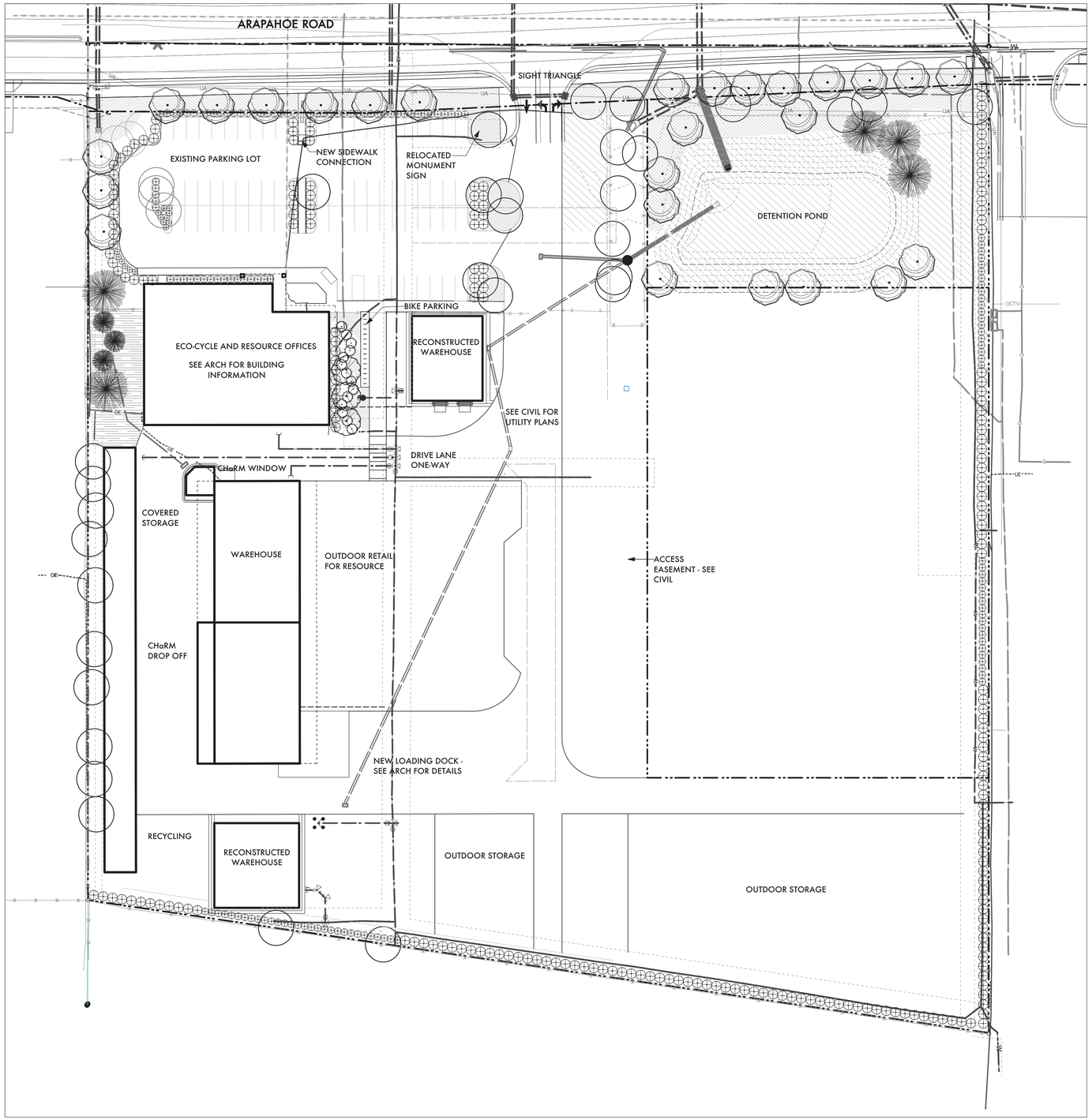
FINAL LANDSCAPE PLANS



NOTES:

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.

2. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 3' FROM ANY SIDEWALK OR CURB.

3. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

4. ALL SHRUB BEDS AND PERENNIAL BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER

5. ALL SHRUB BED AREAS AND TREE PITS SHALL BE MULCHED WITH A LAYER OF SHREDDED BARK MULCH TO A DEPTH OF 4". PERENNIALS AND GROUNDCOVER AREAS SHALL BE MULCHED WITH A 3" LAYER OF SHREDDED BARK MULCH.

6. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.

7. IN ALL LANDSCAPE AREAS, AMEND THE TOP SIX INCHES OF SOIL.

8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. SEE IRRIGATION PLAN.

9. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.

10. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.

11. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.

12. ALL NEW TREES TO BE 10 FEET FROM UTILITIES PER THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 4.04. ANY VARIATIONS FROM THESE STANDARDS WILL BE MADE ON A CASE BY CASE BASIS BY THE REVIEWING ENGINEER AND UTILITY COMPANIES.

13. ALL TREES OF THE SAME SPECIES AND SIZE WILL HAVE MATCHING HEIGHT AND FORM.

14. REPLACE ANY EXISTING MATERIALS DAMAGED DURING THE PLANTING OPERATIONS.

LEGEND:

- EXISTING TREE
- DECIDUOUS TREES - 3" CAL.
- ORNAMENTAL TREES - 2" CAL
- SHRUBS - 5 GAL
- ENHANCED LANDSCAPE - PERENNIALS AND ORNAMENTAL GRASSES MIX OF 1 GAL. AND 4" POTS
- DROUGHT TOLERANT SOD
- NON-IRRIGATED NATIVE SEED
- CRUSHER FINES
- U-RACK BIKE RACK

UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- ELECTRIC LINE

SHEET INDEX:

40 FT 20 FT 0 40 FT

N

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FAX 303.554.1575
CAROL@STUDIOTERRA.NET
LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ URBAN DESIGN

NO.	DATE	REVISION
5.	8/10/12	TECH DOC REVISIONS PER CITY OF BOULDER
4.	8/6/12	TECH DOC REVISIONS PER CITY OF BOULDER
3.	7/2/12	TECH DOC REVISIONS PER CITY OF BOULDER
2.	6/4/12	TECH DOC REVISIONS PER CITY OF BOULDER
1.	3/5/12	TECH DOC SUBMISSION

