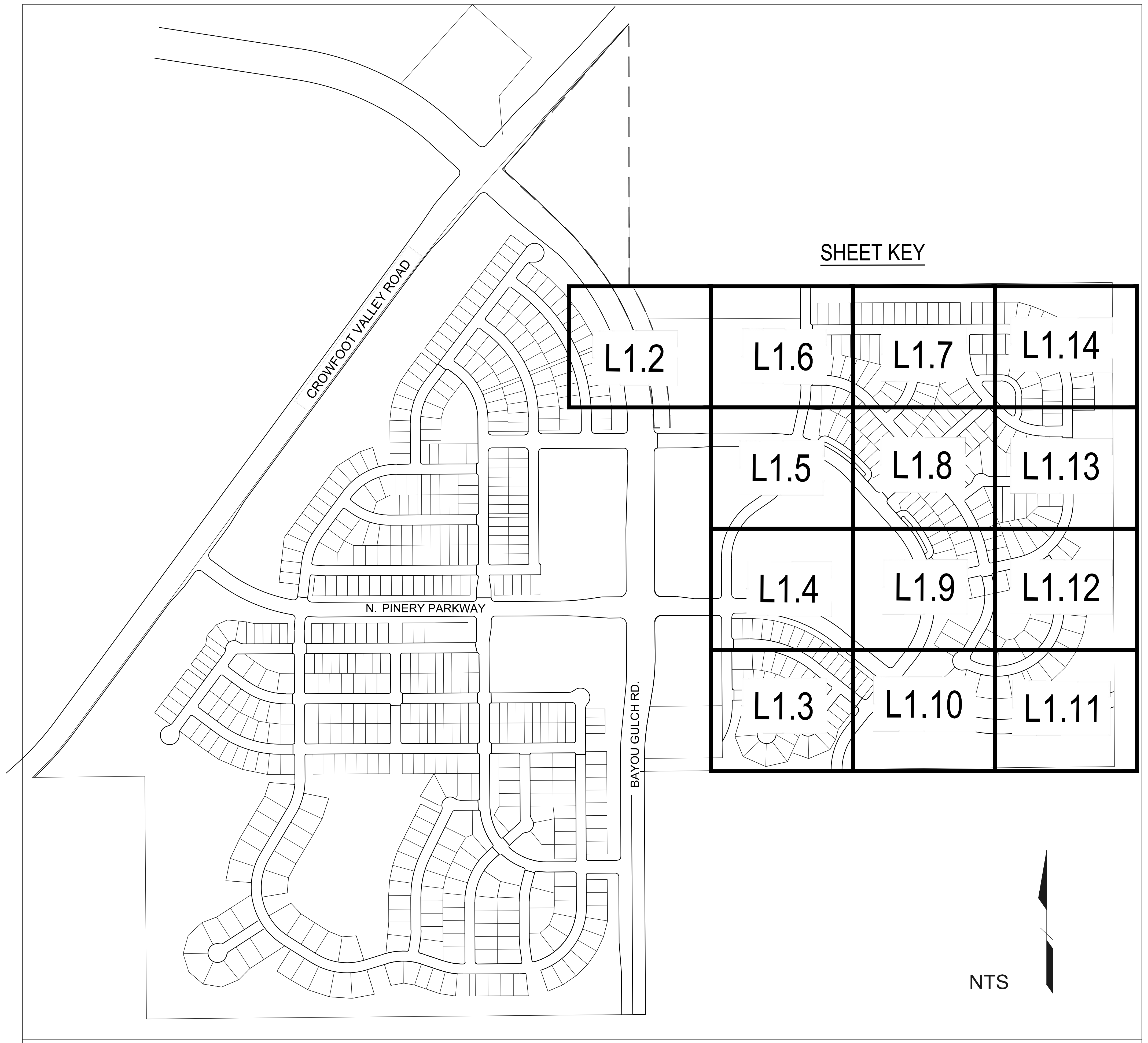
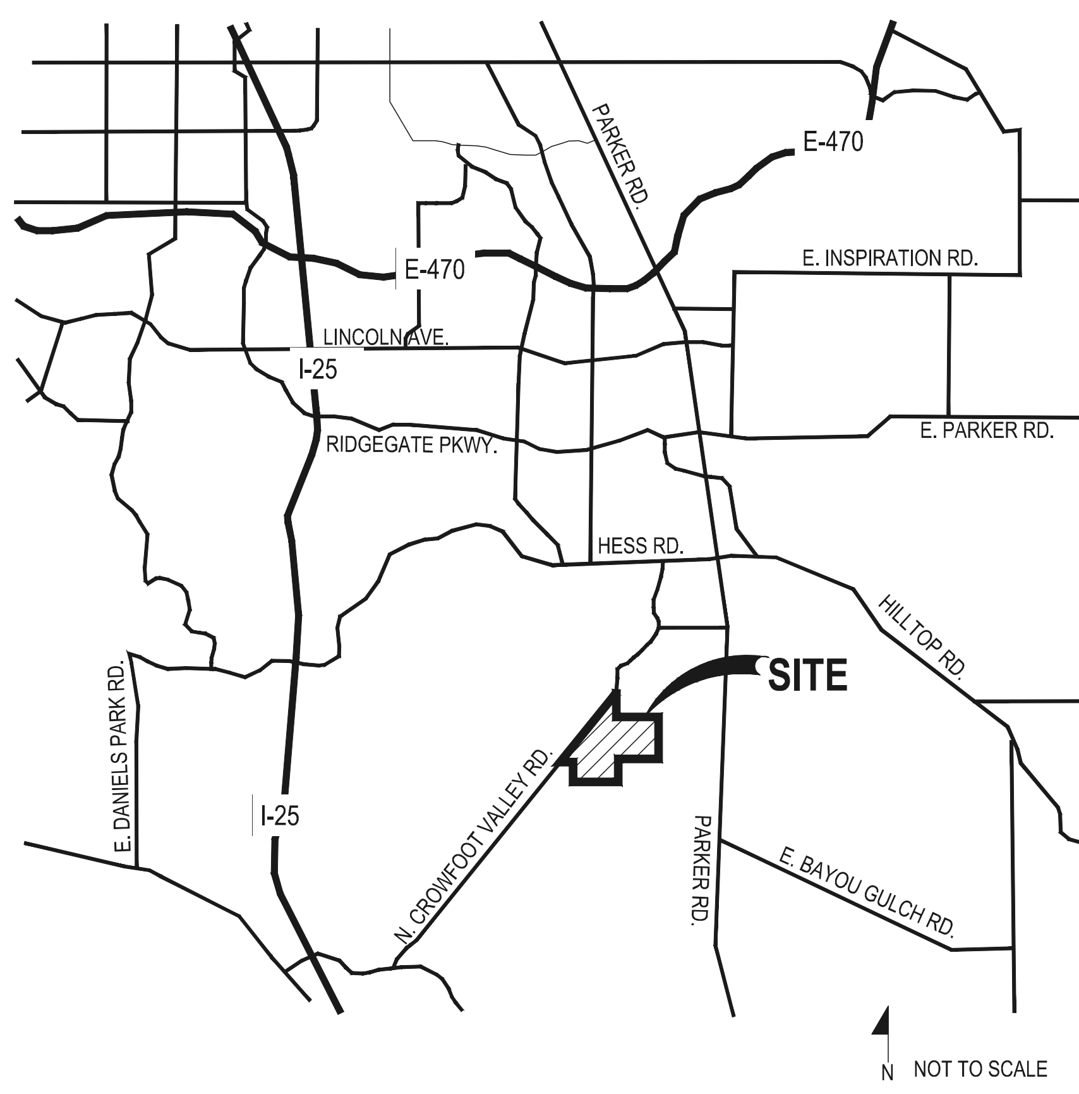
TRAILS AT CROWFOOT

FILING NO. 9 FINAL LANDSCAPE PLANS



KEY MAP

VICINITY MAP



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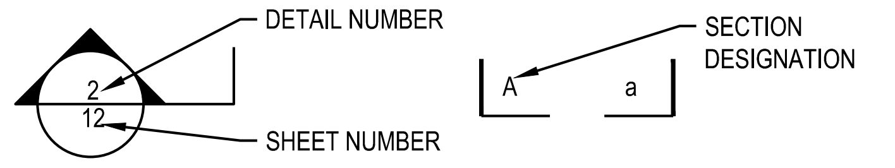
SYMBOLS & ABBREVIATIONS

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

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

O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CONNECTION
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = PROPERTY LINE
R = RADIUS
R.C.P. = = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
REQ'D. = 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

DETAIL SECTION IDENTIFICATION



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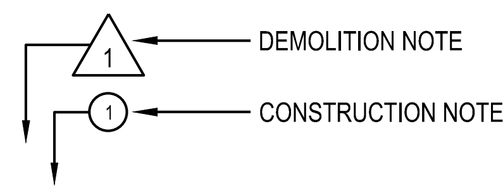

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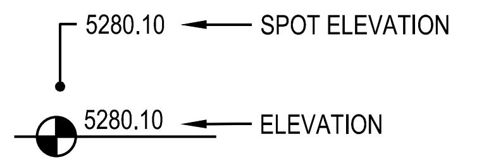
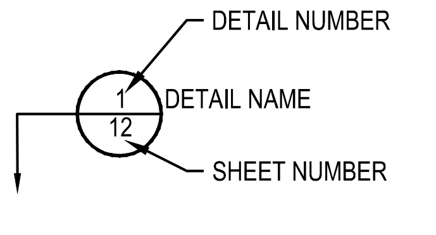


DETAIL IDENTIFICATION



GENERAL NOTES

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

■ Prepared For ■

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■ Land Planning ■

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■ Engineering ■

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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811

■ Sheet Name ■
LANDSCAPE COVER SHEET

■ Sheet Number ■
L0.0

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

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUNDCOVER MATERIAL

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

PLANTING BEDS

36. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
37. ALL MUCH TO BE 4" DEPTH
38. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
39. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
40. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-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.

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

FINE GRADING NOTES

1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. 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).
13. GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE DEVELOPED OR PARTIALLY DEVELOPED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
17. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

SEEDING ESTABLISHMENT NOTES:

1) SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

2) SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM 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.

3) SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT 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.

4) CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.

5) SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

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

6) MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
I. VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
VII. ORGANIC TAKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER AND/OR, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®*, OR BY A COMBINATION OF THESE METHODS. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, A SOIL FUMIGANT MAY BE USED, OR THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A GENERAL HERBICIDE.

IN VERY WEEDY AREAS, THE FOLLOWING METHOD IS SUGGESTED: (1) TILL SOIL OR SPRAY VEGETATION WITH ROUNDUP®*. WHEN USING AN HERBICIDE, ALLOW VEGETATION TO DIE, THEN RAKE OUT THE DEAD DEBRIS. IF PERENNIAL WEEDS SUCH AS BINDWEED ARE PRESENT, USING AN HERBICIDE IS MORE EFFECTIVE THAN TILLING. (2) IRRIGATE TO ENCOURAGE GERMINATION OF WEED SEEDS NEAR THE SURFACE; MOST SEEDS WILL GERMINATE WITHIN TWO WEEKS IF CONSISTENT MOISTURE IS AVAILABLE. DO NOT TILL THE SOIL AGAIN BECAUSE THIS WILL BRING EVEN MORE WEED SEEDS UP TO THE SURFACE. (3) SPRAY ANY NEW GROWTH WITH ROUNDUP®*. (4) AFTER RAKING OUT DEAD VEGETATION, ALLOW SOIL TO RECOVER FOR-4 WEEKS BEFORE PLANTING SEE. A RECOVERY PERIOD OF THIS DURATION IS ADVISABLE BECAUSE EXTENSIVE USE OF GLYPHOSATE HERBICIDES MAY CAUSE A DELAY IN GERMINATION AND IN THE VIGOROUS GROWTH OF SEEDLINGS. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH A GENERAL HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.

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

PLANT SCHEDULE FILING 9

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	9	ACER PLATANOIDES `EMERALD QUEEN`	EMERALD QUEEN MAPLE	B & B	2.5"CAL
AS	11	ACER PLATANOIDES `SCHWEDLERI`	SCHWEDLER MAPLE	B & B	2.5"CAL
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL
GI	12	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5"CAL
GK	18	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5"CAL
OV	7	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5"CAL
PO	17	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5"CAL
QC	11	QUERCUS MACDANIELLI `CLEMONS` TM	HERITAGE OAK	B & B	2.5"CAL
QM	7	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"CAL
QM2	11	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5"CAL
QR	15	QUERCUS RUBRA	RED OAK	B & B	2.5"CAL
RAL	9	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5"CAL
TG2	14	TILIA CORDATA `GLENLEVEN`	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5"CAL
TG	25	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL
UP	19	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	B & B	2.5"CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
VAN	19	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	B & B	6`-8` HT
PSP	6	PINUS FLEXILUS	LIMBER PINE	B & B	6`-8` HT
PN	6	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6`-8` HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG2	18	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2"CAL
AH	9	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	2"CAL

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	44	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	5 GAL	12` X 8`
AG	50	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	5 GAL	15` X 10`
CB	11	CORNUS SERICEA `BAILEYI`	RED TWIG DOGWOOD	5 GAL	8` X 8`
PS2	16	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2` X 3`
PA	26	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5` X 4`
SCH	58	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6`
RW	54	ROSA MEIDILAND SERIES `WHITE`	WHITE MEIDILAND ROSE	5 GAL	2` X 4`

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	92	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	MANZANITA	5 GAL	2` X 5`
JB	49	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	8" X 10`
BUJ	113	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL	2` X 6`
PS	95	PINUS MUGO `SLOWMOUND`	MUGO PINE	5 GAL	2.5` X 5`

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	137	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	4.5`X2`
MY	418	MISCANTHUS SINENSIS `YAKU JIMA`	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3` X 3`
PB2	161	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1` X 2`

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
▨	65,447 SF	ENVIROTURF RE: LANDSCAPE NOTES	ENVIROTURF	SOD
▨	24,576 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 4" DIA. COBBLE	MULCH
▨	6,047 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 4" DIA. COBBLE	MULCH
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX RE: LANDSCAPE NOTES			

SEED MIXES

TOWN OF PARKER

SEED MIX 1

COMMON NAME	PERCENTAGE
CANADA WILDRYE	20%
CRESTED WHEATGRASS	15%
SLENDER WHEATGRASS	15%
ANNUAL RYEGRASS	10%
SHEEP FESCUE	10%
BIG BLUESTEM	10%
SIDEOATS GRAMA	10%
CANADA BLUEGRASS	5%
BLUE GRAMA	5%

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

SEED MIX 2

COMMON NAME	PERCENTAGE
SLENDER WHEATGRASS	22%
SODAR STREAMBANK WHEATGRASS	18%
ARIZONA FESCUE	13%
BLUE GRAMA	13%
BUFFALO GRASS	12%
BARLEY OR OATS	12%
SPIKE MUHLY	5%
INDIAN RICEGRASS	5%

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

TEMPORARILY IRRIGATED NATIVE SEED MIX

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

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

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

SOD MIXES

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

■ Prepared For ■

E5X MANAGEMENT
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
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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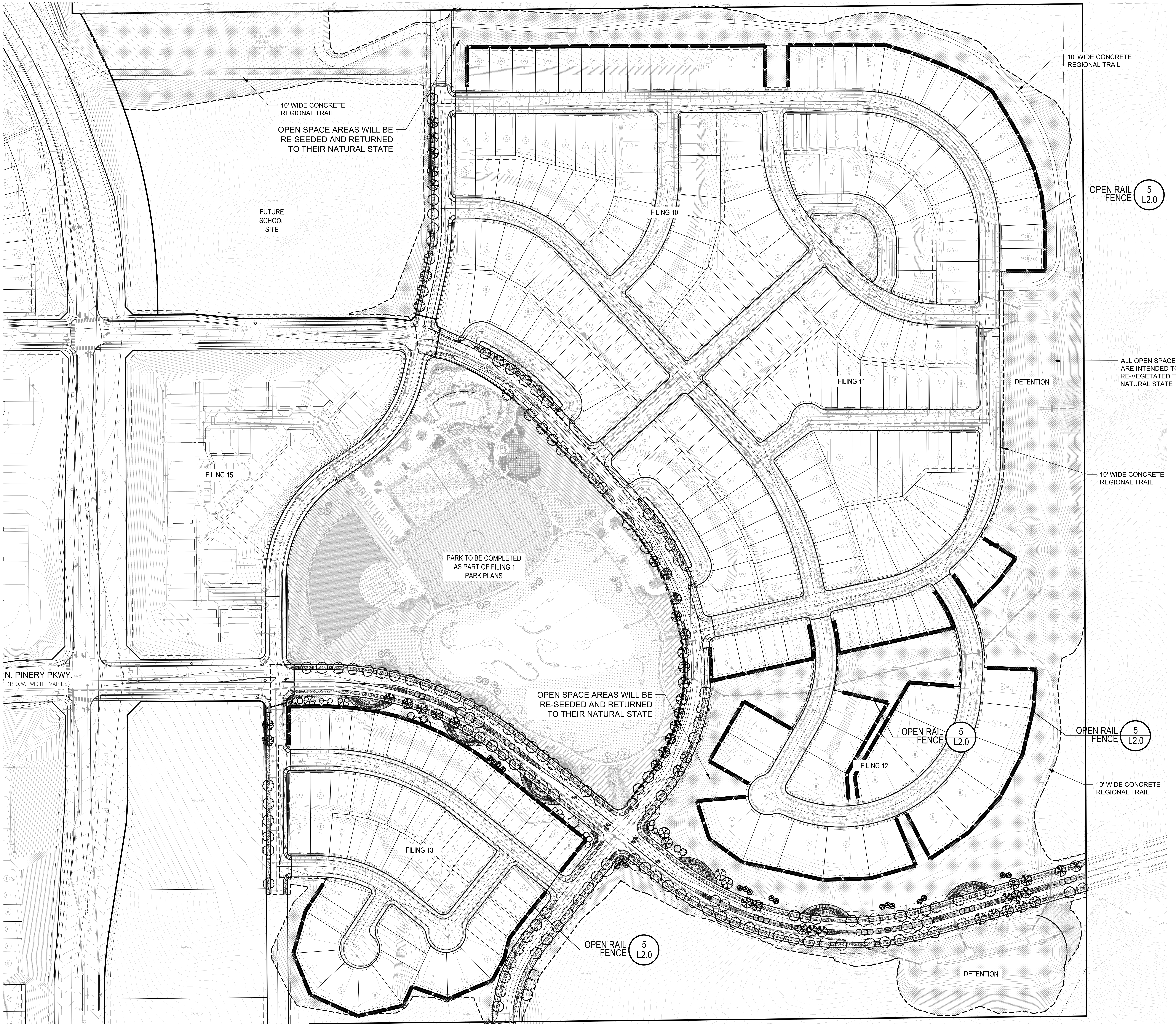
■ Sheet Name ■
LANDSCAPE NOTES & PLANT SCHEDULE

■ Sheet Number ■
L0.1

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


10' WIDE CONCRETE REGIONAL TRAIL
OPEN SPACE AREAS WILL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE
FUTURE SCHOOL SITE
FILING 10
10' WIDE CONCRETE REGIONAL TRAIL
OPEN RAIL FENCE 5 L2.0
ALL OPEN SPACE TRACTS ARE INTENDED TO BE RE-VEGETATED TO THEIR NATURAL STATE
DETENTION
FILING 11
FILING 15
10' WIDE CONCRETE REGIONAL TRAIL
PARK TO BE COMPLETED AS PART OF FILING 1 PARK PLANS
N. PINERY PKWY.
(R.O.W. WIDTH VARIES)
OPEN SPACE AREAS WILL BE RE-SEEDED AND RETURNED TO THEIR NATURAL STATE
OPEN RAIL FENCE 5 L2.0
OPEN RAIL FENCE 5 L2.0
FILING 12
10' WIDE CONCRETE REGIONAL TRAIL
FILING 13
OPEN RAIL FENCE 5 L2.0
DETENTION

LEGEND

OPEN RAIL FENCE ━●━━●━

GROUND COVERS	QTY	BOTANICAL NAME
░	65,447 SF	ENVIROTURF RE: LANDSCAPE NOTES
▨	24,576 SF	ROCK MULCH GREY, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
▩	6,047 SF	ROCK MULCH TAN, 4" DIA. COBBLE 4" DEPTH, RE: LDSCP NOTES
⊞		TEMPORARILY IRRIGATED NATIVE SEED MIX RE: LANDSCAPE NOTES

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

NORTH
0 40' 80' 120' 240'
SCALE: 1"=120'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Land Planning ■

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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
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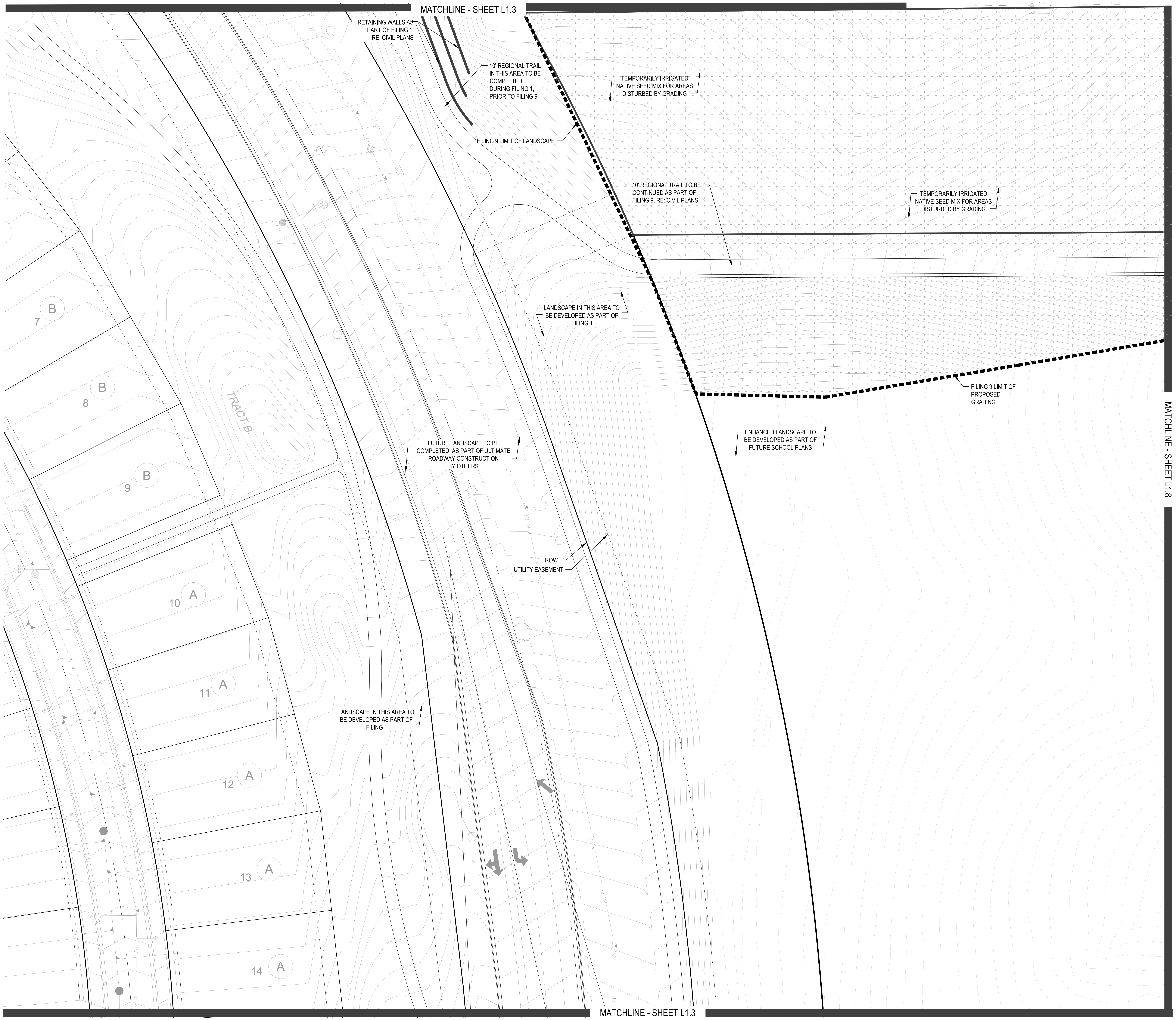
■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.1

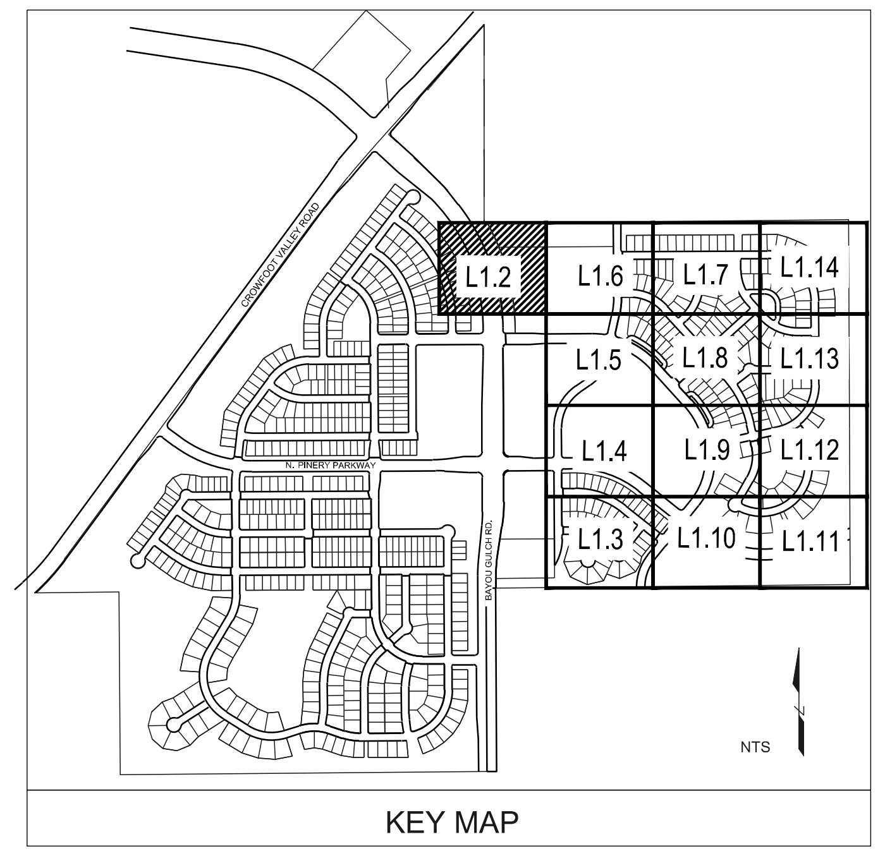

MATCHLINE - SHEET L1.3
RETAINING WALLS AS PART OF FILING 1, RE: CIVIL PLANS
10' REGIONAL TRAIL IN THIS AREA TO BE COMPLETED DURING FILING 1, PRIOR TO FILING 9
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FILING 9 LIMIT OF LANDSCAPE
10' REGIONAL TRAIL TO BE CONTINUED AS PART OF FILING 9, RE: CIVIL PLANS
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
LANDSCAPE IN THIS AREA TO BE DEVELOPED AS PART OF FILING 1
B
7
B
8
TRACT B
B
9
FILING 9 LIMIT OF PROPOSED GRADING
ENHANCED LANDSCAPE TO BE DEVELOPED AS PART OF FUTURE SCHOOL PLANS
FUTURE LANDSCAPE TO BE COMPLETED AS PART OF ULTIMATE ROADWAY CONSTRUCTION BY OTHERS
MATCHLINE - SHEET L1.8
ROW
UTILITY EASEMENT
10
A
11
A
LANDSCAPE IN THIS AREA TO BE DEVELOPED AS PART OF FILING 1
12
A
13
A
14
A
MATCHLINE - SHEET L1.3

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
EVERGREEN TREES	**COMMON NAME**
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	**COMMON NAME**
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
DECIDUOUS SHRUBS	**COMMON NAME**
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY
EVERGREEN SHRUBS	**COMMON NAME**
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	**COMMON NAME**
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	**COMMON NAME**
░	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▩	ROCK MULCH TAN, 4" DIA. COBBLE
⊞	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:

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


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP

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

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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#3, B-180 Independence plaza
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t 303.531.4905 . f 303.531.4908

■ Engineering ■

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

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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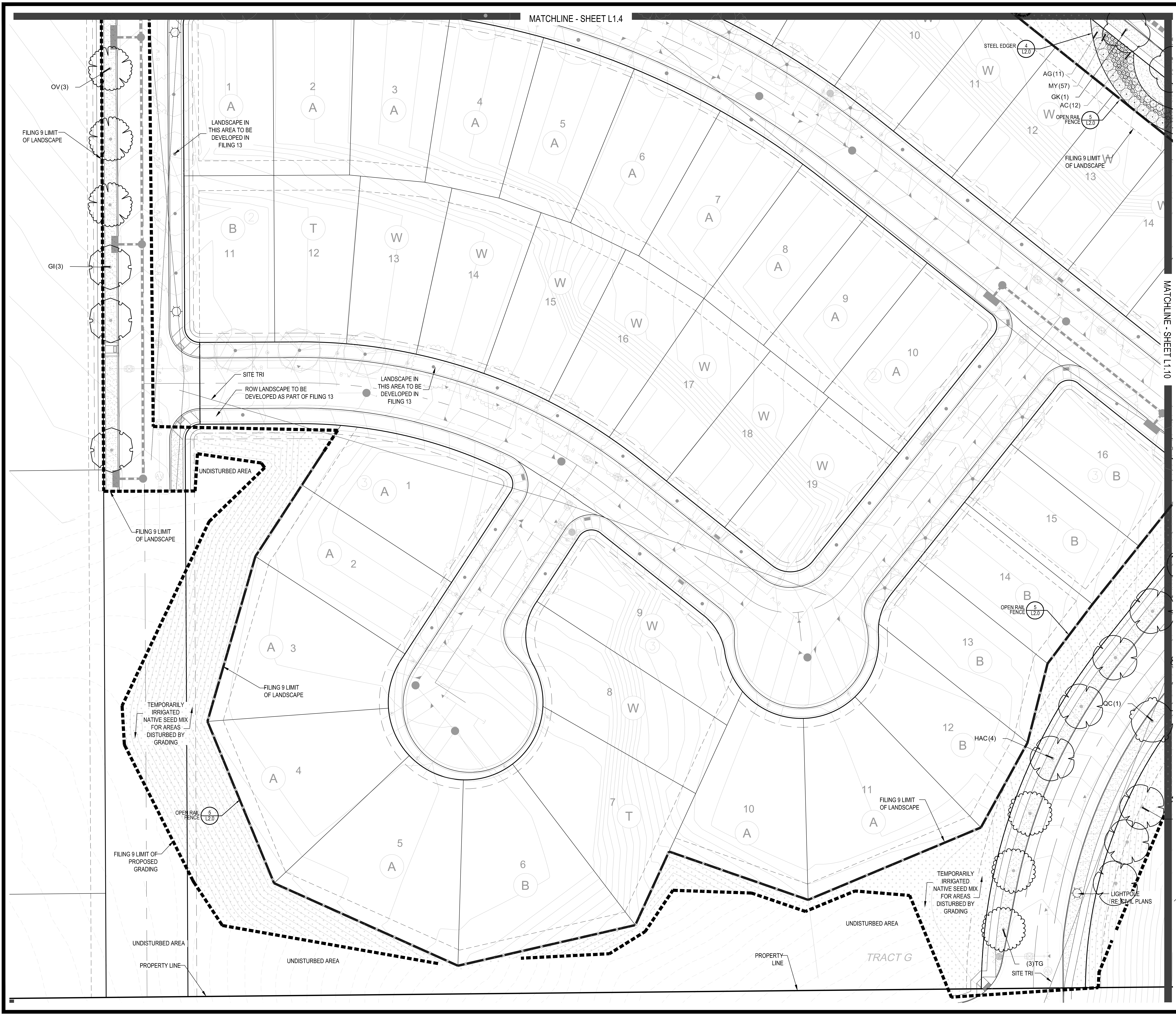
■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.2


MATCHLINE - SHEET L1.4
MATCHLINE - SHEET L1.10
OV(3)
FILING 9 LIMIT OF LANDSCAPE
GI(3)
LANDSCAPE IN THIS AREA TO BE DEVELOPED IN FILING 13
SITE TRI
ROW LANDSCAPE TO BE DEVELOPED AS PART OF FILING 13
LANDSCAPE IN THIS AREA TO BE DEVELOPED IN FILING 13
UNDISTURBED AREA
FILING 9 LIMIT OF LANDSCAPE
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
OPEN RAIL FENCE 5 L2.0
FILING 9 LIMIT OF PROPOSED GRADING
UNDISTURBED AREA
PROPERTY LINE
UNDISTURBED AREA
STEEL EDGER 4 L2.0
AG(11)
MY(57)
GK(1)
AC(12)
OPEN RAIL FENCE 5 L2.0
FILING 9 LIMIT OF LANDSCAPE
OPEN RAIL FENCE 5 L2.0
QC(1)
HAC(4)
FILING 9 LIMIT OF LANDSCAPE
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
UNDISTURBED AREA
PROPERTY LINE
TRACT G
LIGHTPOLE RE: CIVIL PLANS
(3)TG
SITE TRI
1 A 2 A 3 A 4 A 5 A 6 A 7 A 8 A 9 A 10 A
11 B 12 T 13 W 14 W 15 W 16 W 17 W 18 W 19 W
10 W 11 W 12 W 13 W 14
1 A 2 A 3 A 4 A 5 A 6 B 7 T 8 W 9 W
10 A 11 A 12 B 13 B 14 B 15 B 16 B

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
EVERGREEN TREES	**COMMON NAME**
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	**COMMON NAME**
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
DECIDUOUS SHRUBS	**COMMON NAME**
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY
EVERGREEN SHRUBS	**COMMON NAME**
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	**COMMON NAME**
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	**COMMON NAME**
░	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▒	ROCK MULCH TAN, 4" DIA. COBBLE
⁺	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:

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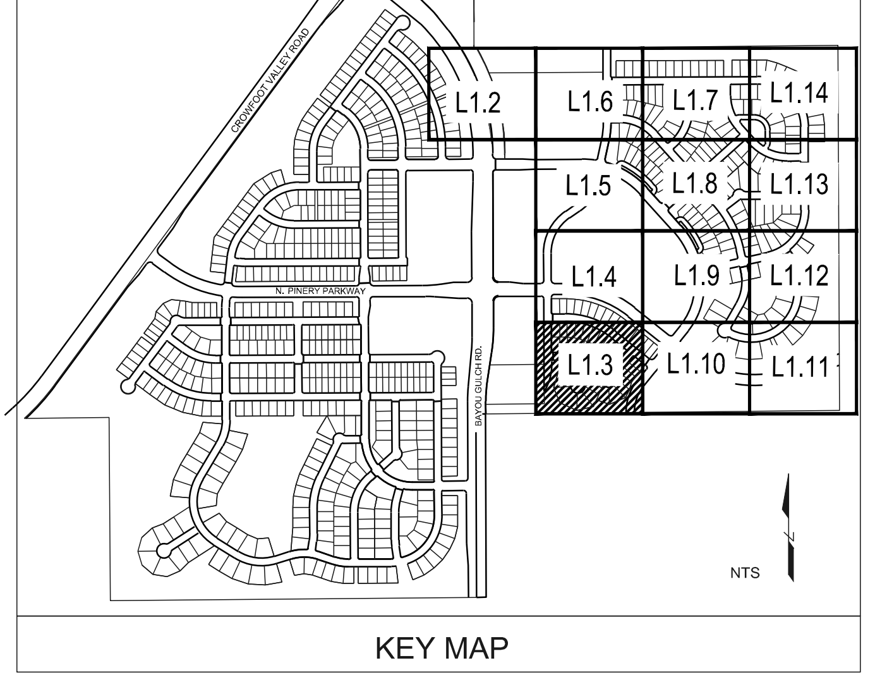
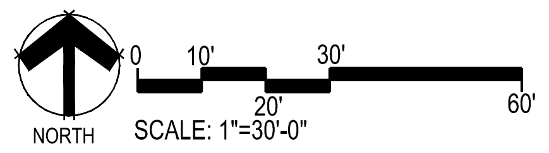

CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

Prepared For

E5X MANAGEMENT
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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

