



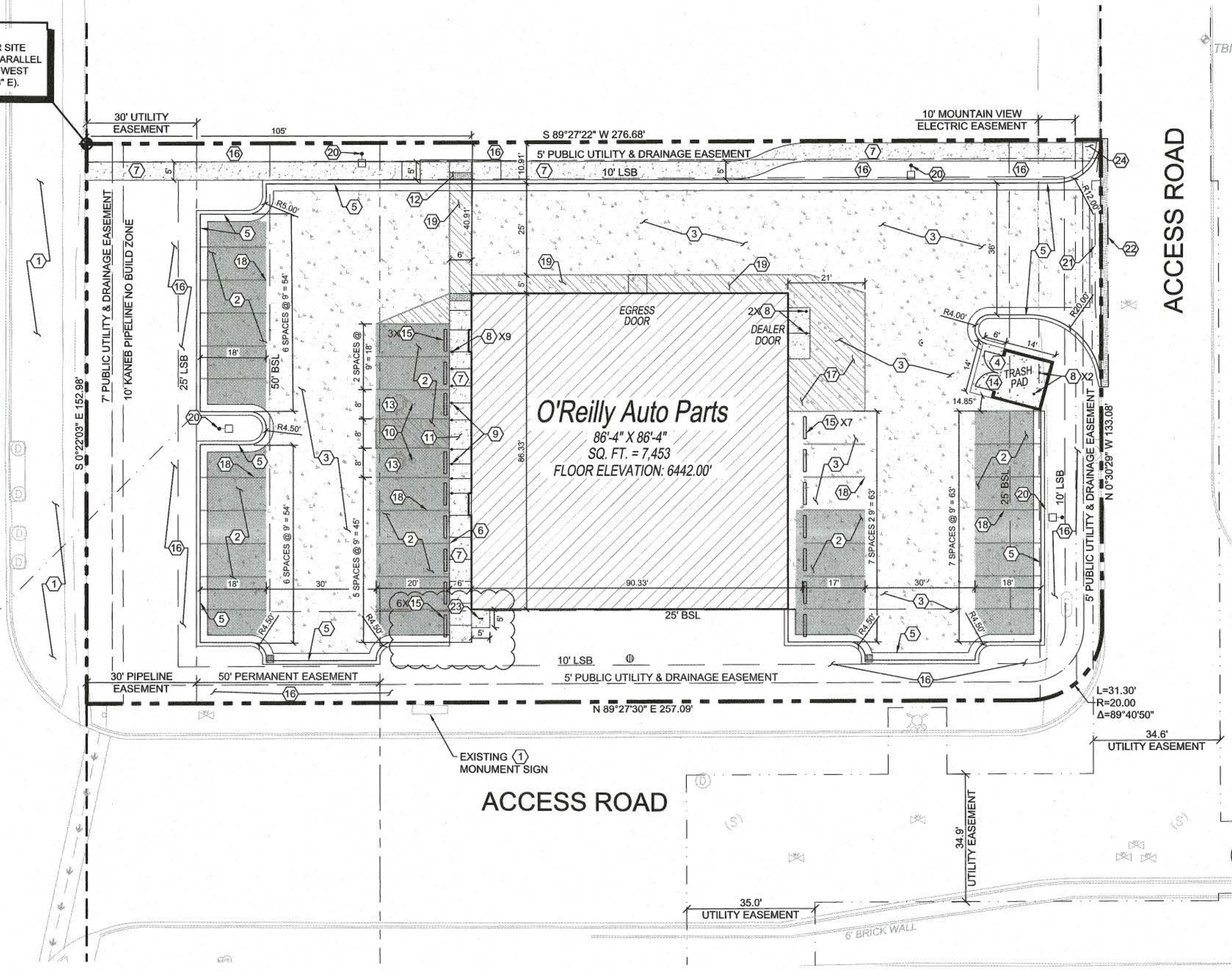


SPECIAL NOTE:  
POINT OF BEGINNING FOR SITE  
DEVELOPMENT LAYOUT PARALLEL  
AND PERPENDICULAR TO WEST  
PROPERTY LINE (S 0°22'03" E).

MARKSHEFFEL ROAD

# 1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"



ACCESS ROAD

## KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- CONCRETE PAVING (LIGHT DUTY) AT PARKING AREAS AS SHOWN HEREON, REFER TO DETAIL 1/C2.2.
- CONCRETE PAVING (MEDIUM DUTY) AT DRIVE AREAS, DRIVE APRONS, PARKING AREAS, AND FIRE LANES AS SHOWN HEREON, REFER TO DETAIL 2/C2.2.
- CONCRETE PAVING (TRASH PAD) AT REFUSE AREA, REFER TO DETAIL 3/C2.2.
- CONCRETE CURB, REFER TO DETAIL 4/C2.2.
- CONCRETE SIDEWALK CURB, REFER TO DETAIL 5/C2.2. REFER TO SHEET C1.1 FOR ELEVATIONS.
- CONCRETE SIDEWALK, REFER TO DETAIL 6/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- HANDICAP PARKING SIGN, REFER TO DETAIL 11/C2.2.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 8/C2.2.
- ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C2.2.
- ACCESSIBLE CONCRETE CURB RAMP, REFER TO DETAIL 10/C2.2.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) NOT TO EXCEED 2% SLOPE MAXIMUM IN ANY DIRECTION. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- TRASH ENCLOSURE, REFER TO DETAILS ON SHEET C2.3.
- CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- LANDSCAPING. SEE LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- STRIPED LOADING ZONE. PROVIDE 4" STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- STRIPED PEDESTRIAN PATH. PROVIDE 4" STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- PARKING LOT LIGHTING, REFER TO UTILITIES SITE PLAN FOR TYPE AND CONSTRUCTION.
- 3" CROSS PAN PER EL PASO COUNTY DOT STANDARD DRAWING SD\_2-28, REFER TO SHEET C1.1 FOR ELEVATIONS.
- SAWCUT 2" OFF EDGE OF CONCRETE.
- INSTALL INVERTED "U" BIKE RACK. REFER TO DETAIL 12/C2.2.
- PROPOSED SIDEWALK CONNECTION TO ADJACENT PROPERTY.

## GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

## ZONING CODE

ZONING CLASSIFICATION:	COMMERCIAL REGIONAL
PROPERTY AREA:	21,678 SQ. FT.
PAVEMENT AREA:	18,888 SQ. FT.
PARKING SUMMARY:	
PARKING FORMULA:	1 SP. PER 250 SQ. FT. GFA
SPACE SIZE:	9' x 18'
SPACES REQUIRED:	30
SPACES PROVIDED (PROPOSED):	35
H.C. SPACES PROVIDED:	2
BICYCLE PARKING REQUIRED:	1.5
BICYCLE PARKING PROVIDED:	2

## SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- NEW BUILDING CONSTRUCTION
- HEAVY DUTY CONCRETE
- STANDARD DUTY CONCRETE
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE

## BASIS OF BEARING

BEARINGS ARE BASED ON GRID CENTRAL FOR COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD83. LATITUDE = 38°51'57.09193", LONGITUDE = 10°40'53.61704", CONVERGENCE ANGLE = 0°11'59".

## ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

CAUTION:  
INFORMATION ON THIS DRAWING  
CONCERNING TYPE AND LOCATION  
OF UNDERGROUND AND OTHER  
UTILITIES IS NOT GUARANTEED TO  
BE ACCURATE OR ALL INCLUSIVE.  
THE CONTRACTOR IS RESPONSIBLE  
FOR MAKING HIS OWN  
DETERMINATION AS TO THE TYPE  
AND LOCATION OF UNDERGROUND  
AND OTHER UTILITIES AS MAY BE  
NECESSARY TO AVOID DAMAGE  
THERE TO.



EL PASO COUNTY REFERENCE NUMBER: PPR-20-002

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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

**O'Reilly AUTO PARTS**

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

COMM #	4369
DATE:	10-11-19
REVISION	
DATE:	02-26-2020

C2.1



## LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- 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.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE TOP SOIL SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF ARIZONA RIVER ROCK (1/2" DIA.) MULCH. SUBMIT SAMPLE FOR APPROVAL.
- 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.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- 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.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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 TESTS/ 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 ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL, OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.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.
  - 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.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. 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.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 5'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 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.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

## TOPSOIL NOTES

- 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.
- 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.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. 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.
- 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 GRADES AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
  - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 3" BELOW FINISH GRADE OF PAVEMENT AREAS.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- 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:

- ALL AREAS TO BE PLANTED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUND-UPA (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- 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.
- APPLY SECOND APPLICATION OF GROUND-UPA 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.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING, ALL PLANTING AREAS SHALL BE WEED FREE.

## TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- 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:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. 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.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM 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.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

## PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
5	AP	Acer plantanoides 'Emerald Queen'	Emerald Queen Maple	1.5" CAL. B4B	50' H x 30' W
3	GS	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" CAL. B4B	25' H x 20' W
3	PM	Prunus pennsylvanica	Amur Chokecherry	1.5" CAL. B4B	25' H x 20' W
5	GS	Quercus gambellii	Gambel Oak	1.5" CAL. B4B	25' H x 20' W
<b>SHRUBS/PERENNIALS/GROUNDCOVERS/ORNAMENTAL GRASSES</b>					
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
12	HS	Helictotrichon sempervirens	Blue Oat Grass	#1	3' H x 3' W
14	MR	Mahonia repens	Creeping Oregon Grape	#5	2' H x 4' W
24	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	3' H x 3' W
25	PP	Penstemon mexicali 'Pike's Peak Purple'	Pike's Peak Purple Penstemon	#1	3' H x 2' W
15	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
15	PN	Pinus mugo 'Mops'	Mops Mugo Pine	#5	3' H x 3' W
4	RA	Rhus aromatica 'Gro-Low'	Gro-low Sumac	#5	3' H x 6' W
8	RR	Rosa 'Radarazz'	Knock Out Rose	#5	3' H x 3' W
21	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	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
MIN. OF 5% OF LOT TO BE LANDSCAPED	LOT 5.F. 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	**3 (10 SHRUBS ADDED)

### PARKING LOT REQUIREMENTS

Requirements:	PER COUNTY CODE 6.2.2.C	TREES REQUIRED	TREES PROVIDED
1 TREE PER 15 STALLS (35 STALLS)		2	2

### RIGHT OF WAY LANDSCAPING

Requirements:	PER COUNTY CODE 6.2.2.B-1 AND D-1	TREES REQUIRED	TREES PROVIDED
1 TREE PER 20 L.F. OF STREET FRONTAGE ALONG MARKSHEFFEL RD	L.F. 153	8	45

1 TREE PER 30 L.F. OF STREET FRONTAGE ROAD TO THE EAST	L.F.	TREES REQUIRED	TREES PROVIDED
	65	2	***1

1 TREE PER 30 L.F. OF STREET FRONTAGE ROAD TO THE SOUTH	L.F.	TREES REQUIRED	TREES PROVIDED
	251	4	**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 1/4 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.  
\*\*\*NOTE: NO TREES ALLOWED WITHIN 10' ELECTRICAL UTILITY EASEMENT.

## LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- PLANTS TO BE INSTALLED
- PROPERTY LINE
- CUT EDGE, SEE DETAIL 2/L2
- VISION TRIANGLE

- QUANTITY
- PLANT IDENTIFICATION KEY

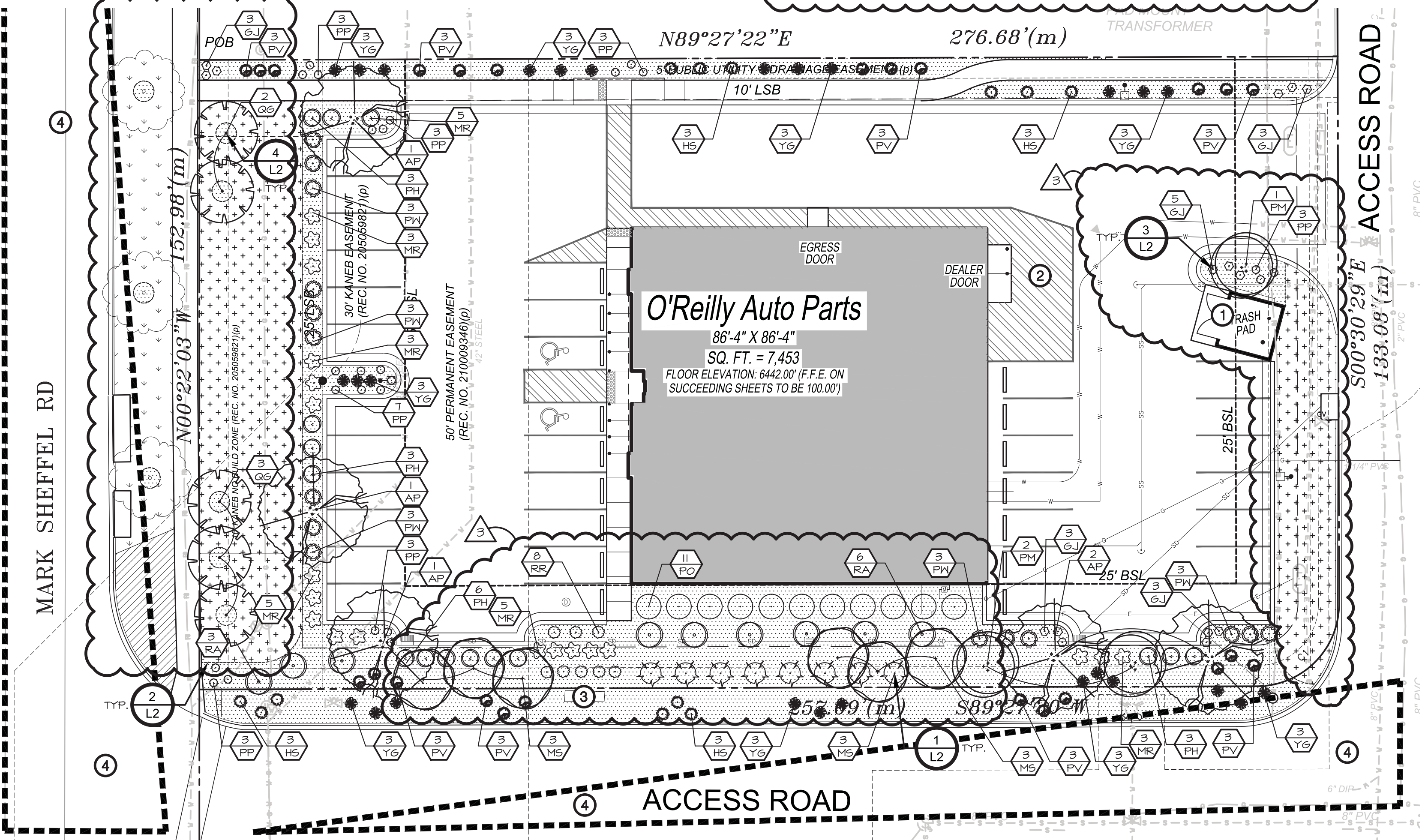
- PROPOSED BUILDING LOCATION
- 3" DEPTH OF ARIZONA RIVER ROCK (1"-2" DIAMETER) OVER DENIT PRO 5 NEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED
- FESCUE TURF SOD OVER APPROVED TOPSOIL IN THE FOLLOWING MIX:
  - 25% HARD FESCUE
  - 25% CANADA BLUE FESCUE
  - 25% SHEEP FESCUE
  - 25% WINGLEY CHEWINGS FESCUE
- 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 EXISTING MONUMENT SIGN
- 4 VISION TRIANGLE, SEE EXHIBIT 2/L1

## SITE INFORMATION

ZONING: CR  
TOTAL SITE AREA: 42,271 SF (0.91 ACRES)  
TOTAL LANDSCAPE AREA: 11,548 SF (0.21 ACRES)  
TOTAL NUMBER OF TREES: 18  
TOTAL NUMBER OF TREE SPECIES: 4



## LANDSCAPE AREA

## PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - 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.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- 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:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE NEED 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.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, RUBBISH, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM 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.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOIL 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.

## 1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



GRAPHIC SCALE - FEET

## 2 VISION TRIANGLES

SCALE: 1" = 100'-0"



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

**O'Reilly AUTO PARTS**  
CORPORATE OFFICES  
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COMM #	4369
DATE:	10-11-19
REVISION	
DATE:	11-18-19
	12-13-19
	02-26-2020



## 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

KINI FERTILE-FIBER FROM EQUATTRO ENVIRONMENTAL, 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

KINI POWER FROM EQUATTRO ENVIRONMENTAL (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

1647 WEST 2100 NORTH  
P.O. BOX 177  
LEHI, UTAH 84043  
1-800-768-4483  
(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 TIME WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEED. 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 WAKING 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 SEEDINGS 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.

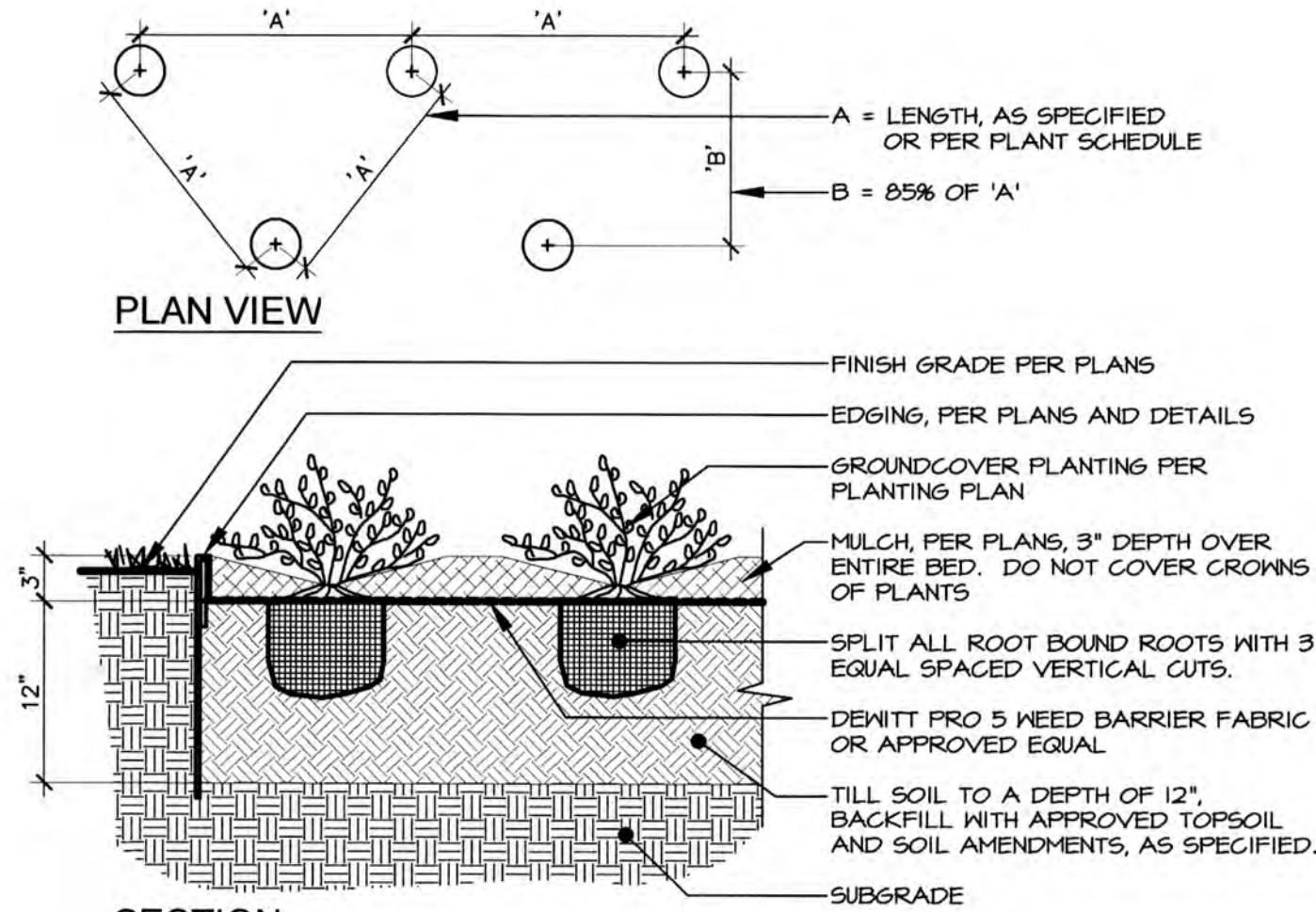
### FERTILIZATION

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.



