Pub Dog Restaurant - Addition

Lots 7 - 12 block, 252 Anthony Bott's Addition No. 2

CITY OF COLORADO SPRINGS

DEVELOPMENT PLAN - MAJOR AMENDMENT

LEGAL DESCRIPTION:

LOTS 7, 8, 9, 10, 11, and 12 ANTHONY BOTT'S ADDITION NO. 2 TO THE TOWN OF COLORADO CITY, AS RECORDED IN PLAT BOOK A AT PAGE 166 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LOCATED IN THE SOUTHWEST ONE -QUARTER (SW ¼) OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CONTAINING: 26,943 S.F. / 0.62 ACRES, MORE OR LESS.

A WAIVER OF REPLAT (AR WR 19-00842) WAS APPROVED TO CREATE ONE WHOLE PLATTED LOT.

PROJECT INFORMATION

ADDRESS:	2207, 2217 BOTT AVE
TAX ID #	7411316020, 7411316005
MASTER PLAN:	WESTSIDE MATER PLAN
DRAINAGE BASIN:	21 ST STREET
CURRENT ZONE:	R2
PROPOSED ZONE:	C5
USE TYPE:	
EXISTING:	RESIDENTIAL / VACANT
PROPOSED:	RESTAURANT WITH ATTACHED DOG PLAY STRUCTURE

MAXIMUM BUILDING HEIGHT ALLOWED: 45'-0"

PROPOSED SETBACK:
FRONT: 20'
SIDE: 5'
REAR: 20'

FLOOD PLAIN INFORMATION

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0728G (REVISED DATE 12.07.2018), THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOLOGICAL HAZARDS DISCLOSURE STATEMENT

THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF THE LIMITED GEOLOGICAL HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP (RMG), DATED DECEMBER 19 2019. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE FILE: AR DP 15-00139-A1MJ19 OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT OFFICE. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

ADA SITE ACCESSIBILITY:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ). " APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATION 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.

PROPOSED DEVELOPMENT

INDOOR DOG PLAY AREA (ACCESSORY STRUCTURE)	2422 S.F. (GROSS FLOOR AREA)
BUILDING HEIGHT:	21'-8"

LOT COVERAGE

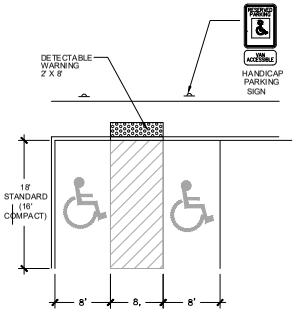
AREA	EXISTING SITE S.F.	AMENDED AREA S.F.	TOTAL	%
BUILDING FOOTPRINT	2310	2422	4732	18%
SIDEWALKS / DRIVES /PARKING LOTS	11796	3328	15124	56%
PERVIOUS AREAS	3837	3250	7087	26%
TOTALS	17943	9000	26943	100%

PARKING REQUIREMENTS:

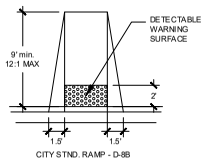
AREA:	S.F	PARKING REQUREMENTS	PARKING SPACES REQ
EXISTING RESTAURANT:	2304 S.F.	1 SPACE PER 100 S.F	23 SPACES
EXISTING OUTDOOR SEATING:	796 S.F	1 SPACE PER 200 S.F.	4 SPACES
PROPOSED ACCESSORY PARKING TO ACCOMMODATE: INDOOR DOG PLAY AREA:	2422 S.F.	1 SPACE PER 400 S.F	6 SPACES
TOTAL			33 SPACES

PARKING SPACE PROVIDED

EXISTING	27
NEW	4
ON STREET	3
TOTAL	34



VAN ACCESSIBLE ADA PARKING STALLS



TYPICAL PEDESTRIAN RAMP

PARKING SIGNS: EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (A WHEELCHAIR). EACH SIGN SHALL BE NO SMALLER THAN ONE FOOT BY ONE FOOT (1' X 1') AND SHALL BE LOCATED AT THE END OF THE SPACE AT A HEIGHT BETWEEN FOUR FEET (4') AND SEVEN FEET (7'). THE SIGN MAY EITHER BE WALL MOUNTED OR FREESTANDING.

ENTIRE SHEET

VICINITY MAP: NTS

CONSTRUCTION SCHEDULE:

CONSTRUCTION TO START: SPRING OF 2020

AMENDMENT HISTORY

DATE	DESCRIPTION	AMENDMENT PURPOSE	CITY FILE NO.
9/1/2015	ORIGINAL DEVELOPMENT PLAN		AR DP 15-00139
12/1/2019	DEVELOPMENT PLAN - MAJOR AMENDMENT	ADDITION - DOG PLAY STRUCTURE	AR DP 15-00139-A1MJ19

SHEET INDEX:

COVER	PROJECT INFORMATION	SHEET 1 OF 13
S-1	SITE PLAN	SHEET 2 OF 13
G-1	PRELIMINARY GRADING PLAN	SHEET 3 OF 13
U-1	UTILITY & PUBLIC FACILITY PLAN	SHEET 4 OF 13
A-1	ARCHITECTURE ELEVATION (ORIGINAL)	SHEET 5 OF 13
A-2	ARCHITECTURE ELEVATION (ORIGINAL)	SHEET 6 OF 13
A-3	ARCHITECTURE ELEVATION (NEW)	SHEET 7 OF 13
A-4	ARCHITECTURE ELEVATION (NEW)	SHEET 8 OF 13
LP-1	LANDSCAPE HYDROZONE MAP	SHEET 9 OF 13
LP-2	LANDSCAPE PLAN	SHEET 10 OF 13
LP-3	LANDSCAPE DETAILS	SHEET 11 OF 13
IR-1	IRRIGATION PLAN	SHEET 12 OF 13
IR-2	IRRIGATION DETAILS	SHEET 13 OF 13

OWNERSHIP:
Pub Dog RE Holdings, LLC
2207 Bott Ave.
Colorado Springs, CO 80904

DEVELOPER:
Pub Dog RE Holdings, LLC
2207 Bott Ave.
Colorado Springs, CO 80904

PREPARED BY:

