

Project: SMUDGE DOG WASH, INDOOR BOARDING & DAYCARE

Colorado Springs, Colorado

Owner: Robert Wulfe
with
Smudge LLC

Revision 11/28/18
April 26, 2005

Project Consultants

Norm Herman
Architect
ARCODEV

Adrian Stanciu
Planner
Land Development
Consultants, Inc.

Jon Romero
Landscape Architect
Land Development
Consultants, Inc.

Oliver Watts
Engineer
Oliver E. Watts
Consulting Engineer, Inc.

Index of Drawings

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1	Development Plan
2	Site Details
3	Exterior Building Elevations
4	Final Landscape Plan
5	Landscape Details
6	Utility Plan
7	Grading and Erosion Plan
8-9	Irrigation

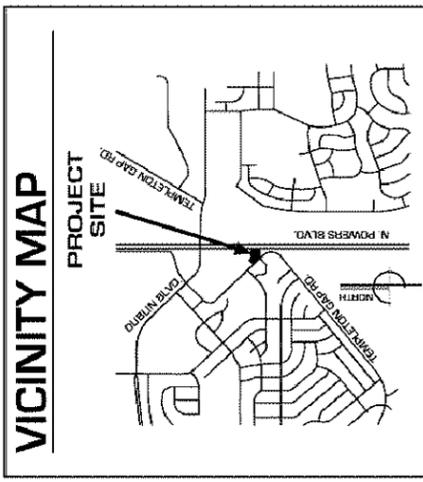
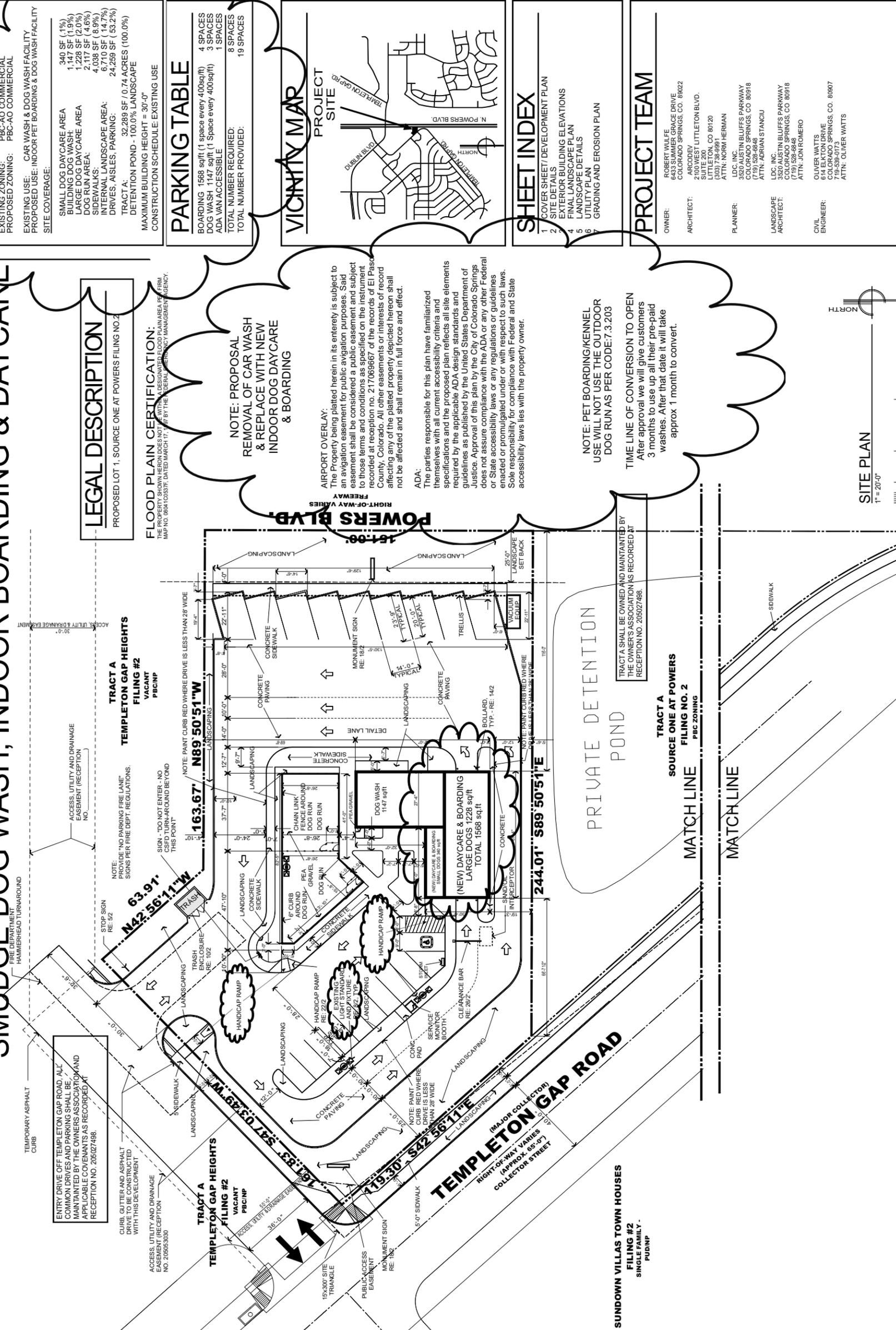


