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WINDERMERE

COUNTY OF EL PASO, COLORADO

PARK LANDSCAPE CONSTRUCTION DOCUMENTS

LOCATED IN THE EAST HALF (E 1/2) SECTION 29, T13S, R65W
OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

IRRIGATION NOTES

- SOD AREAS AS ILLUSTRATED ON THE DRAWINGS SHALL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/OR POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN IRRIGATED SOD AREAS) SHALL BE DRIP IRRIGATED. PROVIDE 2 EMITTERS PER SHRUB/ GRASS AND 4 EMITTERS PER TREE.
- AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE IN THE IRRIGATION SYSTEM DESIGN.
- SLEEVING TO BE SCHEDULE 40 PVC INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/OR LATERALS.
- IRRIGATION MAINLINE TO BE BURIED MINIMUM 24" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
- CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TREE AND SHRUB PLANTING NOTES

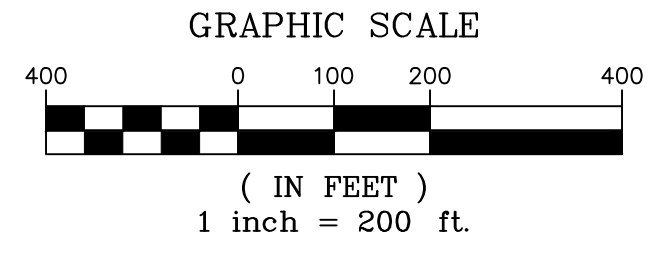
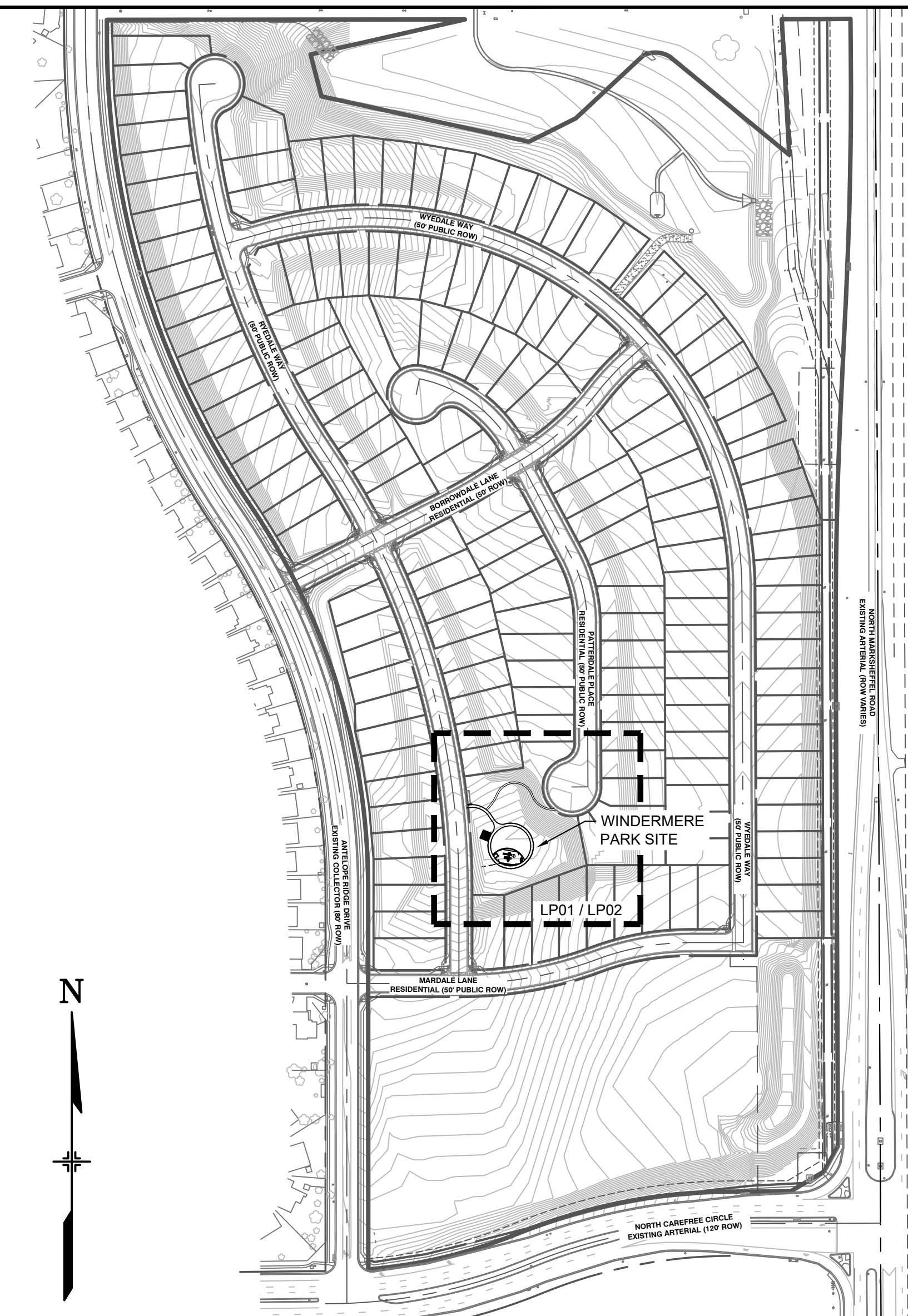
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SOIL AMENDMENT NOTES

- PER USDA SOIL SURVEY, THE SITE CONSISTS OF SANDY LOAM.
- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

SODDING AND SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



CONTEXT MAP

SITE DATA	
TAX SCHEDULE NO.	5329100004, 5329400016
PROJECT ADDRESS	TBD/ VACANT LAND
PROJECT LOCATION	NORTHWEST OF MARKSHEFFEL ROAD AND NORTH CAREFREE CIRCLE
ENTITLEMENT PLANS	WINDERMERE PRELIMINARY PLAN EL PASO COUNTY (SP-19-003)

No.	DATE	DESCRIPTION	BY
REVISIONS			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY N/A
SEE CONTEXT MAP

SHEET INDEX

SHEET DESCRIPTION	SHEET NUMBER	SHEET TITLE
COVER SHEET	1	CS01
PARK SITE DETAILS	2	DT01
PARK SITE DETAILS	3	DT02
LANDSCAPE DETAILS	4	DT03
PARK LAYOUT PLAN	5	LP01
PARK LANDSCAPE PLAN	6	LP02

PREPARED BY:

SEAL

PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

WINDERMERE

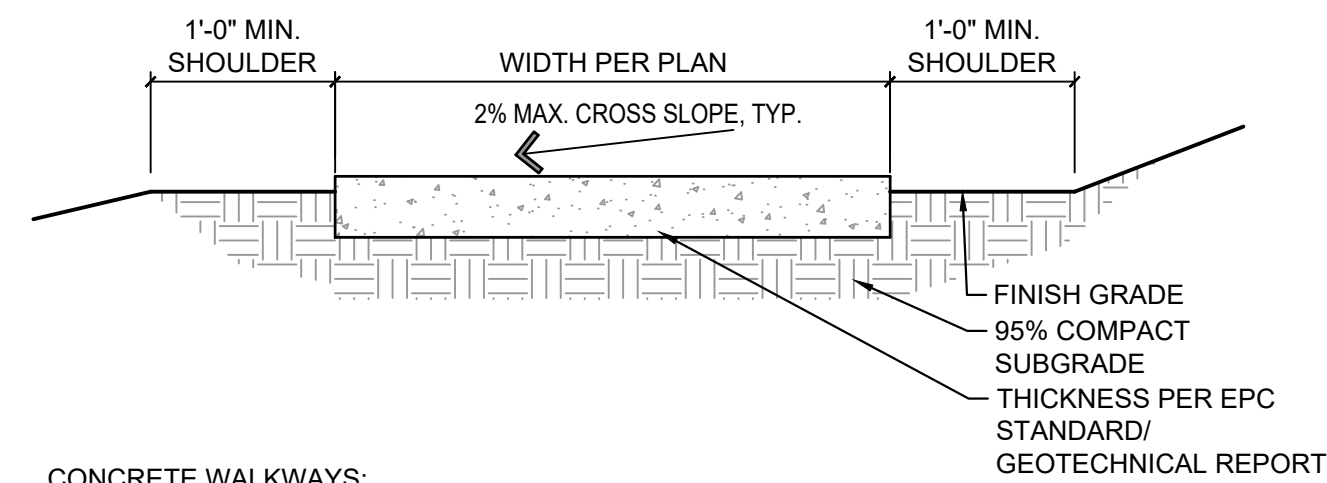
PARK
LANDSCAPE CONSTRUCTION DOCUMENTS

COVER SHEET

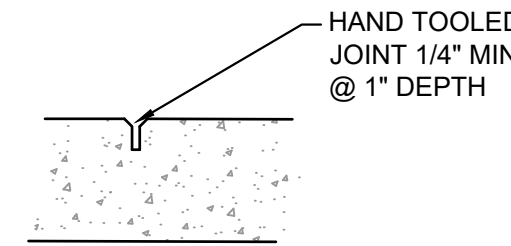
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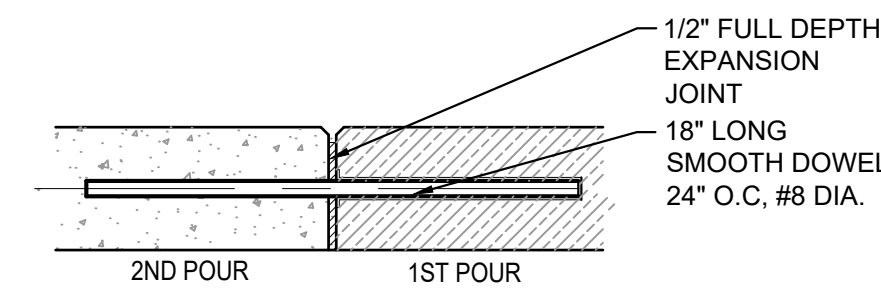
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- CONCRETE WALKWAYS:**
1. REFER TO GEOTECH FOR CONCRETE DEPTH AND SUBGRADE REQUIREMENTS.
 2. MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW.
 3. ALL FINISHED CONCRETE SURFACES TO HAVE 2% CROSS SLOPE, MAX.



