

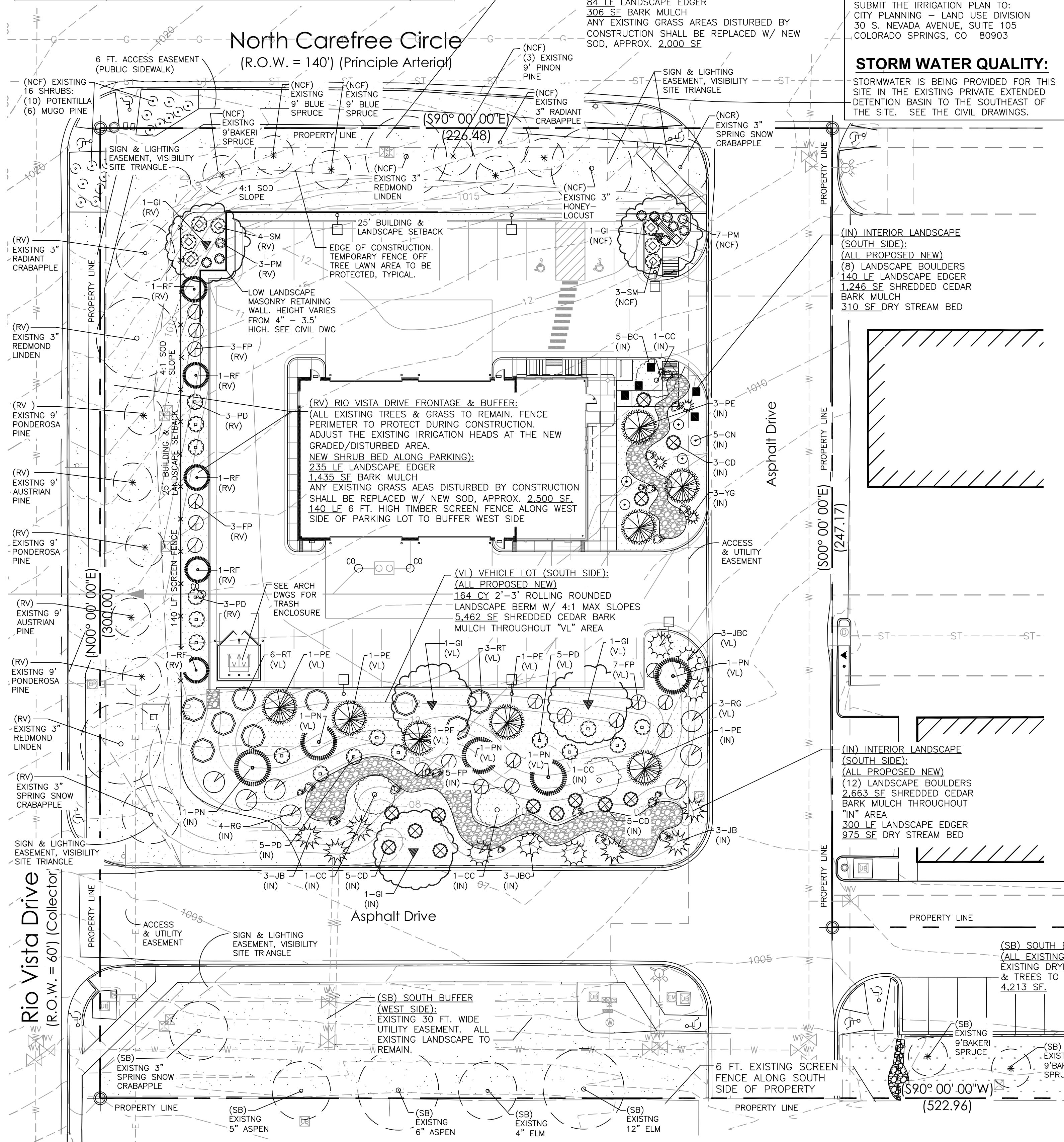
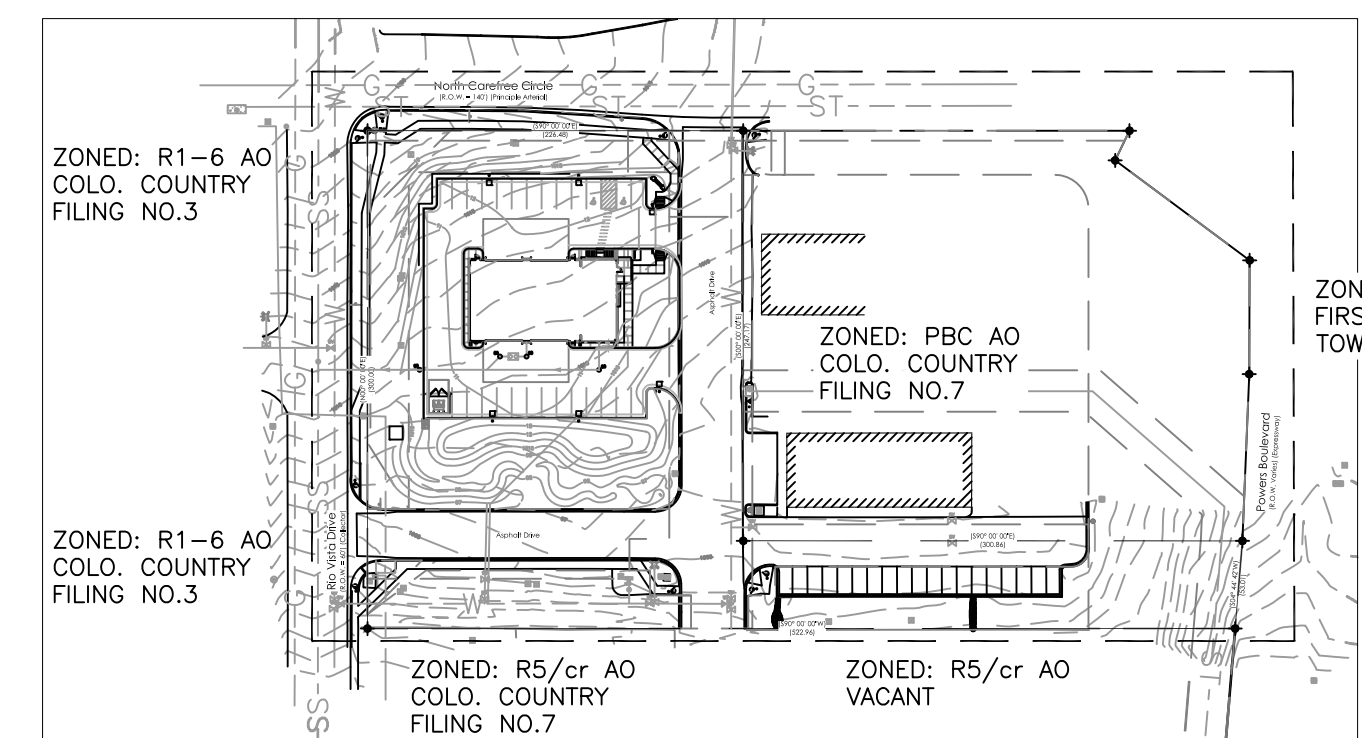
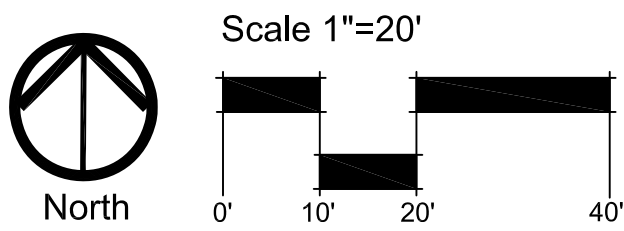
ZONING MAP:

SERVICE STREET AUTOMOTIVE REPAIR AT COLORADO SPRINGS
COMMERCIAL PLAN

LOT 2 COLORADO COUNTRY FILING NO 14

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



IRRIGATION NOTE:

THE IRRIGATION PLAN APPLICATION IS DUE CONCURRENT WITH THE BUILDING PERMIT APPLICATION AND NOT LATER THAN 90-DAYS AFTER THE BUILDING PERMIT APPROVAL. SUBMIT THE IRRIGATION PLAN TO: CITY PLANNING - LAND USE DIVISION 30 S. NEVADA AVENUE, SUITE 105 COLORADO SPRINGS, CO 80903

STORM WATER QUALITY:

STORMWATER IS BEING PROVIDED FOR THIS SITE IN THE EXISTING PRIVATE EXTENDED DETENTION BASIN TO THE SOUTHEAST OF THE SITE. SEE THE CIVIL DRAWINGS.

