

PIONEER PARK

5TH AVE FRISCO, CO 80443

PRICING SET - NOT FOR CONSTRUCTION



GRAPHIC IS REPRESENTATION PURPOSES ONLY, DOES NOT REFLECT FINAL SITE DESIGN

VICINITY MAP



NTS



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PROJECT TEAM

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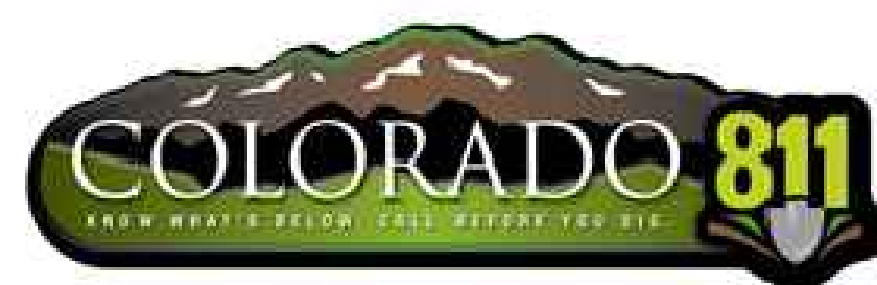
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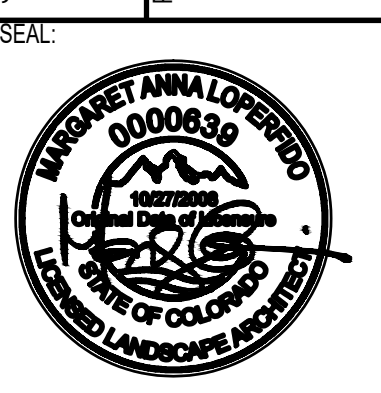
CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	

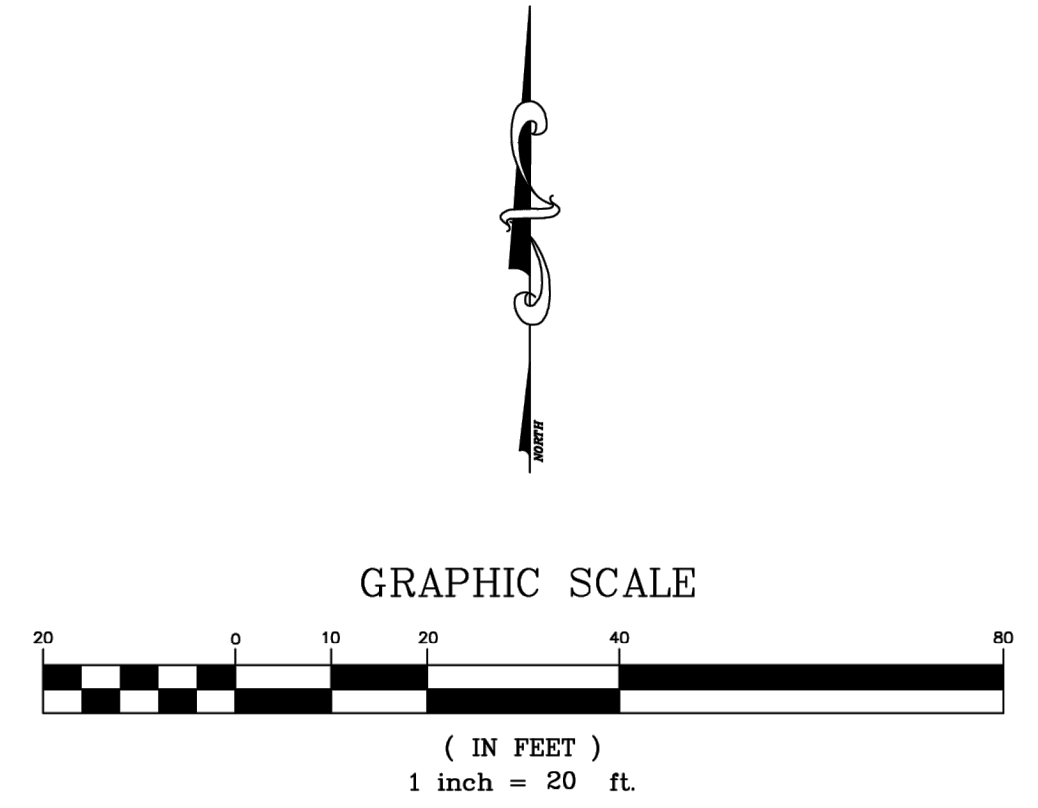
SCJ ALLIANCE
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COVER SHEET
PIONEER PARK
5TH AVE FRISCO, CO 80443

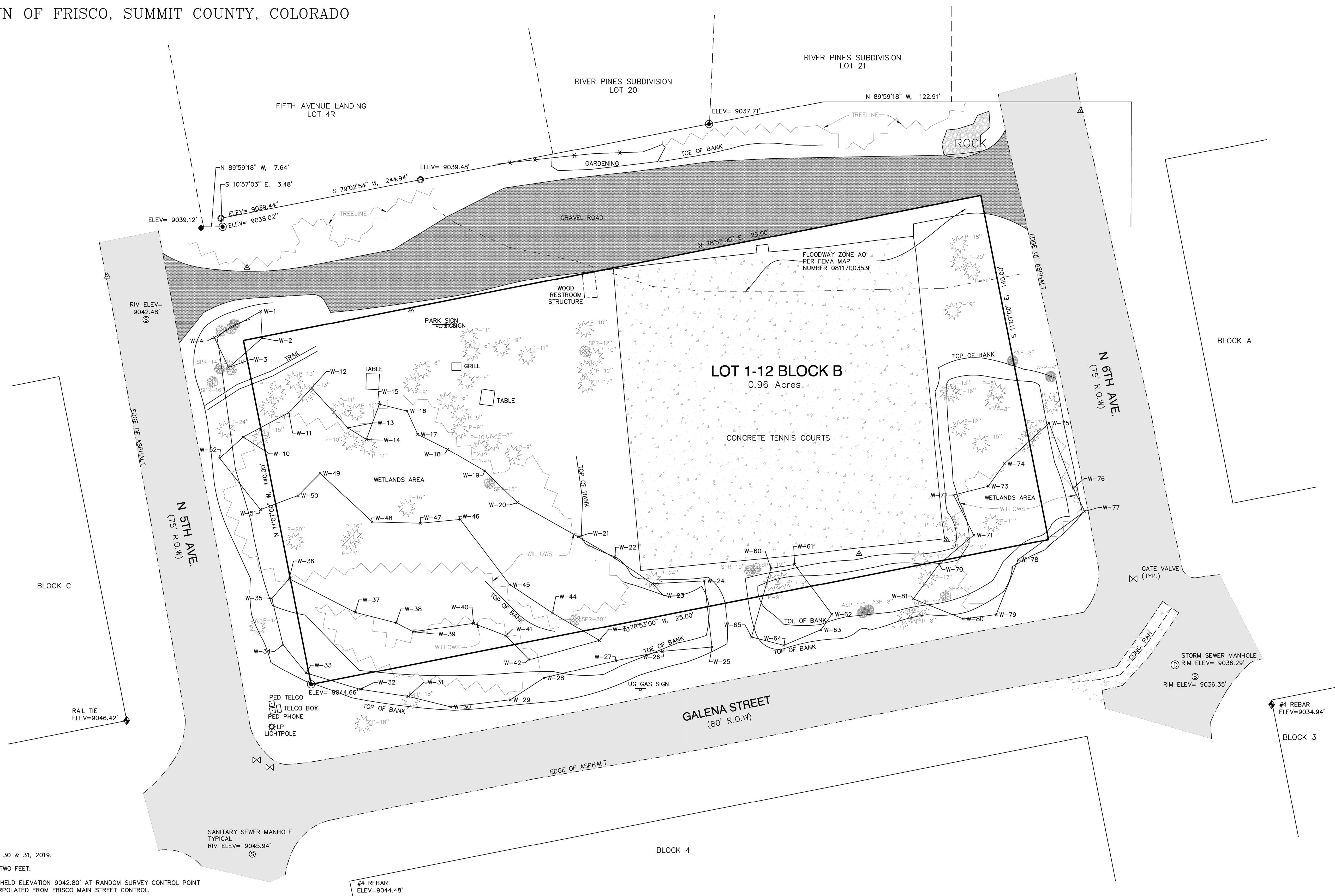


DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 MATERIALS
DRAWING NO:	CV1.0
SHEET NO:	1 OF 17

A TOPOGRAPHIC MAP OF
LOT 1-12, BLOCK B, PIONEER PARK
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



LEGEND	
	REBAR & PLASTIC CAP -PLS No. 10847
	REBAR & PLASTIC CAP -PLS No. 38266
	REBAR & PLASTIC CAP -PLS No. 23901
	LIGHT POLE
	WATER VALVE
	SEWER MANHOLE
	STORM SEWER MANHOLE
	UTILITY PEDESTAL
	SIGN
	ASPEN TREE WITH TRUNK DIAMETER
	PINE TREE WITH TRUNK DIAMETER
	SPRUCE TREE WITH TRUNK DIAMETER



- GENERAL NOTES**
- DATE OF SURVEY: MAY 30 & 31, 2019.
 - CONTOUR INTERVAL = TWO FEET.
 - PROJECT BENCHMARK: HELD ELEVATION 9042.80' AT RANDOM SURVEY CONTROL POINT NAIL "C.P. SNOW" INTERPOLATED FROM FRISCO MAIN STREET CONTROL.
 - FLOOD INFORMATION SCALED FROM FEMA FIRM INSURANCE RATE MAP PANEL NO. 353F, MAP NO. 08117C0353F DATED NOVEMBER 16, 2018.
 - WETLANDS DELINEATED BY ALPINE-ECO.
 - THE PLAT FOR FRISCO TOWNSITE WAS RECORDED FEBRUARY 11, 1966 AT RECEPTION No. 104210 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
 - THE PLAT FOR FIFTH AVENUE LANDING SUBDIVISION WAS RECORDED JUNE 11, 1979 AT RECEPTION No. 192155 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
 - THE PLAT FOR RIVER PINES SUBDIVISION WAS RECORDED OCTOBER 17, 1991 AT RECEPTION No. 411259 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
 - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DATE: _____

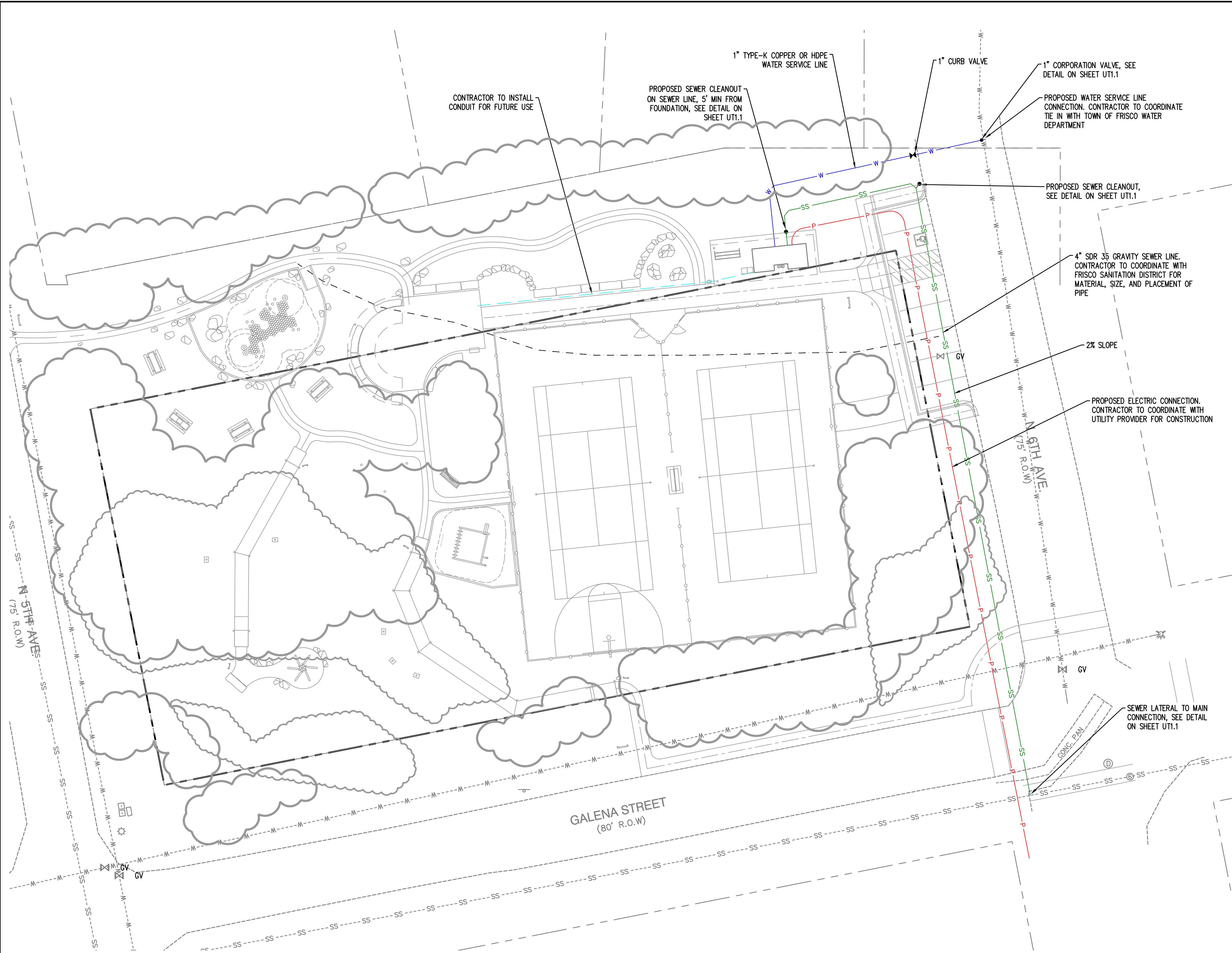
 ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

Drawn TMB	Dwg 2185 TP.dwg	Project 2185
Date 8/12/19	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5761
 FRISCO, CO 80443 970-409-9963

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Mo: 02_2026 3:04:28pm User: patrick.annett
 P:\PROJECTS\2506 Town of Frisco Colorado\25-000406 PIONEER PARK DESIGN FRISCO CAD\25-000406 UT-01.DWG

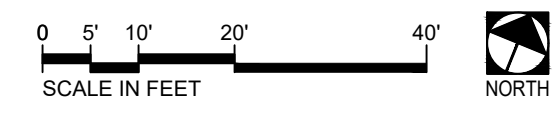


LEGEND

EXISTING	PROPOSED	
---SS---SS---SS---	SS	SANITARY SEWER LINE
⊙	⊙	SS MANHOLE
---W---W---W---	W	WATER LINE
⊕	⊕	WATER VALVE
---P---P---P---	P	POWER LINE
⊞	⊞	ELECTRIC METER
	---	ELECTRIC CONDUIT

GENERAL NOTES:

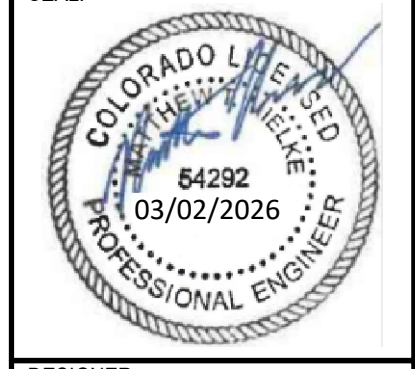
1. SURVEY OF EXISTING SEWER AND WATER UTILITIES WAS NOT PROVIDED AT TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MINIMUM 8.5 FT. BURY ON WATER SERVICES. INSULATE AS REQUIRED.
3. MINIMUM 6 FT. BURY ON GRAVITY SEWER LATERALS. INSULATE AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES DURING WATER & SEWER TIE-INS.
5. ALL WATER SERVICE CONNECTIONS SHALL BE 1" SDR 9 HDPE OR 1" TYPE-K COPPER W/ CURB VALVE.
6. CONSTRUCTION TO COMPLY WITH TOWN OF FRISCO UTILITY STANDARDS AND FRISCO SANITATION DISTRICT STANDARDS.



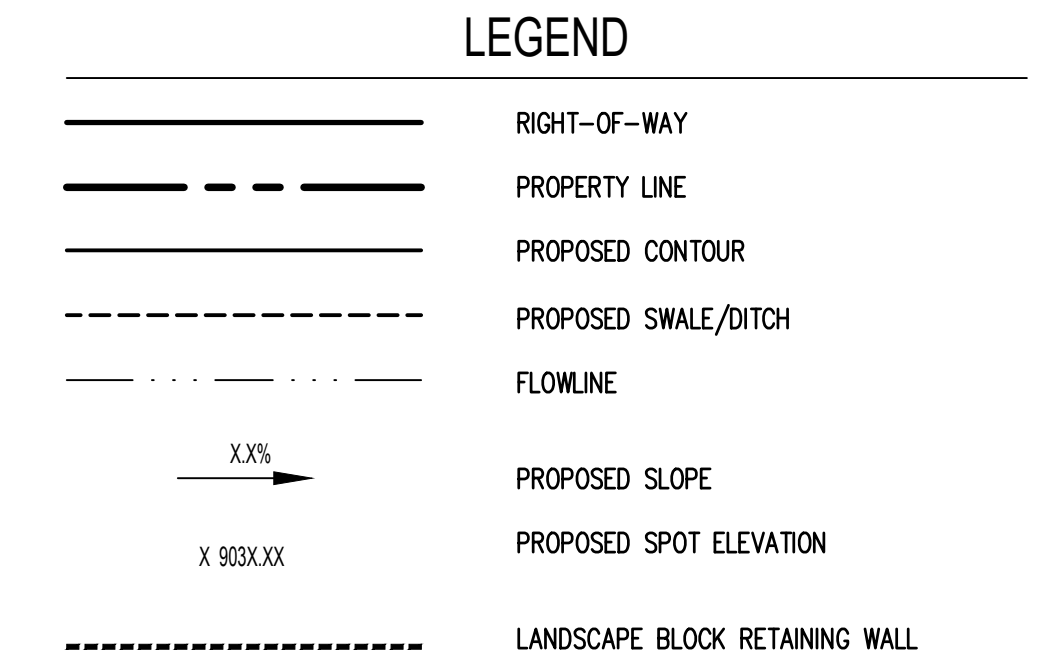
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SHEET TITLE: **UTILITY PLAN**
 PROJECT NAME: **PIONEER PARK**
 5TH AVE FRISCO, CO 80443



DESIGNER:	ML
DRAWN BY:	ZG
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 UT-01
DRAWING NO:	UT1.0
SHEET NO:	3 OF 17



- ### GENERAL NOTES:
- GENERAL CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH SITE DRAWINGS, SITE CONTRACTOR AND LOCAL UTILITY COMPANIES (AS REQUIRED).
 - CONTRACTOR SHALL PROTECT ALL COMPLETED GRADING, UTILITIES AND FINISH SURFACES FROM DAMAGE DURING BUILDING CONSTRUCTION.
 - GENERAL CONTRACTOR SHALL PROCURE ALL PERMITS AND PAY ALL APPROPRIATE FEES FOR CONSTRUCTION OF THE PROJECT. ALL WORK SHALL CONFORM TO THE TOWN'S ADOPTED CONSTRUCTION STANDARDS.
 - CONTRACTOR TO MINIMIZE THE TRACKING OF HEAVY EQUIPMENT OVER THE PLAY AREAS AND WATER QUALITY POND AREA TO AVOID NEGATIVELY IMPACTING THE NATURAL STORMWATER INFILTRATION CAPACITY OF THE SOILS
 - CONTRACTOR TO PROTECT ALL EXISTING WETLANDS AND WETLAND BUFFER AREAS FROM DISTURBANCE.
 - CONTRACTOR TO COORDINATE WITH THE TOWN AND PROJECT LANDSCAPE ARCHITECT REGARDING EARTHWORK ACTIVITIES ADJACENT TO TREES TO CONFIRM ROOTS WILL BE PROTECTED. CONTRACTOR TO BECOME FAMILIAR WITH LOCATION OF TREES, DRIP LINE AND ROOTS AS PART OF THE BIDDING PROCESS.
 - SAWCUT EXISTING ASPHALT PAVEMENT 2 FEET FROM NEW PAVEMENT LOCATION TO PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW. MATCH EXISTING ASPHALT GRADES AND TRANSITION PAVEMENT SLOPE FOR PARKING AS REQUIRED, PROVIDE 1% MINIMUM PAVEMENT SLOPE. IF AREA OF EXISTING PAVEMENT WILL RESULT IN PONDING OR SLOPE LESS THAN MINIMUM, NOTIFY TOWN PRIOR TO INITIATING RELATED WORK.

