

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 DECIDOUS TREE PLANTING

②TYPICAL EVERGREEN TREE PLANTING

③ TYPICAL SHRUB PLANTING

TYPICAL GROUNDCOVER/PERENNIAL PLANTING

(5) LANDSCAPE BOULDER

6 STEEL EDGE

(7) 2-4" BLUE GREY GRAVEL MULCH

ORGANIC MULCH

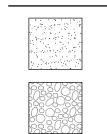
① COMPACTED BREEZE

1 TURF LAWN AREA (THERMAL BLUE BLEND) see landscape notes for required amendments

(2) 1'-0" WIDE CONCRETE WALK. DOWEL INTO BACK OF CURB

2-4" COBBLE

HATCH LEGEND



TURF KENTUCKY BLUE GRASS (THERMAL BLUE BLEND)

4-8" COBBLE 2,184 sf

5,943 sf

1,173sf

ORGANIC MULCH

NATIVE SEED MIX 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:

1. 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.

2. 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.

3. 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.

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

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. 6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses

5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or

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. 7. 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",

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

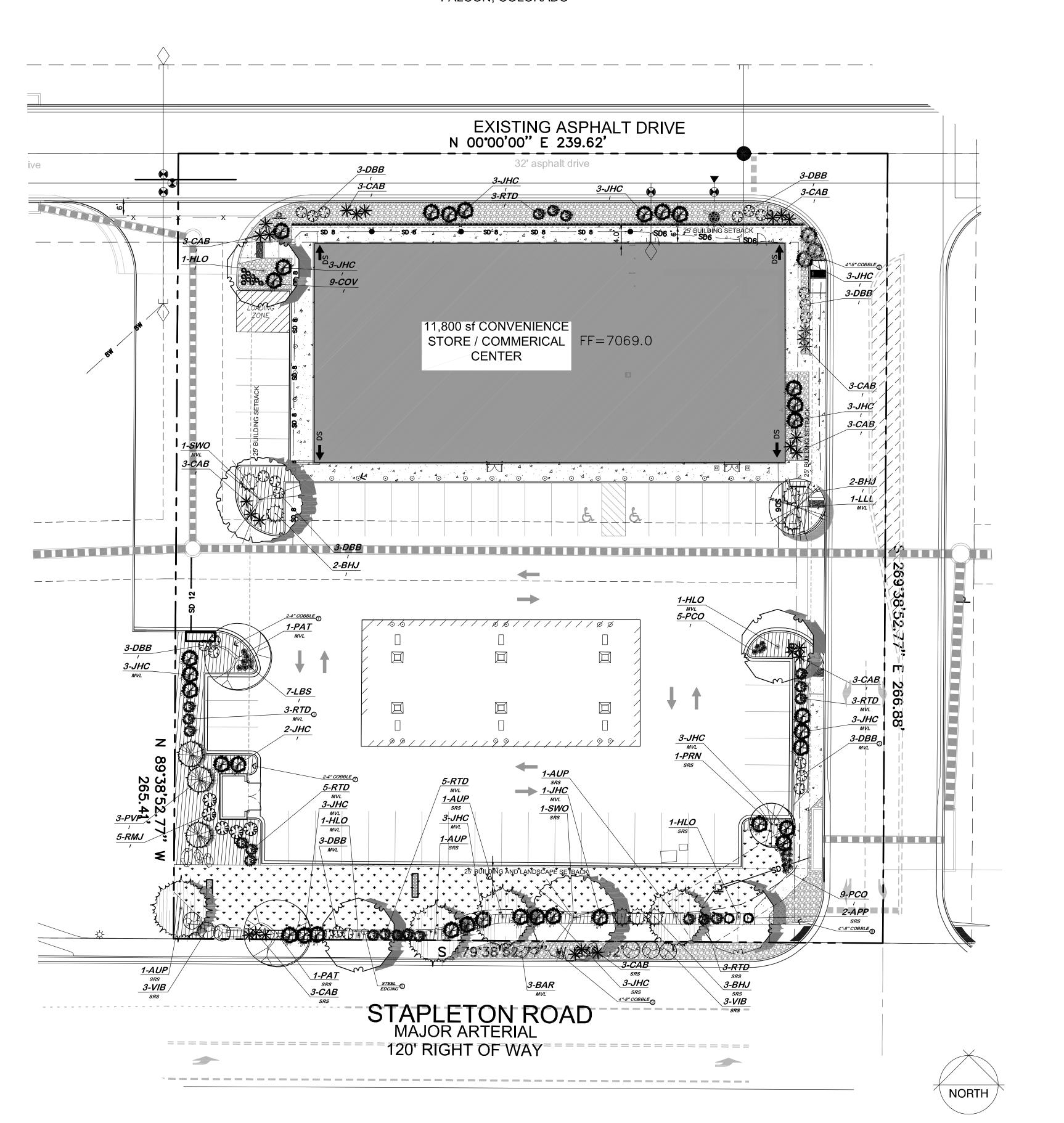
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes

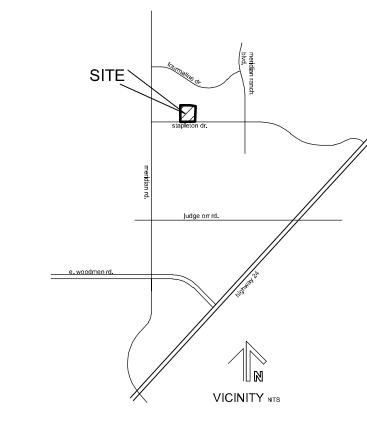
at 30" O.C., color shall be green.

