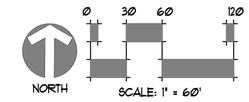
TRUPP PARK

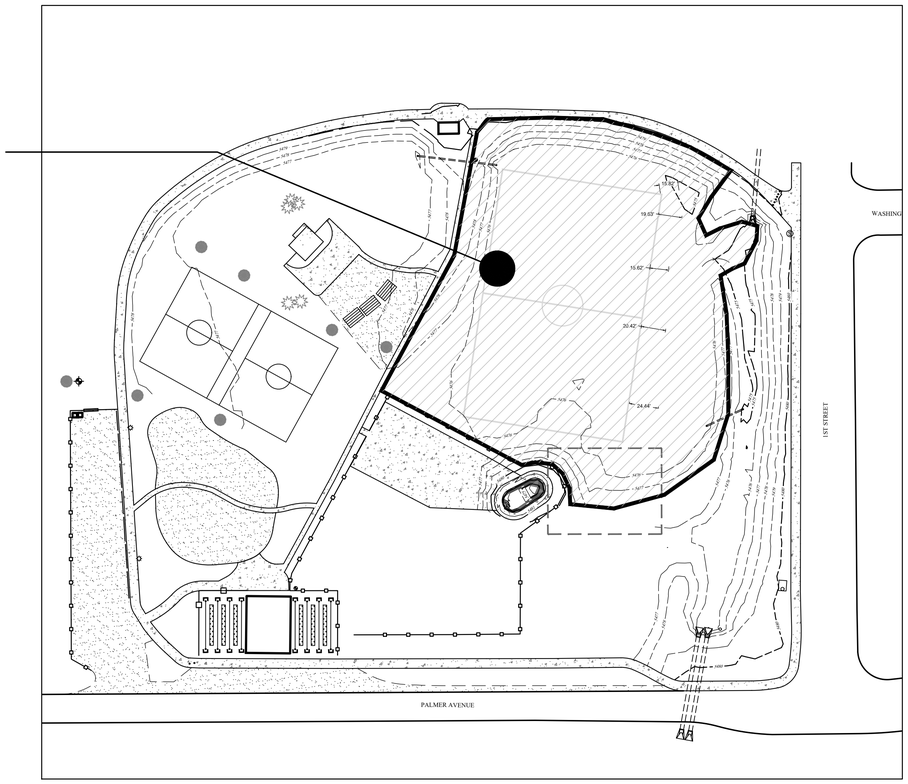
PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

PROJECT SITE



LIMITS OF WORK



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L3.00	IRRIGATION PLAN
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS
L4.03	IRRIGATION DETAILS

CLIENT:

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

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

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JULIO C. JIMENEZ
01/01/2008
ORIGINAL DATE OF LICENSURE
06/25/20
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-561

SHEET NAME
COVER

SHEET NO.
L0.00

TRUPP PARK

PALMER AVENUE AND 1ST STREET

TOWN OF BENNETT, COLORADO

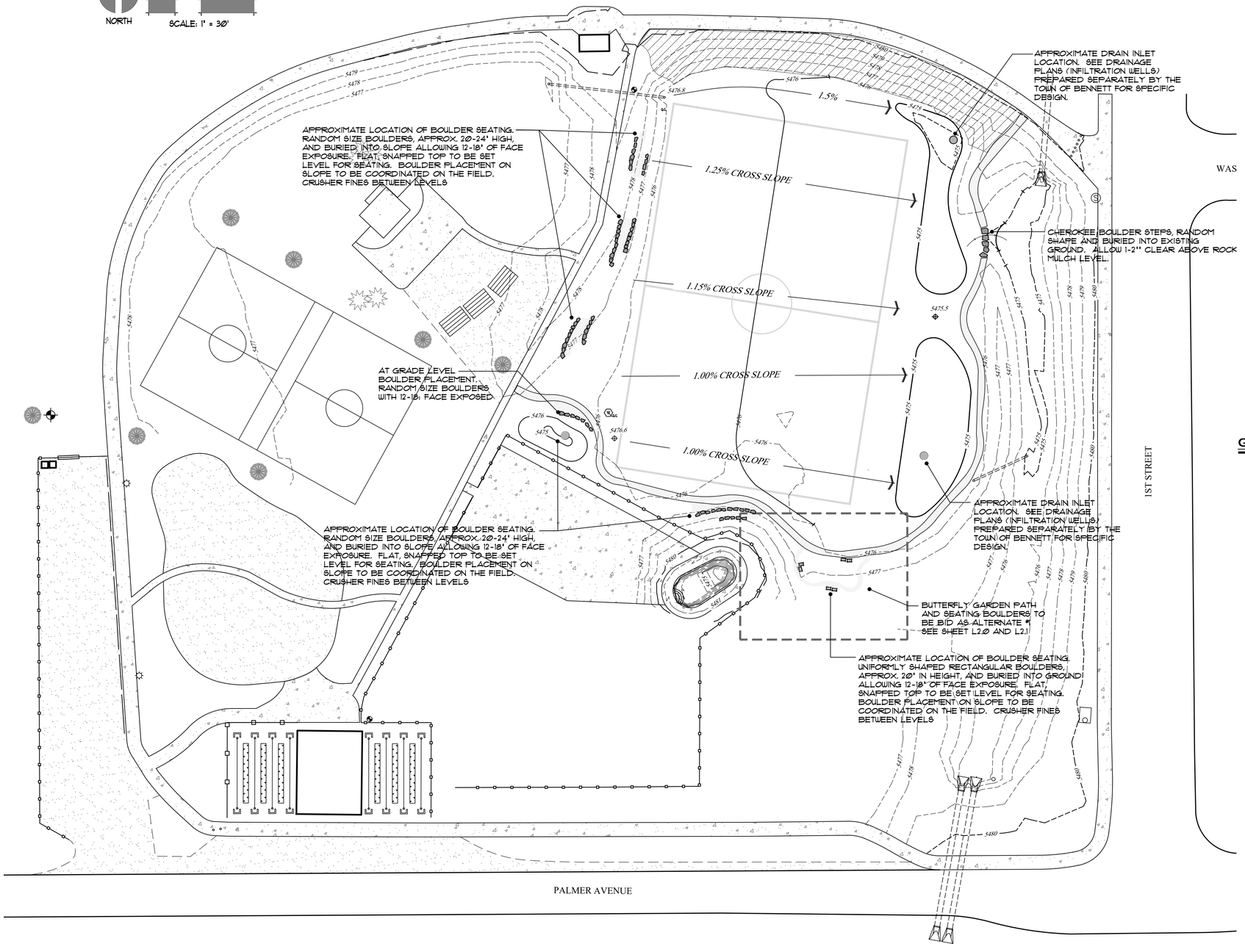
BID SET

GRADING AND BOULDER LAYOUT

NORTH

0 15 30 60

SCALE: 1" = 30'



LEGEND

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 TOWN. 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 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

