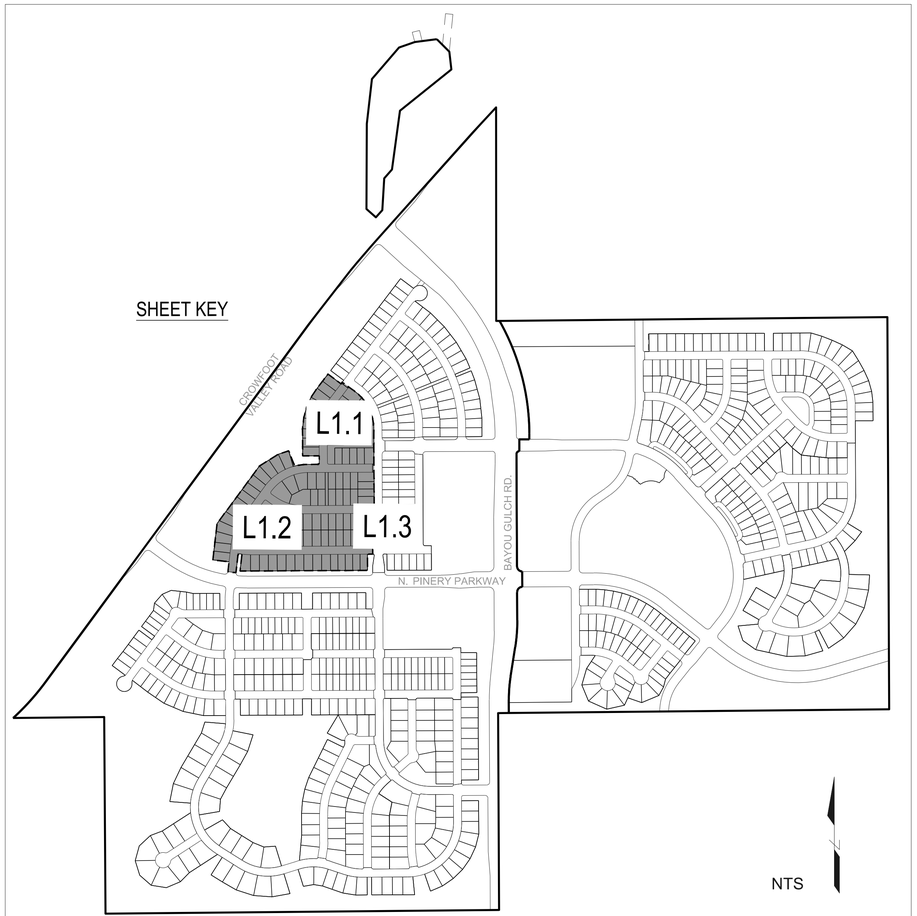
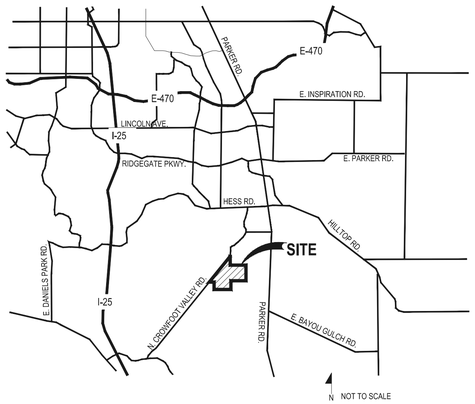
TRAILS AT CROWFOOT

FILING NO. 3 FINAL LANDSCAPE PLAN



KEY MAP

VICINITY MAP



GENERAL NOTES

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

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L2.3	SITE & LANDSCAPE DETAILS
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IR 1.1	IRRIGATION DESIGN
IR 2.1	IRRIGATION DETAILS

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
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
MAX. = MAXIMUM
M.H. = MAN HOLE
MIN. = MINIMUM
MISC. = MISCELLANEOUS
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CONNECTION
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = PROPERTY LINE
R = RADIUS
R.C.P. = = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
REQ'D. = REQUIRED
REINF. = REINFORCED
SHT. = SHEET
SPEC. = SPECIFICATIONS
SQ. = SQUARE
S.F. = SQUARE FEET
S.Y. = SQUARE YARD
S.S. = STAINLESS STEEL
T.C. = TOP OF CURB
T.S. = TOP OF STAIR
T.W. = TOP OF WALL
TYP. = TYPICAL
VERT. = VERTICAL
W/O = WITH OUT
W.W.M. = WOVEN WIRE MESH

NOTE IDENTIFICATION
1 — DEMOLITION NOTE
1 — CONSTRUCTION NOTE

ELEVATION IDENTIFICATION
5280.10 — SPOT ELEVATION
5280.10 — ELEVATION

DETAIL IDENTIFICATION
DETAIL NUMBER
DETAIL NAME
SHEET NUMBER

DETAIL SECTION IDENTIFICATION
DETAIL NUMBER
SHEET NUMBER
SECTION DESIGNATION

OWNVER / DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
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t 303.531.4905 . f 303.531.4908

CIVIL ENGINEER

CVL CONSULTANTS
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■ Land Planning ■

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TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO
FINAL LANDSCAPE PLANS

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017
12.15.2017
3.2.2018

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

■ Sheet Name ■
LANDSCAPE COVER SHEET

■ Sheet Number ■
L0.0

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017

LANDSCAPE NOTES

SITE PREP

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

TURF, PLANT & GROUNDCOVER MATERIAL

22. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
23. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
24. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
25. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
26. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
27. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
28. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
29. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
30. THE CENTER OF EVERGREEN TRESS SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TRESS CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
31. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
32. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
33. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
34. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
35. IF SPECIFIED PLANTS ARE NOT COMMERCIALLY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

36. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
37. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 2" DIA. ROUND RIVER COBBLE. GREY & TAN COLOR, 3" DEPTH.
29. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
30. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
31. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

HARDSCAPE

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

IRRIGATION

33. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
7. 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.
8. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
9. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

10. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
11. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
12. 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.
13. 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.
14. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

FINE GRADING NOTES

1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. 12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
    A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
    B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
13. GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
17. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

SEEDING ESTABLISHMENT NOTES:

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

2) SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY. WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.

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

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

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

6) MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:

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

WEED MANAGEMENT

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
AS	4	ACER PLATANOIDES `SCHWEDLERI`	SCHWEDLER MAPLE	B & B	2.5"CAL	50` X 30`
GS	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2.5"CAL	45` X 50`
GI	1	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	45` X 45`
PO	2	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5"CAL	80` X 80`
QM	7	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"CAL	70` X 70`
RAL	2	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	50` X 30`
TG	3	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL	60` X 40`

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
PSP	11	PINUS FLEXILUS	LIMBER PINE	B & B	6`-8` HT	50` X 25`
PN	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6`-8` HT	50`X30`

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
WKH	6	CRATAEGUS VIRIDIS `WINTER KING`	`WINTER KING` HAWTHORN	B & B	2"CAL	30` X 30`
SC2	3	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2"CAL	30` X 20`

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
EP	36	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2` X 2`	LOW

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
SSB	20	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	5 GAL	12` X 8`	LOW
AG	12	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	5 GAL	15` X 10`	LOW
CD	11	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL	3` X 4`	MODERATE
CB	10	CORNUS SERICEA `BAILEYI`	RED TWIG DOGWOOD	5 GAL	8` X 8`	LOW-MOD-HIGH
PS2	53	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2` X 3`	LOW
PJ	19	POTENTILLA FRUTICOSA `JACKMANII`	JACKMAN'S POTENTILLA	5 GAL	3` X 4`	LOW
SCH	16	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6`	LOW
RW	6	ROSA MEIDILAND SERIES `WHITE`	WHITE MEIDILAND ROSE	5 GAL	2` X 4`	LOW

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
BUJ	20	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL	2` X 6`	LOW
PS	21	PINUS MUGO `SLOWMOUND`	MUGO PINE	5 GAL	2.5` X 5`	LOW

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
CK	54	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	4.5`X2`	LOW
MG	58	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	1 GAL	4` X 5`	MEDIUM

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10,359 SF	BLUEGRASS SOD RE: LANDSCAPE NOTES	BLUEGRASS SOD	SOD
	1,990 SF	CRUSHER FINES	CRUSHER FINES	MULCH
	4,473 SF	ENVIROTURF RE: LANDSCAPE NOTES	ENVIROTURF	STAKES
	1,916 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH
	7,545 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	623 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	27,940 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED
*		TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'		