SYM.	ABBR.	QUANTITY:	BOTANICAL NAME:	COMMON NAME:	KEY FROM APPENDIX B	MATURE WIDTH	PLANTING SIZE	NOTES
CC		4 TOTAL	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	235AD	20'-35'	1.5" CAL	B&B
GI		5 TOTAL	GLEDITSIA IMPERIAL	IMPERIAL HONEYLOCUST	4SA	30'-50'	1.5" CAL.	B&B
PE		9 TOTAL	PINUS EDULIS	PINON PINE	1256D	12'-15'	6 FT. HT	B&B
PN		5 TOTAL	PINUS NIGRA	AUSTRIAN PINE	25678A	30'-40'	6 FT. HT	B&B
		16 TOTAL	EXISTING EVERGREEN TREE	EXISTING TO REMAIN	EXISTING	VARIES	EXISTING	EXISTING
		15 TOTAL	EXISTING DECIDUOUS TREE	EXISTING TO REMAIN	EXISTING	VARIES	EXISTING	EXISTING
PERCENT SIGNATURE TREES = 100% TOTAL NO. OF TREES = 23 NEW + 31 EXISTING. ALL ARE SIGNATURE TREES = 100% SIGNATURE TREES (60% MINIMUM REQUIRED).								

SYM.	ABBR.	QUANTITY:	BOTANICAL NAME:	COMMON NAME:	KEY FROM APPENDIX B	MATURE WIDTH	PLANTING SIZE	NOTES
BC		5 TOTAL	BERBERIS 'CRIMSON PIGMY'	CRIMSON PIGMY BARBERRY	45A	2' - 4'	5 GALLON	CONTAINER
CD		13 TOTAL	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	1235A	3' - 4'	5 GALLON	CONTAINER
CN		5 TOTAL	CHRYSTHAMNUS NANA 'NANA'	DWARF RABBITBRUSH	1235D	2' - 4'	5 GALLON	CONTAINER
FP		16 TOTAL	FALLUGIA PARADOXA	APACHE PLUME	12356D	4' - 6'	5 GALLON	CONTAINER
JBC		6 TOTAL	JUNIPERUS 'BLUE CHIP'	BLUE CHIP JUNIPER	2568A	6' - 12'	5 GALLON	CONTAINER
JB		6 TOTAL	JUNIPERUS 'BUFFALO'	BUFFALO JUNIPER	568A	6' - 12'	5 GALLON	CONTAINER
PD		18 TOTAL	PHYSOCARPUS 'DIABLO'	PURPLE-LEAF NINEBARK	568SA	4' - 6'	5 GALLON	CONTAINER
PM		10 TOTAL	POTENTILLA 'MCKAY'S WHITE'	WHITE POTENTILLA	4567S	3' - 4'	5 GALLON	CONTAINER
RF		5 TOTAL	ROSA FOETIDA 'BICOLOR'	AUSTRIAN COPPER ROSE	45678AD	6' - 8'	5 GALLON	CONTAINER
RG		7 TOTAL	RHUS 'GRO-LOW'	GRO-LOW SUMAC	23456DA	5' - 7'	5 GALLON	CONTAINER
RT		9 TOTAL	RHUS TRILOBATA	3-LEAF SUMAC	23456DA	5' - 7'	5 GALLON	CONTAINER
SM		7 TOTAL	SYRINGA 'MISS KIM'	MISS KIM LILAC	568A	3' - 5'	5 GALLON	CONTAINER
YG		3 TOTAL	YUCCA GLAUCA	NARROWLEAF YUCCA	123456D	2' - 4'	5 GALLON	CONTAINER
		16 TOTAL	EXISTING SHRUBS (SEE PLAN FOR SPECIES)	EXISTING	EXISTING	3' - 4'	EXISTING	EXISTING
SIGNATURE SHRUBS = 100% TOTAL NO. OF SHRUBS = 110 NEW + 16 EXISTING. ALL ARE SIGNATURE SHRUBS = 100% SIGNATURE SHRUBS (60% MINIMUM REQUIRED).								

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
X-X	6 FT. HIGH CEDAR SCREEN FENCE	140 LF	INSTALL FENCE PER INDUSTRY STANDARDS
	SHREDDED CEDAR BARK MULCH	11,112 SF	PLACE BARK MULCH 3" DEEP OVER LANDSCAPE FABRIC
	EXISTING GRASS TO REMAIN. REPLACE EXISTING DISTURBED GRASS W/ SOD	APPROX. 4,500 SF	EXISTING GRASS SOD & NATIVE GRASS TO REMAIN AND TO BE PROTECTED. ANY GRASS DISTURBED BY GRADING OPERATIONS SHALL BE REPLACED WITH LOCALLY AVAILABLE TURF GRASS SOD TO MATCH EXISTING.
	DRY STREAM BED	1,225 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL ON SHEET L2
	COMMERCIAL GRADE STEEL EDGER	759 LF	PERMALOC STEEL EDGER, BROWN COLOR, COMMERCIAL GRADE. INSTALL PER THE DETAIL ON SHEET L2
	LANDSCAPE BOULDER 2'X2'X3' = MEDIUM, 2'X2'X4' = LARGE	(10) LARGE (10) MEDIUM	BURY 2" DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. SEE THE DETAIL ON SHEET L2.
	3 FT. ROLLING ROUNDED BERM 4:1 GENTLE SLOPES	164 CY	USE FROM ON-SITE STOCKPILED SOURCE, OR IMPORT TOPSOIL TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS. BERM SHALL BE ROLLING & ROUNDED, 2'-3' HIGH.

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AMENDMENTS

AUGUST, 2014
FINAL LANDSCAPE PLAN

SHEET 9 OF 11

FILE NUMBER
CPC-CU 14-00072

L1

SERVICE STREET AUTOMOTIVE REPAIR AT COLORADO SPRINGS

COMMERCIAL PLAN

LOT 2 COLORADO COUNTRY FILING NO 14

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SITE CATEGORY CALCULATION FORMATS:

DOUBLE FRONTAGE LOT STREETSCAPE: (B2-13 LANDSCAPE EASEMENT RECEPTION NO. 212033803 & B2-14 LANDSCAPE EASEMENT RECEPTION NO. 21273213)					
<u>STREET NAME OR ZONE BOUNDARY</u>	<u>STREET CLASSIFICATION</u>	<u>WIDTH IN FEET REQ/PROVIDED</u>	<u>LINEAR FOOTAGE</u>	<u>TREE/FEET REQUIRED</u>	<u>NO. OF TREES REQ. / PROVIDED</u>
RIO VISTA DRIVE	MINOR ARTERIAL	20' / 24'	300 LF	1 / 25'	12 /10+SHRUBS
NORTH CAREFREE CIRCLE	MAJOR ARTERIAL	25' / 25'	226 LF	1 / 20'	12 /11+SHRUBS
<u>SHRUB SUBSTITUTES REQUIRED/PROVIDED</u>	<u>ORNAMENTAL GRASS SUB.</u>	<u>SETBACK PLANT ABBR. ON PLAN</u>	<u>PERCENT GROUND PLAN VEG. REQUIRED / PROVIDED</u>		
20 / 24	0 / 0	RV	75% / 90%		
10 / 25	0 / 0	NCF	75% / 95%		
0 / 0	0 / 0	PB	75% / 100%		
<u>MOTOR VEHICLE LOTS</u>					
<u>NUMBER OF VEHICLE SPACES</u>	<u>SHADE TREES 1/15 REQ. / PROVIDED</u>	<u>VEHICLE LOT FRONTAGES</u>	<u>LINEAR FOOTAGE (EXCLUDE DRIVEWAYS)</u>	<u>2/3 LENGTH OF FRONTAGE (FT.)</u>	
26 TOTAL	2 / 3	SOUTH SIDE SERVICE CENTER	126 LF	85 FT.	
<u>MIN. 3' SCREENING PLANTS REQ./PROV.</u>	<u>EVERGREEN PLANTS REQ. (50%)/PROV.</u>	<u>LENGTH OF WALL OR BERM</u>	<u>VEHICLE LOT PLANT ABBR. ON PLAN</u>	<u>PERCENT GROUND PLANE REQ. / PROVIDED</u>	
17 / 38	9 / 10 TREES	126 LF BERM	VL	75% / 75%	
<u>INTERNAL LANDSCAPING</u>					
<u>NET SITE AREA (SF) (LESS PUBLIC ROW)</u>	<u>PERCENT MINIMUM INTERNAL AREA (%)</u>	<u>INTERNAL AREA (SF) REQUIRED/PROVIDED</u>	<u>INTERNAL TREES (1/500 SF) REQUIRED / PROVIDED</u>		
83,725 SF	NONRES. 5%	4,187 SF / 4,794 SF	9 / 10		
<u>SHRUB SUBSTITUTES REQUIRED/PROVIDED</u>	<u>ORN. GRASS SUB. REQUIRED/PROVIDED</u>	<u>INTERNAL PLANT ABBR. DENOTED ON PLAN</u>	<u>PERCENT GROUND PLANE VEG. REQ. / PROVIDED</u>		
0 / 38	0 / 0	IN	75% / 75%		
<u>LANDSCAPE BUFFERS AND SCREENS</u>					
<u>STREET NAME OR PROPERTY LINE</u>	<u>WIDTH (IN FT) REQUIRED/PROVIDED</u>	<u>LINEAR FOOTAGE</u>	<u>BUFFER TREES (1/20 FT.) REQUIRED / PROVIDED</u>	<u>EVERGREEN TREES (50% REQ) REQUIRED / PROVIDED</u>	
SOUTH PROPERTY LINE (UTILITY EASE.)	15' / 30' UTILITY EASEMENT	188 LF	EXISTING TREES TO REMAIN. NO NEW TREES ALLOWED	EXISTING TREES TO REMAIN NO NEW TREES ALLOWED	
<u>6 FT. SCREEN FENCE REQUIRED/PROVIDED</u>	<u>BUFFER TREE ABBR. DENOTED ON PLAN</u>	<u>PERCENT GROUND PLANE VEG. REQ. / PROVIDED</u>			
394 / 394 EXISTING FENCE AT PROPERTY LINE	SB (SOUTH BUFFER)	75% / 100% LAWN AT UTILITY EASEMENT 75% / 100% DROUGHT TOLERANT NATIVE GRASS AT EXISTING PARKING			
140 / 140 NEW FENCE ALONG WEST SIDE TO SCREEN NEW DEVEL.	RV (RIO VISTA WEST BUFFER)	75% / 100% EXISTING LAWN 1 TREE PER 20 FT. ALONG BUFFER REQUIRED AND PROVIDED = 7 / 7			

1. THE SOIL ANALYSIS REPORT FOR THE SITE WAS SUBMITTED WITH THE "KUM & GO" LANDSCAPE PLAN, APPROVED 3/22/2012, FOR B2-13 LANDSCAPE EASEMENT RECEPTION NO. 212033803 AND B2-14: LANDSCAPE EASEMENT RECEPTION NO. 21273213.
SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1,000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE 2) INTO BLUEGRASS TURF AREAS. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS:
A. SALT LEVEL EQUAL TO OR LESS THAN 6 MMHOS/EM
B. pH LEVEL EQUAL TO OR LESS THAN 7
C. ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
D. NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
E. PARTICLE SIZE: THE COURSER THE BETTER, NOT SILT OR CLAY SIZE PARTICLES

2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.

3. FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. ALL TURF GRASS AREAS, BERMS, & SHRUB BEDS DO NOT EXCEED 4:1 SLOPE.

4. ALL TREES AND SHRUBS TO RECEIVE A BICK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.

5. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES, SHRUBS, AND PERENNIAL GROUND COVER PLANTING AREAS, AND SPRAY TURF AND NATIVE GRASS AREAS. NATIVE SEED TO BE IRRIGATED UNTIL ESTABLISHMENT ONLY. REFER TO THE IRRIGATION PLANS FOR IRRIGATION SCHEDULES WITH APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL). NEW TREES IN NATIVE GRASS AREAS REQUIRE DRIP IRRIG.

6. ALL TREES TO BE STAKED WITH STAKES PER THE DETAIL. FOR 3" CALIPER DECIDUOUS TREES AND EVERGREEN TREES OVER 8 FT., USE 3 STAKES (STAKE TO GROUND LEVEL).

7. ALL PLANTS TO RECEIVE 3" DEPTH OF WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH AROUND BASE OF TREES 2 FT. DIAMETER MINIMUM, AND SHRUBS 1 FT. DIAMETER MINIMUM.

8. SOD SHALL BE A BLUEGRASS BLEND TO MATCH EXISTING.

9. ALL SHRUB BEDS TO BE ENCLOSED BY PERMALOC STEEL EDGING. STEEL EDGING TO BE USED AS SEPARATION BETWEEN ROCK MULCH DRY STREAM BEDS, PLANTING BEDS, AND SOD AREAS.

10. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

11. NO PLANT MATERIAL SHALL BE LOCATED WITHIN 3 FT. OF A FIRE HYDRANT.

12. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

13. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.

14. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, AND 3 PER SHRUB.

15. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.

16. ALL PLANTS NOT LABELED AS FULFILLING A CITY LANDSCAPE REQUIREMENT ARE "EXTRA" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.

"PERMALOC" EDGER (1/8" x 4")
BROWN POWDER COAT COLOR
WITH ROLLED TOP EDGE
SECURE AND INSTALL PER
MFG. RECOMMENDATIONS

3" DEEP
OF SPECIFIED
MULCH

UNDISTURBED SUBGRADE

A LANDSCAPE EDGER / SHRUB BED MULCH

NOT TO SCALE

APPLY PRE-EMERGENT HERBICIDE
PRIOR TO PLACING FABRIC AND COBBLE.
SEE THE SPECIFICATIONS.

DRY STREAMBED SHALL BE
GRADED AS A SMOOTH, SUBTLE
SWALE. SLOPE & DRAIN
AWAY FROM BLDG
FOUNDATION

SECTION

NOTE:
MEANDER DRY STREAM BED IN
WIDTH AND DIRECTION AS SHOWN
ON THE DRAWINGS.

NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY
FROM APPROX. 5 FT. WIDE MIN. TO
12 FT. WIDE MAX..

2. LANDSCAPE BOULDERS SHALL BE
NESTED IN GROUPS IN A RANDOM FASHION
ALONG THE EDGES AND THROUGHOUT THE
DRY STREAMBED AS SHOWN ON THE DWGS.

C DRY STREAM BED LANDSCAPE FEATURE

SANDSTONE BOULDERS:
RECTALINEAR IN SHAPE, BUFF COLOR.
SANDSTONE, SIZE VARIES. POSITION
ROCK TO ACHIEVE BEST NATURAL
APPEARANCE.

REMAINDER EXPOSED

FINISH GRADE

2" BURIED

BOULDERS TO BE NESTED
INTO THEIR FINAL RESTING
POSITION AS SHOWN.

TYPICAL RETAINAGE
PLACEMENT

TYPICAL ACCENT
PLACEMENT

1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS
PLACED IN THE GROUND 2" BURIED BELOW GRADE AND REMAINDER EXPOSED
ABOVE FINISH GRADE, TYPICAL.

2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID
UNNATURAL SCARRING OF THE EXPOSED SURFACE.

APPROXIMATE SIZE:
LARGE = 2'X3'X4'

APPROXIMATE SIZE:
MEDIUM = 2'X2'X3'

B LANDSCAPE BOULDERS

NOT TO SCALE

1" - 2" WASHED RIVER
GRAVEL CHINKED BETWEEN
RIVER COBBLE (TYP.)

PLACE 6" TO 12" WASHED RIVER
COBBLE SPACED & GROUPED
RANDOMLY.