- NOTES:**
1. AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @ 10' O.C. MAXIMUM SPACING.

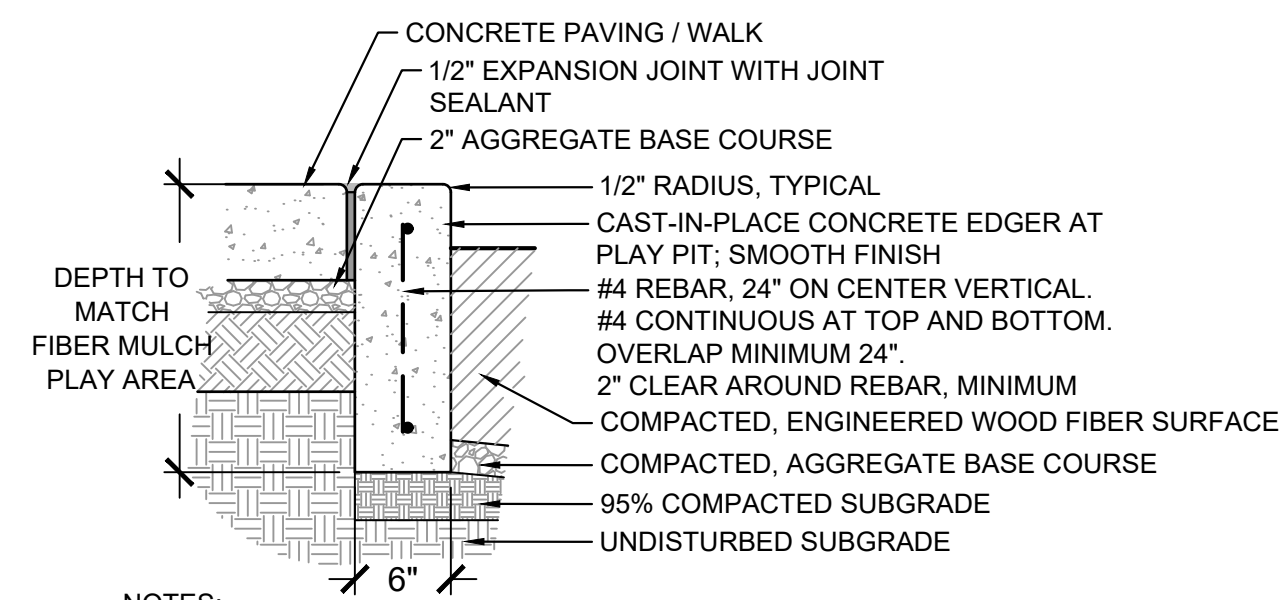


- NOTES:**
1. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.
 2. 1/2" PREMOLD FIBER EXPASION JOINT @ 50' O.C. MAX SPACING.
 3. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL.
 4. 90% COMPACTED SUBGRADE

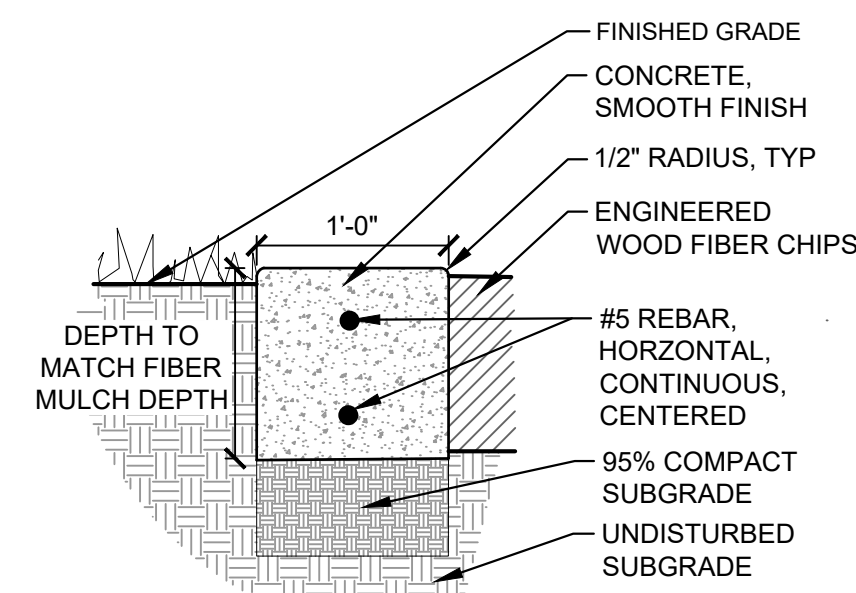
1 CONCRETE WALK
NTS MS-STD-PV-05

2 CONCRETE CONTROL JOINT
NTS MS-STD-PV-06

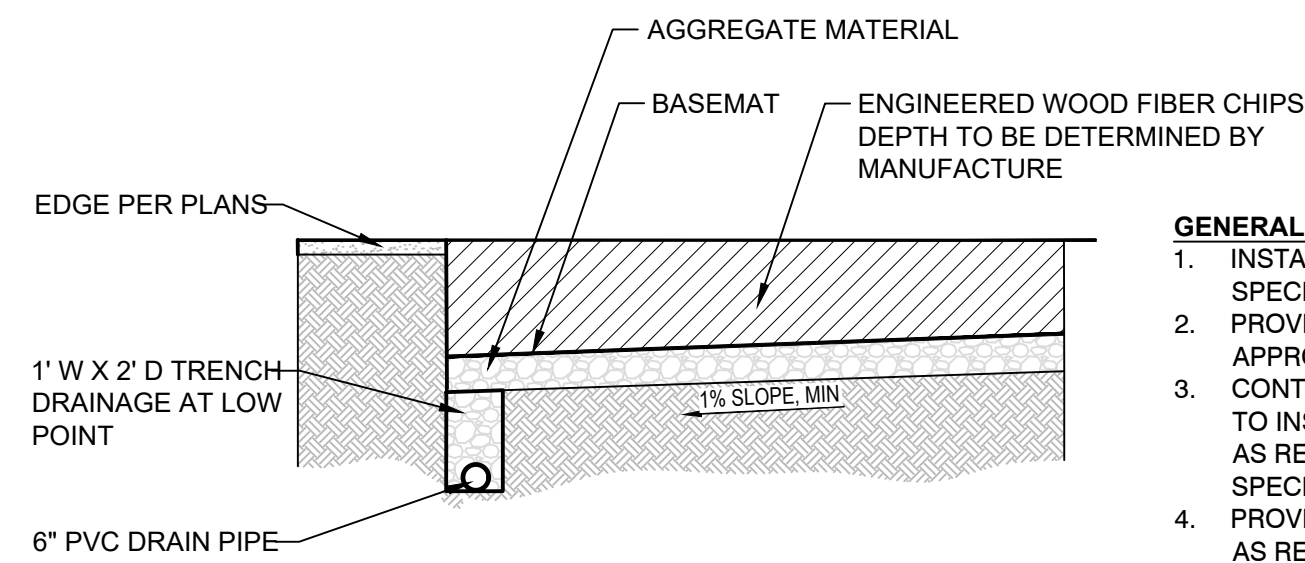
3 CONCRETE EXPANSION JOINT
NTS MS-STD-PV-07



- NOTES:**
- JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
 2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM



5 12" CONCRETE PLAY EDGE
NTS MS-PR-WDMR-06



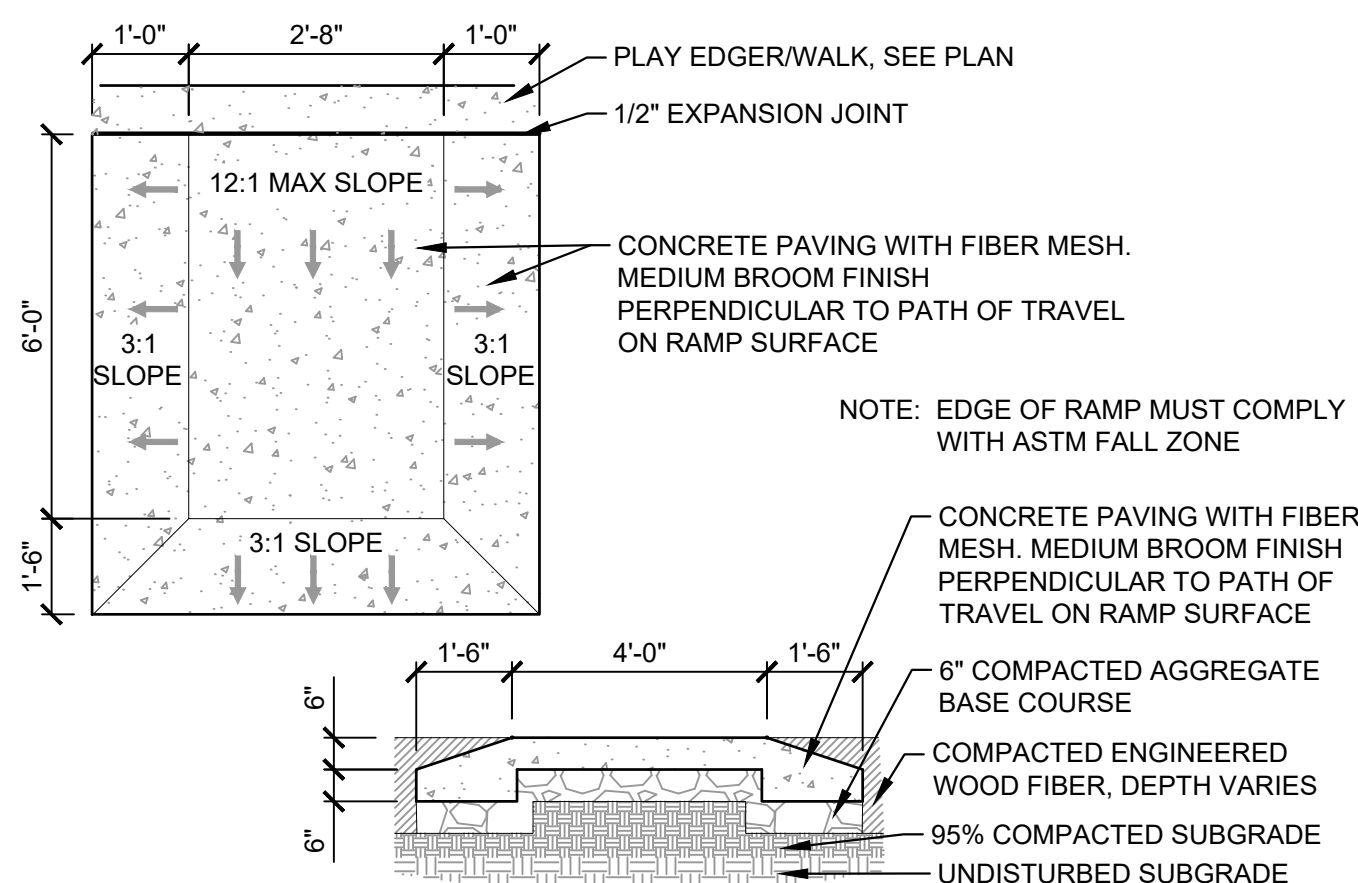
- GENERAL NOTES:**
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE.

COMPANY: FIBAR PLAYGROUND SURFACING
 PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL
 MODEL: FIBAR200; FIBAR DRAIN; FIBARFELT OR APPROVED EQUAL
 WEBSITE: WWW.FIBAR.COM
 PHONE: 1-800-372-2721
 ADDRESS: 80 Business Park Drive, Armonk, NY 10504

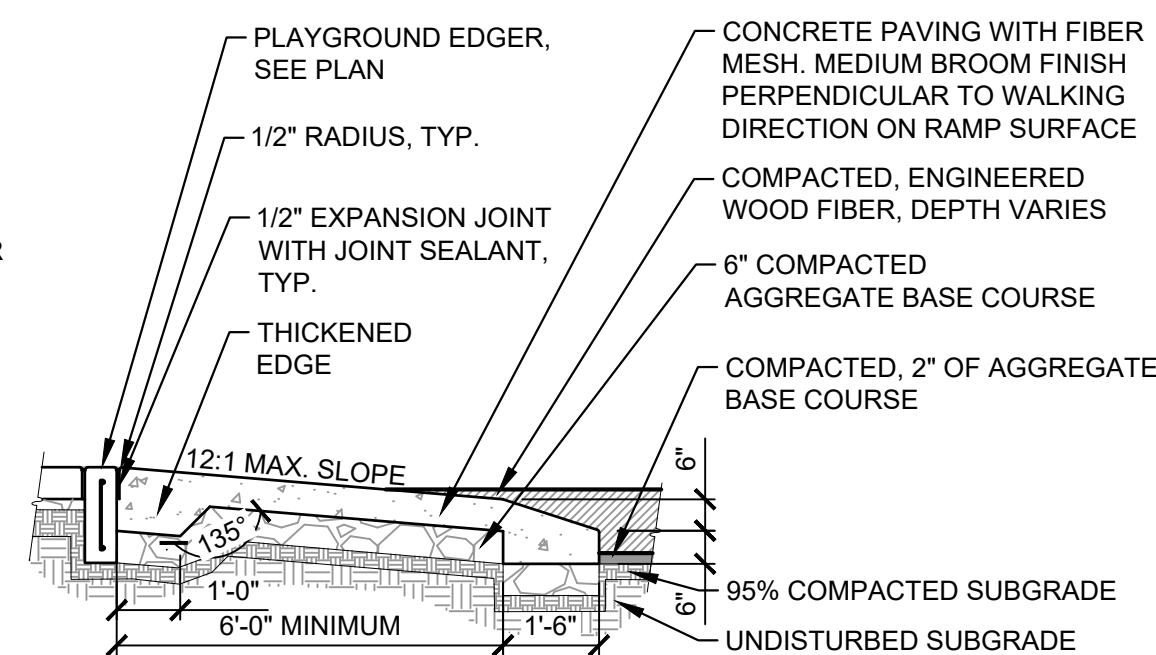
NOTE: ALL DEPTHS OF MATERIAL TO BE VERIFIED WITH PLAY EQUIPMENT MANUFACTURER FOR CRITICAL FALL HEIGHT

4 CONCRETE THICKENED EDGE
NTS MS-PR-WDMR-03

6 ENGINEERED WOOD FIBER - FIBAR200
NTS

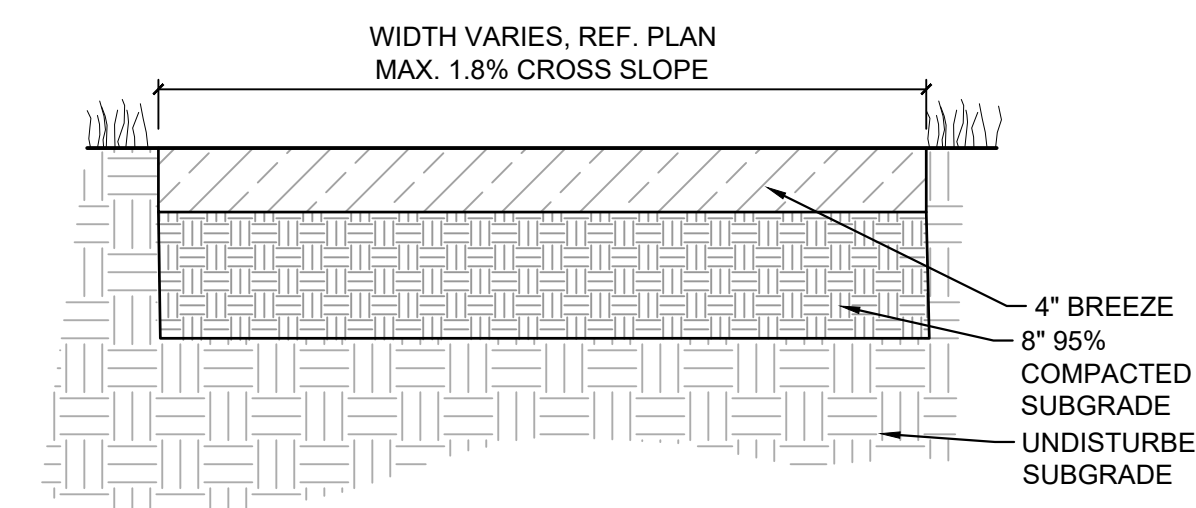


NOTE: EDGE OF RAMP MUST COMPLY WITH ASTM FALL ZONE

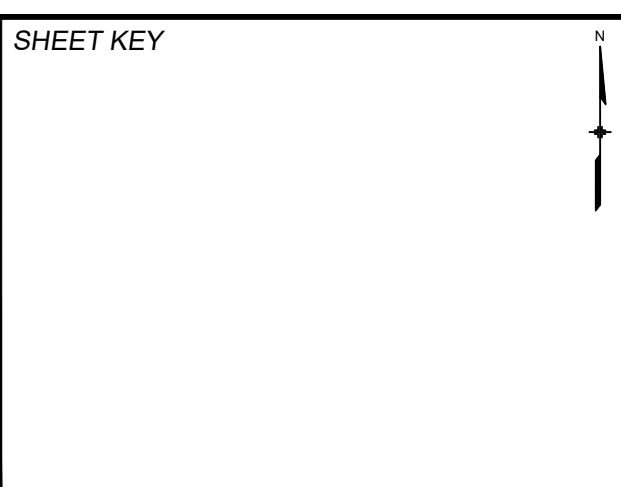


7 ADA PLAYGROUND RAMP
NTS MS-PR-WDMR-01

8 BREEZE PATH
NTS MS-STD-PV-02



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Excellence by Design

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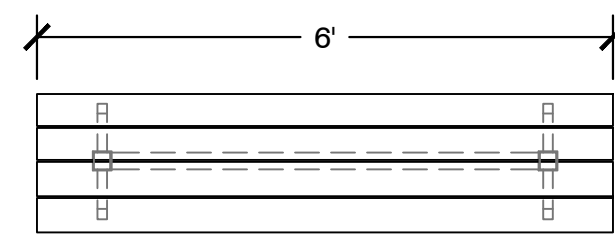
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CHECKED BY: JRA	VERT: N/A		



