FINAL SITE PLANS FOR:

PAUTLER FARMS ESTATES

BEING A REPLAT OF LOT 1, BLOCK 8 AND TRACT F OF STROH FARM, FILING NO. 6 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, T. 4 N., R. 67 W. OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

JULY 2021

PROJECT TEAM:

DEVELOPER/APPLICANT

PFI Properties I, LLC 7251 W, 70th Street Greeley, CO 80634



SITE ENGINEER

Jamie Setter 5265 Ronald Reagan Blvd., Suite 210 Johnstown, Colorado 80534 970 800 3300

Galloway
Planning. Architecture. Engineering.

Galloway & Company
Michael Chalona
5265 Regald Regard Blad Suit

PROJECT BENCHMARKS:

BASIS OF ELEVATION:

THE PROJECT BENCHMARK IS DESIGNATED AS "JOHNSON" HAVING AN ELEVATION OF 5000.32" (NAVD 8)

THE STATION IS LOCATED ABOUT 7 MILES BAST OF LOVELAND, 4 MILES NORTHWEST OF JOINISTOWN, IS MILES SOUTH OF JOINISON'S CORNER TRUCK STOP, AT THE NORTHWEST OF SECTIONS, 3 TO, MERGEN AT A THE STATION AND A STATION FROM A STATION AND A STATION A

BASIS OF BEARINGS

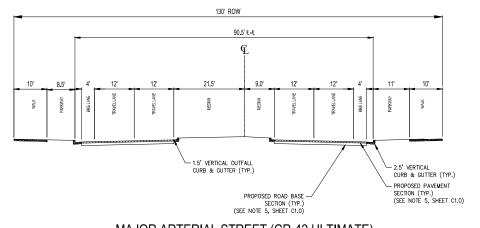
BASE OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADD STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 191 BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP'S NORTH, RANGE 68 WEST OF THE 6TH P.M., CONSIDERED TO BEAR, N89°2241°E AND MONUMENTED AS SHOWN.



VICINITY MAP

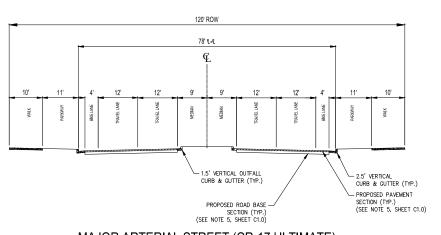
N.T.S.

TYPICAL ROAD SECTIONS



MAJOR ARTERIAL STREET (CR-42 ULTIMATE)

WELD COUNTY ROAD 42
PAUTLER FARMS ESTATES, JOHNSTOWN



MAJOR ARTERIAL STREET (CR-17 ULTIMATE)

WELD COUNTY ROAD 17
PAUTLER FARMS ESTATES, JOHNSTOWN

SHEET INDEX

C0.0 COVER SHEET
C1.0 OVERALL SITE PLAN
L1.0-L1.4 LANDSCAPE PLANS
L1.5 LANDSCAPE NOTES AND DETAILS
IR1.0-IR1.5 IRRIGATION PLAN AND DETAILS

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED:

Date

Town of Johnstown Review & Approval Is With Respect To General Conformance With Town Standards. Responsibility For The Design Remains With The Professional(s) Submitting And Stamping The Document(s).

REVIEWED AND ACCEPTED:

Town Engineer, Town of Johnstown

REVIEWED AND ACCEPTED:

Director of Planning and Development John of Johnstown

REVIEWED AND ACCEPTED:

Public Works Department, Town of Johnstown

12-13-21

Date

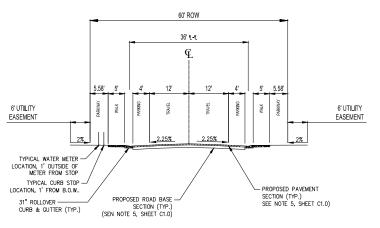
CAUTION - NOTICE TO CONTRACTOR

1. ALL UTLITY LOCATIONS SHOWN ARE BASED ON MAPS
PROVIDED BY THE APPROPRIATE UTLITY COMPANY AND FED
SON DECRETOR AND APPROPRIATE LOCATION ONLY. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO FELD YERRY THE FIELD
LOCATION OF ALL UTLITLES PAULE OR PRIVATE, WHETHER
SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION,
REPORT ANY DISCREPANCES TO THE ENGINEER PRIOR TO
CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERBY THE HOROZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TEST REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM TOMIN, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.



LOCAL RESIDENTIAL STREET

PANORAMA COURT
PAUTLER FARMS ESTATES, JOHNSTOWN

Galloway

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PFI PROPERTIES I, LLC PAUTLER FARMS ESTATES

Date Issue / Description Init.

