LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF ARIZONA RIVER ROCK (1"-2" DIA.) MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF FOUR CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 5'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1 INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
    A. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 3" BELOW FINISH GRADE OF PAVEMENTS AREAS.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH @ROUND-UP® (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF @ROUND-UP® TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING, ALL PLANTING AREAS SHALL BE WEED FREE.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
6	AP	Acer plantanoides 'Emerald Queen'	Emerald Queen Maple	1.5" CAL. B&B	50' H x 30' W
5	MS	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" CAL. B&B	25' H x 20' W
3	PM	Prunus maackii	Amur Chokecherry	1.5" CAL. B&B	25' H x 20' W
5	QG	Quercus gambelii	Gambel Oak	1.5" CAL. B&B	25' H x 20' W
2	TC	Tilia cordata	Littleleaf Linden	1.5" CAL. B&B	40' H x 22' W
SHRUBS/PERENNIALS/GROUNDCOVERS/ORNAMENTAL GRASSES					
8	CA	Cotoneaster apiculatus	Cranberry Cotoneaster	#5	2' H x 5' W
15	GJ	Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	#1	1.5' H x 2' W
18	HS	Helictotrichon sempervirens	Blue Oat Grass	#1	3' H x 3' W
25	MR	Mahonia repens	Creeping Oregon Grape	#5	2' H x 4' W
27	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	3' H x 3' W
25	PP	Pennisetum mexicali 'Pike's Peak Purple'	Pike's Peak Purple Pennisetum	#1	2' H x 2' W
18	PH	Philadelphus microphyllus	Littleleaf Mockorange	#5	3' H x 4' W
11	PO	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	#5	10' H X 8' W
21	PM	Pinus mugo 'Mops'	Mops Mugo Pine	#5	3' H x 3' W
9	RA	Rhus aromatica 'Gro-Low'	Gro-low Sumac	#5	2' H x 6' W
8	RR	Rosa 'Radrazz'	Knock Out Rose	#5	3' H x 3' W
36	YG	Yucca glauca	Soapweed Yucca	#1	3' H x 3' W

NOTE: COLORADO SPRINGS, COLORADO IS CLASSIFIED AS USDA ZONE 5B.

LANDSCAPE REQUIREMENTS

SITE REQUIREMENTS

Requirements: PER COUNTY CODE 6.2.2.E

MIN. OF 5% OF LOT TO BE LANDSCAPED	LOT S.F.	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
	42,271	2,114 S.F.	11,548 S.F.
1 TREE PER 500 S.F. OF REQUIRED INTERNAL LANDSCAPE	S.F.	TREES REQUIRED	TREES PROVIDED
	2,114	4	4

PARKING LOT REQUIREMENTS

Requirements: PER COUNTY CODE 6.2.2.C

1 TREE PER 15 STALLS (35 STALLS)		TREES REQUIRED	TREES PROVIDED
		2	2

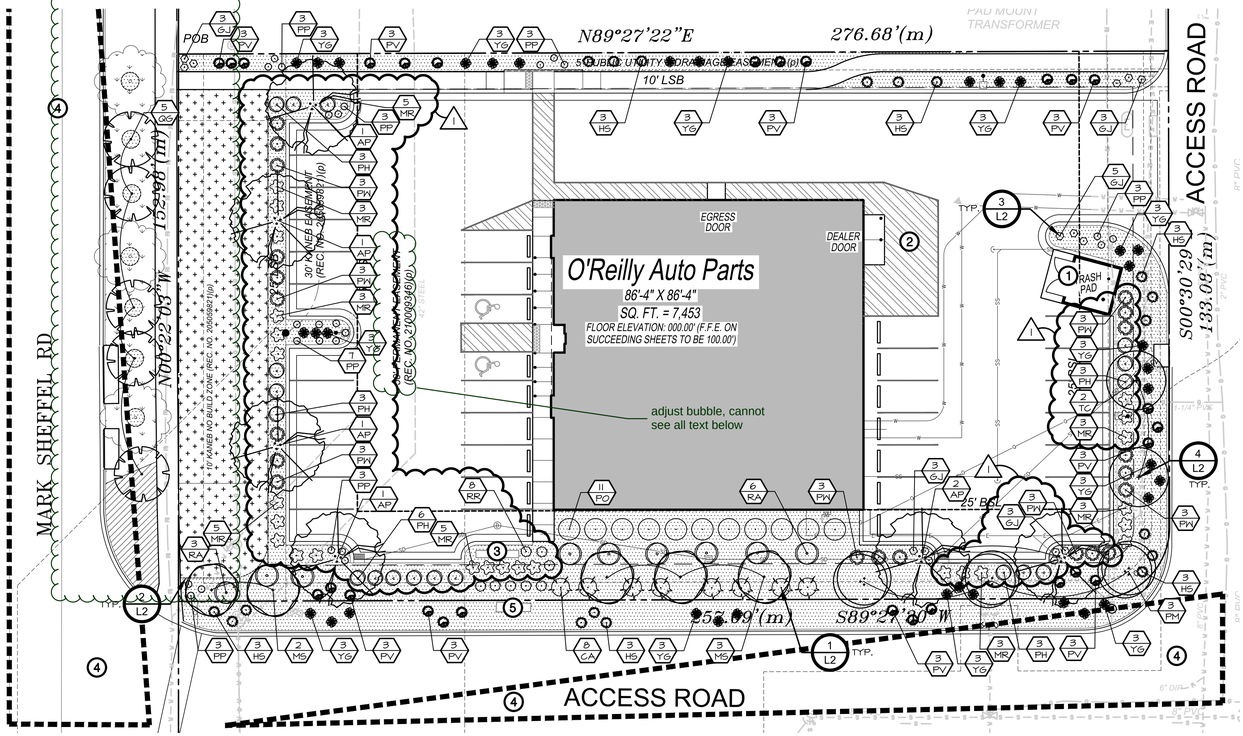
RIGHT OF WAY LANDSCAPING

Requirements: PER COUNTY CODE 6.2.2.B-1 AND D-1

1 TREE PER 20 L.F. OF STREET FRONTAGE ALONG MARKSHEFFEL RD	L.F.	TREES REQUIRED	TREES PROVIDED
	153	8	*5
1 TREE PER 30 L.F. OF STREET FRONTAGE ROAD TO THE EAST	L.F.	TREES REQUIRED	TREES PROVIDED
	65	2	2
1 TREE PER 30 L.F. OF STREET FRONTAGE ROAD TO THE SOUTH	L.F.	TREES REQUIRED	TREES PROVIDED
	251	9	**8 (10 SHRUBS ADDED)

NOTE: DRIVE ENTRANCES NOT INCLUDED IN STREET FRONTAGE CALCULATIONS.
*NOTE: THREE EXISTING TREES COUNTED TOWARD STREET TREE REQUIREMENT.
**NOTE: PER COUNTY CODE 6.2.2.E-2-C, A MAXIMUM OF ½ OF REQUIRED TREES MAY BE SUBSTITUTED WITH SHRUBS ADJACENT TO SIGNS THAT MAY BE OBSTRUCTED. AT LEAST 10 SHRUBS SHALL BE PROVIDED FOR EACH TREE THAT IS REPLACED.

Trees cannot be located in the ROW without a license agreement that must be approved by the Board of County Commissioners



LANDSCAPE AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
    A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
    B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
    C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
6. BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- PLANTS TO BE INSTALLED
- PROPERTY LINE
- CUT EDGE, SEE DETAIL 2/L2
- VISION TRIANGLE
- QUANTITY / PLANT IDENTIFICATION KEY
- PROPOSED BUILDING LOCATION
- 3" DEPTH OF ARIZONA RIVER ROCK (1"-2" DIAMETER) OVER DENITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED
- FESCUE TURF SOD OVER APPROVED TOPSOIL IN THE FOLLOWING MIX:
  25% HARD FESCUE
  25% CANADA BLUE FESCUE
  25% SHEEP FESCUE
  25% WINGLEY CHEWINGS FESCUE
- DRYLAND SEED MIX (SUBMIT SEED MIX FOR APPROVAL PRIOR TO INSTALLATION) OVER APPROVED TOPSOIL AS SPECIFIED, SEE DRYLAND SEED REQUIREMENTS SHEET L2
- EXISTING LANDSCAPE TO REMAIN

CALLOUT LEGEND

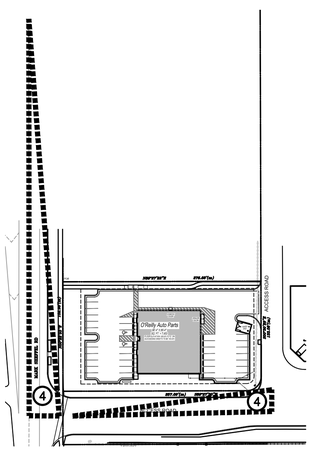
1. TRASH ENCLOSURE
2. LOADING AREA
3. POLE SIGN
4. VISION TRIANGLE, SEE EXHIBIT 2/L1
5. EXISTING MONUMENT SIGN

SITE INFORMATION

ZONING: CR
TOTAL SITE AREA: 42,271 SF (0.97 ACRES)

TOTAL LANDSCAPE AREA: 11,548 SF (0.27 ACRES)

TOTAL NUMBER OF TREES: 21
TOTAL NUMBER OF TREE SPECIES: 5



1 / L1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
20 0 20 40 60
GRAPHIC SCALE - FEET

2 / L1 VISION TRIANGLES
SCALE: 1" = 100'-0"

N

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6661 N Glenwood Street
Garden City, Idaho 83714
www.breckonlandesign.com
Fax: 208-376-6828
Phone: 208-376-5153

JON FRITZ BRECKON
984
Jon Breckon
8/1/2012
Original Date of Licensure
11/18/14
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@estertyschneider.com

811 Know what's below. Call before you dig.

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MARKSHEFFEL ROAD
COLORADO SPRINGS, CO #11

LANDSCAPE PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4369
DATE:	10-11-19
REVISION DATE:	11-18-19

L1 OF 4

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	RATE: PURE LIVE SEED LBS / ACRE
WESTERN YARROW	0.12
FIRECRACKER PENSTEMON	0.24
BLUE FLAX	2.52
CALIFORNIA POPPY	2.52
SHEEP FESCUE	1.80
IDAHO FESCUE	2.40
SANDBURG BLUEGRASS	1.20
ROCKY MOUNTAIN PENSTEMON	1.20
TOTAL SEED	INSTALL @ 12 LBS / ACRE

FERTILE-FIBER MULCH MATERIAL

KIWI FERTILE-FIBER FROM @QUATTRO ENVIRONMENTALS, A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

KIWI POWER FROM @QUATTRO ENVIRONMENTALS (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 171
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

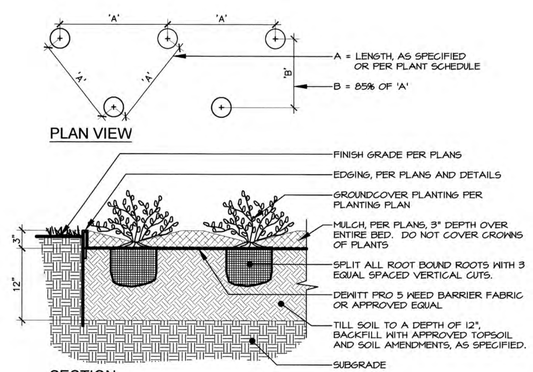
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

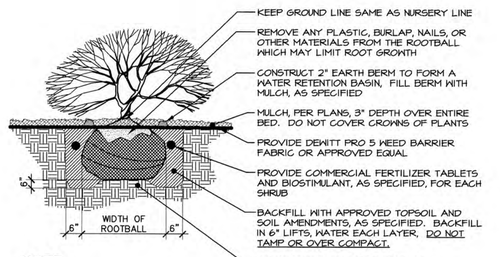
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



NOTES:
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING

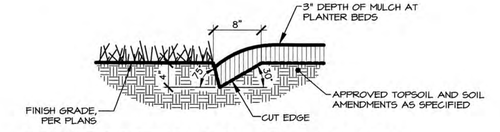
Scale: 1"= 1'-0"



NOTE:
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

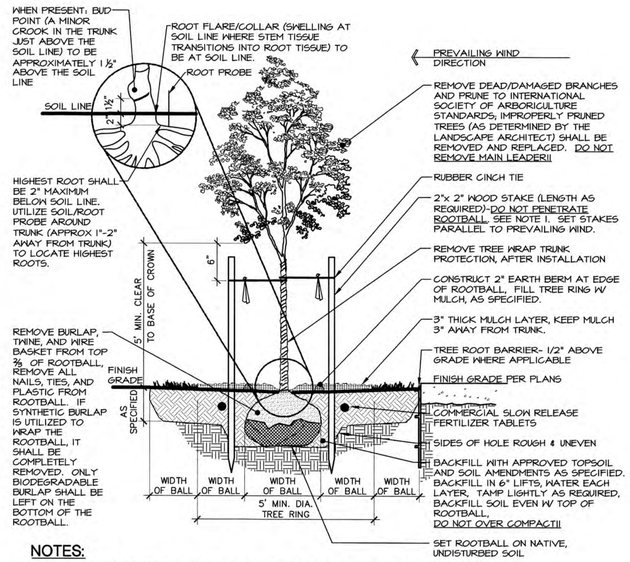
1 SHRUB PLANTING

NOT TO SCALE



2 PLANTER BED CUT EDGE

NOT TO SCALE



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURES RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

4 DECIDUOUS TREE PLANTING

NOT TO SCALE

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MARKSHEFFEL ROAD
COLORADO SPRINGS, CO #11

LANDSCAPE DETAILS

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COMM #	4369
DATE:	10-11-19
REVISION DATE:	

IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 20 G.P.M. WITH 57 P.S.I. AT THE SOURCE AND 57 PSI AT THE EMITTERS. FIELD VERIFY. IF THE SOURCE PRESSURE DOES NOT MEET THESE REQUIREMENTS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CHANGE ORDER REQUIREMENTS.
2. ALL LATERAL LINES THAT ARE NOT LABELED SHALL BE 3/4" DIAMETER.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
5. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
6. ALL SLEEVES SHALL BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES SHALL BE TAPED OR CAPPED AND MARKED WITH A 2"X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES SHALL NOT BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL AS NECESSARY AT HARD SURFACE LOCATIONS.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
8. IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON THE PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
9. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
11. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
12. ALL 24 VOLT POWER WIRES SHALL BE #14 AWG COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ONE POWER WIRE SHALL BE PROVIDED BACK TO THE CONTROLLER FOR EACH VALVE. ALL COMMON WIRES SHALL BE #12 AWG COPPER. ALL 24 VOLT WIRES SHALL BE TAPED TOGETHER AT TEN FOOT (10'-0") INTERVALS.
13. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
14. IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING IN PDF FORMAT UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
15. THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE; REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THE ONE YEAR SHALL BE FREE OF EXPENSE TO THE OWNER.
16. AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD (ONE YEAR).
17. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
18. IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE AND NOT OVERSPRAY THE BUILDING OR OTHER IMPROVEMENTS.
19. IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY SHALL BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.
20. BASE PLAN AND LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
21. ALL MAIN LINE FITTINGS SHALL BE LEEMCO DUCTILE IRON PUSH ON TYPE UNLESS NOTED FOR LATERAL SERVICE. (ON 3" OR LARGER ONLY)
22. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
23. ALL MAIN LINE FITTINGS SHALL BE SCHEDULE 40 SOLVENT WELD TYPE UNLESS NOTED FOR LATERAL SERVICE.
24. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.

DRIP IRRIGATION NOTES

1. ALL PLANTER BEDS SHALL BE IRRIGATED WITH AN INLINE EMITTER DRIP LINE IRRIGATION SYSTEM, 'NETAFIM' 'TECHLINE HCVXR' OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS AND THE FOLLOWING REQUIREMENTS:
   A. AN INLINE EMMITTER DRIP LINE TUBING SHALL BE USED. THE EMITTER SPACING SHALL BE TWELVE INCHES (12") AND THE EMITTER FLOWS ARE TO BE 0.71 G.P.H. LATERALS SHALL BE SPACED AT EIGHTEEN INCHES (18").
   B. A MANUAL DISC FILTER SHALL BE INSTALLED ON EACH ZONE SEE LEGEND FOR MODEL NUMBER. THE FILTER SHALL BE INSTALLED IN CONJUNCTION WITH AN ELECTRIC REMOTE CONTROL VALVE AS SPECIFIED (SIZE AS NOTED ON SCHEDULE). THE FILTER SHALL INCLUDE 120 MESH DISC FILTER RINGS. SEE DETAIL.
   C. ALL ZONES SHALL BE INSTALLED WITH A MANUAL LINE FLUSHING VALVE. INSTALL WITH COLLAR. SEE DETAIL 12/L4.
   D. ALL TUBING SHALL BE STAKED DOWN WITH TLS6 SIX INCH (6") SOIL STAPLES EVERY 3'-5" PLUS TWO ON EACH TEE, ELBOW OR CROSS.
2. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE. NO CHANGES IN MATERIAL SPECIFIED OR TO THE DESIGN OF THE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY. (SEE PIPE SIZING NOTES ON THIS SHEET.)
4. AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM.
5. PROVIDE DRIP LINE TO ENSURE EACH SHRUB AND TREE RECEIVES ADEQUATE IRRIGATION SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. BURY DRIP LINE AT 5" MIN. BELOW GRADE, SEE DETAIL 8/L4. LOCATE DRIP LINE TO OBTAIN COMPLETE COVERAGE OF PLANTER AREAS, SEE DETAIL 14/L4. REFER TO NOTES, SPECIFICATIONS, AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CAUTION NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SYSTEM OPERATIONAL NOTES

SYSTEM OPERATION:

(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP / WATERING SCHEDULE:

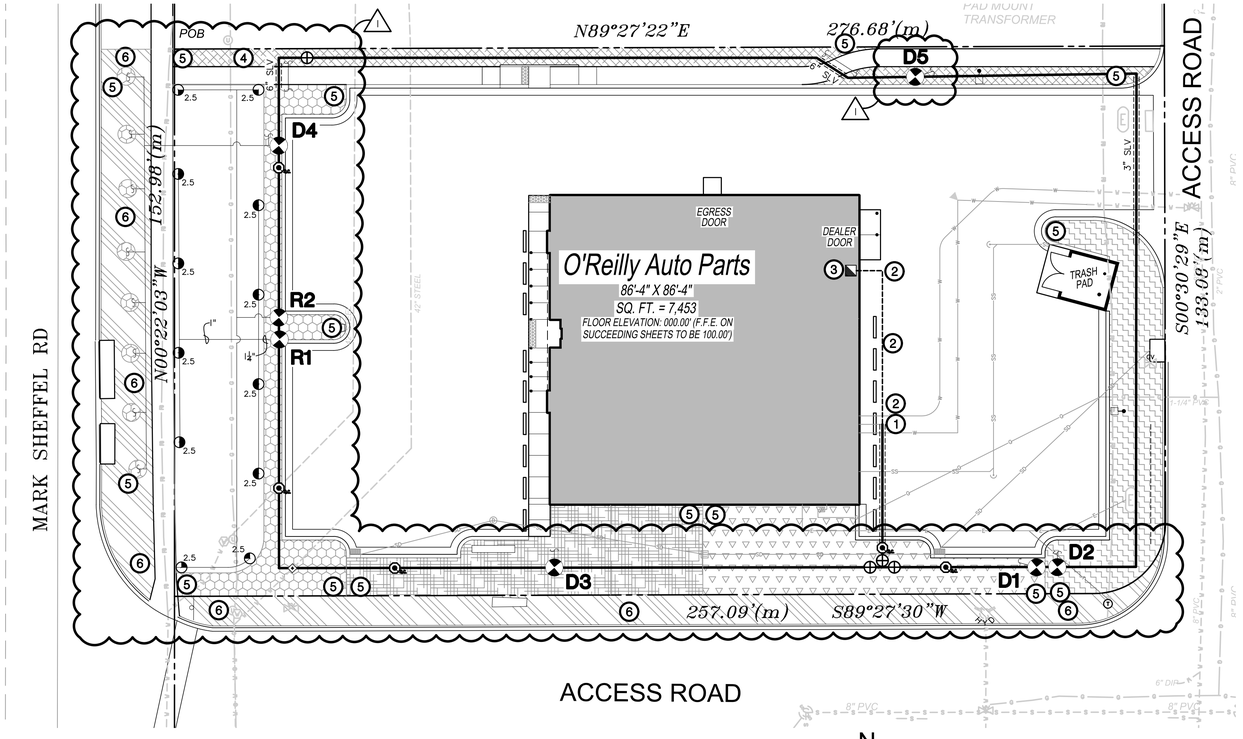
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER, EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES. THEREFORE STATION RUN TIMES REFLECT ONE THIRD (1/3) THE TOTAL APPLICATION. THE WATERING SCHEDULE SHALL BE MONDAYS, WEDNESDAYS AND FRIDAYS. SET CONTROLLERS FOR START TIME #1 AT 5:30A.M. WATERING WILL BE STOPPED DURING THE MONTHS OF DECEMBER THROUGH FEBRUARY. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.

INITIAL STATION RUN TIMES:

DRIP ZONES: SHRUBS - 30 MINUTE CYCLES.
TREES - 45 MINUTE CYCLES.

SYSTEM BALANCING:

AS THE SYSTEM OPERATES, SOME ZONES WILL BE WET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHIGH REQUIRE ADDITIONAL OR LESS WATER. FOR EXAMPLE, IF STATION TS1, A 15' TURF SPRAY ZONE IS ALWAYS DRY, CHANGE THE STATION TS1 RUN TIME FROM FIFTEEN (15) MINUTES TO SIXTEEN (16) MINUTES. CONTINUE MAKING ADJUSTMENTS UNTIL THE ZONE MOISTURE CONTENT IS ACCEPTABLE. USE NOZZLE CHANGES OR NOZZLE SCREW ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.



1 IRRIGATION PLAN (L3)

SCALE: 1" = 20'-0"

20 0 20 40 60

GRAPHIC SCALE - FEET

N

IRRIGATION MATERIAL LEGEND

SYMBOL	DESCRIPTION
3.0 2.0 1.5 1.0 .75 .5	'HUNTER' PGJ-04 GEAR ROTOR AS SPECIFIED. NOZZLE AS INDICATED ON PLANS. SEE DETAIL 5/L4.
TS3	ELECTRIC REMOTE CONTROL VALVE, AS SPECIFIED. SEE ZONE SCHEDULE FOR VALVE SIZE. SEE DETAILS 1/L4 AND 10/L4.
	'HUNTER' ICV REMOTE CONTROL VALVE LABEL (R = ROTOR, TS = TURF SPRAY, SS = SHRUB SPRAY, D = DRIP).
1¼"	LATERAL LINE AS SPECIFIED, SIZE AS INDICATED ON PLANS.
1½"	1-½" MAIN LINE AS SPECIFIED.
6" SLV	CLASS 200 IRRIGATION SLEEVE, SIZE AS INDICATED ON PLANS. (Provide a 2-1/2" sleeve at all main line sleeve locations for control wires.)
1½"	GRAY SCHEDULE 40 PVC FOR ELECTRICAL CONTROL WIRES, SIZE AS INDICATED ON PLANS. COORDINATE WITH ELECTRICAL.
	WILKINS GATE VALVE OR APPROVED EQUAL, SIZE TO MATCH MAIN LINE, SEE DETAIL 13/L4.
	1" 'HUNTER' HQ-5LRC QUICK COUPLING VALVE W/ HK-55 KEY, AND HOSE SWIVEL, SEE DETAIL 8/L4.
	NIBCO MANUAL DRAIN VALVE SIZE TO MATCH MAINLINE, SEE DETAIL 3/L4.
	'NETAFIM' COMBINATION TEE, SEE DETAIL 10/L4.
	HUNTER I-CORE-600-SS 6 STATION WALL MOUNTED CONTROLLER WITH ICM-600 EXPANSION MODULE TO ACCOMMODATE 12 ZONES AND LOCKABLE, STAINLESS STEEL CABINET, AND SOLAR-SYNC ET SYSTEM, SEE DETAIL. INSTALL SOLAR-SYNC SENSOR WITHIN 40'-0" OF CONTROLLER. SEE DETAIL 7/L4.

CALLOUT LEGEND

1. CONNECT NEW 1-½" MAINLINE TO IRRIGATION STUB AT BUILDING PER CIVIL PLANS IN THIS APPROXIMATE LOCATION. (FIELD VERIFY). SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
2. 2" WIRE SLEEVE. ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
3. WALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 120 VOLT AS REQUIRED. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN APPROPRIATELY SIZED CONDUIT (2" MINIMUM). IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CERTIFIED ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL ENSURE ALL CONTROLLER OPTIONS AND ZONES ARE FULLY OPERATIONAL AFTER TRENCHING HAS FINISHED. CONTROLLER LOCATION TO BE OWNER APPROVED. REVISE LOCATION AS REQUIRED FOR OWNER APPROVAL.
4. EXTEND EXTRA WIRES TO THIS POINT, COIL APPROXIMATELY 24" LENGTH OF EXTRA WIRES IN SEPARATE VALVE BOX AT THIS LOCATION.
5. INSTALL 'HUNTER' OPERATION INDICATOR STAKE AT END OF DRIPZONE LINE TO ENSURE PROPER FUNCTIONALITY, SEE DETAIL 4/L4.
6. CONTRACTOR TO PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER PLANT ESTABLISHMENT. SEE LANDSCAPE PLAN, SHEET L1 FOR DETAILS.

ZONE SCHEDULE

ZONE #	GPM	PSI	VALVE SIZE
R1	20.00	30	1"-ICV-101G
R2	10.00	30	1"-ICV-101G
D1	15.07	57	1"-LVCZ100TS-HFHP
D2	14.66	57	1"-LVCZ100TS-HFHP
D3	15.48	57	1"-LVCZ100TS-HFHP
D4	13.67	57	1"-LVCZ100TS-HFHP
D5	11.83	57	1"-LVCZ100TS-HFHP

NOTE:
1. VALVES TO BE INSTALLED FOR ANGLE VALVE CONFIGURATION.

DRIP MATERIAL LEGEND

- NETAFIM -AREA ONE
- NETAFIM -AREA TWO
- NETAFIM -AREA THREE
- NETAFIM -AREA FOUR
- NETAFIM -AREA FIVE
- SUPPLEMENTAL WATER AREA

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811 Know what's below. Call before you dig.

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Original Date of Licensure
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STATE OF COLORADO
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MARKSHEFFEL ROAD
COLORADO SPRINGS, CO #11

IRRIGATION PLAN

O'Reilly AUTO PARTS

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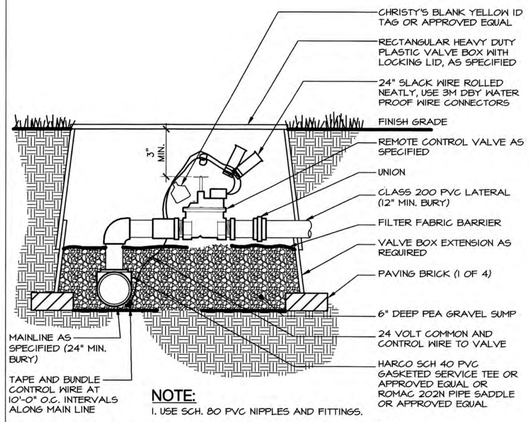
COMM #	4369
DATE:	10-11-19
REVISION	
DATE:	11-18-19

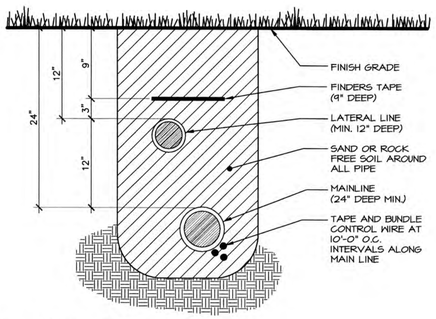
L3 OF 4

S:_projects\2019\119074 oreilly colorado springs\CAD\Sheets\119074 L2 Irr.dwg plotted by: thawkes on Mon, November 18 2019 at 09:53 AM

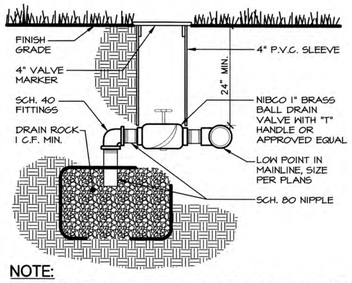


NOTE:
1. USE SCH. 80 PVC NIPPLES AND FITTINGS.

1 REMOTE CONTROL VALVE
NOT TO SCALE

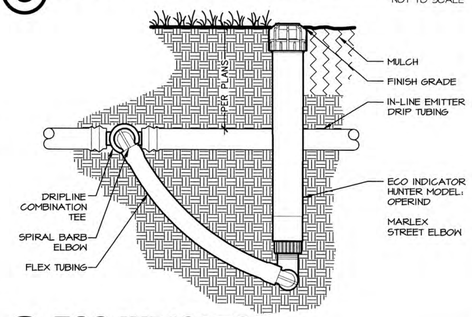


2 TRENCH SECTION
NOT TO SCALE

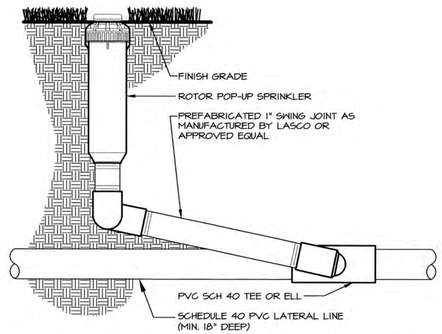


NOTE:
1. DRAIN LINES MAY BE DIRECTED TO THE SITE DRAINAGE SYSTEM WHERE APPLICABLE. REFER TO PLANS FOR MORE INFORMATION.

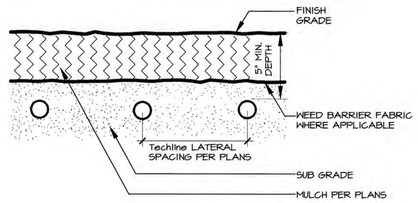
3 MANUAL DRAIN VALVE
NOT TO SCALE



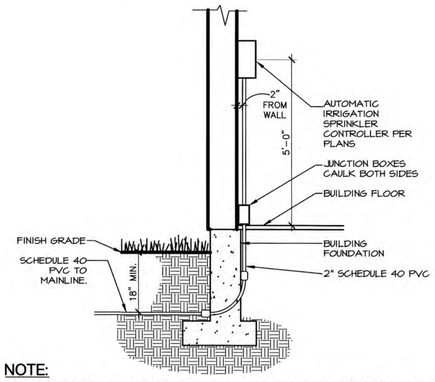
4 ECO INDICATOR
NOT TO SCALE



5 ROTOR POP-UP SPRINKLER
NOT TO SCALE

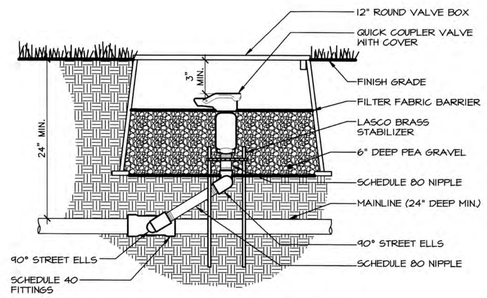


6 TECHLINE SUBGRADE INSTALLATION
NOT TO SCALE

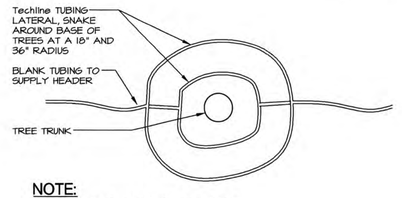


NOTE:
1. COORDINATE CONDUIT INSTALLATION WITH ELECTRICAL AND FOUNDATION INSTALLATION.
2. SEE ELECTRICAL PLAN FOR EXACT LOCATION. COORDINATE AS REQUIRED FOR PLACEMENT ON INTERIOR WALL.

