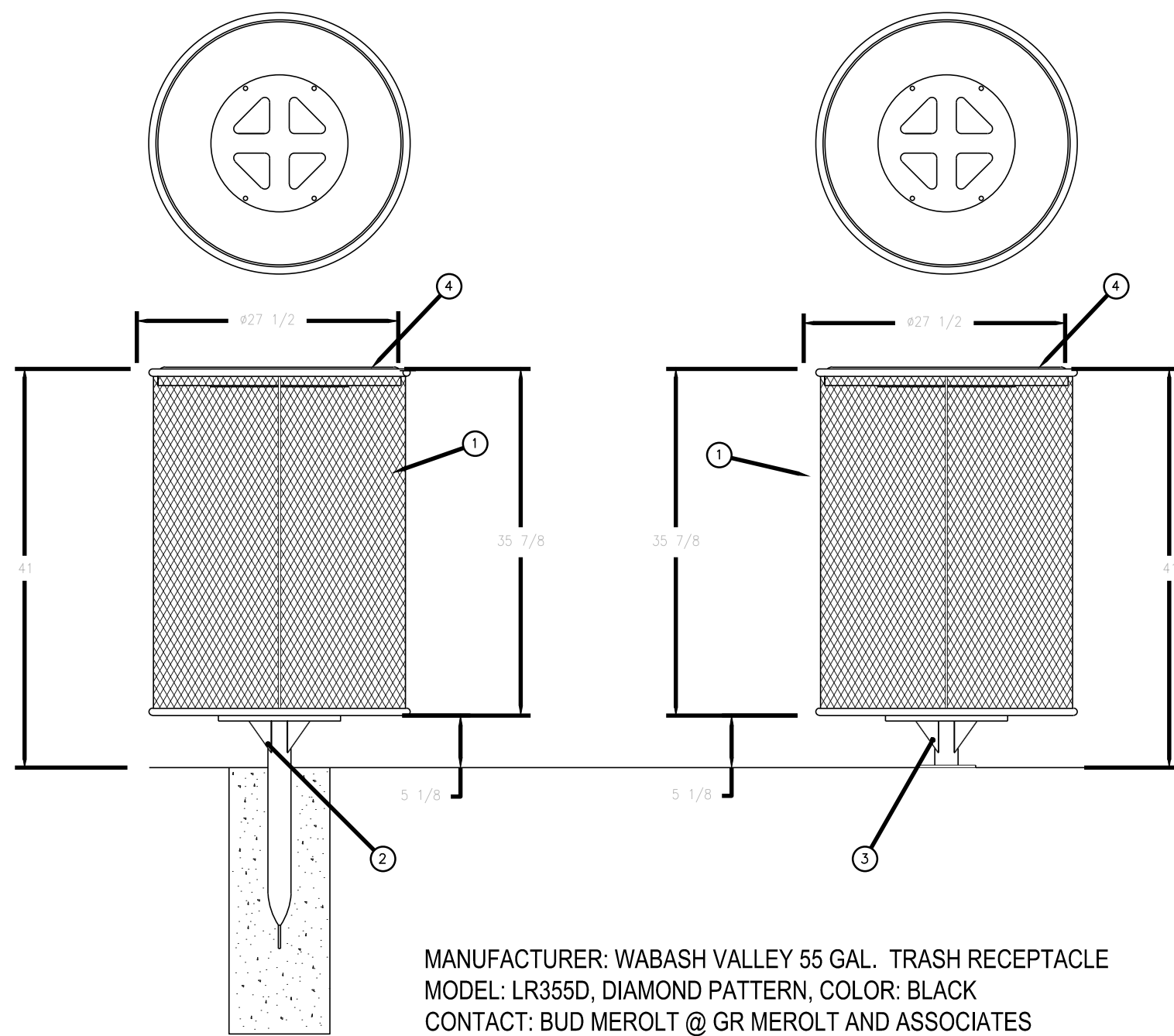
3 DRINKING FOUNTAIN

NOT TO SCALE

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



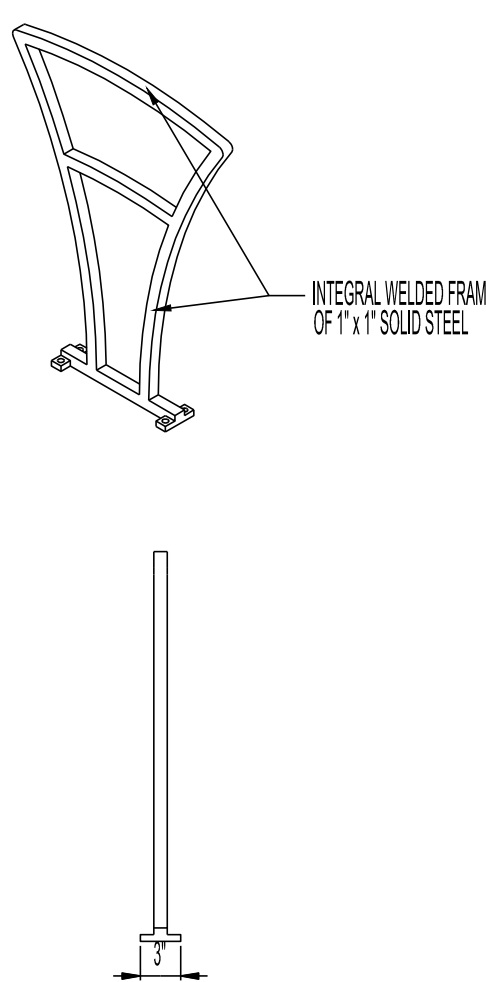
MODEL: 440 SM, ADA Hi/Low, Green (+covers)
MANUFACTURER: MOST DEPENDABLE
P: 800-552-6331
INSTALL PER MANUFACTURER'S RECOMMENDATION



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

4 TRASH RECEPTACLE

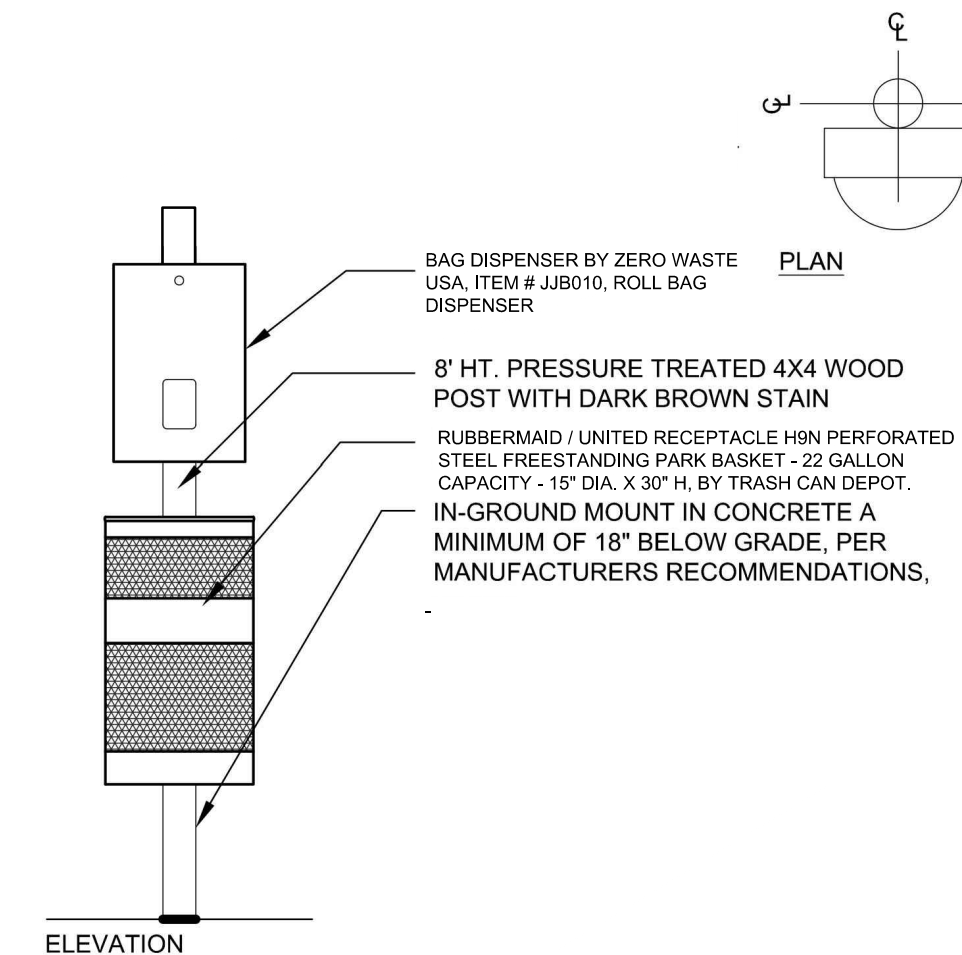
NOT TO SCALE



5 BIKE RACK

NOT TO SCALE

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



6 PET WASTE STATION

NOT TO SCALE

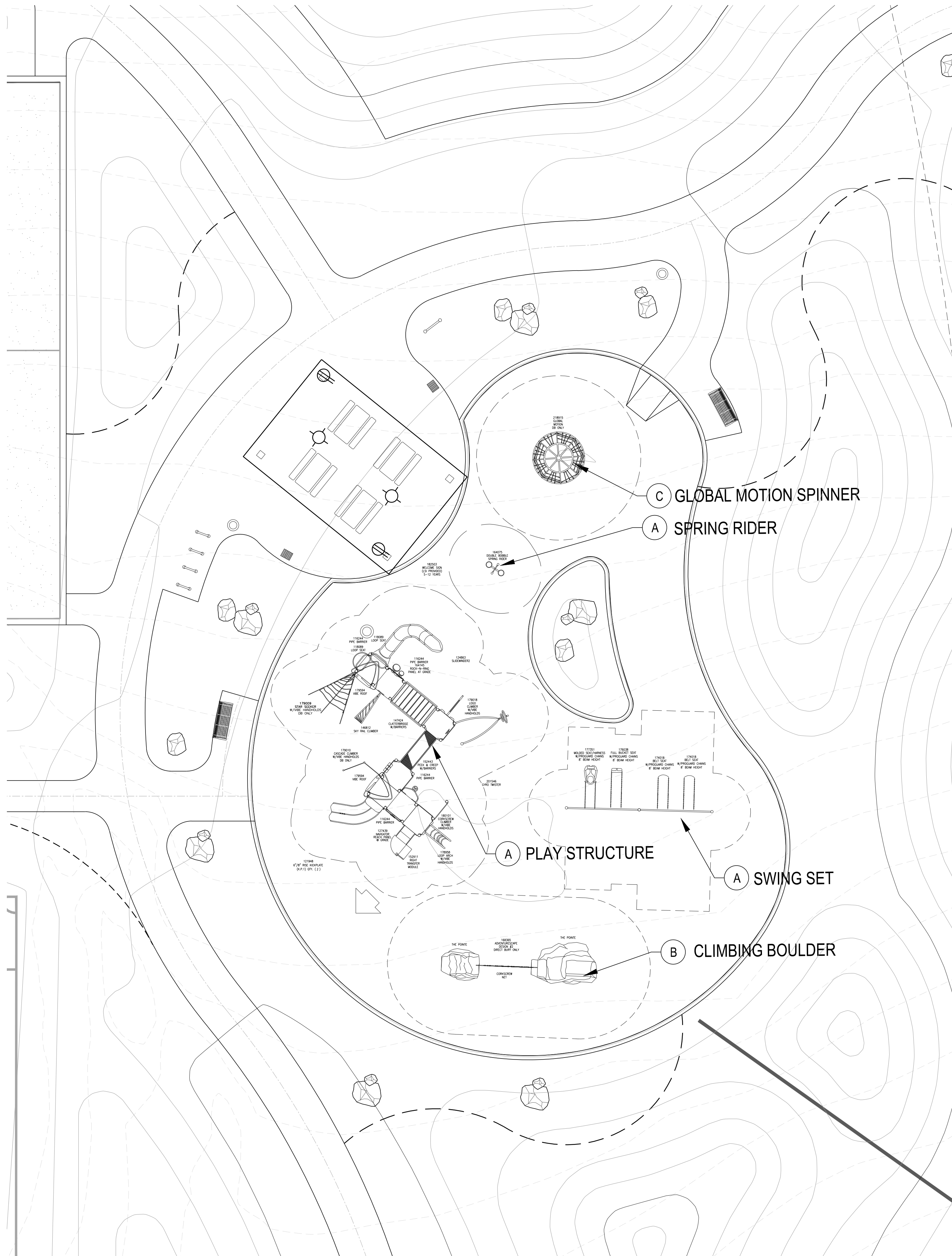


PATERSON-WILLIAMS ATHLETICS 15\"/>

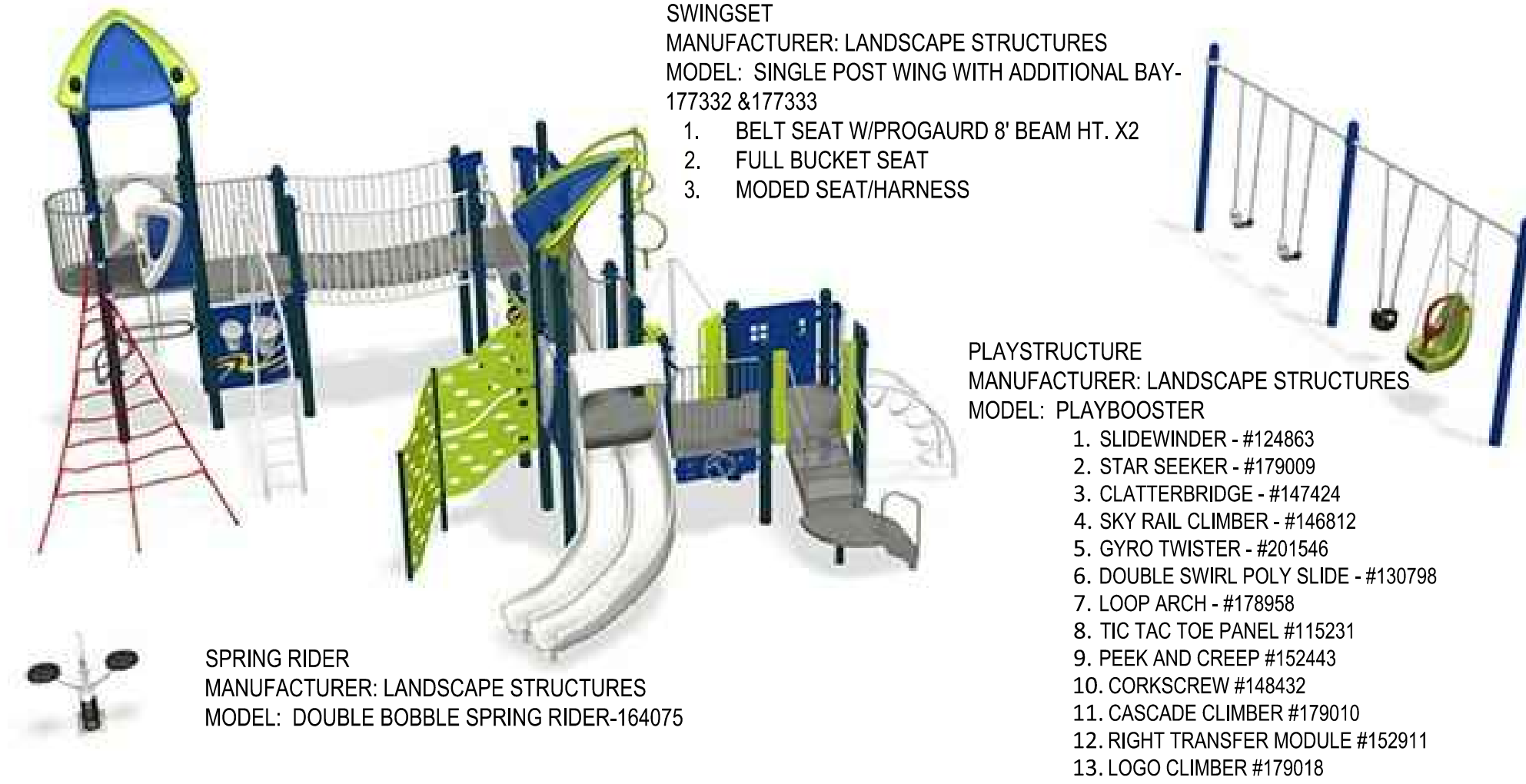
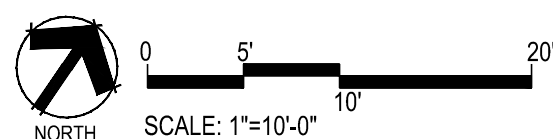
7 GRILL

NOT TO SCALE

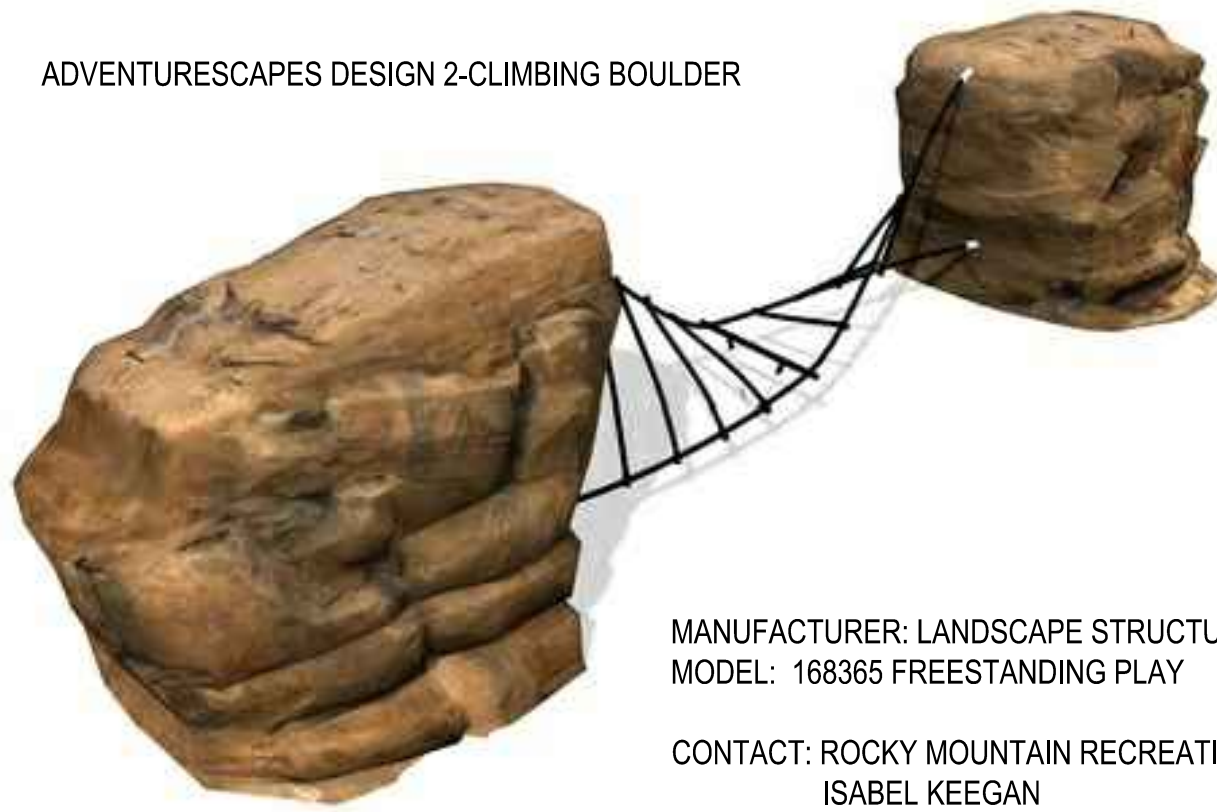
YNESSE PARK/LANDSCAPE ARCHITECTURE/CURRENT DWG/SHS-PARK PLANS.DWG
Thursday, July 20, 2017



