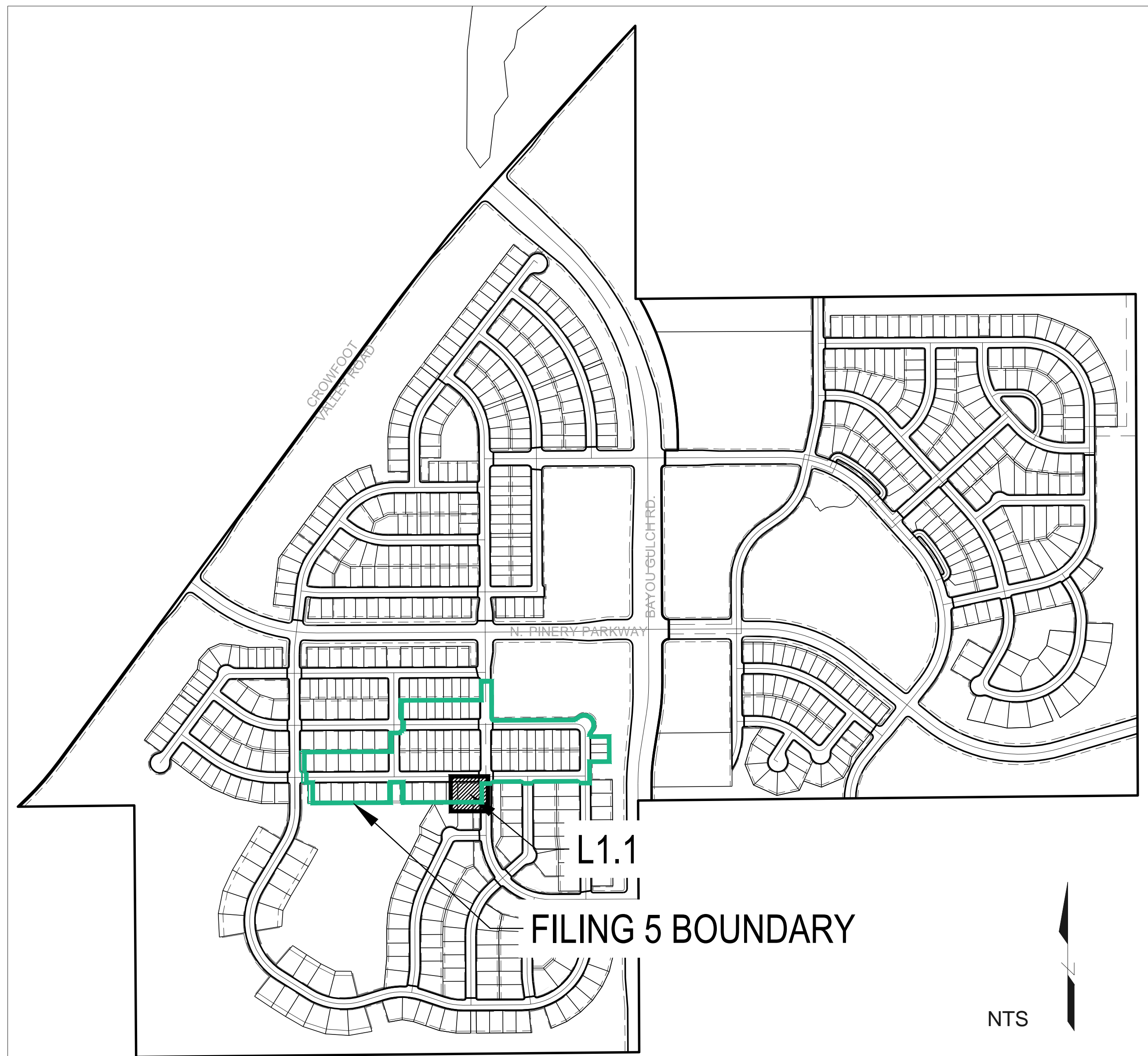


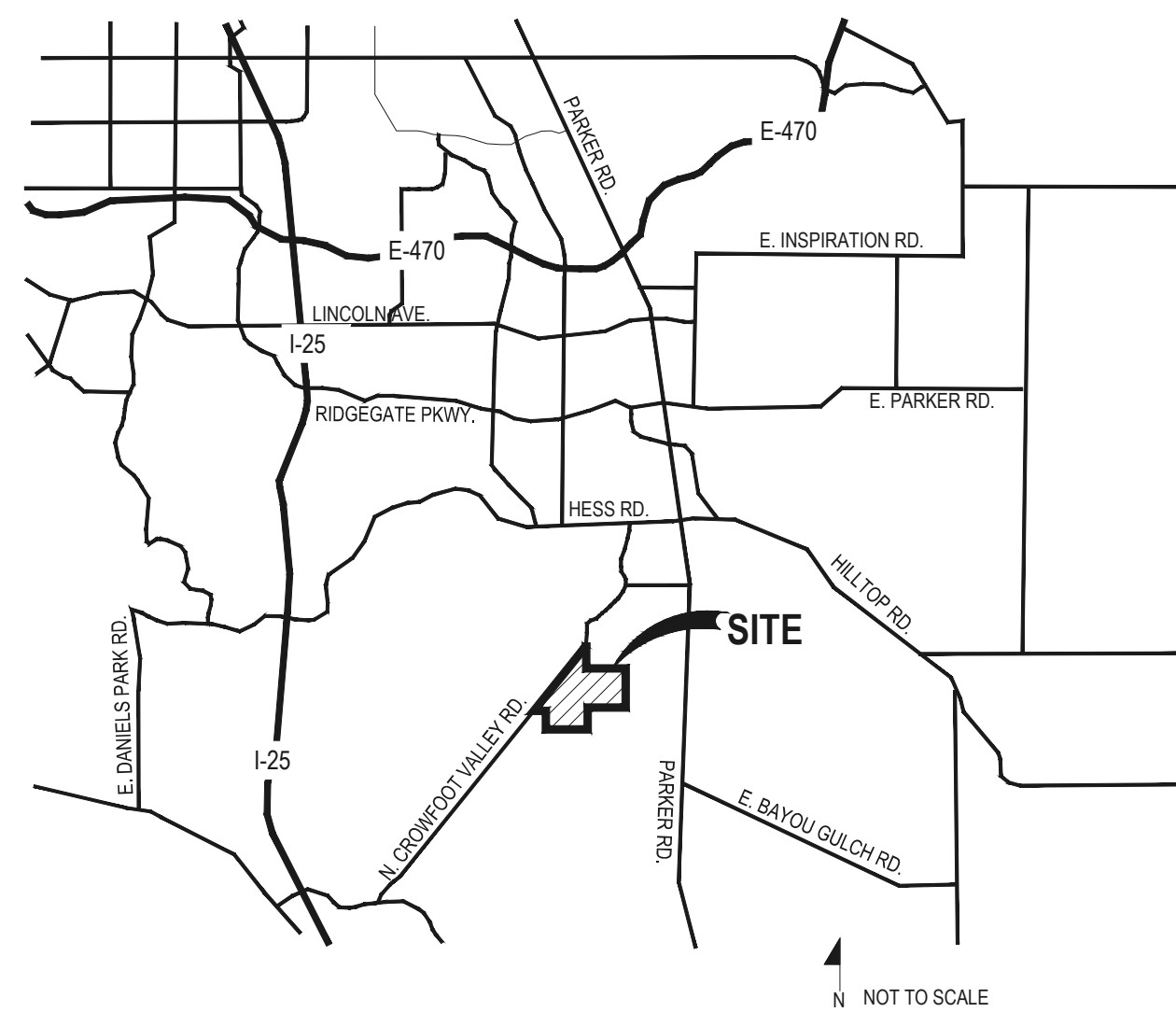
# TRAILS AT CROWFOOT

FILING 5



## KEY MAP

### VICINITY MAP

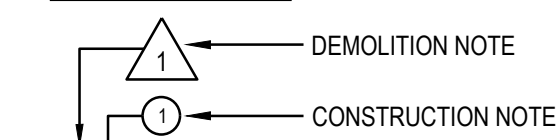


SHEET INDEX	
Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	SITE & LANDSCAPE DETAILS
L2.1	SITE & LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN & NOTES
IR2.1	IRRIGATION DETAILS

### SYMBOLS & ABBREVIATIONS

AC = ACRE	EXP. = EXPANSION	O.C. = ON CENTER
APPROXIMATE = APPROX.	E.W. = EACH WAY	O.D. = OUTSIDE DIAMETER
B&B = BALL AND BURLAP	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING
BOC = BACK OF CURB	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION
B.M. = BENCH MARK	FIN. = FINISH	P.V.C. = POLYVINYL CHLORIDE
BLDG. = BUILDING	F.H. = FIRE HYDRANT	PIPE
B.S. = BOTTOM OF STAIR	FL = FLOW LINE	PL = PROPERTY LINE
B.W. = BOTTOM OF WALL	FTG. = FOOTING	R = RADIUS
CAL. = CALIPER	FT. = FEET	R.C.P. = REINFORCED CONCRETE PIPE
C.B. = CATCH BASIN	GA. = GAUGE	R.O.W. = RIGHT OF WAY
CL CATCH BASIN CENTER LINE	GALV. = GALVANIZED	REQD. = REQUIRED
C.O. = CLEANOUT	H.W. = HEAD WALL	REINF. = REINFORCED
COL. = COLUMN	H.P. = HIGH POINT	SHT. = SHEET
CONC. = CONCRETE	HT. = HEIGHT	SPEC. = SPECIFICATIONS
CONT. = CONTINUOUS	HORIZ. = HORIZON	SO. = SQUARE
CONTR. = CONTRACTOR	I.D. = INNER DIAMETER	S.F. = SQUARE FEET
C.F. = CUBIC FEET	IN. = INCH	S.V. = SQUARE YARD
C.Y. = CUBIC YARD	INW. = INWERT	S.S. = STAINLESS STEEL
DET. = DETAIL	L.P. = LOW POINT	T.C. = TOP OF CURB
DIM. = DIMENSION	L.F. = LINEAR FEET	T.S. = TOP OF STAIR
DIA. = DIAMETER	MAX. = MAXIMUM	T.W. = TOP OF WALL
DWG. = DRAWING	M.H. = MAN HOLE	TYP. = TYPICAL
EA. = EACH	MIN. = MINIMUM	VERT. = VERTICAL
ELEV. = ELEVATION	MISC. = MISCELLANEOUS	W/O = WITH OUT
EXIST. = EXISTING	N.I.C. = NOT IN CONTRACT	W.W.M. = WOVEN WIRE MESH
E.P. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	

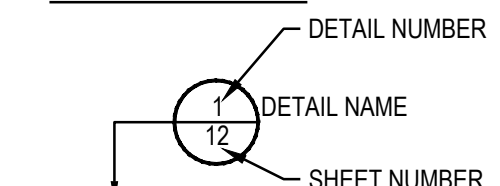
### NOTE IDENTIFICATION



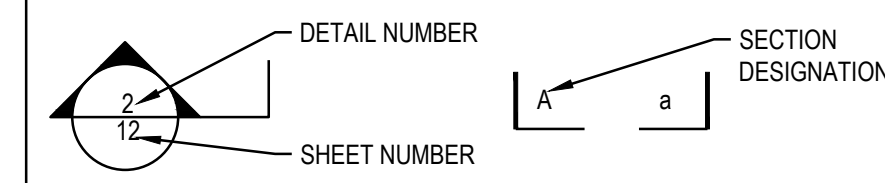
### ELEVATION IDENTIFICATION



### DETAIL IDENTIFICATION



### DETAIL SECTION IDENTIFICATION



### GENERAL NOTES

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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances. Subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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

Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

Prepared For

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence plaza  
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1.303.531.4905 . f.303.531.4908

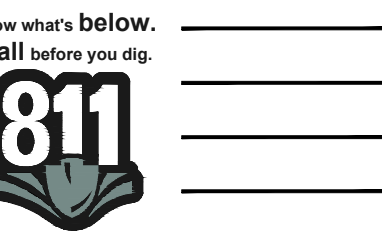
Engineering



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

TRAILS AT CROWFOOT  
FILING NO. 5  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: xx.xx.2017



