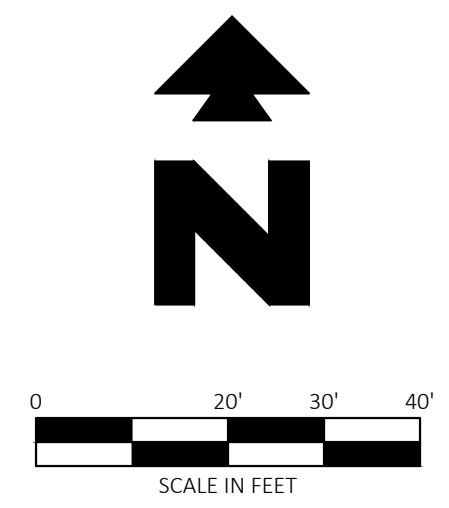
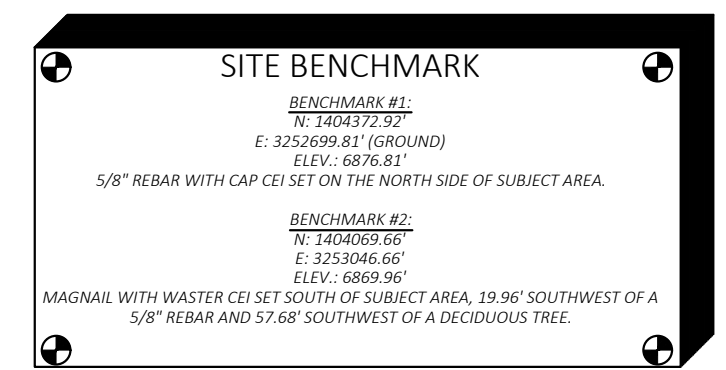


VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W



811
Know what's below.
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ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

EL PASO COUNTY, COLORADO LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
ENTIRE SITE	1 TREE PER 500 SF OF LANDSCAPED AREA	7,171 SF / 500 = 15 TREES	7 EXISTING + 8 PROPOSED = 15 TREES
PARKING LOT	1 TREE & ISLAND SHALL BE PROVIDED PER 15 PARKING SPACES	YES	YES

LANDSCAPE ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Pattern]	2-4" BLUE GREY RIVER ROCK FROM TIMBERLINE ROCK N' ROLL OR EQUAL (719) 638-1010, HTTPS://WWW.TIMBERLINEROCKNROLL.COM/ 1/2\"/>	
[Pattern]	CONTRACTOR TO MATCH EXISTING ROCK IN PARKING ISLAND AND BUFFERS	6,835 SF

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.	DETAIL
[Symbol]	2	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B&B	50A	1.50" CAL.	
[Symbol]	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A	2.00" CAL.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL		
[Symbol]	28	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	S GAL	50B		

EXISTING LEGEND

[Symbol]	Boundary Line	[Symbol]	Traffic Signal Vault
[Symbol]	Adjoining Boundary Line	[Symbol]	Electric Vault
[Symbol]	Underground Telephone Line	[Symbol]	Water Valve
[Symbol]	Underground Electric Line	[Symbol]	Traffic Sign (Type of Sign)
[Symbol]	Overhead Electric Line	[Symbol]	Sewer Clean Out
[Symbol]	Gas Line	[Symbol]	Light Pole (1 Lamp)
[Symbol]	Wood Fence Line	[Symbol]	Light Pole (4 Lamps)
[Symbol]	Break Line	[Symbol]	Traffic Light (2 Lamps)
[Symbol]	Sanitary Sewer Line	[Symbol]	Tree (Deciduous)
[Symbol]	Storm Drainage Pipe	[Symbol]	Tree (Evergreen)
[Symbol]	Easement Line	[Symbol]	Record Bearing & Distance per Plat Bk. 2007, Pg. 18
[Symbol]	Right-of-Way Line	[Symbol]	Reinforced Concrete Pipe
[Symbol]	Benchmark (BM)	[Symbol]	Right-of-Way
[Symbol]	Found Aluminum Cap (As Noted)	[Symbol]	Corrugated Metal Pipe
[Symbol]	Drainage Manhole (DMH)	[Symbol]	Double Pole Pylon Sign
[Symbol]	Sewer Manhole (SMH)	[Symbol]	Polyvinyl Chloride Pipe
[Symbol]	Electric Riser		
[Symbol]	Telephone Riser		
[Symbol]	Fiber Optic Vault		

