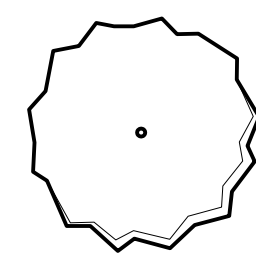


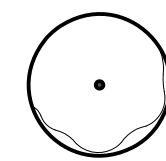
LANDSCAPE PLANT LIST

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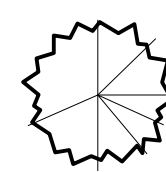
DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ABM	Autumn Blaze Maple	Acer x freemanii Autumn Blaze	40-50'	30-40'	Medium	Sun	2" Cal. B&B	6
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2.5" Cal. B&B	6
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40-50'	30-40'	Low	Sun	2.5" Cal. B&B	5
KYC	Kentucky Coffeetree	Gymnocladus dioica	50-60'	40-50'	Low	Sun	2.5" Cal. B&B	3



ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
RDC	Radiant Crabapple	Malus 'Radiant'	20-25'	15-20'	Medium	Sun	2" Cal. B&B	5



EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
CBS	Colorado Blue Spruce	Picea pungens	40-60'	20-30'	Medium	Sun / Part Shade	6' ht. B&B	3
VPP	Vanderwolfs Pyramid Pine	Pinus flexilis 'Vanderwolfs Pyramid'	30-50'	15-30'	Low	Sun / Part Shade	8' ht. B&B	2
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	8' ht. B&B	4

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SSB	Saskatoon Serviceberry	Amelanchier alnifolia	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont.	4
LEP	Leadplant	Amorpha canescens	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.	5
BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3-4'	2-3'	Low	Sun	5 Gallon Cont.	14
FEB	Fernbush	Chamaebatia millefolium	3-5'	3-6'	Very Low	Sun	5 Gallon Cont.	23
CRC	Cranberry Cotoneaster	Cotoneaster apiculatus	18-24"	4-6"	Low	Sun / Part Shade	5 Gallon Cont.	3
SGB	Spanish Gold Broom	Cytisus purgans Spanish Gold	2-4'	4-6"	Low	Sun	5 Gallon Cont.	10
DNB	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	6-8'	6-8'	Low	Sun	5 Gallon Cont.	19
DSP	Dakota Sunspot Potentilla	Potentilla frutcosa Dakota Sunspot	2-3'	2-3'	Low	Sun	5 Gallon Cont.	17
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Bites	15-18"	4-6"	Low	Sun	5 Gallon Cont.	11
KOR	Knock Out Rose	Rosa Knock Out	2-3'	2-3'	Medium	Sun	5 Gallon Cont.	10
RVS	Renaissance Vanhoutte Spirea	Spiraea x vanhouttei 'Renaissance'	5-7'	6-8'	Medium	Sun / Part Shade	5 Gallon Cont.	6
MWT	Mohican Wayfaring Tree	Viburnum lantana 'Mohican'	6-8'	6-8'	Low	Sun / Part Shade	5 Gallon Cont.	5

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	3-4'	3-4'	Low	Sun	5 Gallon Cont.	24
MAJ	Medora Juniper	Juniperus scopulorum 'Medora'	15-20'	3-5'	Very Low	Sun	5 Gallon Cont.	7
BNS	Birds Nest Spruce	Picea abies 'Nidiformis'	3-4'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.	6
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.	16
HCP	Hillside Creeper Pine	Pinus sylvestris 'Hillside Creeper'	3'	8"	Low	Sun	5 Gallon Cont.	16
BAY	Banana Yucca	Yucca baccata	3-4'	3-5'	Very Low	Sun	5 Gallon Cont.	3
VAY	Variiegated Yucca	Yucca filamentosa 'Color Guard'	2-3'	2-4'	Low	Sun / Part Shade	5 Gallon Cont.	7

ORNAMENTAL GRASSES

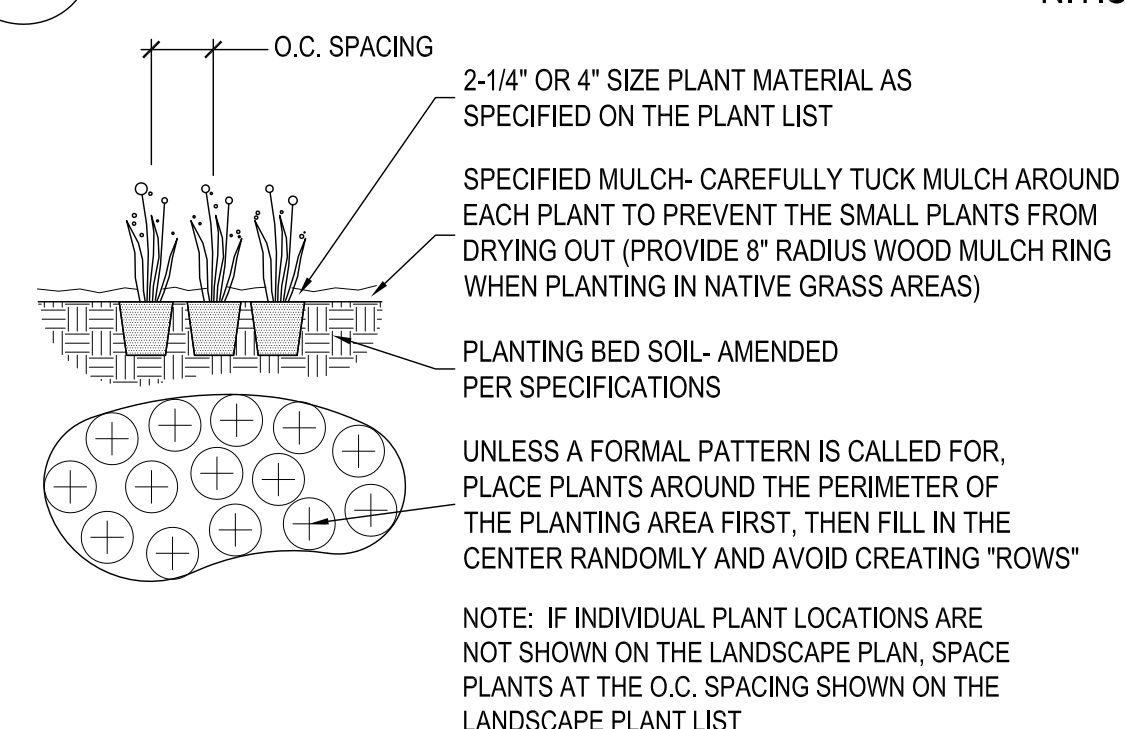
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BAM	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	5 Gallon Cont.	14
VFG	Variiegated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont.	42
BAG	Blue Avena Grass	Helictotrichon sempervirens	2-3'	18-24"	Low	Sun	5 Gallon Cont.	9
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	30
ISI	Indian Steel Indian Grass	Sorghastrum nutans 'Indian Steel'	5-7'	2-3'	Low	Sun	5 Gallon Cont.	9

PERENNIALS

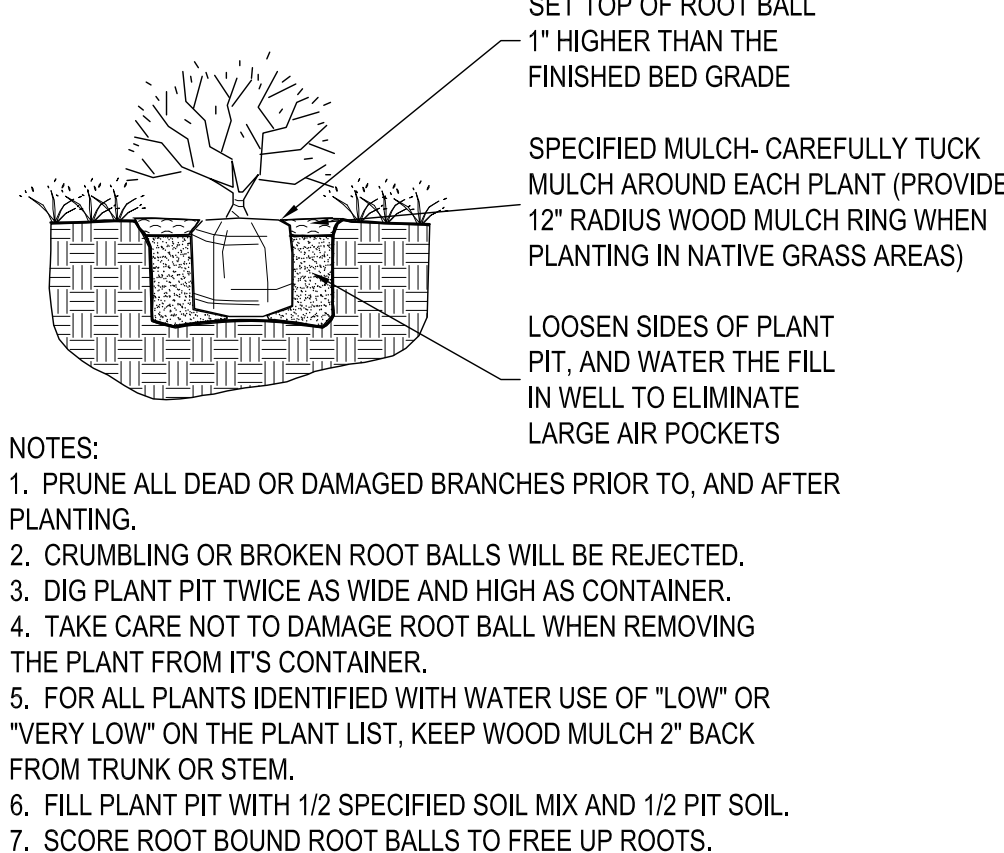
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING	QTY
MPY	Mixed Pastels Yarrow	Achillea 'Summer Pastels'	18-24"	2-3'	Low	Sun	1 Gallon Cont.	1
DBM	Double Bubblemint	Agastache cana	2-3'	18-24"	Low	Sun	1 Gallon Cont.	4
CCF	Cheyenne Spirit Coneflower	Echinacea 'Cheyenne Spirit'	18-30"	10-20"	Low	Sun	1 Gallon Cont.	11
MNS	May Night Purple Salvia	Salvia x sylvestris 'May Night'	18-24"	12-18"	Low	Sun	1 Gallon Cont.	9
RBT	Red Birds in a Tree	Scrophularia macrantha	15-40"	1-3'	Low	Sun	1 Gallon Cont.	4

