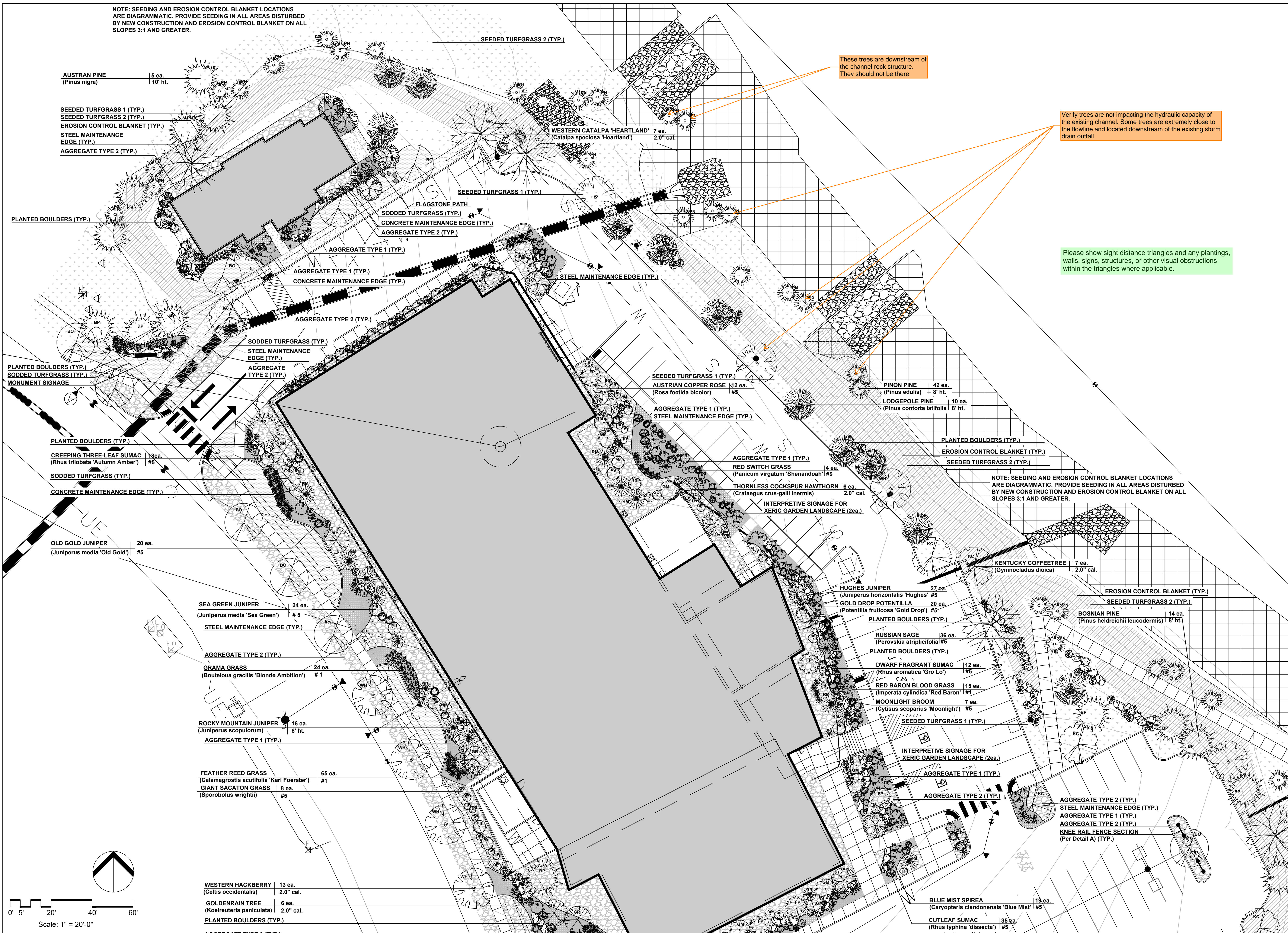


NOTE: SEEDING AND EROSION CONTROL BLANKET LOCATIONS ARE DIAGRAMMATIC. PROVIDE SEEDING IN ALL AREAS DISTURBED BY NEW CONSTRUCTION AND EROSION CONTROL BLANKET ON ALL SLOPES 3:1 AND GREATER.



AUSTRAN PINE (Pinus nigra) 5 ea. 10' ht.

SEEDED TURFGRASS 1 (TYP.)
SEEDED TURFGRASS 2 (TYP.)
EROSION CONTROL BLANKET (TYP.)
STEEL MAINTENANCE EDGE (TYP.)
AGGREGATE TYPE 2 (TYP.)

PLANTED BOULDERS (TYP.)

PLANTED BOULDERS (TYP.)
SODDED TURFGRASS (TYP.)
MONUMENT SIGNAGE

PLANTED BOULDERS (TYP.)

CREeping THREE-LEAF SUMAC (Rhus trilobata 'Autumn Amber') 18 ea. #5
SODDED TURFGRASS (TYP.)
CONCRETE MAINTENANCE EDGE (TYP.)

OLD GOLD JUNIPER (Juniperus media 'Old Gold') 20 ea. #5

SEA GREEN JUNIPER (Juniperus media 'Sea Green') 24 ea. #5
STEEL MAINTENANCE EDGE (TYP.)

AGGREGATE TYPE 2 (TYP.)
GRAMA GRASS (Bouteloua gracilis 'Blonde Ambition') 24 ea. #1

ROCKY MOUNTAIN JUNIPER (Juniperus scopulorum) 16 ea. 6' ht.
AGGREGATE TYPE 1 (TYP.)

FEATHER REED GRASS (Calamagrostis acutifolia 'Karl Foerster') 65 ea. #1
GIANT SACATON GRASS (Sporobolus wrightii) 8 ea. #5

WESTERN HACKBERRY (Celtis occidentalis) 13 ea. 2.0" cal.
GOLDENRAIN TREE (Koeleruteria paniculata) 6 ea. 2.0" cal.

PLANTED BOULDERS (TYP.)
AGGREGATE TYPE 2 (TYP.)

SEEDED TURFGRASS 2 (TYP.)

WESTERN CATALPA 'HEARTLAND' 7 ea. 2.0" cal.
(Catalpa speciosa 'Heartland')

SEEDED TURFGRASS 1 (TYP.)

FLAGSTONE PATH
SODDED TURFGRASS (TYP.)
CONCRETE MAINTENANCE EDGE (TYP.)
AGGREGATE TYPE 2 (TYP.)

AGGREGATE TYPE 1 (TYP.)

AGGREGATE TYPE 1 (TYP.)
CONCRETE MAINTENANCE EDGE (TYP.)

AGGREGATE TYPE 2 (TYP.)

SODDED TURFGRASS (TYP.)
STEEL MAINTENANCE EDGE (TYP.)
AGGREGATE TYPE 2 (TYP.)

SEEDED TURFGRASS 1 (TYP.)
AUSTRIAN COPPER ROSE (Rosa foetida bicolor) 12 ea. #5

AGGREGATE TYPE 1 (TYP.)
STEEL MAINTENANCE EDGE (TYP.)

AGGREGATE TYPE 1 (TYP.)
RED SWITCH GRASS (Panicum virgatum 'Shenandoah') 4 ea. #5

THORNLESS COCKSPUR HAWTHORN 6 ea. 2.0" cal.
(Crataegus crus-galli 'Inermis')

INTERPRETIVE SIGNAGE FOR XERIC GARDEN LANDSCAPE (2ea.)

PINON PINE 42 ea. 8' ht.
(Pinus edulis)
LODGEPOLE PINE 10 ea. 8' ht.
(Pinus contorta latifolia)

AGGREGATE TYPE 1 (TYP.)
EROSION CONTROL BLANKET (TYP.)
SEEDED TURFGRASS 2 (TYP.)

PLANTED BOULDERS (TYP.)

NOTE: SEEDING AND EROSION CONTROL BLANKET LOCATIONS ARE DIAGRAMMATIC. PROVIDE SEEDING IN ALL AREAS DISTURBED BY NEW CONSTRUCTION AND EROSION CONTROL BLANKET ON ALL SLOPES 3:1 AND GREATER.

HUGHES JUNIPER (Juniperus horizontalis 'Hughes') 27 ea. #5
GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop') 20 ea. #5

PLANTED BOULDERS (TYP.)

RUSSIAN SAGE (Perovskia atriplicifolia) 36 ea. #5
PLANTED BOULDERS (TYP.)

DWARF FRAGRANT SUMAC (Rhus aromatica 'Gro Lo') 12 ea. #5
RED BARON BLOOD GRASS (Imperata cylindrica 'Red Baron') 15 ea. #1

MOONLIGHT BROOM (Cytisus scoparius 'Moonlight') 7 ea. #5
SEEDED TURFGRASS 1 (TYP.)

INTERPRETIVE SIGNAGE FOR XERIC GARDEN LANDSCAPE (2ea.)
AGGREGATE TYPE 1 (TYP.)

AGGREGATE TYPE 2 (TYP.)

EROSION CONTROL BLANKET (TYP.)
SEEDED TURFGRASS 2 (TYP.)

BOSNIAN PINE (Pinus heldreichii leucodermis) 14 ea. 8' ht.

RUSSIAN SAGE (Perovskia atriplicifolia) 36 ea. #5
PLANTED BOULDERS (TYP.)

DWARF FRAGRANT SUMAC (Rhus aromatica 'Gro Lo') 12 ea. #5
RED BARON BLOOD GRASS (Imperata cylindrica 'Red Baron') 15 ea. #1

MOONLIGHT BROOM (Cytisus scoparius 'Moonlight') 7 ea. #5
SEEDED TURFGRASS 1 (TYP.)

