

**Blue Spruce Appraisal Boondocks Food & Fun
18706 Cottonwood Drive
Parker, Colorado**



**Prepared for:
Mr. Billy Edwards, Project Manager
Select Development Company
P.O.Box 1030
Meridian, Idaho 83680**

**Prepared by:
Mr. Scott Grimes
Colorado Tree Consultants
1600 S. Carr Street
Lakewood, CO 80232**

January 25, 2022

Colorado Tree Consultants

1600 South Carr Street, Lakewood, Colorado 303-720-8170

January 25, 2022

Mr. William Edwards, Project Manager
Select Development Company
P.O. Box 1030

RE: Blue Spruce – Tree Assessment

Mr. Edwards:

I met with Brandon Farson, General Manager of Boondcocks Food and Fun in Parker, Colorado on Tuesday March 1, 2022. Mr. Farson showed me the subject tree and the approximate location where you plan to transplant the tree.

The tree is a Bakeri blue spruce (*Picea pungens 'bakeri'*) with a diameter at 4.5' above ground of 6.5" and an approximate height of 15'. The tree is currently growing in a small planter (6' in diameter and 22" tall) that severely restricts root growth even for this semi-dwarf variety of spruce tree. There is electric service in the planter with outlets to provide lighting on the tree: there is also landscape lighting and irrigation systems in the rooting area. The soil has a nice loamy texture and the tree has a straight trunk and the formal form, structure and branching expected of this variety. The twig elongation, a measure of vigor, has declined over the past couple years from an average of 5"-6" per year to just under 4' the past year. The foliage is a little faded from the expected vibrant blue and some needles are slightly off-color. The apical dominance is weakening and the top growth is slightly stunted. These indicate some drought stress likely due to the limited rooting area and the need for more available soil moisture though the winter. I did not observe any insect or disease problems.

To estimate the value, I appraised the tree using the trunk formula method developed by the Council of Tree and Landscape Appraisers Guide for Plant Appraisal 9th Edition and supplemented with regional information from the Species Rating and Appraisal Factors Guide, 2011, published by the Rocky Mountain Chapter of the International Society of Arboriculture (ISARMC). I used an average of wholesale nursery prices in the area to establish the unit tree cost for the species. I can discuss and support my ratings for species, condition and location as needed.

RE: Blue Spruce – Tree Assessment

The trunk formula method is used to appraise the monetary value of trees considered too large to replace with nursery grown or field dug trees. The basic value of a tree is based on the installed cost of the largest commonly available transplantable tree plus the increase in value due to the larger size of the tree being appraised. This value (Basic Tree Cost) is then depreciated based on the species, condition and location of the appraised tree. Species ratings are from the ISARMC guide, location is based on a combination of the site in a commercial plaza in Parker, the placement of the tree on the site and the contribution the tree makes to site benefits accrued. The condition ratings consider the structure and health of the roots, trunk, scaffold branches, secondary branches and twigs and the foliage and buds. The percentage ratings are of the assessed tree compared to a ‘specimen’ quality tree of the same species which is rated 100%.

Species	Diameter	Height	Basic Tree Cost	Species %	Condition %	Location %	Appraised Value
Picea pungens ‘bakeri’	6.5”	15’	\$ 2,675.60	85	81.25	65	\$ 1,200.00

Based on the trunk formula method the appraised value of the tree is \$ 1,200.

The average wholesale cost of an 8’ tall Bakeri blue spruce in the area is \$ 540 with an estimated delivery and planting cost of \$ 810: **the estimated replacement cost is \$ 1,350.**

To successfully transplant this tree from the current above ground planter to the new site in the irrigated bluegrass will certainly allow the tree to expand its’ root system and improve condition after it establishes in the new location. Some companies with a history of successfully transplanting large trees include Colorado Tree Spade Services, Columbine Tree Transplanting and Pine Lane Nursery. Correctly and efficiently transplanting this young tree is critical to successful re-location. Monitoring and after care will also improve the likelihood of success.

If you need additional information, feel free to contact me anytime. Thank you for contacting Colorado Tree Consultants to assist with your project.

Sincerely,

Scott Grimes

ISA Certified Arborist, Municipal Specialist
 ISA Tree Risk Assessment Qualified
 ASCA Consulting Arborist



Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed correct. Any titles and ownerships to any property are assumed good and marketable.
2. Care was taken to obtain all information from reliable sources. All data was verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described and agreed to in a new fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person than the person to whom it is addressed, without the prior, written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. Unless otherwise expressed: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual inspection of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Certification of Performance

I, Scott Grimes, certify that:

- I personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of the report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions were developed and this report prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify I am a member in good standing of the American Society of Consulting Arborists and I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor. I have practiced arboriculture and the care and study of trees for over 35 years.

Scott Grimes

March 2, 2022

Colorado Tree Consultants

1600 South Carr Street, Lakewood, Colorado

303-720-8170

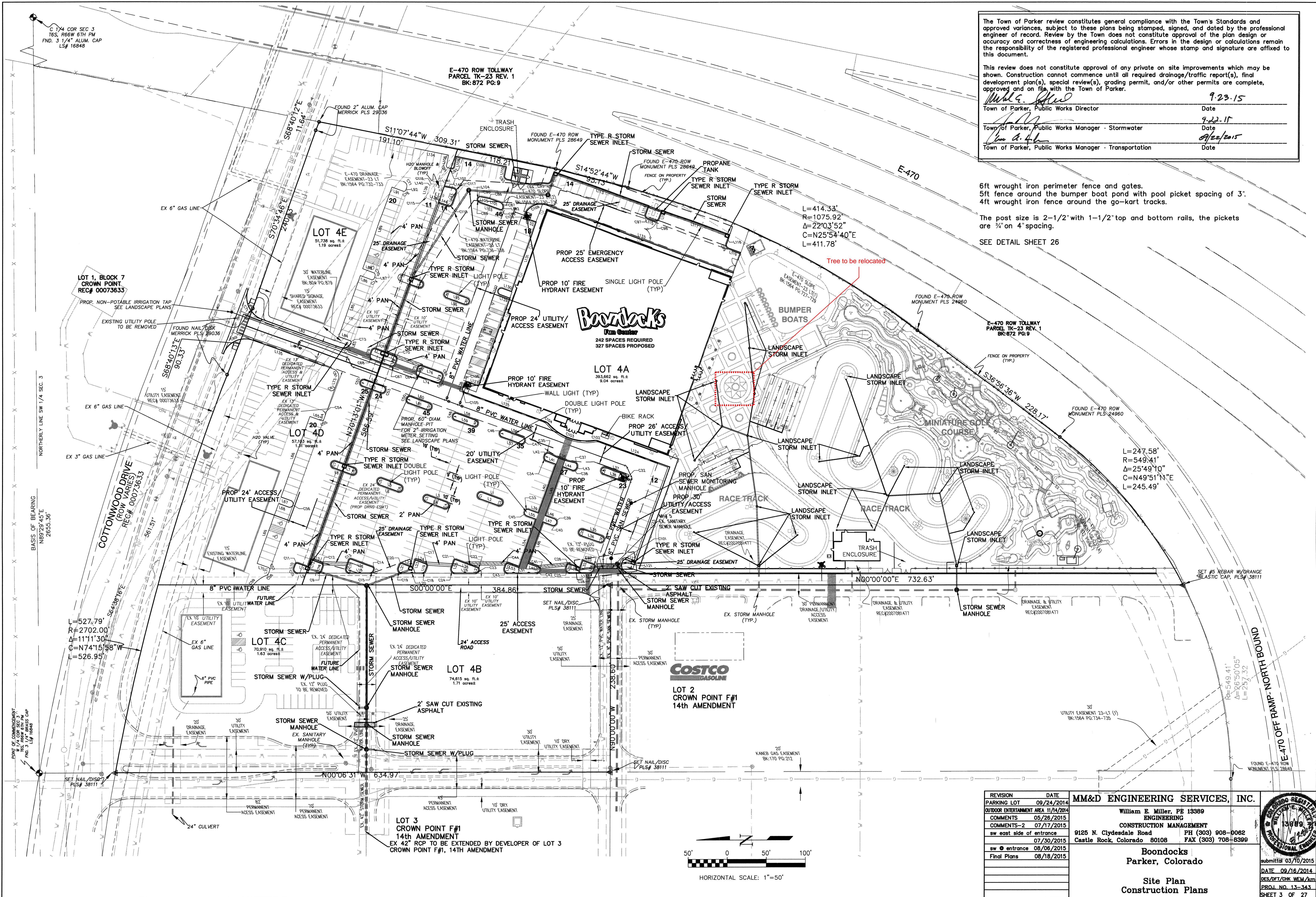
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

