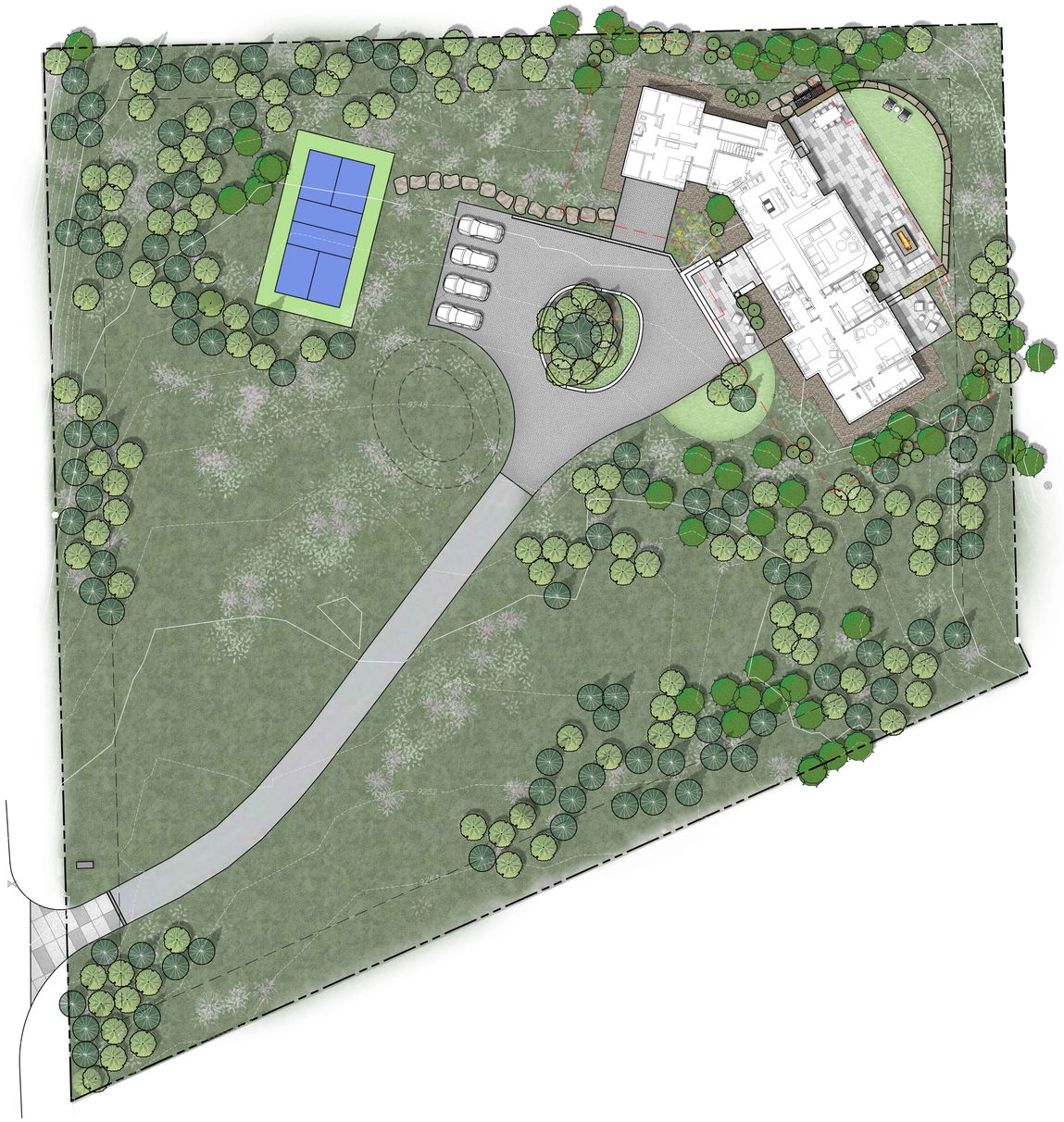
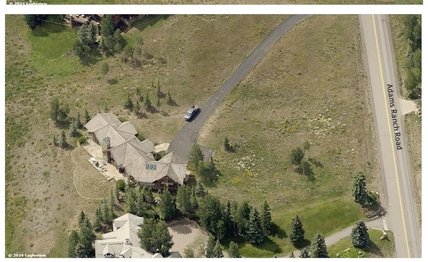
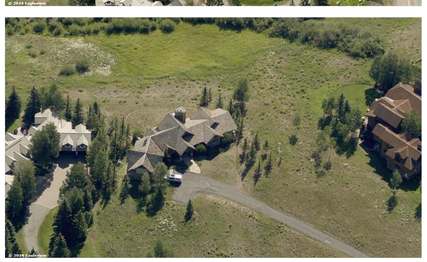
The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000







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ISSUE FOR PERMIT *APRIL 09, 2024*

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MATERIALS SCHEDULE

KEY	DESCRIPTION	COLOR	FINISH	SIZE	REMARKS
CONCRETE PAVING					
C-1	PEDESTRIAN CONCRETE PAVING	INTEGRAL COLOR - SIKA U-49	TOP CAST SURFACE RETARDER BY DAYTON SUPERIOR, VERY LIGHT ACID ETCH FINISH	SAWCUT JOINTS - REFER TO PLANS FOR LAYOUT; REFER TO DETAILS	SAWCUT JOINTS - REFER TO PLANS FOR LAYOUT; REFER TO DETAILS
UNIT PAVERS					
P-1	PORCELAIN TILE PAVING	BRAZILIAN SLATE SILK GREY	GRIP	48"L x 24"W x 20mm	SUPPLIER: THORNTREE SLATE CONTACT: CATHERINE ATKINS - 817-247-6712
P-2	VEHICULAR CONCRETE PAVERS	TBD	STANDARD STEPS TREADS TO RECEIVE SLOW C BULLNOSE EDGE	16"L x 8"W x 2 3/4" THK	PRODUCT: ELEMENT SUPPLIER: COLORADO PAVER SUPPLY
ASPHALT PAVING					
A-1	ASPHALT PAVING	BLACK	STANDARD	3" THK. STANDARD	SUPPLIER: LOCAL
STONE COBBLE, BLOCKS AND PAVERS					
S-1	COLORADO COLORED COBBLE	MESA GREY	SMOOTH	2" - 4"	5" MIN. DEPTH; REFER TO LAYOUT PLAN FOR LOCATIONS
S-2	SLAB STONE RETAINING WALL	COLORADO SANDSTONE ALT. ARKANSAS STONE	CUT SIDES, ROUGH FINISH TOP, BOTTOM, REAR AND FACE	3'-4"L x 3'W x 6" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
S-3	SLAB STONE STEPPING PAD	OKLAHOMA SLAB STONE	BRUSHED TOP AND BOTTOM, ROUGH FINISH ALL SIDES, NATURAL SHAPE	+- 5'L, +-3'W, 4" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
S-4	STONE VENEER WALL	STONE TO MATCH HOUSE	NATURAL CLEFT FACE, SAWN BACK, SIDES, TOP & BOTTOM	VARYING L x 4"W x 1" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
SITE FURNISHINGS					
SF-1	FIRE PIT	STEEL CHARCOAL	POWDER COATED	REFER TO LAYOUT PLANS AND DETAILS	PRODUCT: OLYMPIC STEEL FIRE PIT TABLE SUPPLIER: MONTANA FIRE PITS
SF-2	DINING TABLE & CHAIRS	WEATHERED TEAK	WEATHERED TEAK	TABLE: 92"L x 42"W x 30h CHAIRS: PER MANUFACTURER	PRODUCT: MAYA TEAK 92" TABLE RECTANGULAR DINING TABLE PRODUCT: MAYA TEAK DINING ARMCHAIR SUPPLIER: RESTORATION HARDWARE
SF-3	LOUNGE CHAIRS	WEATHERED TEAK	WEATHERED TEAK	PER MANUFACTURER	PRODUCT: MAYA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-4	DECK CHAIRS	WEATHERED TEAK	WEATHERED TEAK	PER MANUFACTURER	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-5	SIDE TABLE	WEATHERED TEAK	WEATHERED TEAK	20" DIAM., 16"H	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-6	COFFEE TABLE	WEATHERED TEAK	WEATHERED TEAK	48"W x 28½"D x 12"H	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-7	OTTOMAN	WEATHERED TEAK	WEATHERED TEAK	29½" x 29½"	PRODUCT: MAYA TEAK OTTOMAN SUPPLIER: RESTORATION HARDWARE
SF-8	ADIRONDACK CHAIRS	TEAK	BLONDE FINISH	PER MANUFACTURER	PRODUCT: ASPEN TEAK ADIRONDACK CHAIR SUPPLIER: COUNTRY CASUAL TEAK
SF-9	UMBRELLA	WEATHERED TEAK UMBRELLA: CANARY	PER MANUFACTURER	14' x 14'	PRODUCT: OCEAN MASTER MAX CLASSIC CANTILEVER SUPPLIER: TUUCI MOUNT: IN GROUND MOUNT
SF-10	STEEL PLANTER	MATTE BLACK	POWDERED COATED	PLANTER 1: 15'L x 3'W x 3'HT PLANTER 2: CUSTOM SIZE, REF. PLANS	PRODUCT: METAL WIDE RECTANGLE, MODULAR SUPPLIER: GREEN THEORY
DRAINS					
D-1	ACO TRENCH DRAIN	STAINLESS STEEL GRATE, HEEL PROOF	SATIN FINISH	8" WIDTH	ACO KS200 KLASSIKDRAIN 'QUUICKLOK' LOAD CLASS B
D-2	NDS DRAIN IN AGGREGATE	CAST IRON	SATIN FINISH	9" DIAMETER	NDS 9" CATCH BASIN w/ CAST IRON GRATE
D-3	NDS DRAIN IN PLANTER	CAST IRON	SATIN FINISH	6" DIAMETER	NDS 6" CAST IRON ATRIUM DRAIN

GENERAL NOTES:

1. *WARNING! EXISTING UNDERGROUND UTILITIES MAY BE ENCOUNTERED THROUGHOUT THE ENTIRE PROJECT AREA. LOCATE UTILITIES PRIOR TO CONSTRUCTION.*
2. *PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES AND ACCESS TO BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION, INCLUDING PAVEMENTS, LANDSCAPE AREAS, IRRIGATION, AND UTILITIES.*
3. *INSTALL TREE PROTECTION FENCING PRIOR TO DEMOLITION AND CONSTRUCTION. COMPLY WITH REQUIREMENTS IN SECTION 015639 TREE PROTECTION AND MAINTENANCE.*
4. Provide Landscape Architect with project schedule.
5. Notify the Landscape Architect of any discrepancies that arise during the construction period. Failure to make such discrepancies known to the Landscape Architect will result in the contractor's liability to redo work as necessary to achieve the design intent.
6. All dimension lines shall be considered 90 degrees unless otherwise noted.
7. All concrete formwork shall be straight and free from bulges and/ or changes in angle that are not shown on the drawings.
8. Layout of sidewalks shall be approved by Landscape Architect prior to concrete pour.
9. Provide positive drainage throughout project area. No ponding or standing water is acceptable.
10. Provide sleeving to all planting areas re: irrigation plans.
11. All landscape areas shall be 100% irrigated, equipped with an automatic underground irrigation system equipped with a rain and freeze guard set at 38° F.
12. All irrigation to follow the rules set forth in the Town of Mountain Village ordinance.
13. See details and specifications for staking methods, plant pit dimensions and backfill requirements.
14. Stake all tree and shrub locations for approval by Landscape Architect prior to beginning work.
15. Final locations of plant materials is subject for review and approval by Landscape Architect.
16. Stake site lighting fixture locations for approval by Landscape Architect. Coordinate fixture and conduit locations among all disciplines including, but not limited to, existing and proposed mechanical, electrical, and plumbing utilities, drainage, planting, and irrigation.

GRADING AND DRAINAGE NOTES:

1. Field verify existing underground utilities. The contractor shall be responsible for verifying the actual location and elevation in the field prior to beginning construction of the new facilities. The contractor shall protect all existing utilities and shall be responsible for any damage to existing utilities encountered during construction.
2. The debris created by removal operations shall become the property of the contractor and shall be legally disposed of away from the job site, using jurisdictional standards & best practices.
3. The contractor shall notify underground service alert with sufficient notice for the location of utilities prior to excavation.
4. Rough and fine grading shall be as shown on the civil engineers drawings in addition to the landscape architect drawings, however contractor to verify as a statement of record there are no discrepancies, contractor has reviewed and any further coordination shall be submitted by contractor in the form of an RFI.
5. The contractor shall request a review for inspection of final in place grading a minimum of 48 hours in advance of performing any work unless otherwise noted on this sheet.. Final grading shall be approved by the landscape architect in the field prior to installation of planting.
6. Refer to planting notes for grading requirements for areas adjacent to pavements.
7. Refer to civil and plumbing engineer's drawings for connections to drains and continuation to discharge piping.

LAYOUT AND MATERIALS NOTES:

1. The contractor shall layout and verify all dimensions prior to construction. Any discrepancies shall be brought to the attention of the landscape architect for direction and resolution of discrepancies prior to proceeding.
2. For dimensions of buildings, garages, trash enclosures, parking lot layouts and other related non-landscape work, refer to the architectural or civil drawings. Copies of the drawings are available from the owner.
3. Verify locations of all site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
4. Written dimensions take precedence over scale.
5. This drawing includes the location of various mechanical drain systems. Coordinate construction, details and utility connections with related architectural and engineering drawings.
6. For handicapped standards, verify compliance with latest edition of ADA and Local and State Handicap Standards prior to construction.
7. Where dimensions are called as "equal", all referenced items shall be spaced equally, measured to their center lines.
8. All measurements are to face of building, wall or other fixed site improvement. Dimensions to center lines is indicated.
9. Install all intersecting elements at 90 degrees to each other unless otherwise noted.

EXPANSION AND CONTROL JOINTS:

1. joints shall be laid out as shown in the drawings. Advise the landscape architect where layout discrepancies exist to determining joint resolution.
2. Tooled joints shall be installed at appropriate timing during concrete installation. Sawcuts shall be installed within 24 hours of installing concrete. Overcut of joints into non-jointed surfaces is not permitted. Sawcuts shall extend to adjacent surfaces or expansion joints.
3. Provide continuous expansion joints in all cases between structures such as walls, curbs, steps and building or where concrete abuts utility vaults or boxes when walls or flatwork meets vertical or in grade devices. Joints shall be continuous and shall comply with the drawing details.
4. Sealant joint is required in expansion joints unless otherwise noted. Sealant shall be installed neat, without overpour onto paving or adjacent surfaces and control joints. Generally the sealant is to be held down from the surface $\frac{1}{8}$ to $\frac{1}{4}$ inch or at the bottom of the tooled radius.
5. Reference specification for additional requirements.

