

HIGHWAY 24 & MERIDIAN ROAD
LANDSCAPE AND IRRIGATION
CD ADDENDUM 1

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
JUNE 2025

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
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DECIDUOUS TREES

	BM	11	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

	GL	5	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE	6' HT.	B&B	12'	6'
	PE	26	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'

ORNAMENTAL TREES

	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

	CHP	12	CHRYSOTHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH	#5 CONT.	CONT.	4'	4'
	CSA	24	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD	#5 CONT.	CONT.	3'	3'
	CCO	9	COTONEASTER ADPRESSUS CREEPING COTONEASTER	#5 CONT.	CONT.	2'	3'
	PAR	3	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#5 CONT.	CONT.	3'	3'
	PHD	13	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
	PRB	14	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'

EVERGREEN SHRUBS

	JSB	13	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PNH	34	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE	#5 CONT.	CONT.	5'	5'
	PVD	9	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	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	PERMANENT	PER SEEDING NOTES	10 PLS/ACRE

CONTACT LIST

OWNER CIRCLE K STORES INC. 5500 S. QUEBEC STREET, SUITE 100 GREENWOOD VILLAGE, CO 80111 PHONE: (720) 758-6223	ELECTRICAL SERVICE MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD PEYTON, COLORADO 80831 PHONE: (719) 495-2283
DEVELOPER LAND DEVELOPMENT CONSULTANTS, LLC 950 S. CHERRY ST., SUITE 512 DENVER, CO 80246 SOFIA HERNANDEZ PHONE: (303) 717-3305 SOFIA@LDCAZ.COM	WATER & SANITARY WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 PHONE: (719) 495-2500
CIVIL ENGINEER/ LANDSCAPE ARCHITECT MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 NICOLE SCHANEL/ THOMAS KOPF PHONE: (719) 575-0100 NICOLE.SCHANEL@MATRIXDESIGNGROUP.COM	FIRE FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 PHONE: (719) 495-4050
ARCHITECT GREENBERG FARROW 30 EXECUTIVE DRIVE, SUITE 100 IRVINE, CA 92614 DOUG COUPER PHONE: (949) 296-0450	STORM SEWER EL PASO COUNTY PUBLIC SERVICES 3275 AKERS DR. COLORADO SPRINGS, COLORADO 80922 PHONE: (719) 520-6460
LAND SURVEYOR RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, COLORADO 80301 PHONE: (303) 464-9515	GAS COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE COLORADO SPRINGS, COLORADO 80920 TIM BENEDICT PHONE: (719) 668-3574
GEOTECHNICAL ENGINEER TERRACON CONSULTANTS, INC. 4172 CENTER PARK DRIVE COLORADO SPRINGS, CO 80916 PHONE: (719) 597-2116	

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	40
MERIDIAN SOL ROAD SUBS (10 PER TREE)		0	0
(NEW) MERIDIAN ROAD SUBS (10 PER TREE)		10	10
INTERNAL SUBSTITUTIONS (10 PER TREE)		80	80
TOTAL SHRUBS		130	130

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 _____



Know what's below.
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CONSULTANTS:



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



950 S. CHERRY ST., SUITE 510
DENVER, CO 80246

OWNER:

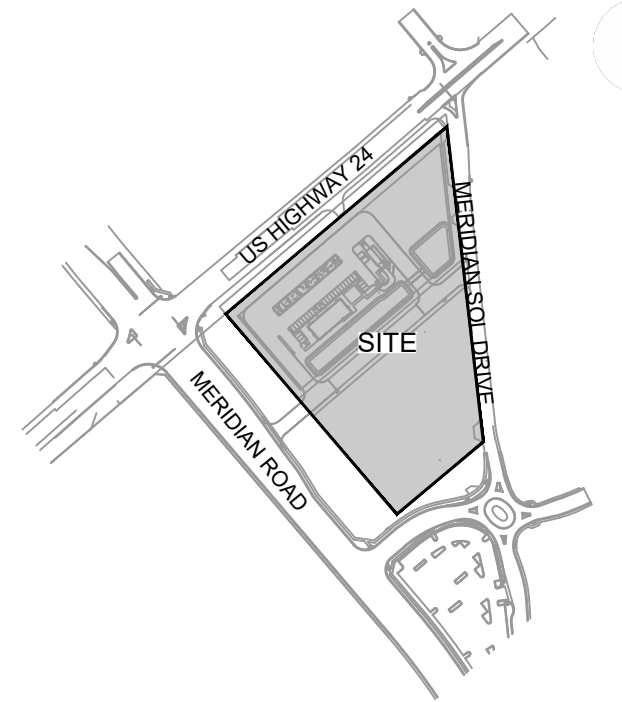


CST METRO, LLC
19500 BULVERDE ROAD, SUITE 100
SAN ANTONIO TX, 78259
PHONE: (720) 758-6223

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

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
CD ADDENDUM 1

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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	
6	06/02/2025	CD ADDENDUM 1	

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

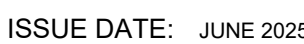
SHEET TITLE:

LANDSCAPE
COVER

LS01

ISSUE DATE: JUNE 2025

PCD FILING NO.: PPR2230



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

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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EVERGREEN TREES

JC	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER
GL	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE
PE	PINUS EDULIS PINON PINE

ORNAMENTAL TREES

CI	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE

DECIDUOUS SHRUBS

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CHP	CHRYSOETHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH
CSA	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD
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EVERGREEN SHRUBS

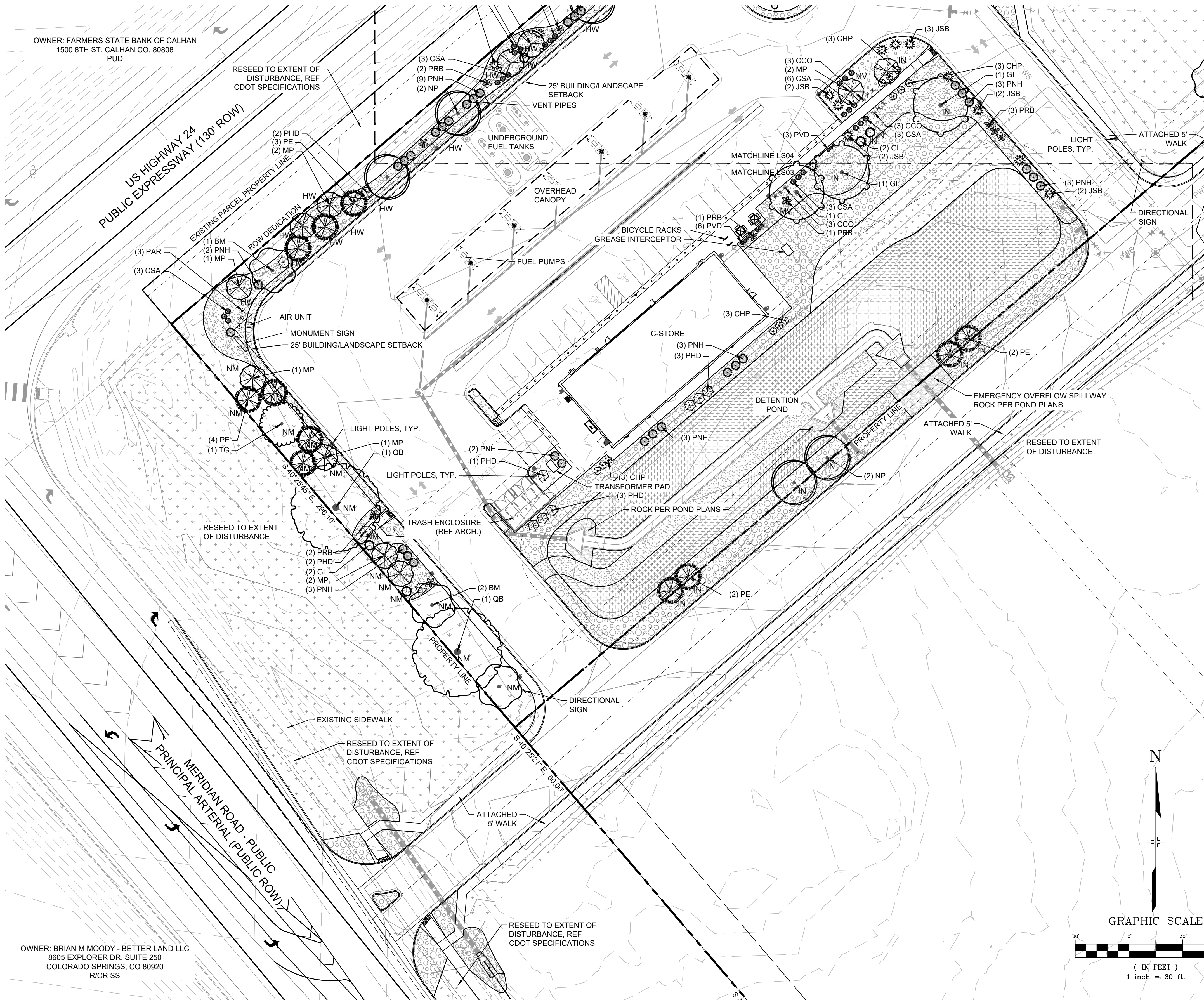
JSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
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PNH	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE
PVD	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE

GROUND COVER LEGEND

1-1/2" COBBLE	25,726 SF
1-1/2" GOLDEN SUNSET ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
3/4" ROCK	10,034 SF
3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	
NATIVE SEED-LOW	109,902 SF
EL PASO COUNTY ALL-PURPOSE LOW GROW MIX. REF SEED MIX TABLE	
NATIVE SEED- DETENTION	16,033 SF
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION CD ADDENDUM 1

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
JUNE 2025



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



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

LAND DEVELOPMENT
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 510
DENVER, CO 80246

OWNER:

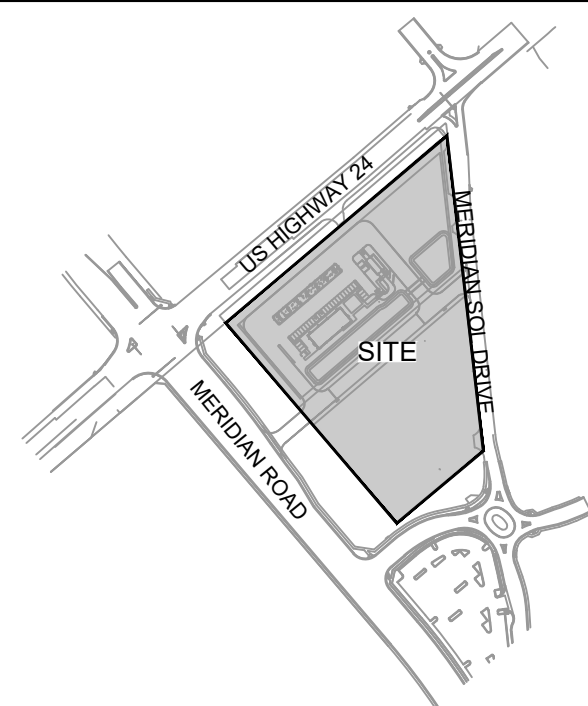


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VICINITY MAP:



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CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
CD ADDENDUM 1

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FALCON, CO

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DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:


**LANDSCAPE
PLAN**

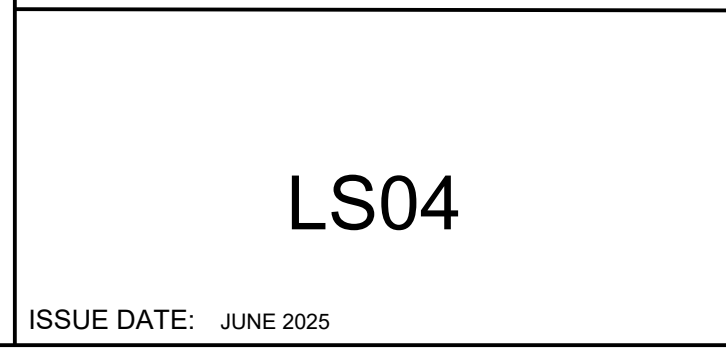
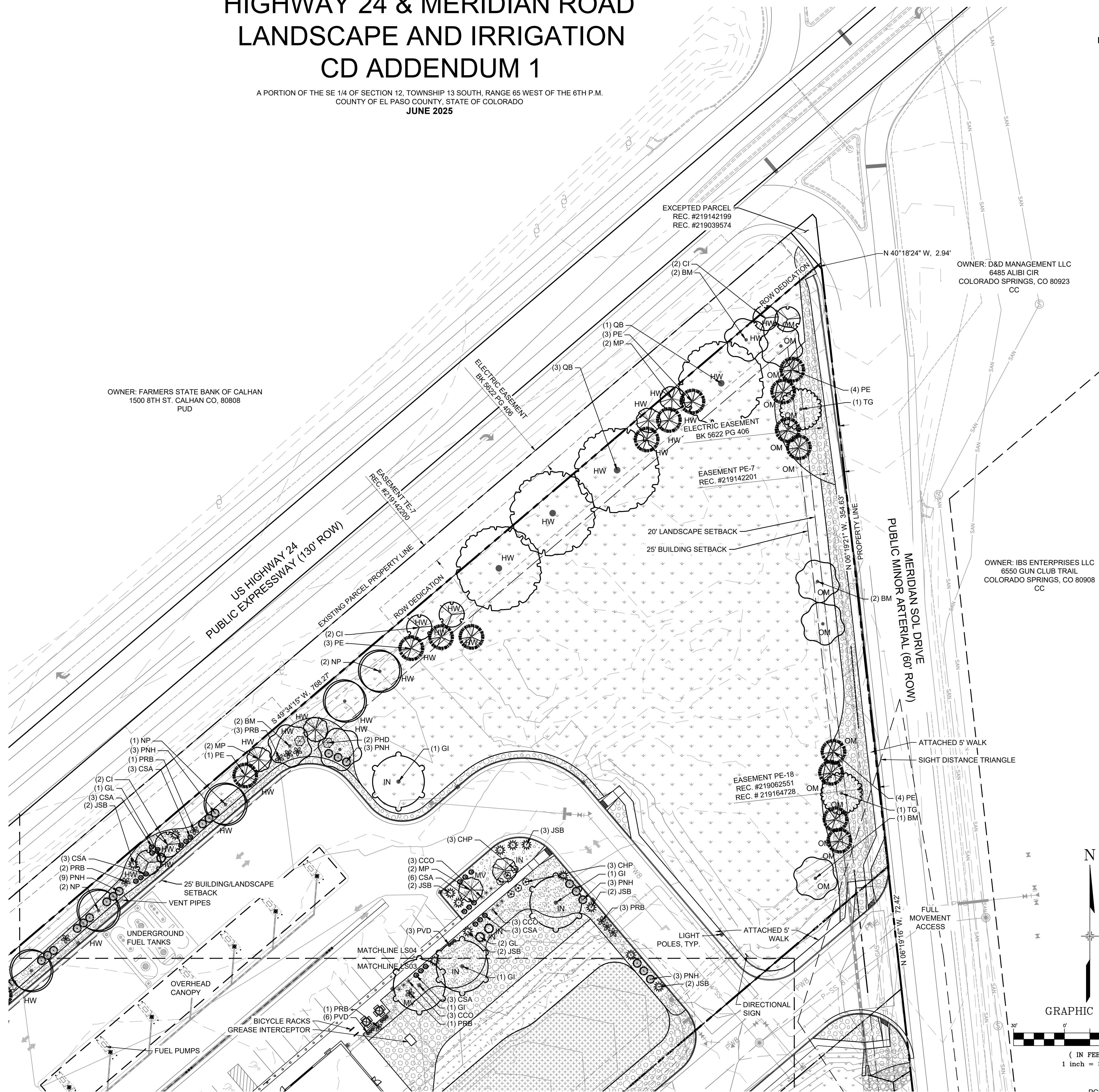
LS03

PCD FILING NO.: PPR2230

ISSUE DATE: JUNE 2025

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
JUNE 2025

	<u>NATIVE SEED- DETENTION</u>	16,033 SF
	EL PASO COUNTY CONSERVATION	
	DISTRICT ALL-PURPOSE MIX. REF	
	SEED MIX TABLE	



FILE LOCATION: S:\CIRCLE K\HWY 24 & MERIDIAN\DWG\PLAN SETS\SITE DEVELOPMENT\PLANS\ S01.DWG

PCD FILING NO.: PPR2230

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION CD ADDENDUM 1

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
JUNE 2025

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.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	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 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 ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.
	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" WATER MAIN
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC CLASS 200 SDR 21
	Valve Callout

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.
- IRRIGATION METER AND BACKFLOW TO BE LOCATED INTERNAL TO THE BUILDING, SEE PLUMBING PLANS.
- 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

- 75 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: 2025-06-02 12:58

P.O.C. NUMBER: 01
Water Source Information: Water main

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 75 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 250 ft
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 12.6 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 24.9 GPM

