

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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300 COLORADO SPRINGS, CO 80920
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LAND DEVELOPMENT
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DENVER, CO 80246

OWNER/DEVELOPER:

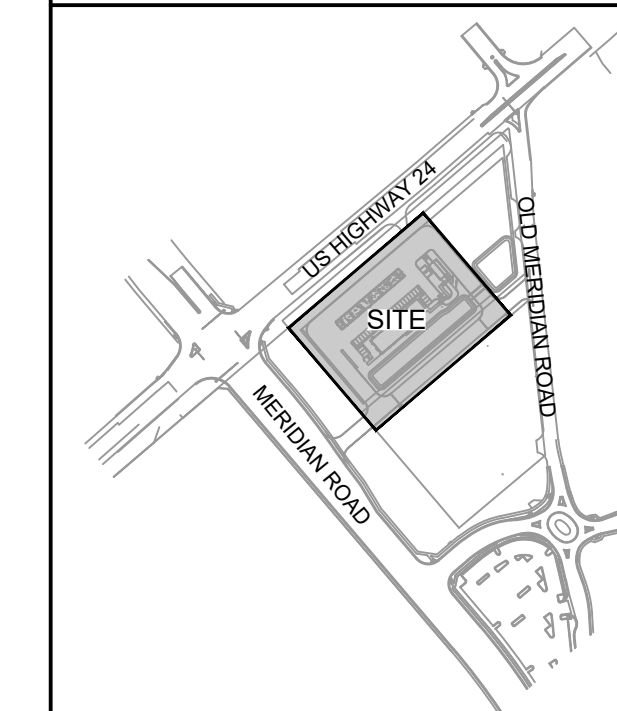


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SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	03/2022	INITIAL SUBMITTAL	
1	09/2022	PER REVIEW COMMENTS	

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:

**LANDSCAPE
COVER**

LS01

ISSUE DATE: MARCH 2022

Provide email
addresses for all
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LANDSCAPE REQUIREMENTS

SITE DATA:
AREA OF PARCEL: 217,982 SF (5.0 AC)
HIGHWAY 24 FRONTAGE: 785 LF
OLD MERIDIAN FRONTAGE: 385 LF
(NEW) MERIDIAN FRONTAGE: 321 LF
PARKING: 28 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (5% TOTAL AREA)	10,899 SF	--- SF

REQUIRED TREES	REQ.	PROV.
HIGHWAY 24 (1 PER 20 LF)-HW	39	35
OLD MERIDIAN 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	22	14
PARKING (1 PER 15 SPACES)-MV	2	2
TOTAL TREES	94	81

REQUIRED SHRUBS	REQ.	PROV.
HIGHWAY 24 SUBSTITUTIONS (10 PER TREE)	40	41
OLD MERIDIAN 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	131

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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	30	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'

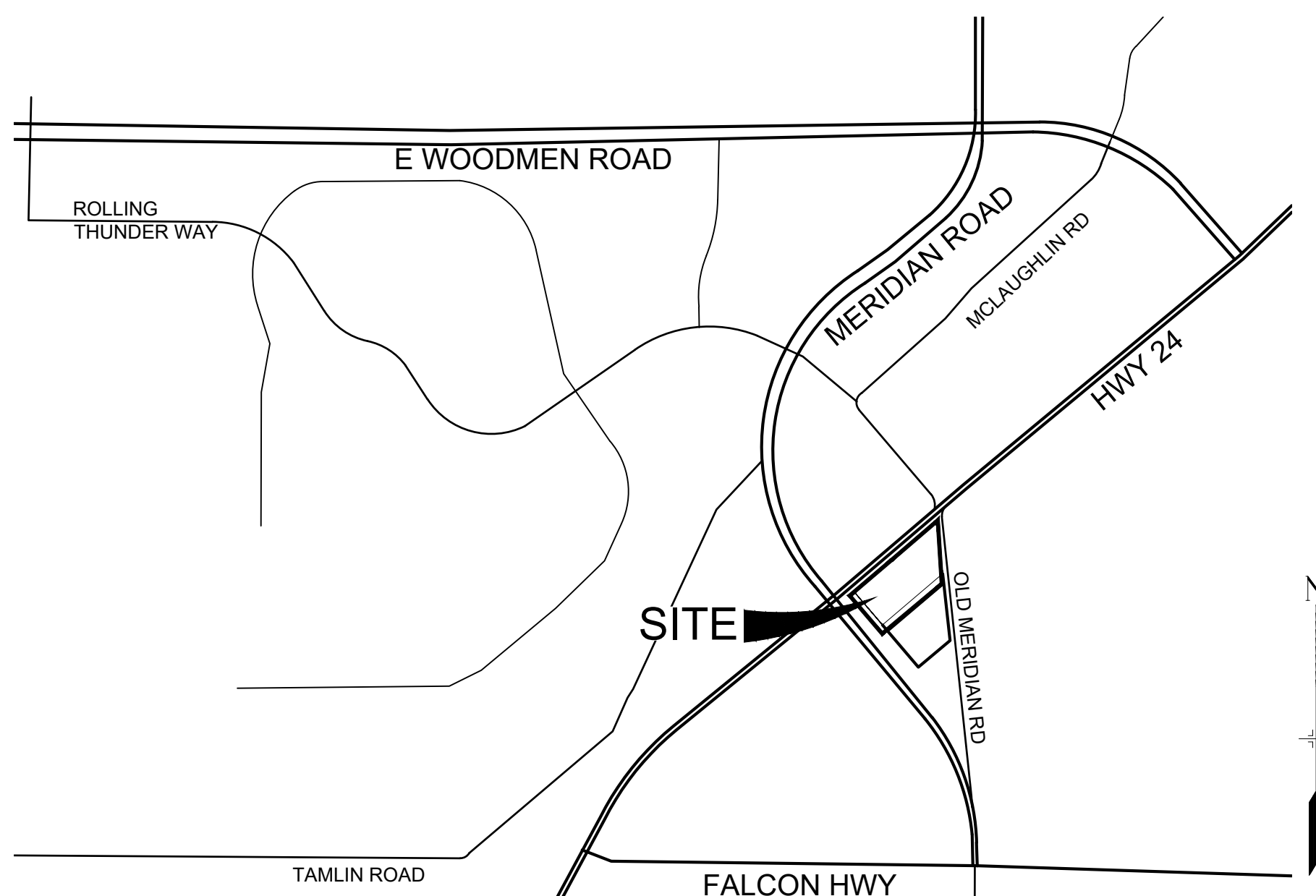
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	8	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	MP	8	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CHP	6	CHRYSOETHAMNUS 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 OPULEFOLIUS '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



VICINITY MAP
1" = 1,000'

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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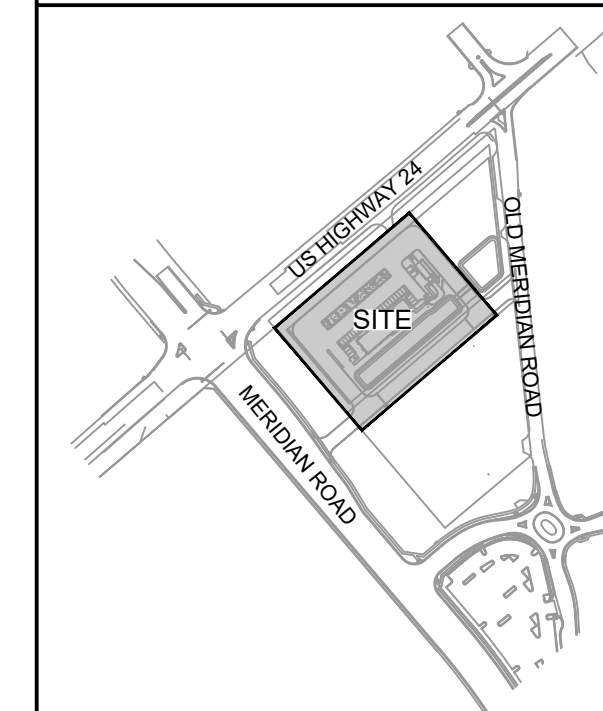


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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE NOTES & DETAILS

LS02

ISSUE DATE: MARCH 2022

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL 8&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

