



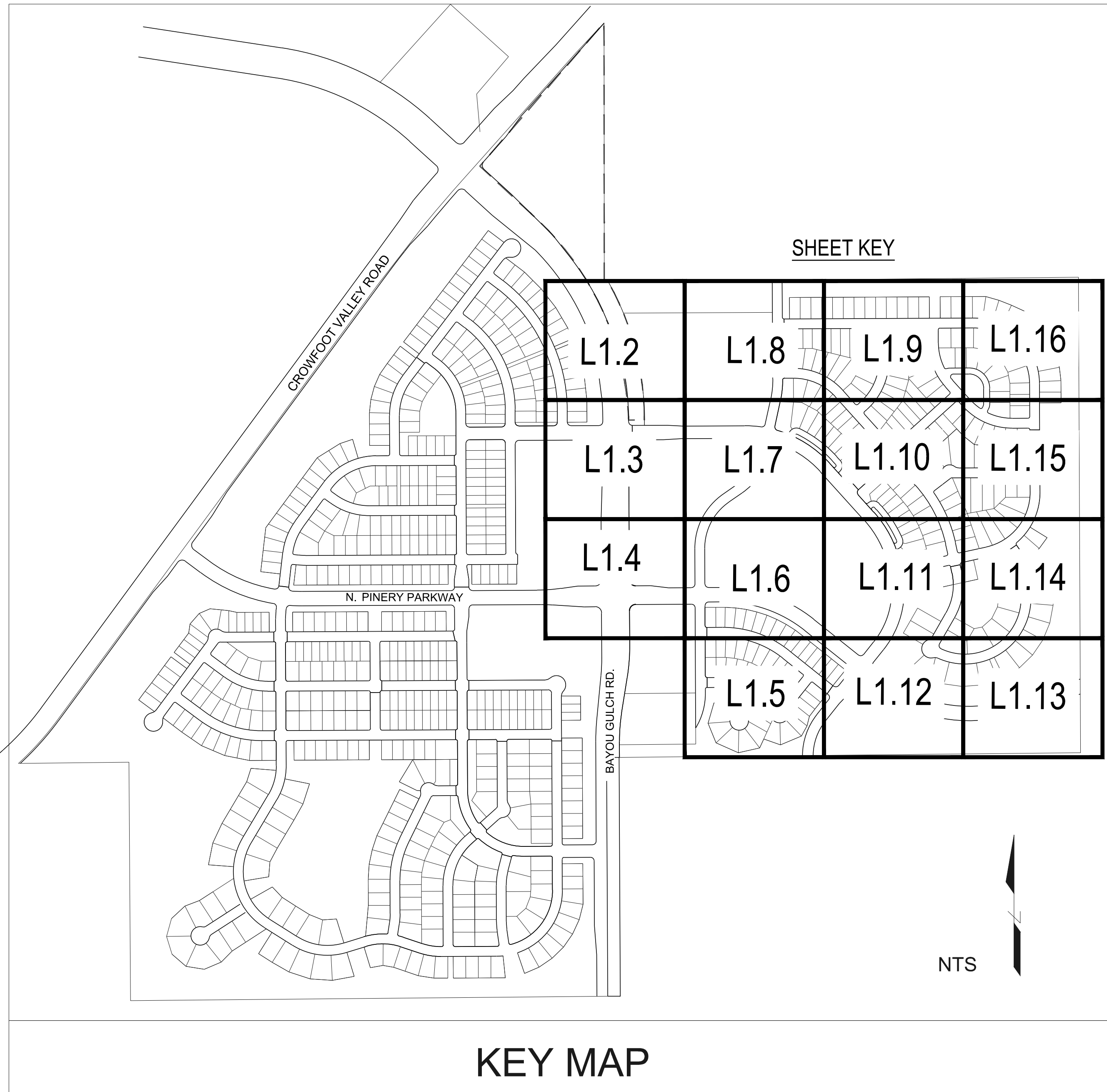
Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 06/19/2018

Planning Approval By: S. Neger

TRAILS AT CROWFOOT

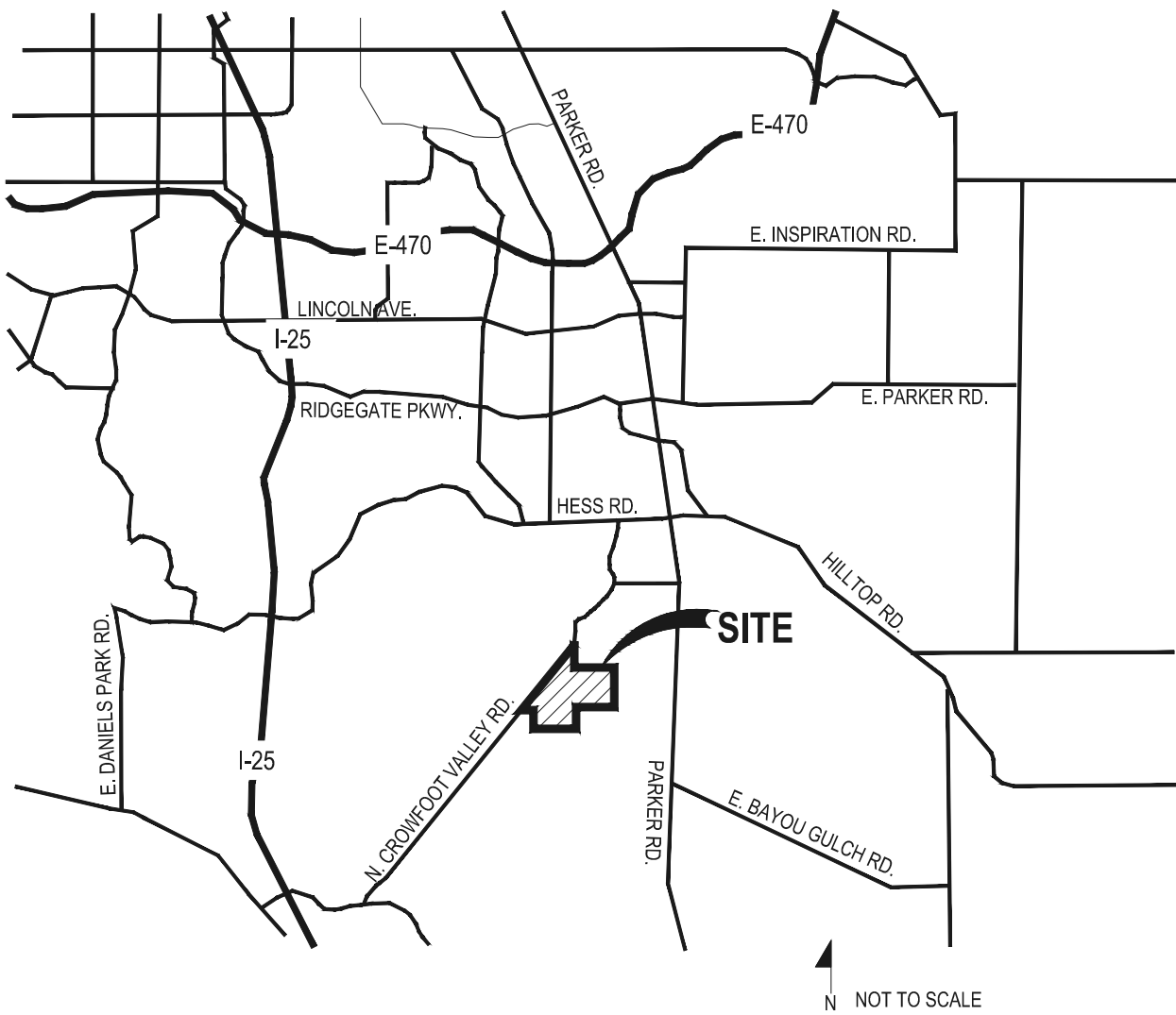
FILING NO. 9 FINAL LANDSCAPE PLANS



SHEET KEY

KEY MAP

VICINITY MAP



OWNVER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE

ARCHITECT



pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905 f 303.531.4908

CIVIL ENGINEER



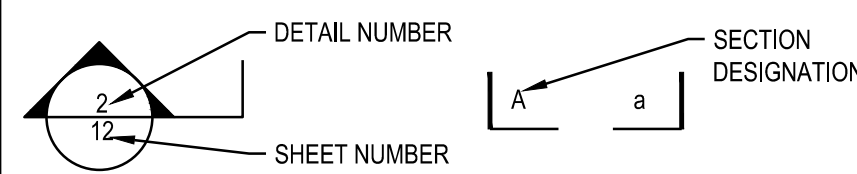
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

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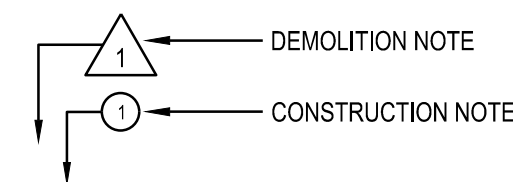
SYMBOLS & ABBREVIATIONS

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 CONTR. = CONTRACTOR C.F. = CUBIC FEET C.Y. = CUBIC YARD DET. = DETAIL DIM. = DIMENSION DIA. = DIAMETER DWG. = DRAWING EA. = EACH ELEV. = ELEVATION EXIST. = EXISTING E.P. = EDGE OF PAVING	EXP. = EXPANSION E.W. = EACH WAY F.F. = FINISH FLOOR F.G. = FINISH GRADE FIN. = FINISH F.H. = FIRE HYDRANT FL. = FLOW LINE FTG. = FOOTING FT. = FEET GA. = GAUGE GALV. = GALVANIZED H.W. = HEAD WALL H.P. = HIGH POINT HT. = HEIGHT HORIZ. = HORIZON ID. = INNER DIAMETER IN. = INCH INV. = INVERT L.P. = LOW POINT L.F. = LINEAR FEET MAX. = MAXIMUM M.H. = MAN HOLE MIN. = MINIMUM MISC. = MISCELLANEOUS N.I.C. = NOT IN CONTRACT N.T.S. = NOT TO SCALE	O.C. = ON CENTER O.D. = OUTSIDE DIAMETER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF CONNECTION P.V.C. = POLYVINYL CHLORIDE PIPE PL. = PROPERTY LINE R. = RADIUS R.C.P. = REINFORCED CONCRETE PIPE R.O.W. = RIGHT OF WAY 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
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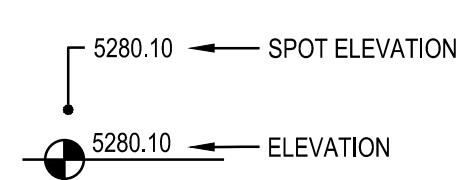
DETAIL SECTION IDENTIFICATION



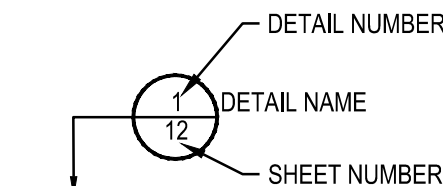
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



GENERAL NOTES

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

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80265
1 303.531.4905 f 303.531.4908

Engineering



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

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

DRAFT/NOT FOR
CONSTRUCTION

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

Know what's below.
Call before you dig.
811
01.26.2017
02.20.2018
04.6.2018

Sheet Name
LANDSCAPE COVER SHEET

Sheet Number

L0.0

Y:\HSSS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWG\HSSS--LDSCP PLANS -- FILING 8.DWG

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUND COVER MATERIAL

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

FINE GRADING NOTES

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

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 3 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLOS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS MAY REQUIRE TEMPORARY ABOVE GROUND SPRAY IRRIGATION UNTIL ESTABLISHMENT. IRRIGATION SHALL BE REMOVED UPON ACCEPTANCE BY THE CITY. WHERE STEEP SLOPES OCCUR, LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECT'S EROSION CONTROL METHODS, BMP'S AND ALL CITY CODES AND REQUIREMENTS.

NOTES:

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

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

PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
- ALL MUGH TO BE 4" DEPTH
- WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-10" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH 8" DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6" OF THEIR TRUNKS.

HARDSCAPE

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

IRRIGATION

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

MAINTENANCE

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

- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRATER THAN 4:1 VERTICAL TO 1 HORIZONTAL SHALL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND. A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM). B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE DEVELOPED OR PARTIALLY DEVELOPED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTILING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

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

WEED MANAGEMENT

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	12	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL
AS	11	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B	2.5" CAL
BR	4	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL
HAC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
GS	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL
GI	19	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
GK	32	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL
OV	11	OSTRYA VIRGINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL
PO	22	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	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL
OR	25	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL
RAL	14	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL
TG2	19	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2.5" CAL
TG	40	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL
UP	19	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PP	3	PINUS EDULIS	PINON PINE	B & B	6"-8" HT
VAN	19	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6"-8" HT
PSP	12	PINUS FLEXILIS	LMBER PINE	B & B	6"-8" HT
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT

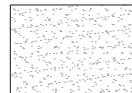
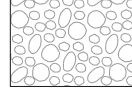
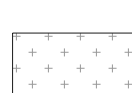
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG2	23	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2" CAL
AH	9	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
BES	32	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
SP	21	SCABIOSA CAUCASICA 'PERFECTA BLUE'	PINCUSHION FLOWER	1 GAL	2.5' X 1.5'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
SSB	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'
CD	19	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	3' X 4'
CB	11	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	3' X 5'
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'
RHL	6	RHUS ARAMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RW	68	ROSA MEIDLAND SERIES 'WHITE'	WHITE MEIDLAND ROSE	5 GAL	2' X 4'
SP2	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL	8' X 8'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	129	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	152	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	204	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X2"
MY	423	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	3' X 3'
PH	17	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	5' 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
	95,468 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD
	27,228 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	7,210 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	61,725 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED
	5,453 SF	SEED MIX 2 TOWN OF PARKER - SEED MIX 2, RE: LANDSCAPE NOTES	SEED MIX 2	SEED
		TEMPORARILY IRRIGATED NATIVE SEED MIX RE: LANDSCAPE NOTES		

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

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

NOTE:

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

SOD MIXES

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

■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



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

■ Engineering ■



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

TRAILS AT CROWFOOT

FILING NO. 9



■ Prepared For ■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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

■ Engineering ■

CVL
CONSULTANTS

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

TRAILS AT CROWFOOT

FILING NO. 9

PARKER, COLORADO

LANDSCAPE PLANS

DRAFT/NOT FOR CONSTRUCTION

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

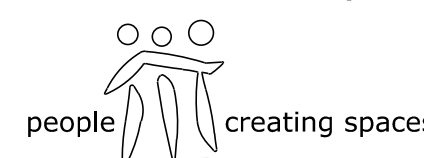
04.6.2018

■ Sheet Name ■

OVERALL LANDSCAPE PLAN

■ Sheet Number ■

L1.1



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

DRAFT/NOT FOR CONSTRUCTION

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

Know what's **below**.
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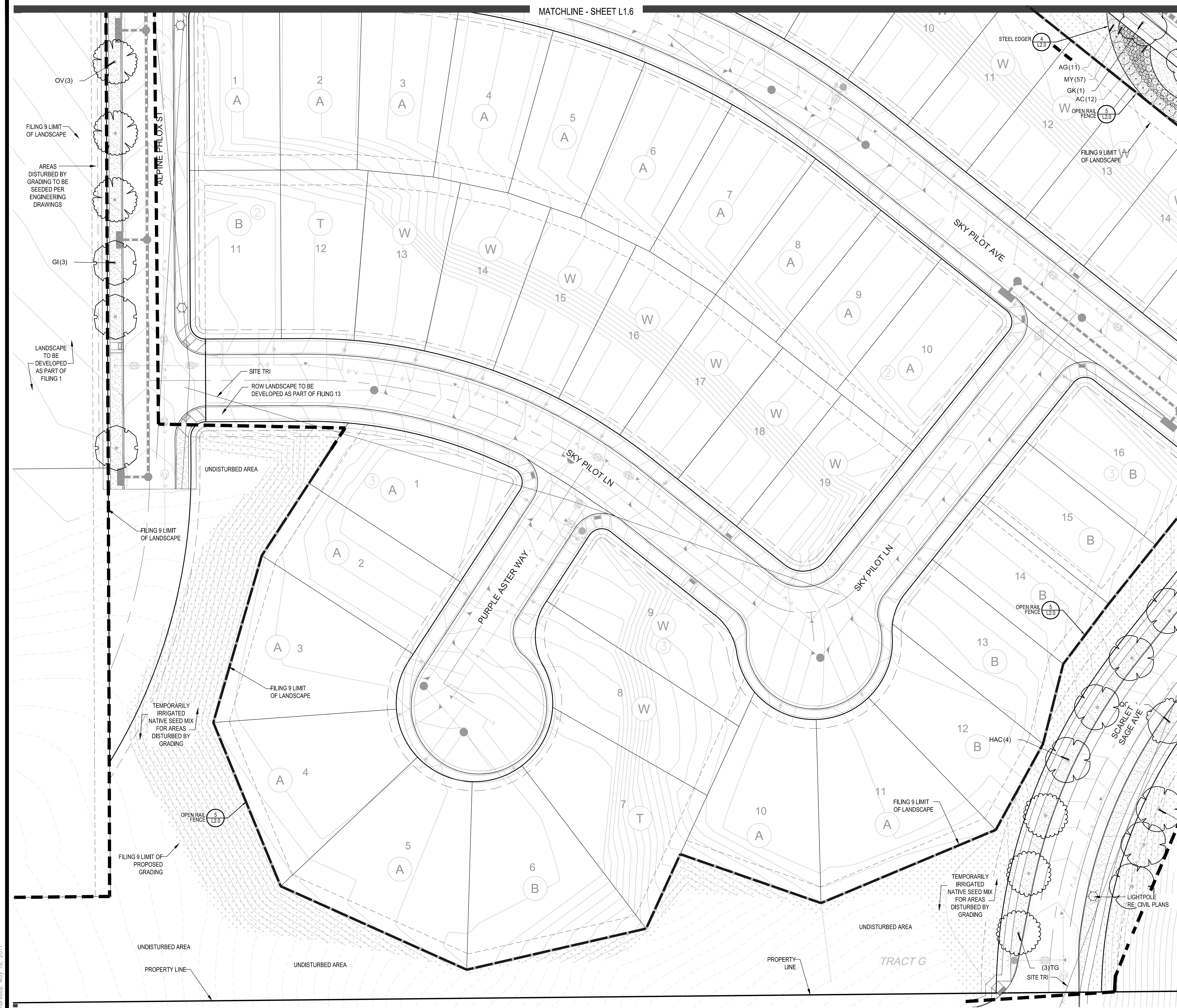
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02.20.2018
04.6.2018

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LANDSCAPE PLAN

■ Sheet Number ■

L1.5



PLANT & GROUNDCOVER LIST

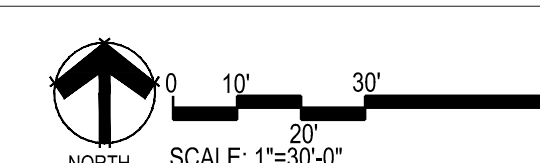
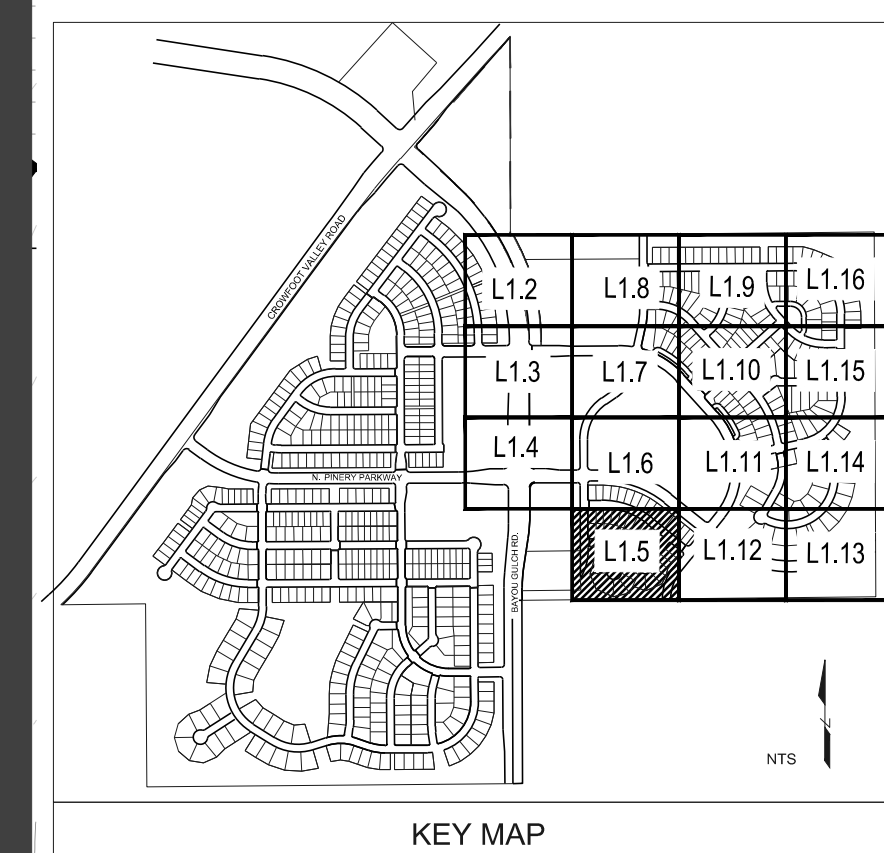
DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENEVEEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GK	IMPERIAL HONEYLOCUST
QR	KENTUCKY COFFEE TREE
RAL	RED OAK
BR	REDMOND AMERICAN LINDEN
AS	RIVER BIRCH
GS	SCHWEDLER MAPLE
	SHADEMASTER LOCUST
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
DECIDUOUS SHRUBS	COMMON NAME
SP2	BLUE MIST SHRUB
RCH	DWARF ARCTIC WILLOW
SCHU	GROW-LOW FRAGRANT SUMAC
CH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
PS2	ROCK COTONEASTER
PA	ROCKY MOUNTAIN PENSTEMON
SSB	RUSSIAN SAGE
RW	SASKATOON SERVICEBERRY
AG	WHITE MEIDLAND ROSE
	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
PS	MANZANITA
	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
CK	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

	ENVIROTURF
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	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'



MATCHLINE - SHEET L1.7

PLANT & GROUND COVER LIST

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

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

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

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

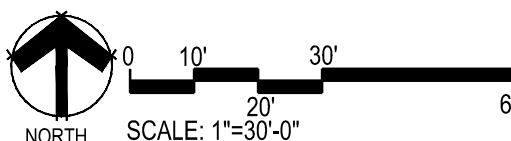
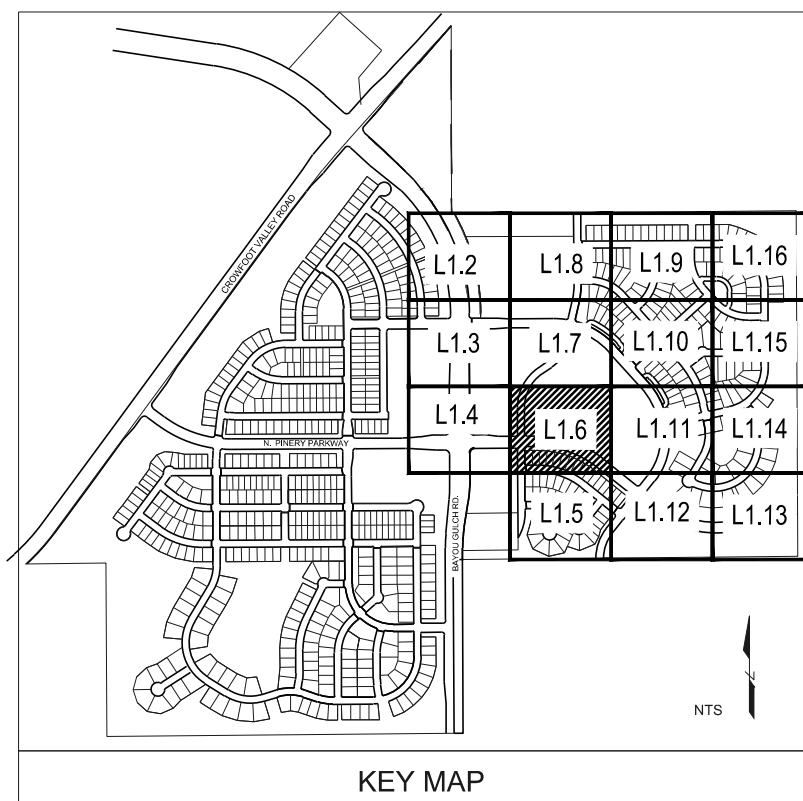
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO-LOW FRAGRANT SUMAC
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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

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

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	TEMPORARILY IRRIGATED NATIVE SEED MIX

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



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E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



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1.303.531.4905 f.303.531.4908

Engineering



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

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

DRAFT/NOT FOR
CONSTRUCTION

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

Sheet Name

LANDSCAPE PLAN

Sheet Number

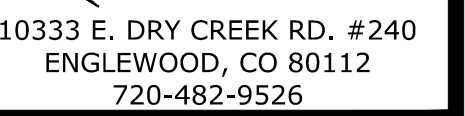
L1.6

5X MANAGEMENT
3 SOUTH ALTON WAY
NTENNIAL, CO 80112



people creating spaces

■ Engineering ■



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PARKER, COLORADO
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LANDSCAPE PLAN