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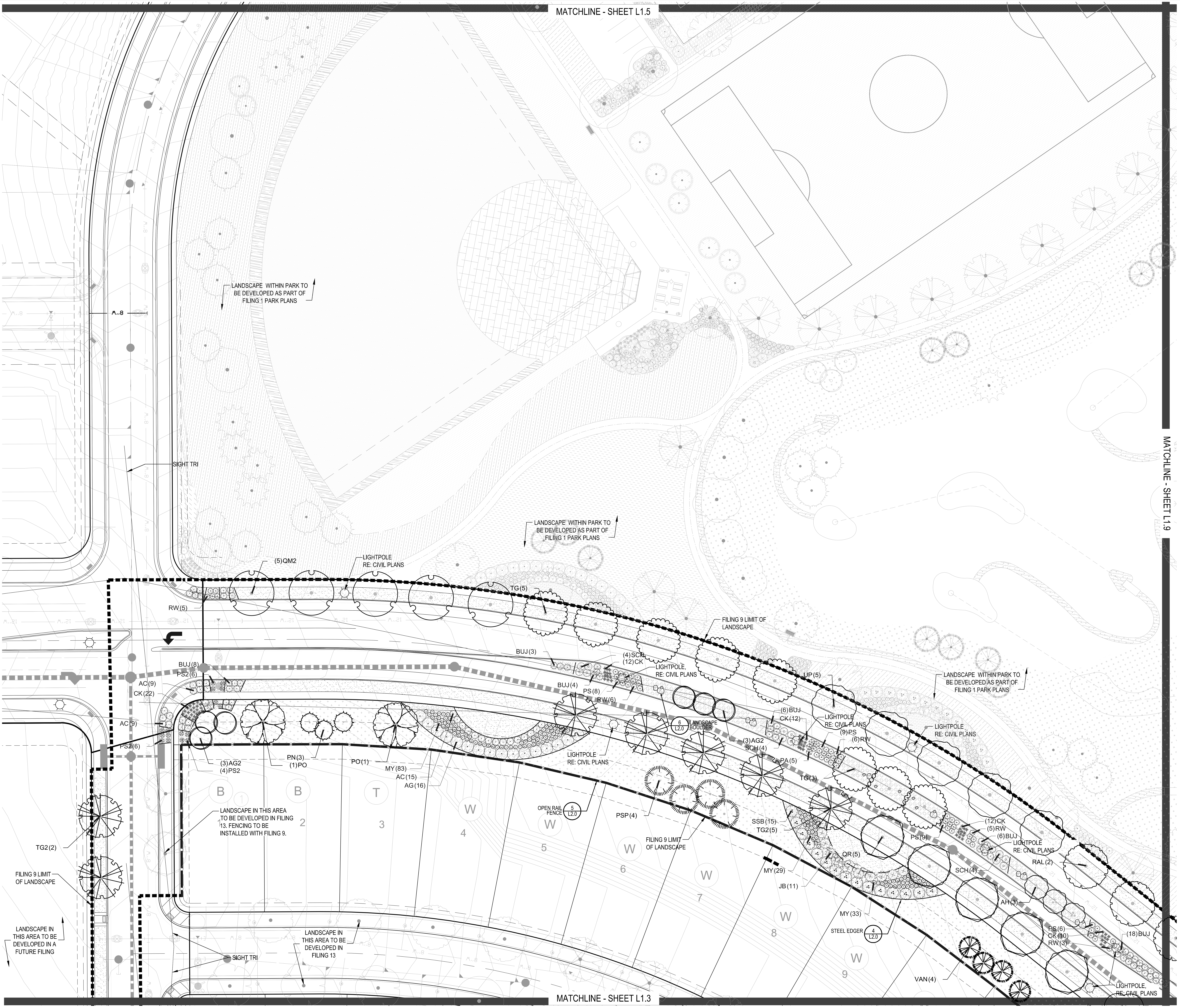
Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.3

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

MATCHLINE - SHEET L1.5


LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
SIGHT TRI
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
(5)QM2
LIGHTPOLE RE: CIVIL PLANS
TG(5)
RW(5)
FILING 9 LIMIT OF LANDSCAPE
BUJ(3)
(4)SCH
(12)CK
LIGHTPOLE, RE: CIVIL PLANS
UP(5)
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
BUJ(8)
PS2(6)
AC(9)
CK(22)
BUJ(4)
PS(8)
RW(6)
(6)BUJ
CK(12)
LIGHTPOLE RE: CIVIL PLANS
(9)PS
(6)RW
LIGHTPOLE RE: CIVIL PLANS
6 L2.0 LANDSCAPE BOULDER
AC(9)
PS2(6)
(3)AG2
SCH(4)
PA(5)
TG(3)
LIGHTPOLE RE: CIVIL PLANS
(3)AG2
(4)PS2
PN(3)
(1)PO
PO(1)
MY(83)
AC(15)
AG(16)
B
B
T
W
W
W
W
W
W
1
2
3
4
5
6
7
8
9
OPEN RAIL FENCE 5 L2.0
PSP(4)
SSB(15)
TG2(5)
(12)CK
(5)RW
(6)BUJ
LIGHTPOLE RE: CIVIL PLANS
RAL(2)
LANDSCAPE IN THIS AREA TO BE DEVELOPED IN FILING 13. FENCING TO BE INSTALLED WITH FILING 9.
FILING 9 LIMIT OF LANDSCAPE
PS(9)
QR(5)
SCH(4)
AH(3)
TG2(2)
FILING 9 LIMIT OF LANDSCAPE
MY(29)
JB(11)
MY(33)
STEEL EDGER 4 L2.0
PS(6)
CK(10)
RW(3)
(18)BUJ
LANDSCAPE IN THIS AREA TO BE DEVELOPED IN A FUTURE FILING
SIGHT TRI
LANDSCAPE IN THIS AREA TO BE DEVELOPED IN FILING 13
VAN(4)
LIGHTPOLE, RE: CIVIL PLANS
MATCHLINE - SHEET L1.9

MATCHLINE - SHEET L1.3

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

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
EVERGREEN TREES	**COMMON NAME**
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	**COMMON NAME**
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
DECIDUOUS SHRUBS	**COMMON NAME**
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY
EVERGREEN SHRUBS	**COMMON NAME**
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	**COMMON NAME**
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	**COMMON NAME**
☐	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▨	ROCK MULCH TAN, 4" DIA. COBBLE
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
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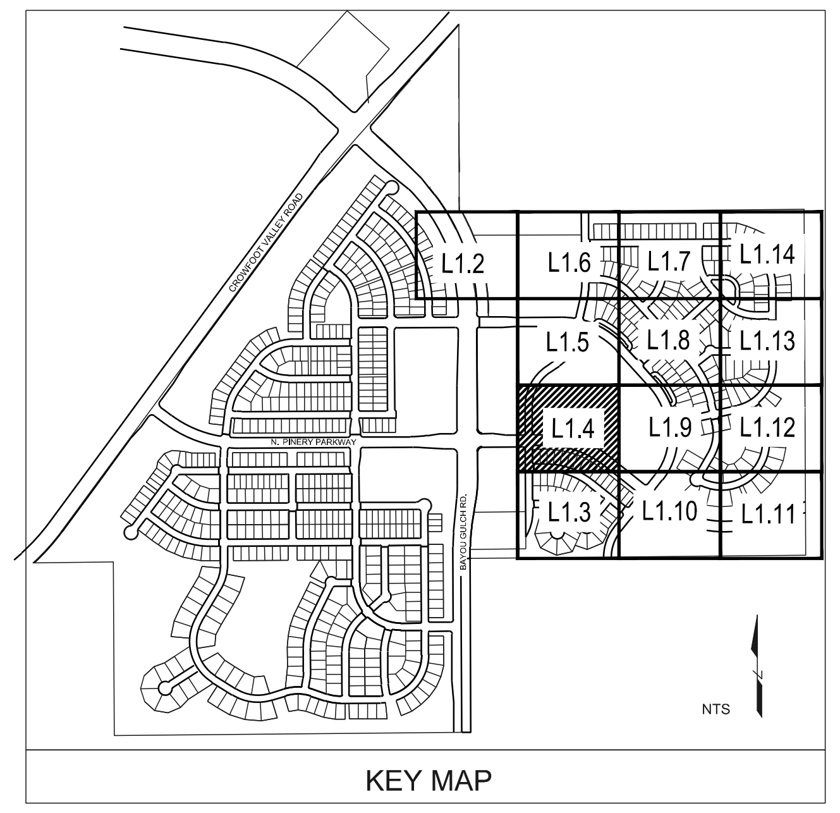
CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP

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

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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

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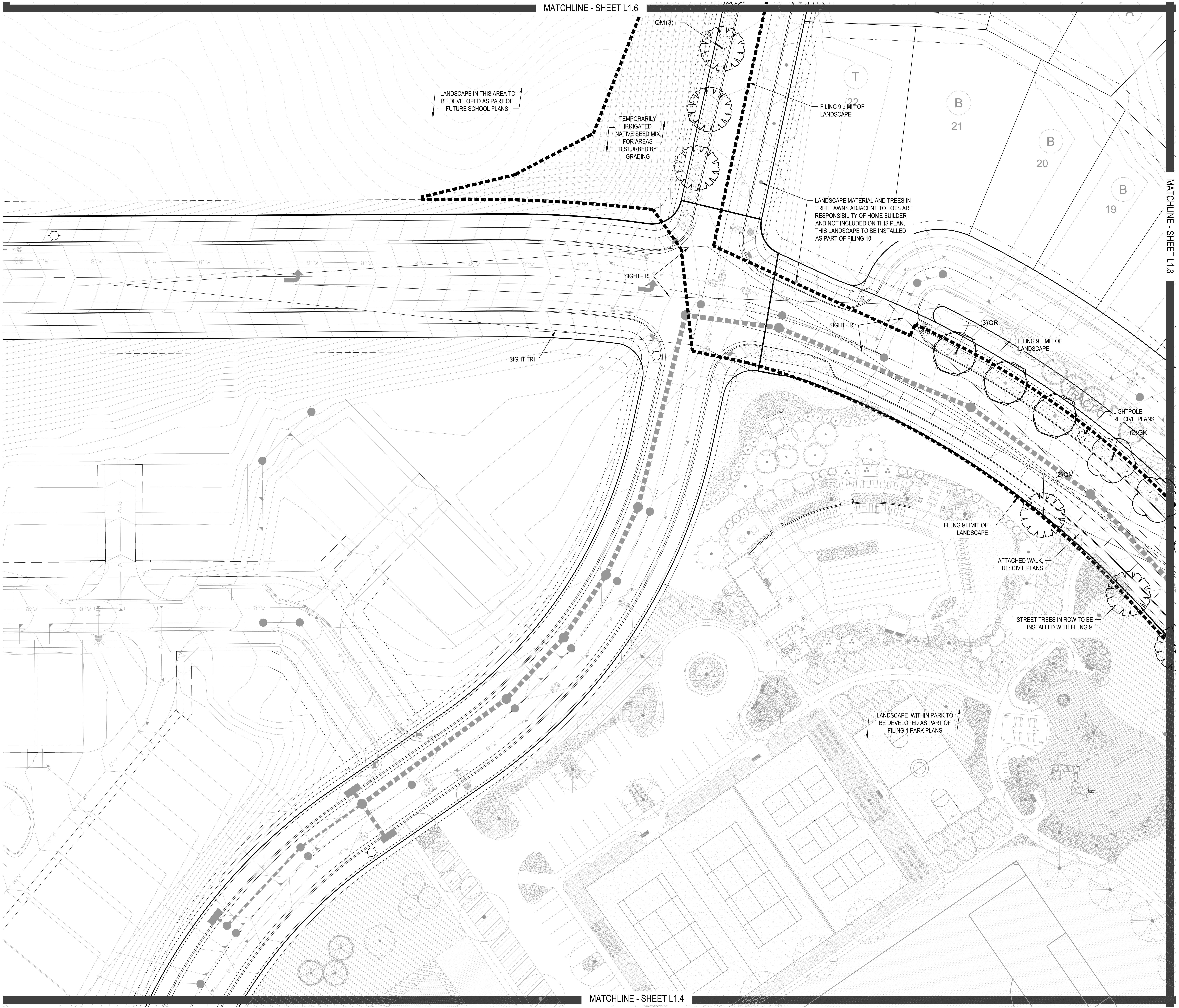
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.4


MATCHLINE - SHEET L1.6
QM (3)
LANDSCAPE IN THIS AREA TO BE DEVELOPED AS PART OF FUTURE SCHOOL PLANS
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FILING 9 LIMIT OF LANDSCAPE
T
22
B
21
B
20
B
19
LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER AND NOT INCLUDED ON THIS PLAN. THIS LANDSCAPE TO BE INSTALLED AS PART OF FILING 10
SIGHT TRI
SIGHT TRI
SIGHT TRI
(3) QR
FILING 9 LIMIT OF LANDSCAPE
TRACT C
LIGHTPOLE RE: CIVIL PLANS
(2) GK
(2) QM
FILING 9 LIMIT OF LANDSCAPE
ATTACHED WALK, RE: CIVIL PLANS
STREET TREES IN ROW TO BE INSTALLED WITH FILING 9.
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
MATCHLINE - SHEET L1.8
MATCHLINE - SHEET L1.4

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
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QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
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PA	RUSSIAN SAGE
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RW	WHITE MEIDILAND ROSE
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EVERGREEN SHRUBS	**COMMON NAME**
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MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	**COMMON NAME**
░	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▩	ROCK MULCH TAN, 4" DIA. COBBLE
⊞	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
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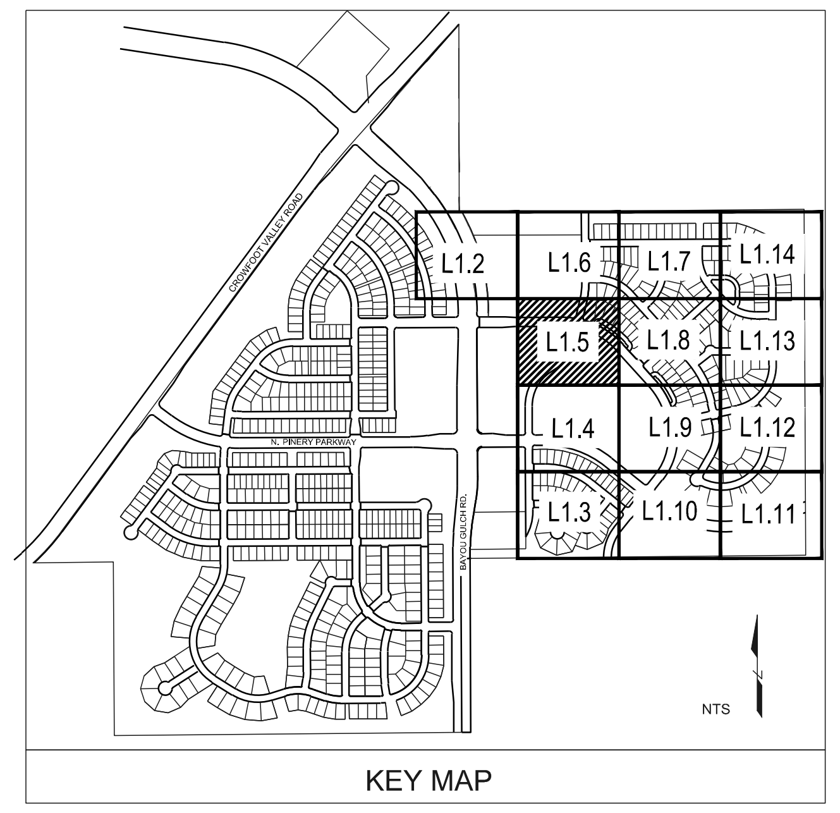
CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP

NORTH
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Sheet Name
LANDSCAPE PLAN

Sheet Number
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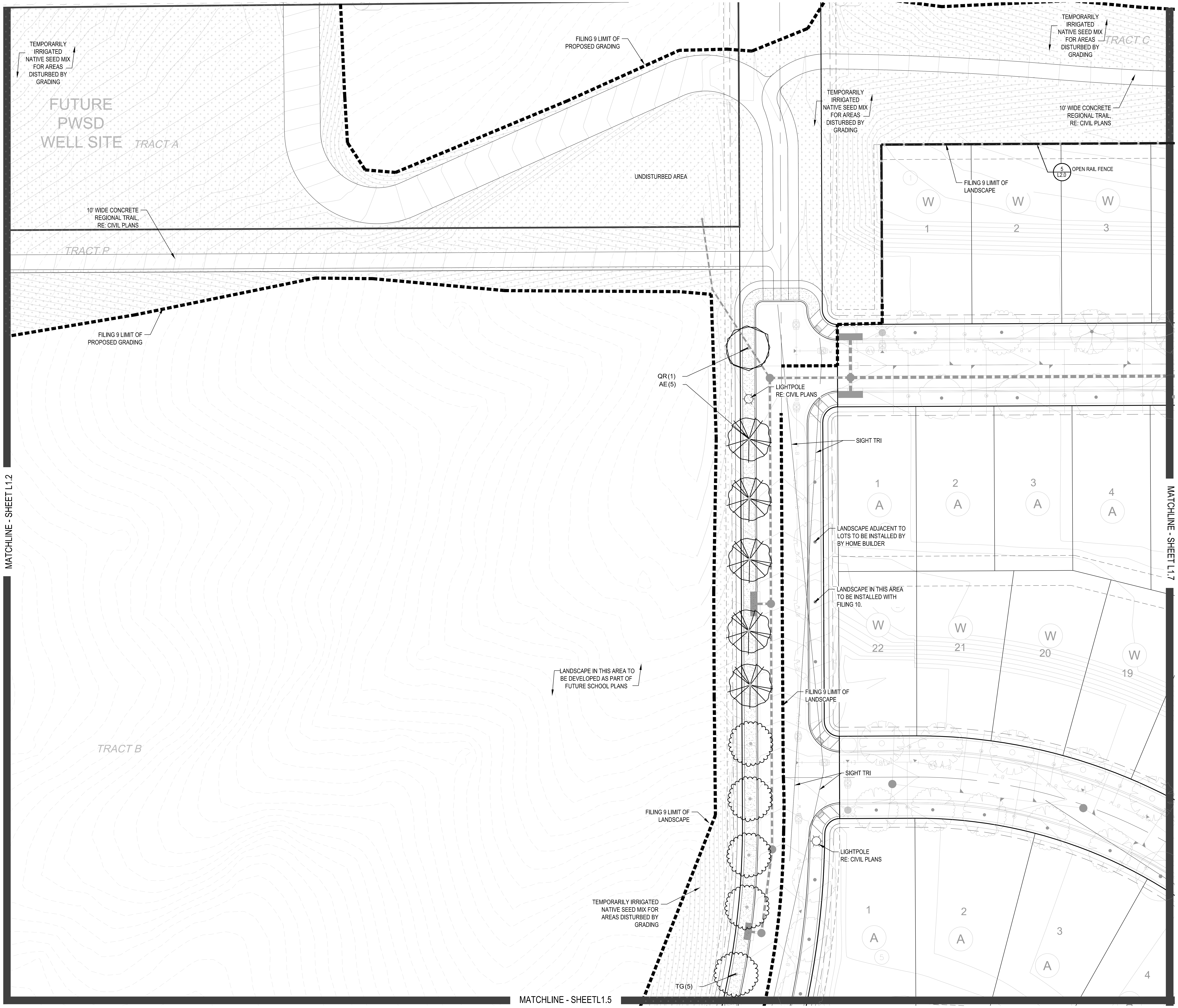
Thursday, May 18, 2017


TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FUTURE PWSD WELL SITE
TRACT A
FILING 9 LIMIT OF PROPOSED GRADING
UNDISTURBED AREA
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
TRACT C
10' WIDE CONCRETE REGIONAL TRAIL, RE: CIVIL PLANS
10' WIDE CONCRETE REGIONAL TRAIL, RE: CIVIL PLANS
TRACT P
FILING 9 LIMIT OF LANDSCAPE
5
L2.6
OPEN RAIL FENCE
W
1
W
2
W
3
FILING 9 LIMIT OF PROPOSED GRADING
QR (1)
AE (5)
LIGHTPOLE RE: CIVIL PLANS
SIGHT TRI
1
A
2
A
3
A
4
A
LANDSCAPE ADJACENT TO LOTS TO BE INSTALLED BY BY HOME BUILDER
LANDSCAPE IN THIS AREA TO BE INSTALLED WITH FILING 10.
W
22
W
21
W
20
W
19
MATCHLINE - SHEET L1.2
MATCHLINE - SHEET L1.7
LANDSCAPE IN THIS AREA TO BE DEVELOPED AS PART OF FUTURE SCHOOL PLANS
FILING 9 LIMIT OF LANDSCAPE
TRACT B
SIGHT TRI
FILING 9 LIMIT OF LANDSCAPE
LIGHTPOLE RE: CIVIL PLANS
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
1
A
2
A
3
A
4
TG (5)
MATCHLINE - SHEETL1.5

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

PLANT & GROUNDCOVER LIST

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░	TEMPORARILY IRRIGATED NATIVE SEED MIX

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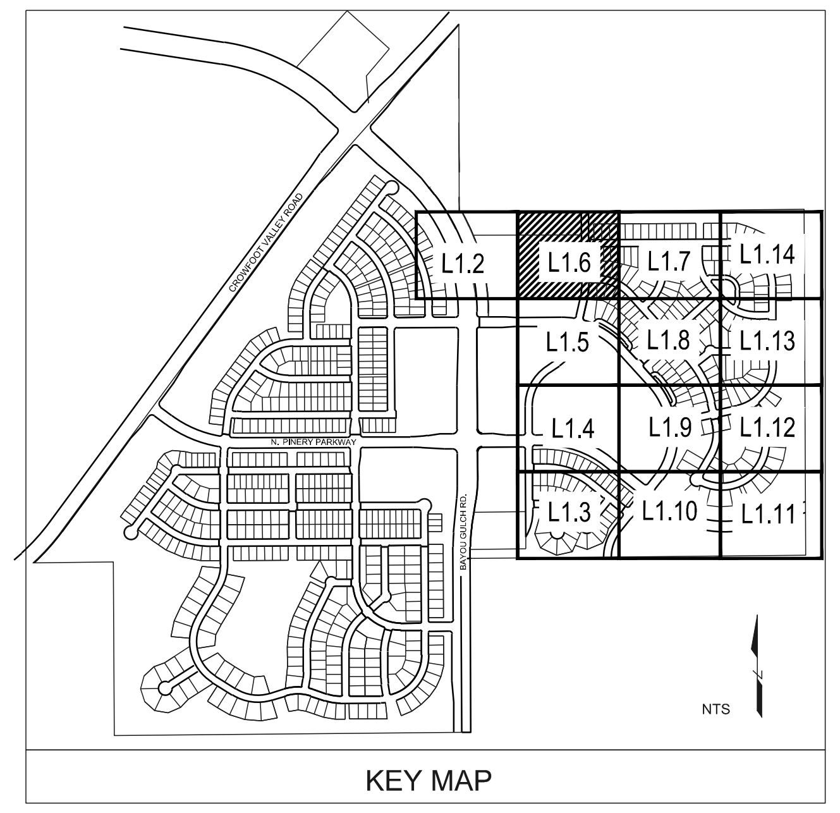
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
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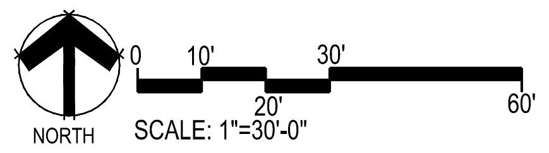
NTS

KEY MAP


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

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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

■ Engineering ■

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

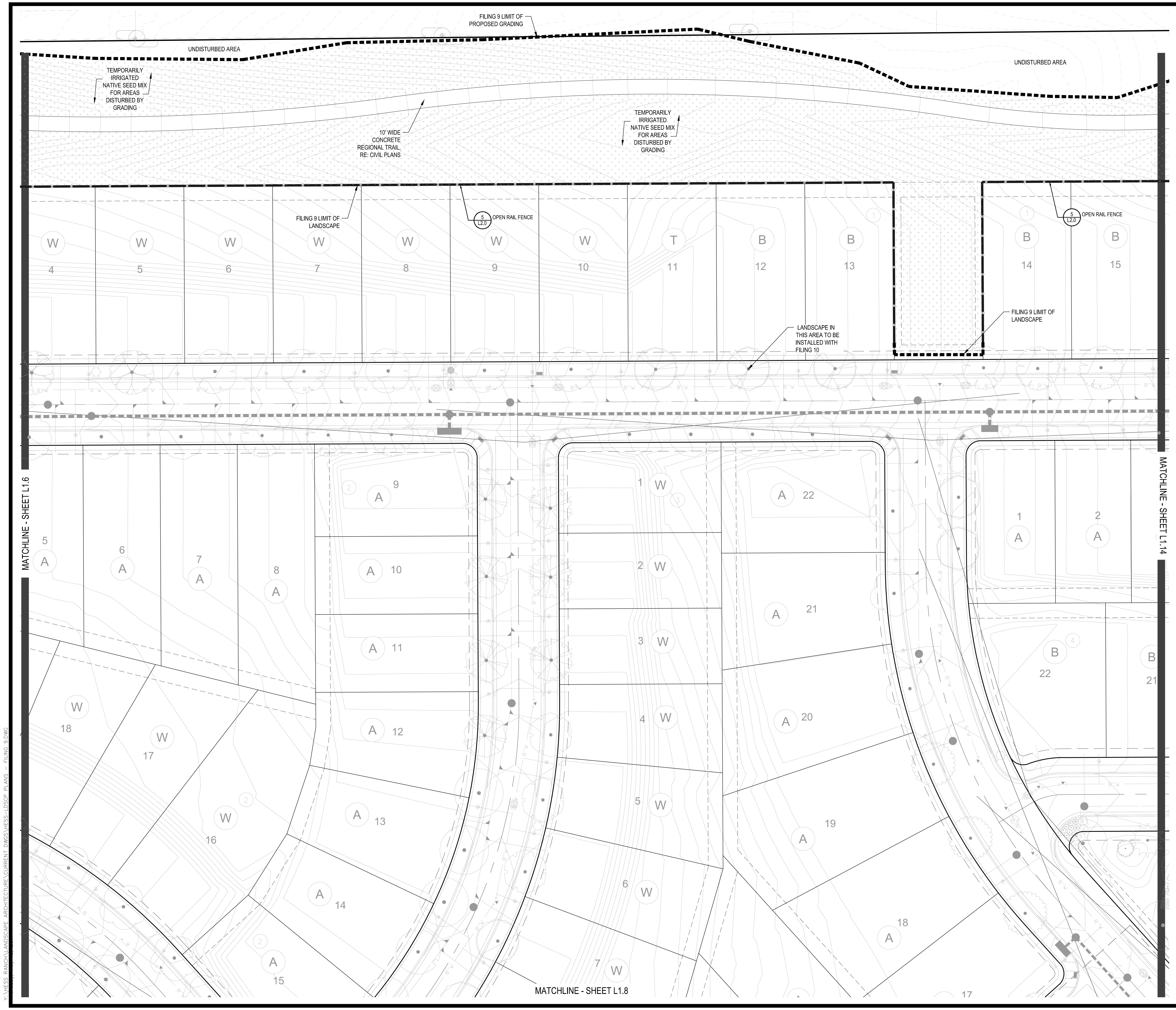
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.6


FILING 9 LIMIT OF PROPOSED GRADING
UNDISTURBED AREA
UNDISTURBED AREA
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
10' WIDE CONCRETE REGIONAL TRAIL, RE: CIVIL PLANS
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FILING 9 LIMIT OF LANDSCAPE
5 L2.0 OPEN RAIL FENCE
5 L2.0 OPEN RAIL FENCE
LANDSCAPE IN THIS AREA TO BE INSTALLED WITH FILING 10
FILING 9 LIMIT OF LANDSCAPE
W 4
W 5
W 6
W 7
W 8
W 9
W 10
T 11
B 12
B 13
B 14
B 15
MATCHLINE - SHEET L1.6
MATCHLINE - SHEET L1.14
MATCHLINE - SHEET L1.8
5 A
6 A
7 A
8 A
A 9
A 10
A 11
A 12
A 13
A 14
A 15
W 18
W 17
W 16
1 W
2 W
3 W
4 W
5 W
6 W
7 W
A 22
A 21
A 20
19 A
18 A
17
1 A
2 A
B 22
B 21

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

Thursday, May 18, 2017

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

DECIDUOUS SHRUBS	COMMON NAME
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

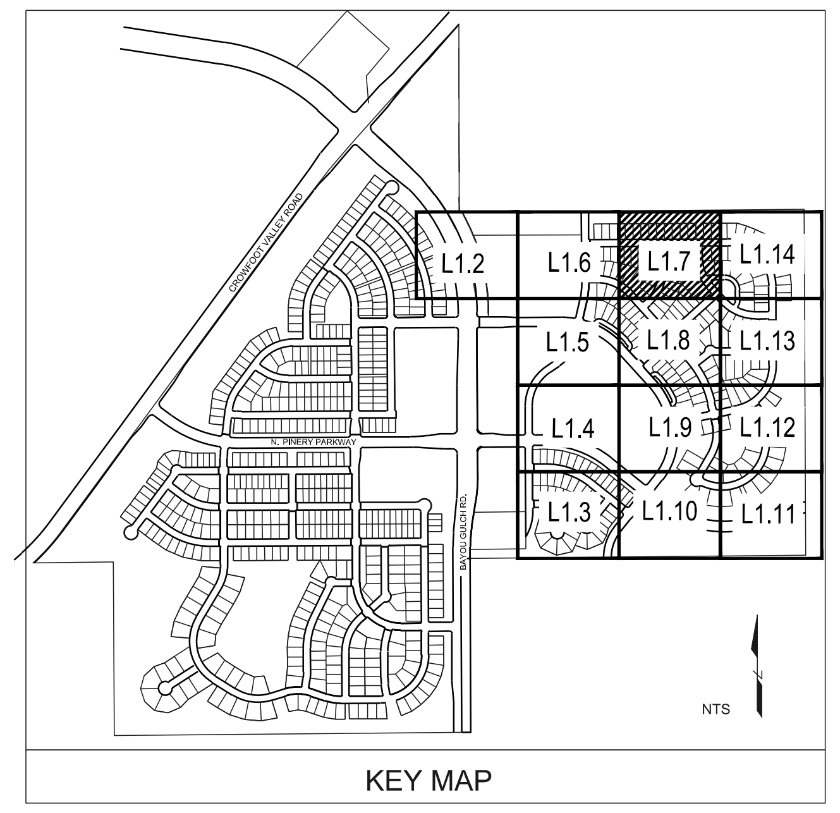
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
░	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▒	ROCK MULCH TAN, 4" DIA. COBBLE
░	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:

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


L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP

NORTH

SCALE: 1"=30'-0"

0
10'
20'
30'
60'

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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■ Engineering ■

CVL CONSULTANTS

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
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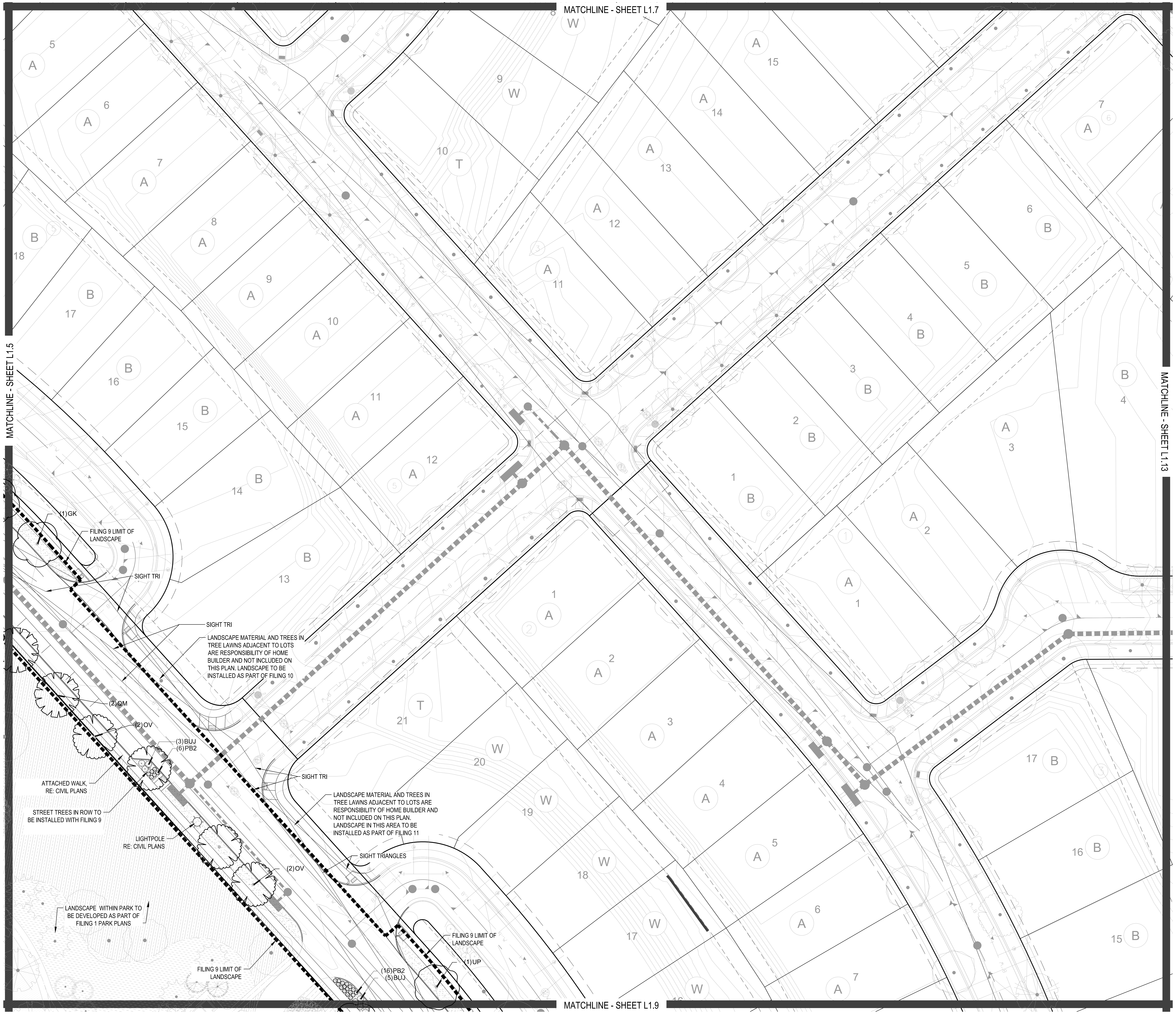
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.7


MATCHLINE - SHEET L1.7
MATCHLINE - SHEET L1.5
MATCHLINE - SHEET L1.13
MATCHLINE - SHEET L1.9
(1)GK
FILING 9 LIMIT OF LANDSCAPE
SIGHT TRI
SIGHT TRI
LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER AND NOT INCLUDED ON THIS PLAN. LANDSCAPE TO BE INSTALLED AS PART OF FILING 10
(2)QM
(2)OV
(3)BUJ
(6)PB2
ATTACHED WALK, RE: CIVIL PLANS
STREET TREES IN ROW TO BE INSTALLED WITH FILING 9
SIGHT TRI
LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER AND NOT INCLUDED ON THIS PLAN. LANDSCAPE IN THIS AREA TO BE INSTALLED AS PART OF FILING 11
LIGHTPOLE RE: CIVIL PLANS
SIGHT TRIANGLES
(2)OV
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
FILING 9 LIMIT OF LANDSCAPE
(16)PB2
(5)BUJ
FILING 9 LIMIT OF LANDSCAPE
(1)UP

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

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

DECIDUOUS SHRUBS	COMMON NAME
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
░	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▒	ROCK MULCH TAN, 4" DIA. COBBLE
⁺	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
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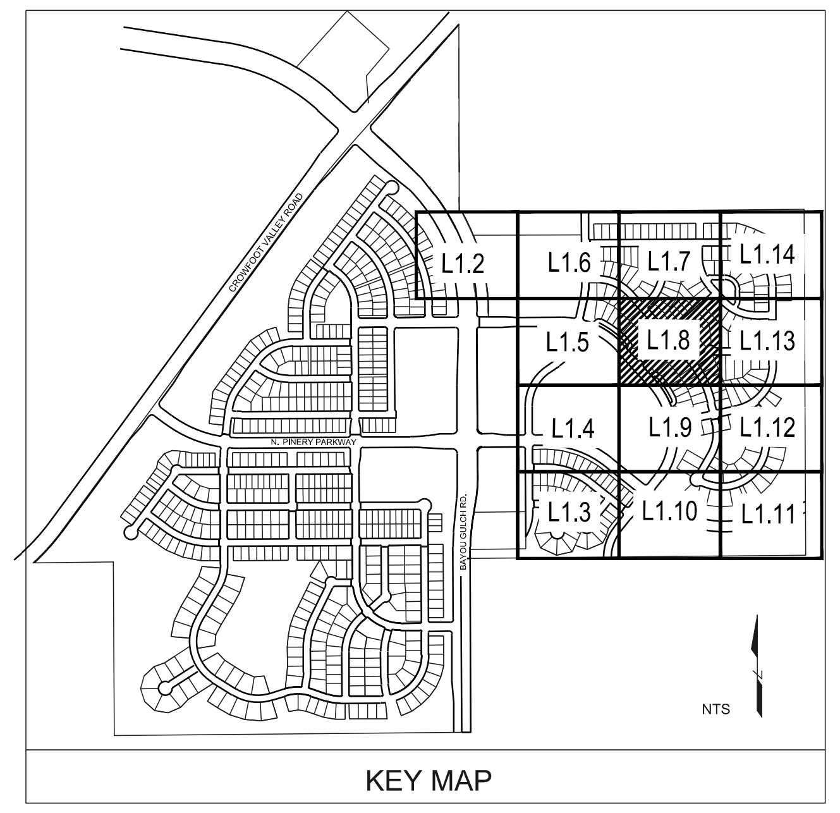
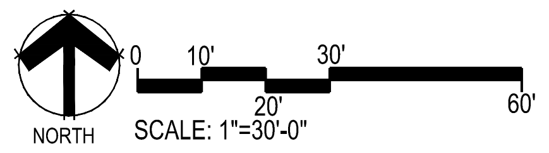
3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