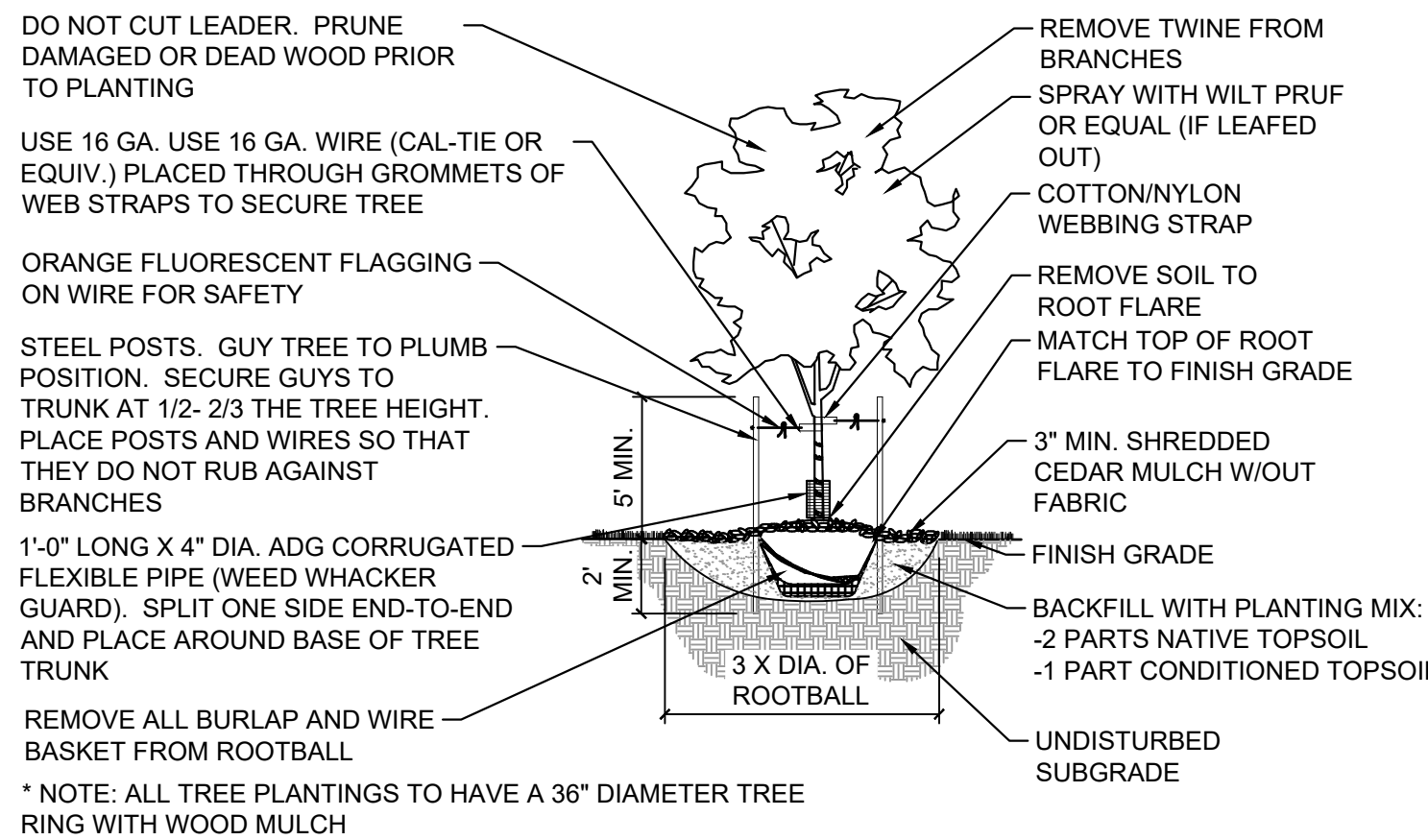
- GUARANTEE:**
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- REPLACEMENT:**
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- MAINTENANCE:**
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE. FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

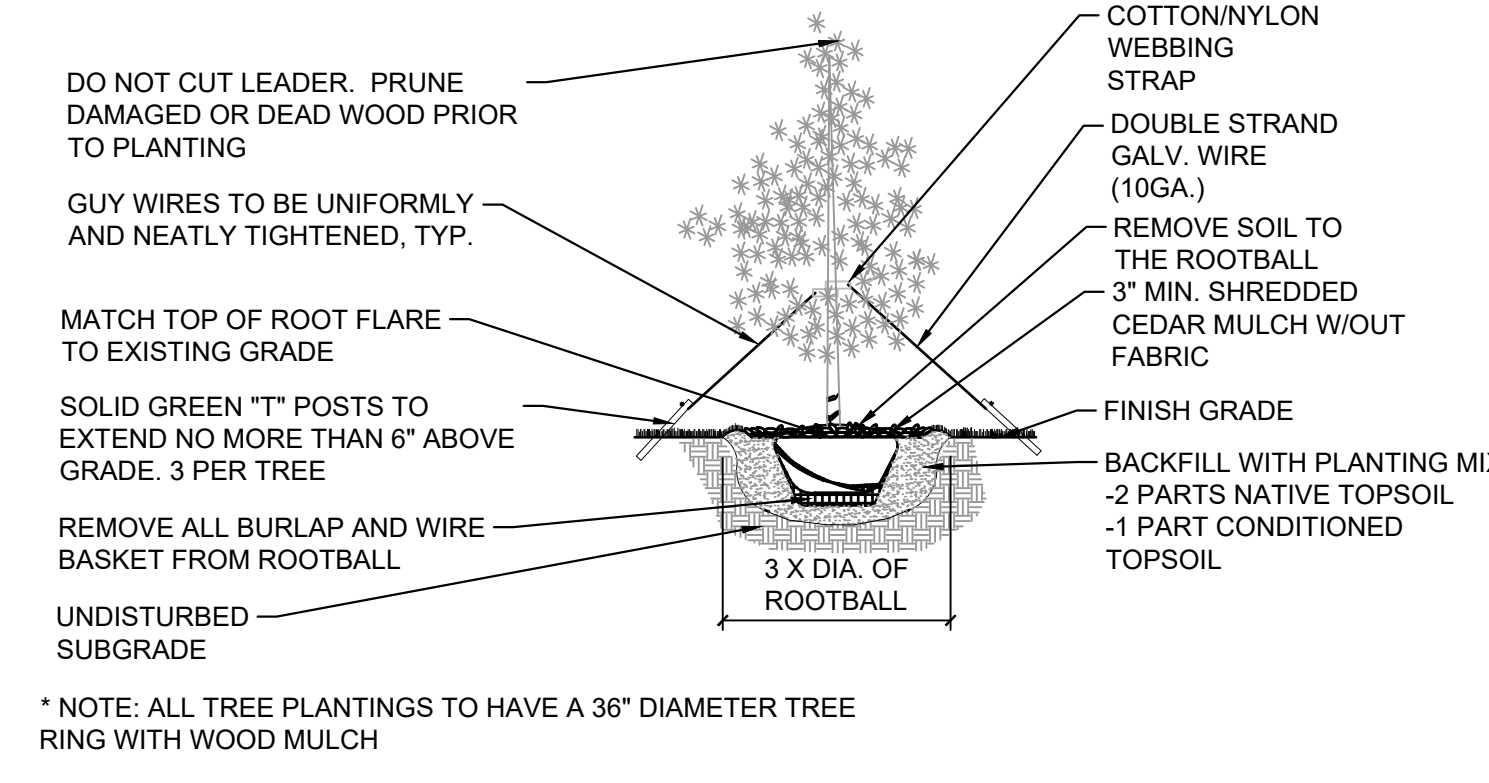
- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

SODDING AND SEEDING NOTES

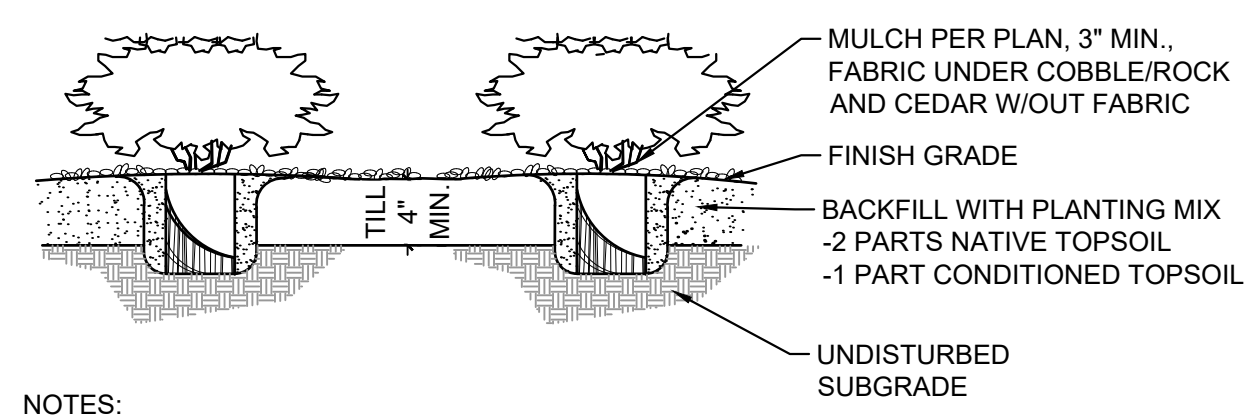
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDING AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDER AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDER AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOP-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/ WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDER AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDER TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDER AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



