



Rifle Parks & Recreation Advisory Board REGULAR MEETING AGENDA

April 14, 2025

5:30 PM

202 Railroad Avenue, Rifle, CO

5:30 PM - Regular Meeting

1. **Call to Order**
2. **Roll Call**
3. **Public Comment** *(Maximum time permitted for Public Comment is 3 minutes per person)
*(Reserved for general comments or items on the agenda that are not a public hearing)
4. **Consent Agenda**
 - 4.a. Consider Minutes of the March 10, 2025, Regular Meeting.
5. **Presentation**
6. **Regular Agenda**
 - 6.a. Strategic Planning: Setting Priorities and Updates 2025-2026
 - 6.b. City of Rifle Parks and Recreation Naming Policy
 - 6.c. Joint Workshop Planning and Zoning Commission May 12 - Energy and Resilience Action Plan Presentation
 - 6.d. Mobile Vending Permits - CO-Waiian Shave Ice
 - 6.e. Review 70% Design Documents for Birch Park
7. **Administrative Reports** The next Parks & Recreation Advisory Board meeting is on May 12, 2025.
 - 7.a. The next PRAB meeting is on May 12, 2025.
8. **Adjournment**

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Parks & Recreation Director Austin Rickstrew at 970-665-6578 or email arickstrew@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame al Director de Parques y Recreación Austin Rickstrew al 970-665-6578 o envíe un correo electrónico a arickstrew@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #4.a.

Agenda Item Name:

Consider Minutes of the March 10, 2025, Regular Meeting.

Presenter:

Kim Arnold, Parks Administrative Assistant

Item Description:

Recommended Action:

Move to Approve the minutes of the March 10, 2025, regular meeting.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Approval of the minutes of the March 10, 2025 regular meeting.

Notification Requirements:

N/A

Prepared By:

Kim Arnold, Parks Administrative Assistant

Attachments:

1. March 10, 2025 PRAB Minutes draft

**Rifle Parks & Recreation
Board Minutes
March 10, 2025**

This meeting was called to order at 5:30 pm by Annie MacGregor.

<u>MEMBERS PRESENT</u>	<u>YES</u>	<u>NO</u>
Ken Blatter	X	
Kirsten Clancy	X	
Aaron Cumming	X	
John Douglas		X
Annie MacGregor	X	
Ari Philipson	X	
Betsey Seymour	X	
Jens Smith		X

Staff Present Austin Rickstrew, Matt Rowe, Keith Gray, Kim Arnold

PUBLIC COMMENT. Annie mentioned that she had been approached and asked about the possibility of having electricity at the new Birch Park, possibly near the pump house to be used as a permanent location for food trucks. Questions that were brought forward: What about vendor licensing? Best practices in measuring the use of electricity? Cleanliness? Also, why would food trucks want to be in a neighborhood park as opposed to Centennial Park where there are community events?

APPROVAL OF FEBRUARY MEETING MINUTES. The minutes for the February 10, 2025, meeting were approved. Ken motioned for approval, it was seconded by Aaron and Betsy and then passed by voice vote unanimously.

STRATEGIC PLANNING: SETTING PRIORITIES AND UPDATES FOR 2025-2026.

Discussion took place on the Strategic Plan, as well as the Park's Projects list. We will review the 5-Year Road Map at the next meeting.

- Birch Park is targeted to begin in 2025
- Acacia Park is targeted to begin adding trail lighting/street lighting in 2027
- Colorado River (Rifle Island Park) Developing the River Plan is targeted to begin in 2027-2028
- Community Parks, Open Space and Trails Master Plan (apply for grant) is targeted for 2026
- Deerfield Park completion of trails and sidewalks targeted 2026
- Deerfield Park covered dugout and field improvements targeted for 2026 or is this “planning and design targeted for 2029”?
- Field House / Community Center targeted for 2029-2030

- Metro Park replaces picnic shelter targeted for 2028
- Metro Park replanning the Metro Park area targeted for 2028
- Metro Park pump track and expansion of skate park targeted for 2027
- Centennial Park removes solar, installs hard wired LED trail lights/north end, lights on south end targeted 2027
- Metro Pool new slide targeted 2026-2027
- Rifle Mountain Park replaces chinking on Community House targeted 2026
- Rifle Mountain Park build out Master Plan targeted 2026
- Rifle Mountain Park Clean Up RMP Dead Trees targeted 2025-2026
- South Rifle property master plan targeted 2025

The board will review the Strategic Plan and finalize, will review the finalized project list, and will review the 5-year plan. Please be prepared for discussion. We can plan to review the SD Design layout for Birch Park as well.

REMINDERS: Annual RAMBO Community Meeting at 6pm on April 8 at Capital Deli. The 2025 EcoPoint 5k Series begins with Highland Trails 5k on April 12. Next PRAB Meeting is on April 14, 2025.

ADJOURNMENT. Annie motioned, and Aaron seconded for adjournment. The meeting adjourned at 7:30pm.



Agenda Item #6.a.

Agenda Item Name:

Strategic Planning: Setting Priorities and Updates 2025-2026

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

PRAB review of the Strategic Plan. Goal is to set their priorities for the upcoming year as well as to update any projects that are left from the previous year.

Recommended Action:

Move to adopt the 2025-2026 Strategic Plan and recommend a formal recommendation to the City Council to adopt the plan.

Fiscal Impact:

This plan guides the department on priorities and project importance.

Operational Impact:

The operational impact will depend on its recommendations. Implementation may require reallocating staff time, adjusting workflows, or prioritizing new initiatives. If the plan includes capital projects or program expansions, additional resources may be needed for execution.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The strategic planning process is critical for setting a clear direction for the department's future and aligning efforts to achieve long-term success. The updates to the strategic plan are designed to reflect current needs and priorities, incorporating feedback from the community, staff, and other relevant groups. These updates will provide a roadmap for achieving the department's vision and mission while addressing challenges and seizing opportunities. The process includes regular review and assessment to ensure that goals remain relevant and attainable in the face of evolving circumstances. The updates will also help the department focus on measurable outcomes, ensuring each goal is actionable, specific, and aligned with broader city initiatives. This approach will support achieving immediate and long-term objectives, improve operational efficiency, and foster stronger community engagement, ultimately contributing to a well-managed, responsive, and sustainable department. By maintaining a strong strategic direction, the department will continue to grow, innovate, and meet the community's evolving needs while ensuring that resources are used effectively and efficiently.

Notification Requirements:**Prepared By:**

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. 4.8.25 Parks Projects List
2. Strategic Plan 2025-2026
3. 5 Year Road Map DRAFT
4. Strategic Plan 2024



Year:

2007

2011

2012

2012

2014

2015

2015

2016

2016

2016

2017

2017

2017

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2017

2017

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2018

2018

2018

2018

2018

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2019

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2020

2020

ACCOMPLISHMENTS:

Item:

Constructed picnic shelters at Davidson Park.
Completed Centennial Park Phase I, Spray Park, Amphitheater, picnic shelters, Sun dial, shade structures, Great
Upgraded playground surfacing at Arnold Park.
Upgraded surfacing at Moki Park.
Completed construction of new concession stand, press box, bleachers, dugouts, planter boxes and concrete
Installed parking lot lighting at Deerfield Park.
Construct Morrow trail.
Constructed soccer pitch/turf area with RE-2 at Wamsley Elementary.
Construct Rifle Creek trail segment-11th Street to City Market.
Construct boat ramp and trail.
Upgraded playground surface at Heinze Park playground.
Upgraded playground surface at Deerfield Park playground.
Replaced roof on Heinze gazebo.
Installed Bleachers at Taughenbaugh field. (Now Skinner Field -- 2019)
Installed Playground at Centennial Park.
Painted Pickle Ball Court at Tennis Courts.
Refurbished and re-dedicated Grand Army of the Republic (G.A.R.) Memorial at Heinze Park.
Installed drinking fountain at Centennial Park.
Replaced Davidson Park fence
Added basketball court at Palomino Park
Completed RMP map
Rifle Climber's Coalition installed signs at RMP
Replaced DRP basketball court lighting
GOCO Grant Award \$217,500 for Aquatic Play Structure and shade shelter
Garfield County Federal Mineral Lease District (GCFMLD) Grant Awarded- \$500,000 for Art Dague Pool
Installed Scoreboard at RMS Auxiliary Gym
Off Grid Solar upgrades at RMP host cabin/office.-- supports I.T. improvements and internet and staff/PD
Construct Rifle Pool Renovation Project; New Lap lane pool, zero depth entry pool, improvements to catch pool,
remodel bathhouse, improved concessions, changing rooms, concessions.
Safety Fencing at Joyce Park Playground and Palomino Park Basektball Courts, vehicle gates installed at Parks
Metro Park/Pool Parking lot was repaired, crack sealed, seal-coated, and re striped prior to the opening of the

Addendum 1: Approximate Timeline--Parks Projects Updated March 4, 2022

*Costs shown may be actual/current, or are rough estimates for future projects. Except for the pool project, no dollars have been invested in planning or design for refined estimates.

[illegible]

COMPLETED PROJECTS				
Location	Item	Estimated/Cost	Notes:	Completed:
Metro Action Park	Action Park Lights Repaired/ Replaced	\$ 58,000.00		2016
Deerfield Park	Fun timbers, ewf playground upgrades	\$ 4,500.00		2016
Heinze Park	Gazebo Roof Replacement	\$ 8,000.00	architectural shingles	2016
Centennial Park	Playground equipment	\$ 375,000.00	Donations, CTF, CHF, Rotary, VIF, Private Donors	2017
Art Dague Pool	Concept & Schematic design	\$ 71,396.98	Complete in 2017 pending election	2017
Taughenbaugh Softball Field (Skinner Field 2019)	Elevated Bleacher System	\$ 78,000.00	& host RHS lady Bears Softball	2017
Art Dague Pool	Engage Const Manager as Advisor, PVCMI	\$ 82,000.00	Per Council Recommendation- 2017, continued 2018+	
Art Dague Pool	CM-GC Pre-Construction Services	\$ 21,900.00	FCI part 1 agreement	2018
Art Dague Pool	DD, CD, Const. Admin fee	\$ 283,185.00	Jeff Johnson Architectural engaged as of May 2, 2018	2018
Palomino Park	Added basketball court and new Bison Goals	\$ 14,000.00	fall 2018	2018
Davidson Park	South Fence replaced with vinyl clad c-link	\$ 6,264.00	spring/summer	2018
Rifle Middle School, Re-2 IGA	Scoreboard in auxiliary gym	\$ 7,032.00	late 2018	2018
Deerfield Park	Replace Basketball Court light poles, lights	\$ 5,668.56		2018
Joyce Park	Swings, fun timbers, fall zone	\$ 8,000.00	Swings, fun timbers, fall zone	2020
Metro Park	Crack fill and sealcoat <i>following pool construction</i>	\$ 15,976.00	Crack fill and sealcoat <i>following pool construction</i>	2020
Joyce Park	Safety fence at playground.	\$ 11,000.00	Safety fence at playground.	2020
Palomino Park	Safety fence for basketball court, along 24th	\$ 5,500.00	Safety fence for basketball court, along 24th	2020
Skinner Field Concession	Complete DFP Upgrade Skinner Concessions	\$ 1,000.00	Complete DFP Upgrade Skinner Concessions	2022
Promontory Park	Plan/ Design Promontory Park	\$ 105,000.00	Plan/ Design Promontory Park	2022
Metro Park	Look into Field House, Gym Multi-purpose?	\$9.3 Million/Ft. Morg	Look into Field House, Gym Multi-purpose?	2022
Deerfield Park	Upgrade Basketball Court Surface	\$ 18,076.00	Upgrade Basketball Court Surface	2018
Metro Pool	Completed Pool	\$ 6,067,996.00		
Skinner Field	Light Replacement	\$352,443	Old lights failed in 2022	2023
Skinner Field	Safety Fence	\$33,840	Request from community/council to update safety fencing	2023
All Fields	Bleacher Replacement	\$43,576	CIRSA Recommendation	2023
Skinner Field Concession	Seal and Paint Concession/Restroom exterior	\$9,000		2023
Grotto	Dog Park	\$140,000	Paid for in part by CVT Funds	2023
Moki Park	Replace Playground Per Insurance Recommendation	\$ 150,000.00		2024
Arnold Park	Replace Playground Per Insurance Recommendation	\$ 150,000.00		2024
Deerfield Park	Complete DFP Parking Lot Islands	\$ 100,000.00		2024
Community Survey 2024 (5 year intvl)	Community Survey 2024 (5 year intvl)	\$ 17,000.00		2024
Metro Park	Remove Concession/Storage Area	\$ 1,500.00		2024
		\$ 8,244,853.54		

City of Rifle Parks & Recreation Strategic Plan 2025-2026



Parks & Recreation Advisory Board Adoption:

Facilitator: Austin Rickstrew

PRAB Adoption: February 10, 2025

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Executive Summary

Strategic planning is a process for clarifying the aspirations of a Board and Staff. It establishes goals to be met and identifies broad strategies to achieve them.

Everything that happens in an organization is driven by its values. These are the principles and beliefs that explain why the organization exists. Values define the goals and boundaries of behavior for the board, staff, and volunteers in their interactions with each other, with clients, and with the community.

Values are the things we believe are important. Values govern the way we behave, communicate, and interact with others. Values help us determine our priorities. Values are a small set of general guiding principles not to be compromised for short-term financial gain or expediency. Below are the values the Parks & Recreation Advisory Board and Staff set forth.

Mission

The mission is a summary of the means that the organization will employ to achieve its vision. The mission statement answers the question, “Why do we exist?”

“To put forth the highest level of parks, programs, facilities, and services necessary, to establish Rifle as the premier recreational community on the Western Slope.”

Vision

The vision is a picture of the future state of the community we serve as a result of our work. Our vision statement is our destination.

“We strive to enrich lives through quality parks, programs, facilities, and services.”

Values

When an organization’s values appear as guiding principles, a code of conduct, or a culture code that explains how the organization intends to operate in accordance with those values, a values statement makes a promise. Complimentary to the City’s values, Parks & Recreation has identified additional values that guide how they provide services.

City of Rifle Parks & Recreation Values

- Integrity
- Community
- Collaboration
- Safety
- Leadership
- Positive Attitude

City of Rifle Parks & Recreation Strategic Plan Values

The City of Rifle Parks & Recreation's vision is to be nimble, responsive, and innovative in serving our community.

Goals



Promote healthy lifestyle through year-round recreational and leisure opportunities.



Complete, landscape and beautify all parks.



Continue investment of park and recreation programs, parks, trails, open space, indoor & outdoor facilities, maintenance, equipment, and reserves.



Provide optimal work space, resources, and staff support for efficient operations.



Build/maintain relationships and collaborate with outside organizations

Goal 1: Promote a healthy lifestyle through year-round recreational and leisure opportunities.

Strategy #1: Develop Recreational Programs (dependent on community needs and availability of funding)

Action Steps

1. Identify opportunities to increase activities, either upon request or as opportunities are made available.
2. Implement year-round opportunities for public recreational activities.
3. Study opportunities for new recreational and leisure activities.

Strategy #2: Improve Rifle Mountain Park

Action Steps

1. Repair and maintain the Community House.
2. Use the Department of Corrections, Boy Scouts, Rocky Mountain Youth Corps, and volunteers to work at RMP.
3. Identify programs and activities that better utilize Rifle Mountain Park.
4. Improve parking in RMP (Follow Master Plan).
5. Add Information Center (Bulletin Board) in RMP to advertise things that are happening in town.

Goal 2: Work to maintain, complete, landscape, and beautify all parks.

Strategy #1: Increase funding for parks through grants and donations. Consider funding for ongoing maintenance costs.

Action Steps

1. Identify potential grant opportunities.
2. Secure other funding opportunities.
3. Review and expand business advertising and collaboration opportunities. (Baseball/Softball Field Score Boards)
4. Develop a list of all known Parks Capital Projects.
5. Prioritize projects with estimated timelines. (Refer to Addendum 1)

6. Collaborate with the State and Federal Forest Service to help with trees. (Deadfall and wildfire mitigation)

Strategy #2: Implement a list of known projects based on appropriated funds

Action Steps

1. Prioritize Projects with estimated timeline.
2. Use completed master plans to phase projects.
3. Seek grant funding opportunities.

Strategy #3: Create a unified approach – theme to beautify City Parks

Action Steps

1. Uniform signage and planned themes.
2. Translate signs to Spanish. (Physical or QR Code)
3. Community Master Plan.
4. Adopt a Trail Program (this is newly fully implemented)

Strategy #4: Deter Vandalism in City Parks

Action Steps

1. Keep trash picked up.
2. Cover up vandalism within 24 hours.
3. Develop a program collaborating with community resources to deter and clean up graffiti.
 - a. Use lighting as a deterrent. Remove solar and replace with LEDs at Centennial and add lights going south to 3rd street.
 - b. Explore alternative measures such as security cameras.
 - c. Work with Rifle Police Department.
 - d. Increase and maintain security. (Ask Kelly about adding cameras in each park for 2026)

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves.

Strategy #1: Conduct Strategic Planning quarterly.

Action Steps

1. Review Strategic Plan quarterly.
2. Develop a five-year plan.
3. Conduct a community survey every five years. (2029)
4. Develop a capital reserve and investment strategy.
5. Coordinate with the City Planning Department for trail development.

Goal 4: Provide optimal workspace for efficient operations.

Strategy #1: Identify opportunities for Parks & Recreation Department workspace.

Action Steps

1. Evaluate the current work area and provide a work area to meet staff needs (i.e., privacy, line of sight for supervision, proximity to work groups).
2. Identify adequate storage for equipment and supplies (present and future).
3. Evaluate opportunities for expansion in existing facilities.
4. Build Field House (5-10 Year Plan).

Goal 5: Build/maintain relationships and collaborate with outside organizations.

Strategy #1: Partner with other organizations.

Action Steps

1. Continue to collaborate and maintain relationships with existing partners.
 - a. RE-2 School District
 - b. Rifle Climbing Coalition
 - c. Forest Service

2. Identify and build new relationships with community partners.
 - a. RAMBO
 - b. Colorado Outfitters Association
3. Identify and partner with Private Business
 - a. Market Vendor Application Better

Strategy #2: Evaluate the Marketing Plan

Action Steps

1. Evaluate and maintain current marketing strategies
2. Review Marketing Plan

Next Steps

- Update Strategic Plan annually.
- Parks & Recreation Advisory Board and Staff review and approve the document.
- Participate in City Strategic Planning Process.
- Review quarterly.

Appendix A – Beliefs

Beliefs are convictions that we generally hold to be true, usually without actual proof or evidence. Beliefs grow from what we see, hear, experience, read and think about.

- Parks and recreational activities foster human development, promote health and wellness, strengthen community image and sense of place, efficiently utilize resources, demonstrate fiscal responsibility, develop and cultivate partnership, support economic development, protect environmental resources, develop and empower staff, and increase cultural unity.
- Recreational activities should develop one physically, socially, and emotionally by enhancing athletic, cultural, and life skills.
- Programs should adapt to changing needs, age, and culture of the community.
- Participation in programs enhances one's education, promotes sportsmanship, advocacy, inclusiveness, and develops good citizenship, and overall well-being.
- A variety of recreational opportunities should be available to everyone.
- Amenities should meet the needs of a diverse population by providing a safe, clean, affordable, well-balanced, educational, wholesome, enjoyable, and rewarding experience.
- Investments in parks maintenance and improvements provide dividends that enhance the quality of life, property values, and the community's self-perception.
- Recreational activities enhance the quality of life in Rifle.
- Operations should be efficient, maintaining the facilities we currently have before building new facilities.
- Support high quality youth and adult programs through collaborative efforts.

Appendix B – Strategic Planning Participants

Parks & Recreation Advisory Board:

- | | |
|-------------------|----------------------------|
| – Annie MacGregor | Board Member/Chairman |
| – Aaron Cumming | Board Member/Vice Chairman |
| – Ken Blatter | Board Member/Secretary |
| – Jens Smith | Board Member |
| – John Douglas | Board Member |
| – Betsey Seymour | Board Member |
| – Kirsten Clancy | Board Member |
| – Ari Philipson | Board Member |
| – Chris Bornholdt | Council Liason |

Parks & Recreation Staff:

- | | |
|--------------------|--|
| – Austin Rickstrew | Parks & Recreation Director |
| – Kim Arnold | Parks & Recreation Administrative Assistant |
| – Matt Rowe | Recreation Program Manager |
| – Keith Gray | Parks & Facilities Maintenance Manager |
| – Kyle Mills | Recreation Coordinator |
| – Taylor Walters | Recreation Coordinator |
| – James Magnuson | Parks Maintenance Worker |
| – Jon Hutchinson | Parks Maintenance Worker |
| – David Lowery | Grounds & Facilities, Building Maintenance,
Cemetery Supervisor |

City of Rifle Parks & Recreation 5-Year Plan

(2024-2029)

Year 1: 2024-2025 - Foundation & Assessment

Goal 1: Expand Recreational Opportunities

- Identify and implement new year-round recreational programs.
- Conduct a community needs assessment to determine desired activities.
- Enhance Rifle Mountain Park by repairing the Community House and organizing volunteer efforts.

Goal 2: Park Beautification & Maintenance

- Identify and apply for grants and alternative funding sources.
- Develop a comprehensive inventory of park projects.
- Implement an Adopt-a-Trail program and uniform park signage.

Goal 3: Investment in Facilities & Operations

- Conduct a citywide survey for community feedback on parks and recreation.
- Develop a capital reserve and investment strategy.
- Coordinate with city planning for trail expansion.

Goal 4: Optimize Workspaces

- Evaluate current office space and storage needs.
- Develop a plan for field house construction (long-term plan).

Goal 5: Strengthen Partnerships

- Strengthen existing relationships with RE-2 School District and the Rifle Climbing Coalition.
- Build new partnerships with groups like Colorado Outfitters Association.

Year 2: 2025-2026 - Implementation & Growth

Goal 1: Recreational Growth

- Launch new recreational activities based on community feedback.
- Expand winter and summer programs.

Goal 2: Infrastructure & Beautification

- Prioritize and begin implementing beautification projects.
- Upgrade lighting at Centennial Park and install additional security measures.
- Begin transitioning signage to bilingual (Spanish & English).

Goal 3: Capital Investment & Expansion

- Establish a capital improvement fund for parks and recreation projects.
- Secure grants and sponsorships for new projects.
- Conduct annual strategic review and adjust plans accordingly.

Goal 4: Facility Development

- Begin initial planning and feasibility study for field house development.
- Expand storage solutions for park maintenance equipment.

Goal 5: Community Collaboration

- Expand Adopt-a-Trail program to engage more community members.
- Develop a marketing strategy to promote parks and recreation offerings.

Year 3: 2026-2027 - Scaling & Innovation

Goal 1: Recreational Access & Equity

- Ensure all community members have access to affordable recreational activities.
- Develop new programs targeting underserved populations.

Goal 2: Sustainable Park Management

- Increase green initiatives such as water-efficient landscaping and recycling programs.
- Continue enhancements to Rifle Mountain Park.

Goal 3: Financial Strength & Resource Allocation

- Develop long-term financial sustainability strategies.
- Launch new business advertising opportunities (e.g., scoreboard sponsorships).

Goal 4: Office & Facility Development

- Identify possible locations for expanded workspace.
- Secure partial funding for the field house project.

Goal 5: Strengthen Marketing & Outreach

- Implement a more targeted marketing campaign to increase program participation.
- Evaluate digital strategies, including QR code signage.

Year 4: 2027-2028 - Expansion & Modernization

Goal 1: Enhanced Recreational Programs

- Introduce specialized programs such as adaptive sports and outdoor education.
- Strengthen partnerships with schools for joint recreational offerings.

Goal 2: Major Infrastructure Improvements

- Complete at least 50% of identified capital projects.
- Install security cameras in high-risk areas to deter vandalism.

Goal 3: Economic & Environmental Sustainability

- Increase corporate sponsorships and fundraising efforts.
- Conduct feasibility study on sustainable revenue models.

Goal 4: Office & Facility Expansion

- Secure remaining funding for the field house project.
- Expand workspaces to accommodate growing staff needs.

Goal 5: Expand Collaborative Networks

- Establish new partnerships with regional and state-level organizations.
- Engage local businesses in community-driven recreation projects.

Year 5: 2028-2029 - Long-Term Sustainability

Goal 1: Recreational Excellence

- Conduct a five-year review and update programming to meet evolving needs.
- Host large-scale community events promoting active lifestyles.

Goal 2: Parks & Open Spaces

- Finalize remaining beautification projects.
- Complete major upgrades to Rifle Mountain Park.

Goal 3: Infrastructure & Financial Strength

- Finalize capital reserve strategy ensuring long-term sustainability.
- Implement a self-sustaining model for parks and recreation funding.

Goal 4: Field House Completion

- Complete construction of the field house.
- Develop programming and staffing plans for new facility.

Goal 5: Community Legacy & Future Planning

- Document the impact of past improvements.
- Launch a new strategic planning process for the next five years

City of Rifle Parks & Recreation Strategic Plan 2024



Parks & Recreation Advisory Board Adoption:

Facilitator: Austin Rickstrew

PRAB Adoption: 1/22/2024

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Executive Summary

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Provide optimal work space, resources, and staff support for efficient operations.



Build/maintain relationships and collaborate with outside organizations

Goal 1: Promote healthy lifestyle through year-round recreational and leisure opportunities.

Action Steps :

Strategy #1: Expand Recreational Programs (dependent on community needs and availability of funding)

Action Steps

1. Identify opportunities to increase activities, either upon request or as opportunities are made available.
2. Implement year-round opportunities for public recreational activities.
3. Study opportunities for new recreational activities.
4. Identify programs and activities that better utilize Rifle Mountain Park.

Strategy #2: Improve Rifle Mountain Park

Action Steps

1. Repair and maintain Community House.
2. Use Department of Corrections, Boy Scouts, Rocky Mountain Youth Corps, and volunteers to do work at RMP.

Goal 2: Work to maintain, complete, landscape, and beautify all parks.

Strategy #1: Increase funding for parks through grants and donations. Consider funding for ongoing maintenance costs.

Action Steps

1. Identify potential grant opportunities.
2. Secure other funding opportunities.
3. Review and expand business advertising opportunities (Baseball/Softball Field Score Boards.)
3. Develop list of all known Parks Capital Projects.
4. Prioritize projects with estimated timeline. (Refer to Addendum 1)

Strategy #2: Implement list of known projects based on appropriated funds

Action Steps

1. Prioritize Projects with estimated timeline.
2. Use completed master plans to phase projects.
3. Seek grant funding opportunities.

Strategy #3: Create a unified approach - theme to beautify City Parks**Action Steps**

1. Uniform signage and planned themes.
2. Translate signs to Spanish (Physical or QR Code)
3. Community Master Plan
4. Adopt a Trail Program

Strategy #4: Deter vandalism in City parks**Action Steps**

1. Keep trash picked up.
2. Cover up vandalism within 24 hours.
3. Develop program to collaborate with community resources to deter and clean up graffiti.
 - a. Use lighting as a deterrent. Remove solar and replace with LEDs at Centennial and add lights going south to 3rd street.
 - b. Explore alternative measures such as security cameras.
 - c. Work with Rifle Police Department.
 - d. Increase, maintain security.

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves.

Strategy #1: Conduct Strategic Planning annually.**Action Steps**

1. Review Strategic Plan Annually.
2. Develop a five-year plan.
3. Conduct a community survey every 5 years. (2024)
4. Develop a capital reserve and investment strategy.
5. Coordinate with City Planning Department for trail development.

Goal 4: Provide optimal work space for efficient operations.

Strategy #1: Identify opportunities for Parks & Recreation Department workspace.

Action Steps

1. Evaluate current work area and provide work area to meet staff needs. (i.e., privacy, line of site for supervision, proximity to work groups)
2. Identify adequate storage for equipment and supplies. (present and future)
3. Evaluate opportunities for expansion in existing facilities.
4. Build Field House (5-10 Year Plan)

Goal 5: Build/maintain relationships and collaborate with outside organizations.

Strategy #1: Partner with other organizations.

Action Steps

1. Continue to collaborate and maintain relationships with existing partners.
 - a. RE-2 School District
 - b. Rifle Climbing Coalition
2. Identify and build new relationships with community partners.
 - a. Rambo
 - b. Colorado Outfitters Association
3. Adopt-a-trail Program
 - a. Develop and implement the program

Strategy #2: Evaluate Marketing Plan.

Action Steps

1. Evaluate current marketing strategies
2. Develop new Marketing Plan

Next Steps

1. Update Strategic Plan Annually.
2. Parks & Recreation Advisory Board and Staff review and approve document.
3. Participate in City Strategic Planning Process.

Appendix A – Beliefs

Beliefs are convictions that we generally hold to be true, usually without actual proof or evidence. Beliefs grow from what we see, hear, experience, read and think about.

- ❖ Parks and recreational activities foster human development, promote health and wellness, strengthen community image and sense of place, efficiently utilize resources, demonstrate fiscal responsibility, develop and cultivate partnership, support economic development, protect environmental resources, develop and empower staff, and increase cultural unity.
- ❖ Recreational activities should develop one physically, socially, and emotionally by enhancing athletic, cultural, and life skills.
- ❖ Programs should adapt to changing needs, age, and culture of the community.
- ❖ Participation in programs enhances one's education, promotes sportsmanship, advocacy, inclusiveness, and develops good citizenship, and overall well-being.
- ❖ A variety of recreational opportunities should be available to everyone.
- ❖ Amenities should meet the needs of a diverse population by providing a safe, clean, affordable, well-balanced, educational, wholesome, enjoyable, and rewarding experience.
- ❖ Investments in parks maintenance and improvements provide dividends that enhance the quality of life, property values, and the community's self-perception.
- ❖ Recreational activities enhance the quality of life in Rifle.
- ❖ Operations should be efficient, maintaining the facilities we currently have before building new facilities.
- ❖ Support high quality youth and adult programs through collaborative efforts.

Appendix B – Strategic Planning Participants

Parks and Recreation Advisory Board:

Kevin Kelly	Board Member/Chairman
Aaron Cumming	Board Member/Vice Chairman
Annie Macgregor	Board Member/Secretary
Trudy Lowery	Board Member
Kevin Blatter	Board Member
Michael Clancy	Board Member
Josi Kander	Board Member
Chris Bornholdt	Council Liason

Parks and Recreation Staff:

Austin Rickstrew	Parks and Recreation Director
Angie Wilkins	Parks and Recreation Administrative Assistant
Matt Rowe	Recreation Manager
Keith Gray	Parks and Facilities Maintenance Manager
Kyle Mills	Recreation Coordinator
Taylor Walters	Recreation Coordinator
James Magnuson	Parks Maintenance Worker
Jon Hutchinson	Parks Maintenance Worker
David Lowery	Grounds and Facilities, Building Maintenance,Cemetery Supervisor



Agenda Item #6.b.

Agenda Item Name:

City of Rifle Parks and Recreation Naming Policy

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Discussion about the Parks and Recreation Naming Policy

Recommended Action:

Discussion Only

Fiscal Impact:

N/A

Operational Impact:

The naming policy provides a clear, consistent framework for how parks, facilities, and assets are named or renamed. This helps avoid confusion, controversy, or favoritism by ensuring all naming decisions follow the same criteria and process. Staff save time by referring to established guidelines rather than creating ad hoc responses to naming requests. The policy can also support public engagement by outlining how community input is gathered and considered, increasing transparency and building trust.

Prior Board Motions:

In 2019, the City Council enacted a moratorium on facility naming until a formal policy could be established. Subsequently, Resolution No. 2, Series of 2020, was adopted to implement a basic process for naming City facilities.

Background Information:

Most recently, Resolution No. 9, Series of 2025, was adopted to provide an updated and comprehensive policy. This policy applies to all existing and future parks, recreation facilities, open spaces, and natural areas managed by our department. It also outlines procedures for renaming, the placement of memorial plaques and benches, financial contributions, and the installation of recognition plaques.

Executive Summary:

In 2019, City Council approved a moratorium on naming City facilities until a formal policy could be developed. Resolution No. 2, Series of 2020, established an initial framework for naming City facilities.

To provide a more comprehensive and consistent approach, City Council recently adopted Resolution No. 9, Series of 2025. This updated policy applies to all existing and future parks, recreation facilities, open spaces, and natural areas under the management of the Parks and Recreation Department.

The updated policy includes clear guidelines for the naming and renaming of public spaces, criteria for memorial plaques and benches, and processes for recognizing significant financial contributions through recognition plaques. The intent is to ensure transparency, consistency, and community alignment in naming and recognition practices.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. Resolution No. 2, Series of 2020
2. City of Rifle Parks and Facilities Naming Policy - Final 3.27.25
3. Resolution No. 9, Series of 2025

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 2
SERIES OF 2020**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, REGARDING THE NAMING OF CITY FACILITIES.

WHEREAS, the City of Rifle owns and operates numerous parks, buildings and facilities for public purposes in the City; and

WHEREAS, at the request of the City Council, the Parks and Recreation Advisory Board (“PRAB”) analyzed the naming of facilities in the City; and

WHEREAS, PRAB concluded naming facilities after individual people does not recognize others who may have contributed to a particular sport or facility and recommended to the City Council that facilities not be named after individuals; and

WHEREAS, PRAB recommended that to honor individuals, plaques with the name, contribution and years of service of an individual would allow more than one person to be recognized; and

WHEREAS, PRAB recommended a policy to the City Council to recognize exemplary individuals to a sport or facility and the City Council desires to adopt that policy for the City of Rifle.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIFLE THAT:

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council hereby adopts the following policy regarding the naming of facilities:
 - A. If the City desires to name a facility, in its discretion, the City Council may open the naming process to the public for 30 days to provide proposed names. The Council will consider the submitted names and those proposed by staff and make a decision. Only names will be considered and not logos so the City can maintain uniform signage and avoid confusion. In reviewing names, the City Council will consider the following:
 - i. Will the name have historical, cultural and social significance for generations to come?
 - ii. Will the name engender a strong and positive image?
 - iii. Will the name memorialize or commemorate places or events that are of enduring importance to the community?

- iv. Will the name be particularly suitable for the facility based on the location or history or the surrounding neighborhood?
- v. Will the name have symbolic value that transcends its ordinary meaning or use and enhance the character and identity of the facility?

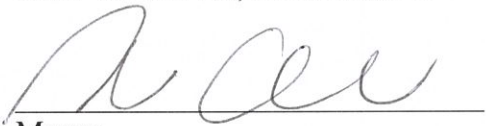
B. Facilities shall not be named after individual people. Honoring individuals shall be made by including their name, contributions and years of service on a plaque that can be affixed on or near a facility. To be recognized on a plaque:

- i. At least 150 signatures from Rifle residents shall be collected on a petition nominating an individual;
- ii. A letter from an organization or group of citizens recommending the person, specifically highlighting their accomplishments and contributions; and
- iii. The Parks and Recreation Advisory Board and the City Council will hold a joint workshop regarding the nomination for the City Council's decision.

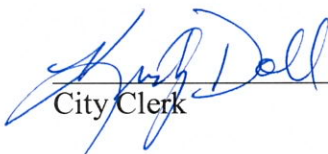
THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 5th day of February 2020.

CITY OF RIFLE, COLORADO

By


Mayor

ATTEST:


City Clerk



City of Rifle Parks and Facilities Naming Policy

Purpose: The purpose of this policy is to establish a clear and consistent process for the naming and renaming of parks, recreational areas, and facilities in the City of Rifle. This policy ensures that names reflect the history, culture, and values of the community while encouraging public participation.

Scope: This policy applies to all existing and future parks, recreation facilities, open spaces, and natural areas under the management of the City of Rifle Parks and Recreation Department.

Naming Criteria: Names for parks and facilities should meet one or more of the following criteria:

1. **Historical or Cultural Significance:** Commemorates a significant historical event, group, or organization that has shaped the City of Rifle or the surrounding region.
2. **Geographical or Natural Features:** Reflects local landmarks, terrain, flora, fauna, or other relevant natural characteristics.
3. **Community Contribution:** Recognizes families or organizations that have made significant and lasting contributions to the City of Rifle's parks, recreation, or environmental conservation efforts.
4. **Traditional or Commonly Recognized Names:** Incorporates names widely used by the community to describe a particular site.

Exclusions: The following types of names shall generally be avoided:

- Names of current City employees or elected officials.
- Names of individuals or organizations with political, religious, or controversial affiliations.
- Names that could cause confusion with existing parks, facilities, roads, or public spaces.
- Names of non-native or invasive species.

Naming Process:

1. **Public Engagement:** The Parks and Recreation Department will solicit name suggestions from residents, community groups, and stakeholders.

2. **Review & Recommendations:** Staff will review all submissions for compliance with this policy and present a shortlist of eligible names to the Parks and Recreation Advisory Board.
3. **Advisory Board Selection:** The Advisory Board will discuss the proposed names and make a recommendation to the City Council.
4. **City Council Approval:** The City Council will make the final decision and approve the name via resolution.

Renaming Process:

- Requests for renaming an existing park or facility must be submitted in writing, outlining the justification for the change.
- The Parks and Recreation Advisory Board will review the request, engage the public if necessary, and provide a recommendation to the City Council.
- The City Council will make the final determination.
- Renaming will be considered only in exceptional circumstances, such as a major donation, historical discovery, or significant community-driven initiative.

Memorial Plaques and Benches: The City of Rifle offers opportunities for individuals, families, and organizations to honor loved ones through the installation of memorial plaques and benches in parks and recreational areas.

- Memorial plaques and benches must align with the overall aesthetic and maintenance standards of the Parks and Recreation Department.
- Requests must be submitted in writing, including the proposed inscription and preferred location.
- The Parks and Recreation Advisory Board will review and approve requests based on site availability and compliance with city guidelines.
- The donor is responsible for costs associated with the plaque or bench, including installation and long-term maintenance.
- The City reserves the right to relocate or remove memorials if necessary due to park redevelopment or maintenance considerations.