Sheet Name  
LANDSCAPE  
COVER SHEET

Sheet Number

L0.0

OWNER / DEVELOPER

ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE  
ARCHITECT



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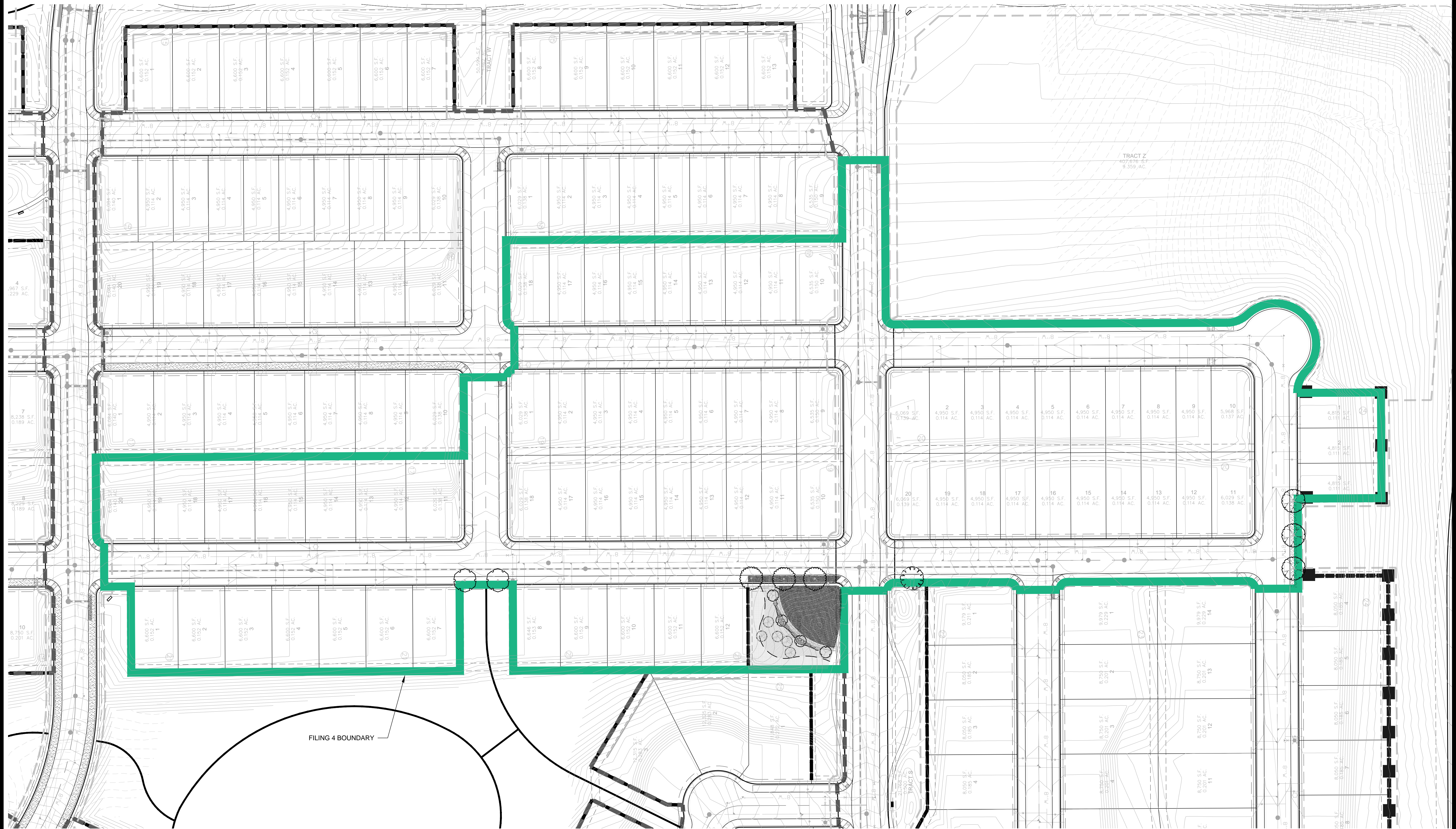
CIVIL ENGINEER



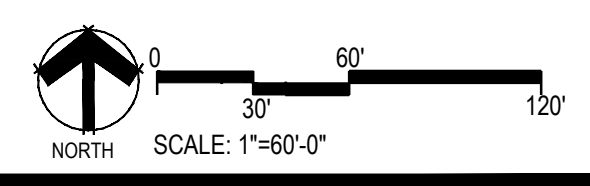
10333 E. DRY CREEK RD. #240  
ENGLEWOOD, CO 80112  
720-482-9526



Y:\HESSE RANCH\LANDSCAPE ARCHITECTURE\CURRENT DWGS\HESSE-LDSCP PLANS - FILING 5.DWG  
Thursday, May 18, 2017



- 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 AND WILL BE LOWER THAN 3' WITHIN SIGHT TRIANGLES.
  4. TREE CANOPIES WITHIN SIGHT TRIANGLES WILL BE NO LOWER THAN 8'



Prepared For

E5X MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

Land Planning



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Engineering



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

# TRAILS AT CROWFOOT

FILING NO. 5  
PARKER, COLORADO  
LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: xx.xx.2017

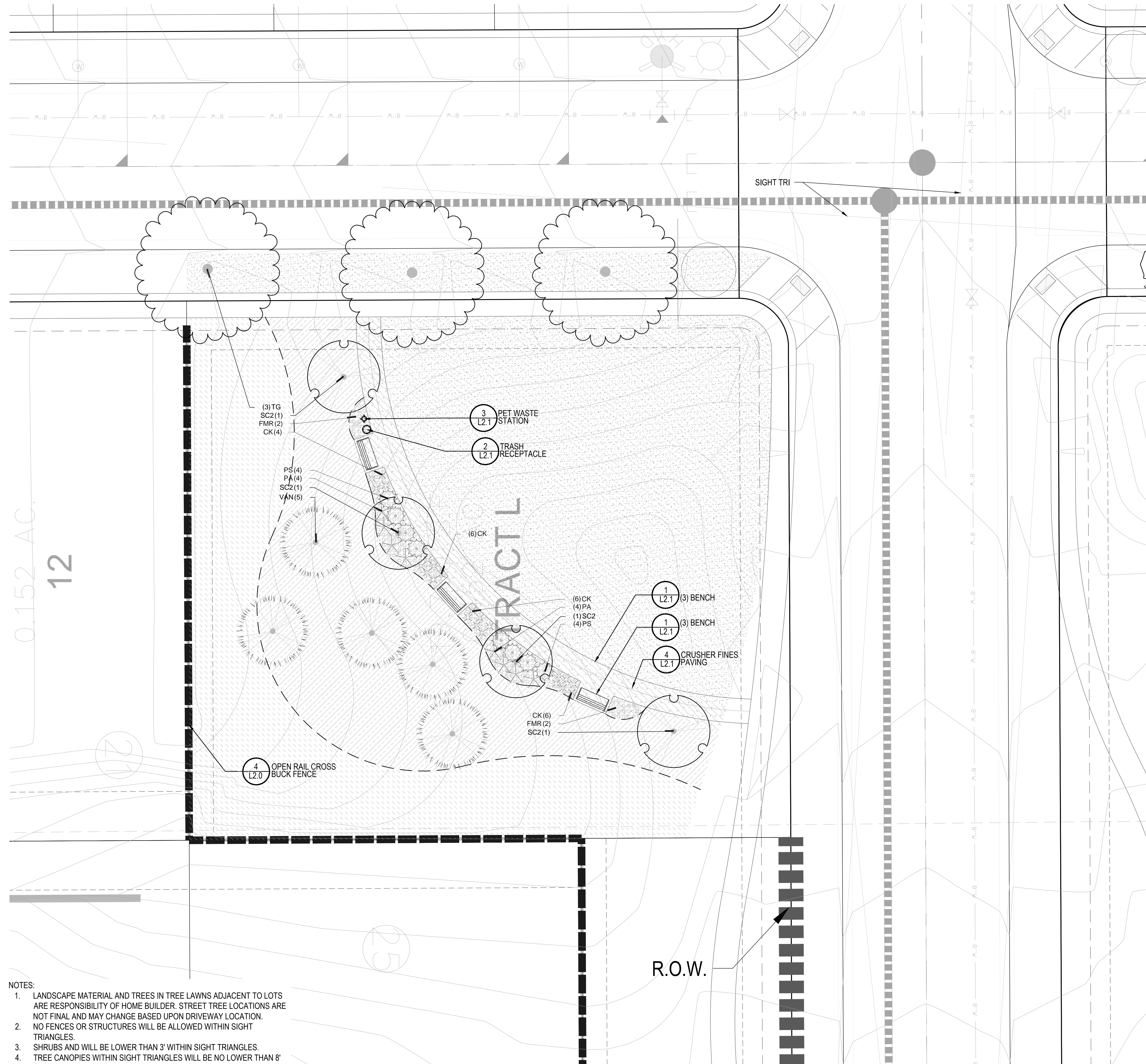


Sheet Name  
OVERALL  
LANDSCAPE PLAN

Sheet Number

L1.0

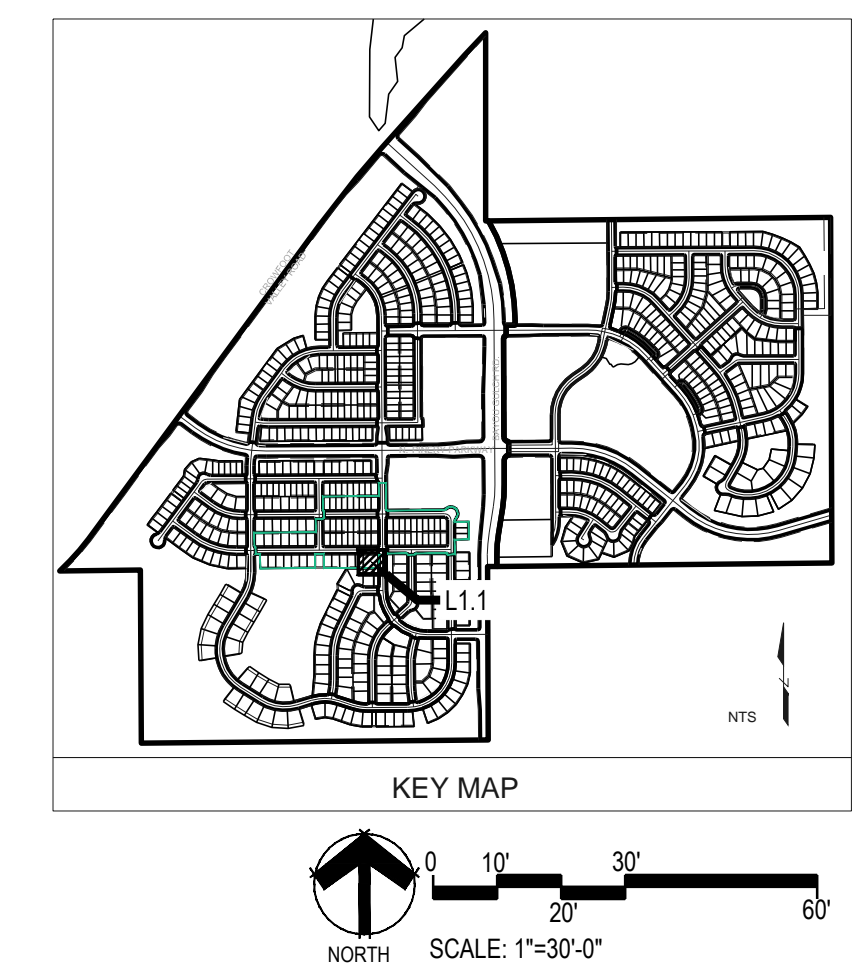
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Thursday, May 18, 2017



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

**PLANT & GROUND COVER LIST**

DECIDUOUS TREES	COMMON NAME
TG	GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES	COMMON NAME
VAN	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
SC2	SPRING SNOW CRAB APPLE
DECIDUOUS SHRUBS	COMMON NAME
FMR	FIRE MEIDLAND ROSE
PA	RUSSIAN SAGE
EVERGREEN SHRUBS	COMMON NAME
PS	MUGO PINE
ORNAMENTAL GRASSES	COMMON NAME
CK	FEATHER REED GRASS
GROUND COVERS	
	COMMON NAME
	BUFFALO GRASS
	CRUSHER FINES
	ROCK MULCH GREY, 4" DIA. COBBLE
	SEED MIX 1
	SEED MIX 2
*	TREES CANOPIES WILL BE NO LONGER THAN 8 FEET WITHIN THE SIGHT TRIANGLE



Prepared For  
**E5X MANAGEMENT**  
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 CENTENNIAL, CO 80112

