

**LANDSCAPE LEGEND**

- GLEDITSIA TRICANTHOS 'SHADEMASTER'  
SHADEMASTER LOCUST  
3" CALIP., 7.5T, 5.5"W (3)
- PEROVSKIA ATRIPLICIFOLIA  
RUSSIAN SAGE  
5 GALLON (43)
- POTENTILLA FRUTICOSA 'GOLD FINGER'  
GOLD FINGER POTENTILLA  
5 GALLON (61)
- JUNIPERUS SABINA 'BUFFALO'  
BUFFALO JUNIPER  
5 GALLON (25)
- JUNIPERUS HORIZONTALIS 'BLUE CHIP'  
BLUE CHIP JUNIPER  
5 GALLON (68)
- PANICUM VIRGATUM 'SHENANDOAH'  
RED SWITCH GRASS  
1 GALLON (49)
- ACHILLEA MILLEFOLEUM 'PAPRIKA'  
PAPRIKA YARROW  
1 GALLON (52)
- SALVIA SYLVESTRIS 'MAINACHT'  
MAY NIGHT SALVIA  
1 GALLON (108)
- 14 GAGE, 4" HIGH, 1/8" THICK (BLACK)  
STEEL EDGING  
TO MATCH ADJACENT DEVELOPMENTS
- RC  
ARKANSAS TAN ROCK 1.5" DIAMETER  
WITH WEED BARRIER  
PER FALCON MARKETPLACE MASTERPLAN
- ARKANSAS TAN COBBLE 2"-4"  
WITH WEED BARRIER  
PER FALCON MARKETPLACE MASTERPLAN
- NON-IRRIGATED NATIVE SEED  
TO MATCH  
FALCON MARKETPLACE MASTERPLAN

**LANDSCAPE CALCULATIONS:**

PERIMETER TREES REQUIRED: PER MASTER PLAN DRAWINGS  
 PERIMETER TREES PROVIDED: PER MASTER PLAN DRAWINGS

PARKING LOT TREES REQUIRED: 4  
 PARKING LOT TREES PROVIDED: 3 (TREE AT DUMPSTER REMOVED PER PRIOR COMMENT)

FRONTAGE TREES REQUIRED: PER MASTER PLAN DRAWINGS  
 FRONTAGE TREES PROVIDED: PER MASTER PLAN DRAWINGS

LANDSCAPE COVERAGE PROVIDED: 75%



T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
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 Lakewood, CO 80401  
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 www.bowmanusa.com

REVISION	DESCRIPTION	DATE
1	SSCH - FALCON MARKETPLACE - 2ND SPP SUBMITTAL	07/15/2021
2	SSCH - FALCON MARKETPLACE - 2ND SPP SUBMITTAL	09/09/2021

