TRUPP PARK PH2

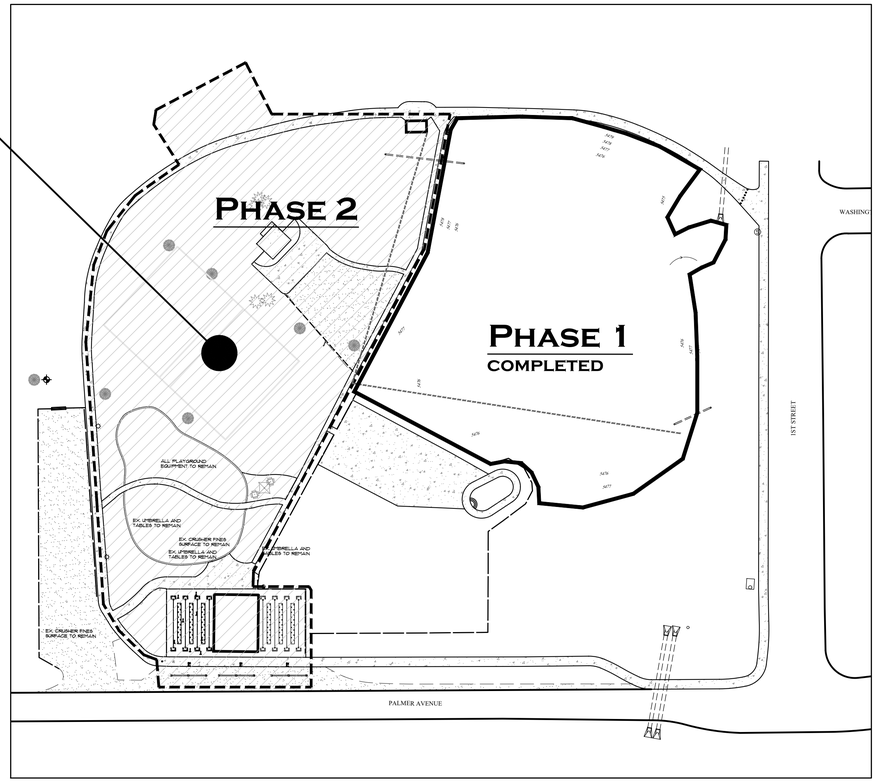
PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

PROJECT SITE

0 30 60 120
NORTH
SCALE: 1" = 60'

LIMITS OF WORK



CONSTRUCTION NOTES

1. VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO PROVIDING BID. COORDINATE WITH TOWN OF BENNETT, AND/OR LANDCAPE ARCHITECT FOR ANY QUESTIONS.
2. THE PLANS PROVIDED HERE INCLUDE GENERAL LAYOUT, PLANTING PLAN, GENERAL IRRIGATION NOTES, AND DIRECTIONAL NOTES FOR GRADING AND DRAINAGE.
3. SEE PLANS BEING PROVIDED BY TERRAMAX, FOR FINAL GRADING AND SITE DRAINAGE, INCLUDING INFILTRATON WELL. COORDINATE ALL DRAINAGE LINE AND GRADING WITH TERRAMAX AND TOWN OF BENNETT.
4. INSTALLATION OF SEATING AREA, WEST OF EXISTING SHELTER, WILL INCLUDE DEMOLITION AND DEBRI REMOVAL OF EXISTING HORSE SHOE COURT CONCRETE. BECOME FAMILIAR WITH THIS EXISTING CONDITIONS PRIOR TO PROVIDING BID.
5. 'CLIMBING DOME'. POSSIBLE LOCATION SHOWN ON THE PLAN. COORDINATE WITH TOWN OF BENNETT FOR DESIRED MANUFACTURED, TYPE OF EQUIPMENT, AND PREFERRED COLOR.
6. 'VOLLEYBALL COURT'. COORDINATE WITH TOWN OF BENNETT FOR DIRECTION ON CONSTRUCTION DETAILS. DETAILS AND NOTES WILL BE PROVIDED IN THE RFP, AND COORDINATED BETWEEN THE TOWN AND SELECTED CONTRACTOR.
7. 'PICNIC TABLES AND UMBRELLA'. ONE UMBRELLA AND TWO TABLES ARE BEING RELOCATED, AND ONE UMBRELLA AND TWO TABLES ARE BEING ADDED. UMBRELLA AND TABLES TO MATCH EXISTING. COORDINATE WITH TOWN OF BENNETT.

ALTERNATE COST:

1. PROVIDE ALTERNATE COST FOR TWO PROPOSED DRAIN LINES AND INLETS ON THE NORTH SIDE OF PERIMETER SIDEALK.
2. PROVIDE ALTERNATE COST FOR NEW 'CLIMBING DOME', AND RELOCATION OF EXISTING TABLES AND UMBRELLA. COORDINATE WITH TOWN OF BENNETT.
3. PROVIDE ALTERNATE COST FOR NEW UMBRELLA AND TWO NEW PICNIC TABLES.

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PAGE INDEX:

SHEET #	DESCRIPTION
L0.00	COVER SHEET
L1.00	BOULDERS & GRADING PLAN
L2.00	LANDSCAPE PLAN
L2.01	LANDSCAPE NOTES & DETAILS
L3.00	IRRIGATION NOTES

CLIENT:

TOWN OF BENNETT
ROBIN PRICE
PARKS, GROUNDS AND OPEN SPACE SUPERVISOR
207 MUEGGE WAY, BENNETT, CO.
303.644.3249 x1013

No.	COMMENTS	BY	DATE
1	BID SET		06/25/20

STAMP:

LANDSCAPE ARCHITECT:
JIMENEZ DESIGN GROUP
314 Rose Finch Circle Highlands Ranch, Co. 80129
Phone: 303.913.7417 Fax: 720.344.0984

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TRUPP PARK -PHASE 2
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	04MAY22
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-604

