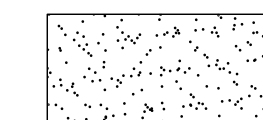
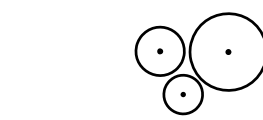
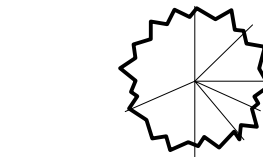
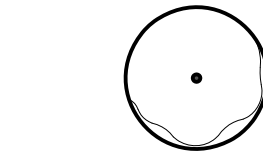
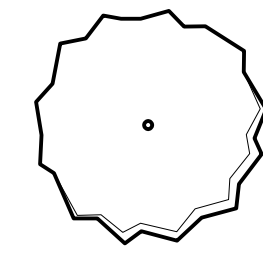


LANDSCAPE PLANT LIST



DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2.5' Cal., B&B
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40-50'	30-40'	Low	Sun	2.5' Cal., B&B
KYC	Kentucky Coffeetree	Gymnocladus dioica	50-60'	40-50'	Low	Sun	2.5' Cal., B&B

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
RDC	Radiant Crabapple	Malus 'Radiant'	20-25'	15-20'	Medium	Sun	2" Cal., B&B

EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
VPP	Vanderwolf's Pyramid Pine	Pinus flexilis 'Vanderwolf's Pyramid'	30-50'	15-30'	Low	Sun / Part Shade	8' ht., B&B
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	8' ht., B&B

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
SSB	Saskatoon Serviceberry	Amelanchier alnifolia	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont.
LEP	Leadplant	Amorpha canescens	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.
BMS	Blue Mist Spirea	Caryopteris x candonensis 'Blue Mist'	3-4'	2-3'	Low	Sun	5 Gallon Cont.
FBF	Fernbush	Chamaebatia millefolium	3-5'	3-6'	Very Low	Sun	5 Gallon Cont.
CRC	Cranberry Colonaster	Colnaster apiculatus	18-24"	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
SGB	Spanish Gold Broom	Cytisus purgans Spanish Gold	2-4'	4-6'	Low	Sun	5 Gallon Cont.
DNB	Diabolo Ninebark	Physocarpus opulifolius 'Diabolo'	6-8'	6-8'	Low	Sun	5 Gallon Cont.
DSP	Dakota Sunspot Potentilla	Potentilla frutcosa Dakota Sunspot	2-3'	2-3'	Low	Sun	5 Gallon Cont.
CWS	Creeping Western Sand Cherry	Frunus besseyi Pawnee Bules	15-18"	4-6'	Low	Sun	5 Gallon Cont.
KOR	Knock Out Rose	Rosa Knock Out	2-3'	2-3'	Medium	Sun	5 Gallon Cont.
RVS	Renaissance Vanhoute Spirea	Spirea x varhoutei 'Renaissance'	5-7'	6-8'	Medium	Sun / Part Shade	5 Gallon Cont.
MWT	Mohican Weaving Tree	Viburnum antiana 'Mohican'	6-8'	6-8'	Low	Sun / Part Shade	5 Gallon Cont.

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
HGJ	Hughes Juniper	Juniperus horizontalis 'Hughes'	1-2'	5-8'	Low	Sun	5 Gallon Cont.
MAJ	Medora Juniper	Juniperus scopulorum 'Medora'	15-20'	3-5'	Very Low	Sun	5 Gallon Cont.
BNS	Birds Nest Spruce	Picea abies 'Nidiformis'	3-4'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.
HCP	Hillside Creeper Pine	Pinus sylvestris 'Hillside Creeper'	3'	8'	Low	Sun	5 Gallon Cont.
BAY	Banana Yucca	Yucca baccata	3-4'	3-5'	Very Low	Sun	5 Gallon Cont.
VAY	Variegated Yucca	Yucca filamentosa 'Color Guard'	2-3'	2-4'	Low	Sun / Part Shade	5 Gallon Cont.

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BAM	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	5 Gallon Cont.
VFG	Variegated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont.
BAG	Blue Avena Grass	Helictotrichon sempervirens	2-3'	18-24"	Low	Sun	5 Gallon Cont.
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.
ISI	Indian Steel Indian Grass	Sorghastrum nutans 'Indian Steel'	5-7'	2-3'	Low	Sun	5 Gallon Cont.

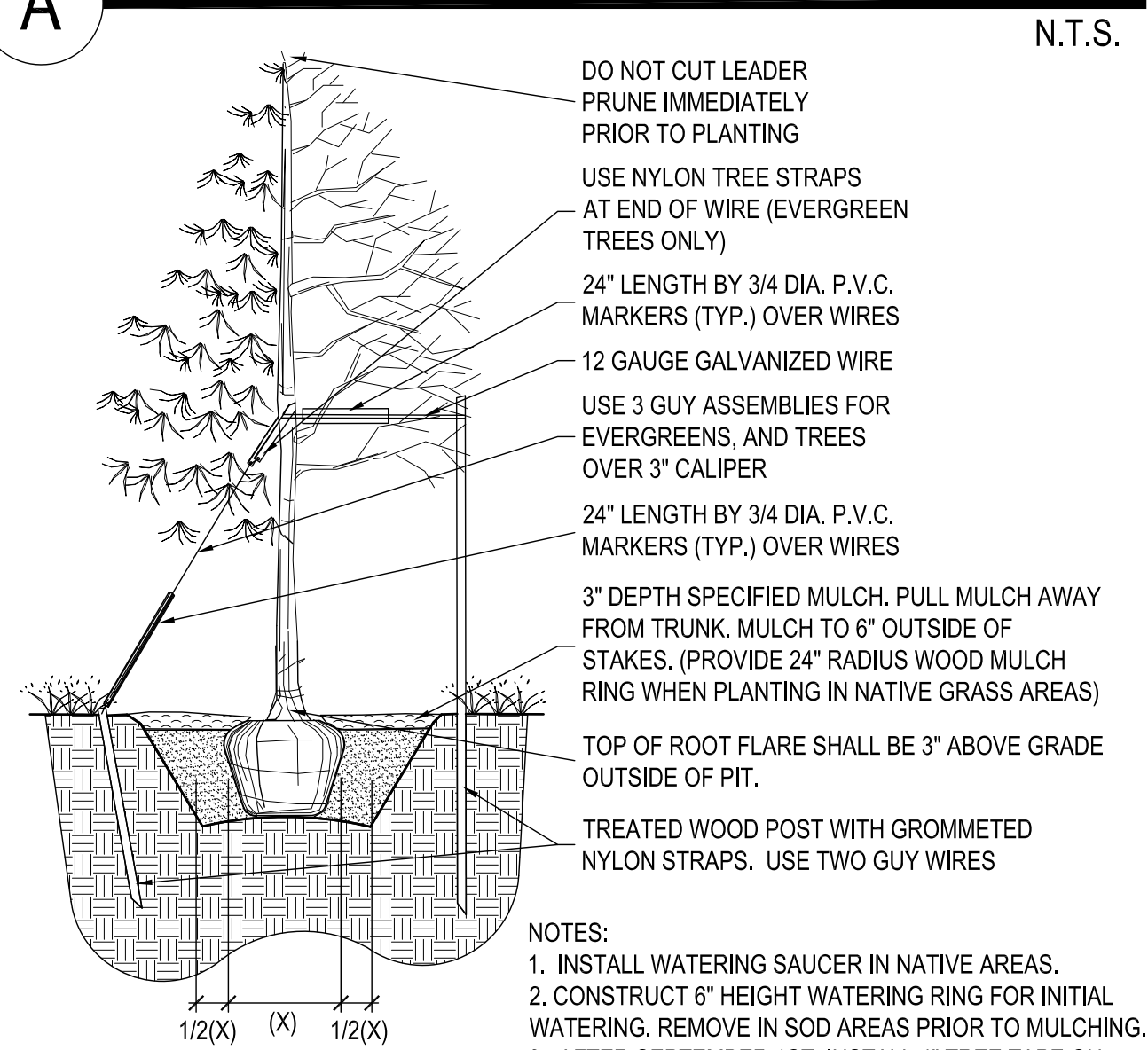
PERENNIALS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING
MPY	Mixed Pastels Yarrow	Achillea 'Summer Pastels'	18-24"	2-3'	Low	Sun	1 Gallon Cont.
DBM	Double Bubblemint	Agastache cana	2-3'	18-24"	Low	Sun	1 Gallon Cont.
SMS	Silver Mound Sage	Artemisia schmidtiana	12-18"	18-24"	Low	Sun	1 Gallon Cont.
CCF	Cheyenne Spirit Coneflower	Echinacea 'Cheyenne Spirit'	18-30"	10-20"	Low	Sun	1 Gallon Cont.
MNS	May Night Purple Salvia	Salvia x sylvestris 'May Night'	18-24"	12-18"	Low	Sun	1 Gallon Cont.
AUS	Autumn Joy Stonecrop	Sedum 'Autumn Joy'	18-24"	12-18"	Low	Sun	1 Gallon Cont.
RBT	Red Birds in a Tree	Scrophularia macrantha	15-40"	1-3'	Low	Sun	1 Gallon Cont.