SOD
90 / 10 Fescue/Bluegrass Mix

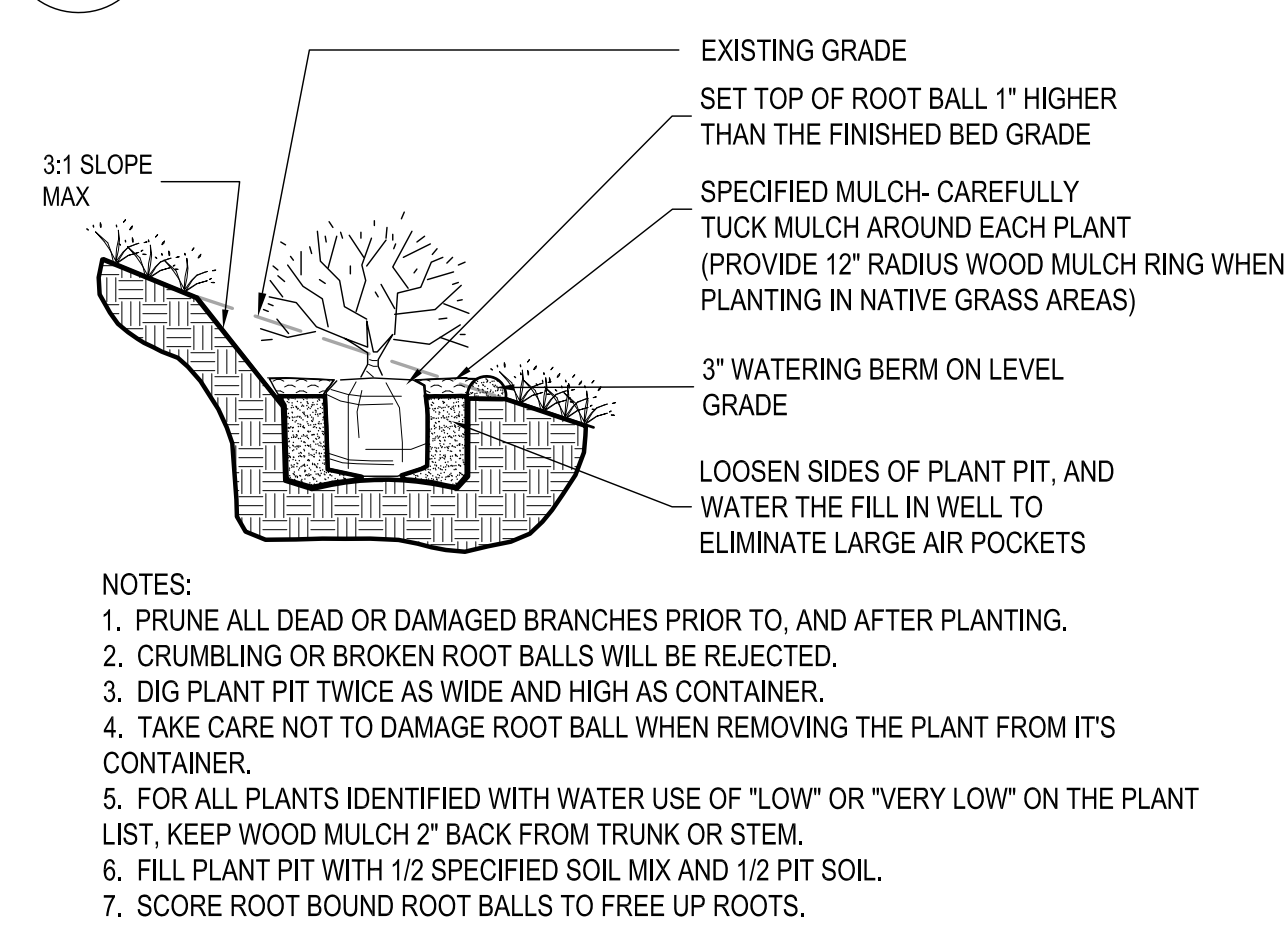
A PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



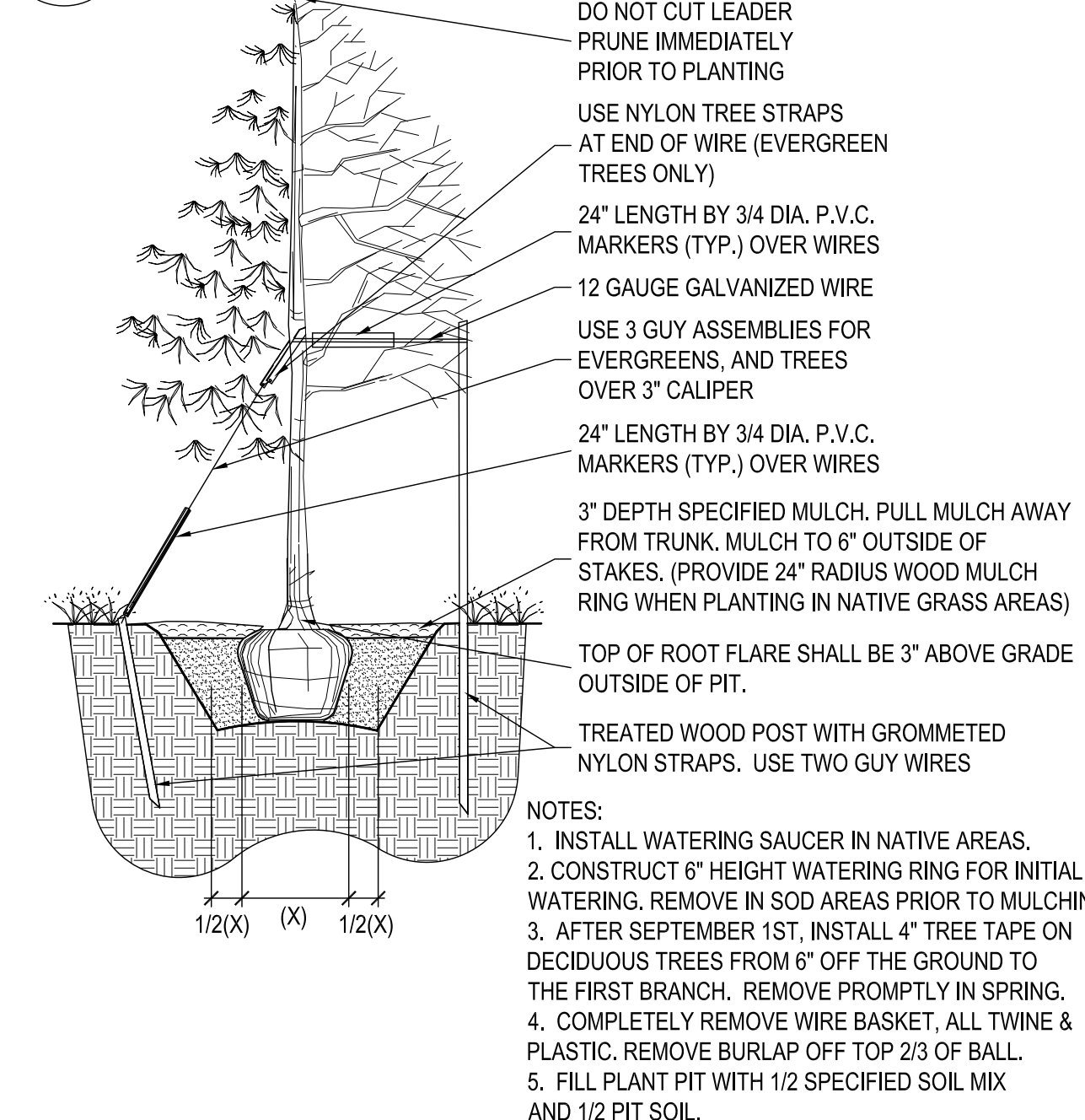
B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



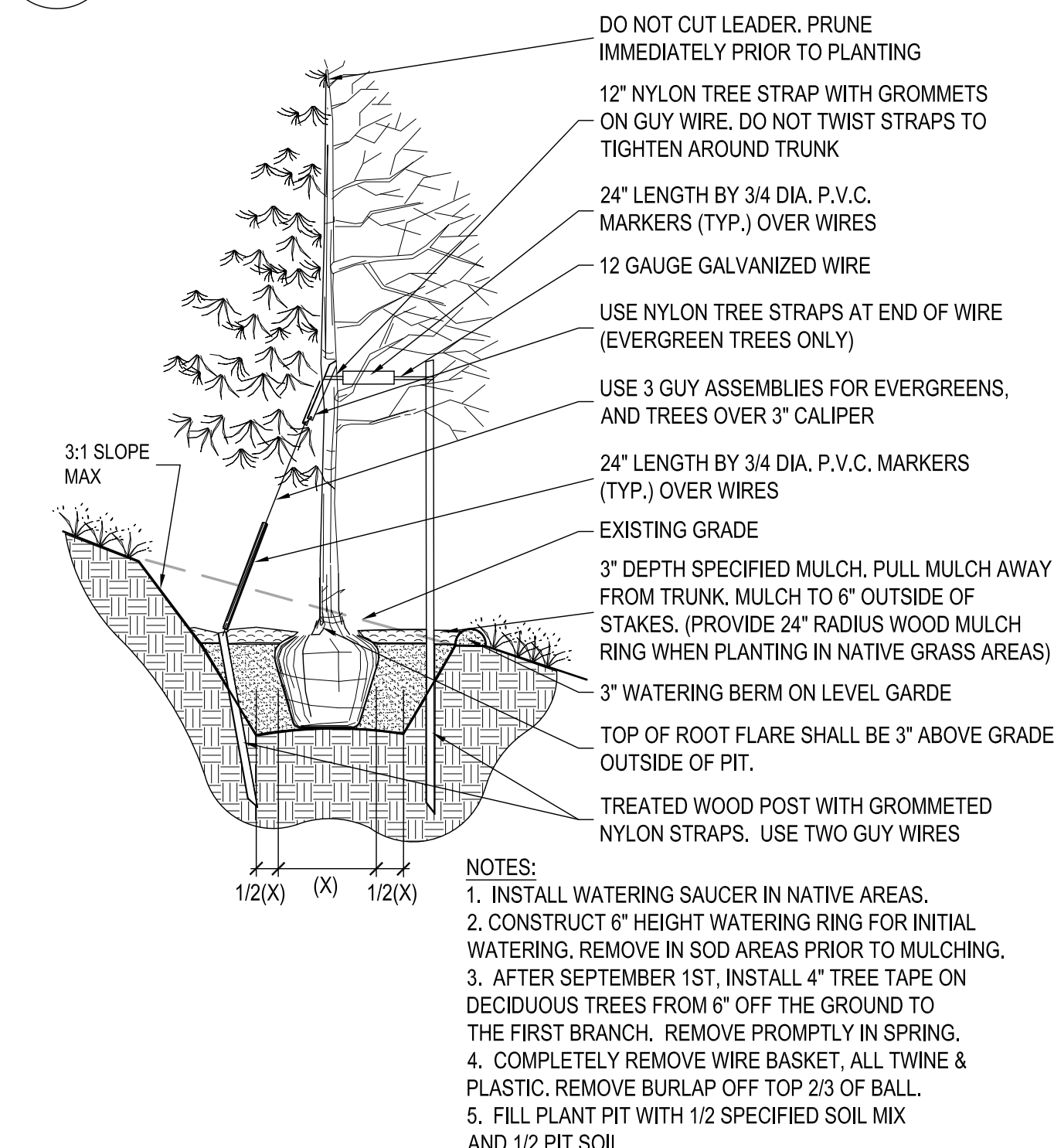
C SLOPE PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



D PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



E SLOPE PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



PLAN SET INDEX

SHEET	NAME
C6.0	LANDSCAPE COVER SHEET & PLANT LIST
C6.1	LANDSCAPE PLAN
C6.2	IRRIGATION PLAN
C6.3	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 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.
- 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 & BUFFER 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 (6 EVERGREEN)	10 (4 EVERGREEN)
STRUTHERS ROAD (253 LF)	10 FEET	40 FEET	1 TREE/30 FEET = 253 / 30 = 9 TREES (6 EVERGREEN)	14 (5 EVERGREEN)
LS BUFFER (BETWEEN NON-RES. & RES. DISTRICTS) (253 LF)	15 FEET	40 FEET	1 TREE/15 FEET = 253 / 15 = 17 TREES (6 EVERGREEN)	*14 (5 EVERGREEN)

NOTES:

- LANDSCAPE BUFFER TREES ARE UNABLE TO BE MET DUE TO SEVERAL EXISTING UTILITIES ALONG STRUTHERS ROAD. HOWEVER, SEVERAL LARGE DECIDUOUS & EVERGREEN SHRUBS HAVE BEEN PROVIDED HERE TO AID IN BUFFER SCREENING.
- 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 OR LESS)	2	10 (ISLANDS ARE ONLY THE SIZE OF 1 SPACE OR LESS)	10
PARKING LOT SCREENING	N/A	N/A	2/3 OF ROAD FRONTAGE OR LOT BOUDARY	63

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.

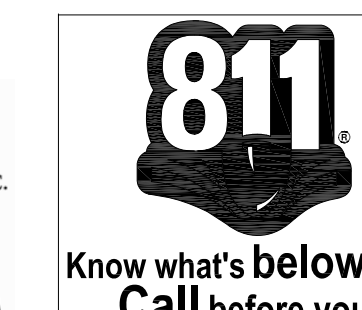
INTERNAL LANDSCAPING REQUIREMENTS

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	9

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



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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.

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518 7th Street Suite 1570, CO 80202
www.ees.us.com 303-575-7997

ELEVEN

PROJECT NO.: 7EL024.01
DESIGNED BY:
DRAWN BY:
DATE: 01/18/18

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

LANDSCAPE COVER SHEET & PLANT LIST

C6.0
SHEET 12 OF 16

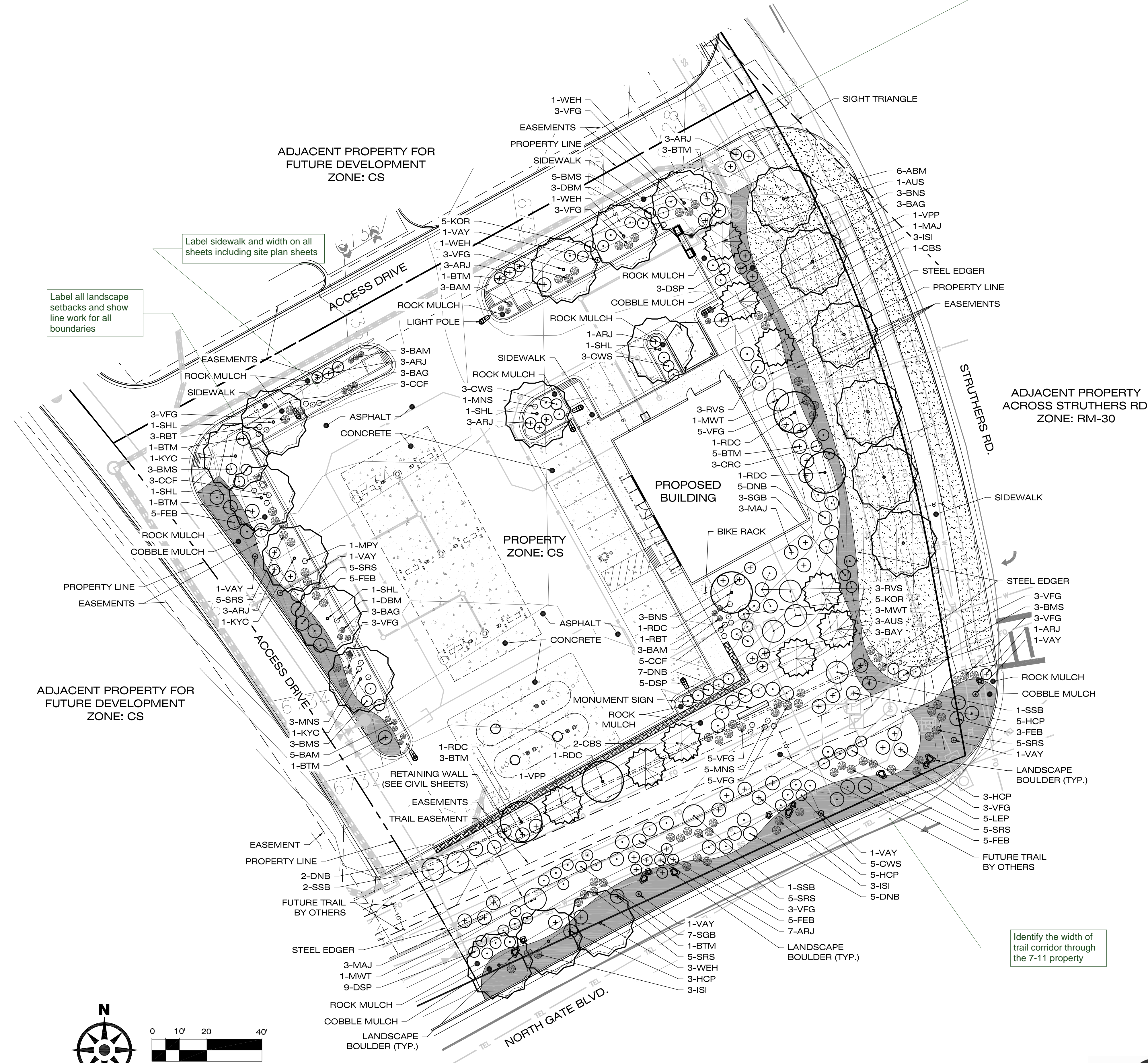
11/2018 8:49 AM AK17057 7-ELEVEN EL PASO COUNTY DRAWINGS-7-ELEVEN EL PASO COUNTY LANDSCAPE PLANS.DWG

LANDSCAPE PLAN

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

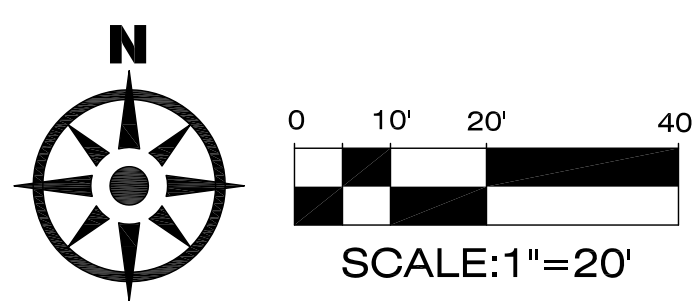
Label all landscape setbacks and show line work for all boundaries

Label sidewalk and width on all sheets including site plan sheets



LANDSCAPE LEGEND (SEE SHEET 6.0 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- SOD
- COBBLE MULCH



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

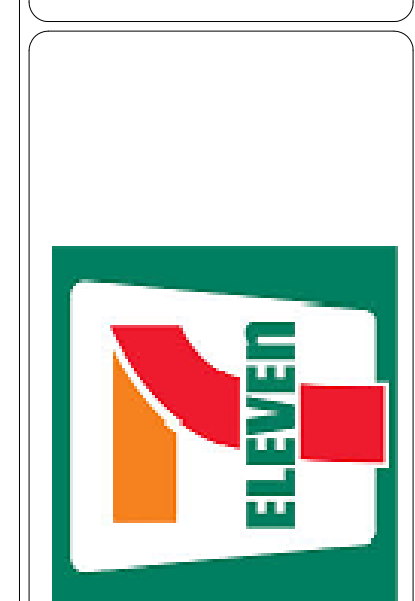
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DATE	BY	REVISION
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12/05/17		
01/18/18		

