

# 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

Sheet No.	Title
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

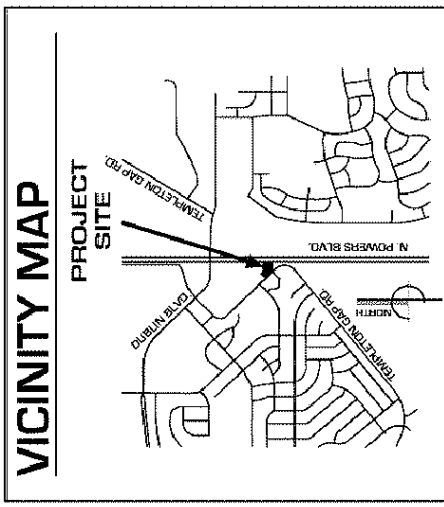
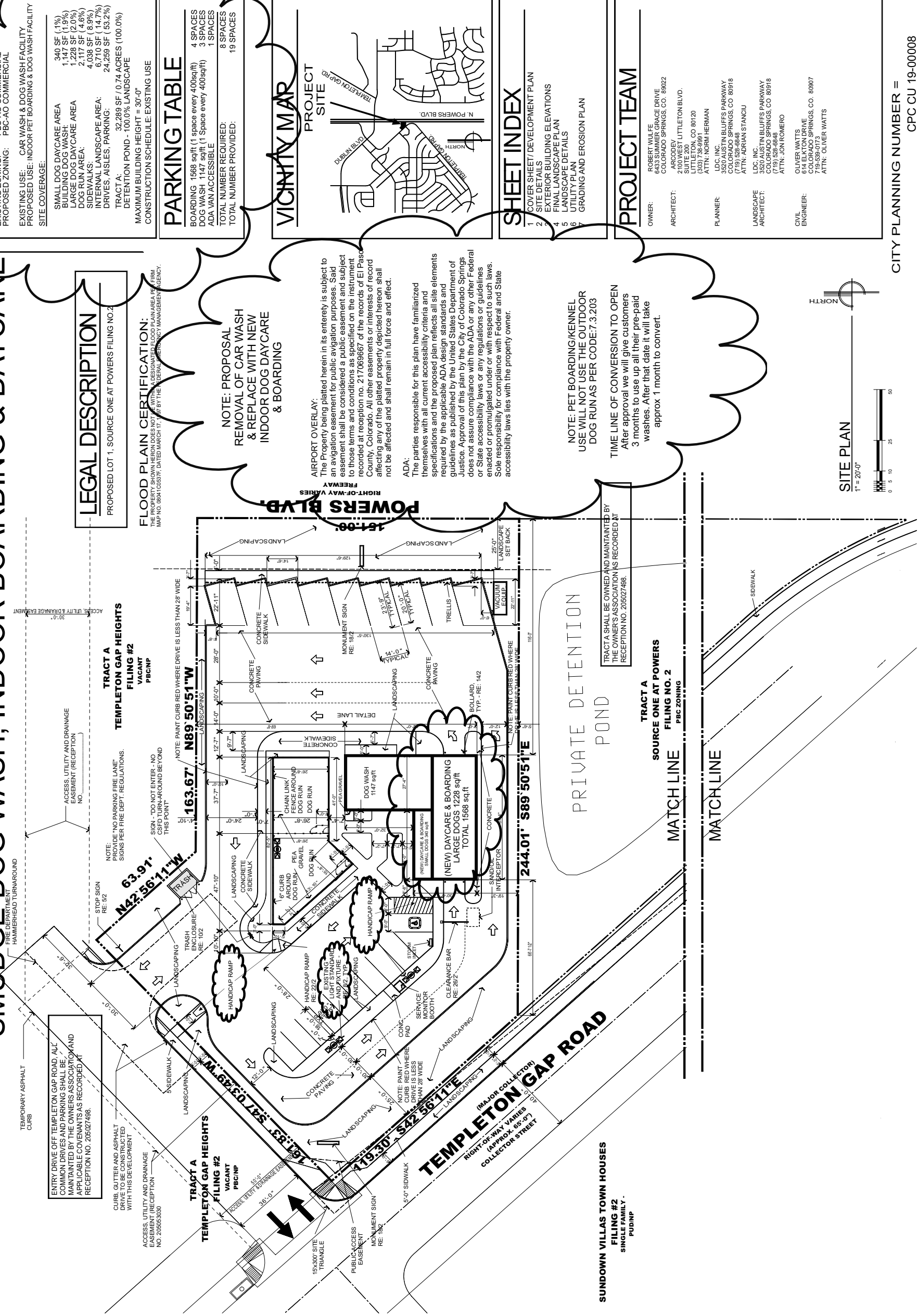


FIGURE 2

# 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 PER FIRM MAP NO. 0801100337F, DATED MARCH 17, 1997 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**NOTE: PROPOSAL  
 & REPLACE WITH NEW  
 INDOOR DOG DAYCARE  
 & BOARDING**

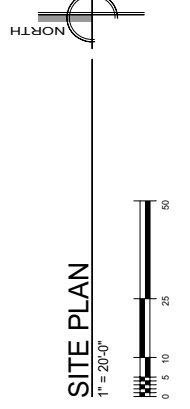
**AIRPORT OVERLAY:**  
 The Property being platted herein in its entirety is subject to an aviation easement for public aviation purposes. Said easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of 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.

TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AS RECORDED AT RECEPTION NO. 205027498.



### SITE DATA TABLE

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

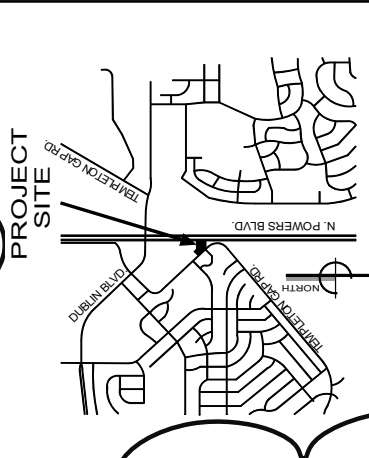
EXISTING USE: CAR WASH & DOG WASH FACILITY  
 PROPOSED USE: INDOOR PET BOARDING & DOG WASH FACILITY  
 SITE COVERAGE:

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%)
<b>TRACT A:</b>	<b>32,289 SF (0.74 ACRES) (100.0%)</b>
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

<b>OWNER:</b>	ROBERT WULFE 6433 SUMMER GRACE DRIVE COLORADO SPRINGS, CO. 80922
<b>ARCHITECT:</b>	ARCOTEC 2000 WEST LITTLETON BLVD. SUITE 200 LITTLETON, CO 80120 (303) 796-9991 ATTN: NORM HERMAN
<b>PLANNER:</b>	LDC, INC. 3500 WEST BLUFFS PARKWAY COLORADO SPRINGS, CO 80918 (719) 528-8848 ATTN: ADRIAN STANCIU
<b>LANDSCAPE ARCHITECT:</b>	LDC, INC. 3500 WEST BLUFFS PARKWAY COLORADO SPRINGS, CO 80918 (719) 528-8848 ATTN: JON ROMERO
<b>CIVIL ENGINEER:</b>	OLIVER WATTS 614 ELAYTON 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 (303) 796-9991  
 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  
 303.796.9991