Financial Contributions and Recognition Plaques: The City of Rifle provides opportunities for individuals, businesses, and organizations to make financial

contributions toward park and facility improvements, with recognition through plaques or other acknowledgments.

- Donations may support new park developments, facility upgrades, landscape enhancements, or recreational programs.
- Contributors may be recognized with plaques placed at designated locations within the funded park or facility.
- Requests for recognition must be submitted in writing, detailing the intended contribution and proposed inscription.
- The Parks and Recreation Advisory Board will review and approve contributions and plaque placement in accordance with city guidelines.
- The City reserves the right to adjust plaque design, placement, or relocation as needed to maintain aesthetic and operational standards.

Implementation:

- Once approved, the new name will be reflected in official maps, signage, and communications.
- City staff will ensure that naming aligns with wayfinding, branding, and community identity efforts.

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 9
SERIES OF 2025**

**A RESOLUTION OF THE CITY OF RIFLE, COLORADO ADOPTING A PARK
AND FACILITY NAMING POLICY FOR THE CITY**

WHEREAS, the City of Rifle ("City" or "Rifle") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter (the "Charter"); and

WHEREAS, the City has been developing a policy on the naming of City-owned parks and facilities to establish a clear policy for evaluating future naming requests that will ensure decisions align with the City's values, reflect community input and maintain fairness and transparency; and

WHEREAS, a well-defined policy will provide criteria for evaluating naming requests including historical significance, financial contributions and community impact; and

WHEREAS, by implementing a policy, the City aims to create a standardized framework for naming parks and facilities, ensuring consistency while honoring individuals, organizations or sponsors meaningfully and appropriately.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City of Rifle Parks and Facilities Naming Policy attached hereto and incorporated herein by this reference is hereby adopted.

THIS RESOLUTION, was read, passed and adopted by the Rifle City Council at a regular meeting held this 2nd day of April, 2025.

CITY OF RIFLE, COLORADO

By: _____

Mayor

ATTEST: _____

City Clerk





Agenda Item #6.c.

Agenda Item Name:

Joint Workshop Planning and Zoning Commission May 12 - Energy and Resilience Action Plan Presentation

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Discussion Only

Recommended Action:

None at this time.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The City of Rifle, in partnership with CLEER (Clean Energy Economy for the Region), has developed a draft Energy and Resilience Action Plan (ERAP) to guide the city's efforts toward increased sustainability, energy efficiency, and climate resilience. This plan is a strategic framework to reduce greenhouse gas emissions, improve building and transportation efficiency, and enhance the city's preparedness for climate-related challenges.

On Monday, May 12, the Parks and Recreation Advisory Board (PRAB) and the Planning and Zoning Commission will hold a joint workshop to receive a formal presentation of the ERAP from CLEER. The workshop will begin with dinner at 5:30 PM, followed by the meeting at 6:00 PM.

During the session, CLEER will walk both boards through the plan's goals, recommended actions, and anticipated outcomes. The workshop will include time for questions, discussion, and feedback.

After the presentation, PRAB will be asked to formally recommend that the City Council support the plan's adoption during their regular meeting.

Notification Requirements:

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

None



Agenda Item #6.d.

Agenda Item Name:

Mobile Vending Permits - CO-Waiian Shave Ice

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Approval of Mobile Vending Permit

Recommended Action:

Move to Approve the Mobile Vending Permit for CO-Waiian Shave Ice for the 2025 temporary vending season.

Fiscal Impact:

None

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The Parks and Recreation Advisory Board (PRAB) is tasked with approving temporary mobile vending permits. A permit application has been received from CO-Waiian Shave Ice. Upon review, staff recommends the approval of this permit. It is important to note that the application was submitted with last year's date; however, staff finds no issues with accepting the application as no other information has changed, aside from the updated permit issue date.

Notification Requirements:

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. attachment 1
2. attachment 1 (1)

3. attachment 2

Permitting Process

This is a competitive process. Applications for City of Rifle Parks Mobile Vending Permits are due to the Recreation Department by **3:00 pm** on **April 26th, 2024**. By **May 1st** each year, permits will be issued to vendors that meet all minimum criteria as listed herein until **March 31st** of the following year. If more valid applications are submitted by **April 26th** than are permitted in a location, the Parks and Recreation Advisory Board shall choose vendors that receive the highest scores based on application criteria below. Permits will be valid from **May 1st** through **March 31st** of the following year. Cost of a permit is \$50 per year. Electrical connection to a nearby 120v outlet will be an additional \$50 per year.

under new ownership - was formerly chilled-out

☒ **New Application** (attach separate pages if needed)

☐ **For renewal of existing permit, complete question #1, locations only, & questions #4, #5, and #6.**

1. Cart Location, Size and Appearance

Choose your proposed location. If fewer valid applications are submitted than are permitted in each location, vendors may be permitted to operate in more than one location. See requirements for each location below. Refer to attached map for permitted vendor locations within each park. Please rank your preference from 1 to 5 with 1 being your most desirable location.

(* designates that electrical hook-up is available)

___ Centennial Park A (vehicle based vendors are not permitted)

___ Centennial Park B (vehicle based vendors are not permitted)

___ Centennial Park C * (vehicle based vendors are not permitted)

3 ☒ Deerfield Park A

2 ☒ Deerfield Park B

___ Rifle Mountain Park A

___ Rifle Mountain Park B

___ Davidson Park

___ Civic Plaza * (max size of cart is 8' long x 6' wide x 8' tall)

___ Remote Control Park

1 ☒ Mobile Vending Unit Permit (Deerfield, Metro, Davidson, Centennial)

*we hope to vend at
the 4th of July celebration
and at Deerfield Park
during soccer*

a. List the measurements of your cart/mobile vending unit.

6' x 10'

b. What other equipment/materials will you have on the site (coolers, tents, etc.)

none

c. Vending carts/mobile vending units must be in good and neat condition and maintained as represented in the application. Describe your cart materials and colors - attach pictures to this application.

Roof: metal

Body: metal

Accent Colors: red & white

d. Vendors must provide a trash receptacle and pick up any trash surrounding the car. How will you deal with trash?

we will have a large trash can and walk around to make sure trash is picked up

e. Describe how your cart/mobile vending unit will be powered. (Power is available at a few sites for an additional \$50 per year)

we will use a generator or connect to power if available

f. Carts/mobile vending units must be taken out of the park when not in operation - **NO EXCEPTIONS**. How will you transport the cart to and from your site each day?

we will use a truck.

2. Product Uniqueness

Your product should be genuinely unique. Over-saturation of any product is undesirable and closely monitored. For example, if there are already coffee shops in close proximity (the same block as the cart opening), the concept of a coffee cart is not realistic, and not allowed.

a. Describe product(s) to be sold:

shaved ice large
shaved ice small

Price

\$ 8.00

\$ 4.00

\$

\$

with many toppings & flavors

b. What makes this a quality and unique product with good value?
(process ... ingredients ... materials ... design)

many great flavors and toppings.
add ice cream to make it Hawaiian style.

c. If your product is sold elsewhere in the immediate vicinity, list those stores/restaurants:

N/A \$ _____
\$ _____
\$ _____

d. Who is your intended market?

Families and adults that
want a cold treat

3. Contribution to the Rifle Community

a. How would your cart/mobile vending unit contribute to and strengthen the community and its activities through additional dining options, ambience, employment, or other community benefits?

we hope to employ local teenagers.
provides a fun and refreshing experience
so people will hopefully hang around outdoors longer.

b. Are the owners/operators of the cart/mobile vending unit residents of the City of Rifle?
If not, where?

we are technically Silt residents.

c. What locally grown, purchased, or manufactured goods will be used, when possible?

local ice and ice cream.

4. Operating Schedule

a. List your months, days and hours of operation (points given for more hours):

available April - October

hours depend on when events are scheduled

5. Applicant Food Vending Cart Experience

a. Have you previously owned or operated a mobile vending cart?

☒ Yes ☒ No

If yes, when & where? Rockmaggadone In Parachute

b. What products were sold?

Shave Ice

Lemonade

6. Attach a copy of current Rifle Sales Tax License, and Food Vendors;
please also attach a copy of GCDPHE food service license.

Joan Jurnu
Applicant

1-22-25
Signature Date

Co-Warian Shave Ice
Company Name

Joan Jurnu
Name

7741 Cty Rd 223 Silt, CO 81652
Address

970-319-7027
Phone

COWarian Shave Ice@gmail.com
E-mail



COLORADO

Department of Public
Health & Environment

2024 License to Operate: Retail Food Establishment

License must be posted at the following location in a conspicuous place:

License #RFE26999

CO-Waiian Shave Ice
7741 Co Rd 233
Silt CO 81652

License valid until: 12/31/2024

License Type: Mobile Unit (limited/prepackaged TCS)

Issued by: Garfield County Public Health



CO-Waiian Shave Ice LLC
Attn: Joan Jurmu
7741 Co Rd 233
Silt CO 81652





Agenda Item #6.e.

Agenda Item Name:

Review 70% Design Documents for Birch Park

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Review the 70% design document for Birch Park

Recommended Action:

No Action Required

Fiscal Impact:

This is being paid for with LWCF funding, GOCO funding, and Parks and Recreation funds.

Operational Impact:

Staff continues to work with consultants to complete the design and construction documents.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Staff is working with the consultants to create the design and construction documents for Birch Park. The design follows the master plan for the parcel. We will review the 70% design documents with a completion date of design and construction documents in late June.

Notification Requirements:

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. 2025-03-28 Birch Park-70 DD Cost Estimate-Irrigation Comparison
2. 2025-03-28 Birch Park-70 DD Cost Estimate-Phase 1
3. 2025-03-28 Birch Park-70 DD Cost Estimate-Phase 2
4. 2025-03-28 Birch Park-70 DD Playground Image Boards
5. 2025-03-28 Birch Park-70 DD Specifications-Outline

6. 2025-03-28-Birch Park-70 DD Drawings



Birch Park - 70% Design Development

March 28, 2025

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
PHASE 1				
IRRIGATION: CURRENT DESIGN				
Irrigation - turf, trees, shrubs and native (does not include supplemental 1.5" tape and fee)	1	LS	\$171,191.00	\$171,191.00
Pumping system and cistern turnout	1	LS	\$203,570.00	\$203,570.00
Electrician	1	LS	\$3,400.00	\$3,400.00
Ditch turnout structure	1	EA	\$6,500.00	\$6,500.00
6" HDPE supply pipe for Rhoades property	1	LS	\$21,120.00	\$21,120.00
			SUBTOTAL	\$405,781.00
PHASE 1				
IRRIGATION: ORIGINAL MASTER PLAN DESIGN				
Irrigation - turf, trees, shrubs and native (does not include supplemental 1.5" tape and fee)	1	LS	\$171,191.00	\$171,191.00
Pumping system, 5' manhole and pump pad, 10" intake pipe, lake screen, pipe boot	1	LS	\$177,800.00	\$177,800.00
Residence pump mounted on shore pad with new control and pump enclosure	1	LS	\$13,875.00	\$13,875.00
			SUBTOTAL	\$362,866.00



Birch Park - 70% Design Development

March 28, 2025

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
PHASE 1				
CIVIL: DEMOLITION & GENERAL SITEWORK				
Demo misc. fences, gates and abandoned irrigation structures	1	LS	\$10,000.00	\$10,000.00
Temporary construction fencing, 6' ht. chain link	1,000	LF	\$10.00	\$10,000.00
Clear and grub, entire site	2.5	AC	\$5,000.00	\$12,500.00
Earthwork - import common fill, hauling (NIC, provided by City)	3,000	CY	\$0.00	\$0.00
Earthwork - moving soil (Contractor responsibility)	3,000	CY	\$10.00	\$30,000.00
Relocate existing utilities (allowance)	1	LS	\$5,000.00	\$5,000.00
Traffic control	1	LS	\$1,000.00	\$1,000.00
Seed (cover crop) for erosion control at phase 2 limits	0	SF	\$0.00	\$0.00
			SUBTOTAL	\$68,500.00
CIVIL: PAVEMENTS				
Aggregate Subbase - 12"	1,486	TONS	\$65.00	\$96,590.00
Asphalt paving - 5"	691	TONS	\$150.00	\$103,650.00
Concrete - curb and gutter, 2" pan	1,240	LF	\$42.00	\$52,080.00
Concrete - curb ramp	1	EA	\$2,125.00	\$2,125.00
Concrete - 6' reinforced drainage pan	110	LF	\$205.00	\$22,550.00
Striping - paint	800	LF	\$0.60	\$480.00
Striping - symbols paint	2	EA	\$460.00	\$920.00
Signage - site w/ bollard	4	EA	\$1,350.00	\$5,400.00
			SUBTOTAL	\$283,795.00
CIVIL: UTILITIES - WATER				
Service tap - includes corp and curb stop	1	EA	\$5,500.00	\$5,500.00
Water line - 2" copper	25	LF	\$132.00	\$3,300.00
Water line - 6" DIP	24	LF	\$138.00	\$3,312.00
Water line - 8" DIP	350	LF	\$155.00	\$54,250.00
Gate valve - 8" with box	3	EA	\$5,200.00	\$15,600.00
Tee - 8"	1	EA	\$1,300.00	\$1,300.00
Reducer - 6"	1	EA	\$650.00	\$650.00
Cap - 8"	1	EA	\$1,100.00	\$1,100.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
Fire hydrant assembly - 6"	1	EA	\$10,800.00	\$10,800.00
Tracer wire test station	1	EA	\$1,200.00	\$1,200.00
			SUBTOTAL	\$97,012.00
CIVIL: UTILITIES - STORM DRAINAGE SYSTEM				
Storm line - 12" PVC SDR 35	70	LF	\$108.00	\$7,560.00
FES - 12" concrete w/ riprap surround	1	EA	\$2,200.00	\$2,200.00
Inlet - combination curb inlet	1	EA	\$7,200.00	\$7,200.00
			SUBTOTAL	\$16,960.00
CIVIL: EROSION CONTROL				
Silt fence	400	LF	\$3.75	\$1,500.00
Concrete washout	1	EA	\$3,200.00	\$3,200.00
Inlet protection	1	EA	\$500.00	\$500.00
Sediment control logs - straw wattles	100	LF	\$9.00	\$900.00
Vehicle tracking control	1	EA	\$4,750.00	\$4,750.00
Outfall protection with riprap	1	EA	\$1,500.00	\$1,500.00
Erosion control maintenance (months)	3	EA	\$1,000.00	\$3,000.00
			SUBTOTAL	\$15,350.00
ELECTRICAL: ELECTRICAL SERVICE				
Utility company service connection	1	LS	\$15,000.00	\$15,000.00
Metered electrical service pedestal (100A)	1	LS	\$8,500.00	\$8,500.00
Service entrance feeder	115	LF	\$32.00	\$3,680.00
Pedestal concrete pad	1	LS	\$1,200.00	\$1,200.00
Grounding and bonding	1	LS	\$1,800.00	\$1,800.00
Flush with grade J-box	1	LS	\$1,500.00	\$1,500.00
			SUBTOTAL	\$31,680.00
ELECTRICAL: SITE LIGHTING				
Parking lot luminaire	3	EA	\$4,200.00	\$12,600.00
Pedestrian pole luminaire	7	EA	\$4,500.00	\$31,500.00
Concrete pole bases	10	EA	\$1,500.00	\$15,000.00
Site lighting circuiting (2 #10)	1,225	LF	\$15.50	\$18,987.50
Flush with grade J-box	1	LS	\$1,500.00	\$1,500.00
			SUBTOTAL	\$79,587.50
ELECTRICAL: SHELTER ELECTRICAL				
Shelter disconnects	6	EA	\$425.00	\$2,550.00
Shelter lights	4	EA	\$900.00	\$3,600.00
Shelter recepts	4	425	\$425.00	\$1,700.00
Shelter circuiting (4 #10)	720	LF	\$17.50	\$12,600.00
Flush with grade J-box	1	LS	\$1,500.00	\$1,500.00
1" Spare conduit to J-box	310	LF	\$12.00	\$3,720.00
			SUBTOTAL	\$25,670.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
ELECTRICAL: IRRIGATION				
Irrigation controller	1	LS	\$1,500.00	\$1,500.00
Irrigation pump electrical	1	LS	\$8,500.00	\$8,500.00
			SUBTOTAL	\$10,000.00
ELECTRICAL: RHOADES IRRIGATION				
Utility company service connection	1	LS	\$15,000.00	\$15,000.00
Metered electrical services pedestal (100A)	1	LS	\$8,500.00	\$8,500.00
Service entrance feeder	115	LF	\$32.00	\$3,680.00
Pedestal concrete pad	1	LS	\$1,200.00	\$1,200.00
Grounding and bonding	1	LS	\$1,800.00	\$1,800.00
Irrigation pump electrical reconnection	1	LS	\$3,500.00	\$3,500.00
			SUBTOTAL	\$33,680.00
LANDSCAPE: SITE CONSTRUCTION				
4' ht. 3-rail wood estate fencing	1,550	LF	\$60.00	\$93,000.00
6' ht. black vinyl chain link fencing - at irrigation pond	285	LF	\$120.00	\$34,200.00
10' wide double swing, black vinyl chain link gate - at irrigation pond	1	EA	\$2,500.00	\$2,500.00
8' wide concrete paving, 6" depth - at all primary walks and plaza	362	CY	\$200.00	\$72,400.00
Sandblasting and painting	1	LS	\$15,000.00	\$15,000.00
Concrete seatwalls	62	SF	\$250.00	\$15,500.00
			SUBTOTAL	\$232,600.00
ATHLETIC COURTS: PICKLEBALL				
(4) Pickleball courts (standard 30'x60' size) - post-tensioned concrete, court surfacing and striping, 5' ht. perimeter fencing and 5' ht. interior fencing, gates, pickleball equipment	1	LS	\$212,000.00	\$212,000.00
			SUBTOTAL	\$212,000.00
ATHLETIC COURTS: MINI PITCH				
(1) 65'98' mini pitch field - synthetic turf surfacing, striping, fencing/netting, mini pitch equipment	1	LS	\$116,000.00	\$116,000.00
Crushed rock base course for field (not included in mini pitch system)	5,400	SF	\$4.00	\$21,600.00
			SUBTOTAL	\$137,600.00
LANDSCAPE: MAIN PLAYGROUND				
Poured-in-place rubber surfacing at playground + 4" compacted base for 3 colors (mixed w/ black), gravel subgrade, underdrain system	4,085	SF	\$25.00	\$102,125.00
PIP concrete sub slab	4,085	SF	\$12.00	\$49,020.00
PIP thickened edge	350	LF	\$35.00	\$12,250.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
Primary (5-12 year old) and Toddler (2-5 year old) play equipment	1	LS	\$400,000.00	\$400,000.00
Seat boulders	10	EA	\$500.00	\$5,000.00
			SUBTOTAL	\$568,395.00
LANDSCAPE: SITE AMENITIES & FURNISHINGS				
Large shade shelter - 15'x30' at main plaza	1	EA	\$65,000.00	\$65,000.00
Medium shade shelter - 15'x15' at main plaza	1	EA	\$35,000.00	\$35,000.00
Medium shade shelter - 15'x15' at pickleball plaza	1	EA	\$35,000.00	\$35,000.00
Gateway/shelter signage	1	LS	\$10,000.00	\$10,000.00
Picnic table - at main plaza and pickleball plaza	9	EA	\$3,000.00	\$27,000.00
Bench - at main plaza and pickleball plaza	8	EA	\$2,000.00	\$16,000.00
Trash receptacle - at main plaza and pickleball plaza	7	EA	\$1,500.00	\$10,500.00
Bike rack - at main plaza and pickleball plaza	3	EA	\$750.00	\$2,250.00
Drinking fountain w/ bottle filler - at main plaza and pickleball plaza	1	EA	\$8,000.00	\$8,000.00
Dog waste station - at perimeter trail (provided by City)	3	EA	\$500.00	\$1,500.00
Interpretive signage at perimeter trail - Entry, Raynard ditch trail, single track trail	3	EA	\$2,000.00	\$6,000.00
Pollinator planting identification signage	1	LS	\$5,000.00	\$5,000.00
Bollards - between parking lot and playground	6	EA	\$1,000.00	\$6,000.00
Port-a-let enclosure - 2 stalls	1	EA	\$30,000.00	\$30,000.00
Port-a-let (NIC, provided by City)	2	EA	\$0.00	\$0.00
			SUBTOTAL	\$257,250.00
LANDSCAPE: PLANTING				
Trees deciduous - 2-1/2" B&B	12	EA	\$400.00	\$4,800.00
Trees coniferous - 8' ht.	12	EA	\$400.00	\$4,800.00
Trees ornamental - 2" B&B	9	EA	\$300.00	\$2,700.00
Shrubs - #5 container	125	EA	\$50.00	\$6,250.00
Perennials - #1 container	75	EA	\$35.00	\$2,625.00
Grasses - #1 container	75	EA	\$35.00	\$2,625.00
Wood mulch at planting beds	1	LS	\$4,500.00	\$4,500.00
Cobble mulch at planting beds	615	SF	\$5.00	\$3,075.00
Soil prep and native seed	10,101	SF	\$1.20	\$12,121.20
Soil prep and sod - at multi-use fields	43,310	SF	\$1.50	\$64,965.00
			SUBTOTAL	\$108,461.20
LANDSCAPE: IRRIGATION				
Irrigation - turf, trees, shrubs and native (does not include supplemental 1.5" tape and fee)	1	LS	\$171,191.00	\$171,191.00
Pumping system and cistern turnout	1	LS	\$203,570.00	\$203,570.00
Electrician	1	LS	\$3,400.00	\$3,400.00
Ditch turnout structure	1	EA	\$6,500.00	\$6,500.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
6" HDPE supply pipe for Rhoades property	1	LS	\$21,120.00	\$21,120.00
			SUBTOTAL	\$405,781.00
BASE BID CONSTRUCTION SUBTOTAL - PHASE 1				\$2,584,321.70
Construction Surveying	1.5%			\$38,764.83
Site Testing	1.0%			\$25,843.22
Permitting (assuming only electrical, for now)	1.0%			\$25,843.22
Bonding and Mobilization	10.0%			\$258,432.17
Construction Contingency	15.0%			\$387,648.26
BASE BID CONSTRUCTION TOTAL - PHASE 1				\$3,320,853.38
1. Unit costs are based on 2024 and 2025 data in collaboration with the City of Rifle, recent bid data from City of Rifle engineers, recent bid data from Design Concepts, institutional knowledge from sub-consultants, and current unit cost prices direct from suppliers and manufacturers.				
2. This cost estimate is preliminary in nature and subject to change during the design process. Phasing discussions are ongoing and costing escalation based on future phasing has not been added to this estimate.				
3. Costs do not include review fees, etc.				
4. Costs assume no shoring or deep excavation work requiring specific excavations.				
5. Costs do not include any dewatering, equipment rentals, or treatment.				
6. Earthwork quantities are preliminary raw numbers and not adjusted to account for shrink, swell, compaction, over-excavation, foundation or utility spoils.				
7. Earthwork quantities do not account for environmental remediation.				



Birch Park - 70% Design Development

March 28, 2025

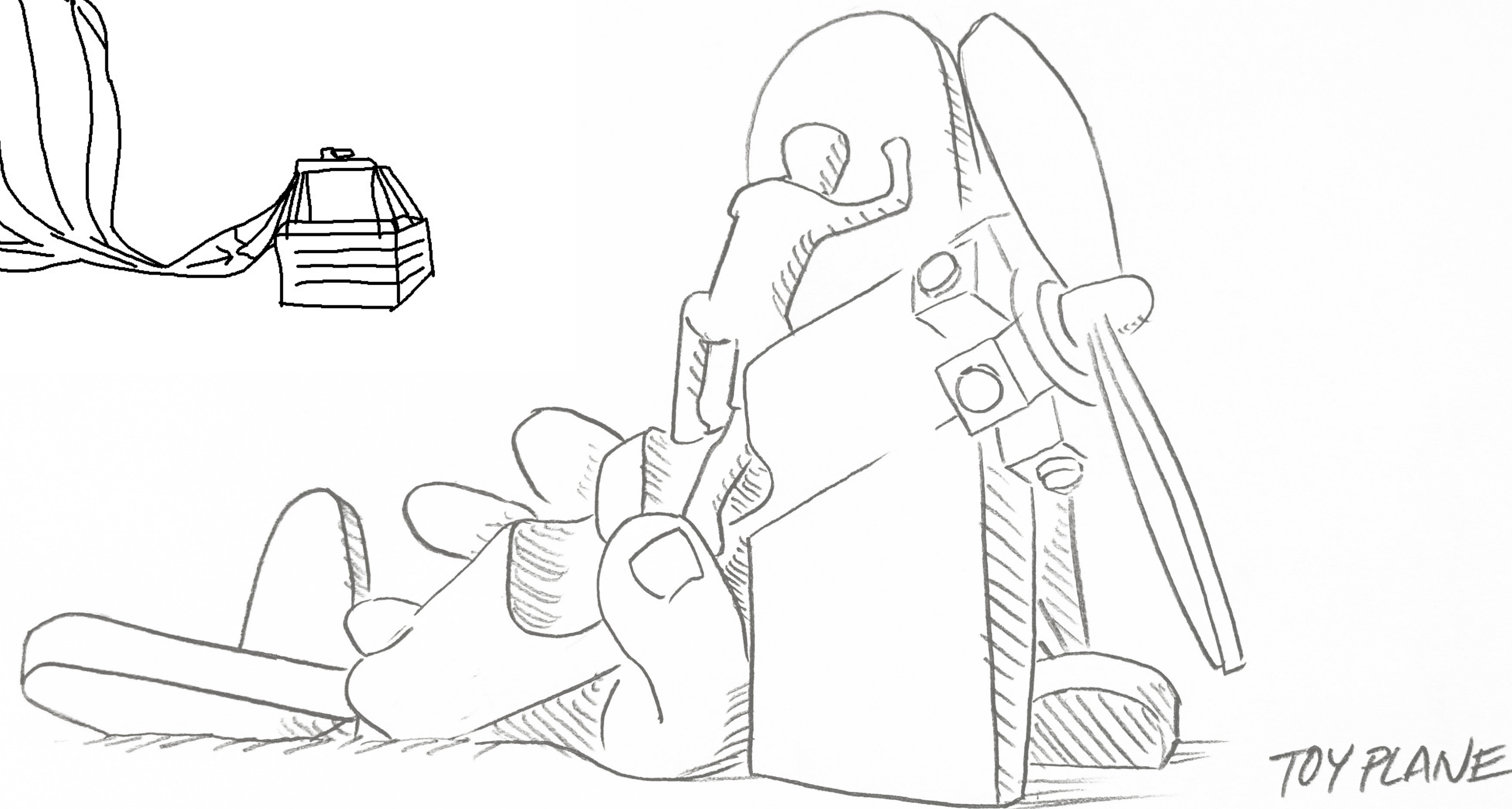
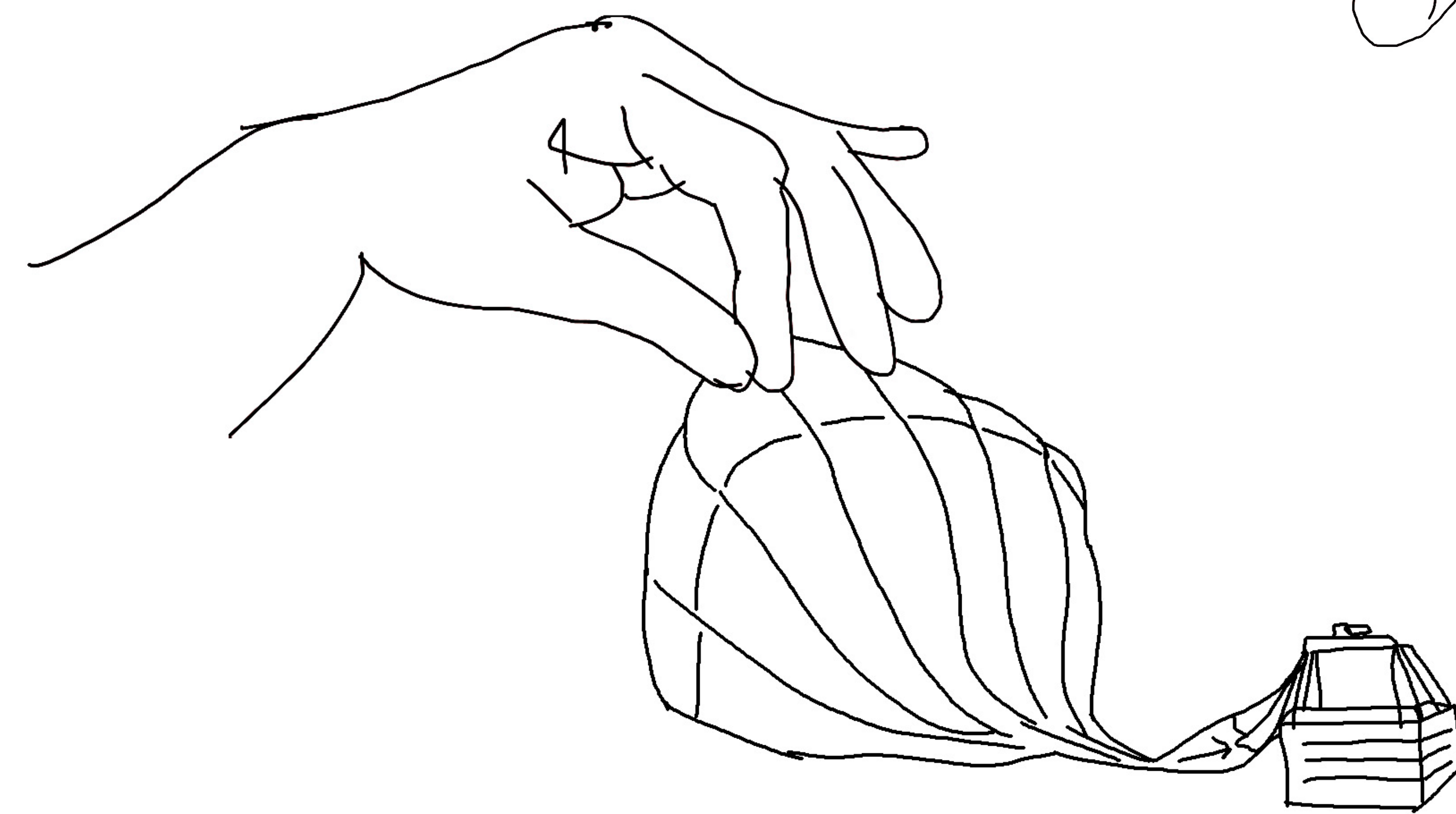
ITEM	QTY	UNIT	UNIT COST	TOTAL COST
PHASE 2				
SITE DEMOLITION				
Temporary construction fencing	500	LF	\$7.50	\$3,750.00
Clear and grub (cover crop at phase 2 limits)	0	SF	\$0.00	\$0.00
Removal of misc. additional items	1	LS	\$2,500.00	\$2,500.00
			SUBTOTAL	\$6,250.00
TEMPORARY EROSION CONTROL				
Erosion control site maintenance	1	LS	\$5,000.00	\$5,000.00
			SUBTOTAL	\$5,000.00
EARTHWORK & GRADING				
Earthwork - assumes all grading is completed in phase 1	1	LS	\$0.00	\$0.00
			SUBTOTAL	\$0.00
ELECTRICAL: SHELTER ELECTRICAL				
Shelter disconnects	4	EA	\$425.00	\$1,700.00
Shelter lights	2	EA	\$900.00	\$1,800.00
Shelter recepts	2	EA	\$425.00	\$850.00
Shelter circuiting (4 #10)	320	LF	\$17.50	\$5,600.00
Conductors in existing conduit (6 #10)	315	EA	\$7.00	\$2,205.00
			SUBTOTAL	\$12,155.00
ELECTRICAL: SITE LIGHTING				
Pedstrian pole luminaire	1	EA	\$4,500.00	\$4,500.00
Concrete pole bases	1	EA	\$1,500.00	\$1,500.00
Site lighting circuiting (2 #10)	110	LF	\$15.50	\$1,705.00
			SUBTOTAL	\$7,705.00
LANDSCAPE: SITE CONSTRUCTION				
Concrete paving - 8' wide, 6" depth at secondary trails	122	CY	\$200.00	\$24,400.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
Softscape paving, Natural class 6, 3/8 minus - at 2' wide at bike trails	12	TONS	\$34.25	\$393.88
Seat boulders - at "Summit"	15	EA	\$500.00	\$7,500.00
			SUBTOTAL	\$32,293.88
LANDSCAPE: BIKE PLAZA PLAYGROUND				
Poured-in-place rubber surfacing at playground + 4" compacted base for 3 colors (mixed w/ black), gravel subgrade, underdrain system	515	SF	\$25.00	\$12,875.00
PIP concrete sub slab	515	SF	\$10.00	\$5,150.00
PIP thickened edge	85	LF	\$35.00	\$2,975.00
Climbing play equipment (all ages)	1	LS	\$20,000.00	\$20,000.00
			SUBTOTAL	\$41,000.00
LANDSCAPE: SITE AMENITIES & FURNISHINGS				
Medium shade shelter - 15'x15' at main plaza	2	EA	\$35,000.00	\$70,000.00
Picnic table - at bike trail shelter and south shelter	4	EA	\$3,000.00	\$12,000.00
Trash receptacle - at bike trail shelter and south shelter	2	EA	\$1,500.00	\$3,000.00
Bike rack - at bike trail shelter	4	EA	\$750.00	\$3,000.00
Bike repair station - at bike trail shelter	1	EA	\$1,000.00	\$1,000.00
			SUBTOTAL	\$89,000.00
LANDSCAPE: PLANTING				
Trees deciduous - 2-1/2" B&B	20	EA	\$850.00	\$17,000.00
Trees coniferous - 8' ht.	15	EA	\$850.00	\$12,750.00
Trees ornamental - 2" B&B	13	EA	\$600.00	\$7,800.00
Shrubs - #5 container	50	EA	\$50.00	\$2,500.00
Perennials - #1 container	25	EA	\$35.00	\$875.00
Grasses - #1 container	25	EA	\$35.00	\$875.00
Wood mulch at planting beds	1	LS	\$2,500.00	\$2,500.00
Soil prep and native seed	95,450	SF	\$1.20	\$114,540.00
			SUBTOTAL	\$158,840.00
LANDSCAPE: IRRIGATION				
Irrigation - trees, shrubs, native seed	1	LS	\$190,072.00	\$190,072.00
			SUBTOTAL	\$190,072.00
BASE BID CONSTRUCTION SUBTOTAL - PHASE 2				\$542,315.88
Construction Surveying	1.5%			\$8,134.74
Site Testing	1.0%			\$5,423.16
Permitting	1.0%			\$5,423.16
Bonding and Mobilization	10.0%			\$54,231.59
Construction Contingency	15.0%			\$81,347.38

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
BASE BID CONSTRUCTION TOTAL - PHASE 2				\$696,875.90
1. Unit costs are based on 2024 and 2025 data in collaboration with the City of Rifle, recent bid data from City of Rifle engineers, recent bid data from Design Concepts, institutional knowledge from sub-consultants, and current unit cost prices direct from suppliers and manufacturers.				
2. This cost estimate is preliminary in nature and subject to change during the design process. Phasing discussions are ongoing and costing escalation based on future phasing has not been added to this estimate.				
3. Costs do not include review fees, etc.				
4. Costs assume no shoring or deep excavation work requiring specific excavations.				
5. Costs do not include any dewatering, equipment rentals, or treatment.				
6. Earthwork quantities are preliminary raw numbers and not adjusted to account for shrink, swell, compaction, over-excavation, foundation or utility spoils.				
7. Earthwork quantities do not account for environmental remediation.				