PLANNER/LANDSCAPE ARCHITECT:
Land Patterns, Inc
PO Box 60112
Colorado Springs, CO 80960

CIVIL ENGINEER:
Catamount Engineering
321 W. Henrietta Ave., Suite A
Woodland Park, CO 80863

ARCHITECT:
Design at Play
1123 Custer Ave.
Colorado springs, CO 80903

SURVEYOR:
Rampart Surveys, LLC
P. O. Box 5101
Woodland Park, CO 80866

CITY APPROVAL STAMP

CITY FILE NO. AR DP 15-00139-A1MJ19

FIGURE 1

REFERENCE DRAWINGS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

BENCHMARK DATA(ELEV.)
(DATUM)
(DESCRIPTION/LOCATION)

CLIENT/OWNER:

PUB DOG RE HOLDINGS, LLC
Scott Downs
2207 Bott Ave.
Colorado Springs, CO 80904

PREPARED BY:

Land Patterns, Inc.
Landscape Architecture & Planning

PUB DOG RESTAURANT

MAJOR AMENDMENT - DEVELOPMENT PLAN

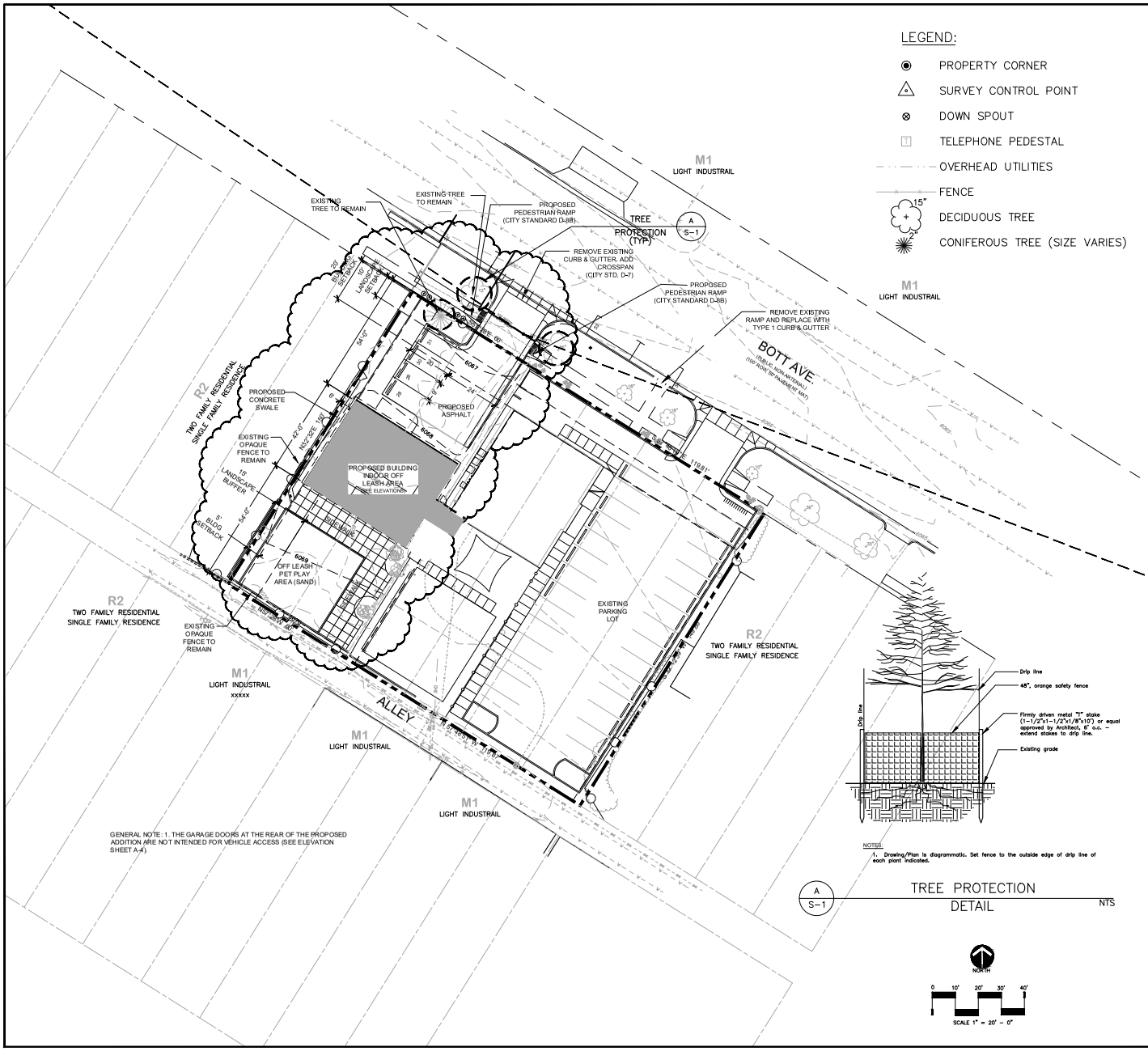
COVER SHEET

DESIGNED BY: DTM
DRAWN BY:
CHECKED BY: DTM

SCALE AS SHOWN
HORIZ:
VERT:

DATE ISSUED: AUGUST 2019

SHEET NO. 1 OF 13 SHEETS



LEGEND:

- PROPERTY CORNER
- SURVEY CONTROL POINT
- DOWN SPOUT
- TELEPHONE PEDESTAL
- OVERHEAD UTILITIES
- FENCE
- DECIDUOUS TREE (15")
- CONIFEROUS TREE (SIZE VARIES) (2")

PROPOSED DEVELOPMENT

INDOOR DOG PLAY AREA (ACCESSORY STRUCTURE) — 2422 S.F. (GROSS FLOOR AREA)
BUILDING HEIGHT: — 21'-8"

LOT COVERAGE

AREA	EXISTING SITE S.F.	AMENDED AREA S.F.	TOTAL	%
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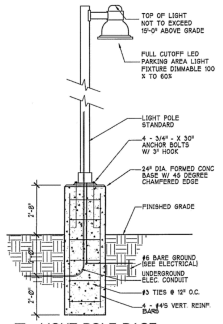
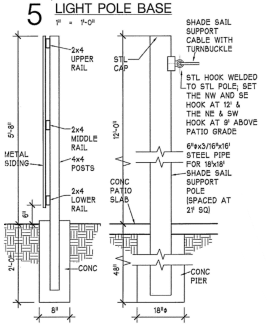


5 LIGHT POLE BASE
1" = 1'-0"



6 FENCE
3/4" = 1'-0"

7 SHADE SAIL POST DETAIL
3/4" = 1'-0"

NOTES:
1. Drawing/Plan is diagrammatic. Set fence to the outside edge of drip line of each plant indicated.