SITE PLAN

CITY PLANNING NUMBER = CPC CU 19-00008

FIGURE 2

# DEVELOPMENT PLAN

## SMUDGE DOG WASH, INDOOR BOARDING & DAYCARE

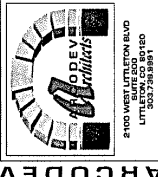
### INTERSECTION OF POWERS BOULEVARD & LUSTER DRIVE COLORADO SPRINGS, COLORADO

**SMUDGE CAR / DOG WASH**  
TEMPLETON GAP ROAD AND DUBLIN  
COLORADO SPRINGS, COLORADO

ARCHITECT OF RECORD

REVISION      DATE      COMMENTS

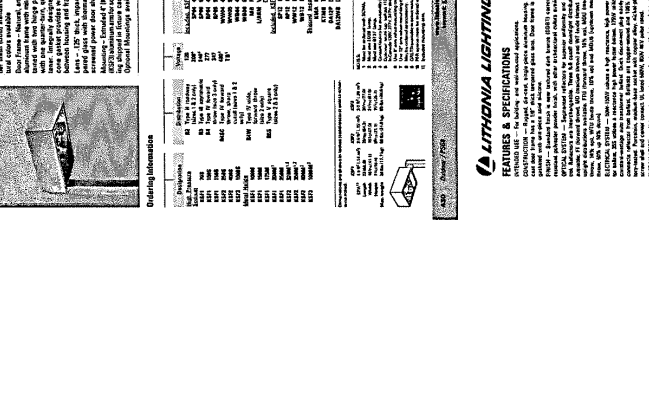
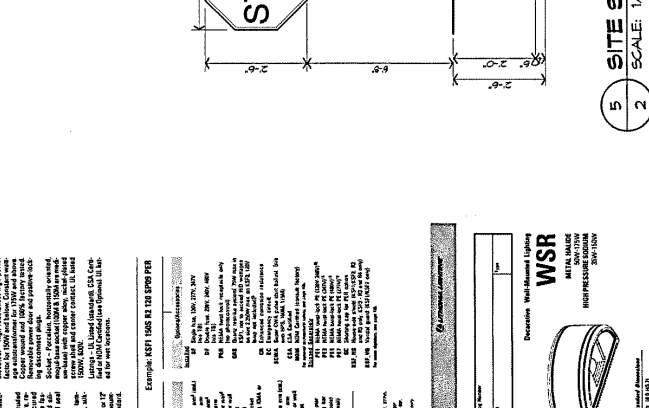
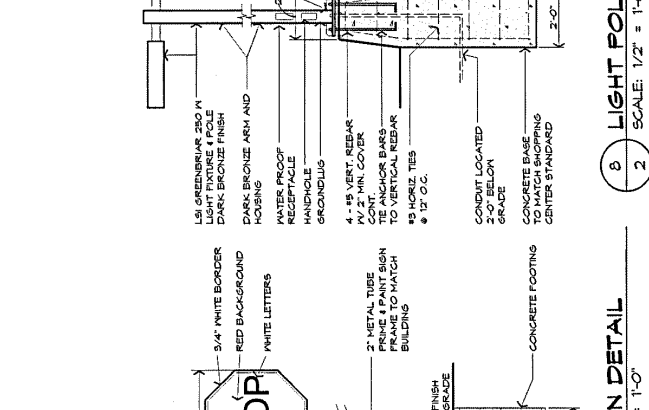
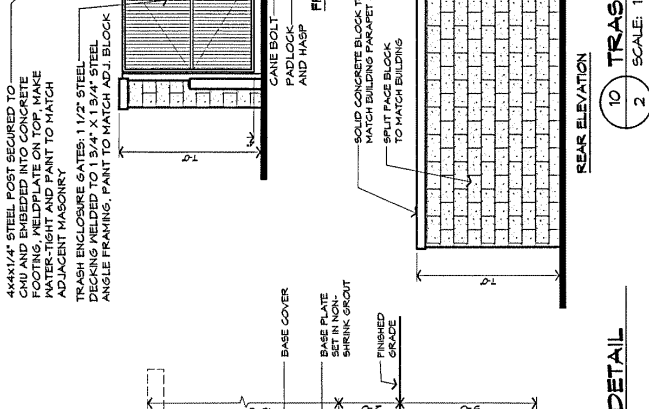
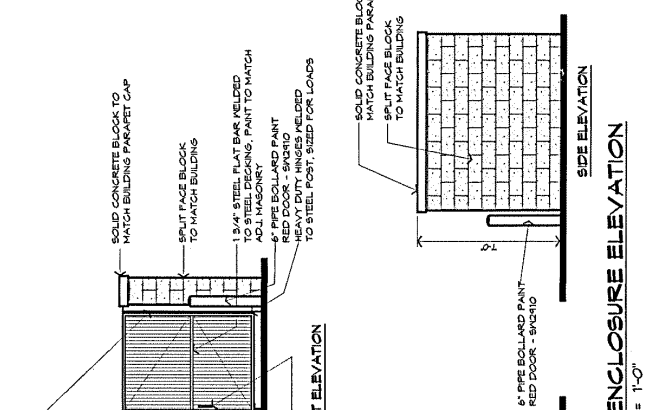
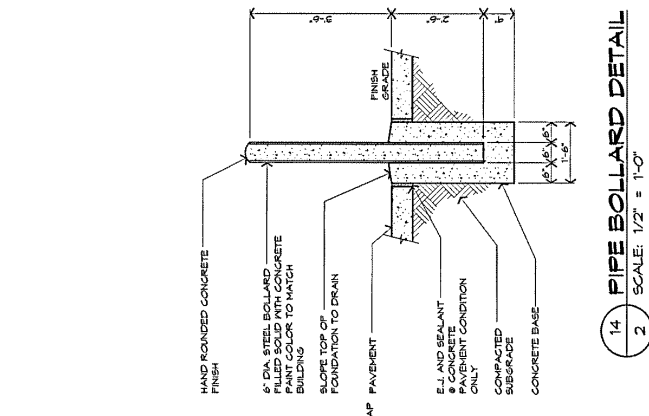
ARCHITECT: ARCODEV  
SUBMITTER: NLF  
DRAWN BY: NLF  
CHECKED BY: NLF  
DATE OF ISSUE: 11-28-18



SHEET

**2 OF 9**

SITE DETAILS



CITY PLANNING NUMBER - CPC CU 19-00008

**Architectural Arm-Mounted Cowl**

**KSF**  
Spec-Form®

KSF is a high strength, high power concrete cowl designed for use in high wind areas. It is made of a special concrete mix that is designed to resist wind loads up to 150 mph. The cowl is available in two sizes: 18" x 18" and 24" x 24". It is designed to be mounted on a 2" x 2" metal tube. The cowl is made of a special concrete mix that is designed to resist wind loads up to 150 mph. The cowl is available in two sizes: 18" x 18" and 24" x 24". It is designed to be mounted on a 2" x 2" metal tube.