1 PLAYGROUND EQUIPMENT
NOT TO SCALE



A PLAY STRUCTURE/SWINGS/SPRINGRIDER
NOT TO SCALE

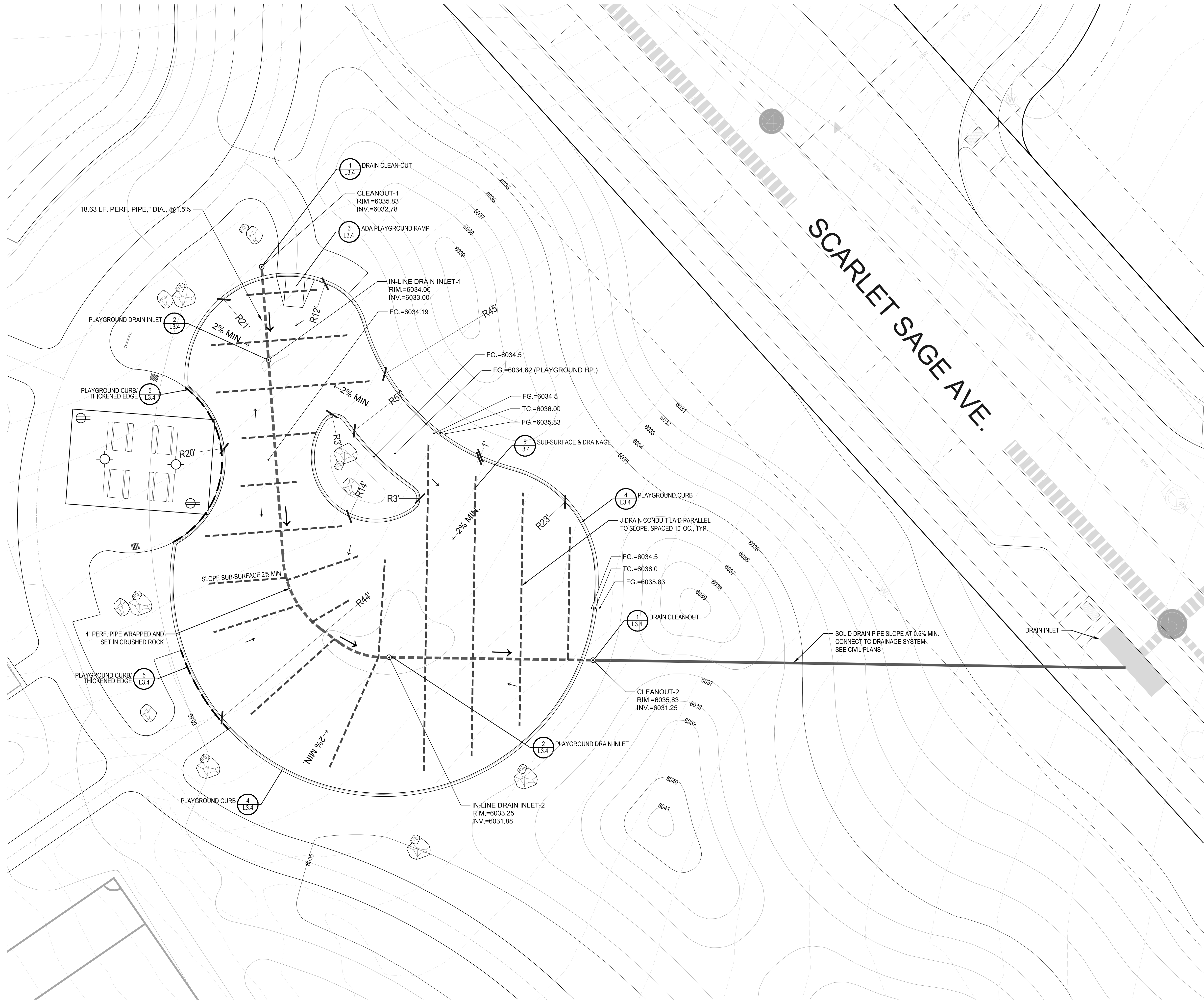


B CLIMBING BOULDER
NOT TO SCALE



C GLOBAL MOTION SPINNER
NOT TO SCALE

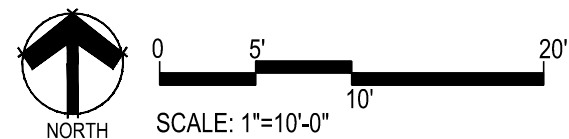
YN:ESS:PAVCH:LANDSCAPE:ARCHITECTURE:CURRENT:DWG:SHSSH-PARK PLANS.DWG
Thursday, July 20, 2017



1 PLAYGROUND GRADING & LAYOUT

NOT TO SCALE

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



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

■ Land Planning ■

pcs group inc. www.pcsgroupco.com
#3, 5-180 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

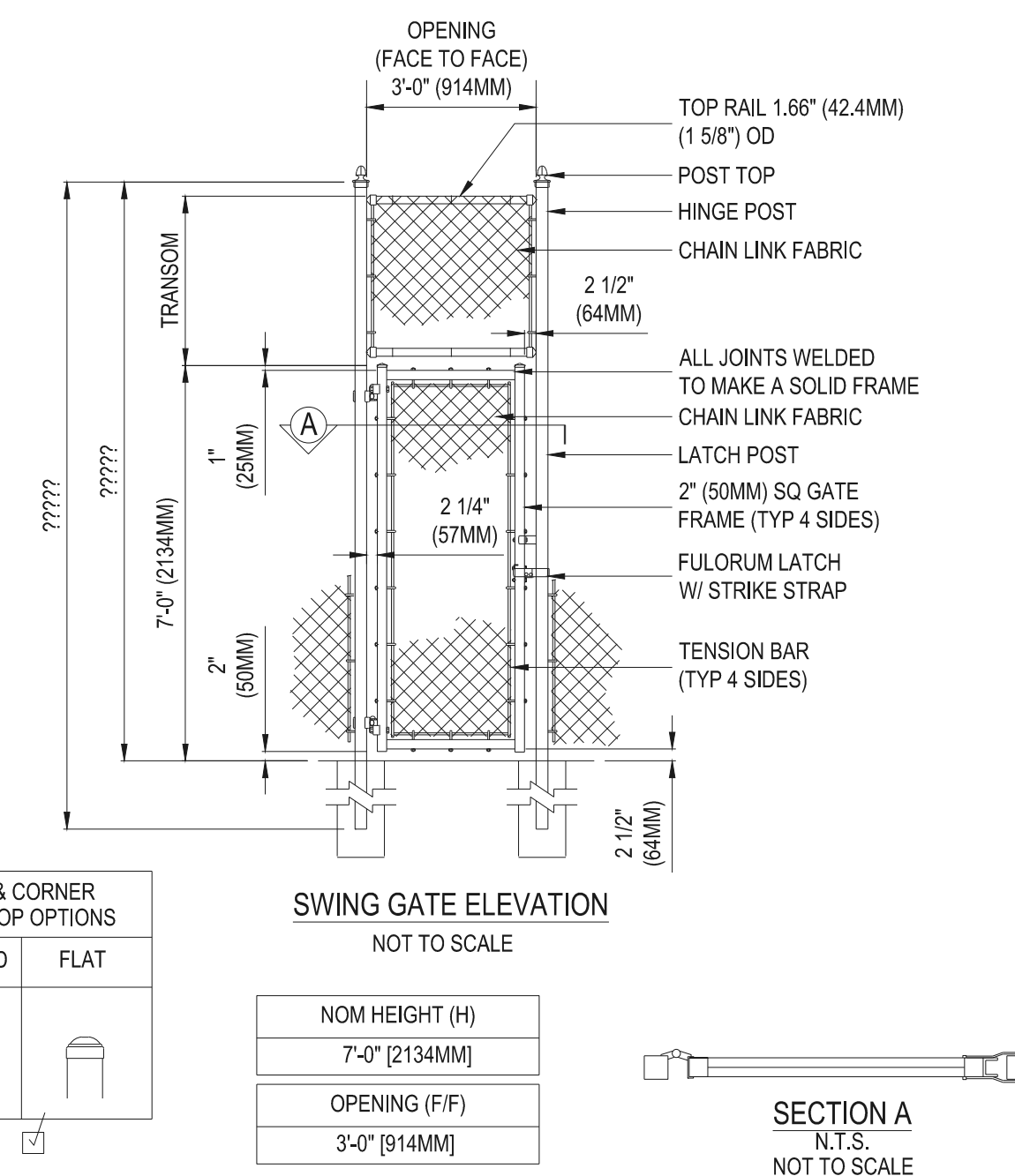
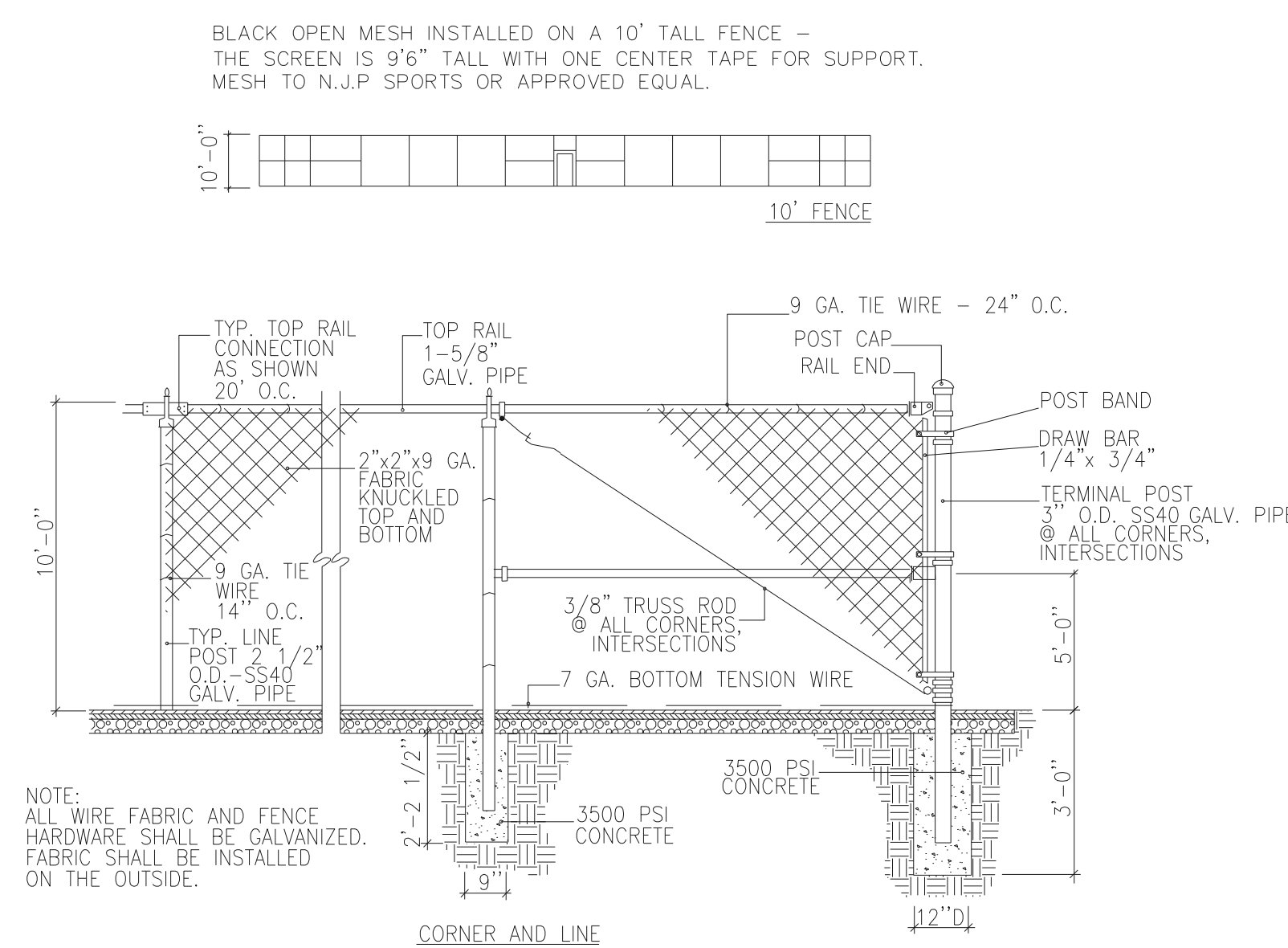
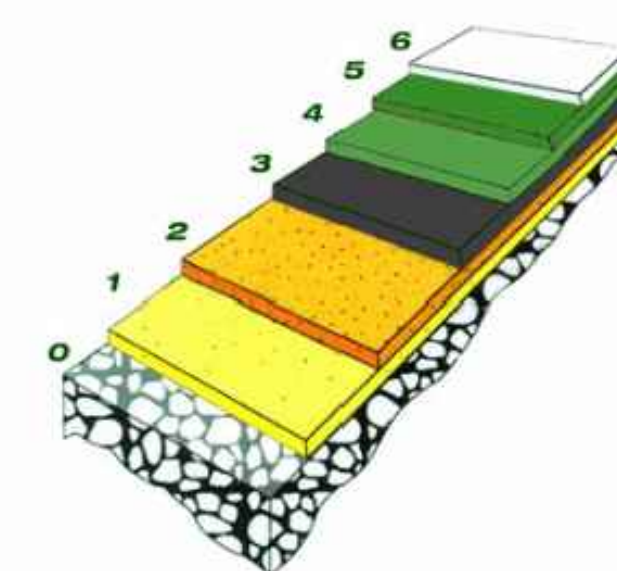
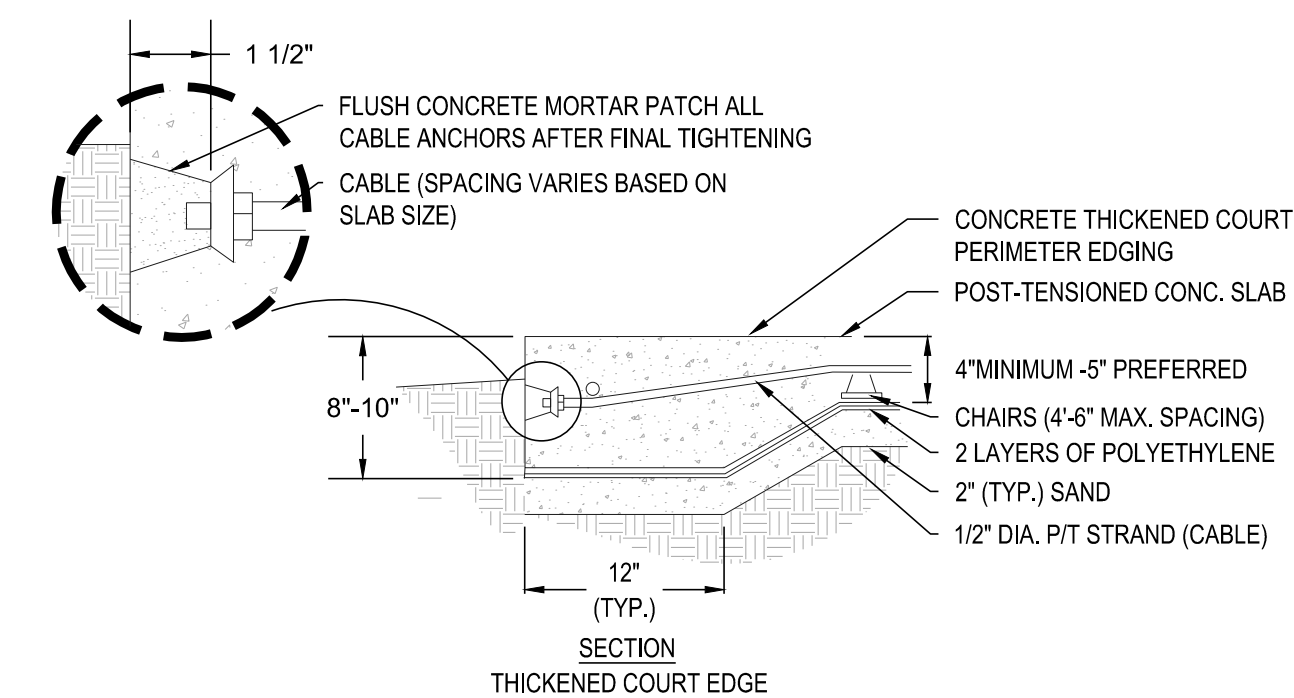
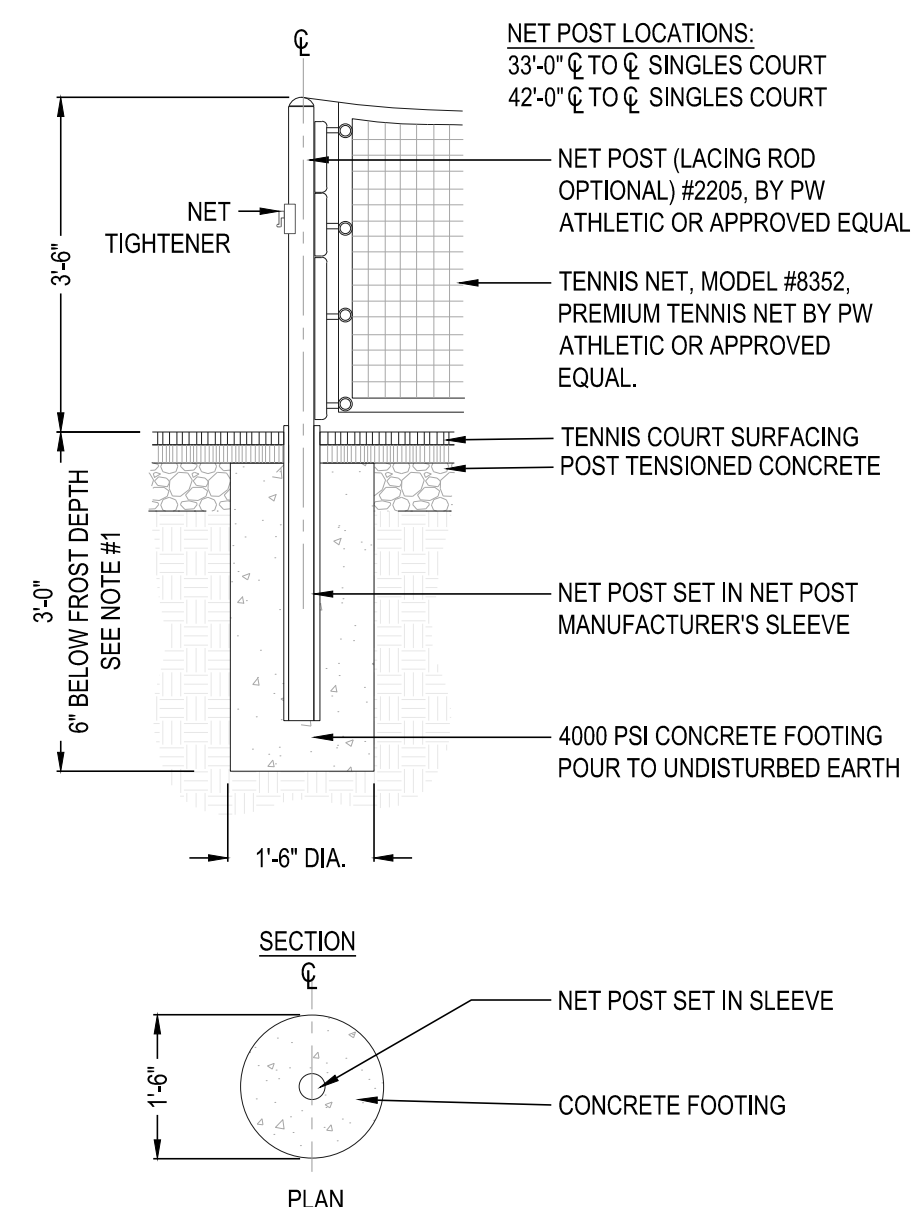
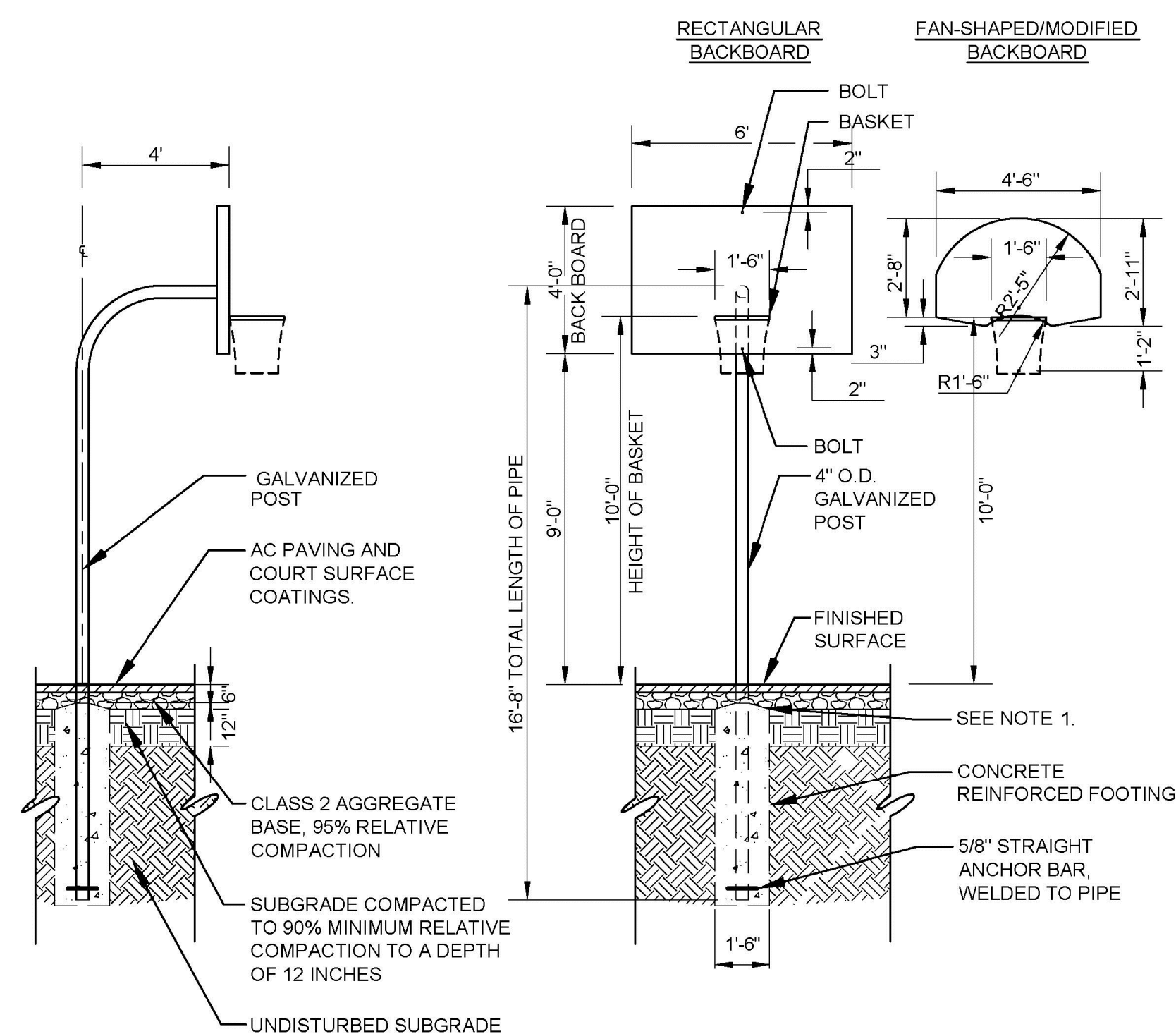
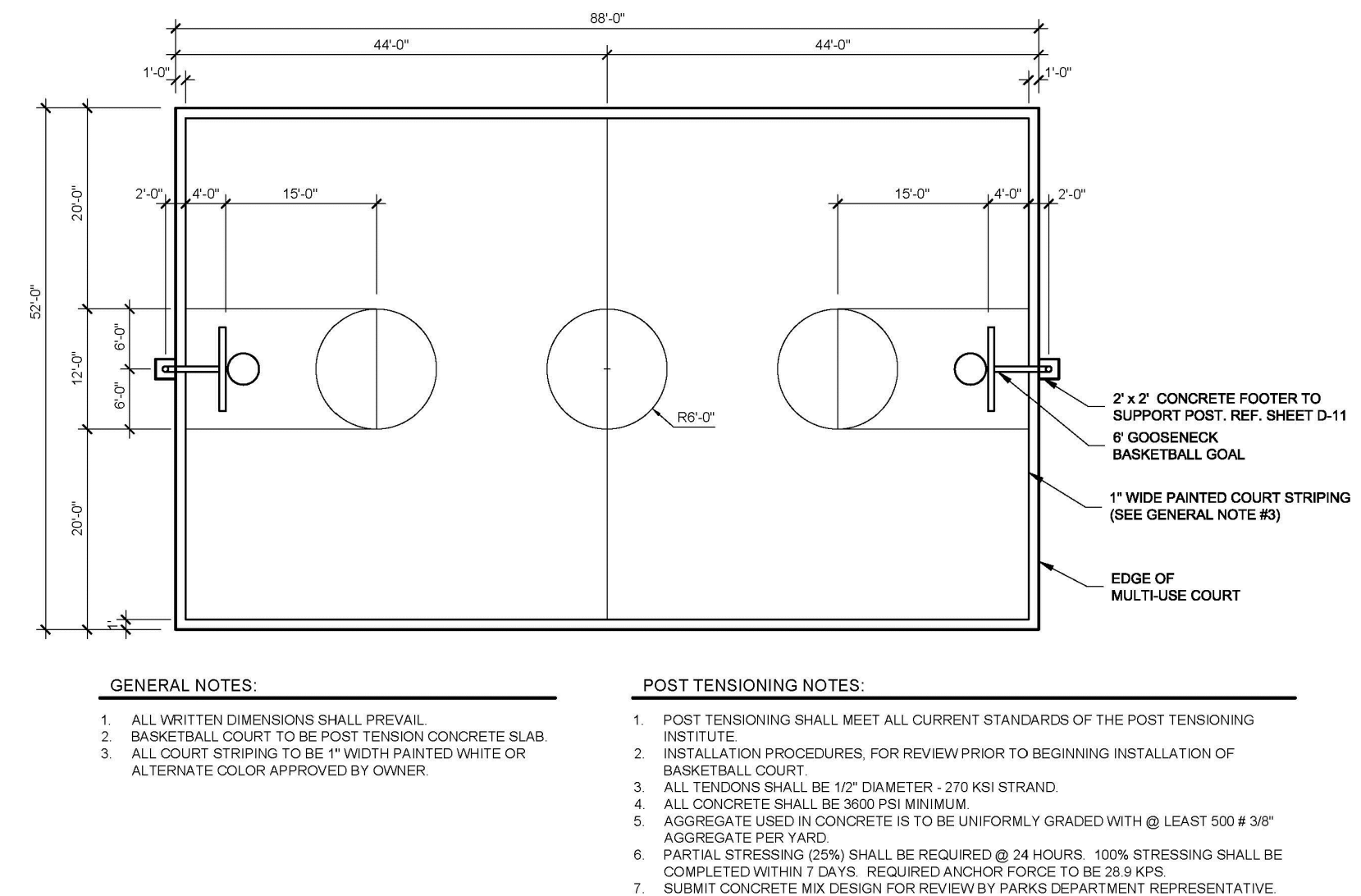
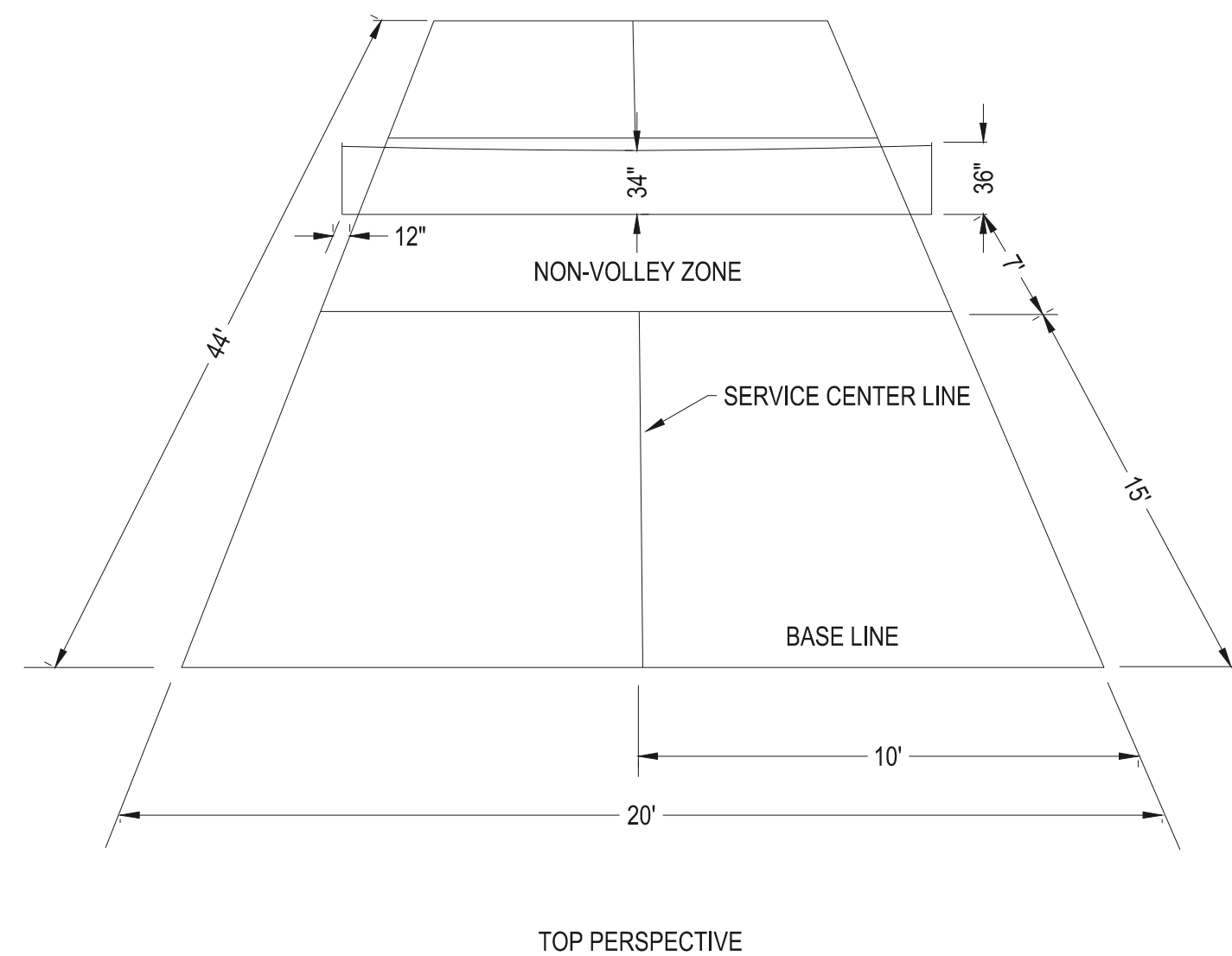
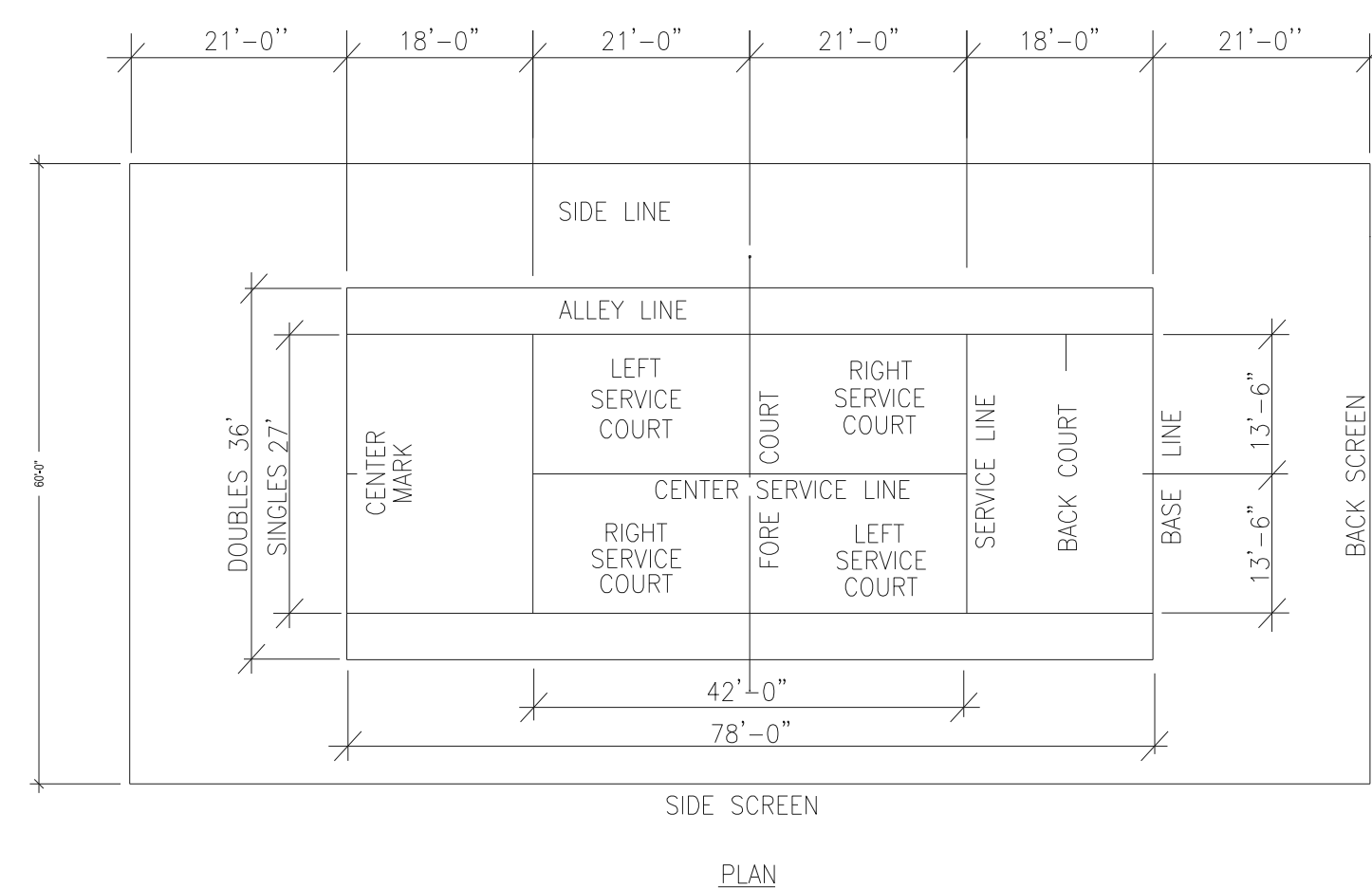
TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
LANDSCAPE PLANS