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

11. 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

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





<u>LANDS</u>	<u>SCAPE</u>	SETB/	CKS								
Plant Label	Street	Name /	Street		Width (in feet)		Linear		Tree / Feet	No.	Trees
Code	Zone Be	oundary	Classification		Re	quired	Footage		Required	Required	Provided
SRS	Stapleton Road Setback Shrub Substitutions		: Major-Arterial			25'	220'		1/20'	11	9
			Orn. Gra	ss Subst.	Setback Plant Abbr.	% Ground Plane Veg.					
	Required	Provided	Required	Provided	Denoted	d on Plan	Requ	uired	Provided		
	20	17	6	6	S	SRS	759	%	75%		
		ICLE L								2.	
Plant Label Code	No. of Vehicle Spaces Provided			rees (1/15) Provided			Length of Frontage (ft.) (excluding driveways)		2/3 Length of Frontage (ft.)		
MVL	50		4	4	243'		243'		16	32'	
	Min 3' Screen Plants			Evergreen Plants Length of Screening Required Provided Wall or Berm Provided		Vehicle Lot Plant Abbr.		% Ground			
	Required	Provided	Required	Provided	Wall or Bei	rm Provided	d on Plan		lan	Required	Provided
	33	33	17	17	n	/a		M	VL	75%	75%
INTED	NALL	ANDSC	ADINI								
					·	4 (05)			(4/500 05)		
Plant Label Code	Net Site /		Percent Internal	Minimum Internal Area (SF) Area(%) Required Provided			Internal Required		(1/500 SF) Provided	\dashv	
I	63,772 SF		5%			9,300 SF	7	\pm	4	Ⅎ	
	Shrub Substitutions		Orn. Grass Subst.				0/ 0		\/	4	
	Required			ass Supst. Provided		Plant Abbr. d on Plan	% Groun Require	_	ane veg. Provided	\dashv	
	Requirea										

SVMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
		TREES	00///////////	MATORE GIZE	T EARTHING GIZE	110120
PAT	2	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	50' x 40'	2" Caliper	Ball and Burlap
HLO	4	Gleditsia triacanthos	Skyline Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
swo	2	Quercus bicolor	Swamp White Oak	60' x 50'	2" Caliper	Ball and Burlap
LLL	1	Tilia cordata 'Glenleven'	Glenleven Linden	45' x 25'	2" Caliper	Ball and Burlap
EVER	GREE	N TREES				
AUP	4	Pinus nigra	Austrian Pine	50' x 30'	10' Height	Ball and Burlap
PVP	3	Pinus flexilis' Vanderwolfs Pyramld	Vanderwolf Pine	30' x 15'	6' Height	Ball and Burlap
ORNA	MENT	AL TREES	•			
PRN	1	Prunus nigra Princess Kay	Princess Kay Plum	18' x 12'	1" Caliper	Ball and Burlap
DECIL	DUOUS	SHRUBS				
DBB	21	Eounymous Alatus 'Compacta'	Dwarf Burning Bush	5' x 4'	5 Gallon	Container
RTD	20	Cornus stolonifera	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VIB	6	Viburnum lentago	Nannyberry Viburnum	9' x 7'	5 Gallon	Container
BAR	3	Berberis thunbergii 'Autropurpurea'	Redleaf Barberry	5' x 5'	5 Gallon	Container
APP	2	Fallugia paradoxa	Apache Plume	3' x 3'	5 Gallon	Container
EVER	GREE	N SHRUBS				
RMJ	5	Juniperus scopulorum	Rocky Mountain Juniper"Welchi	i" 12' x 4'	15 Gallon	Container
ВНЈ	7	Juniperus horizontalis -Bar Harbor	Bar Harbor Juniper	1' x 5'	1 Gallon	Container
JHC	36	Juniperus Chinensis 'Armstrangi'	Armstrong Juniper	4' x 4'	5 Gallon	Container
ORNA	MENT	AL GRASSES				
CAB	27	Miscanthus sinensis 'Cabaret'	Cabaret Japanese Silver Grass	3' x 4'	1 Gallon	Container
COV	9	Calamagrotis x acutiflora overden	Overdam Feather Reed Grass	2' x 3'	1 Gallon	Container
LBS	7	Schizachyrium scoparium	Little Bluestem	2' x 2'	1 Gallon	Container

company | HUNJAN GAS STATIONS LLC

FILE NUMBER: PPR2322

address | 12599 MT. LINDSEY DR.

city/state | PEYTON, CO 80831

phone no

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 within thirty (30) days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first. 2. Upon request by the applicant, an Imigation plan shall be submitted within ninety (90) days subsequent to building

In the case of the conversion of vacant land to nonresidential use that does not involve the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development plan review and approval.

The Irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plans. The Irrigation plan shall show and note hydrozones. The hydrozones shall take into account like water demand plants, slopes, microclimates, environmental factors, and water pressure. Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape policy manual.



 \bigcirc

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.