INTERPRETIVE SIGNAGE FOR XERIC GARDEN LANDSCAPE (2ea.)
AGGREGATE TYPE 1 (TYP.)

AGGREGATE TYPE 2 (TYP.)

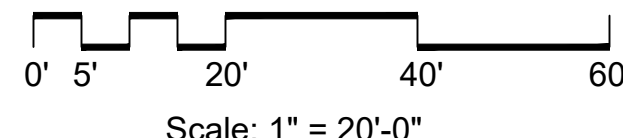
AGGREGATE TYPE 2 (TYP.)
STEEL MAINTENANCE EDGE (TYP.)
AGGREGATE TYPE 1 (TYP.)
AGGREGATE TYPE 2 (TYP.)
KNEE RAIL FENCE SECTION (Per Detail A) (TYP.)

BLUE MIST SPIREA (Caryopteris clandonensis 'Blue Mist') 19 ea. #5
CUTLEAF SUMAC (Rhus typhina 'dissecta') 35 ea. #5

These trees are downstream of the channel rock structure. They should not be there.

Verify trees are not impacting the hydraulic capacity of the existing channel. Some trees are extremely close to the flowline and located downstream of the existing storm drain outfall.

Please show sight distance triangles and any plantings, walls, signs, structures, or other visual obstructions within the triangles where applicable.



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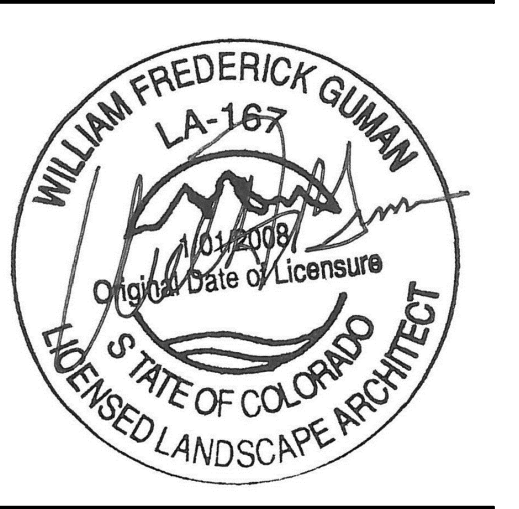


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Meridian Ranch Fieldhouse
Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831

Please use preliminary addresses assigned by Enumerations as 10575 & 10559 Rainbow Bridge Dr.

Please include tax parcel schedule numbers:
4220303009 &
4220303093



El Paso County
Major Commercial Site
Development Plan

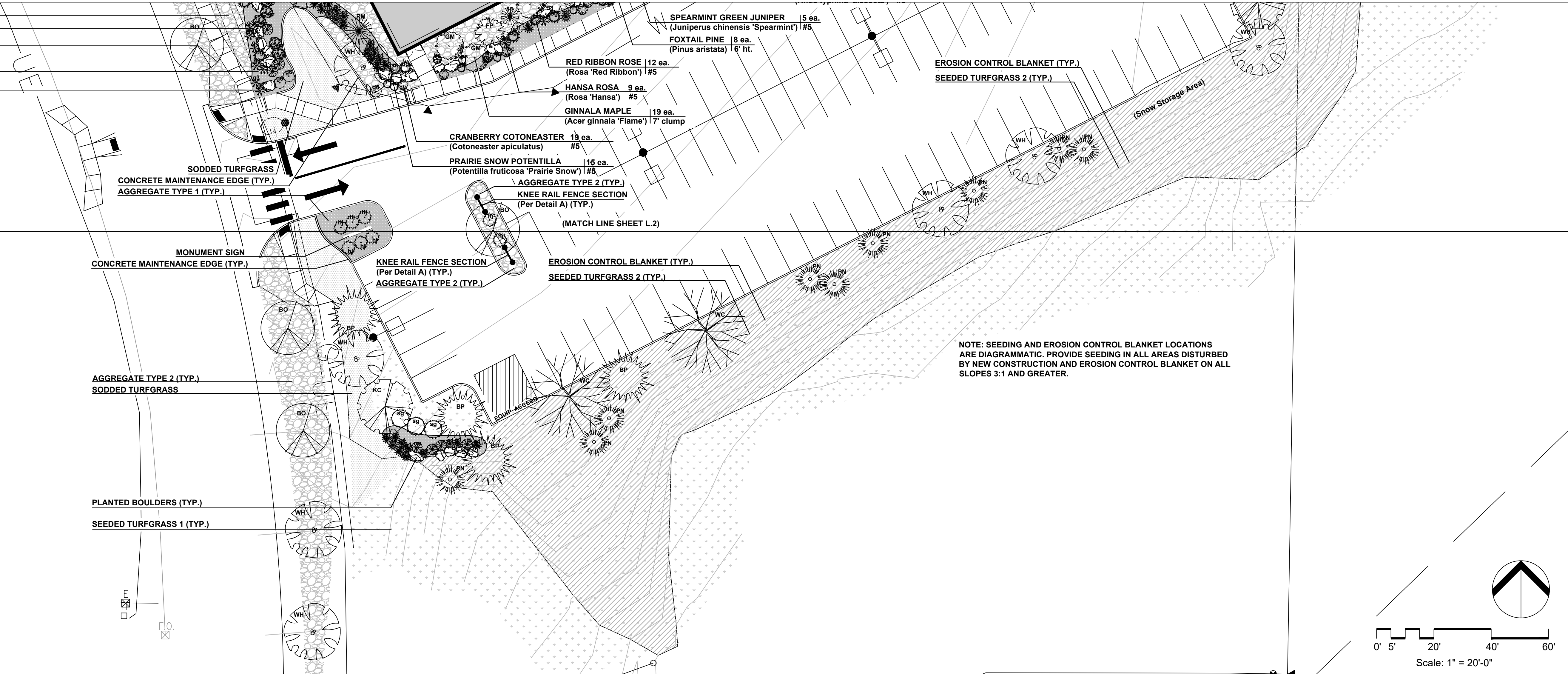
Drawn: WFG, GEM
Checked: GEM
Issued: 20 February 2024
Revised:
Revised:
Final:

Landscape Plan

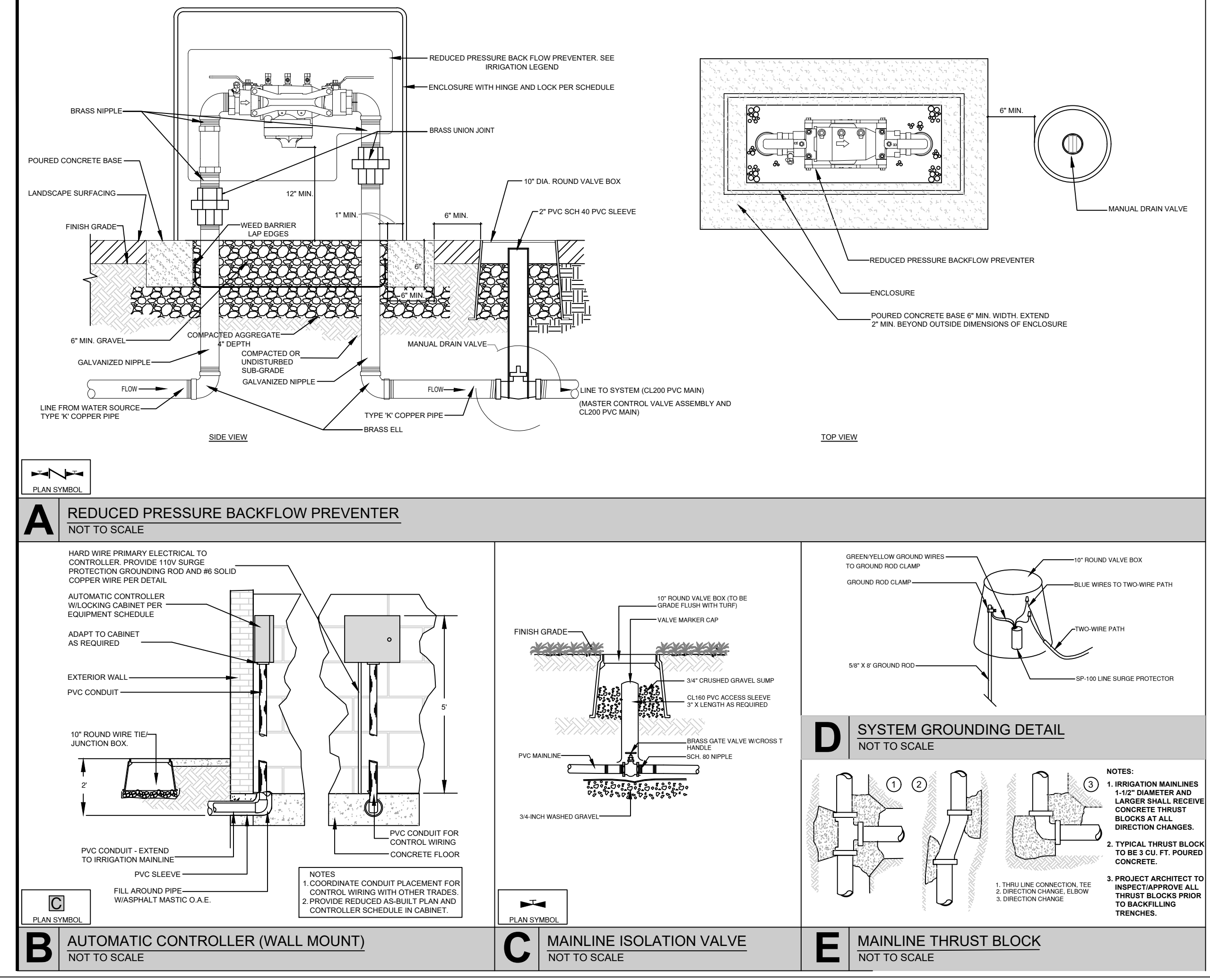
LS-1

Project No. 23.012
The LKA Partners Incorporated

- AGGREGATE TYPE 2 (TYP.)
- STEEL MAINTENANCE EDGE (TYP.)
- BUR OAK (Quercus macrocarpa) 10 ea. 2.0" cal.
- AGGREGATE TYPE 1 (TYP.)
- SIDEOTS GRAMA GRASS (Bouteloua curtipendula) 29 ea. #1