A S-1 TREE PROTECTION DETAIL
NTS

NORTH

0 10' 20' 30' 40'
SCALE 1" = 20' - 0"

THIS DOCUMENT IS FOR CITY REVIEW AND DEVELOPMENT PLAN APPROVAL ONLY.

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD

DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

DISCLAIMER:
THE INFORMATION, IDEAS, DESIGNS, AND DETAILS SHOWN ON THIS SHEET ARE FOR THE EXPRESS USE OF THE CLIENT AND PROJECT LISTED ON THIS SHEET ONLY. ANY RE-USE WITHOUT THE EXPRESS WRITTEN CONSENT OF NAMED PARTIES OR ITS SUB-CONTRACTORS IS EXPRESSLY FORBIDDEN.
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DEVELOPER:
Pub Dog RE Holdings, LLC
2307 Bott Ave.
Colorado Springs, CO 80904

CONSULTANT:
Land Forms, Inc.
Landscape Architecture & Planning
Mark Wamsley
Principal
Phone: 719-635-3200
Fax: 719-635-3200
Cell: 719-635-3200
Email: mark@landformsinc.com
Web: www.landformsinc.com

SHEET NAME: SITE PLAN
PROJECT NAME: PUB DOG RESTAURANT- ADDITION
2307 BOTT AVE.
Colorado Springs, Co.

SUBMITTALS / REVISIONS

DATE	TYPE	BY

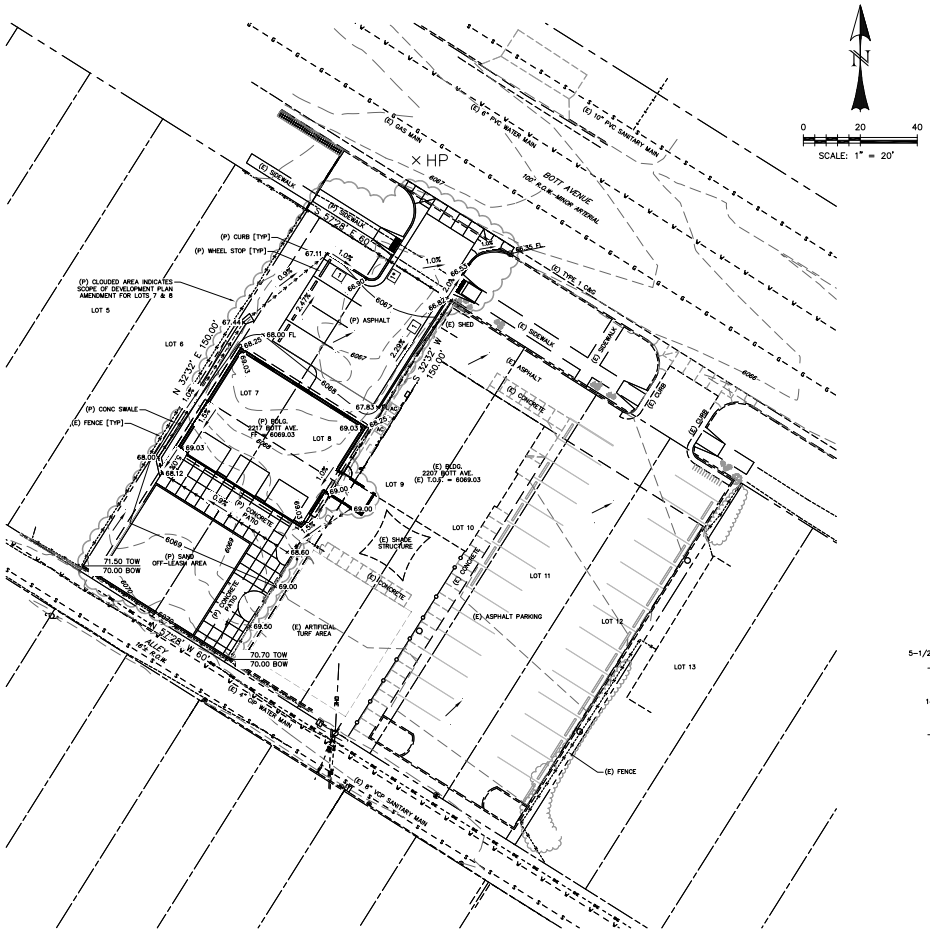
DRAWN BY:

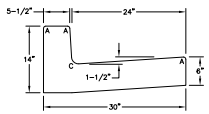
DATE:

STAMPS/ENDORSEMENTS

SHEET NUMBER
S-1
SHEET 2 OF 13
CITY FILE NUMBER
ARDP 15-00139-A1MJ19

FIGURE 1

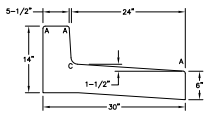




TYPE 1
VERTICAL CURB & GUTTER
SCALE: N.T.S.

