

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION 100% CONSTRUCTION DOCUMENTS

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, STATE OF COLORADO
JANUARY 2023



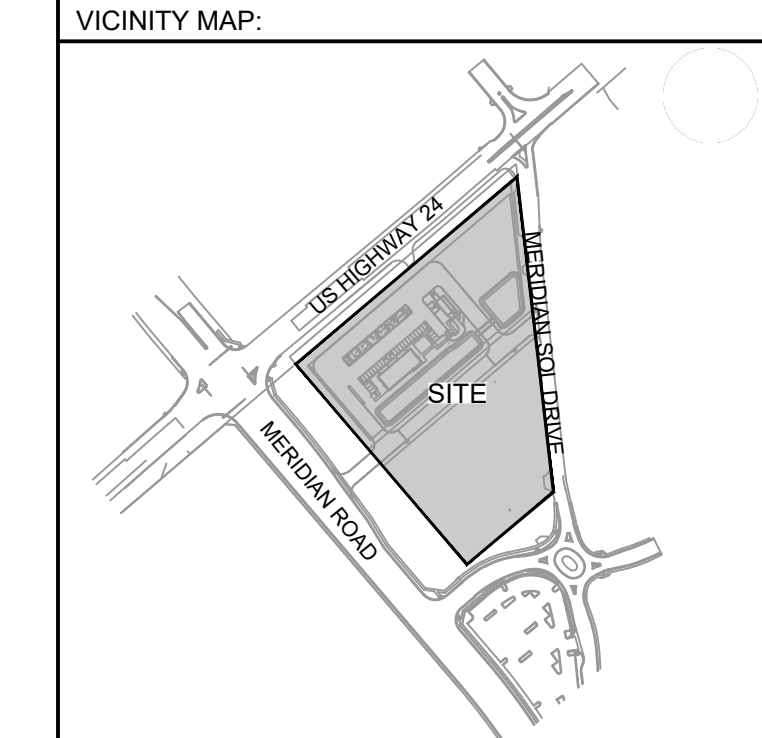
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE
300 COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100

LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
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OWNER/DEVELOPER:
CIRCLE K
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE
MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.



PROJECT:
CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
100% CONSTRUCTION DOCUMENTS

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	09/08/2022	PER REVIEW COMMENTS	
2	09/30/2022	75% CD SUBMITTAL	
3	10/07/2022	100% CD SUBMITTAL	
4	12/02/2022	CD 1ST RESUBMITTAL	
5	01/19/2023	CD 2ND RESUBMITTAL	

DRAWING INFORMATION:
PROJECT NO: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

SHEET TITLE:
**LANDSCAPE
COVER**

LS01
ISSUE DATE: JANUARY 2023

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ELECTRICAL SERVICE
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
PEYTON, COLORADO 80831
PHONE: (719) 495-2283

WATER & SANITARY
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
PHONE: (719) 495-2500

FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
PHONE: (719) 495-1050

STORM SEWER
EL PASO COUNTY PUBLIC SERVICES
3275 AKERS DR.
COLORADO SPRINGS, COLORADO 80922
PHONE: (719) 520-6460

GAS
COLORADO SPRINGS UTILITIES
7710 DURANT DRIVE
COLORADO SPRINGS, COLORADO 80920
TIM BENEDICT
PHONE: (719) 668-3574

LANDSCAPE REQUIREMENTS

SITE DATA:
AREA OF PARCEL: 198,154 SF (4.56 AC)
HIGHWAY 24 FRONTAGE: 765 LF
MERIDIAN SOL FRONTAGE: 372 LF
(NEW) MERIDIAN FRONTAGE: 321 LF
PARKING: 28 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (5% TOTAL AREA)	9,926 SF	110,000 SF

REQUIRED TREES	REQ.	PROV.
HIGHWAY 24 (1 PER 20 LF)-HW	39	35
MERIDIAN SOL ROAD (1 PER 25 LF)-OM	15	15
(NEW) MERIDIAN ROAD (1 PER 20 LF)-NM	16	15
INTERNAL (1 PER 500 SF LS AREA)-IN	20	12
PARKING (1 PER 15 SPACES)-MV	2	2
TOTAL TREES	92	79

REQUIRED SHRUBS	REQ.	PROV.
HIGHWAY 24 SUBSTITUTIONS (10 PER TREE)	40	41
MERIDIAN SOL ROAD SUBS (10 PER TREE)	0	--
(NEW) MERIDIAN ROAD SUBS (10 PER TREE)	10	10
INTERNAL SUBSTITUTIONS (10 PER TREE)	80	80
TOTAL SHRUBS	130	131

SHEET INDEX

Sheet Title	Sheet Description
LS01	LANDSCAPE COVER
LS02	LANDSCAPE NOTES & DETAILS
LS03	LANDSCAPE PLAN
LS04	LANDSCAPE PLAN
IR01	IRRIGATION NOTES
IR02	IRRIGATION DETAILS
IR03	IRRIGATION PLAN

COUNTY PLANNING CERTIFICATION

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH EL PASO COUNTY LAND DEVELOPMENT CODE.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED); IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	BM	9	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'
	GI	4	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST	2" CAL.	B&B	50'	35'
	NP	7	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR	2" CAL.	B&B	40'	25'
	QB	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	50'	50'
	TG	4	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	35'	25'

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GL	5	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE	6' HT.	B&B	12'	6'
	PE	28	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'

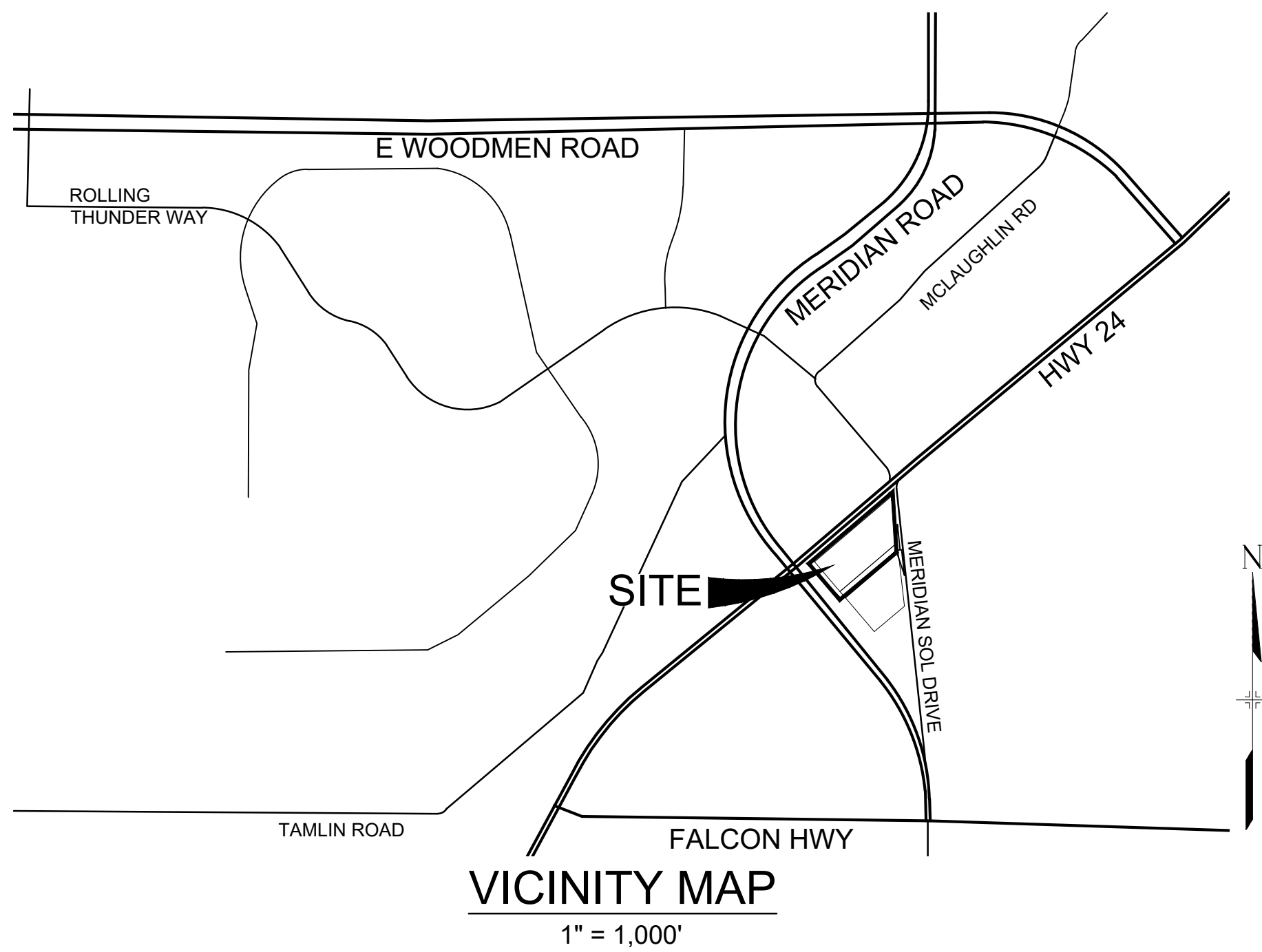
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	8	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	MP	8	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CHP	6	CHRYSOTHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH	#5 CONT.	CONT.	4'	4'
	CSA	15	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD	#5 CONT.	CONT.	3'	3'
	CCO	6	COTONEASTER ADPRESSUS CREEPING COTONEASTER	#5 CONT.	CONT.	2'	3'
	PAR	9	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#5 CONT.	CONT.	3'	3'
	PHD	17	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
	PRB	17	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSB	11	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PNH	35	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE	#5 CONT.	CONT.	5'	5'
	PVD	15	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE	#5 CONT.	CONT.	3'	2'