William E. Miller
Town of Parker, Public Works Director Date 9-23-15

[Signature]
Town of Parker, Public Works Manager - Stormwater Date 9-22-15

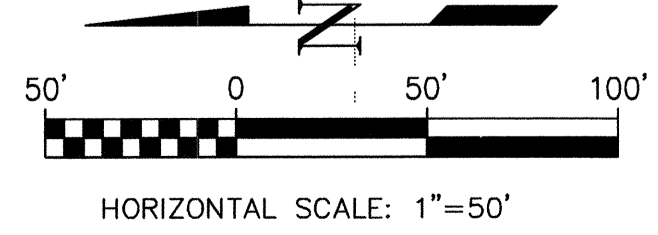
[Signature]
Town of Parker, Public Works Manager - Transportation Date 09/22/2015



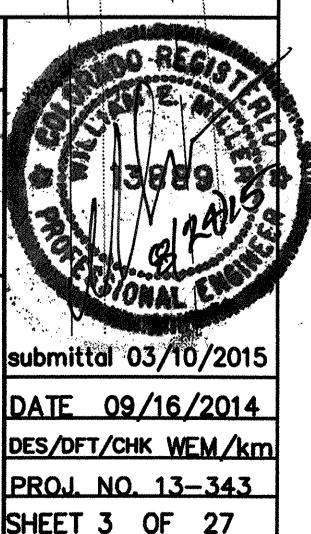
6ft wrought iron perimeter fence and gates.
5ft fence around the bumper boat pond with pool picket spacing of 3'.
4ft wrought iron fence around the go-kart tracks.

The post size is 2-1/2" with 1-1/2" top and bottom rails, the pickets are 3/4" on 4" spacing.

SEE DETAIL SHEET 26



REVISION	DATE	MM&D ENGINEERING SERVICES, INC.
PARKING LOT	09/24/2014	William E. Miller, PE 13389
OUTDOOR ENTERTAINMENT AREA	11/14/2014	ENGINEERING
COMMENTS	05/26/2015	CONSTRUCTION MANAGEMENT
COMMENTS-2	07/17/2015	9125 N. Clydesdale Road PH (303) 908-0062
sw east side of entrance	07/30/2015	Castle Rock, Colorado 80108 FAX (303) 708-8399
sw @ entrance	08/06/2015	Boondocks
Final Plans	08/18/2015	Parker, Colorado
		Site Plan
		Construction Plans



PLANT LEGEND

<ul style="list-style-type: none"> CCF 6'-8" White Fir 50'X20'-25' CSP 6' Colorado Spruce 60'X35' BSP 8' Bakeri Spruce 30'X10' PN 6' Pinot Pine 25' X 15' AUS 6' Austrian Pine 50'X20' PON 6' Ponderosa Pine 40'X25' MEJ 5-7 Gal. Madona Juniper 10'X5' SPA 5-7 Gal. Spartan Juniper 15'X5' WBL 10 Gal. Wichita Blue Juniper 20'X5' ICSM Crimson SENTRY Maple 25'X15' IMP Imperial Locust 35'X25' SHA Shademaster Moneylocust 50'X35' BOA 2.5' Gal. Burr Oak 70' X 50' TEX Texas Rd Oak 50' X 40' ROA Northern Red Oak 50'X30' EOA English Oak 50'X40' RLJ Redmond Linden 40'X25' CMG Amr Maple G Clump-115 20'x15' ALG Thicket Alder 20'X10' GRT Goldenrain Tree 30'X25' FRF Fraxinea Crab 20'X20' TGC Thunderchild Crab 20'X20' BSL Scotch Lena Broom 3'x4' B5G Spanish Gold Broom 4'x6' EGG Euyomis Emerald Geisty 3'X5' AND Andora Juniper 18'X6' ARM Armstrong Juniper 4'x4' SDH Blue Chip Juniper 10'X6' BUF Buffalo Juniper 12'X6' HUG Hughes Juniper 18'X6' OLD Old Gold Juniper 3'x4' RBA Red Barbary 4'x5' CRB Crimson Pinyon Barbary 2'x3' BEE Butterfly Bush 5'x5' BMS Blue Mist Spruce 3'x3' RTD Redtwig Dogwood 8' X 8' CIT Tom Thumb Cotoneaster 1'x3' CDI Cotoneaster, Shrub 6'x4' CRH Rock Cotoneaster 2'x3.5' DDF Dwarf Burning Bush 5'x4' RSA Russian Sage 4'x3' GFP Goldfinger Potentilla 3'x4' GDP Gold Drop Potentilla 3' X 3' PBS Peewee Buttes Sand Cherry 1.5'x3' YAM Yarrow Moonshine/Pink/Yellow 20'X21' HSU Hyssop Sunset 24"-36'X18"-30" REV Red Valerian 24'x24" COM Gopceps's Moorbees 18"-24'x12"-18" GMF Coneflower Magnus 24"-36'x24" CAI Galathea Burgundy 14"-24'x12"-24" ELA English Lavender 12"-18'x12"-18" RGD Goldstrum Rudbeckia 30'x24" SNV Salvia. May Night 18'X18" 	<ul style="list-style-type: none"> CSP 5 Gal. Globe Spruce 3'x4' HSL G Gal. Slowound Mughl Pine 3'x4' NMO G Gal. Mops Mughl Pine 5'x6' MAQ Oregon Grape Holly 6'x6' MGO Compact Oregon Grape Holly 3'x4'-5' MRE Mahonia Repens 1.5'x2' SEA Seagreen Juniper 8'x6' WL Blue Rug Juniper 6'x6' DSP Daphne Spirea 2'x2' NS Little Princess. Pink Spirea 2'x3' NFS Neon Flash Spirea 3'x3' SFO Fairy Queen Spirea 3'x3' MML Miss Kim Lilac 5'x5' GFL Common Purple Lilac 15'x5' CSU Staghorn Gutleaf Sumac 8'x6' VKS Koreanspice Viburnum G' X G' VDM Blue Muffin Viburnum 6'x6' DAG Dwarf American Cranberry 6'x4' KNF Knockout Pink Rose 3'x3' KNR Knockout Red Rose 3'x3' CFM Coneflower Magnus 24"-36'x24" CAI Galathea Burgundy 14"-24'x12"-24" ELA English Lavender 12"-18'x12"-18" RGD Goldstrum Rudbeckia 30'x24" SNV Salvia. May Night 18'X18"
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Perennials To Be Included In MSA Mixed Annuals/Perennials Areas:

