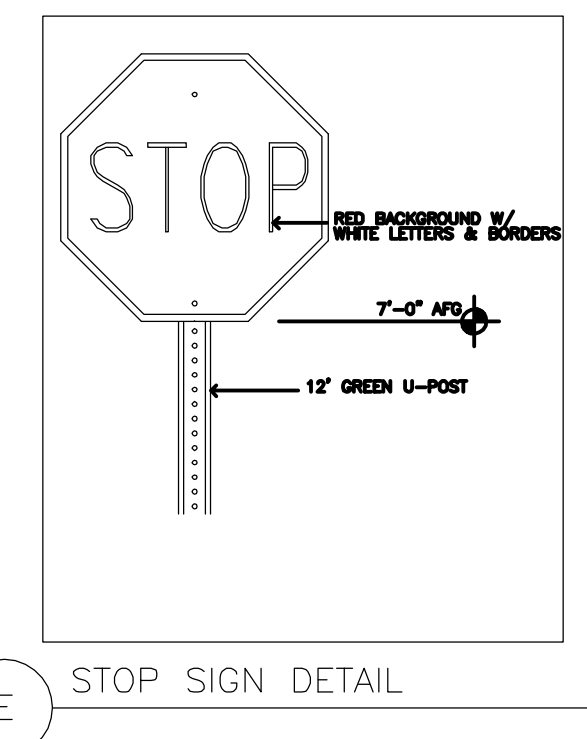
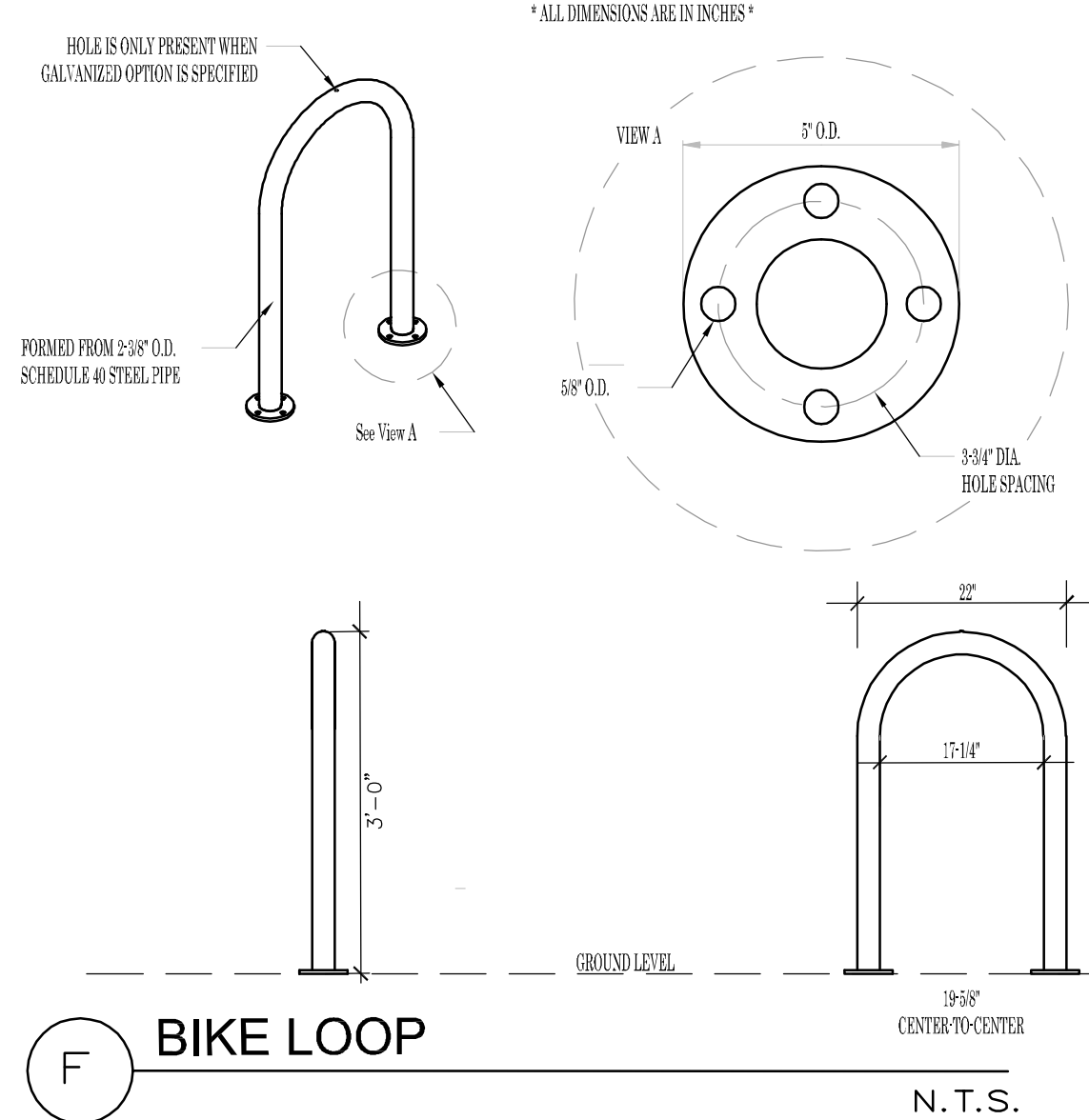
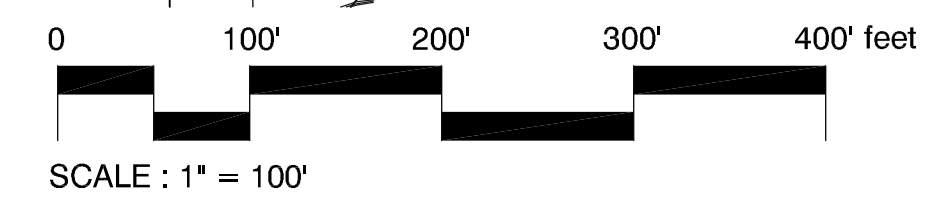
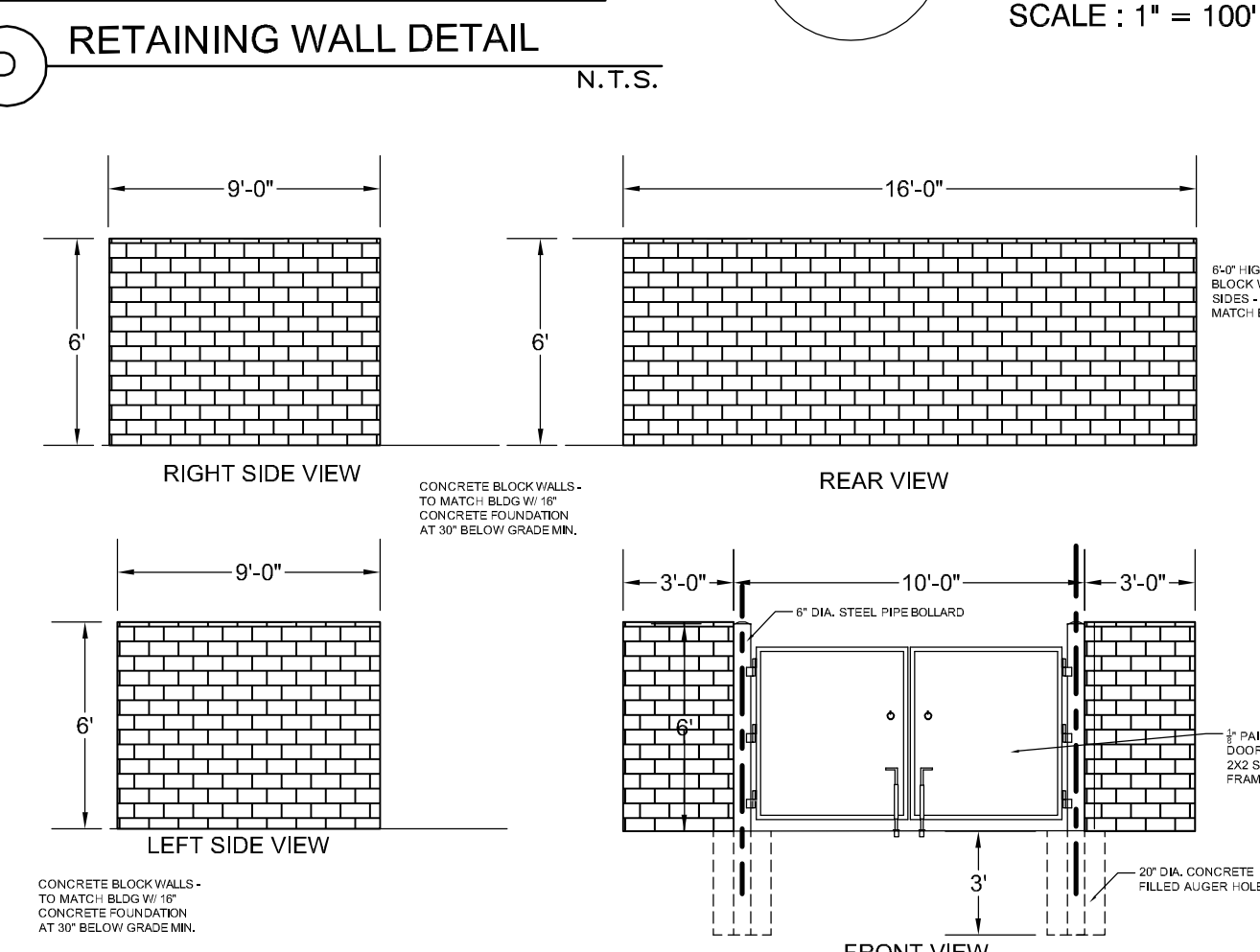
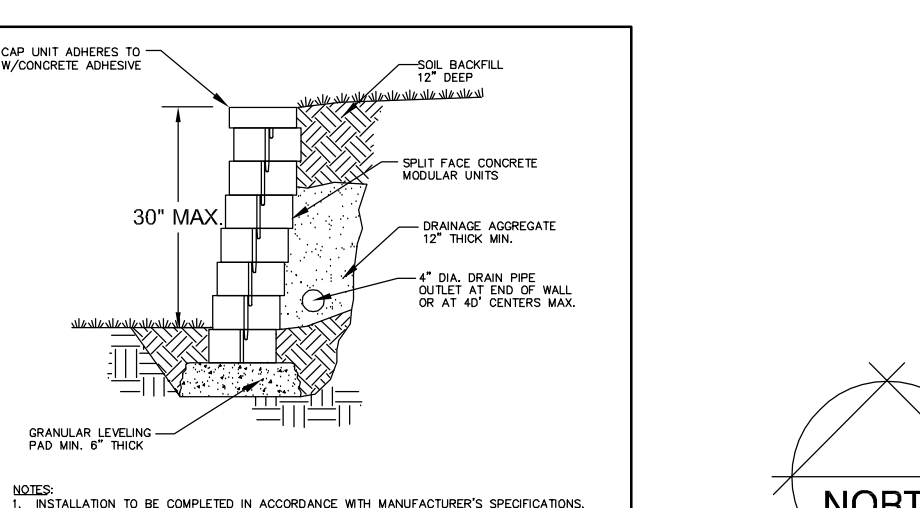