FALCON, COLORADO

 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

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

 AVOID FALL PLANTING IF POSSIBLE. AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC

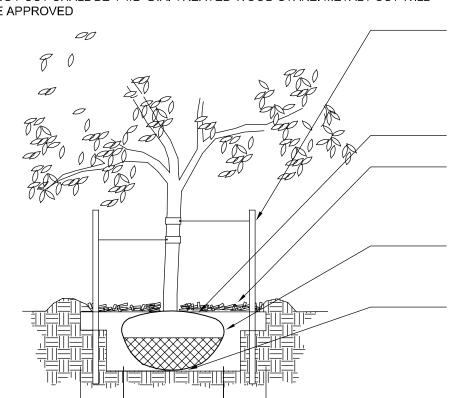
MATERIAL, PREFERABLY CANADIAN PEAT MOSS. PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL 4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER. SET TREE PLUMB, STAKE 6' TREES AND SMALLER WITH TWO POSTS SET ON WINDWARD AND LEEWARD SIDES; STAKE 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18"

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY, BACKFILL HOLE WITH AMENDED SOIL MIX, SCARIFY SIDES OF UNDISTURBED SOIL.

EVERGREEN TREE PLANTING DETAIL

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
- 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



SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA, TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18"

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

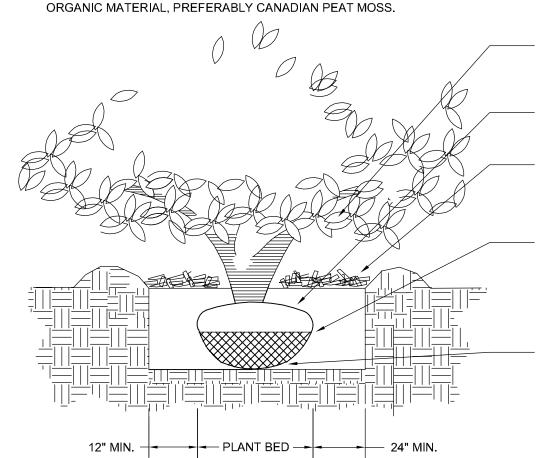
4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

(a) DECIDUOUS TREE PLANTING DETAIL

- 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%



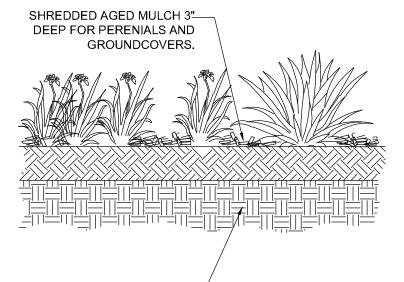
SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

- PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PLANTING PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALI TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

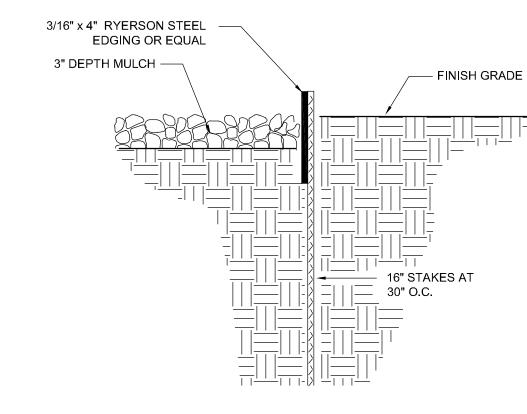
CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.



PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE. SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6". KEEP PLANTS MOIST AND SHADED UNTIL PLANTED. IN CLAY SOIL, WORK IN

COMPOST. SEE SPECS. FOR RATIO AND QUANTITY. IN SAND, WORK IN TOPSOIL ORGANIC COMPOST AND AGED

MANURE. SEE SPECS FOR RATIO AND QUANTITY.



PERENNIAL/GROUND COVER PLANTING DETAIL (e) STEEL EDGE DETAIL



3" DEPTH MULCH SEE PLAN FOR — 4" - 6" COBBLE WEED BARRIER -MULCH TO ABUT COBBLE

SHRUB PLANTING DETAIL

1. STEEL EDGING ONLY TO BE USED WHEN STREAM BED ABUTTS TURF AREA 2. NO STEEL EDGE WHEN STREAM BED ABUTTS MULCHED PLANTING STEEL EDGE -. MIN 3% CROSS SLOPE 3/4"-1 1/2" -**BLUE-GREY** RIVER ROCK (60%)MULCHED TURF 4"-8" BLUE-GREY RIVER ROCK TYPICAL STREAM BED

4'x3'x2' APPROXIMATE DIMENSION FINISH GRADE -FINISH GRADE COMPACTED SUBGRADE $\frac{1}{3}$ TO $\frac{1}{2}$ OF ROCK SHALL BE BURIED

UNDISTURBED SOIL

 $\frac{\binom{h}{2-8}}{\binom{2-8}{2-8}}$ LANDSCAPE BOULDER

GENERAL LANDSCAPE NOTES:

1. 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. 2. 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. 3. 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 $\frac{1}{4}$ lb urea or $\frac{1}{2}$ 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. 4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final

5. 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. 6. 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. 7. 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

8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified. 9. 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. 10. 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. 11. 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. 12. 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

13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED. 14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6'-8' 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:

1. 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.

2. 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.

3. 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.

4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing

5. The contractor shall adjust all valves and spray nozzles for optimum coverage.

7. Backflow preventer should be located in a locked/secured metal enclosure.

8. 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 asembly constructed of $\frac{1}{4}$ " dripline(diameter to match root ball).

6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.

Reference Rainbird standard dripline tree detail. 9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).

10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.

11. 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).