1.7

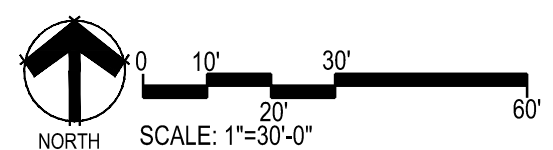
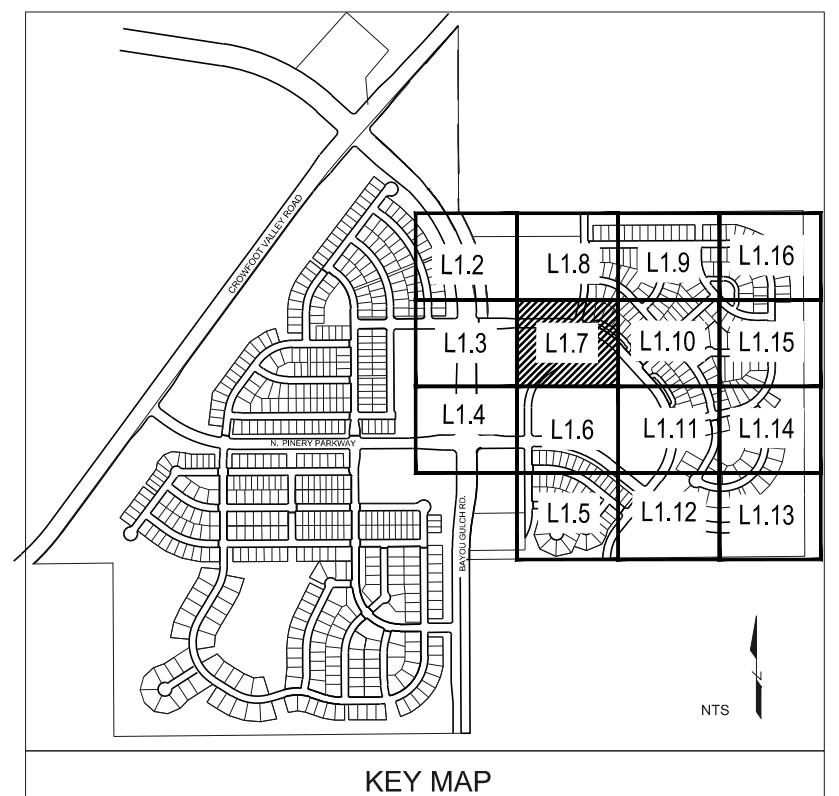
PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
GM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENNLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
GR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
ANNUALS/PERENNIALS	COMMON NAME
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	LOW-GROW FRAGRANT SUMAC
SCH	PAWNEE BUTTES SAND CHERRY
CB	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATOON SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
BJ	BLUE CHIP JUNIPER
UBJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
PH	BLUE SWITCH GRASS
KI	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

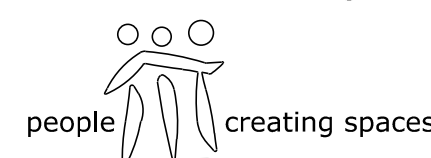
	ENVIROTORP
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
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NOTES:

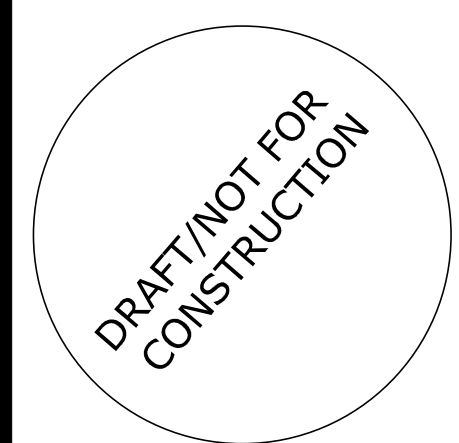
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MATCHLINE - SHEET L1.6



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

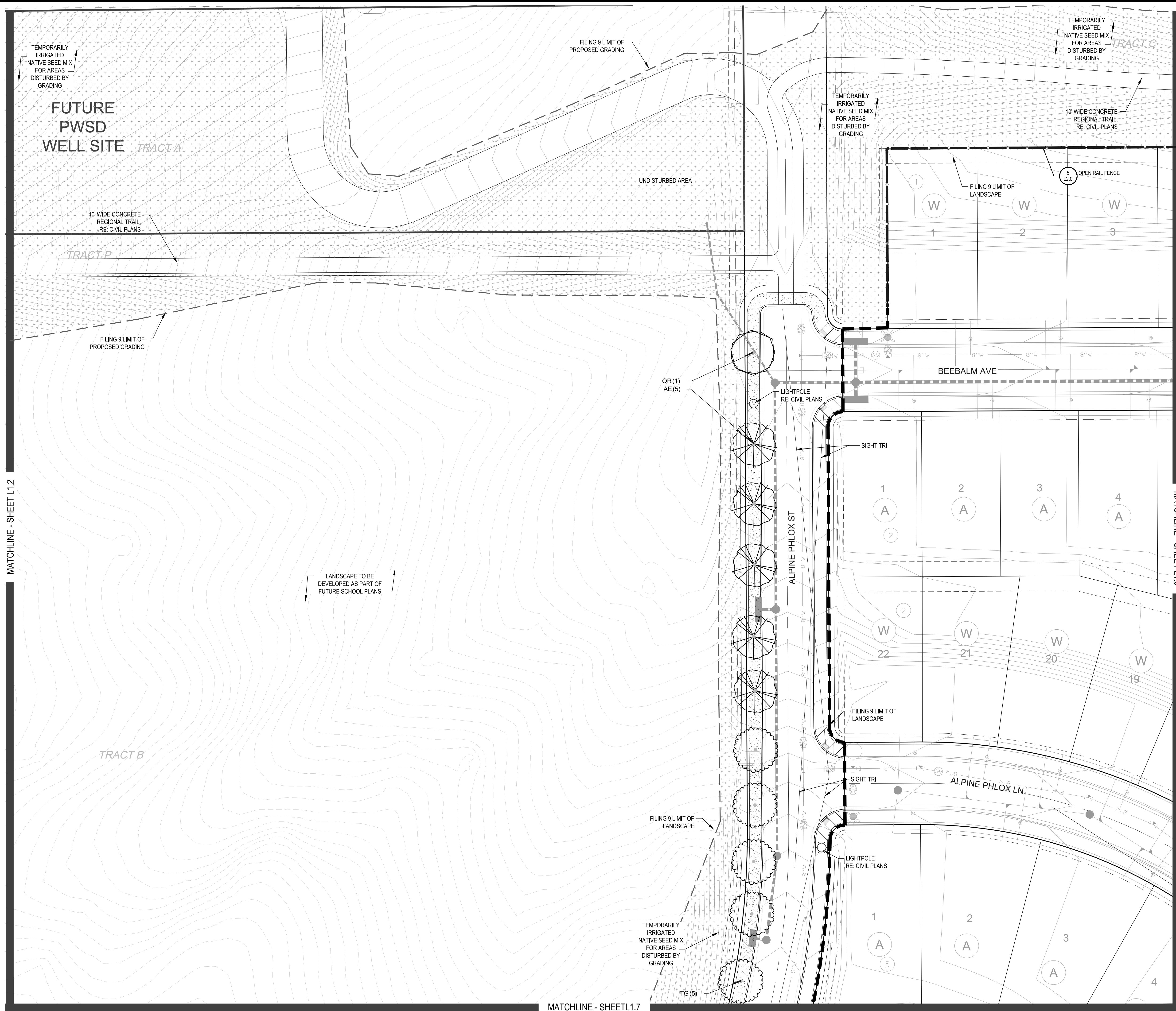


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Checked by:	PCS STAFF
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■ Sheet Name ■
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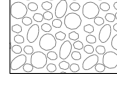
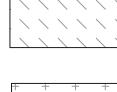
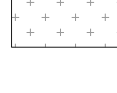
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L1.8



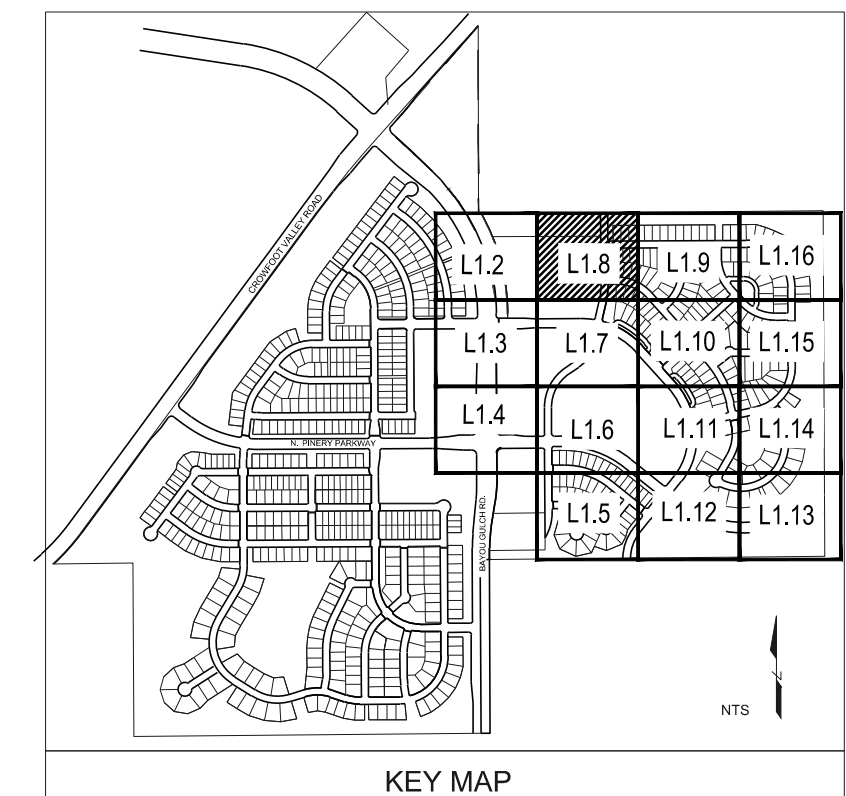
PLANT & GROUND COVER LIST

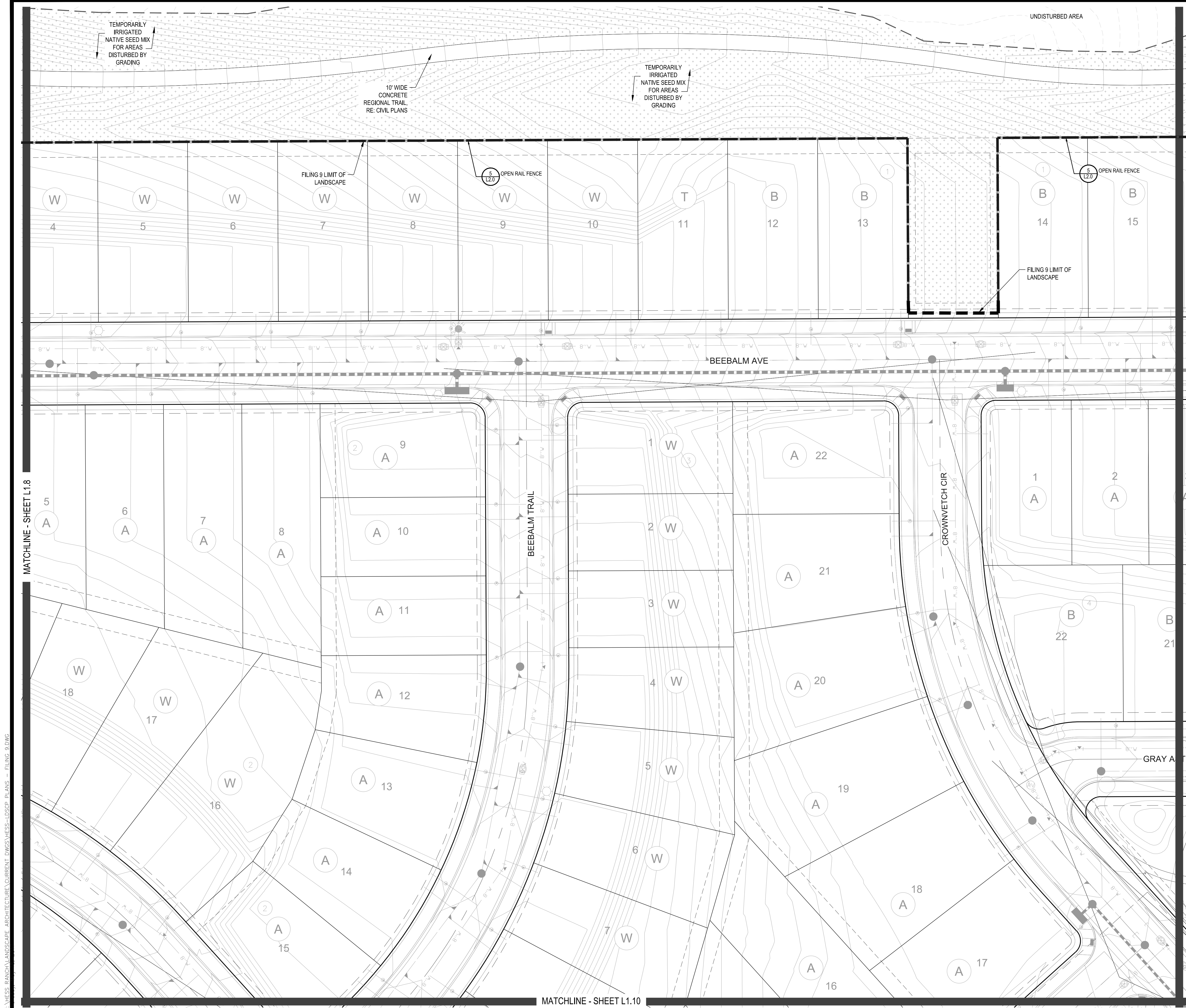
<u>DECIDUOUS TREES</u>	<u>COMMON NAME</u>
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
QAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEAF LITTLELEAF LINDEN
TG	GREENSPICE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
<u>EVERGREEN TREES</u>	<u>COMMON NAME</u>
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PIÑON PINE
VAN	VANDERWOLF'S PYRAMID PINE
<u>ORNAMENTAL TREES</u>	<u>COMMON NAME</u>
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
<u>ANNUALS/PERENNIALS</u>	<u>COMMON NAME</u>
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
<u>DECIDUOUS SHRUBS</u>	<u>COMMON NAME</u>
CD	BLUE HILL SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GRO-LOW FRAGRANT SUMAC
SCH	PAWNEE BUTTES SAND CHERRY
C8	RED TWIG DOGWOOD
CH	ROCK COTONEASTER
SC	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
S5B	SASKATOON SERVICEBERRY
RW	WHITE MEIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
<u>EVERGREEN SHRUBS</u>	<u>COMMON NAME</u>
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
<u>ORNAMENTAL GRASSES</u>	<u>COMMON NAME</u>
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
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GROUND COVERS	COMMON NAME
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	SEED MIX 1
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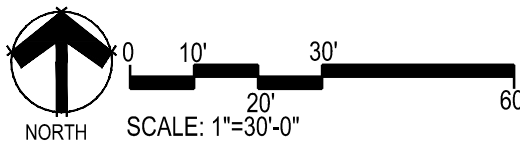
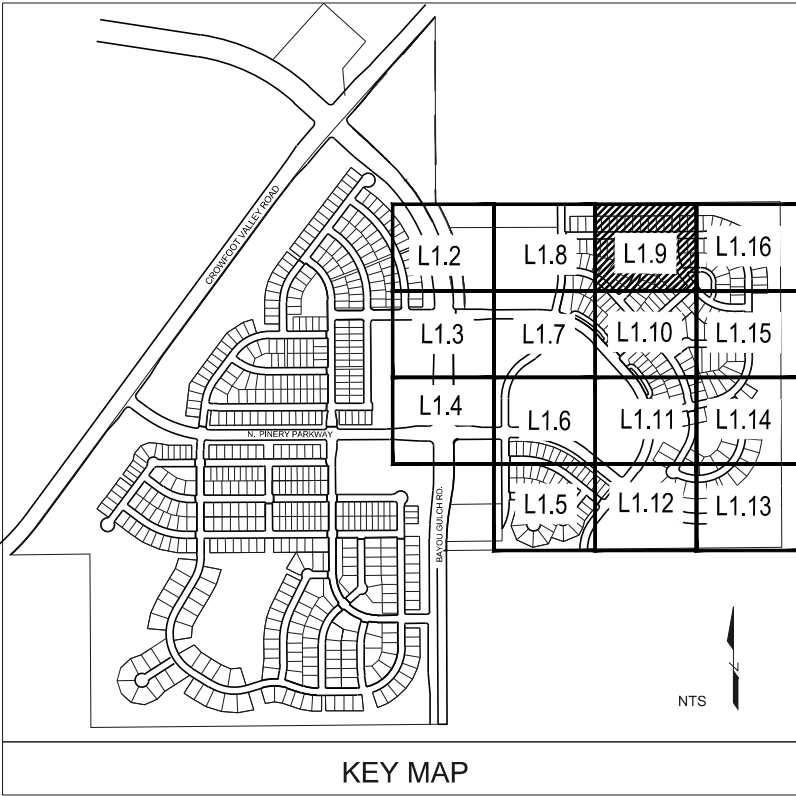


PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEE
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QM	BURR OAK
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TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
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GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
OR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
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GS	SHADEMASTER LOCUST
EVERGREEN TREES	COMMON NAME
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SSB	SASKATOON SERVICEBERRY
RW	WHITE MEDILAND ROSE
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EVERGREEN SHRUBS	COMMON NAME
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PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
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CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS	COMMON NAME
[Pattern]	ENVIROTURF
[Pattern]	ROCK MULCH GREY, 2" DIA. COBBLE
[Pattern]	ROCK MULCH TAN, 2" DIA. COBBLE
[Pattern]	SEED MIX 1
[Pattern]	SEED MIX 2
[Pattern]	TEMPORARILY IRRIGATED NATIVE SEED MIX

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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■ Engineering ■

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CONSULTANTS

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720-482-9526

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

DRAFT/NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN

■ Sheet Number ■

L1.9

MATCHLINE - SHEET L1.7

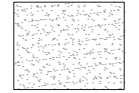
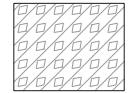
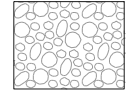
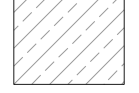
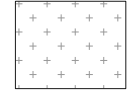
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MATCHLINE - SHEET L1.9

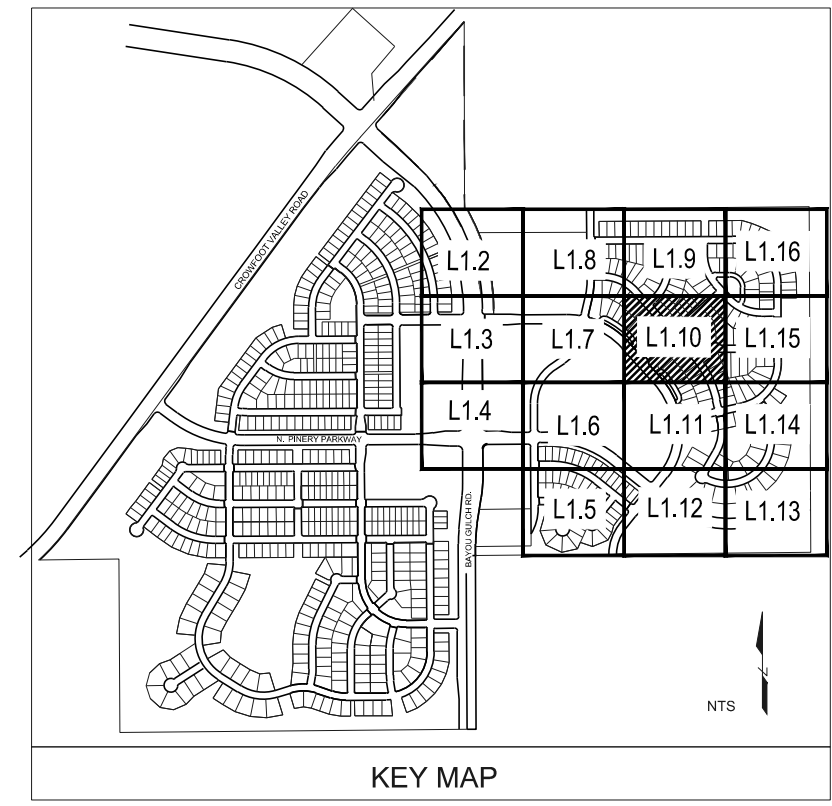
MATCHLINE - SHEET L1.11

PLANT & GROUND COVER LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
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EVERGREEN TREES	COMMON NAME
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ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
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ANNUALS/PERENNIALS	COMMON NAME
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DECIDUOUS SHRUBS	COMMON NAME
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PB2	LITTLE BUNNY FOUNTAIN GRASS
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GROUND COVERS	COMMON NAME
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Sheet Number
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MATCHLINE - SHEET L1.11

MATCHLINE - SHEET L1.13

PLANT & GROUND COVER LIST

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

COMMON NAME
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AMERICAN HORNBEAM
AMERICAN SYCAMORE
BURR OAK
CHINKAPIN OAK
COMMON HACKBERRY
EMERALD QUEEN MAPLE
GLENLEVEN LITTLELEAF LINDEN
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PSP
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LIMBER PINE
PINON PINE
VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES
AH
AG2

COMMON NAME
HOT WINGS TATARIAN MAPLE
ROCKY MOUNTAIN MAPLE

ANNUALS/PERENNIALS
BES
SP

COMMON NAME
BLACK-EYED SUSAN
PINCUSHION FLOWER

DECIDUOUS SHRUBS
CD
SP2
RHU
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COMMON NAME
BLUE MIST SHRUB
DWARF ARCTIC WILLOW
GRO-LOW FRAGRANT SUMAC
PAWNEE BUTTES SAND CHERRY
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ROCK COTONEASTER
ROCKY MOUNTAIN PENSTEMON
RUSSIAN SAGE
SASKATOON SERVICEBERRY
WHITE MEDILAND ROSE
'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS
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COMMON NAME
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MANZANITA
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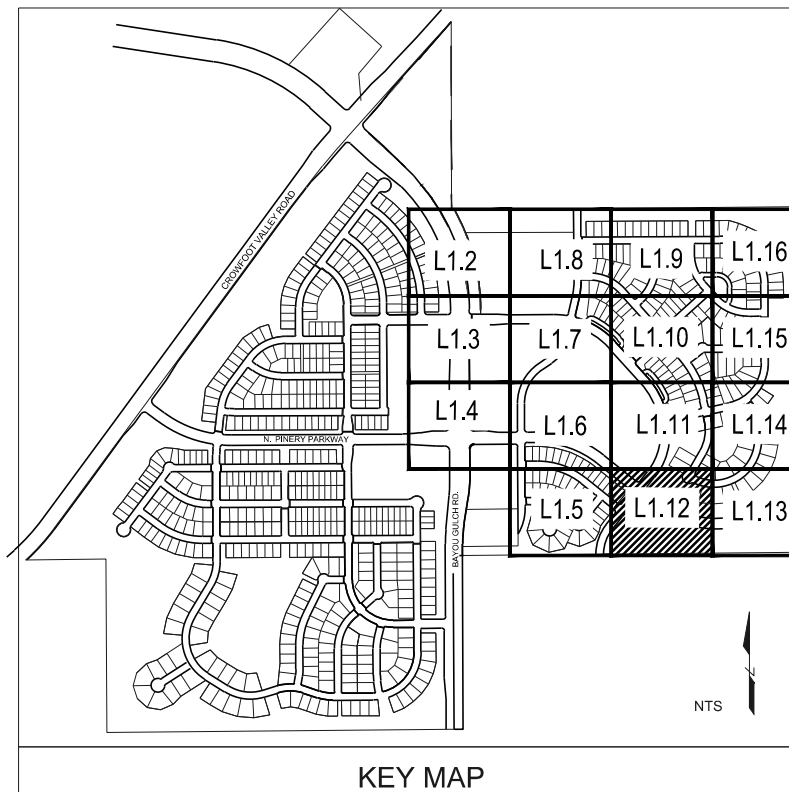
ORNAMENTAL GRASSES
PH
CK
PB2
MY

COMMON NAME
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GROUND COVERS

	COMMON NAME
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0 10' 20' 30' 40'
NORTH
SCALE: 1"=30'-0"

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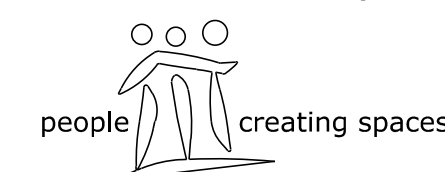
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 12.08.2017
Date: 01.26.2017
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811
02.20.2018
04.6.2018

Sheet Name

LANDSCAPE PLAN

Sheet Number

L1.12



TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO

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

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04.6.2018

■ Sheet Name ■

LANDSCAPE PLANNING

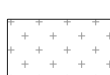
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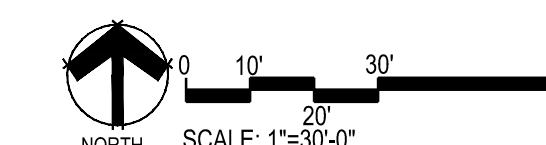
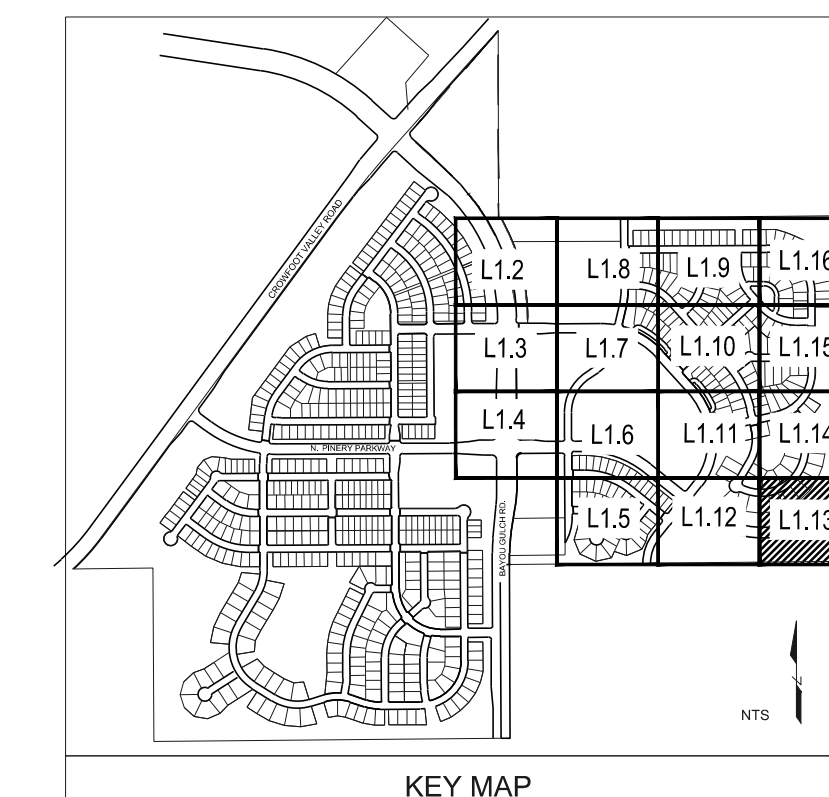
PLANT & GROUNDCOVER LIST

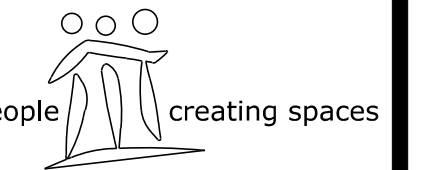
<u>DECIDUOUS TREES</u>	COMMON NAME
UP	AMERICAN ELM
OV	AMERICAN HICKORY
PO	AMERICAN SYCAMORE
CM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEAF LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
QC	HERITAGE OAK
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
<u>EVERGREEN TREES</u>	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
VAN	VANDERWOLF'S PYRAMID PINE
<u>ORNAMENTAL TREES</u>	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
<u>ANNUAL/SUPERNNIALS</u>	COMMON NAME
BES	BLACK-EYED SUSAN
SP	PINCUSHION FLOWER
<u>DECIDUOUS SHRUBS</u>	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GR0-LOW FRAGRANT SUMAC
SCH	PADNEE BUTTES SAND CHERRY
CH	RED TWIG DOGWOOD
CB	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SS8	SASKATOUN SERVICEBERRY
RW	WHITE MEIDL0N ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
<u>EVERGREEN SHRUBS</u>	COMMON NAME
JB	BLUE CHIP JUNIPER
BUJ	BUFFALO JUNIPER
AC	MANZANITA
PS	MUGO PINE
<u>ORNAMENTAL GRASSES</u>	COMMON NAME
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

GROUND COVERS

GROUND COVERS	COMMON NAME
	ENVIROTURF
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
	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'.