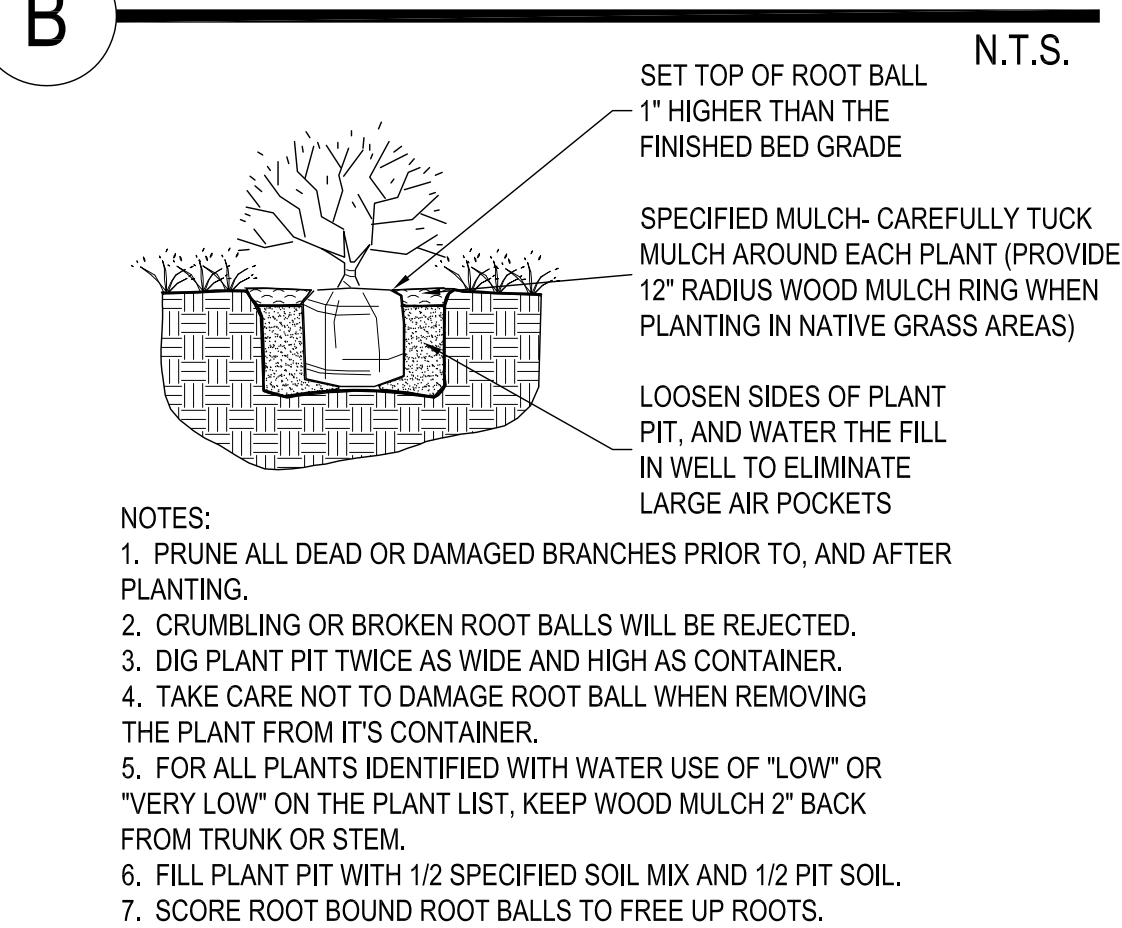
SOD

90 / 10 Fescue/Bluegrass Mix

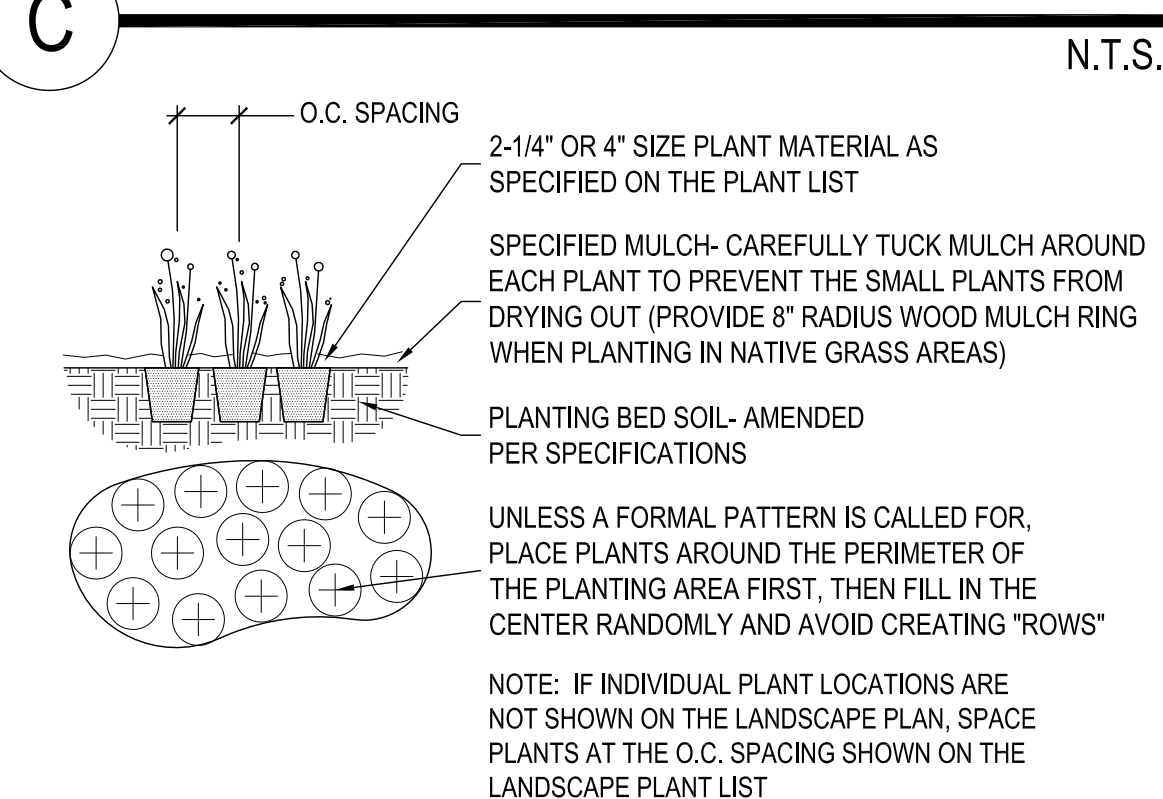
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



GENERAL LANDSCAPE NOTES

1. ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN COBBLE ROCK MULCH AND ROCK MULCH AREAS.
2. WHERE INDICATED ON THE LANDSCAPE PLANS, ALL OTHER PLANTING BEDS SHALL BE MULCHED WITH 2-12" SIZE COBBLE ROCK MULCH ("GRAY ROSE" COLOR, FILL GAPS WITH 3/4" ROCK OR PEA GRAVEL OF SIMILAR COLOR TO COBBLE) OVER PERMEABLE WEED BARRIER FABRIC. NO FABRIC SHALL BE VISIBLE THROUGH THE MULCH OR AT THE EDGES OF BEDS. DO NOT INSTALL EDGING BETWEEN COBBLE ROCK MULCH AND ROCK MULCH AREAS.
3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

ROADWAY LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	DEPTH OF LS AREA REQUIRED	DEPTH OF LS AREA PROVIDED	TREES REQUIRED	TREES PROVIDED
NORTH GATE BLVD. (195 LF)	25 FEET	44 FEET	1 TREE/20 FEET = 195 / 20 = 10 TREES	10
STRUTHERS ROAD (253 LF)	10 FEET	40 FEET	1 TREE/30 FEET = 253 / 30 = 9 TREES	9

NOTE:

1) DUE TO SEVERAL EASEMENTS AND UTILITIES, TREES HAVE BEEN CLUSTERED AND LOCATED WITHIN 50 FEET OF ROAD ROW, INSTEAD OF THE MINIMUM.

PARKING LOT LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	TREES REQUIRED (2 PER ISLANDS THE SIZE OF 2 SPACES)	TREES PROVIDED	SHRUBS REQUIRED (10 PER ISLANDS THE SIZE OF 2 SPACES)	SHRUBS PROVIDED
PARKING LOT ISLANDS (2 TOTAL)	2 (ISLANDS ARE ONLY THE SIZE OF 1 SPACE)	2	10 (ISLANDS ARE ONLY THE SIZE OF 1 SPACE OR LESS)	10

Provide the shrub count. 2/3 of the linear footage of parking from all boundaries is required. It appears to be depicted on the plan but not accounted for in the table.

INTERNAL LANDSCAPING REQUIREMENTS

GROSS SITE AREA	MINIMUM LANDSCAPE AREA REQUIRED (5%)	LANDSCAPE AREA PROVIDED	MIN. TREES REQ'D (1 TREE / 500 SF OF REQ'D LS AREA)	TREES PROVIDED
57,067 S.F.	2,853 S.F.	24,494 S.F.	2,853 SF / 500 = 6 TREES	10

NOTE:

1) THE INTERNAL LANDSCAPING TREE COUNT DOES NOT REFLECT TREES PREVIOUSLY COUNTED IN OTHER LANDSCAPE REQUIREMENT CATEGORIES.

Add Buffer Required pg 6-8 and 9 Buffer between non-residential and residential zoning districts (Residential Apartments across way)



OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 992-4811
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	BY	REVISION
11/02/17		1 CITY-SUBMITTAL
12/05/17		2 CITY-SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