PROPOSED LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	STORM DRAIN

LANDSCAPE NOTES

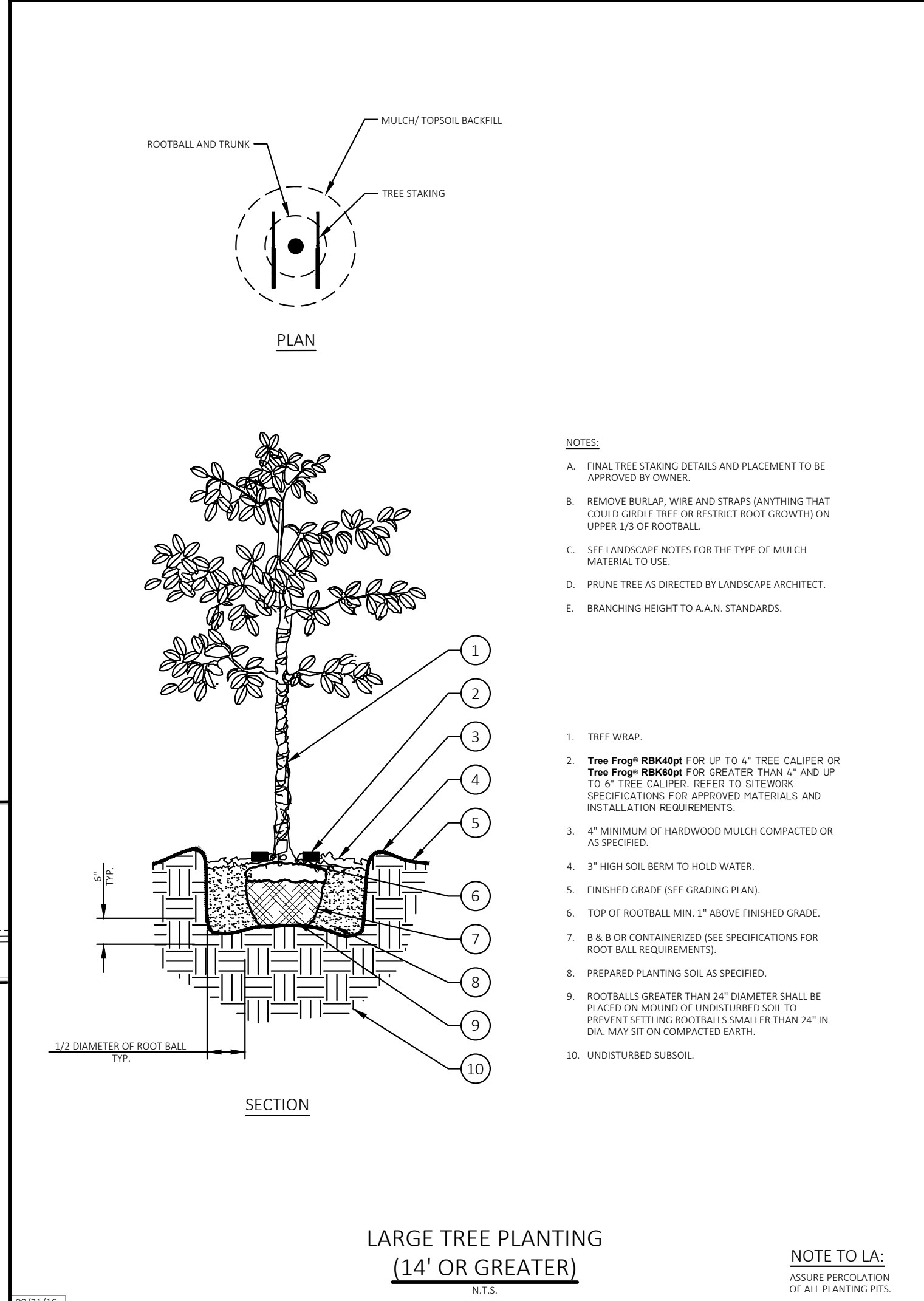
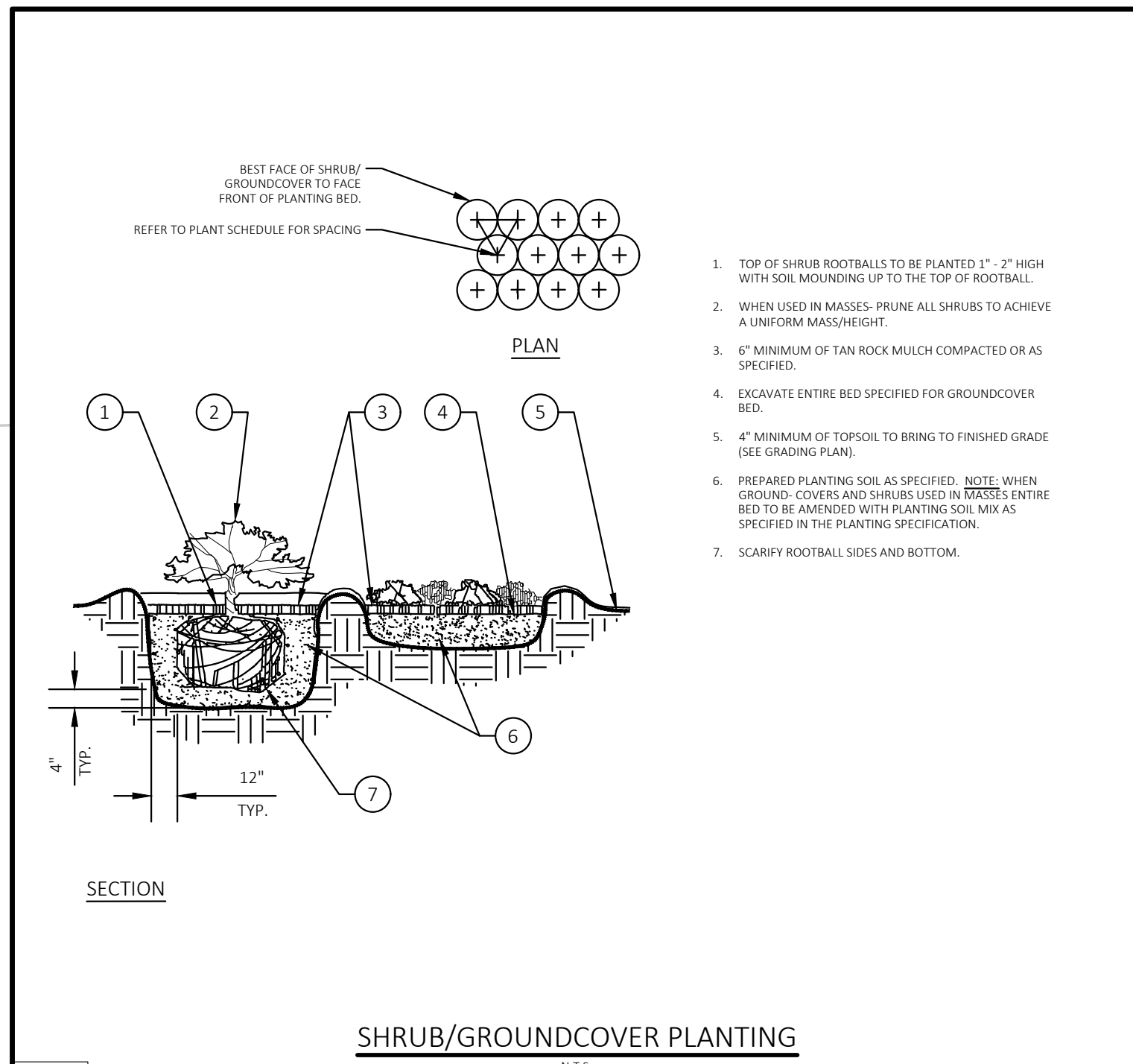
77A EXISTING TREE TO REMAIN