 Project No:
 PFI000001.10

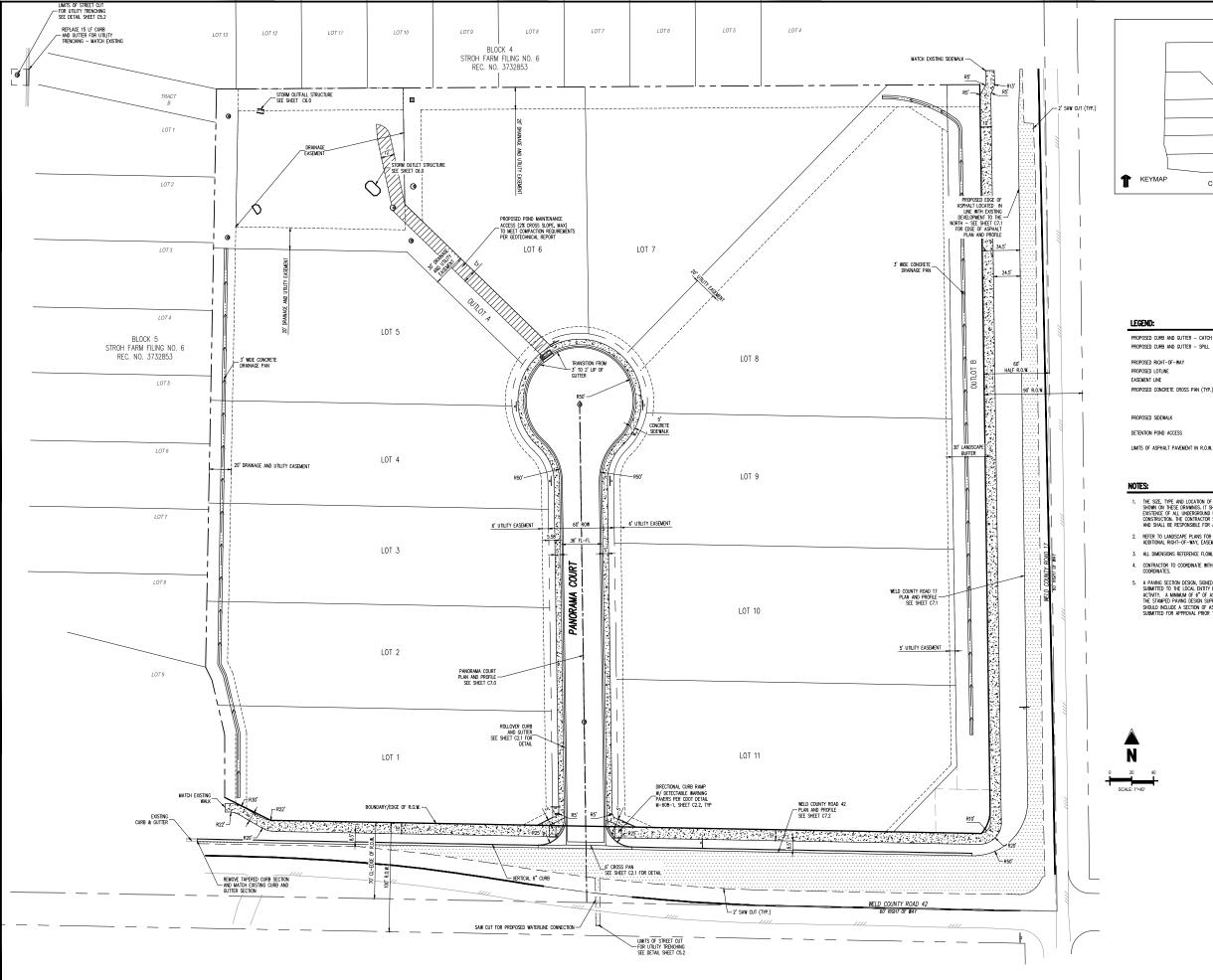
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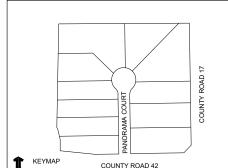
 Checked By:
 JMS

 Date:
 07/13/2021

COVER SHEET

C0.0





PROPOSED CURB AND GUTTER - SPILL TRANSITION — PROPOSED RIGHT-OF-WAY PROPOSED LOTLINE EASEMENT LINE PROPOSED CONCRETE CROSS PAN (TYP.)

DETENTION POND ACCESS

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SWIMM ON THESE DRAWNES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERBY THE EXISTING OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORM BEFORE COMMISSIONS ON W CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNINDIM UNDERGROUND UTILITIES.
- REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTERLINE INFORMATION.
- 3. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.
- 5. A PANNIS SCCION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBBITED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRORE TO ANY STREET CONSTRUCTION ACTIVITY. A MINIANU OF 6' OF A SPAPALT FOR ST. OF A SPAPALT FOR ST. COURSE: IN SECURISE, UNEEDED, UNIVESS THE STAMPED PANNIS DESIGN SUPPORTS A LESSER SECTION OF BASE COURSE. NO PANELBENT DESIGN SHOULD INCLIDE A SECTION OF ASPHALT BASE COURSE LESS THAN 8'. THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEDIENT OF ANY ASPHALT.





Know what's below.

Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFO
DIG, GRADE, OR EXCAVATE FOR THE MARK
UNDERGROUND MEMBER UTILITIES

OVERALL SITE PLAN

Drawn By:

C1.0

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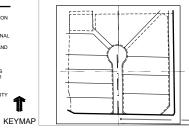
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PLANTING LEGEND

ORNAMENTAL TREES

LEGEND
QTY ABBREV. BOTANIC NAME PLANTING SIZE MATURE WATER USE COMMON NAME

	_	DECIDU	JOUS TRI	EES				
_		6	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL. B&B	50'X30'	XERIC
$\bigcirc \bigcirc \bigcirc$	> >	4	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL. B&B	50'X35'	XERIC
	$\langle \cdot \rangle$	3	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL. B&B	60'X50'	XERIC
(\cdot))~~	2	QUAL	QUERCUS ALBA	WHITE OAK	2" CAL. B&B	40'X40'	XERIC
\cup								

EVERGREEN TREES 3 PIAR PINUS ARISTATA BRISTLECONE PINE 6' HEIGHT B&B 30'X15' XERIC 4 PIED PINUS EDULIS 6' HEIGHT B&B 25'X15' PINYON PINE

}	4	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	XERIC		
<i>ر</i> ہ									
	DECIDUOUS SHRUBS								
\odot	22	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	XERIC		
E	16	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL		
۵	52	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	XERIC		
Э	63	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	XERIC		
3	42	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'X5'	VL		

	EVERG	ERGREEN SHRUBS								
①	27	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	VL			
ٺ	16	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	#6 CONT. 18-24"	3'X4'	XERIC			

	ORNAMENTAL GRASSES						
Ø	61	IBOGR	BOUTELOUA GRACILLIS 'BLONDE	BLOND AMBITION BLUE GRAMA	#1 CONT.	24"X24"	XERIC
			AMBITION'	BEOND AMBINON BEGE GIVANIA	#1 00111.	24 /24	ALINO
0	43	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	XERIC