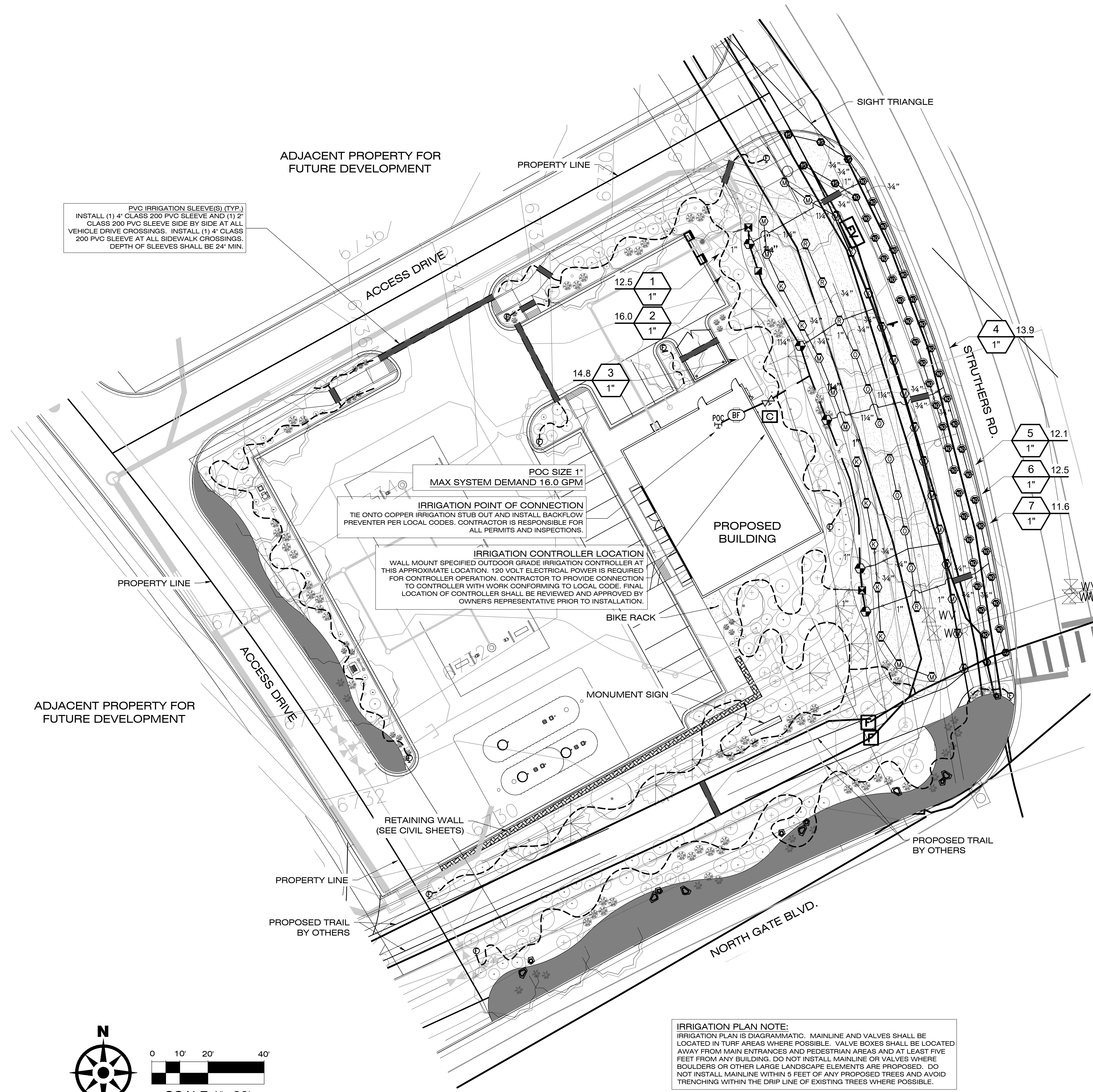


DEVELOPMENT PLAN
7-ELEVEN
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
LANDSCAPE COVER SHEET & PLANT LIST

PROJECT NO:	7EL024.01
DESIGNED BY:	
DRAWN BY:	
DATE:	12/05/17
C6.0	
SHEET 12 OF 16	

IRRIGATION PLAN

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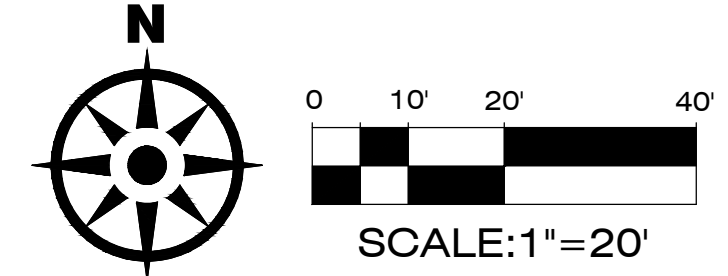
PVC IRRIGATION SLEEVES (TYP.)
 INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2"
 CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL
 VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS
 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS.
 DEPTH OF SLEEVES SHALL BE 24" MIN.

POC SIZE 1"
 MAX SYSTEM DEMAND 16.0 GPM

IRRIGATION POINT OF CONNECTION
 TIE ONTO COPPER IRRIGATION STUB OUT AND INSTALL BACKFLOW
 PREVENTER PER LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR
 ALL PERMITS AND INSPECTIONS.

IRRIGATION CONTROLLER LOCATION
 WALL MOUNT SPECIFIED OUTDOOR GRADE IRRIGATION CONTROLLER AT
 THIS APPROXIMATE LOCATION. 120 VOLT ELECTRICAL POWER IS REQUIRED
 FOR CONTROLLER OPERATION. CONTRACTOR TO PROVIDE CONNECTION
 TO CONTROLLER WITH WORK CONFORMING TO LOCAL CODE. FINAL
 LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY
 OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

IRRIGATION PLAN NOTE:
 IRRIGATION PLAN IS DIAGRAMMATIC. MAINLINE AND VALVES SHALL BE
 LOCATED IN TURF AREAS WHERE POSSIBLE. VALVE BOXES SHALL BE LOCATED
 AWAY FROM MAIN ENTRANCES AND PEDESTRIAN AREAS AND AT LEAST FIVE
 FEET FROM ANY BUILDING. DO NOT INSTALL MAINLINE OR VALVES WHERE
 BOULDERS OR OTHER LARGE LANDSCAPE ELEMENTS ARE PROPOSED. DO
 NOT INSTALL MAINLINE WITHIN 5 FEET OF ANY PROPOSED TREES AND AVOID
 TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES WHERE POSSIBLE.

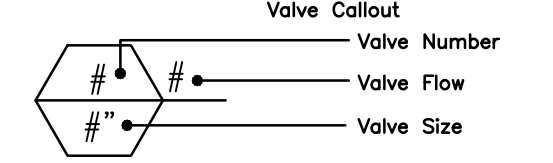


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Ⓠ Ⓡ Ⓢ Ⓣ	Rain Bird 1806-U-SAM-PRS U10 Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	39	30
Ⓠ 08HE-VAN Ⓠ 12HE-VAN Ⓠ 10HE-VAN Ⓠ 15HE-VAN	Rain Bird 1806-U-SAM-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	8	30
Ⓠ Ⓡ Ⓢ	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	28	40
Ⓠ Ⓡ Ⓢ	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	13	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ⓠ	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	1
Ⓠ	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	2
Ⓠ 0.5 1.0 2.0	Rain Bird XB-PC Single Outlet Emitters Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Refer to drip emitter schedule for type and quantity of emitter for each plant.	13.9

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ⓠ	Rain Bird 100-HV-MB Electric Remote Control Valve 1" with Male x Barb Configuration.	5
Ⓠ	Rain Bird 44-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
Ⓠ	Matco-Norca 770S PVC White Ball Valve for Sch 40 and Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. 1/2" to 4".	1
Ⓠ BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
Ⓠ C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
—	Irrigation Lateral Line: CPVC Schedule 40	1,072 l.f.
—	Irrigation Mainline: PVC Schedule 40	181.8 l.f.
—	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	152.1 l.f.



IRRIGATION NOTES

- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA 4" POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.
- REFER TO "IRRIGATION DRIP EMITTER SCHEDULE" IN THIS DRAWING SET FOR QUANTITIES AND SIZES OF DRIP EMITTERS DEPENDING ON THE WATER NEEDS OF EACH PARTICULAR PLANT.
- VALVES AND VALVE BOXES SHALL BE COMMERCIAL GRADE WITH PRESSURE REDUCING VALVES USED FOR ALL DRIP ZONES.
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION CONTROLLER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION BACKFLOW PREVENTER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW AVAILABLE FOR THE IRRIGATION SYSTEM, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY IF PRESSURE OR FLOW IS INADEQUATE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION. CONTRACTOR SHOULD COORDINATE WITH THOSE INSTALLING FLATWORK, TO AVOID BORING UNDER WALKS, IF POSSIBLE. CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL COSTS ASSOCIATED WITH LOCATING, EXPOSING, AND BACKFILLING SLEEVES UP TO, AND INCLUDING, A DEPTH OF 60 INCHES.
- INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2" CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS. DEPTH OF SLEEVES SHALL BE 24" MIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL SET THE IRRIGATION CLOCK FOR A TWO-WEEK ESTABLISHMENT PERIOD FOR THE PLANTS. CONTRACTOR IS RESPONSIBLE TO RE-SET THE CLOCK FOR NORMAL OPERATION FOR THE REMAINING SEASON AFTER THE TWO WEEK ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEAD PLANT MATERIAL RESULTING FROM OVER WATERING.
- THE PLANT MATERIALS SPECIFIED FOR THIS PROJECT ARE MOSTLY LOW WATER-USE PLANTS. THE CONTRACTOR SHALL CONSULT WITH THE OWNER, AND THE LANDSCAPE ARCHITECT IF POSSIBLE, PRIOR TO SETTING THE CLOCK FOR IRRIGATION TIMES AFTER THE TWO WEEK ESTABLISHMENT PERIOD.

DATE	BY	REVISION
11/02/17		
12/05/17		
		1 CITY SUBMITTAL
		2 CITY SUBMITTAL

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DEVELOPMENT PLAN
7-ELEVEN
 LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
 IRRIGATION PLAN