LANDSCAPE DETAILS

50A	TREE PLANTING
50B	SHRUB PLANTING

GENERAL LANDSCAPE NOTES

- ALL SHRUB PLANTING AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 02900 SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- 1"-3" DIA. TAN ROCK SHALL BE USED AS A SIX INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS ANALYSIS TEST CONDUCTED ON THE SITE PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR RESULTS. THIS WILL INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUBS, SOI, TREES). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY LANDSCAPING MATERIALS ONSITE.



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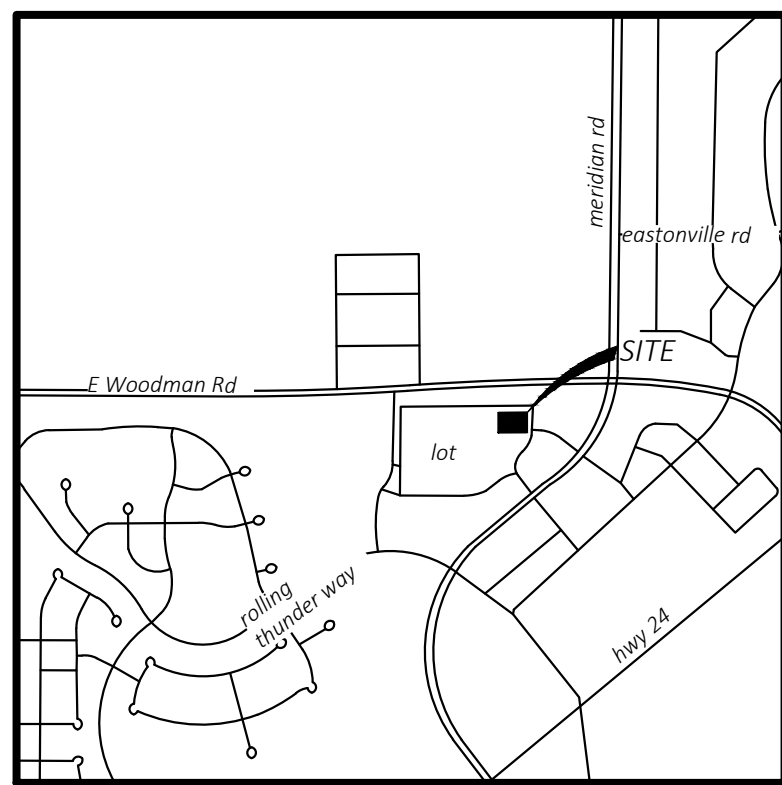
CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

FUEL STATION #4335
11550 MERIDIAN MARKET VIEW
FALCON, CO

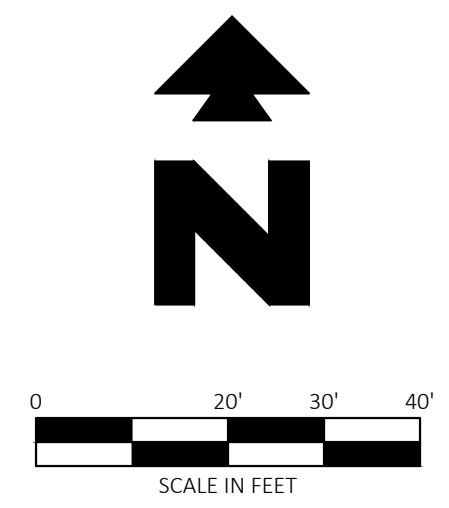
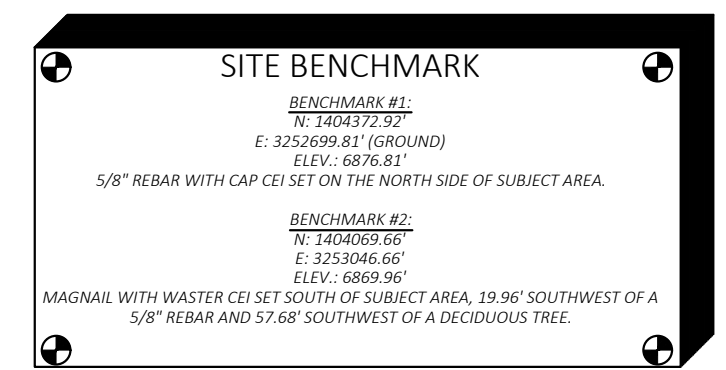
PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	2/21/2023
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