FIGURE 2

SMUDGE DOG WASH, INDOOR BOARDING & DAYCARE

DEVELOPMENT PLAN



LEGAL DESCRIPTION
 PROPOSED LOT 1, SOURCE ONE AT POWERS FILING NO. 2

FLOOD PLAIN CERTIFICATION:
 THE PROPERTY SHOWN HEREON DOES NOT WITHIN A DESIGNATED FLOOD PLAIN AREA OF A FIRM MAP NO. 0801100337F, DATED MARCH 17, 1997 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

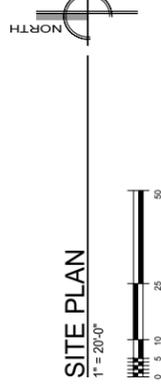
**NOTE: PROPOSAL
 REMOVE OF CAR WASH
 & REPLACE WITH NEW
 INDOOR DOG DAYCARE
 & BOARDING**

AIRPORT OVERLAY:
 The Property being platted herein in its entirety is subject to an aviation easement for public aviation purposes. Said easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

ADA:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

**NOTE: PET BOARDING/KENNEL
 USE WILL NOT USE THE OUTDOOR
 DOG RUN AS PER CODE: 7.3.203**

**TIME LINE OF CONVERSION TO OPEN
 After approval we will give customers
 3 months to use up all their pre-paid
 washes. After that date it will take
 approx. 1 month to convert.**



SITE DATA TABLE

EXISTING ZONING: PBC-AO COMMERCIAL
 PROPOSED ZONING: PBC-AO COMMERCIAL

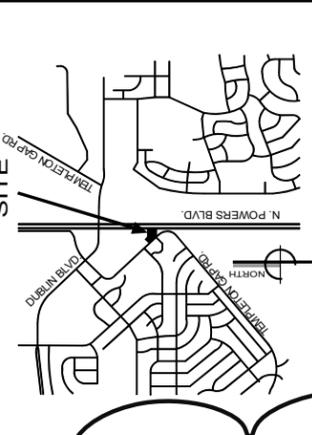
EXISTING USE: CAR WASH & DOG WASH FACILITY
 PROPOSED USE: INDOOR PET BOARDING & DOG WASH FACILITY
 SITE COVERAGE:

SMALL DOG DAYCARE AREA	340 SF (1%)
BUILDING DOG WASH	1,147 SF (1.9%)
LARGE DOG DAYCARE AREA	1,228 SF (2.0%)
DOG RUN AREA	2,117 SF (4.6%)
SIDEWALKS	4,038 SF (8.9%)
INTERNAL LANDSCAPE AREA	6,710 SF (14.7%)
DRIVES, AISLES, PARKING	24,289 SF (53.2%)
TRACT A:	32,289 SF (0.74 ACRES) (100.0%)
DETENTION POND - 100.0% LANDSCAPE	
MAXIMUM BUILDING HEIGHT = 30'-0"	
CONSTRUCTION SCHEDULE: EXISTING USE	

PARKING TABLE

BOARDING - 1568 sqft (1 space every 400sqft)	4 SPACES
DOG WASH - 1147 sqft (1 Space every 400sqft)	3 SPACES
ADA VAN ACCESSIBLE	1 SPACES
TOTAL NUMBER REQUIRED:	8 SPACES
TOTAL NUMBER PROVIDED:	19 SPACES