**Building Information**

Example: KSF 1808 18 128 8700 PER

Part      Qty      Description

1808      1      KSF 1808 18 128 8700 PER

128      1      KSF 128 18 128 8700 PER

8700      1      KSF 8700 18 128 8700 PER

PER      1      KSF PER 18 128 8700 PER

**LITHONIA LIGHTING**

FEATURES & SPECIFICATIONS

WSR Metal Halide, High Pressure Sodium Building Mounted

WSR TSM FT 18700 18700 WSR TSM MD 18700 18700 WSR TSM WT 18700 18700

WSR TSM WPU 18700 18700 WSR TSM WPU MD 18700 18700 WSR TSM WPU WT 18700 18700

**ORDERING INFORMATION**

Part      Qty      Description

18700      1      WSR 18700 18700 WSR

18700      1      WSR 18700 18700 WSR

18700      1      WSR 18700 18700 WSR

**WSR Metal Halide, High Pressure Sodium Building Mounted**

WSR TSM FT 18700 18700 WSR TSM MD 18700 18700 WSR TSM WT 18700 18700

WSR TSM WPU 18700 18700 WSR TSM WPU MD 18700 18700 WSR TSM WPU WT 18700 18700

**ORDERING INFORMATION**

Part      Qty      Description

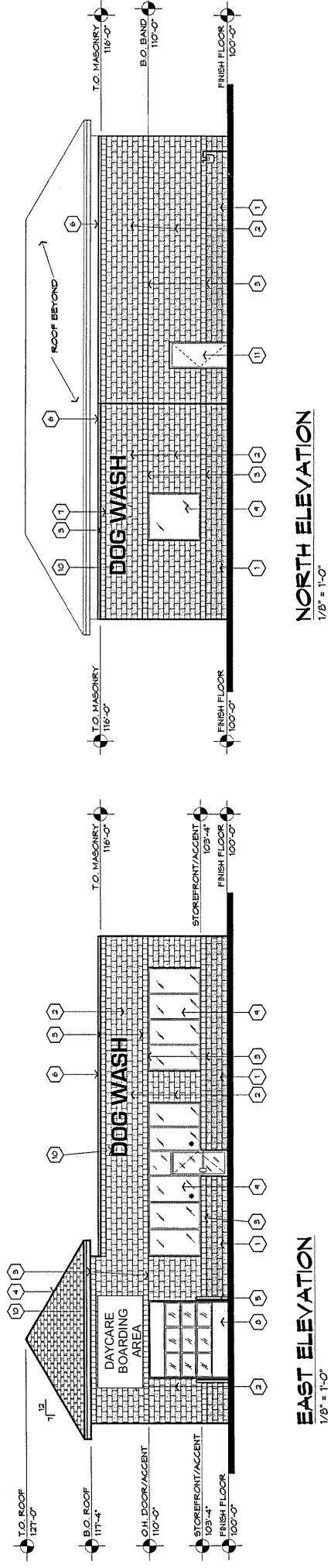
18700      1      WSR 18700 18700 WSR

18700      1      WSR 18700 18700 WSR

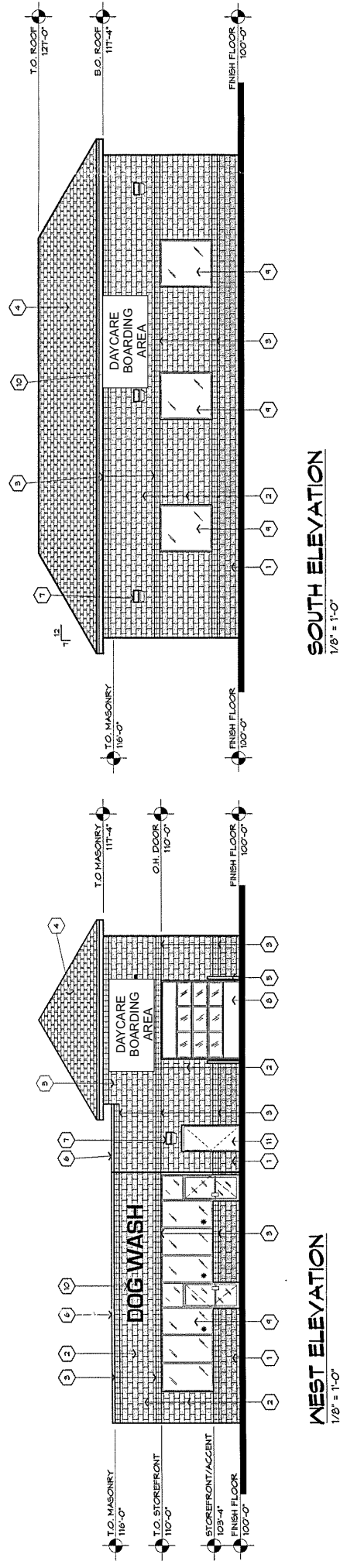
18700      1      WSR 18700 18700 WSR

FIGURE 2

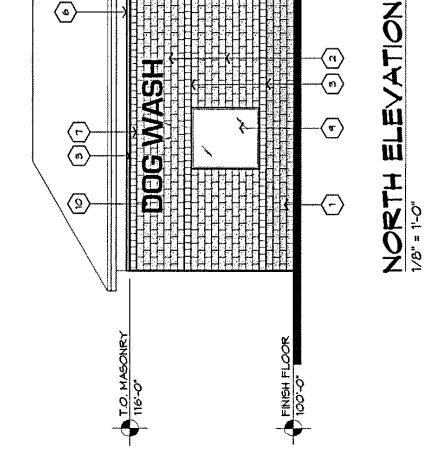
**DEVELOPMENT PLAN**  
**SMUDGE DOG WASH, INDOOR BOARDING & DAYCARE**  
 INTERSECTION OF POWERS BOULEVARD & LUSTER DRIVE  
 COLORADO SPRINGS, COLORADO



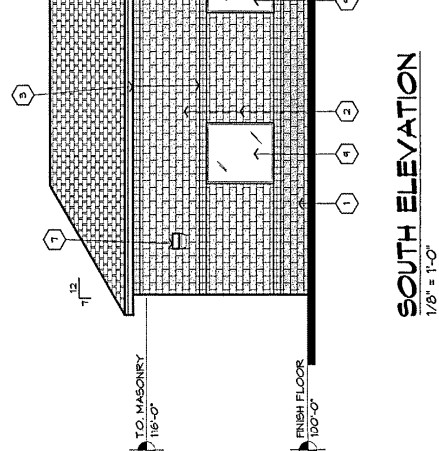
**EAST ELEVATION**  
 1/8" = 1'-0"