BROWNSTONE BOULDERS

CHEROKEE BOULDERS

GRADING, DRAINAGE AND 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. TOPSOIL REMOVED FROM THE EAST SWALE SHALL BE USED TO RAISE THE GRADE THE WEST EDGE OF NEW BALL FIELD.
3. SOUTHWEST CORNER OF PROJECT LIMITS, BETWEEN BALLFIELD AND EXISTING SIDEWALK, SHALL BE GRADED TO PROVIDE A SHALLOW WATER RETENTION BASIN. COORDINATE WITH DRAINAGE PLANS BEING PREPARED BY THE TOWN OF BENNETT FOR LOCATION OF AREA DRAIN/DRAIN INLET, THAT IS TO BE PLACED IN THIS LOCATION. IT IS THE INTENT THAT ANY WATER RETAIN IN THIS AREA, BE DIRECTED INTO PROPOSED DRAIN, AND CARRIED WITHIN UNDERGROUND PIPING TO THE EAST, UNDER NEW BALL FIELD, AND INTO A SECONDARY DRAIN AND/OR INFILTRATION WELL. COORDINATE WITH TOWN OF BENNETT FOR DRAINS AND INFILTRATION WELLS LOCATIONS AND DESIGN.
4. NEW BALLFIELD 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.
5. 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.
6. DURING ROUGH OVERLOT GRADING, INSTALL <u>SEATING BOULDERS</u>-A AS SHOWN ON THE PLANS. <u>RANDOM SIZE BOULDERS WITH FLAT TOPS</u> 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.
7. <u>ACCENT BOULDERS</u> 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
8. <u>SEATING BOULDERS-B</u> THAT ARE TO BE PLACED WITHIN AND AT THE EDGE OF BUTTERFLY GARDEN SHALL BE <u>UNIFORMLY SHAPED (RECTANGLE- SEE PICTURE AND DETAIL)</u> SIZE AS SHOWN. HEIGHT OF BOULDERS SHALL BE APPROXIMATELY 20", WITH 4"-6" BURIED INTO THE GROUND. <u>TOP SURFACE OF THESE UNIFORMLY SHAPED BOULDERS SHALL BE STRAIGHT SNAPPED OR SAW CUT.</u> USE HAND LEVEL TO VERIFY THAT TOP SURFACE IS LEVEL AND CONDUCIVE FOR SEATING.
9. BOULDERS THAT ARE TO BE PLACED AT THE CRUSHER FINES CROSSING OVER DRAINAGE SWALE, ON THE NORTHEAST CORNER OF PARK, SHALL BE RANDOM SHAPE WITH A HEIGHT OF 10"-14" AND BURIED 4-6" INTO NEW GRADE. UPON INSTALLATION OF COBBLE BED, THESE BOULDERS SHALL BE APPROXIMATELY 1"-2" ABOVE TOP OF COBBLE, AND SERVE AS A CROSSING BETWEEN CRUSHER FINES.
10. INSTALLATION OF DRAIN INLETS AND INFILTRATION WELLS TO BE COORDINATED WITH THE DESIGN AND LAYOUT PREPARED BY THE TOWN OF BENNETT.

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TRUPP PARK
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
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CHECKED BY:	RAJ
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SHEET NAME
GRADING

SHEET NO.
L1.00

TRUPP PARK

PALMER AVENUE AND 1ST STREET

TOWN OF BENNETT, COLORADO

BID SET

PLANT SCHEDULE EXCLUDING BUTTERFLY GARDEN (ALTERNATE #1)

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
KCT	2	GYMNACLADUS DIOCUS	ESPRESSO KENTUCKY	2½" CAL.
COA	2	QUERCUS MEHLENBERGII	CHINKAPIN OAK	2" CAL.
WHA	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL.
SHL	4	GLEDITSIA TRIA. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.
EVERGREEN TREES				
API-A	1	PINUS NIGRA	AUSTRIAN PINE	6FT. HEIGHT
API-B	2	PINUS NIGRA	AUSTRIAN PINE	8FT. HEIGHT
SHRUBS/GRASSES/PERENNIALS				
TLS	5	RHUS TRILOBA	THREE LEAF SUMAC	5 GAL. CONT.
GDP	14	POTENTILLA FRUIT. 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL. CONT.
GMJ	15	JUNIPERUS PROCUMBENS 'GREENMOUND'	GREENMOUND JUNIPER	5 GAL. CONT.
SSG	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	5 GAL. CONT.
KFG	17	CALAMAGROSTIS ACUTIFLORA	FEATHER REED 'KARLFORESTER'	5 GAL. CONT.
DAY-A	8	HEMEROCALLIS x 'RUFFLED APRICOT.'	APRICOT DAYLILY	1 GAL. CONT.

LEGEND

DECIDUOUS SHADE TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

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GREEN STEEL EDGING
RYERSON STEEL EDGER, OR EQUAL.

SOD AS 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.

ROCK MULCH
CRUSHED RED GRANITE, 1" IN SIZE, PLACED OVER LANDSCAPE FABRIC, AND PLACED AT A 3" DEPTH. TOP OF MULCH COVER TO BE A MINIMUM OF 1" BELOW TOP OF CURB. ALL PLANTING BEDS INSIDE PERIMETER FENCE. AS NOTED, UNLESS SHOWN AS COBBLE.

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
DARK GRAY CRUSHER FINES PLACED AT A 3" DEPTH, ON RANDOM WIDTH PATH. WET AND COMPACT AFTER PLACEMENT. NO METAL EDGING IS NECESSARY.

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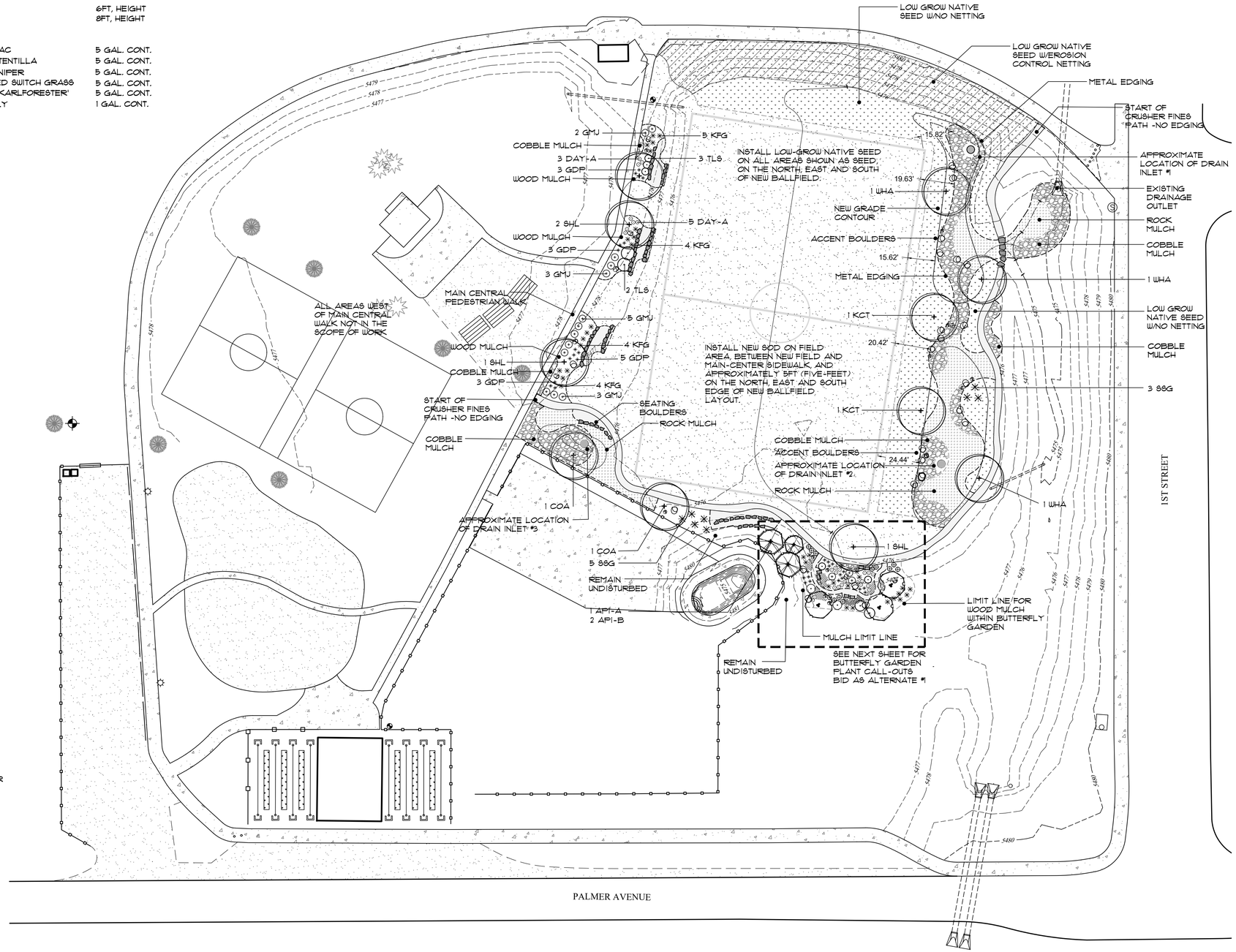
LANDSCAPE PLAN

NORTH

0 15 30 60

SCALE: 1" = 30'



