Docusign Envelope ID: 5BA2613D-E5AB-8FAD-81C1-05A164EA61E8

Vacation of alley roadway for use as public park

1. Applicant information

Name: Tom Fisher, Town Manager, Town of Frisco

Address: 1 E. Main St., Frisco, CO 80443

Telephone number: 970.668.9123

2. Accurate legal description of the roadway to be vacated: See Attachment 1

3. A map showing the roadway to be vacated and abutting properties: See Attachment 1

4. Names and addresses of all record owners of property adjacent to the portion of roadway to be vacated:

Address	Legal Description	Owner
99 N. 6th Ave. (Pioneer Park)	Lots 1-12, Block B, Frisco Town Sub	Town of Frisco
321 N. 5th Ave.	Lot 4 Fifth Avenue Landing Sub Also Outlot D/S	MW ONE LLC
261 N. 6th Ave.	Lot 20 River Pines Sub, A Resub Outlot D/S & L 20 Replat A River Pines	Mark B Waldman Mary J Waldman
251 N. 6th Ave.	Lot 21 River Pines Sub	Charles M Lamar

5. Reasons for the requested vacation

The Town of Frisco is requesting the vacation of the alley between N. 5th Ave. and N. 6th Ave. along Pioneer Park for the purpose of constructing park improvements that will provide an overriding public benefit to the residents and visitors of Frisco.

Given public feedback and Town priorities of maintaining the existing tennis courts at the park and preserving wetland and forested areas, the park has limited area to add further improvements identified by the public outreach process conducted for Pioneer Park in fall of 2025 and the 2019 Neighborhood Parks Master Plan. The public outreach process identified a need for:

- Restroom facilities

Docusign Envelope ID: 5BA2613D-E5AB-8FAD-81C1-05A164EA61E8

- Gathering space
- Preservation of tennis courts
- Multi-sport or basketball court
- Play amenities for older children
- Preservation of mature trees
- Improved pedestrian access and circulation
- Maintaining quiet, nature-focused character
- Limited parking to encourage neighborhood access

While not all desired amenities will be installed at Pioneer Park, converting the use of the existing alley roadway into a public park will allow for:

- Restroom facility
    - Due to the existing tennis court location, property setback requirements, wetlands, utility locations, and accessibility preferences from the Police Department, locating the restroom on the east side of the existing alley is the best option for the park design.
- Improved pedestrian circulation
    - Both a paved pathway and gravel path connecting through the existing alley allow for improved pedestrian circulation through the park, connecting N. 5th Ave. and N. 6th Ave. with walkways rather than walking through the alley roadway.
- Play amenities
    - A play structure selected for its nature-based character, appeal to kids of all ages, and sculptural/artistic look is proposed to be placed partly in the alley area in order to preserve the mature trees and vegetation on the west side of the site.
- Gathering space
    - A plaza with stone benches and soft-set pavers is proposed to utilize a portion of the alley right-of-way. This location allows the plaza to connect to the pathway adjacent to the tennis courts, which are located on the property line.

Vacating the alley right-of-way's use as a roadway allows for the addition of these important amenities to a pocket park located in the heart of Frisco – one block from Main Street, across the intersection from new workforce housing, and accessible to residential neighborhoods in the center of the Town. Without the vacation of this alley, the park would not be able to add these amenities while also preserving the mature vegetation and tennis courts on site.

Docusign Envelope ID: 5BA2613D-E5AB-8FAD-81C1-05A164EA61E8

The alley roadway is not required to provide access to any adjacent properties. While Public Works has historically stored snow in the alley during winter, the department has participated throughout the design process and acknowledged that they can find other snow storage solutions in winter.

The Town will retain ownership of this land area but vacate its use as a roadway. An appraisal is not required for this vacation given that this is not a transfer of property to a private entity. The Town can provide a utility easement for the continued use of the existing gas line owned by Xcel Energy that runs through the alley.

Town Staff recommends that an overriding public interest favors the vacation of this right-of-way as a roadway to provide for the installation of park amenities at a key public park.

6. Certification by the applicant(s) that the statements referred to in subsection 142-3(B)(1) are true

I, Thomas C. Fisher, Town Manager of the Town of Frisco, hereby certify:

1. That no land adjoining the alley roadway to be vacated is left without an established public road connecting said land with another established public road.

DocuSigned by:
Thomas C. Fisher
F87AD42D23604B9...

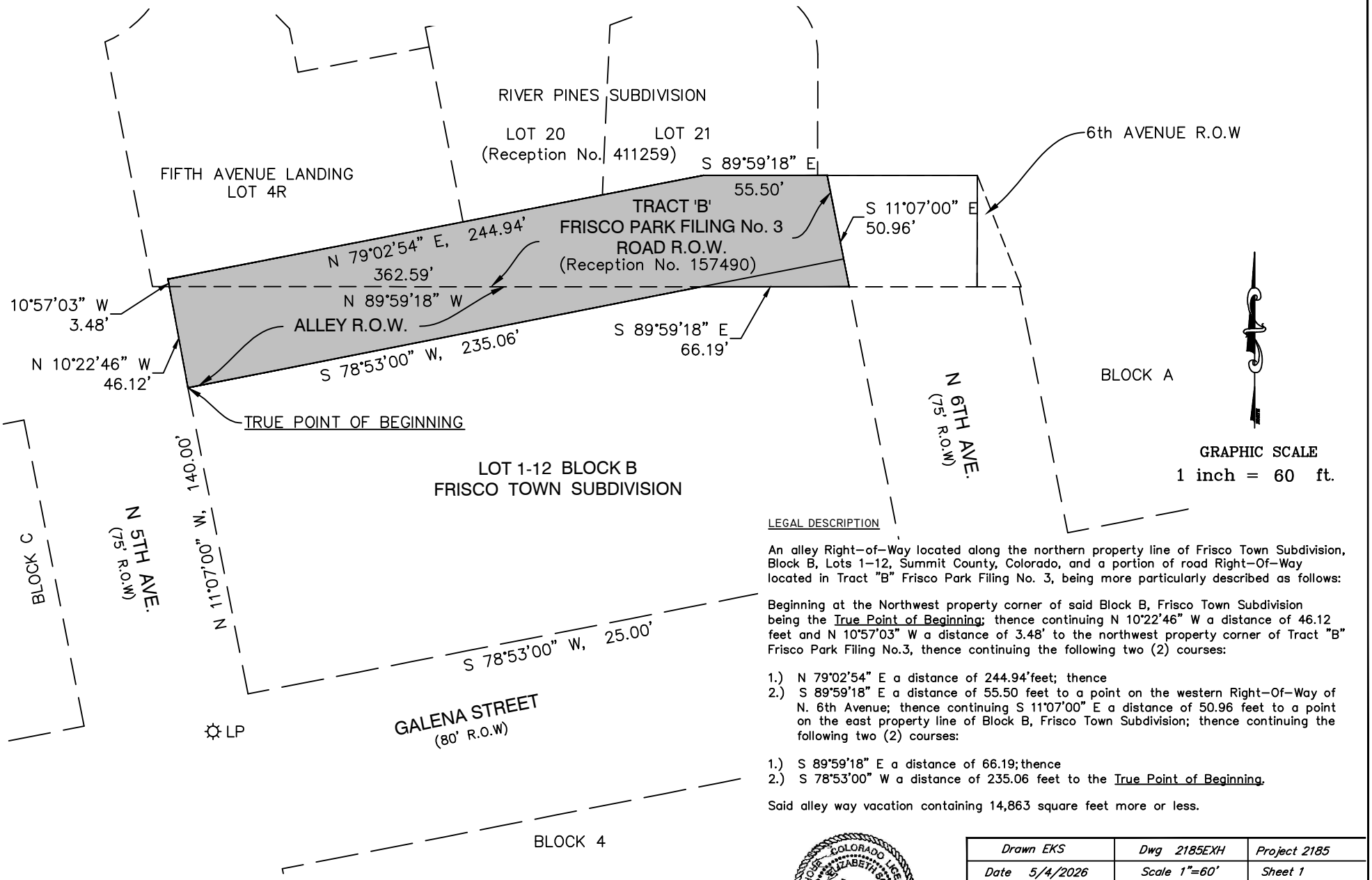
Signature

9/29/2026

Date

7. Signature of the applicant (see above)

EXHIBIT
RIGHT-OF- WAY VACATION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



LEGAL DESCRIPTION

An alley Right–of–Way located along the northern property line of Frisco Town Subdivision, Block B, Lots 1–12, Summit County, Colorado, and a portion of road Right–Of–Way located in Tract "B" Frisco Park Filing No. 3, being more particularly described as follows:

Beginning at the Northwest property corner of said Block B, Frisco Town Subdivision being the True Point of Beginning; thence continuing N 10°22'46" W a distance of 46.12 feet and N 10°57'03" W a distance of 3.48' to the northwest property corner of Tract "B" Frisco Park Filing No.3, thence continuing the following two (2) courses:

1.) N 79°02'54" E a distance of 244.94'feet; thence
2.) S 89°59'18" E a distance of 55.50 feet to a point on the western Right–Of–Way of N. 6th Avenue; thence continuing S 11°07'00" E a distance of 50.96 feet to a point on the east property line of Block B, Frisco Town Subdivision; thence continuing the following two (2) courses:

1.) S 89°59'18" E a distance of 66.19; thence
2.) S 78°53'00" W a distance of 235.06 feet to the True Point of Beginning.

Said alley way vacation containing 14,863 square feet more or less.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR ELIZABETH SCHMIDT 37047

Drawn EKS	Dwg 2185EXH	Project 2185
Date 5/4/2026	Scale 1"=60'	Sheet 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.

A UTILITY LOCATION MAP OF
PIONEER PARK
SUMMIT COUNTY, COLORADO

GRAVEL ROAD

BUILDING PER-PLAN

EDGE OF ASPHALT

N. 6TH AVE.
(75' R-O-W)

S 78°13'00" W
300.00'

N 11°47'00" W
125.00'

CONCRETE TENNIS COURTS

S 11°47'00" E
140.00'

S 78°13'00" W
300.00'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N. 5TH AVE.
(75' R-O-W)

PHONE PED.

GATE VALVE
(TYP.)

CONC. PAN

STORM SEWER MANHOLE
RIM ELEV= 9036.29'

RIM ELEV= 9036.35'

UG GAS SIGN

PED TELCO

TELCO BOX

PED PHONE

LIGHTPOLE

GALENA STREET
(80' R-O-W)

EDGE OF ASPHALT

SANITARY SEWER
MANHOLE
TYPICAL
RIM ELEV= 9045.94'

UNDER GROUND UTILITY LOCATES
PROVIDED BY BASELINE LOCATING

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 23901)
- FOUND REBAR & PLASTIC CAP (PLS 38266)
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- SEWER MANHOLE
- WATER VALVE
- UTILITY PEDESTAL
- LIGHT POLE
- STORM MANHOLE

UTILITY LEGEND

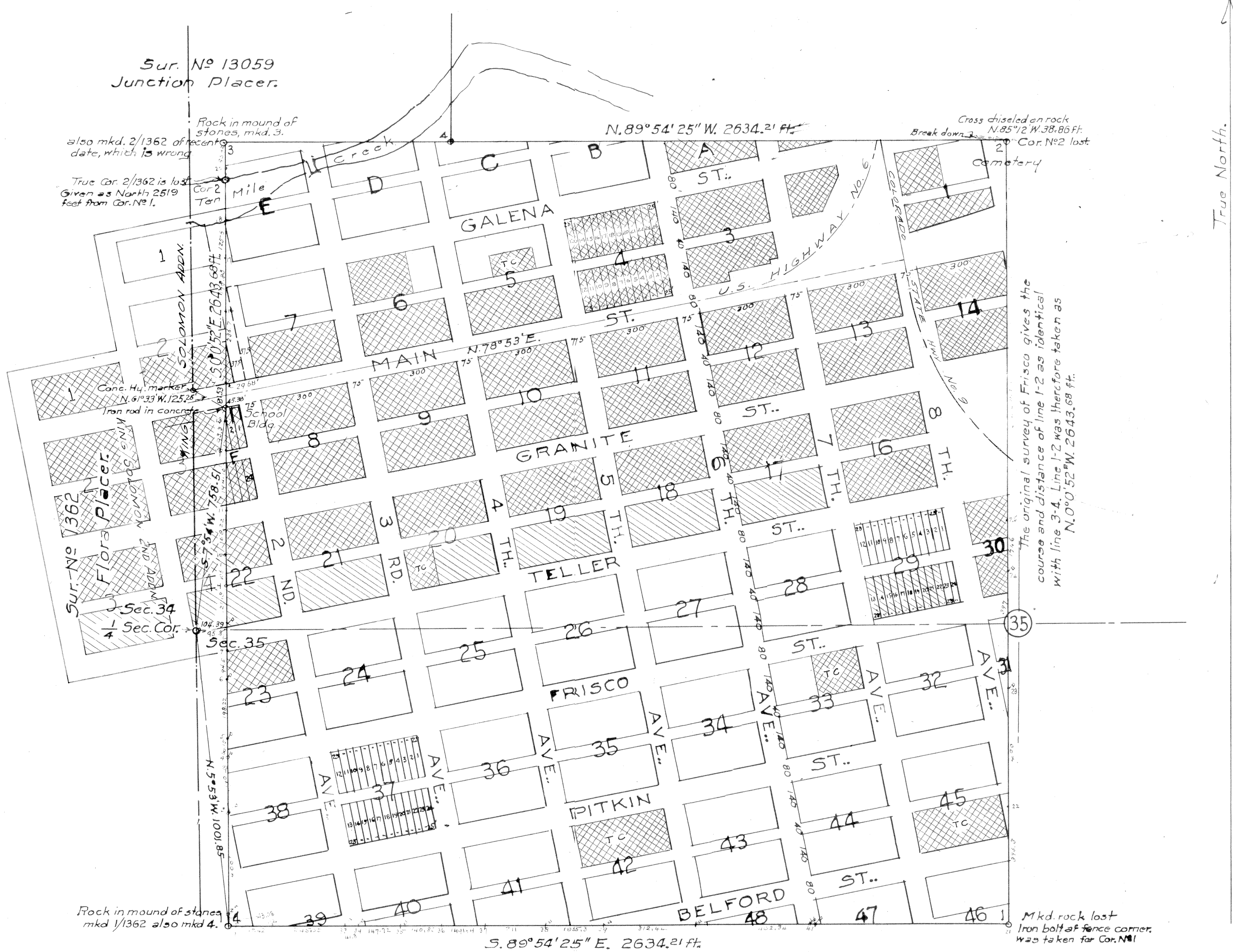
- W — WATER LINE
- G — UNDER GROUND GAS
- T — UNDER GROUND PHONE
- TV — UNDER GROUND TV
- E — UNDER GROUND ELECTRIC

COLORADO REGISTERED
JESSICA J. KOETTER
38855
PROFESSIONAL LAND SURVEYOR

Drawn JJK/ESH	Dwg 23245	Project 23245
Checked JJK	Date 08/18/2026	Sheet 1 of 1

R-A-N-G-E W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

NOTE: 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 THE CERTIFICATION SHOWN HEREON.



LEGEND.

All Blocks are as shown for Blocks 4, 29 and 37, except as shown.

All Lots are 25 feet wide by 140 feet long, except as shown.

All Streets, E-W, are 80 feet wide.

All Avenues, N-S, are 75 feet wide.

All Alleys are 40 feet wide.

NOTE: All Lots North of Main St. are numbered as shown in Block 4   R.B. Wellington

ENGINEER'S AFFIDAVIT.

State of Colorado, } ss
County of Park. }

Gerald F. Galloway, being duly sworn on his oath, deposes and says that he made the survey of the Frisco Townsite, that the survey of the same and the Amended Plat thereof were made by him, and that such survey is accurately represented upon this plat, and is correct of his own knowledge.

Gerald F. Galloway.

Registered Professional Engr. & Land Surveyor.

Subscribed and sworn to this 18th day of September A.D. 1956
My commission expires Jan. 30, 1960

Ruth N. Painter
Notary Public.

RESOLVED.

This Amended Plat of Frisco Townsite was accepted and approved by the Board of Trustees of the Town of Frisco and ordered to be filed for Record in the Office of the Clerk and Recorder for Summit County at Breckenridge, Colorado.

Done at a proper meeting of the Board of Trustees of the Town of Frisco held this third day of October A.D. 1956.

Edward William Swanson

Hal Woods

[illegible] E. Bristol

Henry N. White

Attest.
Mary E. Ruth
Town Clerk.

Earl Marsh
Mayor.

#2286

Defendant's Exhibit "1"

#77585   6/7/6[illegible] JR

LEGEND

R-1 RESIDENTIAL

R-2 MULTIPLE RESIDENCE

BUSINESS

TC TEMPORARY COMMERCIAL

Sec. 34 / Sec. 35

RESOLVED

State of Colorado } s.s.
County of Summit }

This map is hereby approved and made part of Ordinance Number 22 of the Town of Frisco.

Approved this third day of January A.D. 1966 at a regular meeting of the Board of Trustees of the Town of Frisco, Summit County, Colorado.

Charles P. Anderson
MAYOR

O. L. Throckmorton
R. J. Zdechlik
Bernadine Wellington
E. H. Savage
McClymont Morgan

ATTEST: Mary E. Ruth
TOWN CLERK

Time Filed 10 30 A M
Date Feb 11-1966
Recp No. 104210
Book filed in Map Case
Zelda C. Ashlock
Clerk & Recorder Summit County
fee $10.00 Paid

AMENDED MAP OF FRISCO TOWNSITE

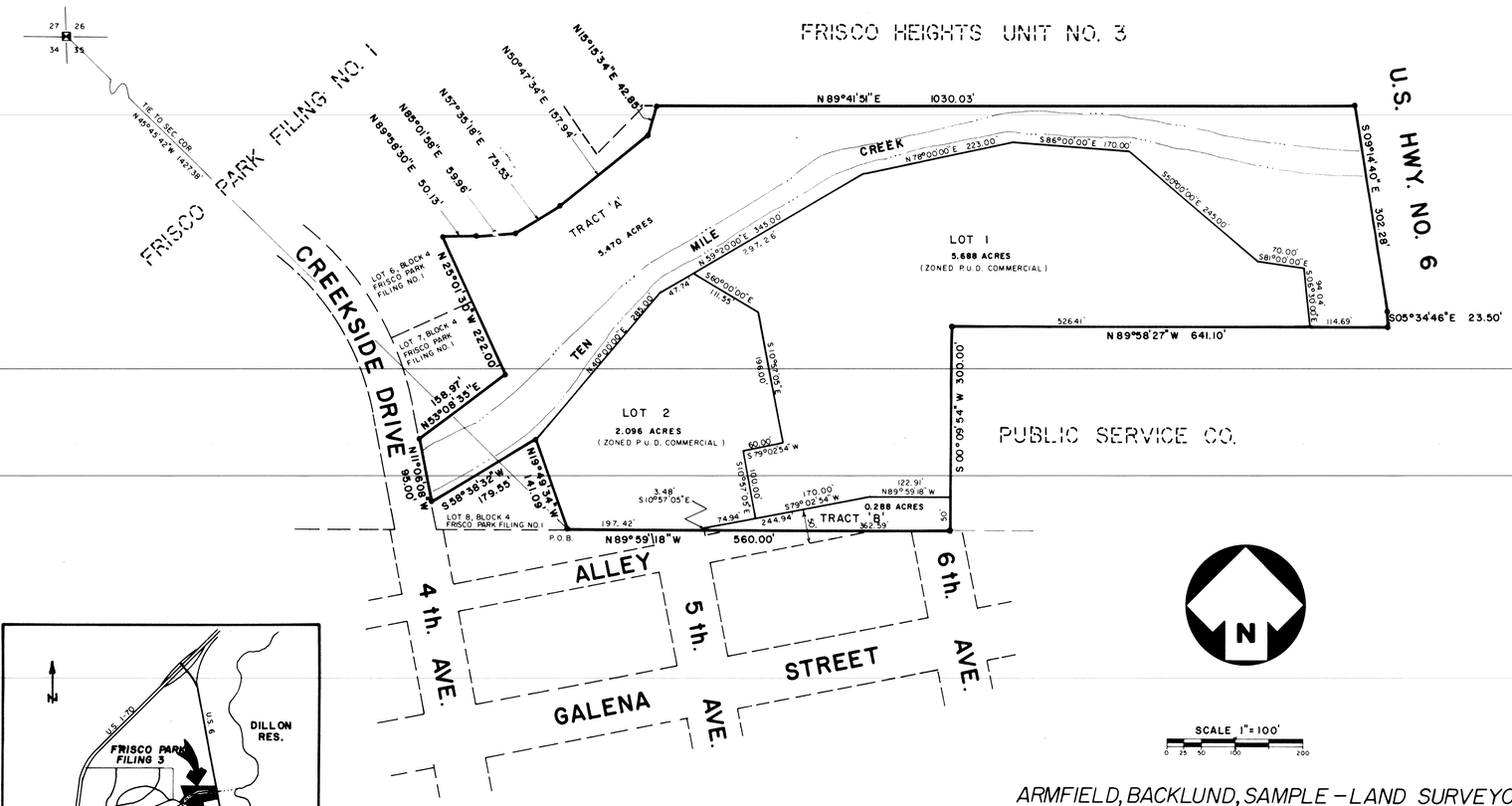
Sec. 35, T. 5 S., R. 78 W. of 6th P.M.
Summit County, Colorado.

Scale 1 inch = 200 feet.

Courses from True Meridian   Mag. Var. 12°38' E.

FRISCO PARK FILING NO. 3

LOCATED IN SECTION 35, T. 5 S., R. 78 W., 6 P.M., TOWN OF FRISCO, SUMMIT COUNTY, COLO.



