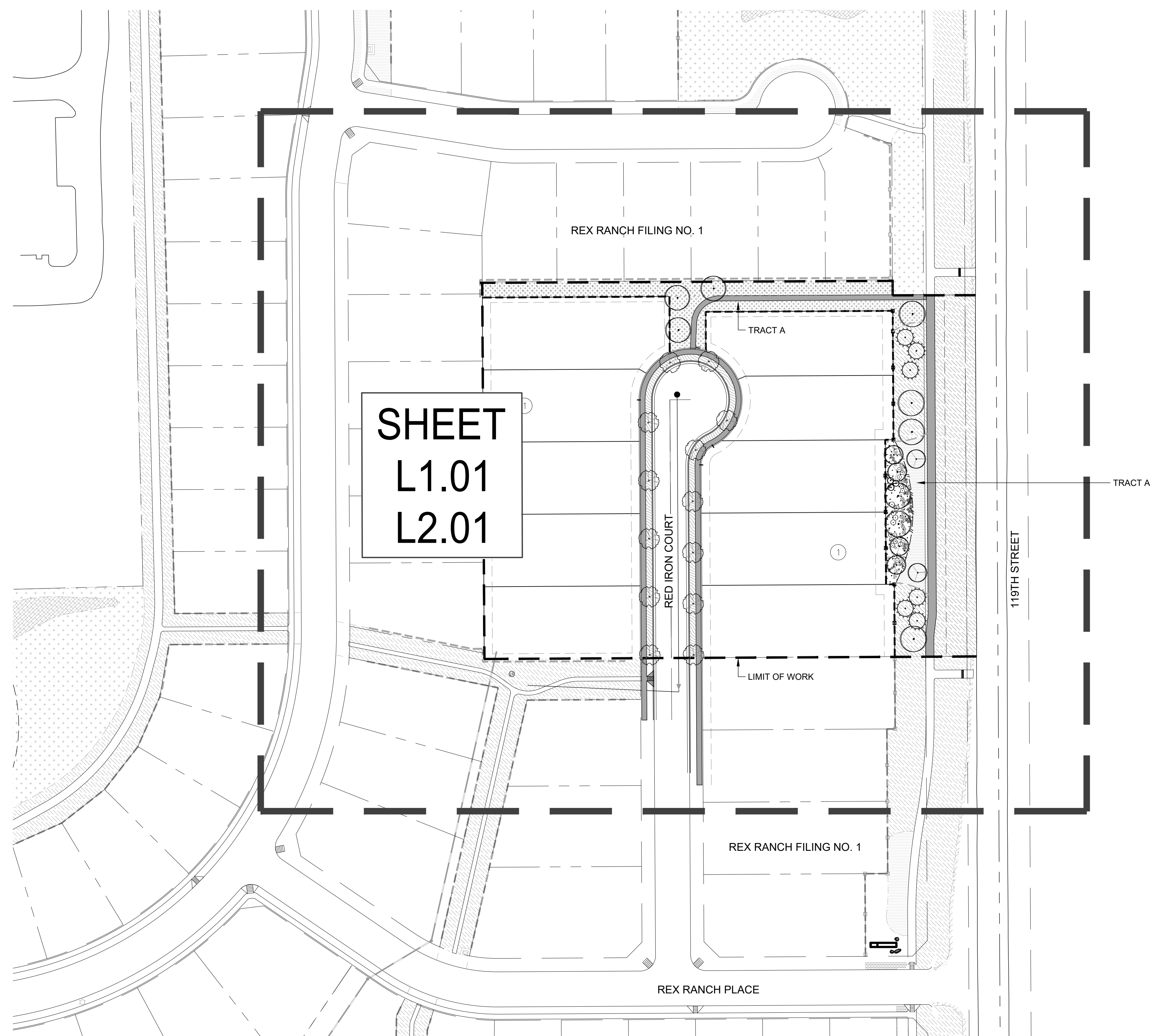
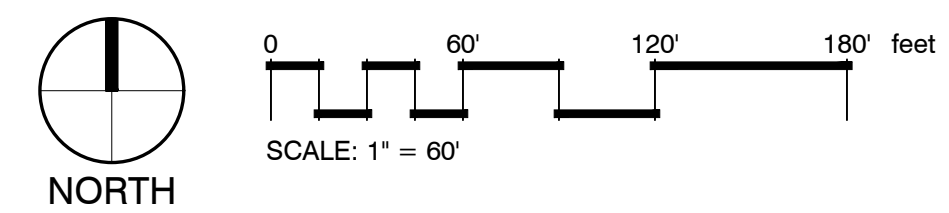


REX RANCH FILING NO. 3

A PORTION OF THE NE 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 LOTS / 7 TRACTS



1 OVERALL SITE LANDSCAPE PLAN
L1.00



SHEET INDEX

- L1.00 - COVER SHEET
- L1.01 - TREE PRESERVATION
- L2.01 - LANDSCAPE PLAN
- L3.01 - LANDSCAPE DETAILS
- L4.01 - SITE DETAILS
- L5.00 - IRRIGATION NOTES
- L5.01 - IRRIGATION PLAN
- L5.02 - IRRIGATION DETAILS

- NOTES:
- SIGNS AND FENCES:
PERMITS FOR SIGNS AND FENCES IS BY SEPARATE PERMIT FROM THE TOWN OF ERIE PLANNING AND ZONING DEPARTMENT. CONTRACTOR SHALL COORDINATE ALL PERMITS PRIOR TO FABRICATION AND INSTALLATION.
 - CONTRACTOR SHALL FOLLOW ALL TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR ALL LANDSCAPE TRACTS.
 - CONTRACTOR SHALL FOLLOW LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA MAINTAINED TRACTS PER TOWN OF ERIE.