1 DECIDUOUS TREE
NTS MS-PR1-CK-01

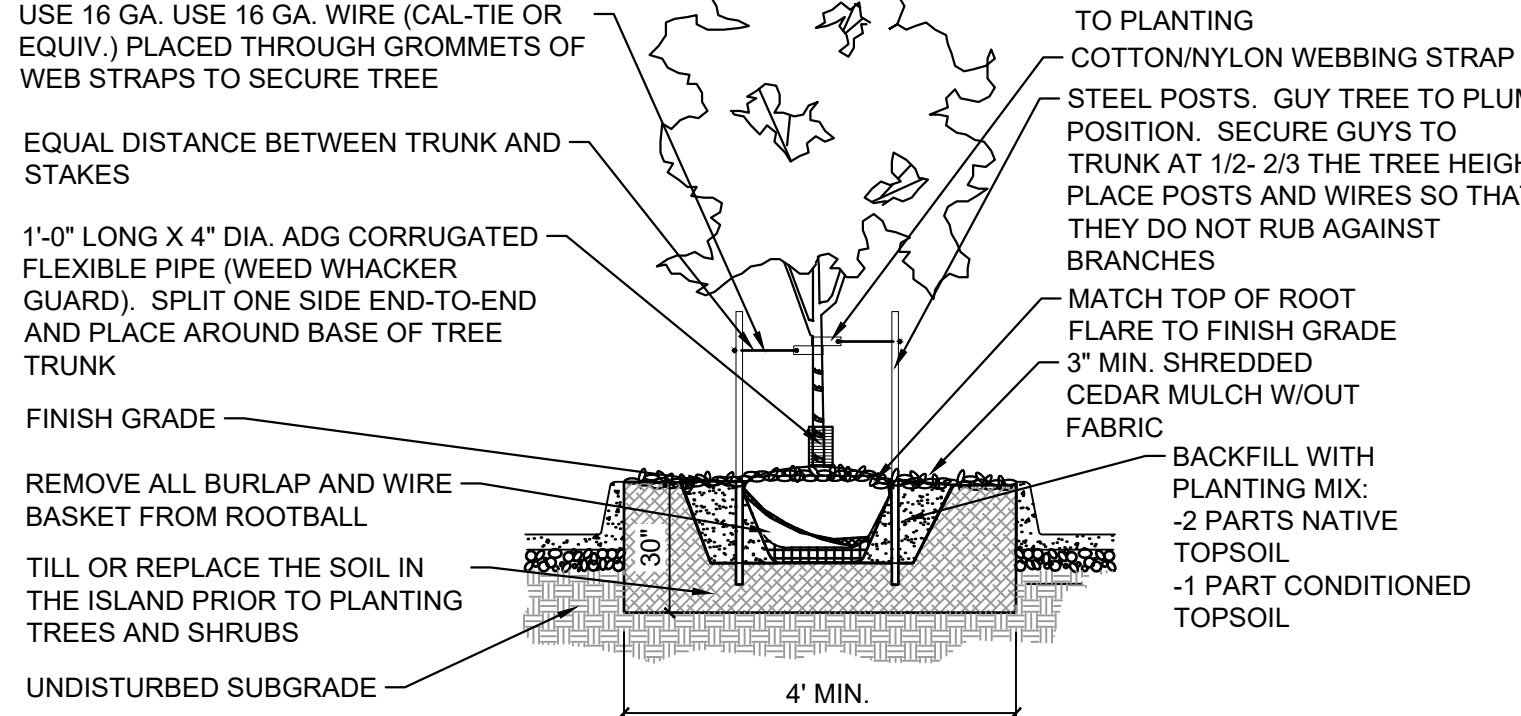


2 EVERGREEN TREE
NTS MS-PR1-CK-02

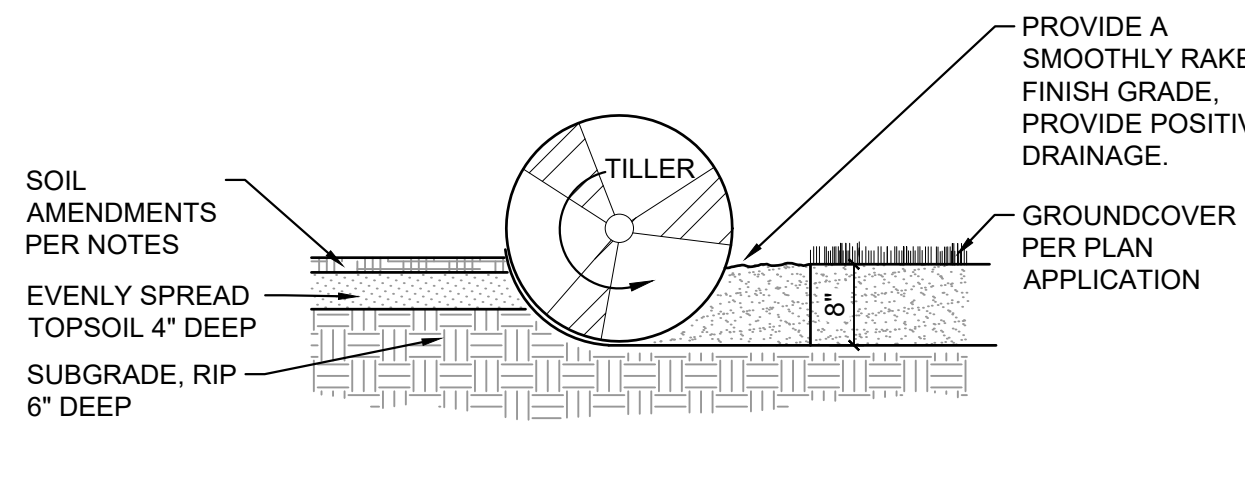


- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING, THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 SHRUBS
NTS MS-PR1-CK-07

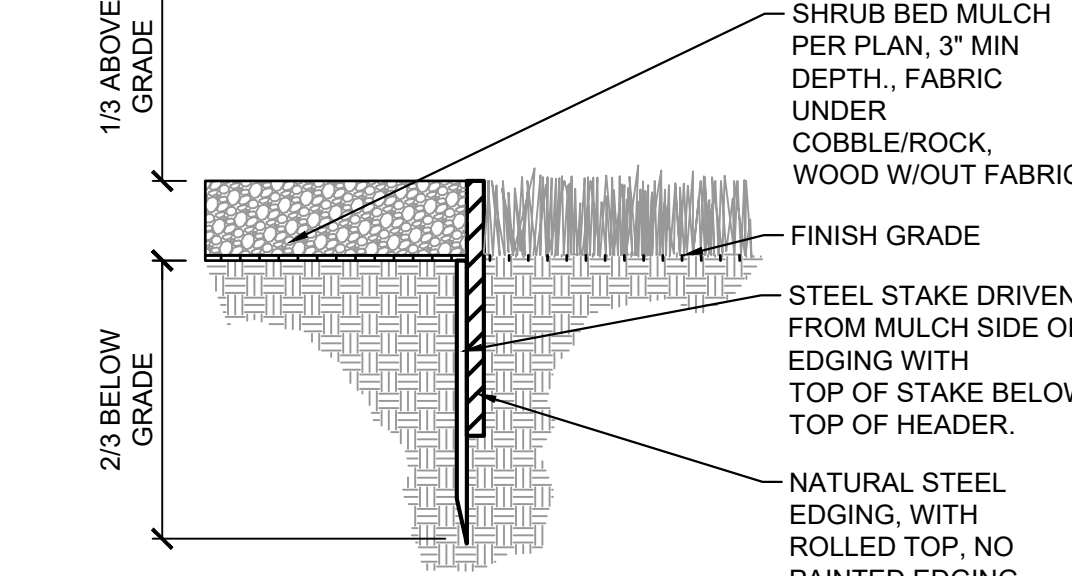


4 PARKING LOT ISLAND TREE
NTS MS-PR1-CK-05



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

5 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



- NOTE:
- ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

6 STEEL EDGING
NTS MS-STD-LS-12

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

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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LAND DEVELOPMENT
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

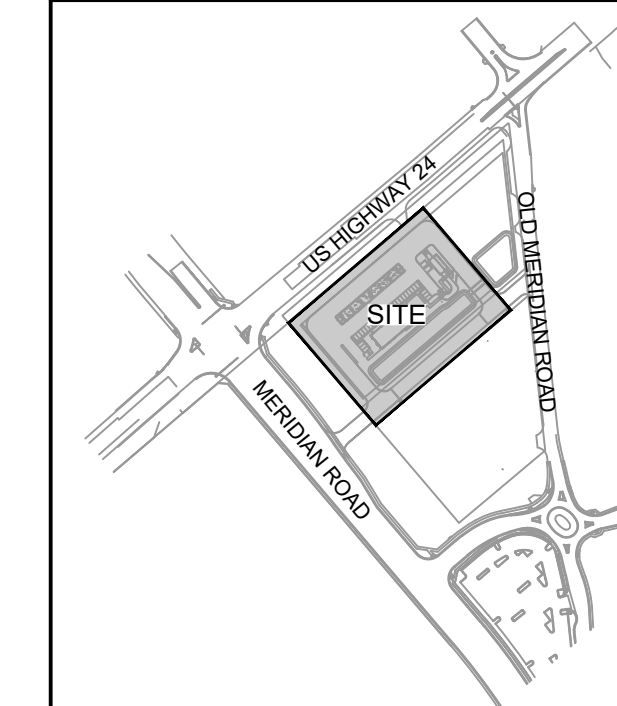


ROCKY MOUNTAINS DIVISION
5500 S. QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: KMM

CHECKED BY: AJP

DESIGNED BY: KMM

SHEET TITLE:

**LANDSCAPE
PLAN**

LS03

ISSUE DATE: MARCH 2022

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

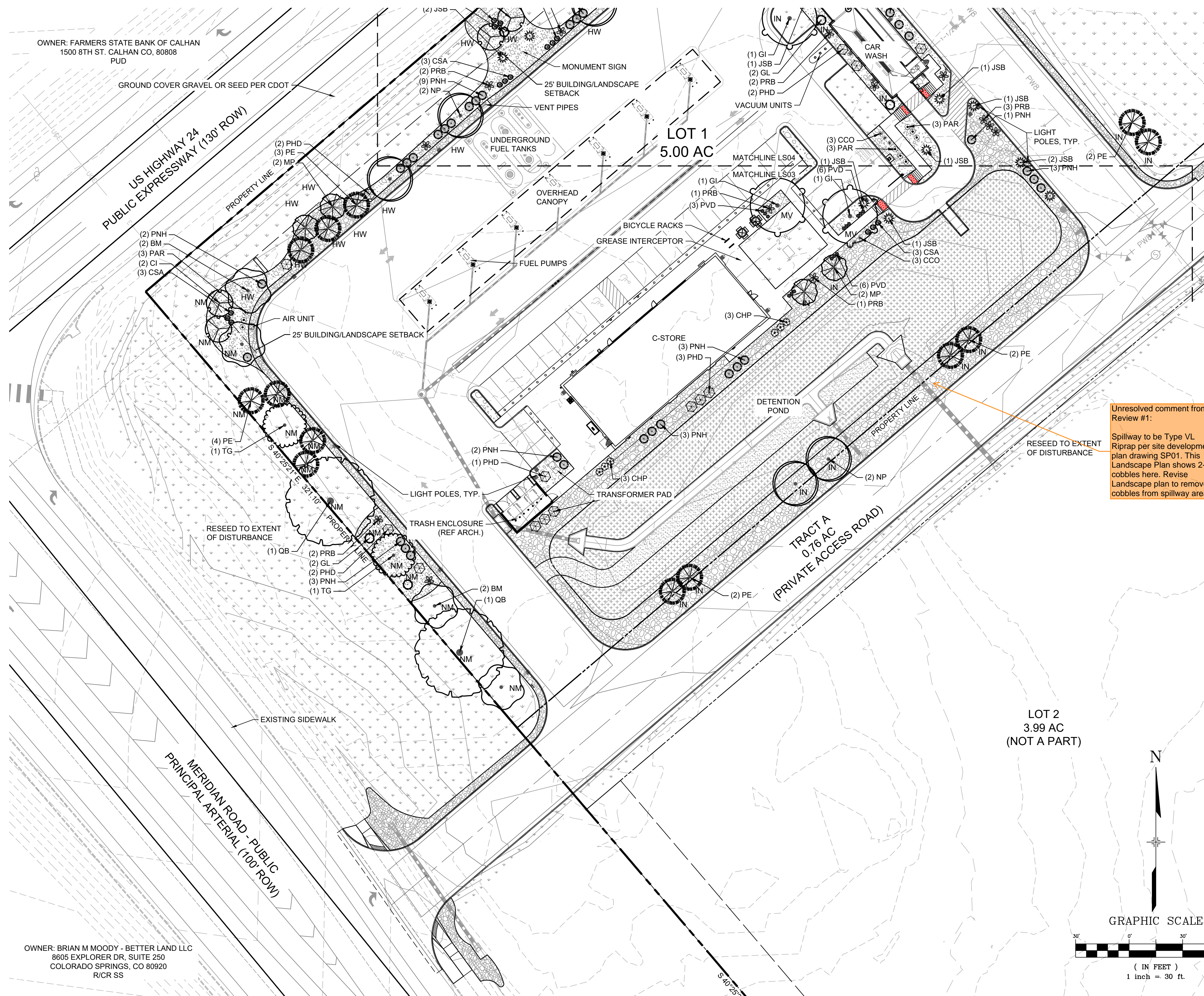
CODE	BOTANICAL / COMMON NAME
ARF	ARTEMISIA FILIFOLIA SAND SAGEBRUSH
CHP	CHRYSOTHAMNUS PULCHELLUS SOUTHWESTERN RABBITBRUSH
CSA	CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE BLOODTWIG DOGWOOD
CCO	COTONEASTER ADPRESSUS CREEPING COTONEASTER
PAR	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
PHD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
PRB	PRUNUS BESSEYI SAND CHERRY

EVERGREEN SHRUBS

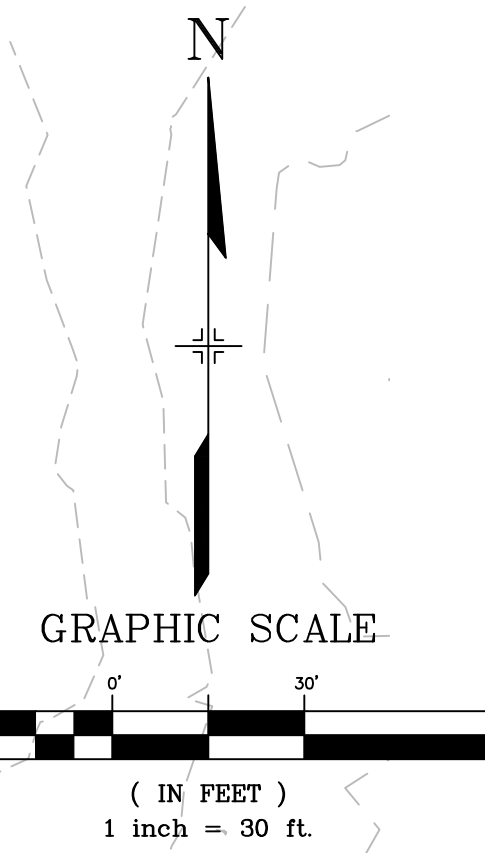
CODE	BOTANICAL / COMMON NAME
JSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
PGE	PICEA GLAUCA 'ECHINIFORMIS' WHITE SPRUCE
PNH	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE
PVD	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE

CONCEPT PLANT SCHEDULE

	2-4" COBBLE 1-1/2" GOLDEN SUNSET ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	30,513 SF
	3/4" ROCK 3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.	8,633 SF
	NATIVE SEED-LOW EL PASO COUNTY ALL-PURPOSE LOW GROW MIX. REF SEED MIX TABLE	115,097 SF
	NATIVE SEED- DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	16,241 SF



Unresolved comment from
Review #1:
Spillway to be Type VL
Riprap per site development
plan drawing SP01. This
Landscape Plan shows 2-4"
cobble here. Revise
Landscape plan to remove
cobble from spillway area.



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

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

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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PHONE: (719) 575-0100

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

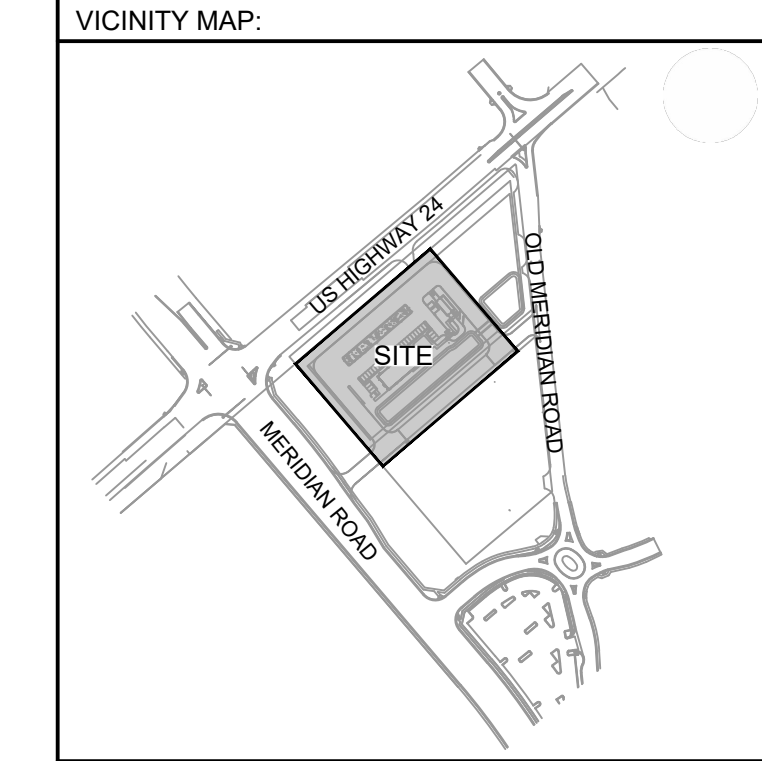
OWNER/DEVELOPER:



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



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

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

SHEET TITLE:

LANDSCAPE PLAN

LS04

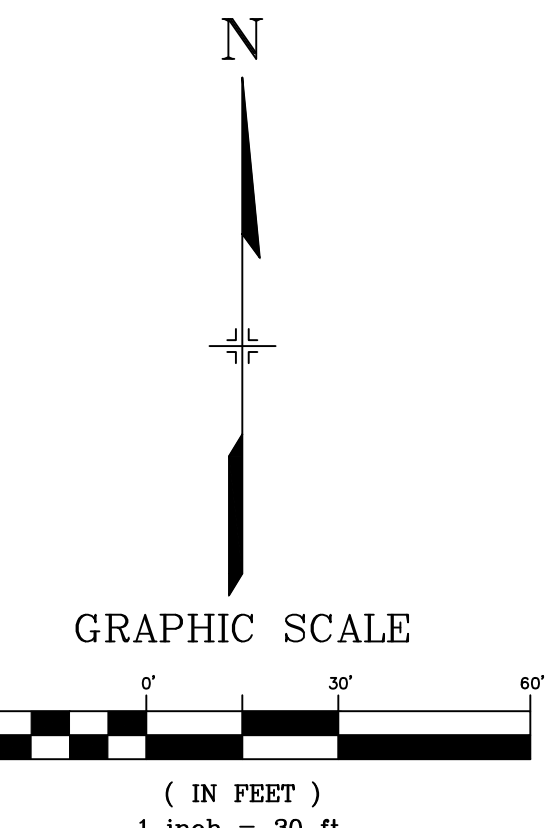
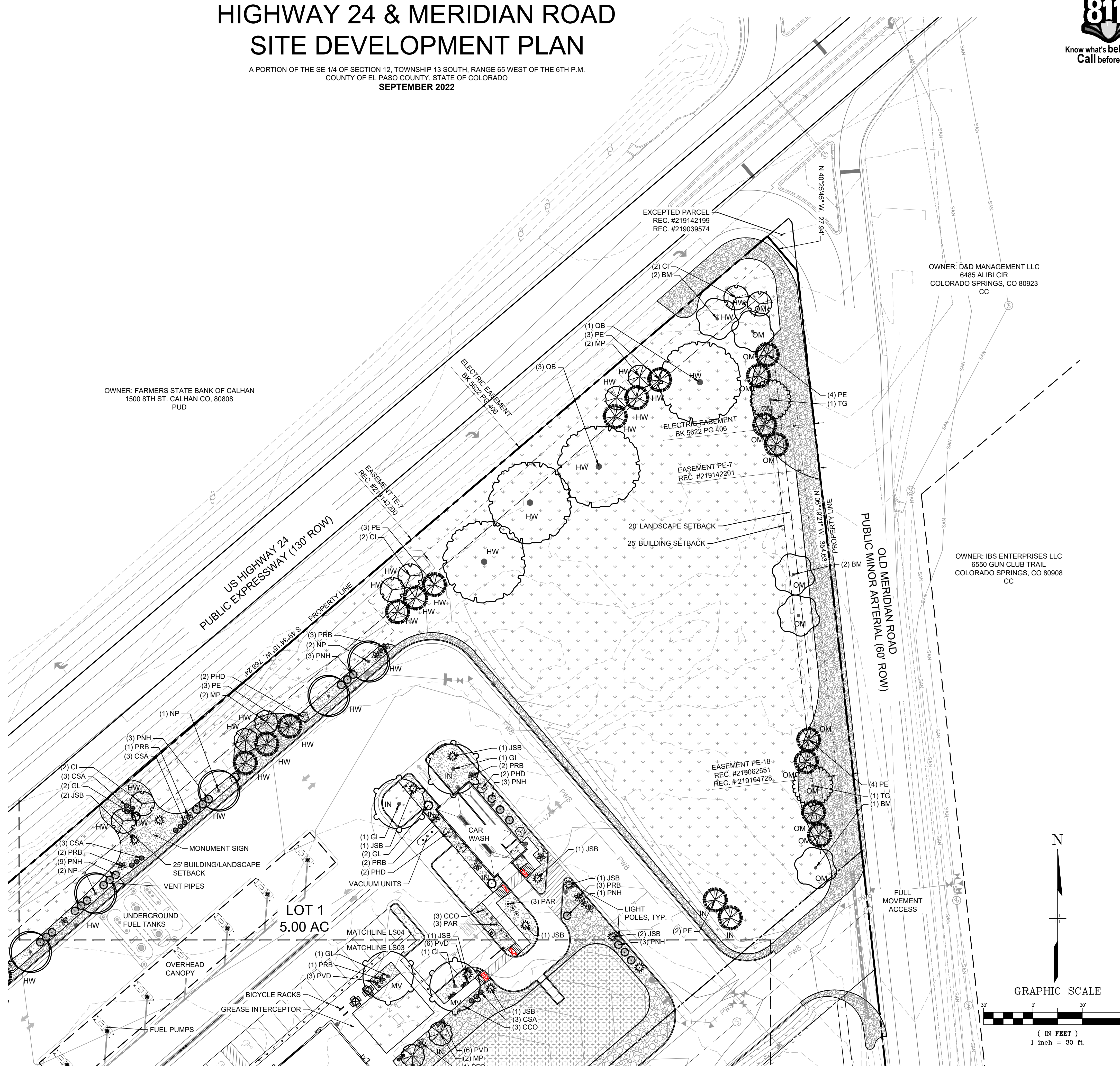
ISSUE DATE: MARCH 2022

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
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	QB	QUERCUS MACROCARPA BURR OAK
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	CCO	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	PAR	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PHD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
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	PNH	PINUS NIGRA 'HELGA' DWARF AUSTRIAN PINE
	PVD	PINUS VIRGINIANA 'DRISCOLL' DRISCOLL'S SHRUB PINE

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	NATIVE SEED- DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE	16,241 SF



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

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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LAND DEVELOPMENT
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950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

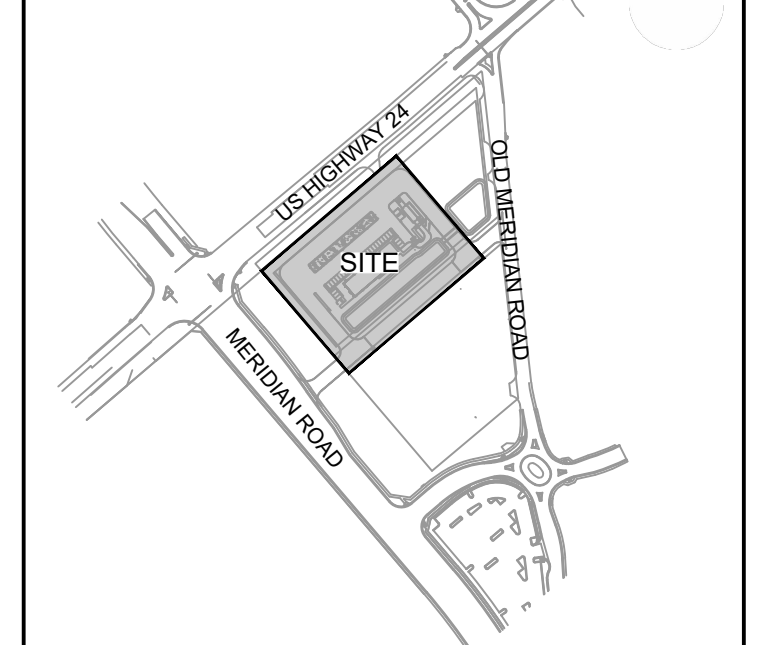


ROCKY MOUNTAINS DIVISION
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GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:
CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

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

SHEET TITLE:
IRRIGATION NOTES

IR01

ISSUE DATE: MARCH 2022

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 HARDCAPE 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: 2022-09-01 14:02
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: 1-T
Design Pressure: 10 PSI
Friction Loss: 24.91 PSI
Fittings Loss: 2.49 PSI
Elevation Loss: 0 PSI
Loss through Valve: 15.5 PSI
Pressure Req. at Critical Station: 52.9 PSI
Loss for Fittings: 0.07 PSI
Loss for Main Line: 0.7 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.26 PSI
Loss for Master Valve: 2.3 PSI
Loss for Water Meter: 0.45 PSI
Critical Station Pressure at POC: 68.68 PSI
Pressure Available: 78 PSI
Residual Pressure Available: 9.32 PSI

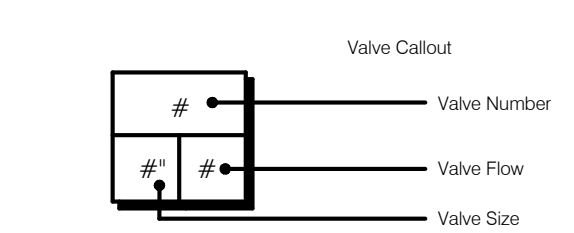
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1-T	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER - TREES	15.05	0.49 in/h
2-R	RAIN BIRD PESB	1"	TURF ROTARY	19.12	0.15 in/h
3-R	RAIN BIRD PESB	1"	TURF ROTARY	17.23	0.14 in/h
4-R	RAIN BIRD PESB	1"	TURF ROTARY	13.57	0.13 in/h
5-R	RAIN BIRD PESB	1"	TURF ROTARY	18.36	0.14 in/h
6-R	RAIN BIRD PESB	1"	TURF ROTARY	17.56	0.13 in/h
7-R	RAIN BIRD PESB	1"	TURF ROTARY	16.14	0.16 in/h
8-T	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER - TREES	2.04	0.49 in/h
9-S	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER - SHRUBS	1.35	0.11 in/h
10-R	RAIN BIRD PESB	1"	TURF ROTARY	14.17	0.17 in/h
11-R	RAIN BIRD PESB	1"	TURF ROTARY	6.02	0.13 in/h
12-R	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER - TREES	3.32	0.49 in/h
13-S	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER - SHRUBS	1.68	0.15 in/h
14-R	RAIN BIRD PESB	1"	TURF ROTARY	4.57	0.37 in/h
15-R	RAIN BIRD PESB	1"	TURF ROTARY	4.15	0.37 in/h