- Manufactured by ID Sculpture
- 1-3 GFRc climbing features that highlight theming
- Types of flight, i.e. airplane, hot air balloon, bird
- Play with scale of hands and objects
- Hands are putting objects into motion
- Array of colors, natural tones or painted bright



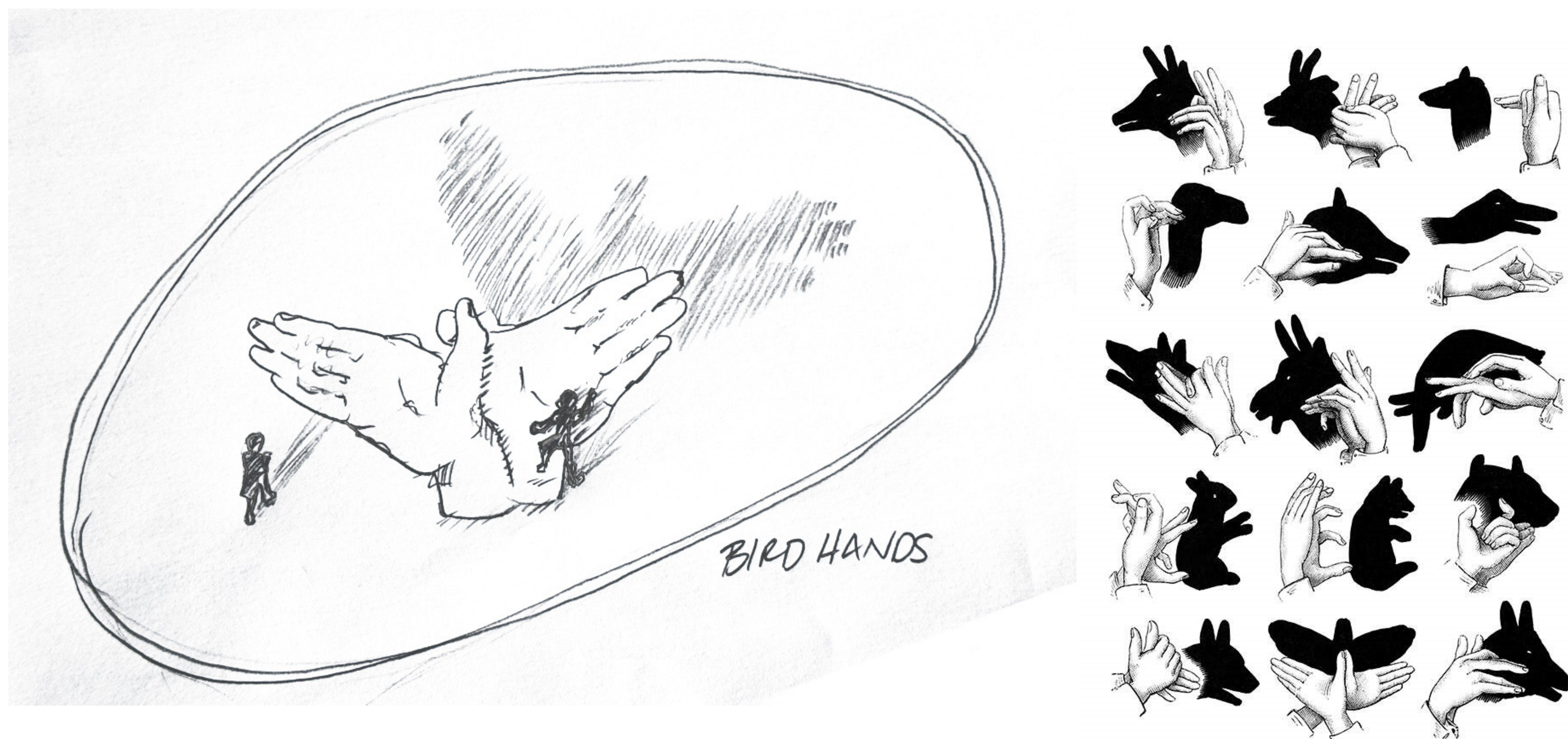
“CREATIVE HANDS, TYPES OF FLIGHT” • IDS • SIGNATURE SCULPTURAL, CLIMBING EQUIPMENT



- Manufactured by Landscape Structures
- IDS and LSI work together frequently, opportunities for unique collaboration
- Innovative structures and stand alone pieces for dynamic range of play
- Prioritize accessible opportunities
- Theming can be neutral (clouds) to compliment IDS equipment or literal (airplane, hot air balloon)
- Standard and/or customization to fit budget
- Incorporate “control tower” structure, airplane zip line



“CREATIVE HANDS, TYPES OF FLIGHT” • LSI • HIGH PLAY VALUE, STRUCTURES AND STAND ALONE EQUIPMENT



- Manufactured by ID Sculpture
- GFRC climbing features that highlight theming
- Accurate angle of hands and location on site would throw large shadows onto the playground surfacing
- Play with scale of hands
- What other objects can be puppets?

“SHADOW PUPPETS” • IDS • SIGNATURE SCULPTURAL, CLIMBING EQUIPMENT

- Manufactured by ID Sculpture
- GFRC climbing features that highlight theming
- Inspired by the children’s book, “If...” by Sarah Perry
- Theme encourages children to use their imagination
- Equipment appears to be a cloud from far away but up close it’s actually something else (propeller of a plane, basket of hot air balloon)
- Multiple objects on all sides of the equipment, move around to discover
- Encourage users to get up close to see what shapes and forms the clouds take



“HEAD IN THE CLOUDS” • IDS • SIGNATURE SCULPTURAL, CLIMBING EQUIPMENT

TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF:

Birch Park

THE CITY OF RIFLE
202 RAILROAD AVENUE
RIFLE, CO 81650



PREPARED BY:



March 28, 2025

PROJECT DIRECTORY

Birch Park

OWNER:	City of Rifle Austin Rickstrew Parks and Recreation Director Office: (970) 665-6578 Email: arickstrew@rifleco.org
LANDSCAPE ARCHITECT:	Design Concepts Shanen Weber, Aynslee Havenridge 211 North Public Road, Suite 200 Lafayette, CO 80026 (303) 664-5301 Email: shanenw@dcla.net aynsleeh@dcla.net
CIVIL ENGINEER:	JVA, Inc. Kevin Vecchiarelli, Raul Morales 47 Cooper Creek Way, Suite 328 Winter Park, CO 80482 (303) 444-1951 Email: kvecchiarelli@jvajva.com rmorales@jvajva.com
IRRIGATION ENGINEER:	HydroSystems KDI, Inc. Tom Beall 13949 West Colfax Avenue, Suite 260 Lakewood, CO 80401 (303) 980-5327 Email: tomb@hydrosystemskdi.com
ELECTRICAL ENGINEER:	Ackerman Engineering, Inc. Helen Reschl 3000 Youngsfield Street, Suite 264 Wheat Ridge, CO 80215 (303) 278-7297 Email: hreschl@aeiconsulting.com
GEOTECHNICAL ENGINEER:	Kumar and Associates, Inc. James Parker 240 Annie Road, P.O. Drawer 1887 Silverthorne, CO 80498 (970) 468-1989 Email: jparker@kumarus.com
SURVEY	Bookcliff Survey Services, Inc. Michael Langhorne 136 East Third Street Rifle, CO 81650 (970) 625-1330 Email: ml@bookcliffsurvey.com

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Birch Park

2025 Birch Avenue, Rifle, CO 81650

70% DESIGN DEVELOPMENT
March 28, 2025

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E2.0	ELECTRICAL ONE-LINE & DETAILS

TBD Sheet naming,
re: Hydrosystems



VICINITY MAP
NOT TO SCALE



OWNER:
CITY OF RIFLE
PARKS AND RECREATION

202 Railroad Ave
Rifle, CO 81650
Tel: (970) 665-6574
Contact: Austin Rickstrew
Email: arickstrew@rifleco.org

CONSULTANTS:

LEAD CONSULTANT
LANDSCAPE ARCHITECT:

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Contact: Aynslee Havenridge
Email: aynsleeh@dcla.net
Contact: Shanen Weber
Email: shanenw@dcla.net

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47 Cooper Creek Way, Suite 328
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Email: kvecchiarelli@jvajva.com
Contact: Raul Morales
Email: rmorales@jvajva.com

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13949 West Colfax Avenue, suite 260
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Email: tomb@hydrosystemsdi.com

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Wheat Ridge, Colorado 80215
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Email: hreschl@aeiconsulting.com

GEOTECHNICAL ENGINEER

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240 Annie Road | P.O. Drawer 1887
Silverthorne, Colorado 80498
Phone: (970) 468-1989
Contact: James Parker
Email: jparker@kumarusa.com

SURVEYOR

Bookcliff Survey Services Inc
136 East Third Street
Rifle CO 81650
Phone: (970) 625-1330
Contact: Michael Langhorne
Email: ML@bookcliffsurvey.com

BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650



Project No.: 22504.00

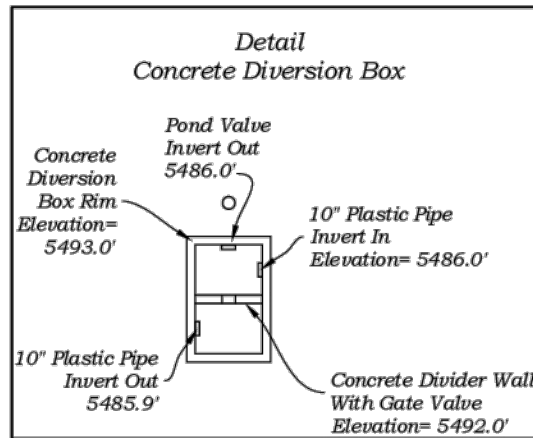
Issued For: 100% SDs 70% DDs
Date: 03.07.25 03.28.25

Drafted By: WN
Checked By: AH, SW

All drawings and written material
appearing herein constitute original and
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may not be duplicated, used or disclosed.

COVER

Rhoades Park
A Parcel of Land Situate in the SE1/4SE1/4 of Section 4, Township 6 South, Range 93 West of the 6th PM
City of Rifle, County of Garfield, State of Colorado



136 East 3rd Street Room 200 Portland, Oregon 97201 Ph. (503) 625-1330 Fax (503) 625-2773		 BOOKCLIFF <i>Survey Services, Inc.</i>	
RHODES PARK CITY OF RIFLE 93 RHODES PARK RIFLE, CO. 81650		EXISTING CONDITIONS SURVEY	
FILE: DFT. SC CK. MJ/L DATE: 3/5/25		REVISION DESCRIPTION	
PROJECT NO. 22134			
SHEET 1 OF 1			

BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650

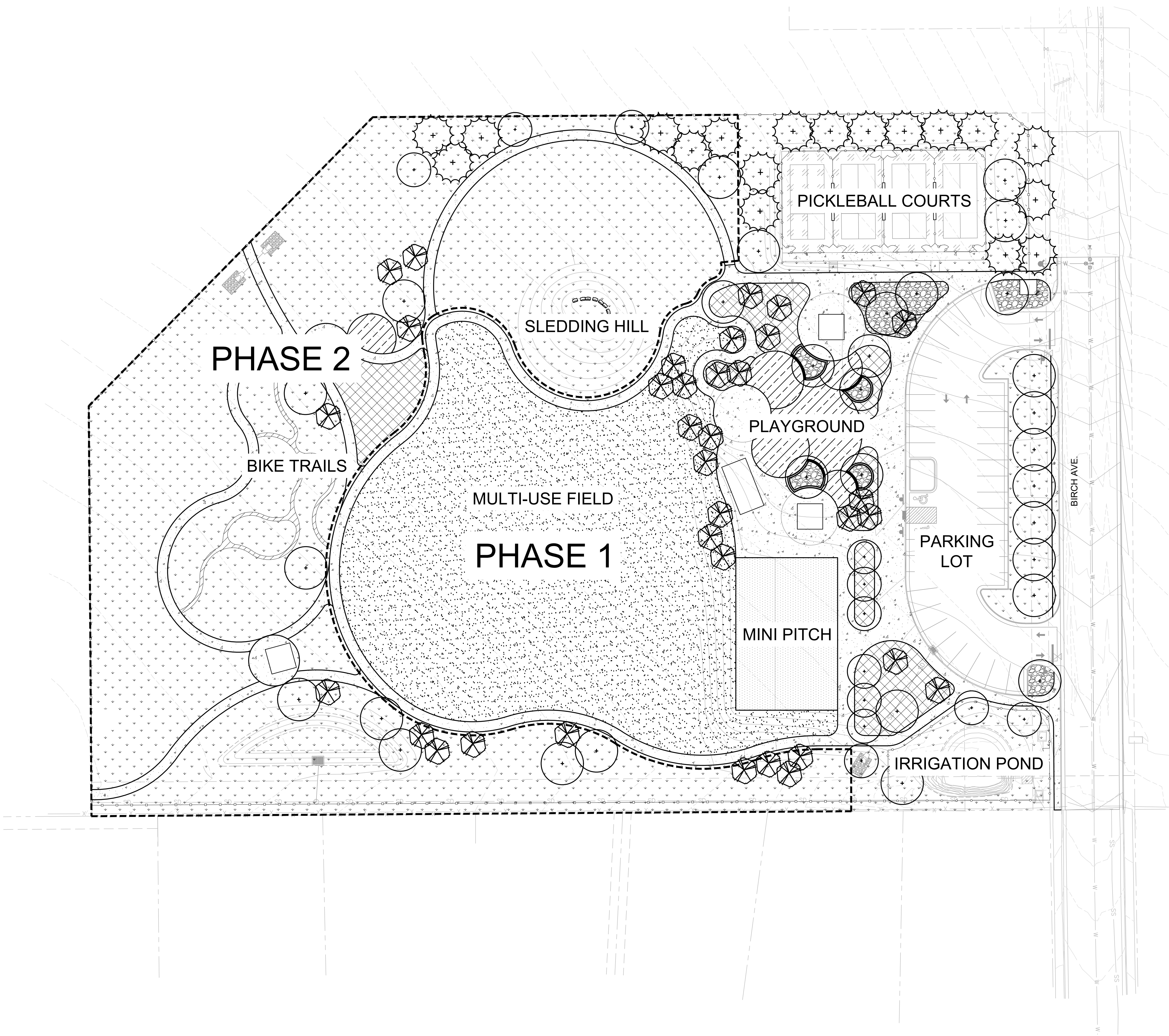
NOT FOR
CONSTRUCTION

Issued For:	Date:
100% SDs	03.07.25
70% DDs	03.28.25

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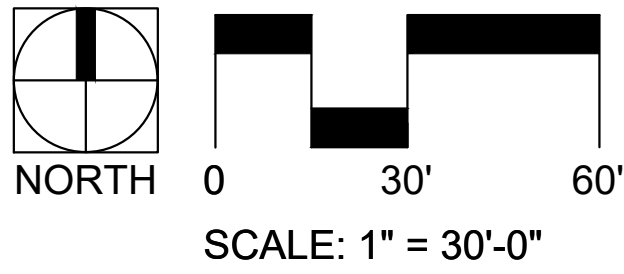
EXISTING CONDITIONS

G1.0



LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

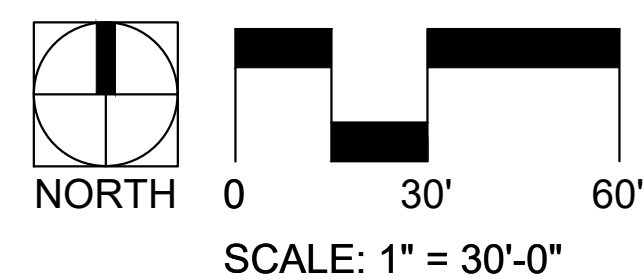
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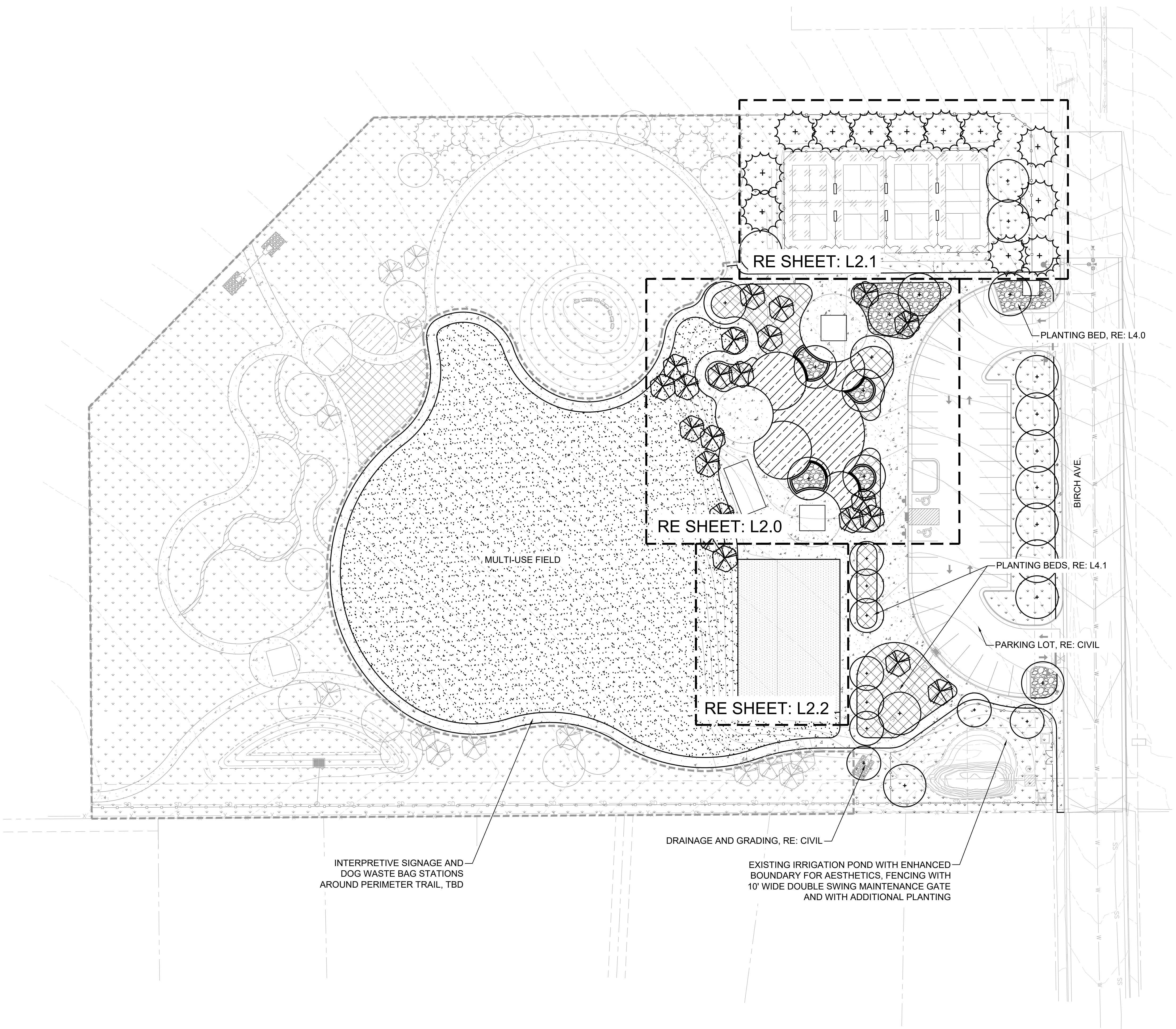




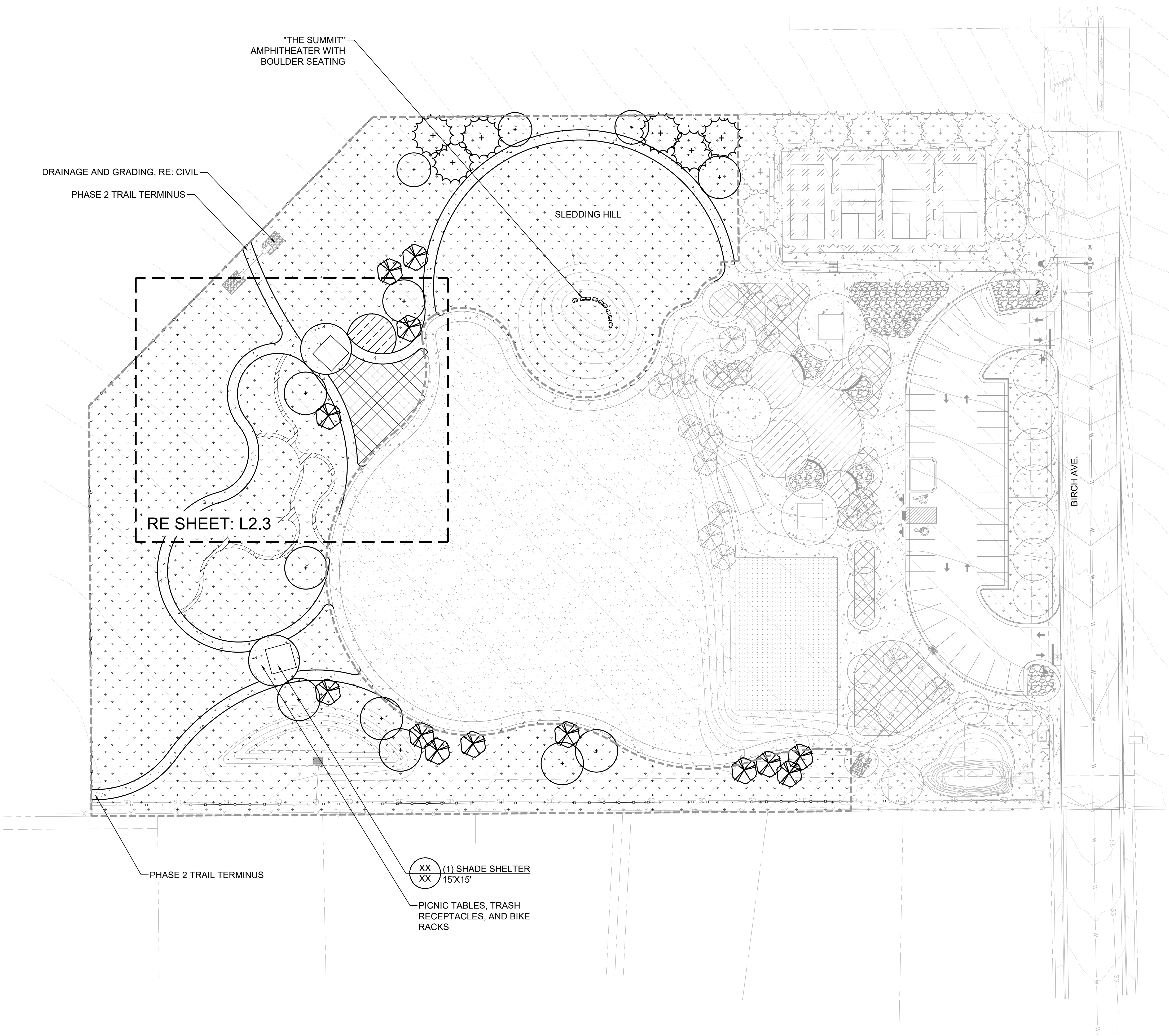
LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

1 OVERALL SITE PLAN



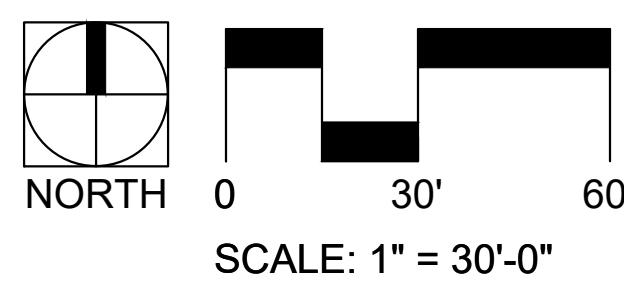


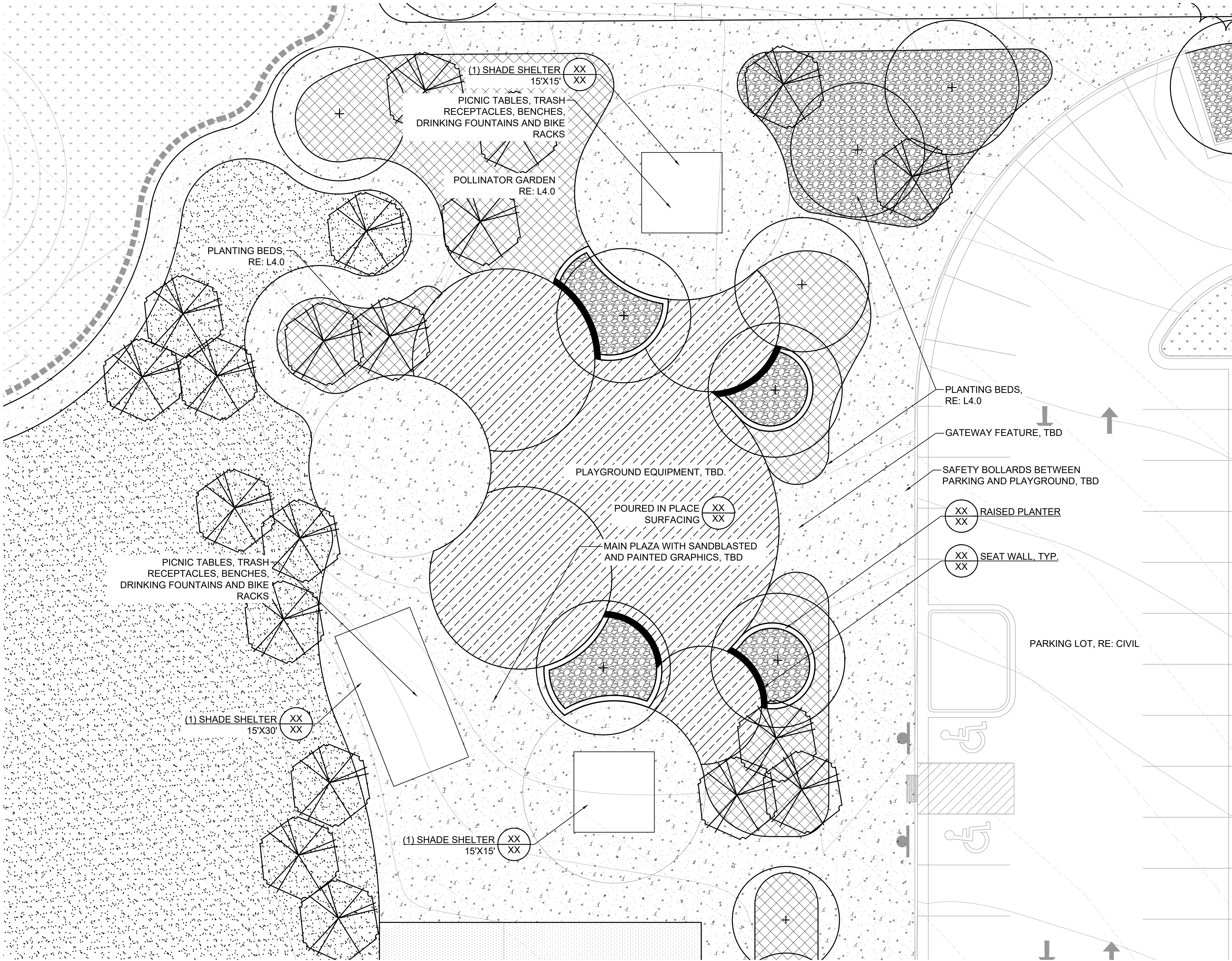
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	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE



LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

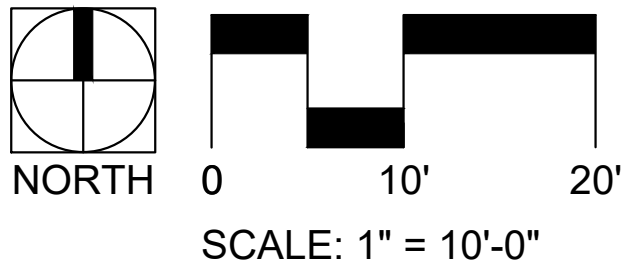
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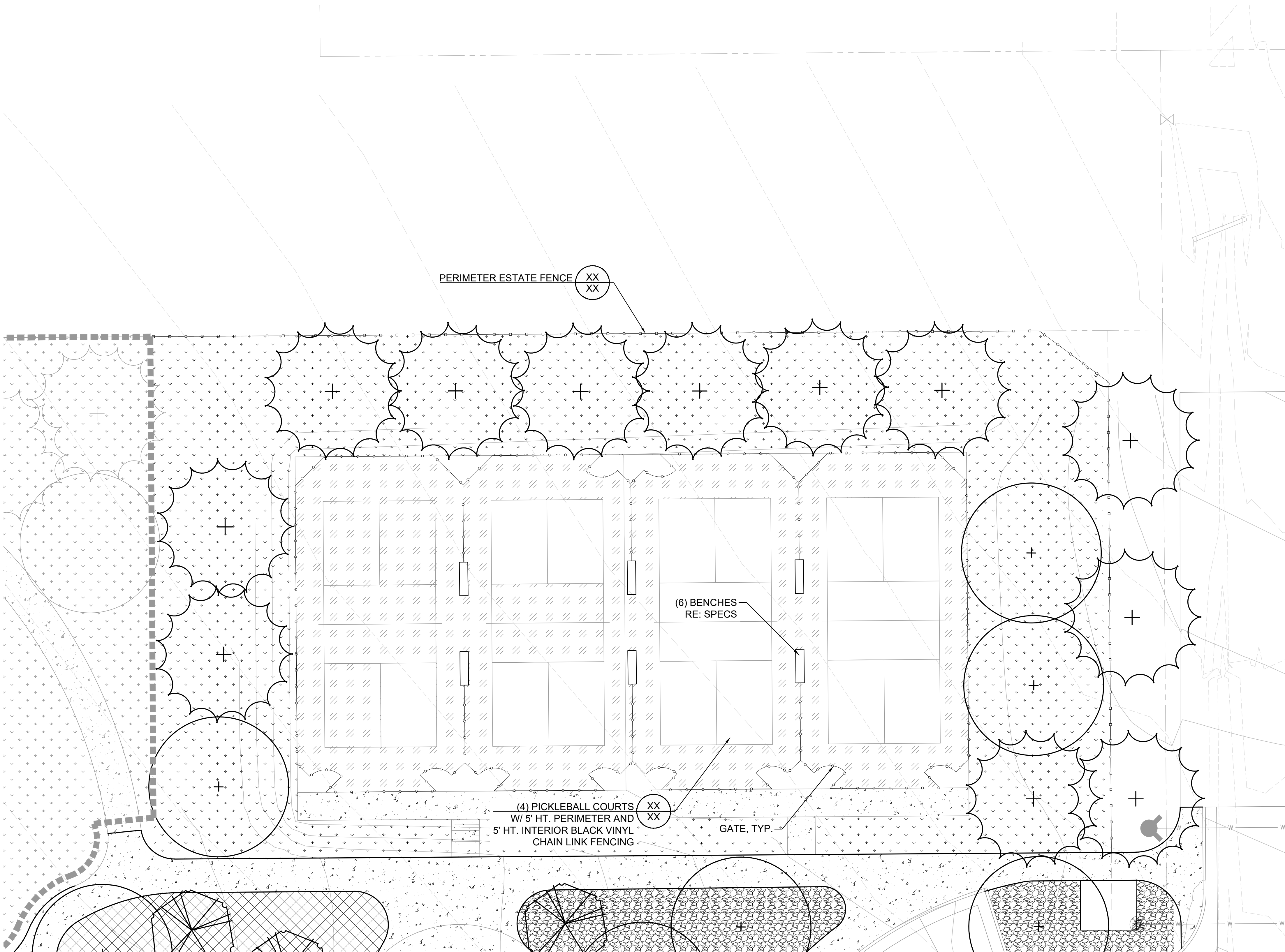




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	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

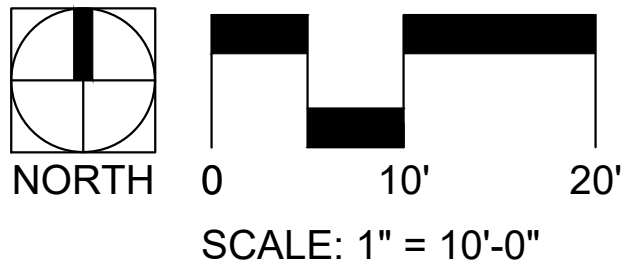
1 PLAZA ENLARGEMENT PLAN

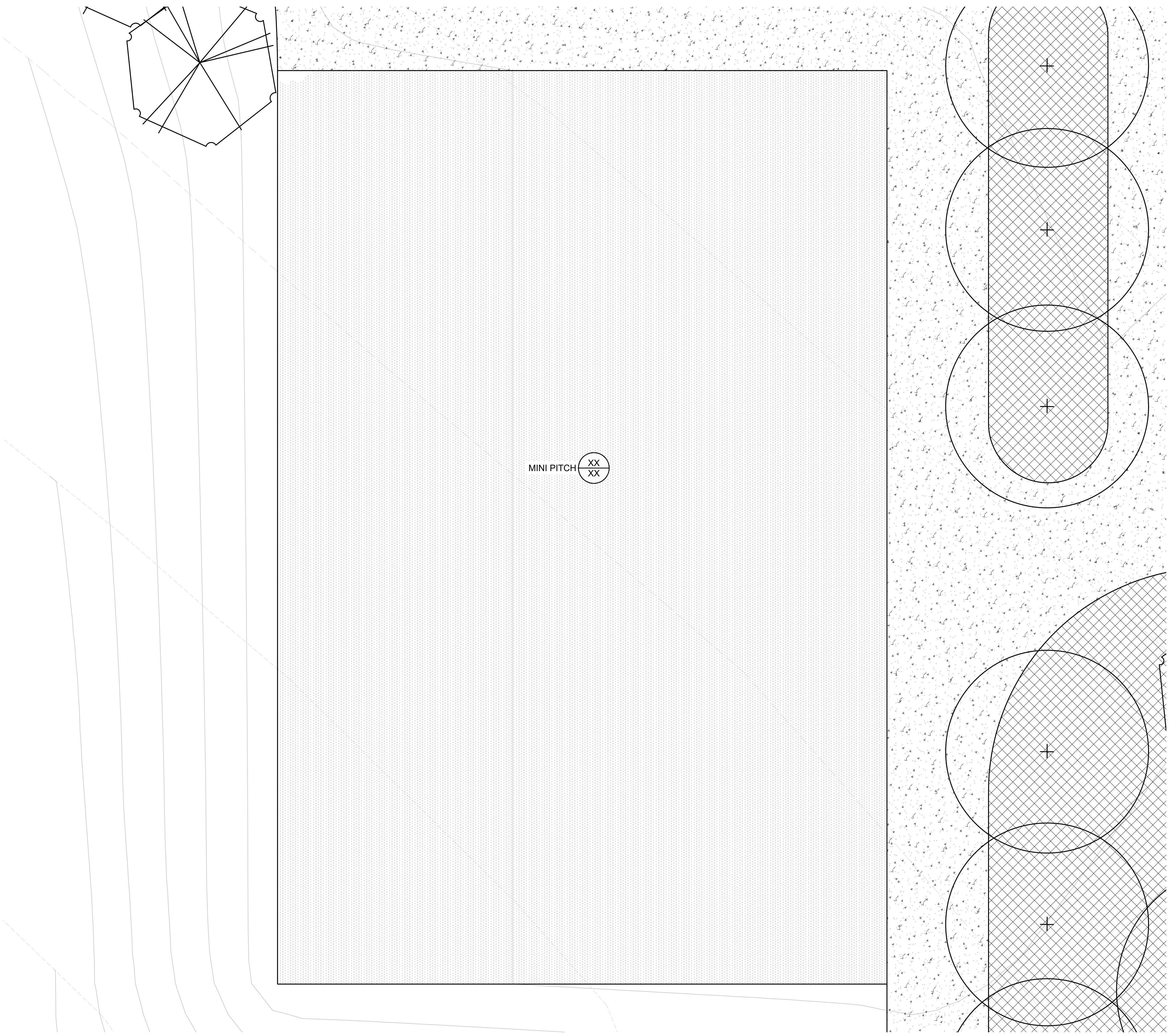




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	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

1 PICKLEBALL ENLARGEMENT PLAN





LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE



Project No.: 22504.00	
Issued For:	Date:
100% SDs	03.07.25
70% DDs	03.28.25

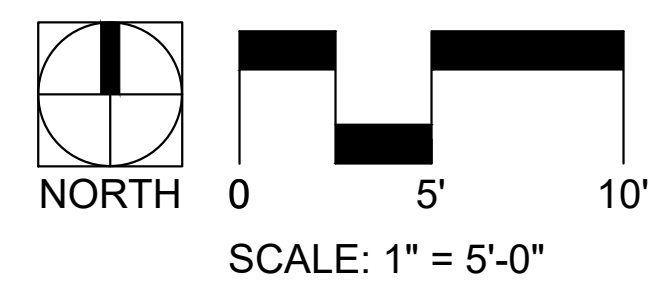
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 Checked By: AH, SW

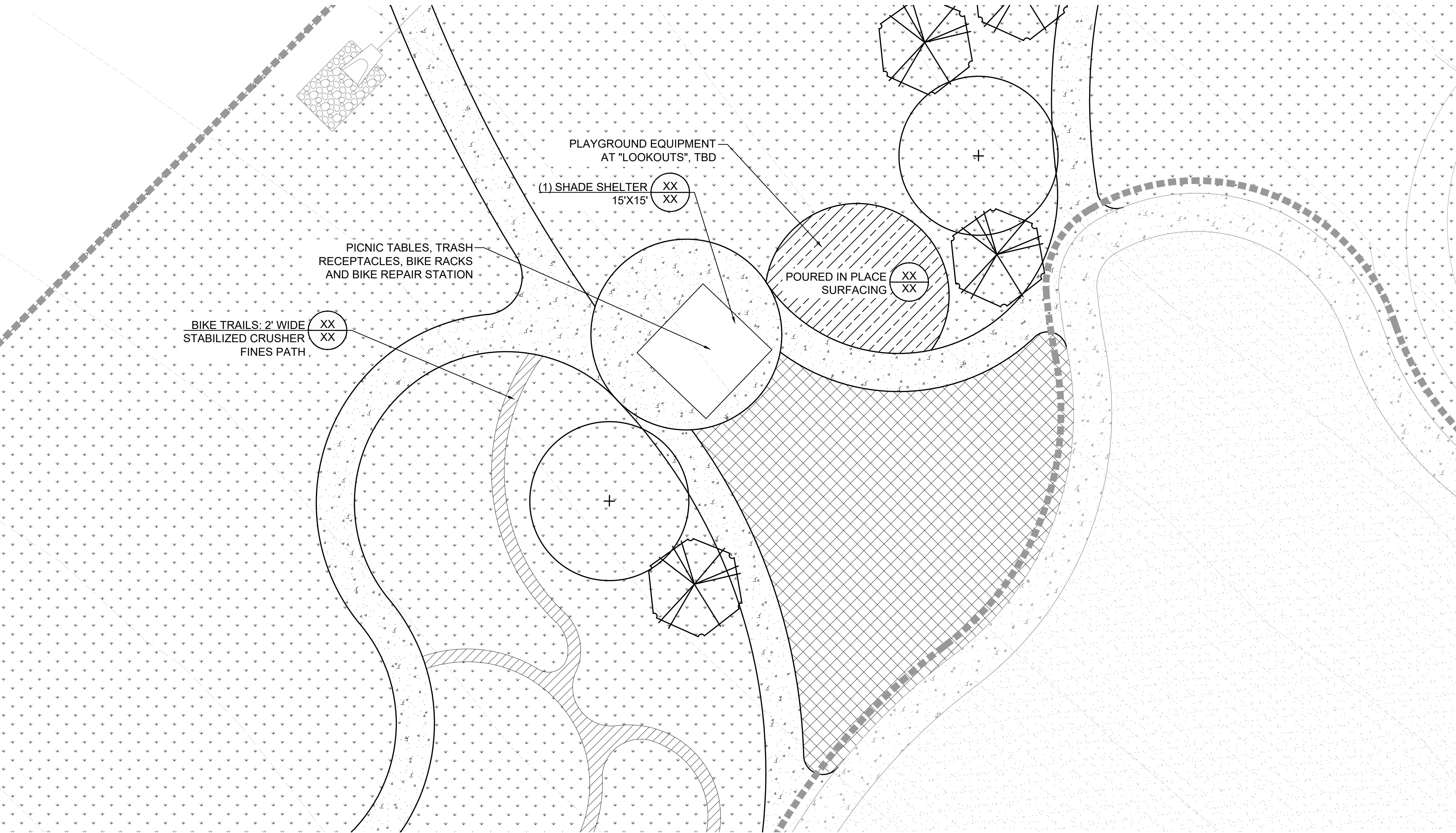
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MINI PITCH ENLARGEMENT PLAN