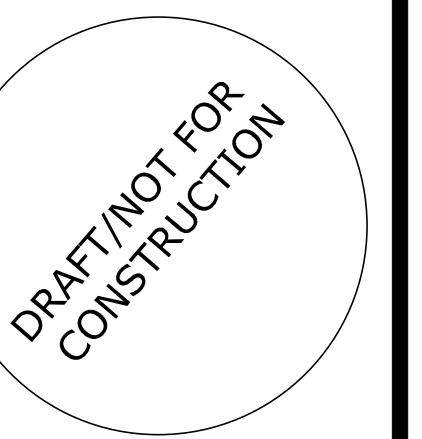


TRAILS AT CROWFOOT

FILING NO. 9

PARKER, COLORADO

LANDSCAPE PLANS



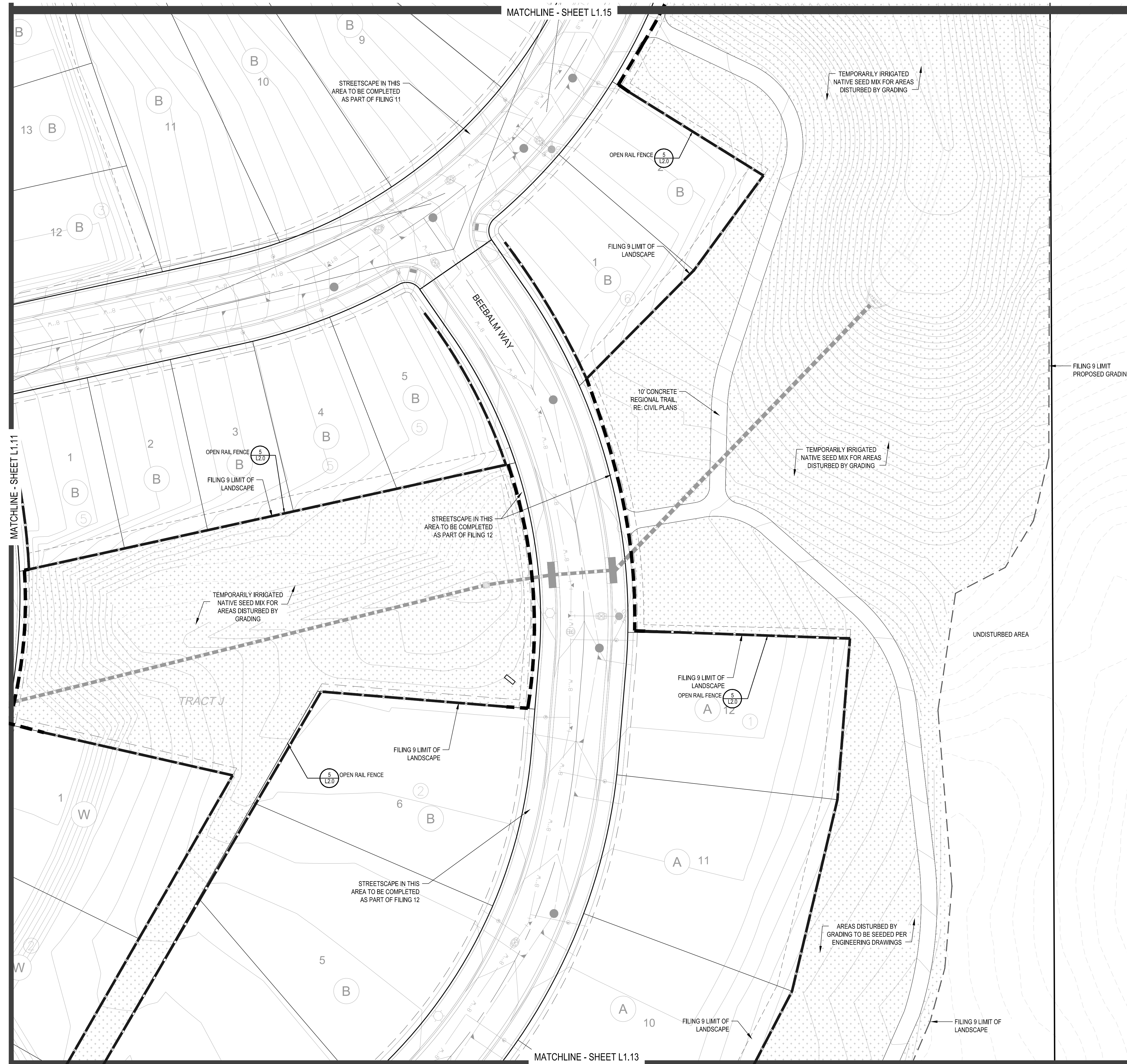
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LANDSCAPE PLAN

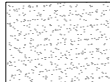
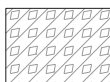
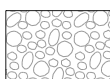
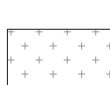
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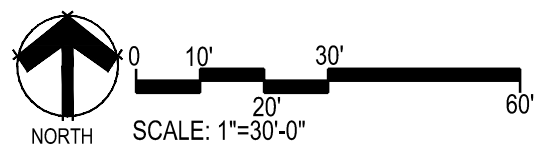
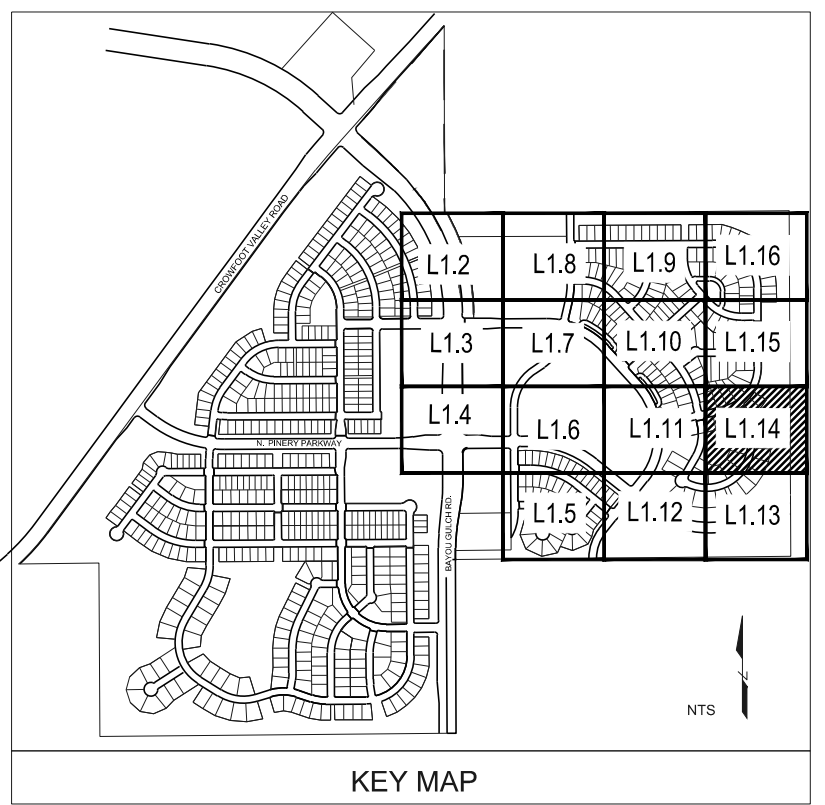
PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
OV	AMERICAN ELM
OM	AMERICAN HORNBEAM
PO	AMERICAN SYCAMORE
QV	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
RAK	KENTUCKY COFFEE TREE
OR	RED OAK
GR	REDMOND AMERICAN LINDEN
BR	RIVER BIRCH
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
EVERGREEN TREES	COMMON NAME
PN	AUSTRIAN BLACK PINE
PSP	LIMBER PINE
PP	PINON PINE
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
AH	HOT WINGS TATARIAN MAPLE
AG2	ROCKY MOUNTAIN MAPLE
ANNUAL/SUPERENNIALS	COMMON NAME
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SP	PINCUSHION FLOWER
DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB
SP2	DWARF ARCTIC WILLOW
RHU	GR-O-LOW FRAGRANT SUMAC
SCH	PAWNEE BUTTES SAND CHERRY
CB	ROCK TWO DOGWOOD
CH	ROCK COTONEASTER
PS2	ROCKY MOUNTAIN PENSTEMON
PA	RUSSIAN SAGE
SSB	SASKATUN SERVICEBERRY
RW	WHITE MIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
EVERGREEN SHRUBS	COMMON NAME
BUB	BLUE CHIP JUNIPER
BJJ	BLUEFLY JUNIPER
AC	MANZANITA
PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
PH	BLUE SWITCH GRASS
CK	FEATHER REED GRASS
PB2	LITTLE BUNNY FOUNTAIN GRASS
MY	YAKU JIMA DWARF MAIDEN GRASS

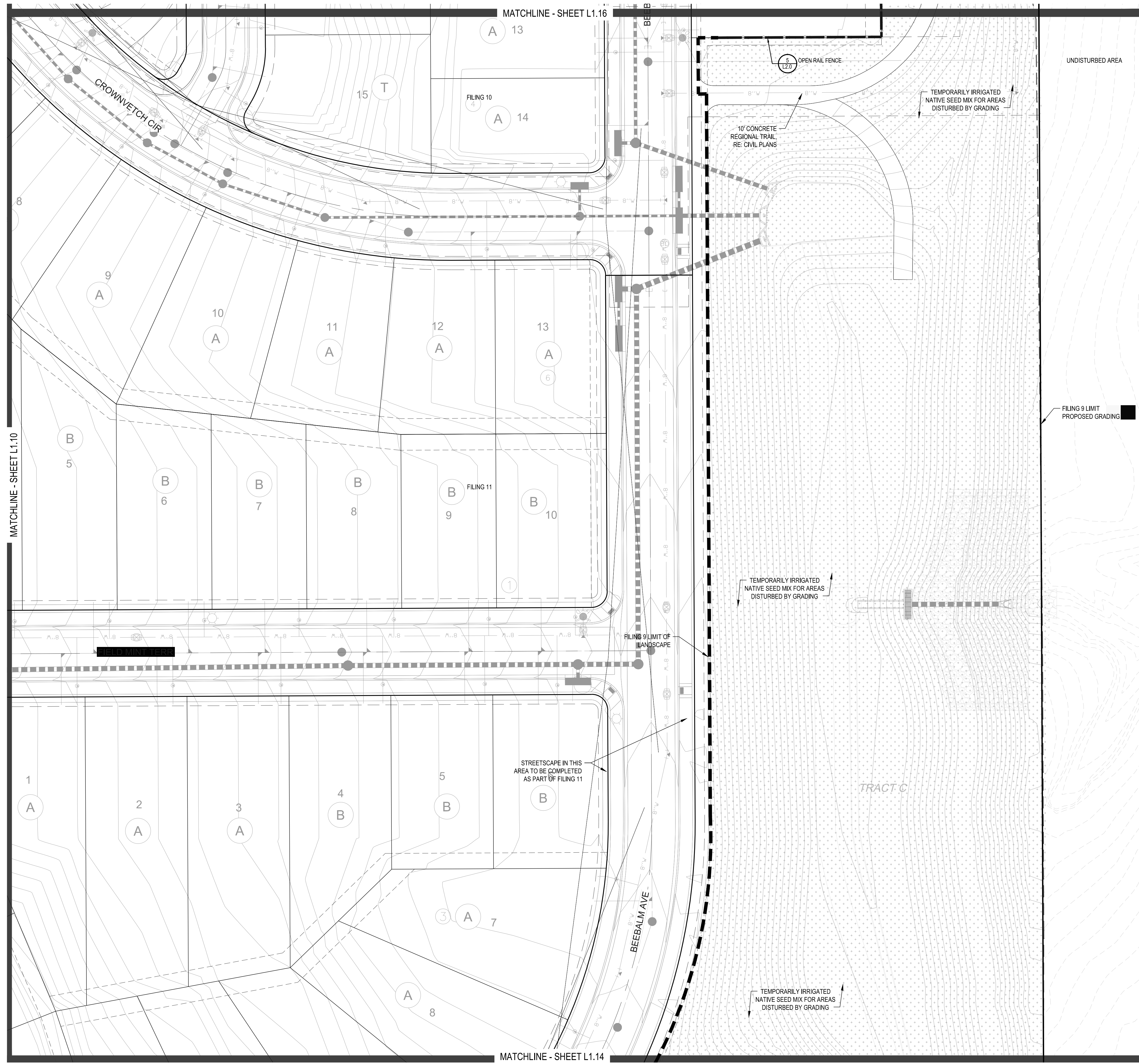
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	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
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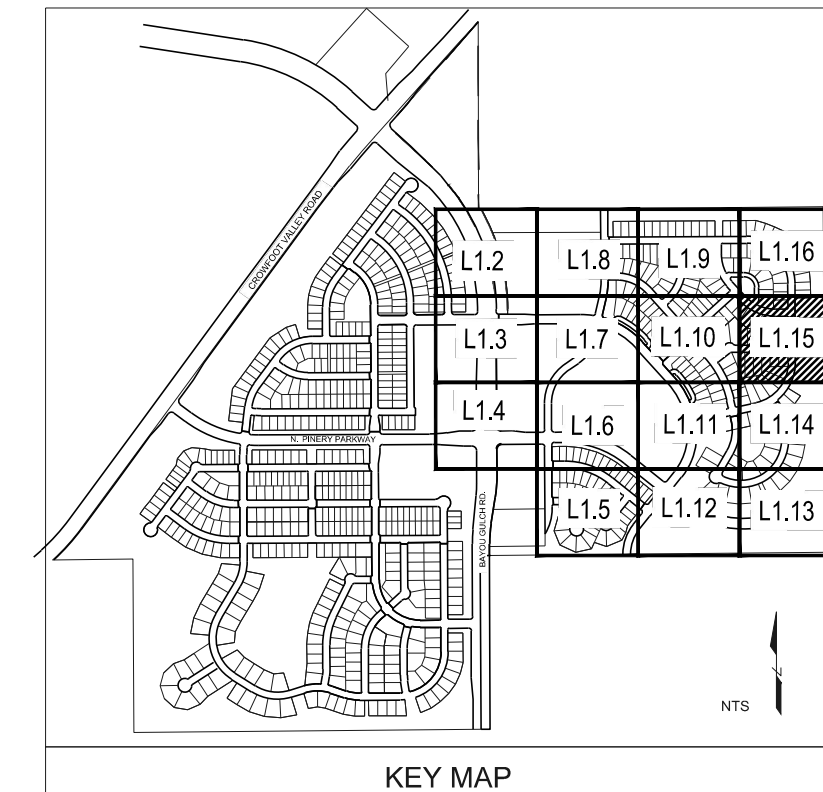
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PLANT & GROUND COVER LIST

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
GK	KENTUCKY COFFEE TREE
OR	RED OAK
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CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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CONSULTANTS

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ENGLEWOOD, CO 80112
720-482-9526

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

DRAFT/NOT FOR CONSTRUCTION

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 01.26.2017
Date: 02.20.2018
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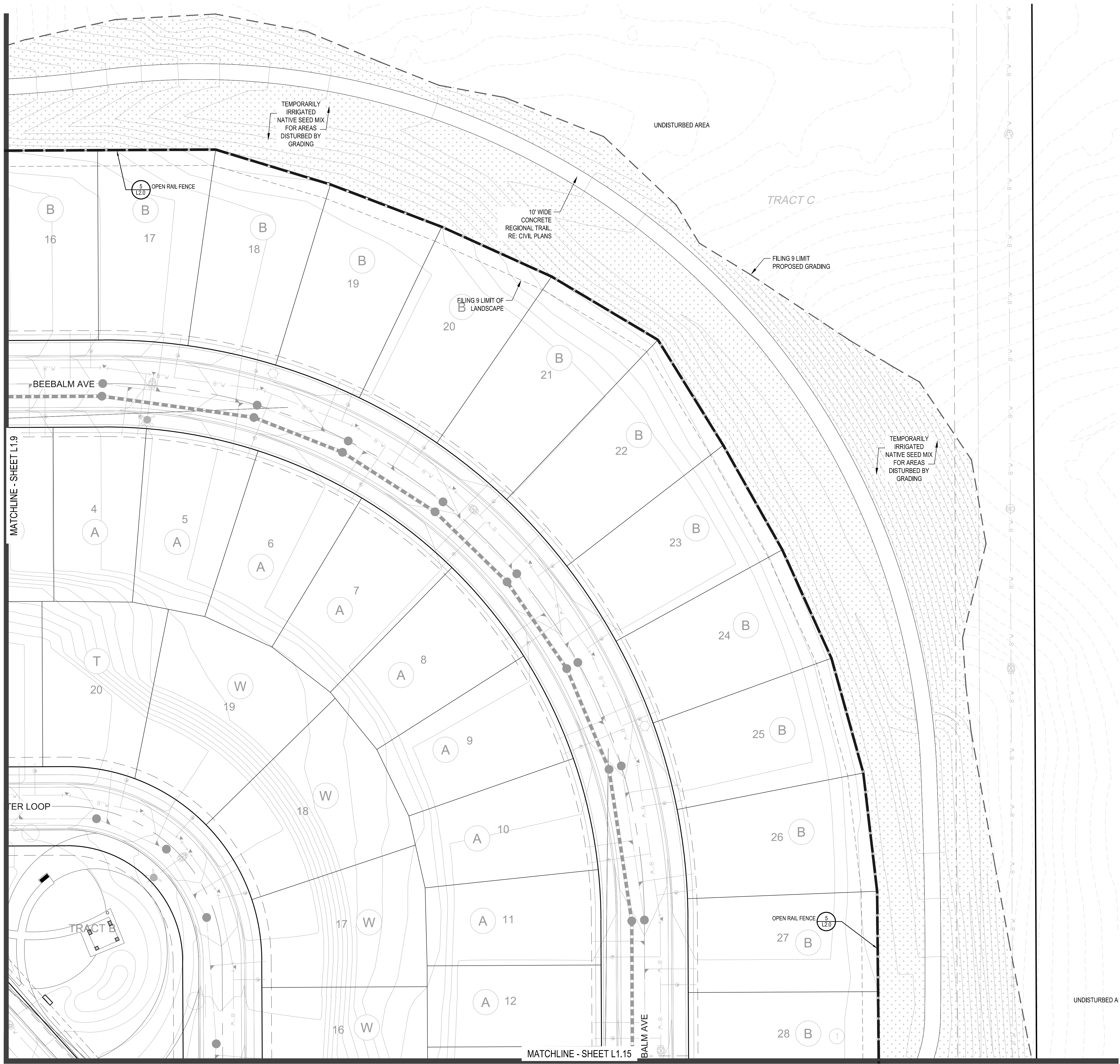
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LANDSCAPE PLAN

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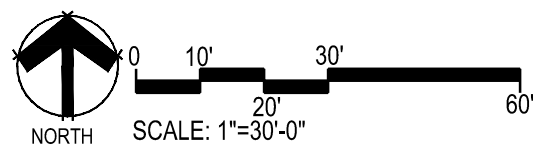
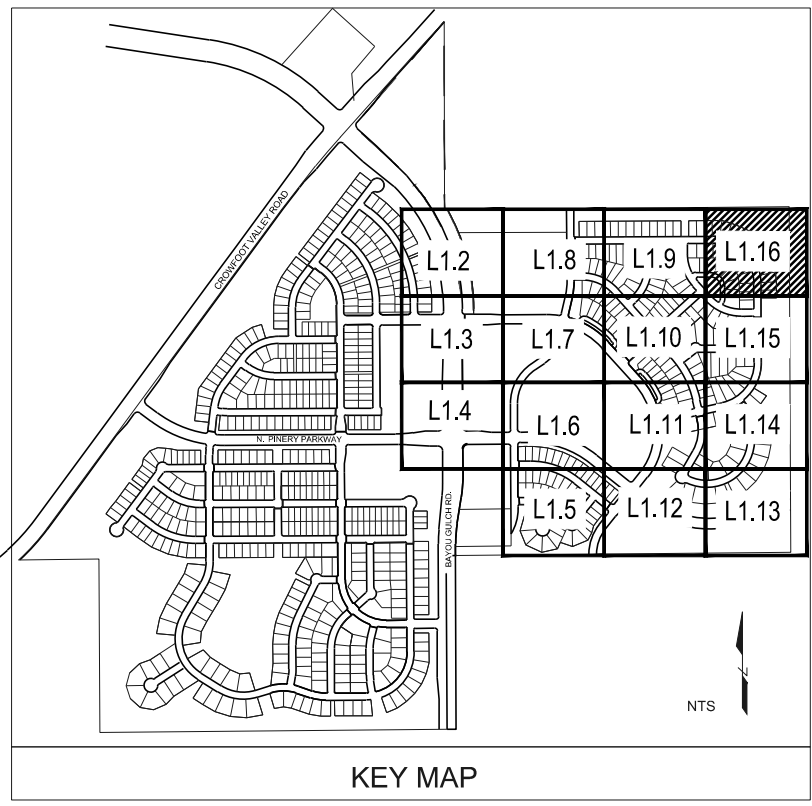
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EVERGREEN SHRUBS	COMMON NAME
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ORNAMENTAL GRASSES	COMMON NAME
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TRAILS AT CROWFOOT
FILING NO. 9
PARKER, COLORADO
LANDSCAPE PLANS