Critical Station: 8-R
Design Pressure: 30 PSI
Friction Loss: 2.04 PSI
Fittings Loss: 0.2 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.83 PSI
Pressure Req. at Critical Station: 34.1 PSI
Loss for Fittings: 0.27 PSI
Loss for Main Line: 2.68 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.5 PSI
Loss for Master Valve: 2.3 PSI
Loss for Water Meter: 0.73 PSI
Critical Station Pressure at POC: 51.6 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 8.4 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1-R	RAIN BIRD PESB	1"	TURF ROTARY	8.28	0.17 in/h
2-S	RAIN BIRD XCZ-100-PRF	1"	SHRUB DRIP	0.99	0.09 in/h
3-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	2.81	0.49 in/h
4-R	RAIN BIRD PESB	1"	TURF ROTARY	6.02	0.13 in/h
5-R	RAIN BIRD PESB	1"	TURF ROTARY	9.38	0.13 in/h
6-S	RAIN BIRD XCZ-100-PRF	1"	SHRUB DRIP	1.350	0.13 in/h
7-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	8.41	0.49 in/h
8-R	RAIN BIRD PESB	1"	TURF ROTARY	10.3	0.19 in/h
9-R	RAIN BIRD PESB	1"	TURF ROTARY	9.45	0.15 in/h
10-R	RAIN BIRD PESB	1"	TURF ROTARY	12.6	0.15 in/h
11-R	RAIN BIRD PESB	1"	TURF ROTARY	8.91	0.14 in/h
12-R	RAIN BIRD PESB	1"	TURF ROTARY	9.45	0.14 in/h
13-R	RAIN BIRD PESB	1"	TURF ROTARY	8.09	0.14 in/h
14-R	RAIN BIRD PESB	1"	TURF ROTARY	11.26	0.15 in/h
15-R	RAIN BIRD PESB	1"	TURF ROTARY	8.6	0.14 in/h
16-R	RAIN BIRD PESB	1"	TURF ROTARY	9.47	0.16 in/h
17-R	RAIN BIRD PESB	1"	TURF ROTARY	9.22	0.14 in/h
18-R	RAIN BIRD PESB	1"	TURF ROTARY	9.9	0.15 in/h
19-T	RAIN BIRD XCZ-100-PRF	1"	TREE DRIP	8.41	0.49 in/h



Know what's below.
Call before you dig.



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



950 S. CHERRY ST., SUITE 510
DENVER, CO 80246

OWNER:

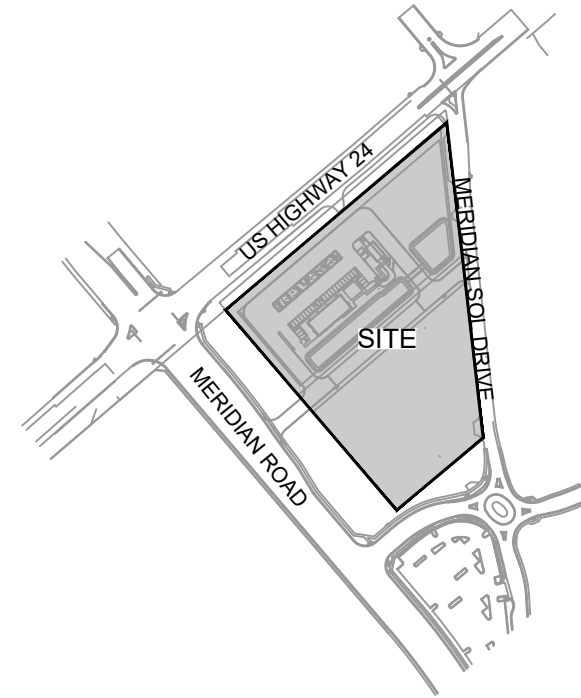


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VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
CD ADDENDUM 1

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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	
6	06/02/2025	CD ADDENDUM 1	

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

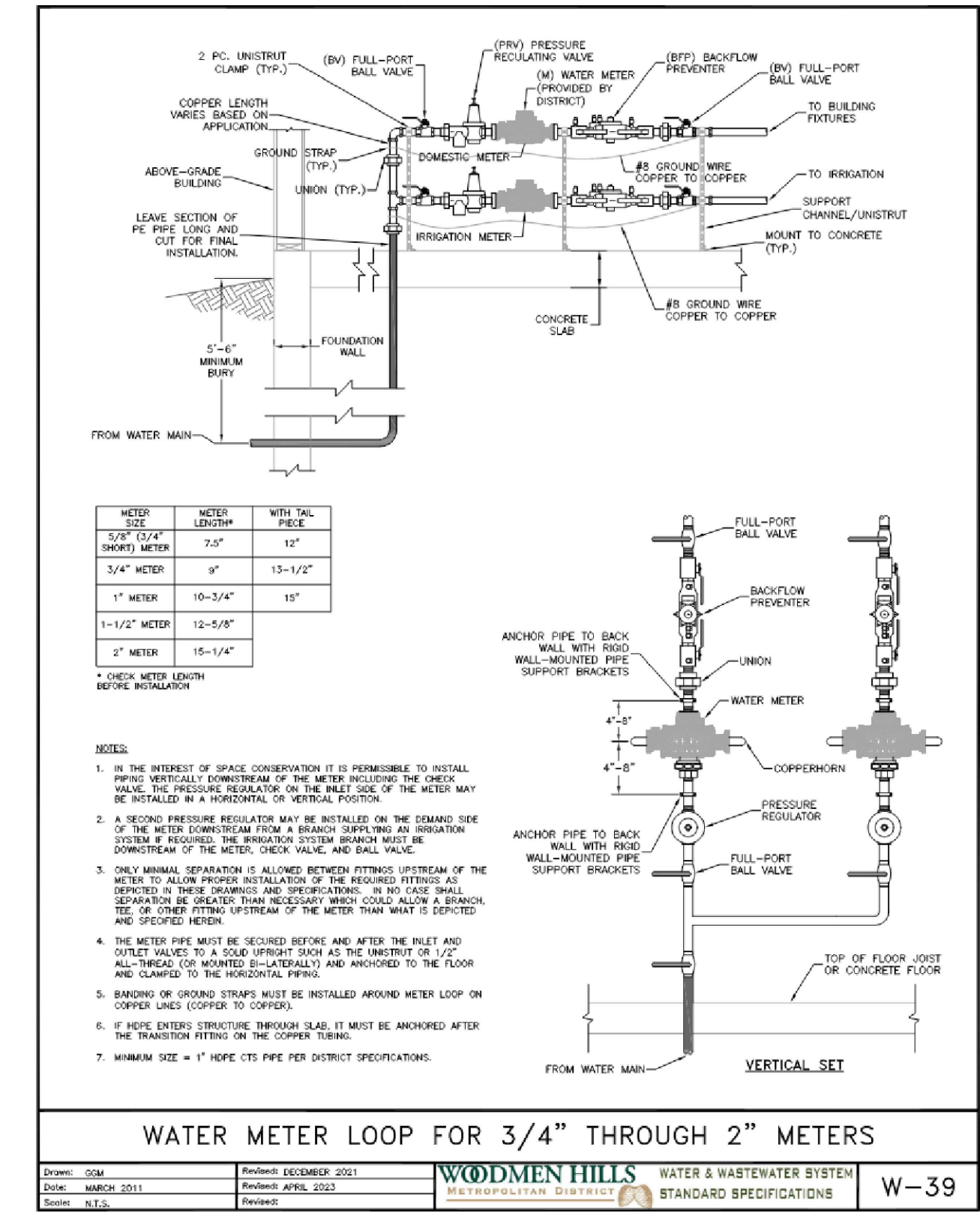
CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:

IRRIGATION NOTES

IR01



1 WATER METER LOOP

NTS

MS-PR1-CK-WOOD-01

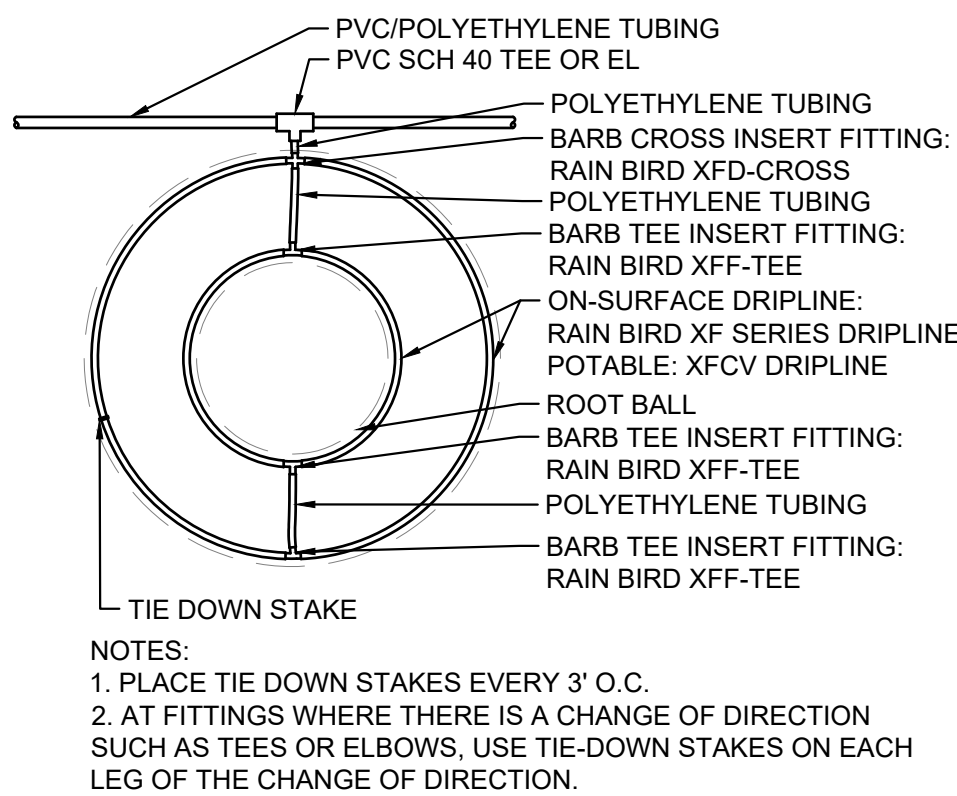
2 WALL MOUNT CONTROLLER

NTS

MS-STD-IRR-03

3 MASTER VALVE

NTS



4 TREE DRIP RING

NTS

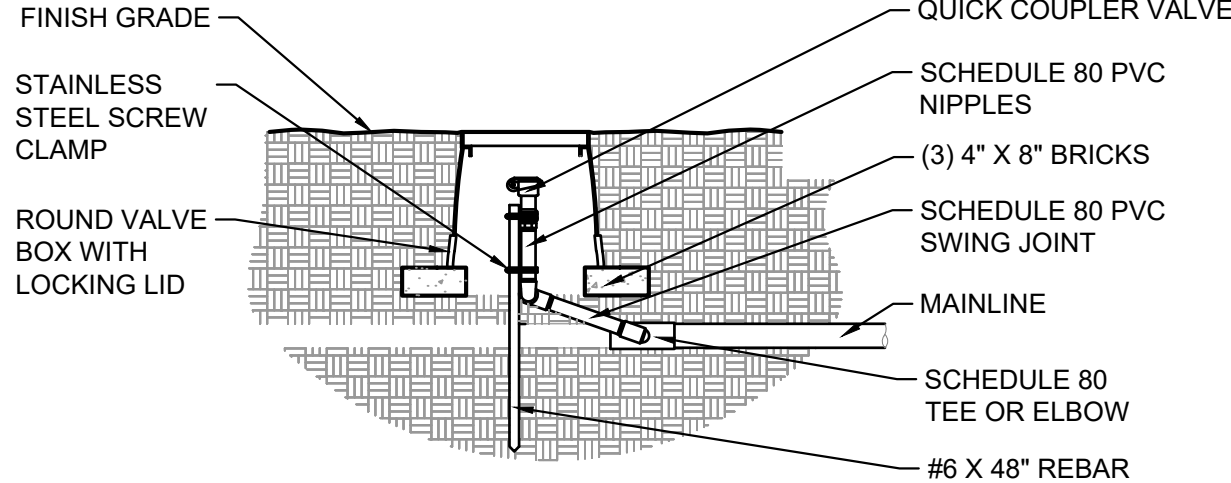
MS-STD-IRR-05

5 IRRIGATION PIPE & WIRE TRENCHING

NTS

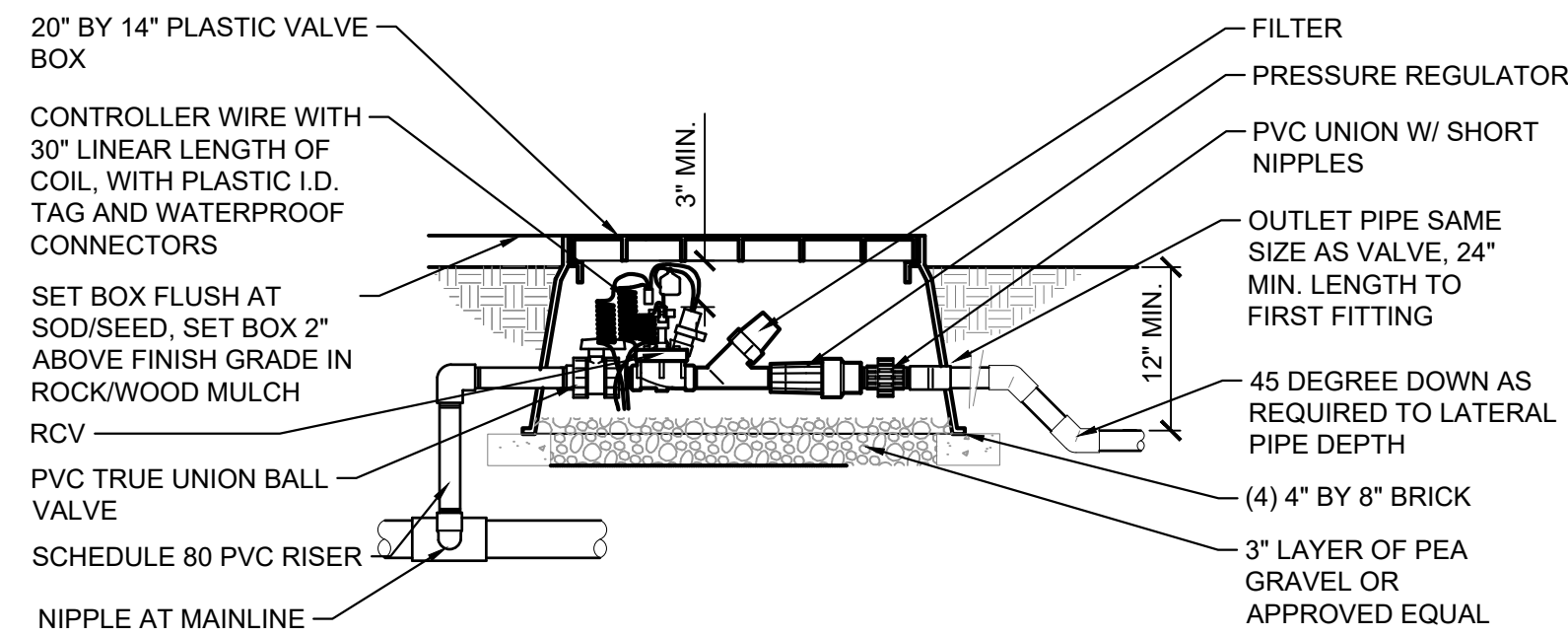
MS-STD-IRR-06

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



6 QUICK COUPLER VALVE

NTS



7 AUTOMATIC CONTROL VALVE

NTS

8 DRIP EMITTERS

NTS

MS-STD-IRR-09

9 WIRE CONNECTION

NTS

MS-STD-IRR-10



CONSULTANTS:



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LAND DEVELOPMENT
CONSULTANTS, LLC

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OWNER:

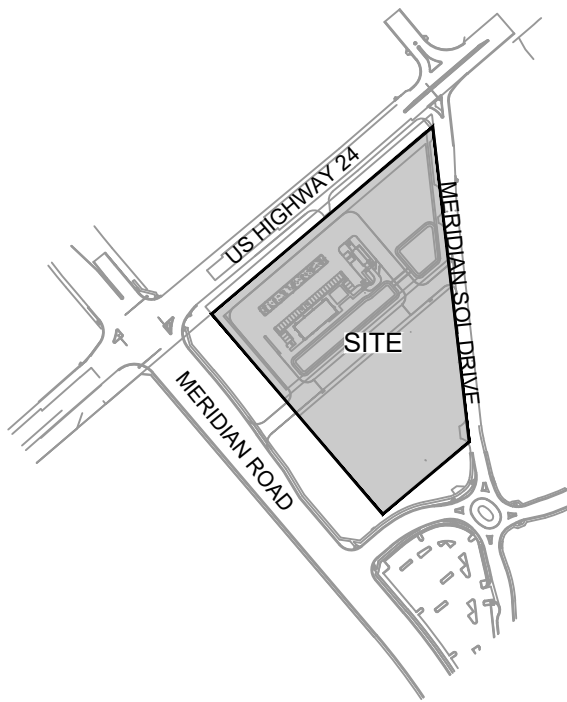


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VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
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HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

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6	06/02/2025	CD ADDENDUM 1	

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:

IRRIGATION
DETAILS

IR02

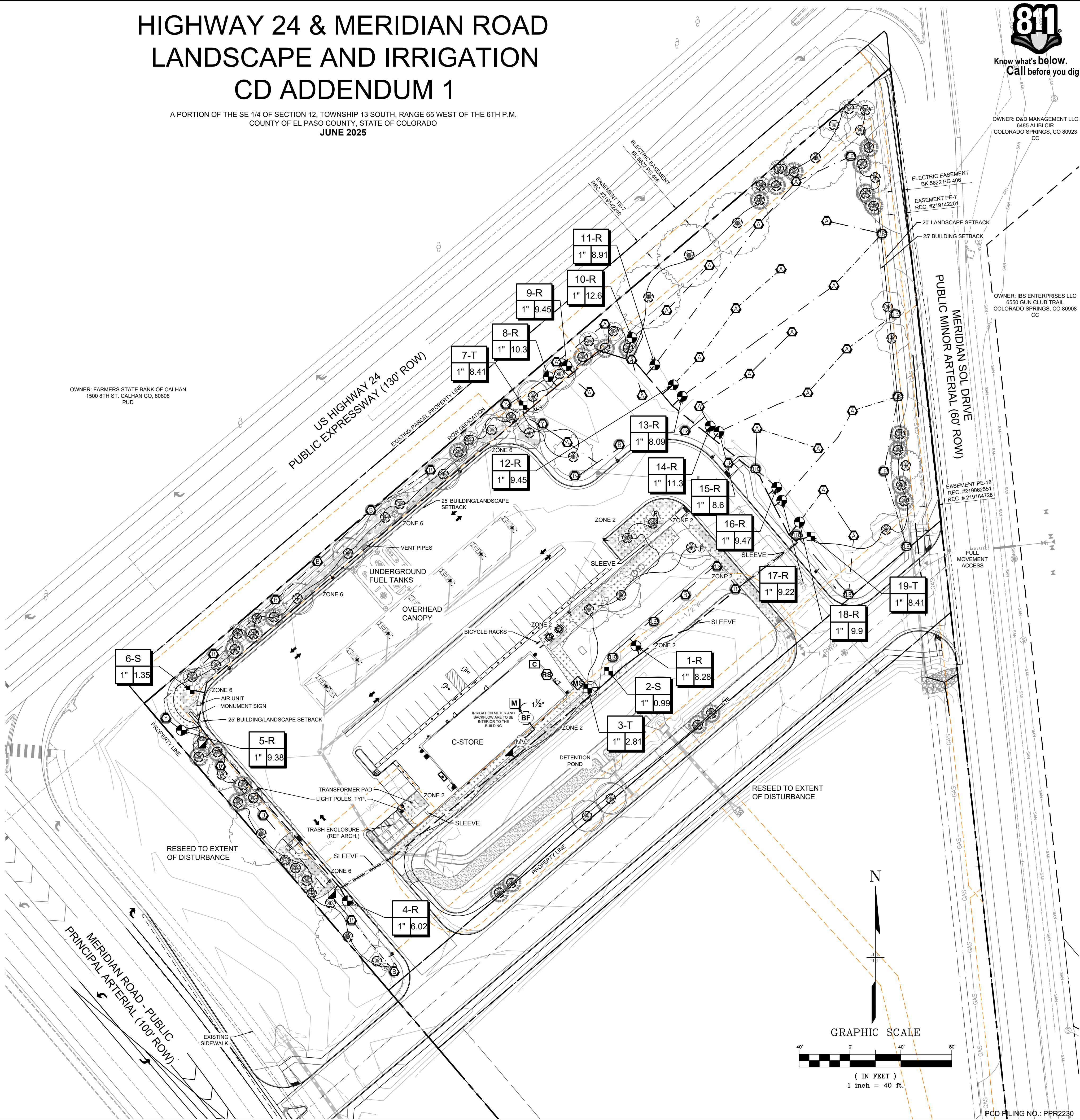
FILE LOCATION: S:\CIRCLE K\HWY 24 & MERIDIAN\DWG\PLAN SET\SITE DEVELOPMENT\PLANS\IR01.DWG

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.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	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 MDCFAP 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)
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 ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.
	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" WATER MAIN
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC CLASS 200 SDR 21
	Valve Callout # Valve Number # Valve Flow # Valve Size

HIGHWAY 24 & MERIDIAN ROAD LANDSCAPE AND IRRIGATION CD ADDENDUM 1

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
JUNE 2025



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CONSULTANTS:



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PHONE: (719) 575-0100



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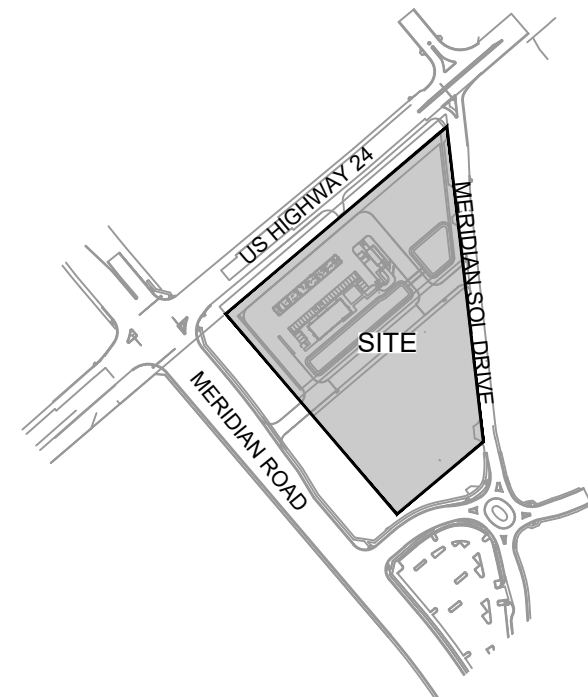


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VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.
LANDSCAPE AND IRRIGATION
CD ADDENDUM 1

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO.: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

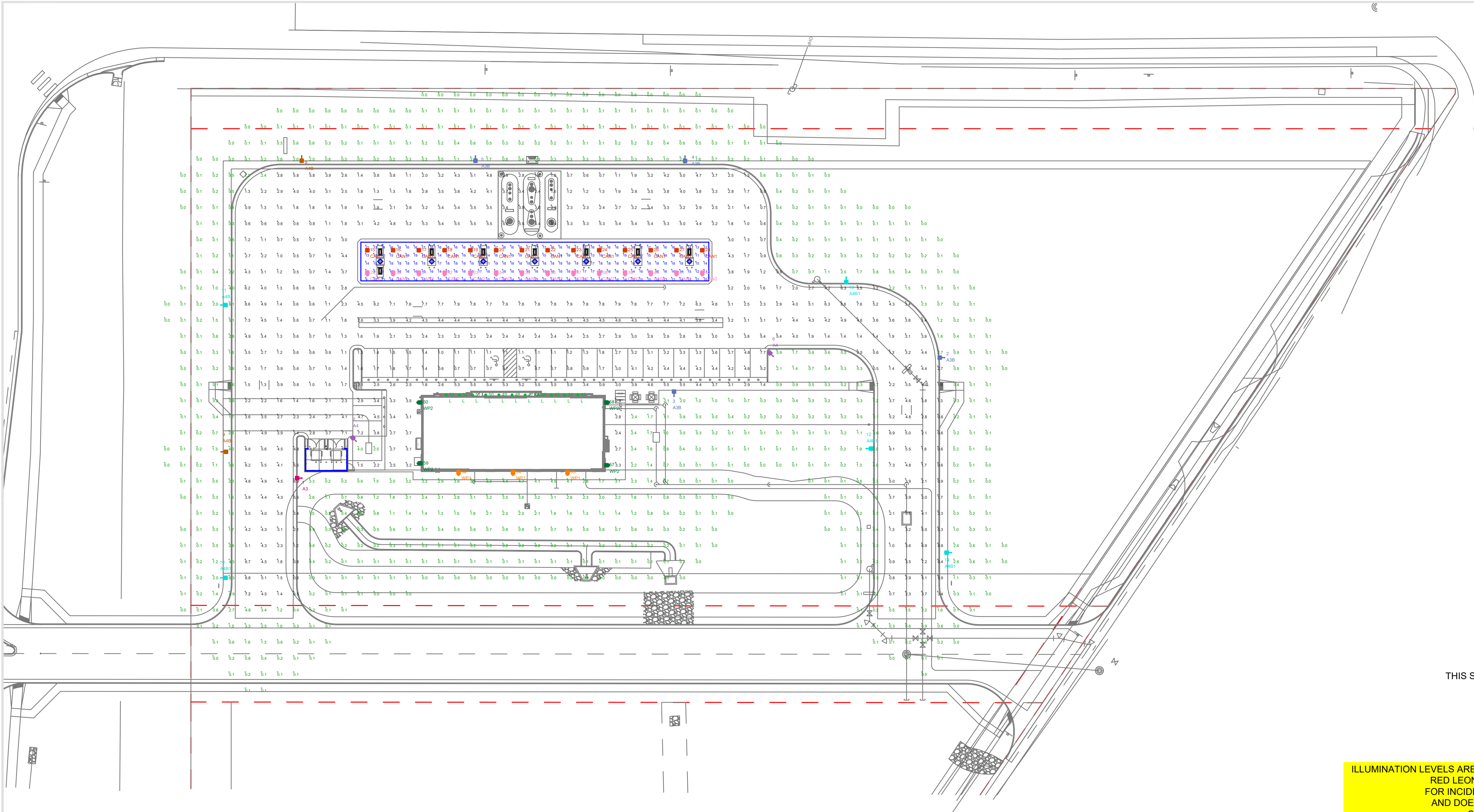
SHEET TITLE:

**IRRIGATION
PLAN**

IR03

ISSUE DATE: JUNE 2025

PCD FILING NO.: PPR2230



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

- NOTES:
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
 - ALL LUMINAIRES HAVE ZERO LUMENS ABOVE 90 DEGREES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.22	9.4	0.5	6.44	18.80
UNDEFINED	0.60	6.3	0.0	N.A.	N.A.
UNDER CANOPY	15.51	19	9	1.72	2.11

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A3	SINGLE	10991	1.040	B2-U0-G2	72.06	72.06	Lithonia Lighting	RSX2 LED P1 50K R3 MVOLT SPA FAO
	4	A3B	SINGLE	7714	1.040	B1-U0-G2	72.06	288.24	Lithonia Lighting	RSX2 LED P1 50K R3 MVOLT SPA HS FAO
	2	A4	SINGLE	11135	1.040	B2-U0-G2	72.06	144.12	Lithonia Lighting	RSX2 LED P1 50K R4 MVOLT SPA FAO
	2	A4B	SINGLE	7318	1.040	B1-U0-G2	72.06	144.12	Lithonia Lighting	RSX2 LED P1 50K R4 MVOLT SPA HS FAO
	5	A4B1	SINGLE	11453	1.040	B1-U0-G2	114.07	570.35	Lithonia Lighting	RSX2 LED P2 50K R4 MVOLT SPA HS FAO
	14	CAN1	SINGLE	7165	1.040	B3-U0-G1	42.5378	595.529	Lithonia Lighting	RCNY LED ALO2 50K 80CRI SYMC MVOLT (SW. POS. 2)
	14	CAN2	SINGLE	5470	1.040	B2-U0-G1	44.7232	626.125	Lithonia Lighting	RCNY LED ALO2 50K 80CRI ASYC MVOLT (SW. POS. 2)
	11	L	SINGLE	1777	1.040	N.A.	18.97	208.67	Lithonia Lighting	LBR6 ALO2 (1500LM) SWW1 (4000K) AR LSS MWD 90CRI WL
	3	WP1	SINGLE	4268	1.040	B1-U0-G1	46.6589	139.977	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T3M MVOLT
	4	WP2	SINGLE	4177	1.040	B1-U0-G1	46.6589	186.636	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T4M MVOLT

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	18
2	A3B	18
3	A3B	18
4	A3B	18
5	A3B	18
6	A4	18
7	A4	18
8	A4B	18
9	A4B	18
10	A4B1	18
11	A4B1	18
12	A4B1	18
13	A4B1	18
14	A4B1	18
15	CAN1	17.5
16	CAN1	17.5
17	CAN1	17.5
18	CAN1	17.5
19	CAN1	17.5
20	CAN1	17.5
21	CAN1	17.5
22	CAN1	17.5
23	CAN1	17.5
24	CAN1	17.5
25	CAN1	17.5
26	CAN1	17.5
27	CAN1	17.5
28	CAN1	17.5
29	CAN2	17.5
30	CAN2	17.5
31	CAN2	17.5
32	CAN2	17.5
33	CAN2	17.5
34	CAN2	17.5
35	CAN2	17.5
36	CAN2	17.5
37	CAN2	17.5
38	CAN2	17.5
39	CAN2	17.5
40	CAN2	17.5
41	CAN2	17.5
42	CAN2	17.5
43	L	12
44	L	12
45	L	12
46	L	12
47	L	12
48	L	12
49	L	12
50	L	12
51	L	12
52	L	12
53	L	12
54	WP1	14.5
55	WP1	14.5
56	WP1	14.5
57	WP2	14.5
58	WP2	14.5
59	WP2	14.5
60	WP2	14.5

REV.	BY	DATE	DESCRIPTION
R1	FNE	7/15/21	MOVED LUMINAIRE #4 AWAY FROM RETURN TANKS
R2	FNE	3/14/22	REVISED PER UPDATED SITE PLAN
R3	FNW	9/22/22	REVISED PER UPDATED SITE PLAN
R4	FNW	5/20/25	REVISED PER UPDATED SITE PLAN & UPDATED LIGHTS TO CURRENT SPEC



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SCALE:
1" = 40'
LAYOUT BY:
FNE
DWG SIZE:
D
DATE:
6/29/21

PROJECT NAME:
**CIRCLE K
FALCON, CO**
DRAWING NUMBER:
RL-7499-S1-R4







AREA	QTY	LABEL	DESCRIPTION
	1	A3	RSX2 LED P1 50K R3 MVOLT SPA FAO
	4	A3B	RSX2 LED P1 50K R3 MVOLT SPA HS FAO
	2	A4	RSX2 LED P1 50K R4 MVOLT SPA FAO
	2	A4B	RSX2 LED P1 50K R4 MVOLT SPA HS FAO
	5	A4B1	RSX2 LED P2 50K R4 MVOLT SPA HS FAO

ADDITIONAL FIXTURE INFO



RSX2 LED Area Luminaire

Specifications

EPA (F90°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
Weight: 30.0 lbs (13.6 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 25W to 100W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without coersing the electrical compartment. A mast arm adaptor mounting integral splitter and other mounting configurations are available.

CS design select

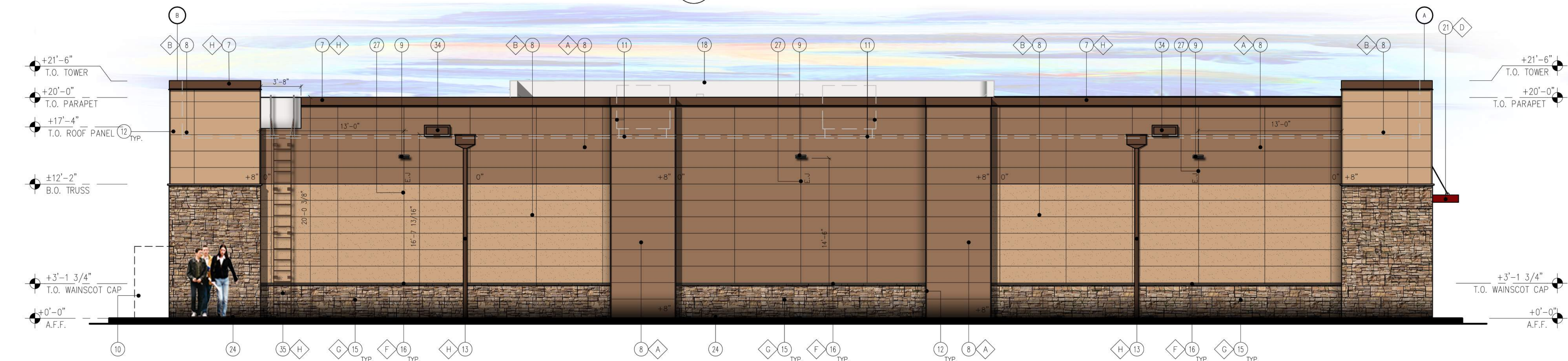
Items marked by a **design select** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculighting.com/designselect. See ordering key for details.