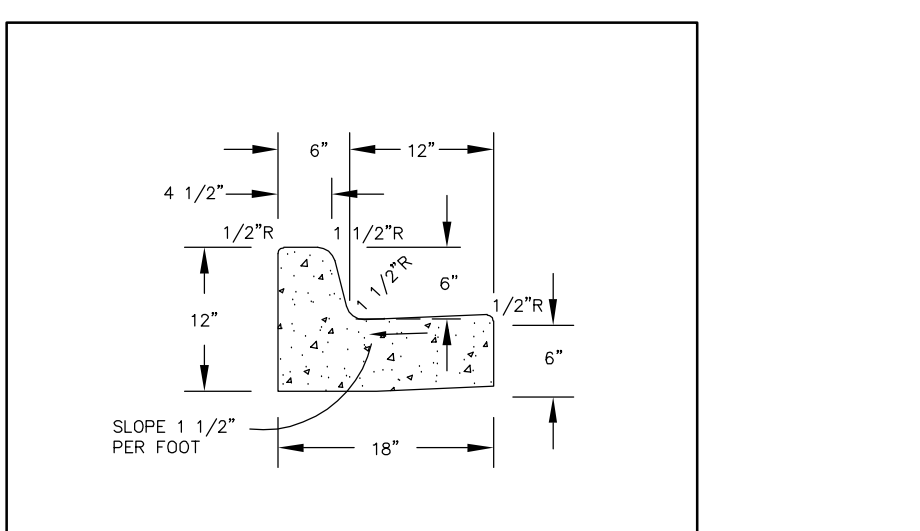
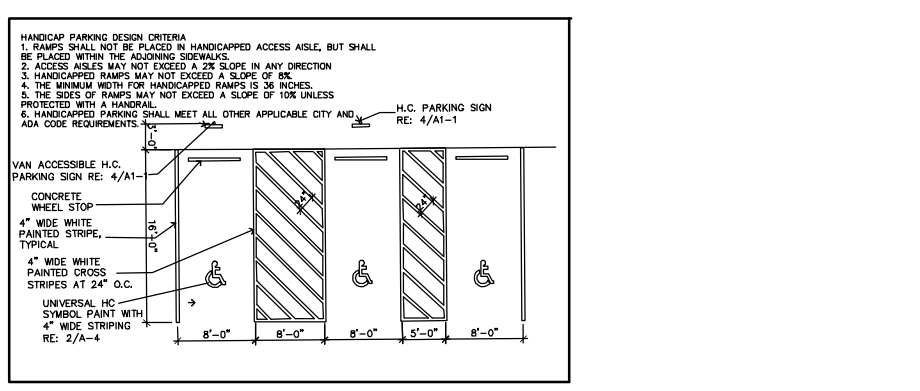
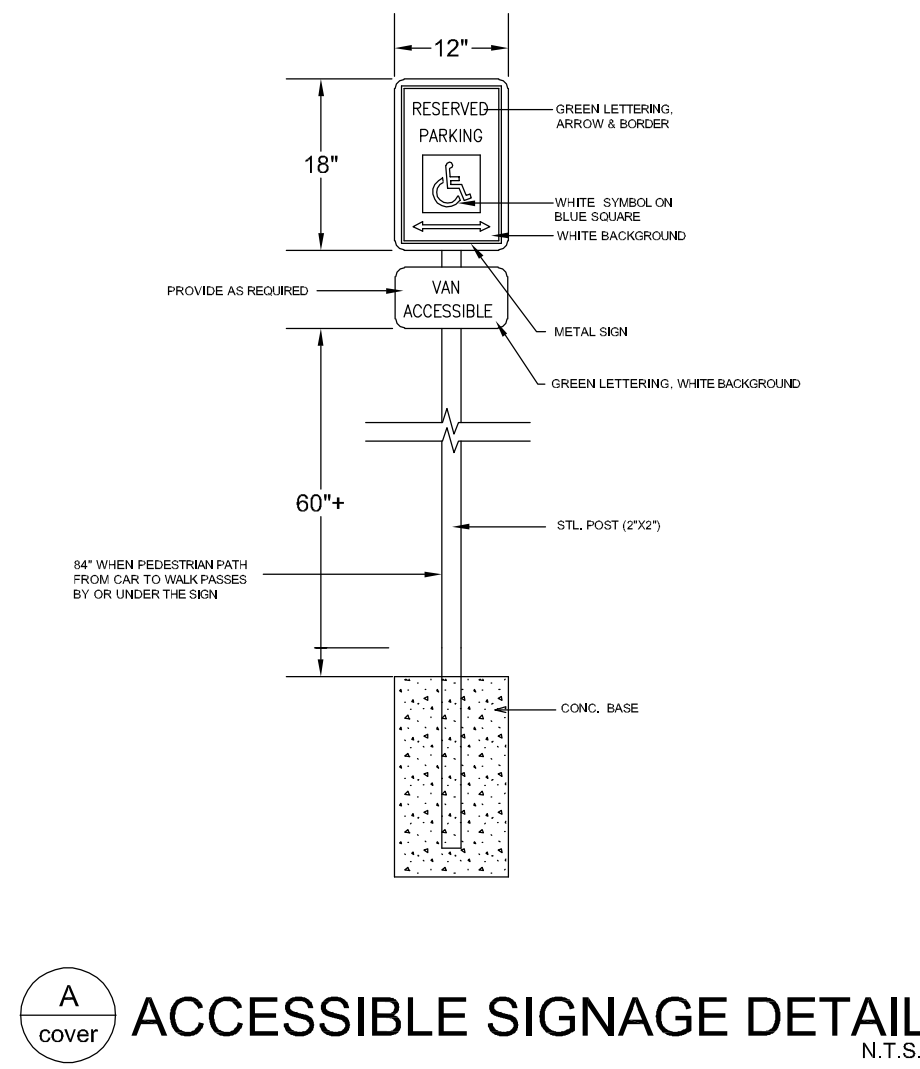
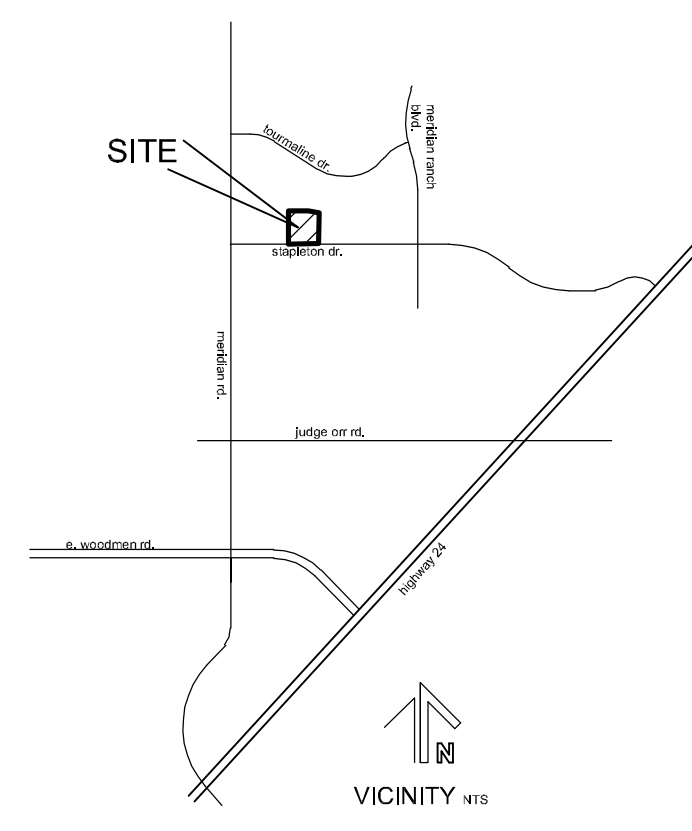
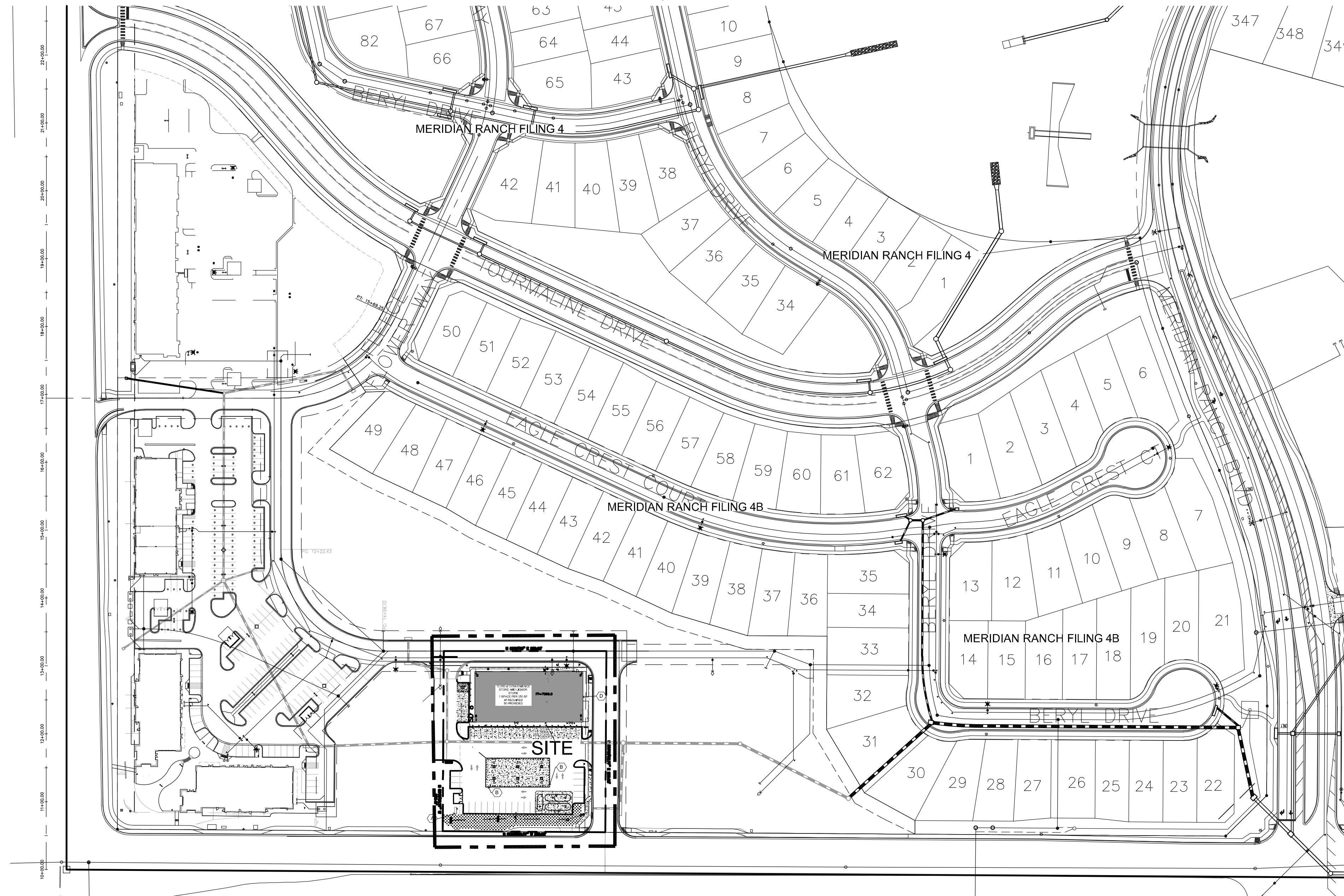