Land Planning  
 people creating spaces

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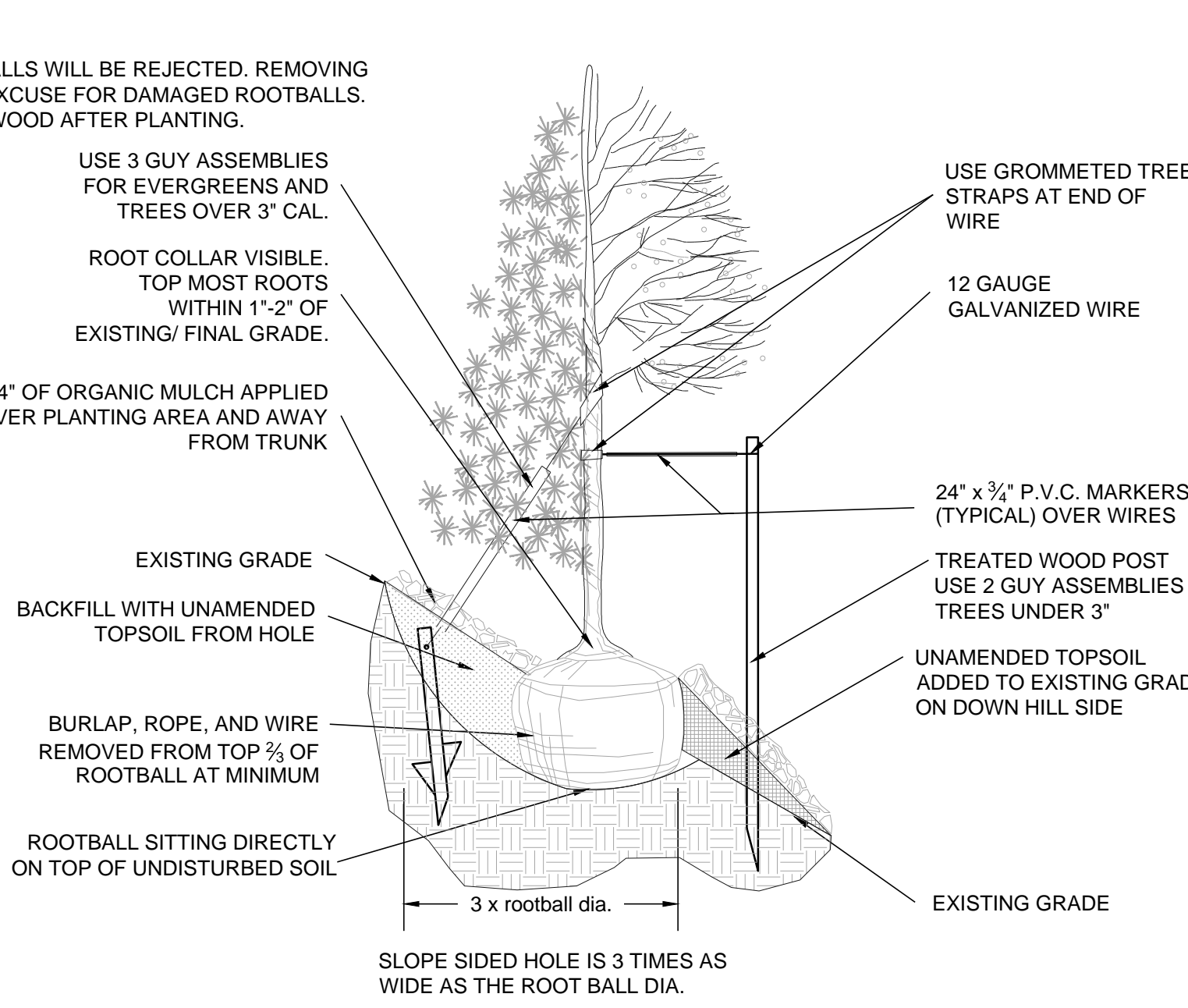
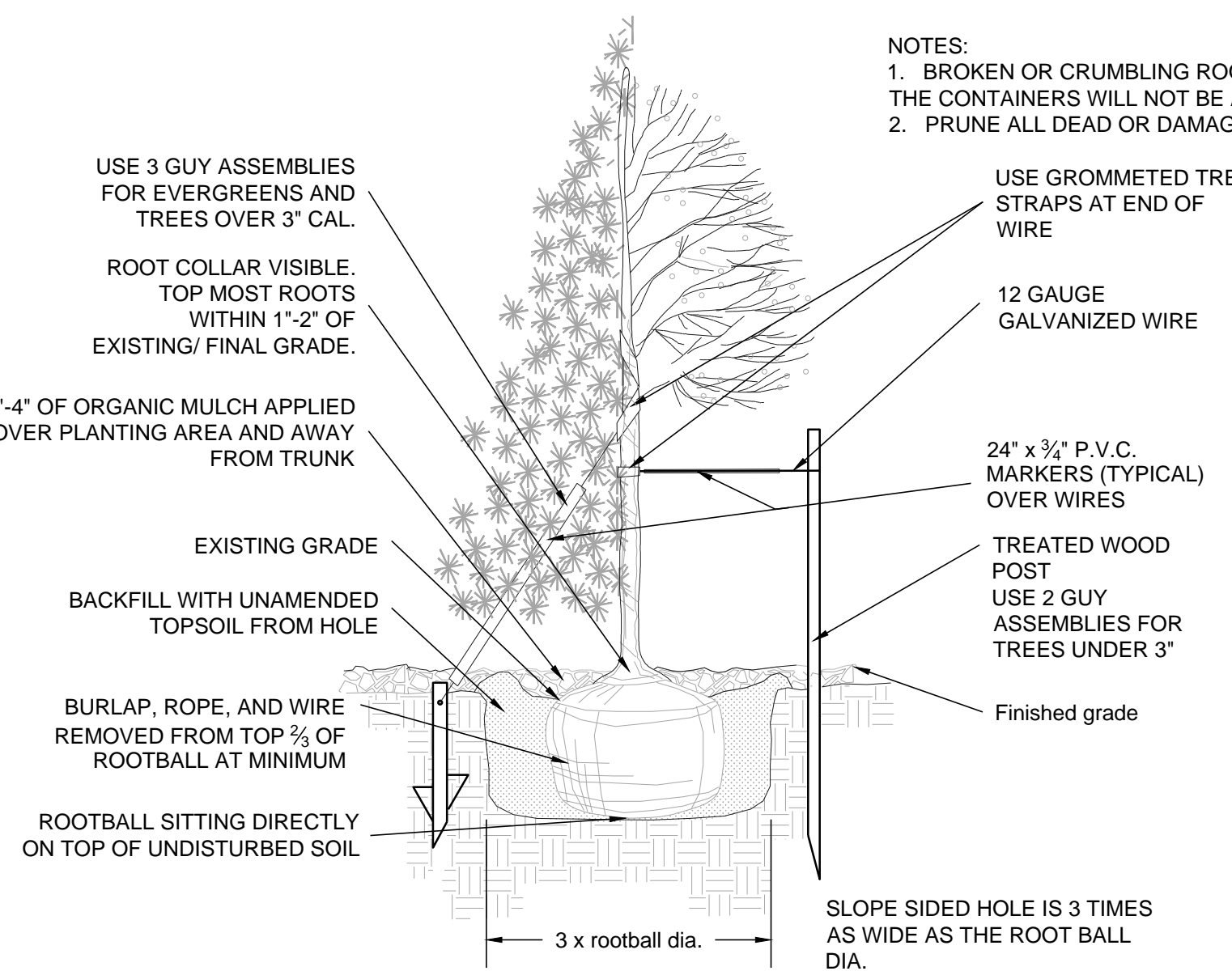
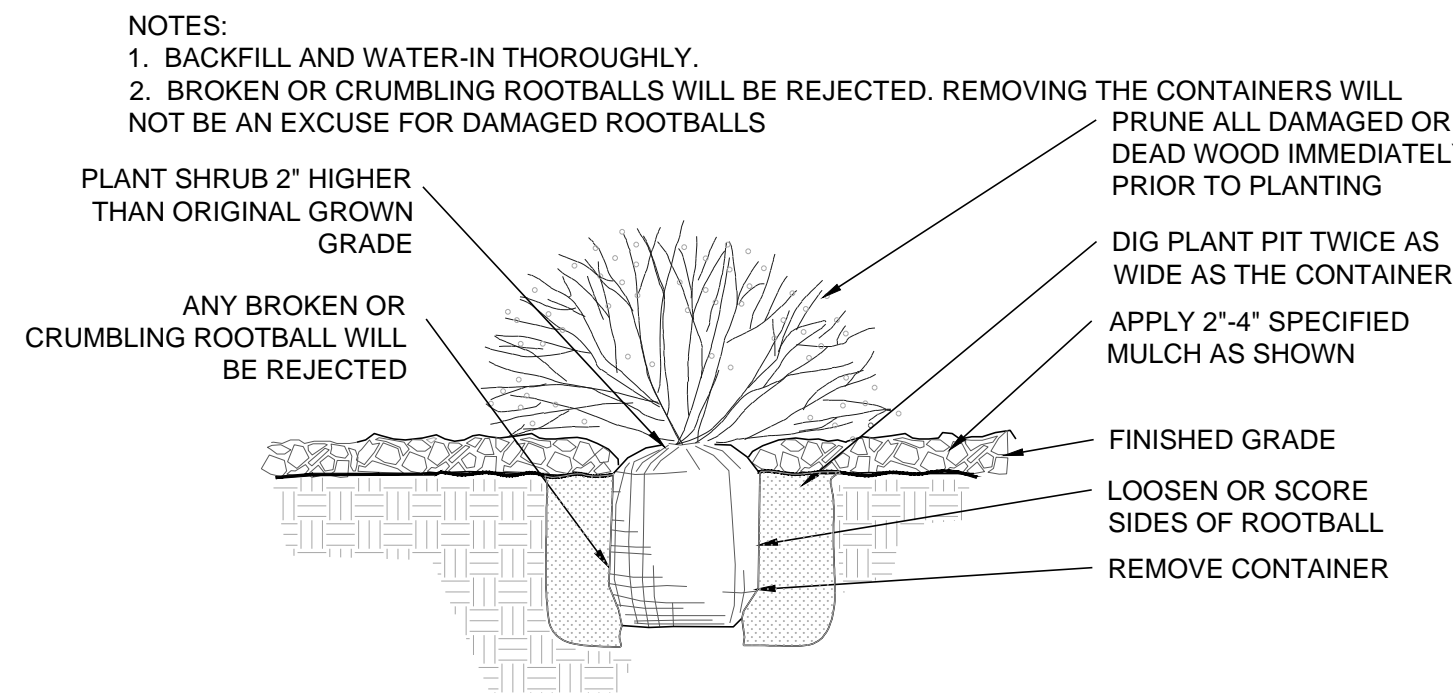
**TRAILS AT CROWFOOT**  
 FILING NO. 5  
 PARKER, COLORADO  
 LANDSCAPE PLANS

Drawn by: JWI, BEM, GG  
 Checked by: PCS STAFF  
 Submittal Date: xx.xx.2017

Know what's below.  
 Call before you dig.

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.1**



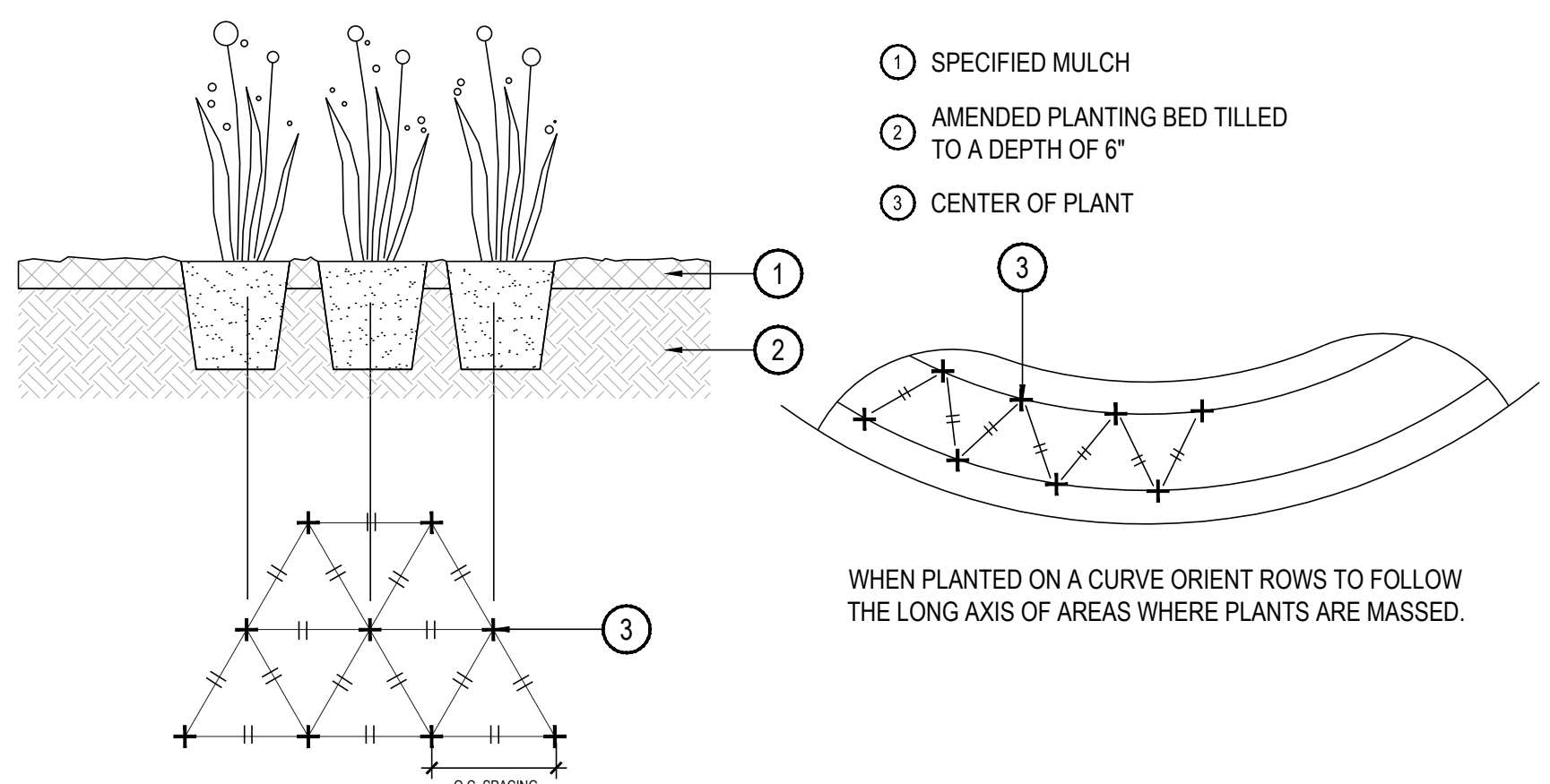
- NOTES:  
1. ALL WORK TO BE DONE AT TIME OF PLANTING  
2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.  
3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE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

1 SHRUB PLANTING

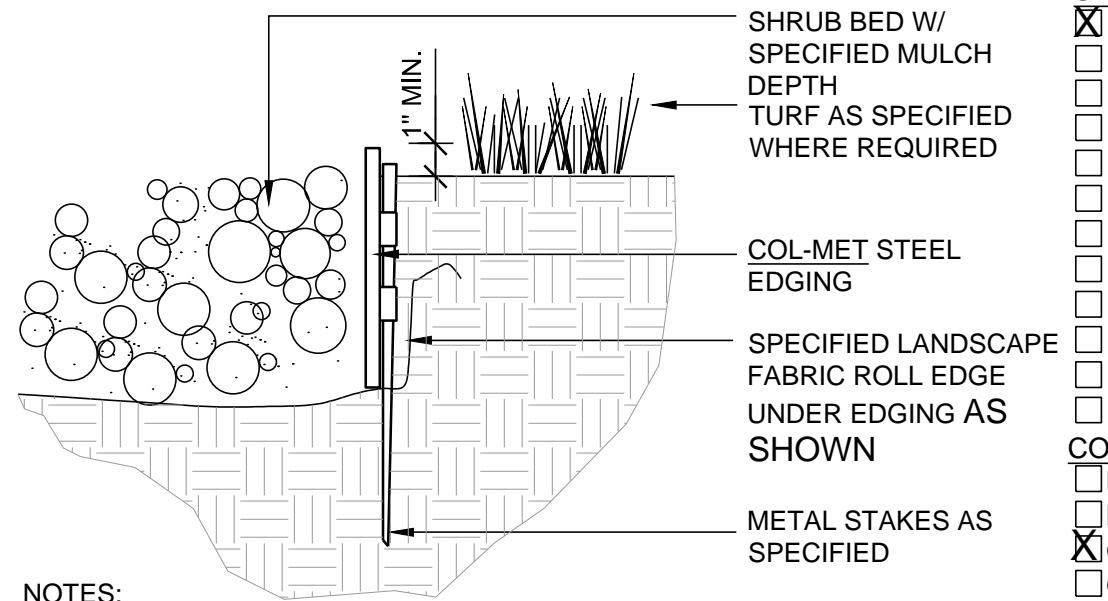
NOT TO SCALE

2 TREE PLANTING

NOT TO SCALE



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



- 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.

