

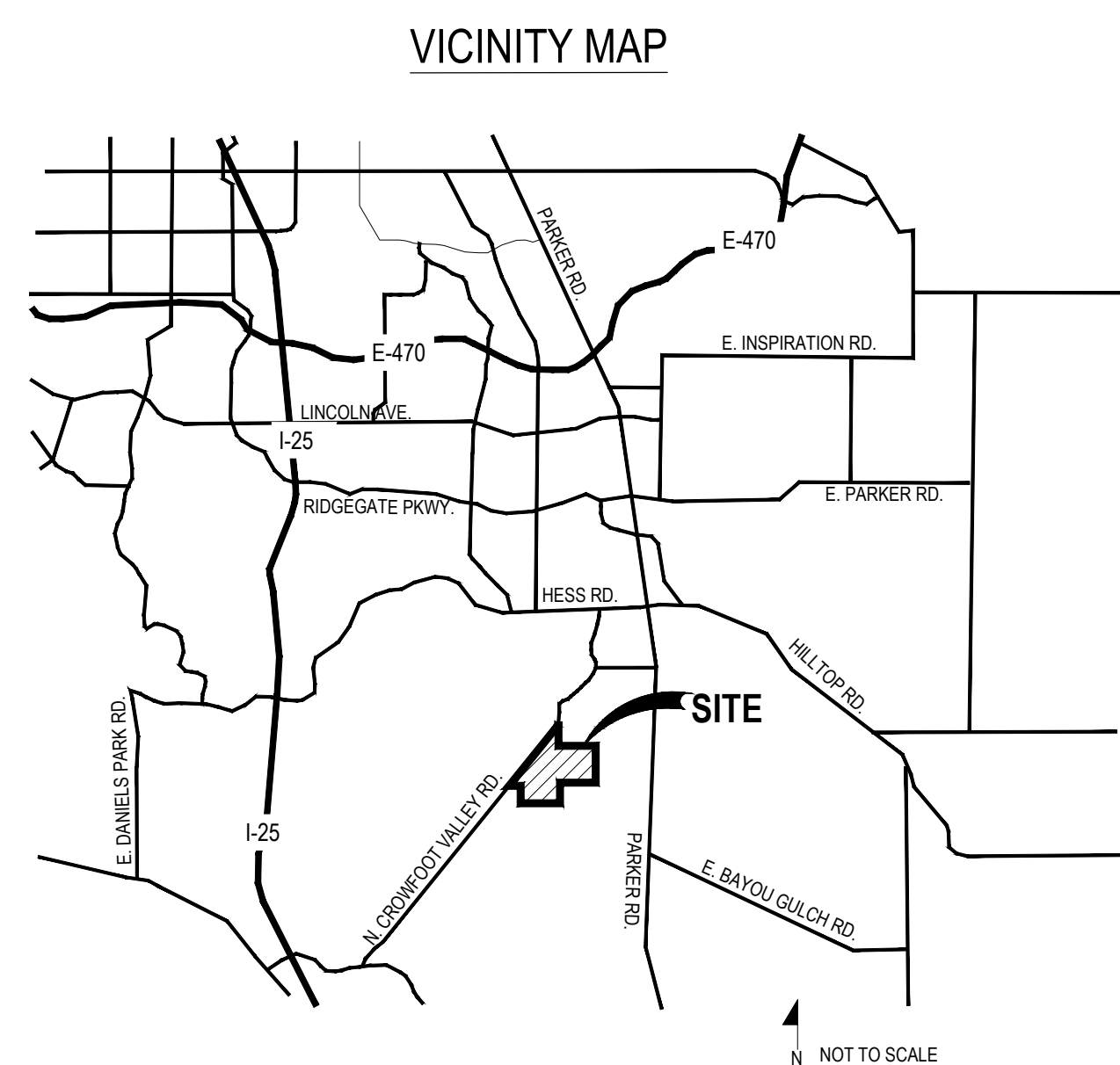
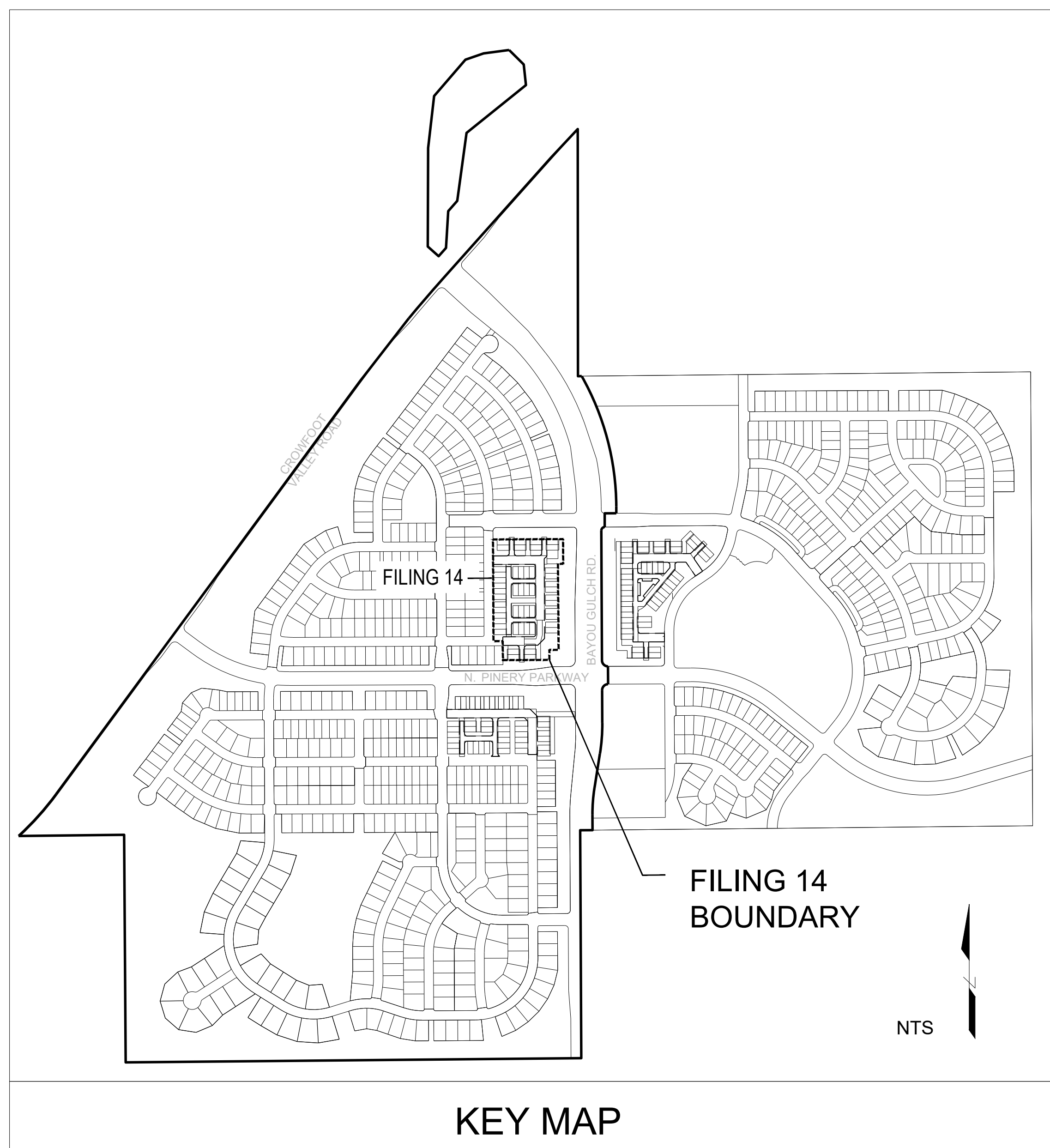
TRAILS AT CROWFOOT AMENDMENT NO.1

LANDSCAPE PLANS

FILING 14, MIXED USE

GENERAL NOTES

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

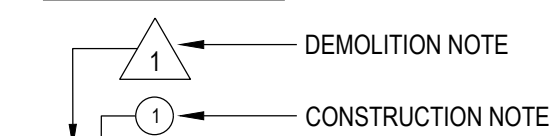


KEY MAP

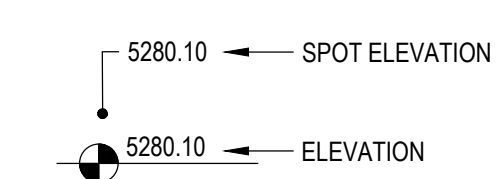
SYMBOLS & ABBREVIATIONS

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	RECD. = 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	

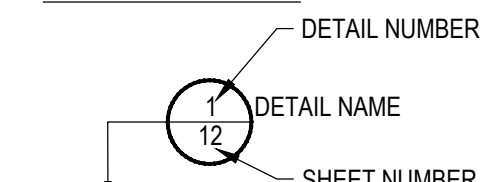
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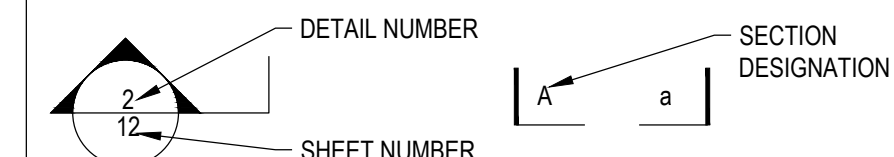
ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



DETAIL SECTION IDENTIFICATION



Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LAYOUT, GRADING & MATERIAL ENLARGMENTS
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE DETAILS
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN

OWNER / DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

PLANNER / LANDSCAPE ARCHITECT

people creating spaces
pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 14th street, denver co 80265
1 303.531.4905 . f 303.531.4908

CIVIL ENGINEER

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

Prepared For

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning

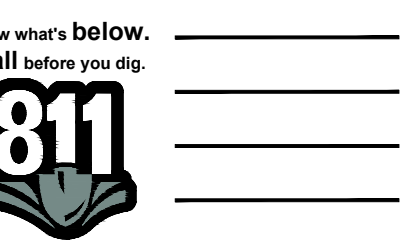
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Engineering

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

TRAILS AT CROWFOOT
FILING 14 LANDSCAPE PLANS
PARKER, COLORADO

Drawn by: BEM, GG, JWD
Checked by: PCS STAFF
Submitted Date: 06.20.2018

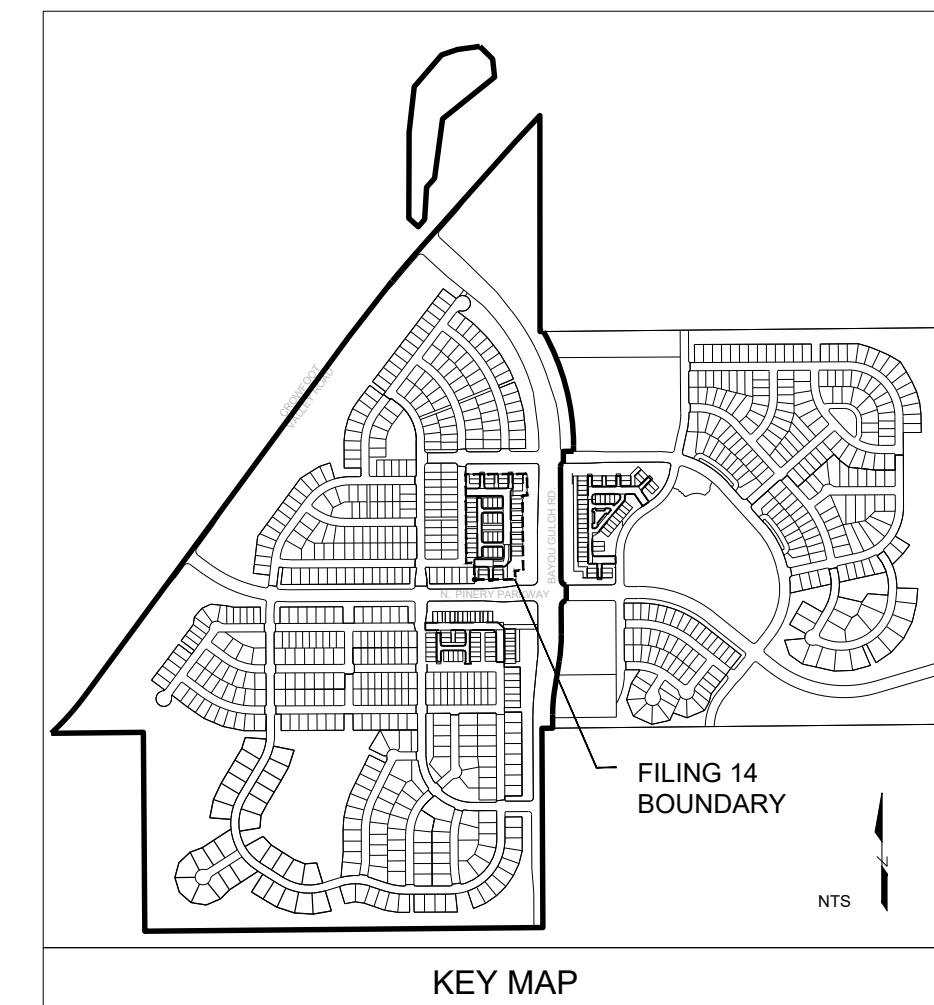
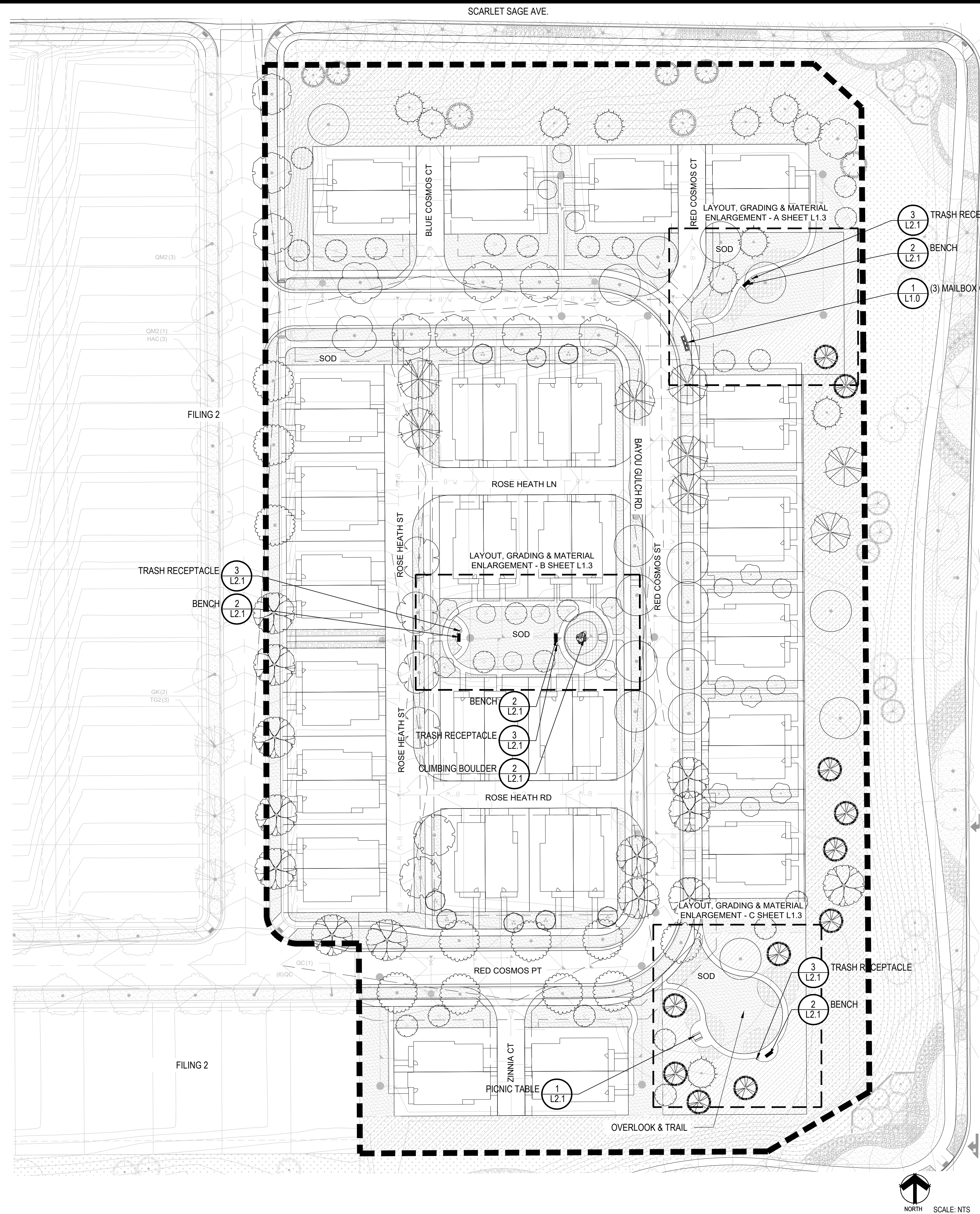


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LANDSCAPE COVER SHEET

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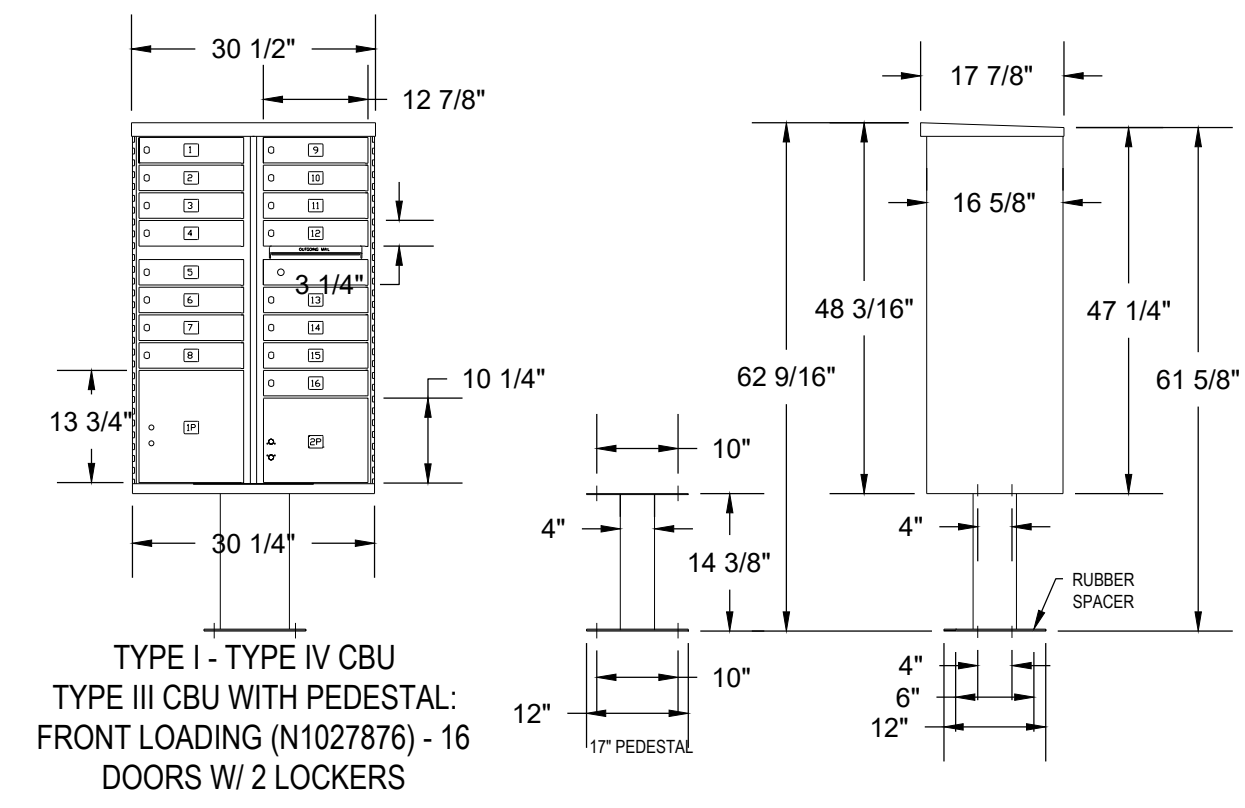
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Thursday, June 07, 2018



- 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. MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 5. ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.