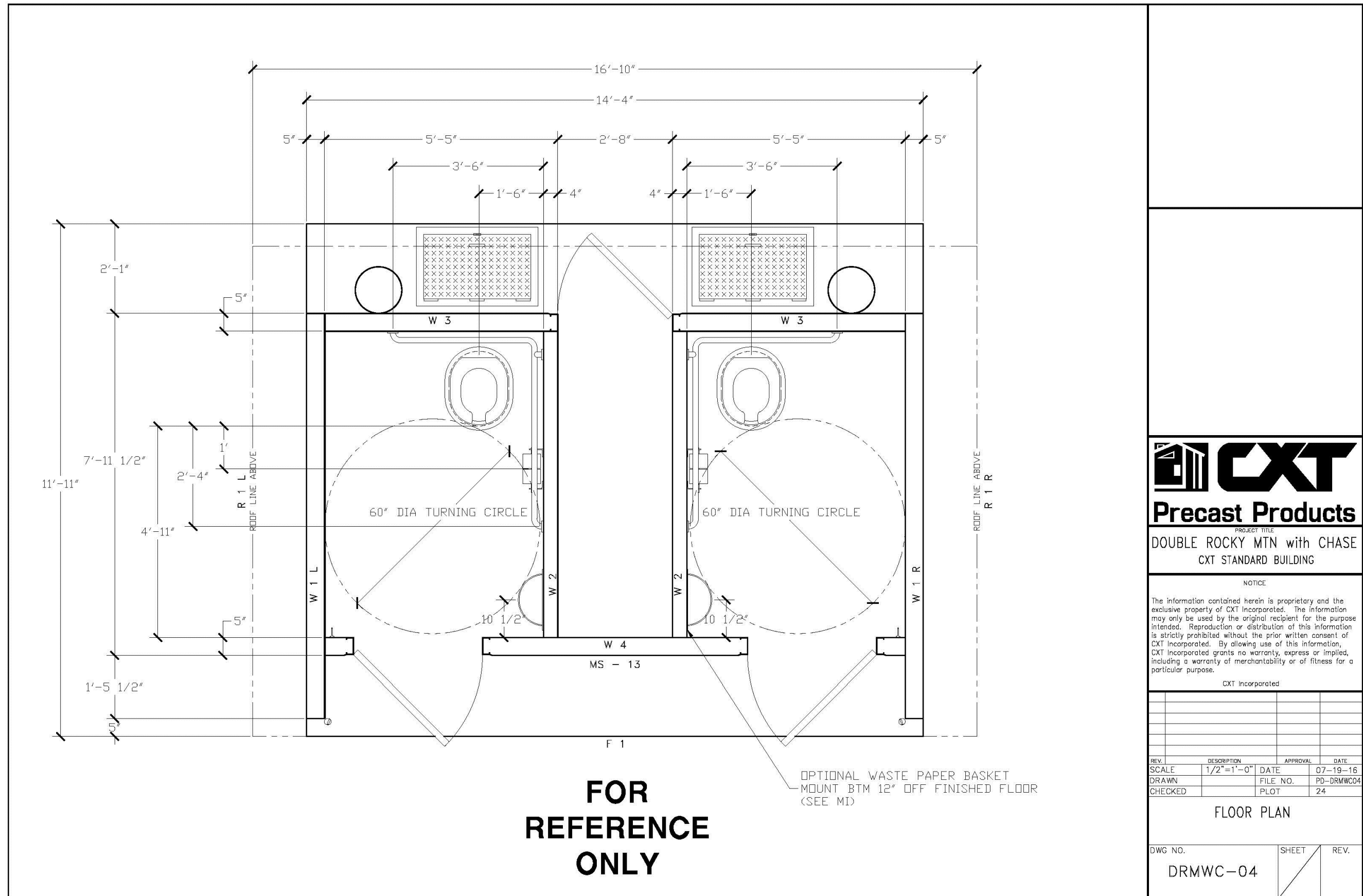
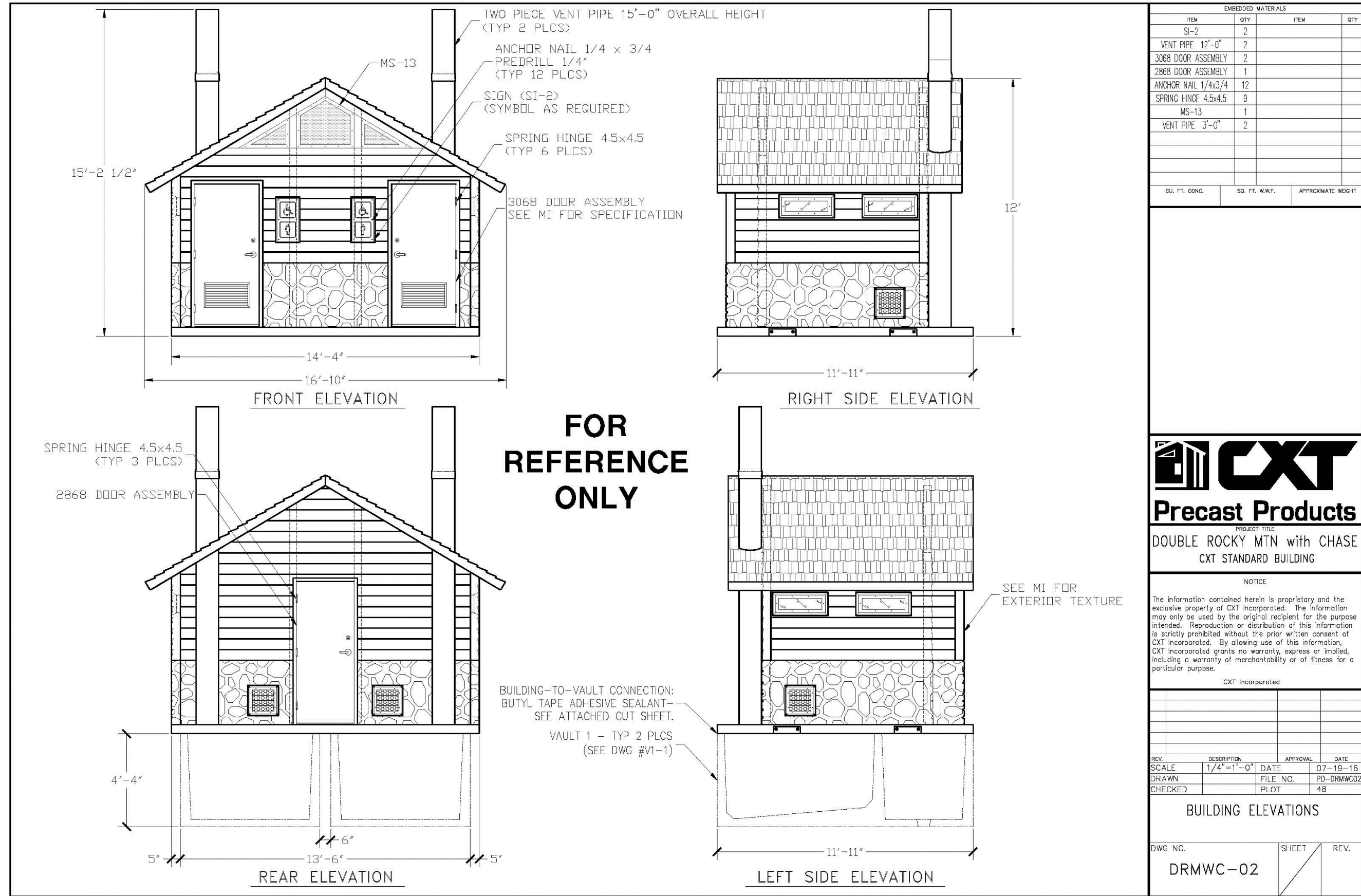
Drawn by: JWL BEM, GG
Checked by: PCS STAFF
Submittal Date: 08.01.2017
Date: 02.27.2018

Know what's below.
Call before you dig.