REVISIONS

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10  
 SITE DEVELOPMENT PLAN

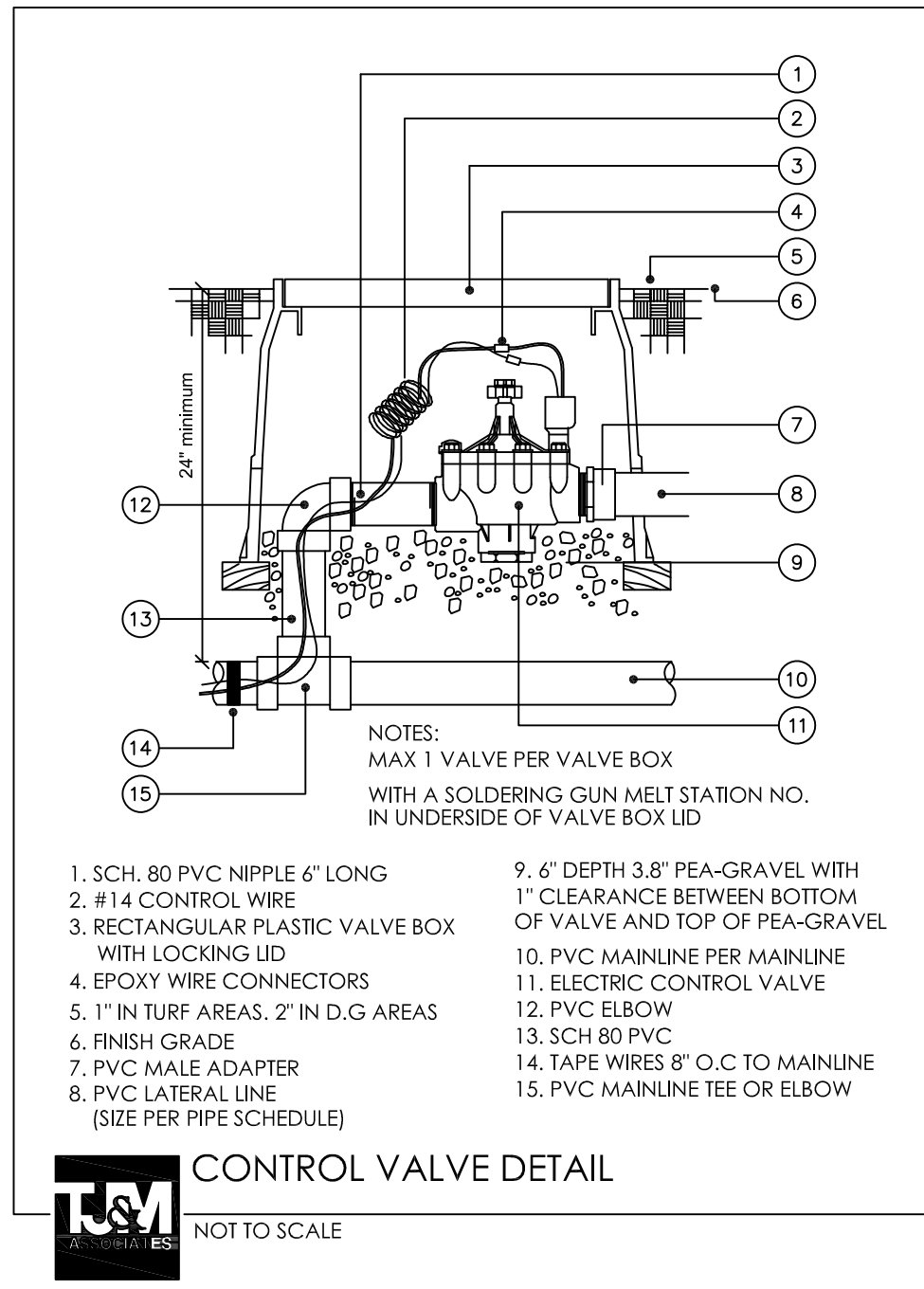
EL PASO COUNTY COLORADO

DESIGN SWK  
 DRAWN SWK  
 CHECKED TOP

SCALE: 1"=20'

JOB No. 020441-01-001  
 DATE: 02/09/2021  
 SHEET: Ld.01

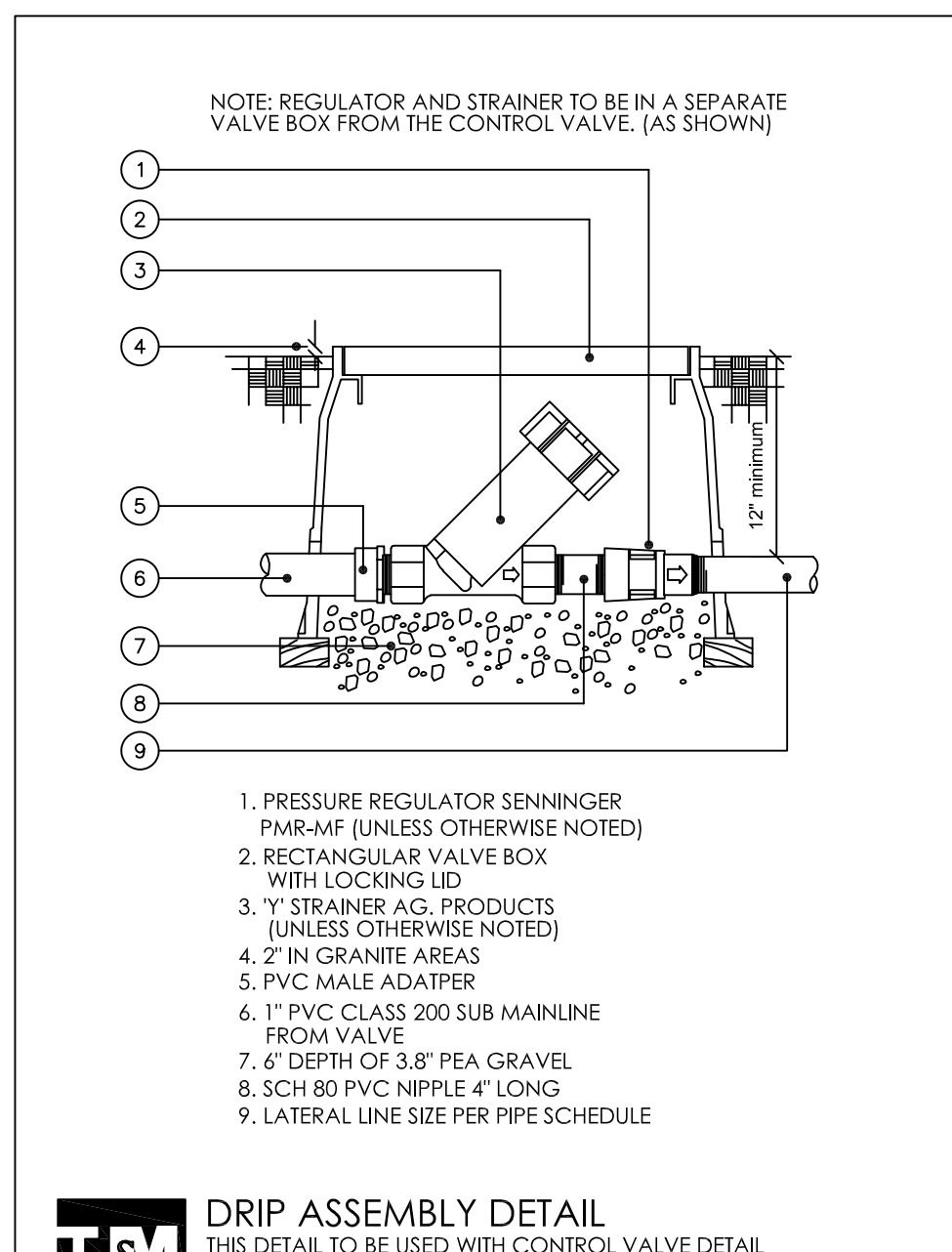
SEAL: TIMOTHY J. McQUEEN  
 914  
 09.30.21  
 ORIGINAL DATE OF SIGNATURE  
 LICENSED LANDSCAPE ARCHITECT