SOD MIXES

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

SEED MIXES

TOWN OF PARKER

SEED MIX 1

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

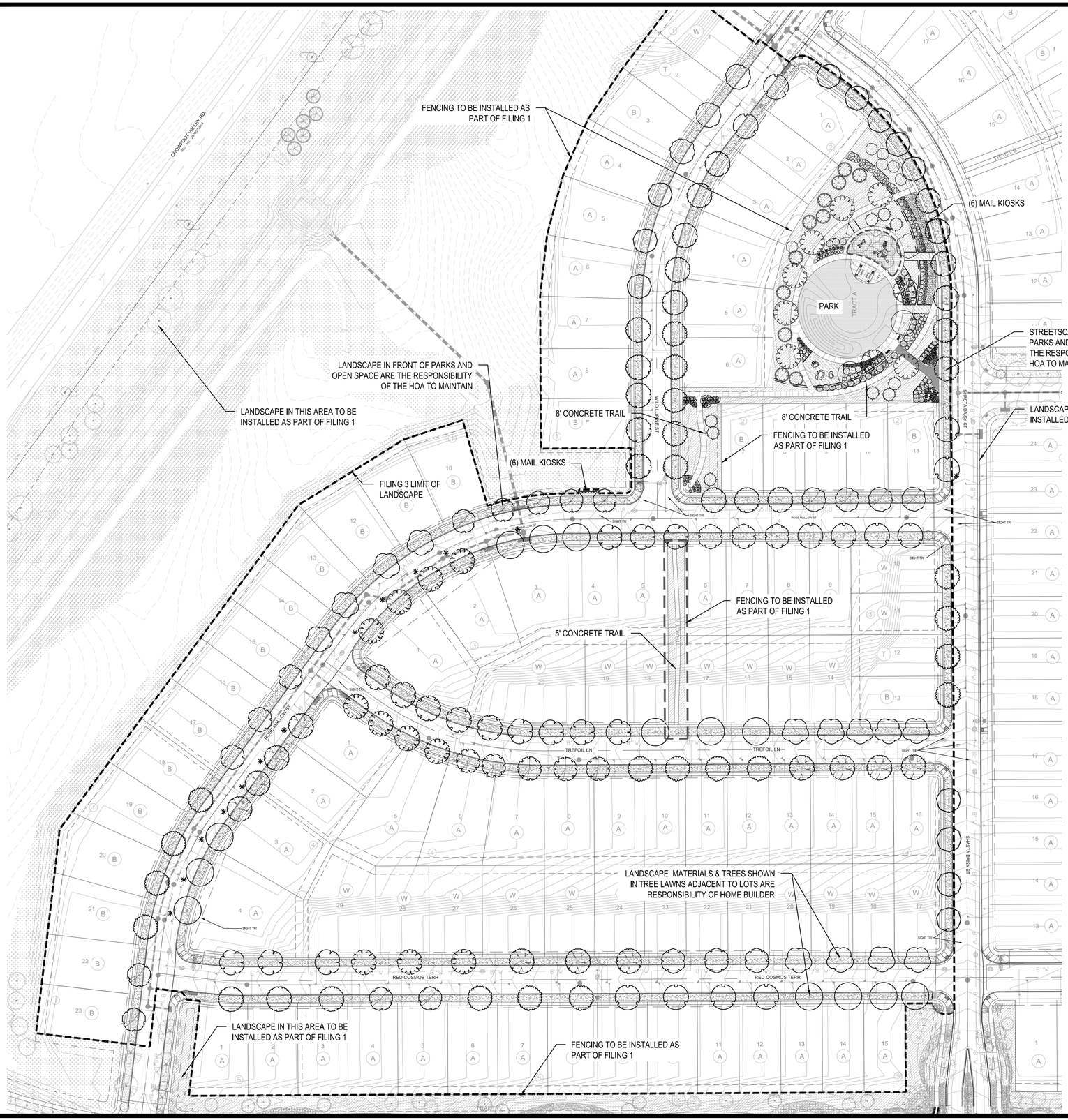
SEEDING RATE
DRILLED: 25 LBS/AC.
BROADCAST: 50LBS/AC.

SEED MIX 2

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

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

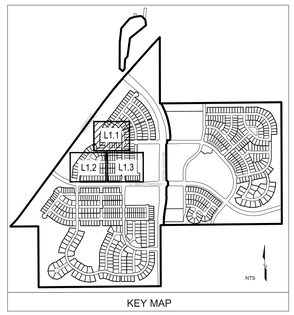
NOTES:
1. DISTURBED AREAS TO BE RE-VEGETATED PER THE GRADING AND EROSION CONTROL PLANS.
2. PER TREE CONSERVATION PLAN, ALL MITIGATED SHRUBS FROM REMOVAL OF EXISTING SHRUB MASSES SHALL BE PLANTED WITHIN THE PROPOSED LANDSCAPE.
3. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
4. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
5. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE



GROUNDCOVER LIST

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	CRUSHER FINES
	ENVIROTURF
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
*	TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
5. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER



KEY MAP

NORTH
0
30'
60'
120
SCALE: 1"=60'-0"

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
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■ Engineering ■

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

TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO
FINAL LANDSCAPE PLANS

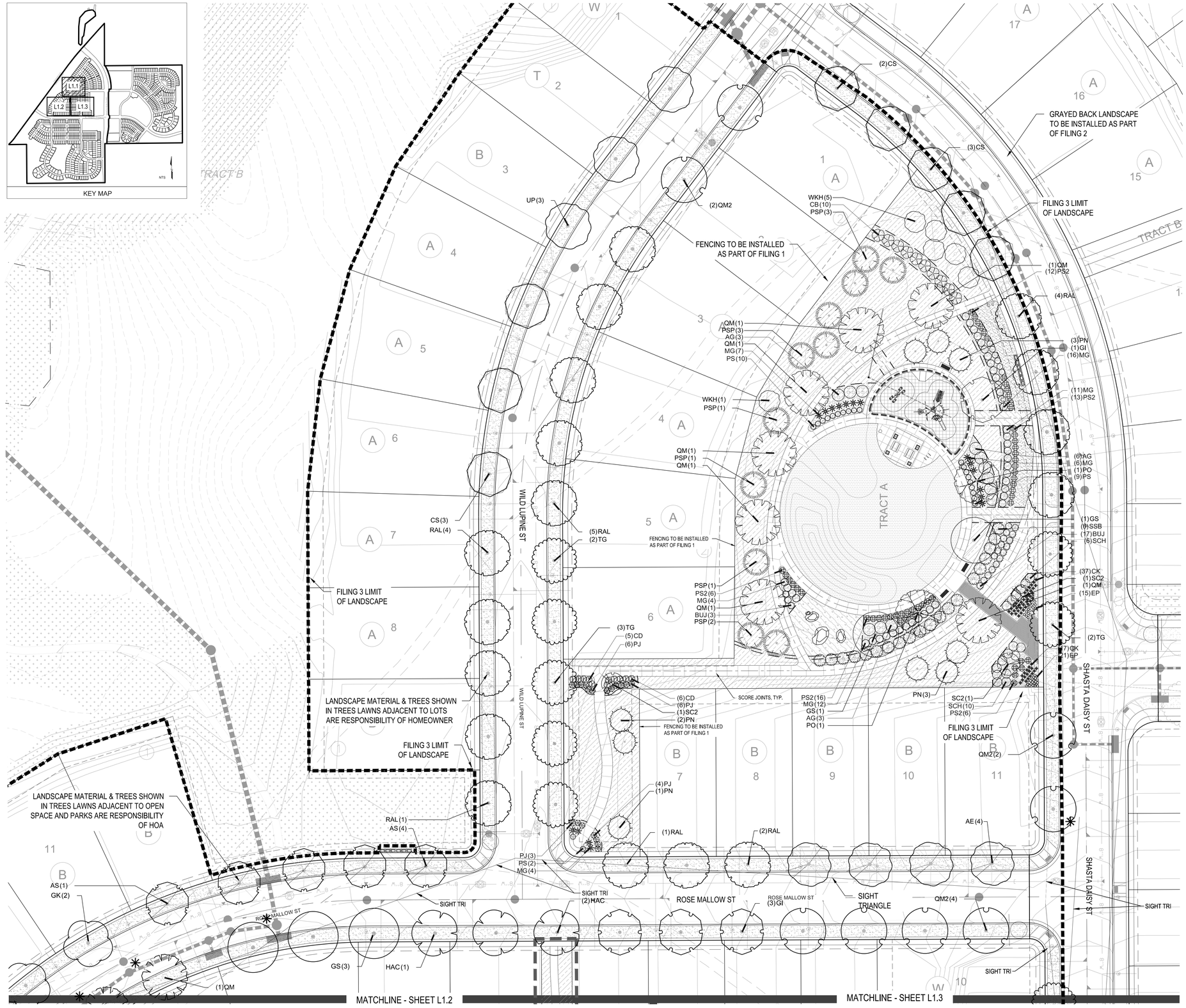
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017
12.15.2017
3.2.2018

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■ Sheet Name ■
OVERALL LANDSCAPE PLAN

■ Sheet Number ■
L1.0

KEY MAP



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
GI	IMPERIAL HONEYLOCUST
PO	AMERICAN SYCAMORE
QM	BURR OAK
RAL	REDMOND AMERICAN LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES	COMMON NAME
PSP	LIMBER PINE
PN	AUSTRIAN BLACK PINE

ORNAMENTAL TREES	COMMON NAME
WKH	`WINTER KING` HAWTHORN
SC2	SPRING SNOW CRAB APPLE

ANNUALS/PERENNIALS	COMMON NAME
EP	PURPLE CONEFLOWER

DECIDUOUS SHRUBS	COMMON NAME
SSB	SASKATOON SERVICEBERRY
AG	`AUTUMN BRILLIANCE` SERVICEBERRY
CD	BLUE MIST SHRUB
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PJ	JACKMAN`S POTENTILLA
SCH	PAWNEE BUTTES SAND CHERRY
RW	WHITE MEIDILAND ROSE

EVERGREEN SHRUBS	COMMON NAME
BUJ	BUFFALO JUNIPER
PS	MUGO PINE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
MG	MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	CRUSHER FINES
	ENVIROTURF
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
*	TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

STREETSCAPE LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

ANNUALS/PERENNIALS	COMMON NAME
EP	PURPLE CONEFLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB

EVERGREEN SHRUBS	COMMON NAME
JH	HUGHES JUNIPER
AC	MANZANITA

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS

NOTES:
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2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
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5. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.