**WEST ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"

**KEYNOTES**

1. 8"X16" SPLIT-FACED CONCRETE BLOCK
2. BEST BLOCK - COLOR
3. 8"X16" SPLIT-FACED CONCRETE BLOCK
4. BEST BLOCK - COLOR
5. 8"X16" SPLIT-FACED CONCRETE BLOCK
6. BEST BLOCK - COLOR
7. ASPHALT SHINGLES
8. GAF - CHARCOAL
9. 6" DIA X 8'-0" HIGH CONCRETE-FILLED PIPE BOLLARD, PAINT RED
10. PRE-FINISHED METAL PARAPET FLASHING
11. METAL HALLIDE WALL-PACK LIGHT FIXTURE
12. BRUSHED ALUMINUM DOOR GLAZING AS SUPPLIER'S STANDARD
13. BRUSHED ALUMINUM FACTORY-PAINTED WHITE BOTH SIDES
14. BRONZE ANODIZED ALUMINUM STOREFRONT WITH 1" CLEAR INSULATED GLAZING.
15. SIGNAGE - INDIVIDUALLY ILLUMINATED LETTERING.
16. EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT TO MATCH MASONRY

GENERAL NOTES:

\* INDICATES SAFETY GLASS PER USC 2403.4

**FIGURE 2**

**SMUDGE CAR / DOG WASH**

TEMPLETON GAP ROAD AND DUBLIN  
 COLORADO SPRINGS, COLORADO

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCHITECT

**ARCODEV**

ARCHITECTURE

3 OF 9

EXTERIOR ELEVATIONS

SHEET

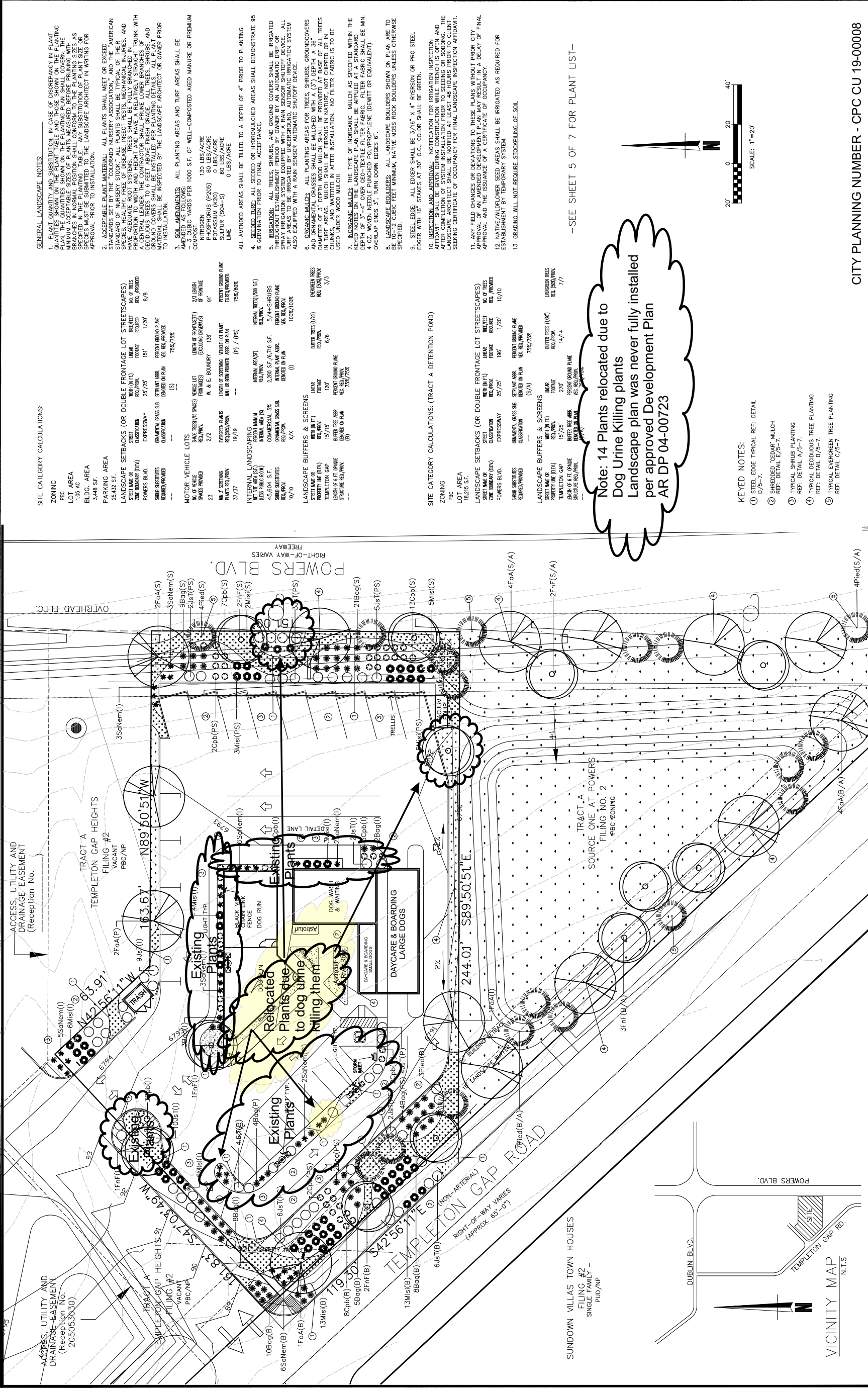
DATE OF ISSUE: 11-28-18

CHECKED BY: NLH

DRAWN BY: NLH

CLIENT/JOB #: SMUDGE CAR / DOG WASH

PROJECT ADDRESS: 2100 WEST LUTHERAN BLVD  
 LITTLETON, CO 80120  
 303.733.8991



**GENERAL LANDSCAPE NOTES:**

- PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING TABLE, THE PLANTING TABLE SHALL TAKE PRECEDENCE. THE MINIMUM ACCEPTABLE SIZE OF PLANTS MEASURED BEFORE PLANTING WITH SPECIFIED IN THE PLANTING TABLE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
- ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE COLORADO NURSERY ASSOCIATION AND THE "AMERICAN STANDARD OF NURSERY STOCK". ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND DEFOLIATION. PLANTS SHALL BE PROPAGATED TO THE PROPER PROPORTION TO WIDTH AND HEIGHT AND HAVE A RELATIVELY STRAIGHT TRUNK WITH A CENTRAL LEADER. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE. ALL TREES, SHRUBS, AND DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE SHALL BE PLANTED WITH MULCH. MULCH SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- SOIL AMENDMENTS: ALL PLANTING AREAS AND TURF AREAS SHALL BE AMENDED AS FOLLOWS:
 

COMPOST	130 LBS/ACRE
NITROGEN	80 LBS/ACRE
PHOSPHORUS (P2O5)	0 LBS/ACRE
POTASSIUM (K2O)	0 LBS/ACRE
MULCH (304-S)	0 LBS/ACRE