PEH ARCHITECTS
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303-442-0408, fax: 303-447-1905
e-mail: peheinz@peharchitects.com

City of Boulder, Eco-Cycle, CHaRM, ReSource

6400 ARAPAHOE ROAD
BOULDER, CO 80303

TECHNICAL DOCUMENTS
C.O.B. CASE # TEC2012 - 00009 (PLAT)
C.O.B. CASE # TEC2012 - 00010 (DEVELOPMENT)

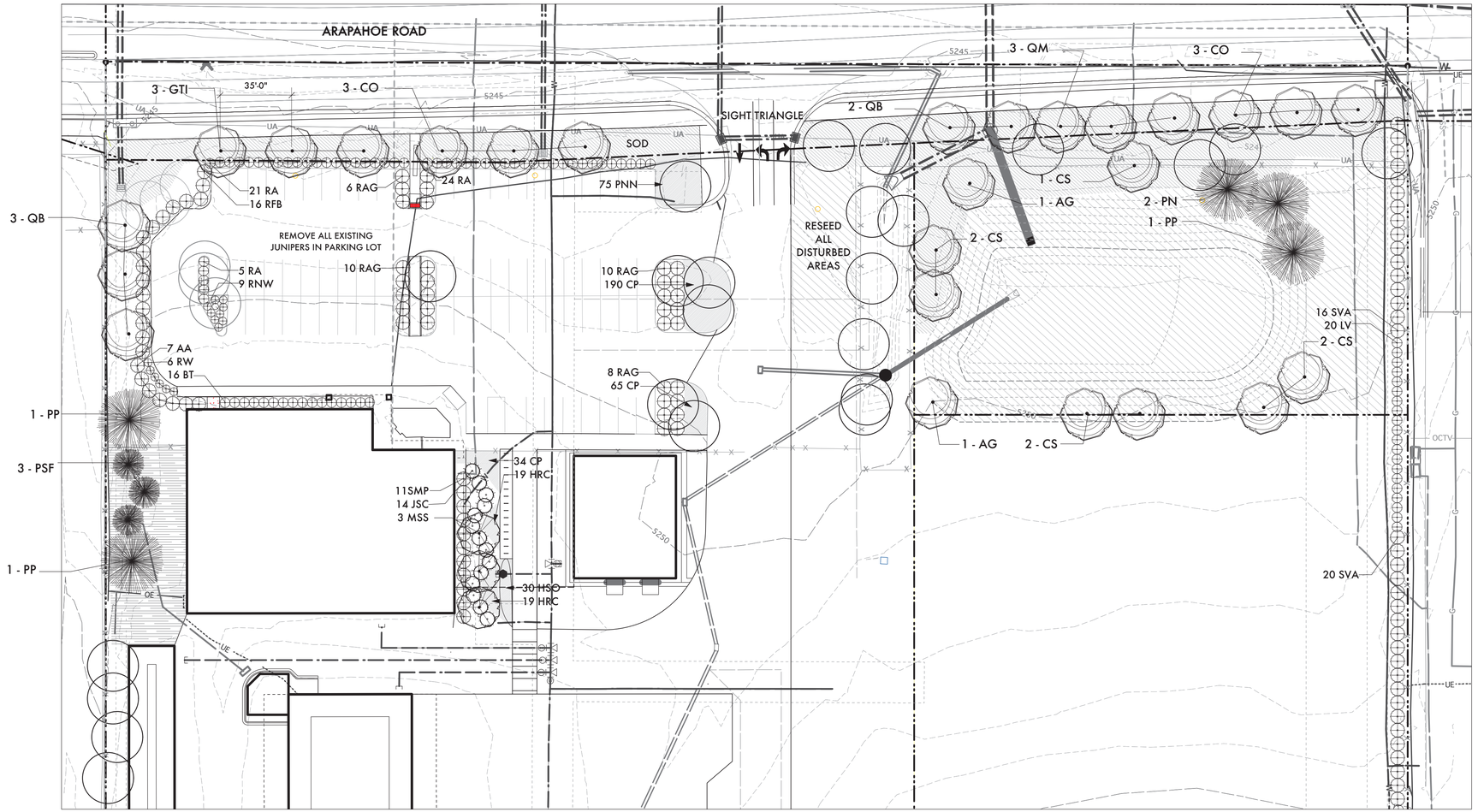
SHEET TITLE

OVERALL LANDSCAPE PLAN

PROJECT:	2010.02
DATE:	2/13/12
DRAWN BY:	CAA
CHECKED BY:	CAA

SHEET NUMBER
L1.0
OF

FINAL LANDSCAPE PLANS



LEGEND:

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UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- ELECTRIC LINE

Spring 2009

Low Grow Grass Mix

Arkansas Valley Seed — Supplying QUALITY Seed With INTEGRITY Since 1945

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.

Characteristics:

- Grows 8-12 inches tall
- Requires little to no maintenance
- Grows well in elevations up to 10,000 ft

Seeding Rate:

New Seeding
- Dryland: 20-25 lbs/acre
- Irrigated: 40 lbs/acre

Overseeding
- Dryland: 10-15 lbs/acre
- Irrigated: 20 lbs/acre

***Mix contains*:**

30% ***Ephraim Crested Wheatgrass***
Slightly rhizomatous bunchgrass with germination in 14-21 days.
Drought resistant and winter hardy with a deep root system making it an excellent soil binder.
Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.

25% ***Sheep Fescue***
Bunchgrass with germination in 14-21 days.
Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.

20% ***Perennial Rye***
Bunchgrass with germination in 5-10 days.
One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditioSns. It has a leafy head and fine stem.

15% ***Chewings Fescue***
Sod-forming grass with germination in 7-21 days.
Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.