- 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.



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: 3

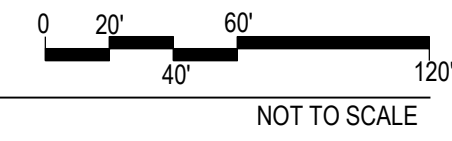


Note:
Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

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

1 MAILBOX CLUSTER



Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces

pcs group inc. www.pcsgroupco.com
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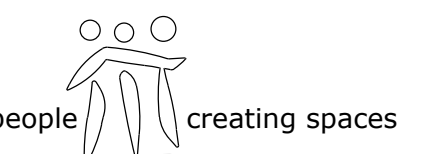
Engineering
CVL
CONSULTANTS
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT
FILING 14 LANDSCAPE PLANS
PARKER, COLORADO

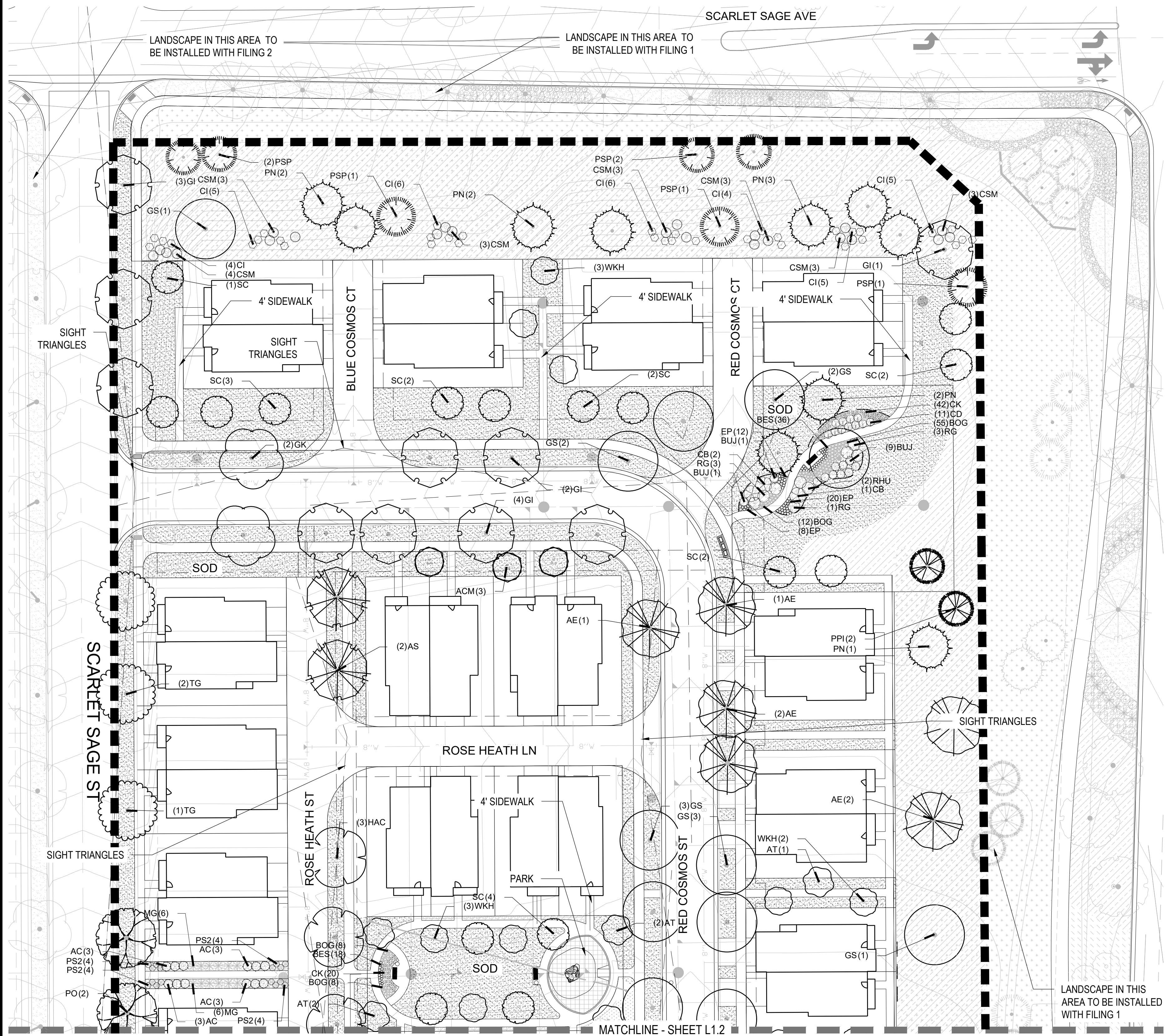
Drawn by: BEM, GG, JWD
Checked by: PCS STAFF
Submittal Date: 06.20.2018
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Call before you dig.
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Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
L1.0



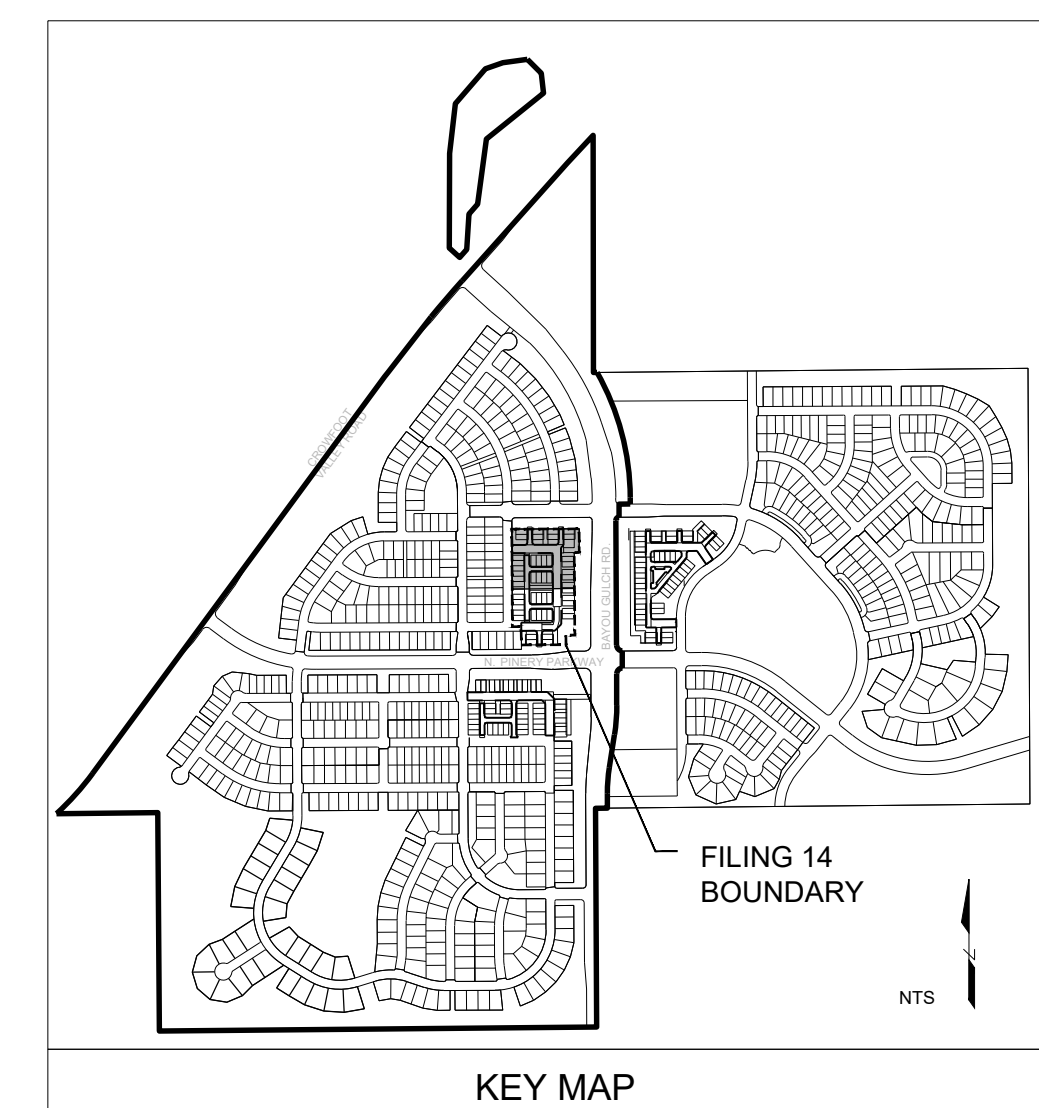
TRAILS AT CROWFOOT
FILING 14 LANDSCAPE PLANS
PARKER, COLORADO



FILING 14 PLANT SCHEDULE

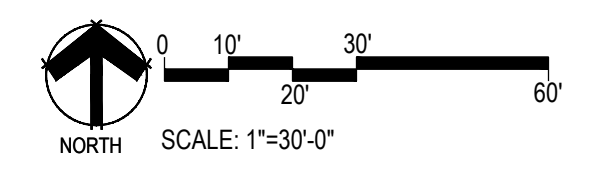
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AE	6	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B
AS	2	ACER PLATANOIDES 'SCHWEDLERI'	SCHWEDLER MAPLE	B & B
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B
GS	16	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B
GI	10	GLEDTISIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B
GK	2	GYMNOCLADUS DIDOICA	KENTUCKY COFFEE TREE	B & B
PO	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B
TG	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
PSP	7	PINUS FLEXILIS	LIMBER PINE	B & B
PN	11	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
ACM	8	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B
WKH	11	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B
SC	23	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
EP	40	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL
BES	54	RUBEBEDIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL
CD	41	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL
CI	35	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL
CB	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL
PS2	43	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL
SCB	8	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL
RHU	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
RG	7	RIBES AUREUM	GOLDEN CURRANT	5 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL
AP	4	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL
CSM	22	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL
BUJ	11	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL
PS	8	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CK	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL
BOG	83	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
MG	19	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	61,931 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETScape ONLY	ENVIROTURF	SOD
	864 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH
	3,431 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH
	680 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH
	69,216 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED

- NOTES:
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1 LANDSCAPE PLAN - FILING 14 - A

SCALE: 1"=30'-0"



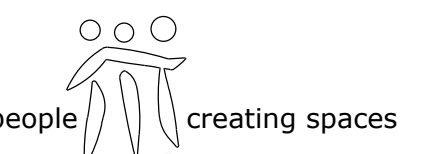
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Thursday, June 07, 2018

Drawn by: BEM, GG, JWD
Checked by: PCS STAFF
Submittal Date: 06.20.2018
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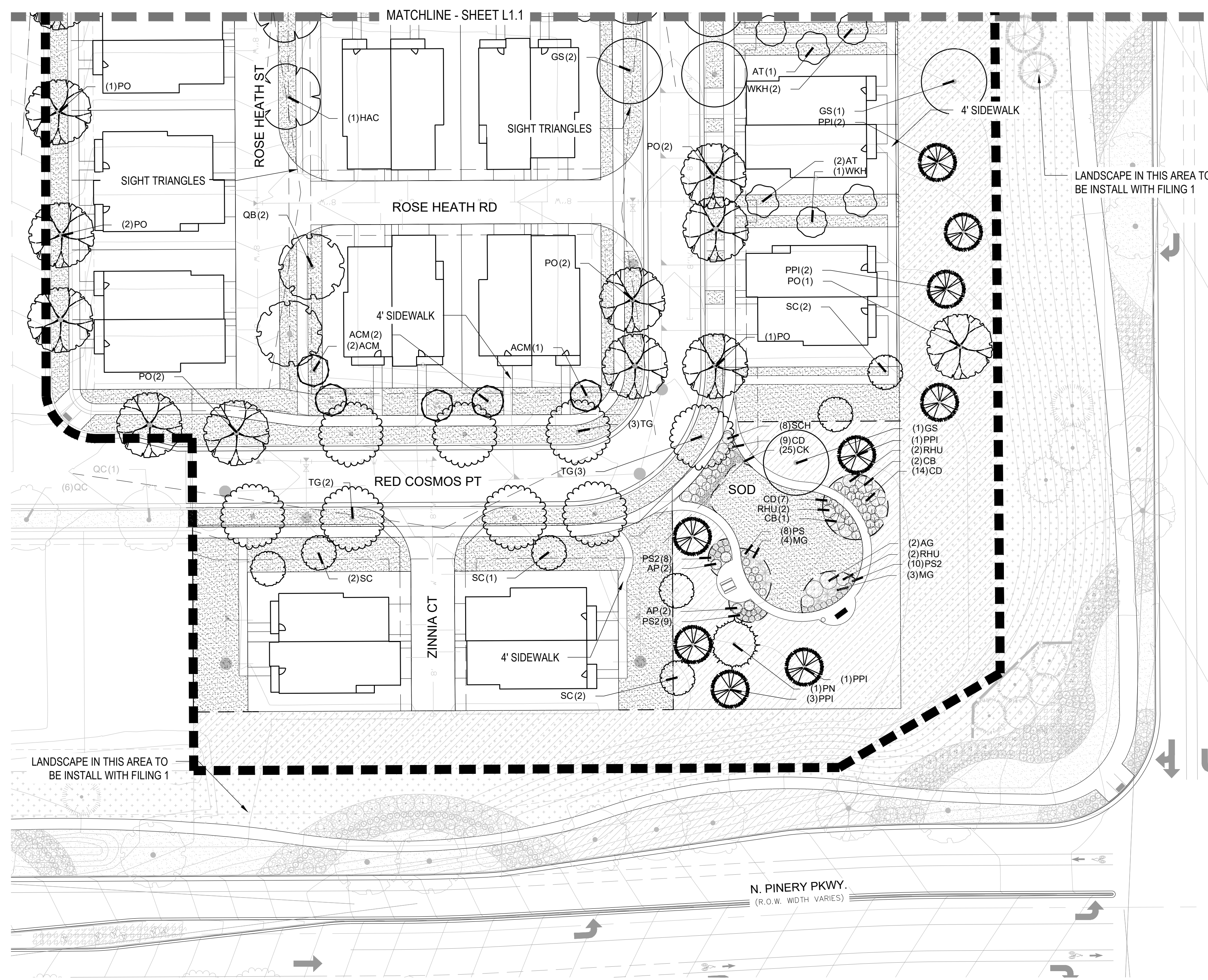
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LANDSCAPE PLAN