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BENCHMARK:

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OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	Description of Revisions	Designed By: KR	Checked By: BK	Date	By

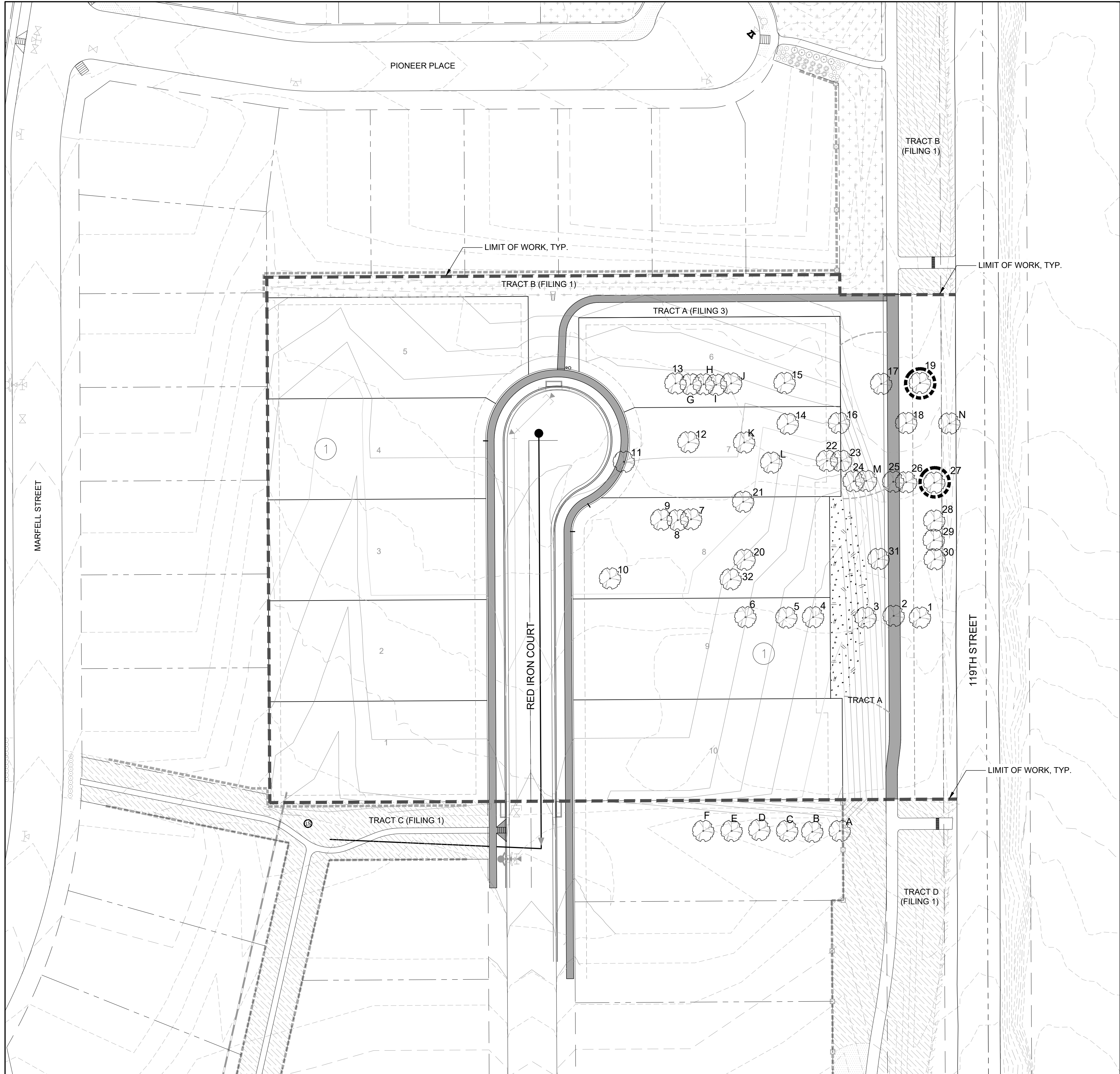
**REX RANCH
FILING NO. 3
FINAL PLAT
COVER SHEET**

Date: DECEMBER 17, 2019
Job No.: 16-116

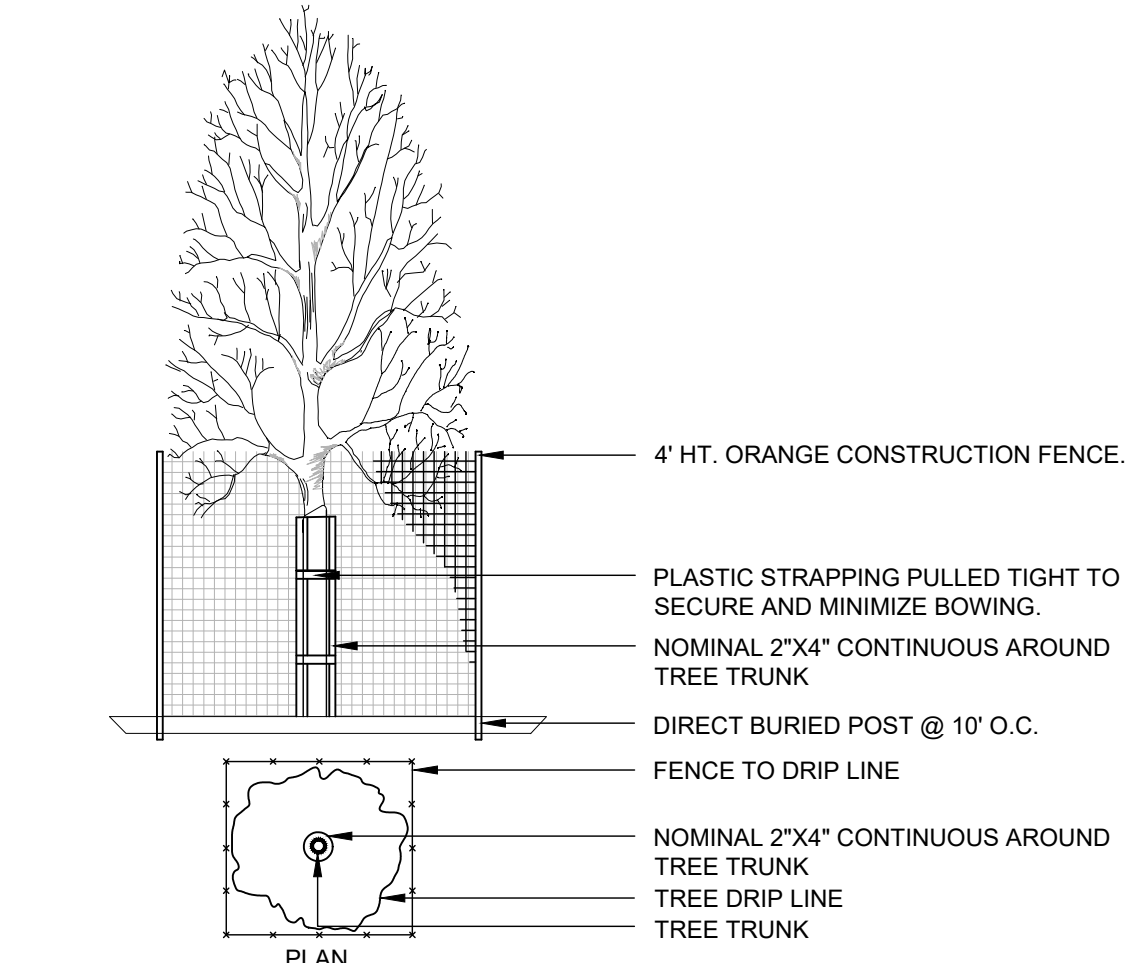
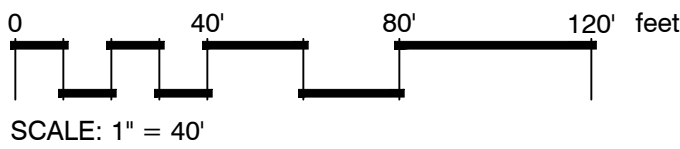
L1.00