SCALE 1"= 100'

0 25 50 100 200

ARMFIELD, BACKLUND, SAMPLE – LAND SURVEYORS
FRISCO, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRISCO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF LOT 8 BLOCK 4 OF FRISCO PARK FILING NO. 1 A SUBDIVISION RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE, FROM WHENCE THE NW CORNER OF SAID SECTION 35 BEARS N 45° 45' 42" W 1427.38 FEET DISTANT; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID FRISCO PARK FILING NO. 1, THE FOLLOWING 10 COURSES:

1. N 19° 49' 34" W A DISTANCE OF 141.09 FEET TO THE NE CORNER, OF SAID LOT 8 BLOCK 4, FRISCO PARK FILING NO. 1;
2. S 58° 38' 32" W A DISTANCE OF 179.55 FEET TO THE NW CORNER OF SAID LOT 8, BLOCK 4, OF SAID FRISCO PARK, FILING NO. 1;
3. N 11° 06' 08" W A DISTANCE OF 95.00 FEET, TO THE SOUTH WESTERLY CORNER OF LOT 7, BLOCK 4, SAID FRISCO PARK FILING NO. 1;
4. N 53° 08' 35" E A DISTANCE OF 158.97 FEET TO THE SE CORNER OF SAID LOT 7, BLOCK 4, FRISCO PARK FILING NO. 1;
5. N 25° 01' 30" W A DISTANCE OF 222.00 FEET, TO THE NE CORNER OF LOT 6, BLOCK 4, SAID FRISCO PARK, FILING NO. 1;
6. THENCE N 89° 58' 30" E A DISTANCE OF 50.13 FEET;
7. N 85° 01' 58" E A DISTANCE OF 59.96 FEET;
8. N 57° 35' 18" E A DISTANCE OF 75.53 FEET;
9. N 50° 47' 34" E A DISTANCE OF 157.94 FEET;
10. N 15° 15' 34" E A DISTANCE OF 42.85 FEET, TO A POINT ON THE SOUTHERLY ONE OF THE FRISCO HEIGHTS UNIT NO. 3;

THENCE N 89° 41' 51" E ALONG SAID SOUTHERLY LINE OF FRISCO HEIGHTS UNIT NO. 3 A DISTANCE OF 1,030.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE S 09° 14' 40" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.28 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY S 05° 34' 46" E A DISTANCE OF 23.50 FEET TO THE NORTH EASTERLY CORNER OF THE PUBLIC SERVICE COMPANY OF COLORADO TRACT; THENCE N89° 58' 27" W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 641.10 FEET; THENCE S 00° 09' 54" ALONG THE WESTERLY LINE OF SAID PUBLIC SERVICE COMPANY OF COLORADO TRACT A DISTANCE OF 300.00 FEET, TO A POINT ON THE NORTHERLY LINE OF THE ORIGINAL TOWN SITE OF FRISCO; THENCE N 89° 59' 18" W ALONG SAID NORTHERLY LINES OF THE ORIGINAL TOWN SITE OF FRISCO A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING , CONTAINING 589.882 SQUARE FEET OR 13.542 ACRES MORE OR LESS, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ~~"FRISCO PARK, FILING NO. 3" AND BY THESE PRESENTS DO DEDICATE TO THE~~ TOWN OF FRISCO FOR THE PERPETUAL USE OF THE PUBLIC,

TRACT "B" TO BE A ROAD RIGHT-OF-WAY.

OSCAR JONES, JR.

ROY A. SAMPLE

EMPIRE SAVINGS, BUILDING AND LOAN ASSOC.

NOTARIALS

STATE OF COLORADO)
COUNTY OF Summit)ss.

THE AFOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF March, 1976, BY John M. LaGuardia FOR EMPIRE SAVINGS AND LOAN ASSOCIATION, A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) NOTARY PUBLIC

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Summit)ss.

THE AFOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3
OF March, 1976, BY ROY A. SAMPLE.

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL)

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF)ss.

THE AFOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
OF April, 1976, BY OSCAR JONES, JR.

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) NOTARY PUBLIC

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WILLIAM E. ARMFIELD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF FRISCO PARK, FILING NO. 3, WAS MADE BY ME AND THAT BOTH THE PLAT AND SURVEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 30 DAY OF March, 1976.

WILLIAM E. ARMFIELD, COLO. L.S. #4974

WILLIAM E. ARMFIELD 4974 LAND SURVEYOR STATE OF COLORADO

TITLE INSURANCE CO. CERTIFICATE

TRANSAMERICA TITLE INSURANCE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LEINS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Deed of Trust 243 853

DATED THIS 5th DAY OF April, 1976.

TRANSAMERICA TITLE INSURANCE COMPANY

BY Nancy J. Barclay

TOWN OF FRISCO
PLANNING & ZONING BOARD APPROVL

THIS PLAT OF FRISCO PARK, FILING NO. 3 IS HEREBY APPROVED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF FRISCO

DATED THIS 15th DAY OF March, 1976.

BY Charles P. Anderson
CHAIRMAN

ATTEST Joyce J. Niederhelman
SECRETARY

TOWN OF FRISCO
BOARD OF TRUSTEES APPROVAL

THIS PLAT OF FRISCO PARK, FILING NO. 3 IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO AND THE DEDICATIONS OF EASEMENTS, EXCEPT THE EASEMENT RECORDED IN BOOK 145 PAGE 2 IS FILED IN THE COUNTY CLERK AND RECORDERS OFFICE, SUMMIT COUNTY, COLORADO, SHOWN HEREON ARE HEREBY ACCEPTED BY THE TOWN OF FRISCO

DATED THIS 7th DAY OF April, 1976

BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO

BY Ruby V. Robbins
MAYOR

ATTEST Joyce J. Niederhelman
CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLER
RECORDER OF SUMMIT COUNTY, COLORADO ON THIS 16th DAY
, 1976, A.D. RECEPTION NUMBER 157490
TIME 2:15 PM

Irene R Wadley, Deputy
SUMMIT COUNTY CLERK AND RECORDER

157490

2756-1

FRISCO PARK FILING #3

DRAWING NUMBER

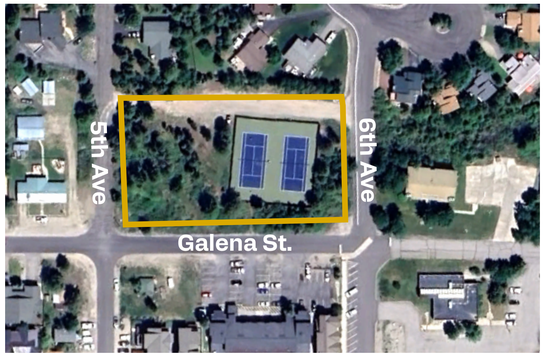
PIONEER PARK | PROJECT INFO + FAQs

TOWN OF FRISCO COLORADO

SCJ ALLIANCE

Project Information

Project Location



Project Information

Pioneer Park presents a special opportunity for the community of Frisco. Its location—just steps from downtown and adjacent to a new workforce housing neighborhood—makes it a potential connector and shared space for long-time locals, new residents, and visitors.

This existing site is a neighborhood park located at the intersection of 6th Avenue and Galena Street. Currently, the park includes two public tennis courts and picnic tables. The park does not contain other amenities such as restrooms, playground features, signage, or formal circulation. Through funding assistance, the Town is working with landscape architecture and engineering firm SCJ Alliance on a design to improve Pioneer Park and to address the growing needs of our community. The Town has collected feedback through a survey, workshop, interactive board, and more.

Background on Pioneer Park Redesign

In 2019, the Town adopted the Neighborhood Parks Master Plan to guide future investment in parks, open space, and recreational facilities. The plan identified a need to revitalize Pioneer Park and proposed a conceptual vision for improvements.

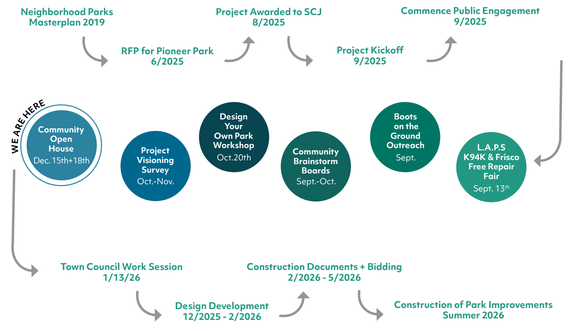
Community feedback gathered as part of the 2019 Neighborhood Parks Master Plan process identified the following existing concerns and desired improvements for Pioneer Park:

- Lack of public visibility and signage
- Unclear status of tennis courts (public vs. private perception)
- General lack of maintenance and defined purpose
- Retention of tennis courts and expansion of tennis-related amenities
- Enhancement of natural areas while maintaining a sense of solitude
- Addition of restrooms and improved stormwater/drainage infrastructure
- Improved parking and pedestrian access
- Signage and wayfinding
- Defined winter uses and snow storage strategy
- Preservation of mature trees and natural character

The Neighborhood Parks Master Plan included a conceptual plan for Pioneer Park. However, this concept could not account for the workforce housing now being built at Galena Street. The needs of Pioneer Park are also anticipated to be different today than they were in 2019, and has since been supplemented by additional feedback from the community, including interest in other amenities.



Community Engagement Process & Timeline



Frequently Asked Questions

Question: What is the project budget and funding source?

Answer: *The Town received a grant from the Colorado Department of Local Affairs for infrastructure associated with building workforce housing on Galena Street. Construction improvements at Pioneer Park are part of the grant for the Galena Street workforce housing. The Town has $1.5M for construction of park improvements as part of this grant.*

Question: What is the size of the site?

Answer: *The park's parcel area is 0.97 AC but the Town right of way extends through the alley (existing parking area) which adds approximately 0.33 AC to the area that can be used for park programming.*

Question: What is the project timeline?

Answer: *The project began in September 2025 with public engagement and currently is in the conceptual design phase. The Town plans to recommend a preferred conceptual design in mid-January at which time SCJ will begin developing construction documents. A contractor will be selected in the spring with construction planned for the spring/summer of 2026.*

Question: What happens to the snow that is currently stored there in the winter?

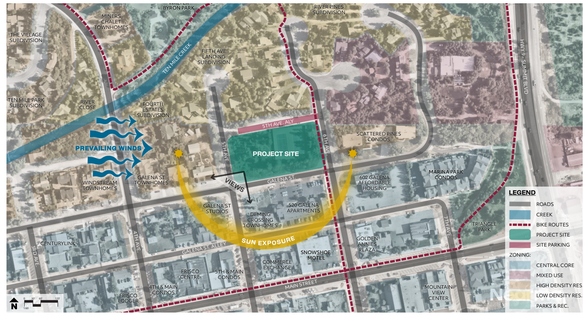
Answer: *The preferred plan will accommodate on-site snow storage but in the future the Town will likely not use the site for storing snow removed from other locations.*

Question: There is existing wildlife habitat and wetlands on site. What are the setbacks to protect the existing wetland?

Answer: *The plans identify a 10' buffer from wetland areas. Exceptions are allowed for projects which are intended for the benefit of the community and installed by the Town. The Town intends to make minimal improvements in the wetland areas to maintain the wetland quality and habitat.*

Site Analysis

Site Context



Observations + Analysis



Wetland + Flood Zone



Circulation + Amenities



General Comments

PIONEER PARK | OUTREACH +SURVEY SUMMARY

TOWN OF FRISCO COLORADO

SCJ ALLIANCE

Community Outreach Key Takeaways

LAPS K94K and Frisco Free Repair Fair: September 13th

SCJ Alliance and the Town of Frisco distributed flyers to people attending the LAPS 4K9K and Frisco Free Repair Fair in order to raise awareness for the project and future engagement opportunities. The design team displayed 2 comment boards, gathered contact information, and discussed the project with interested individuals.

A summary of the feedback received at the event includes:

- Dog programming was a high priority among people attending the LAPS K94K (dog event)
- Some people recognized that the site is not an appropriate place for a dog park once they saw the aerial of the site
- Awareness of the park as a public space is lacking
- People were generally interested in Nature Play elements and a playground
- Sense of discovery and nature play were better received than a traditional playground structure
- There was interest in a community garden or a desire to have program elements that encourage community working together.
- Available parking in that area is a concern
- Having a bathroom was important to people
- There was minimal interest expressed to have a basketball court there
- There was minimal interest expressed to have tennis courts
- There was some interest for an ice rink

Brainstorm Board: September 27th - November 12th

A brainstorm board was installed on the fence of the existing tennis courts in order to provide visitors the opportunity to comment on park improvements. Questions were updated each Tuesday to encourage continuous engagement and inspire new ways of thinking about the park.

Feedback included:

- Comments to preserve the natural beauty and vegetation of the park
- A desire for bathrooms
- Requests for walking paths and sculptures
- Ideas to make tennis better (ball machine, partner bulletin board, tennis vending, practice wall, taller fences)
- Request for a dirt pump track
- Comments both for and against installing a pickleball court
- Concerns about pickleball being loud
- Suggestions to pave the parking area
- Miscellaneous ideas for additional programming (community bonfire, bicycle pump track, community garden plots, basketball court, putt-putt course, ice rink, water slide, tether-ball, a splash pad, small 'putt-putt' disc golf course, and a low water native plant educational garden)
- Comments that the park is already a quiet, welcoming space the way it is.
- Desires for improved covered seating areas (picnic tables and benches).
- Concerns about installing a new playground given the close proximity to Walter Byron Park and existing playgrounds
- Comments about the preserving the sense of quiet sanctuary
- Request for a landscape that blends in with its natural setting (benches, natural playground, paths)
- Opinions both for and against including a water feature
- Requests for the space to be enclosed and used for dogs off leash
- Concern about the park being used as overflow Town parking and a call to forbid overnight parking
- A comment about using proper drainage to reduce flooding
- A suggestion to make it an urban park with a food truck court
- Concerns that community feedback from those living closest to the park may influence the level of improvements ultimately achieved
- Calls to let the natural habitat remain as is due to wildlife in the area
- Concerns over available funding

Boots on The Ground: October 3rd

SCJ Alliance distributed flyers to local businesses on Main Street and at homes near the park to raise awareness for upcoming engagement events, the input survey, and the park planning process. The goal was to reach nearby residents and employees while also equipping shop owners with materials they could hand out or display in thier windows.





Design Your Own Park Elementary Classes: October 20th

A design your own park session was held at the Frisco Elementary school for 3 STEM classes. SCJ engaged the students by introducing the park project and explaining the various design constraints that would guide their ideas. These constraints included recognizing the presence of wetlands, understanding the overall size of the park, considering costs and long-term maintenance, and accounting for Frisco's unique climate and weather. Following this introduction, SCJ guided students through an exploration of possible park elements using a vision board. Students participated in a "dot voting" activity, selecting images that best represented their design preferences.

Key Take-Aways and Priorities from the Dot Voting Exercise:

- There was strong support for adding permanent restrooms and a drinking fountain
- Students agreed on preserving the wetlands and emphasize using natural features
- Ideas such as pump tracks, athletic fields, and dog parks were initially discussed but students concluded that these amenities would be better suited elsewhere, given the space constraints and sensitivity of the wetlands.
- Students envisioned a park that celebrated natural wonder and had a whimsical, magical atmosphere
- Kids expressed desire for something different and unique from nearby parks
- There were mixed opinions on the existing tennis courts but most of the kids favored removing the courts as currently configured to allow for multi-use or alternative use
- Kids who understood the origin of the park wanted to have some component of the park acknowledge the drilling of the first water well at the site.

Design Your Own Park Meeting: October 20th

A Design Your Own Park open house event was held at the Town of Frisco Council Chambers in order to hear ideas from the public and work with them to visualize program elements within the confines of the existing park. Attendees were directed to a series of stations to solicit feedback and were also encouraged to ask questions or provide input to Town and SCJ staff.

Comment Cards Summary

- Keep and improve the tennis courts
- Keep the park natural with less formalized elements
- Comments for both traditional active park elements and non traditional elements for 7-12 year olds
- Requests for elements for older age groups because nearby Walter Byron Park already has play elements for children
- Investigate alternative activities (passive + active) for non-tennis playing people such as fitness stations and games (cornhole, bocce, ladder-ball, etc.)

Design Your Own Park Summary

- Keep tennis courts as they are
- Maintain natural beauty and peaceful setting of the park by preserving natural screening / trees Include a small play area among the trees
- Provide walking trails for improved circulation to areas not currently accessed
- Enhance the natural beauty of the site with native plant material
- Considerations to install a barrier between court areas
- Minimize court noise to neighbors
- Possibilities to utilize the clearing on the southwest corner of the park
- Improve circulation access to the site
- Formalize parking near the tennis courts
- Inspiration to utilize the tree canopy for unique play, like zip-lines
- Desires to include pickleball striping on the tennis courts

Dot Voting Summary

- General preference for site amenities such as water and restrooms, less people were interested in interpretive signage
- Attendees generally agreed that preservation and restoration of natural site elements is desirable
- Community gardens and winter use were not as popular as the preference to have alternative games areas and public art elements
- Improving the court space for tennis and other sports was largely preferred and a dedicated basketball court space was well received among attendees
- A hammock garden and group picnic area were popular gathering elements
- Amphitheater space and a pavilion were less popular but still desirable
- Nature play areas were generally less popular among attendees but may be due to the fact that attendees were primarily adults

Stakeholder Meetings

SCJ conducted stakeholder interviews with representatives from the Frisco Historic Park & Museum, the Frisco Arts & Cultural Council, Town Council, and the surrounding neighborhood. Stakeholders emphasized preserving the park's natural character and habitat, while also acknowledging that the site currently contains Frisco's only public tennis court. Opinions varied on whether to retain the tennis courts, or modify/relocate them allowing the park to accommodate a broader range of users.

Summary

- Sensitivity to adjacent residential neighborhoods regarding noise and parking was a consistent concern
- Historically, the site functioned as a community water source and informal gathering place, fostering both connection and shared identity. There was strong consensus around celebrating Frisco's character and culture through park improvements, with opportunities for storytelling and interpretive elements tied to the site's natural features and cultural history.
- Common themes included honoring the park's natural beauty and habitat, creating a distinctive space that primarily serves Frisco locals, and authentically expressing the community's unique culture.

Community Survey Summary

Community Survey: October 17th - November 16th

The Town of Frisco's Pioneer Park Community Survey received 398 total responses, including 330 complete and 68 partial, reflecting strong interest from residents across the community. The following sections summarize key findings from the survey, providing insight into how residents currently experience Pioneer Park, the types of improvements they value most, and their vision for how this neighborhood park can continue to serve the community in the future.

Key Takeaways

- Most respondents are familiar with Pioneer Park, with more than four out of five having visited it before.
- A large majority of respondents live within one mile of the park, indicating that most survey participants are nearby residents.
- Residents strongly prefer an active recreation character for the park, with quieter nature elements as an important secondary priority.
- People believe Pioneer Park is or could be great due to features like tennis or other courts, shade and vegetation, picnic areas, and peaceful natural spaces.
- The main barriers to park use are amenities that do not match residents' preferred activities and concerns about the condition of existing facilities.
- Respondents want the park to better serve adults and intergenerational users, with moderate interest in amenities for seniors and fewer requests for youth-focused spaces.
- Improved tennis facilities, permanent restrooms, and multi-use court spaces are the top desired improvements among survey participants.
- Most respondents want to keep the tennis courts, with many preferring to improve both courts, and others are open to converting one for different uses.

Figure 1. Have you visited Pioneer Park before?

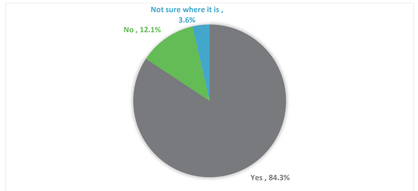


Figure 2. How close do you live to Pioneer Park?

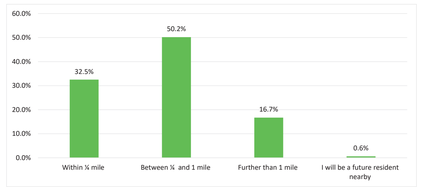


Figure 3. What best describes the overall character you'd like for Pioneer Park? (choose up to 2)

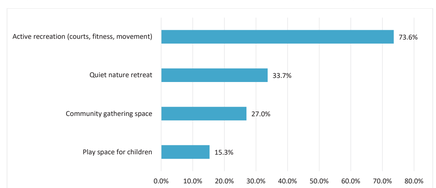


Figure 4. What makes Pioneer Park (or could make it) a great place to visit? (choose up to 3)

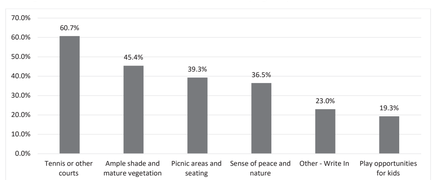


Figure 4: There were 63 write-in responses for this question, where many residents highlighted recreation amenities such as dog parks, tennis or pickleball courts, and basketball or multi-use sports areas as key features that would make Pioneer Park a great place to visit. Others recommended enhancements like community gardens, natural play areas, fitness spaces, restrooms, and year-round activity options. Several respondents also expressed interest in keeping the park as it is, reducing new development, or reconsidering its purpose given its proximity to Walter Byron Park.

Figure 5. What keeps you from using Pioneer Park more often?

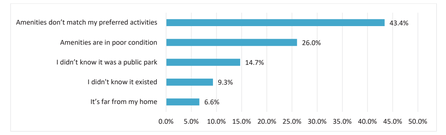


Figure 6. For what age groups would you like to see more or different facilities in the improved park? (Choose 2)

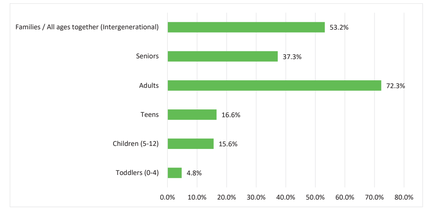


Figure 7. What types of improvements would you most like to see? (choose up to 3)

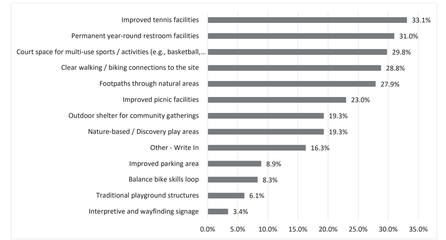
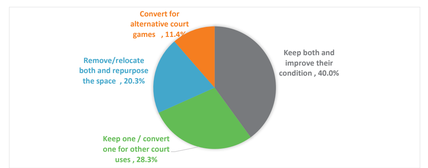


Figure 8. The park currently has two tennis courts. What would you prefer happen with the existing tennis courts?