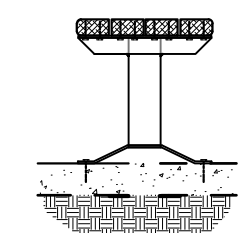
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MANUFACTURER: AMERICAN PARKS COMPANY
 MODEL NUMBER: 952
 PRODUCT: BOLLARD STYLE BENCH W/OUT BACK
 SPECIFICATIONS: 6' LENGTH, 2X4" RECYCLED PLASTIC PLANKS
 COLOR: GREEN PLANKS, BROWN FRAME, OR APPROVED BY OWNER
 MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
 WEBSITE: WWW.AMERICANPARKSCOMPANY.COM
 PHONE: 800-381-4491

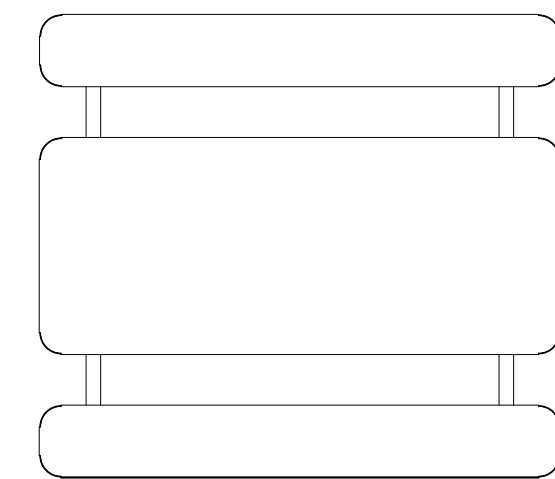
NOTES:
 1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 2. OR APPROVED EQUAL BY OWNER



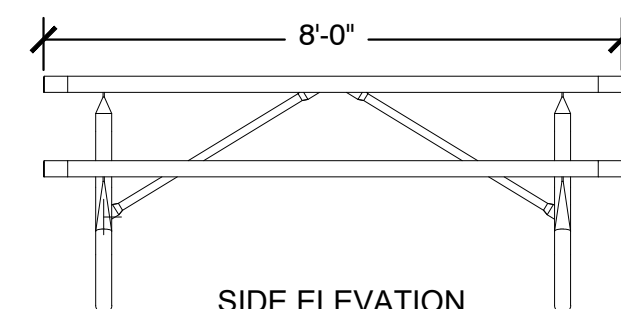
PLAN VIEW



SIDE ELEVATION



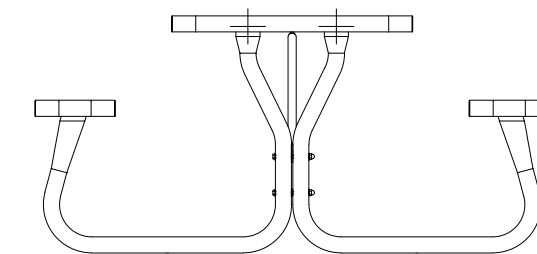
TOP VIEW



SIDE ELEVATION

MANUFACTURER: AMERICAN PARKS COMPANY
 MODEL NUMBER: 158
 PRODUCT: RECYCLED HEAVY DUTY RECTANGULAR TABLE
 SPECIFICATIONS: 8' LENGTH, 2X10" RECYCLED PLASTIC PLANKS
 COLOR: BROWN PLANKS, BROWN FRAME, OR AS APPROVED BY OWNER
 MOUNTING: PORTABLE OR SURFACE MOUNTED, PER OWNER
 WEBSITE: WWW.AMERICANPARKSCOMPANY.COM
 PHONE: 800-381-4491

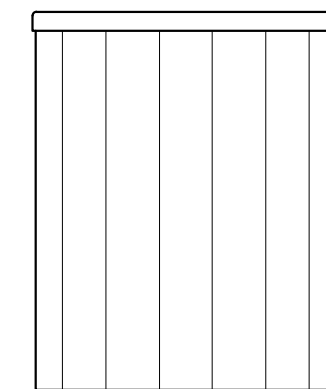
NOTES:
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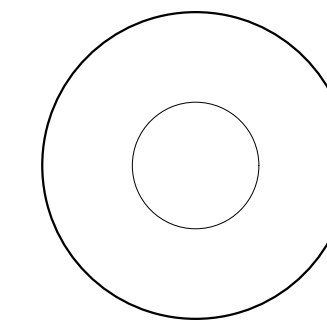
FRONT ELEVATION

MANUFACTURER: AMERICAN PARKS COMPANY
 MODEL NUMBER: TR-32
 PRODUCT: SLATED, 32 GALLON TRASH RECEPTACLE WITH LINER AND LID
 SPECIFICATIONS: WOOD SLATS, 32 GALLON, RAIN BONNET LID, PLASTIC CAN LINER
 COLOR: PRESSURE TREATED WOOD OR APPROVED BY OWNER
 MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
 WEBSITE: WWW.AMERICANPARKSCOMPANY.COM
 PHONE: 800-381-4491

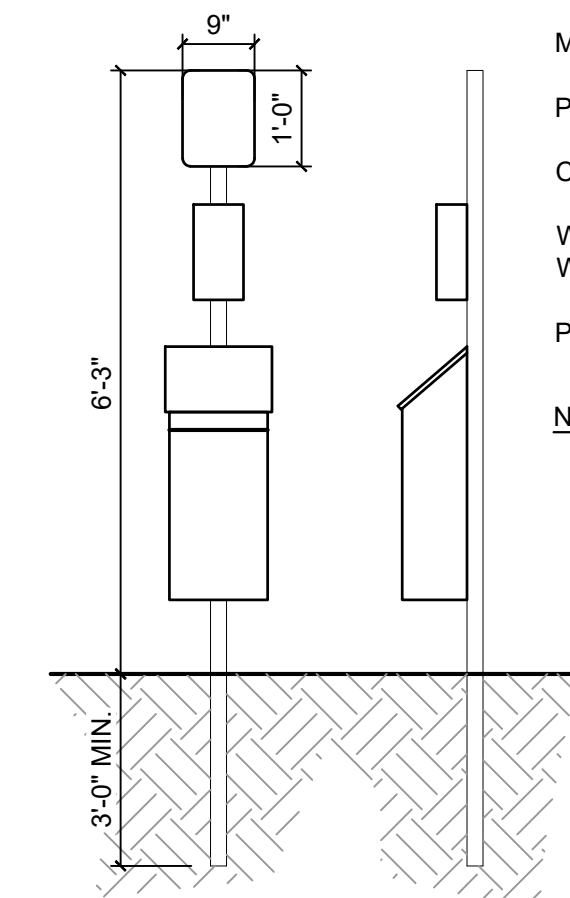
NOTES:
 1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 2. OR APPROVED EQUAL BY OWNER



FRONT ELEVATION



TOP VIEW



MANUFACTURER: WORTHINGTON DIRECT
 PRODUCT: UNTRAPLAY, BARK 490
 COLOR: BY OWNER

WEBSITE: WWW.WORTHINGTONDIRECT.COM
 PHONE: 800-599-6636

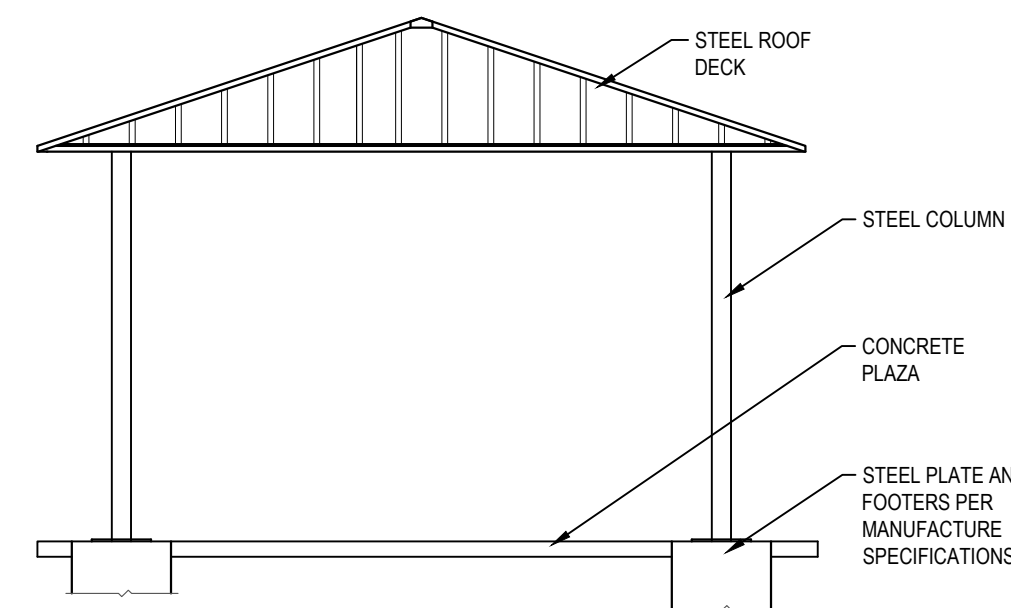
NOTES:
 1. TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS
 2. OR APPROVED EQUAL