■ Sheet Name ■
LANDSCAPE
DETAILS

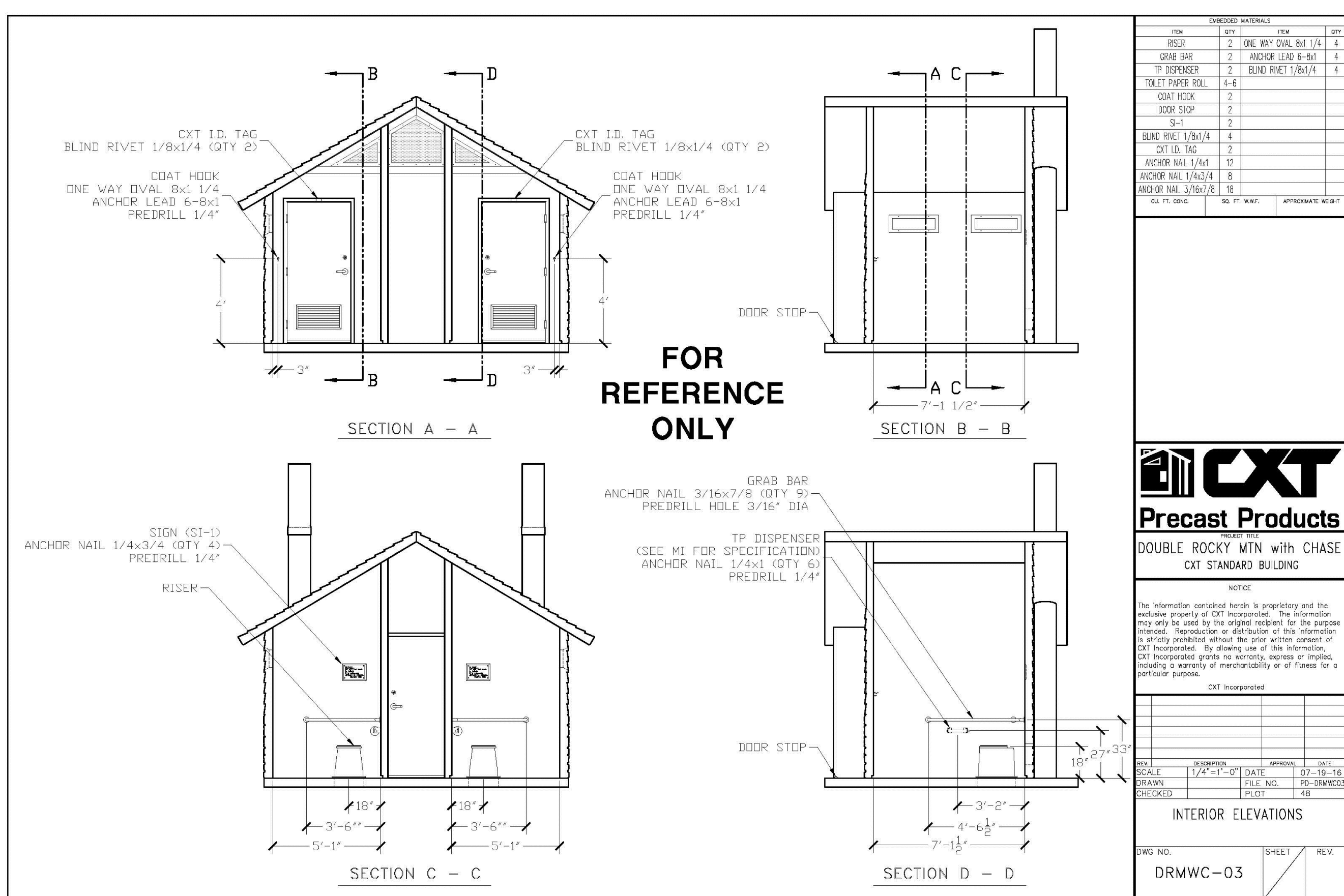
■ Sheet Number ■
L3.3





1 DOUBLE VAULTED TOILET

NOT TO SCALE



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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD 180G-SAM-PRS 1 5 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	RAIN BIRD 180G-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30
	HUNTER MP1000 WRAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
	HUNTER MP2000 WRAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 WRAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 WRAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). LB=LIGHT BROWN ADJUSTABLE ARC. 90-210.	40
	HUNTER MP800SR WRAINBIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40
	HUNTER MP CORNER W/ RAIN BIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI) T=TURQUOISE ADJ ARC 45-105.	40
	HUNTER MP STRIP W/ RAIN BIRD 180G-SAM-P45 BODY TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. HUNTER MP ROTATOR NOZZLE ON RB 180G-SAM-PR45 BODY (REGULATED TO 45 PSI). LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

INSTALLATION GENERAL NOTES

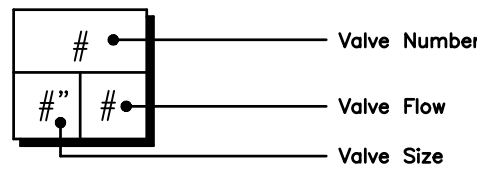
- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.
 - NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR 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.

IRRIGATION SCHEDULE

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

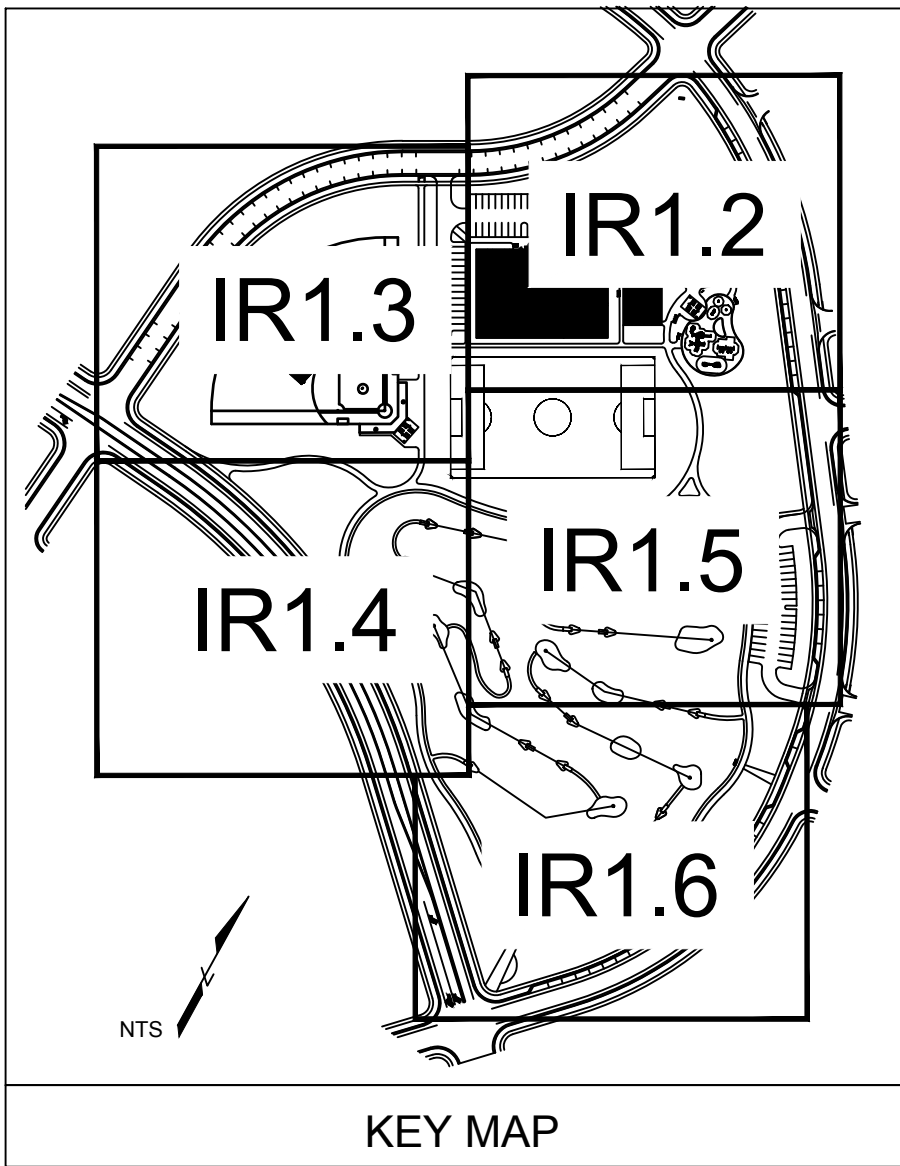
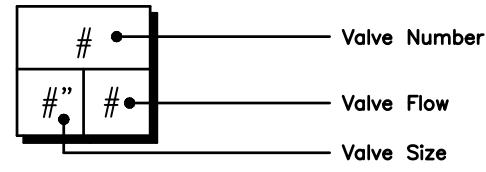
TEMPORARY IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-40-04-55-ON TURF ROTOR, 4.0" POP-UP, FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, DUAL OPPOSING NOZZLE.	50	13.0	52'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
	REMOTE CONTROL VALVE FOR TEMPORARY IRRIGATION RAIN BIRD EFB-CP-PRS-D: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE, TO BE INSTALLED ABOVE GRADE			
	TEMPORARY IRRIGATION LATERAL LINE: TO BE INSTALLED ABOVE GRADE PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.			
	TEMPORARY IRRIGATION MAINLINE: TO BE INSTALLED ABOVE GRADE PVC CLASS 200 SDR 21. X-INCH UNLESS OTHERWISE NOTED.			
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.			
	Valve Callout			



IRRIGATION SCHEDULE

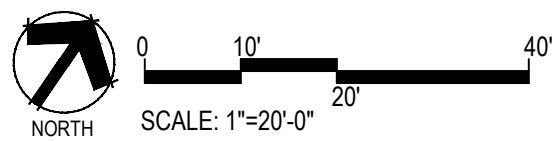
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HIGH FLOW VALVE NETAFIM MODEL LVCZ5801 0075-HF. PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
	DRIP VALVE ASSEMBLY LOW FLOW VALVE NETAFIM MODEL LVCZ5801 0075-LF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" BOX.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
	INLINE DRIP INDICATOR HEAD NETAFIM TLAVRV: AIR/VACUUM RELIEF VALVE, 1/2" MALE PIPE THREAD. INSTALL ON RAINBIRD 180G SPRINKLER BODY PER DETAILS.
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVR3-12 (18): TECHLINE HCVR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE. 0.33GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
	REMOTE CONTROL VALVE ASSEMBLY RAIN BIRD EFB-CP-PRS-D: 1", 1-1/2", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE
	RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TK: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	NORMALLY CLOSED MASTER VALVE ASSEMBLY HUNTER ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION. SIZED TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
	PEDESTAL MOUNT IRRIGATION CONTROLLER TORO TS-24-PS1: 24-STATION MODULAR SENTINEL FIELD SATELLITE CONTROLLER. REMOTE AND FLOW SENSOR READY, WITH ET-BASED RUN TIMES. ENCLOSURE: STAINLESS STEEL PEDESTAL MOUNT. INSTALL IN COORDINATION WITH TOWN OF PARKER IRRIGATION STAFF.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE TO DRIP TRANSITION PIPE: PVC CLASS 200 SDR 21 1-INCH IN SIZE UNLESS OTHERWISE NOTED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2.5-INCH UNLESS OTHERWISE NOTED.
	DRINKING FOUNTAIN WATER LINE: TYPE K COPPER, 3/4-INCH SIZE. REFER TO LANDSCAPE PLANS FOR DETAILS
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
	Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
	INSTALL HYDRANT METER PER PWSD REQUIREMENTS: INSTALL PRESSURE REGULATING VALVE, 2" BACKFLOW, AND 2"x2" CAM LOCK FOR FIRE DEPARTMENT REMOVAL. UTILIZE TWO (2) SUPPORTS FOR ASSEMBLY. INSTALL MAINLINE ABOVE GRADE AND STAKE IN PLACE.
	CONTRACTOR SHALL INSTALL APPOSING-NOZZLE ROTOR IN 6-INCH ROUND VALVE BOX PER TOWN PARKS STANDARDS. COORDINATE INSTALLATION WITH TOWN PARKS IRRIGATION STAFF.
	CONTRACTOR SHALL INSTALL TYPE K COPPER LINE AT FROST FREE DEPTH TO DRINKING FOUNTAIN. INSTALL PER TOWN OF PARKER STANDARDS AND LOCAL PLUMBING CODES. REFER TO LANDSCAPE PLANS FOR DRINKING FOUNTAIN INSTALLATION AND CONNECTION DETAILS. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR AND TOWN OF PARKER.

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
IRRIGATION PLANS

MPD Designs, LLC
P.O. BOX 345
Windsor, CO 80550
970.402.3047
Michelle@MPDesignsllc.com

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 02.27.18

Know what's below. Call before you dig.

■ Sheet Name ■

IRRIGATION LEGEND
AND NOTES

■ Sheet Number ■

IR1.0



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

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

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

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

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

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

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

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

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

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

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

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

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

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

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

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

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

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

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

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

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT -TOWN OF PARKER PARK

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

Landscape Area	High Water TURF (6,000sf = 1 SFE)		Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)		Drip Irrigated area (20,000sf = 1 SFE)		Non-Irrigated area	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	_sft x 1 = 42,342	66,512_sft x .6 = 39,907	4,660_sft x .3 = 1,398	0_sft x 0 = 0				41,305_sft	6,000	6.88_SFE's

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

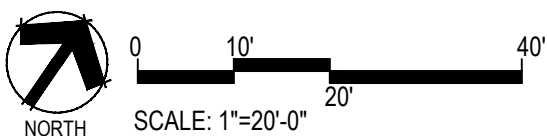
Owner/Developer: EXS MANAGEMENT
Attn: MATT JENKE
Billing Address: 7353 SOUTH ALTON WAY, CENTENNIAL
Phone #: N/A

ET Controller (with Rain Sensor)

Manufacturer	TORO
Model number	SENTINEL

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

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■ Engineering ■



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TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
IRRIGATION PLANS



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Michelle@MPIDesignsllc.com

Drawn by: DGP/MLP

Checked by: MLP

Submittal

Date: 02.27.18

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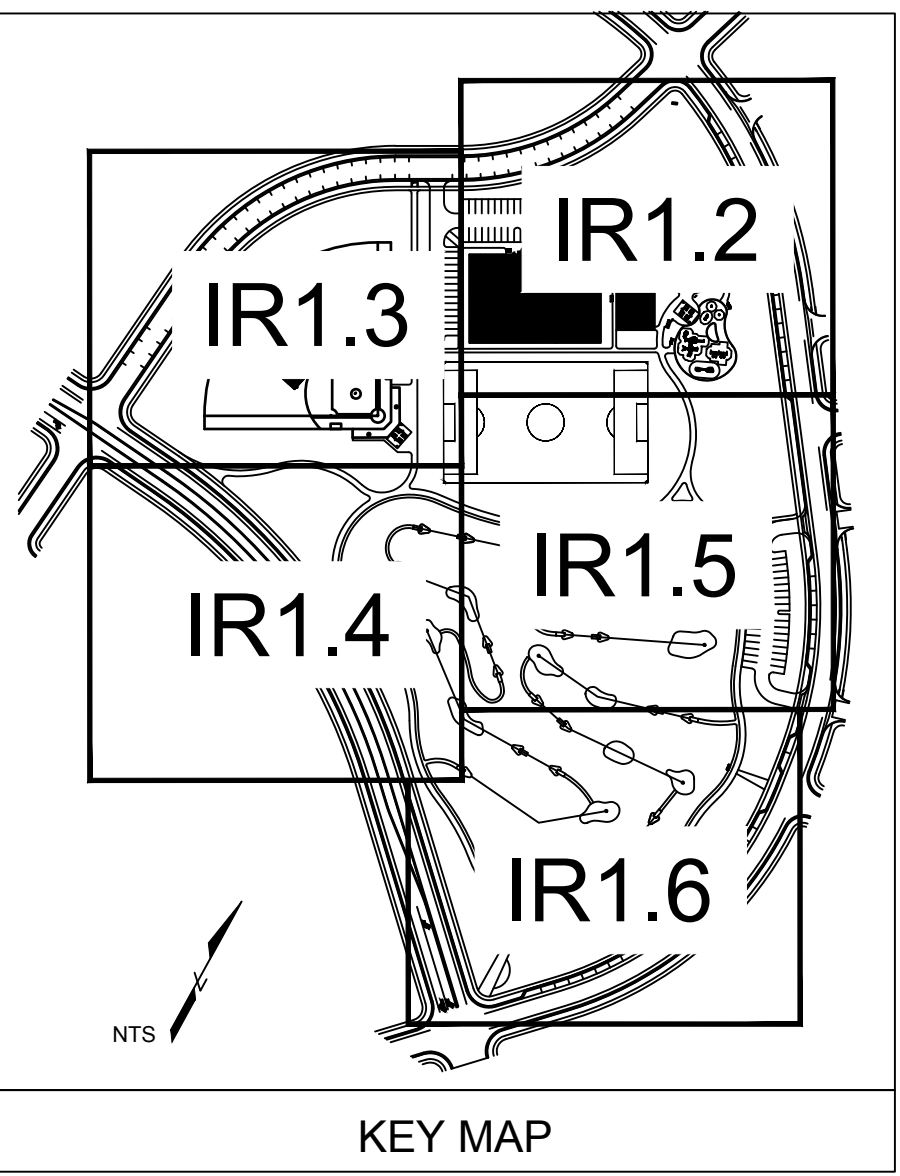
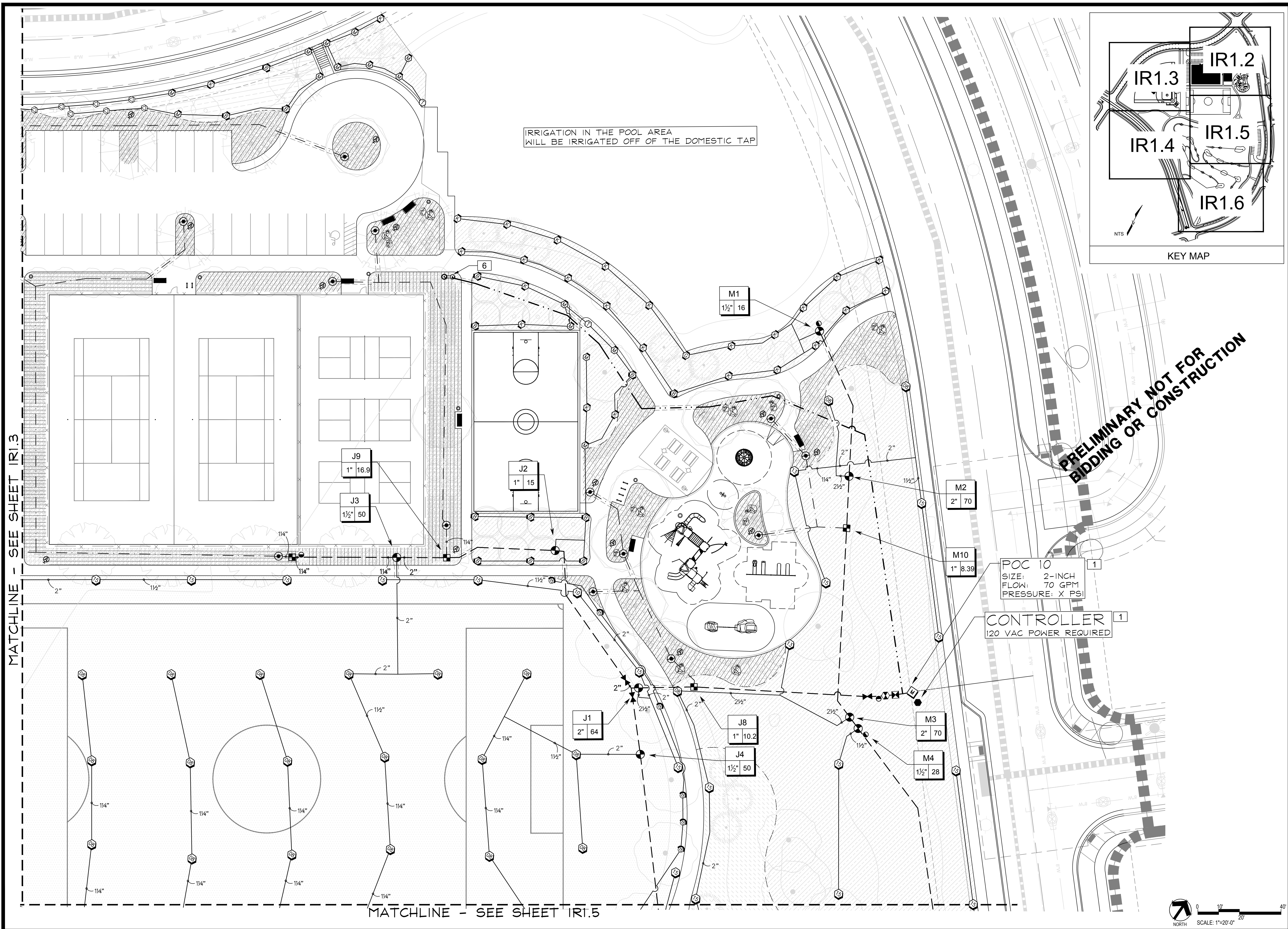


