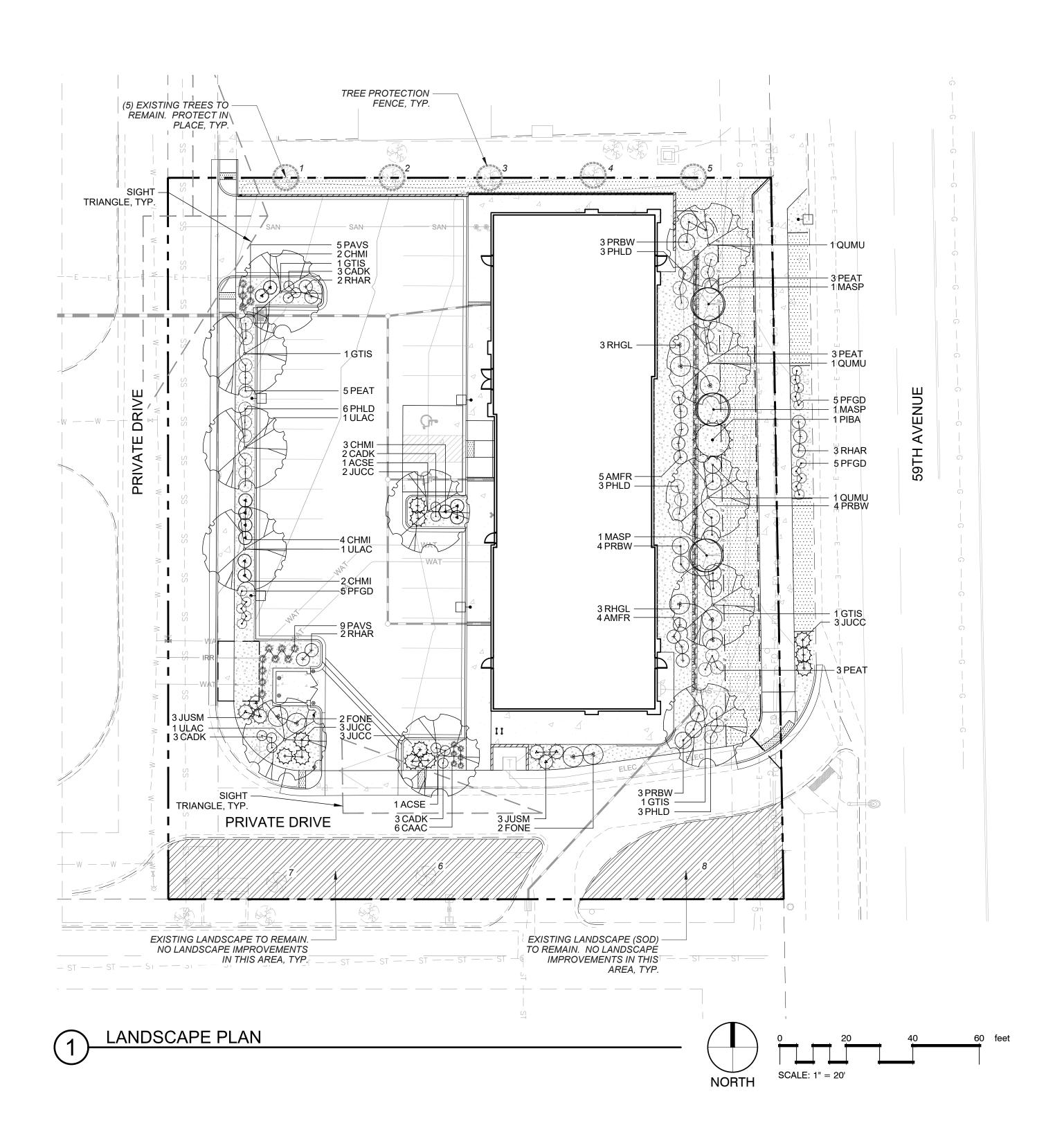
LOT 3 OF THE VILLAGE AT FOX RUN
SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
0.91 ACRES
PROJECT NUMBER: SPR2024-0022



LEGEN	ID		
	DECIDUOUS TREE		ORNAMENTAL GRASS
	EVERGREEN TREE		SOD
	ORNAMENTAL TREE		1.5" CRUSHED GRANITE ROCK MULCH
	DECIDUOUS SHRUBS		EXISTING LANDSCAPE TO REMAIN (PROTECT IN PLACE)
	EVERGREEN SHRUBS		LANDSCAPE EDGER
		A STATE OF THE STA	TREE PROTECTION

EXISTING LANDSCAPE CHART

NO	SPECIES	SIZE	QUALITY	ACTION
1	LINDEN TREE	6" CAL	GOOD	TO REMAIN
2	LINDEN TREE	6" CAL	GOOD	TO REMAIN
3	LINDEN TREE	6" CAL	GOOD	TO REMAIN
4	LINDEN TREE	6" CAL	GOOD	TO REMAIN
5	LINDEN TREE	6" CAL	GOOD	TO REMAIN
6	PINION TREE	10' HT	GOOD	TO REMAIN
7	PINION TREE	15' HT	GOOD	TO REMAIN
8	SOD	1,200 SF	GOOD	TO REMAIN

PLANT SCHEDULE

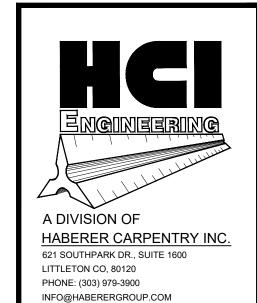
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'	HYDROZONE
DECIDUO ACSE GTIS QUMU ULAC	US TREES 2 4 3 3	ACER NEGUNDO 'SENSATION' GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' QUERCUS MUEHLENBERGII ULMUS X 'MORTON'	SENSATION BOX ELDER SHADEMASTER LOCUST CHINKAPIN OAK ACCOLADE ELM	B & B B & B B & B B & B	2.5"CAL 2.5"CAL 2.5"CAL 2.5"CAL	45' X 30' 50' X 30' 40' X 40' 50' X 30'	L L L
EVERGRE PIBA	EEN TREES 1	PICEA PUNGENS `BAKERI`	BLUE SPRUCE	B & B	6, HL	30' X 15'	M
ORNAMEI MASP	NTAL TREE	S MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2"CAL	20' X 15'	М
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		<u>H' X W'</u>	
DECIDUO	US SHRUB	 S					
AMFR	9	AMORPHA FRUTICOSA	LEADPLANT	#5		4' X 4'	L
CADK	11	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	#5		3' X 3'	M
CHMI	11	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	#5		4' X 4'	L
FONE	4	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	#5		8' X 6'	VL
PEAT	14	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'	L
PHLD	15	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	#5		4' X 4'	L
PFGD	15	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	#5		2.5' X 2.5'	L
PRBW	14	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5		5' X 5'	VL
RHAR	7	RHUS AROMATICA `GRO-LOW`	GRO-LOW SUMAC	#5		3' X 5'	L
RHGL	6	RHUS GLABRA `CISMONTANA`	ROCKY MOUNTAIN SUMAC	#5		6' X 6'	L
EVERGRE	EN SHRUE	3S					
JUCC	11	JUNIPERUS SABINA `CALGARY CARPET`	CALGARY CARPET JUNIPER	#5		1' X 5'	L
JUSM	6	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	#5		15' X 4'	L
ORNAMEI	NTAL GRAS	SSES					
CAAC	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1		5' X 2'	L
PAVS	14	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1		2.5' X 3.5'	L
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME			REMARKS	
GROUND	COVERS						
	3,118 SF		NATURE'S PRAIRIE SOD				M

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS		
STREETSCAPE REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
(1) SHADE TREE PER 35' OF LOT FRONTAGE	35 / 146 LF= 4.17 TREES = 5 TREES REQ.	5 TREES PROVIDED*
NOTE: * STREET TREES PROVIDED IN PERIMETER BUFFE	R (+/, 15' FROMBACK OF WALK)	
AS PROPOSED/ EXISTING UTILITIES ARE PRESENT	,	
PARKING REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
A. (1) SHADE TREE PER 5 PARKING SPACES	A. (5) / 28 PARKING SPACES= 5.6 = 6	A. 7 TREES PROVIDED
B. (4) SHRUBS PER 25' OF EXTERIOR PARKING	TREES REQ.	B. 42 SHRUBS & 16 ORNAMENTAL
LOT EDGE	B. 135 LF / 25 LF= 5.4 X (4)= 21.6= 22	GRASSES*
	SHRUBS REQ.	
NOTE:		
*SHRUB EQULIVALENT= (3) ORNAMENTAL GRASSES	S = (1) SHRUB	
TYPE II PARKING PERIMETER TREATMENT REQU	IREMENTS	
REQUIREMENT	REQUIRED	PROVIDED
A. (1) TREE PER 35 LF OF EXTERIOR BUILDING	A. 135 LF / 35 LF= 3.8 = 4 TREES REQ.	A. 4 TREES PROVIDED
FRONTAGE	B. 338 SF / 300 SF= 1.12= 2 TREES REQ	B. 2 ISLAND TREES PROVIDED
B. (1) SHADE TREE PER 300 SF OF PARKING LOT		
ISLANDS		
PERIMETER TREATMENT REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
A. (2) TREE PER 100 LF OF EXTERIOR BUILDING	A. 150 LF / 100 LF= 1.5 X (2) = 3 TREES	A. 5 TREES PROVIDED
FRONTAGE	REQ.	B. 50 SHRUBS PROVIDED
B. (16) SHRUBS PER 100 LF OF EXTERIOR BUILDING	B. 150 LF/ 100 LF= 1.5X(16)= 24 SHRUBS	
FRONTAGE	REQ.	

