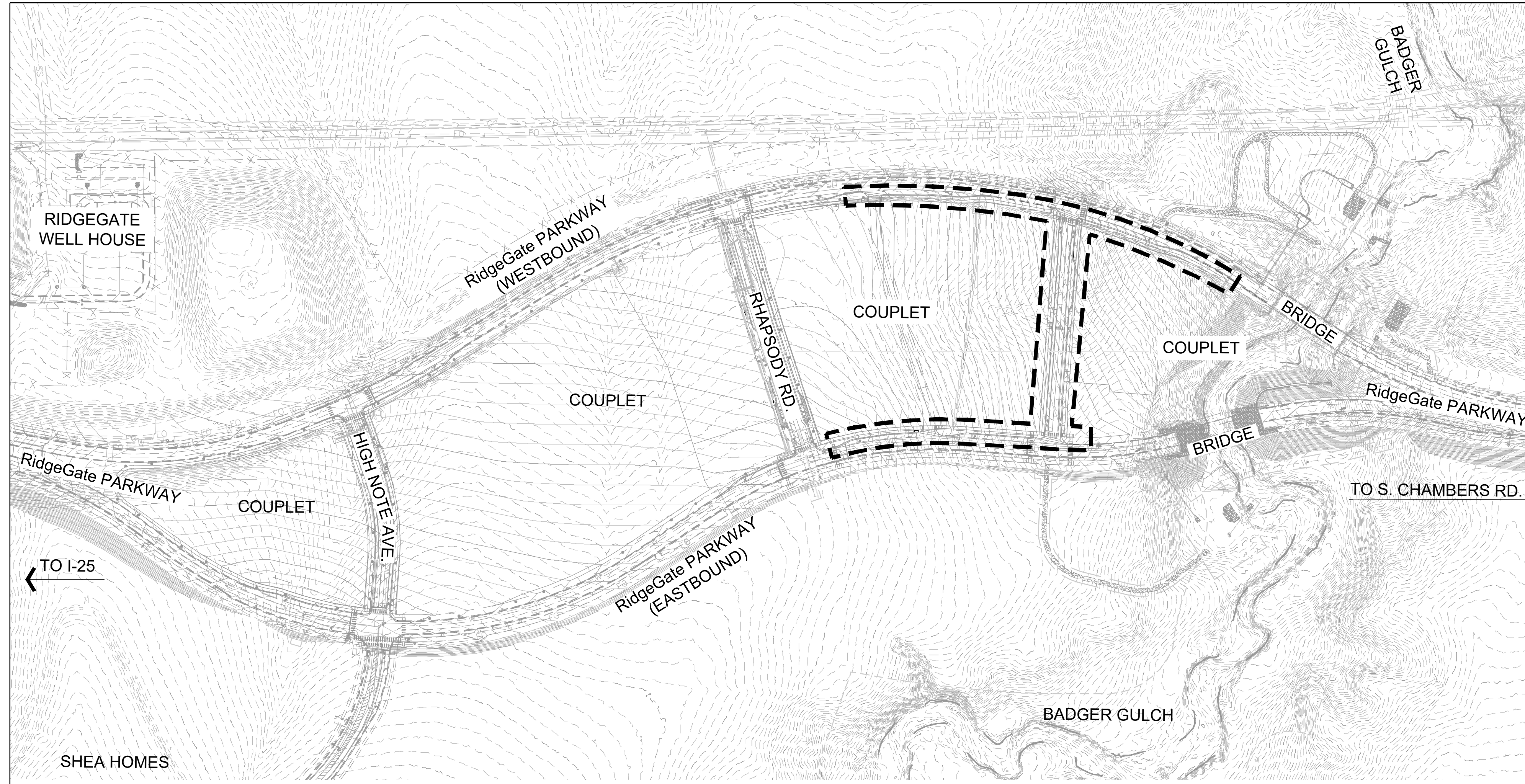
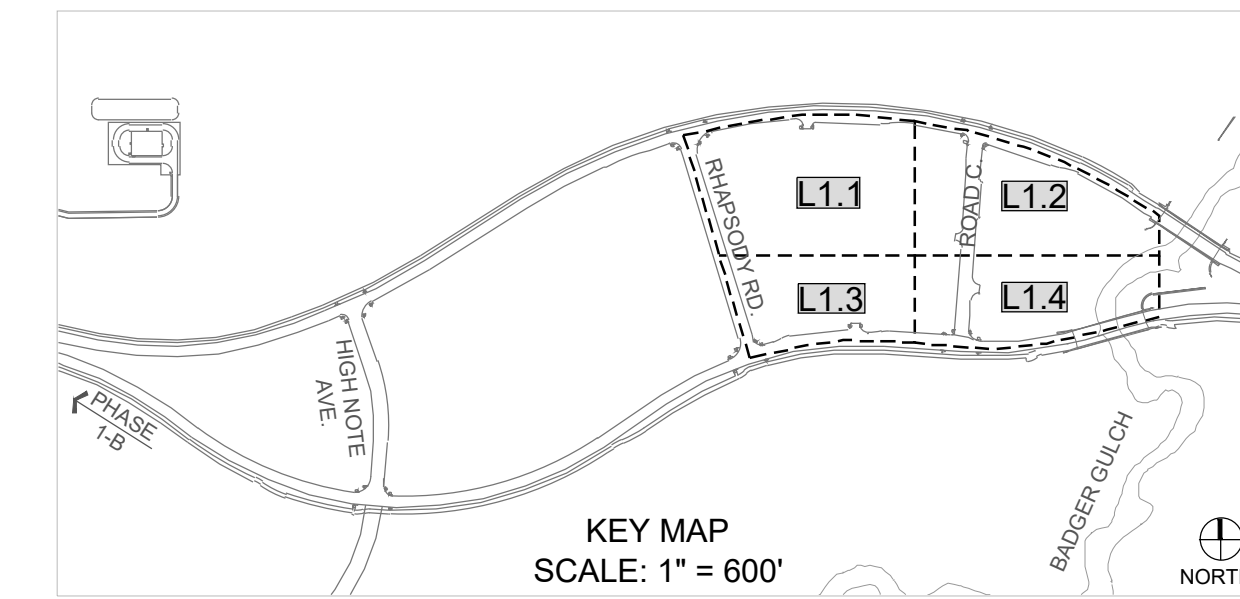


LOCATION DESCRIPTIONS:

PART N<sub>2</sub> 24-6-67 40.232 AML

STATE PARCEL ID:  
2231-242-00-006

**RIDGEGATE STREETSCAPE**  
RAMPART RANGE METRO DISTRICT CITY OF  
LONETREE, COLORADO  
**COUplet STREETSCAPE**  
RIDGEGATE EAST FILING 4



VICINITY MAP  
SCALE: 1" = 200'  
NORTH

GENERAL NOTES

- THE BASE PLANS ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION, HOWEVER, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PLANS FOR PERTINENT INFORMATION RELATING TO SITE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AT THE JOB SITE AT ALL TIMES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS AT THEIR OWN EXPENSE, WHICH ARE NECESSARY TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE OWNER'S REPRESENTATIVE IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC.) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM, FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS OUTSIDE THE CONSTRUCTION ZONE FROM STORM WATER RUNOFF, EROSION, AND/OR DEPOSITION OF DEBRIS RESULTING FROM CONSTRUCTION OF THIS PROJECT. ANY AREAS OUTSIDE THE CONSTRUCTION ZONE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT HIS COST.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED OR NATIVE VEGETATION, DOMESTIC AND NON-DOMESTIC ANIMALS, OR POSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING BY DUST RESULTING FROM HIS OPERATIONS.
- WHERE PROVIDED, AREA TAKEOFFS AND QUANTITY ESTIMATES ARE PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL MATERIALS AND SIZES SHOWN ON THE PLANS. IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT CALL-OUTS AND/OR LISTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE; WOOD/ROCK MULCH, EDGER, LANDSCAPE FABRIC (ETC.)
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION TAKES PLACE.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE UNLESS OTHERWISE AGREED UPON CONTRACTUALLY BETWEEN OWNER AND CONTRACTOR. ALL REPLACEMENT COST SHALL BE BORN BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CURRENT CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- A RIGHT OF WAY PERMIT MAY BE REQUIRED BY THE CITY'S PUBLIC WORKS DEPARTMENT FOR LANDSCAPING AND IRRIGATION INSTALLATION.
- ANY EXISTING OR INVASIVE OR PROHIBITED SPECIES MUST BE REMOVED PRIOR TO LANDSCAPE INSTALLATION.
- ANY CHANGES TO PLANTINGS MUST BE APPROVED BY THE CITY OF LONE TREE.
- THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.
- THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED ADMINISTRATIVE REVIEW AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRE AN AMENDMENT AS DETERMINED BY THE DIRECTOR. UNAUTHORIZED CHANGES OR OMISSIONS MAY RESULT IN CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES.

PROJECT DIRECTORY:

**CIVIL ENGINEERING**  
Merrick Engineering  
Contact: Carson Besgrove  
E: carson.besgrove@merrick.com  
P: 303-353-3857  
W: merrickengineering.com

**LIGHTING**  
Clanton & Associates Inc.  
Contact: Travis Babcock  
E: travis@clantonassociates.com  
P: 303-530-7229  
W: clantonassociates.com

**PLANNING & LANDSCAPE ARCHITECTURE**  
Consilium Design  
Contact: Julie Hendricksen  
E: jhendricksen@consiliumdesign.com  
P: 303-224-9520  
W: consiliumdesign.com

**IRRIGATION**  
Hydro Systems-KDI  
Contact: Jill Bersano  
E: jillb@hydrosystemskdi.com  
P: 303-980-5327  
W: hydrosystemskdi.com

SHEET INDEX:

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L1.1	LANDSCAPE PLANS
L1.2	LANDSCAPE PLANS
L1.3	LANDSCAPE PLANS
L1.4	LANDSCAPE PLANS
L2.0	SITE DETAILS
L3.0	NOTES
L3.1	PLANT SCHEDULE AND PLANTING DETAILS
IR1.0	IRRIGATION SCHEDULE, NOTES & DETAILS
IR1.1	IRRIGATION PLANS
IR1.2	IRRIGATION PLANS
IR1.3	IRRIGATION PLANS
IR1.4	IRRIGATION PLANS



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FAX 303.224.9524  
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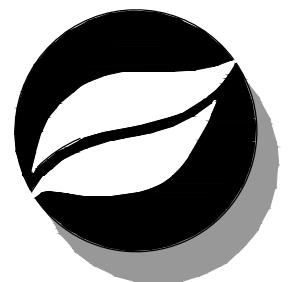
**RidgeGate Parkway**  
Rampart Range Metro District  
Lonetree, Colorado