1 BACKLESS BENCH
 NTS MS-PR-WDMR-10

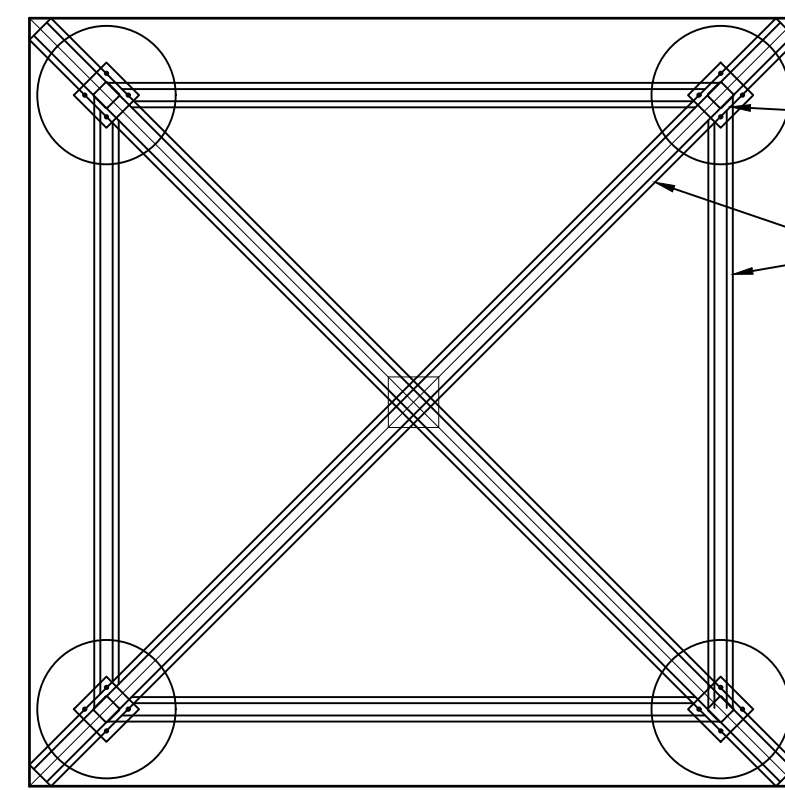
2 PICNIC TABLE
 NTS MS-PR-WDMR-11

3 TRASH RECEPTACLE
 NTS MS-PR-WDMR-12

4 PET WASTE STATION
 NTS MS-TAR-24



SIDE ELEVATION



FRAMING PLAN

MANUFACTURER: AMERICAN PARKS COMPANY
 MODEL NUMBER: STSQUAREHELTER
 PRODUCT: SINGLE TIER SQUARE STEEL SHELTER
 SPECIFICATIONS: 16' X 16', STEEL (90MPH WIND RATING), POWDER-COATED FINISH FRAME, SQUARE COLUMN
 COLOR: SURREY BEIGE ROOF
 MOUNTING: CONCRETE FOOTER
 WEBSITE: WWW.AMERICANPARKSCOMPANY.COM
 PHONE: 800-381-4491

NOTES:
 1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 2. OR APPROVED EQUAL BY OWNER
 3. REFER TO GEOTECH FOR CONCRETE, FOOTER, AND SUBGRADE REQUIREMENTS.



MANUFACTURER: AMERICAN PARKS COMPANY
 MODEL NUMBER: 689-127811
 PRODUCT: TWO STEP *
 SPECIFICATIONS: AGES 2-5 & 5-12, ZONE: 35' X 25', HT: 4'
 COLOR: NATURAL OR APPROVED BY OWNER
 MOUNTING: PER MANUFACTURE SPECIFICATIONS
 WEBSITE: WWW.AMERICANPARKSCOMPANY.COM
 PHONE: 800-381-4491

*OR APPROVED EQUAL BY OWNER

5 PAVILION
 NTS MS-PR-WDMR-13

6 PLAY STRUCTURE (AGES 2-12)
 NTS MS-PR-WDMR-15

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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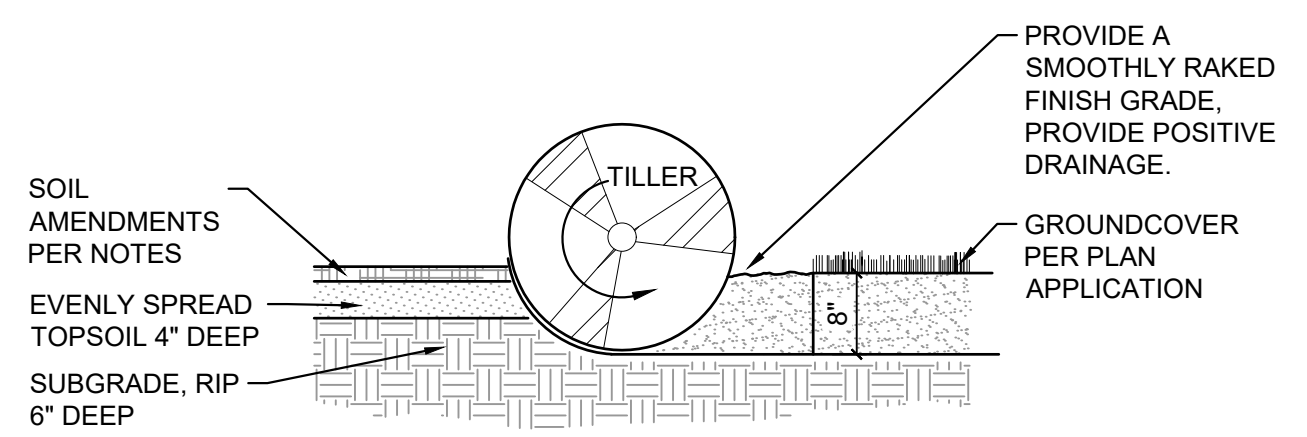
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FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 21.1129.013

WINDERMERE			
PARK			
LANDSCAPE CONSTRUCTION DOCUMENTS			
PARK SITE DETAILS			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.
DRAWN BY: KMM	HORIZ: N/A		
CHECKED BY: JRA	VERT: N/A	SHEET 3 OF 6	DT02