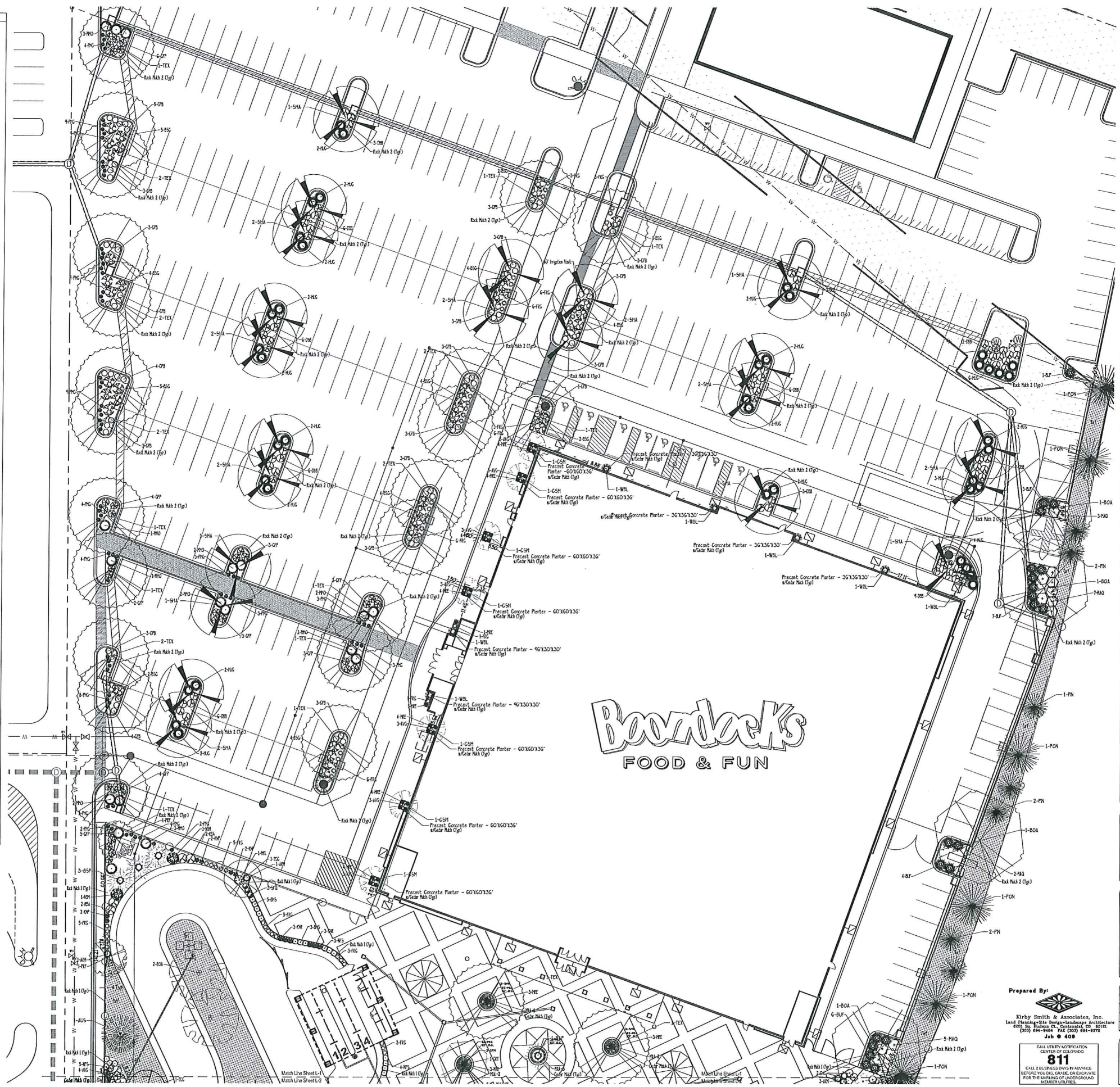
- YAM Yarrow Moonshine/Pink/Yellow 20'X21'
- HSU Hyssop Sunset 24"-36'X18"-30"
- REV Red Valerian 24'x24"
- COM Gopceps's Moorbees 18"-24'x12"-18"
- GMF Coneflower Magnus 24"-36'x24"
- CAI Galathea Burgundy 14"-24'x12"-24"
- ELA English Lavender 12"-18'x12"-18"
- RGD Goldstrum Rudbeckia 30'x24"
- SNV Salvia. May Night 18'X18"

Grasses

- FRG Feather Reed Grass 8'-6'x24"
- AVG Blue Avenue Grass 2'x2'
- PMS Maiden Grass, Purple/Flame 3'-4'x18"-24"
- RSG Red Switch Grass 3'-4'x24"-30"
- LSG Little Bluestem 3'-4'x2'

Other

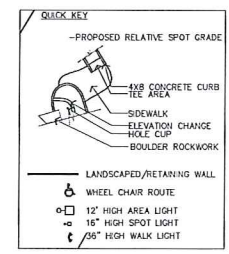
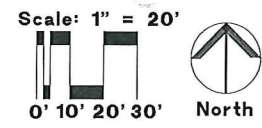
- PC Precast Concrete Planters
- RT Regated Turf (Reville) - Texas hybrids (m)
- WF Water Features, Fountains + Falls
- MA Mixed Annuals/Perennials



APPROVED

DATE: 08.12.2015

PLANNER: [Signature]



REVISIONS

DESCRIPTION	DATE
OWNER CHANGES	2/16/15
SITE SUBMITTAL	3/11/15
TOWN & CC REVISIONS	8/7/15
REG. BOARD REVISIONS	8/21/15
REG. BOARD APPROVAL	8/31/15

OWNER:
SELECT DEVELOPMENT & CONTRACTING, LLC
 860 EAST FRANKLIN ROAD, MERIDIAN, ID 83642

PROJECT:
Boondocks
 FROM CONCEPT
 CROWN POINT DEVELOPMENT
 CROWN PARKER, CO

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Peter H. Rockwell, Architect
 Architecture + Planning
 595 S. Americana Boulevard • Boise, Idaho 83702
 (208) 345-0566 (208) 345-1718 Fax (208) 387-0889
 office@pbr Boise.com

SITE PLAN LANDSCAPE PLAN (NORTH)

SHEET DATA
 DRAWN BY: KJS
 CHECKED BY: KJS
 SCALE: 1" = 20'
 DATE: 3/11/15
 PROJECT: 14001
 SHEET NUMBER

Prepared By:

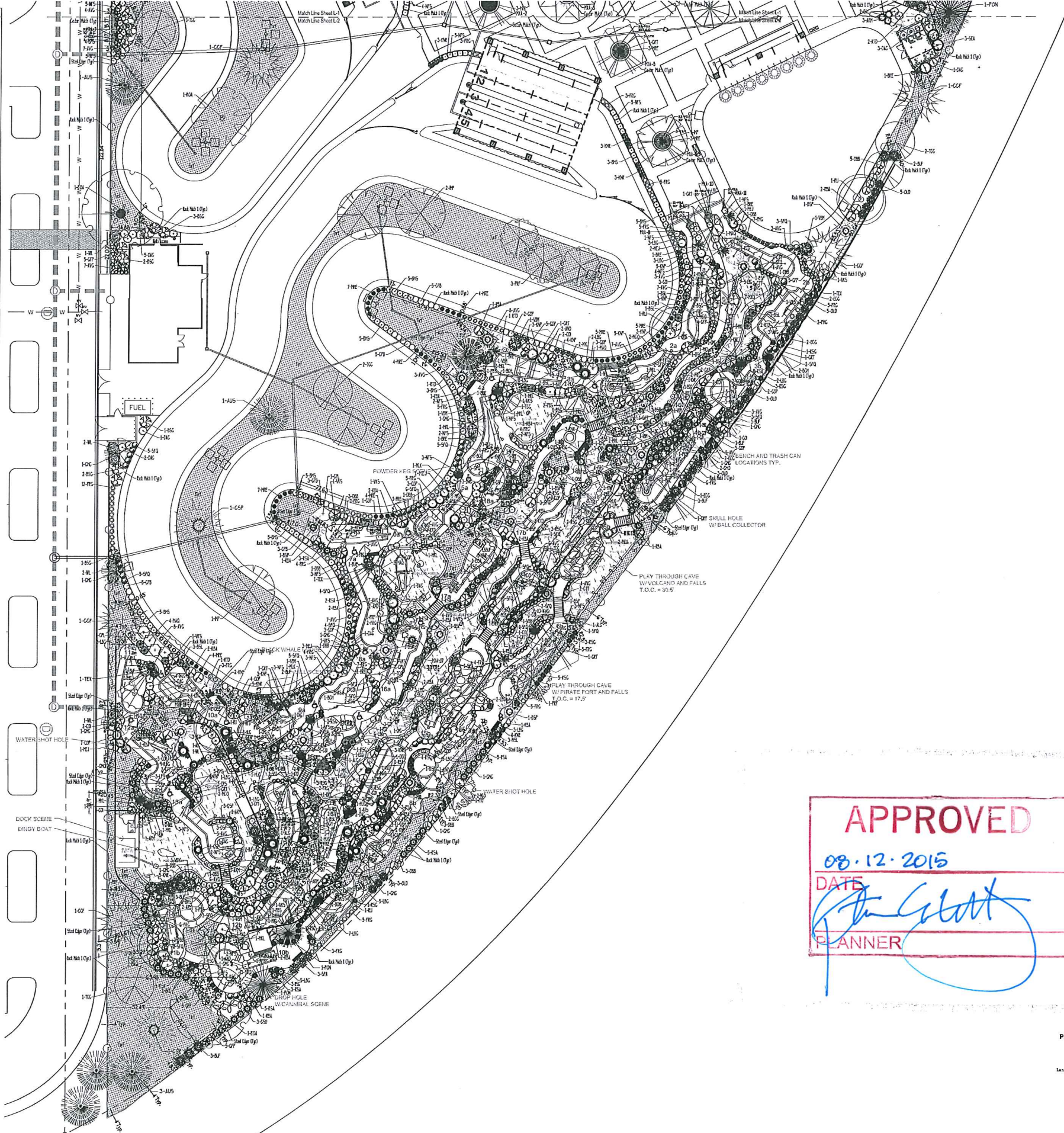
 Kirby Smith & Associates, Inc.
 Lead Landscape Site Design/Landscape Architecture
 600 N. Myrtle St., Boise, ID 83725
 (208) 345-0566 FAX (208) 345-0572
 Job # 408

CALL UTILITY NOTIFICATION CENTER OF IDAHO
811
 CALL 800-368-5848 BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.

L-1

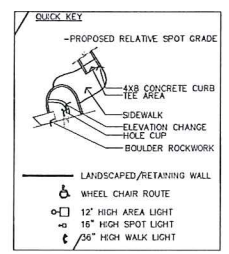
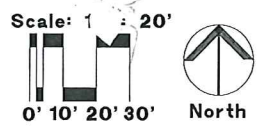
PLANT LEGEND	
	CCF G-8 White Fir 50'x20'-25'
	CSP G Colorado Spruce 60'x35'
	B5P 8' Bakeri Spruce 30'x10'
	FN G Pion Pine 25' X 15'
	AUS G Austrian Pine 50'x20'
	PN G Ponderosa Pine 40'x25'
	MEI 5-7 Gal. Medora Juniper 10'x5'
	SPA 5-7 Gal. Spartan Juniper 15'x5'
	WBL 10 Gal. Wichita Blue Juniper 20'x5'
	CSM Crimson Sentry Maple 25'x15'
	IMP Imperial Locust 35'x25'
	SHA Shearwater Honeylocust 50'x35'
	BOA 25' Gal. Burr Oak 70' X 50'
	TEX Texas Rd Oak 50' X 40'
	ROA Northern Red Oak 50'x30'
	EOA English Oak 30'x40'
	RL Redwood Linden 40'x25'
	CMC Amur Maple G Clump-515 20'x15'
	ALG Thistle Alder 20'x10'
	GRT Goldenrain Tree 30'x25'
	FRF Fraxino Crab 20'x20'
	TGG Thunderchild Crab 20'x20'
	BSL Scotch Larch 3'x4'
	BSG Spanish Gold Broom 4'x6'
	EGG Eucyrtus Emerald Gaeety 3'x5'
	AND Andora Juniper 18'x6'
	ARM Armstrong Juniper 4'x4'
	BCH Blue Chip Juniper 10'x6'
	BUP Buffalo Juniper 12'x6'
	HUG Hughes Juniper 18'x6'
	OLD Old Gold Juniper 3'x4'
	RBA Red Barberry 4'x5'
	CPB Crimson Pinyon Barberry 2'x3'
	SBE Butterfly Bush 5'x5'
	SHS Blue Hosta 3'x3'
	RTD Redwing Dogwood 8' X 8'
	CIT Tom Thumb Cotoneaster 1'x3'
	CDI Cotoneaster, Shrub 6'x4'
	CRD Rock Cotoneaster 2'x3.5'
	DDI Dwarf Burning Bush 5'x4'
	RSA Russian Sage 4'x3'
	GFP Goldfinger Potentilla 3'x4'
	GDP Gold Drop Potentilla 3' X 3'
	FBS Peasee Bittes Sand Cherry 1.5'x6'
	CSP 5 Gal. Globe Spruce 3'x4'
	HSL G Gal. Snowland Hugel Pine 3'x4'
	MMO G Gal. Mops Hugel Pine 5'x6'
	MAQ Oregon Grape Holly 6'x6'
	HCO Compact Oregon Grape Holly 3'x4'-5'
	MRE Mahonia Repens 1.5'x2'
	SEA Seagreen Juniper 6'x6'
	WL Blue Rug Juniper 6'x6'
	DSP Daphne Spirea 2'x2'
	LPS Little Princess Pink Spirea 2'x3'
	NFS Neon Flash Spirea 3'x3'
	STQ Fairy Queen Spirea 3'x3'
	MKL Miss Kim Liriodendron 5'x5'
	GPL Common Purple Liriodendron 15'x8'
	GSU Staghorn Cutleaf Sumac 8'x6'
	KVS Korean Spice Viburnum 6' X 6'
	VDM Blue Muffin Viburnum 6'x6'
	DAG Dwarf American Cranberry 6'x4'
	KNP Knockout Pink Rose 3'x3'
	KNR Knockout Red Rose 3'x3'
	GFH Gonflower Magnolia 24'-30'x24'
	Gal Galathea Burgundy 14'-24'x12'-24'
	ELA English Lavender 12'-18'x12'-18'
	RGD Goldstrum Rudbeckia 30'x24'
	SHN Soliva May Night 18'x18'