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

■ Prepared For■

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■ Land Planning ■

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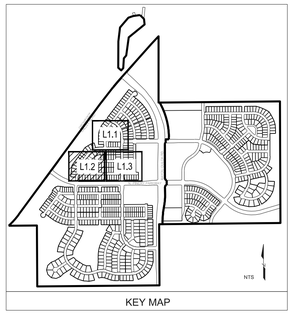
TRAILS AT CROWFOOT
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FINAL LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	04.18.2017
	12.15.2017
Know what's below. Call before you dig.	3.2.2018

■ Sheet Name ■
LANDSCAPE PLAN

■ Sheet Number ■
L1.1

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Thursday, March 16, 2017



KEY MAP

MATCHLINE - SHEET L1.1

FENCING TO BE INSTALLED AS PART OF FILING 1

FILING 3 LIMIT OF LANDSCAPE

GK(2)
GI(3)

SIGHT TRI

(3)QM
(5)QB

5' WIDE CONCRETE WALK

1
L2.3

TRACT A

NATIVE SEED

FENCING TO BE INSTALLED AS PART OF FILING 1

HAC(4)

QM(4)

SIGHT TRI

ROSE MALLOW ST

TREFOIL LN

TG(4)

(5)TG2

(4)PO
(3)GS

MATCHLINE - SHEET L1.3

SIGHT TRI
(3)HAC

QM(3)

(3)PO

GI(2)

AS(2)

RED COSMOS TERR

RED COSMOS TERR

RAL(3)

AS(2)

TG(3)

QM2(3)

LANDSCAPE MATERIALS & TREES SHOWN IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER

LANDSCAPE IN THIS AREA TO BE INSTALLED AS PART OF FILING 1

FILING 3 LIMIT OF LANDSCAPE

FENCING TO BE INSTALLED AS PART OF FILING 1

TRACT C

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
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AG	`AUTUMN BRILLIANCE` SERVICEBERRY
CD	BLUE MIST SHRUB
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PJ	JACKMAN`S POTENTILLA
SCH	PAWNEE BUTTES SAND CHERRY
RW	WHITE MEIDILAND ROSE

EVERGREEN SHRUBS	COMMON NAME
BUJ	BUFFALO JUNIPER
PS	MUGO PINE

ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
MG	MAIDEN GRASS

GROUND COVERS	COMMON NAME
	BLUEGRASS SOD
	CRUSHER FINES
	ENVIROTURF
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
*	TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

STREETSCAPE LIST

DECIDUOUS TREES	COMMON NAME
UP	AMERICAN ELM
PO	AMERICAN SYCAMORE
QM	BURR OAK
QM2	CHINKAPIN OAK
HAC	COMMON HACKBERRY
AE	EMERALD QUEEN MAPLE
TG2	GLENLEVEN LITTLELEAF LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
QR	RED OAK
RAL	REDMOND AMERICAN LINDEN
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

ANNUALS/PERENNIALS	COMMON NAME
EP	PURPLE CONEFLOWER

DECIDUOUS SHRUBS	COMMON NAME
CD	BLUE MIST SHRUB

EVERGREEN SHRUBS	COMMON NAME
JH	HUGHES JUNIPER
AC	MANZANITA

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS

NOTES:
1. LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
2. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
3. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'.
5. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.

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

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TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO

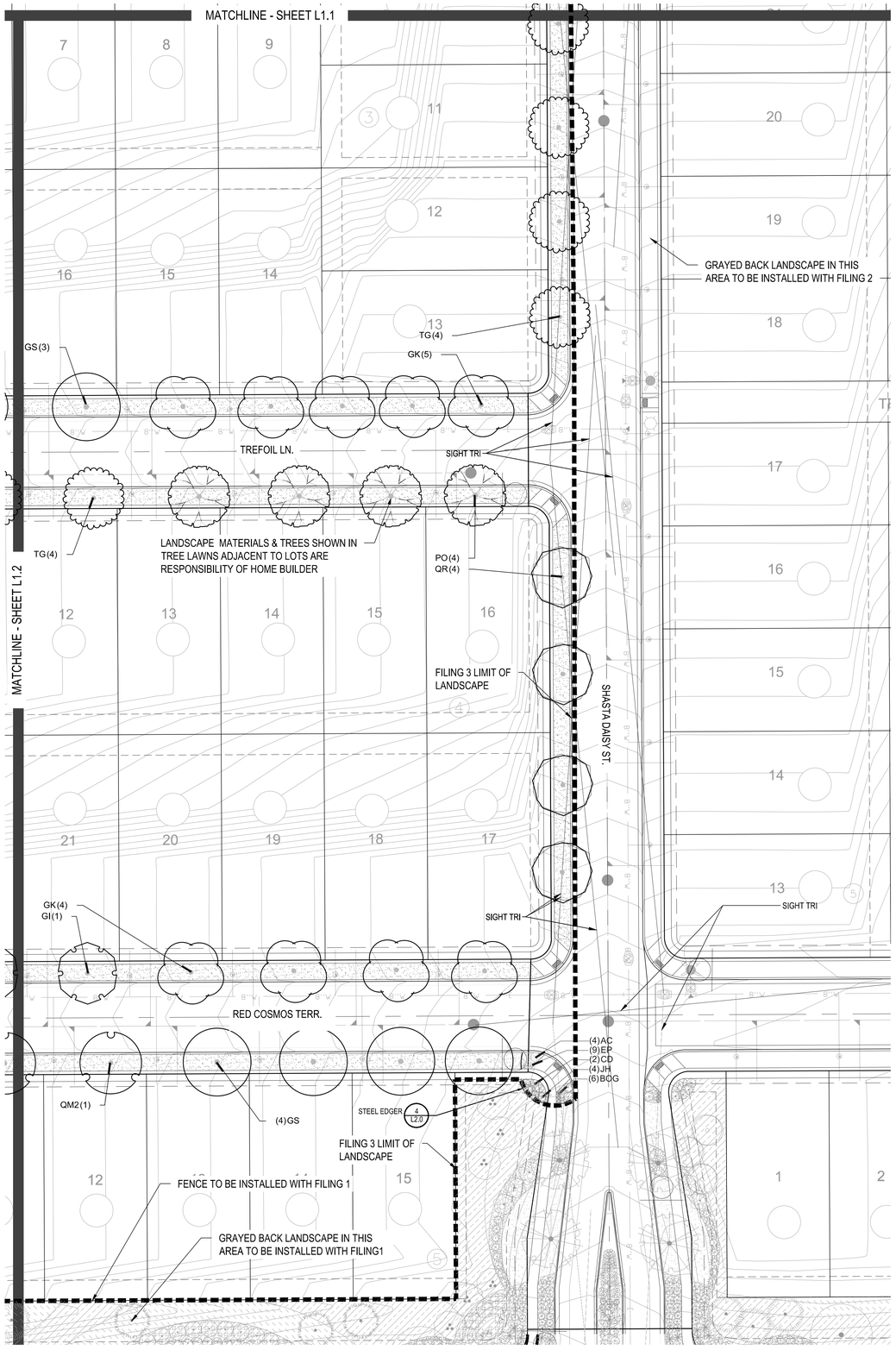
FINAL LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	04.18.2017
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LANDSCAPE PLAN

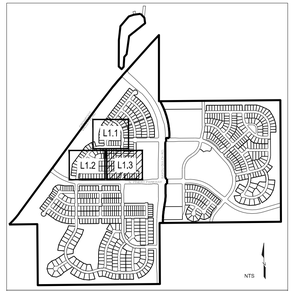
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Thursday, March 16, 2017



NOTES:

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5. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.



KEY MAP

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
AS	SCHWEDLER MAPLE
GS	SHADEMASTER LOCUST
GI	IMPERIAL HONEYLOCUST
PO	AMERICAN SYCAMORE
QM	BURR OAK
RAL	REDMOND AMERICAN LINDEN
TG	GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES	COMMON NAME
PSP	LIMBER PINE
PN	AUSTRIAN BLACK PINE

ORNAMENTAL TREES	COMMON NAME
WKH	'WINTER KING' HAWTHORN
SC2	SPRING SNOW CRAB APPLE

ANNUALS/PERENNIALS	COMMON NAME
EP	PURPLE CONEFLOWER

DECIDUOUS SHRUBS	COMMON NAME
SSB	SASKATOON SERVICEBERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
CD	BLUE MIST SHRUB
CB	RED TWIG DOGWOOD
PS2	ROCKY MOUNTAIN PENSTEMON
PJ	JACKMAN'S POTENTILLA
SCH	PAWNEE BUTTES SAND CHERRY
RW	WHITE MEIDILAND ROSE

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PS	MUGO PINE

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CK	FEATHER REED GRASS
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	BLUEGRASS SOD
	CRUSHER FINES
	ENVIROTURF
	FIBAR PLAYGROUND MULCH
	ROCK MULCH GREY, 2" DIA. COBBLE
	ROCK MULCH TAN, 2" DIA. COBBLE
	SEED MIX 1
*	TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'

STREETSCAPE LIST

DECIDUOUS TREES	COMMON NAME
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PO	AMERICAN SYCAMORE
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HAC	COMMON HACKBERRY
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GI	IMPERIAL HONEYLOCUST
GK	KENTUCKY COFFEE TREE
CS	NORTHERN CATALPA
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EVERGREEN SHRUBS	COMMON NAME
JH	HUGHES JUNIPER
AC	MANZANITA

ORNAMENTAL GRASSES	COMMON NAME
BOG	BLUE OAT GRASS

NORTH

0 10' 20' 30' 60'

SCALE: 1"=30'-0"