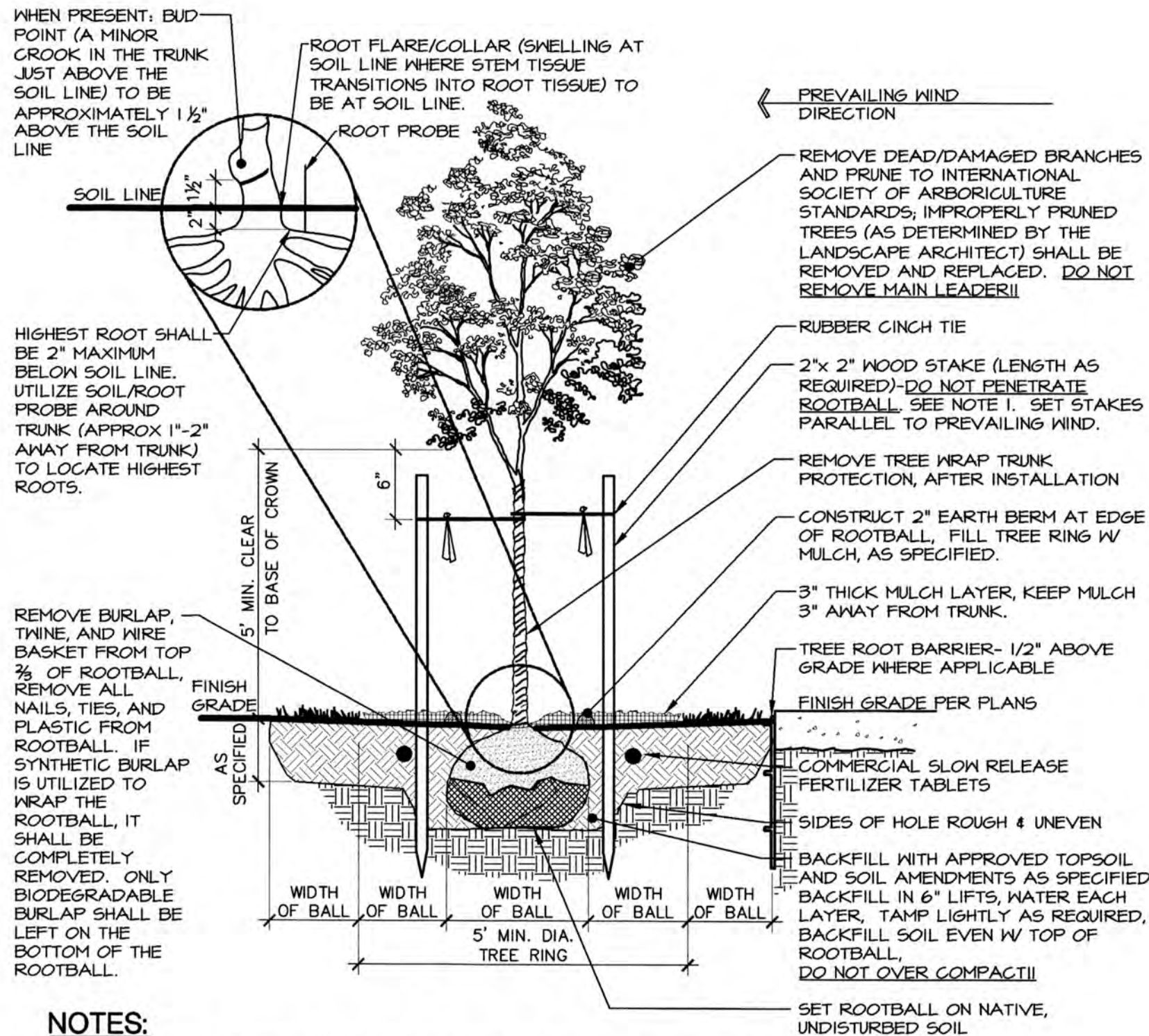
### SECTION

### NOTES:

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

## 3 PERENNIAL & GROUNDCOVER PLANTING

Scale: 1"= 1'-0"

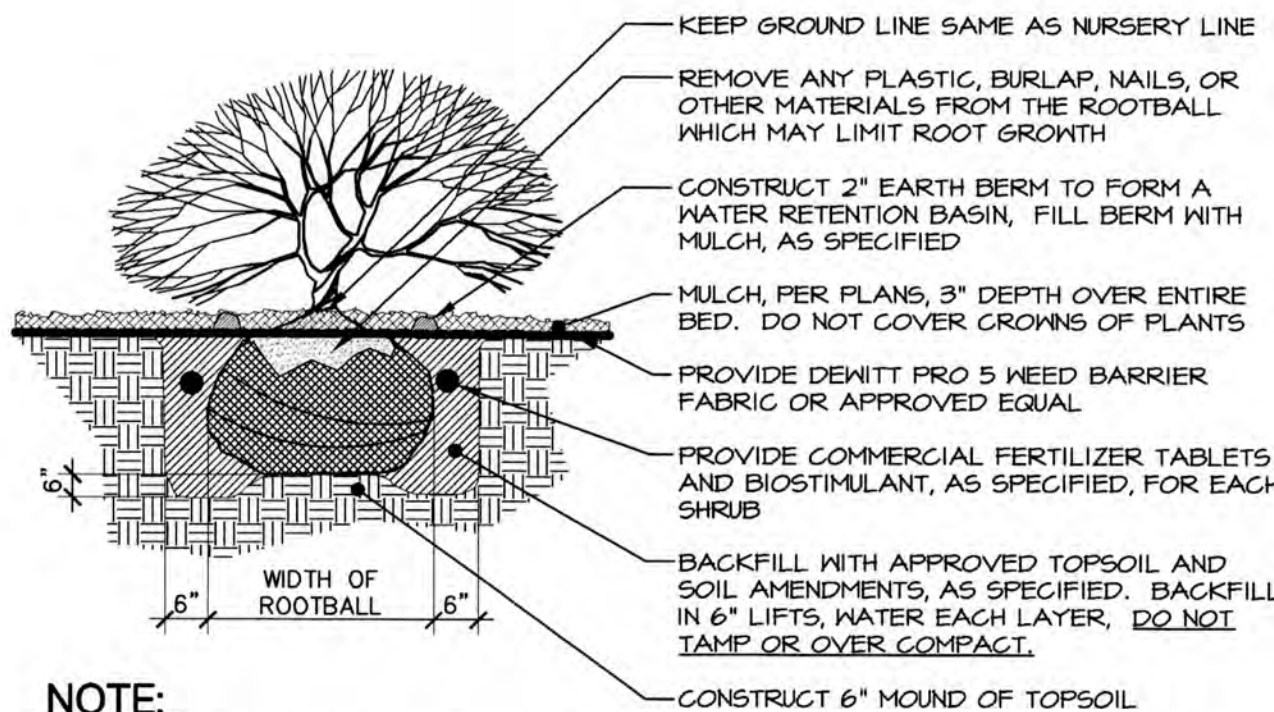


### NOTES:

- 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.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY IN THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 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.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- 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 MANUFACTURER'S 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

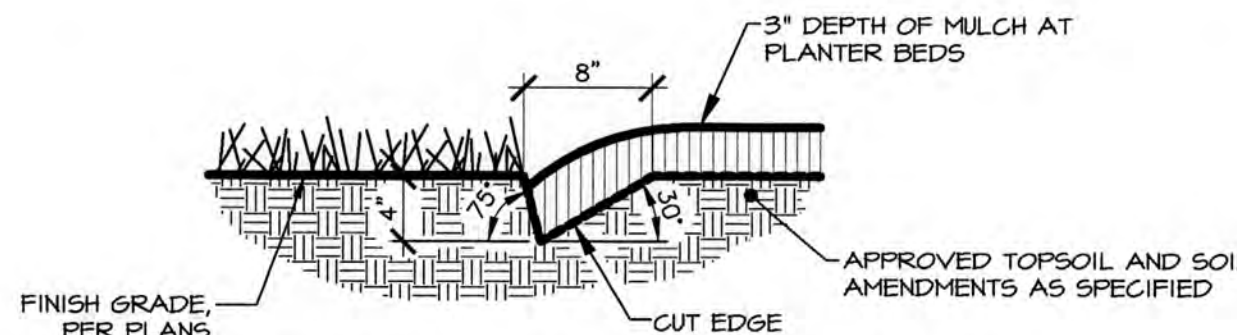


### NOTE:

- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- 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



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DATE: 10-11-19

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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. 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 ELEGTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
4. 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.
10. 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. 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 HCVR 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 EMITTER 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 T56 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 6/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 IN 15 MINUTE CYCLES. 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 5:30AM. WATERING WILL BE STOPPED DURING THE MONTHS OF DECEMBER THROUGH FEBRUARY. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.

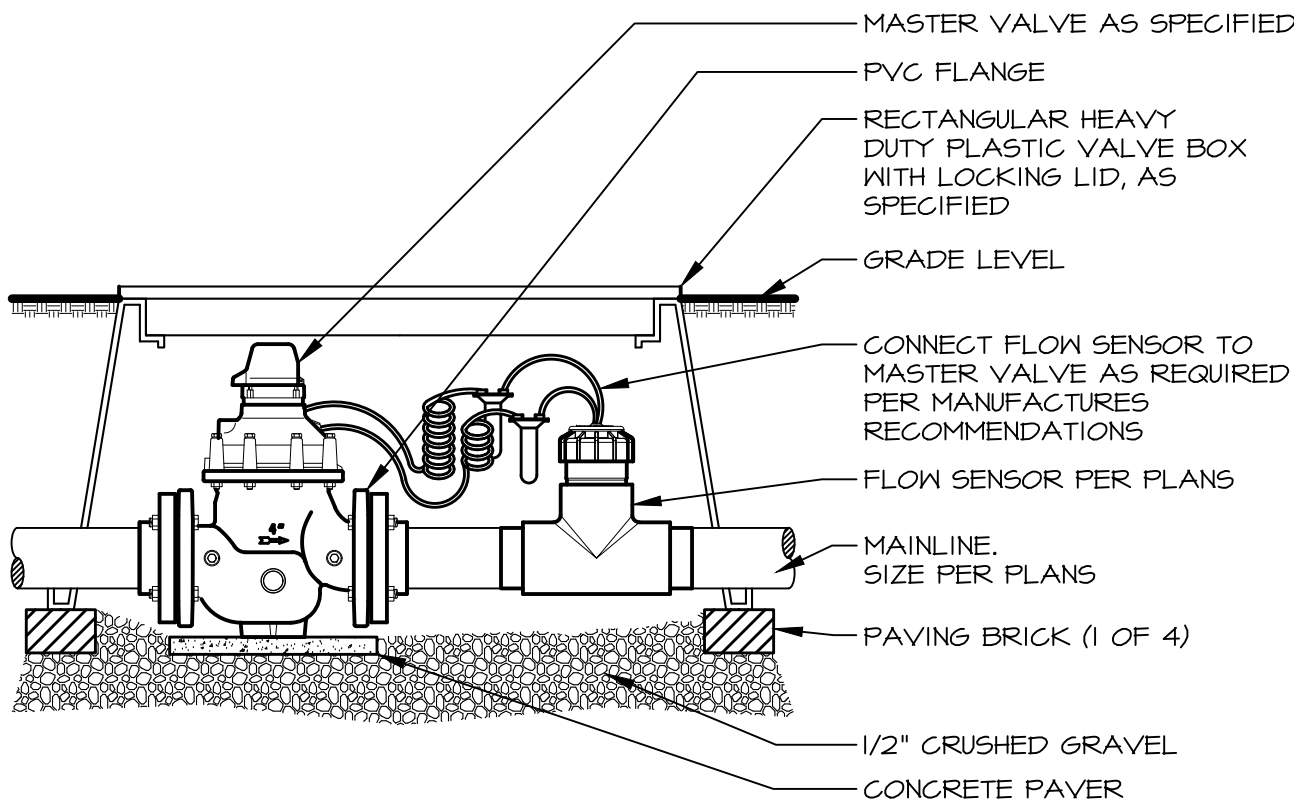
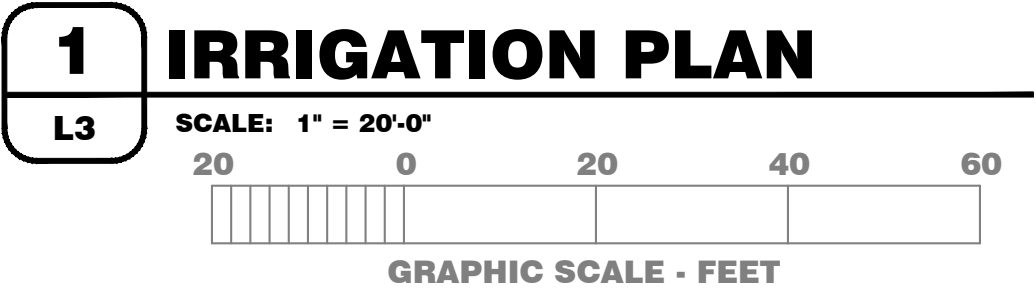
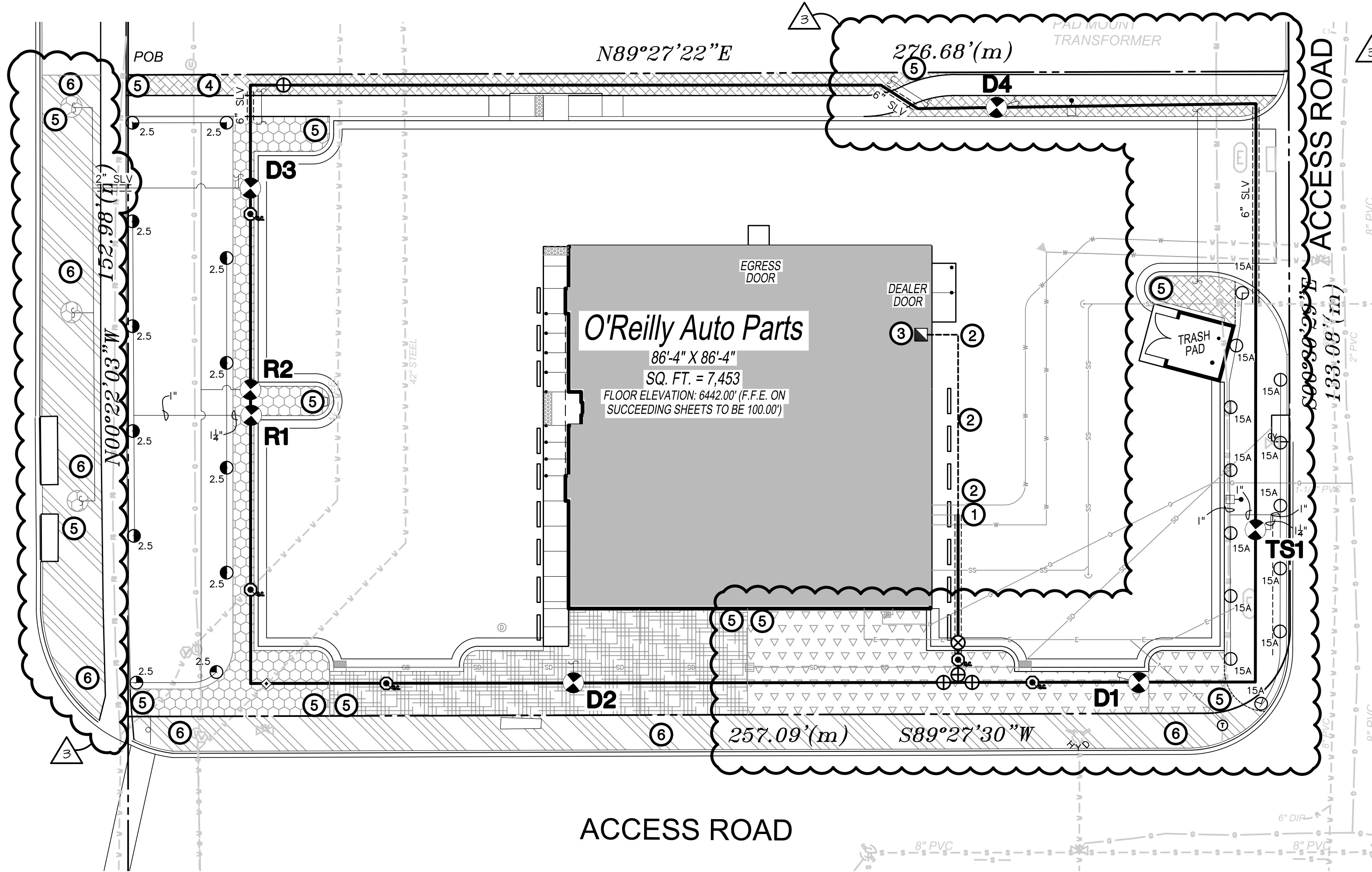
INITIAL STATION RUN TIMES:

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 WHICH 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 SCREEN ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.

MARK SHEFFEL RD



1 MASTER VALVE

NOT TO SCALE

IRRIGATION MATERIAL LEGEND

SYMBOL	DESCRIPTION
	'HUNTER' PGJ-04 GEAR ROTOR AS SPECIFIED. NOZZLE AS INDICATED ON PLANS. SEE DETAIL 5/L4.
	'HUNTER' PSJ-04 SPRAY AS SPECIFIED. NOZZLE AS INDICATED ON PLANS. SEE DETAIL 15/L4.
	ELECTRIC REMOTE CONTROL VALVE, AS SPECIFIED. SEE ZONE SCHEDULE FOR VALVE SIZE. SEE DETAILS 1/L4 AND 10/L4.
	'HUNTER' IGV REMOTE CONTROL VALVE LABEL (R = ROTOR, TS = TURF SPRAY, SS = SHRUB SPRAY, D = DRIP).
	LATERAL LINE AS SPECIFIED, SIZE AS INDICATED ON PLANS.
	1-1/2" MAIN LINE AS SPECIFIED.
	CLASS 200 IRRIGATION SLEEVE, SIZE AS INDICATED ON PLANS. (Provide a 2-1/2" sleeve at all main line sleeve locations for control wires.)
	GRAY SCHEDULE 40 PVC FOR ELECTRICAL CONTROL WIRES, SIZE AS INDICATED ON PLANS. COORDINATE WITH ELECTRICAL.
	'HUNTER' FLOW CLICK SENSOR FCT-100 WITH INTERFACE MODULE AND MASTER VALVE. SEE DETAIL 1/L3.
	ISOLATION VALVE OR APPROVED EQUAL, SIZE TO MATCH MAIN LINE, SEE DETAIL 13/L4.
	1" 'HUNTER' H2-SLRG 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-600-55 6 STATION WALL MOUNTED CONTROLLER WITH 104-600 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.