PLAN

NOT TO SCALE

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AMENDMENTS

AUGUST, 2014

FINAL LANDSCAPE PLAN

SHEET 10 OF 11

FILE NUMBER
CPC-CU 14-00072

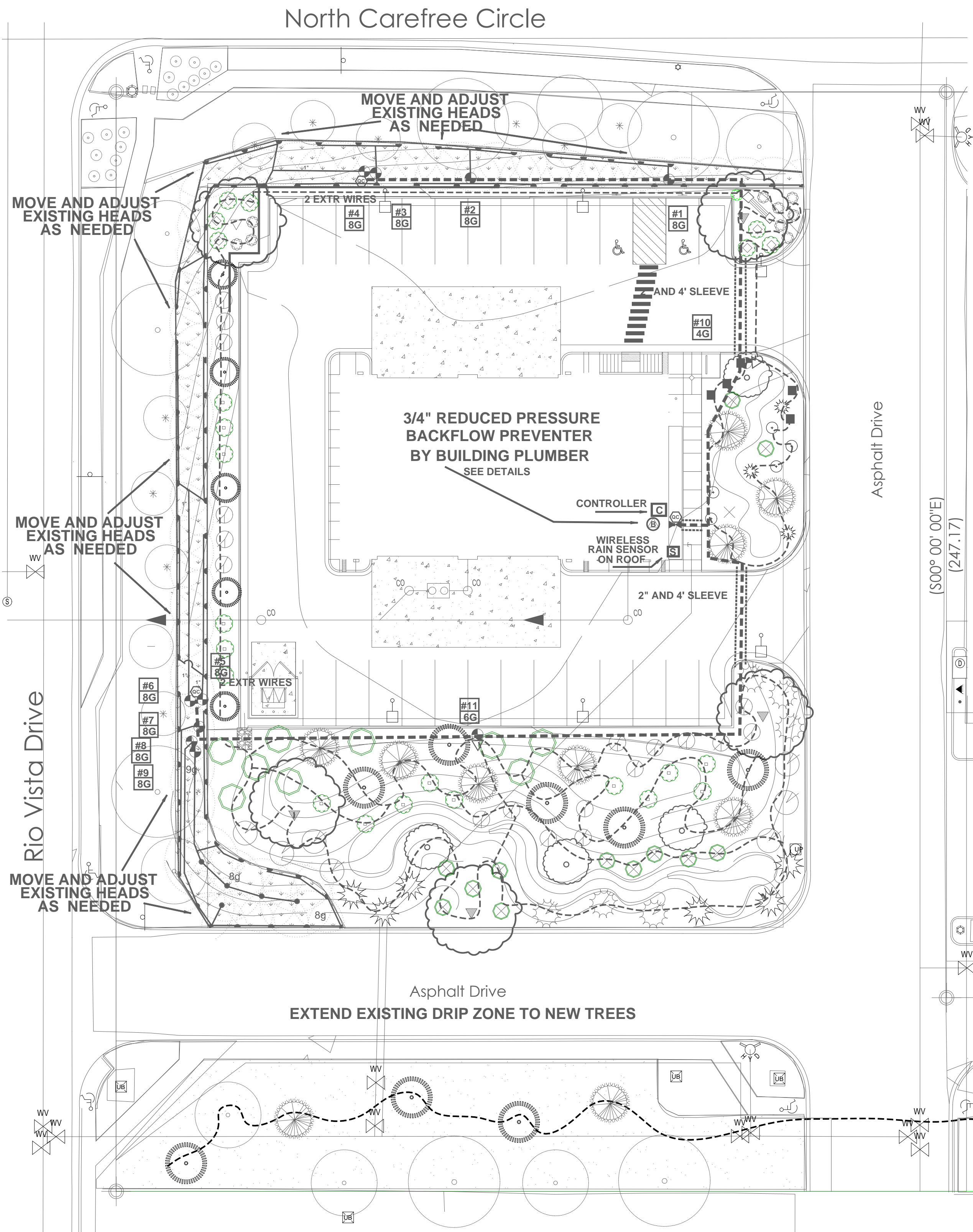
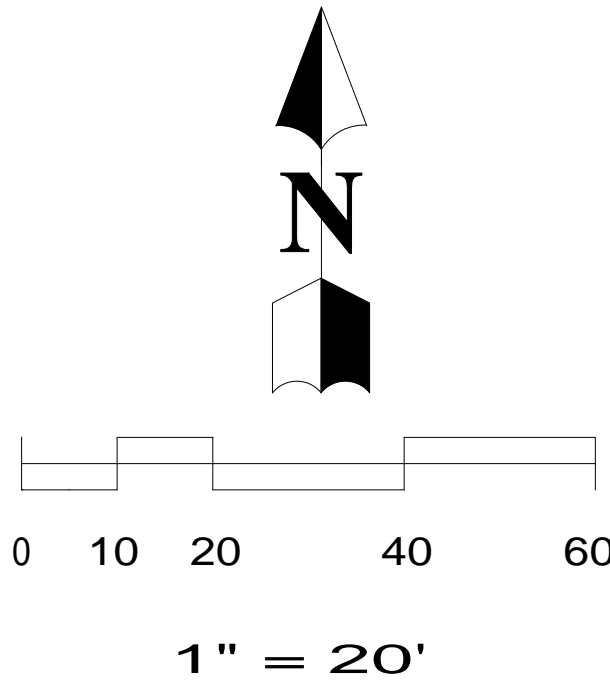
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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COMMERCIAL PLAN

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IRRIGATION NOTES

1. IRRIGATION SYSTEM UTILIZES POP UP SPRAYS FOR TURF AREAS AND A DRIP SYSTEM FOR ALL SHRUBS AND TREES NOT LOCATED IN IRRIGATED TURF.
2. THE MAXIMUM GPM FOR ANY TURF ZONE IS 8 GPM AND IS ALSO THE LARGEST ZONE. THE DRIP USES A MAXIMUM OF 6 GPM.
3. SYSTEM IS DESIGNED WITH A STATIC PRESSURE OF 70PSI. **PRIOR** TO CONSTRUCTION, INSTALLER IS REQUIRED TO MEASURE STATIC PRESSURE ONSITE AND FURNISH WRITTEN REPORT TO CONSULTANT. FAILURE TO NOTIFY CONSULTANT, SHALL RESULT IN CONTRACTOR BEING FULLY RESPONSIBLE FOR ANY REDESIGN AND/OR ALTERATIONS NECESSARY DUE TO PRESSURE ISSUES.
4. THE IRRIGATION WATER IS SUPPLIED OFF OF THE 3/4" BUILDING WATER SERVICE AND 3/4" METER WITH A 3/4" TAP AND REDUCED PRESSURE BACKFLOW PREVENTER.
5. SYSTEM UTILIZES A HUNTER MINICLICK RAIN SENSOR.
6. IRRIGATION SYSTEM UTILIZES A 4 PROGRAM CONTROLLER.
7. THE DRIP SYSTEM FOR SHRUBS AND TREES SHALL BE INSTALLED AS PER THE FOLLOWING SCHEDULE;
EACH 1 GALLON SHRUB SHALL RECEIVE ONE 1/2 GALLON PER HOUR(GPH) EMITTER.
EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS AND EACH TREE SHALL RECEIVE FOUR 1 GPH EMITTERS.
8. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
9. ALL SPRAY HEADS FOR LAWN SHALL HAVE INTERNAL CHECK VALVES AND A PRECIPITATION RATE OF 1.85"/HR
10. THE SITE IS VIRTUALLY FLAT AND THERE IS NO ADDITIONAL OPPORTUNITY FOR WATER HARVESTING.
11. AS THE SITE HAS BEEN SCRAPPED OF ANY EXISTING NATIVE TOPSOIL, FUTURE PLACEMENT AND TYPE OF IMPORTED AMENDED TOPSOIL IS UNKNOWN AT THIS POINT, BUT SHOULD BE OF AN INDUSTRY STANDARD FOR TYPE AND INFILTRATION RATE.
12. REFER TO CITY OF COLORADO SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
13. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
POC (POINT OF CONECTION) AND REDUCED PRESSURE BACKFLOW HAS A 15.5 PSI LOSS.
SYSTEM LOSS AFTER BACKFLOW IS A MAXIMUM OF 4.8PSI ON 'WORST ZONE'.
MAXIMUM RUN TIME PER WEEK FOR LAWN IS 10HRS FOR 2" APPLIED.
EACH DRIP VALVE SHALL SHALL RUN AN AVERAGE OF 2HRS EACH PER WEEK. 2 VALVES = 4 HRS PER WEEK DRIP.
50PSI (TPR) IS TOTAL PRESSURE REQUIRED