10% ***Kentucky Bluegrass***
Sod-forming grass with germination in 14-21 days.
Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

30 FT 15 FT 0 30 FT

N

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landscape architecture • site planning • design

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City of Boulder, Eco-Cycle, CHaRM, ReSource

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BOULDER, CO 80303

TECHNICAL DOCUMENTS
C.O.B. CASE # TEC2012 - 00009 (PLAT)
C.O.B. CASE # TEC2012 - 00010 (DEVELOPMENT)

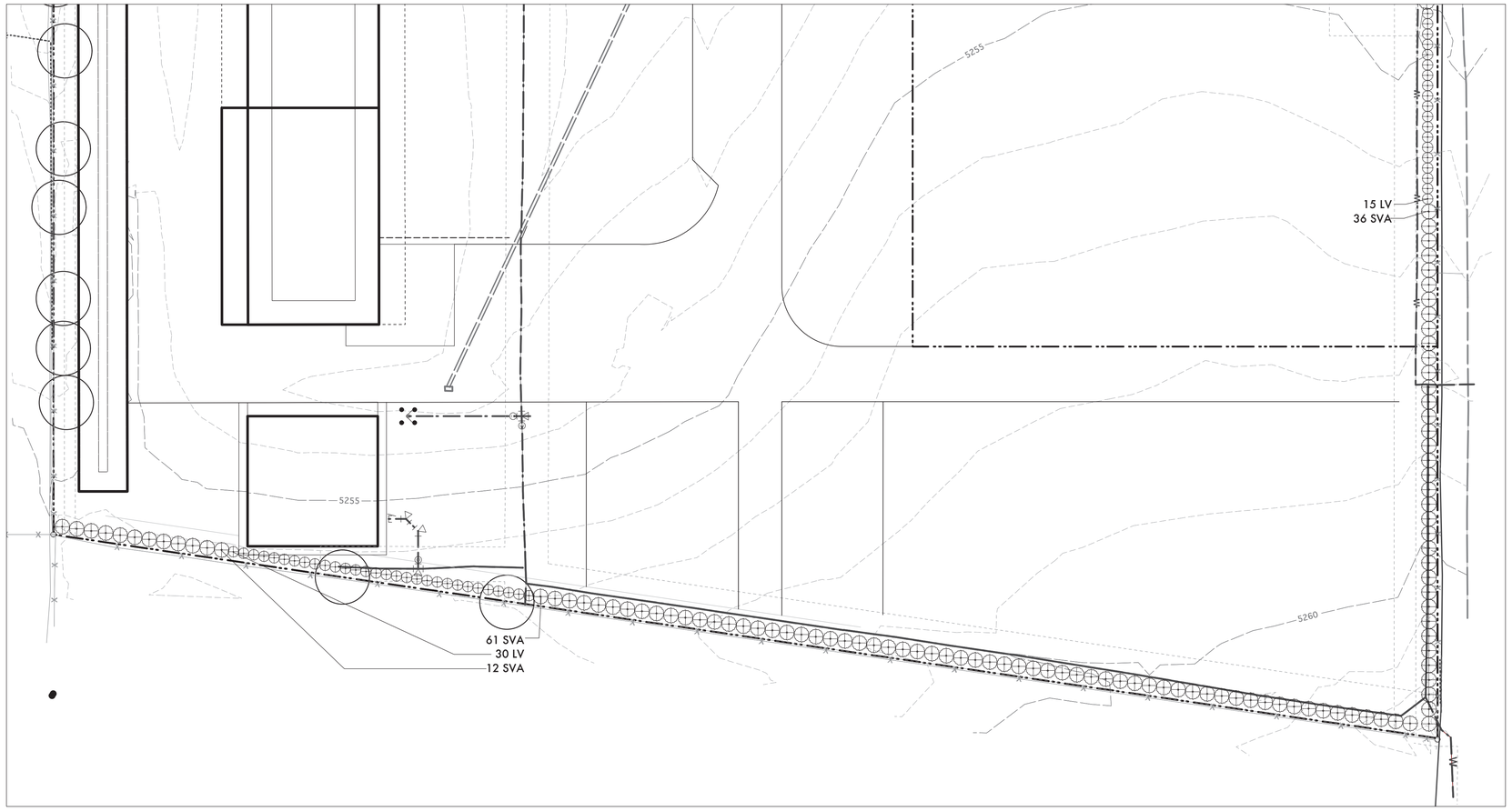
SHEET TITLE

LANDSCAPE PLAN - NORTH

PROJECT:	2010.02
DATE:	2/13/12
DRAWN BY:	CAA
CHECKED BY:	CAA

SHEET NUMBER
L1.1
OF

FINAL LANDSCAPE PLANS



LEGEND:

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- ORNAMENTAL TREES - 2" CAL
- SHRUBS - 5 GAL
- ENHANCED LANDSCAPE - PERENNIALS AND ORNAMENTAL GRASSES MIX OF 1 GAL. AND 4" POTS
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30 FT 15 FT 0 30 FT

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TECHNICAL DOCUMENTS
C.O.B. CASE # TEC2012 - 00009 (PLAT)
C.O.B. CASE # TEC2012 - 00010 (DEVELOPMENT)