ZONE SCHEDULE

ZONE #	GPM	PSI	VALVE SIZE
R1	20.00	30	1"-ICV-15IG
R2	10.00	30	1"-ICV-10IG
TS1	14.95	30	1"-ICV-15IG
D1	17.07	57	1"-LVGZ100T5-HFHP
D2	15.48	57	1"-LVGZ100T5-HFHP
D3	12.82	57	1"-LVGZ100T5-HFHP
D4	13.22	57	1"-LVGZ100T5-HFHP

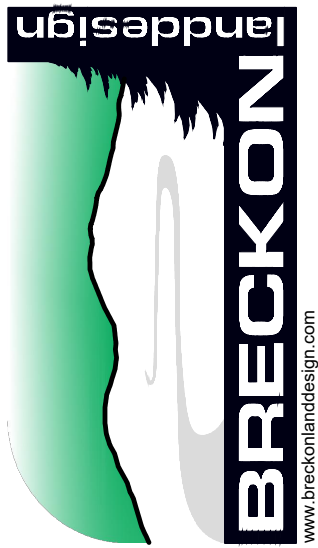
NOTE:  
1. VALVES TO BE INSTALLED FOR ANGLE VALVE CONFIGURATION.

DRIP MATERIAL LEGEND

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

CALLOUT LEGEND

1. CONNECT NEW 1-1/2" 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.



CRAIG A. SCHNEIDER, AIA

ARCHITECT

417.862.9558  
Fax: 417.862.3265  
e-mail: architect@esterfischneider.com

PROJECT: NEW O'REILLY AUTO PARTS STORE

N. MARKSHEFFEL ROAD

COLORADO SPRINGS, CO #11

IRRIGATION PLAN

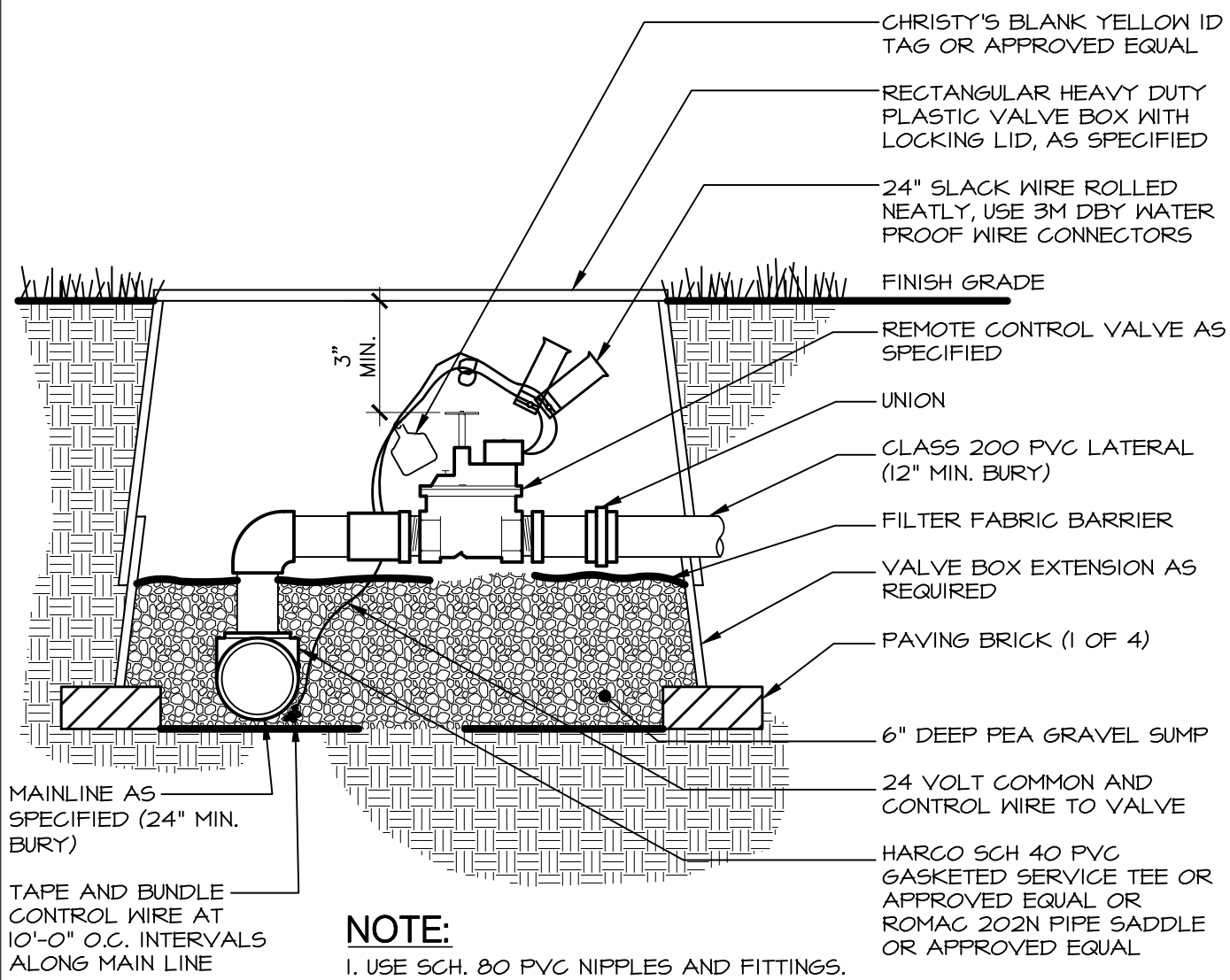


CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

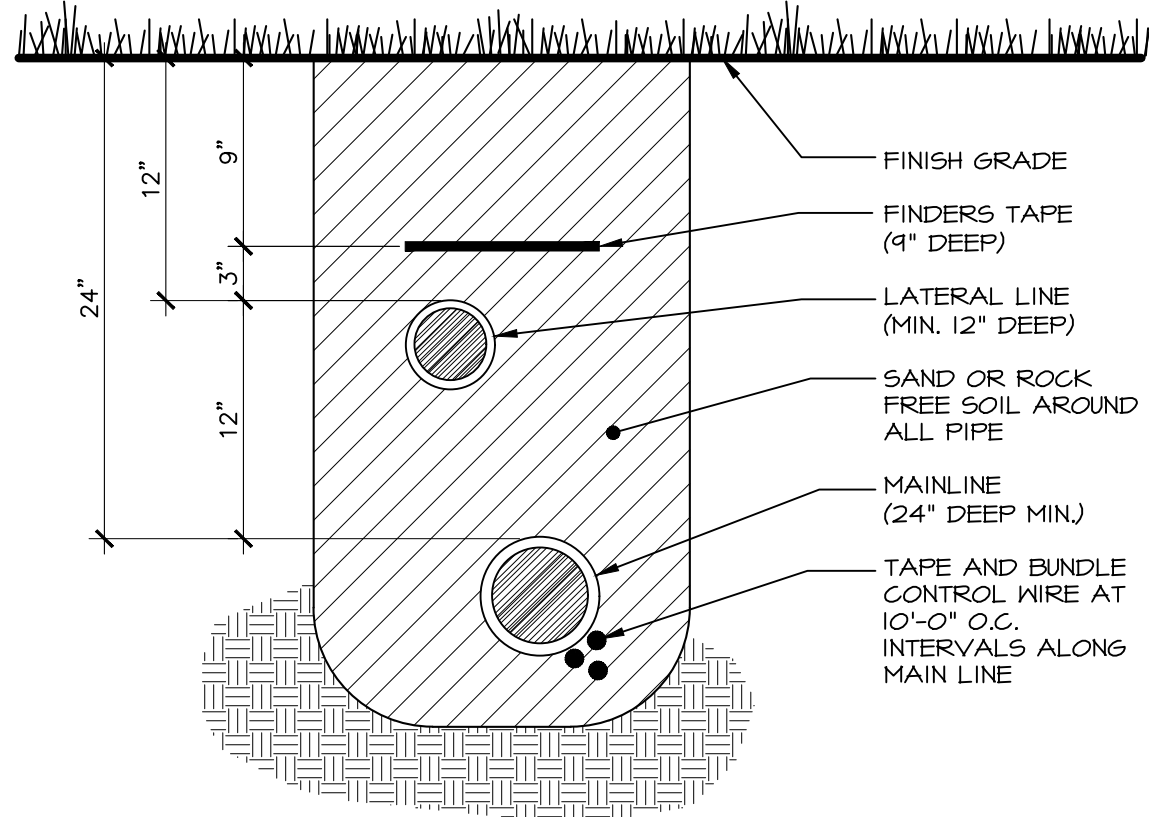
COMM #	4369
DATE:	10-11-19
REVISION	
DATE:	11-18-19
	12-13-19
	02-26-2020



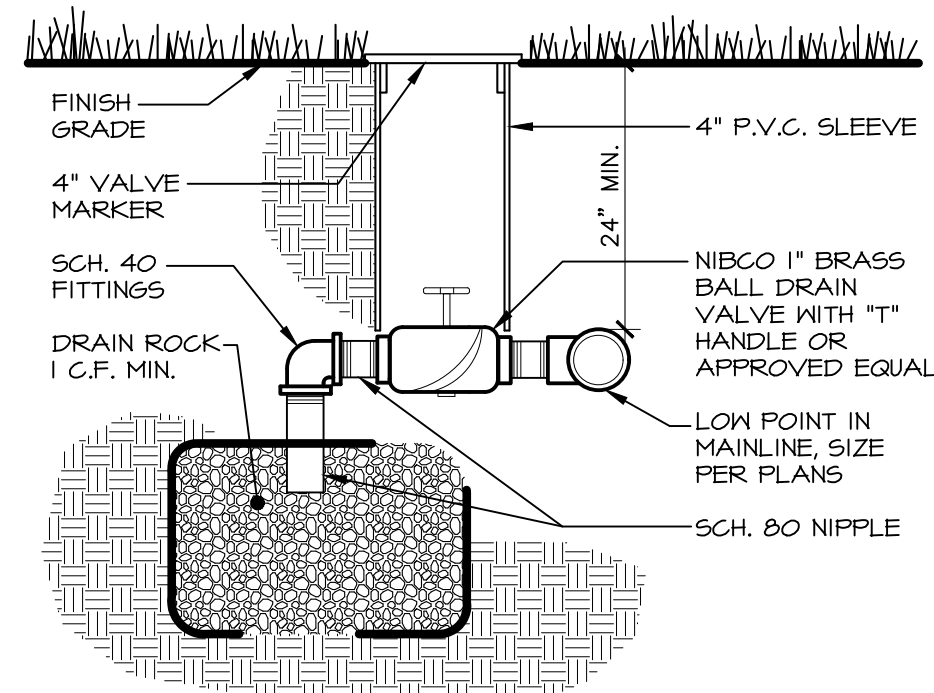
S:\projects\2019\19074 o'reilly colorado springs\CAD\Sheets\19074\_L2 Irr.dwg plotted by: hawkes on Wed, February 26 2020 at 06:24 PM