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TOWN OF BENNETT, COLORADO
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LANDSCAPE PLAN

SHEET NO.
L2.00

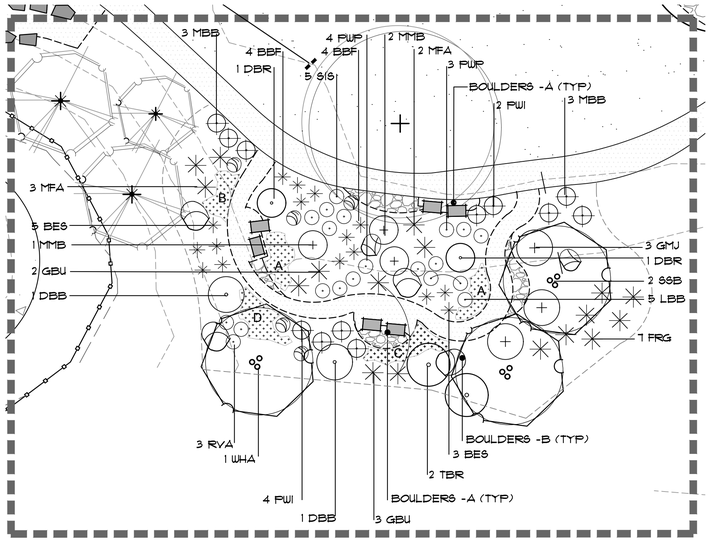
TRUPP PARK

PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

BUTTERFLY GARDEN

NORTH 0 5 10 20 SCALE: 1" = 10'



BUTTERFLY GARDEN

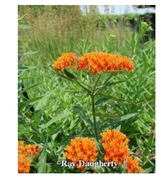
NOTE: 1. PROVIDE BUTTERFLY GARDEN CONSTRUCTION AS A SEPARATE COST, INCLUDING IRRIGATION ZONE #10, ALTERNATE #1

2. CONTRACTOR RESPONSIBLE FOR CONDUCTING HIS/HER OWN PLANT COUNTS & MATERIAL CALCULATIONS.

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE
ORNAMENTAL TREES				
THA	1	CRATAEGUS MORDENENSIS 'TOBA'	HAWTHORN 'TOBA'	8FT., MULTISTEM
SSB	2	AMELANCHIER ALNIFOLIA	SERVICEBERRY SASKATOON	6FT, MULTISTEM
DECIDUOUS SHRUBS				
GBU	5	ASCLEPIAS TUBEROSA	GAY BUTTERFLY	5 GAL. CONT.
BBF	8	GALLARDIA X GRANDIFLORA	BLANKET FLOWER, BURGUNDY	5 GAL. CONT.
MMB	3	BUDDLEJA 'MISS MOLLY'	MISS MOLLY BUTTERFLY BUSH	5 GAL. CONT.
SIS	5	CERASTIUM TOMENTOSUM	SNOW-IN SUMMER	5 GAL. CONT.
RVA	3	CENTRANTHUS RUBER	VALERIAN, RED	5 GAL. CONT.
PWP	7	PHLOX PANICULATA 'DAVID'	PURE WHITE GARDEN PHLOX	5 GAL. CONT.
PWI	6	CALLIRHOE INVOLUCRATE	PRAIRIE WINECUPS	5 GAL. CONT.
MBB	6	MONDADELLA MACRANTHA, MARIAN	MARIAN SAMPSON BEE BALM	5 GAL. CONT.
LBB	5	MONARDA FISTULOSA MENTHIFOLIA	LAVENDAR BEE BALM	5 GAL. CONT.
BES	8	RUDBECKIA HIRTA	BLACK-EYED SUSAN	5 GAL. CONT.
MFA	3	ASTERX X FRIKARTII 'MONCH'	MONCH FRIKART'S ASTER	5 GAL. CONT.
TBR	2	CHRYSOTHAMNUS SPECIOSA	TALL BLUE RABBITBRUSH	5 GAL. CONT.
DBR	2	CHRYSOTHAMNUS NAUSEOSUS	DWARF RABBITBRUSH	5 GAL. CONT.
DBB	2	EUONYMOUS ALATAS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL. CONT.
EVERGREEN SHRUBS/GRASSES/PERENNIALS				
GMJ	3	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREEN MOUND JUNIPER	5 GAL. CONT.
EBG	18	GRASS, FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	5 GAL. CONT.
FRG	7	CALAMAGROSTIS ACTUFLORIA 'KARL'	FEATHER REED GRASS	5 GAL. CONT.
NVE	18	VERBENA, BIPINNATIFIDA	NATIVE VERBENA	4" POT
DCO	27	COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	4" POT
PLW	12	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	4" POT

Centranthus ruber
Valerian, Red
Mature Height: 2-3'
Water Requirements: Low
Flower Color: Reddish-Pink
Mature Spread: 18-24"
Exposure: Sun
Flower Season: Early to Late Summer
Hardy To: 9,000'

A bushy clump with fleshy, blue-green leaves climbing rigid stalks to full heads of fragrant reddish-pink flowers resembling small trumpets. Attractive to butterflies.

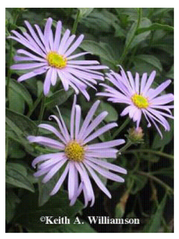


Gay Butterfly
Mature Height: 18-36"
Water Requirements: Low
Flower Color: Orange, Yellow
Mature Spread: 18-24"
Exposure: Sun
Flower Season: Mid- to Late Summer
Hardy To: 8,000'

Stout stems crowded by narrow, dark green leaves leading to umbrella-like clusters of small, vivid orange or yellow flowers. Attractive to butterflies

Gaillardia x grandiflora 'Burgundy'
Blanket Flower, Burgundy
Mature Height: 18-24"
Water Requirements: Low
Flower Color: Burgundy-Red
Mature Spread: 18-24"
Exposure: Sun
Flower Season: Summer
Hardy To: 8,500'

Large, entirely wine-red flowers stand above a dense clump of thick, hairy, grayish-green foliage. Cut flower.



Aster, x frikartii 'Monch'
Aster, Monch Frikart's
Mature Height: 2-3'
Water Requirements: Medium
Flower Color: Lavender-Blue
Mature Spread: 18-24"
Exposure: Sun to Filtered Shade
Flower Season: Early Summer to Fall
Hardy To: 8,500'

Large, daisy-like flowers with bright yellow centers on stiff stalks clothed by oblong to ovate, dark green leaves form a thick rounded clump. Good for cutting.

Callirhoe involucrate
Prairie Winecups
Mature Height: 6-12"
Water Requirements: Low
Flower Color: Magenta
Mature Spread: 2-3'
Exposure: Sun
Flower Season: Early Summer to Fall
Hardy To: 7,500'

A low mound of trailing stems with rounded, rich green leaves and vivid, reddish-purple flowers throughout the summer.

Monardella macrantha 'Marian Sampson'
Bee Balm
Mature Height: 8-12"
Water Requirements: Low
Flower Color: Red
Mature Spread: 15-24"
Exposure: Sun to Filtered Shade
Flower Season: Summer to Fall
Hardy To: 6,000'

A low mat of evergreen foliage provides a backdrop for clusters of brilliant red, tubular blossoms (similar to Bee Balm) through the summer. A somewhat short-lived perennial that needs excellent drainage and a warm microclimate.

Buddleja 'Miss Molly'
Butterfly Bush, Miss Molly
Mature Height: 4-5'
Water Requirements: Medium
Flower Color: Bright Rose-Pink
Mature Spread: 4-5'
Exposure: Sun to Filtered Shade
Flower Season: Mid- to Late Summer
Hardy To: 7,000'

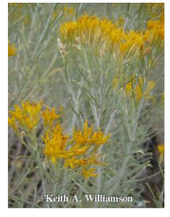
Upright, arching, branched canes with narrow leaves grow into a compact, mounded form. Spikes of tiny, bright rose-pink flowers provide nectar for butterflies and hummingbirds from mid- to late summer. Can be cut to the ground in spring to promote vigorous new growth.