- SIZE
- 10' x 4' x 14GA
  - 10' x 4' x 12GA
  - 10' x 4' x 1/8"
  - 10' x 4' x 3/16"
  - 10' x 4' x 1/4"
  - 10' x 5' x 3/16"
  - 10' x 5' x 1/4"
  - 10' x 6' x 14GA
  - 10' x 6' x 12GA
  - 10' x 6' x 1/8"
  - 10' x 6' x 3/16"
  - 10' x 6' x 1/4"
- COLOR/FINISH
- BLACK
  - BROWN
  - GREEN
  - GALVANIZED

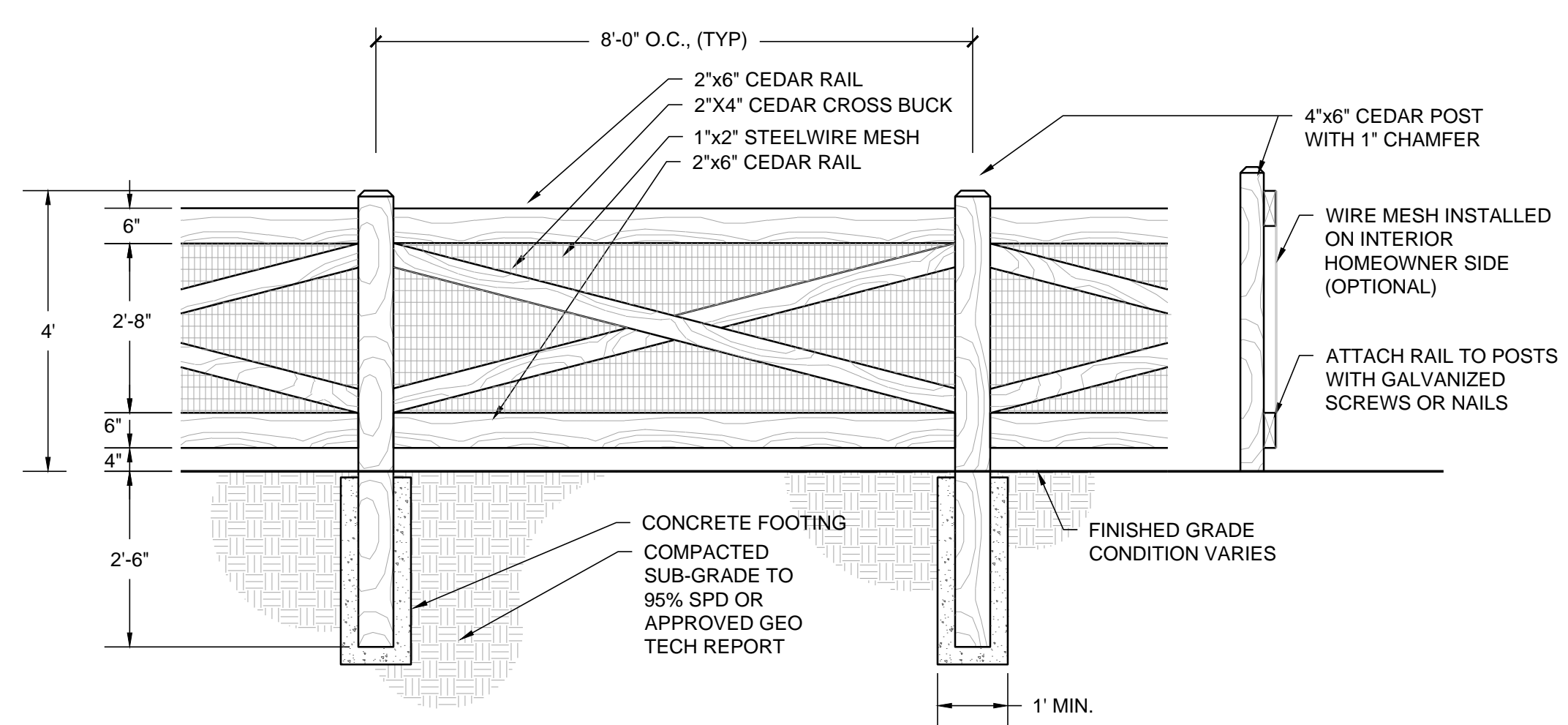
3 PERENNIAL OR GRASS PLANTING

NOT TO SCALE

4 STEEL EDGER

NOT TO SCALE

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



5 OPEN RAIL CROSS BUCK FENCE

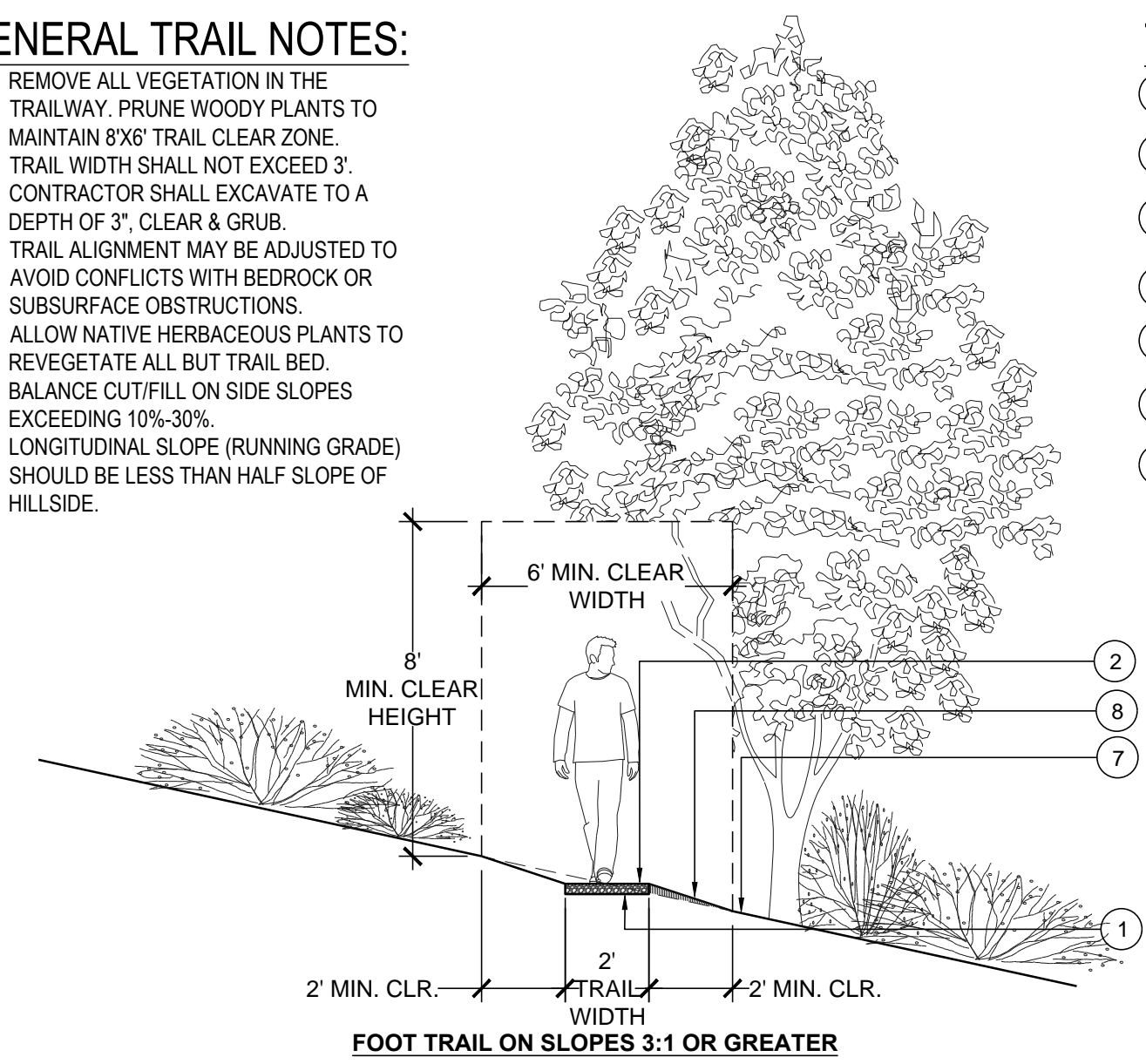
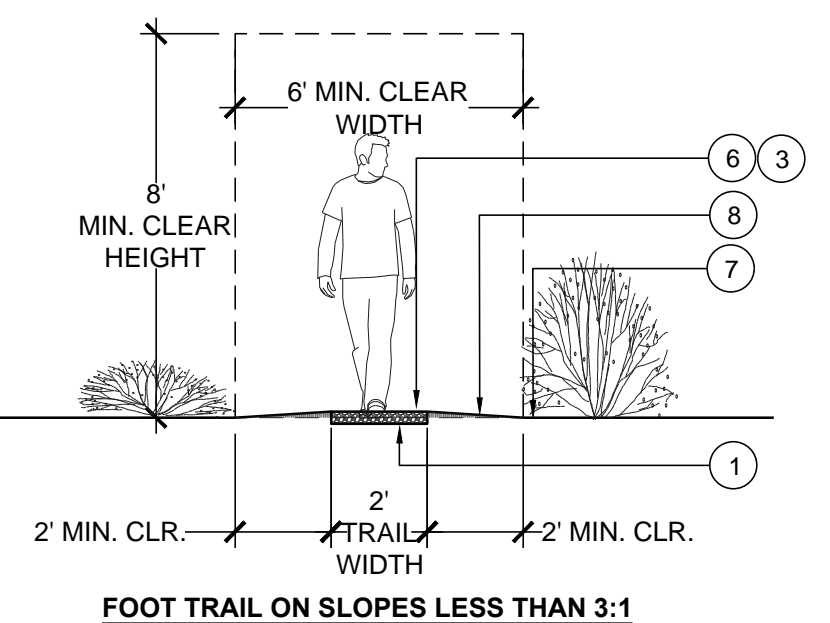
NOT TO SCALE

6 FOOT TRAIL

NOT TO SCALE

GENERAL TRAIL NOTES:

1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'x6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3". CLEAR & GRUB.
3. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
4. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
5. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
6. LONGITUDINAL SLOPE (RUNNING GRADE) SHOULD BE LESS THAN HALF SLOPE OF HILLSIDE.



TRAIL CONSTRUCTION NOTES:

1. EXCAVATE NATIVE SOIL TO A DEPTH OF 2" TO 3".
2. SLOPE 2%-5% FOR DRAINAGE
3. CROWN FOR DRAINAGE
4. PRUNE LIMBS AS REQUIRED
5. CUT SLOPE NOT TO EXCEED 3:1
7. EXISTING GRADE
8. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL AS NEEDED TO FILL TRAIL LOW SPOTS.)

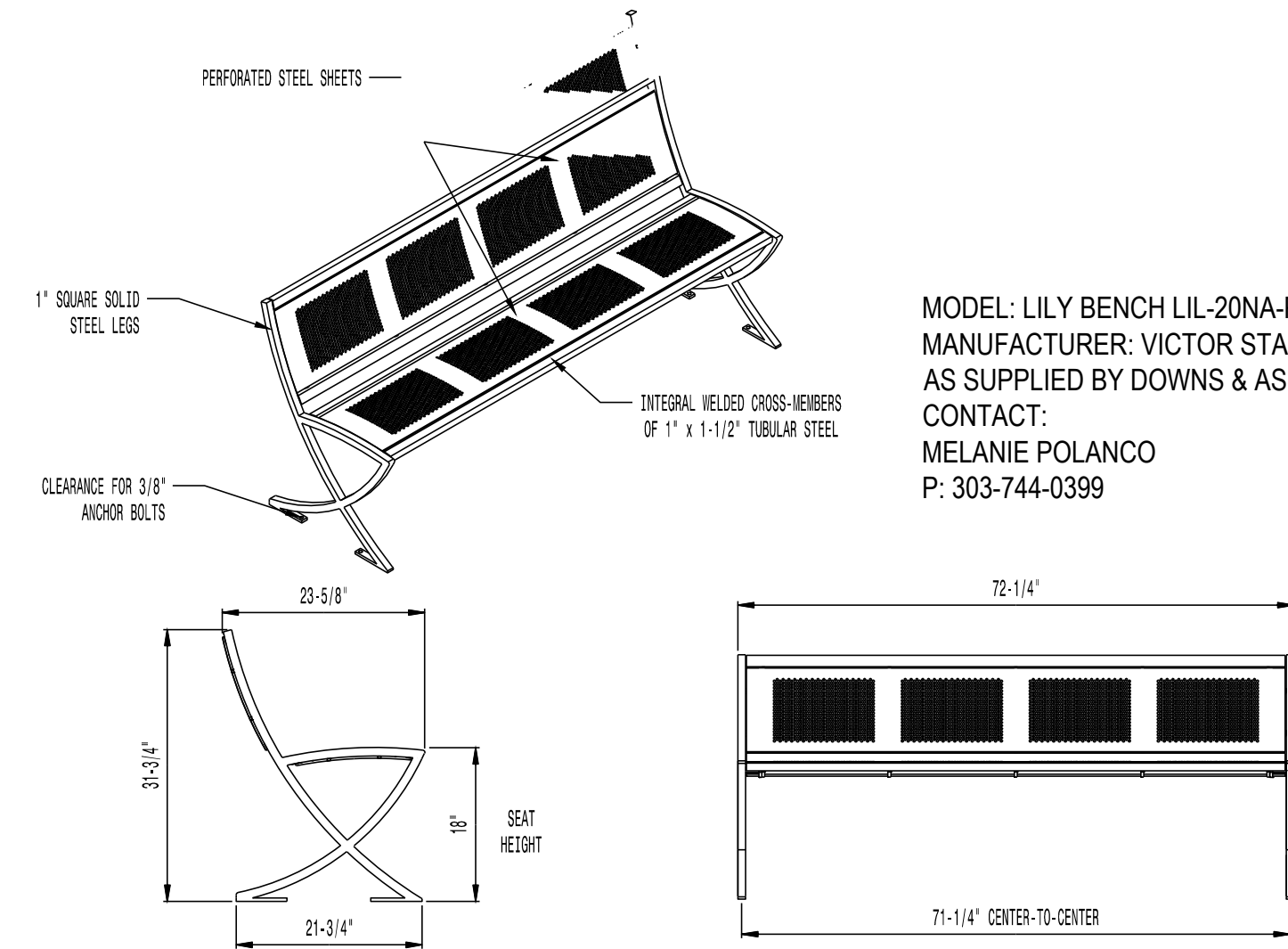
Drawn by: JWI, BEM, GG  
Checked by: PCS STAFF  
Submittal Date: xx.xx.2017