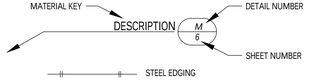
PLANTING NOTES:

1. Refer to civil engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the landscape architects plans, the contractor shall contract the owner and landscape architect for direction as to how to proceed.
2. Verify locations of all pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
3. Final grading shall be approved by the landscape architect in the field prior to planting.
4. Contractor shall accompany the project agronomist to the site for the purpose of taking soil samples and reviewing existing site conditions. The appropriate quantity of samples shall be verified with the landscape architect and agronomist. Samples shall then be tested and analyzed for agricultural suitability and fertility by accredited soil testing laboratory. Analysis shall include review and coordination with specifications and recommendations for soil preparation and backfill mix. Submit soils analyses to landscape architect for approval prior to soil preparation. This requirement applies to all soils and conditions within this project. (add as follows where applicable) including import soils, on grade soils and on structure soils. Verifying on structure filter fabric/soils compatibility shall be a part of the overall analysis.
5. Excess soil from landscape grading to be removed and disposed off-site by contractor.
6. Exact locations of plant materials shall be approved by the landscape architect in the field prior to installation. Landscape architect reserves the right to adjust plants to exact location in field.
7. All trees to be planted a minimum of (2'-6") feet from face of building, curb or pavement except as approved by landscape architect,
8. Align and equally space in all directions all trees, shrubs and vines as noted in the drawings.
9. Contractor shall be responsible for verifying all plant counts and square footage's. Quantities, if provided, are owner information only.
10. Provide matching forms and sizes for all plant materials within each species, plant type and size designated on the drawings.
11. Root control barriers shall be installed whenever trees are placed within (7'-0") of curb or pavement.
12. Prune newly planted trees only as directed by landscape architect.
13. Finish grades of all shrub areas shall be (1 1/2") below adjacent curb, pavement or header. In areas where (1 1/2") mulch is to be applied finish soil grades shall be (2") below adjacent cub, or pavement, mulch surface shall be (1/2").
14. Finish grades of all turf areas shall be (1/2") below adjacent curb or pavement.
15. Provide steel header as divider between turf and shrub or ground cover areas as indicated on these drawings. Where no edging in indicated, provide a shovel cut edge within ground cover or shrub areas which are adjacent to turf.
16. Provide a (3") layer of mulch at all shrub and ground cover areas except rooted cuttings unless noted otherwise on the drawings.

DEMOLITION LEGEND

- DEMO EXISTING WALL
- DEMO EXISTING FENCE
- TREE PROTECTION FENCING (PROTECT TREES DURING DEMO AND GENERAL CONSTRUCTION, AND LIMIT ACCESS TO AREAS TO SPECIFIC CONSTRUCTION OF PLANS WITHIN THE FENCED AREAS)
- SAWCUT/DEMO EXISTING PAVING/CONCRETE, STEPS, ROCK
- DEMO EXISTING TILE/PAVER PATIO
- DEMO ASPHALT DRIVE AND CONCRETE APRON
- REPAIR AND CAP EXISTING ASPHALT DRIVE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LAYOUT LEGEND

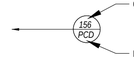


- STEEL EDGING
- EJ — EXPANSION JOINT
- CJ — CONTROL JOINT
- PLANTING AREA
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOURS
- RAMP — ACCESSIBLE RAMP SLOPE
- STEPS
- LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
TW	TOP OF WALL ELEV. (FINISHED GRADE)
BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
423.50	PROPOSED GRADE
9247	EXISTING GRADE
	TRENCH DRAIN AT DRIVE
	AREA DRAIN IN PLANTING,
	AREA DRAIN BELOW GRAVEL
	EXISTING DRAINAGE SWALE

PLANTING LEGEND



- STEEL EDGING
- PROPOSED TREE
- EXISTING TREE TO REMAIN

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L0.00
Sheet No.:

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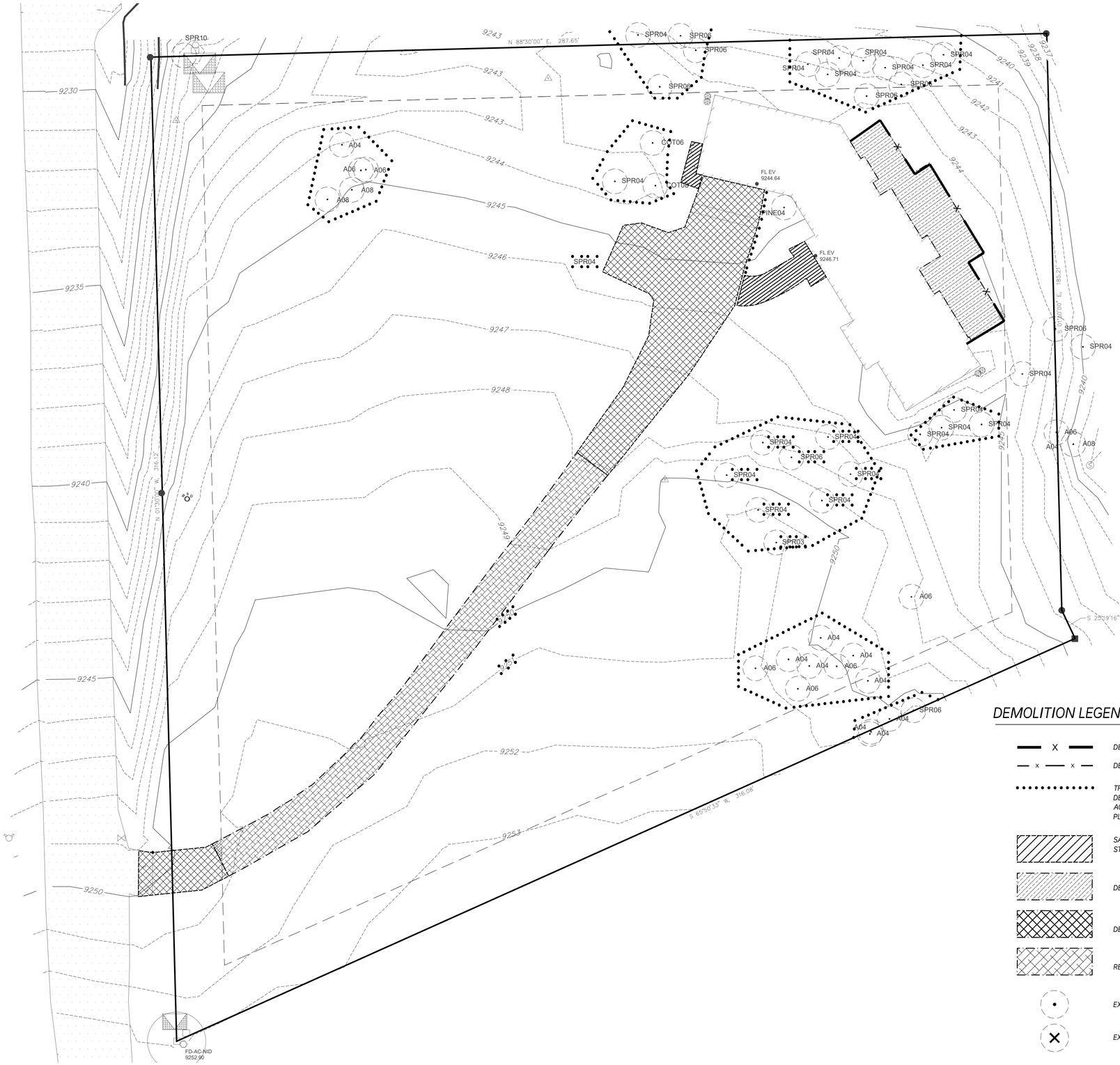

DEMOLITION LEGEND

- DEMO EXISTING WALL
- DEMO EXISTING FENCE
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DEMO PLAN

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LAYOUT LEGEND

MATERIAL KEY — DESCRIPTION — M 6 — DETAIL NUMBER — SHEET NUMBER

- SE — STEEL EDGING
- EJ — EXPANSION JOINT
- CJ — CONTROL JOINT
- PA — PLANTING AREA
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOURS
- RAMP — ACCESSIBLE RAMP SLOPE
- STEPS
- LIMIT OF WORK
- PROPERTY LINE

SCALE: 1/16" = 1'-0"

0 8 16 32

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LAYOUT & MATERIALS PLAN

L1.00

Sheet No.:

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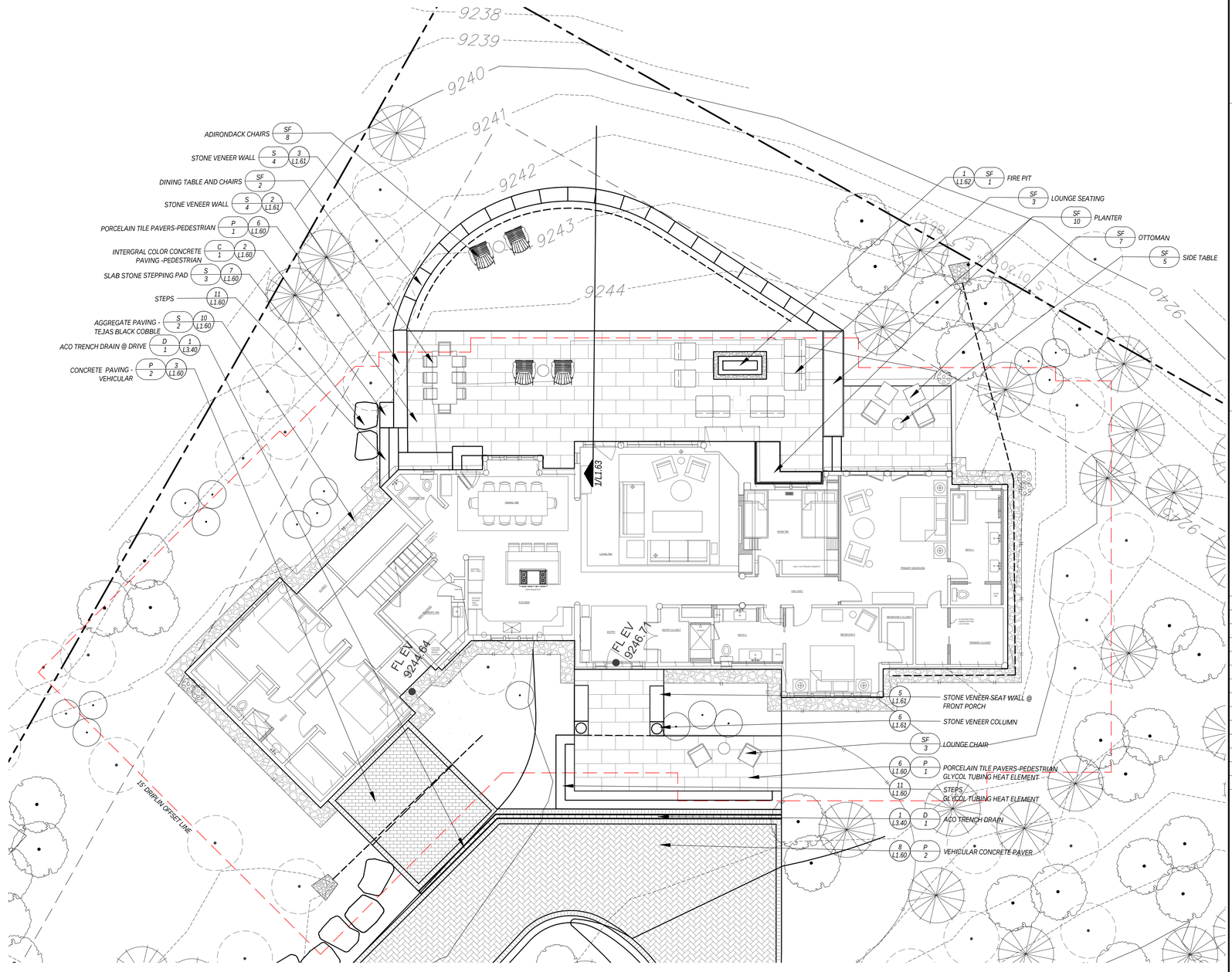

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LAYOUT & MATERIALS ENLARGEMENT PLAN