**COUplet INTERIOR STREETSCAPE**  
RIDGEGATE EAST FILING 4

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COVER

**L1.0**



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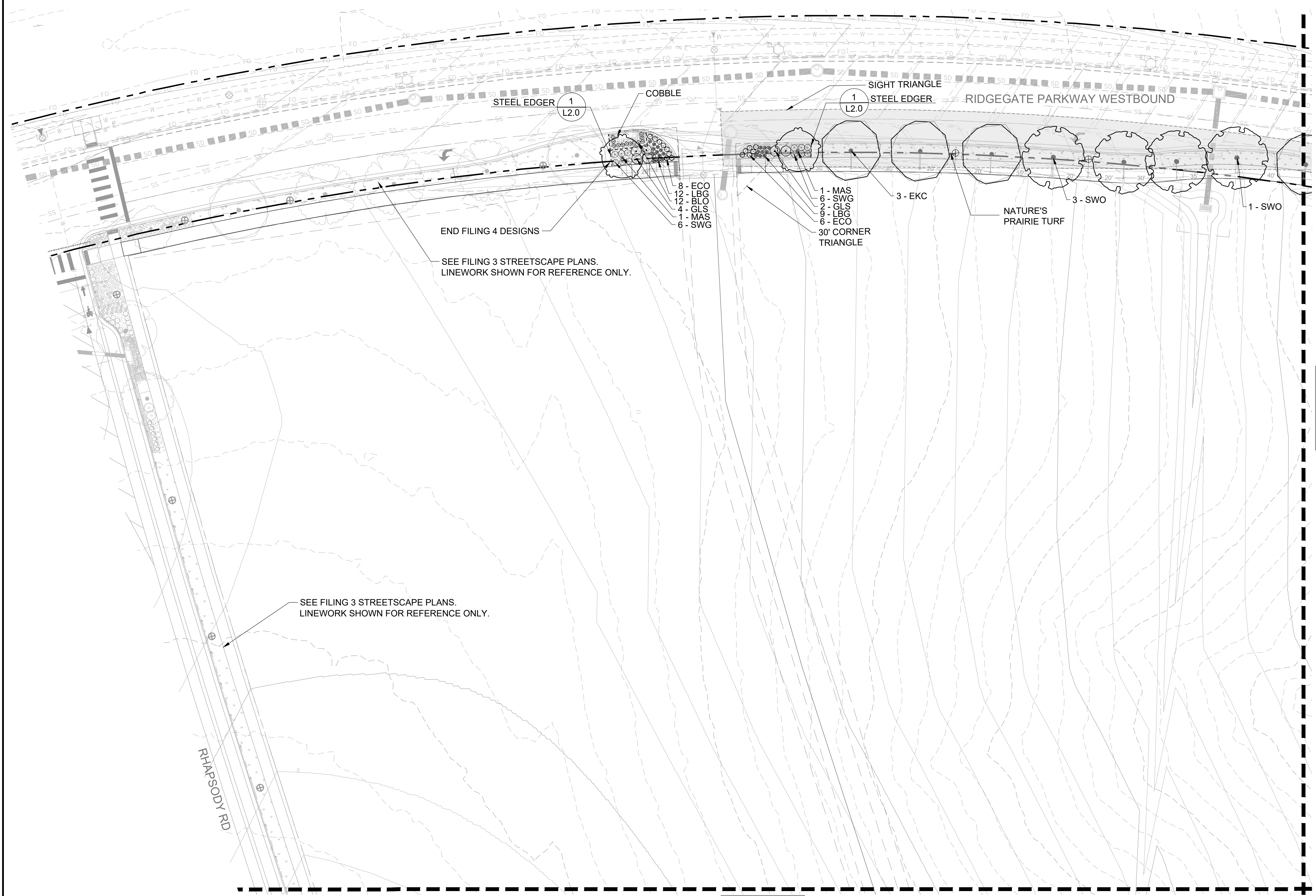
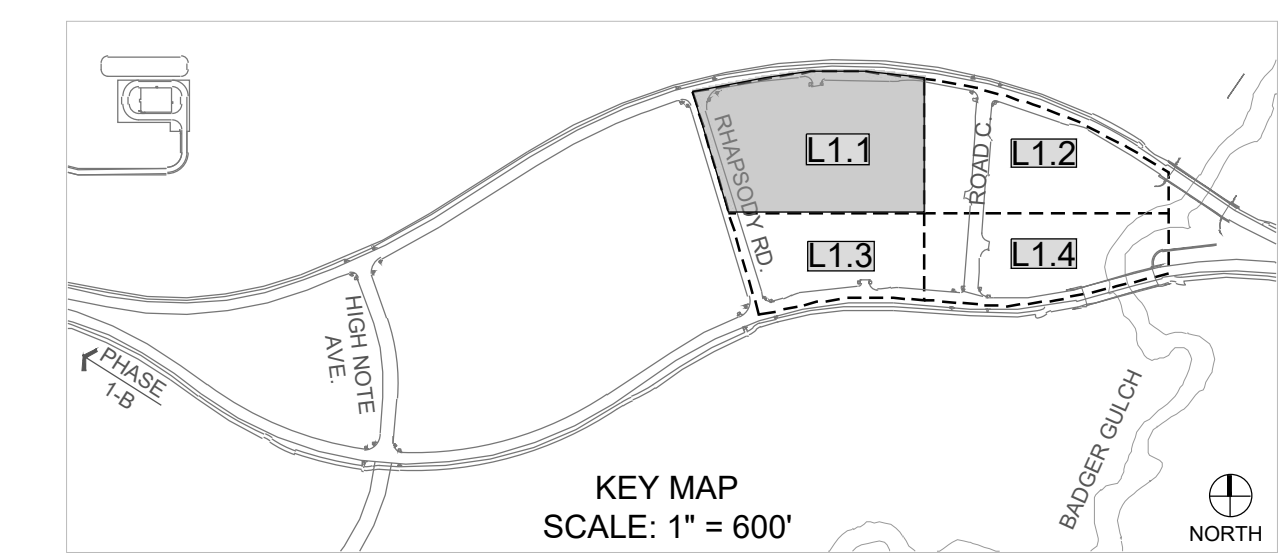
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Lonetree, Colorado

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LANDSCAPE PLAN

**L1.1**



**PLANT KEY**

DECIDUOUS TREES	COMMON NAME
EKC	Kentucky Coffeetree
MAS	European Mountain Ash
MHG	Maidenhair Tree
PCA	Aristocrat Callery Pear
ROA	Northern Red Oak
SWO	Swamp White Oak

DECIDUOUS SHRUB	COMMON NAME
BAD	Admiration Japanese Barberry
GLS	Gro-Low Fragrant Sumac
PBS	Pawnee Buttes® Sand Cherry

EVERGREEN SHRUB	COMMON NAME
ECO	Purple Wintercreeper
MPA	Panchito Manzanita

GRASSES	COMMON NAME
BLO	Blonde Ambition Blue Grama
LBG	Little Bluestem
PAH	Hameln Fountain Grass
SWG	Switch Grass

PERENNIALS	COMMON NAME
KAN	Kannah Creek® Sulphur Buckwheat

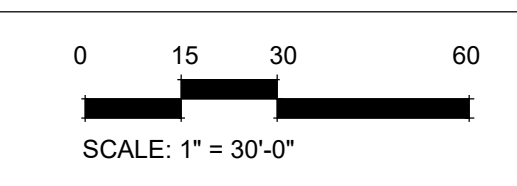
**GROUND COATINGS AND TURF**

	Wood Mulch
	Cobble
	Turf Masters Nature's Prairie Turf

**LEGEND**

	INTERIOR PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED TOPOGRAPHY
	EXISTING TOPOGRAPHY
	UNDERGROUND ELECTRICAL
	IRRIGATION
	STORM DRAIN
	STORM SEWER
	WATER
	FIBER OPTIC
	METAL EDGER
	FIRE HYDRANT
	BIKE RACK GROUPING
	TRASH ENCLOSURE
	DOG WASTE STATION
	SIGHT TRIANGLE INTERIOR
	EX. ROADWAY LIGHTS
	EX. LIGHTS
	PROP. PEDESTRIAN LIGHTS

**NOTES:**  
1. TREE LOCATION TO BE ADJUSTED IN FIELD AFTER VERIFYING ALL UTILITY LOCATIONS.

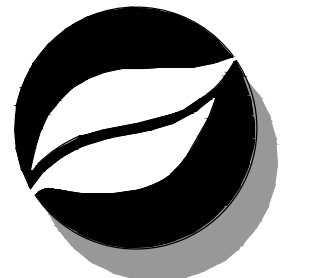


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MATCH LINE L1.3

MATCH LINE L1.2

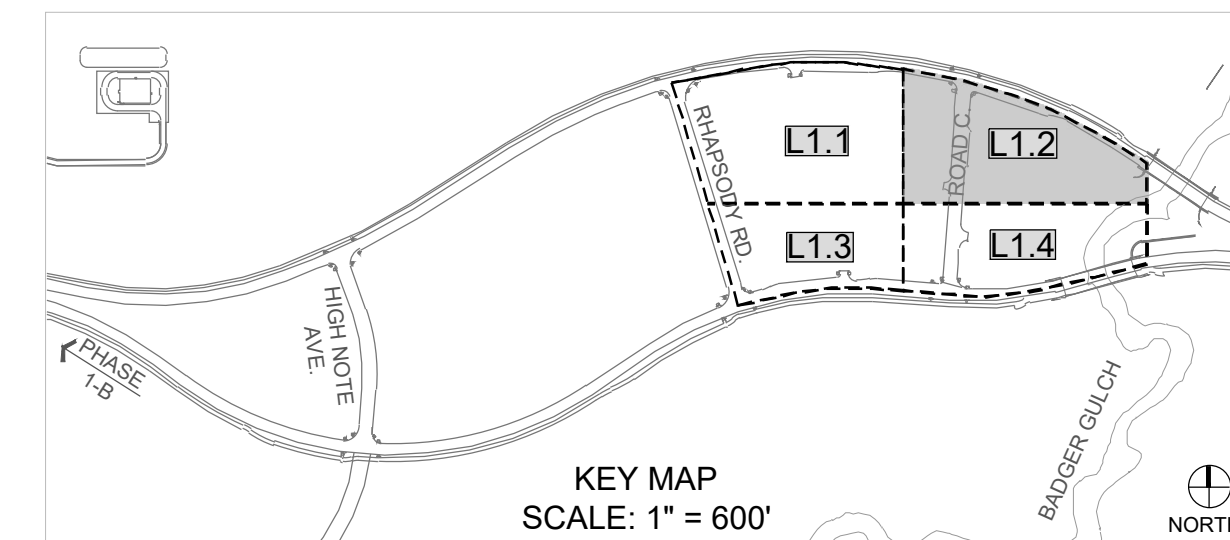
RHAPSODY RD



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**PLANT KEY**

- DECIDUOUS TREES**
- EKC
  - MAS
  - MHG
  - PCA
  - ROA
  - SWO

- COMMON NAME**
- Kentucky Coffeetree
  - European Mountain Ash
  - Maidenhair Tree
  - Aristocrat Callery Pear
  - Northern Red Oak
  - Swamp White Oak

- DECIDUOUS SHRUB**
- BAD
  - GLS
  - PBS

- COMMON NAME**
- Admiration Japanese Barberry
  - Gro-Low Fragrant Sumac
  - Pawnee Buttes® Sand Cherry

- EVERGREEN SHRUB**
- ECO
  - MPA

- COMMON NAME**
- Purple Wintercreeper
  - Panchito Manzanita

- GRASSES**
- BLO
  - LBG
  - PAH
  - SWG

- COMMON NAME**
- Blonde Ambition Blue Grama
  - Little Bluestem
  - Harmeln Fountain Grass
  - Switch Grass