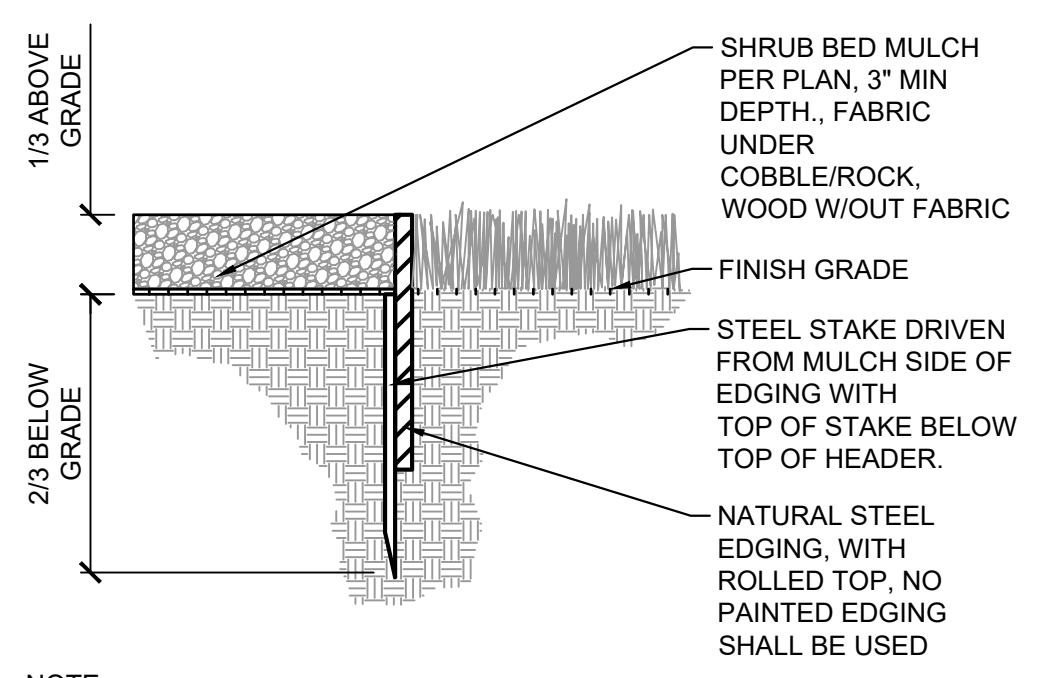


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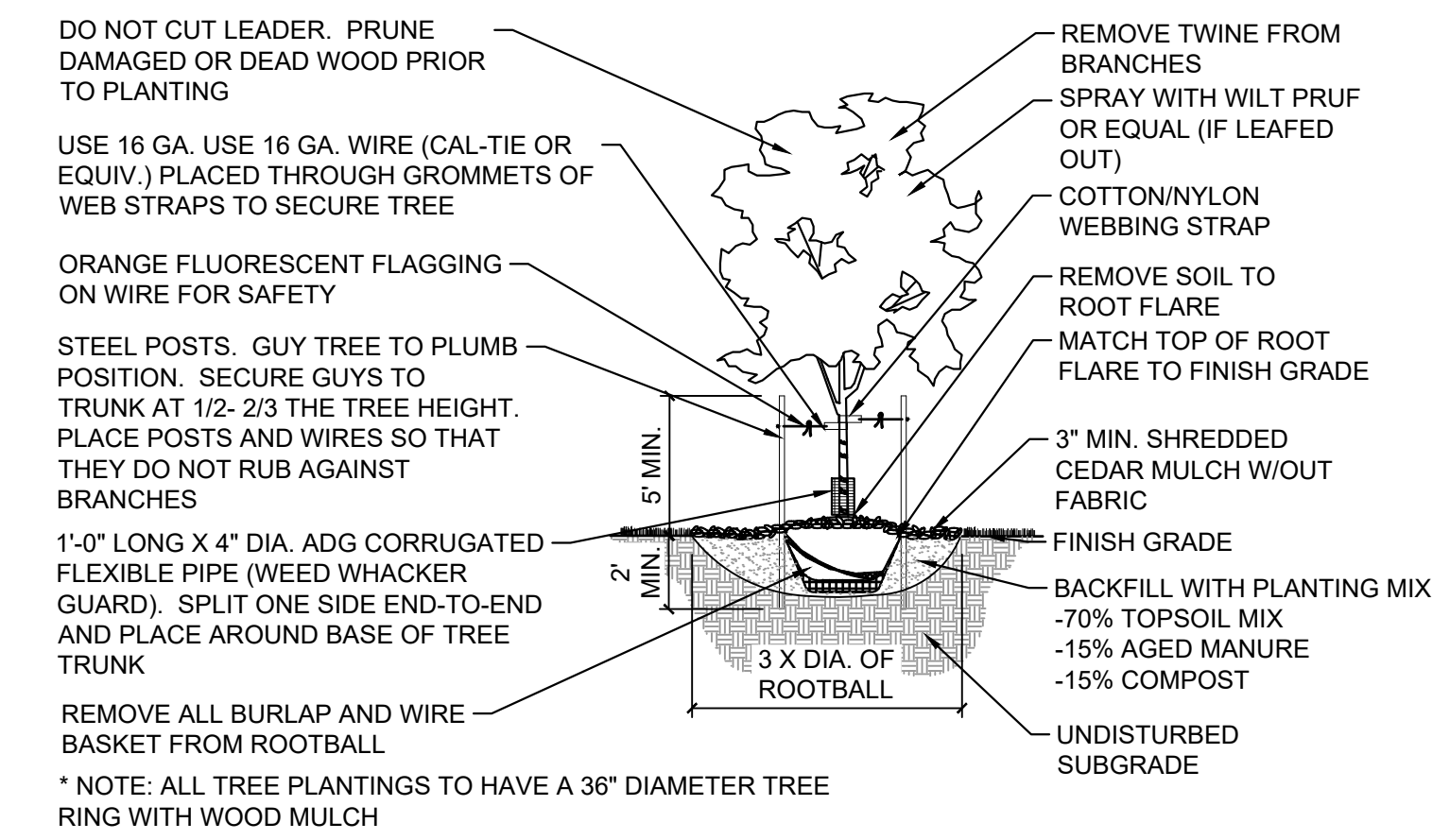
- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