11



VICINITY MAP
NOT TO SCALE
Latitude: 38°56'23"N
Longitude: 104°36'35"W



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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▽	TREE ROOT WATERING SYSTEM (3) RAINBIRD MODEL RWS-B-C-1404 PER TREE ARRANGED IN A TRIANGULAR PATTERN AROUND THE TREE. INSTALL PER MANUFACTURERS SPECS	8	30
■	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	1	
⊕	RAIN BIRD XB8D1-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, ONE EMITTER PER SHRUB.	5	
⊙	RAIN BIRD PGA-PRS-D GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.	2	
⊗	SHUT OFF VALVE	1	
⊕	RAIN BIRD PGA-PRS-D GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC MASTER VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.	1	
⊗	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
⊕	RAIN BIRD ESP4ME1 4 STATION, HYBRID MODULAR INDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1	
⊕	RAIN BIRD SMART-Y SOIL MOISTURE SENSOR KIT	1	
⊕	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
⊕	WATER METER 3/4"	1	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	661.2 L.F.	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	127.2 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	47.9 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40	366.2 L.F.	

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
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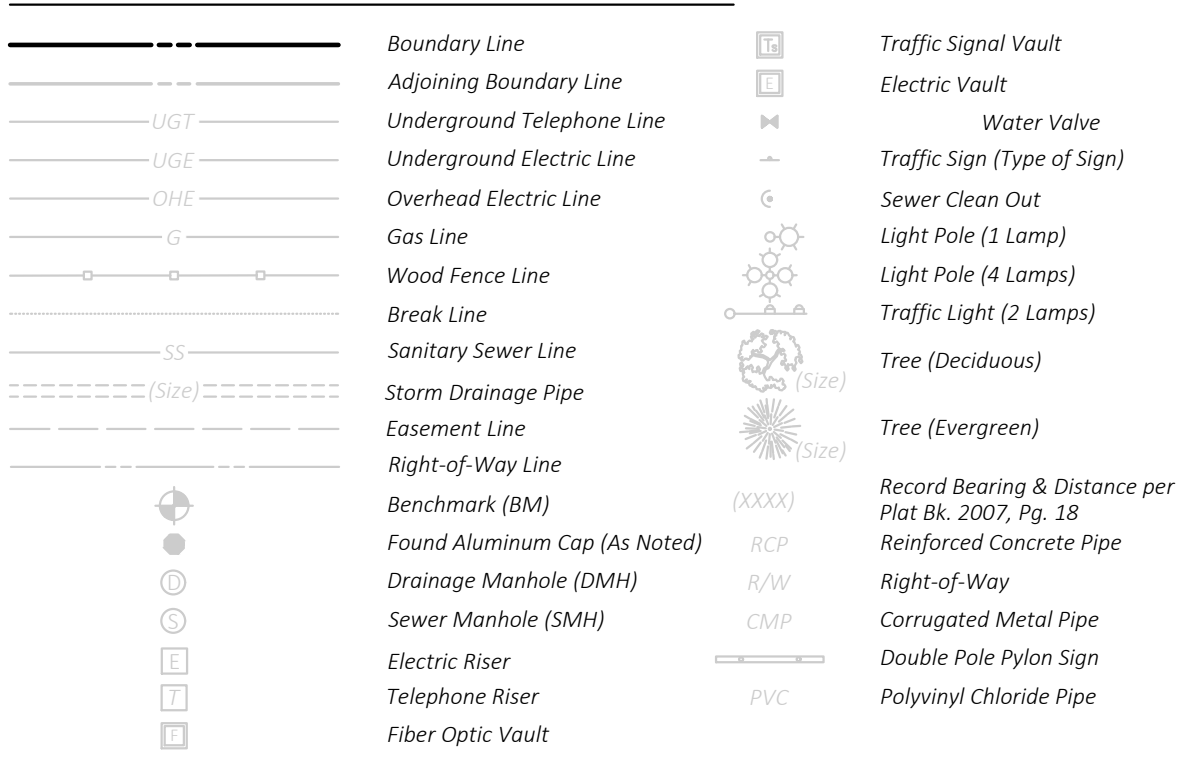
FLOW AVAILABLE
Water Meter Size: 3/4"
Flow Available: 22.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 63 PSI

DESIGN ANALYSIS
Maximum Station Flow: 12 GPM
Flow Available at POC: 22.5 GPM
Residual Flow Available: 10.5 GPM

Critical Station:
Design Pressure: 2
30 PSI
Friction Loss: 4.19 PSI
Fittings Loss: 0.42 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.92 PSI
Pressure Req. at Critical Station: 40.5 PSI
Loss for Fittings: 0.16 PSI
Loss for Main Line: 1.57 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.7 PSI
Loss for Master Valve: 5.92 PSI
Loss for Water Meter: 2.2 PSI
Critical Station Pressure at POC: 62.1 PSI
Pressure Available: 63 PSI
Residual Pressure Available: 0.93 PSI

EXISTING LEGEND

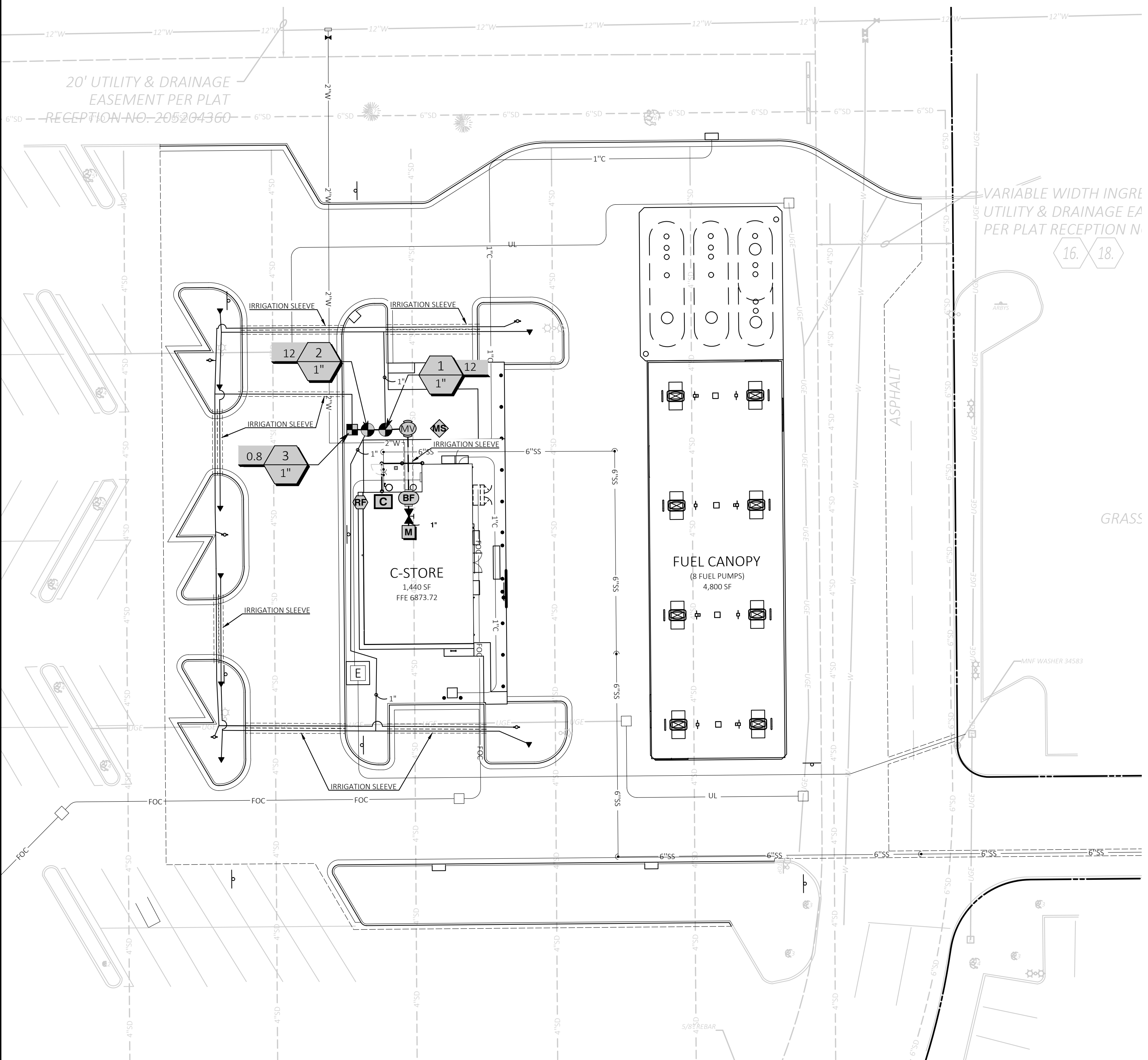


PROPOSED LEGEND



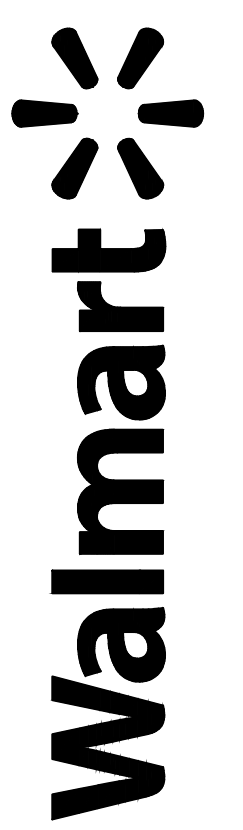
GENERAL IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 30 G.P.M. STATIC WATER PRESSURE IS REPORTED TO 65 P.S.I.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVINGS TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVINGS. SEE SLEEVING DETAIL.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY. INSTALLATION SHALL BE PER DETAIL 62C.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS PER DETAIL 62D.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCH. PLAN
- IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER DETAIL 61A.
- DO NOT INSTALL IRRIGATION AT PYLON SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