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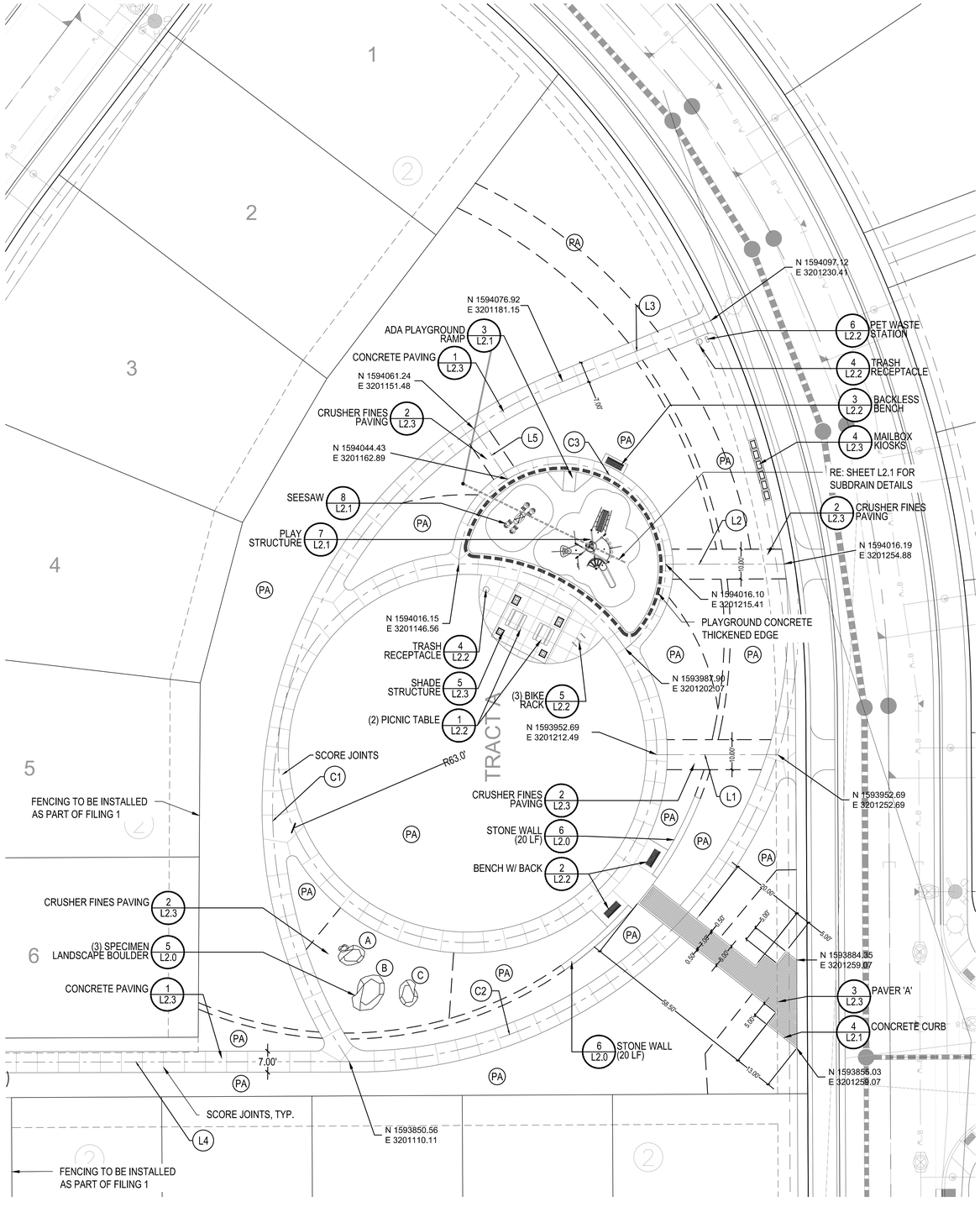
FINAL LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	04.18.2017
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L1.3

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Thursday, March 16, 2017



LAYOUT NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS/DATA SETS FOR PROJECT BENCHMARK AND BASIS OF BEARING.
2. SITE LAYOUT DATA INCLUDING COORDINATE POINTS ARE DERIVED FROM CIVIL ENGINEERING CONSULTANT. CONTACT CIVIL ENGINEER REGARDING ANY DISCREPANCIES OR CLARIFICATIONS REGARDING COORDINATE SYSTEMS, SURVEY MARKERS OR OTHER HORIZONTAL CONTROL DATA.
3. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FOLLOWING: CENTERLINES, EDGE OF PAVING, CENTERS OF COLUMNS/POSTS.
4. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT OR OF CONSISTENT RADIUS, IN THE CASE OF CURVES, AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
5. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO, TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, A CD CONTAINING THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
6. IN ORDER TO MAINTAIN THE INTEGRITY OF THE HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.

LAYOUT KEYNOTES:

LEGEND

- (PA) PLANTING AREA
- (A) BOULDER SIZE: 6'L x 4' W x 4'H
- (B) BOULDER SIZE: 8'L x 6' W x 5'H
- (C) BOULDER SIZE: 6'L x 3' W x 3'H

LINE & CURVE TABLES

Curve Table			
Curve #	Length(ft.)	Radius	Delta
C1	271.75	150	
C2	248.60	146	
C3	138	34	

Line Table			
Line #	Length(ft.)		
L1	40.19		
L2	40.23		
L3	53.23		
L4	133.63		
L5	20.32		

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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TRAILS AT CROWFOOT

FILING NO. 3

PARKER, COLORADO

FINAL LANDSCAPE PLANS

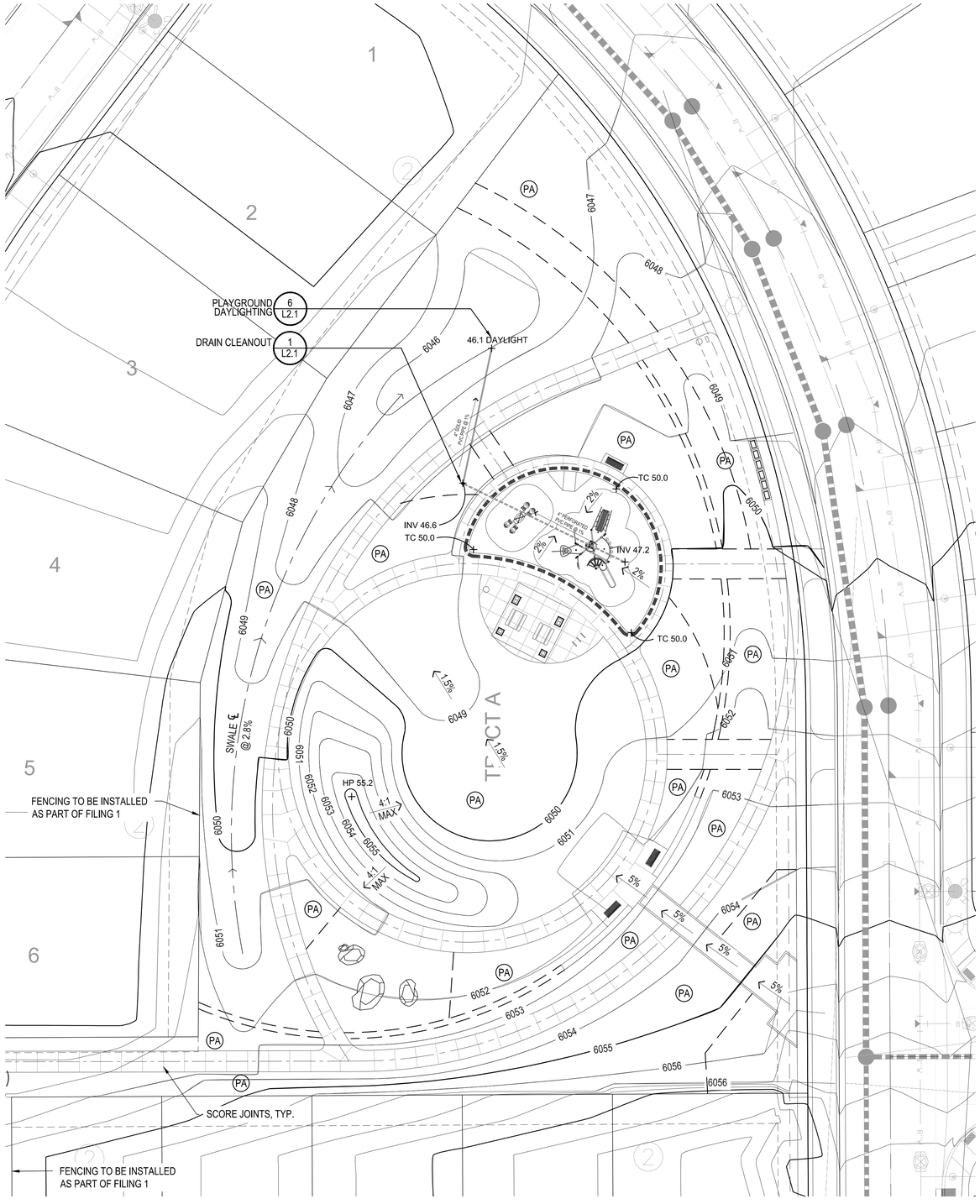
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PARK LAYOUT ENLARGEMENT

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L1.4

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Thursday, March 16, 2017



LANDSCAPE GRADING NOTES

1. SLOPES NOT TO EXCEED 4:1 MAX. - 1% MIN.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
3. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
4. STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
5. STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
6. REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
7. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
8. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
9. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
11. CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
12. 12. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
    A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
    B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
13. GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1) VERTICAL FOOT TO 3) HORIZONTAL FEET.
14. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
15. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
16. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
17. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
18. TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNER'S PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

GRADING KEYNOTES:

LEGEND

(PA)	PLANTING AREA
6050	PROPOSED CONTOUR - MAJOR
6049	PROPOSED CONTOUR - MINOR
TC	TOP OF CURB
BC	BOTTOM OF CURB
HP	HIGH POINT
INV	INVERT RIM ELEVATION

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

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TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO

FINAL LANDSCAPE PLANS

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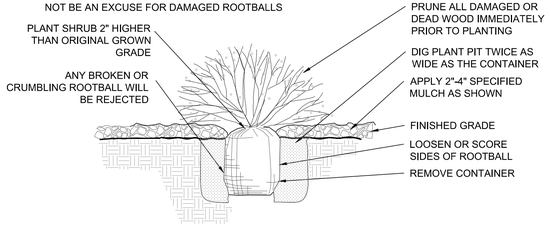
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PARK GRADING ENLARGEMENT