L2.2

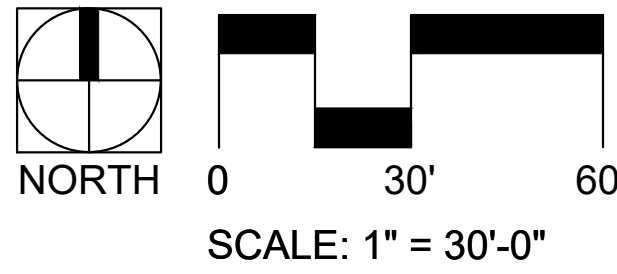
1 MINI PITCH ENLARGEMENT PLAN



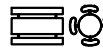
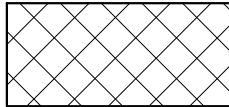
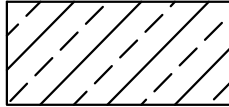
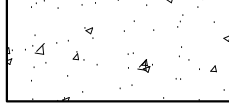
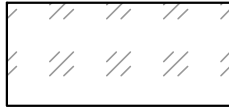
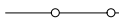
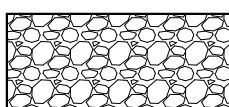
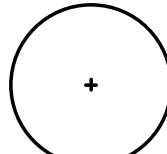
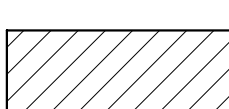


LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE

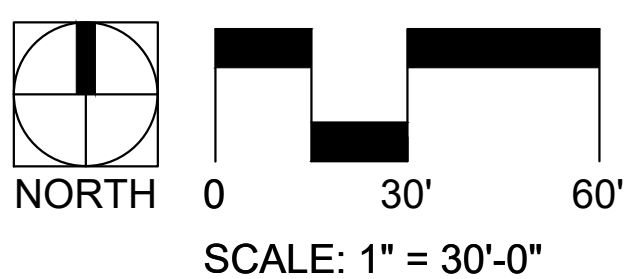
1 BIKE PLAZA ENLARGEMENT PLAN

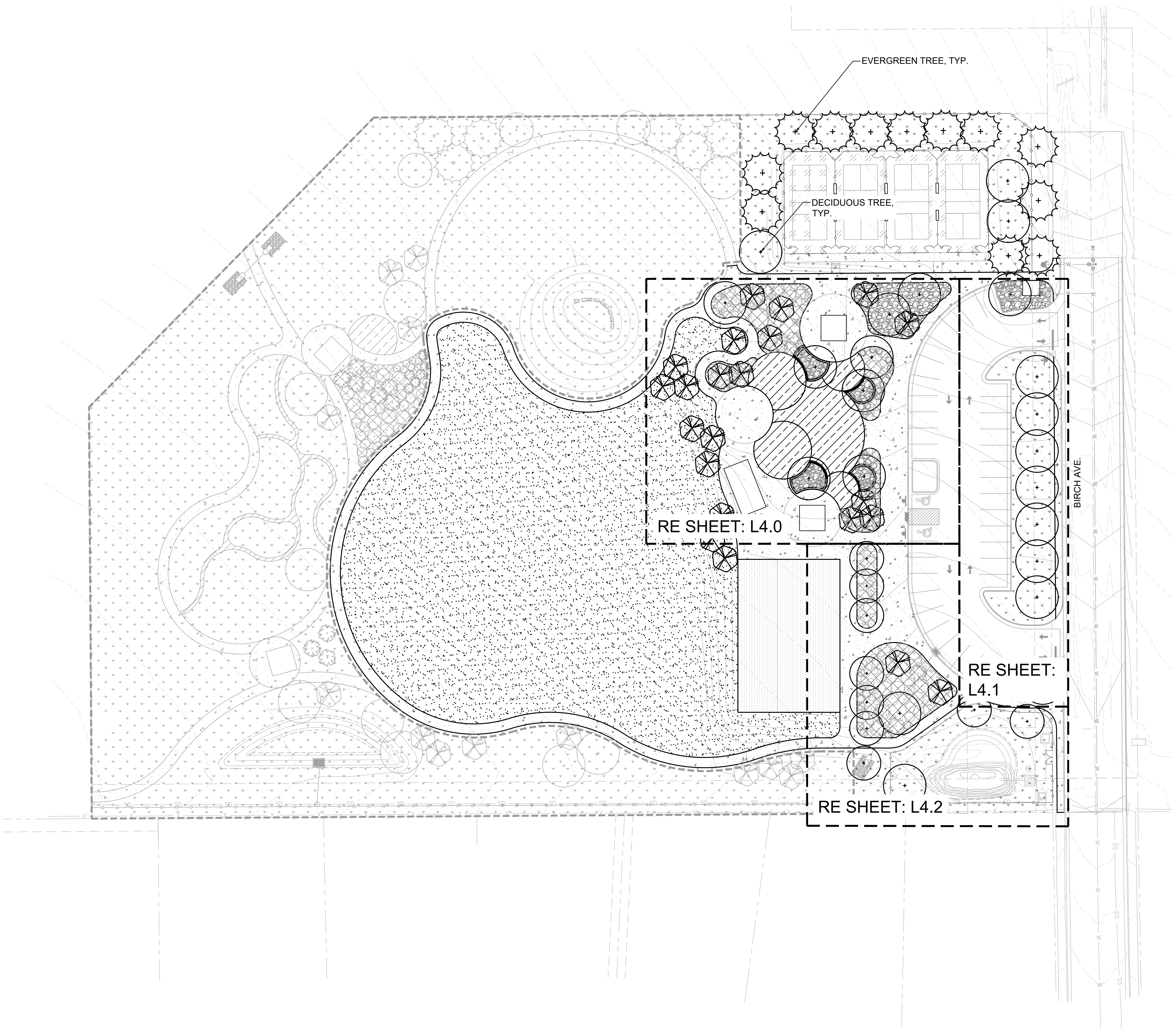


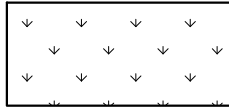
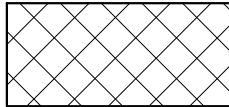
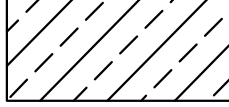
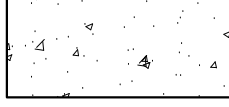
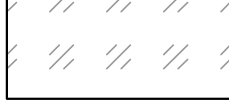
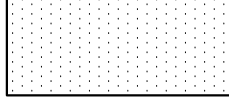
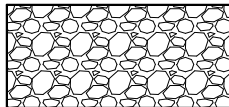
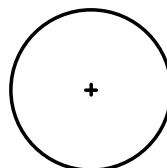
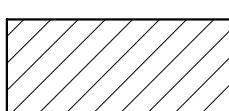


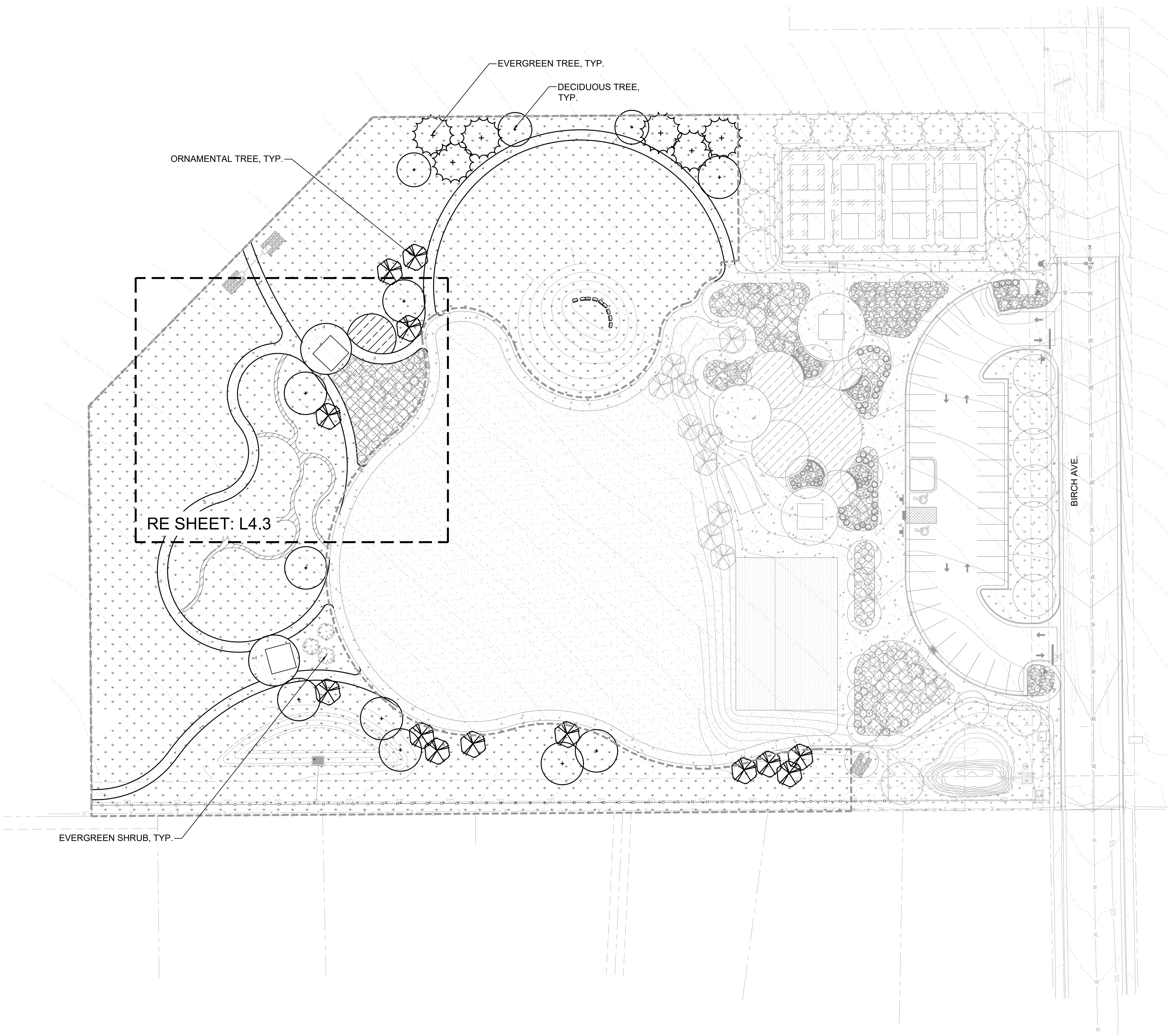
LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS

1 OVERALL LANDSCAPE PLAN





LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS



LEGEND

SOD

NATIVE SEED

WOOD MULCH

POURED-IN-PLACE SURFACE

CONCRETE, RE: CIVIL

POST-TENSIONED CONCRETE

SYNTHETIC TURF

COBBLE MULCH

CRUSHER FINES

TABLES

BENCH

LANDSCAPE BOULDERS

SEAT BOULDERS

TRASH RECEPTACLE

3 RAIL WOOD ESTATE FENCE

BLACK VINYL CHAIN LINK FENCE

DECIDUOUS TREE

EVERGREEN TREE

ORNAMENTAL TREE

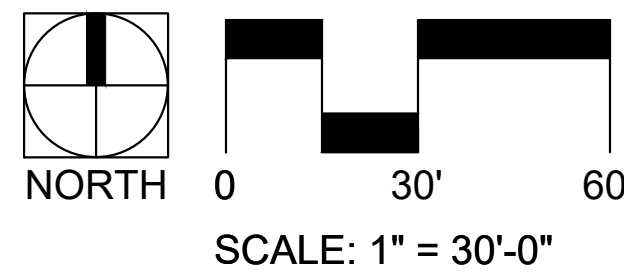
DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASS

1

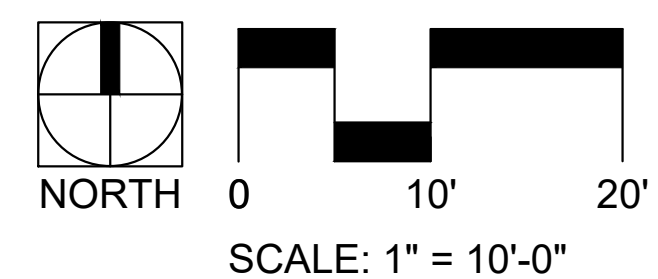
OVERALL LANDSCAPE PLAN - PHASE 2





LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS

1 PLAZA ENLARGEMENT LANDSCAPE PLAN



Project No.: 22504.00	
Issued For: 100% SDs	Date: 03.07.25
70% DDs	03.28.25

Drafted By: WN
 Checked By: AH, SW

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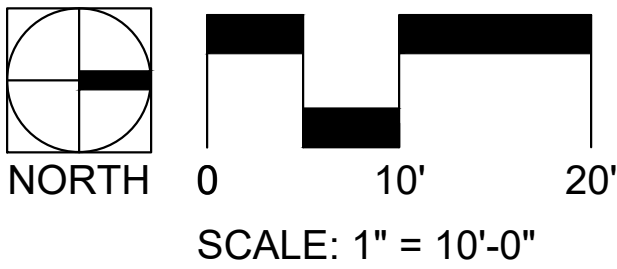
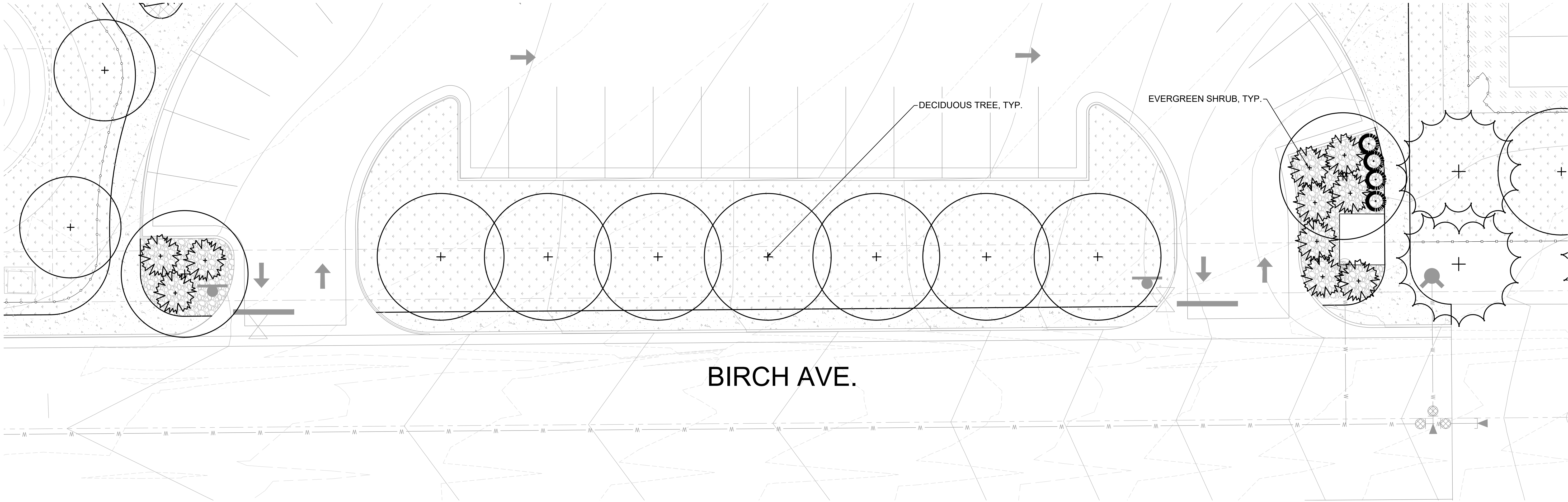
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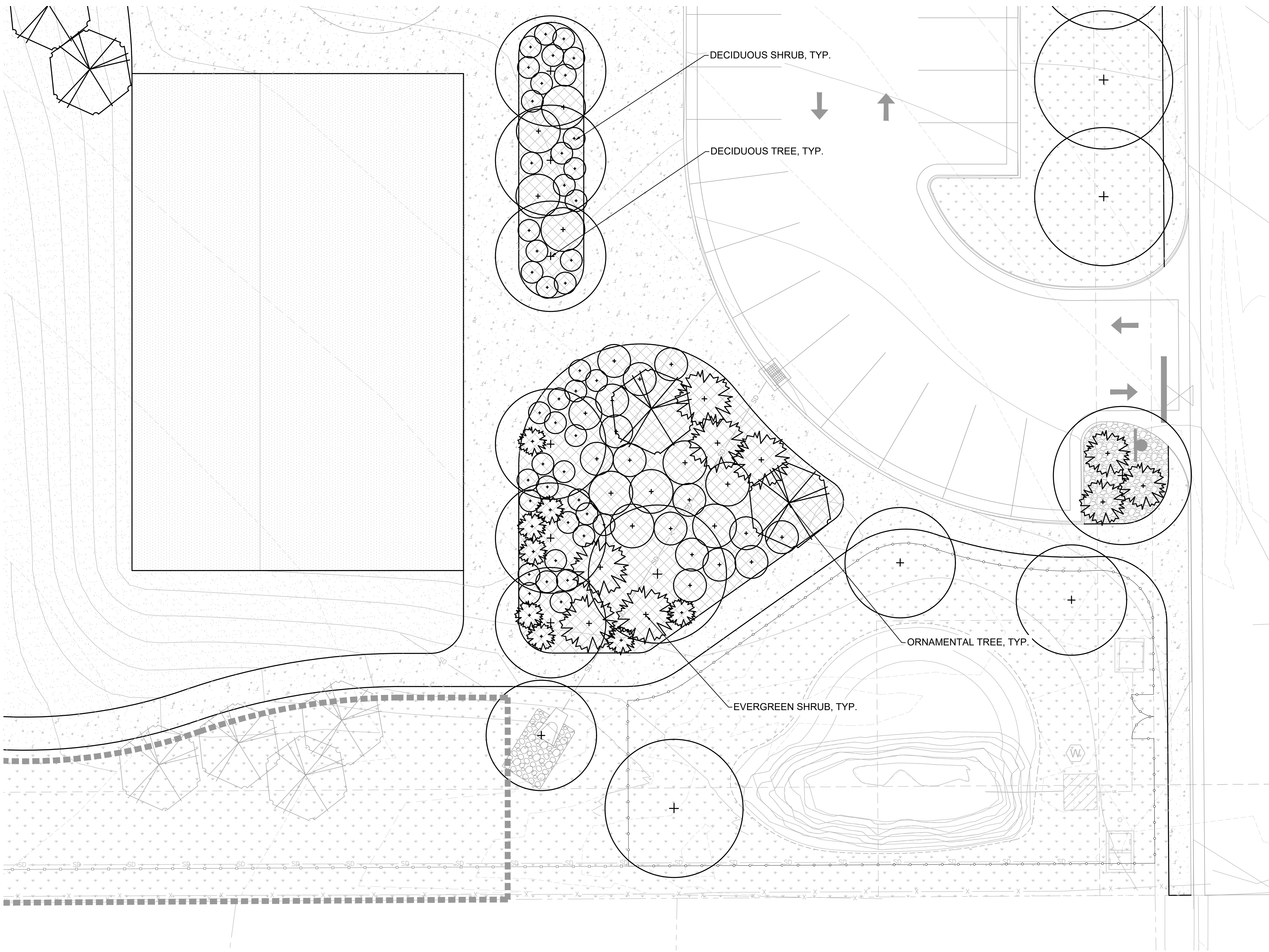
PARKING LOT
ENLARGEMENT
LANDSCAPE
PLAN
L4.1

LEGEND

	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS

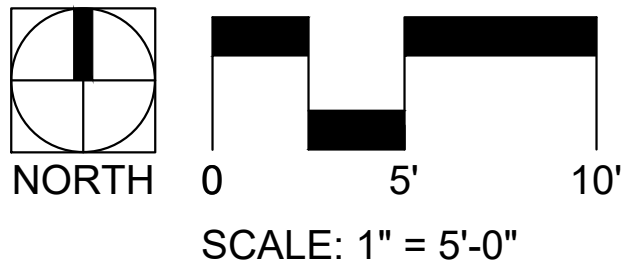


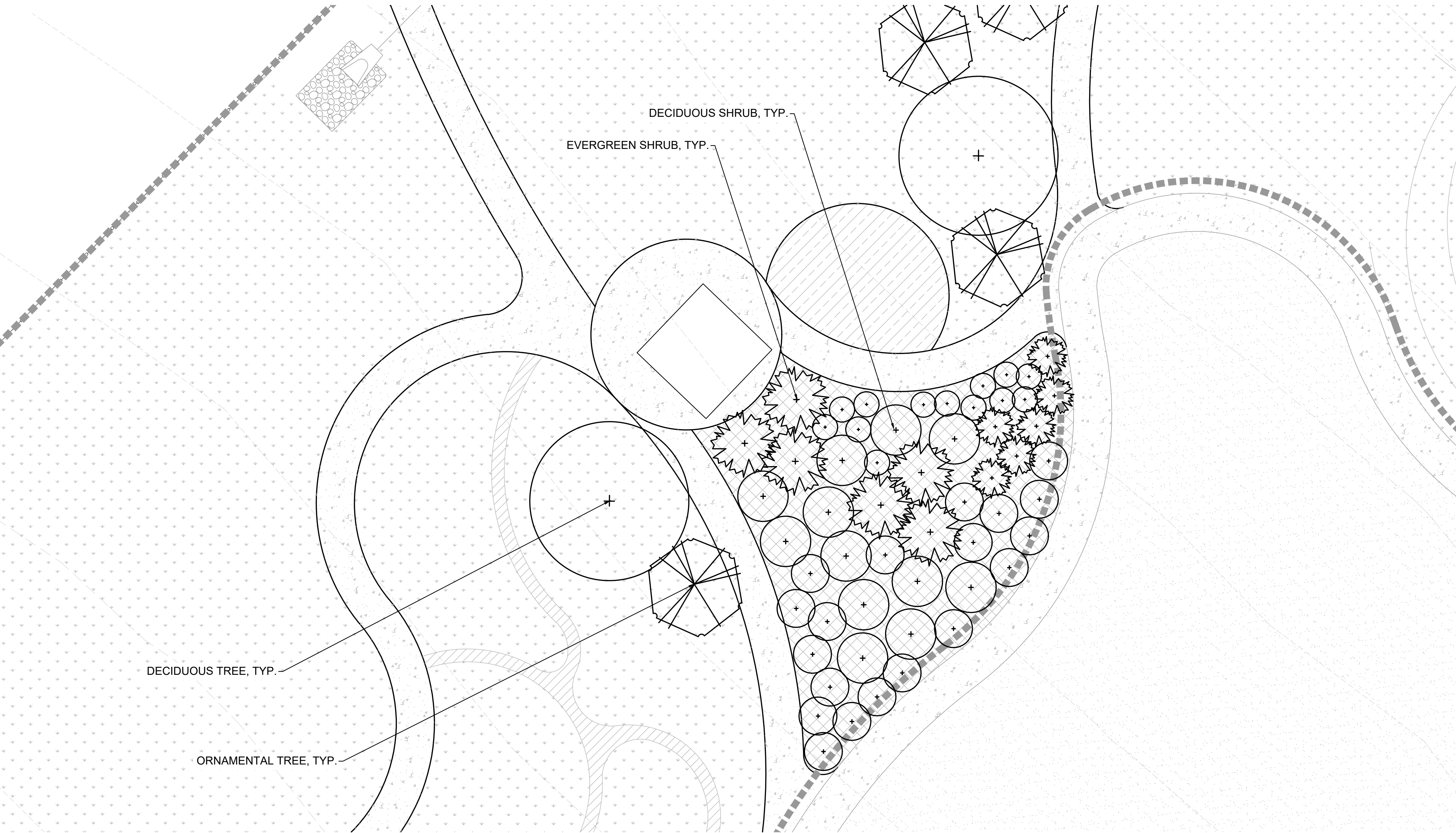
1 PARKING LOT ENLARGEMENT LANDSCAPE PLAN



LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS

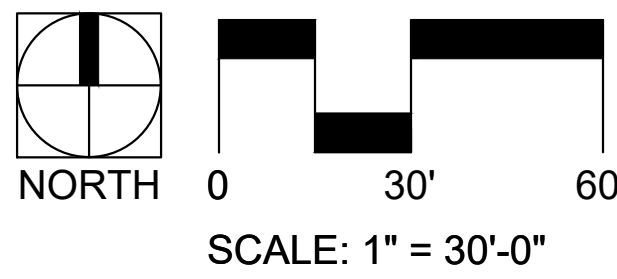
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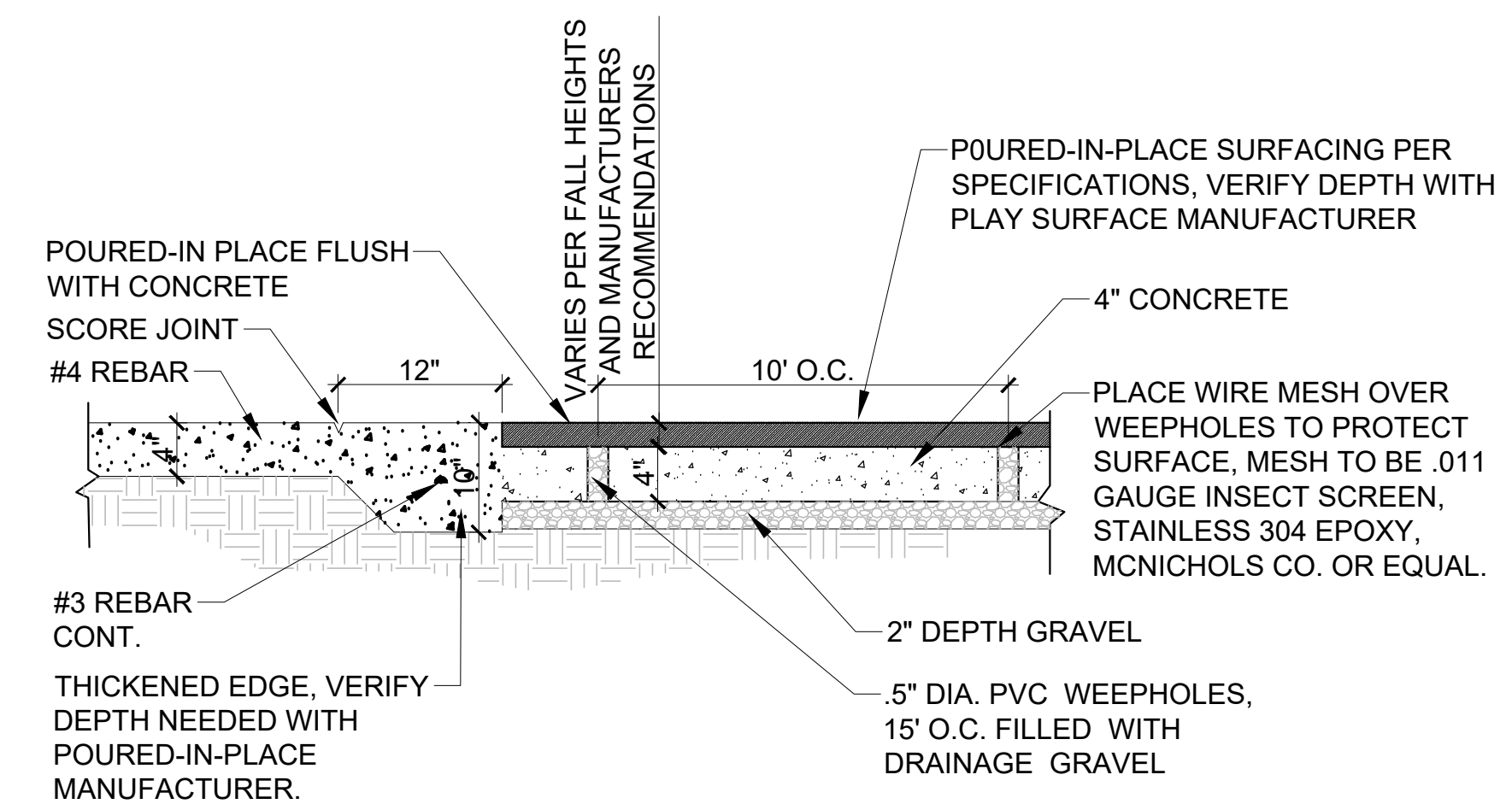


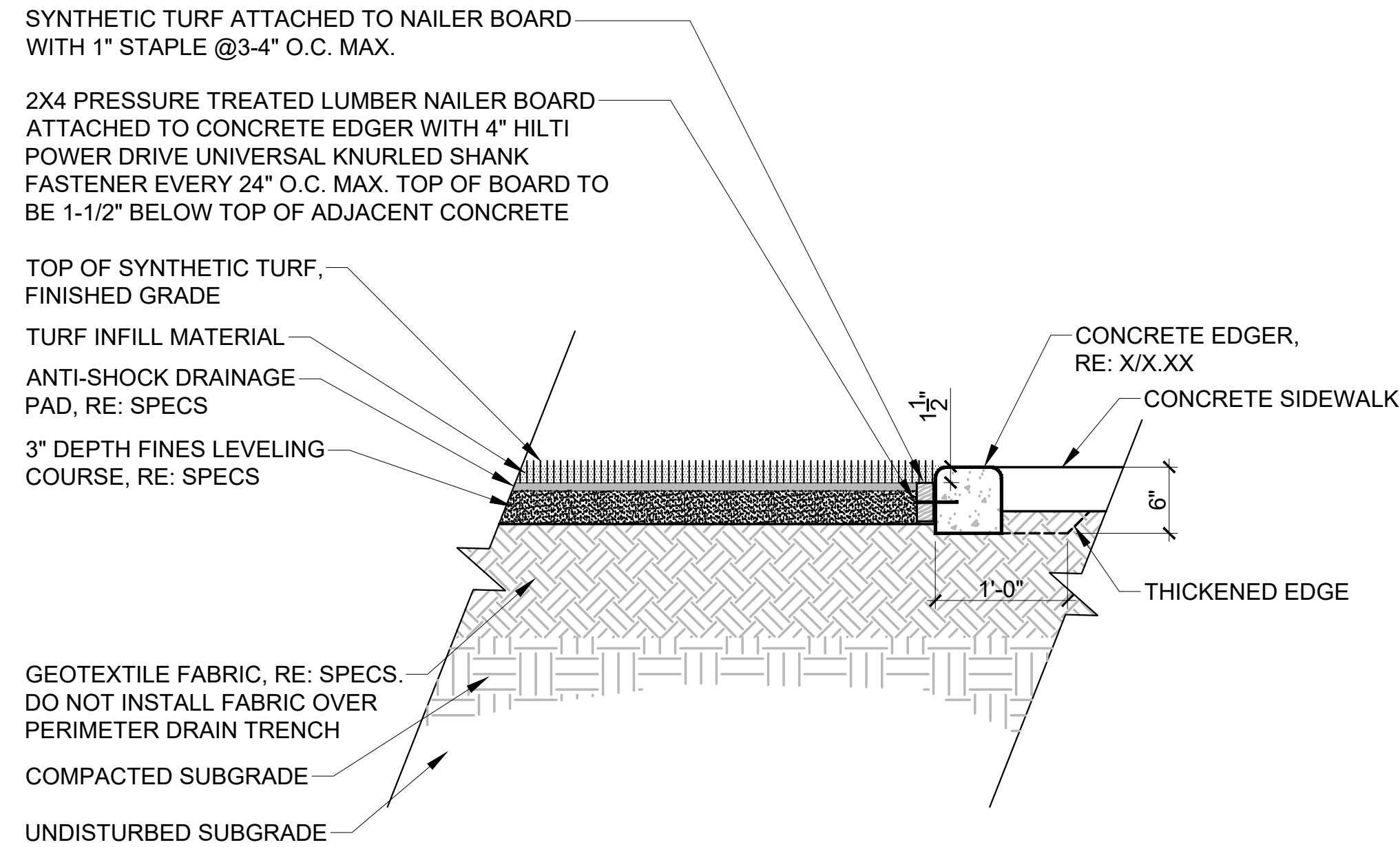


LEGEND			
	SOD		TABLES
	NATIVE SEED		BENCH
	WOOD MULCH		LANDSCAPE BOULDERS
	POURED-IN-PLACE SURFACE		SEAT BOULDERS
	CONCRETE, RE: CIVIL		TRASH RECEPTACLE
	POST-TENSIONED CONCRETE		3 RAIL WOOD ESTATE FENCE
	SYNTHETIC TURF		BLACK VINYL CHAIN LINK FENCE
	COBBLE MULCH		DECIDUOUS TREE
	CRUSHER FINES		EVERGREEN TREE
			ORNAMENTAL TREE
			DECIDUOUS SHRUB
			EVERGREEN SHRUB
			ORNAMENTAL GRASS

1 BIKE PLAZA ENLARGEMENT LANDSCAPE PLAN

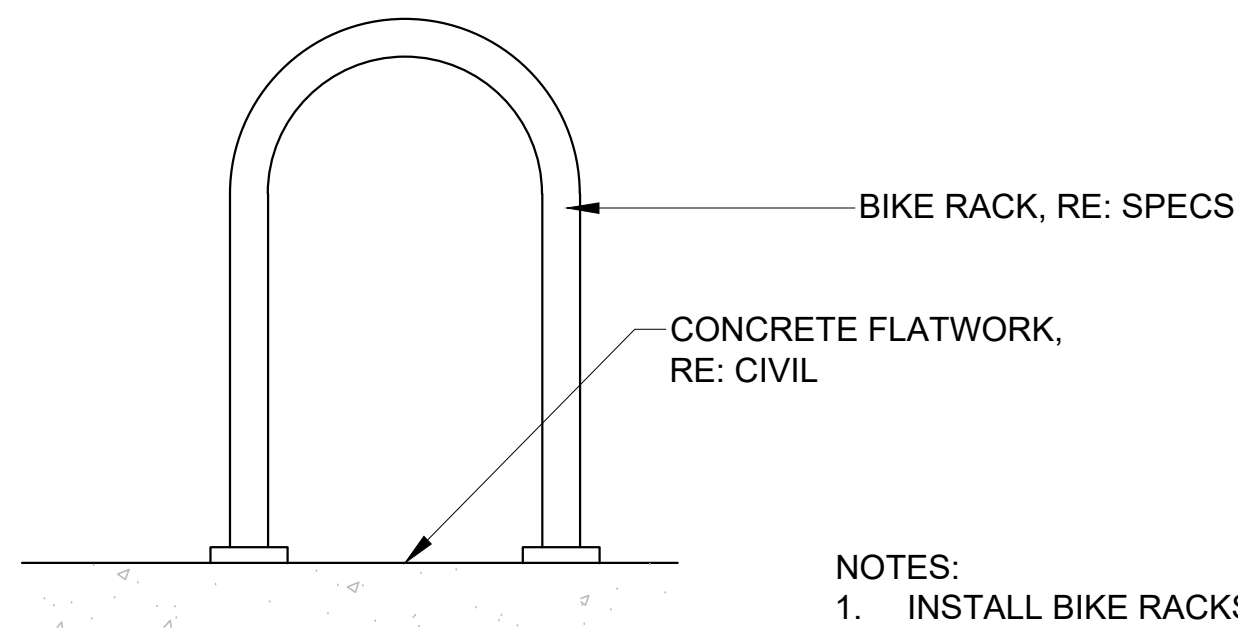






1 SYNTHETIC TURF WITH DRAINAGE/SHOCK PAD

Scale: 1"=1'-0"

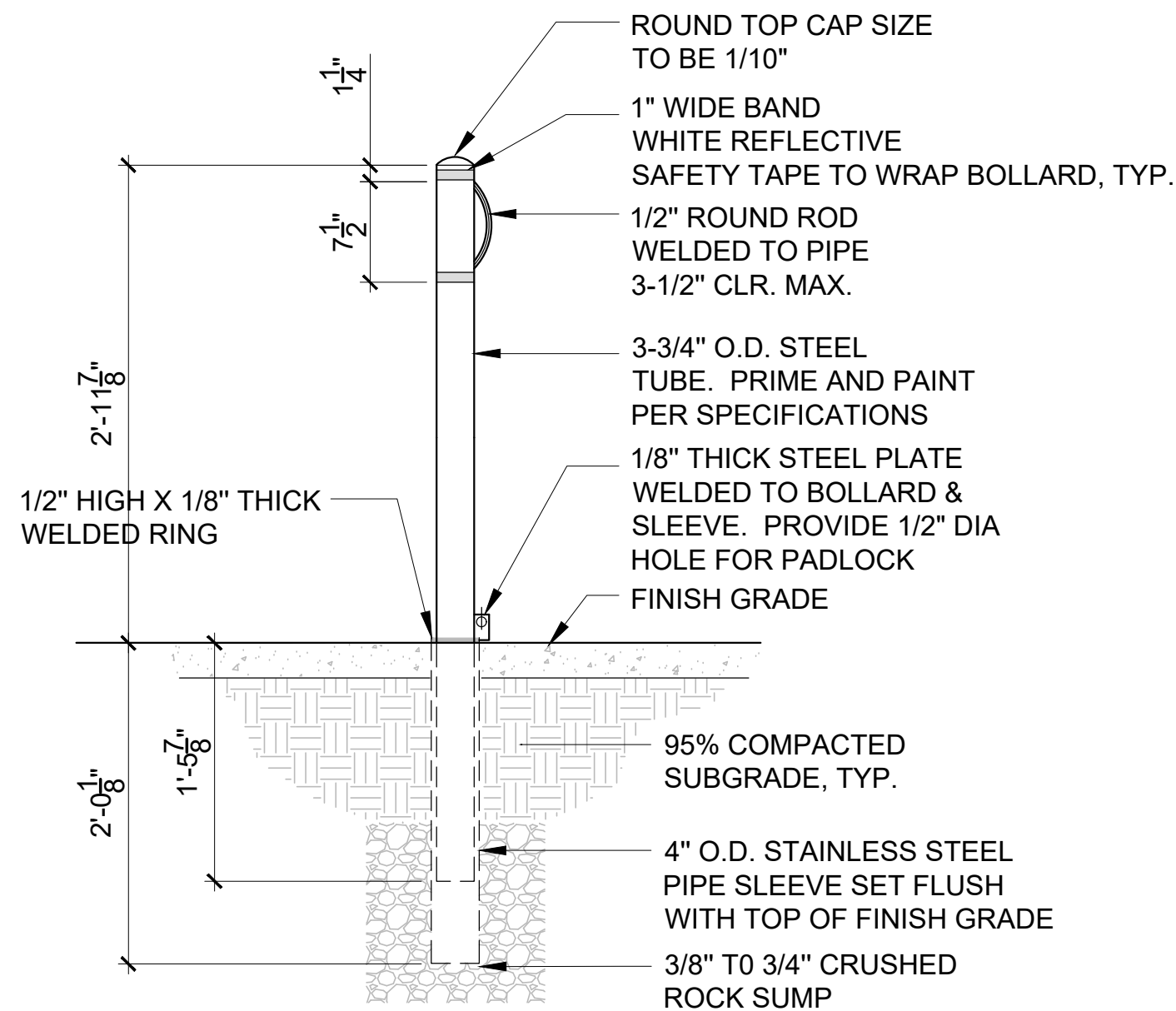


ELEVATION VIEW (DIMENSIONS IN INCHES)
PRODUCT: TBD

- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. POWDER COAT FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATIONS.