SHEET NAME:
COVER

SHEET NO.
L0.00

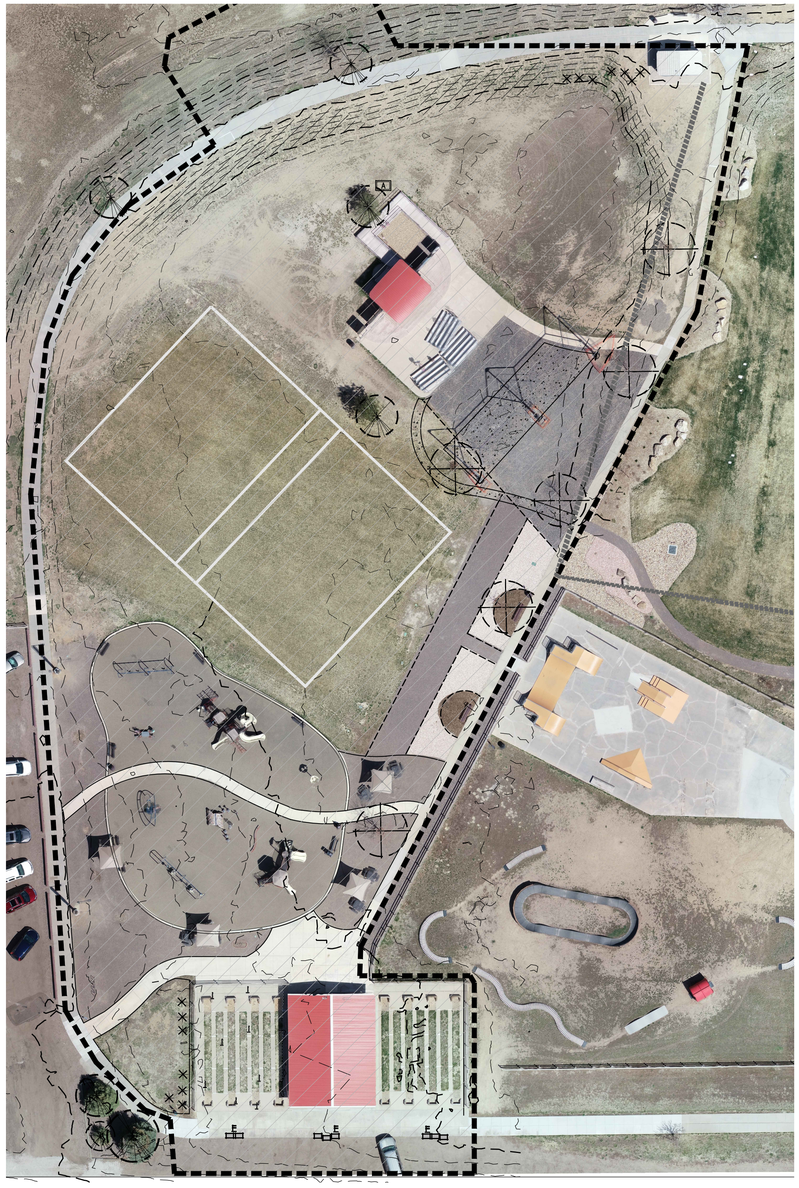
TRUPP PARK PH2

PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

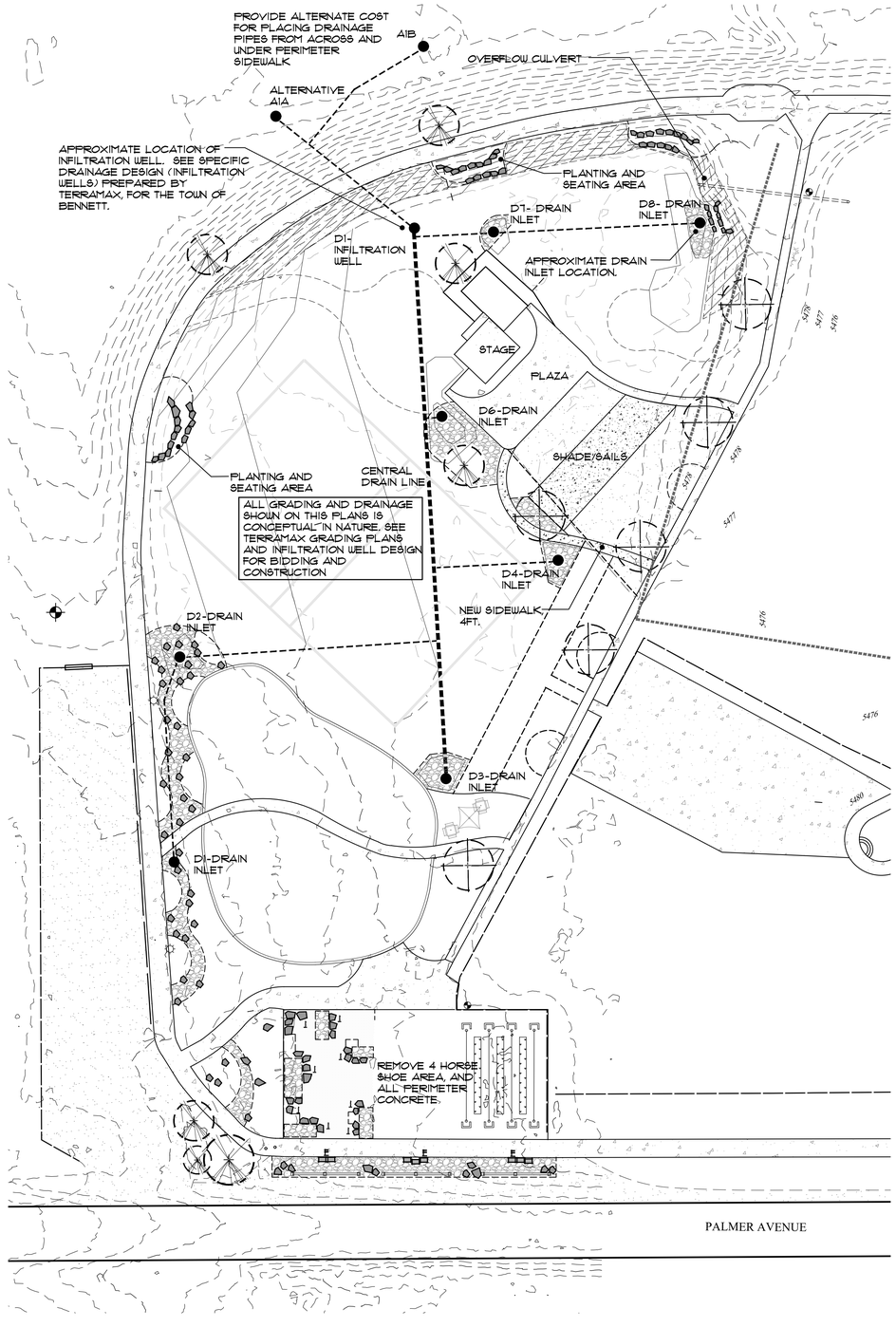
EXISTING CONDITIONS

0 15 30 60
NORTH
SCALE: 1" = 30'



BOULDER SEATING AND GRADING/DRAINAGE

0 15 30 60
NORTH
SCALE: 1" = 30'