Sheet Name  
SITE & LANDSCAPE DETAILS

Sheet Number

L2.0



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

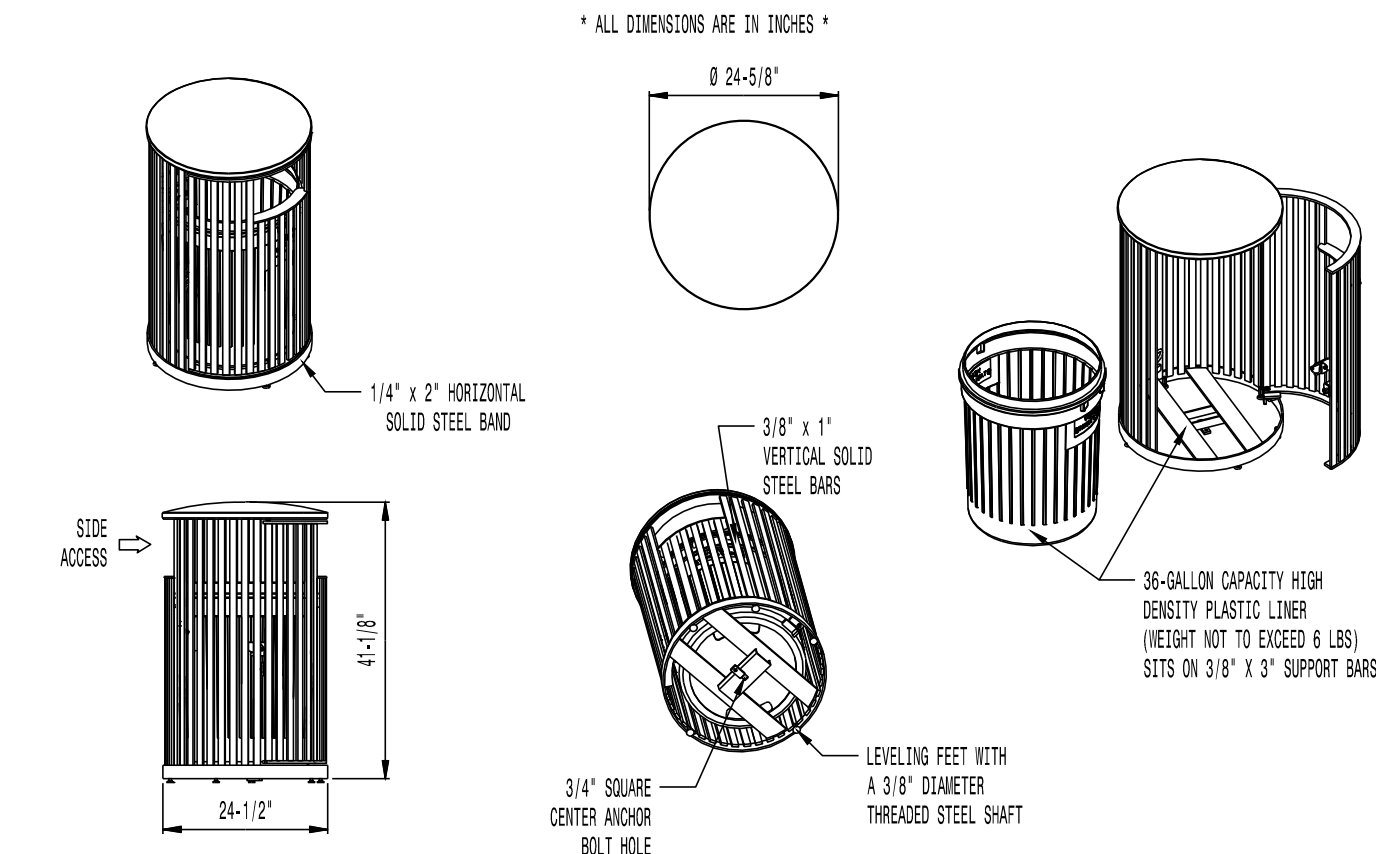
AVAILABLE OPTIONS:  
 POWDER COATING  
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,  
 CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.O.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, 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 800° F (427° 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.

1 BENCH

NOT TO SCALE



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

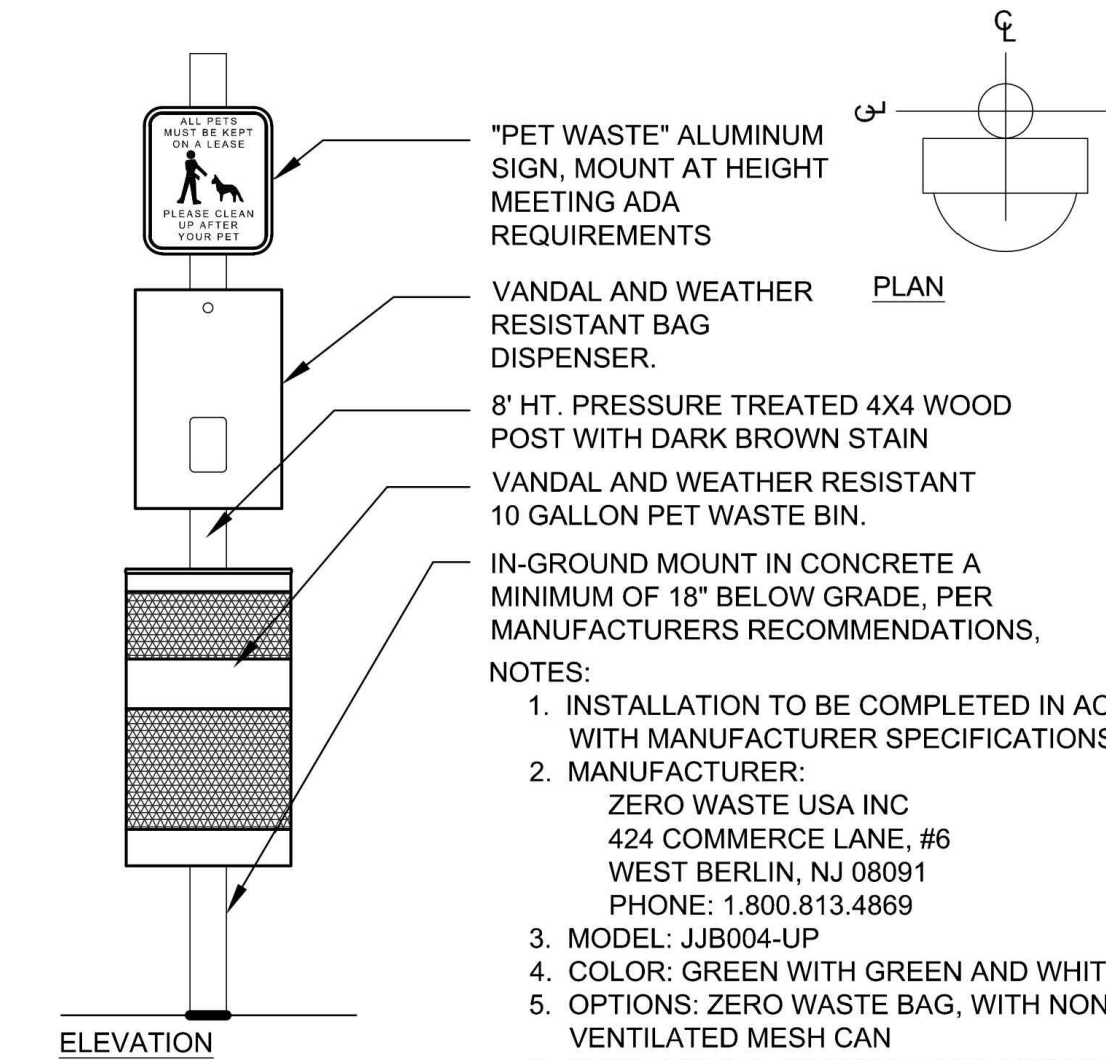
NOTES:

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.O.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. 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. OIL IMPREGATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOUNTING, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYPED 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 OPTICAL WOLDED TUBES, INTERNAL HANDHOLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY SHIPPING 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 800° F (427° 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

2 TRASH RECEPTACLE

NOT TO SCALE



"PET WASTE" ALUMINUM  
 SIGN, MOUNT AT HEIGHT  
 MEETING ADA  
 REQUIREMENTS

VANDAL AND WEATHER  
 RESISTANT BAG  
 DISPENSER

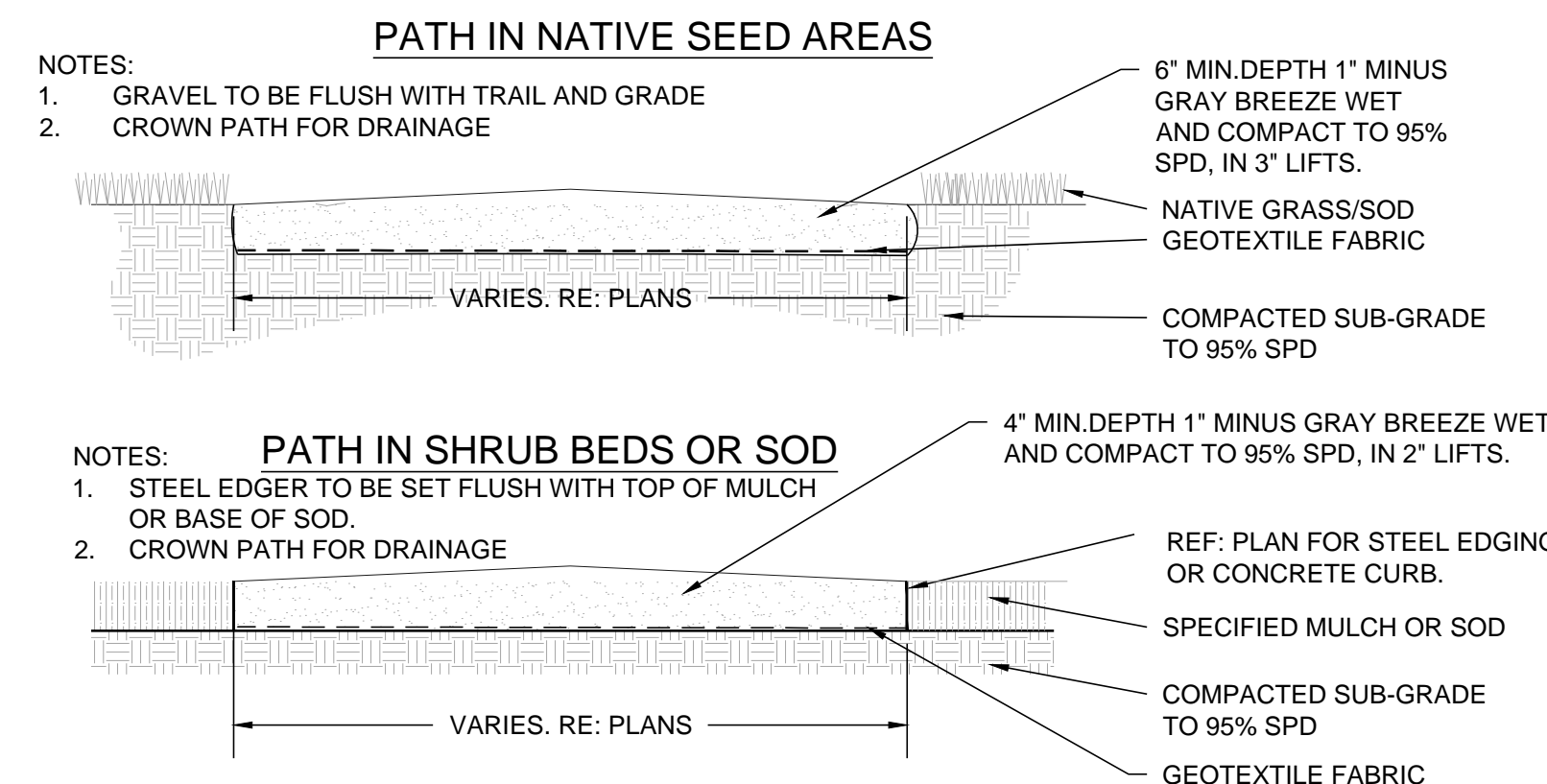
8' HT. PRESSURE TREATED 4X4 WOOD  
 POST WITH DARK BROWN STAIN

VANDAL AND WEATHER RESISTANT  
 10 GALLON PET WASTE BIN.

- IN-GROUND MOUNT IN CONCRETE A  
 MINIMUM OF 18" BELOW GRADE, PER  
 MANUFACTURERS RECOMMENDATIONS.
- 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: JIB004-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.