- ### CONSTRUCTION NOTES:
- x DRAINAGE OUTFALL COBBLE, SEE L-107 ON SHEET L3.0 MATERIALS PLAN

REVISIONS	DATE	BY
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GRADING AND DRAINAGE PLAN

PIONEER PARK
 5TH AVE FRISCO, CO 80443

SHEET TITLE: GRADING AND DRAINAGE PLAN
 PROJECT NAME: PIONEER PARK
 DESIGNER: BD
 DRAWN BY: FT
 APPROVED BY: BD
 DATE: MARCH 2, 2026
 JOB NO: 7546
 DRAWING FILE NO: 25-000406 CG-01
 DRAWING NO: CG1.0
 SHEET NO: 5 OF 17

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS, DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH RELATED OPERATIONS.
- CONTRACTOR SHALL BECOME AWARE OF ALL APPLICABLE GUIDELINES, MUNICIPAL CODES, AND OTHER GOVERNING DOCUMENTS THAT IMPACT THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL SITE RELATED DOCUMENTS. SOME PLANS ARE DIAGRAMMATIC IN NATURE. IF THERE APPEAR TO BE CONFLICTS BETWEEN PLANT LOCATIONS AND UTILITIES, DRAINAGE STRUCTURES, ETC. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
- VERIFY THAT SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT AND OWNER.
- FOR OUTDOOR LANDSCAPE LIGHTING, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PROVIDE OWNER WITH TRAINING ON THE USE OF THE CONTROLLER AND ALL RELATED LIGHTING PRODUCT MANUALS RELEVANT TO THE OPERATION OF THE LIGHTING SYSTEM.
- VERIFY LIGHTING CONTROLLER LOCATION WITH OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE OWNER WITH A LANDSCAPE AND IRRIGATION MAINTENANCE MANUAL EXPLAINING IRRIGATION SCHEDULING AND A DIAGRAM OF ZONES. CONTRACTOR TO PROVIDE BEST MAINTENANCE PRACTICES FOR FERTILIZER APPLICATION, LAWN CARE, PRUNING, PLAYGROUND MAINTENANCE, EXERCISE EQUIPMENT CARE, AND OTHER APPLICABLE SITE MAINTENANCE. CONTRACTOR TO PROVIDE ALL APPLICABLE PRODUCT OWNER'S MANUALS. CONTRACTOR TO PROVIDE IN HARD COPY AND A DIGITAL COPY FOR OWNER USE.
- SEE PROJECT MANUAL FOR PROJECT SPECIFICATIONS.

LAYOUT NOTES

- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE, LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.
- CONTRACTOR TO LAY OUT SITE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- FOR DIMENSIONS OF EXISTING BUILDINGS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS.
- WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
- MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTERLINES IS AS INDICATED.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
- INSTALL NEW HARDSCAPE PAVING ELEMENTS (CURBS, RAMPS, WALKWAYS, PATIOS, TRAILS, PAVEMENT, ETC.) FLUSH WITH EXISTING HARDSCAPE PAVING ELEMENTS UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
- EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET (20'-0") O.C. MAXIMUM OR AS INDICATED. CONTROL JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED FIVE FEET (5'-0") O.C. MAXIMUM OR AS INDICATED. LAYOUT JOINT PATTERN AS INDICATED IN LAYOUT PLANS; ALIGN JOINTS WITH EDGE OF WALL OR OPENING AS POSSIBLE.
- ALL RADIUS OF WALKWAY INTERSECTIONS ON THE PLANS SHALL BE 4'-0" OR AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA FEATURES AND APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, SIDEWALK & CURB RAMP CROSS SLOPES, RAMP SLOPES, THRESHOLDS, SITE FURNISHINGS, ETC) AS DETAILED IN THE PLANS AND IN ACCORDANCE WITH REFERENCED STANDARD DRAWING, SPECIFICATIONS AND ESTABLISHED ADA GUIDELINES AND STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING SLOPES AND DIMENSIONS OF ALL FORMWORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ANY ADA FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND MAY REQUIRE THE CONTRACTOR TO REMOVE, REPLACE, AND/OR CORRECT ANY WORK AT THE CONTRACTORS EXPENSE THAT IS NOT IN COMPLIANCE, AS DETERMINED BY THE PROJECT MANAGER.
- ALL TEMPORARY ACCESS ROUTES FOR PEDESTRIANS SHALL BE ADA COMPLIANT.
- COORDINATE FINISH GRADE OF NEW ELEMENTS WITH EXISTING ELEMENTS TO REMAIN TO ENSURE ADA COMPLIANCE AND POSITIVE DRAINAGE AWAY FROM SITE ELEMENTS. IF GRADES OF NEW SITE ELEMENTS PREVENT OR OBSTRUCT PROPER SITE DRAINAGE, CONTRACTOR TO NOTIFY OWNER AND LANDSCAPE ARCHITECT AND MAKE MUTUALLY AGREED UPON ADJUSTMENTS PRIOR TO INSTALLING SITE IMPROVEMENTS.
- CONTRACTOR TO KEEP DISTURBANCE TO ADJACENT LANDSCAPE AREAS TO A MINIMUM AND TO AVOID DISTURBANCE AND DEMOLITION OF EXISTING VEGETATION DESIGNATED FOR PRESERVATION EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. WHEN EXCAVATION NEAR PLANT MATERIAL TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE TO BE LIMITED BY ROOT PRUNING AND HAND EXCAVATION ONLY. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED.

PLANTING NOTES

- ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUBSTITUTIONS: THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTION.
- DO NOT PRUNE PLANTS UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- CONTAINER STOCK IS PREFERRED FOR ALL PLANTS. IF CONTAINER STOCK IS NOT AVAILABLE FOR TREES, THEN ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
- PLANTING SOIL FOR ALL PLANTING AREAS:
 - DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS.
 - PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.
 - PREPARING PLANTING AREAS, AND SPREADING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
 - ALL IMPORTED PLANTING AREA SOIL SHALL BE 2-WAY (60% SAND, 40% COMPOST) TOPSOIL FROM AN APPROVED SOURCE. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY SOIL. TOPSOIL NOT MEETING INDUSTRY STANDARDS FOR COMPOSITION AND NUTRIENTS SHALL BE REJECTED.
 - QUANTITY OF IMPORTED SOIL SHALL BE EQUAL TO A MINIMUM OF SIX (6) INCHES DEPTH IN ALL LANDSCAPE BEDS. THE SOIL INSTALLATION PROCESS OUTLINED BELOW SHALL COMBINE THIS QUANTITY OF IMPORTED SOIL WITH SUBSOIL TO RESULT IN AN EIGHT (8) INCH DEPTH OF PLANTING SOIL.
 - SOIL INSTALLATION: APPLY TWO (2) INCHES OF APPROVED IMPORTED SOIL OVER PREPARED SUBGRADE. TILL IMPORTED SOIL INTO TOP TWO (2) INCHES OF SUBSOIL TO CREATE AMENDED SOIL. APPLY AN ADDITIONAL FOUR (4) INCHES OF IMPORTED SOIL OVER AMENDED SOIL TO CREATE AN EIGHT (8) INCH LAYER OF PLANTING SOIL. ROLL AND RAKE SMOOTH. ENSURE NO ROCKS OR OTHER DEBRIS EXCEEDING 3 INCHES IN DIAMETER REMAIN.
 - IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- MULCH ENTIRE LANDSCAPE AREA TO A DEPTH OF 3 INCHES WITH COMPOSTED MULCH. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY MULCH.
- MULCH SHALL NOT BE ABOVE OR MORE THAN 1/2 INCH BELOW ADJOINING SURFACE. MULCH SHALL BE HELD BACK 2-3 INCHES FROM THE STEMS AND TRUNKS OF PLANTS.
- ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 6' OF A CURB OR SIDEWALK, OR AS INDICATED ON PLANS.
- DURING PLANTING OPERATIONS, KEEP ADJACENT PAVING AREAS CLEAN AND PROTECTED FROM DAMAGE. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY.
- DO NOT REMOVE NURSERY TAGS, STAKES, AND TIES UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- WARRANTY: INSTALLER AGREES TO WARRANTY PLANTING THAT FAILS IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN A WARRANTY PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING COMPLETION.
- PLANT SYMBOLS SHALL DICTATE PLANT COUNT.
- ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE CONTRACTOR UNTIL FINAL OWNER ACCEPTANCE.
- FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
 - MOW LAWNS ONCE PER MONTH.
 - REMOVE ALL WEEDS OVER 1" IN HEIGHT.
 - REPLACE DEAD OR UNHEALTHY PLANTS.
 - ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
 - ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.
 - FERTILIZE ALL SEEDED AREAS AT CONCLUSION OF MAINTENANCE PERIOD.
- COMMERCIAL FERTILIZATION MIX FOR HYDROSEED SHALL BE 10-20-20 SHALL BE APPLIED AT THE RATE OF 10 POUNDS PER 1000 S.F.
- WATER USED FOR HYDROSEEDING SHALL BE FREE FROM OIL, ACID, ALKALI, SALT AND OTHER SUBSTANCES HARMFUL TO GROWTH OF GRASS, AND SHALL BE FROM A SOURCE APPROVED PRIOR TO USE.
- WOOD-CELLULOSE FIBER MULCH FOR USE WITH HYDRAULIC APPLICATION OF GRASS SEED AND FERTILIZER SHALL CONSIST OF SPECIALLY PREPARED WOOD-CELLULOSE FIBER PROCESSED TO CONTAIN NO GROWTH - NO GERMINATION - INHIBITING FACTORS AND DYED AN APPROPRIATE COLOR TO FACILITATE VISUAL METERING OF APPLICATION OF MATERIALS. APPLY MULCH AT THE RATE OF 2,000 POUNDS PER ACRE.
- SEE PROJECT MANUAL FOR ADDITIONAL PLANTING SPECIFICATIONS.

SITE DEMOLITION NOTES

- ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH WORK TO BE PERFORMED UNDER THIS CONTRACT.
- VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
- ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
- REMOVE AND DISPOSE OF EXISTING CONSTRUCTION DEBRIS WITHIN IMPROVEMENT AREAS PRIOR TO CONSTRUCTION. CONSTRUCTION DEBRIS DISPOSAL LOCATIONS AS INDICATED BY THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- SALVAGED ITEMS TO BE REMOVED WITH CARE, CLEANED, AND STORED ON SITE FOR FUTURE USE OR TRANSPORTED TO OFF SITE LOCATION AS DIRECTED BY OWNER.
- ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTACT THE LOCAL UNDERGROUND SERVICE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- PERFORM EXCAVATION IN THE VICINITY OF EXISTING UTILITIES BY HAND WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT.
- TOPSOIL TO BE SALVAGED FROM AREAS INDICATED ON PLANS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, ROAD BUILDING, OR COMPACTION BY EQUIPMENT. A FOUR TO SIX INCH STRIPPING DEPTH IS COMMON, BUT DEPTH WILL DEPEND ON THE SOIL PROFILE AT THE SITE. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING OTHER EXTRANEEOUS MATERIALS NOT CONDUCTIVE TO PLANT GROWTH.
- LOCATION OF ANY ON-SITE TOPSOIL STOCKPILES SHALL BE IDENTIFIED ON THE APPROVED PLANS OR COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION. STOCKPILE LOCATIONS SHALL BE IDENTIFIED TO AVOID SLOPES AND NATURAL DRAINAGEWAYS AND TO AVOID TRAFFIC ROUTES. TOPSOIL STOCKPILE SHALL BE LOCATED IN AREAS TO AVOID EROSION OF SAID STOCKPILE TO OFFSITE AREAS.
- TOPSOIL STOCKPILES ARE TO HAVE A MINIMUM 1.5 FEET HIGH (OR HIGHER) PERIMETER BERM AROUND THE CIRCUMFERENCE OF THE PILE FOR SEDIMENT CONTROL AND TOPSOIL CONSERVATION. CONSTRUCTION OF THE PERIMETER DITCH/BERM SHOULD PRECEDE ANY ACTIVITIES ASSOCIATED WITH MATERIAL PLACEMENT IN THE STOCKPILE. TOPSOIL STOCKPILE HEIGHT SHALL NOT EXCEED 10 FEET.
- USE SEDIMENT BARRIERS (STRAW BALES, SILT FENCES) AROUND THE PERIMETER OF THE STOCKPILE. APPLY TEMPORARY STABILIZATION TO THE STOCKPILE WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE EITHER IN THE FORM OF TEMPORARY SEEDING OR MULCH IF IT IS TO REMAIN UNUSED FOR LONGER THAN 30 DAYS. IF STOCKPILE WILL NOT BE USED WITHIN 12 MONTHS, IT SHOULD BE STABILIZED THROUGH SEEDING OF PERMANENT VEGETATION SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
- FILL ALL HOLES DERIVED FROM FENCE POSTS REMOVAL. COMPACT SOILS TO PREVENT SETTLING.

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALLED AND BURLAPPED	N	NORTH
BBW	BOTTOM OF BOARDWALK	NIC	NOT IN CONTRACT
BF	BOTTOM OF FOOTING	NO	NO
BLDG	BUILDING	NOM	NOMINAL
BM	BENCHMARK	NTS	NOT TO SCALE
BOC	BACK OF CURB	OC	ON CENTER
BR	BOTTOM OF RAMP	OD	OUTSIDE DIAMETER
BS	BOTTOM OF STEP	OPP	OPPOSITE
BW	BOTTOM OF WALL	PAR	PARALLEL
CL	CALIPER	PC	POINT OF CURVATURE
CAP	CAPACITY	PE	POLYURETHANE
CF	CUBIC FEET	PERF	PERFORATED
CHAM	CHAMFER	PED	PEDESTRIAN
CIP	CAST IN PLACE	PI	POINT OF INTERSECTION
CJ	CONTROL JOINT	PL	PROPERTY LINE
CL	CENTER LINE	PT	POINT, POINT OF TANGENCY
CLR	CLEARANCE	PVC	POLYVINYL CHLORIDE
CM	CENTIMETER	PVMT	PAVEMENT
CO	CLEAN OUT	PVR	PAVER
COMP	COMPACTED	QTY	QUANTITY
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCTION	REF	REFERENCE
CONT	CONTINUOUS	REINF	REINFORCE(D)
CONTR	CONTRACTOR	REQ'D	REQUIRED
CU	CUBIC	REV	REVISION, REVISED
CY	CUBIC YARD	ROW	RIGHT OF WAY
DEMO	DEMOLISH, DEMOLITION	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DIM	DIMENSION	SS	SANITARY SEWER
DTL	DETAIL	SCH	SCHEDULE
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SEC	SECTION
EA	EACH	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
ELEC	ELECTRICAL	SNT	SEALANT
ENG	ENGINEER	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	ST	STORM SEWER
EST	ESTIMATE	SY	SQUARE YARD
E.W.	EACH WAY	STA	STANDARD
EXIST	EXISTING	STD	STATION
EXP	EXPANSION, EXPOSED	STL	STEEL
FFE	FINISHED FLOOR ELEVATION	STRL	STRUCTURAL
FG	FINISHED GRADE	SYM	SYMMETRICAL
FIN	FINISH	T&B	TOP AND BOTTOM
FL	FLOW LINE	TBW	TOP OF BOARDWALK
FLOW	FACE OF WALL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TSL	TOP OF SLAB
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WALL
INCL	INCLUDE(D)	TYP	TYPICAL
IRR	IRRIGATION	VAR	VARIES
JOINT	JOINT	VERT	VERTICAL
LN	LINEAR	VEH	VEHICLE
LF	LINEAR FEET	VOL	VOLUME
LP	LOW POINT	W/	WITH
LT	LIGHT	W/O	WITHOUT
MATL	MATERIAL	WT	WEIGHT
MAX	MAXIMUM	WWF	WELDED WIRE FABRIC
MEMB	MEMBRANE	YD	YARD
MD	MAIN DISCONNECT SWITCH	@	AT

BY									
DATE	3/2/26								
REVISIONS									
	PRICING SET - NOT FOR CONSTRUCTION								

SCJ ALLIANCE
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523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224
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LANDSCAPE GENERAL NOTES