RADII LEGEND:

A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"



TYPE 1-MODIFIED
VERTICAL CURB & GUTTER
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
SETBACK	
(E) CONTOUR, INDEX	6860
(E) CONTOUR	
(E) STORM SEWER, INLET, MH	
(P) CONTOUR, INDEX	6860
(P) CONTOUR	
(P) STORM SEWER, INLET, MH	
CURB TYPE CALL-OUT	TYPE 1

CITY FILE NO. 15-00139-A1MJ19

REV.	DESCRIPTION	DATE

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PREPARED FOR:
PUB DOG RE HOLDINGS LLC
2207 BOTT AVENUE
COLORADO SPRINGS, CO 80904-3725

CATAMOUNT ENGINEERING
321 W. HERNDETTA AVE WOODLAND PARK, CO 80863
PO BOX 201 (719)634-6124

PUB DOG DEVELOPMENT PLAN AMENDMENT

PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 20'	DATE: 12/03/19
JOB NUMBER 19-224	SHEET 3 OF 13

FIGURE 1

PRELIMINARY UTILITY PLAN GENERAL NOTES:

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

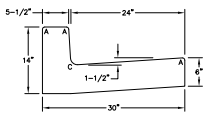
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURE IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT. SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

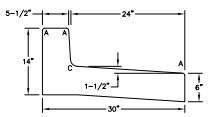
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES, OR CODES AND TO APPLY THE CITY CODE OR SPRINGS UTILITIES STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



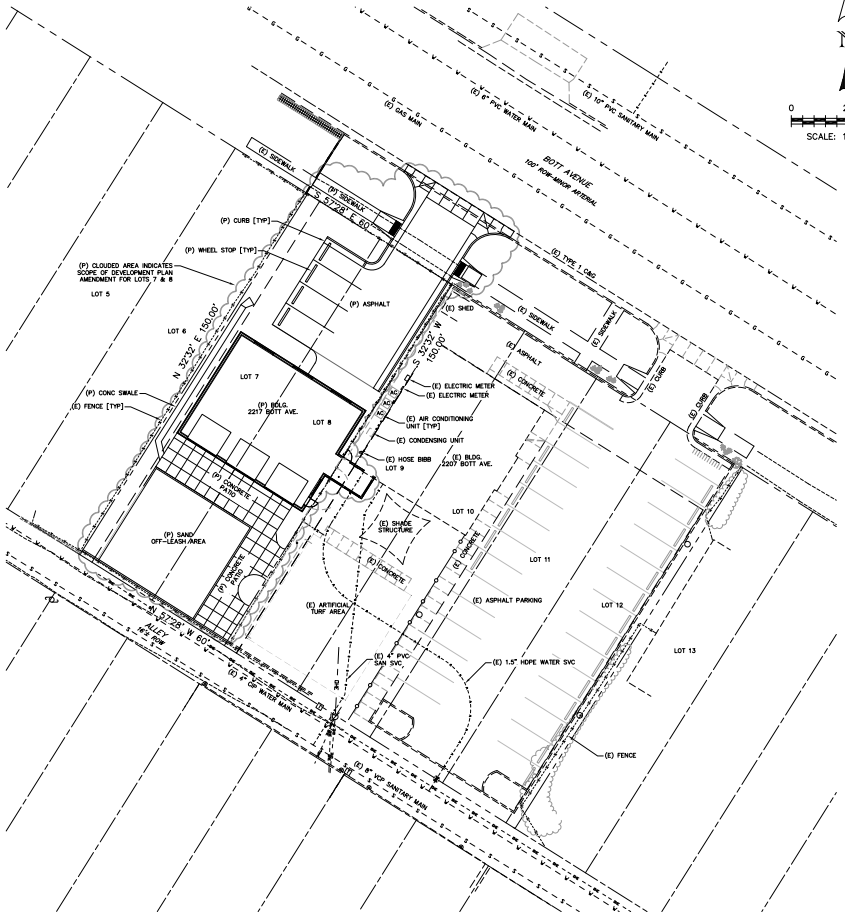
TYPE 1
VERTICAL CURB & GUTTER
SCALE: N.T.S.

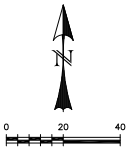
RADII LEGEND:

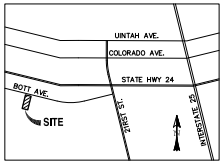
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"



TYPE 1-MODIFIED
VERTICAL CURB & GUTTER
SCALE: N.T.S.







VICINITY MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
SETBACK	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	
(E) UG ELECTRIC	
(E) OVERHEAD UTILITY	
(E) UG TELEPHONE	
(E) UG FIBER OPTIC	
(E) UG GAS	
(P) SANITARY MAIN, MH	
(P) SANITARY SEWER SERVICE	
(E) STORM SEWER, INLET, MH	
(P) STORM SEWER, INLET, MH	
(P) WATER MAIN, BOV, VALVE, FH	
(P) WATER SERVICE	

PLAN NOTES:

1. FOR PURPOSES OF UTILITY SERVICES & PLUMBING, THE PROPOSED BUILDING UTILITIES WILL BE EXTENDED FROM THE EXISTING BUILDING UTILITIES.

CITY FILE NO. 15-00139-A1MJ19

REV.	DESCRIPTION	DATE

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
PUB DOG RE HOLDINGS LLC
2207 BOTT AVENUE
COLORADO SPRINGS, CO 80904-3725

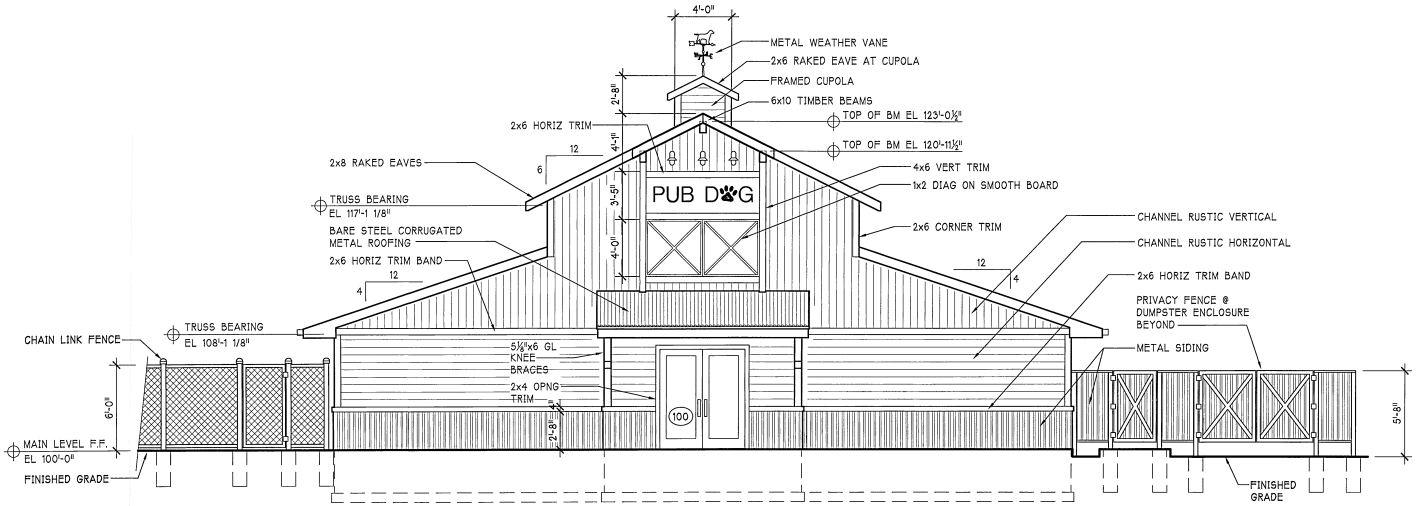
CATAMOUNT ENGINEERING
321 W. HERNETTA AVE WOODLAND PARK, CO 80863
PO BOX 201 (719)404-4124