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	PERMANENT OR TEMPORARY IRRIGATION	PER SEEDING NOTES	42 PLS/ACRE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	10 PLS/ACRE



FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN SET\SITE DEVELOPMENT\PLANS\LS01.DWG

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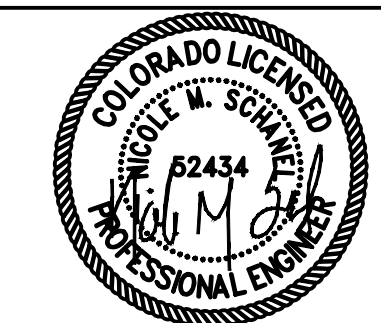
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DENVER, CO 80246

OWNER/DEVELOPER:



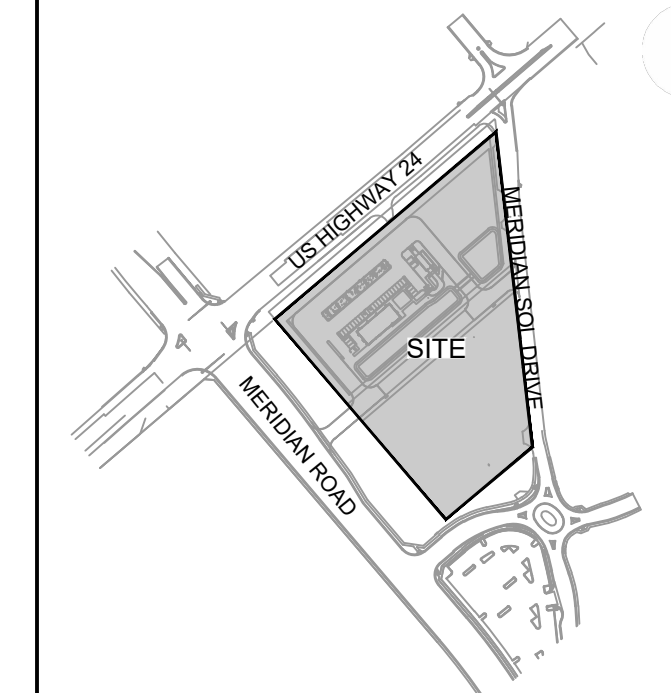
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VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
100% CONSTRUCTION DOCUMENTS

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

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PROJECT NO: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

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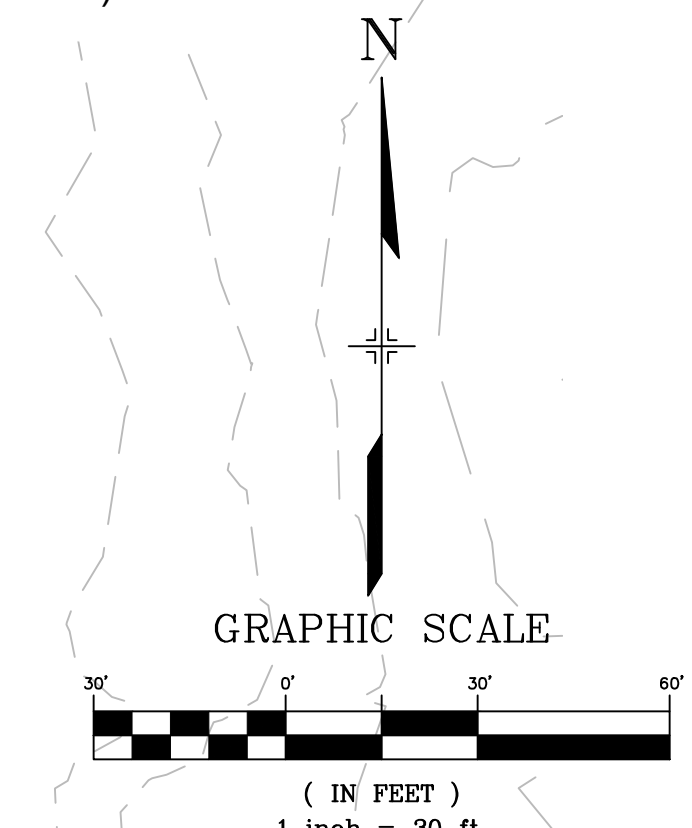
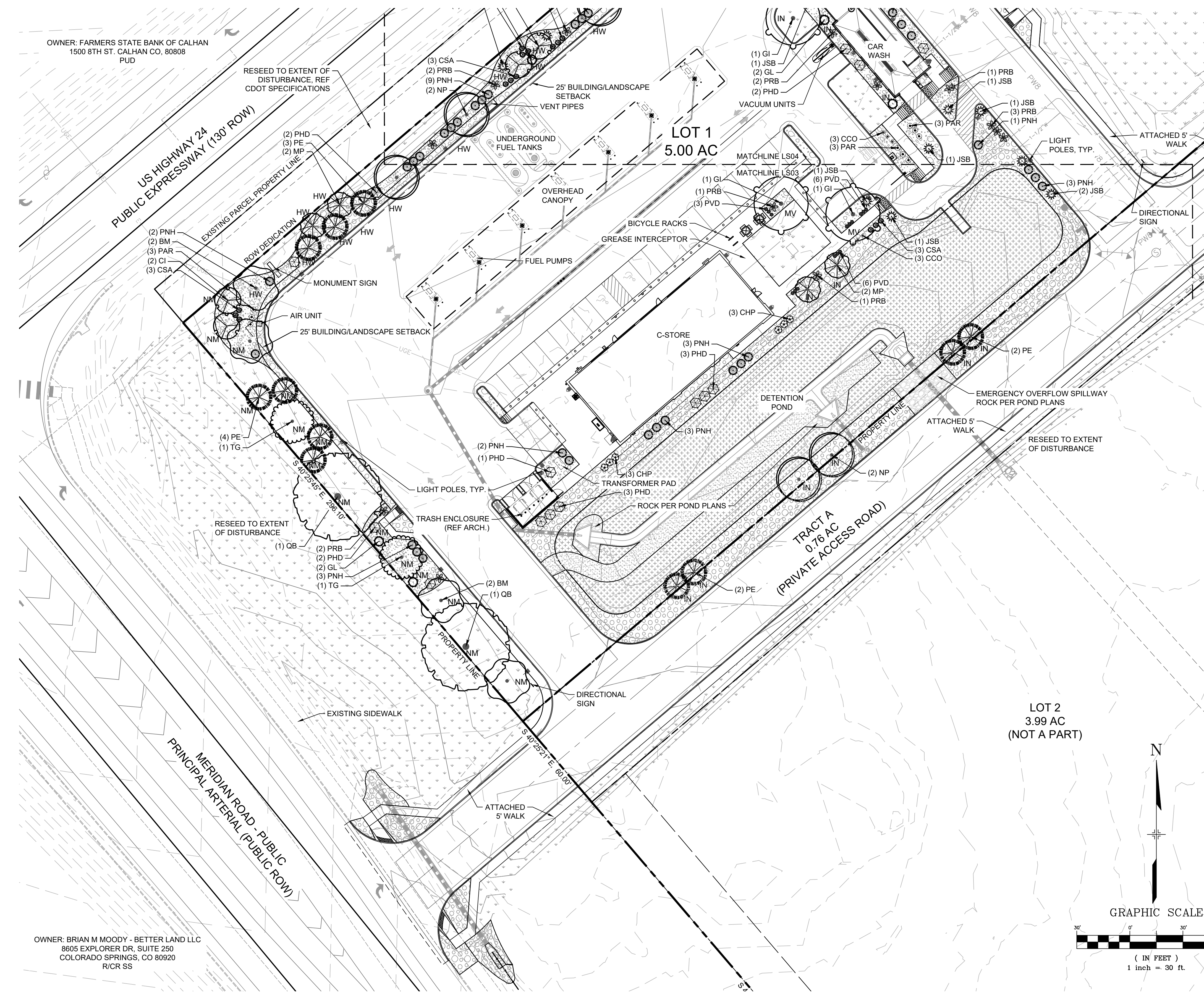
**LANDSCAPE
PLAN**