PIONEER PARK
5TH AVE FRISCO, CO 80443

SHEET TITLE: LANDSCAPE GENERAL NOTES

PROJECT NAME: PIONEER PARK



DESIGNER: ML

DRAWN BY: PS

APPROVED BY: ML

DATE: MARCH 2, 2026

JOB NO: 7556

DRAWING FILE NO: 25-000406 MATERIALS

DRAWING NO: L1.0

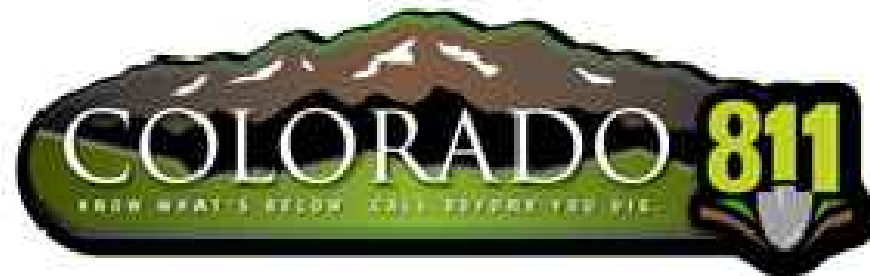
SHEET NO: 6 OF 17



CALL BEFORE YOU DIG

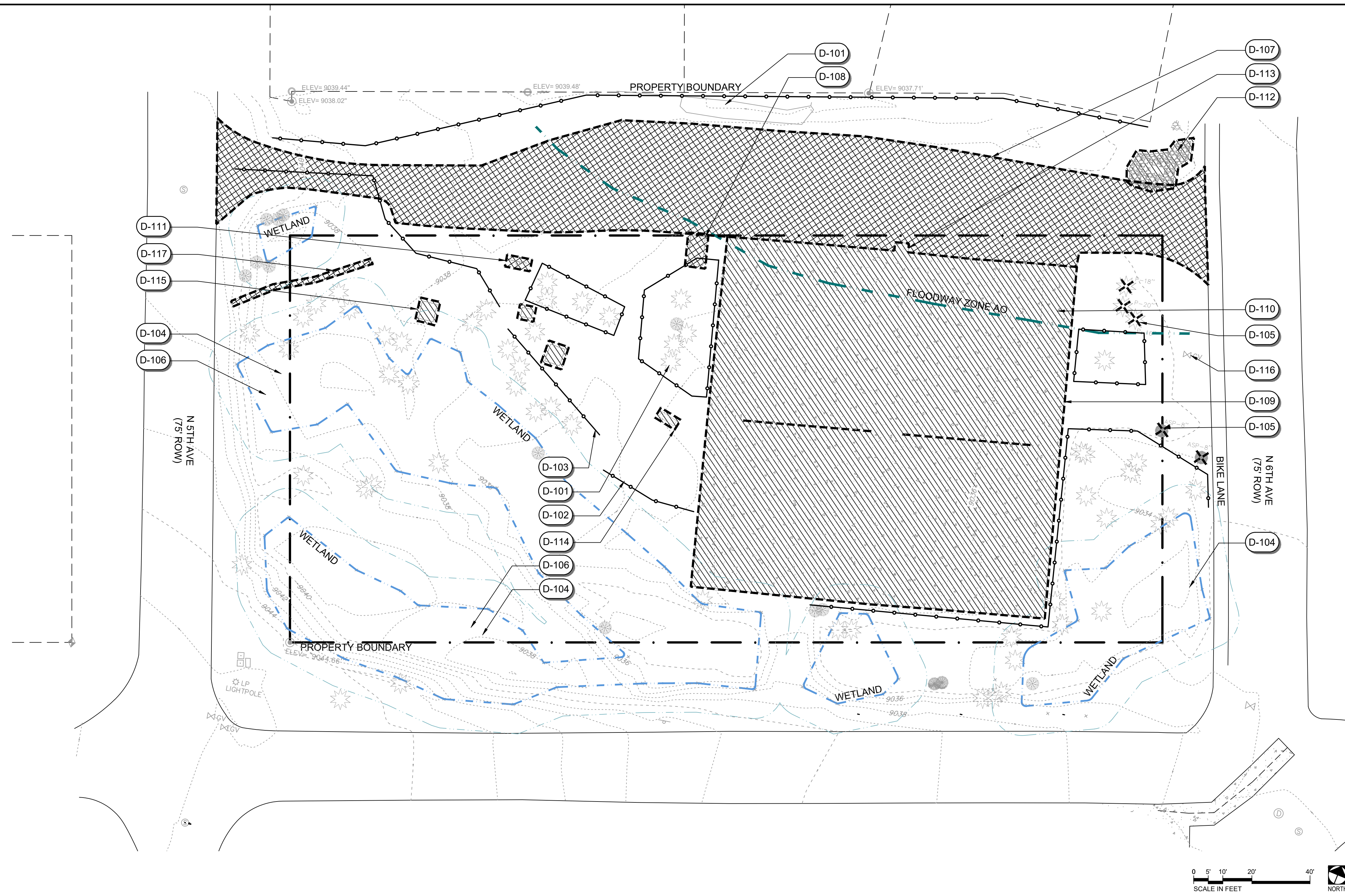
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Mar 02, 2026 3:05:23pm - User: patrick.sinnott
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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



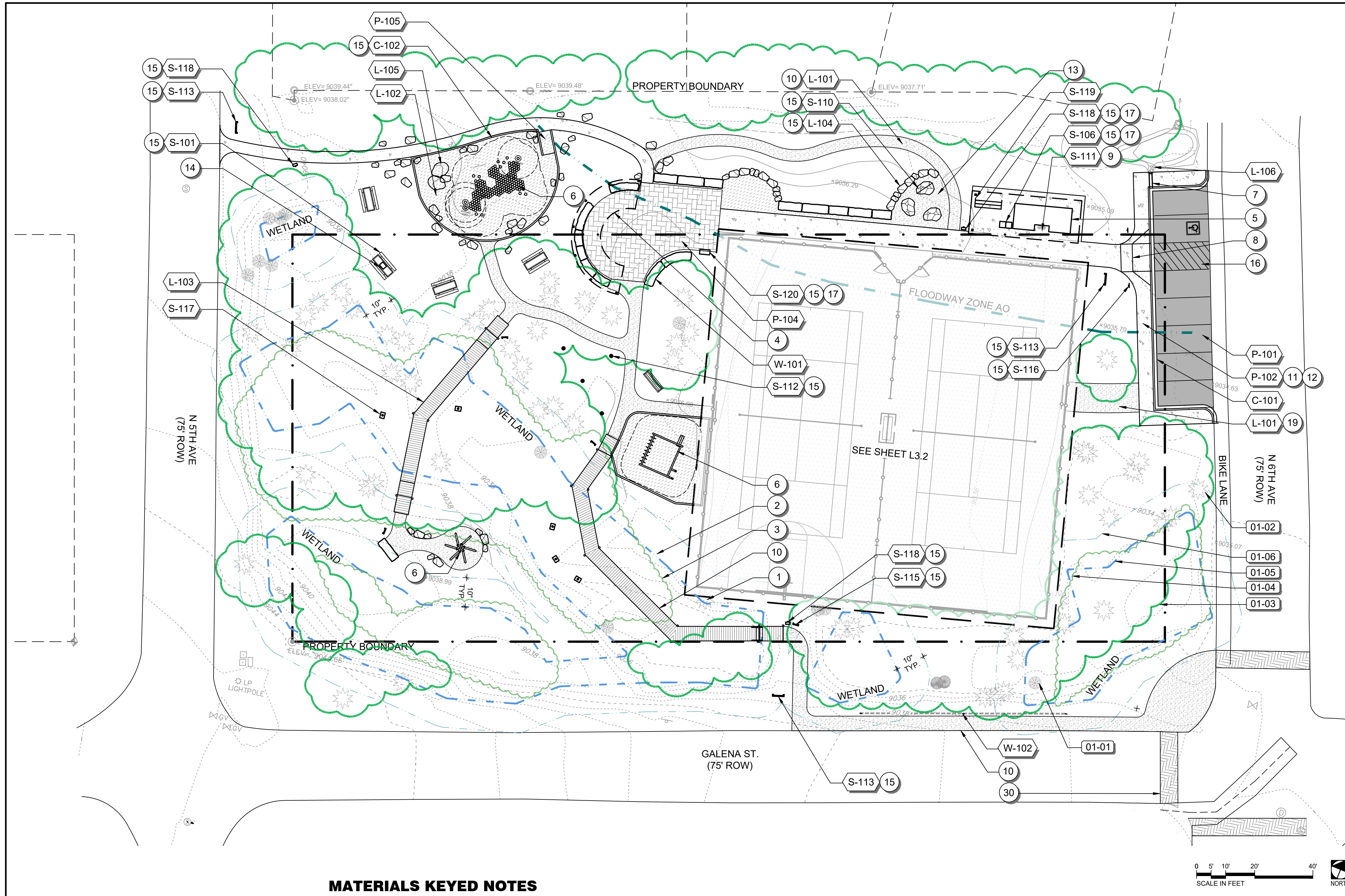
DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SALVAGE SITE ELEMENT	15,187 SF
	REMOVE SITE ELEMENT	13,381 SF
	TREE PROTECTION FENCING	1,018 LF

DEMOLITION KEYED NOTES

- | CODE | DESCRIPTION |
|-------|---|
| D-101 | PRESERVE AND PROTECT EXISTING TREES TO REMAIN, TYP. |
| D-102 | INSTALL TREE PROTECTION FENCING AROUND EXISTING TREES. SEE DETAIL 11/L4.1. CONFIRM EXTENTS WITH OWNER'S REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION, TYP. |
| D-103 | APPROXIMATE LIMIT OF DISTURBANCE. MINIMIZE HEAVY MACHINERY ACCESS NEAR EXISTING VEGETATION. IN AREAS BEYOND TREE PROTECTION FENCING, COLLECT FOREST DUFF FOR REUSE OR PRESERVE IN PLACE, TYP. |
| D-104 | PRESERVE AND PROTECT EXISTING UNDERSTORY VEGETATION TO REMAIN. NO HEAVY MACHINERY WITHIN WETLAND AREA OR UNDERSTORY AREA. |
| D-105 | REMOVE EXISTING TREES INCLUDING ROOTS; CHIP AND STORE ON SITE FOR REUSE, TYP. |
| D-106 | REMOVED DEAD AND FALLEN LOGS AND BRANCHES FROM UNDERSTORY AREA BY HAND; LIMB EVERGREEN BRANCHES TO 5' HEIGHT AS DIRECTED BY LANDSCAPE ARCHITECT. |
| D-107 | REMOVE BASE COURSE TO FULL EXTENT OF CONSTRUCTION. |
| D-108 | REMOVE RESTROOM SCREENING STRUCTURE TO FULL EXTENT OF CONSTRUCTION |
| D-109 | REMOVE EXISTING FENCE, GATES, NET/POSTS, AND PRACTICE WALL TO FULL EXTENT OF CONSTRUCTION. |
| D-110 | PREPARE EXISTING TENNIS COURT FOR ASPHALT OVERLAY. REMOVE/ SCRAPE EXISTING ARCYLIC SURFACE FROM ASPHALT PAVING; MILL EXISTING ASPHALT IN PLACE FOR REUSE. |
| D-111 | REMOVE EXISTING SIGN TO FULL EXTENT OF CONSTRUCTION. |
| D-112 | SALVAGE COBBLE AND BOULDERS FOR REUSE, TYP. |
| D-113 | SALVAGE RECEPTACLES, BIKE RACK, BALL BIN AND DOG WASTE BAG DISPENSER FOR REUSE; STORE OFF SITE AS DIRECTED BY OWNER. |
| D-114 | SALVAGE EXISTING MEMORIAL BENCH FOR REUSE. STORE OFF SITE AS DIRECTED BY OWNER. |
| D-115 | SALVAGE EXISTING TABLES (2) AND GRILL (1) FOR REUSE, STORE OFF SITE AS DIRECTED BY OWNER. |
| D-116 | CONTRACTOR TO INVESTIGATE EXISTING CAPPED VALVE IN THIS APPROXIMATE LOCATION; COORDINATE REMOVAL WITH OWNER. |
| D-117 | SCARIFY EXISTING PATH. |

BY	
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DEMOLITION PLAN PIONEER PARK 5TH AVE FRISCO, CO 80443	
SHEET TITLE:	
PROJECT NAME:	
SEAL:	
DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO.:	7556
DRAWING FILE NO.:	25-000406 DEMO
DRAWING NO.:	L2.0
SHEET NO.:	7 OF 17

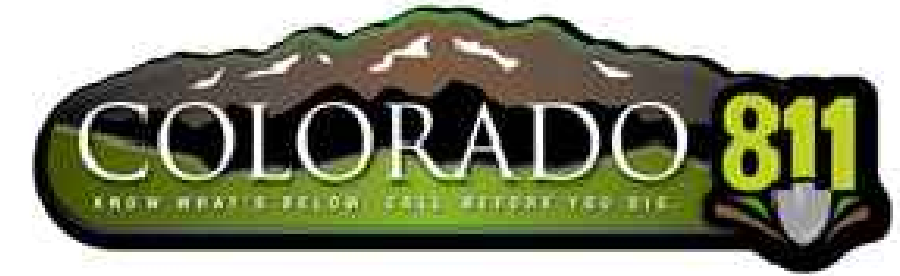


MATERIALS SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
01 GENERAL				
	01-01	DECIDUOUS TREE, EXISTING		
	01-02	EVERGREEN TREE, EXISTING		
	01-03	TREE CANOPY, EXISTING		
	01-04	WILLOW / UNDERSTORY, EXISTING		
	01-05	WETLAND BOUNDARY		
	01-06	WETLAND 10' SETBACK		
CURB				
	C-101	CURB AND GUTTER TYPE 2 6 IN. MOUNTAINBLE - 1 FT. GUTTER (CDOT STANDARD DETAIL)	124 LF	
	C-102	PLAY AREA CURB	230 LF	4/L4.0
LANDSCAPE				
	L-101	DECOMPOSED GRANITE TRAIL	3,298 SF	5/L4.1
	L-102	ENGINEERED WOOD FIBER	2,371 SF	
	L-103	BOARDWALK	991 SF	5/L4.0
	L-104	BOULDER 2'-4' WIDE (OWNER SUPPLIED, CONTRACTOR INSTALL)	59	2/L4.1
	L-105	BOULDER 4'-6' WIDE (OWNER SUPPLIED, CONTRACTOR INSTALL)	2	2/L4.1
	L-106	COBBLE	14 SF	3/L4.1
PAVING				
	P-101	ASPHALT (INSTALL PER CDOT STANDARD SPECIFICATION MANUAL SECTION 401 PLANT MIX PAVEMENTS)	1,411 SF	
	P-102	CONCRETE	2,943 SF	1/L4.0
	P-104	PAVERS	1,164 SF	2/L4.0
	P-105	PLAYGROUND RAMP	10 LF	3/L4.0
SITE FURNISHINGS				
	S-101	PICNIC TABLE	4	
	S-102	MEMORIAL BENCH (SALVAGED)	1	
	S-106	TRASH / RECYCLING RECEPTACLE (SALVAGED)	1	
	S-110	BOULDER SEAT NICHE	3	1/L4.1
	S-111	DRINKING FOUNTAIN	1	
	S-112	HAMMOCK / SLACKLINE POST	4	9/L4.1
	S-113	SIGN, PARK IDENTITY (OWNER SUPPLIED, CONTRACTOR INSTALL)	2	
	S-115	SIGN, INTERPRETIVE (OWNER SUPPLIED, CONTRACTOR INSTALL)	4	
	S-116	SIGN, ADA PARKING (TOWN STANDARD SIGN), TYP.	2	
	S-117	BIRDBOX (SEE L3.3), TYP.	5	
	S-118	DOG WASTE BAG DISPENSER AND SIGN	3	8/L4.1
	S-119	BIKE RACK (OWNER SUPPLIED, CONTRACTOR INSTALL)	1	
	S-120	BBQ GRILL	1	
WALL				
	W-101	STONE BEAM SEAT WALL	128 LF	4/L4.1
	W-102	LOW BLOCK RETAINING WALL	71 LF	10/L4.1

MATERIALS KEYED NOTES

CODE	DESCRIPTION
1	PRESERVE AND PROTECT EXISTING TREE TO REMAIN, TYP.
2	PRESERVE AND PROTECT EXISTING WETLAND TO REMAIN, WORK TO BE DONE BY HAND WITHIN WETLAND AND WETLAND BUFFER, TYP.
3	PRESERVE AND PROTECT EXISTING WILLOW / UNDERSTORY TO REMAIN, TYP.
4	SHADE STRUCTURE (FUTURE), NIC
5	RESTROOM BUILDING, FINAL DESIGN TBD
6	PLAY / FITNESS EQUIPMENT (SEE SHEET L3.3).
7	SIDEWALK CHASE DRAIN, 12" WIDE (CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION)
8	TYPE 1 PERPENDICULAR CURB RAMP - TYPICAL (CDOT STANDARD DETAIL)
9	COORDINATE WITH INSTALLATION OF FLATWORK AND RESTROOM BUILDING.
10	STAKE ALIGNMENT IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, TYP.
11	EXPANSION JOINT 1/2" WIDE, TYP.
12	SAW CUT CONTROL JOINT, 3/8" WIDE X 1/4 OF SLAB THICKNESS, TYP.
13	DECOMPOSED GRANITE PATIO, SEE DETAIL 6/L4.1
14	WOOD BURNING ENGRAVING ON TABLE SURFACE (1); 22"x22" CHESSBOARD (8X8 SQUARES); LANDSCAPE ARCHITECT TO PROVIDE GRAPHIC TEMPLATE FOR REFERENCE.
15	LOCATE SITE ELEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, TYP.
16	HIGH BUILD ACRYLIC PAVEMENT MARKING (INSTALL PER CDOT STANDARD SPECIFICATION MANUAL SECTION 627 PAVEMENT MARKING), REPAIR BIKE PATH STRIPING AS NEEDED, TYP.
17	SEE PROJECT MANUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
19	ALIGN ACCESS DRIVE WITH GATE
30	ART MURAL, NIC

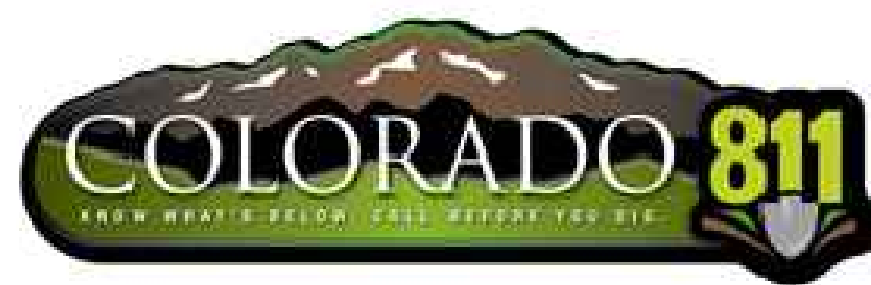


CALL BEFORE YOU DIG
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BY	
DATE	3/2/26
REVISIONS	PRICING SET - NOT FOR CONSTRUCTION
 SCJ ALLIANCE CONSULTING SERVICES 400 N MAIN ST. GUNNISON, CO 81230 P. 970.641.2499 523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224 SCJALLIANCE.COM	
MATERIALS PLAN PIONEER PARK 5TH AVE FRISCO, CO 80443	
SEAL:	
DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO.:	7556
DRAWING FILE NO.:	25-000406 MATERIALS
DRAWING NO.:	L3.0
SHEET NO.:	8 OF 17