L1.20

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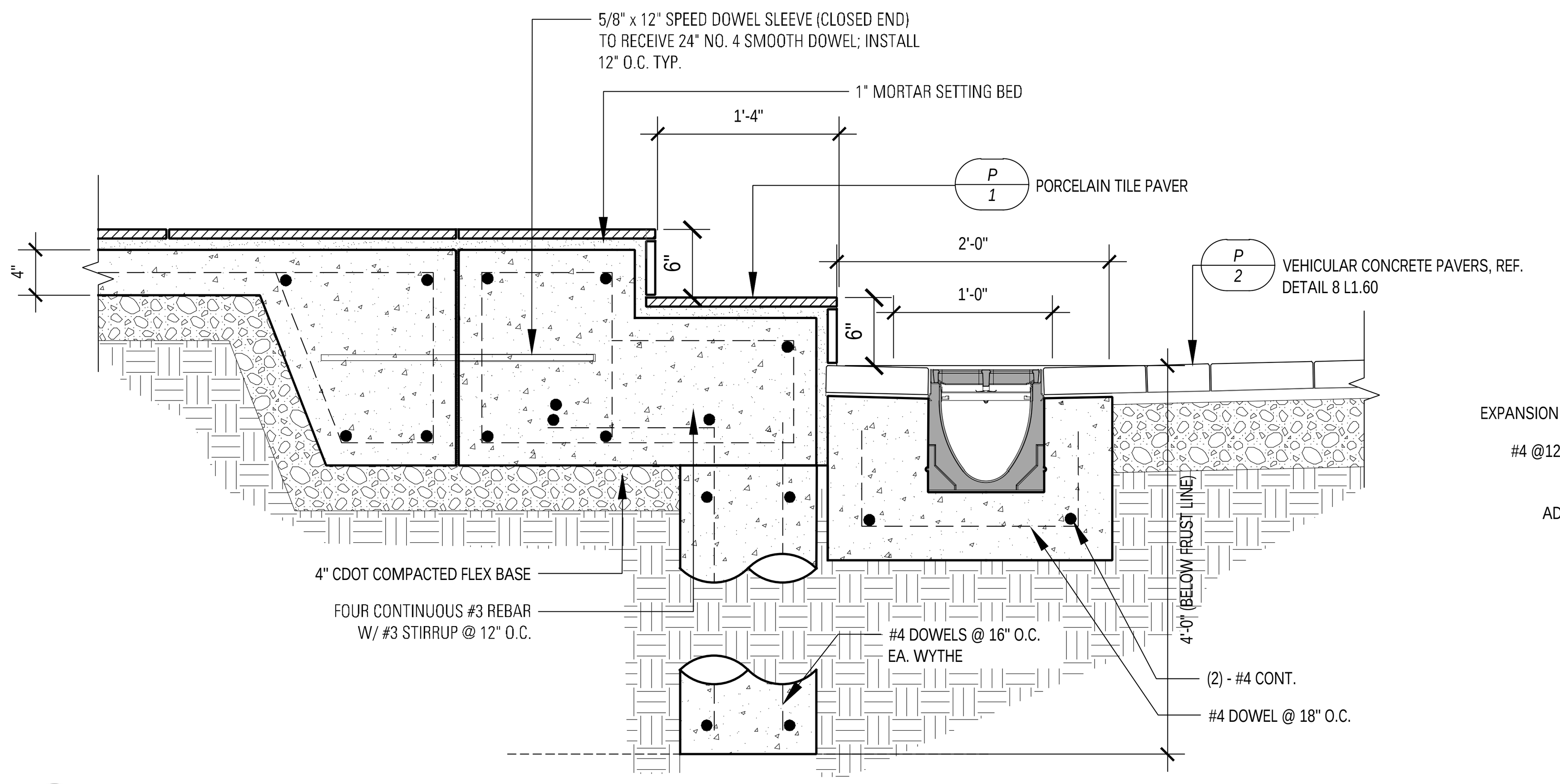
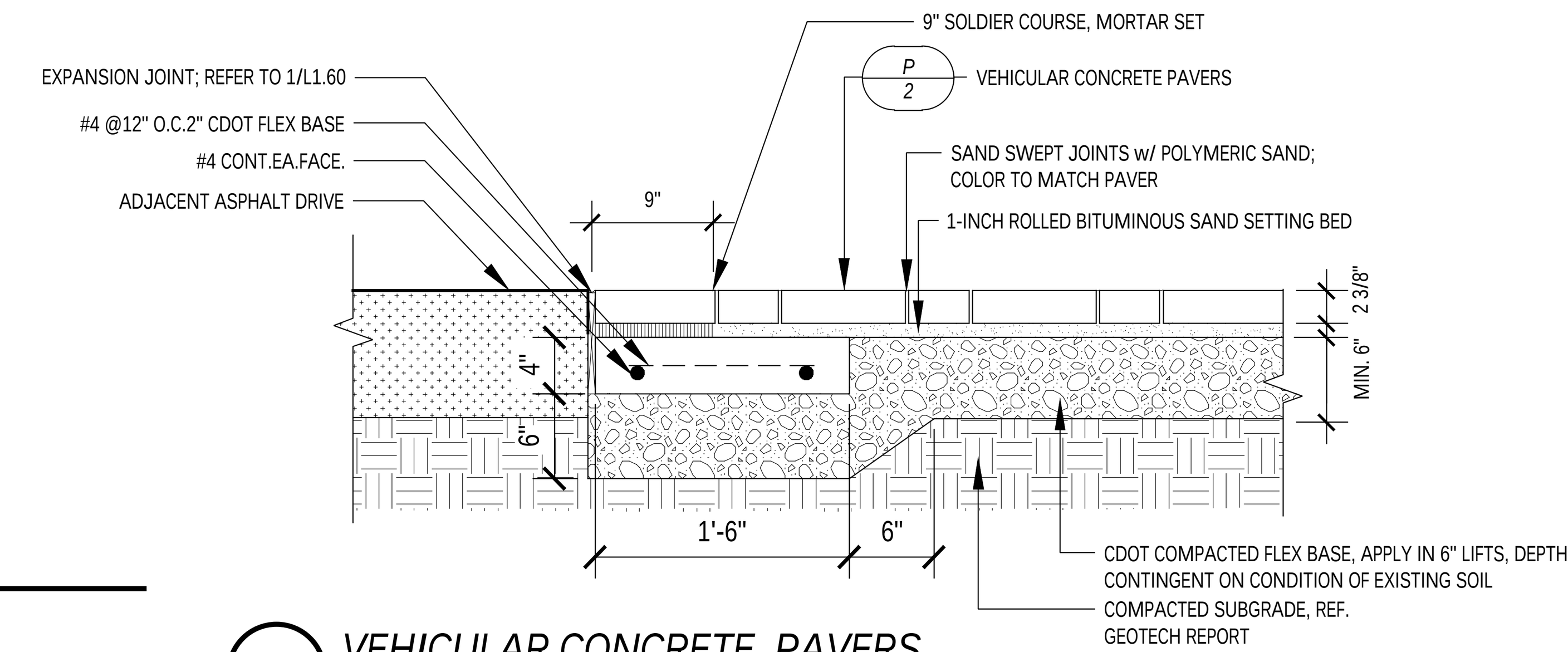
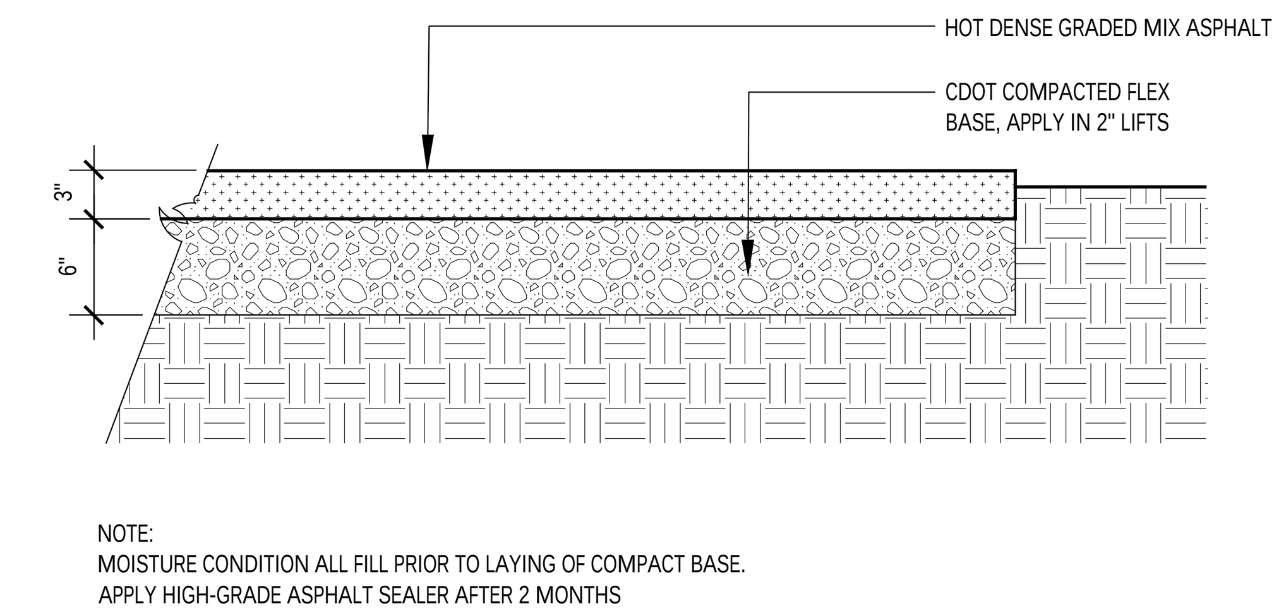


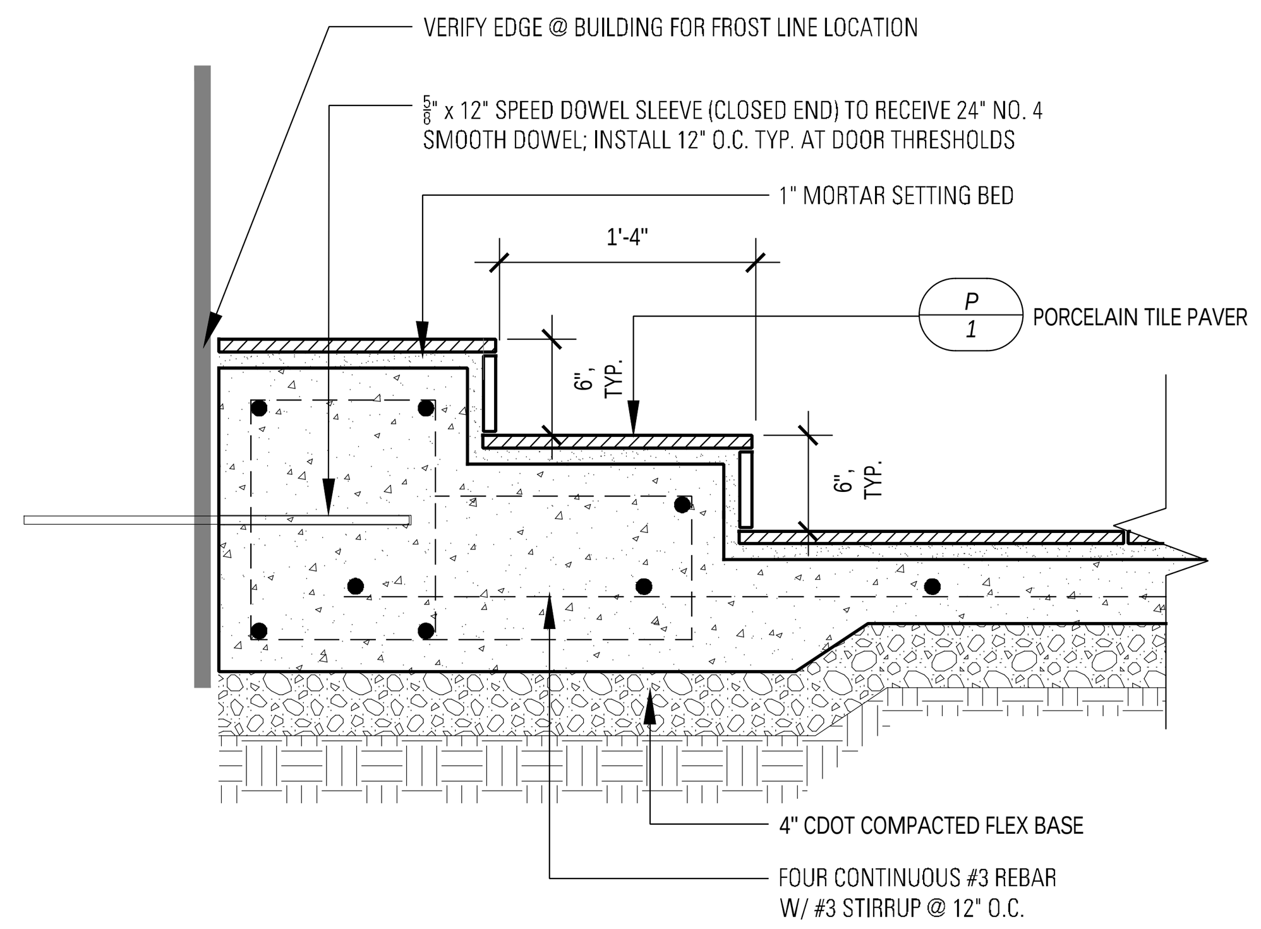
12 PORCEILAIN TILE STEPS @ FRONT PORCH
SCALE: 1/2" = 1'- 0"



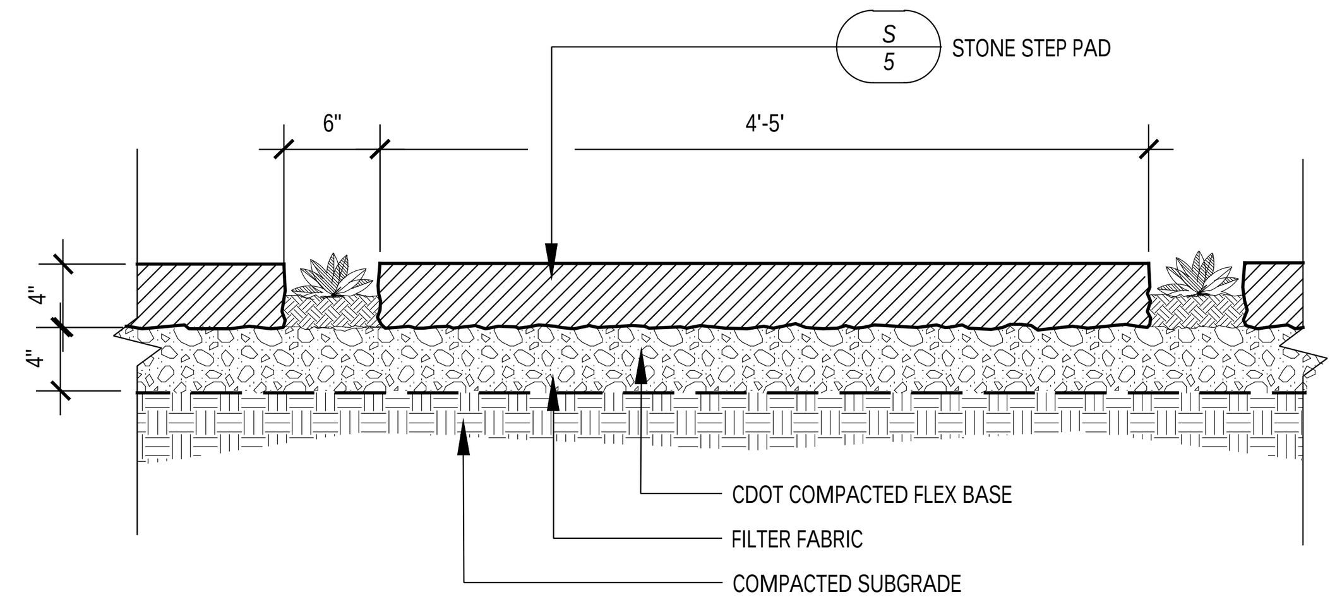
8 VEHICULAR CONCRETE PAVERS
SCALE: 1" = 1'-0"