CS design select	Items marked by a design select qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculighting.com/designselect . See ordering key for details.
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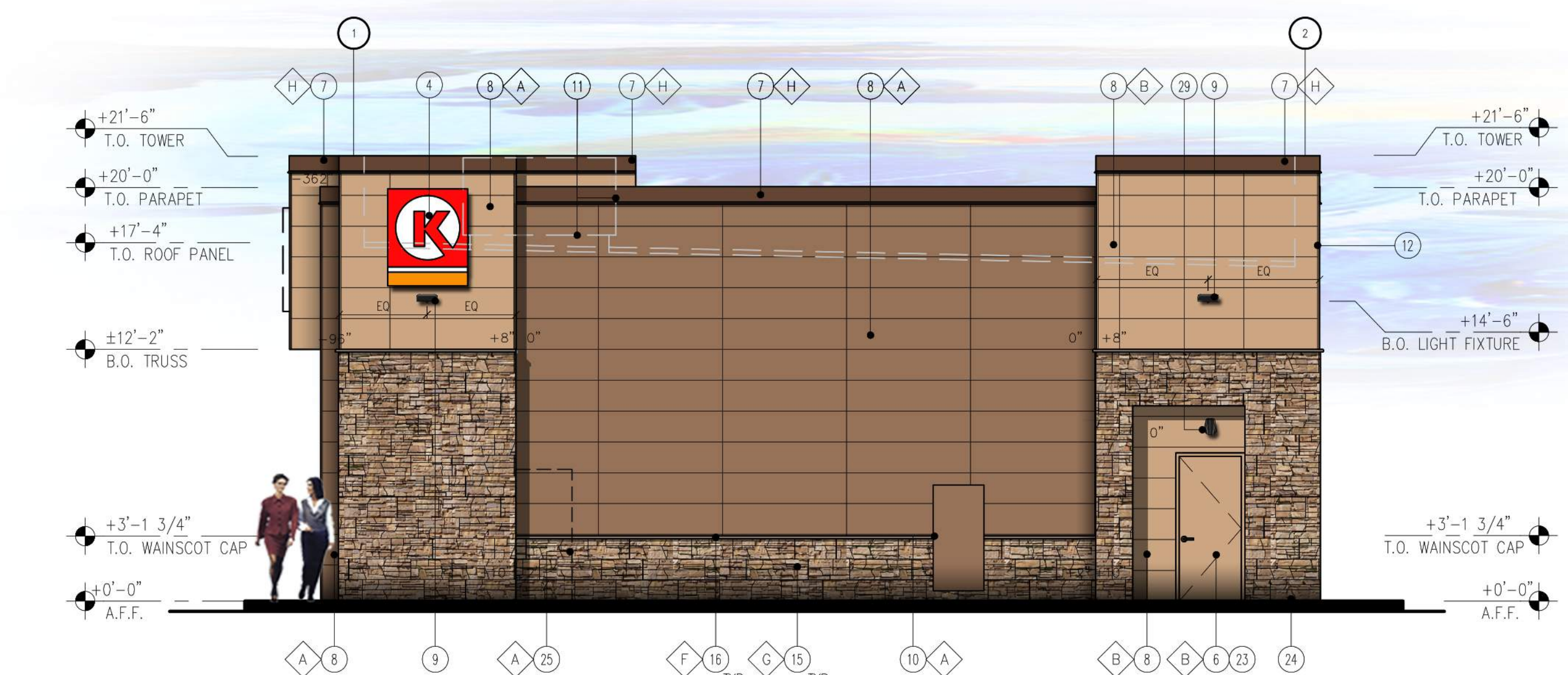
Ordering Information						EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DBDXX	
RSX2 LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
RSX2 LED	P1	40K	R3	120V	SPA	1	
	P2	40K	R3	120V	SPA	2	
	P4	40K	R3	120V	SPA	4	
	P6	40K	R3	120V	SPA	6	
	P8	40K	R3	120V	SPA	8	
	P10	40K	R3	120V	SPA	10	
	P12	40K	R3	120V	SPA	12	
	P14	40K	R3	120V	SPA	14	
	P16	40K	R3	120V	SPA	16	
	P18	40K	R3	120V	SPA	18	
	P20	40K	R3	120V	SPA	20	
	P22	40K	R3	120V	SPA	22	
	P24	40K	R3	120V	SPA	24	
	P26	40K	R3	120V	SPA	26	
	P28	40K	R3	120V	SPA	28	
	P30	40K	R3	120V	SPA	30	
	P32	40K	R3	120V	SPA	32	
	P34	40K	R3	120V	SPA	34	
	P36	40K	R3	120V	SPA	36	
	P38	40K	R3	120V	SPA	38	
	P40	40K	R3	120V	SPA	40	
	P42	40K	R3	120V	SPA	42	
	P44	40K	R3	120V	SPA	44	
	P46	40K	R3	120V	SPA	46	
	P48	40K	R3	120V	SPA	48	
	P50	40K	R3	120V	SPA	50	
	P52	40K	R3	120V	SPA	52	
	P54	40K	R3	120V	SPA	54	
	P56	40K	R3	120V	SPA	56	
	P58	40K	R3	120V	SPA	58	
	P60	40K	R3	120V	SPA	60	
	P62	40K	R3	120V	SPA	62	
	P64	40K	R3	120V	SPA	64	
	P66	40K	R3	120V	SPA	66	
	P68	40K	R3	120V	SPA	68	
	P70	40K	R3	120V	SPA	70	
	P72	40K	R3	120V	SPA	72	
	P74	40K	R3	120V	SPA	74	
	P76	40K	R3	120V	SPA	76	
	P78	40K	R3	120V	SPA	78	
	P80	40K	R3	120V	SPA	80	
	P82	40K	R3	120V	SPA	82	
	P84	40K	R3	120V	SPA	84	
	P86	40K	R3	120V	SPA	86	
	P88	40K	R3	120V	SPA	88	
	P90	40K	R3	120V	SPA	90	
	P92	40K	R3	120V	SPA	92	
	P94	40K	R3	120V	SPA	94	
	P96	40K	R3	120V	SPA	96	
	P98	40K	R3	120V	SPA	98	
	P100	40K	R3	120V	SPA	100	
	P102	40K	R3	120V	SPA	102	
	P104	40K	R3	120V	SPA	104	
	P106	40K	R3	120V	SPA	106	
	P108	40K	R3	120V	SPA	108	
	P110	40K	R3	120V	SPA	110	
	P112	40K	R3	120V	SPA	112	
	P114	40K	R3	120V	SPA	114	
	P116	40K	R3	120V	SPA	116	
	P118	40K	R3	120V	SPA	118	
	P120	40K	R3	120V	SPA	120	
	P122	40K	R3	120V	SPA	122	
	P124	40K	R3	120V	SPA	124	
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	P130	40K	R3	120V	SPA	130	
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	P138	40K	R3	120V	SPA	138	
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	P146	40K	R3	120V	SPA	146	
	P148	40K	R3	120V	SPA	148	
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	P152	40K	R3	120V	SPA	152	
	P154	40K	R3	120V	SPA	154	
	P156	40K	R3	120V	SPA	156	
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	P164	40K	R3	120V	SPA	164	
	P166	40K	R3	120V	SPA	166	
	P168	40K	R3	120V	SPA	168	
	P170	40K	R3	120V	SPA	170	
	P172	40K	R3	120V	SPA	172	
	P174	40K	R3	120V	SPA	174	
	P176	40K	R3	120V	SPA	176	
	P178	40K	R3	120V	SPA	178	
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	P186	40K	R3	120V	SPA	186	
	P188	40K	R3	120V	SPA	188	
	P190	40K	R3	120V	SPA	190	
	P192	40K	R3	120V	SPA	192	
	P194	40K	R3	120V	SPA	194	
	P196	40K	R3	120V	SPA	196	
	P198	40K	R3	120V	SPA	198	
	P200	40K	R3	120V	SPA	200	
	P202	40K	R3	120V	SPA	202	
	P204	40K	R3	120V	SPA	204	
	P206	40K	R3	120V	SPA	206	
	P208	40K	R3	120V	SPA	208	
	P210	40K	R3	120V	SPA	210	
	P212	40K	R3	120V	SPA	212	
	P214	40K	R3	120V	SPA	214	
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	P218	40K	R3	120V	SPA	218	
	P220	40K	R3	120V	SPA	220	
	P222	40K	R3	120V	SPA	222	
	P224	40K	R3	120V	SPA	224	
	P226	40K	R3	120V	SPA	226	
	P228	40K	R3	120V	SPA	228	
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	P242	40K	R3	120V	SPA	242	
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	P458	40K	R3	120V	SPA	458	
	P460	40K	R3	120V	SPA	460	
	P462	40K	R3	120V	SPA	462	
	P464	40K	R3	120V	SPA	464	
	P466	40K	R3	12			



1 FRONT ELEVATION (NORTHWEST)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTHEAST)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (SOUTHWEST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (NORTHEAST)
SCALE: 3/16" = 1'-0"