LS03

ISSUE DATE: JANUARY 2023

PLANT SCHEDULE		
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	BM	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	GI	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST
	NP	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR
	QB	QUERCUS MACROCARPA BURR OAK
	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	JC	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER
	GL	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE
	PE	PINUS EDULIS PINON PINE
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CI	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARF	ARTEMISIA FILIFOLIA SAND SAGEBRUSH
	CHP	CHRYSOTHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH
	CSA	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD
	CCO	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	PAR	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PHD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PRB	PRUNUS BESSEYI SAND CHERRY
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	JSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	PGE	PICEA GLAUCA 'ECHINIFORMIS' WHITE SPRUCE
	PNH	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE
	PVD	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE

CONCEPT PLANT SCHEDULE		
	1-1/2" COBBLE	25,218 SF
	1-1/2" GOLDEN SUNSET ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
	3/4" ROCK	7,390 SF
	3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
	NATIVE SEED-LOW	96,544 SF
	EL PASO COUNTY ALL-PURPOSE LOW GROW MIX. REF SEED MIX TABLE	
	NATIVE SEED-DETENTION	15,933 SF
	EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	



OWNER: BRIAN M MOODY - BETTER LAND LLC
8805 EXPLORER DR., SUITE 250
COLORADO SPRINGS, CO 80920
R/CR SS

PCD FILING NO.: PPR2230 ISSUE DATE: JANUARY 2023

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN SET\SITE DEVELOPMENT\PLANS\LS03.DWG

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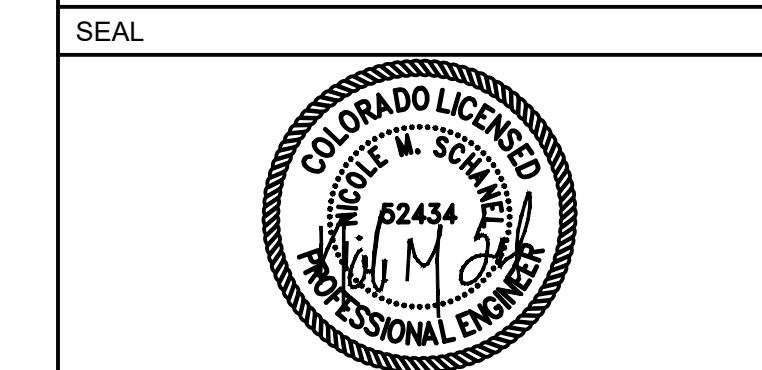


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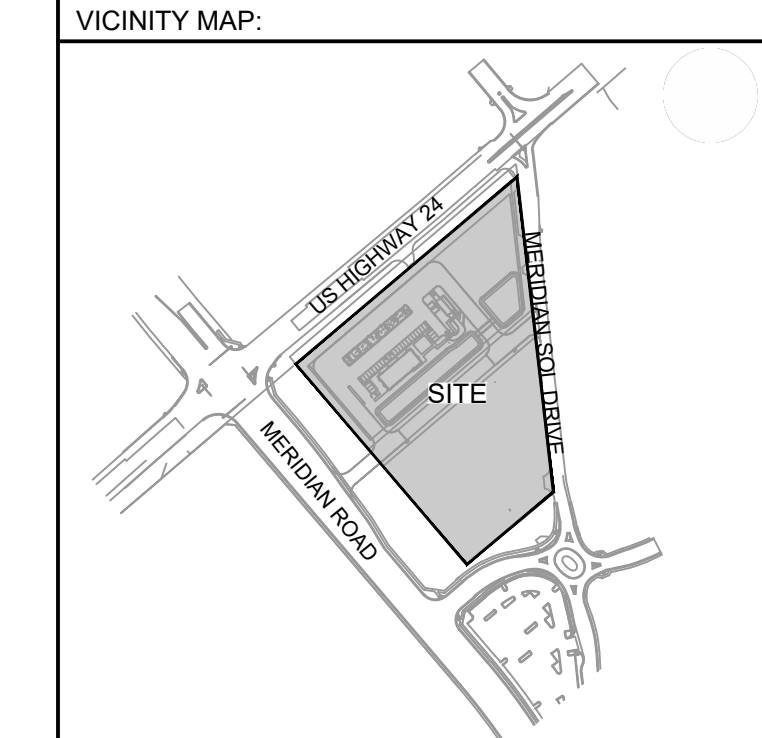
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DRAWING INFORMATION:
PROJECT NO: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

SHEET TITLE:
LANDSCAPE PLAN

LS04

ISSUE DATE: JANUARY 2023

PLANT SCHEDULE

DECIDUOUS TREES

CODE	BOTANICAL / COMMON NAME
BM	ACER GRANDIDENTATUM BIGTOOTH MAPLE
GI	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST
NP	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR
QB	QUERCUS MACROCARPA BURR OAK
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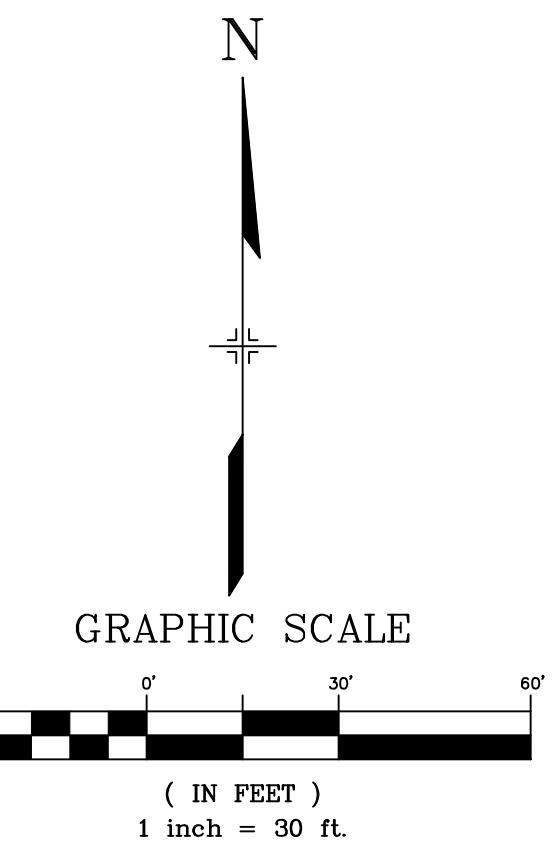
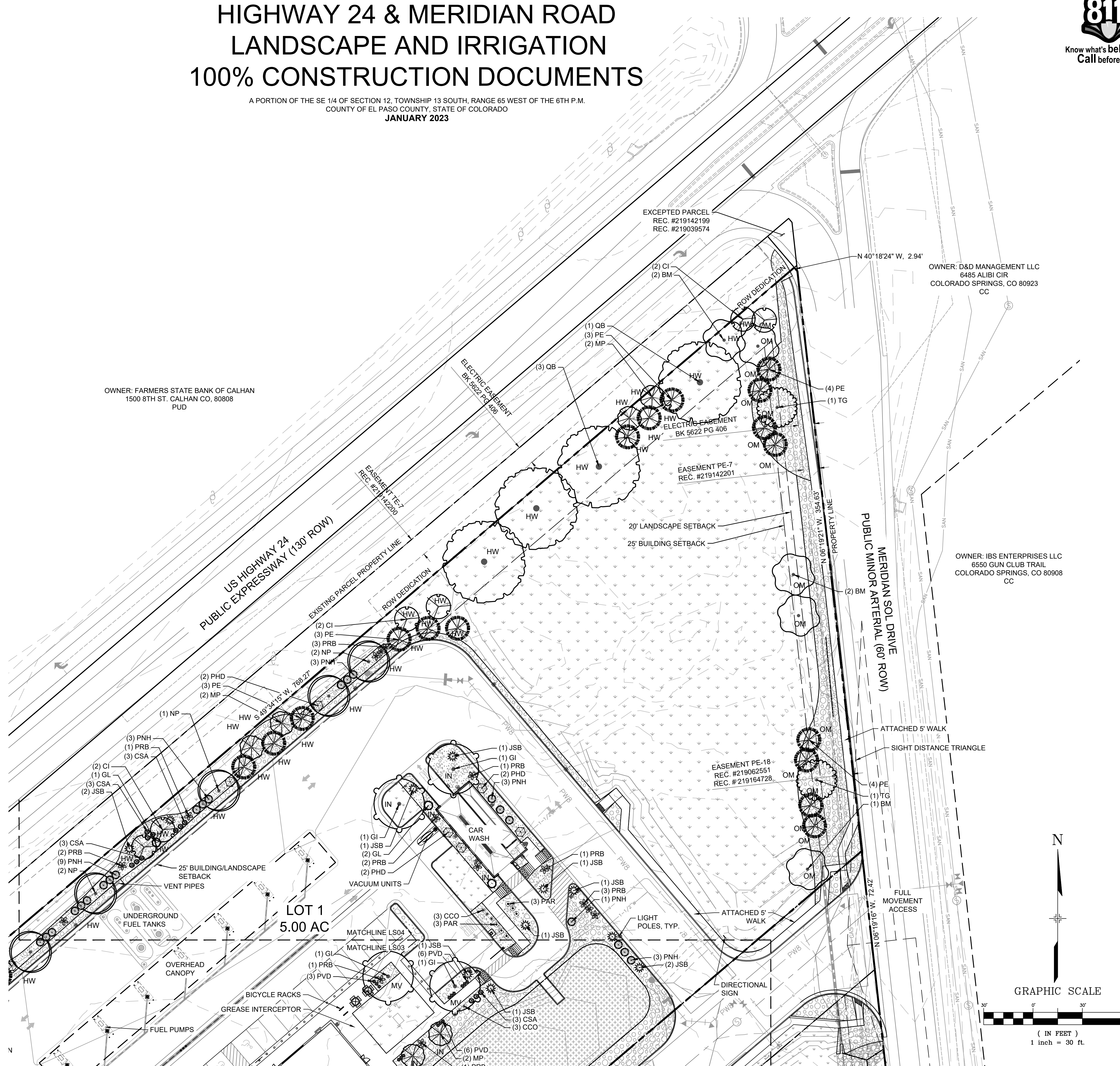
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EVERGREEN SHRUBS