0
10'
20'
30'
60'
NORTH

SCALE: 1"=30'-0"

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E5X MANAGEMENT
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■ Engineering ■

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

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

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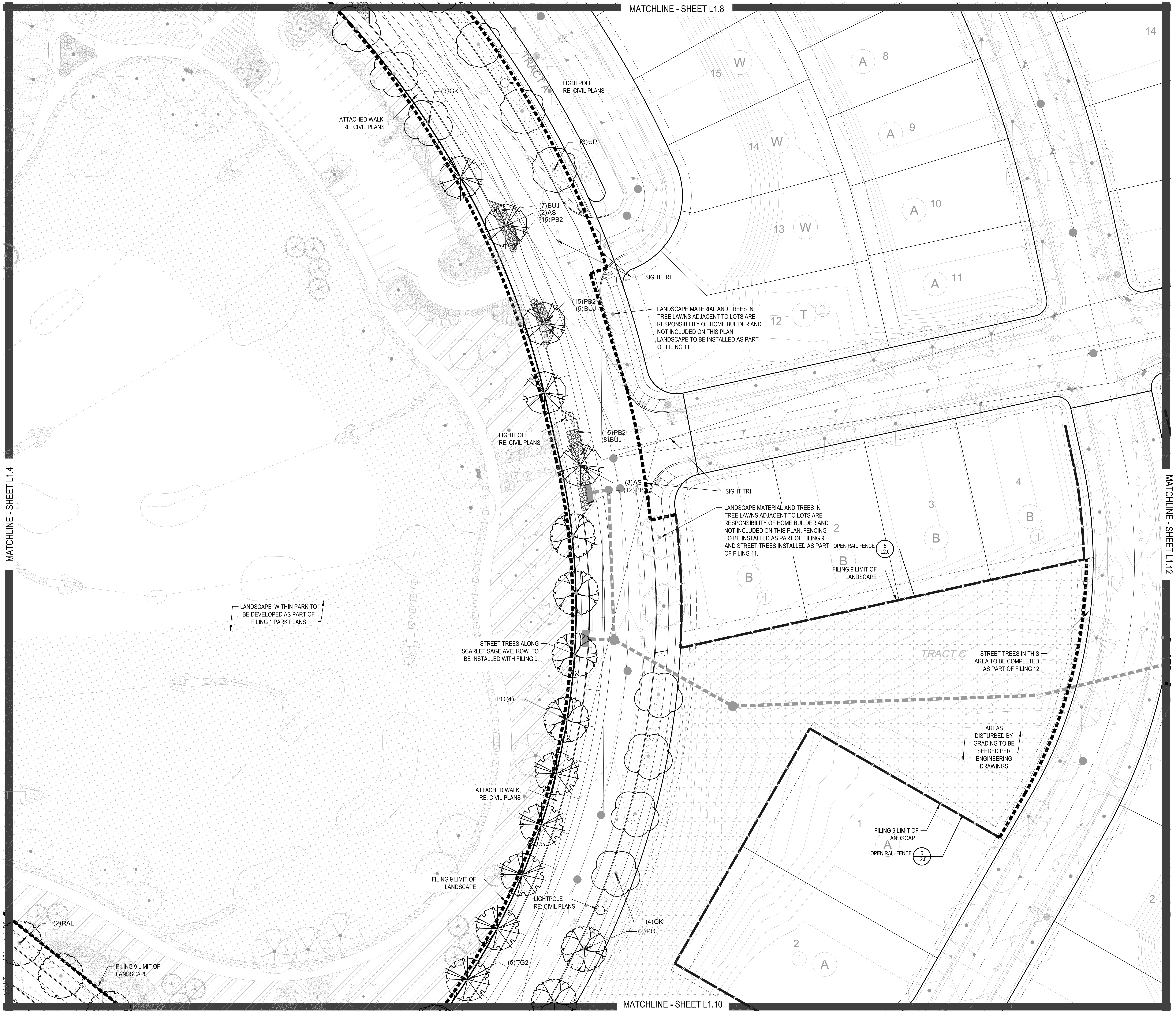
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.8


MATCHLINE - SHEET L1.8
MATCHLINE - SHEET L1.4
MATCHLINE - SHEET L1.12
MATCHLINE - SHEET L1.10
TRACT A
LIGHTPOLE
RE: CIVIL PLANS
(3)GK
ATTACHED WALK,
RE: CIVIL PLANS
(3)UP
(7)BUJ
(2)AS
(15)PB2
SIGHT TRI
(15)PB2
(5)BUJ
LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER AND NOT INCLUDED ON THIS PLAN. LANDSCAPE TO BE INSTALLED AS PART OF FILING 11
LIGHTPOLE
RE: CIVIL PLANS
(15)PB2
(8)BUJ
(3)AS
(12)PB2
SIGHT TRI
LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER AND NOT INCLUDED ON THIS PLAN. FENCING TO BE INSTALLED AS PART OF FILING 9 AND STREET TREES INSTALLED AS PART OF FILING 11.
OPEN RAIL FENCE
5
L2.0
FILING 9 LIMIT OF
LANDSCAPE
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
STREET TREES ALONG SCARLET SAGE AVE. ROW TO BE INSTALLED WITH FILING 9.
TRACT C
STREET TREES IN THIS AREA TO BE COMPLETED AS PART OF FILING 12
PO(4)
AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS
ATTACHED WALK,
RE: CIVIL PLANS
FILING 9 LIMIT OF
LANDSCAPE
OPEN RAIL FENCE
5
L2.0
FILING 9 LIMIT OF
LANDSCAPE
LIGHTPOLE
RE: CIVIL PLANS
(4)GK
(2)PO
(5)TG2
(2)RAL
FILING 9 LIMIT OF
LANDSCAPE
15 W
14 W
13 W
12 T 2
A 8
A 9
A 10
A 11
14
2
3 B
4 B
B 4
1 A
2 1 A
2

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
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QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

DECIDUOUS SHRUBS	COMMON NAME
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
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EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
▨	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▨	ROCK MULCH TAN, 4" DIA. COBBLE
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
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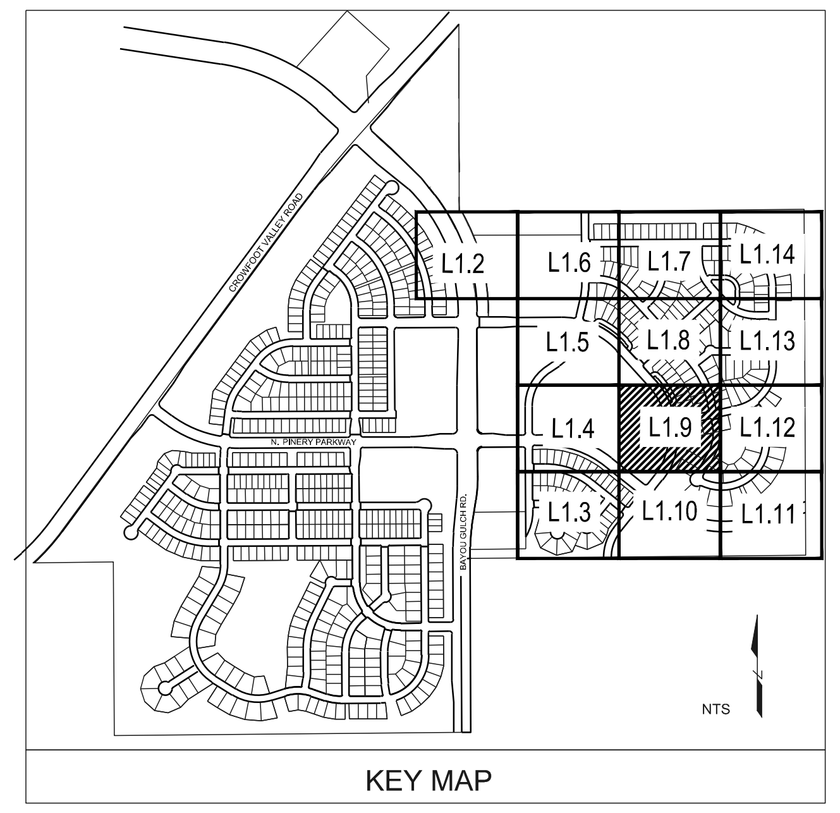
CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP

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

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

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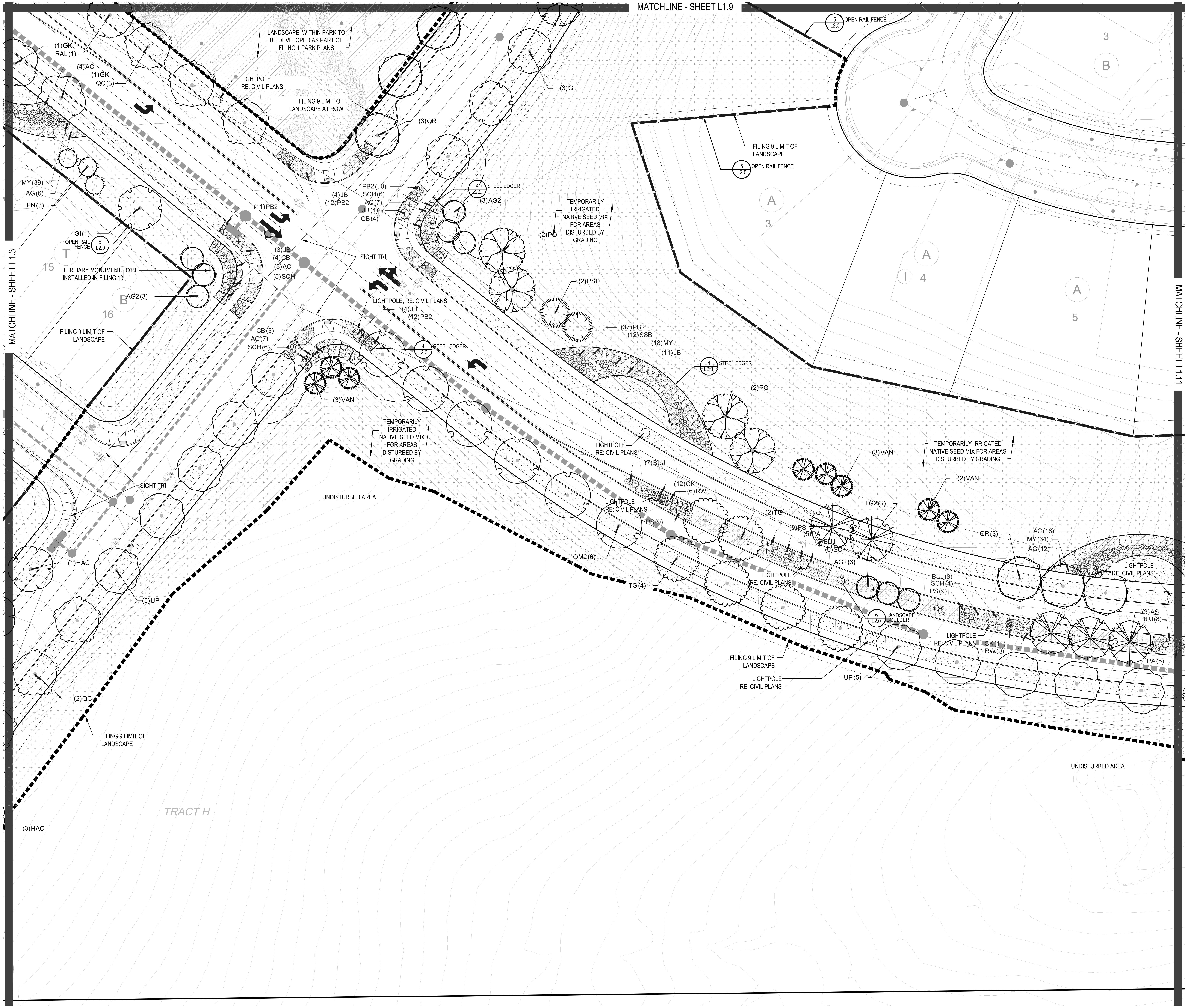
Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.9

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


MATCHLINE - SHEET L1.9
MATCHLINE - SHEET L1.3
MATCHLINE - SHEET L1.11
LANDSCAPE WITHIN PARK TO BE DEVELOPED AS PART OF FILING 1 PARK PLANS
(1)GK
RAL(1)
(4)AC
(1)GK
QC(3)
LIGHTPOLE RE: CIVIL PLANS
FILING 9 LIMIT OF LANDSCAPE AT ROW
(3)GI
(3)QR
MY(39)
AG(6)
PN(3)
(4)JB
(12)PB2
PB2(10)
SCH(6)
AC(7)
JB(4)
CB(4)
4 L2.0 STEEL EDGER
(3)AG2
(11)PB2
GI(1)
OPEN RAIL FENCE 5 L2.0
T
15
TERTIARY MONUMENT TO BE INSTALLED IN FILING 13
B
16
AG2(3)
(3)JB
(4)CB
(8)AC
(5)SCH
SIGHT TRI
FILING 9 LIMIT OF LANDSCAPE
LIGHTPOLE, RE: CIVIL PLANS
(4)JB
(12)PB2
CB(3)
AC(7)
SCH(6)
4 L2.0 STEEL EDGER
(3)VAN
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
(2)PO
(2)PSP
(37)PB2
(12)SSB
(18)MY
(11)JB
4 L2.0 STEEL EDGER
(2)PO
5 L2.0 OPEN RAIL FENCE
FILING 9 LIMIT OF LANDSCAPE
5 L2.0 OPEN RAIL FENCE
3
B
A
3
A
4
A
5
SIGHT TRI
UNDISTURBED AREA
LIGHTPOLE RE: CIVIL PLANS
(7)BUJ
(12)CK
(6)RW
LIGHTPOLE RE: CIVIL PLANS
PS(9)
(2)TG
(9)PS
(5)PA
(2)BUJ
(6)SCH
TG2(2)
(3)VAN
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
(2)VAN
QR(3)
AC(16)
MY(64)
AG(12)
LIGHTPOLE RE: CIVIL PLANS
AG2(3)
QM2(6)
TG(4)
(1)HAC
(5)UP
(2)QC
FILING 9 LIMIT OF LANDSCAPE
LIGHTPOLE RE: CIVIL PLANS
BUJ(3)
SCH(4)
PS(9)
6 L2.0 LANDSCAPE BOULDER
LIGHTPOLE RE: CIVIL PLANS
CK(11)
RW(9)
(3)AS
BUJ(8)
PA(5)
FILING 9 LIMIT OF LANDSCAPE
LIGHTPOLE RE: CIVIL PLANS
UP(5)
UNDISTURBED AREA
(3)HAC
TRACT H

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
EVERGREEN TREES	**COMMON NAME**
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	**COMMON NAME**
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
DECIDUOUS SHRUBS	**COMMON NAME**
SCH	PAWNEE BUTTES SAND CHERRY
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RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY
EVERGREEN SHRUBS	**COMMON NAME**
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	**COMMON NAME**
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS
GROUND COVERS	**COMMON NAME**
▨	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▨	ROCK MULCH TAN, 4" DIA. COBBLE
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX

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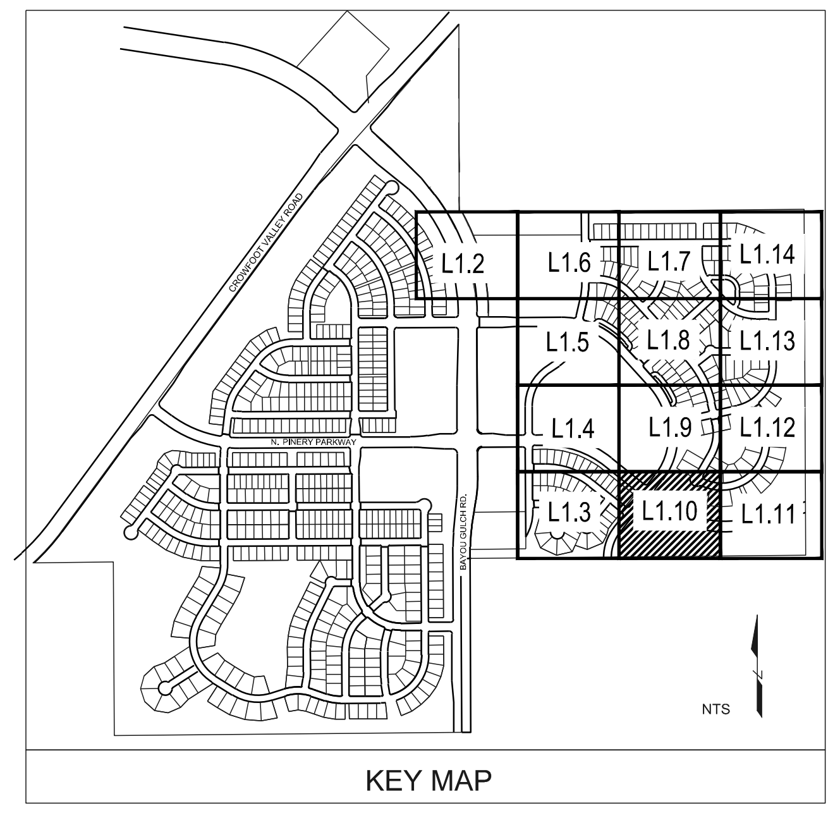
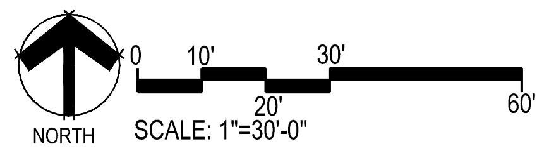

L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
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■ Engineering ■

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

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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

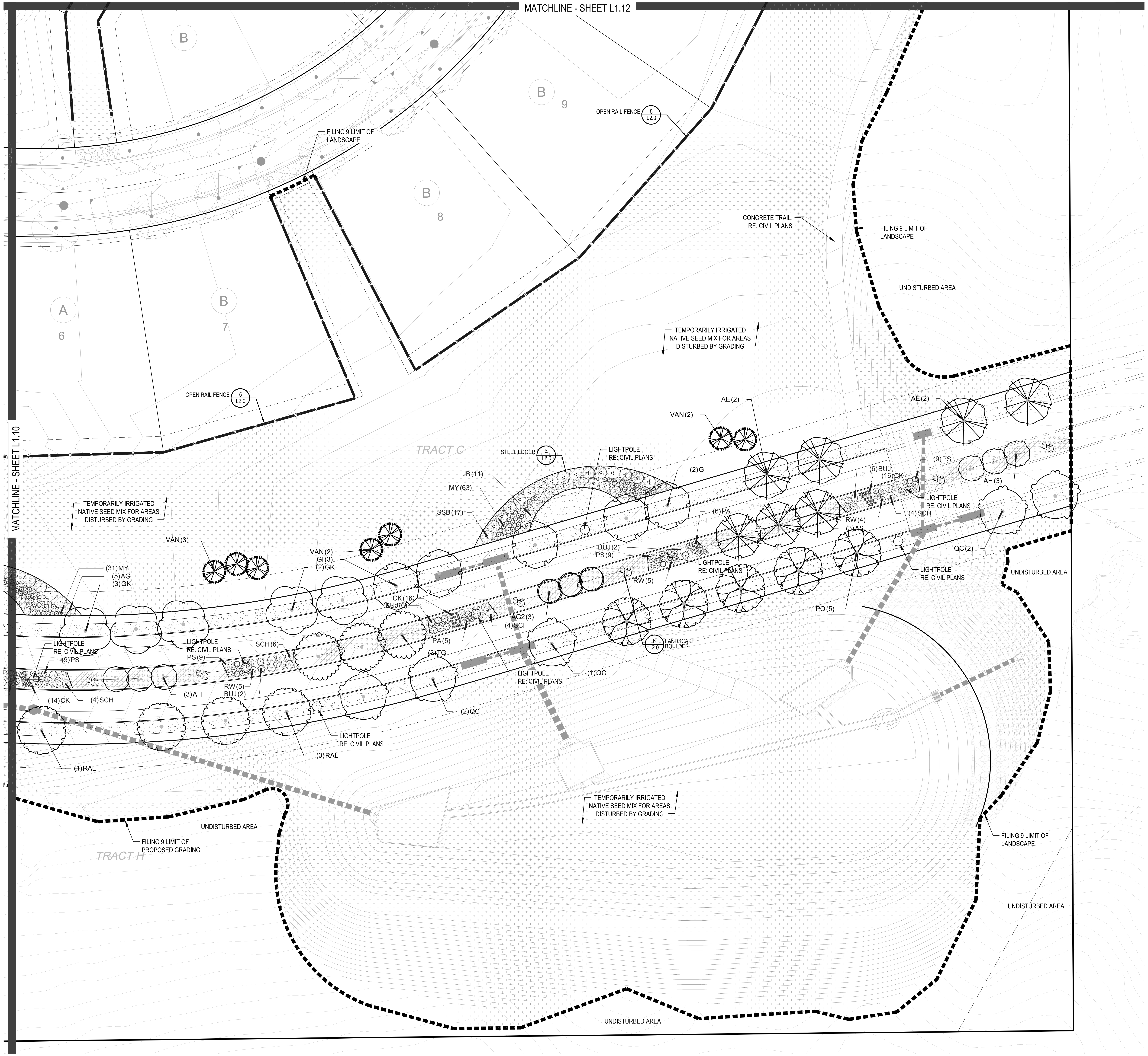
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.10

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


MATCHLINE - SHEET L1.12
MATCHLINE - SHEET L1.10
B
9
B
8
A
6
B
7
FILING 9 LIMIT OF LANDSCAPE
OPEN RAIL FENCE 5 L2.0
OPEN RAIL FENCE 5 L2.0
CONCRETE TRAIL, RE: CIVIL PLANS
FILING 9 LIMIT OF LANDSCAPE
UNDISTURBED AREA
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
TRACT C
STEEL EDGER 4 L2.0
LIGHTPOLE RE: CIVIL PLANS
JB(11)
MY(63)
SSB(17)
(2)GI
VAN(2)
AE(2)
AE(2)
(9)PS
(6)BUJ
(16)CK
AH(3)
LIGHTPOLE RE: CIVIL PLANS
(4)SCH
(6)PA
RW(4)
(3)AS
BUJ(2)
PS(9)
LIGHTPOLE RE: CIVIL PLANS
RW(5)
QC(2)
UNDISTURBED AREA
LIGHTPOLE RE: CIVIL PLANS
PO(5)
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
VAN(3)
VAN(2)
GI(3)
(2)GK
(31)MY
(5)AG
(3)GK
CK(16)
BUJ(6)
AG2(3)
(4)SCH
PA(5)
(3)TG
6 L2.0 LANDSCAPE BOULDER
LIGHTPOLE RE: CIVIL PLANS
(1)QC
(2)QC
LIGHTPOLE RE: CIVIL PLANS
(9)PS
LIGHTPOLE RE: CIVIL PLANS
SCH(6)
PS(9)
(14)CK
(4)SCH
(3)AH
RW(5)
BUJ(2)
LIGHTPOLE RE: CIVIL PLANS
(3)RAL
(1)RAL
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
UNDISTURBED AREA
FILING 9 LIMIT OF PROPOSED GRADING
TRACT H
FILING 9 LIMIT OF LANDSCAPE
UNDISTURBED AREA
UNDISTURBED AREA

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

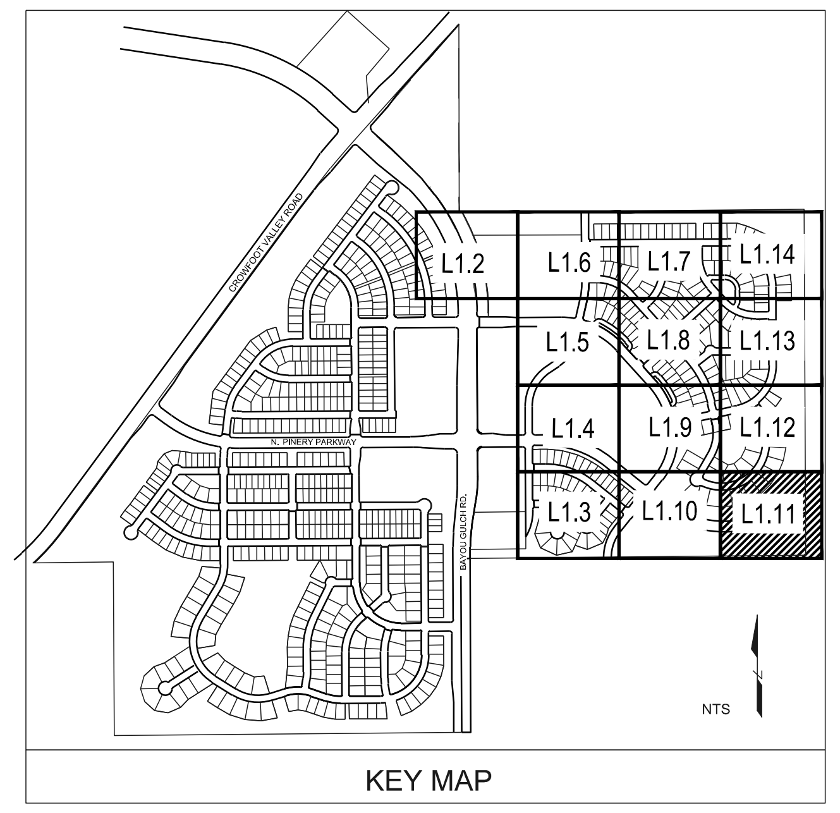
DECIDUOUS SHRUBS	COMMON NAME
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

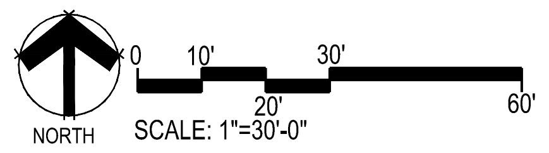
ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
▨	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▨	ROCK MULCH TAN, 4" DIA. COBBLE
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX

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


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Engineering ■

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
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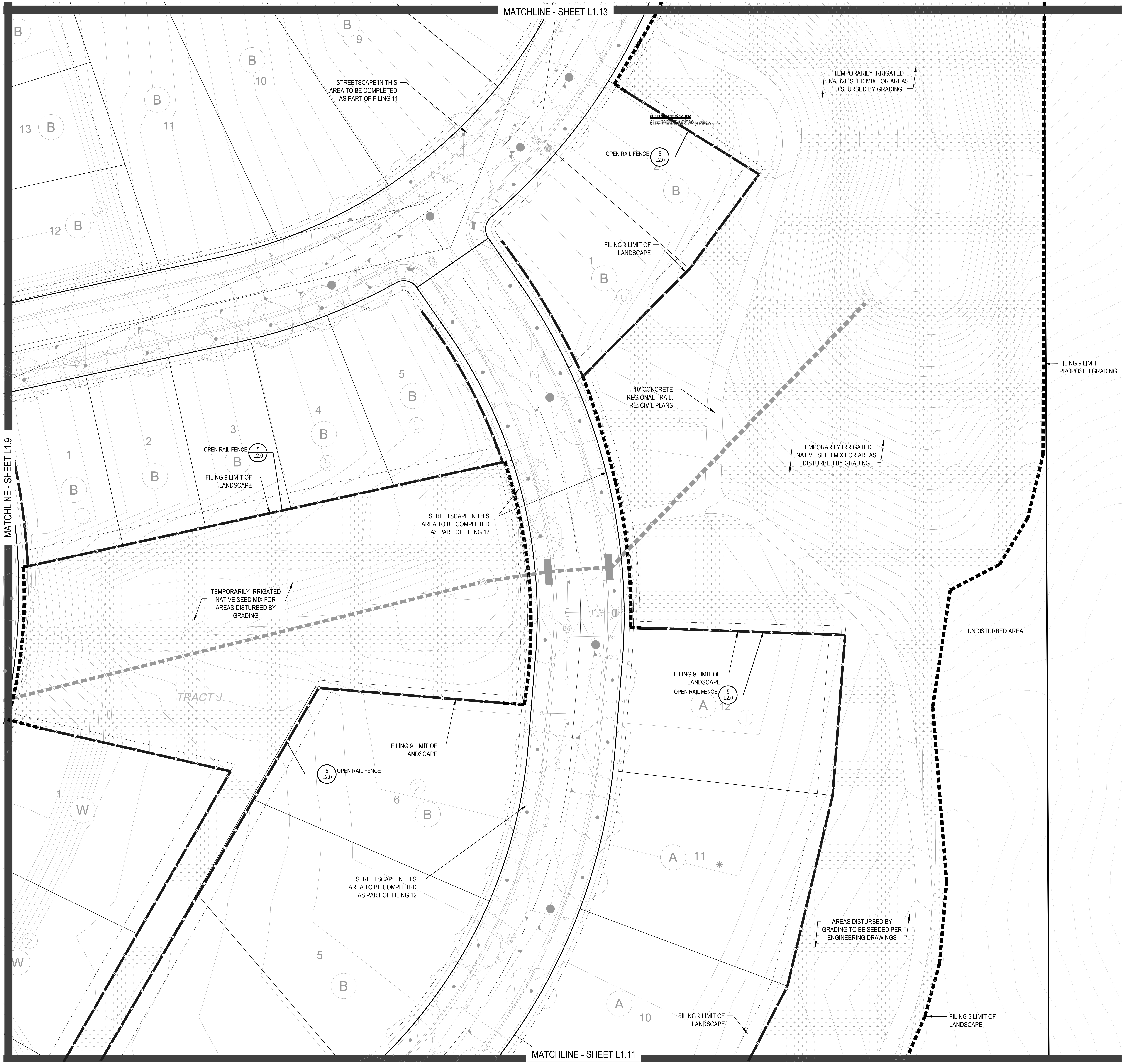
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.11

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


MATCHLINE - SHEET L1.13
MATCHLINE - SHEET L1.9
MATCHLINE - SHEET L1.11
STREETSCAPE IN THIS AREA TO BE COMPLETED AS PART OF FILING 11
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
OPEN RAIL FENCE
5
L2.0
FILING 9 LIMIT OF LANDSCAPE
10' CONCRETE REGIONAL TRAIL RE: CIVIL PLANS
STREETSCAPE IN THIS AREA TO BE COMPLETED AS PART OF FILING 12
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FILING 9 LIMIT PROPOSED GRADING
UNDISTURBED AREA
TRACT J
AREAS DISTURBED BY GRADING TO BE SEEDED PER ENGINEERING DRAWINGS
B
9
10
11
12
13
1
2
3
4
5
6
A
W

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

DECIDUOUS SHRUBS	COMMON NAME
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MEIDILAND ROSE
AG	`AUTUMN BRILLIANCE` SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE

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

GROUND COVERS	COMMON NAME
▨	ENVIROTURF
▨	ROCK MULCH GREY, 4" DIA. COBBLE
▨	ROCK MULCH TAN, 4" DIA. COBBLE
▨	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:
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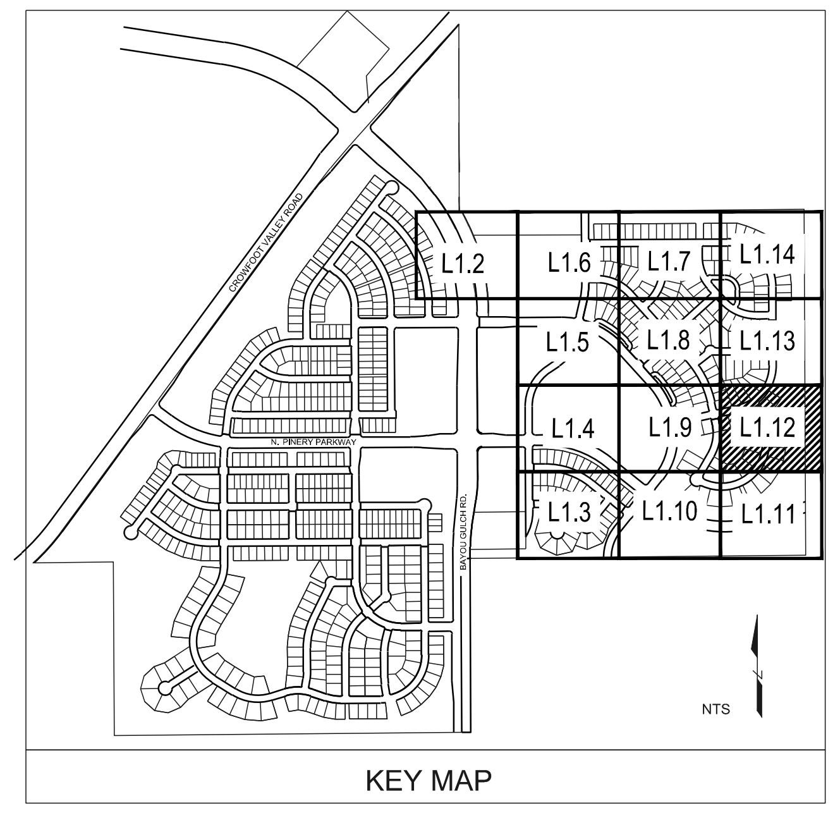
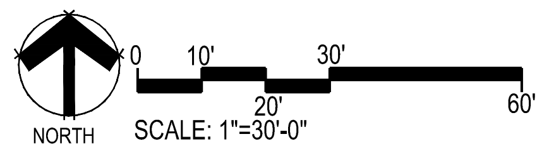

CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

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E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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

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

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	12.08.2017 01.26.2017 02.20.2018 04.6.2018 08.10.2018

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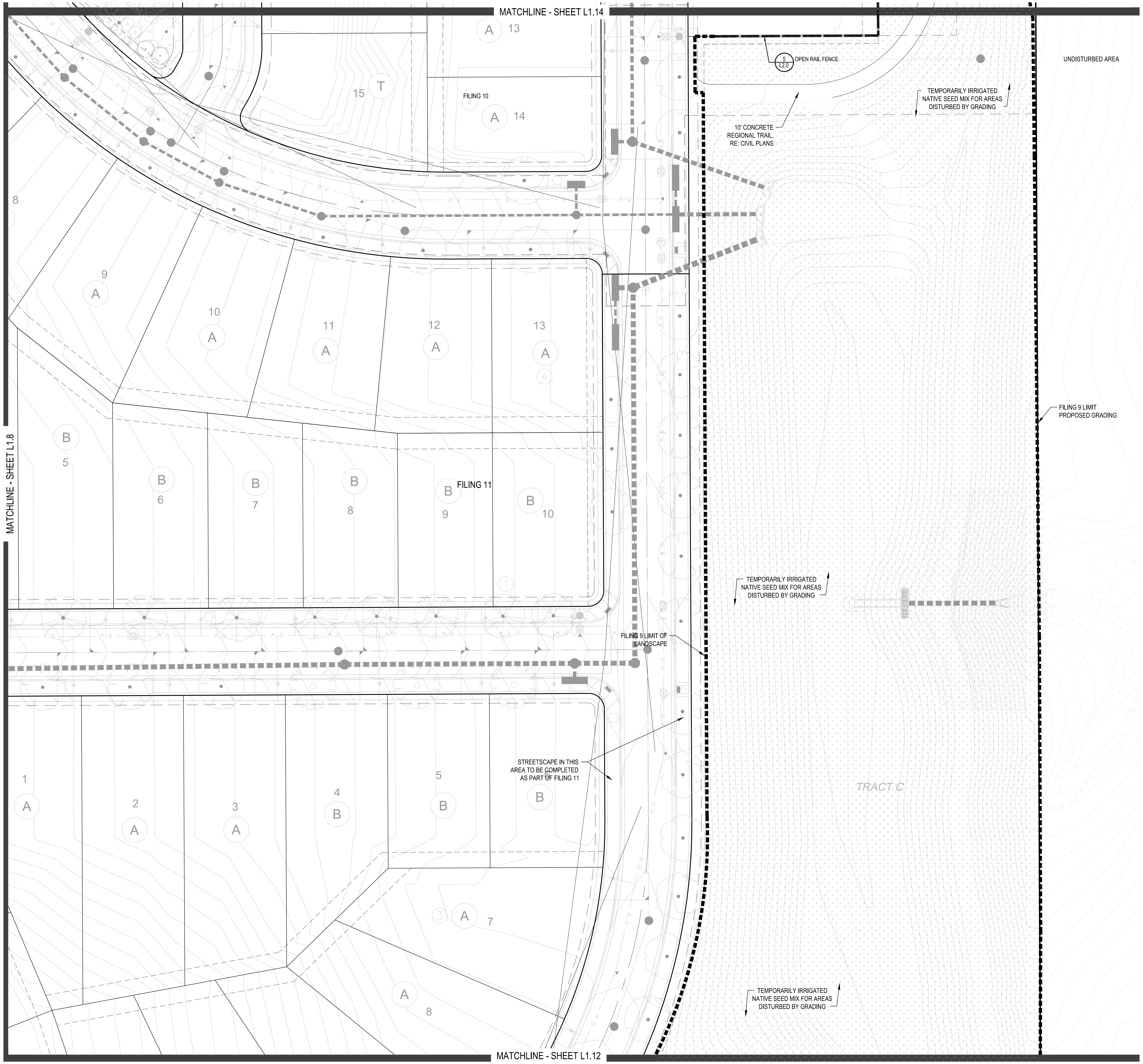
LANDSCAPE PLAN