THE SHOPS FILING NO. 2 AT MERIDIAN RANCH LOT 2

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



LEGAL:
THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.:	4230319056
area	1.46ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	FALL 2023
proposed use	1.46ac commercial center
area	12,000sf
bldg area	45'
max. bldg height	44'
prop. bldg height	
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	19% (12,000sf)
impervious	66% (42,472sf)
landscaping	15% (9,300sf)
use	retail F commercial center
bldg area	12,000sf
ratio	1/250sf
required (incl h/c)	48 (incl 2hc)
provided	50 (incl 2hc)

ADA DESIGN PROFESSIONAL STANDARD NOTE:

The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the County of El Paso Colorado does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

SHEET INDEX

- 1..... Site development plan
- 2..... Landscape plan
- 3..... Landscape details
- 4..... Photometric plan
- 5..... Sign plan
- 6.....
- 7.....
- 8.....

OWNER INFO

company name	HUNJIAN GAS STATIONS LLC
address	12599 MT. LINDSEY DR.
city/state	PEYTON, CO 80831
phone no	

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

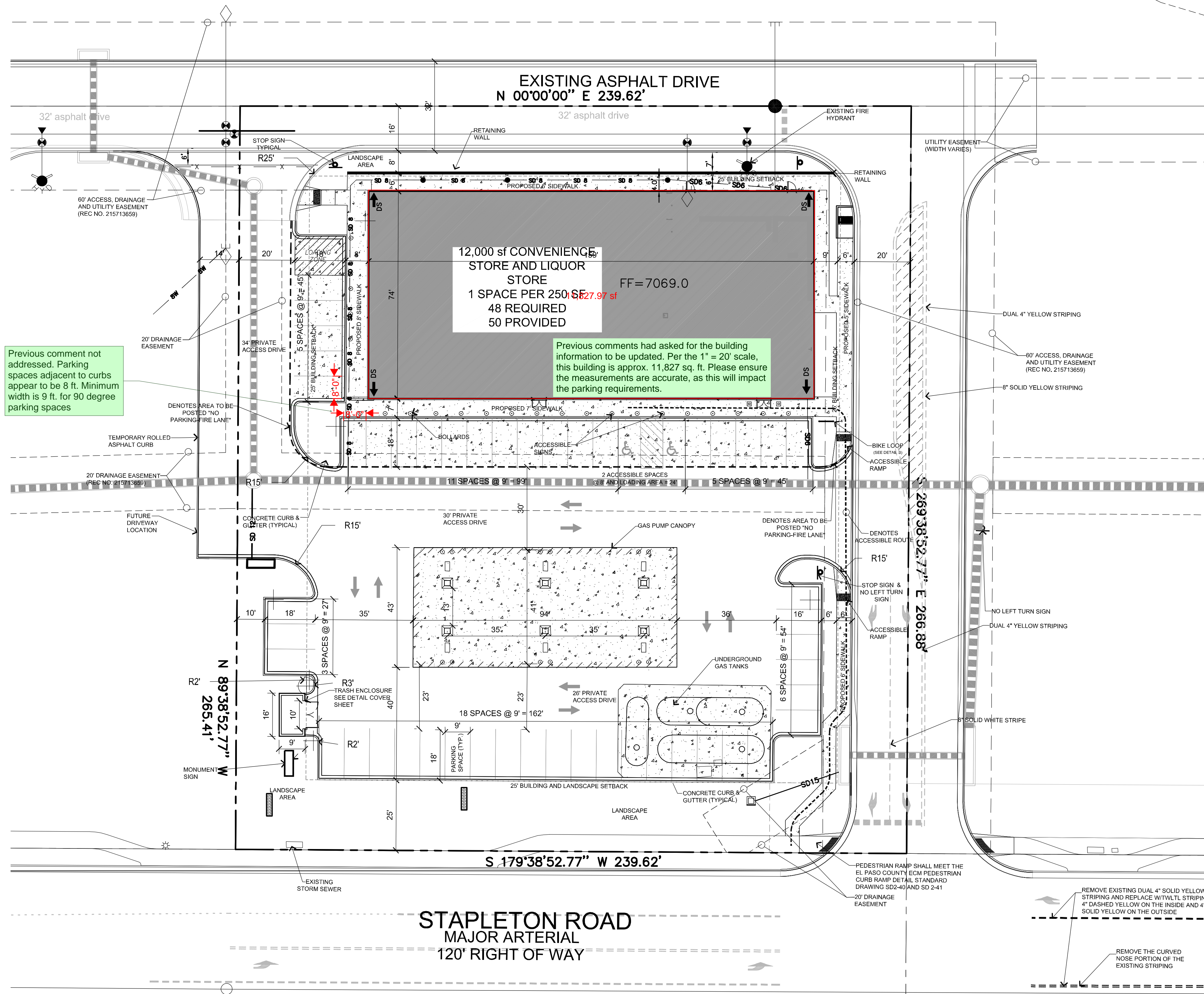
Shops @ Meridian Ranch
Meridian Road
Falcon, CO