SHEET TITLE

LANDSCAPE PLAN - SOUTH

PROJECT:	2010.02
DATE:	2/13/12
DRAWN BY:	CAA
CHECKED BY:	CAA

SHEET NUMBER
L1.2
OF

FINAL LANDSCAPE PLANS

PLANT SCHEDULE

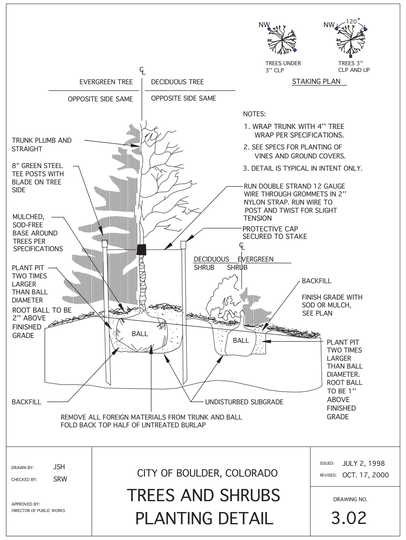
	DECIDUOUS TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	QUANTITY
AG	AESCULUS GLABRA	OHIO BUCKEYE	30'-50'	25'	LOW	SUN	YELLOW	SPRING	2
CS	CATALPA SPECIOSA	CATALPA WESTERN	40-60'	30-50'	LOW	FULL SUN	WHITE	LATE SPRING-EARLY SUMMER	7
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	50-60'	40-50'	LOW	SUN	N/A	N/A	6
GTI	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A	3
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	SEEDLESS KENTUCKY COFFEETREE	50-60'	40-50'	LOW	SUN	YELLOW-GREEN	SPRING	2
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING	3
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE	40-60'	40-60'	LOW	SUN TO FS	N/A	N/A	5
QM	QUERCUS MACROCARPA	OAK, BUR	50-80'	50-80'	LOW	SUN	N/A	N/A	3
									31
	EVERGREEN TREES **BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**WATER USE**	**EXPOSURE**	**FLOWER COLOR**	**SEASON**	**QUANTITY**
PP	PICEA PUNGENS	SPRUCE, COLORADO	40-60'	20-30'	MEDIUM	SUN TO FS	N/A	N/A	3
PN	PINUS NIGRA	PINE, AUSTRIAN	40-60'	30-40'	LOW	SUN	N/A	N/A	2
PSF	PINUS SYLVESTRIS FASTIGIATA	PINE, UPRIGHT SCOTS	30-50'	10-15'	LOW	SUN TO FS	N/A	N/A	3
									8
	DECIDUOUS SHRUBS **BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**WATER USE**	**EXPOSURE**	**FLOWER COLOR**	**SEASON**	**QUANTITY**
AA	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	6-8'	6-8'	LOW	SUN	WHITE	MID-SPRING	7
BT	BERBERIS THUNBERGII 'ATROPURPUREA'	REDLEAF JAPANESE BARBERRY	4-6'	4-6'	LOW	SUN TO FILTERED	YELLOW	LATE SPRING	16
LV	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	6-8'	4-6'	LOW	SUN TO FS	WHITE	EARLY SUMMER	65
RAG	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING	34
RA	RIBES ALPINUM	CURRANT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING	50
RFB	ROSA FOETIDA BICOLOR	ROSE, AUSTRIAN COPPER	6-10'	6-8'	LOW	SUN	YELLOW/ORANGE	LATE SPRING	16
RW	ROSA WOODSII	ROSE, NATIVE PINK	3-6'	3-6'	LOW	SUN	PINK	EARLY SUMMER	6
RNW	ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER	9
SMP	SYRINGA MEYERI PALIBIN	LILAC, DWARF KOREAN	4-6'	4-6'	LOW	SUN	LAVENDER PINK	LATE SPRING	11
SVA	SYRINGA VULGARIS ALBA	LILAC, COMMON WHITE	10-20'	8-12'	LOW	SUN	PURPLE	MID SPRING	145
	EVERGREEN SHRUBS **BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**WATER USE**	**EXPOSURE**	**FLOWER COLOR**	**SEASON**	**QUANTITY**
JSC	JUNIPERUS SABINA CALGARY CARPET	JUNIPER, CALGARY CARPET	12-18"	6-8'	LOW	SUN TO FS	N/A	N/A	14
	PERENNAILS **BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**WATER USE**	**EXPOSURE**	**FLOWER COLOR**	**SEASON**	**QUANTITY**
CP	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER	289
HRC	HEMEROCALLIS 'ROCKET CITY'	ORANGE DAYLILY	3-4'	2-3'	LOW	SUN	ORANGE	EARLY TO MID-SUMMER	38
HSO	HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER	30
PNN	POTENTILLA NEUMANNIANA 'NANA'	DWARF SPRING CINQUEFOIL	12-18"	2-4'	LOW	SUN TO FS	BUTTER YELLOW	LATE SPRING	75

COMPLIANCE CHART

PHASE I
LANDSCAPE, STREETSCAPE AND PARKING LOT REQUIREMENTS

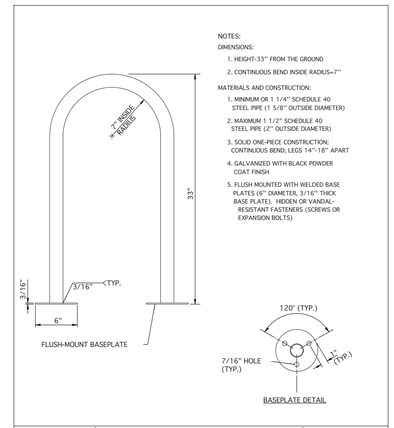
LANDSCAPE TYPES	REQUIRED	PROVIDED	NOTES
STREETSCAPE			
1 TREE/35 LF (553 LF)	16 TREES	16 TREES	14 NEW AND 2 EXISTING
PARKING LOT LANDSCAPE			
INTERIOR - 5% OF LOT (LOT = 27,915 SF)	1,396 SF	1,603 SF	DOES NOT INCLUDE LARGE LANDSCAPE AREAS ALONG ENTRY DRIVE
1 TREE/200 SF OF LANDSCAPE	7 TREES	8 TREES	EXISTING TREES
SCREENING - 42" SHRUBS	42" SHRUBS	42" SHRUBS	FULL 42" VEGETATIVE SCREEN PROVIDED ON NORTH AND WEST
SITE LANDSCAPE			
1 TREE AND 5 SHRUBS/1,500 SF NOT COVERED BY BLDG OR PARKING	20 TREES	22 TREES	TREES CANNOT BE PLANTED ON SOUTH AND EAST PROPERTY LINES DUE TO UTILITIES
	100 SHRUBS	350 + SHRUBS	WELL ABOVE REQUIREMENTS
PHASE I			
OPEN SPACE REQUIREMENTS			
10-20% OF LOT AREA (LOT = 291,024 SF)	29,102 SF	29,421 SF	WELL ABOVE REQUIREMENTS
			DOES NOT INCLUDE OUTLOT A
			DOES NOT INCLUDE 5,808 SF OF LANDSCAPE SCREENING PROVIDED
			ALONG EAST EDGE OF LOT 2 (PHASE III)

*** REQUESTED MODIFICATION TO PROPERTY TREE SCREENING REQUIRMENTS DUE TO UTILITIES ALONG SOUTH AND EAST PROPERTY LINES (PLEASE REFER TO PHASE I LANDSCAPE REQUIREMENTS)**



DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02

1 TREE AND SHRUB PLANTING DETAIL



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2 INVERTED U BIKE RACK

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3 BIKE PARKING

DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO PROTECTED ROOT ZONE AND DRIP LINE	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.12

4 TREE PROTECTION

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FAX 303.554.1575
CAROL@STUDIOTERRA.NET
LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ PUBLIC OPEN SPACE