■ Sheet Number ■

L1.12

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


MATCHLINE - SHEET L1.14
MATCHLINE - SHEET L1.8
MATCHLINE - SHEET L1.12
FILING 10
FILING 11
A 13
15 T
A 14
8
9 A
10 A
11 A
12 A
13 A
B 5
B 6
B 7
B 8
B 9
B 10
1 A
2 A
3 A
4 B
5 B
B
3 A 7
A 8
5 L2.0 OPEN RAIL FENCE
10' CONCRETE REGIONAL TRAIL, RE: CIVIL PLANS
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
UNDISTURBED AREA
FILING 9 LIMIT PROPOSED GRADING
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
FILING 9 LIMIT OF LANDSCAPE
STREETSCAPE IN THIS AREA TO BE COMPLETED AS PART OF FILING 11
TRACT C
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
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AS	SCHWEDLER MAPLE

EVERGREEN TREES	COMMON NAME
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PSP	LIMBER PINE
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ORNAMENTAL TREES	COMMON NAME
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AG2	ROCKY MOUNTAIN MAPLE

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GROUND COVERS	COMMON NAME
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▨	ROCK MULCH GREY, 4" DIA. COBBLE
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⊞	TEMPORARILY IRRIGATED NATIVE SEED MIX

NOTES:

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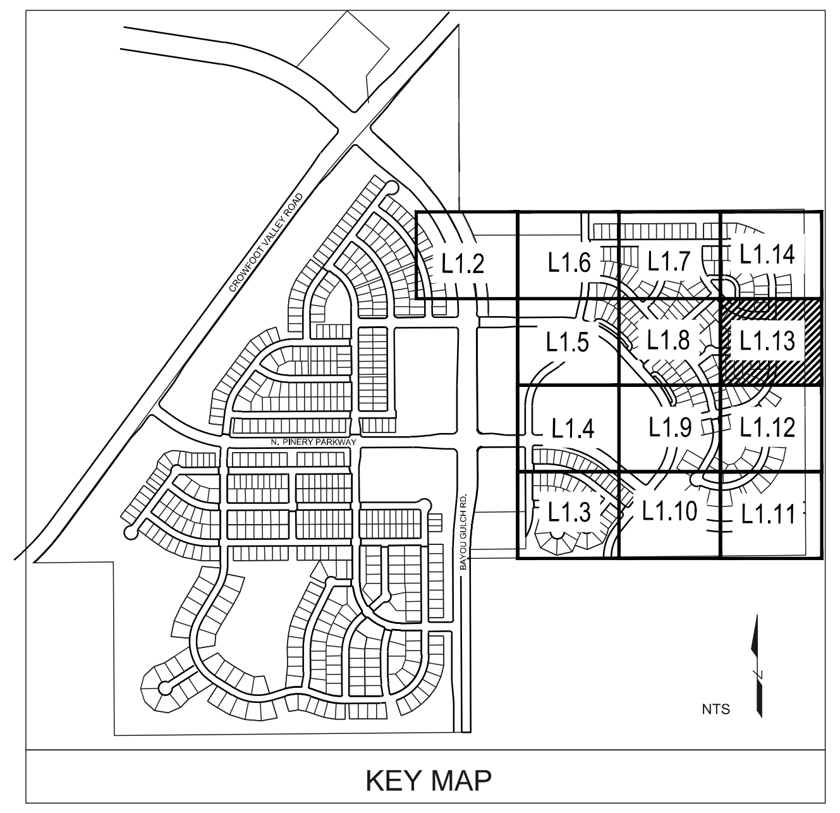
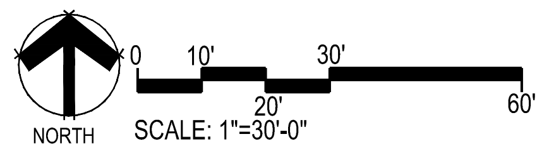

CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


0
10'
20'
30'
60'
NORTH

SCALE: 1"=30'-0"

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

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
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■ Engineering ■

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
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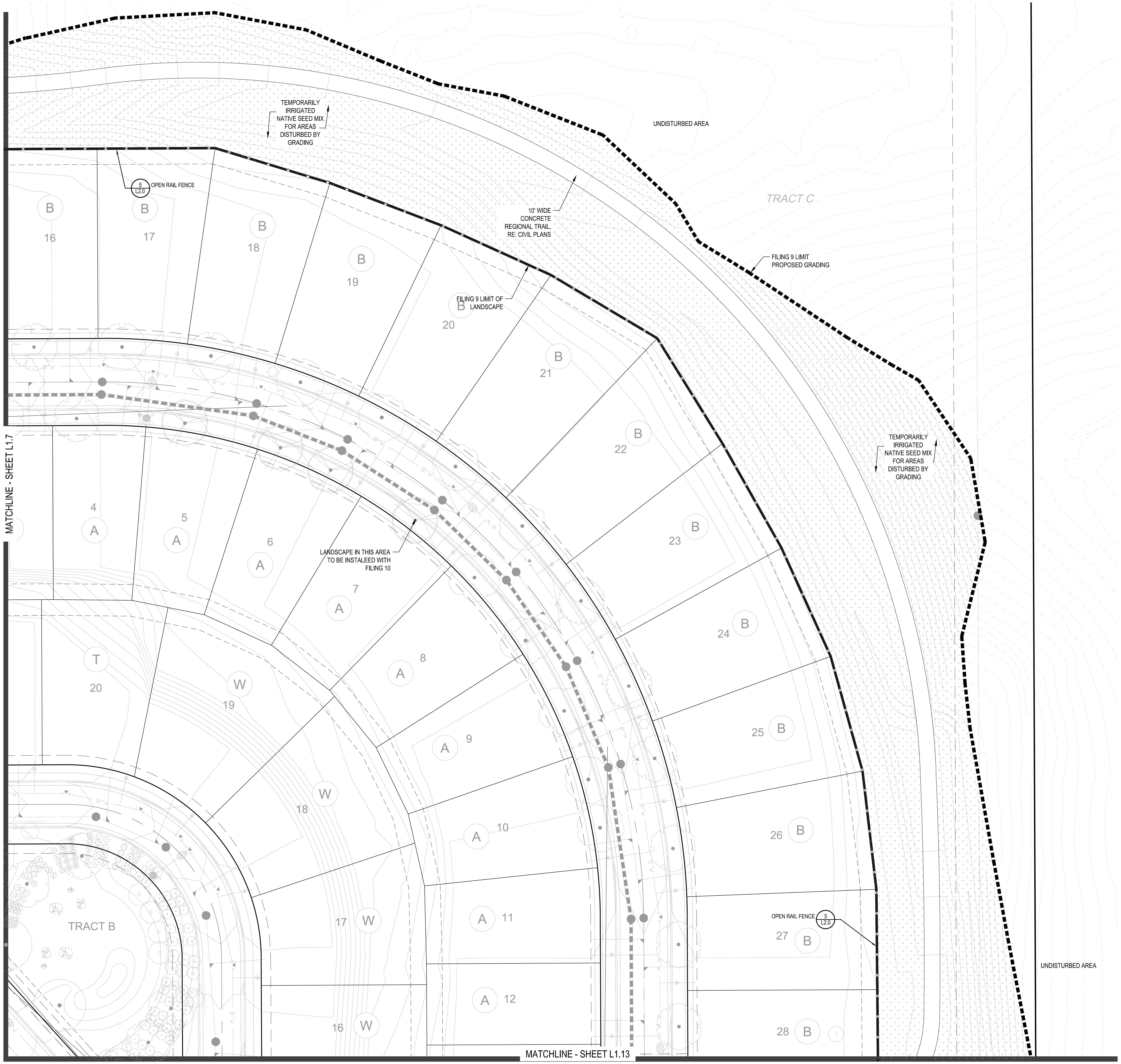
■ Sheet Name ■

LANDSCAPE PLAN

■ Sheet Number ■

L1.13


TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
UNDISTURBED AREA
5 L2.0 OPEN RAIL FENCE
10' WIDE CONCRETE REGIONAL TRAIL, RE: CIVIL PLANS
TRACT C
FILING 9 LIMIT PROPOSED GRADING
FILING 9 LIMIT OF LANDSCAPE
B 16
B 17
B 18
B 19
B 20
B 21
B 22
B 23
B 24
B 25
B 26
B 27
B 28
TEMPORARILY IRRIGATED NATIVE SEED MIX FOR AREAS DISTURBED BY GRADING
MATCHLINE - SHEET L1.7
4 A
5 A
6 A
7 A
A 8
A 9
A 10
A 11
A 12
LANDSCAPE IN THIS AREA TO BE INSTALEED WITH FILING 10
T 20
W 19
W 18
17 W
16 W
TRACT B
OPEN RAIL FENCE 5 L2.0
UNDISTURBED AREA
MATCHLINE - SHEET L1.13

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
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QM	BURR OAK
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GROUND COVERS	COMMON NAME
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▨	ROCK MULCH GREY, 4" DIA. COBBLE
▒	ROCK MULCH TAN, 4" DIA. COBBLE
⁺	TEMPORARILY IRRIGATED NATIVE SEED MIX

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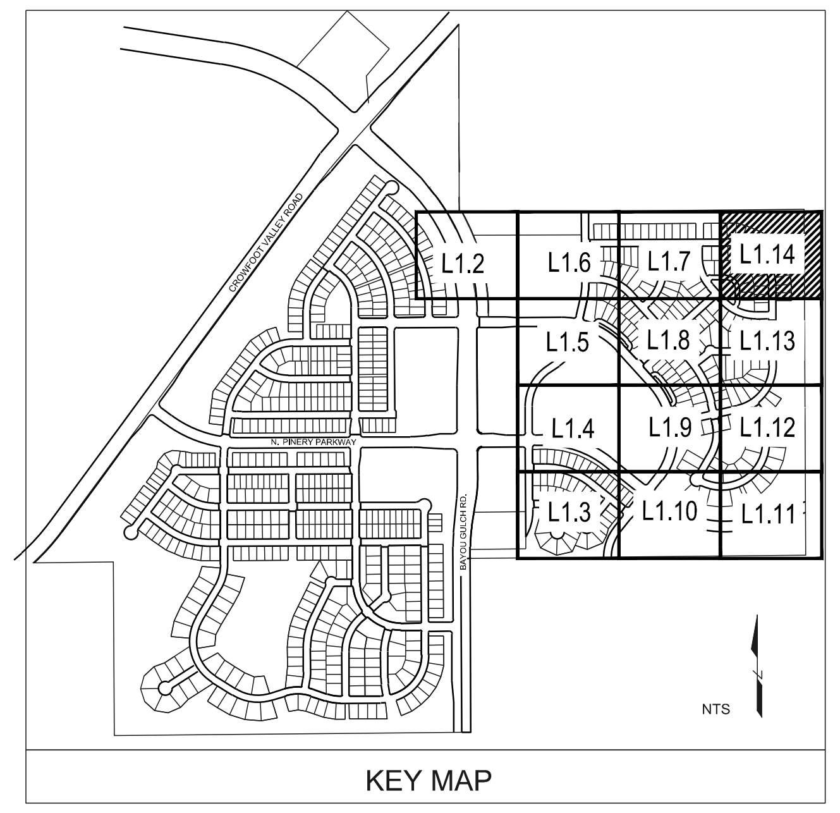
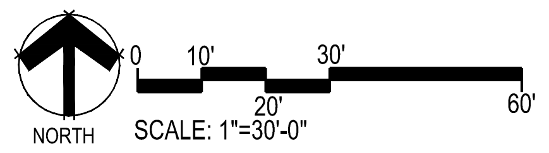

CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
L1.2
L1.6
L1.7
L1.14
L1.5
L1.8
L1.13
L1.4
L1.9
L1.12
L1.3
L1.10
L1.11
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

Prepared For

E5X MANAGEMENT
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Engineering

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TRAILS AT CROWFOOT
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Drawn by: JWI, BEM, GG
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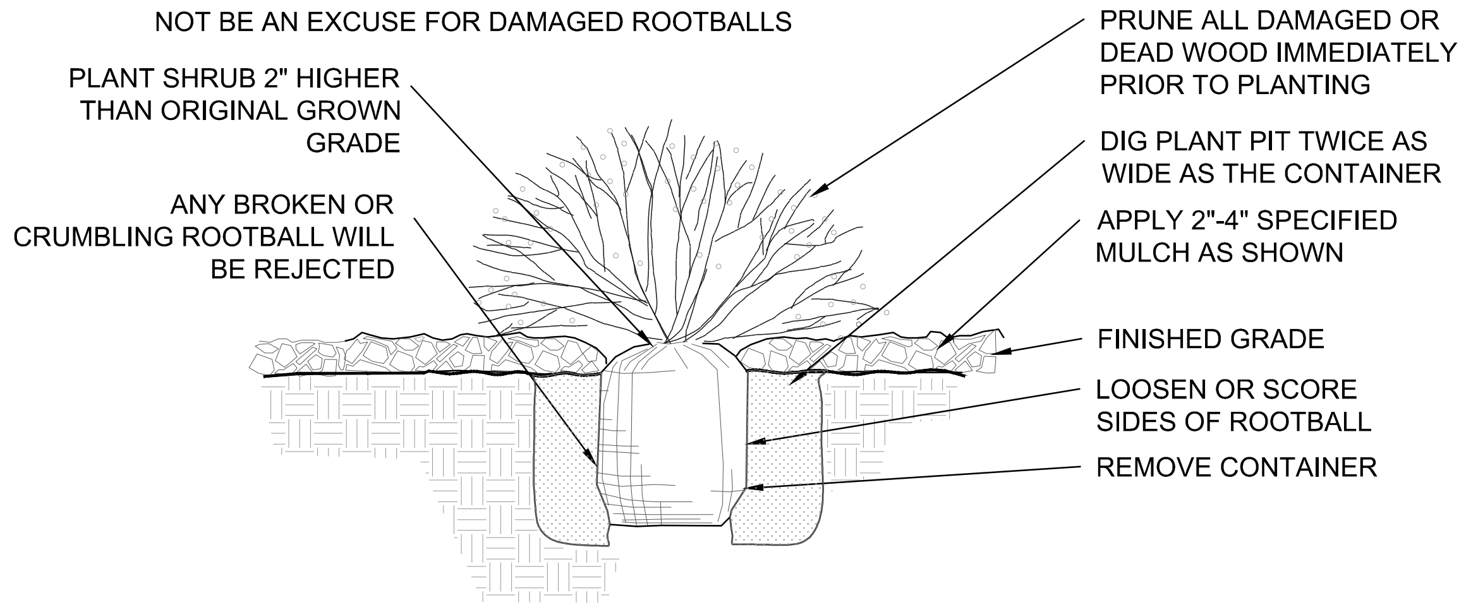
Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.14

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

Thursday, May 18, 2017

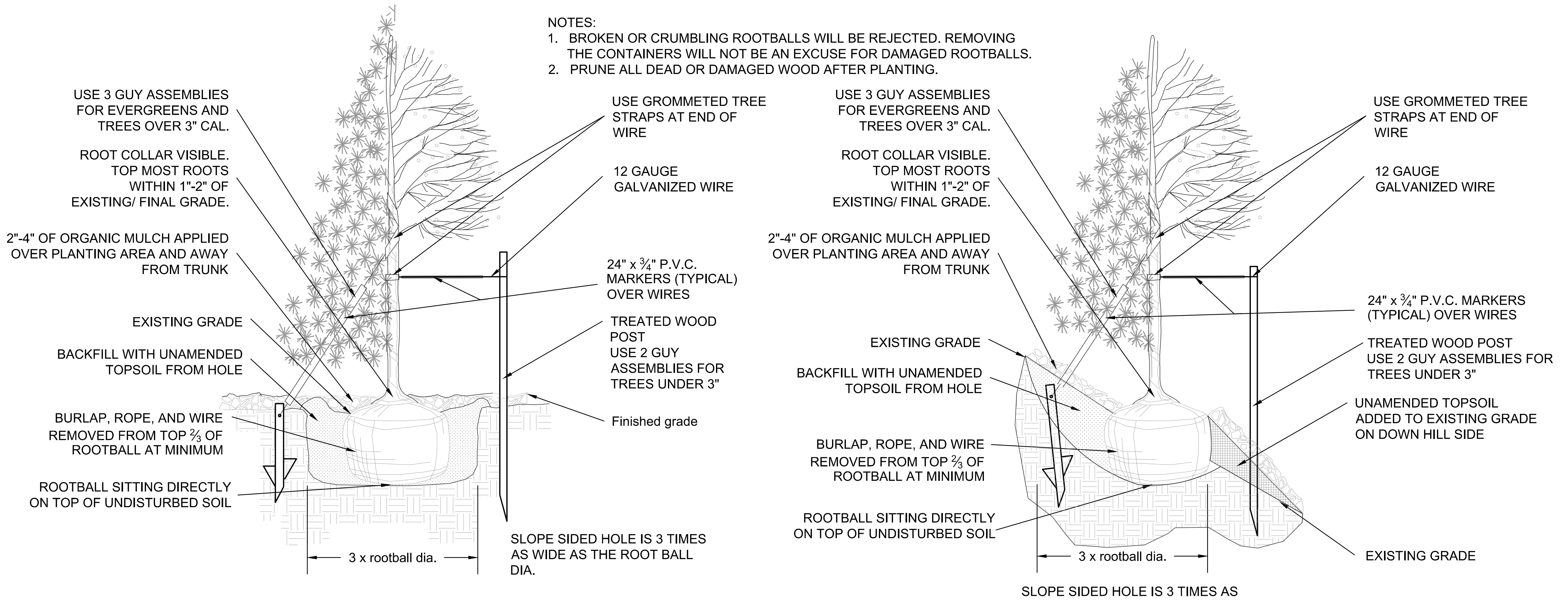
NOTES:
1. BACKFILL AND WATER-IN THOROUGHLY.
2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS


PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE
DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED
APPLY 2"-4" SPECIFIED MULCH AS SHOWN
FINISHED GRADE
LOOSEN OR SCORE SIDES OF ROOTBALL
REMOVE CONTAINER

1 SHRUB PLANTING

NOT TO SCALE

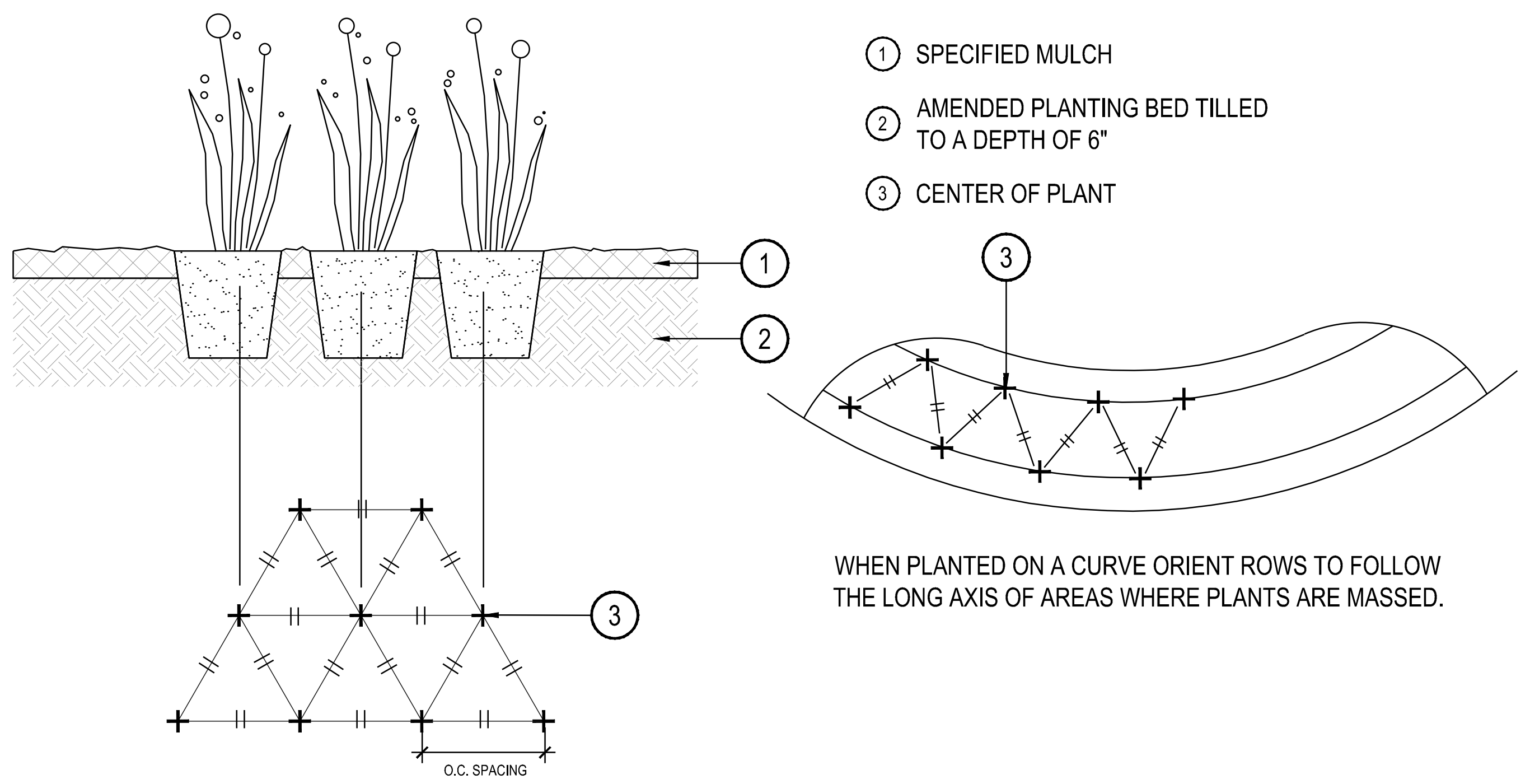
NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.


USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.
ROOT COLLAR VISIBLE. TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE.
2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
EXISTING GRADE
BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
BURLAP, ROPE, AND WIRE REMOVED FROM TOP ⅔ OF ROOTBALL AT MINIMUM
ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
3 x rootball dia.
USE GROMMETED TREE STRAPS AT END OF WIRE
12 GAUGE GALVANIZED WIRE
24" x ¾" P.V.C. MARKERS (TYPICAL) OVER WIRES
TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"
Finished grade
SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.
USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.
ROOT COLLAR VISIBLE. TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE.
2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
EXISTING GRADE
BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
BURLAP, ROPE, AND WIRE REMOVED FROM TOP ⅔ OF ROOTBALL AT MINIMUM
ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
3 x rootball dia.
SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.
USE GROMMETED TREE STRAPS AT END OF WIRE
12 GAUGE GALVANIZED WIRE
24" x ¾" P.V.C. MARKERS (TYPICAL) OVER WIRES
TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"
UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE
EXISTING GRADE

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 LOOSENED 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 ¼ 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 ⅔ 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.
7. 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 WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

2 TREE PLANTING

NOT TO SCALE

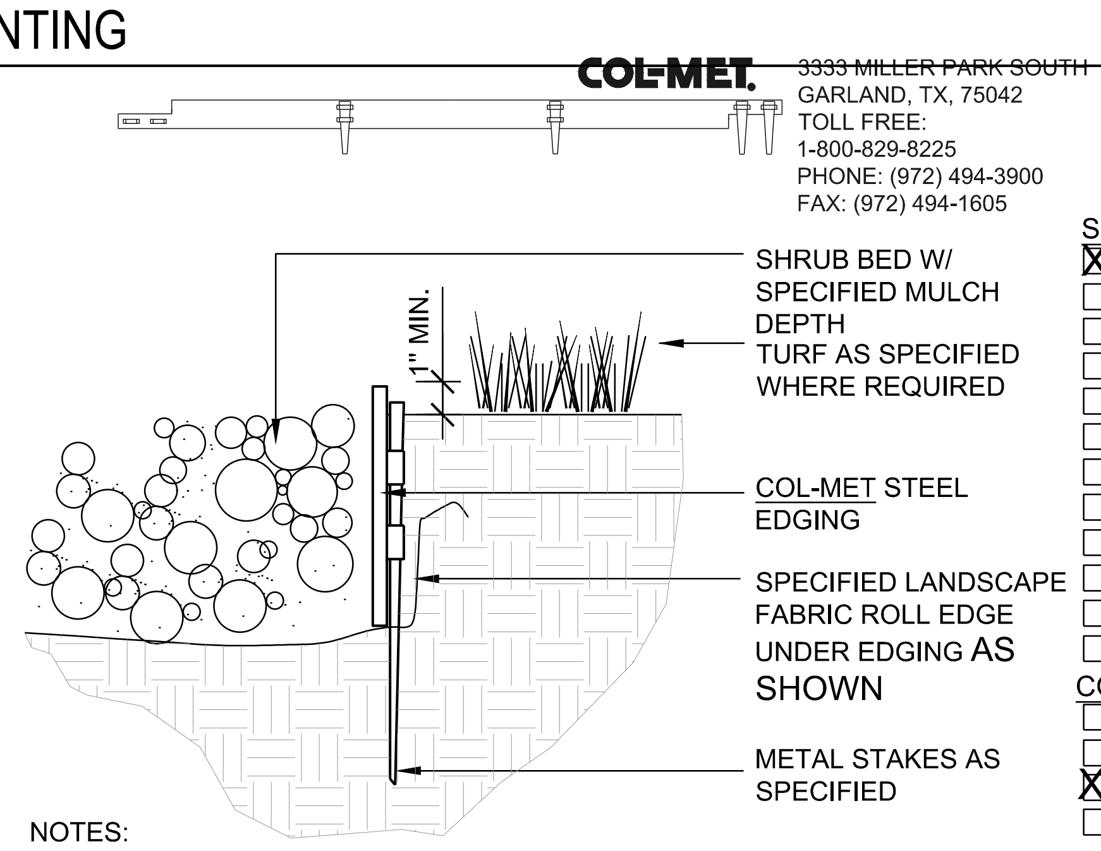

1
2
3
3
O.C. SPACING

① SPECIFIED MULCH
② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
③ CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE


COL-MET.
1" MIN.
SHRUB BED W/ SPECIFIED MULCH DEPTH
TURF AS SPECIFIED WHERE REQUIRED
COL-MET STEEL EDGING
SPECIFIED LANDSCAPE FABRIC ROLL EDGE UNDER EDGING AS SHOWN
METAL STAKES AS SPECIFIED

~~3333 MILLER PARK SOUTH~~
GARLAND, TX, 75042
TOLL FREE:
1-800-829-8225
PHONE: (972) 494-3900
FAX: (972) 494-1605

SIZE
☒ 10' x 4" x 14GA
☐ 10' x 4" x 12GA
☐ 10' x 4" x 1/8"
☐ 10' x 4" x 3/16"
☐ 10' x 4" x 1/4"
☐ 10' x 5" x 3/16"
☐ 10' x 5" x 1/4"
☐ 10' x 6" x 14GA
☐ 10' x 6" x 12GA
☐ 10' x 6" x 1/8"
☐ 10' x 6" x 3/16"
☐ 10' x 6" x 1/4"

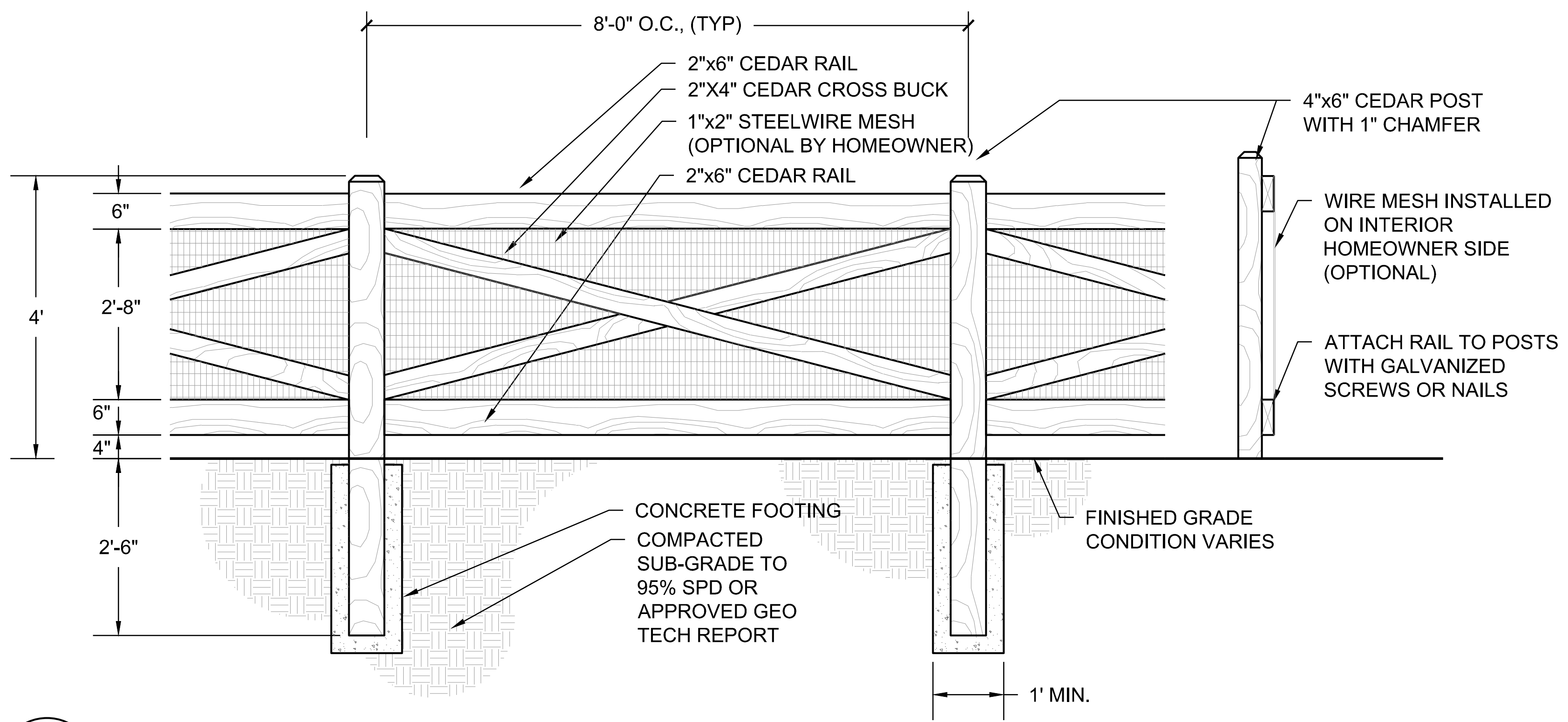
COLOR/FINISH
☐ BLACK
☐ BROWN
☒ GREEN
☐ GALVANIZED

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

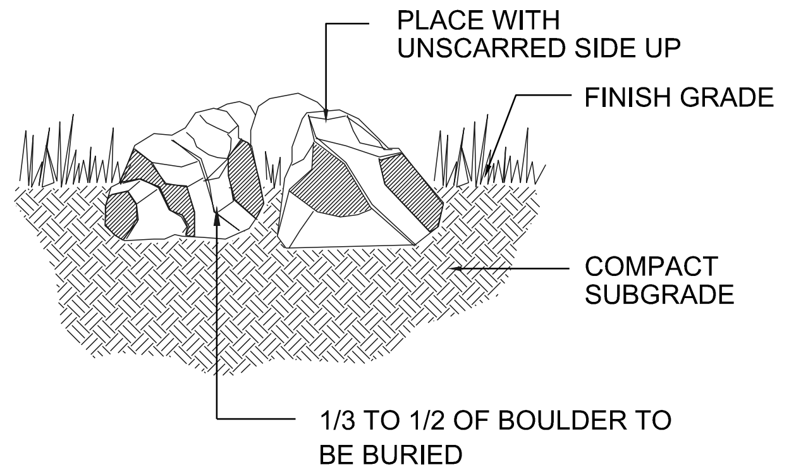
NOT TO SCALE

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


8'-0" O.C., (TYP)
2"x6" CEDAR RAIL
2"X4" CEDAR CROSS BUCK
1"x2" STEELWIRE MESH (OPTIONAL BY HOMEOWNER)
2"x6" CEDAR RAIL
4"x6" CEDAR POST WITH 1" CHAMFER
WIRE MESH INSTALLED ON INTERIOR HOMEOWNER SIDE (OPTIONAL)
ATTACH RAIL TO POSTS WITH GALVANIZED SCREWS OR NAILS
4'
6"
2'-8"
6"
4"
2'-6"
CONCRETE FOOTING
COMPACTED SUB-GRADE TO 95% SPD OR APPROVED GEO TECH REPORT
FINISHED GRADE CONDITION VARIES
1' MIN.

5 OPEN RAIL FENCE

NOT TO SCALE


PLACE WITH UNSCARRED SIDE UP
FINISH GRADE
COMPACT SUBGRADE
1/3 TO 1/2 OF BOULDER TO BE BURIED

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.

6 LANDSCAPE BOULDER

NOT TO SCALE

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

■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■

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

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

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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

■ Sheet Name ■
SITE & LANDSCAPE DETAILS

■ Sheet Number ■
L2.0

TRAILS AT CROWFOOT

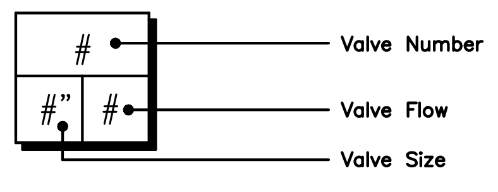
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
⑧ 60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
⑩ 60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
⑫ 60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
⑮ 60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
S 4X30SST S 4X18SST L 4X15LCS L 4X9LCS R 4X15RCS R 4X9RCS	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◪	DRIP VALVE ASSEMBLY NETAFIM LVCZS8010075-HF. PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
⊖	DRIP FLUSH VALVE ASSEMBLY NETAFIM TLFV-1. AUTOMATIC FLUSH VALVE, WITH INSERT INLET

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◕	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
⊖	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
⧗	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
⧗	NORMALLY OPEN MASTER VALVE ASSEMBLY 2-INCH BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION.
F	FLOW SENSOR ASSEMBLY 2-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE 2.8-170 GPM.
⊛	INLINE CHECK VALVE ASSEMBLY MATCO-NORCA 523T: 1/2"-2" WHITE PVC INLINE CHECK VALVE. THREADED ENDS. STAINLESS STEEL SPRING LOADED. SAME SIZE AS MAINLINE PIPE.
⊠	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).
A	AIR AND VACUUM RELIEF VALVE ASSEMBLY CRISPIN MODEL UL10, 1" MODEL. INSTALL PER MANUFACTURER`S RECOMMENDATIONS. INSTALL AT SYSTEM HIGH POINTS.
F G	TWO-WIRE PEDEDSTAL MOUNT CONTROLLER WEATHERMATIC SMARTLINE 48-ZONE TWO-WIRE CONTROLLER, INTERNAL 120VAC/230VAC TRANSFORMER, 900 MHZ RANGE. INSTALL WITH SMARTKLINK AIRCARD WITH FLOW. INSTALL SLW5 WIRELESS WEATHER STATION. UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC-SS-1600. [UTILIZE NORMALLY OPEN PANEL]
sd	WEATHERMATIC SURGE DECODER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (APPROX. EVERY 600', AT THE CONTROLLER, AND AT THE END OF EACH MAINLINE RUN). INSTALL 8` COPPER CLAD GROUNDING ROD INSTALLED AT LEAST 8` FROM VALVE BOX, PERPENDICULAR TO 2-WIRE CONTROL CABLE
────	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1-1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
〰	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
‐ ∼ ‐ ∼	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
— — — —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 POC #6: 3-INCH UNLESS OTHERWISE NOTED. POC #7: 3-INCH UNLESS OTHERWISE NOTED.
═ ═ ═ ═	PIPE SLEEVE: PVC CLASS 200 SDR 21 SLEEVE SHALL BE TWICE THE SIZE OF THE PIPE RUNNING THRU IT. NO TWO PIPES/WIRES SHALL SHARE A SLEEVE.

Valve Callout



REFERENCE NOTES SCHEDULE

FILING 9

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

EMITTER SCHEDULE

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

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

INSTALLATION GENERAL NOTES

1. 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.
   1.1. NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

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

   2.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.

3. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

4. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

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

5. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE REOLOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.

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

7. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

8. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

    10.1. MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

11. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
    11.1. TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
    11.2. FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 600' (APPROX.) THEREAFTER.
    11.3. INSTALL NEAR VALVE USING EITHER 8' GROUND ROD OR PLATE. INSTALL PER INDUSTRY STANDARDS.
    11.4. DECODERS MUST BE PROGRAMMED AT THE CONTROLLER BEFORE WIRING TO VALVES.