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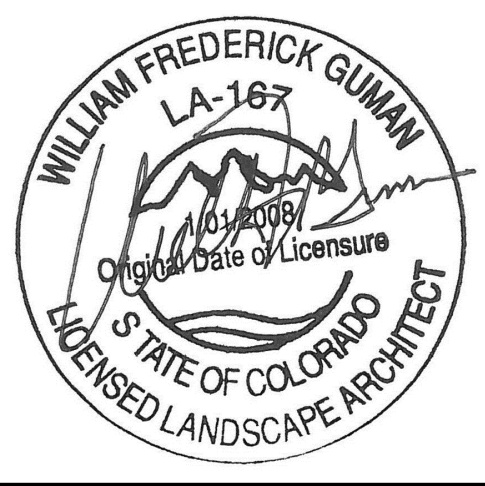


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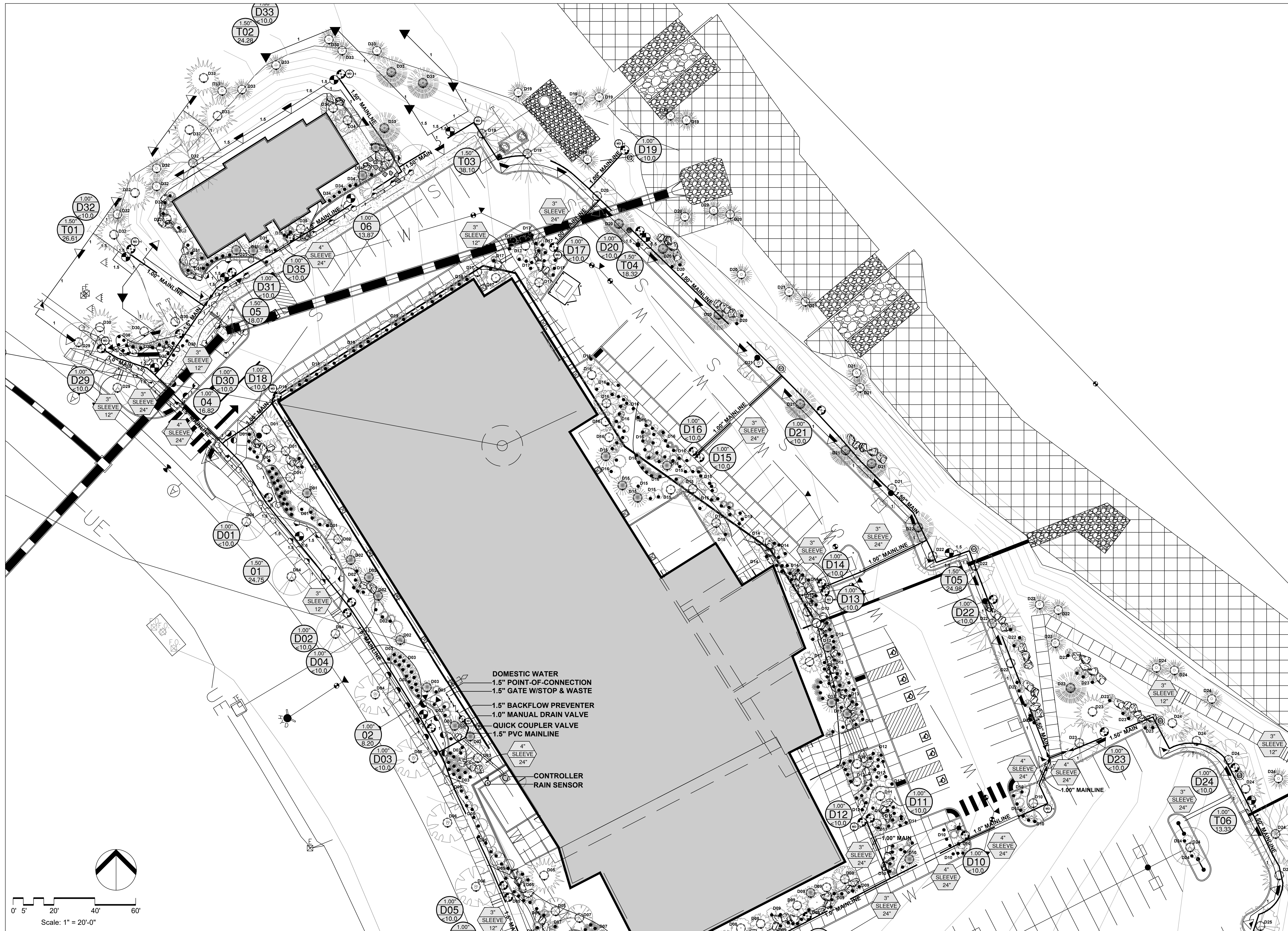
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 Peyton, CO 80831
 Meridian Service Metro District
 11886 Stapleton Drive
 Falcon, CO 80831



El Paso County
 Major Commercial Site
 Development Plan

Drawn: WFG GEM
 Checked: GEM
 Issued: 20 February 2024
 Revised:
 Revised:
 Final:

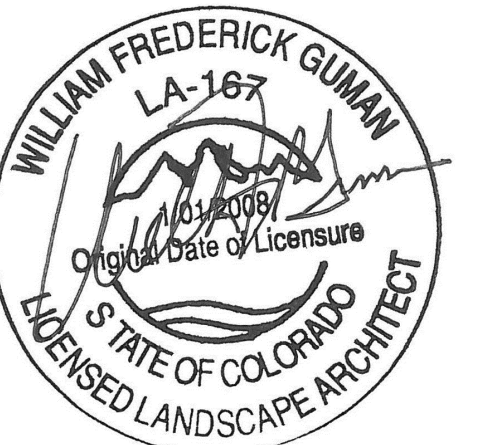
Landscape Plan
LS-2



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Meridian Ranch Fieldhouse

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El Paso County
 Major Commercial Site
 Development Plan

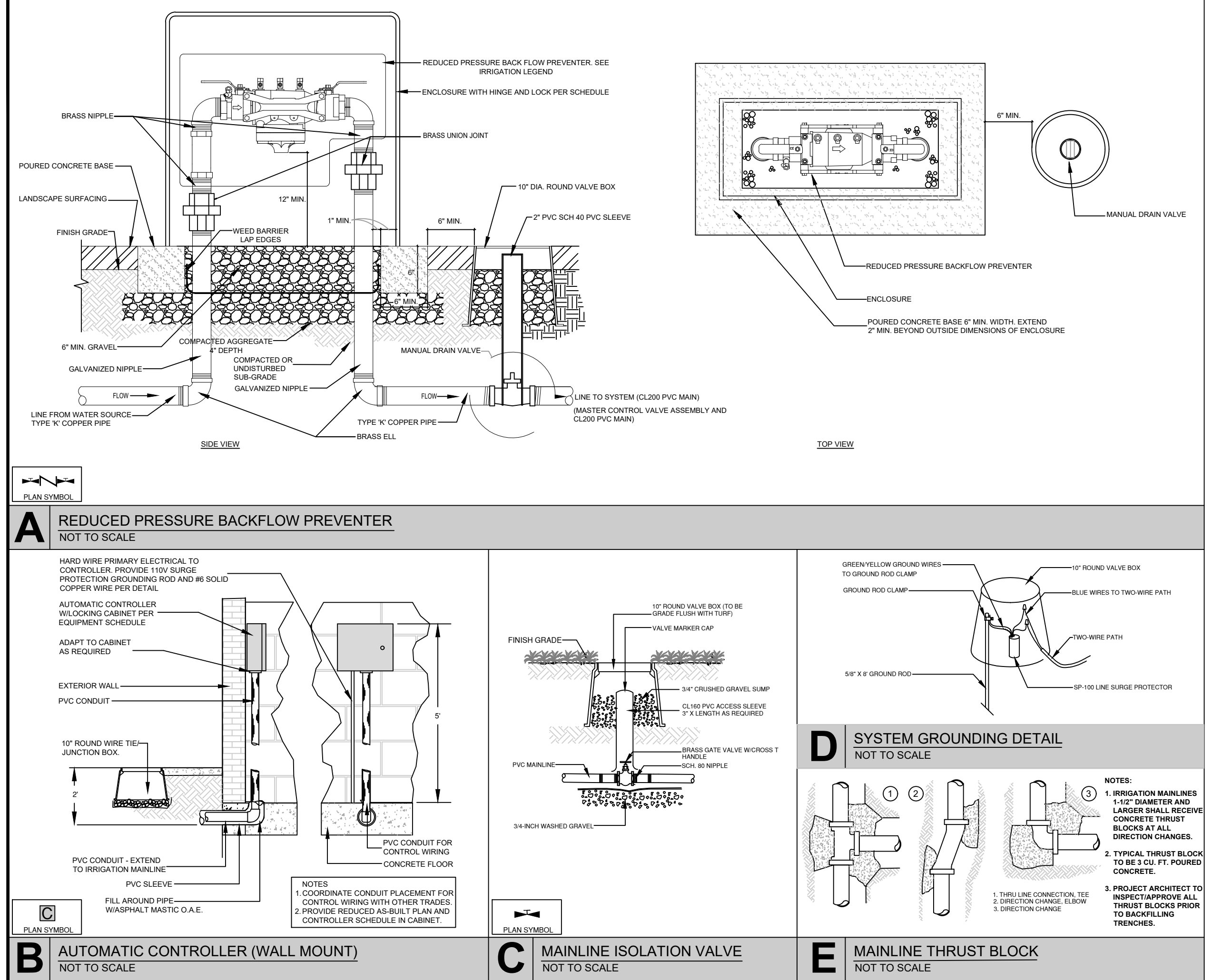
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 Issued: 20 February 2024
 Revised:
 Revised:
 Final:

Irrigation Plan

LS-3



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Meridian Ranch Fieldhouse
Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831



El Paso County
Major Commercial Site
Development Plan

Drawn: WFG GEM
Checked: GEM
Issued: 20 February 2024
Revised:
Revised:
Final:

Irrigation Plan

LS-4

LANDSCAPE SCHEDULE:
Landscape Schedule:

TREES

SYMBOL	QTY	KEY	DROUGHT TOLERANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
7 KC	7	KC	DEER RESISTANT	KENTUCKY COFFEE TREE (Gymnocladia dioica)	50-60 40-50	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
13 BH	13	BH		WESTERN HAZELBERRY (Gaultheria procumbens)	50-60 30-40	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
13 BO	13	BO		BURNING BUSH (Echinocytus thymifolius)	50-60 30-40	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
7 WVC	7	WVC		WESTERN CATALPA 'HEARTLAND' (Catalpa speciosa 'Heartland')	40-50 20-30	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
14 TC	14	TC		HAWTHORN, THORNLESS COCKSPUR (Crataegus crus-galli var. nemoralis)	15-20 10-15	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
6 SR	6	SR		GOLDENRAE (Spiraea japonica)	20-30 10-15	2.0' cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
19 CM	19	CM		DIAMLA MAPLE (Acer glabrum 'Pinnis')	15-20 10-15	7" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
14 BP	14	BP		BOEMIAN PINE (Pinus strobus 'Bohemian')	15-20 10-15	6" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
5 AP	5	AP		AUSTRIAN PINE (Pinus nigra 'Austriaca')	40-60 30-40	10" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
11 EP	11	EP		LOOSELEAF PINE (Pinus contorta 'Millers')	50-70 10-15	6" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
42 PN	42	PN		PIKON PINE (Pinus strobus)	20-30 10-15	6" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
8 FP	8	FP		SITKA PINE (Pinus sitchensis)	20-30 10-15	6" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size
16 PM	16	PM		ROCKY MOUNTAIN JUMPSPRINGER (Juniperus scopulorum)	20-30 10-15	6" cal.	888 Nursery Grow. Size to meet or exceed AAL min. size

SHRUBS

SYMBOL	QTY	KEY	DROUGHT TOLERANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
12 BR	12	BR		AUSTRIAN COPPER ROSE (Rosa foetida 'Austriaca')	6-10 6-8	#5	Container Grow. Size to meet or exceed AAL min. size
9 HJ	9	HJ		HANSA ROSE (Rosa 'Hansa')	4-6 4-2	#5	Container Grow. Size to meet or exceed AAL min. size
12 RI	12	RI		RED RUBIN ROSE (Rosa 'Rubin')	4-6 4-2	#5	Container Grow. Size to meet or exceed AAL min. size
19 BR	19	BR		CRANBERRY COTONMASTER (Rosa 'Cottonmaster')	10-12 6-8	#10	Container Grow. Size to meet or exceed AAL min. size
35 BR	35	BR		CUTLEAF SUMAC (Rhus typhina 'Cutleaf')	6-8 6-8	#5	Container Grow. Size to meet or exceed AAL min. size
12 BR	12	BR		DWARF FRAGRANT SUMAC (Rhus typhina 'Dwarf')	2-3 2-3	#5	Container Grow. Size to meet or exceed AAL min. size
18 BR	18	BR		CREeping THREE-LEAF SUMAC (Rhus typhina 'Three-leaf')	2-3 2-3	#5	Container Grow. Size to meet or exceed AAL min. size
19 BR	19	BR		BLUE MITT SPIREA (Spiraea cantoniensis 'Blue Mitt')	3-4 3-4	#5	Container Grow. Size to meet or exceed AAL min. size
7 BR	7	BR		MOONLIGHT BROOM (Caryophyllus 'Moonlight')	3-4 3-4	#5	Container Grow. Size to meet or exceed AAL min. size
36 BR	36	BR		RUSSIAN SAGE (Perovskia angustifolia)	3-4 3-4	#5	Container Grow. Size to meet or exceed AAL min. size
20 BR	20	BR		GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3 2-3	#5	Container Grow. Size to meet or exceed AAL min. size
15 BR	15	BR		PRAIRIE SNOW POTENTILLA (Potentilla fruticosa 'Prairie Snow')	1-2 1-2	#5	Container Grow. Size to meet or exceed AAL min. size
36 BR	36	BR		HUGHES JUMPSPRINGER (Juniperus horizontalis 'Hughes')	5-9 5-9	#5	Container Grow. Size to meet or exceed AAL min. size
20 BR	20	BR		OLD GOLD JUMPSPRINGER (Juniperus media 'Old Gold')	3-4 3-4	#5	Container Grow. Size to meet or exceed AAL min. size
24 BR	24	BR		SEA GREEN JUMPSPRINGER (Juniperus horizontalis 'Sea Green')	5-9 5-9	#5	Container Grow. Size to meet or exceed AAL min. size
6 BR	6	BR		SPEARPOINT GREEN JUMPSPRINGER (Juniperus chinensis 'Spearpoint')	10-12 4-6	#15	Container Grow. Size to meet or exceed AAL min. size

