

Provide the following information box:

Owner name, contact phone # and email address
Applicant name, contact phone # and email (if not owner)
Plan preparer name, phone # and email address

Include the following on the plan:

Vicinity map showing the subdivision in relation to section lines, rights-of-way, and all existing/proposed arterial or collector roadways

The existing zoning of the subject property and existing zoning of surrounding properties.

Location and dimensions of all property lines, rights-of-way and all existing and proposed easements

Location and classification of all existing and proposed internal and adjacent roadways

The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian areas, vehicular drives, storm water detention areas, and other man-made elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates)

The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated ground cover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated

Please refer to Landscape Plan Checklist

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL MN	40'-50"	40'-50"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	PE	15	PINUS CEMROIDES EDULIS / PINYON PINE	B & B	1.5" CAL MN	10'-30"	10'-25"
	PP	9	PINUS PONDEROSA / PONDEROSA PINE	B & B	1.5" CAL MN	20'-30"	50'-60"
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BC	13	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	SEE PLAN	2'-3"	1'-2"
	PA	20	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-5"	3'-5"
	RA	3	RIBES ALPINUM / ALPINE CURRANT	5 GAL	SEE PLAN	3'-6"	3'-6"
	VA	4	VIBURNUM X RHYDOPHYLLOIDES / LANTANAPHYLLUM VIBURNUM	5 GAL	SEE PLAN	6'-10"	6'-10"
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	JH	21	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	5 GAL	SEE PLAN	6'-8"	8'-12"
	PM	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE	5 GAL	SEE PLAN	2'-3"	2'-3"
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BB	5	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL	SEE PLAN	2'-3"	2'-3"
	HS	38	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL	SEE PLAN	2'-4"	2'-4"
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	AC	8	AGASTACHE CANA / TEXAS HUMMINGBIRD MINT	5 GAL	SEE PLAN	12'-15"	12'-18"
	AW	12	ASTER DUMOSUS 'WOOD'S LIGHT BLUE' / WOOD'S LIGHT BLUE ASTER	5 GAL	SEE PLAN	12'-18"	12'-15"
	RM	17	RUBEOIDIA PURPUREA / PURPLE CONEFLOWER	5 GAL	SEE PLAN	2'-4"	2'-4"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR
	ROCK	8,570 SF	1-1/2" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	
	ROCK2	1,901 SF	3/8" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	
	SEED2	147,403 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	SEED3	270,152 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SOD	41,538 SF	POA PRATENSIS / KENTUCKY BLUEGRASS (BID ALTERNATE #4) INSTALL PER DETAIL.	SOD			GREEN BELT TURF

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

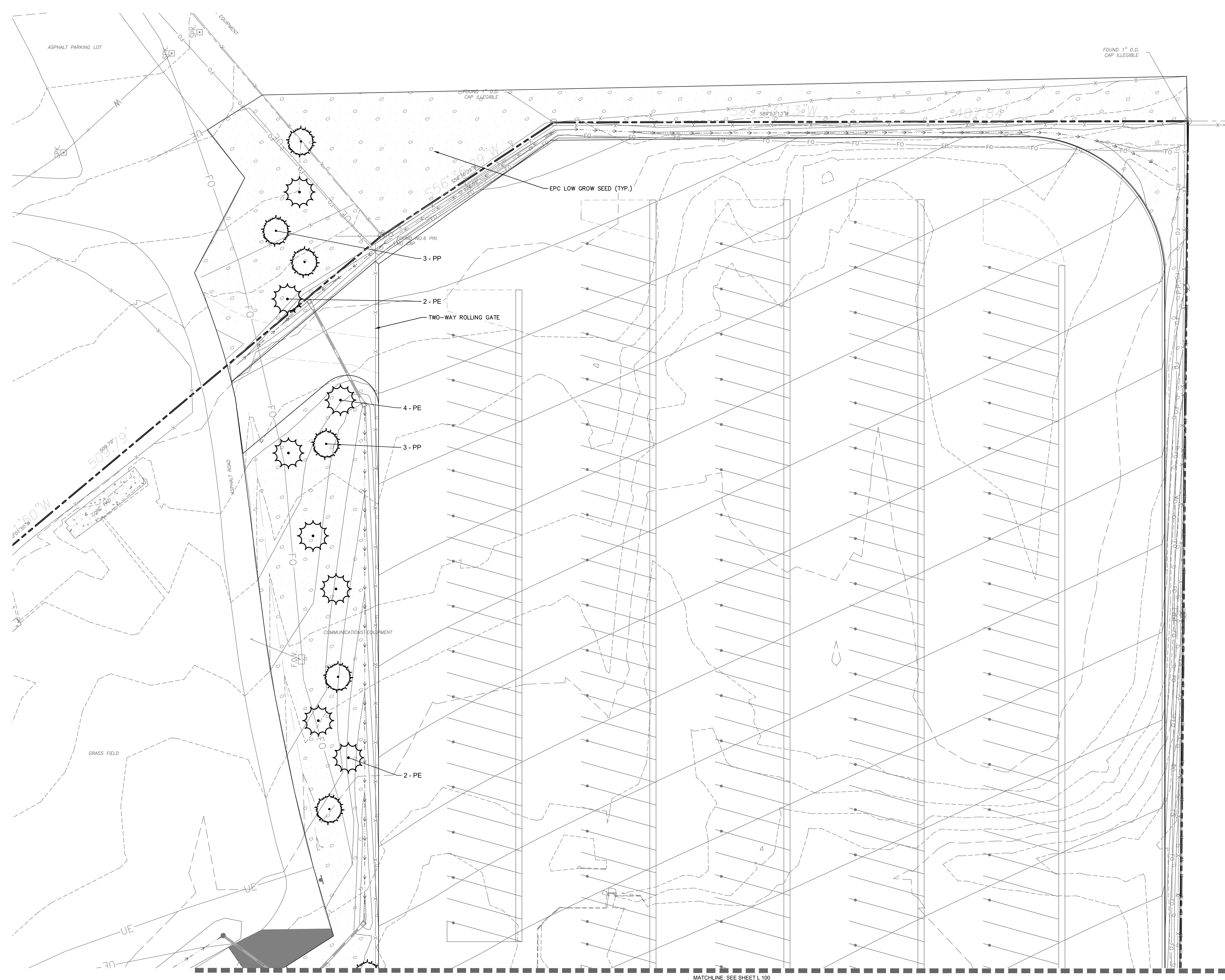
Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast 40 seeds/lq ft	Non-irrigated broadcast 40 seeds/lq ft	Non-irrigated drilled 20 seeds/lq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Callinovia longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast 40 seeds/lq ft	Non-irrigated broadcast 40 seeds/lq ft	Non-irrigated drilled 20 seeds/lq ft
Buffalograss	<i>Bouteloua dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropsseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

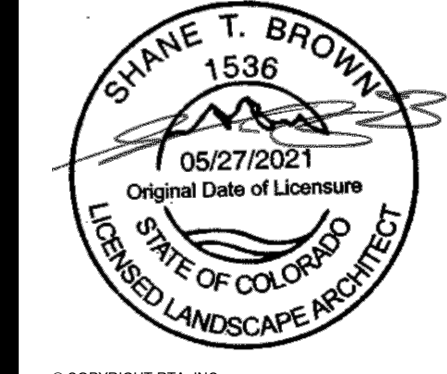
PLANT SCHEDULE

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	PP	9	PINUS PONDEROSA / PONDEROSA PINE
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	BC	13	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY
	PA	20	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE
	RA	3	RIBES ALPINUM / ALPINE CURRANT
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	PM	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE
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	BB	5	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
	HS	38	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	AC	8	AGASTACHE CANA / TEXAS HUMMINGBIRD MINT
	AW	12	ASTER DUMOSUS 'WOOD'S LIGHT BLUE' / WOOD'S LIGHT BLUE ASTER
	RM	17	RUDBECKIA PURPUREA / PURPLE CONEFLOWER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	ROCK	8,570 SF	1-1/2" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	ROCK2	1,901 SF	3/8" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
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BIM 380 / 2021-041.00 D49 Transportation Center / 2021-041.00 D49 Transportation Center.rvt
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D49 TRANSPORTATION CENTER
SCHOOL DISTRICT NO 49
 11971 SWINGLINE ROAD
 PEYTON, CO 80831



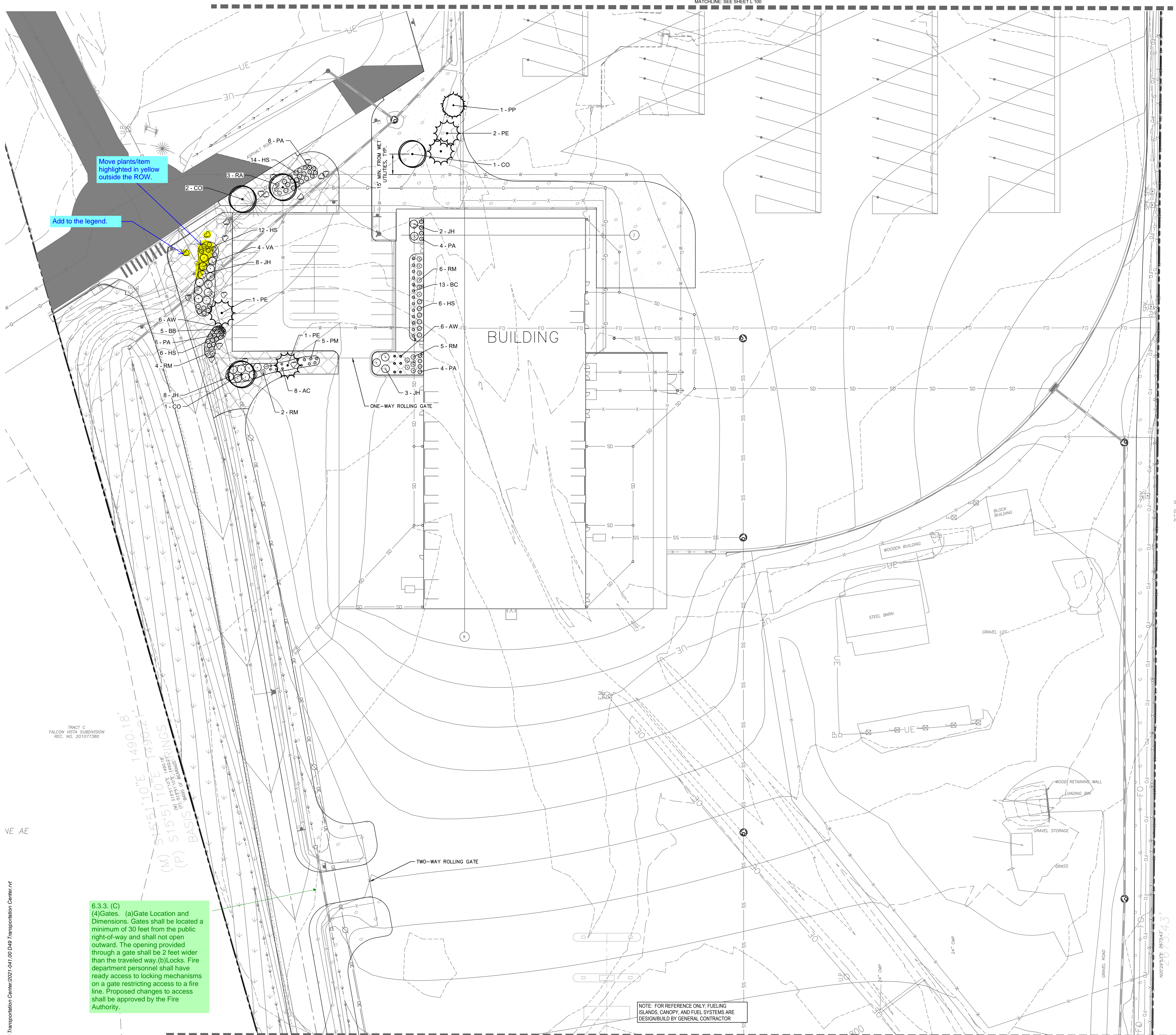
Landscape Plan

DATE PROJECT NUMBER
2021-041.00
 DATE
05/23/2022

REVISIONS
 # DATE DESCRIPTION

ISSUED FOR
CONSTRUCTION DOCUMENTS

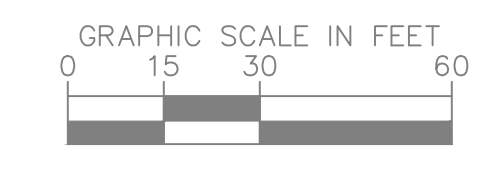
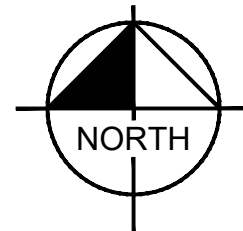
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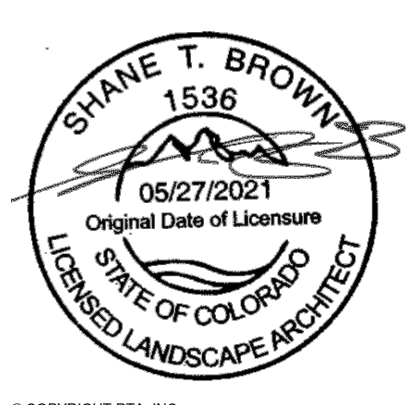


Move plants/item highlighted in yellow outside the ROW.

Add to the legend.

6.3.3. (C)
(4) Gates. (a) Gate Location and Dimensions. Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way. (b) Locks. Fire department personnel shall have ready access to locking mechanisms on a gate restricting access to a fire line. Proposed changes to access shall be approved by the Fire Authority.