Sheet 1 of 8

NOT FOR CONSTRUCTION



1 TREE PRESERVATION PLAN



1 TREE PROTECTION

TREE PRESERVATION NOTES

1. PRIOR TO CONSTRUCTION, PRESERVE AND PROTECT ALL TREES ASSOCIATED WITH THE REX RANCH FILING NO. 2 PROJECT ACCORDING TO TREE PRESERVATION DETAIL AND TOWN OF ERIE STANDARDS AND SPECIFICATIONS.

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

EXISTING VEGETATION SURVEY

ID	ACTION	SPECIES	HEIGHT / CALIPER	HEALTH	REPLACEMENT REQUIREMENT
A	REMOVE	GREEN ASH	2" DIAMETER	POOR	N/A
B	REMOVE	GREEN ASH	4.5" DIAMETER	FAIR	N/A
C	REMOVE	COTTONWOOD	4" DIAMETER	FAIR	N/A
D	REMOVE	COTTONWOOD	22" DIAMETER	POOR	N/A
E	REMOVE	COTTONWOOD	9" DIAMETER	POOR	N/A
F	REMOVE	COTTONWOOD	5" DIAMETER	POOR	N/A
01	REMOVE	GOLDENRAIN	8" DIAMETER	GOOD	8"
02	REMOVE	GREEN ASH	20" DIAMETER	POOR	N/A
03	REMOVE	GREEN ASH	13" DIAMETER	FAIR	N/A
04	REMOVE	GREEN ASH	19" DIAMETER	FAIR	N/A
05	REMOVE	SIBERIAN ELM	22" DIAMETER	DEAD	N/A
06	REMOVE	GREEN ASH	9" DIAMETER	POOR	N/A
07	REMOVE	GREEN ASH	4" DIAMETER	POOR	N/A
08	REMOVE	GREEN ASH	5" DIAMETER	POOR	N/A
09	REMOVE	GREEN ASH	5" DIAMETER	POOR	N/A
10	REMOVE	BLACK LOCUST	MULTI-STEM	DEAD	N/A
11	REMOVE	GREEN ASH	MULTI-STEM	POOR	N/A
12	REMOVE	ELM	27" DIAMETER	FAIR	N/A
13	REMOVE	GREEN ASH	30" DIAMETER	POOR	N/A
G	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
H	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
I	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
J	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
K	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
L	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
14	REMOVE	APPLE	14" DIAMETER	FAIR	N/A
15	REMOVE	APPLE	14" DIAMETER	FAIR	N/A
16	REMOVE	APPLE	15" DIAMETER	FAIR	N/A
17	REMOVE	APPLE	MULTI-STEM	POOR	N/A
18	REMOVE	APPLE	7" DIAMETER	FAIR	N/A
19	PROTECT	APPLE	13" DIAMETER	GOOD	N/A
20	REMOVE	SILVER MAPLE	MULTI-STEM	FAIR	N/A
21	REMOVE	APPLE	11" DIAMETER	GOOD	11"
22	REMOVE	GREEN ASH	6" DIAMETER	POOR	N/A
23	REMOVE	GREEN ASH	MULTI-STEM	POOR	N/A
24	REMOVE	CHERRY	7" DIAMETER	DEAD	N/A
M	REMOVE	GREEN ASH	>1" DIAMETER	N/A	N/A
25	REMOVE	BUCKEYE	10" DIAMETER	GOOD	10"
26	REMOVE	BUCKEYE	7" DIAMETER	GOOD	7"
27	PROTECT	GREEN ASH	35" DIAMETER	GOOD	N/A
28	REMOVE	GREEN ASH	24" DIAMETER	FAIR	N/A
29	REMOVE	GREEN ASH	25" DIAMETER	FAIR	N/A
30	REMOVE	GREEN ASH	30" DIAMETER	FAIR	N/A
31	REMOVE	ASPEN	6" CALIPER	DEAD	N/A
32	REMOVE	ELM	MULTI-STEM	POOR	N/A
N	REMOVE	SIBERIAN ELM	MULTI-STEM	DEAD	N/A

TOTAL REMOVED: 26 CALIPER INCHES
TREES REQUIRED: 13 EA - 2" CALIPER TREES

- NOTES:
1. HEALTH REFERS TO THE OVERALL APPEARANCE OF THE TREE. A 'POOR/DEAD' RATING MEANS THE TREE IS NOT EXPECTED TO RECOVER FROM ITS CURRENT CONDITION. A CONDITION OF 'FAIR' MEANS THE TREE'S HEALTH IS IN DECLINE AND HAS BELOW AVERAGE LIFE EXPECTANCY. LASTLY, A RATING OF 'GOOD' INDICATES THE TREE HAS ONLY MINOR IMPERFECTIONS AND SHOULD HAVE A TYPICAL LIFE EXPECTANCY.
2. ALL DEAD OR UNHEALTHY TREES ARE TO BE REMOVED FOR SAFETY PER TOWN STANDARDS. FIELD LOCATE ALL DEAD TREES AND REMOVE.