PERMANENT TO BE INCLUDED IN MIA MAINTENANCE/PERMANENT AREAS	
	YAH Yellow Moonshine/Pink/Yellow 20'x21'
	HSH Hyslop Sunset 24'-30'x15'-30'
	REV Red Valerian 24'x24'
	COM Copeland's Moonbeam 18'-24'x12'-18'
	FRG Feather Reed Grass 5'-6'x24'
	AVG Blue Arena Grass 2'x2'
	PHG Maiden Grass, Purple/Flame 3'-4'x18'-24'
	RSR Red Switch Grass 3'-4'x24'-30'
	LSG Little Bluestem 3'-4'x2'



APPROVED
08.12.2015
DATE

PLANNER



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TOWN & ACC. REVISIONS	5/14
REG. REVISIONS	5/21/15
REG. REVISIONS	8/11

OWNER
SELECT DEVELOPMENT & CONTRACTING, LLC
 660 EAST FRANKLIN ROAD, MERIDIAN, ID 83662

PROJECT
Boonacks
 JOINT DEVELOPMENT
 PARKER, CO

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Peter H. Rockwell, Architect
 Architecture • Planning
 595 S Americana Boulevard
 (208) 345-0566 (208) 345-1718 Fax (208) 387-0889
 office@pbr Boise, ID

SITE PLAN
 LANDSCAPE PLAN
 (SOUTH)

SHEET DATA
 DRAWN BY: KJS
 CHECKED BY: KJS
 SCALE: 1" = 20'
 DATE: 3/11/15
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 SHEET NUMBER
L-2

Prepared By:

 Kirby Smith & Associates, Inc.
 Lead Landscape Architect
 800 W. Hudson St., Colorado Springs, CO 80901
 (303) 441-8844 FAX (303) 441-8822
 Job # 408
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
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 CALL 24 HOURS IN ADVANCE BEFORE YOU DIG, GRUB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.

Boondocks Site Calculations

Parker, CO		Crown Point Center		
Parking	126,496.00 sf	2.90 acre(s)	32.1% of total site	10%
Landscape Islands	12,674.00 sf	10% of parking lot		
Total Parking Area	126,496.00 sf	2.90 acre(s)	32.1% of total site	
'Green' Space	77,467.00 sf	1.78 acre(s)	19.7% of total site	15%
Landscape w/o Parking Islands	64,793.00 sf	1.49 acre(s)	16.5% of total site	
Hardscape	27,571.00 sf	0.63 acre(s)	7.0% of total site	
Entry Plaza	3,987.00 sf			
Rear Patio	23,584.00 sf			
Total Landscape Area	105,038.00 sf	2.41 acre(s)	26.7% of total site	
Main Building	60,480.00 sf	1.39 acre(s)	15.4% of total site	
Maintenance Building	1,950.00 sf			
Pump House	248.00 sf			
Total Building Area	62,678.00 sf	1.44 acre(s)	15.9% of total site	
Attractions	65,142.00 sf	1.50 acre(s)	16.5% of total site	
Bumper Boats Pond	8,671.00 sf			
Go Cart Tracks	56,471.00 sf	1.30 acre(s)	14.3% of total site	
Back of House circulation	34,340.00 sf	0.79 acre(s)	8.7% of total site	
Total Attraction Area	99,482.00 sf	2.28 acre(s)	25.3% of total site	
Total Site	393,695.60 sf	9.04 acre(s)		

Plant Material Areas (Entire Site)

Site Area Description	Size/Sq. Ft.
Turf Areas - Reveille Texas hybrid bluegrass (Irrigated)	27,131 Sq. Ft.
Planting Areas (Irrigated)	31,696 Sq. Ft.
Total Landscape Area	58,827 Sq. Ft.

Parking Area Landscape Island Summary

Area/Sq. Ft.	Trees					Notes
	Deciduous/Ornamental	Evergreen	Shrubs	Grasses		
12,674 Sq. Ft.	48	1	293	99		

Overall Site Landscape Area Summary (Excluding Parking Lot Islands)

Area/Sq. Ft.	Trees					Notes
	Deciduous/Ornamental	Evergreen	Shrubs	Grasses		
64,793 Sq. Ft.	93	76	1232	636		Evergreen Trees = 45% Deciduous Trees = 55%

Grand Total Overall Site Area Summary (Not Covered By Bldg. & Req. Pkg.)

Area/Sq. Ft.	Trees					Notes
	Deciduous/Ornamental	Evergreen	Shrubs	Grasses		
204,520 Sq. Ft.	141	77	1525	735		At 1 Tree & 5 Shrubs/1500 sf = 136 Trees & 681 Shrubs Required Evergreen Trees = 35%

Landscape Area	Low Water Native Grass and Spray Shrubs & Perennials				Sub-Total of Non-Irrigated area (calculated) Areas	PWSDF per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	High Water TURF (6,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Perennials (10,000sf = 1 SFE)			
Area #1	27,131 sf x 1 = 27.131	2088 sf x .6 = 1252.8	23,330 sf x .3 = 6999	6280 sf x 0 = 0	35,382 sf	6,000	5.90 SFE's = 2" Tap Required

TOWN OF PARKER PLANTING STANDARDS

NOTE: BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED

FRUITS ALL DEAD OR DAMAGED WOOD AFTER PLANTING

USE GROWAVERT TREE STRIPS AT END OF WIRE

12 GAUGE GALVANIZED WIRE

2" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNBLENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

2" x 4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/FINAL GRADE

BACKFILL WITH UNBLENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOT BALL SETTING DIRECTLY ON TOP OF UNDISTURBED SOIL

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.

Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting hole, but do cover the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.

Trees shall be planted with the root collar bars visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.

When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.

Form soil into a 3" to 5" tall watering ring (sloped) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.

Staking and guying of trees is optional in most planting situations. In areas of extreme wind, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.

Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.

Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES

NOTE: BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED

FRUITS ALL DEAD OR DAMAGED WOOD AFTER PLANTING

USE GROWAVERT TREE STRIPS AT END OF WIRE

12 GAUGE GALVANIZED WIRE

2" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES

TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"

UNBLENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

EXISTING GRADE

2" x 4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/FINAL GRADE

BACKFILL WITH UNBLENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM

ROOT BALL SETTING DIRECTLY ON TOP OF UNDISTURBED SOIL

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL - SHRUBS

PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING.

PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE

DIG FIT TWICE AS WIDE AS THE CONTAINER

APPLY 2"-4" SPECIFIED MULCH AS SHOWN

LOOSEN OR SCORE SIDES OF ROOTBALL

NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

NOTES:

- All work shall conform to local Town Codes, and contractor shall be responsible for obtaining all necessary permits. Contractor shall verify location of all existing underground utilities, lines, and structures prior to excavation or trenching. Damage to these utilities shall be repaired by the contractor at no cost to the owner or the landscape architect.
- No substantial change from the approved landscape plan may occur without prior review of the Parker Water and Sanitation District, which may require additional irrigation taps for changes due to more water intensive landscaping.
- All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area.
- Unless otherwise indicated on the plan, all trees shall be located at least 4 ft. from the parking lot curb or edge of a parking island.
- All shrub beds and turf areas shall receive the following soil amendments per 1000 s.f.: 3 CY "Supreme Organics" compost (50% cow manure, 50% wood fines, supplied by Jensen Sales, Inc., Denver) or equivalent, plus 15 lbs of 20-10-5 commercial fertilizer. Rotate to a minimum depth of 6".
- Plant backfill mix shall be: 1/3 "Supreme Organics", or approved equal 2/3 on site soil
- All annual and perennial beds, and freestanding planters areas will be mulched with shredded Cascade cedar, or other acceptable shredded cedar mulch, to a depth of 3". With no weed barrier.
- All trees in turf grass areas must have tree rings mulched with shredded Cascade cedar, or other acceptable shredded cedar mulch, to a depth of 3", over DuPont 'Typar' weed barrier, or approved equal.
- Shrub beds near mini-golf course and race track areas to be mulched with 1-1/2" Mountain Granite or Bluestone to a depth of 3", over DuPont 'Typar' weed barrier, or approved equal.
- All parking lot island and parking lot perimeter areas to be mulched with 1-1/2" Tan (Western) River Rock to a depth of 3", over DuPont 'Typar' weed barrier, or approved equal.
- Steel edger to be rolled top, 14 gage X 4" deep, green painted Dura-edge edger, or approved equal.
- All landscaped areas and plant materials shall be watered by automatic underground systems. The irrigation system will provide full coverage to all turf and plant material areas. Turf areas to be spray irrigated, and shrubs and trees to be drip irrigated.
- Landscaped areas and plant materials shown on these plans indicate those proposed to be installed. However, alternative plant materials may be installed during final construction, if done in compliance with the Town approved plant lists.
- The Owner, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. Landscaping will be installed as delineated on the plan, and in conjunction with any development phasing.

PLANT & MATERIALS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments
2	IMP	Imperial Honeylocust	Gleditsia triacanthos 'Imperial'	2" Cal	B&B
20	SH1	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	2" Cal	B&B
6	RL1	Redmond Linden	Tilia americana 'Redmond'	2" Cal	B&B
7	CSM	Crimson Sentry Maple	Acer platanoides 'Crimson Sentry'	2" Cal	B&B
4	BOA	Bur Oak	Quercus macrocarpa	2" Cal	B&B
4	EOA	English Oak	Quercus robur	2" Cal	B&B
3	ROA	Northern Red Oak	Quercus rubra	2" Cal	B&B
28	TEX	Texas Red Oak	Quercus buckleyi	2" Cal	B&B
EVERGREEN TREES					
5	CCF	Concolor Fir/White Fir	Abies concolor	6" Ht	B&B
7	AUS	Austrian Pine	Pinus nigra	6" Ht	B&B
7	PIN	Pinon Pine	Pinus edulis	6" Ht	B&B
21	FDN	Fenderson Pine	Pinus ponderosa	6" Ht	B&B
2	BSP	Baker Spruce	Picea pungens 'Baker'	6" Ht	B&B
2	CSP	Colorado Blue Spruce	Picea pungens	6" Ht	B&B
15	MEJ	Medora Juniper	Juniperus scopulorum 'Medora'	7 Gal.	4" Min. Ht.
5	SPA	Spartan Juniper	Juniperus chinensis 'Spartan'	7 Gal.	4" Min. Ht.
7	WBL	Wichita Blue Juniper	Juniperus scopulorum 'Wichita Blue'	7 Gal.	4" Min. Ht.
DECID. ORNAMENTAL TREES					
14	PRF	Prunella Crab	Malus spp. 'Prunella'	1.75" Cal	B&B
6	ALC	Thicket Alder	Alnus tenuifolia	15 Gal.	6 Clump/bed
11	TCC	Thunderchild Crab	Malus x 'Thunderchild'	1.75" Cal	B&B
12	GRT	Goldenrain Tree	Koeleruteria paniculata	1.75" Cal	B&B
18	GAC	Ginnala Hilly	Acer ginnala	6-8 Clump	B&B
DECIDUOUS SHRUBS					
64	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Aurropurea Nana'	5 Gal.	15" Min. Ht.
5	RBA	Red Barberry	Berberis thunbergii 'Aurropurea'	5 Gal.	18" Min. Ht.
106	DBB	Dwarf Burning Bush	Euroyymus alata 'Compacta'	5 Gal.	18" mulch bed
26	BRE	Butterfly Bush	Buddleia davidii	5 Gal.	24" mulch bed
39	DAC	Dwarf American Cranberry	Viburnum trilobum 'Compactum'	5 Gal.	18" mulch bed
13	RTD	Red Twig Dogwood	Cornus sericea 'Raby'	5 Gal.	24-30" mulch bed
3	CPL	Common Purple Lilac	Syringa vulgaris	5 Gal.	18-24" mulch bed
39	MKL	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 Gal.	18-24" mulch bed
63	GDP	Gold Drop Potentilla	Potentilla fruticosa 'Gold Drop'	5 Gal.	18-24" mulch bed
11	GFP	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	5 Gal.	24" mulch bed
75	RSA	Russian Sage	Perovskia atriplicifolia	5 Gal.	24" mulch bed
6	PBS	Panama Buttes Sand Cherry	Prunus besseyi 'Panama Buttes'	5 Gal.	18" mulch bed
9	DSP	Daphne Spirea	Spiraea japonica var. alpina	5 Gal.	18" mulch bed
97	SFQ	Fairy Queen Spirea	Spiraea trilobata 'Fairy Queen'	5 Gal.	24" mulch bed
111	NFS	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	5 Gal.	24" mulch bed
23	LPS	Lime Fire Spirea	Spiraea japonica 'Lime Prince'	5 Gal.	18" mulch bed
16	VBM	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	5 Gal.	24-30" mulch bed
23	VKS	Korean Spice Viburnum	Viburnum carlesii	5 Gal.	24-30" mulch bed
10	CSJ	Staghorn Sumac	Rhus typhina 'Lancinata'	5 Gal.	24" mulch bed
61	KNP	Knockout Pink Rose	Rosa 'RADCON'	2 to 5 Gal.	24" mulch bed
55	KNR	Knockout Red Rose	Rosa 'RADRAZ'	2 to 5 Gal.	24" mulch bed
BROADLEAF EVERGREEN SHRUBS					
26	BSL	Broom Scotch Lantana	Croton dallmeieri Lantana	5 Gal.	20-24" Min. Ht.
66	BSG	Broom Spanish Gold	Croton purpur Spanish Gold	5 Gal.	20-24" Min. Ht.
11	CTT	Tom Thumb Cotoneaster	Cotoneaster apiculata 'Tom Thumb'	5 Gal.	18" Min. Spread
27	COJ	Spine Cotoneaster	Cotoneaster duranensis	5 Gal.	20-24" Min. Ht.
4	CHO	Rock Cotoneaster	Cotoneaster horizontalis	5 Gal.	18" Min. Spread
16	EOG	Canada Gold Euroyymus	Euroyymus alata 'Canada Gold'	5 Gal.	18-20" Min. Ht.
32	MAQ	Mahonia Oregon Grape	Mahonia aquifolium 'Kings Ransom'	5 Gal.	20" Min. Ht.
17	MEQ	Compact Mahonia Oregon Grape	Mahonia aquifolium 'Compacta'	5 Gal.	20" Min. Ht.
65	MRE	Creeping Oregon Grape	Mahonia repens	1 Gal.	12" Min. Ht.
EVERGREEN SHRUBS					
9	AND	Andora Juniper	Juniperus horizontalis 'Youngblow'	5 Gal.	18" Min. Spread
16	ARM	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 Gal.	18" Min. Spread
13	BCH	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 Gal.	18" Min. Spread
45	BLF	Buffalo Juniper	Juniperus sibirica 'Buffalo'	5 Gal.	18" Min. Spread
62	H4J	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 Gal.	18" Min. Spread
3	SEA	Sea Green Juniper	Juniperus x media 'Sea Green'	5 Gal.	18" Min. Spread
19	OLD	Old Gold/Gold Coast Juniper	Juniperus x media 'Old Gold'	5 Gal.	18" Min. Spread
10	WL	Wilson Blue Rug Juniper	Juniperus horizontalis 'Wilson'	5 Gal.	18" Min. Spread
19	MMO	Mugo Pine, Mops	Pinus mugo 'Mops'	3 Gal.	24" Min. Ht.
7	MSL	Mugo Pine, Slowmound	Pinus mugo 'Slowmound'	3 Gal.	12" Min. Ht.
9	GSP	Globe Blue Spruce	Picea pungens 'Globose'	3 Gal.	18" Min. Ht.
ORNAMENTAL GRASSES					
192	AVG	Blue Avena Oat Grass	Helictotrichon sempervirens	1 Gal.	12" Min. Spread
217	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	24-30" oc.
118	LBS	Lute Bluestem	Schizanthium scopulorum 'Blues'	1 Gal.	18-24" oc.
121	PMG	Maiden Grass, Purple/Flame	Miscanthus sinensis 'Purpureuscent'	1 Gal.	18-24" oc.
67	RCG	Red Switch Grass	Panicumvirgatum 'Shenandoah'	1 Gal.	24-30" oc.
ANNUALS					
750	MXA	Mixed Annuals / Perennials / Winter Panties - 80% Annuals		2" - 6" pots	10' oc.
50	MXA	Mixed Annuals / Perennials / Winter Panties - 20% Perennials		1 Gal.	20' oc.