PUB DOG DEVELOPMENT PLAN AMENDMENT

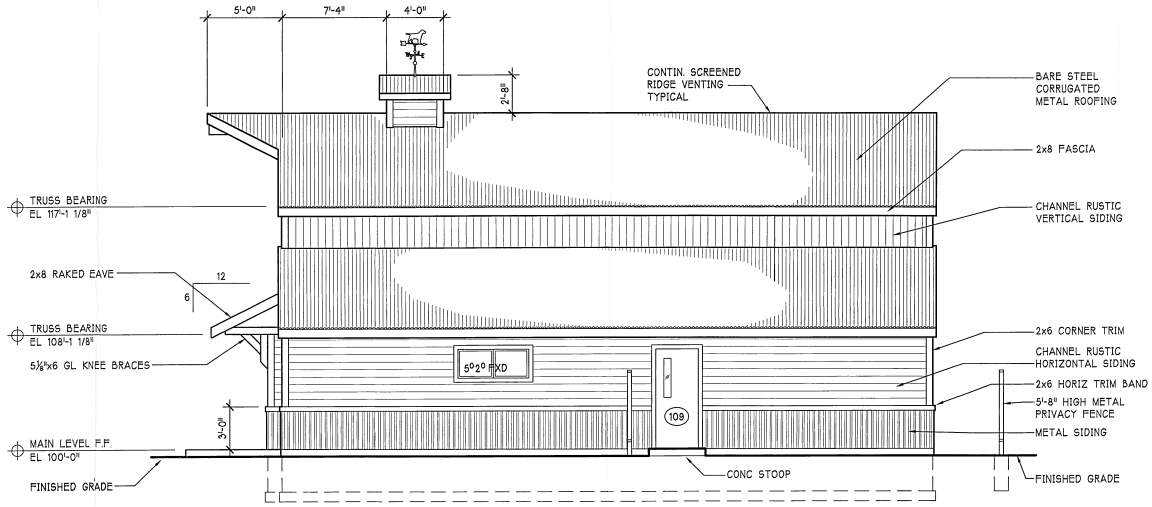
PRELIMINARY UTILITY PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 20'	DATE: 12/03/19
JOB NUMBER	SHEET
19-224	4 OF 13

FIGURE 1



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

0 4' 8'

CITY FILE NO. 15-00139-A1MJ19

LANGLEY ARCHITECTS

David Langley Architects PC
P.O. Box 5858
350 W. Henrietta Ave.
Woodland Park Colorado
80866
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STATE OF COLORADO
DAVID A. LANGLEY
201422
LICENSED ARCHITECT

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PUB DOG RESTAURANT
2207 BOTT AVE
COLORADO SPRINGS, CO

BUILDING ELEVATIONS

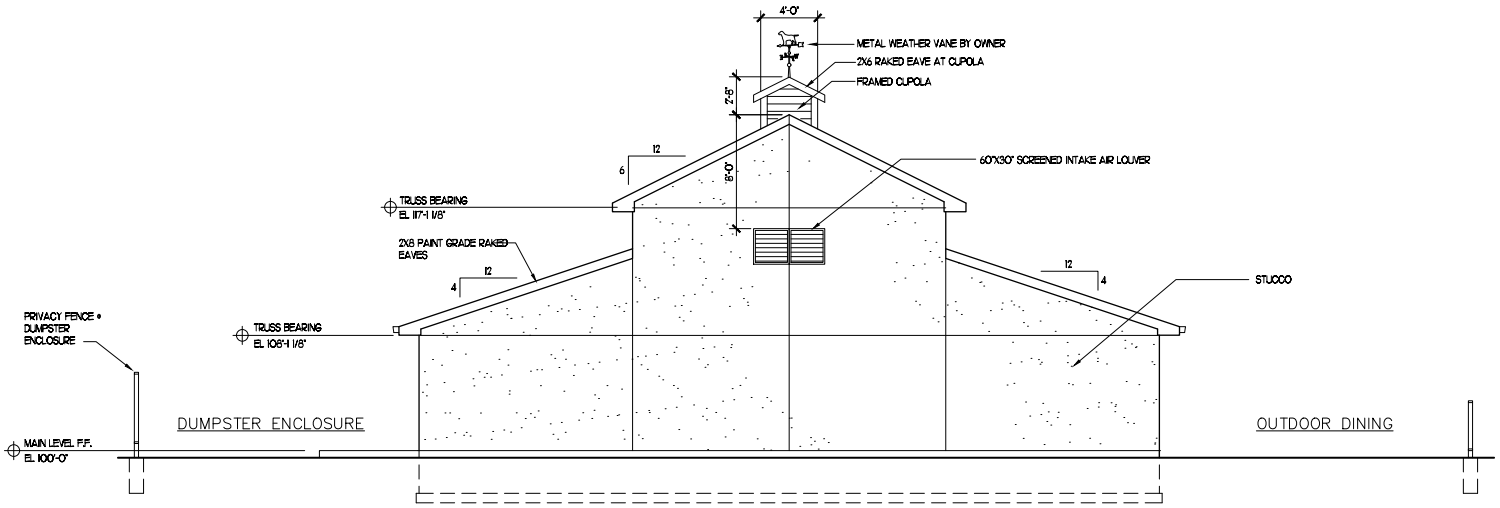
CITY FILE #:
AR DP 15-00139
AR DP 15-00140