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CONCEPT PLANT SCHEDULE

	1-1/2" COBBLE	25,218 SF
	1-1/2" GOLDEN SUNSET ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
	3/4" ROCK	7,390 SF
	3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
	NATIVE SEED-LOW EL PASO COUNTY ALL-PURPOSE LOW GROW MIX. REF SEED MIX TABLE	96,544 SF
	NATIVE SEED-DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	15,933 SF



PCD FILING NO.: PPR2230 ISSUE DATE: JANUARY 2023

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN\SETSITE DEVELOPMENT\PLANS\LS04.DWG

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION 100% CONSTRUCTION DOCUMENTS

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, STATE OF COLORADO
JANUARY 2023



CONSULTANTS:

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Excellence by Design
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LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

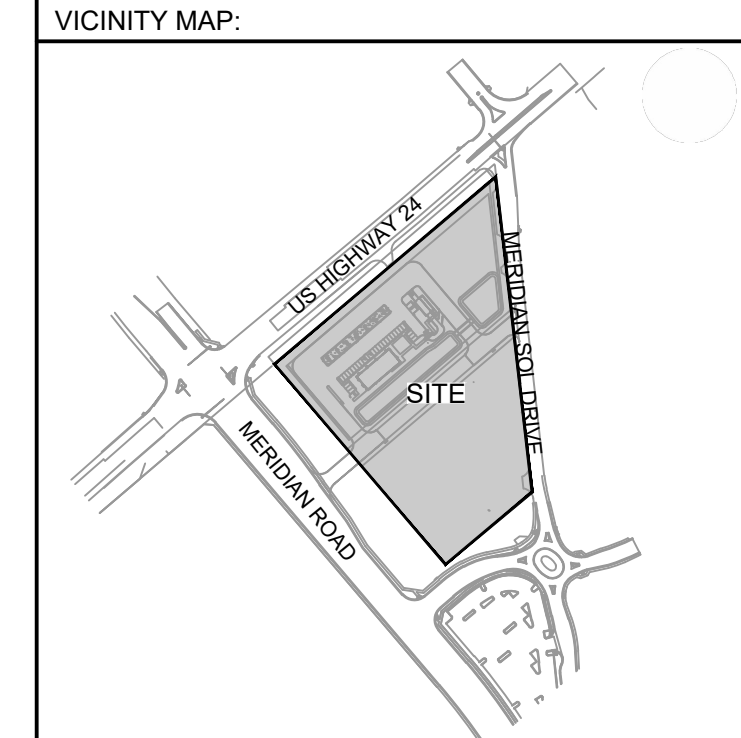
OWNER/DEVELOPER:

CIRCLE K

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
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DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
100% CONSTRUCTION DOCUMENTS

**HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	09/06/2022	PER REVIEW COMMENTS	
2	09/30/2022	75% CD SUBMITTAL	
3	10/07/2022	100% CD SUBMITTAL	
4	12/02/2022	CD 1ST RESUBMITTAL	
5	01/19/2023	CD 2ND RESUBMITTAL	

DRAWING INFORMATION:

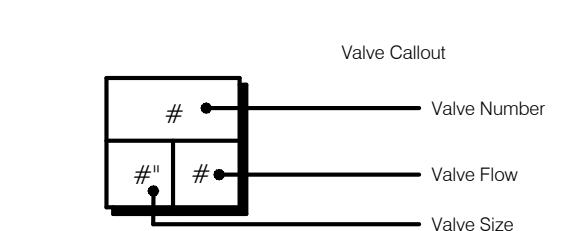
PROJECT NO: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

IRRIGATION NOTES

IR01

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP2000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP3000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.
	HUNTER MP3500 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.
	RAIN BIRD XCZ-100-PRF 1" 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.
	TREE RING: RAIN BIRD XF SERIES DRIPLINE 2 DRIPLINE RINGS USING 18" EMITTER SPACING @ 0.9 GPH, 12" SPACING FROM TRUNK TO FIRST RING, 30" SPACING FROM TRUNK TO SECOND RING
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #5 CONT. plant)
	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD S-LRC 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
	RAIN BIRD EFB-CP 1-1/2" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
	WATTS U009 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER
	RAIN BIRD ESP4ME WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT, 24VAC @ 50/60 HZ, OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.
	WATER METER 1-1/2" 6985 OLD MERIDIAN RD. HYDRANT
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC CLASS 200 SDR 21 SEE IRRIGATION NOTES FOR SIZING



GENERAL IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
- ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR, UNLESS SPECIFIED TO BE LOCATED INSIDE AT WHICH POINT WILL BE PROVIDED BY THE GENERAL CONTRACTOR OR PLUMBER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS OR PROVIDE BLOWOUT ASSEMBLY.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
- DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
- LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL.
- IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, PER DETAIL.
- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM
- ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
- UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
- ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING.
- CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
- ALL LATERAL LINE SIZING SHALL REFER TO PIPE SCHEDULE ON THIS PLAN.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND COUNTY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

IRRIGATION EQUIPMENT NOTES

- 95 PSI IS ASSUMED, CONTRACTOR TO VERIFY ON SITE AND NOTIFY THE OWNER OR OWNERS REPRESENTATIVE OF ACTUAL PRESSURE ON SITE.
- ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

CRITICAL ANALYSIS

Generated: 2022-11-22 07:12

P.O.C. NUMBER: 01
Water Source Information: 6985 Old Meridian Rd. Hydrant

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 40.32 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 95 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 250 ft
Pressure Available: 78 PSI

DESIGN ANALYSIS
Maximum Station Flow: 19.12 GPM
Flow Available at POC: 40.32 GPM
Residual Flow Available: 21.2 GPM

Critical Station: 11-R
Design Pressure: 30 PSI
Friction Loss: 5.45 PSI
Fittings Loss: 0.54 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.7 PSI
Pressure Req. at Critical Station: 38.7 PSI
Loss for Fittings: 0.23 PSI
Loss for Main Line: 2.32 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.7 PSI
Loss for Master Valve: 2.3 PSI
Loss for Water Meter: 0.67 PSI
Critical Station Pressure at POC: 57.0 PSI
Pressure Available: 78 PSI
Residual Pressure Available: 21.0 PSI

VALVE SCHEDULE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1-R	RAIN BIRD PESB	1"	TURF ROTARY	8.71	0.37 in/h
2-S	RAIN BIRD XCZ-100-PRF	1"	SHRUB DRIP	1.68	0.15 in/h
3-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	3.32	0.49 in/h
4-R	RAIN BIRD PESB	1"	TURF ROTARY	18.21	0.13 in/h
5-S	RAIN BIRD XCZ-100-PRF	1"	SHRUB DRIP	1.350	0.11 in/h
6-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	8.41	0.49 in/h
7-R	RAIN BIRD PESB	1"	TURF ROTARY	12.06	0.14 in/h
8-R	RAIN BIRD PESB	1"	TURF ROTARY	18.36	0.14 in/h
9-R	RAIN BIRD PESB	1"	TURF ROTARY	13.57	0.13 in/h
10-R	RAIN BIRD PESB	1"	TURF ROTARY	17.23	0.14 in/h
11-R	RAIN BIRD PESB	1"	TURF ROTARY	19.12	0.15 in/h
12-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	7.91	0.49 in/h

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION 100% CONSTRUCTION DOCUMENTS