1. SCH. 80 PVC NIPPLE 6" LONG
2. #14 CONTROL WIRE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID
4. EPOXY WIRE CONNECTORS
5. 1" IN TURB AREAS, 2" IN D.G AREAS
6. FINISH GRADE
7. PVC MALE ADAPTER
8. PVC LATERAL LINE (SIZE PER PIPE SCHEDULE)
9. 6" DEPTH 3.8" PEA-GRAVEL WITH 1" CLEARANCE BETWEEN BOTTOM OF VALVE AND TOP OF PEA-GRAVEL
10. PVC MAINLINE PER MAINLINE
11. ELECTRIC CONTROL VALVE
12. PVC ELBOW
13. SCH 80 PVC
14. TAPE WIRES 8" O.C TO MAINLINE
15. PVC MAINLINE TEE OR ELBOW

**CONTROL VALVE DETAIL**

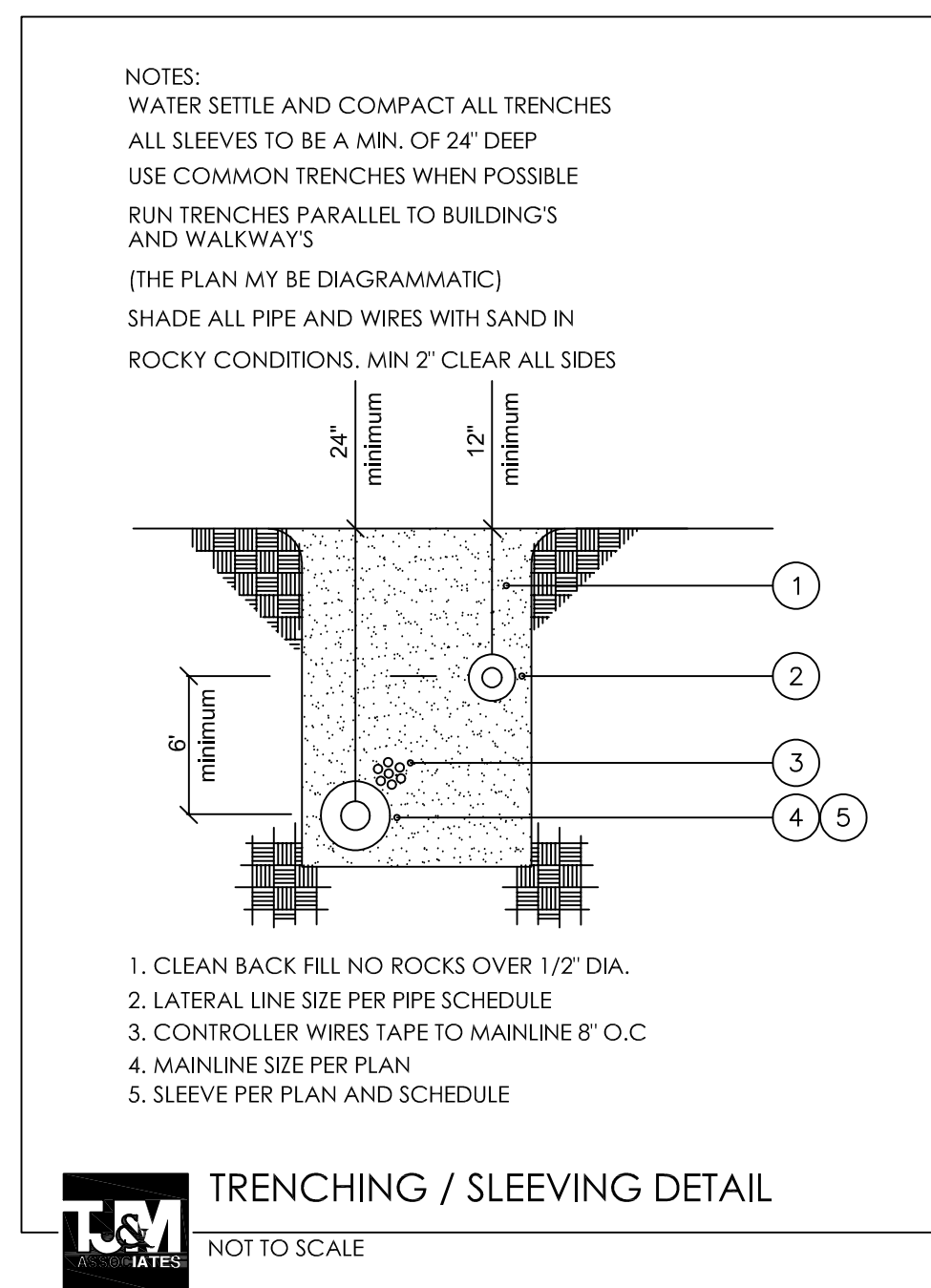