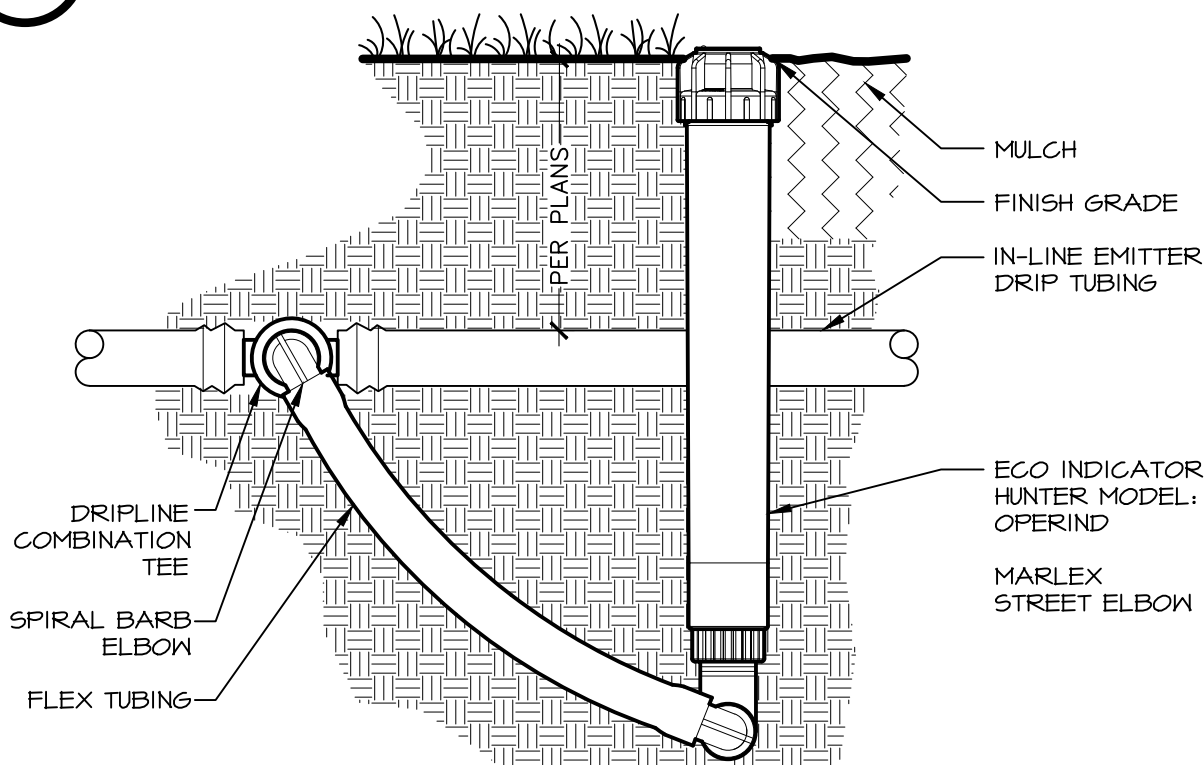
**1 REMOTE CONTROL VALVE** NOT TO SCALE



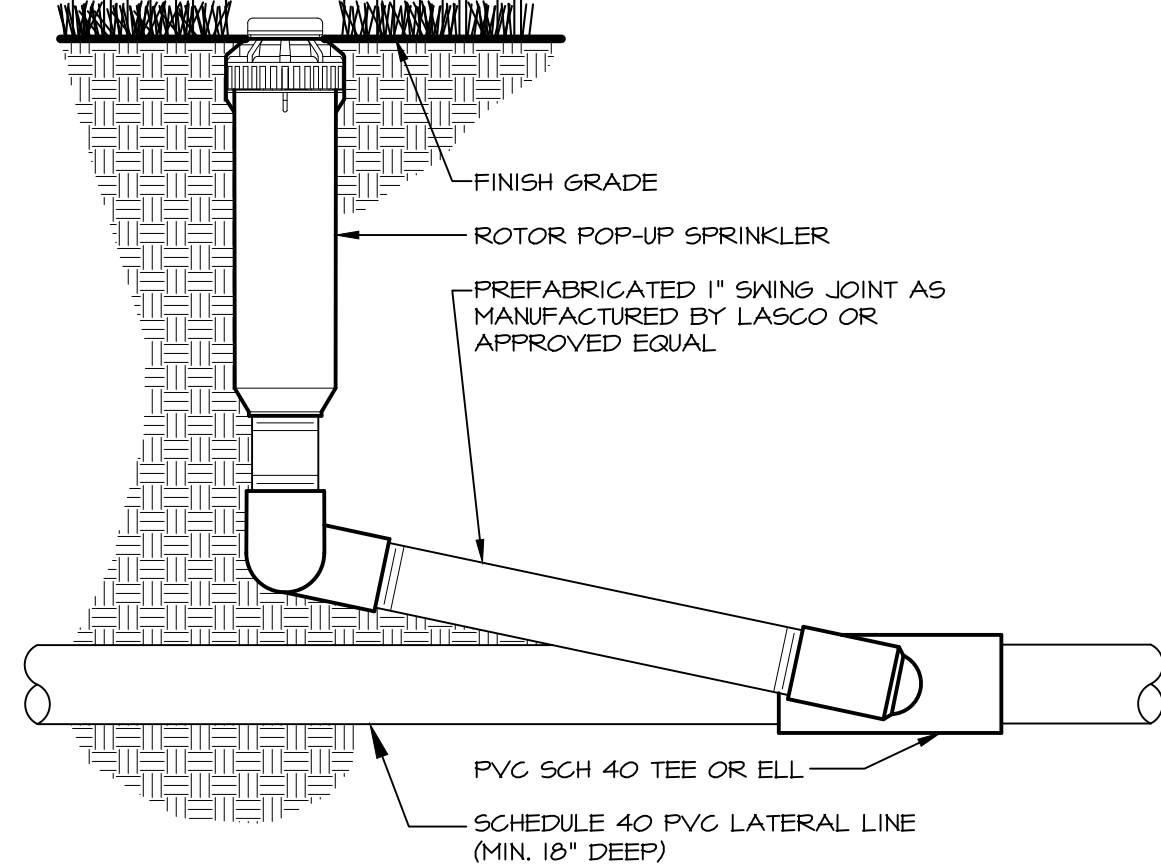
**2 TRENCH SECTION** NOT TO SCALE



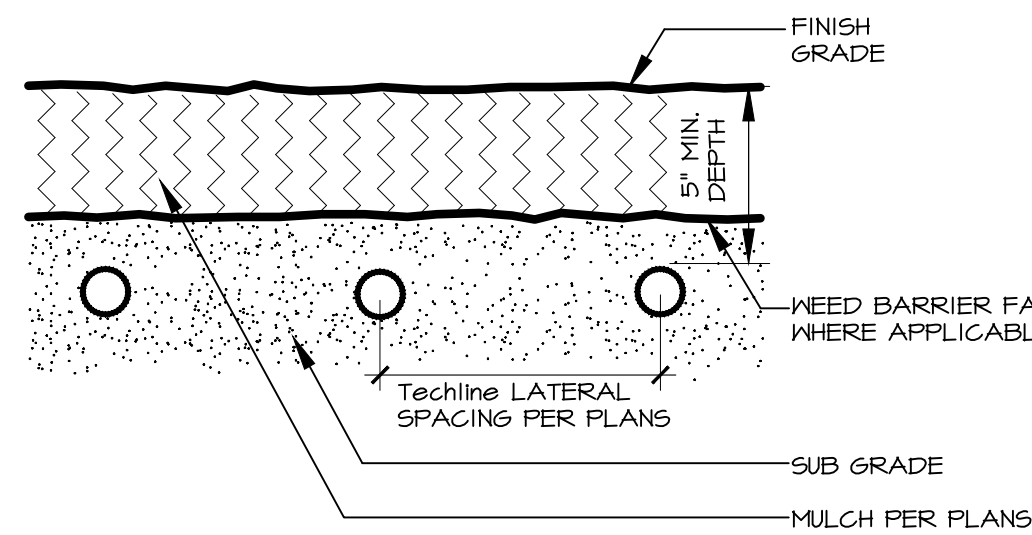
**3 MANUAL DRAIN VALVE** NOT TO SCALE



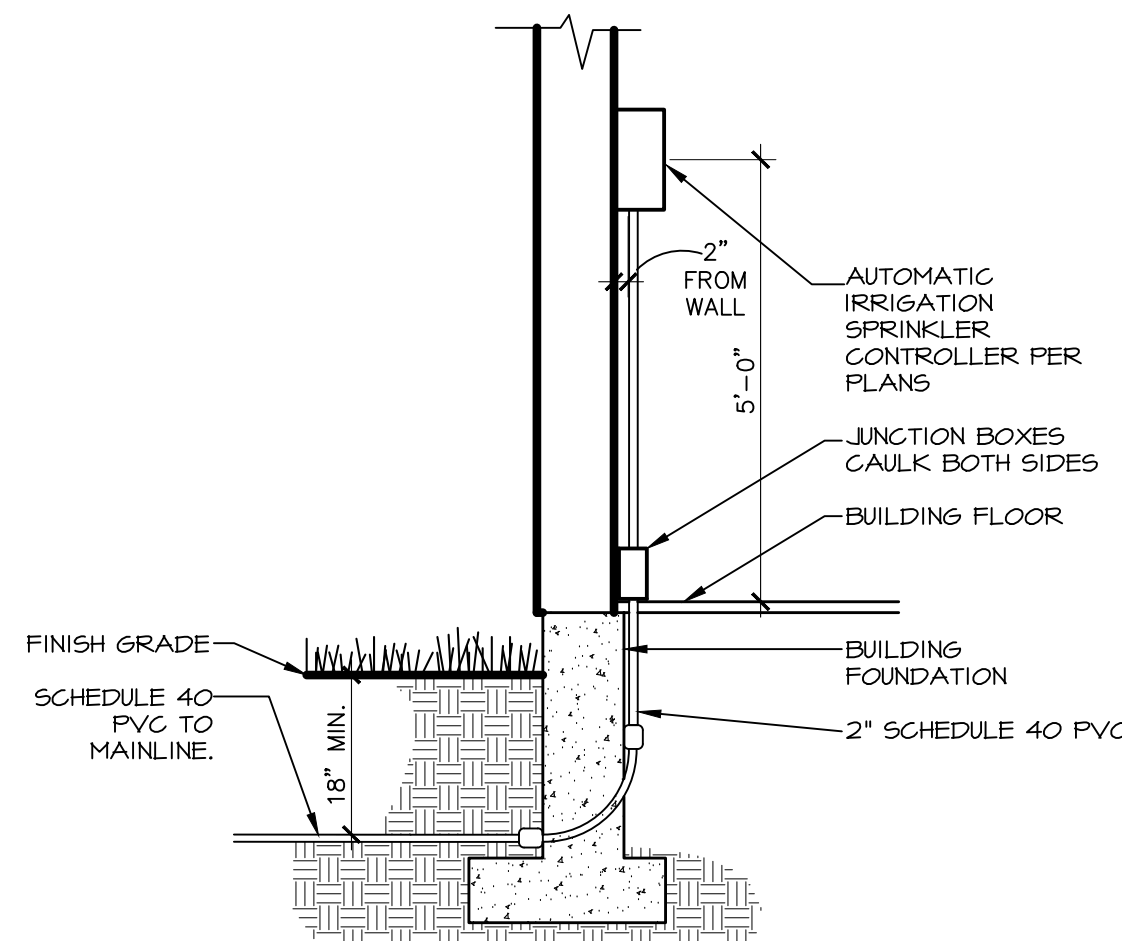
**4 ECO INDICATOR** NOT TO SCALE



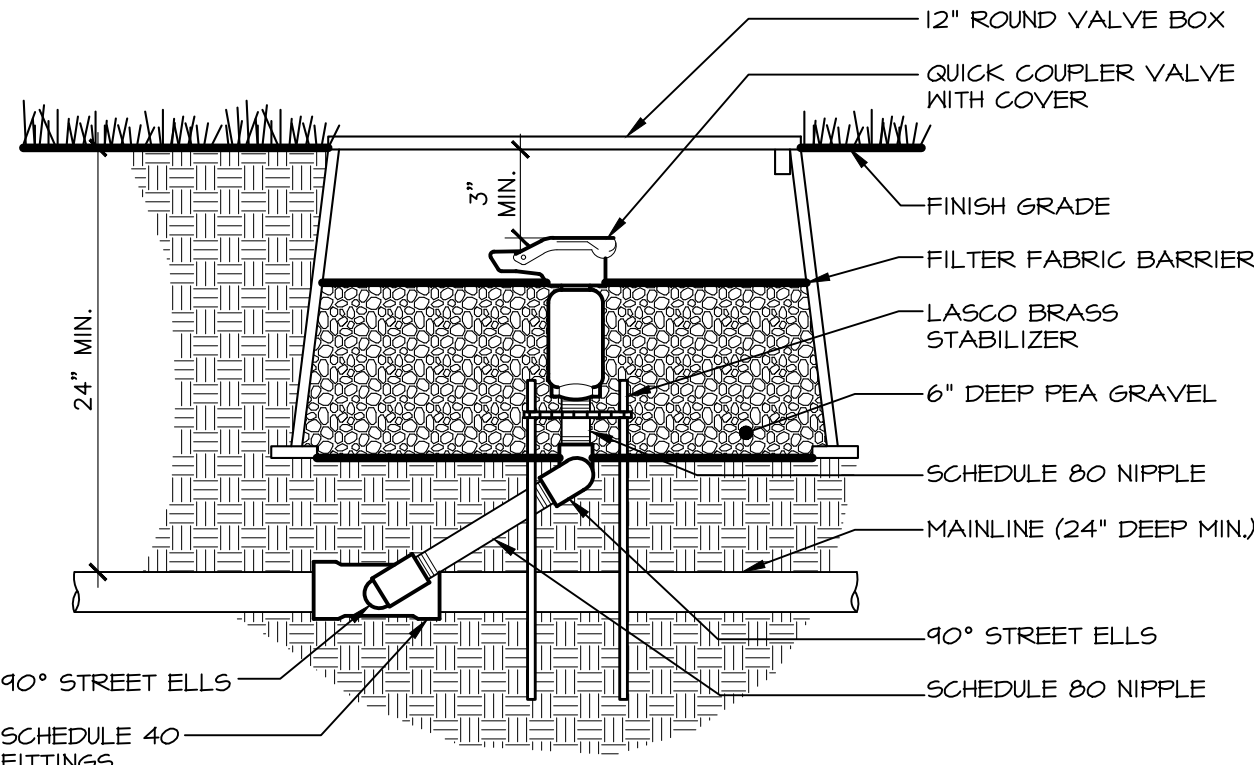
**5 ROTOR POP-UP SPRINKLER** NOT TO SCALE



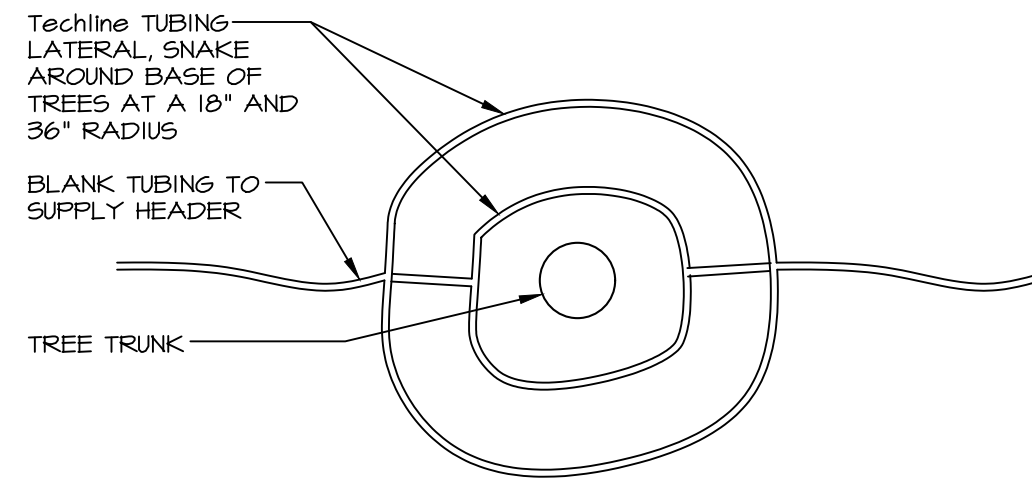
**6 TECHLINE SUBGRADE INSTALLATION** NOT TO SCALE



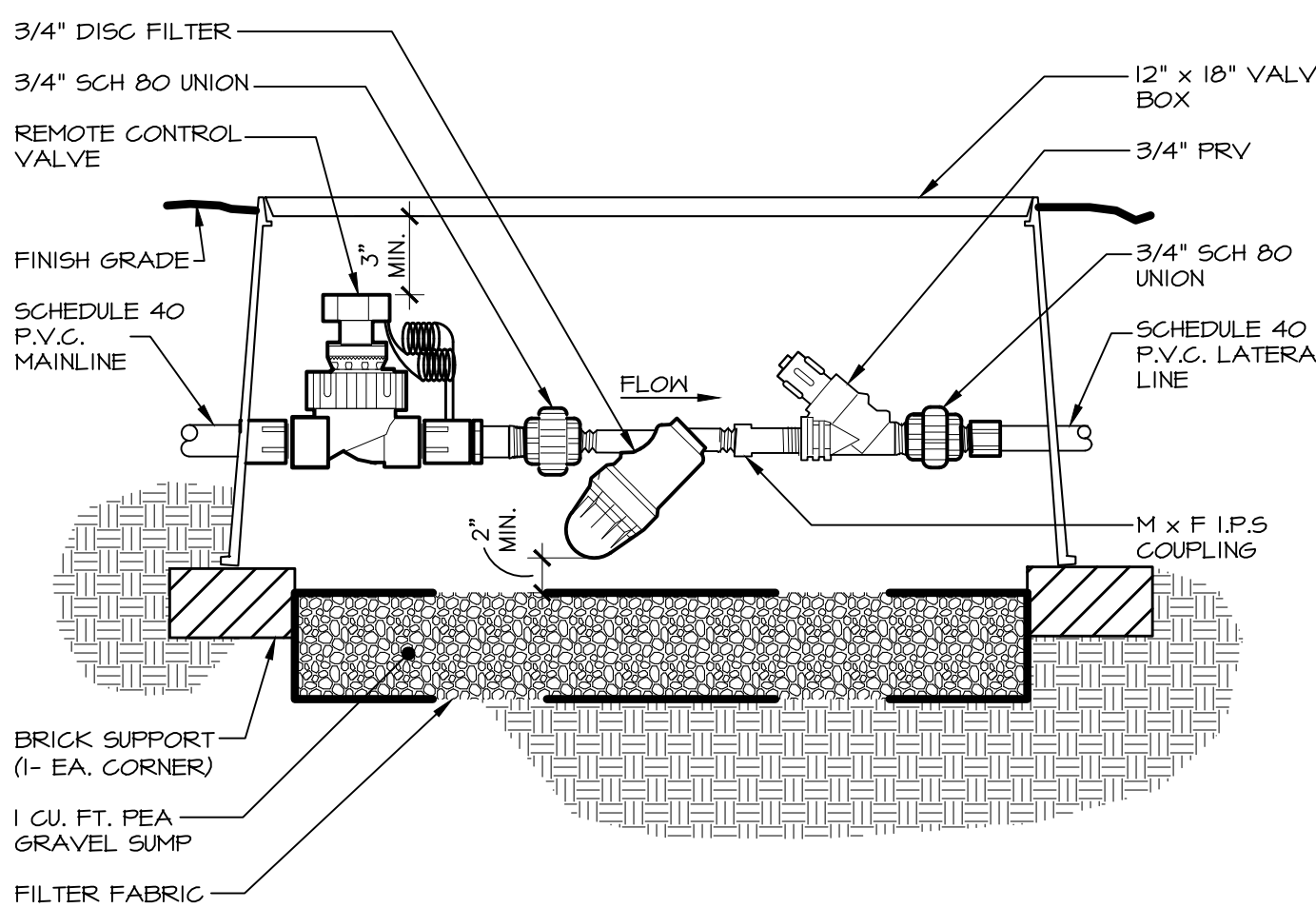
**7 AUTOMATIC IRRIGATION CONTROLLER** NOT TO SCALE



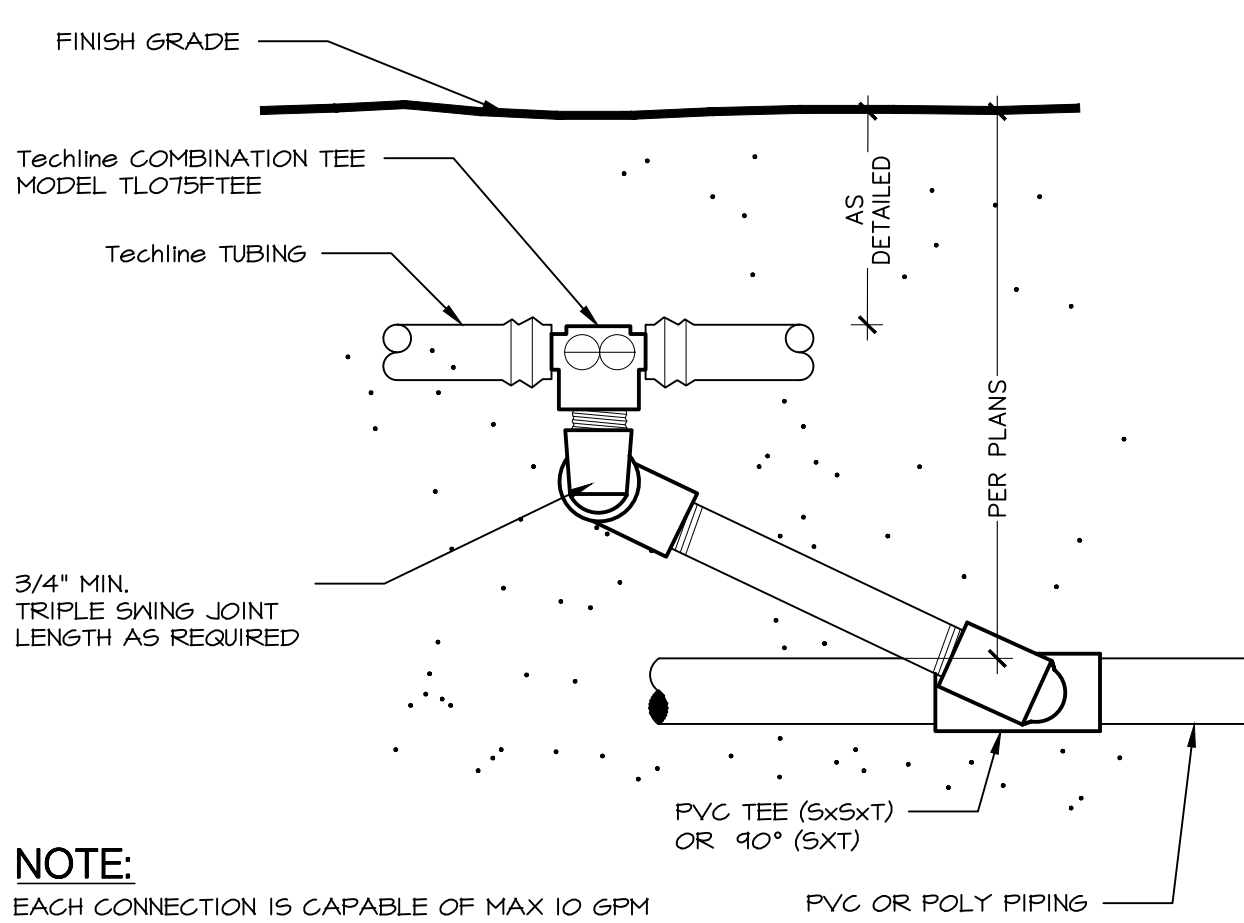
**8 QUICK COUPLER VALVE** NOT TO SCALE



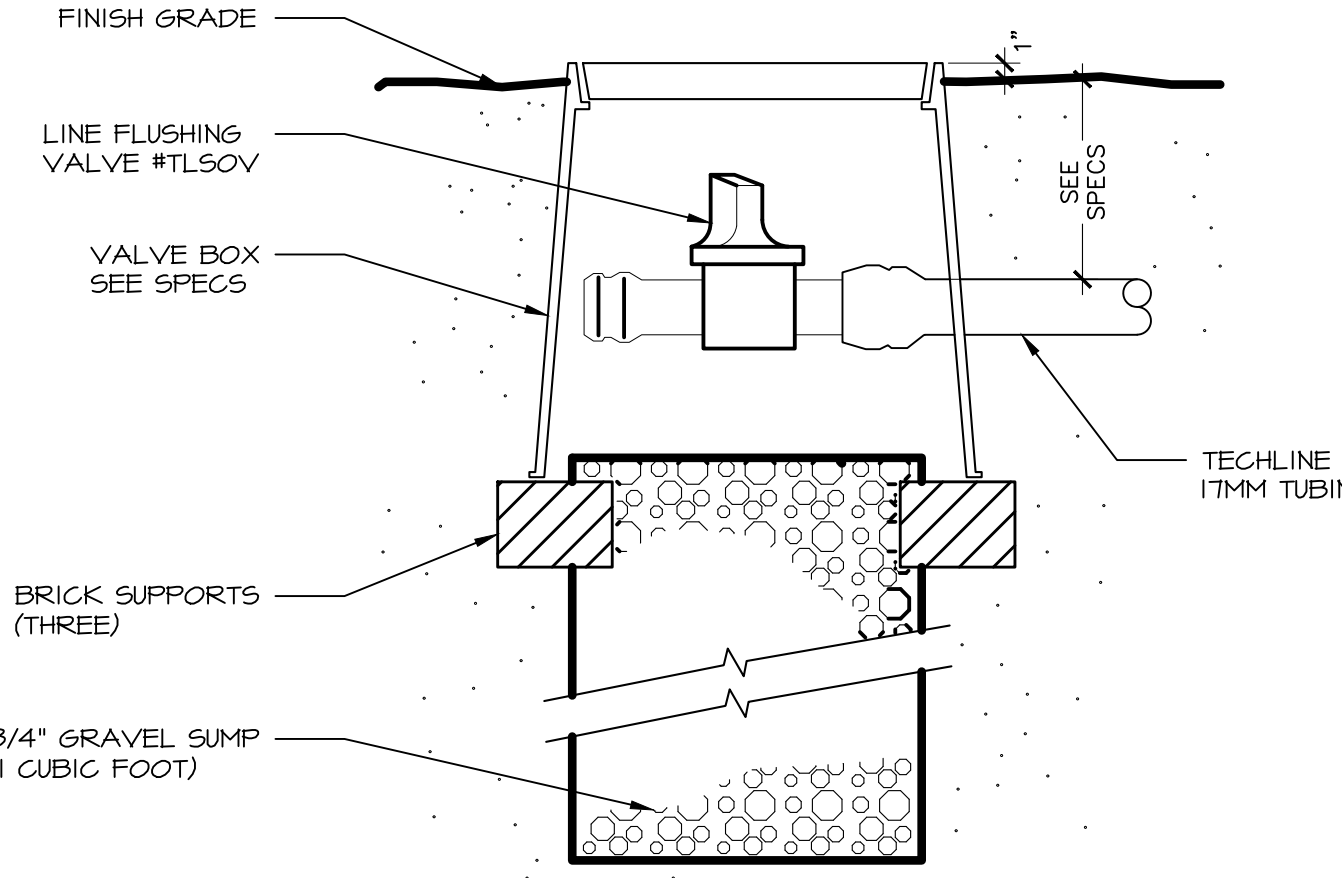
**9 TECHLINE LAYOUT AT TREES** NOT TO SCALE