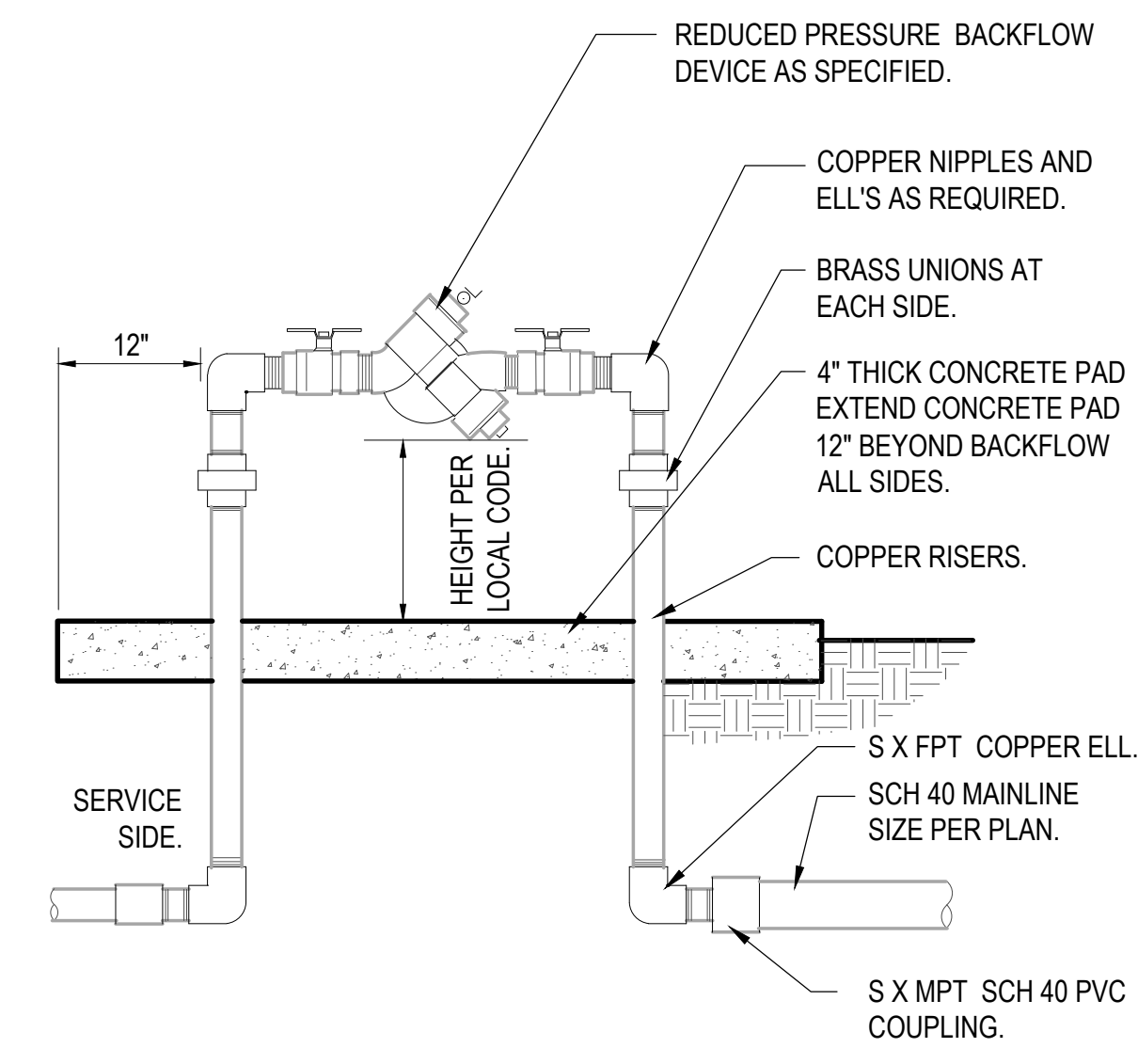
PROJECT NO:	7EL024.01
DESIGNED BY:	
DRAWN BY:	
DATE:	12/05/17
C6.2	
SHEET 14 OF 16	

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 OUTDOOR DESIGN GROUP INC.
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 ARVADA, CO 80002
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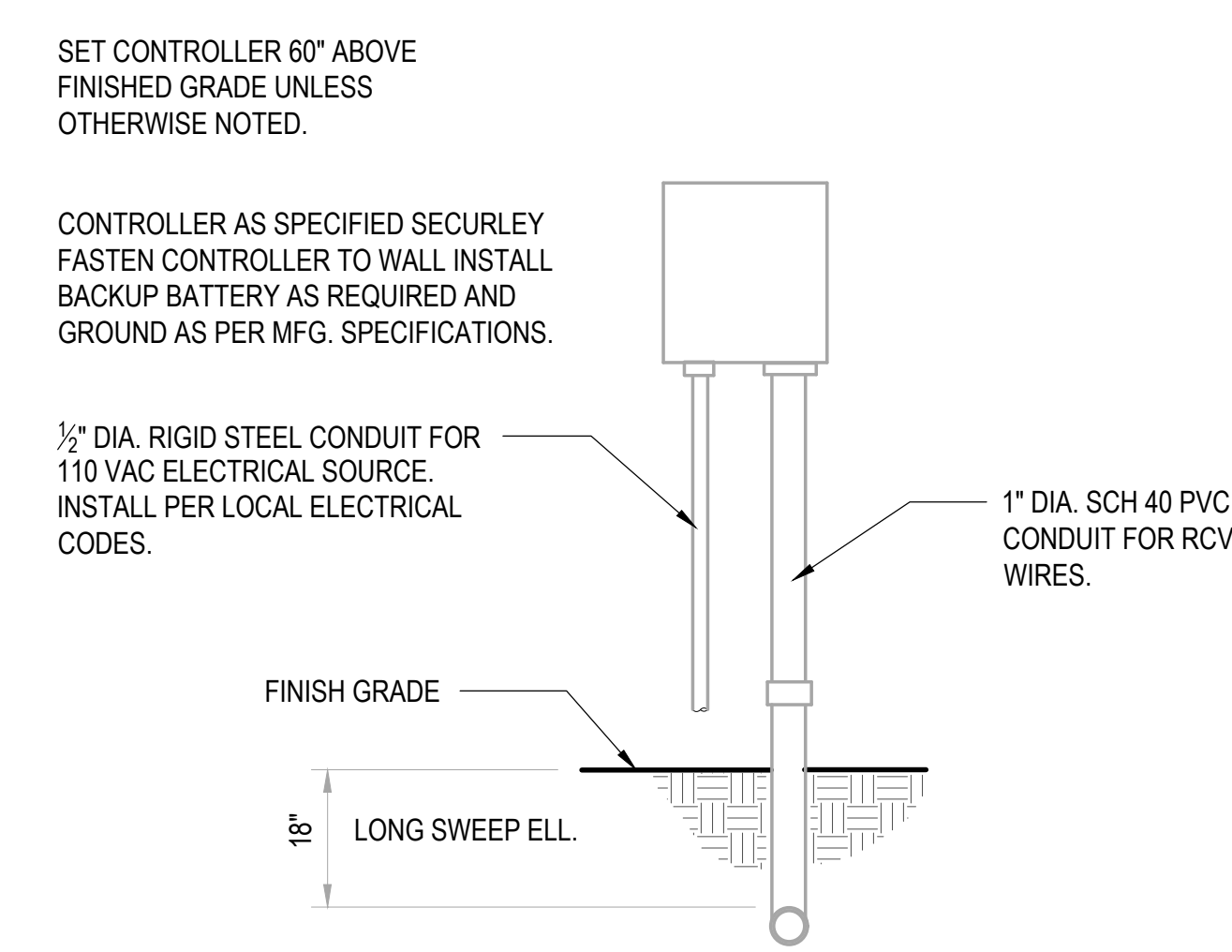
811
 Know what's below.
 Call before you dig.
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987 or 811
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
 DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
 GRADE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

12/4/2017 1:51 PM X:\17057 7-ELEVEN EL PASO COUNTY DRAWINGS\7-ELEVEN EL PASO COUNTY IRRIGATION PLANS.DWG

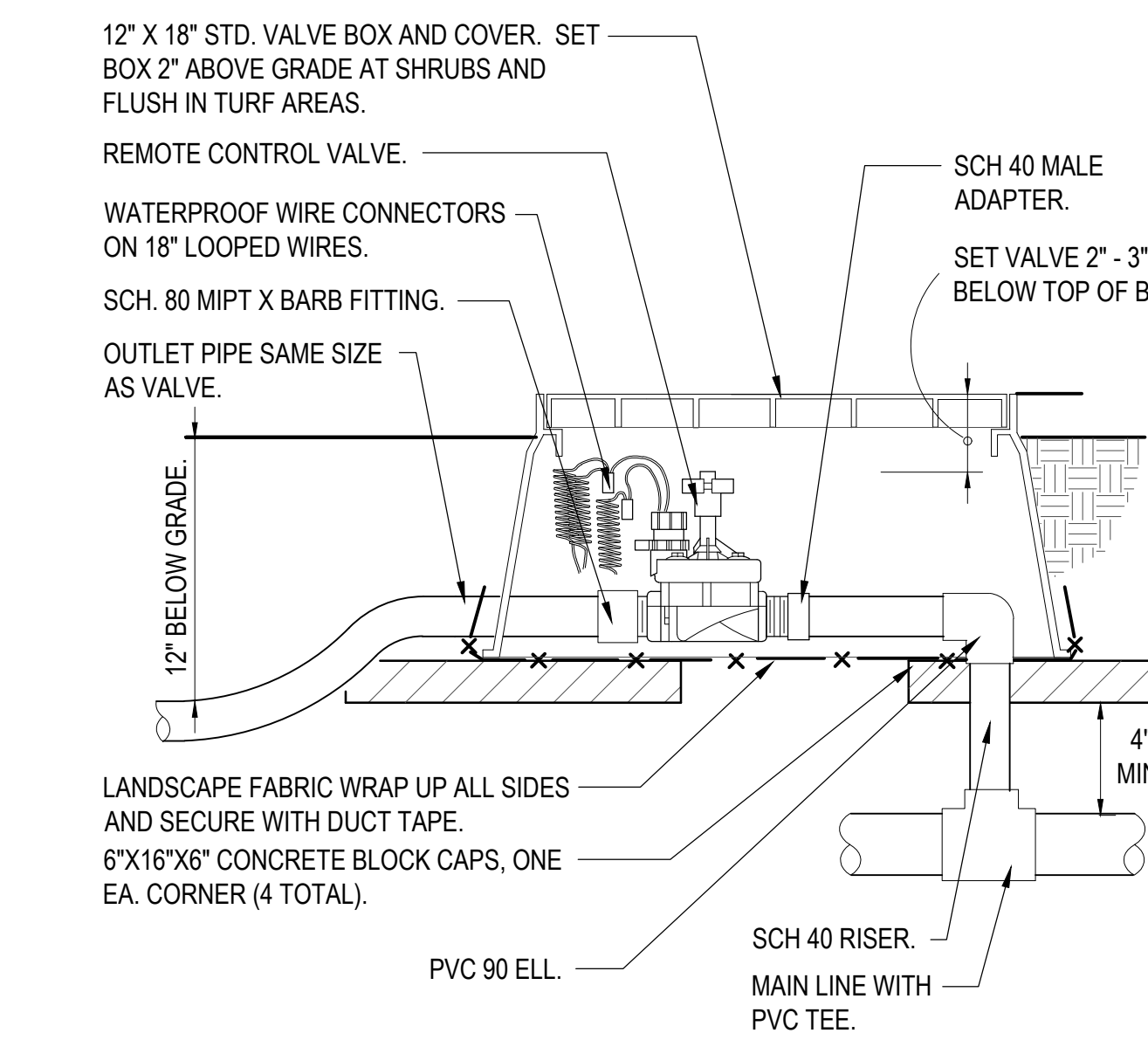
1 REDUCED PRESSURE BACKFLOW DEVICE
1 1/2" = 1'-0" 32 8409.43-07