■ Sheet Name ■

IRRIGATION TAP
WORKSHEETS

■ Sheet Number ■

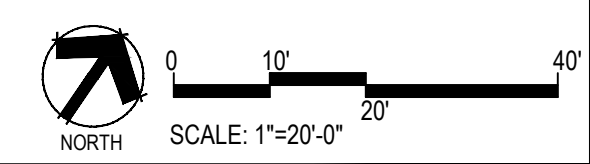
IR1.1



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MATCHLINE - SEE SHEET IR1.3

MATCHLINE - SEE SHEET IR1.5



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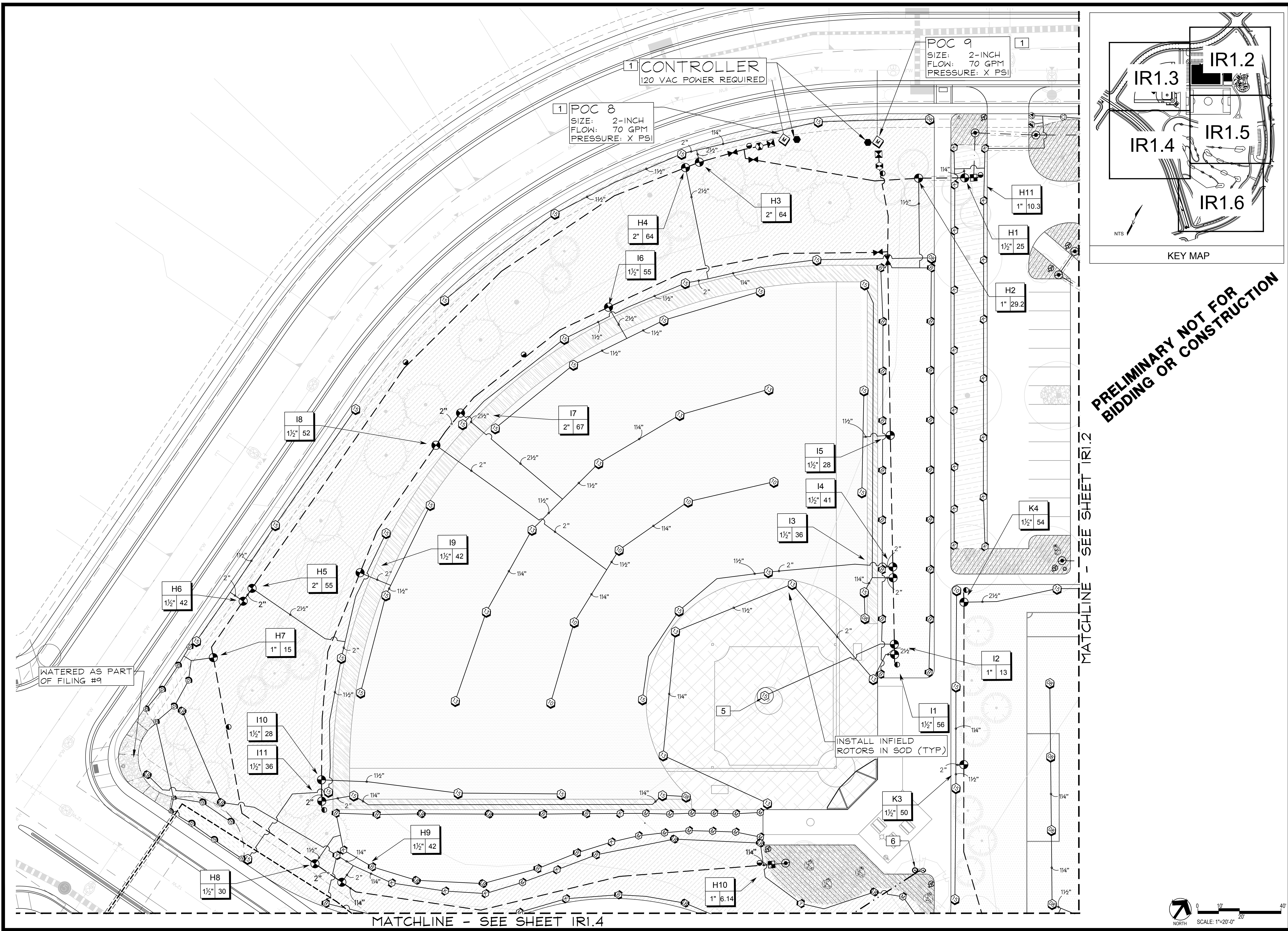
TRAILS AT CROWFOOT
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IRRIGATION PLANS

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970.402.3047
Michelle@MPDesignsllc.com

Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 02.27.18
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■ Sheet Name ■
IRRIGATION PLANS

■ Sheet Number ■
IR1.2



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TRAILS AT CROWFOOT
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Drawn by: DGP/MLP
Checked by: MLP
Submittal Date: 02.27.18

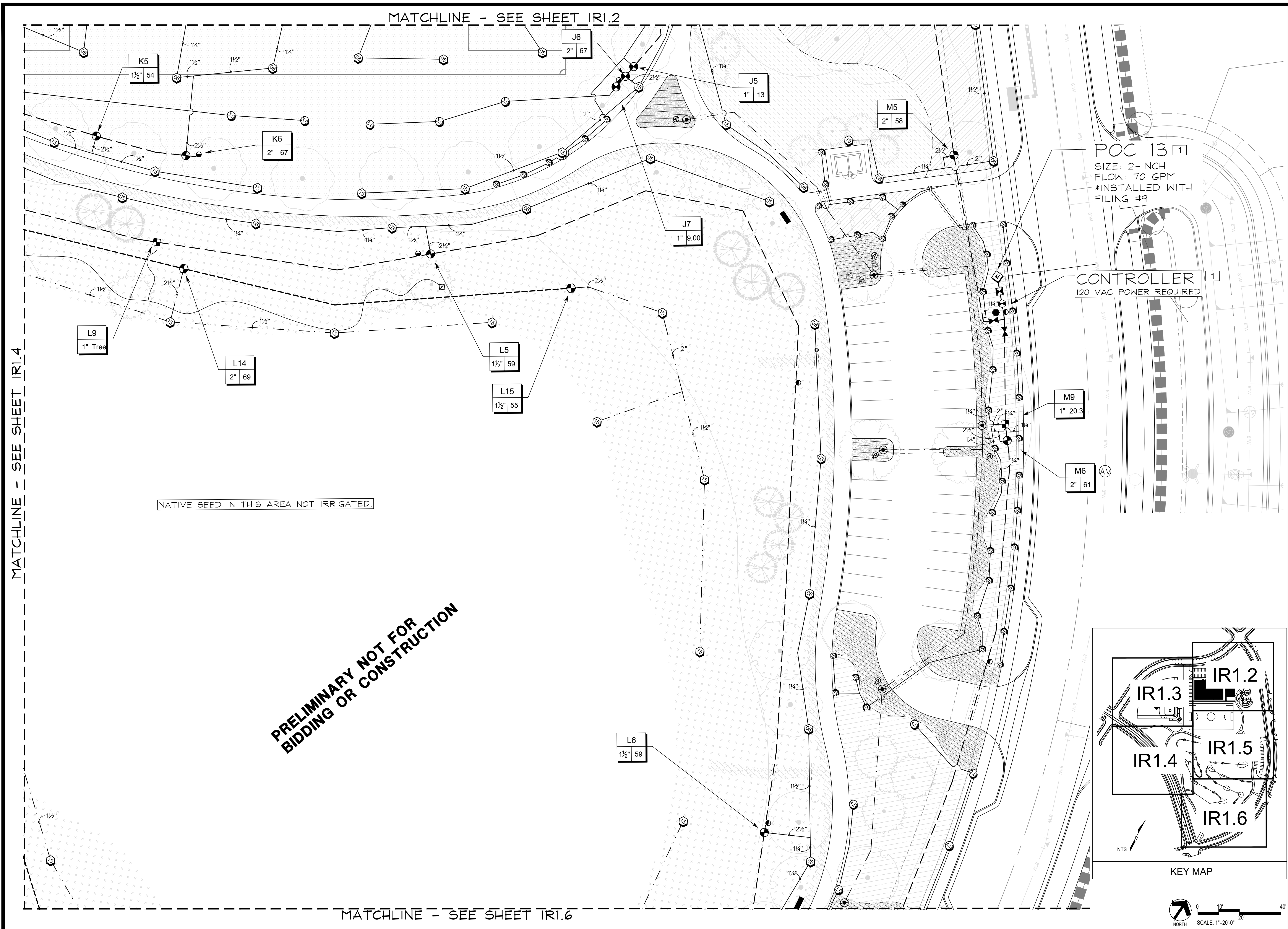
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Sheet Name

IRRIGATION PLANS

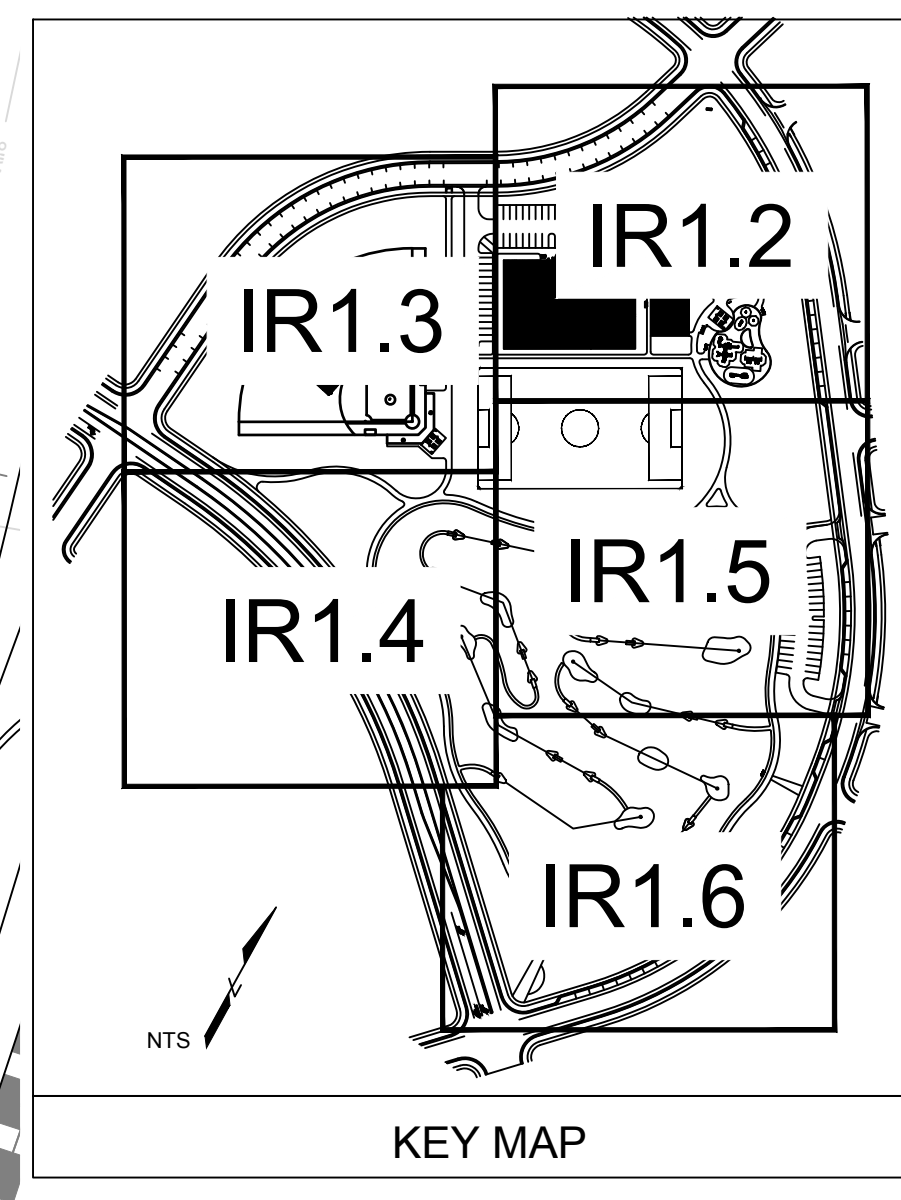
Sheet Number

IR1.3



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

CONTROLLER 1
120 VAC POWER REQUIRED



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■ Sheet Name ■
IRRIGATION PLANS

■ Sheet Number ■
IR1.5

MATCHLINE - SEE
SHEET IR1.4

MATCHLINE - SEE SHEET IR1.5

NATIVE SEED IN THIS AREA NOT IRRIGATED.

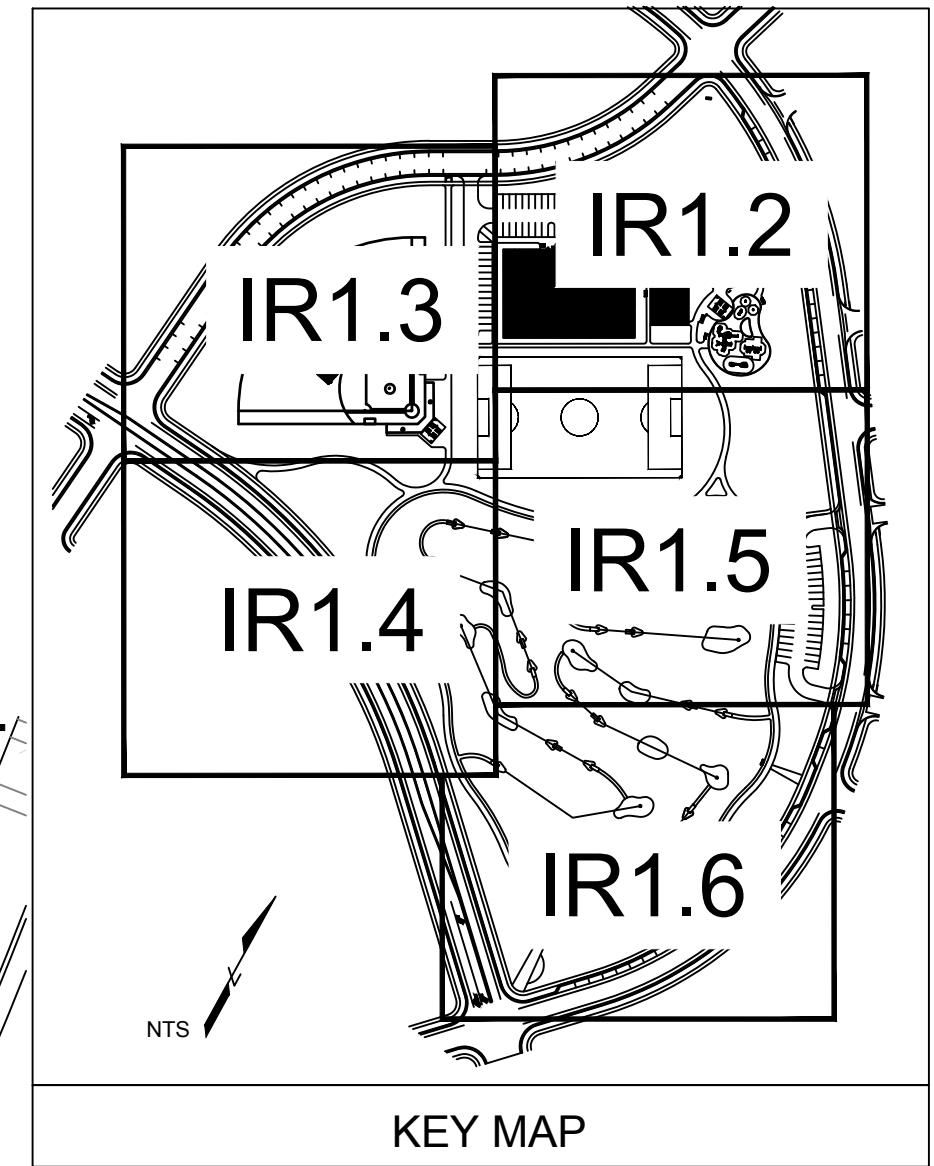
L13
2" 69

L7
2" 59

M7
1½" 53

M8
1½" 49

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0 10' 20' 40'
SCALE: 1"=20'-0"

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CENTENNIAL, CO 80112

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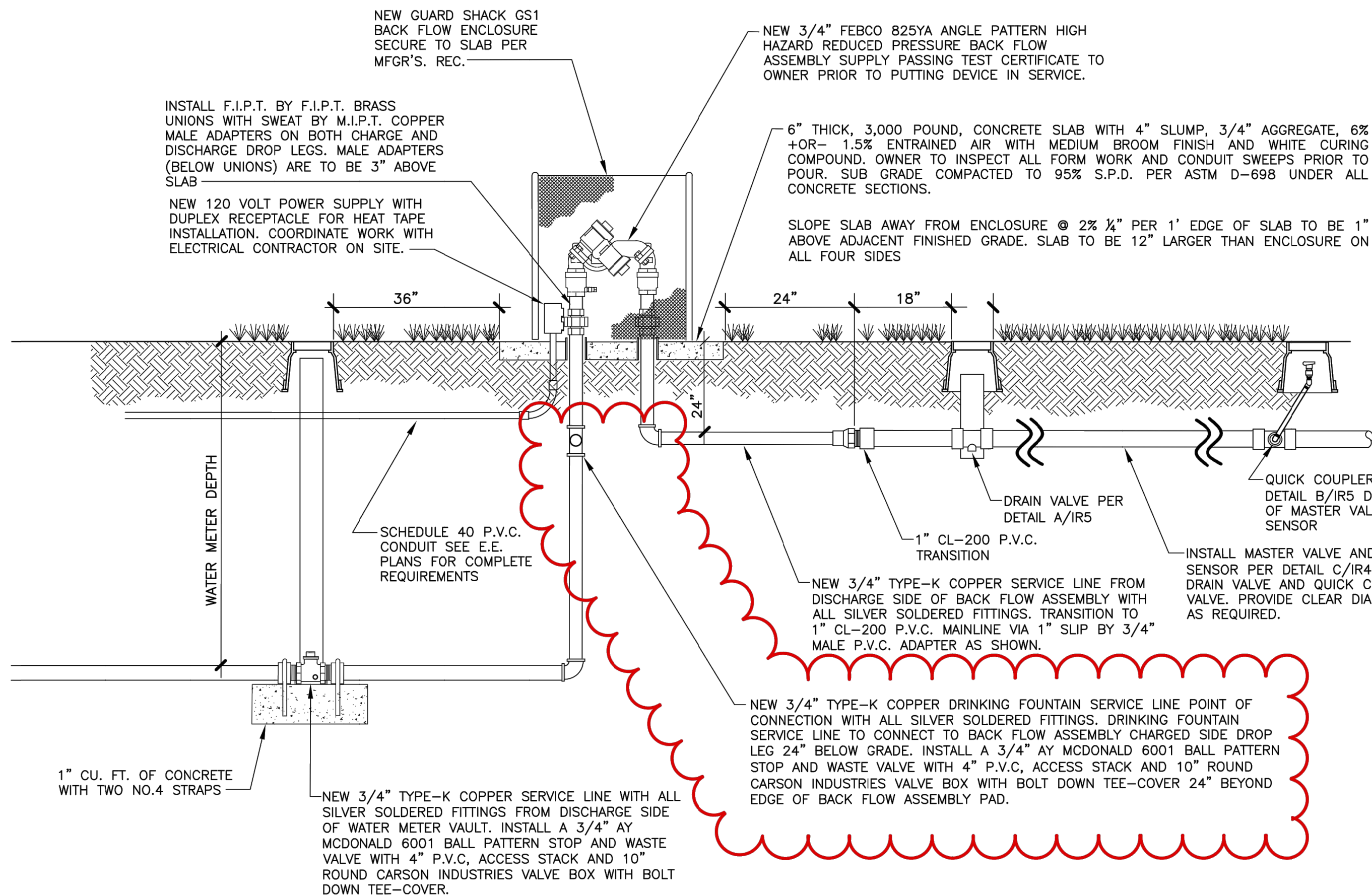
TRAILS AT CROWFOOT
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IRRIGATION PLANS

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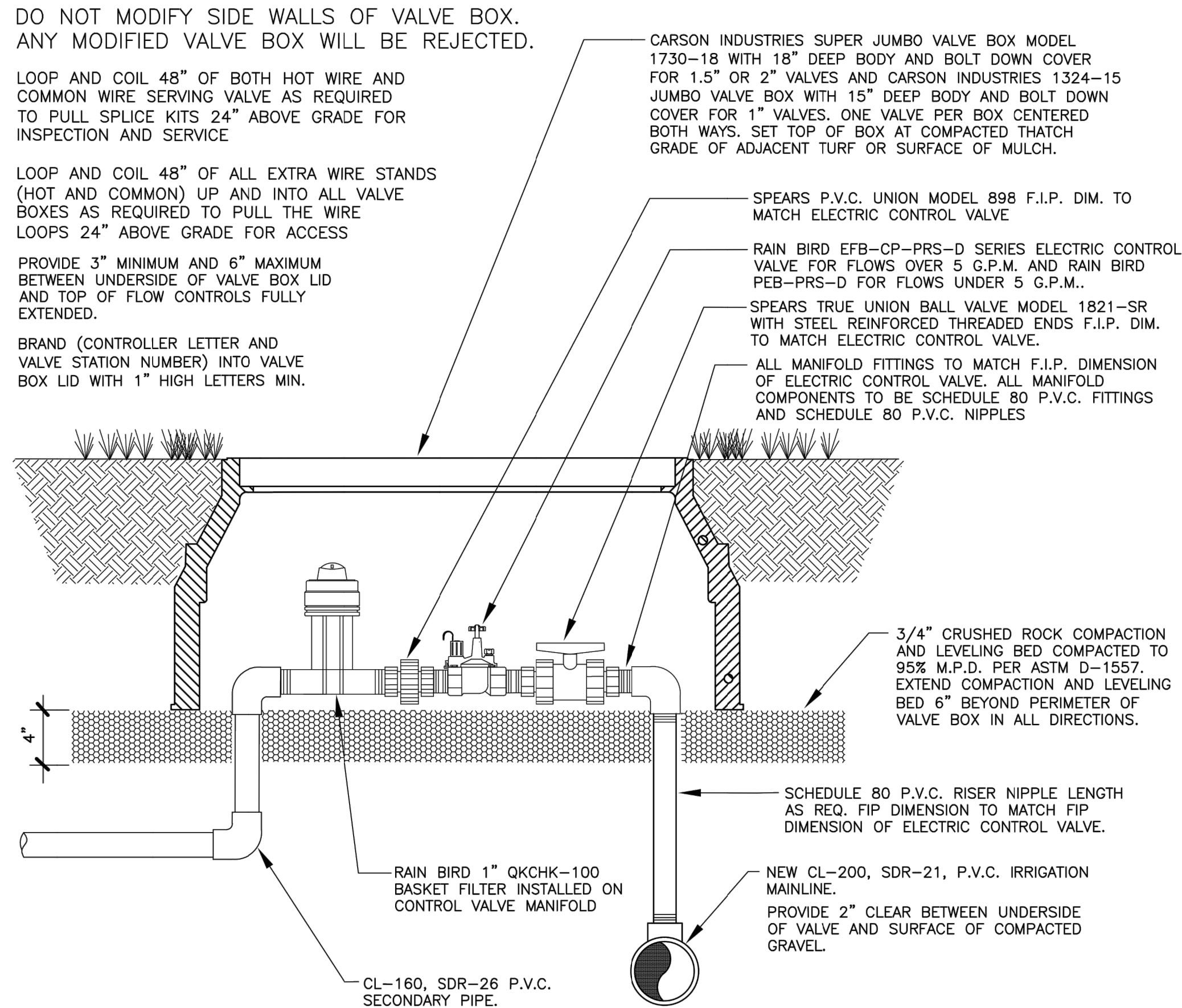
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Submittal
Date: 02.27.18
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Sheet Name
IRRIGATION PLANS