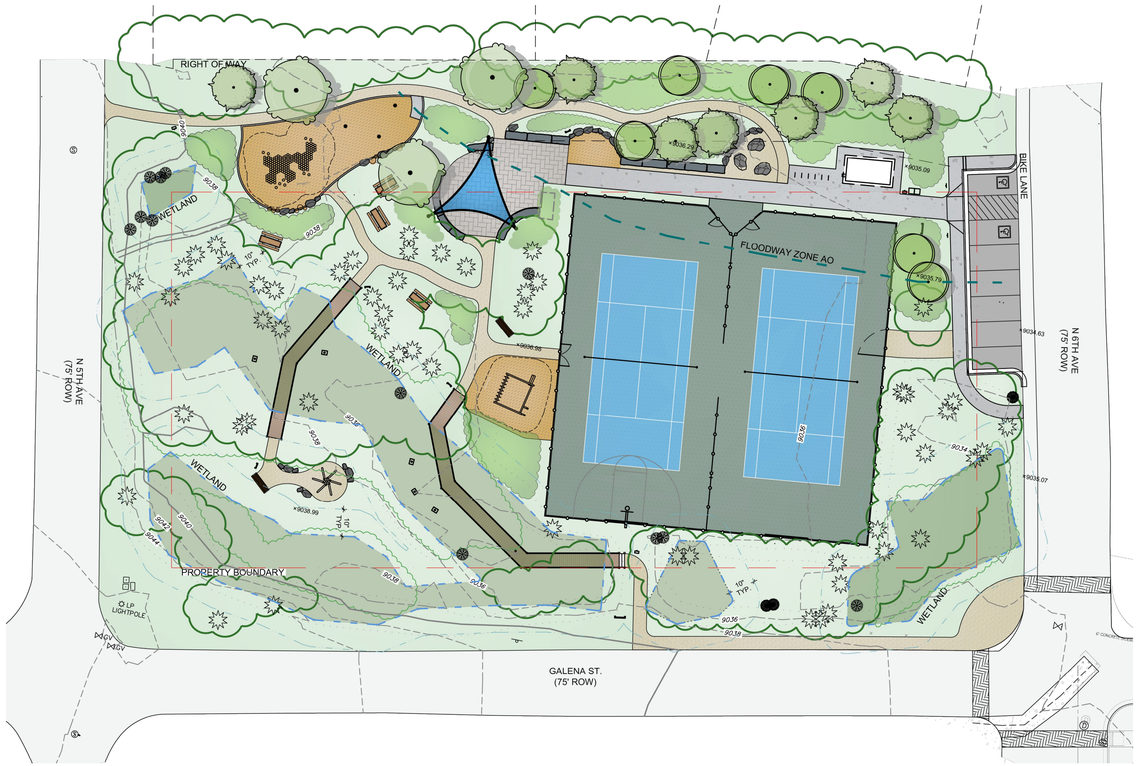
In response to Question 9, "Do you have any additional thoughts or ideas to help make Pioneer Park welcoming and a resource for the community?", many write-in responses highlighted the value of Pioneer Park as a peaceful neighborhood green space, with strong appreciation for its mature trees, natural setting, and existing tennis courts. Several residents expressed interest in maintaining the park's quiet character while introducing thoughtful enhancements such as clearer signage, improved pathways, modest seating, picnic areas, and well-maintained courts to help the space feel more inviting and accessible for visitors of all ages.

Other respondents offered ideas for expanding community use, including options like multi-use courts, pickleball or basketball space, a dog park, fitness equipment, or year-round features such as turf areas or winter activities. Additional suggestions included community gardens, nature play elements, small gathering or performance spaces, accessible design features, and improved amenities such as restrooms, bike racks, and reservation systems. A few residents also shared broader visions for how Pioneer Park might complement nearby parks, support local housing, or meet evolving community needs, illustrating a wide range of thoughtful perspectives on how the space could best serve Frisco.

PIONEER PARK

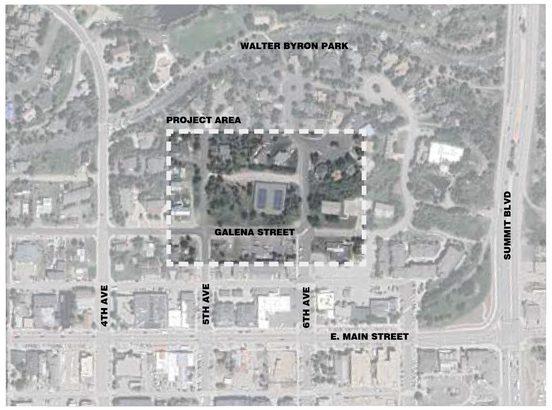
5TH AVE FRISCO, CO 80443

100% CONSTRUCTION DOCUMENTS



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

VICINITY MAP



NTS

NORTH

SHEET INDEX

Sheet Number	Sheet Title
CV1.0	COVER SHEET
EX1.0	EXISTING CONDITIONS
EC1.0	EROSION CONTROL PLAN
EC1.1	EROSION CONTROL DETAILS
UT1.0	UTILITY PLAN
UT1.1	UTILITY DETAILS
CG1.0	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE GENERAL NOTES
L2.0	DEMOLITION PLAN
L3.0	MATERIALS PLAN
L3.1	SITE DIMENSION PLAN
L3.2	COURT MATERIAL + DIMENSION PLAN
L3.3	PLAY EQUIPMENT PLAN
L4.0	SITE DETAILS
L4.1	SITE DETAILS
L4.2	SITE DETAILS
L4.3	SITE DETAILS
L5.0	PLANTING PLAN
L6.0	PLANTING DETAILS
L7.0	IRRIGATION PLAN

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ARCHITECT
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COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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	PS
1 PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2 100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
3 100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
4 100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
5 100 % CONSTRUCTION DOCUMENTS -REVISED GRADING	9/4/26	PS

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523 RIVERLAND DR, SUITE 3B, CRESTED BUTTE, CO 81224
P: 970.641.2499
SCJALLIANCE.COM

SHEET TITLE: COVER SHEET

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:

MARGARET ANNA LOPERFIDO
D0006.38
10/27/2026
Colorado Department of Personnel & Administration
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

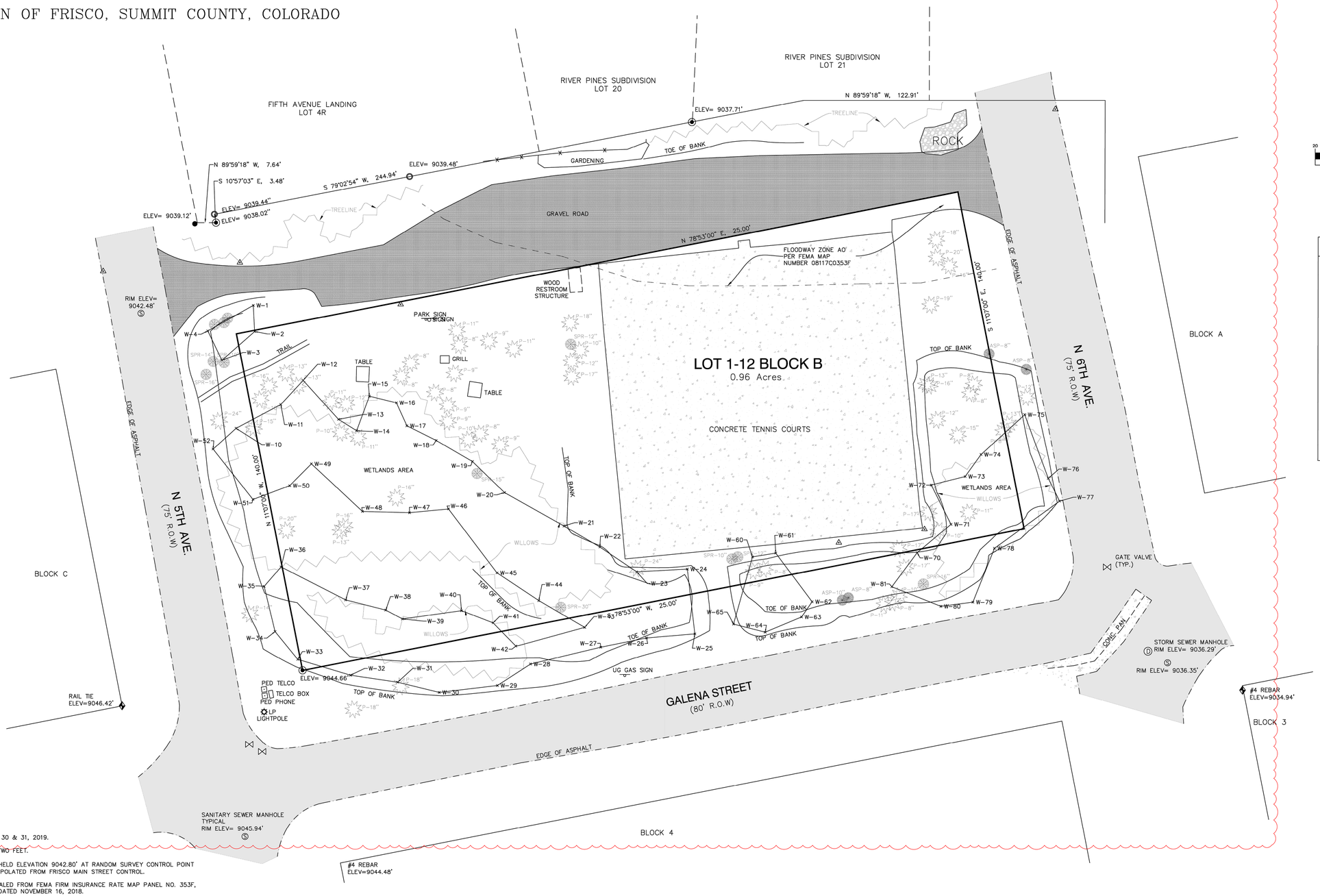
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APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 MATERIALS
DRAWING NO:	CV1.0
SHEET NO:	1 OF 20

Sep 10, 2026 8:52:22pm – User: patrick.sinnott
N:\PROJECTS\7556 TOWN OF FRISCO COLORADO\25--000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25--000406_MATERIALS.DWG

A TOPOGRAPHIC MAP OF

LOT 1-12, BLOCK B, PIONEER PARK

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



SEE UPDATED WETLAND DELINEATION REPORT (6/4/26) FOR WETLAND EXTENTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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
3"	ASPEN TREE WITH TRUNK DIAMETER
3"	PINE TREE WITH TRUNK DIAMETER
3"	SPRUCE TREE WITH TRUNK DIAMETER

GENERAL NOTES

1. DATE OF SURVEY: MAY 30 & 31, 2019.
2. CONTOUR INTERVAL = TWO FEET.
3. PROJECT BENCHMARK: HELD ELEVATION 9042.80' AT RANDOM SURVEY CONTROL POINT NAIL "C.P. SNOW" INTERPOLATED FROM FRISCO MAIN STREET CONTROL.
4. FLOOD INFORMATION SCALED FROM FEMA FIRM INSURANCE RATE MAP PANEL NO. 353F, MAP NO. 08117C0353F DATED NOVEMBER 16, 2018.
4. WETLANDS DELINEATED BY ALPINE–ECO.
5. THE PLAT FOR FRISCO TOWNSITE WAS RECORDED FEBRUARY 11, 1966 AT RECEPTION No. 104210 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
6. 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.
7. THE PLAT FOR RIVER PINES SUBDIVISION WAS RECORDED OCTOBER 17, 1991 AT RECEPTION No. 411259 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
8. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIPS, EASEMENTS OR RIGHTS–OF–WAY OF RECORD.

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.

SURVEYOR'S CERTIFICATE

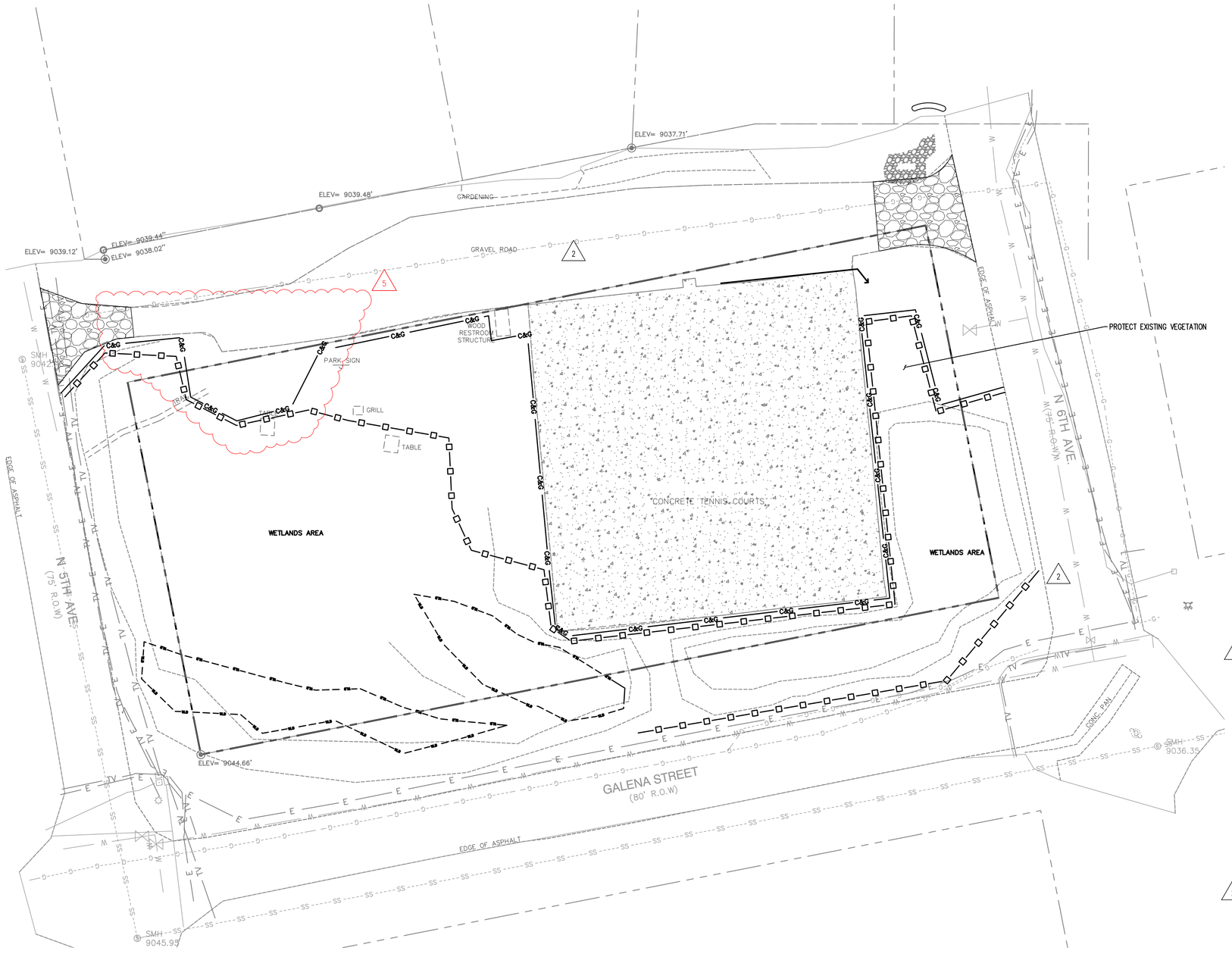
I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



LEGEND

- SILT FENCE, SEE EC1.1
- CG — CLEARING AND GRADING LIMITS
- STABILIZED CONSTRUCTION ENTRANCE SEE EC1.1
  STRAW WATTLE, SEE EC1.1
- WLB — EXISTING WETLAND BOUNDARY

GENERAL EROSION CONTROL NOTES:

THE GRADING AND DRAINAGE PLANNING FOR THE PROPOSED PIONEER PARK SITE IMPROVEMENTS HAVE BEEN DEVELOPED TO BEST ACCOMMODATE THE BALANCING OF EARTHWORK ON THIS SITE AND TO BEST DIRECT DRAINAGE TO THE EXISTING ON SITE FEATURES. DETENTION AND SNOW STORAGE AREAS HAVE BEEN ADDED TO CAPTURE FLOWS AND INFILTRATE STORM WATER BACK INTO THE GROUND SURFACE. WATER QUALITY BMP'S (BEST MANAGEMENT PRACTICES) HAVE BEEN INCORPORATED AND ARE OUTLINED BELOW:

THE OBJECTIVES FOR EROSION AND STORMWATER QUALITY CONTROL DURING CONSTRUCTION INCLUDE THE FOLLOWING:

1. CONDUCT ALL LAND DISTURBING ACTIVITIES IN A MANNER THAT EFFECTIVELY REDUCES ACCELERATED SOIL EROSION AND REDUCES SEDIMENT MOVEMENT AND DEPOSITION OFF-SITE.
2. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE TOTAL AMOUNT OF SOIL EXPOSED AT ANY GIVEN TIME TO REDUCE THE PERIOD OF ACCELERATED SOIL EROSION.
3. ESTABLISH TEMPORARY OR PERMANENT COVER ON AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED.
4. DESIGN AND CONSTRUCT ALL TEMPORARY OR PERMANENT FACILITIES FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE DISTURBED AREA TO LIMIT THE FLOW OF WATER TO NON-EROSIVE VELOCITIES.
5. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM SURFACE RUNOFF WATER BEFORE IT LEAVES THE SITE.
6. STABILIZE THE AREAS OF LAND DISTURBANCE WITH PERMANENT VEGETATIVE COVER OR STORMWATER QUALITY CONTROL MEASURES.
7. IMPLEMENT OTHER BMPS SUCH AS SPILL CONTAINMENT AND CONTROL MEASURES AND PROPER MATERIALS STORAGE PRACTICES TO MINIMIZE IMPACTS TO STORMWATER QUALITY.
8. COORDINATE SILT FENCE WITH TREE PROJECTION FENCING.
9. THE LAYOUT OF THE SILT FENCING MAY NEED TO BE ADJUSTED DURING CONSTRUCTION TO ACCOMMODATE INSTALLATION OF BOARDWALKS AND PATHS THROUGH WETLAND AREAS. NOTIFY TOWN OR OWNER'S REPRESENTATIVE FOR INSPECTION OF SILT FENCE LAYOUT ADJUSTMENT.
10. CONSTRUCTION WITHIN WETLAND AREA OR WETLAND SETBACK SHALL NOT COMMENCE UNTIL APPROVAL IS OBTAINED FROM THE US ARMY CORPS OF ENGINEERS AND TOWN OF FRISCO.

BMPS FOR OTHER POTENTIAL POLLUTANTS INCLUDE:

11. FUELS, FERTILIZERS, AND OTHER CHEMICALS WILL NOT BE STORED ON THIS SITE.
12. TRASH ON SITE WILL BE PICKED UP AND DISPOSED OF IN COVERED CONTAINERS AND REMOVED FROM SITE.
13. NO VEHICLE WASHING WILL BE PERFORMED ONSITE.

GENERAL NOTES:

1. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE SWALES AND DITCHES, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
2. STRIPPED TOPSOIL (IF ENCOUNTERED), SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN THE LOCATION.
3. VERIFY EXTENTS OF CLEARING AND GRUBBING IN FIELD. PRESERVE AND PROTECT EXISTING TREES TO REMAIN, SEE DEMOLITION PLAN L2.0.

SEQUENCE FOR INSTALLATION & REMOVAL OF BMP'S

	BEFORE GRADING ACTIVITIES BEGIN	SITE GRADING	UTILITY INSTALLATION	PAVING OPERATIONS	FINAL STABILIZATION
SILT FENCE	■	■	■	■	■
VEHICLE TRACKING PAD	■	■	■	■	
INLET PROTECTION & SEDIMENT CONTROL LOGS			■	■	■
REVEGETATE DISTURBED AREAS					■

REVISIONS		DATE	BY
PRICING SET - NOT FOR CONSTRUCTION		3/2/26	PS
PRICING SET - NOT FOR CONSTRUCTION REV 01	1	3/19/26	PS
100 % CONSTRUCTION DOCUMENTS	2	6/9/26	PS
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100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	5	9/4/26	PS

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523 RIVERLAND DR, SUITE B, CRESTED BUTTE, CO 81224
P: 970.641.2499
SCJALLIANCE.COM

SHEET TITLE: EROSION CONTROL PLAN

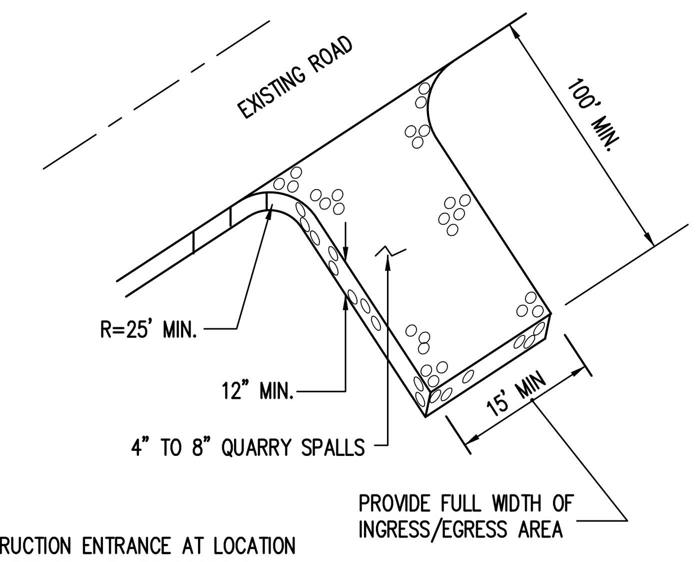
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
COLORADO LICENSED
MICHAEL LEVY
54292
PROFESSIONAL ENGINEER

DESIGNER:	ML
DRAWN BY:	ZG
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 EC-01
DRAWING NO:	EC1.0
SHEET NO:	3 OF 20

1

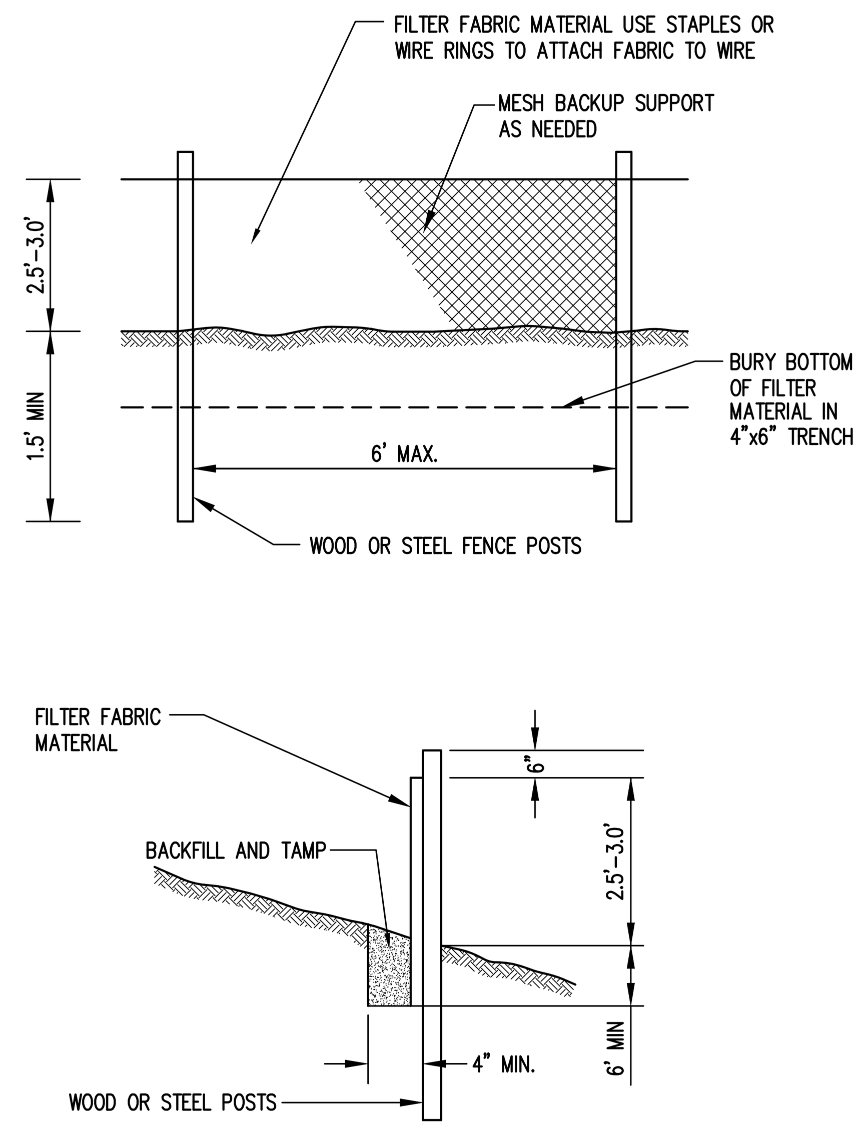
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N:\A_PROJECTS\7556 TOWN OF FRISCO COLORADO\25-000406 PIONEER PARK DESIGN FRISCO\CAD\25-000406 EC-01.DWG



NOTE:
INSTALL CONSTRUCTION ENTRANCE AT LOCATION WHERE ACCESS OFF OF A PAVED ROADWAY BEGINS.