	MISCELLANEOUS						
Y.	28,337 SF			100% LOW GROW MIX AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L1.5	SEED		L
7 7 7 7 7 7	19,536 SF		IDETENTION BASIN SEED MIX	DETENTION BASIN SEED. SEE SEED NOTES SHEET L1.5	SEED		L
	27,805 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A

REQUIRED LANDSCAPE CALCULATIONS	AREA	FORMULA	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENTS	28,180 SF	1 TREE & 5 SHRUBS / 4,500 SF	7 TREES &	7 TREES &
		(UP TO 30% REQ. SHRUBS	31 SHRUBS	143 SHRUBS
		MAY BE SUBSTITUTED FOR		
		TREES AT 10:1)		
ROW REQUIREMENTS				
COUNTY ROAD 17	17,994 SF	1 TREE & 5 SHRUBS / 1,000 SF	18 TREES &	18 TREES &
			90 SHRUBS	90 SHRUBS
COUNTY ROAD 42	1,069 SF	1 TREE & 5 SHRUBS / 1,000 SF	1 TREES &	1TREES &
			5 SHRUBS	5 SHRUBS

DARK BROWN SHREDDED CEDAR MULCH TO

BE USED FOR MULCH RINGS AT ALL PLANTS BLACK STEEL EDGING, SEE LANDSCAPE

*NOTE: ROW TREES/SHRUBS WERE PLANTED ON THE INSIDE OF THE SIDEWALK DUE TO UTILITY CONFLICTS IN THE ROW.

IRRIGATED AREAS

NEEDED

GENERAL NOTES

ALL FENCING IS TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF EACH INDIVIDUAL LOT. FER JIM. 17-13. I STREET THERE IS REQUIRED FOR LOTS WITH FRONTIAGE OVER 70'. 2 FOR LOTS WITH STREET FRONTIAGE OVER 70'. THE STREET TRESS WILL BE IMPLEMENTED AT THE TIME OF EACH LOT CONSTRUCTION.

INTERNAL SPRAY: 13.772 SF INTERNAL DRIP:

TEMPORARY IRRIGATION (SPRAY) UNTIL ESTABLISHMENT: 47,873 SF

WOOD MULCH

STEEL EDGING





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CAUTION UST WITHIN CO

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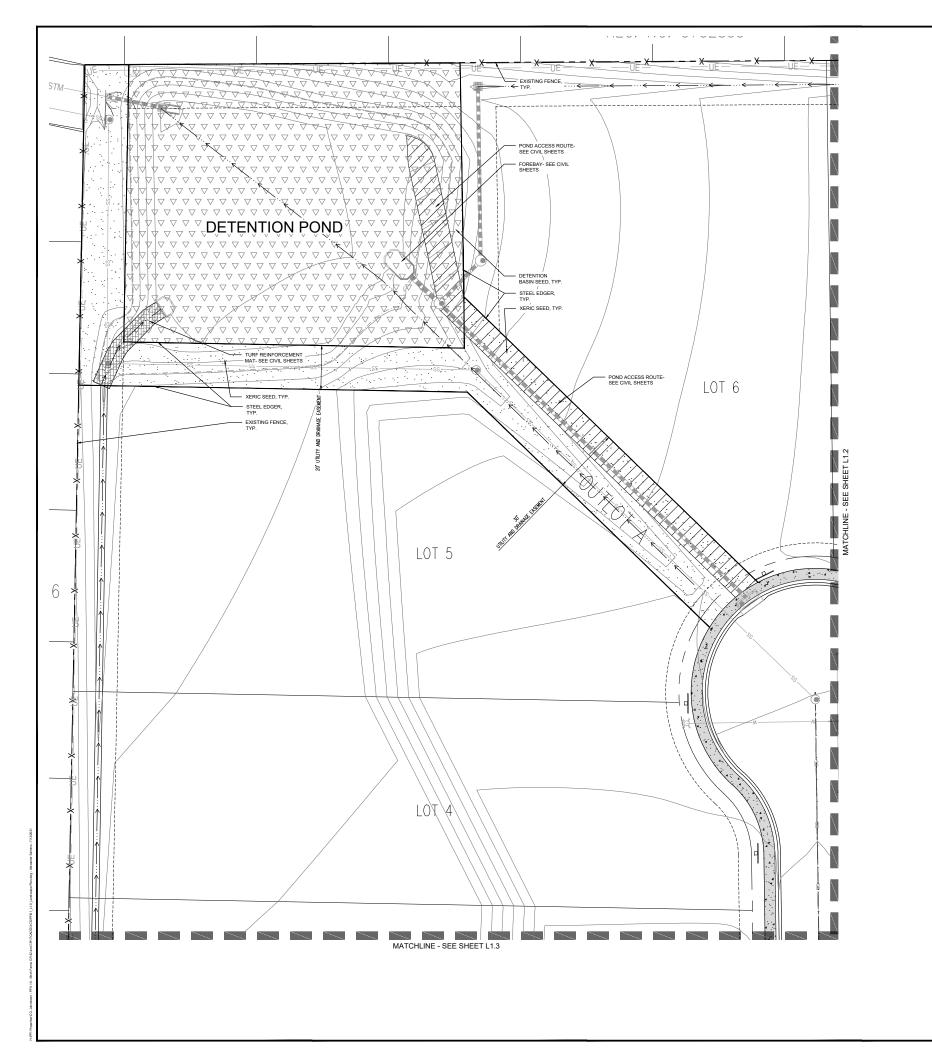
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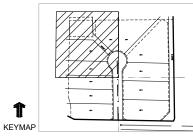
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Project No:	PFI000001.10
Drawn By:	APC
Checked By:	JMS
Date:	07/13/2021

LANDSCAPE PLAN

L1.0





ACTA ACER TATARICUM 'HOT WINGS'

SYPA SYRINGA PATULA 'MISS KIM'