VICINITY MAP



SHEET INDEX

- COVER SHEET/DEVELOPMENT PLAN
- SITE DETAILS
- EXTERIOR BUILDING ELEVATIONS
- FINAL LANDSCAPE PLAN
- LANDSCAPE DETAILS
- UTILITY PLAN
- GRADING AND EROSION PLAN

PROJECT TEAM

OWNER:	ROBERT WULFE 6433 SUMMER GRACE DRIVE COLORADO SPRINGS, CO. 80922
ARCHITECT:	ARCOTEC 2000 WEST LITTLETON BLVD. SUITE 200 LITTLETON, CO 80120 (303) 798-9891 ATTN: NORM HERMAN
PLANNER:	LDC, INC. 3500 N. BLUFFS PARKWAY COLORADO SPRINGS, CO 80918 (719) 528-8848 ATTN: ADRIAN STANCIU
LANDSCAPE ARCHITECT:	LDC, INC. 3500 N. BLUFFS PARKWAY COLORADO SPRINGS, CO 80918 (719) 528-8848 ATTN: JON ROMERO
CIVIL ENGINEER:	OLIVER WATTS 614 ELKTON DRIVE COLORADO SPRINGS, CO. 80907 719-539-0773 ATTN: OLIVER WATTS

SMUDGE CAR/DOG WASH
 6295 Templeton Gap Rd
 Colorado Springs, CO 80923
 Tax ID # 63131-29-005

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCHITECT: ARCOTEC
 CLIENT/JOB #: 2000 WEST LITTLETON BLVD., SUITE 200, LITTLETON, CO 80120
 DESIGNED BY: N/A
 CHECKED BY: N/A
 DATE OF ISSUE: 11-28-18

1 OF 9

SHEET

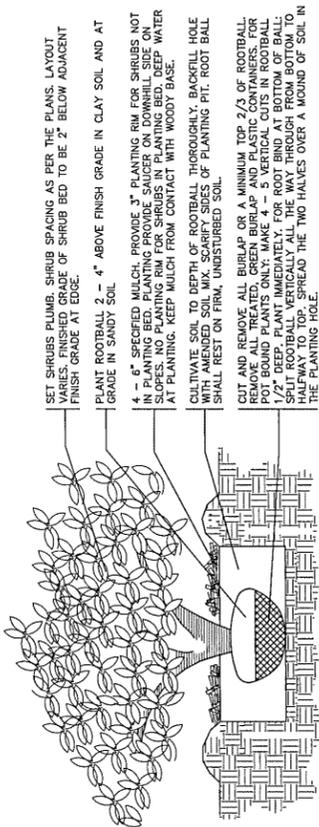
2100 WEST LITTLETON BLVD.
 LITTLETON, CO 80120
 303.798.9891

SITE PLAN

CITY PLANNING NUMBER = CPC CU 19-00008

FIGURE 2

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

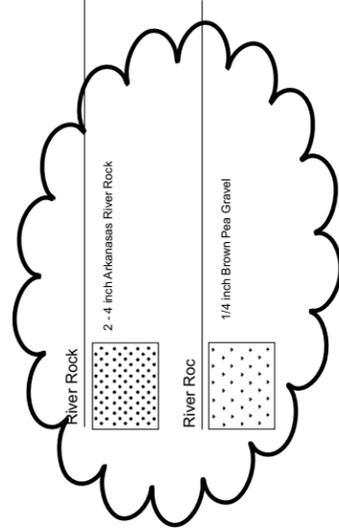


5-7 shrubdetail.dwg
N.T.S.

PLANT LIST

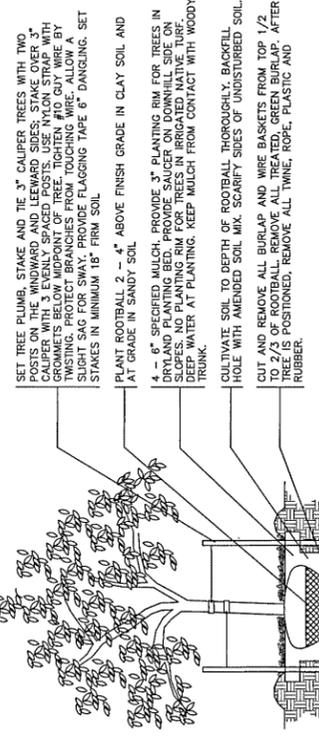
Code Name	Common Name	Scientific Name	Item Number	Planting Size	Width	Quantity
FNF	Fallegold Ash	<i>Fraxinus nigra 'Fallegold'</i>	4S	1 1/2"-Cal	25'	7
FPA	Autumn Purple Ash	<i>Fraxinus americana 'Autumn Purple'</i>	4S	1 1/2"-Cal	30'	6
Pled	Pinon nut pine	<i>Pinus edulis</i>	1256D	6"	10'	7
100% Signature Plants						
Code Name	Common Name	Scientific Name	Item Number	Planting Size	Width	Quantity
Jst	Tommy Juniper	<i>Juniperus sabina 'Tommyelfieldia'</i>	568A	1-Cal	5'	54
Sokem	May Night Salvia	<i>Salvia nemorosa 'May night'</i>	A	1-Cal	3'	39
Cpb	Crimson Pygmy Barbary	<i>Berberis thunbergii x atropurpurea 'Crimson Pygmy'</i>	45A	1-Cal	3'	56
74% Signature Plants						
Code Name	Common Name	Scientific Name	Item Number	Planting Size	Width	Quantity
Bog	Blue Avena Grass	<i>Helictotichon sempervirens</i>	1235D	1-Cal	3'	70
MBI	Japanese silver grass	<i>Miscanthus sinensis</i>	DA	1-Cal	4'	63
Grosses						
Code Name	Common Name	Scientific Name	Item Number	Planting Size	Width	Quantity
FNF	Fallegold Ash	<i>Fraxinus nigra 'Fallegold'</i>	4S	1 1/2"-Cal	25'	5
FPA	Autumn Purple Ash	<i>Fraxinus americana 'Autumn Purple'</i>	4S	1 1/2"-Cal	30'	8
Pled	Pinon nut pine	<i>Pinus edulis</i>	1256D	6"	10'	11
100% Signature Plants						

PLANT LIST
(Tract A)



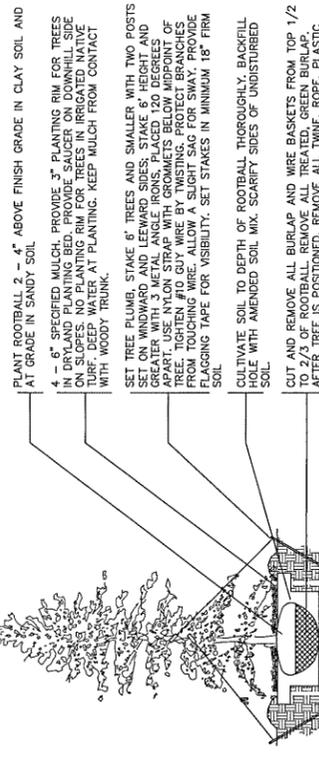
Seed area removed due to Dog Urine killing Grass
Replace with River Rock and Pea Gravel where Snow is
Piled during Plowing.

- NOTES:
- 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 REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.

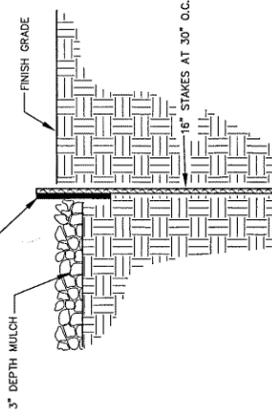


9-7 deciddetail.dwg
N.T.S.

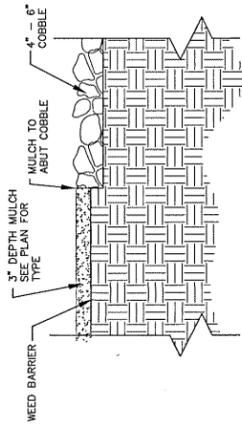
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 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



5-7 everdetail.dwg
N.T.S.



5-7 steeledge.dwg
N.T.S.



5-7 cobblemulch.dwg
N.T.S.