KEY NOTES

- DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED SIPs METAL FASCIA COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM OVER SIPs / STRUCTURAL INSULATED PANELS SYSTEM
- WALL MOUNTED LIGHT FIXTURE COLOR BRONZE
- CT ENCLOSURE LOCATION.
- ROOF LINE AND HVAC UNITS
- 1-1/2" NICHHA CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOT
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT OVER SIPs / STRUCTURAL INSULATED PANELS SYSTEM
- 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- NICHHA ESSENTIAL "OVERHANG" FLASHING
- SIPs PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- NOT USED
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR.
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- SOFFIT - NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED EMERGENCY LIGHT FIXTURE, COLOR: BRONZE
- DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS
- GUTTER AND DOWNSPOUTS.
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL #L66 C1 P2 COTTERMAN
- PARAPET BRACING
- EMERGENCY OVERFLOW SCUPPER.
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL #L66 C1 P2 COTTERMAN

FINISH SCHEDULE

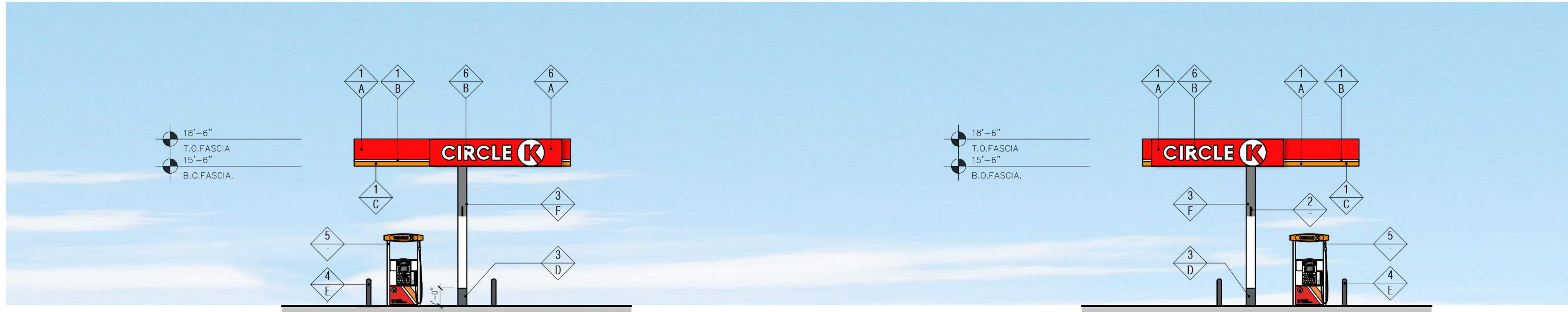
- A - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6095 TOASTY
 - B - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6115 TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
 - D - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED
 - E - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE
 - F - ***NICHHA CHISELED SILL TAN
 - G - ***NICHHA LEDGESTONE BLUFF
 - H - *SHERWIN WILLIAMS #SW 6090 - JAVA
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - I - CIRCLE K ORANGE #PMS 144
 - J - *NICHHA TUFF BLOCK
- COLOR TO MATCH #SW4081
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CK PM AND OWNER'S REP
circlek@nichha.com

PLANNING AND COMMUNITY DIRECTOR
EL PASO COUNTY

By: _____
Name: _____

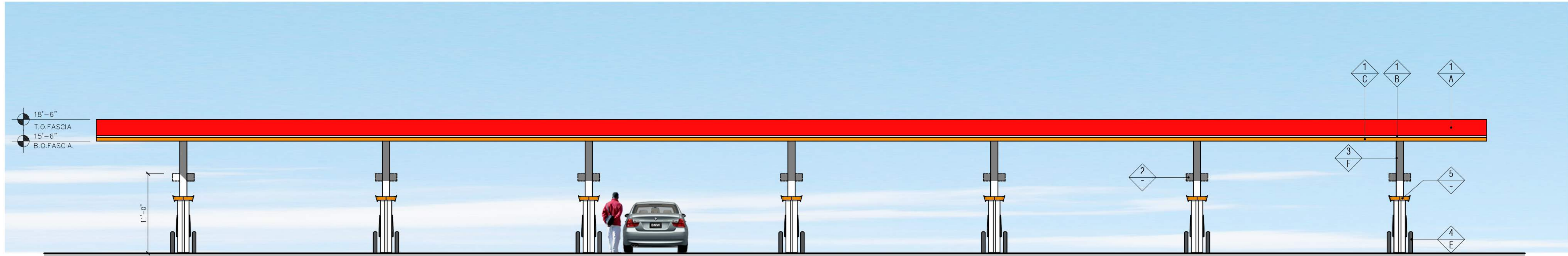
FINISH SCHEDULE	
▲	FINISH MATERIAL
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
▼	FINISH COLOR
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	RAL9016 SHELL WARM WHITE

Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The fascia panels are pre-finished by signage vendor.
3. All signs require a separate submittal.
4. All lighting on canopy to be flush mounted with fascia.

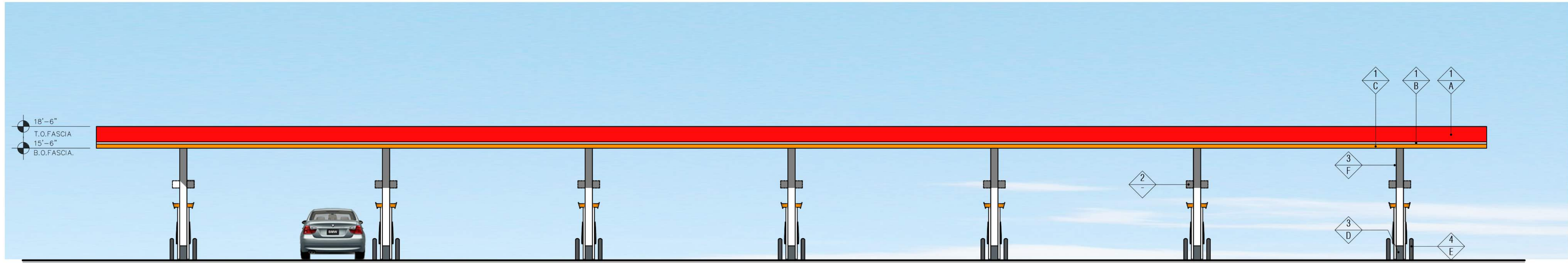


3 "SIDE" ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"

PLANNING AND COMMUNITY DIRECTOR
EL PASO COUNTY

By: _____
Name: _____



March 10, 2022

El Paso County
Planning and Community Development Department
2880 International Circle
Colorado Springs, Colorado 80910

Re: Letter of Intent – Site Development Plan Circle
K – Hwy 24 & Meridian, Falcon, Colorado
PPR-2230

To Whom it May Concern:

OWNER/APPLICANT NAME: CST Metro LLC, D.B.A. Circle K Stores Inc.
5500 South Quebec Street, Suite 100
Greenwood Village, Colorado 80111
720-341-7015 / zpericak@circlek.com

CONSULTANT: Land Development Consultants
950 South Cherry Street, Suite 512
Denver, Colorado 80246
303-717-3305 / sofia@ldcaz.com

PROPERTY ADDRESS: 6970 Meridian Sol Drive
Falcon, Colorado 80831

PROPERTY TAX SCHEDULE: 5312402016, 5312402015, 5312404003, 5312405005, 5312405003,
5312403003, 5312403004

CURRENT ZONING: CURRENT: C-2 - parcel 5312402016. R-5 Rural residential -remaining parcels.
PROPOSED: CC for all parcels

PROPOSED REQUEST: Circle K is proposing to raze and rebuild an existing Circle K convenience store. This proposal includes building a new 5,200 square foot convenience store with associated single stack 7 fuel dispenser canopy and carwash.

This request is made with the intention of the project being in compliance with all applicable federal, state, and local codes, laws, and ordinances and all ADA applicable standards requirements as well as EPC LDC and Master Plan.

PROPOSED USE: The proposed Circle K will be in compliance with all applicable commercial zoning requirements for retail sales and service establishments. Convenience stores are allowed under the CC zoning. The El Paso County Master Plan is designed to accommodate and serve the needs of the residents by offering a framework for zoning as well as, among other items, commercial development. The growth planned and expected for El Paso County will be guided by the Master Plan. This Circle K will serve the modern community by offering clean and quick access to fuel, car wash and convenience shopping.

PROVISION OF UTILITIES: Circle K has been included into the Woodmen Hills Metropolitan District for water and wastewater and sewer. Mountain View Electric Association is the power provider.

TRAFFIC GENERATION: A separate traffic study has been done and is provided with this submittal.

REQUESTED ALTERNATIVES: CS213 - Rezone has been requested and approved for this project to bring zoning of all the parcels into one current zoning of CC.

VR223 - Replat submittal is being done to combine parcels into 2 larger parcels. One new parcel is for development of the new Circle K site and the other new parcel will better serve future development.

Land Development Consultants and Circle K is looking forward to working with El Paso County on this project. Please advise if additional information is needed.

Thank you.

LAND DEVELOPMENT CONSULTANTS



Sofia Hernandez
Project Manager