LEGEND ABBREV. BOTANIC NAME COMMON NAME

_		CASP	CATALPA SPECIOSA	WESTERN CATALPA
(+)	\searrow	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
\simeq	$\langle \cdot \rangle$	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
(\cdot))~~	QUAL	QUERCUS ALBA	WHITE OAK
` '				

PIAR	PINUS ARISTATA	BRISTLECONE PINE
PIED	PINUS EDULIS	PINYON PINE
3		

HOT WINGS MAPLE

MISS KIM LILAC

\odot	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
0	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
ຝ	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
\bigcirc	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY

\oplus	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
Θ	PIMU	PINUS MUGO WHITEBUD'	WHITEBUD MUGO PINE

Φ	IBOGR	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA
Φ	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA

Sig (A)	XERISCAPE SEED N	100% LOW GROW MIX. AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0
$\begin{array}{c} \triangle \ \triangle $	DETENTION BASIN S	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS, SEE SEED NOTES SHEET L2.0
	ROCK COBBLE MUL	2"-4" ROCK COBBLE MULCH WITH WOOD CH MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS
	WOOD MULCH	DARK BROWN SHREDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS
	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTIC
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PRIOR TO CONSTRUCTION.

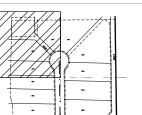
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LANDSCAPE PLAN





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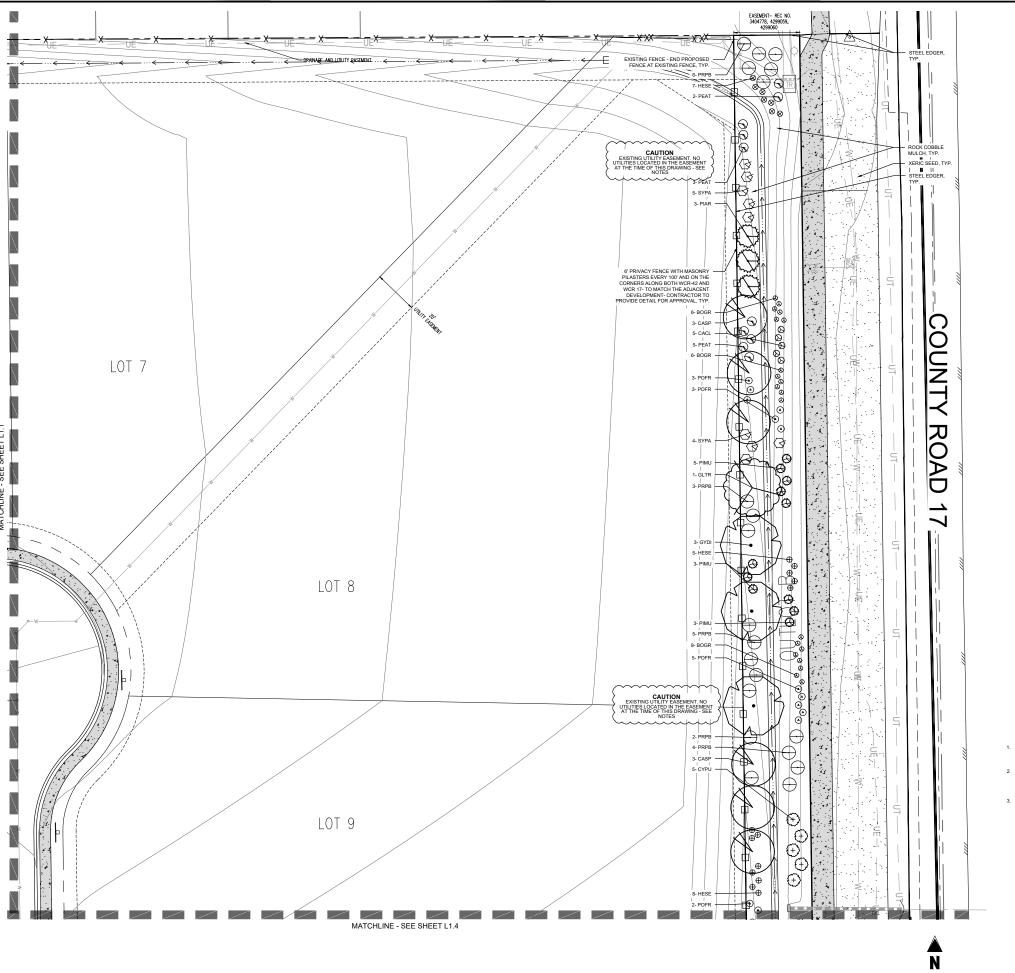
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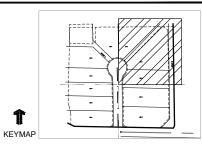


PFI PROPERTIES I, LLC PAUTLER FARMS ESTATES

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LEGEND ABBREV. BOTANIC NAME

COMMON NAME

_		CASP	CATALPA SPECIOSA	WESTERN CATALPA
(+)	\searrow	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
\succeq	$\langle \cdot \cdot \rangle$	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
(\cdot))~~	QUAL	QUERCUS ALBA	WHITE OAK

. A. J		
PIAR	PINUS ARISTATA	BRISTLECONE PINE
PIED	PINUS EDULIS	PINYON PINE
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{	•	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE

RY
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	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES

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UTILITIES EXIST WITHIN CONSTRUCTIO.
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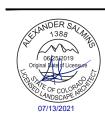
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Drawn By:

LANDSCAPE PLAN

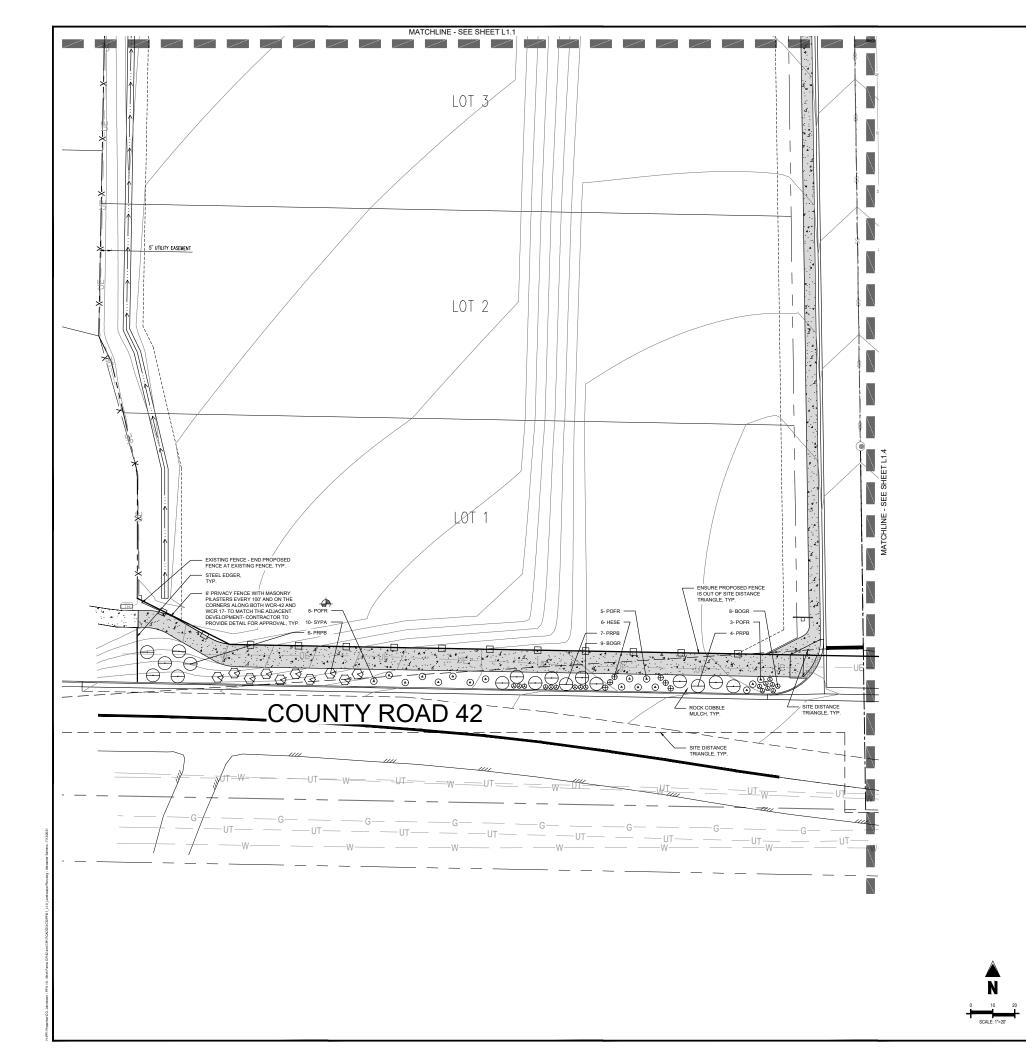


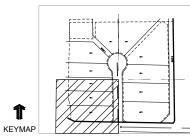
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	_		CASP	CATALPA SPECIOSA	WESTERN CATALPA
(+	\searrow	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
`	\preceq	$\langle \cdot \cdot \rangle$	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
((-)	\sim	QUAL	QUERCUS ALBA	WHITE OAK

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PIA	R PINUS ARISTATA	BRISTLECONE PINE	
PIE	D PINUS EDULIS	PINYON PINE	
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	\bigcirc	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
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0	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
ຝ	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
\ominus	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
➂	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC

\oplus	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
Θ	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE

0	BOGR	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA
⊕	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA

	XERISCAPE SEED MIX	100% LOW GROW MIX. AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0
	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS
	IWOOD MUI CH	DARK BROWN SHREDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS
	ISTEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES



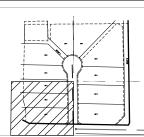
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LANDSCAPE PLAN