NO.	DESCRIPTION	BY	DATE

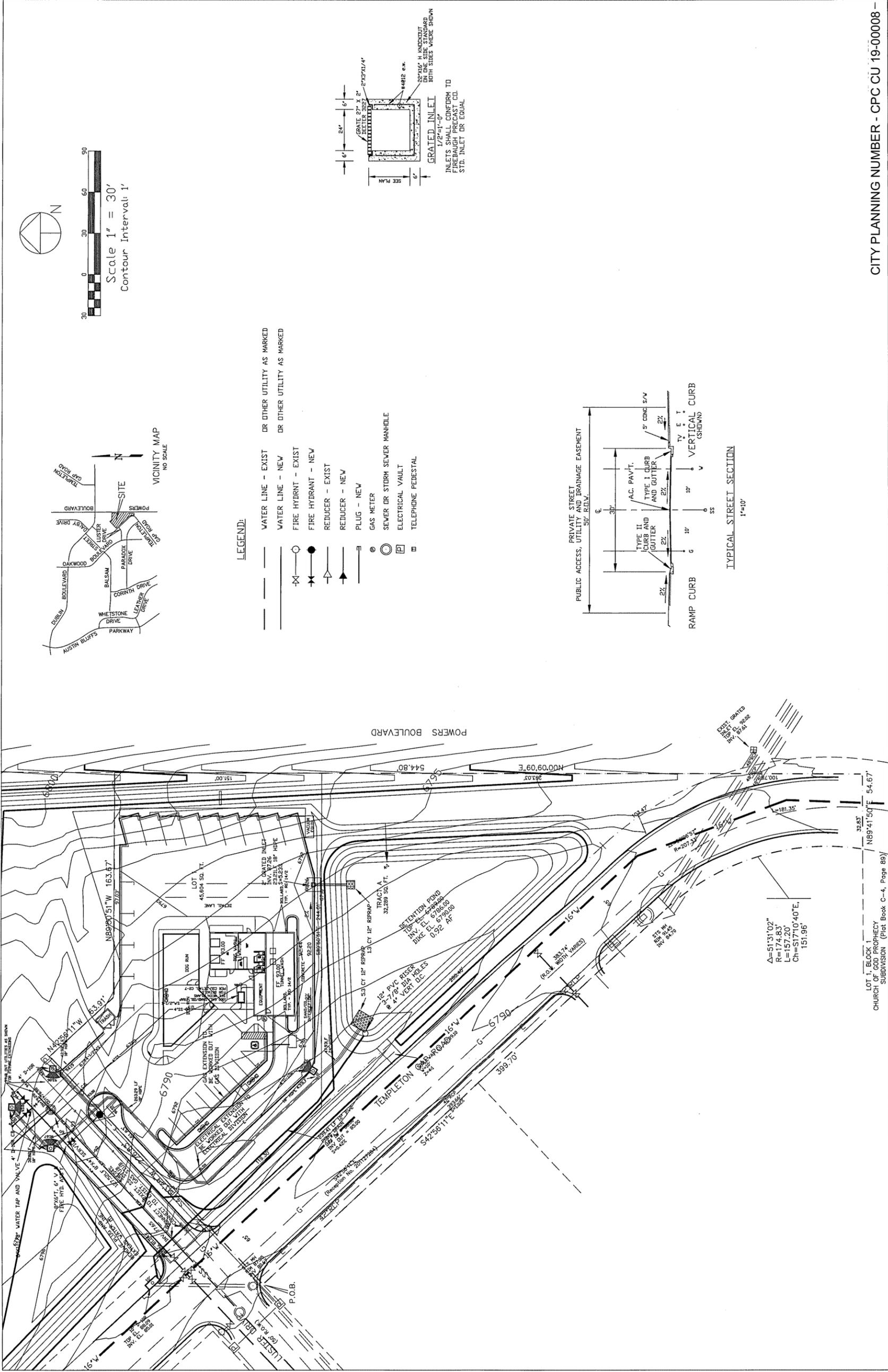
PROJECT 04043
NO.
Drawn By: JAR
Checked By: JFB
Date: 11-28-18
Sheet: 5 of 9