12. All turf, seeded and drip areas should be zoned SEPARATELY.

13. 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.

> company | HUNJAN GAS STATIONS LLC address | 12599 MT. LINDSEY DR city/state | PEYTON, CO 80831 phone no

> > FILE NUMBER: PPR2322



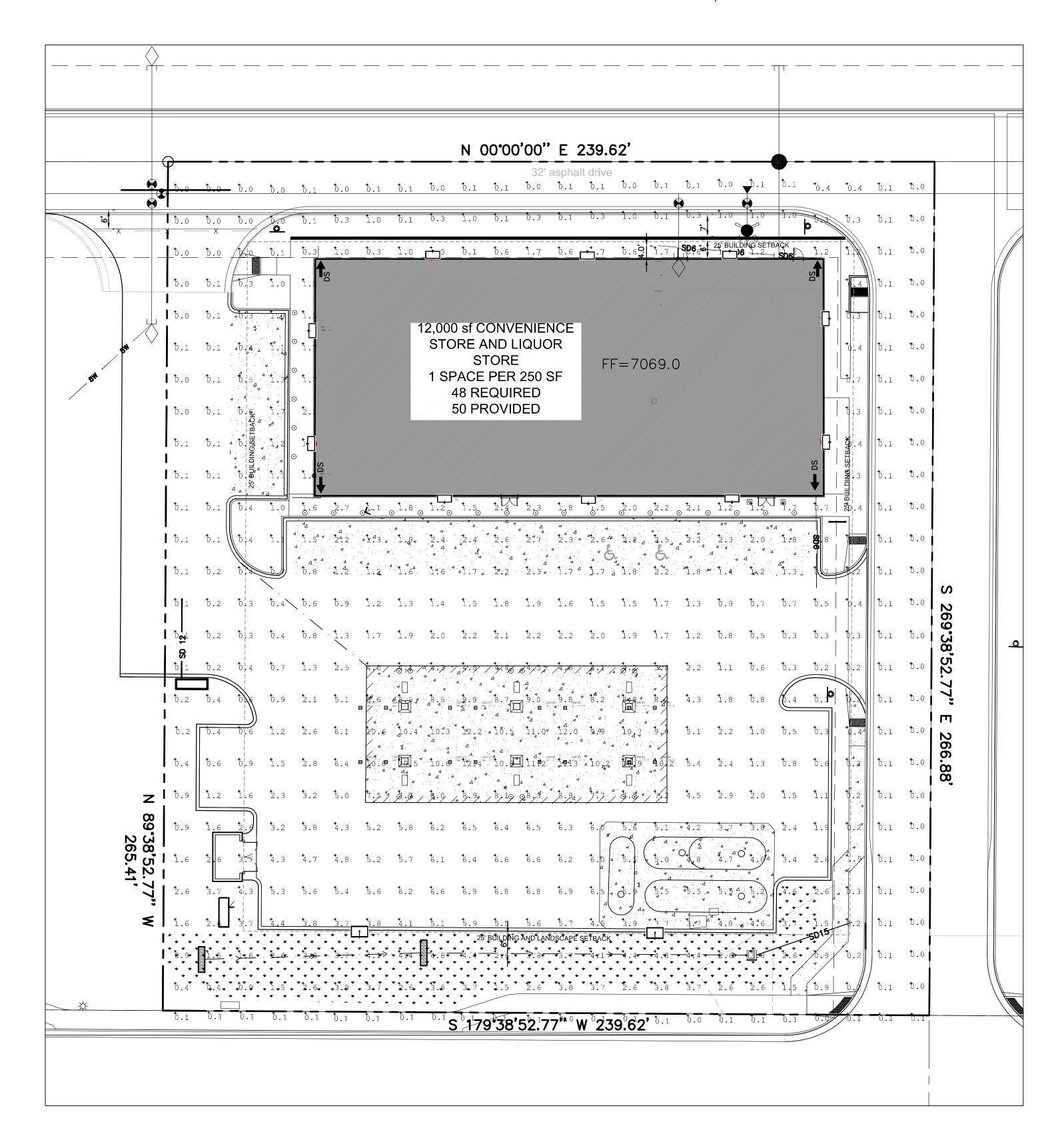
 ∞

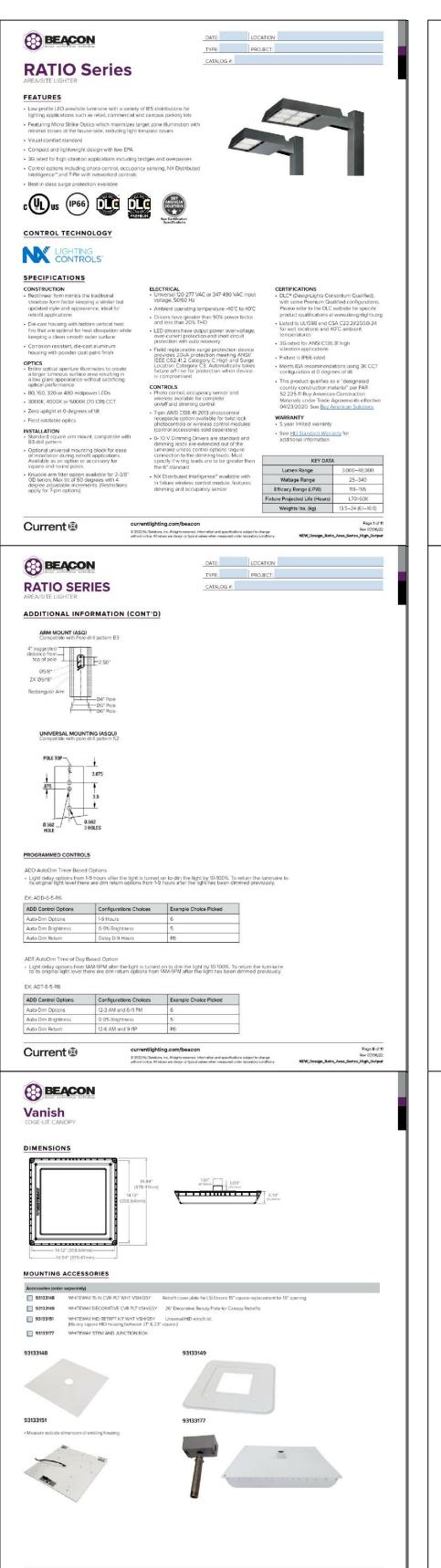
LANDSCAPE DETAILS

THE SHOPS FILING NO. 2 AT MERIDIAN RANCH

PHOTOMETRIC PLAN

EL PASO COUNTY, COLORADO. FALCON, COLORADO

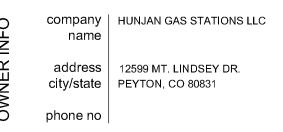




BEACON design performance technology		DATE: LOCA TYPE: PROJE	
RATIO Wall RWL1/RWL2 LED WALLPACK PHOTOMETRY		CATALOG #:	
Mounting Height: 30ft Type 2	Type 3	Type 4F	Type 4W
DIMENSIONS			
RW	LI T		RWL2
• •	e		
8.7" 9.7" 3.9" 7.	D E Weight 0" 5.0" (mm 127mm 6.5 lbs (2.95 kgs)	1 J 14.0° 15.0° 356mm 381mm	K L M 3.9" 12.0" 5.0" Weight 99mm 305mm 127mm
RWL1 Integral B			RWL2 with Integral Back Box
	8		•
⊗		₩ N 0	P
10.4" 11.0" 5.9" 264mm 279mm 150mm		15.4° 16.0° 391mm 406mm	5.5° 140mm
Current @	currentlighting.com/be		Page 8
BEACON	© 2022 HU Solvitons, Inc. All rights re- without notice. All values are design or	ervad, information and specifications subject to che typical values when measured under laboratory con	
RATIO SERIE AREA/SITE LIGHTER	S	TYPE: PROJECTALOG #:	ect:
DIMENSIONS RAR1 - 5.0° - 14.0° - (356mm)			
		19.0° (463mm)	
	12.0° (305mm)		3.25" (83mm)
RAR2 - 7.5" 19.5" (495mm)		27.0°	→
	17.39° (442mm)	(686mm)	3.25° (83mm)
ADDITIONAL INFORMA	ATION		(Colonia)
		1037	
with integral arm for ease of installation. Compatible for precise with Hubbell Outdoor B3 control, f	- Knuckle mount gangle increments see aiming and its 2-3/8' tenons		
dril pattern. or pipes.	Universal Mounting Universal mounting i for ease of installation Competible with drill patterns from 2.9 to	block sta	
Roadway applications. bracket of	unt – Wall mount designed for mount applications.		
Current @	currentilghting.com/be @ 2022 HU Solutions, Inc. All rights re without notice. All values are depign or	NACON Herved, information and specifications subject to che typical values when measured under laboratory cor	Page 7 Rev 07/0 Rev 07/0 NEW_Design_Ratio_Area_Series_High_Du
BEACON BATIO Wall		DATE: LOCA TYPE: PROJE CATALOG #:	
FEATURES	ith a variety of IES distributions for ligi	nting.	
applications such as retail, comm	nercial and industrial building mount ich maximizes target zone illuminatio	4	
minimal losses at the house-side Visual comfort standard			
minimal losses at the house-side Visual comfort standard	control, occupancy sensing, NX Dis/ib with networked controls for emergency code compliance rinstallation/maintenance		-
minimal losses at the house-side - Visual comfort standard - Control options including photo of Intelligence", Wiscape and 7-Pin intelligence", Wiscape and 7-Pin intelligence and intelligence with the control of the control option option of the control option option of the control option opti	ontrol, occupancy sensing, NX Disrib with networked controls for emergency code compliance rinstallation/maintenance strial applications and Canada		-
minimal losses at the house-side Visual comfort standard Control options including photo or intelligence", Wiscape and 7-Pin Battery Backup options available Quick-mount adapter allows easy	ontrol, occupancy sensing, NX Disrib with networked controls for emergency code compliance rinstallation/maintenance strial applications and Canada		