Euonymus alatus 'Compactus'
Burning Bush, Dwarf
Mature Height: 6-8'
Water Requirements: Medium
Flower Color: N/A
Mature Spread: 6-8'
Exposure: Sun
Flower Season: N/A
Hardy To: 7,500'

Thick, deep green leaves with a vibrant fiery red fall color on rigid, slightly winged branches create a compact shrub with a rounded, flat topped habit. Tiny yellowish-green flowers are insignificant, followed by pink capsuled, orange fruit.

Phlox paniculata, 'David'
Phlox, Pure White Garden
Mature Height: 2- 3'
Water Requirements: Medium
Flower Color: White
Mature Spread: 18- 24"
Exposure: Sun
Flower Season: Mid- to Late Summer
Hardy To: 7,000'

Slender, light green leaves form a broad clump with tall erect stems capped by clusters of white flat- faced flowers. Good cut flower.



Ericameria nauseosa ssp. nauseosa var. speciose
Rabbitbush
Mature Height: 2-6'
Water Requirements: Very Low
Flower Color: Golden Yellow
Mature Spread: 2-6'
Exposure: Sun
Flower Season: Mid- to Late Summer
Hardy To: 8,500'

Dense, flat-topped clusters of small golden yellow flowers are borne from mid- to late summer. Greenish-white stems sporting thin, wiry leaves that are bluish-gray in color, create a rounded shrub with an open habit. Formerly Chrysothamnus nauseosus albicaulis.

Coreopsis auriculata 'Nana'
Coreopsis, Dwarf
Mature Height: 6-8"
Water Requirements: Low
Flower Color: Orange-Yellow
Mature Spread: 6-12"
Exposure: Sun
Flower Season: Early Summer to Fall
Hardy To: 7,000'

A dense, compact mound with slender, rich green leaves on erect stalks leading to open-faced, orange-yellow flowers.

Cerastium tomentosum
Snow-In-Summer
Mature Height: 6-12"
Water Requirements: Low
Flower Color: White
Mature Spread: 12-18"
Exposure: Sun
Flower Season: Late Spring to Early Summer
Hardy To: 10,000'

Downy, silvery gray foliage forms a spreading mound smothered by snowy white flowers.

Monarda fistulosa menthifolia '
Native Lavendar Bee Balm
Mature Height: 2-3'
Water Requirements: Low
Flower Color: Lavender
Mature Spread: 18-24"
Exposure: Sun
Flower Season: Mid-Summer
Hardy To: 9,000'

A thick clump of ovate-lanceolate, fragrant leaves on erect stalks terminating in rounded clusters of curved, lavender flowers. Also called Horse Mint

Rudbeckia hirta Black-Eyed Susan
Mature Height: 12-42"
Water Requirements: Medium
Flower Color: Bronze,Yellow
Mature Spread: 12-18"
Exposure: Sun
Flower Season: Summer
Hardy To:8,000'

Dark purple to brown, domed disc flowers are highlighted by deep yellow to bronze ray flowers borne on erect branching stems through the summer.

Grass, Festuca glauca 'Elijah Blue'
Grass, Elijah Blue Fescue
Mature Height: 6-8"
Water Requirements: Low
Flower Color: Tan
Mature Spread: 6-8"
Exposure: Sun
Flower Season: Mid-Summer
Hardy To: 8,500'

Rich, powdery blue foliage forms striking clumps. Tan seed heads appear in early summer. An excellent contrast plant when used with perennials.

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:
JULIO C. JIMENEZ
01/01/2008
ORIGINAL DATE OF LICENSURE
06/25/20
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-561