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DEVELOPMENT PLAN
7-ELEVEN

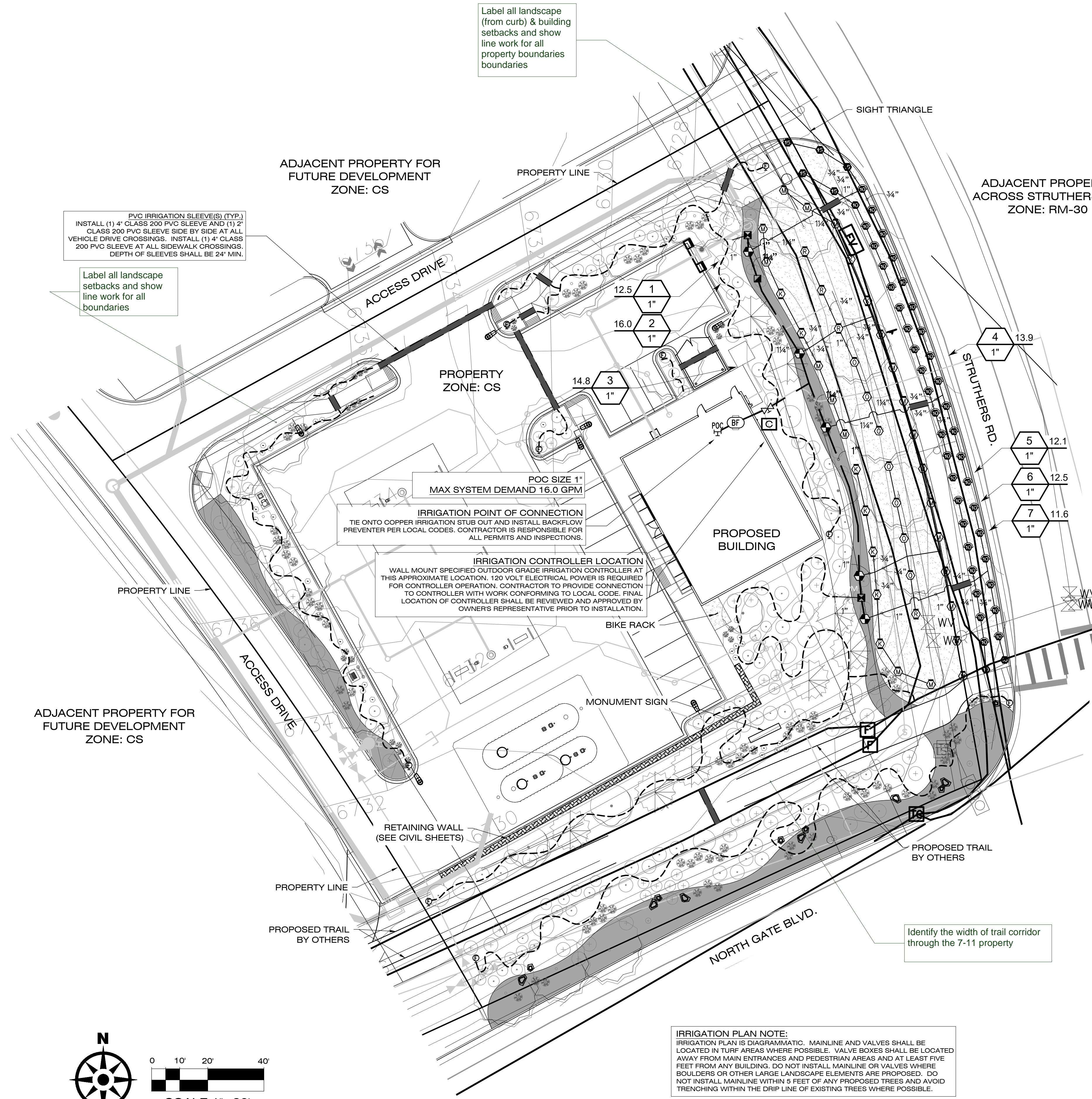
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
LANDSCAPE PLAN

PROJECT NO:	7EL024.01
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DRAWN BY:	
DATE:	01/18/18

C6.1
SHEET 13 OF 16

IRRIGATION PLAN

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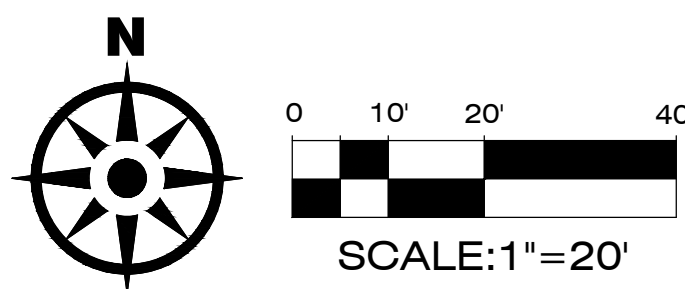


IRRIGATION SCHEDULE

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
	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	PSI
	Rain Bird XZC-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.		
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.		
	Rain Bird XB-PC Single Outlet Emitter 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.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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	
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
	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 BACK-FILLING 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.



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.

DATE	BY	REVISION
11/02/17		
12/05/17		
01/18/18		

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DEVELOPMENT PLAN
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IRRIIGATION PLAN
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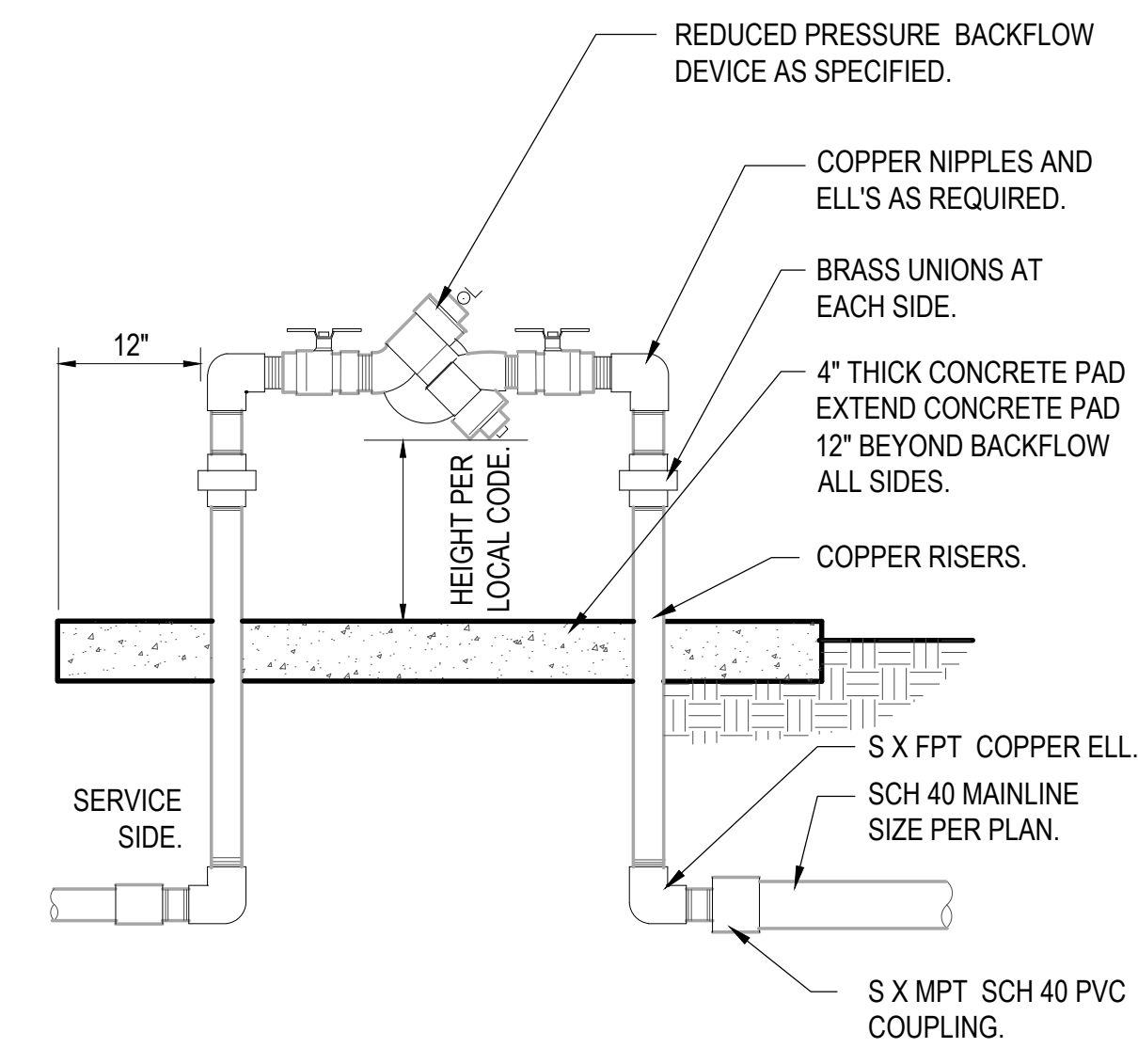
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DATE:	01/18/18
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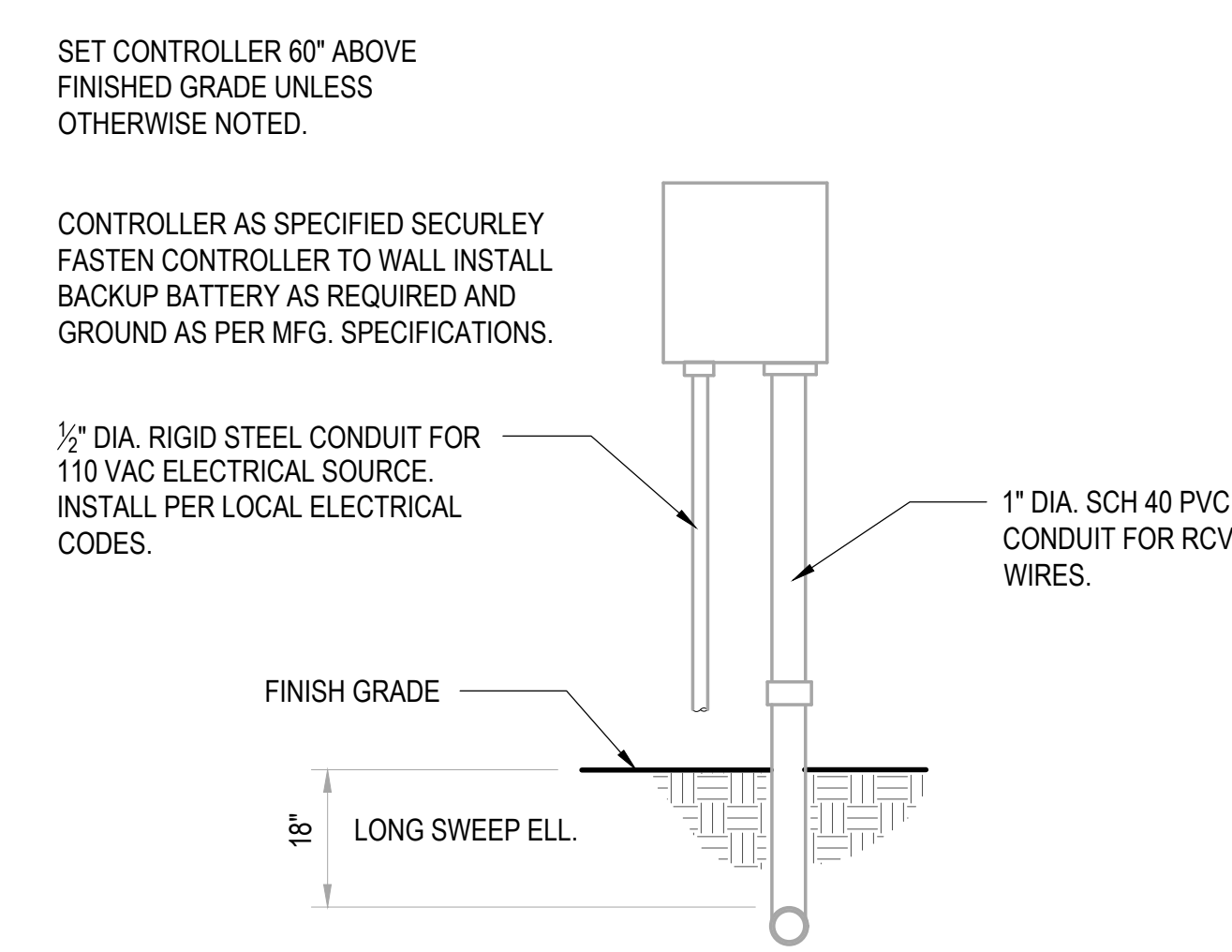
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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