minimal losses at the house-side Visual comfort standard Control options including photo o Intelligence", Wiscape and 7-Pin Intelligence", Wiscape and 7-Pin Intelligence and	ontrol, occupancy sensing, NX Distrib with networked controls for emergency code compliance installation/maintenance strial applications and Canada STRIP STRIP STRIP ELECTRICAL (C - Divers have a - and less than - Dual Diver os - unimarity to the furnished, - the furnished.	ONTINIUED) reater than 90 power factor 20% Total Harmonic Distortion tion provides 2 drivers within inly one set of leads exiting where Dual Power Feed	CONTROLS (CONTINUED) - Battery Backup suitable for operating temperatures -25°C to 40°C. RNLL battery 12.55°W RNL2 battery is 13°W. - Dual Driver and Dual Power Feed options creates product configuration with 2 intern
minimal losses at the house-side Visual comfort standard Control options including photo o Intelligence", Wiscage and Z-Pin I. Battery Backup options available Outclemount adapter allows ersy. 347V and 480V versions for indus CONTROL TECHNOLO CONTROL TECHNOLO LIGHTING CONTRUCTION Die-cast housing with hidden ver fins that are optimal for heat dissipation of the control o	ontrol, occupancy sensing, NX Disrib with networked controls for emergency code compliance rinstallation/maintenance strial applications and Canada WISCAPE Tical heat spation while raface initian meet 1000 EEECTRICAL (C Dirvers have g and less than a Dual Dirvers initian meet 1000 EEECTRICAL (C Dirvers have g and less than a Dual Dirvers initian extended from can not be a End deplace provides Not can ont be re- provides Not can not be re- can not	DNTINUED) reater than 90 power factor reater than 90 power factor DNS foral Halmonic Distortion ston provides 2 drivers within nay one set of leads extrang where Dual Power Feed with the furninaire. Both options uded in one same fixture, bels surge protection device posterior protection device posterior protection device protection device protection device.	 Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery i 12.5W RWL2 battery is 18W Dual Driver and Dual Power Feed options
minimal losses at the house-side Visual comfort standard Control options including photo or intelligence", Wiscape and 7-Pin I. Battery Backup options available Outlick-mount adapter allows easy. 347V and 480V versions for indus CONTROL TECHNOLO: CONTROL TECHNOLO: SPECIFICATIONS CONSTRUCTION CONSTRUCTION CONSTRUCTION Die-cast housing with hidden verifies that are optimal for heat dissidence in the control of the	ontrol, occupancy sensing, NX Distrib with networked controls for emergency code compliance rinstallation/maintenance strial applications and Canada WISCAPE Titical heat application while urface uninum tinch inich inich sist to create securificing securificing Telegraphy ELECTRICAL (C - Divers have a - Duel Drivers - and leas than - Under but the furnishate, provides two of inich to complete the extended from an rot be for - Field replacea provides 28/4 [EEE GG2/12 Location Cite compromise - Dimming dive - Compromise - Compr	DNTINUED) rester than 90 power factor ro% foral Haimonic Distortion toon provides 2 drivers within inly one set of leads extring inviews which can be writed as two sets of leads are the luminaire. Both options uded in one same fixture. bloe surge protection device protection meeting ANSI/ Category C Tigh and Surge jory C3. Automatically takes or protection when device is rs are standard and dimmining	 Battery Buckup suitable for operating temperatures -25°C to 40°C. PWLI battery 12.5W RWL2 battery is 18W Dual Driver and Dual Power Feed options creates product configuration with 2 intern drivers for code compliance. Please consult brand or sales representati when combining control and electrical options as some combinations may not operate as anticipated depending on your application. CERTIFICATIONS Listed to ULISB8 and CSAC22.2#250.0-24 wet locations IP65 rated housing This product qualifies as a "designated