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BENCHMARK:
VERTICAL DATUM IS BASED ON NGS BENCHMARK STAMPED "WANAKA 1985", A STANDARD NGS DISK SET IN THE TOP OF A 12" ROUND CONCRETE MONUMENT FLUSH WITH THE TOP OF WANAKA DAM, APPROXIMATELY 1 MILE WEST OF LAYFAYETTE, AND 265 FEET WEST OF THE INTERSECTION OF EMME ST. AND CAPIA DR. ELEVATION=5323.50' NAVD 88.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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No.	Description of Revisions	By	Date	Checked By
				BK
				KR

REX RANCH
FILING NO. 3
FINAL PLAT
TREE PRESERVATION

Date: DECEMBER 17, 2019
Job No.: 16-116

L1.01

1. ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND REQUIREMENTS WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
2. THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
3. STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
4. THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
7. ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS MANAGER OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
8. THE CONTRACTOR SHALL HAVE AN ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
9. THE CONTRACTOR SHALL WARRANT THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
10. DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
11. THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G. P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
12. GRAPH IC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
13. ALL TREES SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.
14. SCREEN ALL UTILITY BOXES WITH APPROPRIATE PLANT MATERIAL FROM THE TOWN OF ERIE APPROVED LIST. PROPOSED UTILITY BOXES ARE NOT SHOWN ON PLANS AND WILL THEREFORE NEED TO BE SCREENED BY LANDSCAPE CONTRACTOR IN THE FIELD.
15. NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.
16. LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IS RESPONSIBLE FOR ALL SITE INSPECTIONS.
17. PRIOR TO CONSTRUCTION OF FENCING, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FENCE PERMIT FROM THE TOWN OF ERIE.
18. ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAIR FOR BY THE DEVELOPER.
19. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA/DISTRICT MAINTAINED TRACTS SHALL BE FOLLOWED.
20. UPON COMPLETION OF THE PROJECT, DEVELOPER / LANDSCAPE ARCHITECT TO PROVIDE TOWN OF ERIE A FULL SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTO-CAD.

CONTRACTOR SHALL FURNISH MATERIAL SAMPLES ON REQUEST BY THE TOWN (MULCH, AMENDMENTS, EDGING, ETC.).

MULCH

1. WOOD MULCH SHALL BE OF A HIGH QUALITY FIBROUS NATURE, SUCH AS SHREDDED WOOD OR SHAVINGS, WHICH ARE BETWEEN ONE (1) INCHES AND FOUR (4) INCHES IN LENGTH. MULCH SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS.

EDGING

1. EDGING SHALL BE 4" x 14 GAUGE GREEN PAINTED STEEL EDGER FOR ALL HOA MAINTAINED AREAS.

STAKING MATERIALS

1. STAKES: SIX (6) FOOT STEEL TEE POSTS FOR DECIDUOUS TREES. TWO (2) FOOT STEEL TEE POSTS FOR EVERGREEN TREES

2. WIRES: A DOUBLE STRAND OF NUMBER TWELVE (12) GAUGE GALVANIZED WIRE.

3. NYLON STRAPS: ONE AND ONE-HALF INCH (1 1/2") WIDE NYLON STRAP WITH EYELETS AT EACH END.

1. ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAFI MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED EQUIVALENT.
2. ALL SEAMS IN THE FABRIC SHALL OVERLAP A MINIMUM OF TWELVE (12) INCHES. LANDSCAPE FABRIC PINS WILL BE USED A MINIMUM OF EVERY THREE (3) FEET ALONG THE EDGE OF THE FABRIC AS WELL AS A MINIMUM OF THREE (3) FEET ON CENTER THROUGHOUT THE FABRIC

ALL BLUEGRASS SOD IS TO BE A TEXAS HYBRID BLUEGRASS MIX OF AT LEAST 3 VARIETIES. TEXAS HYBRID BLUEGRASS IS MORE HEAT AND DROUGHT TOLERANT THAN KENTUCKY BLUEGRASS. IT ALSO HAS THE POTENTIAL TO REQUIRE LESS IRRIGATION.

ALL TRAILS AND SIDEWALKS MUST CONFORM TO CURRENT ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE (5% MAXIMUM RUNNING SLOPE AND 2% CROSS SLOPE).

1. ALL PLANT MATERIALS SHALL BE LISTED ON THE TOWN OF ERIE APPROVED TREE LIST. DISTRIBUTION OF TREE SPECIES SHALL FOLLOW THE 10/20/30 RULE: NO MORE THAN TEN (10) PERCENT OF A SINGLE SPECIES, TWENTY (20) PERCENT OF A SINGLE GENUS, OR THIRTY (30) PERCENT OF A SINGLE FAMILY ARE TO BE USED. ALL PLANT MATERIALS SHALL BE APPROVED BY TOWN OF ERIE.
2. CORNER LOTS WITH STOP AND OTHER STREET SIGNS SHALL ADHERE TO THE REQUIREMENT FOR TREES TO BE SET BACK FIFTY FIVE (55) FEET FROM ALL INTERSECTIONS.

THE TOTAL SITE CONSISTS OF 3,976 S.F. OF BLUEGRASS SOD. WITH A REQUIRED AMOUNT OF 5 CU. YDS PER 1,000 S.F. OF SOIL AMENDMENT PER LANDSCAPE AREA EQUALS A TOTAL OF 20 CU. YDS. OF AMENDMENT FOR ALL SODDED AREAS. ADDITIONALLY, THE SITE CONSISTS OF 29,488 S.F. OF NATIVE SEED. PER TOWN OF ERIE REQUIREMENTS OF 3 CU. YDS PER 1,000 S.F. OF SOIL AMENDMENT EQUALS A TOTAL OF 89 CU. YDS OF AMENDMENT TO BE APPLIED TO ALL NATIVE SEED AREAS. IN TOTAL FOR THE OVERALL SITE SHALL INCLUDE 109 CU. YDS.