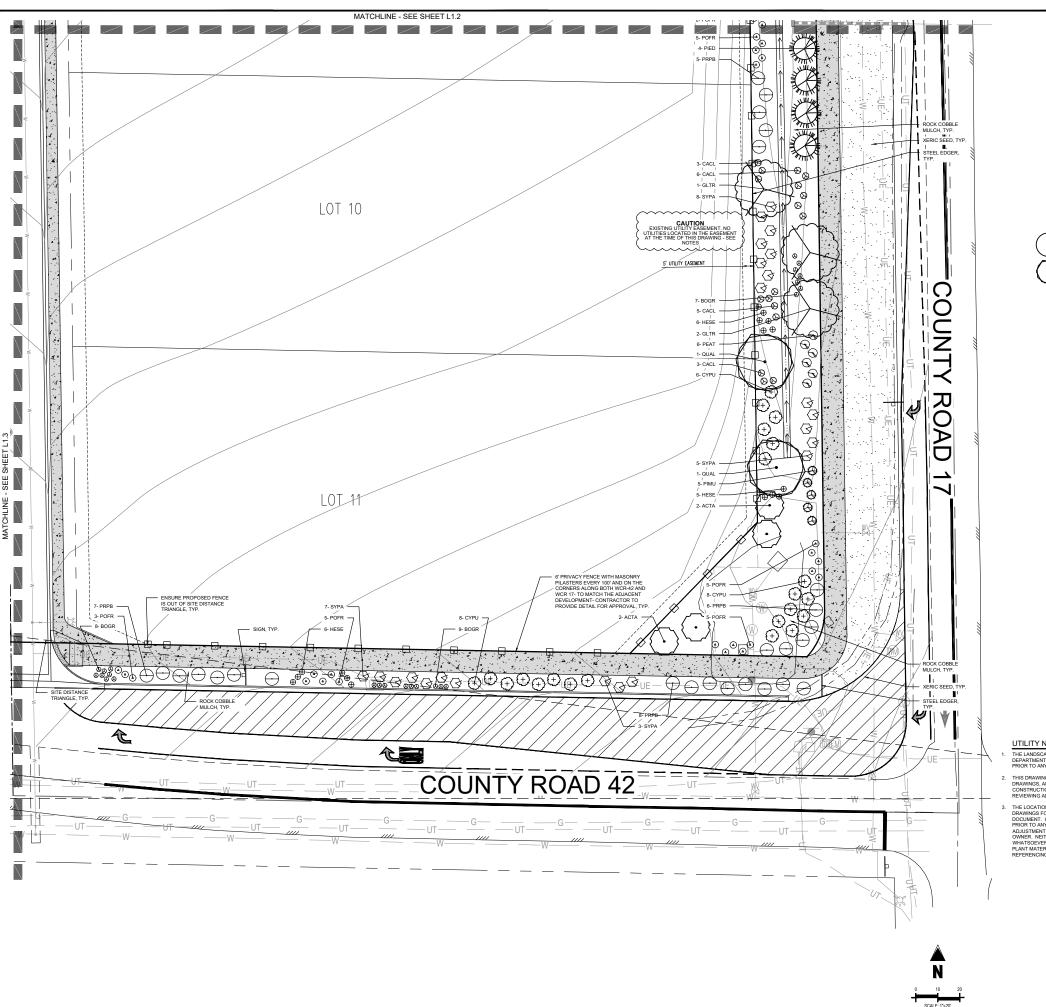


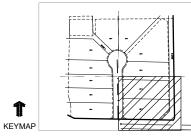


5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534 970.800.3300 GallowayUS.com

Galloway







ACTA ACER TATARICUM 'HOT WINGS'

LEGEND ABBREV. BOTANIC NAME COMMON NAME

	_		CASP	CATALPA SPECIOSA	WESTERN CATALPA
((+)	\searrow	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
	\simeq	(^ · }	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
((\cdot)	\mathcal{V}	QUAL	QUERCUS ALBA	WHITE OAK

my		
PIAR	PINUS ARISTATA	BRISTLECONE PINE
PIED	PINUS EDULIS	PINYON PINE
3/\ E		

~			
\odot	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
⊘	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
(A)	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA

HOT WINGS MAPLE

\mathcal{O}_{λ}	FLAI	FEROVSKIA ATKIFEICII OLIA	ROSSIAN SAGE
ຝ	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
Θ	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
➂	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC

\oplus	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
Θ	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE

⊗	BOGR	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA
•	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA

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$\begin{array}{c} \triangle \ \triangle $	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0
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	WOOD MULCH	DARK BROWN SHREDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS
	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES

UTILITY NOTES

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D MEMBER UTILITIES.	Date:	07/13/20

LANDSCAPE PLAN

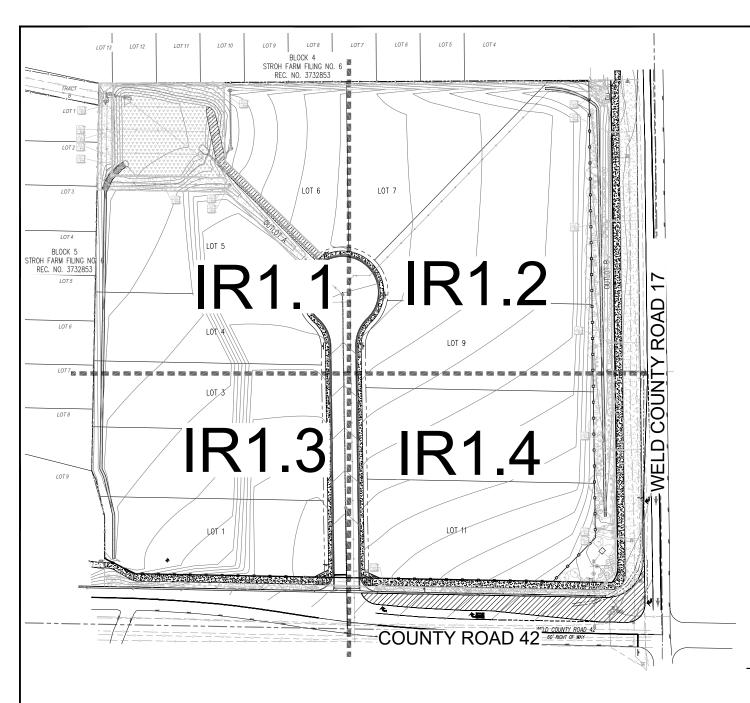
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IRRIGATION DISCLAIMER

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
- CONTRACTOR SHALL INSTALL MAINLINES ±12° FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY ISOUNDARIES ARE FOR DESIGN CLARRICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
- 3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND /OR LANDSCAPE ARCHITECT FROIR TO INSTALLATION. THE INSTALLATION OF THE SITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURET OLOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH TIEMS AT HIS OWN COST.
- 4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION OF CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
- 5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIRMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY
- 6. REFER TO SHEET IR1.5 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