3 PET WASTE STATION

NOT TO SCALE



NOTES:  
 1. GRAVEL TO BE FLUSH WITH TRAIL AND GRADE  
 2. CROWN PATH FOR DRAINAGE

NOTES:  
 1. STEEL EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.  
 2. CROWN PATH FOR DRAINAGE

4 CRUSHER FINES PAVING

NOT TO SCALE

**PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION**

Drawn by: MLP  
Checked by: PCS STAFF  
Submittal Date: 08.16.2017  
Know what's below. Call before you dig.  
**811**

Sheet Name  
IRRIGATION PLAN & NOTES

Sheet Number

IR1.1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE & SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30

	HUNTER MP3000 PRO5-06-PR540-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
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	HUNTER MP3500 PRO5-06-PR540-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
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY METAFIM LVC250010075-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.

	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.
--	---

	DRIP FLUSH VALVE ASSEMBLY METAFIM TLFV-1, AUTOMATIC FLUSH VALVE, WITH INSERT INLET
--	--

	AREA TO RECEIVE DRIPLINE METAFIM TLHCVR3-12 (18) TECHLINE HCVRX PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE, 0.33GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, 17MM.
--	---

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", OR 2" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION. (EXISTING VALVES CALLED OUT TO REMAIN)

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1.1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
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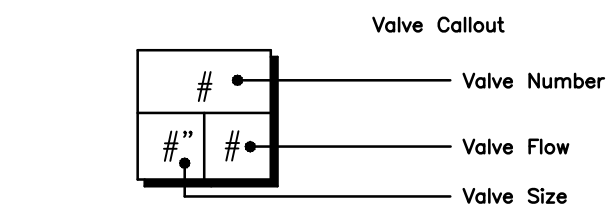
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, 1-INCH IN SIZE UNLESS OTHERWISE NOTED.
--	---

	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO METAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
--	--

	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED.
--	--

	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 EXISTING MAINLINE TO REMAIN
--	---

	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
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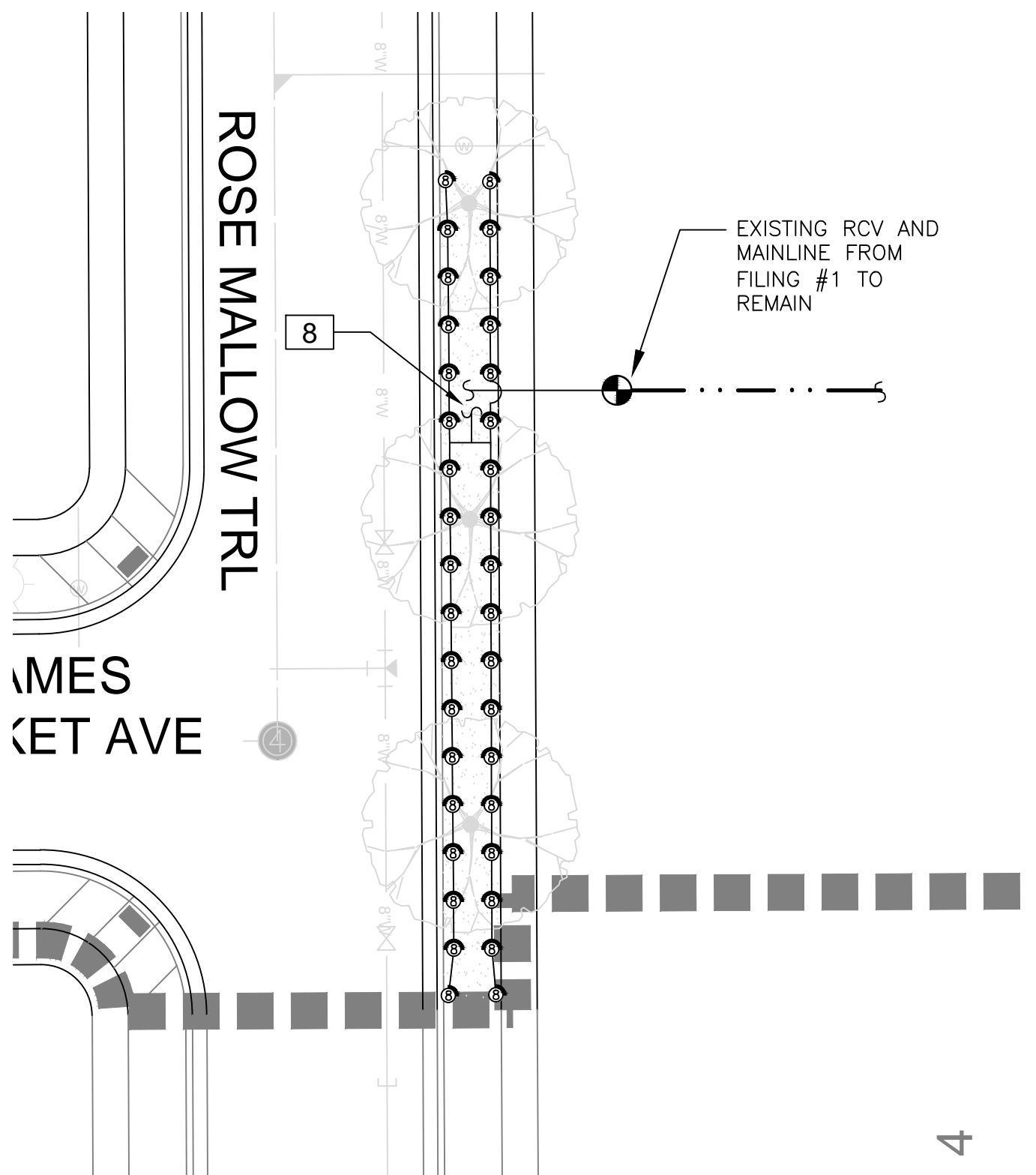


INSTALLATION GENERAL NOTES

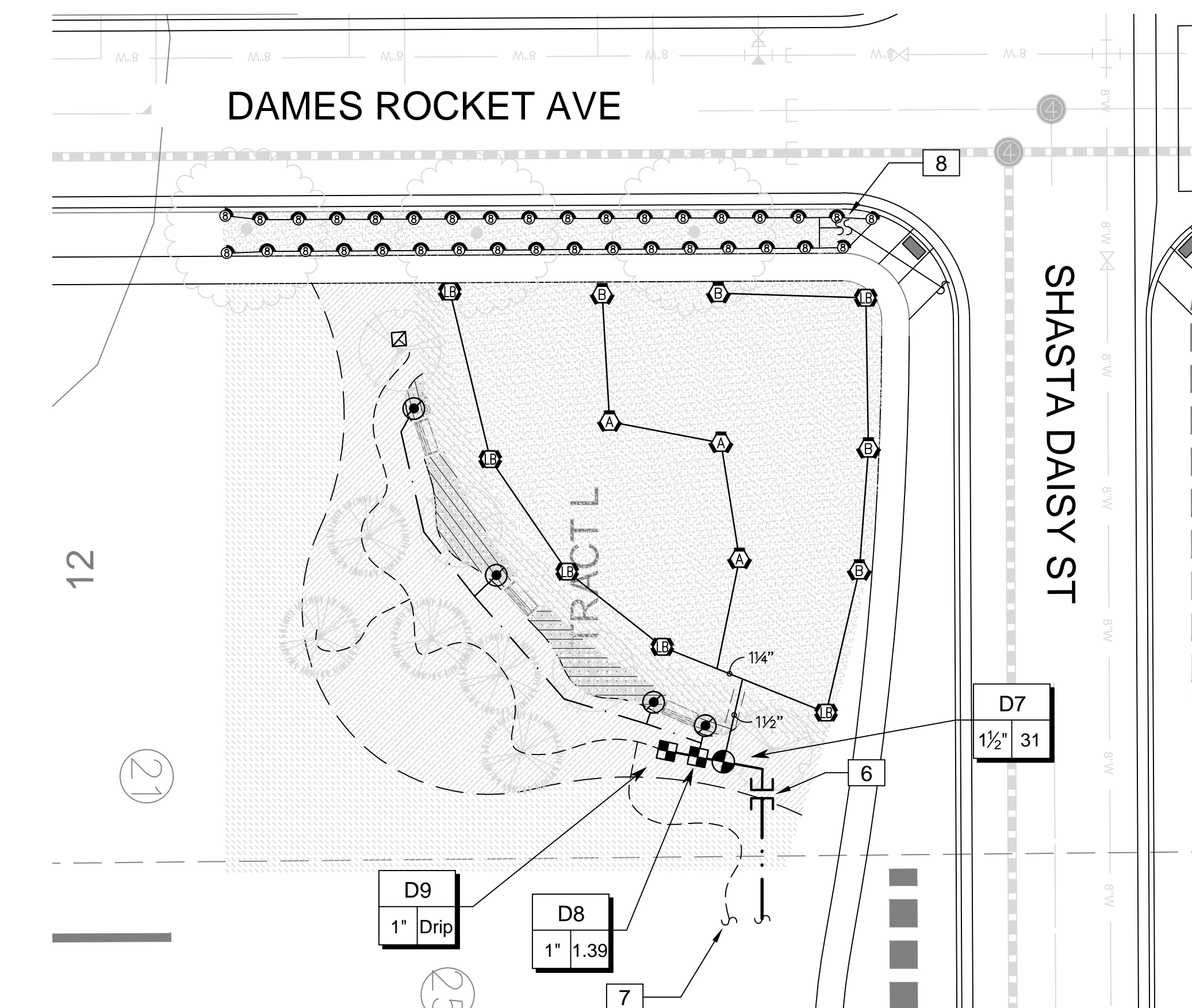
- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF XX PSI, AT A MINIMUM FLOW OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
  - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
  - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (\*811-CALL BEFORE YOU DIG\*).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
  - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
  - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
    - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
  - TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
  - VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
  - NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM.
  - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.
  - SPRINKLER ZONES CAN ONLY COVER AN ELEVATION RANGE OF 1'4", THUS THE SMALLER VALVE SIZES. ZONES CAN OPERATE SIMULTANEOUSLY WHERE APPLICABLE. MAINLINE IS SIZED TO UTILIZE TAP SUPPLY OF 70 GPM.

REFERENCE NOTES SCHEDULE

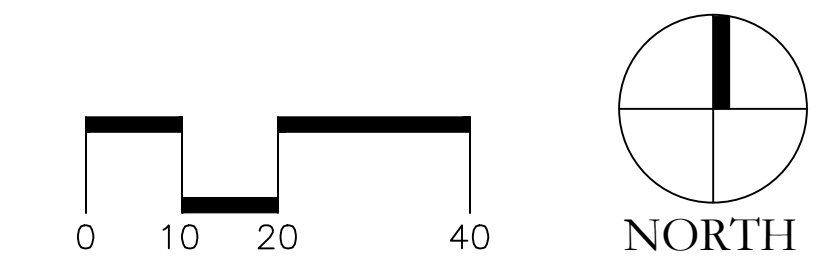
SYMBOL	DESCRIPTION
	CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND CONTROL WIRES STUB FROM ADJACENT FILING. MAKE MAINLINE AND WIRE CONNECTIONS AND ROUTE AS INDICATED EXISTING ISOLATION GATE VALVE FROM ADJACENT FILING SHOWN FOR REFERENCE.
	CONTRACTOR SHALL FIELD LOCATE EXISTING SPRINKLER OR DRIP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



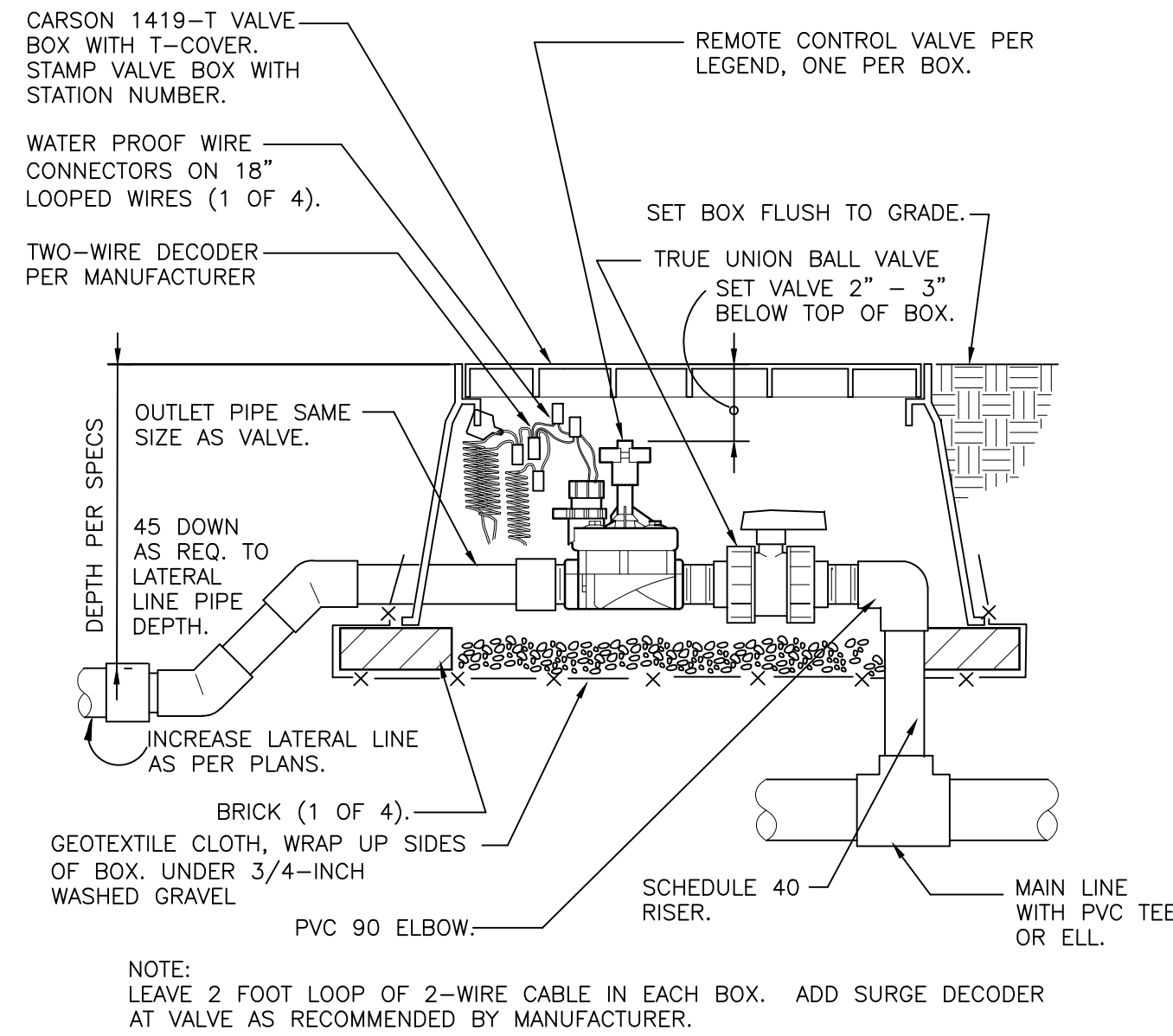
1 IRRIGATION PLAN-ROSE MALLOW TRL ROW  
SCALE: 1"=20'-0"