NOT TO SCALE



1. PRESSURE REGULATOR SENNINGER PMR-MF (UNLESS OTHERWISE NOTED)
2. RECTANGULAR VALVE BOX WITH LOCKING LID
3. Y STRAINER AG. PRODUCTS (UNLESS OTHERWISE NOTED)
4. 2" IN GRANITE AREAS
5. PVC MALE ADAPTER
6. 1" PVC CLASS 200 SUB MAINLINE FROM VALVE
7. 6" DEPTH OF 3.8" PEA GRAVEL
8. SCH 80 PVC NIPPLE 4" LONG
9. LATERAL LINE SIZE PER PIPE SCHEDULE

**DRIP ASSEMBLY DETAIL**

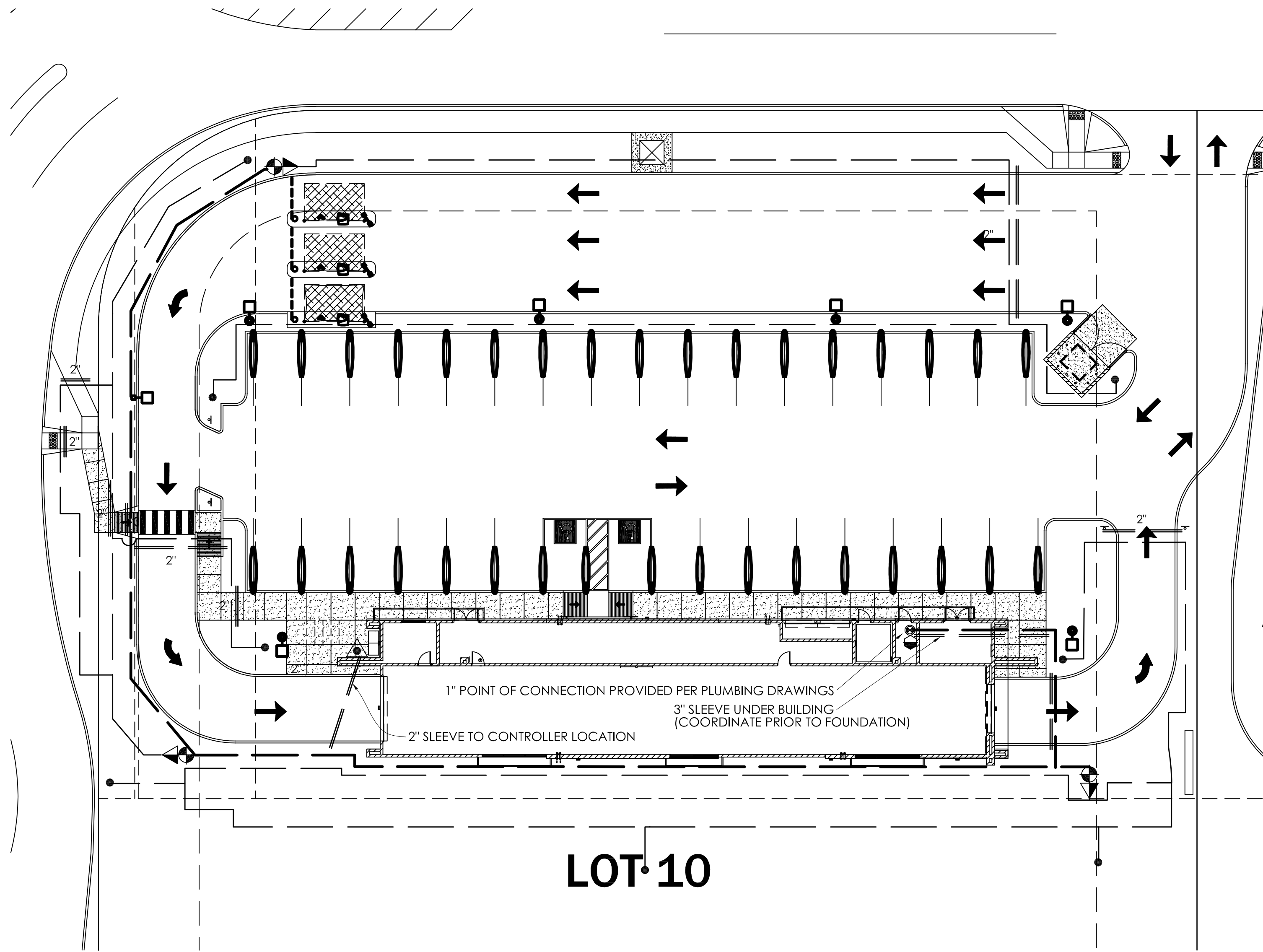
THIS DETAIL TO BE USED WITH CONTROL VALVE DETAIL NOT TO SCALE