BOULDER PLACEMENT

1. DISC ALL AREAS TO BE SODDED AND RE-SEEDED. REMOVE ANY ROCKS AND/DEBRIS LARGER THAN 6" IN SIZE.
2. REGRADE BALLFIELD AREA, AND PERIMETER ACCORDING TO SLOPE NOTED ON THE PLANS PREPARED BY TERRAMAX. GRADING LINES SHOWN ON THIS PLAN ARE FOR REFERENCE, ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION.
3. PRACTICE BALLFIELDS TO HAVE A 1.25%-1.10% CROSS SLOPE TOWARD EAST COBBLE/ROCK SWALES. BRING ANY DISCREPANCIES OR INPUT TO THE ATTENTION OF THE TOWN OF BENNETT, OR REPRESENTATIVE.
4. UPON COMPLETION OF ROUGH GRADES, APPLY COMPOST, OVER ALL AREAS TO RECEIVE SOD AND SEED, AT A RATE OF 5-CY PER 1,000 SF. OF GROUND AREA. ROTOTILL TO A MINIMUM DEPTH OF 8-INCHES AND FINE GRADE IN PREPARATION FOR SOD AND SEED INSTALLATION.
5. DURING ROUGH OVERLOT GRADING, INSTALL INFORMAL **SEATING BOULDERS**-I AS SHOWN ON THE PLANS. **RANDOM SIZE BOULDERS WITH FLAT TOPS**, TO BE USED FOR SEATING, ARE TO BE BURIED INTO THE SLOPE WITH TOP SURFACE LEVEL, AND FRONT SURFACE EXPOSED BETWEEN 12"-18" (SEE PICTURE AND DETAIL). SEE DETAIL FOR EXPECTED INSTALLATION LAYOUT. IF NECESSARY, PLACE HAND LEVEL OVER THE TOP SURFACE TO CONFIRM THAT LEVEL SURFACE WILL BE CONDUCIVE FOR SEATING LONG PERIODS OF TIME.
6. **ACCENT BOULDERS** THAT ARE TO BE PLACED WITHIN PLANTING BEDS FOR ACCENT AND AESTHETICS **SHALL MATCH SEATING BOULDERS** IN SIZE AND SHAPE **BUT WILL NOT REQUIRED** TO HAVE A FLAT TOP. PROVIDE ALTERNATE COST FOR WHITE/GRAY COLORED GRANITE BOULDERS
7. **SEATING BOULDERS-B** THAT ARE TO BE PLACED WITHIN AND AT THE EDGE OF BUTTERFLY GARDEN SHALL BE **UNIFORMLY SHAPED (RECTANGLE- SEE PICTURE AND DETAIL)** SIZE AS SHOWN. HEIGHT OF BOULDERS SHALL BE APPROXIMATELY 20", WITH 4'-6' BURIED INTO THE GROUND. **TOP SURFACE OF THESE UNIFORMLY SHAPED BOULDERS SHALL BE STRAIGHT SNAPPED OR SAW CUT.** USE HAND LEVEL TO VERIFY THAT TOP SURFACE IS LEVEL AND CONDUCIVE FOR SEATING.

GRADING AND DRAINAGE NOTES

1. GRADING AND DRAINAGE SHOWN ON THIS PLAN IS DIAGRAMATIC ONLY, AND SHALL ONLY BE USED AS A GUIDE/REFERENCE. SEE CIVIL PLANS PREPARED BY TERRAMAX FOR ALL GRADING AND DRAINAGE DESIGN.
2. INSTALLATION OF INFILTRATION WELL AND PLACEMENT OF DRAIN INLETS TO BE COORDINATED WITH THE DESIGN AND LAYOUT PREPARED BY TERRAMAX.
3. PROVIDE ALTERNATIVE COST FOR TWO DRAINLINES ON THE NORTH SIDE OF PERIMETER WALK, LABELED A1A, AND A1B.
4. WATER COLLECTION AREAS ARE TO HAVE SURFACE DRAINS DIRECTING WATER TO MAIN/CENTRAL DRAIN LINE. FLOW SHALL BE DIRECTED TO THIS CENTRAL LINE WHICH WILL DIRECT WATER TO INFILTRATION WELL, AS DESIGNED BY TERRAMAX.

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

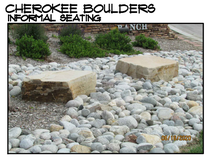
PERENNIALS

FORMAL SEATING BOULDERS
BROWNSTONE BOULDERS, APPROXIMATE SIZE 30"x18"x20" AND BURIED ¼ (4-6") THEIR ORIGINAL SIZE. OR SIMILAR BOULDER TYPE APPROVED BY THE TOUN. FLAT TOP CUT OR SNAPPED.
AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115

INFORMAL SEATING BOULDERS
CHEROKEE BOULDERS, IRREGULAR SHAPED, WITH SIZE AS SHOWN ON PLANS AND BURIED ¼ (4-6") THEIR ORIGINAL SIZE. OR SIMILAR BOULDER TYPE APPROVED BY THE TOUN. SNAPPED FLAT TOP FOR SEATING. PROVIDE ALTERNATE COST FOR USE OF GRAY GRANITE BOULDERS
AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115

BROWNSTONE BOULDERS
FORMAL SEATING

CHEROKEE BOULDERS
INFORMAL SEATING



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TRUPP PARK -PHASE 2
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	04MAY22
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-604

SHEET NAME:
BOULDERS & GRADING PLAN -PH2

SHEET NO.
L1.00

TRUPP PARK PH2

PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

LEGEND

EXISTING DECIDUOUS SHADE TREES

EXISTING EVERGREEN TREES

DECIDUOUS SHADE TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

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INFORMAL SEATING BOULDERS
CHEROKEE BOULDERS, IRREGULAR SHAPED, WITH SIZE AS SHOWN ON PLANS AND BURIED ¼ (4-6") THEIR ORIGINAL SIZE. OR SIMILAR BOULDER TYPE APPROVED BY THE TOWN. SNAPPED FLAT TOP FOR SEATING. PROVIDE ALTERNATE COST FOR USE OF GRAY GRANITE BOULDERS
AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115

ACCENT BOULDERS
CHEROKEE BOULDERS, IRREGULAR SHAPED, WITH SIZE AS SHOWN ON PLANS AND BURIED ¼ (4-6") THEIR ORIGINAL SIZE. NO FLAT TOP NEEDED NOR REQUIRED.
AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 970.472.1115

GREEN STEEL EDGING
RYERSON STEEL EDGER, OR EQUAL.

SOD
TEXAS HYBRID- THERMAL BLUE -DROUGHT RESISTANT, LOW WATER DEMANDING, AND LOW MAINTENANCE.

LOW GROW NATIVE SEED
EXISTING NATIVE AREA, WITHIN DETENTION POND TO REMAIN UNDISTURBED. RE-SEED ANY AREA THAT IS SCARIFIED OR DAMAGED DURING CONSTRUCTION.

EROSION CONTROL NETTING
EROSION CONTROL NETTING TO BE INSTALLED ON SEEDED SLOPES AT LOCATION SHOWN ON PLANS.

PLANTING BEDS/WOOD MULCH
SHREDDED WESTERN RED CEDAR WOOD MULCH, 3" DEPTH WITH NO FABRIC. ALL PLANTING BEDS OUTSIDE PERIMETER FENCE, AS NOTED, UNLESS SHOWN AS COBBLE MULCH, OR NOTED AS ROCK.