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
- SEEDED TURF: ALL SEEDING OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
- IRRIGATION: ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE IRRIGATED THROUGHOUT ESTABLISHMENT PERIOD BY OWNER BY AN AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR SHUTOFF DEVICE. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH A RAIN SENSOR SHUTOFF SYSTEM ALSO EQUIPPED WITH A RAIN SENSOR AUTOMATIC SHUTOFF DEVICE.
- ORGANIC MULCH: ALL PLANTING AREAS FOR TREES, SHRUBS, GROUND COVERS AND PERENNIALS SHALL BE MULCHED WITH 4" (3") DEPTH X 3" DIAMETER OF 3" DEPTH WOOD MULCH SHALL BE PROVIDED AT BASE OF ALL TREES IN TURF AREAS. MULCH SHALL BE FIBROUS IN NATURE, NOT CHIPPED OR IN BAGS, AND SHALL BE APPLIED IN AFTER INSTALLATION. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- ORGANIC MULCH: THE TYPE OF ORGANIC MULCH AS SPECIFIED WITHIN THE PLANTING TABLE SHALL BE APPLIED TO A DEPTH OF 3" - 4" OVER GEO-TEXTILE FILTER FABRIC. FILTER FABRIC SHALL BE MIN. 4 OZ. WOVEN NEEDLE PUNCHED POLYPROPYLENE (DEMTT OR EQUIVALENT).
- LANDSCAPE BOULDERS: ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, NATIVE MOSS ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
- STEEL EDGER: ALL EDGER SHALL BE 3/16" X 4" RYERSON OR PRO STEEL EDGER WITH 18" STAKES AT 30" O.C.. COLOR SHALL BE GREEN.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NATIVE/WILDFLOWER SEED AREAS SHALL BE IRRIGATED AS REQUIRED FOR ESTABLISHMENT BY TEMPORARY SYSTEM.
- GRAVING WILL NOT REQUIRE STODOLING OF SOIL.

**KEYED NOTES:**

- STEEL EDGE TYPICAL REF. DETAIL 07-5-7.
- SHREDED "CEDAR" MULCH REF. DETAIL E7-5-7.
- TYPICAL SHRUB PLANTING REF. DETAIL A7-5-7.
- TYPICAL DECIDUOUS TREE PLANTING REF. DETAIL B7-5-7.
- TYPICAL EVERGREEN TREE PLANTING REF. DETAIL C7-5-7.

**SCALE: 1"=20'**

0 20 40'

**GENERAL LANDSCAPE NOTES:**

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PHOSPHORUS (P2O5)	0 LBS/ACRE
POTASSIUM (K2O)	0 LBS/ACRE
MULCH (304-S)	0 LBS/ACRE

**SITE CATEGORY CALCULATIONS:**

ZONING: PBC

LOT AREA: 18,216 S.F.

LANDSCAPE SETBACKS (OR DOUBLE FRONTAGE LOT SETBACKS):

STREET WIDE (S)	15'	15'	15'
STREET WIDE (B)	25'	25'	25'
EXPRESSWAY	15'	15'	15'
PERCENT GROUND PLANE	75%/75%	75%/75%	75%/75%

**SITE CATEGORY CALCULATIONS: (TRACT A DETENTION POND)**

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**Note: 14 Plants relocated due to Dog Urine Killing plants**  
 Landscape plan was never fully installed per approved Development Plan AR DP 04-00723

**GENERAL LANDSCAPE NOTES:**

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- SOIL AMENDMENTS: ALL PLANTING AREAS AND TURF AREAS SHALL BE AMENDED AS FOLLOWS:
 

COMPOST	130 LBS/ACRE
NITROGEN	80 LBS/ACRE
PHOSPHORUS (P2O5)	0 LBS/ACRE
POTASSIUM (K2O)	0 LBS/ACRE
MULCH (304-S)	0 LBS/ACRE

**SITE CATEGORY CALCULATIONS:**

ZONING: PBC

LOT AREA: 18,216 S.F.

LANDSCAPE SETBACKS (OR DOUBLE FRONTAGE LOT SETBACKS):

STREET WIDE (S)	15'	15'	15'
STREET WIDE (B)	25'	25'	25'
EXPRESSWAY	15'	15'	15'
PERCENT GROUND PLANE	75%/75%	75%/75%	75%/75%

**KEYED NOTES:**

- STEEL EDGE TYPICAL REF. DETAIL 07-5-7.
- SHREDED "CEDAR" MULCH REF. DETAIL E7-5-7.
- TYPICAL SHRUB PLANTING REF. DETAIL A7-5-7.
- TYPICAL DECIDUOUS TREE PLANTING REF. DETAIL B7-5-7.
- TYPICAL EVERGREEN TREE PLANTING REF. DETAIL C7-5-7.

**Note: 14 Plants relocated due to Dog Urine Killing plants**  
 Landscape plan was never fully installed per approved Development Plan AR DP 04-00723

**GENERAL LANDSCAPE NOTES:**

- PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING TABLE, THE PLANTING TABLE SHALL TAKE PRECEDENCE. THE MINIMUM ACCEPTABLE SIZE OF PLANTS MEASURED BEFORE PLANTING WITH SPECIFIED IN THE PLANTING TABLE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
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LOT AREA: 18,216 S.F.

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**Note: 14 Plants relocated due to Dog Urine Killing plants**  
 Landscape plan was never fully installed per approved Development Plan AR DP 04-00723

**FIGURE 2**

**FINAL LANDSCAPE PLAN**

CITY PLANNING NUMBER - CPC CU 19-00008

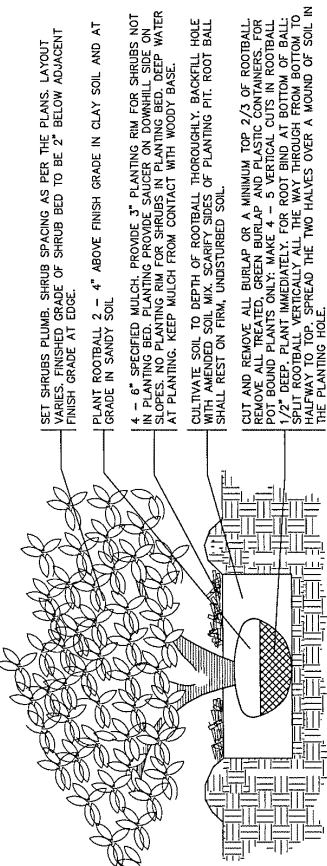
Smudge Car & Dogwash  
 Colorado Springs, CO  
 Preliminary Landscape Plan

PROJECT 04043  
 Drawn By: JAR  
 Checked By: JFB  
 Date: 11/28/18  
 Sheet: 4 of 9

REVISIONS	
NO.	DESCRIPTION
1	Owner Changes 11-17-18
2	Layout Changes 12-2-18
3	Layout Changes 2-18-18
4	CITY COMMENTS 4-7-18

and Development Consultants, Inc.  
 Planning - Site Planning - Landscape Architecture  
 www.anddevelopment.com 719.578.5244

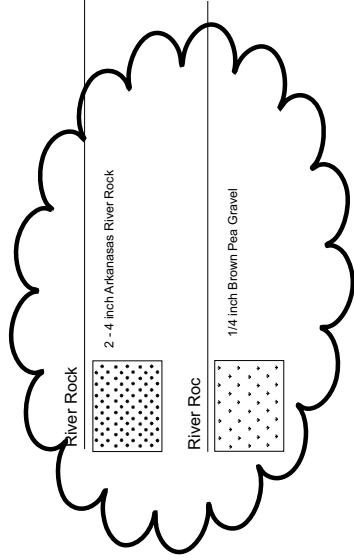
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



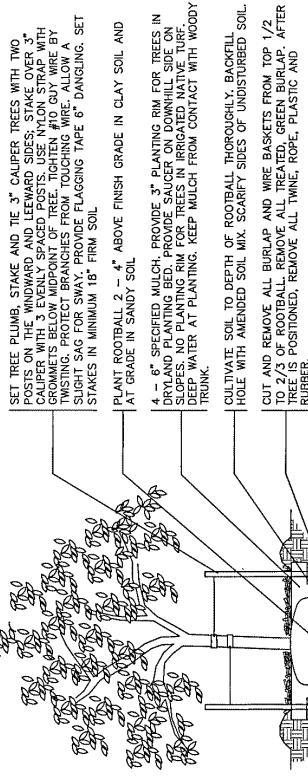
5-7 shrubdetail.dwg  
N.T.S.