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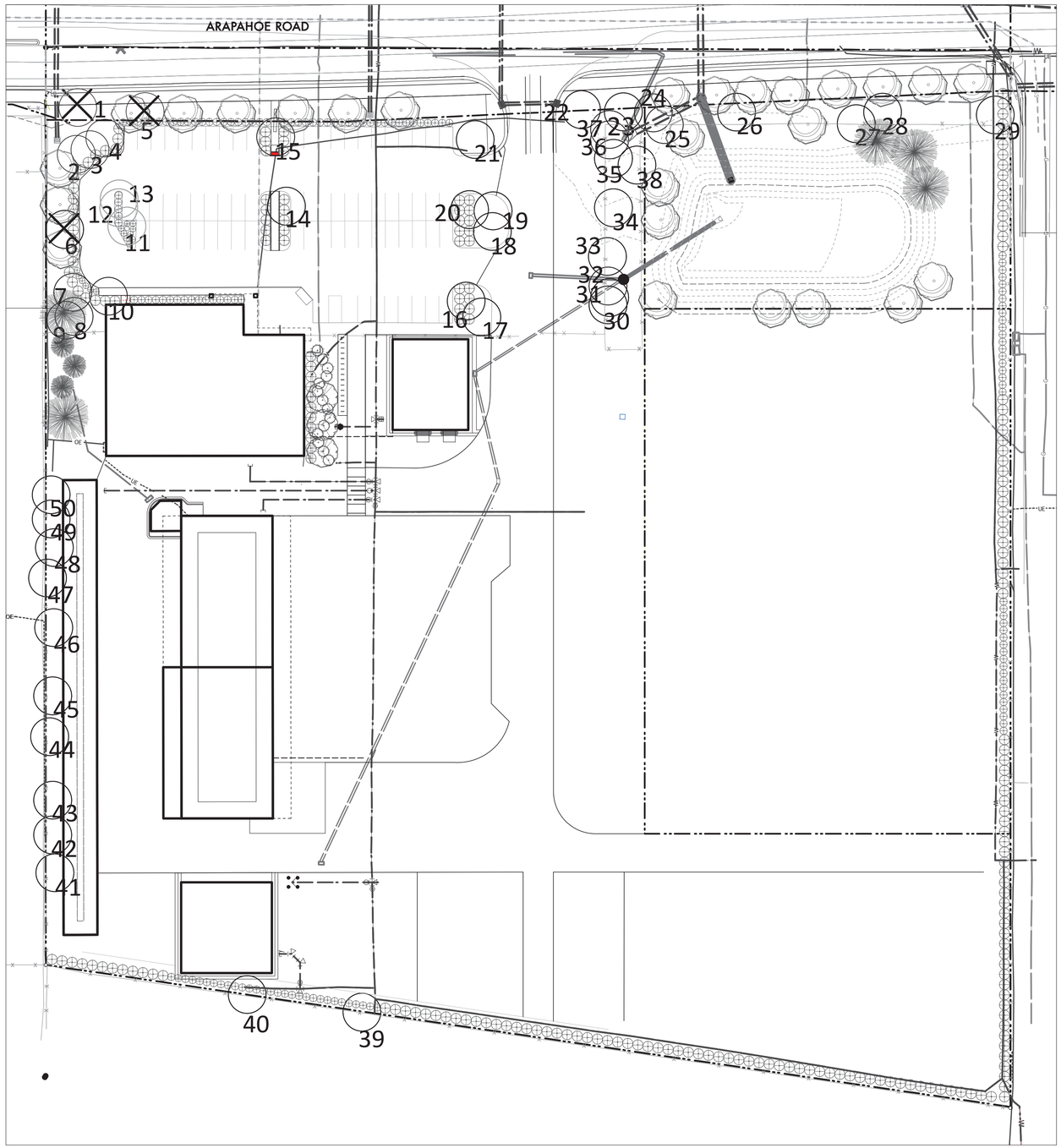
SHEET TITLE
COB DETAILS/ COMPLIANCE CHART

PROJECT:	2010.02
DATE:	2/13/12
DRAWN BY:	CAA
CHECKED BY:	CAA

SHEET NUMBER L2.0
OF

FINAL LANDSCAPE PLANS

NOTE:
CITY OF BOULDER HAS BEEN COMPENSATED FOR TREES NUMBER 1, 5, 15, AND 21
AS PART OF ROW ACQUISITION (CDOT RESPONSIBLE FOR REMOVAL OF THESE TREES)