1 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05

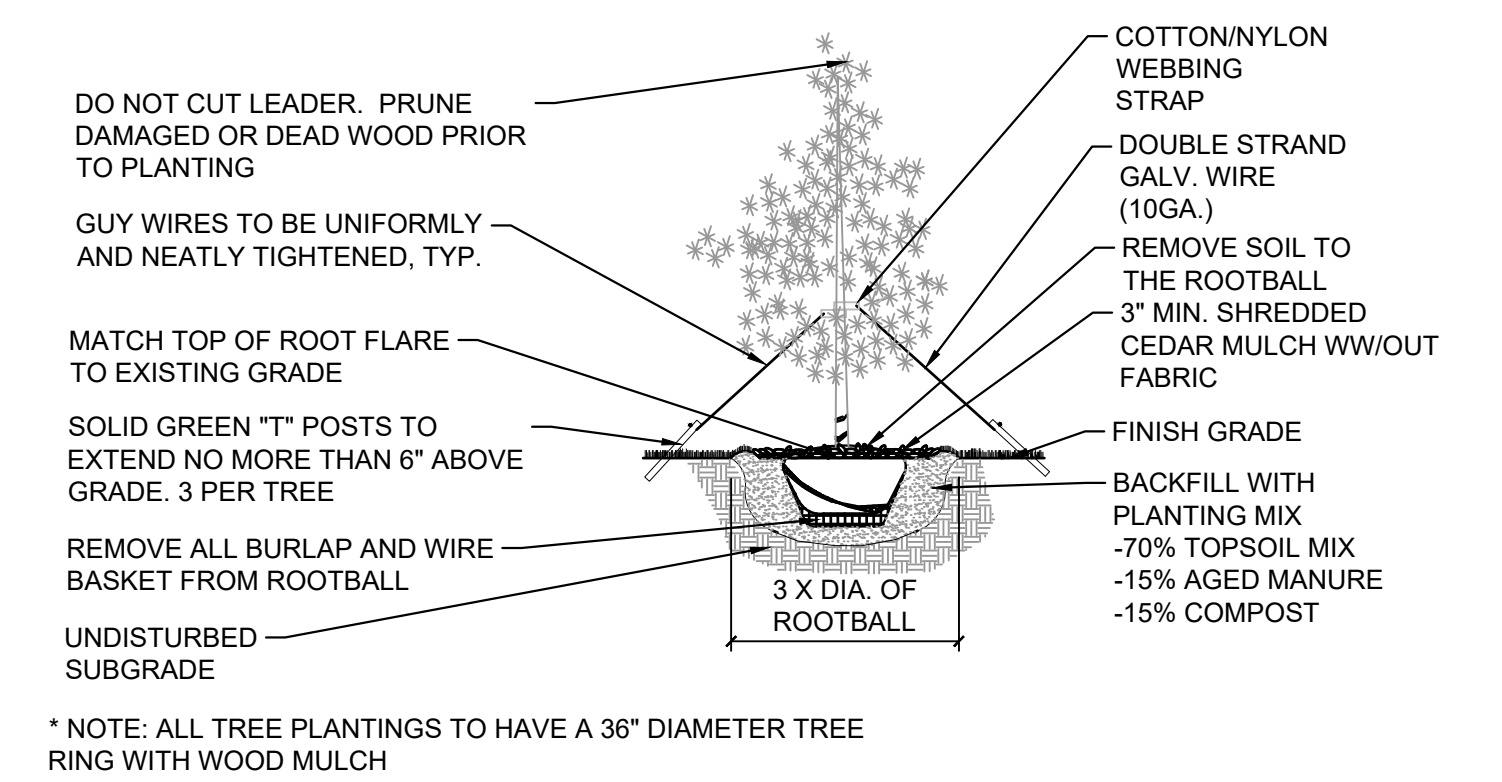


NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

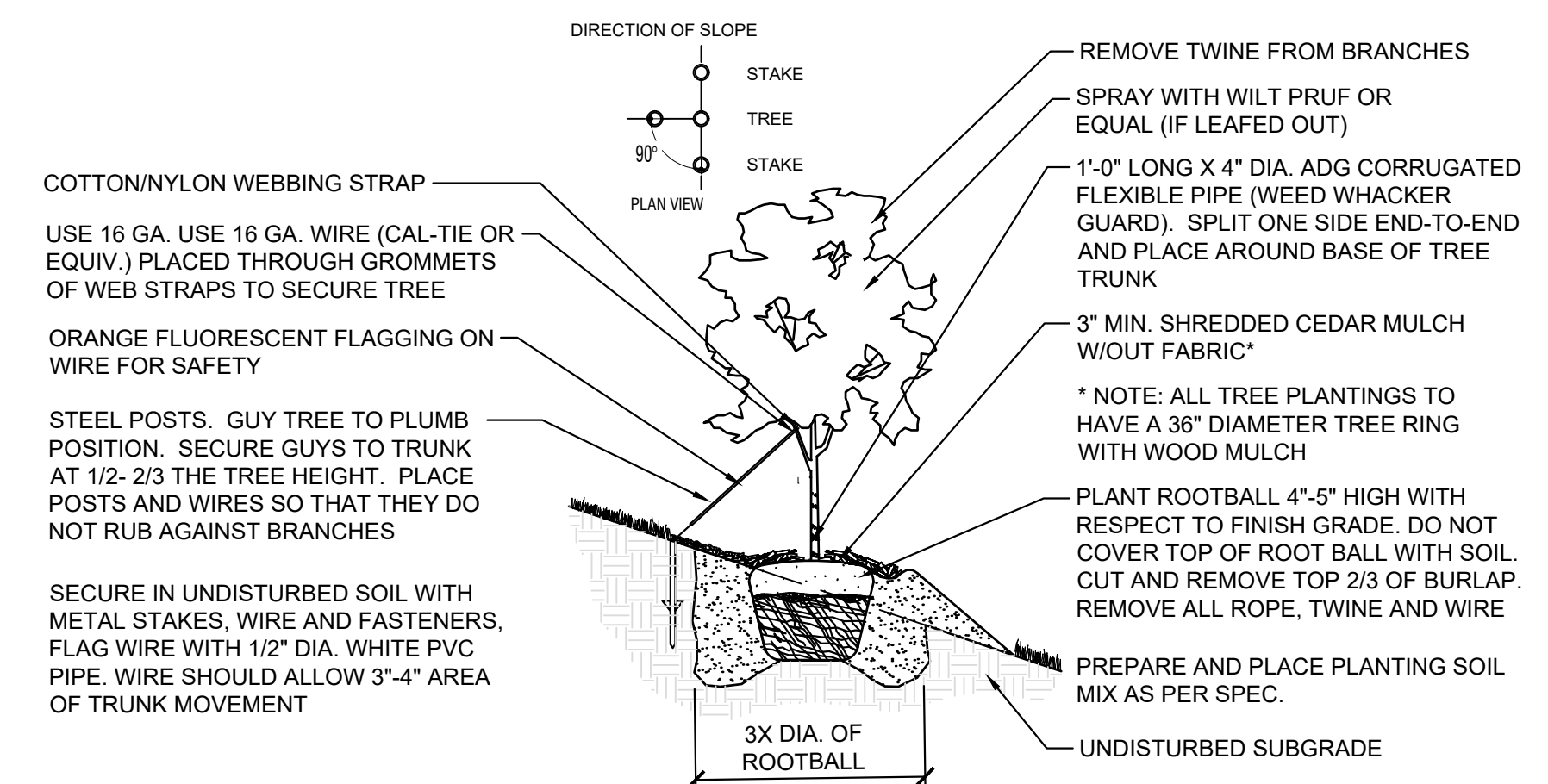
2 STEEL EDGING
NTS MS-STD-LS-12



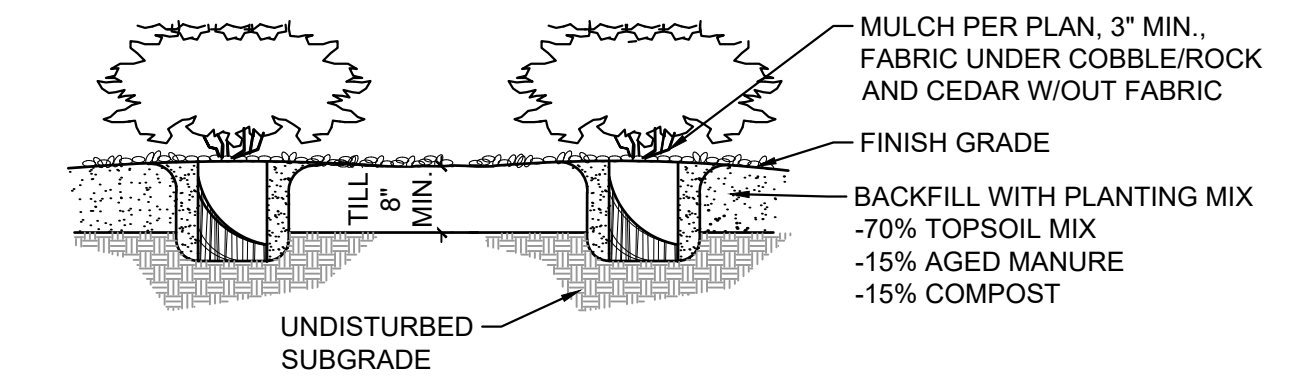
3 DECIDUOUS TREE
NTS MS-STD-LS-01



4 EVERGREEN TREE
NTS MS-STD-LS-02

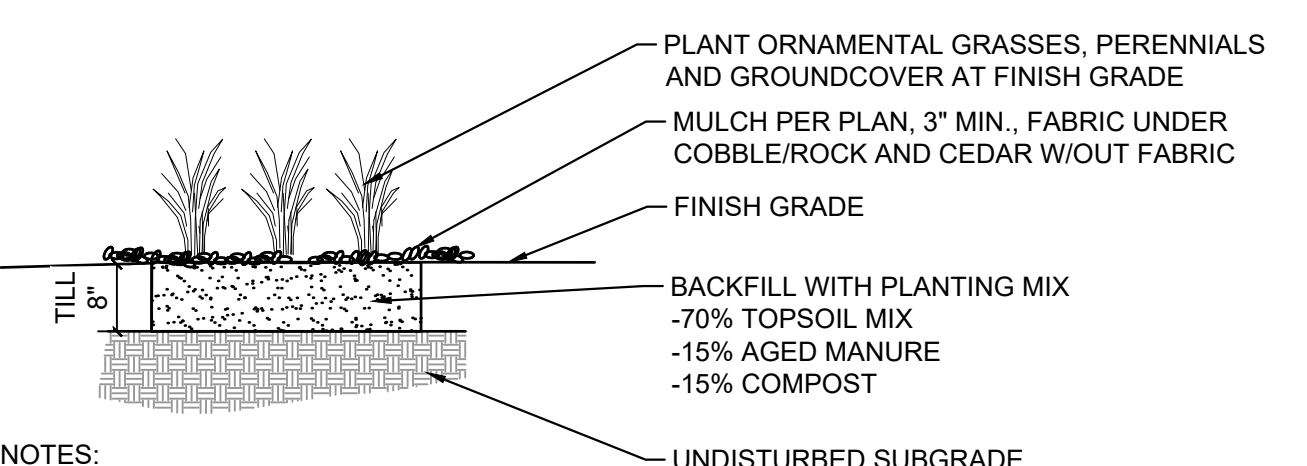


5 DECIDUOUS TREE ON SLOPE (3:1 OR STEEPER)
NTS



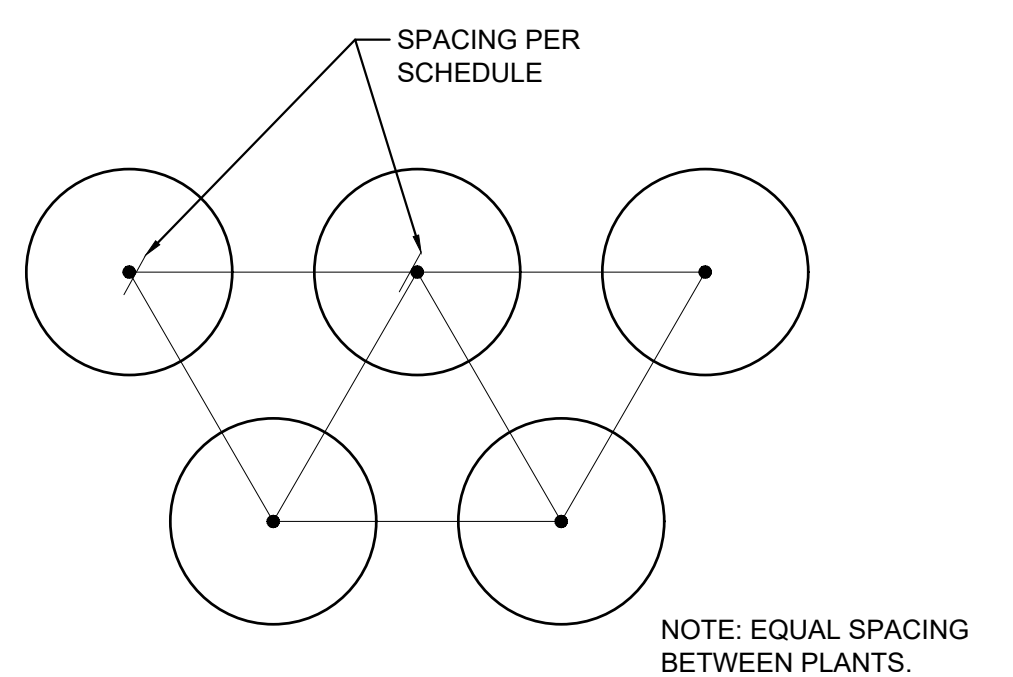
- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

6 SHRUBS
NTS MS-STD-LS-03



- NOTES:
1. CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 3. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 4. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

7 GRASSES AND PERENNIALS
NTS MS-STD-LS-04



8 TRIANGLE PLANT SPACING
NTS MS-STD-LS-15

SEED MIX SCHEDULE				
MIX NAME	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
NATIVE SEED - LOW EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE LOW GROW MIX	25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSOED - OR APPROVED EQUIVALENT	TEMPORARY IRRIGATION	HYDROSEED	42 PLS/ACRE
NATIVE SEED - TALL EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX	20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS - OR APPROVED EQUIVALENT	NON-IRRIGATED	HYDROSEED, BETWEEN NOVEMBER 15-APRIL 15	10 PLS/ACRE