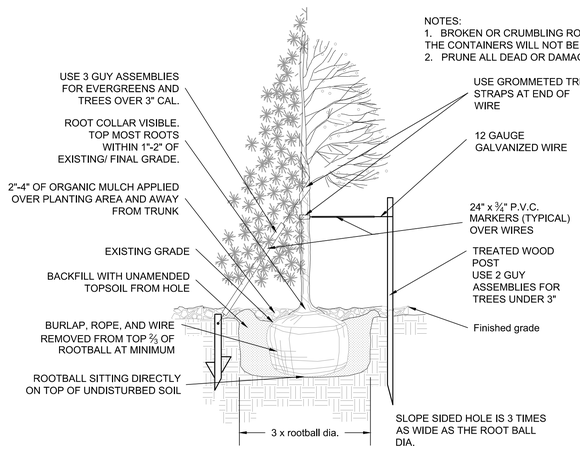
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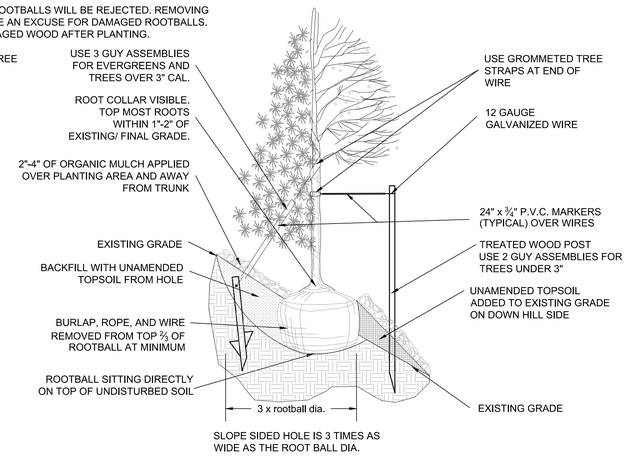
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Thursday, March 16, 2017

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



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

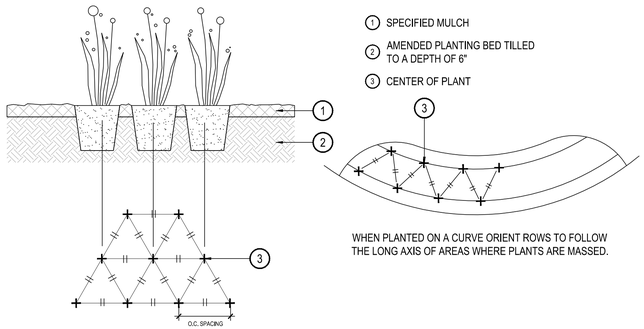




NOTES:
1. 1. ALL WORK TO BE DONE AT TIME OF PLANTING
2. 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
3. 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM ⅓ OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP ⅔ OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
7. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
8. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 SHRUB PLANTING

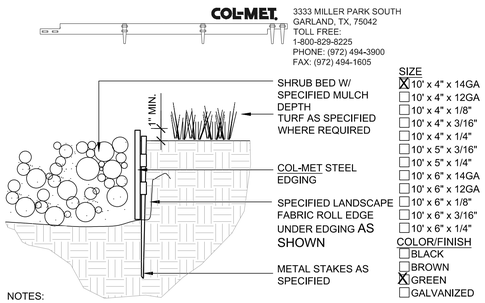
NOT TO SCALE



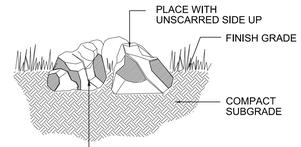
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 TREE PLANTING

NOT TO SCALE



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



NOTES:

1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
4. RE: PLANS FOR SPECIFIC SIZES
5. BOULDERS SHALL NOT EXCEED 3' IN HEIGHT ABOVE FINISHED GRADE

3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE

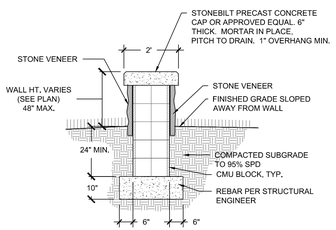
4 STEEL EDGER

NOT TO SCALE

5 SPECIMEN LANDSCAPE BOULDER

NOT TO SCALE

NOTES:
1. STONE VENEER TO BE:
   - BRAND: ENVIRONMENTAL STONEWORKS
     6300 E. STAPLETON DRIVE SOUTH
     DENVER, CO 80216
     TEL:303-309-3040
   - STYLE: MOUNTAIN LEDGE STONE
   - COLOR: NORTHWOODS
     (OR APPROVED EQUAL)
3. VENEER TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
4. MORTAR JOINT COLOR: SANDSTONE (DAVIS COLORS) OR APPROVED EQUAL



6 STONE WALL

NOT TO SCALE

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

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

TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO
FINAL LANDSCAPE PLANS

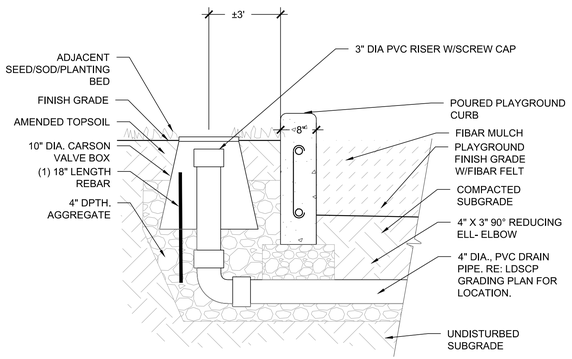
Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 04.18.2017
12.15.2017
3.2.2018

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Sheet Name
SITE & LANDSCAPE DETAILS

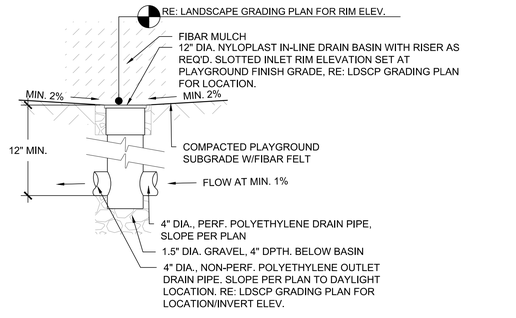
Sheet Number
L2.0

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017



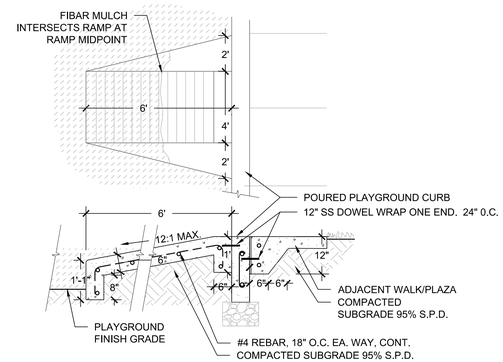
1 DRAIN CLEAN-OUT

NOT TO SCALE



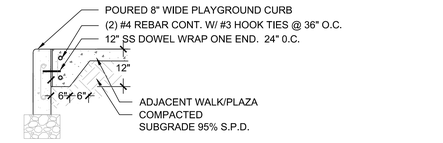
2 PLAYGROUND DRAIN

NOT TO SCALE



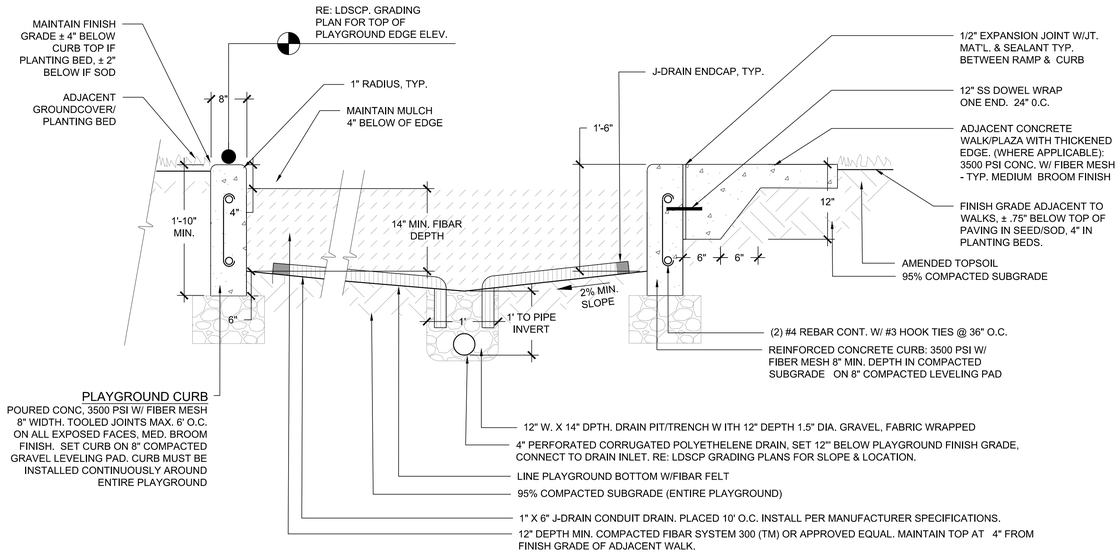
3 ADA PLAYGROUND RAMP

NOT TO SCALE



4 PLAYGROUND CURB

NOT TO SCALE

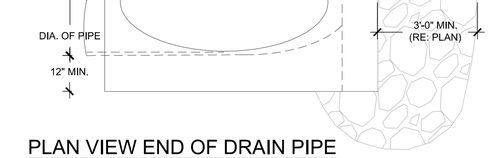


PLAYGROUND CURB

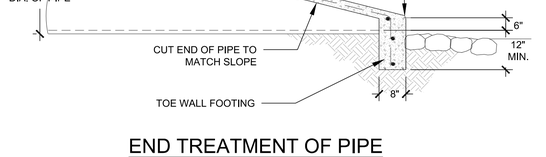
POURED CONC, 3500 PSI W/ FIBER MESH 8" WIDTH. TOOLED JOINTS MAX. 6' O.C. ON ALL EXPOSED FACES, MED. BROOM FINISH. SET CURB ON 8" COMPACTED GRAVEL LEVELING PAD. CURB MUST BE INSTALLED CONTINUOUSLY AROUND ENTIRE PLAYGROUND