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VALVE KEY DIAGRAM



WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES COCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	REMARKS/DETAIL								
ONTROLL	ERS AND SENSO	RS									
A	HUNTER	ACC 24 STATION	IRRIGATION CON- LOCKABLE PEDES BY OWNER OR O	DETAIL 1 / IR1.2							
®	HUNTER	SOLAR-SYNC	ET/RAIN/FREEZE	DETAIL 4 / IR1.2							
INT OF C	CONNECTION										
•	PER CITY OR WATER DISTRICT CODES AND STANDARDS 1° POINT OF CONNECTION, REFERENCE CIVIL PLANS FOR TAP LOCATION.							SEE P.O.C. DIAGRA IR1.4			
М		TER DISTRICT CODES	IRRIGATION METE	IRRIGATION METER, REFERENCE CIVIL PLANS FOR METER LOCATION.							
	FEBCO	MODEL 825YA	1" BACKFLOW PR MODEL #FG-1 FOI	EVENTER-MOUNT IN GUARDSI R WINTERIZATION, SEE POINT	HACK MODEL #0	SS-1 W/ FRO	ST GUARE	BAG AMS	DETAIL 2 / IR1.2		
LVES											
(MV)	HUNTER	IBV-101G-FS	IBV-101G-FS 1* MASTER VALVE								
(FS)	FLOMEC	QS200-10	1" ULTRASONIC F	1" ULTRASONIC FLOWMETER WITH 1" PVC TEE RECEPTACLE							
•	HUNTER	ICV-FS		REMOTE CONTROL VALVE, SIZE PER PLAN. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMS.							
①	RAINBIRD	XCZ-100-PRB-COM (0.3-20 GPM)	PRESSURE REQU	DRIP CONTROL ZONE KITS (24 VAC-60Hz)-IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES, GROUP VALVES TO FIT WITHIN WATER SCHEDULESMAXIMIZE AVAILABLE GPMS.							
(QC)	HUNTER	HQ-44-LRC	1" QUICK COUPLE	DETAIL 9 / IR1.2							
M	WATTS	WGV-X	GATE VALVE, SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS								
Φ	NIBCO	4660-T	D-T THREADED PVC BALL VALVE - SIZE PER MAINLINE SIZE								
	LATERALS & SLE	EVES									
AIN LINE/											
AIN LINE/	ANY APPROVED	PRESSURIZED PVC MA		LATERAL LINE - USE CLASS 200 PVC, SIZE 1*-INCH SIZE UNLESS OTHERWISE NOTED ON THE PLANTS. INSTALL ANTI-FREEZE DRAINS AT LOW POINTS							
AIN LINE/		LATERAL LINE - USE CL	LASS 200 PVC. SIZE		VISE NOTED ON	I THE PLANT	S. INSTALI	L	DETAIL 10 / IR1.2		
	ANY APPROVED	LATERAL LINE - USE CL ANTI-FREEZE DRAINS	LASS 200 PVC, SIZE AT LOW POINTS						DETAIL 10 / IR1.2 DETAIL 10 / IR1.2		
	ANY APPROVED ANY APPROVED	LATERAL LINE - USE CL ANTI-FREEZE DRAINS / IRRIGATION SLEEVE - S	LASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1	1"-INCH SIZE UNLESS OTHERV	TO BE INSERTE	D, ONE SLEE	VE PER P				
	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED	LATERAL LINE - USE CL ANTI-FREEZE DRAINS / IRRIGATION SLEEVE - S	LASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1	1"-INCH SIZE UNLESS OTHERW TWICE THE SIZE OF THE PIPE 1	TO BE INSERTE	D, ONE SLEE	EVE PER P	IPE	DETAIL 10 / IR1.2		
7/7/72 2/2/22 DTORS &	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS	LATERAL LINE - USE CL ANTI-FREEZE DRAINS / IRRIGATION SLEEVE - S CONTROL WIRING SLE	LASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2" SCHEDULE P1000-90 (TURF)	1*-INCH SIZE UNLESS OTHERV FWICE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL	TO BE INSERTE LICING/SLEEVE NOZZLE	D, ONE SLEE	SHEET)		DETAIL 10 / IR1.2		
7/7/72 2/25/22 0TORS &	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED	LATERAL LINE - USE CI ANTI-PREEZE DRAINS . IRRIGATION SLEEVE - S CONTROL WIRING SLE PROS-06-PRS40-CV/MF PROS-12-PRS40-CV/MF PROS-06-PRS40-CV/MF	LASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2" SCHEDULE P1000-90 (TURF) P1000-90 (SEED) P1000-90 (TURF)	1"-INCH SIZE UNLESS OTHERW TWICE THE SIZE OF THE PIPE 1	TO BE INSERTE	D, ONE SLEE NOTE, THIS RADIUS	EVE PER P	P.S.I.	DETAIL 10 / IR1.2 DETAIL 10 / IR1.2		
7/7/72 2/2/22 DTORS &	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS HUNTER	LATERAL LINE - USE CI ANTI-FREEZE DRAINS / IRRIGATION SLEEVE - : CONTROL WIRING SLE PROS-06-PRS40-CV/MF PROS-12-PRS40-CV/MF PROS-12-PRS40-CV/MF PROS-12-PRS40-CV/MF PROS-12-PRS40-CV/MF	LASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2° SCHEDULE P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (SEED) P1000-90 (SEED)	1º-INCH SIZE UNLESS OTHERW TWICE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL MP ROTATOR-QUARTER	TO BE INSERTE LICING/SLEEVE NOZZLE MAROON	D, ONE SLEE NOTE, THIS RADIUS 8'-13'	SHEET) G.P.M. 0.16	P.S.I. 40	DETAIL 10 / IR1.2 DETAIL 10 / IR1.2 DETAIL 15 / IR1.2		
Z/Z//Z zz #2 /zz DTORS &	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS HUNTER HUNTER	LATERAL LINE - USE CI ANTI-REZZE DRAINS ; IRRIGATION SLEEVE - 1 CONTROL WIRING SLEEVE - 1 CONTROL WIRING SLEEVE - 1 PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-12-PRS-0-CVIMI PROS-0-6-PRS-0-CVIMI PROS-0-6-PRS-0-CVIMI	ASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2° SCHEDULE P1000-90 (TURF) P1000-90 (TURF) P1000-90 (SEED) P1000-90 (TURF) P1000-300 (TURF) P1000-300 (TURF)	17-INCH SIZE UNLESS OTHERW TWICE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL MP ROTATOR-QUARTER MP ROTATOR-HALF	TO BE INSERTE LICING/SLEEVE NOZZLE MAROON MAROON	D, ONE SLEE NOTE, THIS RADIUS 8'-13' 8'-13'	G.P.M. 0.16 0.32	P.S.I. 40 40	DETAIL 10 / IR1.2 DETAIL 10 / IR1.2 DETAIL 15 / IR1.2 DETAIL 15 / IR1.2		
DTORS &	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS HUNTER HUNTER HUNTER	LATERAL LINE - USE CI ANTI-FREEZE DRAINS, IRRIGATION SLEEVE - S CONTROL WIRING SLE PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI PROS-12-PRS40-CV/MI	ASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2" SCHEDULE P1000-90 (TURF) P1000-90 (SEED) P1000-90 (SEED) P1000-90 (SEED) P1000-360 (SEED) P1000-360 (SEED) P1000-360 (SEED) P1000-360 (SEED) P1000-360 (SEED) P2000-90 (TURF) P2000-90 (SEED) P2000-90 (TURF)	17-INCH SIZE UNLESS OTHERW WICE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL MP ROTATOR-QUARTER MP ROTATOR-HALF MP ROTATOR-HALF	NOZZLE MAROON MAROON OLIVE	D, ONE SLEE NOTE, THIS RADIUS 8'-13' 8'-13' 8'-13'	G.P.M. 0.16 0.32 0.65	P.S.L. 40 40 40	DETAIL 10 / IR1.2 DETAIL 10 / IR1.2 DETAIL 15 / IR1.2 DETAIL 15 / IR1.2		
2/2/72 2/2/22 OTORS & D	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS HUNTER HUNTER HUNTER HUNTER	LATERAL LINE - USE CI ANTI-FREEZE DRAINS / IRRIGATION SLEEVE - 1 CONTROL WIRING SLE PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI PROS-12-PRS40-CVIMI	ASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2" SCHEDULE P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (TURF) P1000-90 (SEED) P2000-90 (SEED) P2000-90 (SEED) P2000-90 (SEED) P2000-90 (SEED) P2000-90 (SEED) P2000-90 (SEED)	1*-INCH SIZE UNLESS OTHERW WIGE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL MP ROTATOR-QUARTER MP ROTATOR-HALF MP ROTATOR-FULL MP ROTATOR-QUARTER	TO BE INSERTE LICING/SLEEVE NOZZLE MAROON MAROON OLIVE BLACK	D, ONE SLEE NOTE, THIS RADIUS 8'-13' 8'-13' 8'-13' 14'-19'	G.P.M. 0.16 0.32 0.65 0.33	P.S.I. 40 40 40 40	DETAIL 10 / IR1.2 DETAIL 15 / IR1.2		
7/7/7∆ 27/2/7\ 27/2/7	ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED ANY APPROVED SPRAY HEADS HUNTER HUNTER HUNTER HUNTER HUNTER HUNTER	LATERA LINE - USE CI ANTH-FREEZE DRAINS. IRRIGATION SLEEVE - : CONTROL WIRING SLE PROS	ASS 200 PVC, SIZE AT LOW POINTS SCHEDULE 40 PVC 1 EVE - 2" SCHEDULE P1000-90 (TURF) P1000-90 (TURF) P1000-90 (SEED) P1000-90 (SEED)	17-INCH SIZE UNLESS OTHERW WIGE THE SIZE OF THE PIPE 1 40 PVC PIPE (SEE WIRING/SPL MP ROTATOR-QUARTER MP ROTATOR-HALF MP ROTATOR-FULL MP ROTATOR-GUARTER MP ROTATOR-GUARTER MP ROTATOR-HALF	TO BE INSERTE: LICING/SLEEVE NOZZLE MAROON MAROON OLIVE BLACK BLACK	D, ONE SLEE NOTE, THIS RADIUS 8'-13' 8'-13' 8'-13' 14'-19'	G.P.M. 0.16 0.32 0.65 0.33	P.S.I. 40 40 40 40 40	DETAIL 10 / IR1.2 DETAIL 15 / IR1.2		
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XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB ORIP EMITTERS PER THE EMITTER SCHEDULE BLOW. USE 34-NICH POLY TUBING SEE UNLESS OTHERWISS NOTED. FLOWS IN GPM FOR LINE CHANGES SHALL BE: (34'-1 TO 7 GPM), (1'-3 TO 14 GPM), (1-12'-15 TO 35 GPM), INSTALL SEVERAL INJINC EVERCA VIZES IN ZONES WI LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES IN ZONES WI LARGE ELEVATION DIFFERENCES.