4 ASPHALT PAVING - VEHICULAR
SCALE: 1"=1'-0"



11 PORCEILAIN TILE STEPS @ REAR DOOR
SCALE: 1/2" = 1'- 0"



7 STONE STEP PADS
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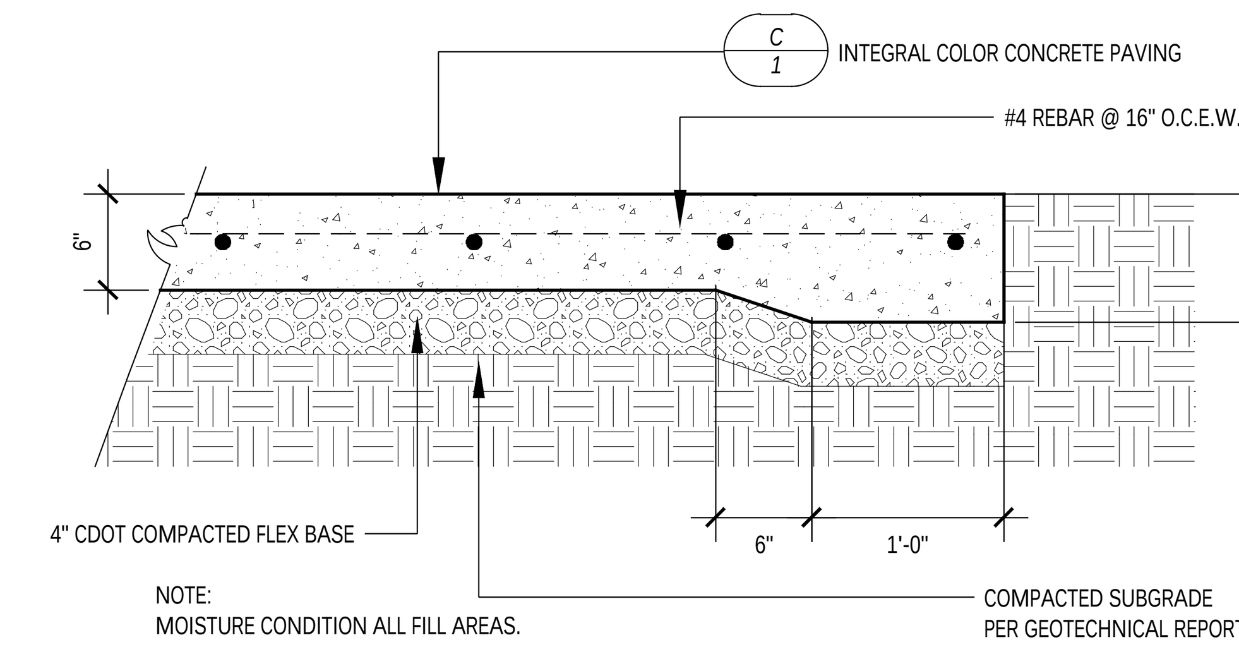

3 INTERGRAL COLOR CONCRETE PAVING - VEHICULAR
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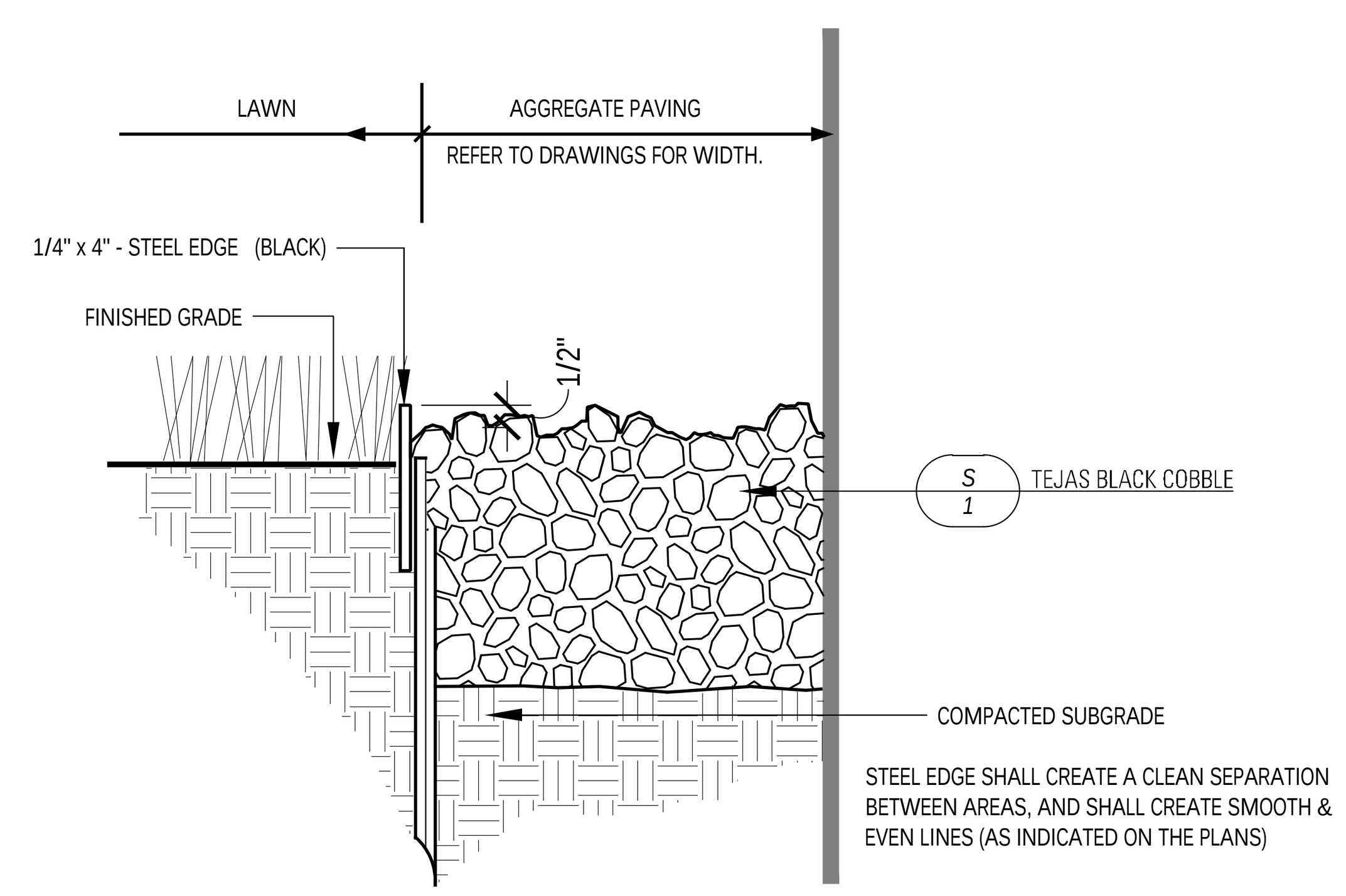
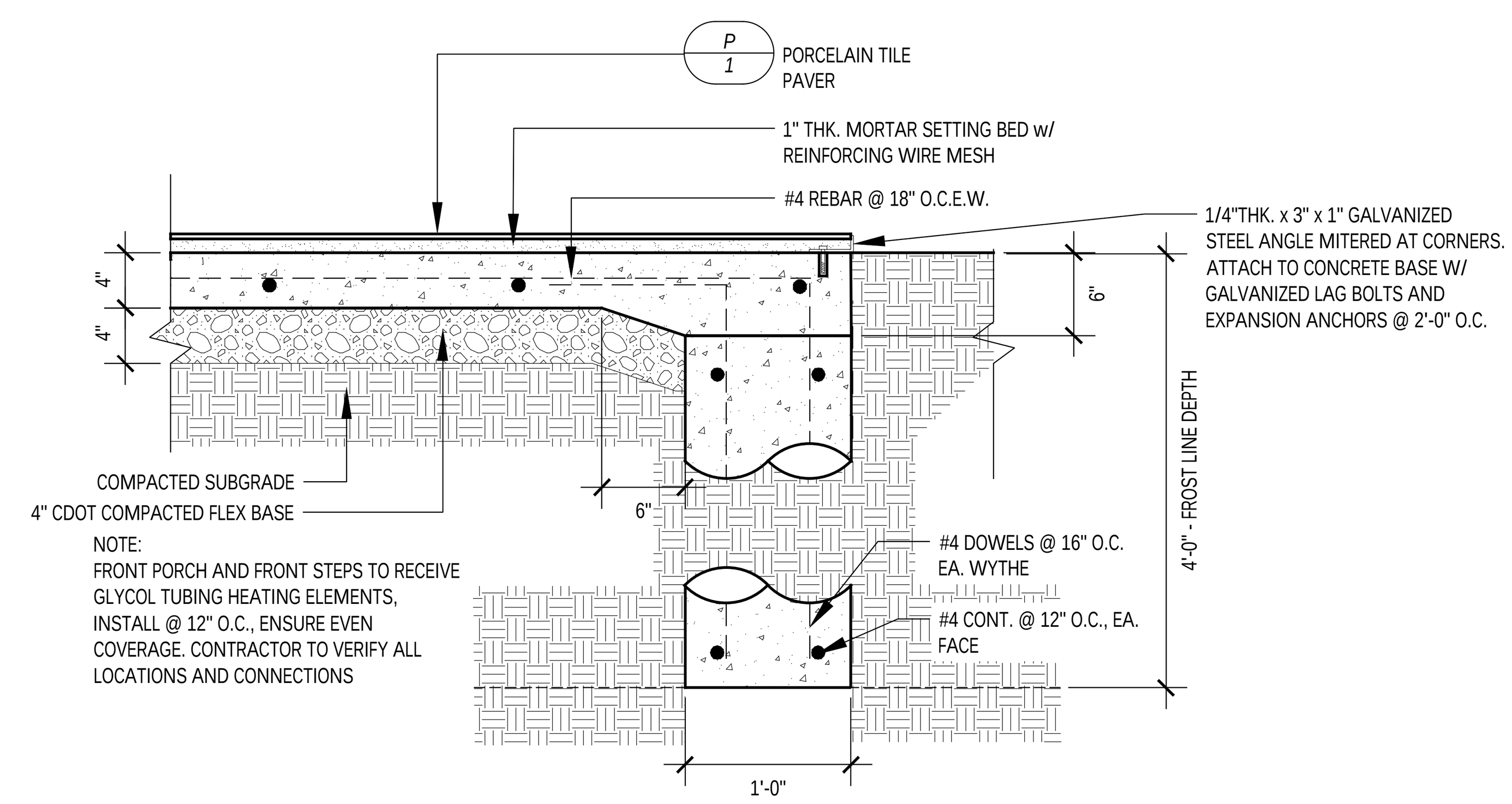
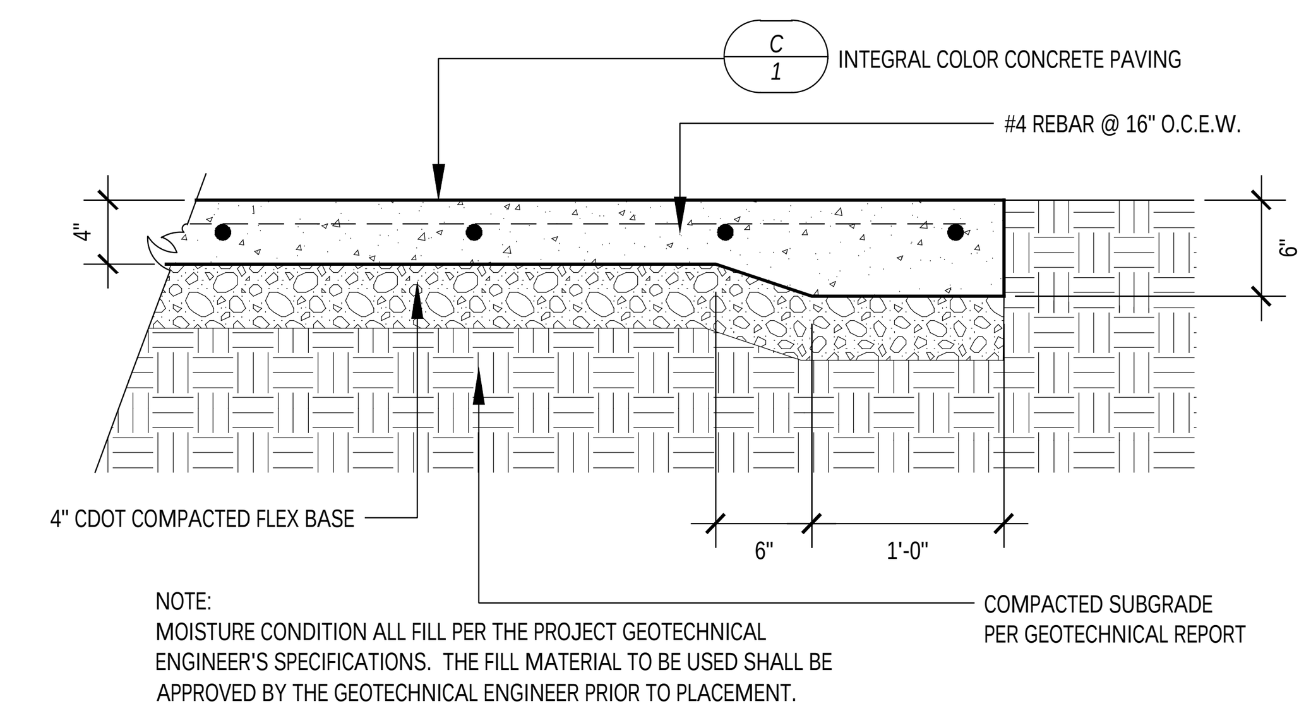


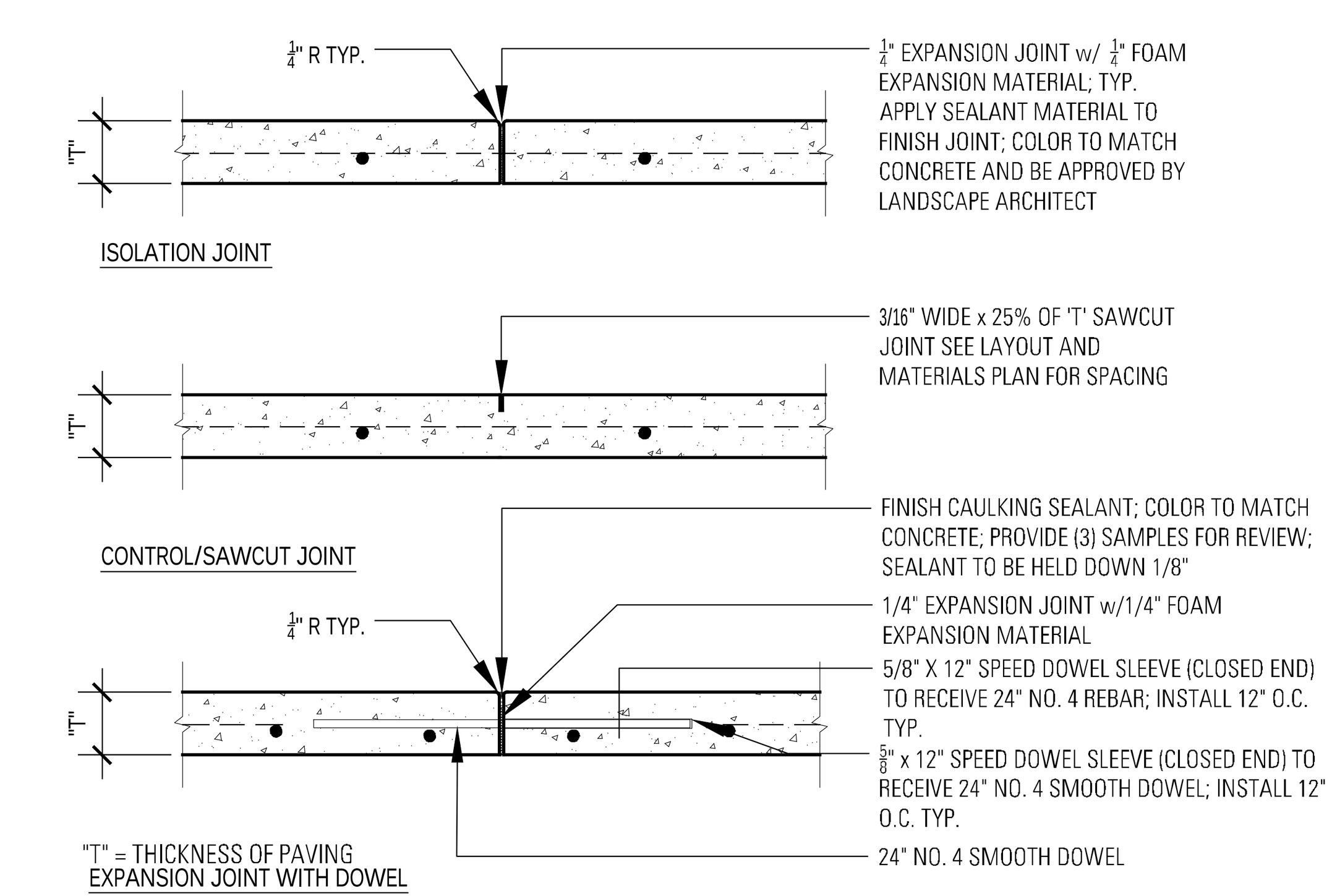
10 AGGREGATE PAVING - TEJAS BLACK COBBLE
NTS



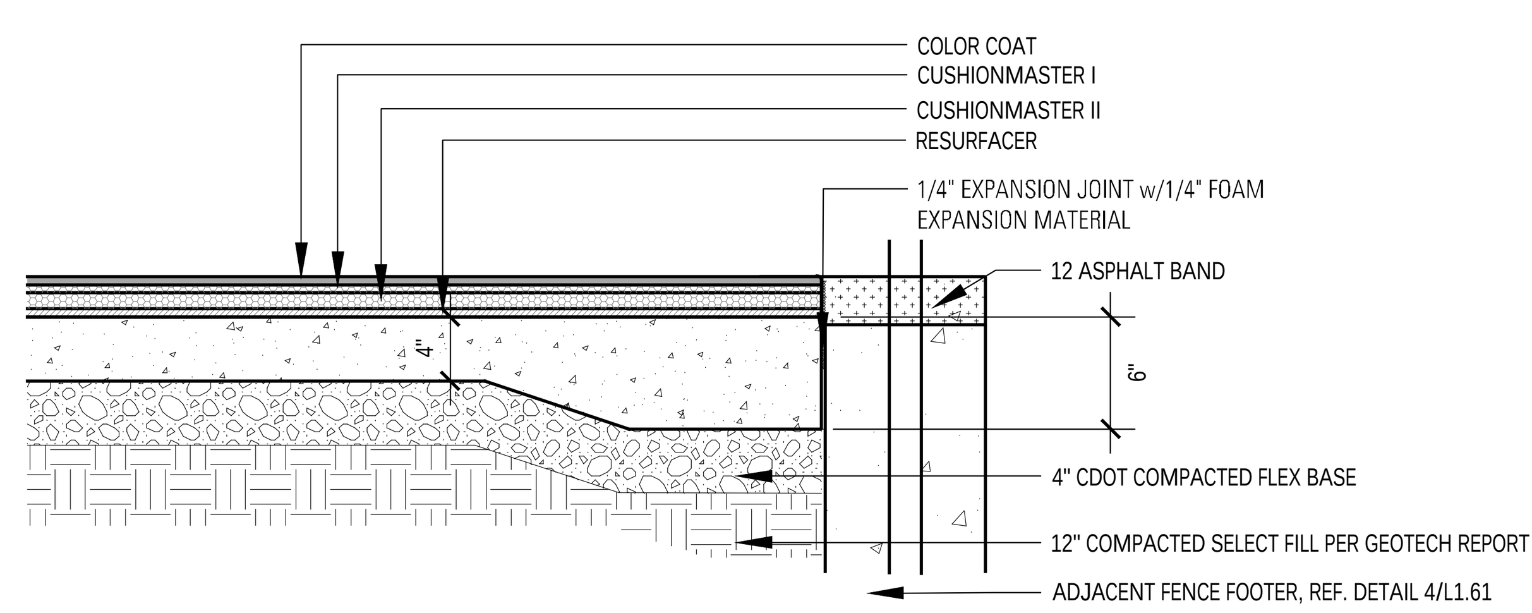
6 PORCELAIN TILE PAVING - PEDESTRIAN
SCALE: 1"=1'-0"