COBBLE MULCH
WHITE WASHED RIVER ROCK, 4"-8" IN SIZE, OVER FILTER FABRIC. FILL IN GAPS BETWEEN ROCK WITH 1" WHITE WASHED RIVER ROCK AND PEA GRAVEL.
4-6" WHITE ROCK 85%
½-1" WHITE ROCK 10%
PEA GRAVEL 5%
COLORADO RIVER ROCK WILL NOT BE ACCEPTED.

CRUSHER FINES

LAYOUT NOTES

1. DRY STREAM BED PROVIDED BETWEEN PLAYGROUND AND PARKING LOT AREA. ACCENTUALLY PLEASING AND FUNCTIONAL DRAINAGE METHOD. UNDERGROUND DRAINS PLACED WITH STREAM BED TO FACILITATE FLOW.
2. PLANTING POCKETS PROVIDED ALONG STREAM BED TO ACCENT AND SOFTEN IT APPEARANCE. PLANTS TO BE XERISCAPE WITH DRIP IRRIGATION.
3. FOUR HORSE SHOE COURTS REMOVED TO PROVIDE OPEN AREA FOR GATHERING AND EXPANDING USE OF SHELTER. SEATING BOULDERS WITH CRUSHER FINE SURFACE FOR SOCIAL GATHERING AND LOW MAINTENANCE. FOUR TREES TO PROVIDE SUMMER SHADE.
4. VEHICULAR BARRIERS ADDED ON THE SOUTH SIDE OF TRAIL TO PREVENT HEAD-IN PARKING. COBBLE AND ACCENT BOULDERS INSTALLED FOR ACCENT, MINIMIZE MAINTENANCE, AND PROVIDED RESTING/SEATING SPACES.
5. RELOCATE ONE UMBRELLA AND TWO TABLES TO PROVIDE SPACE FOR NEW GEOMETRIC CLIMBING DOME. NEW LOCATION FOR UMBRELLA AND TABLES AS SHOWN ON THE PLAN OR TO BE DETERMINED IN THE FIELD. PROVIDE A SEPARATE PRICING UNDER ALTERNATIVE A2A AND A2B.
6. ADD NEW UMBRELLA AND TWO TABLES TO MATCH EXISTING. PROVIDE A SEPARATE PRICING UNDER ALTERNATIVE A2C.
7. ADD 4FT. CONCRETE SIDEWALK FROM EXISTING CENTRAL SIDEWALK, TO EXISTING CENTER STAGE CONCRETE PLAZA. NEW WALK LOCATION TO MEET CRUSHER FINE PATH (PHASE 1) ON THE EAST SIDE OF EXISTING WALK.
8. SOD TO BE ADDED ON NEW SOCCER FIELDS, IN FRONT OF NEW SHADE STRUCTURE, AND IN BETWEEN SHADE STRUCTURE AND PROPOSED VOLLEYBALL COURT LOCATION. SEE GRAPHIC SYMBOL SHOWN ON THE PLAN. ALL NEW SOD TO BE SPRAY IRRIGATED USING EXISTING CONTROLLER AND VALVES.
9. NATIVE SEEDED AREAS, AS SHOWN ON THE PLAN TO BE NON-IRRIGATED, UNLESS REQUESTED OTHERWISE.
10. PERIMETER TREES AND PLANTING BEDS TO ACT AS ACCENT POCKETS, BUFFERS AND WIND BREAKERS. ALL PLANTING BEDS AND TREES IN NATIVE AREAS TO BE DRIP IRRIGATED.

SEE SHEET L2.01 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.

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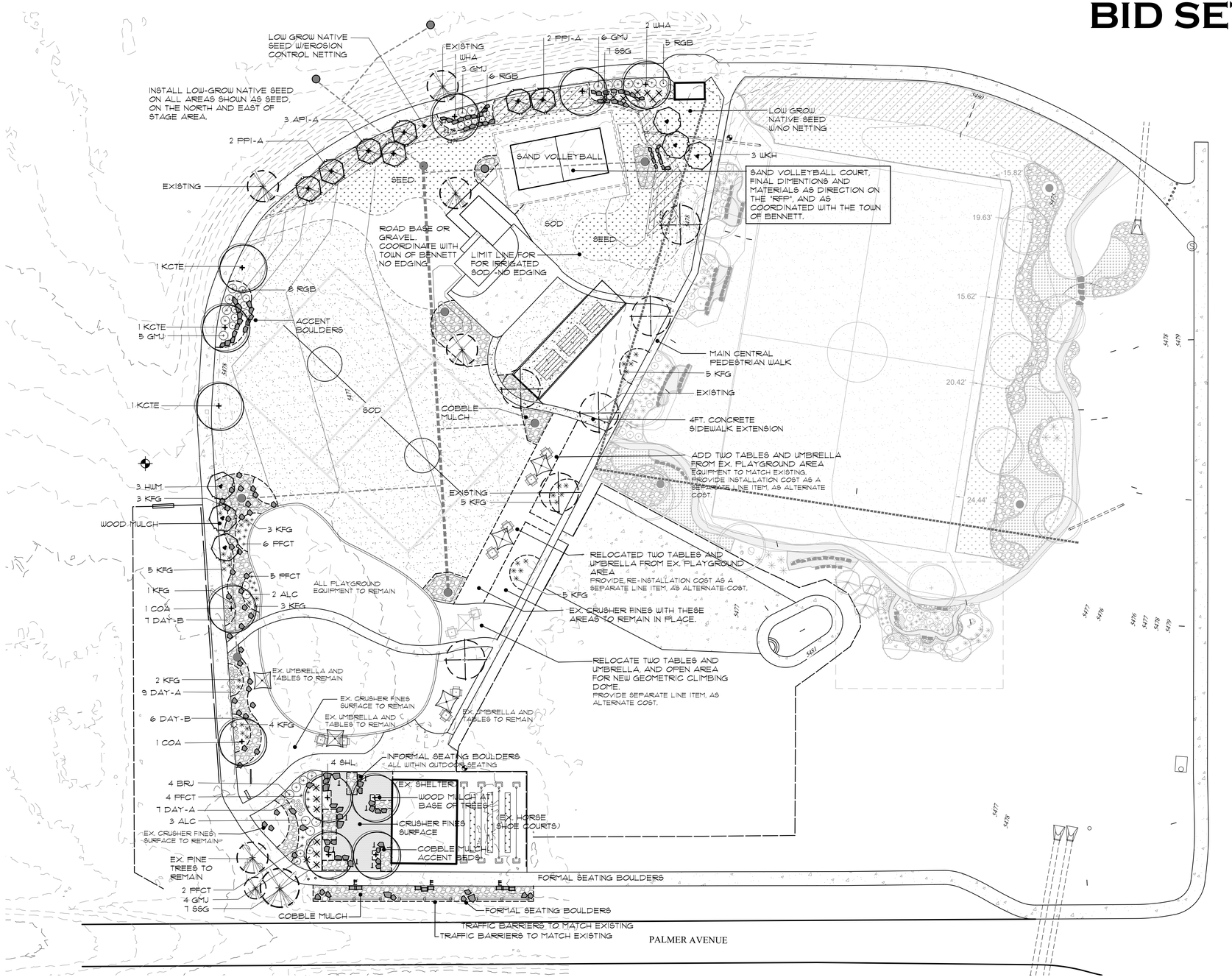