STREET NAME	TOTAL LINEAL FOOTAGE (1-TREE PER 40 L.F.)	TREES REQUIRED	TREES PROVIDED
TRACT A	350 L.F.	9	9
MITIGATION TREES	N/A	13 (2" CAL/6' HT)	13 (2" CAL/6' HT)
RED IRON COURT	500' (250' X 2)	13	13 (TREES BY HOMEOWNER)

MIXED GRASS PRAIRIE NATIVE SEED MIXTURE (TEMPORARY IRRIGATION)



COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	PLS OZ/ACRE
BUFFALO GRASS	BUCHLOE DACTYLODES	NATIVE	3	
SIDEOATS GRAMA	BOUTELUA CURTIPENDULA	BUTTE	5	
PAIRIAE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	1	
BLUE GRAMA	CHONDROSIUM GRACILE	LOVINGTON	3	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA	5	
LITTLE BLUESTEM	SCHIZACHRYIUM SCOPARIUM	PASTURA	4	
ALKALI SACATON	SPOROBOLUS AIROIDES	COMMON	1	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON	1	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	5	
FRINGED SAGE*	ARTEMISIA FRIGIDA	COMMON		1
PURPLE PRAIRIE CLOVER*	DALEA PURPUREA	COMMON		6
BLANKETFLOWER*	GAILLARDIA ARISTATA	COMMON		6
GAYFEATHER*	LIATRIS PUNCTATA	COMMON		4
TANSY ASTER*	MACHAERANTHERA TANACETAFOLIA	COMMON		3
PAIRIAE CONEFLOWER*	RATIBIDA COLUMNIFERA	COMMON		3
		OUNCES	28	1.4375
SEEDING RATE POUNDS PLS/ACRE			29.4375	

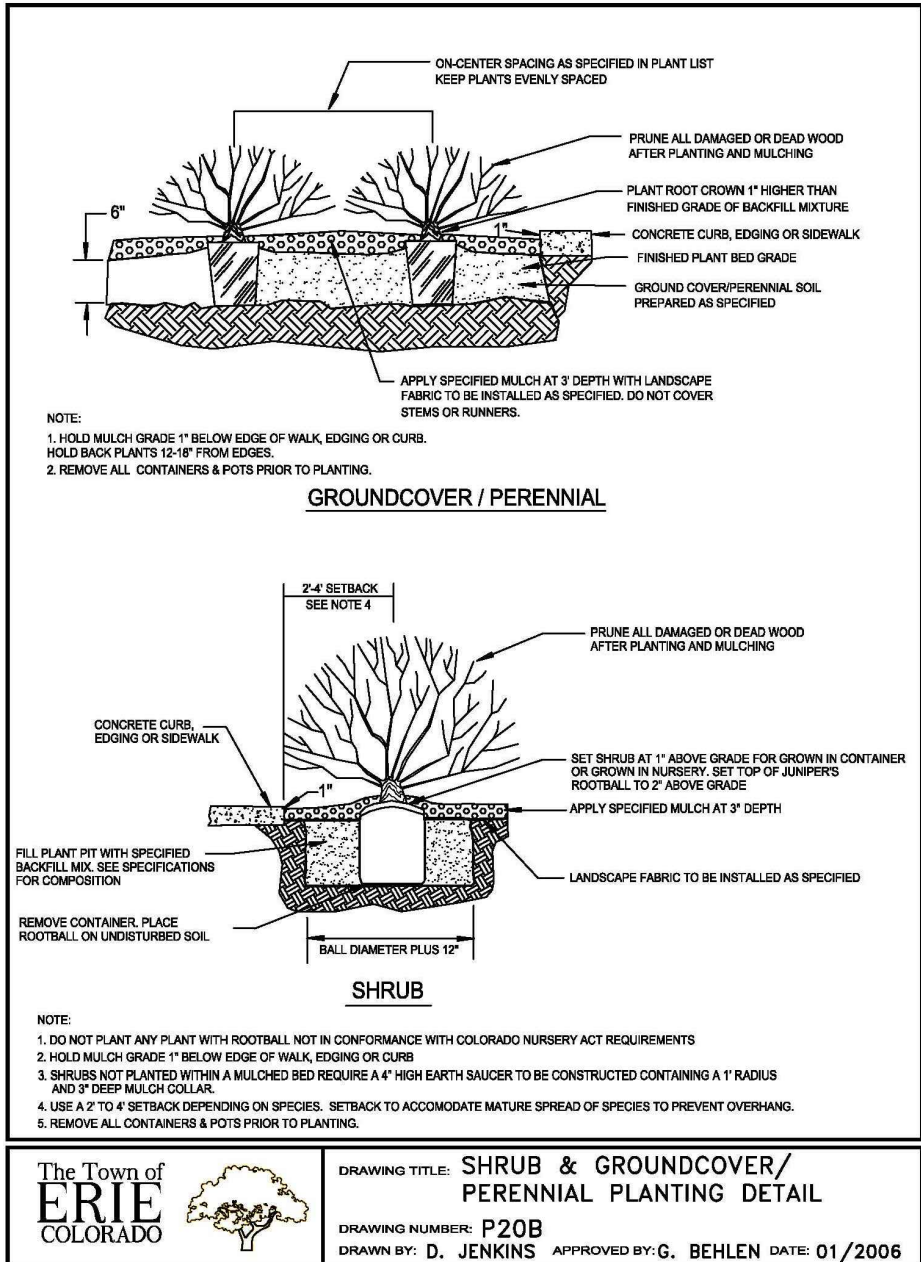
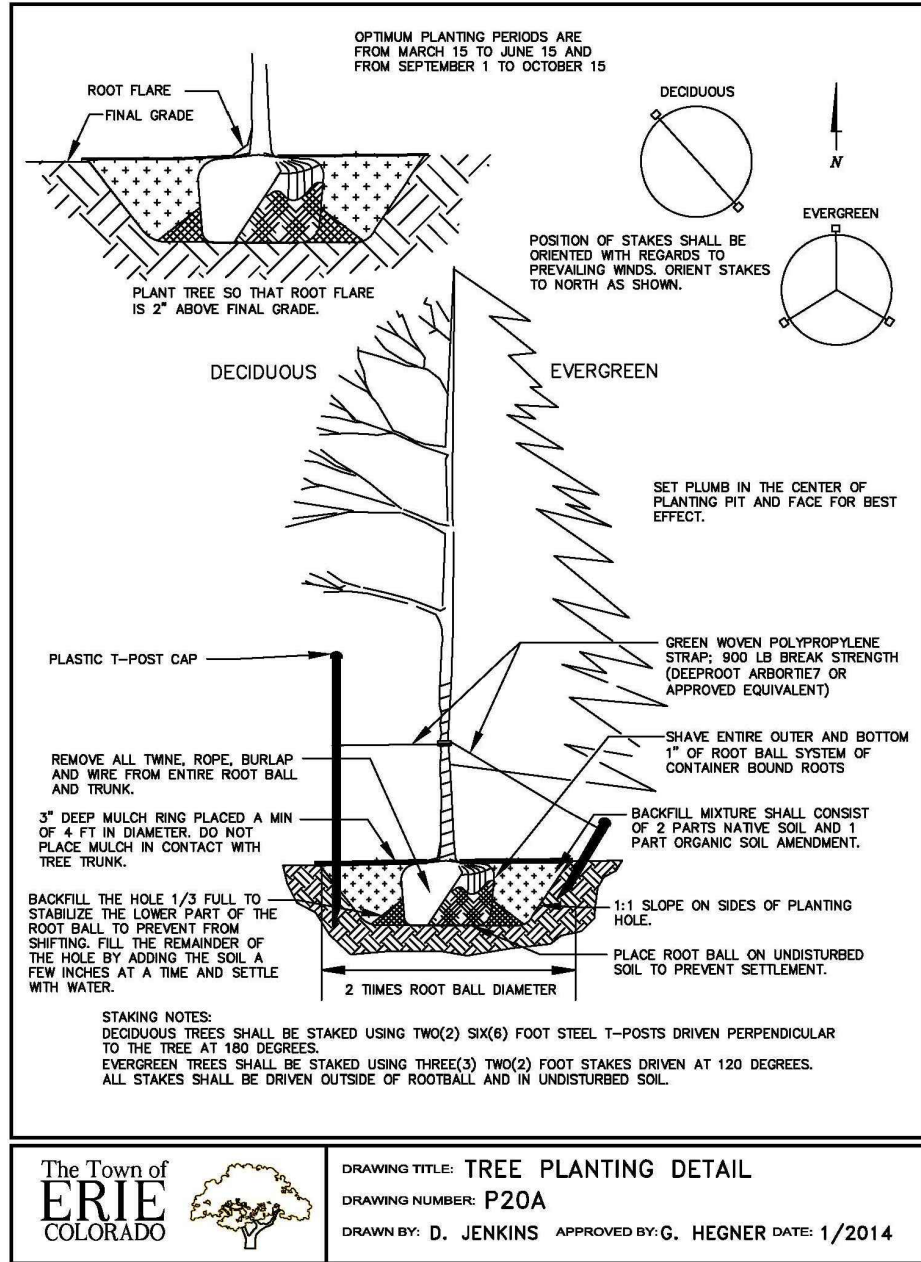
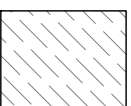
SHORTGRASS PRAIRIE NATIVE SEED MIXTURE (TEMPORARY IRRIGATION)