5 PLAYGROUND, CURB, SURFACE & DRAINAGE

NOT TO SCALE



PLAN VIEW END OF DRAIN PIPE



END TREATMENT OF PIPE

6 PLAYGROUND DAYLIGHTING

NOT TO SCALE



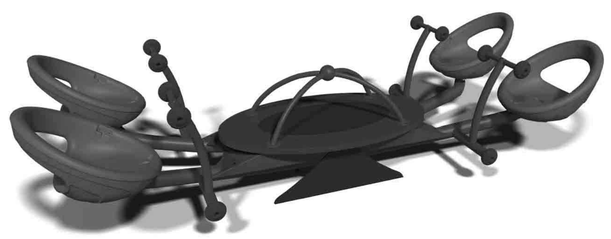
MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: WEEVOS PLAY STRUCTURE
1. COZY COASTER SLIDE - #16417AB
2. GIGGLE JIGGLER CLIMBER - #16417AC
3. WEE PLANET CLIMBER - #173573A
4. SWIGGLY STIX BRIDGE - #173575A
5. RAIN SOUND WHEEL PANEL - #177720
6. TWIRLY BAR - #164173

CONTACT: ROCKY MOUNTAIN RECREATION
ISABEL KEEGAN
303-783-1452

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

7 PLAY STRUCTURE

NOT TO SCALE



MANUFACTURER: LANDSCAPE STRUCTURES
MODEL: WEEVOS WE-SAW - #186940

CONTACT: ROCKY MOUNTAIN RECREATION
ISABEL KEEGAN
303-783-1452

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

8 SEESAW

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

people creating spaces

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t 303.531.4905 . f 303.531.4908

■ Engineering ■

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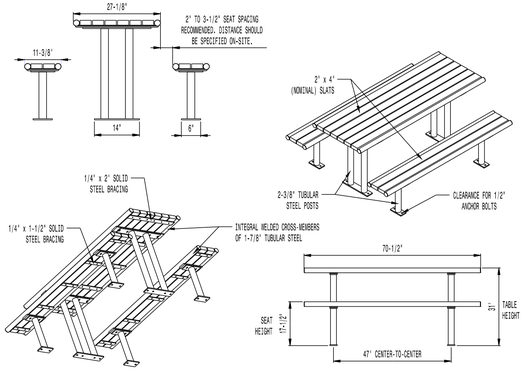
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■ Sheet Number ■
L2.1

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
SLAT TYPES
RECYCLED PLASTIC SLATS (NOT 2nd SITES SYSTERSH)
COLORS: GRAY, MAPLE, CHERRY, AND WALNUT
SEE THE STREETSITES SERIESH FOR ADDITIONAL SLAT OPTIONS

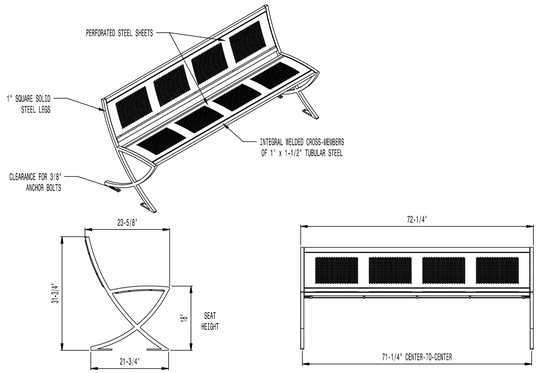
MOUNTING
STANDARD SURFACE (AS SHOWN) AND IN-GROUND
AVAILABLE WITH ADA COMPLIANT LEG POSITIONING
(ADA COMPLIANT TABLE/BENCH CONFIGURATION: 8' TABLE WITH 6' BENCHES)
LENGTHS
STANDARD 6' LENGTH SHOWN
STANDARD 8'

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLES AND BENCHES ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: CM-56 SERIES (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

1 PICNIC TABLE

NOT TO SCALE



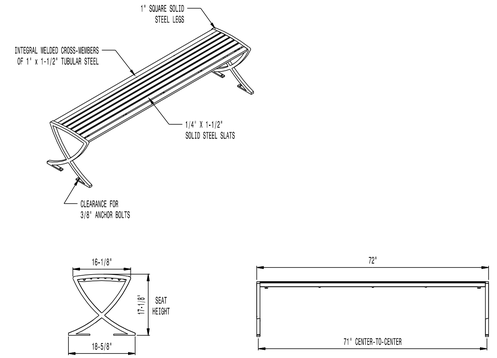
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:
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2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: LILY BENCH LIL-20NA-P (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

2 BENCH W/ BACK

NOT TO SCALE



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

LENGTHS
STANDARD 4'
STANDARD 6' (AS SHOWN)

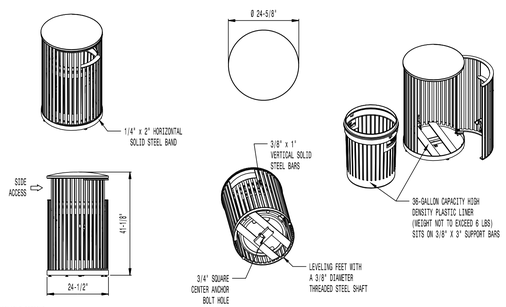
NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

MODEL: LILY BENCH LIL-23NA-F (6' LENGTH)
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

3 BACKLESS BENCH

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SSSTIVE VINYL OUTDOOR DECALS

LID
STANDARD WITH SOLID CONVEX LID (AS SHOWN), AVAILABLE WITH OPTIONAL SOLID CONVEX LID WITH RAISED BAND. AVAILABLE WITH OPTIONAL STAINLESS STEEL ASHTRAY. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
STANDARD WITH INTERIOR LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYED LOCK BOX OR TRI-KEYED LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

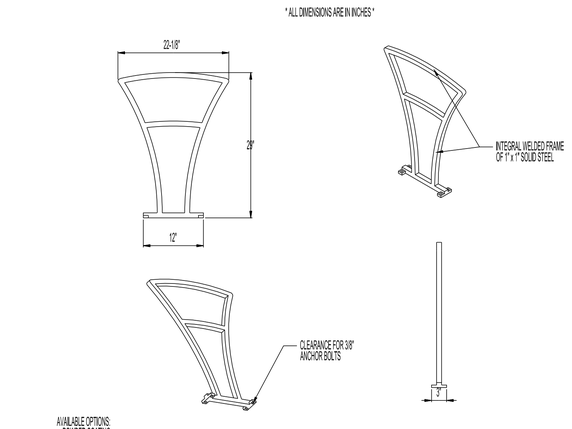
NOTES:
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3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

MODEL: STEELSITE SERIES TRASH CAN SD-36
STANDARD CONVEX RIVETED LID
MANUFACTURER: VICTOR STANLEY, INC.
AS SUPPLIED BY DOWNS & ASSOCIATES
CONTACT:
MELANIE POLANCO
P: 303-744-0399

4 TRASH RECEPTACLE

NOT TO SCALE

* ALL DIMENSIONS ARE IN INCHES *



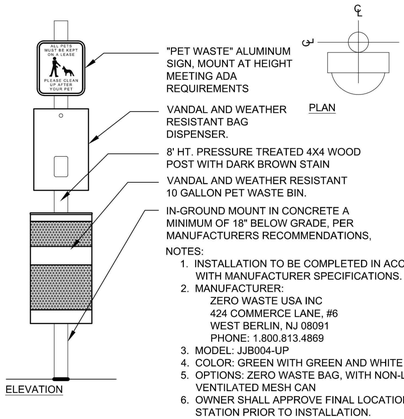
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS.
CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:
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3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKE RACK IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

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

5 BIKE RACK

NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
ZERO WASTE USA INC
424 COMMERCE LANE, #6
WEST BERLIN, NJ 08091
PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

6 PET WASTE STATION

NOT TO SCALE

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■

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■ Engineering ■

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10333 E. DRY CREEK RD. #240
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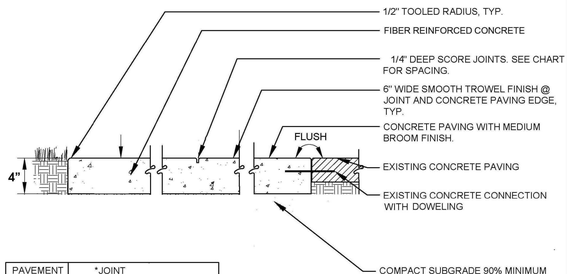
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■ Sheet Number ■
L2.2

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017



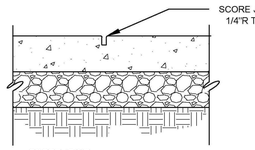
PAVEMENT WIDTH	*JOINT SPACING
10'	10' OC
8'	8' OC
6'	6' OC
5'	10' OC
4'	8' OC

*OR AS DEPICTED ON PLANS

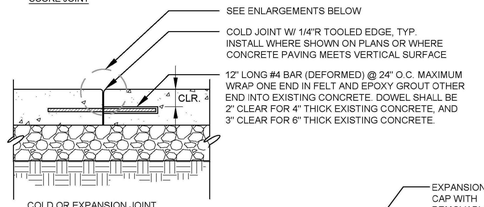
NOTES:
1. MEDIUM BROOM FINISH PERPENDICULAR TO WALK DIRECTION UNLESS OTHERWISE SHOWN ON PLAN.
2. CROSS SLOPE SHALL BE 1.8% WITH A TOLERANCE OF +/-0.2%, AND NOT EXCEEDING 2% OR FALLING UNDER 1.5%, UNLESS OUTSIDE PATH OF TRAVEL.
4. SCORE JOINTS SHALL BE TOOLED 1/4" WIDE AND DEEP.
5. EXPANSION JOINTS MAY OCCUR AT THE JUNCTION BETWEEN FLAT AND VERTICAL CONCRETE SURFACES.