Job No: 18-115
Directory: Planning
File: Site development plan 6-4-2024
Drawn By: DEN
Date: 10/10/2022
Revised:

DRAWING NO.
COVER
SITE DEVELOPMENT PLAN

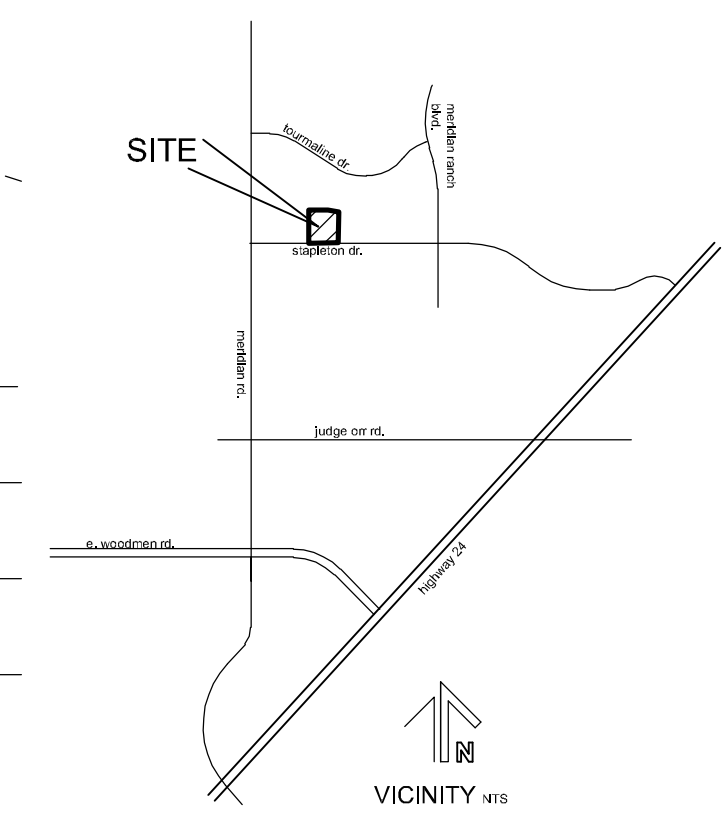
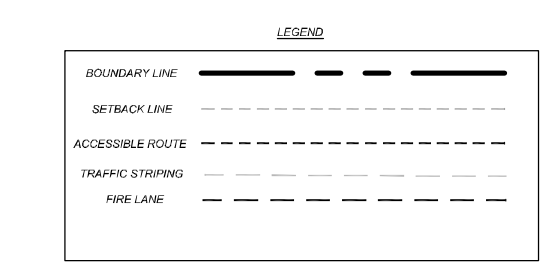
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH, LOT 2

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



Previous comment not addressed. Parking spaces adjacent to curbs appear to be 8 ft. Minimum width is 9 ft. for 90 degree parking spaces

Previous comments had asked for the building information to be updated. Per the 1" = 20' scale, this building is approx. 11,827 sq. ft. Please ensure the measurements are accurate, as this will impact the parking requirements.



LEGAL:
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH, LOT 2

SITE DATA

tax schedule no.:	4230319056
area	1.46ac
ex zone	CR
proposed zone	n/a
ex use	vacant
proposed use	GAS STATION/LIQUOR STORE
development schedule	FALL 2023

LOT INFO

tax schedule no.:	4230319056
area	1.46ac
ex zone	CR
proposed zone	n/a
ex use	vacant
proposed use	GAS STATION/LIQUOR STORE
development schedule	FALL 2023

PARKING

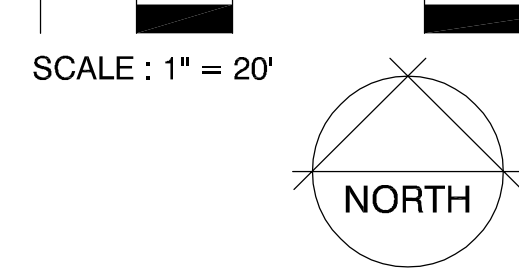
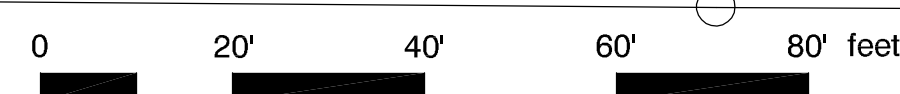
blgd area	12,000sf
max. blgd height	45'
prop. blgd height	26'
blgd setbacks	
front	25'
side	0'
rear	0'
%lot coverage	19% (12,000sf)
impervious	66% (42,472sf)
landscaping	15% (9,300sf)
blgd area ratio	1/250sf
required (incl h/c)	48 (incl 2hc)
provided	50 (incl 2hc)

Include the previously identified note that the gas canopy has a 25 ft setback.

This calculation still doesn't include the gas canopy which is a structure.

Previous comment not addressed. Update this with the correct square footage calculations and the correct uses, which are GAS STATION and COMMERCIAL CENTER, LESS THAN 10 ACRES.

GAS STATION PARKING CALCS are 1 space per employee on maximum shift, plus 3 spaces per bay or stall IN ADDITION to the 1 space per 250 sq. ft. for the commercial center. You need to identify the max number of employees and the number of gas pumps in order to provide the parking calculation.



OWNER INFO

company name: HUNJIAN GAS STATIONS LLC
address: 12599 MT. LINDSEY DR. PEYTON, CO 80831
phone no:

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Shops @ Meridian Ranch
11810 Stapleton Drive
Falcon, CO

Job No: 18115
Directory: Planning
File: Site Development plan 6-4-2024
Drawn By: DIN
Date: 12/12/2022
Revised:

DRAWING NO. 1
SITE DEVELOPMENT PLAN

THE SHOPS FILING NO. 2 AT MERIDIAN RANCH LOT 2

LANDSCAPE PLAN

EL PASO COUNTY, COLORADO.
FALCON, COLORADO



KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- ① TYPICAL DECIDUOUS TREE PLANTING - see detail g2-2
- ② TYPICAL EVERGREEN TREE PLANTING - see detail g2-2
- ③ TYPICAL SHRUB PLANTING - see detail g2-2
- ④ TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail d2-2
- ⑤ LANDSCAPE BOULDER - see detail g2-2
- ⑥ STEEL EDGE - see detail g2-2
- ⑦ 2"-4" BLUE GREY GRAVEL MULCH
- ⑧ ORGANIC MULCH
- ⑨ 4"-8" COBBLE
- ⑩ COMPACTED BREEZE
- ⑪ TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments
- ⑫ 1'-0" WIDE CONCRETE WALK, DOWEL INTO BACK OF CURB EVERY 24" O.C.

