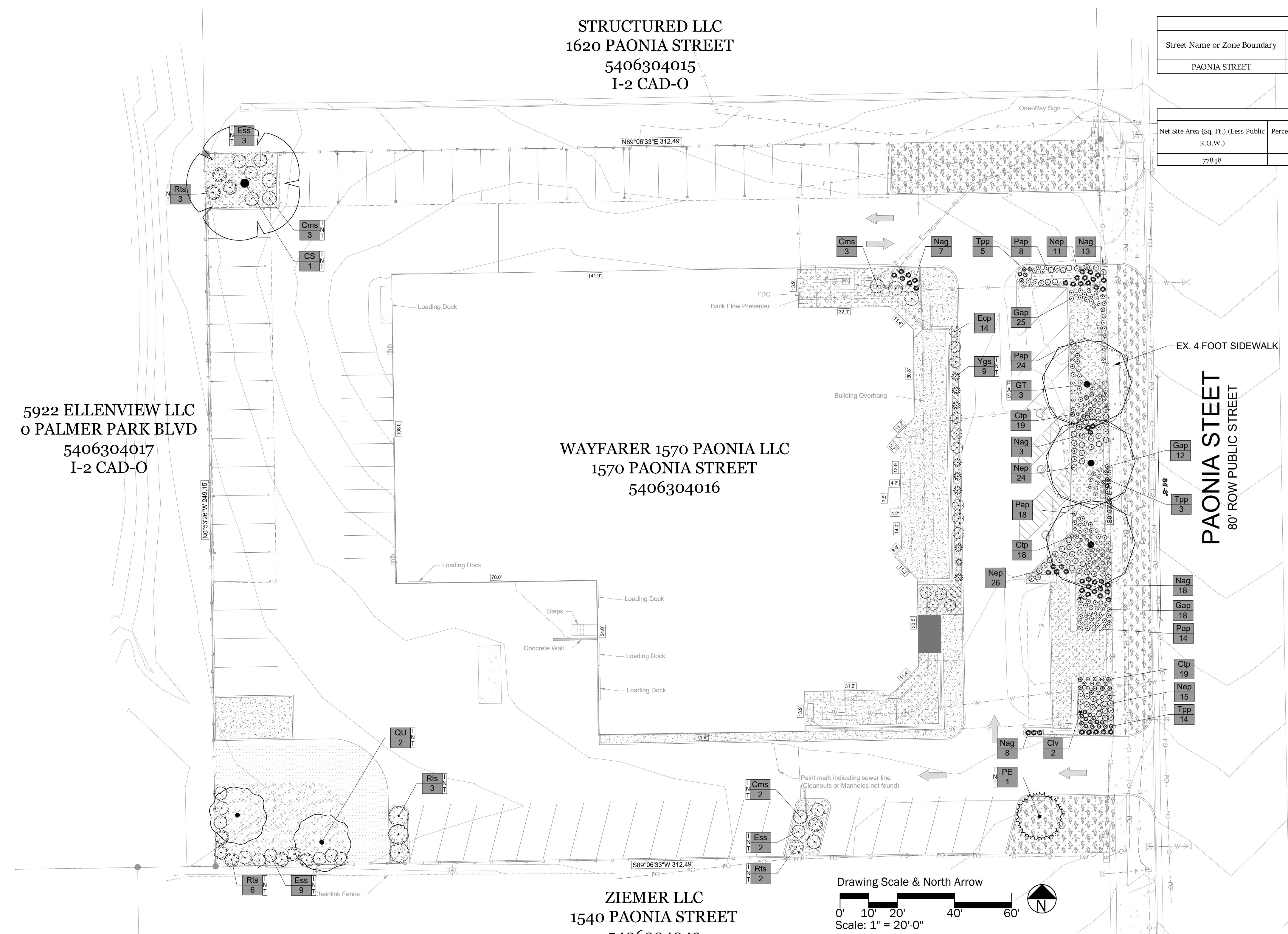




Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section/ Policy 6.2.1 - B - Table 6-1														
Street Name or Zone Boundary	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree	No. of Trees		Plant Abbrev.	Shrub Substitutes		Ornamental Grass		Percent Ground Plane	
		Req.	Prov.			Req.	Prov.		Req.	Prov.	Req.	Prov.	Req.	Prov.
PAONIA STREET	Non Arterial	10	10	86	30	3	3	PAS	o	o	o	o	75%	75%

Internal Landscape See Code Section/ Policy 6.2.2 - E (2)												
Net Site Area (Sq. Ft.) (Less Public R.O.W.)	Percent Minimum Internal Area (%)	Internal Area (Sq Ft)		Internal Trees (1/500 Sq Ft)		Internal Shrubs (10 Shrubs/ Tree)		Plant Abbrev.	Percent Ground Plane Veg (Sq Ft)		Internal Ornamental Grass Sub.	
		Req.	Prov.	Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.
77848	5%	3892	5040	8	4	40	45	INT	75%	75%	o	o

PLANT SCHEDULE WAYFARER						
CODE	QTY	BOTANICAL / COMMON NAME		SIZE	HEIGHT	WIDTH
TREES						
CS	1	Catalpa speciosa Northern Catalpa		2" Cal.	40-60 Ft.	30-50 Ft.
GT	3	Gleditsia triacanthos inermis 'Sunburst' Sunburst Honey Locust		2" Cal.	30-35 Ft.	30-35 Ft.
QU	2	Quercus macrocarpa 'JFS-KW3' Urban Pinnale® Oak		2" Cal.	45-55 Ft.	20-25 Ft.
EVERGREEN TREES						
PE	1	Pinus edulis Pinyon Pine		6' Ht.	20-30 Ft.	15-20 Ft.
SHRUBS						
Cms	8	Chamaebatiaria millefolium Fernbush		#5	3-5 Ft.	3-6 Ft.
Ess	14	Ericameria nauseosa speciosa Blue Rabbitbrush		#5	2-6 Ft.	2-6 Ft.
Rls	3	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac		#5	2-3 Ft.	6-8 Ft.
Rts	11	Rhus trilobata Three-Leaf Sumac		#5	3-8 Ft.	3-6 Ft.
Ygs	9	Yucca glauca Soapweed		#5	2-4 Ft.	2-4 Ft.
GRASSES						
Nag	49	Nassella tenuissima Mexican Feather Grass		#1	2-3 Ft.	2 Ft.
PERENNIALS						
Ctp	56	Cerastium tomentosum Snow In Summer		#3	8-12 In.	12-24 In.
Ecp	14	Euonymus fortunei 'Coloratus' Purple-leaf Wintercreeper		#1	12-18 In.	3-6 Ft.
Gap	55	Galium odoratum Sweet Woodruff		#1	6-8 In.	12-18 In.
Nep	76	Nepeta x 'Little Trudy' Little Trudy Catmint		#1	8-12 In.	12-24 In.
Pap	64	Phlox subulata 'Atropurpurea' Purple Creeping Phlox		#1	4-6 In.	12-18 In.
Tpp	22	Thymus praecox 'Pseudolanuginosus' Wooly Thyme		#1	1 In.	12-18 In.
VINES						
Clv	2	Clematis ligusticifolia Western White Clematis		#1	Vine	Vine

GROUND COVER SCHEDULE WAYFARER			
SYMBOL	QTY	BOTANICAL / COMMON NAME	ADD INFO
GROUND COVERS			
	3,584 sf	Existing Bluegrass Overseeded with White Clover See Notes for Preparation	Seed
	4,376 sf	River Rock - 1 1/2" With Weed Barrier Fabric	3" Depth
	1,293 sf	Road Base 4" Depth	NO FABRIC
	1,750 sf	Rocky Top Humus Dark - 3" Depth Natural Mulch	NO FABRIC

- GENERAL LANDSCAPE NOTES
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
 - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK.
 - LOCATE EXACT UTILITY LOCATIONS BY CONTACTING 'CALL BEFORE YOU DIG' AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
 - ALL EXISTING TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE. SEE CIVIL DRAWING FOR TOPSOIL PLACEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF El Paso County SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
 - CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
 - FOR PROPOSED SITE GRADING, SEE GRADING PLAN. FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS AND SOD AREAS TO A DEPTH OF 12".
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
 - ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW SHALL BE OWNED BY THE CITY OF El Paso County, BUT MAINTAINED BY THE ADJUTING PROPERTY OWNER.
 - REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.