HYDROZONE NOTE

1. PROVIDE A 2ND EMITTER TO ALL
MODERATE HYDROZONE TREES/PLANTS
LOCATED IN "LOW" DESIGNATED
PLANTING BEDS (ACCOLADE ELM, BLUE
SPRUCE, SPRING SNOW CRABAPPLE,
BLUE MIST SPIREA).



Know what's **below**,
Call before you dig.

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

> SITE PLAN 11 59th AVENUE EELEY, CO 80634

A GREELEY - DEN SITE PLA

| REVISIONS: | | Description: | | 1 | 08.07.24 | 1ST SUBMITTAL | 2 | 10.29.24 | 2ND SUBMITTAL | 3 | 12.13.24 | 3RD SUBMITTAL | 4 | 01.17.25 | 4TH SUBMITTAL | 5 | 02.07.25 | 5TH SUBMITTAL |

Project No: 24_06
Drawn By: NR
Checked By: CK
Date Issued: 08/07/24

Sheet
Number:

LOT 3 OF THE VILLAGE AT FOX RUN

SE 1/4 OF SECTION 9. TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: SPR2024-0022

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO

CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL

REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET ALL ACCESS TO SITE. USE OF UTILITIES. STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO

SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE

CLEARING & GRADING:

 \circ

WN BY: CA

ECKED BY: SH

LE: NONE

SHEET ONE

ONE SHEETS

E: 08/18/2022

ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS: UNIFORM BUILDING CODES: PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD. THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE

SOIL SPECIFICATIONS:

IMPLEMENTATION OF THIS PLAN.

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS

REPRESENTATIVES DISCRETION. 2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK.

SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE. 3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24

4. STOCKPILING OF STRIPED NATIVE TOPSOIL ONSITE IS REQUIRED. THIS TOPSOIL SHALL BE INCORPORATED AS THE FINAL LAYER OF SOIL FOR LANDSCAPING UNLESS SOIL CONTAMINATION HAS BEEN DETERMINED.

ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE

6. SOIL PREPARATION FOR AREAS TO BE SODDED (COOL SEASON TURF) SHALL INCLUDE A MINIMUM 4 CUBIC YARDS OF COMPOST PER 1,000 SQ. FT. VERIFICATION DOCUMENTATION AND RECEIPTS MUST BE SUBMITTED TO GREELEY WATER AND SEWER DEPARTMENT, WATER CONSERVATION PROGRAM

PRIOR TO PLANT INSTALLATION AND MUST REFLECT APPROVED VOLUME, METHOD OF TILLING, AND TYPE OF SOIL AMENDMENT. 7. ALL OTHER LANDSCAPE AREAS SHALL RECEIVE A MINIMUM 3 CUBIC YARDS OF COMPOST PER 1,000 SQ. FT. TILLING OF THE COMPOST TO A DEPTH OF 6"

SHALL BE DETERMINED WITH A SOIL PROBE/CORE SAMPLER, REFER TO CITY OF GREELEY CODE. 8. SOIL AMENDMENT VERIFICATION DOCUMENTATION AND RECEIPTS SHALL BE SUBMITTED TO THE WATER AND SEWER DEPARTMENT, WATER CONSERVATION PROGRAM PRIOR TO INSTALLATION OF PLANT MATERIAL, AND SHALL INCLUDE REVIEW OF ADHERENCE TO ALL CRITERIA AND PERFORMANCE STANDARDS. WRITTEN DOCUMENTATION REFLECTING APPROVED VOLUME, METHOD OF TILLING, AND TYPE OF SOIL AMENDMENT IS REQUIRED. DOCUMENTATION SHALL ALSO INCLUDE A BRIEF NARRATIVE DETAILING EQUIPMENT USED, INCORPORATION DEPTH ACHIEVED, AND ANY DEVIATIONS FROM THE CONSTRUCTION PLANS ENCOUNTERED DURING THIS PROCESS. BEFORE AND AFTER TILLAGE PHOTOS OF SITE SURFACES AND SOIL PROBE SAMPLES PROVIDE GOOD PROOF OF ADEQUATE AMENDMENT INCORPORATION AS THE FOLLOWING WILL BE DETERMINED DURING THE FINAL LANDSCAPE INSPECTION.

1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1.5" GRAY CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2 " BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE. ORGANIC MULCH SHALL BE APPLIED TO SOIL SURFACE, NOT AGAINST THE PLANT STEM TO MINIMIZE DISEASE. NO GEOTEXTILE FABRIC IS TO BE USED IN PLANTING BEDS.

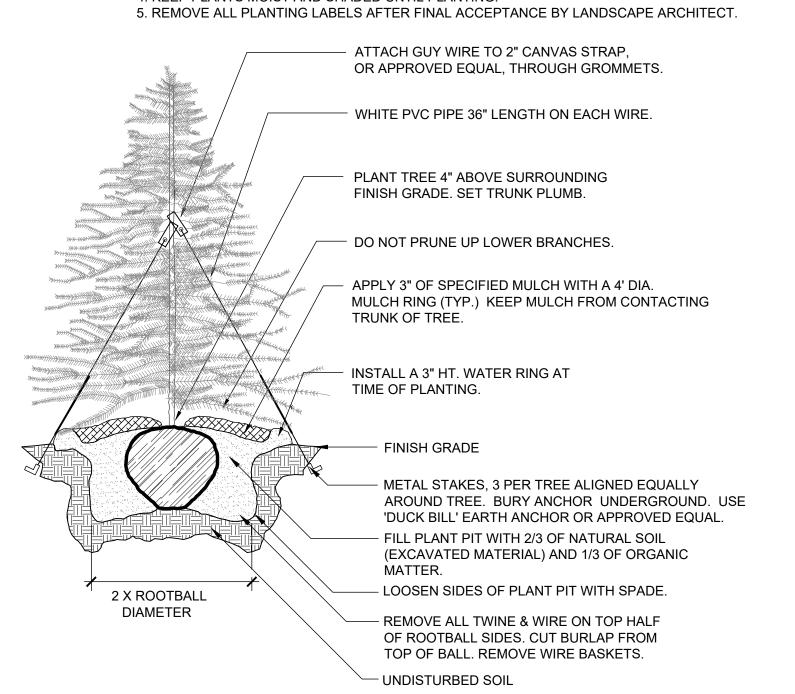
1. KEEP ALL EQUIPMENT, VEHICLES AND FOOT TRAFFIC OFF ALL SODDED AREAS. ALL DAMAGED MATERIALS SHALL BE REPLACED AND ALL DAMAGED AREAS.

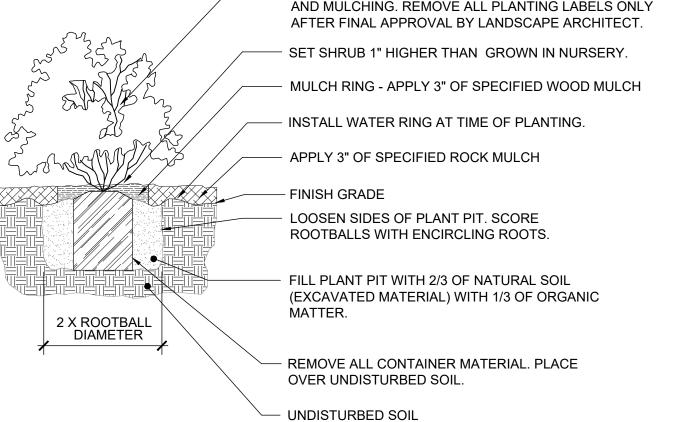
RESTORED TO ORIGINAL CONDITIONS 2. ALL SOD SHALL BE NATURE'S PRAIRIE SOD AS SUPPLIED BY TURF MASTER LLC. AND OUTLINED IN THE PLANT SCHEDULE OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

3. ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE

4. ALL SOD SHALL BE INSTALLED PARALLEL TO SLOPES TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

1. DO NOT REMOVE OR CUT LEADER. 2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. 3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS. 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.





NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS

SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES. SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE

THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.

3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS: A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION,

B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.

OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO

C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER

D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.

E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.

5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING. STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

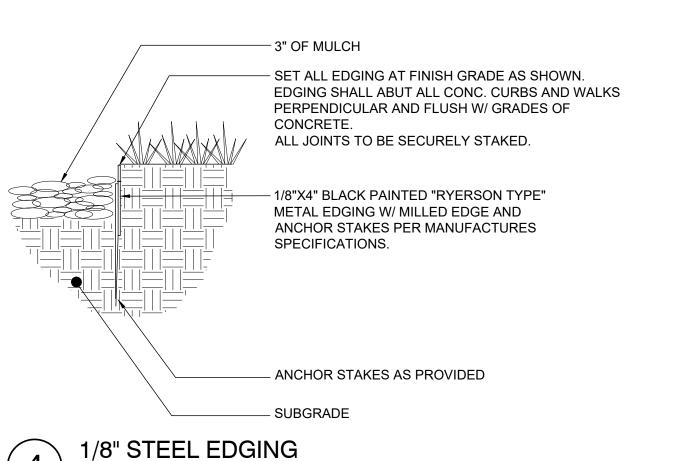
ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY BOTH INSIDE AND OUTSIDE OF THE

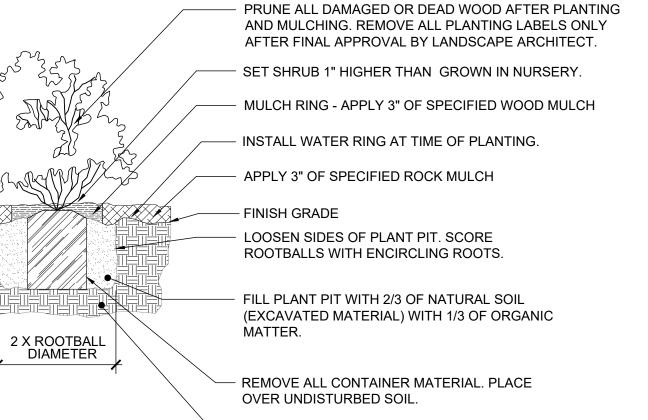
CONSTRUCTION LIMITS WILL BE REVEGETATED.

A LAWN WATERING VARIANCE IS REQUIRED. PROOF OF SOIL AMENDMENTS AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.

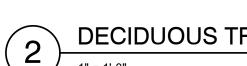
EDGING:

1. ALL EDGING SHALL BE 1/8" X 4" BLACK PAINTED "RYERSON TYPE" METAL EDGING WITH ROLLED TOP EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS, OR APPROVED EQUAL





SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.



DECIDUOUS TREE PLANTING

2 X ROOTBALL

NOTE: ALL TREES LOCATED WITHIN SIGHT TRIANGLES OR WITHIN 100' APPROACHING

A STOP SIGN ARE TO BE LIMBED TO 8'. AT ONSET OF WINTER FOR THE FIRST YEAR OF

INSTALLATION, WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP

AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

CANOPY DRIP LINE

PROTECTED ROOT ZONE WITHIN THE

CANOPY DRIP LINE - FEEDER ROOTS

MAY EXTEND BEYOND DRIP LINE

PLANNED ROUTES SHALL BE MARKED AT THE SITE BEFORE CONSTRUCTION STARTS.

SITUATIONS SUCH AS THIS NEED TO BE DISCUSSED AND APPROVED BY THE CITY FORESTER.

SITE SPACING PERMITS, THE MAXIMUM AMOUNT OF TREE PROTECTION AREA SHALL BE PRIORITY.

DETERMINED PRIOR TO CONSTRUCTION ACTIVITIES.

COG TREE PROTECTION

ONLY THESE ROUTES ARE USED.

CONTACT WITH THE TRUNK.

TO PREVENT SOIL COMPACTION, DESIGNATED ROUTES FOR EQUIPMENT AND FOOT TRAFFIC BY WORK CREWS SHALL BE

THE CONTRACTOR SHALL INFORM CONSTRUCTION CREW MEMBERS AND SUBCONTRACTORS OF THE ROUTES AND ENSURE THAT

TO PREVENT SOIL COMPACTION AND REDUCE TREE ROOT RESPIRATION. NO SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY

DISTANCE IS GREATER. HEAVY OBJECTS SUCH AS WOOD PALLETS OR METAL RAILINGS SHALL NOT LEAN AGAINST OR COME IN

WHEN FOOT TRAFFIC OR EQUIPMENT USE IS UNAVOIDABLE WITHIN THE DRIP LINE, THIS AREA SHALL BE MULCHED WITH WOOD

BE MAINTAINED FOR THE DURATION OF THE PROJECT AND REMOVED WHEN CONSTRUCTION ACTIVITIES ARE COMPLETED.

CHIPS TO A PRE-DETERMINED DEPTH BEFORE CONSTRUCTION ACTIVITY BEGINS. MULCH DEPTH AND POSSIBLE PLANKING SHALL

FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE DRIP LINE EDGE IS WITHIN 20' OF ANY CONSTRUCTION ACTIVITY. FENCING

ENCLOSE THE TREE. FENCING SHALL BE MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION.

THE TREE PROTECTION AREA MAY EXTEND TO PROTECT THE FULL AREA OF THE CRITICAL ROOT ZONE WHERE NECESSARY. WHEN

1. DO NOT REMOVE OR CUT LEADER.

PLANTING, STAKING AND MULCHING.

AT LEAST TWO GROWING SEASONS.

2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER

5. REMOVE ALL PLANTING LABELS AFTER FINAL

ACCEPTANCE BY LANDSCAPE ARCHITECT.

-ATTACH GUY WIRE TO 2" CANVAS STRAP. OR

APPROVED EQUAL, THROUGH GROMMETS.

TREES LARGER THAN 2-1/2" CAL.

PLANTING PIT FROM N/W TO S/E.

GRADE. SET TRUNK PLUMB. REMOVE ALL TWINE &

FROM TOP OF BALL. REMOVE WIRE BASKETS.

- APPLY 3" OF SPECIFIED MULCH WITH A 4' DIA.

MULCH RING (TYP.) KEEP MULCH FROM

CONTACTING TRUNK OF TREE.

- INSTALL A 3" HT. WATER RING AT

-LOOSEN SIDES OF PLANT PIT WITH SPADE

MATERIAL) AND 1/3 OF ORGANIC MATTER.

-FILL PLANT PIT WITH 2/3 OF NATURAL SOIL (EXCAVATED

FINISH GRADE

TIME OF PLANTING.

-UNDISTURBED SOIL

WIRE ON TOP HALF OF ROOTBALL SIDES. CUT BURLAP

— PLANT TREE 2" ABOVE SURROUNDING

- 2- 10 TO 12 GAUGE GALV. GUY WIRES AT 3'-0"

ON EACH WIRE. USE 3 OR MORE STAKES FOR

WOOD STAKES, 2 AT 8' HT. KEEP PLUMB WITH

TREE STAKES TO BE INSTALLED OUTSIDE OF

TOPS EVEN. DRIVE 24" INTO UNDISTURBED SOIL.

ABOVE GRADE. WITH 1/2 DIA. X 18" WHITE PVC PIPE

3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR

4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

MATERIAL SHALL BE PLACED AT THE DRIP LINE OR AT LEAST 10' FROM ANY TREE TRUNK, WHICHEVER IS GREATER AND SHALL

OTHER MATERIAL SHALL BE PLACED OR STORED WITHIN A TREE DRIP ZONE OR WITHIN 10' OF THE TREE TRUNK, WHICHEVER

- FENCE POSTS SHALL BE COMPARABLE TO METAL

- PROTECTIVE FENCING MATERIAL SHALL BE BRIGHT

CONTRASTING COLOR, DURABLE AND 48" MIN. HEIGHT

T-POSTS, PLACED AT LEAST 12" INTO SOLID

GROUND, WITH PROTECTIVE CAP

EVERGREEN TREE PLANTING

BLCC-04

32 9413.23-100

A DIVISION OF HABERER CARPENTRY INC 621 SOUTHPARK DR., SUITE 1600 LITTLETON CO. 80120 PHONE: (303) 979-3900 INFO@HABERERGROUP.COM

Know what's below. Call before you dig.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THI MARKING OF UNDERGROUND MEMBER UTILITIES.