- PERENNIALS**
- KAN

- COMMON NAME**
- Kannah Creek® Sulphur Buckwheat

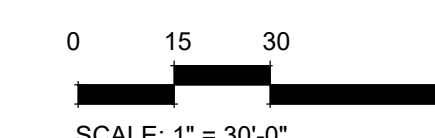
**GROUND COATINGS AND TURF**

- Wood Mulch
- Cobble
- Turf Masters Nature's Prairie Turf

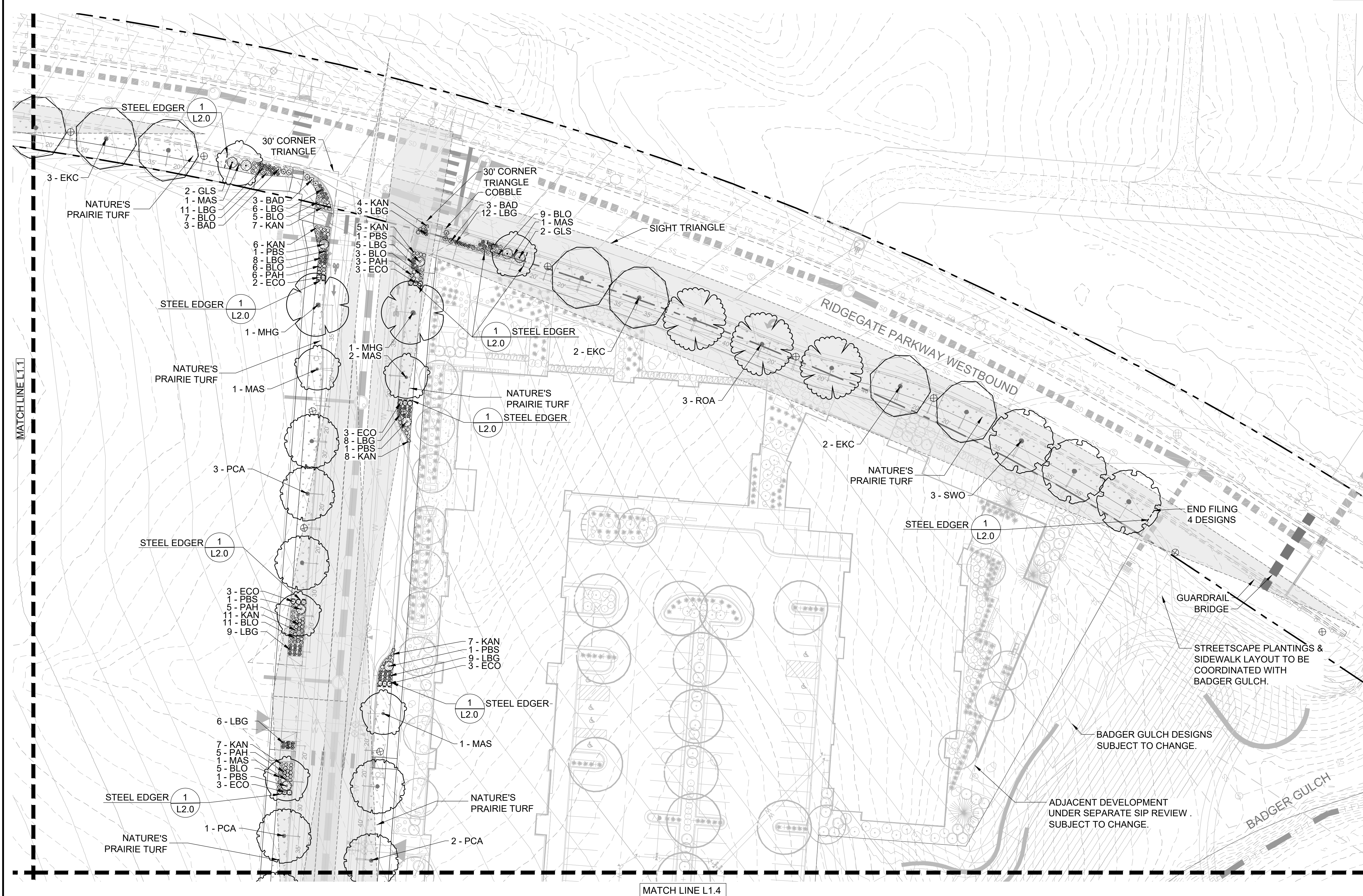
**LEGEND**

- INTERIOR PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPOSED TOPOGRAPHY
- EXISTING TOPOGRAPHY
- UNDERGROUND ELECTRICAL IRRIGATION
- STORM DRAIN
- STORM SEWER
- WATER
- FIBER OPTIC
- METAL EDGER
- FIRE HYDRANT
- BIKE RACK GROUPING
- TRASH ENCLOSURE
- DOG WASTE STATION
- SIGHT TRIANGLE INTERIOR
- EX. ROADWAY LIGHTS
- EX. LIGHTS
- PROP. PEDESTRIAN LIGHTS

**NOTES:**  
1. TREE LOCATION TO BE ADJUSTED IN FIELD AFTER VERIFYING ALL UTILITY LOCATIONS.



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1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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Rampart Range Metro District  
Lonetree, Colorado

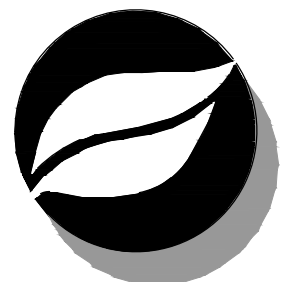
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RIDEGATE EAST FILING 4

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LANDSCAPE PLAN

L1.2



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**RidgeGate Parkway**  
Rampart Range Metro District  
LoneTree, Colorado

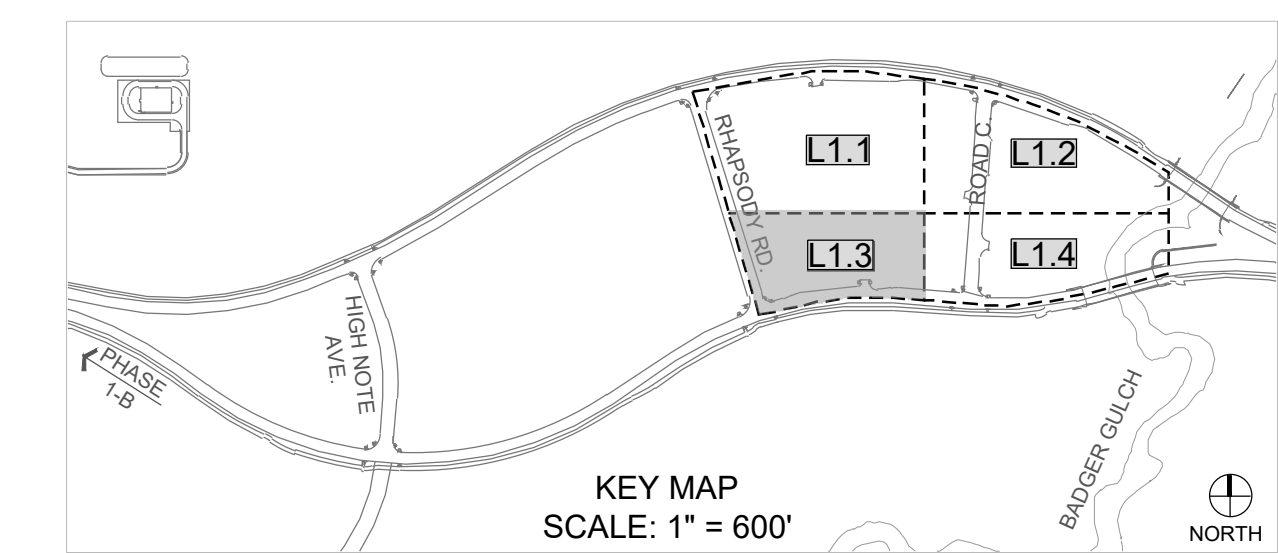
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LANDSCAPE PLAN

**L1.3**



**PLANT KEY**

DECIDUOUS TREES	COMMON NAME
EKC	Kentucky Coffeetree
MAS	European Mountain Ash
MHG	Maidenhair Tree
PCA	Aristocrat Callery Pear
ROA	Northern Red Oak
SWO	Swamp White Oak
DECIDUOUS SHRUB	COMMON NAME
BAD	Admiration Japanese Barberry
GLS	Gro-Low Fragrant Sumac
PBS	Pawnee Buttes® Sand Cherry
EVERGREEN SHRUB	COMMON NAME
ECO	Purple Wintercreeper
MPA	Panchito Manzanita
GRASSES	COMMON NAME
BLO	Blonde Ambition Blue Grama
LBG	Little Bluestem
PAH	Hameln Fountain Grass
SWG	Switch Grass
PERENNIALS	COMMON NAME
KAN	Kannah Creek® Sulphur Buckwheat

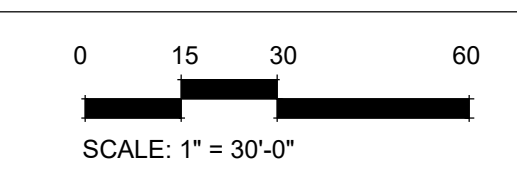
**GROUND COATINGS AND TURF**

	Wood Mulch
	Cobble
	Turf Masters Nature's Prairie Turf

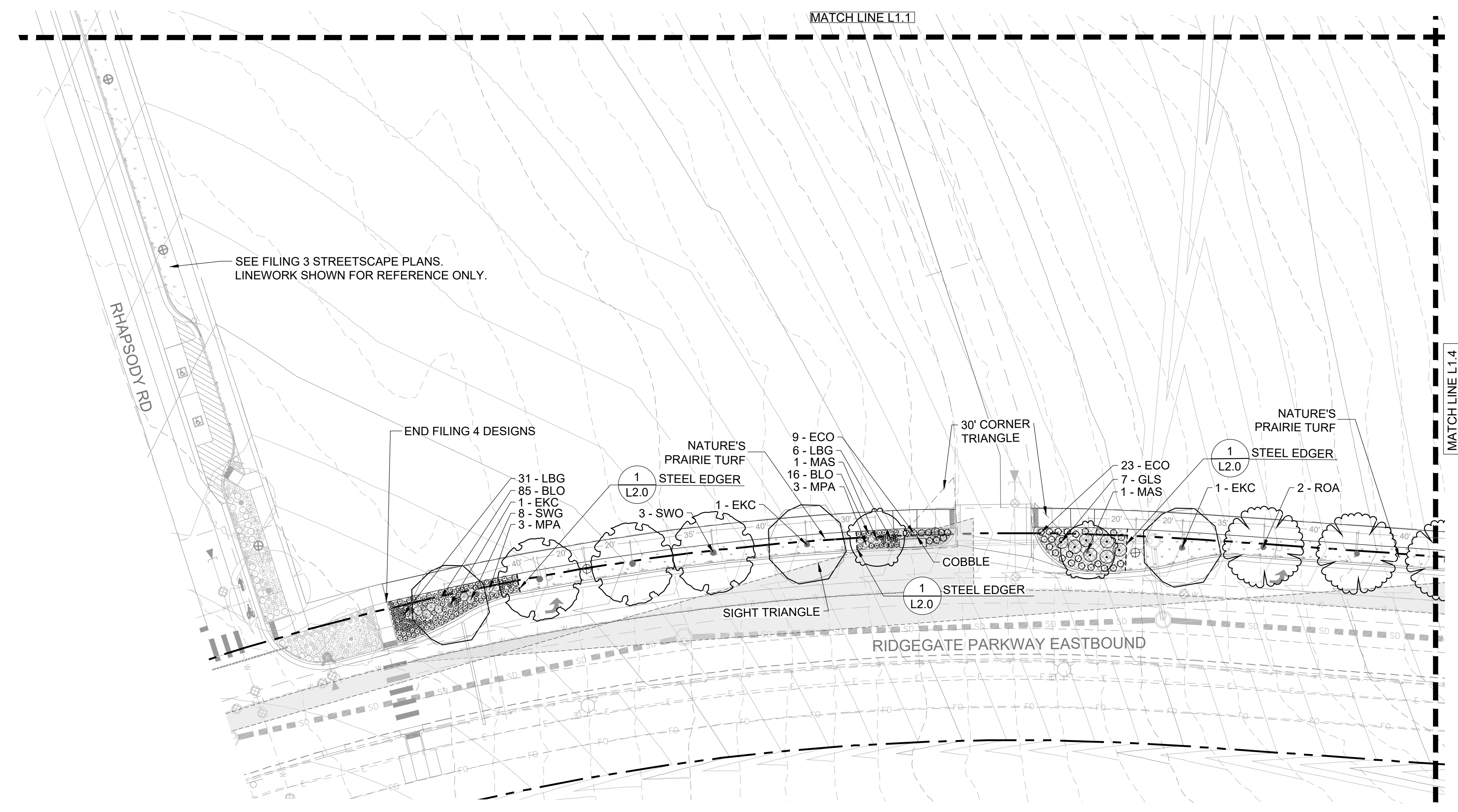
**LEGEND**

	INTERIOR PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED TOPOGRAPHY
	EXISTING TOPOGRAPHY
	UNDERGROUND ELECTRICAL
	IRRIGATION
	STORM DRAIN
	STORM SEWER
	WATER
	FIBER OPTIC
	METAL EDGER
	FIRE HYDRANT
	BIKE RACK GROUPING
	TRASH ENCLOSURE
	DOG WASTE STATION
	SIGHT TRIANGLE INTERIOR
	EX. ROADWAY LIGHTS
	EX. LIGHTS
	PROP. PEDESTRIAN LIGHTS

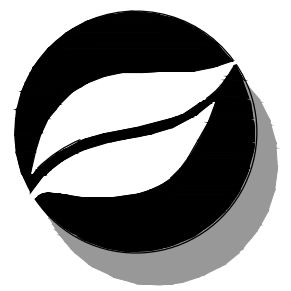
**NOTES:**  
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SEE FILING 3 STREETSCAPE PLANS.  
LINWORK SHOWN FOR REFERENCE ONLY.