- GROUNDPLANE NOTES
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS ONLY IN LOCATIONS WHERE ORGANIC MULCH IS NOT PRESENT UNLESS OTHERWISE SPECIFIED.
 - WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY DECORATIVE ROCK.

- 4" HEIGHT BY 3/8" WIDTH PERFORATED, ROLLED TOP, STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM THE VARYING TYPES OF TURFGRASS WHERE ILLUSTRATED. PLACE EDGING SO THE TOP OF EDGING IS FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
 - AN EVENLY PLACED LAYER OF ROCK SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ROCK. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF ROCK. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF ROCK AND MULCH FOR APPROVAL PRIOR TO INSTALLATION.
 - EXISTING SOD AREAS DESIGNATED FOR OVERSEEDING SHALL BE CORE AERATED IN TWO (2) PASSES PRIOR TO SEEDING. OVERSEED PREPARED SOD AREAS WITH WHITE CLOVER SEED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE. CONTRACTOR SHALL PROVIDE ADEQUATE IRRIGATION TO PROMOTE SEED GERMINATION AND ESTABLISHMENT.
- PLANTING NOTES
- 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
 - IRRIGATION WILL BE PROVIDED TO ALL SHRUBS AND PERENNIALS VIA DRIP IRRIGATION.
 - ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 - QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
 - PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
 - TREES SHALL NOT BE PLANTED CLOSER THAN 15 FEET FROM WATER AND WASTEWATER MAINS AND 6 FEET FROM ALL ELECTRIC, GAS, FIBER, WATER AND WASTEWATER SERVICE LINES.
 - ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL

Drawing Scale & North Arrow

0' 10' 20' 40' 60'

Scale: 1" = 20'-0"

N

- WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
 - THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
 - ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 - WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.

- POST-PLANTING INSTRUCTIONS
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
 - CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMPLETION OF THE PLANTING INSTALLATION.
 - AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

- STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES:
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
 - THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982). COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
 - IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
 - TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
 - ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

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REVISIONS

#	DATE	DESCRIPTION
1.	08.07.2026	COMMENTS
2.	xx.xx.xxx	DESCRIPTION
3.	xx.xx.xxx	DESCRIPTION

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

ECHO

2025-036-WAYFARER

date:
06.22.2026

1570 PAONIA ST
COLORADO SPRINGS,
CO 80915

phase:
SD'S

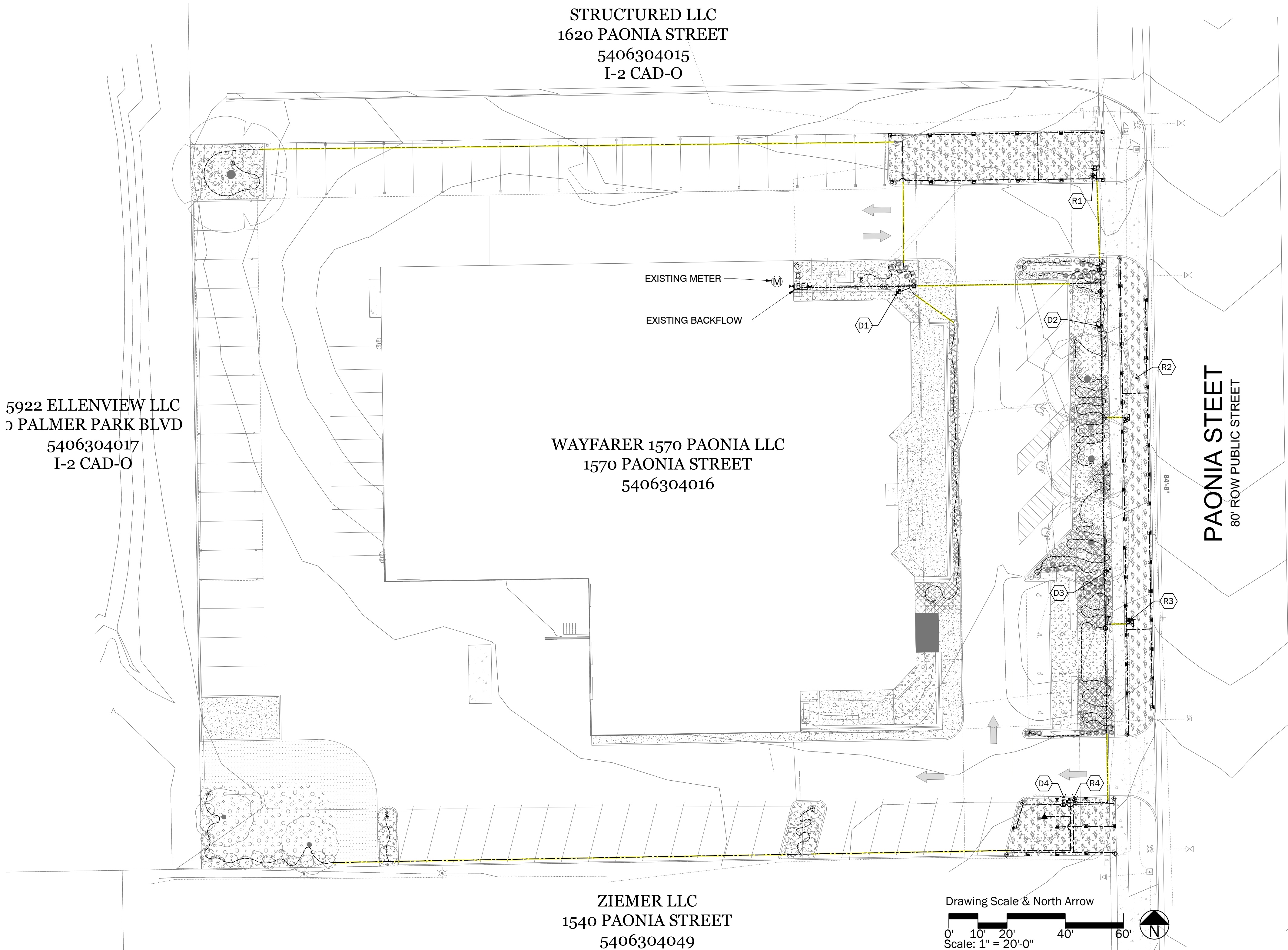
Not For Construction

drawn by:

El Paso County Land Use Review
File Number(s): PPR2618

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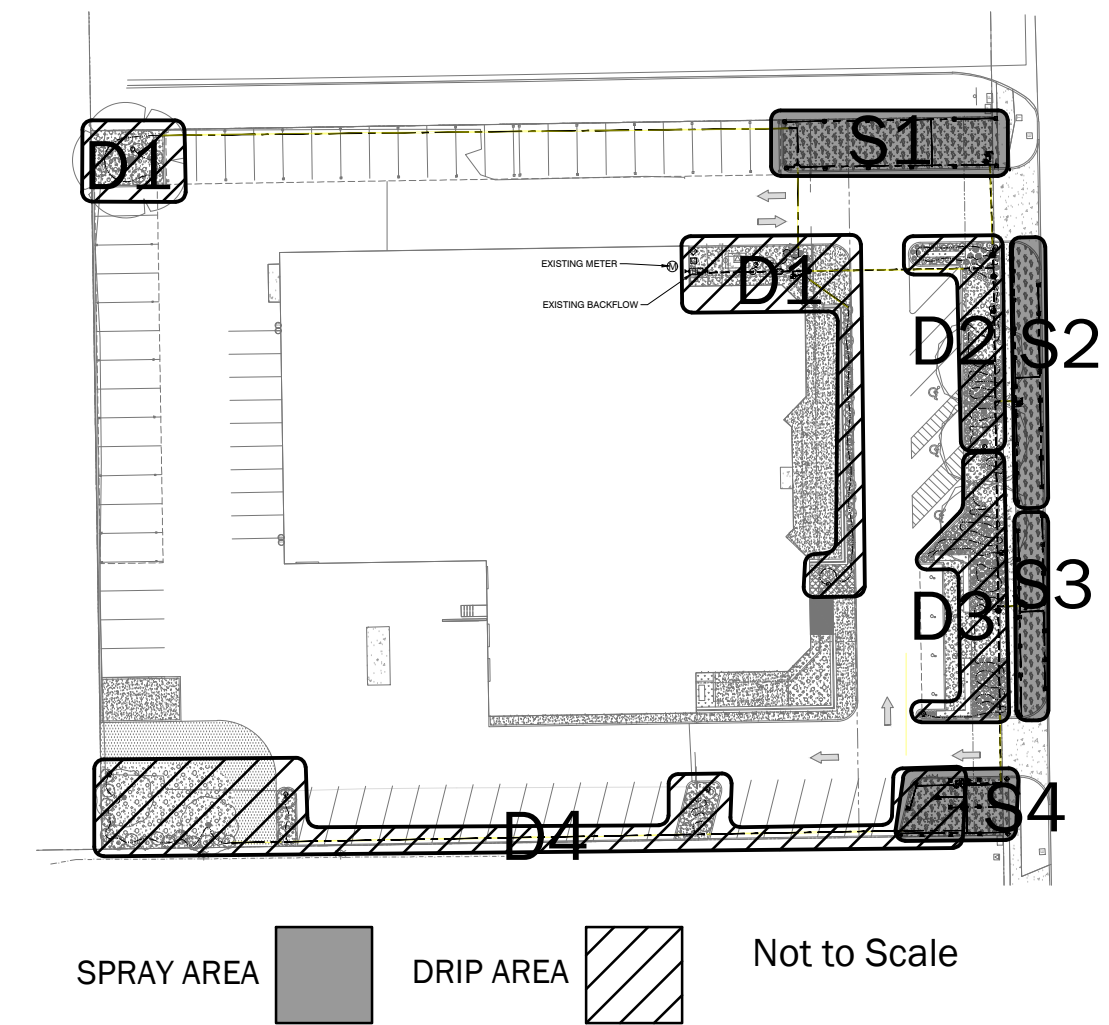


IRRIGATION NOTES

- CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING PLANTING, GRADING, BUILDING CONSTRUCTION, WATER DEVELOPMENT, AND SUPPLY, PRIOR TO COMMENCEMENT OF WORK. NOTE ANY SLEEVES AND IRRIGATION STUBS FOR FUTURE WORK.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, CONDUITS, AND STRUCTURES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
- THE IRRIGATION CONTRACT INCLUDES SUPPLYING AND INSTALLING ALL MATERIALS AND EQUIPMENT FOR A COMPLETE, AUTOMATIC IRRIGATION SYSTEM. ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
- THE IRRIGATION PLAN IS SCHEMATIC. FIELD-VERIFY ALL DIMENSIONS, EXISTING, AND PROPOSED CONDITIONS, AS REQUIRED TO PROVIDE ONE COMPLETE AND OPERABLE SYSTEM.
- DO NOT WILLFULLY INSTALL THE SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTIFICATION IS NOT MADE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- CONTRACTOR SHALL REFER TO LANDSCAPE AND CIVIL PLANS WHEN LAYING OUT HEAD PLACEMENT AND TRENCHING.
- ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES.
- SYSTEM DESIGN IS BASED UPON HAVING 75 PSI AND 45 GPM AVAILABLE AT THE FURTHEST HEAD. CONTRACTOR SHALL VERIFY THE ACTUAL PSI AND GPM AVAILABILITY AND COMPATIBILITY WITH THE WATER SOURCE PRIOR TO INSTALLATION.
- ALL PVC IRRIGATION PIPE, 2-1/2" SIZE OR SMALLER IS TO BE CLASS 200 I.P.S.; 3" SIZE PIPE TO BE SCHEDULE 40.
- ALL DRIP IRRIGATION PIPE DOWNSTREAM FROM ELECTRIC VALVES IS TO BE 160 PSI 3408 POLYETHYLENE PIPE INSTALLED WITH INERT TYPE FITTINGS AND 'OETIKER' DOUBLE CLAMPS.
- ALL ELECTRICAL AND IRRIGATION SLEEVES LOCATED UNDER PAVEMENT OR RETAINING WALLS SHALL BE IN 4" DIA. SCH. 40 PVC.

- ALL DRIP LATERALS (1") SHALL BE BURIED TO HAVE A MIN. COVER OF 10" DEPTH. ALL DRIP TUBES WITH EMITTERS SHALL BE AT SURFACE OVER THE FABRIC BUT UNDER THE MULCH.
- LOW VOLTAGE WIRE SHALL BE 14 GAUGE. RUNS OF LOW VOLTAGE WIRE IN EXCESS OF 800' SHALL BE 12 GAUGE WIRE.
- ALL MAINLINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12". PULLING OF PIPE 2" DIA. OR LESS IS ACCEPTABLE.
- SLOPE MAINLINE TO DRAIN.
- LIMIT THE USE OF FITTINGS AND INSTALL LINE SIZE FITTINGS TO ENSURE MINIMUM FRICTION LOSS IN SYSTEM.
- CONNECT ALL SPRAY HEADS TO LATERAL PIPES USING FUNNY PIPE, CONNECT ALL ROTORS TO LATERAL PIPES WITH SWING JOINTS.
- LOCATE SPRINKLER HEADS TO AVOID OBSTRUCTIONS THAT WILL LIMIT RADIUS OF COVERAGE, CAUSE DRY SPOTS, OVER SPRAY ON BUILDINGS, STRUCTURES AND PAVEMENTS OR OTHER WATER DAMAGE.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- LOCATE HEADS APPROXIMATELY 2" FROM PROPOSED CURBS, WALKS AND MOWING EDGES.
- ALL VALVES TO BE INSTALLED IN RECTANGULAR VALVE BOXES OF PROPER SIZE, DEPTH AND GRADE. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
- ALL WIRING FROM THE IRRIGATION CONTROLLER TO REMOTE CONTROL VALVES SHALL BE UF-14-1 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES. PROVIDE SLEEVES UNDER ALL PAVED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE CONTROLLER, BACKFLOW PREVENTER AND CONNECTION TO WATER SOURCE TO MEET FIELD CONDITIONS. COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE AND OTHER TRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL BALANCING AND ADJUSTING THE