Turf Areas: Approx. 27,131 square feet total - To be sodded with "Reveille", Texas Hybrids mix, or approved equal.
 Rock Mulch 1 Beds: Approx. 21,957 square feet total - Tan River Rock 1-1/2", or owner approved equal.
 Rock Mulch 2 Beds: Approx. 8,498 square feet total - Mt. Granite or Bluestone 1-1/2", or owner approved equal.
 Cedar Mulch Beds: Approx. 1,241 square feet total - Cascade Cedar, or owner approved equal. Minimum 4" depth for all planting beds, planters, and tree rings within turf areas.
 Steel Edger: Approx. 1,202 linear feet - Rolled top, 14 gage, green painted Dura-edge, or approved equal.



REVISIONS

DESCRIPTION	DATE
OWNER CHANGES	2/16/15
SITE SUBMITTAL	3/11/15
FORM & COORDINATION	5/7/15
REG. ISLAND SUBMITTAL	5/21/15
REG. ISLANDS APPROVED	8/11/15

SELECT DEVELOPMENT & CONTRACTING, LLC

860 EAST FRANKLIN ROAD, MERIDIAN, ID 83642

Boondocks

Team Growth

CROWN POINT DEVELOPMENT PARKER, CO

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595 S. American Blvd. • Boise, Idaho 83702

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office@peterhrockwell.com

SITE PLAN LANDSCAPE PLAN (PLANT LIST NOTES & DETAILS)

SHEET DATA

DRAWN BY: KJS
 CHECKED BY: KJS
 SCALE: 1" = 20'
 DATE: 3/11/15
 PROJECT # 14001
 SHEET NUMBER

Prepared By: Kirby Smith & Associates, Inc.