Sheet Number

L1.1



TRAILS AT CROWFOOT
FILING 14 LANDSCAPE PLANS
PARKER, COLORADO

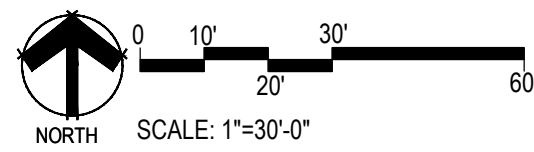


FILING 14 PLANT SCHEDULE

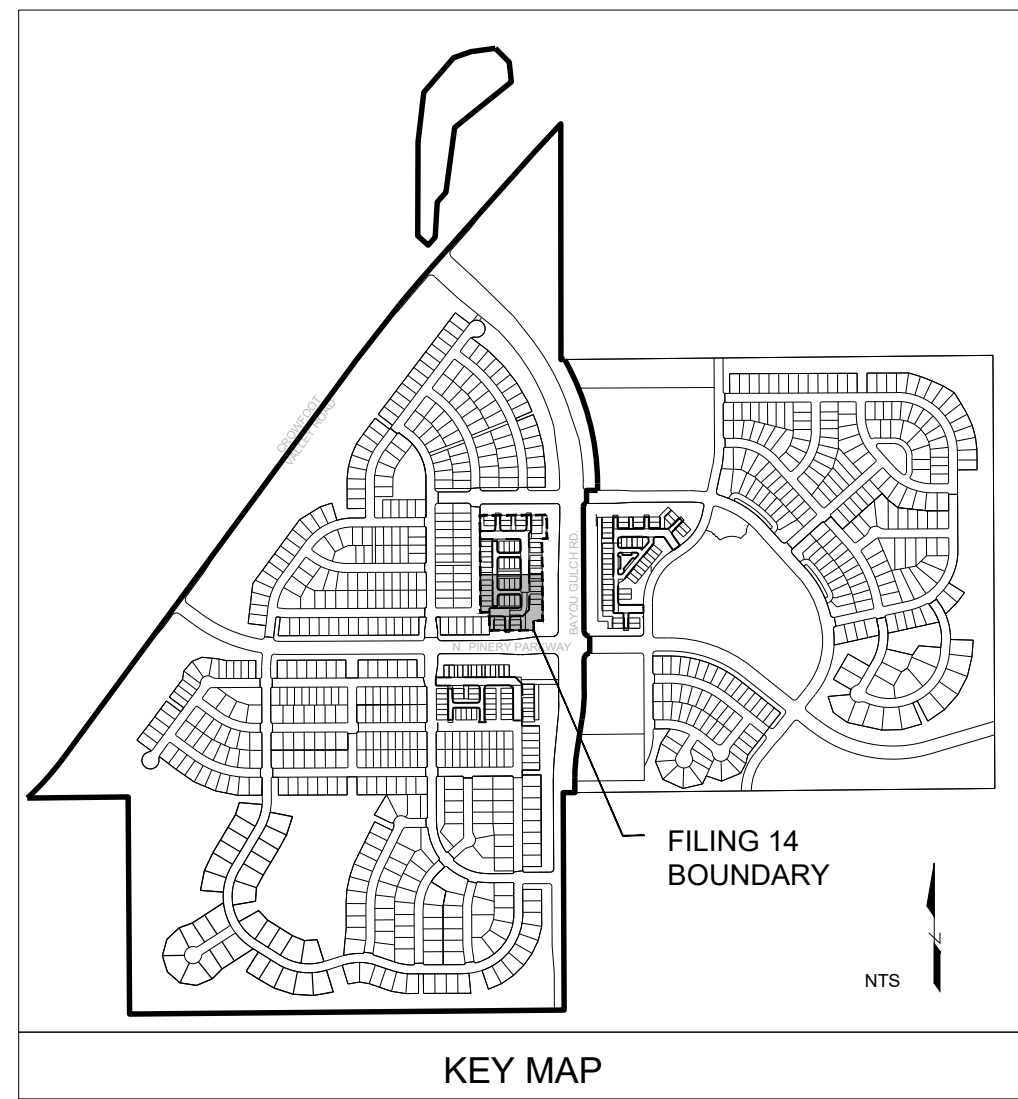
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AE	6	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5' CAL
AS	2	ACER PLATANOIDES 'SCHWEDLER'	SCHWEDLER MAPLE	B & B	2.5' CAL
HAC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5' CAL
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2.5' CAL
GI	10	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5' CAL
GK	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5' CAL
PO	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2.5' CAL
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5' CAL
TG	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5' CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
PSP	7	PINUS FLEXILIS	LIMBER PINE	B & B	6'-8' HT
PN	11	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT
PPI	11	PINUS PONDEROSA	PONDEROSA PINE	B & B	6'-8' HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
ACM	8	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	B & B	2' CAL
AT	8	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	2' CAL
WKH	11	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2' CAL
SC	23	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2' CAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
EP	40	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2' X 2'
BES	54	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	1.5' X 1.5'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	5 GAL	15' X 10'
CD	41	CARYOPTERIS X GLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL	2'-3'
CI	35	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	5' X 5'
CB	6	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL	8' X 8'
PS2	43	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	5 GAL	2' X 3'
SCH	8	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 6'
RHU	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	3' X 6'
RG	7	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
AC	12	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL	2' X 5'
AP	4	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1.5' X 5'
CSM	22	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	5 GAL	3' X 5'
BUJ	11	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'
PS	8	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	2.5' X 5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
CK	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4.5' X 2'
BOG	83	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' X 2'
MG	19	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	4' X 5'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	61,931 SF	ENVIROTURF RE: LANDSCAPE NOTES/STREETSCAPE ONLY	ENVIROTURF	SOD	
	864 SF	FIBAR PLAYGROUND MULCH	FIBAR PLAYGROUND MULCH	MULCH	
	3,431 SF	ROCK MULCH GREY, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH GREY, 2" DIA. COBBLE	MULCH	
	680 SF	ROCK MULCH TAN, 2" DIA. COBBLE 3" DEPTH, RE: LDSCP NOTES	ROCK MULCH TAN, 2" DIA. COBBLE	MULCH	
	69,216 SF	SEED MIX 1 TOWN OF PARKER - SEED MIX 1, RE: LANDSCAPE NOTES	SEED MIX 1	SEED	

1 LANDSCAPE PLAN-FILING 14-B

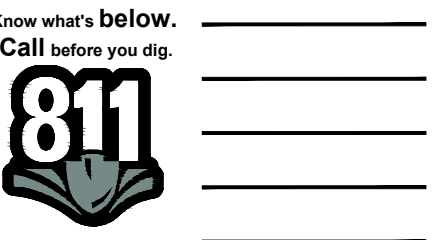
SCALE: 1"=30'-0"



- NOTES:
- LANDSCAPE MATERIAL AND TREES IN TREE LAWNS ADJACENT TO LOTS ARE RESPONSIBILITY OF HOME BUILDER. STREET TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON DRIVEWAY LOCATION.
 - NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES.
 - SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'.
 - MAILBOX CLUSTER LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED BY POSTMASTER.
 - ALL FENCING TO BE INSTALLED AS PART OF FILING 1 OR 9.



Drawn by: BEM, GG, JWD
Checked by: PCS STAFF
Submittal Date: 06.20.2018



Sheet Name
LANDSCAPE PLAN

Sheet Number

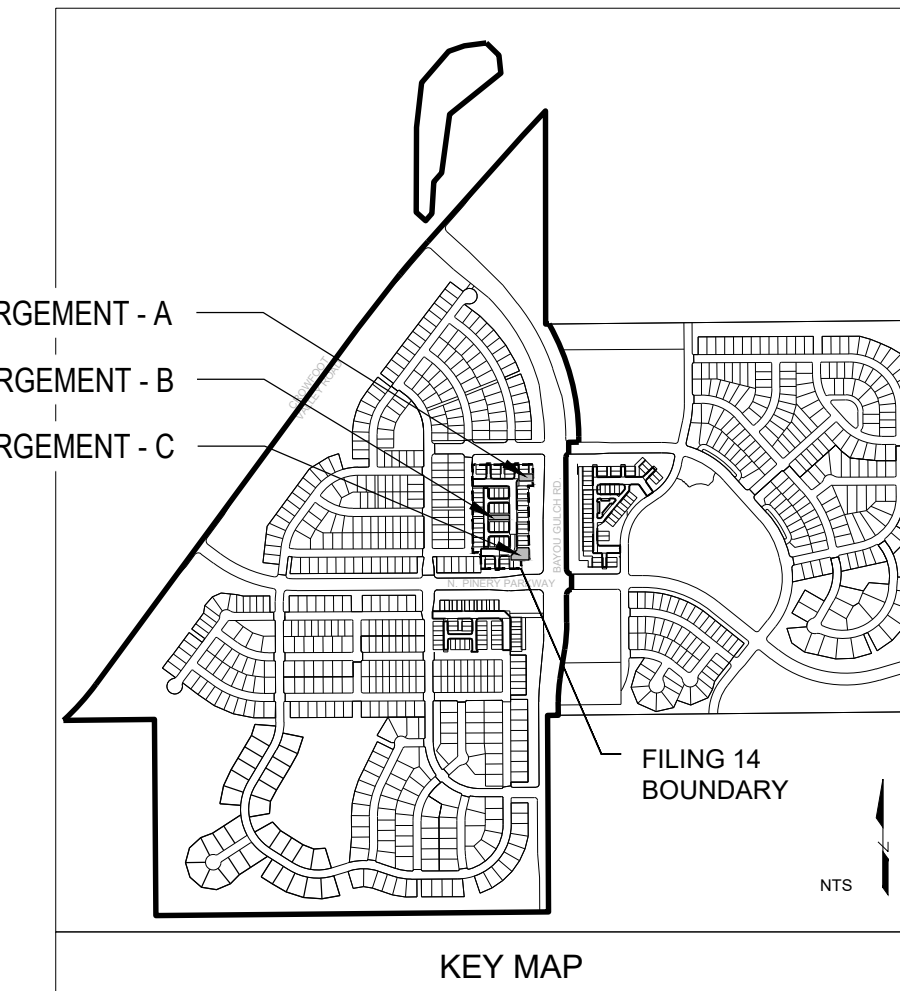
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GRADING KEYNOTES:

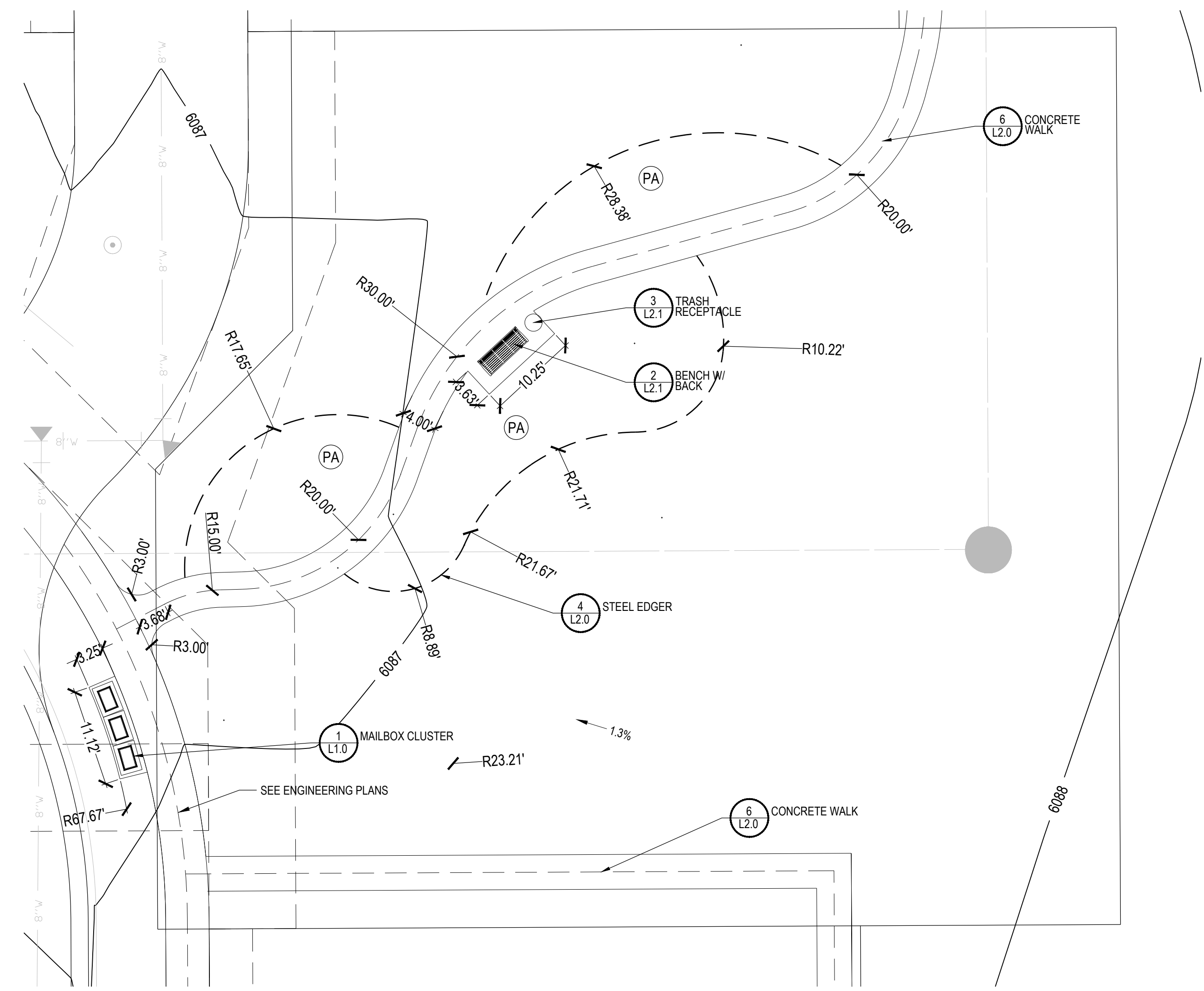
LEGEND

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

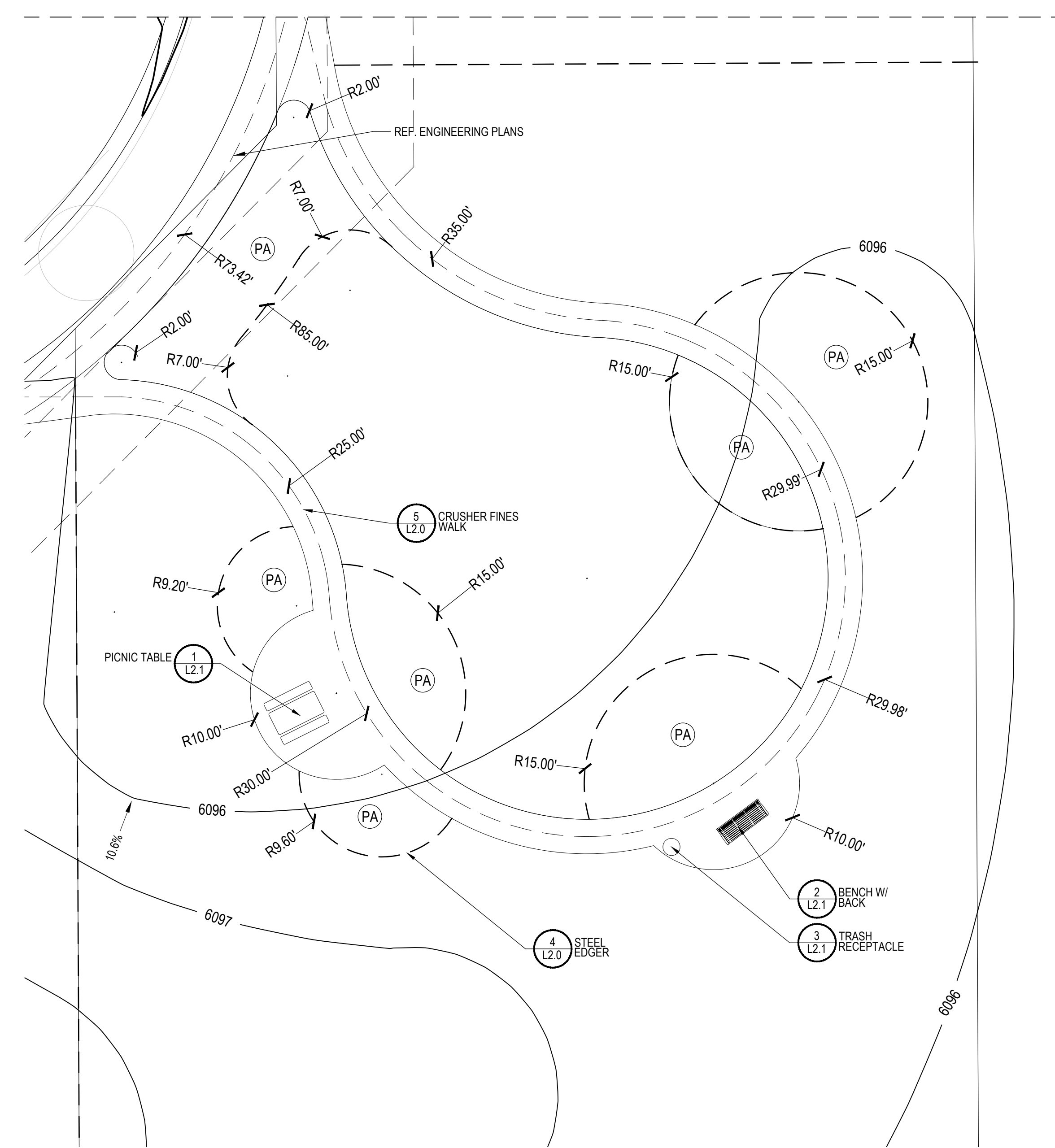
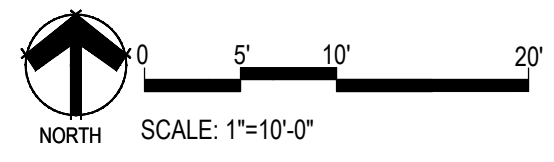
ENLARGEMENT - A
ENLARGEMENT - B
ENLARGEMENT - C