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						
Shrubs						
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 Barberry	<i>Berberis thunbergii x atropurpurea 'Crimson Pygmy'</i>	45A	1-Cal	3'	56
74% Signature Plants						
Grasses						
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
PLANT LIST (Tract A)						
Trees						
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						

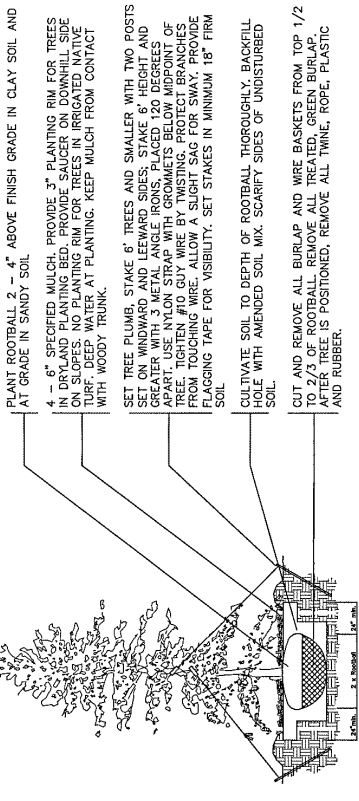


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 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.

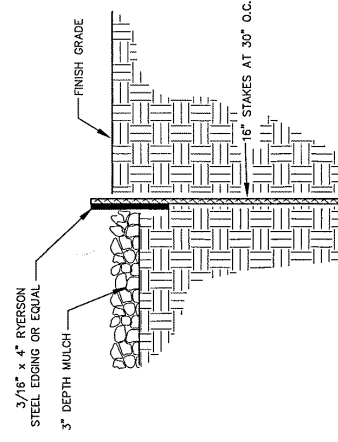


9-7 deciddetail.dwg  
N.T.S.

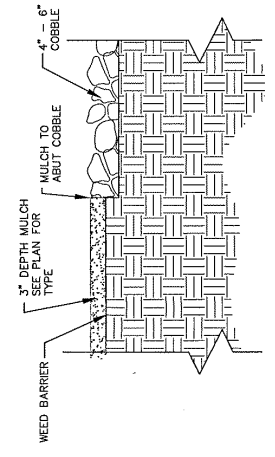
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5-7 everdetail.dwg  
N.T.S.



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



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

FIGURE 2

CITY PLANNING NUMBER - CPC CU 19-00008

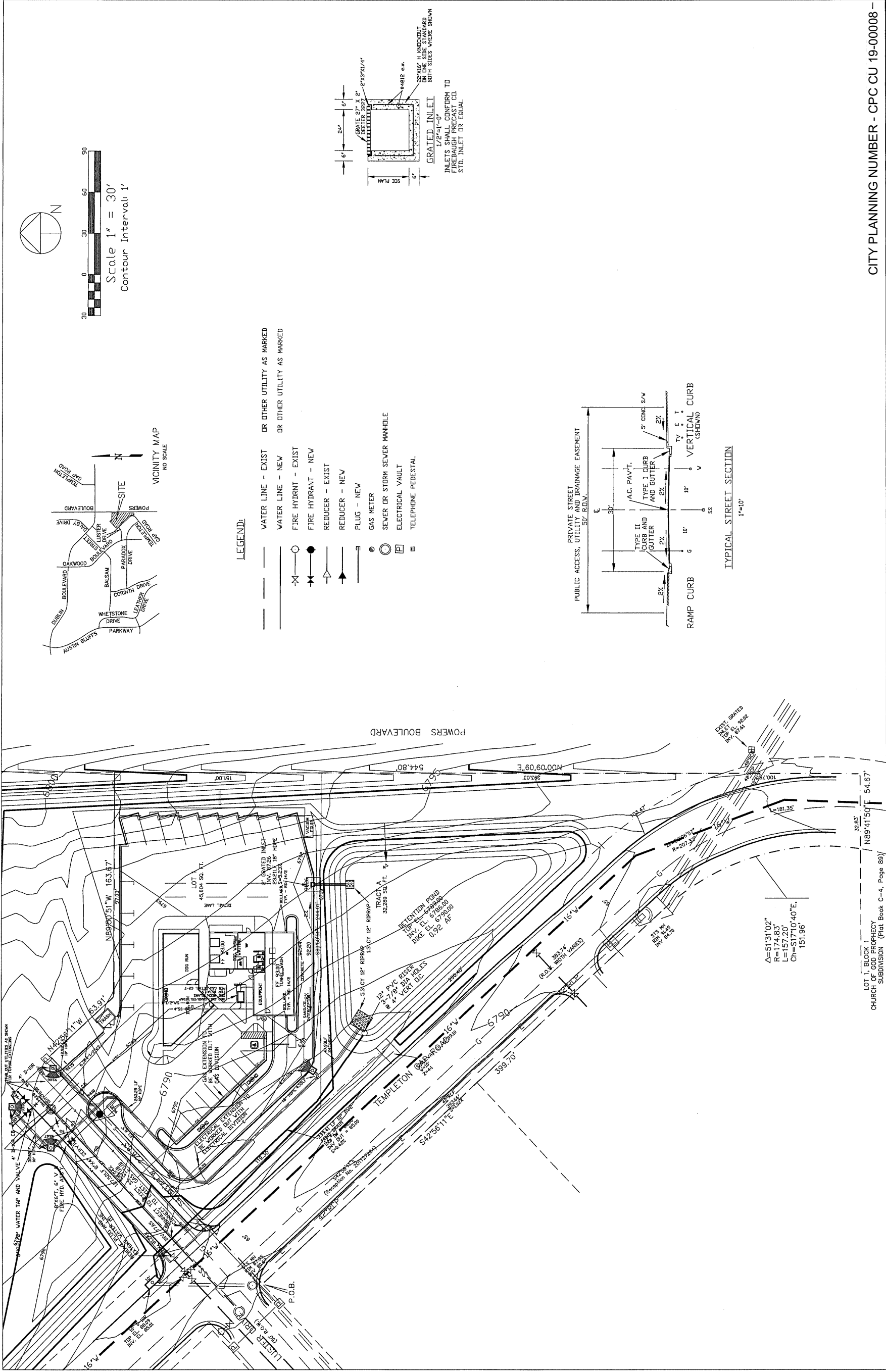
**Land Development Consultants, Inc.**  
 Planning • Surveying • Landscape Architecture  
 www.landdev.com TEL: 773-384-6200 FAX: 773-384-6206