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**RidgeGate Parkway**  
Rampart Range Metro District  
LoneTree, Colorado

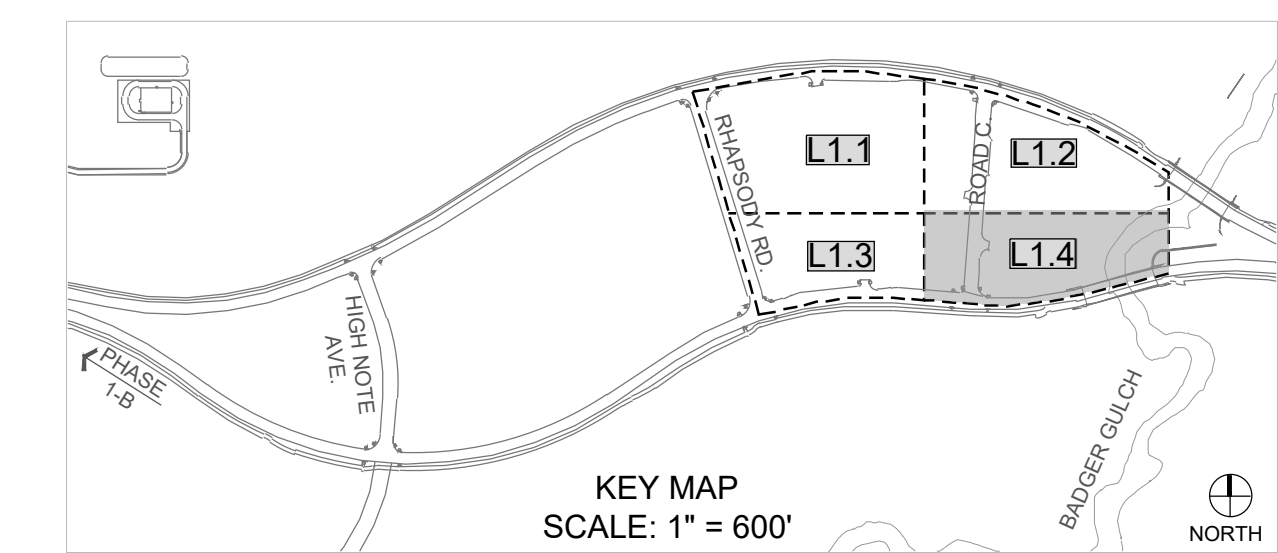
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RIDEGATE EAST FILING 4

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LANDSCAPE PLAN

**L1.4**



**PLANT KEY**

DECIDUOUS TREES	COMMON NAME
EKC	Kentucky Coffeetree
MAS	European Mountain Ash
MHG	Maidenhair Tree
PCA	Aristocrat Callery Pear
ROA	Northern Red Oak
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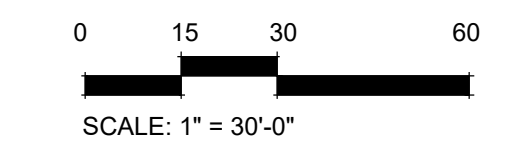
**GROUND COATINGS AND TURF**

	Wood Mulch
	Cobble
	Turf Masters Nature's Prairie Turf

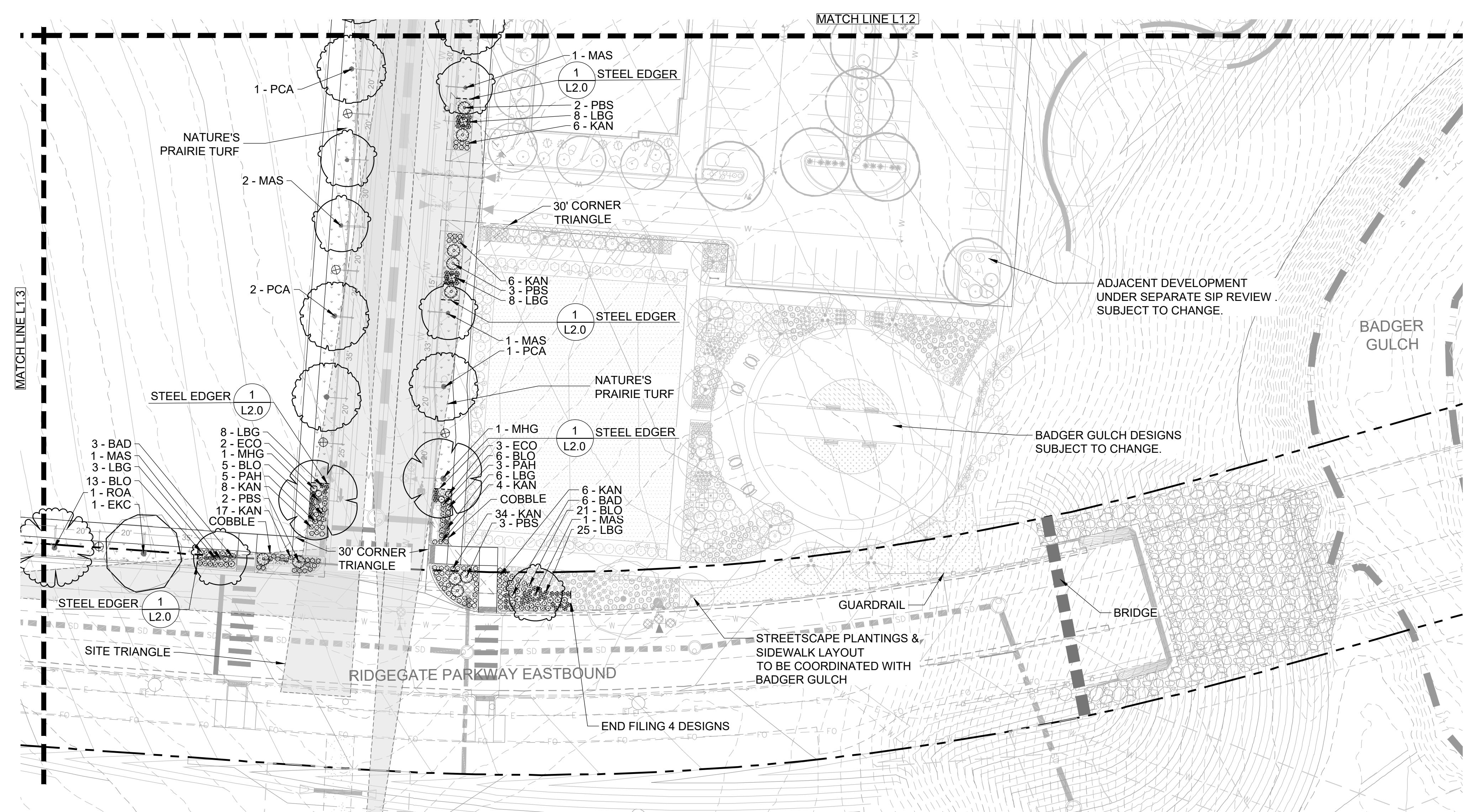
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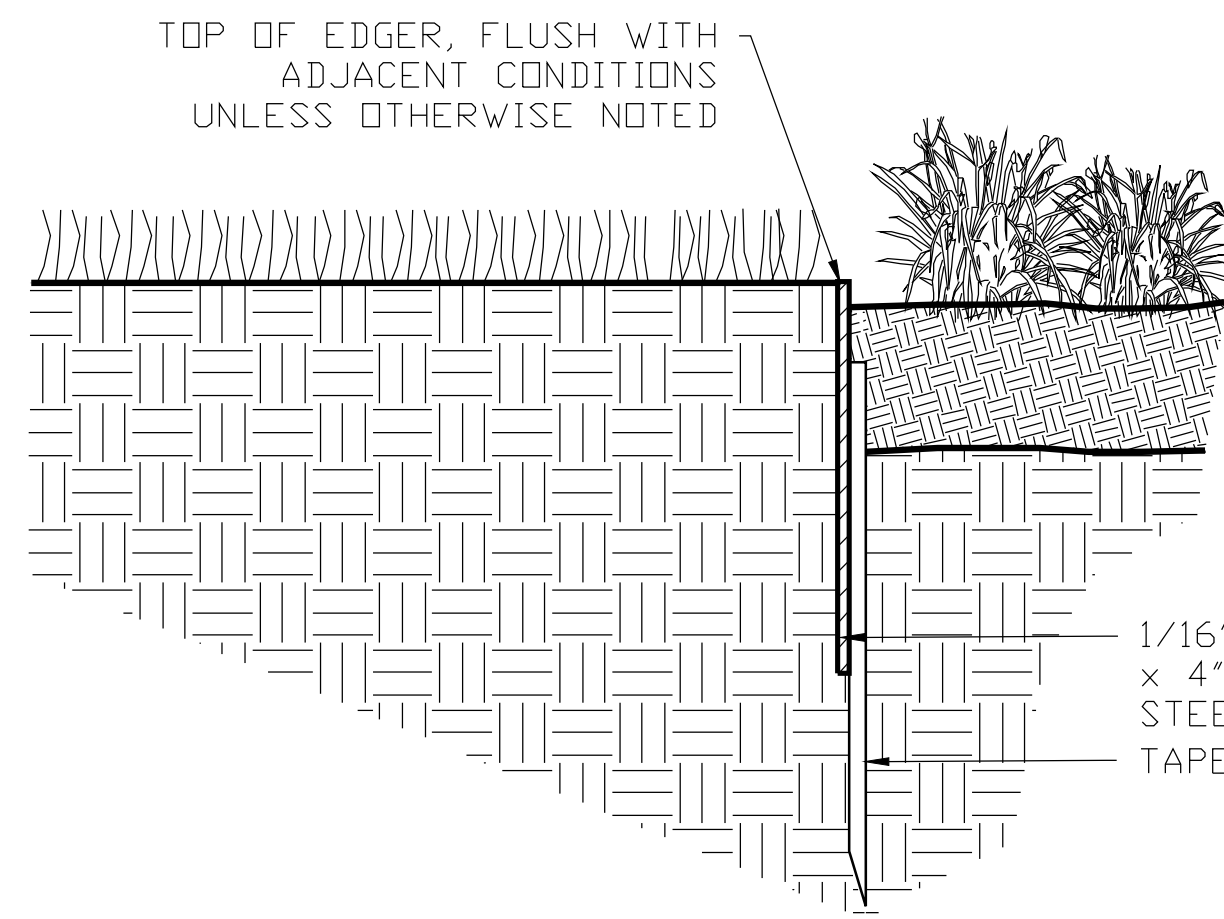
	INTERIOR PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED TOPOGRAPHY
	EXISTING TOPOGRAPHY
	UNDERGROUND ELECTRICAL
	IRRIGATION
	STORM DRAIN
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	FIBER OPTIC
	METAL EDGER
	FIRE HYDRANT
	BIKE RACK GROUPING
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	DOG WASTE STATION
	SIGHT TRIANGLE INTERIOR
	EX. ROADWAY LIGHTS
	EX. LIGHTS
	PROP. PEDESTRIAN LIGHTS

**NOTES:**  
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1/16" (16 GAUGE) THK  
x 4" ROLLED TOP  
STEEL EDGING, BLACK  
TAPERED STAKE

### 1 STEEL EDGER

3" = 1'-0"

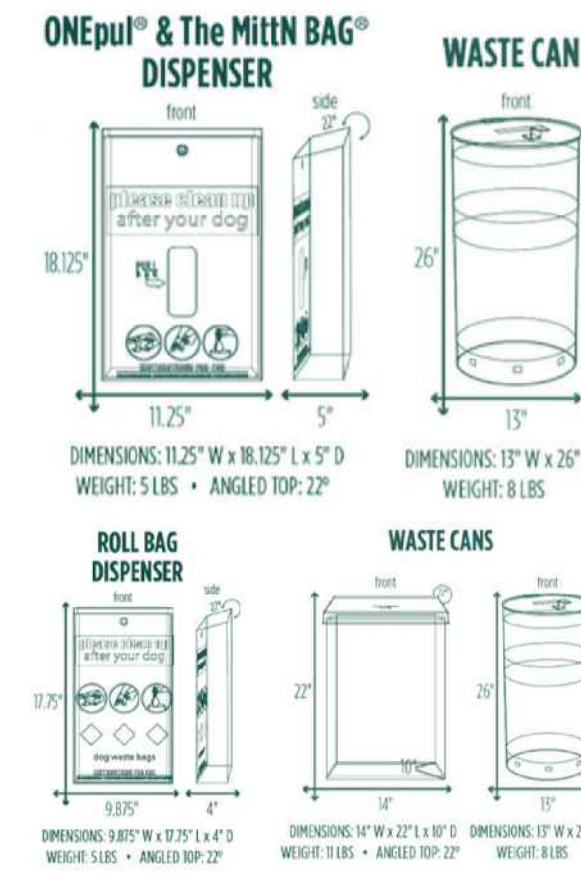
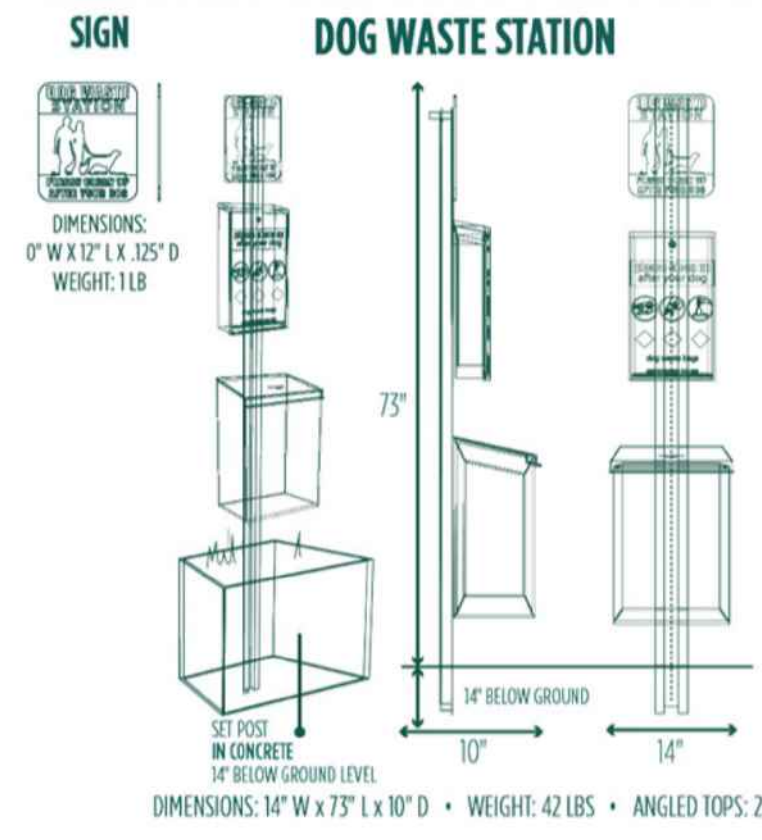