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 XZ-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 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"
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1", 1-1/2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1", 1-1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2"
	PIPE SLEEVE: PVC CLASS 200 SDR 21



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

HIGHWAY 24 & MERIDIAN ROAD SITE DEVELOPMENT PLAN

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
SEPTEMBER 2022



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
DENVER, CO 80246

OWNER/DEVELOPER:

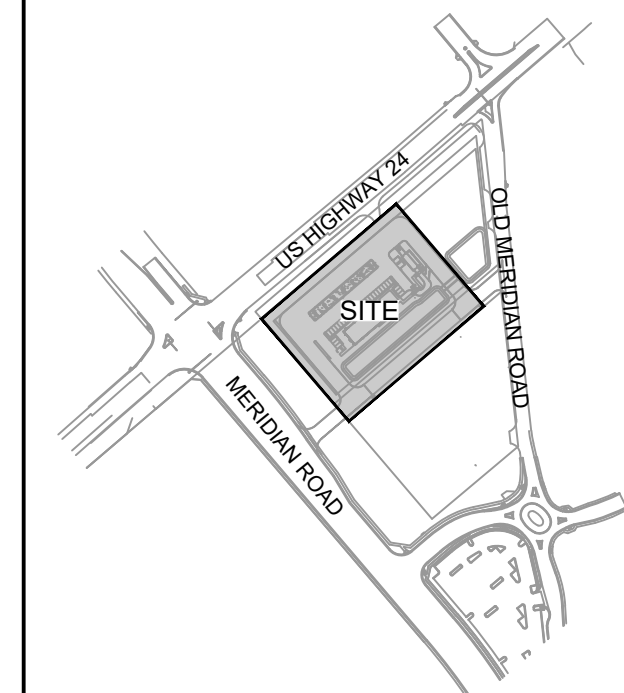


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN
LANDSCAPE CONSTRUCTION DOC.
HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

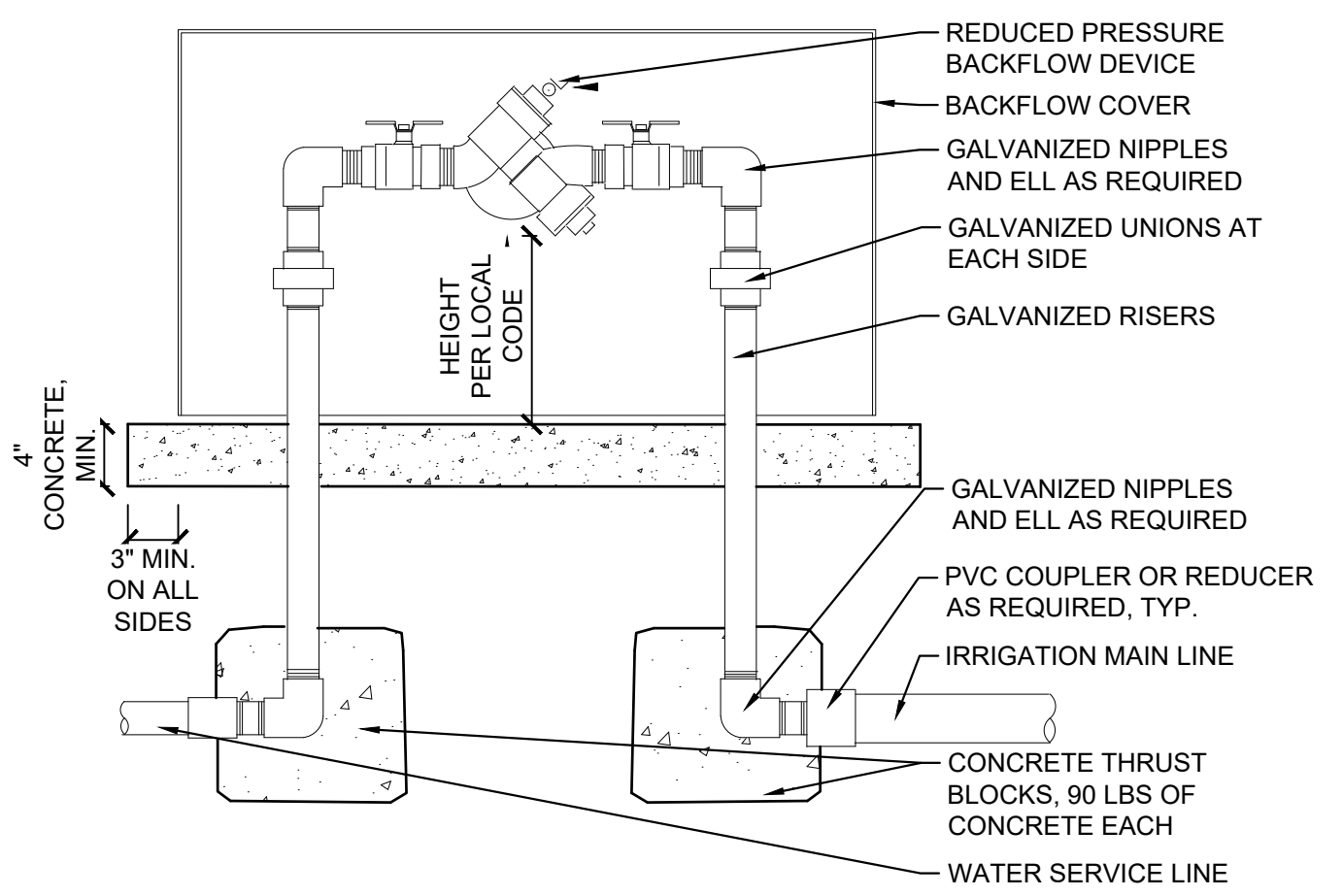
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DESIGNED BY: KMM

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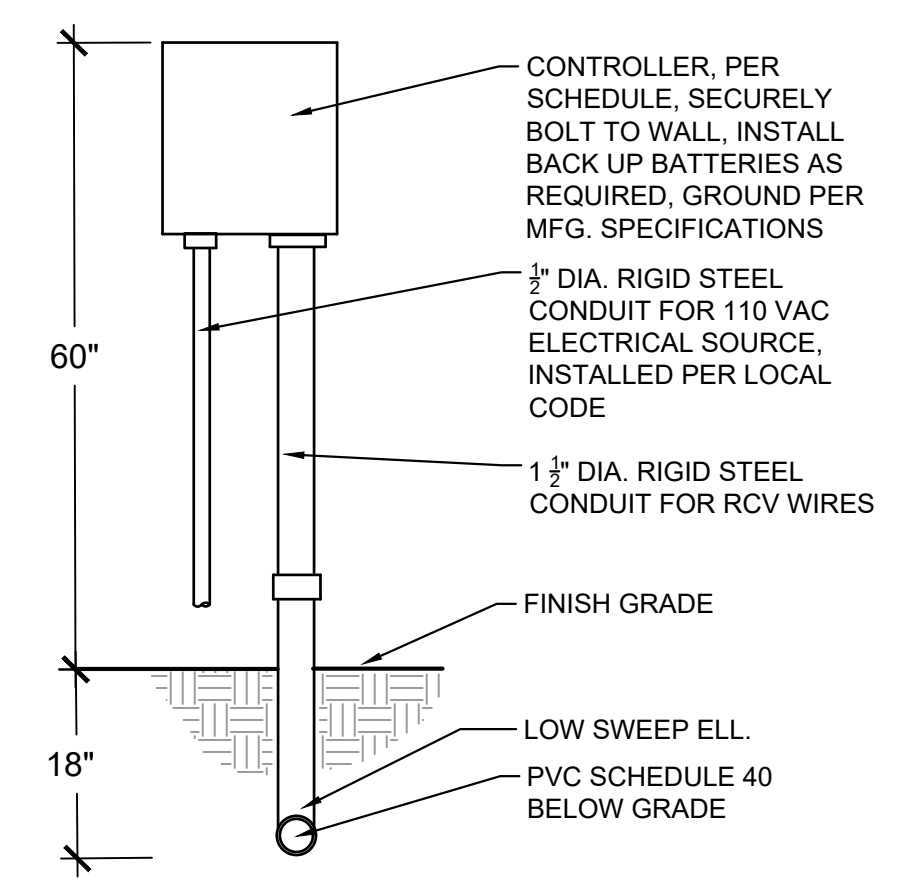
**IRRIGATION
DETAILS**