minimal losses at the house-side Visual comfort standard Control options including photo or Intelligence", Wiscape and 7-Pin - Battery Backup options available Outlick-mount adapter allows ersy 347V and 480V versions for indus CONTROL TECHNOLO LIGHTING CONTROLTS SPECIFICATIONS CONSTRUCTION Disc-cast housing with hidden versions that are optimal for heat dissible properties of the control of the con	ontrol, occupancy sensing, NX Distrib with networked controls for emergency code compliance installation/maintenance strial applications and Canada WISCAPE Titical heat application while under the pation	DNTINUED) reater than .90 power factor 20% Total Harmonic Destortion 120% Total Harmonic 12	 Battery Buckup suitable for operating temperatures-25°C to 40°C. FWIL battery 12.5°W RWL2 battery is 18W Dual Driver and Dual Power Feed options creates product configuration with 2 intern drivers for ode compliance. Please consult brand or sales representativen combining cortion and electrical options as some combinations may not operate as anticipated depending on your application. CERTIFICATIONS Listed to ULIS98 and CSAC22.2#250.0-24 well locations IP65 rated housing This product qualifies as a "designated country construction material" per FAR 52.225-II Buy American-Construction Microals under radio Agreements effect 04/23/2020. See Buy American Solutions DLC" (DesignLights Consortum Qualified), with some Premium Qualified configuration
minimal losses at the house-side Visual comfort standard Control options including photo or Intelligence", Wiscape and 7-Pin I. Battery Backup options available Battery Backup options available Outcle-mount adapter allows easy 347V and 480V versions for indus CONTROL TECHNOLO LIGHTING CONTROLS SPECIFICATIONS CONSTRUCTION Disc-cast housing with hidden verifies that are optimal for heat dass keeping a clean smooth outer six Seeping a clean smooth outer six Construction Disc-cast housing with hidden verifies that are optimal for heat dass keeping a clean smooth outer six Construction Disc-cast housing with hidden verifies that are optimal for heat dass keeping a clean smooth outer six Construction Conversion resistant, disc-cast allow not only a clean structure at law of the control of the contr	ontrol, occupancy sensing, NX Disrib with networked controls for emergency code compliance installation/maintenance strial applications and Canada WISCAPE Titical heat ippation while inface inhum finish minet 1000 meet 1000 meet 1000 miniarie but the luminarie, provices two or independently can not be no sacrificing sto create issulting in sacrificing and IV le in RWL2 CONTROLS Photo control, or independently fixture of Finier form of the incompromised compromised Dimming dies leads are ete unless control to the dimming dieds are lot to the dimming to the representation of the to the	DNTINUED) rester than 90 power factor roster than 90 power factor roster than 90 power factor roster than 90 power factor rost for the power feed not power feed not work to be seen of the power feed not work to be wired not power to be wired not power to be wired not protection meeting ANSV Category of ping and surge for protection when device is so are standard and dimming noted out of the luminaire options require connection geds. Must specify if wiring greater than 6" standard. occupancy sensor and ble for complete on/off and	 Battery Backup suitable for operating temperatures 25°C to 40°C. RVIL