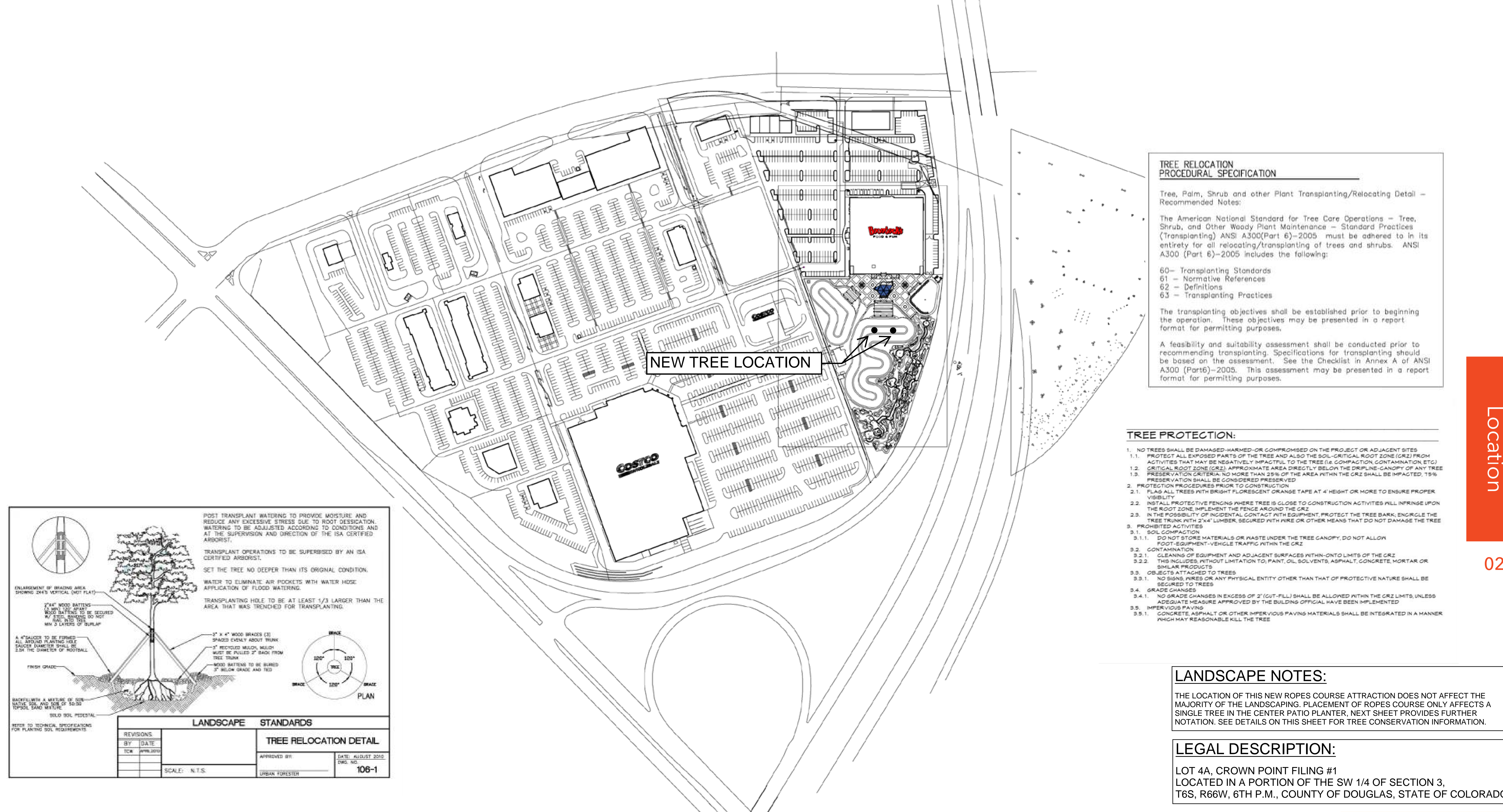
Kirby Smith & Associates, Inc.
 Landscape Architecture
 800 N. Bascom St., Suite 200, Boise, ID 83725
 (208) 333-9441 • (208) 333-9272
 Job # 408

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 800-488-8848 BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE SAFETY OF YOUR PROJECT AND UNDERGROUND UTILITIES.

L-3



TREE RELOCATION PROCEDURAL SPECIFICATION

Tree, Palm, Shrub and other Plant Transplanting/Relocating Detail – Recommended Notes:

The American National Standard for Tree Core Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting) ANSI A300(Part 6)–2005 must be adhered to in its entirety for all relocating/transplanting of trees and shrubs. ANSI A300 (Part 6)–2005 includes the following:

60– Transplanting Standards
 61 – Normative References
 62 – Definitions
 63 – Transplanting Practices

The transplanting objectives shall be established prior to beginning the operation. These objectives may be presented in a report format for permitting purposes.

A feasibility and suitability assessment shall be conducted prior to recommending transplanting. Specifications for transplanting should be based on the assessment. See the Checklist in Annex A of ANSI A300 (Part6)–2005. This assessment may be presented in a report format for permitting purposes.

- TREE PROTECTION:**
- NO TREES SHALL BE DAMAGED, HARMED, OR COMPROMISED ON THE PROJECT OR ADJACENT SITES
 - PROTECT ALL EXPOSED PARTS OF THE TREE AND ALSO THE SOIL–CRITICAL ROOT ZONE (CRZ) FROM ACTIVITIES THAT MAY BE NEGATIVELY IMPACTFUL TO THE TREE (i.e. COMPACTION, CONTAMINATION, ETC)
 - CRITICAL ROOT ZONE (CRZ): APPROXIMATE AREA DIRECTLY BELOW THE DRIPLINE–CANOPY OF ANY TREE
 - PRESERVATION CRITERIA: NO MORE THAN 25% OF THE AREA WITHIN THE CRZ SHALL BE IMPACTED, 75% PRESERVATION SHALL BE CONSIDERED PRESERVED
 - PROTECTION PROCEDURES PRIOR TO CONSTRUCTION
 - FLAG ALL TREES WITH BRIGHT FLORESCENT ORANGE TAPE AT 4' HEIGHT OR MORE TO ENSURE PROPER VISIBILITY
 - INSTALL PROTECTIVE FENCING WHERE TREE IS CLOSE TO CONSTRUCTION ACTIVITIES WILL INFRINGE UPON THE ROOT ZONE, IMPLEMENT THE FENCE AROUND THE CRZ
 - IN THE POSSIBILITY OF INCIDENTAL CONTACT WITH EQUIPMENT, PROTECT THE TREE BARK, ENCRICLE THE TREE TRUNK WITH 2"x4" LUMBER, SECURED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE
 - PROHIBITED ACTIVITIES
 - SOL COMPACTION
 - DO NOT STORE MATERIALS OR WASTE UNDER THE TREE CANOPY, DO NOT ALLOW FOOT-EQUIPMENT-VEHICLE TRAFFIC WITHIN THE CRZ
 - CONTAMINATION
 - CLEANING OF EQUIPMENT AND ADJACENT SURFACES WITHIN-ONTO LIMITS OF THE CRZ
 - THIS INCLUDES, WITHOUT LIMITATION TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR PRODUCTS
 - OBJECTS ATTACHED TO TREES
 - NO SIGNS, WIRES OR ANY PHYSICAL ENTITY OTHER THAN THAT OF PROTECTIVE NATURE SHALL BE SECURED TO TREES
 - GRADE CHANGES
 - NO GRADE CHANGES IN EXCESS OF 2" (CUT-FILL) SHALL BE ALLOWED WITHIN THE CRZ LIMITS, UNLESS ADEQUATE MEASURE APPROVED BY THE BUILDING OFFICIAL HAVE BEEN IMPLEMENTED
 - IMPERVIOUS PAVING
 - CONCRETE, ASPHALT OR OTHER IMPERVIOUS PAVING MATERIALS SHALL BE INTEGRATED IN A MANNER WHICH MAY REASONABLE KILL THE TREE

LANDSCAPE NOTES:

THE LOCATION OF THIS NEW ROPES COURSE ATTRACTION DOES NOT AFFECT THE MAJORITY OF THE LANDSCAPING. PLACEMENT OF ROPES COURSE ONLY AFFECTS A SINGLE TREE IN THE CENTER PATIO PLANTER, NEXT SHEET PROVIDES FURTHER NOTATION. SEE DETAILS ON THIS SHEET FOR TREE CONSERVATION INFORMATION.

LEGAL DESCRIPTION:

LOT 4A, CROWN POINT FILING #1
 LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 3,
 T6S, R66W, 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.

BRACE PLAN

REVISIONS		LANDSCAPE STANDARDS		TREE RELOCATION DETAIL	
BY	DATE			APPROVED BY:	DATE: AUGUST 2022
TCM	APR/2020			URBAN FORESTER	DWG. NO. 106-1

SCALE: N.T.S.

Notes:
 Additional design work may be required
 Final course design subject to change per engineering
 Product pictured may contain custom components
 Colors shown may vary from delivered product. Physical samples available upon request
 Field verify all dimensions, heights and clearances prior to engineering

R6.01_Boondocks Food and Fun - Parker.skp
 January 06, 2022
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