NOTE: FOR REFERENCE ONLY: FUELING ISLANDS, CANOPY, AND FUEL SYSTEMS ARE DESIGN/BUILD BY GENERAL CONTRACTOR



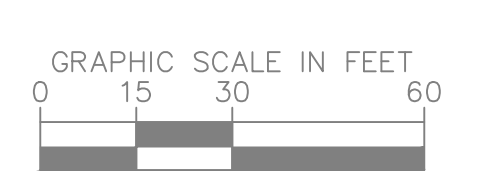
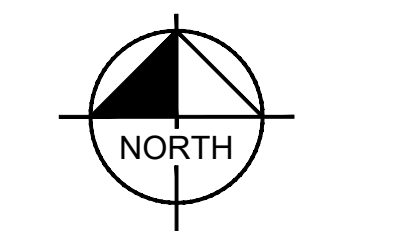
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SCHEDULE NO: 43C
 DIMENSE: 48" COLOR
 12150 FALCON HW
 PEYTON CO 80831

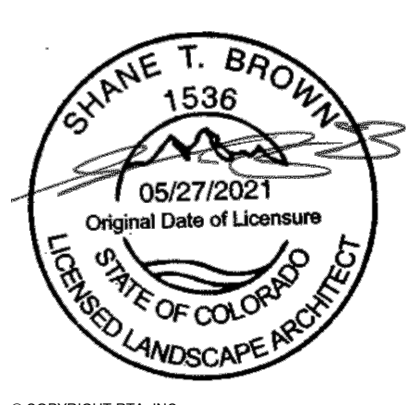


Clarify if landscaping for the parking lot @ school site is part of this application's scope of work



D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49
 11971 SWINGLINE ROAD
 PEYTON, CO 80831



SHEET TITLE
Landscape Plan

ETA PROJECT NUMBER
2021-041.00

DATE
05/23/2022

#	DATE	DESCRIPTION

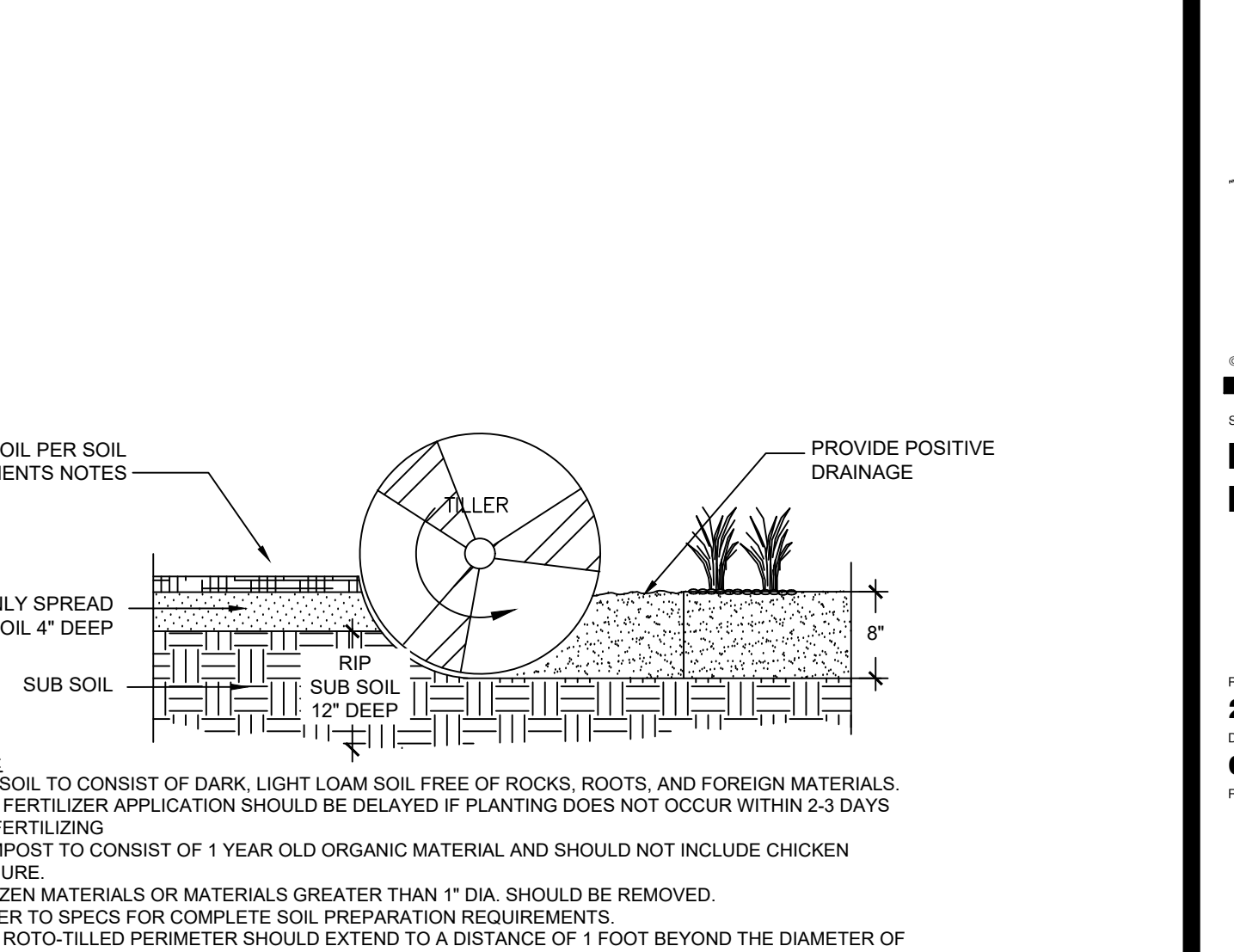
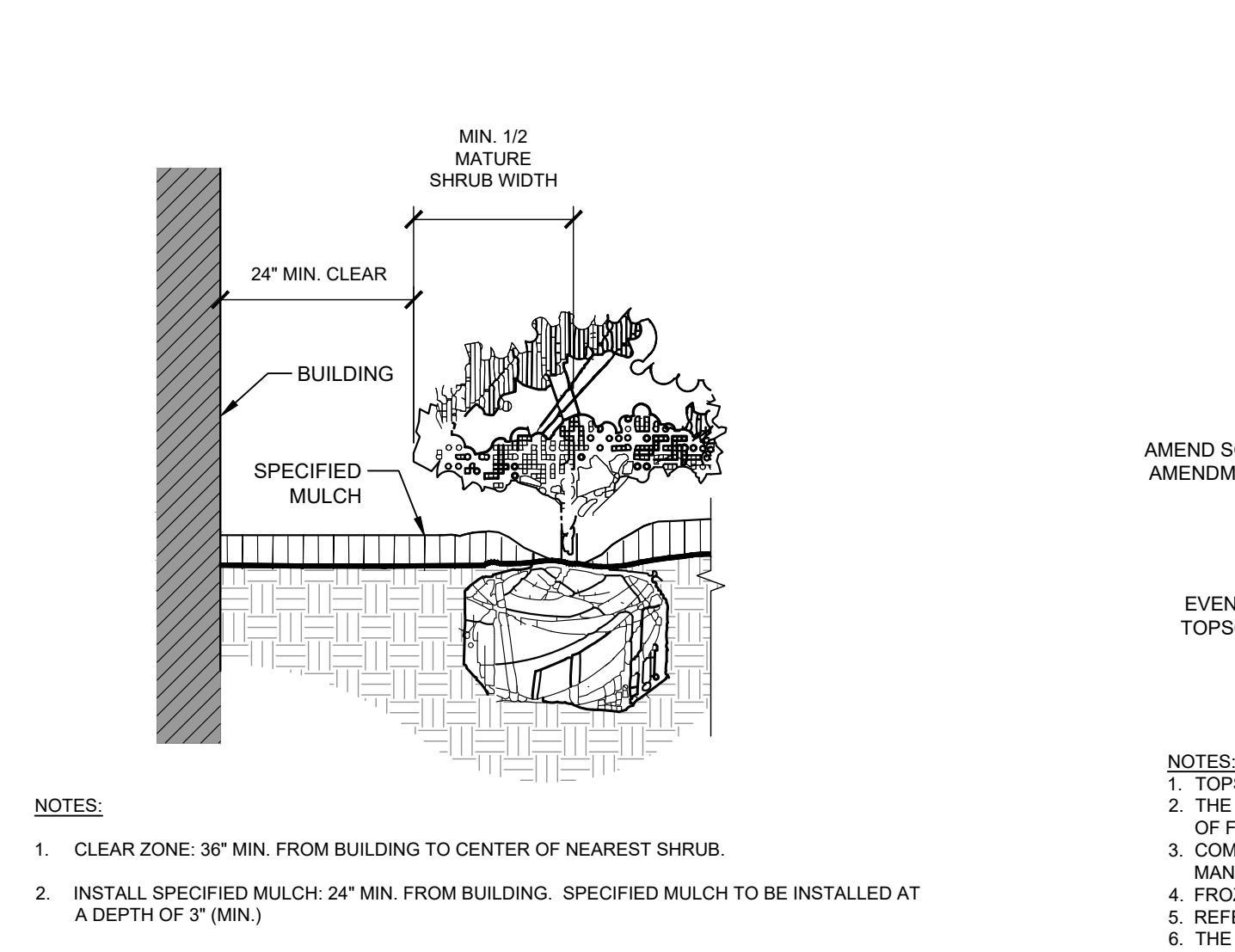
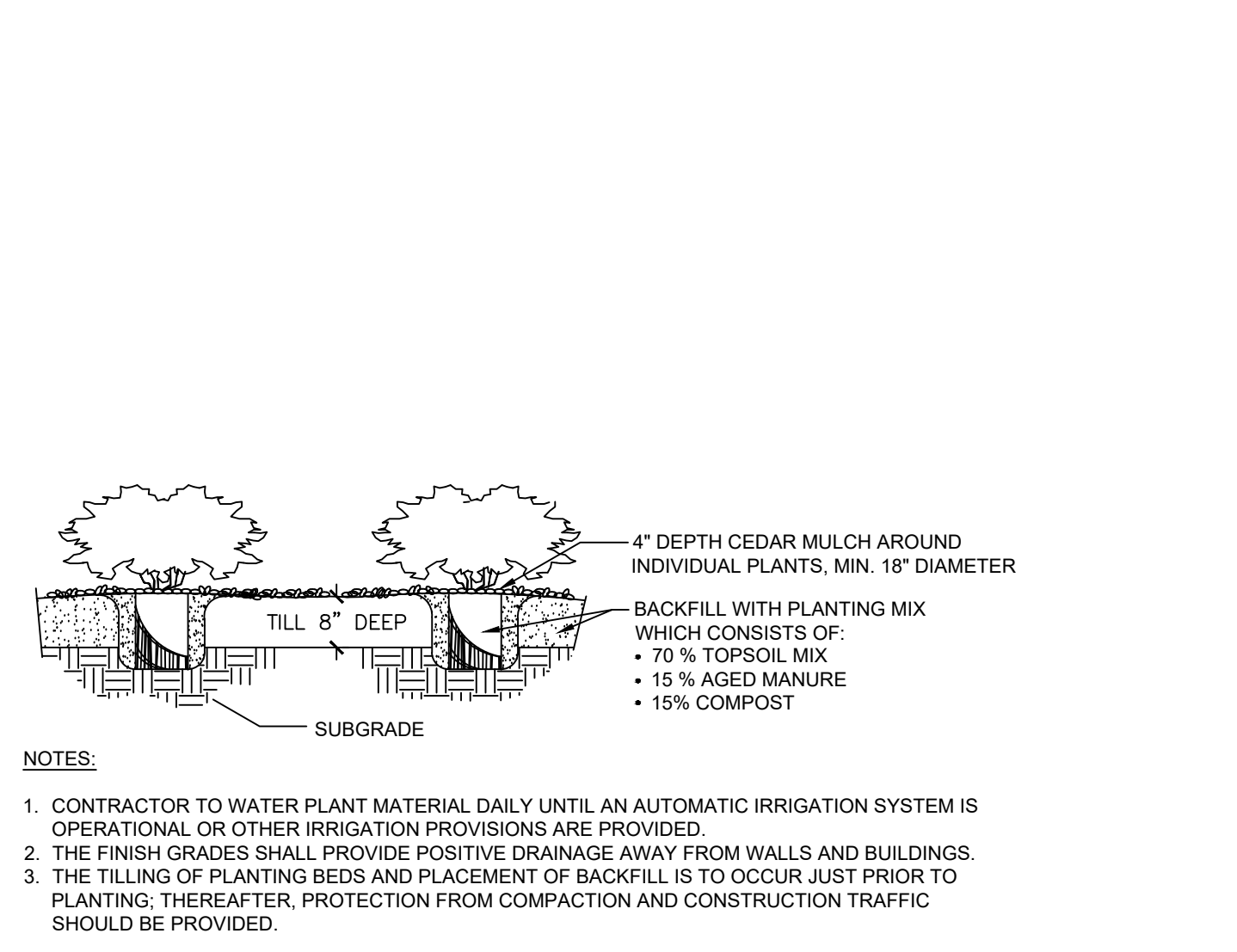
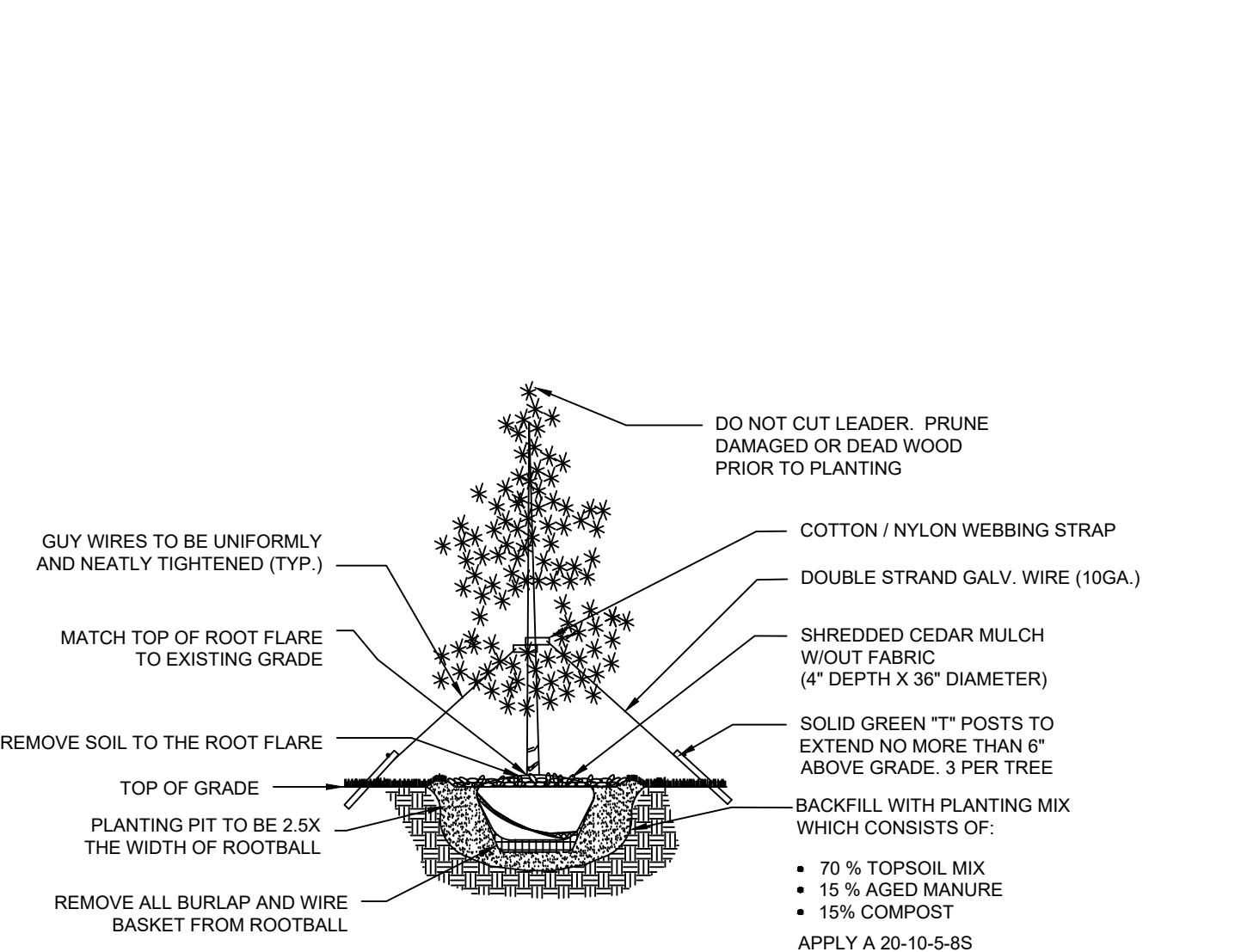
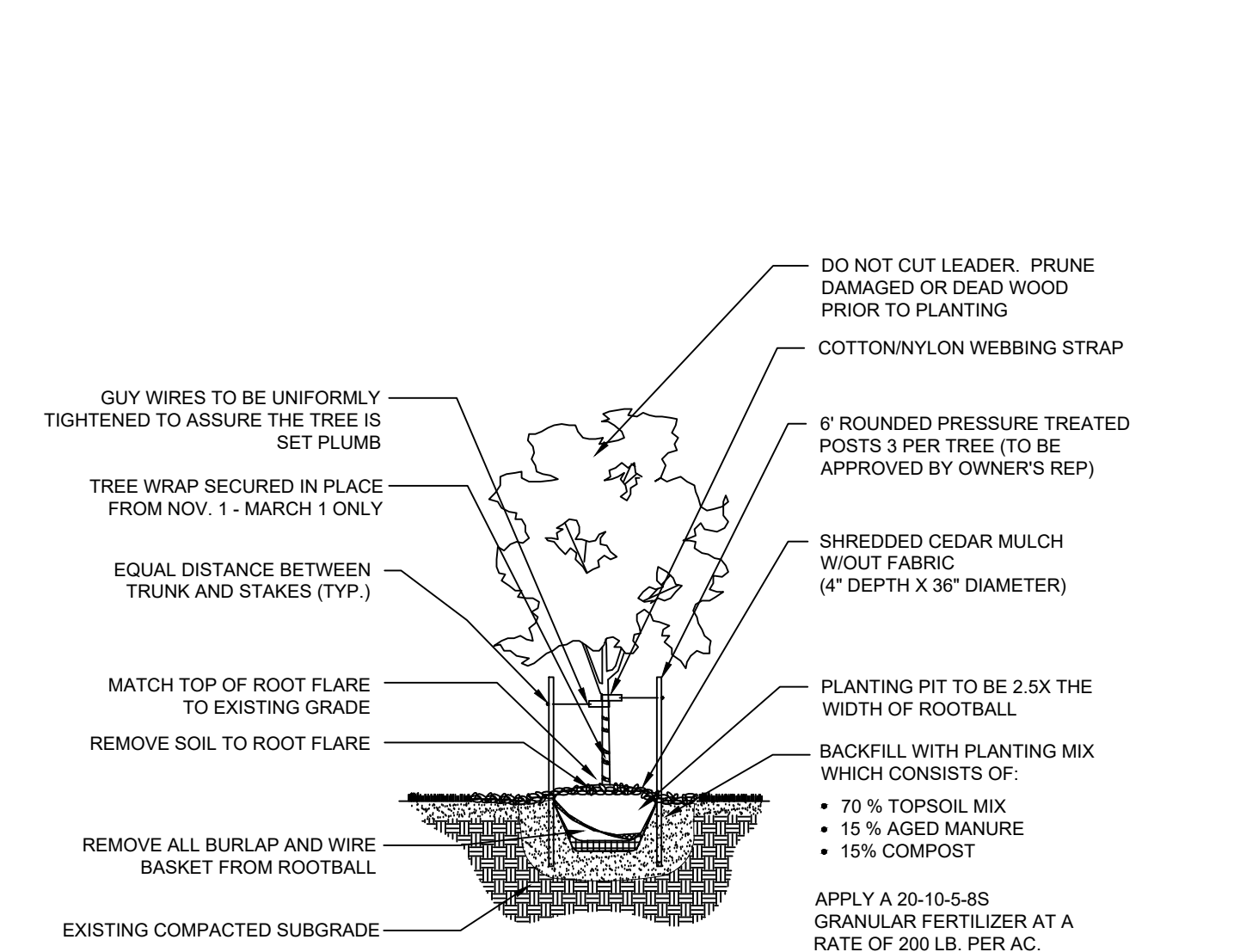
ISSUED FOR
CONSTRUCTION DOCUMENTS

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GENERAL LANDSCAPE SPECIFICATIONS

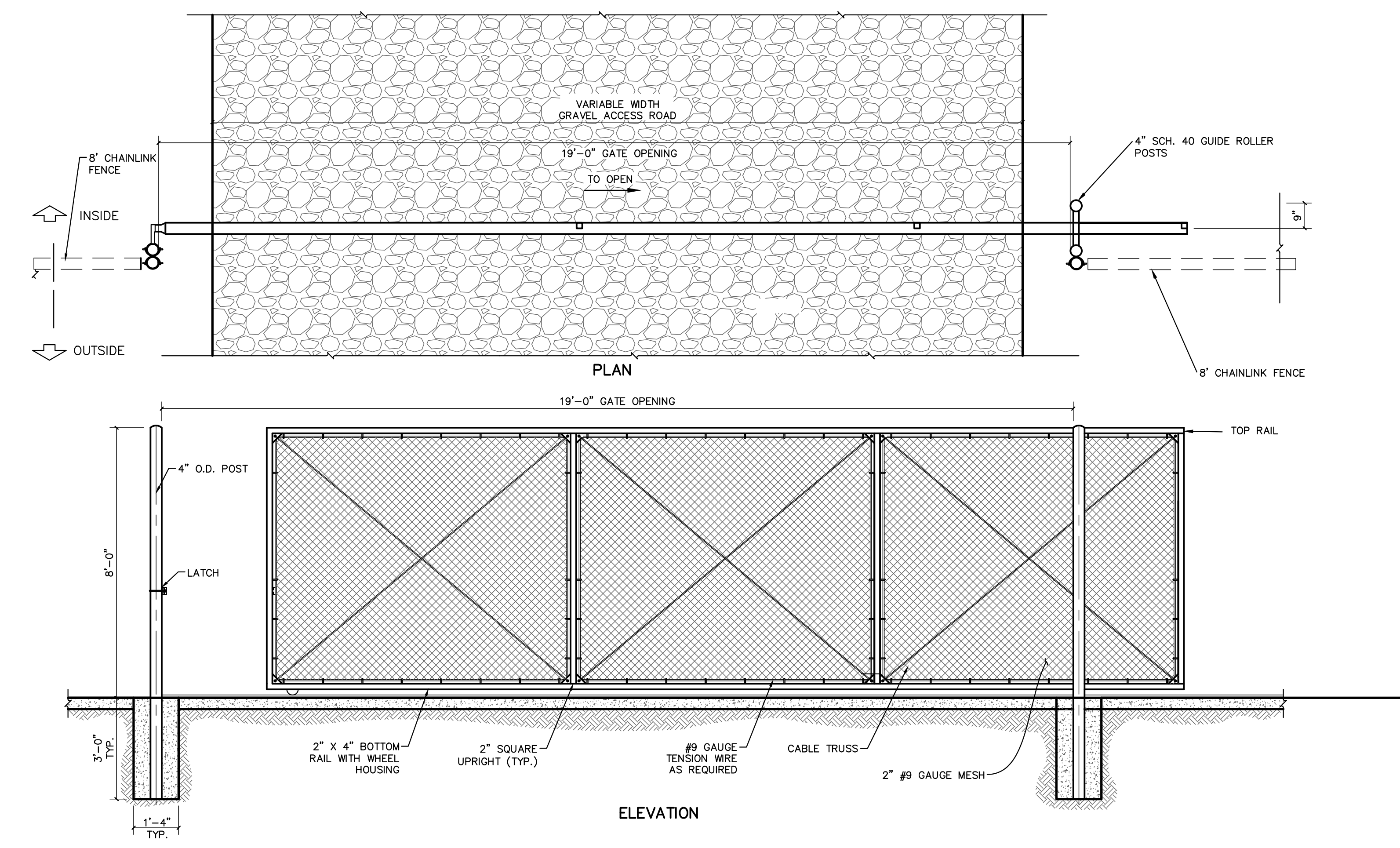
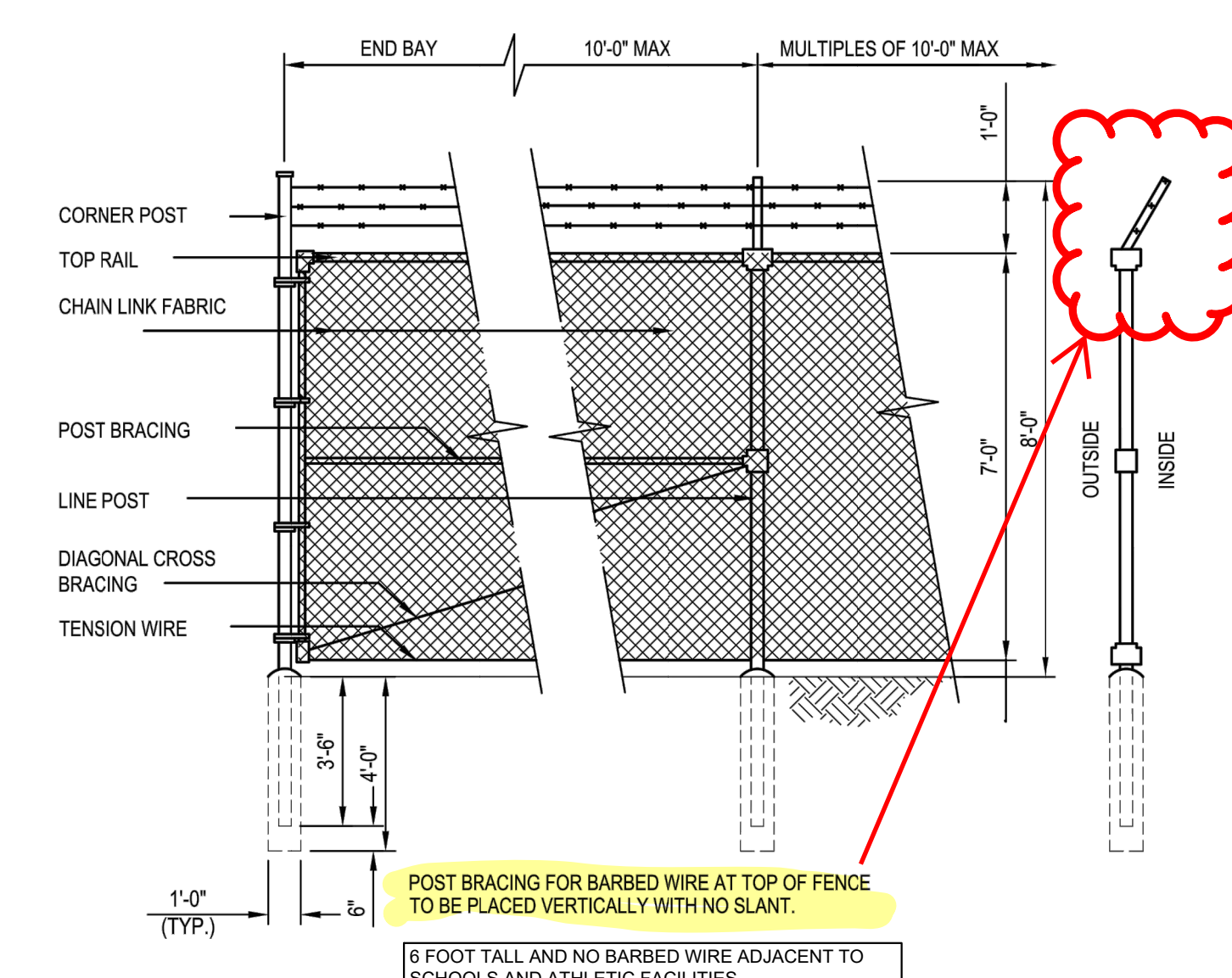
- A. SCOPE OF WORK**
 - 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
 - 1. ALL EXISTING BUILDINGS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
 - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISAPPEAR AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
 - 1. GENERAL
 - MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 - 2. PLANT MATERIALS
 - FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUIRING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
 - 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 - 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - 3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, LIMBS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MH/SOIL. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - 4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 - 5. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
 - 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 - * WATER/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
 - 1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
 - * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
 - 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

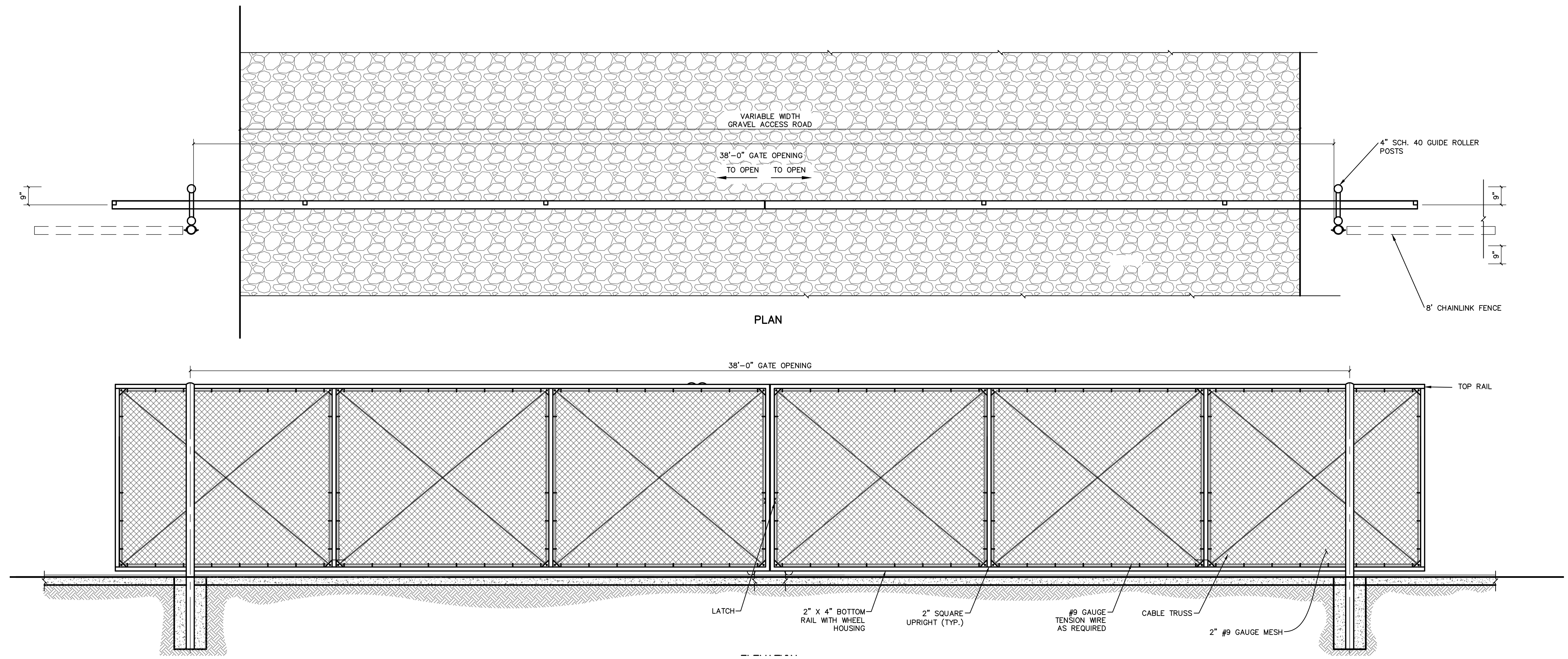


<p>1 DECIDUOUS TREE PLANTING NTS 096-636-005-02</p>	<p>2 EVERGREEN TREE PLANTING NTS 096-636-005-03</p>	<p>3 SHRUB PLANTING NTS 096-636-005-04</p>	<p>4 PLANTINGS ADJACENT TO BUILDINGS NTS 096-636-005-05</p>
<p>5 SOIL PREP NTS 096-636-005-01</p>			

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- NOTE:**
1. SLIDING ENTRY SHALL BE MOTOR OPERATED. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING MOTOR BASED ON 19-FOOT OPENING WIDTH AND GATE WEIGHT.
 2. NO DEVICE DESIGNED TO PROVIDE ACTIVATION FOR THE AUTOMATED GATE OPERATOR IS TO BE INSTALLED WITHIN 6-FEET OF THE HORIZONTAL PLANE OF THE GATE PANEL PER UL-325.
 3. SLIDE GATE SHALL HAVE "GATE WARNING PLACARDS" FULLY VISIBLE TO THE APPROACH ON BOTH SIDES OF THE GATE PER UL-325.
 4. 19-FOOT GATE OPENING SHALL BE CENTERED ON GRAVEL ACCESS ROAD.
 5. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR GATE OPERATOR AND KEYPAD.
 6. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF SLIDING GATE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

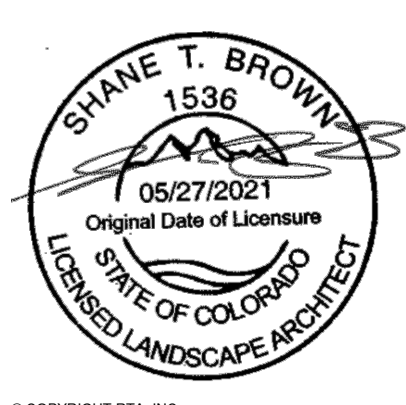


- NOTE:**
1. SLIDING ENTRY SHALL BE MOTOR OPERATED. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING MOTOR BASED ON 38-FOOT OPENING WIDTH AND GATE WEIGHT.
 2. NO DEVICE DESIGNED TO PROVIDE ACTIVATION FOR THE AUTOMATED GATE OPERATOR IS TO BE INSTALLED WITHIN 6-FEET OF THE HORIZONTAL PLANE OF THE GATE PANEL PER UL-325.
 3. SLIDE GATE SHALL HAVE "GATE WARNING PLACARDS" FULLY VISIBLE TO THE APPROACH ON BOTH SIDES OF THE GATE PER UL-325.
 4. 38-FOOT GATE OPENING SHALL BE CENTERED ON GRAVEL ACCESS ROAD.
 5. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR GATE OPERATOR AND KEYPAD.
 6. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF SLIDING GATE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

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D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49
 11971 SWINGLINE ROAD
 PEYTON, CO 80831



LANDSCAPE DETAILS

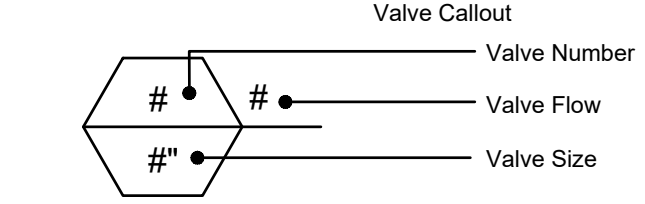
PROJECT NUMBER
2021-041-00

DATE
05/23/2022

ISSUED FOR
CONSTRUCTION DOCUMENTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
↔	RAIN BIRD RWS M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
⊗	HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	32	40	7.70	47'
■	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2			
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (2 assigned to each 5 GAL plant)	3,394 S.F.			
⊙	RAIN BIRD PEB (2) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
⊙	RAIN BIRD 44-LRC-CC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
⊙	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
⊙	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
⊙	RAIN BIRD ESP12LXMEF-LXMMSS 12 STATION, TRADITIONALLY-WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1			
⊙	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR	1			
⊙	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL, SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1			
⊙	WATER METER 1-1/2"	1			
⊙	POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	3,423 L.F.			
---	1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
---	PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			



CRITICAL ANALYSIS

Generated: 2022-04-04 08:25

P.O.C. NUMBER: 01
 Water Source Information:

FLOW AVAILABLE
 Point of Connection Size: 1 1/2"
 Flow Available: 46.59 GPM

PRESSURE AVAILABLE
 Static Pressure at POC: 80.00 PSI
 Pressure Available: 80.00 psi

DESIGN ANALYSIS
 Maximum Station Flow: 11.5 GPM
 Flow Available at POC: 46.59 GPM
 Residual Flow Available: 35.09 GPM

Critical Station: 1
 Design Pressure: 30 PSI
 Friction Loss: 1.49 PSI
 Fittings Loss: 0.15 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 9.01 PSI
 Pressure Req. at Critical Station: 40.65 PSI
 Loss for Fittings: 1.97 PSI
 Loss for Main Line: 19.74 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 14.85 PSI
 Loss for Master Valve: 1.97 PSI
 Critical Station Pressure at POC: 79.18 PSI
 Pressure Available: 80 PSI
 Residual Pressure Available: 0.82 PSI

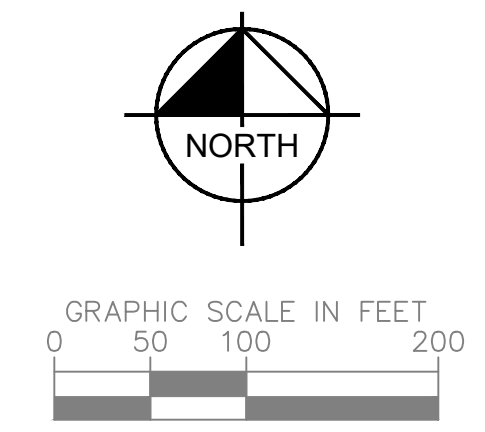
P.O.C. NUMBER: 02
 Water Source Information:

FLOW AVAILABLE
 Water Meter Size: 1-1/2"
 Flow Available: 75 GPM

PRESSURE AVAILABLE
 Static Pressure at POC: 80.00 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 3"
 Length of Service Line: 20 ft
 Pressure Available: 78.00 psi

DESIGN ANALYSIS
 Maximum Station Flow: 46.2 GPM
 Flow Available at POC: 75 GPM
 Residual Flow Available: 28.8 GPM

Critical Station: 7
 Design Pressure: 40 PSI
 Friction Loss: 2.68 PSI
 Fittings Loss: 0.27 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 3.56 PSI
 Pressure Req. at Critical Station: 46.51 PSI
 Loss for Fittings: 0.64 PSI
 Loss for Main Line: 8.36 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 0 PSI
 Loss for Water Meter: 4.25 PSI
 Critical Station Pressure at POC: 57.76 PSI
 Pressure Available: 78 PSI
 Residual Pressure Available: 20.24 PSI



SHEET IR-100

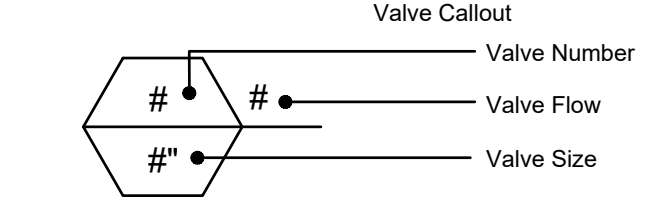
SHEET IR-101

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	11.50	504.0	40.65		0.86 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	6.07	317.1	34.92		0.39 in/h
3	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		47.39	55.22	0.99 in/h
4	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.26	52.88	0.9 in/h
5	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.07	53.26	0.48 in/h
6	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.1	53.9	0.52 in/h
7	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		46.51	57.76	0.42 in/h
8	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.68	55.38	0.85 in/h
	Common Wire				2,618			

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
1401	RAIN BIRD RWS M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
108	HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	32	40	7.70	47"
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
1402	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2			
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (2 assigned to each 5 GAL plant)	3,394 S.F.	292		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
1	RAIN BIRD PEB (2) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
1	RAIN BIRD 44-LRC-CC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
1	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
1	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
1	RAIN BIRD ESP12LXMEF-LXMMSS 12 STATION, TRADITIONALLY WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1			
1	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR	1			
1	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL, SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1			
1	WATER METER 1-1/2"	1			
1	POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	3,423 L.F.			
---	1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
---	PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
 Water Source Information:

FLOW AVAILABLE
 Point of Connection Size: 1 1/2"
 Flow Available: 46.59 GPM

PRESSURE AVAILABLE
 Static Pressure at POC: 80.00 PSI
 Pressure Available: 80.00 psi

DESIGN ANALYSIS
 Maximum Station Flow: 11.5 GPM
 Flow Available at POC: 46.59 GPM
 Residual Flow Available: 35.09 GPM

Critical Station: 1
 Design Pressure: 30 PSI
 Friction Loss: 1.48 PSI
 Fittings Loss: 0.15 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 9.01 PSI
 Pressure Req. at Critical Station: 40.65 PSI
 Loss for Fittings: 1.97 PSI
 Loss for Main Line: 19.74 PSI
 Loss for POC to Valve Elevation: 0 PSI
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 Loss for Master Valve: 1.97 PSI
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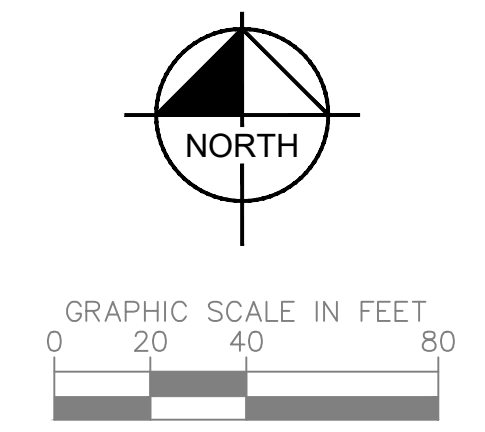
P.O.C. NUMBER: 02
 Water Source Information:

FLOW AVAILABLE
 Water Meter Size: 1-1/2"
 Flow Available: 75 GPM

PRESSURE AVAILABLE
 Static Pressure at POC: 80.00 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 3"
 Length of Service Line: 20 ft
 Pressure Available: 78.00 psi

DESIGN ANALYSIS
 Maximum Station Flow: 46.2 GPM
 Flow Available at POC: 75 GPM
 Residual Flow Available: 28.8 GPM

Critical Station: 7
 Design Pressure: 40 PSI
 Friction Loss: 2.68 PSI
 Fittings Loss: 0.27 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 3.56 PSI
 Pressure Req. at Critical Station: 46.51 PSI
 Loss for Fittings: 0.64 PSI
 Loss for Main Line: 6.36 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 0 PSI
 Loss for Water Meter: 4.25 PSI
 Critical Station Pressure at POC: 57.76 PSI
 Pressure Available: 78 PSI
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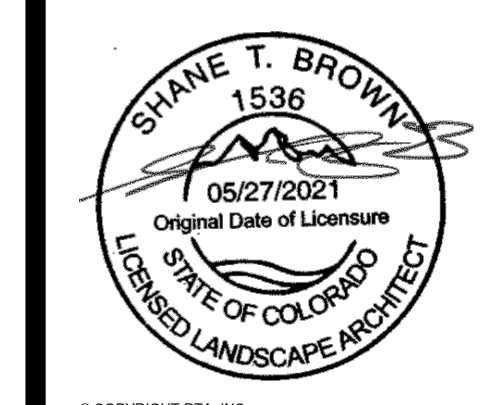


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	11.50	504.0	40.65		0.86 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	6.07	317.1	34.92		0.39 in/h
3	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		47.39	55.22	0.99 in/h
4	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.26	52.88	0.9 in/h
5	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.07	53.26	0.48 in/h
6	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.1	53.9	0.52 in/h
7	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		48.51	57.76	0.42 in/h
8	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.68	55.38	0.85 in/h
	Common Wire				2,618			

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D49 TRANSPORTATION CENTER
SCHOOL DISTRICT NO 49
 11971 SWINGLINE ROAD
 PEYTON, CO 80831



ISSUED FOR: **CONSTRUCTION DOCUMENTS**

DATE: 05/23/2022

REVISIONS:

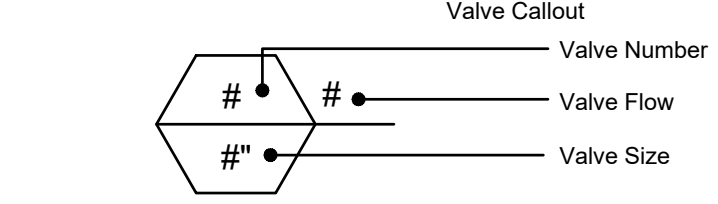
#	DATE	DESCRIPTION
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DESIGNED BY: AK
 CHECKED BY: SB

PROJECT NUMBER: 2021-041.00
 SHEET TITLE: Irrigation Plan
 SHEET NO: IR-100

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1401 1402	RAIN BIRD RWS-M-5-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
125-04-SS	HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	32	40	7.70	47"
XZ2-100-PRB-COM	RAIN BIRD XZ2-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM=20 GPM	2			
XB-CP	RAIN BIRD XB-CP SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (2 assigned to each 5 GAL plant)	3,394 S.F.			
PEB (2)	RAIN BIRD PEB (2) 1"-1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
44-LRC-OC	RAIN BIRD 44-LRC-OC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
1" MV	RAIN BIRD PEB 1" 1"-1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
BF	FEB00 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
C	RAIN BIRD ESP12LXMEF-LXMSS 12 STATION, TRADITIONALLY WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMSS STAINLESS STEEL WALL-MOUNTED CABINET.	1			
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1			
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1			
M	WATER METER 1-1/2"	1			
POC	POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 3/4" IN SIZE.	3,423 L.F.			
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
	PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			



CRITICAL ANALYSIS

Generated: 2022-04-04 08:25

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1 1/2"
Flow Available: 46.59 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80.00 PSI
Pressure Available: 80.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 11.5 GPM
Flow Available at POC: 46.59 GPM
Residual Flow Available: 35.09 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 1.49 PSI
Fittings Loss: 0.15 PSI
Elevation Loss: 0 PSI
Loss through Valve: 9.01 PSI
Pressure Req. at Critical Station: 40.65 PSI
Loss for Fittings: 1.97 PSI
Loss for Main Line: 19.74 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.85 PSI
Loss for Master Valve: 1.97 PSI
Critical Station Pressure at POC: 79.18 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 0.82 PSI

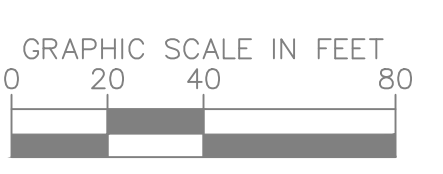
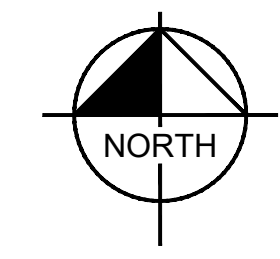
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Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80.00 PSI
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20 ft
Pressure Available: 78.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 46.2 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 28.8 GPM

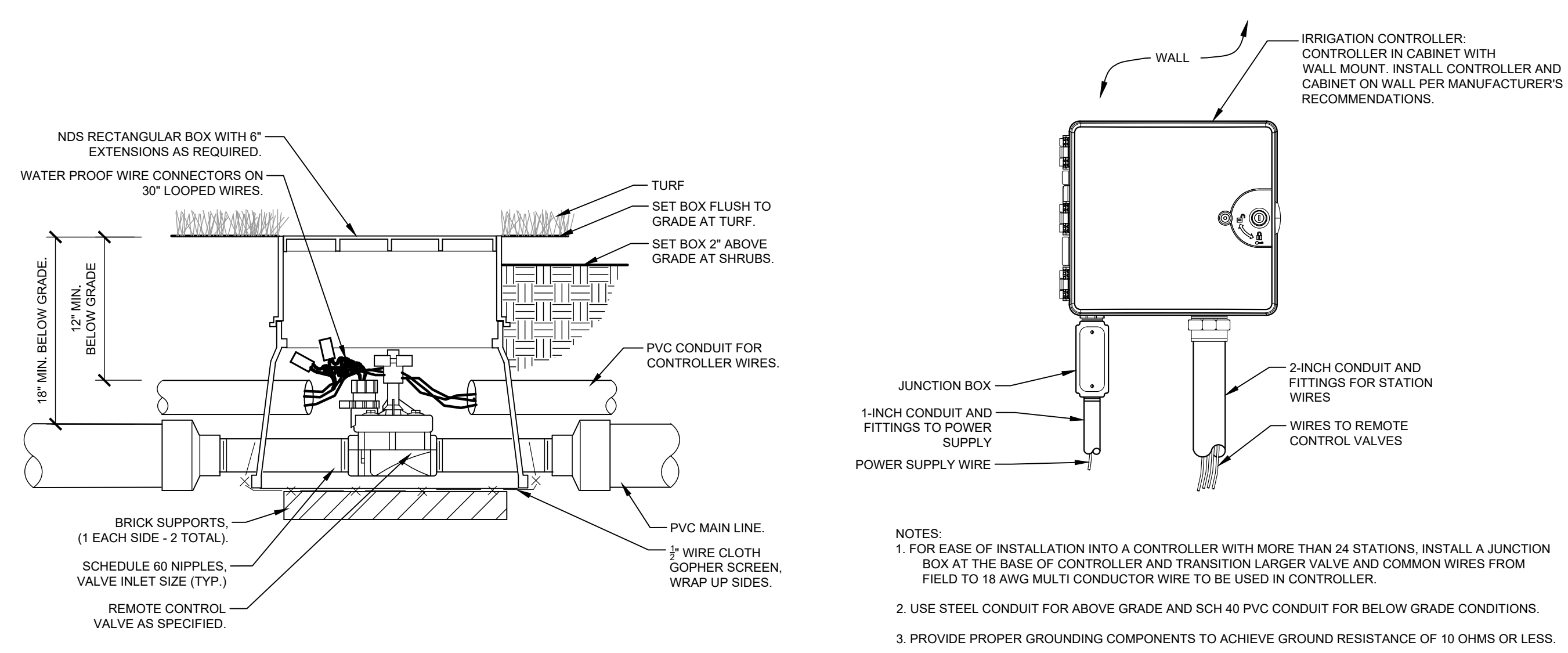
Critical Station: 7
Design Pressure: 40 PSI
Friction Loss: 2.68 PSI
Fittings Loss: 0.27 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.56 PSI
Pressure Req. at Critical Station: 46.51 PSI
Loss for Fittings: 0.64 PSI
Loss for Main Line: 6.36 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Water Meter: 4.25 PSI
Critical Station Pressure at POC: 57.76 PSI
Pressure Available: 78 PSI
Residual Pressure Available: 20.24 PSI



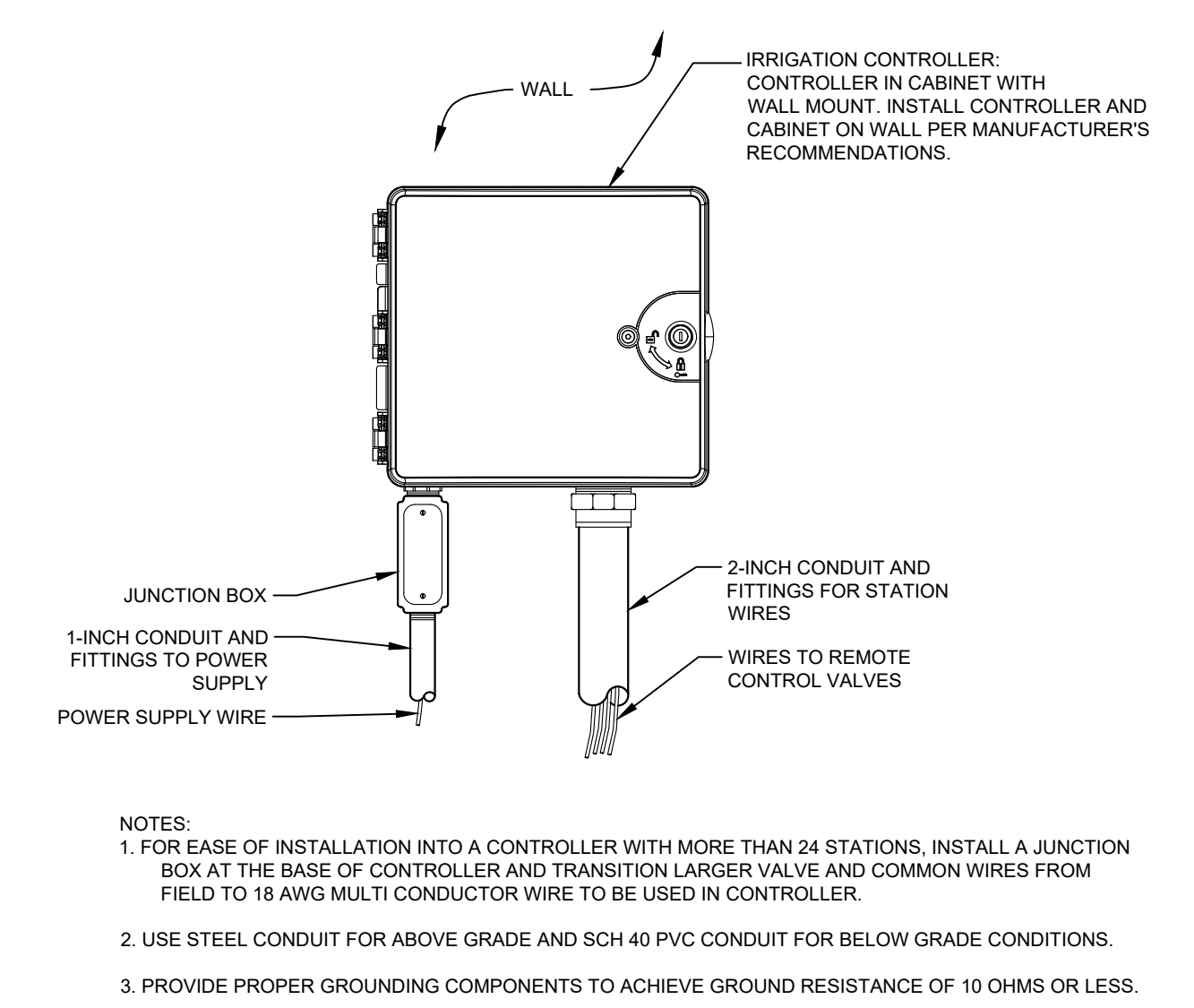
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XZ2-100-PRB-COM	1"	BUBBLER	11.50	504.0	40.65		0.86 in/h
2	RAIN BIRD XZ2-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	6.07	317.1	34.92		0.39 in/h
3	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		47.39	55.22	0.99 in/h
4	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.26	52.88	0.9 in/h
5	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.07	53.26	0.48 in/h
6	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.1	53.9	0.52 in/h
7	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	46.20		46.51	57.76	0.42 in/h
8	RAIN BIRD PEB (2)	1-1/2"	TURF ROTOR	38.50		46.68	55.38	0.85 in/h
	Common Wire				2,618			

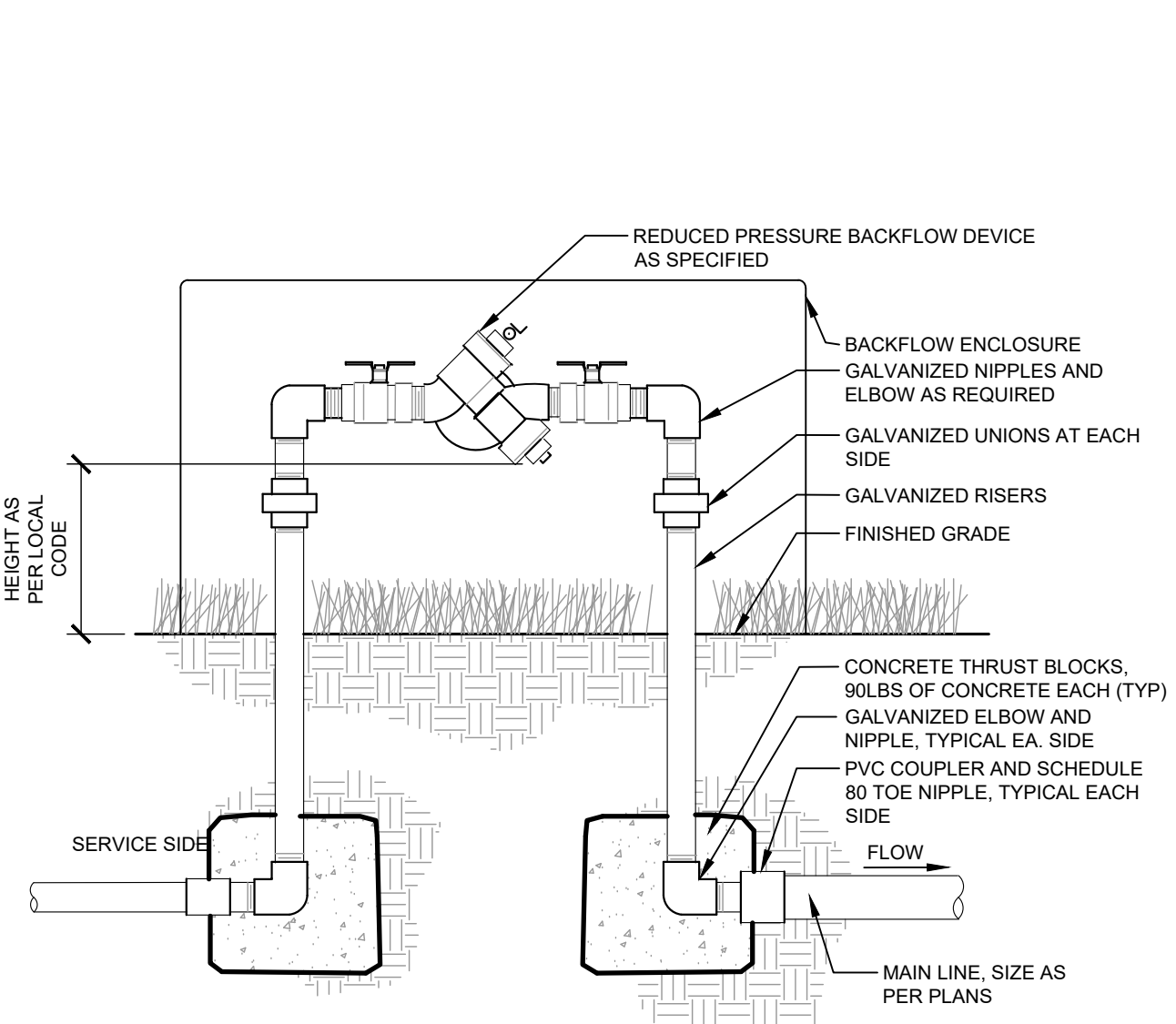




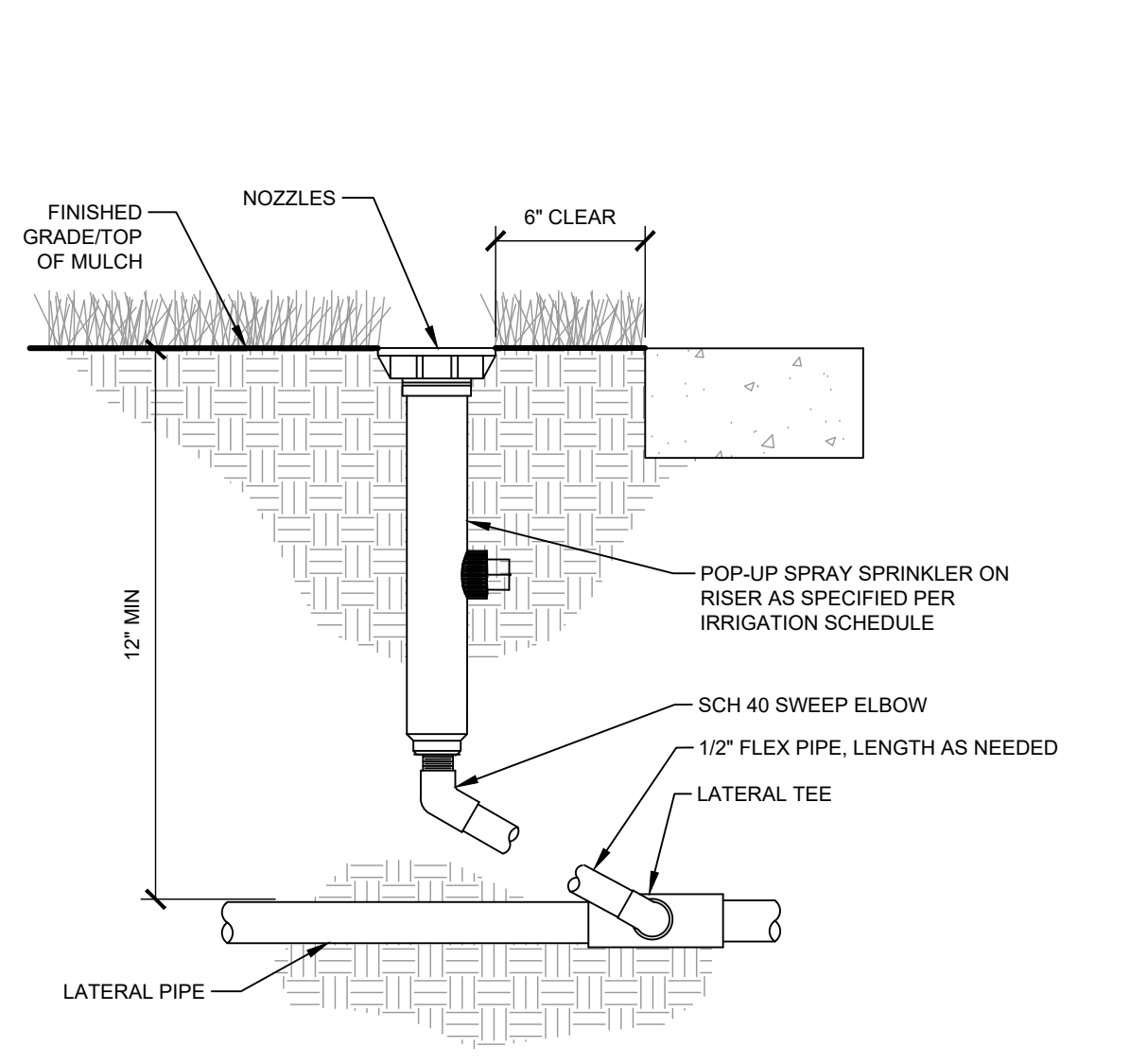
1 REMOTE CONTROL VALVE
 SECTION NTS



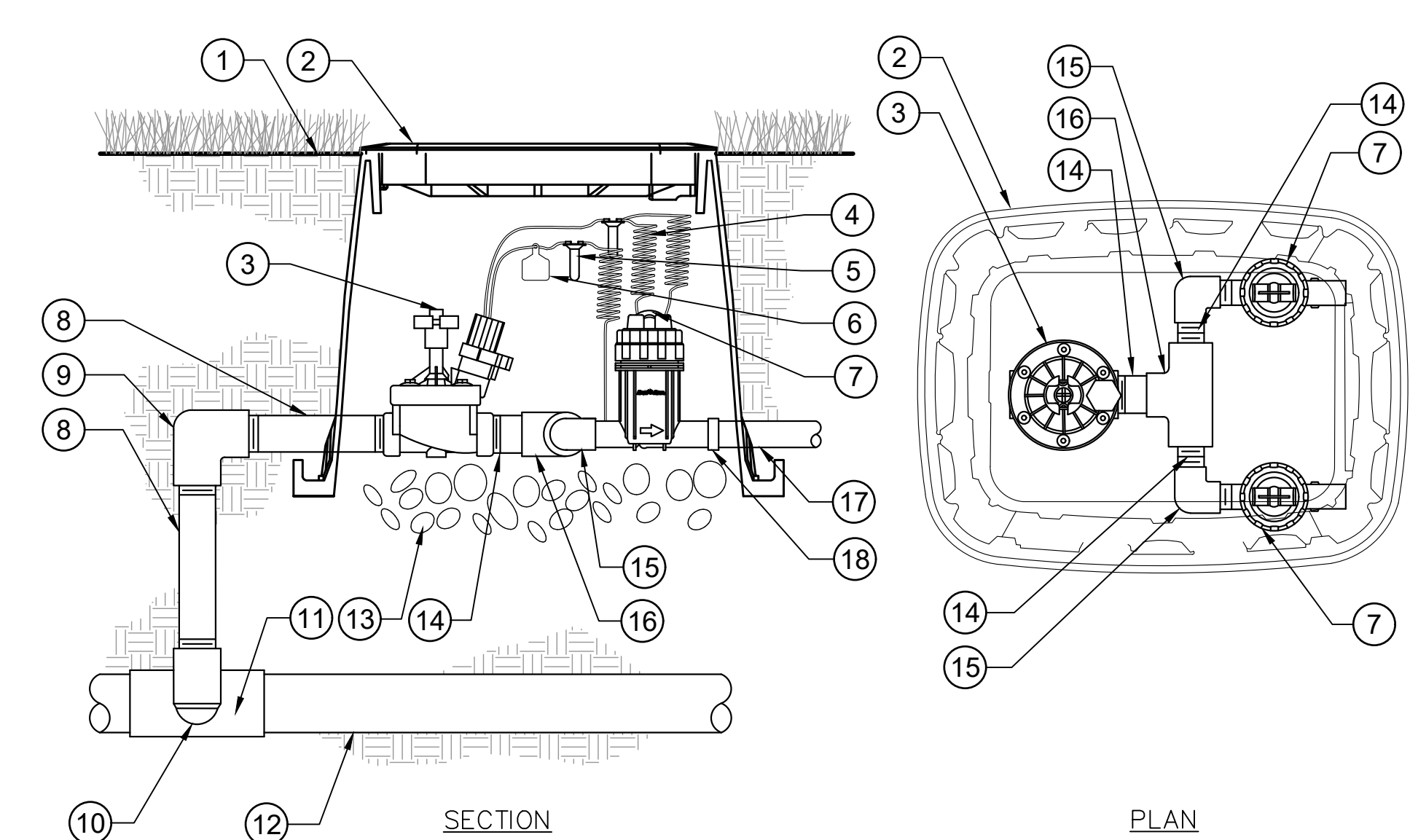
2 IRRIGATION CONTROLLER - WALL MOUNT
 ELEVATION NTS



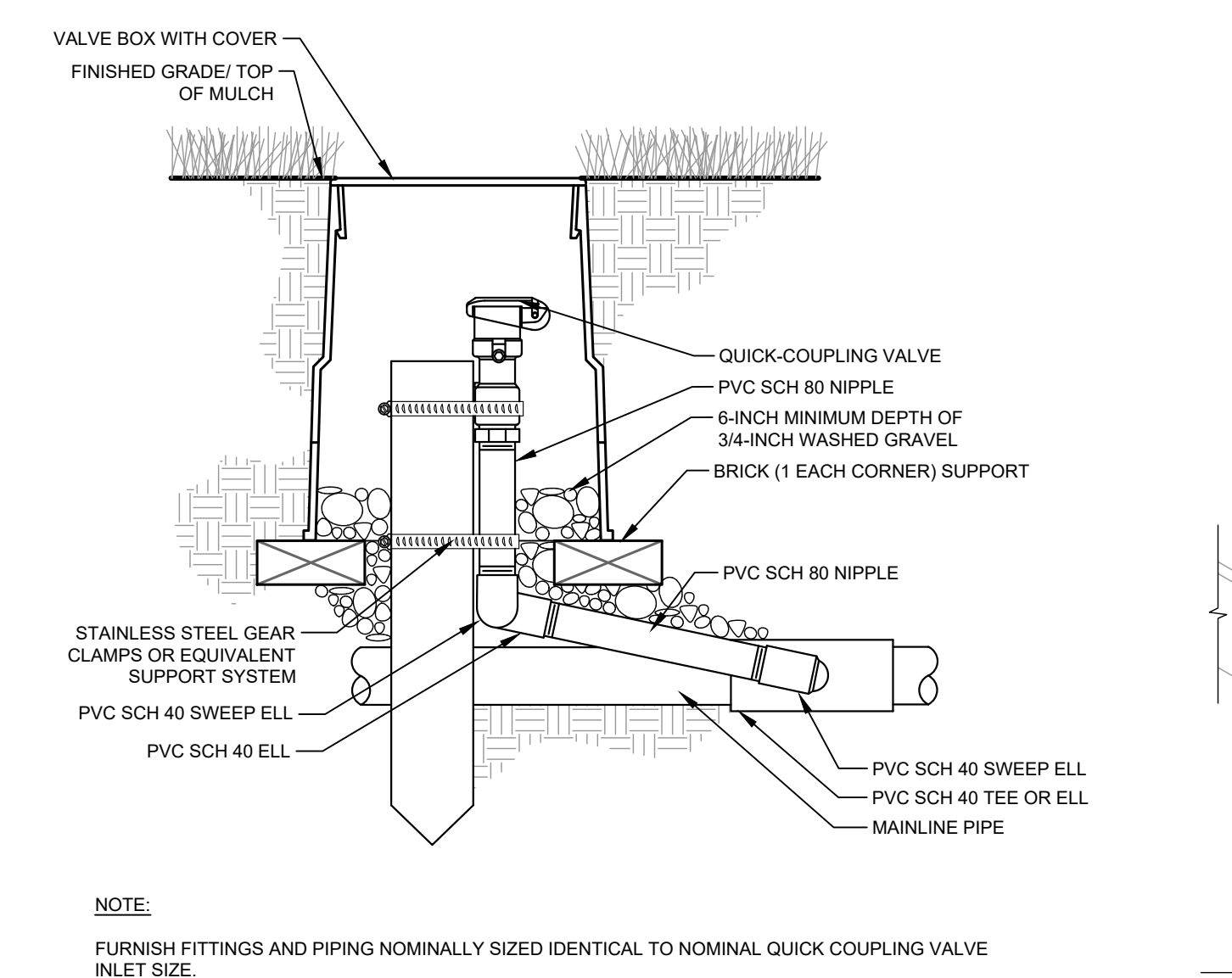
3 BACKFLOW PREVENTER
 SECTION NTS



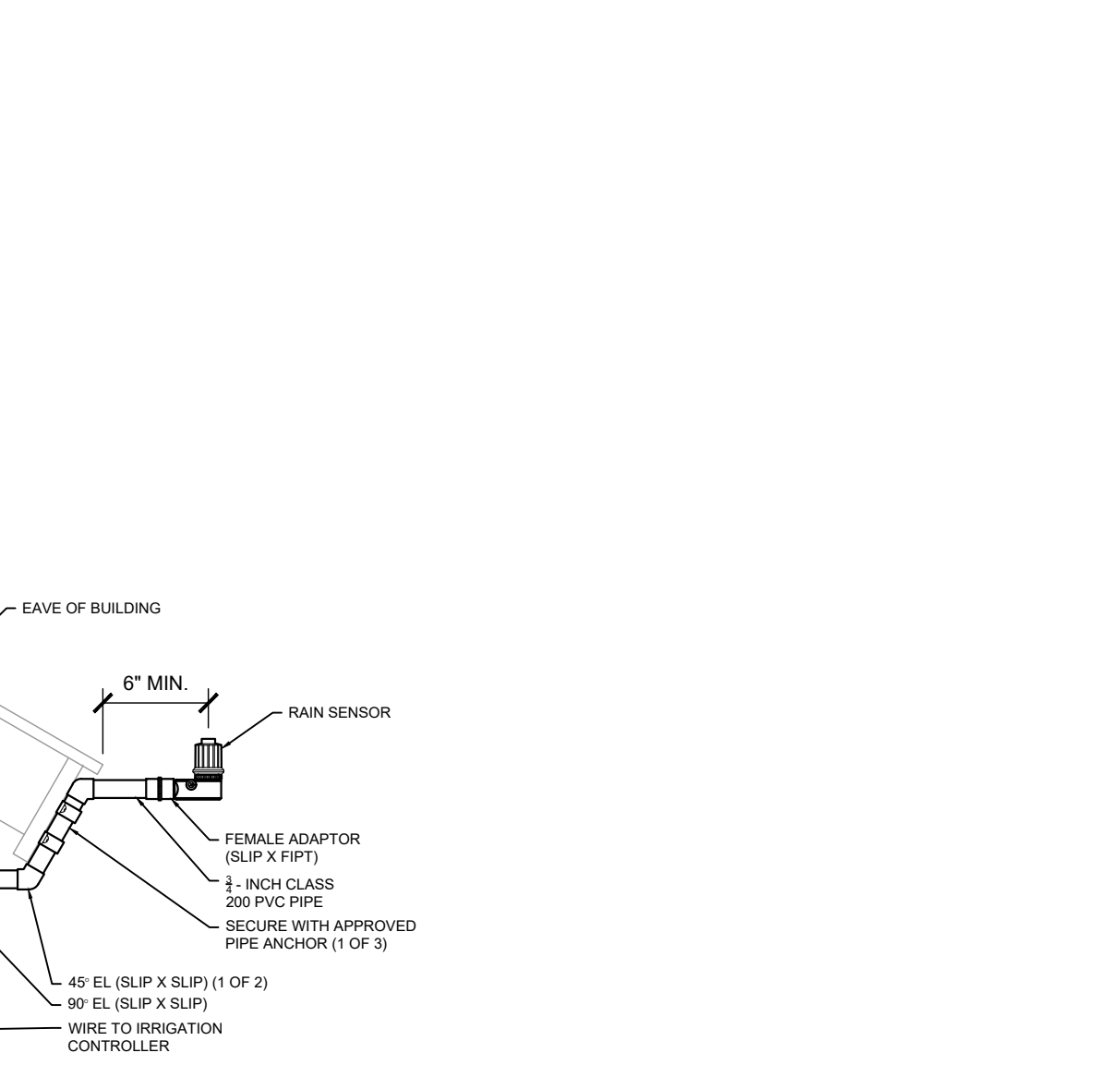
4 TYPICAL SPRAY / ROTAR HEAD
 SECTION NTS



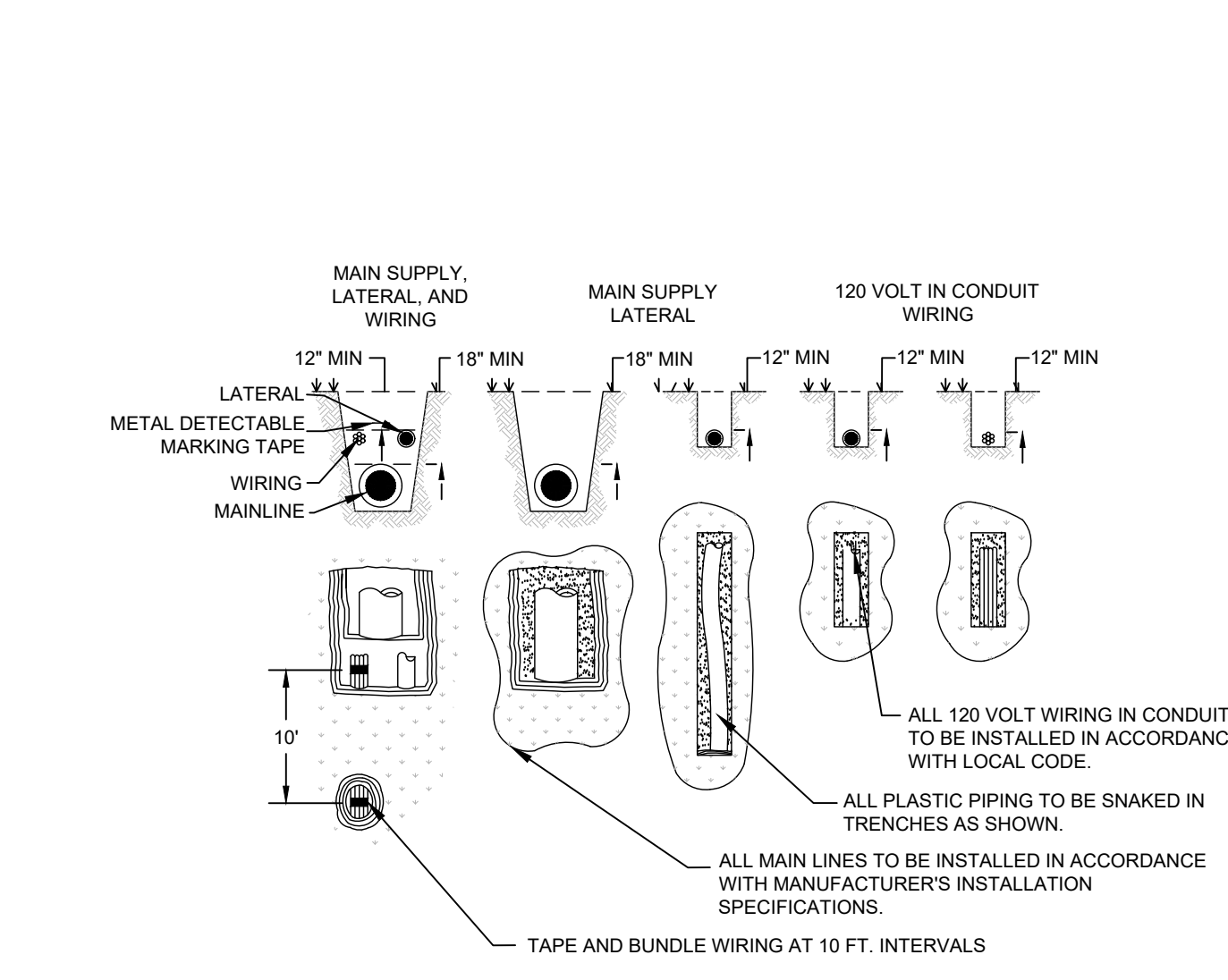
5 DRIP ZONE VALVE KIT
 SECTION / PLAN NTS



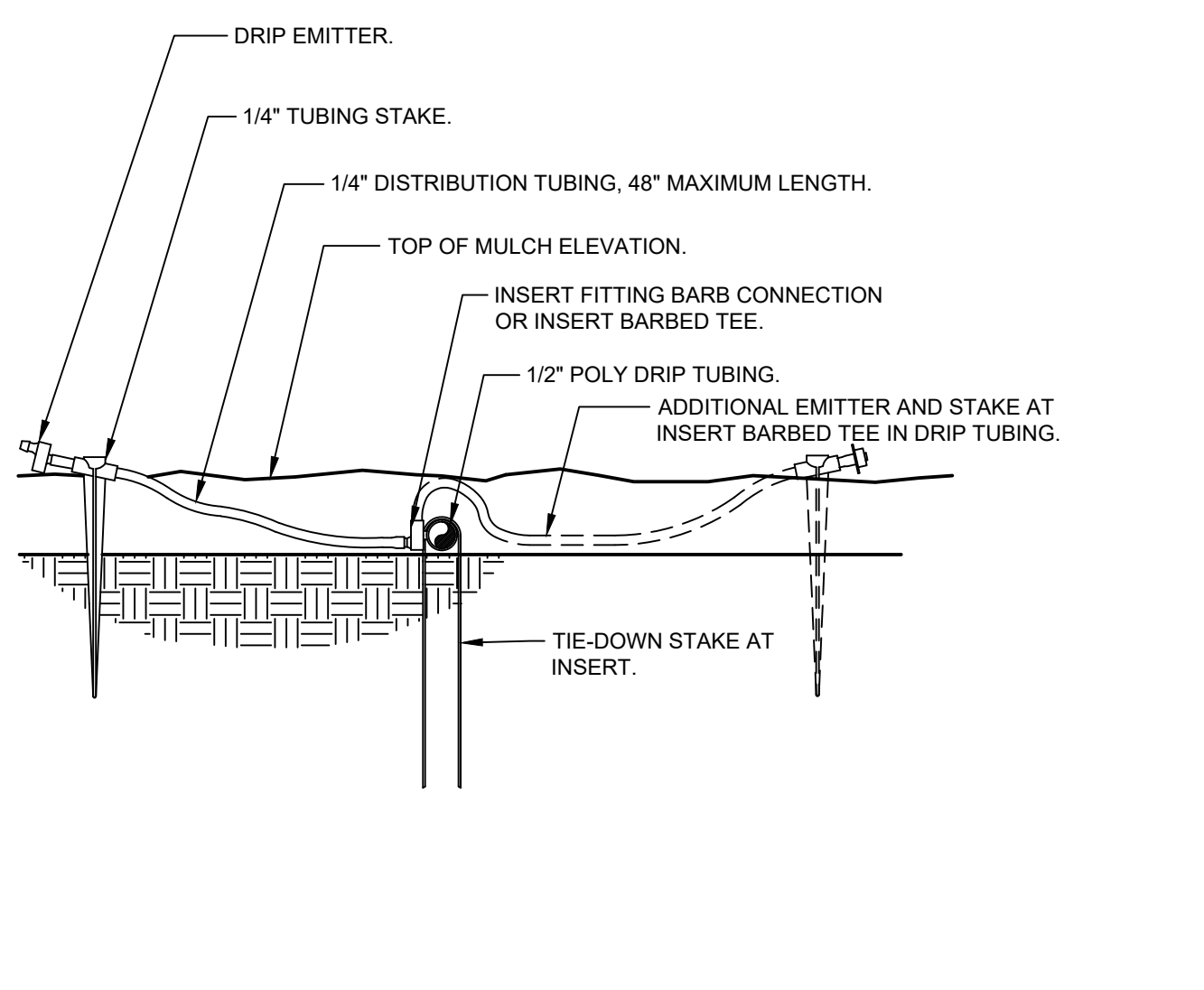
6 TYPICAL QUICK COUPLER
 SECTION NTS



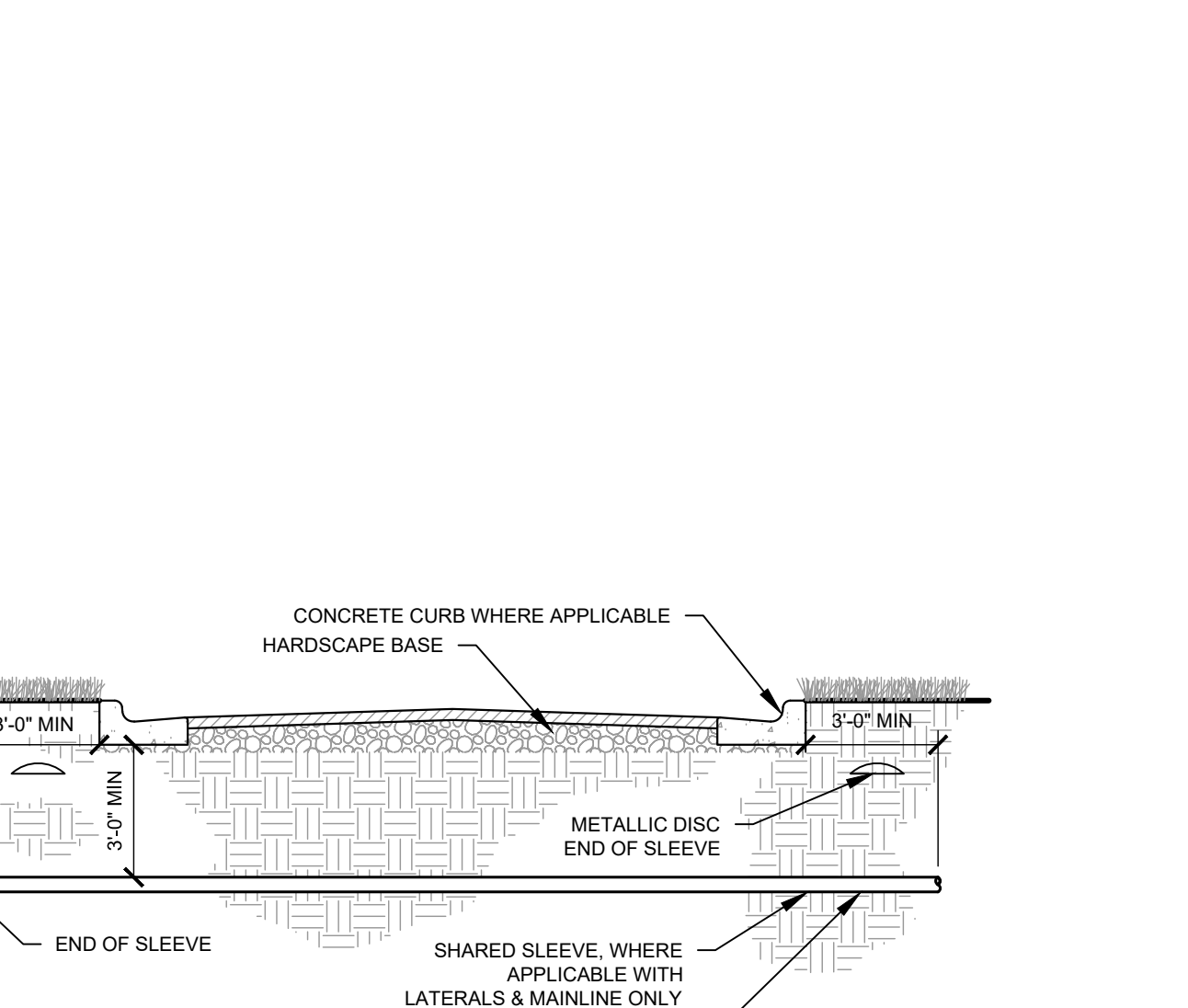
7 RAIN SENSOR - BUILDING MOUNT
 SECTION NTS



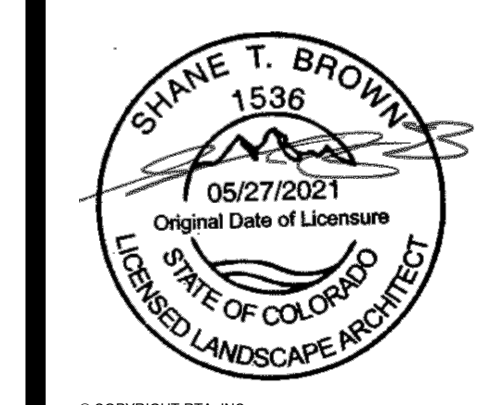
8 TYPICAL TRENCHING
 SECTION NTS



9 DRIP EMITTER AT 1/4\"/>
 3\"/>



10 TYPICAL SLEEVING
 SECTION NTS



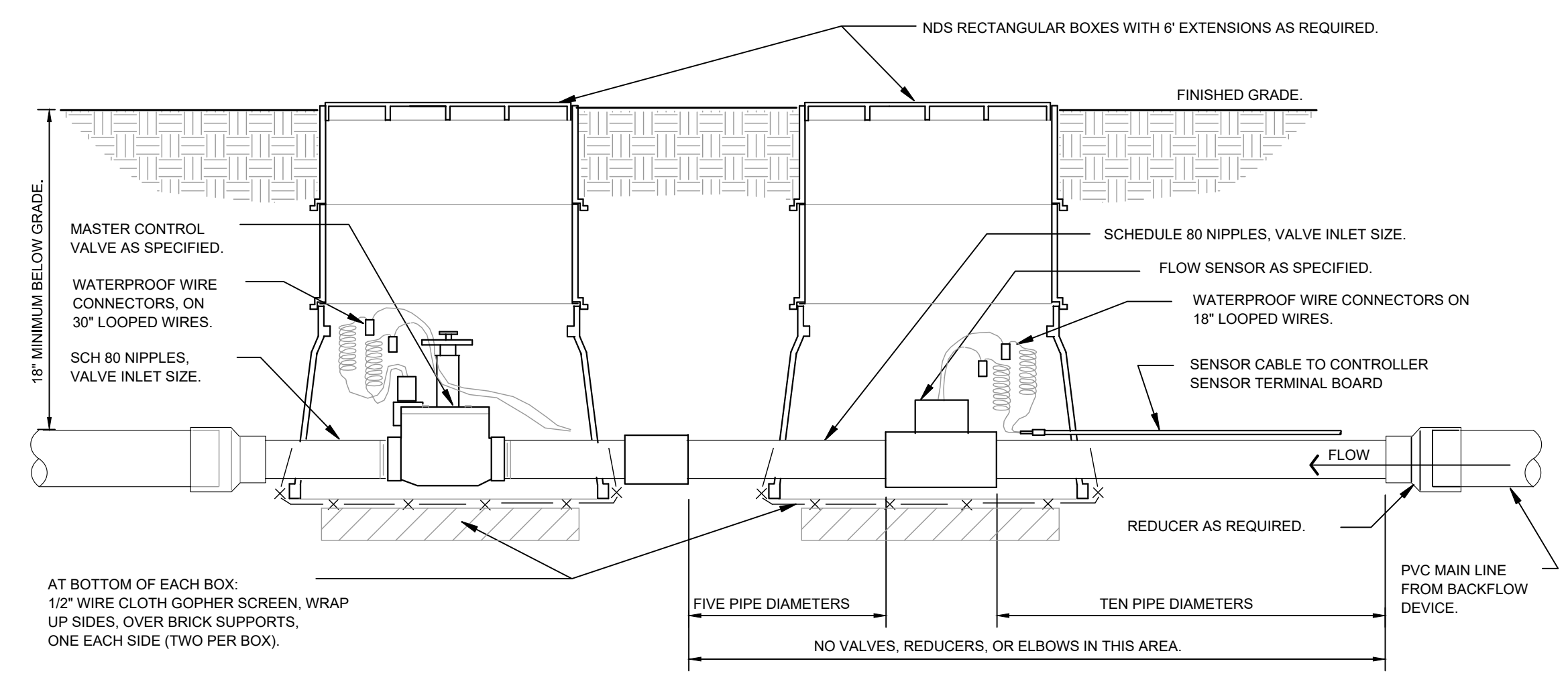
Irrigation Details

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2021-041.00
 DATE
05/23/2022
 REVISIONS

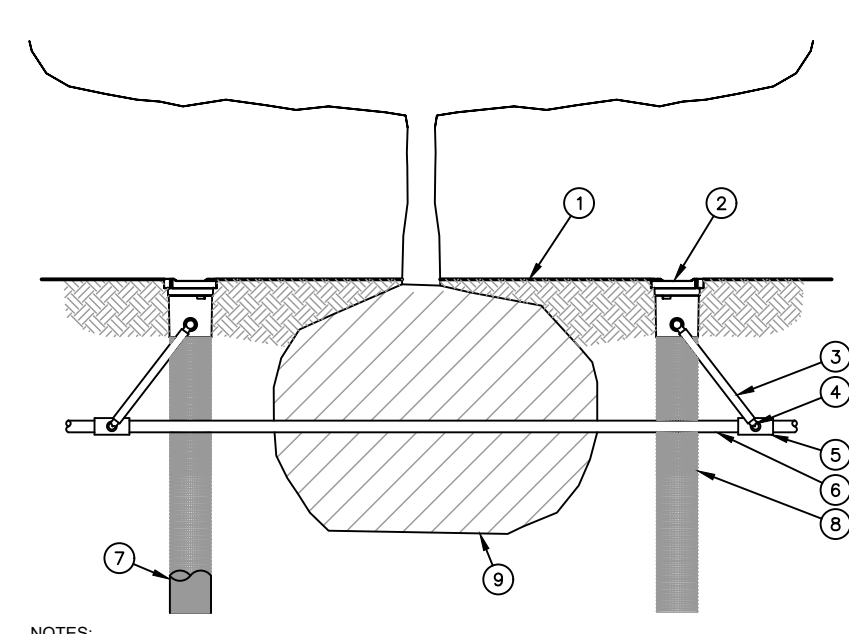
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 DRAWN BY: AK
 CHECKED BY: SB

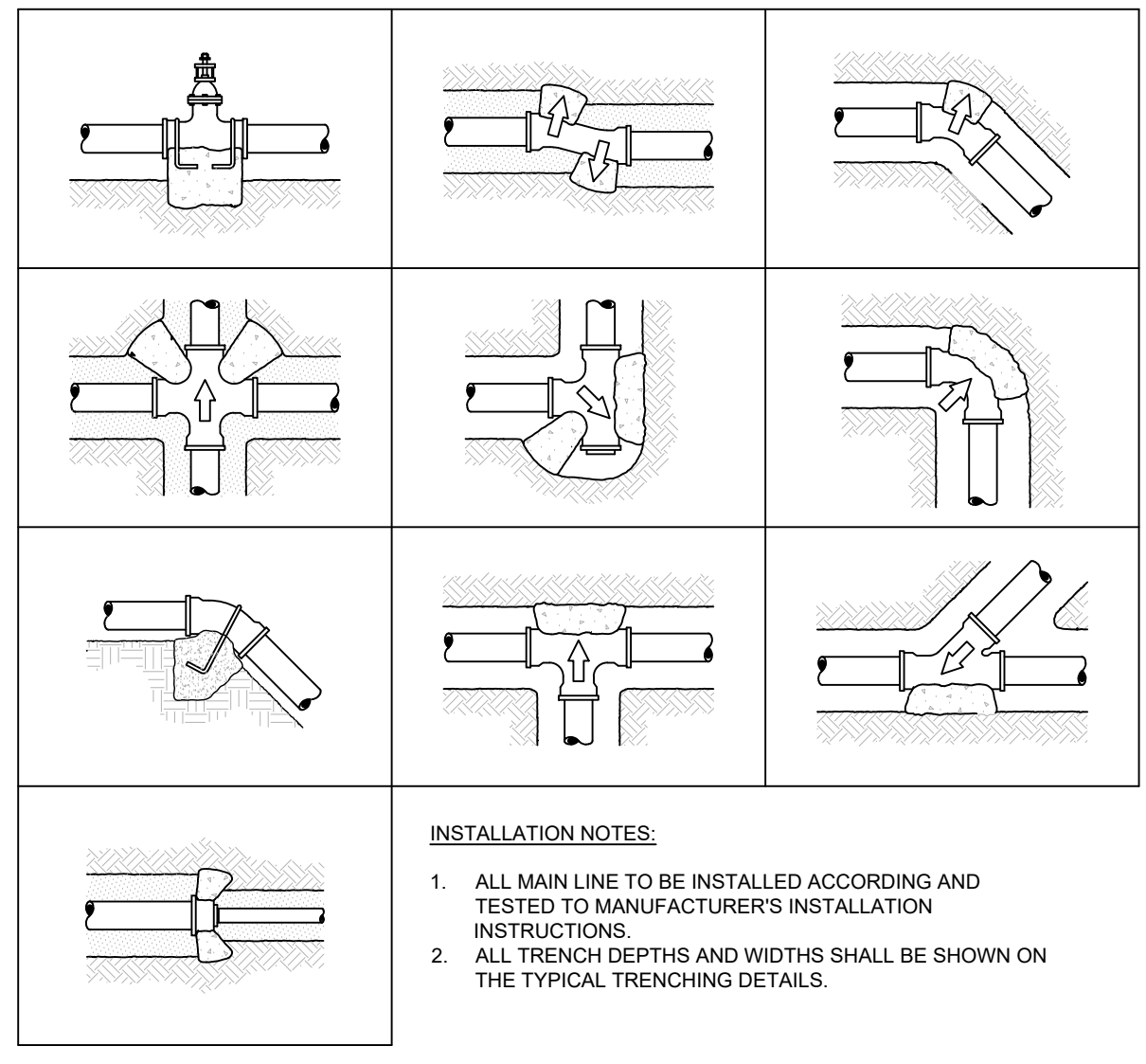
ISSUES FOR
CONSTRUCTION DOCUMENTS
 SHEET NO.
IR-102



1 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
 IR-103 SECTION



- NOTES:**
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
 RWS-B-1401 0.25 GPM (0.95 L/M), CHECK VALVE
 RWS-B-1402 0.25 GPM (0.95 L/M)
 RWS-B-1403 0.25 GPM (0.95 L/M), 1\"/>
 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4\"/>
 5. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
 6. OPTIONAL IRREGISOR FOR USE IN SANDY SOILS.



3 TYPICAL THRUST BLOCK
 IR-103 SECTION

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

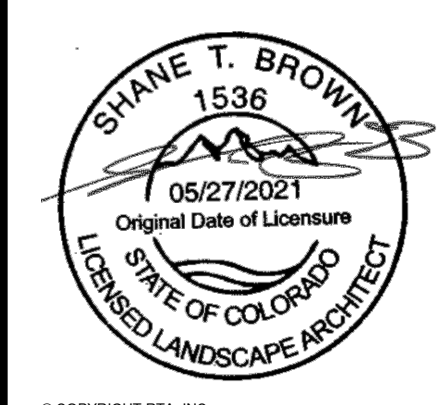
1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE P.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL, AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
14. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
15. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
16. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
18. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
19. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
20. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
21. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
22. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
23. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
24. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
25. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
26. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
27. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
28. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
29. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
30. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION (INDOOR VS. OUTDOOR USE).
31. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
32. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBTSCURED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
33. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
 HYDRO-TESTING TO BE PERFORMED AS LISTED:
 THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
34. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS' SPECIFICATIONS.
35. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1/2" ELECTRICAL CONDUIT.
36. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
37. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
38. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

THE CITY OF COLORADO SPRINGS HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM.

- WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME)
- ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
- FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER 15.
- ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.

NOTE: THE WATERING SCHEDULE PROVIDED IS CONCEPTUAL. IT IS DISPLAYED TO SHOW COMPLIANCE WITH THE CITY OF COLORADO SPRINGS WATER-WISE ORDINANCE. CONTRACTOR SHALL VERIFY AND SET A COMPLIANT WATERING SCHEDULE WITH THE PROPERTY OWNER AND/OR THEIR ASSIGNS.

D49 TRANSPORTATION CENTER
SCHOOL DISTRICT NO 49
 11971 SWINGLINE ROAD
 PEYTON, CO 80831



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SHEET TITLE
Irrigation Details

RTA PROJECT NUMBER
2021-041.00

DATE
05/23/2022

REVISIONS

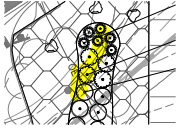
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 DRAWN BY: **AK**
 CHECKED BY: **SB**

ISSUES FOR
CONSTRUCTION DOCUMENTS
 SHEET NO.
IR-103

Landscape Plan Drawings_V1.pdf Markup Summary

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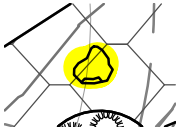
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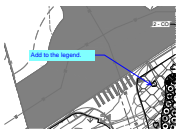
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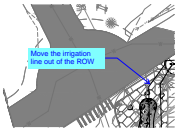
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Move plants/item highlighted in yellow outside the ROW.

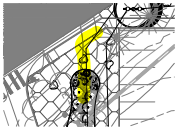
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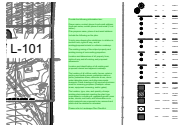
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8/9/2022 10:02:10 AM (1)



Subject: Text Box
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Date: 8/9/2022 10:02:10 AM
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Space:

Provide the following information box:

Owner name, contact phone # and email address
Applicant name, contact phone # and email (if not owner)
Plan preparer name, phone # and email address

Include the following on the plan:

Vicinity map showing the subdivision in relation to section lines, rights-of way, and all existing/proposed arterial or collector roadways

The existing zoning of the subject property and existing zoning of surrounding properties.

Location and dimensions of all property lines, rights-of-way and all existing and proposed easements

Location and classification of all existing and proposed internal and adjacent roadways

The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian areas, vehicular drives, storm water detention areas, and other man-made elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates)

The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated ground cover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated

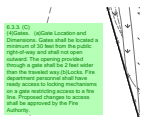
Please refer to Landscape Plan Checklist

8/9/2022 10:04:54 AM (1)



Subject: File Attachment
Page Label: L-001
Author: Linda.Nguyen
Date: 8/9/2022 10:04:54 AM
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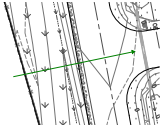
8/9/2022 10:11:40 AM (1)



Subject: Text Box
Page Label: L-101
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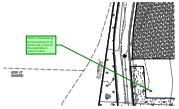
6.3.3. (C)
(4)Gates. (a)Gate Location and Dimensions. Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way.(b)Locks. Fire department personnel shall have ready access to locking mechanisms on a gate restricting access to a fire line. Proposed changes to access shall be approved by the Fire Authority.

8/9/2022 10:11:49 AM (1)



Subject: Arrow
Page Label: L-101
Author: Linda.Nguyen
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8/9/2022 10:15:08 AM (1)



Subject: Callout
Page Label: L-102
Author: Linda.Nguyen
Date: 8/9/2022 10:15:08 AM
Status:
Color: ■
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Space:

Clarify if landscaping for the parking lot @ school site is part of this application's scope of work