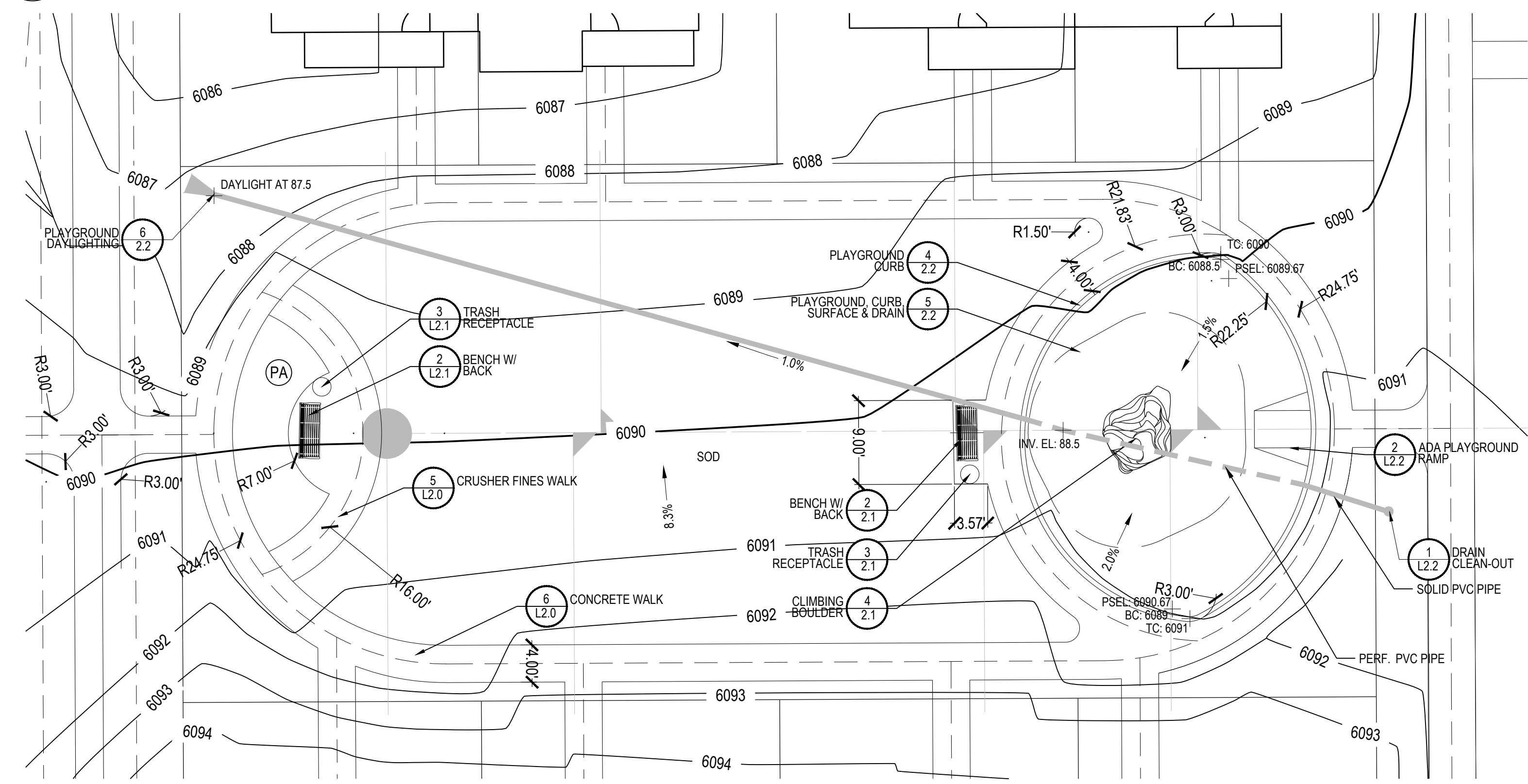
KEY MAP



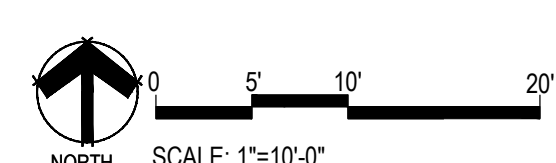
1 LAYOUT, GRADING & MATERIAL ENLARGEMENT - A
SCALE: 1"=10'-0"



3 LAYOUT, GRADING & MATERIAL ENLARGEMENT - C
SCALE: 1"=10'-0"



2 LAYOUT, GRADING & MATERIAL ENLARGEMENT - B
SCALE: 1"=10'-0"



Y:\HESR_RANCH\LANDSCAPE_ARCHITECTURE\CURRENT DWGS\HESR-LDSCP PLANS - FILING-14_CDS.DWG
Thursday, June 07, 2018

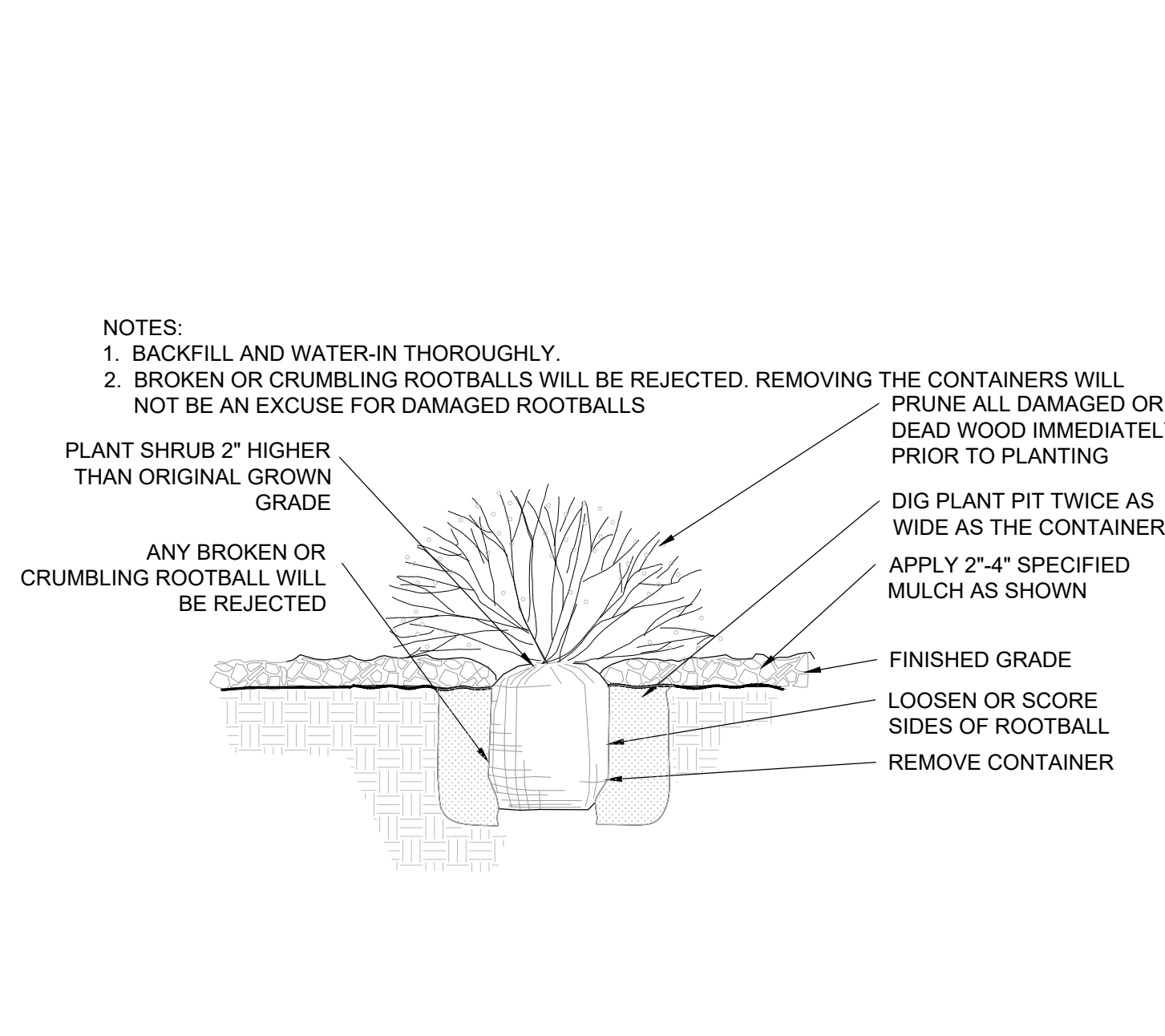
TRAILS AT CROWFOOT FILING 14 LANDSCAPE PLANS PARKER, COLORADO

Drawn by: BEM, GG, JWD
Checked by: PCS STAFF
Submital Date: 06.20.2018
Know what's below.
Call before you dig.
811

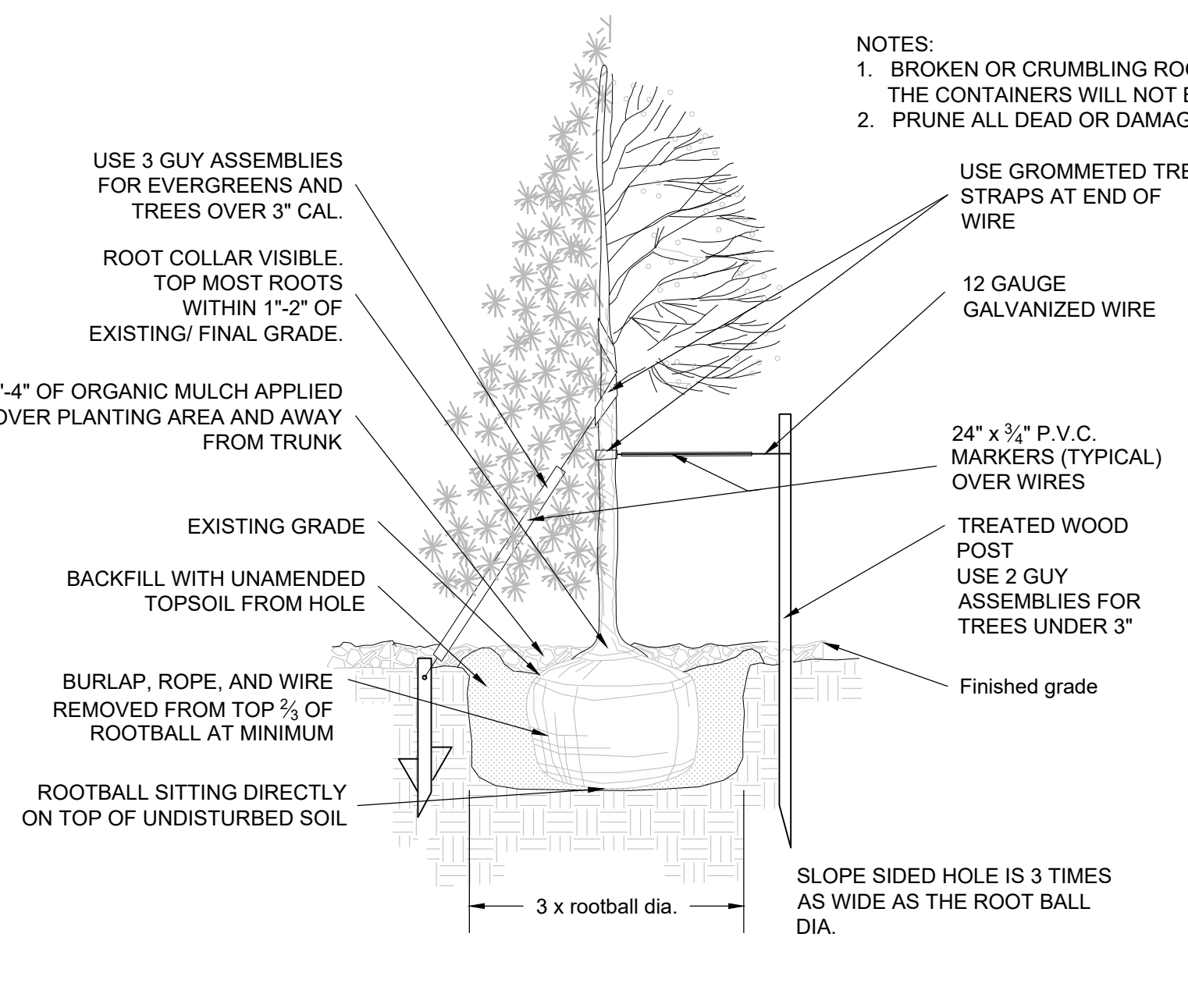
Sheet Name
LAYOUT, GRADING &
MATERIAL ENLARGEMENTS