GRASSES

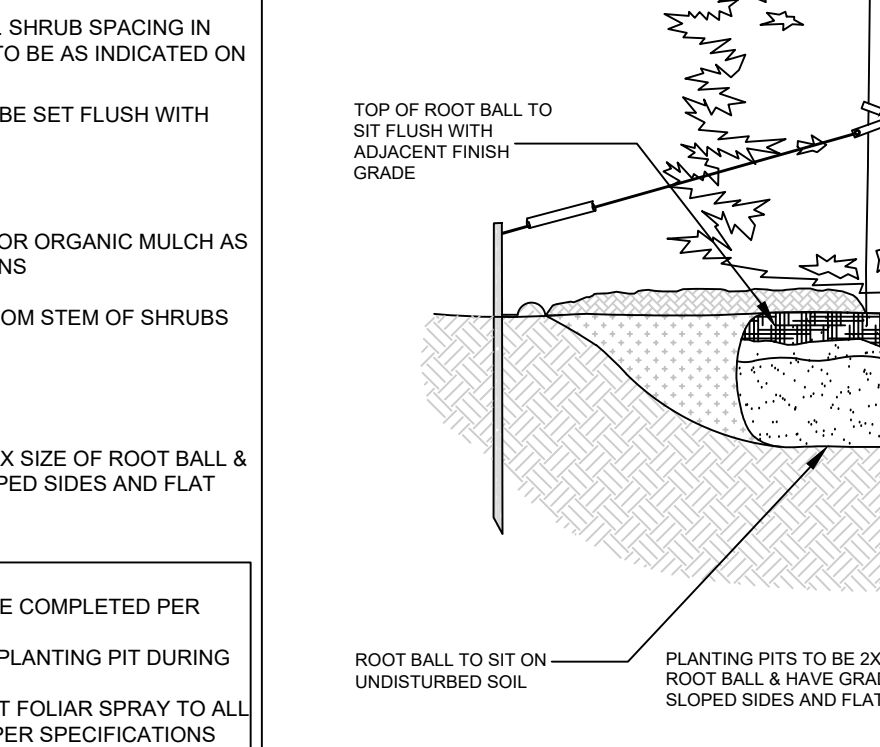
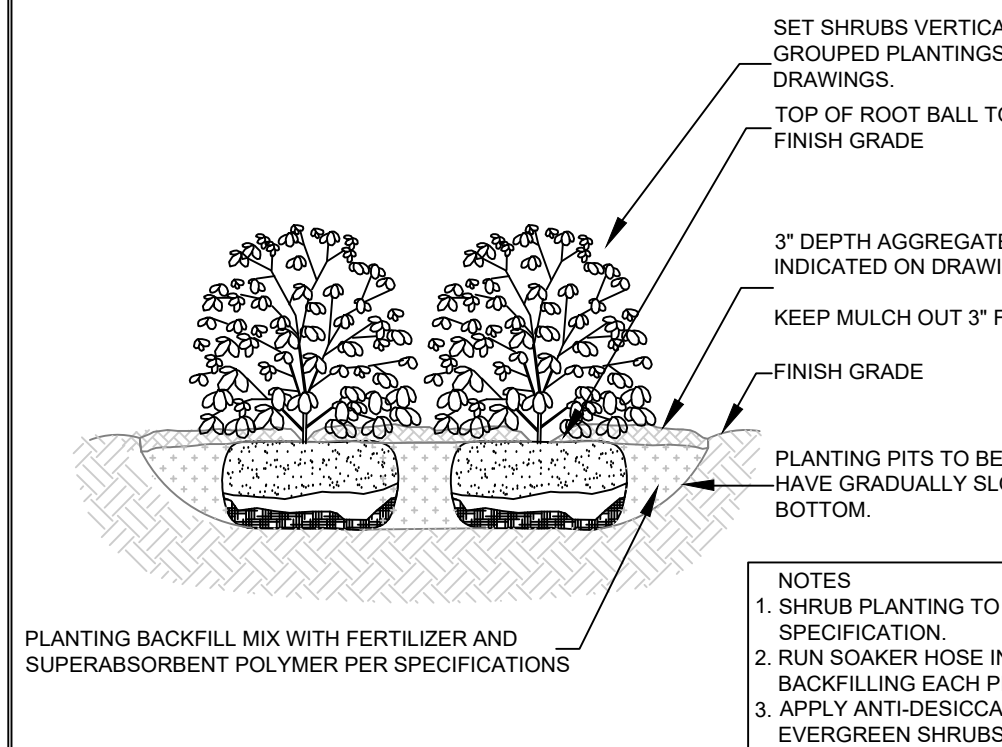
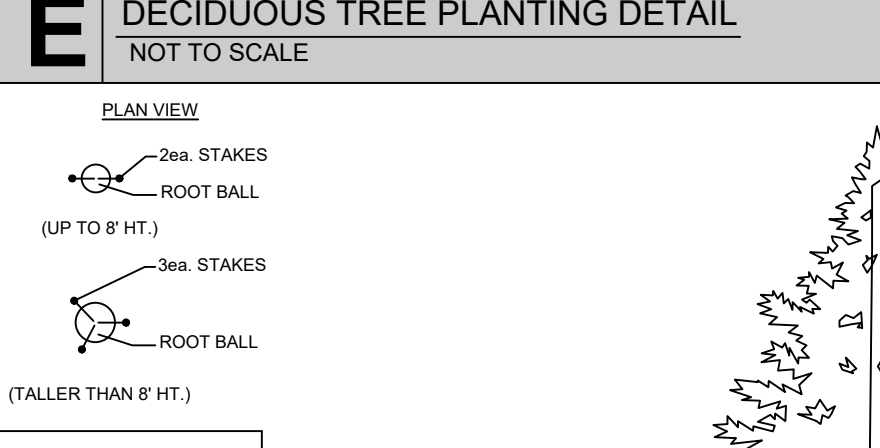
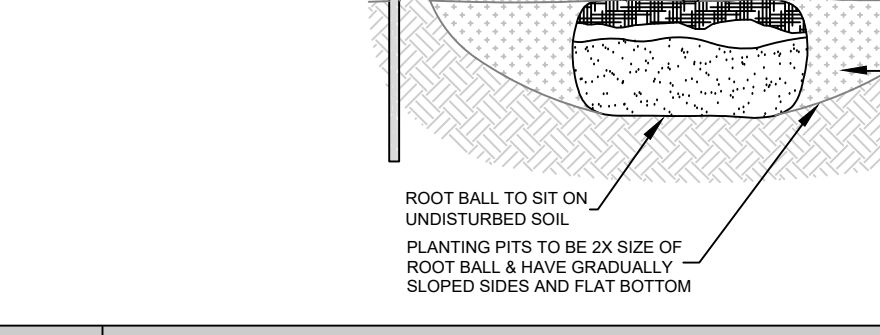
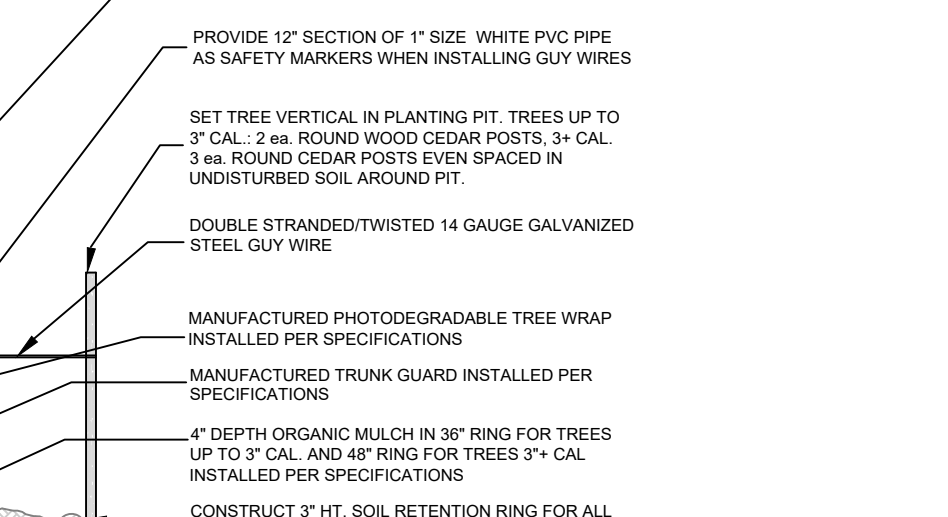
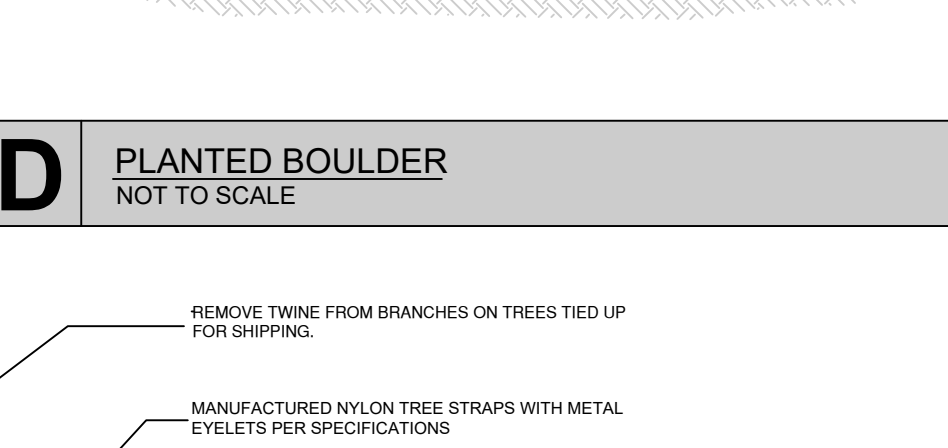
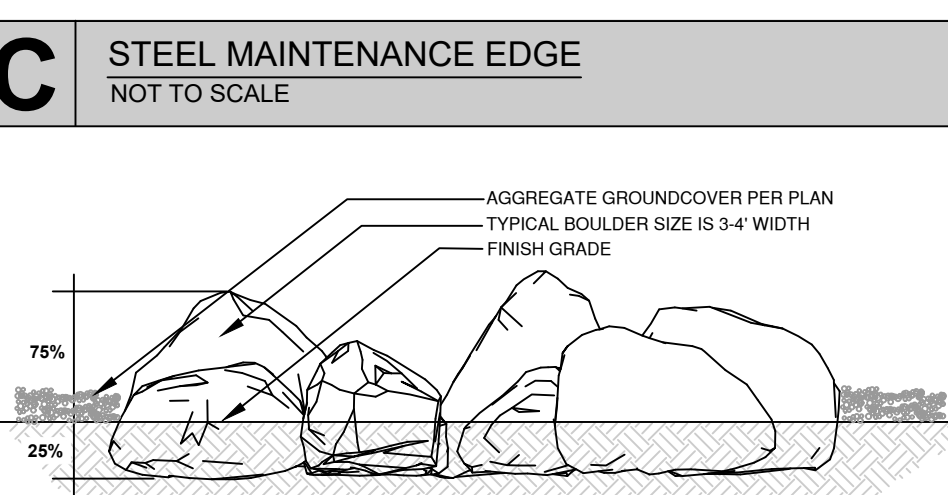
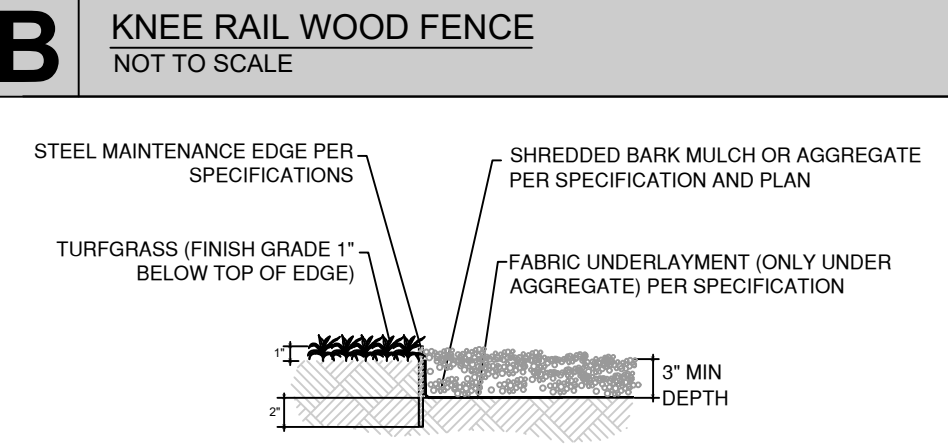
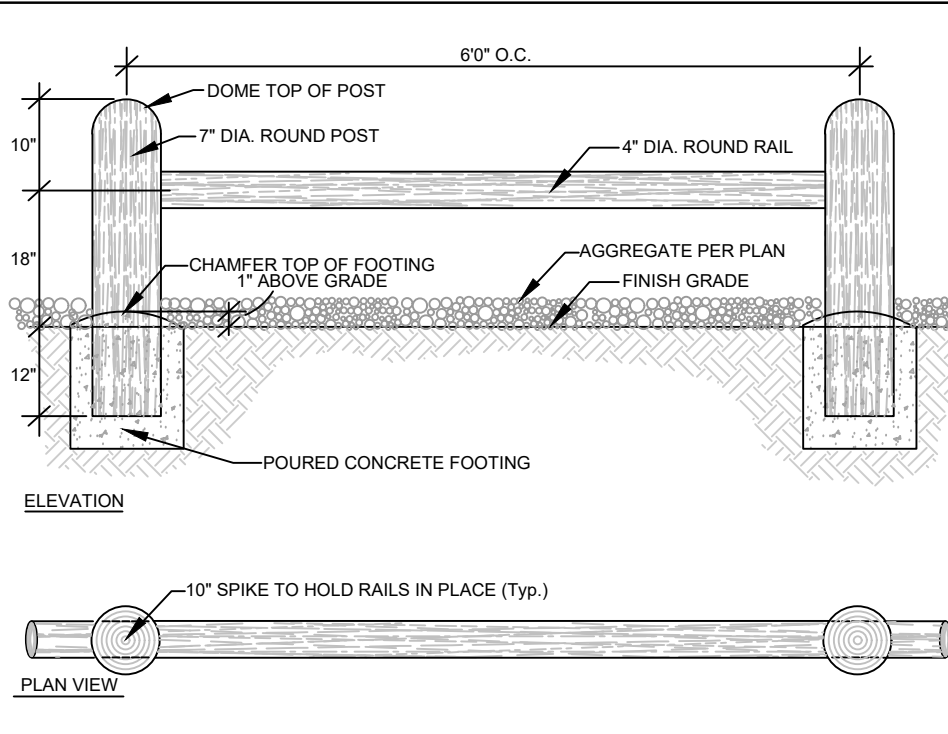
SYMBOL	QTY	KEY	BROUGHT TOLERANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
65 BT	65	BT		FEATHER REED GRASS (Calamagrostis acutirostris 'Nax Foerster')	3-7 2-3	#1	Container Grow. Size to meet or exceed AAL min. size
15 BT	15	BT		RED BARN BLOOD GRASS (Hesperis matronalis 'Red Barn')	10-18 10-18	#1	Container Grow. Size to meet or exceed AAL min. size
25 BT	25	BT		SIDICATA GRAMA GRASS (Bouteloua curtipendula)	8-12 8-12	#1	Container Grow. Size to meet or exceed AAL min. size
25 BT	25	BT		GRAMMA GRASS (Bouteloua gracilis 'Stolonis Anthonis')	1-2 1-2	#1	Container Grow. Size to meet or exceed AAL min. size
4 BT	4	BT		RED SWITCH GRASS (Panum virginianum 'Shearwater')	3-4 12-18"	#1	Container Grow. Size to meet or exceed AAL min. size
8 BT	8	BT		GIANT SACATON GRASS (Sporobolus vaginatus)	3-6 2-3	#5	Container Grow. Size to meet or exceed AAL min. size