6400 Arapahoe Avenue Tree Survey - ERC 2/15/11

ID #	Common Name	DBH (in)	Condition	Comments or Recommendations	Remove Phase I	Remove Phase II	CDOT $$
1	Green ash	12, 9.1	Good	- Non-native species, management concern - No maintenance required	X by CDOT		Yes
2	Austrian pine	9.7	Poor	- Non-native species, management concern - Tree wire imbedded in trunk may result in tree mortality		X	
3	Rocky Mountain juniper	5.8	Good	- Native species - No maintenance required			
4	Colorado blue spruce	13	Fair	- Native species - Recommend pruning dead branches			
5	Austrian pine	10.3	Poor	- Non-native species, management concern - Tree wire imbedded in trunk may result in tree mortality; management concern.	X by CDOT		Yes
6	Colorado blue spruce	14.5, 10.3	Very Poor	- Native species - Dead; should be considered for removal	X		Yes
7	Littleleaf linden	11.4	Fair	- Non-native species, Boulder recommended landscape tree. - Recommend pruning dead branches			
8	Rocky Mountain juniper	6	Good	- Native species - No maintenance required			
9	Rocky Mountain juniper	7.1	Good	- Native species - No maintenance required			
10	Rocky Mountain juniper	8.8	Good	- Native species - No maintenance required			
11	Green ash	12.1	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
12	Rocky Mountain juniper	6	Good	- Native species - No maintenance required		X	
13	Rocky Mountain juniper	6.4	Good	- Native species - No maintenance required		X	
14	Littleleaf linden	6.6	Fair	- Non-native species, Boulder recommended landscape tree. - Recommend pruning dead branches		X	
15	Green ash	13.2	Fair	- Non-native species, management concern - Recommend pruning dead branches		POSSIBLY KEEP	Yes
16	Green ash	13.2	Fair	- Non-native species, management concern - Recommend pruning dead branches		POSSIBLY KEEP	
17	Rocky Mountain juniper	6.1	Good	- Native species - No management recommendations		X	
18	Littleleaf linden	6.9	Fair	- Non-native species, Boulder recommended landscape tree. - Recommend pruning dead branches		POSSIBLY KEEP	
19	Colorado blue spruce	11.6	Fair	-Native species - Recommend pruning dead branches		POSSIBLY KEEP	
20	Siberian elm	11.3	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
21	Austrian pine	19.6	Good	- Non-native species, management concern - No maintenance required		POSSIBLY KEEP	Yes
22	Green ash	15	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
23	Russian olive	7, 9.2	Good	- Non-native, invasive species - Should be considered for removal		X	
24	Russian olive	6.3	Good	- Non-native, invasive species - Should be considered for removal		X	
25	Siberian elm	19.6	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
26	Russian olive	6.7	Fair	- Non-native, invasive species - Should be considered for removal			
27	Siberian elm	Unknown (fence obstructs trunk)	Poor	- Non-native species, management concern - Growing into fence, may result in long-term tree mortality - Recommend pruning dead branches			
28	Russian olive	6.1	Very Poor	- Non-native, invasive species - Dead; should be considered for removal			
29	Russian olive	8	Good	- Non-native, invasive species - Should be considered for removal			
30	Eastern cottonwood	9.6	Poor	- Native species - Recommend pruning dead branches		X	
31	Siberian elm	7.8, 9.5, 7.2, 10.5	Very Poor	- Non-native species, management concern - Partial tree death; should be considered for removal		X	
32	Siberian elm	8.3, 9.6, 8.6, 10.2	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
33	Siberian elm	11.1, 9.1, 11.2	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
34	Siberian elm	9.3, 9.5, 6, 5.5	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
35	Siberian elm	6.8	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
36	Siberian elm	7.3, 7.2, 7.6, 6, 7.3	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
37	Siberian elm	8.3, 7.2	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
38	Siberian elm	10.4, 11	Fair	- Non-native species, management concern - Recommend pruning dead branches		X	
39	Siberian elm	Unknown (fence obstructs trunk)	Poor	- Non-native species, management concern - Growing into fence, may result in long-term tree mortality - Recommend pruning dead branches Non-native species, management concern			
40	Siberian elm	Unknown (fence obstructs trunk)	Poor	- Non-native species, management concern - Growing into fence, may result in long-term tree mortality - Recommend pruning dead branches Non-native species, management concern			
41	Green ash	10.2	Good	- Non-native species, management concern - No maintenance required			
42	Boxelder	10.2, 8.6, 14	Good	- Native species - No maintenance required			
43	Siberian elm	8, 14	Good	- Non-native species, management concern - No maintenance required			
44	Siberian elm	11, 9.6	Fair	- Non-native species, management concern - Recommend pruning dead branches			
45	Siberian elm	10	Fair	- Non-native species, management concern - Recommend pruning dead branches			
46	Russian olive	8.9	Good	- Non-native, invasive species - Should be considered for removal			
47	Siberian elm	12.2	Fair	- Non-native species, management concern - Recommend pruning dead branches			
48	Green ash	8.9	Good	- Non-native species, management concern - No maintenance required			
49	Siberian elm	7.6	Fair	- Non-native species, management concern - Recommend pruning dead branches			
50	Siberian elm	12.6	Fair	- Non-native species, management concern - Recommend pruning dead branches			

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NO.	DATE	REVISION
5.	8/10/12	TECH DOC REVISIONS PER CITY OF BOULDER
4.	8/6/12	TECH DOC REVISIONS PER CITY OF BOULDER
3.	7/2/12	TECH DOC REVISIONS PER CITY OF BOULDER
2.	6/4/12	TECH DOC REVISIONS PER CITY OF BOULDER
1.	3/5/12	TECH DOC SUBMISSION

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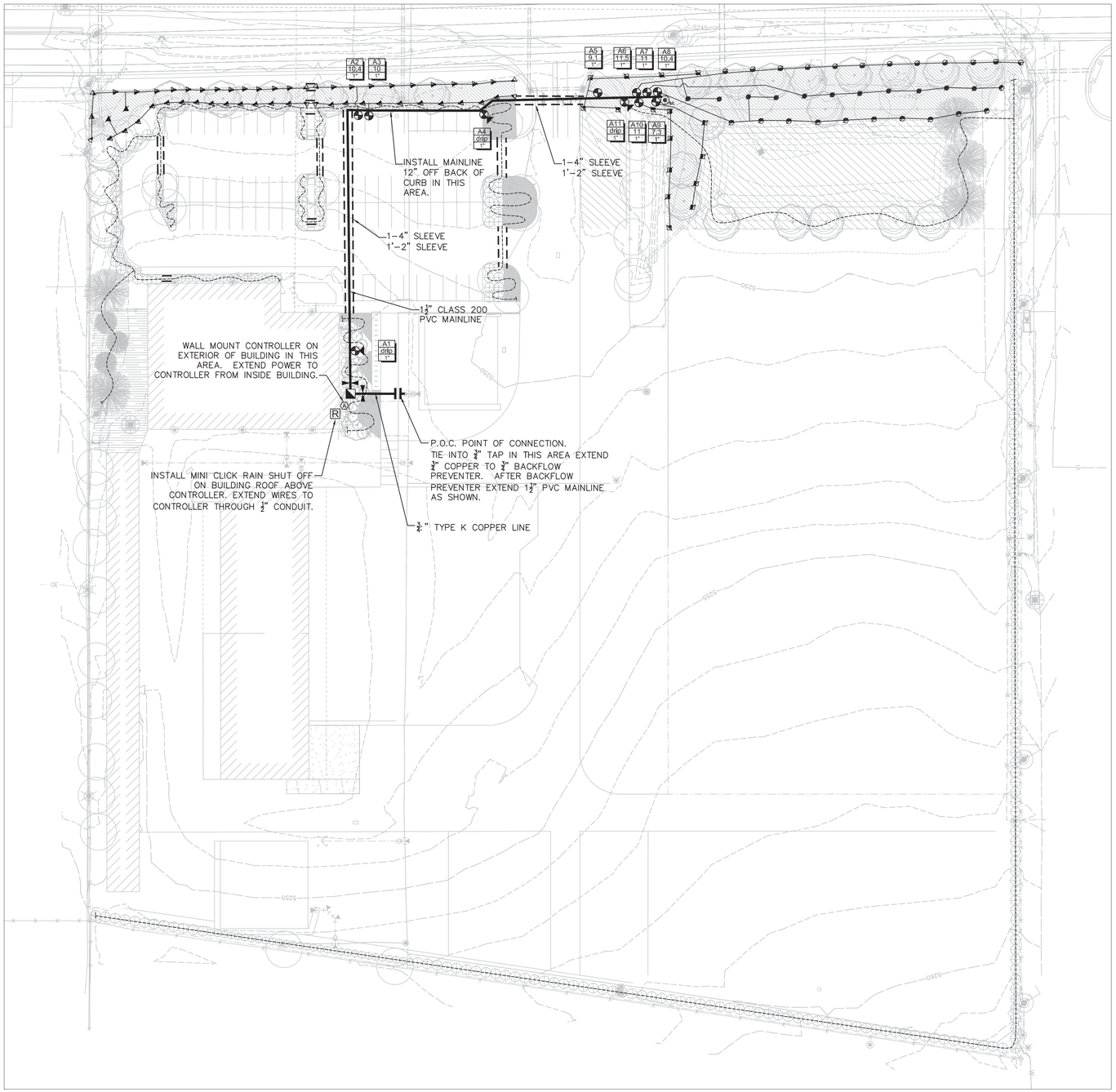
BOULDER, CO 80303