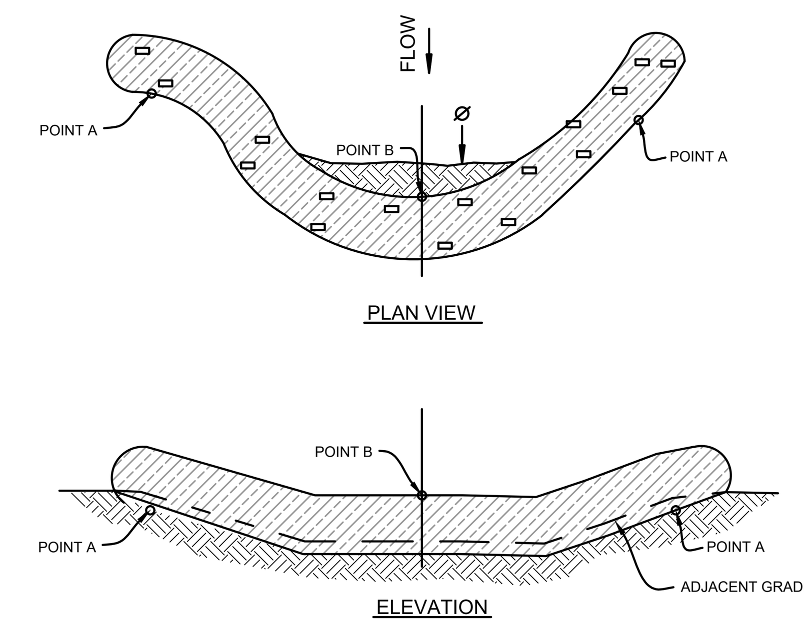
STABILIZED CONSTRUCTION ENTRANCE

NTS



SILT FENCE

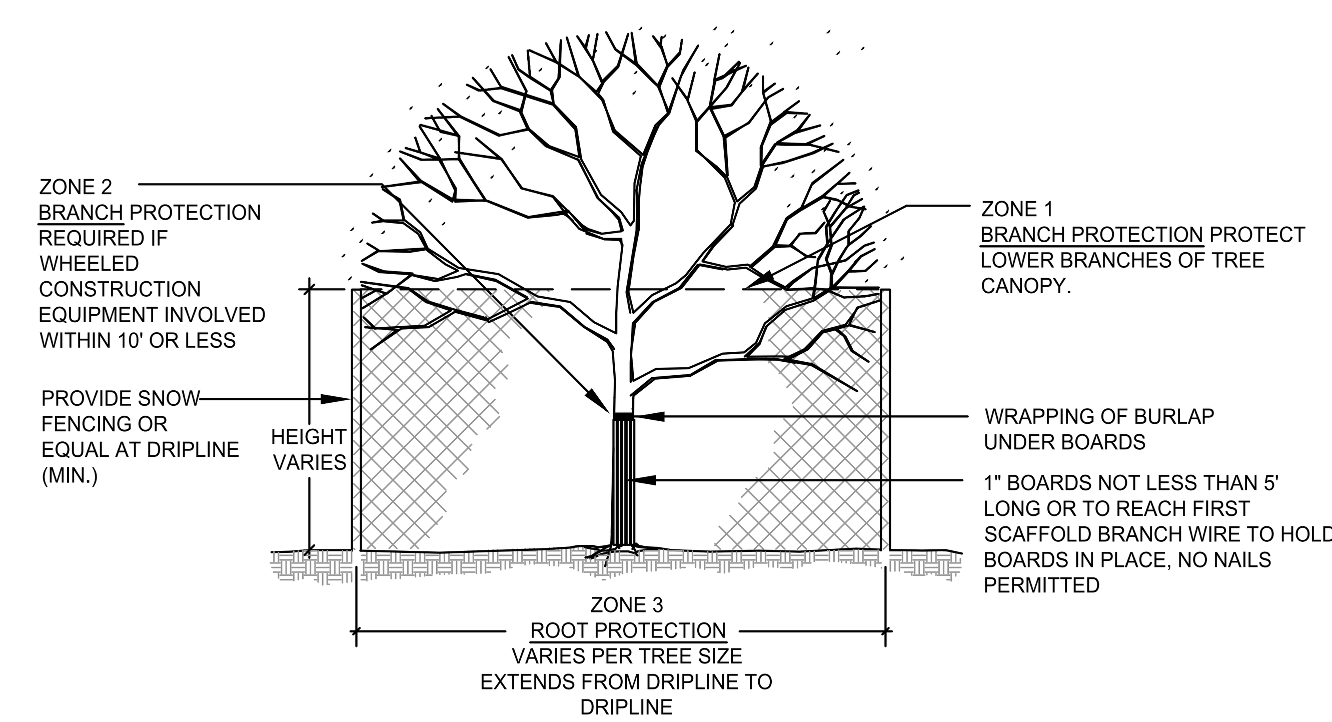
NTS



POINTS A SHALL BE HIGHER THAN PONT B.
NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
EXCAVATE 2" DEEP TRENCH PRIOR TO LOG LAYOUT TO PREVENT MOVEMENT

SEDIMENT CONTROL LOG

NTS



TREE PROTECTION FENCING

NTS

	REVISIONS	DATE	BY
	PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
1	PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2	100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
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4	100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
5	100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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400 N MAIN ST, GUNNISON CO 81230
523 RIVERLAND DR, SUITE 3C, CRESTED BUTTE, CO 81224
P: 970.641.2499
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SHEET TITLE: EROSION CONTROL DETAILS

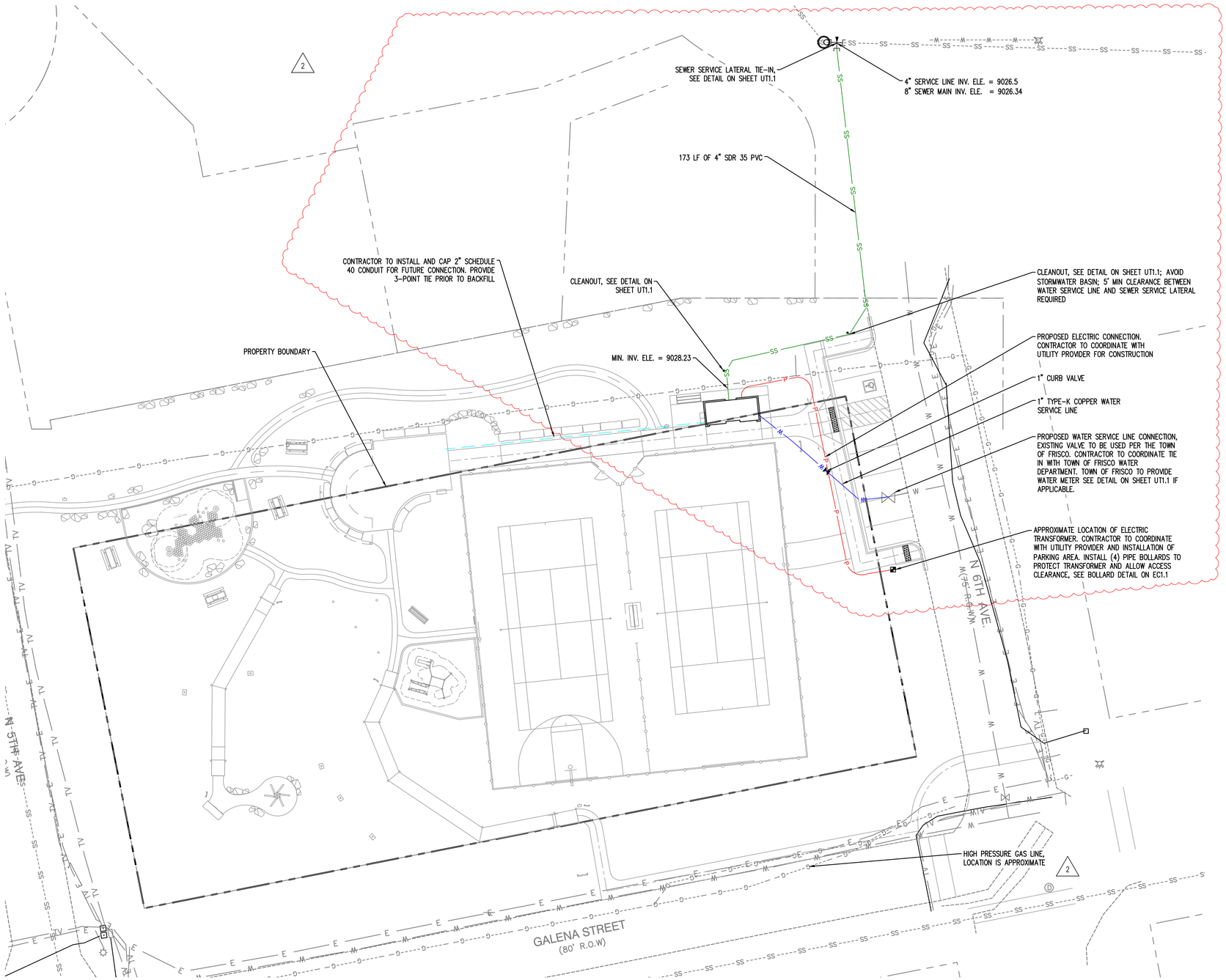
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL: COLORADO LICENSED PROFESSIONAL ENGINEER 54292

DESIGNER: ML
DRAWN BY: ZG
APPROVED BY: ML
DATE: JUNE 9, 2026
JOB NO: 7556
DRAWING FILE NO: 25-000406 EC-01
DRAWING NO: EC1.1
SHEET NO: 4 OF 20

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Sep 10, 2026 9:53:21am – User patrick.sinnott
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LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER LINE
Ⓢ		SS MANHOLE
W	W	WATER LINE
⋈ GV	⋈	WATER VALVE
P	P	POWER LINE
G		GAS LINE
	◪	ELECTRIC TRANSFORMER
		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'. BURY ON WATER SERVICES. INSULATE AS REQUIRED.
3. CONTRACTOR SHALL PERFORM LIVE-TIE (HOT-TAP) FOR WATER SERVICE TIE-IN SO THAT NO EXISTING SERVICES ARE DISRUPTED DURING CONSTRUCTION.
4. ALL WATER SERVICE CONNECTIONS SHALL BE 1" TYPE-K COPPER W/ CURB VALVE.
5. CONSTRUCTION TO COMPLY WITH TOWN OF FRISCO UTILITY STANDARDS AND FRISCO SANITATION DISTRICT STANDARDS.
6. UTILITY ALIGNMENTS ARE DIAGRAMMATIC, VERIFY LOCATIONS IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. MINIMUM BURY OF 6.0' ON GRAVITY SEWER. IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY FROST PROTECT ALL PIPING.
8. MINIMUM SLOPE ON SEWER LATERAL 1% (1/8" PER FOOT).

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
1 PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2 100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
3 100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
4 100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
5 100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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SHEET TITLE: UTILITY PLAN

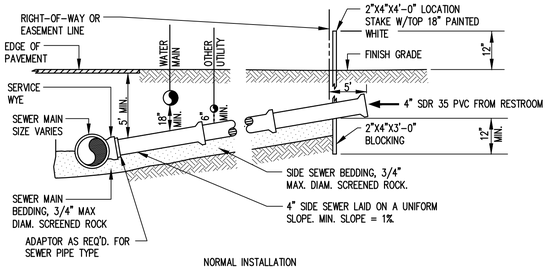
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:

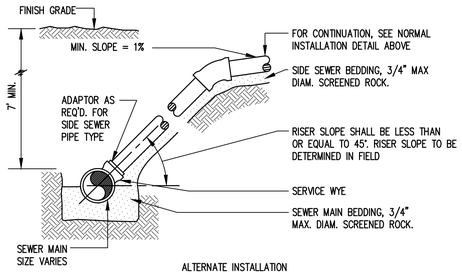
COLORADO LICENSED 54292 PROFESSIONAL ENGINEER

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DRAWING NO:	UT1.0
SHEET NO:	5 OF 20

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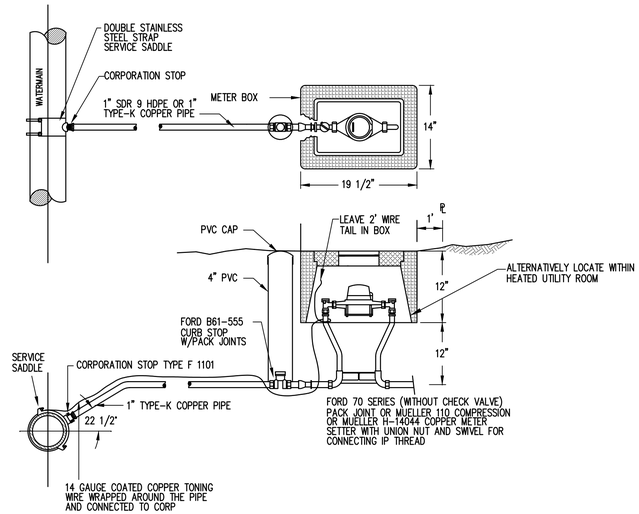


NORMAL INSTALLATION
15" AND SMALLER MAINS



ALTERNATE INSTALLATION
15" AND SMALLER MAINS

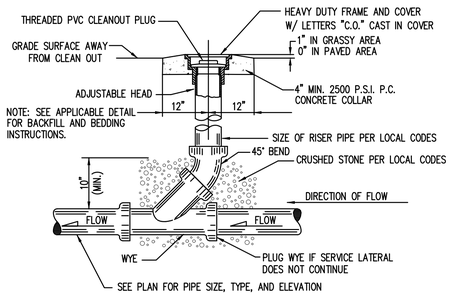
SEWER LATERAL TIE-IN DETAILS
NTS



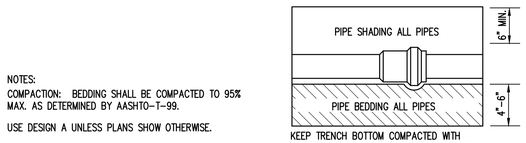
NOTES:

1. CORPORATION STOPS SHALL BE ALL U.S. BRASS AND SHALL BE FORD D, MUELLER, OR MCDONALD, WITH THREADS CONFORMING TO AWWA C800. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS OR GRIP JOINTS.
2. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS OR GRIP JOINTS.
3. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS, AND STAINLESS STEEL DOUBLE STRAPS.

1" SINGLE METER SERVICE
NTS



SANITARY SEWER CLEANOUT
NTS



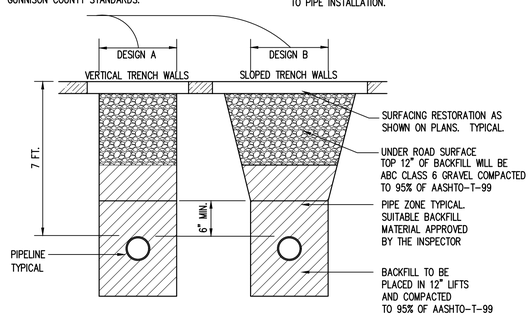
NOTES:

COMPACTION: BEDDING SHALL BE COMPACTED TO 95% MAX. AS DETERMINED BY AASHTO-T-99.

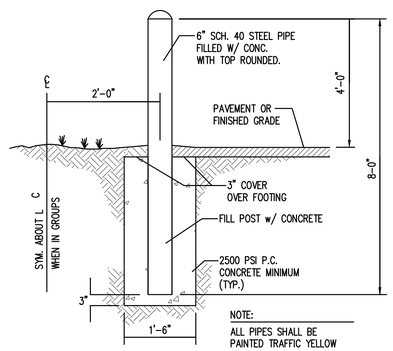
USE DESIGN A UNLESS PLANS SHOW OTHERWISE.

ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS AMMENDED BY GUNNISON COUNTY STANDARDS.

KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL HOLE SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS I.E. BLOCKS, ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.



TYPICAL TRENCH DETAIL
NTS



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD
NTS

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SHEET TITLE: UTILITY DETAILS

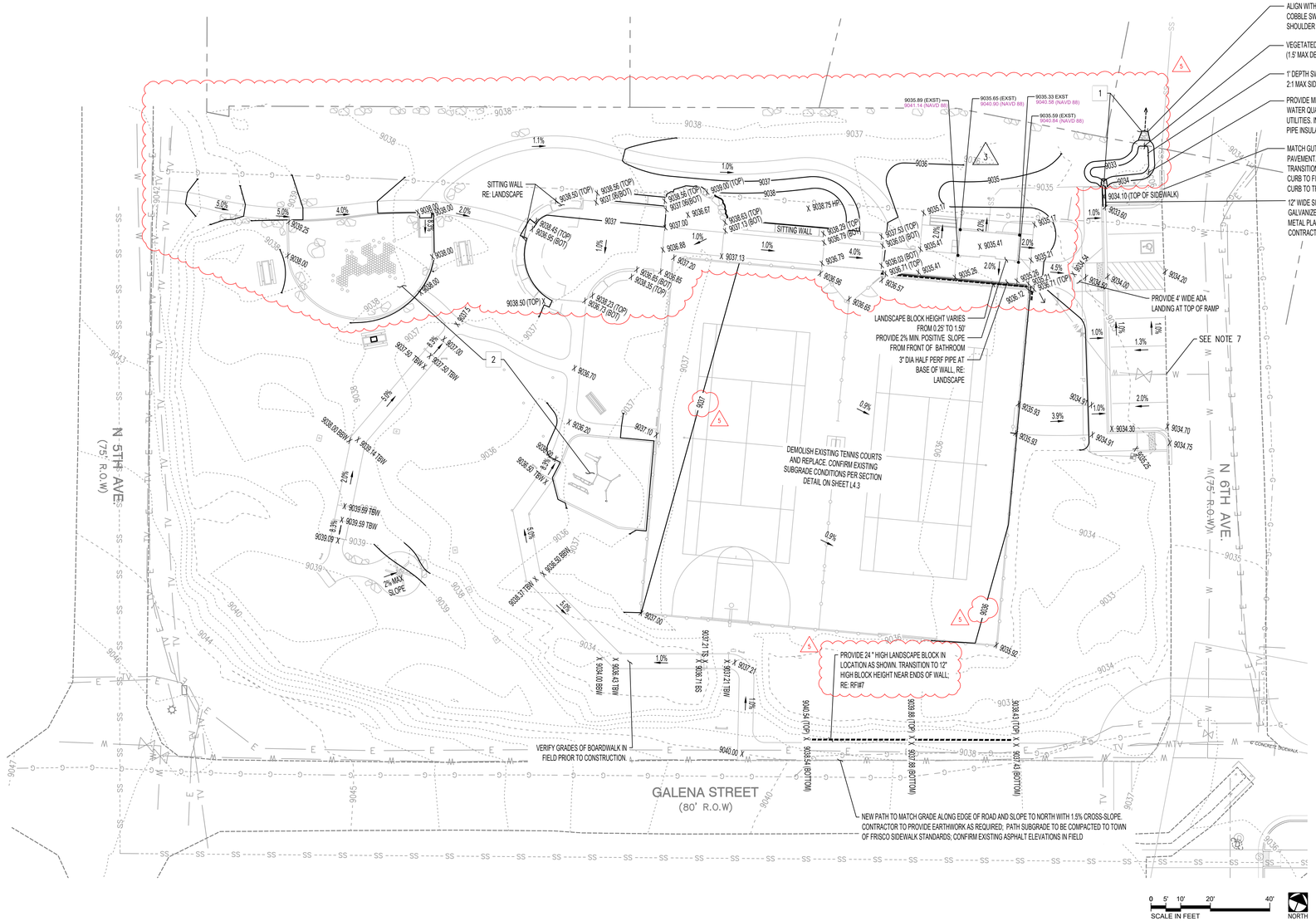
PROJECT NAME: PIONEER PARK
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SEAL:



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LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED CONTOUR
- PROPOSED SWALE/DITCH
- FLOWLINE
- X.X% — PROPOSED SLOPE
- X 903X.XX — PROPOSED SPOT ELEVATION
- LANDSCAPE BLOCK RETAINING WALL

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH SITE DRAWINGS, SITE CONTRACTOR AND LOCAL UTILITY COMPANIES (AS REQUIRED).
2. CONTRACTOR SHALL PROTECT ALL COMPLETED GRADING, UTILITIES AND FINISH SURFACES FROM DAMAGE DURING BUILDING CONSTRUCTION.
3. 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.
4. 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
5. CONTRACTOR TO PROTECT ALL EXISTING WETLANDS AND WETLAND BUFFER AREAS FROM DISTURBANCE.
6. 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.
7. SAWCUT EXISTING ASPHALT PAVEMENT AT EDGE OF BIKE LANE PAINT 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.