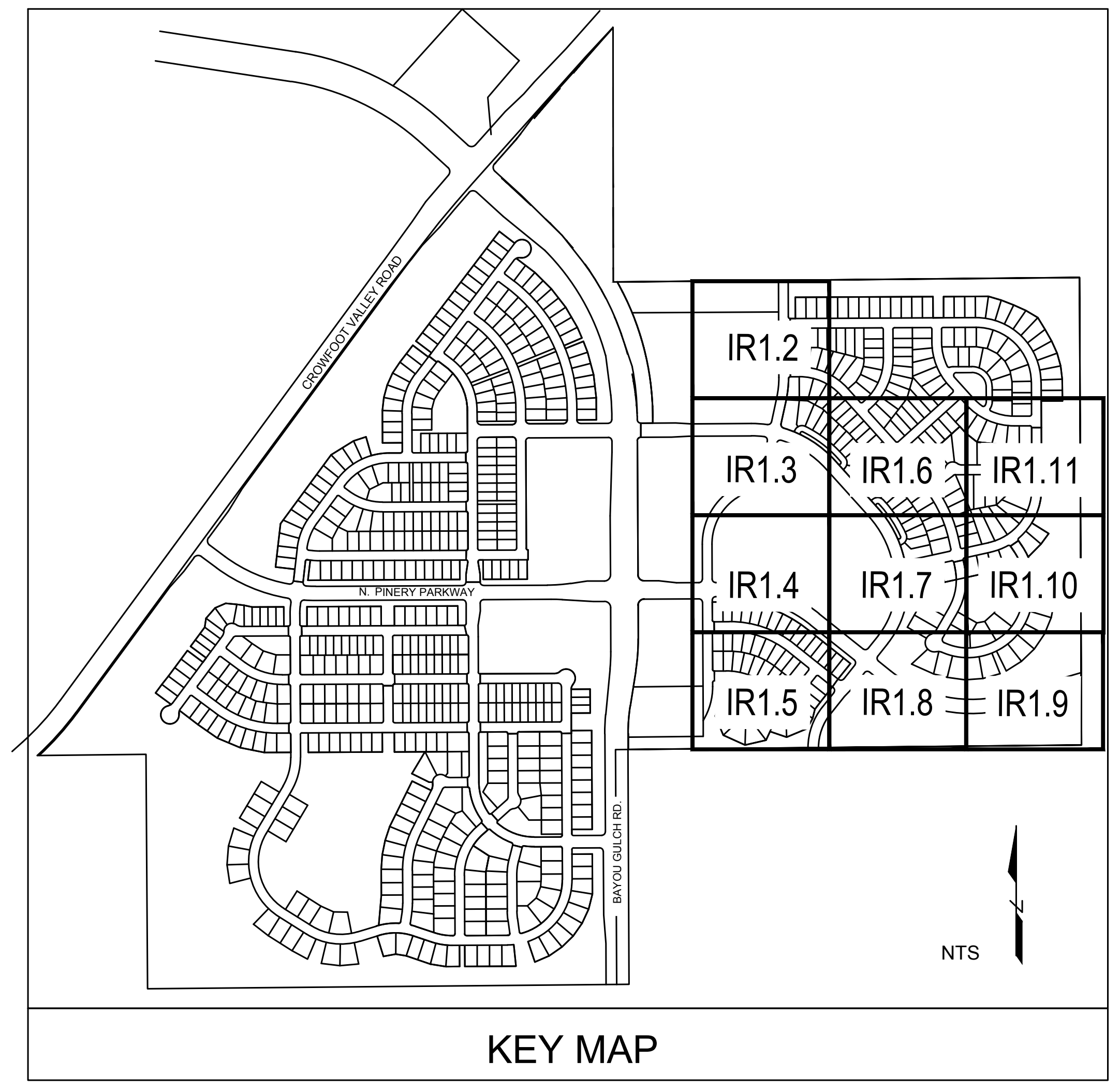
12. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN UNDISTURBED NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

13. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

14. SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 14', THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE.
    14.1. MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.
    14.2. DEAD END MAINLINE RUNS ARE SIZED TO ACCOMMODATE THE LARGEST VALVE ON THE RUN.

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

Town of Parker, Director of Engineering ____________ Date



KEY MAP

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

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

■ Engineering ■

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

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

Drawn by: MLP
Checked by: TEAM
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

Know what's **below.**
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■ Sheet Name ■
IRRIGATION LEGEND
AND NOTES

■ Sheet Number ■
IR1.0

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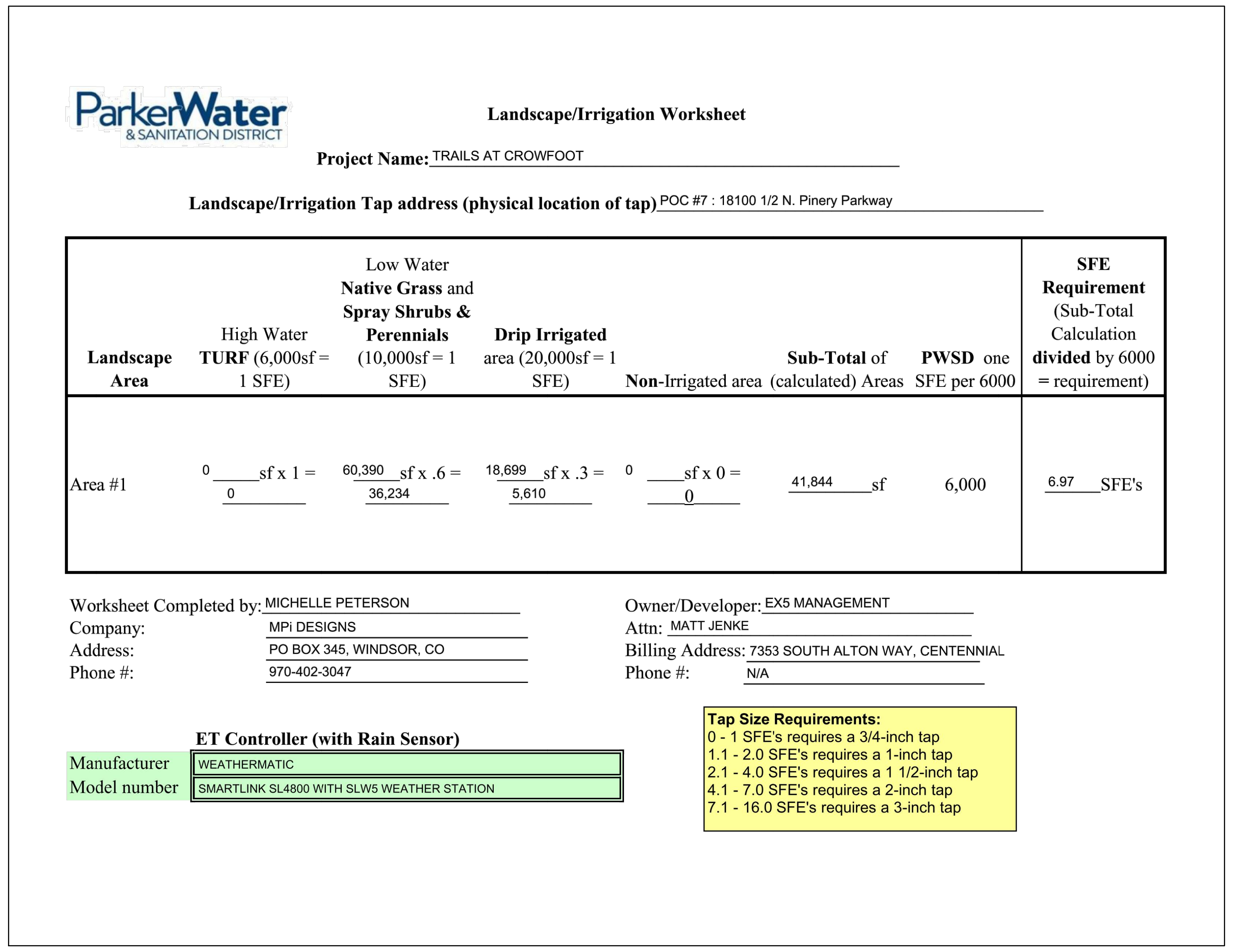
TRAILS AT CROWFOOT

FILING 9



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

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

Landscape Area	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	0 sf x 1 = 0	60,390 sf x .6 = 36,234	18,699 sf x .3 = 5,610	0 sf x 0 = 0	41,844 sf	6,000	6.97 SFE's

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

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

ET Controller (with Rain Sensor)

Manufacturer	WEATHERMATIC
Model number	SMARTLINK SL4800 WITH SLW5 WEATHER STATION

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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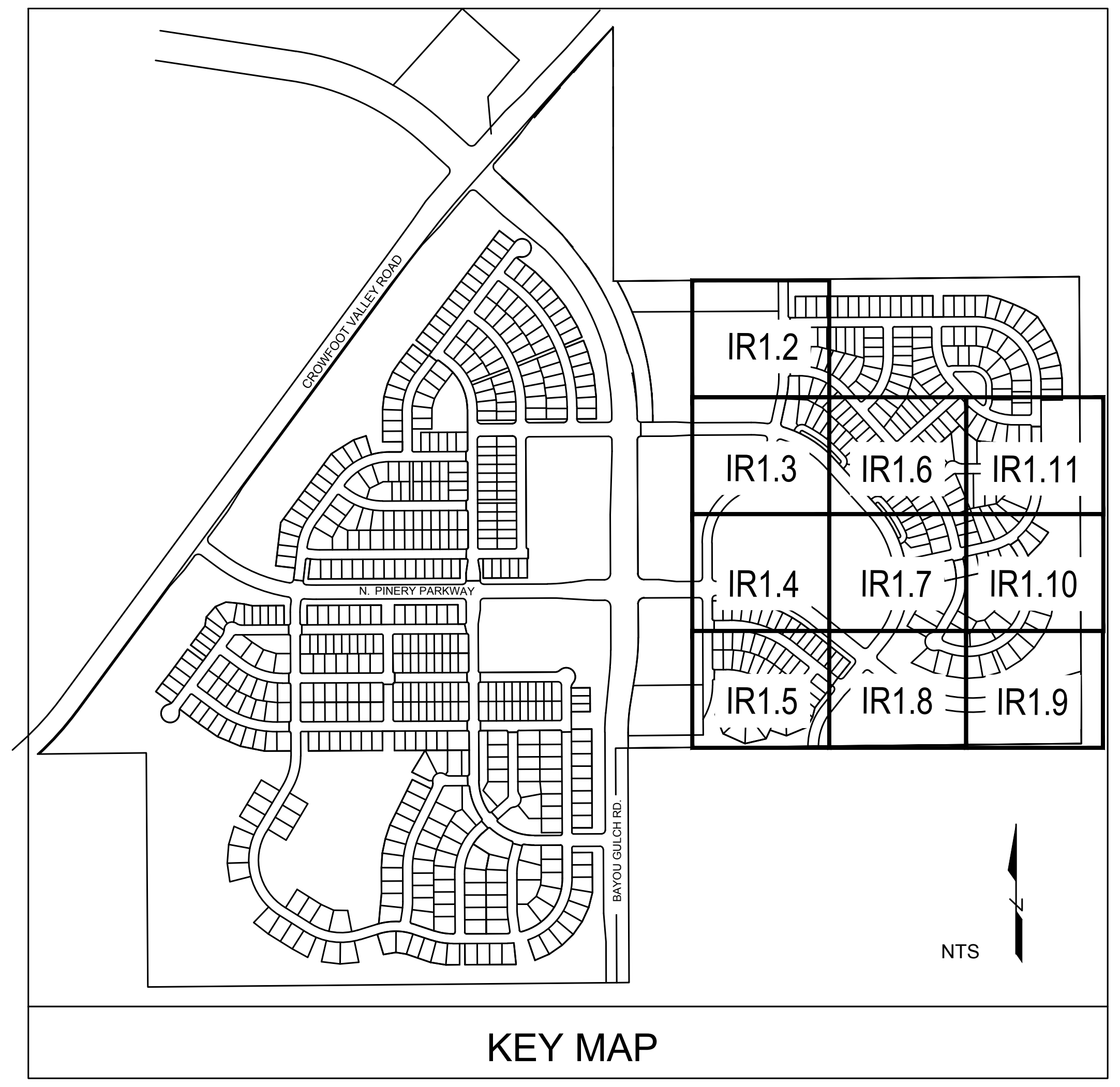

KEY MAP

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08.10.2018

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■ Sheet Name ■
IRRIGATION WORKSHEETS

■ Sheet Number ■
IR1.1

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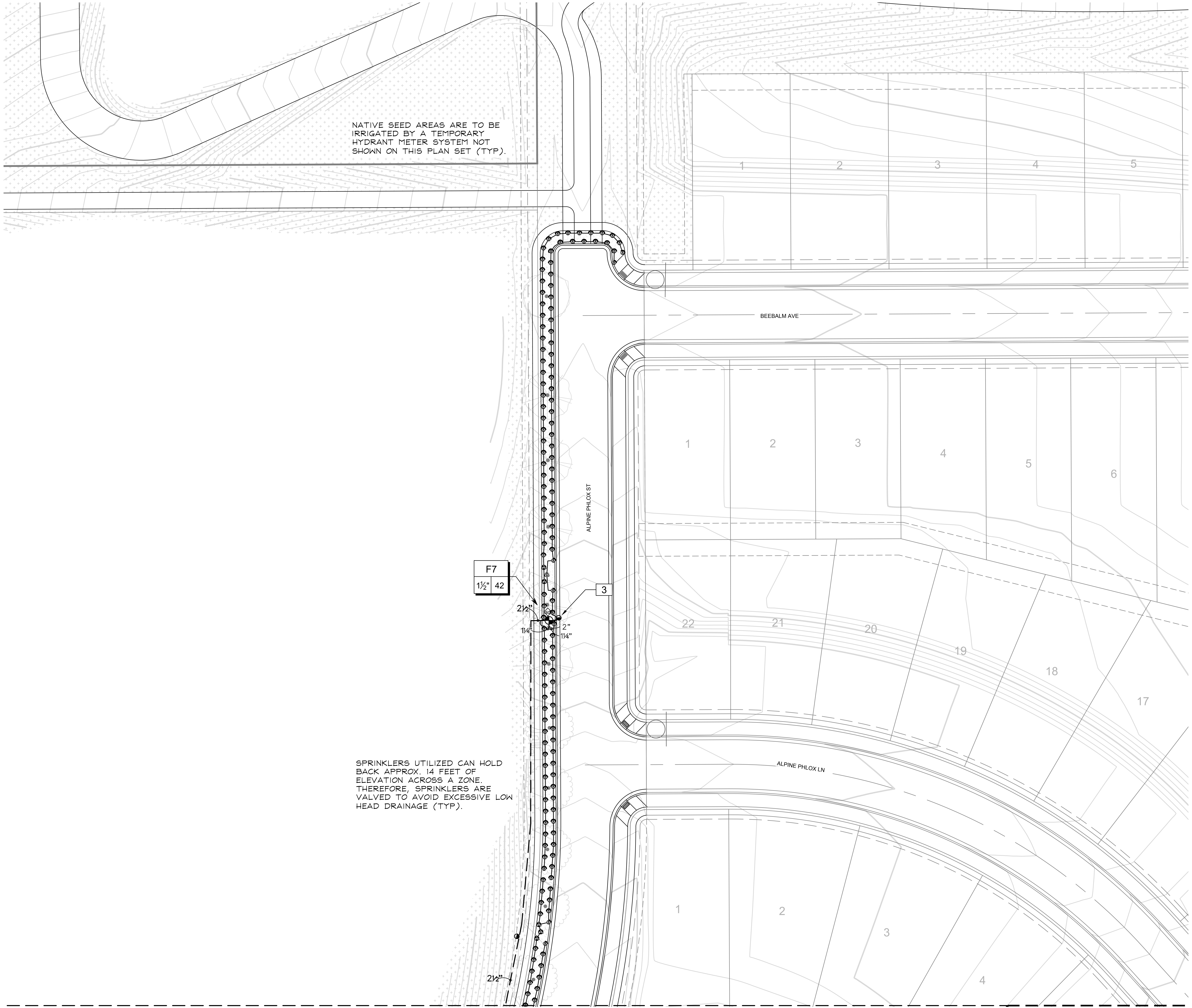
BEEBALM AVE
ALPINE PHLOX ST
ALPINE PHLOX LN
F7
1½" | 42
3
2½"
1¼"
2"
1¼"
2½"
1
2
3
4
5
1
2
3
4
5
6
22
21
20
19
18
17
1
2
3
4

NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

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

MATCHLINE - SEE SHEET IR1.3

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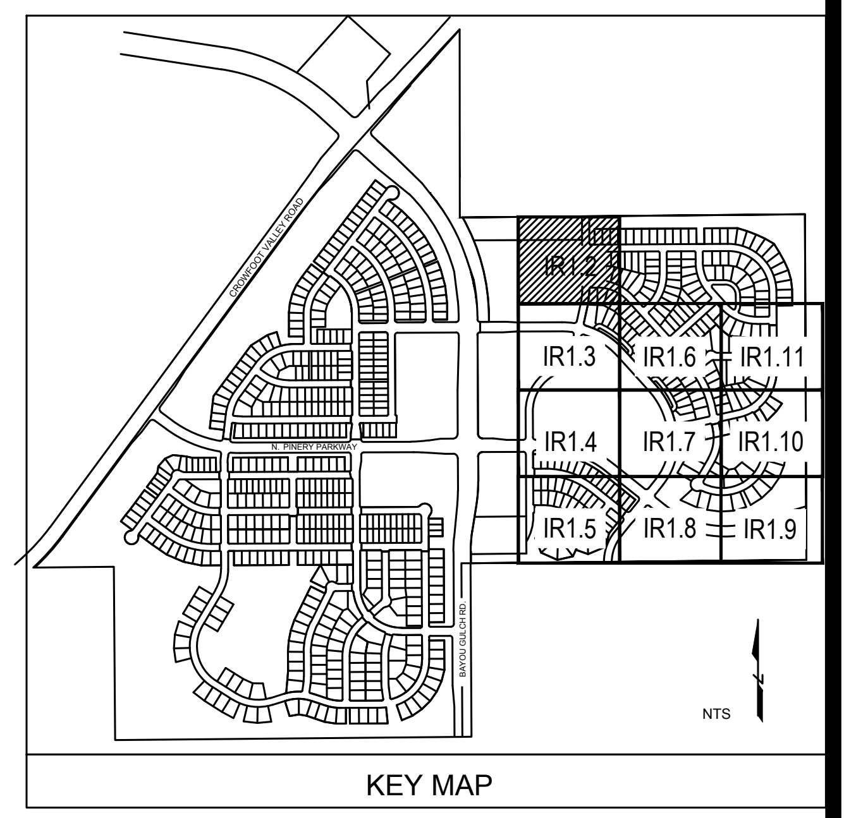
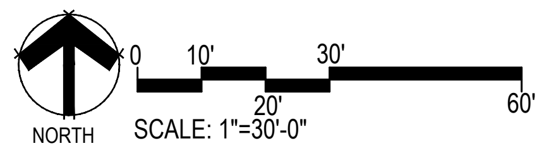
TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS


IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

Drawn by: MLP
Checked by: TEAM
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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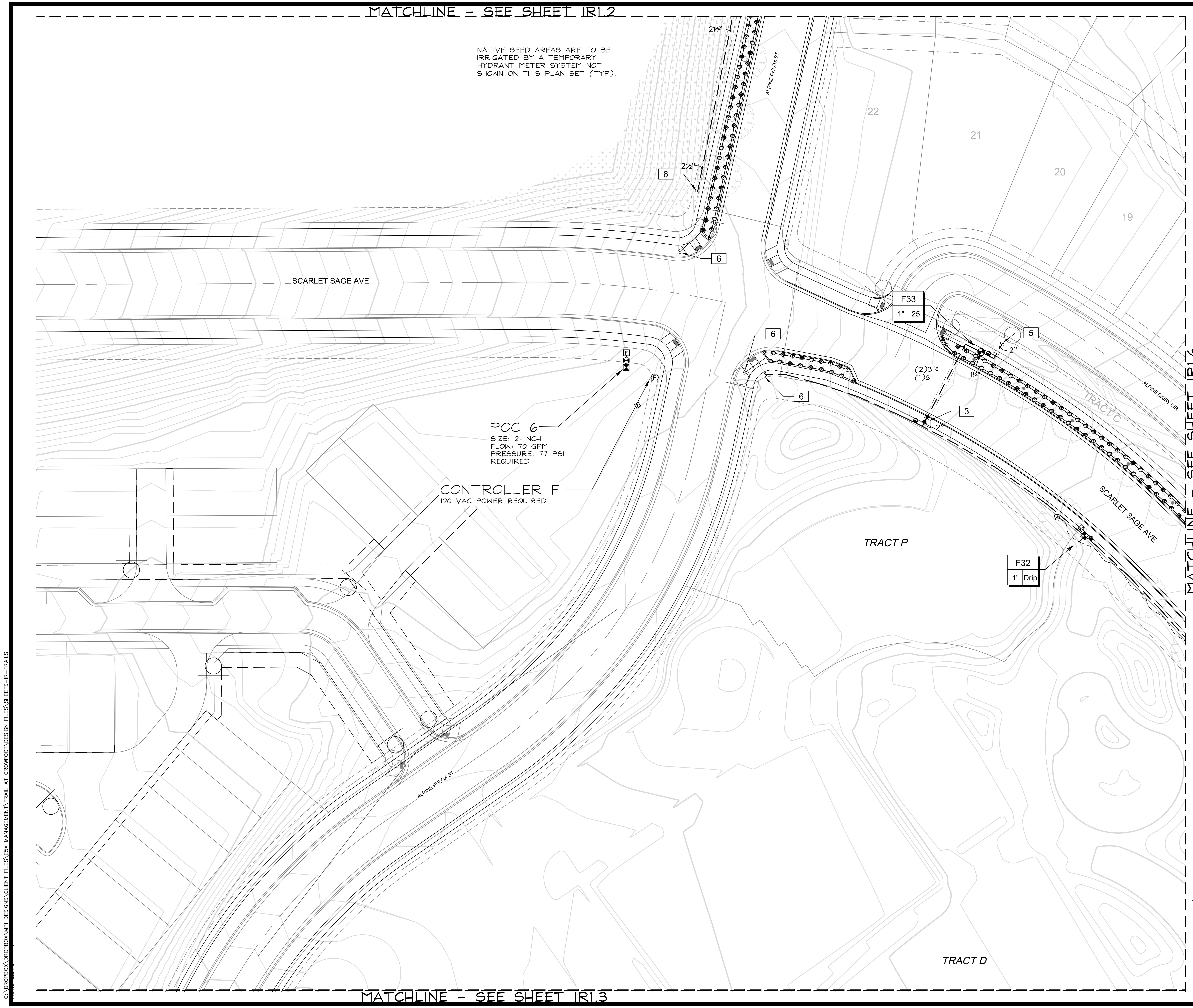
■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.2


MATCHLINE - SEE SHEET IR1.2
NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).
2½"
2½"
ALPINE PHLOX ST
22
21
20
19
6
6
SCARLET SAGE AVE
F33
1"
25
6
5
2"
(2)3"ϕ
(1)6"
1¼
6
3
2"
ALPINE DAISY CIR
TRACT C
POC 6
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: 77 PSI
REQUIRED
CONTROLLER F
120 VAC POWER REQUIRED
SCARLET SAGE AVE
TRACT P
F32
1"
Drip
MATCHLINE - SEE SHEET IR1.6
ALPINE PHLOX ST
TRACT D
MATCHLINE - SEE SHEET IR1.3

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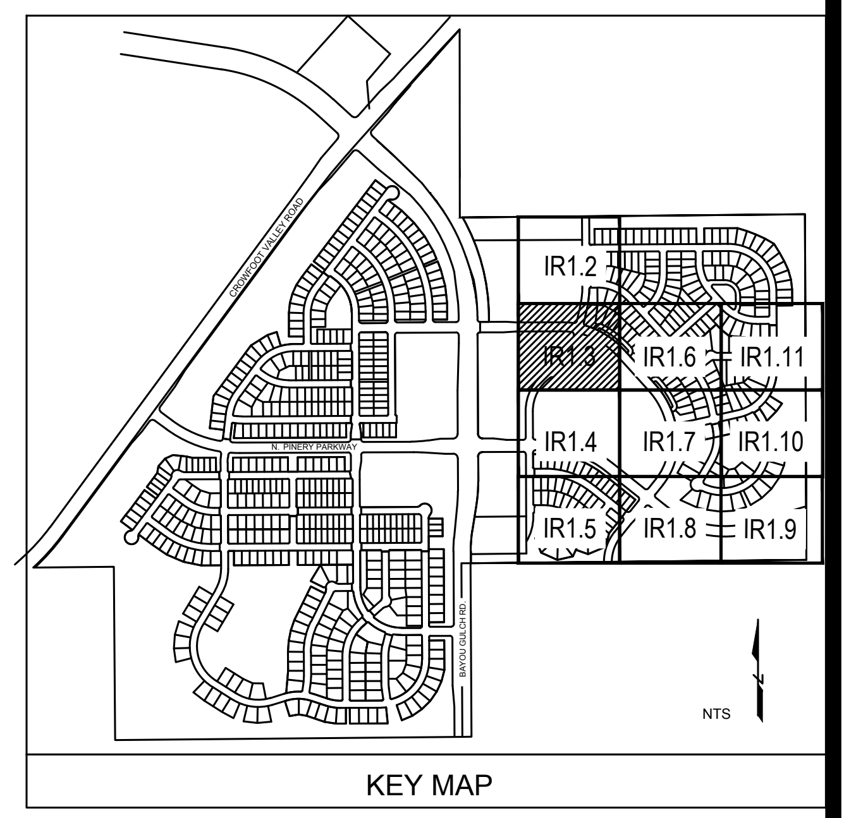
CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS

KEY MAP

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

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

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P.O. BOX 345
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ENGLEWOOD, CO 80112
720-482-9526

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

Drawn by: MLP
Checked by: TEAM
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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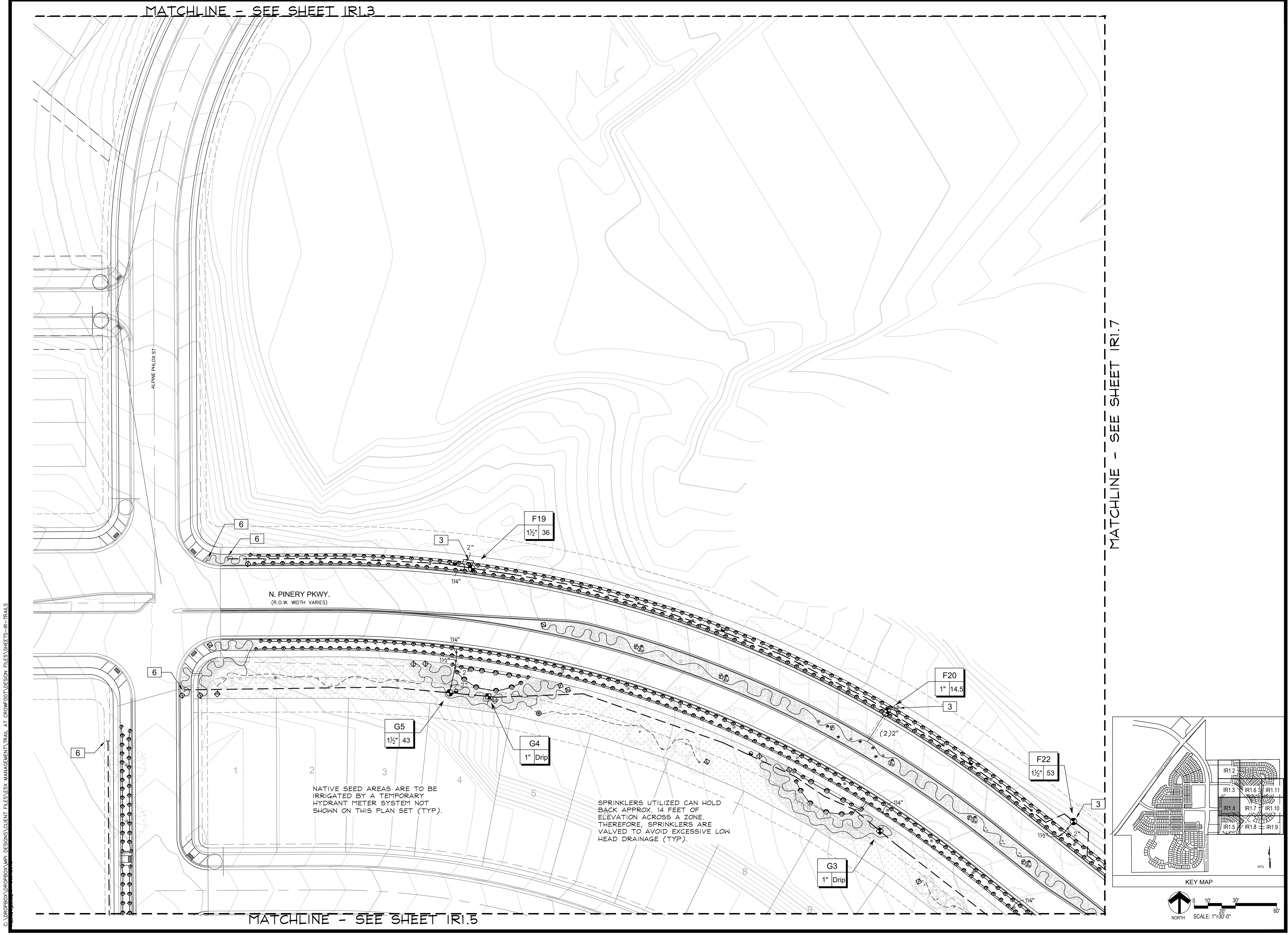
■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.3


MATCHLINE - SEE SHEET IR1.3
MATCHLINE - SEE SHEET IR1.7
MATCHLINE - SEE SHEET IR1.5
ALPINE PHLOX ST
N. PINERY PKWY.
(R.O.W. WIDTH VARIES)
F19
1½" 36
F20
1" 14.5
F22
1½" 53
G5
1½" 43
G4
1" Drip
G3
1" Drip
6
3
2"
1¼"
1½"
(2)2"
1
2
3
4
5
8
9
KEY MAP
IR1.2
IR1.3
IR1.6
IR1.11
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS
NORTH
0
10'
20'
30'
60'
SCALE: 1"=30'-0"

NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

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

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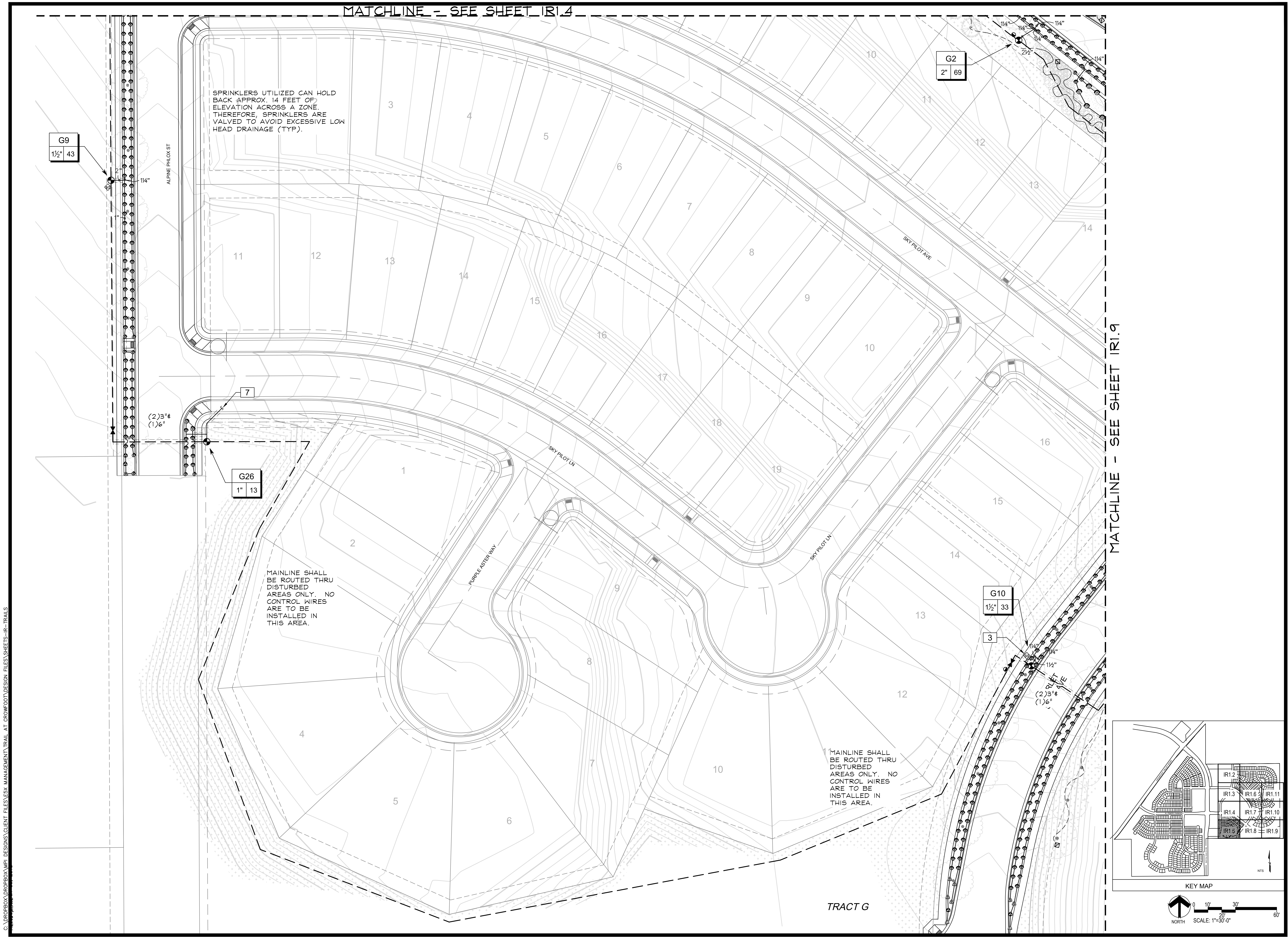
■Sheet Name■
IRRIGATION PLAN

■Sheet Number■
IR1.4


MATCHLINE - SEE SHEET IR1.4
MATCHLINE - SEE SHEET IR1.9
ALPINE PHLOX ST
SKY PILOT AVE
SKY PILOT LN
PURPLE ASTER WAY
TRACT G
G9
1½" 43
G2
2" 69
G26
1" 13
G10
1½" 33
7
3
(2)3"&
(1)6"
1¼"
2½"
1½"
2"
1"
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
1
2
KEY MAP
IR1.2
IR1.3
IR1.4
IR1.5
IR1.6
IR1.7
IR1.8
IR1.9
IR1.10
IR1.11
NTS
NORTH
0
10'
20'
30'
60'
SCALE: 1"=30'-0"