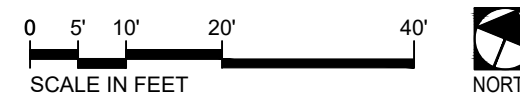
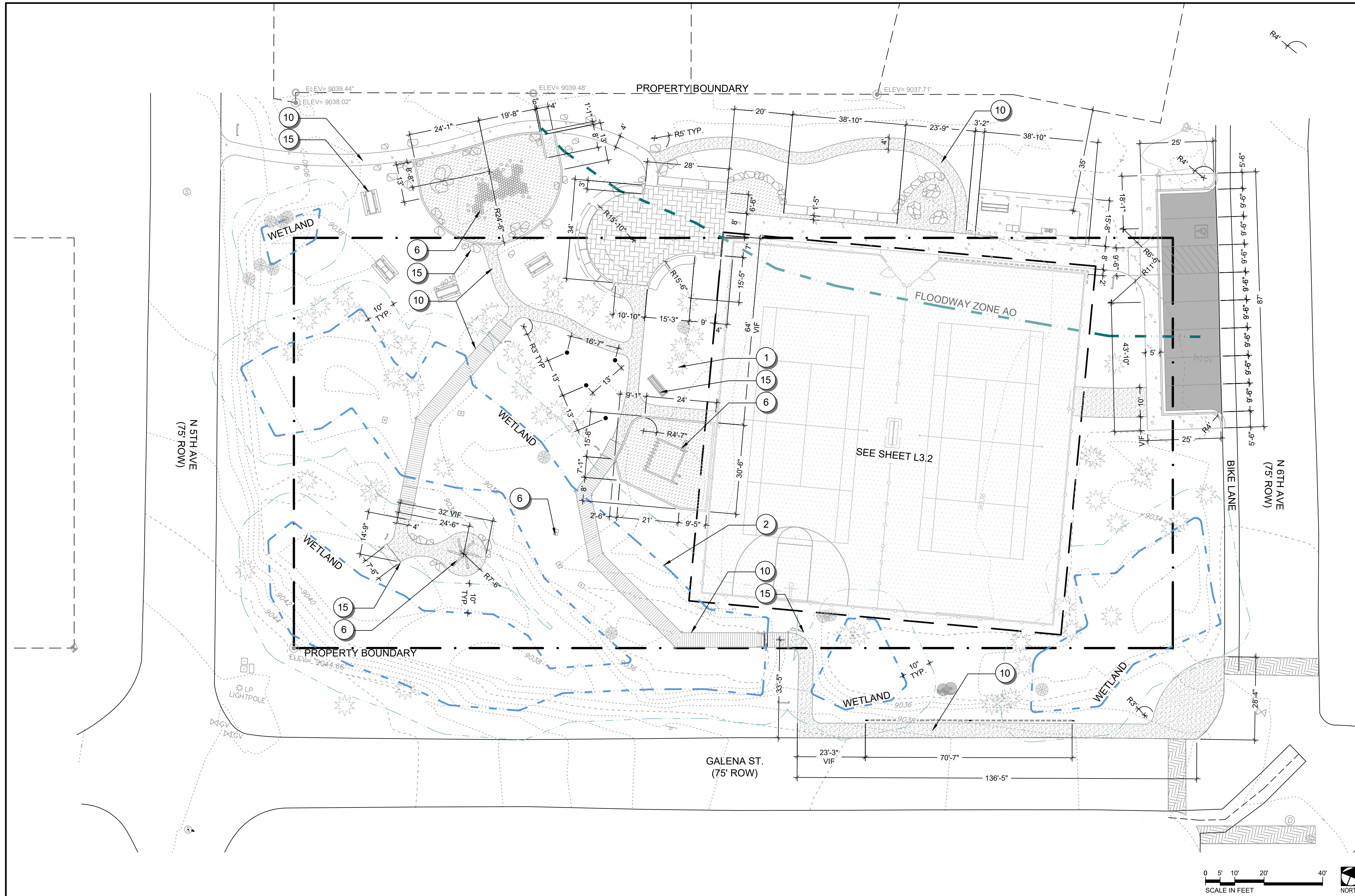
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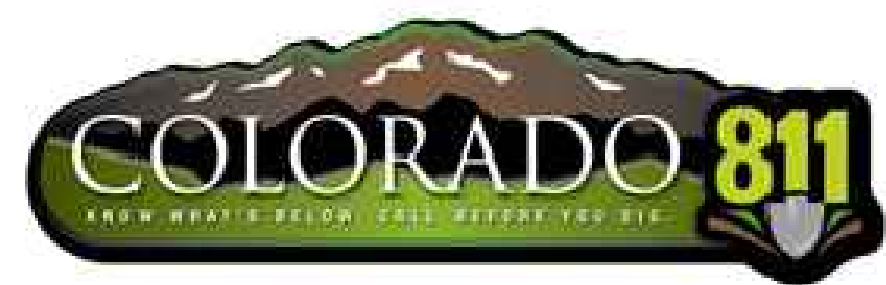


SITE LAYOUT KEYED NOTES

CODE	DESCRIPTION
1	PRESERVE AND PROTECT EXISTING TREE TO REMAIN, TYP.
2	PRESERVE AND PROTECT EXISTING WETLAND TO REMAIN, WORK TO BE DONE BY HAND WITHIN WETLAND AND WETLAND BUFFER, TYP.
6	PLAY / FITNESS EQUIPMENT (SEE SHEET L3.3).
10	STAKE ALIGNMENT IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, TYP.
15	LOCATE SITE ELEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, TYP.

REVISIONS	DATE	BY
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SITE DIMENSION PLAN PIONEER PARK 5TH AVE FRISCO, CO 80443		
SHEET TITLE: SITE DIMENSION PLAN PROJECT NAME: PIONEER PARK SEAL:		
DESIGNER: ML DRAWN BY: PS APPROVED BY: ML DATE: MARCH 2, 2026 JOB NO: 7556 DRAWING FILE NO: 25-000406 MATERIALS DRAWING NO: L3.1 SHEET NO: 9 OF 17		

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PLAY EQUIPMENT SCHEDULE

ITEM	MANUFACTURER	MODEL NAME	MODEL NO.	QTY.	COLORS
A	EARTHSCAPE	MOKU-YAMA 11.1	-	1	NATURAL WOOD
B	EARTHSCAPE (NIC)	NOTCHED POST 8 FT	-	1	TBD
C	EARTHSCAPE (NIC)	NOTCHED POST 10 FT	-	2	TBD
D	DUNCAN AND GROVE	FITNESS COMBO NO.1 (STEEL FOOTINGS)	FE.CO.01.1.F	1	TBD
E	DUNCAN AND GROVE	WOODLAND HUT NO.1 (TIMBER IN GROUND FOOTINGS)	PH.WO.01.2.G	1	TBD
F	DUNCAN AND GROVE	BIRD BOX NO.1 ROBINIA (TIMBER IN GROUND FOOTINGS)	AH.RU.02.2.G	5	TBD

NOTES:
 1. SEE SHEET L3.0 AND L3.1 FOR SURFACING AND PERIMETER CURB LAYOUT.
 2. EQUIPMENT SHALL BE AS MANUFACTURED BY 'EARTHSCAPE' OR 'DUNCAN AND GROVE', OR AN APPROVED EQUAL, WHICH MEETS OR EXCEEDS ALL DESIGN, PERFORMANCE, AND SAFETY SPECIFICATIONS, AS APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.

EARTHSCAPE:
 7215 WELLINGTON ROAD 86
 WALLENSTEIN, ON N0B 2S0
 CANADA
 WWW.EARTHSCAPEPLAY.COM
 1.877.269.2972

DUNCAN AND GROVE
 5900 BALCONES DRIVE
 AUSTIN, TX 78731
 UNITED STATES
 WWW.DUNCANANDGROVE.COM
 1.888.571.9470

PLAY EQUIPMENT AND SURFACE GENERAL NOTES

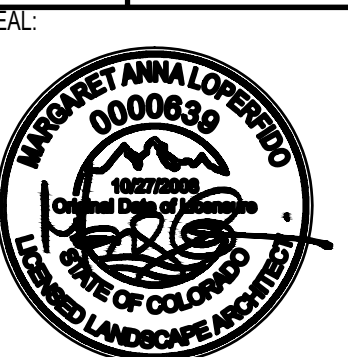
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO FURNISH, INSTALL AND CONSTRUCT ALL PLAY EQUIPMENT AND SITE FURNISHINGS AS SPECIFIED AND DESCRIBED ON THIS PLAN.
- ALL EQUIPMENT, INSTALLATION, AND SAFETY SURFACING MUST COMPLY WITH THE LATEST ASTM F1487 'STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE' AND 'CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY'.
- PLAY EQUIPMENT TO BE INSTALLED BY AN RISC CERTIFIED PLAYGROUND INSTALLER. INSTALL ALL EQUIPMENT STRICTLY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS, LAYOUT, AND GRADES PRIOR TO EXCAVATION. LOCATE ALL UNDERGROUND UTILITIES BEFORE DIGGING.
- SAFETY SURFACING: SAFETY SURFACING MUST BE INSTALLED TO THE REQUIRED DEPTH AND WITHIN THE SPECIFIED FALL ZONE PERIMETER, AS DEFINED BY THE MAXIMUM FALL HEIGHT OF EQUIPMENT. PLAYGROUND SURFACING MUST BE CONSTRUCTED TO MEET ADA GUIDELINES FOR ACCESSIBILITY.
- CONCRETE FOOTINGS FOR EQUIPMENT MUST BE, AT MINIMUM, 3000 PSI AT 28 DAYS OR PER EQUIPMENT MANUFACTURER'S SPECIFICATIONS. NO FOOTINGS SHALL BE EXPOSED. TOP OF CONCRETE SHALL BE BELOW TOP OF SURFACING.
- THE GROUND SPACES (GS) AND USE ZONE (UZ) FOR EACH PIECE OF PLAY EQUIPMENT ARE SHOWN ON THE PLAN. THE GROUND SPACE IS THE ACTUAL SPACE THAT THE EQUIPMENT OCCUPIES. THE USE ZONE IS THE REQUIRED OBSTACLE FREE SURFACE AROUND EQUIPMENT. THE USE ZONE FOR STATIONARY PLAY EQUIPMENT SHALL EXTEND NO LESS THAN 6' FROM ALL SIDES OF THE PLAY STRUCTURE - DEPENDING ON FALL HEIGHT. THE USE ZONES FOR ANY TWO ADJACENT PLAY STRUCTURES SHALL NOT OVERLAP UNLESS FUNCTIONALLY LINKED AND APPROVED BY MANUFACTURER.
- PRIOR TO FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" DRAWING WHICH DOCUMENTS THAT EACH PIECE OF PLAY EQUIPMENT IS CONSTRUCTED WITH THE REQUIRED ZONE CLEARANCES AS APPROVED BY MANUFACTURER.
- PRIOR TO FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR MUST PROVIDE WRITTEN AUTHORIZATION THAT THE CONSTRUCTION AND INSTALLATION OF EACH PIECE OF PLAY EQUIPMENT HAS BEEN INSPECTED BY AND APPROVED BY A CERTIFIED PLAYGROUND INSPECTOR (CPSI).

REVISIONS	DATE	BY
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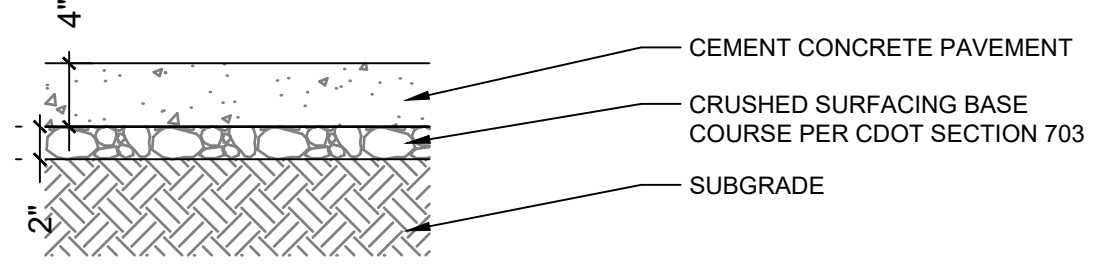
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PLAY EQUIPMENT PLAN
 PIONEER PARK
 5TH AVE FRISCO, CO 80443

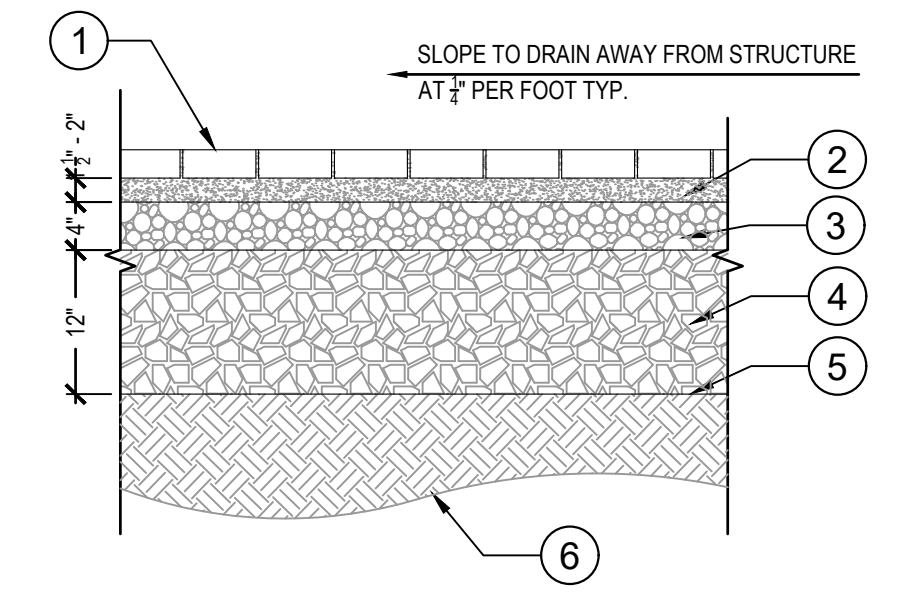
SHEET TITLE:
 PROJECT NAME:



DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO.:	7556
DRAWING FILE NO.:	25-000406_MATERIALS
DRAWING NO.:	L3.3
SHEET NO.:	11 OF 17

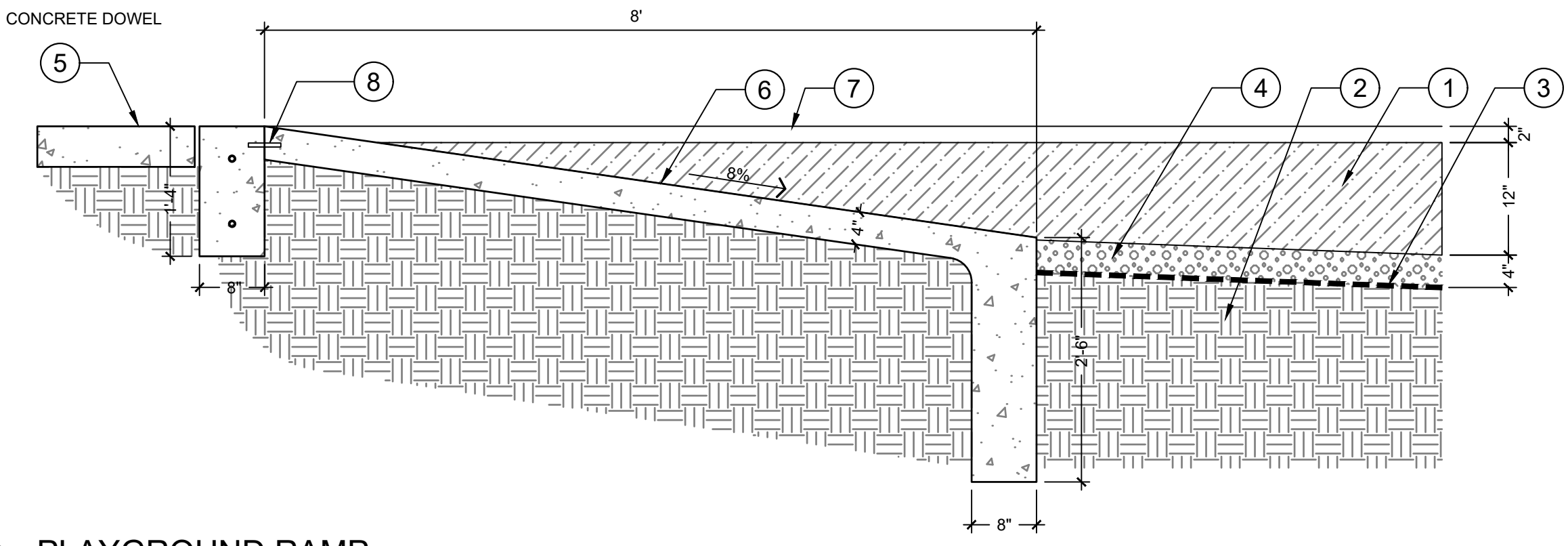


- NOTES:**
1. DEPTHS INDICATED ARE COMPACTED THICKNESS
 2. CEMENT CONCRETE PAVEMENT SHALL CONSIST OF PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AND A MINIMUM RUPTURE MODULUS OF 580 PSI.
 3. ALL BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
 4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL. RECYCLED CONCRETE IS NOT ACCEPTABLE.



- 1 PERMEABLE PAVERS
- 2 OPEN GRADED BEDDING COURSE, 3/8" AGGREGATE
- 3 OPEN GRADE BASE RESERVOIR, 3/4" SCREENED ROCK
- 4 OPEN GRADED SUBBASE RESERVOIR, 2 1/2" SCREENED ROCK, DEPTH TO BE CONFIRMED WITH GEOTECHNICAL RECOMMENDATIONS
- 5 GEOTEXTILE FABRIC
- 6 UNCOMPACTED SUBGRADE

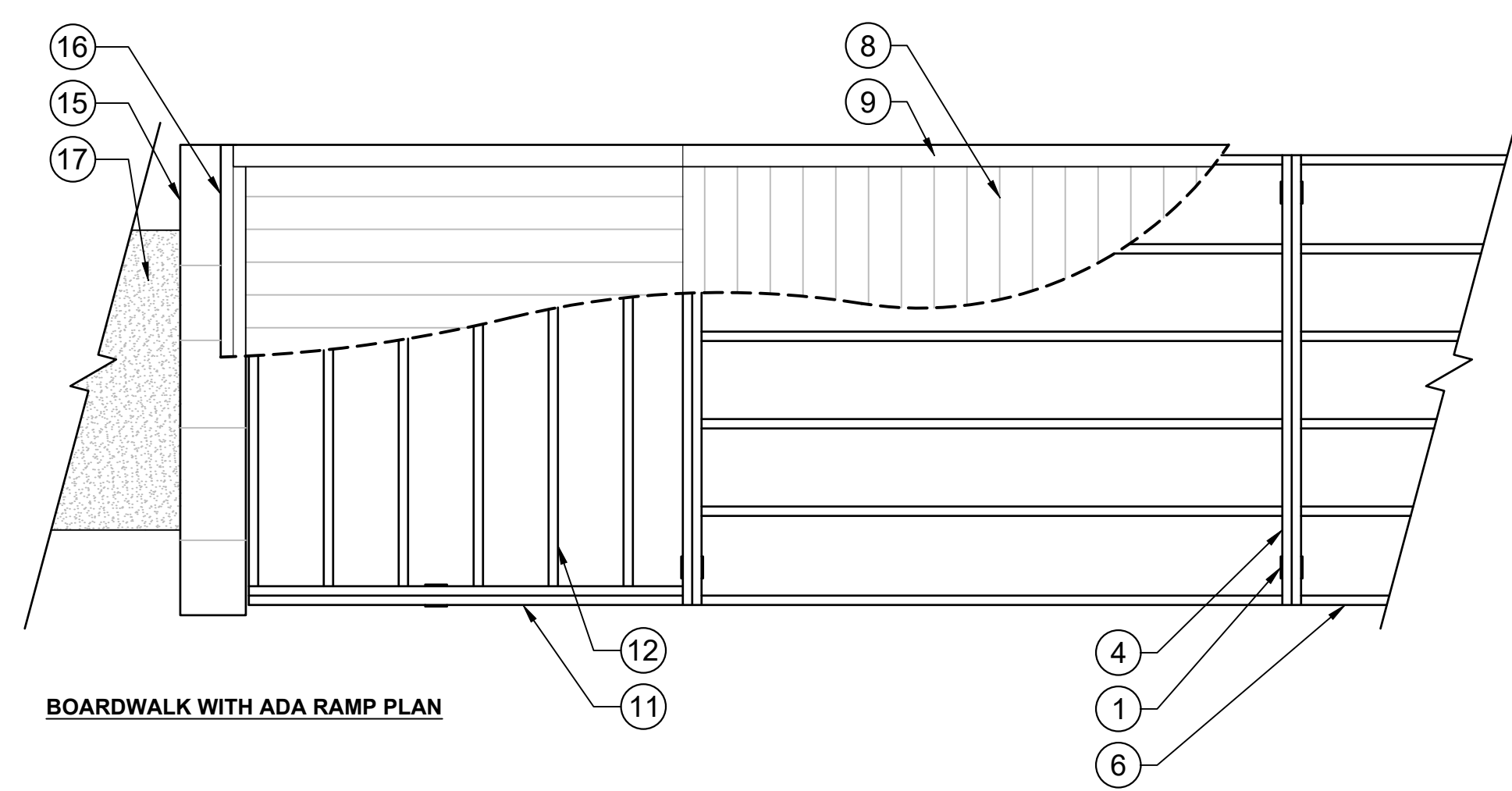
- 1 ENGINEERED WOOD FIBER
- 2 COMPACTED SUBGRADE
- 3 GEOTEXTILE FILTRATION FABRIC
- 4 WASHED GRAVEL, SEE DETAIL 4/L4.0
- 5 ADJACENT CONCRETE PATH PER PLAN
- 6 PLAYGROUND RAMP, SEE PLANS FOR LAYOUT
- 7 CONCRETE PLAYGROUND CURB, SEE DETAIL 4/L4.0
- 8 CONCRETE DOWEL