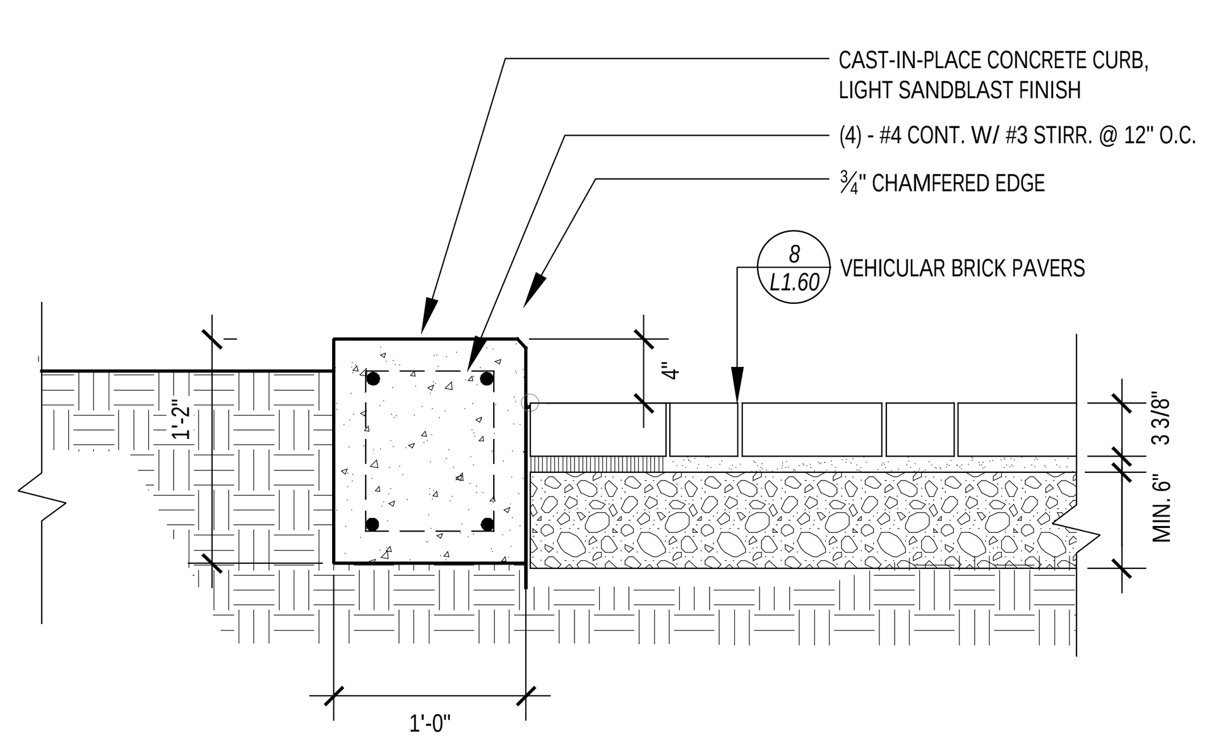
2 INTEGRAL COLOR CONCRETE PAVING - PEDESTRIAN
SCALE: 1"=1'-0"



1 JOINTS IN CONCRETE
SCALE: 1"=1'-0"



9 PICKLEBALL COURT SURFACING
SCALE: 1"=1'-0"



5 CAST-IN-PLACE CONCRETE CURB
SCALE: 1"=1'-0"

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ISSUE FOR PERMIT

COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT
04/09/2025

Project No.	23027
Drawn By:	JS
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Sheet Title:
PAVING DETAILS

L1.60
Sheet No.:

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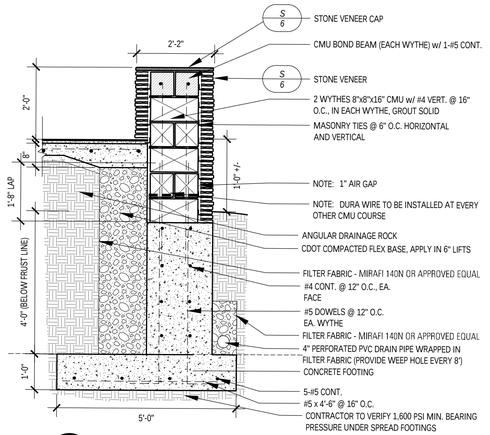
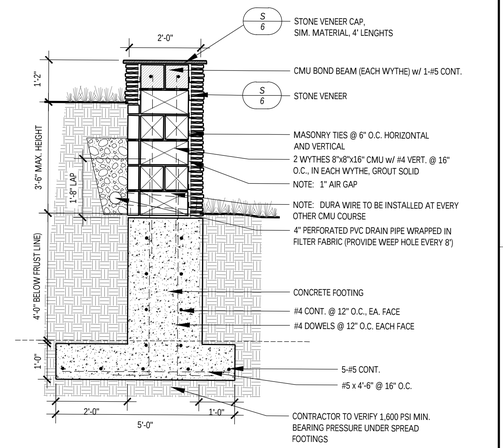
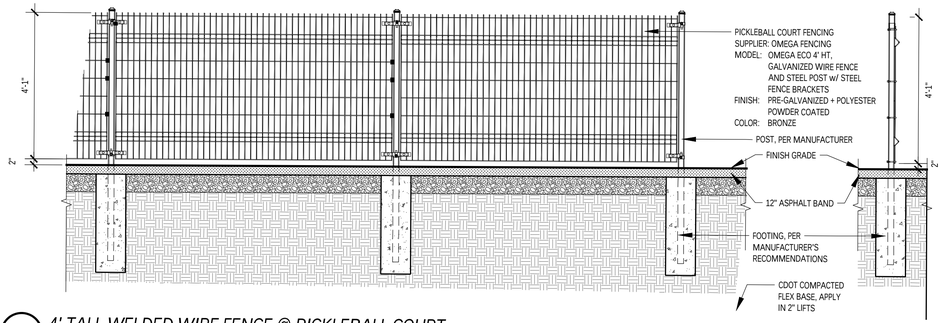


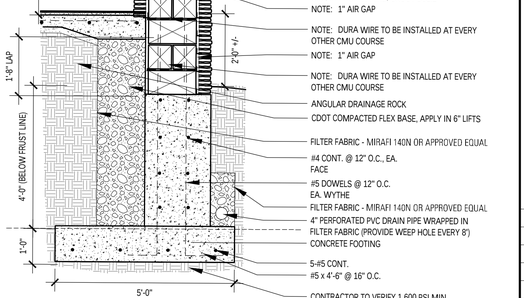
5 *STONE VENEER SEAT WALL @ PORCH*
SCALE: 1/2"=1'-0"



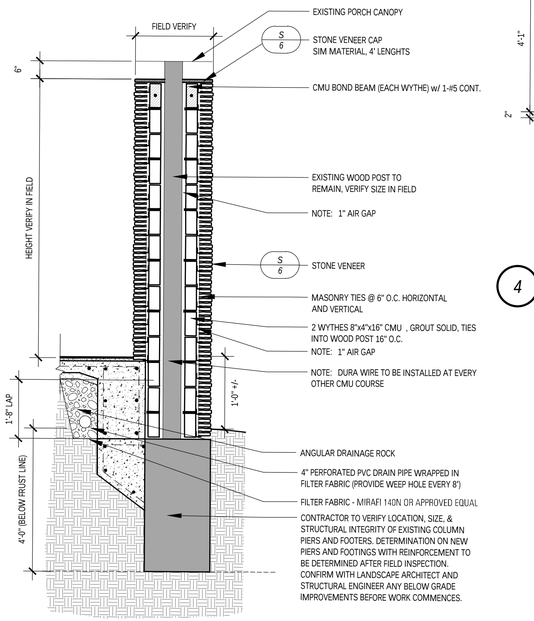
3 *CUT STONE RETAINING WALL*
SCALE: 1/2" = 1'- 0"



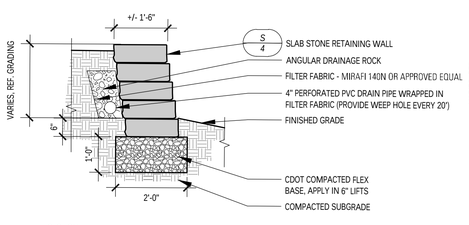
4 *4' TALL WELDED WIRE FENCE @ PICKLEBALL COURT*
SCALE: 1/2" = 1'-0"



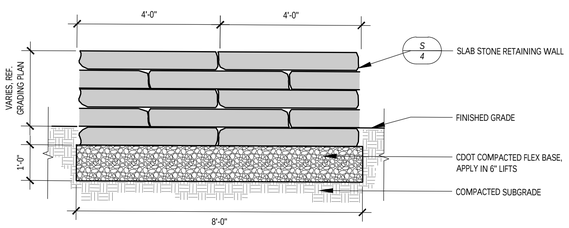
2 *STONE VENEER WALL*
SCALE: 1/2"=1'-0"



6 *STONE VENEER COLUMN*
SCALE: 1/2"=1'-0"



SECTION



ELEVATION

1 *STONE SLAB WALL*
SCALE: 1/2" = 1'- 0"

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WALL DETAILS

L1.61

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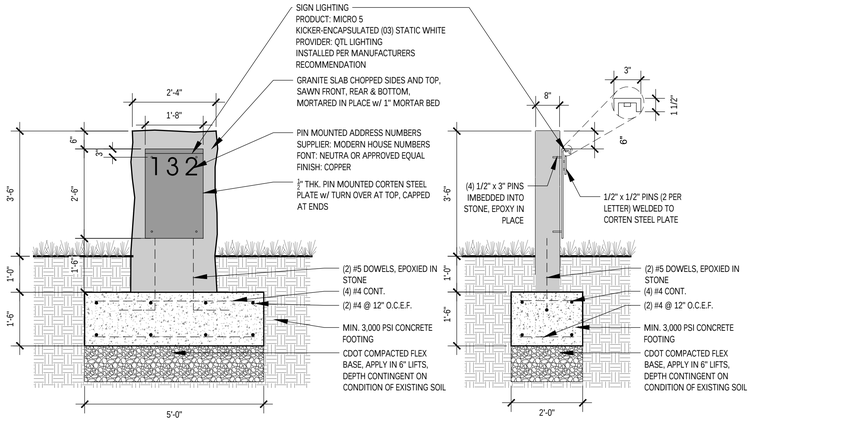
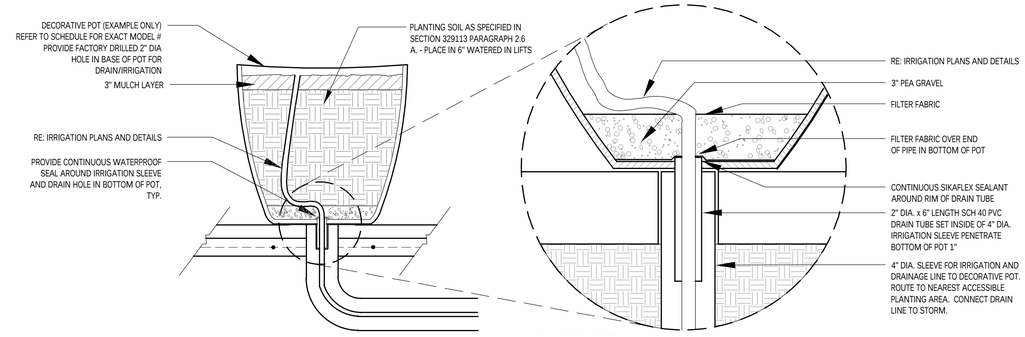
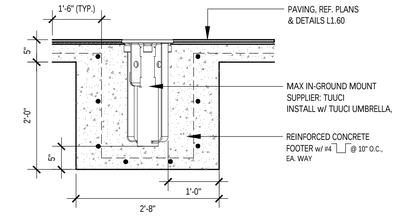


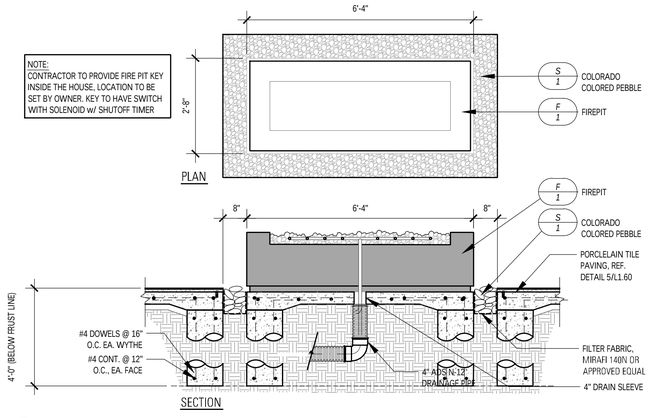
3 *ADDRESS MARKER*
SCALE: 1/2"=1'-0"



2 *DECORATIVE POT*
SCALE: NTS



4 *TUUCI IN-GROUND SECURITY BASES*
SCALE: 3/4" = 1'-0"



1 *FIRE PIT*
SCALE: 1/2"=1'-0"

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SITE AMENETIES DETAILS

L1.62

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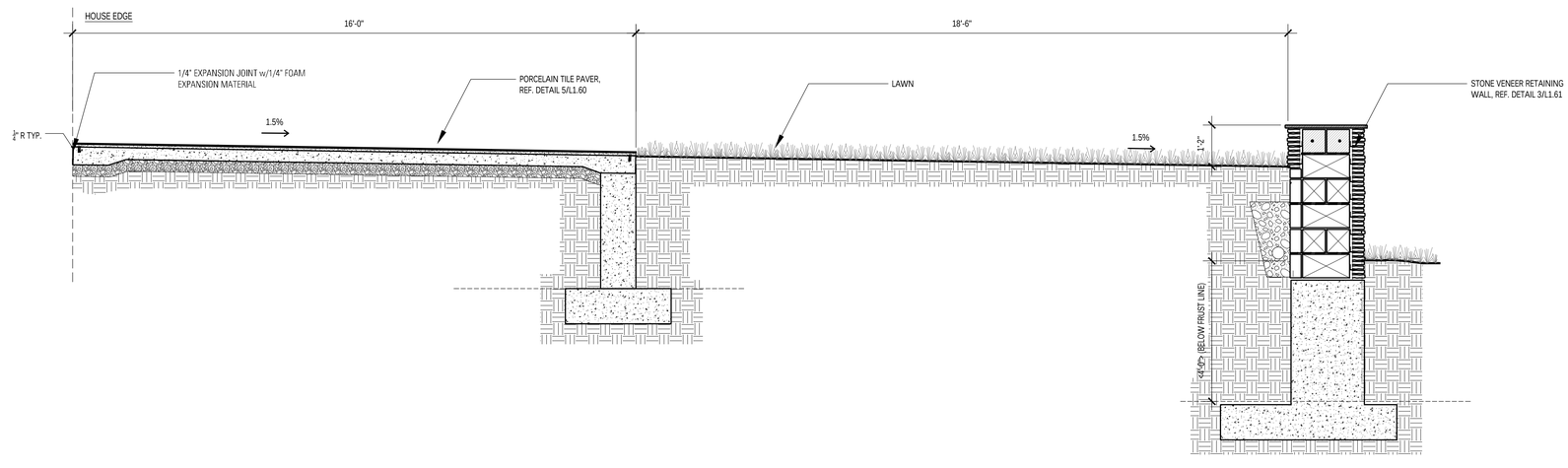