Sheet Number

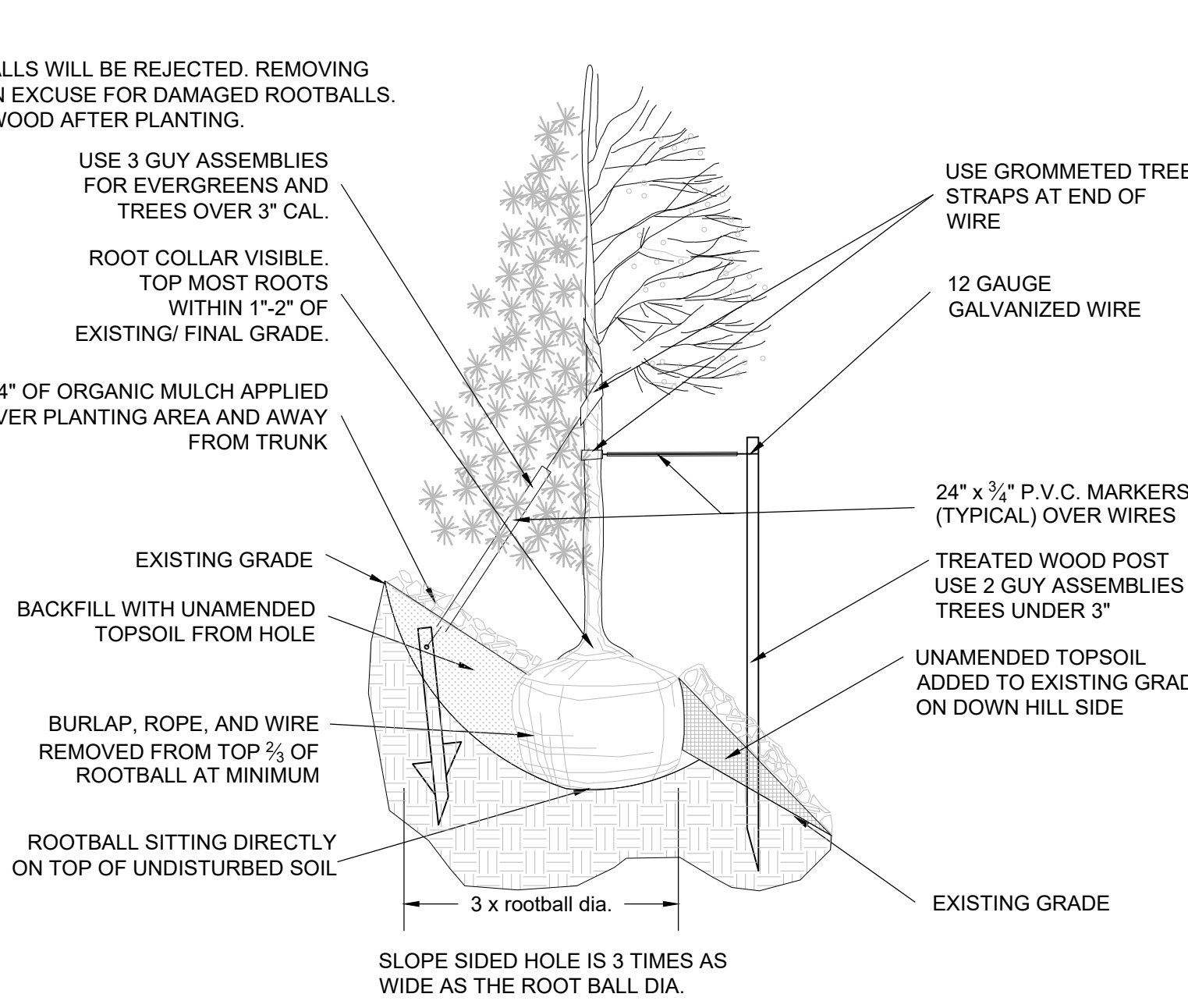
L1.3



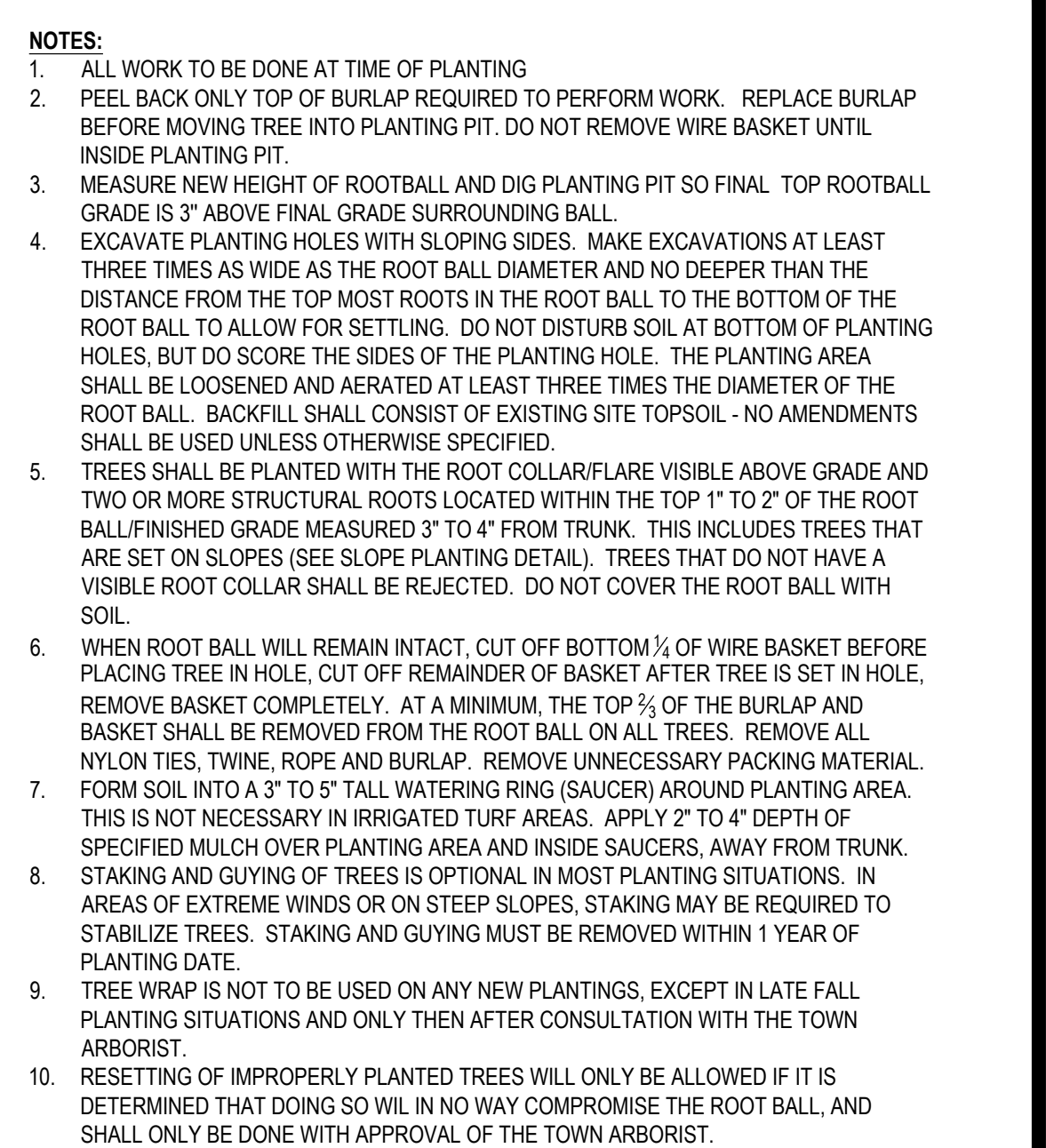
1 SHRUB PLANTING
NOT TO SCALE



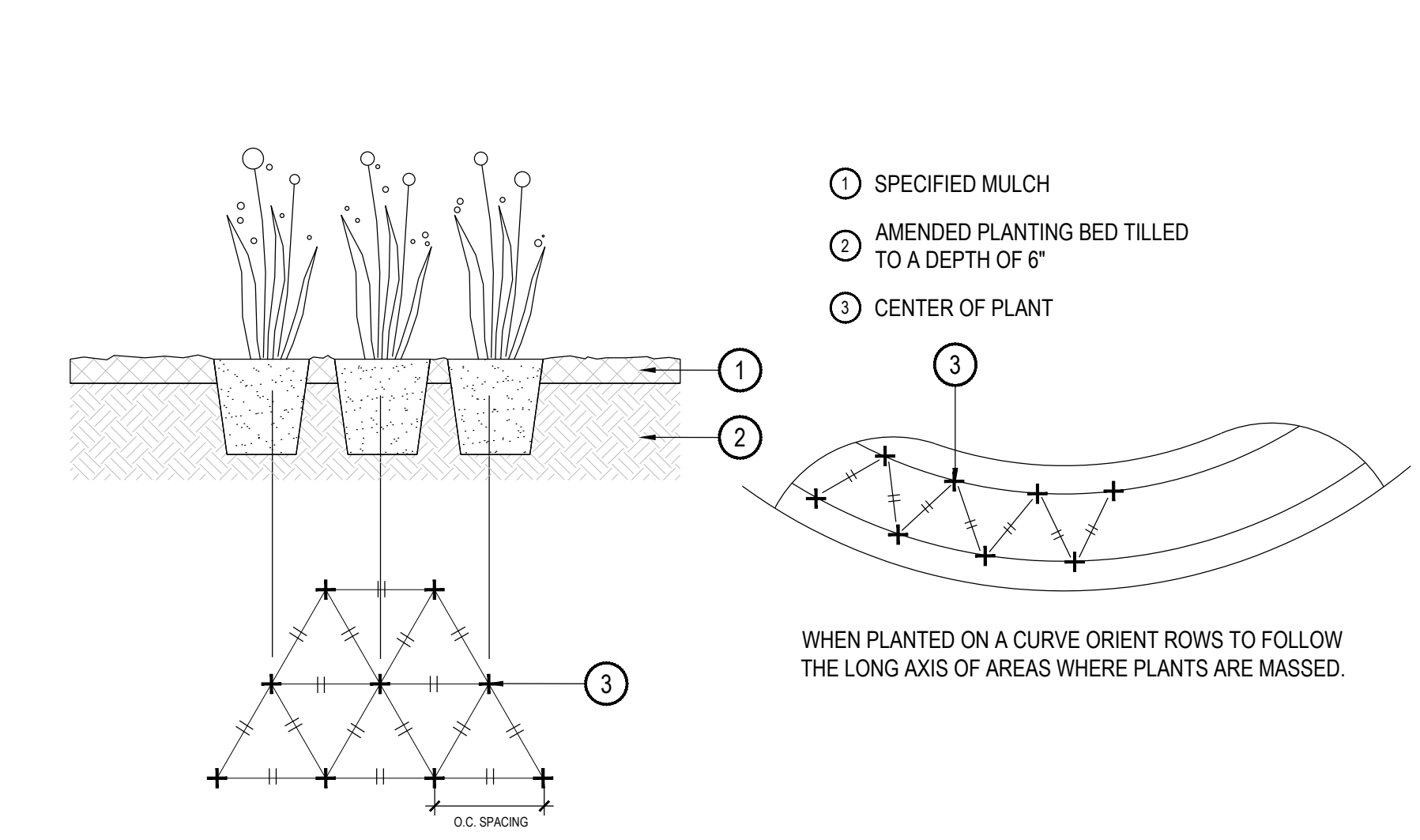
2 TREE PLANTING
NOT TO SCALE



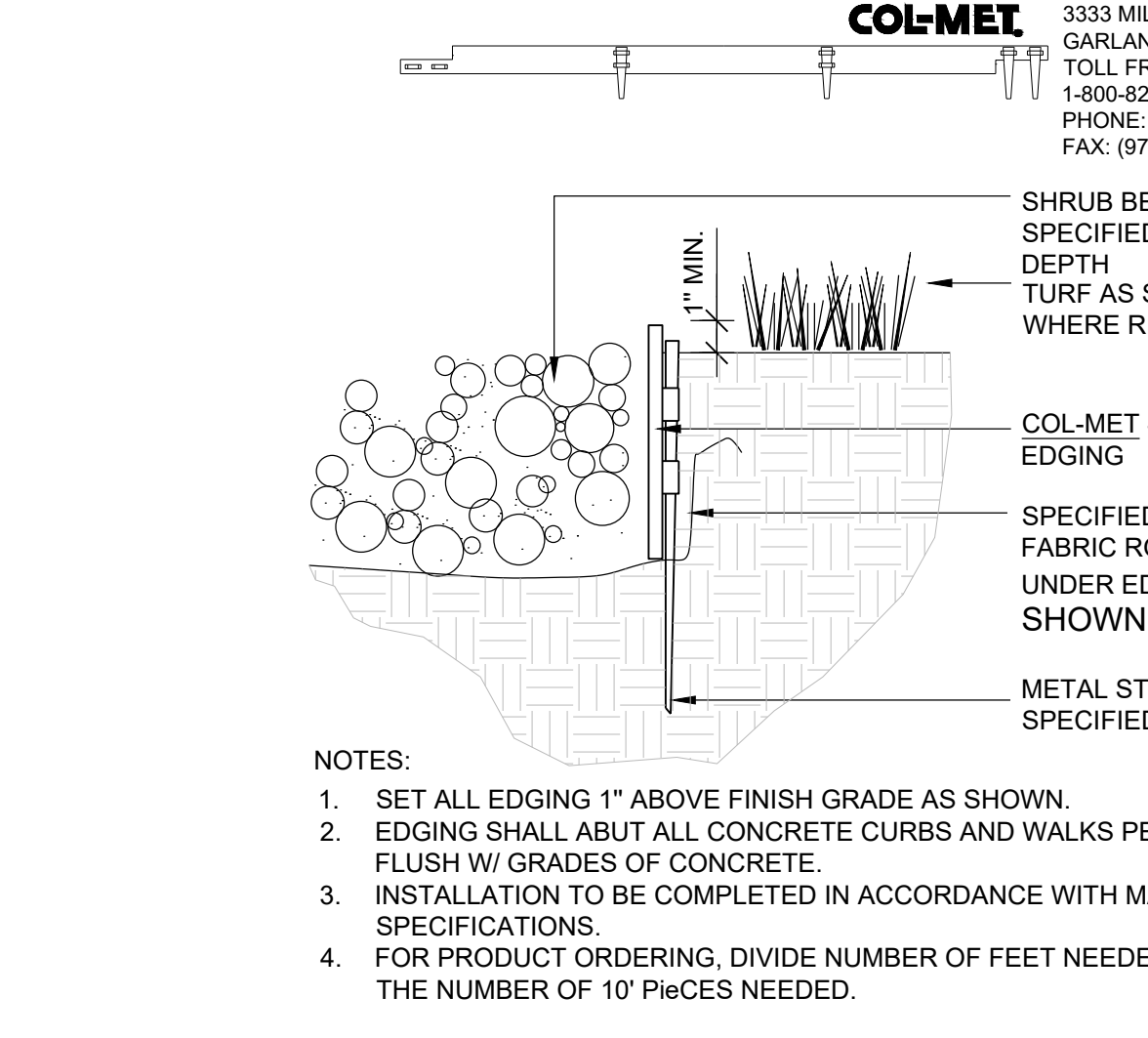
3 TREE PLANTING (SLOPE)
NOT TO SCALE



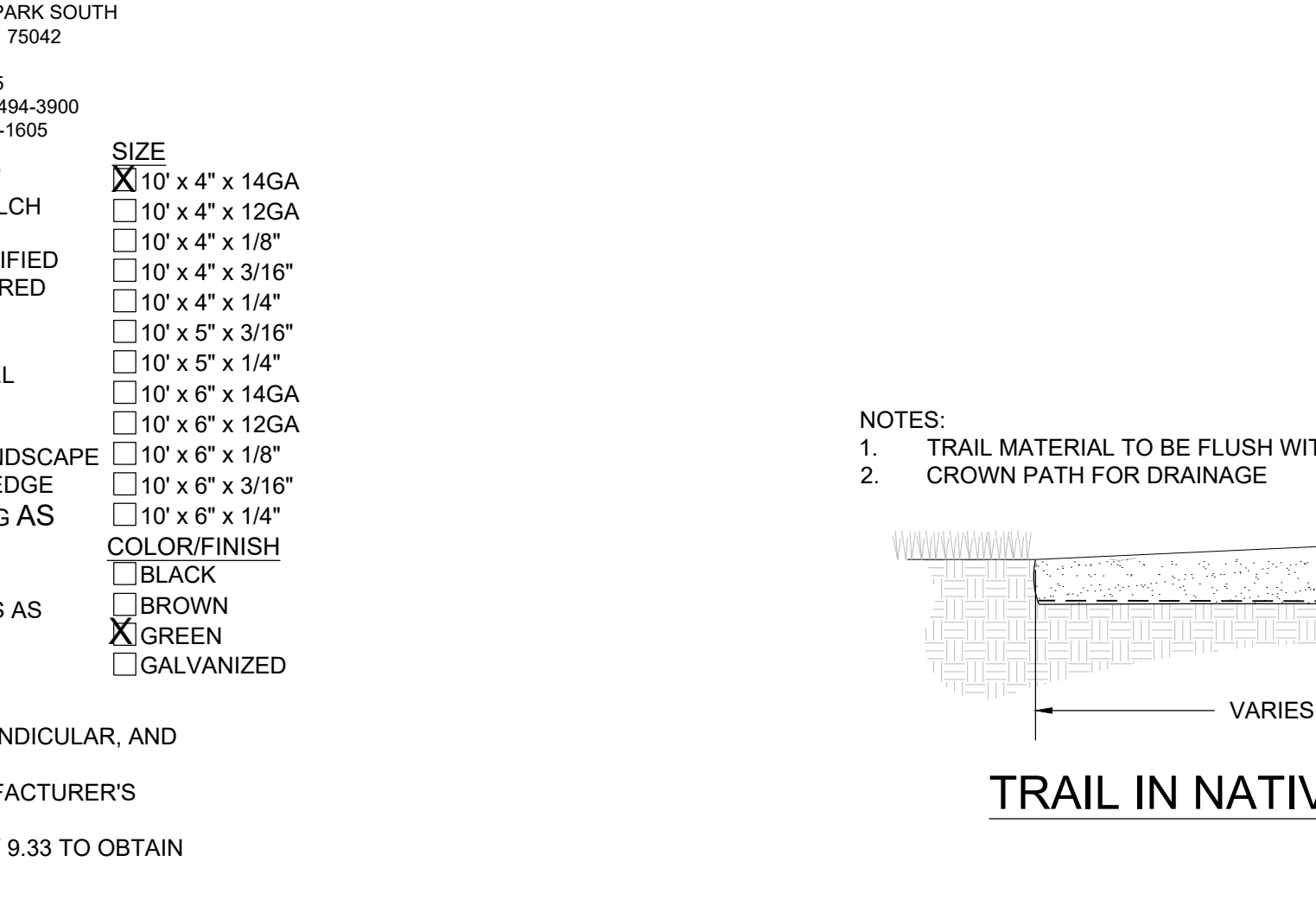
4 TREE PLANTING (SLOPE)
NOT TO SCALE



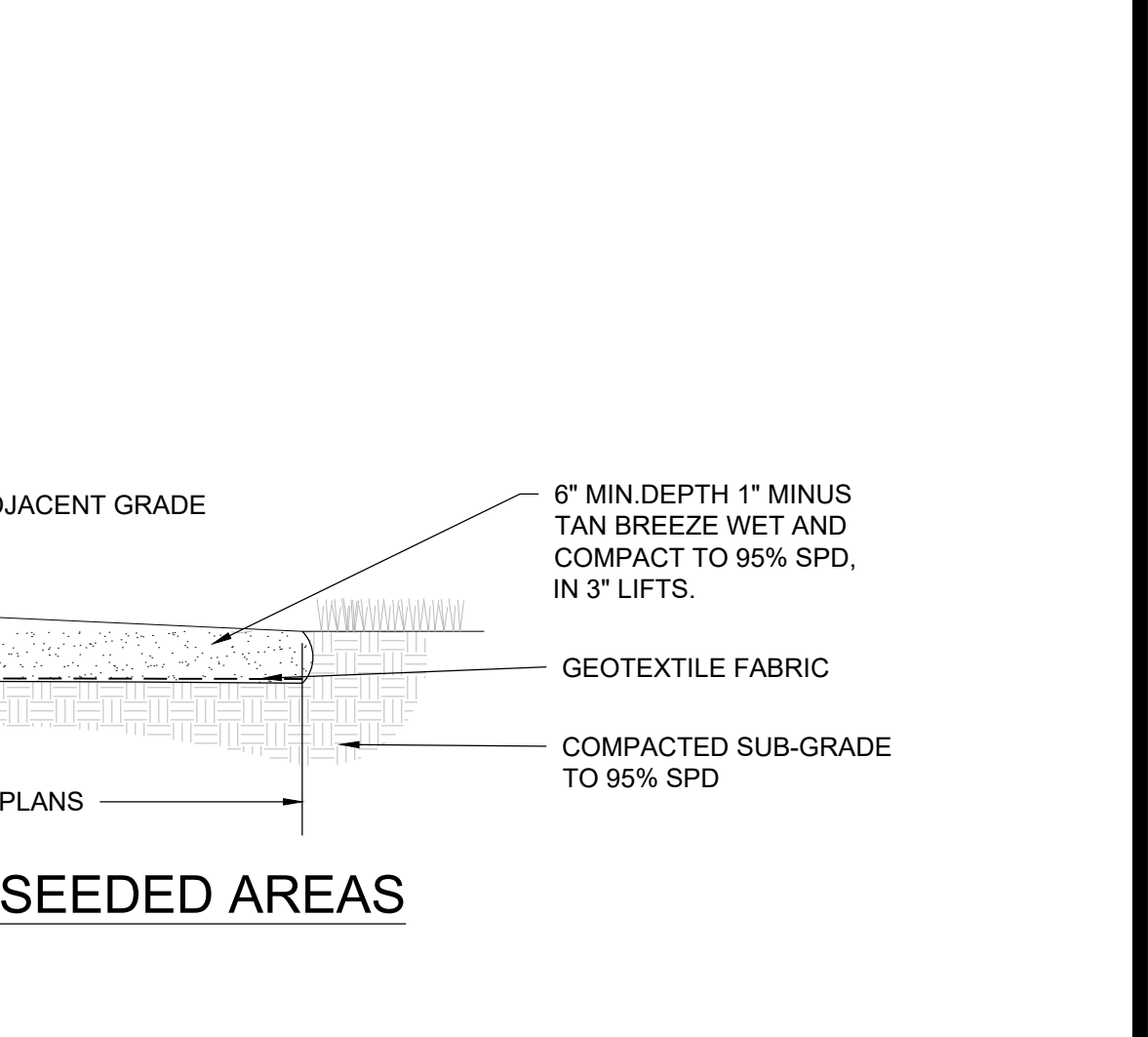
5 PERENNIAL OR GRASS PLANTING
NOT TO SCALE