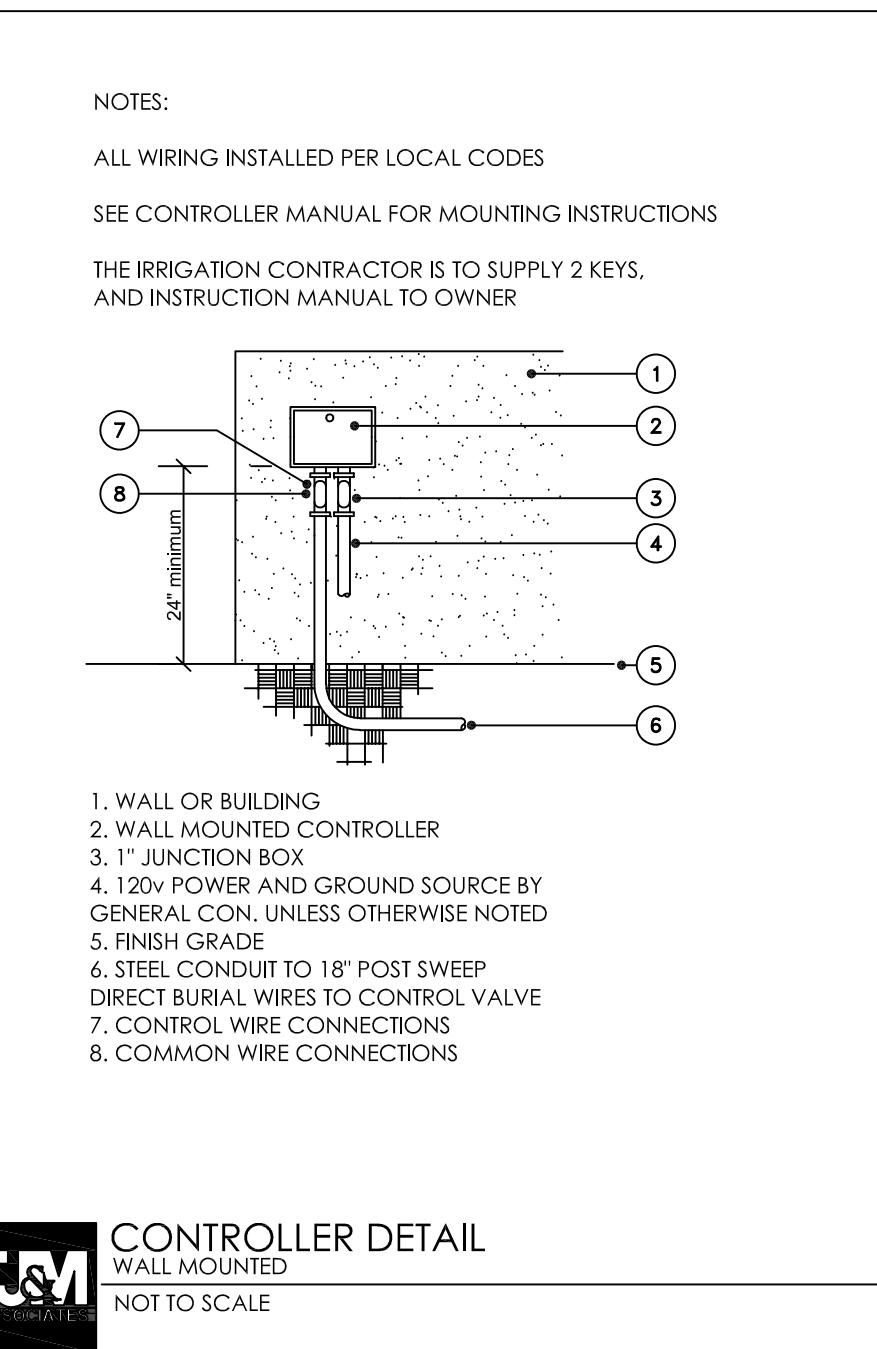
1. CLEAN BACK FILL NO ROCKS OVER 1/2" DIA.
2. LATERAL LINE SIZE PER PIPE SCHEDULE
3. CONTROLLER WIRES TAPE TO MAINLINE 8" O.C
4. MAINLINE SIZE PER PLAN
5. SLEEVE PER PLAN AND SCHEDULE