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

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

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

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TRAILS AT CROWFOOT
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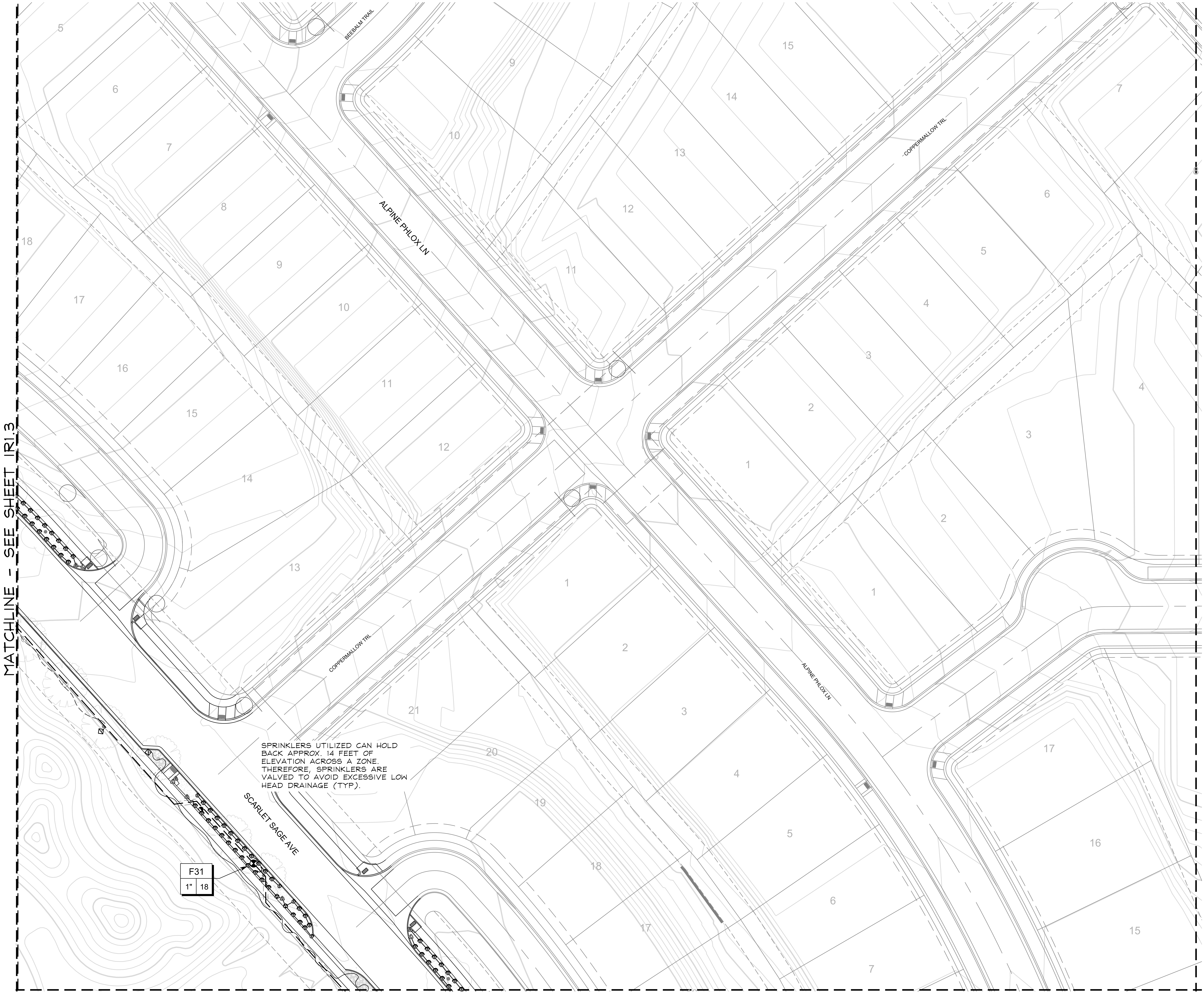
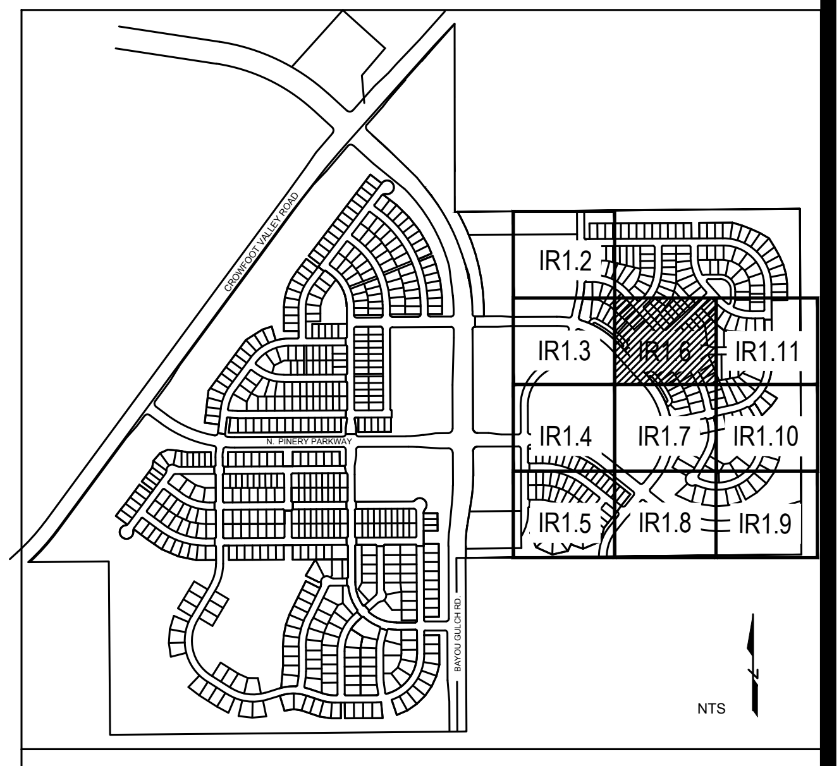
■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.5


BEEBALM TRAIL
ALPINE PHLOX LN
COPPERMALLOW TRL
COPPERMALLOW TRL
ALPINE PHLOX LN
SCARLET SAGE AVE
MATCHLINE - SEE SHEET IR1.3
MATCHLINE - SEE SHEET IR1.11
MATCHLINE - SEE SHEET IR1.7
F31
1"
18
5
6
7
8
9
10
11
12
13
14
15
16
17
18
9
10
11
12
13
14
15
7
6
5
4
3
2
1
4
3
2
1
1
2
3
4
5
6
7
21
20
19
18
17
17
16
15

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


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS

KEY MAP

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

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TRAILS AT CROWFOOT

FILING NO. 9

PARKER, COLORADO

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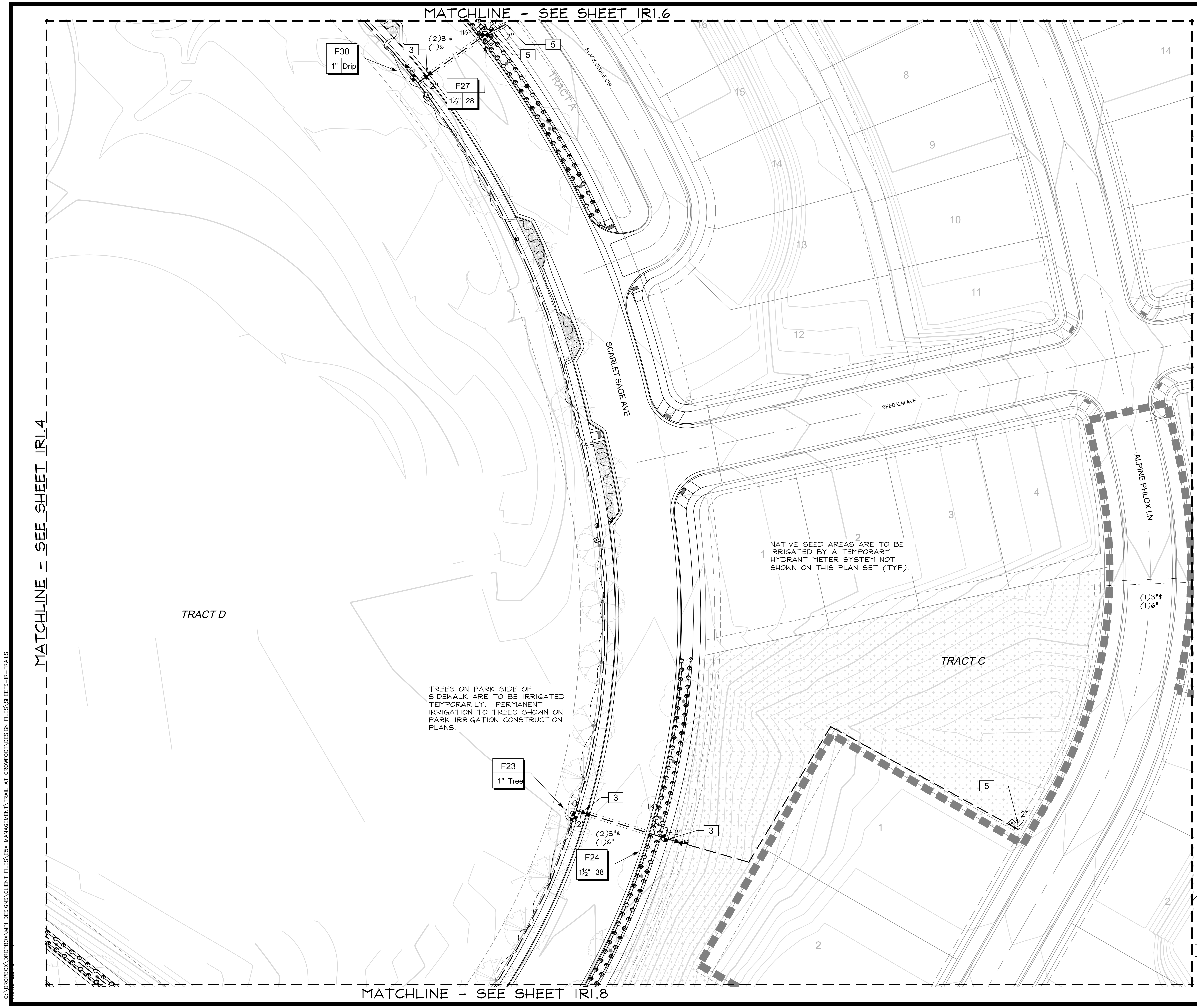
■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.6

MATCHLINE - SEE SHEET IR1.6

MATCHLINE - SEE SHEET IR1.4

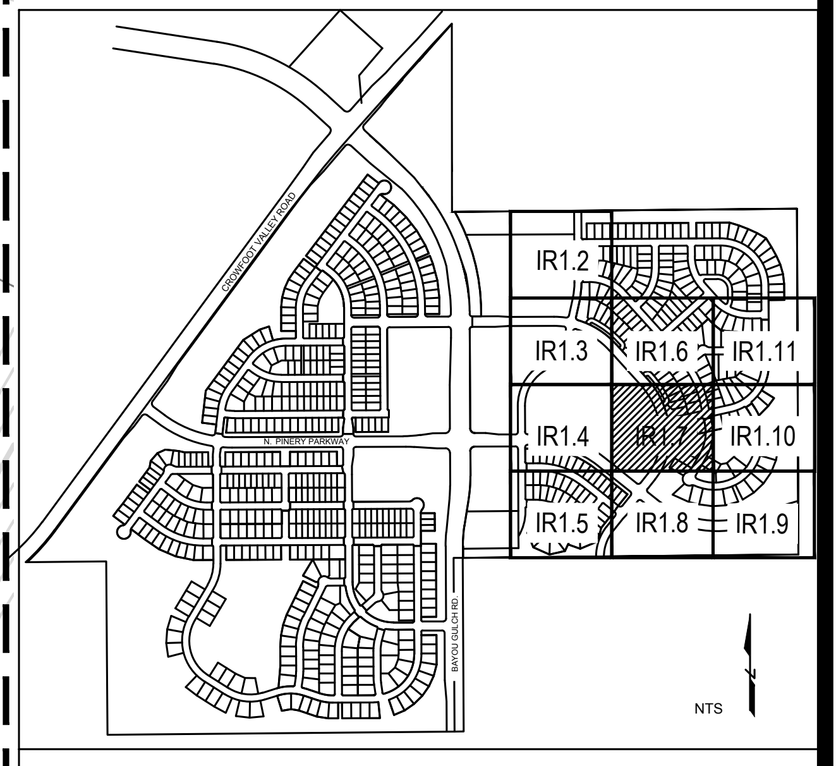
MATCHLINE - SEE SHEET IR1.10


F30
1" Drip
3
(2)3"⌀
(1)6"
2"
F27
1½" 28
1½"
1¼"
2"
5
5
BLACK SEDGE CIR
TRACT A
SCARLET SAGE AVE
BEEBALM AVE
ALPINE PHLOX LN
TRACT D
TRACT C
(1)3"⌀
(1)6"
F23
1" Tree
3
2"
(2)3"⌀
(1)6"
1¼"
2"
3
F24
1½" 38
5
2"
16
15
14
13
12
8
9
10
11
14
1
2
3
4
1
2
2

NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

TREES ON PARK SIDE OF SIDEWALK ARE TO BE IRRIGATED TEMPORARILY. PERMANENT IRRIGATION TO TREES SHOWN ON PARK IRRIGATION CONSTRUCTION PLANS.

MATCHLINE - SEE SHEET IR1.8


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS

KEY MAP

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

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TRAILS AT CROWFOOT

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PARKER, COLORADO

IRRIGATION PLANS

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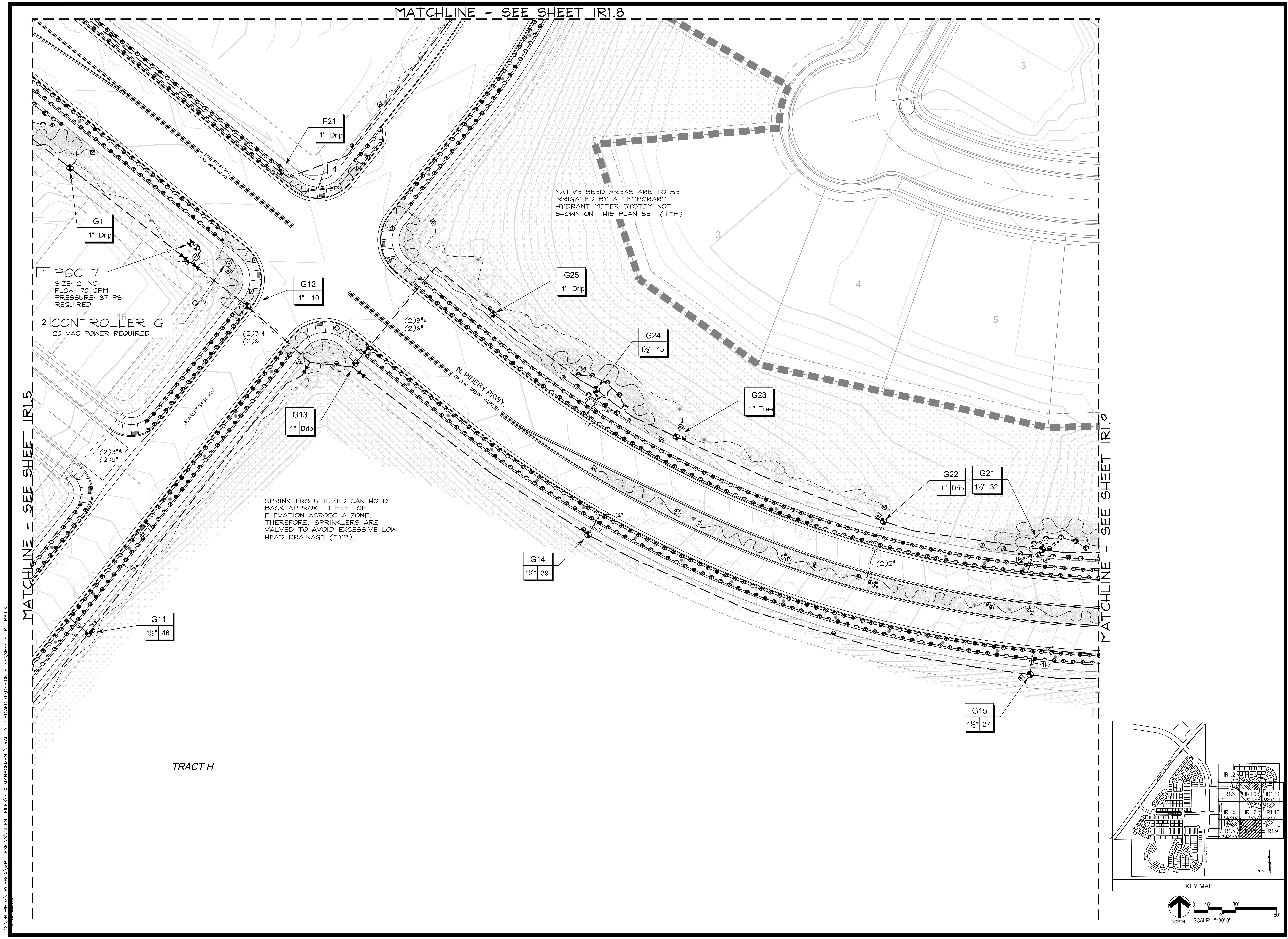
IRRIGATION PLAN

■ Sheet Number ■
IR1.7


MATCHLINE - SEE SHEET IR1.8
MATCHLINE - SEE SHEET IR1.5
MATCHLINE - SEE SHEET IR1.9
F21
1" Drip
4
G1
1" Drip
1 POC 7
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: 87 PSI REQUIRED
2 CONTROLLER G
120 VAC POWER REQUIRED
G12
1" 10
(2)3"$
(2)6"
G13
1" Drip
N. PINERY PKWY
(R.O.W. WIDTH VARIES)
SCARLET SAGE AVE
NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).
G25
1" Drip
G24
1½" 43
G23
1" Tree
G22
1" Drip
G21
1½" 32
(2)2"
SPRINKLERS UTILIZED CAN HOLD BACK APPROX. 14 FEET OF ELEVATION ACROSS A ZONE. THEREFORE, SPRINKLERS ARE VALVED TO AVOID EXCESSIVE LOW HEAD DRAINAGE (TYP).
G14
1½" 39
G11
1½" 46
G15
1½" 27
1¼"
1½"
2"
3
4
5
16
TRACT H
IR1.2
IR1.3
IR1.4
IR1.5
IR1.6
IR1.7
IR1.9
IR1.10
IR1.11
NTS
KEY MAP
NORTH
0
10'
20'
30'
60'
SCALE: 1"=30'-0"
C:\DROPBOX\DROPBOX\MPI DESIGNS\CLIENT FILES\E5X MANAGEMENT\TRAIL AT CROWFOOT\DESIGN FILES\SHEETS-IR-TRAILS

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E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

MPi Designs
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Windsor, CO 80550
970.402.3047
Michelle@MPiDesignsllc.com

■ Engineering ■

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

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

Drawn by: MLP
Checked by: TEAM
Submittal Date:
12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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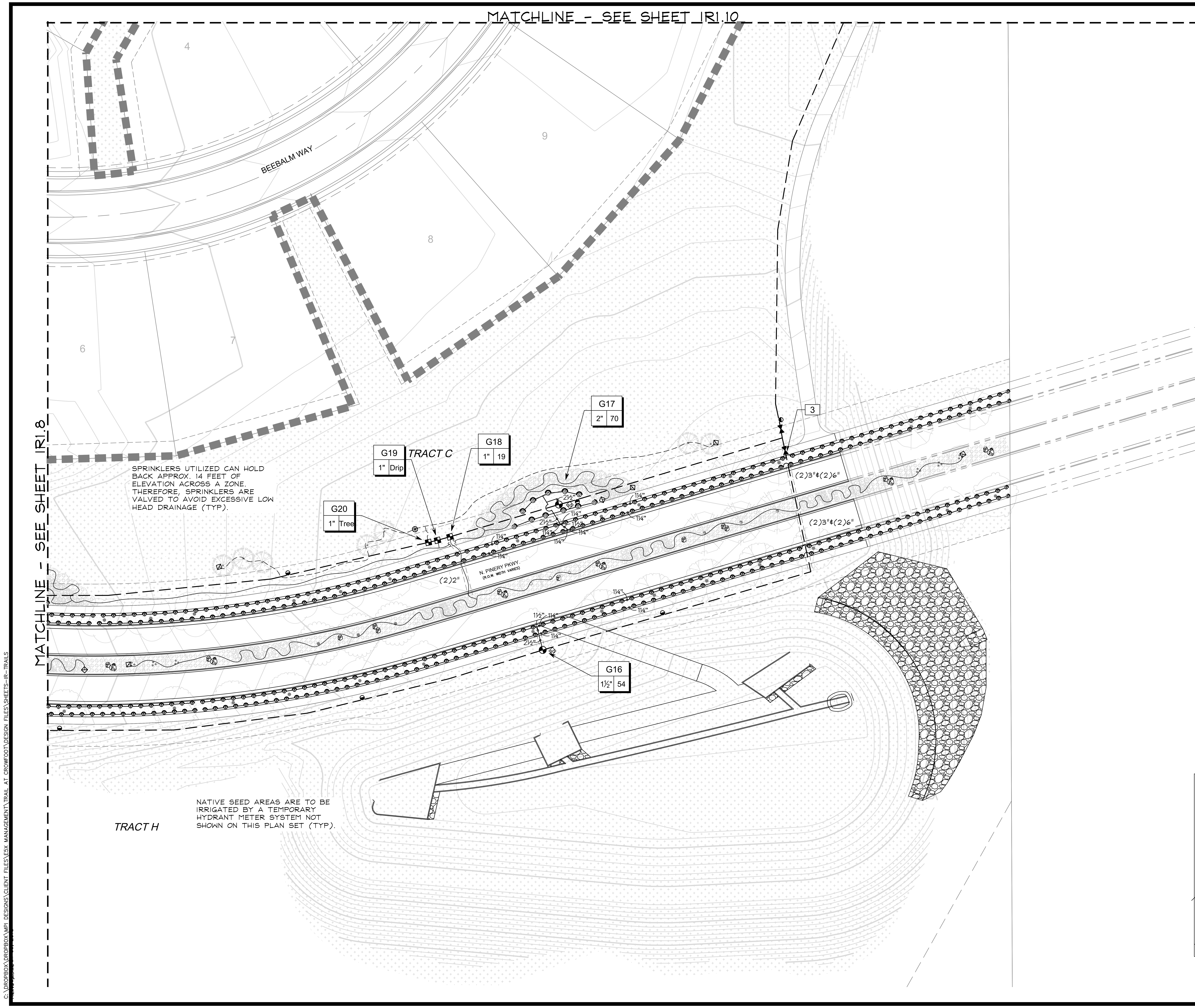
■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.8


MATCHLINE - SEE SHEET IR1.10
MATCHLINE - SEE SHEET IR1.8
BEEBALM WAY
4
9
8
6
7
TRACT C
TRACT H
N. PINERY PKWY (R.O.W. WIDTH VARIES)
G16
1½" 54
G17
2" 70
G18
1" 19
G19
1" Drip
G20
1" Tree
3
(2)3"&(2)6"
(2)3"&(2)6"
(2)2"
1¼"
1½"
2½"

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

NATIVE SEED AREAS ARE TO BE IRRIGATED BY A TEMPORARY HYDRANT METER SYSTEM NOT SHOWN ON THIS PLAN SET (TYP).

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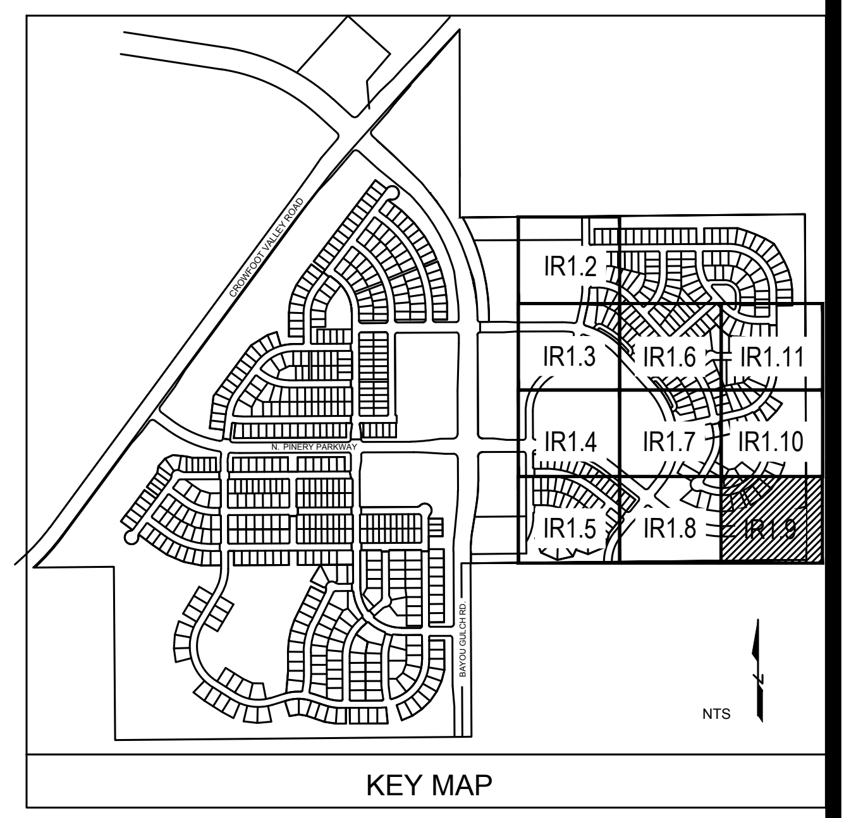
IR1.2
IR1.3
IR1.4
IR1.5
IR1.6
IR1.7
IR1.8
IR1.9
IR1.10
IR1.11
NTS

KEY MAP

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

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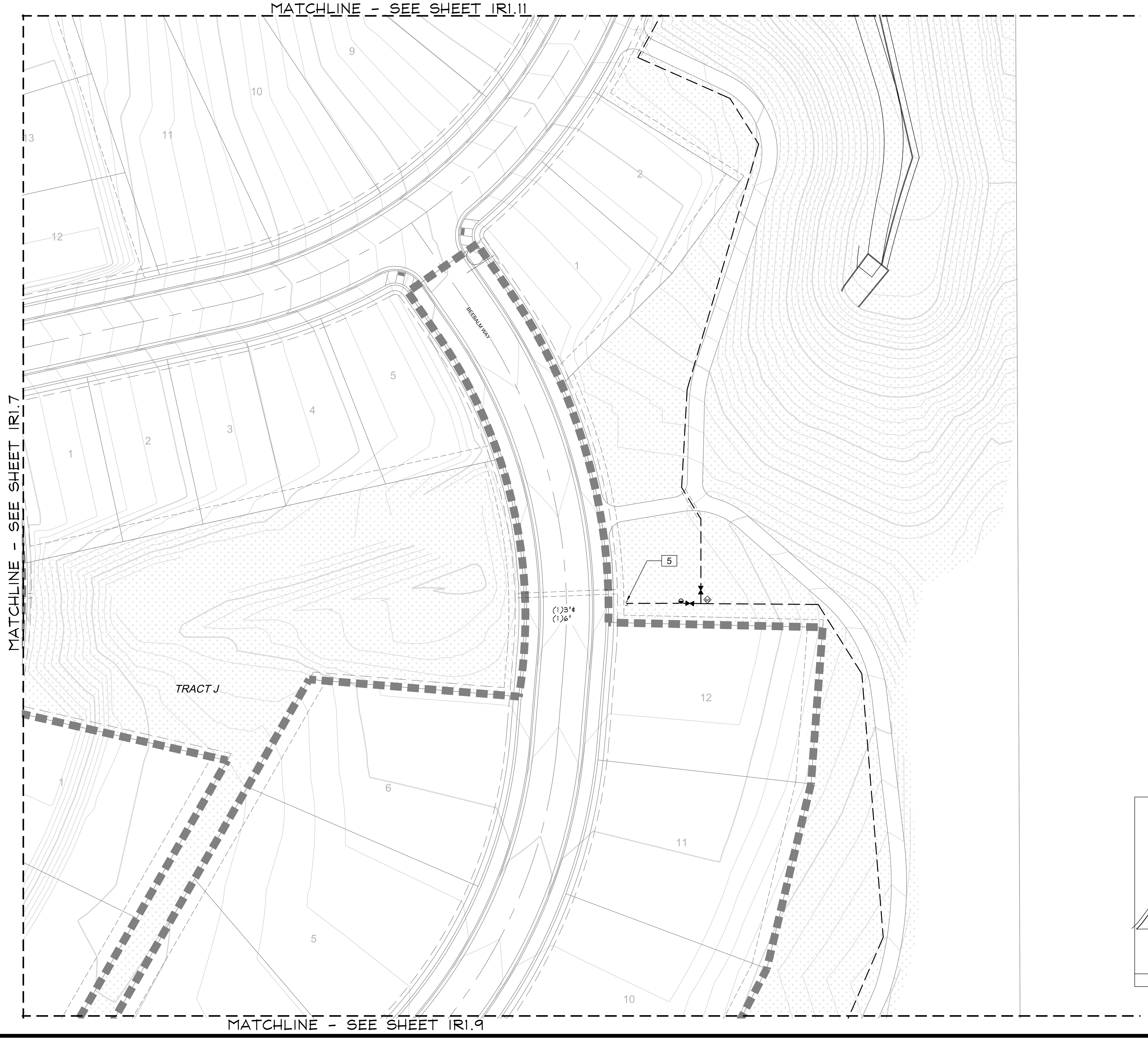
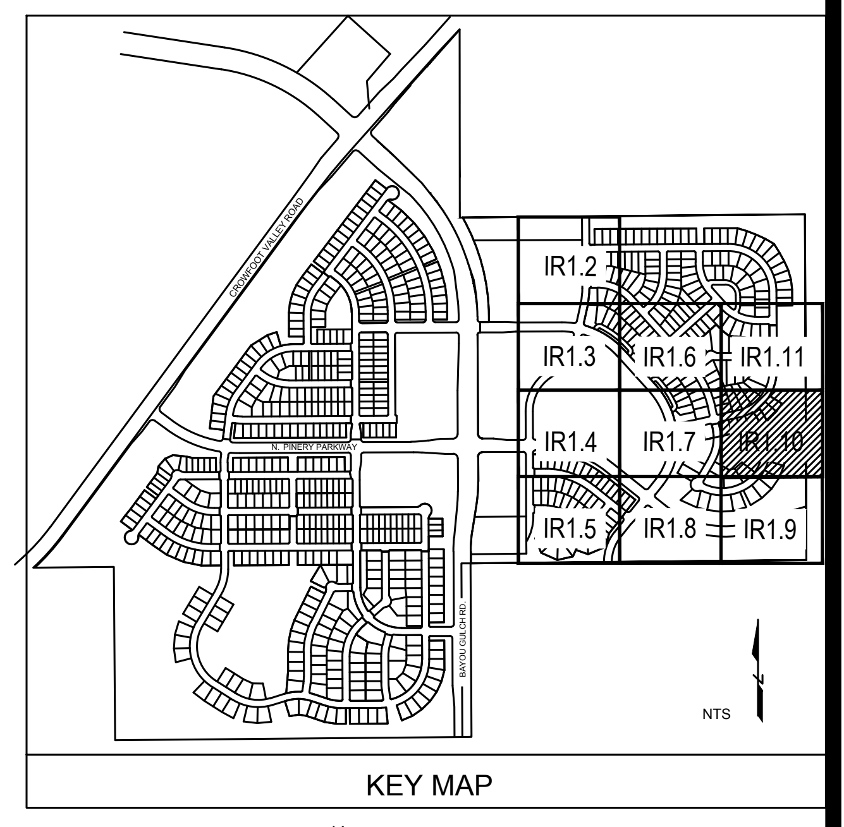
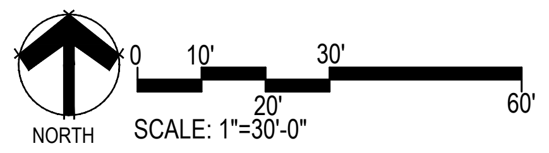
IR1.9


MATCHLINE - SEE SHEET IR1.11
MATCHLINE - SEE SHEET IR1.7
MATCHLINE - SEE SHEET IR1.9
9
10
11
13
12
2
1
BEEBALM WAY
5
4
3
2
1
TRACT J
5
(1)3"&
(1)6"
sd
12
1
6
11
5
10


IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS

KEY MAP


NORTH
0
10'
20'
30'
60'

SCALE: 1"=30'-0"

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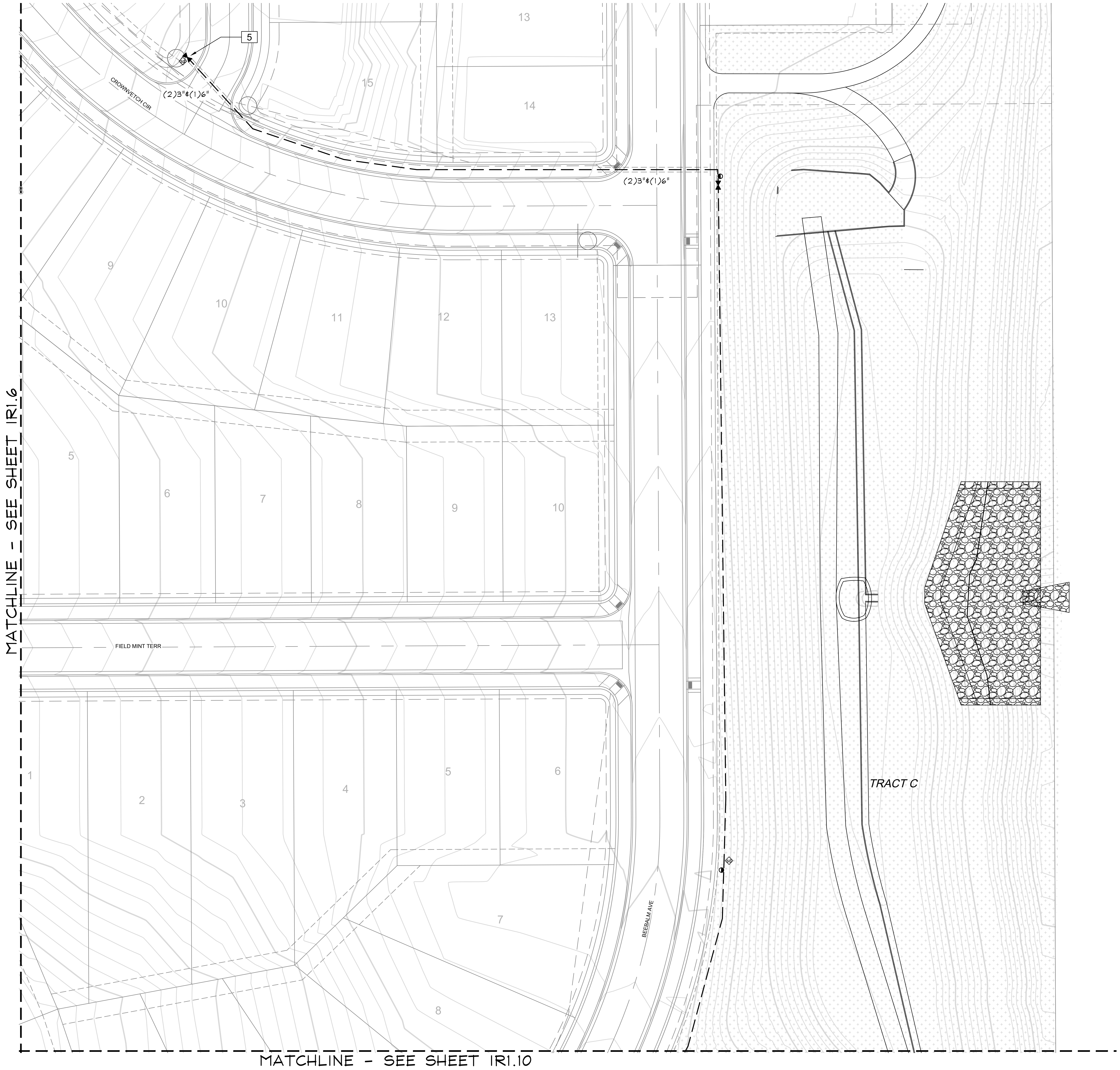
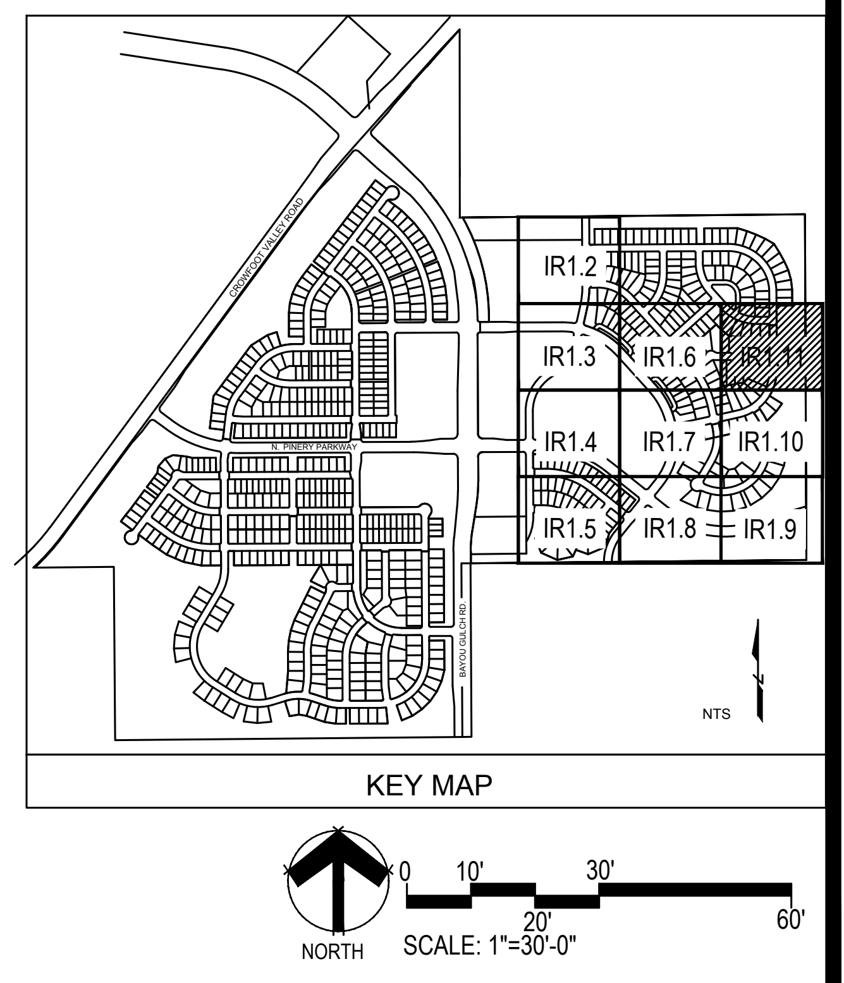
■ Sheet Number ■
IR1.10