△3

8. SPOT ELEVATIONS FOR EXISTING GRADES WERE INTERPOLATED BASED ON NEARBY SURVEYED CONTOUR LINES. THE ACTUAL SPOT ELEVATIONS MAY VARY SLIGHTLY.

x CONSTRUCTION NOTES:

1. DRAINAGE OUTFALL COBBLE, SEE L-106 ON SHEET L3.0 MATERIALS PLAN
2. SEE L3.04 FOR PLAY AREA DESIGN

△4

SURVEY DATUM NOTES:

1. GRADING INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SCHMIDT LAND SURVEYING (DATED 8/12/19). SEE SHEET EX-1.0
2. SPOT ELEVATIONS FOR EXISTING GRADES AT THE PROPOSED RESTROOM BUILDING ARE PROVIDED AS DATUM NAVD88. REFER TO UPDATED SURVEY BY SCHMIDT LAND SURVEYING (DATED 7/16/26).
3. THE DIFFERENCE BETWEEN THE TWO DATUM IS ±5.25'.

△2

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SHEET TITLE: GRADING AND DRAINAGE PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
COLORADO LICENSED
54292
PROFESSIONAL ENGINEER

DESIGNER:	BD
DRAWN BY:	FT
APPROVED BY:	BD
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GENERAL LANDSCAPE NOTES

1. 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.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
4. 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.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH RELATED OPERATIONS.
7. CONTRACTOR SHALL BECOME AWARE OF ALL APPLICABLE GUIDELINES, MUNICIPAL CODES, AND OTHER GOVERNING DOCUMENTS THAT IMPACT THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
8. 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.
9. VERIFY THAT SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
10. PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT AND OWNER.
11. 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.
12. VERIFY LIGHTING CONTROLLER LOCATION WITH OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
13. 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.
14. SEE PROJECT MANUAL FOR PROJECT SPECIFICATIONS.
15. FLOODPLAIN, WETLAND, AND RIGHT OF WAY PERMIT IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION WITHIN DESIGNATED AREAS.

LAYOUT NOTES

1. 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.
2. CONTRACTOR TO LAY OUT SITE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. FOR DIMENSIONS OF EXISTING BUILDINGS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
5. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTERLINES IS AS INDICATED.
6. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
7. INSTALL NEW HARDSCAPE PAVING ELEMENTS (CURBS, RAMPS, WALKWAYS, PATIOS, TRAILS, PAVEMENT, ETC.) FLUSH WITH EXISTING HARDSCAPE PAVING ELEMENTS UNLESS OTHERWISE NOTED.
8. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
9. 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.
10. ALL RADII OF WALKWAY INTERSECTIONS ON THE PLANS SHALL BE 4'-0" OR AS INDICATED ON THE PLANS.
11. 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 IN NOT IN COMPLIANCE, AS DETERMINED BY THE PROJECT MANAGER.
12. ALL TEMPORARY ACCESS ROUTES FOR PEDESTRIANS SHALL BE ADA COMPLIANT.
13. 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.
14. 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

1. ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SUBSTITUTIONS: THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTION.
3. DO NOT PRUNE PLANTS UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
4. 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.
5. PLANTING SOIL FOR ALL PLANTING AREAS:
   a. DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS.
   b. PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.
   c. 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.
   d. 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.
   e. 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.
   f. 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.
   g. IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. MULCH ~~ENTIRE LANDSCAPE AREA~~ IMMEDIATELY AROUND EACH PLANT TO A DEPTH OF 3 INCHES WITH COMPOSTED MULCH. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY MULCH.
8. 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.
9. ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 6' OF A CURB OR SIDEWALK, OR AS INDICATED ON PLANS.
10. DURING PLANTING OPERATIONS, KEEP ADJACENT PAVING AREAS CLEAN AND PROTECTED FROM DAMAGE. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY.
11. DO NOT REMOVE NURSERY TAGS, STAKES, AND TIES UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
12. 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.
13. PLANT SYMBOLS SHALL DICTATE PLANT COUNT.
14. ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE CONTRACTOR UNTIL FINAL OWNER ACCEPTANCE.
15. 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:
   a. MOW LAWNS ONCE PER MONTH.
   b. REMOVE ALL WEEDS OVER 1" IN HEIGHT.
   c. REPLACE DEAD OR UNHEALTHY PLANTS.
   d. ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
   e. ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.
   f. FERTILIZE ALL SEEDED AREAS AT CONCLUSION OF MAINTENANCE PERIOD.
16. COMMERCIAL FERTILIZATION MIX FOR HYDROSEED SHALL BE 10-20-20 SHALL BE APPLIED AT THE RATE OF 10 POUNDS PER 1000 S.F.
17. 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.
18. 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.
19. SEE PROJECT MANUAL FOR ADDITIONAL PLANTING SPECIFICATIONS.

SITE DEMOLITION NOTES

1. 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.
2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
3. 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.
4. 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.
5. 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.
6. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. CONTACT THE LOCAL UNDERGROUND SERVICE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
8. 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.
9. 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 EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
10. 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.
11. 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.
12. 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.
13. FILL ALL HOLES DERIVED FROM FENCE POSTS REMOVAL. COMPACT SOILS TO PREVENT SETTLING.

TABLE OF ABBREVIATIONS

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

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CALL BEFORE YOU DIG

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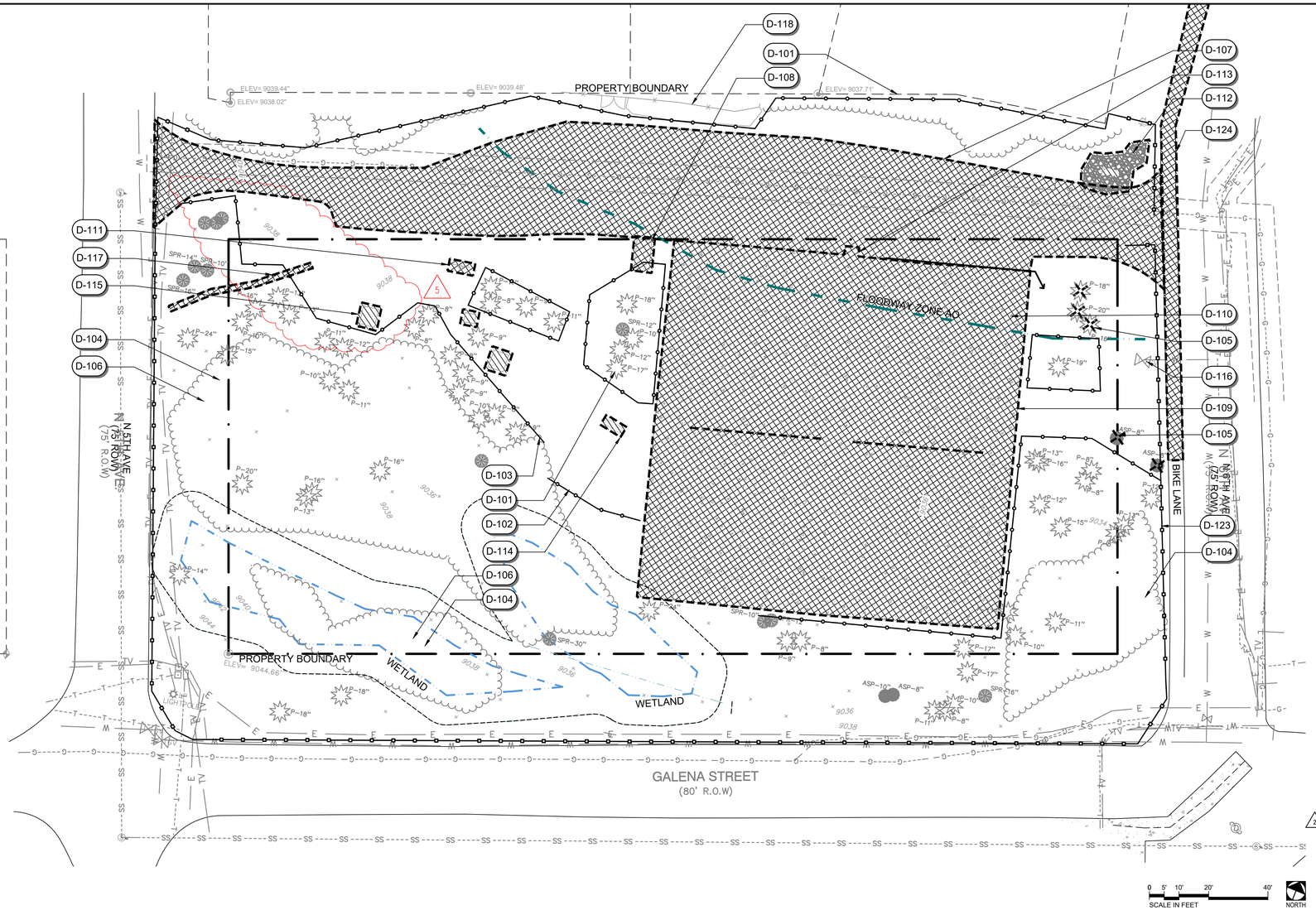
SHEET TITLE: LANDSCAPE GENERAL NOTES

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LORBERBAUM
0000639
10/27/2026
State of Colorado
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 MATERIALS
DRAWING NO:	L1.0
SHEET NO:	8 OF 20

Sep 10, 2026 - 9:53:56am - User: patrick.sinnott
N:\PROJECTS\7556 TOWN OF FRISCO COLORADO\25-000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25-000406_MATERIALS.DWG



DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SALVAGE SITE ELEMENT	450 SF
	REMOVE SITE ELEMENT	29,762 SF
	TREE PROTECTION FENCING	1,012 LF
2	CONSTRUCTION FENCING	789 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 ARA 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	REMOVE EXISTING ASPHALT COURT TO FULL EXTENT OF CONSTRUCTION.
2 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.
D-118	EXISTING FENCE TO REMAIN, PROTECT IN PLACE.
D-123	CONSTRUCTION FENCE TO BE 6' H. MIN, CHAIN LINK OR SIMILIAR; INSTALL WINDSCREEN ON FENCE; CONTRACTOR EQUIPMENT, MATERIALS, TRAILERS, AND DUMPSTERS TO BE STORED WITHIN FENCED AREA; INSTALL GATED ENTRANCE.
D-124	SAW CUT ASPHALT AT PAINTED EDGE OF BIKE LANE SO THAT SEAM IS NOT WITHIN BIKE LANE; VERIFY EXTENTS OF ASPHALT REMOVAL FOR SEWER LINE IN FIELD PRIOR TO INSTALLATION.

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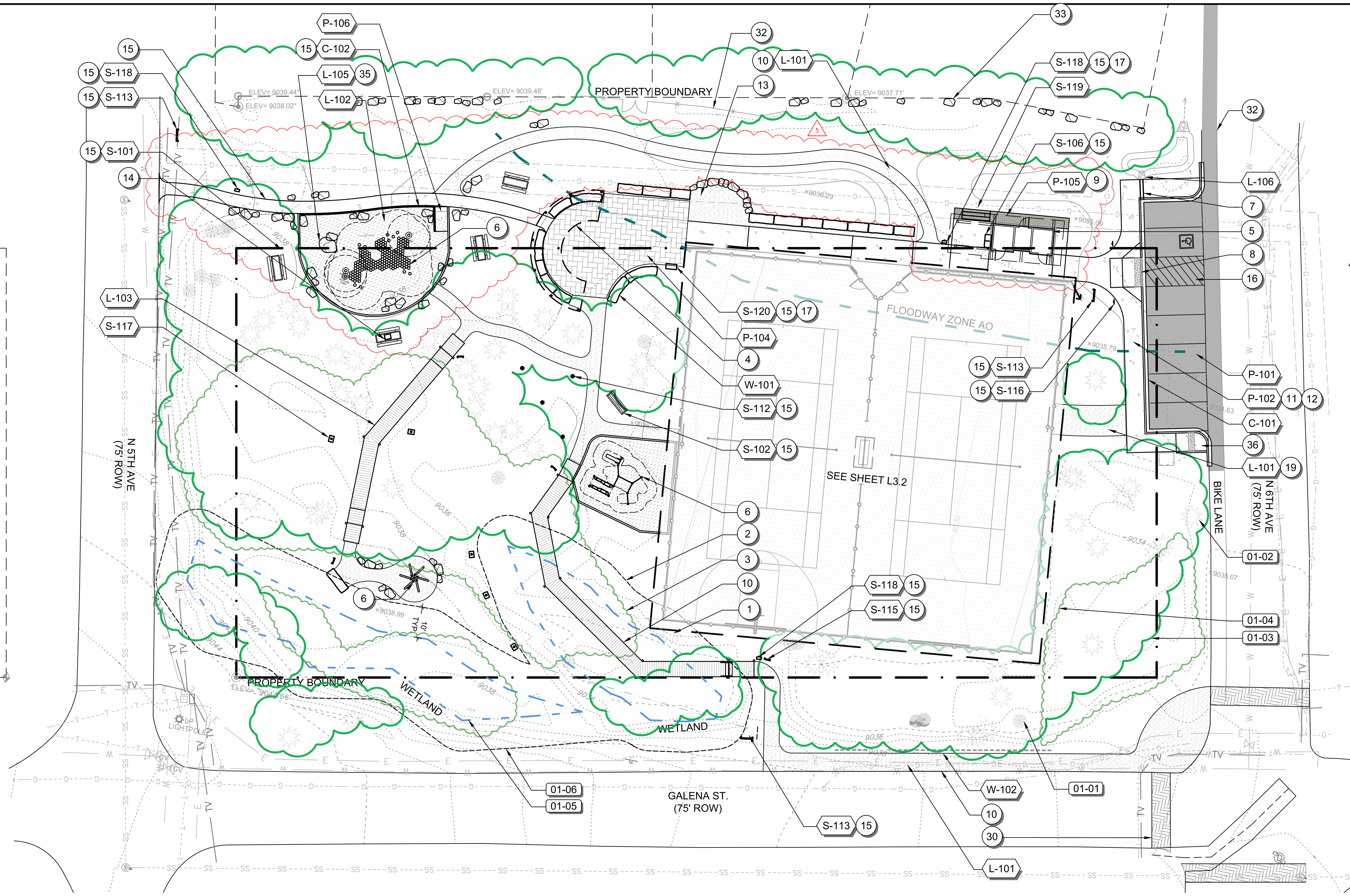
SHEET TITLE: DEMOLITION PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LOPERFIDO
0000639
10/27/2026
Original Date of Issue
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DESIGNER: ML
DRAWN BY: PS
APPROVED BY: ML
DATE: JUNE 9, 2026
JOB NO: 7556
DRAWING FILE NO: 25-000406_DEMO
DRAWING NO: L2.0
SHEET NO: 9 OF 20

Sep 10, 2026 9:54:02am – User patrick.sinnott
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0 5' 10' 20' 40'
SCALE IN FEET
NORTH

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)	145 LF	
	C-102	PLAY AREA CURB	231 LF	4/L4.0
LANDSCAPE				
	L-101	DECOMPOSED GRANITE	3,588 SF	5/L4.1
	L-102	ENGINEERED WOOD FIBER (SEE PROJECT MANUAL)	2,168 SF	
	L-103	BOARDWALK	991 SF	5/L4.0
	L-104	BOULDER 2'-4' WIDE (OWNER SUPPLIED, CONTRACTOR INSTALL)	78	2/L4.1
	L-105	BOULDER 4'-6' WIDE (OWNER SUPPLIED, CONTRACTOR INSTALL)	1	2/L4.1
	L-106	COBBLE	68 SF	3/L4.1
PAVING				
	P-101	ASPHALT 3" HMA ON 4" ABC MIN. SECTION PER TOWN STANDARDS	2,686 SF	
	P-102	CONCRETE	2,656 SF	1/L4.0
	P-104	PAVERS A	1,164 SF	2/L4.0
	P-105	PAVERS B	133 SF	5/L4.3
SITE FURNISHINGS				
	S-101	PICNIC TABLE (OWNER SUPPLIED, CONTRACTOR INSTALL)	4	
	S-102	MEMORIAL BENCH (SALVAGED)	1	
	S-106	TRASH / RECYCLING RECEPACLE (SALVAGED)	1	
	S-112	HAMMOCK / SLACKLINE POST	4	9/L4.1
	S-113	SIGN, PARK IDENTITY (OWNER SUPPLIED, CONTRACTOR INSTALL)	3	
	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 (SEE PROJECT MANUAL)	3	8/L4.1
	S-119	BIKE RACK (OWNER SUPPLIED, CONTRACTOR INSTALL)	1	
	S-120	BBQ GRILL (SEE PROJECT MANUAL)	1	
WALL				
	W-101	STONE BEAM SEAT WALL	143 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; FINAL LOCATION TO BE CONFIRMED.
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 M-608-1
9	COORDINATE WITH INSTALLATION OF FLATWORK AND RESTROOM BUILDING.
10	STAKE ALIGNMENT IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION, TYP.; CONTRACTOR TO MINIMIZE DISTURBANCE IN WETLAND AREA AND RESTORE VEGETATION TO PRE-CONSTRUCTION CONDITION.
11	EXPANSION JOINT 1/2" WIDE; SEE GENERAL NOTES FOR SPACING, TYP.
12	SAW CUT CONTROL JOINT, 3/8" WIDE X 1/4 OF SLAB THICKNESS; SEE GENERAL NOTES FOR SPACING, 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, OR OWNER'S REPRESENTATIVE, 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
32	INSTALL NEW ASPHALT; SAW CUT SEAM AT PAINT EDGE OF BIKE LANE TO PREVENT SEAM CONSTRUCTION IN LANE OF TRAVEL.
33	TOWN TO INSTALL BOULDERS ALONG PROPERY LINE, TYP.
35	ENSURE ACTUAL BOULDERS AND ASSOCIATED FALL ZONES FIT WITHIN THE PLAY AREA WITHOUT SAFETY ZONE CONFLICT.
36	TYPE 2 DIRECTIONAL RAMP - TYPICAL CDOT STANDARD DETAIL M-608-1

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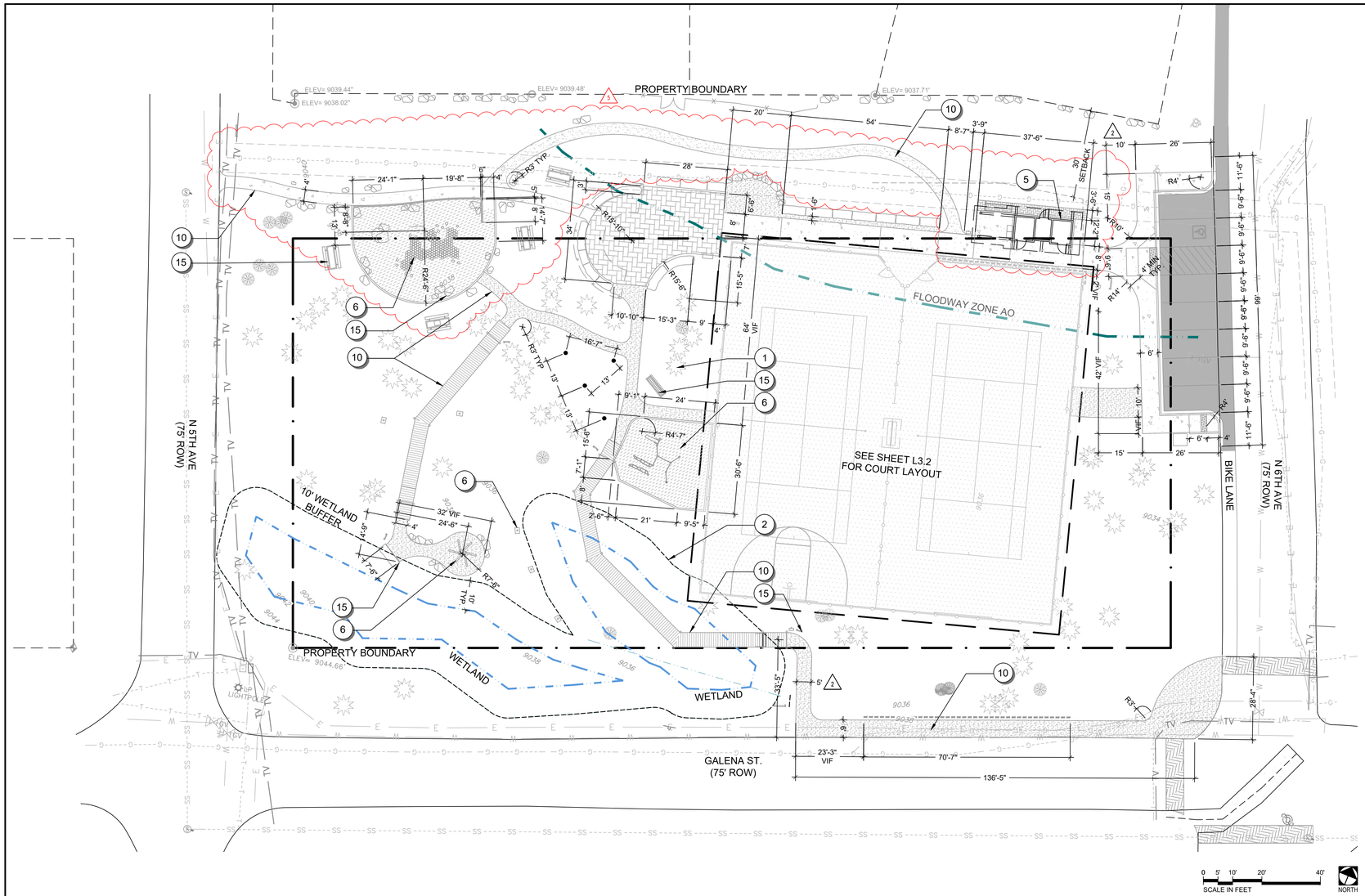
SHEET TITLE: MATERIALS PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL: MARGARET ANNA LOPERFIDO 0000639 10/27/2008 Original Date of licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER: ML
DRAWN BY: PS
APPROVED BY: ML
DATE: JUNE 9, 2026
JOB NO: 7556
DRAWING FILE NO: 25-000406_MATERIALS
DRAWING NO: L3.0
SHEET NO: 10 OF 20

Sep 10, 2026 9:54:12am – User patrick.sinnott
N:\PROJECTS\7556 TOWN OF FRISCO COLORADO\25-000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25-000406_MATERIALS.DWG



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.
5	RESTROOM BUILDING, STAKE CORNERS IN FIELD FOR REVIEW BY OWNER'S REPRESENTATIVE.
6	PLAY / FITNESS EQUIPMENT (SEE SHEET L3.3).
10	STAKE ALIGNMENT IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION, TYP.; CONTRACTOR TO MINIMIZE DISTURBANCE IN WETLAND AREA AND RESTORE VEGETATION TO PRE-CONSTRUCTION CONDITION.
15	LOCATE SITE ELEMENT IN FIELD WITH LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION, TYP.