1 CONCRETE SIDEWALK
1" = 1'-0" P-MU-RAN-39

2 PERMEABLE PAVERS
3/4" = 1'-0" P-MU-RAN-67

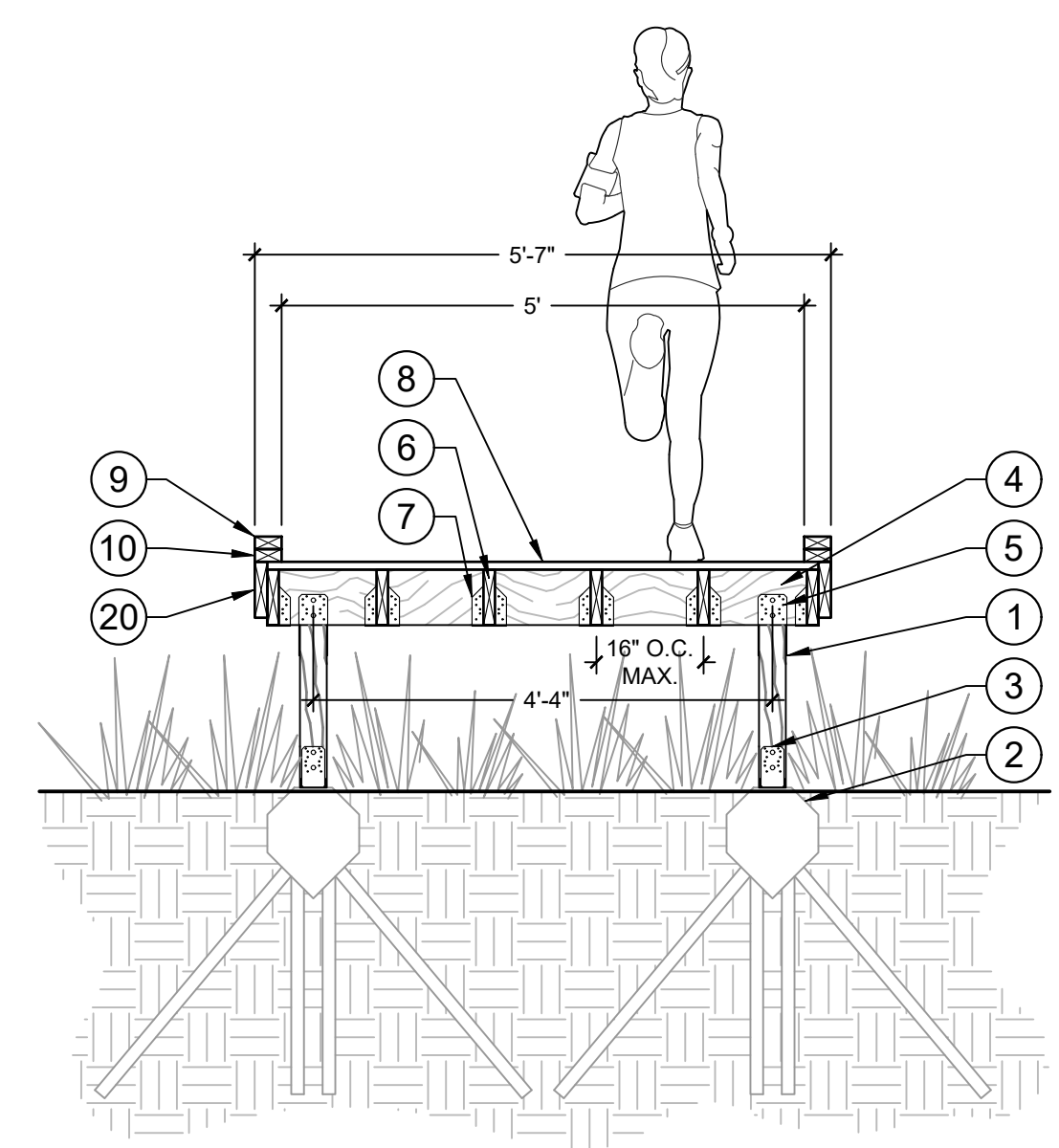
3 PLAYGROUND RAMP
3/4" = 1'-0" P-PA-PIO-60



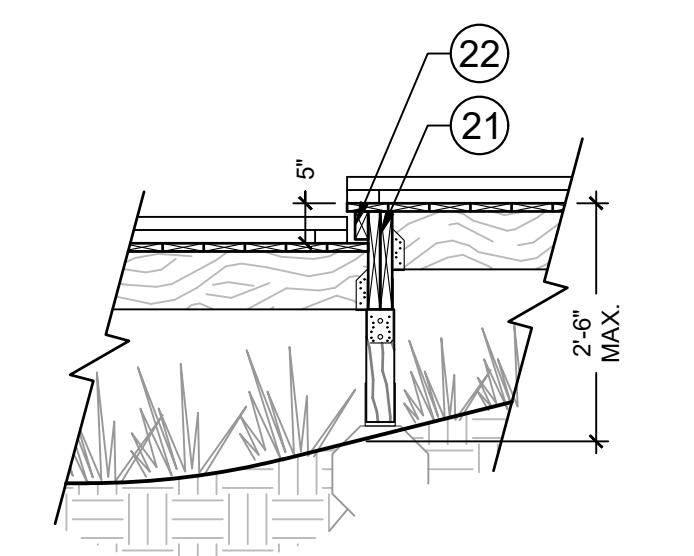
BOARDWALK WITH ADA RAMP PLAN

- 1 4X4 PT POST
- 2 DIAMOND PIER OR APPROVED EQUAL
- 3 POST BASE BRACKET PER SPECIFICATIONS
- 4 (2) 2X8 PT BOARDWALK BEAM
- 5 BEAM BRACKET PER SPECIFICATIONS
- 6 2X8 PT BOARDWALK JOIST
- 7 JOIST HANGER PER SPECIFICATIONS
- 8 DECKING | 5/4X6 THERMORY BENCHMARK ASH OR APPROVED EQUAL
- 9 RAIL | 2X4 THERMORY BENCHMARK ASH TRIM BOARD OR APPROVED EQUAL
- 10 SPACER | 2X4 THERMORY BENCHMARK ASH TRIM BOARD, CUT TO 4" LENGTH OR APPROVED EQUAL
- 11 (2) 2X6 PT RAMP BEAM
- 12 2X6 PT RAMP JOIST
- 13 EXISTING WETLAND VEGETATION, MINIMIZE DISTURBANCE
- 14 UNDISTURBED GRADE
- 15 ROSETTA KHONA BLOCKS OR APPROVED EQUAL
- 16 ALUMINUM RAMP FOR ADA ACCESS
- 17 ADJACENT PATH PER PLAN
- 18 COMPACTED AGGREGATE
- 19 COMPACTED SUBGRADE
- 20 FACIA BOARD | 2X4 THERMORY BENCHMARK ASH TRIM BOARD, 6' LENGTH, OR APPROVED EQUAL
- 21 (2) 2X12 PT BEAM AT STEP
- 22 STAIR RISER FACIA | 2X4 THERMORY BENCHMARK ASH TRIM BOARD, 6' LENGTH, OR APPROVED EQUAL

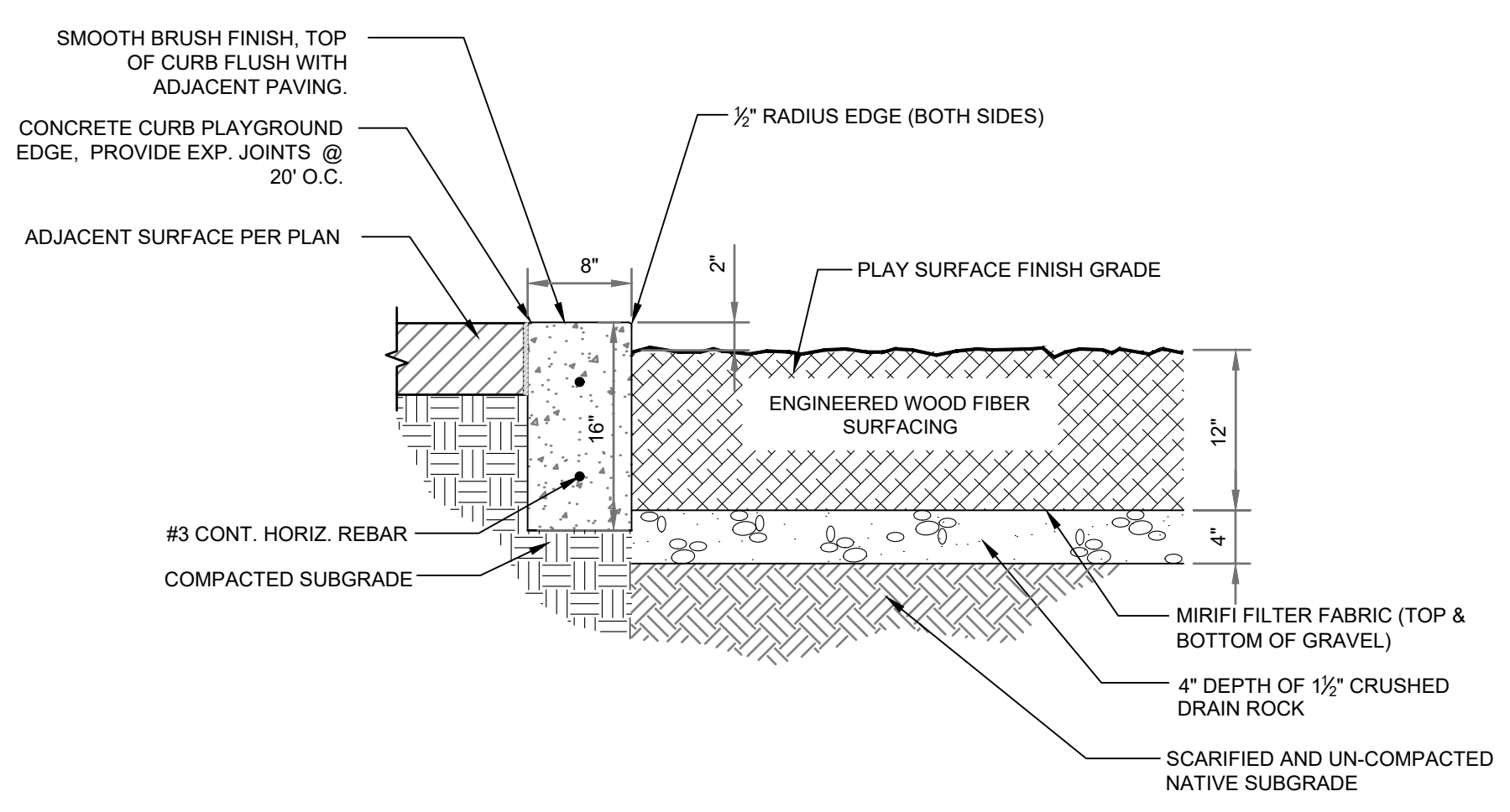
- NOTES:**
- SURFACE OF BOARDWALK TO SLOPE PER PLAN. SLOPE NOT TO EXCEED 5% EXCEPT AT ADA RAMP.
 - RAMP HEIGHT SHALL NOT EXCEED 6".
 - IF ALTERNATE DECK IS USED, SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE.
 - BOARDWALK LOCATION TO BE FIELD FIT TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.



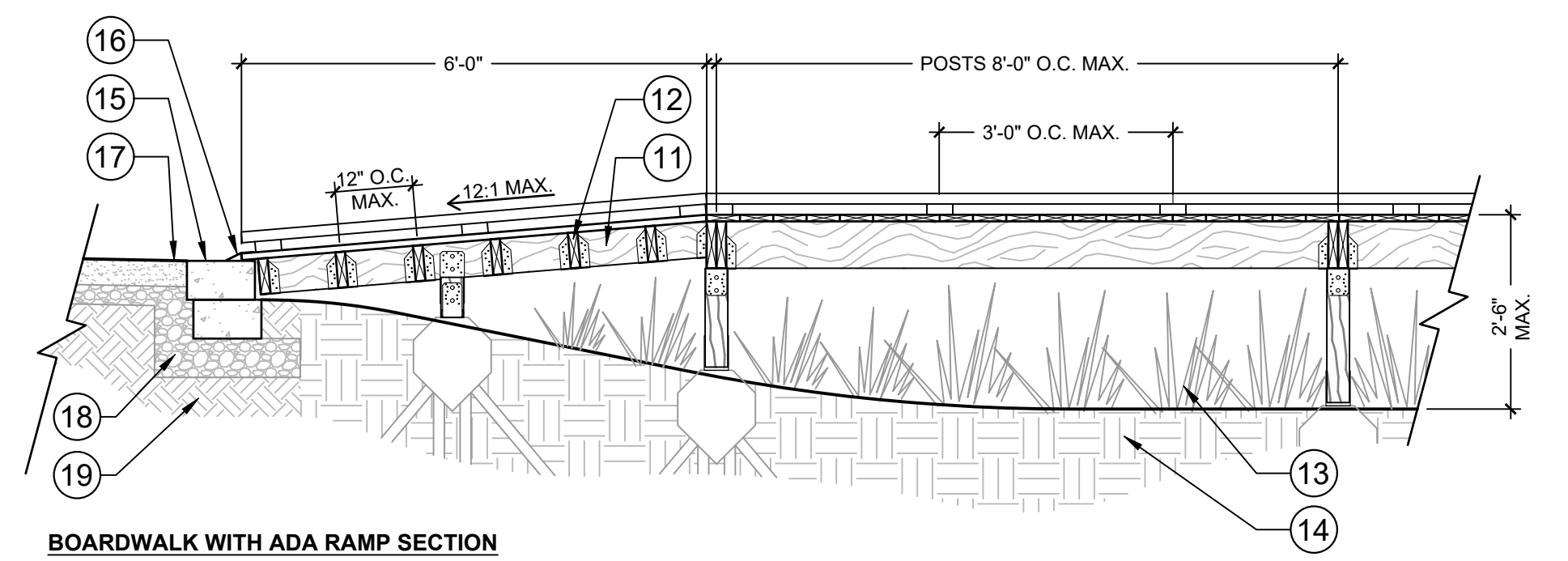
BOARDWALK CROSS SECTION, TYP.



BOARDWALK STEP SECTION



4 PLAY AREA CURB & SURFACING
1" = 1'-0" P-PA-PIO-07



BOARDWALK WITH ADA RAMP SECTION

5 BOARDWALK
1/2" = 1'-0" P-PA-PIO-61

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BY	
DATE	3/2/26
REVISIONS	
PRICING SET - NOT FOR CONSTRUCTION	

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523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224
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SITE DETAILS
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

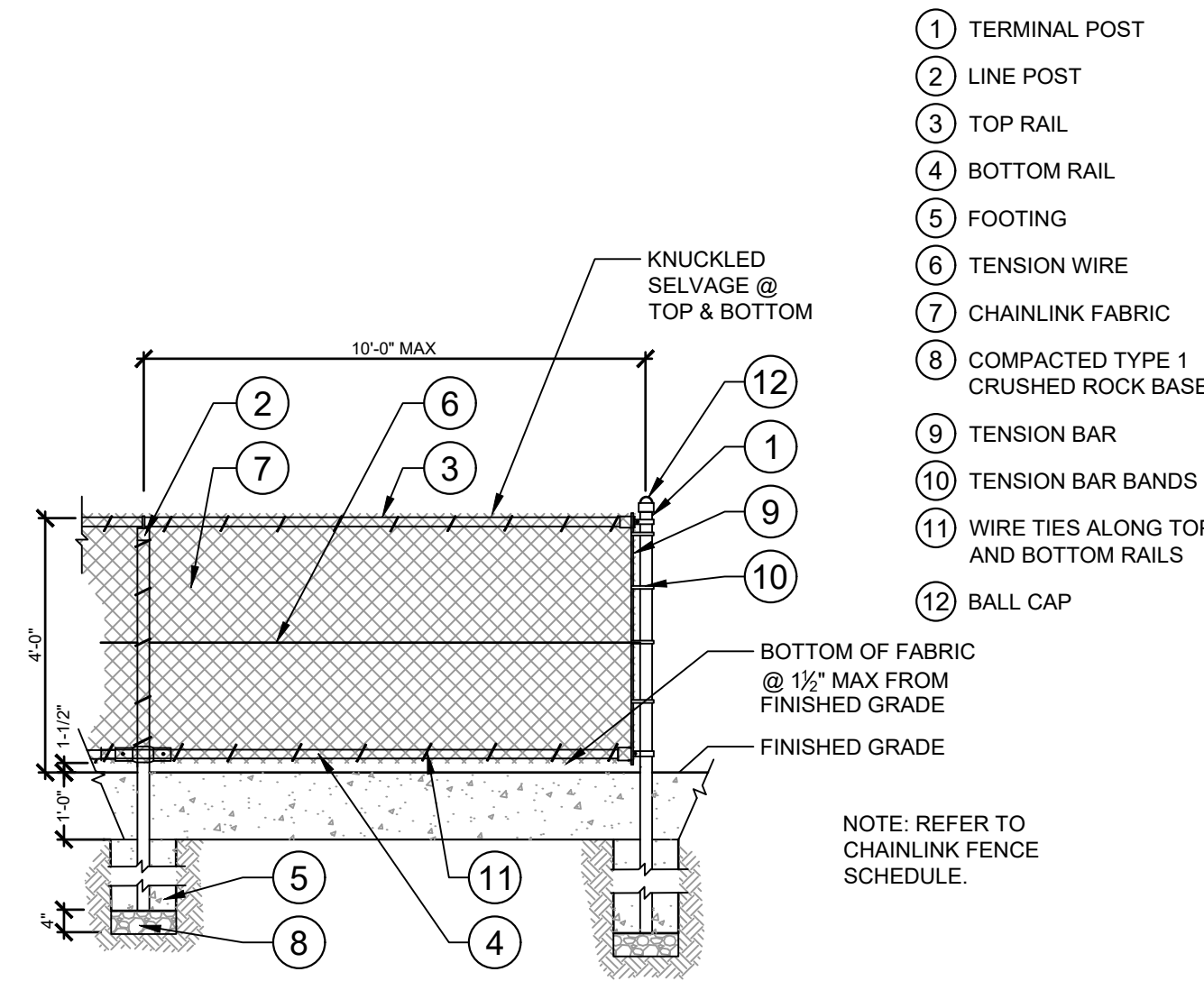


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DRAWING NO.:	L4.0
SHEET NO.:	12 OF 17

FENCING TYPE	10' HIGH FENCING	4' HIGH FENCING
CORNER POST	4.000" O.D.	2.875" O.D.
TERMINAL POST	4.000" O.D.	2.875" O.D.
LINE POST	2.875" O.D.	2.375" O.D.
FOOTING DEPTH	5'-0"	3'-0"
FOOTING DIAMETER	12"	12"
TOP RAIL HEIGHT	10'	4'
INTERMEDIATE RAIL HEIGHTS	5'	---
BOTTOM RAIL HEIGHT	1"	1"
TENSION WIRE HEIGHTS	2.5' & 7.5'	2'
CHAINLINK FABRIC	9GA 2" MESH	9GA 2" MESH
WIRE TIES	9GA @ 12" O.C.	9GA @ 12" O.C.
TENSION BAR	7GA	7GA
TENSION BAR BANDS	12" O.C.	12" O.C.