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
WHA	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2½" CAL.
SHL	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2½" CAL.
KCTE	3	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE SEEDLESS	2½" CAL.
COA	2	QUERCUS MUHLENBERGII	CHINKAPIN OAK	2½" CAL.
ORNAMENTAL TREES				
WKH	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2 " CAL.
HWM	3	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP
EVERGREEN TREES				
API-A	3	PINUS NIGRA	AUSTRIAN PINE	6 FT., B&B
PPI-A	4	PINUS EDULIS	PINION PINE	6 FT., B&B

NOTE:
1. PLANT NUMBERS SHOWN ON EACH INDIVIDUAL PLANT IDENTIFICATION CALL-OUTS, FOR ALL SHEETS, ARE ALL INCLUDED ON THE CUMULATATIVE PLANT QUANTITIES SHOWN ON THE "PLANT SCHEDULE". THE CUMULATIVE PLANT SCHEDULE, WHICH IS THE SAME ON ALL SHEETS, IS REPEATED ON EACH SHEET FOR PLANT IDENTIFICATION PURPOSES.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS				
ALC	5	RIBES ALPINUM 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
RGB	19	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	5 GAL.
PFCT	17	POT. FRUIT. 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.
EVERGREEN SHRUBS				
BRJ	4	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.
GMJ	18	JUNIPERUS PROCUMBENS 'GREENMOUND'	GREENMOUND JUNIPER	5 GAL.
GRASSES & PERENNIALS				
SSG	14	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	5 GAL.
KFG	36	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	5 GAL.
DAY-A	16	HEMEROCALLIS x 'RUFFLED APRICOT'	APRICOT DAYLILY	1 GAL.
DAY-B	13	HEMEROCALLIS x 'AUTUMN RED'	RED DAYLILY	1 GAL.

2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE SCHEDULE, THE PLANT MATERIAL QUANTITY, AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

LANDSCAPE PLAN

NORTH

0 15 30 60
SCALE: 1" = 30'

No.	COMMENTS	BY	DATE
1	BID SET		06/25/20

STAMP:

LANDSCAPE ARCHITECT:
JIMENEZ DESIGN GROUP
314 Rose Finch Circle Highlands Ranch, Co. 80129
Phone: 303.913.7417 Fax: 720.344.0984

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TRUPP PARK -PHASE 2

TOWN OF BENNETT, COLORADO

LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	04MAY22
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-604

SHEET NAME:
LANDSCAPE PLAN -PH2

SHEET NO.
L2.00

TRUPP PARK PH2

PALMER AVENUE AND 1ST STREET

TOWN OF BENNETT, COLORADO

BID SET

LANDSCAPE NOTES

GENERAL NOTES:

1. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR, AND OBSERVE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR AND/OR OWNER'S REPRESENTATIVE OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND HAVE BECOME ACCEPTABLE.
2. CONTRACTOR SHALL NOTIFY UNCC UTILITY LOCATERS, AT 1-800-922-1987, AT LEAST 48 HRS. PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING UTILITIES, AND SHALL BECOME RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES, OR ANY PERSONAL INJURY.
3. DEVELOPER/GENERAL CONTRACTOR SHALL INSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT OR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS, INCLUDING PERMITTING AND TRAFFIC CONTROL PLANNING, IF NECESSARY.

SITE PREPARATION:

1. WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR(4") INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADN PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
2. AREAS THAT ARE TO BE SODDED-SEEDED SHALL RECEIVE A MINIMUM OF 5 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8") INCHES.

PLANTING:

1. ALL LANDSCAPE SHALL COMPLY WITH APPLICABLE ZONING AND DEVELOPMENT REGULATIONS.
2. FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE PLAN. SHOULD A DISCREPANCY IN QUANTITIES OCCUR, THE PLANT QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THOSE IN THE PLANT SCHEDULE. PLANT LOCATIONS ARE DIAGRAMATIC. STAKE LOCATIONS AND HAVE LANDSCAPE ARCHITECT VERIFY AND APPROVE PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE COLORADO NURSERY ASSOCIATION. ANY TREES AND/OR SHRUBS THAT HAVE BROKEN ROOTBALLS WILL BE REJECTED.
4. PLANTS OF LIKE SPECIES AND VARIETY SHALL HAVE SIMILAR SIZE AND SHAPE. IF DURING INSPECTION, ANY OF THE PLANTS ARE DEEMED TO BE BELOW STANDARD, THOSE PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH AN ACCEPTABLE PLANT OF THE TYPE SPECIFIED. ALL REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. THE OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE AS TO THE QUALITY AND ACCEPTABILITY OF PLANT MATERIAL.
5. PROVIDE A STAKED LAYOUT OF ALL PLANTING AND LARGE TREE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. ALL TREES SHALL BE STANDARD IN FORM WITH DISTINCT CENTRAL LEADERS. TREES WILL NOT BE ACCEPTED IF CENTRAL LEADER IS VISIBLY DAMAGED. PRUNE ALL DAMAGED TWIGS AFTER INSTALLATION. ALL BRANCHES WHICH MIGHT HINDER EITHER PEDESTRIAN OR VEHICULAR MOVEMENTS SHALL BE REMOVED.
6. TREES SHALL BE PLANTED WITH THE TOP OF THE ROOTBALL 2-4 INCHES HIGHER THAN THE FINISHED GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. ALWAYS SET ROOTBALL ON UNDISTURBED SOIL. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN PLANTING PIT, CUT OFF REMAINDER OF BASKET ONCE THE TREE HAS BEEN SET AND PRIOR TO BACKFILLING. AT A MINIMUM, THE TOP 1/2 OF THE BURLAP AND WIRE BASKET SHALL BE REMOVED. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP.
7. AFTER SQUARELY PLACING TREES OR SHRUBS IN PLANTING PITS, BACKFILL PLANTING HOLE USING A MIXTURE OF TWO-THIRD EXISTING SOIL AND ONE-THIRD SOIL AMENDMENT, OR AS REQUESTED BY THE OWNER. ALL BACKFILL SHALL BE FREE OF DEBRIS OR STONES 1-INCH OR LARGER.
8. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE CLEAN AND WEED-FREE, AND ALL PLANT MATERIAL SHALL REMAIN IN HEALTHY CONDITION, FOR A PERIOD OF 90 DAYS AFTER PROJECT ACCEPTANCE.
9. ALL TREES AND SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF ONE-YEAR AFTER PROJECT ACCEPTANCE. CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANT THAT DIES OR IS FOUND TO BE IN UNHEALTHY CONDITION. CONTRACTOR WILL NOT BE HELD RESPONSIBLE IF PLANT DIES DUE TO OVERWATERING OR DIRECT DAMAGE BY HUMAN ACTIONS.
10. PLANT SPECIES, SIZES AND LOCATIONS SHALL FOLLOW THE APPROVED LANDSCAPE PLAN. IF THE SITE CONDITIONS, UNDERGROUND UTILITIES AND/OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE AND RECEIVE APPROVAL FROM OWNERS AND THE CITY PRIOR TO MAKING ANY MODIFICATIONS.