SYMBOL KEY:

- STEEL MAINTENANCE EDGE: 3/16" x 4" ROLL TOP STEEL GREEN COLOR
- CONCRETE MAINTENANCE EDGE: 6" x 6" POURED IN PLACE
- SODDED TURF: FESCUE BLEND ON PREPARED SOIL
- RED FLAGSTONE: 1-1/2" x 2-3" SLAB (Equal to that supplied by C&C Sand, Colorado Springs, CO)
- AGGREGATE 1: 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)
- AGGREGATE 2: 2-4" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 4" ON FABRIC UNDERLAYMENT. (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)
- SEEDDED TURF 1 (E Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): 20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN BLUEGRASS, 10% SIDICATA GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% FELLOW INDIAN GRASS) Seed rate (lb PL/acre) broadcast or irrigated hydroseeded.
- SEEDDED TURF 2 (E Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALO GRASS, 20% BLUE GRAMA, 20% SIDICATA GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED) Seed rate (lb PL/acre) broadcast or irrigated hydroseeded.
- EROSION CONTROL BLANKET: EXCELSION CURLEX CL BLANKET ON SLOPES 3:1 AND GREATER (https://www.nimcoinc.com/products/)
- LOW CEDAR PEDESTRIAN SAFETY FENCE (Per Detail)
- PLANTED BOULDERS: Siltom Stone quarried boulders (https://www.siltomstone.com/) Canon City, CO, up to 4' w/d, set in grade w/ 25%-30% ft. buried bermesth grade (Per Detail) [TOTAL BOULDERS: 119 ea.]

LANDSCAPE NOTES:

- REFER TO SPECIFICATION SECTION 32-04-00: LANDSCAPE ACCESSORIES INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSIDERED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZE THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEARBY TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION WITH THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 4"x1/4" GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDDED TURF AREAS. FIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDDED AREAS. MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS.
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS AMENDMENT FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND EL PASO COUNTY PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ON SITE.
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 1) FOR NATIVE SEED (AT LEAST 1 CU per 1,000 SF); SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



IRRIGATION SCHEDULE:
Equipment Schedule: [Domestic / Potable]

SYM.	SIZE	DESCRIPTION/REMARKS
36 sta.	1.50"	RAINBIRD ESP-LX SERIES TWO-WAY DECODER 36 Station Automatic Controller; provide RB LXM metal cabinet and RB LXMMPED pedestal AND RAINBIRD Rain Sensor. Install per manufacturer's instructions: https://www.rainbird.com/sites/default/files/media/documents/2018-02/man_ESP-LXModule-Pedestal-Cabinet-Instructions.pdf
	1.50"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly qtr. turn shut-offs, tee handles. Provide and install in Rain Box unheated enclosure per manufacturer's instructions
	1.00"-1.50"	RAINBIRD 150 EFB-CP Brass Control Valve (Master Valve)
	1.00"	RAINBIRD PEB Series Plastic Control Valve (Globe Configuration)
	3/4"	RAINBIRD XCZ-075-PRF Drip Control Zone Kit for drip zones 0 GPM x 3 GPM. RAINBIRD XCZ-100-8 COM Drip Control Zone Kit for drip zones 4 GPM - 15 GPM. Refer to wiring schedule below for proper valve application per drip zone.
	1.00"	RAINBIRD 3DR3C Quick Coupling Valve w/RB Quick Coupling Valve Key.
	1.00"	APOLLO VALVES 2-piece Standard Port Brass Valve (manual drain valve)
	1.50"	NIBCO 1113 Brass Gate Valve, standard port threaded end (mainline isolation valves)
	4.00"	RAINBIRD 1804 Pop-Up Spray w/MPR - Arc nozzle in arc radius as indicated per Drawing. Designed for 3PSI.
	4.00"	RAINBIRD 5000-MPR-35 PLUS SERIES NOZZLE Rotor in arc radius as indicated on drawing. RB5000-MPR designed for 3PSI.
	1 gph	RAINBIRD XFD-06-12 In-Line Drip Tubing for Tree Rings. Dripline to have 0.61 GPH emitters at 12" Spacing (Detail 'J')
		RAINBIRD 1/2" XB-10PC SINGLE OUTLET EMITTER on RB drip tubing emitter stake (per Detail 'N')
	1.50"	Class 200 PVC Mainline (BOE, NSF rated, solvent weld)
	1.00"-1.50"	Class 200 PVC Lateral Pipe (BOE, NSF, solvent weld)
	no symbol	ID = 0.58" RAINBIRD XT-700 Distribution Tubing, routed in field by installer (drip laterals not indicated on drawing)
	no symbol	1/4" RAINBIRD 1/4" Distribution Tubing to be used for indicator emitter only with buried tree rings per details J and N.
	2.00"-6.00"	Class 200 PVC Sleeve under parking area & driveways Class 200 PVC Sleeve all others.

IRRIGATION PLAN NOTES:

- REFER TO SPECIFICATIONS SECTION 32-84-00: IRRIGATION SYSTEM FOR INSTALLATION AND WORKMANSHIP STANDARDS FOR ALL WORK. IN THE EVENT OF A CONFLICT IN REQUIREMENTS BETWEEN THE DRAWINGS, SPECIFICATIONS, AND STATE AND LOCAL STANDARDS, THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- SCOPE OF WORK SHALL INCLUDE PROVISION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE SYSTEM, WHETHER INDICATED ON THE DRAWINGS OR NOT.
- INSTALLER IS RESPONSIBLE FOR DETERMINING HYDRAULIC FEASIBILITY OF OPERATION OF ALL ZONES AND TO REPORT CONCERNS TO PROJECT ARCHITECT FOR CORRECTION PRIOR TO INSTALLING ANY EQUIPMENT.
- DESIGN PRESSURE: 80psi STATIC AT POINT-OF-CONNECTION, 35psi AT HEAD LOCATION.
- ALL EQUIPMENT IS TO BE INSTALLED PER THE DRAWINGS, DETAILS, AND ALL LOCAL AND STATE CODES FOR CROSS CONNECTION WITH A POTABLE DOMESTIC WATER SOURCE.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN INTENT MAY BE PERFORMED IN THE FIELD BY THE INSTALLER.
- QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES IN THE EVENT OF A CONFLICT.
- ALL MAINLINE PIPE IS TO BE MARKED WITH TRACER WIRE.
- MAINLINE PIPE TO BE ROUTED AS INDICATED ON DRAWINGS AND INSTALLED TO A UNIFORM 24" DEPTH. MAINLINE TO BE INSTALLED PARALLEL TO SIDEWALKS AND CURBS WHERE INDICATED AND NO FURTHER THAN 1" FROM BACK OF ADJACENT PAVEMENTS.
- ADJUST ALL NOZZLES AND EMITTERS FOR PROPER COVERAGE. NO OVERSPRAY IS PERMITTED ON STRUCTURES OR VEHICULAR PARKING LOTS. MINOR OVERSPRAY ON SIDEWALKS IS ALLOWED WHERE INDICATED BY DESIGN.
- IRRIGATION INSTALLATION MUST BE 100% OPERABLE AND DEMONSTRATED IN THE PRESENCE OF THE OWNER AND PROJECT ARCHITECT PRIOR TO ISSUANCE OF AFFIDAVIT OF COMPLETION FOR FINAL ACCEPTANCE.