1/11/2018 8:52 AM X:\17057 7-ELEVEN EL PASO COUNTY DRAWINGS\7-ELEVEN EL PASO COUNTY IRRIGATION PLANS.DWG

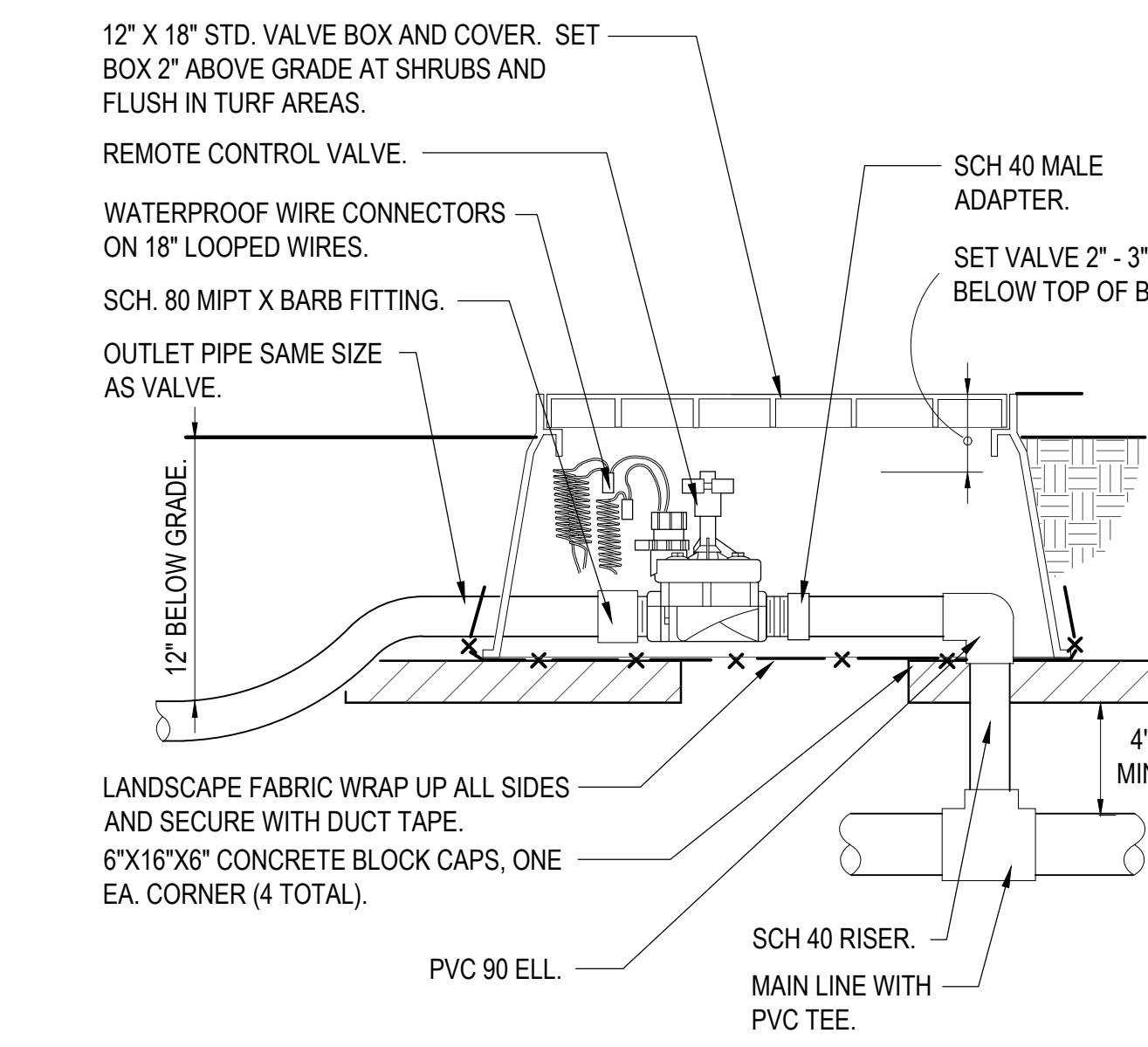
1 REDUCED PRESSURE BACKFLOW DEVICE
1 1/2" = 1'-0" 32 8409.43-07



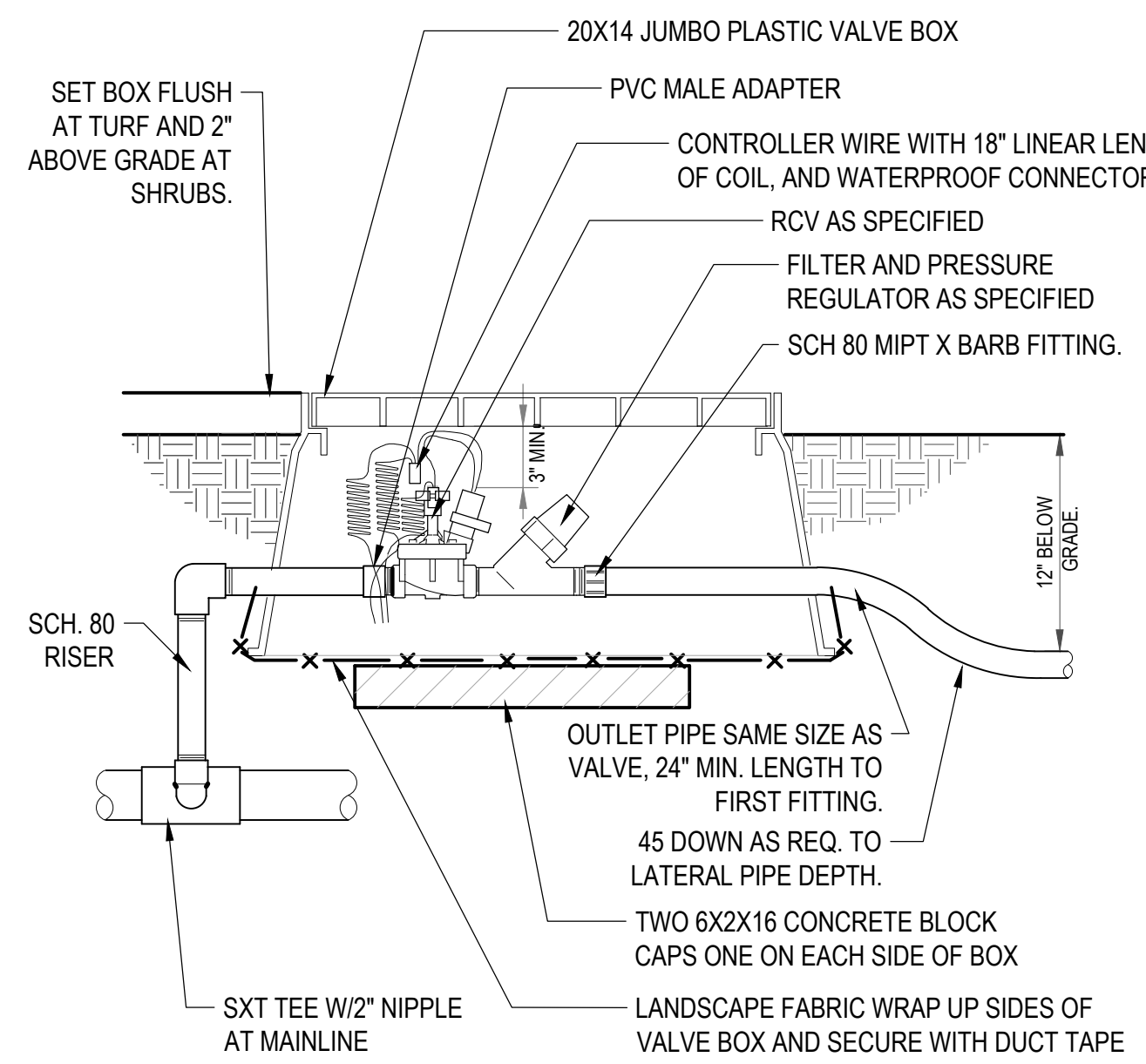
2 OUTDOOR IRRIGATION CONTROLLER
1" = 1'-0" 32 8409.13-10