HATCH LEGEND

- TURF** 0 sf
KENTUCKY BLUE GRASS (THERMAL BLUE BLEND)
- 4-8" COBBLE** 2,184 sf
- 2-4" COBBLE** 5,943 sf
- ORGANIC MULCH** 0 sf
- NATIVE SEED MIX** 1,173sf
15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheat Grass
10% Sideoats Grama
15% Little Bluestem
15% Blue Grama
15% Annual Rye
Application Rate: Native Grass Mix- 3lbs/1000sf or 130lbs/ac
Application Method: Drill Seed with hydromulch and tackifier

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL:** All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS:** All planting areas and turf areas shall be amended as follows:
- 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.

IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.

ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.

INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".

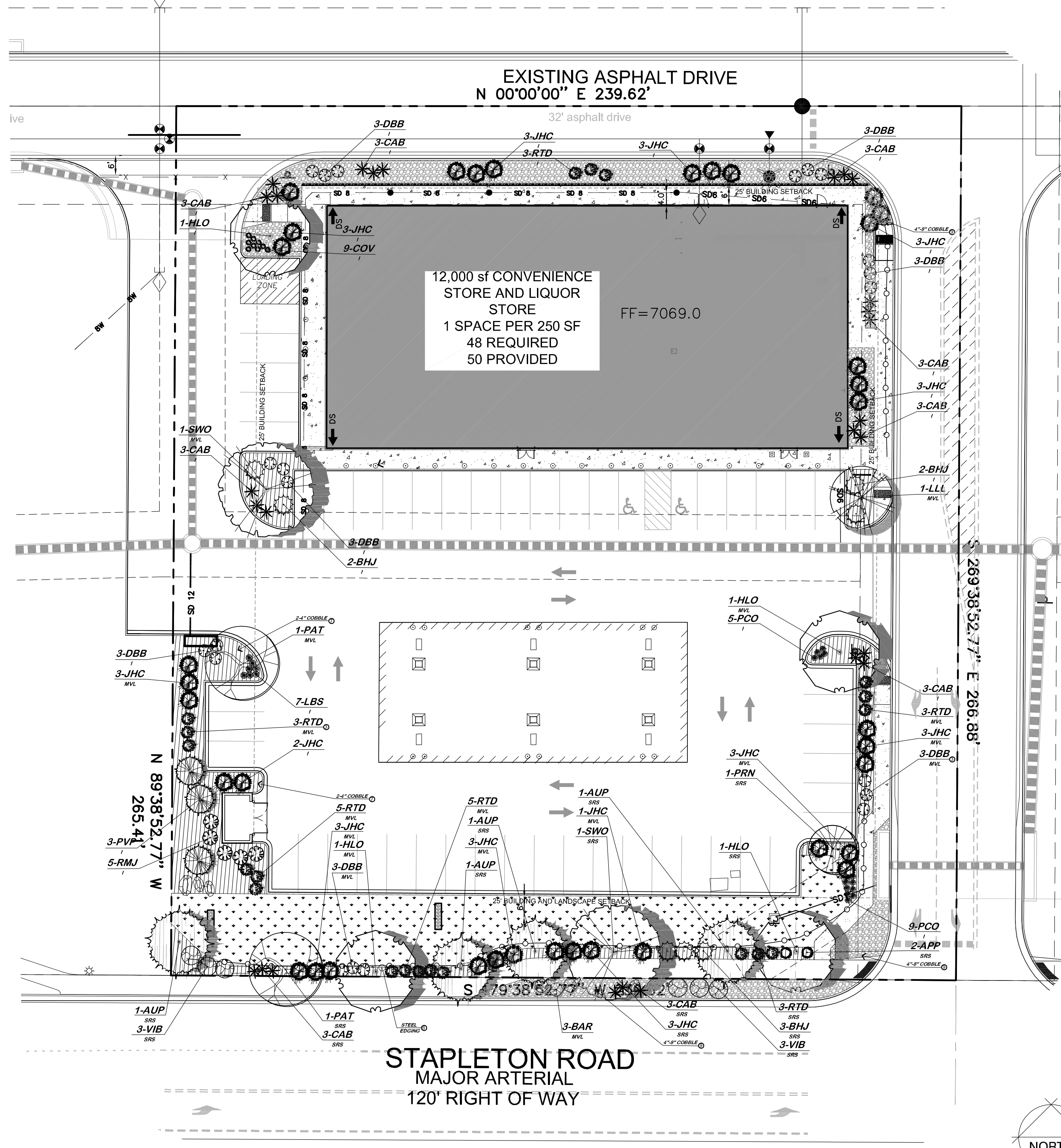
LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.

STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.

INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.

Field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.

GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.



SITE CATEGORY CALCULATIONS

Plant Label	Street		Wedge		Triangular		Total	
	Code	Zone Boundary Classification	Width (ft)	Area	Triangular	Area	Area	Area
SFS	Stapleton Road Suburban	Major-Arterial	25'	220'	120'		11	9
Shrub Substitutions								
Req'd	Prov'd	Req'd	Prov'd	Req'd	Prov'd	Req'd	Prov'd	
20	17	6	6	SFS	75%	75%		

MOTOR VEHICLE LOTS

Plant Label	Code	Shade Trees (1/10)		Vehicle Lot	Length of Frontage (ft)	Length of Frontage (ft)
		Req'd	Prov'd			
MVL		50	4	247'	247'	162'
Min 3 Screen Plants						
Req'd	Prov'd	Req'd	Prov'd	Req'd	Prov'd	Req'd
33	33	17	17	no	MVL	75%

INTERNAL LANDSCAPING

Plant Label	Code	Internal Area (SF)		Internal Trees (1/100 SF)	
		Req'd	Prov'd	Req'd	Prov'd
1		63,772 SF	5%	3,189 SF (3,360 SF)	7
Shrub Substitutions					
Req'd	Prov'd	Req'd	Prov'd	Req'd	Prov'd
30	30	2	15	75%	75%

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	2	<i>Pistacia terebinthifera</i>	Palmetto Green Ash	50' x 40'	2" Caliper	Ball and Burlap
WCO	4	<i>Quercus macrocarpa</i>	Swamp White Oak	60' x 30'	2" Caliper	Ball and Burlap
SWO	2	<i>Quercus laevis</i>	Swamp White Oak	60' x 30'	2" Caliper	Ball and Burlap
LLI	7	<i>Liriodendron tulipifera</i>	Giant Yellow Wood	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
AUP	4	<i>Thuja occidentalis</i>	Australian Pine	50' x 30'	10' Height	Ball and Burlap
PJP	3	<i>Pinus strobus</i>	White Pine	30' x 15'	8' Height	Ball and Burlap
ORNAMENTAL TREES						
PMO	2	<i>Prunella mexicana</i>	Princess Rose Plum	18' x 12'	1" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	21	<i>Baccharis verticillata</i>	Dwarf Burning Bush	6' x 4'	5 Gallon	Container
RTD	20	<i>Redfordia virginiana</i>	Redtwig Dogwood	6' x 6'	5 Gallon	Container
VE	6	<i>Veronica filiformis</i>	Narrowleaf Yucca	6' x 7"	5 Gallon	Container
BAR	3	<i>Baccharis verticillata</i>	Redtwig Dogwood	3' x 2"	5 Gallon	Container
APP	2	<i>Apache Plume</i>	Apache Plume	3' x 3'	5 Gallon	Container
EVERGREEN SHRUBS						
RMJ	5	<i>Rosa pratincola</i>	Rocky Mountain Juniper	22' x 4"	15 Gallon	Container
RMJ	7	<i>Rosa pratincola</i>	Rocky Mountain Juniper	12' x 2"	1 Gallon	Container
JAC	35	<i>Juniperus chinensis</i>	Arrowsmith Juniper	4' x 4"	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	21	<i>Calliopsis scabra</i>	Calliopsis	2' x 4"	1 Gallon	Container
COV	27	<i>Cynodon dactylon</i>	Overseeds	2' x 3"	1 Gallon	Container
LES	7	<i>Lolium sp.</i>	Little Bluestem	2' x 2"	1 Gallon	Container
FLOWERS						
PCO	14	<i>Portulaca oleraceae</i>	Purple Conflower	2' x 2"	1 Gallon	Container

IRRIGATION SUBMITTAL

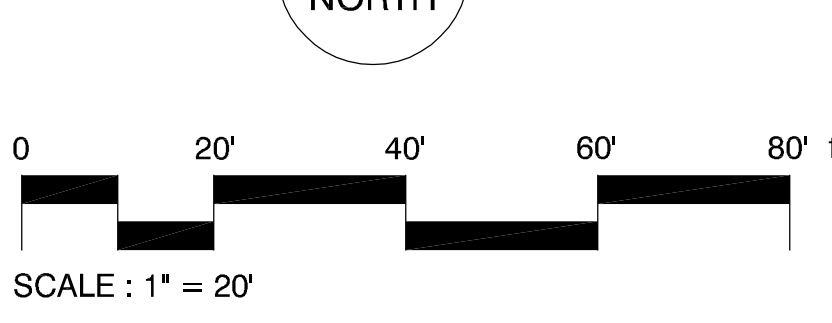
- A Final Irrigation Plan application is due at time of the (core and shell) building Permit.
- Submittal Requirements:
- An irrigation plan shall be submitted at the time of building permit application and approved after city (C) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of certificate of occupancy.
 - Upon request by the applicant, an irrigation plan shall be submitted within thirty (30) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of certificate of occupancy.
 - In the case of the construction of vacant lots, the applicant shall provide the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development of the site and approved.
 - The irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and planting plan.
 - The irrigation plan shall show and note hydrozones. The hydrozones shall take into account the water demand plants, slopes, microclimates, environmental factors, and water pressure.
 - Irrigation systems shall conform to the irrigation standards and all other provisions of the Colorado Code and landscape plan manual.