NOTE: USE 'SHORTGRASS PRAIRIE MIXTURE' IN PLACE OF 'MIXED GRASS PRAIRIE NATIVE SEED MIXTURE' IN ALL SEED LOCATIONS LESS THAN 25' FROM ROADWAY/TRAIL EDGE.

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	OLS PL/ACRE
BUFFALOGRASS	BUCHLOE DACTYLOIDES	NATIVE	12	
BLUE GRAMA	BOUTELOUA GRACILIS	LOVINGTON	14	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON	4	
FRINGED GRASS	ARTEMISIA FRIGIDA	COMMON		1
PURPLE PRAIRIE CLOVER	DALLIA PURPUREA	COMMON		4
GAYFEATHER	LIATRIS PUNCTATA	COMMON		4
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	COMMON		3
			<u>30</u>	<u>75</u>
SEEDING RATE POUNDS PLS/ACRE				30.75

TREES EXIST	QTY 2	BOTANICAL NAME EXISTING	COMMON NAME EXISTING	CONT EXST	SIZE
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CEOC	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	B & B	2" CAL
TICO	6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	B & B	2" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
PIBA	6	PICEA PUNGENS 'BAKERI'	BLUE SPRUCE	B & B	6"
HOMEOWNER INSTALLED HOME	QTY 13	BOTANICAL NAME DECIDUOUS TREE	COMMON NAME HOMEOWNER INSTALLED TREE	CONT B & B	SIZE 2" CAL
ORNAMENTAL TREE MASP	QTY 6	BOTANICAL NAME MALUS X SPRING SNOW	COMMON NAME SPRING SNOW CRABAPPLE	CONT B & B	SIZE 1.5" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
BUDP	5	BUDDLEJA DAVIDII 'POTTER'S PURPLE'	POTTER'S PURPLE BUTTERFLY BUSH	#5	
CYMO	3	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	#5	
PEAT	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	
PHDI	13	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO PURPLE NINEBARK	#5	
ROWP	5	ROSA X 'WINNIPEG PARKS	WINNIPEG PARKS ROSE	#5	
ORNAMENTAL GRASSES PEAL	QTY 32	BOTANICAL NAME PENNISETUM ALOPECUROIDES 'HAMELN'	COMMON NAME DWARF FOUNTAIN GRASS	CONT #1	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
PHPI	25	PHLOX SUBULATA 'PINK'	PINK MOSS PHLOX	4" POT	
RUGO	33	RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK EYED SUSAN	4" POT	

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	3,976 SF	POA PRATENSIS	TEXAS HYBRID BLUEGRASS - HOMEOWNER MAINT	SOD
	2,890 SF	POA PRATENSIS	TEXAS HYBRID BLUEGRASS - HOA MAINTAINED	SOD
	10,084 SF	TOWN OF ERIE	ERIE MIXED GRASS PRAIRIE NATIVE SEED MIX	DRILL SEEDING
	19,404 SF	TOWN OF ERIE	ERIE SHORTGRASS PRAIRIE NATIVE SEED MIX	DRILL SEEDING