- ALL LATERAL LINES NOT LABELED SHALL BE 3/4" DIAMETER.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS DESCRIBED IN THE LANDSCAPE IRRIGATION SECTION OF THE SITEWORK SPECIFICATIONS.



CEI ENGINEERING ASSOCIATES, INC.
710 W PINDALE AVE
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11550 MERIDIAN MARKET VIEW
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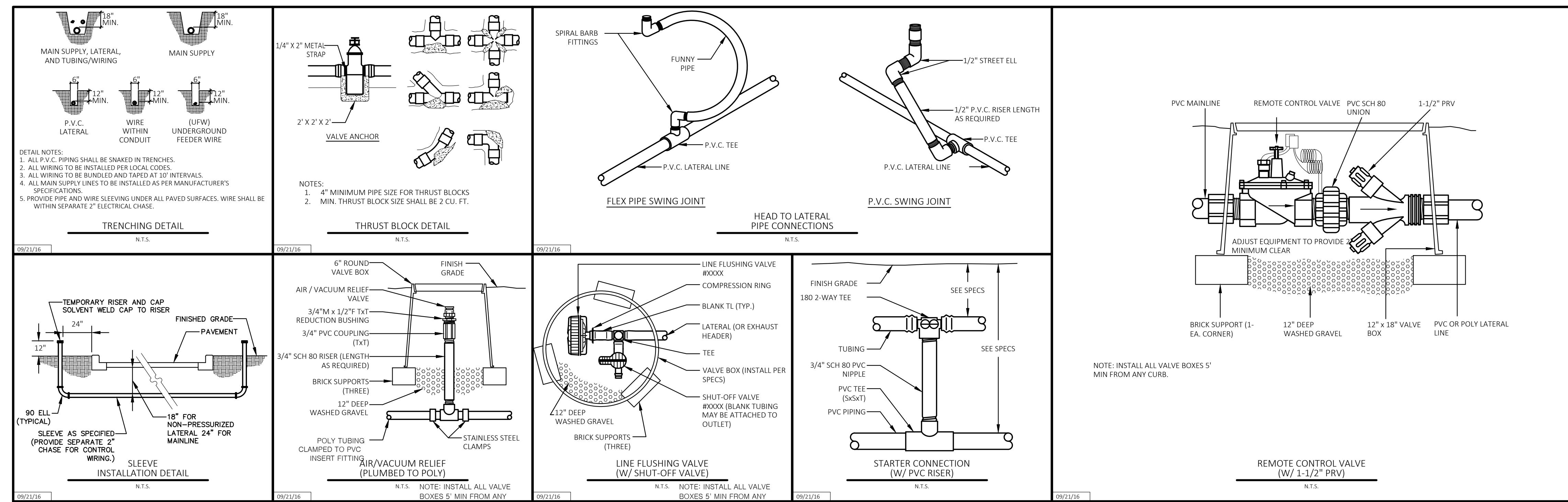


PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
CEI PROJECT NUMBER	32639
DATE	2/21/2023
REVISION	REV-1

L2 IRRIGATION PLAN
SHEET TITLE
SHEET NUMBER

L2

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PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	JPD
DESIGNER	JSC
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L2.1 IRRIGATION DETAILS
 SHEET TITLE
 SHEET NUMBER

L2.1