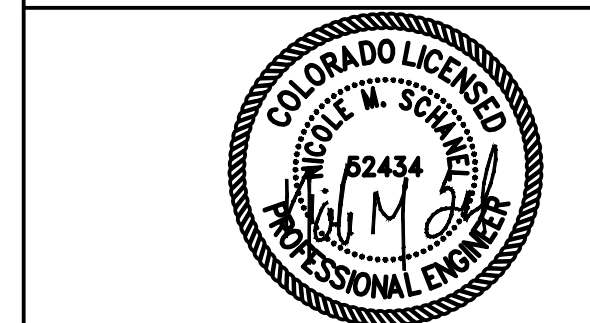
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LAND DEVELOPMENT
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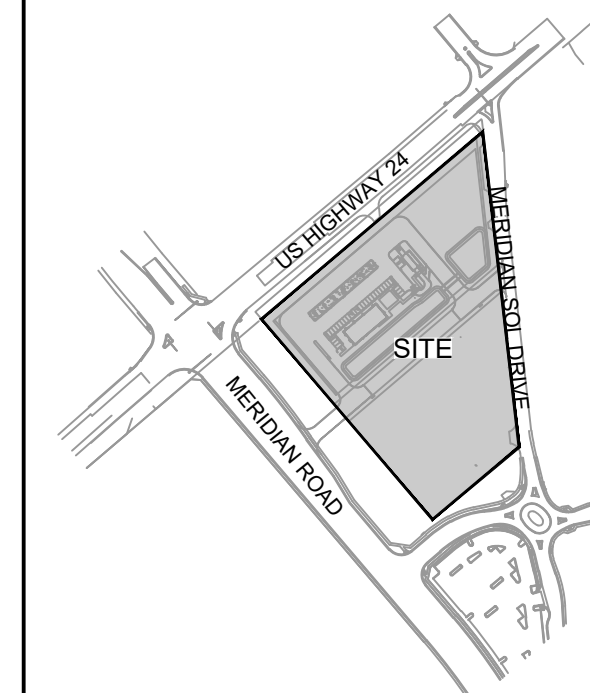


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
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VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
100% CONSTRUCTION DOCUMENTS

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	09/06/2022	PER REVIEW COMMENTS	
2	09/30/2022	75% CD SUBMITTAL	
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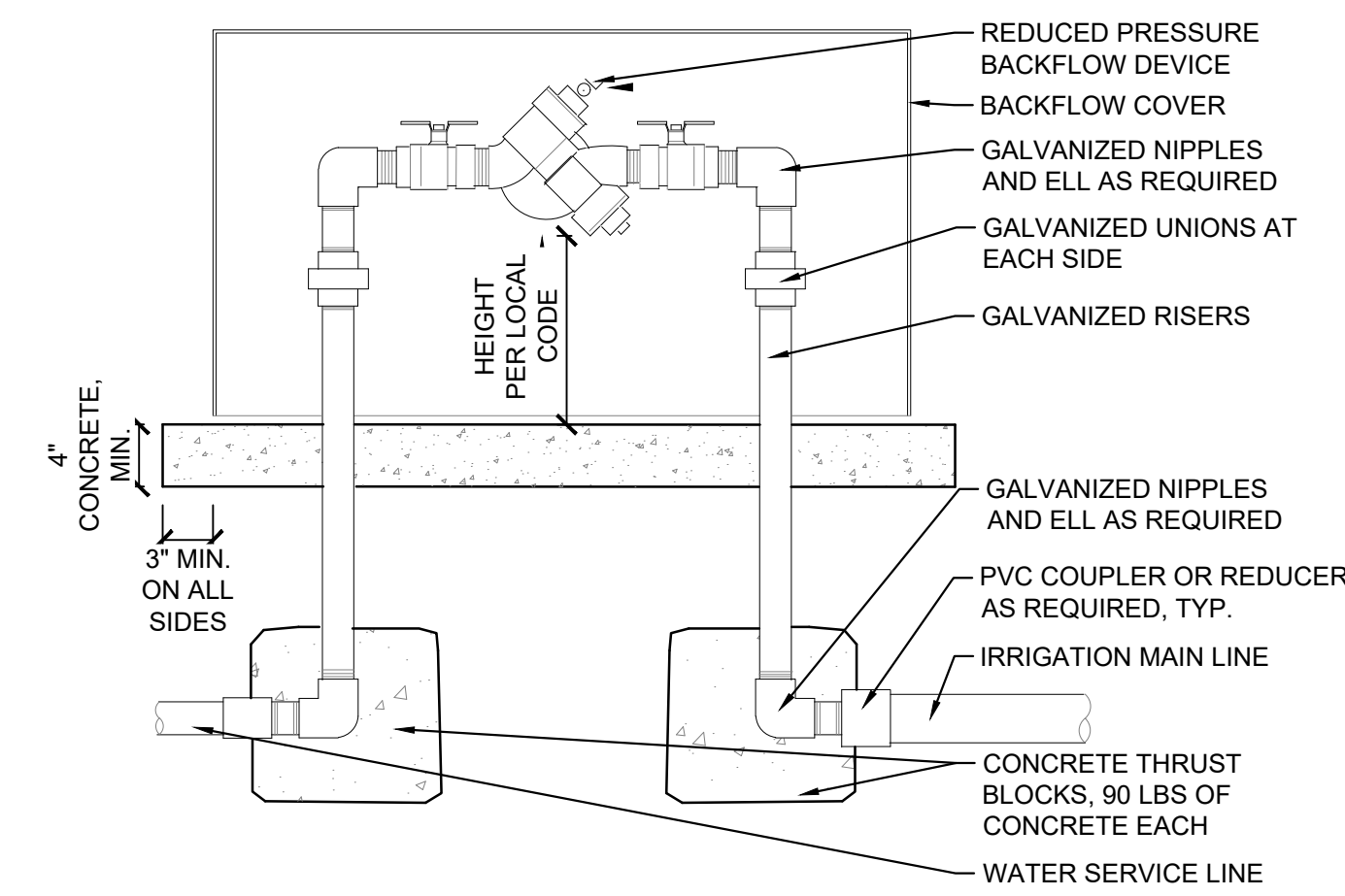
PROJECT NO: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

SHEET TITLE:

**IRRIGATION
DETAILS**

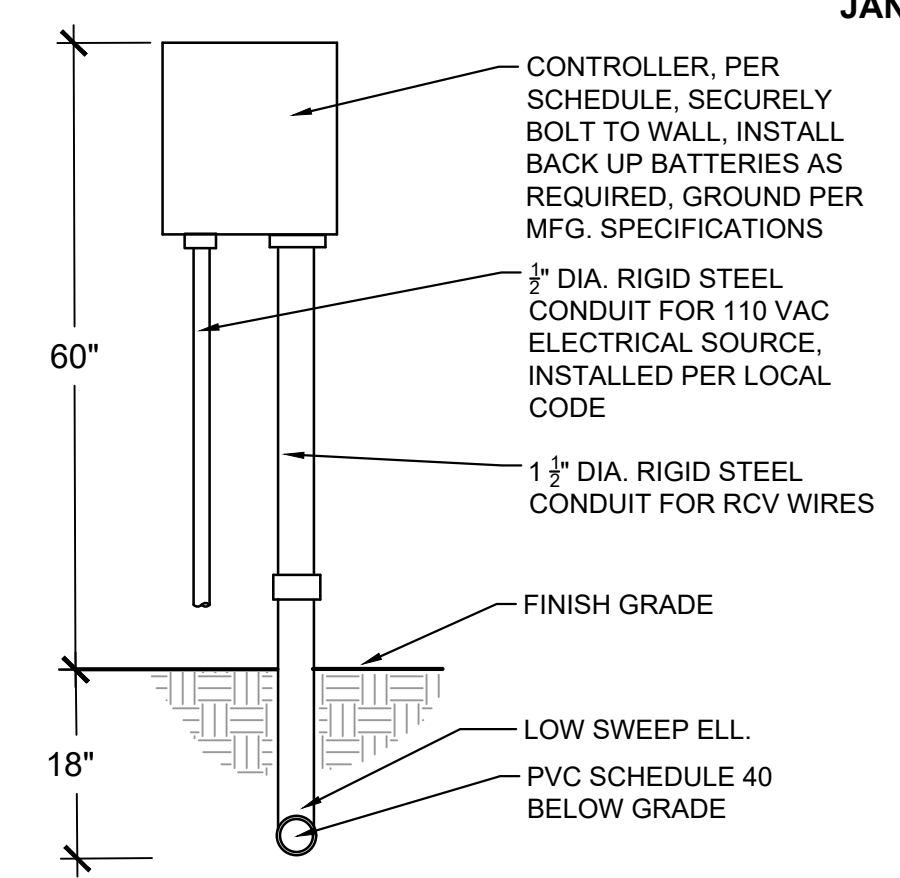
IR02

NOTE:
FOR OUTDOOR APPLICATION ONLY. SEE ARCHITECTURE
PLANS FOR INDOOR POINT OF CONNECTION.