- COMPLETE IRRIGATION SYSTEM, INCLUDING SPRAY HEADS, ROTORS AND DRIP LINES.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING FIRST-YEAR WINTERIZATION AND SPRING START-UP PRIOR TO MAY 1ST, DURING THE ONE-YEAR WARRANTY PERIOD.
- FINAL INSPECTION: THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE ENTIRE SYSTEM TO THE OWNER'S REPRESENTATIVE, PROVING THAT ALL REMOTE CONTROL VALVES ARE PROPERLY BALANCED, THAT ALL HEADS AND EMITTERS ARE PROPERTY ADJUSTED FOR RADIUS, ARC OF COVERAGE AND EMITTER LOCATION AS IT RELATES TO INDIVIDUAL PLANTS.
- PRIOR TO FINAL PAYMENT THE CONTRACTOR SHALL PROVIDE TO THE OWNER'S REPRESENTATIVE AN AS-BUILT PLAN AND OWNER'S MANUALS. DURING THE COURSE OF THE INSTALLATION, THE CONTRACTOR MUST RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM. THE CHANGES MUST BE MADE IN RED ON THE ORIGINAL PLAN.
- THE CONTRACTOR WILL WARRANTY THE IRRIGATION SYSTEM FOR A PERIOD OF ONE-YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY SETTLEMENT THAT OCCURS DURING THIS TIME WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL PLACES WHERE A SLEEVE IS PROVIDED, AN ADDITIONAL 2" SLEEVE SHALL BE PROVIDED FOR HOLIDAY LIGHTING.
- THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM.
 - FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M.
 - WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME).
 - ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
 - ALLOCATION PLANS AREA AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.



VALVE SCHEDULE					
ZONE NUMBER	IRRIGATION TYPE	FLOW GPM	RUN TIME MINUTES	PRECIPITATION RATE IN/HR	NOTES
R1	TURF SPRAY	16.32	30	2.75	TURF/SEED
R2	TURF SPRAY	12.71	30	1.85	TURF/SEED
R3	TURF SPRAY	13.53	30	2.05	TURF/SEED
R4	TURF SPRAY	10.66	30	1.38	TURF/SEED
D1	AREA FOR DRIP EMITTERS	-	20	UNKNOWN	SHRUB BED/TREES
D2	AREA FOR DRIP EMITTERS	-	20	UNKNOWN	SHRUB BED/TREES
D3	AREA FOR DRIP EMITTERS	-	20	UNKNOWN	SHRUB BED/TREES
D4	AREA FOR DRIP EMITTERS	-	20	UNKNOWN	SHRUB BED/TREES
			200		

*Total Square Footage of Irrigated Area = 9,710sqft (DRIP = 6,126 sqft : SPRAY = 3,584 sqft)

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	QTY
M	EXISTING WATER METER	1
CBF	EXISTING BACK FLOW DEVICE	1
•	MASTER VALVE : Rain Bird PESB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Scrubber Technology for Reliable Performance in Dry Water Irrigation Applications.	1
FS	FLOW SENSOR : Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size.	1
C	CONTROLLER : Rain Bird ESP-LXME & ESP-LXMEF Modular Expandable Station Commercial Controller. Powder-coated Metal Cabinet, Flow Sensing	1
R	RAIN SENSOR : Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
⊕	ISOLATION VALVE : Griswold Isolator B - Brass DWS Valve with Union Ball Valve. Includes Plug In Boss. Sizes 1/2" through 2", install same size as irrigation line. 100 mesh stainless steel strainer and packing gland ball valve are ideal for dry water applications.	4
Y	QUICK COUPLER : Rain Bird 44-NP-1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	2
✿	1" DV/DVF/ SERIES - SPRAY - 25 PSI AT FURTHEST HEAD	4
■	RAIN BIRD XCR-100-PRB-COM - DRIP	4
F	DIAPHRAGM FLUSH VALVE	10
▲	Rain Bird XBT-6 Six multi-outlet drip emitter/bubbler : Six-Outlet, Pressure Compensating, Drip Emitter.	1
└	END CAP FOR FUTURE USE	4
---	1" MAINLINE: PVC CLASS 200	365 ft
----	1" LATERAL: PVC CLASS 200	1,150 ft
----	DRIP LINE - ONE GALLON EMITTERS - (1) GRASS/ PERENNIALS; (2) SHRUBS; (3) TREES	910 ft
---	PIPE SLEEVE: PVC SCHEDULE 40	600 ft

IRRIGATION SPRINKLER SCHEDULE		
SYMBOL	DESCRIPTION	QTY
⊕	U10Q Series Nozzle, 10-foot Radius, 90° Pattern - 6" Pop Up Rainbird RD1800 SAM PRS Series	6
■	U10H Series Nozzle, 10-foot Radius, 180° Pattern - 6" Pop Up Rainbird RD1800 SAM PRS Series	37
▲	U10F Series Nozzle, 10-foot Radius, 360° Pattern - 6" Pop Up Rainbird RD1800 SAM PRS Series	2
⊕	U15Q Series Nozzle, 15-foot Radius, 90° Pattern - 6" Pop Up Rainbird RD1800 SAM PRS Series	4
■	U15H Series Nozzle, 15-foot Radius, 180° Pattern - 6" Pop Up Rainbird RD1800 SAM PRS Series	8