DRAFT/NOT FOR CONSTRUCTION

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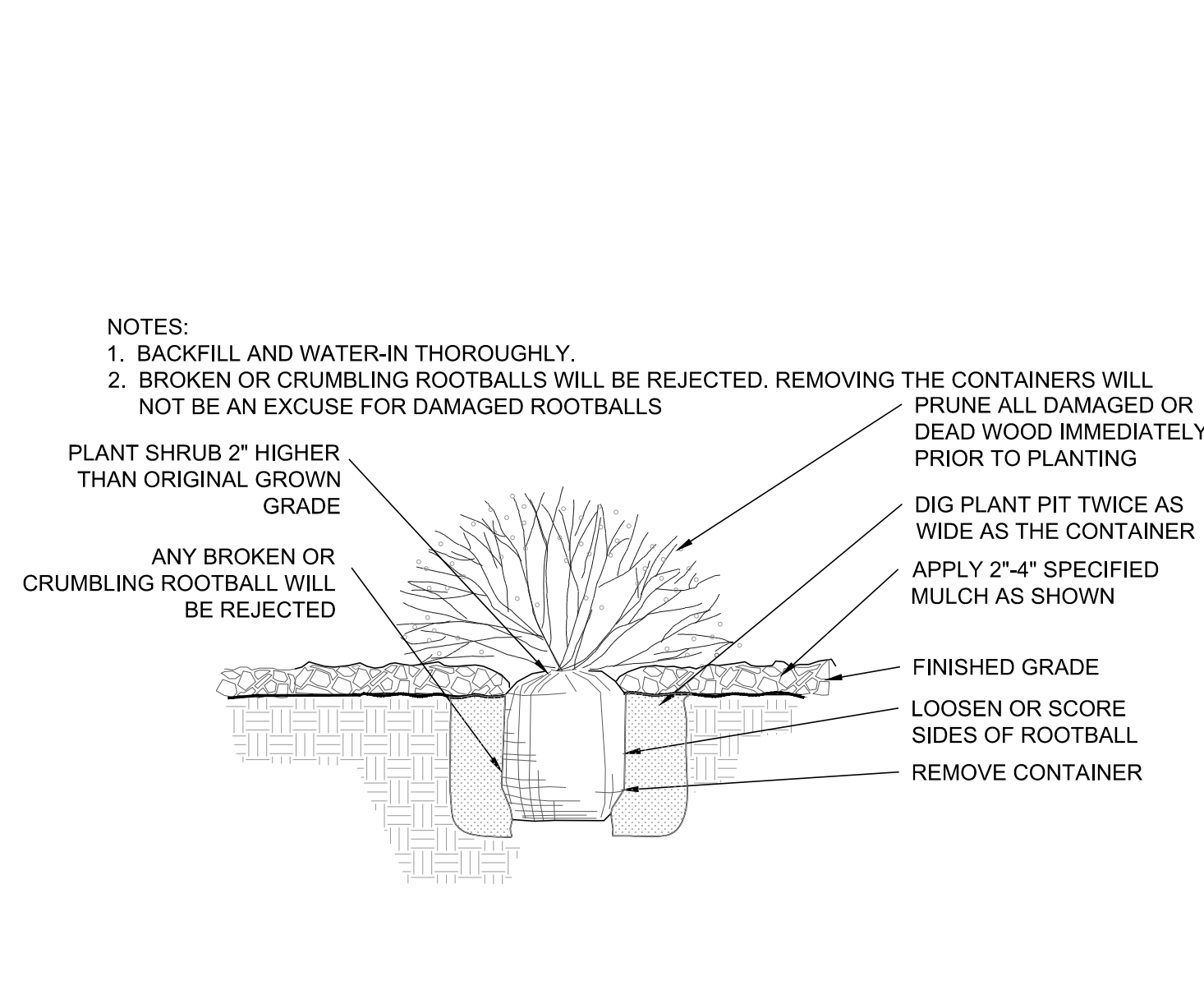
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LANDSCAPE PLAN

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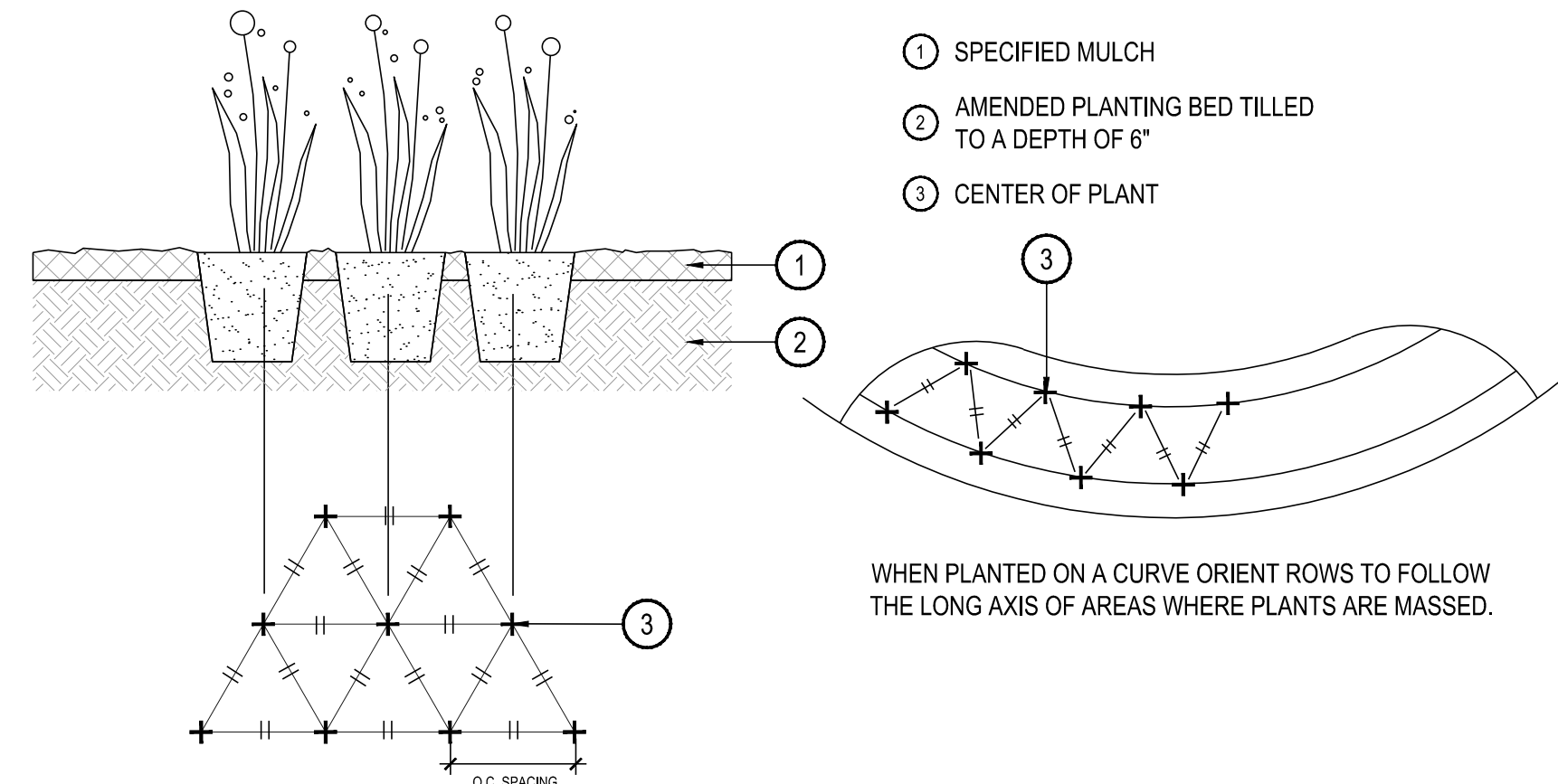
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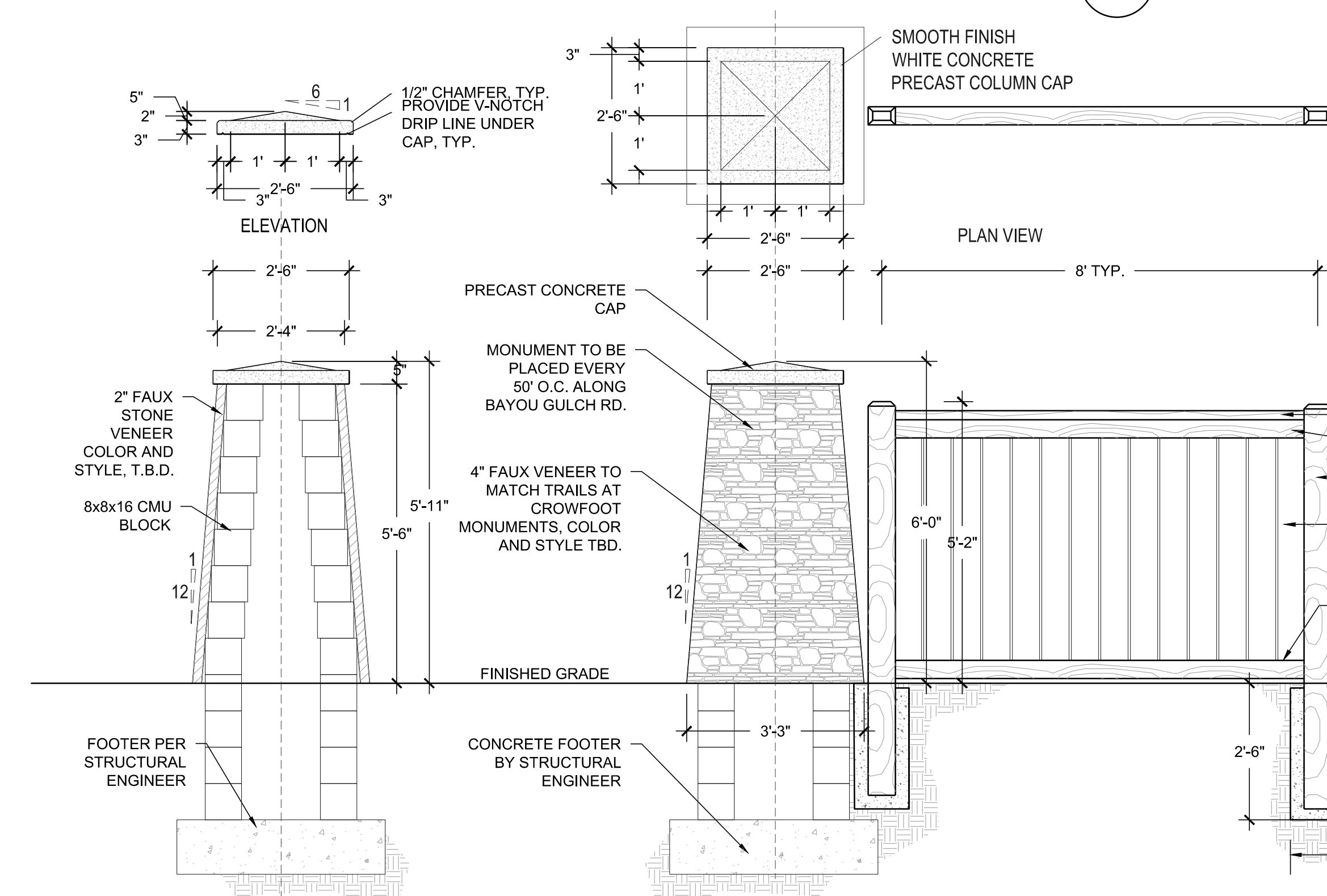
1 SHRUB PLANTING

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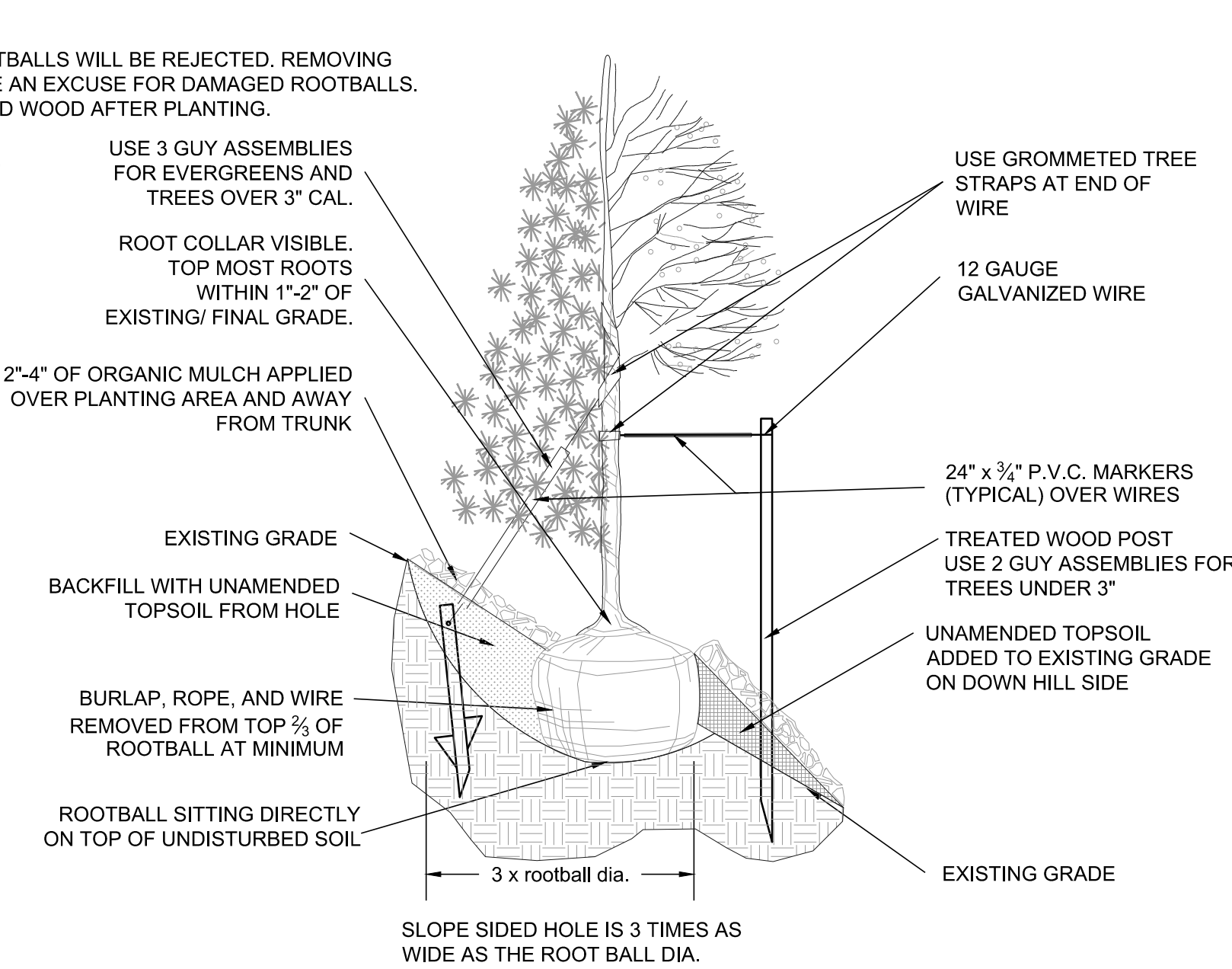
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NOT TO SCALE

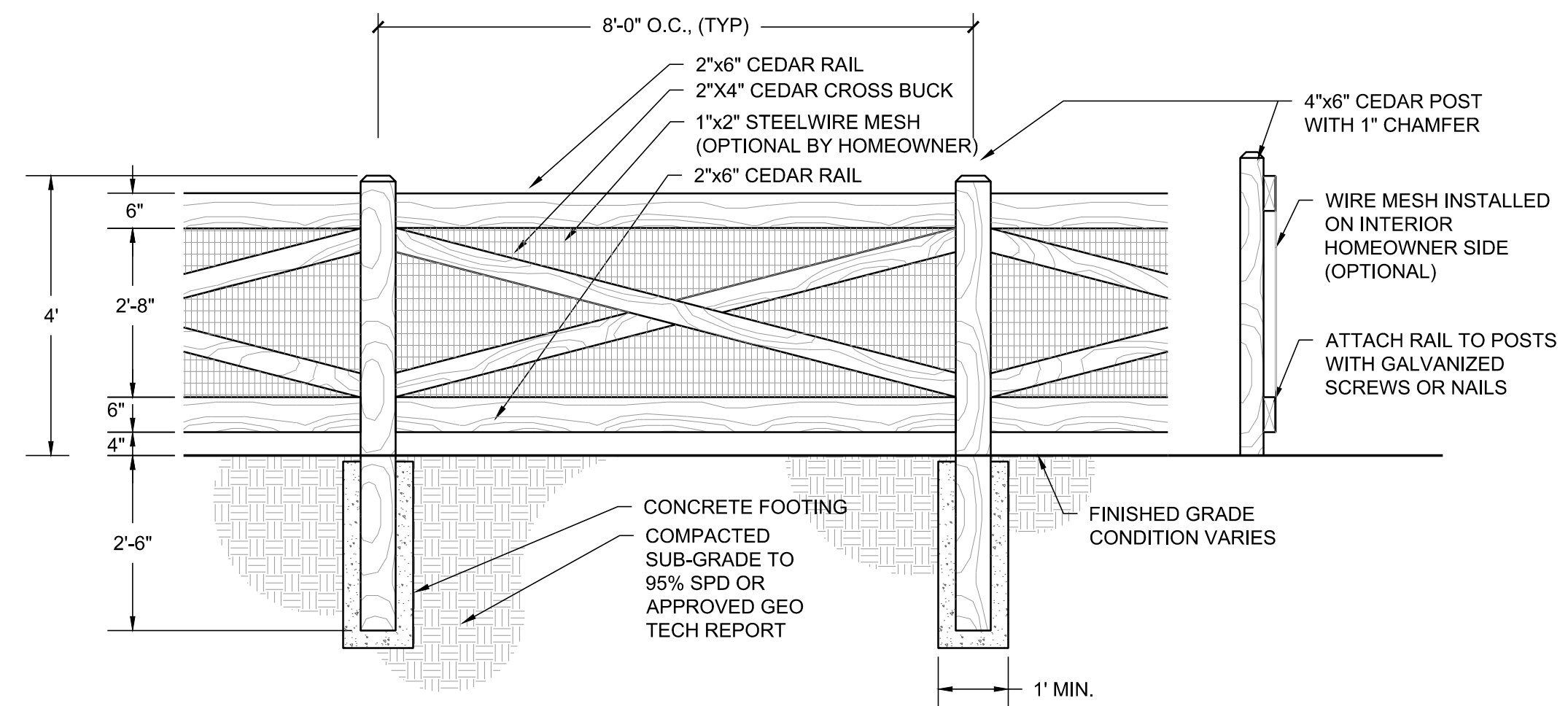


4 STEEL EDGER

NOT TO SCALE

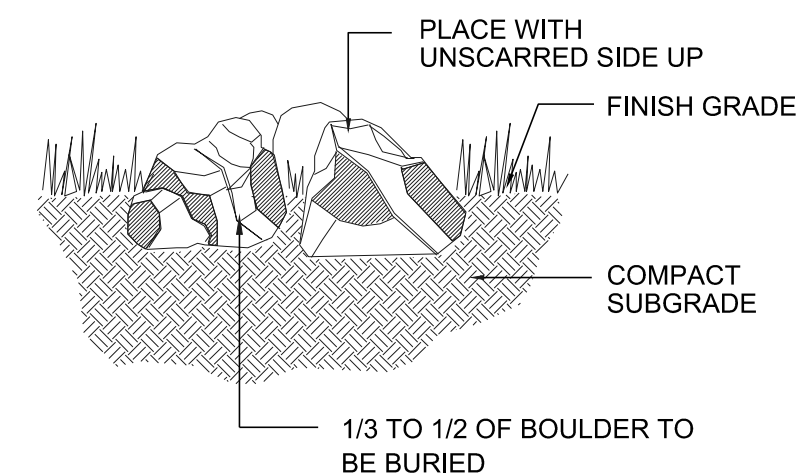


- NOTES:**
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. WOOD TO BE WEATHER AND ROT RESISTANT
 3. WOOD TO BE TREATED WITH DIAMOND VOGEL GS201 SPICE BROWN STAIN.
 4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



5 OPEN RAIL FENCE

NOT TO SCALE



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

7 LANDSCAPE BOULDER

NOT TO SCALE

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7353 SOUTH ALTON WAY
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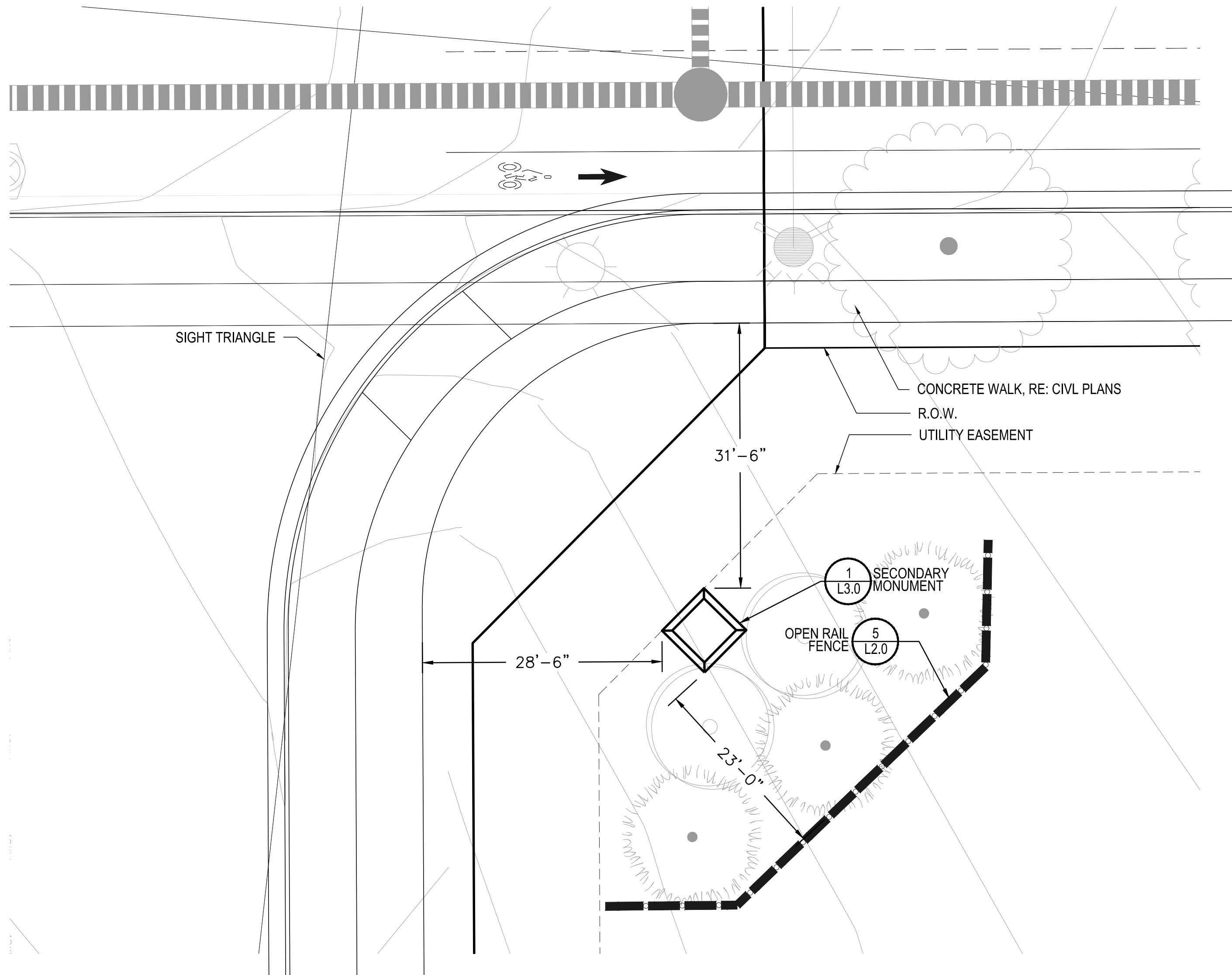
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SITE & LANDSCAPE
DETAILS

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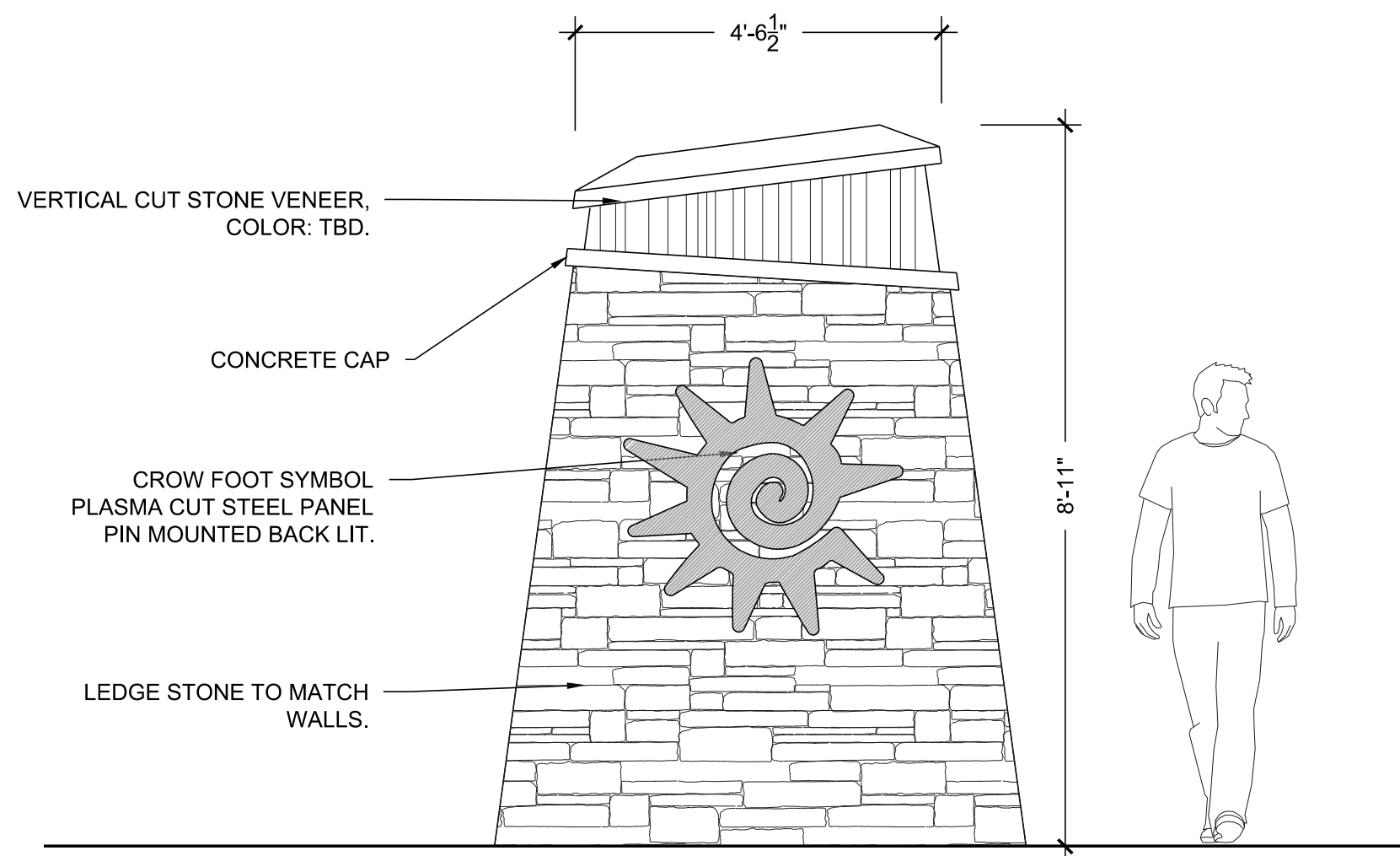
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1 SECONDARY MONUMENT ENLARGEMENT LAYOUT

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

NOT TO SCALE



FRONT ELEVATION

2 SECONDARY MONUMENT

NOT TO SCALE

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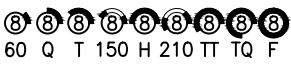
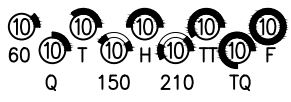
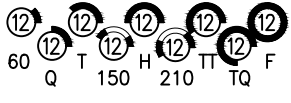
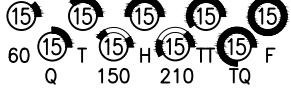
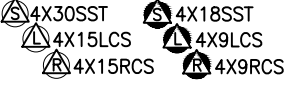
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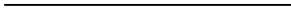
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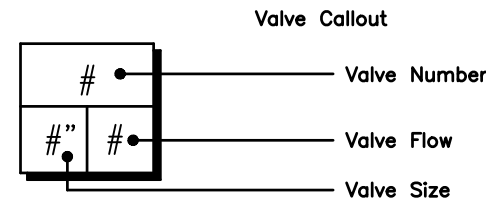
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-FRS30-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-FRS30-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-FRS30-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-FRS30-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-FRS30-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 LVC258010075-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 TLTV-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.
	HYDROMETER VALVE ASSEMBLY NETAFIM REED SWITCH REGISTER: 2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. MALE PIPE THREAD CONNECTION, REED SWITCH REGISTER.
	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).
	AIR AND VACUUM RELIEF VALVE ASSEMBLY CRISPIN MODEL UL10, 1" MODEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT SYSTEM HIGH POINTS.
	TWO-WIRE PEDESTAL MOUNT CONTROLLER WEATHERMATIC SMARTLINE 4B-ZONE TWO-WIRE CONTROLLER, INTERNAL 120VAC/230VAC TRANSFORMER, 900 MHZ RANGE. INSTALL WITH SMARTLINK AIRCARD WITH FLOW. INSTALL SLWS WIRELESS WEATHER STATION. UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENG-SS-1600. [UTILIZE NORMALLY OPEN PANEL]
	WEATHERMATIC SURGE DECODER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (APPROX. EVERY 500', AT THE CONTROLLER, AND AT THE END OF EACH MAINLINE RUN). CONTROLLERS 'F' & 'G' ONLY.