Sheet Number
IR1.6



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

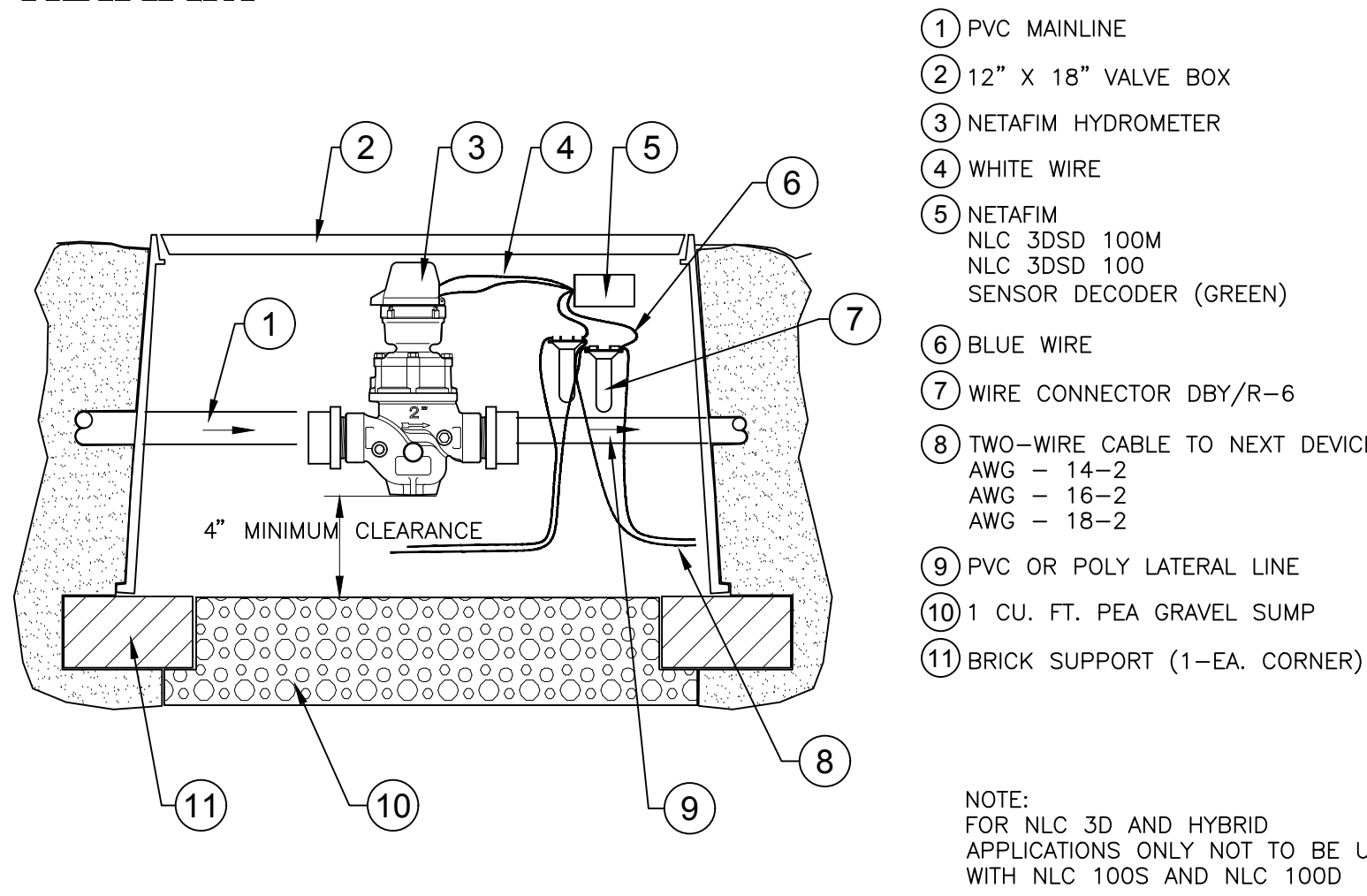


B ELECTRIC CONTROL VALVE FOR NETAFIM CV DRIPPER LINE ZONES
IR4 NO SCALE

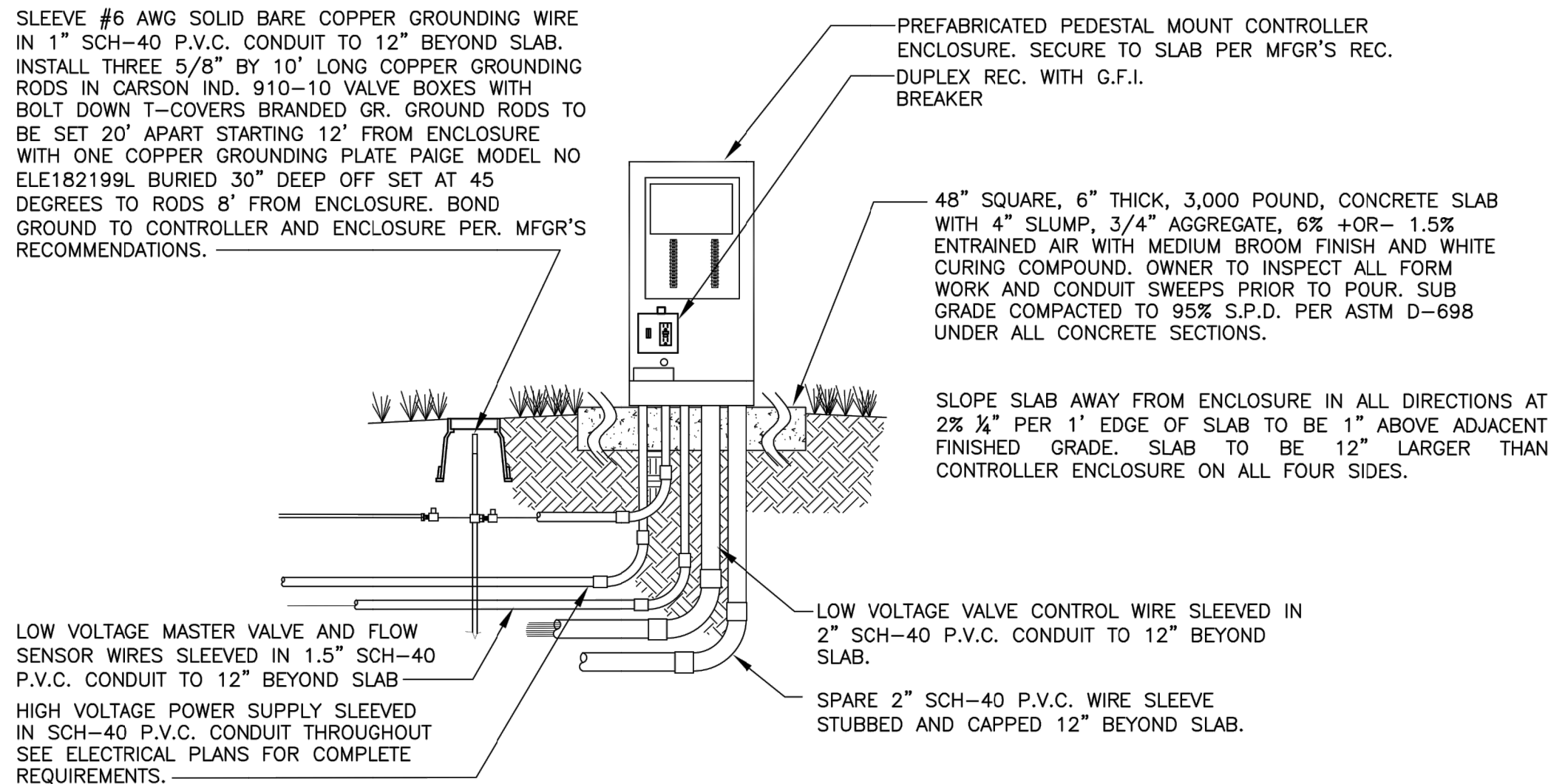
Controller Specification Summary:

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

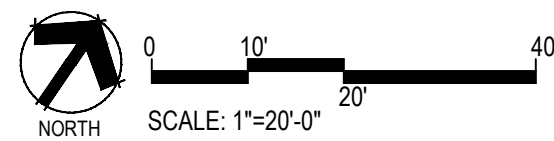
CONTRACTOR TO ARRANGE AND PAY FOR C.P.S. DISTRIBUTORS TO CONDUCT A SITE SURVEY ANTENNA SET UP TO MAXIMIZE SIGNAL QUALITY FOR EACH TORO SENTINEL CONTROLLER INSTALLED. COORDINATE SET UP AS REQUIRED WITH MANUFACTURER'S REPRESENTATIVE. CONTACT BRANDON GULLY AT C.P.S. DISTRIBUTORS AT (303)-961-6959.



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



D CONTROLLER AND ENCLOSURE ELEVATION
IR4 NO SCALE



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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■
people creating spaces

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#3, B-180 Independence plaza
1007 16th street - denver co 80265
7303.531.4905 / 7303.531.4908

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

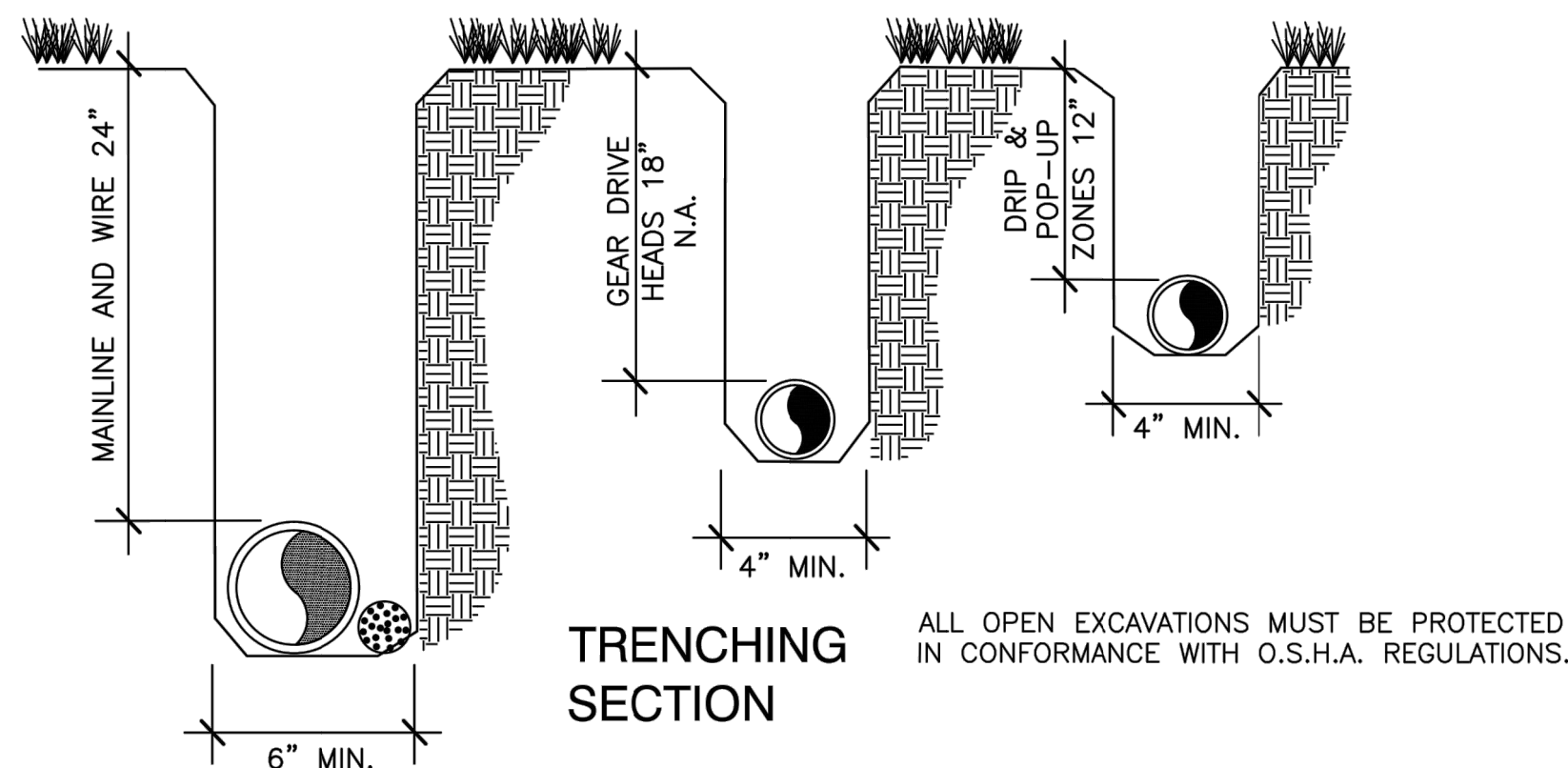
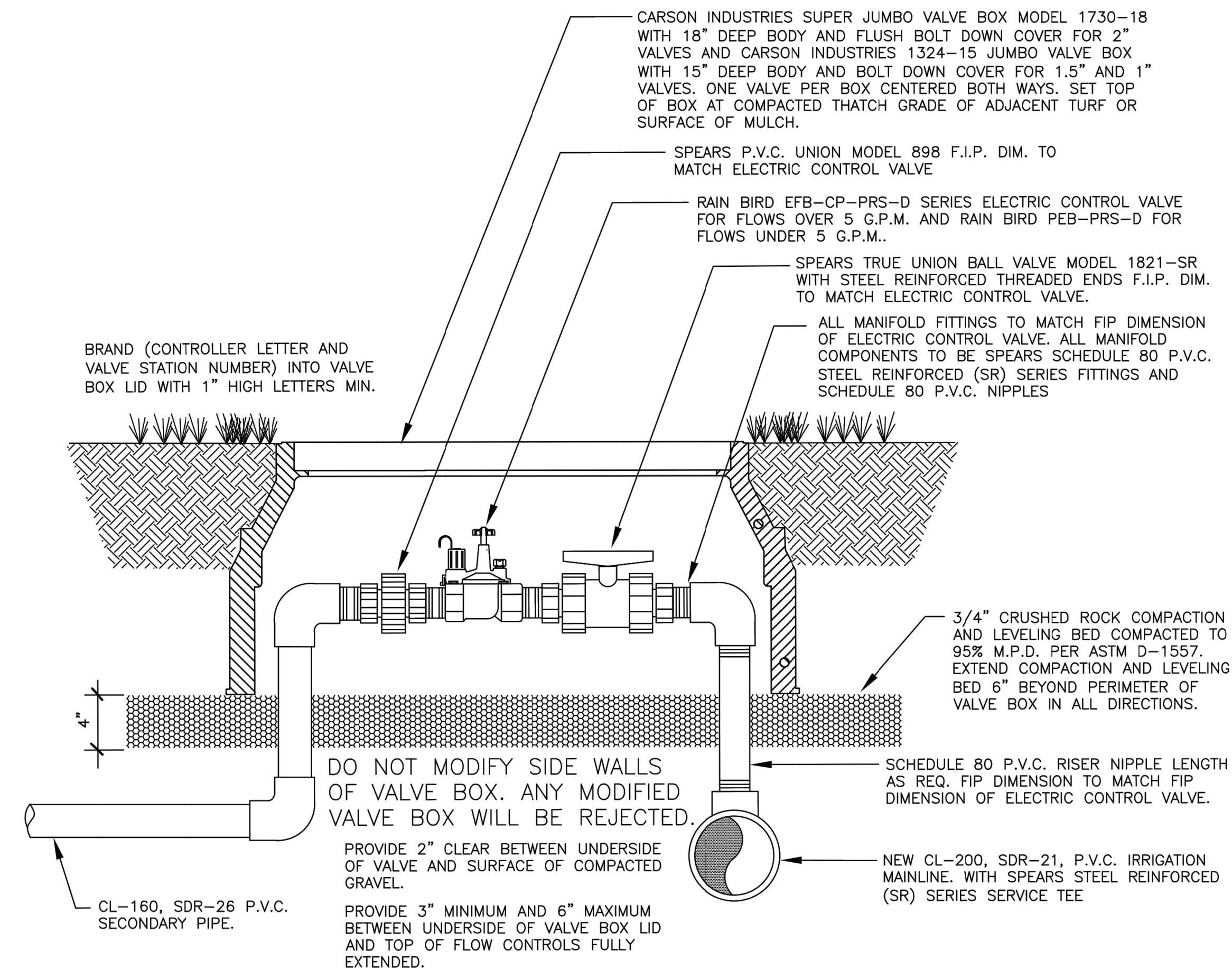
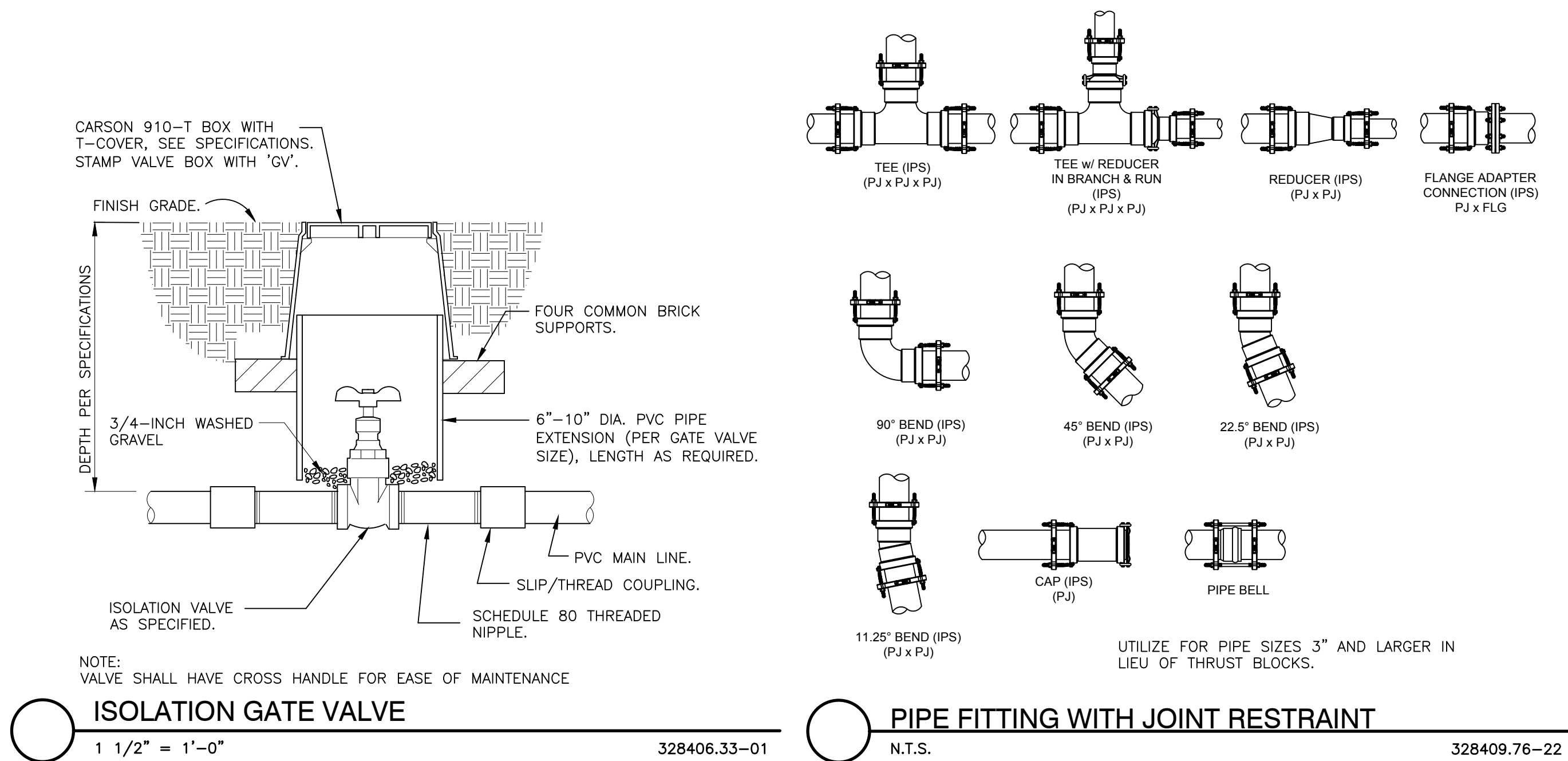
TRAILS AT CROWFOOT
PARK PLANS
PARKER, COLORADO
IRRIGATION PLANS

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970.402.3047
Michelle@MPDesignsllc.com