OWNER INFO

company name: HUNJIAN GAS STATIONS LLC

address city/state: 12599 MT. LINDSEY DR. PEYTON, CO 80831

phone no:



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

Shops @ Meridian Ranch
Meridian Road
Falcon, CO

Job No.	18115
Drawn By	DN
Date	10/12/2022
Revised	

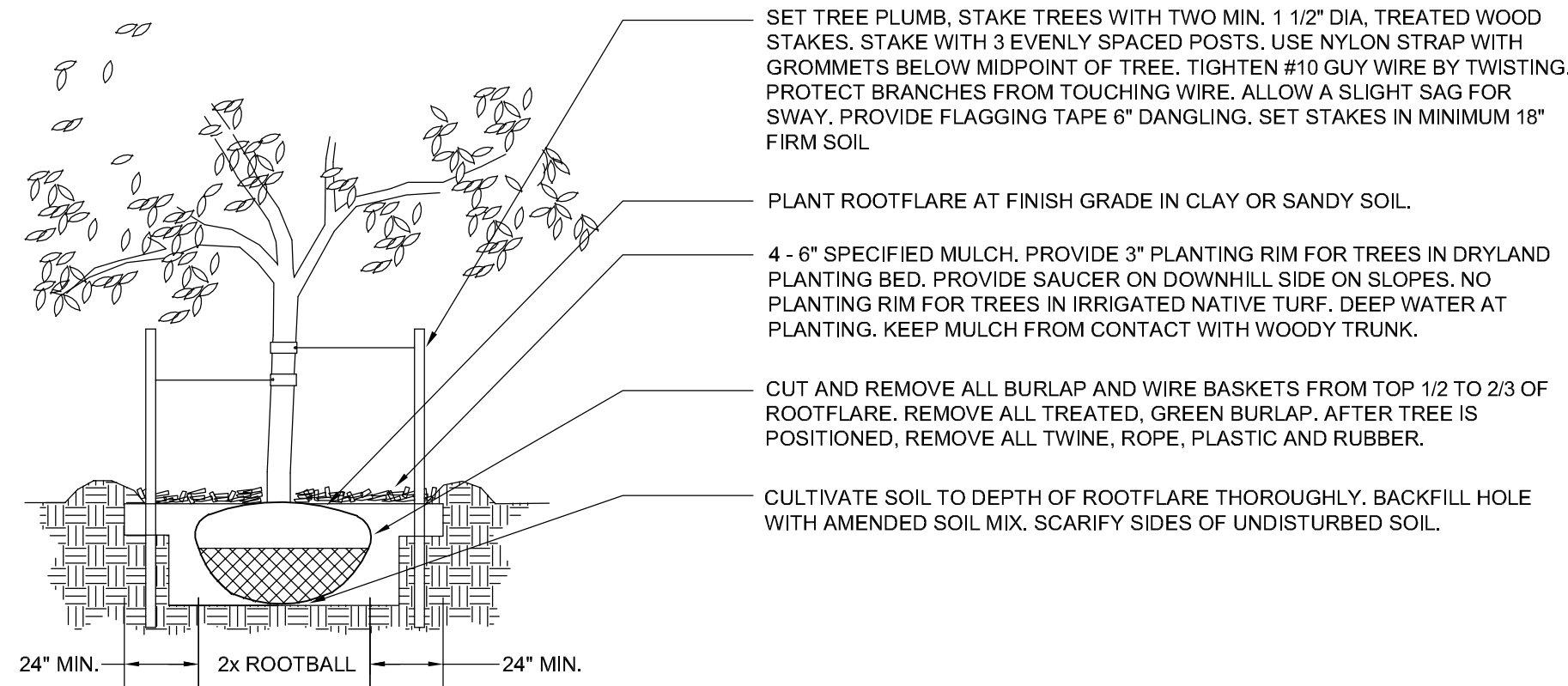
THE SHOPS FILING NO. 2 AT MERIDIAN RANCH LOT 2