IRRIGATION LEGEND

Symbol	Description
	Rain Bird 1804 SAM PRS
	Febco 825Y 3/4" WITH FLOOR DRAIN KIT
	Rain Bird 100 PEB
	Rain Bird XCZ-075
	HUNTER PRO-C 1200 CONTROLLER
	Rain Bird 33LRC QUICK COUPLER
	1" ISOLATION VALVE
	HUNTER WIRELESS RAIN CLICK
	DRIP 3/4" UV POLYETHYLENE
	MAINLINE 1" CLASS 200 PVC
	LATERAL 3/4" CLASS 200 PVC UNLESS NOTED
	SLEEVES SCH 40 PVC

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AMENDMENTS

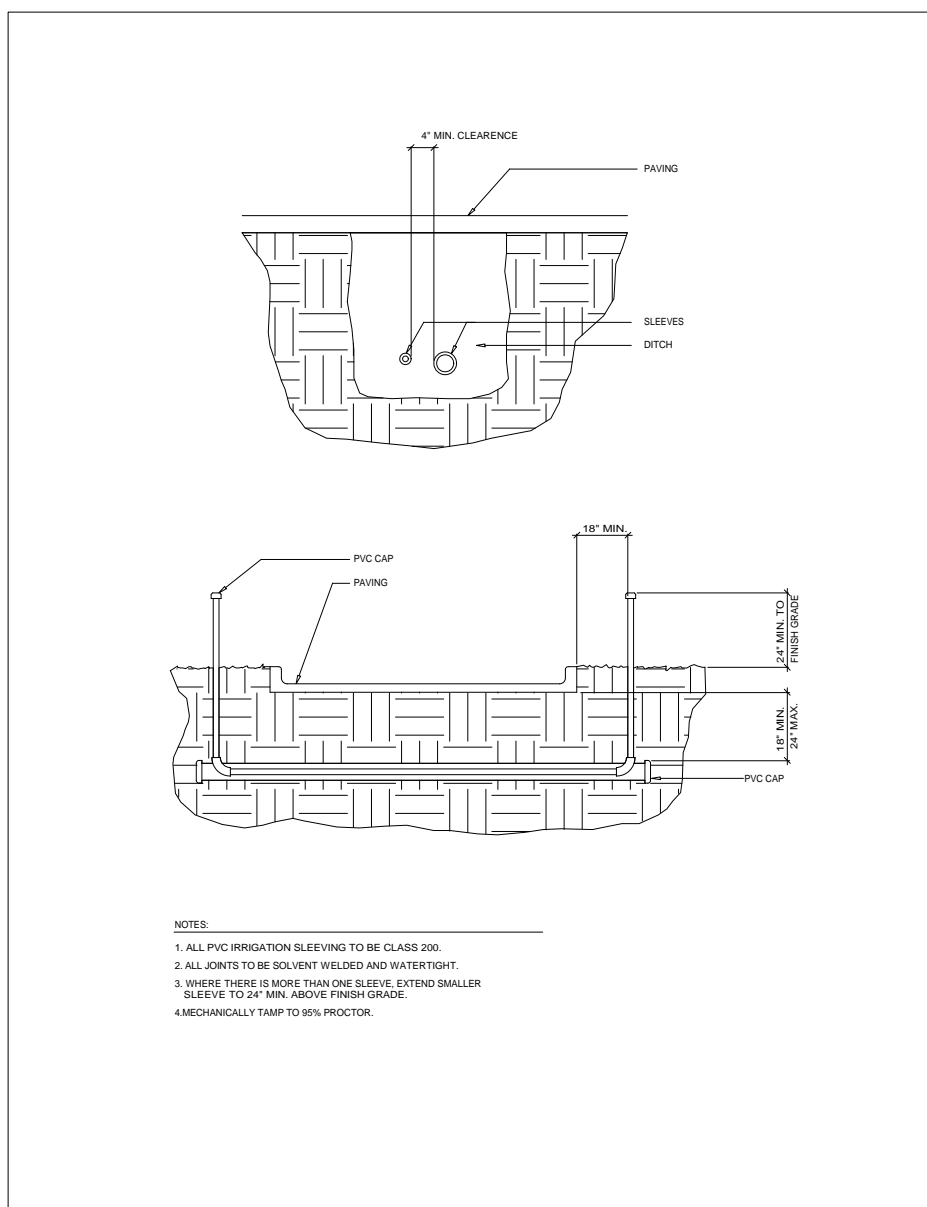
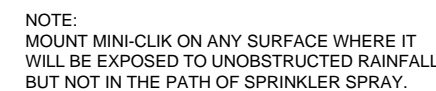
JUNE, 2014

IRRIGATION PLAN & LEGEND

FILE NUMBER

IR-1

LOT 2 COLORADO COUNTRY FILING NO 14
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1200mm HEIGHT