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SHEET TITLE: SITE DIMENSION PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LORBERBOO
0000639
10/27/2026
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

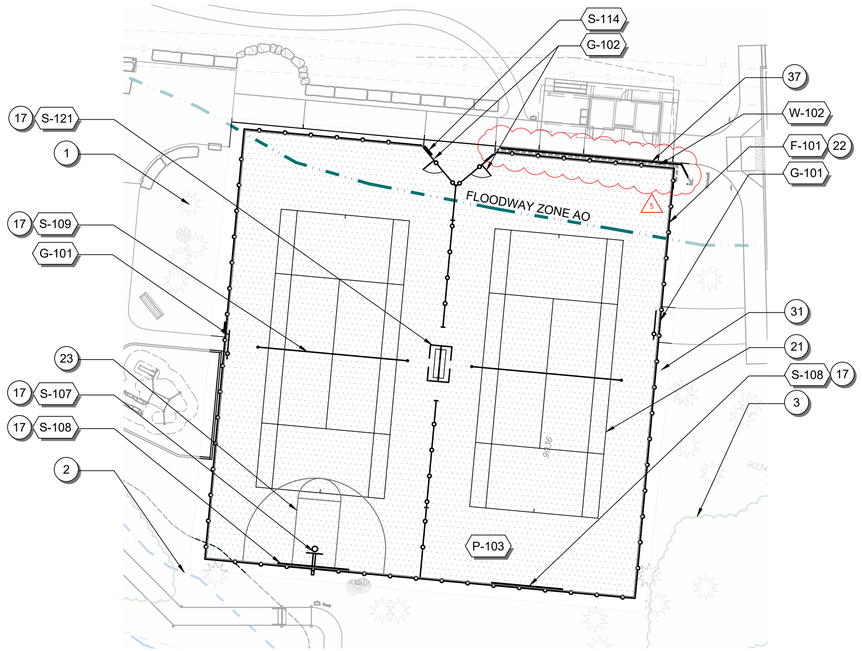
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DRAWING NO:	L3.1
SHEET NO:	11 OF 20

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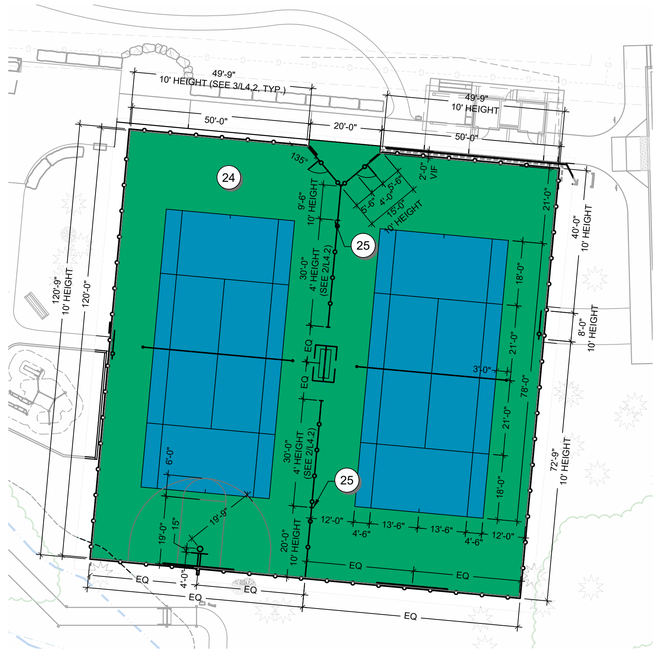
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0 2.5' 5' 10' 20'
SCALE IN FEET
NORTH

1 L3.2 COURT MATERIALS PLAN
SCALE 1"=20'



0 2.5' 5' 10' 20'
SCALE IN FEET
NORTH

2 L3.2 COURT DIMENSION PLAN
SCALE 1"=20'

COURT MATERIALS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
FENCE			
F-101	CHAINLINK FENCE	596 LF	1/L4.2
GATE			
G-101	GATE, CHAINLINK FENCE ROLLER		6/L4.2
G-102	GATE, CHAINLINK PEDESTRIAN		5/L4.2
PAVING			
P-103	ASPHALT TENNIS COURT	17,247 SF	1/L4.3
SITE FURNISHINGS			
S-107	BASKETBALL HOOP ASSEMBLY (SEE PROJECT MANUAL)	1	
S-108	PRACTICE WALL (SEE PROJECT MANUAL)	2	
S-109	TENNIS POSTS AND NET ASSEMBLY (SEE PROJECT MANUAL)	2	
S-114	SIGN, TENNIS (OWNER SUPPLIED, CONTRACTOR INSTALL)	3	
S-121	PLAYER CANOPY AND BENCH (SEE PROJECT MANUAL)	1	
WALL			
W-102	LOW BLOCK RETAINING WALL	55 LF	10/L4.1

COURT 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.
17	SEE PROJECT MANUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
21	TENNIS COURT PLAYING LINE (COLOR: WHITE).
22	INSTALL WINDSCREEN ON PERIMETER FENCE AND GATES, SEE PROJECT MANUAL, INSTALL PER MANFUFACTURER'S SPECIFICATIONS.
23	BASKETBALL COURT PLAYING LINE (COLOR: GREY).
24	TENNIS COURT SURFACING ACRYLIC COLOR (COURT PERIMETER: LIGHT GREEN AND COURT INTERIOR: DARK BLUE.
25	CHAINLINK FENCE TRANSITION, SEE DETAIL 4/L4.2.
31	EXTEND 1' WIDE ASPHALT APRON AROUND 120'X120' ASHPHALT COURT.
37	INSTALL FRENCH DRAIN AT BASE OF BLOCK WALL, COVER WITH COBBLE. CONFIRM DAYLIGHT LOCATION IN FIELD. SEE DETAIL 6/L4.3.

COURT GENERAL NOTES

1. COURT LAYOUT, EQUIPMENT LOCATIONS, SAFETY CLEARANCES, AND STRIPING TO MEET APPLICABLE NATIONAL SPORT ASSOCIATION STANDARDS.
   TENNIS: UNITED STATES TENNIS ASSOCIATION (USTA)
   BASKETBALL: NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFSHSA)
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STRIPING AND FENCE LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
3. STAKE CONCRETE SLABS, CURBS, FENCE LINES, AND NET POST LOCATIONS IN FIELD FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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	PS
PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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CONSULTING SERVICES
400 N MAIN ST, GUNNISON CO 81230
523 RIVERLAND DR, SUITE 2, CRESTED BUTTE, CO 81224
P: 970.641.2499
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SHEET TITLE: COURT MATERIAL + DIMENSION PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LOFSTEDD 0000838 10/27/2026 Original Date of Issuance STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406_MATERIALS
DRAWING NO:	L3.2
SHEET NO:	12 OF 20

Sep 10, 2026 - 9:54:16pm - User: patrick.stinnett
N:\PROJECTS\7556 - FRISCO, COLORADO\25--000406_PIONEER PARK DESIGN FRISCO\CAD\LA\25--000406_MATERIALS.DWG



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	KOMPAN	COMBI 4 ROBINIA	FRO104	1	NATURAL WOOD
E	CUSTOM	PLAY SHELTER	DETAIL 3/L4.3	1	NATURAL WOOD
F	CUSTOM	BIRD NESTING BOXES	DETAIL 4/L4.3	5	SEE DETAIL

NOTES:
1. SEE SHEET L3.0 AND L3.1 FOR SURFACING AND PERIMETER CURB LAYOUT.
2. PREFABRICATED EQUIPMENT SHALL BE AS MANUFACTURED BY 'EARTHSCAPE' OR 'KOMPAN', 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

KOMPAN
605 WEST HOWARD LANE, SUITE 101
AUSTIN, TX 78753
UNITED STATES
WWW.KOMPAN.COM
1.800.426.9788

PLAY EQUIPMENT AND SURFACE GENERAL NOTES

1. 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.
2. 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'.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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).

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.

Sep 10, 2026 9:54:18am – User patrick.sinnott
N:\PROJECTS\7556 TOWN OF FRISCO COLORADO\25-000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25-000406_MATERIALS.DWG

	REVISIONS	DATE	BY
	PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
1	PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2	100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
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4	100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
5	100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

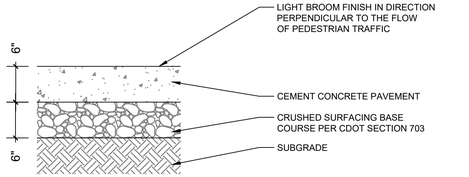
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523 RIVERLAND DR, SUITE 3C, CRESTED BUTTE, CO 81224
P: 970.641.2499
SCJALLIANCE.COM

SHEET TITLE: PLAY EQUIPMENT PLAN

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LOPERFIDO
0000639
10/27/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

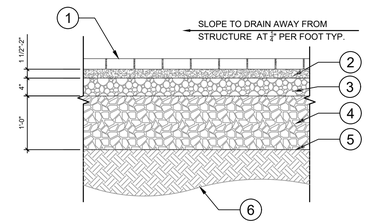
DESIGNER: ML
DRAWN BY: PS
APPROVED BY: ML
DATE: JUNE 9, 2026
JOB NO: 7556
DRAWING FILE NO: 25-000406 MATERIALS
DRAWING NO: L3.3
SHEET NO: 13 OF 20



NOTES:
1. DEPTHS INDICATED ARE COMPACTED THICKNESS
2. CEMENT CONCRETE PAVEMENT SHALL BE CDOT CLASS D CONCRETE
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 COMPATCED 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
5. RECYCLED CONCRETE IS NOT ACCEPTABLE.
6. REFERENCE GEOTECHNICAL REPORT WHEN AVAILABLE FOR APPLICABLE CONCRETE REINFORCEMENT.

1 CONCRETE SIDEWALK

1" = 1'-0" P-PA-PIO-42

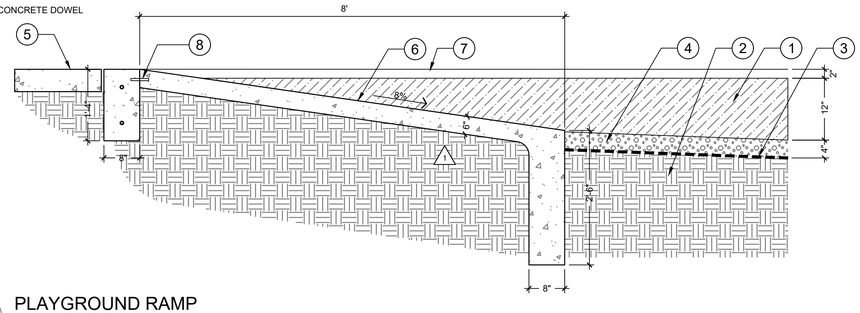


1. PERMEABLE PAVERS TO BE AQUA DUBLIN BY BELGARD, COLOR: TOSCANA, OR APPROVED EQUAL.
2. OPEN GRADED BEDDING COURSE, 3/8" AGGREGATE
3. OPEN GRADE BASE RESERVOIR, 3/4" SCREENED ROCK
4. OPEN GRADED SUBBASE RESERVOIR, 2 1/2" SCREENED ROCK, DEPTH TO BE CONFIRMED WITH GEOTECHNICAL RECOMMENDATIONS
5. GEOTEXTILE FABRIC
6. UNCOMPACTED SUBGRADE

2 PERMEABLE PAVERS

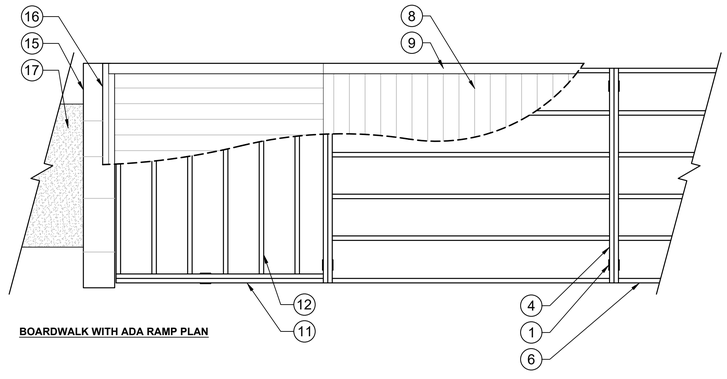
3/4" = 1'-0" P-PA-PIO-45

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

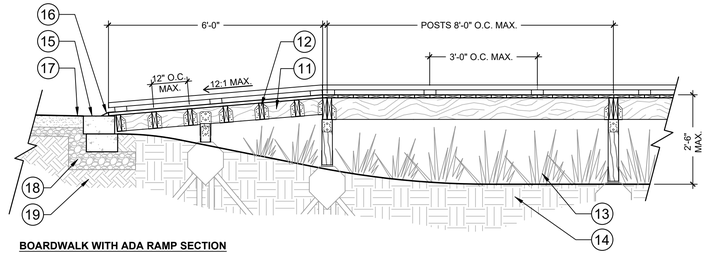


3 PLAYGROUND RAMP

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

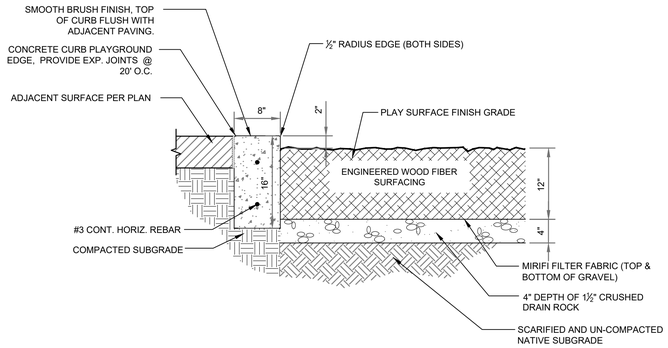


BOARDWALK WITH ADA RAMP PLAN



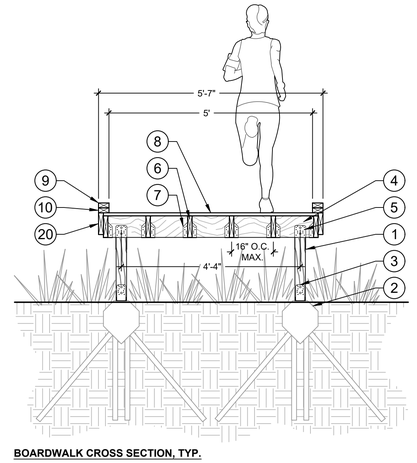
BOARDWALK WITH ADA RAMP SECTION

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 KHODA BLOCKS OR APPROVED EQUAL
16. ALUMINUM RAMP FOR ADA ACCESS
17. ADJACENT PATH PER PLAN
18. COMPACTED AGGREGATE
19. COMPACTED SUBGRADE
20. FACIA BOARD | 2X8 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



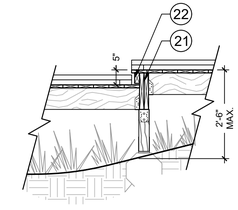
4 PLAY AREA CURB & SURFACING

1" = 1'-0" P-PA-PIO-07



BOARDWALK CROSS SECTION, TYP.

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 STEP SECTION

5 BOARDWALK

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

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
1 100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
2 100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
3 100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
4 100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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523 RIVERLAND DR, SUITE C, CRESTED BUTTE, CO 81224
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SHEET TITLE: SITE DETAILS

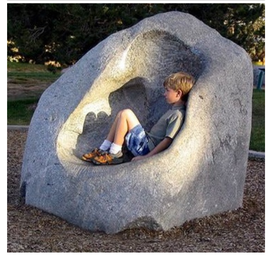
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

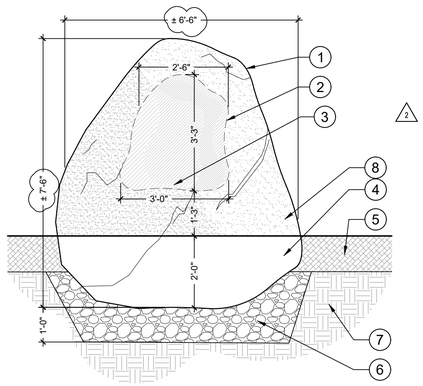
SEAL:
MARGARET ANNA LOPERFIDO 0000838 10/27/2026 Original Date of Issuance STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406_MATERIALS
DRAWING NO:	L4.0
SHEET NO:	14 OF 20

Sep 10, 2026 - 9:54:18am - User: patrick.simon1
N:\PROJECTS\7556 10mm OF FRISCO COLORADO\25--000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25--000406_MATERIALS.DWG

CHARACTER IMAGE



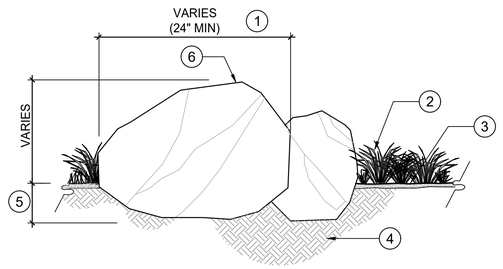


1. LARGE ROUNDED RIVER BOULDER
2. SEAT NICHE CARVED INTO BOULDER | IRREGULAR AMOEBA SHAPE, INSIDE OF NICHE TO HAVE SMOOTH POLISHED TEXTURE, SMOOTH TRANSITIONS ALONG OUTER EDGE TO NATURAL STONE TEXTURE
3. SEAT NICHE TO HAVE AN APPROXIMATELY 2' DEEP RELATIVELY FLAT AREA AT THE BOTTOM FOR COMFORTABLE SEATING
4. BURY BOTTOM OF BOULDER BELOW GRADE
5. ADJACENT SURFACE, SEE PLANS
6. COMPACTED AGGREGATE BASE
7. COMPACTED SUBGRADE
8. SELECT BOULDER THAT IS WIDER AT THE BOTTOM THAN THE TOP FOR STABILITY

NOTE: SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

1 BOULDER SEAT NICHE

1/2" = 1'-0" P-PA-PIO-57

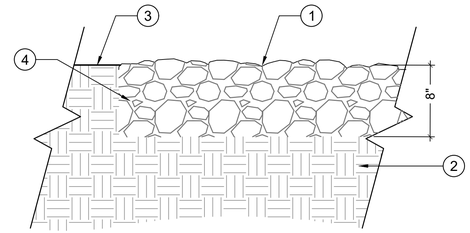


1. BOULDER LOCATIONS TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT
2. LANDSCAPE PLANTING - SEE PLANTING PLAN
3. FINISH GRADE
4. COMPACTED SUBGRADE
5. MIN 1/3 OF BOULDER SET BELOW GRADE
6. BOULDERS LOCATED IN PLAYGROUND AREA SHALL NOT EXCEED 18" ABOVE PLAYGROUND SURFACE

2 LANDSCAPE BOULDERS

1" = 1'-0" P-PA-PIO-46

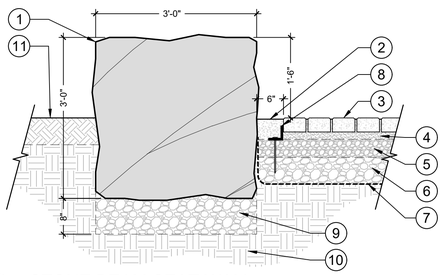
1. WASHED COBBLE, 4"-8" DIAMETER, 8" DEPTH MIN. OR AS INDICATED ON PLANS
2. COMPACTED SUBGRADE
3. ADJACENT CONDITION PER PLAN
4. SET LARGER DIAMETER COBBLES ALONG EDGE TO SECURE THE COBBLE AREA AND PREVENT MIGRATION OF ROCKS INTO ADJACENT LANDSCAPE



3 COBBLE

1 1/2" = 1'-0" P-PA-PIO-47

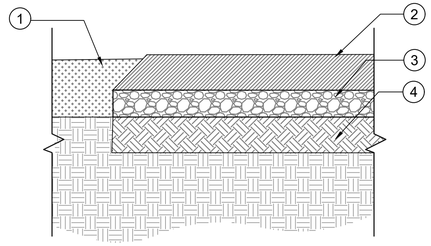
1. OKLAHOMA BEAM ROCK FROM GALLEGOS OR APPROVED EQUAL | SUBMIT PHOTOS OF STONES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE
2. DECOMPOSED GRANITE
3. PERMEABLE PAVERS, SEE PLANS
4. PERMEABLE PAVER BEDDING LAYER
5. PERMEABLE PAVER BASE LAYER
6. PERMEABLE PAVER SUBBASE LAYER
7. GEOTEXTILE FILTRATION FABRIC
8. PAVER EDGE RESTRAINT
9. COMPACTED AGGREGATE BASE
10. COMPACTED SUBGRADE
11. LANDSCAPE PER PLAN



4 STONE BEAM SEAT WALL

3/4" = 1'-0" P-PA-PIO-58

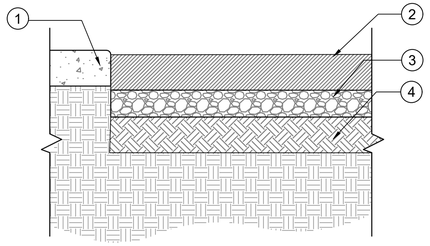
1. EDGE CONDITION AS INDICATED ON PLAN
2. ¾" MINUS STABILIZED DECOMPOSED GRANITE; COMPACT WITH ROLLER OR VIBRATION COMPACTOR COMPACT TO 4" THICKNESS. CONFIRM PRODUCT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
3. ⅜" MINUS CRUSHED ROCK. 3" DEPTH, MIN.
4. COMPACTED SUBGRADE



5 DECOMPOSED GRANITE TRAIL

1 1/2" = 1'-0" P-PA-PIO-36

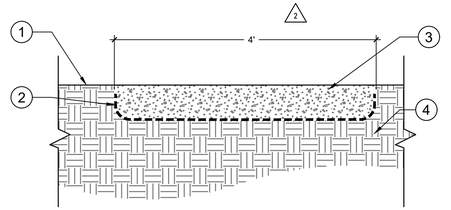
1. ADJACENT SURFACE, SEE PLANS
2. ¾" MINUS STABILIZED DECOMPOSED GRANITE; COMPACT WITH ROLLER OR VIBRATION COMPACTOR COMPACT TO 4" THICKNESS. CONFIRM PRODUCT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
3. ⅜" MINUS CRUSHED ROCK. 3" DEPTH, MIN.
4. COMPACTED SUBGRADE



6 DECOMPOSED GRANITE PATIO

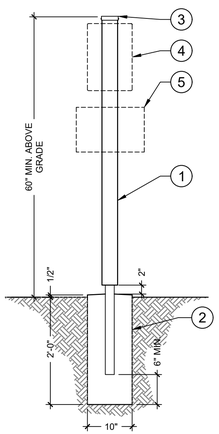
1 1/2" = 1'-0" P-PA-PIO-59

1. ADJACENT LANDSCAPE PER PLAN
2. GEOTEXTILE FILTRATION FABRIC
3. 4" DEPTH EXCAVATION FILLED WITH COARSE WOOD CHIPS
4. UNDISTURBED SUBGRADE



7 WOOD CHIP PATH

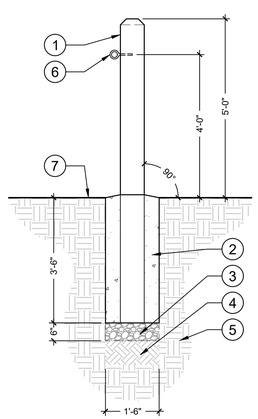
1 1/2" = 1'-0" P-PA-PIO-35



1. 4X4 CEDAR POST ON PIPE, 5' LENGTH
2. CONCRETE FOOTING, CROWN TOP FOR DRAINAGE AWAY FROM PIPE
3. BLACK POWDER-COATED STEEL POST CAP
4. METAIL SIGN, TYP.
5. DOG WASTE BAG DISPENSER PER SPECIFICATIONS

8 TYPICAL SIGN POST

3/4" = 1'-0" P-PA-PIO-30



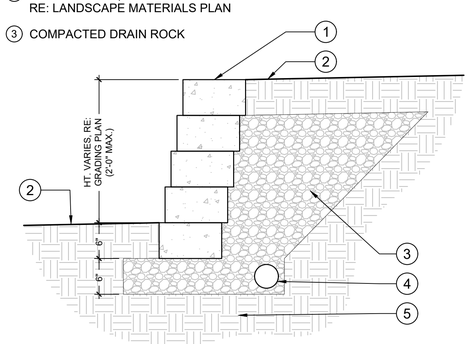
1. 8" DIAMETER ROUND CEDAR OR PINE POST WITH 1" CHAMFERED TOP
2. CONCRETE FOOTING, CROWN TOP FOR DRAINAGE AWAY FROM POST
3. COMPACTED CLEAN DRAIN ROCK
4. COMPACTED SUBGRADE
5. UNDISTURBED GRADE
6. ZINC PLATED EYE BOLT | MIN. 1/2" THICK, MIN. 4" LENGTH, MIN. 500 LBS DESIGN LOAD
7. FINISH GRADE

NOTE: APPLY PENETRATING OIL-BASED SEALER SUCH AS TWP 1500.