1 *REAR PATIO CROSS SECTION*
SCALE: 1" = 1/2"- 0"

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SITE SECTIONS

L1.63

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GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
TW	TOP OF WALL ELEV. (FINISHED GRADE)
BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
423.50	PROPOSED GRADE
9247	EXISTING GRADE
	TRENCH DRAIN AT DRIVE
	AREA DRAIN IN PLANTING,
	AREA DRAIN BELOW GRAVEL
	EXISTING DRAINAGE SWALE

SCALE: 1/16" = 1'-0"

0 8 16 32

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GRADING PLAN

L3.00

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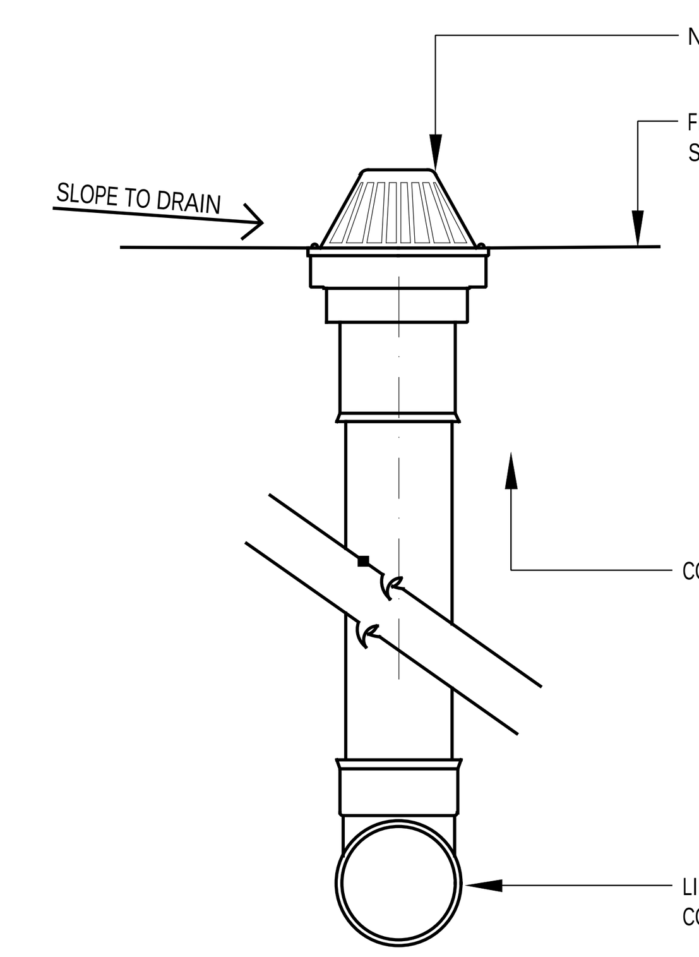
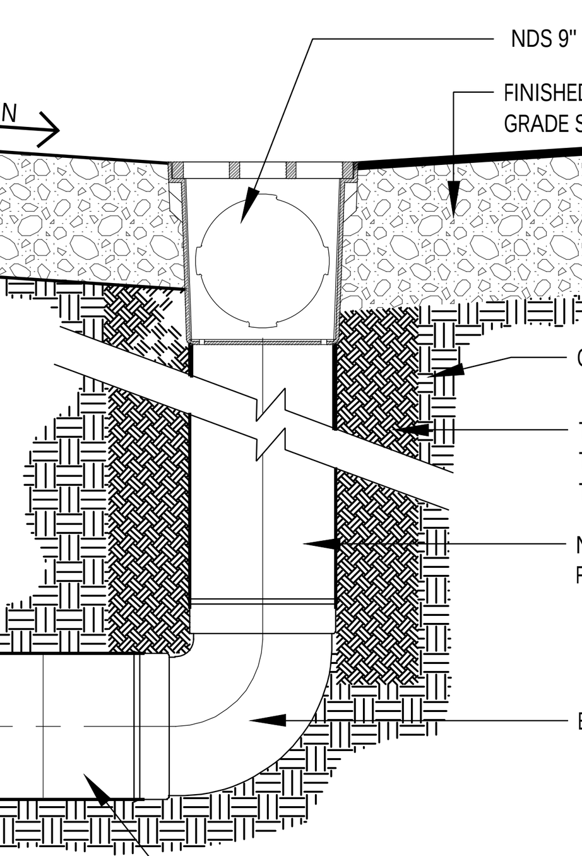
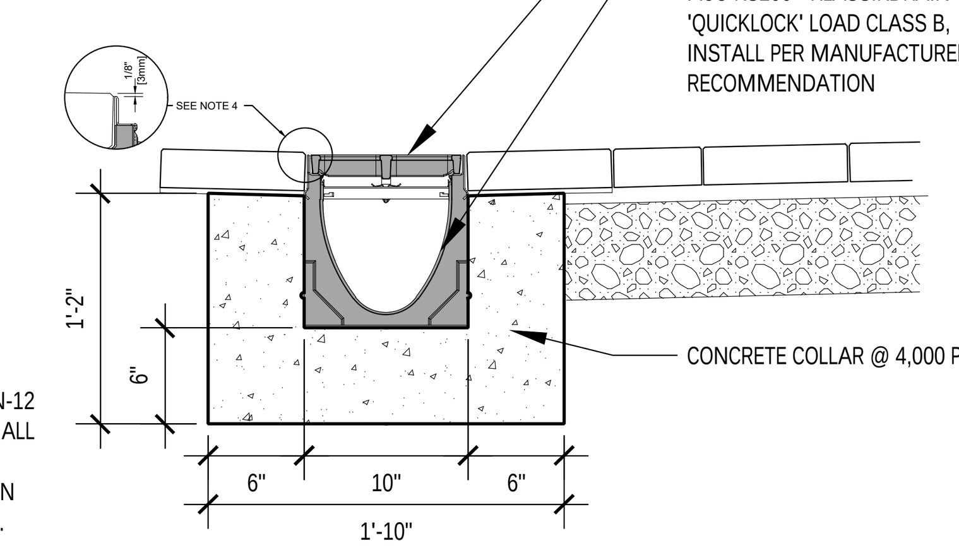


3 AREA DRAIN IN PLANTING
NTS

NOTE:
ALL PROPOSED STORM DRAIN LINES TO RECEIVE HEAT TAPE. INSTALL PER MANUFACTURERS RECOMMENDATION



2 9" CATCH BASIN IN AGGREGATE ON GRADE
NTS



NOTE:
ALL PROPOSED STORM DRAIN LINES SHALL BE ADS N-12 DOUBLE WALLED PIPE IN SIZES INDICATED ON PLAN. ALL PROPOSED STORM DRAIN LINES SHALL BE PLACED A MINIMUM OF 12" BELOW FINISHED GRADE. MAINTAIN MINIMUM 1% SLOPE IN ALL PROPOSED DRAIN LINES.

1 TRENCH DRAIN @ DRIVE
SCALE: NTS

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Sheet Title:
DRAINAGE DETAILS

L3.40
Sheet No.:

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Plot: Apr 23, 2025 - 7:56am slater
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COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

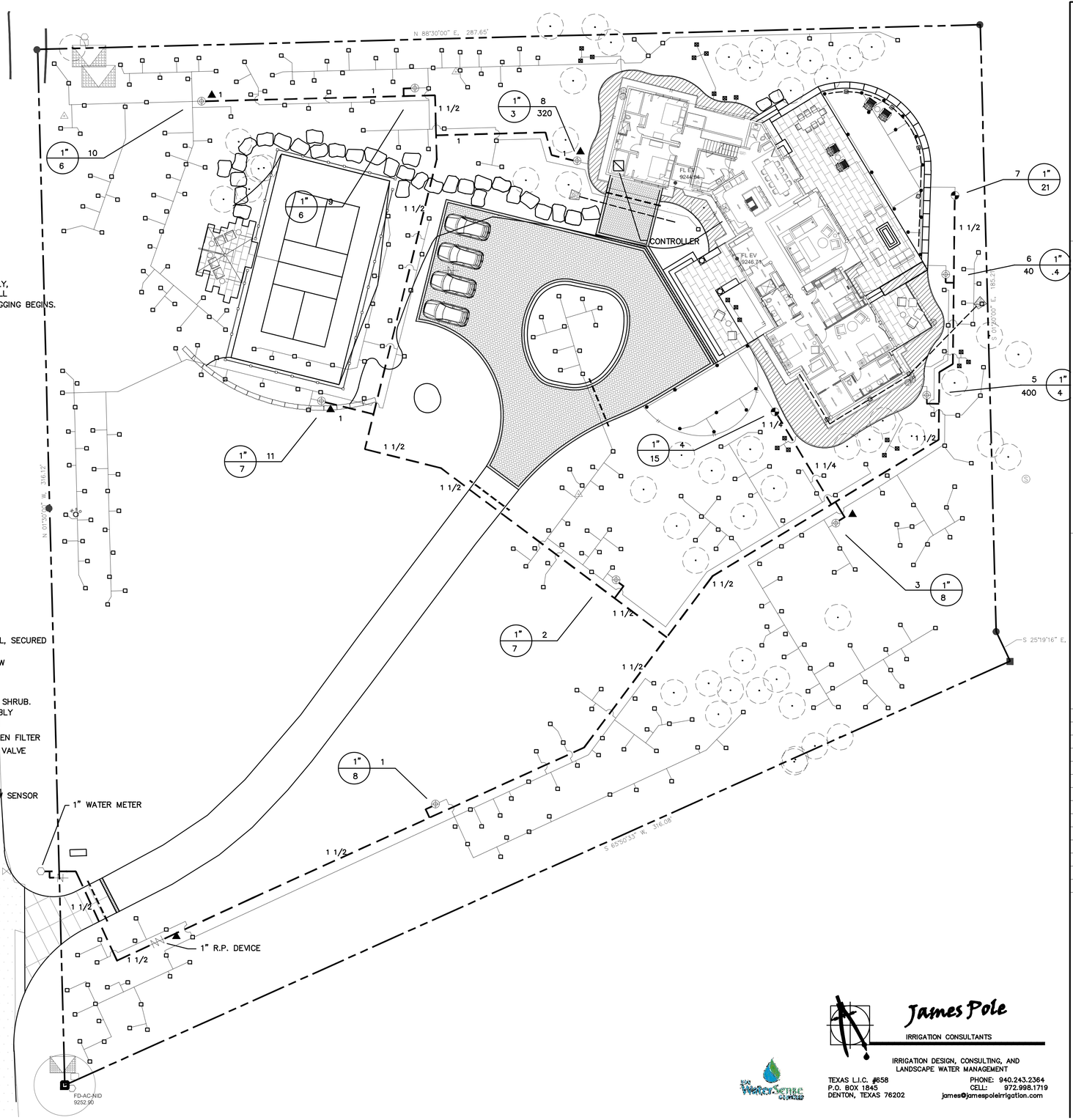
TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

LEGEND

- TREE DRIP RING INSTALLED AS DETAILED WITH NETAFIM TLHCVXR5-12 DRIP TUBES ABOVE ROOT BALL, SECURED BELOW MULCH WITH 6" WIRE STAPLES.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH MP ROTATOR NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #15 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER HE-050-B PRESSURE COMPENSATING .5 GPM POINT SOURCE EMITTER, TWO PER PROPOSED SHRUB. SEE INSTALLATION NOTE #15 REGARDING EMITTER LAYOUT AND CONNECTION TO DRIP VALVE ASSEMBLY
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- NETAFIM CONTROL ZONE KIT MODEL #NCZ-1S SERIES WITH 50 PSI PRESSURE REGULATOR AND SCREEN FILTER
- HUNTER HQ-33-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- WILKINS 375-B SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
- 1" IRRIGATION WATER METER AND TAP
- 1" HUNTER ICV SERIES MASTER VALVE, WITH CREATIVE SENSOR TECHNOLOGY FSI T SERIES PVC FLOW SENSOR
- HUNTER IC-M SERIES AUTOMATIC CONTROLLER WITH WRFC WIRELESS RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- SCH. 40 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- 4" CLASS 200 SLEEVE PIPE

THE IRRIGATION CONTRACTOR SHALL SELECT MP ROTATOR NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.



James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #658
P.O. BOX 1845
DENTON, TEXAS 76202
PHONE: 940.243.2364
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james@jamespoleirrigation.com

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Designer : JS
L.I.C. No.: JAMES POLE
Date: 04.10.2025

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IRRIGATION PLAN

L4.00

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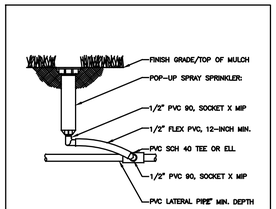
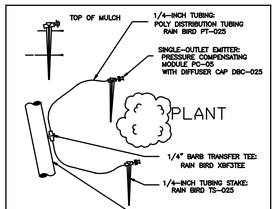
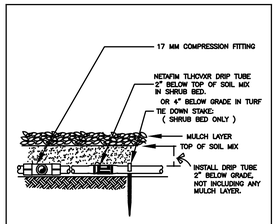


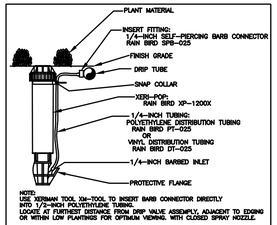
POP-UP SPRAY HEAD



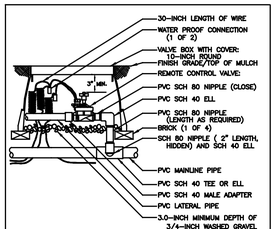
XERI-BUG EMITTER



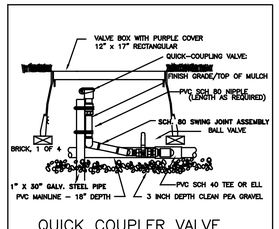
DRIP TUBE



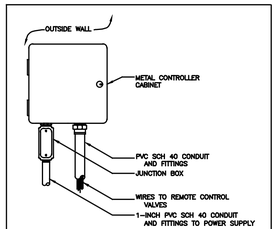
DRIP ZONE INDICATOR



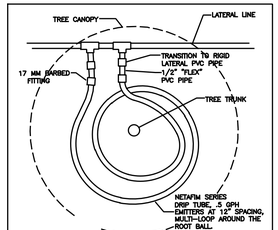
REMOTE CONTROL VALVE



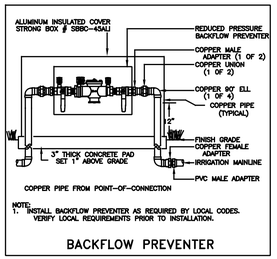
QUICK COUPLER VALVE
WITH PVC BALL VALVE



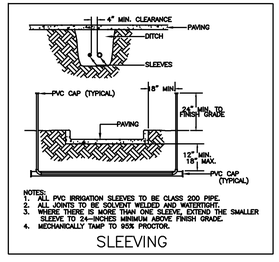
WALL MOUNT CONTROLLER



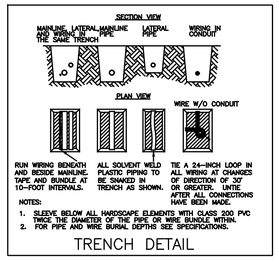
DRIP TREE RINGS



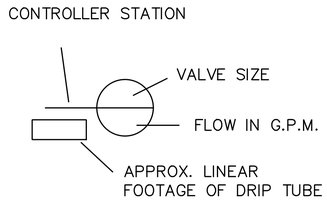
BACKFLOW PREVENTER

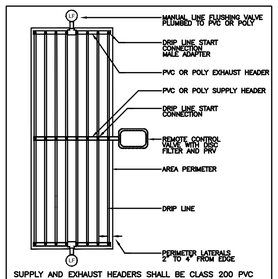


SLEEVING



TRENCH DETAIL

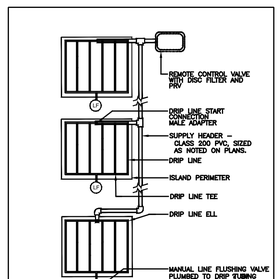




SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

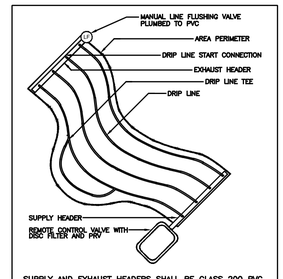
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

CURVED AREA DRIP LAYOUT

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
2. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. THE IRRIGATION CONTRACTOR SHALL PAY ANY ASSOCIATED FEES UNLESS ADDRESSED BEFORE ANY CONSTRUCTION BEGINS. OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 24 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND – TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL.
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
14. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP TO 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
15. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE NETAFIM TECHLINE TLHCVXR SERIES DRIP TUBE WITH PRE-INSTALLED .55 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVXR5-12), INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURELY STAKED EVERY 18". NETAFIM #TLO50MFV-1 FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE CV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLCV IN-LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. USE NETAFIM STAPLES (#TLS6) TO SECURE TUBING EVERY 18" EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. SPARSLEY SPACED, INDIVIDUAL SHRUB PLANTINGS MAY INCLUDE HUNTER #HE-.050-B SINGLE-OUTLET EMITTERS OR HUNTER #MPE-10 MULTI-OUTLET EMITTERS INSTALLED AS DETAILED. PROVIDE MINIMUM TWO, 1 G.P.H. OUTLETS PER INDIVIDUAL SHRUB. SINGLE / MULTI-OUTLET EMITTERS MAY BE CONNECTED TO THE SAME DRIP ZONE VALVE WHICH SERVES ADJACENT DRIP TUBE GRIDS, UNLESS NOTED OTHERWISE.
16. QUICK COUPLING VALVES SHALL BE USED AS POINTS OF CONNECTION TO COMPRESSED AIR FOR WINTERIZING THE SYSTEM.

LEGEND

- TREE DRIP RING INSTALLED AS DETAILED WITH NETAFIM TLHCVXR5-12 DRIP TUBES ABOVE ROOT BALL, SECURED BELOW MULCH WITH 6" WIRE STAPLES.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH MP ROTATOR NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #15 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER HE-050-B PRESSURE COMPENSATING .5 GPM POINT SOURCE EMITTER, TWO PER PROPOSED SHRUB. SEE INSTALLATION NOTE #15 REGARDING EMITTER LAYOUT AND CONNECTION TO DRIP VALVE ASSEMBLY
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- NETAFIM CONTROL ZONE KIT MODEL #NCZ-1S SERIES WITH 50 PSI PRESSURE REGULATOR AND SCREEN FILTER
- HUNTER HQ-33-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- WILKINS 375-B SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
- 1" IRRIGATION WATER METER AND TAP
- 1" HUNTER ICV SERIES MASTER VALVE, WITH CREATIVE SENSOR TECHNOLOGY FSI T SERIES PVC FLOW SENSOR
- HUNTER IC-M SERIES AUTOMATIC CONTROLLER WITH WRFC WIRELESS RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- SCH. 40 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- 4" CLASS 200 SLEEVE PIPE

THE IRRIGATION CONTRACTOR SHALL SELECT MP ROTATOR NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
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P.O. BOX 1845
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GALVIN RESIDENCE

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ISSUE FOR REVIEW

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, or construction purposes.

Designer :
L.I.C. No.: 658 JAMES POLE
Date: 04.10.2025

Project No.	23027
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Checked By:	CT
Date:	APRIL 09, 2025
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Sheet Title:
IRRIGATION DETAILS

L4.01

Sheet No.:

NOT FOR CONSTRUCTION

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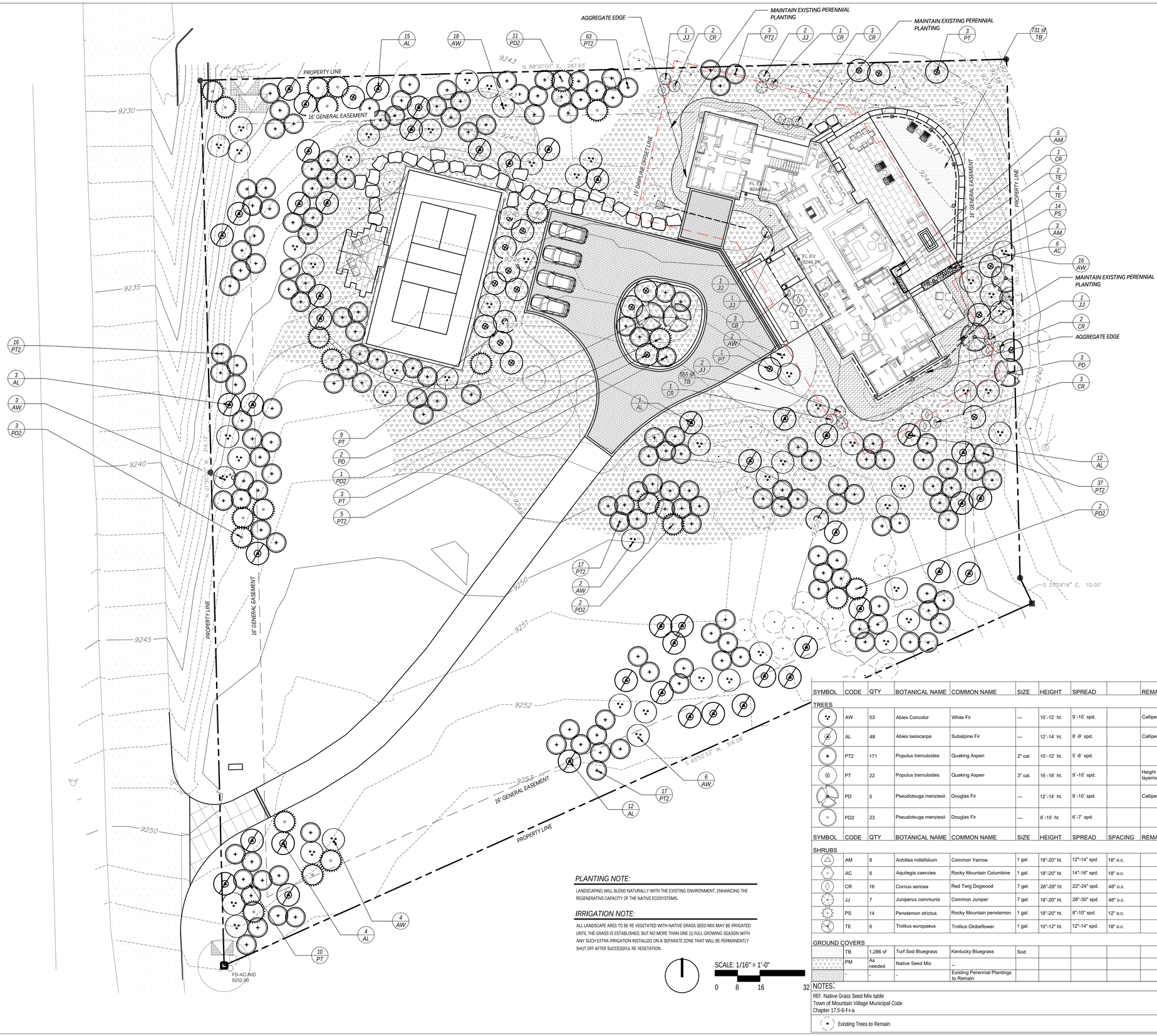

PLANTING NOTE:

LANDSCAPING WILL BLEND NATURALLY WITH THE EXISTING ENVIRONMENT, ENHANCING THE REGENERATIVE CAPACITY OF THE NATIVE ECOSYSTEMS.

IRRIGATION NOTE:

ALL LANDSCAPE ARES TO BE RE VEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL RE VEGETATION.

SCALE: 1/16" = 1'-0"

0 8 16 32

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD		REMARKS
TREES									
	AW	53	Abies Concolor	White Fir	---	10'-12' ht.	9'-10' spd.		Calliper size varries.
	AL	48	Abies lasiocarpa	Subalpine Fir	---	12'-14' ht.	8'-9' spd.		Calliper size varries.
	PT2	171	Populus tremuloides	Quaking Aspen	2" cal.	10'-12' ht.	5'-6' spd.		
	PT	22	Populus tremuloides	Quaking Aspen	3" cal.	16'-18' ht.	9'-10' spd.		Height varries to create layering effect
	PD	5	Pseudotsuga menziesii	Douglas Fir	---	12'-14' ht.	9'-10' spd.		Calliper size varries.
	PD2	23	Pseudotsuga menziesii	Douglas Fir	---	8'-10' ht.	6'-7' spd.		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
SHRUBS									
	AM	8	Achillea millefolium	Common Yarrow	1 gal.	18"-20" ht.	12"-14" spd.	18" o.c.	
	AC	6	Aquilegia caerulea	Rocky Mountain Columbine	1 gal.	18"-20" ht.	14"-16" spd.	18" o.c.	
	CR	16	Cornus sericea	Red Twig Dogwood	7 gal.	26"-28" ht.	22"-24" spd.	48" o.c.	
	JJ	7	Juniperus communis	Common Juniper	7 gal.	18"-20" ht.	28"-30" spd.	48" o.c.	
	PS	14	Penstemon strictus	Rocky Mountain penstemon	1 gal.	18"-20" ht.	8"-10" spd.	12" o.c.	
	TE	6	Trollius europaeus	Trollius Globeflower	1 gal.	10"-12" ht.	12"-14" spd.	18" o.c.	
GROUND COVERS									
	TB	1,286 sf	Turf Sod Bluegrass	Kentucky Bluegrass	Sod				
	PM	As needed	Native Seed Mix	--					
	-	-	-	Existing Perennial Plantings to Remain					

NOTES:

REF. Native Grass Seed Mix table
Town of Mountain Village Municipal Code
Chapter 17.5-6-f-i-a

Existing Trees to Remain

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COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/09/2025

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PLANTING PLAN

L5.00

Sheet No.:

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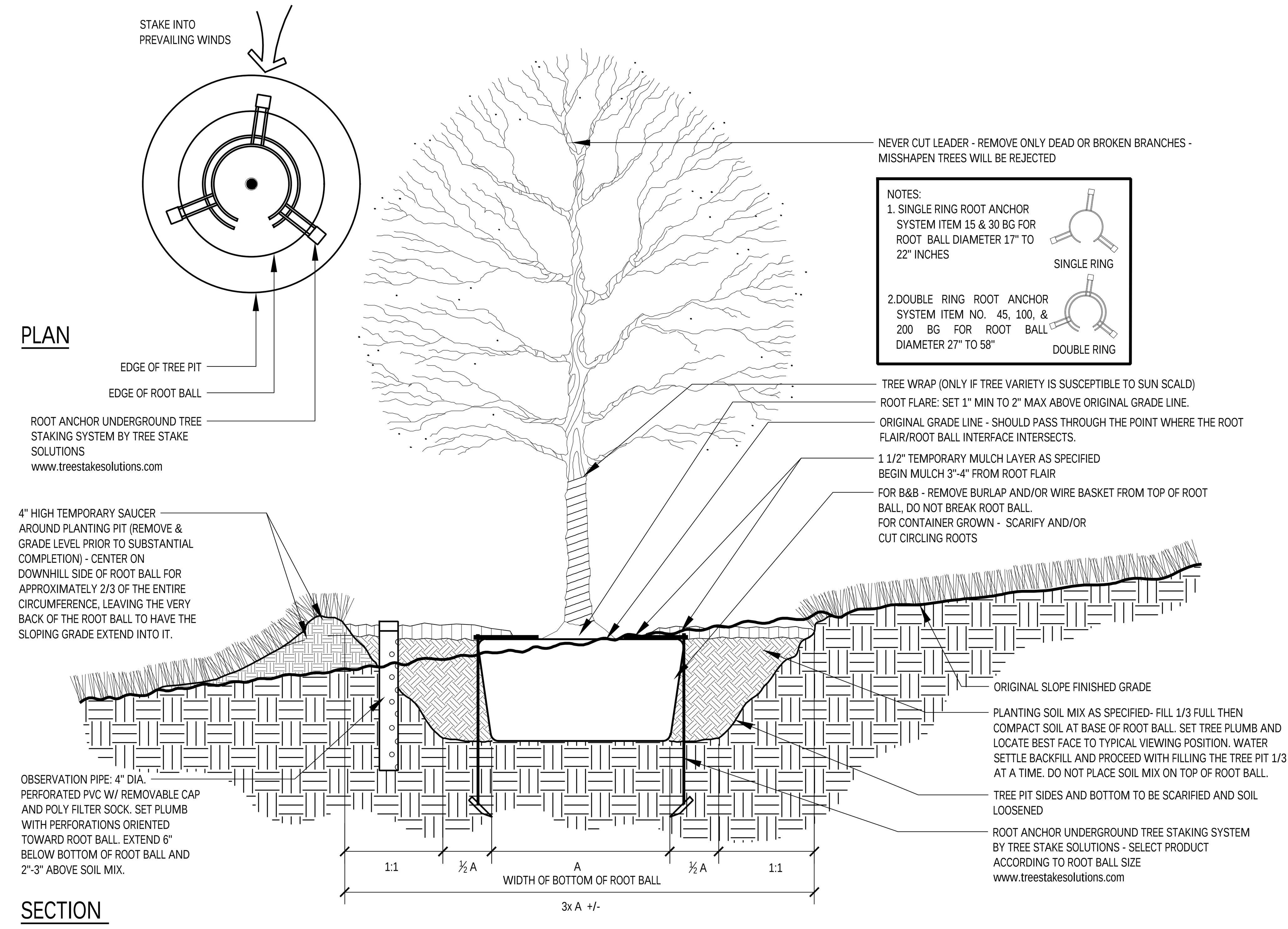
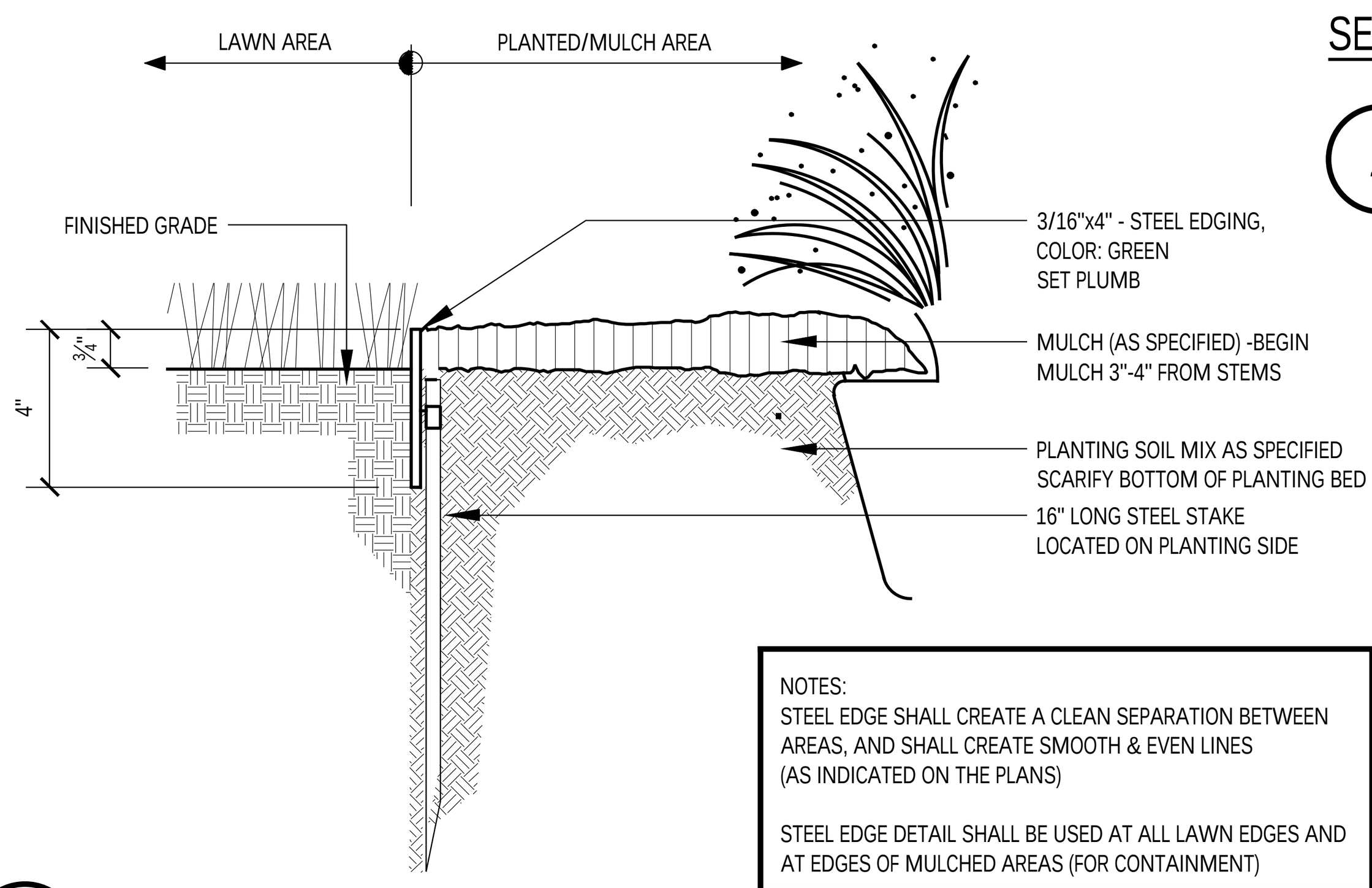


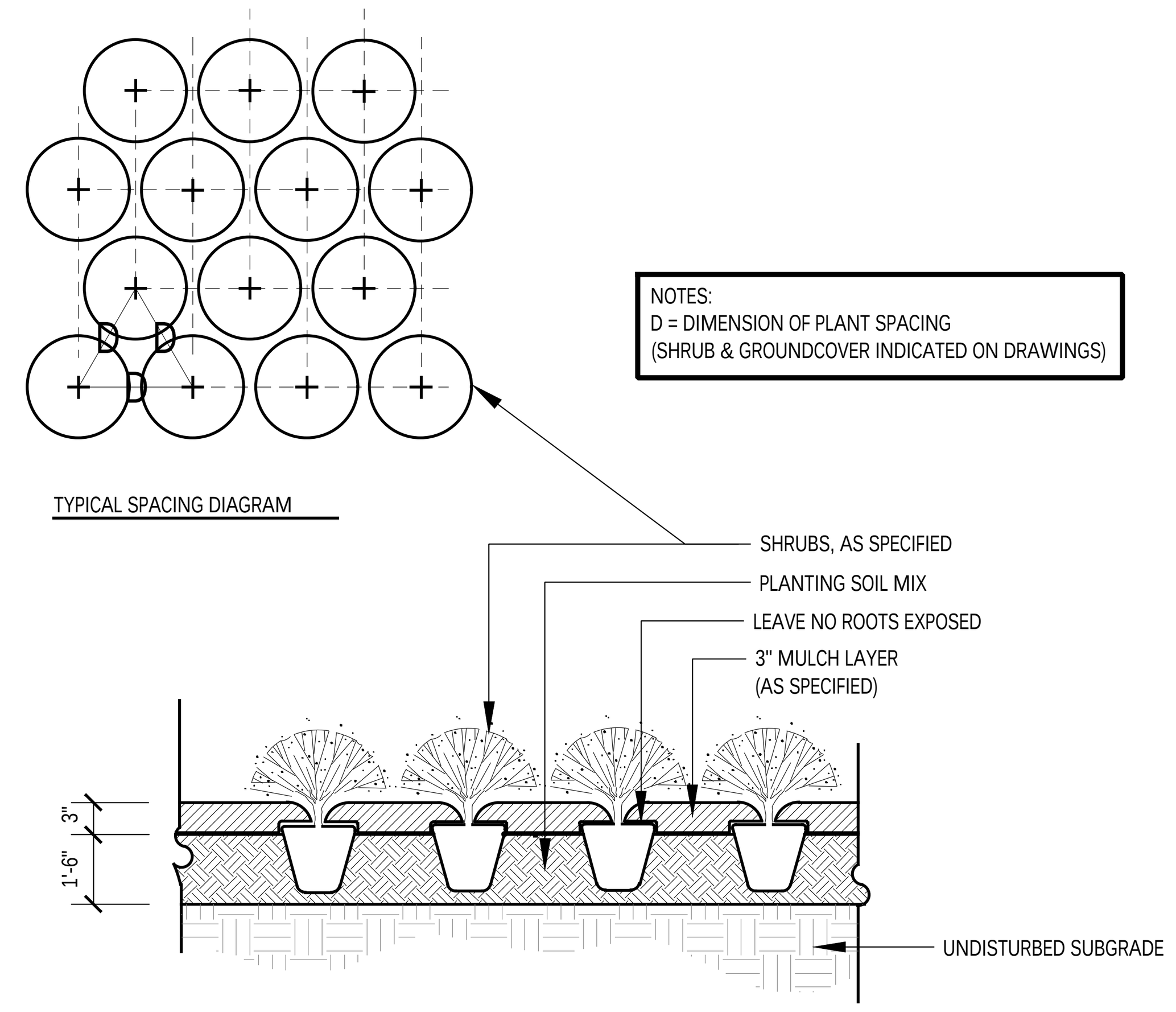
2 TREE PLANTING ON SLOPE - BELOW GROUND ANCHORING

SCALE: 1"= 1'-0"



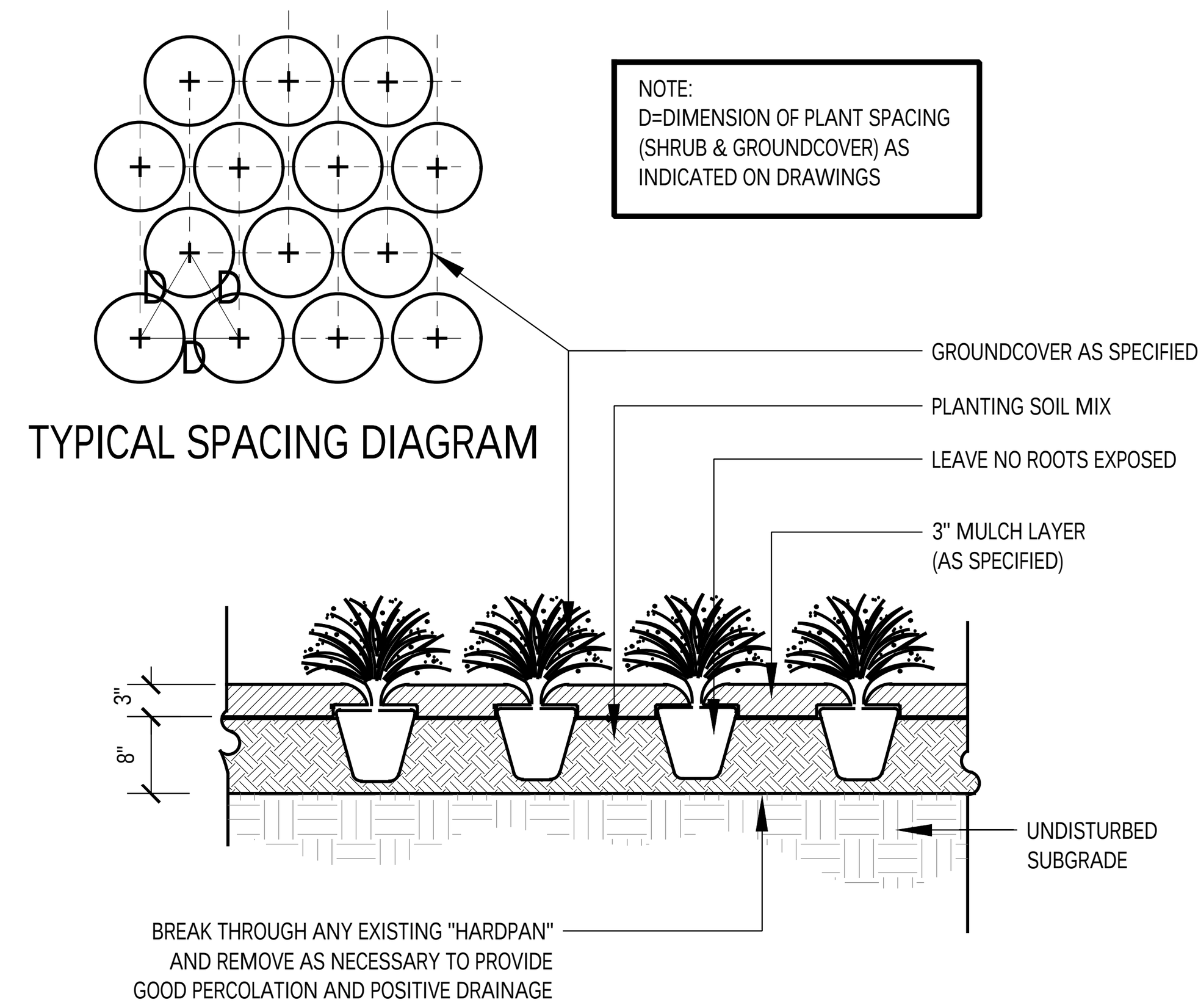
4 STEEL EDGING

SCALE: NTS



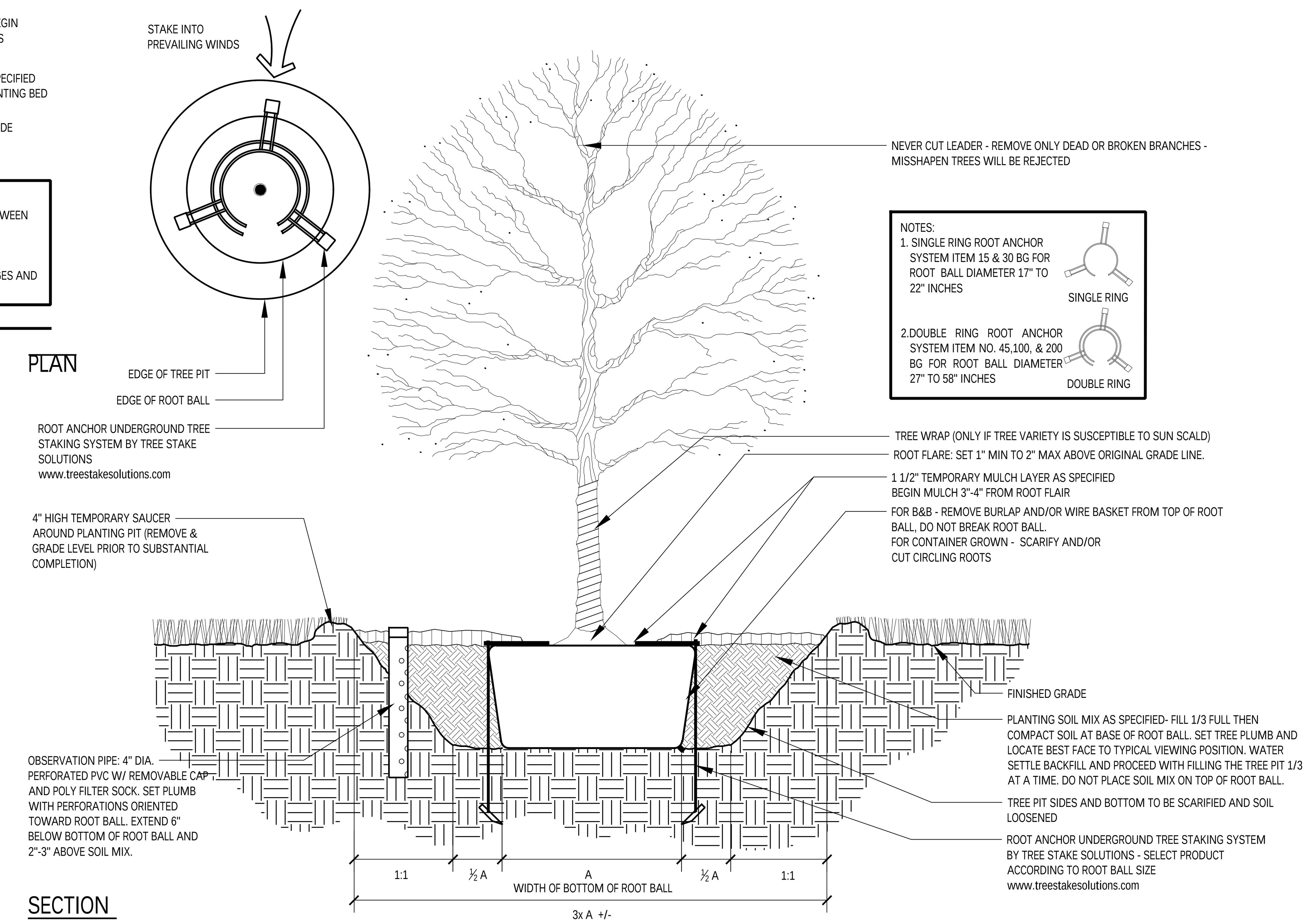
5 SHRUB PLANTING

SCALE: NTS



3 GROUNDCOVER PLANTING

NTS



1 TREE PLANTING- BELOW GROUND ANCHORING

SCALE: 1"= 1'-0"

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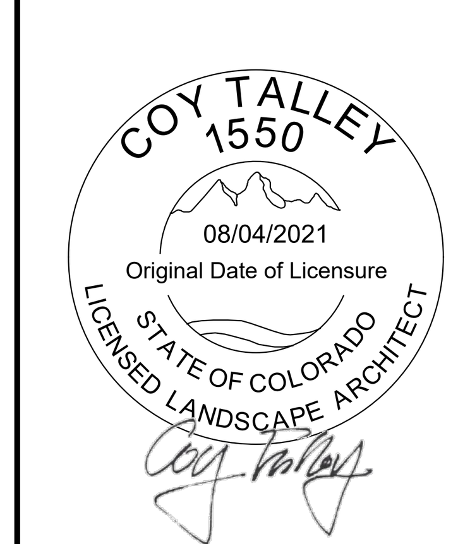

04/09/2025

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PALNTING DETAILS

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COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/09/2025

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LIGHTING PLAN

L6.00

Sheet No.:

SCALE: 1/16" = 1'-0"
0 8 16 32

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