600mm WIDTH

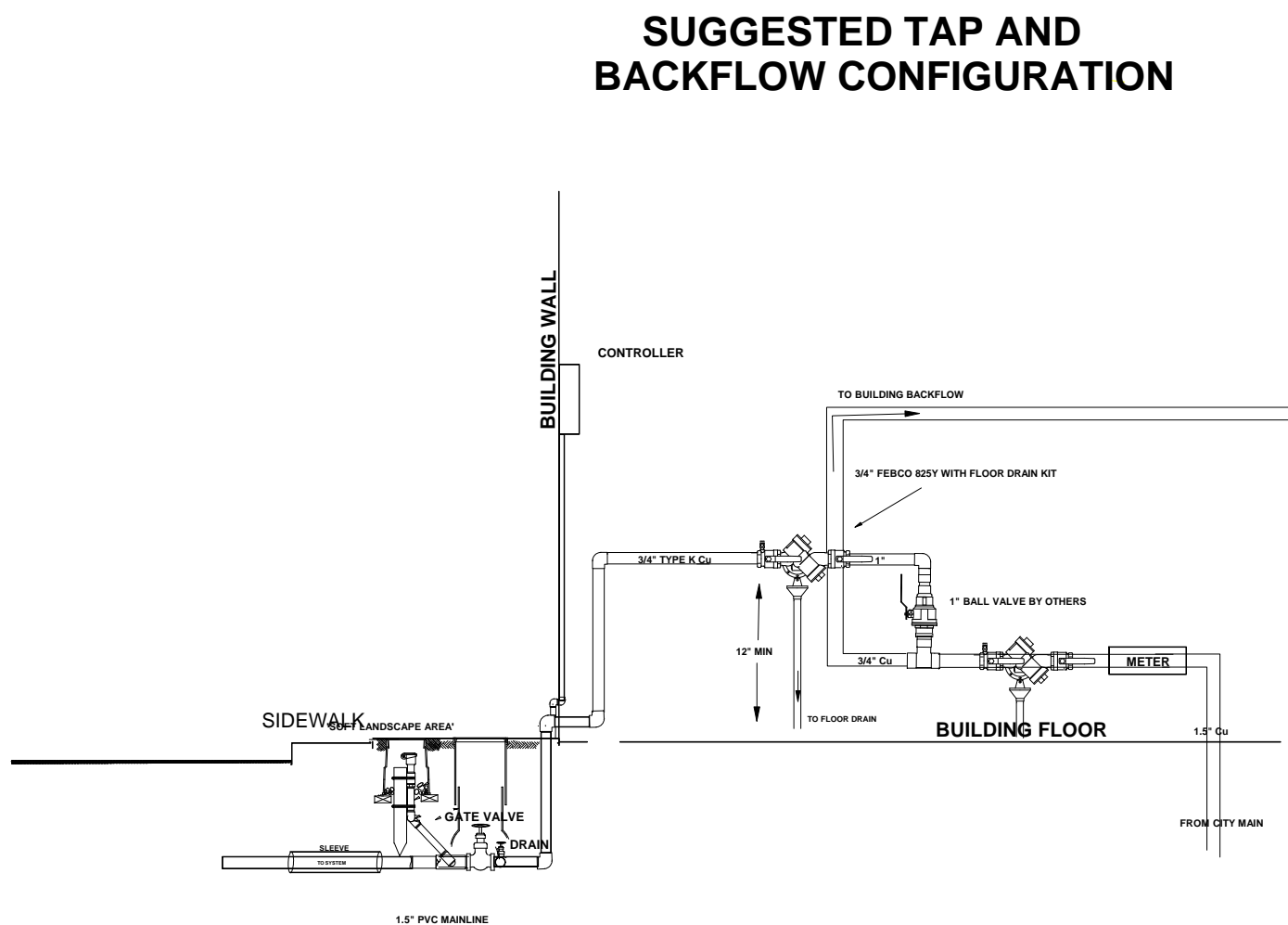
200mm DEPTH

1200mm x 600mm x 200mm

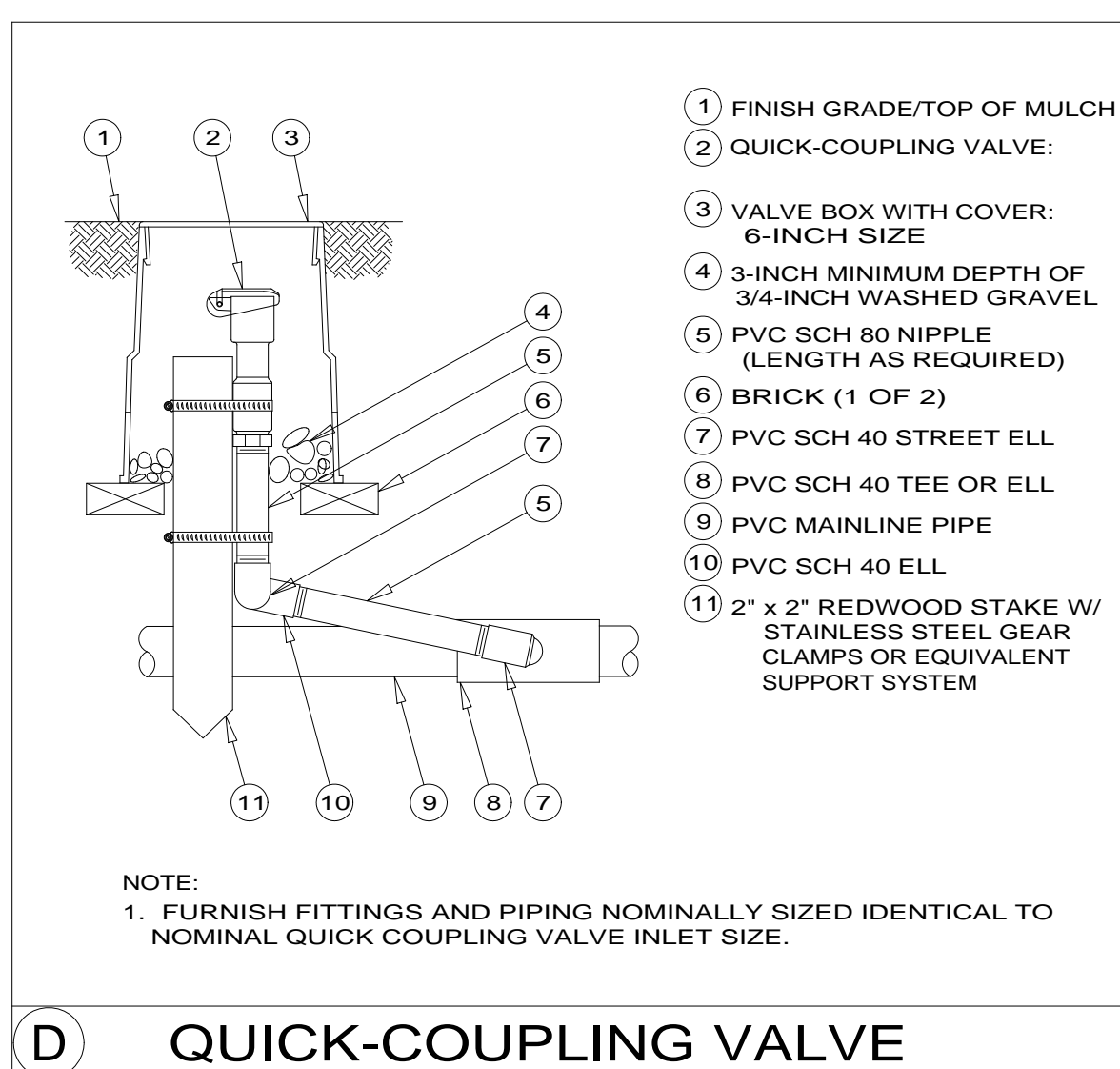
NOT TO SCALE

PRO-C

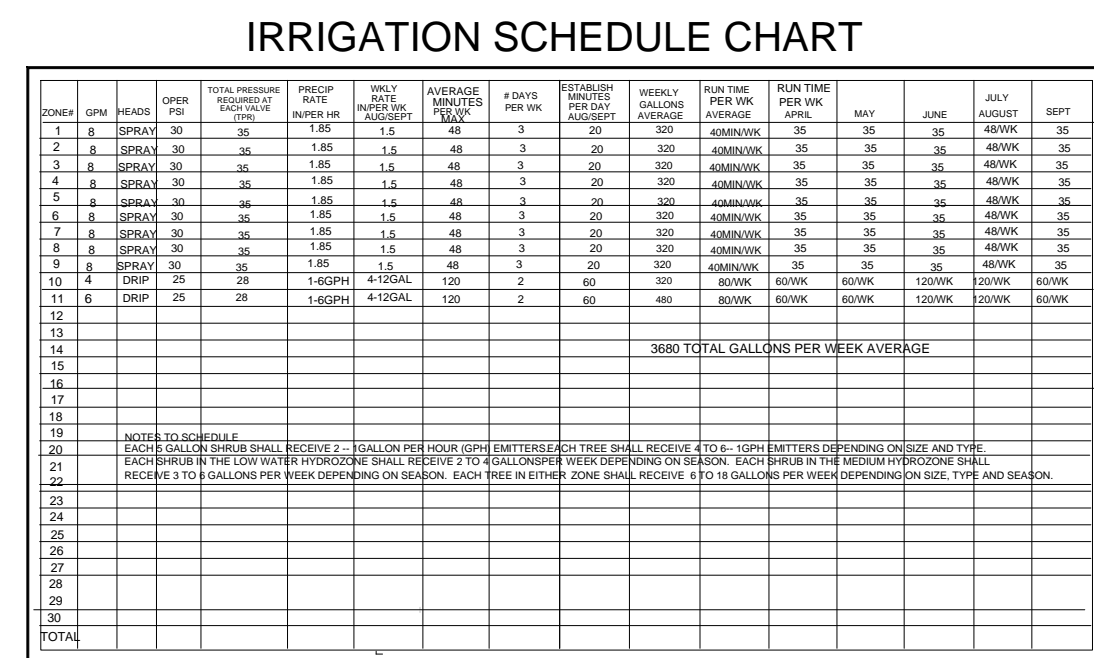
INSTALLATION DETAIL



SUGGESTED TAP AND BACKFLOW CONFIGURATION



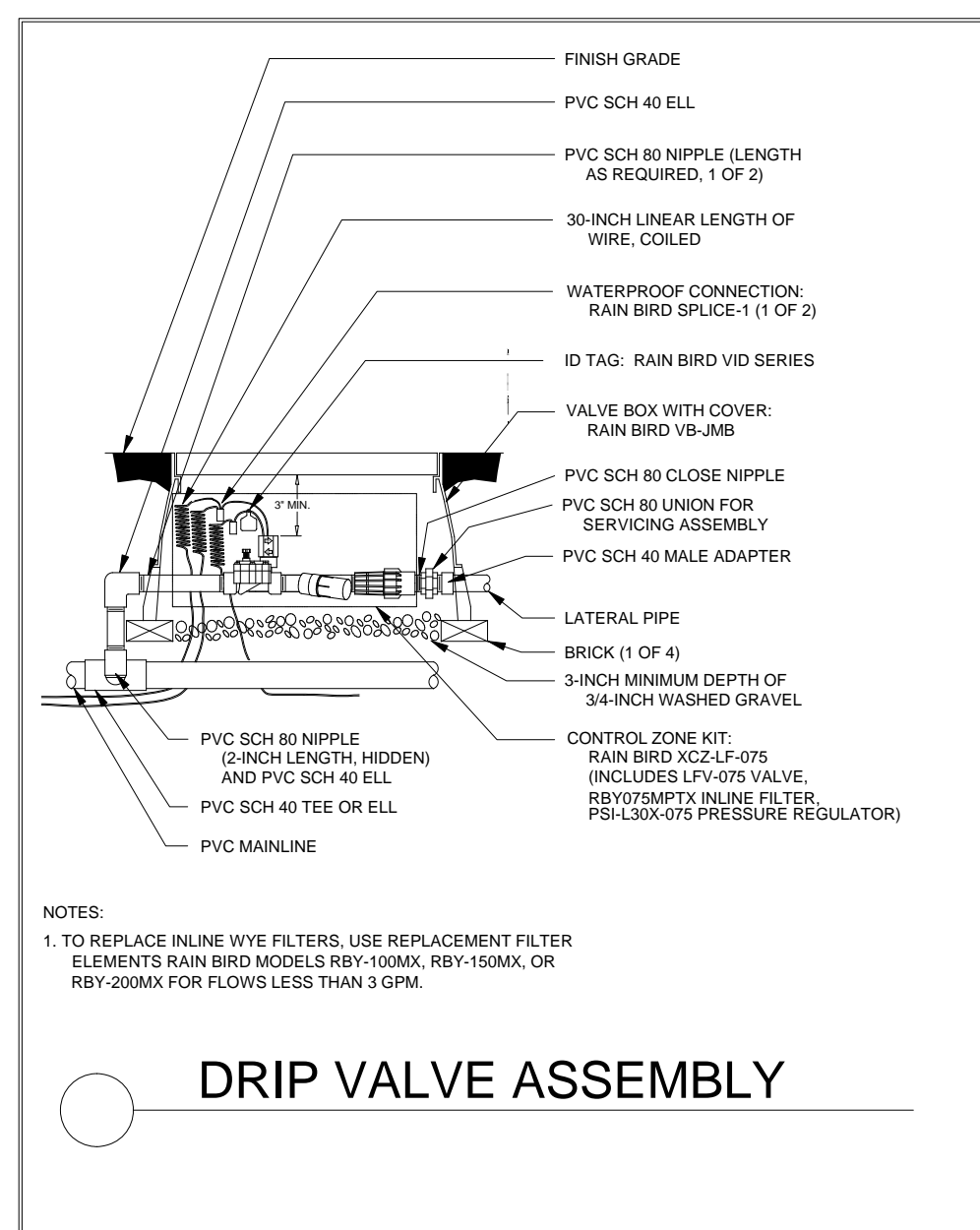
QUICK-COUPLING VALVE



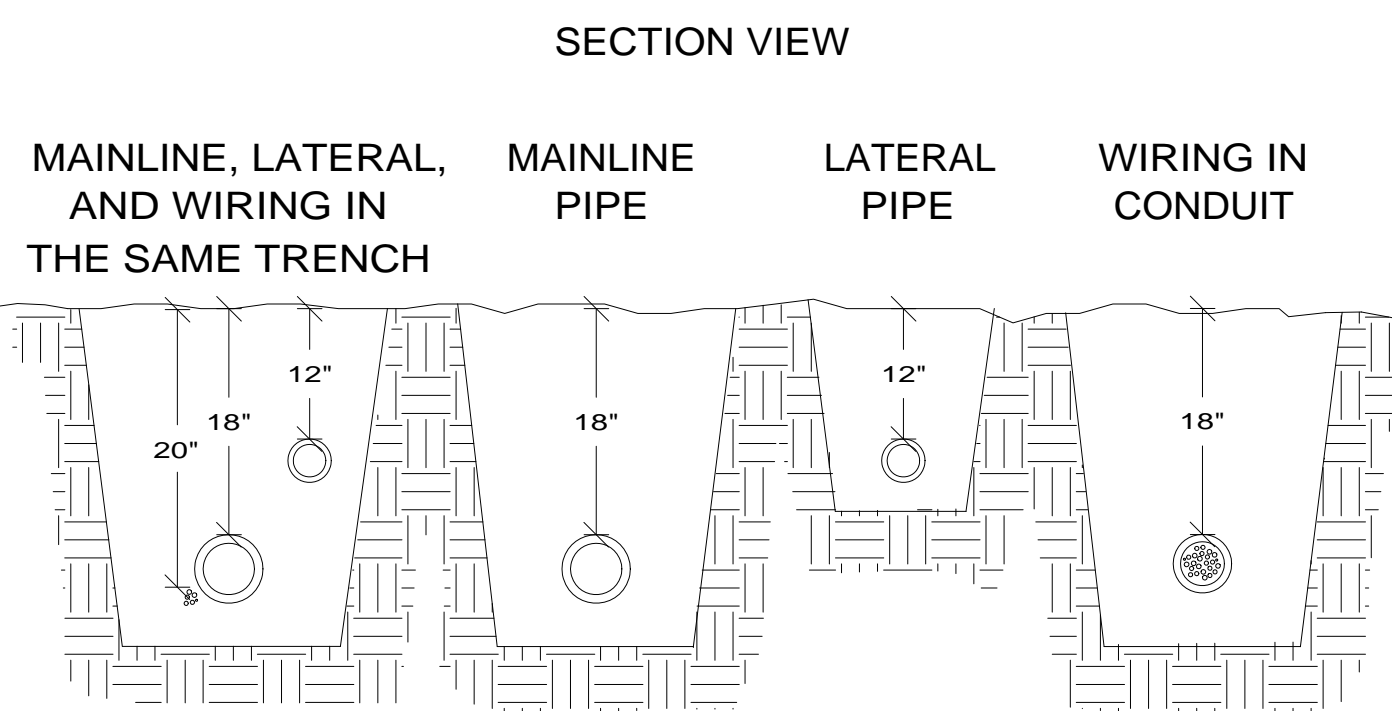
IRRIGATION SCHEDULE NOTE: Monthly run times are based on historical Evapotranspiration Rates. Established run times are an average of a standard 24 week irrigation season from mid April to late September.

IRRIGATION SUMMARY WORKSHEET

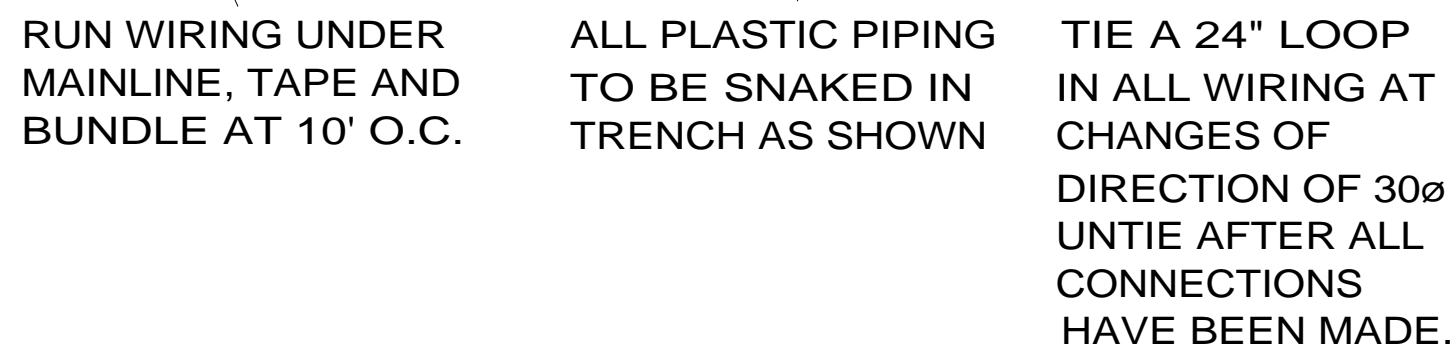
TOTAL WEEKLY GALLONS PROVIDED BY ALL ZONES:	3680
TOTAL WEEKS PER IRRIGATION SEASON:	24
TOTAL GALLONS PROVIDED BY ALL ZONES:	88,320



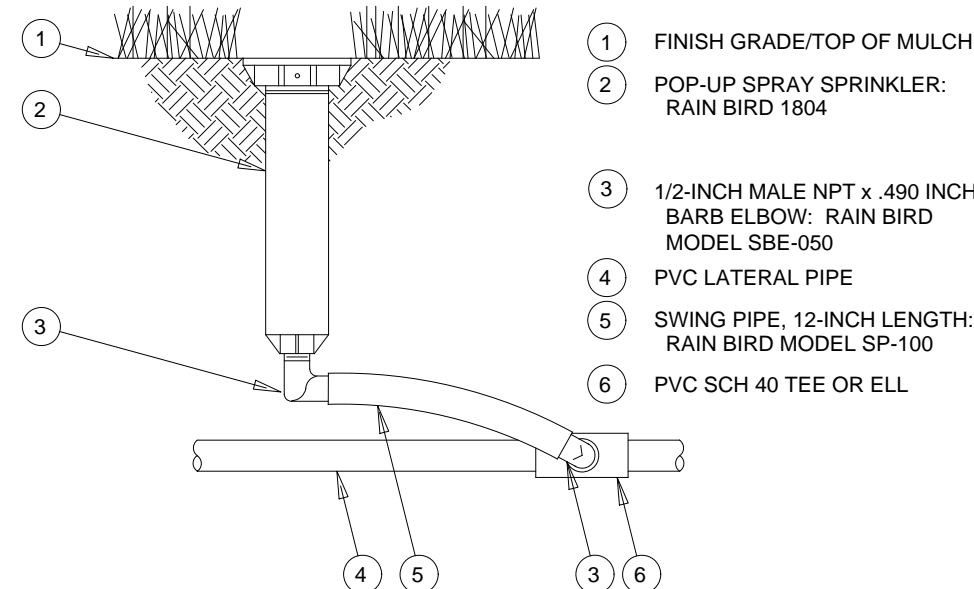
DRIP VALVE ASSEMBLY



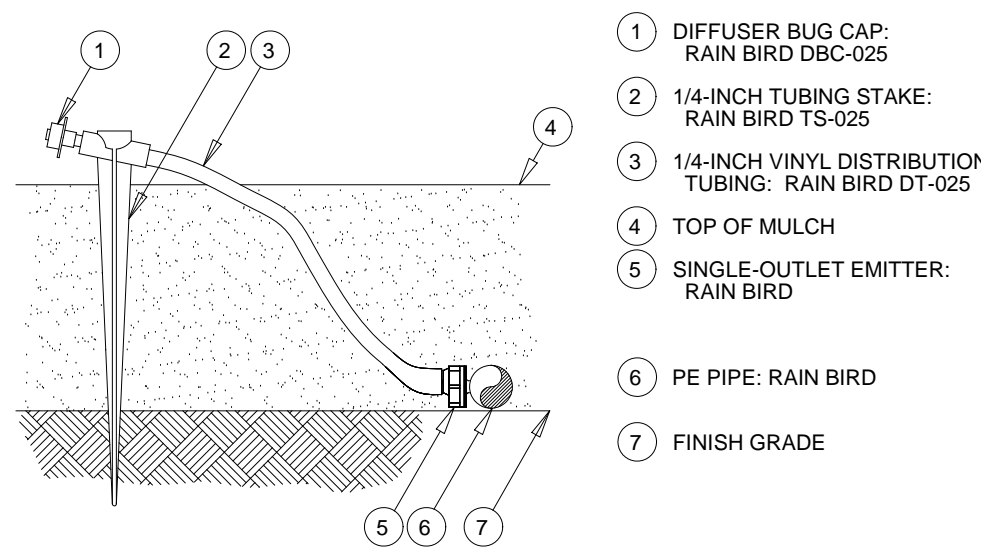
PLAN VIEW



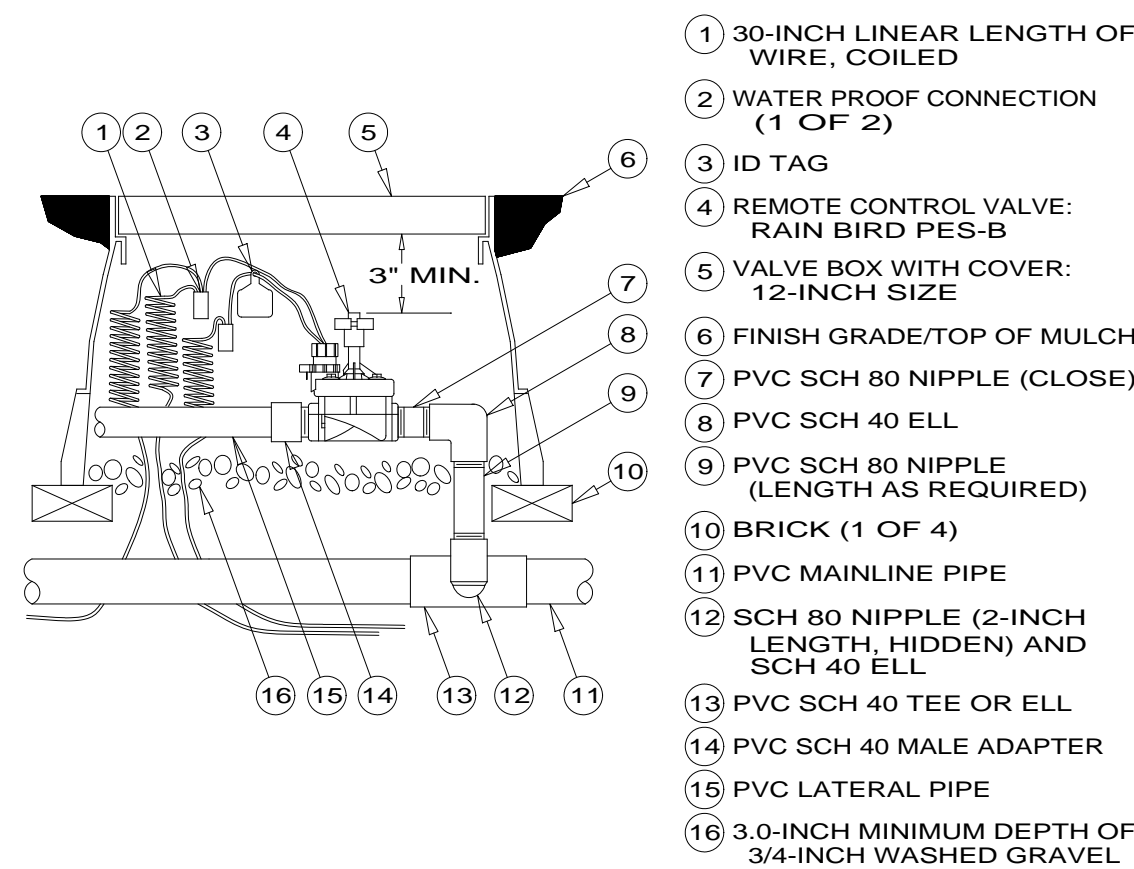
NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40
PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.



POP-UP SPRAY SPRINKLER



EMITTER INTO XERI-TUBE



REMOTE CONTROL VALVE



Hunington Properties, Inc.
H109 N Post Oak Lane, ste 550
Houston, TX 77024
713.623.6944

CONTACT: SANDY P. ARON
sandy@aroncompanies.com

ARCHITECT:

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

1543 CHAMPA STREET SUITE 200
DENVER COLORADO 80202
303.292.9107 fax 303.292.4297
email: arch@greywolfstudio.com

CONTACT: KEN HARSHMAN
kharshman@greywolfstudio.com
CIVIL ENGINEER:

CKE ENGINEERING, INC.

14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

CONTACT: JOSEPH C. COCO, PE
jcocowork@comcast.net

IRRIGATION DESIGNER:

WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
(303) 618-6307
CONTACT: TOM CARROLL
carrollemail@aol.com



LANDSCAPE DESIGNER:



Julee Wolverton Landscape Architect
61945 Nighthawk Road
Montrose, CO 81403
970.249.9392

CONTACT: JULEE WOLVERTON
wolverton@montrose.net

AMENDMENTS

JUNE, 2014

LANIRRIGATION DETAILS

IR-2

FILE NUMBER

PIPE & WIRE TRENCHING