No.	DATE	DESCRIPTION REVISIONS	BY

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

WINDERMERE

PARK

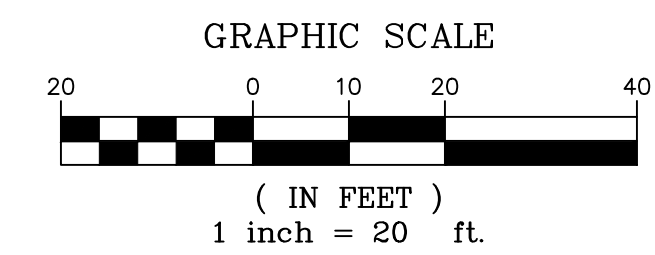
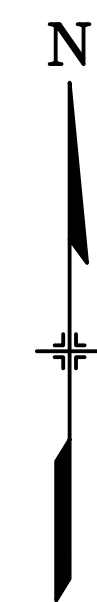
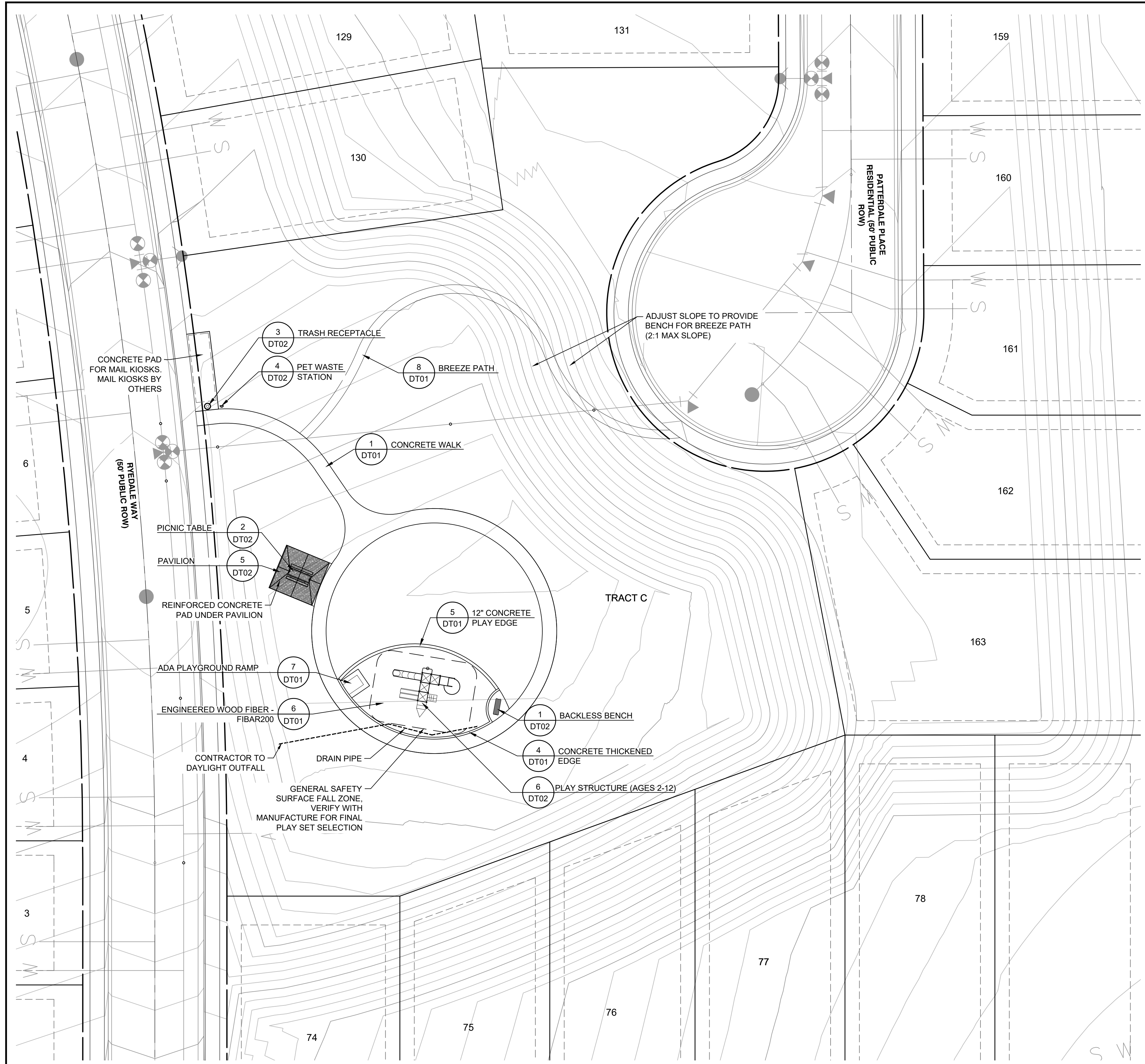
LANDSCAPE CONSTRUCTION DOCUMENTS

LANDSCAPE DETAILS

DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ: N/A	SHEET	4 OF 6
CHECKED BY: JRA	VERT: N/A		DT03



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GENERAL PLAY AREA NOTES

1. REFER TO CIVIL FOR GRADING. BENCH TO BE PROVIDED ALONG SLOPE FOR BREEZE PATH. SLOPES SHALL NOT EXCEED 2:1 UNLESS REINFORCED WITH BOULDERS.
2. THE PARK CONCRETE WALKS ARE TO MEET ADA COMPLIANCE. BREEZE PATHWAY MAY NOT BE TO ADA STANDARDS.
3. PLAY STRUCTURE OUTLINE ON PLAN IS SHOWN FOR GRAPHIC INTENT AND NOT ACTUAL PLAY EQUIPMENT OUTLINE. CONTRACTOR IS TO CONFIRM AREA REQUIRED FOR FALL ZONE OF FINAL SELECTION OF PLAY EQUIPMENT IS PROVIDED.
4. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS, DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL 6/DT01 AND PARK LANDSCAPE PLAN ON LP02.
6. CONTRACTOR TO PROVIDE PROPER DRAINAGE OF PLAYGROUND AREA PER MANUFACTURER'S SPECIFICATIONS.
7. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL EQUIPMENT PRIOR TO INSTALLATION.

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PARK
LANDSCAPE CONSTRUCTION DOCUMENTS

PARK LAYOUT PLAN

DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET	5 OF 6
CHECKED BY: JRA	VERT. N/A		LP01



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PLANT SCHEDULE - PARK

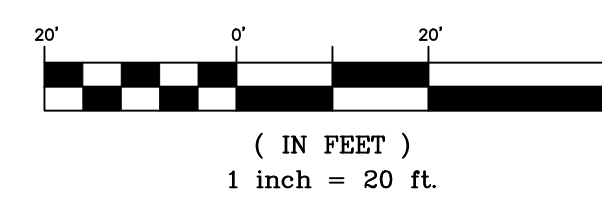
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AG	3	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'
	GT	3	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	B&B	30'	30'
	QM	1	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	60'	60'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PE	10	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PN	1	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	PS	3	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	MP	2	MALUS X 'PINK SPIRES' PINK SPIRES CRABAPPLE	1.5" CAL.	B&B	20'	12'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PHD	3	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
	PPS	5	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'	#3 CONT.	CONT.	3'	4'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSB	2	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PSR	10	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	#1 CONT.	CONT.	3'	2'

LEGEND - PARK

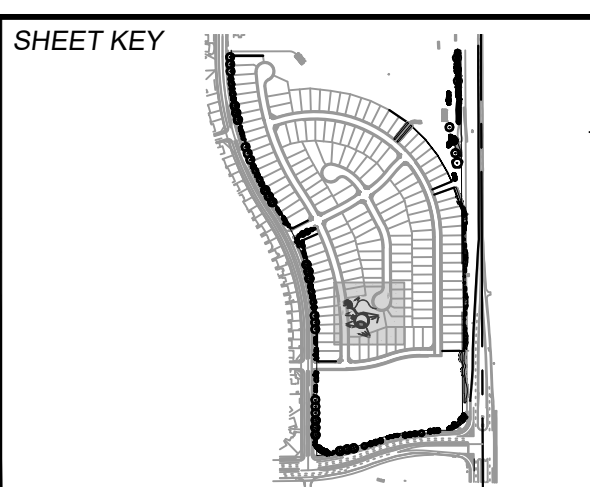
	SOD DROUGHT TOLERANT FESCUE BLEND	3,037 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	15,563 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	21,539 SF
	PLAYGROUND MULCH CERTIFIED ENGINEERED WOOD FIBER MULCH COLOR: ANY NATURAL SUPPLIER: FIBAR PLAYGROUND SURFACING OR APPROVED EQUAL	1,194 SF
	BREEZE COLOR: GOLDEN SUNSET AT 4" DEPTH SUPPLIER: C&C SAND OR APPROVED EQUAL	525 SF
	2-4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C&C SAND OR APPROVED EQUAL	443 SF



GRAPHIC SCALE



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PARK LANDSCAPE CONSTRUCTION DOCUMENTS			
PARK LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE: HORIZ. AS SHOWN	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. LP02
DRAWN BY: KMM	VERT. N/A	SHEET 6 OF 6	
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