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L2.01

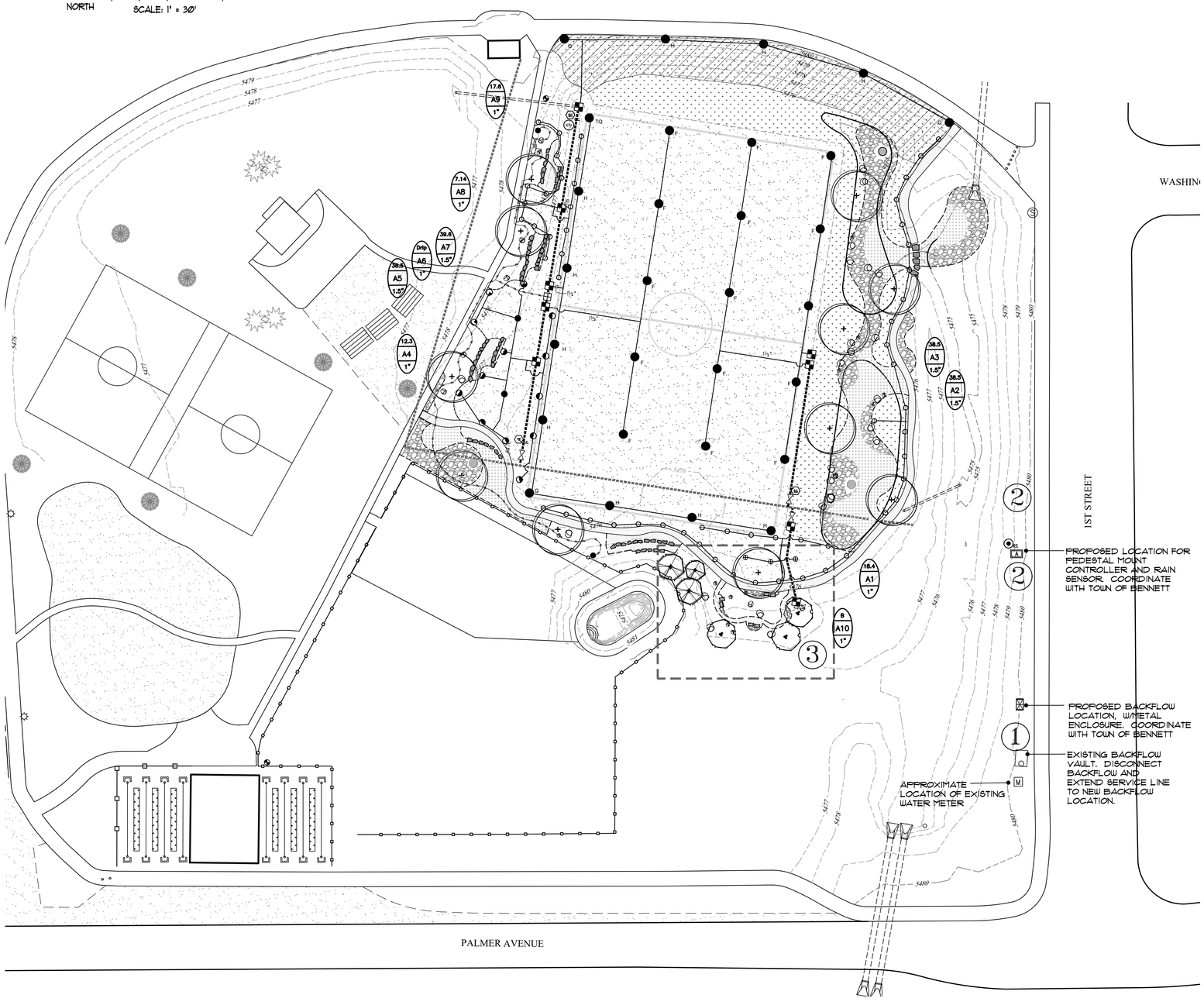
TRUPP PARK

PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

IRRIGATION PLAN

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



IRRIGATION SCHEDULE

SYMBOL	SIZE	EQUIPMENT	DESCRIPTION
M	-	EXISTING	APPROX. LOCATION SHOWN ON PLAN
	1½"	BACKFLOW PREVENTER	FEBCO 825Y-015Q COORDINATE WITH TOWN OF BENNETT METER TO MATCH SIZE OF EXISTING
	SAME AS MAINLINE	ISOLATION VALVE	BALL VALVE
QC	3/4"	QUICK COUPLER VALVE	HUNTER HQ44RC
A	-	CONTROLLER	HUNTER I-CORE, IC-600-M, W/2 ICM-600 EXPANSIONS TOTAL 6+6+6 STATIONS= 18, 10 NEW STATIONS PLUS EXISTING ON EAST SIDE OF DITCH. PLACE ON ACC-PED METAL PEDESTAL.
XW	-	EXTRA WIRES	EXTEND THREE EXTRA WIRES TO THIS LOCATION, FOR POSSIBLE FUTURE USE. PLACE IN 8" ROUND VALVE BOX.
RS	-	RAIN SENSOR	HUNTER- SOLAR-SYNC-SEN
	1"	CONTROL ZONE KIT	HUNTER KIT PCZ-101-25
	1"	ELECTRIC CONTROL VALVE	HUNTER ICV-101G
H TQ F	4.4-7.7 GPM 40 PSI	ROTOR HEADS	HUNTER I-25 W/ #8 AND #5 NOZZLES WITH 45FT. RADIUS
	.67- 2.70 GPM 30 PSI	SPRAY HEADS	HUNTER PROS-06-PRS30-CV MP2000 13'-21' RADIUS
	.97- 3.75 GPM 30 PSI	SPRAY HEADS	HUNTER PROS-12-PRS30-CV MP1000 8'-15' RADIUS
	JUMBO STANDARD	VALVE BOX VALVE BOX	AMETEK (DRIP VALVE ASSEMBLY) AMETEK (ELECTRIC CONTROL VALVE)
	10"	VALVE BOX	AMETEK (QUICK COUPLER VALVE, DRAIN
	2"	MAINLINE, UNLESS NOTED DIFF.	CLASS 200 PVC SOLVENT WELD
	SEE PLAN	LATERAL	CLASS 200 PVC SOLVENT WELD
	3/4"	DRIP LATERAL LINE	HARDIE DRIP TUBING
	SEE PLAN	SLEEVE PIPE	CLASS 200 PVC
	.5 GPH	DRIP EMITTERS	AGRIFIM IF-5
	1.0 GPH	DRIP EMITTERS	AGRIFIM IF-10
	3/4"	DRIP LINE END PLUG	

IRRIGATION KEY NOTES:

PER DISCUSSIONS WITH TOWN OF BENNETT, IRRIGATION MODIFICATIONS HAVE FLEXIBILITY TO BE DESIGN-BUILT. EXTREME EFFORT HAS BEEN PLACED ON PROVIDING AS CLEAR DIRECTION AS POSSIBLE TO SIMPLIFY ALTERATIONS AND ADDITIONS. CONTRACTOR MUST COORDINATE WITH TOWN OF BENNETT FOR EXPECTED UPGRADES AND ALTERATIONS.

COORDINATE WITH TOWN OF BENNETT FOR OPTION OF INSTALLING NON-POTABLE IRRIGATION COMPONENTS IN PREPARATION OF FUTURE CONNECTION TO GRAY WATER SERVICE. CURRENTLY SYSTEM IS DESIGNED TO PERFORM WITH DOMESTIC WATER.

1. AFTER REMOVAL OF EXISTING BACKFLOW AND INSTALLATION OF NEW ONE, RE-CONNECT TO EXISTING 2" MAINLINE. COORDINATE WITH TOWN OF BENNETT FOR ACTUAL MAINLINE LOCATION.
2. APPROXIMATE LOCATION OF TWO RAINBIRD IRRIGATION CONTROLLERS. REMOVE BOTH CONTROLLERS AND INSTALL NEW HUNTER I-CORE, PEDESTAL MOUNT WITH RAIN SENSOR.
3. AN IRRIGATION VALVE #10 HAS BEEN EXTENDED TO THE BUTTERFLY GARDEN AREA. COORDINATE WITH TOWN OF BENNETT FOR PREFERENCE OF SPRAY HEADS OR DRIP IRRIGATION. UPON TOWN'S DIRECTION, PROVIDE IRRIGATION INSTALLATION OF ZONE #10 AS ALTERNATE #1.

CONTROLLER CHART

Project: Trupp Park
Location: Town of Bennett
Date: 18-Jun-20

A	B	C	D	E	F	G	H	I	J
ZONE No.	Plant Type	Zone Description	Prec. rate (in/hr)	Zone flow GPM	Peak inches per week	Weekly zone run time hrs.	Daily zone run time min.	water use gals. per week	Design operating pressure
A1	sod/native	Hunter MP1000	0.48	18.40	1.00	2.08	41.67	2,300	40
A2	sod	Hunter I-25	0.77	38.50	1.30	1.69	33.77	3,900	40
A3	sod	Hunter I-25	0.77	38.50	1.30	1.69	33.77	3,900	40
A4	sod	Hunter MP2000	0.48	12.30	1.30	2.71	54.17	1,999	40
A5	sod	Hunter I-25	0.77	38.50	1.30	1.69	33.77	3,900	40
A6	drip	drip	0.42	1.10	1.30	3.10	61.90	204	40
A7	sod	Hunter I-25	0.57	39.60	1.30	2.28	45.61	5,419	40
A8	sod	Hunter MP1000	0.48	7.14	1.00	2.08	41.67	893	40
A9	native	Hunter I-25	0.57	17.60	1.30	2.28	45.61	2,408	40
A10	Garden	TBD							
Total projected peak season water use per week (gallons)								24,923	
Total peak season hours per week Controller a						19.60			
Number of watering Days/Week				3.00			391.93		
Number of hours per day- All zones individually							6.53		
Number of hours per day- Sprays concurrently with Drip							5.50		

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ACCEPTANCE OF THESE PLANS UNDERSTANDS THAT THE GRAPHICS CONTAINED WERE PREPARED FOR USE ON THIS PROJECT ONLY AND THAT THEY SHALL NOT BE REUSED OR MODIFIED OR ADAPTED TO ANY OTHER PROJECT WITHOUT SPECIFIC WRITTEN PERMISSION OF JDG.

TRUPP PARK
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00-561

SHEET NAME
IRRIGATION PLAN

SHEET NO.
L3.00

TRUPP PARK

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 UTILIY 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

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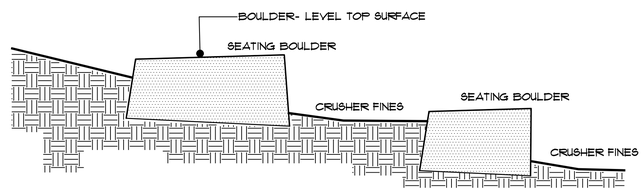
MULCHING:

1. INSTALL A 3" LAYER OF SHREDDED WOOD MULCH, 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. COBBLE MULCH SHALL BE 6"-8" WHITE MWASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE ⅜-½" 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. ROCK MULCH 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 CRUSHER FINES, 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.

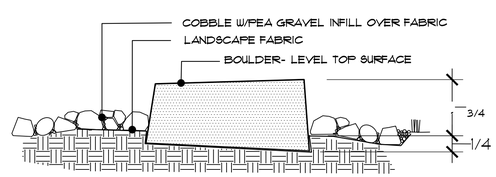
FIRE LIFE SAFETY LANDSCAPE NOTES:

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).