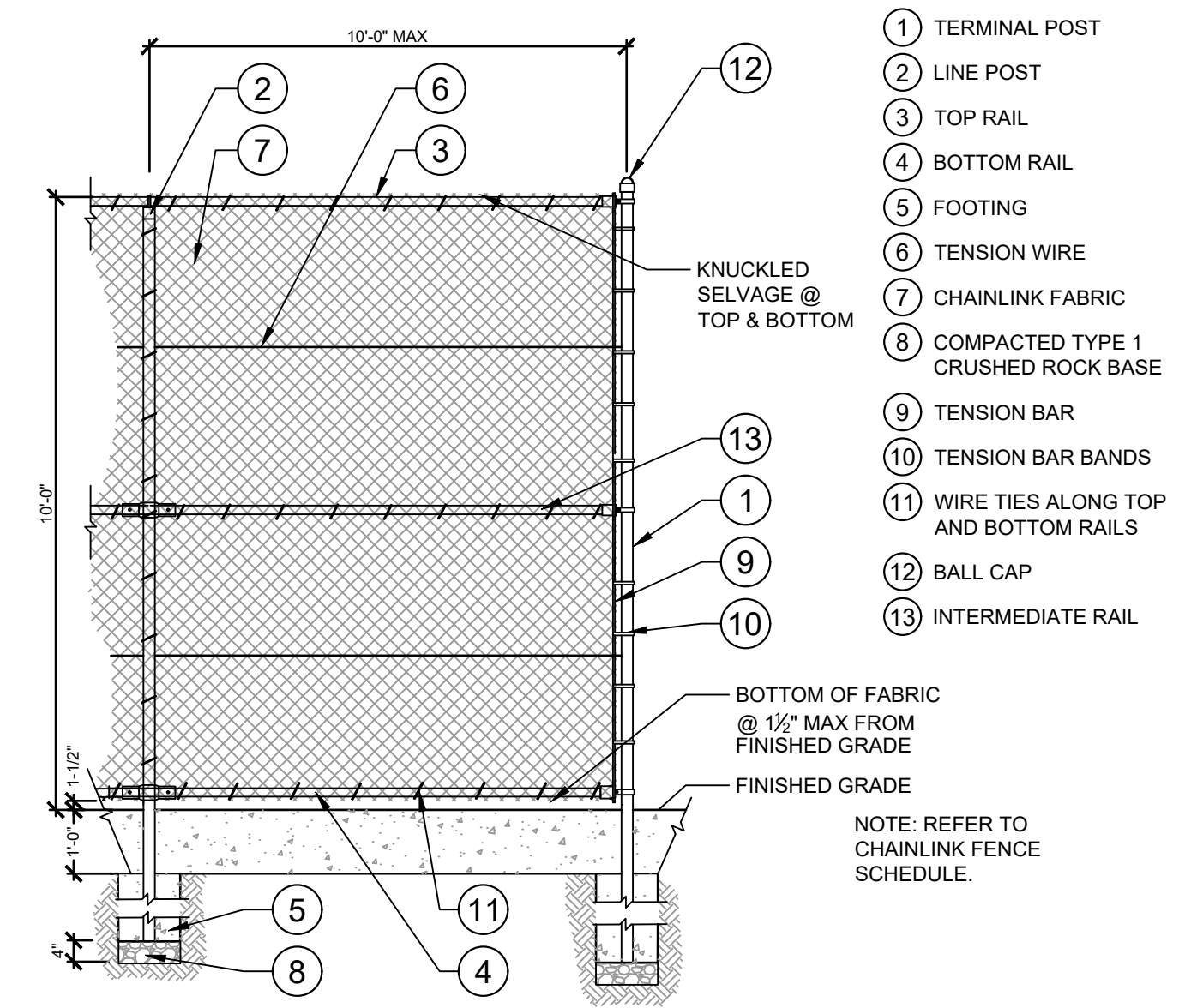
GENERAL FENCING NOTES:

1. ALL FENCING PARTS AND FABRIC TO BE VINYL COATED STEEL. COLOR: TBD.
2. TENSION WIRES AND WIRE TIES SHALL BE 7 GAUGE.
3. MAXIMUM POST SPACING: 10' ON CENTER.
4. CONTRACTOR TO PROVIDE FINAL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.



1. TERMINAL POST
2. LINE POST
3. TOP RAIL
4. BOTTOM RAIL
5. FOOTING
6. TENSION WIRE
7. CHAINLINK FABRIC
8. COMPACTED TYPE 1 CRUSHED ROCK BASE
9. TENSION BAR
10. TENSION BAR BANDS
11. WIRE TIES ALONG TOP AND BOTTOM RAILS
12. BALL CAP

NOTE: REFER TO CHAINLINK FENCE SCHEDULE.



1. TERMINAL POST
2. LINE POST
3. TOP RAIL
4. BOTTOM RAIL
5. FOOTING
6. TENSION WIRE
7. CHAINLINK FABRIC
8. COMPACTED TYPE 1 CRUSHED ROCK BASE
9. TENSION BAR
10. TENSION BAR BANDS
11. WIRE TIES ALONG TOP AND BOTTOM RAILS
12. BALL CAP
13. INTERMEDIATE RAIL

NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

1 CHAINLINK FENCING SCHEDULE
N.T.S.

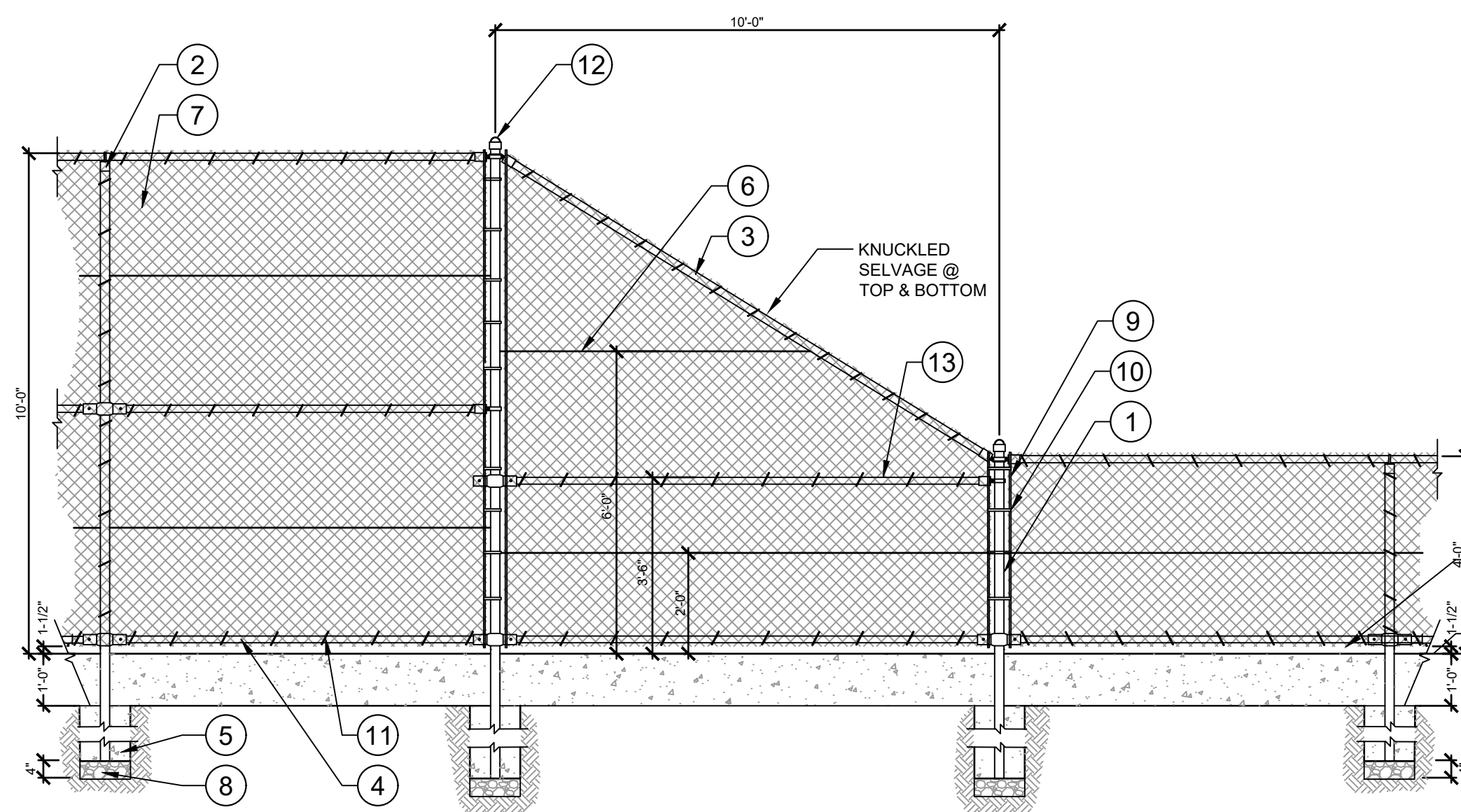
P-PA-PIO-68

2 CHAINLINK FENCE 4' HT.
NTS

P-PA-PIO-38

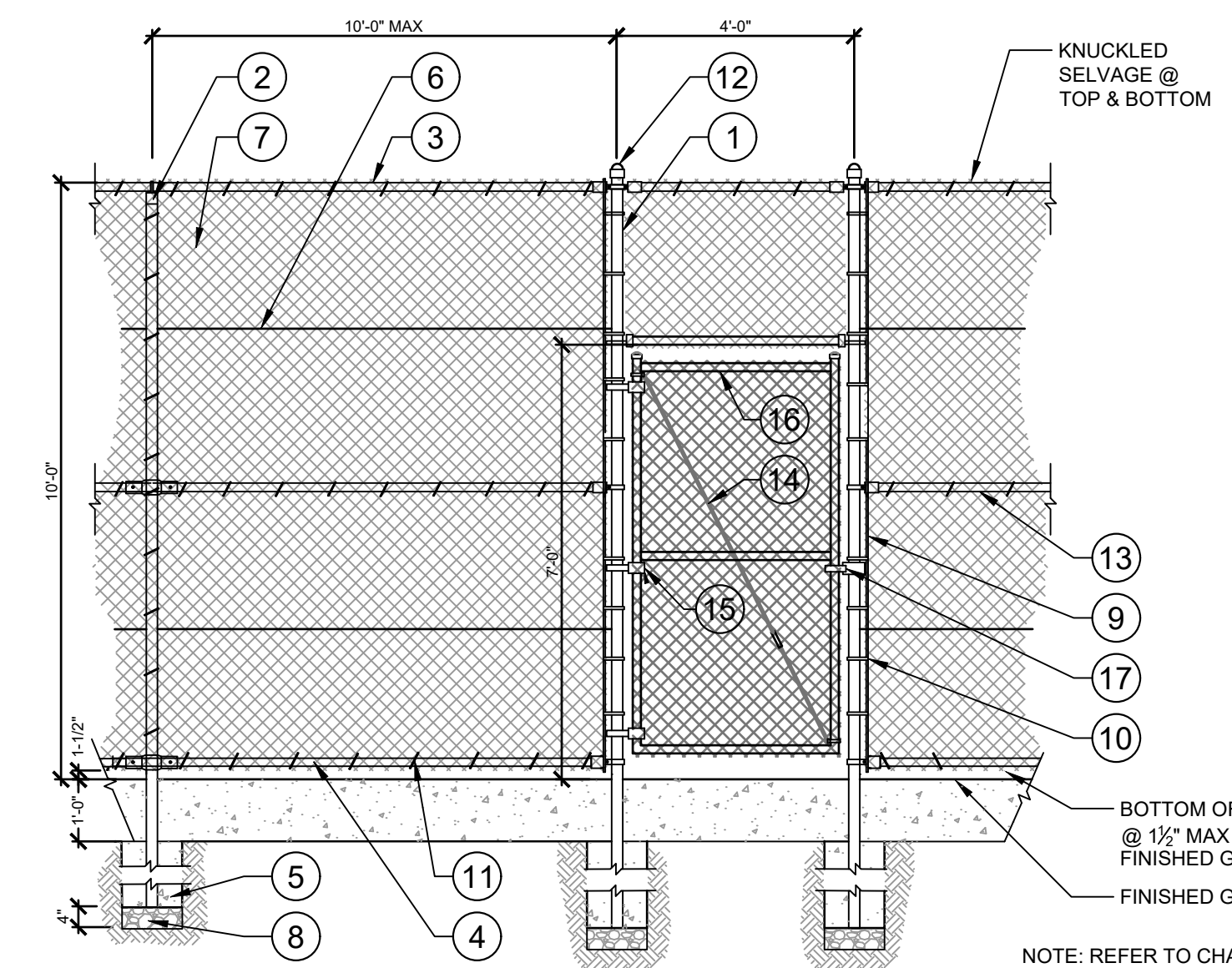
3 CHAINLINK FENCE 10' HT.
NTS

P-PA-PIO-64



1. TERMINAL POST
2. LINE POST
3. SLANTED TOP RAIL
4. BOTTOM RAIL
5. FOOTING
6. TENSION WIRE
7. CHAINLINK FABRIC
8. COMPACTED TYPE 1 CRUSHED ROCK BASE
9. TENSION BAR
10. TENSION BAR BANDS
11. WIRE TIES ALONG TOP AND BOTTOM RAILS
12. BALL CAP
13. INTERMEDIATE RAIL

NOTE: REFER TO CHAINLINK FENCE SCHEDULE.



1. TERMINAL POST
2. LINE POST
3. TOP RAIL
4. BOTTOM RAIL
5. FOOTING
6. TENSION WIRE
7. CHAINLINK FABRIC
8. COMPACTED TYPE 1 CRUSHED ROCK BASE
9. TENSION BAR
10. TENSION BAR BANDS
11. WIRE TIES ALONG TOP AND BOTTOM RAILS
12. BALL CAP
13. INTERMEDIATE RAIL
14. 3/8" STEEL TENSION ROD WITH TIGHTENER
15. THREE HINGES
16. 1-5/8" PIPE FRAME, KNUCKLE AND TIE FABRIC TOP AND BOTTOM
17. SWING LATCH

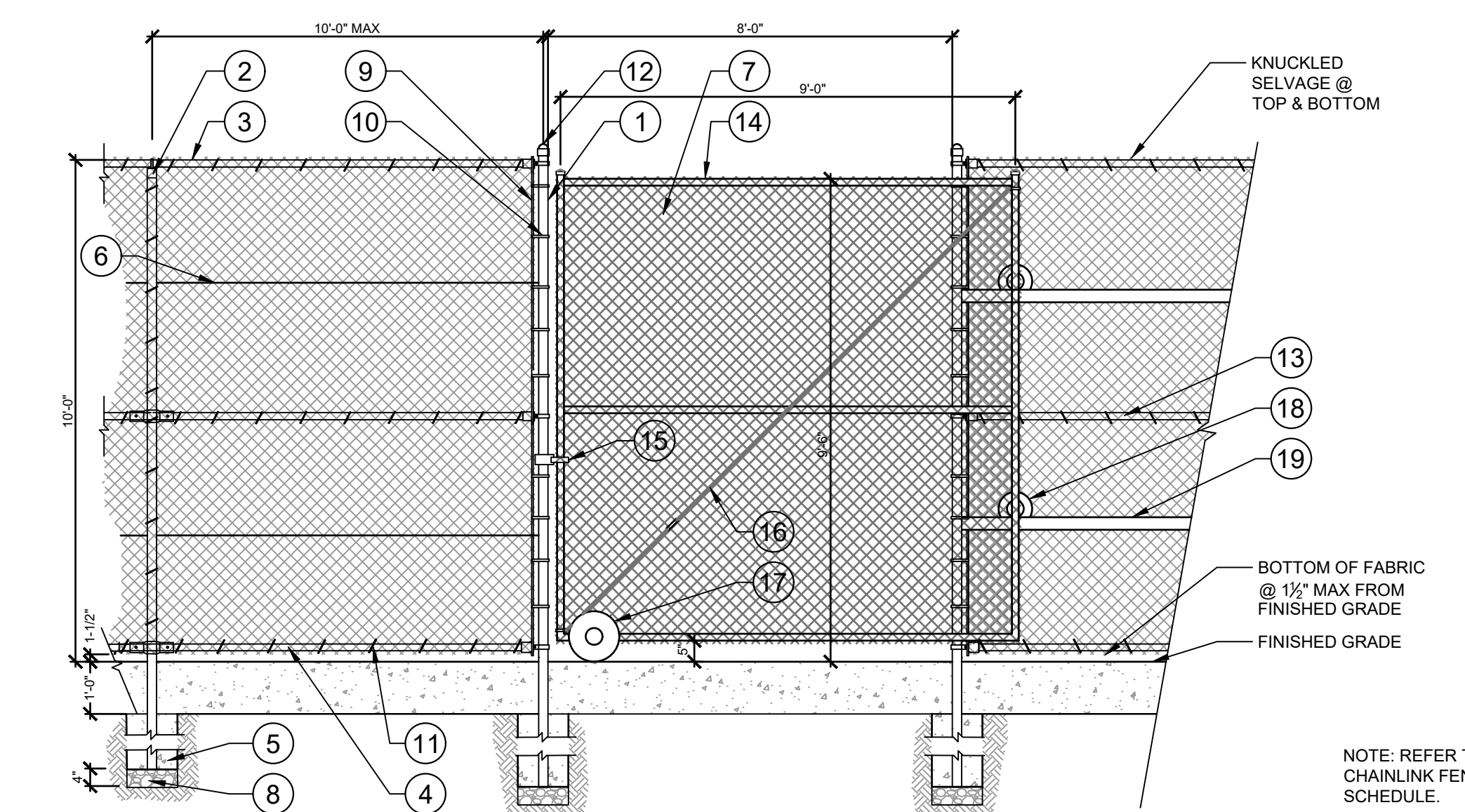
NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