9 HAMMOCK / SLACK LINE POST

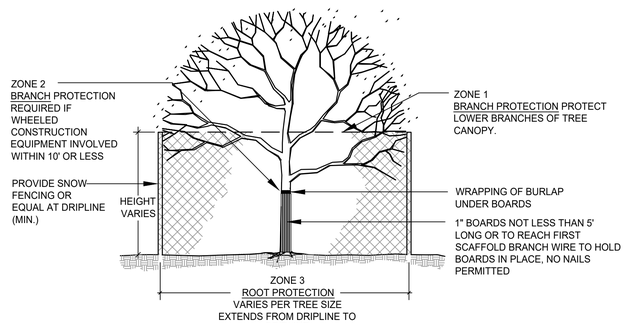
1/2" = 1'-0" P-PA-PIO-63

1. CONCRETE BLOCK WALL | ROSETTA KODAH BLOCK WALL BY BASALITE OR APPROVED EQUAL, COLOR: TBD
2. FINISH GRADE | MATERIAL VARIES, RE: LANDSCAPE MATERIALS PLAN
3. COMPACTED DRAIN ROCK
4. 4" PERFERATED DRAIN PIPE, CONNECT TO STORM DRAIN SYSTEM, IF AVAILABLE
5. COMPACTED SUBGRADE



10 LOW BLOCK RETAINING WALL

1" = 1'-0" P-PA-PIO-62



11 TREE PROTECTION DETAIL

1" = 1" P-PA-PIO-39

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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SHEET TITLE: SITE DETAILS

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:

MARGARET ANNA LOPERFIDO 0000838 10/27/2026 Original Date of Issuance STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406_MATERIALS
DRAWING NO:	L4.1
SHEET NO:	15 OF 20

Sep 10, 2026 - 9:54:19am - User: pstrick.sinnott
N:\PROJECTS\7556 10th & FRISCO COLORADO\25--000406 PIONEER PARK DESIGN FRISCO\CAD\LA\25--000406_MATERIALS.DWG

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:

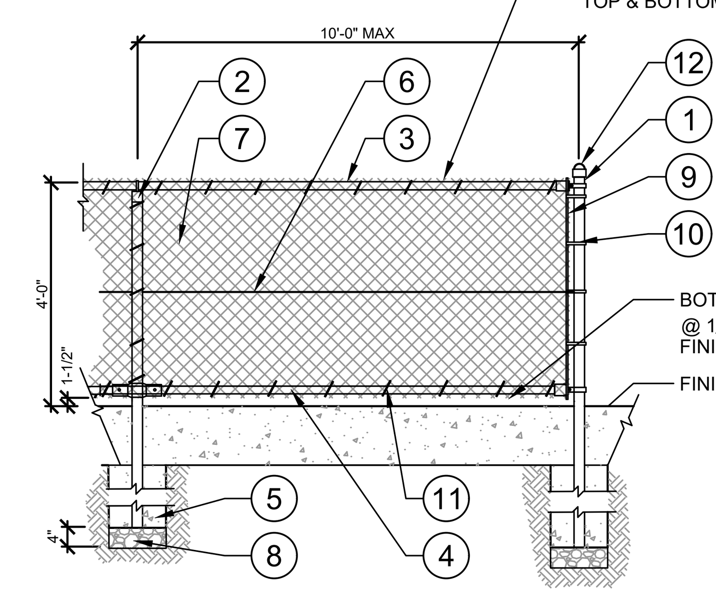
1. ALL FENCING PARTS AND FABRIC TO BE VINYL COATED STEEL, COLOR: TBD.
2. TENSION WIRES AND WIRE TIES SHALL BE 7 GAUGE.
3. MAXIMUM POST SPACING: 10' ON CENTER.
4. CONTRACTOR TO PROVIDE FINAL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. TOP OF CHAINLINK FABRIC TO BE KNUCKLED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

2

1 CHAINLINK FENCING SCHEDULE

N.T.S.

P-PA-PIO-68



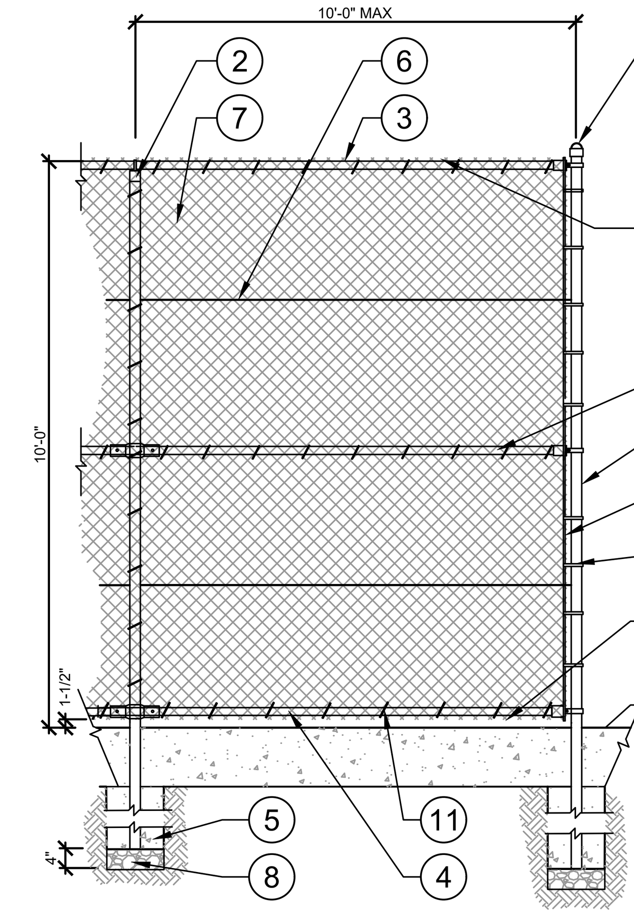
NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

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

2 CHAINLINK FENCE 4' HT.

NTS

P-PA-PIO-38



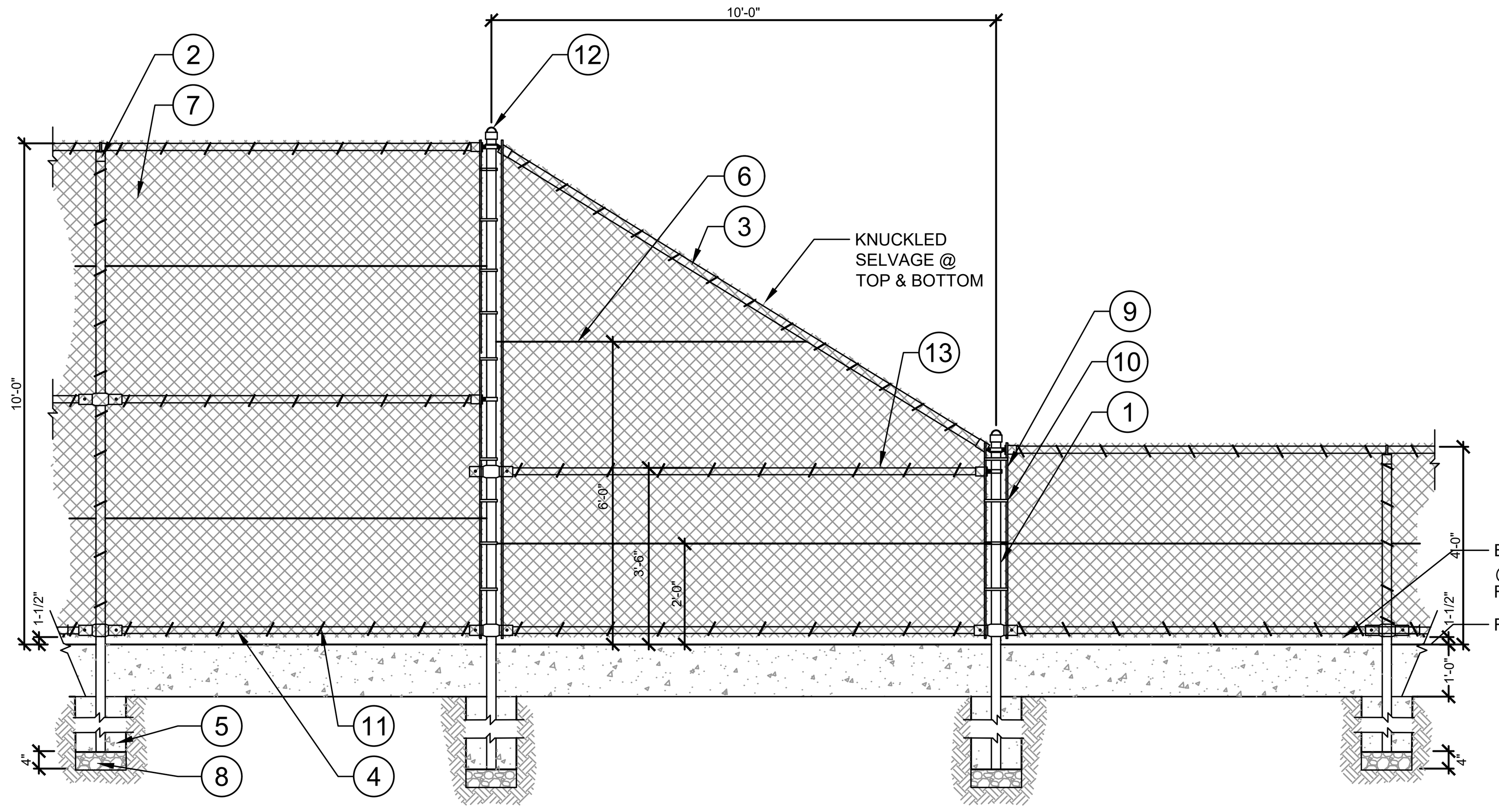
NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

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

3 CHAINLINK FENCE 10' HT.

NTS

P-PA-PIO-64



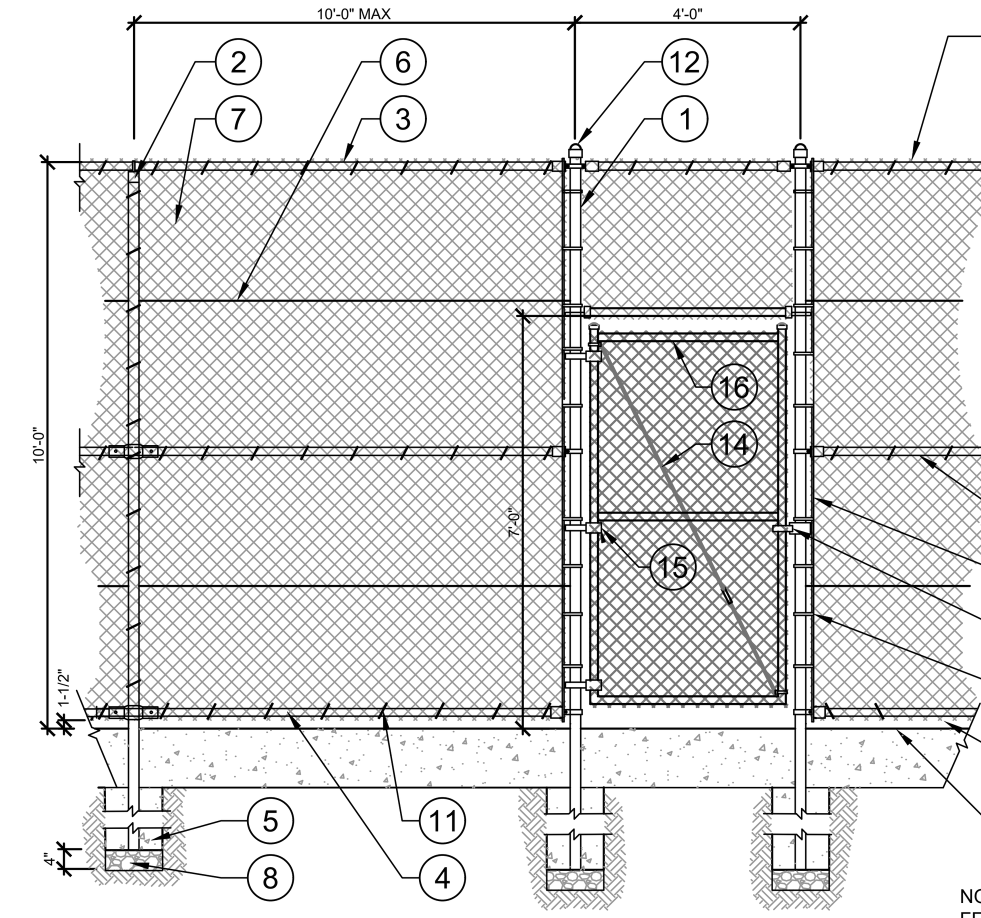
NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

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

4 CHAINLINK FENCE TRANSITION

NTS

P-PA-PIO-66



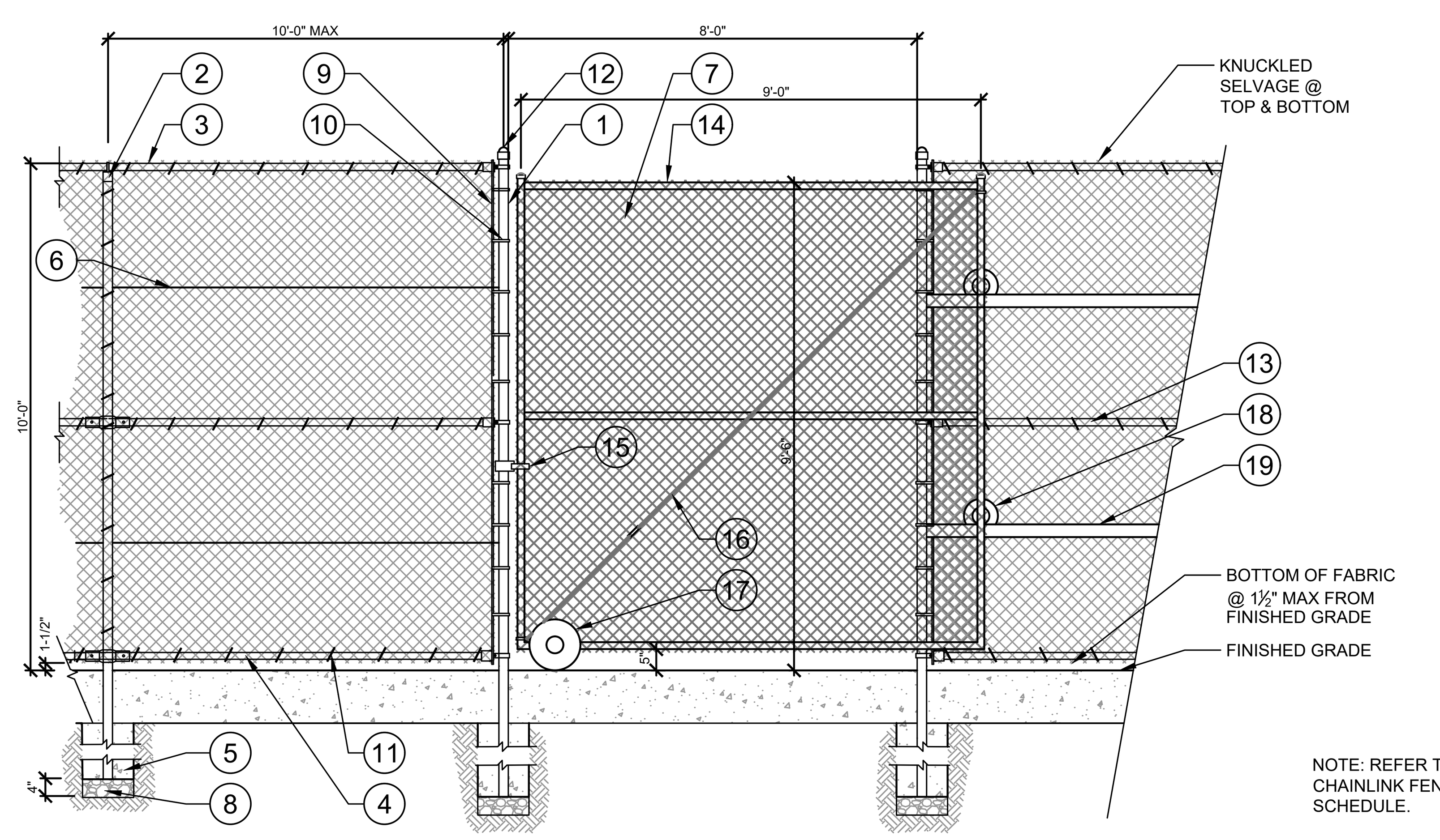
NOTE: REFER TO CHAINLINK FENCE SCHEDULE.

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

5 CHAINLINK FENCE PEDESTRIAN GATE

NTS

P-PA-PIO-65



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. 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

6 CHAINLINK FENCE ROLLER GATE

NTS

P-PA-PIO-67

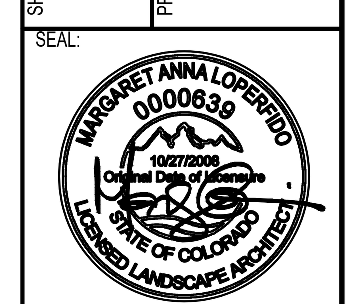
REVISIONS		DATE	BY
	PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
1	PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2	100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
3	100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
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5	100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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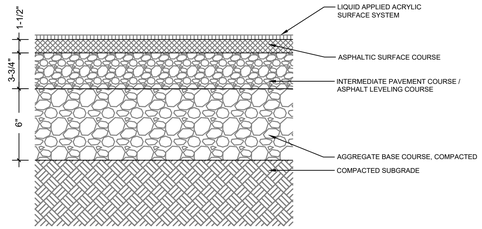
PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:



DESIGNER: ML
DRAWN BY: PS
APPROVED BY: ML
DATE: JUNE 9, 2026
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DRAWING FILE NO: 25-000406 MATERIALS
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SHEET NO: 16 OF 20

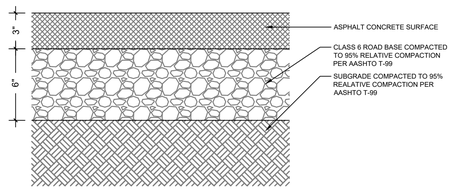
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NOTES:
1. DEPTHS INDICATED ARE COMPACTED THICKNESS
2. BASE COURSE SHALL ADHERE TO THE REQUIREMENTS OF THE CDOT CLASS 6 AGGREGATE BASE COURSE.

1 ASPHALT COURT PAVING

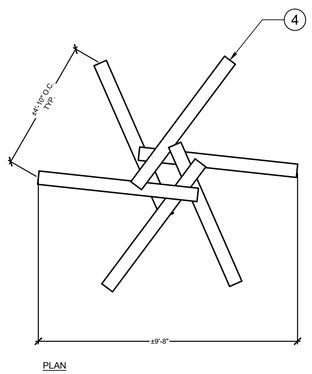
3" = 1'-0" P-PA-PIO-19



NOTES:
1. MATERIALS AND CONSTRUCTION OF PAVEMENTS, INCLUDING COMPACTION FOR PROJECT, SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF FRISCO AND COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2025).
2. TACK COAT AND JOINT SEALING SHALL BE PROVIDED AS REQUIRED.
3. ASPHALT CONCRETE SURFACE SHALL ADHERE TO THE REQUIREMENTS OF VISCOSITY GRADE 58-28AS SPECIFIED BY AASHTO M 226, TABLE 1.
4. ROAD BASE SHALL ADHERE TO THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF TRANSPORTATION CLASS 6 AGGREGATE BASE COURSE.
5. ALL DEPTHS ARE COMPACTED THICKNESS.

2 LIGHT DUTY ASPHALT PAVING

3" = 1'-0" P-PA-PIO-69



1. ROBINIA WOOD POLES (APPROX 10'LX6"DIA.)
2. INSTALL RECESSED ANCHOR BOLT AT EACH LOG JUNCTION; INSTALL INSIDE SHELTER TO HIDE BOLTS
3. POLE SUPPLIER TO PROPOSE SEALANT FOR POLE ENDS
4. EXTEND POSTS INTO GRADE. COMPACT EXISTING SUBGRADE AND DECOMPOSED GRANITE AROUND BASE OF POSTS

3 PLAY SHELTER

NTS P-PA-PIO-72

1. ROBINIA WOOD POST
2. 1-1/2" DIA. STEEL PIPE
3. CONCRETE FOOTING
4. MINIMIZE DISTURBANCE TO EXISTING SOIL AND PLANTS
5. 45 DEGREE CHAMFER
6. BIRD NESTING BOX: CONTRACTOR TO PROVIDE SHOP DRAWINGS; POLE SUPPLIER TO PROVIDE STAIN PALETTE; BOX A (6"WX6"DX15"H APPROX.) BOX B (8"WX4"DX8"H APPROX.) BOX C (6"WX6"DX9"H APPROX.) BOXES TO HAVE HINGED FRONT PANELS
7. FLATTEN POST BEHIND BIRD BOX AS NEED TO MOUNT BOX SECURELY, TYP.