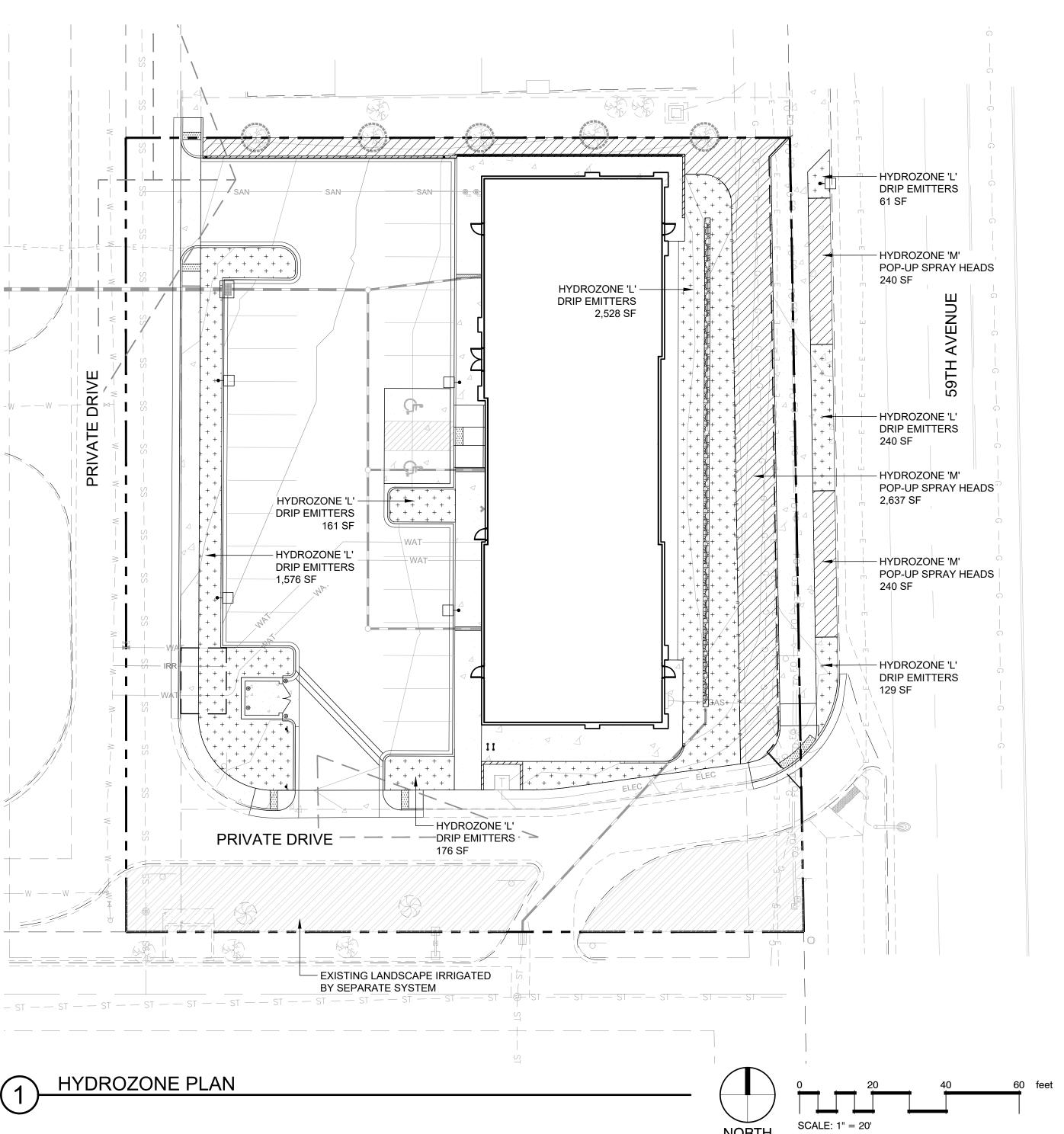
REVISIONS: No. Date: Description: 1 | 08.07.24 | 1ST SUBMITTAL 2 | 10.29.24 | 2ND SUBMITTAL 3 | 12.13.24 | 3RD SUBMITTAL 4 | 01.17.25 | 4TH SUBMITTAL 5 | 02.07.25 | 5TH SUBMITTAL

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Project No: 24 06 Drawn By: NR Checked By: CK Date Issued: 08/07/24

LANDSCAPE NOTES AND DETAIL

LOT 3 OF THE VILLAGE AT FOX RUN SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 0.91 ACRES PROJECT NUMBER: SPR2024-0022



LEGEND

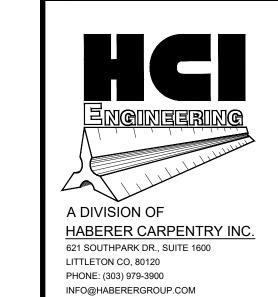
MODERATE WATER USE HYDROZONE (3,118 SF)

LOW WATER USE HYDROZONE (4,871 SF)

EXISTING LANDSCAPE TO REMAIN (PROTECT IN PLACE)

HYDROZONE NOTE

1. PROVIDE A 2ND EMITTER TO ALL MODERATE HYDROZONE TREES/PLANTS LOCATED IN "LOW" DESIGNATED PLANTING BEDS (ACCOLADE ELM, BLUE SPRUCE, SPRING SNOW CRABAPPLE, BLUE MIST SPIREA).



Know what's below, Call before you dig.

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

UILDING

GREELEY - DE SITE P 1911 59th A GREELEY, C

REVISIONS: No. Date: Description: 1 08.07.24 1ST SUBMITTAL 2 | 10.29.24 | 2ND SUBMITTAL 3 | 12.13.24 | 3RD SUBMITTAL 4 01.17.25 4TH SUBMITTAL

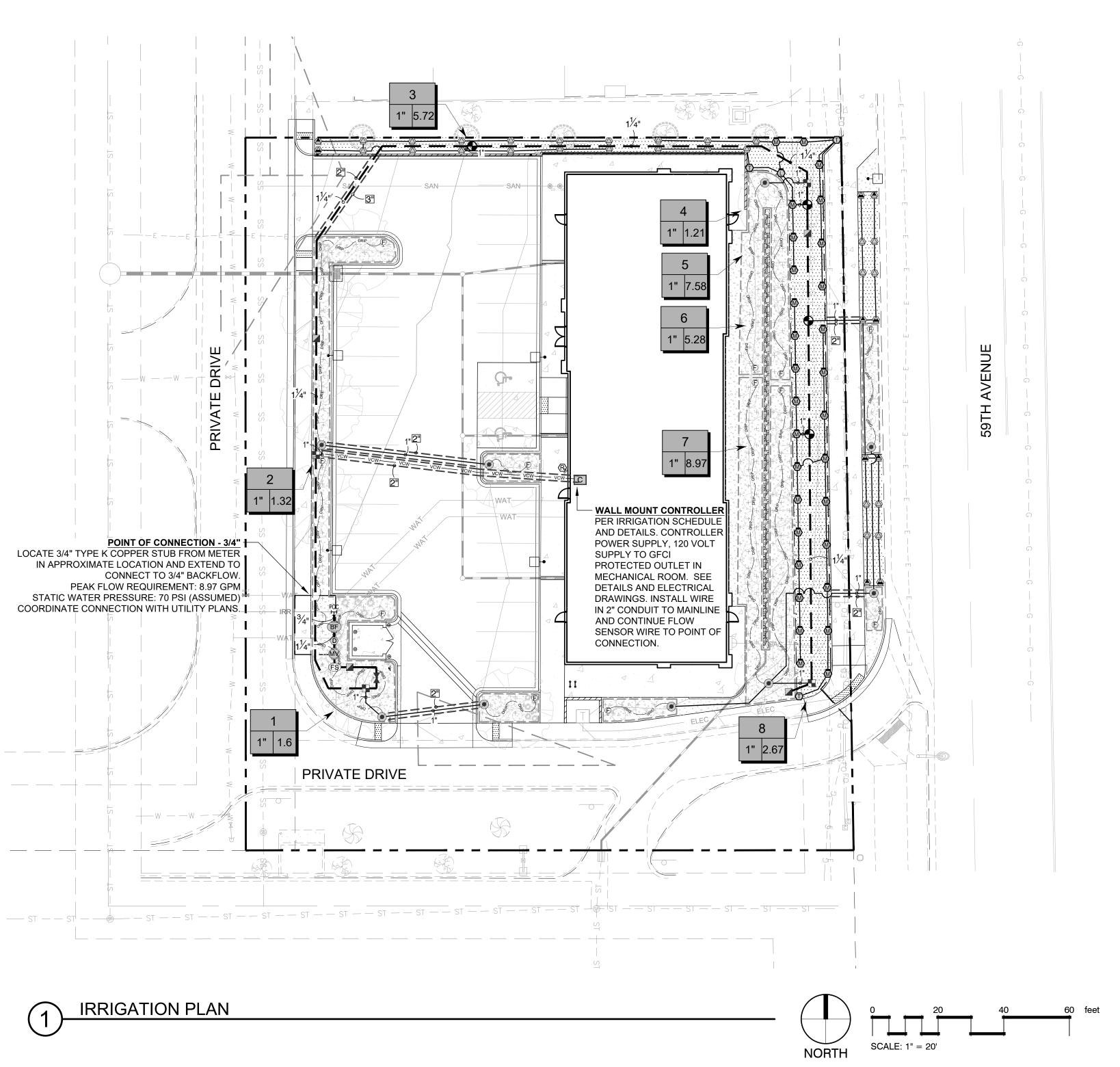
5 | 02.07.25 | 5TH SUBMITTAL

Checked By: CK

Date Issued: 08/07/24

HYDROZONE PLAN

LOT 3 OF THE VILLAGE AT FOX RUN SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 0.91 ACRES PROJECT NUMBER: SPR2024-0022