5
(2)3"&(1)6"
CROWNVETCH CIR
(2)3"&(1)6"
13
15
14
9
10
11
12
13
5
6
7
8
9
10
FIELD MINT TERR
1
2
3
4
5
6
7
8
BEEBALM AVE
TRACT C
MATCHLINE - SEE SHEET IR1.6
MATCHLINE - SEE SHEET IR1.10


CROWFOOT VALLEY ROAD
N. PINERY PARKWAY
BAYOU GULCH RD.
IR1.2
IR1.3
IR1.6
IR1.11
IR1.4
IR1.7
IR1.10
IR1.5
IR1.8
IR1.9
NTS
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IRRIGATION PLAN

■ Sheet Number ■
IR1.11

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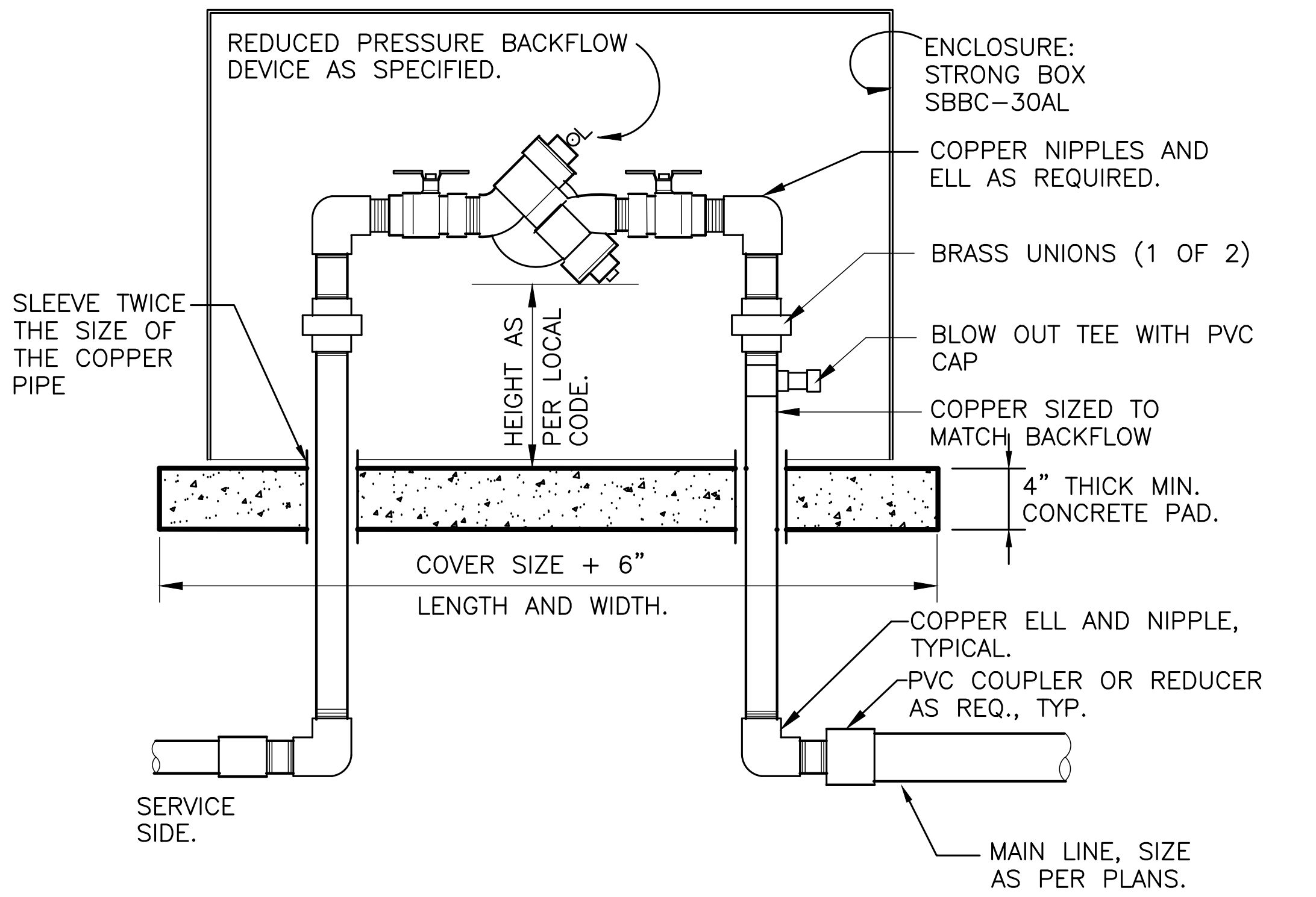
TRAILS AT CROWFOOT

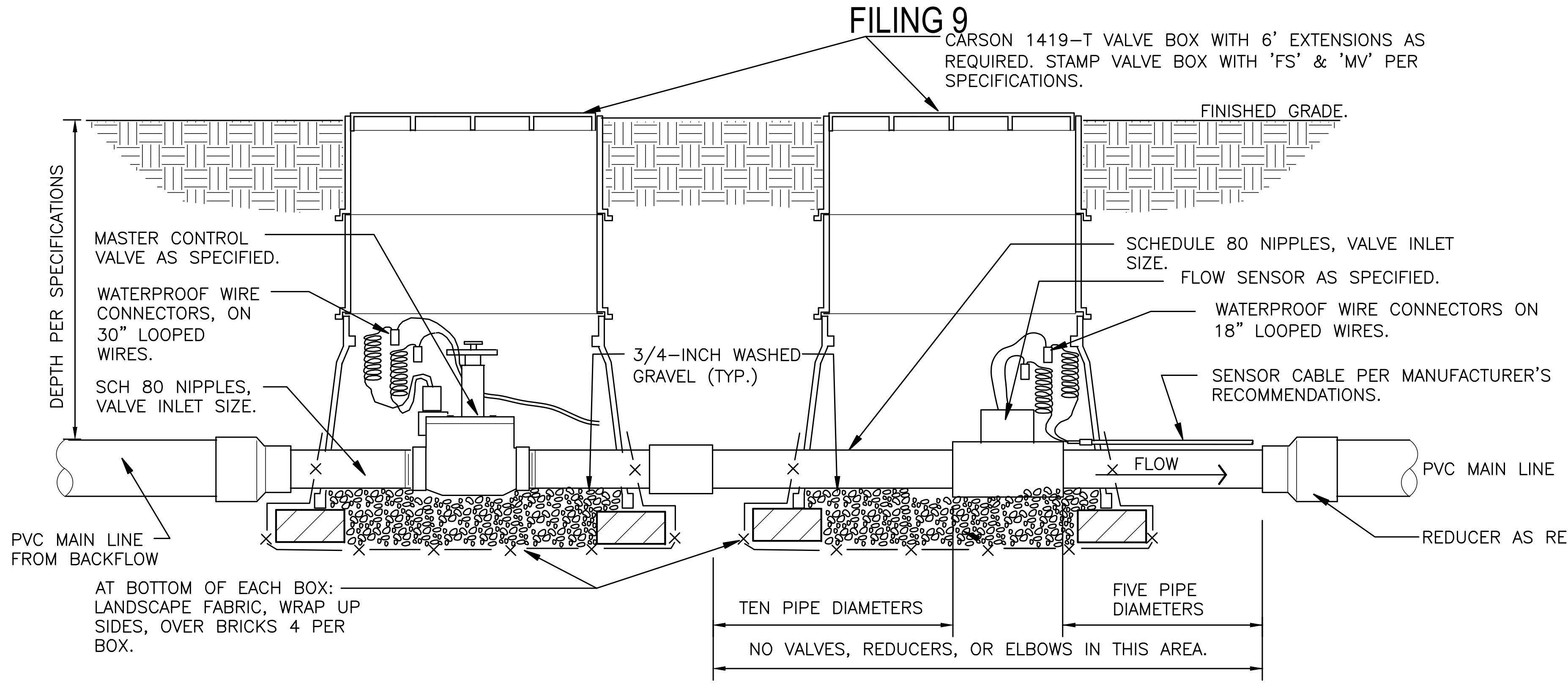
FILING 9


REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED.
ENCLOSURE: STRONG BOX SBBC–30AL
COPPER NIPPLES AND ELL AS REQUIRED.
BRASS UNIONS (1 OF 2)
SLEEVE TWICE THE SIZE OF THE COPPER PIPE
HEIGHT AS PER LOCAL CODE.
BLOW OUT TEE WITH PVC CAP
COPPER SIZED TO MATCH BACKFLOW
4" THICK MIN. CONCRETE PAD.
COVER SIZE + 6"
LENGTH AND WIDTH.
COPPER ELL AND NIPPLE, TYPICAL.
PVC COUPLER OR REDUCER AS REQ., TYP.
SERVICE SIDE.
MAIN LINE, SIZE AS PER PLANS.

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

RP BACKFLOW W/ ENCLOSURE

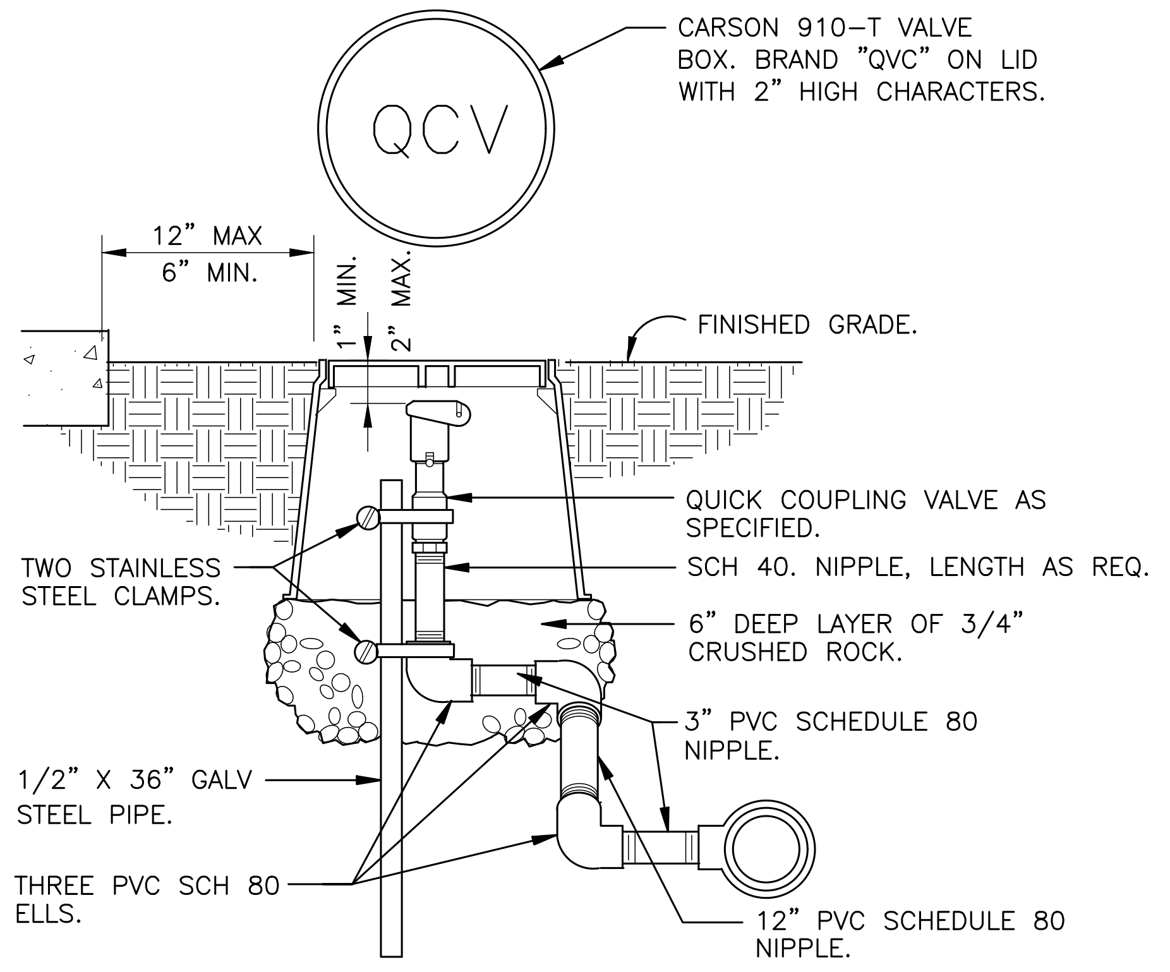
1" = 1'–0"   328409.46–03


CARSON 1419–T VALVE BOX WITH 6' EXTENSIONS AS REQUIRED. STAMP VALVE BOX WITH 'FS' & 'MV' PER SPECIFICATIONS.
FINISHED GRADE.
DEPTH PER SPECIFICATIONS
MASTER CONTROL VALVE AS SPECIFIED.
WATERPROOF WIRE CONNECTORS, ON 30" LOOPED WIRES.
SCH 80 NIPPLES, VALVE INLET SIZE.
3/4–INCH WASHED GRAVEL (TYP.)
SCHEDULE 80 NIPPLES, VALVE INLET SIZE.
FLOW SENSOR AS SPECIFIED.
WATERPROOF WIRE CONNECTORS ON 18" LOOPED WIRES.
SENSOR CABLE PER MANUFACTURER'S RECOMMENDATIONS.
FLOW
PVC MAIN LINE
REDUCER AS REQUIRED.
PVC MAIN LINE FROM BACKFLOW
AT BOTTOM OF EACH BOX: LANDSCAPE FABRIC, WRAP UP SIDES, OVER BRICKS 4 PER BOX.
TEN PIPE DIAMETERS
FIVE PIPE DIAMETERS
NO VALVES, REDUCERS, OR ELBOWS IN THIS AREA.

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

MASTER VALVE/FLOW SENSOR ON DECODER

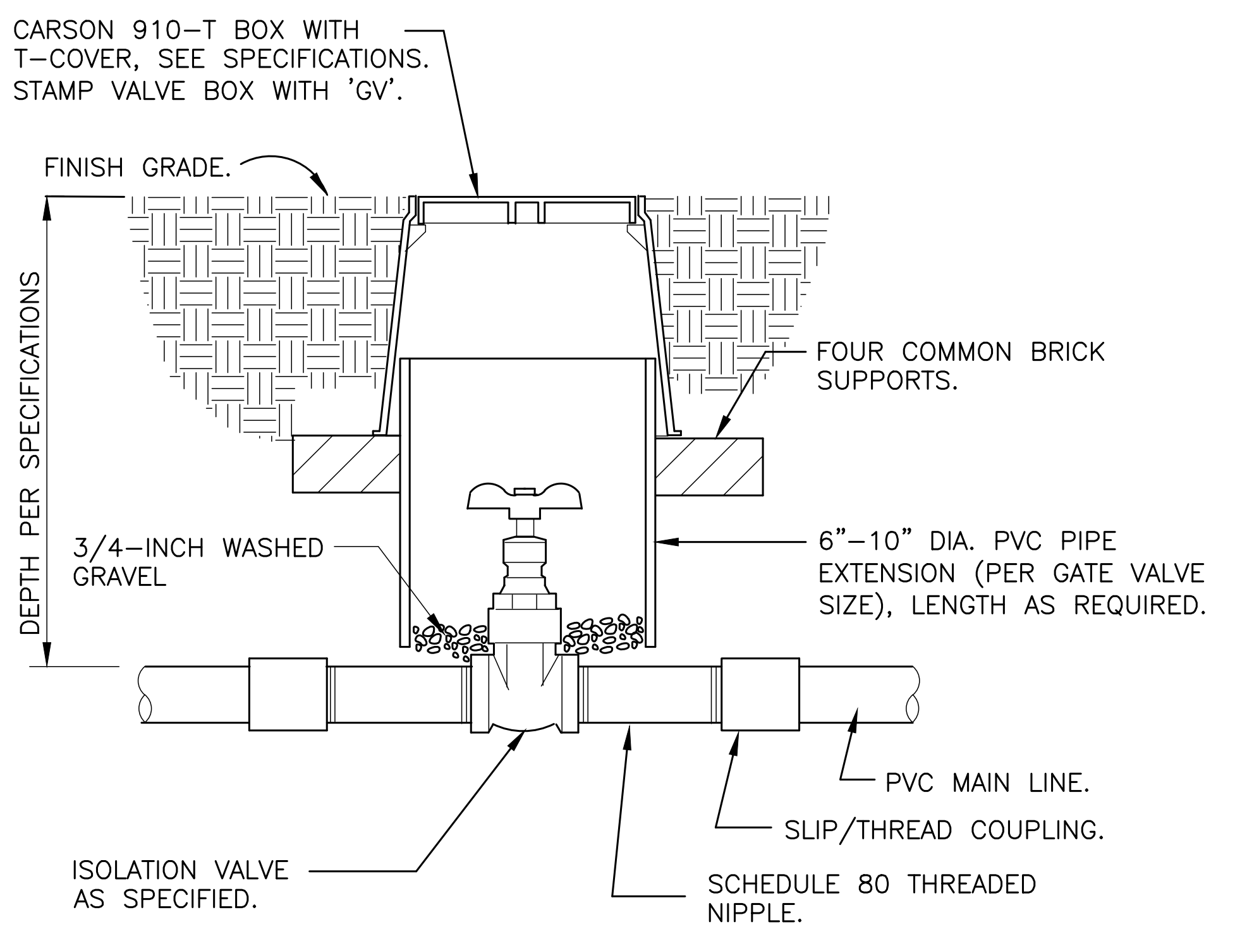
1 1/2" = 1'–0"   32 8406.23–11


QCV
CARSON 910–T VALVE BOX. BRAND "QVC" ON LID WITH 2" HIGH CHARACTERS.
12" MAX
6" MIN.
1" MIN.
2" MAX.
FINISHED GRADE.
QUICK COUPLING VALVE AS SPECIFIED.
TWO STAINLESS STEEL CLAMPS.
SCH 40. NIPPLE, LENGTH AS REQ.
6" DEEP LAYER OF 3/4" CRUSHED ROCK.
3" PVC SCHEDULE 80 NIPPLE.
1/2" X 36" GALV STEEL PIPE.
THREE PVC SCH 80 ELLS.
12" PVC SCHEDULE 80 NIPPLE.

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

QUICK COUPLING VALVE IN BOX

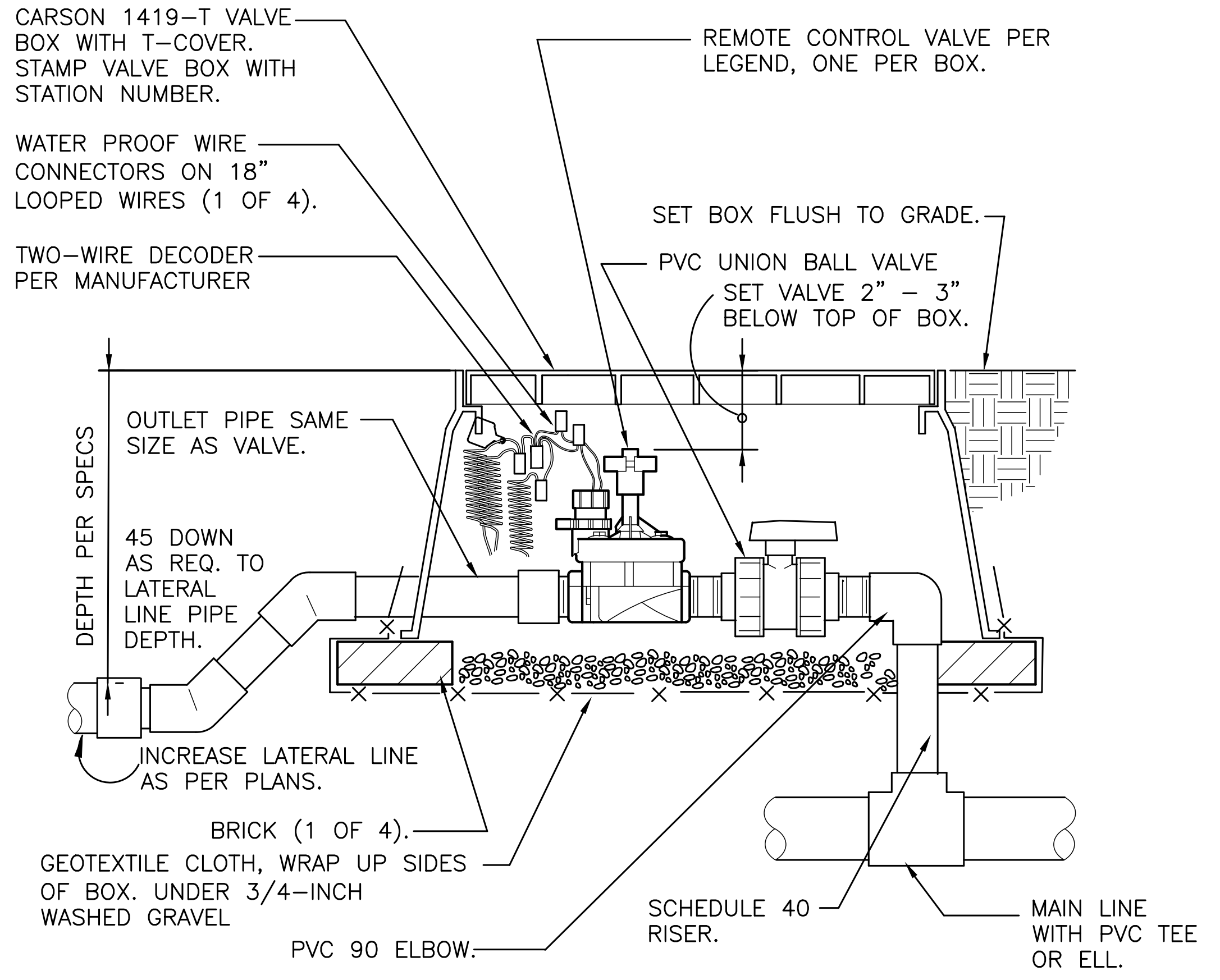
1 1/2" = 1'–0"   328406.43–02


CARSON 910–T BOX WITH T–COVER, SEE SPECIFICATIONS. STAMP VALVE BOX WITH 'GV'.
FINISH GRADE.
DEPTH PER SPECIFICATIONS
FOUR COMMON BRICK SUPPORTS.
3/4–INCH WASHED GRAVEL
6"–10" DIA. PVC PIPE EXTENSION (PER GATE VALVE SIZE), LENGTH AS REQUIRED.
PVC MAIN LINE.
SLIP/THREAD COUPLING.
ISOLATION VALVE AS SPECIFIED.
SCHEDULE 80 THREADED NIPPLE.

NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

ISOLATION GATE VALVE

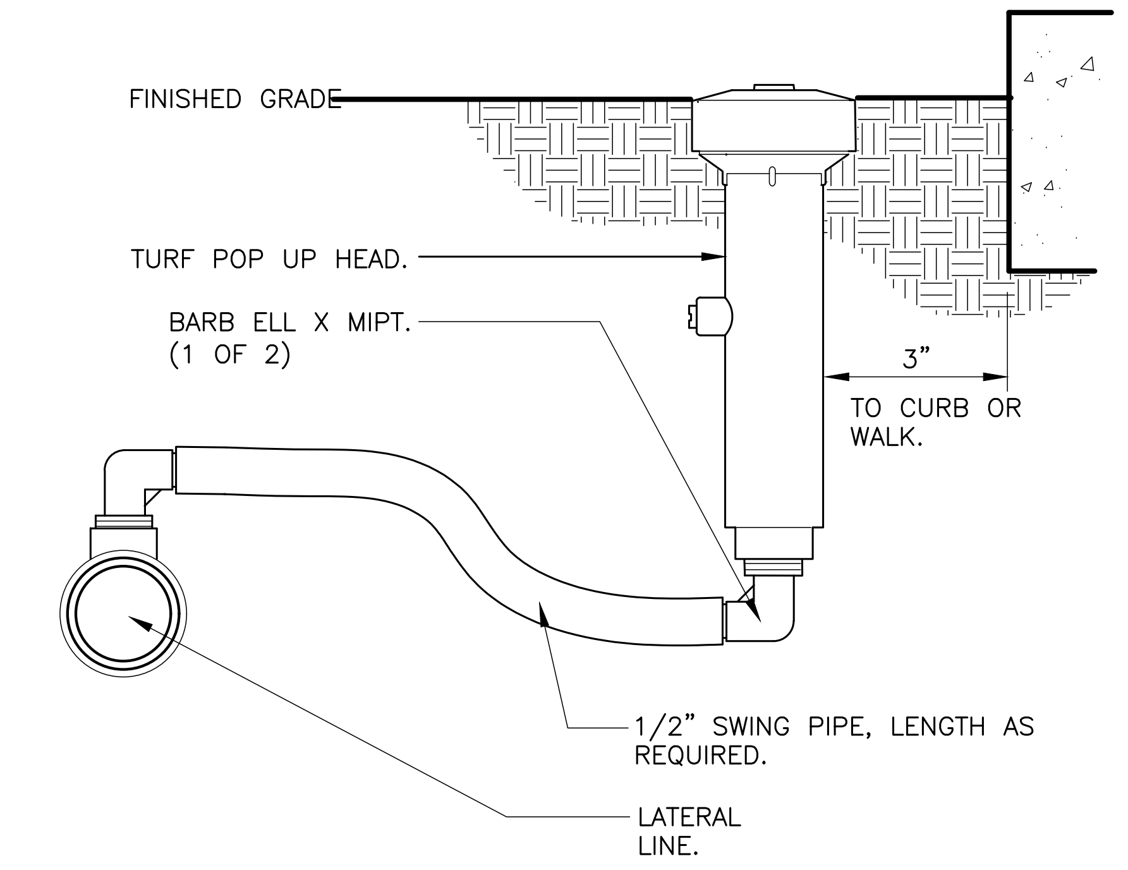
1 1/2" = 1'–0"   328406.33–01


CARSON 1419–T VALVE BOX WITH T–COVER. STAMP VALVE BOX WITH STATION NUMBER.
REMOTE CONTROL VALVE PER LEGEND, ONE PER BOX.
WATER PROOF WIRE CONNECTORS ON 18" LOOPED WIRES (1 OF 4).
SET BOX FLUSH TO GRADE.
TWO–WIRE DECODER PER MANUFACTURER
PVC UNION BALL VALVE
SET VALVE 2" – 3" BELOW TOP OF BOX.
DEPTH PER SPECS
OUTLET PIPE SAME SIZE AS VALVE.
45 DOWN AS REQ. TO LATERAL LINE PIPE DEPTH.
INCREASE LATERAL LINE AS PER PLANS.
BRICK (1 OF 4).
GEOTEXTILE CLOTH, WRAP UP SIDES OF BOX. UNDER 3/4–INCH WASHED GRAVEL
SCHEDULE 40 RISER.
MAIN LINE WITH PVC TEE OR ELL.
PVC 90 ELBOW.

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

REMOTE CONTROL TURF VALVE W/DECODER

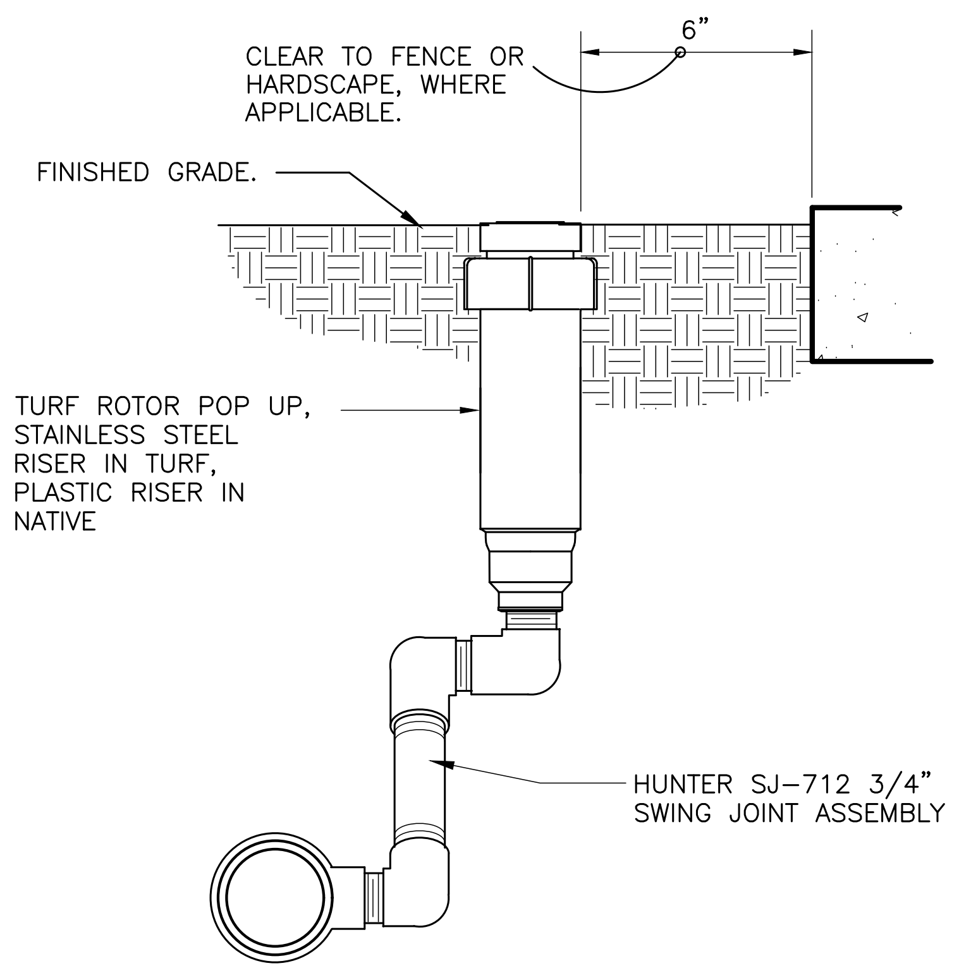
1 1/2" = 1'–0"   32 8406.13–06


FINISHED GRADE
TURF POP UP HEAD.
BARB ELL X MIPT. (1 OF 2)
3"
TO CURB OR WALK.
1/2" SWING PIPE, LENGTH AS REQUIRED.
LATERAL LINE.

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

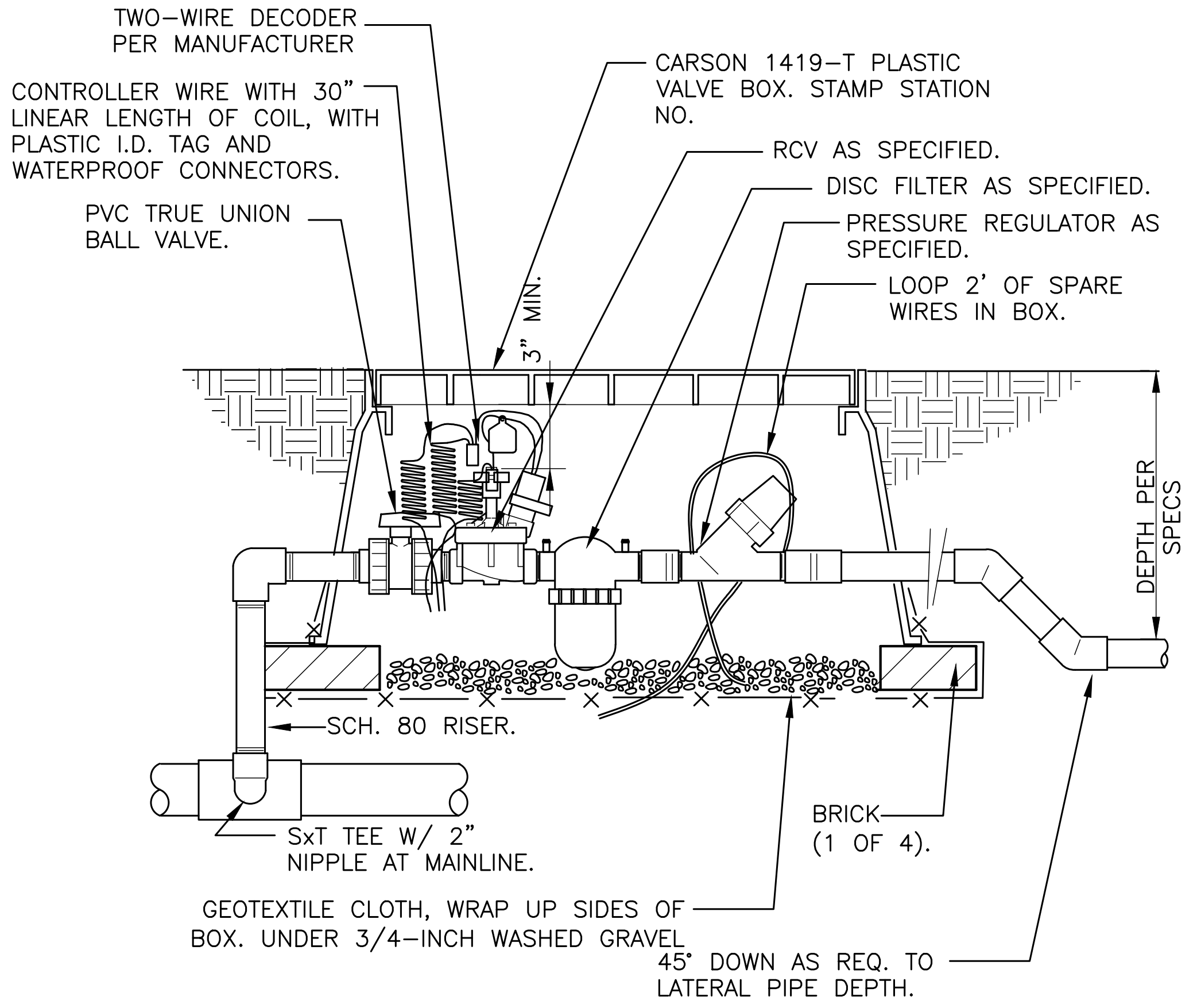
6-INCH POP-UP SPRAY

3" = 1'–0"   328403.13–02


6"
CLEAR TO FENCE OR HARDSCAPE, WHERE APPLICABLE.
FINISHED GRADE.
TURF ROTOR POP UP, STAINLESS STEEL RISER IN TURF, PLASTIC RISER IN NATIVE
HUNTER SJ–712 3/4" SWING JOINT ASSEMBLY

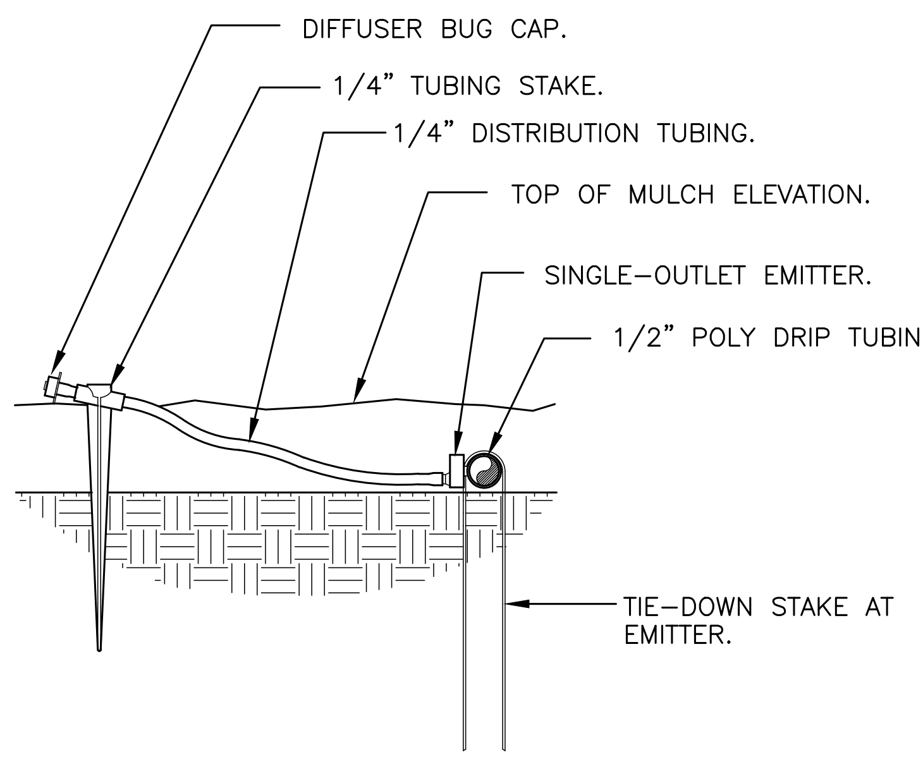
GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'–0"   328403.16–01


TWO–WIRE DECODER PER MANUFACTURER
CONTROLLER WIRE WITH 30" LINEAR LENGTH OF COIL, WITH PLASTIC I.D. TAG AND WATERPROOF CONNECTORS.
PVC TRUE UNION BALL VALVE.
CARSON 1419–T PLASTIC VALVE BOX. STAMP STATION NO.
RCV AS SPECIFIED.
DISC FILTER AS SPECIFIED.
PRESSURE REGULATOR AS SPECIFIED.
LOOP 2' OF SPARE WIRES IN BOX.
3" MIN.
DEPTH PER SPECS
SCH. 80 RISER.
SxT TEE W/ 2" NIPPLE AT MAINLINE.
BRICK (1 OF 4).
GEOTEXTILE CLOTH, WRAP UP SIDES OF BOX. UNDER 3/4–INCH WASHED GRAVEL
45° DOWN AS REQ. TO LATERAL PIPE DEPTH.