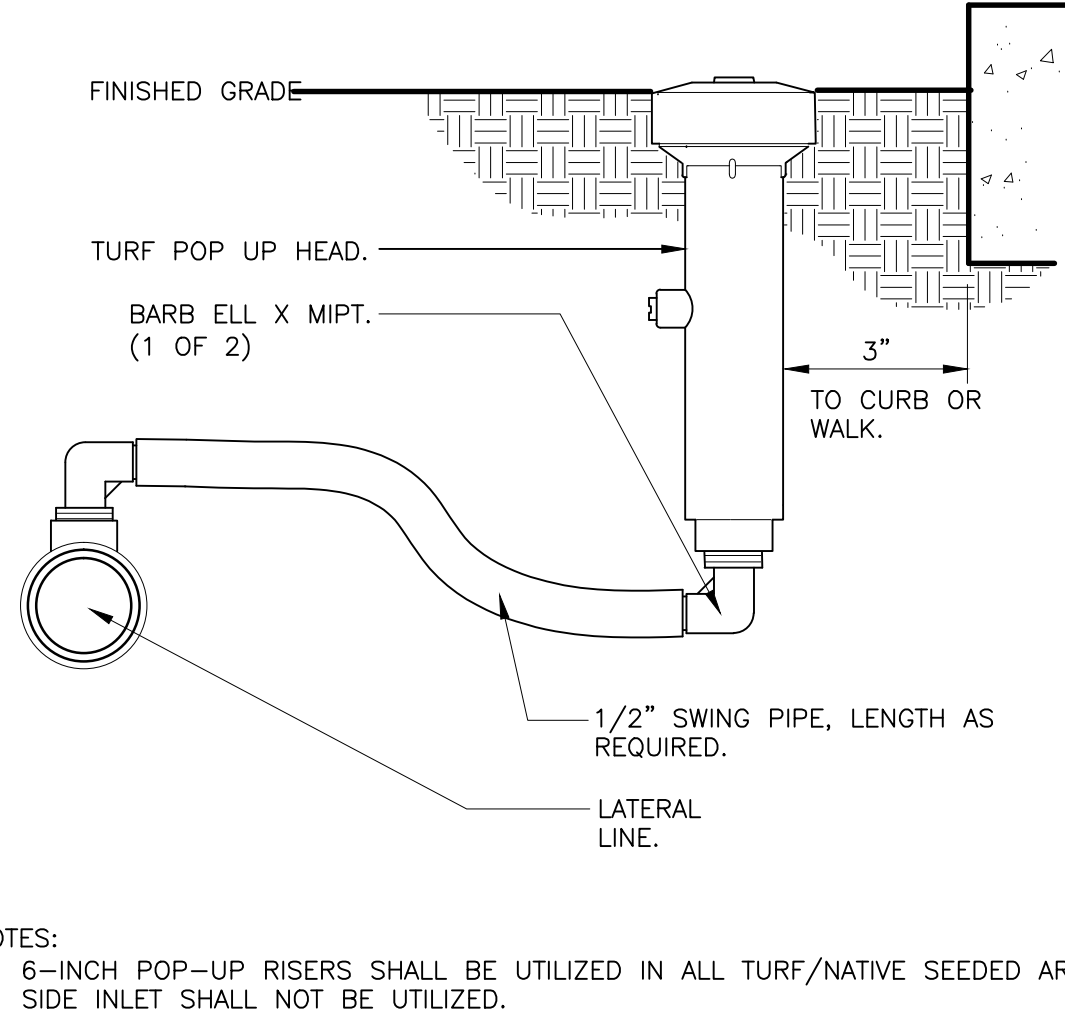
1 IRRIGATION PLAN-PARK  
SCALE: 1"=20'-0"



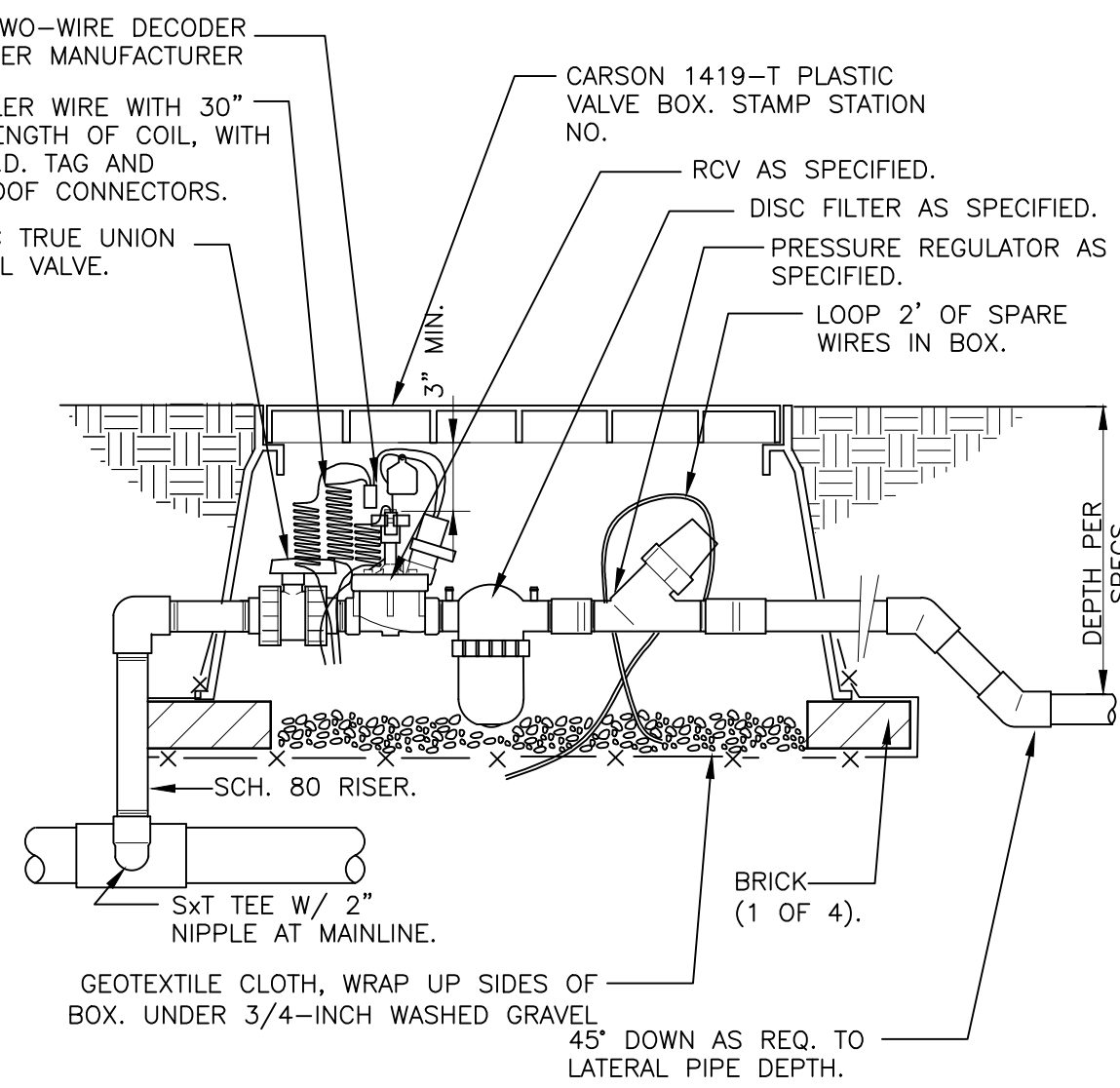
CAUSERSIRIRADYDOROPROVAMP DESIGN/CLIENT FILES/PCS GROUP/TRAIL AT CROWFOOT/DESIGN FILES/IR-TRAILS FILING 6.DWG  
Wednesday, August 16, 2017



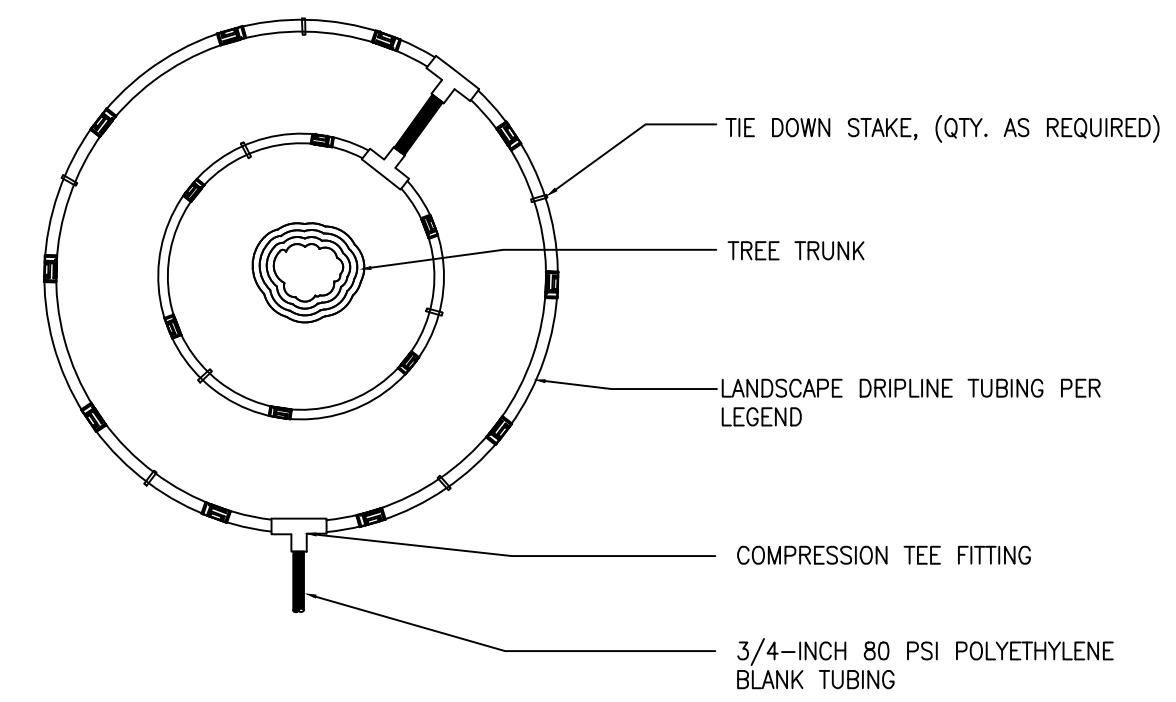
**1** REMOTE CONTROL VALVE W/DECODER  
1 1/2" = 1'-0" 328406.13-06



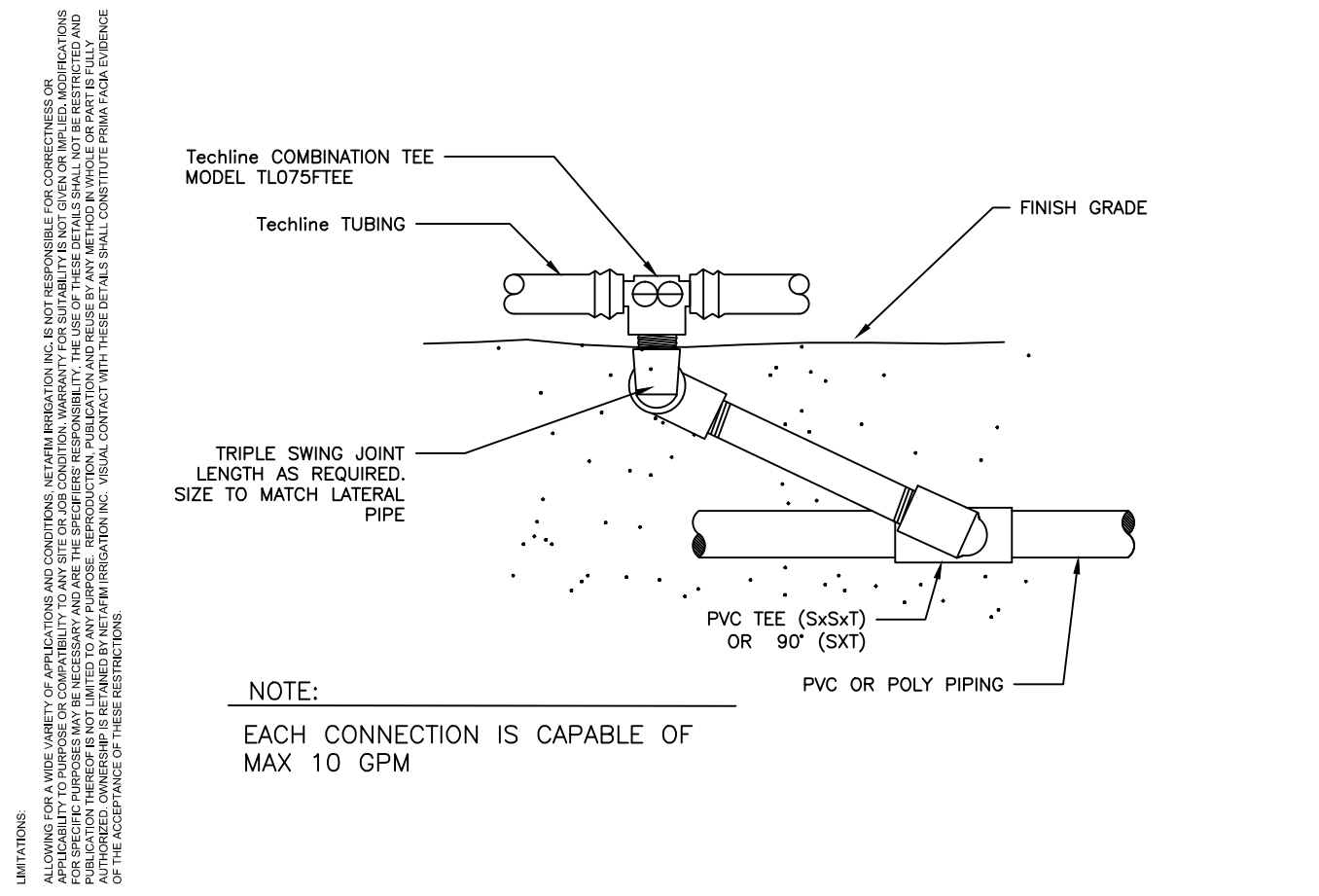
**2** 6-INCH POP-UP SPRAY  
3" = 1'-0" 328403.13-02