2 BIKE RACK

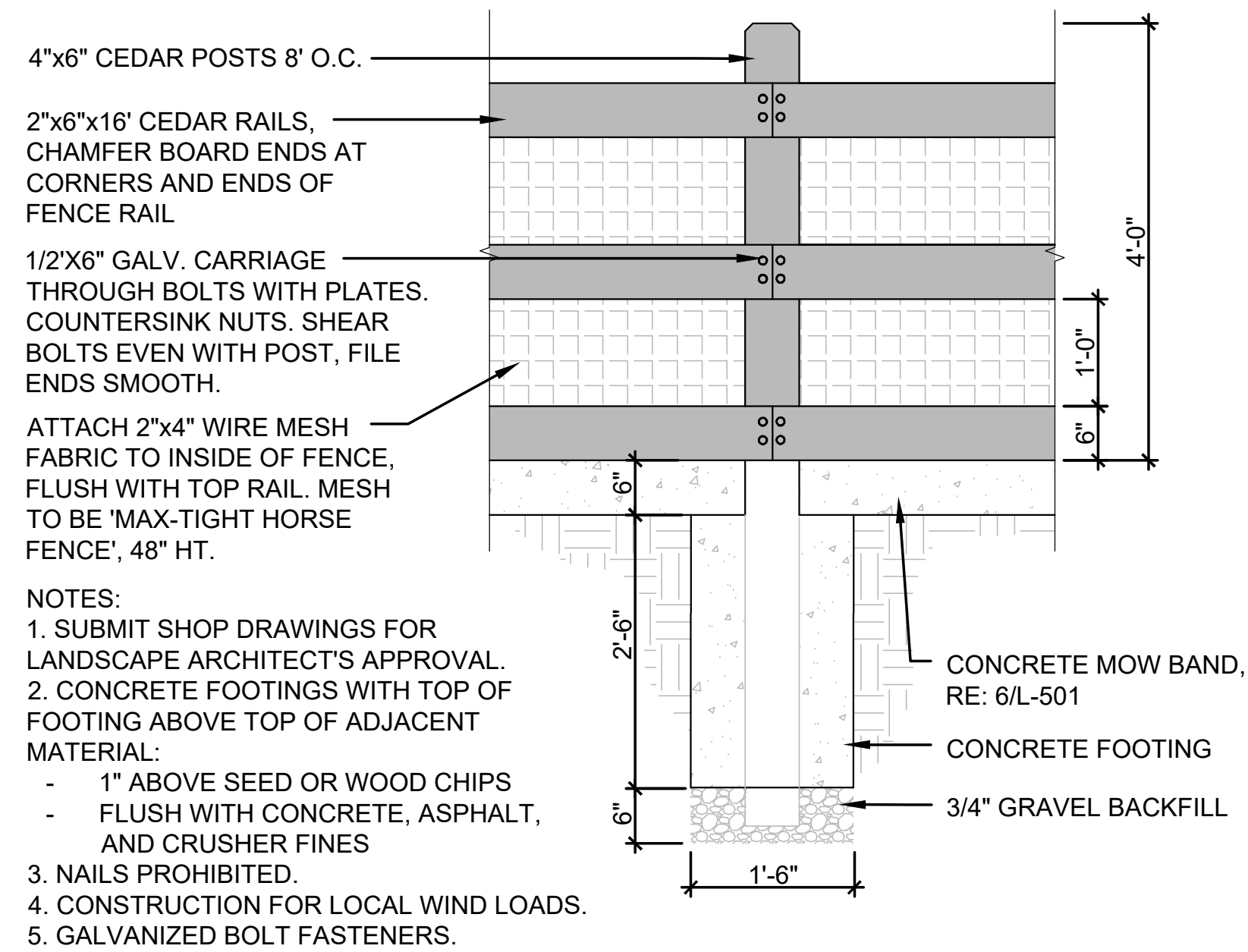
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NOTE: PAINT BOLLARDS PER SPECIFICATION SECTION XXXXX

3 UTILITY BOLLARD

Scale: 1" = 1'-0"



4 WOOD ESTATE FENCING

Scale: 3/4" = 1'-0"



DESIGN
CONCEPTS

Community + Landscape Architects
211 North Public Road, Suite 200
Lafayette CO 80026
303 664 5301 www.dcla.net

BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650

NOT FOR
CONSTRUCTION

Project No.: 22504.00

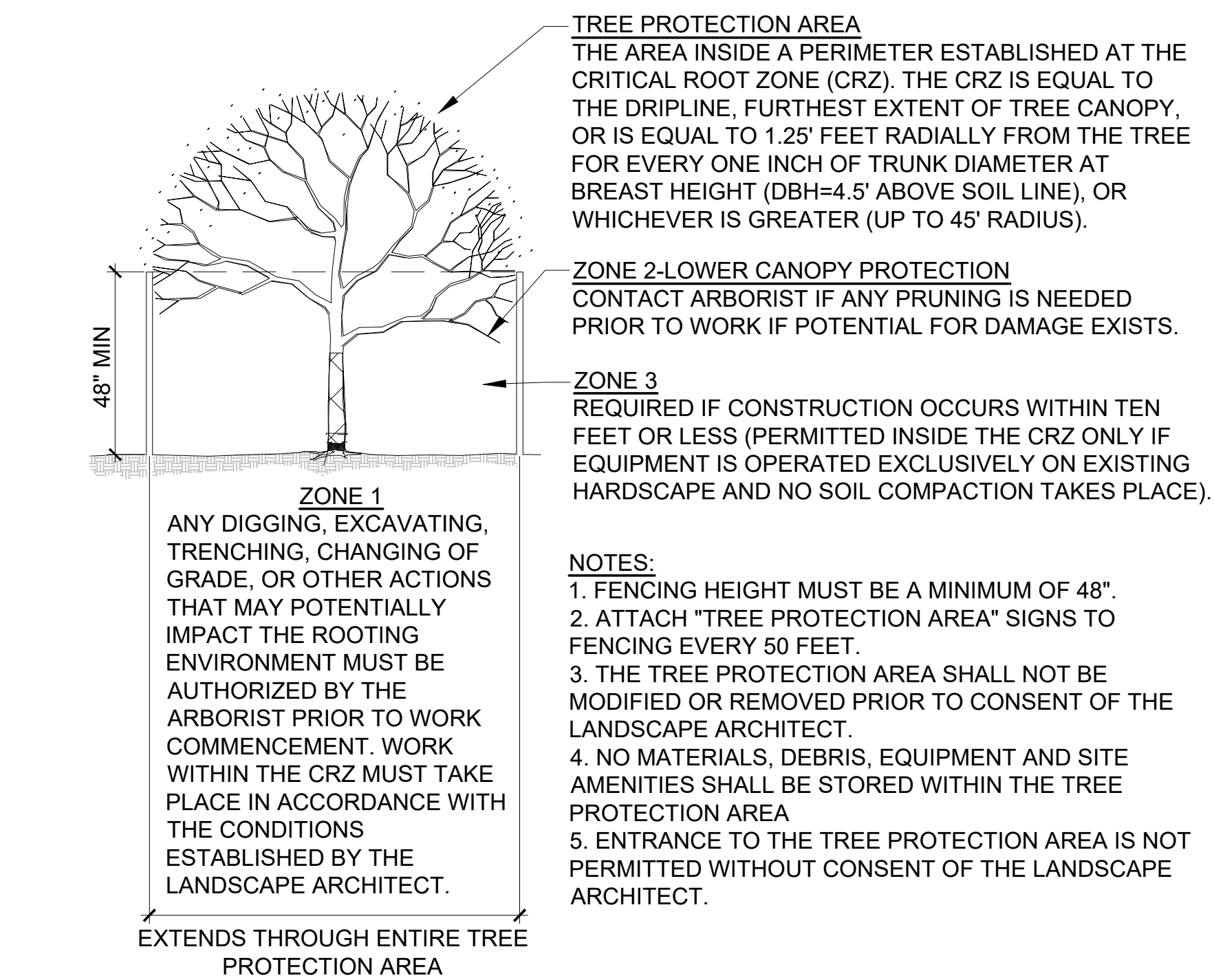
Issued For:	Date:
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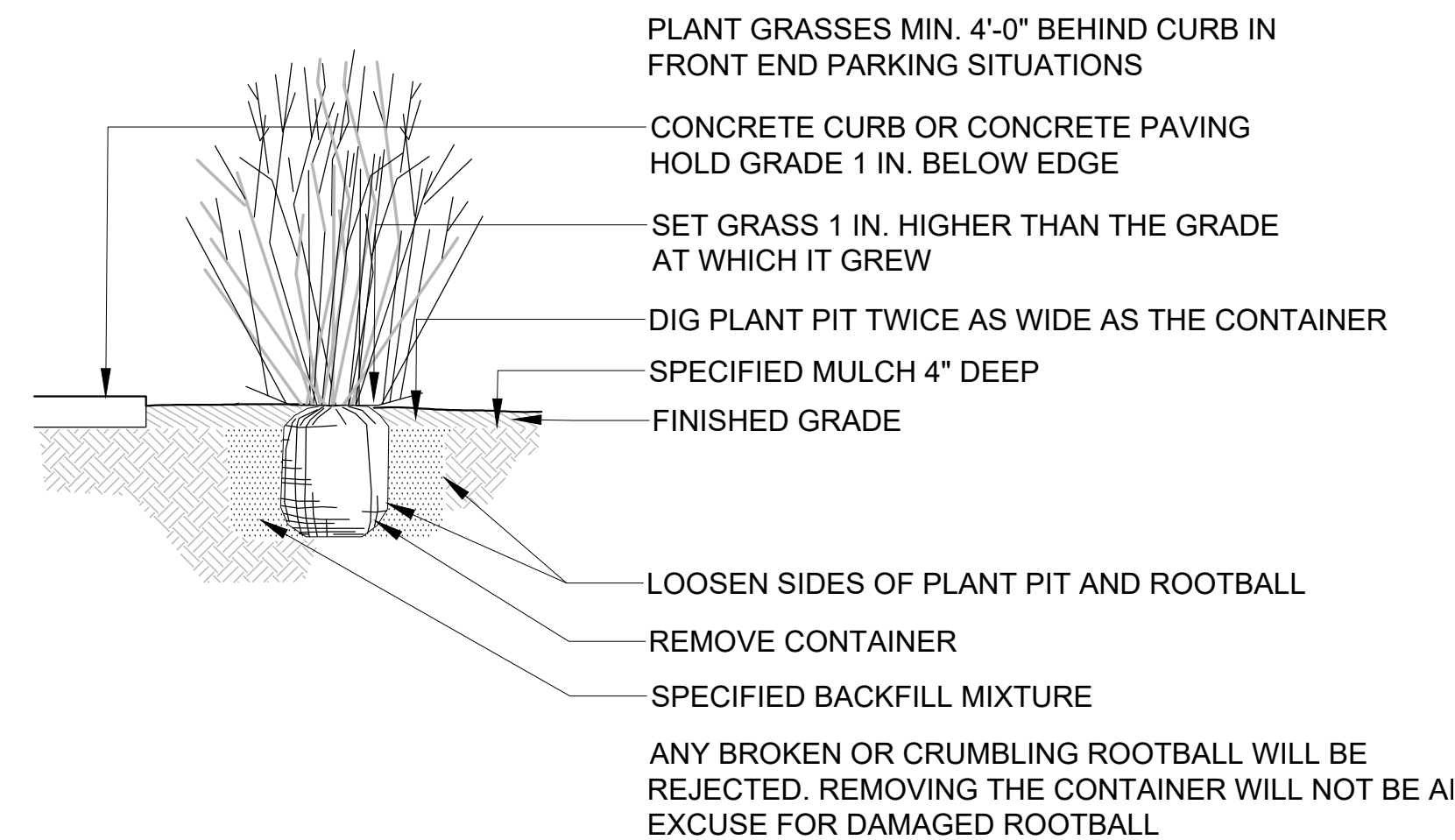
PLANTING
DETAILS

L5.2



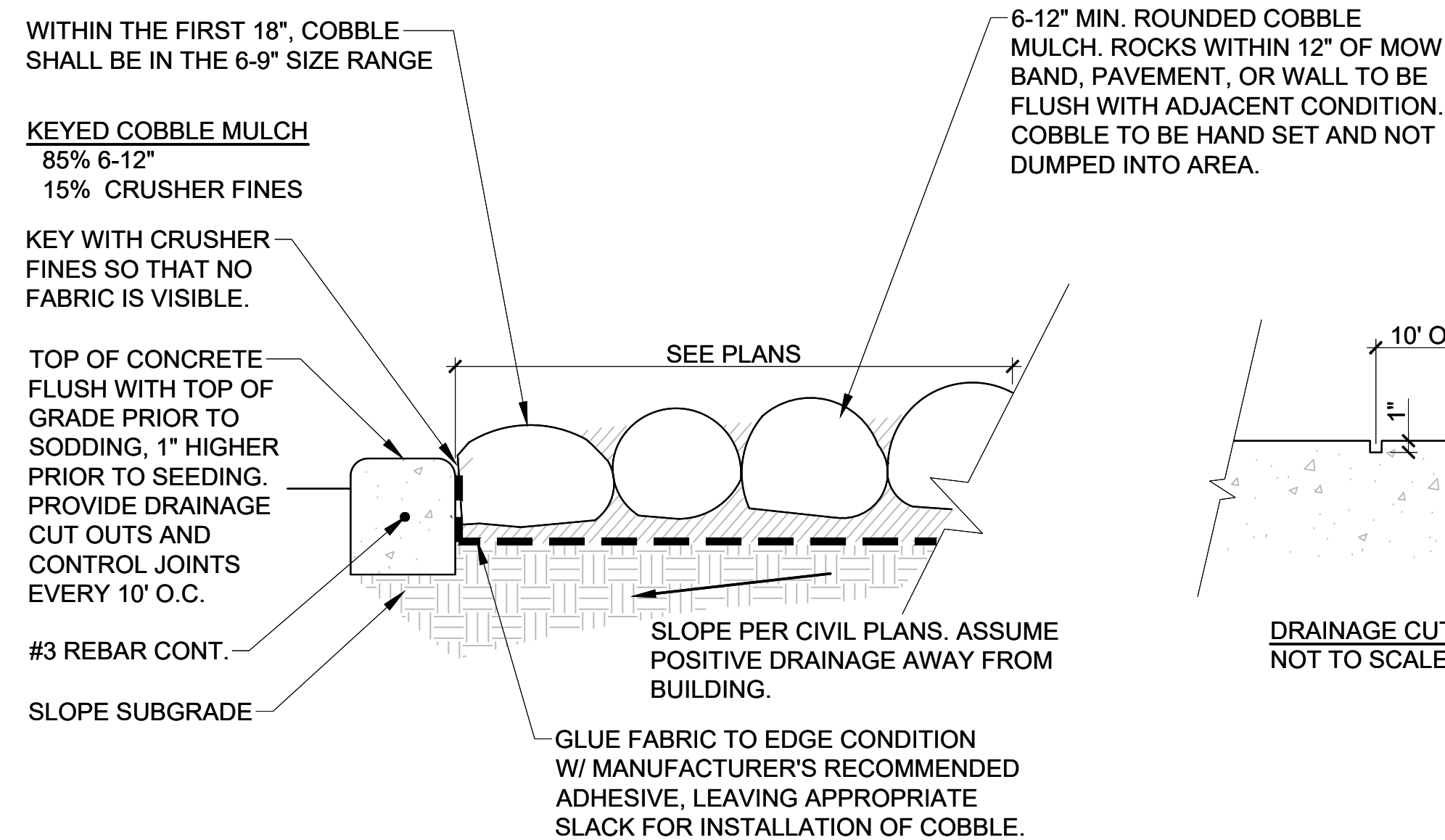
1 TREE PROTECTION

Scale: NOT TO SCALE



3 GRASS PLANTING

Scale: NOT TO SCALE



5 COBBLE MULCH

Scale: NOT TO SCALE

PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 4" DIAMETER CIRCLE

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE BACKFILL.

UNDISTURBED SOIL

WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

GUYSING SYSTEM:
MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH WHITE PLASTIC FLAGGING TAPE.

CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

PREPARED BACKFILL MIXTURE:
1.FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION
2.ONE PART SOIL AMENDMENT PER SPECS
3.MATERIALS TO BE THOROUGHLY BLENDED.

2 TREE PLANTING

Scale: NOT TO SCALE

EVERGREEN SHRUB

PLACE SPREADING EVERGREEN SHRUBS PERPENDICULAR TO SLOPE OF GROUND. LEAVE ENOUGH SPACE UNDER BRANCHES FOR MULCH.

MOUND BACKFILL UNDER ROOTBALL.

REMOVE CONTAINER, SPLIT BOTTOM 1/2 OF BALL, SPREAD AND PLANT

DECIDUOUS SHRUB

PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT.
SET SHRUB PLUMB.

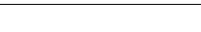
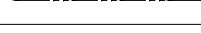
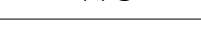
MULCH OVER MOUNDED BACKFILL. BUILD A 4" BERM AROUND SHRUB TO CREATE A WATERING BASIN IN NON- IRRIGATED AREAS ONLY.

PREPARED BACKFILL MIXTURE:
1. FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION
2. ONE PART SOIL AMENDMENT PER SPECS
3. MATERIALS TO BE THOROUGHLY BLENDED

4 SHRUB PLANTING

Scale: NOT TO SCALE



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS WITH U - SERIES NOZZLE & NPCAP	POPOP SPRAY HEAD	1
	RAIN BIRD	1806-SAM-PRS WITH SST, CORNER NOZZLE & NPCAP	POPOP SPRAY HEAD	1
	RAIN BIRD	1812 SAM PRS WITH U - SERIES NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD	1812 SAM-PRS WITH SST, CORNER NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD	1812 SAM PRS -NP) WITH (R14, R18, R24) SERIES NOZZLE	HI-POP ROTARY SPRAY HEAD	2
	RAIN BIRD	5006-PL-PC-SAM-NP-SS WITH #NOZ 5004-PL-FC-NP FOR FULL CIRCLE OPERATON	GEAR DRIVEN ROTOR	3
	RAIN BIRD	5006-PL-PC-SAM-R-NP-SS WITH #MPR-25 MATCHED PRECIPITATION NOZZLE (RED)	GEAR DRIVEN ROTOR	3
	RAIN BIRD	5006-PL-PC-SAM-R-NP-SS WITH #MPR-30 MATCHED PRECIPITATION NOZZLE (GREEN)	GEAR DRIVEN ROTOR	3
	RAIN BIRD	5006-PL-PC-SAM-R-NP-SS WITH #MPR-35 MATCHED PRECIPITATION NOZZLE (TAN)	GEAR DRIVEN ROTOR	3
	RAIN BIRD	8005-SS-NP WITH #NOZZLE	GEAR DRIVEN ROTOR	3
	RAIN BIRD	5012-PL-PC-SAM-R-NP WITH #NOZ (RB5000 FC BODIES FOR 4" ROTORS ONLY, 6-12" USE PC AS REVERSING FC)	HI-POP GEAR DRIVEN ROTOR	4
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	5
	HUNTER	A2C-TSD-SS/M WITH ACC-PED	TWO-WIRE ELECTRIC CONTROLLER	19 & 20
	HUNTER	SOLAR SYNC - WSS-SEN (*wireless)	WEATHER SENSOR DEVICE	23
	FEBCO	LF825YA WITH WATTS 223-HP PRV	RP BACKFLOW PREVENTER	24
N/S	STRONG BOX	SBBG-(22/30/45)AL	BACKFLOW PREVENTER ENCLOSURE	25
		TYPE K COPPER	HARD COPPER PIPE	24
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	N/A
N/S	AY MACDONALD	T6001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	6
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	21
		LINE SIZE - 3" AND LARGER	GATE VALVE	22
	CST	FS-T15/ -001 (1.5")	FLOW SENSOR	9
	RAIN BIRD	EFB-CP-R-PRS-D	MASTER CONTROL VALVE	8
	RAIN BIRD	PESB-PRS-D WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	7
	RAIN BIRD	XGZ-100-PRB-COM / W DECODER	DRIP VALVE ASSEMBLY	13
N/S	LEEMCO		MECHANICAL JOINT RESTRAINTS	18
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	16
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	16 & 18
		DR-11	HDPE MAINLINE	16
		CLASS 200 BE	PVC LATERAL	16
		CLASS 200	PVC SLEEVING	17
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	14
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	14
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	15
	HUNTER	ECO-ID-12-R	INDICATOR HEAD	15
N/S	HUNTER	ICD-100	VALVE DECODER	7, 8, 10 & 13
	PAIGE	P1B54D	2-WIRE DECODER CABLE	N/S
	HUNTER		SURGE PROTECTION	12
			PRIMARY PARK PUMP	P1-P4
			RELOCATED EXISTING PUMP	P1-p4
			WATER METER	N/A
 CONTROLLER & STATION NO. CONTROL VALVE SIZE				

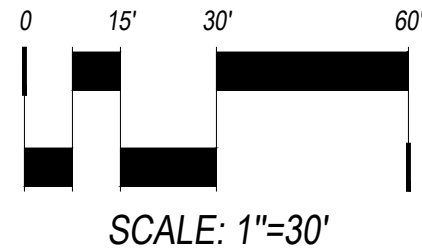
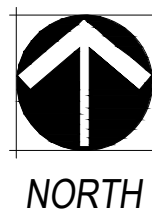
IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN CONCEPTS . THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 80 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 78 PSI MINIMUM.
- RAW WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH DITCH WATER. DESIGN REFLECTS FILTRATION LEVELS FOR KNOWN ISSUES. SHOULD ALGAE GROWTH BE A CONCERN, A DISC FILTER MAY BE REQUIRED AND ADDITIONAL CHLORINE TREATMENT IS RECOMMENDED. INSTALLATION CREWS ARE TO BE INFORMED OF THE FILTER MAINTENANCE REQUIREMENTS AND ANY ADDITIONAL FLUSHING THAT MAY BE REQUIRED PRIOR TO INSTALLATION OF NOZZLES OR DRIP EMITTERS.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	1.94" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.78" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.65" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- NEW PARK DITCH SUPPLY PUMP IS SIZED TO OPERATE TWO ZONES AT A TIME.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 9' TO 9'. INSTALL 9 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- ROTARY SPRAY NOZZLES - RAINBIRD AT 45 PSI: CONTRACTOR TO INSTALL PLASTIC ROTARY NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL R14 SERIES NOZZLES ON HEADS SPACED 8' TO 13'. INSTALL R18 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 17'. INSTALL R24 SERIES NOZZLES ON ALL HEADS SPACED AT 17' TO 24'. R-VAN SERIES VARIABLE ARC SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY		REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING		2" PVC (1)
1½" - 2" PIPING		4" PVC (1)
2½" - 3" PIPING		6" PVC (1)
2-WIRE DECODER CABLE		2" PVC (1)
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURERS RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE)
 - USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR A AND BLACK FOR B)/(BLUE FOR PERMANENT VALVES AND TAN FOR Z-ZONE VALVES)
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
 - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 - INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
 - GROUNDING SHALL BE IN AN IRRIGATED AREA.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY HUNTER-1000' OF WIRE OR EVERY HUNTER-12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 - LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS, INCLUDING ANY REVISED SETS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
 - AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
 - LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
 - LEAKS - DETECT AND REPAIR LEAKS.
 - RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
 - BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
 - PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.



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**DESIGN
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BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650



Project No.: 22504.00

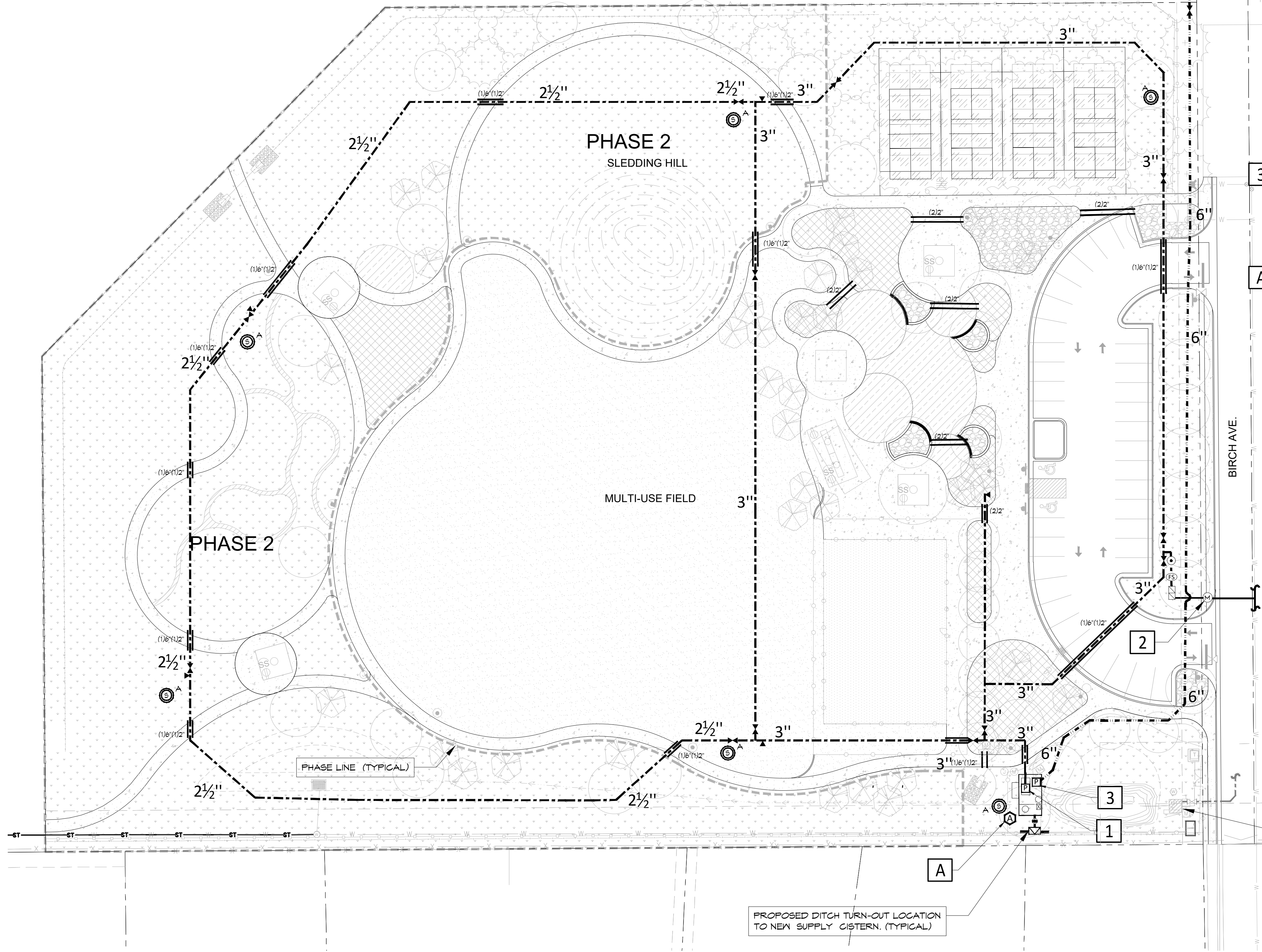
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Checked By: TB

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IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
	TURF GRASS	INLINE SUBSURFACE DRIP	6" POPUP SPRAY	6" ROTOR
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.				

TREES IN NATIVE AREAS SHALL RECEIVE SUPPLEMENTAL DRIP IRRIGATION.



POINT OF CONNECTION #1 -3" (PUMP LOCATION)
PEAK FLOW REQUIREMENT: 100 GPM. REQUIRED STATIC PRESSURE: 80 PSI
INSTALL DITCH TURNOUT BOX ON EXISTING 10" DITCH PIPE AND EXTEND 10" PVC PIPE TO NEW PUMP CISTERN TANK WITH A 10" ISOLATION VALVE INSTALLED BETWEEN DITCH TURN-OUT AND PUMP CISTERN. INSTALL COMPLETE SKID MOUNTED VERTICAL TURBINE PUMP STATION ON CISTERN. PUMPING STATION INCLUDES VFD AND CONTROLS, AUTOMATIC SCANNING SUCTION DISCHARGE FILTER, ON / OFF VIA PRESSURE DROP ON/ NO-FLOW OFF. AUTOMATIC LAKE SCREEN SUPPLY FOR INTAKE SCREEN TO BE LOCATED IN THE INTAKE BAFFLE OF THE CISTERN FROM THE DITCH SUPPLY. ALL REQUIRED SAFETIES AND ALARMS. FINAL ENCLOSURE WILL BE DETERMINED. LOCATION WILL ALSO SHARE CISTERN WITH RESIDENCES EXISTING PUMP EQUIPMENT.

POINT OF CONNECTION #2 - 2"
PEAK FLOW REQUIREMENT: 50 GPM. REQUIRED STATIC PRESSURE: 80 PSI
TIE ONTO 2" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF SUPPLIED METER. CONNECT TO STUB AND EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP AND WASTE VALVE, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE ENCLOSURE. INSTALL ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURERS REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE, FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL COPPER PIPING WITHIN UNHEATED AREAS SHALL INCLUDE HEAT TAPE TO PREVENT FREEZING.

POINT OF CONNECTION #3 -4" (PUMP LOCATION)
PEAK FLOW REQUIREMENT: 200 GPM. REQUIRED STATIC PRESSURE: TBD PSI
EXISTING RESIDENCES END-SUCTION PUMP AND CONTROLS SHALL BE RELOCATED FROM EXISTING LOCATION SHOWN ON EAST SIDE OF POND TO THIS NEW CISTERN LOCATION AND INSTALLED. FINAL LAYOUT PIPING CONFIGURATION TO BE DETERMINED WITH CISTERN DESIGN. CONTROLS ARE EXISTING AND TO BE REUSED THIS NEW LOCATION.

CONTROLLER LOCATION "A"
WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY. AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS RE-ELECTRICAL. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 2-WIRE DECODER CABLE WITH MAINLINE AND SECOND 2-WIRE DECODER TO PUMP STATION MAG METER FOR CONNECTION WITH 2-WIRE SENSOR DECODER TO IRRIGATION CONTROLLER. CONTROL WIRING WITHIN BUILDING SHALL BE INSTALLED IN EMT CONDUIT. MOUNT ONE WEATHER SENSOR ON ENCLOSURE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE A CELL CONNECTION TO THE CONTROLLER FOR ACCESS TO CLOUD CONTROL WEB SITE.

EXISTING RESIDENCE PUMP SYSTEM TO BE PROTECTED AND USED DURING CONSTRUCTION OF PHASE ONE.