SOD AND SEED:

1. **SOD:** TEXAS HYBRID OR APPROVED EQUAL BY THE TOWN OF BENNETT.
2. **SEED:**

   SOIL PREPARATION:

   A. AFTER AREA CLEARING (PLOWING, CHISELING, DISKING AND HERBICIDE APPLICATION, AS APPROPRIATE), THE SEEDBED SHALL BE RIPPED AND WORKED BY DISC AN/OR HARROW. THE SEED BED SHALL BE FREE OF DEBRIS, INCLUDING WEEDS, PLANT MATTER, ROCKS, CLODS AND OTHER IMPERVIOUS MATERIAL OVER 1" IN DIAMETER. SEED BED SHALL BE SMOOTH AND FREE OF LARGE CLUMPS, FLUFFY YET, FIRM, MOIST BUT NOT WET.

   B. PREPARATION OF SEED BED SHOULD BE TIMED WITH APPROPRIATE PLANTING DATES TO CONSERVE SOIL MOISTURE AND PREVENT EROSION. NATIVE, NON-IRRIGATED SEEDING SHOULD OCCUR BETWEEN DECEMBER AND MAY. IF SEEDING MUST OCCUR OUTSIDE THIS TIMEFRAME, AN ALTERNATIVE MAINTENANCE PLAN MUST BE CREATED.

   SEEDING:

   A. SEEDING SHALL BE DONE IMMEDIATELY AFTER SOIL PREPARATION TO DISCOURAGE WEED COMPETITION. SEED SHALL BE EVENLY DISTRIBUTED OVER AMENDED GROUND ON A STILL DAY INTO A SLIGHTLY MOIST SEEDBED, USING AN APPROVED SEED MECHANICAL DRILL. AS APPROPRIATE, DRILL EQUAL QUANTITY OF SEED, ¼" DEEP IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
   IN AREAS WHERE INACCESSIBLE BY DRILL, HAND-BROADCASTING WILL BE ALLOWED AT DOUBLE THE SPECIFIED DRILLING RATE, AND HAND-RAKED OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF ¼".

B. **LOW GROW GRASS MIX**
PERENNIAL, COOL SEASON-DROUGHT TOLERANT GRASSES.
ARKANSAS VALLEY SEED COMPANY

GRASSES	%MIX	NOTES
EPHRAIM CRESTED WHEAT GRASS	30%	DROUGHT TOLERANT AND WINTER HARDY
SHEEP FESCUE	25%	GREAT FOR SOIL EROSION CONTROL
PERENNIAL RYE	20%	WELL ADAPTED TO CLIMATE CONDITIONS
CHEWINGS FESCUE	15%	PERSISTS IN DRY AND/OR INFERTILE SOILS
CANADA BLUEGRASS	10%	DROUGHT & SALT TOLERANT. SOD FORMING.

SEEDING RATE:
IRRIGATED: 40LBS PER ACRE

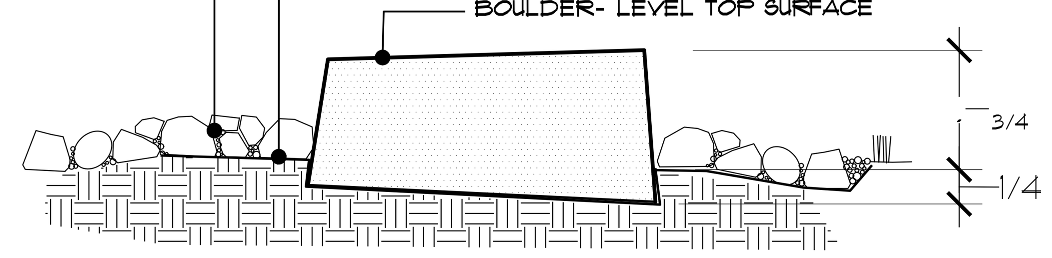
MULCHING:

1. INSTALL A 3" LAYER OF <u>SHREDDED WOOD MULCH</u>, THROUGHOUT ALL PLANTING AREAS, UNLESS NOTED OR SHOWN AS COBBLE OR ROCK MULCH. DO NOT INSTALL FABRIC UNDER WOOD MULCH.
   FINISH GRADE OF SHRUB BEDS SHALL SET AT 4" BELOW EDGE OF SIDEWALK OR HARD SURFACES TO ASSURE THAT 3-INCHES OF MULCH CAN BE PROPERLY PLACED.
2. <u>COBBLE MULCH</u> SHALL BE 6"-8" WHITE MWASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE ⅛-¼" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALL PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
3. <u>ROCK MULCH</u> SHALL BE 1"-2" WHITE WASHED RIVER ROCK, SPREAD EVENLY OVER ENTIRE BED, AT A MINIMUM DEPTH OF 2". ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALL PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
4. <u>CRUSHER FINES</u>, DARK GRAY IN COLOR, SHALL BE PLACED AT A 3" DEPTH AND COMPACTED, WITHOUT LANDSCAPE FABRIC. NO PERIMETER EDGING WILL BE NECESSARY, EXCAVATE PATH 3" +/- BELOW SURROUNDING GROUND AND PLACE CRUSHER FINES. WET AND COMPACT AFTER PLACEMENT. MEANDERING PATH AT IRREGULAR/INFORMAL WIDTHS, BETWEEN 36"-48". PAINT PATH ON THE GROUND AND HAVE IT INSPECTED AND APPROVED BY THE TOWN OF BENNETT PRIOR TO PATH CONSTRUCTION.