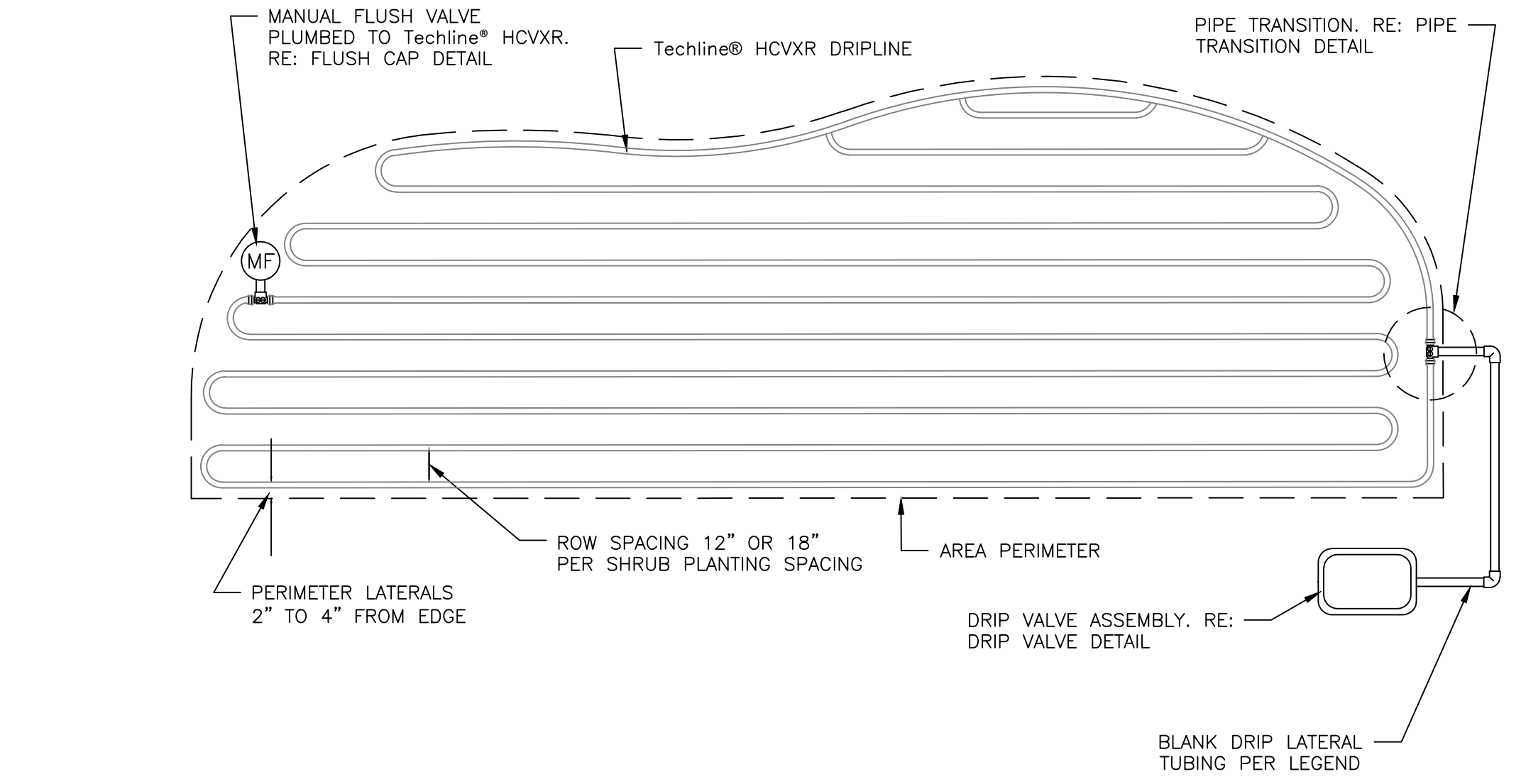
**3** 1" DRIP VALVE W/DISC FILTER W/DECODER  
1 1/2" = 1'-0" 32 8413.76-16



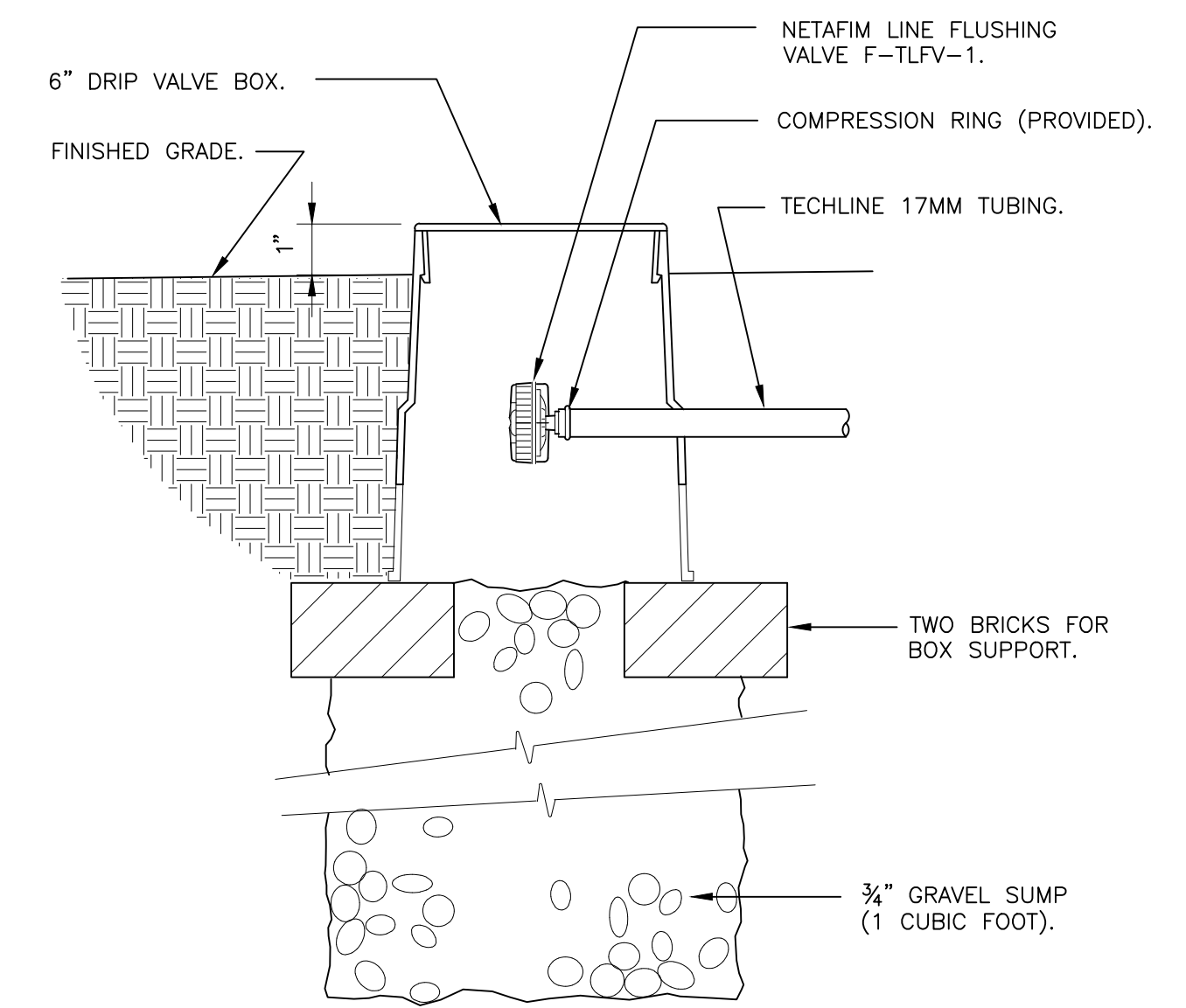
**4** INLINE DRIP RING FOR PLANTS IN NATIVE  
N.T.S. 32 8413.56-40



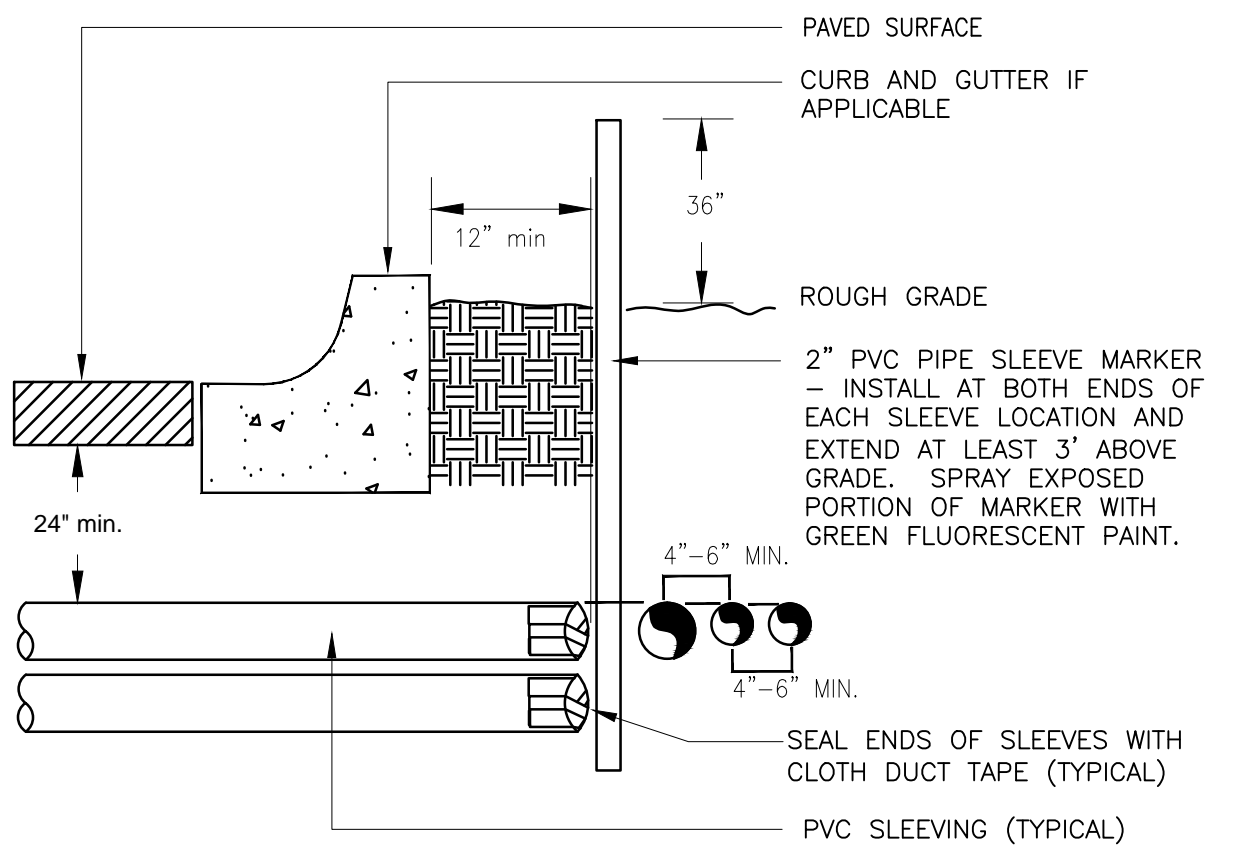
**5** NETAFIM TECHLINE TRANSITION POINT  
3" = 1'-0" 32 8413.56-10



**6** INLINE DRIP IN SHRUB BEDS  
N.T.S. 32 8413.56-09



**7** NETAFIM TECHLINE FLUSH VALVE  
3" = 1'-0" FX-IR-NETA-DRIP-01



**8** TYPICAL SLEEVE  
N.T.S. 328409.76-21

TRAILS AT CROWFOOT  
FILING NO. 5  
PARKER, COLORADO  
IRRIGATION PLANS

Drawn by: MLP  
Checked by: PCS STAFF  
Submittal Date: 08.16.2017  
Know what's below.  
Call before you dig.  
**811**

Sheet Name  
IRRIGATION DETAILS

Sheet Number

IR2.1