PROPOSED DITCH TURN-OUT LOCATION TO NEW SUPPLY CISTERN (TYPICAL)

A

3

2

1

1

2

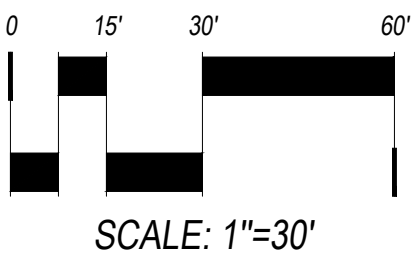
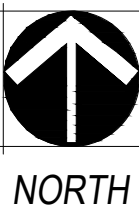
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DESIGN CONCEPTS

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BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650



Project No.: 22504.00

Issued For: 100% SDs
70% DDs
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CONCEPTS

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BIRCH PARK

2025 Birch Avenue, Rifle, CO 81650



Project No.: 22504.00

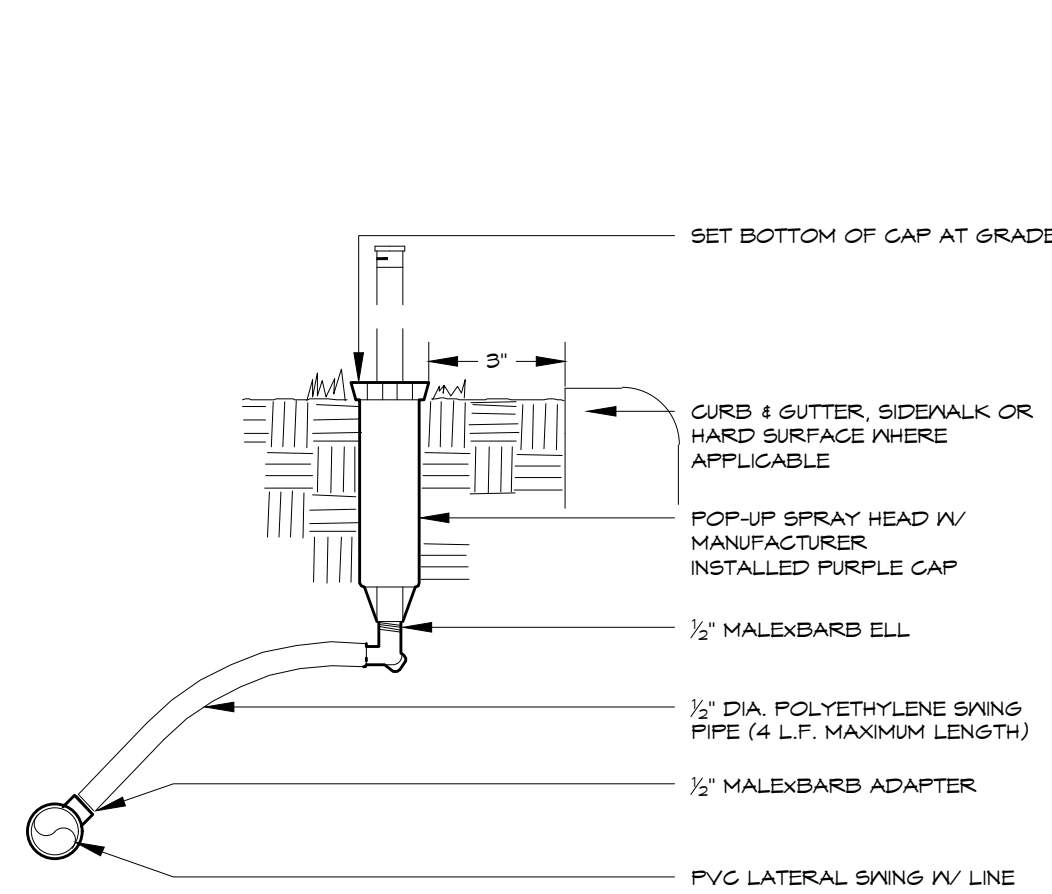
Issued For: 100% SDs Date: 03.07.25
70% DDs 03.28.25

Drafted By: TB
Checked By: TB

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IR1.2

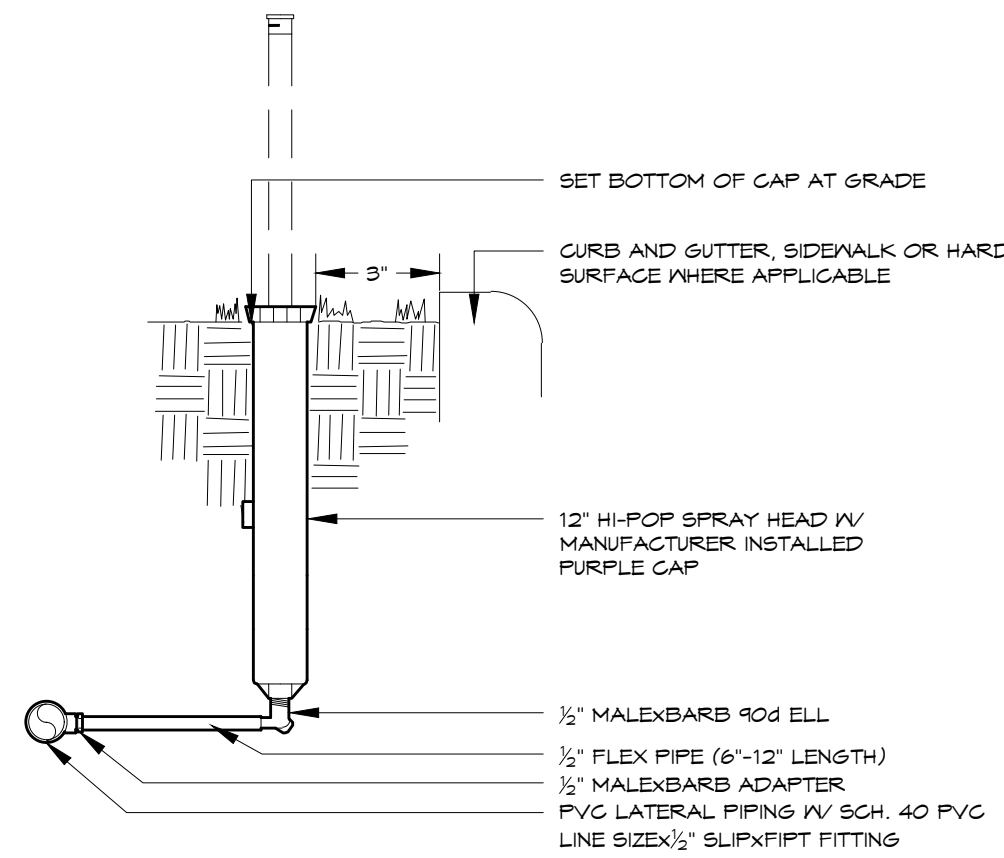


- NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
 - APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
 - DOUBLE CLAMP 1/2" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD

SWING PIPE - PVC - NON-POTABLE

1

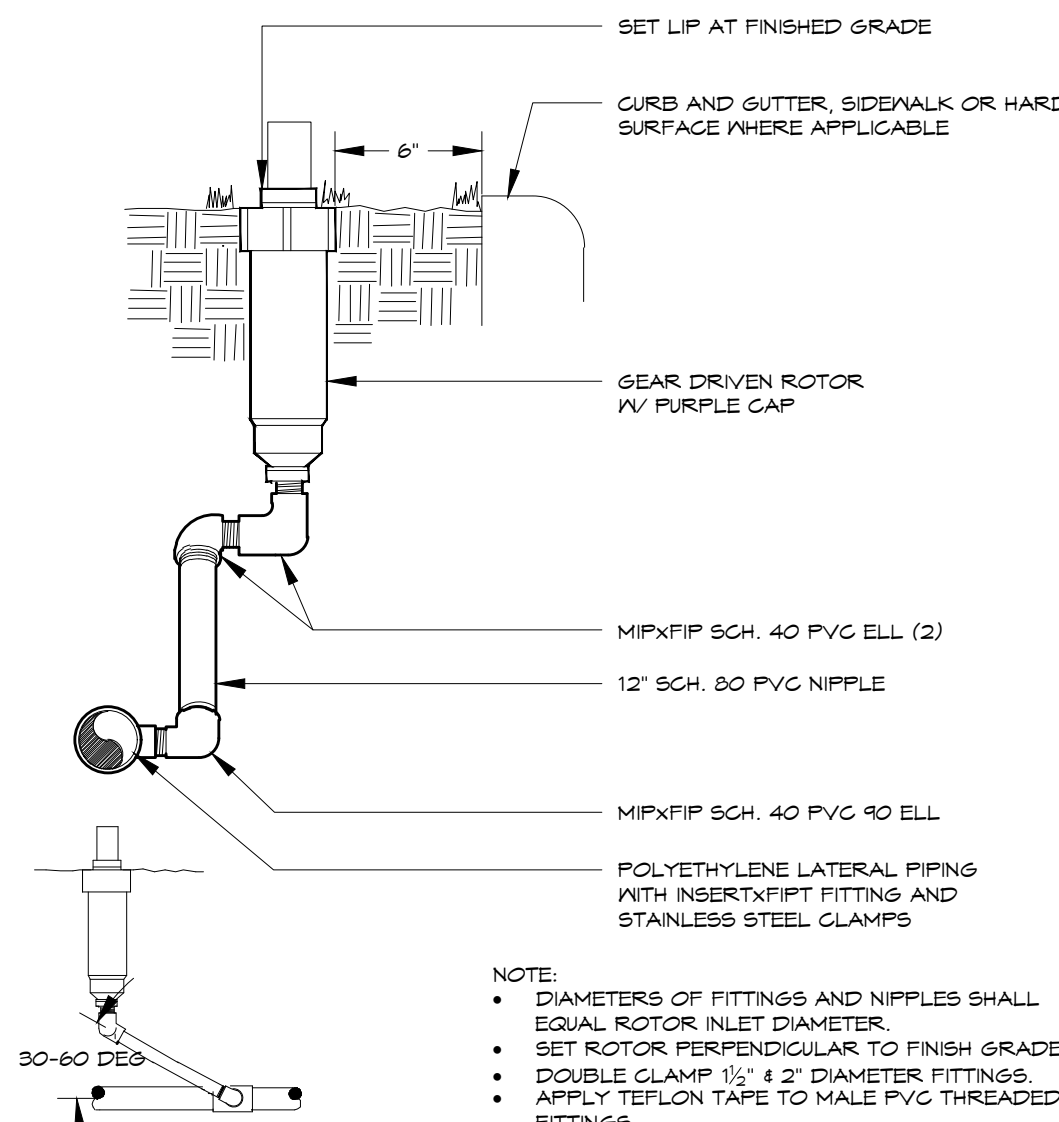


- NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
 - FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
 - APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD

SWING PIPE - PVC - NON-POTABLE

2

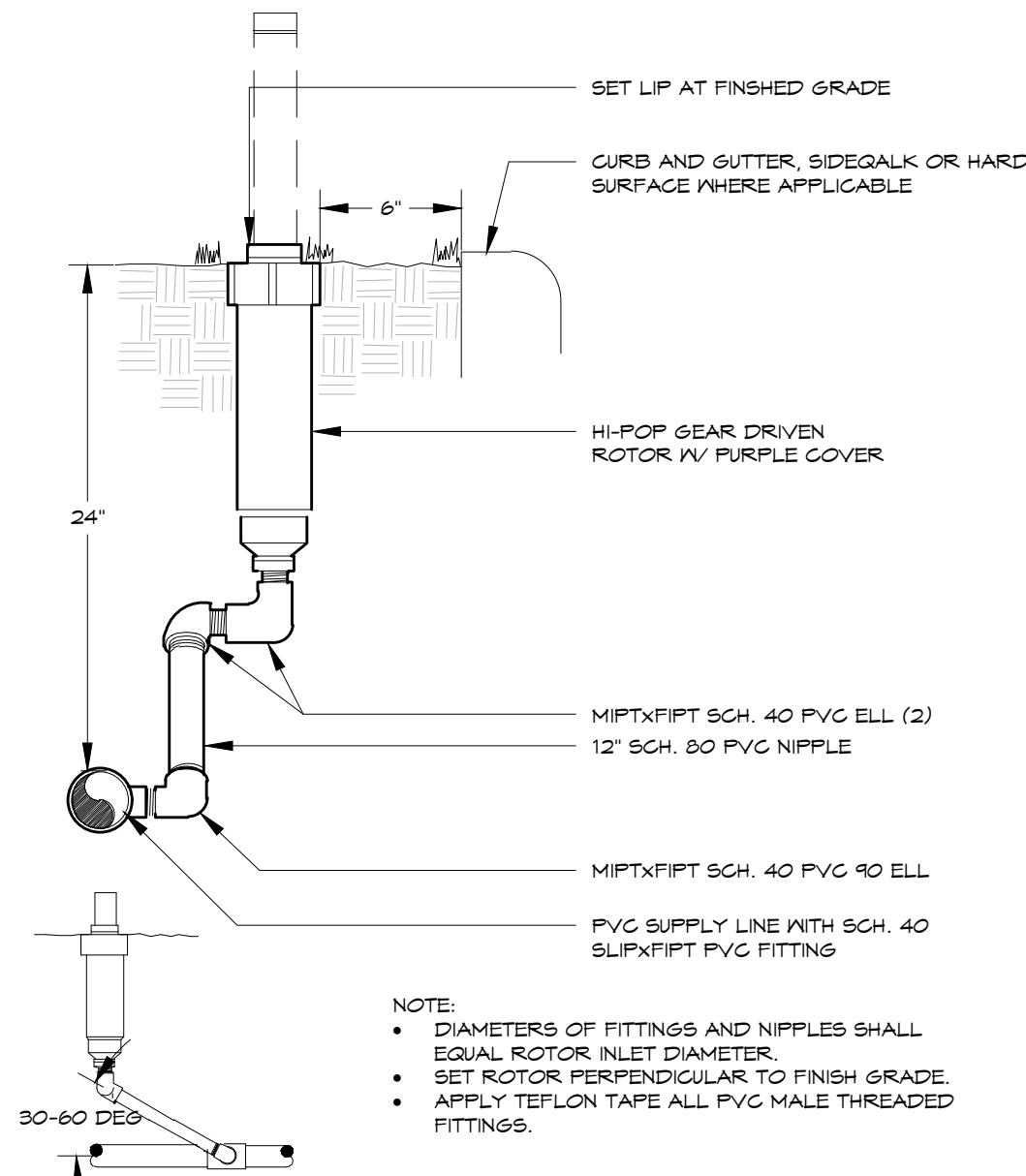


- NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
 - SET ROTOR PERPENDICULAR TO FINISH GRADE.
 - DOUBLE CLAMP 1/2" & 2" DIAMETER FITTINGS.
 - APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.

GEAR DRIVEN ROTOR

SWING JOINT - POLY - NON-POTABLE

3

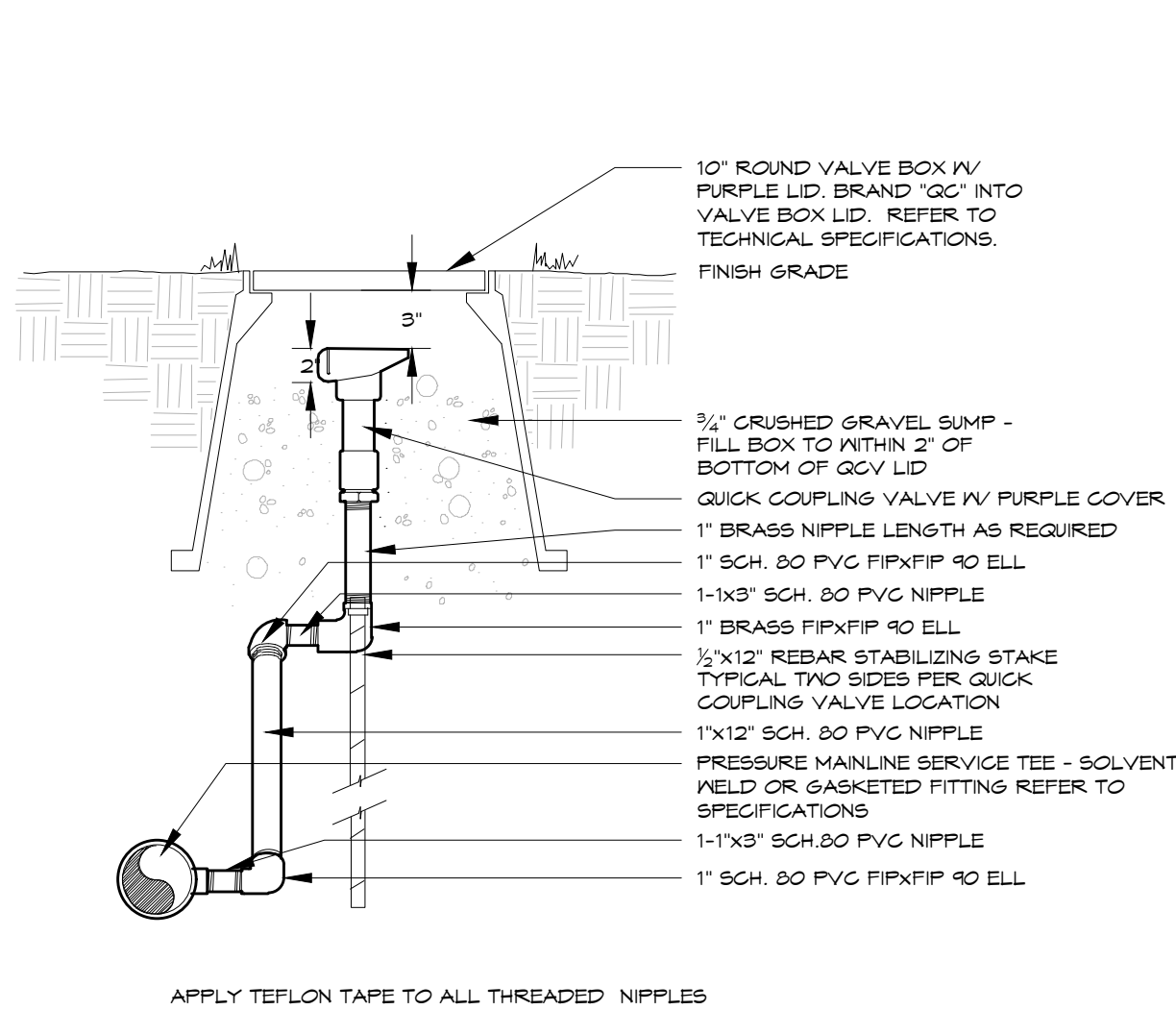


- NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
 - SET ROTOR PERPENDICULAR TO FINISH GRADE.
 - APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR

PVC - NON-POTABLE

4

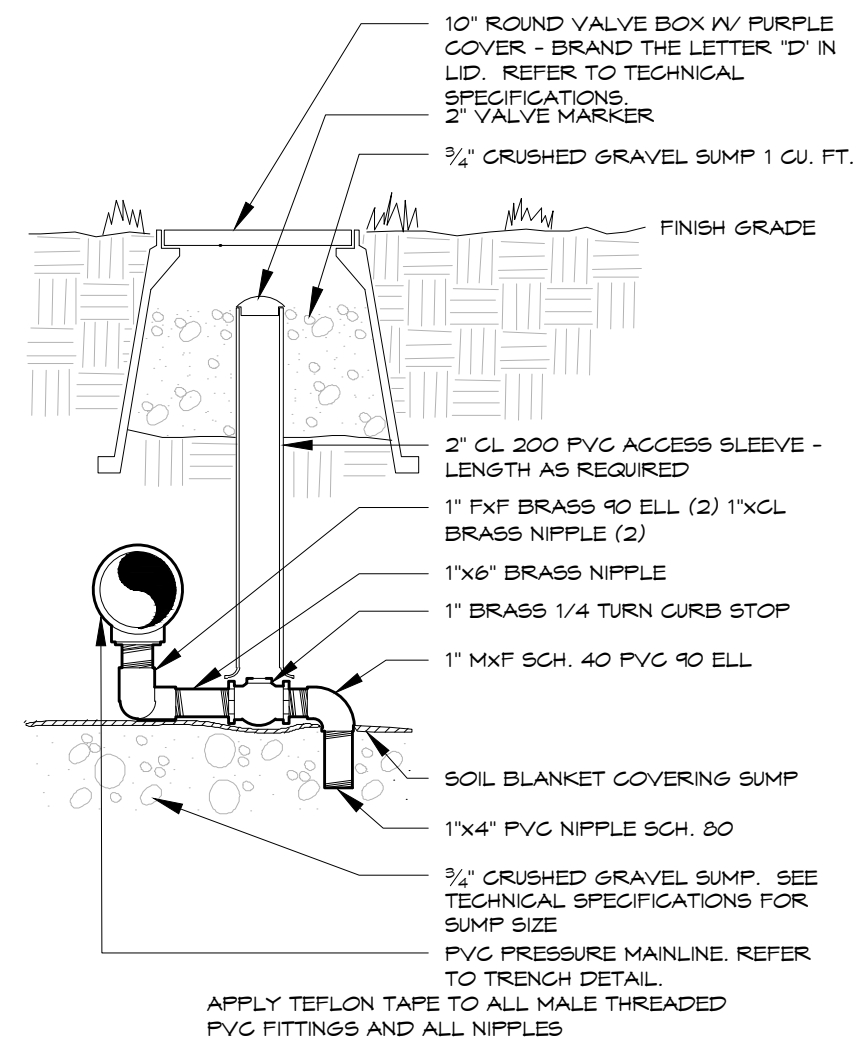


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE

GENERIC SWING - NON-POTABLE

5

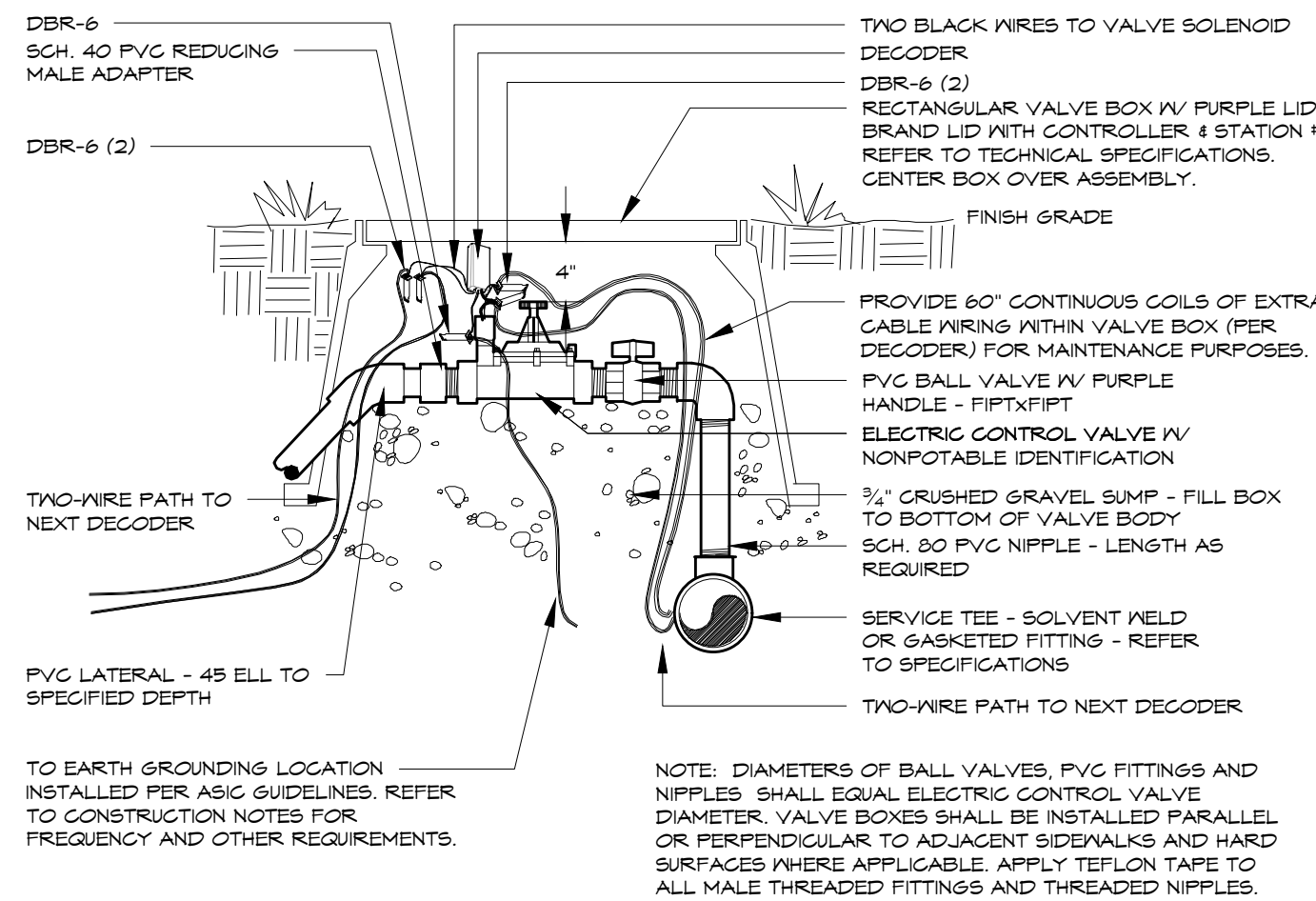


APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE

NON-POTABLE

6

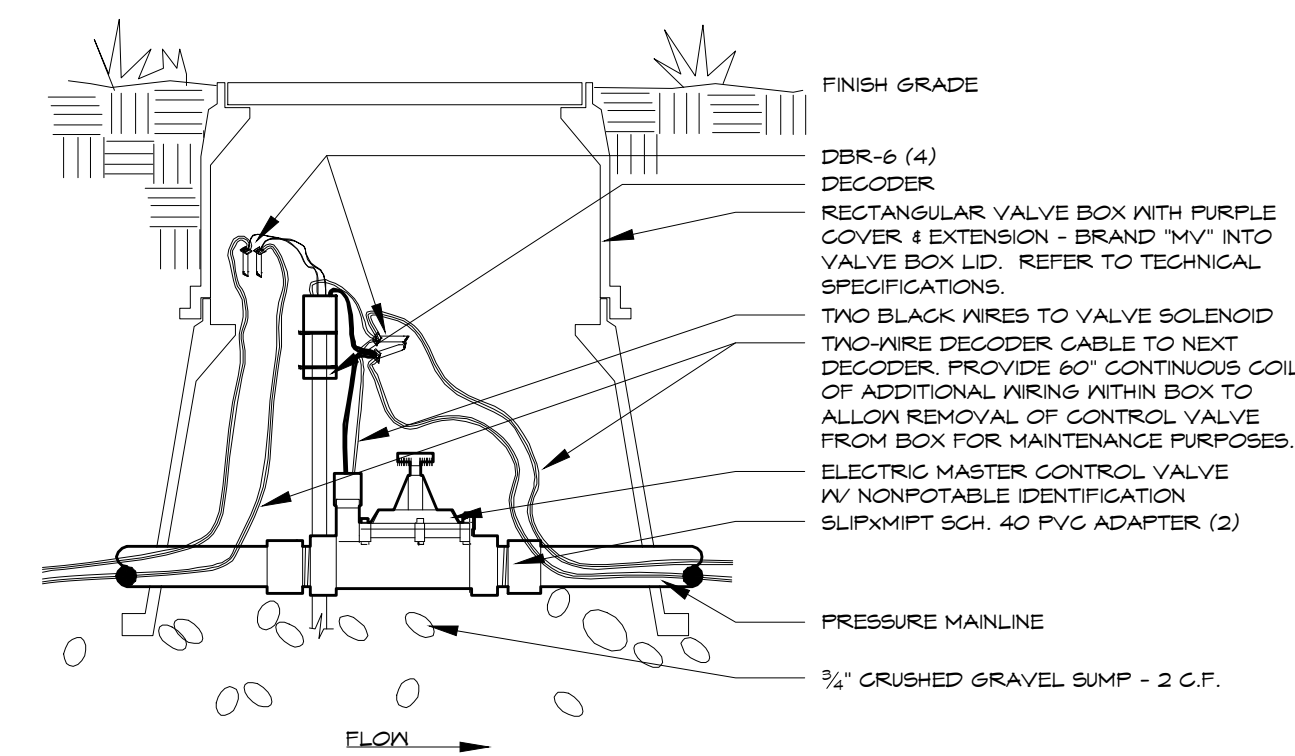


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE

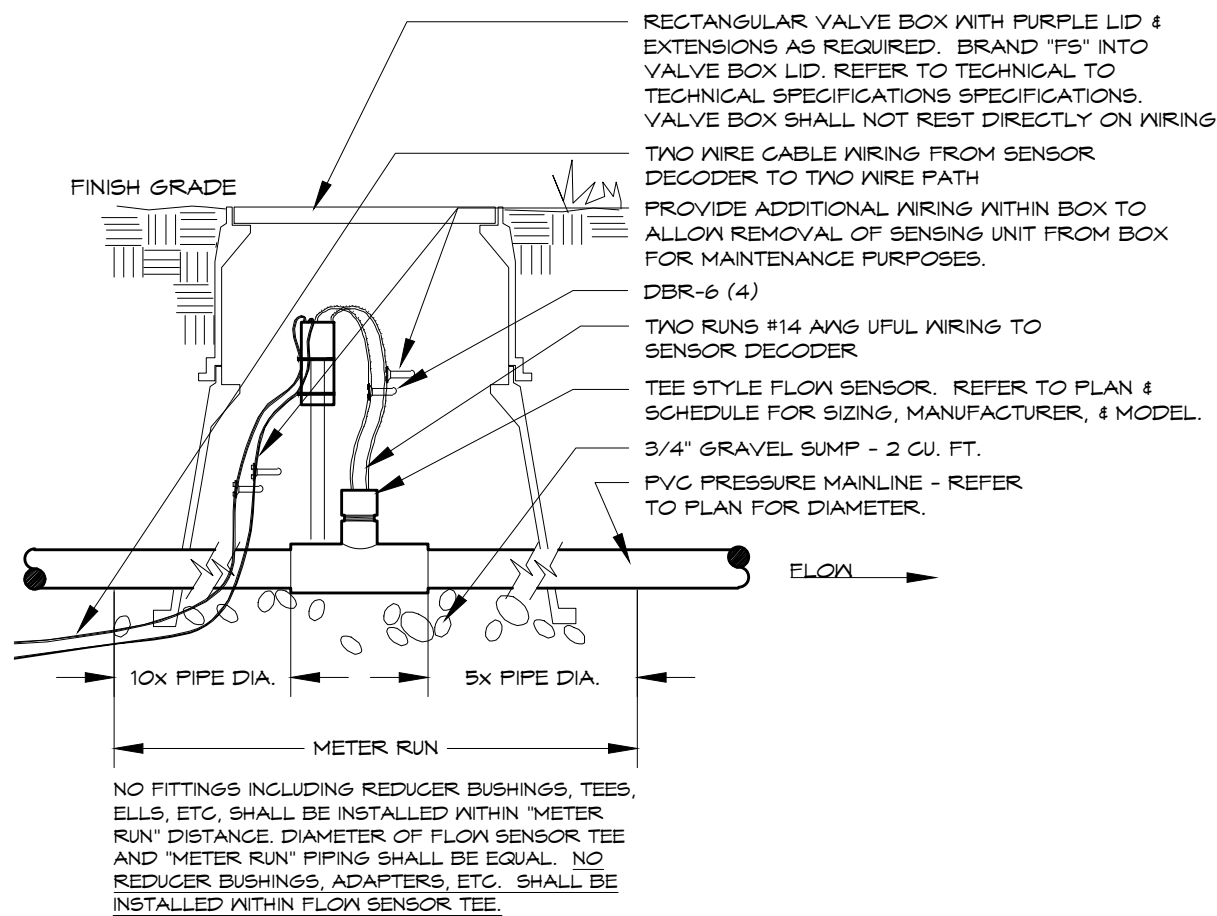
7



MASTER VALVE

VIA DECODER - TAPS 2" & SMALLER - NON-POTABLE

8

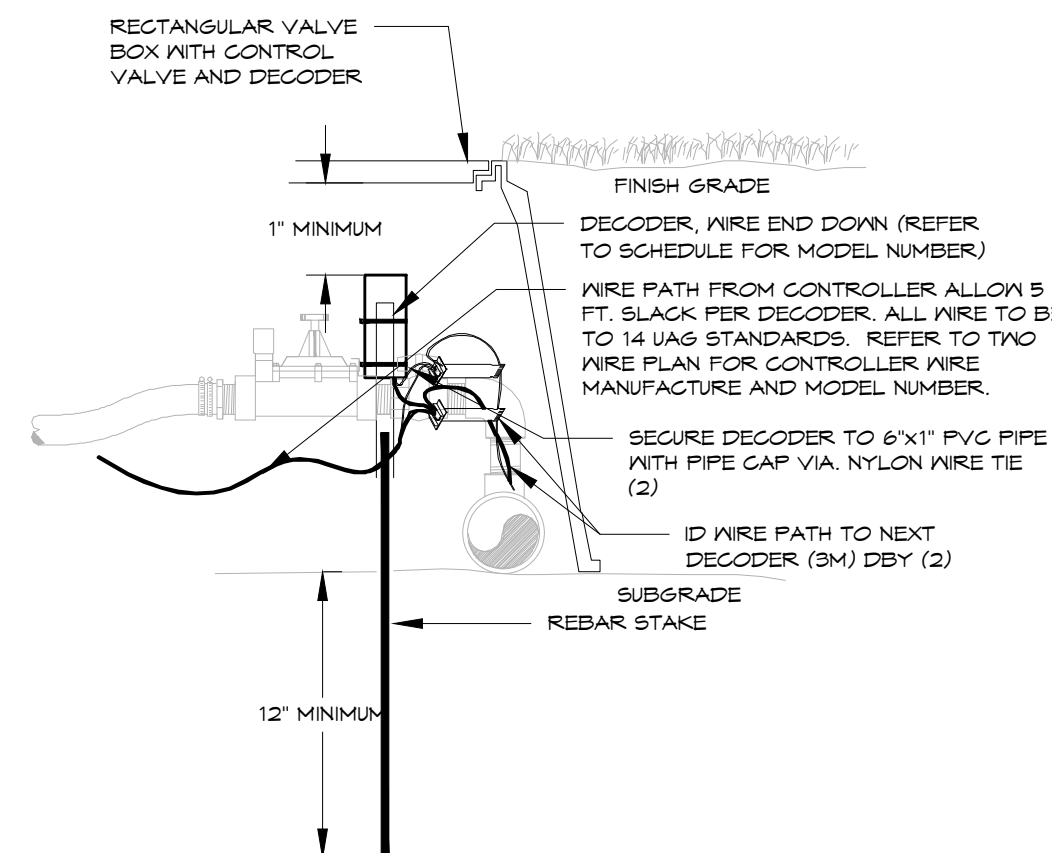


NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC. SHALL BE INSTALLED WITHIN 'METER RUN' DISTANCE. DIAMETER OF FLOW SENSOR TEE AND 'METER RUN' PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

FLOW SENSOR

VIA DECODER - TEE STYLE - NON-POTABLE

9



DECODER INSTALLATION

TWO-WIRE SYSTEM

10



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BIRCH PARK

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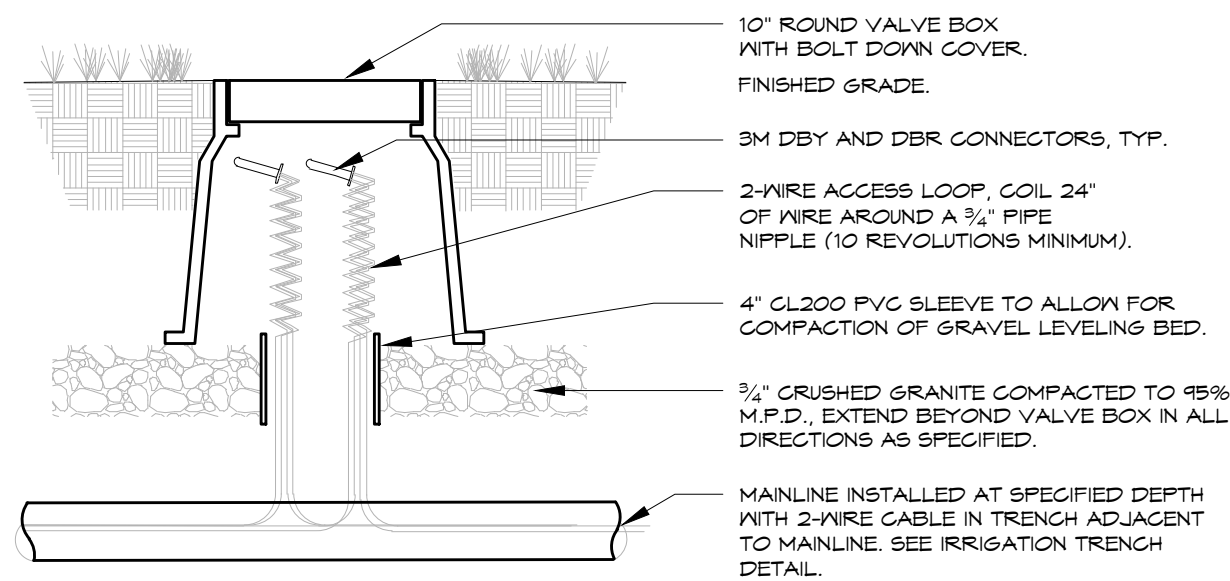
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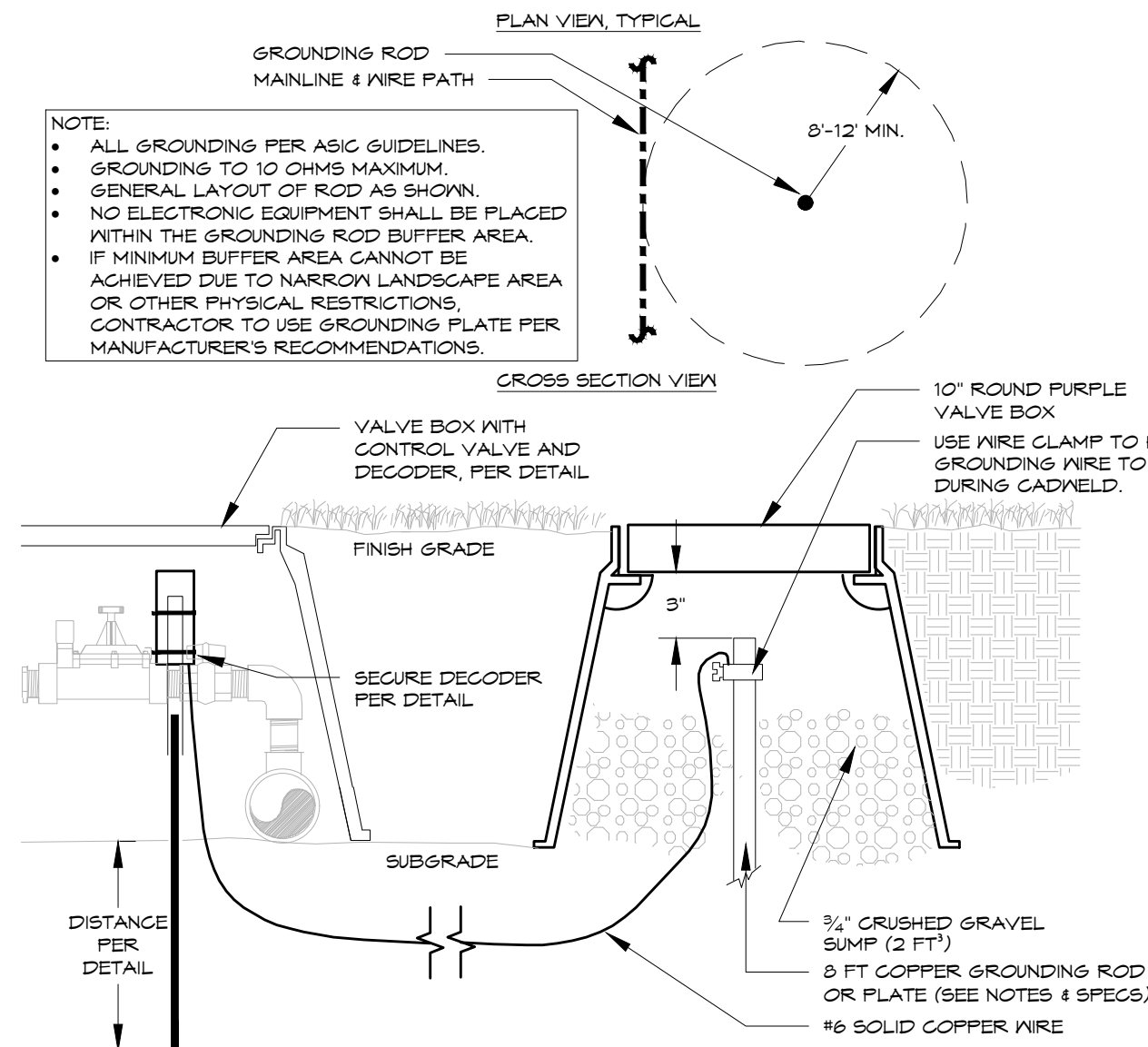


NOTE:

1. SET TOP OF BOX LEVEL WITH FINISHED GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN SHRUB BEDS.
2. USE STANDARD RECTANGULAR VALVE BOX WITH BOLT DOWN LID FOR SPLICES OF MORE THAN TWENTY (20) WIRES.