0 3" 6" 1' 2'

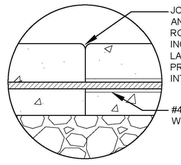
SCALE: 1" = 1'-0"



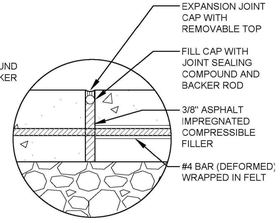
SCORE JOINT



COLD OR EXPANSION JOINT



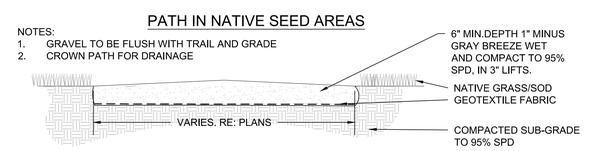
COLD JOINT DETAIL ENLARGEMENT
SCALE: 1/2" = 1'-0"

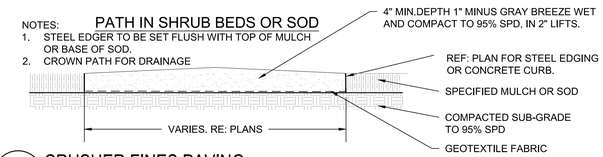


EXPANSION JOINT DETAIL ENLARGEMENT
SCALE: 1/2" = 1'-0"

1 CONCRETE PAVING

NOT TO SCALE





2 CRUSHER FINES PAVING

NOT TO SCALE





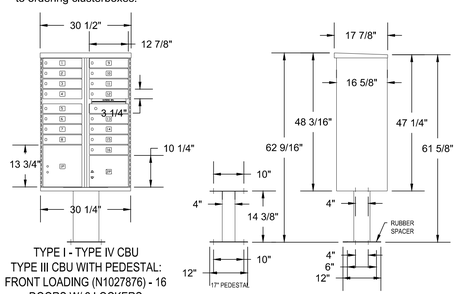
MANUFACTURER: BORGERT PRODUCTS, INC.
MODEL: BULOVAR LINEAR SLAB
DIMENSIONS: 3" X 16" X 4"
CONTACT: BORGERT PRODUCTS - GLEN VAN HORN
303-783-3864

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATION BY FACTORY AUTHORIZED INSTALLER
2. PRODUCT TO BE BORGERT PRODUCTS BULOVAR PAVER SLAB OR APPROVED EQUAL
3. PAVER PATTERN TO BE RUNNING BOND

3 PAVER 'A'

NOT TO SCALE

Notes:
1. Installation to be completed in accordance with specifications by factory authorized installers.
2. Contractor to verify concrete pad dimension & construction specifications with USPS before constructing
3. Contractor to make submittals for mailbox cluster units for review & approval, with pricing info, prior to ordering clusterboxes.



TYPE I - TYPE IV CBU
TYPE III CBU WITH PEDESTAL:
FRONT LOADING (N1027876) - 16 DOORS W/ 2 LOCKERS

POSTAL PRODUCTS UNLIMITED, INC
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-229-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com

16 Box Unit
Qty: 6



Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

Outdoor Pedestal Mailbox
Units: 12 Box (F181570-12)
16 Box (F181570-16)
Weight: 12 Box = 138 lbs
16 Box = 161 lbs
Height: 62" Width: 28.5" Depth: 17.5"

Available from:
U.S. Mail Supply
1.800.571.0147
www.usmailsupply.com

4 MAILBOX CLUSTER

NOT TO SCALE



MANUFACTURER: NATURAL STRUCTURES
MODEL: 20'X20' SENTINEL MOUNTAIN SERIES SKI SHELTER
CATLOG NUMBER: SHELTER-WPSB

DESCRIPTION:
- FLAT SLOPED ROOF; 2/12 ROOF PITCH
- 10" X 10" PRESSURE TREATED DOUGLAS FIR WOOD POSTS
- TGIC POWDER COATED STEEL BEAMS & PURLINS
- 2" X 6" PRESSURE TREATED FIR TONGUE & GROOVE ROOF DECK
- 2" X 12" PRESSURE TREATED FIR FASCIA
- 24 GAUGE STANDING SEAM ROOFING
- 30LB UNDERLAYMENT
- 35LB/PSF SNOW LOAD - 90MPH WIND LOAD
- EPOXY SET ZINC COATED ANCHORS AND ZINC COATED HARDWARE

CONTACT: NATURAL STRUCTURES - CHAD COLTON
800-252-8475 EXT 108

NOTES:
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

5 SHADE STRUCTURE

NOT TO SCALE

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

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

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

TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO
FINAL LANDSCAPE PLANS

Drawn by:	JWI, BEM, GG
Checked by:	PCS STAFF
Submittal Date:	04.18.2017
	12.15.2017
	3.2.2018

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

■ Sheet Name ■
SITE & LANDSCAPE DETAILS

■ Sheet Number ■
L2.3

Y:\HESS RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESS-LDSCP PLANS - FILING 3.DWG
Thursday, March 16, 2017

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
60 Q T 150 H 210 TT TQ F	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
4X30SST 4X18SST 4X15LCS 4X9LCS 4X15RCS 4X9RCS	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP8005R PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

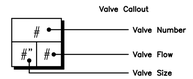
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
5.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
5.0	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	5.00	42'

IRRIGATION SCHEDULE

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 TLFV-1. AUTOMATIC FLUSH VALVE, WITH INSERT INLET

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 5143X: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	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 PVC CLASS 200 IRRIGATION PIPE.
	PIPE SLEEVE: PVC CLASS 200 SDR 21

Valve Callout



INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF UP TO 90 PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE. BOOSTER PUMP MAY BE REQUIRED.
   1.1. NEITHER HISTORICAL NOR CIVIL SITE HYDRAULICS WERE AVAILABLE AT THE TIME OF DESIGN.

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

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

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

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

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

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

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

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

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

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

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

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

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

11. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

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

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

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

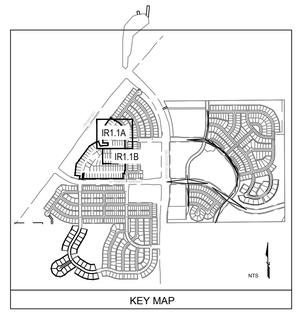
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
6	CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND CONTROL WIRES STUB FROM ADJACENT FILING. MAKE MAINLINE AND WIRE CONNECTIONS AND ROUTE AS INDICATED EXISTING ISOLATION GATE VALVE FROM ADJACENT FILING SHOWN FOR REFERENCE.
8	CONTRACTOR SHALL FIELD LOCATE EXISTING SPRINKLER OR DRIP LATERAL LINE FROM ADJACENT FILING. MAKE NEW LATERAL LINE CONNECTION AND ROUTE AS INDICATED

EMITTER SCHEDULE

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

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



KEY MAP

NORTH SCALE: 1"=30'-0"

0 10' 30' 60'

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

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

■ Engineering ■

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

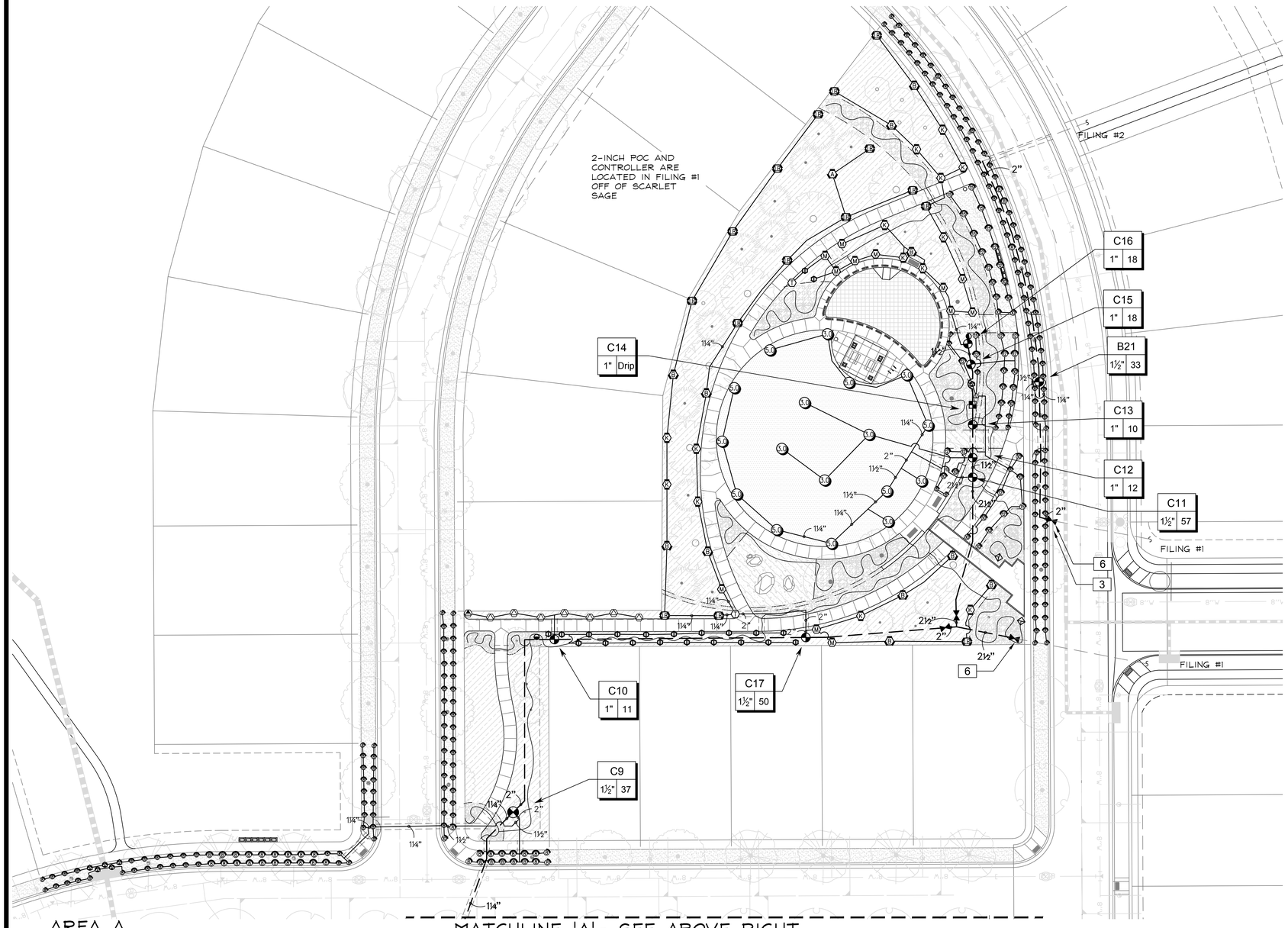
TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO
FINAL LANDSCAPE PLANS