**TRENCHING / SLEEVING DETAIL**

NOT TO SCALE



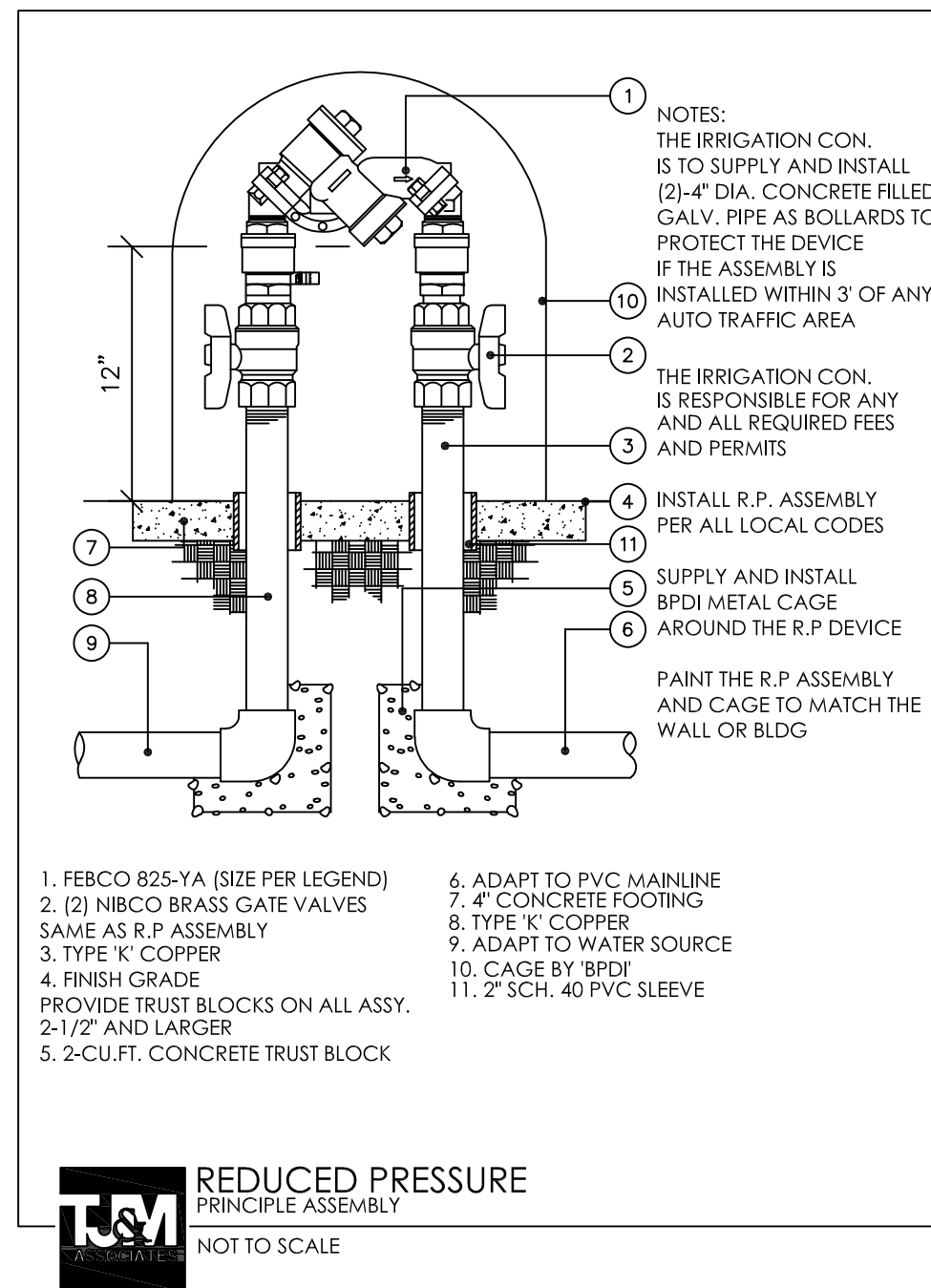
**LOT 10**



1. WALL OR BUILDING
2. WALL MOUNTED CONTROLLER
3. 1" JUNCTION BOX
4. 120V POWER AND GROUND SOURCE BY GENERAL CON, UNLESS OTHERWISE NOTED
5. FINISH GRADE
6. STEEL CONDUIT TO 18" POST SWEEP DIRECT BURIAL WIRES TO CONTROL VALVE
7. CONTROL WIRE CONNECTIONS
8. COMMON WIRE CONNECTIONS