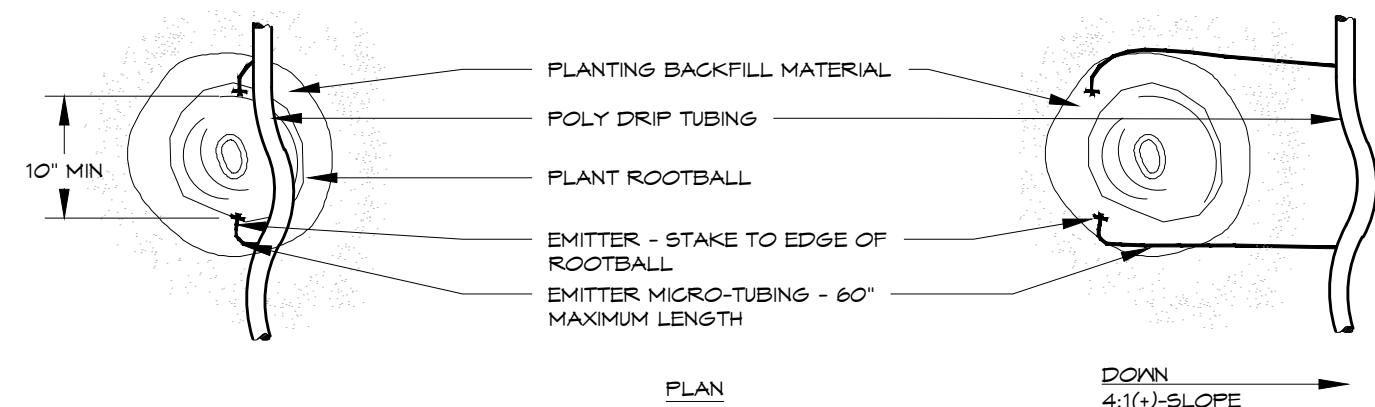
WIRE SPLICE BOX TWO-WIRE SYSTEM

11



ACC GROUNDING TWO-WIRE SYSTEM - NON-POTABLE

12

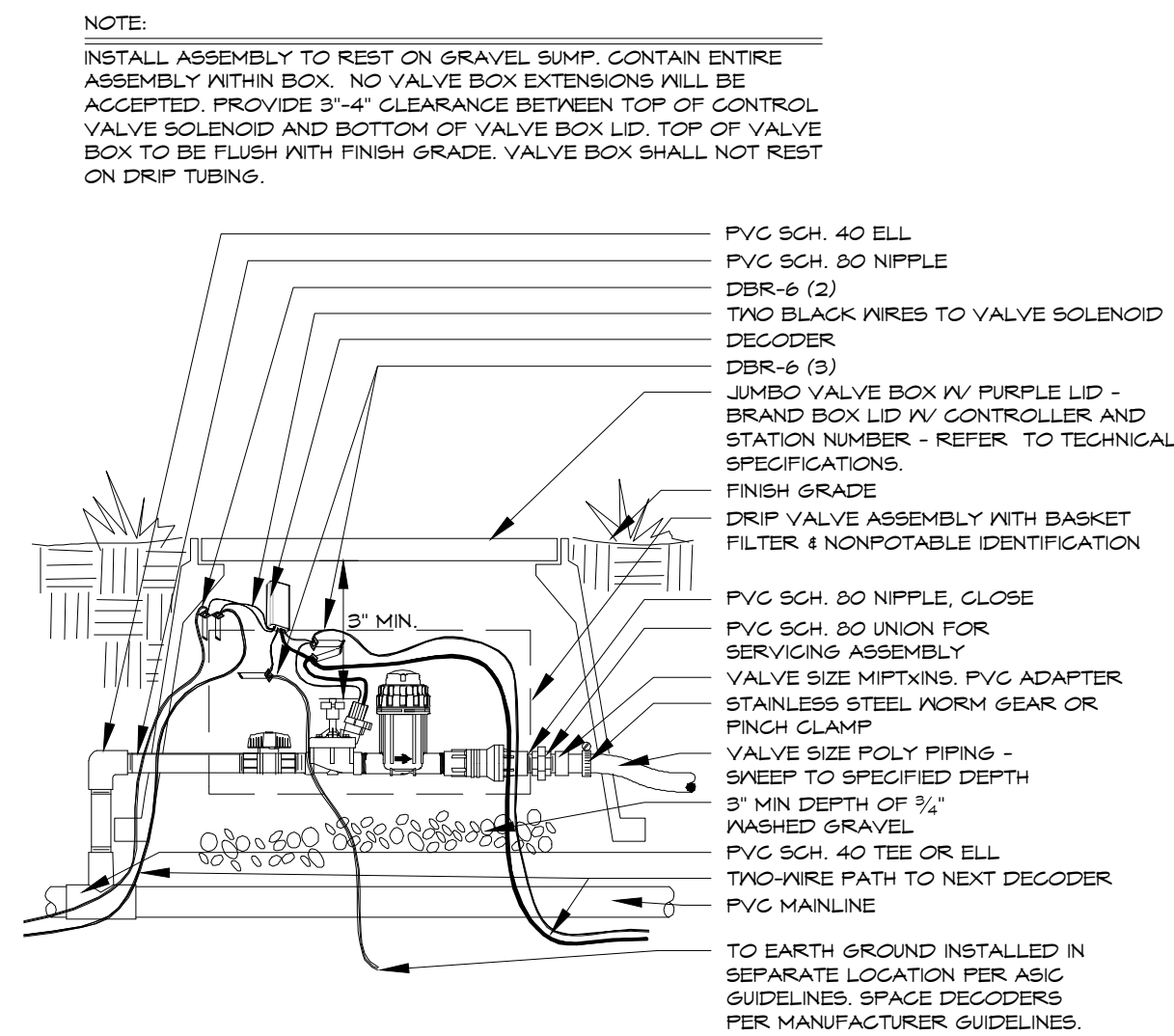


PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" GALIFER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" GALIFER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" GALIFER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" GALIFER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" GALIFER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" GALIFER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:

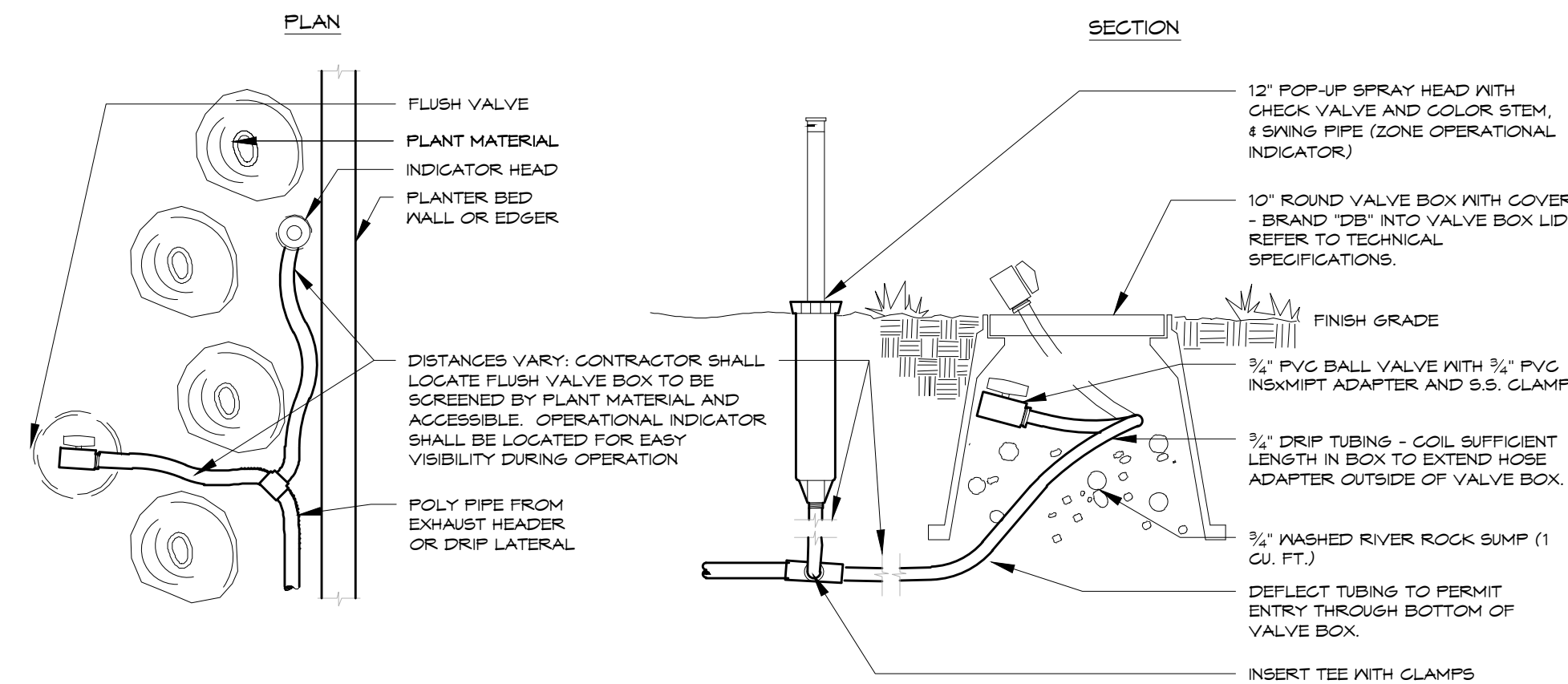
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

14



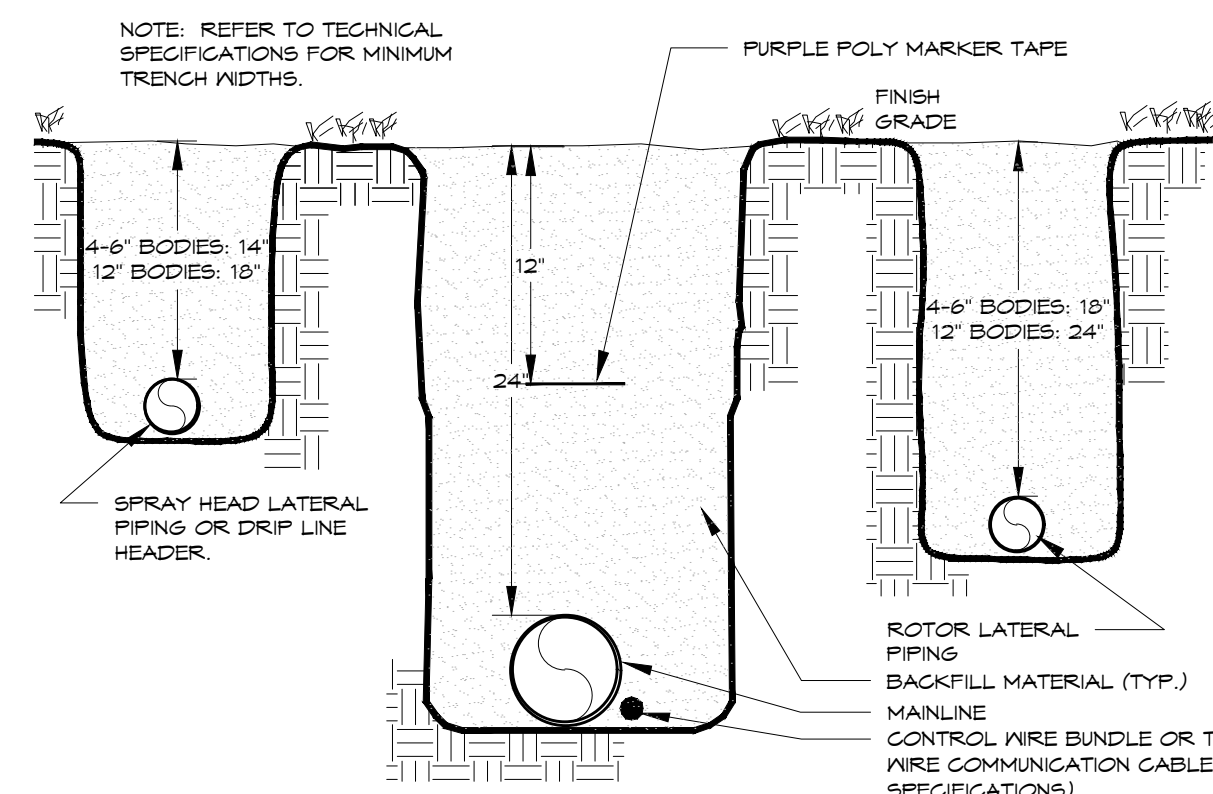
DRIP VALVE TWO-WIRE SYSTEM - BASKET - POLY PIPE - NON-POTABLE

13



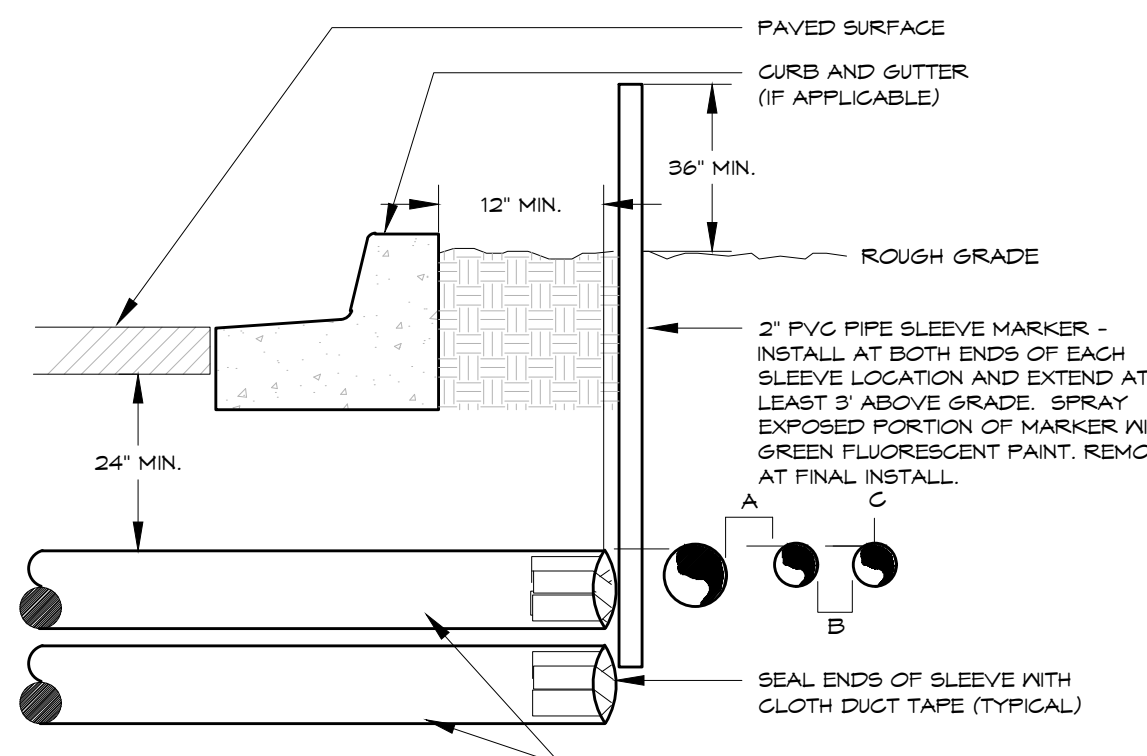
DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

15



TRENCH 24" MAINLINE - PURPLE TAPE

16



NOTE:

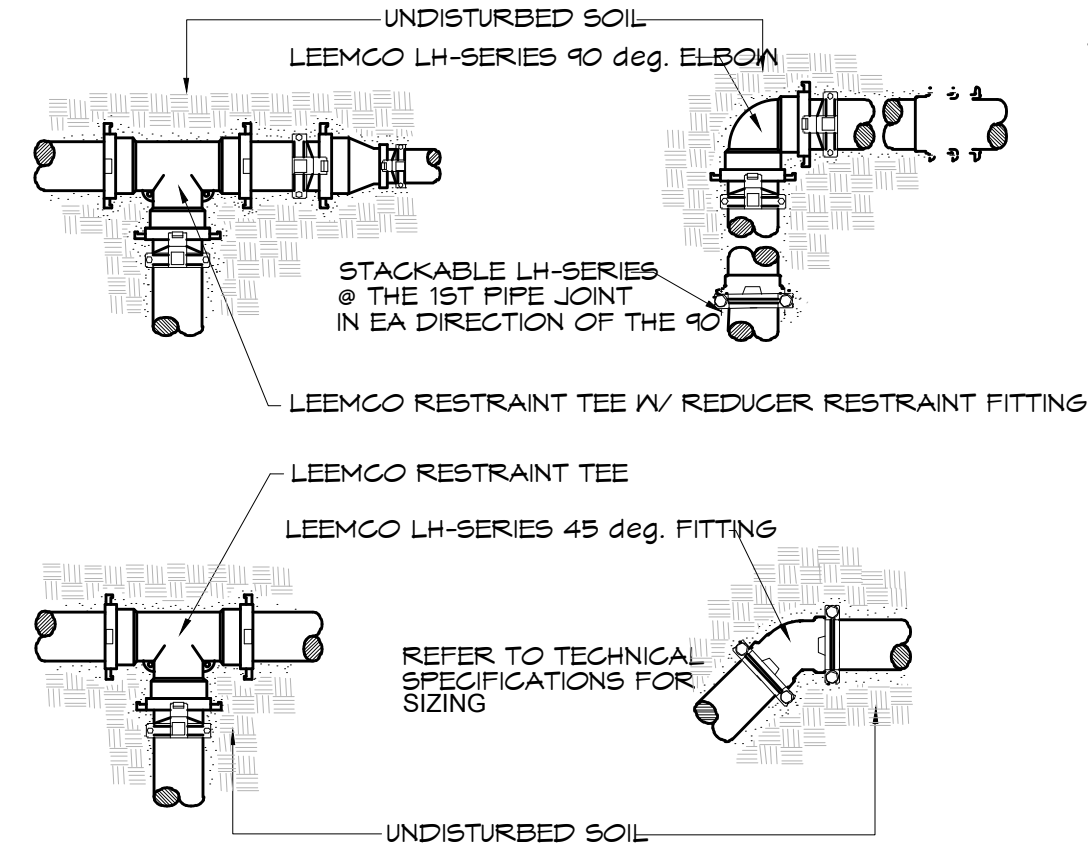
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSINGS.
- SLEEVES THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVE TYPICAL

17



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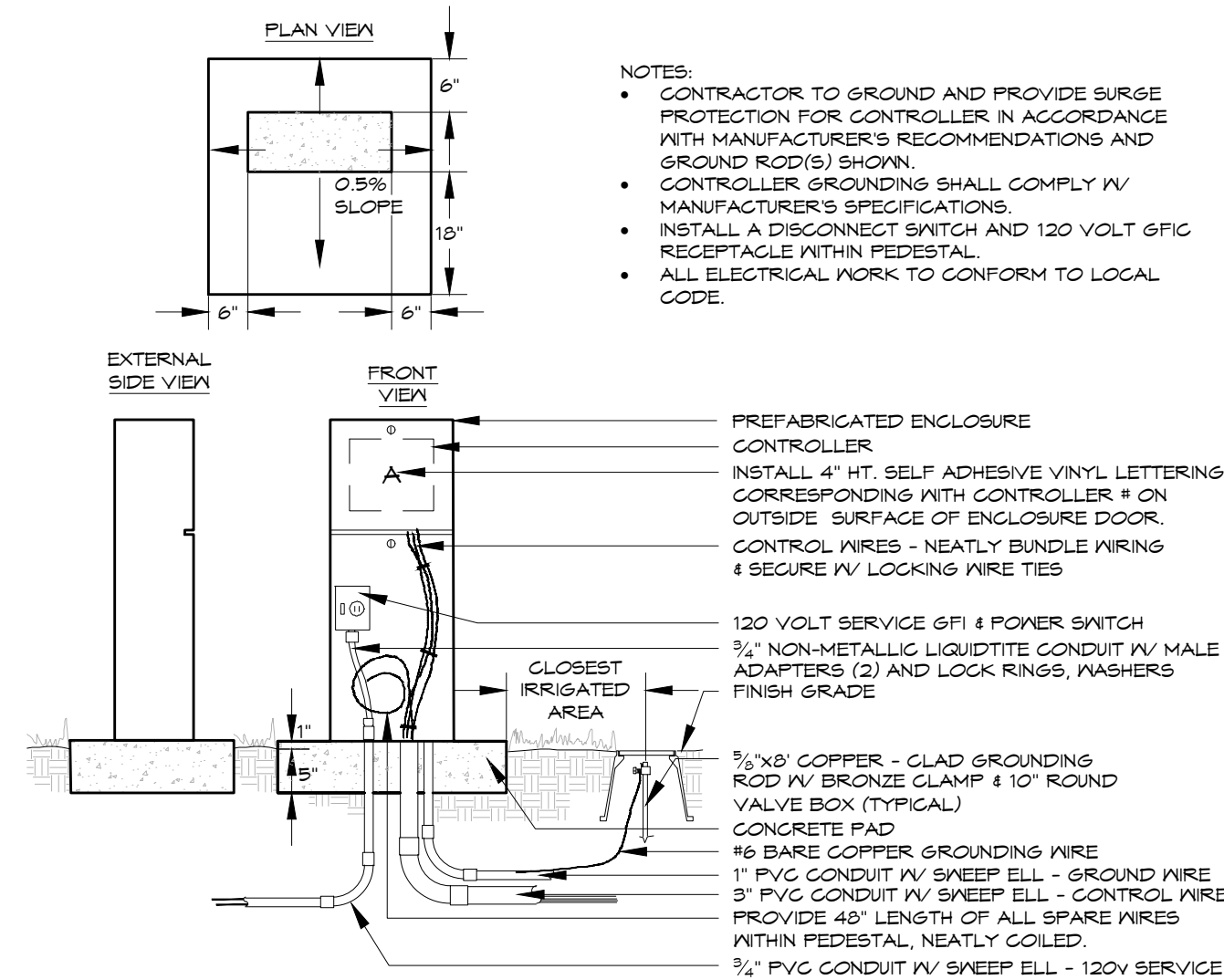
JOINT RESTRAINT INSTALLATION GUIDE

NOTE: WHEN THE DISTANCE BETWEEN A FITTING AND THE NEXT JOINT IS LESS THAN 20 FEET, THE FOLLOWING TABLE MUST BE USED. THE TABLE BELOW SHOWS THE DISTANCE (IN FEET) BETWEEN JOINTS WITHIN WHICH IF THERE IS A JOINT, IT MUST BE MECHANICALLY RESTRAINED. THE TABLE IS BASED ON 125 PSI, TYPE 3 TRENCH, AND 2-4 FEET DEPTH OF BURY (SMALL TO LARGE) DEPENDING ON PIPE SIZE. FOR OTHER PRESSURE MULTIPLY THE NUMBERS IN THE TABLE (FEET) BY THE ACTUAL PRESSURE AND DIVIDE BY 125.

PIPE SIZE	BENDS	STEP REDUCTION	DEAD	GATE
	11	22	45	90
2"	1	1	2	6
2.5"	1	2	4	9
3"	2	3	6	11
4"	2	4	9	20
6"	3	6	13	29
8"	4	8	15	38
10"	5	9	19	45
12"	5	10	21	53
14"	6	11	24	58
16"	6	13	27	65

HARDWARE SIZE AND TORQUE REQUIREMENTS

PIPE SIZE	PIPE O.D.	NO OF BOLTS	BOLT SIZE	TORQUE FT-LB	DIMENSIONS (INCH)
					A B C D
2"	2.375	2	3/8-16 X 2.5	20	4.1 3.1 4.8 5.0
2.5"	2.875	2	3/8-16 X 2.5	20	5.1 3.1 5.0 5.5
3"	3.500	2	3/8-16 X 2.5	20	5.6 3.4 5.9 6.5
4"	4.500	2	1/2-13 X 3	50	6.7 3.8 7.3 7.6
6"	6.625	2	1/2-13 X 3.5	50	9.0 4.6 9.8 9.9
8"	8.625	4	1/2-13 X 4	50	11.2 5.9 12.0 12.2
10"	10.750	4	5/8-11 X 5.5	100	13.4 7.3 14.8 14.8
12"	12.750	4	5/8-11 X 5.5	100	15.4 8.8 17.5 16.7
14"	15.300	4	5/8-11 X 5.5	100	23.0 9.5 21.0 29.0
16"	17.400	4	5/8-11 X 5.5	100	25.0 10.5 23.5 31.0