AMCOR  
333 SOUTH REDWOOD ROAD  
NORTH SALT LAKE, UT 84054  
CONTACT: BRYAN PRETZER  
EMAIL:  
BRYAN@COLORADOPAVERSUPPLY.COM

PRODUCT: BELGARD  
PAVERS  
MODEL: ECO DUBLIN®  
COLOR: VICTORIAN

### 4 POROUS PAVERS

NTS



INFO:  
PRODUCT: DOG WASTE STATION  
TYPE: ONEPUL® BAG SYSTEM-  
DEPOT-022-B  
MOUNT: SURFACE MOUNT  
COLOR: TYP.

INSTALL PER MANUFACTURER'S  
SPECIFICATIONS.

### 2 DOG WASTE STATION

NTS



LANDSCAPE FORMS  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
Phone: (800) 430-6209  
www.landscapeshforms.com

INFO:  
PRODUCT: GENERATION 50 LITTER  
TYPE: TOP OPEN  
SIZE: 223.25" X 39.5" X 30 GAL.  
COLOR: THERMALLY MODIFIED  
ASH/BLACK POWDERCOATED  
METAL

INSTALL PER MANUFACTURER'S  
SPECIFICATIONS.

### 5 TRASH RECEPTACLE

NTS



LANDSCAPE FORMS  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
Phone: (800) 430-6209  
www.landscapeshforms.com

INFO:  
PRODUCT: BOLA SINGLE LOOP  
TYPE: TYP.  
SIZE: 2" X 28" X 32"  
MOUNT: SURFACE MOUNT  
COLOR: POWDERCOATED BLACK  
METAL

INSTALL PER MANUFACTURER'S  
SPECIFICATIONS.

### 3 SINGLE LOOP BIKE RACK

NTS



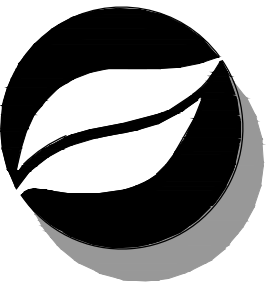
LANDSCAPE FORMS  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
Phone: (800) 430-6209  
www.landscapeshforms.com

INFO:  
PRODUCT: NEOROMANTICO BENCH  
TYPE: 69" BACKED  
SIZE: 27" X 69" X 31"  
MOUNT: SURFACE MOUNT  
COLOR: THERMALLY MODIFIED  
ASH

INSTALL PER MANUFACTURER'S  
SPECIFICATIONS.

### 6 BENCH

NTS



Consilium Design  
LAND PLANNING AND  
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST.,  
SUITE 236  
DENVER, CO 80222  
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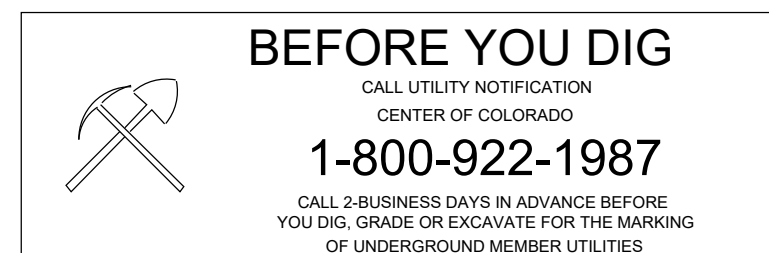
**RidgeGate Parkway**  
Rampart Range Metro District  
Lonetree, Colorado

**COUPLET INTERIOR STREETSCAPE**  
RIDGEGATE EAST FILING 4

SUBMITTAL / REVISIONS:  
DATE • ISSUE  
06/28/2023 • 1ST SUBMITTAL  
09/29/2023 • 2ND SUBMITTAL

DETAILS

L2.0



## GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY, AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 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.
- RECIPIENTS 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.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATION TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- 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 OWNERS REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- SITE 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.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- 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 THEIR CONTRACTED COURSE OF WORK.
- 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 CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

## PLANTING NOTES

- WEED FABRIC SHALL NOT BE INSTALLED IN PLANTING BEDS UNLESS SPECIFICALLY SPECIFIED ON PLANS. PLANTING DESIGN IS INTENDED TO ALLOW PLANTS TO SPREAD THROUGHOUT PLANTING BEDS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATION. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIAL DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/ OR LANDSCAPING.
- ALL TURF AND BED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1000 SQUARE FEET TILLED TO A DEPTH OF 6 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. ALL SEEDED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE RATE RECOMMENDED BY SEED PRODUCER. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PRIOR TO INSTALLING OF PLANT MATERIALS, ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, REPAIRED AND SEEDED IF NECESSARY. SEE SPECIFIED SEED MIX INFORMATION.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY AND COUNTY'S SPECIFICATIONS AND DETAILS).
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND/ OR OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER.
- ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
- ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO HELP PREVENT ANY DAMAGE.
- ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM A MINIMUM OF 5 -10 SUITABLE LOCATIONS AND SUBMIT SAMPLES TO A STATE-LICENSED SOIL TESTING LABORATORY, SUCH AS COLORADO ANALYTICAL OR COLORADO STATE UNIVERSITY SOILS LAB, SPECIALIZING IN THE ANALYSIS OF SOIL AND IN MAKING RECOMMENDATIONS FOR THE INTRODUCTION OF ORGANIC AMENDMENTS IN LANDSCAPE PLANTING AREAS. THE RESULTS OF THE SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE ALONG WITH THE CONTRACTOR'S RECOMMENDATIONS FOR SOIL AMENDMENT MATERIALS AND QUANTITIES. SOIL TESTING SHALL BE COMPLETED BEFORE AND AFTER AMENDMENTS.

## MAINTENANCE

- WITHIN THE SIGHT TRIANGLE, NO OBJECTS ABOVE 24" (MEASURED FROM THE FLOWLINE) SHALL BE PERMITTED EXCEPT FOR DECIDUOUS TREE TRUNKS AND TREE CANOPIES OVER THE STREET SHALL BE NO LOWER THAN 14'.
- WITH THE EXCEPTION OF WATERING FOR NEW PLANT ESTABLISHMENT, IRRIGATION SHALL BE SET FOR NIGHTTIME OR EARLY MORNING TO MINIMIZE EVAPORATIVE LOSS AND REDUCE CONFLICTS WITH PEDESTRIANS.
- WINTER WATERING OF TREES SHALL BE PROVIDED MONTHLY FOR THE FIRST THREE YEARS, AND IN SUBSEQUENT YEARS DURING DROUGHT PERIODS, AS DESIGNATED BY THE NATIONAL INTEGRATED DROUGHT INFORMATION SYSTEM.
- IRRIGATION ZONE AND TIMING SCHEDULES TO BE PROVIDED TO DISTRICT REPRESENTATIVE(S) AT TIME OF INITIAL PLANTING, START OF WARRANTY PERIOD, AND BEGINNING OF EVERY MAINTENANCE PERIOD.

## SOIL AMENDMENT

- ALL SOILS FOR GENERAL LANDSCAPING AREAS OR ON WHICH ANY COOL-SEASON LAWN, TURF OR SOD IS TO BE INSTALLED MUST BE PROPERLY AMENDED WITH ORGANIC MATTER SUCH AS COMPOST AND AGED MANURE. A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER EACH ONE THOUSAND (1,000) SQUARE FEET OF SOIL SHOULD BE INCORPORATED TO A DEPTH OF AT LEAST FOUR (4) TO SIX (6) INCHES BY ROTOTILLING OR OTHER SUITABLE MEASURE. SOIL AMENDMENTS FOR NATIVE PLANTS AND GRASSES ARE NOT REQUIRED.
- STRUCTURED SOILS THAT INCLUDE ROCK AND SAND TO REDUCE COMPACTION AND INCREASE POROSITY FOR ROOT GROWTH MAY BE REQUIRED WHERE TREE GRATES ARE PROPOSED.

## MULCH AND GROUNDCOVERS

- ORGANIC MULCH SUCH AS WOOD/BARK SHALL BE INSTALLED AND MAINTAINED TO A DEPTH OF FOUR (4) INCHES. ROCK MULCH IS DISCOURAGED AS MULCH EXCEPT IN AREAS OF HIGH WINDS OR AREAS PRONE TO EROSION AS EVALUATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. WHERE ROCK MULCH IS USED, PLACE TO A DEPTH OF THREE (3) INCHES. .
- COBBLE: 3"-4" COBBLE TO BE TRI-COLOR STONE. PREDOMINATELY GRAY AND TAN WITH MINIMAL RED. USE IN AREAS SHOWN ON PLANS TO REDUCE EROSION AND RUN-OFF VELOCITY IN DRAIN DAY-LIGHTING AREAS. INSTALL AND MAINTAIN TO A DEPTH OF FOUR (4) INCHES. SEE #1 ABOVE FOR WEED BARRIER INFORMATION. METAL EDGING REQUIRED FOR COBBLE AROUND STORM DRAINS.
- STEEL EDGING TO BE INSTALLED AROUND TURF AREAS AND BETWEEN ALL ORGANIC AND INORGANIC (ROCK) MULCHES. EDGER NOT REQUIRED ADJACENTLY PARALLEL TO CURBS, WALLS, WALKS, OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE.
- WEED FABRIC SHALL NOT BE INSTALLED IN PLANTING BEDS WITH ORGANIC MULCH. PLANTING DESIGN IS INTENDED TO ALLOW PLANTS TO SPREAD. WEED FABRIC SHALL BE INSTALLED UNDER INORGANIC (ROCK) MULCH AREAS. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS NOT PERMITTED.

## SOD

- MAKE: NATURES PRAIRIE TURF**

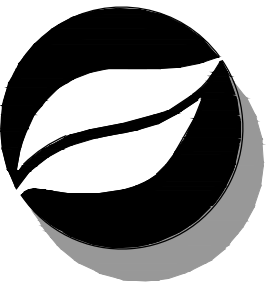
**SOD BLEND:** 0% KENTUCKY BLUE GRASS, CREEPING RED FESCUE, PRAIRIE JUNE GRASS, TUFTED HAIR GRASS, SIDEOTS GRAMA, SHEEP FESCUE

**SUN:** FULL SUN TO SHADE

**MOWING HEIGHT:** 4" TO 5", OR NO MOW

**INFORMATION:** HIGH SALINE AND ALKALINE TOLERANCE. ADAPTED TO POOR, DRY SOILS. EXTREMELEY DURABLE, DEEP ROOTING, CONTAINS ENDOPHYTES, USES 50% LESS WATER THAN BLUE GRASS, USES 70% LESS NITROGEN THAN BLUEGRASS.