PRELIM DATE: 11.19.14
RELEASE DATE: 07.10.15
REVISION DATE:

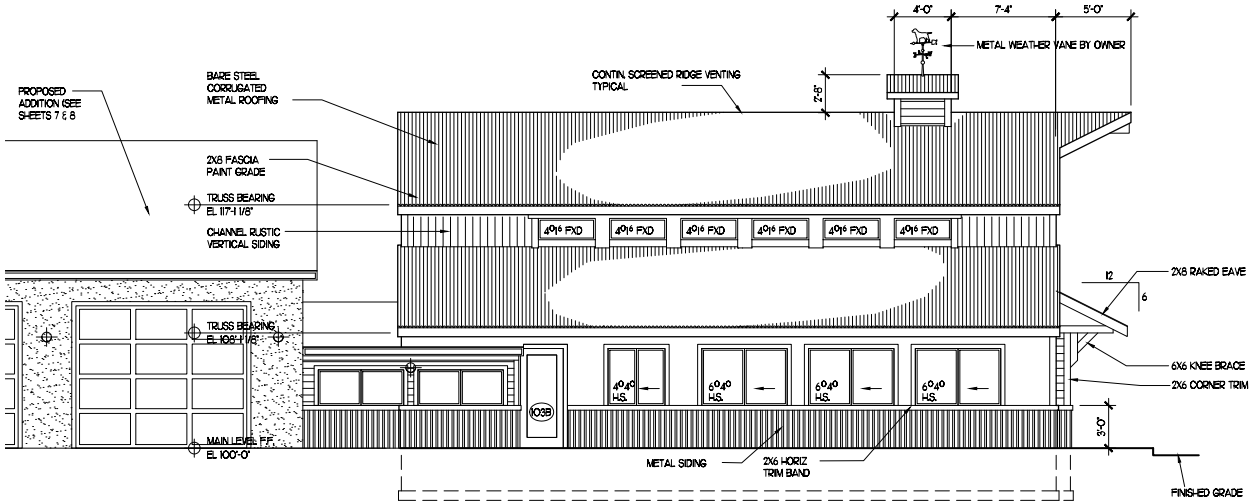
SHEET:
A-1

PROJECT NUMBER: 1436

FIGURE 1



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

0 4' 8'

CITY FILE NO. 15-00139-A1MJ19

LANGLEY DESIGNS
P.O. Box 5858
350 W. Henrietta Ave.
Woodland Park, Colorado 80866
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PUB DOG RESTAURANT

2207 BOTT AVE
COLORADO SPRINGS, CO

BUILDING ELEVATIONS

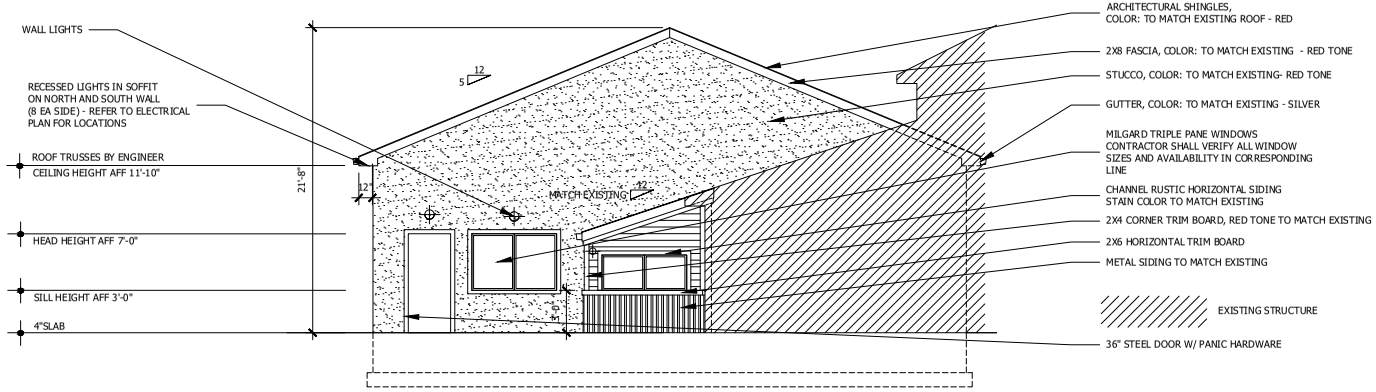
CITY FILE #:
AR DP 15-00139
AR DP 15-00140

PRELIM DATE: 11.19.14
RELEASE DATE: 12.11.15
REVISION DATE:

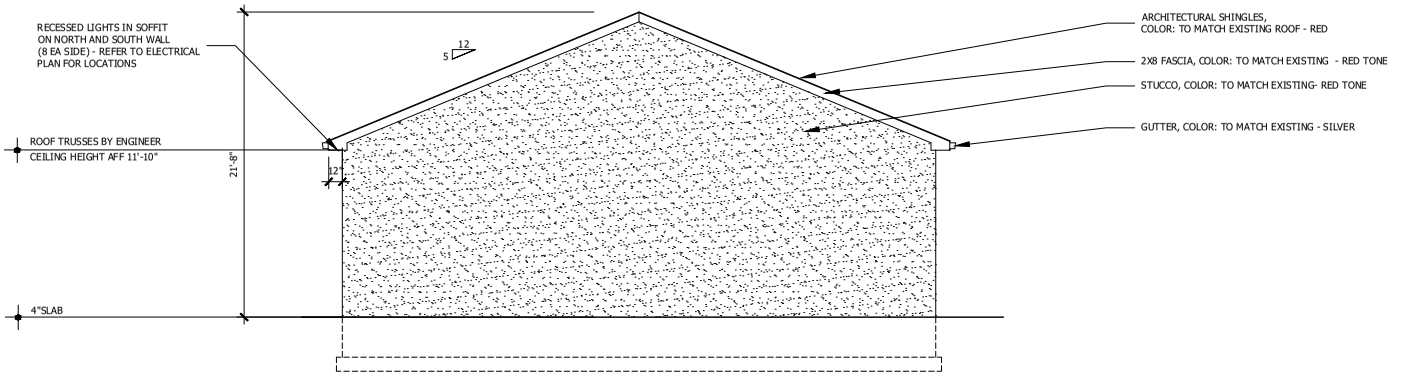
SHEET: A-2

PROJECT NUMBER: 1436

FIGURE 1



1 / A-2 EAST ELEVATION
SCALE: $\frac{1}{4}$" - 1'-0"