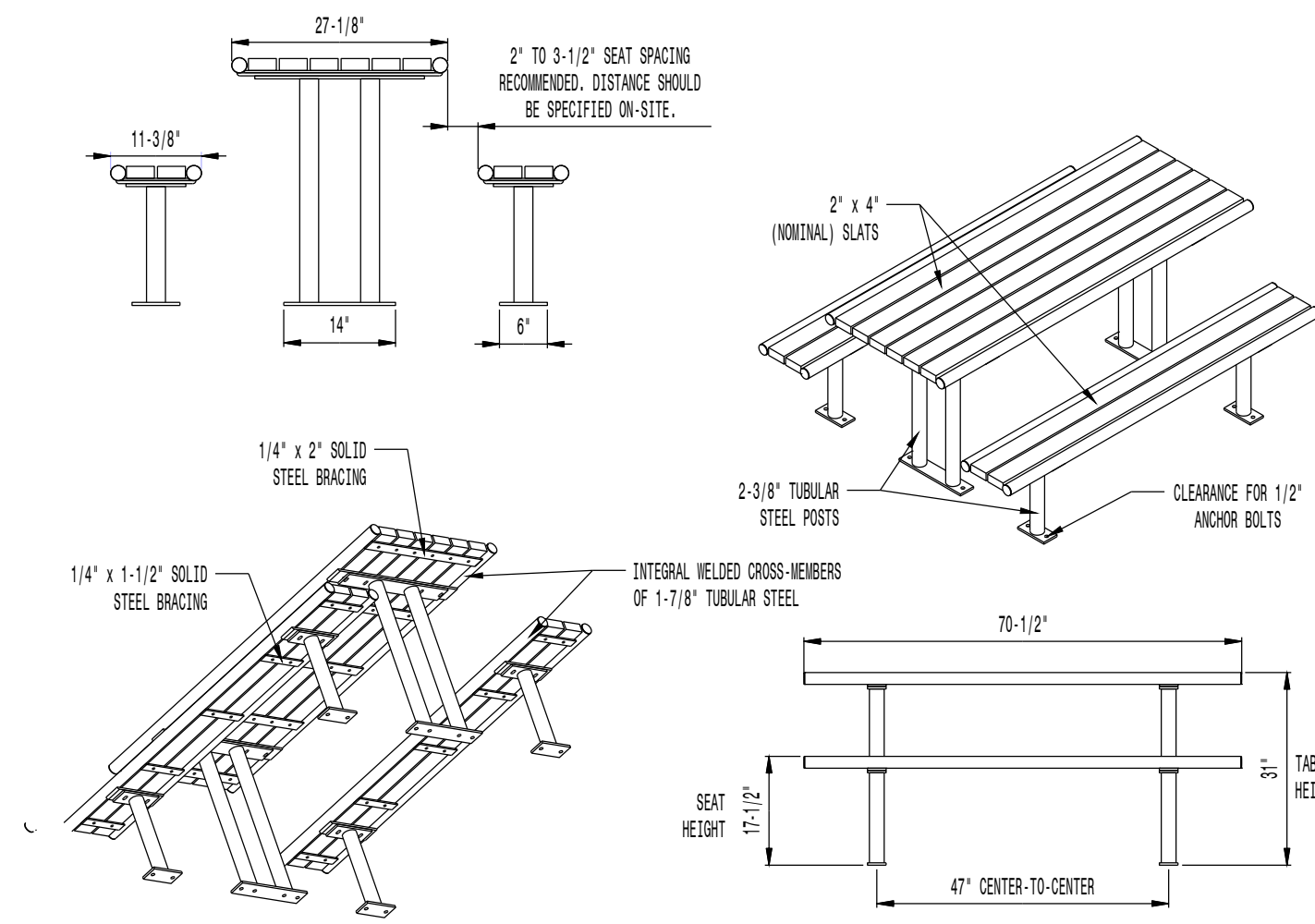
6 STEEL EDGER
NOT TO SCALE



7 CRUSHER FINES WALK
NOT TO SCALE



8 CONCRETE WALK
NOT TO SCALE

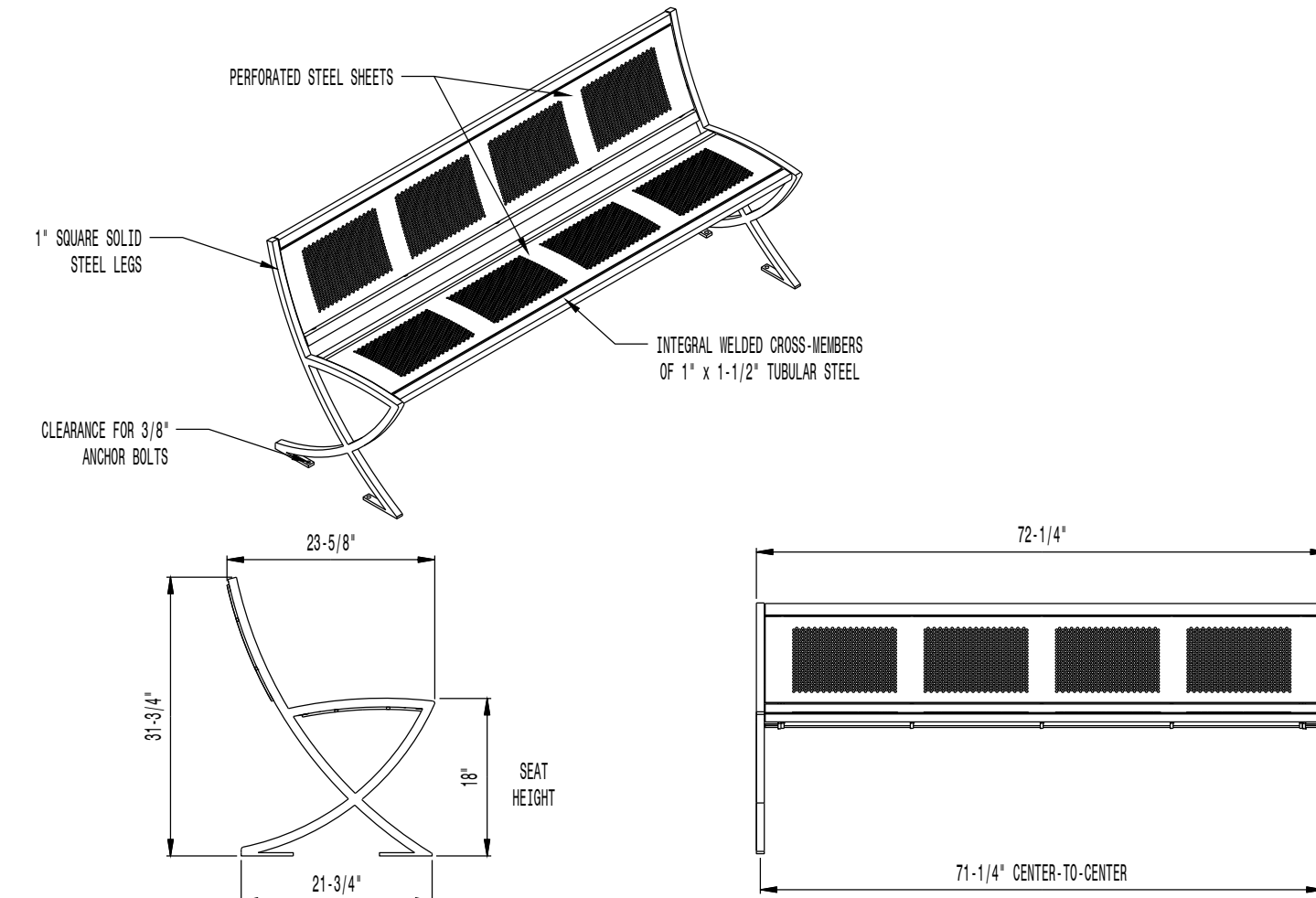


- AVAILABLE OPTIONS:**
- POWDER COATING**
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- SLAT TYPES**
RECYCLED PLASTIC SLATS (NOT 2ND STAGES SYSTEMS)
COLORS: GRAY, MAPLE, CHERRY, AND WALNUT
SEE THE STREET/STEPS SLEEPER® FOR ADDITIONAL SLAT OPTIONS
- NOTES:**
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.
- 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'

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

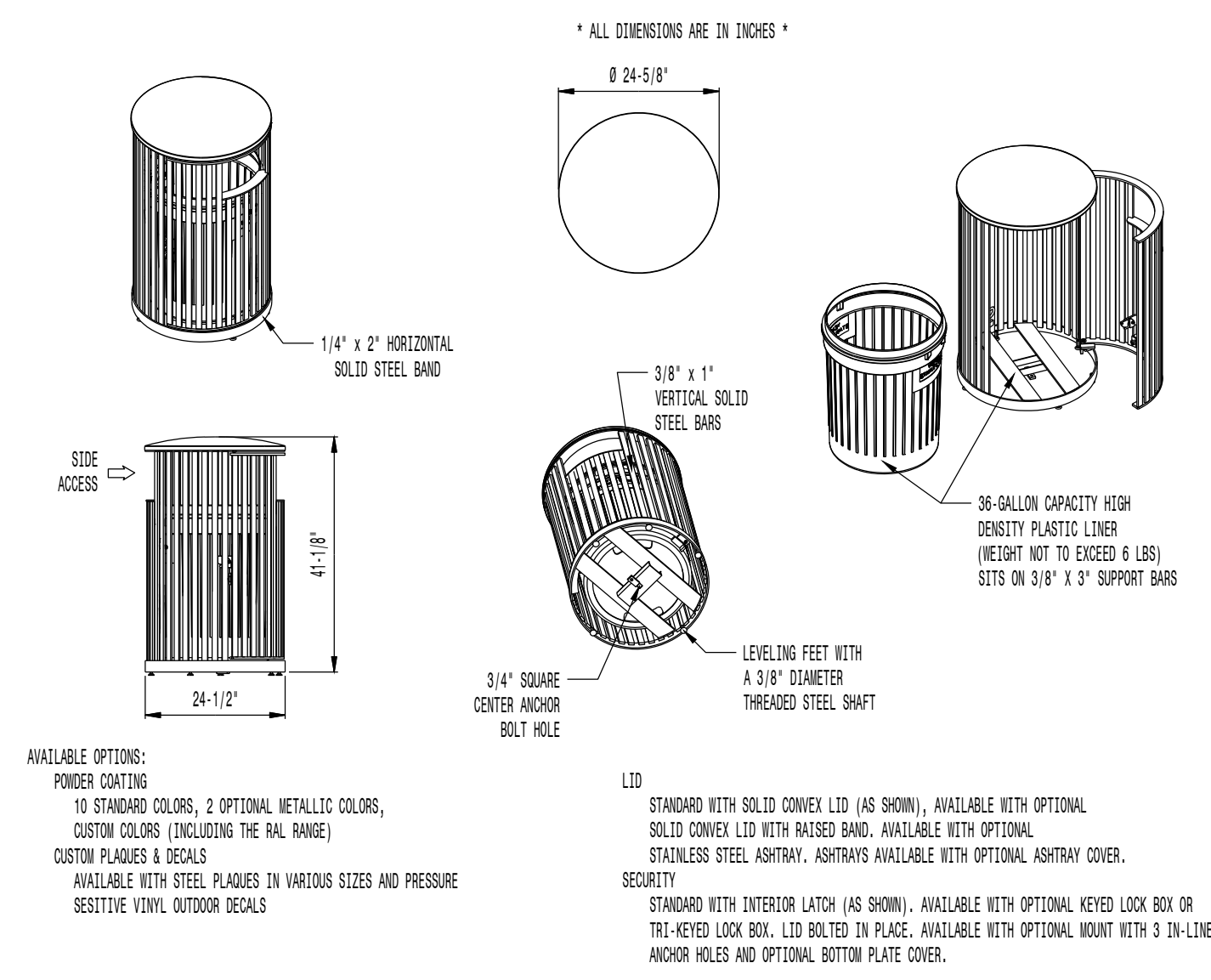


- AVAILABLE OPTIONS:**
- POWDER COATING**
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
- NOTES:**
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY 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. 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 (420°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)
CUSTOM PLATES & DECALS
AVAILABLE WITH STEEL PLATES IN VARIOUS SIZES AND PRESSURE SENSITIVE 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 KEYS LOCK BOX OR THE KEYS LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.
- 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 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 TREATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYS 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 WELDED SEAMS, INTEGRAL HANDHOLES, 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 800°F (420°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

3 TRASH RECEPTACLE

NOT TO SCALE

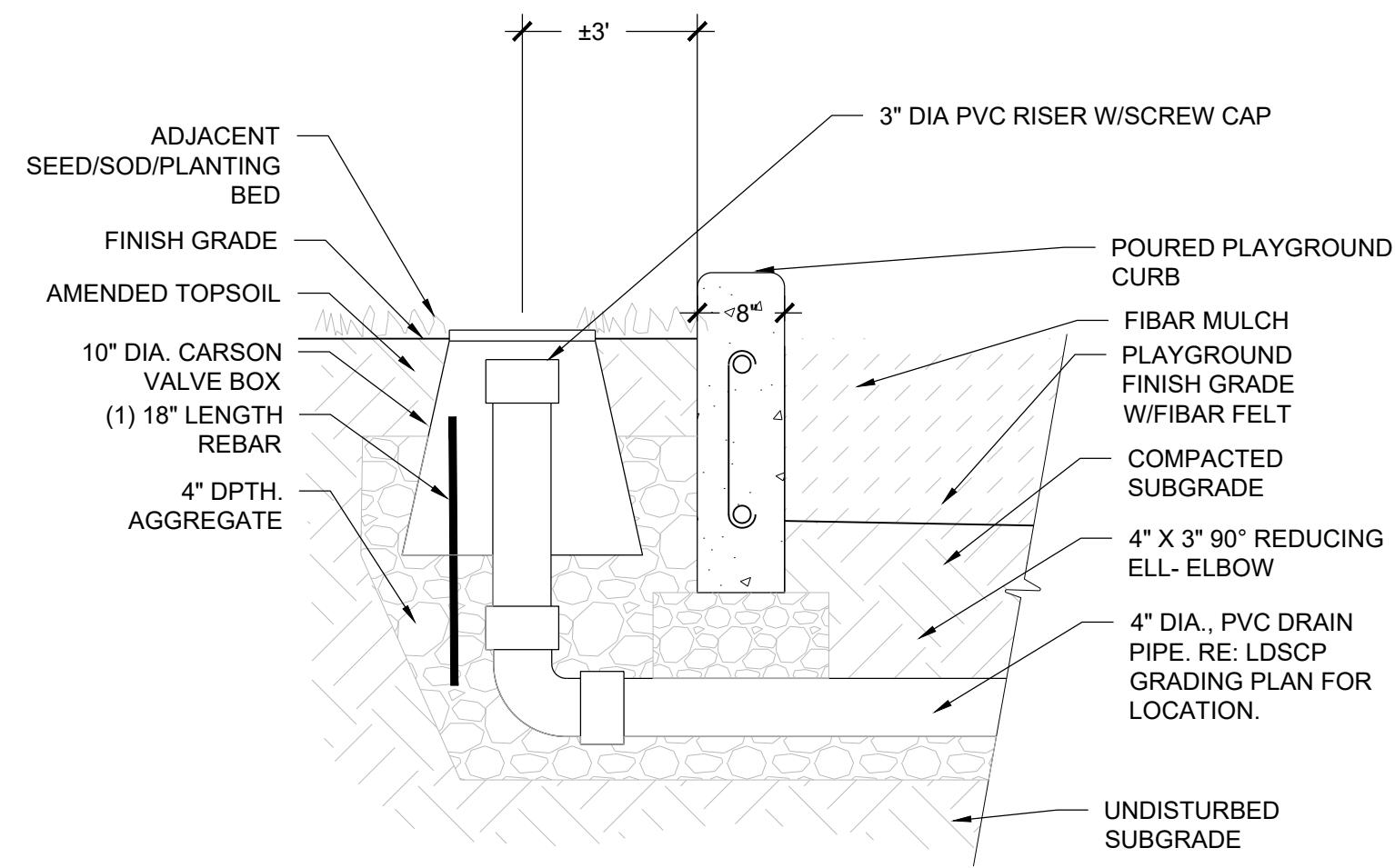


MODEL: THE PINNACLE ROCK CLIMBER - #156065
MANUFACTURER: LANDSCAPE STRUCTURES
CONTACT: ISABEL KEEGAN
P: 303-783-1452

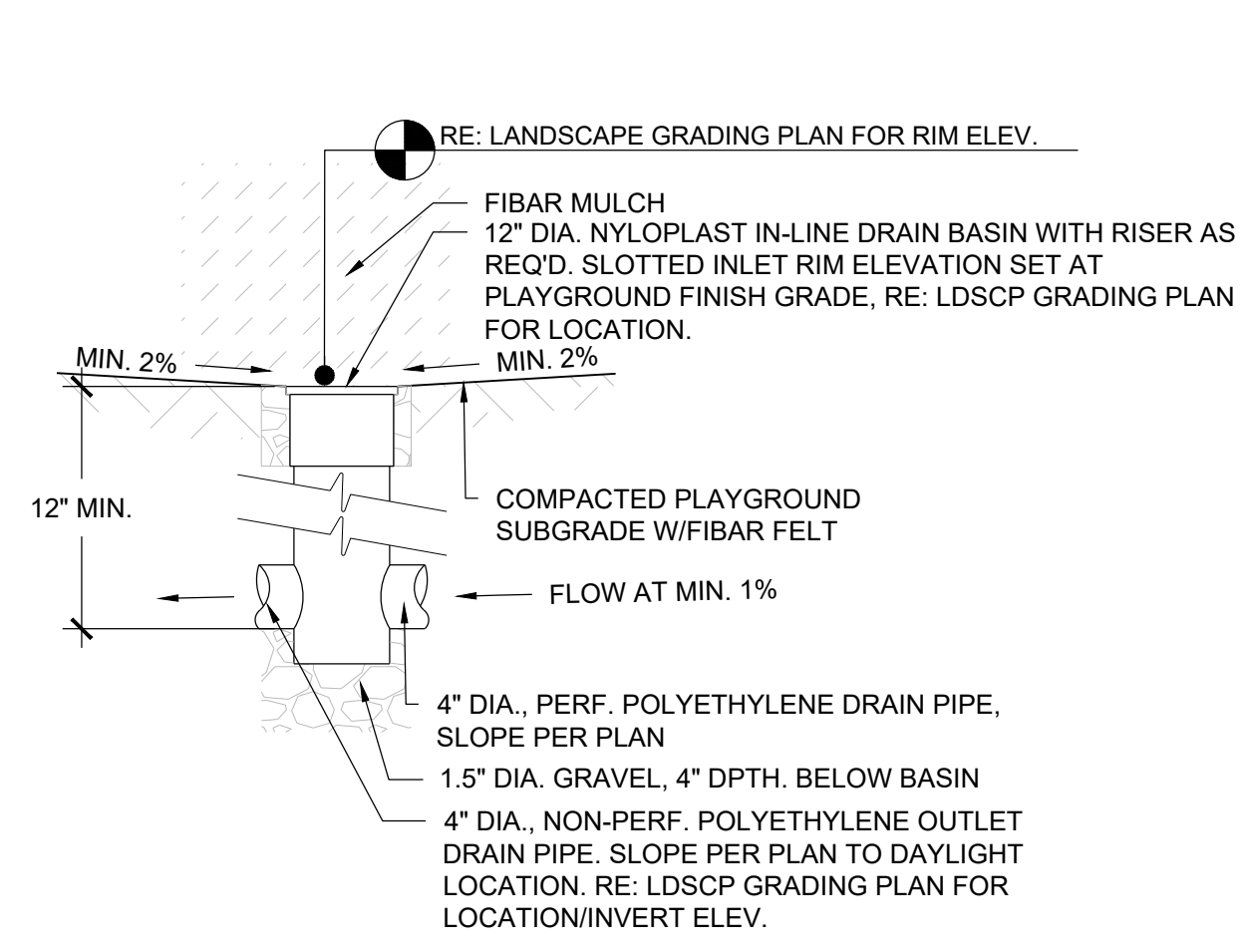
- NOTES:**
1. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