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

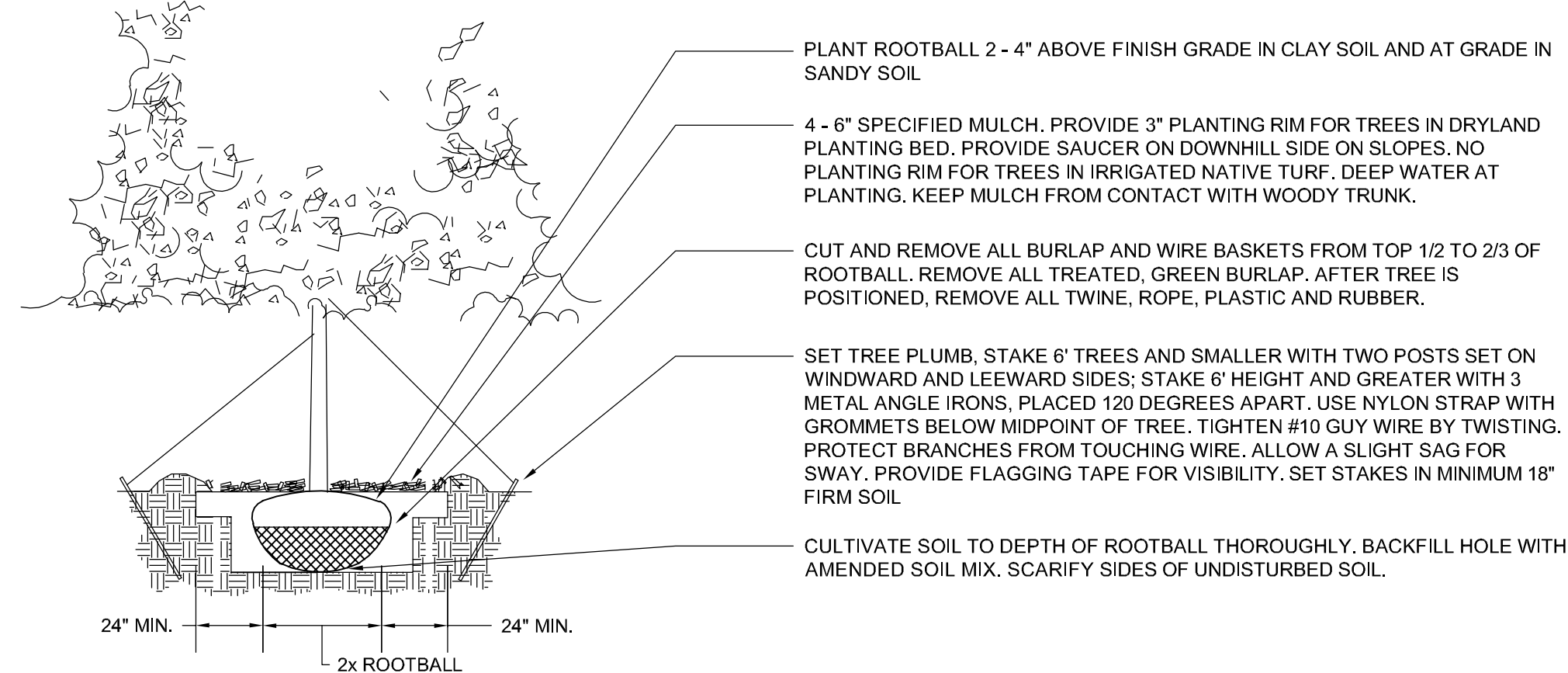


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



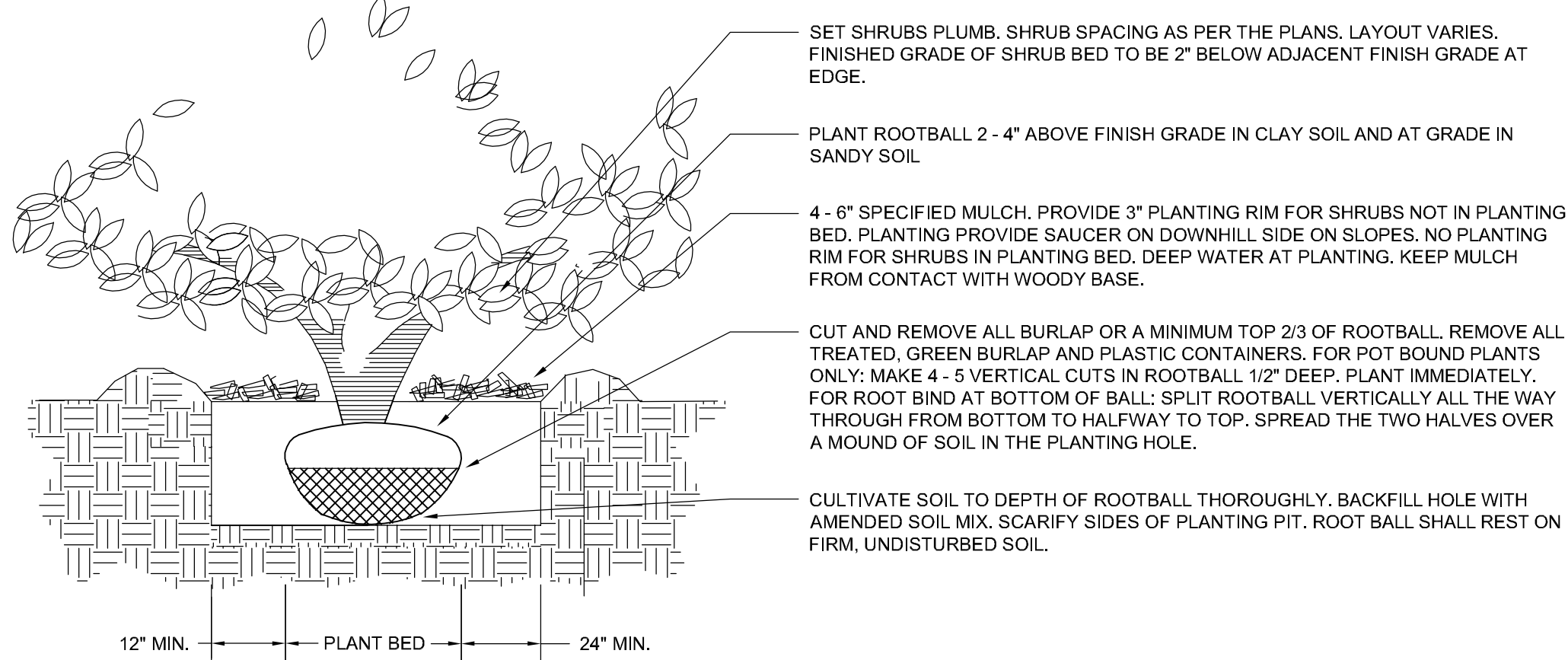
a DECIDUOUS TREE PLANTING DETAIL
2-8 N.T.S.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

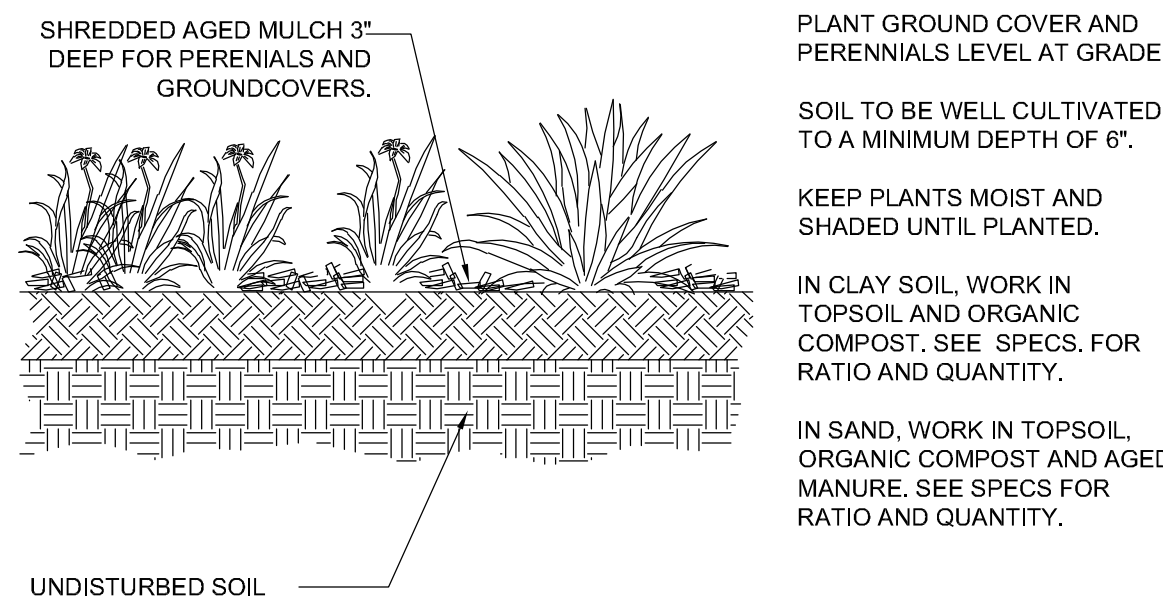


b EVERGREEN TREE PLANTING DETAIL
2-8 N.T.S.

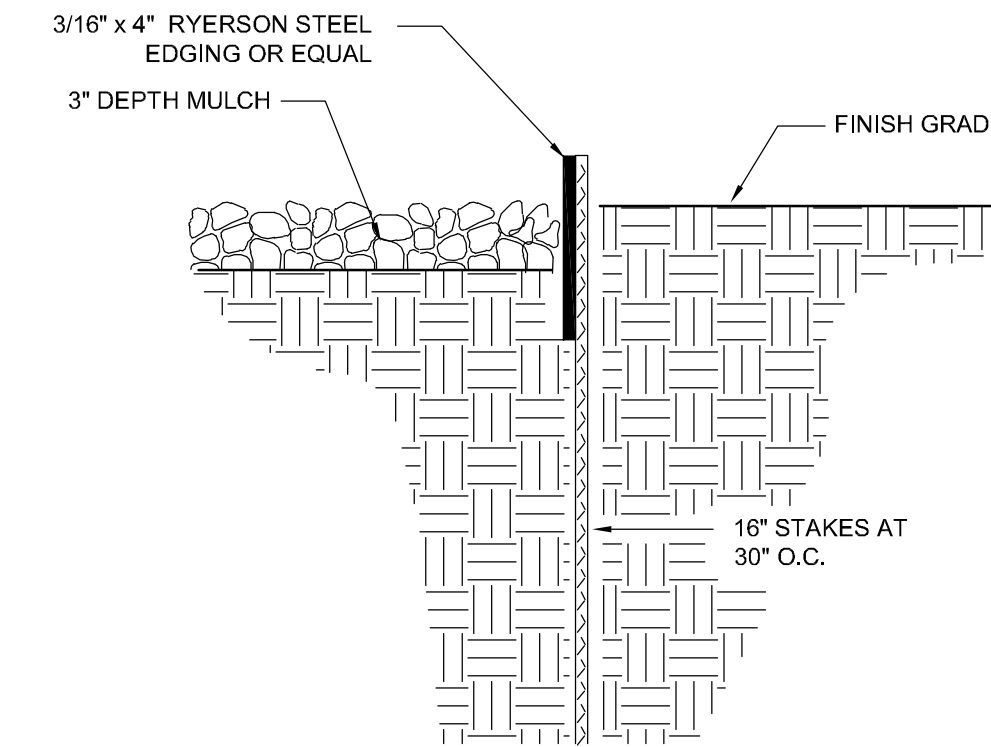
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