4 CHAINLINK FENCE TRANSITION
NTS

P-PA-PIO-66

5 CHAINLINK FENCE PEDESTRIAN GATE
NTS

P-PA-PIO-65



1. TERMINAL POST
2. LINE POST
3. TOP RAIL
4. BOTTOM RAIL
5. FOOTING
6. TENSION WIRE
7. CHAINLINK FABRIC
8. COMPACTED TYPE 1 CRUSHED ROCK BASE
9. TENSION BAR
10. TENSION BAR BANDS
11. WIRE TIES ALONG TOP AND BOTTOM RAILS
12. BALL CAP
13. INTERMEDIATE RAIL
14. 1-5/8" PIPE FRAME, KNUCKLE AND TIE FABRIC TOP AND BOTTOM
15. SWING LATCH
16. 3/8" STEEL TENSION ROD WITH TIGHTENER
17. GATE WHEEL, CONFIRM LOCATION PRIOR TO INSTALL
18. TRACK ROLLER
19. TRACK PIPE

NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

6 CHAINLINK FENCE ROLLER GATE
NTS

P-PA-PIO-67

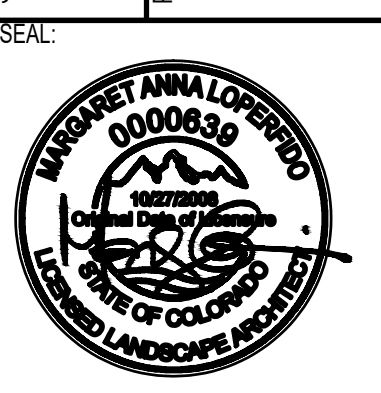
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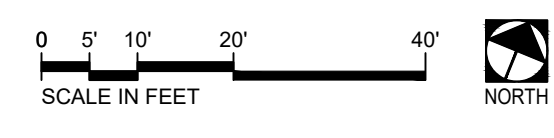
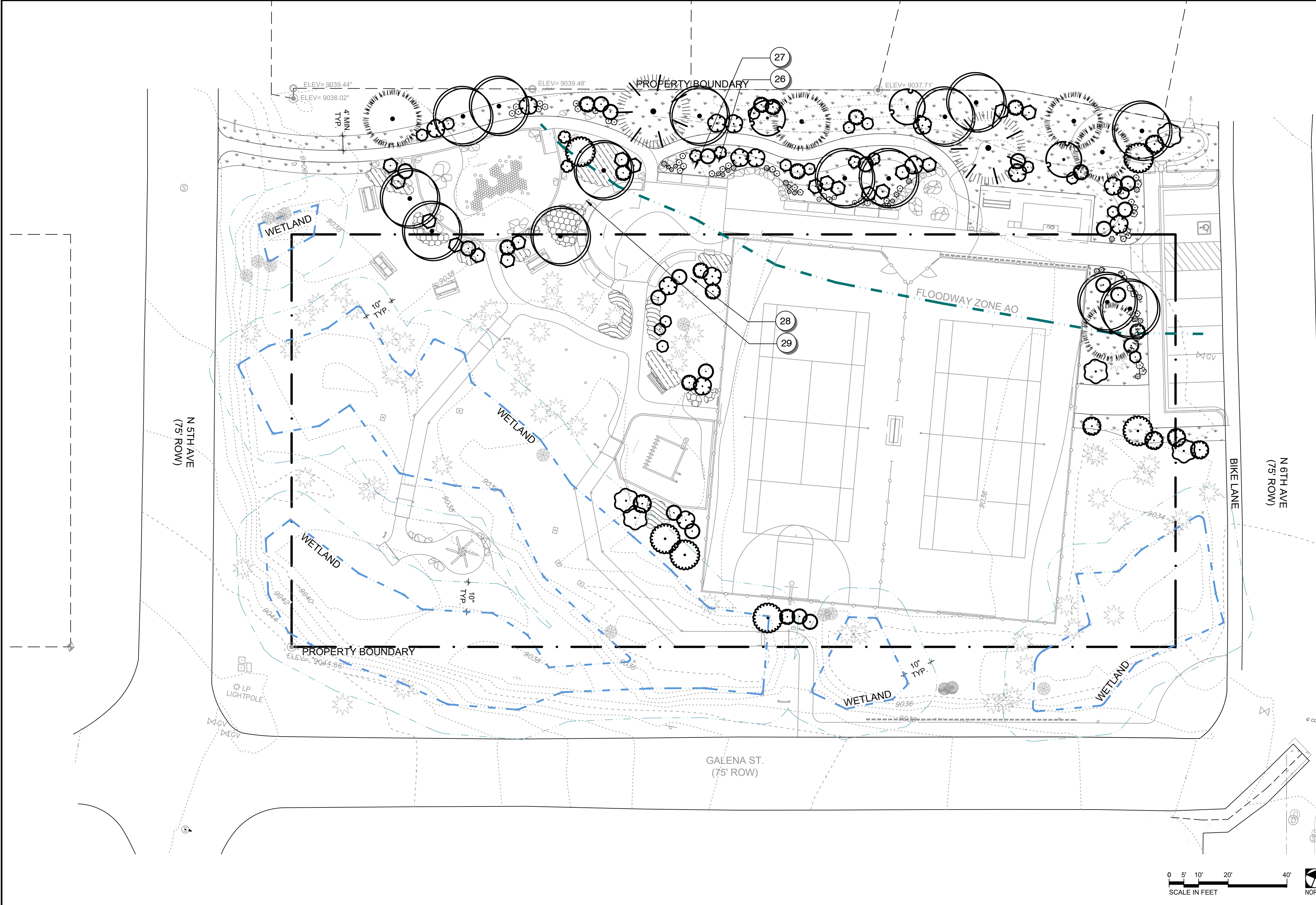
SITE DETAILS
PIONEER PARK
5TH AVE FRISCO, CO 80443

SHEET TITLE:
PROJECT NAME:



DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	MARCH 2, 2026
JOB NO.:	7556
DRAWING FILE NO.:	25-000406_MATERIALS
DRAWING NO.:	L4.2
SHEET NO.:	14 OF 17

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PLANT SCHEDULE

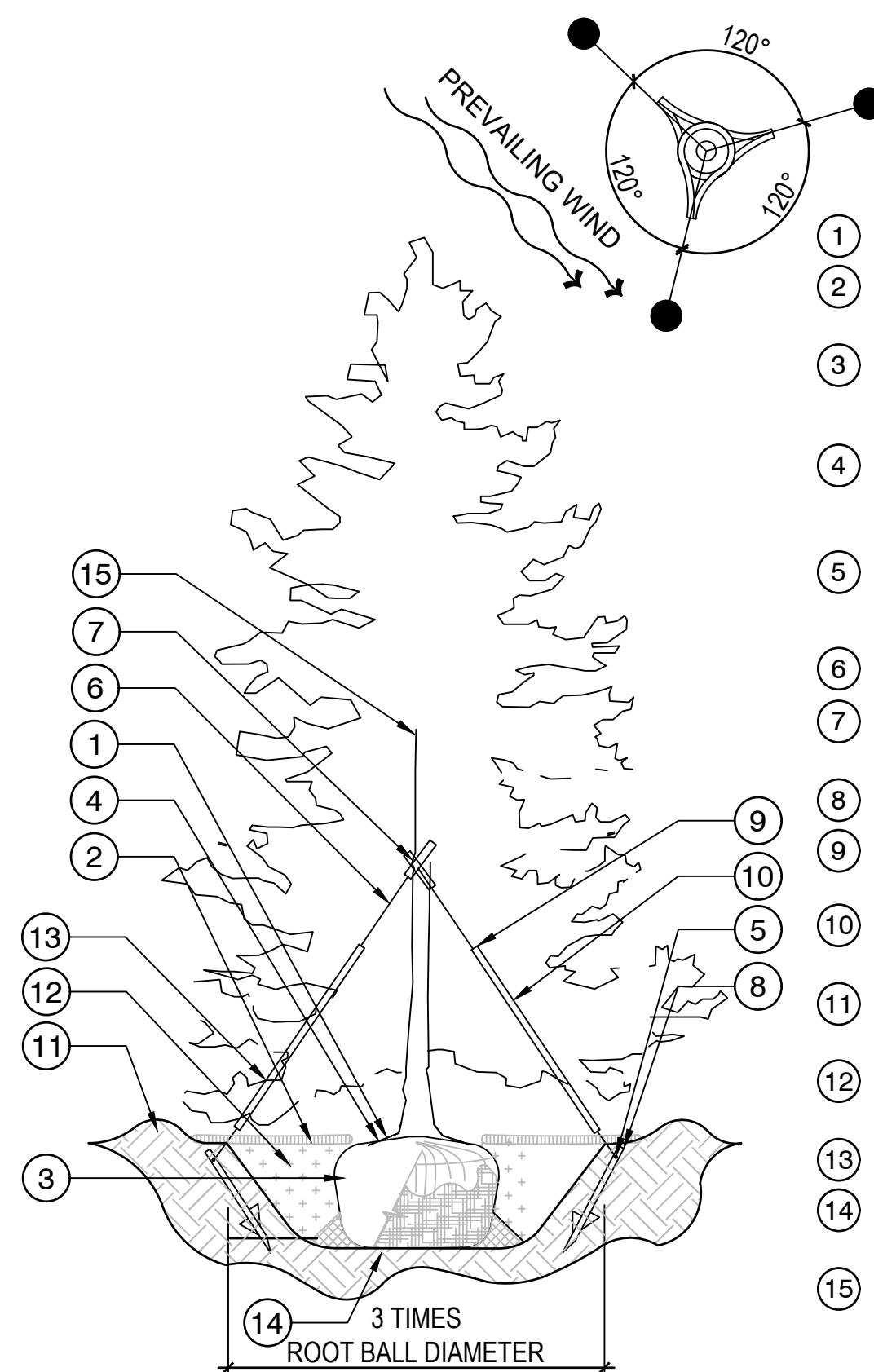
SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	CAL	CONT	SPACING
TREES							
	PT	14	2/L6.0	POPULUS TREMULOIDES QUAKING ASPEN	2.5" CAL.		
CONIFERS							
	PE	5	1/L6.0	PICEA ENGELMANNII ENGELMANN SPRUCE	10' HT MIN		
	PM	2	1/L6.0	PSEUDOTSUGA MENZIESII VAR. GLAUCA ROCKY MOUNTAIN DOUGLAS FIR	8' HT MIN		
SHRUBS							
	AT	6	3/L6.0	ALNUS INCANA TENUIFOLIA THINLEAF ALDER	5 GAL		
	BP	6	3/L6.0	BETULA PUMILA BOG BIRCH	5 GAL		
	LI	20	3/L6.0	LONICERA INVOLUCRATA TWINBERRY	5 GAL		
	PC	3	3/L6.0	PRUNUS VIRGINIANA CHOCHECHERRY	5 GAL		
	RG	18	3/L6.0	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		
	RC	14	3/L6.0	RIBES CEREUM WAX CURRANT	5 GAL		
	RW	15	3/L6.0	ROSA WOODSII WOODS' ROSE	5 GAL		
	RT	6	3/L6.0	RUBUS PARVIFLORUS THIMBLEBERRY	5 GAL		
	SA	5	3/L6.0	SALIX MONTICOLA MOUNTAIN WILLOW	5 GAL		
	SM	15	3/L6.0	SYMPHORICARPOS OREOPHILUS MOUNTAIN SNOWBERRY	5 GAL		
PERENNIALS							
	AM	22	4/L6.0	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL		
	AC	4	4/L6.0	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL		
	ES	13	4/L6.0	ERIOGONUM UMBELLATUM SULFURFLOWER BUCKWHEAT	1 GAL		
	LB	12	4/L6.0	LINUM LEWISII 'BLUE FLAX' BLUE FLAX	1 GAL		
	PS	15	4/L6.0	PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON	1 GAL		
	SC	7	4/L6.0	SILENE CHALCEDONICA MALTESE CROSS	1 GAL		
GROUND COVERS							
	AG	115	5/L6.0	ARGENTINA ANSERINA SILVERWEED CINQUEFOIL	6" POT		18" o.c.
	MR	56	5/L6.0	MAHONIA REPENS CREEPING MAHONIA	6" POT		24" o.c.
	NG	8,050 SF		NATIVE GRASS SEEDING	HYDROSEED		
	PR	183	5/L6.0	POTENTILLA REPTANS MOUNTAIN LOVER	6" POT		18" o.c.

PLANTING KEYED NOTES

- | CODE | DESCRIPTION |
|------|--|
| 26 | PREPARE PLANTING AREAS ACCORDING TO SPECIFICATIONS, TYP. |
| 27 | DISTRIBUTE 'CUSTOM WILDFLOWER MIX' BY HAND IN NATIVE GRASS SEEDING AREA PRIOR TO HYDROSEEDING, SEE PROJECT MANUAL. |
| 28 | PRESERVE AND PROTECT EXISTING VEGETATION AND FOREST DUFF AROUND BASE OF EXISTING TREES, TYP. |
| 29 | RESEED ALL AREAS DISTURBED BY CONSTRUCTION. SEE PROJECT MANUAL, TYP. |

BY	
DATE	3/2/26
REVISIONS	PRICING SET - NOT FOR CONSTRUCTION
 SCJ ALLIANCE CONSULTING SERVICES 400 N MAIN ST. GUNNISON CO 81230 523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224 P. 970.641.2499 SCJALLIANCE.COM	
PLANTING PLAN PIONEER PARK 5TH AVE FRISCO, CO 80443	
SHEET TITLE	PROJECT NAME
SEAL:	
DESIGNER:	ML
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DATE:	MARCH 2, 2026
JOB NO.:	7556
DRAWING FILE NO.:	25-000406 PLANTING
DRAWING NO.:	L5.0
SHEET NO.:	15 OF 17

PLAN VIEW - TREE STAKES



- 1 SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
- 2 3-4" DEEP SHREDDED CEDAR MULCH OVER ROOT BALL - DO NOT PLACE AGAINST TRUNK
- 3 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE ON THE UPPER 12" OR UPPER 2/3 OF THE ROOT BALL, WHICHEVER IS GREATER
- 4 IF ROOTS ARE FOUND CIRCLING THE ROOT BALL, SHAVE THE OUTER 1-1 1/2 INCHES OF THE ROOT BALL WITH A PRUNING SAW OR PRUNERS
- 5 TWO STRUCTURAL ROOTS SHOULD BE WITHIN THE TOP 1-3" OF THE SOIL SURFACE, MEASURED 3/4" FROM THE TRUNK.
- 6 GROMMETED NYLON STRAPS
- 7 STRAPS SHOULD LIE FLAT AGAINST THE TRUNK AND SHOULD NOT BE BUNCHED UP OR TWISTED
- 8 PLACE POSTS AT LEAST 15-18" OUT FROM THE TRUNK
- 9 #12 GAUGE GALVANIZED WIRE TWISTED DOUBLE STRAND. MIN. 3 GUY WIRES PER TREE
- 10 1/2" DIA. WHITE PVC PIPE ON ENTIRE LENGTH OF GUY WIRE, AS NEEDED FOR VISIBILITY
- 11 3-4" HIGH WATER SAUCER IN NON-TURF AREAS AT DRIP LINE
- 12 BACKFILL WITH REMOVED SOIL, BE CAREFUL NOT TO OVER-PACK THE SOIL WHICH WILL REDUCE OXYGEN.
- 13 PLACE THE GUY-LINES AT A 45 DEGREE ANGLE
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT
- 15 DO NOT PRUNE CENTRAL LEADER

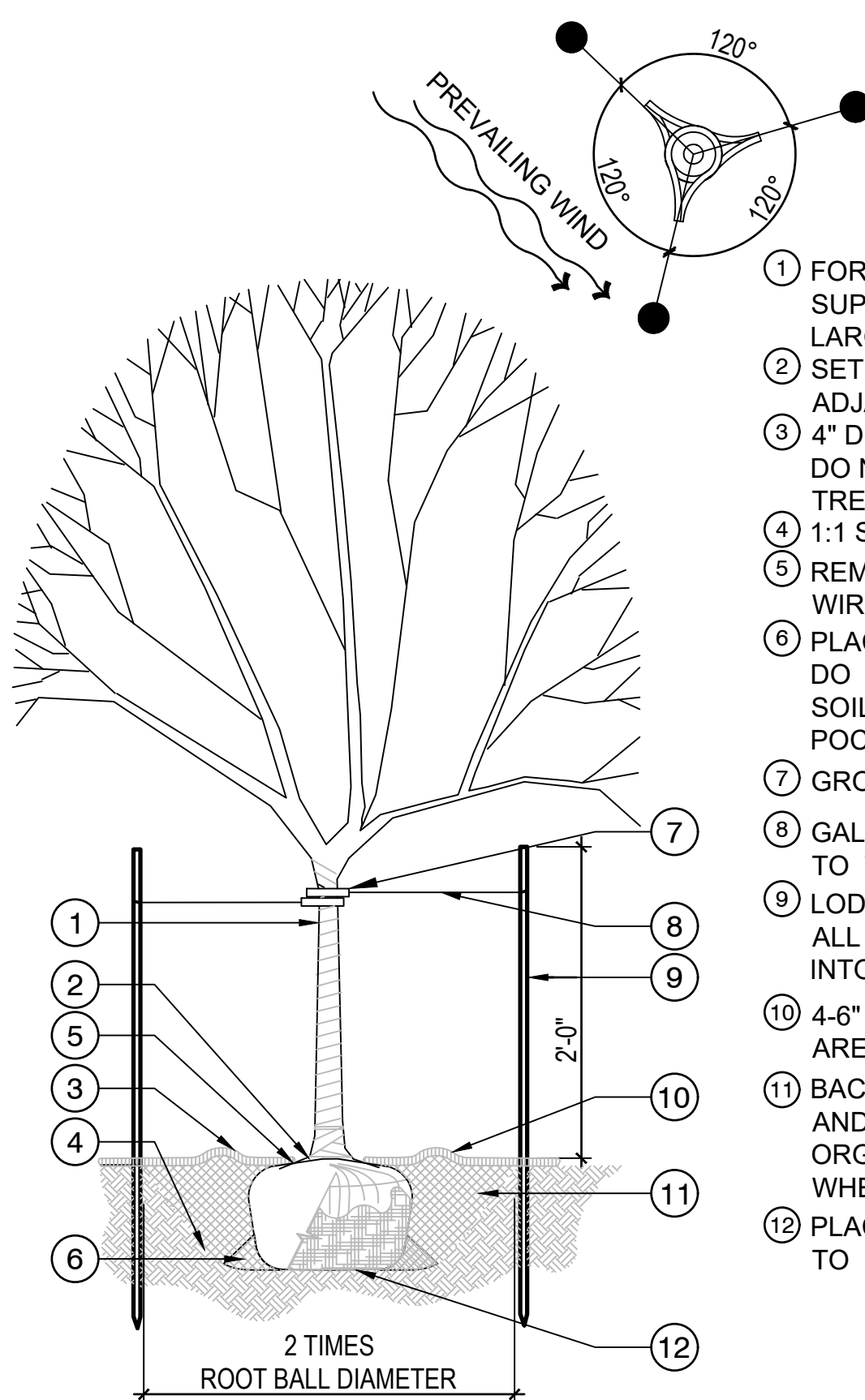
PRUNING NOTES:
DO NOT PRUNE EVERGREEN TREE AT PLANTING. REMOVE ONLY BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

STAKING NOTES:
NOT ALL TREES NEED TO BE STAKED. TREES EXPOSED TO HIGH WINDS OR PLANTED ON SLOPES MAY REQUIRE STAKING. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF THE FIRST GROWING SEASON.
 • 1 1/2" CAL. SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (TYP. N.W. SIDE)
 • 1 1/2" - 3" CAL. SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE.
 • 3" CAL. SIZE AND LARGER - 3 STAKES PER DIAGRAM
 WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE. ROOT BALL ANCHORING SYSTEMS MAY BE USED AS WELL. SUBMIT SPECS TO LANDSCAPE ARCHITECT FOR APPROVAL.