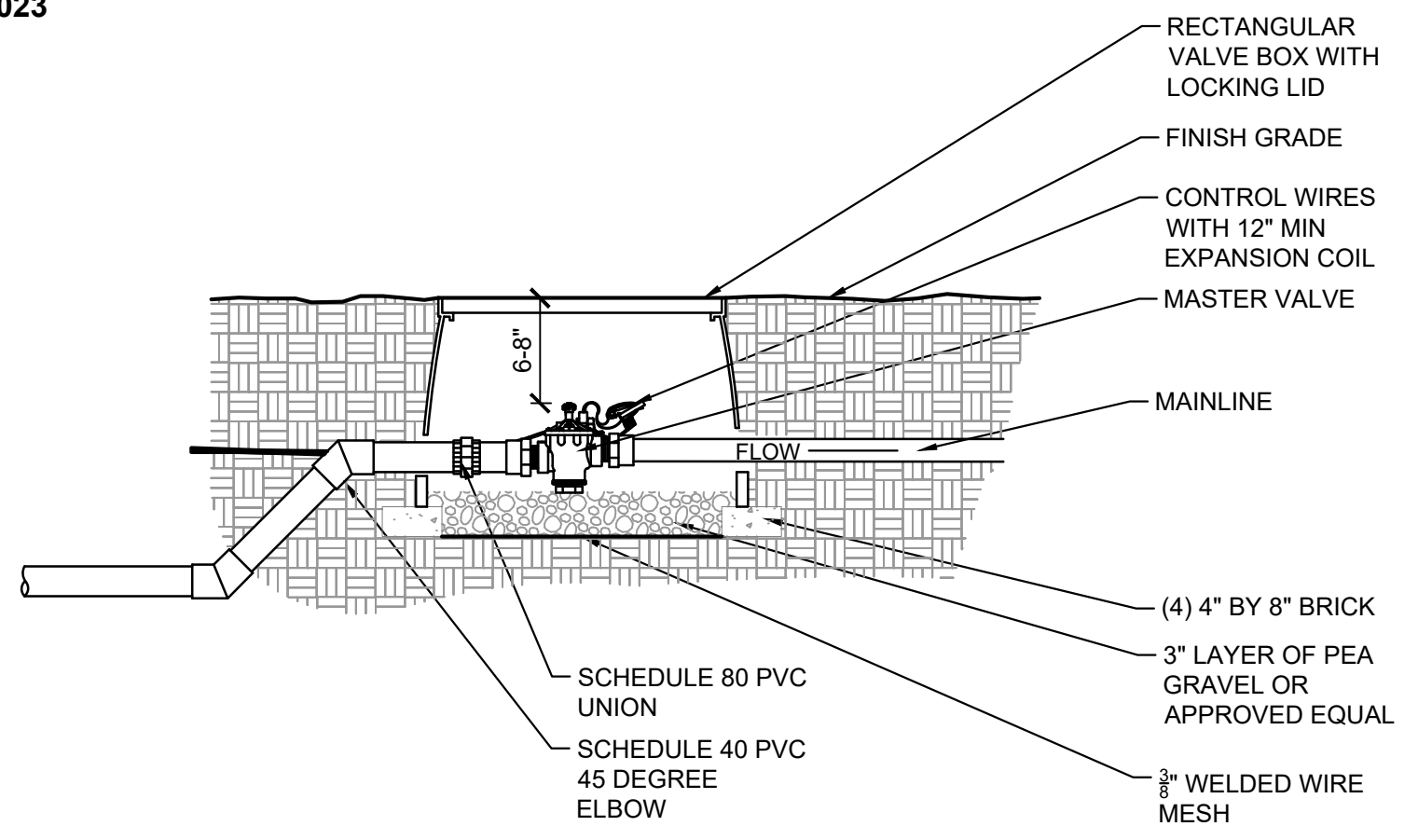


1 REDUCED PRESSURE BACKFLOW WITH ENCLOSURE
NTS

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, STATE OF COLORADO
JANUARY 2023

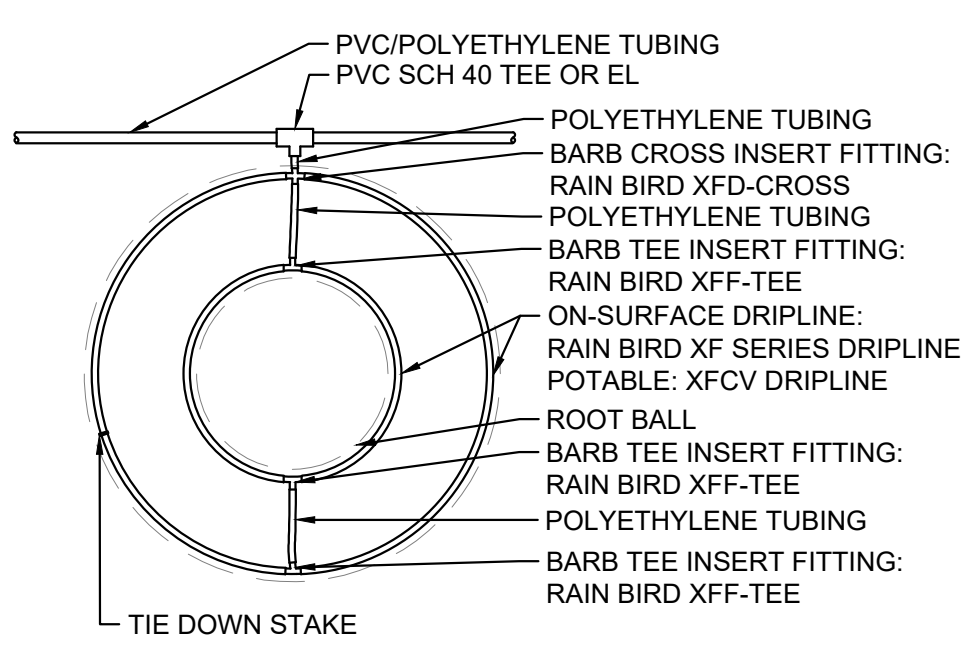


2 WALL MOUNT CONTROLLER
NTS MS-STD-IRR-03



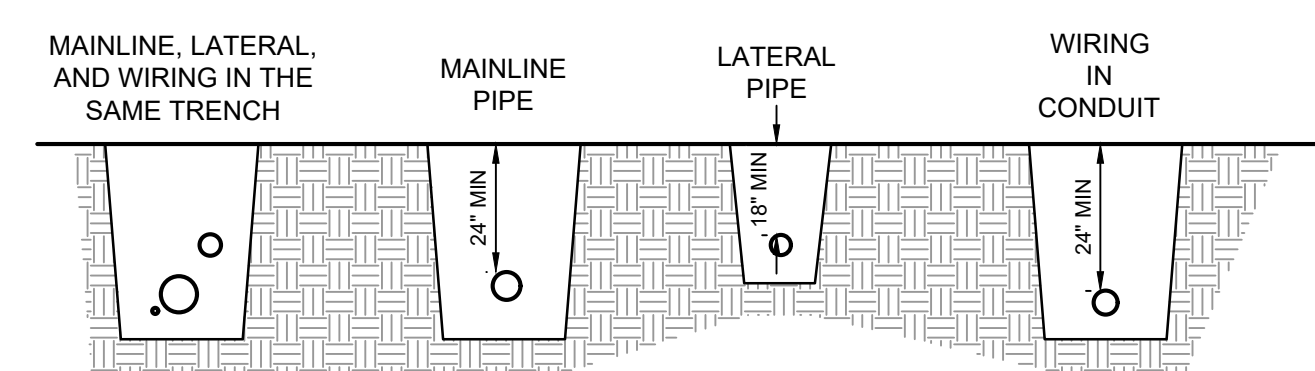
3 MASTER VALVE
NTS

- NOTES:
1. MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER SCHEDULE
 2. INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER.
 4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.
 5. SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
 6. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.



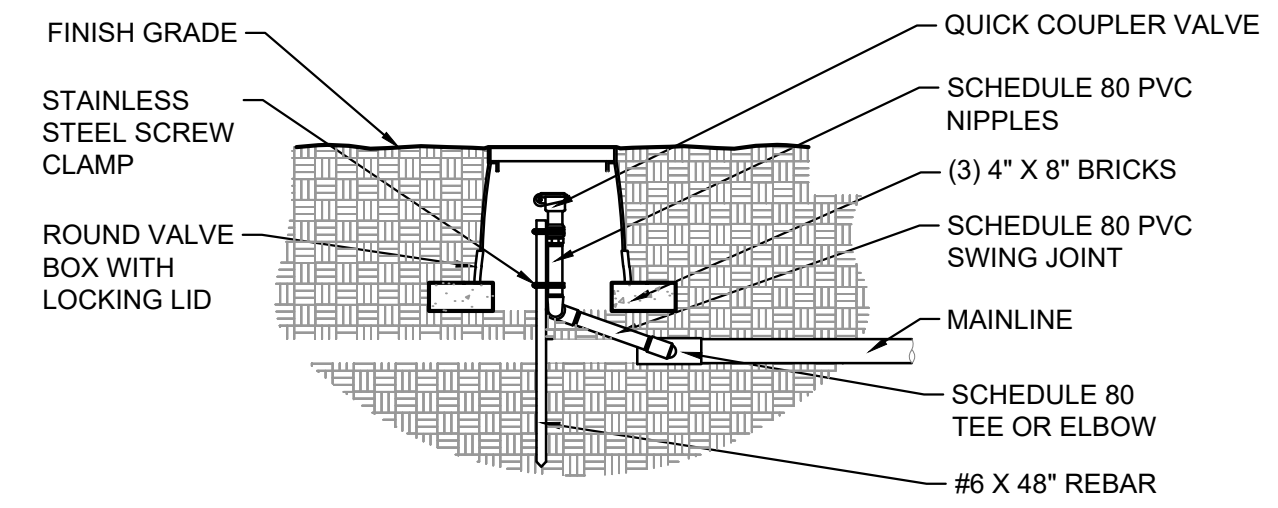
- NOTES:
1. PLACE TIE DOWN STAKES EVERY 3' O.C.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 TREE DRIP RING
NTS MS-STD-IRR-05