TECHNICAL DOCUMENTS
C.O.B. CASE # TEC2012 - 00009 (PLAT)
C.O.B. CASE # TEC2012 - 00010 (DEVELOPMENT)

SHEET TITLE
TREE INVENTORY

PROJECT:	2010.02
DATE:	2/13/12
DRAWN BY:	CAA
CHECKED BY:	CAA

SHEET NUMBER
L3.0
OF



1 IRRIGATION PLAN

Scale: 1"=40'

SCALE: 1" = 40'-0"

0 20 40 80 FT NORTH

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
▲ ▲ ▲	MP ROTATOR SPRINKLER: HUNTER PRS 40/ MP1000 NOZZLE PRESSURE: 40 PSI RADIUS: 14 FEET FLOW (GPM): Q – 0.19 H – 0.37 F – 0.75
◓ ◓ ◓	MP ROTATOR SPRINKLER: HUNTER PRS 40/ MP2000 NOZZLE PRESSURE: 40 PSI RADIUS: 19 FEET FLOW (GPM): Q – 0.40 H – 0.74 F – 1.47
◥ ◥ ◥	MP ROTATOR SPRINKLER: HUNTER PRS 40/ MP3000 NOZZLE PRESSURE: 40 PSI RADIUS: 30 FEET FLOW (GPM): Q – 0.86 H – 1.82 F – 3.64
◪	NEW BACKFLOW PREVENTER FEBCO 825YA – 3/4"
◓	ZONE CONTROL VALVE: HUNTER ICV SIZE AS NOTED
◓	DRIP CONTROL VALVE ASSEMBLY: RAINBIRD XCZ–100
▶◀	GATE VALVE – RESILIENT WEDGE WITH SQUARE TOP LINE SIZE
⊙QC	QUICK COUPLER
R	HUNTER MINI CLICK RAIN SHUT OFF
∿	EMITTER LATERAL PIPE: UV RADIATION RESISTANT POLYETHYLENE, 3/4" SIZE (ROUTING IS DIAGRAMMATIC)
∿	FLUSH PLUG ASSEMBLY
———	MAINLINE PIPE: CLASS 200 PVC – 1 1/2" WITH GLUED FITTINGS
———	LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC PIPE (1–INCH SIZE UNLESS OTHERWISE INDICATED)
———	UNCONNECTED PIPE CROSSING
———	UNCONNECTED PIPE CROSSING, TWO DIFFERENT PIPES
——‖——	P.O.C. – POINT OF CONNECTION
- - - -	CLASS 200 PVC SLEEVING, 4" UNLESS OTHERWISE NOTED
A7 / 34 / 1"	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
Ⓐ	NEW CONTROLLER. HUNTER PRO C – PC–1500 15 STATION CONTROLLER

IRRIGATION NOTES

1. Irrigation system is designed to operate off of existing pressure OF 70 PSI before the backflow preventer. Contractor to verify pressure PRIOR TO INSTALLATION and notify owner of any differences.
2. No irrigation work to begin until final grade has been approved.
3. Bury all drip lines 6" underground from invert of pipe.
4. Bury all lateral 12" underground from invert of pipe.
5. Bury all mainline pipe 24" underground from invert of pipe.
6. Do not stack pipes in trenches. Pipes in shared trenches to be 4" minimum apart.
7. Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
   - QC Quick Coupler
   - GV Gate Valve
   - SV# Section Valve & Corresponding Controller Station #
   - FP Drip Flush Point
8. All pipe under pavement to be sleeved in 4" minimum PVC class 200 extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 2" min. pipe if required.
9. Contractor to use existing spare wires along mainline.
10. Layout shown is diagrammatic. Contractor to adjust plan as necessary to meet field conditions.
11. Plan has been prepared using limited on–site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and valve locations are approximate and will require exact location by Contractor.
12. See sheet IR2.0 for irrigation details.
13. Hand dig all trenches within dripline of existing trees to remain.
14. Install drip emitters as described below:

1 gallon material	Rain Bird PC–05	1 ea.
5 gallon material	Rain Bird PC–05	2 ea.
Deciduous Trees (1–1/2"–2 1/2" CAL.)	Rain Bird PC–10	3 ea.
Deciduous Trees (3"–4" CAL.)	Rain Bird PC–10	4 ea.
Evergreen Trees (6'–10')	Rain Bird PC–10	2 ea.
Evergreen Trees (11'–14')	Rain Bird PC–10	3 ea.