4 BIRD NESTING BOXES

NTS P-PA-PIO-71

1. BELGARD 'DIMENSIONS' SINGLE UNIT PAVER (6"X12"X2-3/8") OR APPROVED EQUAL. COLOR: SCANDIA GREY, PATTERN: HERRINGBONE
2. 1" SAND SETTING BED
3. SAND SWEPT JOINTS
4. 6" COMPACTED ROAD BASE
5. COMPACTED SUBGRADE
6. EDGE RESTRAINT ON ALL OUTSIDE EDGES

5 PAVERS B - SOFT SET PATIO PAVERS

1" = 1'-0" P-PA-PIO-49

1. 3" DIA. HALF PERFORATED PIPE, 6"MIN. COVER, SLOPE FOR POSITIVE DRAINAGE, RE: CIVIL
2. COBBLE 1-1/2" TO 2"DIA. WASHED ROCK
3. 6" COMPACTED ROAD BASE
4. SIDEWALK, SEE PLANS
5. COMPACTED SUBGRADE
6. LOW BLOCK RETAINING WALL, RE: 10/L4.1

6 FRENCH DRAIN

1" = 1'-0" P-PA-PIO-77

REVISIONS		DATE	BY
PRICING SET - NOT FOR CONSTRUCTION		3/2/26	PS
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100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	3	7/2/26	PS
100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	4	7/23/26	PS
100 % CONSTRUCTION DOCUMENTS -REVISED GRADING	5	9/4/26	PS

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SHEET TITLE: SITE DETAILS

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LOFGREN 0000839 10/27/2026 Original Date of Issuance STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
JOB NO:	7556
DRAWING FILE NO:	25-000406 MATERIALS
DRAWING NO:	L4.3
SHEET NO:	17 OF 20

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PLANT SCHEDULE

SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	CAL
TREES					
	PT	14	2/L6.0	POPULUS TREMULOIDES QUAKING ASPEN	2.5" CAL.
CONIFERS					
	PE	6 (2)	1/L6.0	PICEA ENGELMANNII ENGELMANN SPRUCE	10` HT MIN
	PM	1	1/L6.0	PSEUDOTSUGA MENZIESII VAR. GLAUCA ROCKY MOUNTAIN DOUGLAS FIR	8` HT MIN

SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE
SHRUBS					
	AT	8 (2)	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 CHOKECHERRY	5 GAL
	RG	20 (1)	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

SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS						
	AG	113 (5)	5/L6.0	ARGENTINA ANSERINA SILVERWEED CINQUEFOIL	6" POT	18" o.c.
	MR	56 (2)	5/L6.0	MAHONIA REPENS CREEPING MAHONIA	6" POT	24" o.c.
	NG	10,248 SF (5)		NATIVE GRASS SEEDING	HYDROSEED	
	PR	115	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 AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION PER TOWN CODE. SEE PROJECT MANUAL, TYP.
34	ADJUST PLANT LOCATION IN FIELD TO ALLOW PEDESTRIAN ACCESS TO GATE.

NOTE: ALL PLANT MATERIAL TO BE FIELD VERIFIED BASED ON ACTUAL SITE CONDITIONS, LOCATIONS OF EXISTING TREES, AND TO AVOID CONFLICT WITH UTILITIES.

REVISIONS	DATE	BY
PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
1 100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
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3 100 % CONSTRUCTION DOCUMENTS -REVISED GRADING	9/4/26	PS

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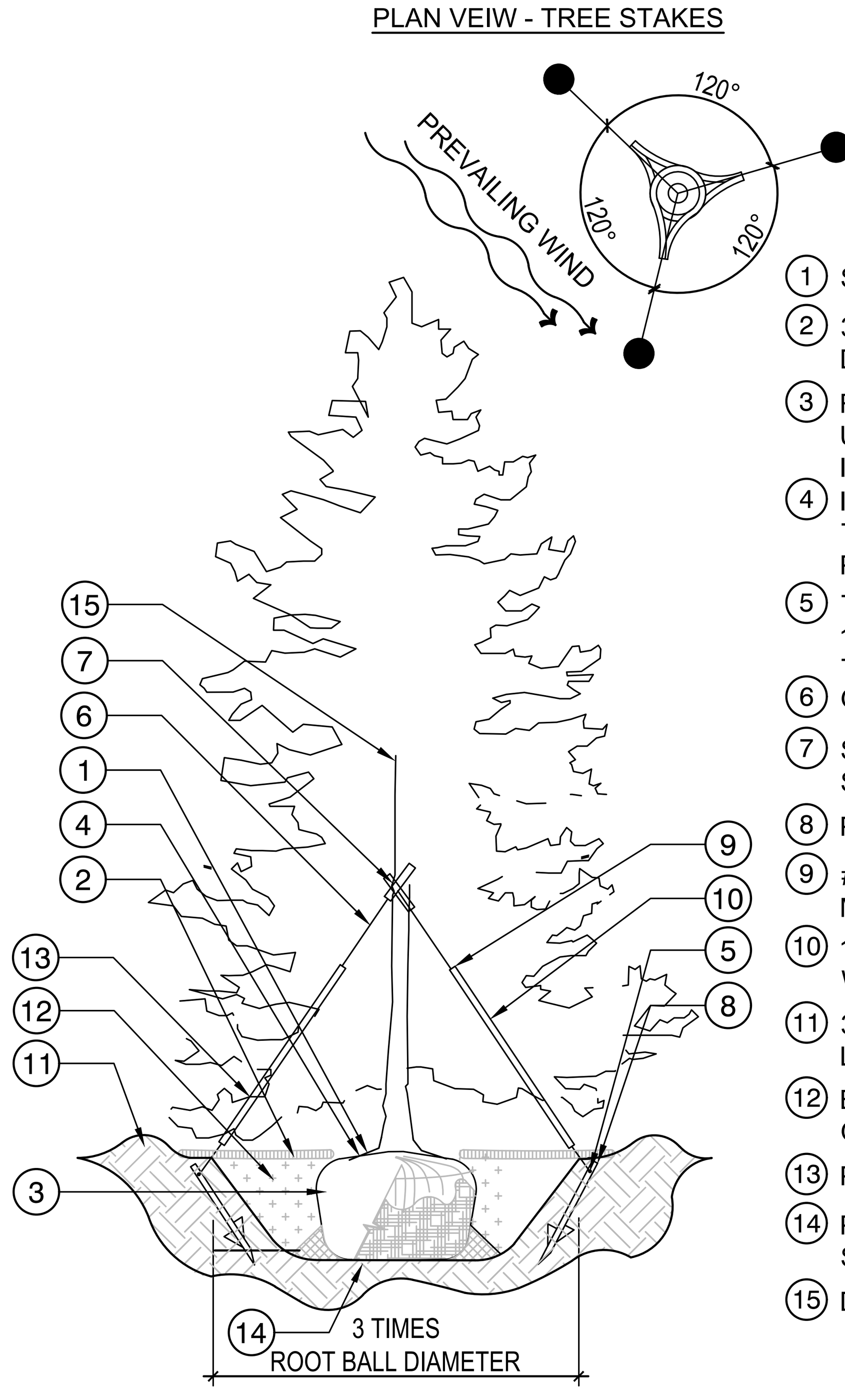
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PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL:
MARGARET ANNA LOGERWOOD
0000638
10/27/2025
Governor State of Colorado
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DESIGNER:	ML
DRAWN BY:	PS
APPROVED BY:	ML
DATE:	JUNE 9, 2026
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DRAWING FILE NO:	25-000406 PLANTING
DRAWING NO:	L5.0
SHEET NO:	18 OF 20

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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 GUAGE 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

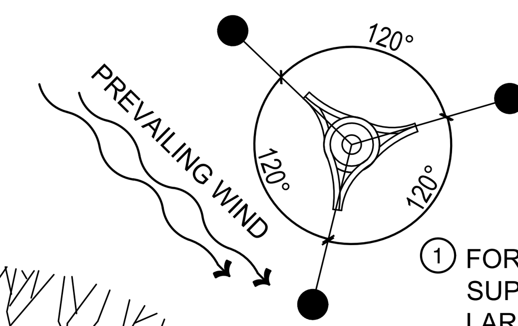
PRUNING NOTES:
DO NOT PRUNE EVERGREEN TREE AT PLANTING. REMOVE ONLY BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

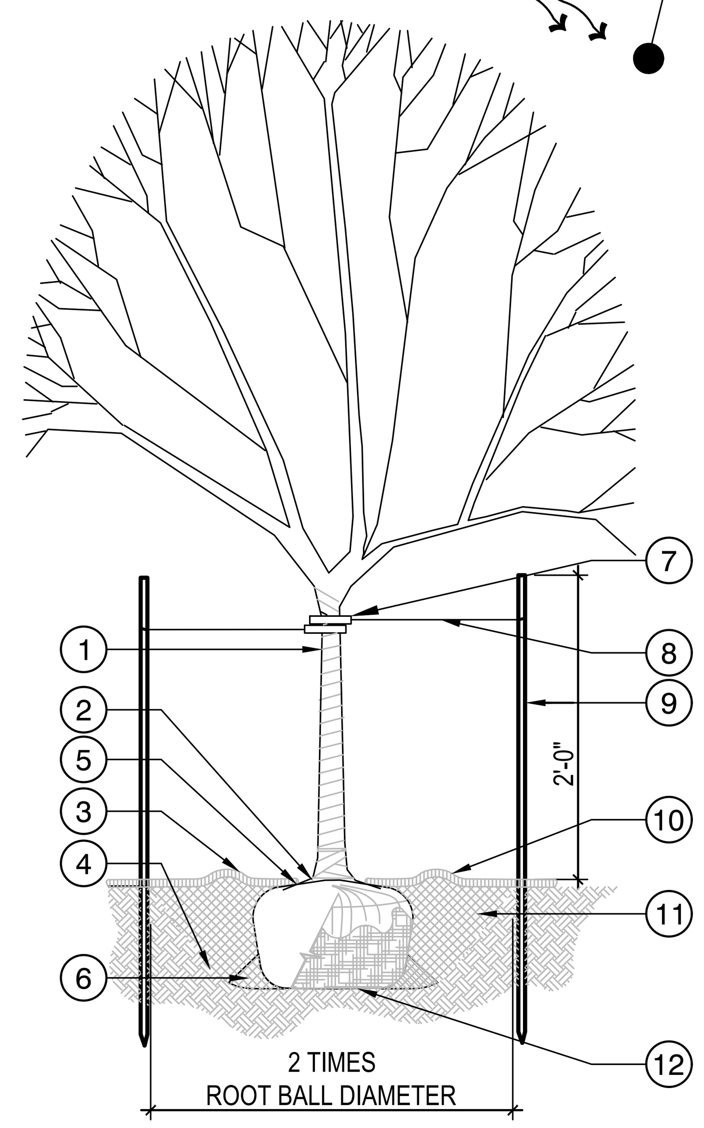
STAKING NOTES:
NOT ALL TREES NEED TO BE STAKED. TREES EXPOSED TO HIGH WINDS OR PLANTED ON SLOPES MAY REQUIRE STAKING. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF THE FIRST GROWING SEASON.
- 1 ½" CAL. SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (TYP. N.W. SIDE)
- 1 ½" - 3" CAL. SIZE - 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 1½" 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

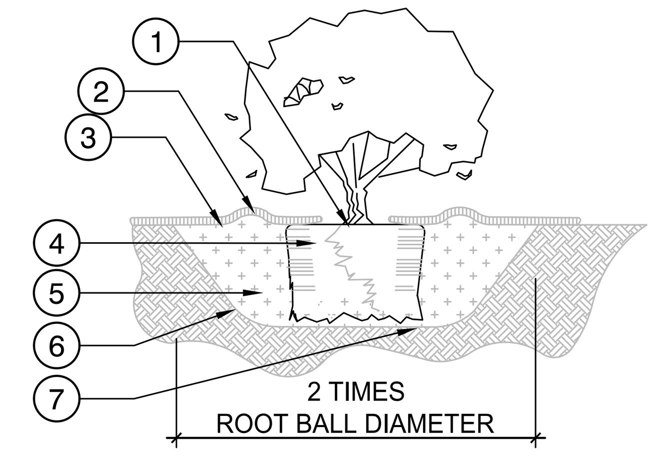




1. FOR MULTI-STEM/CLUMP ASPEN, ATTACH SUPPORT CABLES NYLON STRAPS TO THE LARGEST LEADER.
2. SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
3. 4" DEEP MULCH RING, MIN. 6' DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
4. 1:1 SLOPE ON SIDES OF PLANTING HOLE
5. REMOVE ALL TWINE, ROPE, BURLAP AND 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



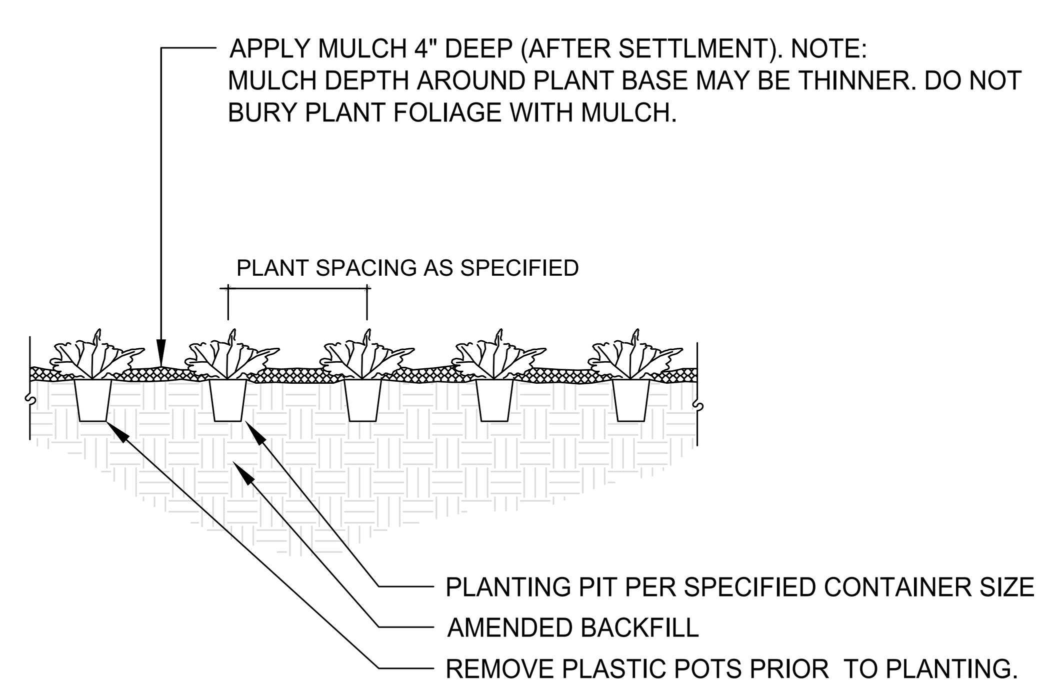
1. SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
2. 4" HIGH WATER SAUCER
3. BED MULCH PER SPEC.
4. REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, BASKETS, WIRE, ETC. FROM THE ROOTBALL. BREAK UP ENCIRCLING ROOTS WITH SHARP KNIFE OR SPADE
5. BACKFILL WITH BLEND OF EXISTING SOIL AND ORGANIC MATERIAL, 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

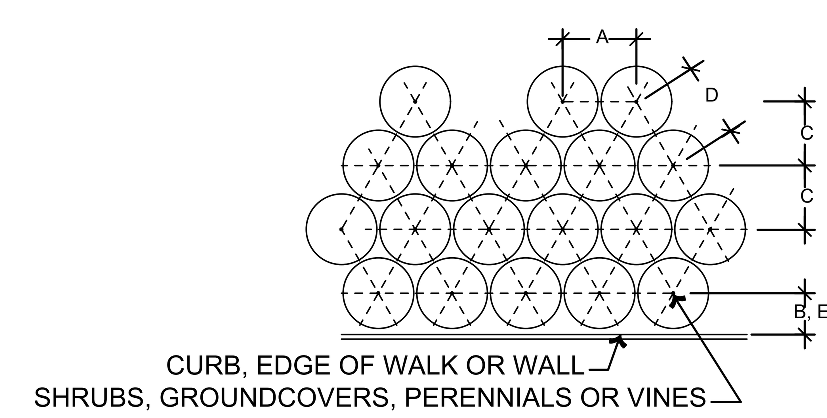
NOT TO SCALE P-PA-PIO-16



4 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE P-PA-PIO-18

PLANT SPACING	A	B	C	D	E (SHRUBS ONLY)
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

REVISIONS		DATE	BY
	PRICING SET - NOT FOR CONSTRUCTION	3/2/26	PS
1	PRICING SET - NOT FOR CONSTRUCTION REV 01	3/19/26	PS
2	100 % CONSTRUCTION DOCUMENTS	6/9/26	PS
3	100 % CONSTRUCTION DOCUMENTS - GRADING + DRAINAGE UPDATE	7/2/26	PS
4	100 % CONSTRUCTION DOCUMENTS - G+D DATUM UPDATE	7/23/26	PS
5	100 % CONSTRUCTION DOCUMENTS - REVISED GRADING	9/4/26	PS

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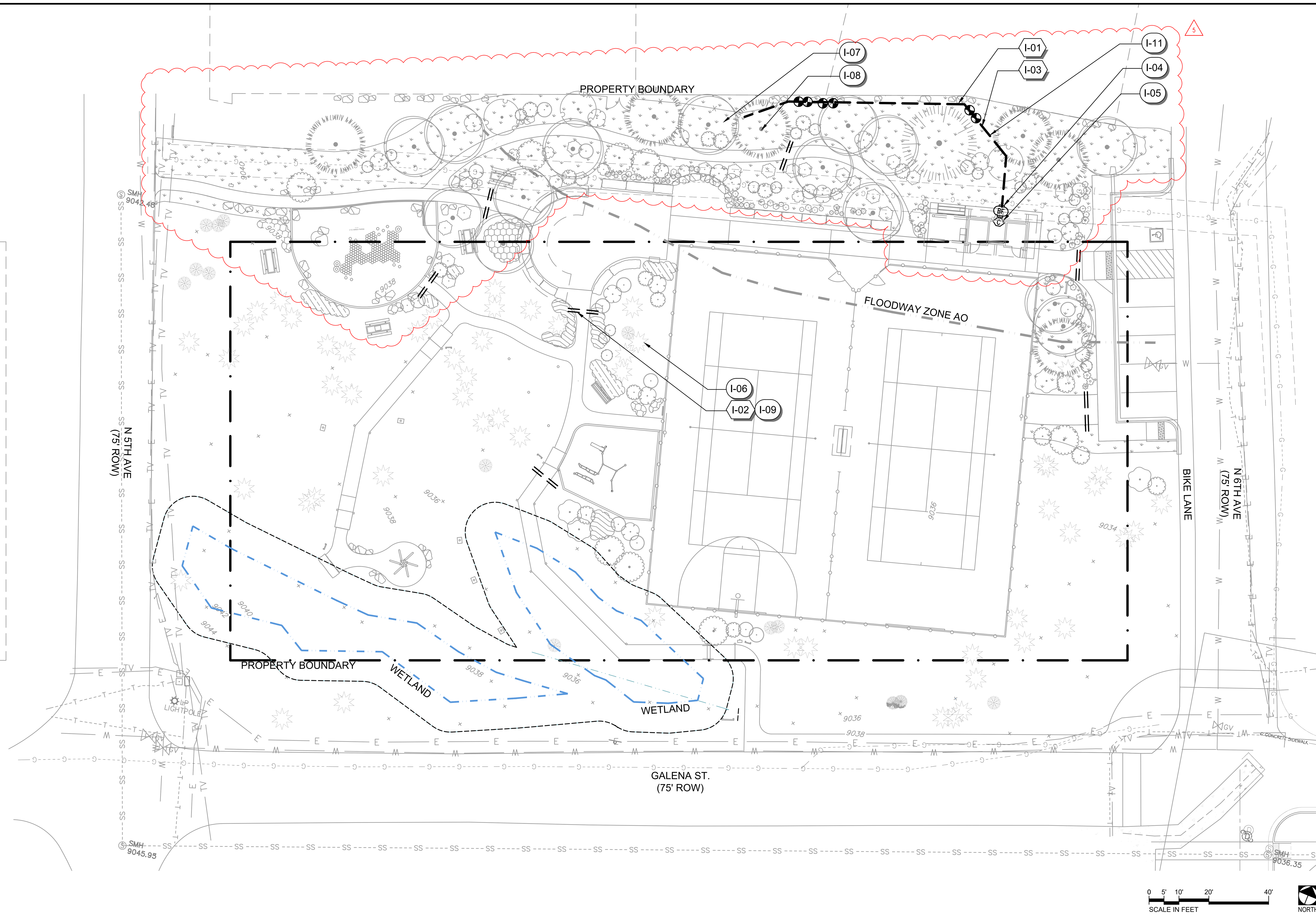
SHEET TITLE: PLANTING DETAILS

PROJECT NAME: PIONEER PARK
5TH AVE FRISCO, CO 80443

SEAL: MARGARET ANNA LOPERFIDO 0000639 10/27/2006 Original Date of licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DESIGNER: ML
DRAWN BY: PS
APPROVED BY: ML
DATE: JUNE 9, 2026
JOB NO: 7556
DRAWING FILE NO: 25-000406 PLANTING
DRAWING NO: L6.0
SHEET NO: 19 OF 20

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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 INSTALLATOIN OF PATHS AND HARDSCAPE, TYP.
△2 I-11	INSTALL IRRIGATION SUBMETER (OWNER SUPPLIED) DOWNSTREAM OF WATER TAP / WATER METER.

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 6-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. △1 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 BY 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.
10. SLEEVING TO BE 4" SCH 40 PVC.

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.

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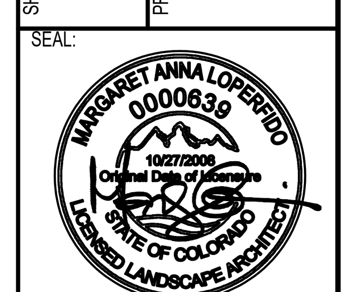
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SHEET TITLE: IRRIGATION PLAN

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