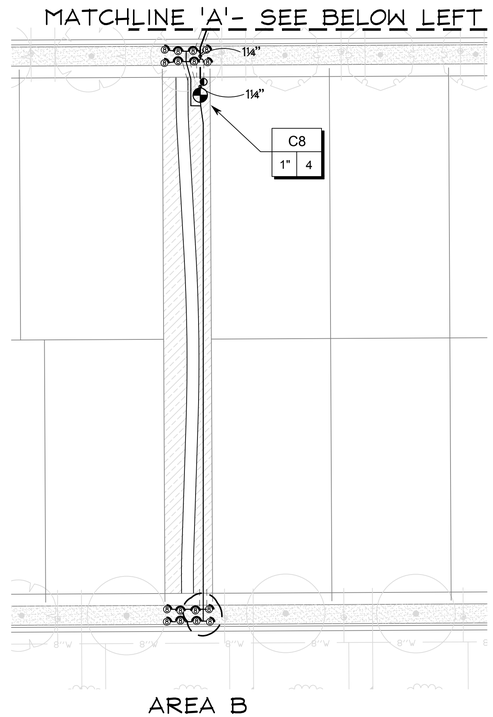
Drawn by: DGP/MLP
Checked by: TEAM
Submittal Date: 04.18.2017
12.15.2017
2.28.2018

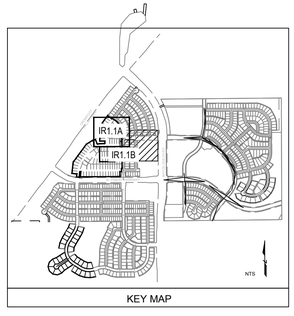
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■ Sheet Name ■
IRRIGATION LEGEND AND NOTES

■ Sheet Number ■
IR1.0







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

■ Prepared For■

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Irrigation Design ■

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

■ Engineering ■

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

TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO

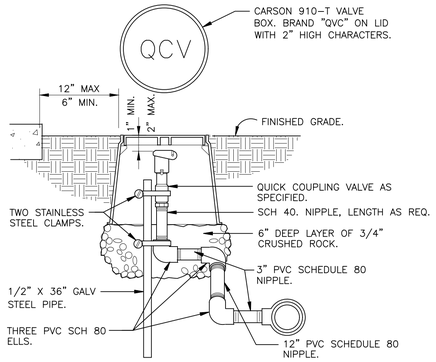
FINAL LANDSCAPE PLANS

Drawn by: DGP/MLP
Checked by: TEAM
Submittal Date: 04.18.2017
12.15.2017
2.28.2018

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

■ Sheet Name ■
IRRIGATION PLAN

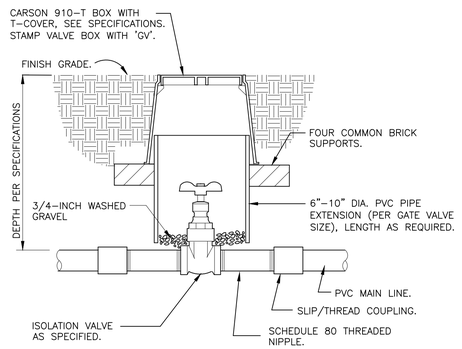
■ Sheet Number ■
IR1.1



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

1 QUICK COUPLING VALVE IN BOX

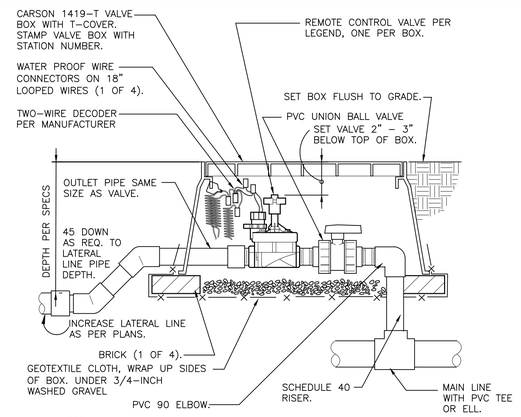
1 1/2" = 1'-0" 328406.43-02



NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

2 ISOLATION GATE VALVE

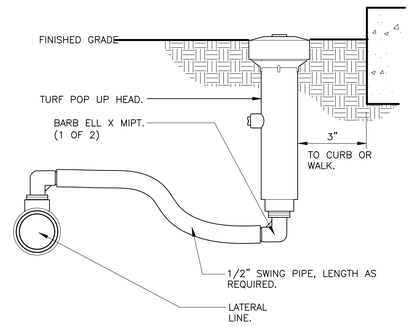
1 1/2" = 1'-0" 328406.33-01



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

3 REMOTE CONTROL TURF VALVE W/DECODER

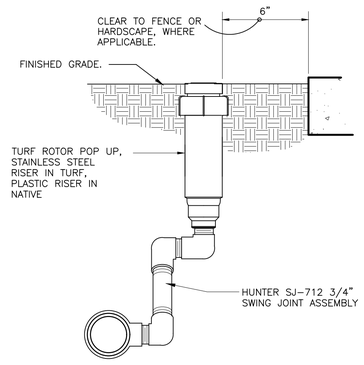
1 1/2" = 1'-0" 328406.13-06



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

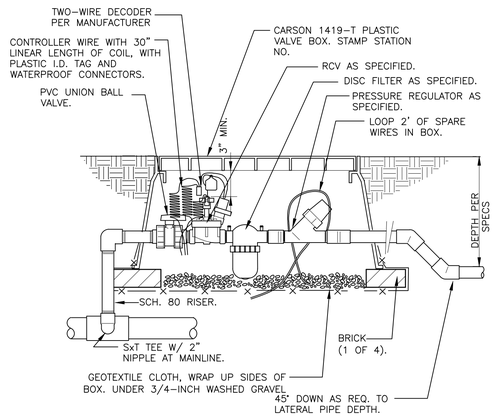
4 6-INCH POP-UP SPRAY

3" = 1'-0" 328403.13-02



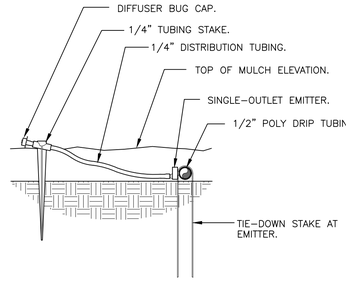
5 GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'-0" 328403.16-01



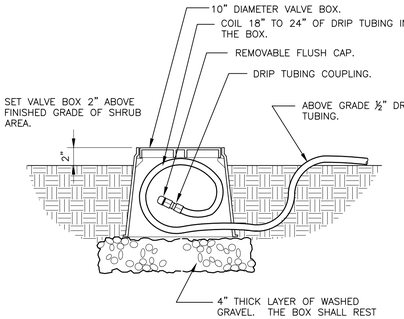
6 1" DRIP VALVE W/DISC FILTER W/DECODER

1 1/2" = 1'-0" 328413.76-16



7 DRIP EMITTER AT 1/4" TUBING

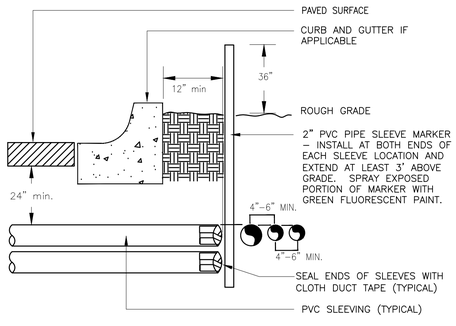
3" = 1'-0" 328413.13-03



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

8 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06



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

9 TYPICAL SLEEVE

N.T.S. 328409.76-21

■ Prepared For■

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CENTENNIAL, CO 80112

■ Irrigation Design ■

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TRAILS AT CROWFOOT
FILING NO. 3
PARKER, COLORADO

FINAL LANDSCAPE PLANS

Drawn by: DGP/MLP
Checked by: TEAM
Submittal Date: 04.18.2017
12.15.2017
2.28.2018

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

■ Sheet Name ■
IRRIGATION DETAILS

■ Sheet Number ■
IR2.1