**Turf Masters**  
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## Consilium Design

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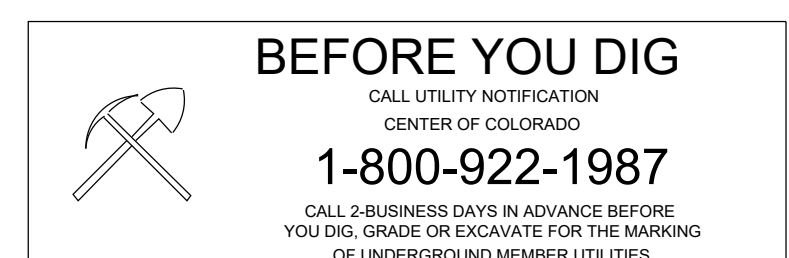
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## NOTES

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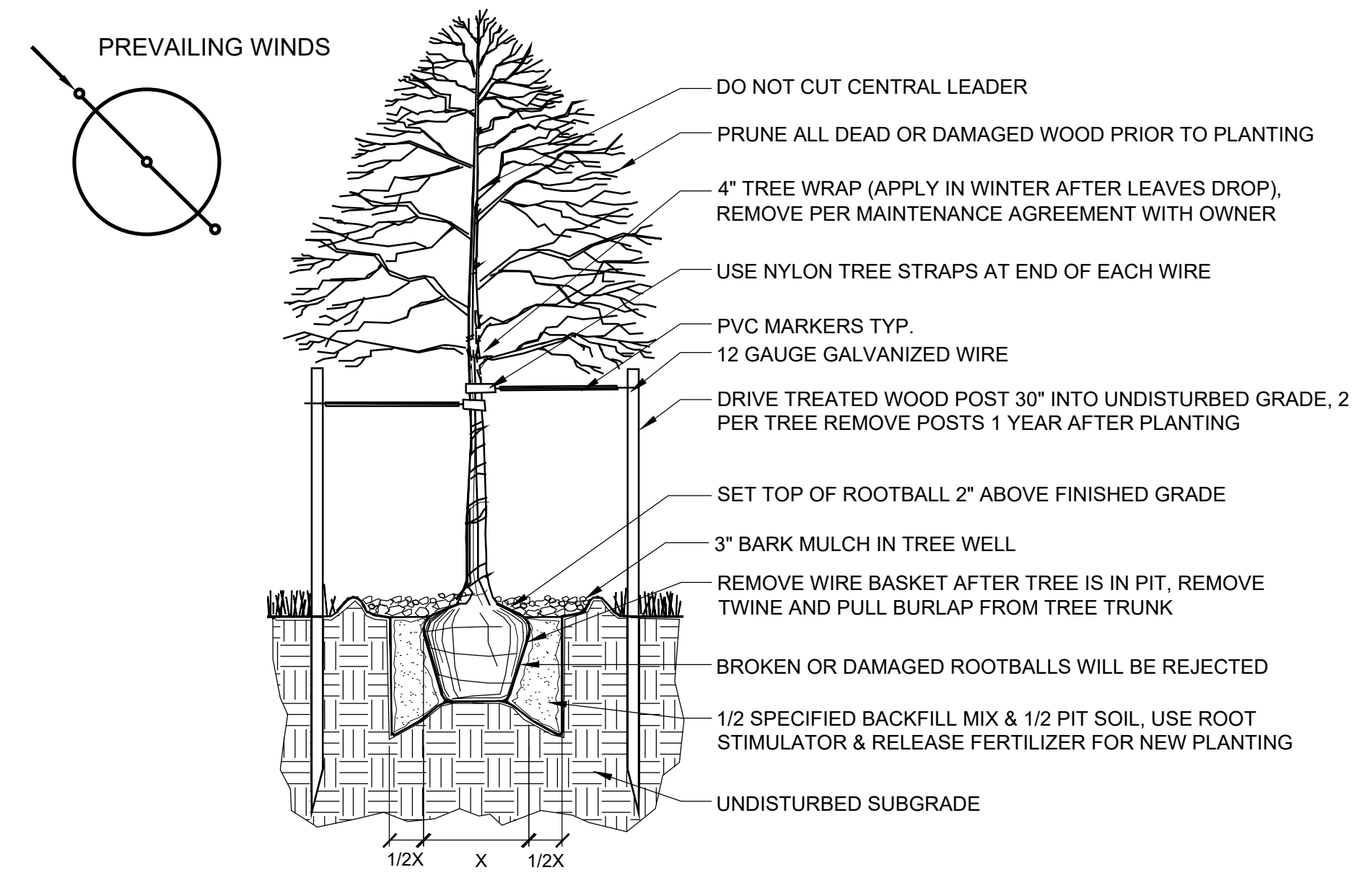
**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	H' X W'	USAGE	PET/SALT
	EKC	14	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B/G&S	60' x 40'	Xeric	Yes
	MAS	17	Sorbus aucuparia / European Mountain Ash	2.5" Cal.	B&B	25' x 15'	Low	Moderate
	MHG	4	Ginkgo biloba / Maidenhair Tree	5 gal.	B&B	45' x 40'	Moderate	Yes
	PCA	10	Pyrus calleryana 'Aristocrat' / Aristocrat Callery Pear	2.5" Cal.	B&B	40' x 30'	Moderate	No
	ROA	6	Quercus rubra / Northern Red Oak	2" Cal.	B&B/G&S	60' x 40'	Med.	Yes
	SWO	10	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B	45' x 40'	Low	Yes
DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	H' X W'	USAGE	PET/SALT
	BAD	18	Berberis thunbergii 'Admiration' / Admiration Japanese Barberry	2 gal.	Pot	2' x 2'	Xeric	Moderate
	GLS	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	Container	2' x 8'	Xeric	Yes
	PBS	16	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.	Container	18" x 6"	Xeric	Moderate
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	H' X W'	USAGE	PET/SALT
	MPA	6	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	1 gal.	Container	2' x 6"	Xeric	Yes
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	H' X W'	USAGE	PET/SALT
	BLO	204	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Container	2' x 2'	Xeric	Yes
	LBG	193	Schizachyrium scoparium / Little Bluestem	1 gal.	Container	2' x 2'	Xeric	Yes
	PAH	27	Pennisetum alopecuroides 'Hamel' / Hamel Fountain Grass	1 gal.	Container	2' x 2'	Xeric	Yes
	SWG	20	Panicum virgatum / Switch Grass	1 gal.	Container	5' x 3"	Low	Yes
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	H' X W'	USAGE	PET/SALT
	ECO	68	Euonymus coloratus / Purple Wintercreeper	1 gal.	Container	2' x 3"	Xeric	Yes
	KAN	136	Eriogonum umbellatum aureum 'Psdowns' / Kannah Creek® Sulphur Buckwheat	1 gal.	Container	2' x 2"	Xeric	Yes

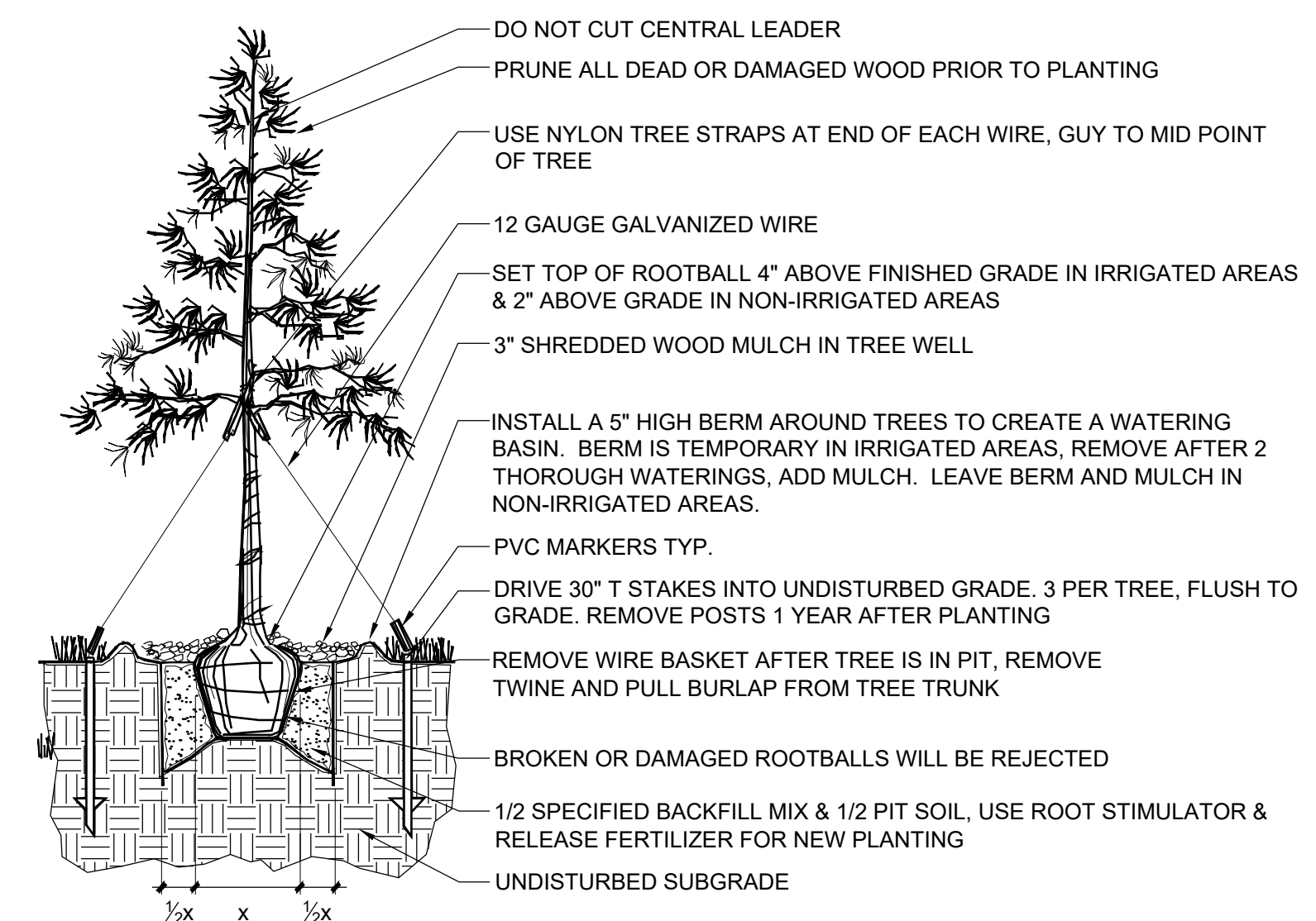
**MATERIALS**

GROUND COVERS	QTY	COMMON NAME
	5,281 sf	Wood Mulch
HARDSCAPE	QTY	COMMON NAME
	742 sf	Cobble
SOD	QTY	COMMON NAME
	14,420 sf	Turf Masters Nature's Prairie Turf