IR02
ISSUE DATE: MARCH 2022

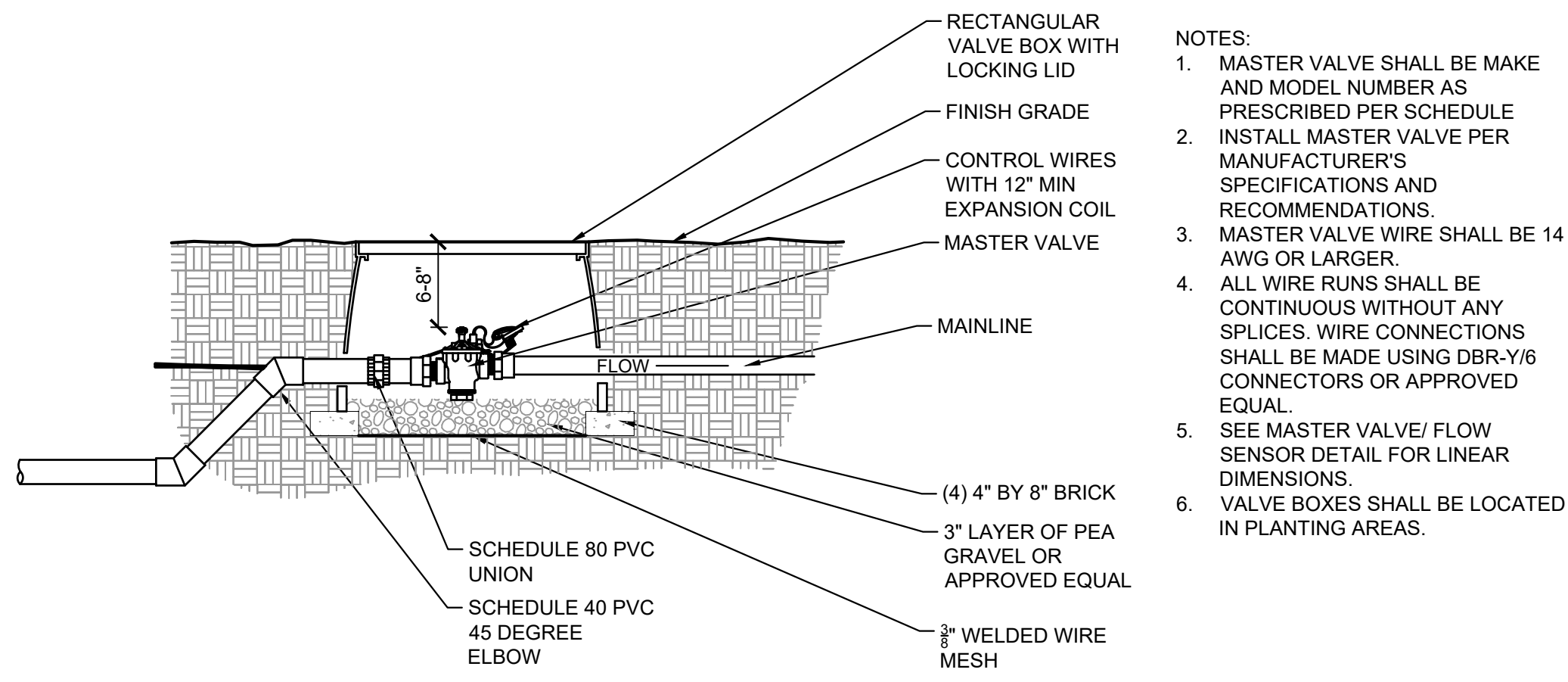
NOTE:
FOR OUTDOOR APPLICATION ONLY. SEE ARCHITECTURE
PLANS FOR INDOOR POINT OF CONNECTION.



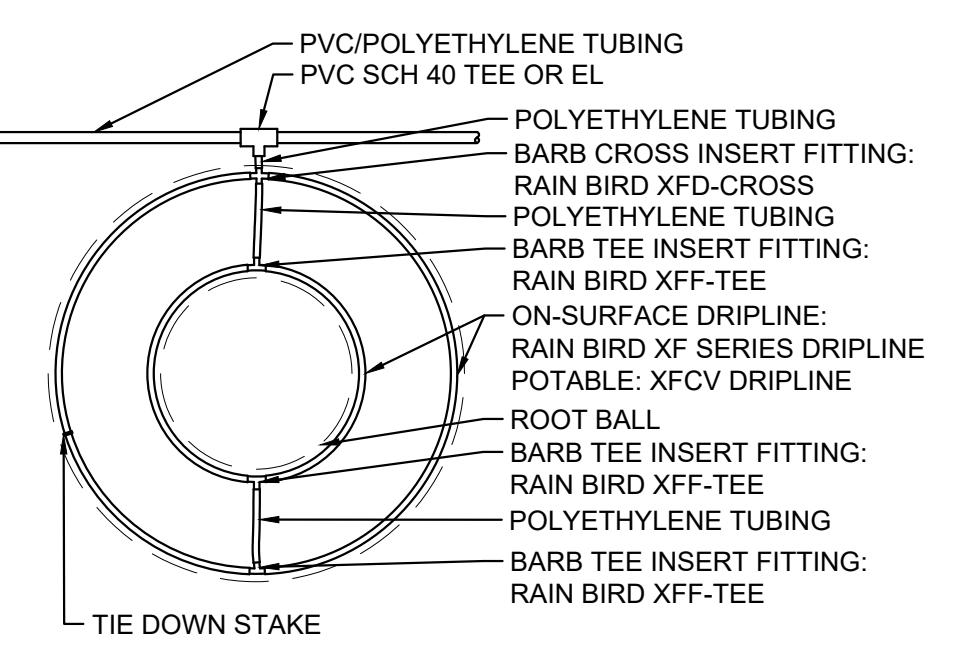
1 REDUCED PRESSURE BACKFLOW WITH ENCLOSURE
NTS



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

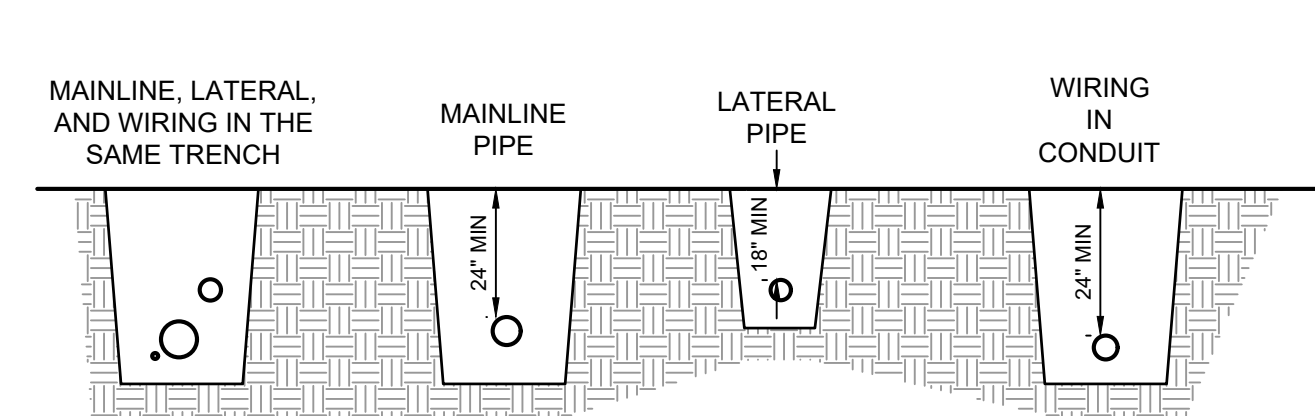


3 MASTER VALVE
NTS



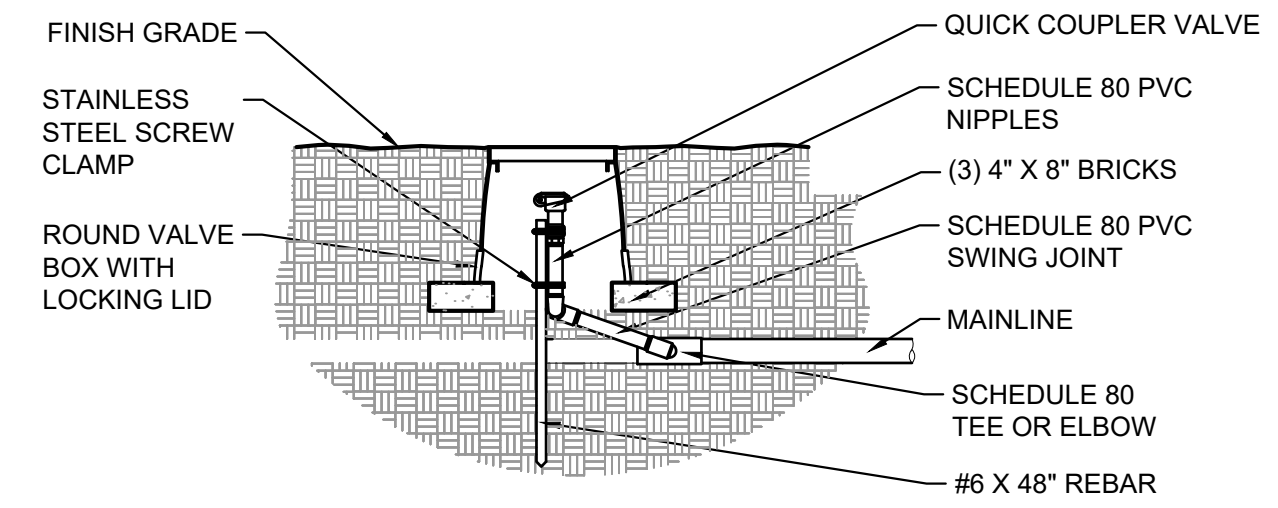
NOTES:
1. PLACE TIE DOWN STAKES EVERY 3' O.C.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