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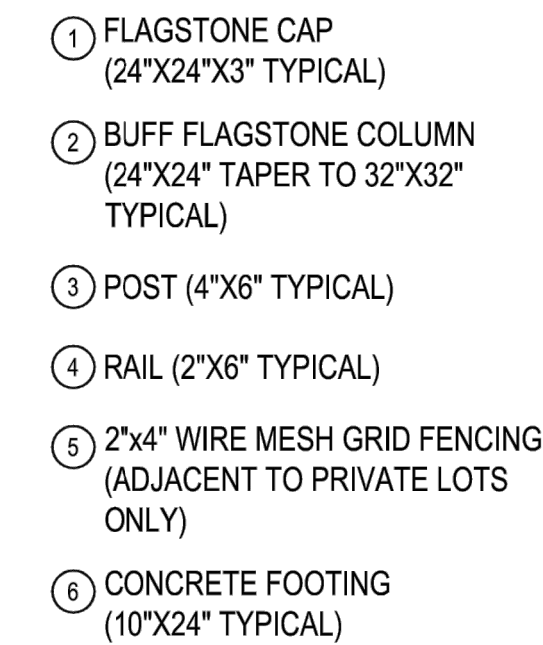
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**REX RANCH
FILING NO. 3
FINAL PLAT
LANDSCAPE DETAILS**

Date: DECEMBER 17, 2019

Job No.: 16-116

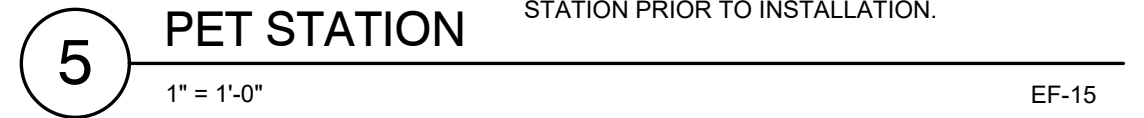
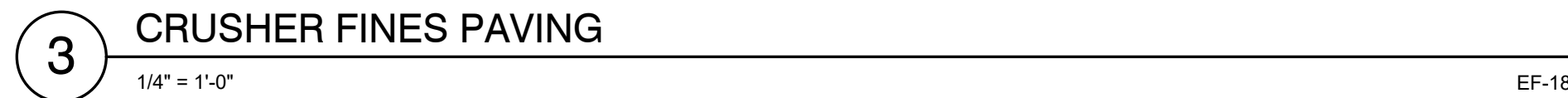
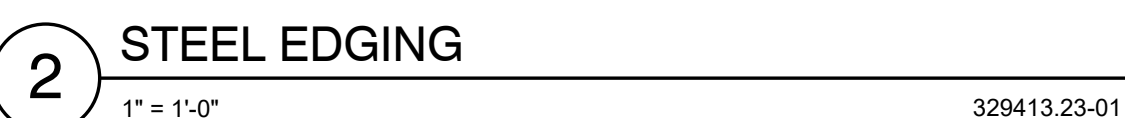
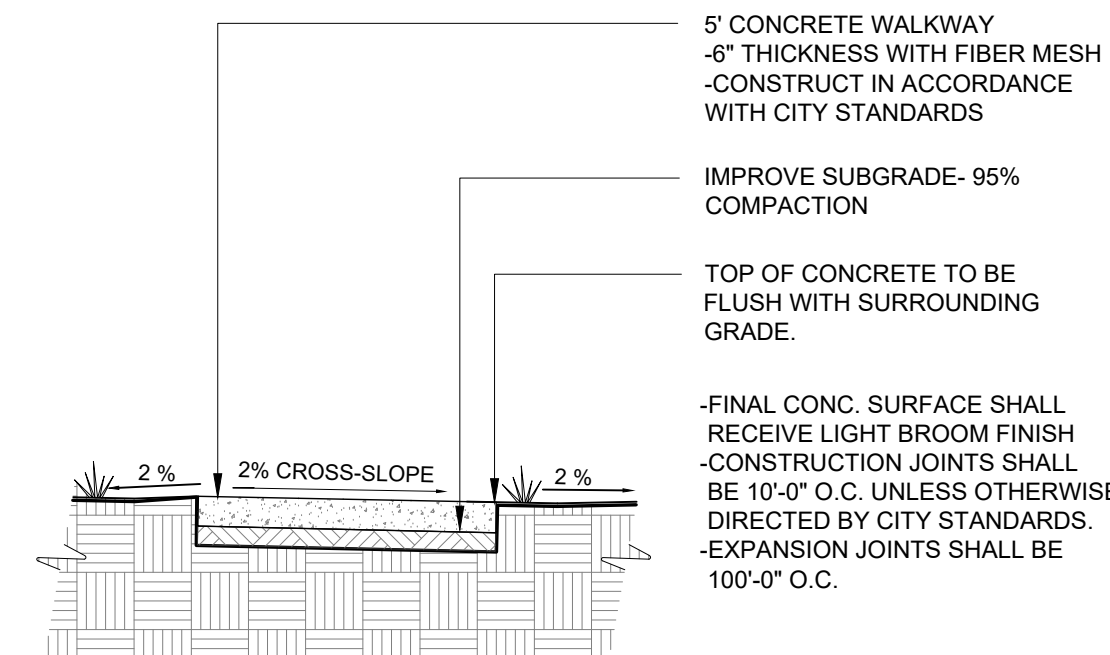
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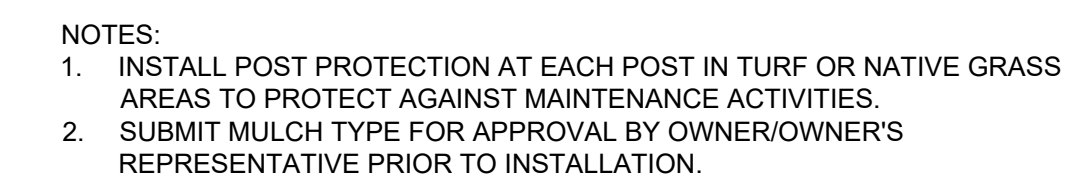
1. COLUMNS SHALL BE SPACE +/-130" O.C., (OR AS SHOWN ON THE PLAN DRAWINGS)
2. ALL WOOD SHALL BE ROUGH SAWN CEDAR AND STAINED PER DEVELOPER TYPE & COLOR SELECTION.
3. PRIOR TO INSTALLATION, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SIGNED BY STRUCTURAL ENGINEER OF FOOTINGS FOR COLUMNS.