Drawn by: DGP/MLP
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IR2.1



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

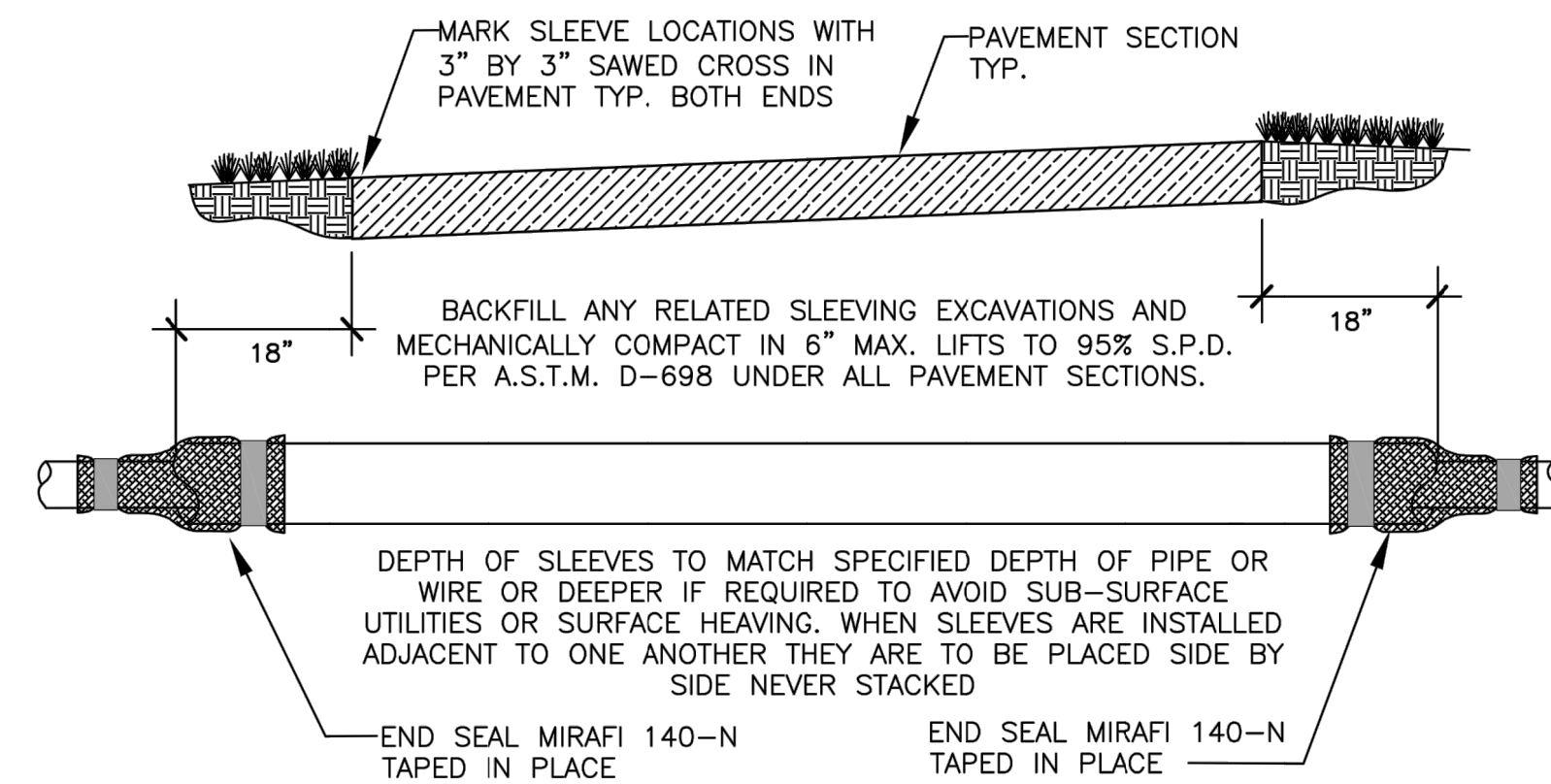
ALL WIRE TRENCHES AND RELATED EXCAVATIONS SHALL BE MECHANICALLY COMPACTED IN 6" LIFTS MAXIMUM. TO 90% S.P.D. PER ASTM D-698 IN ALL LANDSCAPE AREAS.

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

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

C
1.3

IRRIGATION TRENCHING
NO SCALE



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

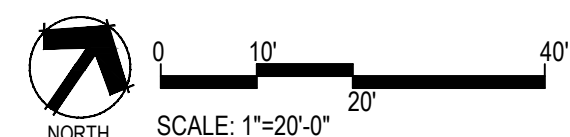
SLEEVING WILL BE MEASURED FROM THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE ENTER THE SLEEVE (AT THE SPECIFIED DEPTH) TO THE POINT WHERE THE MAINLINE PIPE, SECONDARY PIPE OR WIRE EXIT THE SLEEVE (AT THE SPECIFIED DEPTH). ANY ADDITIONAL PIPE OR BORING REQUIRED TO ACHIEVE THE SPECIFIED PIPE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

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

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

D
1.3

IRRIGATION SLEEVING
NO SCALE



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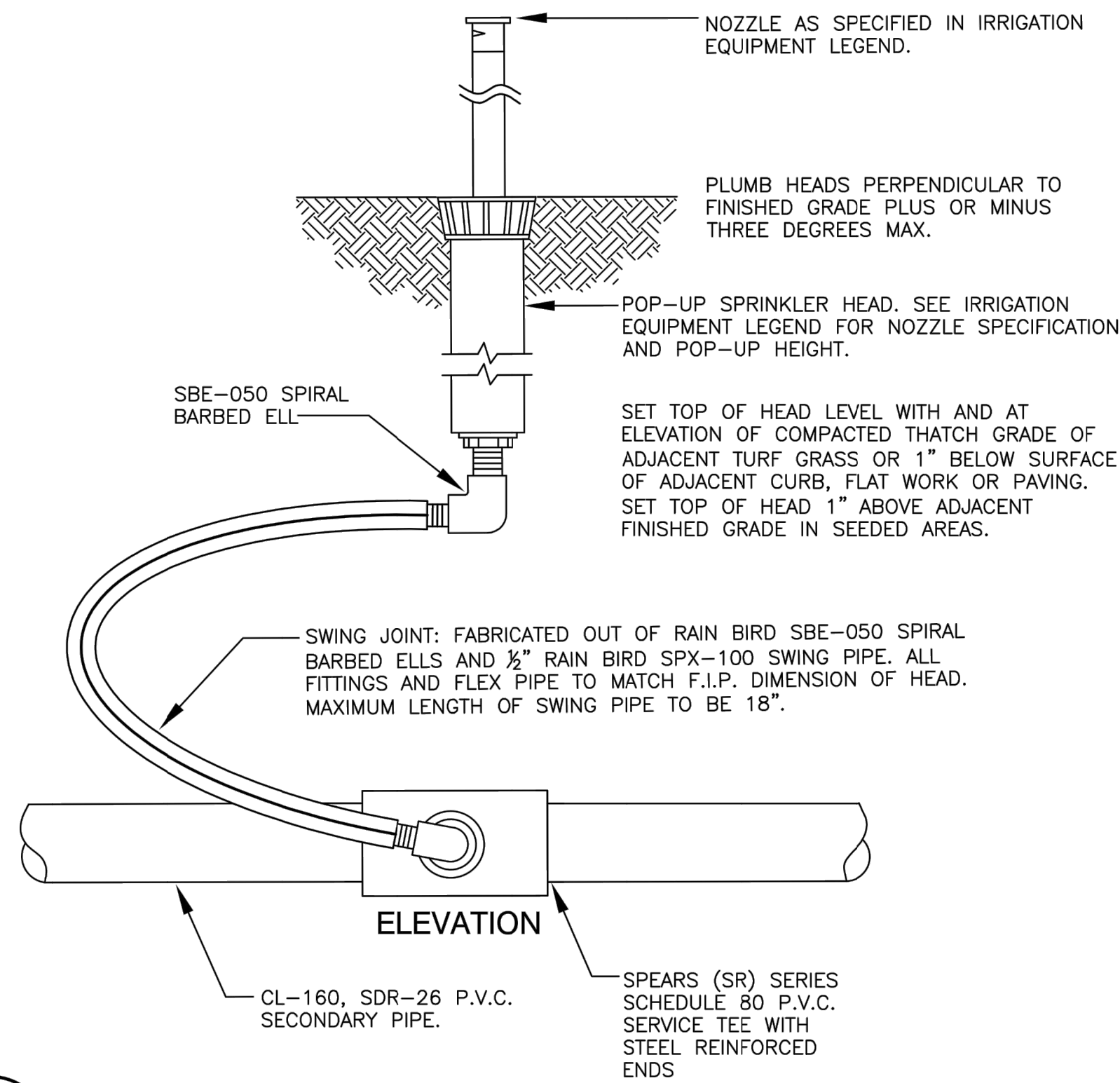
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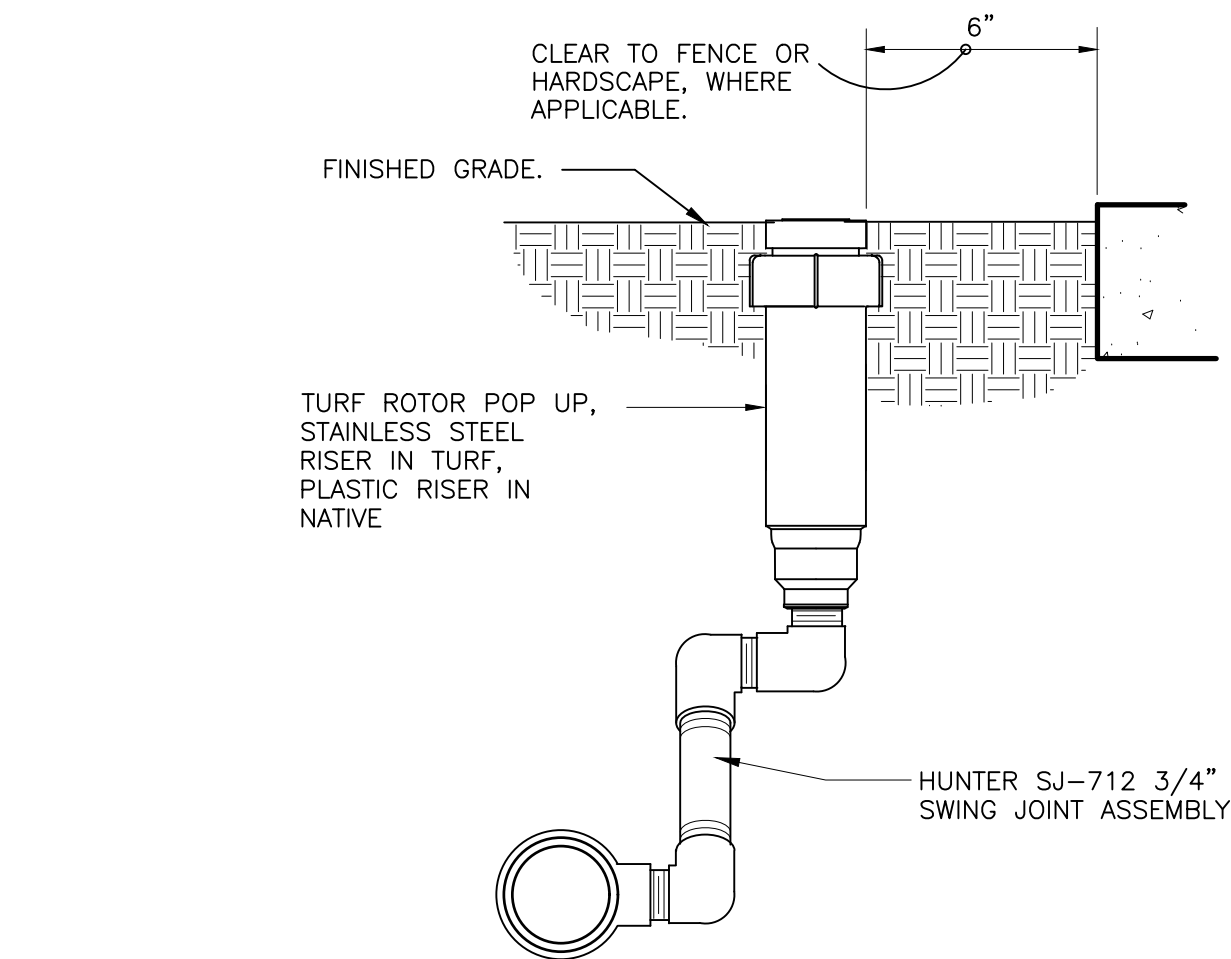
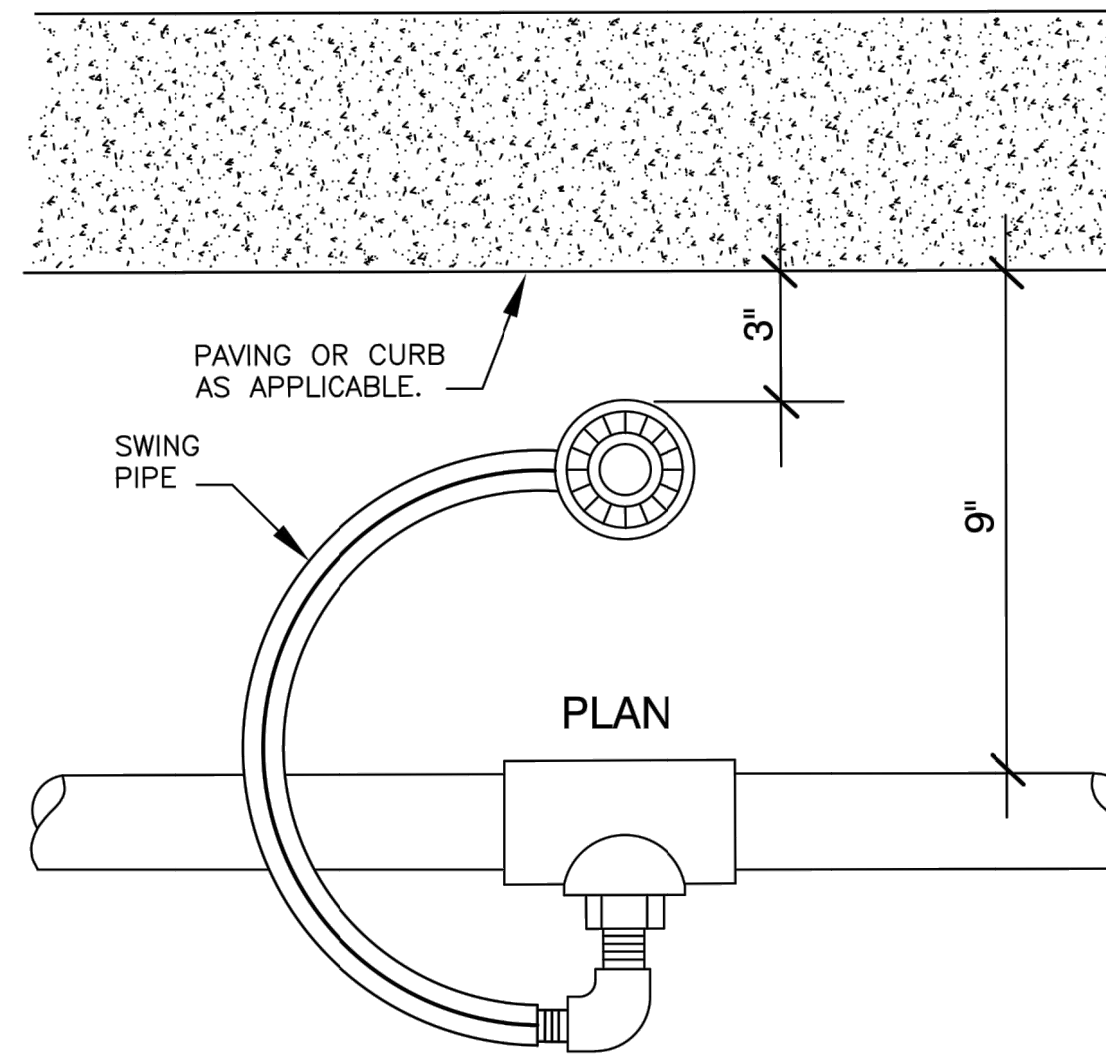
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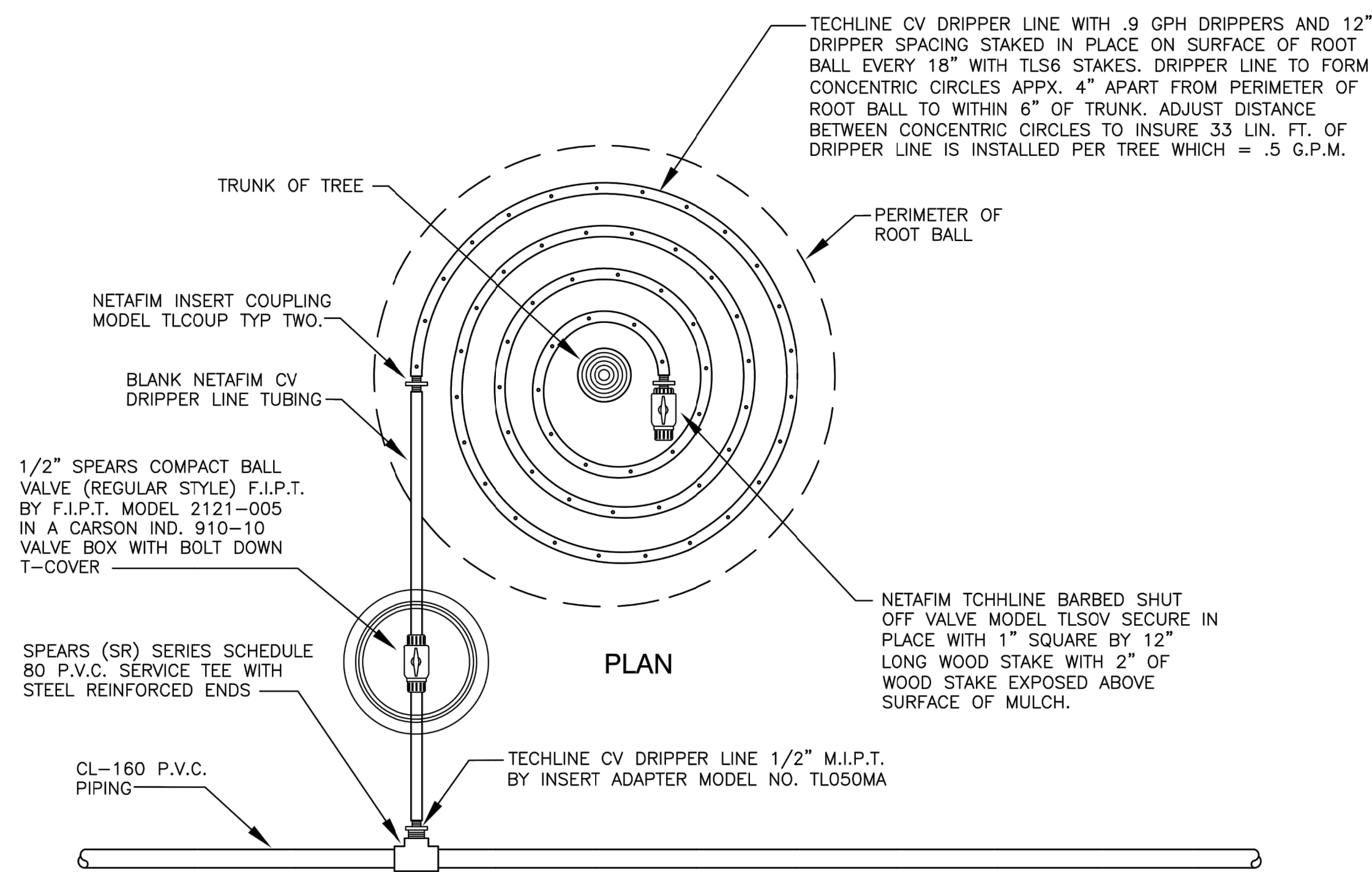
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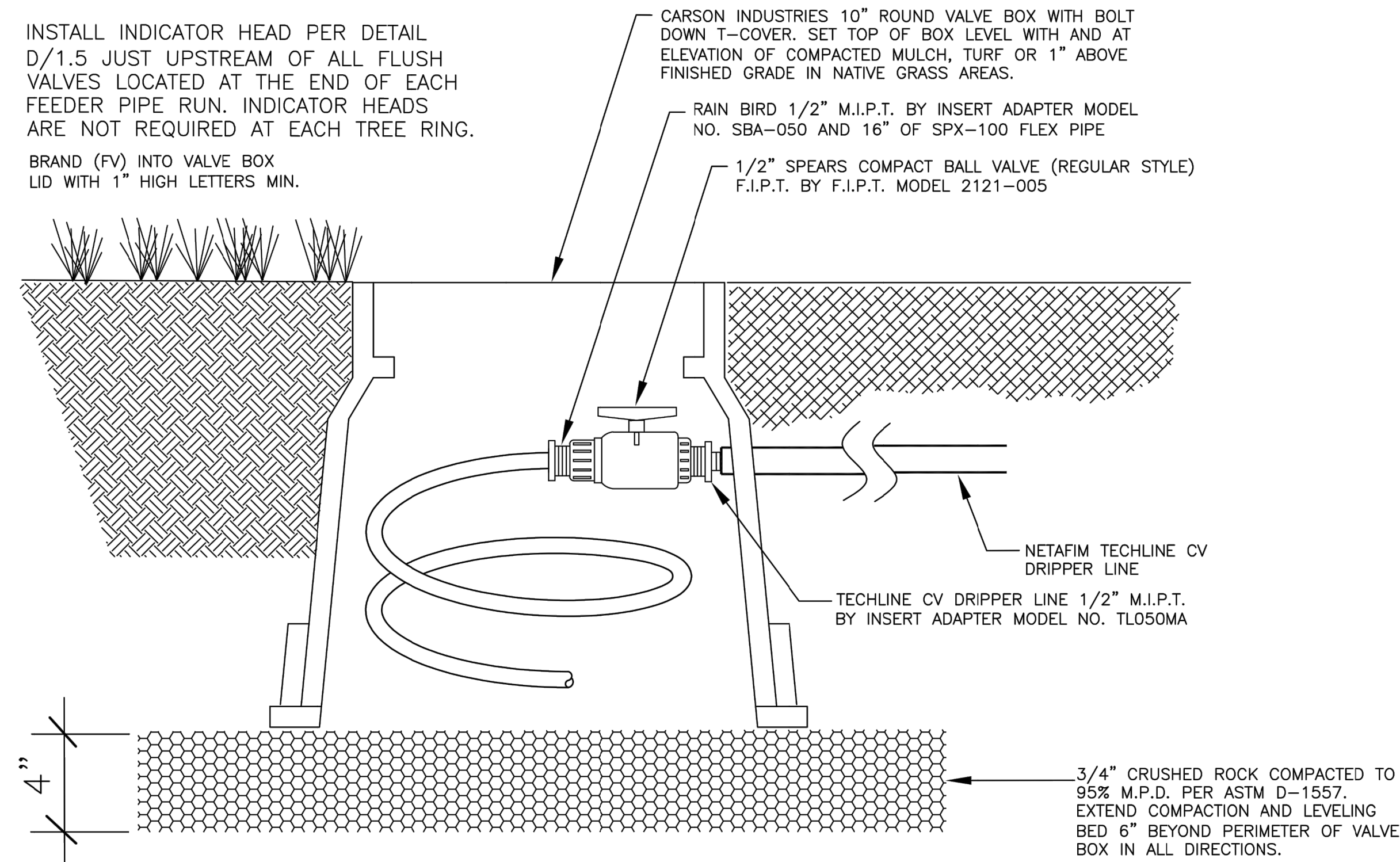
A
1.4 POP-UP SPRINKLER HEAD
NO SCALE