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DESIGN REVOLUTION

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REVISIONS

#	DATE	DESCRIPTION
1.	08.07.2026	COMMENTS
2.	xx.xx.xxx	DESCRIPTION
3.	xx.xx.xxx	DESCRIPTION

NOT FOR CONSTRUCTION

IRRIGATION PLAN

ECHO

2025-036-WAYFARER date: 06.22.2026

1570 PAONIA ST
COLORADO SPRINGS,
CO 80915

Not For Construction

EI Paso County Land Use Review
File Number(s): PPR2618

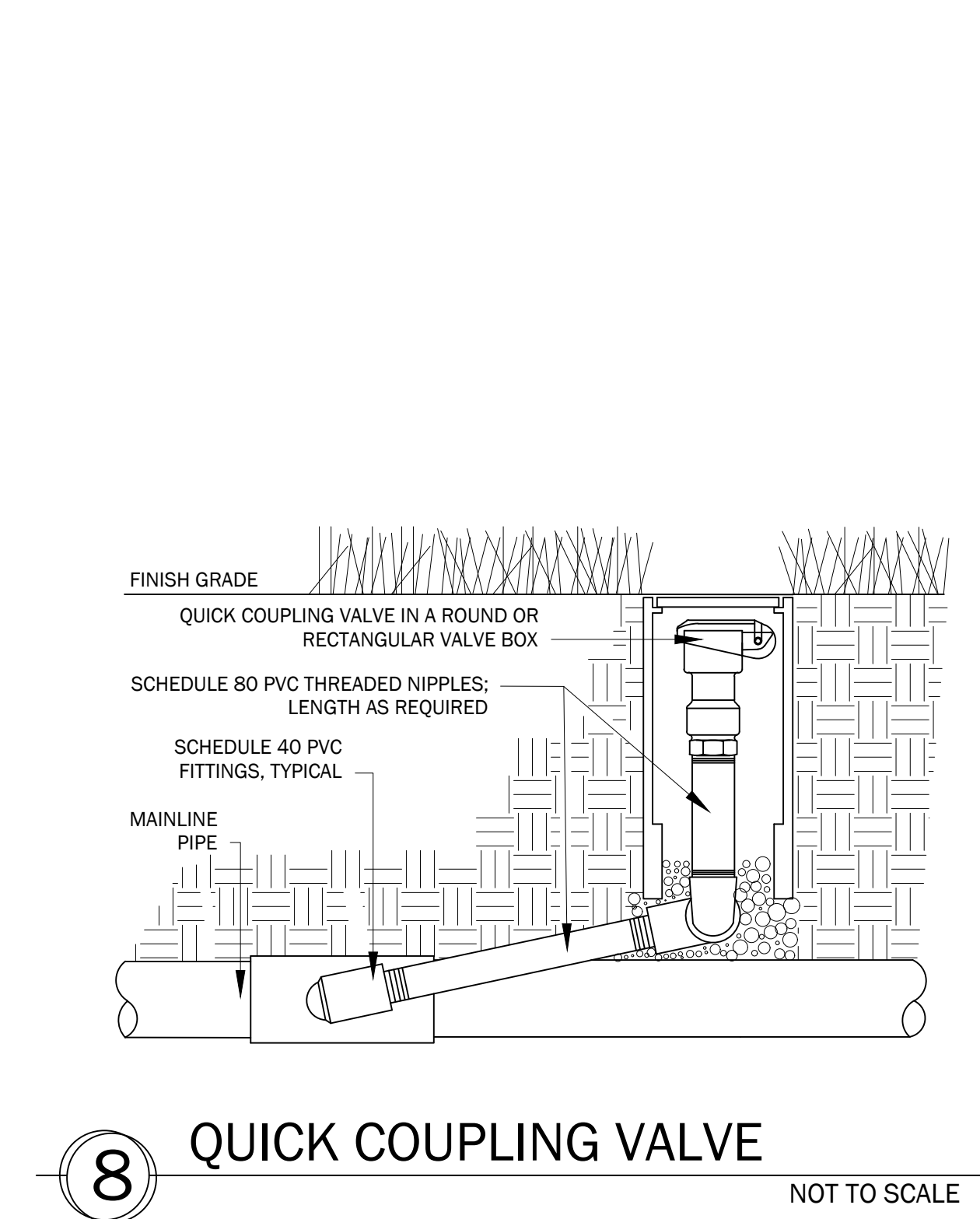