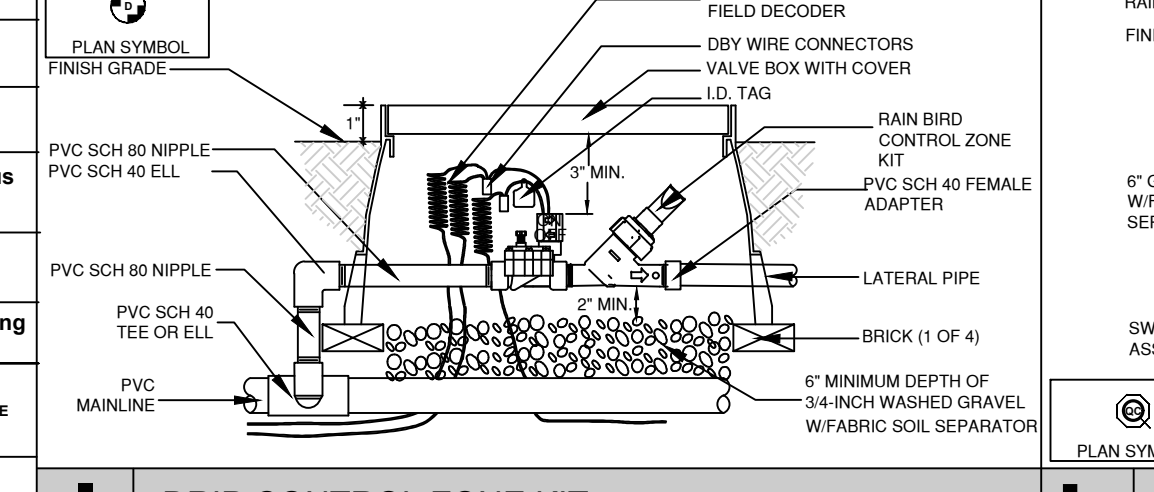
24 Station Controller VALVE SCHEDULE

No.	Flow (GPM)	Zone	Size	Precip. (in./hr.)	Run Time	Square Feet	Zone Type
01	24.75	01	1.50"	2.23	21 min.	1,072	PUP Spray Sod
02	8.20	02	1.00"	1.58	24 min.	501	PUP Spray Sod
03	15.89	03	1.00"	1.95	23 min.	764	PUP Spray Sod
04	16.82	04	1.00"	3.38	13 min.	478	PUP Spray Sod
05	18.07	05	1.50"	2.40	19 min.	725	PUP Spray Sod
06	13.87	06	1.00"	1.96	23 min.	684	PUP Spray Sod
07	13.84	07	1.00"	1.81	25 min.	735	PUP Spray Sod
08	11.34	08	1.00"	.69	44 min.	1,583	Rotor Sod/Seed
T01	26.61	09	1.50"	1.03	30 min.	2,485	Rotor Seed
T02	24.28	09	1.50"	.42	30 min.	5,526	Rotor Seed
T03	38.10	11	1.50"	.52	58 min.	7,036	Rotor Seed
T04	18.32	10	1.50"	.31	96 min.	5,708	Rotor Seed
T05	24.98	12	1.50"	.30	70 min.	8,218	Rotor Seed
T06	13.33	13	1.00"	.65	100 min.	9,011	Rotor Seed
T07	36.53	07	1.50"	.35	85 min.	10,075	Rotor Seed
T08	6.22	14	1.00"	.64	47 min.	834	Rotor Seed

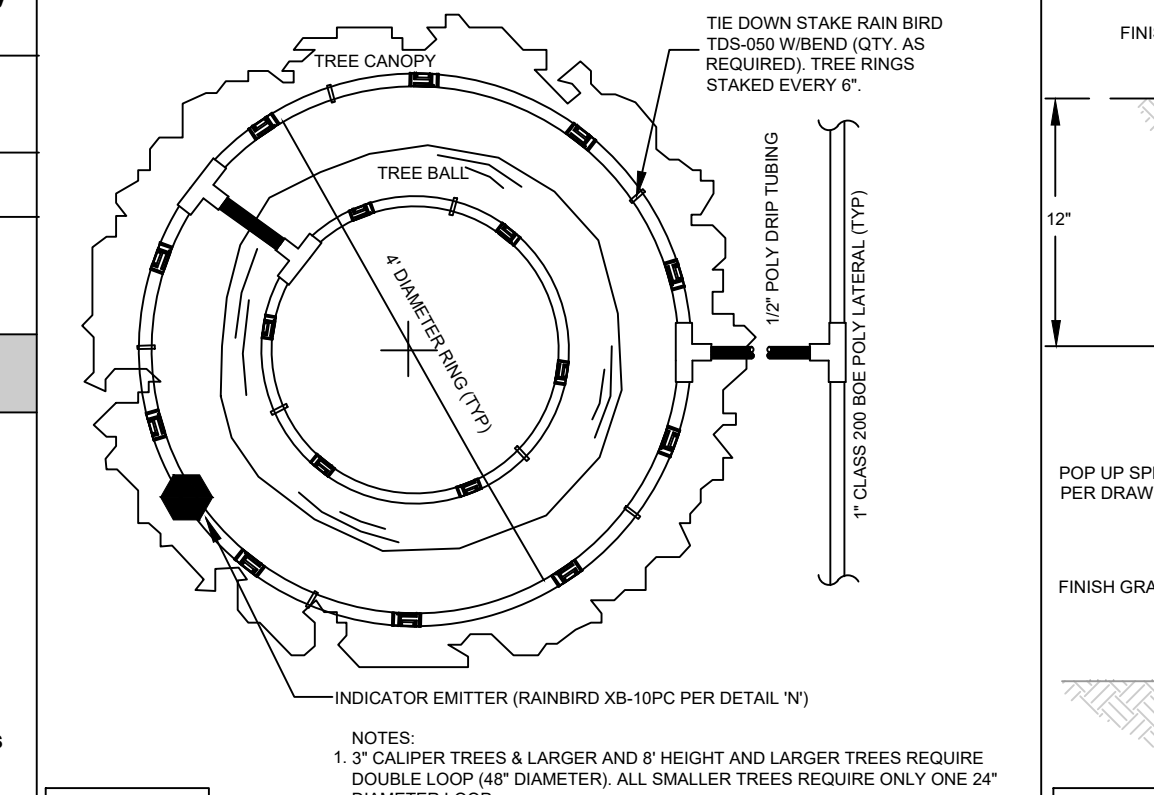
Drip Valve Schedule:

No.	(GPM)	Zone	Size	Run Time	Zone Type
D01-D35	<10.00	15 - 32	1.00"	60 min x 3 days/week	Drip/Emitter

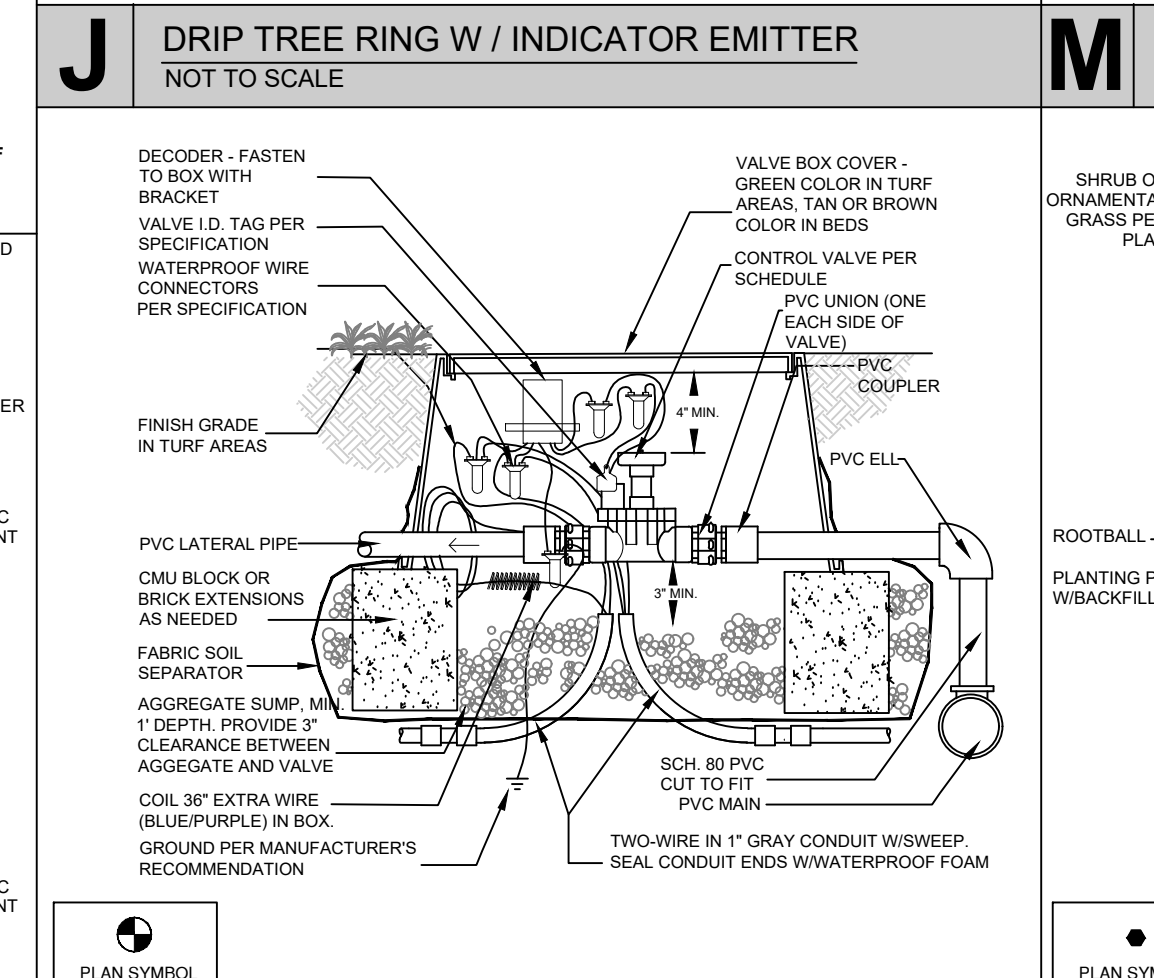
Run Time Notes: Soddied Turf - total minutes per week needed to apply 1.00" water.
Seeded Turf - total minutes per week needed to apply 1.00" water.
For a 3-day watering schedule, divide indicated Run Time by 3 for each watering cycle.