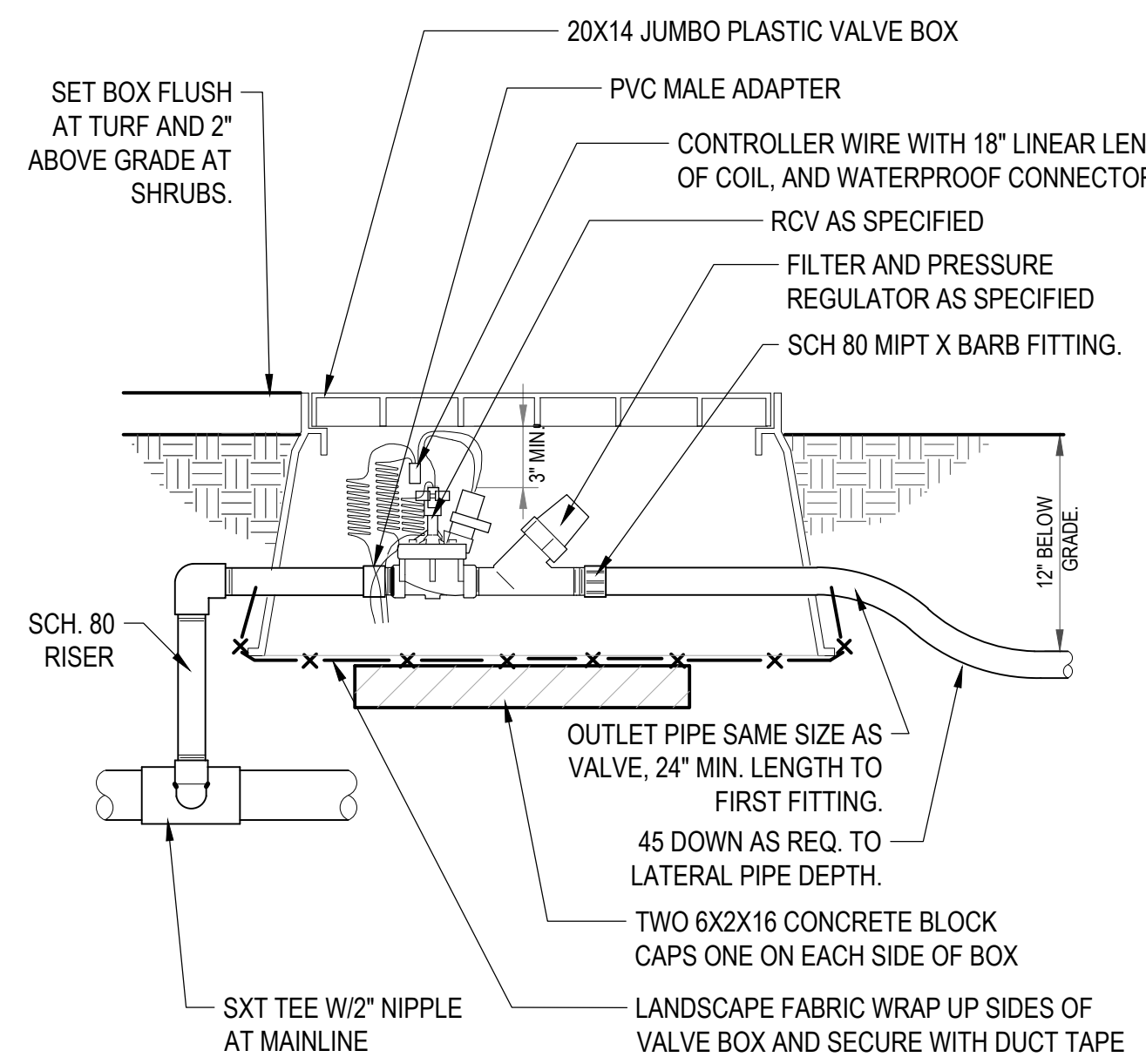
2 OUTDOOR IRRIGATION CONTROLLER
1" = 1'-0" 32 8409.13-10



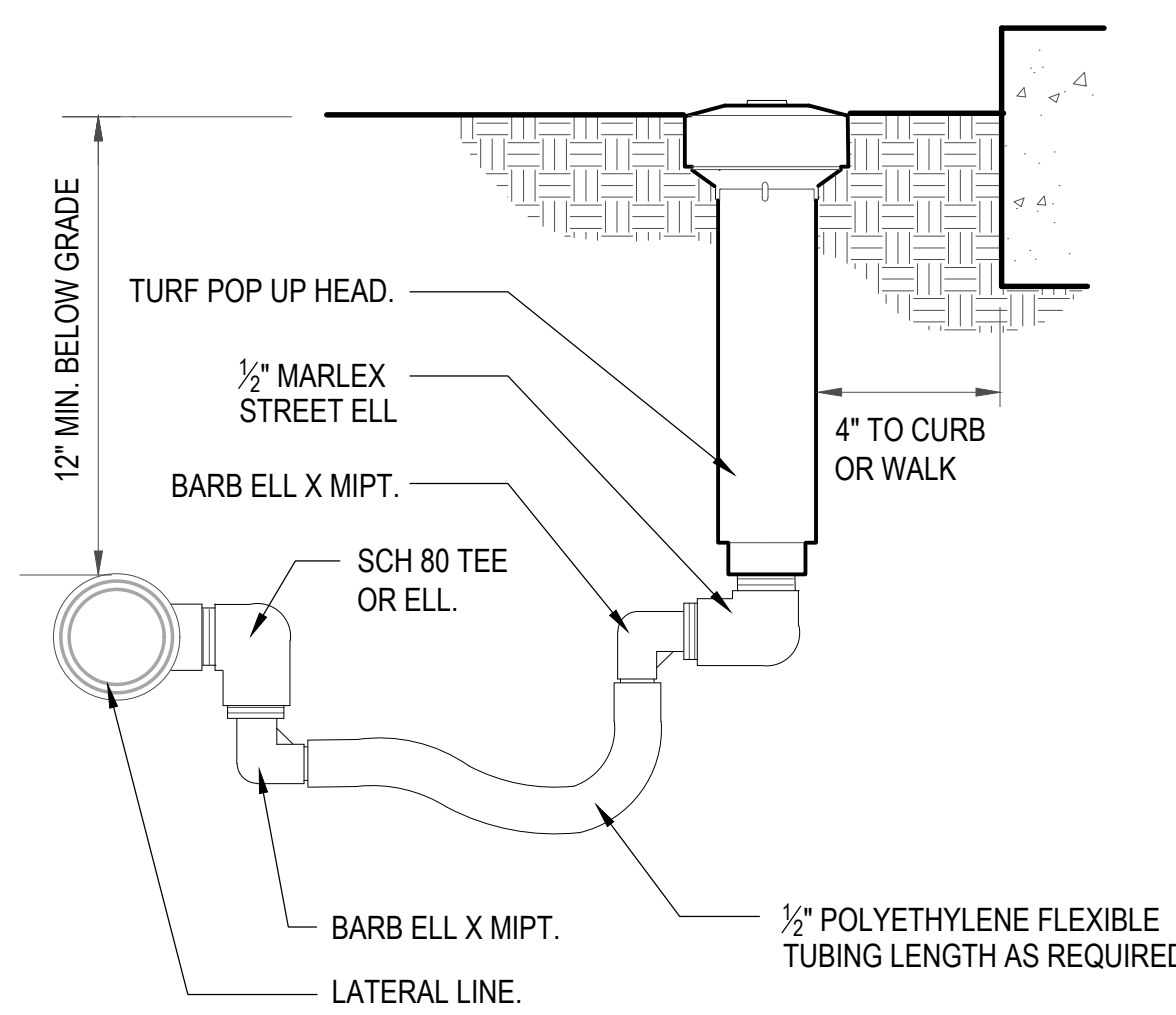
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" P-GA-09



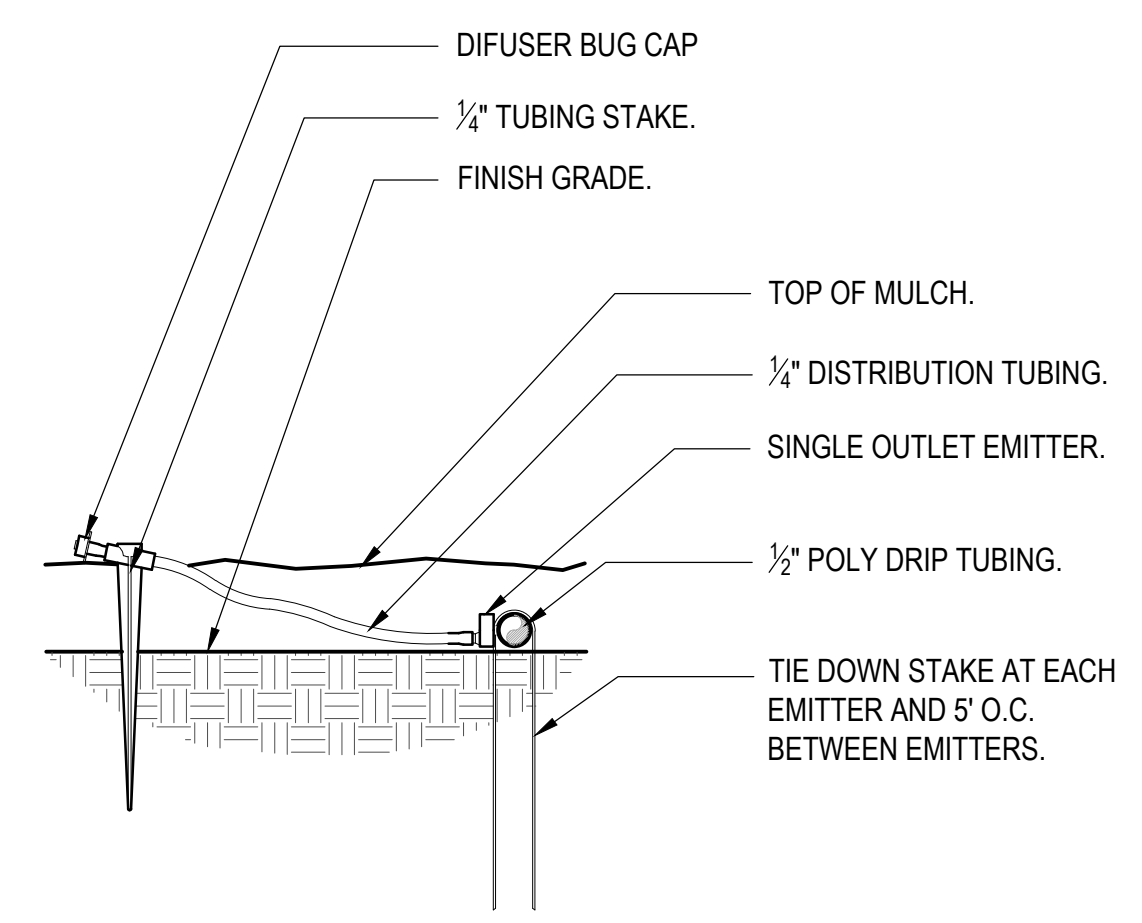
4 DRIP VALVE WITH FILTER AND PRESSURE REDUCER
1 1/2" = 1'-0" P-GA-02