NO.	DESCRIPTION	BY	DATE

LANDSCAPE DETAILS

Smudge Car & Dogwash  
 Colorado Springs, CO  
 Landscape Details

PROJECT 04043  
 Drawn By: JAR  
 Checked By: JFB  
 Date: 11-28-18  
 Sheet: 5 of 9



CITY PLANNING NUMBER - CPC CU 19-00008 -

**UTILITY PLAN**

SOURCE ONE AT POWERS  
FILING NO. 2  
COLORADO SPRINGS

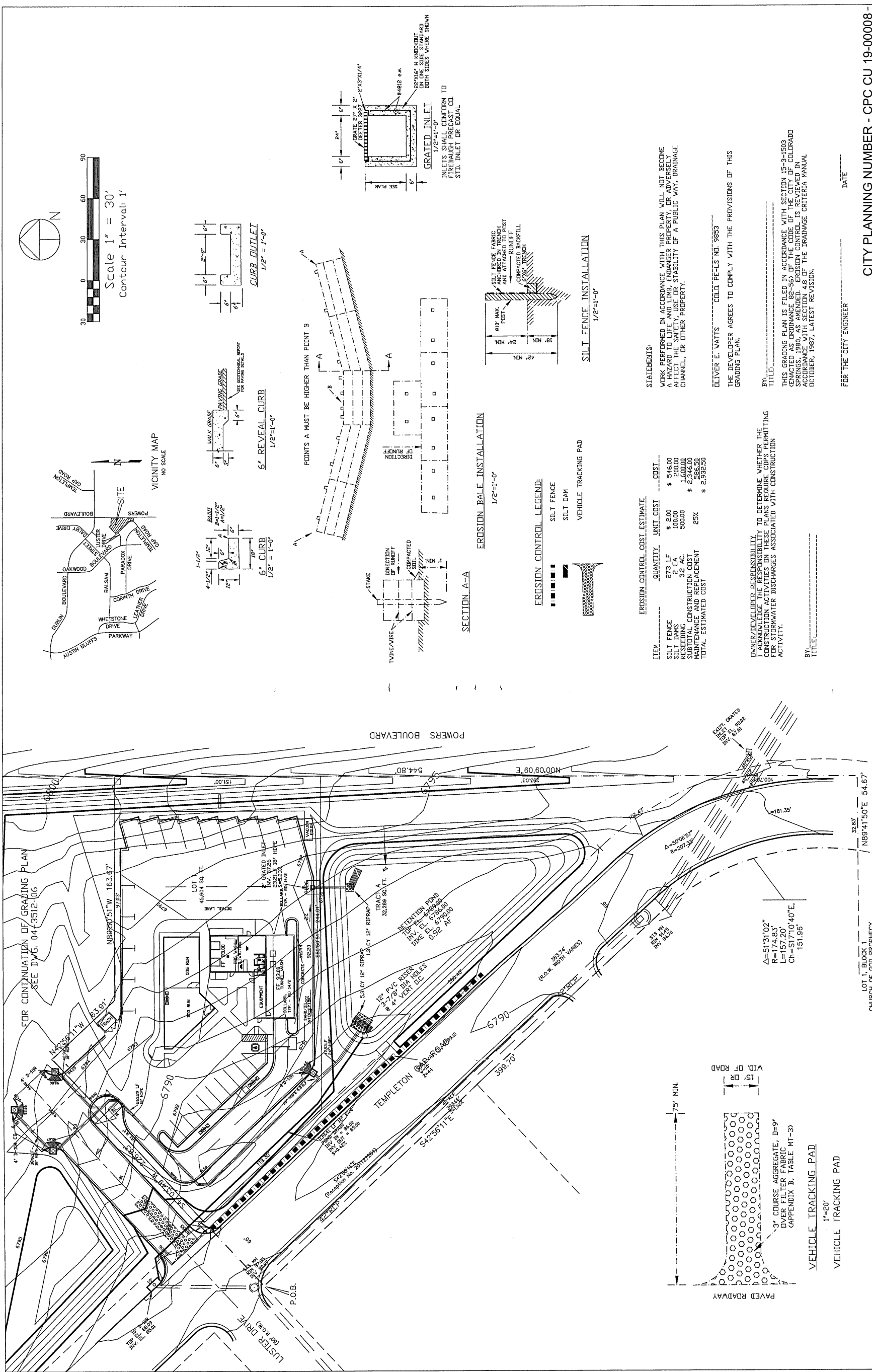
OLIVER E. WATTS  
CONSULTING ENGINEER  
COLORADO SPRINGS

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

APPROVED BY:  
DATE:  
DRAWN BY: 04-3520-04  
CHECKED BY: 4-25-04, REV. 4-25-04, 7-24

REV. NO. 5  
DATE 6/9

FIGURE 2

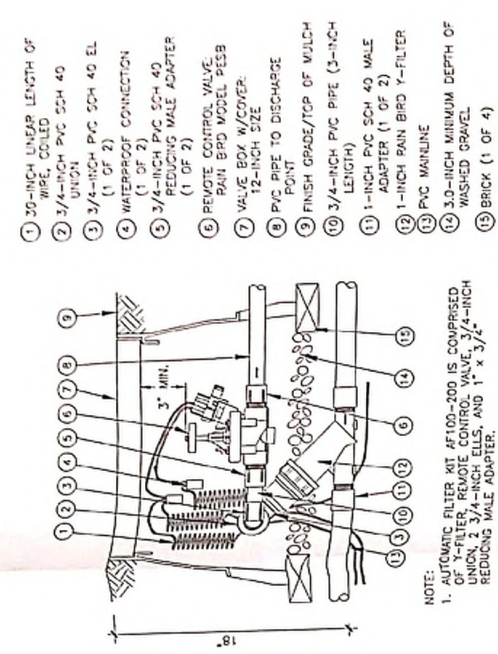


SOURCE ONE AT POWERS FILING NO. 2 COLORADO SPRINGS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	LOT 1, BLOCK 1 CHURCH OF GOD PROPHECY SUBDIVISION (Plot Book C-4, Page 89)	REVISED BY: DE. WATTS DATE: 11-13-04 PROJ. NO.: 04-3550-03 DRAWN BY: DE. WATTS, REV. 4-28-04, 7-1-04	REVISED BY: DE. WATTS DATE: 11-28-18 PROJ. NO.: 04-3550-03 DRAWN BY: DE. WATTS, REV. 4-28-04, 7-1-04
--	--	--	---	---

FIGURE 2



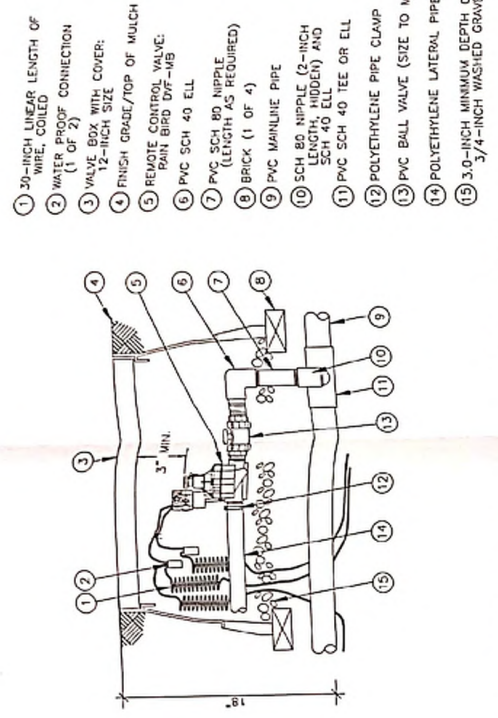




- 1 3/4-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 VALVE BOX WITH COVER, 12-INCH SIZE
- 4 FINISH GRADE/TOP OF MULCH
- 5 REMOVE CONTROL VALVE, RAIN BIRD DIF-VB
- 6 PVC SCH 40 ELL
- 7 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 8 BRICK (1 OF 4)
- 9 PVC MAINLINE 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 3/4-INCH WASHED GRAVEL
- 15 3/4-INCH WASHED GRAVEL

NOTE:  
1. AUTOMATIC FILTER KIT #F100-200 IS COMPRISED OF Y-FILTER, REMOVE CONTROL VALVE, 3/4-INCH REDUCING MALE ADAPTER, AND 1" x 3/4" REDUCING MALE ADAPTER.

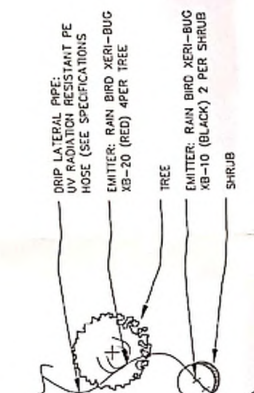
**8** AUTOMATIC VALVE ASSEMBLY  
N.T.S.



- 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
- 6 PVC SCH 40 ELL
- 7 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 8 BRICK (1 OF 4)
- 9 PVC MAINLINE PIPE
- 10 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
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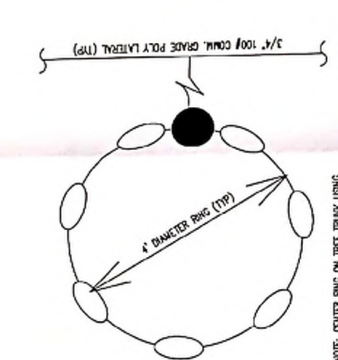
**9** AUTOMATIC DRIP VALVE AND FILTER ASSEMBLY  
N.T.S.



- DRIP LATERAL PIPE (POLYETHYLENE)
- HOSE (SEE SPECIFICATIONS)
- EMITTER, RAIN BIRD XER-BIG XB-20 (RED) 4 PER TREE
- TREE
- EMITTER, RAIN BIRD XER-BIG XB-10 (BLACK) 2 PER SHRUB
- SHRUB

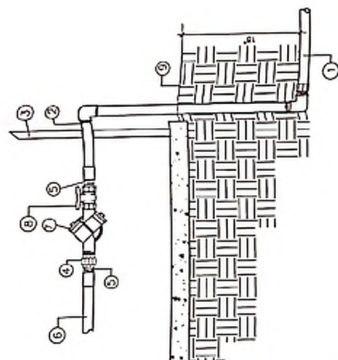
NOTE:  
1. EMITTERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE OF PERIMETER OF THE PLANTING PIT OF ALL SHRUBS AND TREES.  
2. SEE SHEET 2-3 FOR A SCHEDULE OF EMITTER QUANTITIES FOR EACH PLANT TYPE.

**E** TYPICAL DRIP Emitter PLACEMENT  
N.T.S.

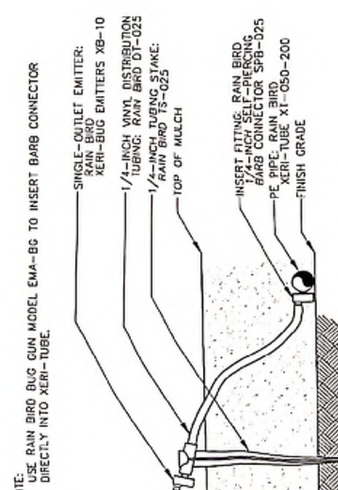


NOTE: CENTER RING ON TREE TRUNK USING 1/2" DIA. SANGRO DRUMME TYPING NUMBER OF SET POINTS PER TREE.

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

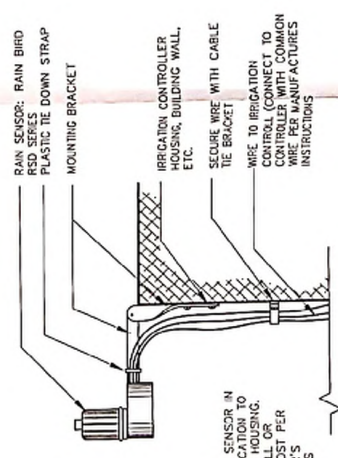


- 1 PVC MAINLINE (SEE LEGEND)
- 2 CONNECTION TO COPPER BUILDING WALL
- 3 GALVANIZED UNION
- 4 GALVANIZED NIPPLE - 3" LENGTH
- 5 WETTER FROM WATER
- 6 REDUCED PRESSURE OR BACKFLOW PREVENTER OR SHUT OFF VALVE
- 7 FINISH GRADE



- NOTE: 1. USE RAIN BIRD GUN MODEL EMA-BG TO INSERT BARB CONNECTOR DIRECTLY INTO XER-TUBE.
- SINGLE-OUTLET EMITTER: RAIN BIRD XER-BIG EMITTERS XB-10
- 1/4-INCH WNT DISTRIBUTION TUBING (RAIN BIRD DIF-025)
- 1/4-INCH WNT TUBING (RAIN BIRD DIF-025)
- TOP OF MULCH
- INSERT FITTING: RAIN BIRD 3/4-INCH SELF-PIERCING BARB CONNECTOR SFR-025
- PE XER-TUBE X 1/2" DIA-200
- FINISH GRADE

**D** DRIP Emitter (TYP.)  
N.T.S.



- RAIN SENSOR: RAIN BIRD RSD SERIES PLASTIC TIE DOWN STRAP MOUNTING BRACKET
- IRRIGATION CONTROLLER (HOUSING, BUILDING WALL, ETC.)
- SECURE WIRE WITH CABLE TIE BRACKET
- WIRE TO IRRIGATION CONTROLLER (CONNECT TO COMMON MOUNTING POST PER MANUFACTURER'S INSTRUCTIONS)

**G** RAIN SENSOR ASSEMBLY  
N.T.S.

NO.	REVISIONS DESCRIPTION	BY	DATE

**Land Development Consultants, Inc.**  
Planning • Surveying • Engineering • Architecture  
1711 6TH AVENUE, SUITE 100, DENVER, CO 80202

# IRRIGATION DETAILS

CITY PLANNING NUMBER - CPC CU 19-00008

PROJECT NO. 04043  
Drawn By: JAS  
Checked By: JFB  
Date: 11-28-18  
Sheet

Smudge Car & Dogwash  
Colorado Springs, CO  
Irrigation Details

FIGURE 2