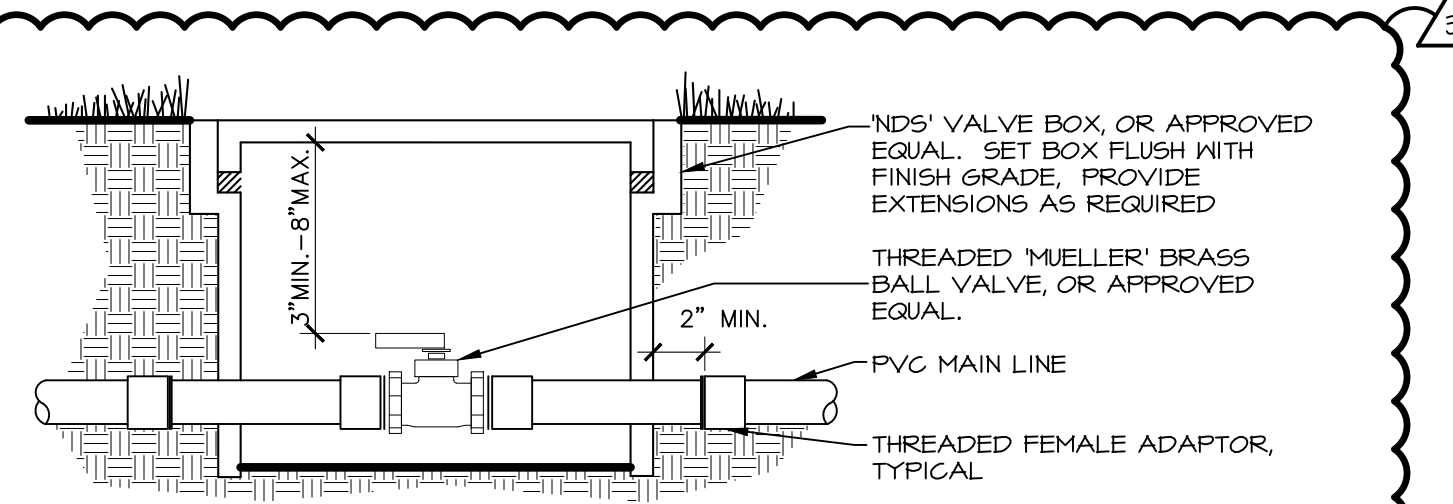
**10 REMOTE CONTROL VALVE WITH 3/4\"/>**



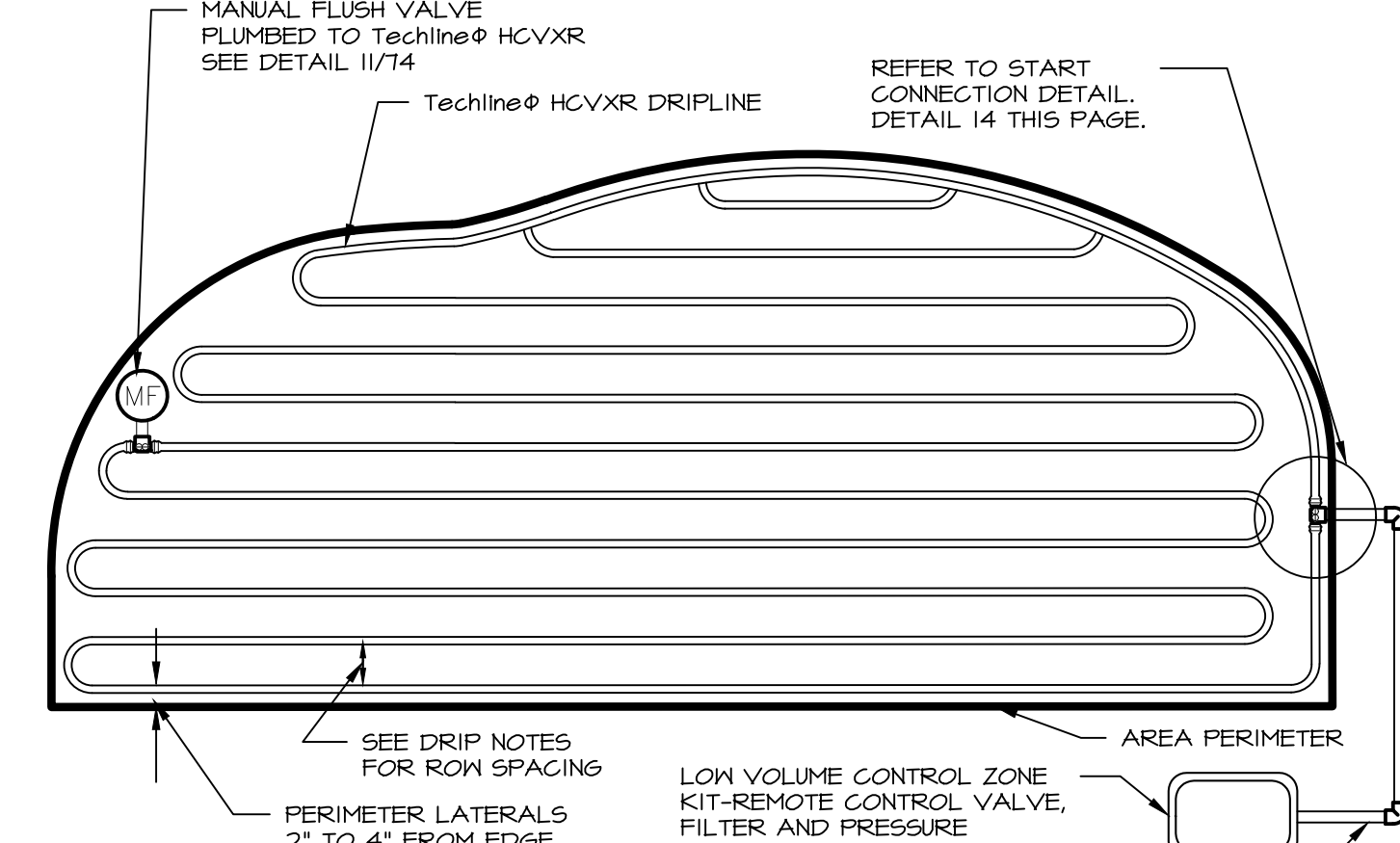
**11 TECHLINE START CONNECTION** NOT TO SCALE



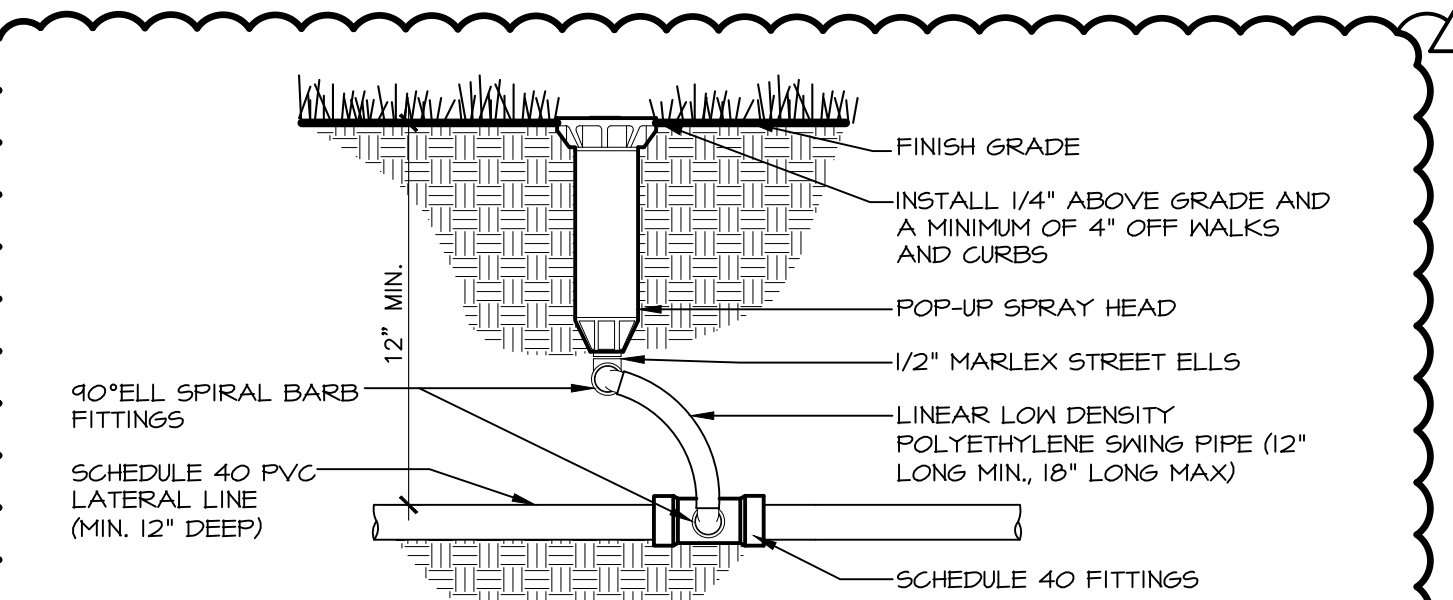
**12 MANUAL LINE FLUSHING VALVE PLUMBED TO TUBING** NOT TO SCALE



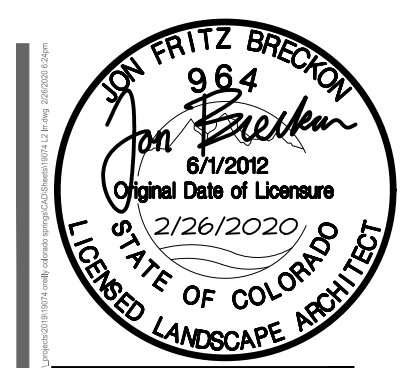
**13 ISOLATION VALVE** NOT TO SCALE



**14 TECHLINE LAYOUT** NOT TO SCALE



**15 SPRAY HEAD POP-UP SPRINKLER** NOT TO SCALE



**CRAIG A. SCHNEIDER, AIA**  
**ARCHITECT**  
1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
Fax: 417.862.3265  
e-mail: architect@esterfischneider.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	11-18-19
DATE:	12-13-19
	02-26-2020





April 2, 2020

Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

Attn: To Whom It May Concern

Re: O'Reilly Auto Parts Store  
N. Marksheffel Road  
Colorado Springs, CO #11 (C11)

Dear Madam or Sir:

Please accept this Letter of Intent to construct, for the purpose of the retail sale of automotive parts and accessories, a 7,453 square foot O'Reilly Auto Parts Store. This store would be located at Lot 4, Block 1 of the Claremont Ranch development on N. Marksheffel Road in Colorado Springs, Colorado. This is an 0.970 acre site, zoned CR (Commercial Regional). It is accessible from the west by Marksheffel Road and from access roads to the south and east. There are no buildings on the property, but there are water, sewer, gas and electric service in place.

The proposed development is in conformance with the overall traffic impact study for Claremont Ranch prepared by Kimley Horn. The overall traffic impact study estimated the building square footage to be 7,500 square feet and the average daily trips to be 416. The proposed building is 7,453 square feet and is estimated to generate 412 average daily trips. The development of this auto parts retail store will result in less average daily trips than the overall traffic impact study anticipated. Therefore, a site specific traffic impact study is not required.

Listed below are the names and contact information for the current Owner, Applicant (future Owner) and Architect for this project.

Owner: Evergreen-Constitution & Marksheffel, LLC  
Attn: Ms. Laura Ortiz and Mr. Zach Lauterbach  
2390 Camelback Road, Suite 410  
Phoenix, AZ 85016

Office: (602) 808-8600  
Fax: (602) 808-9100  
Email: lortiz@evgre.com  
zlauterbach@evgre.com

Applicant: O'Reilly Auto Enterprises, LLC  
233 S Patterson Avenue  
Springfield, MO 65802

Office: (417) 868-4266  
Email: jminor10@oreillyauto.com

Architect: Craig A. Schneider, AIA  
1736 E. Sunshine Street, Suite 417  
Springfield, MO 65804

Office: (417) 862-0558  
Fax: (417) 862-3265  
Email: esa@esterlyschneider.com

Please feel free to contact our office if you have any questions.

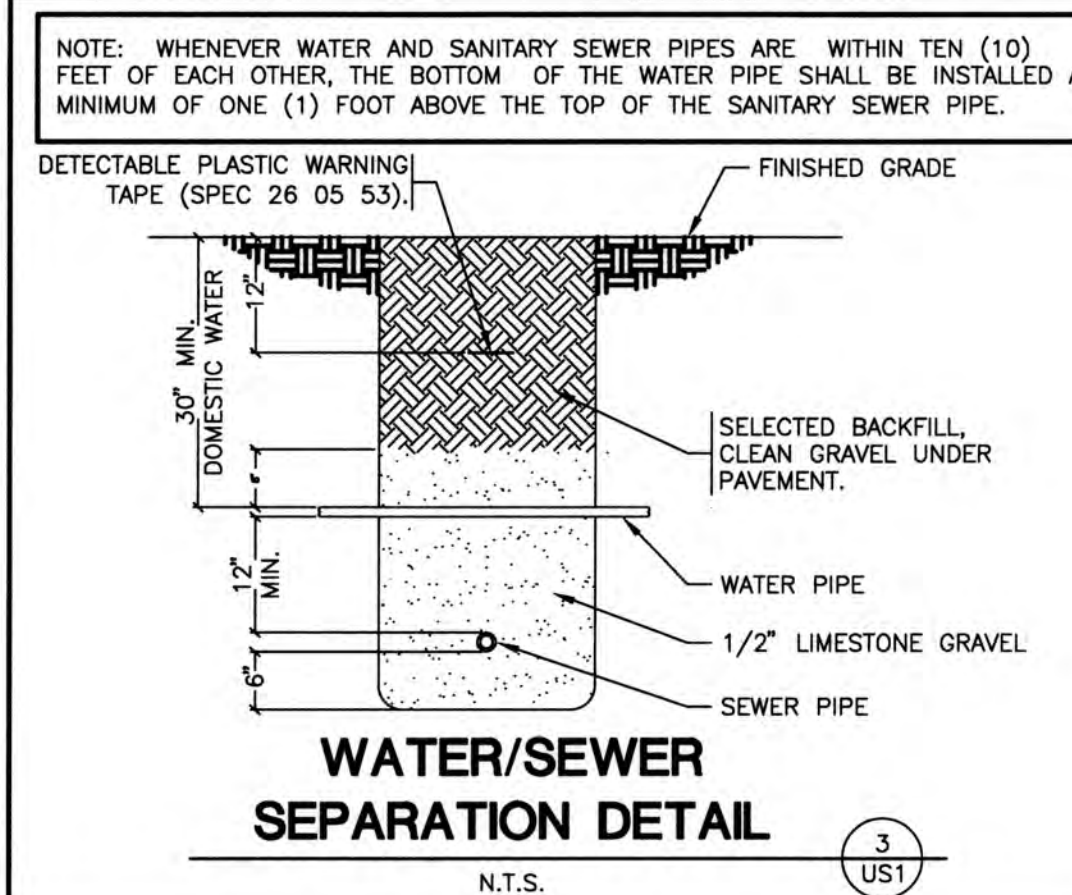
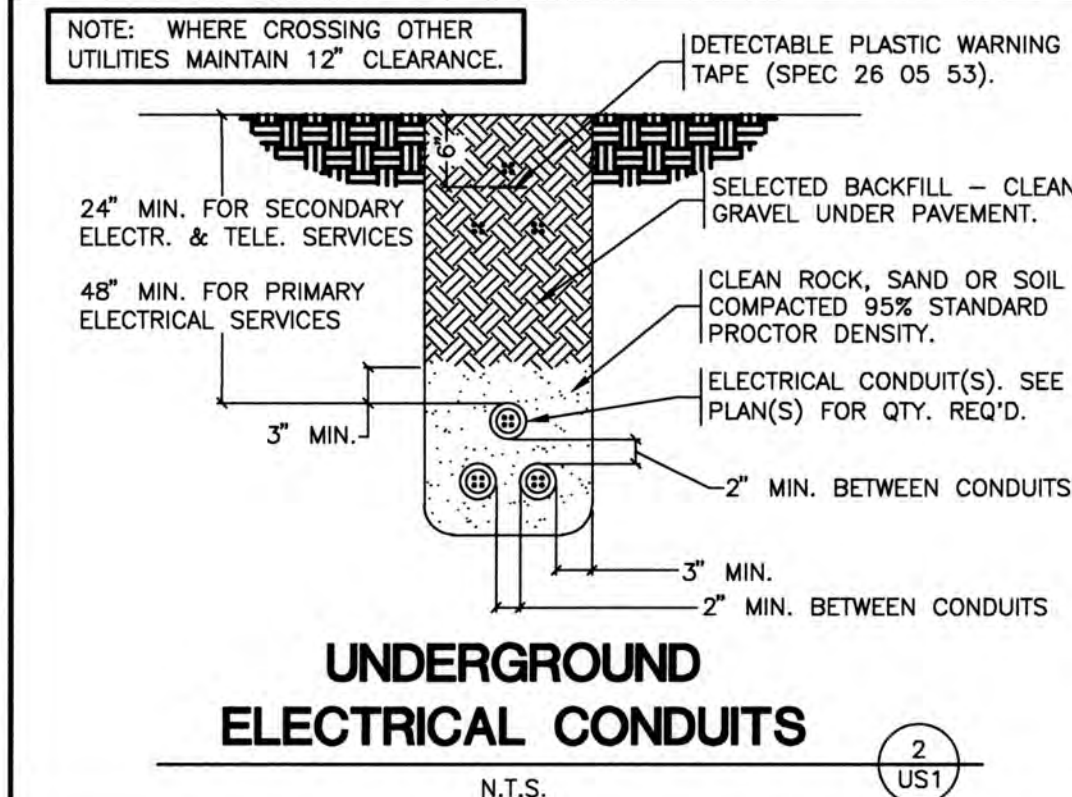
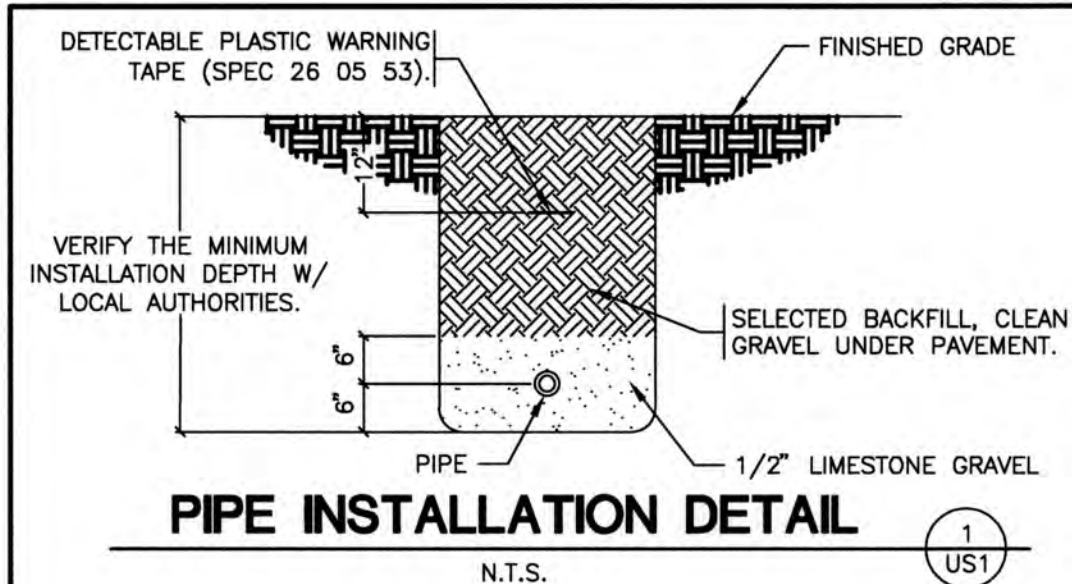
Sincerely,

Scott Kraus  
Senior Vice President  
Real Estate and Expansion  
O'Reilly Auto Enterprises, LLC

skv

Copy of this letter only to: Mr. Steve Peterie, O'Reilly Auto Parts





- ### EXISTING CONDITIONS NOTES
1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
  2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
  3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
  4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
  5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

### CONTRACTOR CAUTION!!! VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK, THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM EQUAL TO "ENVIRONMENT ONE" #DH152

PHONE: (518) 346-6161 TO MEET OWNER AND LOCAL REQUIREMENTS.