	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.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
	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.
	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.

EMITTER SCHEDULE

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

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

FILING 9

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.
 - NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (*811-CALL BEFORE YOU DIG).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- 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.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES.

IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

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

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

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

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

TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.

- TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS.
- FIRST SURGE DECODER SHALL BE PLACED AT CONTROLLER, THEN EVERY 500' (APPROX.) THEREAFTER.
- INSTALL NEAR VALVE USING EITHER 8' GROUND ROD OR PLATE. INSTALL PER INDUSTRY STANDARDS.

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

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

SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 14', THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE.

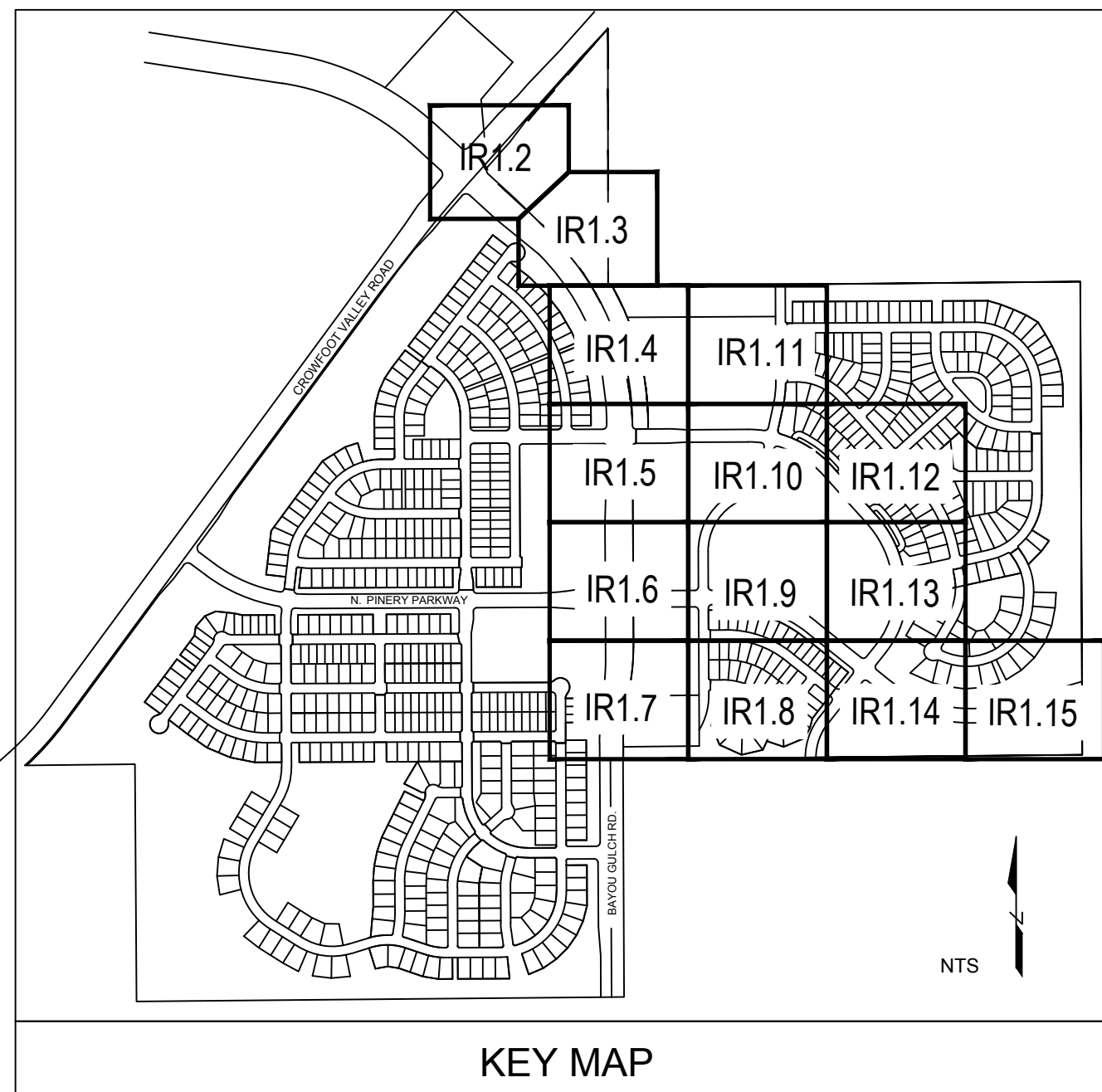
MAINLINE LOOPS ARE SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.

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

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

Town of Parker, Director of Engineering

Date



Prepared For

ESX 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

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Drawn by: DGP/MLP
Checked by: TEAM
Submittal Date: 04.06.2018
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Sheet Name
IRRIGATION LEGEND
AND NOTES

Sheet Number

IR1.0

TRAILS AT CROWFOOT

FILING 9



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

Landscape/Irrigation Tap address (physical location of tap) POC #6: 140411 1/2 ALPINE PHLOX STREET

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

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

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

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

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



Landscape/Irrigation Worksheet

Project Name: TRAILS AT CROWFOOT

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

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

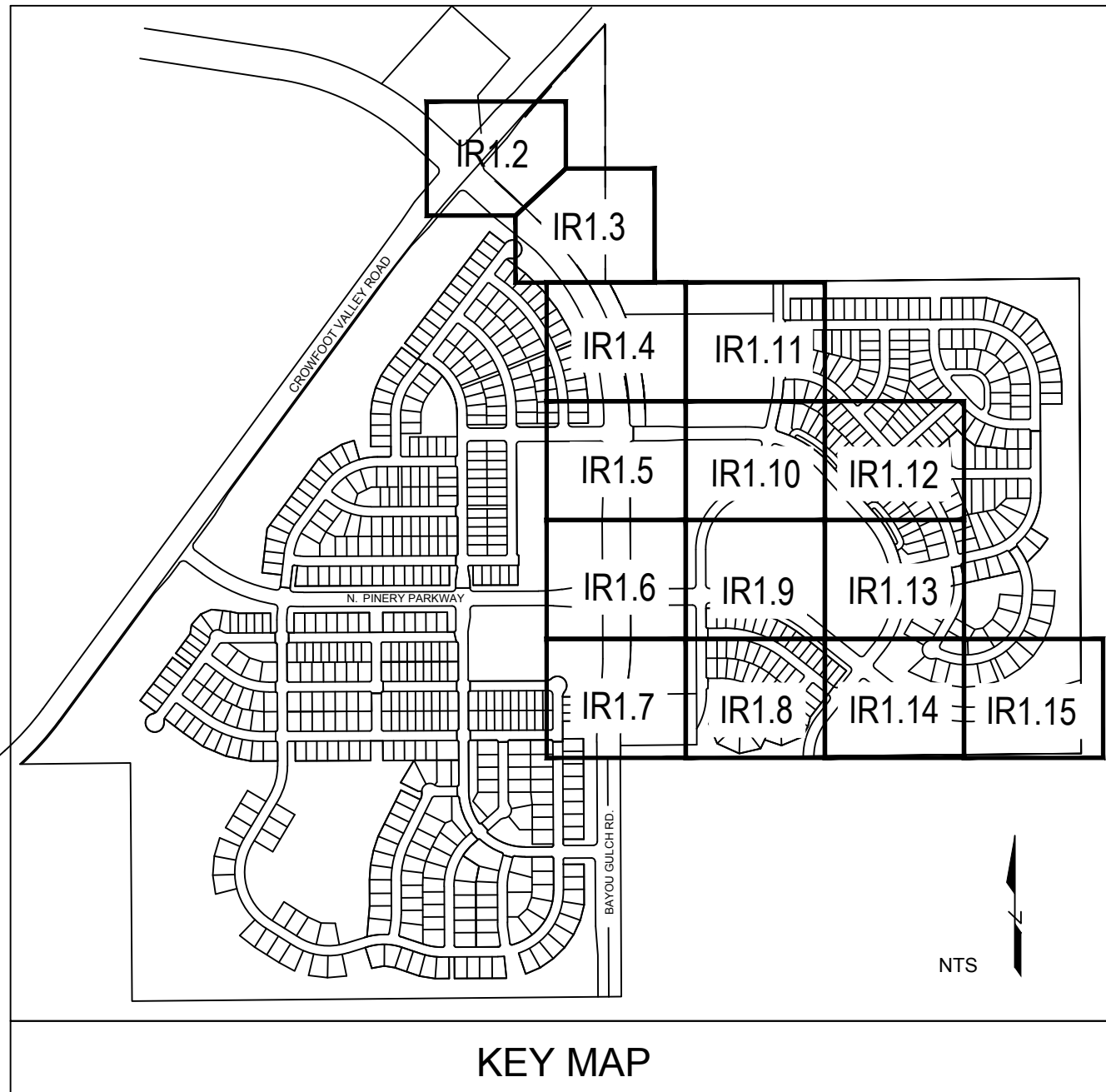
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Town of Parker, Director of Engineering Date



■ Prepared For ■
EX5 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

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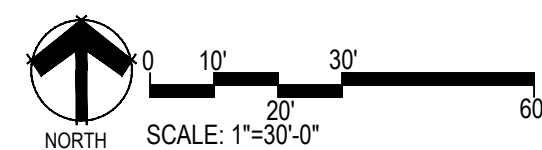
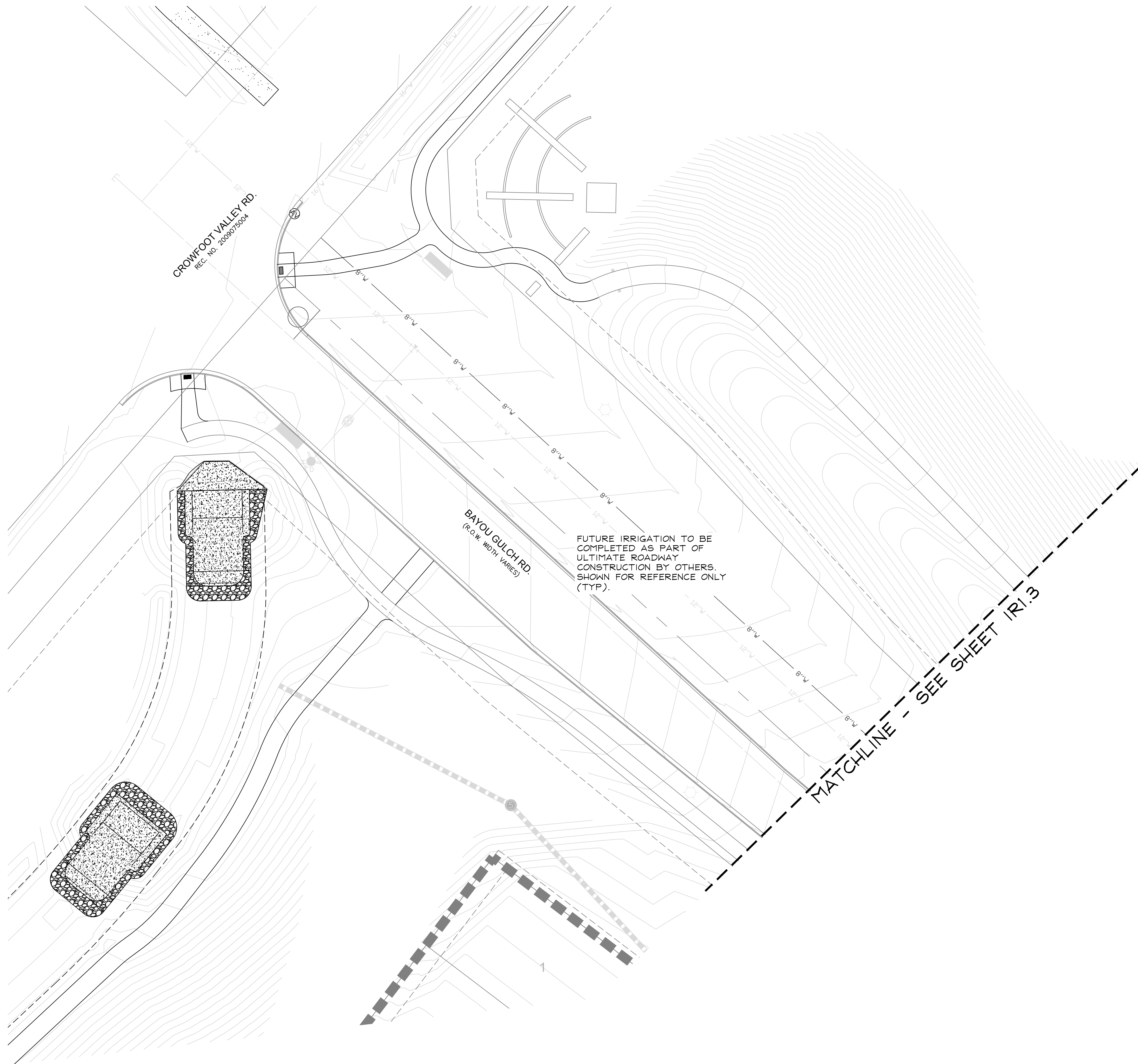
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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ 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
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720-482-9526

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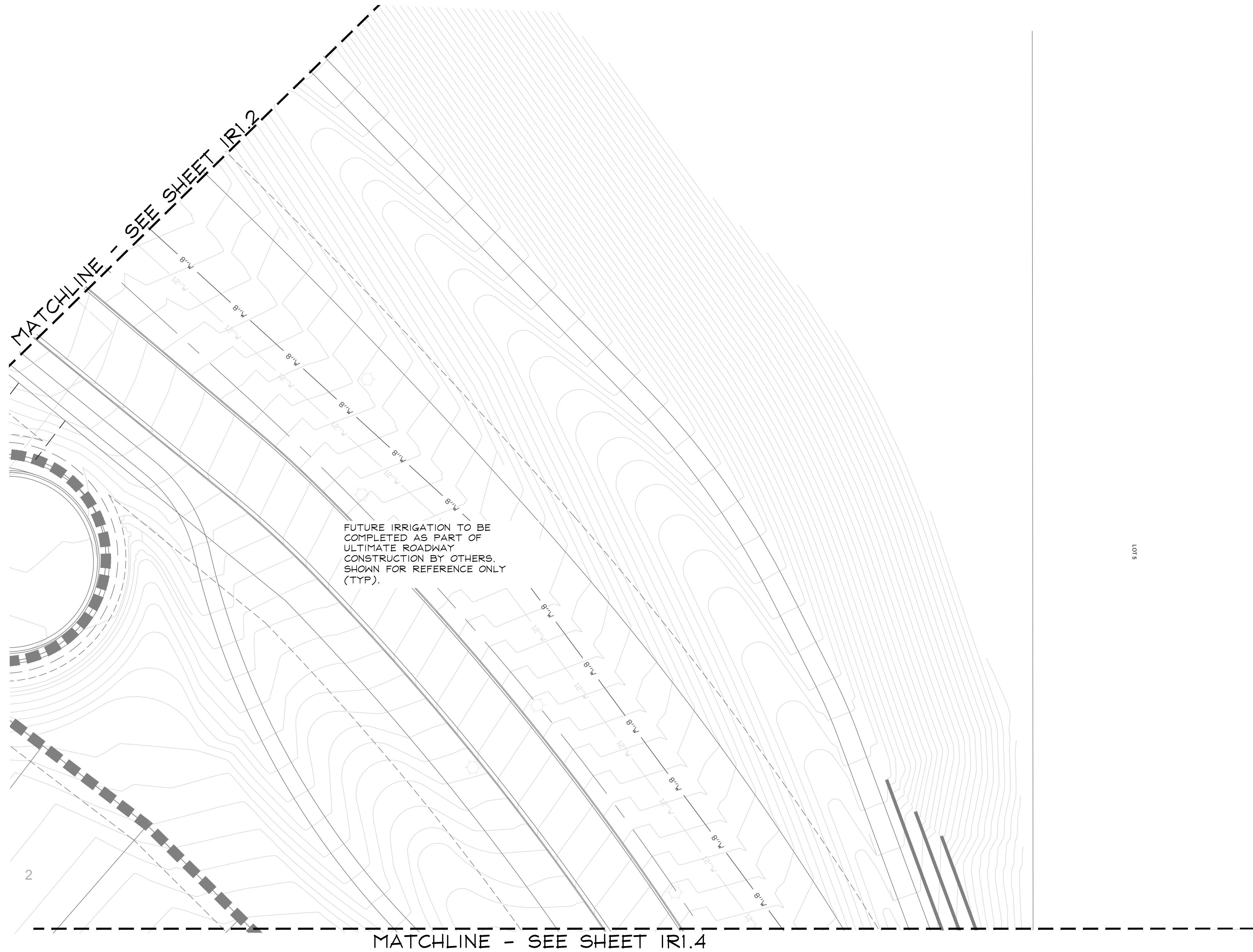
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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ 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

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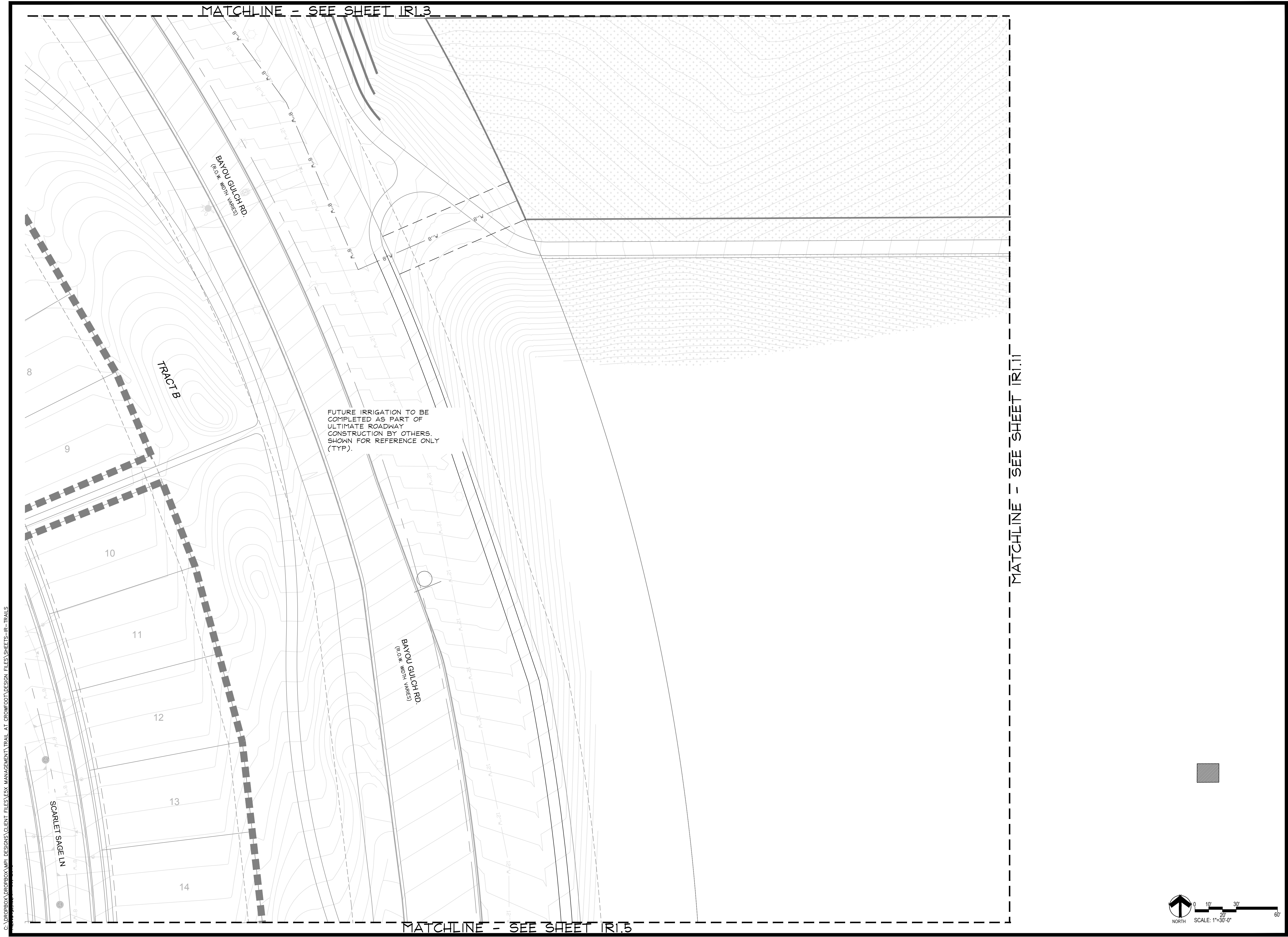
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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ 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

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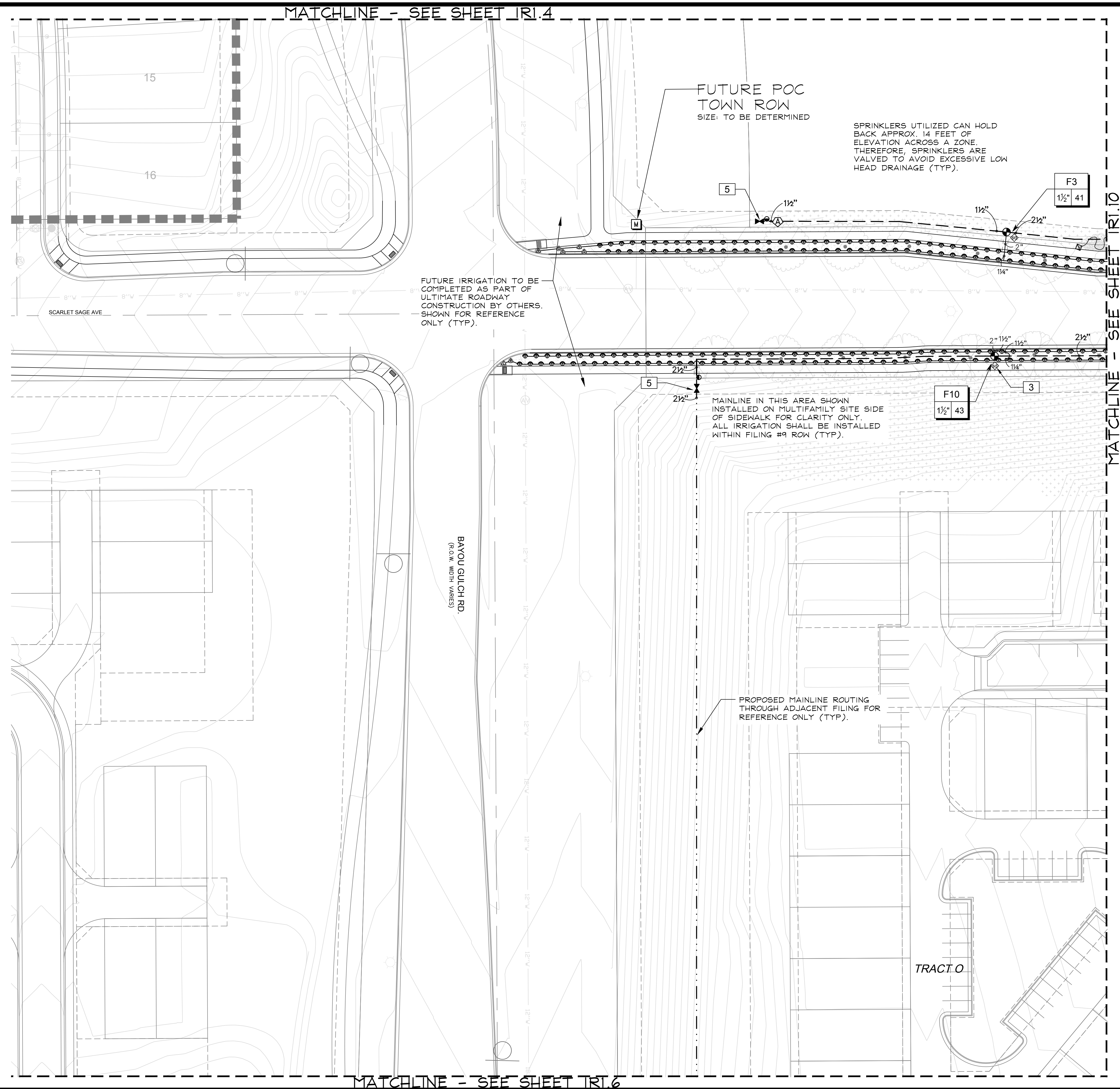
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IRRIGATION PLAN