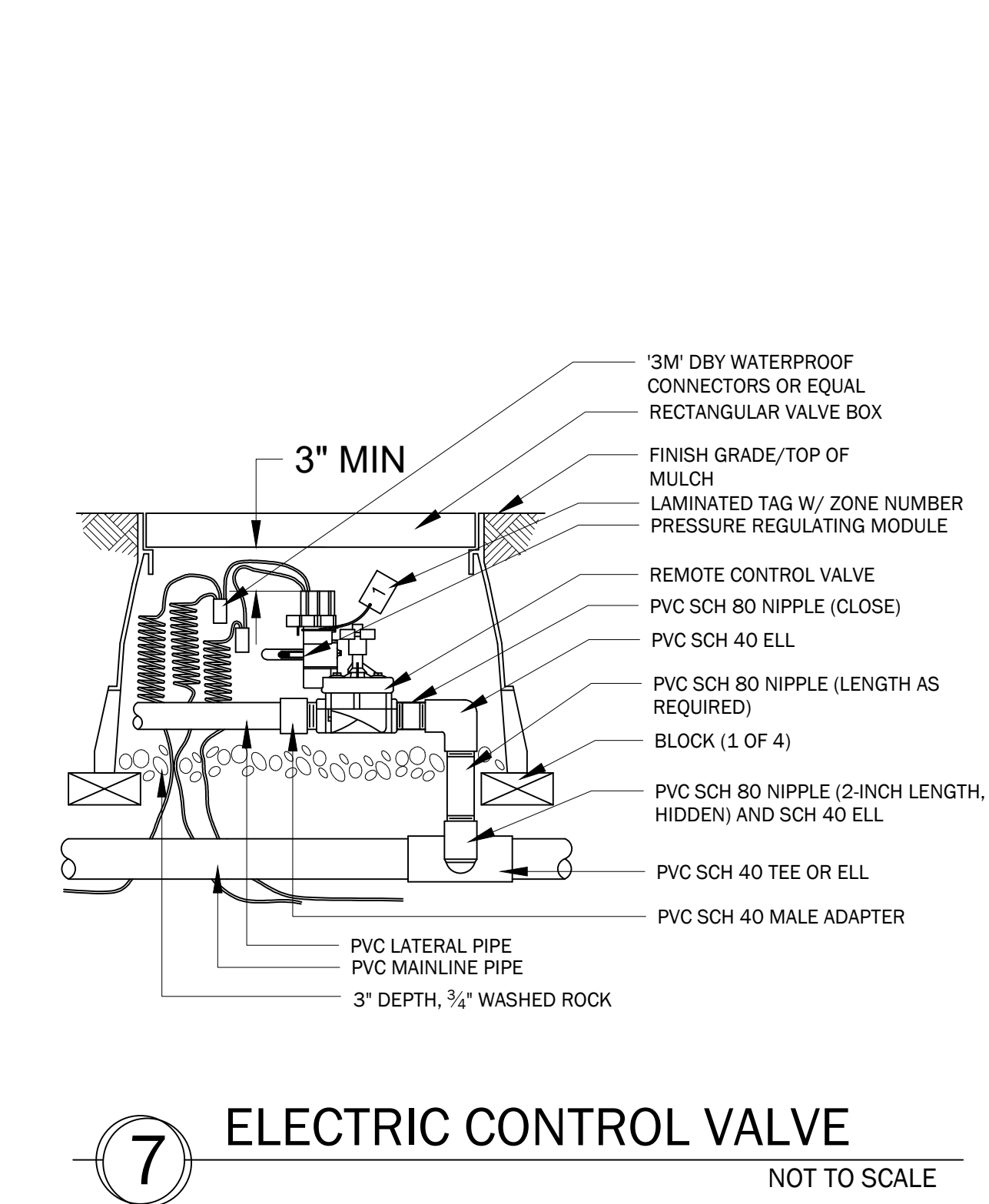
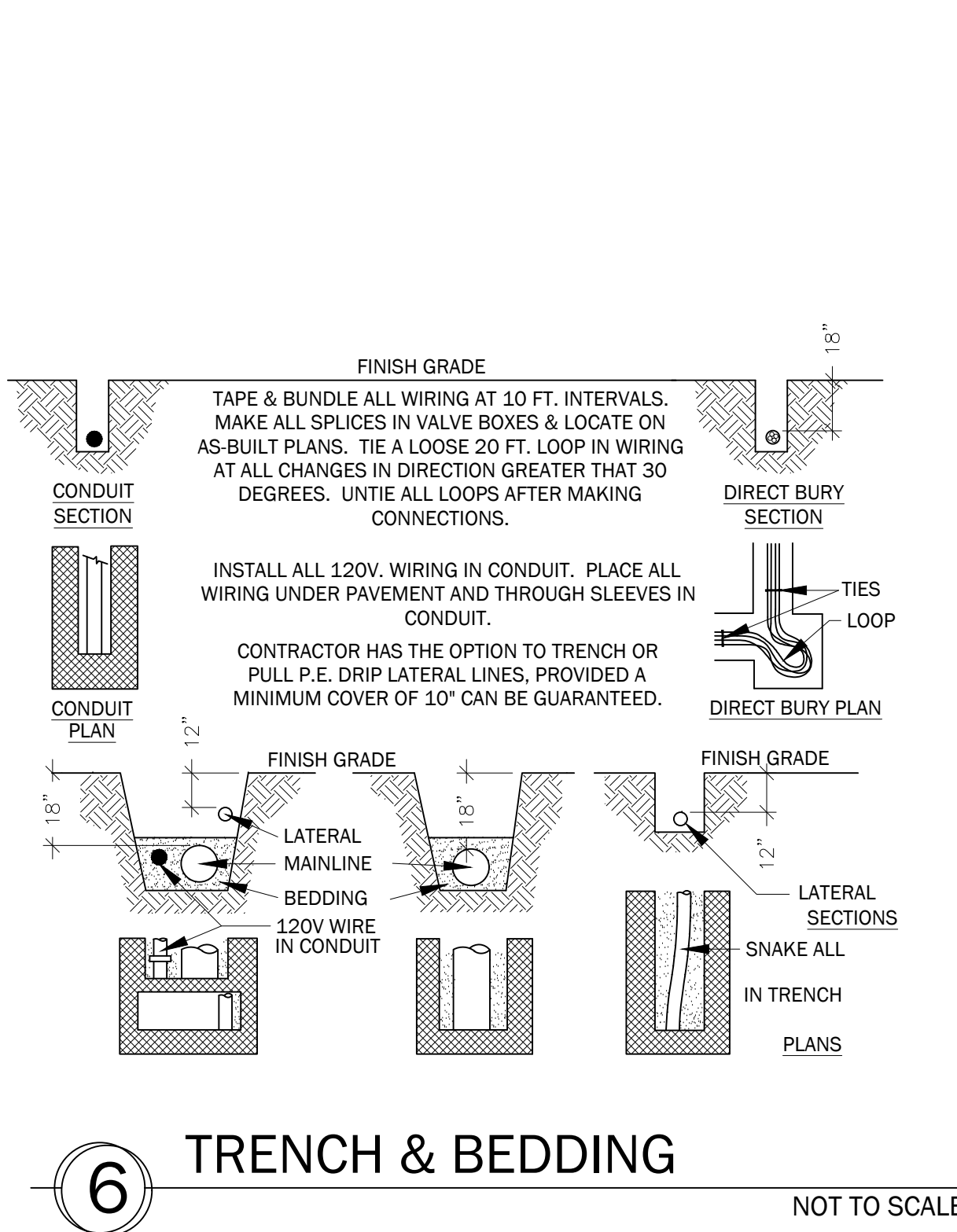
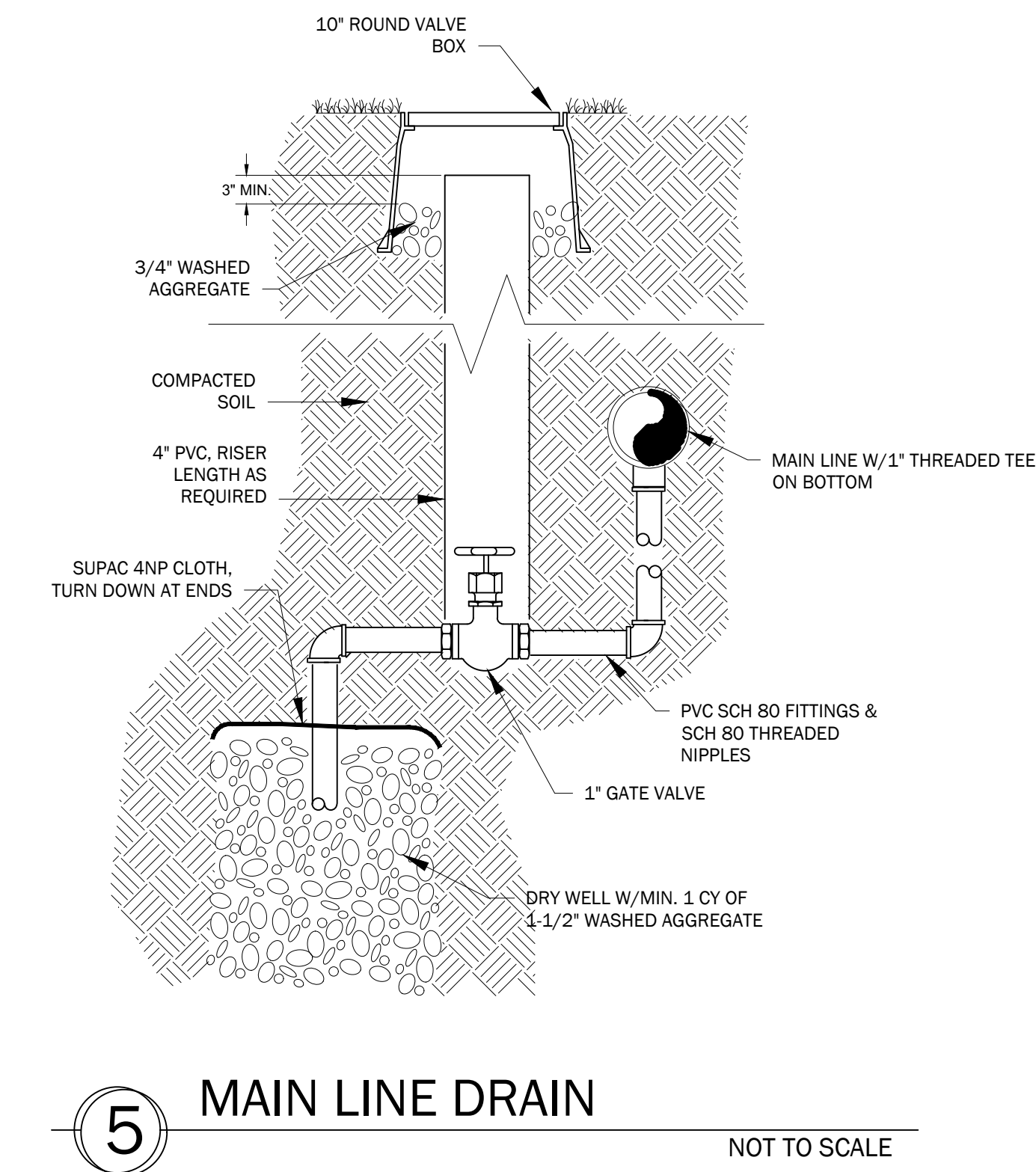
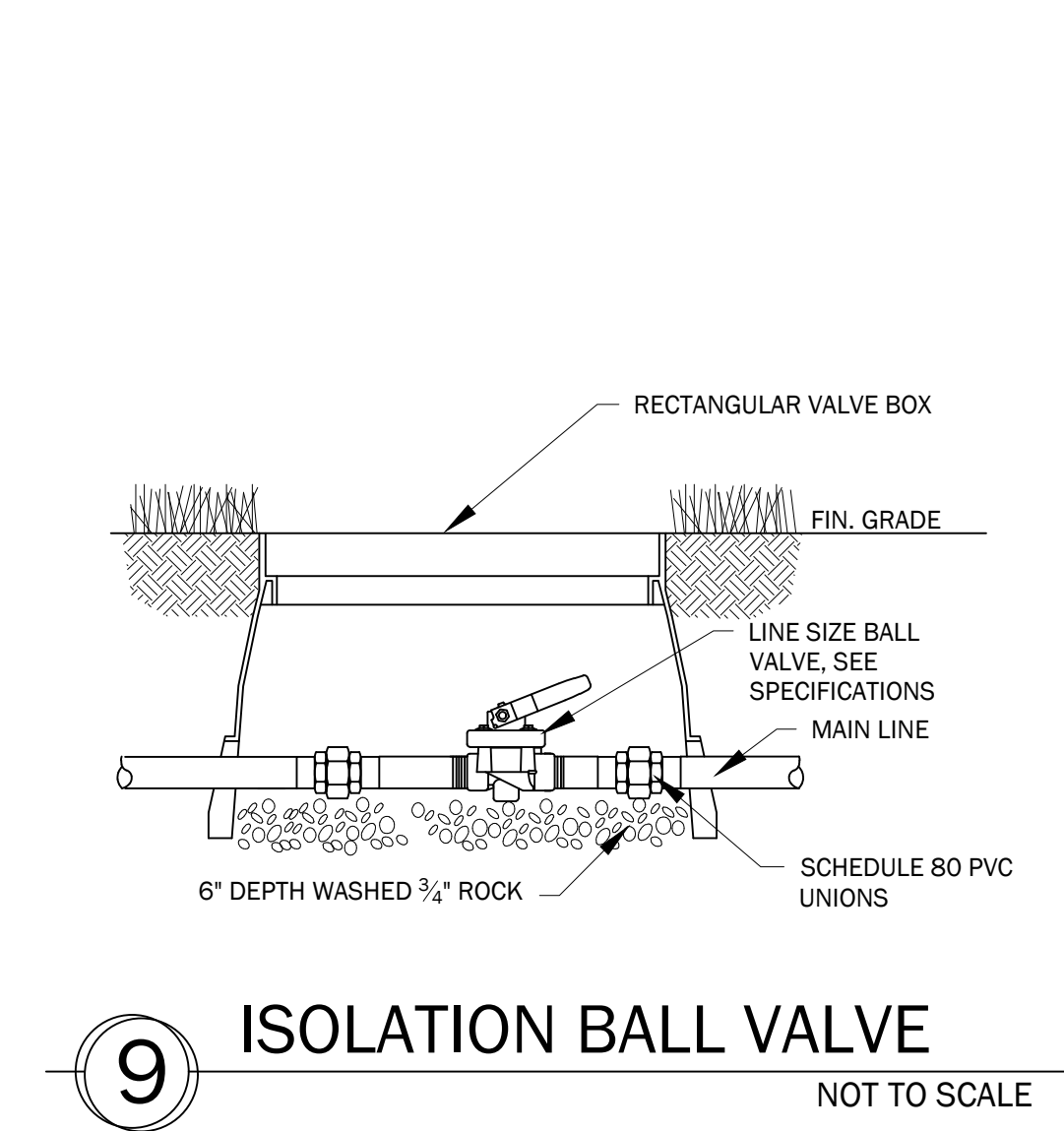
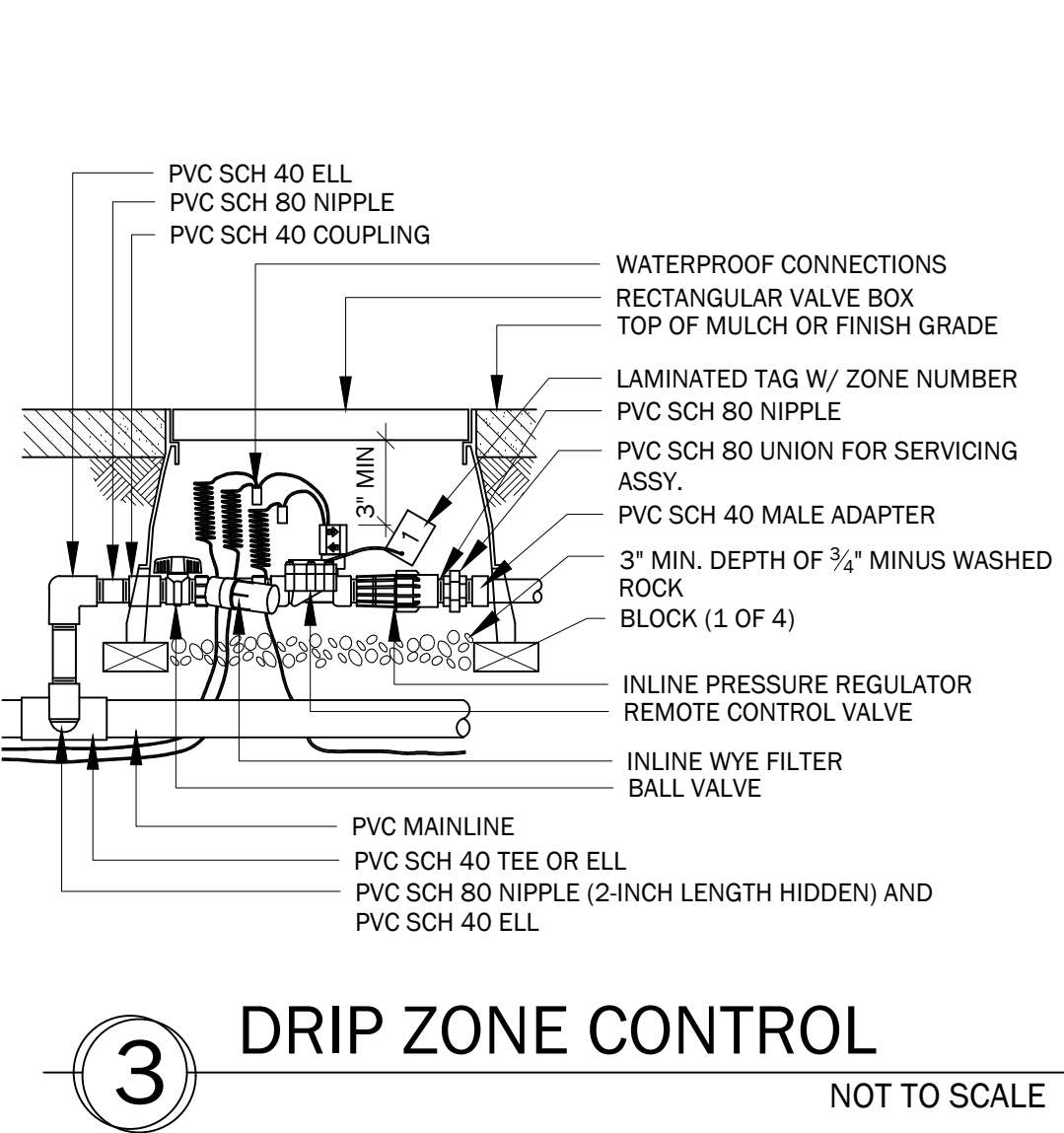