### 1 TELEPHONE SERVICE REQUIREMENTS

SPECIAL NOTE: NEW PHONE SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTORS TO SCHEDULE INSTALLATION OF U/G TELEPHONE SERVICE CONDUIT WITH OWNER. CONTACT (417) 874-7288.

CONTRACTOR SHALL CONTACT PHONE COMPANY AND VERIFY REQUIRED SIZE OF CONDUIT (2", 3" OR 4") PVC SCHEDULE 40 CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM U/G ELECTRIC CONDUIT IN SAME TRENCH.

CAP END OF CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY, IF NECESSARY. OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT A MINIMUM 10' (ft.) ABOVE FINISHED GRADE ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY, PLUS INCLUDE ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE, IN MENTIONED CONDUIT, TO CONTRACTOR INSTALLED 4' X 6' X 3/4" FIRE RETARDING BACKBOARD (IF PLYWOOD, PAINT BOARD W/FIRE RETARDING PAINT) WITHIN BUILDING. CONTRACTOR TO PROVIDE #6 AWG CU, GROUND TO TELEPHONE EQUIPMENT LOCATION FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.

ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE-THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHER HEAD, ETC. COORDINATE WITH OWNER & PHONE CO.

### UTILITIES CONTACTS:

ELECTRIC:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, CORRIE SMITH; (719)-495-2283
TELEPHONE:	CENTURY LINK, CUSTOMER SERVICE; (719)-362-5403
WATER/SEWER:	CHEROKEE METROPOLITAN DISTRICT, SHANE JEFF; (719)-597-5060, EXT.112
GAS:	CITY OF COLORADO SPRINGS UTILITIES, GINNY HALVORSON; (719)-668-4426
PETROLEUM PIPELINE:	MAGELLAN PIPELINES, DANIEL RICHESON; (719)-396-1046

CONTRACTOR TO CONTACT UTILITY COMPANIES FOR TAPPING AND FINAL CONNECTION RESPONSIBILITIES.

### NEW UTILITIES

W	WATER SERVICE
IR	IRRIGATION SERVICE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
S	SANITARY SEWER
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
G	GAS SERVICE (BY GAS CO.)

SAW CUT  
BORE  
GRAVEL

P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (SPEC 02700) AND BUILDING PIPING (SPEC 21 13 13, 22 00 00) LOCATED 5'-0" OUTSIDE BUILDING. AS NECESSARY - SPEC 21 13 13 DENOTES LANDSCAPE IRRIGATION.

### GENERAL NOTE:

PRIOR TO INSTALLATION, GENERAL CONTRACTOR SHALL CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR SHALL CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

### EMS KEYNOTE

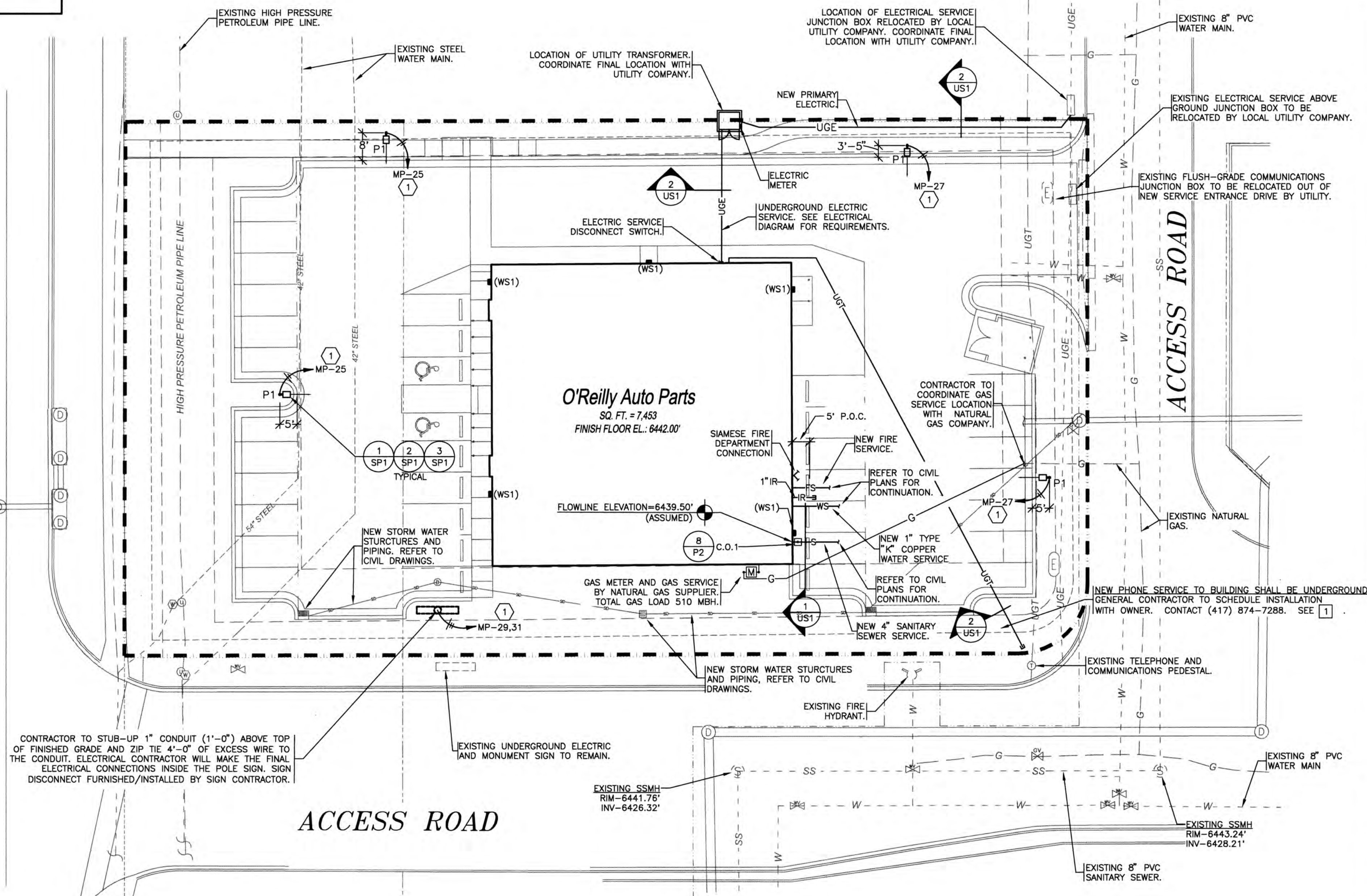
1 EMS / LIGHTING CONTROL PANEL. SEE EM SHEETS FOR MORE INFORMATION.

### STOP-CALL BEFORE YOU DIG!

# 811

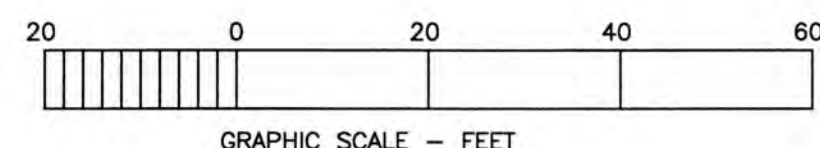


MARKSHEFFEL ROAD



## UTILITIES SITE PLAN

SCALE: 1"=20'



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

US1



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1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
e-mail: architect@estertyschneider.com  
417.862.0558  
417.862.3265  
Fax: 417.862.3265



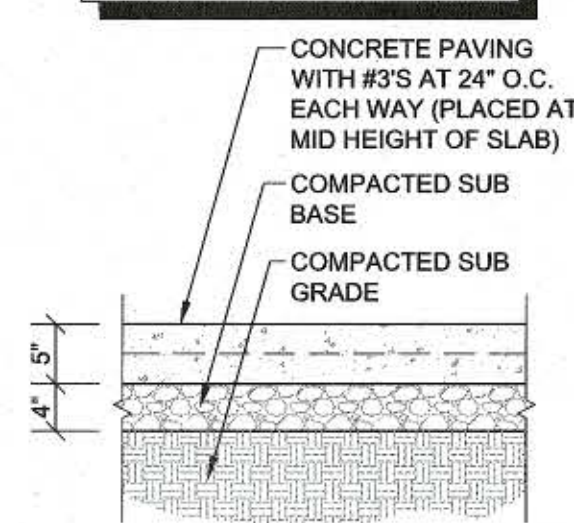
## SP1







PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)

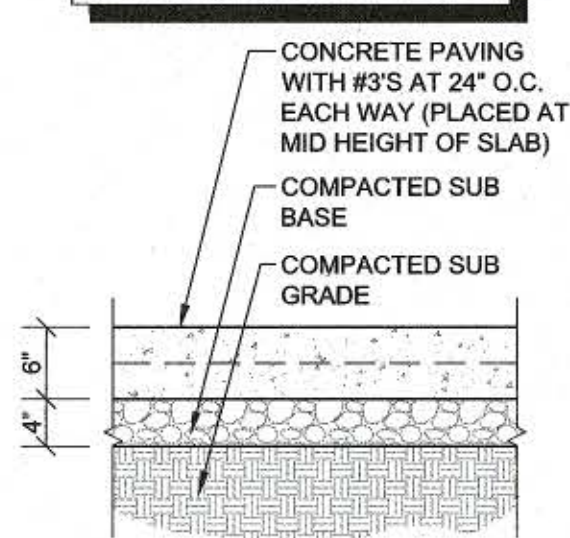


\*\*PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT FROM TERRACON PROVIDED BY THE OWNER DATED 09/20/2019. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

### 1 CONCRETE (LIGHT DUTY) PAVING SECTION

C2.2 SCALE: 3/4" = 1'-0"

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)

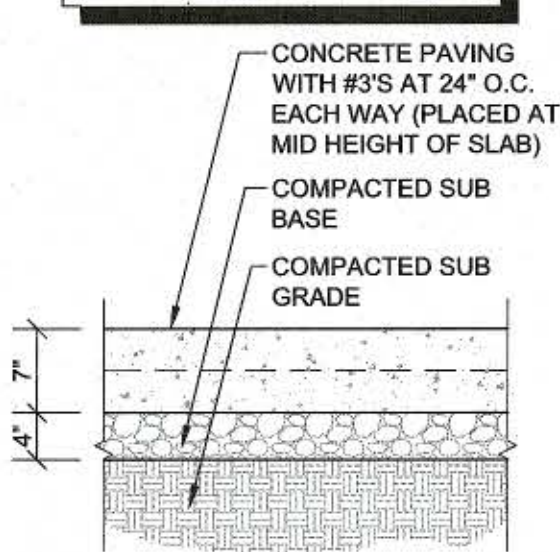


\*\*PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT FROM TERRACON PROVIDED BY THE OWNER DATED 09/20/2019. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

### 2 CONCRETE (MEDIUM DUTY) PAVING SECTION

C2.2 SCALE: 3/4" = 1'-0"

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)

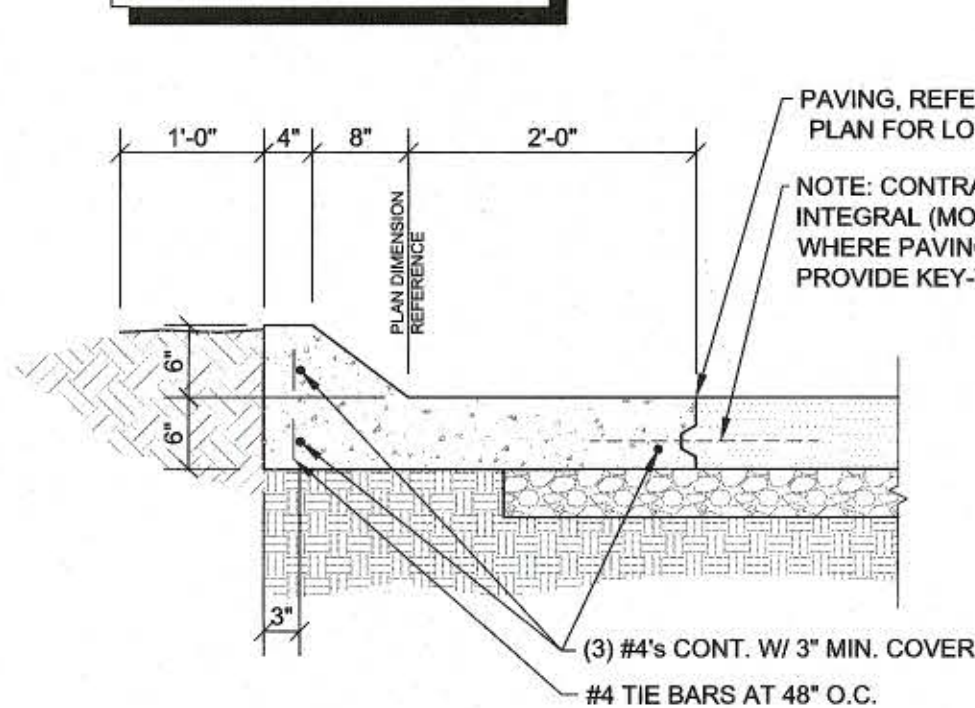


\*\*PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT FROM TERRACON PROVIDED BY THE OWNER DATED 09/20/2019. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

### 3 CONCRETE (HEAVY DUTY) PAVING SECTION

C2.2 SCALE: 3/4" = 1'-0"

PROVIDE CONTROL JOINTS AT 10'-0" O.C. (25% SLAB THICKNESS)



PAVING, REFER TO SITE DEVELOPMENT PLAN FOR LOCATION AND TYPE.  
NOTE: CONTRACTOR'S OPTION TO POUR INTEGRAL (MONOLITHIC) CURB AND PAVING. WHERE PAVING POURED SEPARATE, PROVIDE KEY-WAY OR #4 X 1'-0" DOWELS AT 48" O.C.

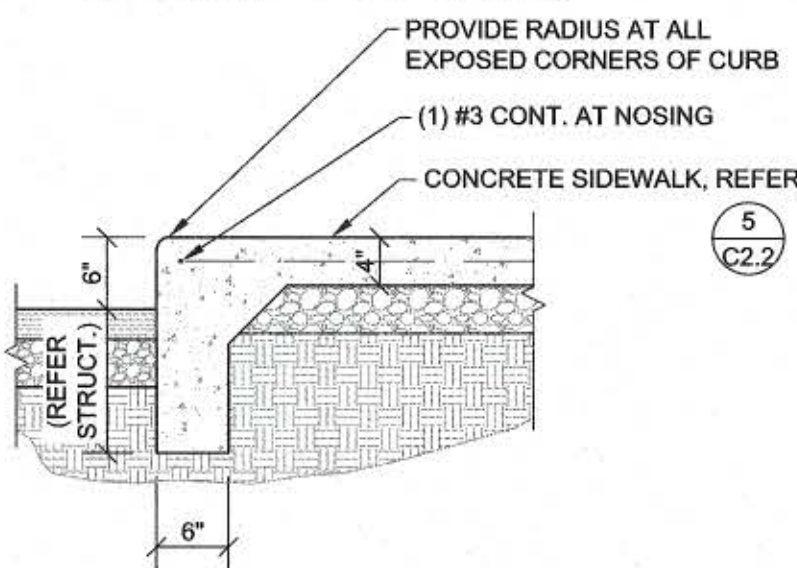
### 4 CONCRETE CURB SECTION

C2.2 SCALE: 3/4" = 1'-0"

## GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- C REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR ADDITIONAL MATERIAL TYPES, COLORS, AND FINISHES.

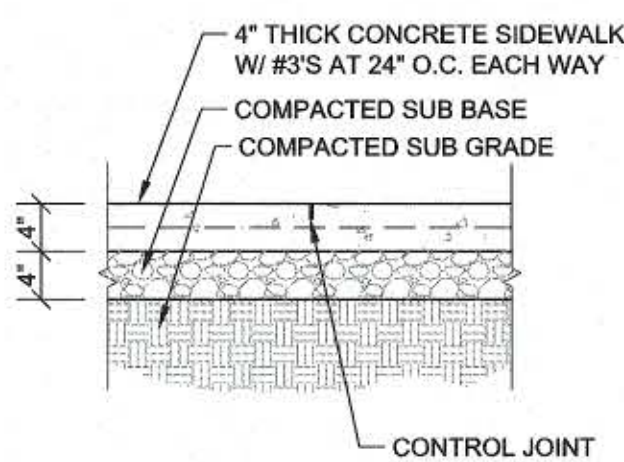
NOTE: REFER TO SITE GRADING PLAN FOR ELEVATIONS OF PAVEMENT ADJACENT TO SIDEWALKS.