Munding Design, LLC
Irrigation Design and Landscape Architecture
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720-273-3884

NO.	DATE	REVISION
3.	8/10/12	TECH DOC RESUBMISSION
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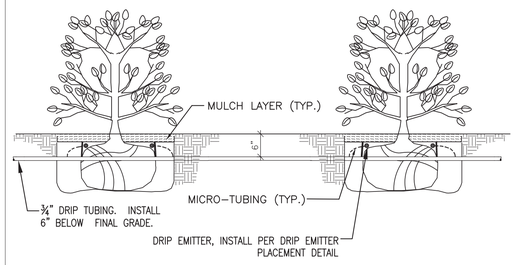
SHEET TITLE
IRRIGATION-PLAN

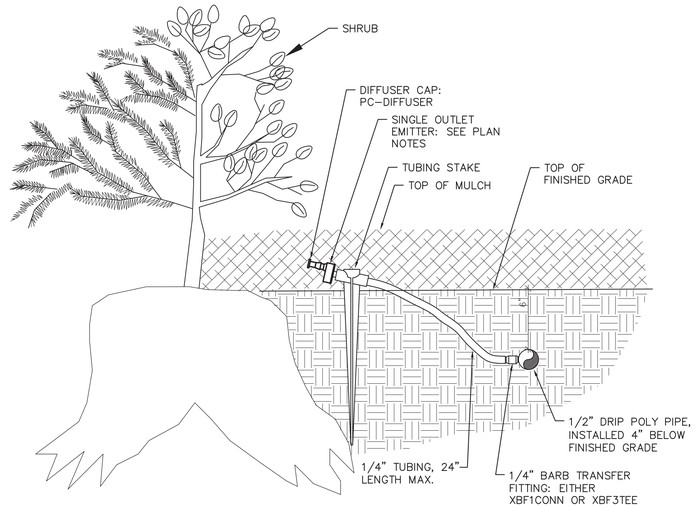
PROJECT:	2010.02
DATE:	2/27/12
DRAWN BY:	KJM
CHECKED BY:	KJM

SHEET NUMBER
IR1.0
OF



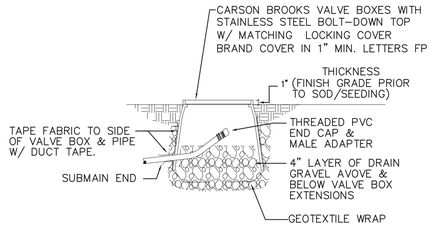
1 SHRUB/TREE EMITTER PLACEMENT

NOT TO SCALE



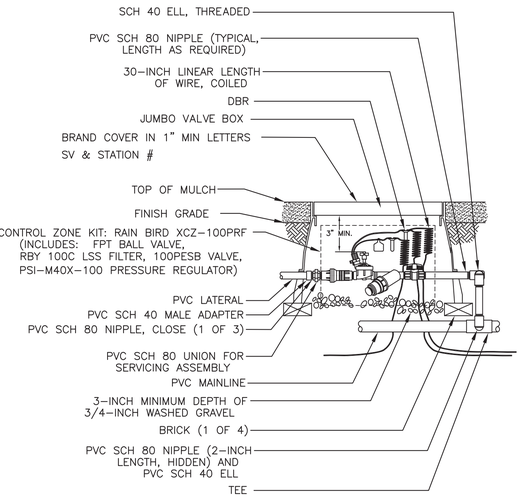
2 DRIP EMITTER PLACEMENT

NOT TO SCALE



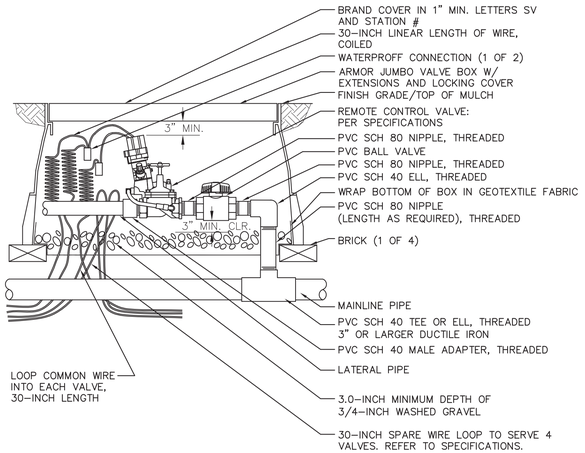
3 DRIP FLUSH VALVE

NOT TO SCALE



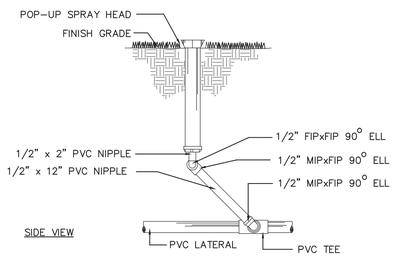
4 DRIP CONTROL VALVE

NOT TO SCALE



5 AUTOMATIC SECTION VALVE

NOT TO SCALE

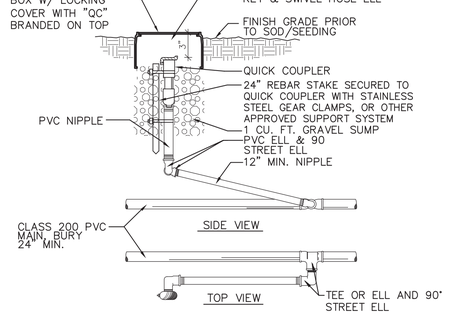


NOTES:
ALL PVC NIPPLES TO BE SCHEDULE 80, COMPACT BACKFILL PER SPECIFICATIONS. FUNNY PIPE MAY BE USED IN PLACE OF SWING JOINT ON SPRAY HEADS.

REFER TO SPECIFICATIONS FOR MATERIALS.

6 POP-UP SPRAY HEAD

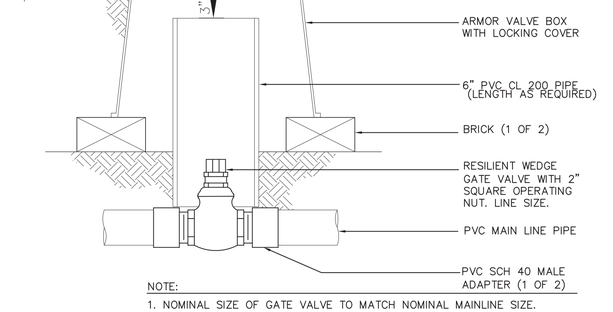
NOT TO SCALE



NOTE: COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL REFER TO SPECIFICATIONS FOR MATERIALS.

7 QUICK COUPLER

NOT TO SCALE



NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
2. INSTALL A 4" THICK CONCRETE PAD BELOW VALVE WITH NO. 4 REBAR WHEN USING PUSH ON TYPE VALVES.

8 ISOLATION GATE VALVE

NOT TO SCALE

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SHEET TITLE
IRRIGATION-DETIALS

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DRAWN BY:	KJM
CHECKED BY:	KJM

SHEET NUMBER
IR2.0
OF