4 CLIMBING BOULDER

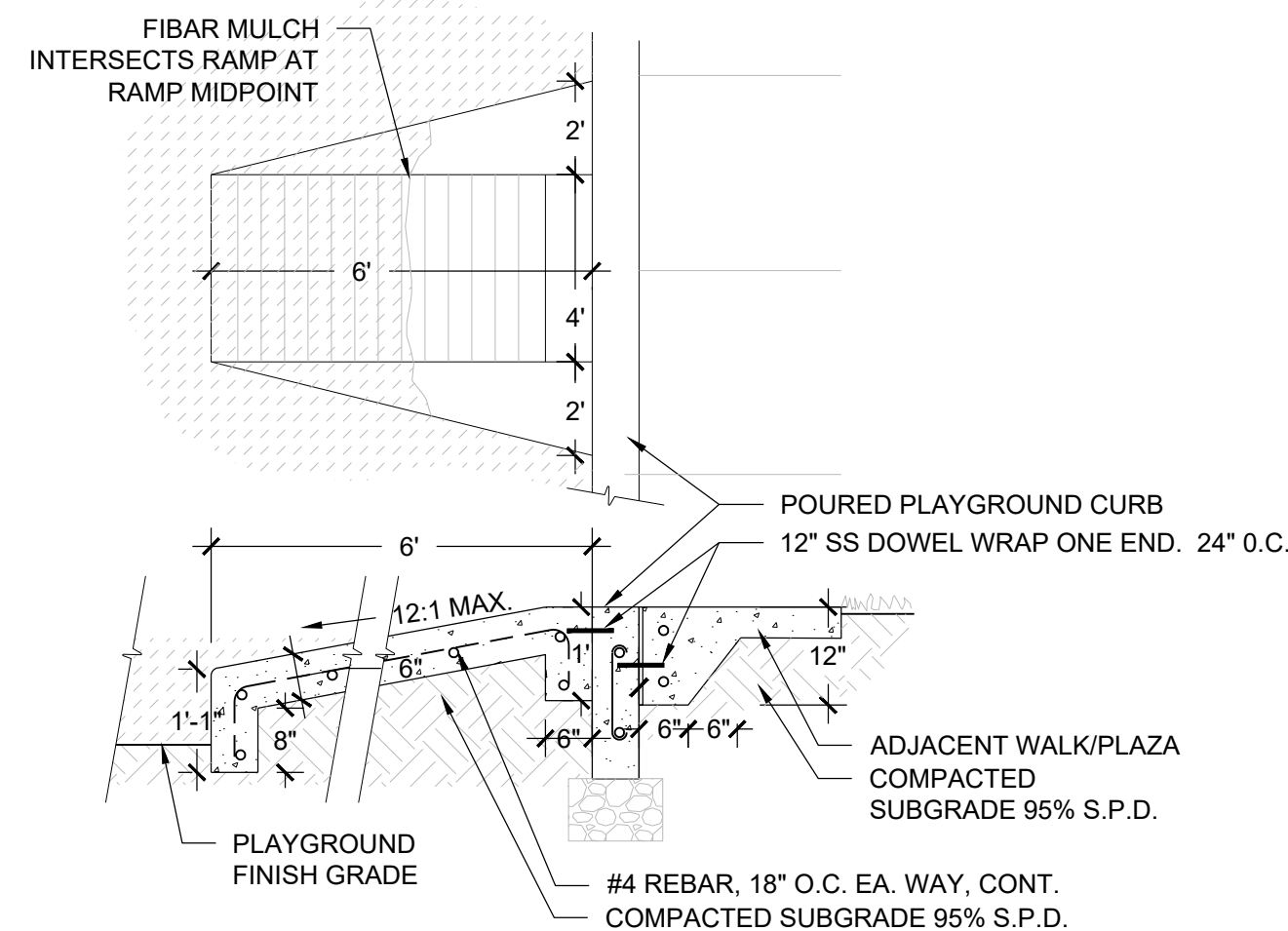
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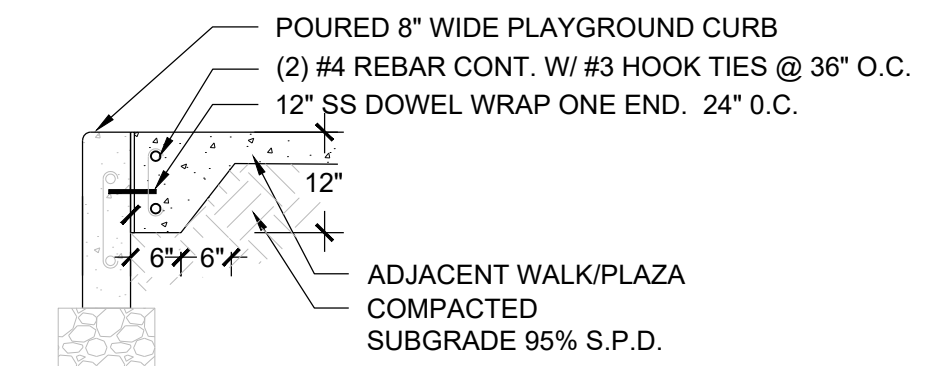
1 DRAIN CLEAN-OUT NOT TO SCALE



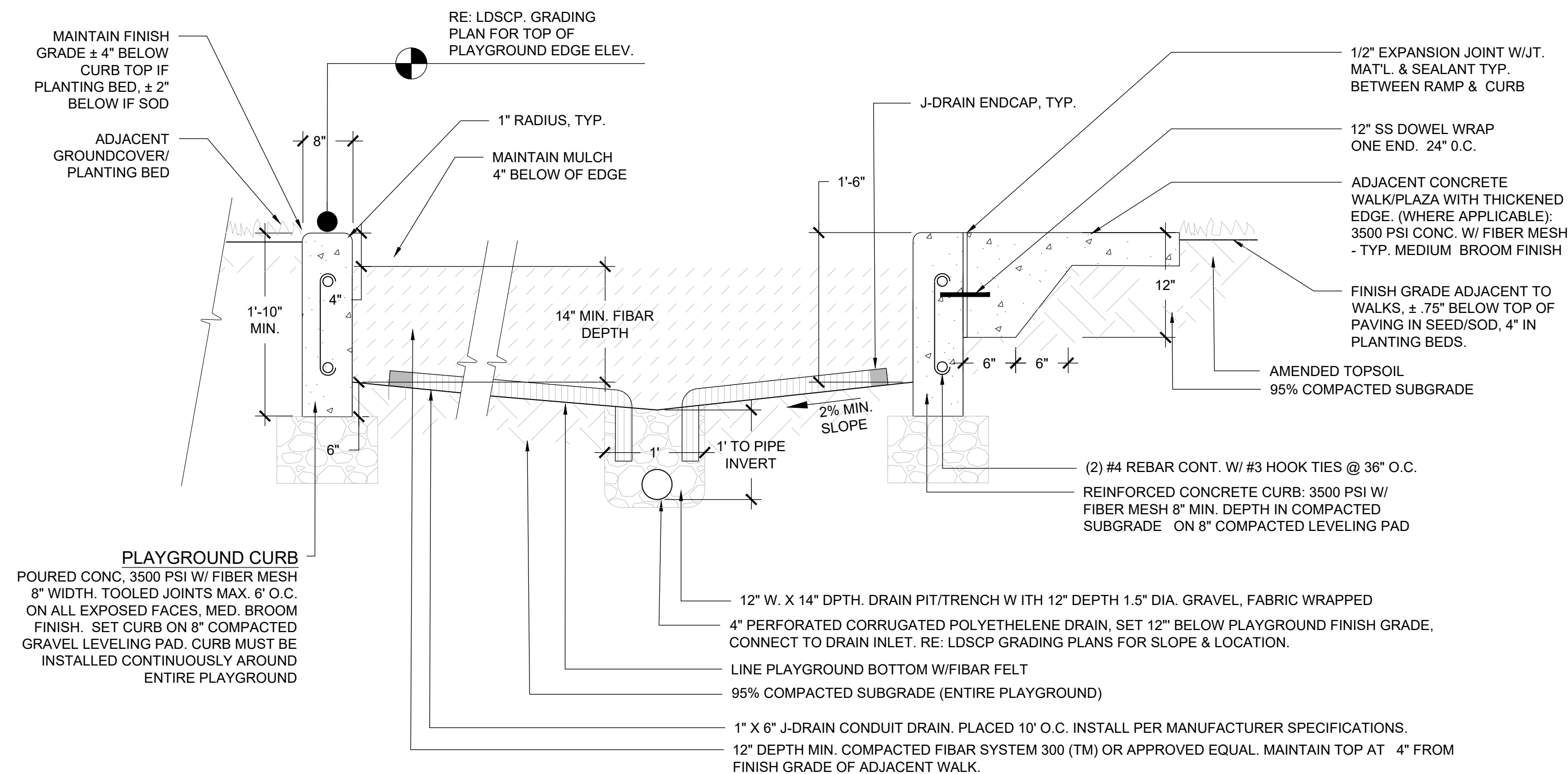
2 PLAYGROUND DRAIN NOT TO SCALE



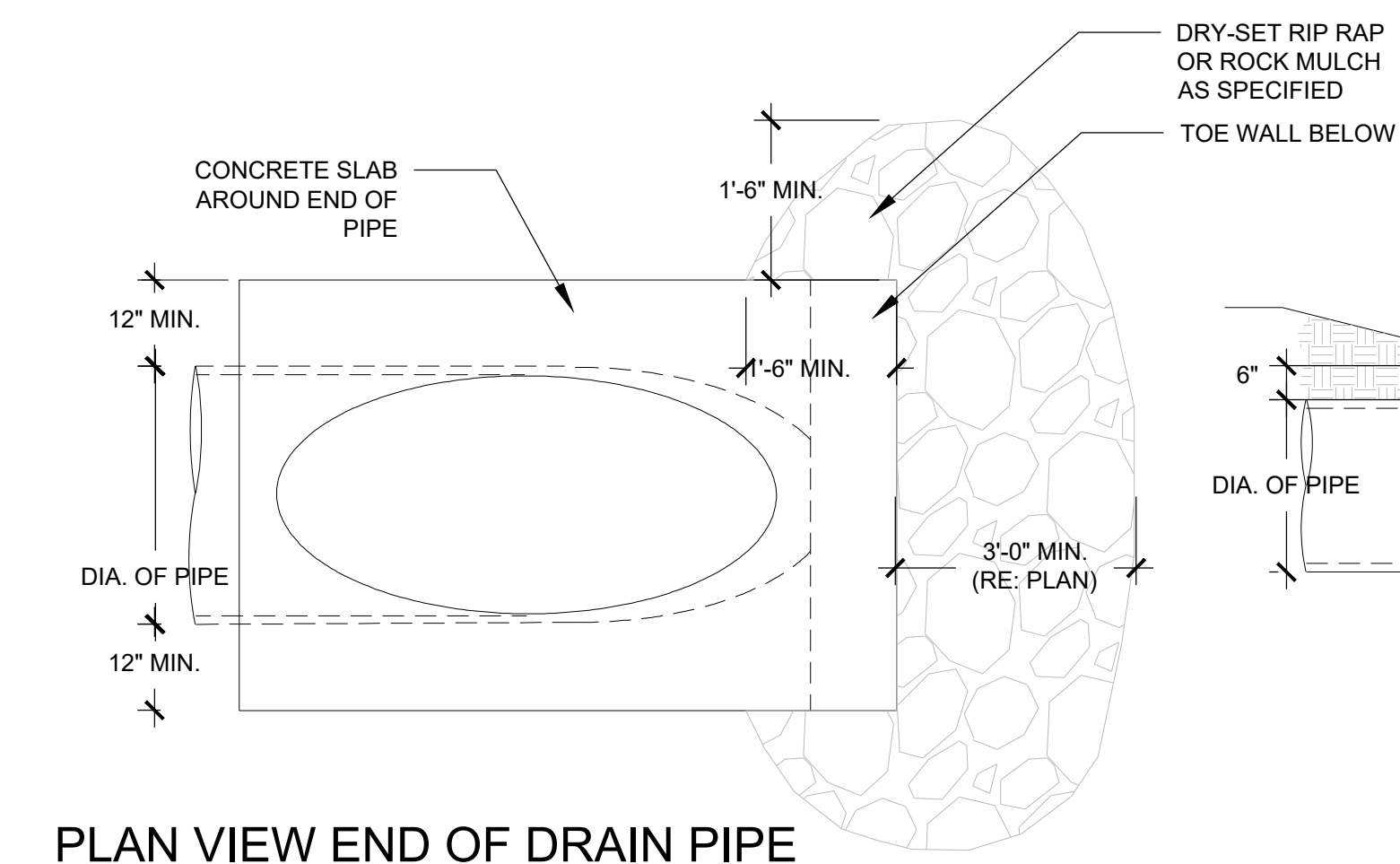
3 ADA PLAYGROUND RAMP NOT TO SCALE



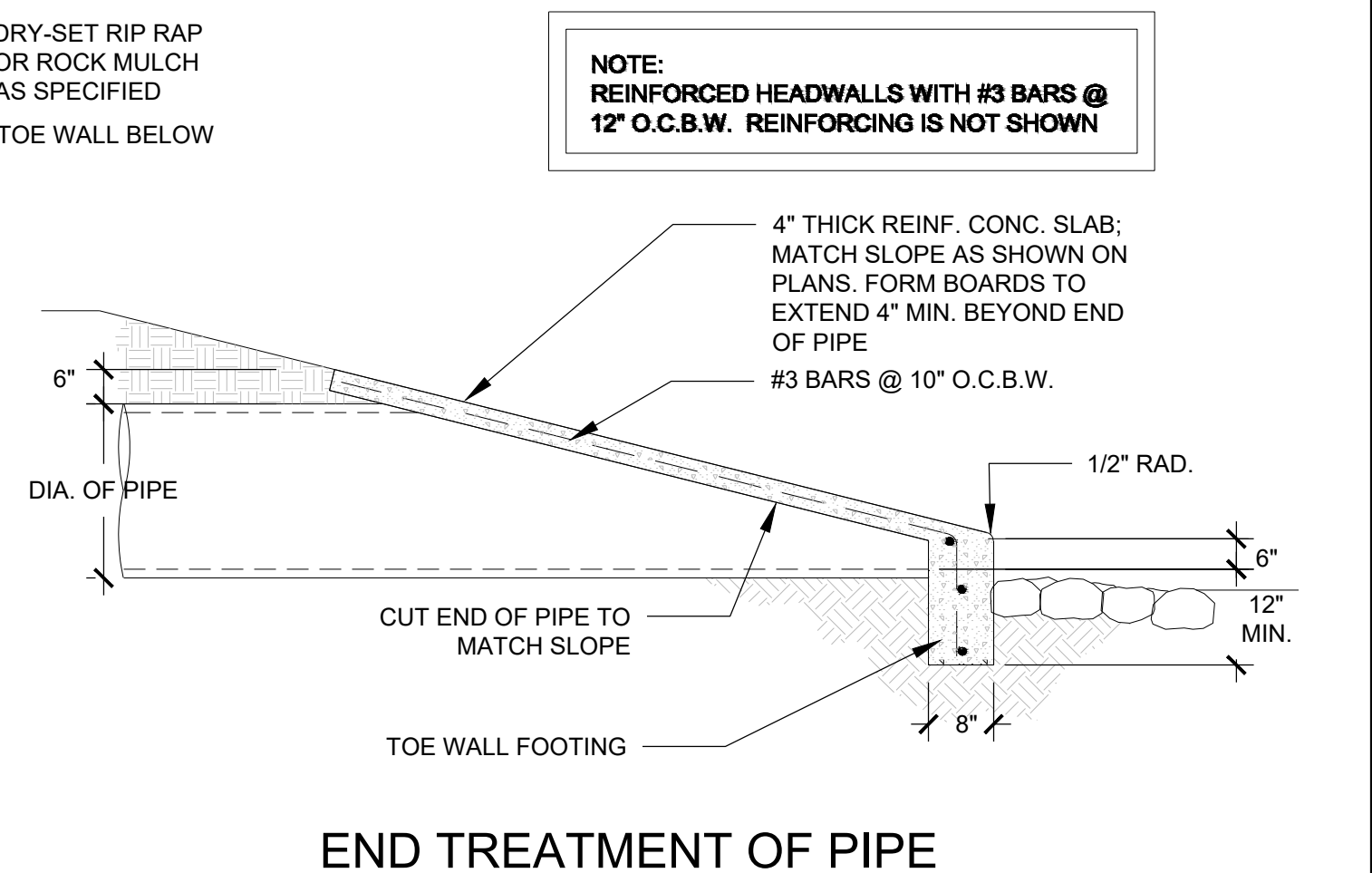
4 PLAYGROUND CURB NOT TO SCALE



5 PLAYGROUND, CURB, SURFACE & DRAINAGE NOT TO SCALE



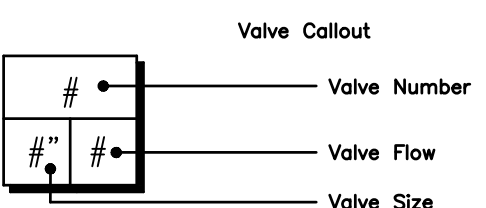
6 PLAYGROUND DAYLIGHTING NOT TO SCALE



END TREATMENT OF PIPE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 5 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		DRIP VALVE ASSEMBLY NETAFIM LVCZ58010075-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.
	HUNTER PRO5-06-PR530-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		REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL CV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	HUNTER PRO5-06-PR530-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		QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	HUNTER PRO5-06-PR530-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		ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 5114TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	HUNTER PRO5-06-PR530-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		NORMALLY OPEN MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC.
	HUNTER PRO5-06-PR530-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		REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP # METER (RE: POC NOTE).
	HUNTER MP CORNER PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.7G BAR), MP ROTATOR NOZZLE ON PR540 BODY. T=TURQUOISE ADJ ARC 45-105.	40		PEDESTAL MOUNT CONTROLLER (4800) WEATHERMATIC SL4848 (WITH 4 SLM12): 48-ZONE CONTROLLER WITH FLOW MONITORING AND WEATHER STATION; INCLUDES SMARTLINK AIRCARD WITH FLOW, SLWS WEATHER STATION, AND 5 YR SERVICE PLAN (SL4800-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC. UTILIZE NORMALLY OPEN PANEL.
	HUNTER MP1000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.7G 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		CREATIVE SENSOR TECHNOLOGY F51-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE: .8G-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE FLOW RANGE 2.8-170 GPM.
	HUNTER MP2000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.7G BAR), MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		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.
	HUNTER MP3000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.7G BAR), MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	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		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).
	HUNTER MP8005R PRO5-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.7G BAR), MP ROTATOR NOZZLE ON PR540 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40		IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED.
				PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.