battery 12.5°W RWL2 battery is 18W Dual Driver and Dual Power Feed options creates product configuration with 2 intern drivers for code compliance. Please consult brand or sales representate when combining control and electrical options as some combinations may not operate as anticipated depending on your application. CERTIFICATIONS Listed to UL1598 and CSAC22.2#250.0-24 wet locations to the cattery of the control of the control of the control operate and country construction material? per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions. DLC (PGESIPILITY)
minimal losses at the house-side Visual comfort standard Control options including photo of Intelligence*, Wiscape and 7-Pin - Battery Backup options available Guick-mount adapter allows easy 347V and 480V versions for indus CONTROL TECHNOLO LIGHTING CONTROLTON Die-cast housing with hidden verifins that are optimal for heat dass keeping a clean smooth outer six housing with provides durinousing with provides durinousing with provides durinousing with provides durinousing with provides and outdoor environments. Tested to hour salt spray rating OPTICS - Entire optical aperture illuminates a larger luminous surface area re a low glare appearance without optical performance - 48 or 180 midpower LEDs - 3000K, 4000K or 5000K (70 CRI) - Zero uplight distributions LED optics provide ES type II, III distributions. Type II only availab configurations INSTALLATION - Quick-mount adapter provides emisibilizion is division to wall or to recessed books.	ontrol, occupancy sensing, NX Disrib with networked controls for emergency code compliance rinstallation/maintenance strial applications and Canada WISCAPE ELECTRICAL (C - Divers have; or and lass than, and lass than, and lass than, build brivers or and lass than, build brivers or and lass than, and lass than, build brivers or and lass than, and lass than, build brivers and lass than, build reflect finite off-laise compromised Dimming down leads are to be leads	ONTINUED) reater than 90 power factor. 20% Total Harmonic Distortion too provides 2 drivers within inly one set of leads exhing where Dual Power Feed invers which can be wired as two sets of leads are the luminaire. Both options uded in one same fixture, bles surge protection device is protection meeting ANSI/ Category C High and Surge protection when device is or protection when and and dimming nded out of the luminaire options require connection jedds. Must specify if wining or greater than 6" standard, occupancy sensor and bite for complete on/off and ol ontrol is suitable for 120-277V 6.41-2013 photocontrol on available for twist lock or wireless control module, features discussed in the sensor liable with in fixture wireless is features divining and	 Battery Buckup suitable for operating temperatures-25°C to 40°C. PWLD battery 12.5°W RWL2 battery is 18W Dual Driver and Dual Power Feed options creates product configuration with 2 intern drivers for ode compliance. Please consult brand or sales representatives no consult brand or sales representatives no consult brand or sales representatives operate as anticipated depending on your application. CERTIFICATIONS Listed to ULIS98 and CSAC22.2#250.0-24 wet locations IP65 rated housing This product qualifies as a "designated country construction material" per FAR 52.225-II Buy American-Construction Miterials under Trade Agreements effects 040/23/2025. See Buy American Solutions DLC" (DesignLights Consortium Qualified), with some Premium Qualified configuration Please refer to the DLC website for specific product qualifications at www.designlights. WARRANTY