■ Sheet Number ■

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

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



10333 E. DRY CREEK RD. #240
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720-482-9526

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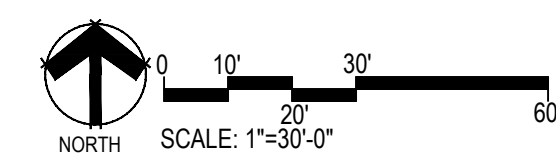
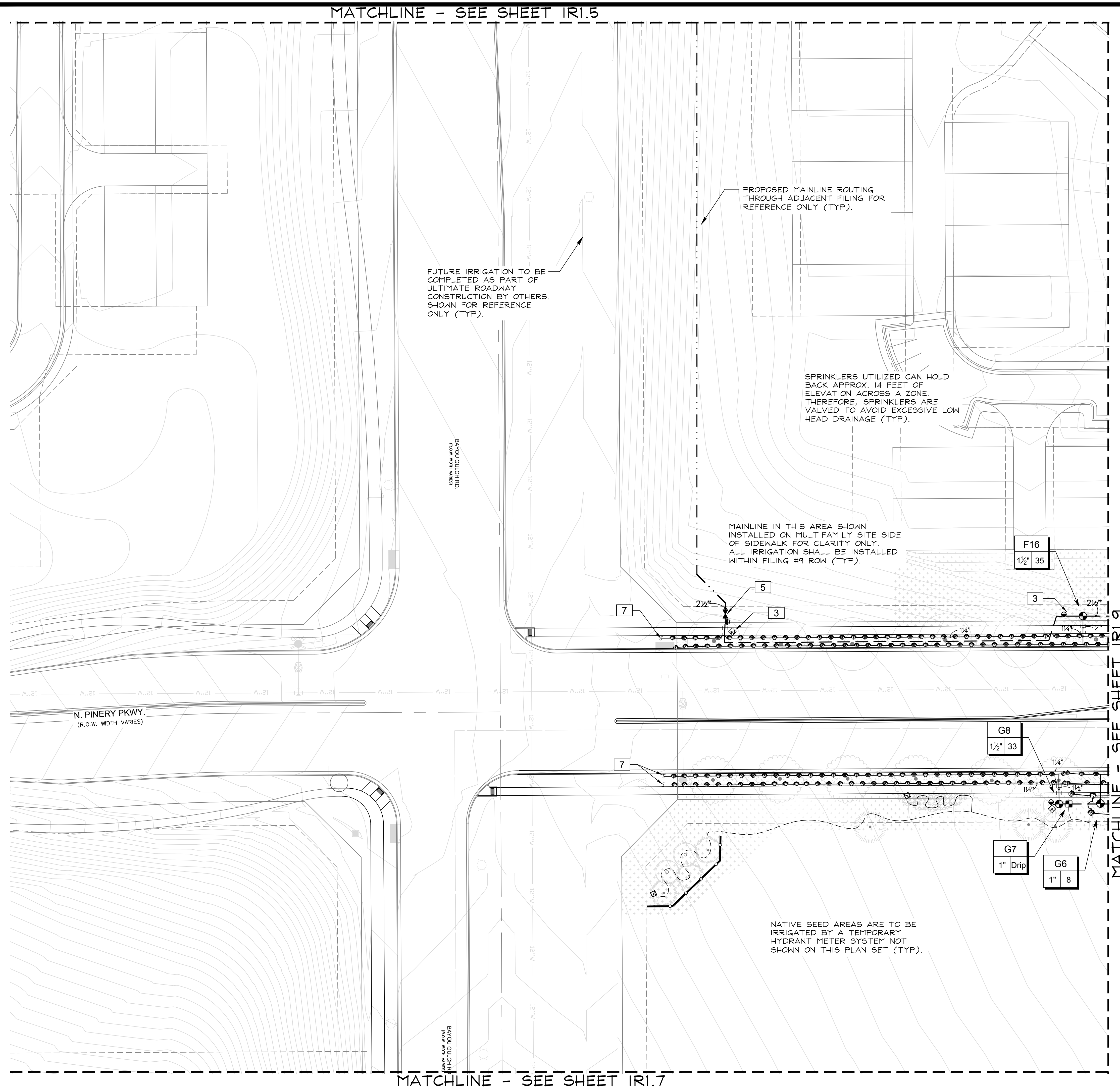
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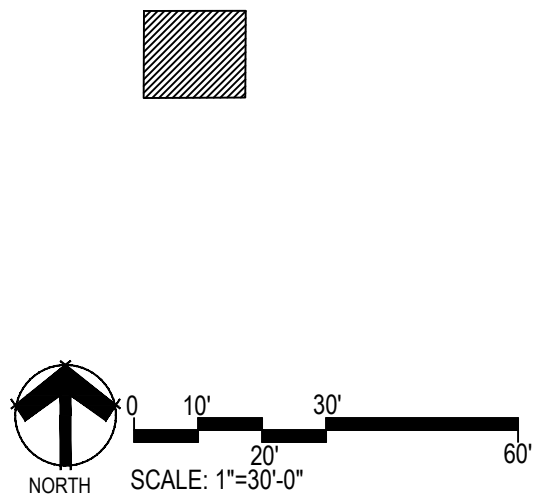
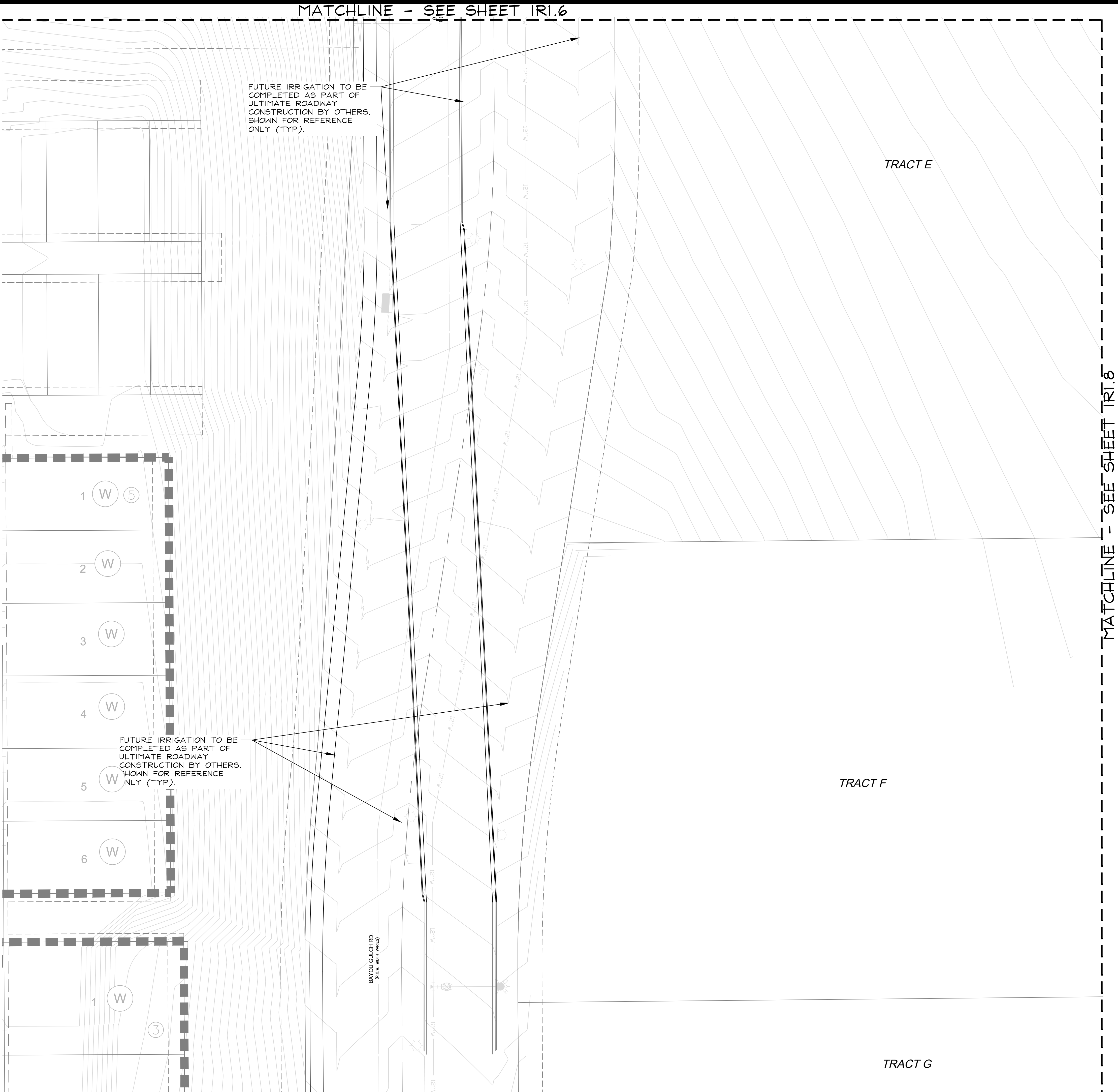

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IRRIGATION PLAN

IR1.6



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ESX MANAGEMENT
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CENTENNIAL, CO 80112

■ Irrigation Design ■

MPI Designs
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Windsor, CO 80550
970.402.3047
Michelle@MPIDesignsllc.com

■ Engineering ■

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720-482-9526

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

DRAFT/NOT FOR CONSTRUCTION

Drawn by: DGP/MLP
Checked by: TEAM
Submittal
Date: 04.06.2018

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■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■
IR1.7

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MATCHLINE - SEE SHEET IR1.7

MATCHLINE - SEE SHEET IR1.9

MATCHLINE - SEE SHEET IR1.14

G9
1½" 43

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

G26
1" 13

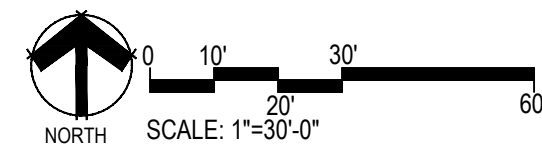
MAINLINE SHALL BE ROUTED THRU DISTURBED AREAS ONLY. NO CONTROL WIRES ARE TO BE INSTALLED IN THIS AREA.

G2
2" 69

G10
1½" 33

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

TRACT G



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970.402.3047
Michelle@MPIDesignsllc.com

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■ Sheet Number ■
IR1.8

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Windsor, CO 80550
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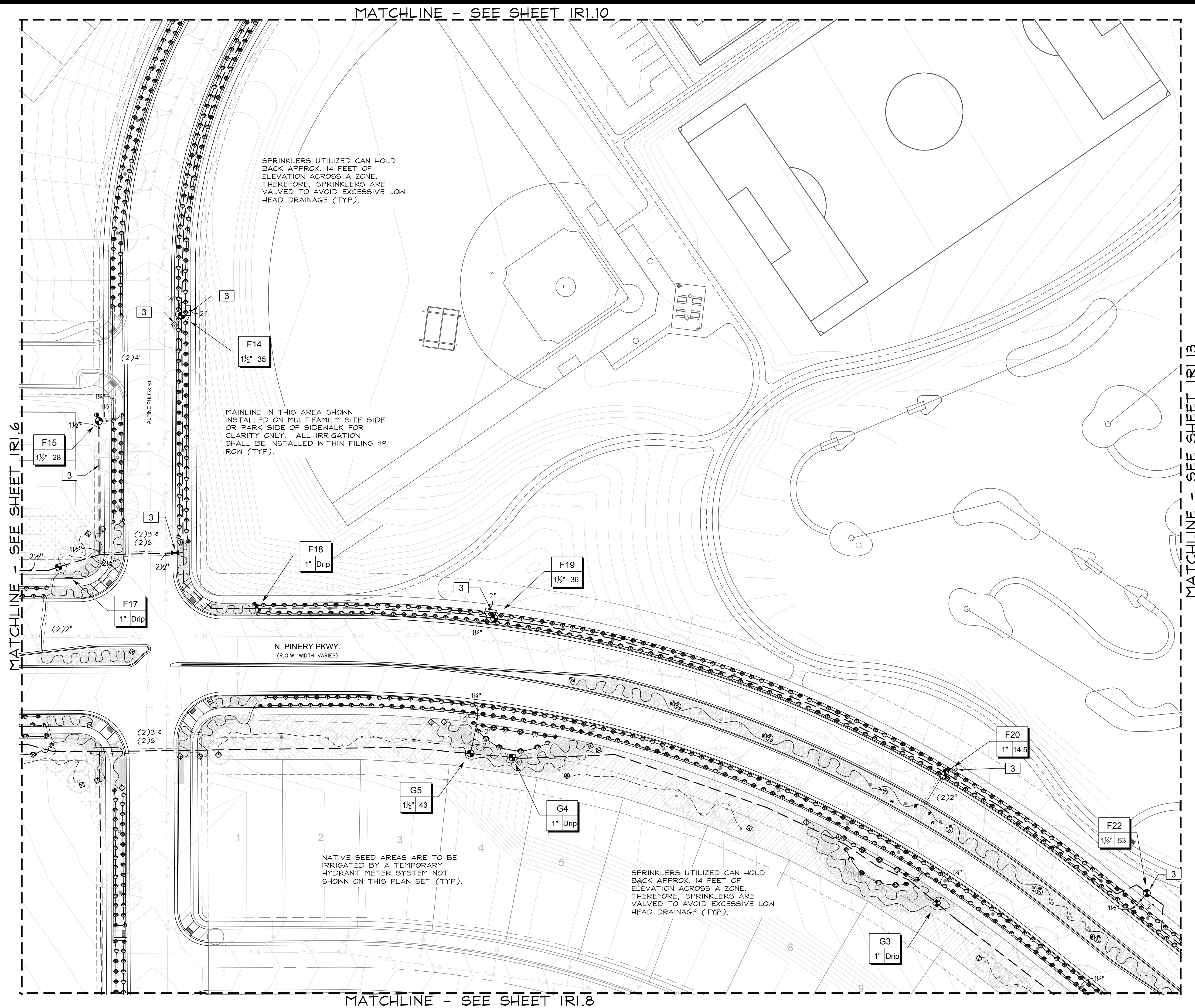
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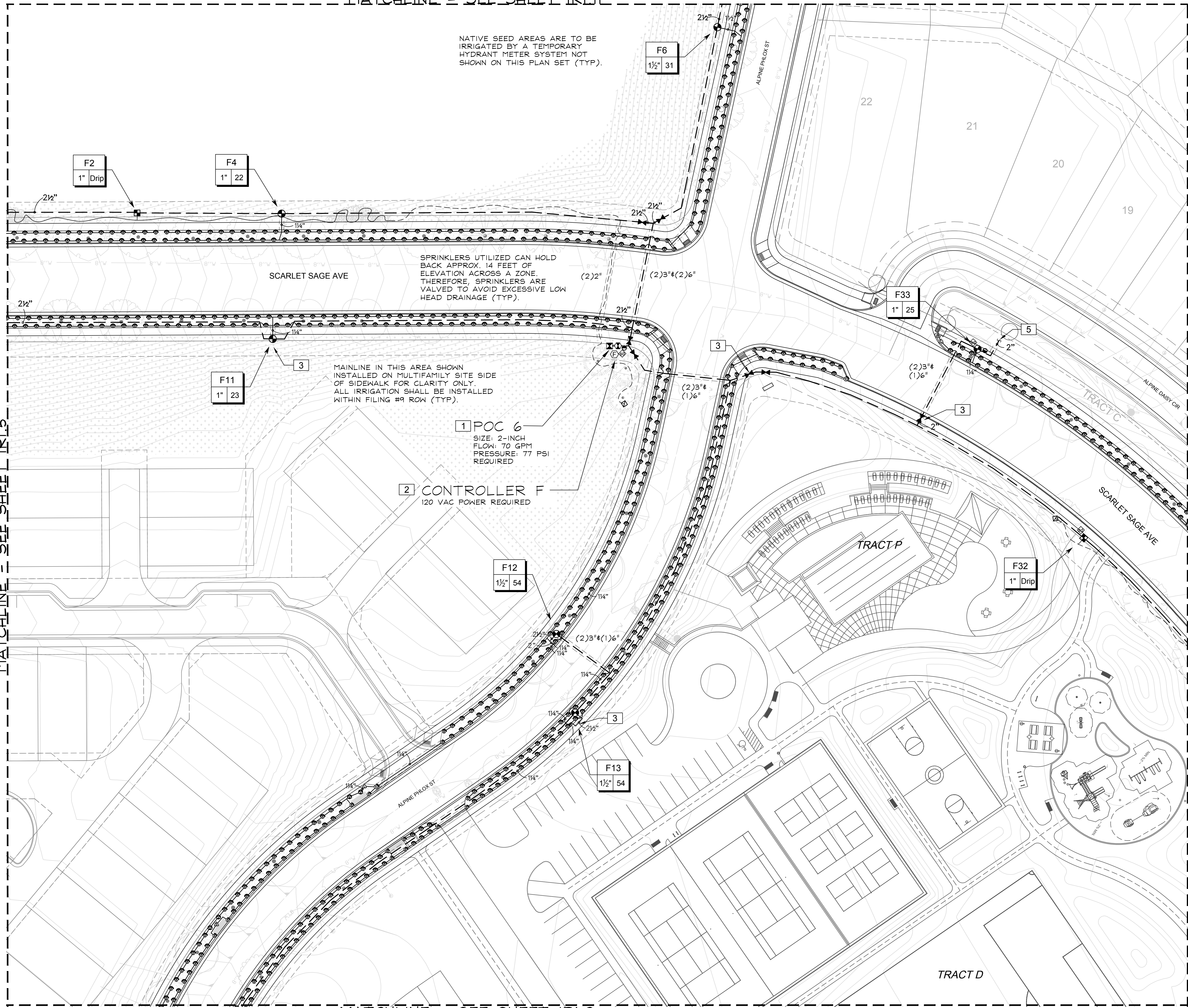
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IRRIGATION PLAN

IR1.9



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MATCHLINE - SEE SHEET IR1.5



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MATCHLINE - SEE SHEET IR1.4

FUTURE
PWSD
WELL SITE *TRACT A*

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

TRACT B

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

F7
1½" 42

2½"

14"

2"

14"

ALPINE PHLOX ST

BEEBALM AVE

ALPINE PHLOX LN

TRACT C



SCALE: 1"=30'-0"

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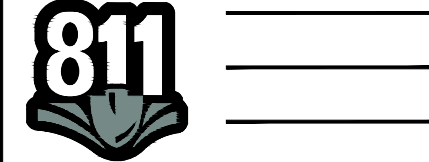
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IR1.11

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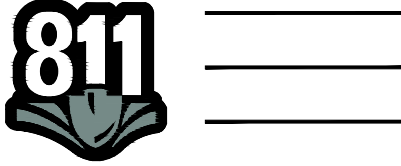
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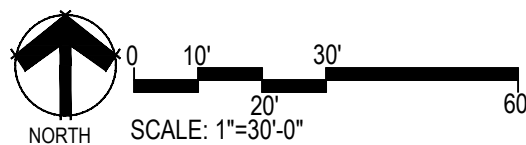
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Call before you dig.



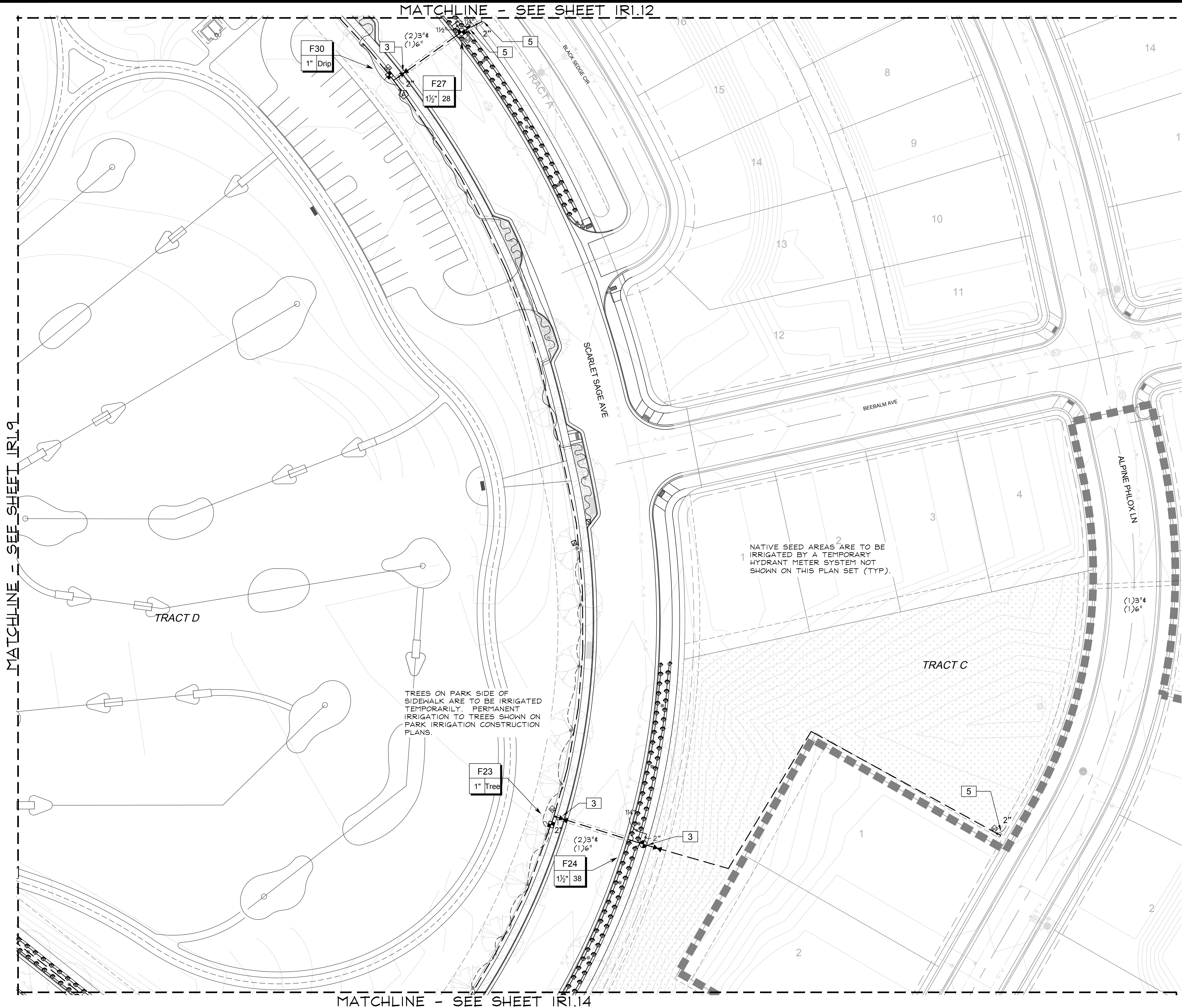
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IRRIGATION PLAN