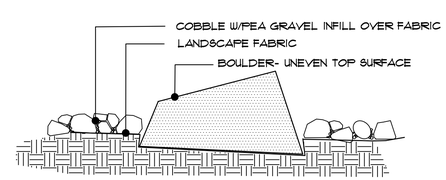
BOULDER PLACEMENT



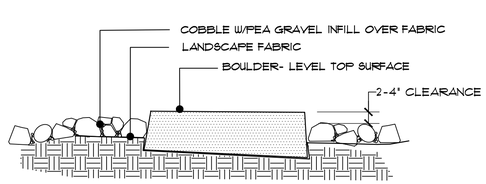
1 - TYPICAL BOULDER PLACEMENT @SLOPES



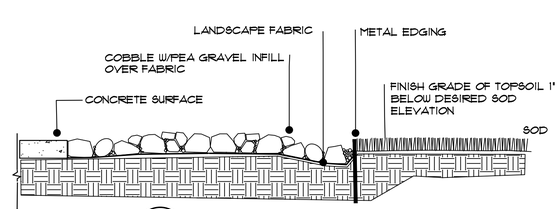
2 - TYPICAL BOULDER PLACEMENT



4 - ACCENT BOULDERS IN BEDS

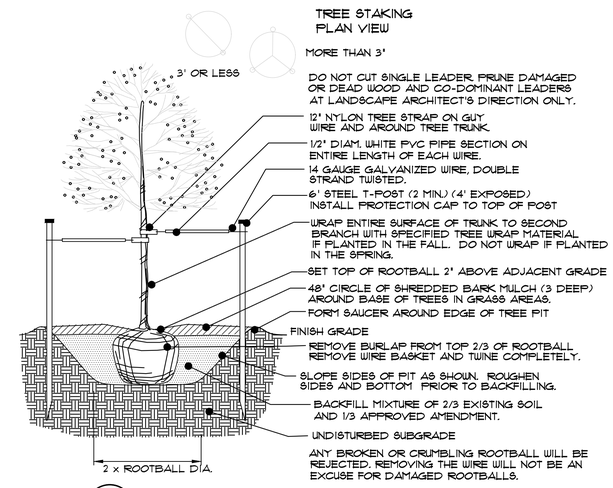


3 - STEPPING BOULDERS @DRAINAGE

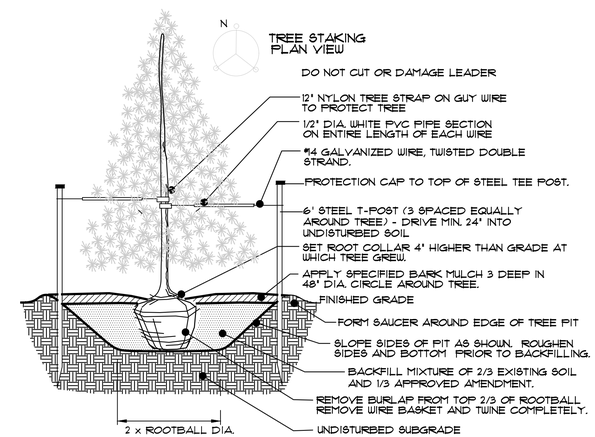


5 - WOOD MULCH/ROCK @SIDEWALKS

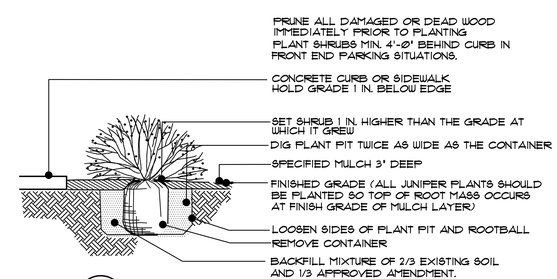
PLANTING DETAILS



A - DECIDUOUS TREE PLANTING



B - EVERGREEN TREE PLANTING



C - SHRUB PLANTING

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

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TRUPP PARK
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

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SHEET NAME
LANDSCAPE DETAILS

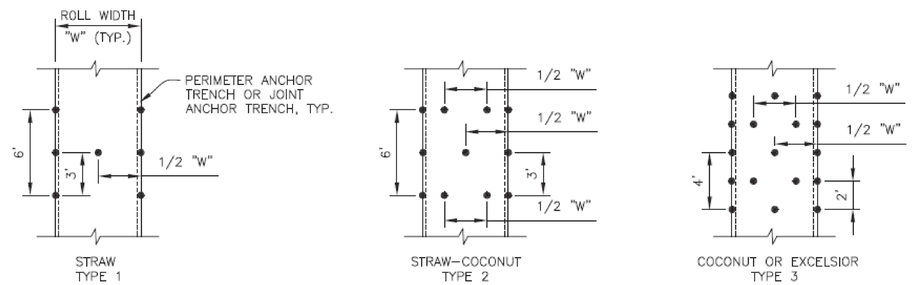
SHEET NO.
L4.01

TRUPP PARK

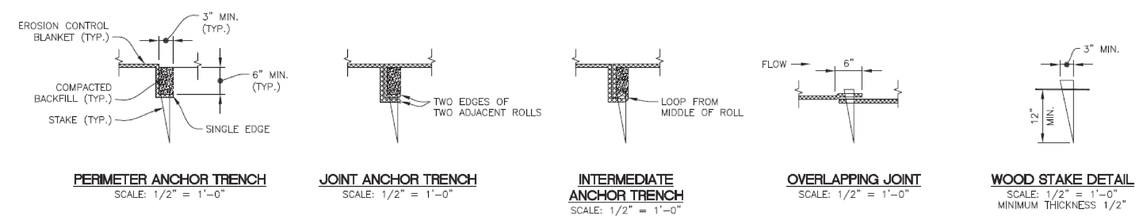
PALMER AVENUE AND 1ST STREET
TOWN OF BENNETT, COLORADO

BID SET

EROSION CONTROL BLANKET:



STAKING PATTERNS
SCALE: 1" = 10'–0"
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



PERIMETER ANCHOR TRENCH
SCALE: 1/2" = 1'–0"

JOINT ANCHOR TRENCH
SCALE: 1/2" = 1'–0"

INTERMEDIATE ANCHOR TRENCH
SCALE: 1/2" = 1'–0"

OVERLAPPING JOINT
SCALE: 1/2" = 1'–0"

WOOD STAKE DETAIL
SCALE: 1/2" = 1'–0"
MINIMUM THICKNESS 1/2"

EROSION CONTROL BLANKET INSTALLATION

1. SEE PLAN FOR:
   A. LOCATION OF PERIMETER OF EROSION CONTROL BLANKET
   B. TYPE OF BLANKET
   C. AREA IN SQUARE FEET
2. ALL EROSION CONTROL BLANKET AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL± NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, BLANKET SHALL BE PLACED AFTER COMPOST HAS BEEN PLACED/ROTOTILLED, SOIL HAS BEEN FINE-GRADED AND SEEDING HAS BEEN INSTALLED BELOW BLANKET. SEEDING AND MULCHING SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION. BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, WITH NOT GAPS OR VOIDS UNDER BLANKET.
4. EROSION CONTROL BLANKET SHALL BE PLACED SMOOTHLY, BUT LOOSELY, ON THE SOIL SURFACE, WITHOUT STRETCHING.
5. PERIMETER ANCHOR TRENCH SHALL BE USED AT THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
6. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
7. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL FOR COCONUT AND EXCELSIOR BLANKETS.
8. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLATION OF EROSION CONTROL BLANKET SHALL BE RE-SEEDED AND MULCHED, AS ORIGINALLY COMPLETED

SEE DRAINAGE DESIGN PLANS FOR REQUIRED BLANKET LOCATIONS.

EROSION CONTROL BLANKET- AMERICAN EXCELSIOR COMPANY					
AREA	TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING
	STRAW/COCONUT	30% MIN.	70% MAX.	---	DOUBLE/NATURAL

CONTRACTOR TO RUN HIS/HERS OWN AREA CALCULATIONS PRIOR TO SUBMITTING A BID FOR CONSTRUCTION/INSTALLATION.

EROSION CONTROL BLANKET MAINTENANCE NOTES:

9. CONTRACTOR SHALL INSPECT EROSION CONTROL BLANKET DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
10. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY OWNER.
11. ANY EROSION CONTROL BLANKET PULLER OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS, SHALL BE REPAIRED, RE-SEEDED, AND MULCHED PRIOR TO RE-INSTALLING EROSION CONTROL BLANKET.

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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:
JULIO C. JIMENEZ
01/01/2008
ORIGINAL DATE OF ISSUANCE
06/25/20
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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

ACCEPTANCE OF THESE PLANS UNDERTAKES THAT THE GRAPHICS CONTAINED WITHIN THESE PLANS ARE THE PROPERTY OF JIMENEZ DESIGN GROUP, AND MAY NOT BE WASHED OR CHANGED IN ANY WAY WITHOUT PRIOR APPROVAL FROM JDG

TRUPP PARK
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
DRAWN BY:	JCJ
CHECKED BY:	RAJ
SCALE:	
PROJECT NO.	00–561

SHEET NAME
LANDSCAPE DETAILS

SHEET NO.
L4.02

TRUPP PARK

PALMER AVENUE AND 1ST STREET

TOWN OF BENNETT, COLORADO

BID SET

IRRIGATION NOTES

GENERAL NOTES:

DUE TO THE LIMITED AMOUNT OF INFORMATION, THE IRRIGATION SYSTEM WILL BE DESIGN-BUILT, USING THE DIRECTION SHOWN ON THE PLANS. THE TOWN OF BENNETT UNDERSTANDS THAT CONTRACTOR WILL CONDUCT AN INSPECTION, AND THE TOWN WILL BE READILY AVAILABLE TO RESPOND TO ANY QUESTIONS IN REFERENCE TO THE IRRIGATION SYSTEM EXISTING CONDITIONS.