### 5 CONCRETE SIDEWALK CURB SECTION

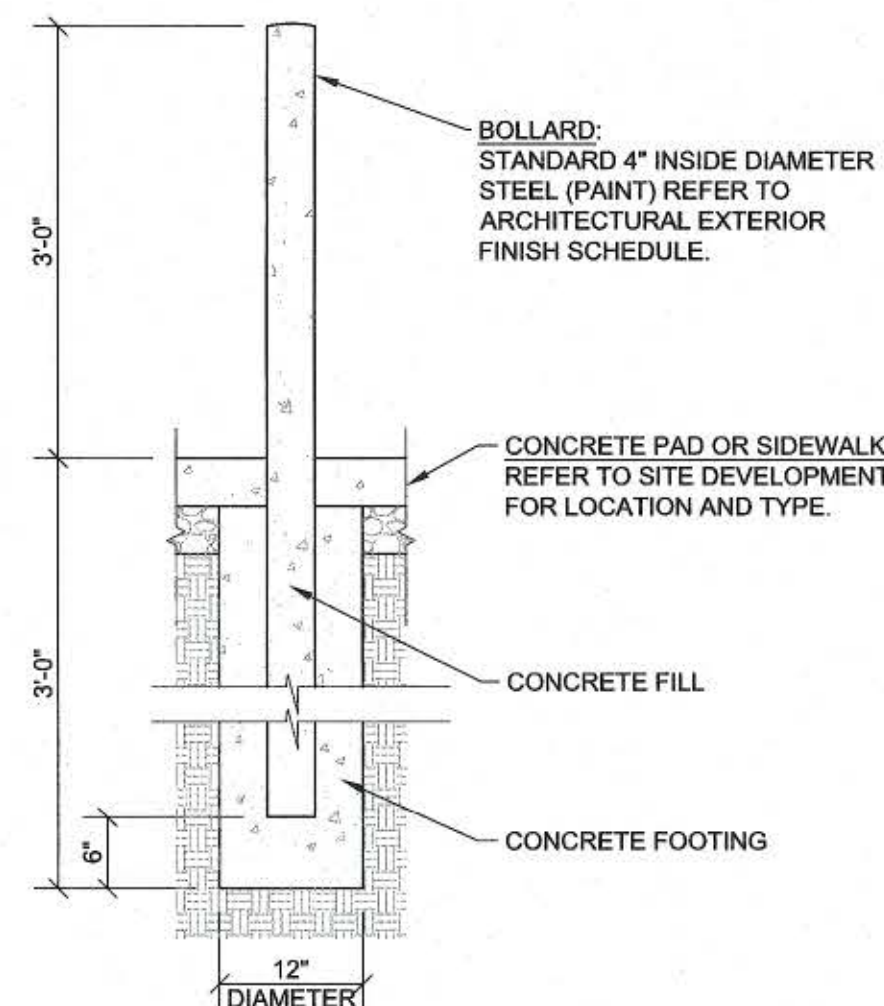
C2.2 SCALE: 3/4" = 1'-0"

PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. (25% SLAB THICKNESS) AND ISOLATION JOINTS AT 24' O.C., UNLESS OTHERWISE NOTED.



### 6 CONCRETE SIDEWALK SECTION

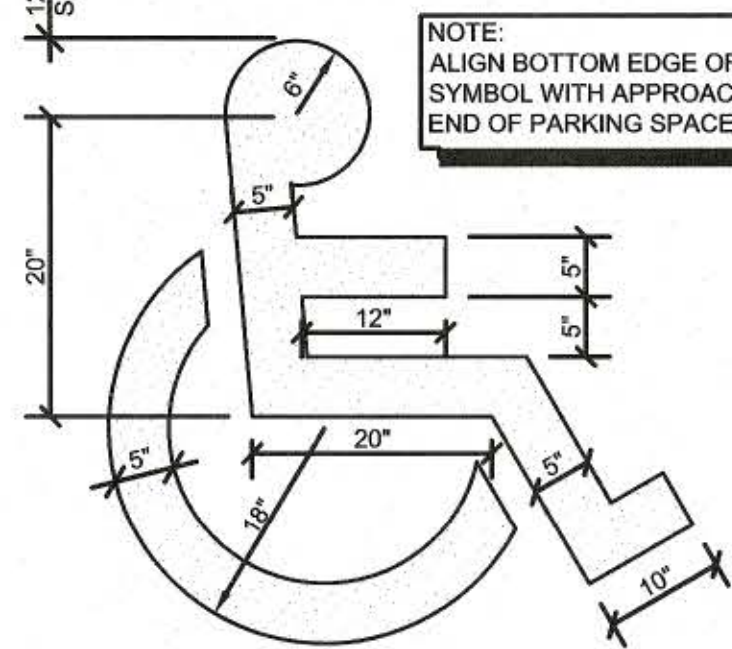
C2.2 SCALE: 3/4" = 1'-0"



### 7 STEEL BOLLARD SECTION

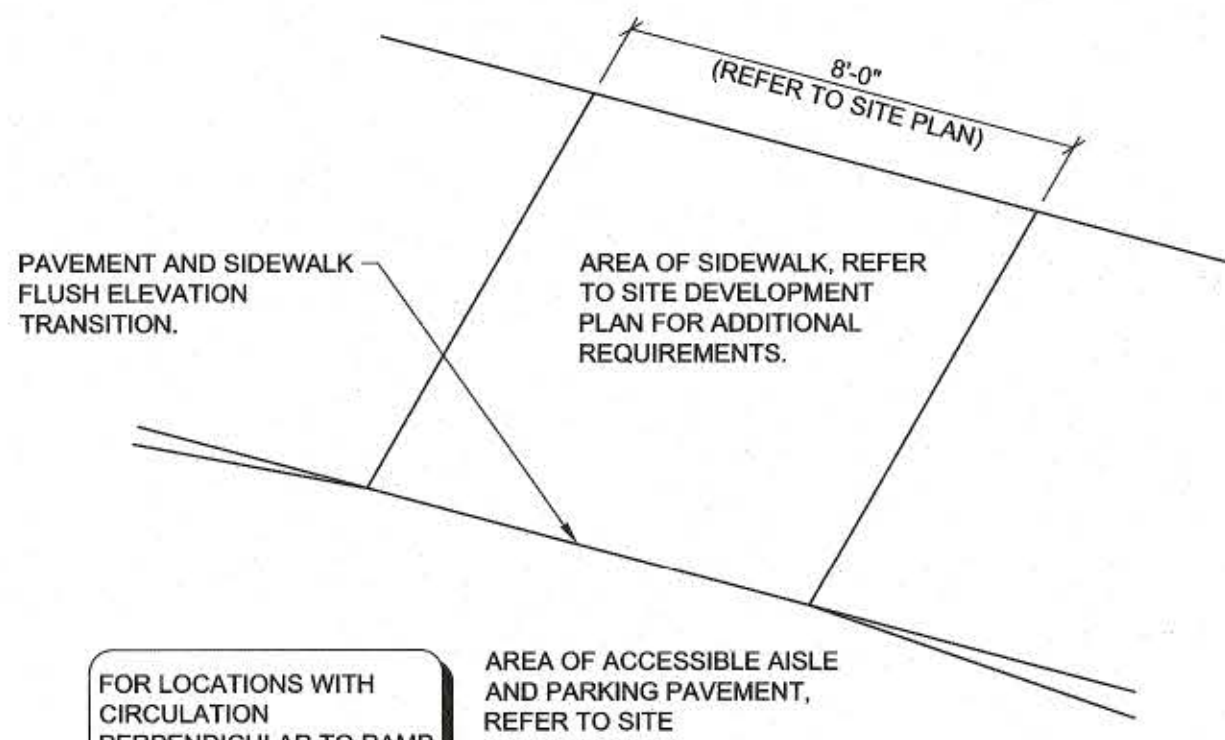
C2.2 SCALE: 3/4" = 1'-0"

NOTE: SYMBOL TO BE PAINTED (HIGHWAY GRADE) OR DECAL ADHERED TO PAVEMENT. COLOR TO MATCH STRIPING UNLESS OTHERWISE REQUIRED BY LOCAL ACCESSIBILITY STANDARDS.



### 8 ACCESSIBLE PARKING PAVEMENT STRIPING DETAIL

C2.2 SCALE: 3/4" = 1'-0"

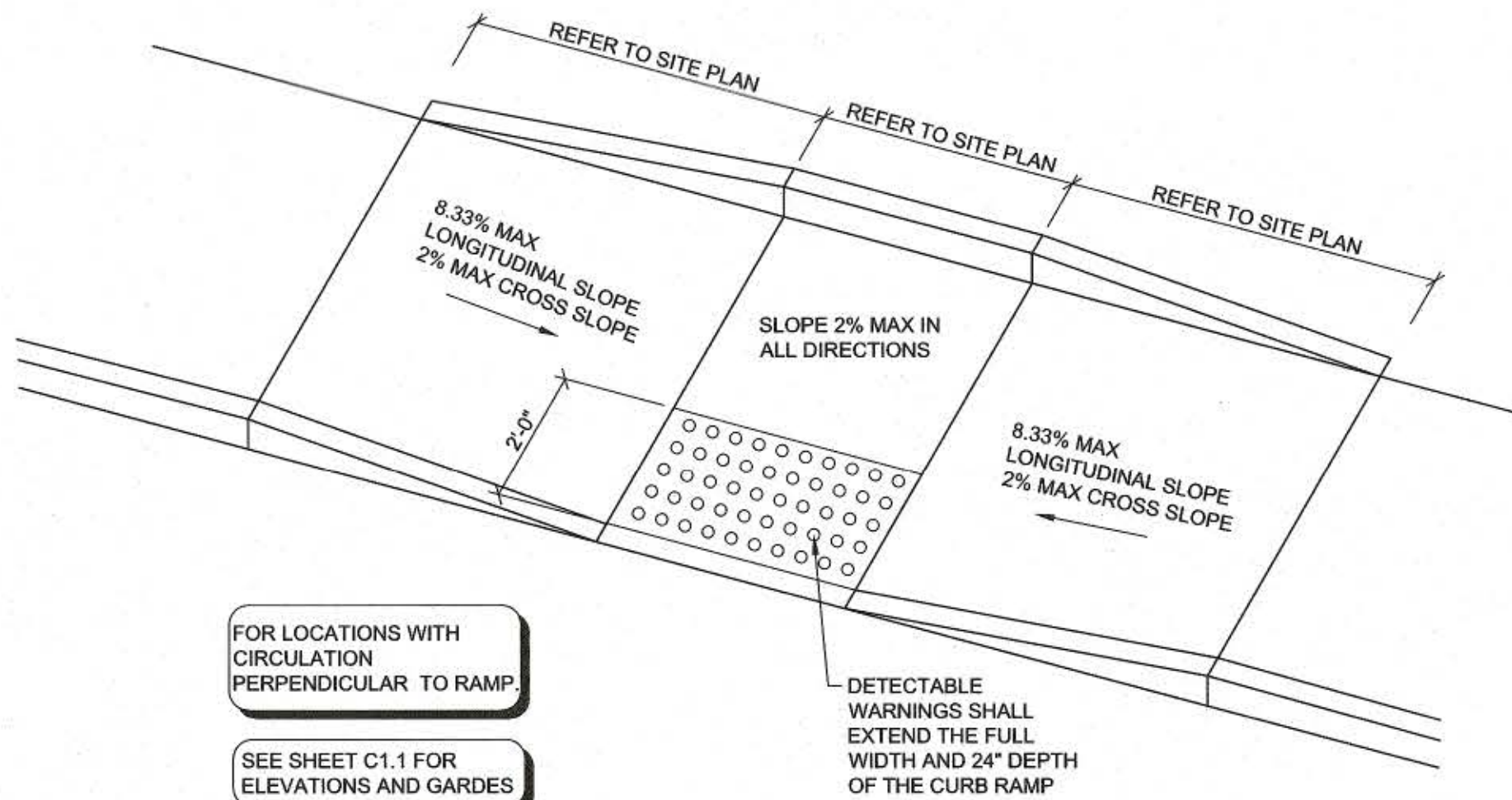


FOR LOCATIONS WITH CIRCULATION PERPENDICULAR TO RAMP.

AREA OF ACCESSIBLE AISLE AND PARKING PAVEMENT, REFER TO SITE DEVELOPMENT PLAN FOR ADDITIONAL REQUIREMENTS.

### 9 ACCESSIBLE AISLE TRANSITION DETAIL

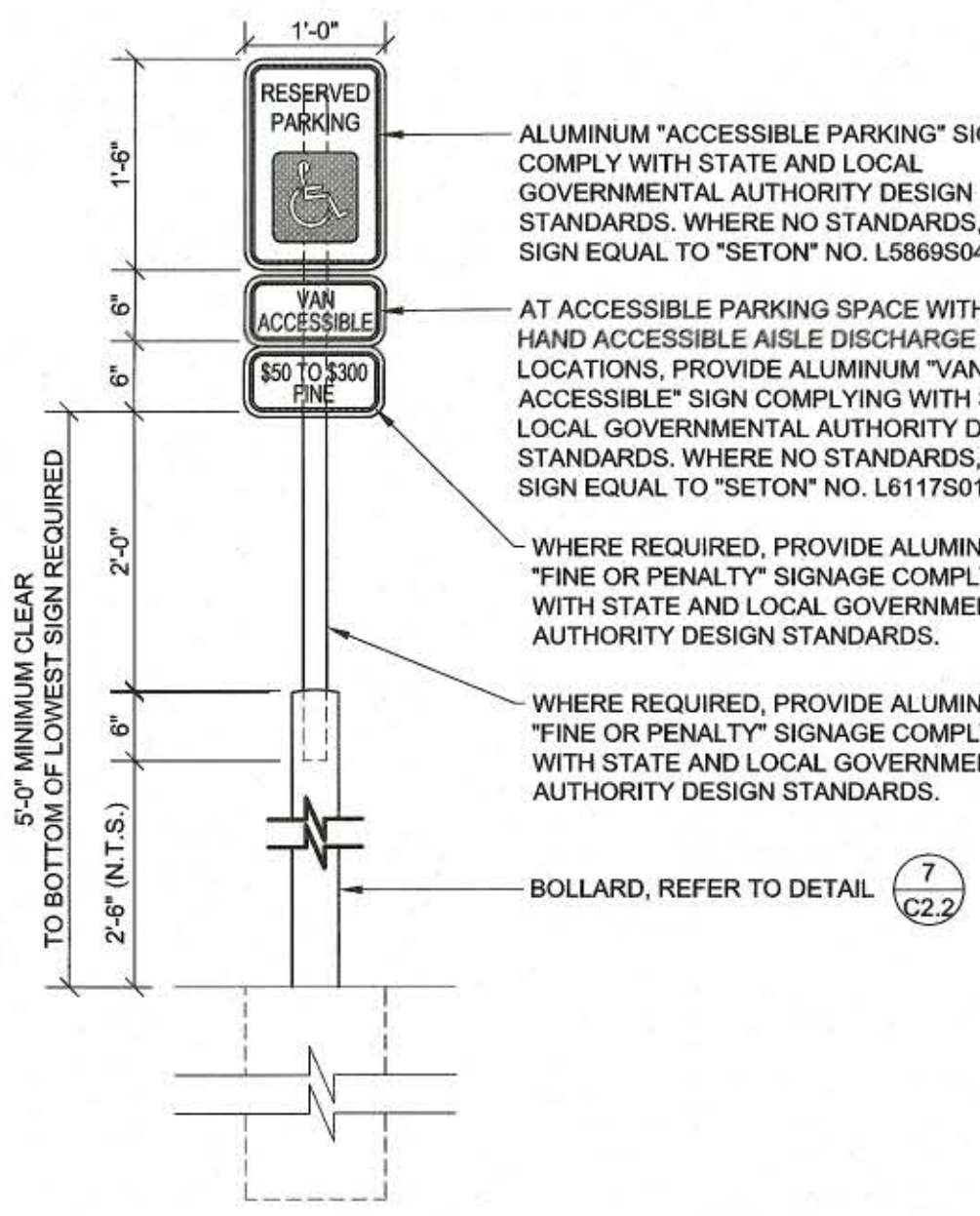
C2.2 SCALE: (NOT TO SCALE)



FOR LOCATIONS WITH CIRCULATION PERPENDICULAR TO RAMP  
SEE SHEET C1.1 FOR ELEVATIONS AND GARDES

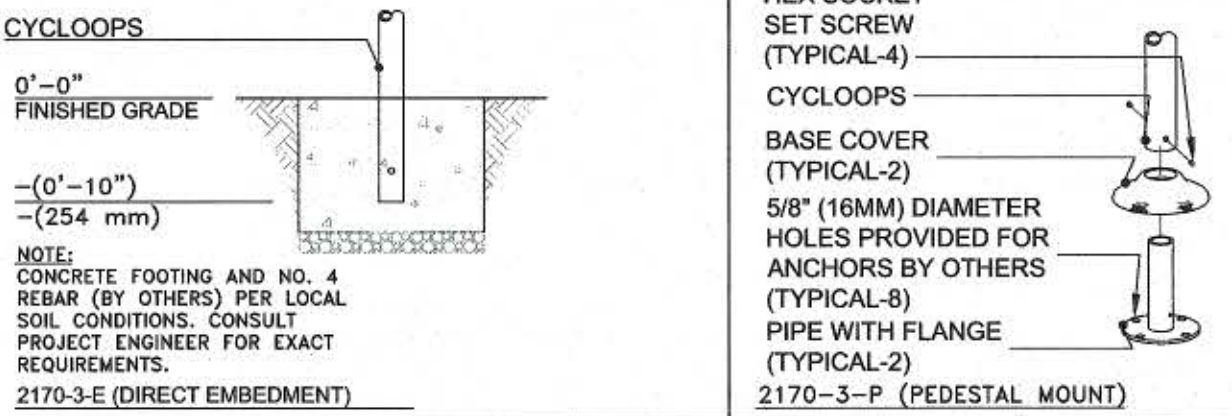
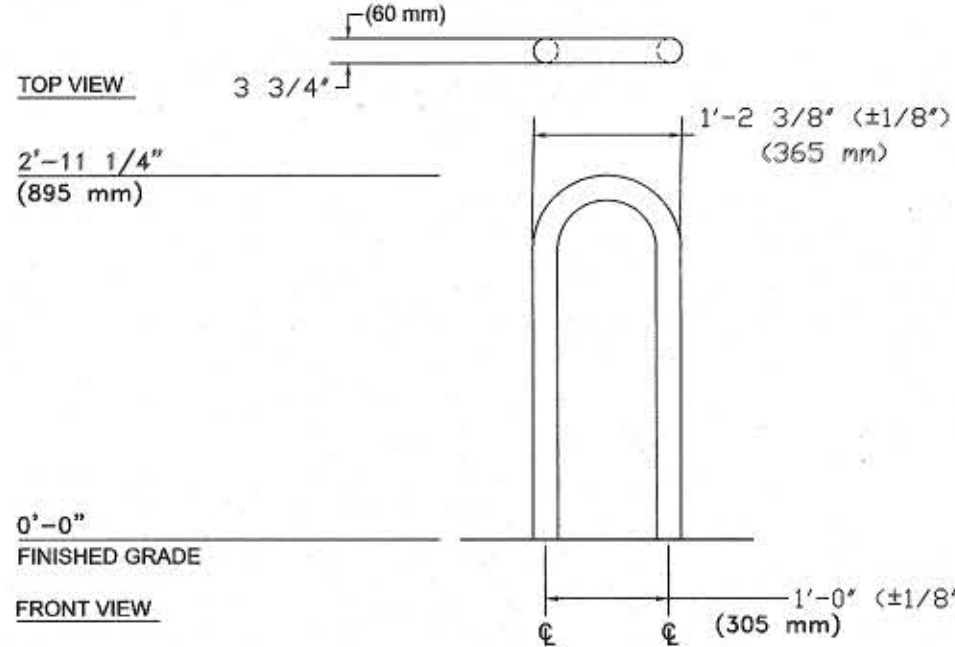
### 10 CONCRETE SIDEWALK CURB RAMP DETAIL

C2.2 SCALE: (NOT TO SCALE)



### 11 HANDICAP PARKING SIGN DETAIL

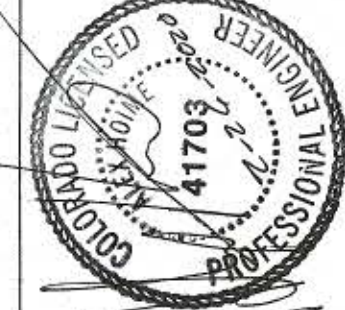
C2.2 SCALE: 3/4" = 1'-0"