■ Sheet Number ■

IR1.12



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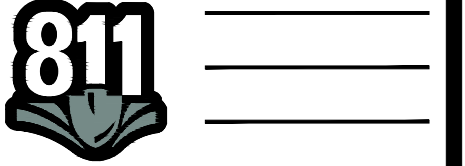
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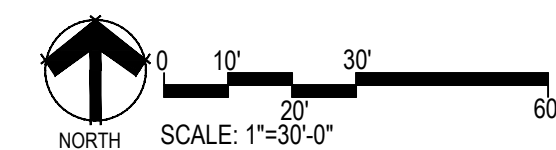
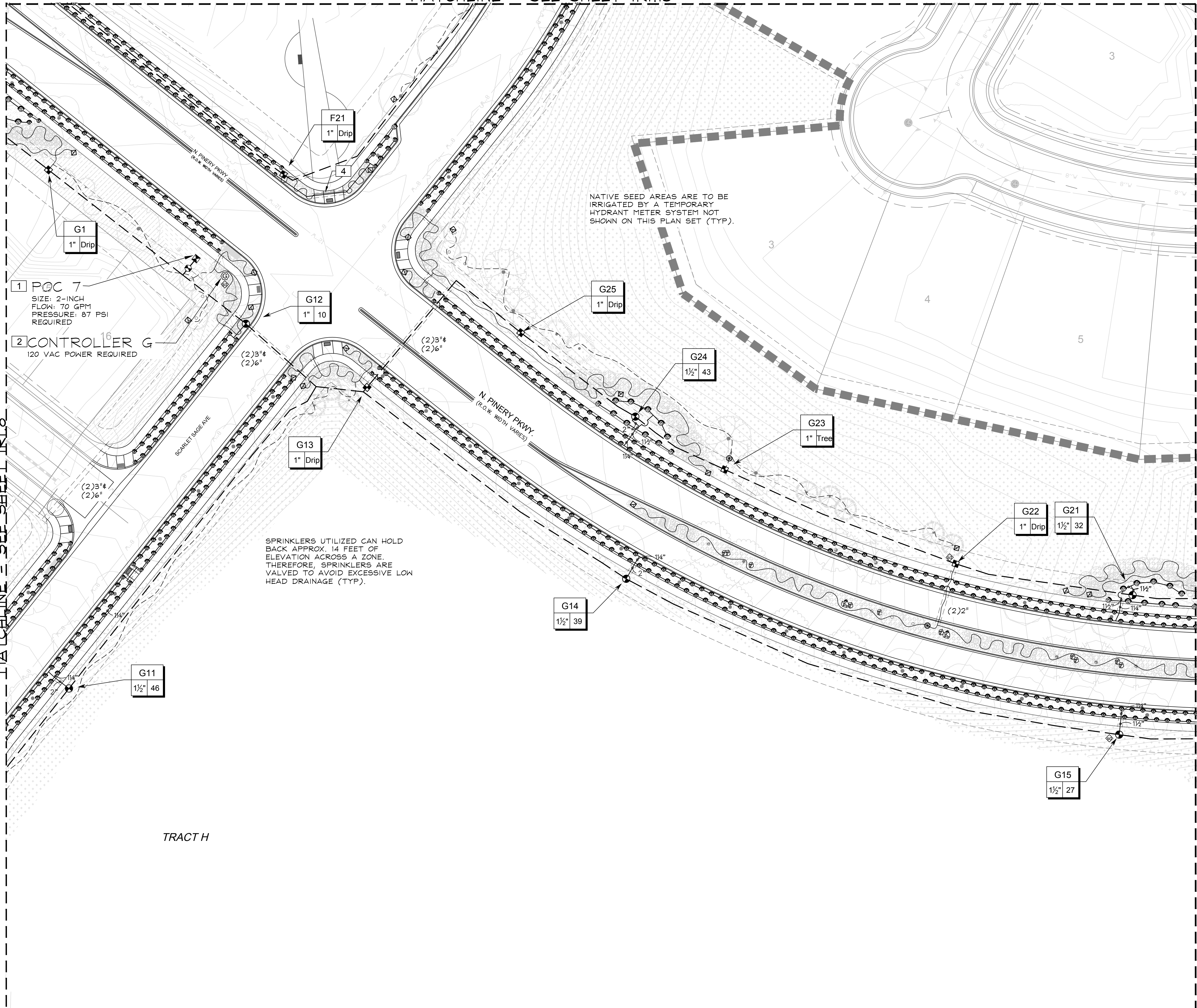
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IRRIGATION PLAN

■ Sheet Number ■

IR1.13

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MATCHLINE - SEE SHEET IR1.8



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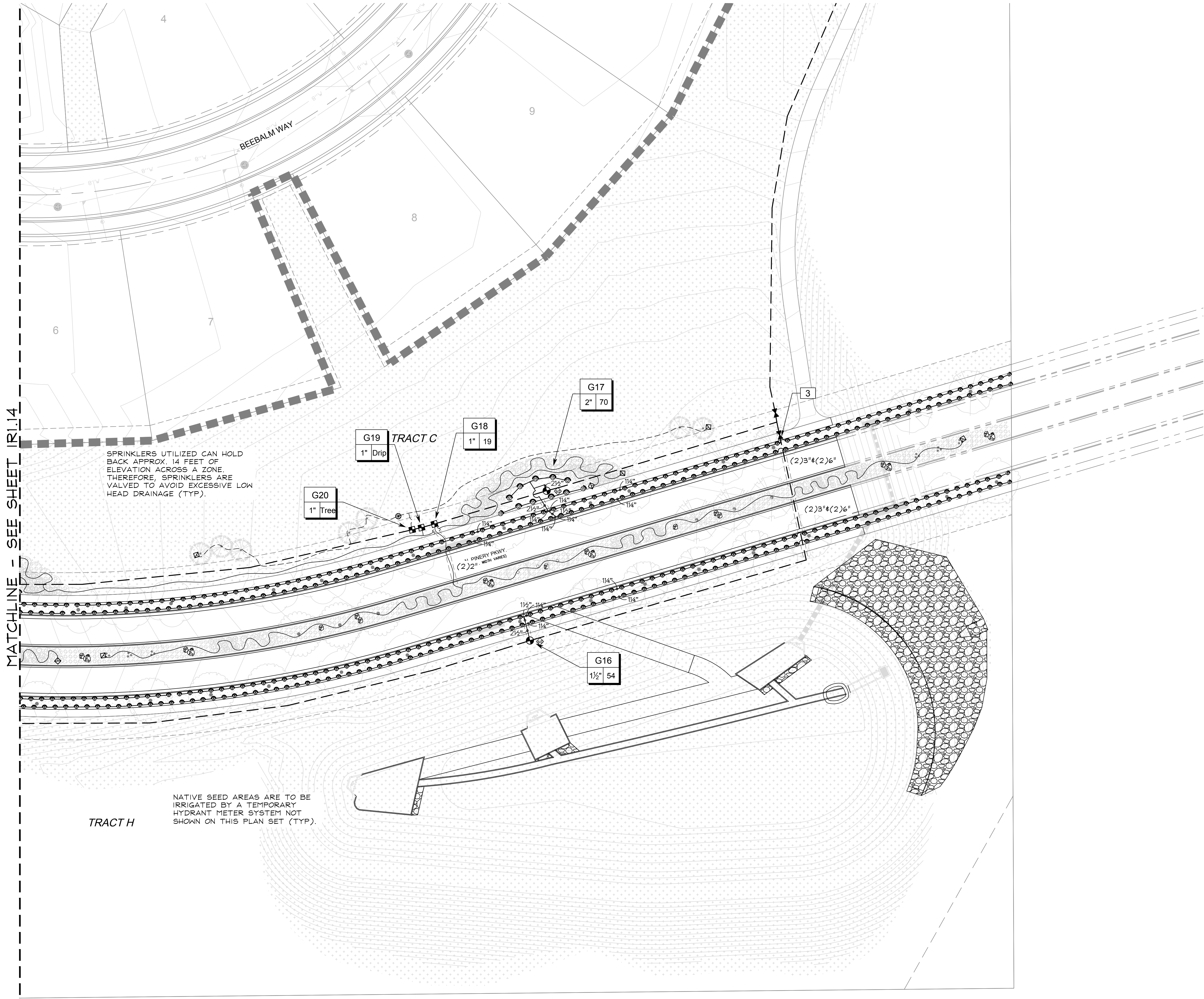
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Sheet Name
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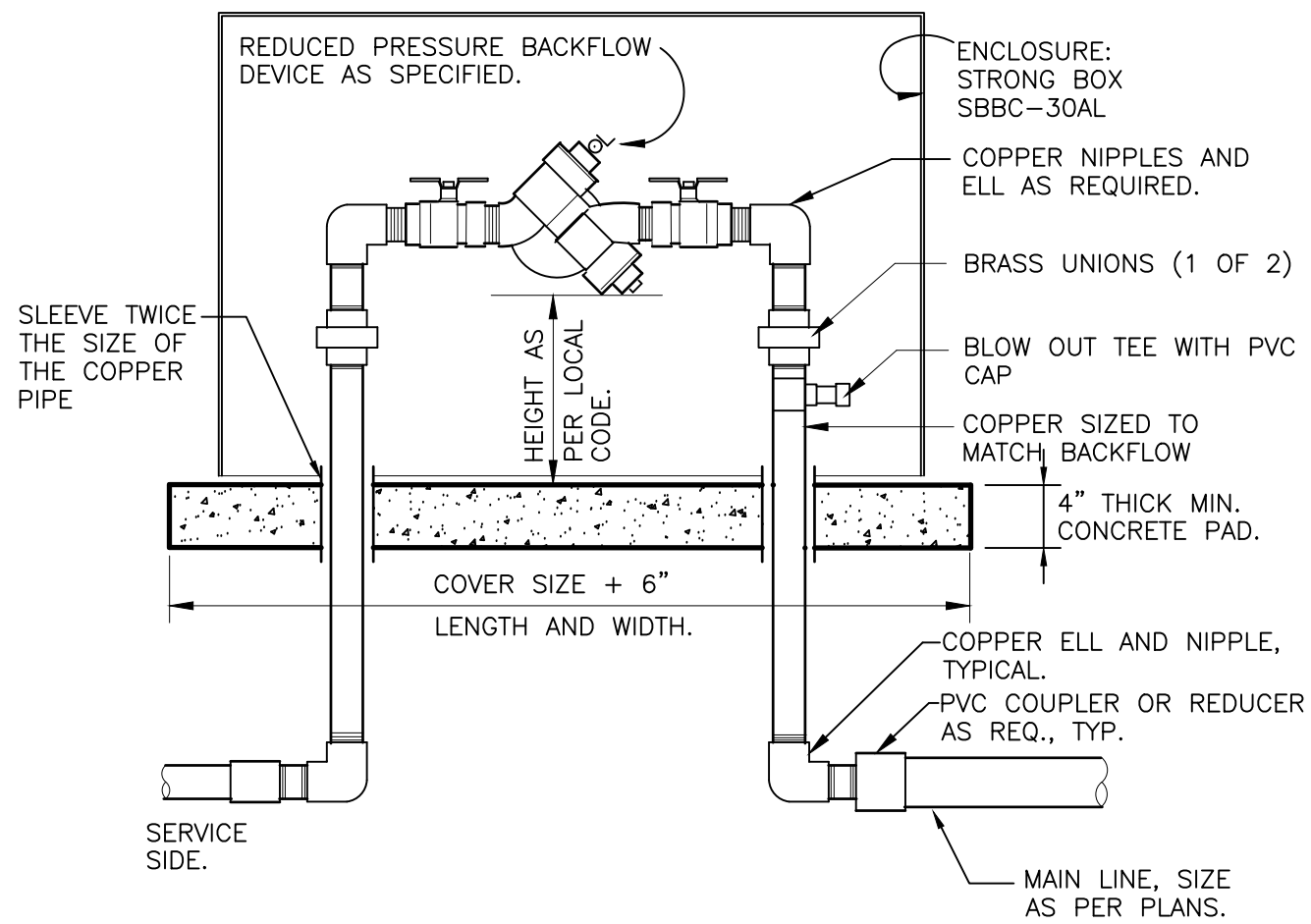
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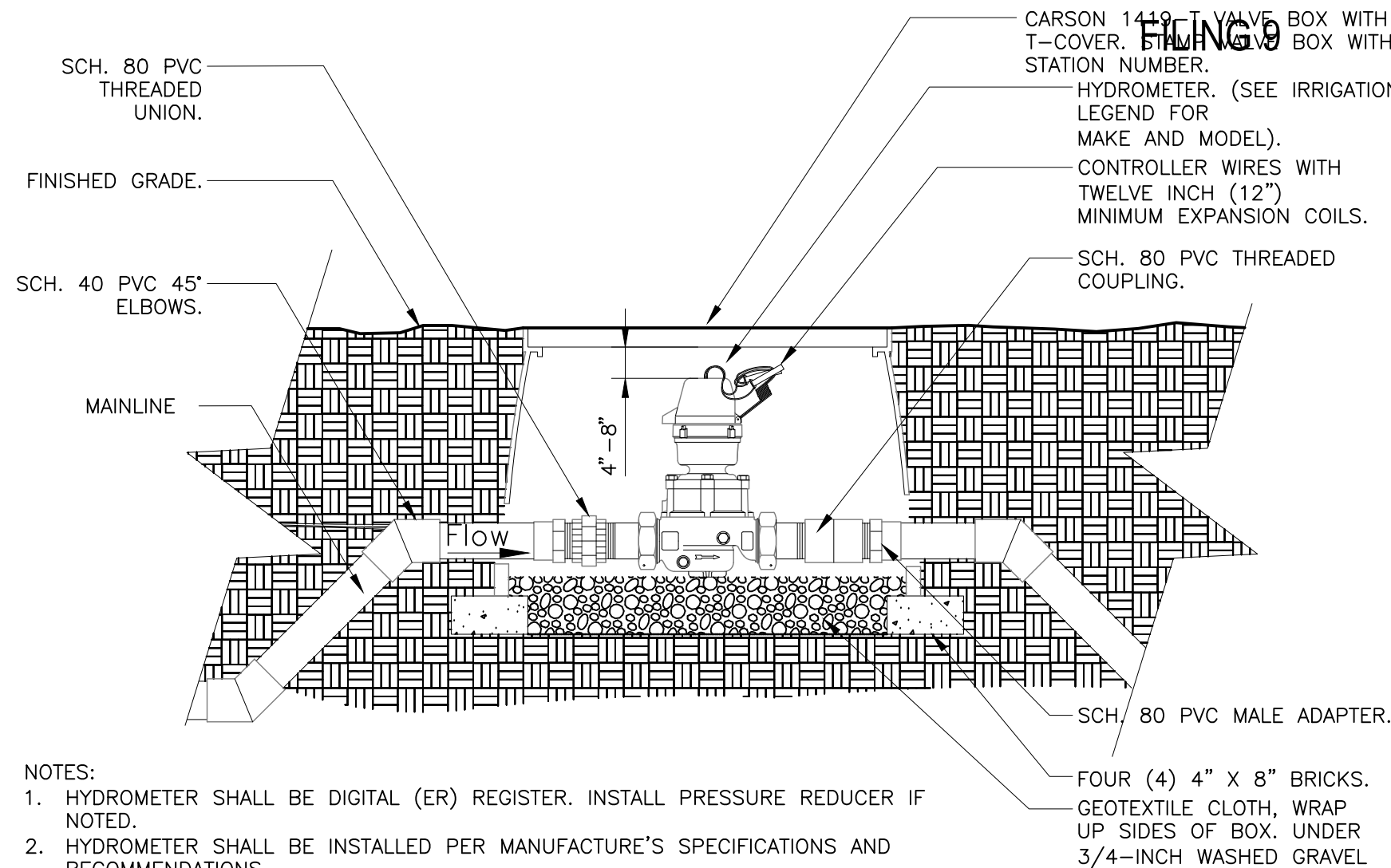


TRAILS AT CROWFOOT



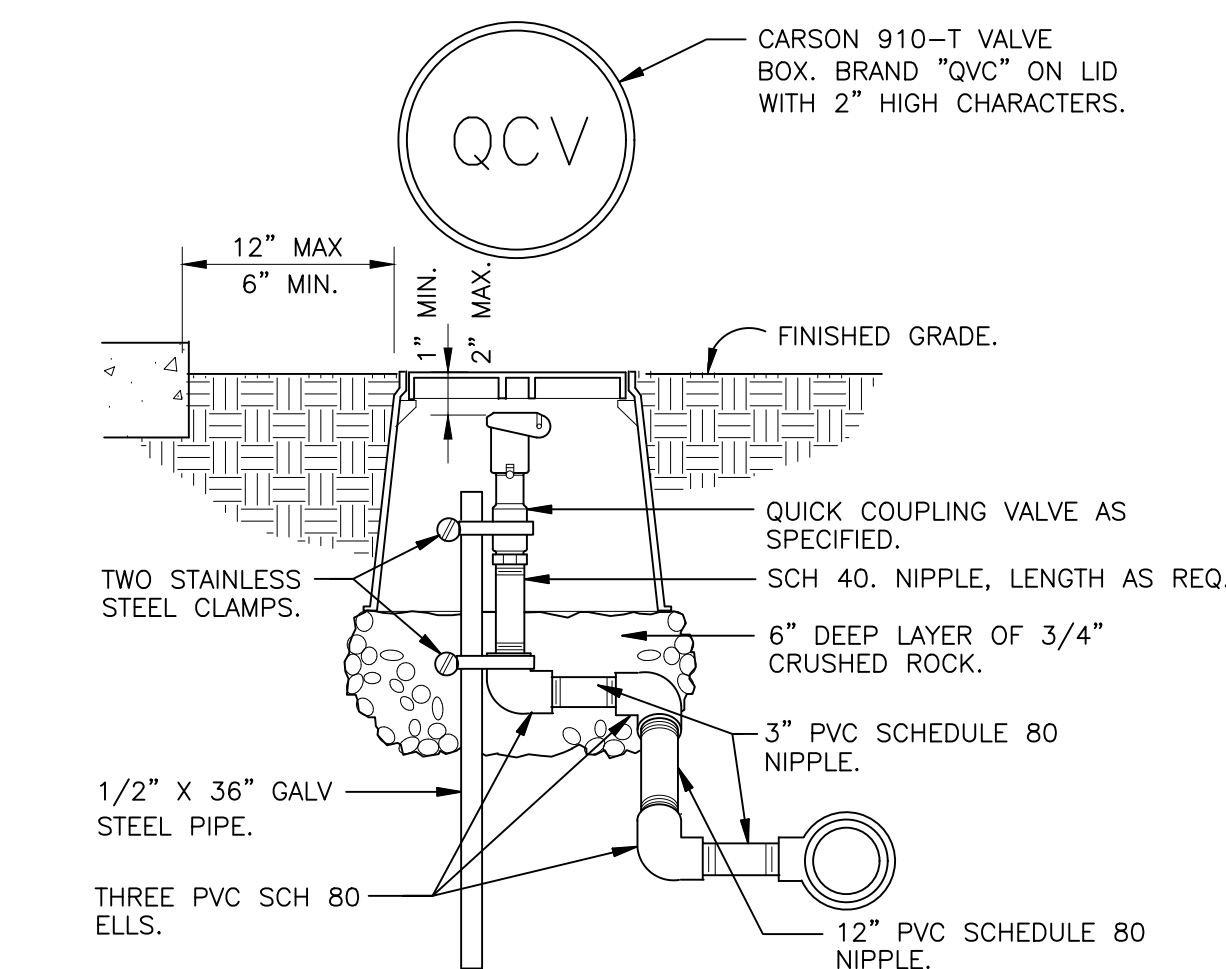
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

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



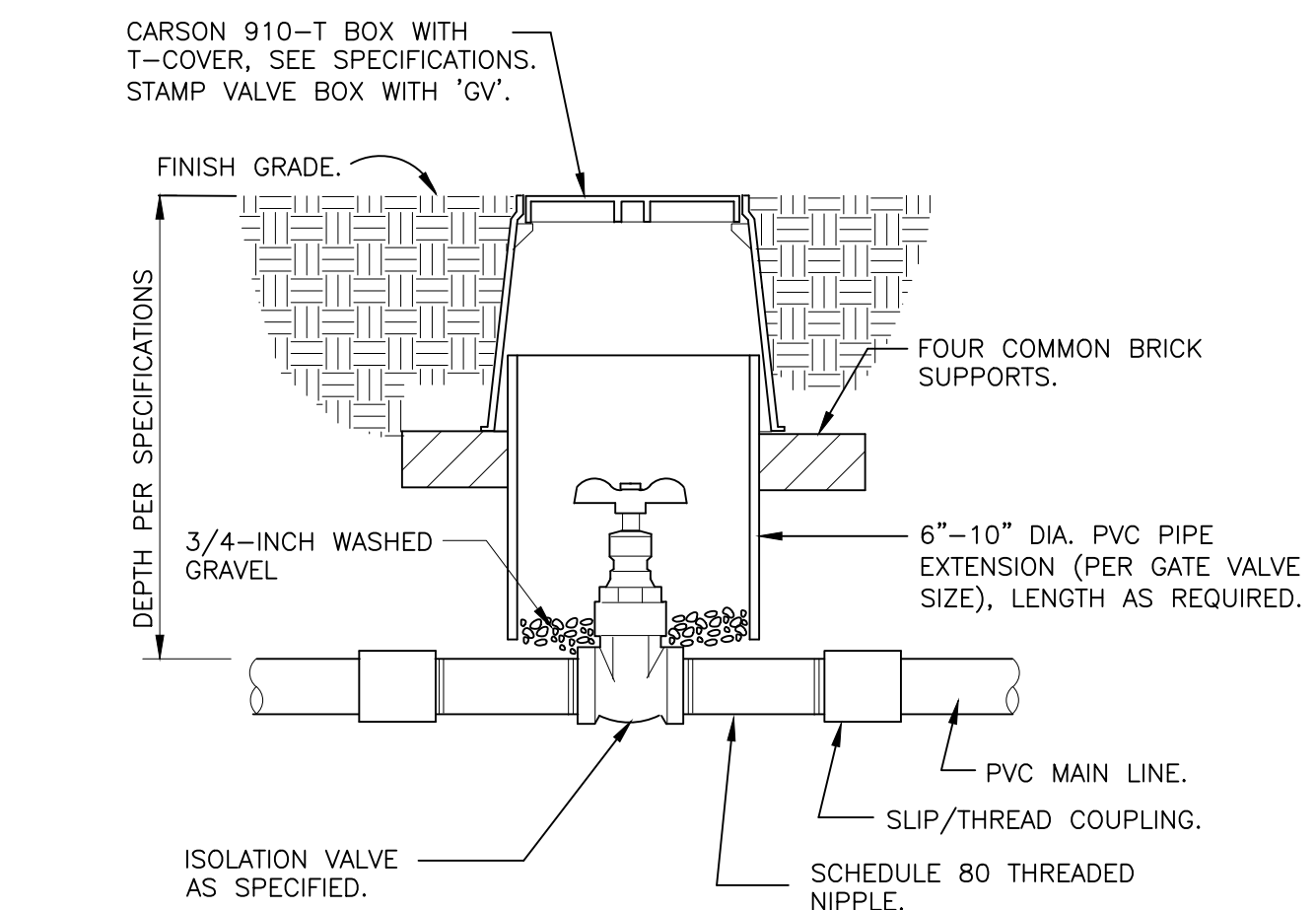
- NOTES:
1. HYDROMETER SHALL BE DIGITAL (ER) REGISTER. INSTALL PRESSURE REDUCER IF NOTED.
 2. HYDROMETER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. HYDROMETER WIRE SHALL BE PER THE IRRIGATION CONTROLLER MANUFACTURER'S SPECIFICATIONS.
 4. ALL WIRE RUNS SHALL BE CONTINUOUS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

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



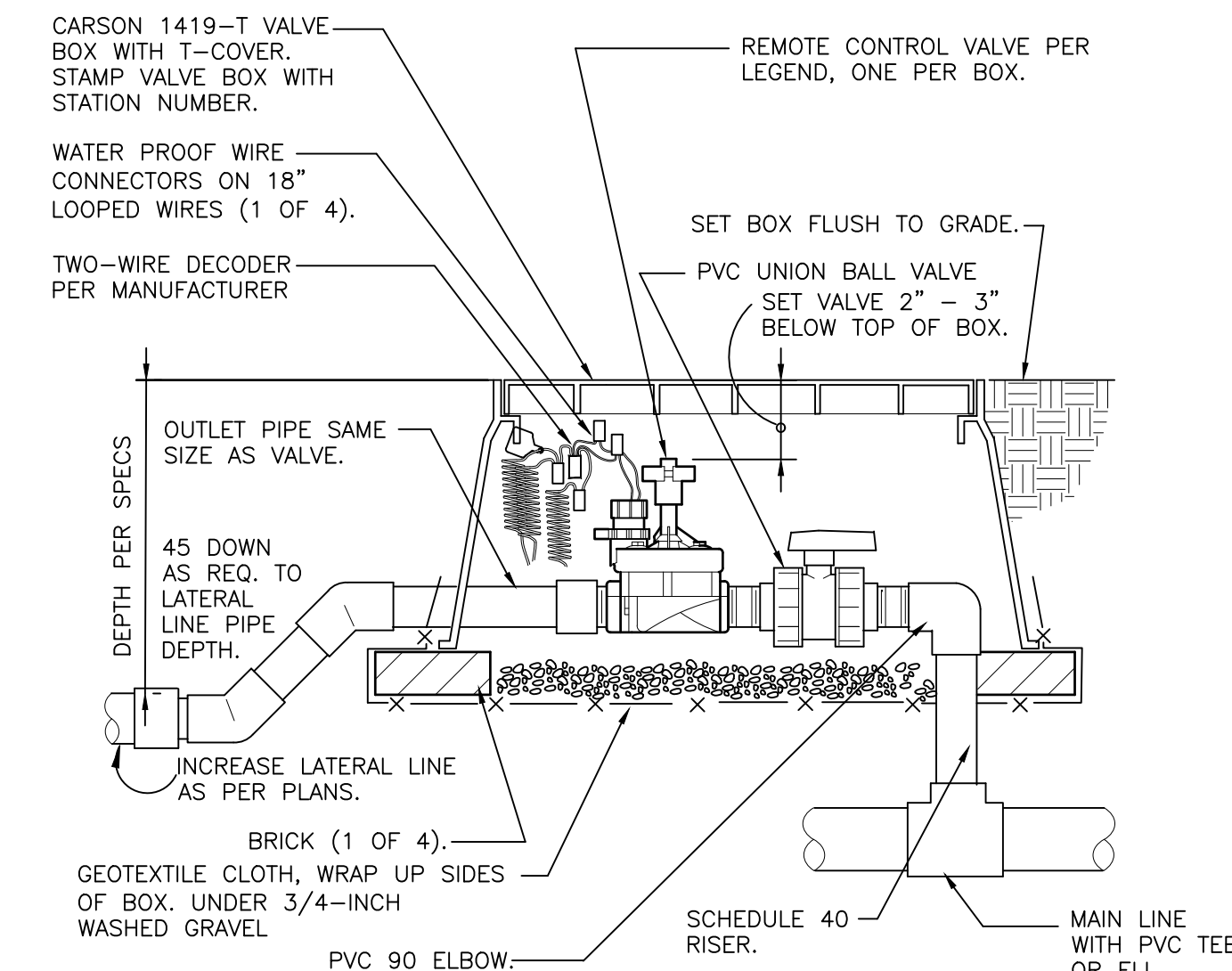
- NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