5 TURF POP UP FLEX ASSEMBLY
3" = 1'-0" P-GA-07

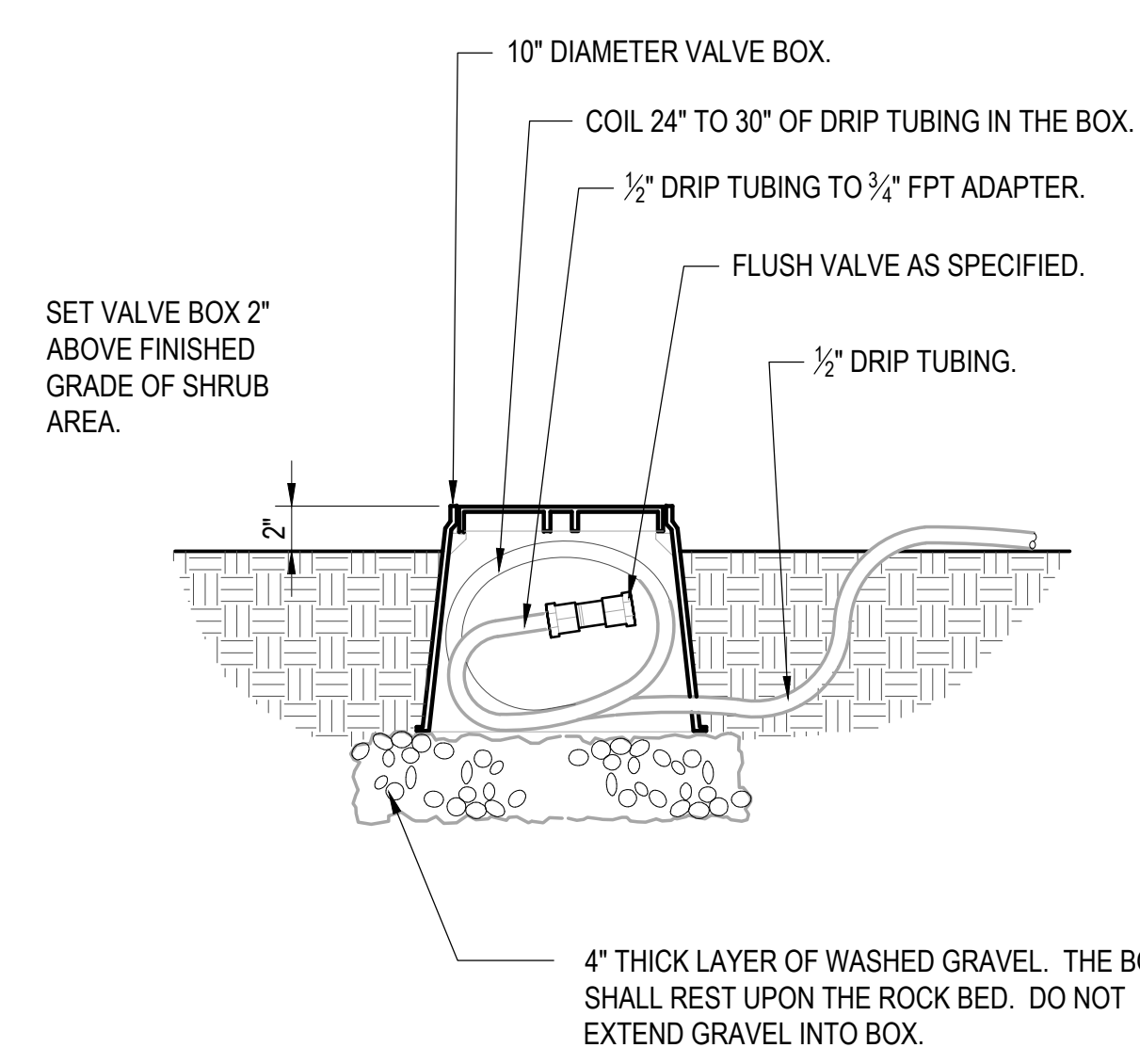


6 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" P-GA-01

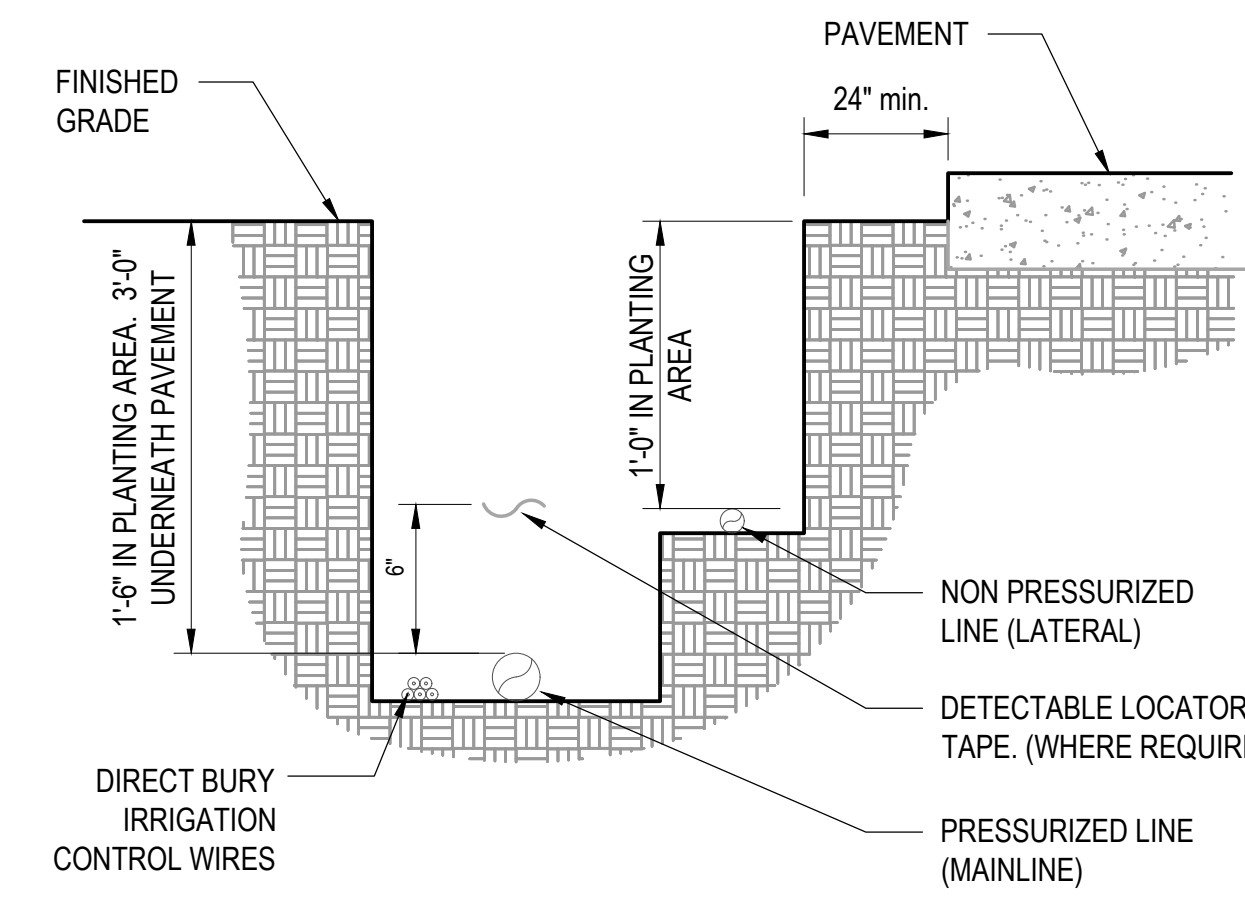


NOTE:
WHEN PLANTING ON SLOPE PLACE EMITTERS ON UP HILL SIDE OF ROOT BALL.
WHEN EMITTER SCHEDULE CALLS FOR MULTIPLE EMITTERS SPACE EVENLY AROUND ROOT BALL.