CITY PLANNING NUMBER - CPC CU 19-00008

LANDSCAPE DETAILS

Smudge Car & Dogwash
Colorado Springs, CO
Landscape Details

FIGURE 2



CITY PLANNING NUMBER - CPC CU 19-00008 -

UTILITY PLAN

SOURCE ONE AT POWERS
FILING NO. 2
COLORADO SPRINGS

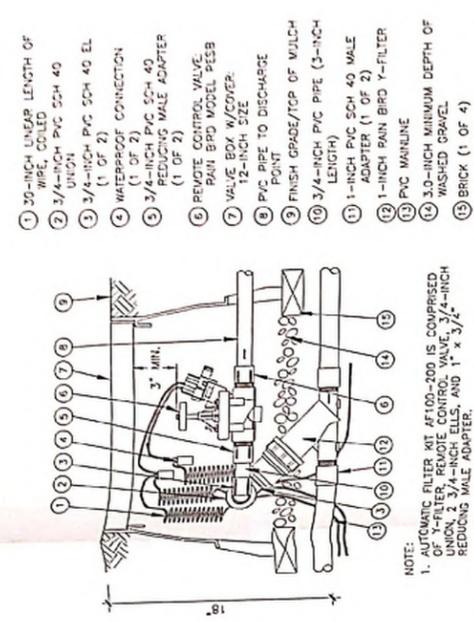
OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

LOT 1, BLOCK 1
CHURCH OF GOD PROPHECY
SUBDIVISION (Flat Book C-4, Page 89)

APPROVED BY:
DATE: 11-13-04
PROJ. NO.:
DWG. NO.: 04-3520-04
REVISED BY: L.E.S.C. REV. E.H. 4-25-04 1-2-04

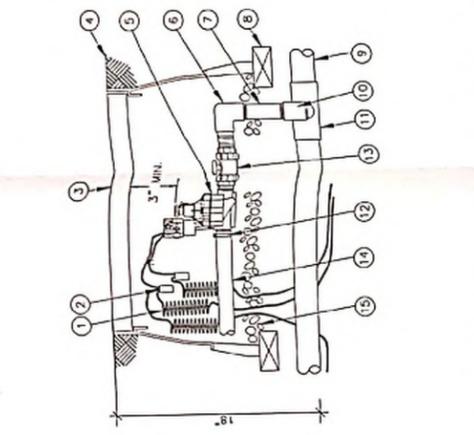
SHEET NO. 6 OF 9

FIGURE 2



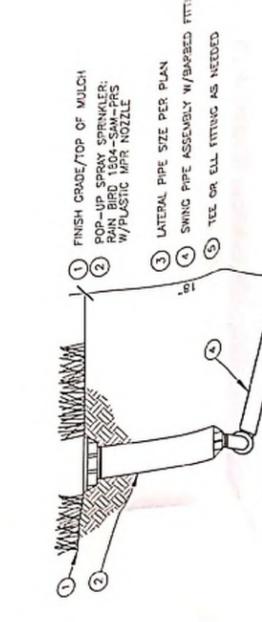
- 1 3/4-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 VALVE BOX WITH COVER, 12-INCH SIZE
- 4 FINISH GRADE/TOP OF MULCH
- 5 REMOVE CONTROL VALVE, RAIN BIRD DIF-VB
- 6 PVC SCH 40 ELL
- 7 PVC SCH 80 NIPPLE (2-INCH LENGTH AS REQUIRED)
- 8 BRICK (1 OF 4)
- 9 PVC MAINLINE PIPE
- 10 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 POLYETHYLENE PIPE CLAMP
- 13 PVC BALL VALVE (SIZE TO MATCH MAINLINE)
- 14 POLYETHYLENE LATERAL PIPE
- 15 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

8 AUTOMATIC VALVE ASSEMBLY
N.T.S.



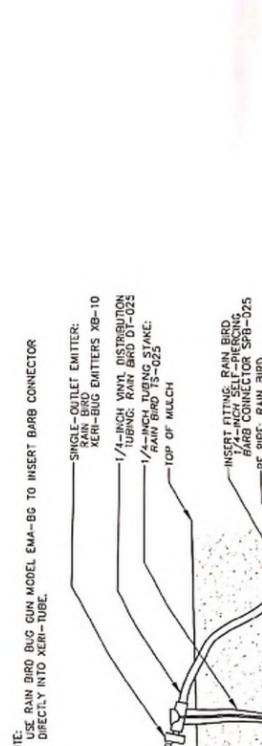
- 1 3/4-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 VALVE BOX WITH COVER, 12-INCH SIZE
- 4 FINISH GRADE/TOP OF MULCH
- 5 REMOVE CONTROL VALVE, RAIN BIRD DIF-VB
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- 13 PVC BALL VALVE (SIZE TO MATCH MAINLINE)
- 14 POLYETHYLENE LATERAL PIPE
- 15 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

8 AUTOMATIC VALVE ASSEMBLY
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER, RAIN BIRD XER-BIG EMITTERS W/PLASTIC MFR NOZZLE
- 3 LATERAL PIPE SIZE PER PLAN
- 4 SWING PIPE ASSEMBLY W/BARBED FITTINGS
- 5 TEE OR ELL FITTING AS NEEDED

F POP-UP SPRAY ASSEMBLY
N.T.S.