EMITTER SCHEDULE

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

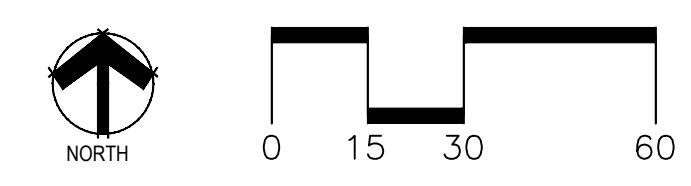
- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER) OF XX PSI, AT A MAXIMUM FLOW OF XX GPM AT THE X-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.
 - TAP IS SIZED TO ACCOMMODATE AN 8 HOUR/DAY, 6 DAYS/WEEK WATERING WINDOW. THE ENHANCED NATIVE SEED MIX ASSUMES AN AVERAGE WEEKLY USAGE OF 0.775-INCHES PER WEEK, WHILE THE BLUEGRASS ASSUMES AN AVERAGE OF 1.25-INCHES PER WEEK.
- 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 BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
 - HYDRANT METERS IRRIGATE ONLY NATIVE SEEDED AREAS, NO SHRUBS OR TREES SHALL BE IRRIGATED FROM THIS SYSTEM. ALL COMPONENTS MUST BE INSTALLED ABOVE GRADE PER CASTLE PINES METRO DISTRICT STANDARDS. COORDINATE WITH CRAIG MILLER AT CASTLE PINES METRO DISTRICT.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE WATER TAP AND METER. AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
	MAINLINE, SPRINKLER LATERAL, AND/OR DRIP LATERAL SHOWN SLEEVED TOGETHER IS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL MAINLINE, CONTROL WIRES, AND LATERAL LINES IN SEPARATE SLEEVES.



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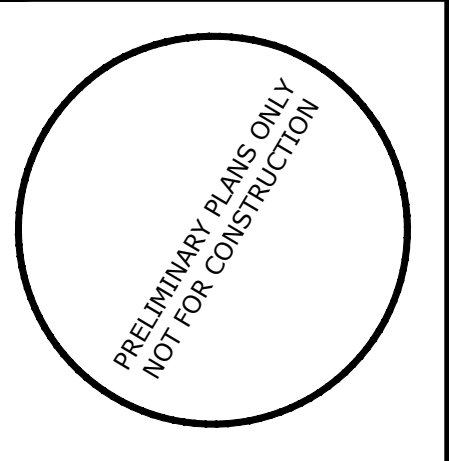
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TRAILS AT CROWFOOT FILING 14
 PRELIMINARY IRRIGATION PLANS
 PARKER, COLORADO



Drawn by: DGP/MLP
 Checked by: MLP
 Submittal Date: 06.15.18
 Know what's below. Call before you dig.

Sheet Name
IRRIGATION LEGEND AND NOTES

Sheet Number
IR1.0

SCARLET SAGE AVE

BAYOU GUICH RD.
(R.O.W. WIDTH VARIES)

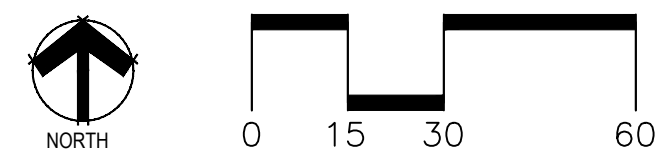
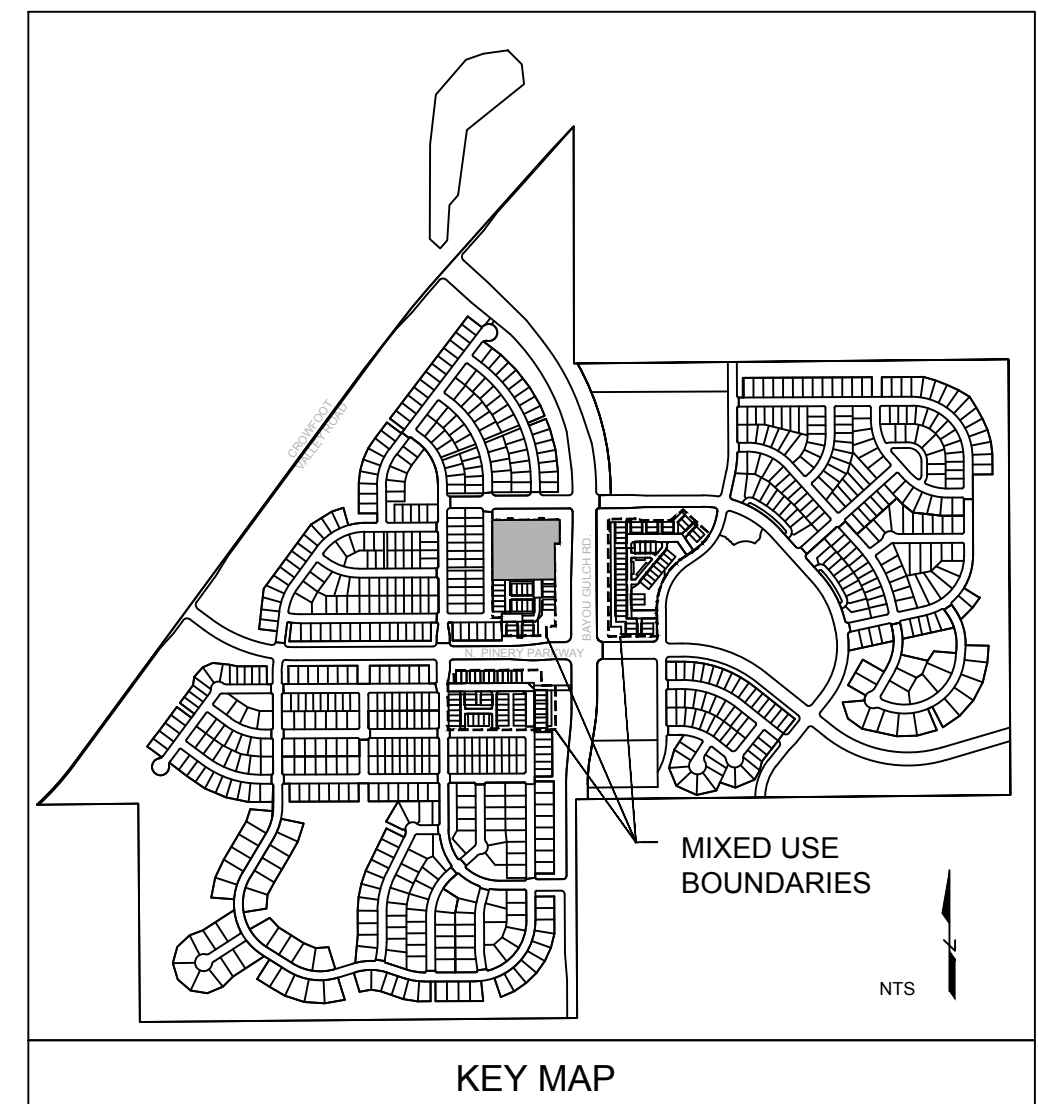
SCARLET SAGE ST

POC 1
SIZE: 2-INCH
FLOW: 70 GPM
PRESSURE: X PSI

CONTROLLER 2
120 VAC POWER REQUIRED

MATCHLINE - SEE SHEET IR1.2

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WMBM:ay, June 13, 2018

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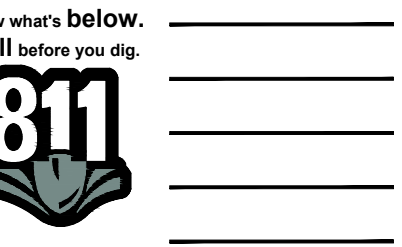
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TRAILS AT CROWFOOT FILING 14
PRELIMINARY IRRIGATION PLANS
PARKER, COLORADO

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Checked by: MLP
Submittal Date: 06.15.18

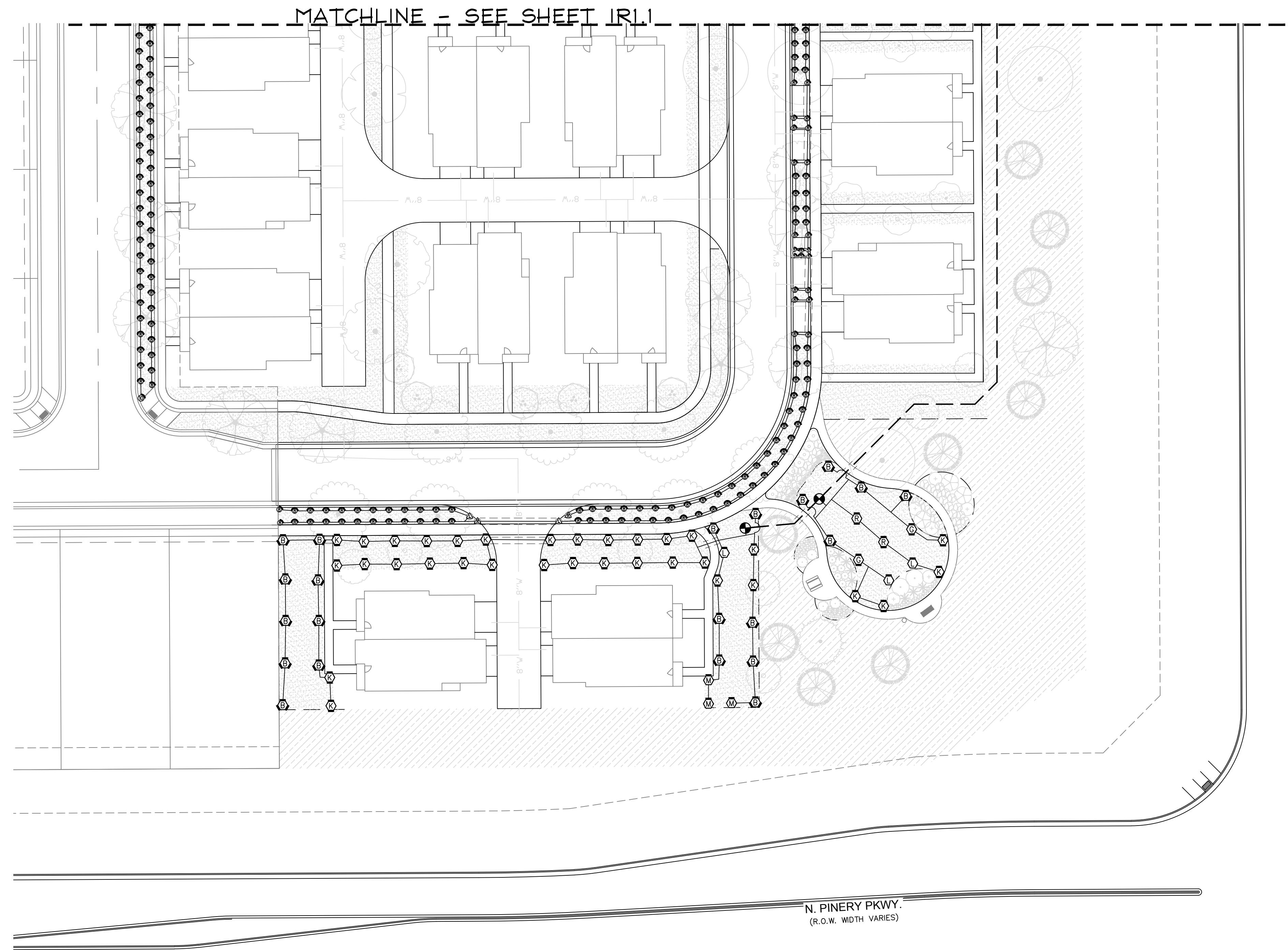


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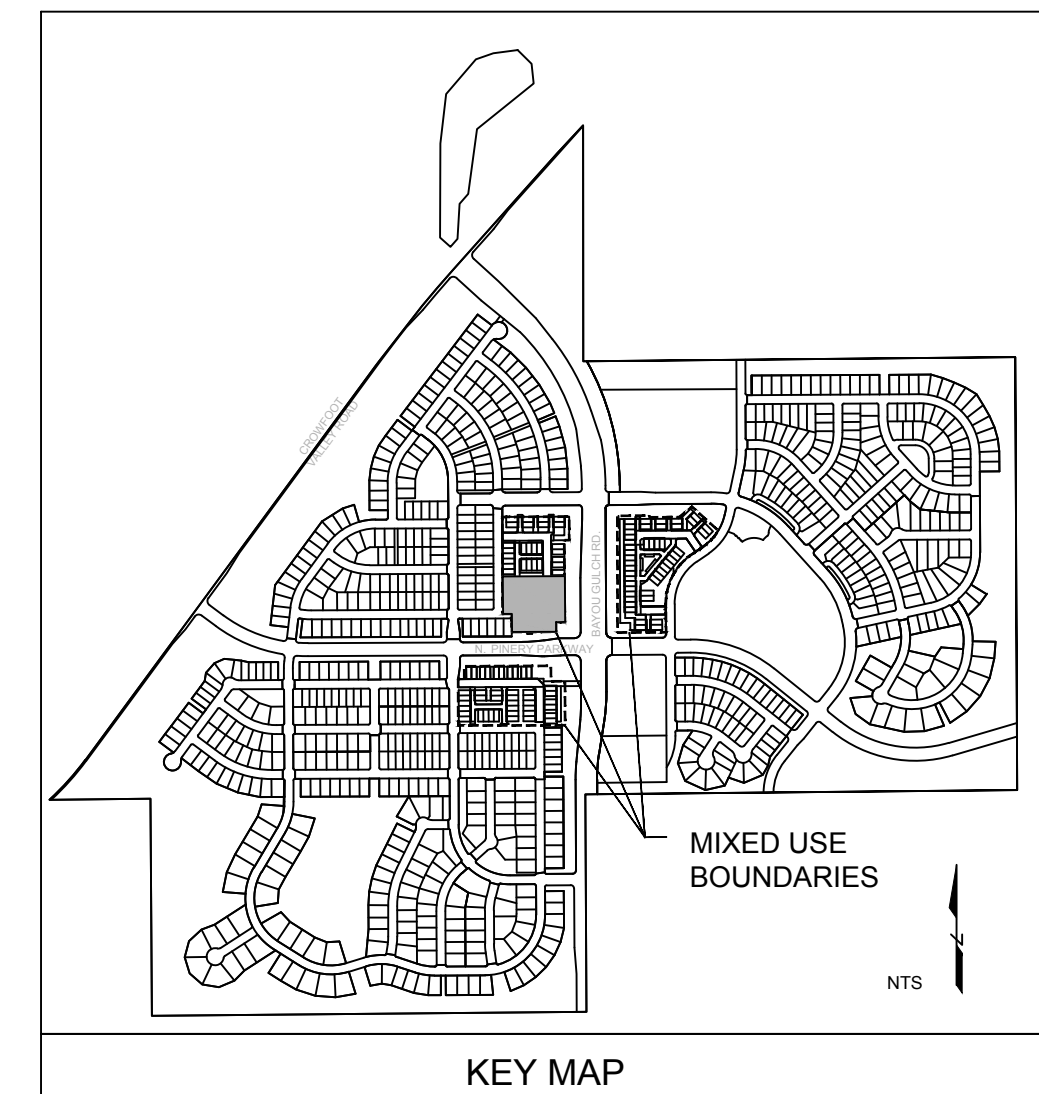
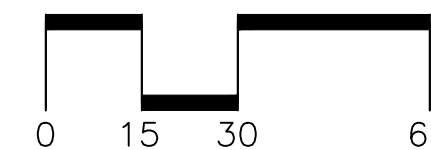
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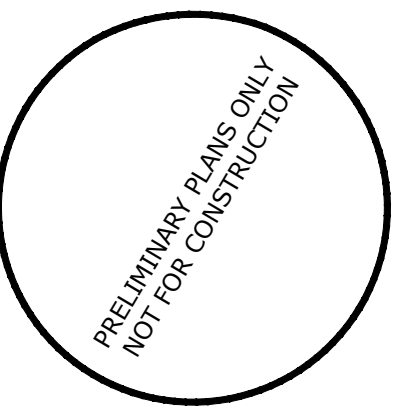
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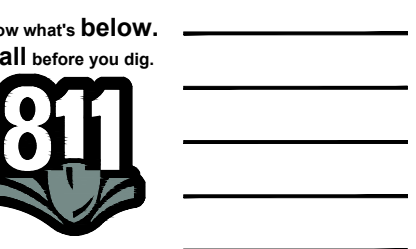
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■ Sheet Name ■
IRRIGATION PLAN

■ Sheet Number ■

IR1.2