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND SALES TAXES APPLICABLE TO THIS PROJECT.
2. CONTRACTOR SHALL NOTIFY BLUESTAKES UTILIY LOCATERS, AT 1-800-922-1987, AT LEAST 48 HRS. PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF AWARE TO THE LOCATIONS OF EXISTING UTILITIES, AND SHALL BECOME RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES, OR ANY PERSONAL INJURY.
3. BASED ON THE INFORMATION PROVIDED BY THE TOWN OF BENNETT, THE STATIC PRESSURE AVAILABLE AFTER THE BACKFLOW IS 65-75 PSI. IRRIGATION CONTRACTOR TO VERIFY SAID PRESSURE PRIOR TO START OF ANY WORK.
   DEVELOPER IS AWARE THAT IF PRESSURE DOES FLUCTUATE DRAMATICALLY, A BOOSTER PUMP MAY BE REQUIRED. CONTRACTOR SHALL BECOME AWARE OF THIS POSSIBILITY AND BE PREPARED TO PROVIDE ONE, IF NEEDED, AS AN ADDED COST TO CONSTRUCTION CONTRACT.
4. NO TRENCHING SHALL OCCUR UNTIL ALL GRADING HAS BEEN PERFORMED AND APPROVED BY GENERAL CONTRACTOR. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF WORK.
5. 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 IRRIGATION ELEMENTS AS DESIGNATED ON THIS PLAN.
6. TOWN OF BENNETT: SHALL PROVIDE ELECTRICAL POWER SUPPLY FOR INSTALLATION OF PEDESTAL MOUNT ELECTRICAL CONTROLLER AT LOCATION SHOWN ON THE PLANS. COORDINATE CONNECTION OF NEW VALVES. EXISTING ELECTRIC VALVES THAT ARE TO REMAIN SHALL ALSO BE CONNECTED TO NEW CONTROLLER.
   TWO (2) EXISTING CONTROLLERS WILL BE ABANDONED. IRRIGATION CONTRACTOR TO VERIFY AND UNDERSTAND THIS PARAMETERS PRIOR TO START WORK. COORDINATE ANY ISSUES WITH THE TOWN OF BENNETT.
7. IRRIGATION CONTRACTOR: SHALL BE RESPONSIBLE FOR MAKING CONNECTION NEW ABOVE GROUND BACKFLOW PREVENTER INTO EXISTING SERVICE METER THAT IS PROVIDED BY TOWN OF BENNETT. BECOME FAMILIAR WITH EXISTING CONDITIONS, PRIMARILY EXISTING BACKFLOW THAT IS CURRENTLY INSIDE UNDERGROUND VAULT. EXISTING UNDERGROUND BACKFLOW WILL BE REMOVED AND NEW SERVICE LINE TO BE EXTENDED THROUGH CONCRETE PAD THAT WILL SERVE AS THE BASE FOR NEW BACKFLOW AND ASSOCIATED ENCLOSURE. FROM BACKFLOW, CONNECT SYSTEM TO EXISTING 2" MAIN THAT TRAVERSES THE PROPOSED SOCCER FIELD IN A EAST TO WEST DIRECTION.
8. IRRIGATION CONTRACTOR: SHALL BE RESPONSIBLE FOR MAKING ELECTRICAL CONNECTION FROM EACH VALVE TO IRRIGATION CONTROLLER. IRRIGATION CONTROLLER SHALL BE PEDESTAL MOUNTED AT LOCATION SHOWN ON THE PLANS. RUN WIRES AS NEEDED TO NEW VALVES USING A SEPARATE WIRE FOR EACH VALVE. CONTRACTOR TO BRAND THE VALVE NUMBER ON TOP OF EACH VALVE BOX COVER. QUICK COUPLER BOXES TO BE BRANDED WITH 'QC', VALVE BOXES WITH 'A1', 'A2',ETC., AND SPARE WIRE BOX WITH 'SW'.
9. IN ADDITION TO IRRIGATION CONTROLLER, IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION COMPONENTS DOWNSTREAM FROM THE POINT OF CONNECTION AT THE BACKFLOW.
10. IRRIGATION CONTRACTOR TO VERIFY THE PRESSURE AND FLOW BEFORE PROCEEDING WITH INSTALLATION. NOTIFY TOWN OF BENNETT, OR LANDSCAPE ARCHITECT IF PRESSURES OR AVAILABLE WATER ARE BELOW NORMAL FOR IRRIGATION INSTALLATION.
11. ALL SLEEVING, OR BORING NECESSARY, TO BE INSTALLED/PERFORMED BY IRRIGATION CONTRACTOR. SLEEVES SHALL BE PLACED AT ALL LOCATIONS WHERE IRRIGATION LINES AND/OR WIRES CROSS HARD SURFACES, AND UNDER ALL RETAINING WALLS. DO NOT PLACE WIRES INSIDE THE SAME SLEEVE AS THE MAINLINE. SLEEVE SIZES SHALL BE AS SHOWN BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
¾" - 1¼" PVC PIPE	1 -2" PVC SLEEVE
1½" - 2" PVC PIPE	1 -4" PVC SLEEVE
2½ - 3" PVC PIPE	1 -6" PVC SLEEVE
1 - 25 CONTROL WIRES	1 -2" PVC SLEEVE

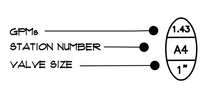
AT THIS TIME, NO NEED FOR SLEEVING IS ANTICIPATED.

12. DRIP VALVE ASSEMBLY WILL CONSIST OF A 1" HUNTER PCZ-101-25
13. DRIP EMMITERS TO BE INSTALLED AS FOLLOWS:

GROUND COVERS/GRASSES/ANNUALS	ONE(1) ARIFIM IF-5 (.5GALLON/HR = .5 GPH)
SHRUBS	TWO(2) AGRIFIM IF-5 (.5GALLON/HR = 1.0 GPH)
TREES	THREE(3) AGRIFIM IF-10 (1GALLON/HR = 3 GPH)

INSTALL DRIP TUBING 6" BELOW GRADE. PLACE A RAINBIRD 1506 WITH ORANGE CAP AT THE LOWEST END OF EACH DRIP ZONE TO SERVE AS A INDICATOR THAT WATER IS FLOWING APPROPRIATELY.

14. IRRIGATION VALVE CALL OUTS:



15. SPRINKLER HEAD LAYOUT IS BASED ON THE RECOMMENDED DISTANCE AND PRECIPITATION RATES OUTLINED UNDER EACH MANUFACTURER. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THOSE STANDARD SPECIFICATIONS. ANY DEVITATIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE IRRIGATION DESIGNER SHALL PASS THE APPROPRIATE IRRIGATION COVERAGE AND WATER CAPACITY RESPONSIBILITIES TO SAID CONTRACTOR. CONTRACTOR MAY ADJUST ARCH AND RADIUS OF SPRINKLER HEADS IN AN EFFORT TO AVOID OVERSPRAY OF SIDEWALKS, ROADWAYS AND/OR STRUCTURES.
    SPRINKLERS ADJACENT TO STREET CURBS SHALL HAVE A HEIGHT OF SIX(6) INCHES.
16. ALL PVC LATERALS TO BE 1" UNLESS OTHERWISE SPECIFIED.
17. ALL DRAWINGS ARE DIAGRAMATIC IN NATURE. IN SOME CASES, LINES OR EQUIPMENT ARE SHOWN OVER WALKS OR DRIVES, THIS IS FOR CLARITY ONLY. ALL BACKFLOW, VALVE BOXES OR OTHER SURFACE EQUIPMENT SHALL BE LOCATED WITHIN PLANTING BEDS WHERE POSSIBLE AND ORGANIZED IN A NEAT AN UNIFORM MANNER.