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



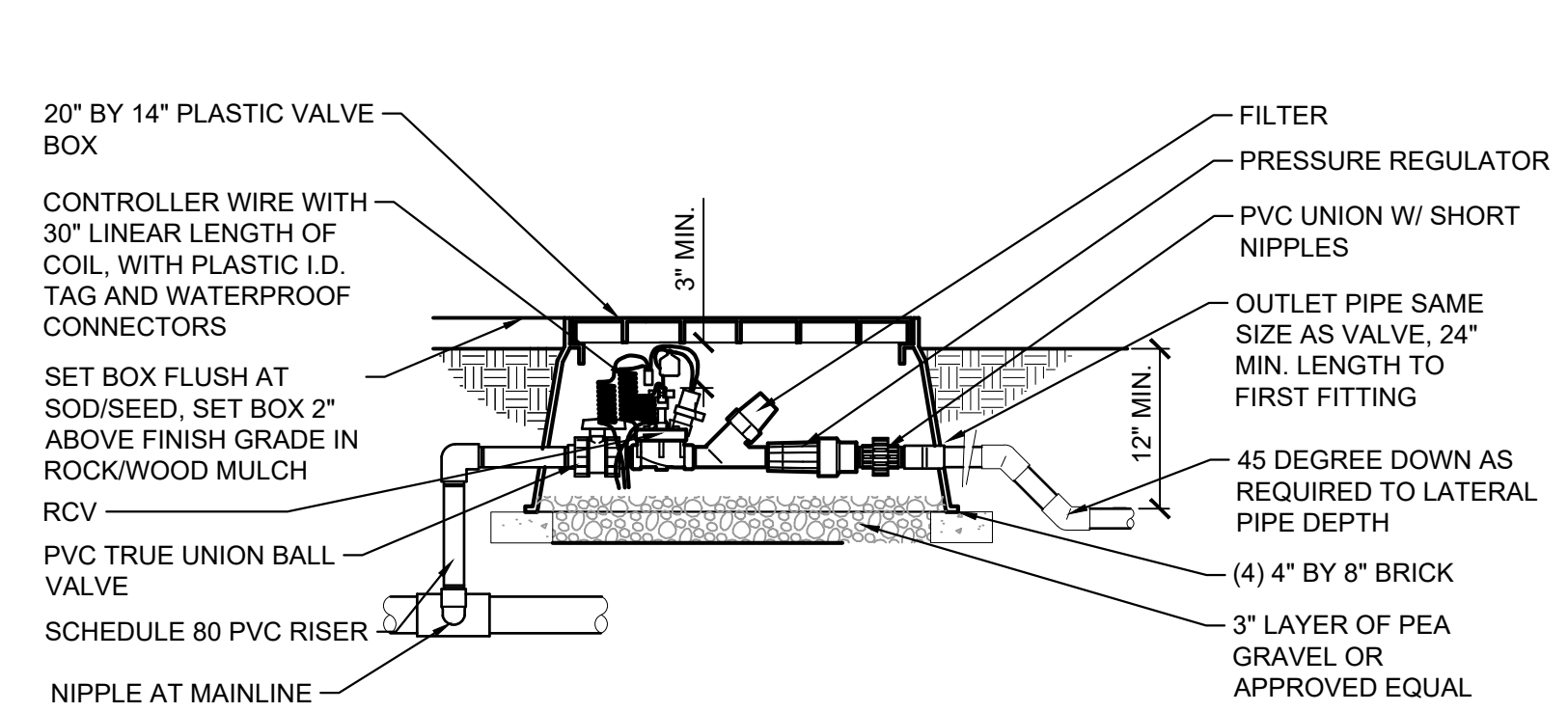
NOTES:
1. ALL MAIN LINES, LATERAL LINES, AND SLEEVES PER SCHEDULE.
2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
3. ALL LATERAL LINES SHALL BE BURIED NO LESS THAN 18" DEEP. ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24" DEEP.

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



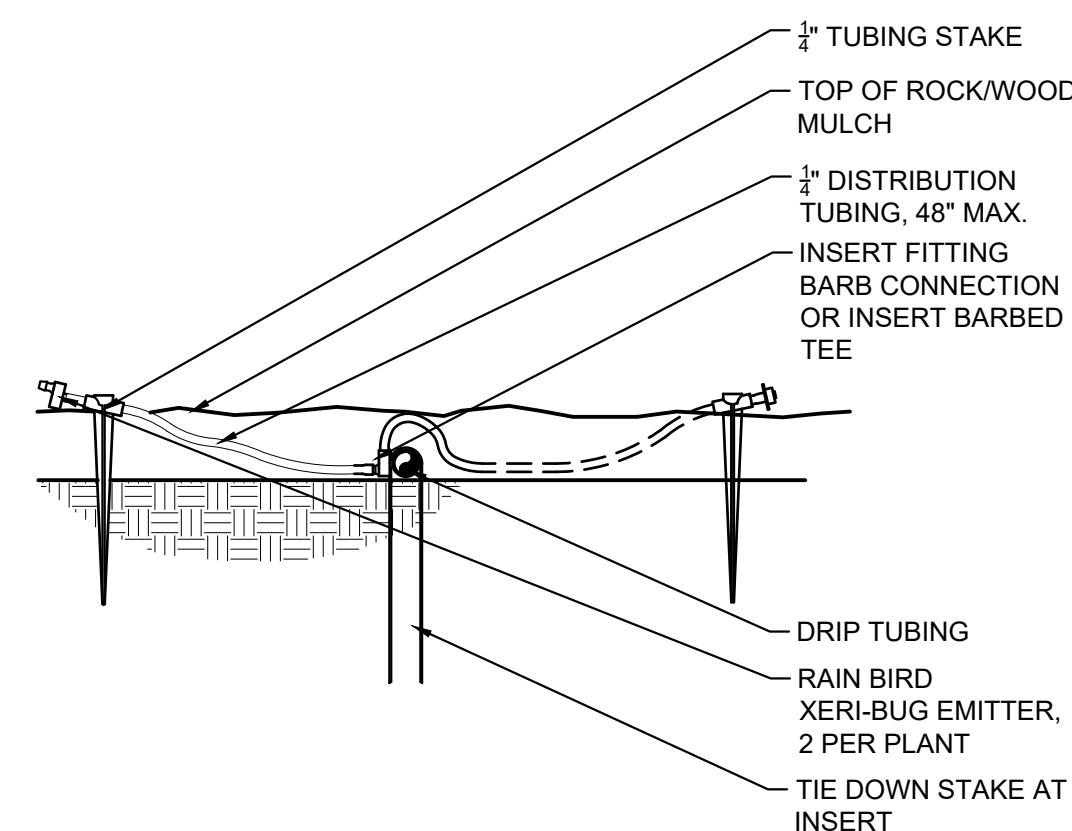
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

6 QUICK COUPLER VALVE
NTS

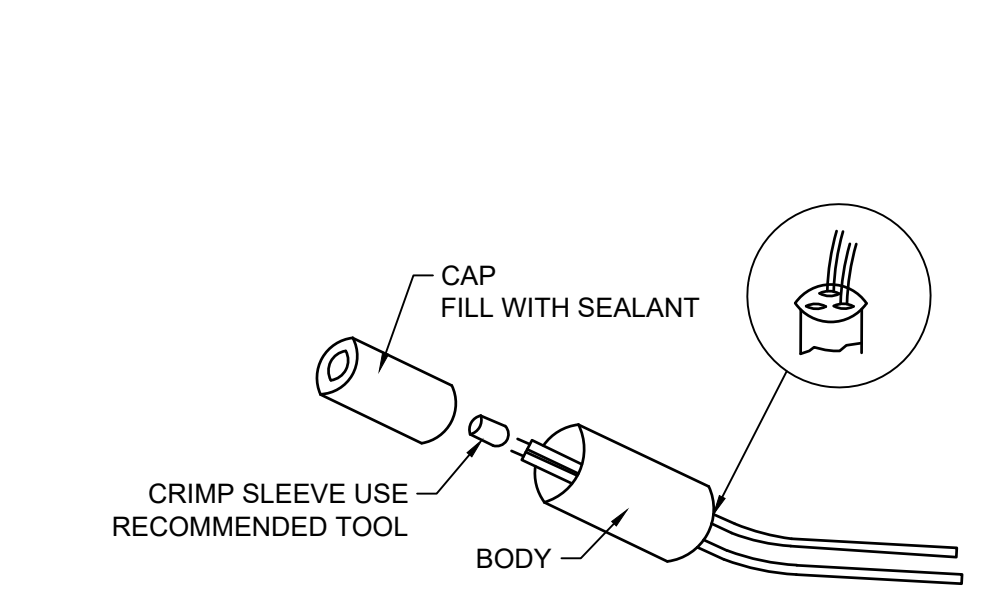


7 AUTOMATIC CONTROL VALVE
NTS

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 DBRY-6 CONNECTORS OR APPROVED EQUAL.
4. MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVES. (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

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Landscape Plan Drawings_V2 redlines.pdf Markup Summary

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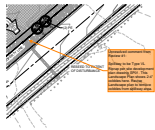
Provide email addresses for all contacts.

CON

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Page Label: [3] 3 LS03
Author: Glenn Reese - EPC Stormwater
Date: 10/20/2022 7:33:30 PM
Status:
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Layer:
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Unresolved comment from Review #1:

Spillway to be Type VL Riprap per site development plan drawing SP01. This Landscape Plan shows 2-4" cobbles here. Revise Landscape plan to remove cobbles from spillway area.