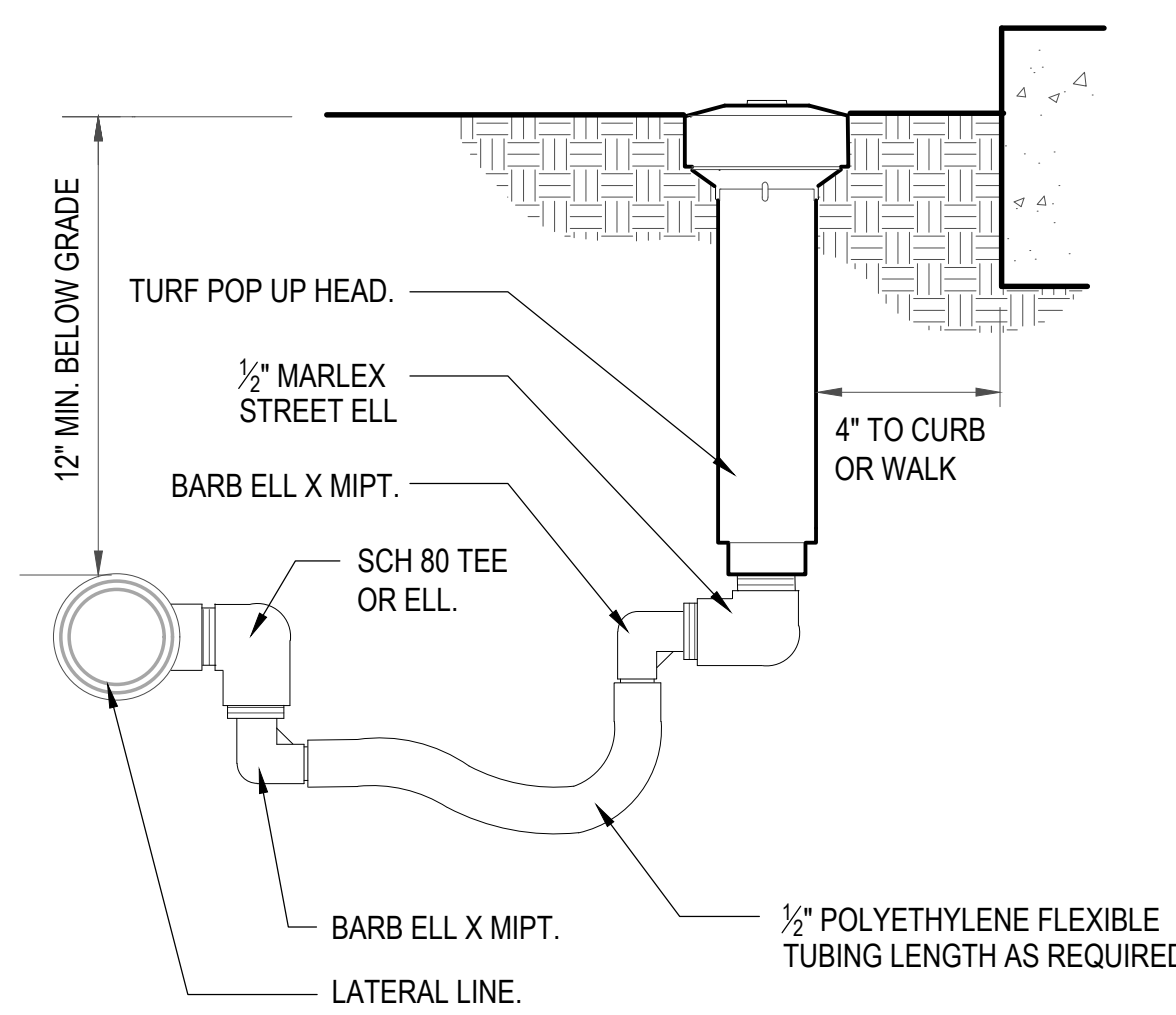
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" P-GA-09



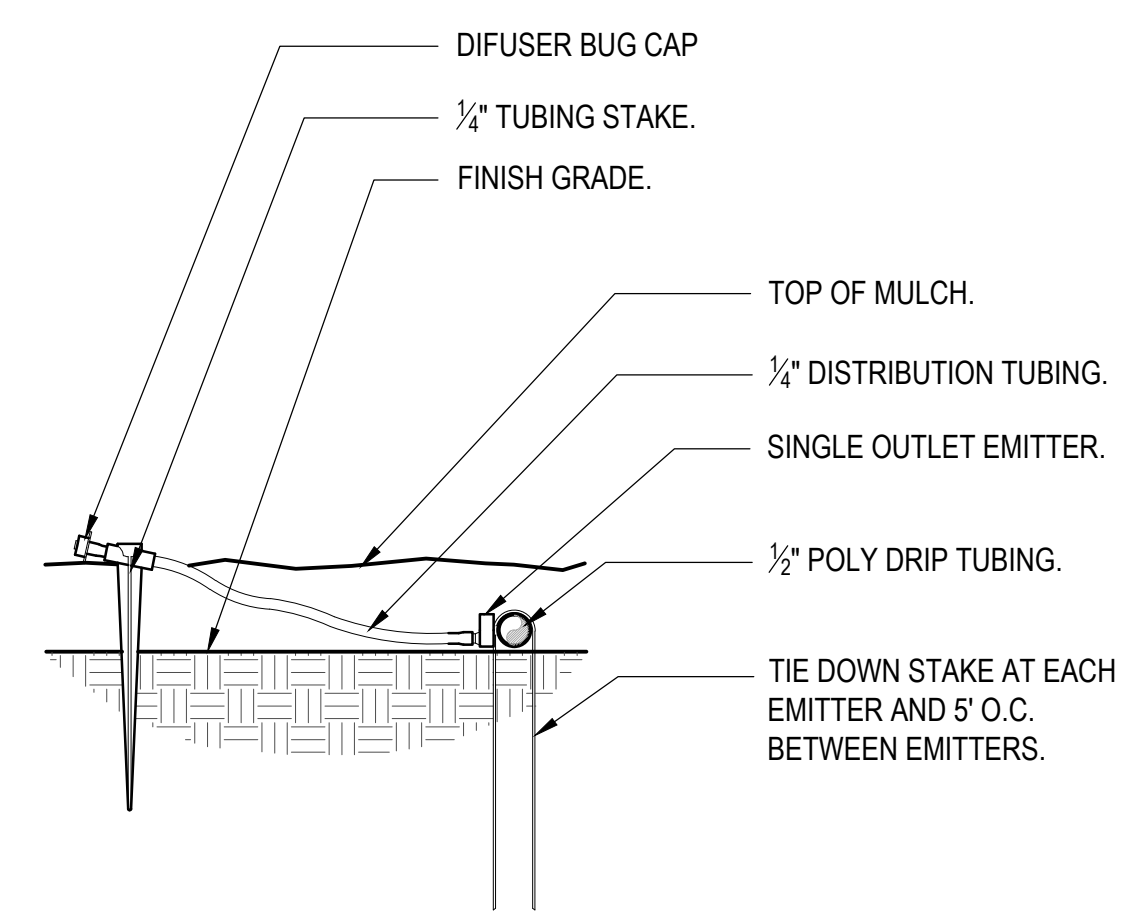
4 DRIP VALVE WITH FILTER AND PRESSURE REDUCER
1 1/2" = 1'-0" P-GA-02