7 DRIP FLUSH VALVE
1 1/2" = 1'-0" P-GA-04

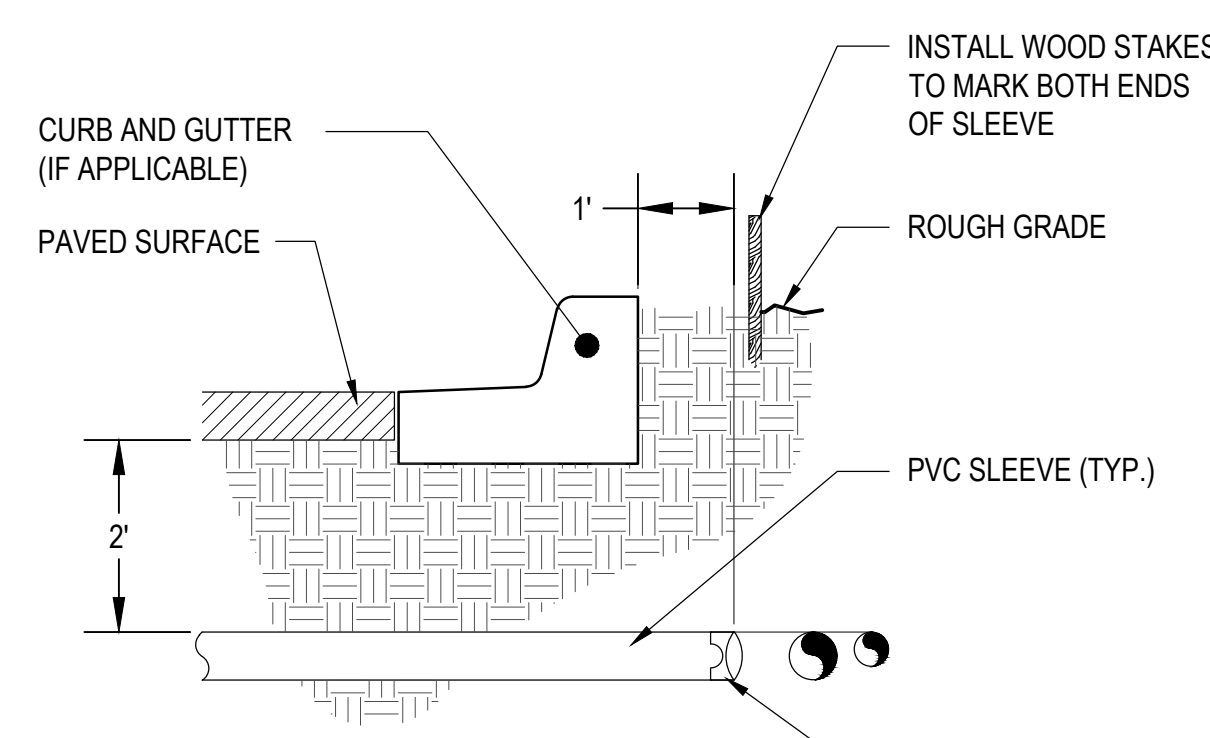


8 IRRIGATION PIPE TRENCH
1 1/2" = 1'-0" P-GA-05



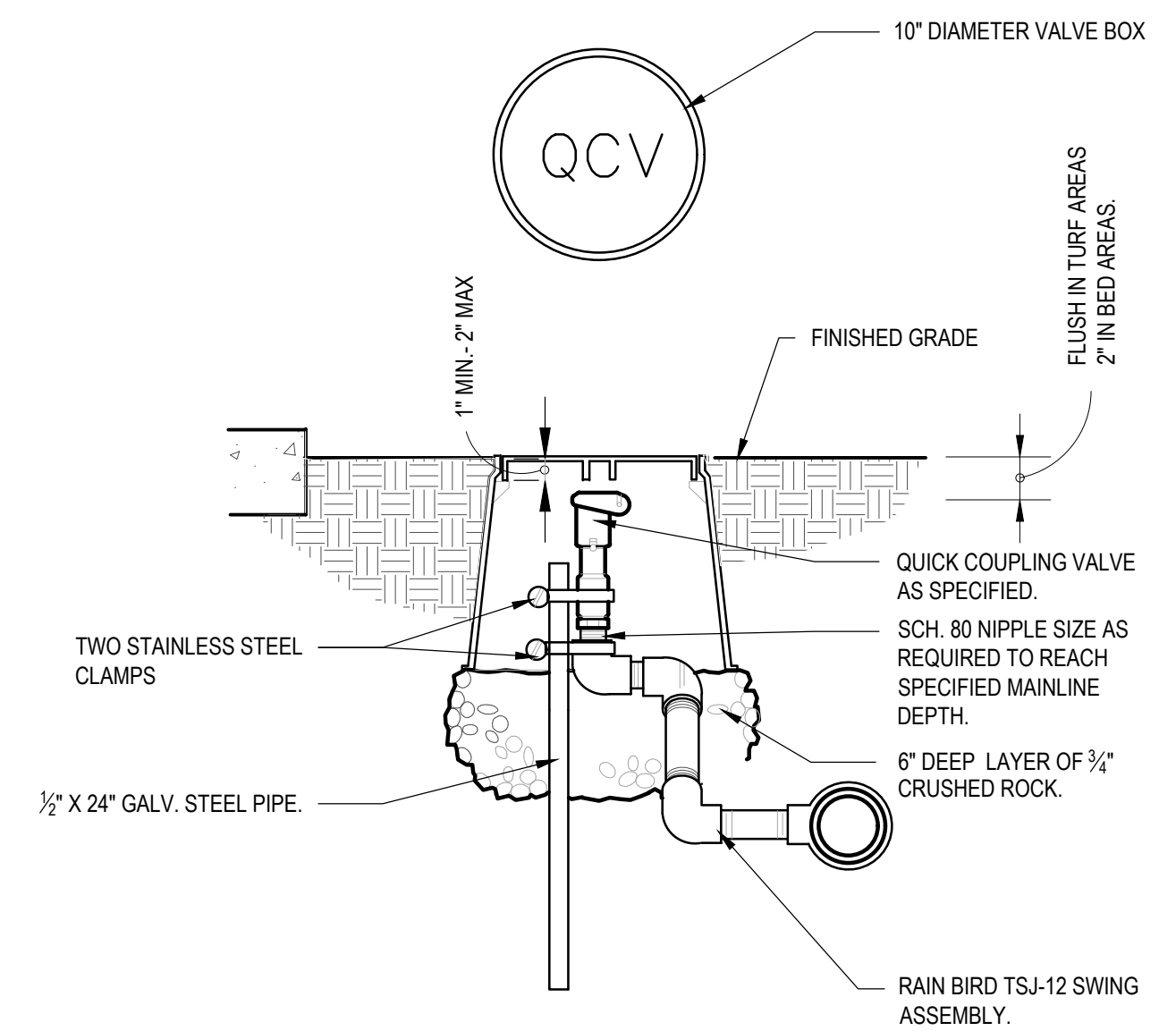
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATER LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC CONDUIT WHERE REQUIRED.
3. TWO WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE.

9 IRRIGATION SLEEVE
1/2" = 1'-0" P-GA-19



NOTES:
1.) ALL SLEEVES TO BE SCH. 40 SOLVENT WELD PVC SIZE AS NOTED.
2.) INSTALL SLEEVES IN SIDE BY CONFIGURATION AT MULTIPLE SLEEVE LOCATIONS. (DO NOT VERTICALLY STACK SLEEVES).
3.) BACKFILL AND COMPACTION SHALL CONFORM TO ROAD CONSTRUCTION STANDARDS.

10 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" DETAIL-FILE



IRRIGATION DRIP EMITTER SCHEDULE

PLANT TYPE	WATER REQUIREMENT *	COMMERCIAL EMITTER SIZE	QTY. PER PLANT
TREES	LOW	1.0 GPH	2
	MEDIUM	2.0 GPH	3
	HIGH	2.0 GPH	5
SHRUBS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	2
	MEDIUM HIGH	1.0 GPH 2.0 GPH	2 2
ORNAMENTAL GRASSES & PERENNIALS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	1
	MEDIUM HIGH	1.0 GPH 1.0 GPH	1 2

* PER WATER REQUIREMENTS FOR EACH PLANT LISTED IN THE PLANT LIST ON SHEET L1
DRIP EMITTER NOTES:
1) INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. SPACE EMITTERS EQUALLY AROUND ROOT BALL.
2) EMITTERS ARE TO BE INSTALLED TO BE ABOVE THE SURFACE OF THE SOIL, AT A MINIMUM DISTANCE OF 1" AND A MAXIMUM DISTANCE OF 2" ABOVE SOIL SURFACE.
3) FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4) IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5) EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
6) INSTALL CHECK VALVES WHERE NECESSARY TO PREVENT DRAINAGE OUT OF THE LOWEST EMITTERS.

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ARVADA, CO 80002
(303) 993-4811
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1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	BY	REVISION
11/02/17		
12/05/17		
No.	1 CITY SUBMITTAL	2 CITY SUBMITTAL

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ELEVEN

DEVELOPMENT PLAN
7-ELEVEN
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
IRRIGATION DETAILS

PROJECT NO: 7E1024.01
DESIGNED BY:
DRAWN BY:
DATE: 12/05/17
C6.3
SHEET 15 OF 16

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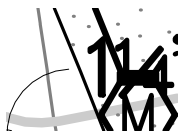
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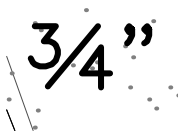
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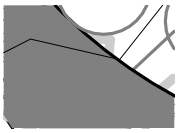
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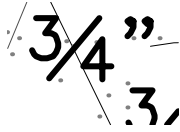
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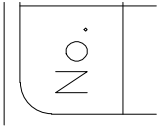
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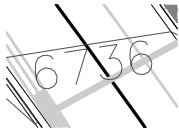


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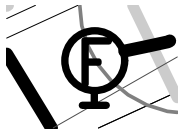
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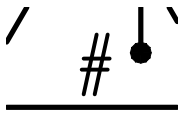
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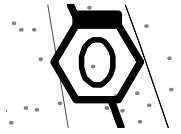
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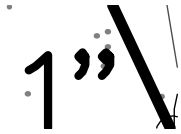
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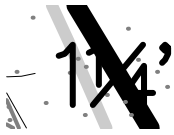
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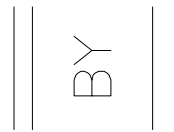
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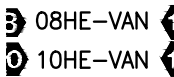
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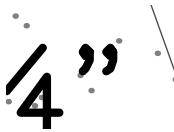
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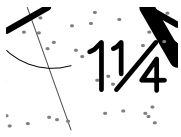
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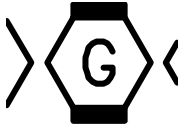
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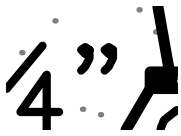
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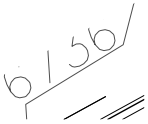
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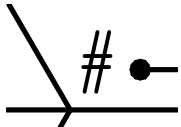
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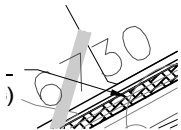
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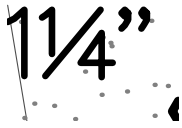