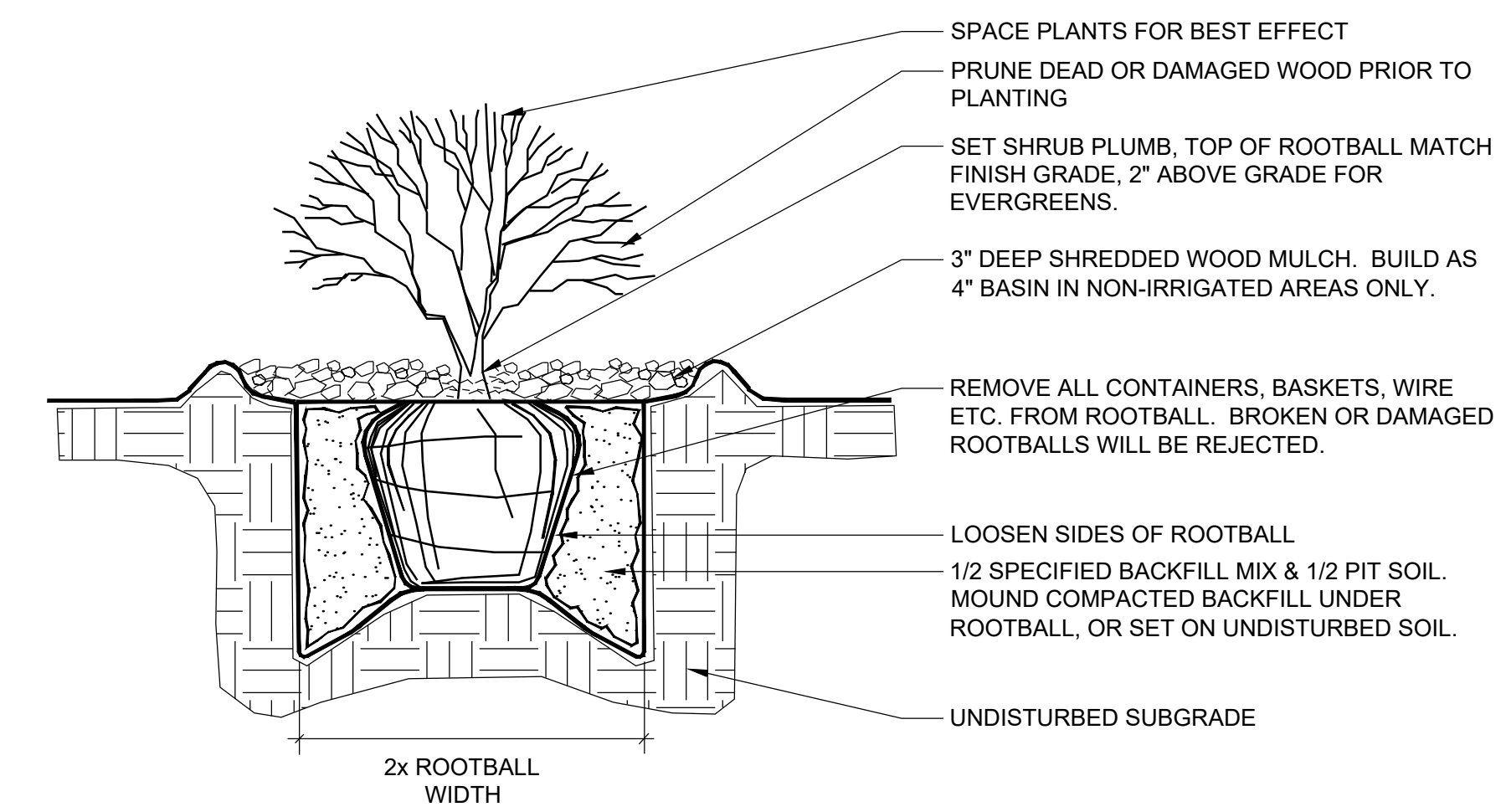
NOTES:  
 1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND MATERIAL SQUARE FOOTAGES.  
 2. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES AND/OR AREA SQUARE FOOTAGES.  
 3. PLANT COUNTS SHOWN ABOVE ARE FOR RIGHT OF WAY LANDSCAPING ONLY.



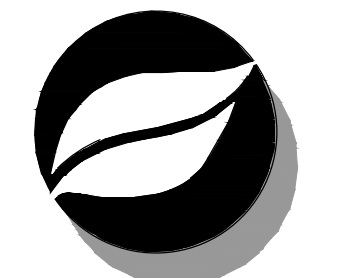
**1 DECIDUOUS TREE PLANTING**  
 Scale: 3" = 1' - 0"



**2 EVERGREEN TREE PLANTING**  
 Scale: 3" = 1' - 0"



**3 SHRUB PLANTING**  
 Scale: 3" = 1' - 0"



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 RIDGEGATE EAST FILING 4

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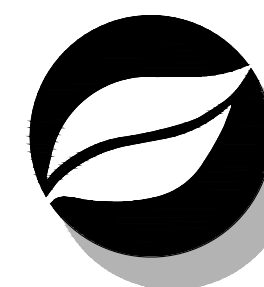
DATE	ISSUE
06/28/2023	• 1ST SUBMITTAL
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**PLANT SCHEDULE AND PLANTING DETAILS**

**L3.1**

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### IRRIGATION DEVELOPMENT DESIGN NOTES

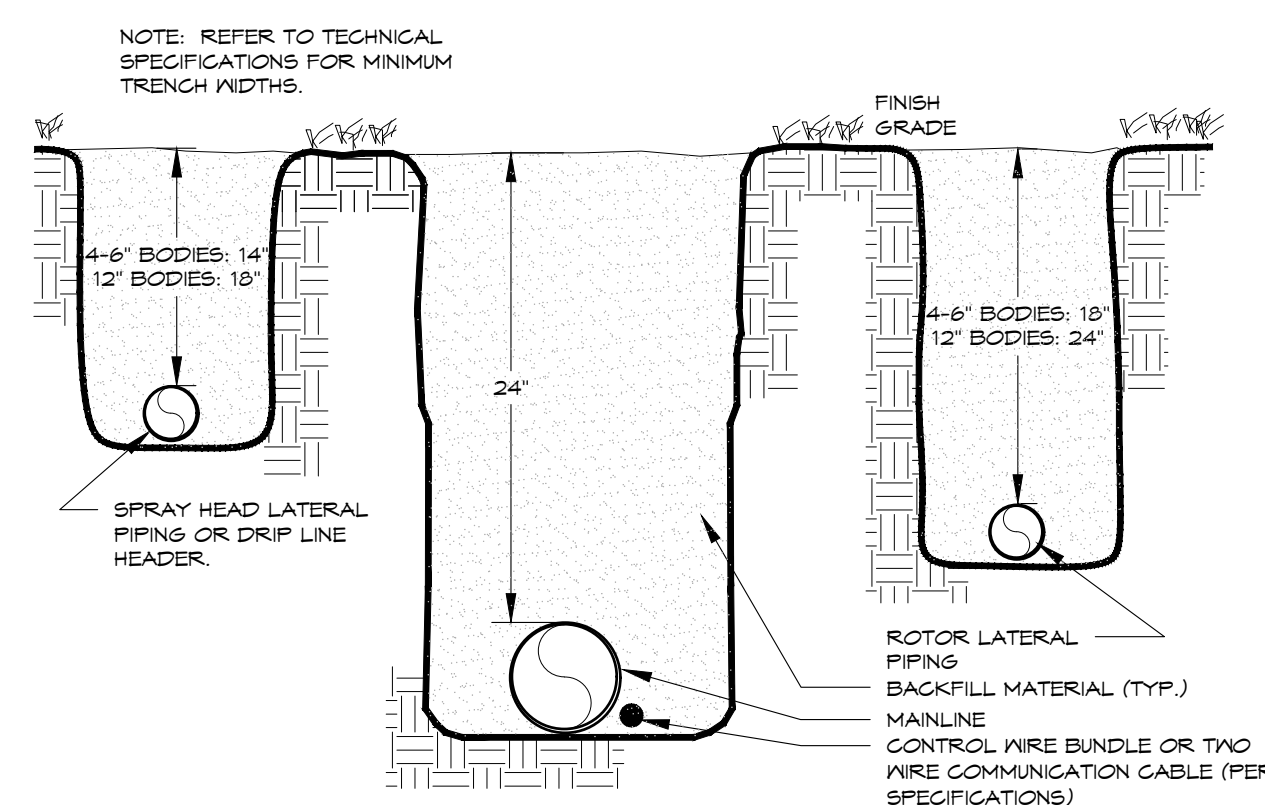
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 48 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 68 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION DESIGN APPROACH
  - 5.1. TURF AREAS
    - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
    - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
  - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL NO.
-----	PVC MAINLINE	1
=====	PVC SLEEVING	2
-----	EXISTING MAINLINE	
=====	EXISTING SLEEVING	

IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
[Pattern]	TURF GRASS	INLINE SUBSURFACE DRIP	6" POPUP SPRAY	6" ROTOR
[Pattern]	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

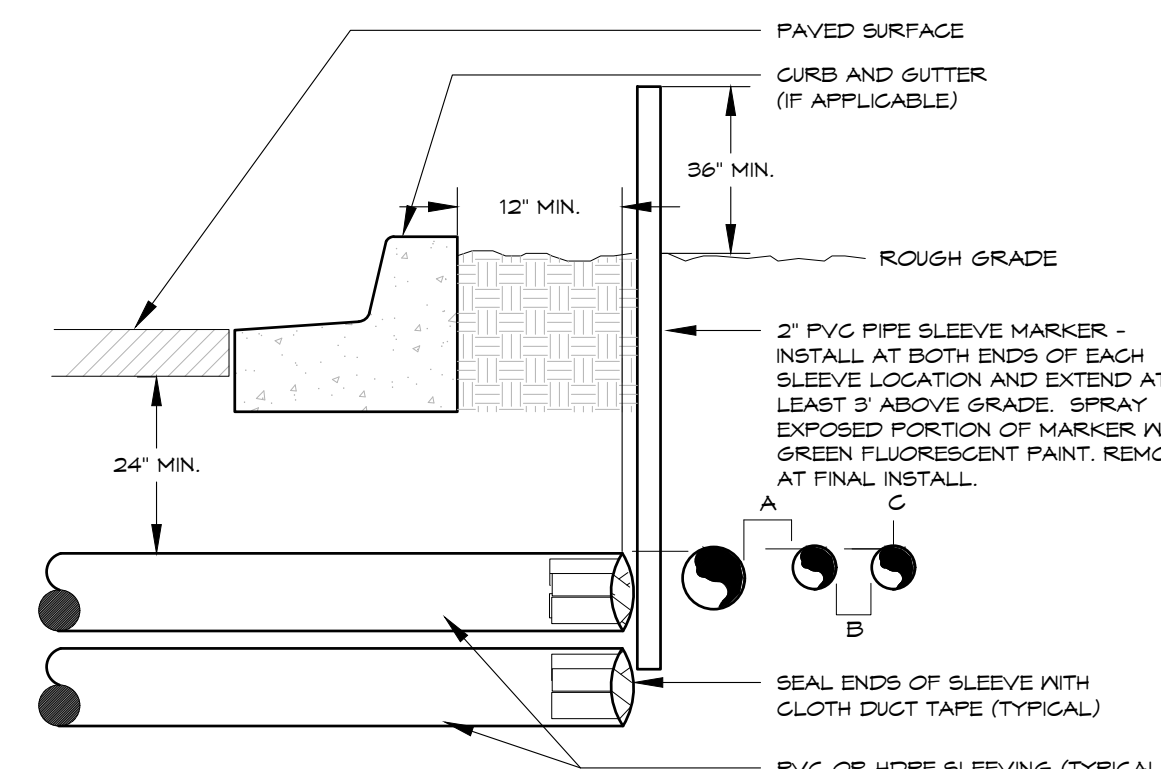
\*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.

**NOT FOR CONSTRUCTION**



**TRENCH**  
24" MAINLINE

1



- NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
  - INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
  - CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A 1/2" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
  - SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
  - AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

**IRRIGATION SLEEVING**  
TYPICAL

2

**COUPLER INTERIOR STREETSCAPE**  
RIDEGATE EAST FILING 4

RidgeGate Parkway  
Rampart Range Metro District  
LoneTree, Colorado

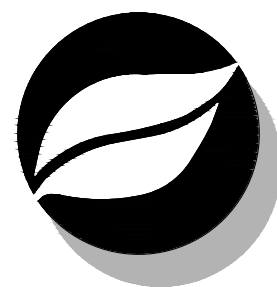
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<b>DIRECTORY</b>	
IRRIGATION SCHEDULE	IR1.0
IRRIGATION NOTES	IR1.0
IRRIGATION PLANS	IR1.1 - IR1.4
IRRIGATION DETAILS	IR1.0

IRRIGATION  
NOTES &  
SCHEDULE

**IR1.0**





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**RidgeGate Parkway**  
Rampart Range Metro District  
Lonetree, Colorado

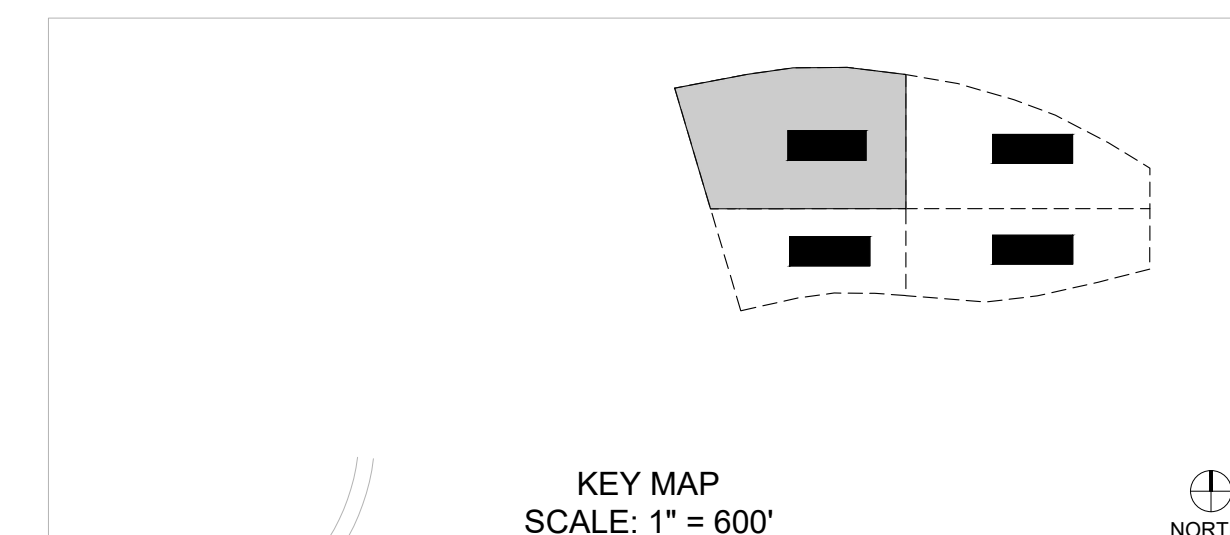
**COUPLET INTERIOR STREETSCAPE**  
RIDEGATE EAST FILING 4