MAINTENANCE

A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1ST THROUGH OCTOBER 1ST IS SHOWN BELOW TO ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. AT A MINIMUM, THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:

1. CHECK, ADJUST AND REPAIR IRRIGATION EQUIPMENT ON A WEEKLY BASIS.
2. DURING ANNUAL ACTIVATION IN THE SPRING, BRING SYSTEM UP TO SPECIFIED OPERATING CONDITIONS.
3. CHECK HEADS FOR COVERAGE AND LEAKAGE AND ADJUST AS NECESSARY.
4. REPROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO SEASONAL NEEDS.
5. VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
6. INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY.
7. PERIODICALLY VERIFY THAT THE SENSORS AND OTHER SYSTEM COMPONENTS ARE WORKING PROPERLY.
8. REPAIR OR PREPLACE BROKEN HARDWARE AND PIPES TO ORIGINALLY SPECIFIED MATERIALS.
9. WHENEVER POSSIBLE, UPDATE AND RETROFIT IRRIGATION SYSTEM WITH NEW WATER-SAVING TECHNOLOGY.
10. PERIODICALLY VERIFY THAT THE PLANT MATERIAL IS HEALTHY AND THAT SOIL MOISTURE IS ADEQUATE.

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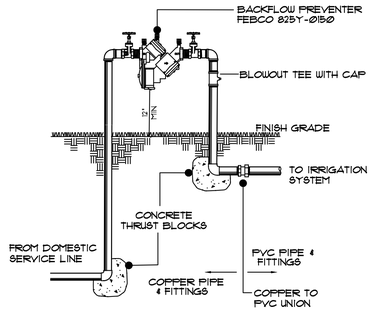
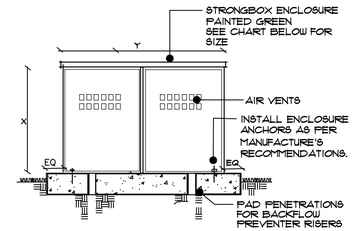
IRRIGATION DETAILS



1 -- BACKFLOW PREVENTER OUTDOORS

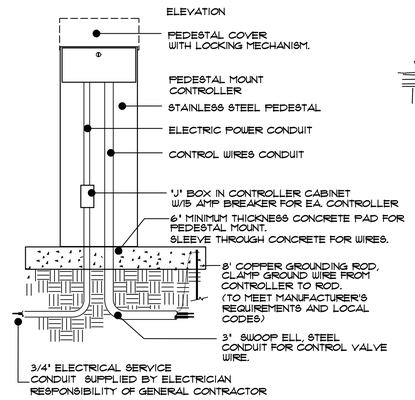


PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
TOP SURFACE OF CONCRETE SHALL BE 1" ABOVE FINISH GRADE.

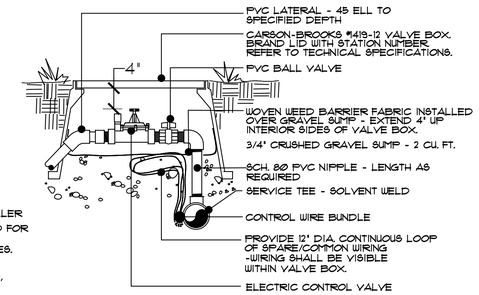
BFP MODE/SIZE	ENCLOSURE	X	Y
FEBCO 825Y (¾"-1")	SBBC-30AL	30"	42"
FEBCO 825Y (1½"-2")	SBBC-45AL	45"	57"
FEBCO 825YA (¾"-1")	SBBC-15AL	15"	27"
FEBCO 825YA (1½"-2")	SBBC-30AL	30"	42"

PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

2 -- BACKFLOW PREVENTER ENCLOSURE OUTDOORS



3 -- PEDESTAL MOUNT CONTROLLER

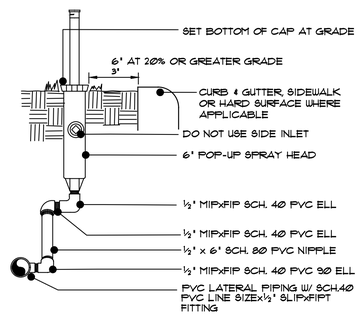


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER

VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE

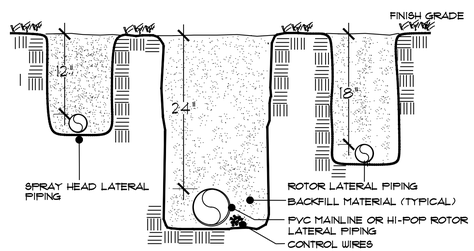
NOTE: MAINLINE DEPTH 24" (TYPICAL)

4 -- ELECTRIC CONTROL VALVE

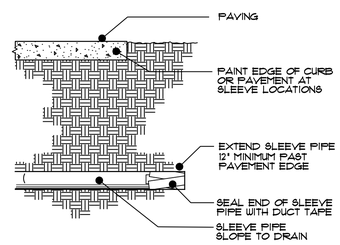


NOTE: SET HEAD PERPENDICULAR TO FINISH GRADE

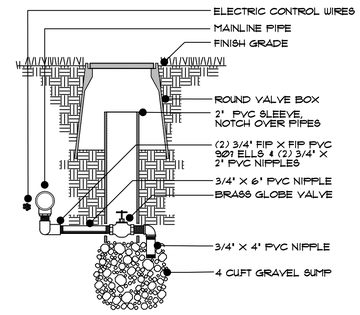
5 -- 6" POP-UP SPRAY HEAD



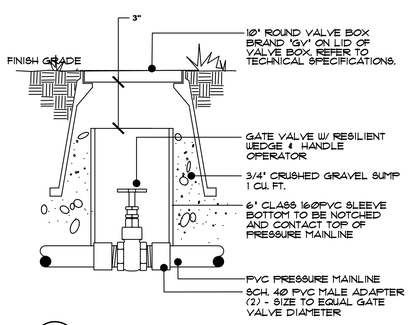
6 -- WIRE AND PIPE TRENCHING



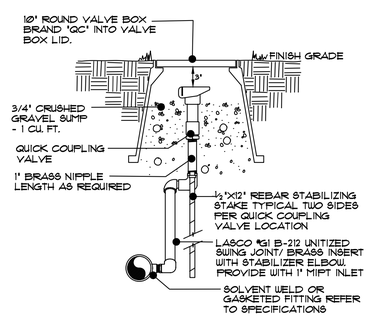
7 -- IRRIGATION SLEEVE



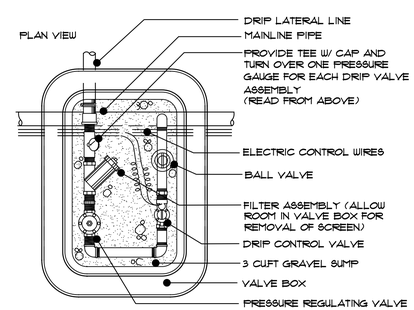
8 -- MANUAL DRAIN VALVE



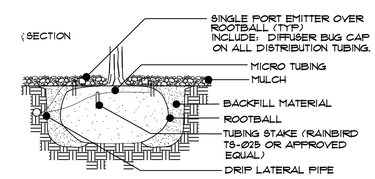
9 -- ISOLATION VALVE- SAME SIZE AS MAINLINE

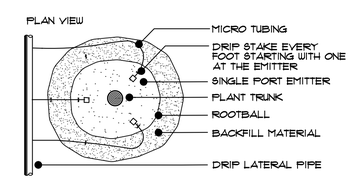


10 -- QUICK COUPLING VALVE



11 -- DRIP CONTROL VALVE





12 -- SINGLE PORT EMITTER

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

STAMP:

JULIO C. JIMENEZ
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ORIGINAL DATE OF LICENSURE
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TRUPP PARK
TOWN OF BENNETT, COLORADO
LANDSCAPE & IRRIGATION PLANS

ISSUE DATE:	25JUNE20
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