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



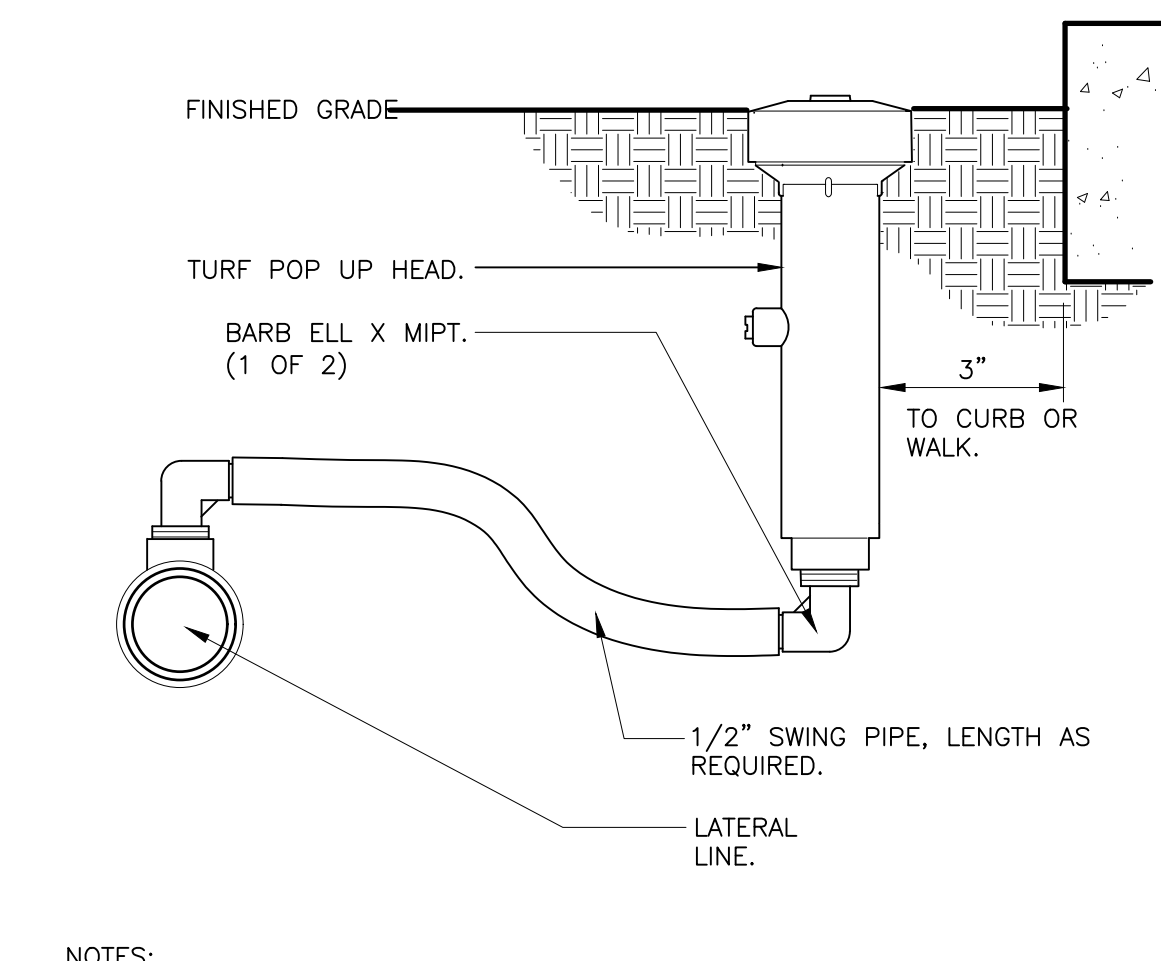
- NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

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



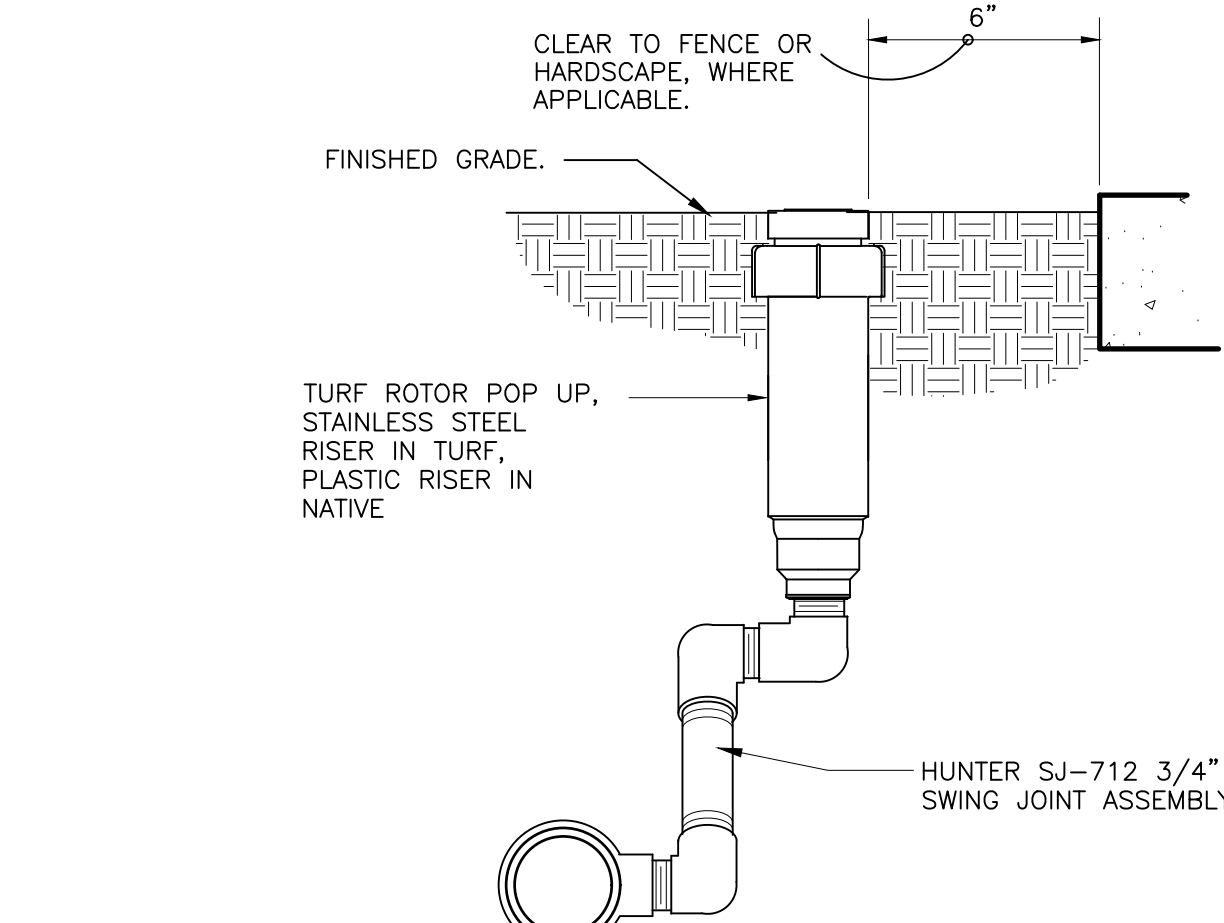
- NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

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

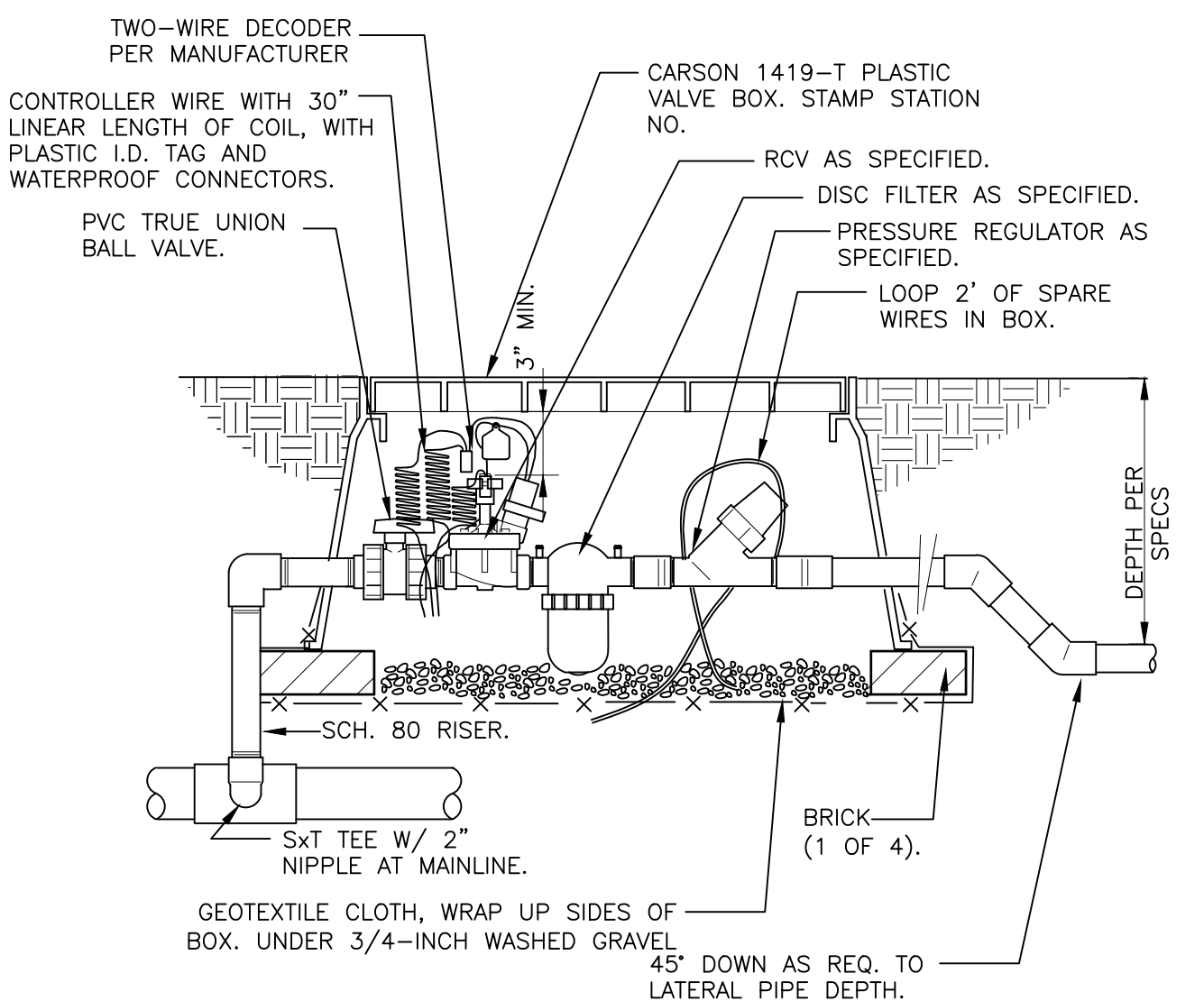


- NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDDED AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

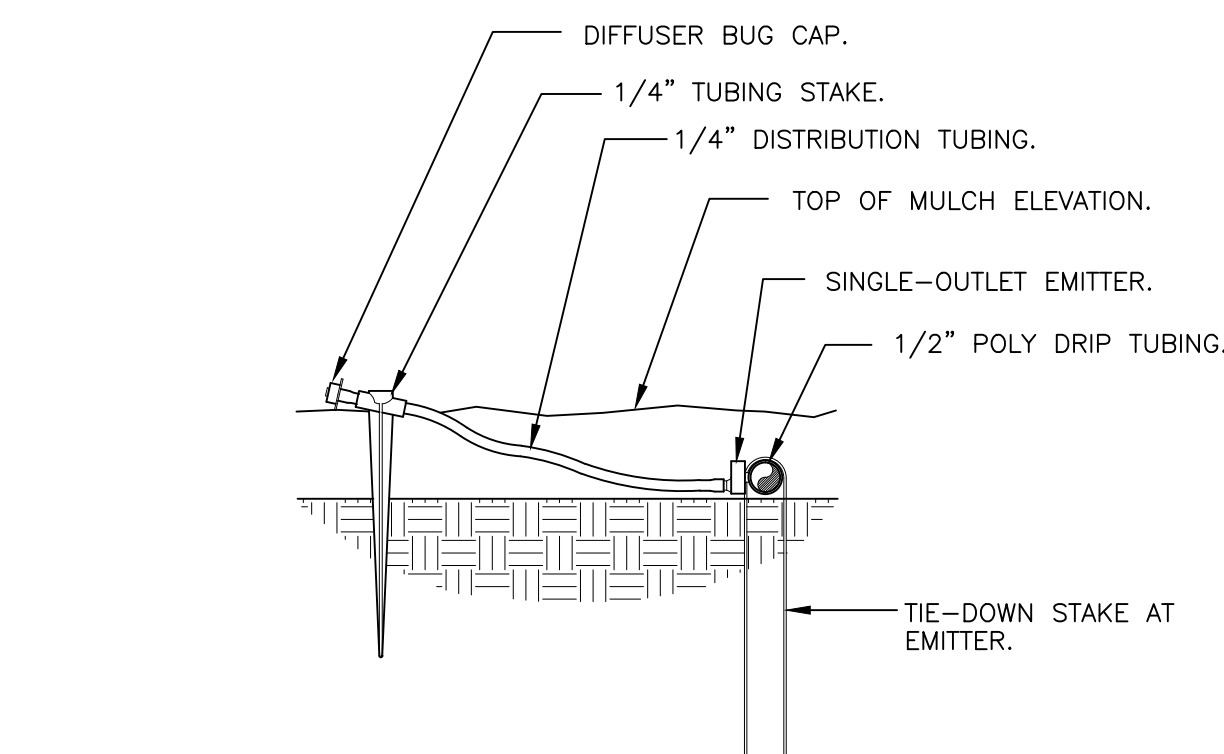
6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02



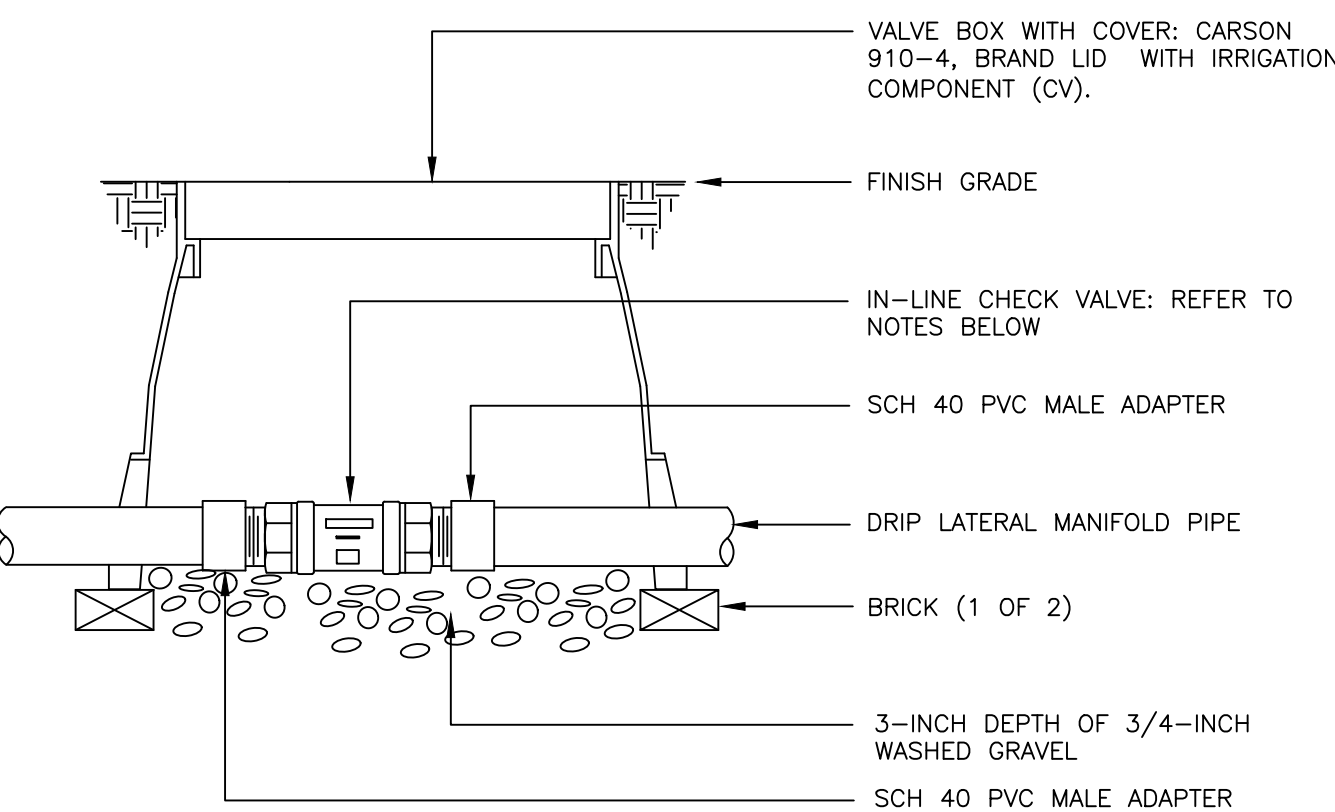
GEAR-DRIVEN ROTOR ASSEMBLY
3" = 1'-0" 328403.16-01



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



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



- NOTES:
1. DRIP LATERALS WITH MORE THAN 4 GPM SHALL UTILIZE THE HUNTER HCV IN-LINE CHECK VALVE.
 2. DRIP LATERALS WITH LESS THAN 4 GPM SHALL UTILIZE THE NETAFIM TLVQ50M1-B IN-LINE CHECK VALVE.

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

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CENTENNIAL, CO 80112

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Windsor, CO 80550
970.402.3047
Michelle@MPIDesignsllc.com

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

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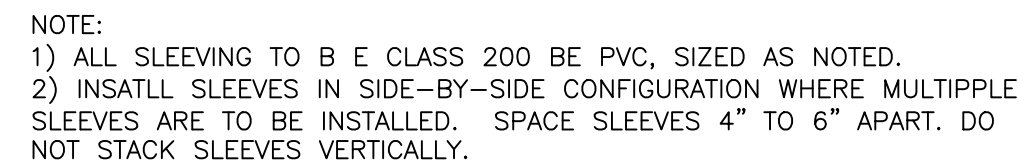
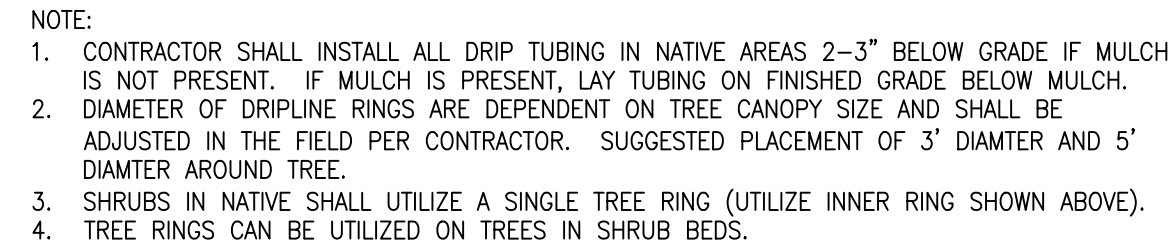
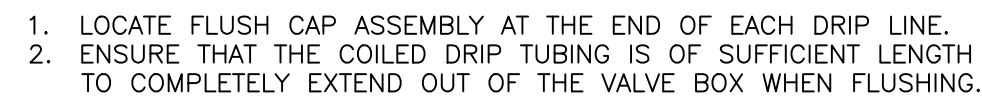
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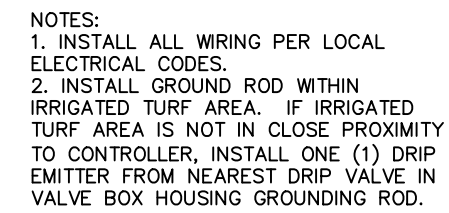
■ Sheet Number ■

IR2.1

FILING 9

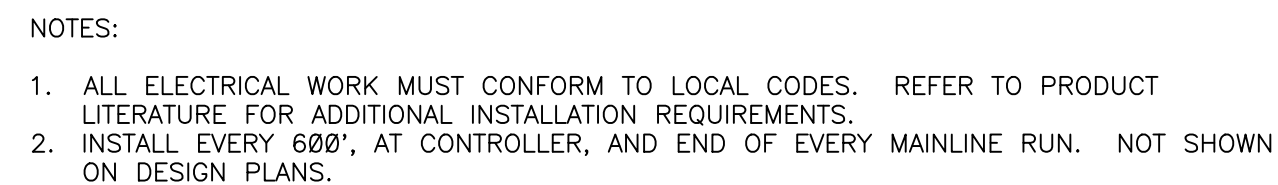

$$1\ 1/2'' = 1'-0''$$

328413.49-06



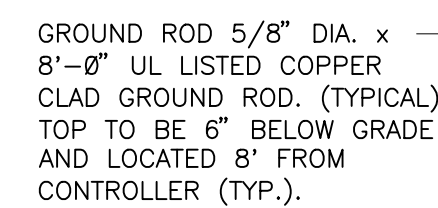
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328413.56-40



N.T.S.

328409.76-21

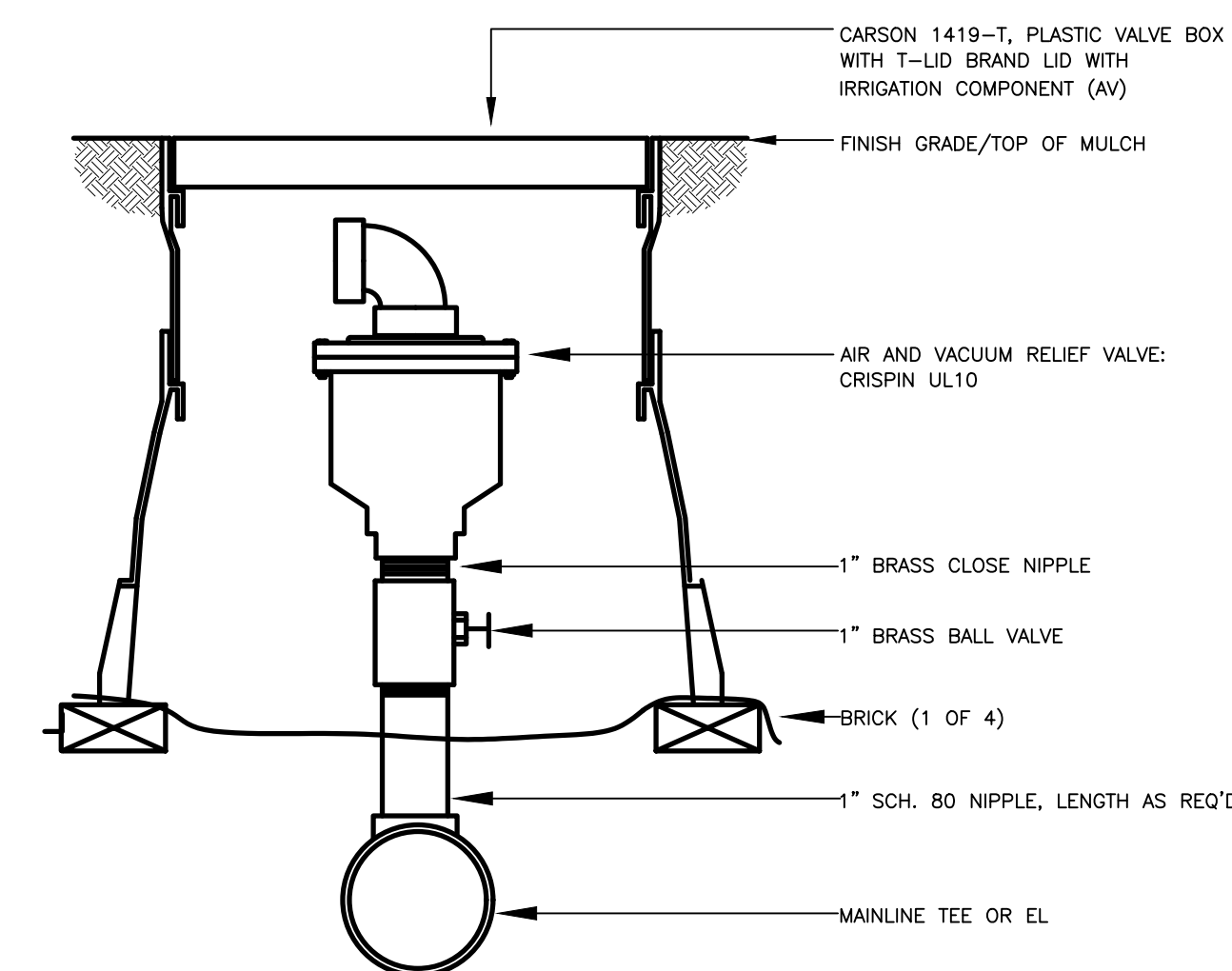


N.T.S.

328409.76-22

N.T.S.

328409.16-26



N.T.S.

32 8406.15-01

N.T.S.

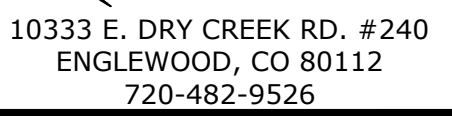
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328409.16-20

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■ Irrigation Design ■



TRAILS AT CROWFOOT

FILING NO. 9

FILING NO.

PARKER, COLORADO

IRRIGATION PLANS

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IR2.2