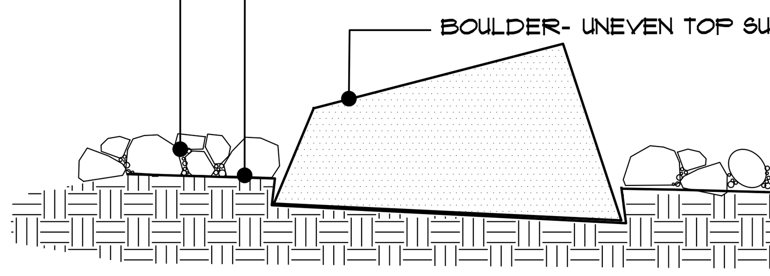
FIRE LIFE SAFETY LANDSCAPE NOTES:

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
3. LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

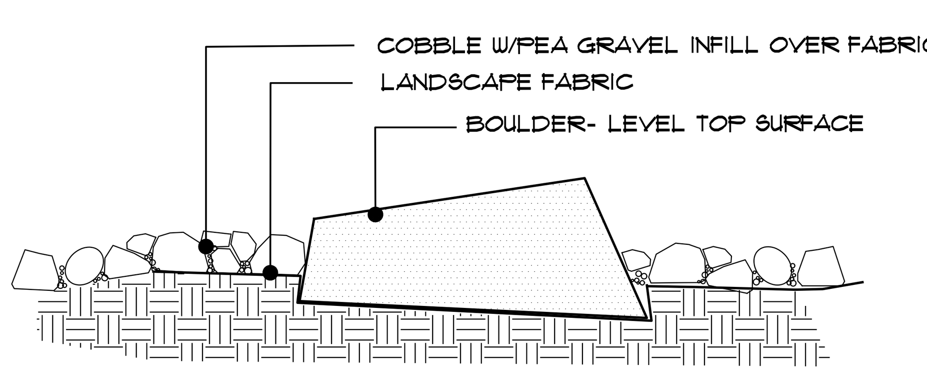
BOULDER PLACEMENT



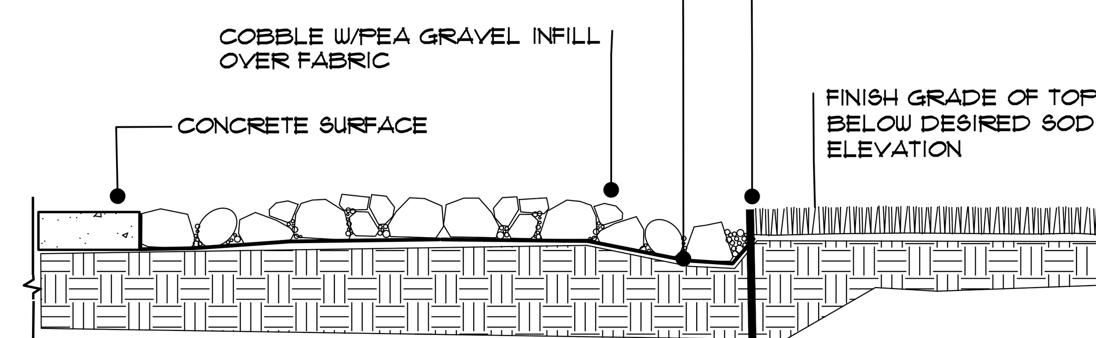
1 INFORMAL SEATING BOULDER



2 ACCENT BOULDERS IN BEDS

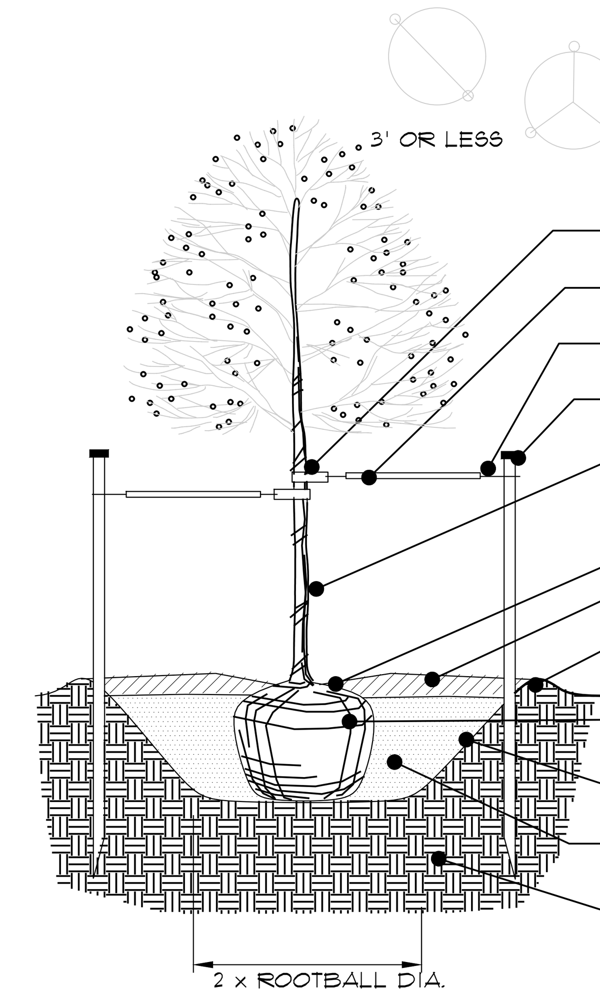


3 DRY STREAM @DRAINAGE

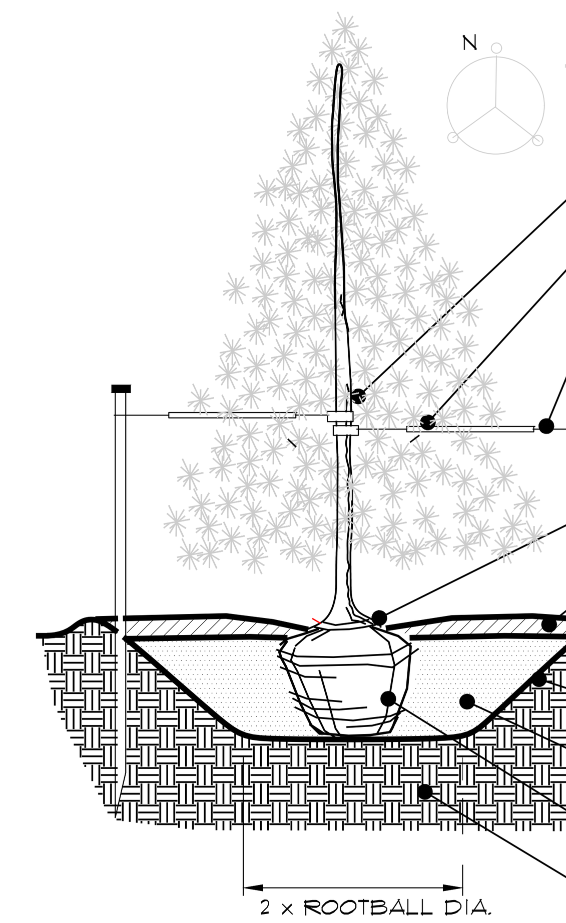


4 WOOD MULCH/ROCK @SIDEWALKS

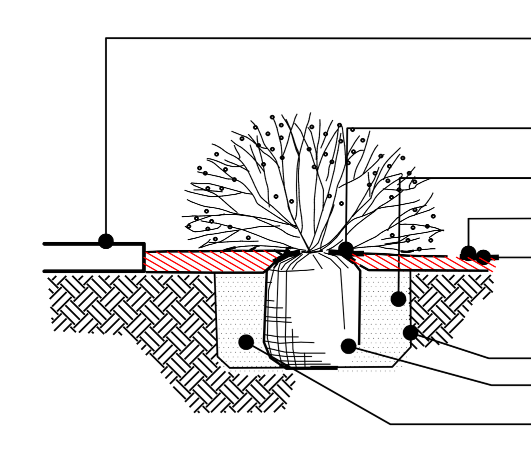
PLANTING DETAILS



A DECIDUOUS TREE PLANTING



B EVERGREEN TREE PLANTING



C SHURUB PLANTING

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

No.	COMMENTS	BY	DATE
1	BID SET		06/25/20

STAMP:

LANDSCAPE ARCHITECT:

JIMENEZ DESIGN GROUP
314 Rose Finch Circle Highlands Ranch, Co. 80129
Phone: 303.913.7417 Fax: 720.344.0984
Site Planning | Landscape Architecture | Urban Design

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TRUPP PARK -PHASE 2
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

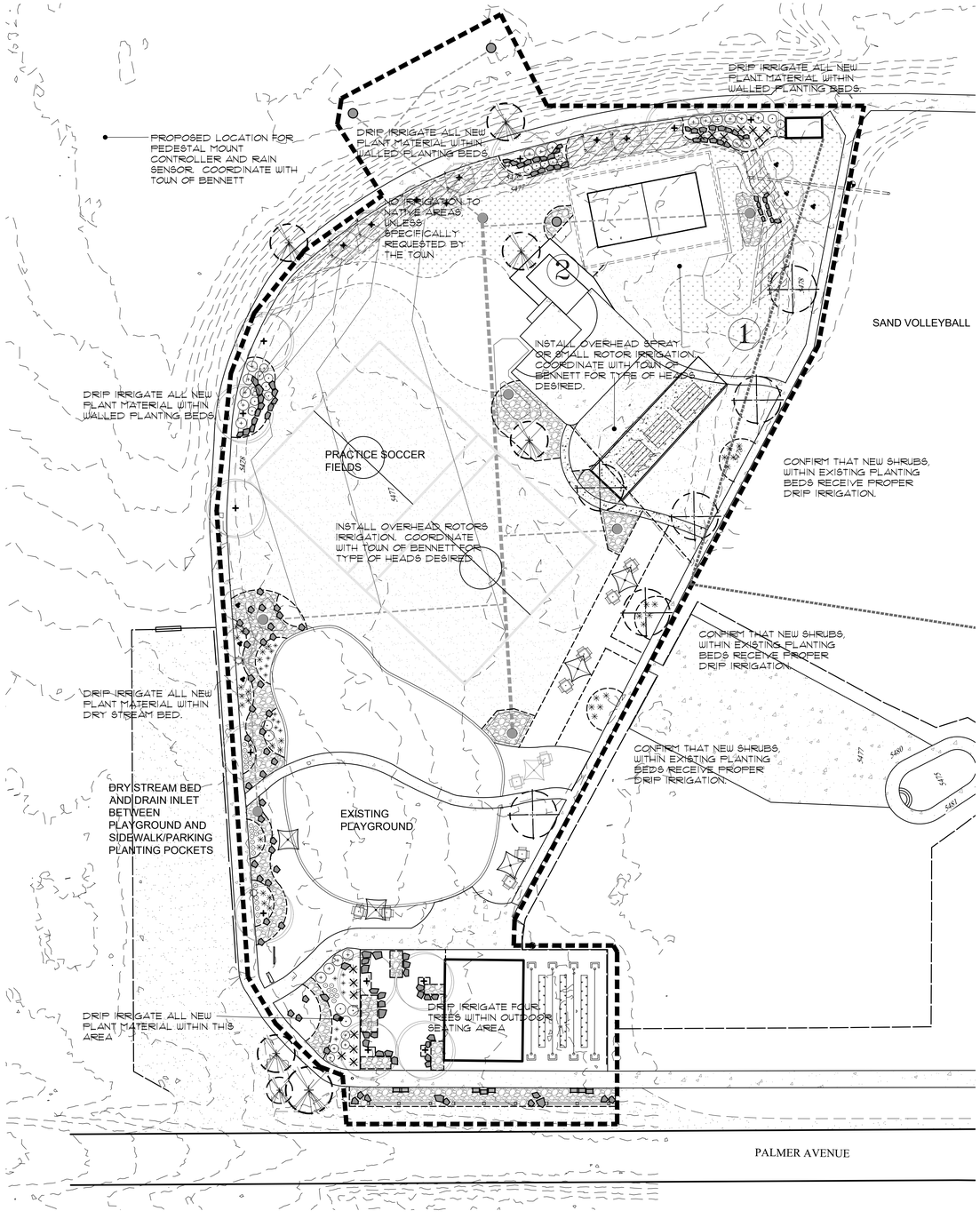
ISSUE DATE:	04MAY22
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-604

SHEET NAME
LANDSCAPE DETAILS

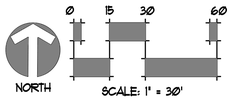
SHEET NO.
L2.01

TRUPP PARK PH2

PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO



IRRIGATION SCHEMATIC



IRRIGATION NOTES

1. VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO PROVIDING BID. COORDINATE WITH TOWN OF BENNETT, AND/OR LANDCAPE ARCHITECT FOR ANY QUESTIONS.
2. THE SYSTEM IS TO BE DESIGN-BUILD. NOTES SHOWN ON THIS PLAN ARE FOR GUIDANCE ONLY. COORDINATE WITH TOWN OF BENNETT FOR NEEDS AND WANTS.
3. CURRENTLY, THERE IS AN EXISTING IRRIGATION CONTROLLER THAT WILL BE USED FOR THIS IMPROVEMENTS. CONFIRM THAT IT IS WORKING PROPERLY AND THAT WILL SERVE ITS INTENDED APPLICATION.
4. CURRENTLY, WITHIN THE PROJECT LIMITS, THERE ARE FIVE (5) IRRIGTION VALVE FOR ROTOR SPRAYS, AND ONE (1) DRIP ZONE. ADD AS NECESSARY TO WATER NEW ENTIRE PROJECT AREA PROPERLTY.
5. EXISTING 2" MAIN LINE IS SHOWN ON THE PLAN. NOT ANTICIPATED BUT IF NEEDED, TAP INTO MAINLNE TO ADD ADDITIONAL VALVES.
6. ONLY SODDED AREAS AND PLANTING BEDS ARE TO BE IRRIGATED. IF THE TOWN REQUESTS IT, IRRIGATION TO NATIVE AREAS WILL BE PROVIDED AS AN ALTERNATED ADD-ON COST.

EXISTING COMPONENTS:

1. APPROXIMATE LOCATON OF 2" IRRIGATION MAINLINE.
2. APPROXIMATE LOCATION OF EXISTING IRRIGATION CONTROLLER.

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L3.00