2 / A-2 WEST ELEVATION
SCALE: $\frac{1}{4}$" - 1'-0"

CITY FILE NUMBER:
AR DP 15-00139-A1MJ19

designATplay
new construction | renovations
www.designATplay.com

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COLORADO SPRINGS
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EXPLORE@DESIGNATPLAY.COM

PUB DOG
ADDITION

2217 BOTT AVE
COLORADO SPRINGS
CO 80904

OWNER:
SCOTT DOWNS
PHONE:
719 963 6970

MARK	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: Annabelle Guldner
COPYRIGHT: designATplay LLC
DATE: 11-25-19

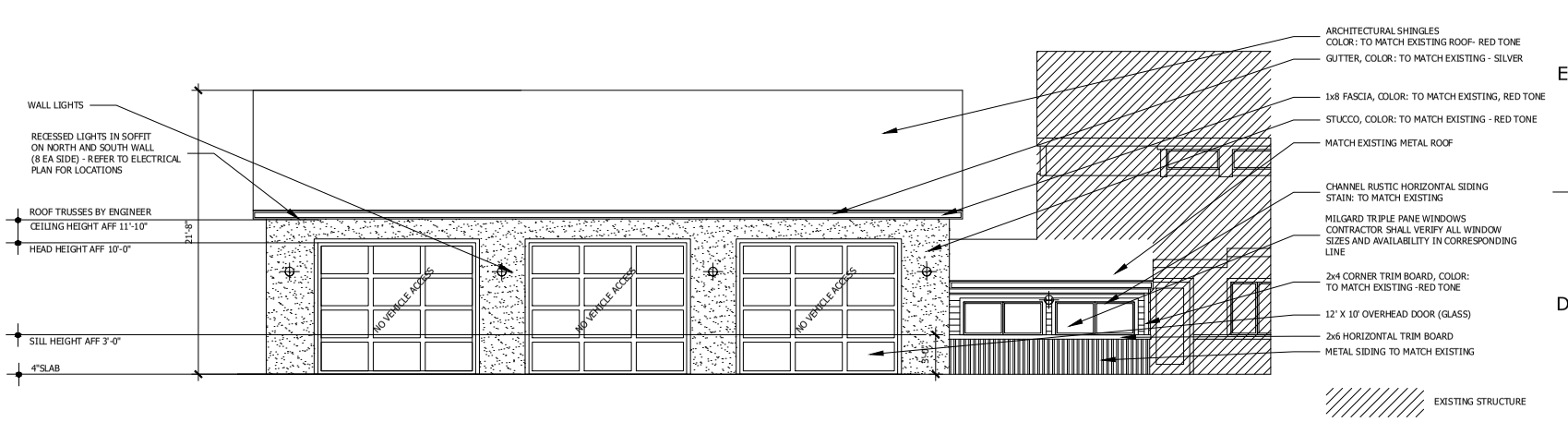
SHEET TITLE
EAST, WEST
ELEVATIONS

A-3

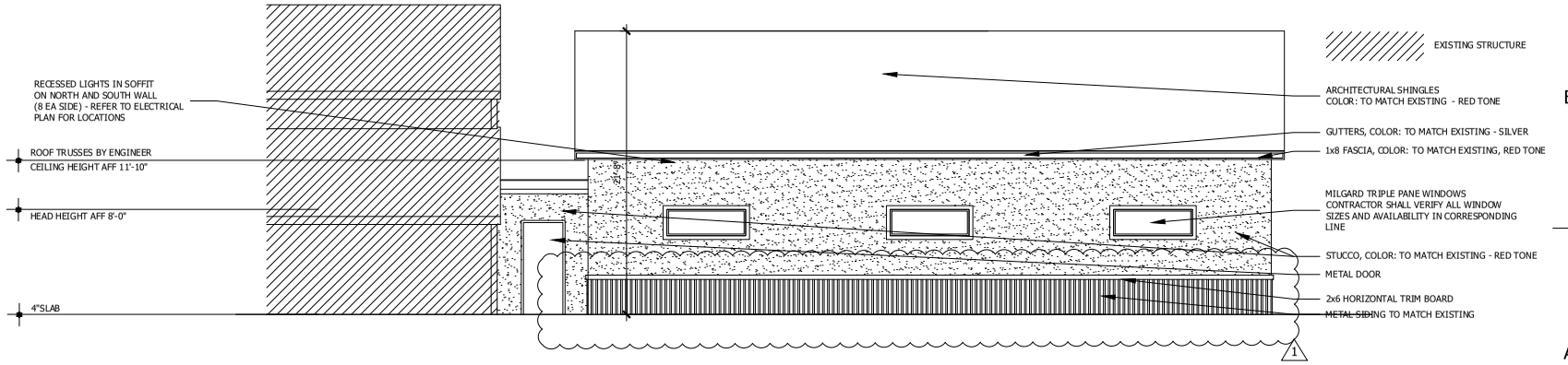
SHEET # 7 OF 13

SCALE $\frac{1}{4}$" = 1'-0" OR AS INDICATED

FIGURE 1



1 / A-3 SOUTH ELEVATION
SCALE: $\frac{1}{4}$" - 1'-0"



2 / A-3 NORTH ELEVATION
SCALE: $\frac{1}{4}$" - 1'-0"

CITY FILE NUMBER:
AR DP 15-00139-A1MJ19

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PUB DOG ADDITION

2217 BOTT AVE
COLORADO SPRINGS
CO 80904

OWNER:
SCOTT DOWNS
PHONE:
719 963 6970

MARK	DATE	DESCRIPTION
1	1/15/20	ADD METAL WAINSCOT

PROJECT NUMBER:
DRAWN BY: Annabelle Guldner
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DATE: 11-25-19