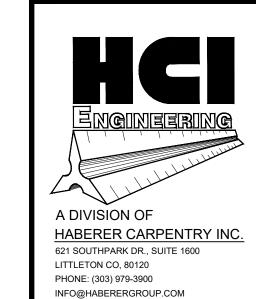
COG IRRIGATION NOTE

1. CONTACT THE CITY OF GREELEY WATER AND SEWER DEPARTMENT AT CONSERVE@GREELEYGOV.COM WHEN IRRIGATION CONSTRUCTION BEGINS.

HYDROZONE NOTE

PROVIDE A 2ND EMITTER TO ALL MODERATE HYDROZONE TREES/PLANTS LOCATED IN "LOW" DESIGNATED PLANTING BEDS (ACCOLADE ELM, BLUE SPRUCE, SPRING SNOW CRABAPPLE, BLUE MIST SPIREA).

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	PS
$\langle \overline{M} \rangle \langle \overline{O} \rangle$	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.	31	40
T	TURF ROTARY - CORNER HUNTER MP CORNER PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	3	40
LST RST SST	TURF ROTARY - STRIP HUNTER MP STRIP PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	36	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	DRIP ZONE CONTROL KIT RAIN BIRD XCZ-100-PRB-COM - WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. OPERATING FLOW 0.3-20 GPM WITH 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM	4	
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	9	
(F)	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	12	
+ + + + + + +	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. USE 3/4" POLY DRIP PIPE AS INDICATED ON PLAN. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant)	3,428 S.F.	
	2.0 GPH emitters (6 assigned to each B & B, 2"Cal plant)		
	2.0 GPH emitters (6 assigned to each B & B, 6` HT plant)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
•	REMOTE CONTROL VALVE RAIN BIRD PEB, SIZE AS INDICATED ON PLAN. GLOBE CONFIGURATION.	4	
	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.	4	
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SQUARE NUT OPERATOR. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	1	
MV	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
(D)	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
BF	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825YA. ENCLOSURE: STRONGBOX SBBC-22AL, OR APPROVED EQUAL.	1	
C	HUNTER PHC-1200 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 12-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1	
佗	HUNTER WR-CLIK RAIN SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED.	1	
(FS) POC	FLOW SENSOR HUNTER HC FLOW SENSOR, HC-100-FLOW - 1 IN. FLOW SENSOR, BRASS MODEL.	1	
H	POINT OF CONNECTION 3/4"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,110 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	507.2 L.F.	
	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.1 L.F.	
======	PIPE SLEEVE: PVC CLASS 160 SDR 26	121.0 L.F.	
<u></u>	VALVE CONTROL WIRE IN 2" CONDUIT Valve Callout		
	vaivo outiout		
# •	Valve Number		



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MEMBER UTILITIES.

GREELEY .

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Drawn By: NR Checked By: CK Date Issued: 08/07/24 Sheet Name:

Sheet Number:

IRRIGATION PLAN

LOT 3 OF THE VILLAGE AT FOX RUN
SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
0.91 ACRES
PROJECT NUMBER: SPR2024-0022

GENERAL NOTES:

- 1. PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
- 2. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- 3. VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
- 4. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

IRRIGATION NOTES:

- 1. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- 2. REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- 4. POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
- 5. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- 6. WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
- 7. CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
- 8. LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
- 9. CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- 10. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- 11. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS 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, NOTES, SCHEDULES AND SPECIFICATIONS.
- 12. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- 13. EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- 14. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL DRAWINGS.
- 15. 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.
- 16. BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- 17. 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:
 - VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
 CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
 REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
 - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
 - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
 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.

POINT OF CONNECTION (P.O.C.) NOTES:

P.O.C. '1' - CONNECT 3/4" TYPE-K COPPER LINE TO 3/4" STUB FROM METER. EXTEND AND CONNECT TO 3/4" BACKFLOW DEVICE. REFER TO CIVIL PLANS FOR CONNECTION LOCATION.

AVAILABLE WATER PRESSURE: THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - 70 PSI. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

DESIGN PRESSURE: 70 PSI

DESIGN FLOW: 8.97 GPM MAX, (SINGLE VALVE OPERATION)

- 1. THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
- 2. CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- 3. CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE REDS
- 4. ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- 6. RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- 7. IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