1 EVERGREEN CONIFER TREE PLANTING
NOT TO SCALE

P-PA-PIO-14

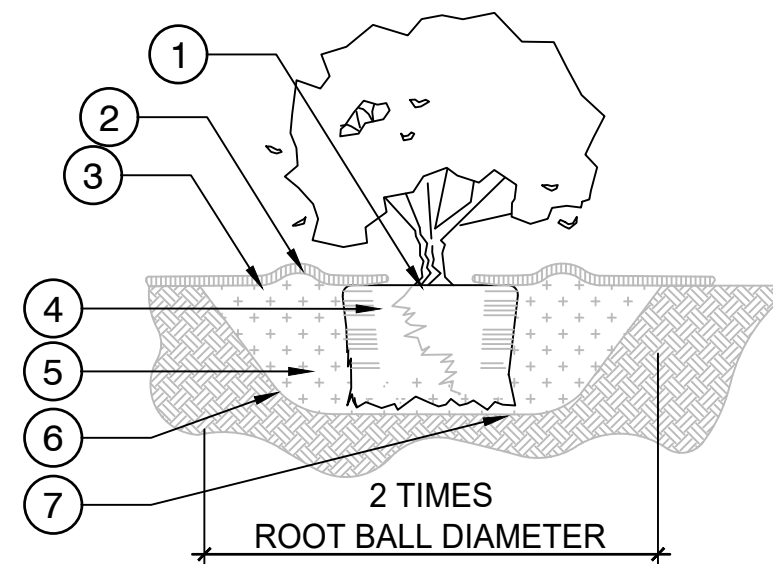
PLAN VIEW - TREE STAKES



- 1 FOR MULTI-STEM/CLUMP ASPEN, ATTACH SUPPORT CABLES NYLON STRAPS TO THE LARGEST LEADER.
- 2 SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
- 3 4" DEEP MULCH RING, MIN. 6" DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
- 4 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 5 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL & TRUNK
- 6 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER AND FILL ALL AIR POCKETS
- 7 GROMMETED NYLON STRAPS
- 8 GALVANIZED WIRE OR CABLE - TWIST WIRE TO TIGHTEN
- 9 LODGE POLE PINE STAKES, 3 PER TREE. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL INTO UNDISTURBED SOIL
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

2 DECIDUOUS TREE PLANTING
NOT TO SCALE

P-MU-RAN-01



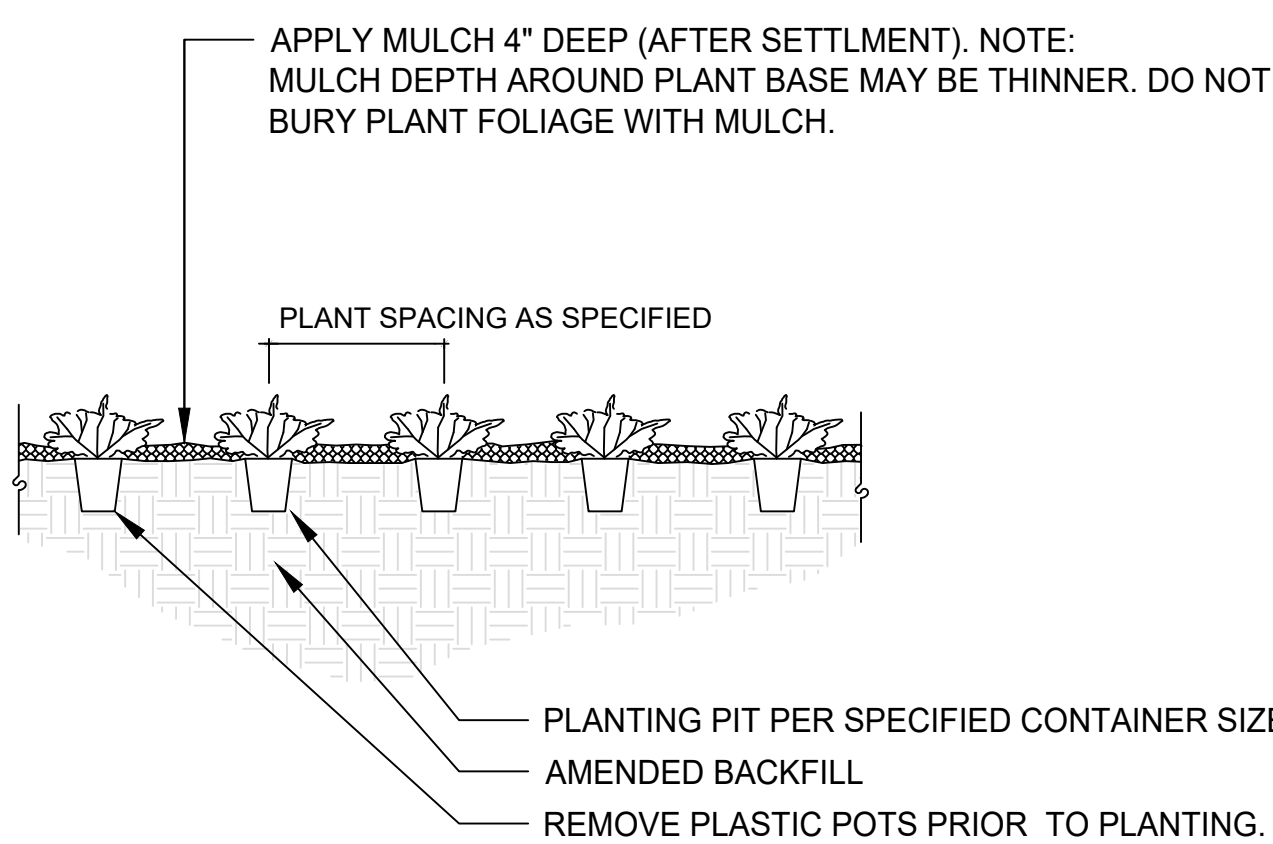
- 1 SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
- 2 4" HIGH WATER SAUCER
- 3 BED MULCH PER SPEC.
- 4 REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, BASKETS, WIRE, ETC. FROM THE ROOTBALL. BREAK UP ENCIRLING ROOTS WITH SHARP KNIFE OR SPADE
- 5 BACKFILL WITH BLEND OF EXISTING SOIL AND ORGANIC MATERIAL, PER SPEC. WATER THOROUGHLY WHEN BACKFILLING
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

PLANTING / PRUNING NOTES:
1. DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.
2. ROOT BOUND PLANTS ARE NOT ACCEPTABLE FOR PLANTING AND WILL BE REJECTED.

PLACEMENTS NOTES:
SET SHRUB PLUMB. SPACE PLANTS AND PLACE FOR BEST EFFECT.

3 SHRUB & ORNAMENTAL GRASS PLANTING
NOT TO SCALE

P-PA-PIO-16

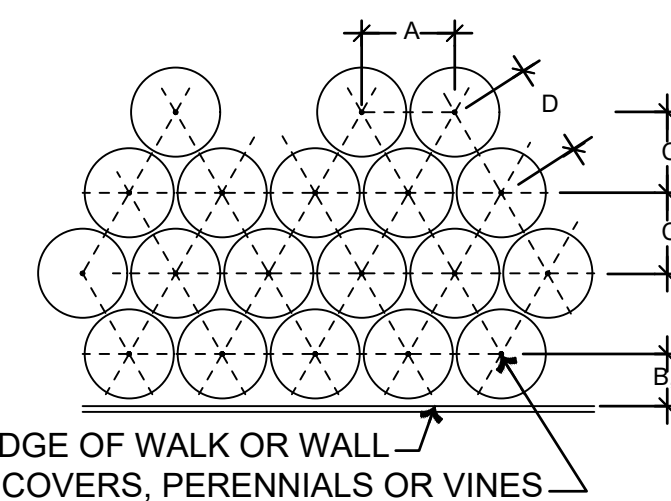


4 PERENNIAL & GROUNDCOVER PLANTING
NOT TO SCALE

P-PA-PIO-18

SHRUBS ONLY

PLANT SPACING	A	B	C	D	E
6"	6"	6"	5"	6"	6"
8"	8"	6"	7"	8"	8"
12"	12"	6"	10"	12"	12"
18"	18"	8"	15"	18"	18"
24"	24"	18"	20"	24"	24"
30"	30"	18"	26"	30"	30"
36"	36"	24"	31"	36"	36"
48"	48"	24"	41"	48"	48"

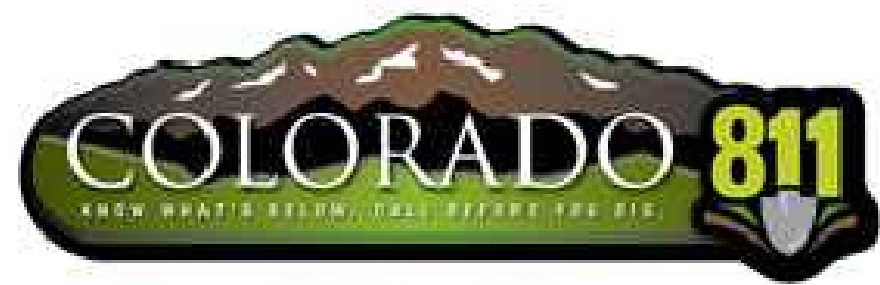


5 TRIANGULAR SPACING
1" = 1'-0"

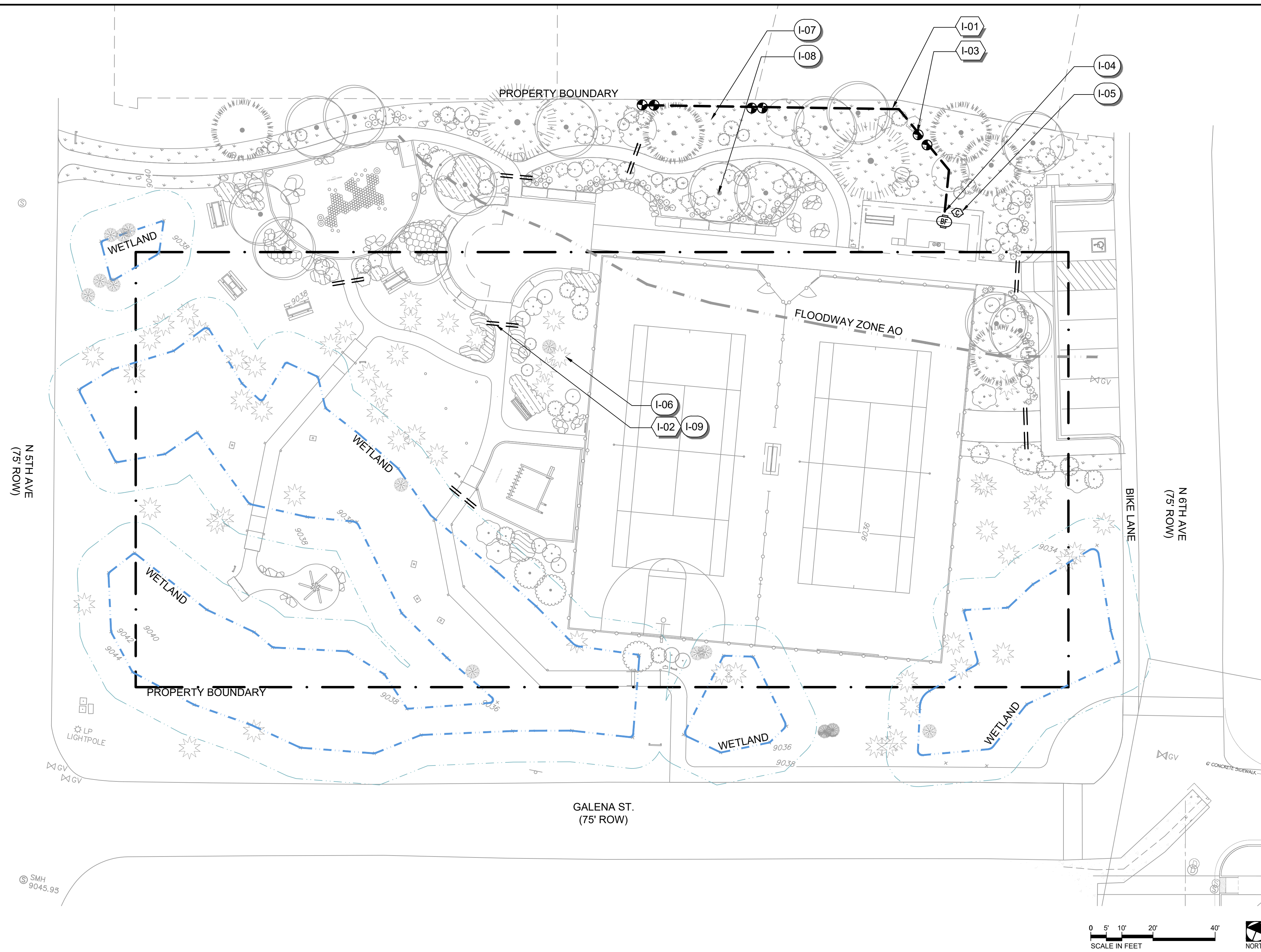
P-MU-RAN-06

BY									
DATE	3/2/26								
REVISIONS	PRICING SET - NOT FOR CONSTRUCTION								
<p>SCJ ALLIANCE CONSULTING SERVICES 400 N MAIN ST. GUNNISON CO 81230 523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224 P. 970.641.2499 SCJALLIANCE.COM</p>									
PLANTING DETAILS					PIONEER PARK 5TH AVE FRISCO, CO 80443				
DESIGNER: ML									
DRAWN BY: PS									
APPROVED BY: ML									
DATE: MARCH 2, 2026									
JOB NO: 7556									
DRAWING FILE NO: 25-000406 PLANTING									
DRAWING NO: L6.0									
SHEET NO: 16 OF 17									

Mar 02, 2026 3:05:20pm - User: potrick.smettt
 R:\PROJECTS\7556 - TOWN OF FRISCO COLORADO\75-000406 - PIONEER PARK DESIGN - FRISCO\CD\VA\75-000406_URBANDWG



CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



IRRIGATION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
---	I-01	MAINLINE	120 LF
==	I-02	SLEEVING	74 LF
⊙	I-03	DRIP / SPRAY VALVE	6

IRRIGATION KEYED NOTES

- | CODE | DESCRIPTION |
|------|---|
| I-04 | DEDICATED WATER SUPPLY POINT OF CONNECTION, ASSUMED TO BE 1" DIA. TAP; CONTRACTOR TO CONFIRM LOCATION IN FIELD PRIOR TO CONSTRUCTION. |
| I-05 | INSTALL IRRIGATION CONTROLLER AND RAIN SENSOR IN THIS APPROXIMATE LOCATION; COORDINATE INSTALLATION OF 120V GFCI OUTLET; CONFIRM FINAL LOCATION OF EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.; COORDINATE WITH INSTALLATION OF RESTROOM BUILDING |
| I-06 | EXISTING TREES DO NOT REQUIRE DRIP IRRIGATION; PROTECT EXISTING TREES AND ROOTS DURING IRRIGATION INSTALLATION, TYP.; CONTRACTOR TO HAND WATER EXISTING TREES NEAR CONSTRUCTION AREA DURING CONSTRUCTION, TYP. |
| I-07 | INSTALL SPRAY IRRIGATION TO IRRIGATE NATIVE GRASS, FOR ESTABLISHMENT ONLY, TYP. |
| I-08 | INSTALL DRIP IRRIGATION TO NEW TREES, SHRUBS, AND PERENNIALS, TYP. |
| I-09 | COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PATHS AND HARDSCAPE, TYP. |

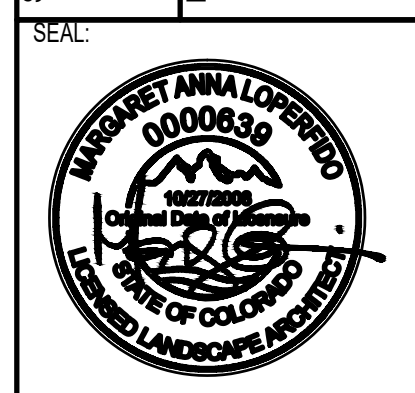
IRRIGATION GENERAL NOTES

1. AN IRRIGATION SYSTEM IS A PART OF THIS PROJECT TO ENSURE CONVENIENT AND EFFICIENT DISTRIBUTION OF LANDSCAPE WATER TO ESTABLISH PLANT MATERIAL.
2. CONTRACTOR SHALL PROVIDE DESIGN-BUILD IRRIGATION PLANS IN COMPLIANCE WITH THE IRRIGATION NOTES AND IN ACCORDANCE WITH TOWN OF FRISCO IRRIGATION STANDARDS. PLANS TO BE SUBMITTED FOR REVIEW/APPROVAL BY THE OWNER'S REPRESENTATION PRIOR TO INSTALLATION.
3. DRIP IRRIGATION SHALL BE PROVIDED TO ALL PROPOSED TREES AND SHRUBS.
4. PERENNIAL GARDEN AREAS SHALL BE IRRIGATED WITH BUBBLERS OR DRIP.
5. TURF AND NATIVE GRASS RESEEDING AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS. MINIMUM POP-UP HEIGHT FOR SPRINKLERS SHALL BE 8-INCHES WITH A DISTRIBUTION UNIFORMITY OF .65 OR HIGHER.
6. WATER-SAVING AND CONVENIENCE TECHNOLOGY SHALL BE USED INCLUDING RAIN/MOISTURE SENSORS, REMOTE CONTROL CAPABILITIES, AND AUTO DETECTION AND NOTIFICATION OF PROBLEMS WITH THE SYSTEM (BROKEN LINE OR HEAD, ETC.).
7. CONTRACTOR SHALL PROVIDE OWNER WITH ALL IRRIGATION SYSTEM OPERATING MANUALS, PRODUCT SPECIFICATIONS AND RECOMMENDED MAINTENANCE SCHEDULE.
8. REGULAR MAINTENANCE OF IRRIGATION SYSTEMS IS REQUIRED IN THIS CLIMATE FOR OPTIMAL PERFORMANCE. IT IS RECOMMENDED THAT SYSTEMS BE WINTERIZED AFTER THE END OF EACH GROWING SEASON.
9. WHEN SYSTEMS ARE TURNED ON IN THE SPRING, THEY SHOULD BE CHECKED FOR ANY POTENTIAL DAMAGES AND REPAIRED AS NEEDED. A COVERAGE TEST SHOULD BE COMPLETED AT THIS TIME.

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	

SCJ ALLIANCE
 CONSULTING SERVICES
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 523 RIVERLAND DR. SUITE 3C. CRESTED BUTTE, CO 81224
 P: 970.641.2495
 SCJALLIANCE.COM

SHEET TITLE: IRRIGATION PLAN
 PROJECT NAME: PIONEER PARK
 5TH AVE FRISCO, CO 80443



DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
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