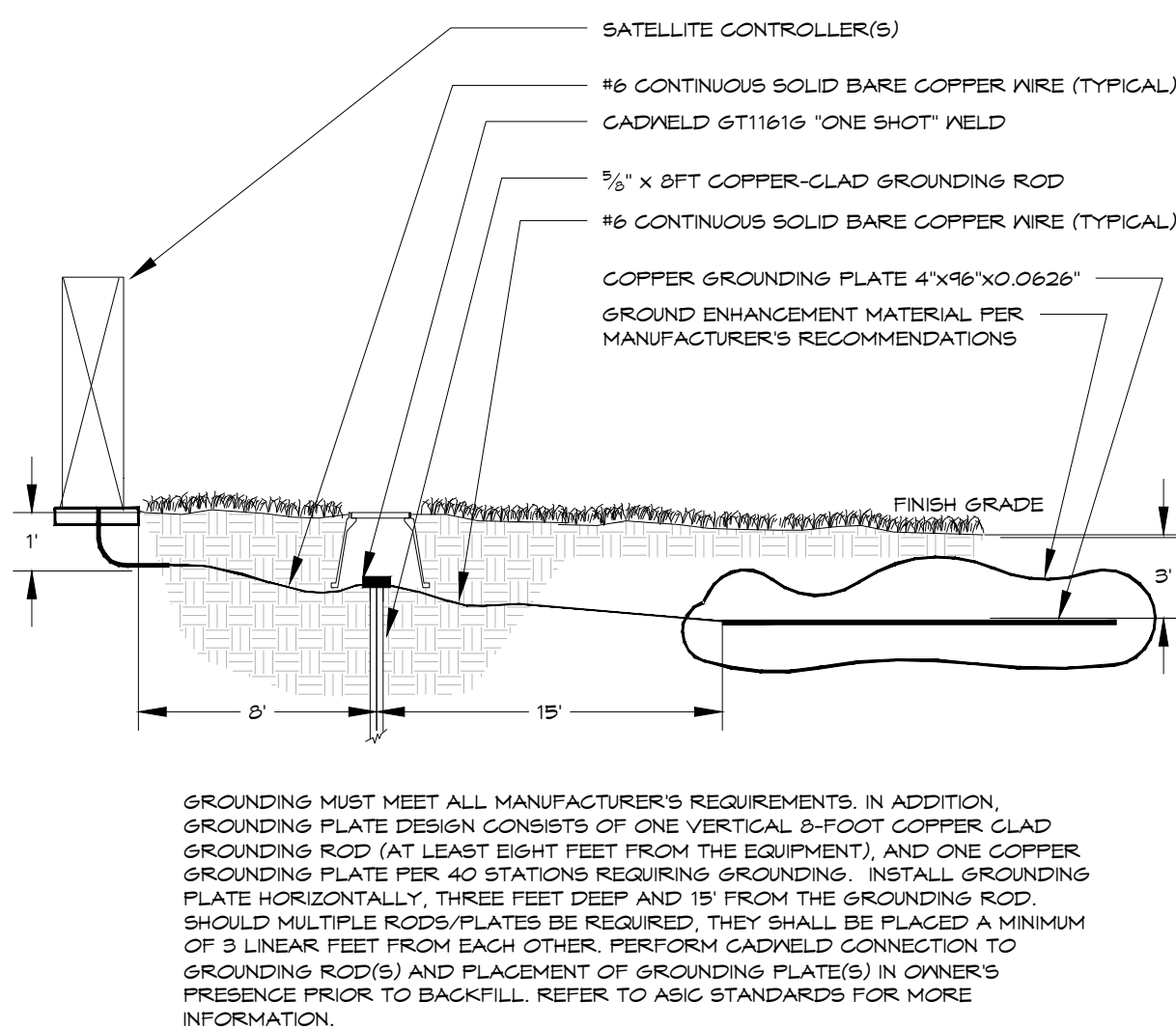
MECHANICAL RESTRAINT

18

ELECTRIC CONTROLLER

PEDESTAL - FRONT OPENING - TYPICAL

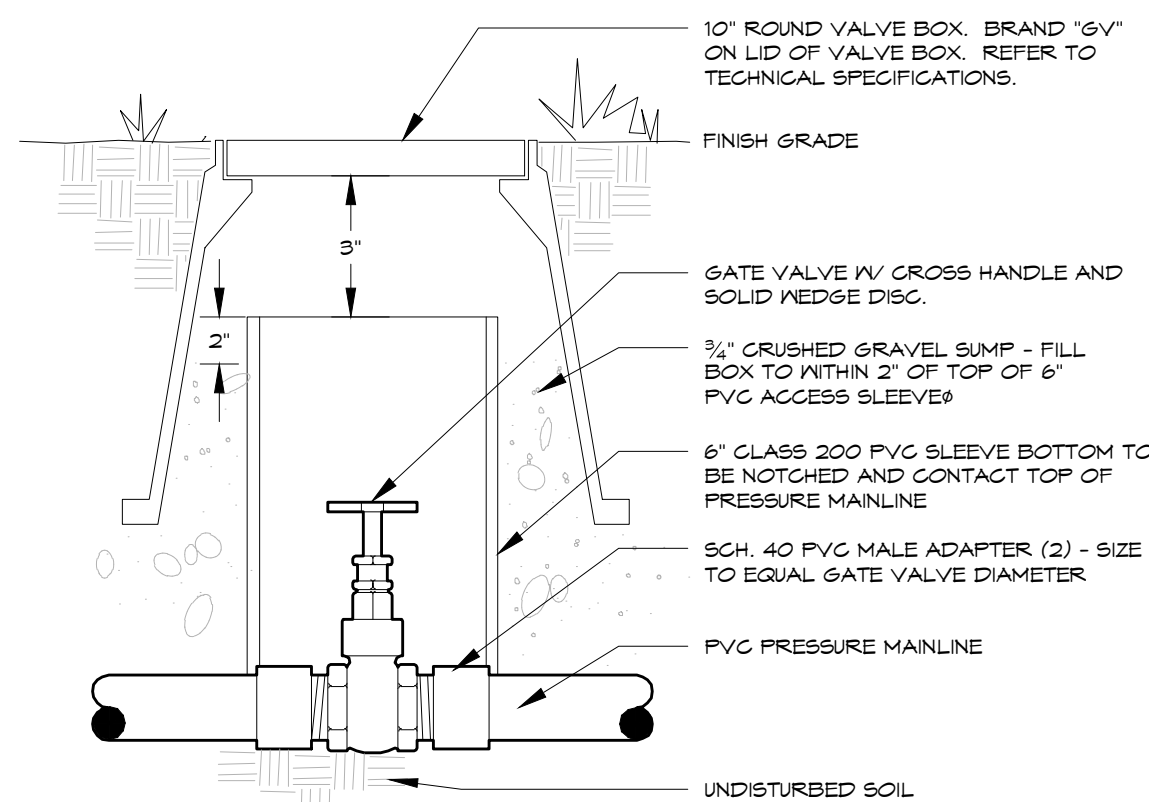
19



CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

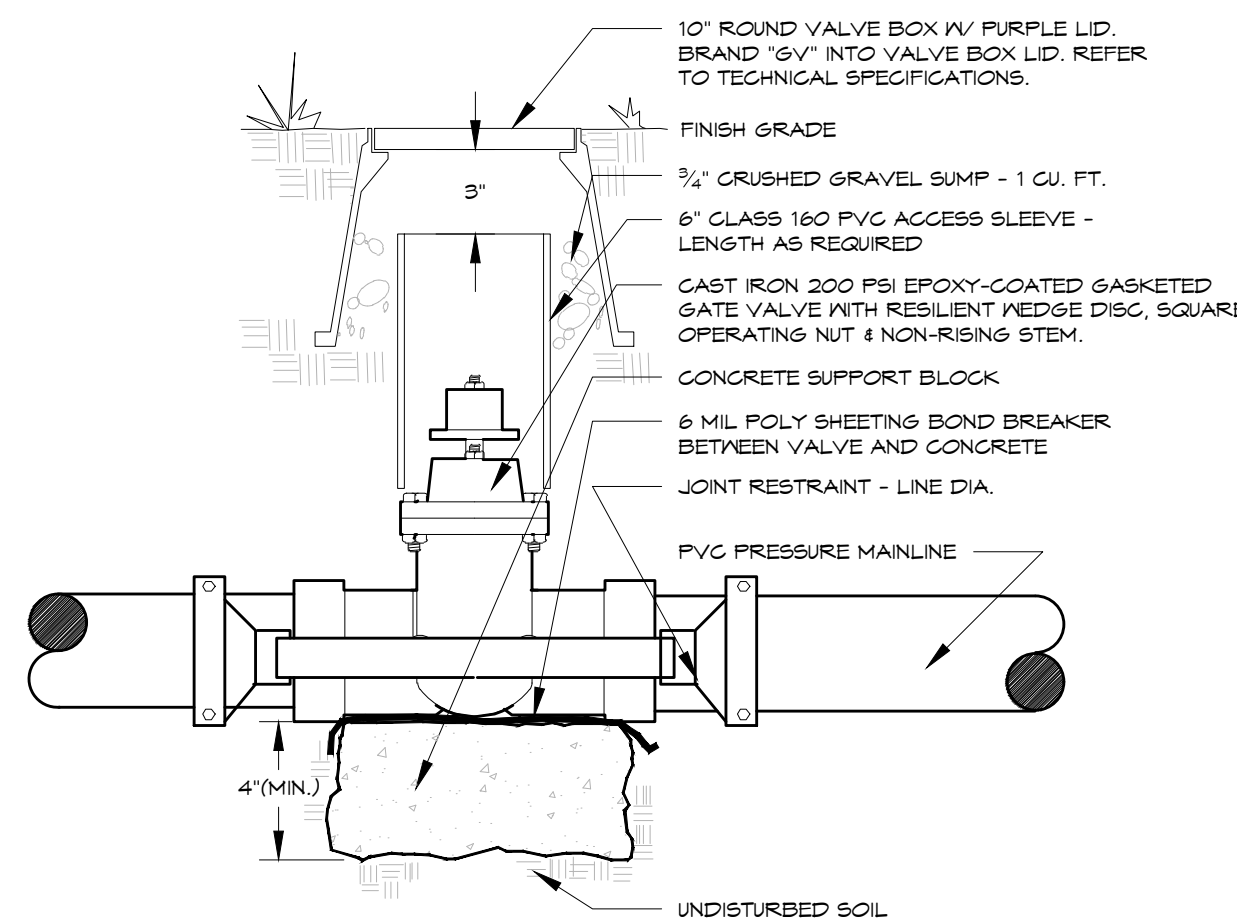
20



GATE VALVE

2.5" & SMALLER - X-HANDLE

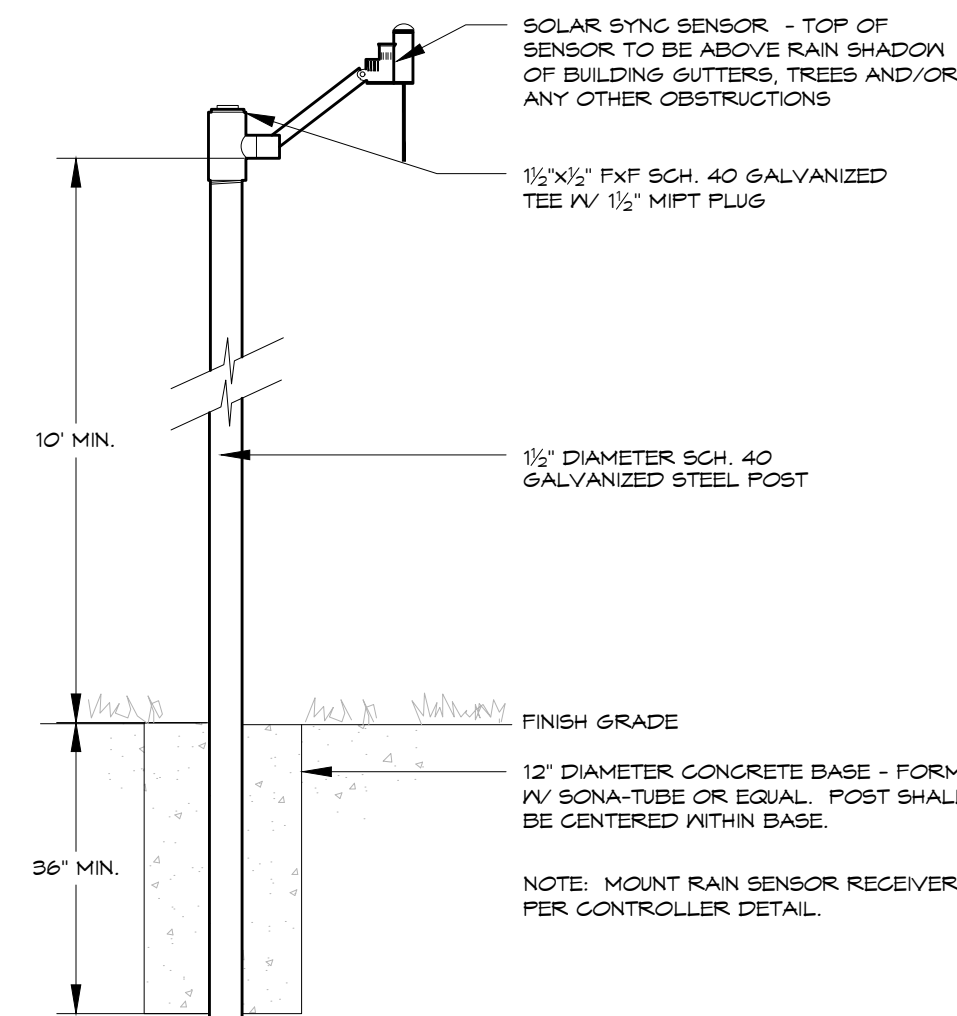
21



GATE VALVE

3" & LARGER - JOINTRESTRAINT - NON-POTABLE

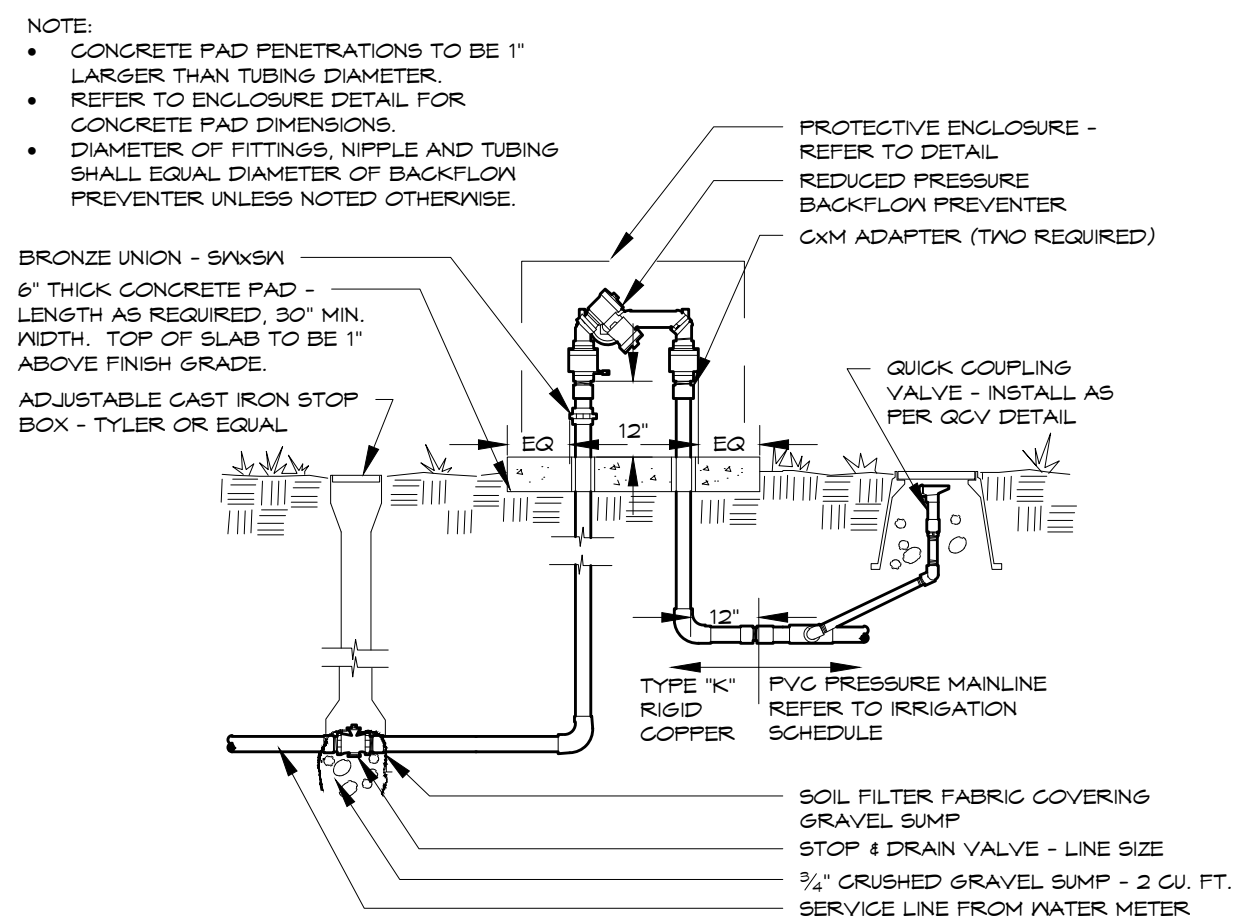
22



WEATHER SENSOR

POLE MOUNTED - SolarSync

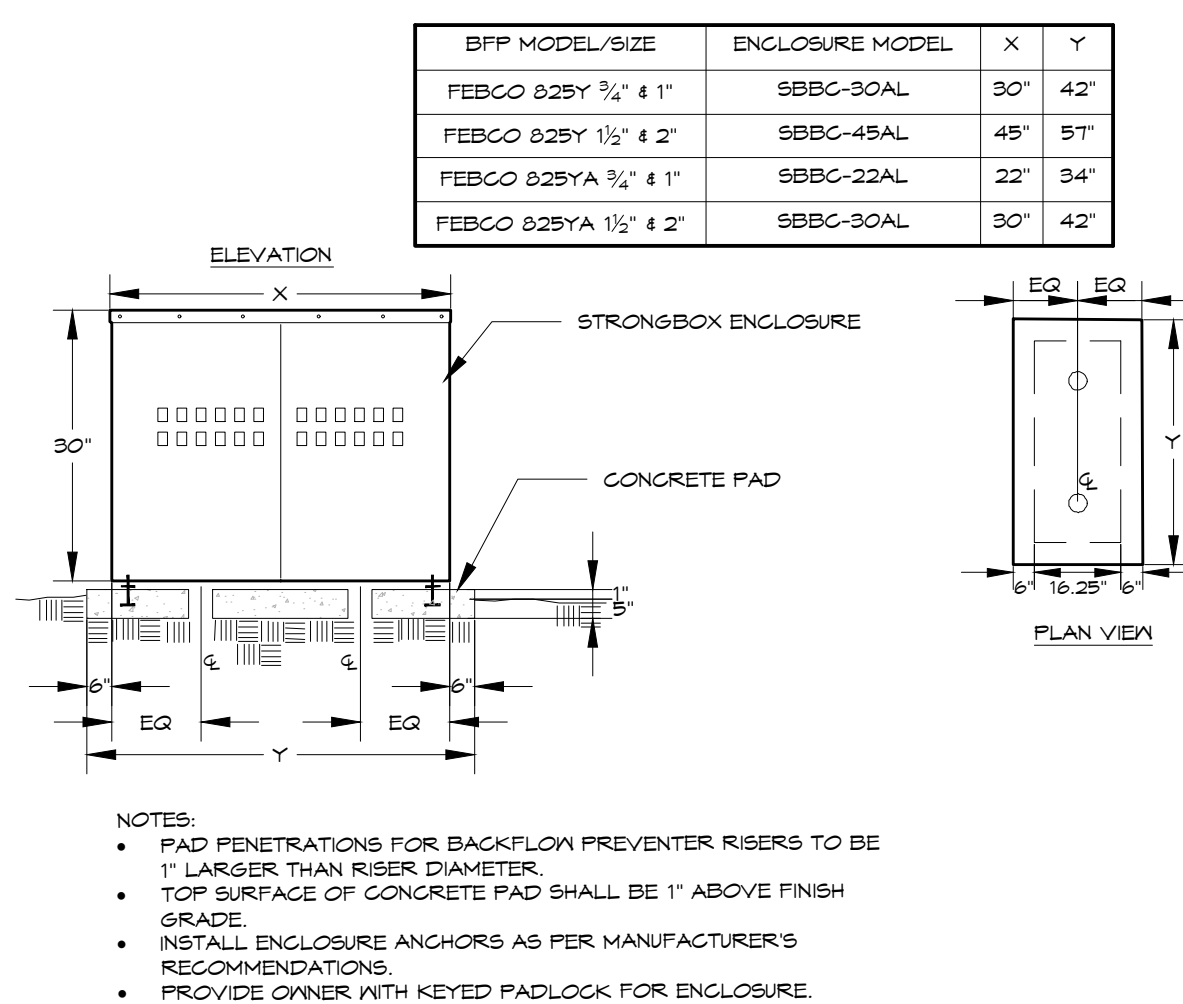
23



BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

24



BACKFLOW ENCLOSURE

STRONGBOX - 3/4" - 2" SYSTEMS

25



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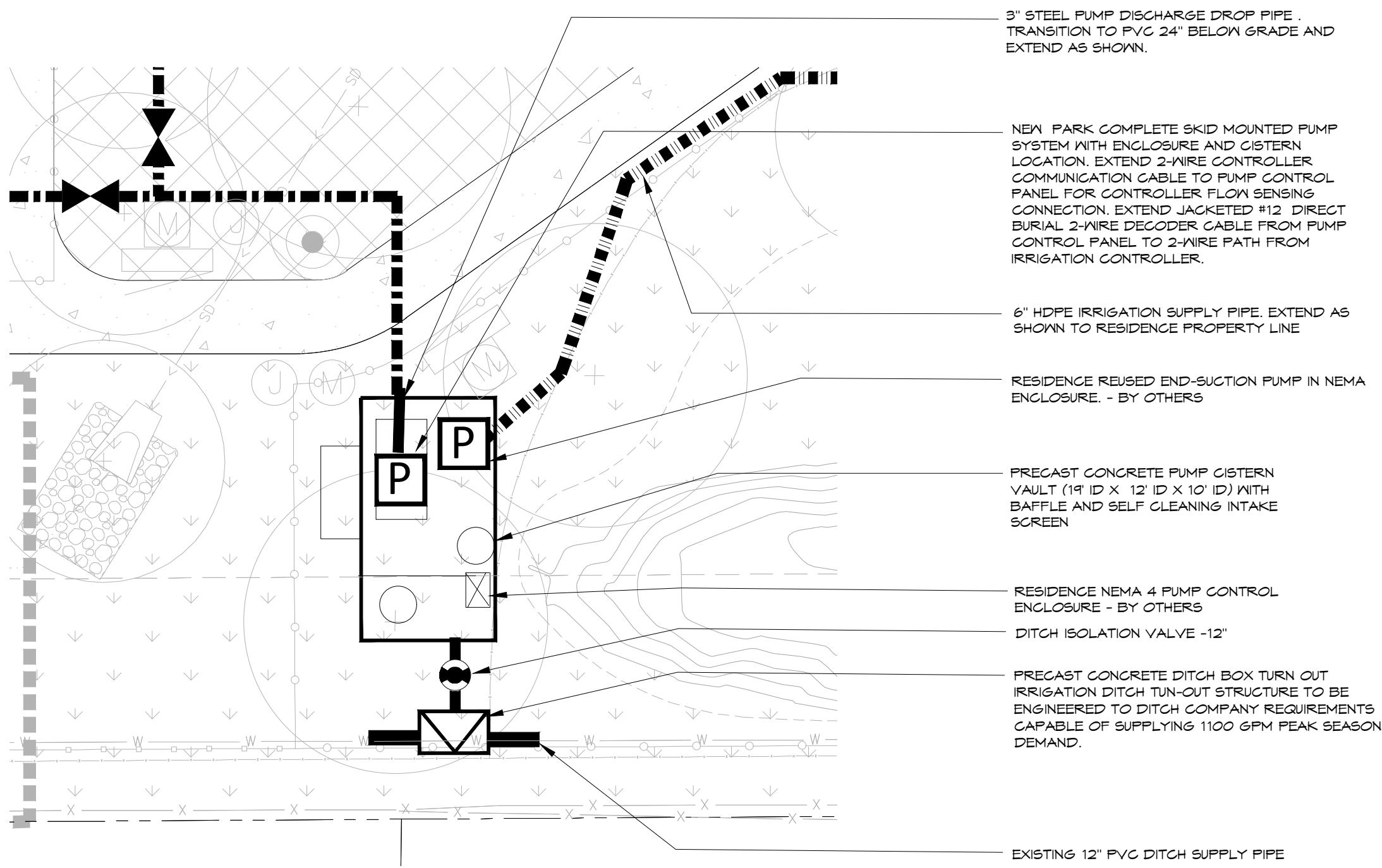
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IR1.5



PUMP STATION LOCATION - PLAN VIEW

Scale 1" = 10'



P1

PROJECT NOTES

1. CONTRACTOR TO REMOVE EXISTING PUMPING SYSTEM AND INSTALL A NEW PPS PUMPING SYSTEM SINGLE SKID PUMPING STATION WITHIN EXISTING ENCLOSURE AS DETAILED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN EXISTING CONCRETE CONSTRUCTION, AND NEW PUMP STATION EQUIPMENT REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND INSTALLATION PIPING BETWEEN FINAL PUMP LOCATION AND EXISTING IRRIGATION PIPE CONNECTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL WIRE, CONDUIT AND CONNECTIONS BETWEEN ELECTRICAL SERVICE AND PUMPING SYSTEM. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.
5. ANY ELECTRICAL PERMITS SHALL BE OBTAINED AND PAID BY CONTRACTOR. ELECTRICAL DRAWINGS REQUIRED FOR PERMITTING SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR.
6. ANCHOR PUMPING SYSTEM CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL EQUIPMENT FOR THE INSTALLATION OF THE PUMPING SYSTEM THAT IS NOT SUPPLIED BY PUMP MANUFACTURER.
8. COMPACT SOIL TO 95% STANDARD PROCTOR DENSITY TYPICAL FOR PIPE AND TRENCH INSTALLATION.
9. PUMP STATION OFF-LOAD CRANE REQUIREMENTS BY CONTRACTOR.
10. COORDINATE REMOVAL OF EXISTING PUMPING STATION WITH OWNERS REPRESENTATIVE FOR REMOVAL OFF SITE.

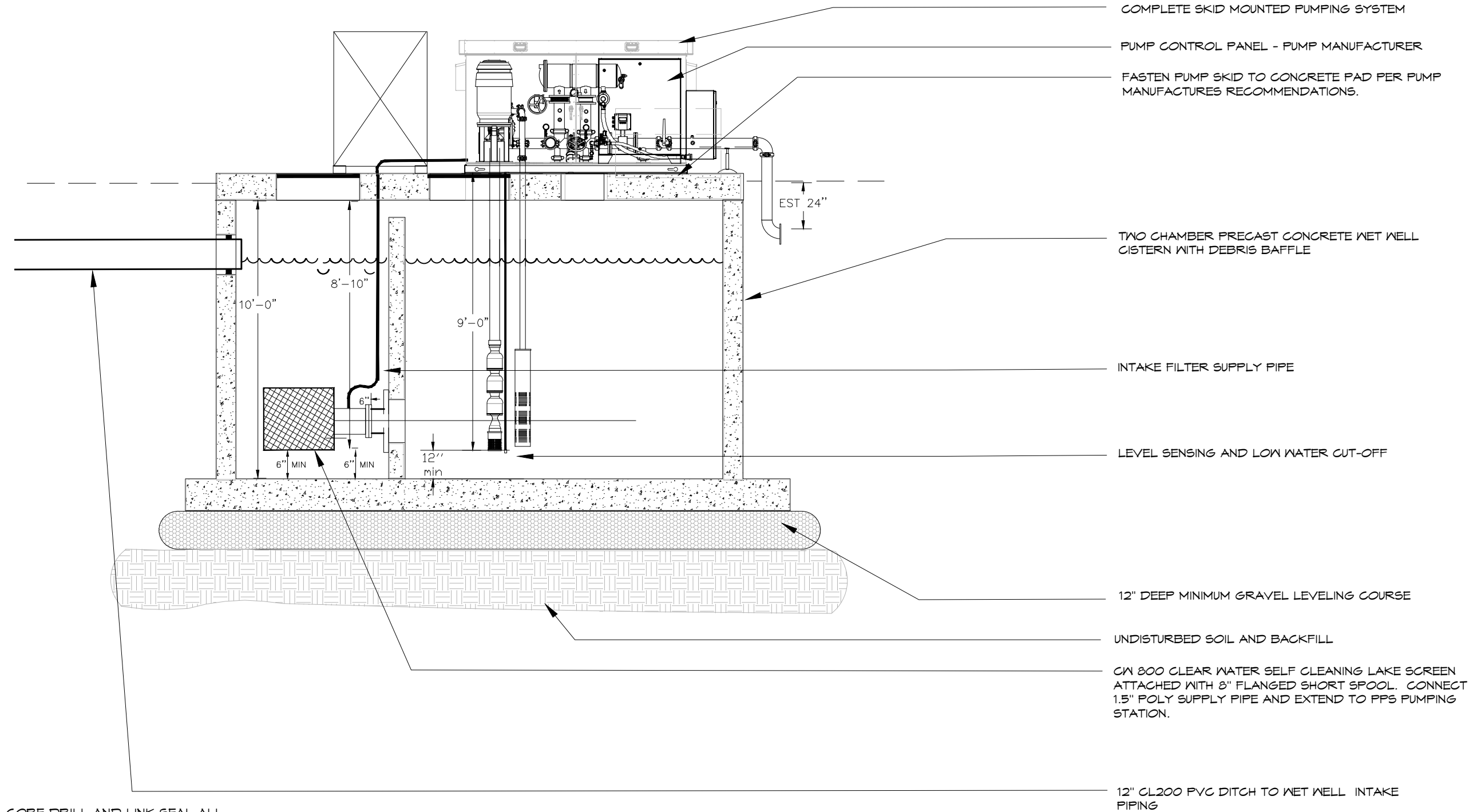
Pumping System Notes

1. CONTRACTOR TO INSTALL A PRECISION PUMPING SYSTEM (PPS) - QUOTE XXX VERTICAL TURBINE SKID MOUNTED PUMP STATION WITH ENCLOSURE AS DETAILED. PUMP STATION SHALL PROVIDE 100 GPM AT DISCHARGE PRESSURE OF 85 PSI. PUMP STATION SHALL MEET REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, DETAILS AND SPECIFICATIONS. REQUIREMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A) VARIABLE FREQUENCY DRIVE WITH ONE 10 HP (PREMIUM EFFICIENCY MOTORS) PUMP AND ONE 3 HP PRESSURE MAINTENANCE PUMP. PRIMARY PUMPS SHALL BE CAPABLE OF 1100 GPM AT 95 PSI DISCHARGE PRESSURE.
 - B) PUMP PANEL AND CONTROLS PER SPECIFICATIONS. 208 VOLT, 3 PHASE POWER SUPPLY (5T FLA).
 - C) AUTOMATIC FILTER WITH 200 MICRON SCREEN, FLUSH ASSEMBLY (ISOLATION VALVE, ELECTRIC CONTROL VALVE) AND CHECK VALVE.
 - D) MAGNETIC FLOW METER.
 - E) VFD BY-PASS SWITCH.
 - F) PHASE MONITOR.
 - G) NEMA 4 ENCLOSURE WITH FILTERED COOLING FAN AND INSULATION.
 - H) OWNER TRAINING PER SPECIFICATIONS.
 - I) PRESSURE RELIEF VALVE.
 - J) 2-POINT LEVEL CONTROL/SAFETY FOR NET WELL.
 - K) SELF-CLEANING SCREEN RETURN LINE ASSEMBLY SHALL CONSIST OF 1" BRONZE BALL VALVE, 1" BRONZE CHECK VALVE, 1-1/2" SOLENOID OPERATED ELECTRIC VALVE AND SINGLE 1" PRESSURE REDUCING VALVE.
 - L) PUMP STATION SHALL BE ACTIVATED VIA PRESSURE DROP AND DEACTIVATED VIA NO FLOW.
 - M) PRESSURE TRANSDUCER.
 - N) LIGHTNING/SURGE ARRESTOR.
 - O) PLC-BASED CONTROLS WITH NON-VOLATILE MEMORY (PLC-BE).
 - P) OPERATOR INTERFACE DEVICE.
 - Q) ALARM PILOT DEVICES.
 - R) HORN SWITCHES (FOR SYSTEM), ON-OFF SELECTOR SWITCHES (ONE PER PUMP), PUMP RUN LIGHTS (ONE PER EA. PUMP, LAKE SCREEN, FILTER).
 - S) GENERAL FAULT LIGHT (RED).
 - S) ELAPSED TIME METERS (INCLUDED IN PLC).
 - T) SPEED POTENTIOMETER.
 - U) CONTROL POWER TRANSFORMER.
 - V) SYSTEMS DRAINS AND ONE HOSE BIB.
 - W) STATION DISCHARGE ISOLATION VALVE.
 - X) FENDER COATING SYSTEM.
 - Y) FOND LEVEL SENSING FOR FILL VALVE OPERATION (24 VOLT AC 2-WIRE SOLENOID).
- AA) PUMP MANUFACTURER FABRICATED ENCLOSURE - REFER TO SHEET IR-P2 FOR ADDITIONAL INFORMATION.
- BB) 8 X 10" VICTAULIC X FLG SCH. 40 STEEL 2-PIPE.
- CC) DISCHARGE PRESSURE GAUGE.
- DD) FINDER CONTROL MONITOR (LOW VOLTAGE, PHASE IMBALANCE, ETC.).
- EE) OPT-ISOLATOR FOR FLOW SENSING CONNECTION TO CENTRAL CONTROL (VERIFY WITH CENTRAL CONTROL MANUFACTURER).
- FF) DRY CONTACT FOR REMOTE SHUT DOWN OF PUMP STATION BY CENTRAL CONTROL. 24V AC DECODER (VERIFY WITH CENTRAL CONTROL MANUFACTURER). CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND EQUIPMENT REQUIRED FOR.
- GG) INSTALLATION NOT LIMITED TO, PUMPING SYSTEM, ENCLOSURE, PIPING, NET WELL AND ELECTRICAL. ANY ADDITIONAL EQUIPMENT NOT SUPPLIED FROM PUMP MANUFACTURER FOR INSTALLATION OF ANY PRODUCT IS THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO ALL MANUFACTURERS RECOMMENDATIONS FOR REQUIRED EQUIPMENT.



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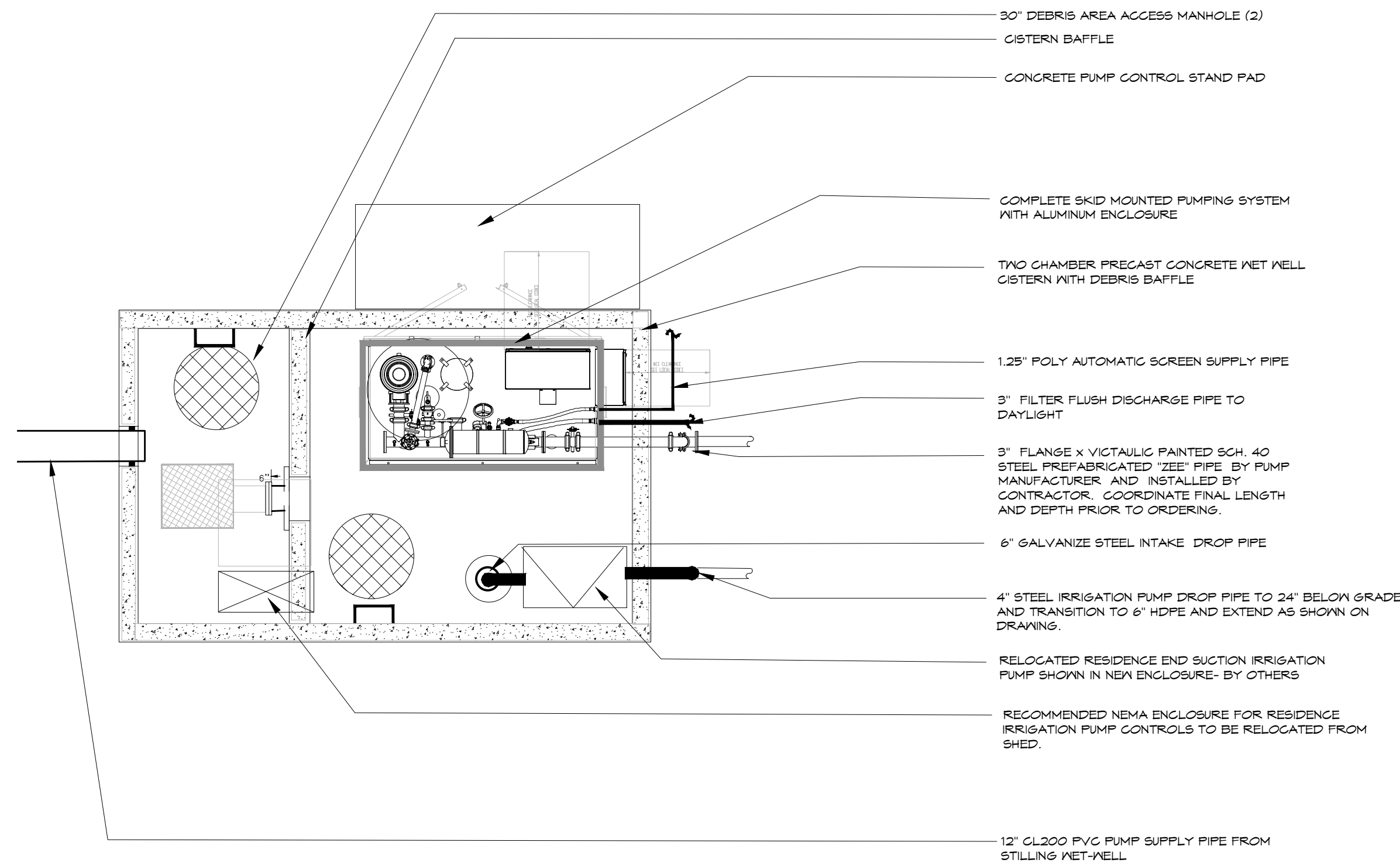


PUMP STATION AND WET WELL - SECTION

Scale 1/4" = 1'



P2



CORE DRILL AND LINK SEAL ALL
PIPE PENETRATIONS IN CONCRETE
WALLS AND FINISH WITH SHRINK FREE
GROUT (TYP) OR APPROVED EQUAL.

PUMP STATION AND WET WELL - PLAN

Scale 1/4" = 1'

P3

FOR REVIEW AND
COORDINATION ONLY



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 3rd Floor, 02202-1000

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BIRCH PARK

[illegible]

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Scale $1/4" = 1'$

P4

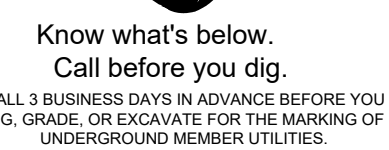
DITCH PIPE TURN OUT

Scale $1/4'' = 1'$

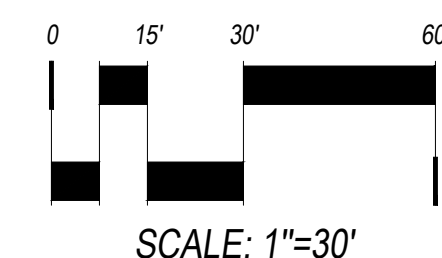


N/A

P5)



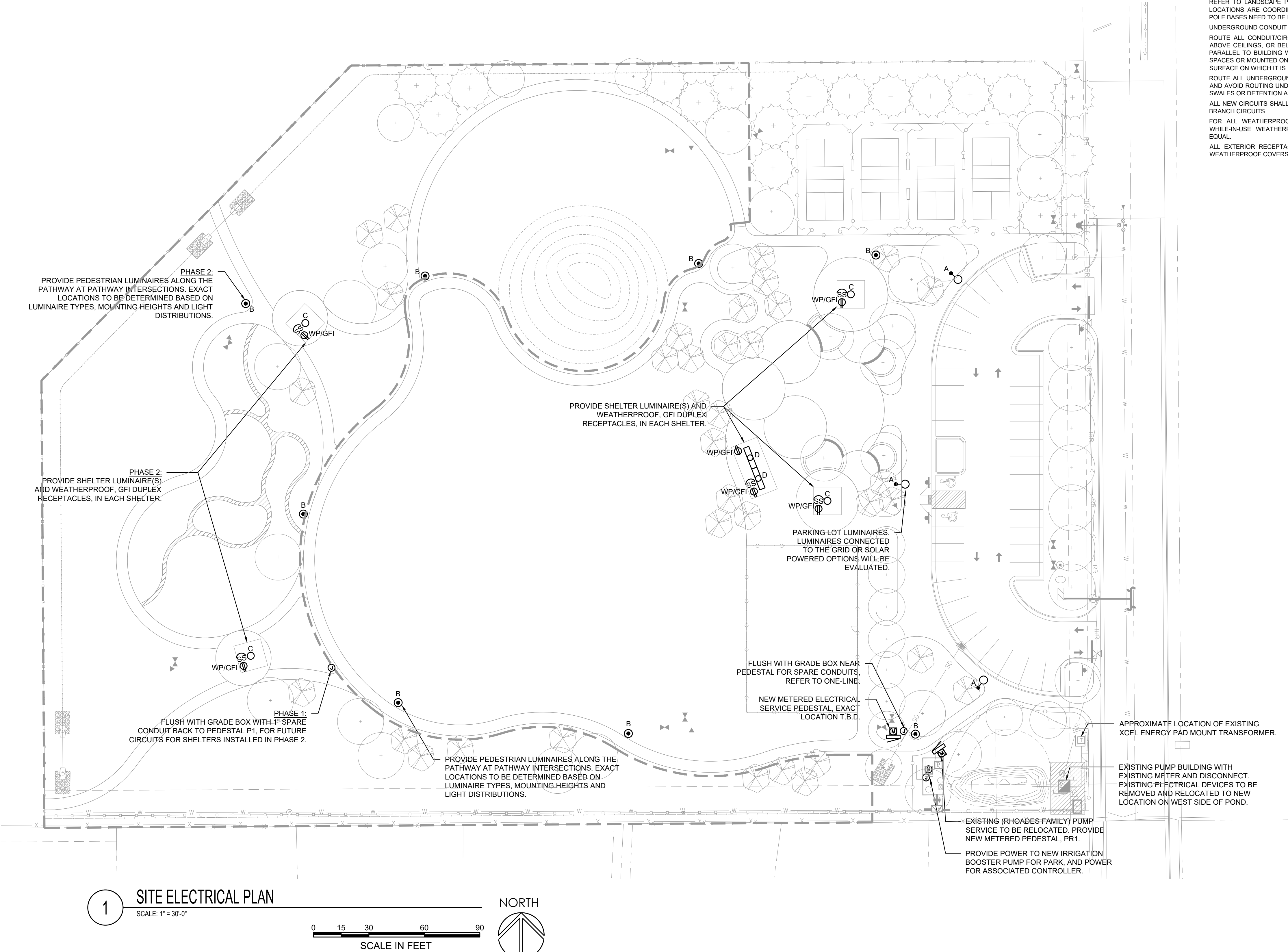
FOR REVIEW AND
COORDINATION ONLY



Birch Park Luminaire Schedule										
Key	Wattage, LED Color	Delivered Lumens	Driver & Dimming	Description	Finish	Mount	Specification		Max Input Wattage	Notes
A	150W 3500K			25ft tall parking lot pole top light.	Standard	Pole Mount	Manufacturer	Catalog Number	Voit UNV	
B	100W 3500K		Dimmable	14ft tall pedestrian pole light.	Standard	Pole Mount			UNV	
C	30W 3500K		Dimmable	Ceiling surface mounted downlight. Wet location rated.	Standard	Ceiling Surface			UNV	
D	7W/FT 3500K		Dimmable	Linear ceiling surface mounted downlight. Wet location rated.	Standard	Ceiling Surface			UNV	

Not all parts and pieces may be identified in the catalog number. It shall be the Contractor's and Supplier/Manufacturer's responsibility to ensure all necessary parts, pieces, and hardware are provided with the luminaire for a complete installation.

- Notes:
1. All double ended fluorescent lamp luminaires shall have a disconnecting means installed per 410.130.G internal to the luminaire.
 2. # indicates luminaire length in feet as indicated on plans.



SITE PLAN GENERAL NOTES

ALL WIRING SHALL BE IN COMPLIANCE WITH THE NEC LATEST EDITION: ALL MULTI-WIRE BRANCH CIRCUITS (120V OR 277V SINGLE PHASE CIRCUITS) IDENTIFIED IN THE PANEL SCHEDULES ORIGINATING FROM SINGLE POLE BREAKER SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR. THE NEUTRAL CONDUCTOR SHALL HAVE A TRACER STRIPE (THE STRIPE COLOR SHALL MATCH THE COLOR OF THE PHASE CONDUCTOR).

REFER TO THE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL INSTALLATION, CONDUIT DEPTHS, AND SPECIFICATION REQUIREMENTS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE TO THE MOST CURRENT LOCAL CODES AND THE NEC LATEST EDITION.

ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH PVC COATED GRC ELBOWS AND RISERS TO 4 FEET ABOVE GRADE AND 1 INCH MINIMUM DIAMETER, UNLESS NOTED OTHERWISE.

ALL UNDERGROUND COMMUNICATION, ELECTRICAL FEEDER, AND BRANCH CIRCUITS SHALL BE INSTALLED A MINIMUM OF 30 INCHES BELOW GRADE WITH BURIED ELECTRICAL WARNING TAPE INSTALLED DIRECTLY ABOVE BETWEEN 6 AND 12 INCHES BELOW GRADE. CONTRACTOR SHALL PROVIDE PULL BOXES AS REQUIRED TO MINIMIZE THE NUMBER OF BENDS TO MEET CODE.

ALL ELECTRICAL DEVICE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE AND CIVIL DRAWINGS/ARCHITECT PRIOR TO ROUGH-IN TO DETERMINE TYPICAL INSTALLATION REQUIREMENTS/LOCATIONS IN RELATION TO THE SITE LANDSCAPE AND CIVIL ELEMENTS. REFER TO LANDSCAPE PLANS FOR EXACT LOCATIONS OF BOLLARDS AND INGRADE LUMINAIRES. LOCATIONS ARE COORDINATED WITH SIDEWALKS AND CONCRETE PAVING.

REFER TO LANDSCAPE PLANS FOR EXACT LOCATIONS OF PEDESTRIAN POLES. LOCATIONS ARE COORDINATED WITH SIDEWALKS AND CONCRETE PAVING AND POLE BASES NEED TO BE INTEGRATED WITH SIDEWALK PAVING.

UNDERGROUND CONDUIT IS INDICATED BY DASHED LINES. USE, USE, UPE, OR UC. ROUTE ALL CONDUIT/CIRCUITING ON FINISHED SPACES CONCEALED IN WALLS, ABOVE CEILINGS, OR BELOW FLOORS. ALL CONDUIT/CIRCUITING SHALL BE RUN PARALLEL TO BUILDING WALLS. ANY SURFACE MOUNTED CONDUIT IN FINISHED SPACES OR MOUNTED ON FINISHED SURFACES SHALL BE PAINTED TO MATCH THE SURFACE ON WHICH IT IS MOUNTED.

ROUTE ALL UNDERGROUND CONDUITS A MINIMUM OF 6\"/>

ELECTRICAL LEGEND	
	J-BOX
	MOTOR
	DUPLEX RECEPTACLE
	FOUR-PLEX RECEPTACLE
	SPECIAL NEMA RECEPTACLE
	HEAVY DUTY DISCONNECT SWITCH
	TRANSFORMER
	SURGE SUPPRESSION DEVICE
	METER
	THERMAL OVERLOAD SW
	BRANCH CIRCUIT PANEL
	SURFACE WALL LUMINAIRE
	SURFACE CEILING LUMINAIRE
	SURFACE OR WALL LUMINAIRE
	PARKING LOT POLE LIGHT
	PEDESTRIAN POLE LUMINAIRE
	FLOOD LUMINAIRE
	SWITCH
	TIMER SWITCH
	DIMMER SWITCH
	PHOTOCELL
	OCCUPANCY SENSOR
	TIME CLOCK
	EQUIPMENT TAG
	DRAWING NOTE
	FLAG NOTE
	BREAKLINE
	MATCHLINE
	WIREMOLD
	OVERHEAD PRIMARY ELECTRIC
	OVERHEAD SECONDARY ELECTRIC
	UNDERGROUND PRIMARY ELECTRIC
	UNDERGROUND SECONDARY ELECTRIC
	UNDERGROUND BRANCH ELECTRIC
	UNDERGROUND COMMUNICATION
	BOLD LINEWEIGHT AND/OR "N" INDICATES NEW DEVICE OR EQUIPMENT
	BOLD LINEWEIGHT AND/OR "R" INDICATES DEVICE OR EQUIPMENT TO BE REPLACED
	LIGHT LINEWEIGHT AND/OR "E" INDICATES EXISTING DEVICE TO REMAIN
	DASHED LINETYPE AND/OR "D" INDICATES DEVICE TO BE REMOVED / DEMOLISHED
	ABOVE FINISHED GRADE
	INDICATES GROUND FAULT CIRCUIT INTERRUPT DEVICE
	INDICATES WEATHERPROOF EQUIPMENT/DEVICE



DESIGN
CONCEPTS

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BIRCH PARK
2025 Birch Avenue, Rifle, CO 81650



Project No.: 22504.00

Issued For: 100% SDs Date: 03.07.25
70% DDs 03.28.25

Drafted By: AEI
Checked By: AEI

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OVERALL SITE
ELECTRICAL
PLAN

E1.0

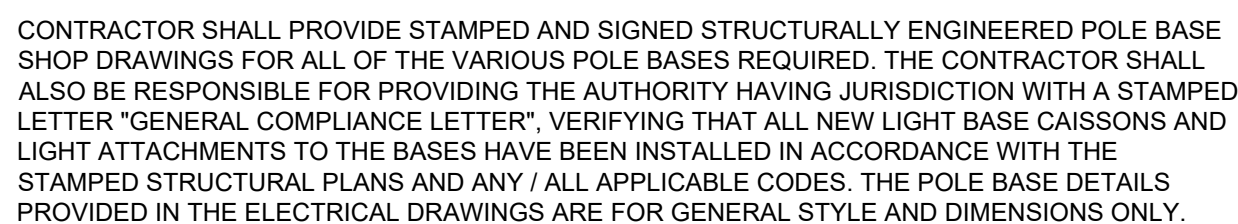
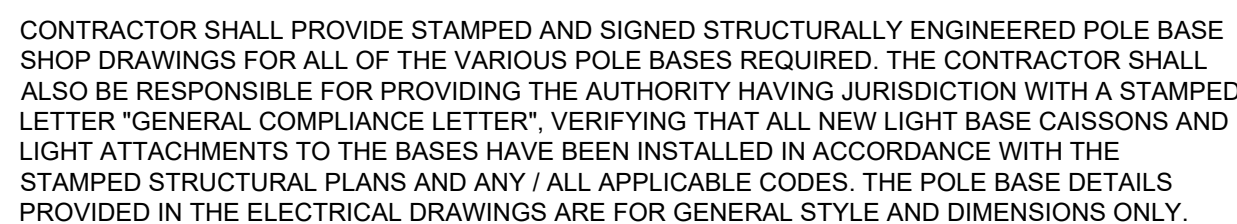


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www.aeciconsulting.com

2025 Birch Avenue, Rifle, CO 81650



FEEDER SCHEDULE

Name:	Pedestal P1	Mnt Method:	Pedestal (NEMA-3R)
Volt:	208/120	Bus Rating:	100
Ph:	3	Main Breaker:	100
Wire:	4	AIC Rating:	22,000

Short Circuit Summary

Point-to-Point * Feeder Summary



Project No.: 22504.00

Issued For:	Date:
100% SDs	03.07.25
70% DDs	03.28.25

Drafted By: AE
Checked By: AE

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ELECTRICAL ONE-LINE & DETAILS

E2.0



Agenda Item #7.a.

Agenda Item Name:

The next PRAB meeting is on May 12, 2025.

Presenter:

Item Description:

Recommended Action:

Fiscal Impact:

Operational Impact:

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Kim Arnold, Parks Administrative Assistant

Attachments:

None