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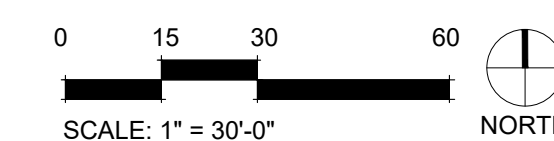
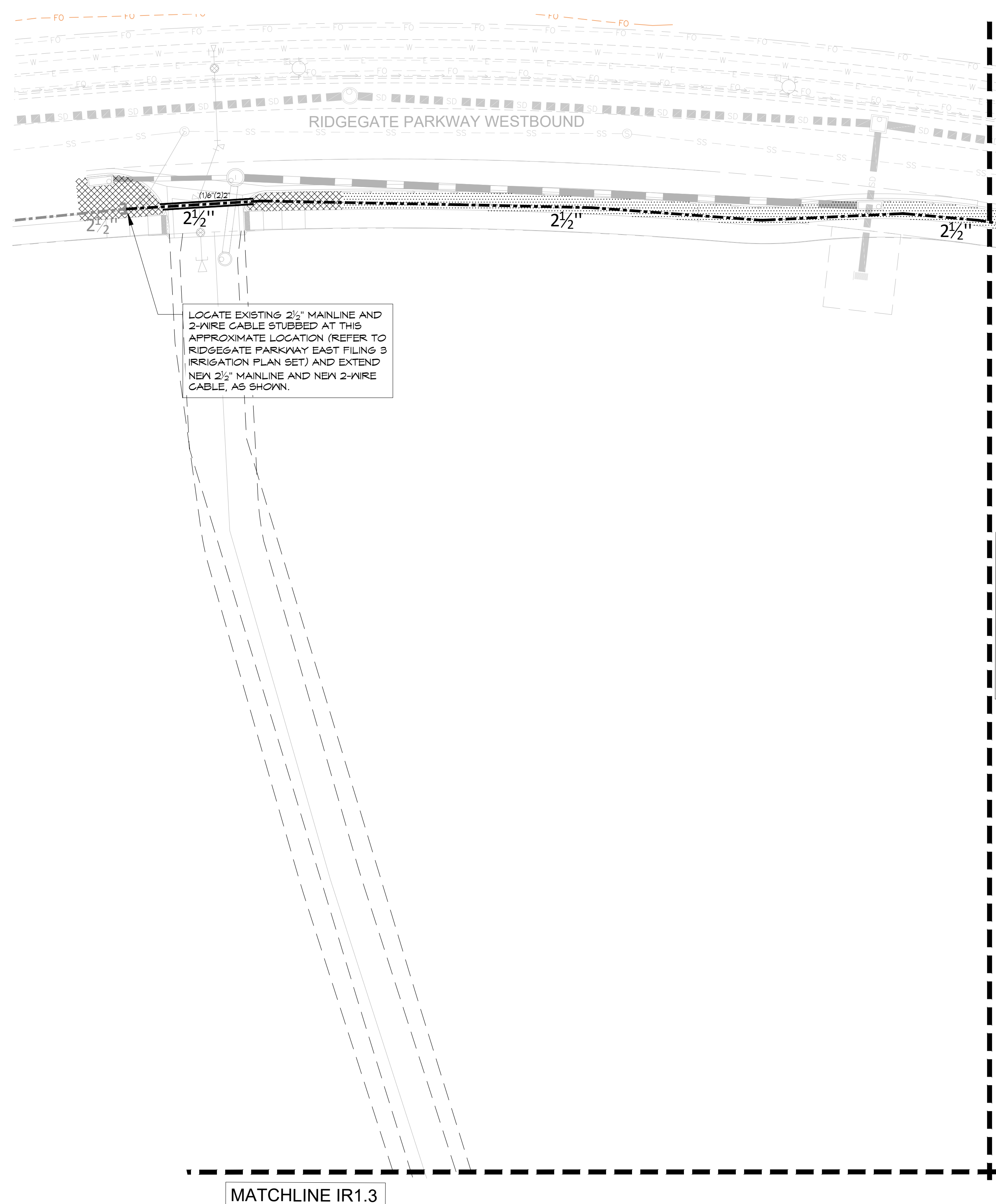
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IRRIGATION PLAN

**IR1.1**

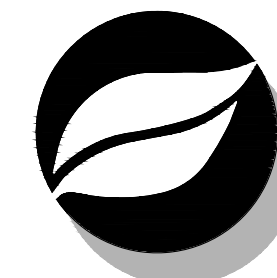


PLANT KEY



**DIRECTORY**

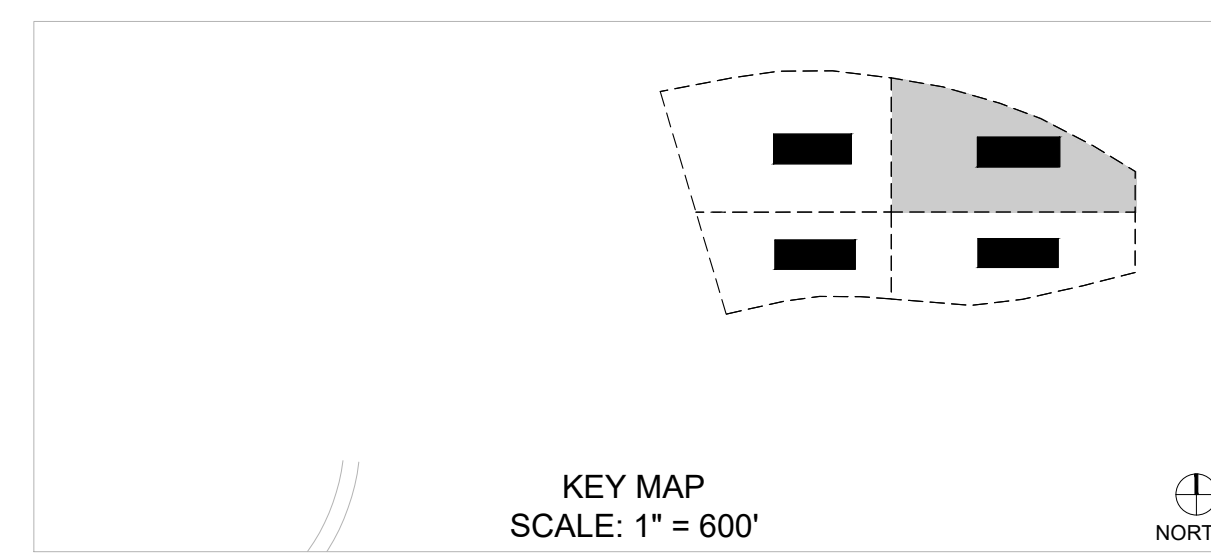
IRRIGATION SCHEDULE	IR1.0
IRRIGATION NOTES	IR1.0
IRRIGATION PLANS	IR1.1 - IR1.4
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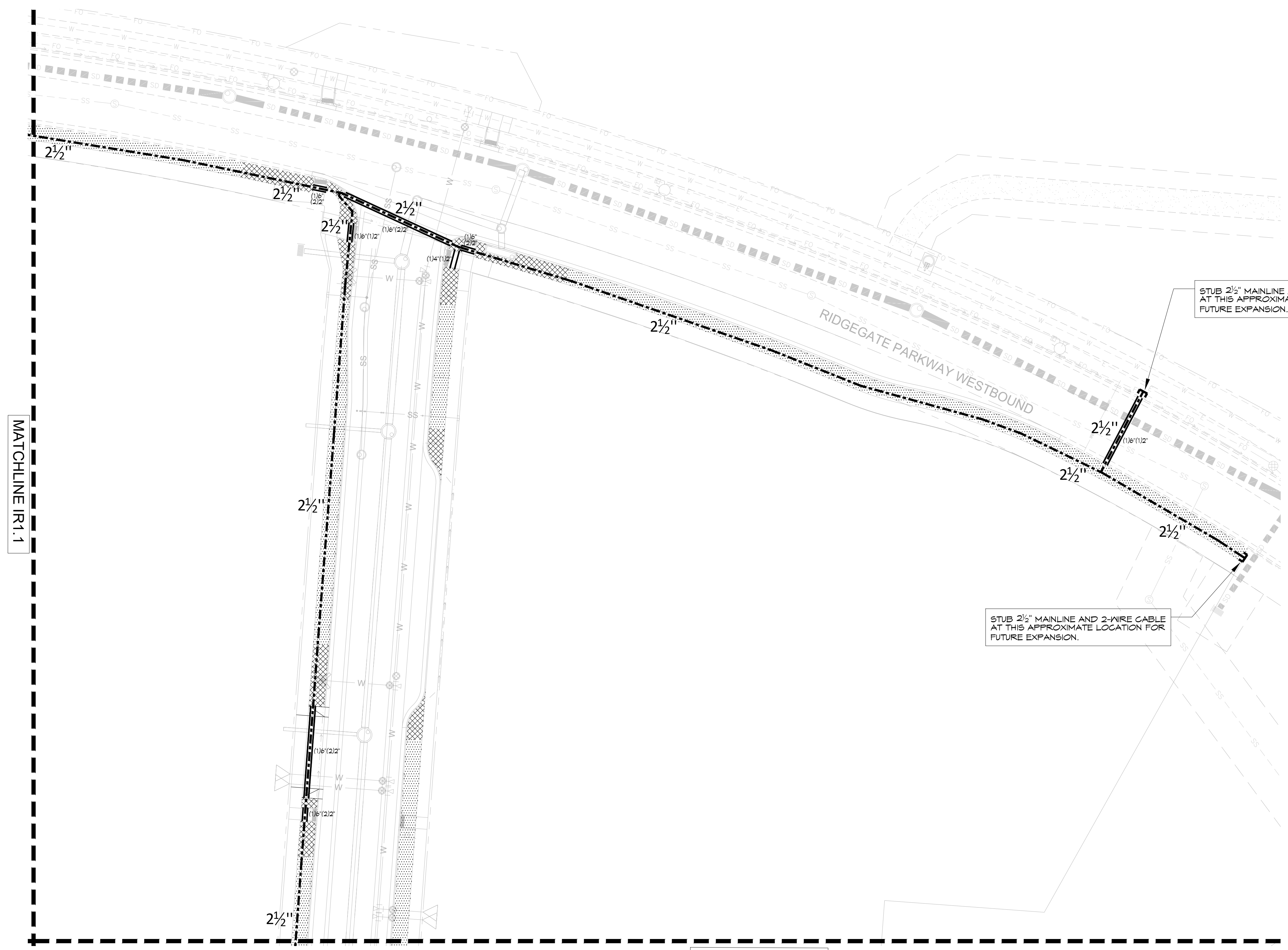
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PLANT KEY

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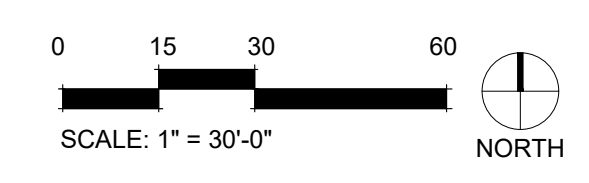


STUB 2 1/2" MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

STUB 2 1/2" MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

MATCHLINE IR1.1

MATCHLINE IR1.4



<b>DIRECTORY</b>	
IRRIGATION SCHEDULE	IR1.0
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IRRIGATION PLAN

**IR1.2**