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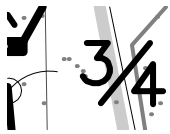


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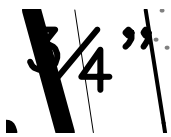
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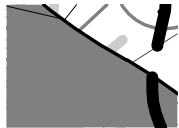
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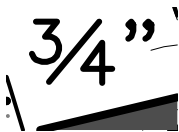
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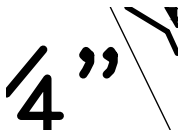
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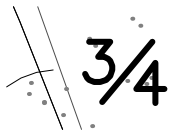
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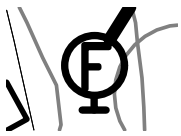
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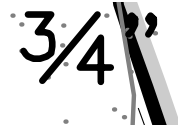


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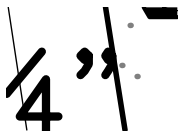
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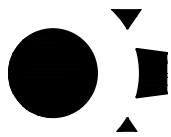


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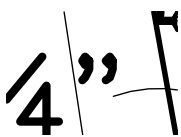
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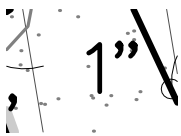
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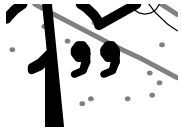
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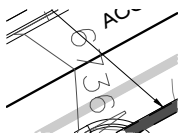
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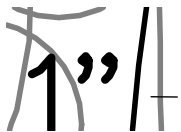


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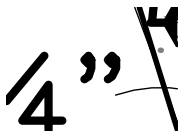
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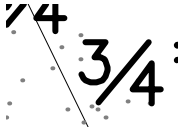
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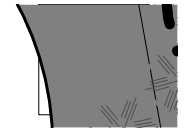
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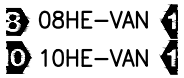
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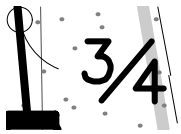
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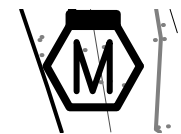
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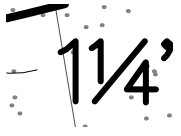


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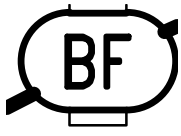
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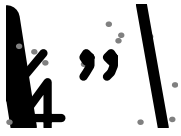
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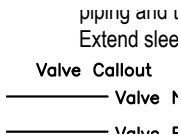
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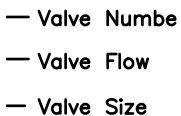
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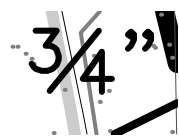
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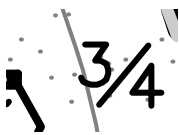
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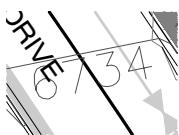
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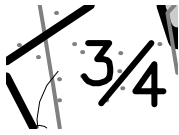


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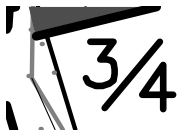
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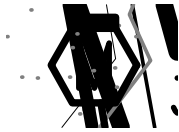
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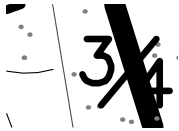
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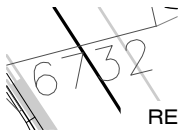


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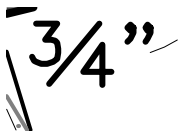
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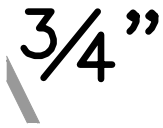
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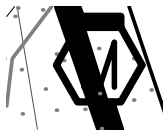
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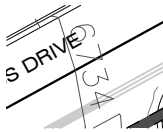
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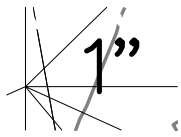
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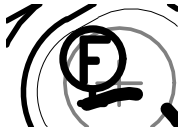


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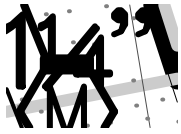
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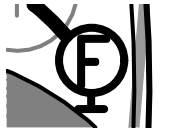
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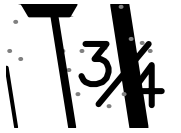
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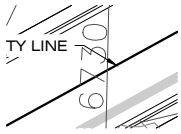
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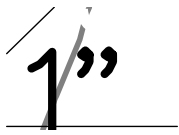


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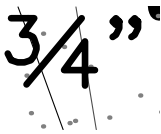


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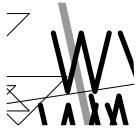
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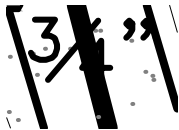
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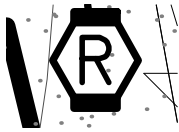
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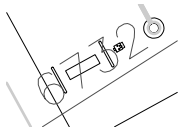


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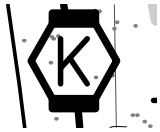
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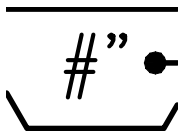
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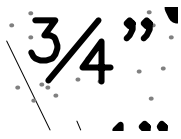
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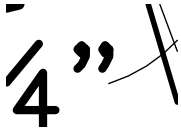
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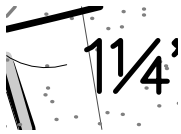
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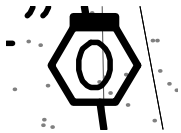
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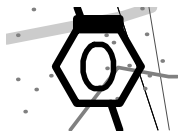
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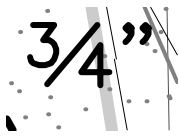
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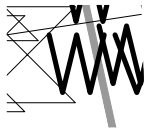
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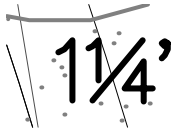
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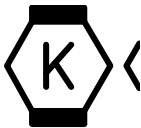
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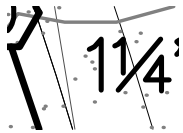


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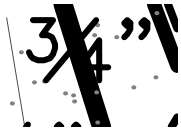
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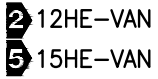
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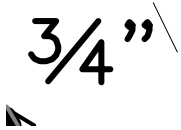
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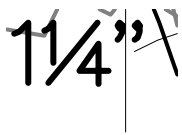
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K



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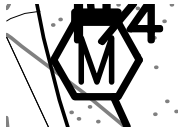


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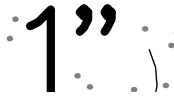
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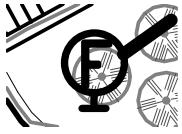


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2 12HE-VAN
5 15HE-VAN

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15HE-VAN



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Extend sleeves 18 incl
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— Valve Number
— Valve Flow

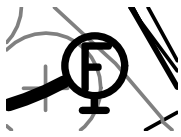
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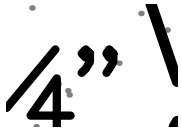


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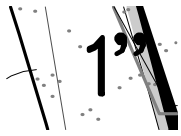
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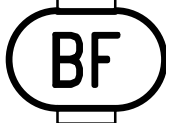
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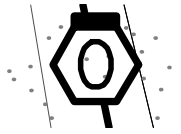
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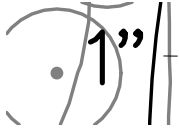
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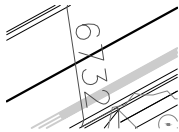
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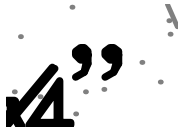


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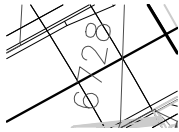
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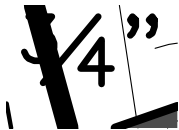
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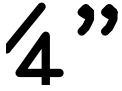
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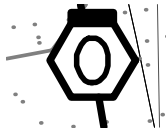
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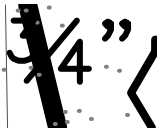
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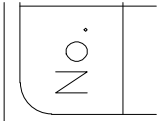
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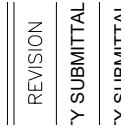
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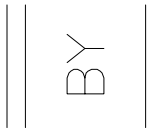
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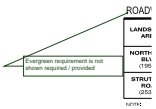
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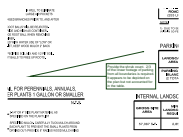
BY

dsdparsons (11)



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Date: 12/18/2017 10:18:44 AM
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Evergreen requirement is not shown required / provided



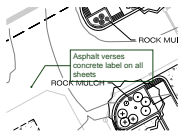
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Provide the shrub count. 2/3 of the linear footage of parking from all boundaries is required. It appears to be depicted on the plan but not accounted for in the table.



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Date: 12/18/2017 11:29:09 AM
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Add Buffer Required pg 6-8 and 9
Buffer between non-residential and residential zoning districts (Residential Apartments across way)



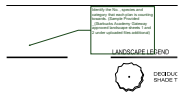
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Asphalt verses concrete label on all sheets



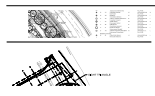
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Identify the width of trail corridor through the 7-11 property



Subject: Callout
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Date: 12/18/2017 10:17:23 AM
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Identify the No. , species and category that each plan is counting towards. (Sample Provided _ (Starbucks Academy Gateway approved landscape sheets 1 and 2 under uploaded files additional)



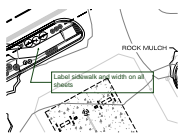
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Label all landscape (from curb) & building setbacks and show line work for all boundaries



Subject: Callout
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Date: 12/18/2017 11:15:54 AM
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Label all landscape (from curb) & building setbacks and show line work for all boundaries



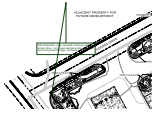
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Label sidewalk and width on all sheets



Subject: Callout
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Date: 12/18/2017 10:30:11 AM
Color: ■

Label all landscape setbacks and show line work for all boundaries



Subject: Callout
Page Label: 2
Lock: Unlocked
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Author: dsdparsons
Date: 12/18/2017 10:26:54 AM
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ADA Pedestrian ramp- sidewalk continues until access drive. Lot to west will place sidewalk to the south along their frontage. All sheets.