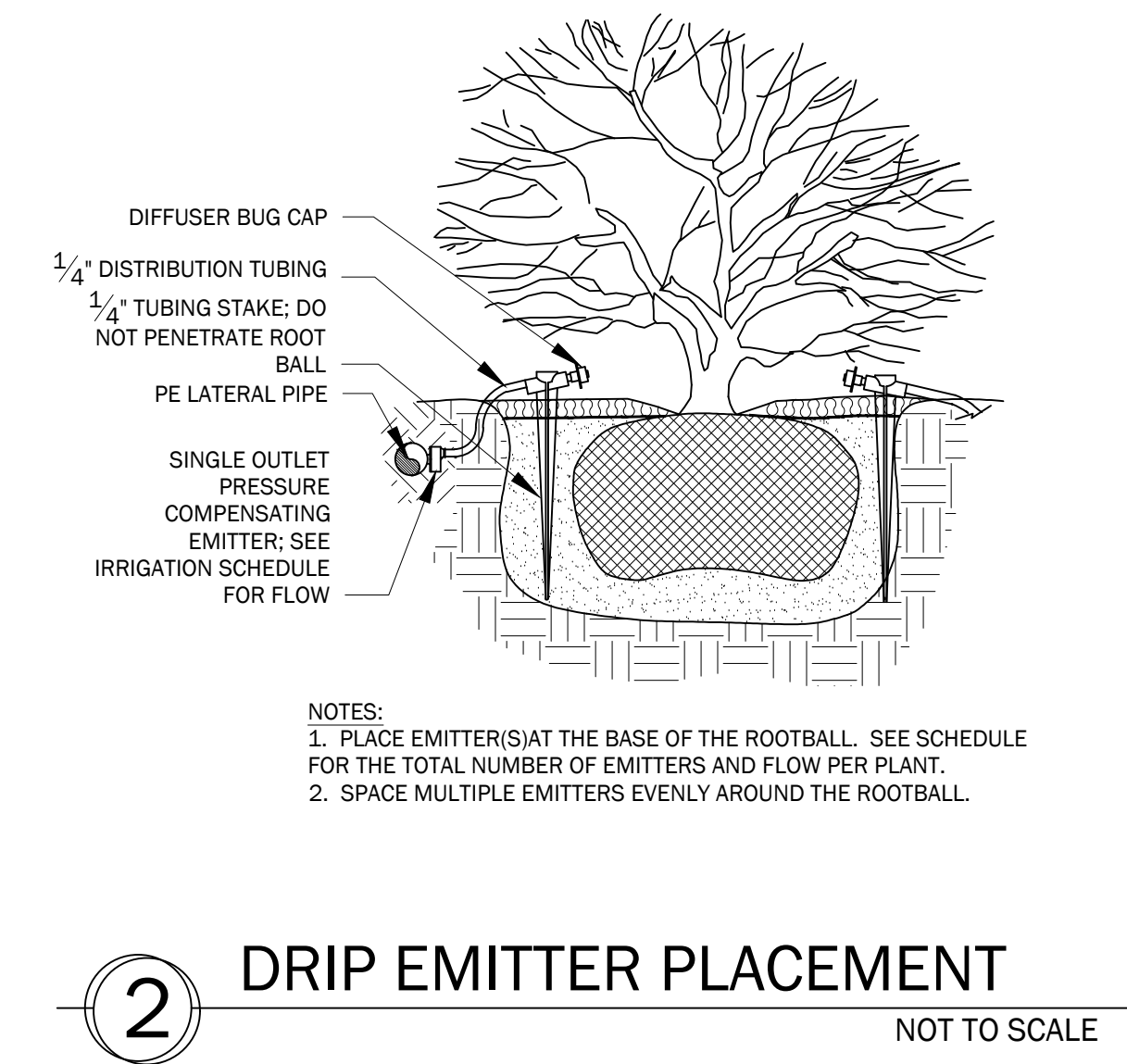
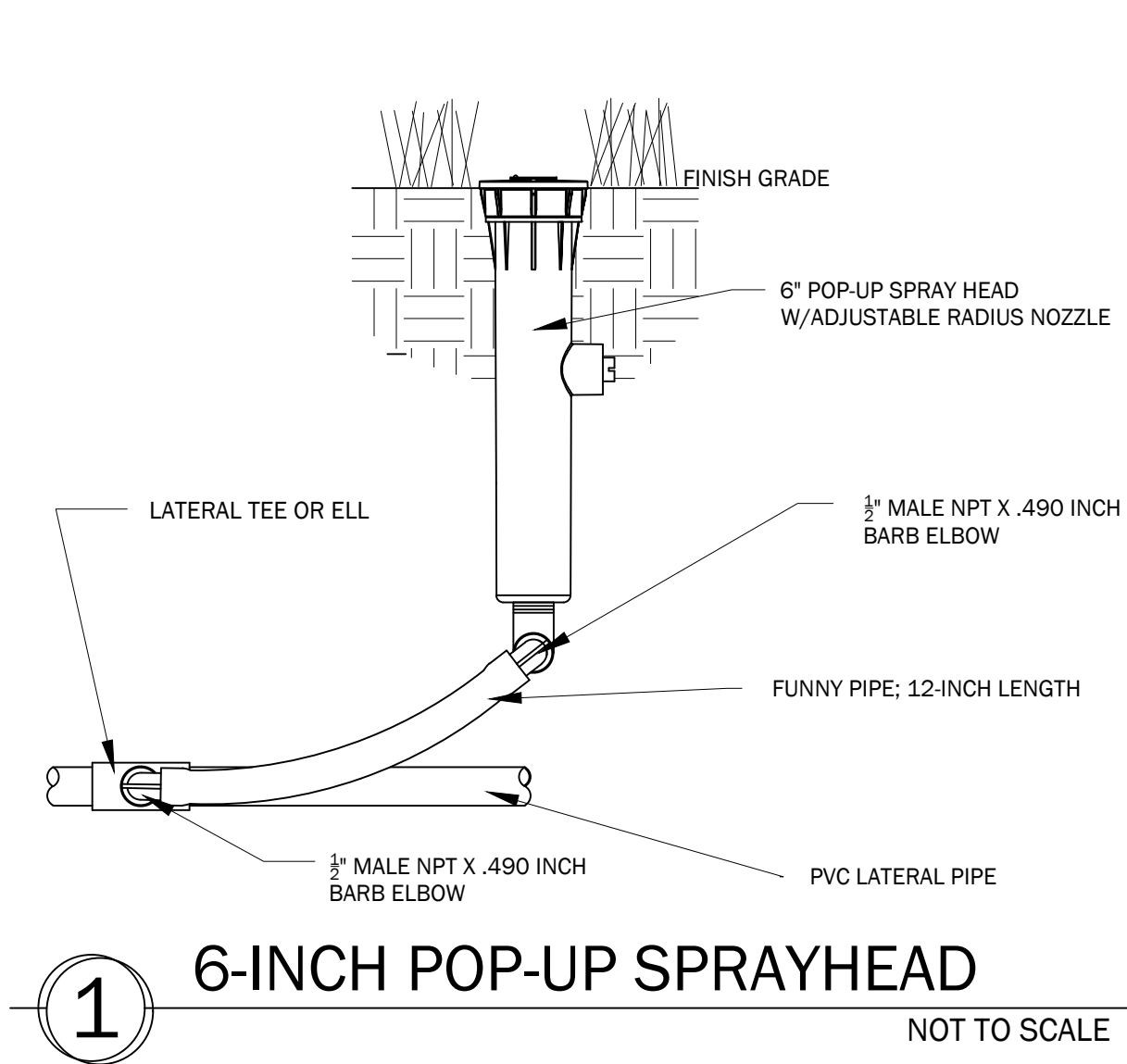
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phase:

SD'S

drawn by:

IR-1



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IRRIGATION DETAILS

ECHO