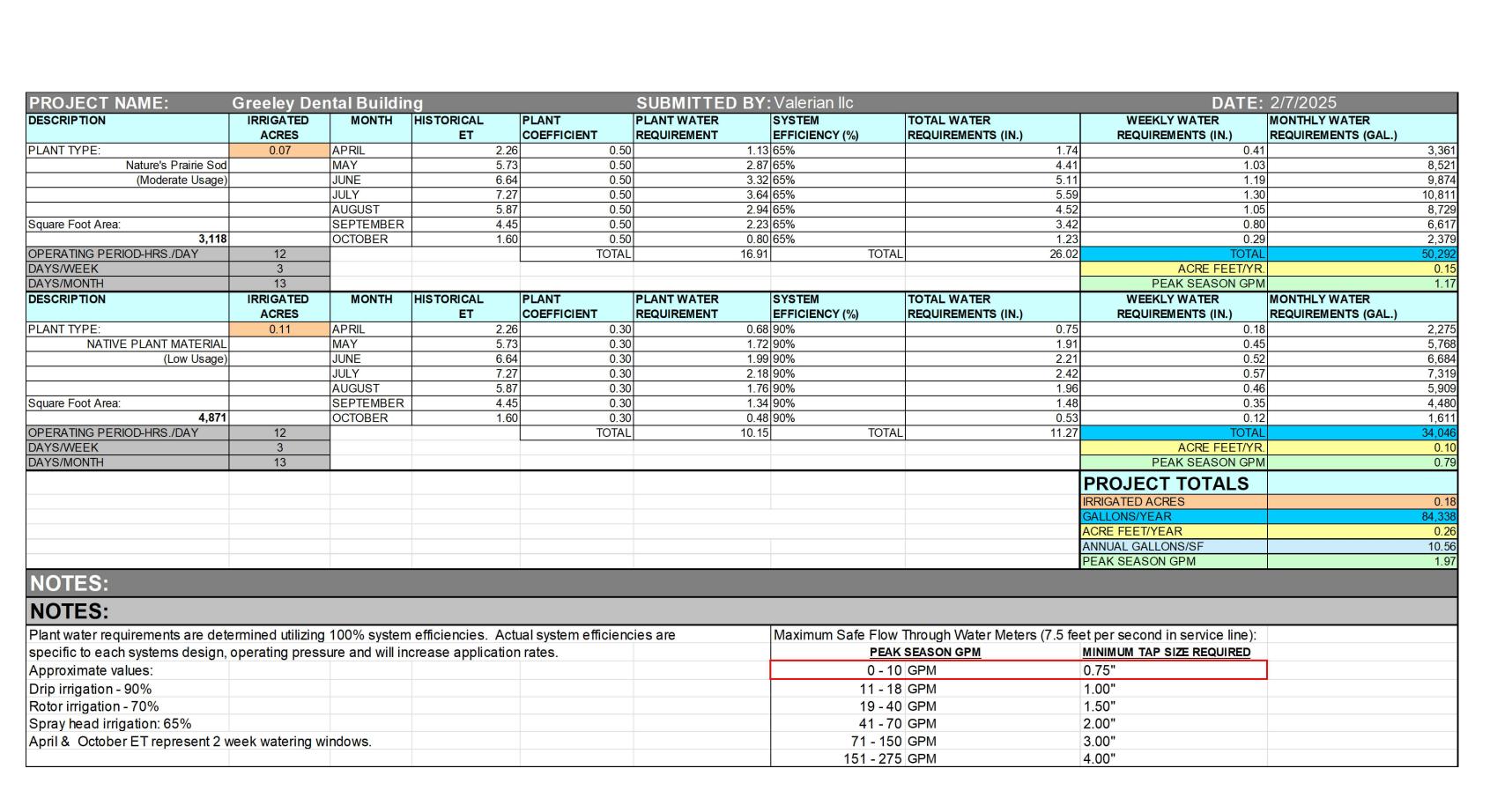
COG IRRIGATION NOTES

- A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION, REPLACEMENT, PATCHING, OR RENOVATION OF ANY LAWN AREA 250 SQ.FT. OR MORE. PROOF OF COMPOST AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.
 TESTING
- 2.1. THE MAINLINE OF THE IRRIGATION SYSTEM SHALL BE TESTED FOR EACH SEGMENT OF MAINLINE MADE OPERATIONAL AND UPON FINAL INSTALLATION COMPLETION TO ENSURE IT IS FREE OF LEAKS, DEFECTS, OR DEFICIENCIES. THE SYSTEM SHALL BE BROUGHT TO NORMAL OPERATING PRESSURE WITH THE ALL-VALVE MANIFOLDS AND ISOLATION VALVES OPEN AND ALL OTHER CONVEYING COMPONENTS CLOSED. ANY LOSS OF PRESSURE AFTER TWO HOURS SHOULD BE RECORDED, INVESTIGATED, AND ISOLATED. IDENTIFIED LEAKS SHALL BE REPAIRED AND THE MAINLINE RETESTED PRIOR TO TESTING ANY INDIVIDUAL IRRIGATION ZONES.
- 2.2. ALL IRRIGATION ZONES SHALL BE TESTED UPON FINAL INSTALLATION COMPLETION TO ENSURE THE ZONES ARE FREE OF LEAKS, DEFECTS, OR DEFICIENCIES. EACH ZONE SHALL BE ACTIVATED FOR FIVE (5) MINUTES, AND THE WATER USE SHALL BE RECORDED FROM THE INSTALLED FLOW SENSOR INSTALLED OR CALCULATED FROM START AND STOP WATER METER READINGS. DEVIATIONS FROM THE ZONE APPLICATION RATE LISTED IN THE IRRIGATION PLAN SHALL NECESSITATE INVESTIGATING THE ZONE(S) FOR CORRECT INSTALLATION, LAYOUT, COMPONENTS, AND REPAIR. POST-REPAIR ZONE TESTING WILL BE REQUIRED.
- 2.3. IT IS UNLAWFUL FOR ANY OWNER OR USER OF WATER TO FAIL TO COMPLY TO THE PREVISION OF THE SECTION 20-153 OF THE GREELEY MUNICIPAL CODE -BILLS MAY BE SENT; PROCESS OF BILL DISPUTES AND TO WASTE WATER THROUGH NEGLECT OR BY REASON OF FAULTY OR IMPERFECT PLUMBING OR FIXTURES PER SECTION 20-123 OF THE GREELEY MUNICIPAL CODE- FAILURE TO MAINTAIN.
- 3. PER GREELEY MUNICIPAL CODE, SECTION 24-801(B)(5) AND 24-804(H)(5) A LETTER OF SUBSTANTIAL COMPLETION OF THE LANDSCAPE PLAN AND AN IRRIGATION PERFORMANCE AUDIT MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY OR OTHER CITY APPROVALS. RELEASE OF BONDING OR SURETY (IF APPLICABLE) SHALL BE WITHHELD UNTIL APPROVAL IS GIVEN. DETAILS OF THE IRRIGATION SYSTEM INSTALLATION, PERFORMANCE AUDIT AND LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE.
- 4. CERTIFICATION

 4.1. THE CONTRACTOR IN CHARGE OF THE IRRIGATION SYSTEM INSTALLATION MUST CONTRACT TO HAVE AN IRRIGATION PERFORMANCE AUDIT COMPLETED BY A LICENSED PROFESSIONAL INDEPENDENT OF THE INSTALLATION CONTRACTOR. ACCEPTABLE AUDITORS ARE GREELEY'S WATER CONSERVATION PROGRAM PERSONNEL, A CLIA, OR QWEL:
 - 2. CERTIFIED LANDSCAPE IRRIGATION AUDITOR (CLIA) WHO IS CERTIFIED BY THE IRRIGATION ASSOCIATION, A NON-PROFIT INDUSTRY ORGANIZATION DEDICATED TO PROMOTING EFFICIENT IRRIGATION.
- 4.3. QUALIFIED WATER EFFICIENT LANDSCAPER (QWEL) WHO IS CERTIFIED BY EPA WATERSENSE.
 4.4. THE COST OF HIRING A CLIA OR QWEL SHALL BE THE RESPONSIBILITY OF THE

CONTRACTOR IN CHARGE OF THE INSTALLATION.

- 5. PERFORMANCE AUDIT GUIDELINES
- 5.1. IRRIGATION ZONES TESTED IN THE AUDIT MUST BE A REPRESENTATIVE SAMPLE OF THE ENTIRE IRRIGATION SYSTEM, AND AT A MINIMUM SHALL INCLUDE THE EVALUATION OF NO LESS THAN TWENTY- FIVE (25) PERCENT OF OVERHEAD IRRIGATION ZONES, TO INCLUDE A MINIMUM OF TWO (2) ZONES PER OVERHEAD SPRINKLER TYPE. AT THE DISCRETION OF GREELEY'S WATER AND SEWER'S DIRECTOR OR DESIGNEE, THE MINIMUM NUMBER OF ZONES MAY BE INCREASED DEPENDING ON THE SIZE AND COMPLEXITY OF THE IRRIGATION SYSTEM.
- 6. THE MINIMUM ACCEPTABLE DISTRIBUTION UNIFORMITY SHALL BE SEVENTY (70) PERCENT FOR ROTOR AND ROTARY ZONES.
- 7. RESULTS BELOW MINIMUM ACCEPTABLE DISTRIBUTION UNIFORMITY WILL REQUIRE ADJUSTMENTS AND/OR REPAIRS MADE TO THE IRRIGATION SYSTEM. THESE CORRECTIONS WILL BE NOTED ON THE IRRIGATION AS-BUILTS AND THE TEST AREA RE-AUDITED UNTIL ACCEPTABLE RESULTS ARE PRODUCED.
- 8. A SIGNED COPY OF THE IRRIGATION PERFORMANCE AUDIT SHALL BE SUBMITTED TO AND APPROVED BY THE WATER AND SEWER DEPARTMENT, WATER CONSERVATION PROGRAM MANAGER BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OTHER CITY APPROVALS.
- ANNUAL MAINTENANCE OF THE IRRIGATION SYSTEM INCLUDES BACKFLOW PREVENTION ASSEMBLY TESTING, RAIN SENSOR TESTING, CONTROLLER DATA OR WIFI CONNECTION TESTING, AND FILTER AND STRAINER CLEANING/REPLACEMENT AND ALL OTHER PREVENTIVE MAINTENANCE PRACTICES THAT CONSERVE WATER RESOURCES.
- 10. LEAK REPAIR, REPLACEMENT OF DAMAGED SYSTEM COMPONENTS, HEAD ADJUSTMENTS, APPLICATION RATE ADJUSTMENTS, AND ALL OTHER PREVENTIVE MAINTENANCE PRACTICES THAT CONSERVE WATER RESOURCES SHALL BE ON-GOING THROUGHOUT THE IRRIGATION SEASON.
- 11. A COMPLETED AND PASSING BACKFLOW PREVENTION ASSEMBLY TEST CONSISTENT WITH THE PARAMETERS OUTLINED PER SECTION 20-191 OF THE CITY OF GREELEY'S MUNICIPAL CODE- CONNECTION CONTROL IS REQUIRED FOR IRRIGATION SYSTEM START-UP. PROPER ASSEMBLY OPERATIONS SHALL ALSO BE VERIFIED THROUGH PASSING BACKFLOW PREVENTION ASSEMBLY TEST WHEN THE ASSEMBLY IS TAKEN OUT OF SERVICE FOR MAINTENANCE OR REPAIR.
- 12. ALL IRRIGATION SYSTEM ELEMENTS SHALL BE REPAIRED AND REPLACED TO MAINTAIN THE MINIMUM ACCEPTABLE DISTRIBUTION UNIFORMITIES OF SIXTY (60) PERCENT FOR ROTOR AND ROTARY ZONES.
- 13. IRRIGATION CONTROLLERS SHALL BE SEASONALLY ADJUSTED USING A CYCLE AND SOAK METHOD WITH NO PROGRAMMING TO IRRIGATE BETWEEN THE TIMES OF 10:00 A.M. TO 6:00 P.M.
- 14. IRRIGATION DAYS OF THE WEEK SHALL FOLLOW PER SECTION 20-226 OF THE GREELEY MUNICIPAL CODE- WATER CONSERVATION AND USE RESTRICTIONS, DROUGHT RESPONSE.
- 15. SUBJECT TO CHAPTER 14.08-WATER RATES AND REGULATION, FAILURE TO MAINTAIN ANY PLUMBING OR FIXTURES OF ANY PREMISES ARE SO DEFECTIVE AS TO WASTE ANY WATER IS UNLAWFUL AND SHALL BE SUBJECT TO PENALTIES AND/OR WATER SHUTOFF.
- IRRIGATION AUDITS SHOULD BE CONDUCTED EVERY FIVE (5) YEARS FOLLOWING THE INITIAL IRRIGATION SYSTEM INSTALLATION FOLLOWING SECTION 6.14-IRRIGATION PERFORMANCE AUDIT TO SUPPORT LONG- TERM WATER EFFICIENCY.