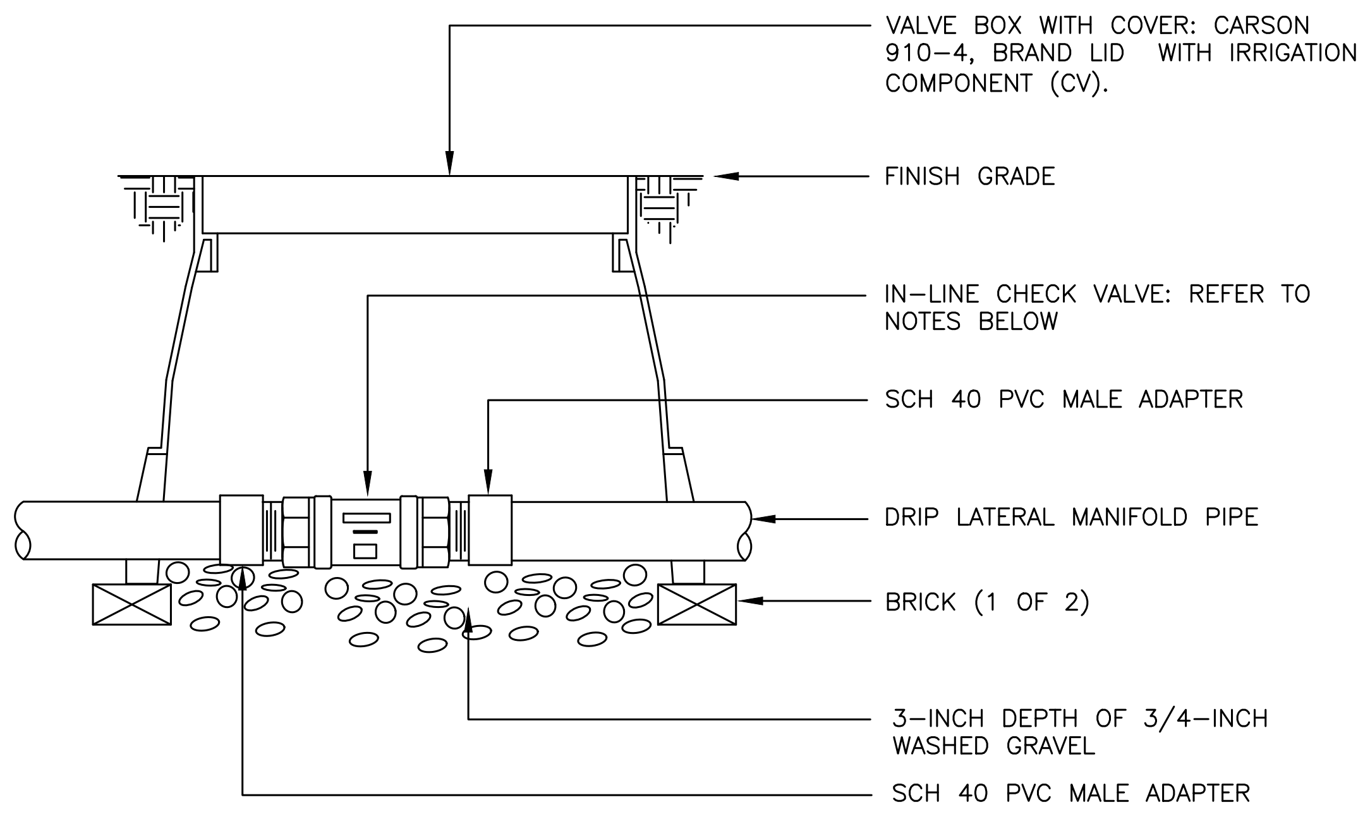
1" DRIP VALVE W/DISC FILTER W/DECODER

1 1/2" = 1'–0"   328413.76–16


DIFFUSER BUG CAP.
1/4" TUBING STAKE.
1/4" DISTRIBUTION TUBING.
TOP OF MULCH ELEVATION.
SINGLE–OUTLET EMITTER.
1/2" POLY DRIP TUBING.
TIE–DOWN STAKE AT EMITTER.

DRIP EMITTER AT 1/4" TUBING

3" = 1'–0"   328413.13–03


VALVE BOX WITH COVER: CARSON 910–4, BRAND LID WITH IRRIGATION COMPONENT (CV).
FINISH GRADE
IN–LINE CHECK VALVE: REFER TO NOTES BELOW
SCH 40 PVC MALE ADAPTER
DRIP LATERAL MANIFOLD PIPE
BRICK (1 OF 2)
3–INCH DEPTH OF 3/4–INCH WASHED GRAVEL
SCH 40 PVC MALE ADAPTER

NOTES:
1. DRIP LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN–LINE CHECK VALVE.
2. DRIP LATERALS WITH LESS THAN 4 GPM SHALL UTILIZE THE NETAFIM TLCV050M1–B IN–LINE CHECK VALVE.

INLINE CHECK VALVE ASSEMBLY

N.T.S.   328413.49–34

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ENGLEWOOD, CO 80112
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FILING NO. 9
PARKER, COLORADO
IRRIGATION PLANS

Drawn by: MLP
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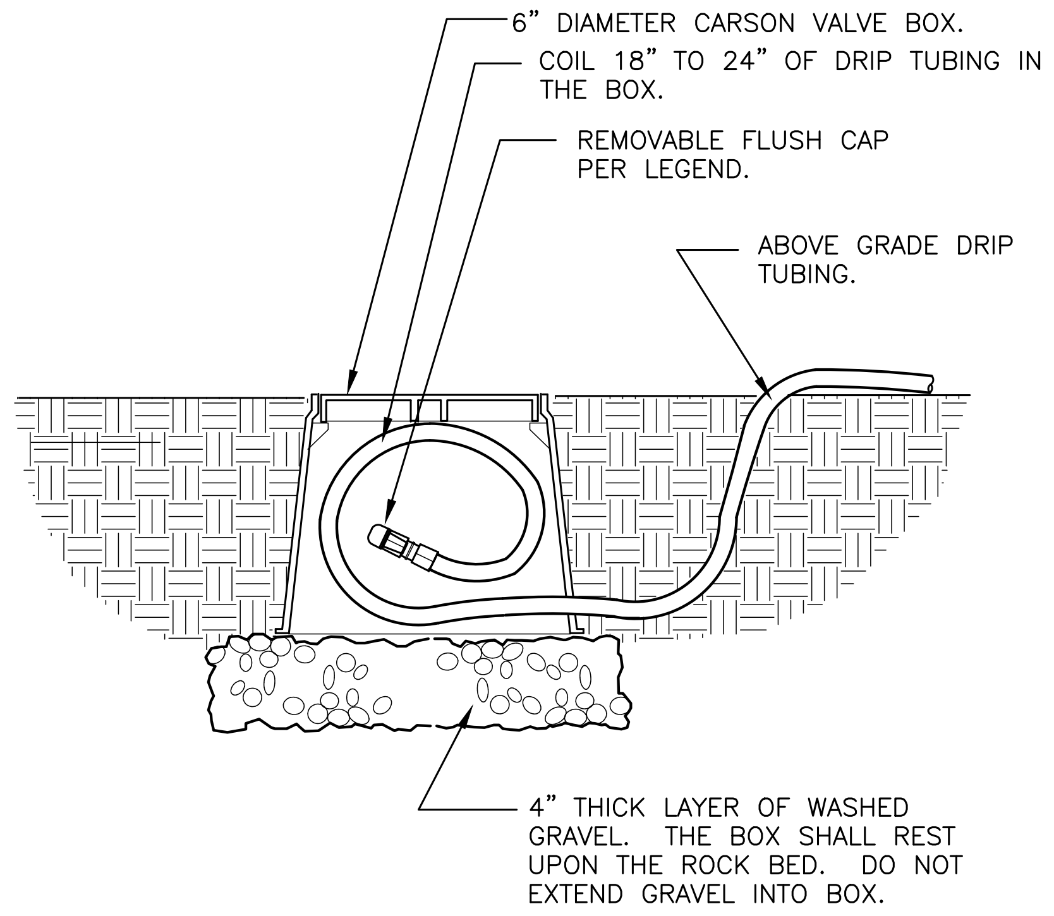
IRRIGATION DETAILS

■ Sheet Number ■
IR2.1

TRAILS AT CROWFOOT

FILING 9

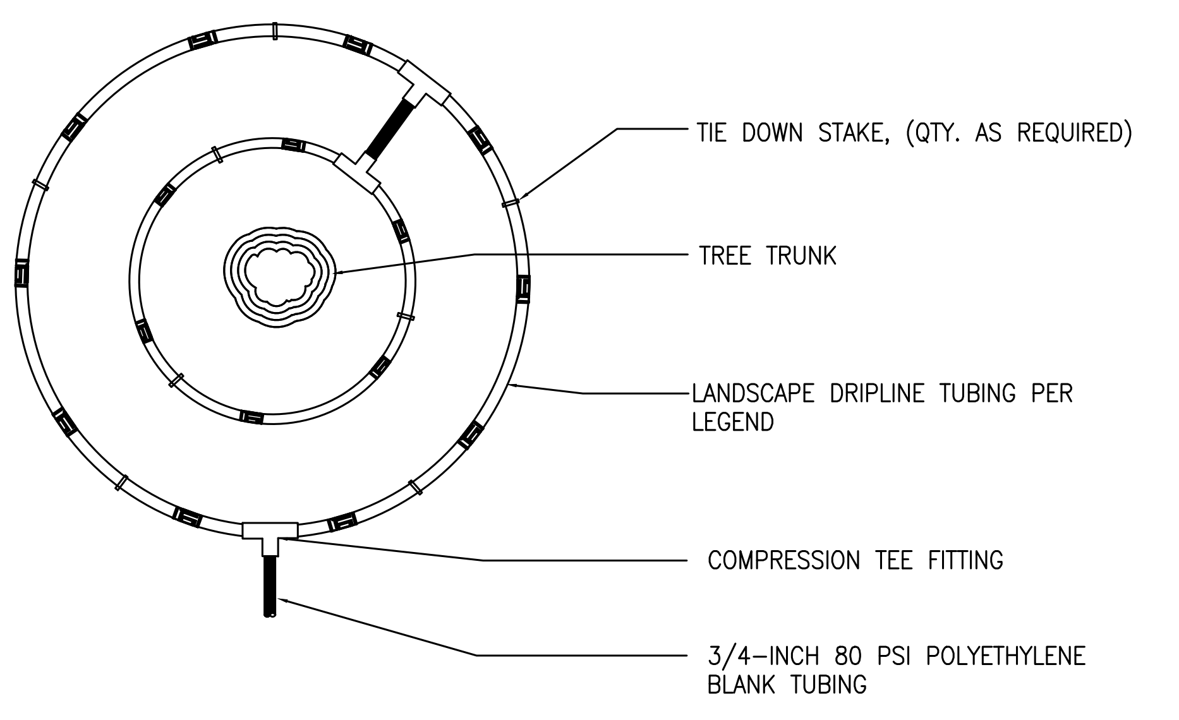

6" DIAMETER CARSON VALVE BOX.
COIL 18" TO 24" OF DRIP TUBING IN THE BOX.
REMOVABLE FLUSH CAP PER LEGEND.
ABOVE GRADE DRIP TUBING.
4" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

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

DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'–0"

328413.49–06


TIE DOWN STAKE, (QTY. AS REQUIRED)
TREE TRUNK
LANDSCAPE DRIPLINE TUBING PER LEGEND
COMPRESSION TEE FITTING
3/4–INCH 80 PSI POLYETHYLENE BLANK TUBING

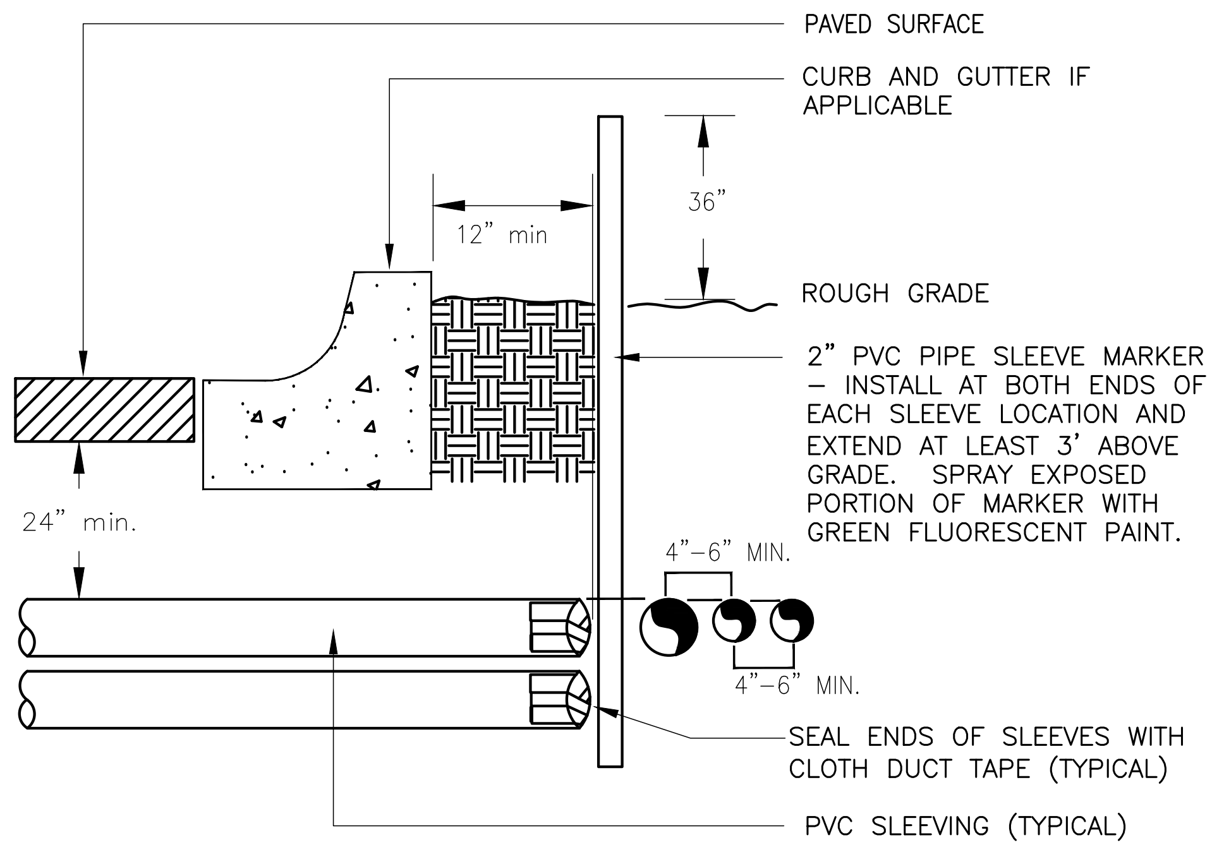
NOTE:

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

INLINE DRIP RING FOR PLANTS IN NATIVE

N.T.S.

328413.56–40

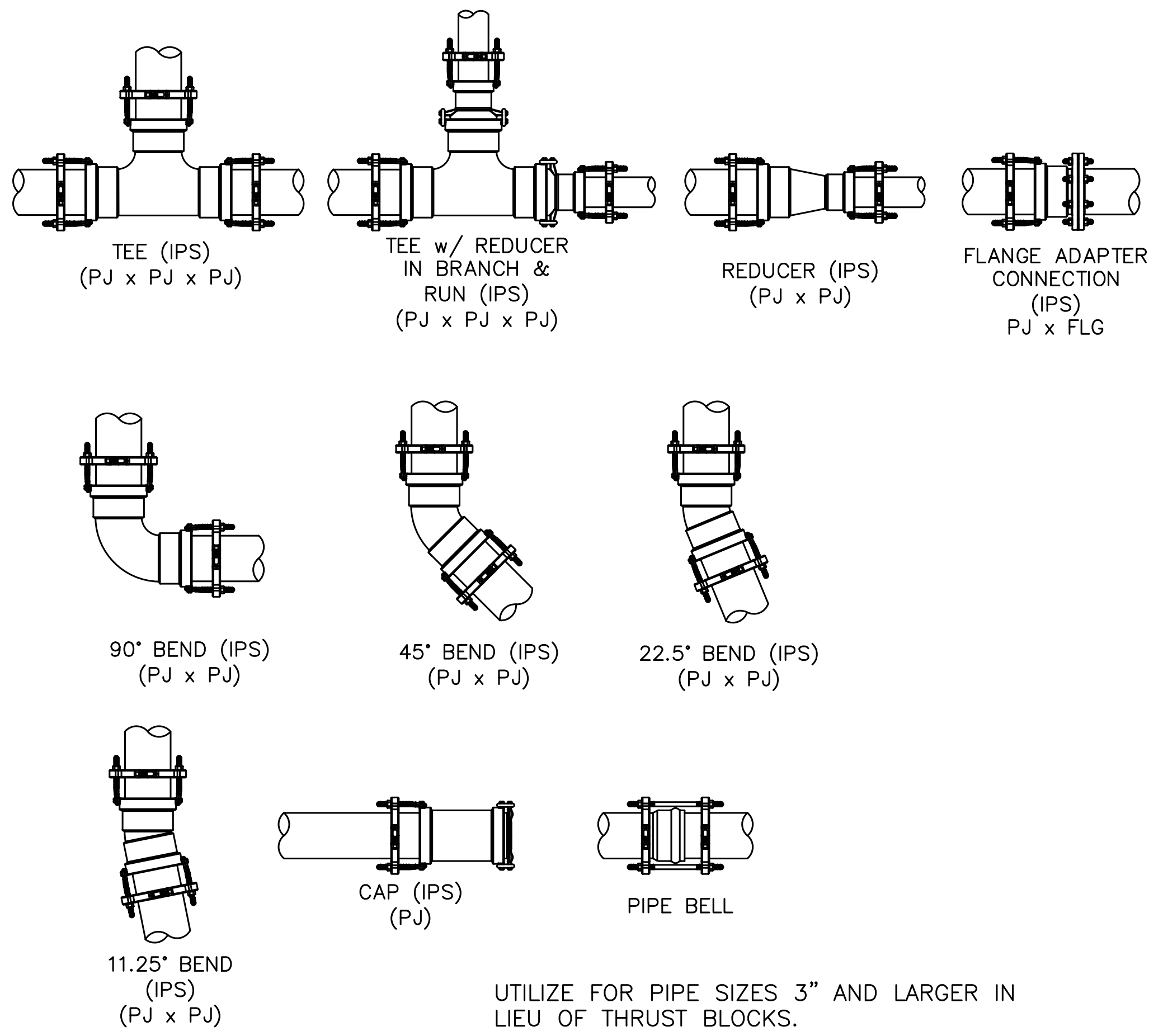

PAVED SURFACE
CURB AND GUTTER IF APPLICABLE
36"
12" min
ROUGH GRADE
2" PVC PIPE SLEEVE MARKER – INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3' ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
24" min.
4"–6" MIN.
4"–6" MIN.
SEAL ENDS OF SLEEVES WITH CLOTH DUCT TAPE (TYPICAL)
PVC SLEEVING (TYPICAL)

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

TYPICAL SLEEVE

N.T.S.

328409.76–21


TEE (IPS) (PJ x PJ x PJ)
TEE w/ REDUCER IN BRANCH & RUN (IPS) (PJ x PJ x PJ)
REDUCER (IPS) (PJ x PJ)
FLANGE ADAPTER CONNECTION (IPS) PJ x FLG
90° BEND (IPS) (PJ x PJ)
45° BEND (IPS) (PJ x PJ)
22.5° BEND (IPS) (PJ x PJ)
11.25° BEND (IPS) (PJ x PJ)
CAP (IPS) (PJ)
PIPE BELL

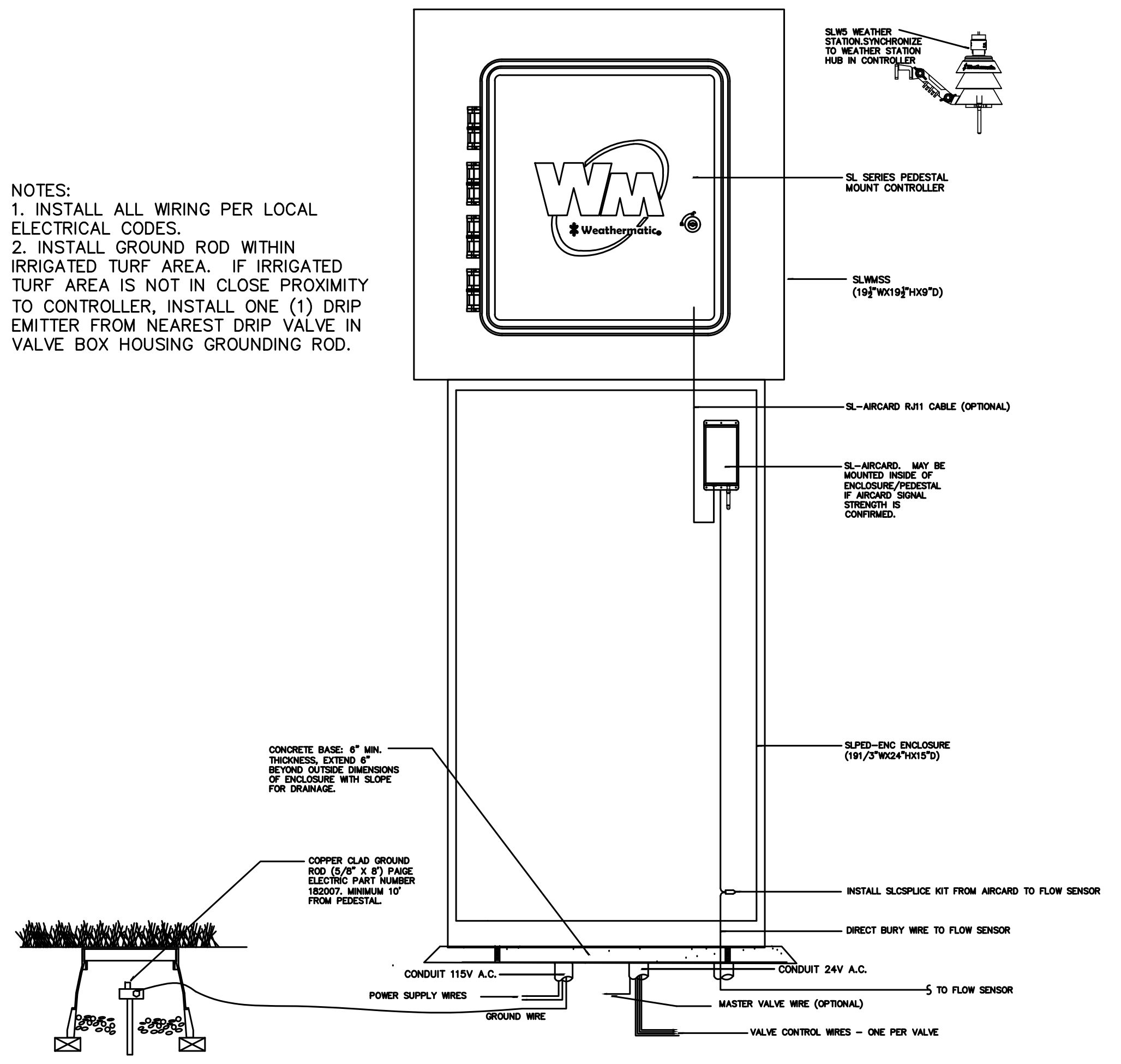
UTILIZE FOR PIPE SIZES 3" AND LARGER IN LIEU OF THRUST BLOCKS.

PIPE FITTING WITH JOINT RESTRAINT

N.T.S.

328409.76–22

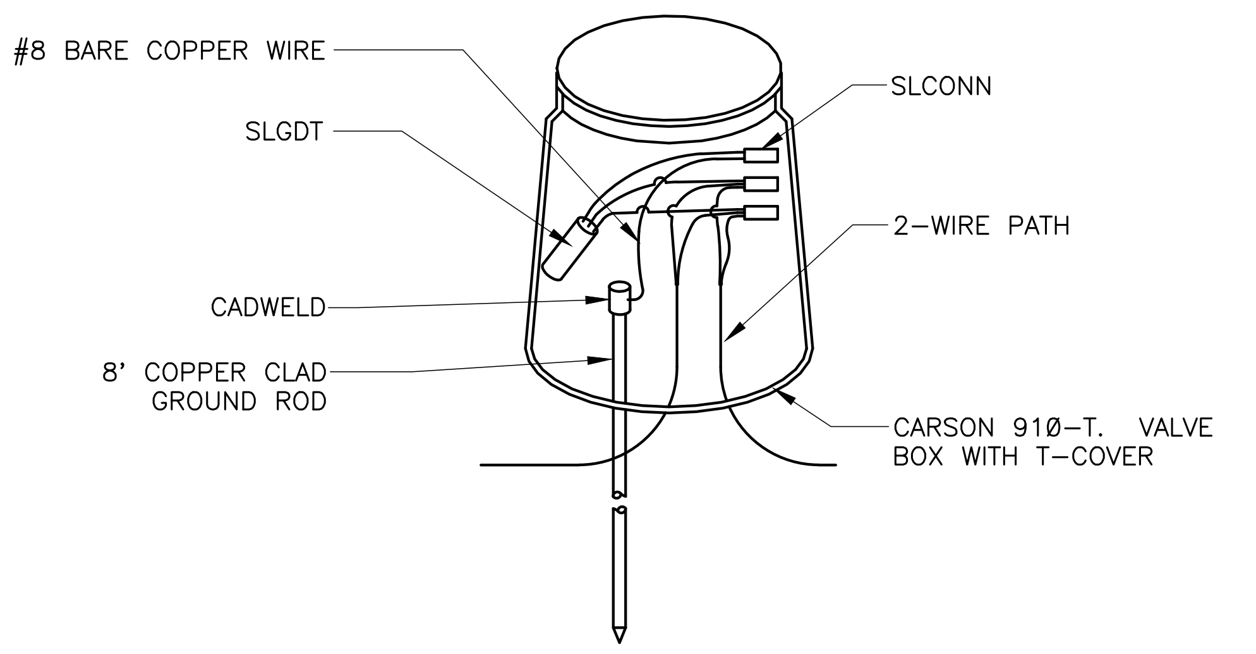
NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.


SLW5 WEATHER STATION.SYNCHRONIZE TO WEATHER STATION HUB IN CONTROLLER
Weathermatic
SL SERIES PEDESTAL MOUNT CONTROLLER
SLWMSS (19½"WX19½"HX9"D)
SL–AIRCARD RJ11 CABLE (OPTIONAL)
SL–AIRCARD. MAY BE MOUNTED INSIDE OF ENCLOSURE/PEDESTAL IF AIRCARD SIGNAL STRENGTH IS CONFIRMED.
CONCRETE BASE: 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
SLPED–ENC ENCLOSURE (191/3"WX24"HX15"D)
COPPER CLAD GROUND ROD (5/8" X 8') PAIGE ELECTRIC PART NUMBER 182007. MINIMUM 10' FROM PEDESTAL.
INSTALL SLCSPLICE KIT FROM AIRCARD TO FLOW SENSOR
DIRECT BURY WIRE TO FLOW SENSOR
CONDUIT 115V A.C.
CONDUIT 24V A.C.
POWER SUPPLY WIRES
TO FLOW SENSOR
GROUND WIRE
MASTER VALVE WIRE (OPTIONAL)
VALVE CONTROL WIRES – ONE PER VALVE

WEATHERMATIC PEDESTAL MOUNT CONTROLLER

N.T.S.

328409.16–26


#8 BARE COPPER WIRE
SLGDT
CADWELD
8' COPPER CLAD GROUND ROD
SLCONN
2–WIRE PATH
CARSON 910–T. VALVE BOX WITH T–COVER

NOTES:

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

LIGHTNING ARRESTOR

N.T.S.

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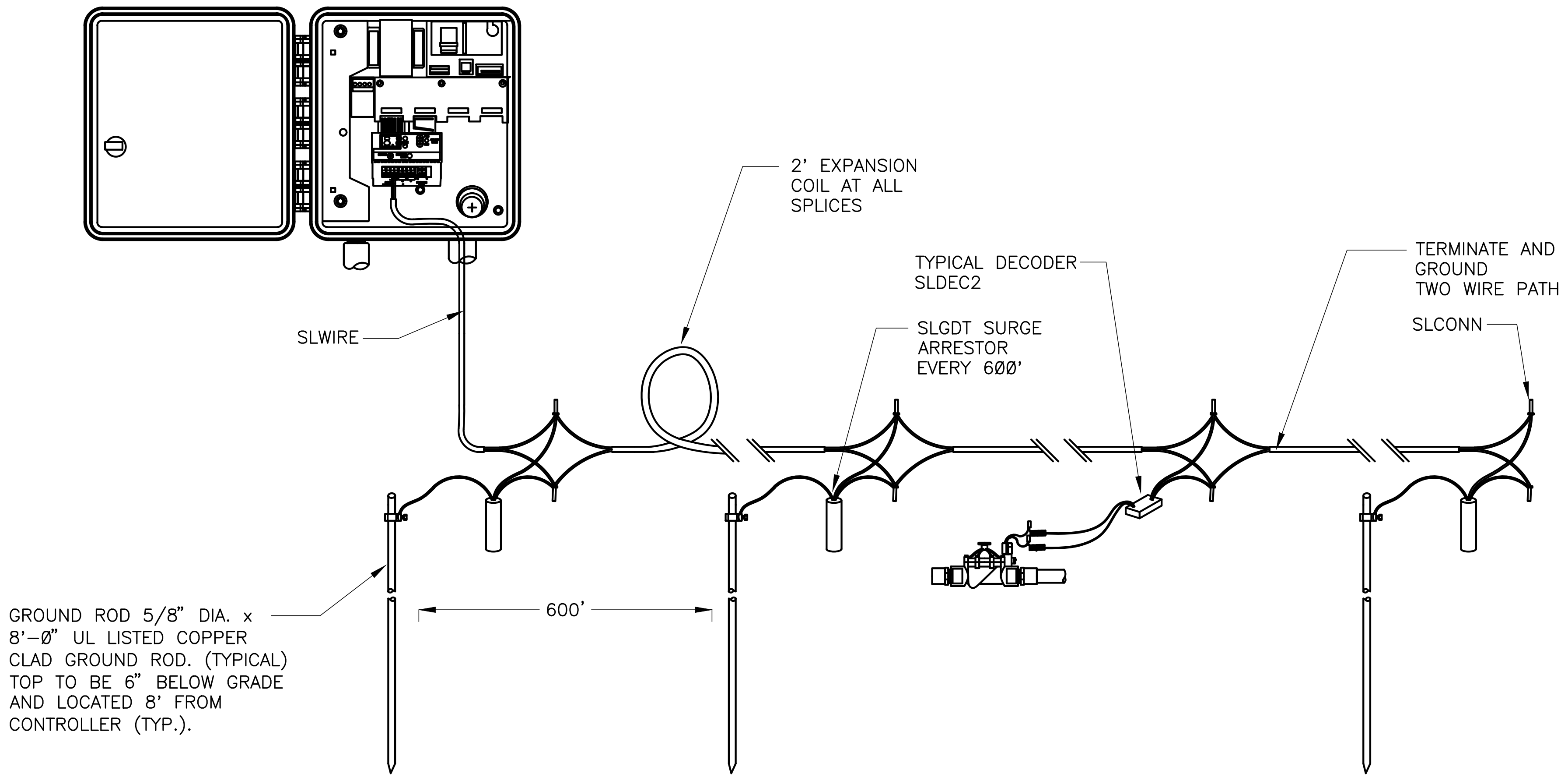
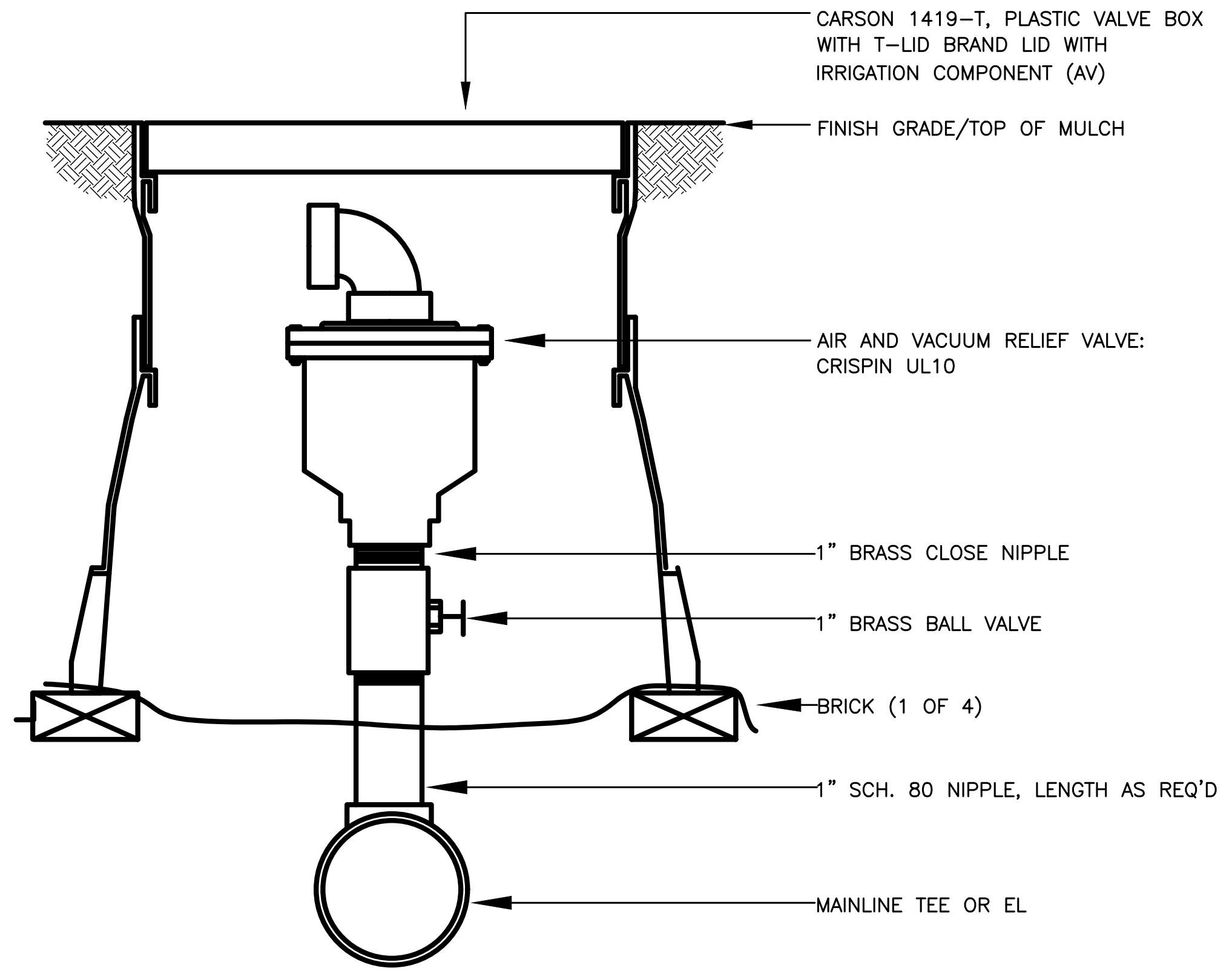

2' EXPANSION COIL AT ALL SPLICES
SLWIRE
TYPICAL DECODER SLDEC2
SLGDT SURGE ARRESTOR EVERY 600'
TERMINATE AND GROUND TWO WIRE PATH
SLCONN
600'
GROUND ROD 5/8" DIA. x 8'–0" UL LISTED COPPER CLAD GROUND ROD. (TYPICAL) TOP TO BE 6" BELOW GRADE AND LOCATED 8' FROM CONTROLLER (TYP.).

TYPICAL LIGHTNING ARRESTOR LAYOUT

N.T.S.

328409.16–20


CARSON 1419–T, PLASTIC VALVE BOX WITH T–LID BRAND LID WITH IRRIGATION COMPONENT (AV)
FINISH GRADE/TOP OF MULCH
AIR AND VACUUM RELIEF VALVE: CRISPIN UL10
1" BRASS CLOSE NIPPLE
1" BRASS BALL VALVE
BRICK (1 OF 4)
1" SCH. 80 NIPPLE, LENGTH AS REQ'D
MAINLINE TEE OR EL

AIR/VACUM RELIEF VALVE

N.T.S.

32 8406.15–01

C:\DROPBOX\DROPBOX\MPI DESIGNS\CLIENT FILES\E5X MANAGEMENT\TRAIL AT CROWFOOT\DESIGN FILES\SHEETS–IR–TRAILS

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

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■ Engineering ■

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

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

Drawn by: MLP
Checked by: TEAM
Submittal Date: 12.08.2017
01.26.2017
02.20.2018
04.6.2018
08.10.2018

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

■ Sheet Name ■
IRRIGATION DETAILS

■ Sheet Number ■
IR2.2