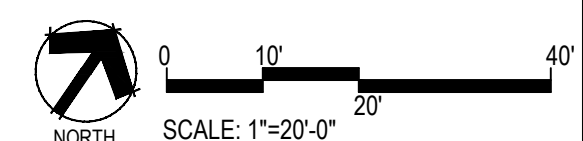
C
3\"/>



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



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



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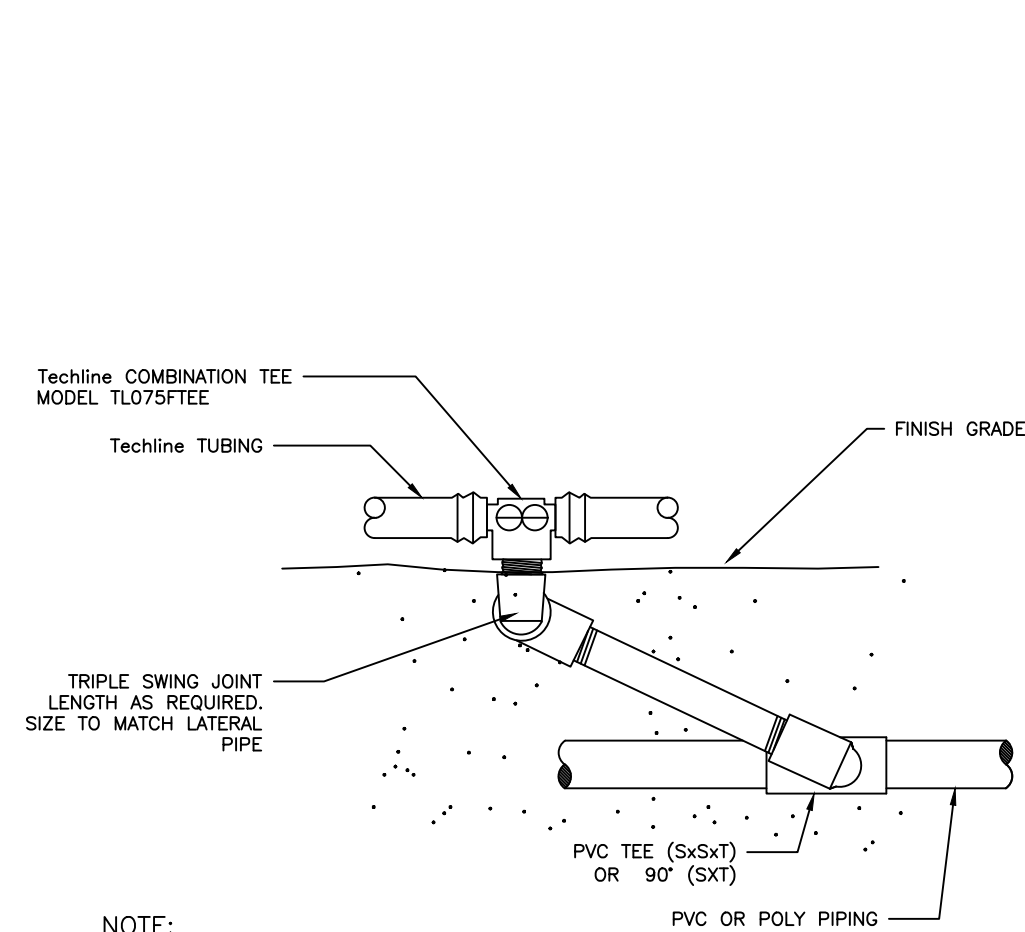
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IR2.3

NOTES:
ALLOW FOR A VARIETY OF APPLICATIONS AND CONDITIONS. WEATHER PROTECTION IS NOT RESPONSIBLE FOR CORROSION OR
FAILURE OF ANY COMPONENTS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SYSTEM.
FOR SYSTEMS EXPOSED TO UV RADIATION, THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SYSTEM.
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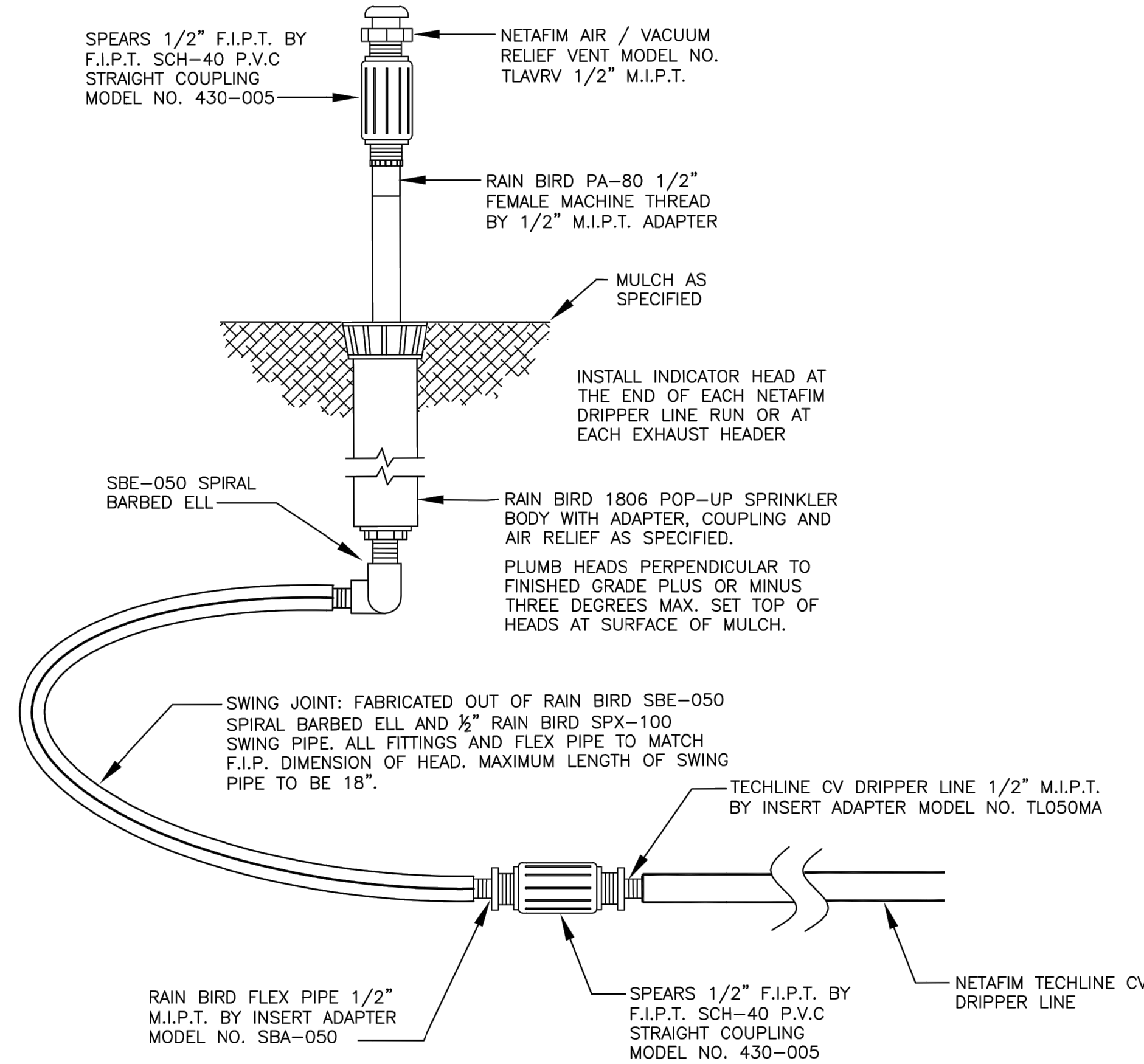


NOTE:
EACH CONNECTION IS CAPABLE OF
MAX 10 GPM

9 NETAFIM TECHLINE TRANSITION POINT

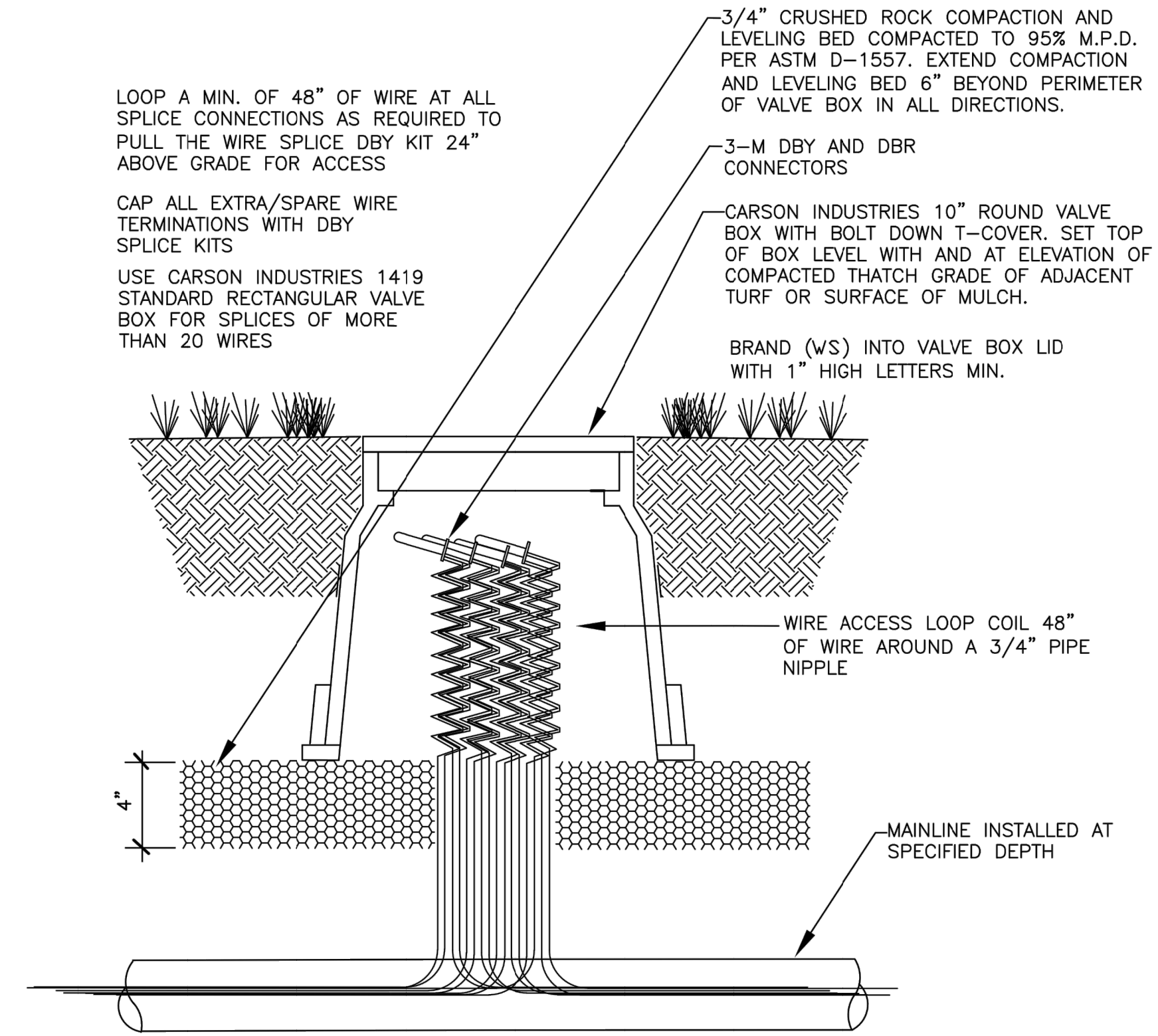
3" = 1'-0"

NETAFIM
328413.56-10



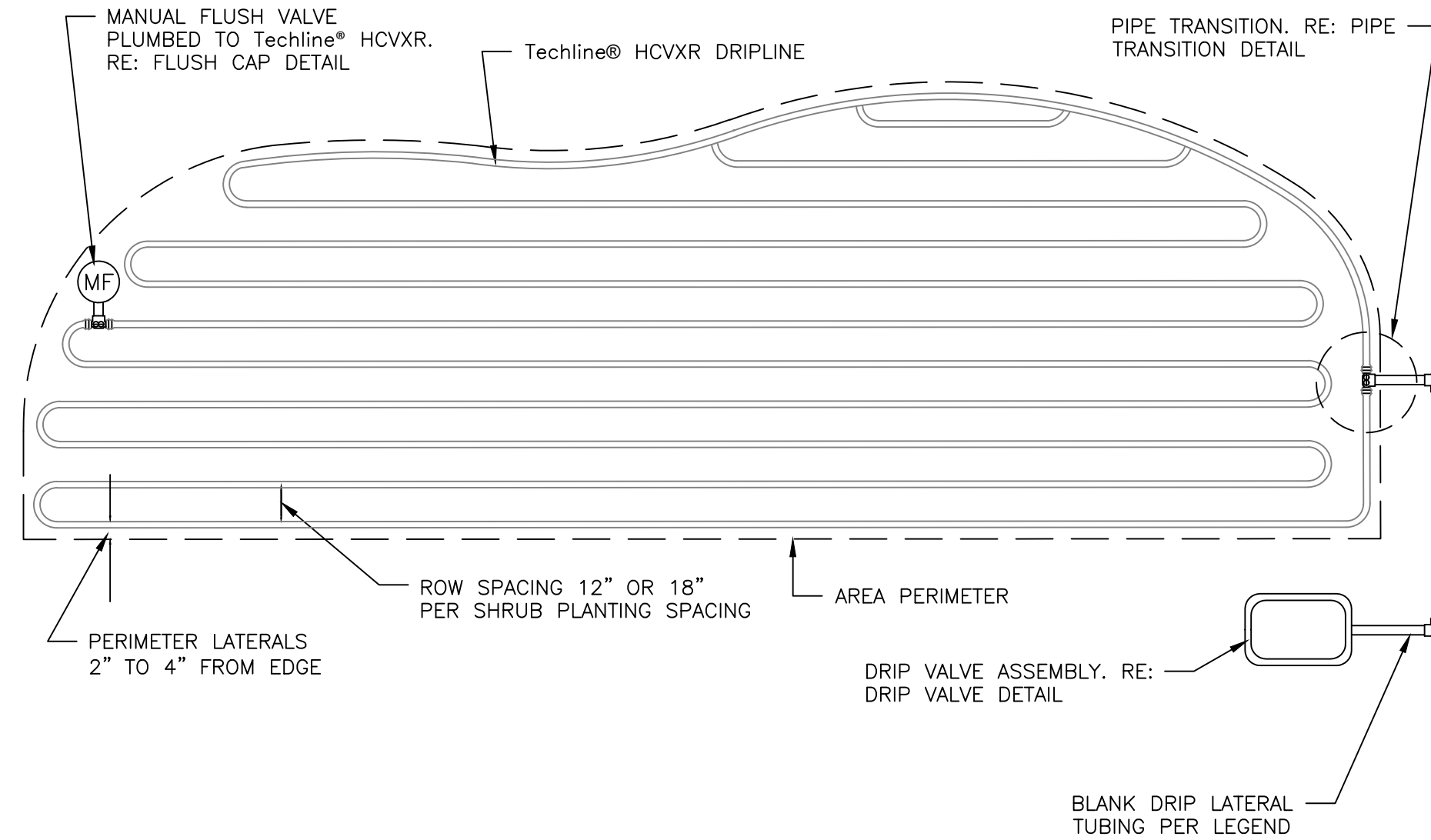
A 1.5 INDICATOR HEAD FOR NETAFIM CV DRIPPER LINE ZONES

NO SCALE



B 1.5 WIRE SPLICE ACCESS LOOP

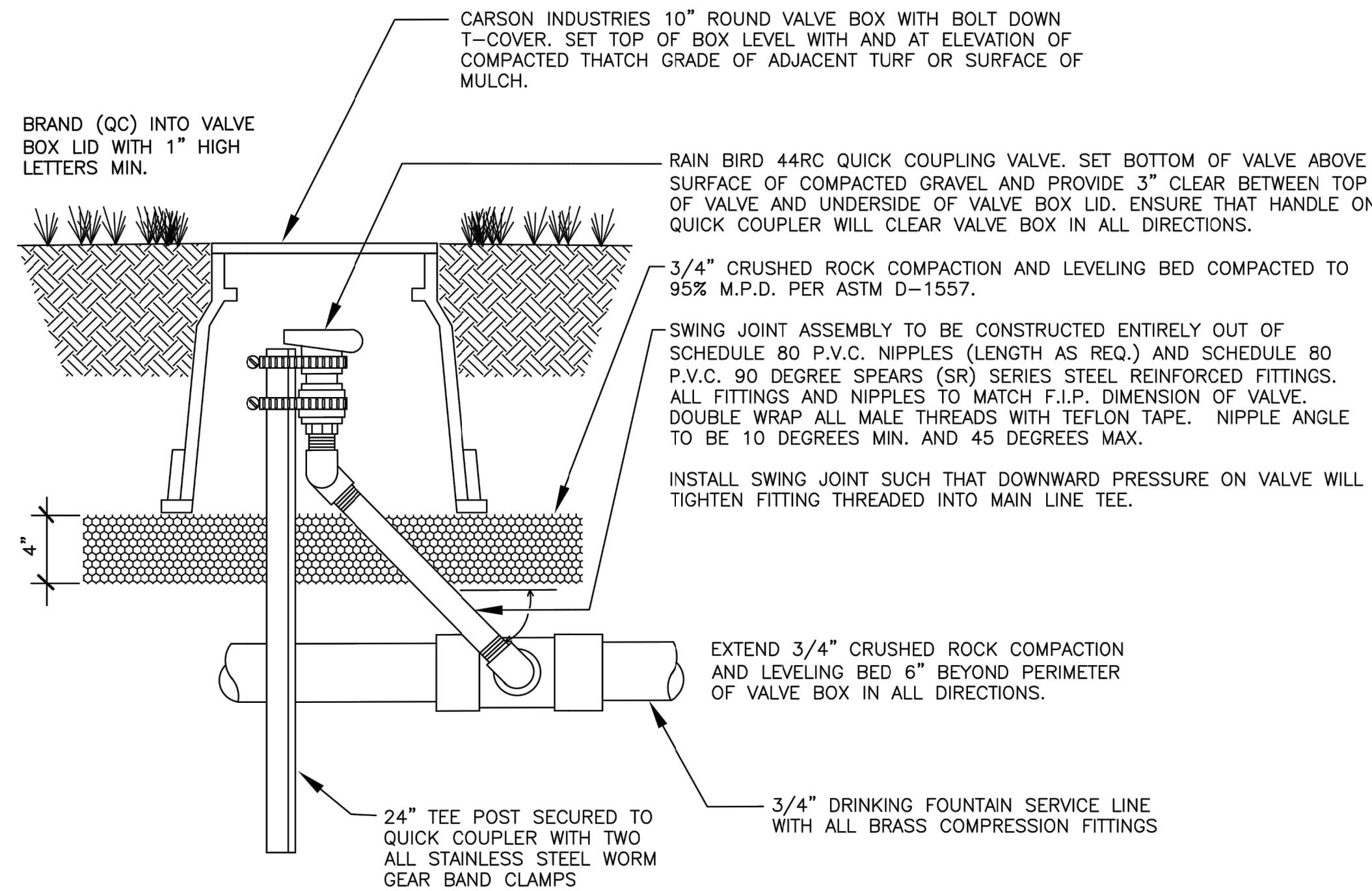
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10 INLINE DRIP IN SHRUB BEDS

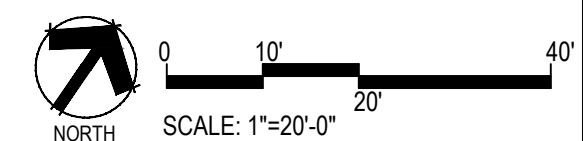
N.T.S.

NETAFIM
328413.56-09



C 1.5 QUICK COUPLER VALVE

NO SCALE



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