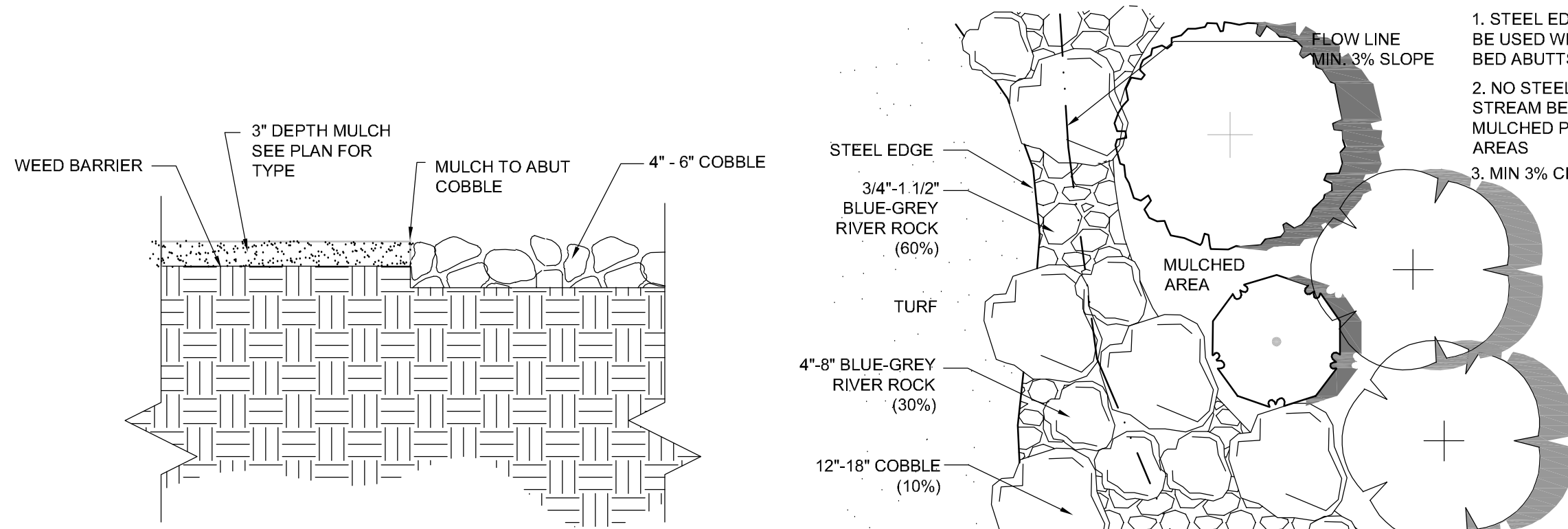
c SHRUB PLANTING DETAIL
2-8 N.T.S.



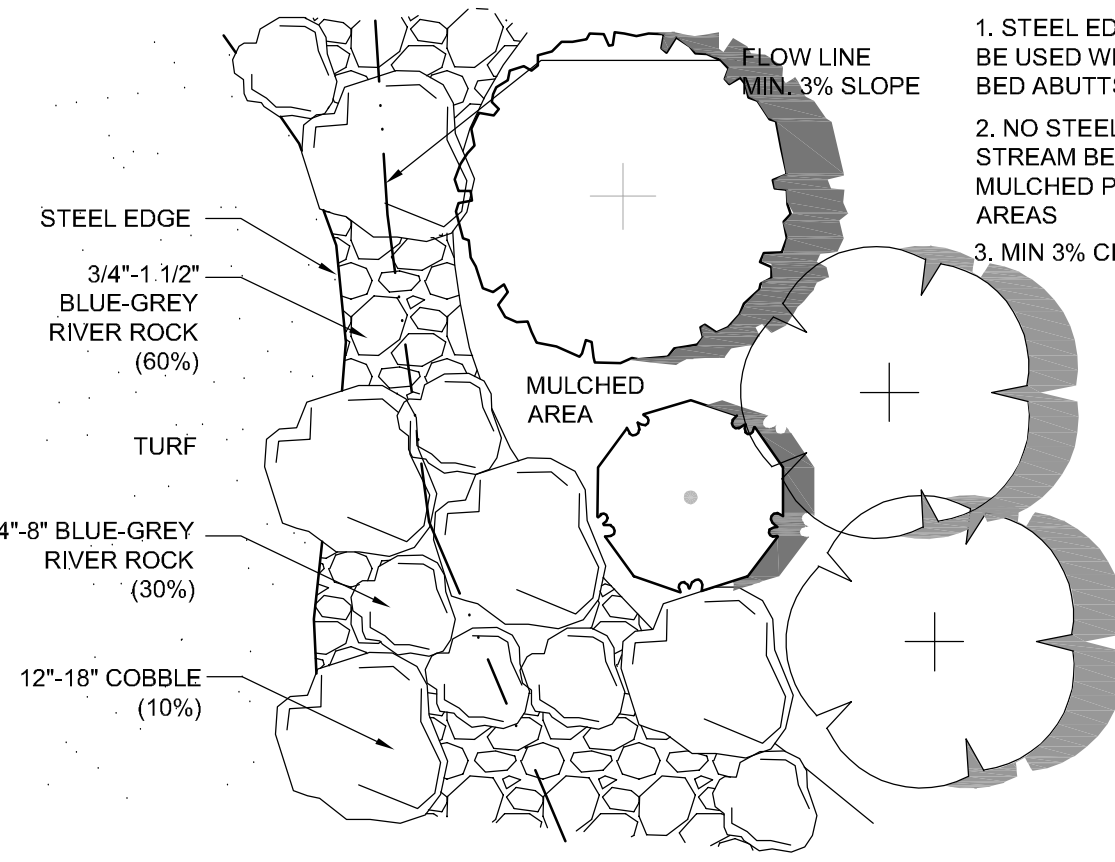
d PERENNIAL/GROUND COVER PLANTING DETAIL
2-8 N.T.S.



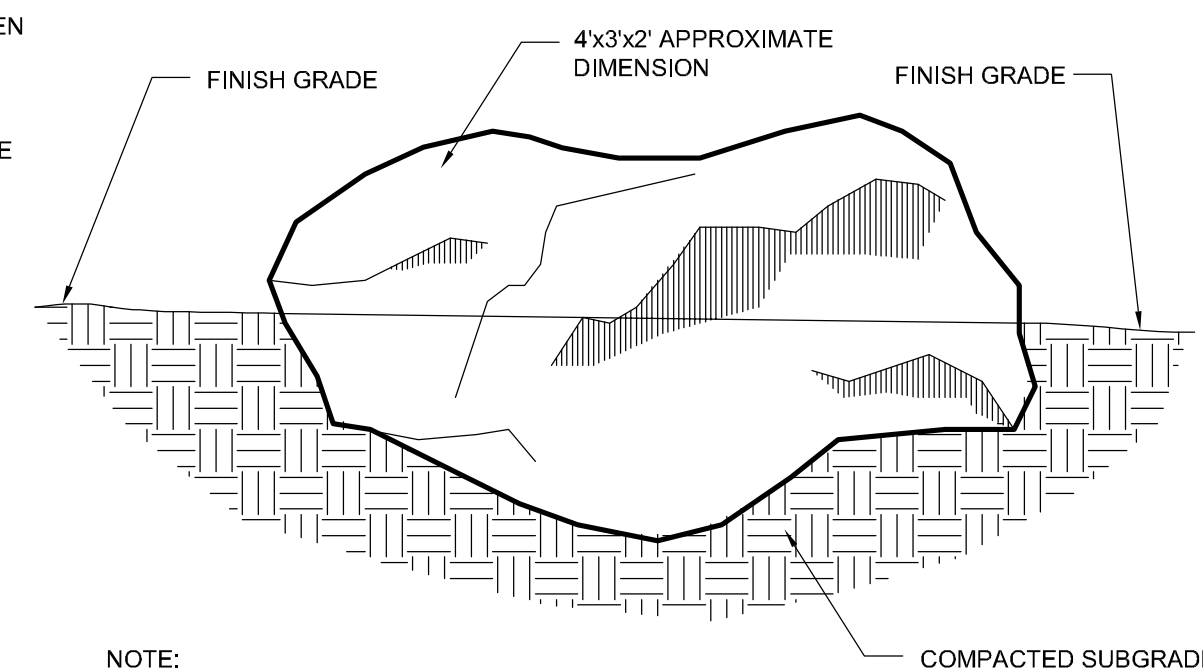
e STEEL EDGE DETAIL
2-8 N.T.S.



f COBBLE @ MULCH
2-8 N.T.S.



g TYPICAL STREAM BED
2-8 N.T.S.



NOTE:
1/2 TO 1/3 OF ROCK SHALL BE BURIED

h LANDSCAPE BOULDER
2-8 N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
 - ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
 - SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
 - 2.3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss (1-3 cy/1000sf) to lower the pH.
 - 3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply 1/2 lb urea or 1/2 lb of ammonium sulfate.
 - 3 lbs of P205 per 1,000 sf to increase the Phosphorus
 - 2 lbs of K20 per 1,000 sf to increase the Potassium
- RECOMMENDED BACKFILL:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
 - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER WITH 16" stakes at 30" O.C., color shall be green.
 - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
 - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
 - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 8'-0" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 2" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e. MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

OWNER INFO

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city/state PEYTON, CO 80831
phone no

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

Structural:
Electrical:
Mechanical:
Plumbing:

Shops @ Meridian Ranch
Meridian Road
Falcon, CO

File No. 18.118
Directory Landscape
File Site development plan 4-12-2004
Drawn By DEN
Date 6/22/2010
Revised 10/4/2010

DRAWING NO. 3
LANDSCAPE DETAILS