A DIVISION OF

HABERER CARPENTRY INC.
621 SOUTHPARK DR., SUITE 1600
LITTLETON CO, 80120
PHONE: (303) 979-3900

INFO@HABERERGROUP.COM

Know what's **below**, Call before you dig.

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

JILDING

SITE FLAIN 311 59th AVENUE REELEY, CO 80634

A GREELEY - SITE 1911 59

 REVISIONS:

 No.
 Date:
 Description:

 1
 08.07.24
 1ST SUBMITTAL

 2
 10.29.24
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Project No: 24_06

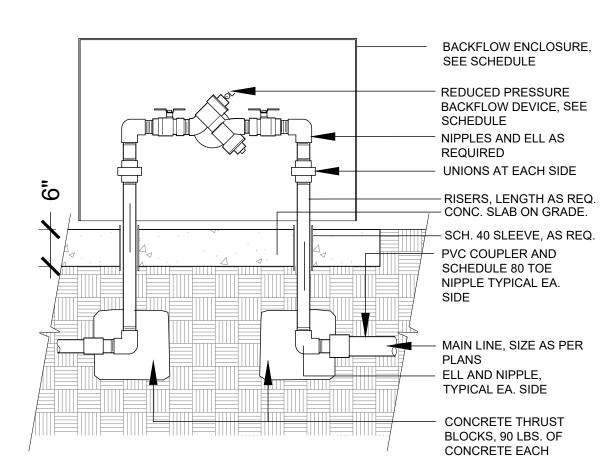
Drawn By: NR

Checked By: CK

Date Issued: 08/07/24

Sheet Name:
IRRIGATION NOTES AND CHART

LOT 3 OF THE VILLAGE AT FOX RUN
SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
0.91 ACRES
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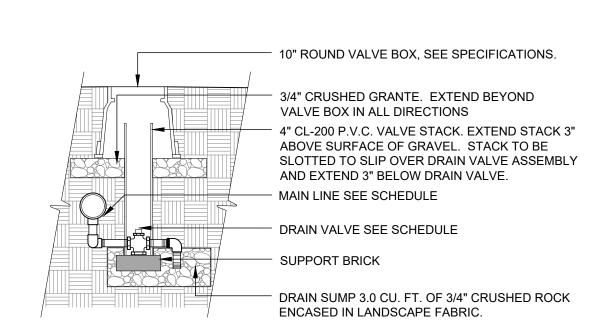


REDUCED PRESSURE BACKFLOW DEVICE

1" = 1'-0"

328409.46-12

NOTE:
 BRAND (DV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MIN.
 EXTEND VERTICAL DISCHARGE NIPPLE INTO DRAIN SUMP A MINIMUM OF 3".
 SET TOP OF VALVE BOX LID LEVEL WITH FINISHED GRADE OF ADJACENT UNDISTURBED TURF GRASS AREAS.



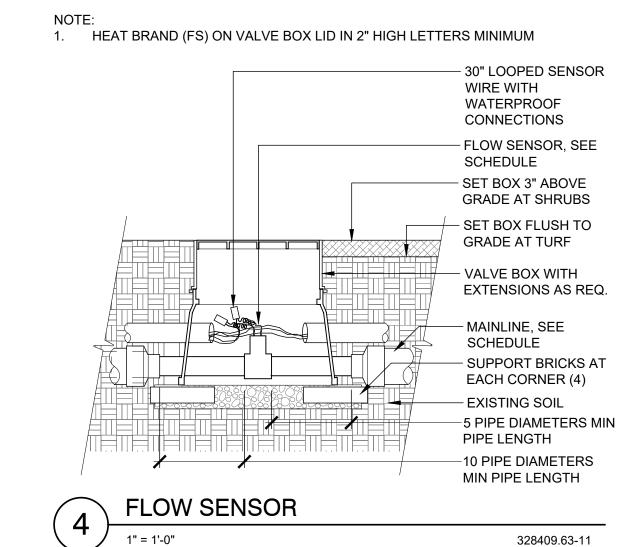
MANUAL DRAIN VALVE

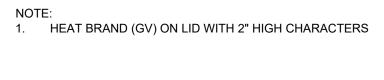
1/2" = 1'-0" 328409.86-13

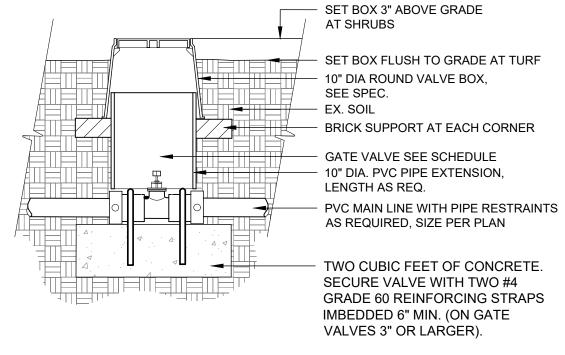
1. BRAND (MV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MINIMUM. CONNECTORS ON 30" LOOPED WIRES. **RECTANGULAR BOX** WITH EXTENSIONS AS REQUIRED. SET BOX 2" ABOVE GRADE AT SHRUBS SET BOX FLUSH / FINISHED TO GRADE AT TURF. GRADE SXT SCHEDULE 80 NIPPLES VALVE INLET SIZE. - PVC COUPLING AS REQUIRED. MAIN LINE. FILTER FABRIC. EXTEND 4" OUT FROM BOX OUTER EDGE. MAINTAIN 2" SPACE FROM BOTTOM OF VALVE 6" DEPTH OF 3/4" CRUSHED GRAVEL. EXTEND 6" FROM BOX BASE IN ALL DIRECTIONS. - CONC. BLOCK SUPPORT ONE EACH CORNER (4 TOTAL)

MASTER CONTROL VALVE

1 1/2" = 1'-0" 328406.23-11



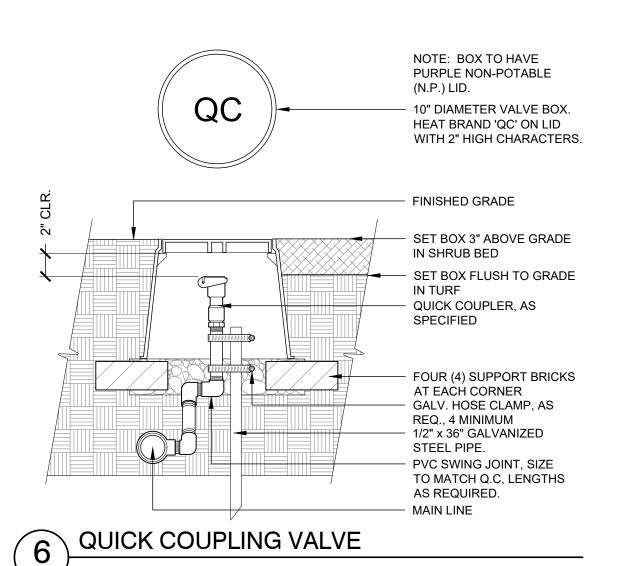


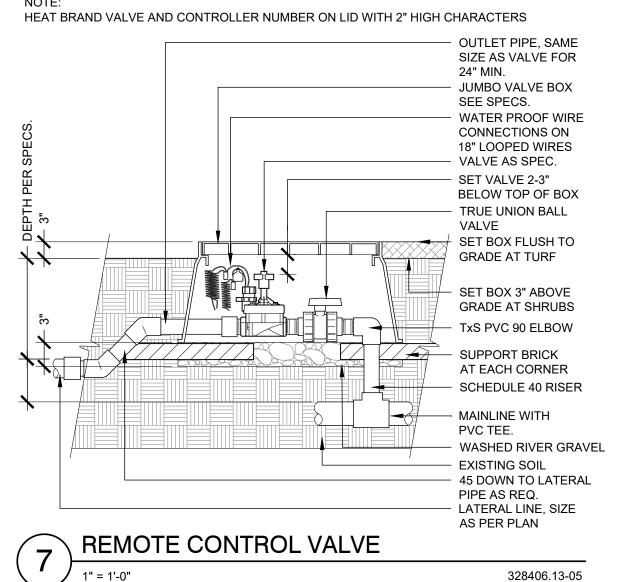


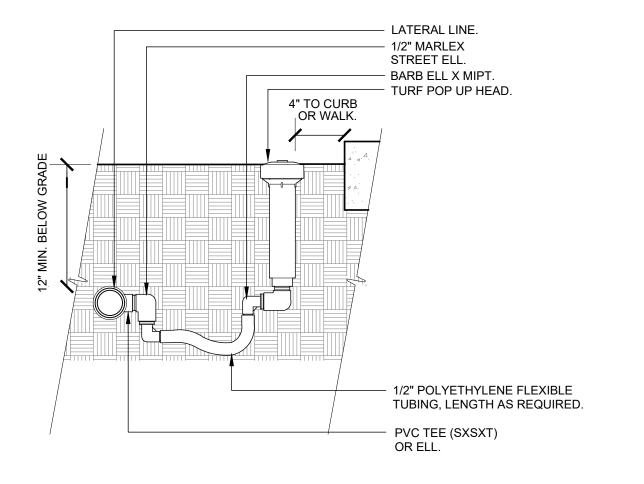
5 GATE VALVE UNDER 3"