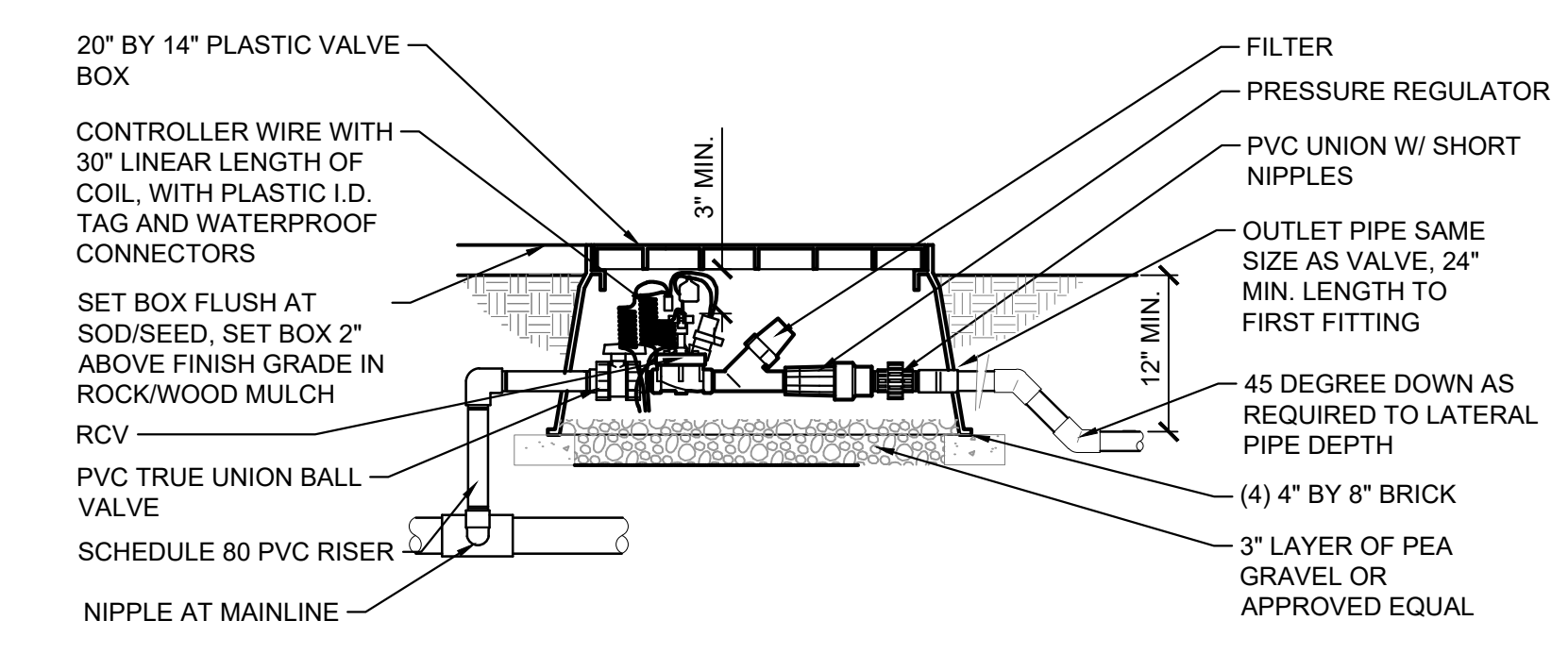
- NOTES:
1. ALL MAIN LINES, LATERAL LINES, AND SLEEVES PER SCHEDULE.
 2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 3. ALL LATERAL LINES SHALL BE BURIED NO LESS THAN 18" DEEP. ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24" DEEP.

5 IRRIGATION PIPE & WIRE TRENCHING
NTS MS-STD-IRR-06



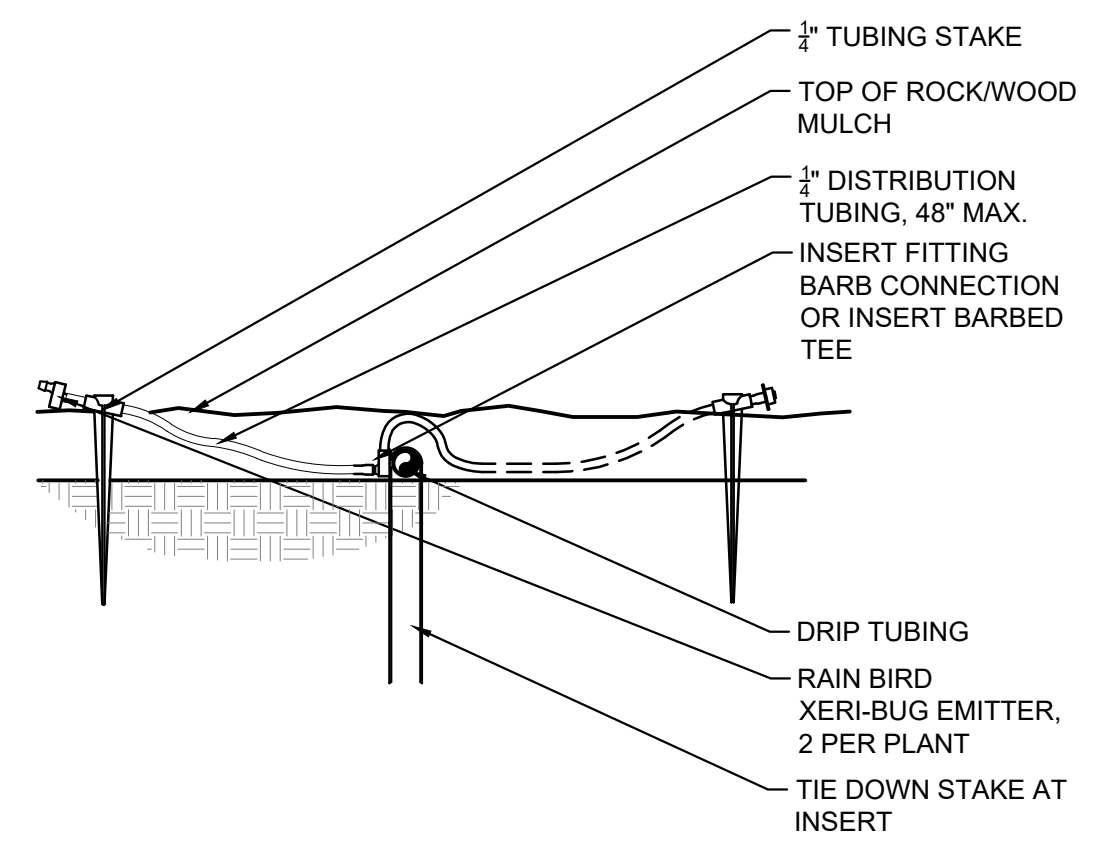
- NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
 4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

6 QUICK COUPLER VALVE
NTS

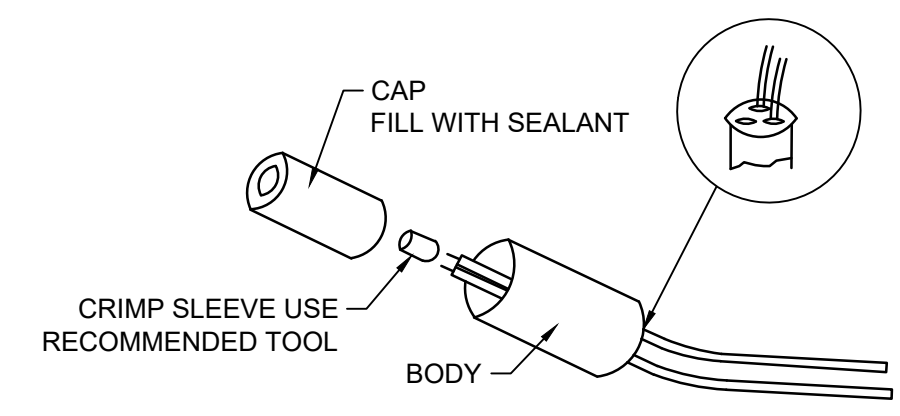


7 AUTOMATIC CONTROL VALVE
NTS

- NOTES:
1. LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
 2. COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 1/4 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
 3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.
 4. MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATIONS SADDLES).
 5. ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.



8 DRIP EMITTERS
NTS MS-STD-IRR-09



9 WIRE CONNECTION
NTS MS-STD-IRR-10

FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN\IR02.DWG

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION 100% CONSTRUCTION DOCUMENTS

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, STATE OF COLORADO
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Excellence by Design
2435 RESEARCH PARKWAY, SUITE
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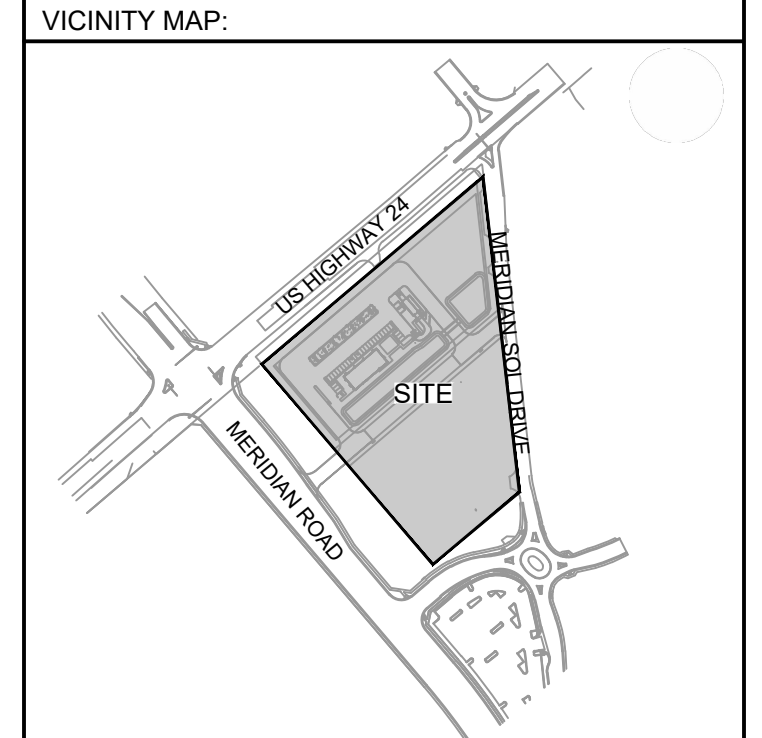
LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:
CIRCLE K

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
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SEAL

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PROJECT:
CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
100% CONSTRUCTION DOCUMENTS

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	09/08/2022	PER REVIEW COMMENTS	
2	09/30/2022	75% CD SUBMITTAL	
3	10/07/2022	100% CD SUBMITTAL	
4	12/02/2022	CD 1ST RESUBMITTAL	
5	01/19/2023	CD 2ND RESUBMITTAL	

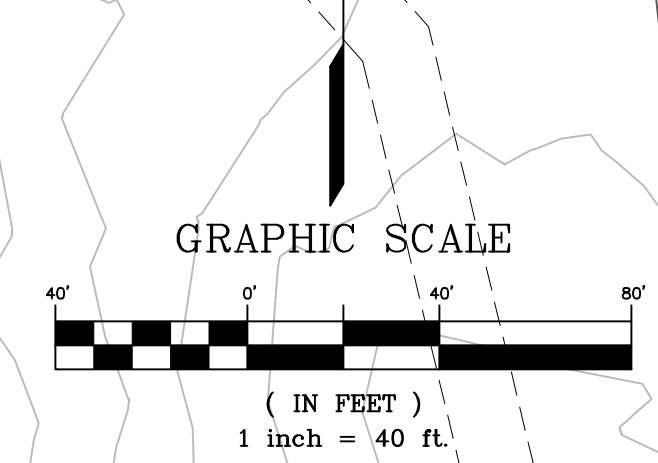
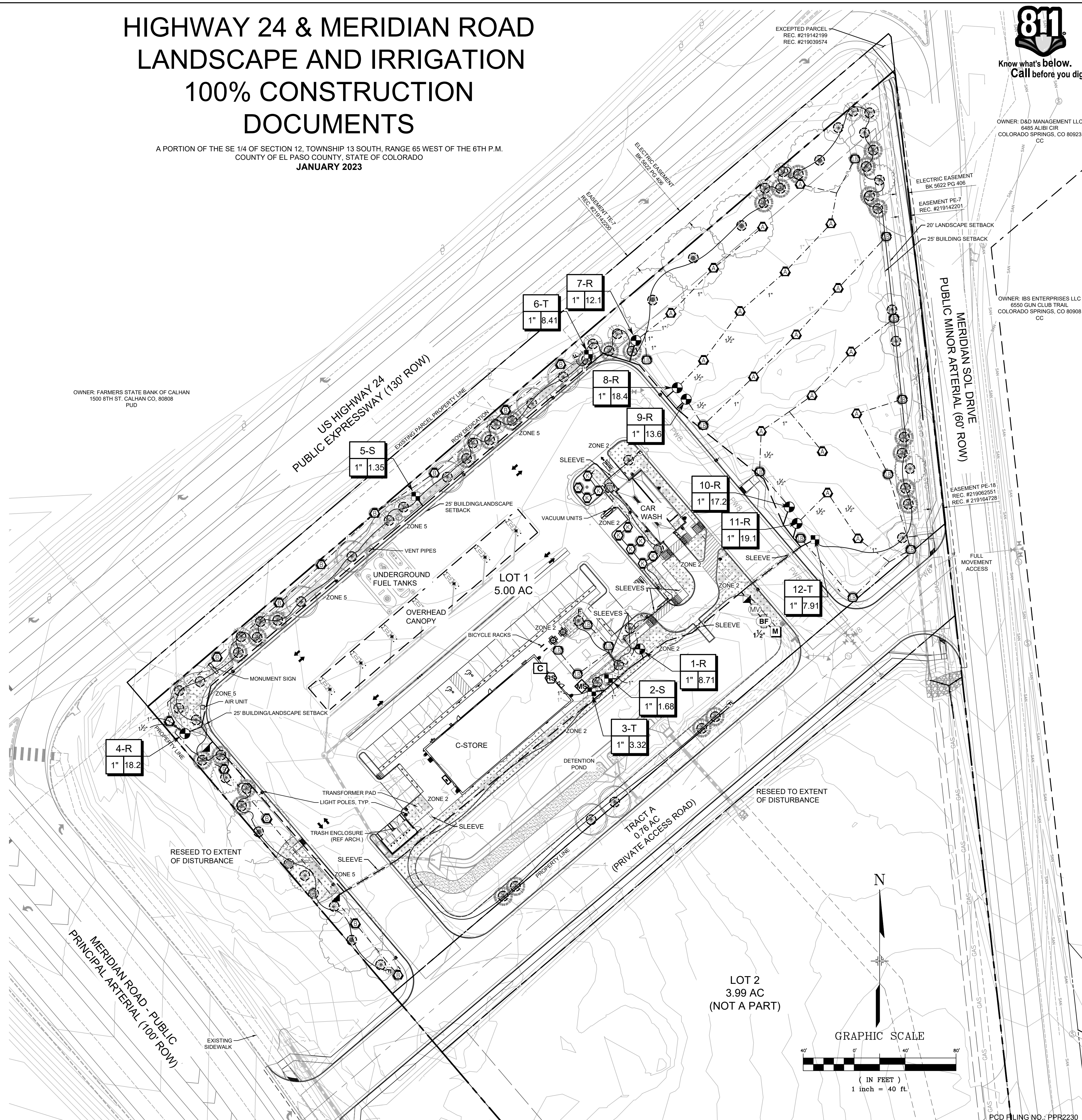
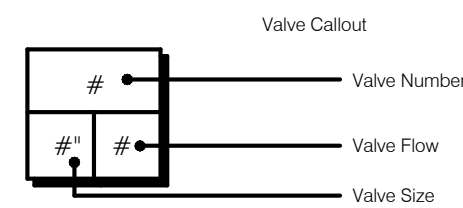
DRAWING INFORMATION:
PROJECT NO.: 21.1207.037
DRAWN BY: KMM
CHECKED BY: AJP
DESIGNED BY: KMM

SHEET TITLE:
**IRRIGATION
PLAN**

IR03
ISSUE DATE: JANUARY 2023

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP2000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, A=RED 360 ARC.
	HUNTER MP3000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.
	HUNTER MP3500 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XZ-100-PRF 1" MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 3GPM - 15GPM.
	RAIN BIRD MDCFAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	TREE RING: RAIN BIRD XF SERIES DRIPLINE 2 DRIP RINGS USING 18" EMITTER SPACING @ 0.9 GPH, 12" SPACING FROM TRUNK TO FIRST RING, 30" SPACING FROM TRUNK TO SECOND RING
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #5 CONT. plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 5-LRC 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
	RAIN BIRD EFB-CP 1-1/2" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
	WATTS U009 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER
	RAIN BIRD ESP4ME WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT, 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.
	WATER METER 1-1/2" 6985 OLD MERIDIAN RD. HYDRANT
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC CLASS 200 SDR 21 SEE IRRIGATION NOTES FOR SIZING



FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN\SET\SITE DEVELOPMENT\LANDSCAPE\IRRIGATION.DWG