Lumina	Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Tag		
16	CANOPY	SINGLE	0.855	VSH-30-4K7-UNV	BEACON		
2	S3	SINGLE	0.855	RAR2-480L-210-4K7-3-U	BEACON		
5	W4	SINGLE	0.855	RWL1-48L-25-4K7-4W-U	BEACON		

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
•	16	CANOPY	SINGLE	0.855	VSH-30-4K7-UNV	
Ð	2	S3	SINGLE	0.855	RAR2-480L-210-4K7-3-U	
<u>-</u>	5	W4	SINGLE	0.855	RWL1-48L-25-4K7-4W-U	



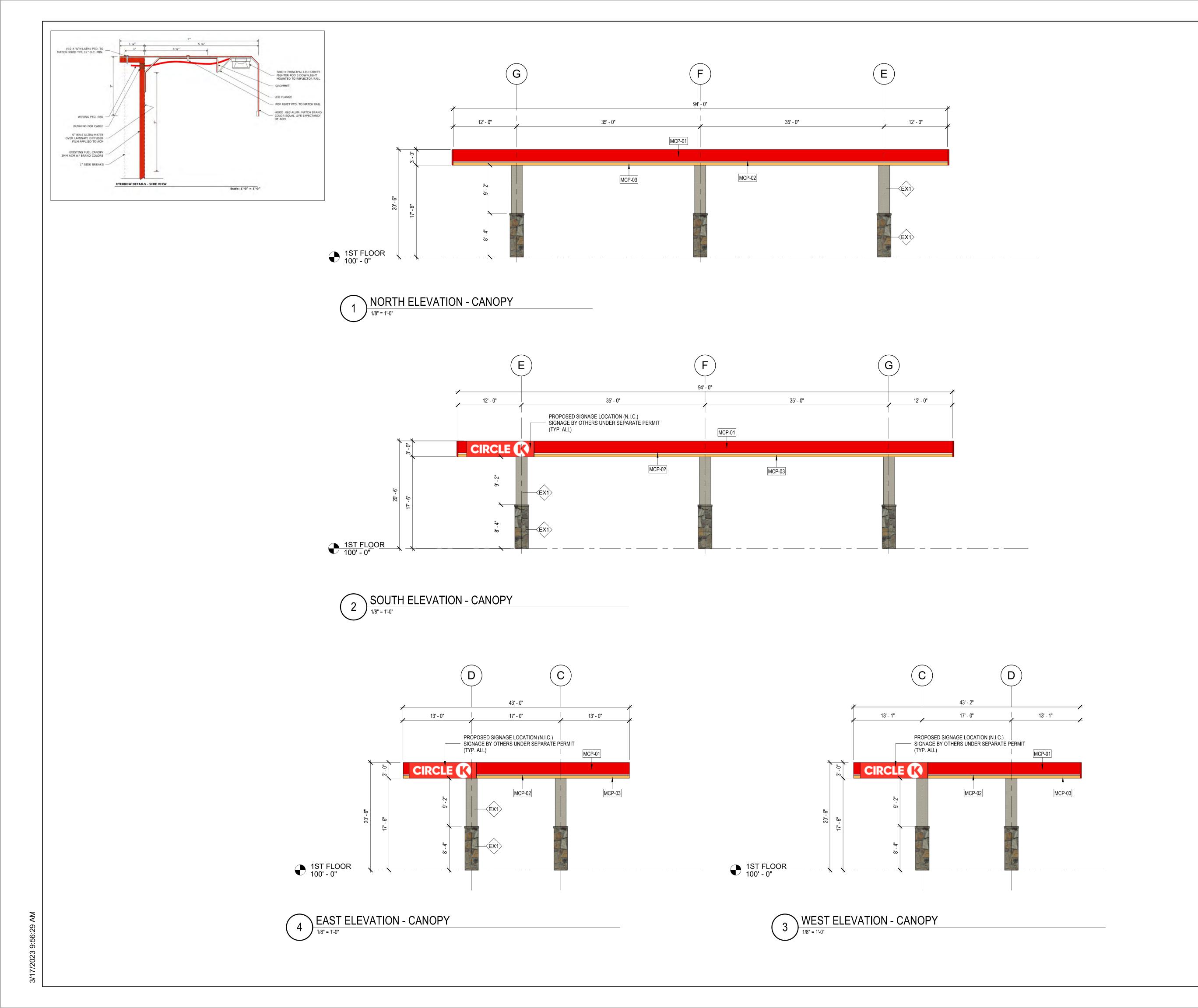
FILE NUMBER: PPR18033

PHOTOMETRIC PLAN

7







EXTERIOR MATERIALS

STOREFRONT SYSTEM BASIS OF DESIGN: KAWNEER STYLE: 451T SYSTEM FINISH: ANODIZED ALUMINUM COLOR: DARK BRONZE

STUCCO - 1 EX1 STYLE: FINE FINISH COLOR: EL RAY #119

STUCCO - 2 STYLE: FINE FINISH COLOR: LA LUZ 125

> ADHERED MANUFACTURED STONE MANUFACTURER: ELDORADO STONE STYLE: COUNTRY RUBBLE - COGNAC SIZE: THIN VENEER - 3/4" GROUT DEPTH (COLORED)

SPLIT-FACED CMU MANUFACTURER: TBD EX4 STYLE: TBD SIZE: 8" X 8" X 16"

MC-01 METAL COPING MANUFACTURER: BERRIDGE STYLE: STANDARD COPING

MC-02 METAL COPING MANUFACTURER: BERRIDGE STYLE: COPING AT STUCCO CORNICE

COLOR: DARK BRONZE

COLOR: TBD MCP-01 METAL COMPOSITE PANEL MANUFACTURER: ACM PANEL

STYLE: TEX-COTE COLOR: CIRCLE K RED

MCP-02 METAL COMPOSITE PANEL MANUFACTURER: ACM PANEL STYLE: TEX-COTE COLOR: CIRCLE K RED #PMS 465

MCP-03 METAL COMPOSITE PANEL MANUFACTURER: ACM PANEL STYLE: TEX-COTE COLOR: CIRCLE K ORANGE #PMS 144

MSP-01 METAL SOFFIT PANEL MANUFACTURER: BERRIDGE STYLE: VEE-PANEL COLOR: CHAMPAGNE

> PAINT - STEEL AND HM DOORS BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS COLOR: URBAN BRONZE SHEEN: FLAT

PC

Architects

YOW

Planning Colorado 719

∞ŏ

Architecture of Colorado Spring

Revision Schedule

THE SHOPS AT MERIDIAN RANCH GAS STATION

11810 STAPLETON DR PAYTON, CO 80831

Project Number 22.247

Date 03/17/2023 Drawn By **MKG** Checked By YOW

A310 CANOPY ELEVATIONS Scale As indicated