- 1 DRIP LATERAL PIPE W/PLASTIC PRESSURE FIT HOSE (SEE SPECIFICATIONS)
- 2 EMITTER, RAIN BIRD XER-BIG XB-20 (RED) 4PER TREE
- 3 TREE
- 4 EMITTER, RAIN BIRD XER-BIG XB-10 (BLACK) 2 PER SHRUB
- 5 SHRUB

E TYPICAL DRIP Emitter PLACEMENT
N.T.S.



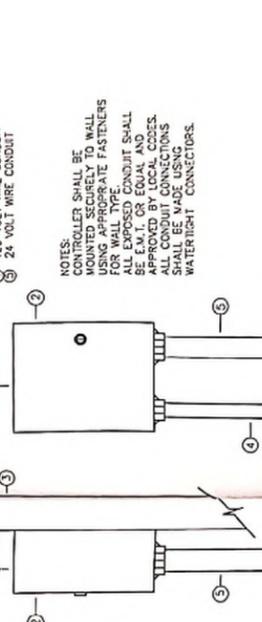
- 1 RAIN SENSOR, RAIN BIRD RSD SERIES
- 2 PLASTIC TIE DOWN STRAP
- 3 MOUNTING BRACKET
- 4 IRRIGATION CONTROLLER HOUSING, BUILDING WALL, ETC.
- 5 SECURE WIRE WITH CABLE TIE BRACKET

G RAIN SENSOR ASSEMBLY
N.T.S.



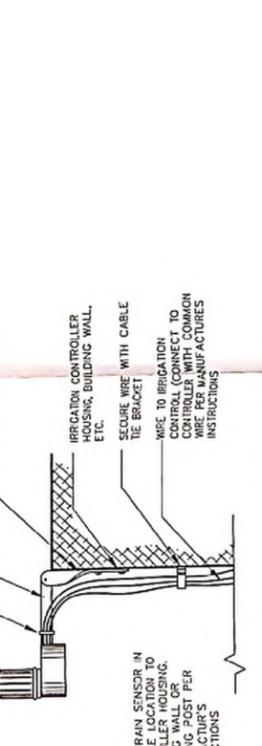
- 1 PVC MAINLINE (SEE LEGEND)
- 2 CONNECTION TO COPPER BUILD-OUT WALL
- 3 GALVANIZED UNION
- 4 GALVANIZED NIPPLE - 3" LENGTH
- 5 WIRE FROM WATER METER
- 6 REDUCED PRESSURE OR BACKFLOW PREVENTER OR SHUT OFF VALVE
- 7 FINISH GRADE

A R.P. BACKFLOW PREVENTER
N.T.S.



- 1 AUTOMATIC CONTROLLER (SEE LEGEND)
- 2 WALL
- 3 120 VOLT WIRE CONDUIT
- 4 24 VOLT WIRE CONDUIT
- 5 NOTES: CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING PLASTIC FASTENERS FOR WALL TYPE. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES. APPROVED CONNECTIONS SHALL BE MADE USING WATER-TIGHT CONNECTORS.

1 WALL MOUNT AUTOMATIC CONTROLLER
N.T.S.



- 1 TREE RING (TYP.)

H TREE RING (TYP.)
N.T.S.

CITY PLANNING NUMBER - CPC CU 19-00008

Smudge Car & Dogwash
Colorado Springs, CO
Irrigation Details

NO.	REVISIONS DESCRIPTION	BY	DATE

PROJECT 04043
Drawn By: JAS
Checked By: JFB
Date: 11-28-18
Sheet

Land Development Consultants, Inc.
Planning • Surveying • Engineering • Architecture
1711 North Academy Avenue, Suite 100, Colorado Springs, CO 80909