7 AUTOMATIC IRRIGATION CONTROLLER
NOT TO SCALE

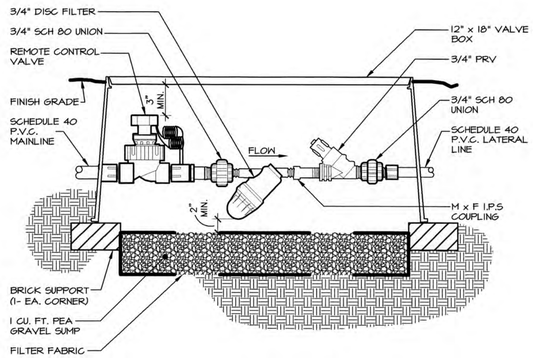


8 QUICK COUPLER VALVE
NOT TO SCALE

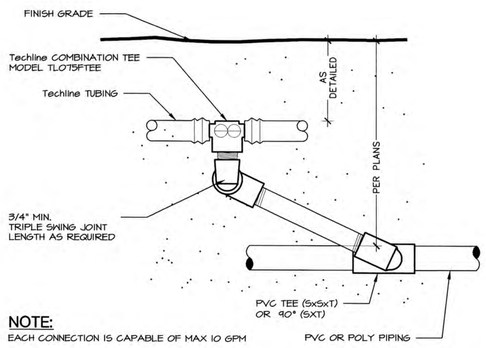


NOTE:
1. TO BE USED AT ALL TREES PLANTED WITHIN AREA NOTED ON PLAN.

9 TECHLINE LAYOUT AT TREES
NOT TO SCALE

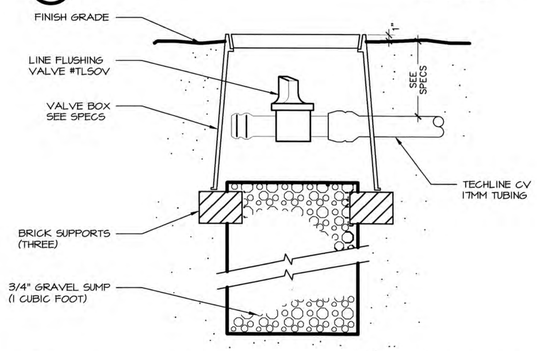


10 REMOTE CONTROL VALVE WITH 3/4" FILTER
NOT TO SCALE

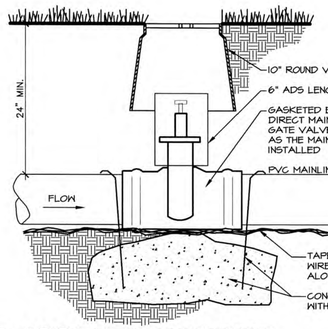


NOTE:
EACH CONNECTION IS CAPABLE OF MAX 10 GPM

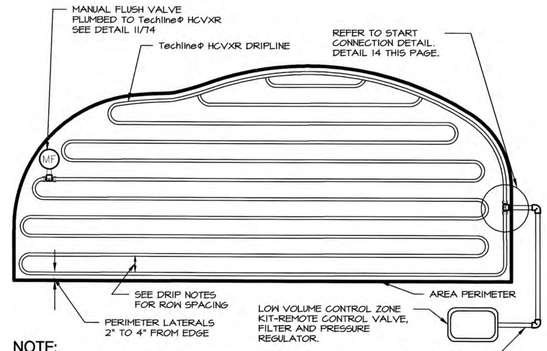
11 TECHLINE START CONNECTION
NOT TO SCALE



12 MANUAL LINE FLUSHING VALVE PLUMBED TO TUBING
NOT TO SCALE



13 ISOLATION VALVE
NOT TO SCALE



NOTE:
1. CENTER FEED LITE LAYOUTS ALLOW 2X MAX TUBING LENGTH OF STANDARD LAYOUTS.
2. PLACE SOIL STAPLE EVERY 3'-5' PLUS TWO ON EACH TEE, ELBOW OR CROSS.
3. BELOW ARE MAX LINE DISTANCE FOR CENTER FEED LITE LAYOUT @ 57 PSI INLET, REFER TO FULL CHART FOR ALTERNATE PRESSURES:

33 @ 12" o.c.	1,056	53 @ 12" o.c.	714'
33 @ 18" o.c.	1,504'	53 @ 18" o.c.	1,104'

¾" MIN PVC/POLY TUBING TO CONNECTION; SIZE AS INDICATED ON PLANS.

14 TECHLINE LAYOUT
NOT TO SCALE

landdesign
BRECKON
6661 N Glenwood Street
Garden City, Idaho 83714
www.breckonlandesign.com
Fax: 208-376-6163
Phone: 208-376-6153

811
Know what's below.
Call before you dig.

JON FRITZ BRECKON
964
10/1/19
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@steerlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MARKSHEFFEL ROAD
COLORADO SPRINGS, CO #11

IRRIGATION DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4369
DATE:	10-11-19
REVISION DATE:	

Landscape drawing_V1.pdf Markup Summary

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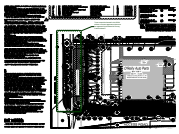

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Trees cannot be located in the ROW without a license agreement that must be approved by the Board of County Commissioners

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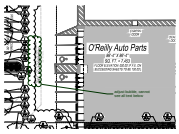

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