1" = 1'-0"

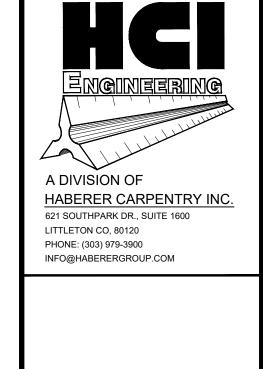
328406.33-90







8 TURF SPRAY-FLEX ASSEMBLY
3" = 1'-0" 328403.13-03



Know what's **below**, Call before you dig.

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

DENTAL BUILDING

E PLAN

th AVENUE

Y, CO 80634

VA GREELEY - DEI SITE PL/

REVISIONS:				
No.	Date:	Description:		
1	08.07.24	1ST SUBMITTAL		
2	10.29.24	2ND SUBMITTAL		
3	12.13.24	3RD SUBMITTAL		
4	01.17.25	4TH SUBMITTAL		
5	02.07.25	5TH SUBMITTAL		

Project No: 24_06

Drawn By: NR

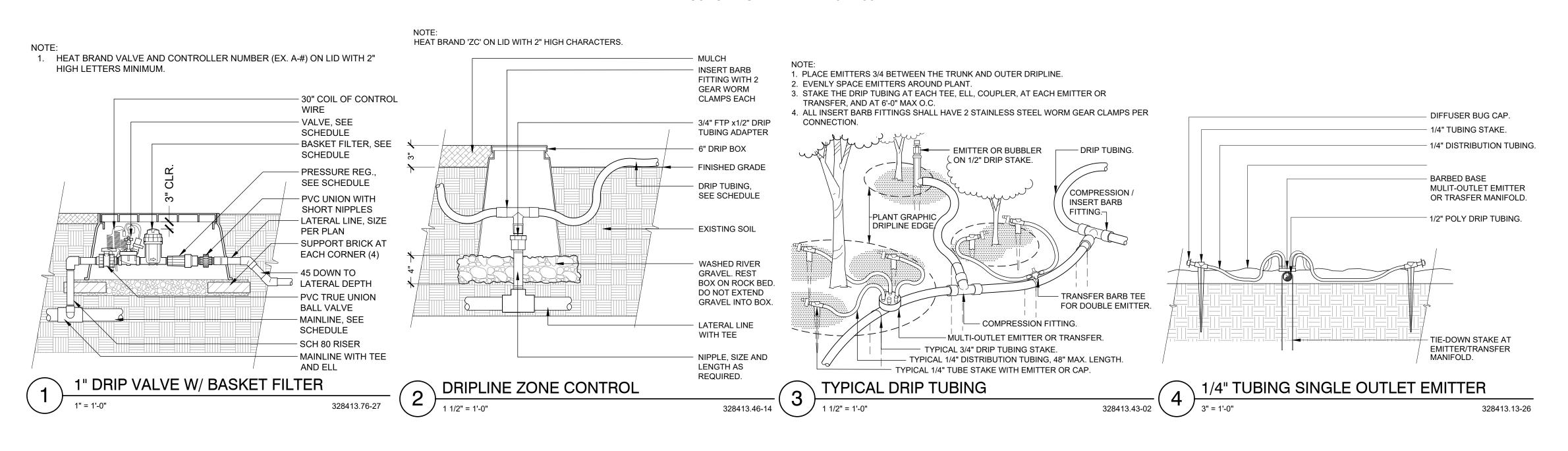
Checked By: CK

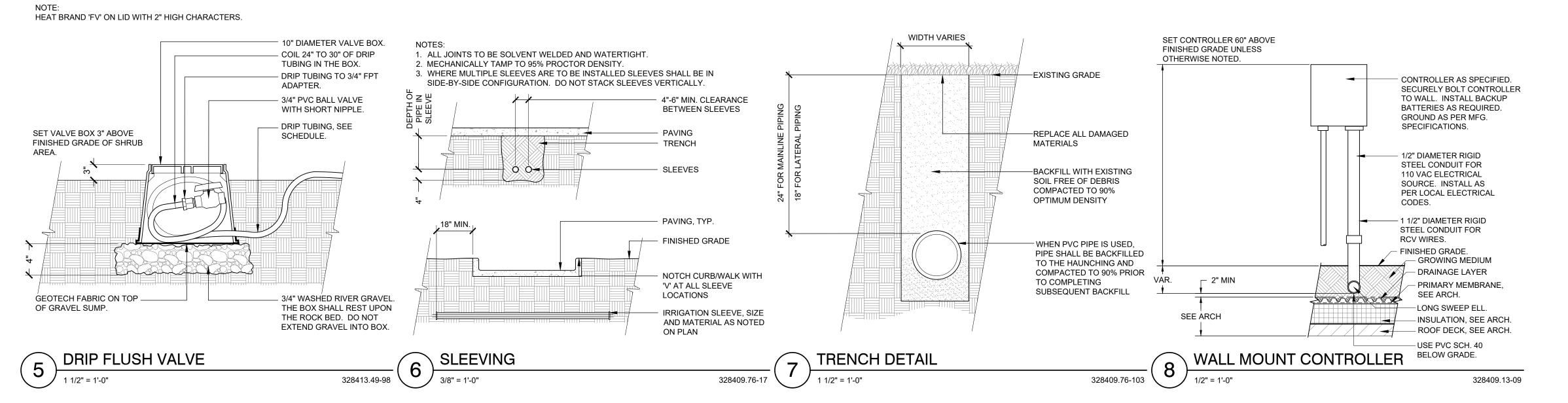
Date Issued: 08/07/24

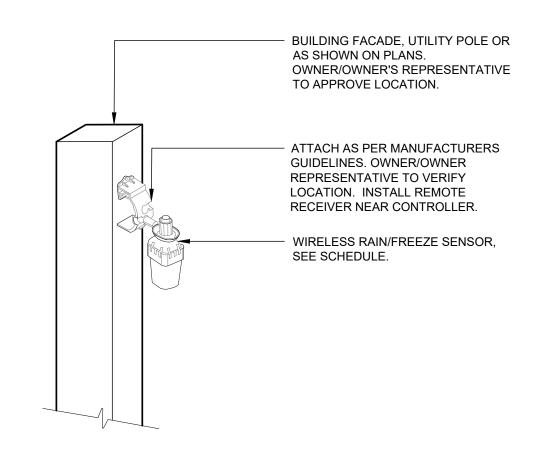
IRRIGATION DETAILS

Sheet Name:

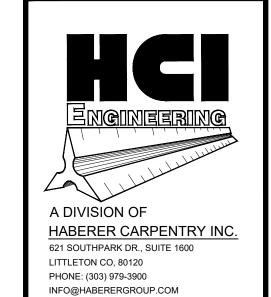
LOT 3 OF THE VILLAGE AT FOX RUN
SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
0.91 ACRES
PROJECT NUMBER: SPR2024-0022











Know what's **below**,
Call before you dig.

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> EY - DENTAL BUILDING SITE PLAN 1911 59th AVENUE GREELEY, CO 80634

SVA GREELEY - DEN

REVISIONS:				
No.	Date:	Description:		
1	08.07.24	1ST SUBMITTAL		
2	10.29.24	2ND SUBMITTAL		
3	12.13.24	3RD SUBMITTAL		
4	01.17.25	4TH SUBMITTAL		
5	02.07.25	5TH SUBMITTAL		

Project No: 24_06

Drawn By: NR

Checked By: CK

Date Issued: 08/07/24

Sheet Name:
IRRIGATION DETAILS

Sheet Number: