



**CoCal Landscape**

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**HOMESTEAD FARM**  
**LANDSCAPE & IRRIGATION IMPROVEMENTS**  
**9-8-2010**

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The community is setting an example of ways to conserve our precious limited water supply by teaming up with Denver Water and CoCal Landscape.

**SCOPE OF WORK:**

Starting this September we are excited to begin a project with the Home Owners Association and Architect Doug Rockne to demonstrate how new technology and innovative design can help conserve water while maintaining the landscape in your community.

**INCLUDES:**

- Installation of a new weather station that will monitor your specific environment and control the use of water based on how much it actually needs.
- New controllers and sensors that will detect when it is raining or too windy to water on site. And a system that can detect when a station is stuck or broken and has the ability to turn off the water until it has been repaired.
- New Computer software control of the irrigation that will save time and create more accurate settings for the controllers. This will help in water conservation and lower cost to keep the community green.
- The project's first phase begins on the Holly & Fremont Avenue entry drive into the community. You will notice some changes this fall for a transformation into next spring 2011.
- The next phases will coincide with available funding in the community.

We are honored to have been selected the contractor to assist this project into reality and will do our best to maintain the property to a higher level.

Respectfully,

Mark F. Yaw  
CoCal Landscape  
Project Manager



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## **HOMESTEAD FARM SCHEDULE OF EVENTS 9-9-2010**

### **August 2010**

Pre construction meetings and contracts set up.

### **September 2010**

Week of the 6<sup>th</sup>

6<sup>th</sup> Labor Day

9<sup>th</sup> Kill existing turf grass on south side of Fremont and Holly

- This will look pretty bad until the following spring 2011
- Water will be shut off in this area

Week of the 13<sup>th</sup>

13<sup>th</sup> turf will be removed for new planting beds south side of Fremont

- Traffic control cones will slow passage in this area
- Irrigation trenches will be opening for new installation sidewalks closed

Week of the 20<sup>th</sup>

20<sup>th</sup> soil prep and grading along Fremont and Holly

- Traffic control cones will slow passage in this area

Week of the 27<sup>th</sup>

Irrigation controllers to be installed

- There will be daytime testing throughout the community
- Plant material installation and care

### **October 2010**

New seeding will begin

- Additional watering will be required during the daytime hours
- Weeds will pop up as seed will germinate no chemicals can be applied
- Patience is required for seed establishment fall into spring

### **November 2010**

Monitor and check new system

- Irrigation will need tweaking to get best results
- Irrigation system will be shut off for winter

Irrigation system is running on an ET weather station which uses the evaporation and transpiration rates of the plant material. Rain may occur but the system will continue to run due to the needs of the plants. The technology is sound and will need to be monitored into 2011