1, XB-10PC - (1 GPH) EMITTER PER PLANT 2, XB-10PC - (2 GPH) EMITTERS PER PLANT 3, XB-10PC - (3 GPH) EMITTERS PER TREE 4, XB-10PC - (4 GPH) EMITTERS PER TREE 7, XB-10PC - (7 GPH) EMITTERS PER TREE DETAIL 8 / IR1.2

DETAIL 13 / IR1.2

IRRIGATION TAP 'A'

PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:

DRIP SYSTEM

POINT SOURCE EMITTERS

FV

VALVE NUMBER	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"
G.P.M.	10.5	14.4	12.6	10.0	16.3	18.2	18.2	18.2	17.2	3.6	4.4	4.5
OPERATION PSI	40	40	40	40	40	40	40	40	40	40	40	40
ZONE TYPE	ROTATOR	DRIP	DRIP	DRIP								

PLANTS, 1 GALLON AND SMALLER: PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10-15 GALLON: TREES, 1" TO 2-12" CALIPER: TREES, 3" TO 4" CALIPER:

IRRIGATION TAP 'B'

VALVE NUMBER	B1	B2	В3	B4	B5
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"
G.P.M.	15.3	14.6	14.6	14.6	13.6
OPERATION PSI	40	40	40	40	40
ZONE TYPE	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR

CALL UTILITY NOTIFICATION CENTER OF



Galloway

5265 Ronald Reagan Blvd., Suite 3 Johnstown, CO 80534 970.800.3300

GallowayUS.com

ROY NOSEA 1380 02/12/2019 Original Date of Louraura WDSCAPE 07/13/2021

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PFI PROPERTIES I, LLC PAUTLER FARMS ESTATES

Date Issue / Description Init.

8

 Project No:
 PFI000001.10

 Drawn By:
 EFB

 Checked By:
 TDN

 Date:
 07/13/2021

IRRIGATION PLAN

IR1.0