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

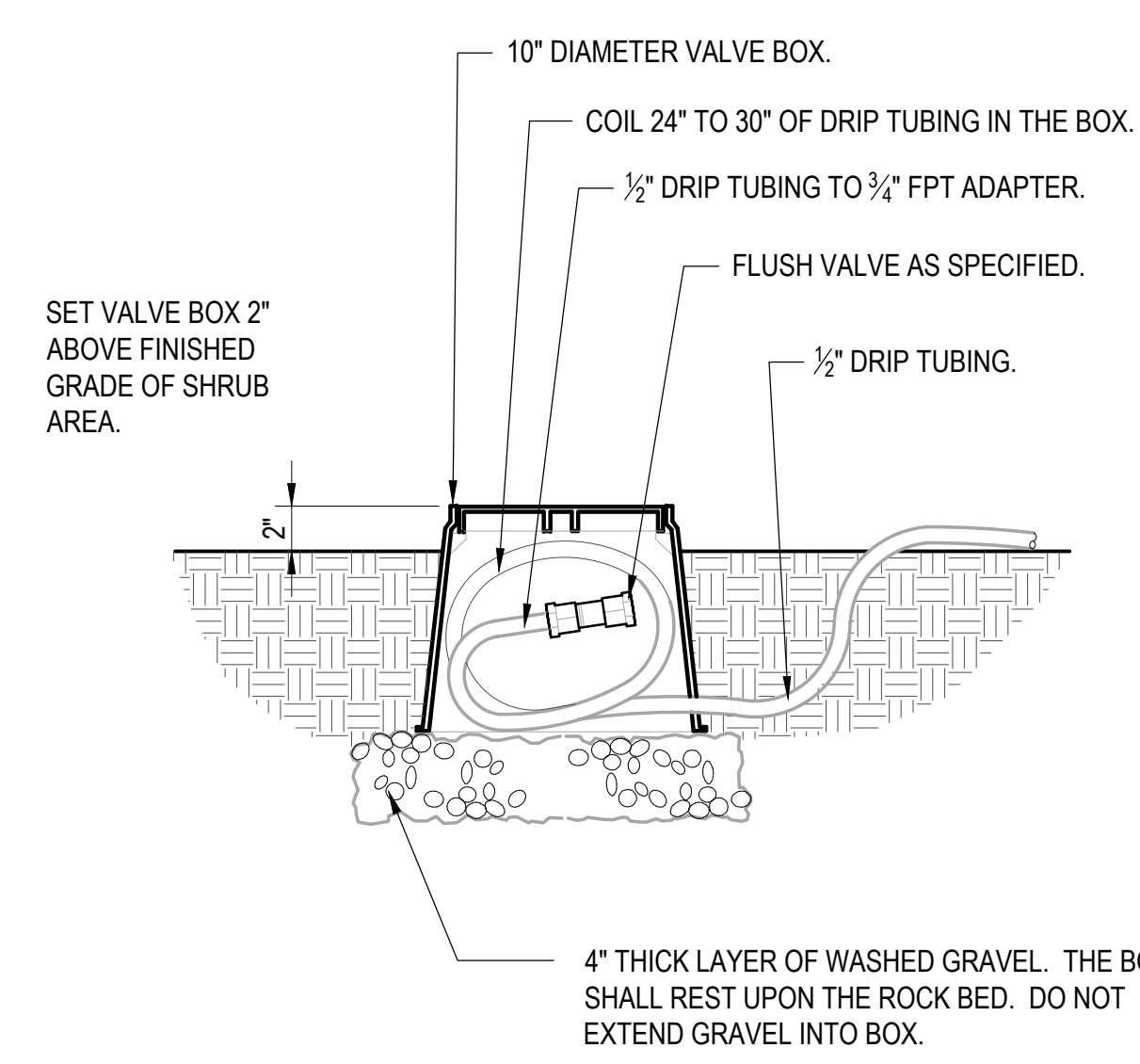


6 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" P-GA-01

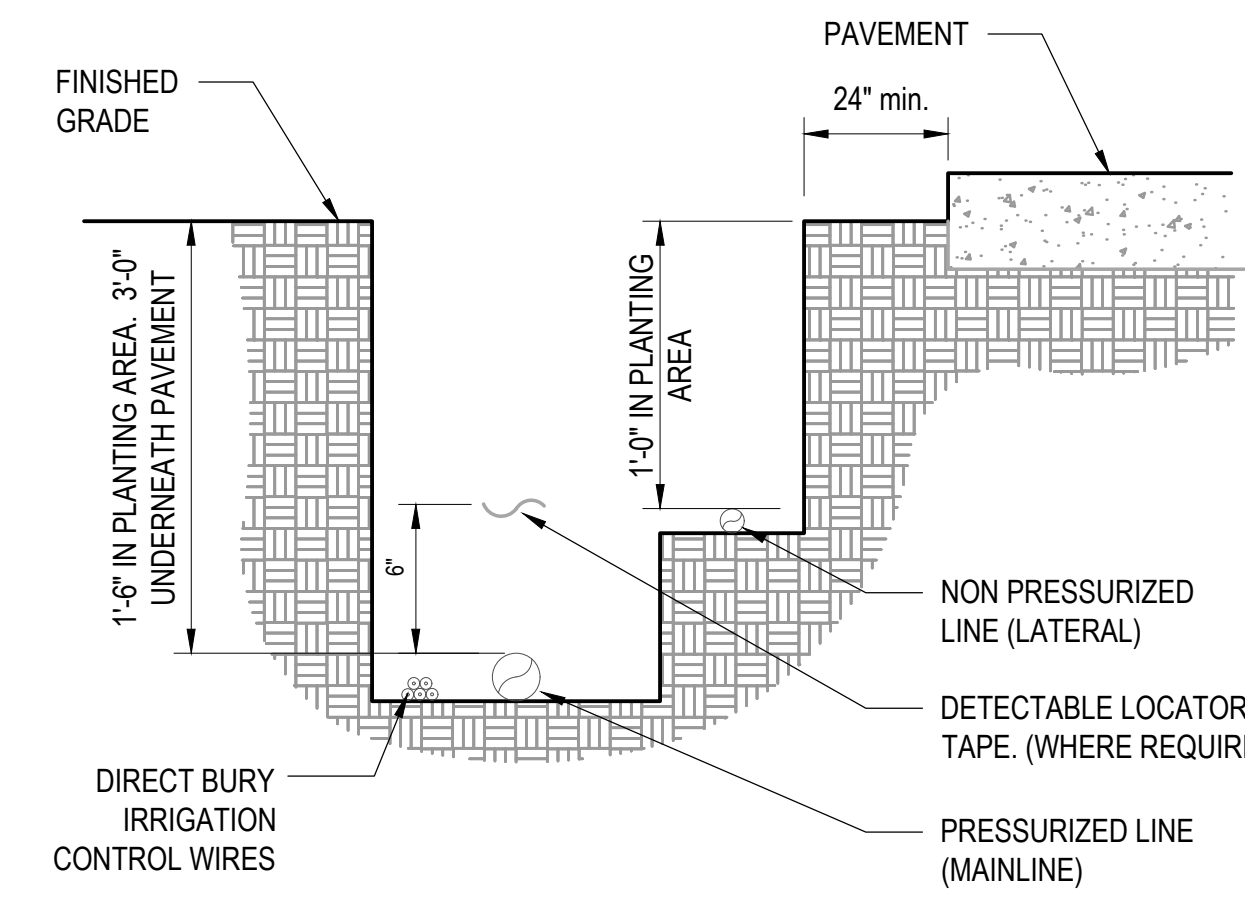


NOTE:
WHEN PLANTING ON SLOPE PLACE EMITTERS ON UP HILL SIDE OF ROOT BALL.
WHEN EMITTER SCHEDULE CALLS FOR MULTIPLE EMITTERS SPACE EVENLY AROUND ROOT BALL.

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

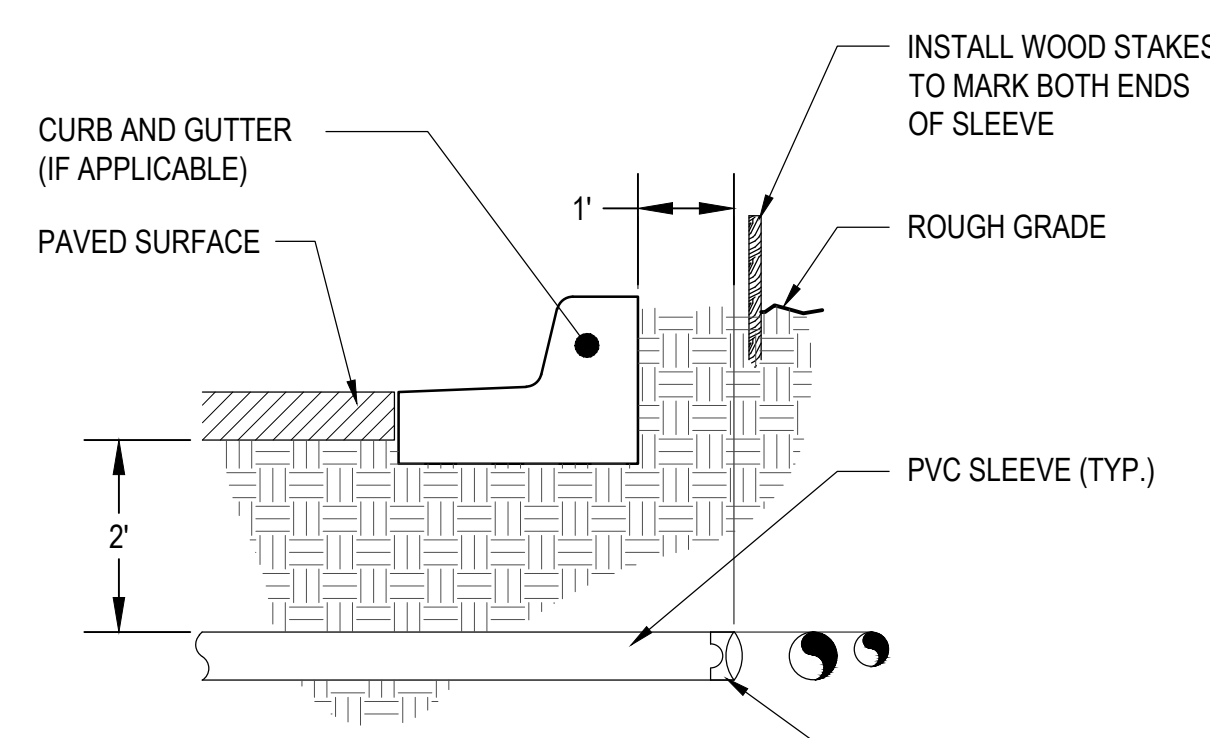


8 IRRIGATION PIPE TRENCH
1 1/2" = 1'-0" P-GA-05



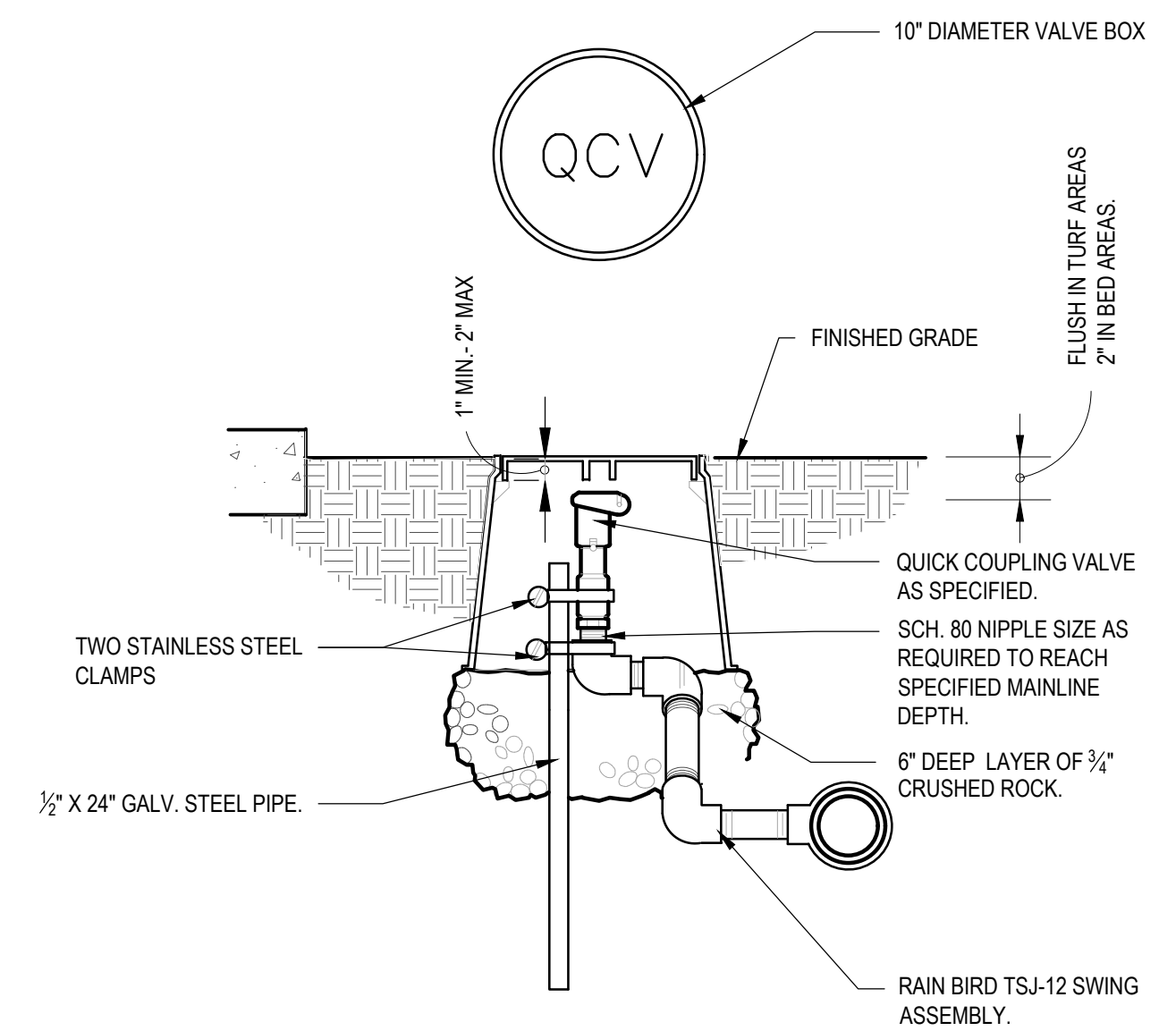
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATER LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC CONDUIT WHERE REQUIRED.
3. TWO WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES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

OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

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.

DATE	BY	REVISION
11/02/17		
12/05/17		
01/18/18		

PRELIMINARY
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CONSTRUCTION

EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
518 17th Street
Suite 157
Colorado Springs, CO 80902
www.ees.us.com
303-572-7997

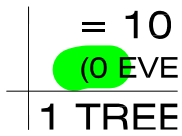
ELEVEN

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

PROJECT NO: 7EL024.01
DESIGNED BY:
DRAWN BY:
DATE: 01/18/18
C6.3
SHEET 15 OF 16

Markup Summary

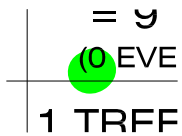
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Landscape Requirements			
Item	Quantity	Unit	Notes
1	1	Tree	...
2	1	Tree	...
3	1	Tree	...
4	1	Tree	...
5	1	Tree	...
6	1	Tree	...
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Provide the shrub count. 2/3 of the linear footage of parking from all boundaries is required. It appears to be depicted on the plan but not accounted for in the table.



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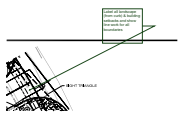
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Evergreen requirement is not shown required 1/3 trees are req to be evergreen

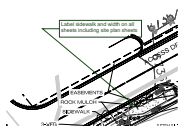
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Label all landscape (from curb) & building setbacks and show line work for all boundaries



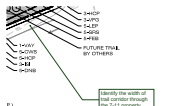
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Label sidewalk and width on all sheets including site plan sheets



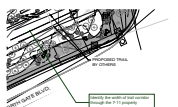
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Label all landscape setbacks and show line work for all boundaries



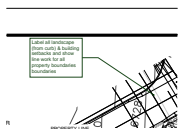
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Identify the width of trail corridor through the 7-11 property



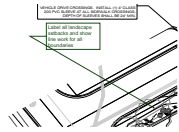
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Identify the width of trail corridor through the 7-11 property



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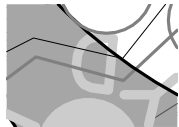
Label all landscape (from curb) & building setbacks and show line work for all property boundaries



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Label all landscape setbacks and show line work for all boundaries

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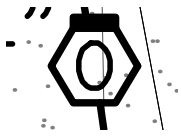
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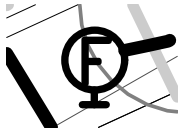
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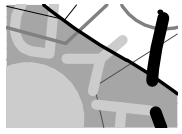
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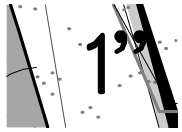
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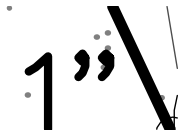
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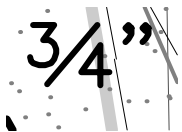
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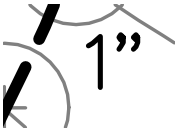
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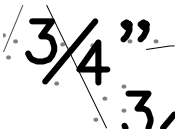
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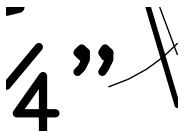
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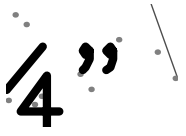
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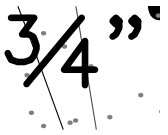
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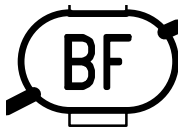
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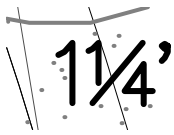
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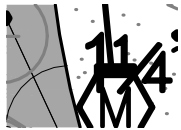
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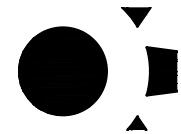
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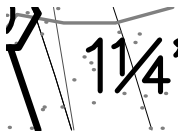
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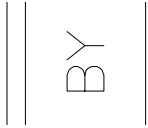
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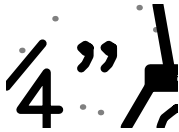
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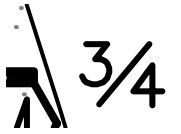
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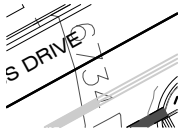
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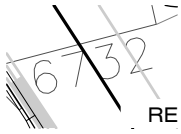
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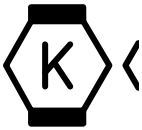
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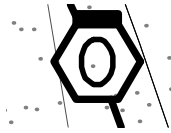


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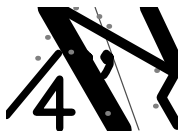


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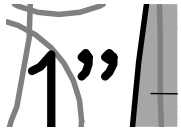


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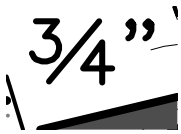
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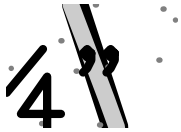
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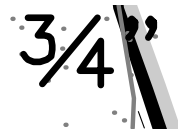
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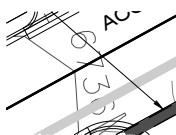
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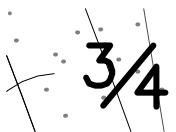
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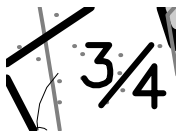
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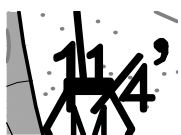
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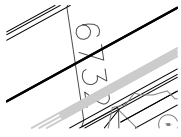
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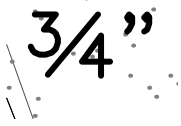
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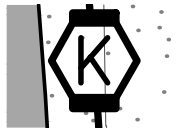
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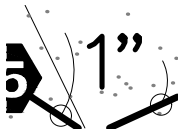
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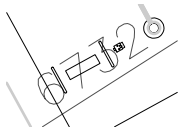
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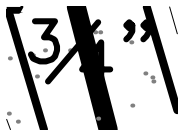
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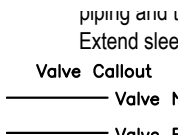
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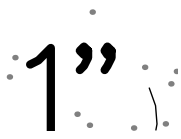
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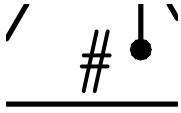
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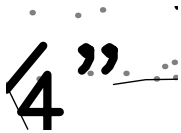
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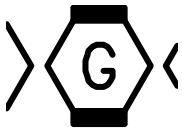
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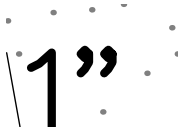
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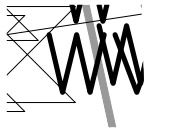
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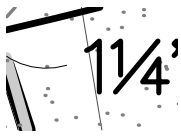
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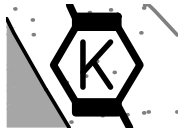
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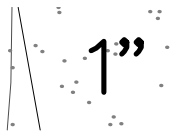
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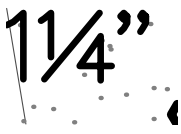
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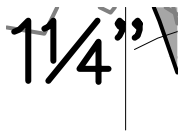
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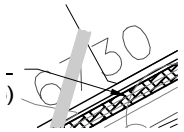
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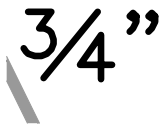
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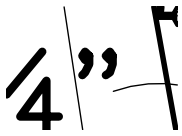
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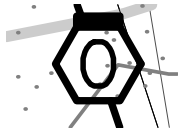


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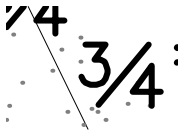
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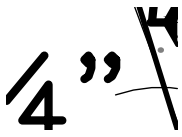


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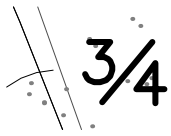


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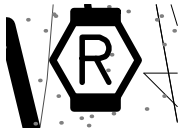
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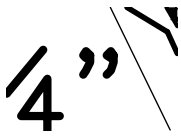
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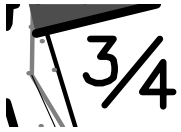
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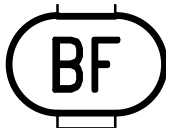
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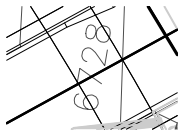
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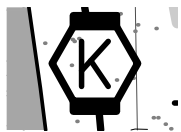
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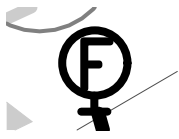
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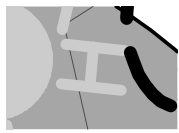
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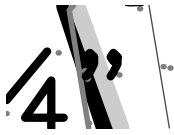
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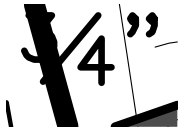
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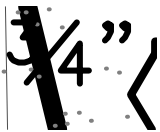
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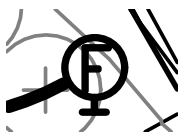


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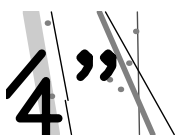
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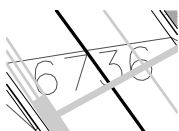
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6736



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10HE-VAN

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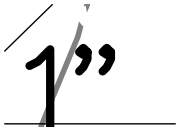
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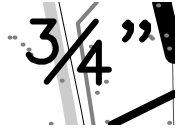
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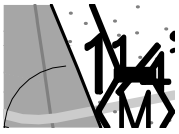
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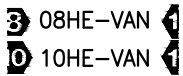


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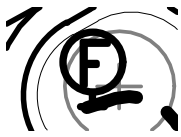
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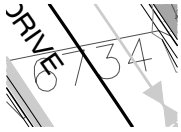
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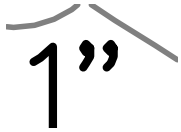
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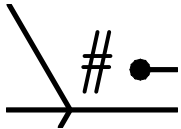
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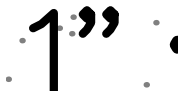
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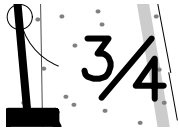
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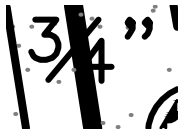
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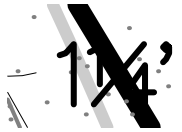
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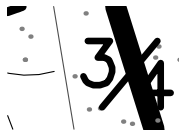
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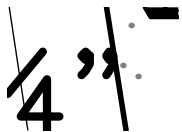
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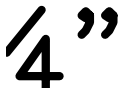
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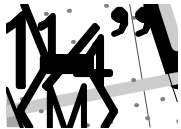
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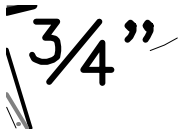
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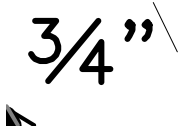
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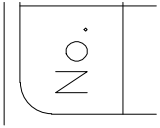
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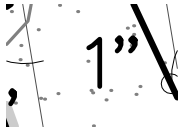


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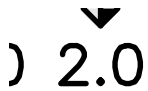


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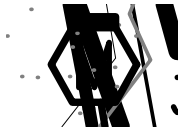


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2 12HE-VAN
5 15HE-VAN

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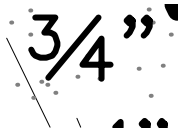
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REVISION



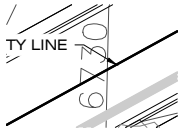
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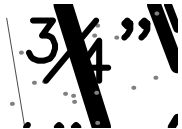
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