**CONTROLLER DETAIL**

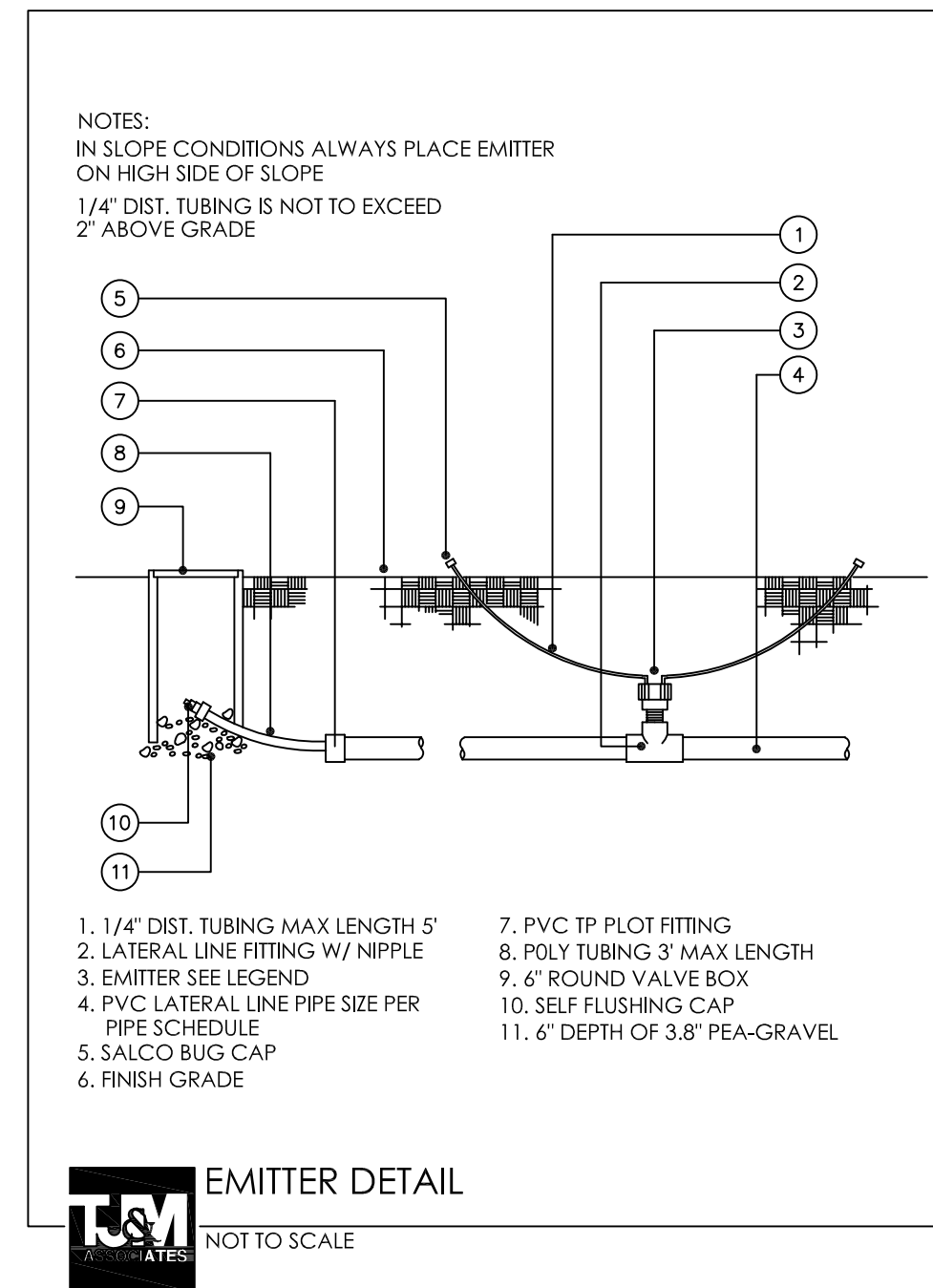
NOT TO SCALE



1. FEBCO 825-YA (SIZE PER LEGEND)
2. (2) NIBCO BRASS GATE VALVES SAME AS R.P. ASSEMBLY
3. TYPE 'K' COPPER
4. FINISH GRADE
5. 2-CU.FT. CONCRETE TRUST BLOCK
6. ADAPT TO PVC MAINLINE
7. 4" CONCRETE FOOTING
8. TYPE 'K' COPPER
9. ADAPT TO WATER SOURCE
10. CAGE BY 'B'FD
11. 2" SCH. 40 PVC SLEEVE

**REDUCED PRESSURE PRINCIPLE ASSEMBLY**

NOT TO SCALE



1. 1/4" DIST. TUBING MAX LENGTH 5'
2. LATERAL LINE FITTING W/ NIPPLE
3. EMITTER SEE LEGEND
4. PVC LATERAL LINE PIPE SIZE PER PIPE SCHEDULE
5. SALCO BUG-CAP
6. FINISH GRADE
7. PVC TP PLOT FITTING
8. POLY TUBING 3" MAX LENGTH
9. 6" ROUND VALVE BOX
10. SELF FLUSHING CAP
11. 6" DEPTH OF 3.8" PEA-GRAVEL

**EMITTER DETAIL**

NOT TO SCALE

**CLARITY NOTE:**  
FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.  
FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

**SLEEVING SCHEDULE:**  
WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)  
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)  
DRIP LATERAL 2" SCH. 40 PVC  
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

**EMITTER SCHEDULE**

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) HUNTER MPE-20
24" BOX	4	(1) HUNTER MPE-10
15 GALLON	4	(1) HUNTER MPE-10
5 GALLON	1	(1) HUNTER HEB-10
1 GALLON	1	(1) HUNTER HEB-10

**NOTES:**  
EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL NON-METALIC WATER AND IRRIGATION PIPING LARGER THAN 2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE (1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT

**FOUNDATION NOTE:**  
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION OR FOOTING. ADJUST LAYOUT AS REQUIRED.  
NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS DIAGRAMMATIC ADJUST LAYOUT AS REQUIRED.

**IRRIGATION LEGEND**

- FEBCO 825-YA-1" R.P. ASSY. W/ GUARDSHACK CAGE PAINTED TO MATCH BUILDING
- ⊗ HUNTER ICV-(SIZE PER MAINLINE) MASTER VALVE INSTALL IN VALVE BOX ADJACENT TO BACKFLOW
- ⊙ HUNTER DRIP CONTROL ZONE KIT PCZ-101-25 (30gph to 600gph) (.5gpm to 10gpm) ICZ-101-25 (601gph to 1,200gph) (10gpm to 20gpm)
- ▲ HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED) 6 STATION CONTROLLER (POWER PER GENERAL CONTRACTOR)
- HUNTER HEB-10 (1/2" THREADED) PRESSURE COMP. SINGLE PORT EMITTER
- HUNTER MPE-(SIZE PER SCHEDULE) (1/2" THREADED) PRESSURE COMP. MULTI PORT EMITTER
- 1.5" MAINLINE (SCH40)
- CLASS 200-3/4" DRIP LATERAL LINE
- AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
- SCH 40 PVC SLEEVE (SEE SLEEVING SCHEDULE)

**PIPE SCHEDULE**

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200

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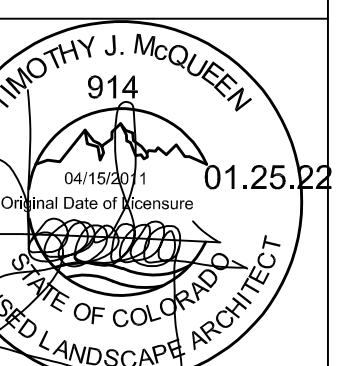
EMAIL: timmqueen@tjmla.net



Know what's below.  
Call before you dig.

REVISION	DATE	DESCRIPTION
1	07/15/2021	SSCH - FALCON MARKETPLACE - 2ND SP SUBMITTAL
2	09/06/2022	SSCH - FALCON MARKETPLACE - 2ND SP SUBMITTAL

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10  
SITE DEVELOPMENT PLAN  
EL PASO COUNTY  
COLORADO



DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE: H: V:	JOB No. 020441-01-001	DATE: 02/09/2021
SHEET		La.02

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