### 12 BICYCLE PARKING (INVERTED "U")

C2.2

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



6163 East County Road 16  
Loveland, CO 80537  
P: 970.613.1447 F: 970.613.1897  
WWW.TAIT.COM

TAIT  
Since 1984  
Los Angeles, Boling, Sacramento, Denver, Rancho Cucamonga

ALEX HOWE PE 41703

CRAIG A. SCHNEIDER, AIA  
ARCHITECT

417.862.0558  
Fax: 417.862.3265  
e-mail: architec@eterlyschneider.com

PROJECT:  
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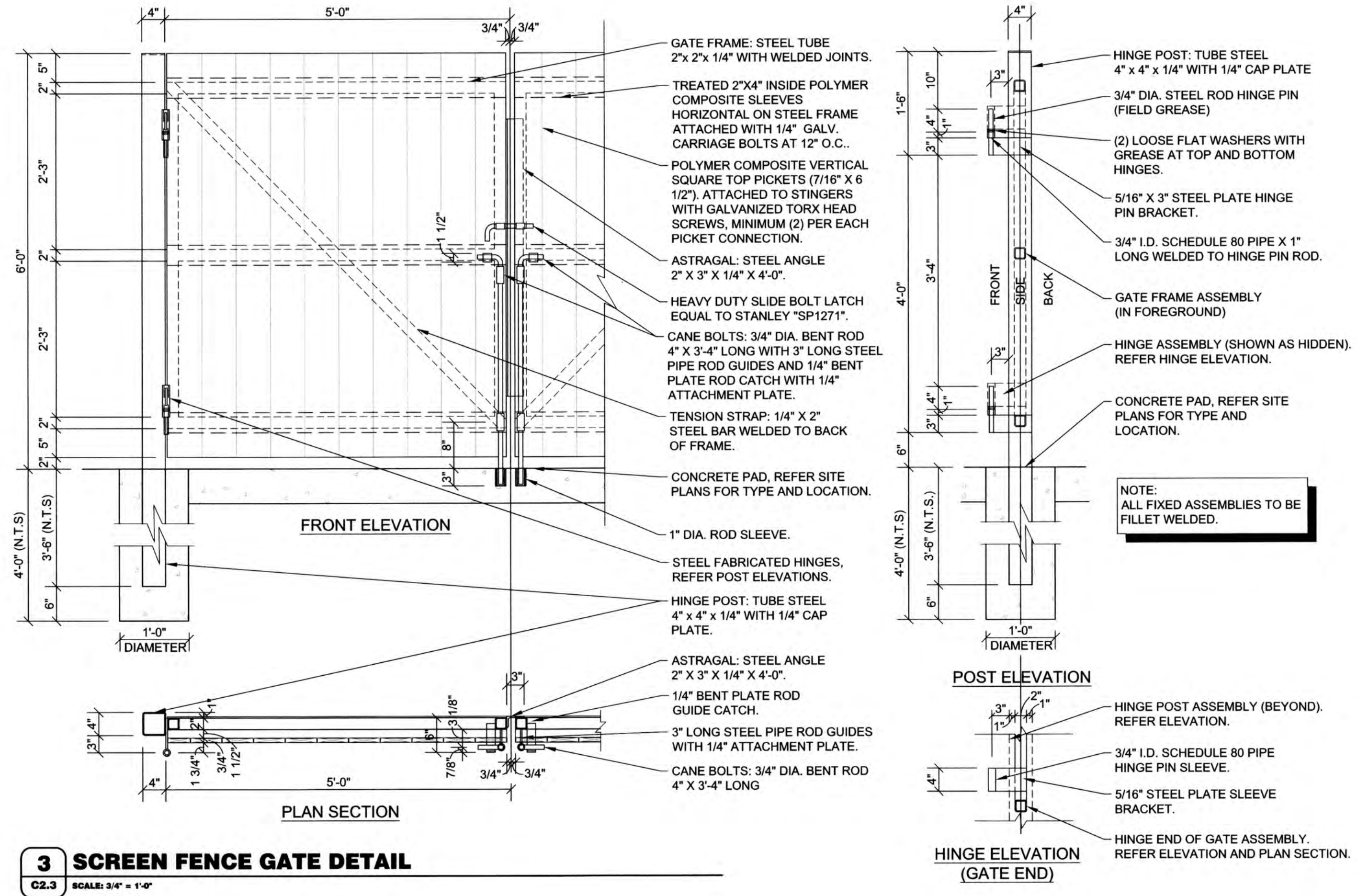
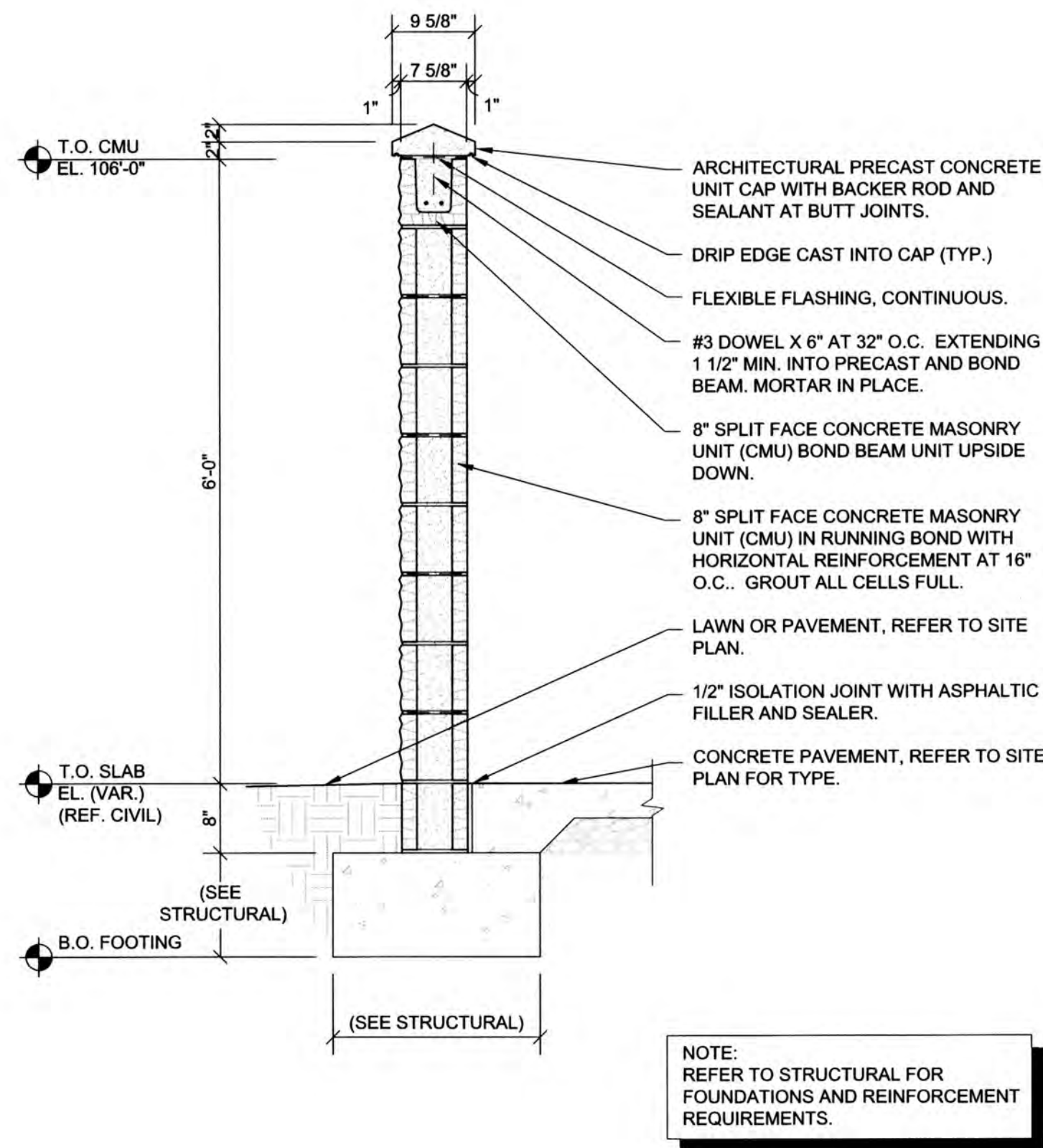
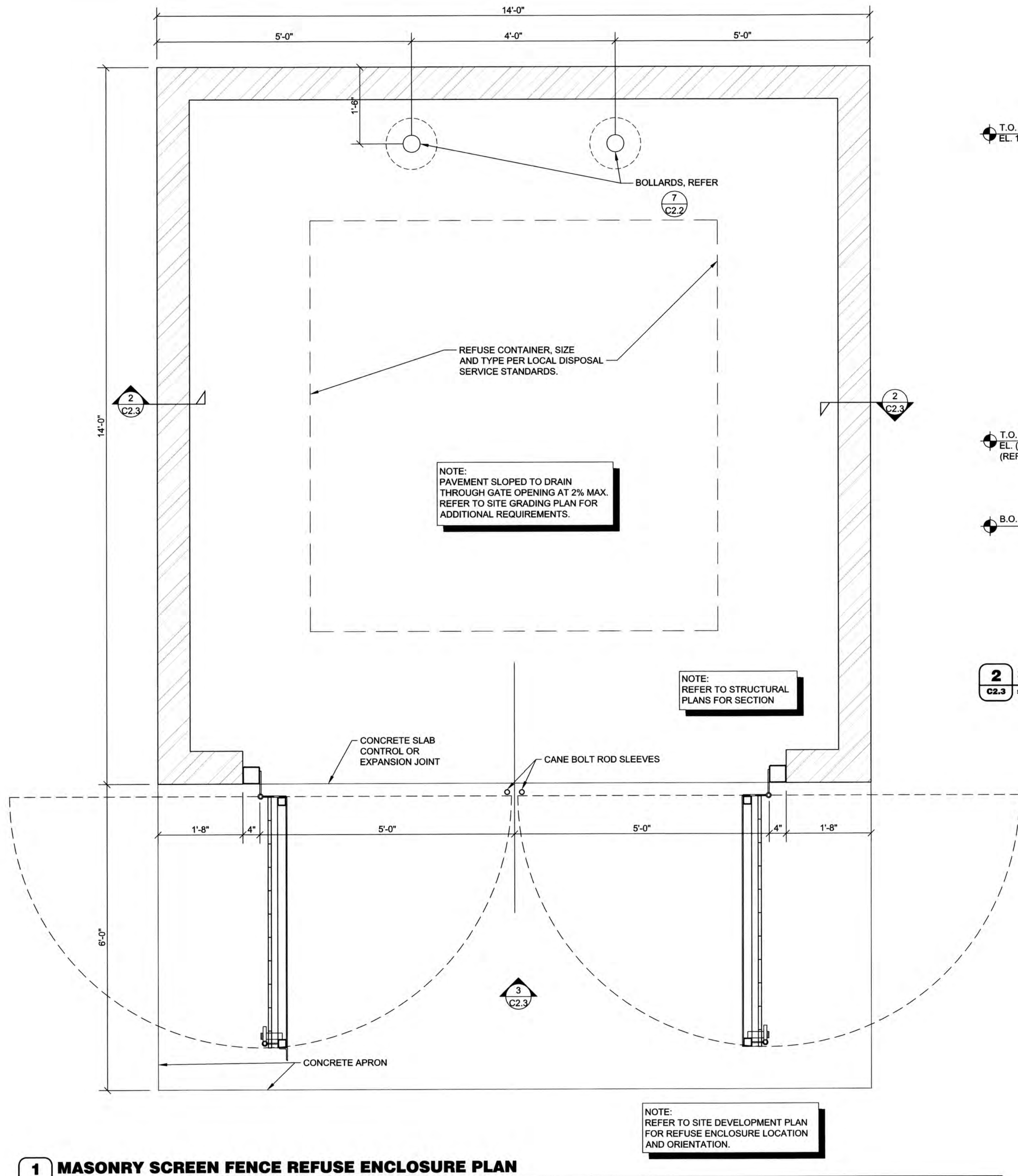
SITE DETAILS

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

COMM # 4369  
DATE: 10-11-19  
REVISION  
DATE: 02-26-2020



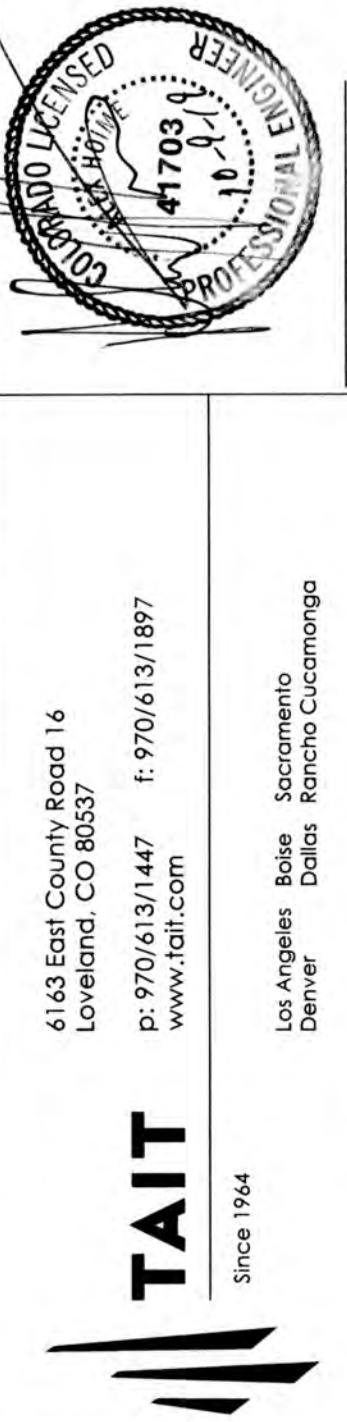
RECEIVED  
OCT 10 2019  
1736 E. SUNSHINE ST. SUITE 417  
SPRINGFIELD, MO



## GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, MASONRY, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- (C) REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (D) REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES. UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS:
1. ALL MASONRY SURFACES TO MATCH TEXTURES AND FIELD COLOR OF BUILDING. EXPOSED MASONRY INSIDE ENCLOSURE TO BE PRIMED AND PAINTED (2) COATS OF COLOR TO MATCH ENCLOSURE EXTERIOR MASONRY.
  2. ALL EXPOSED ARCHITECTURAL PRECAST TO BE NATURAL CONCRETE COLOR IN SMOOTH FORM FINISH.
  3. ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS SHERWIN WILLIAMS SW6468 "HUNT CLUB".
  4. POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO FIBERON "COASTAL CEDAR", "JATOPA", OR "CEDAR". FINAL COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD SAMPLES.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



**CRAIG A. SCHNEIDER, AIA**

**ARCHITECT**

417.962.0558  
Fax: 417.962.3265  
e-mail: architect@esterlyschneider.com

PROJECT:  
NEW O'REILLY AUTO PARTS STORE

N. MARKSHEFFEL ROAD

COLORADO SPRINGS, CO #11

REFUSE ENCLOSURE

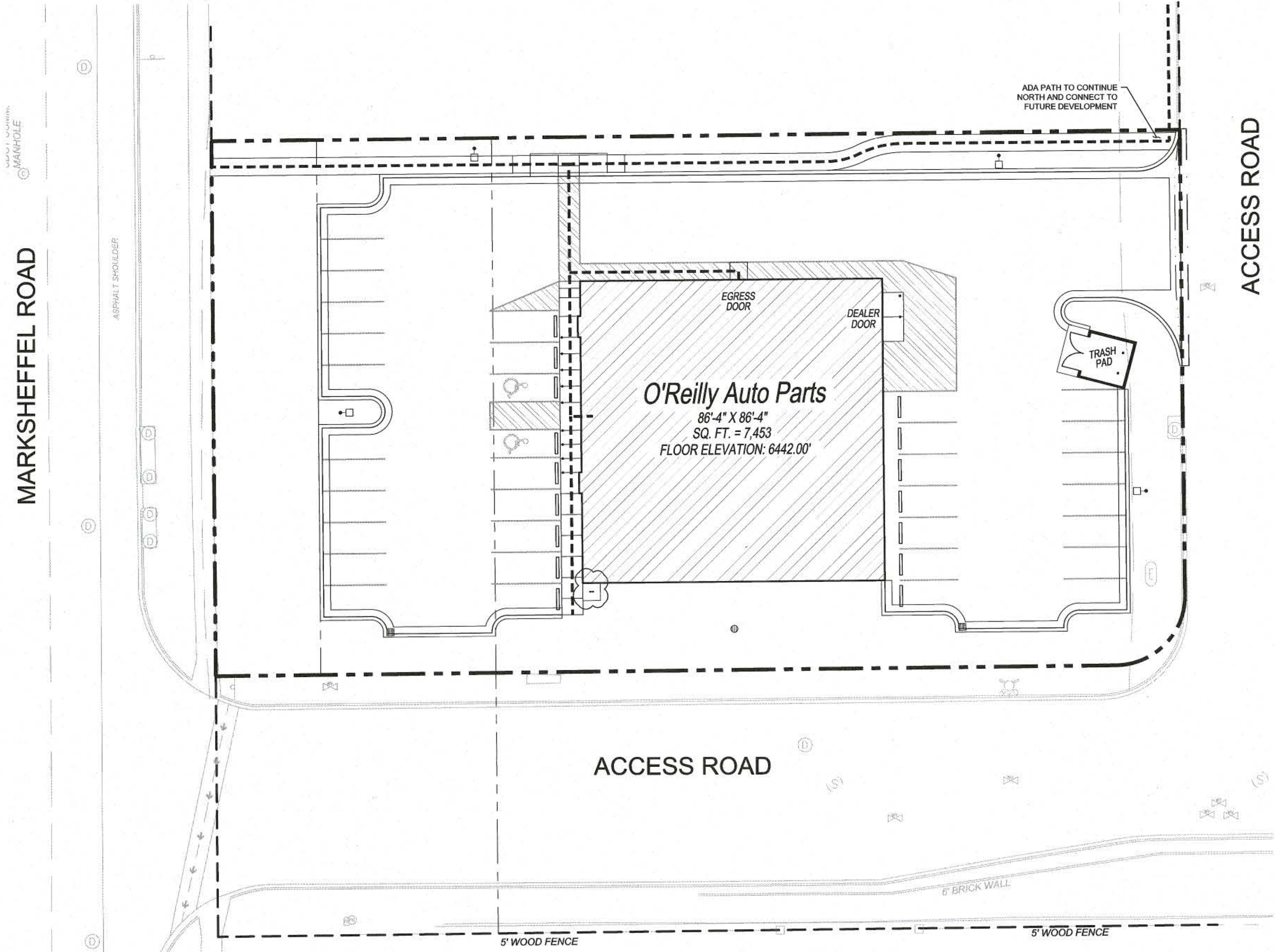
**O'Reilly AUTO PARTS**

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**1 ADA ROUTE PLAN**  
C2.4 SCALE: 1" = 20'-0"



### SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ACCESSIBLE ROUTE

### ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

CAUTION:  
INFORMATION ON THIS DRAWING  
CONCERNING TYPE AND LOCATION  
OF UNDERGROUND AND OTHER  
UTILITIES IS NOT GUARANTEED TO  
BE ACCURATE OR ALL INCLUSIVE.  
THE CONTRACTOR IS RESPONSIBLE  
FOR MAKING HIS OWN  
DETERMINATION AS TO THE TYPE  
AND LOCATION OF UNDERGROUND  
AND OTHER UTILITIES AS MAY BE  
NECESSARY TO AVOID DAMAGE  
THERE TO.



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

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C2.4