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIRECTLY WITH STRUCTURAL ENGINEER.
5. SUBMIT ALL SHOP DRAWINGS TO TOWN OF ERIE FOR FINAL APPROVAL PRIOR TO FABRICATION AND INSTALLATION.




1 3 RAIL POST & RAIL FENCE










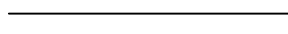


MANUFACTURER: URBAN ACCESSORIES
PRODUCT NAME: OT TRASHER
COLOR: POWDER COAT 'FIRESTONE'
NOTE: SURFACE MOUNT PER MANUFACTURERS
SPECIFICATIONS

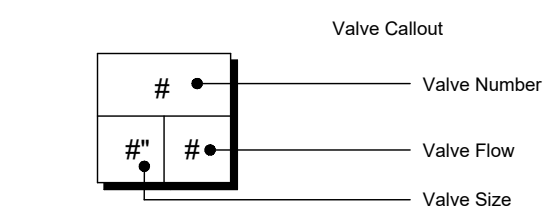


IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>	<u>DETAILS</u>
	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	4	40	8/L5.03
	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	8	40	8/L5.03
	TURF ROTARY - 3000 HUNTER MP3000 PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	44	40	8/L5.03

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	DRIP CONTROL VALVE ASSEMBLY - LOW FLOW HUNTER PCZ-101-25 1" PGV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	1	4/L5.03
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	1	5/L5.03
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	1	6/L5.03
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (3 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 1.5" Cal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	2,659 S.F.	7/L5.03
		180	
		3	
		74	
		8	
		8	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	5	1/L5.03
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2	2/L5.03
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	3	3/L5.03
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,500 L.F.	10/L5.03
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,000 L.F.	9/L5.03
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVEING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	60 L.F.	11/L5.03



POINT OF CONNECTION EQUIPMENT

INFORMATION PROVIDED FROM PREVIOUS PHASE IRRIGATION SYSTEM WHICH WILL BE EXTENDED TO PROVIDE WATER IN THIS SCOPE OF WORK

POINT OF CONNECTION	METER SIZE	BACKFLOW TYPE	BACKFLOW SIZE	MAINLINE SIZE
EX. POC #1- Perm	1"	FEBCO 825YA	1"	1-1/2"
EX. POC #2 - Temp	2"	FEBCO 852YA	2"	3"

*SLEEVES SHALL BE LOCATED AT EVERY HARDSCAPE CROSSING. SLEEVES SHALL BE MINIMUM DOUBLE THE LINE SIZE AT THE CROSSING. WIRES SHALL BE IN SEPARATE SLEEVE. SLEEVES HAVE BEEN NOTED ON THE CONCEPTUAL IRRIGATION PLANS AS 4" AS CONSTRUCTION DRAWINGS ARE COMPLETED. MORE DETAIL WILL BE SHOWN.

IRRIGATION NOTES:

1. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE 100% COVERAGE FOR ALL LANDSCAPED AREAS.
2. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
3. MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND USE/SALES TAXES APPLICABLE TO THIS PROJECT.
5. VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
6. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY INSTALLATION OF IRRIGATION SYSTEM.
7. CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND LANDSCAPE MATERIAL, EDGING, ETC.
8. TAP LOCATION ON PLAN IS SCHEMATIC. CONTRACTOR IS TO VERIFY LOCATION AND COORDINATE WITH OWNER AND ALL OTHER DISCIPLINES.
9. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
10. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY OWNER/OWNER'S REPRESENTATIVE WITH VERIFICATION FIGURES. FAILURE TO NOTIFY OWNER/OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
11. WINTERIZATION IS TO BE PERFORMED USING COMPRESSED AIR.
12. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH BUILDING CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND SPECIFICATIONS.
13. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELBS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL. USE PVC SCHEDULE 40 PIPE FOR ALL NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS.
14. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. COORDINATE LOCATION WITH OWNER/OWNER'S REPRESENTATIVE.
15. CONTRACTOR SHALL EXTEND SPARE CONTROL WIRES (3 FIELD AND 1 COMMON) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER.
16. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
17. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL.
18. CONTRACTOR TO PERFORM IRRIGATION AUDIT FOR IRRIGATION ZONES AS PART OF FINAL IRRIGATION ACCEPTANCE.
19. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
20. MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
 - a. VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
 - b. CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
 - c. REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
 - d. VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
 - e. INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
 - f. VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)*

*ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED
INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.



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BENCHMARK

VERTICAL DATUM IS BASED
ON NGS BENCHMARK
STAMPED "WANAKA 1985",
A STANDARD NGS DISK
SET IN THE TOP OF A 12"
ROUND CONCRETE
MONUMENT FLUSH WITH
THE TOP OF WANAKA DAM.
APPROXIMATELY 1 MILE
WEST OF LAYFAYETTE,
AND 265 FEET WEST OF
THE INTERSECTION OF
EMME ST. AND CAPIA DR.
ELEVATION=5323.50'
NAVD 88.

CALL UTILITY NOTIFICATION CENTER
OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

[illegible]

REX RANCH
FILING NO. 3
FINAL PLAT
BRIGATION NOTES

Date: DECEMBER 17, 2015
Job No.: 16-116

L5.00



The diagram shows a rectangular callout box divided into three sections. The top section contains a hash symbol (#) and a dot, with a line pointing to the label 'Valve Number'. The bottom-left section contains a hash symbol with a superscript 'n' (#ⁿ) and a dot, with a line pointing to the label 'Valve Flow'. The bottom-right section contains a hash symbol (#) and a dot, with a line pointing to the label 'Valve Size'.

[illegible]

L5.01

NOT FOR CONSTRUCTION