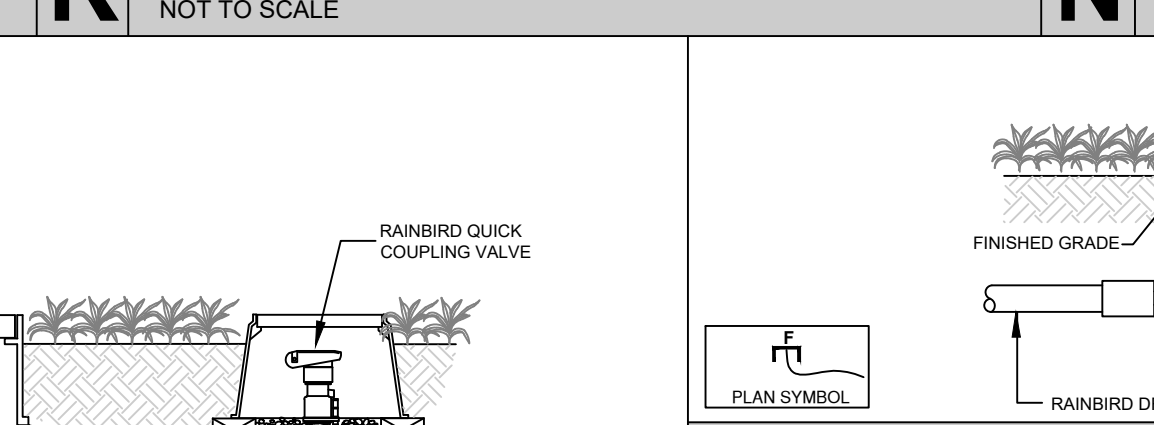
DRIP CONTROL ZONE KIT
NOT TO SCALE



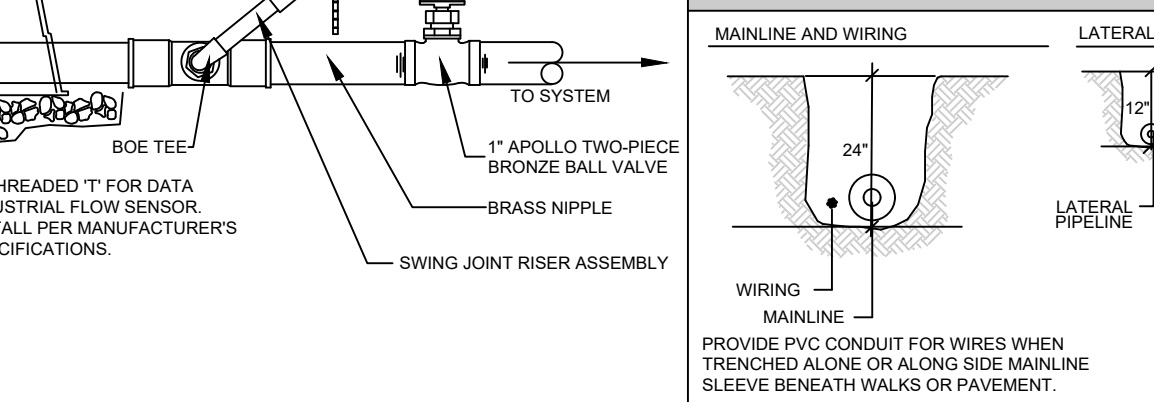
DRIP TREE RING W/ INDICATOR EMITTER
NOT TO SCALE



ROTOR SPRINKLER HEAD & RISER
NOT TO SCALE

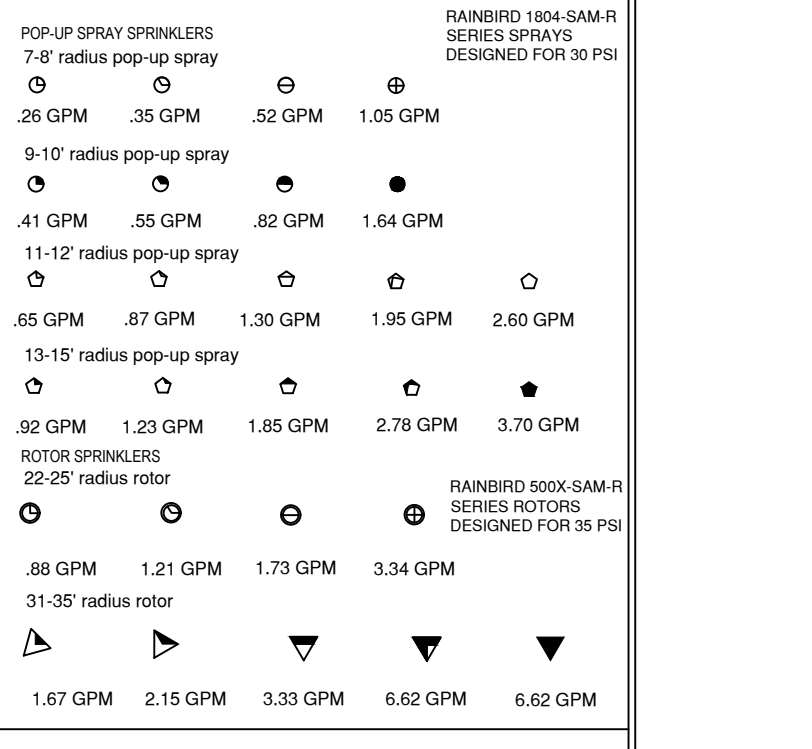


REMOTE CONTROL VALVE (TWO WIRE)
NOT TO SCALE

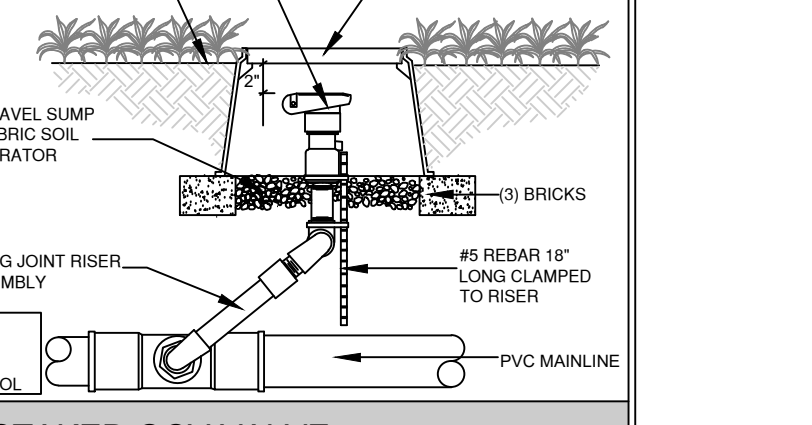


FLUSHING END CAP (ALL DRIP ZONES)
NOT TO SCALE

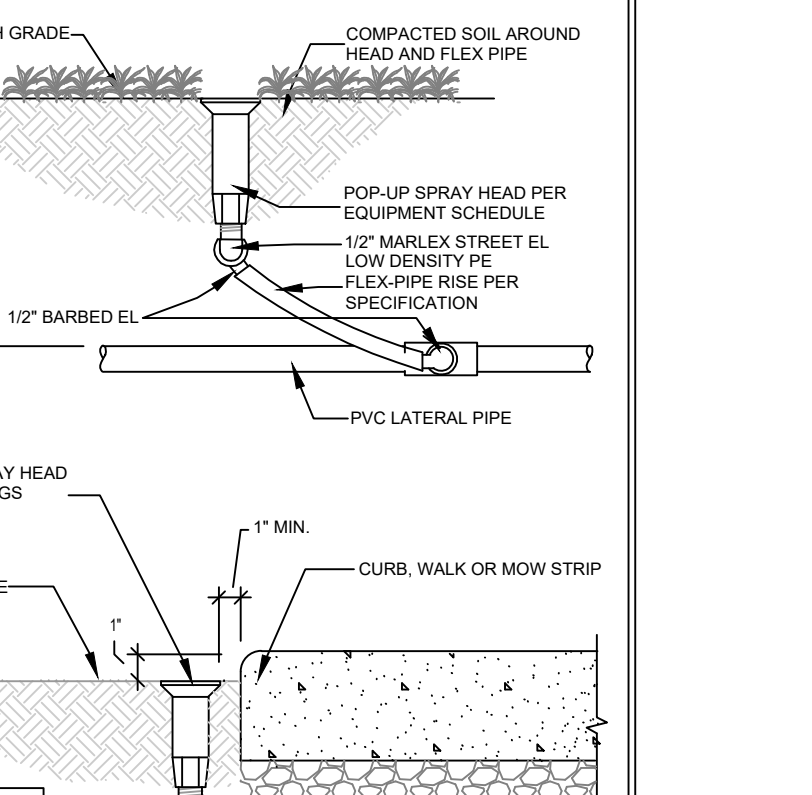
SPRINKLER KEY



DRIP COUPLING VALVE
NOT TO SCALE



STAKED QCV VALVE
NOT TO SCALE



POP-UP SPR