SHEET TITLE
NORTH, SOUTH ELEVATIONS

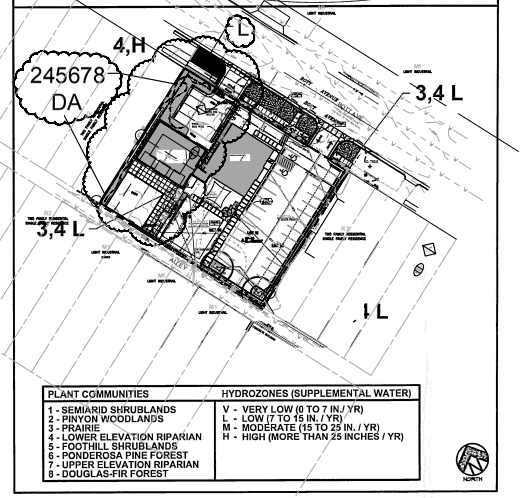
A-4

SHEET # 8 OF 13

SCALE $\frac{1}{4}$" = 1'-0" OR AS INDICATED

FIGURE 1

CLIMATE ZONE: FOOTHILLS FOOTHILLS AND PLAINS PLAINS



PLANT COMMUNITIES	HYDROZONES (SUPPLEMENTAL WATER)
1 - SEMIARID SHRUBLANDS 2 - PINYON WOODLANDS 3 - PRAIRIE 4 - LOWER ELEVATION RIPARIAN 5 - FOOTHILL SHRUBLANDS 6 - PONDEROSA PINE FOREST 7 - UPPER ELEVATION RIPARIAN 8 - DOUGLAS-FIR FOREST	V - VERY LOW (0 TO 7 IN./ YR) L - LOW (7 TO 15 IN. / YR) M - MODERATE (15 TO 25 IN. / YR) H - HIGH (MORE THAN 25 INCHES / YR)

SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

PROJECT SITE DATA

PROPERTY AREA: 18,000 SF
LAND USE: COMMERCIAL
ZONING: C5
CLIMATE ZONE: FOOTHILLS AND PLAINS
PLANT COMMUNITIES: FOOTHILL SHRUBLAND, LOWER ELEVATION RIPARIAN, PINYON-JUNIPER WOODS

GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL HAVE SLEEVING PROVIDED PER PLANS. REFER TO IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
2. 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOR/SPRAY SYSTEM FOR TURF AND/OR SEEDED AREAS AS REQUIRED PER PLAN.

IF THE IRRIGATION PLAN IS NOT SUBMITTED WITH THE FINAL IT MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS AFTER BUILDING PERMIT IS ISSUED. THE PLAN MUST BE APPROVED PRIOR TO ANY IRRIGATION COMPONENT INSTALLATION AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTACT LANDSCAPE ARCHITECT.

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS ISSUED BY HSD, INC. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENCROACH INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY. A CHANGE IN PLANT SIZE BUT STILL MEETS CITY MINIMUM SIZE REQUIREMENT, AND ARE NOT REQUIRED AS PART OF ANY SPECIAL PLAN APPROVAL AGREEMENT OR STANDARD. WHEN MINOR LANDSCAPE CHANGES ACCUMULATE OR LARGE CHANGES OCCUR FROM THE APPROVED PLAN AFTER ENTITLEMENT, A MINOR AMENDMENT APPLICATION SUBMITTAL IS OFTEN REQUIRED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5982).

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

Site Category Calculations

Project Name: Pub Dog - Addition

Date	December, 2019	Climate Zone	Foothills & Plains
Project Number	19017	Property Zoned	C5

Landscape Setbacks (Code Section / Policy 320 & 317 (pp. 31 & 36))

Plant Label Code	Street Name or Zone Boundary	Street Classification	Width (in ft.) Required	Width (in ft.) Provided	Linear Footage	Tree / Feet Required	No. Trees Required	No. Trees Provided
BSB	Bott Ave	Non Arterial	10	10	180	1/30	6	6

Shrub Substitutes Required	Shrub Substitutes Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Setback Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided

Motor Vehicle Lots (Code Section / Policy 321 & 317 (pp. 31 & 38))

Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15 sp) Required	Shade Trees (1/15 sp) Provided	Vehicle Lot Frontage(s)	Length of Frontage (ft.) (excluding driveway)	2/3 Length of Frontage (ft.)
MV	31	2	2			
MVS				Bott Ave	56	38

Min. 3' Screen Plants Required	Min. 3' Screen Plants Provided	Evergreen Plants Req. (50%)	Evergreen Plants Provided	Length of Screening: Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
8	9	4	4			75%	75%
(plants 5' o/c)		(plants 5' o/c)					

Internal Landscaping (Code Section / Policy 322 & 317 (pp. 31 & 40))

Plant Label Code	Net Site Area (s.f.) (less Public ROW)	Percent Minimum Internal Area (%)	Internal Area (s.f.) Required	Internal Area (s.f.) Provided	Internal Trees (1/300 s.f.) Required	Internal Trees (1/300 s.f.) Provided
IL	26,943	5%	1,347	7,087	3	0

Shrub Substitutes Required	Shrub Substitutes Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
10	10	20	20		75%	75%

Landscape Buffers & Screens (Code Section / Policy 323 & 317 (pp. 31 & 41))

Plant Label Code	Street Name or Property Line	Width (in ft.) Required	Width (in ft.) Provided	Linear Footage	Buffer Trees (1/20) Required	Buffer Trees (1/20) Provided	Evergreen Trees Req. (50%)	Evergreen Trees Provided
WB	West Property Line	15	15 *	150	8	0	4	8

Length of 6' Cp. Subst. Required	Length of 6' Cp. Subst. Provided	Buffer Tree Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided

Additional Plants

Plant Label Code	
X	INDICATES EXTRA PLANT MATERIAL ABOVE THE REQUIREMENTS
GP	INDICATES PLANT MATERIAL TO MEET GROUND PLANE REQUIREME
*	INDICATES ADMINSTRATIVE RELIEF REQUEST

FIGURE 1

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DEVELOPER:
Pub Dog RE Holdings, LLC
2307 Bott Ave.
Colorado Springs, CO 80904

CONSULTANT:
Land Patterns, Inc.
Landscape Architecture & Planning
Colorado Springs, Co. 80903
(719) 635-3200

SHEET NAME: LANDSCAPE HYDROZONE MAP
PROJECT NAME: PUB DOG RESTAURANT- ADDITION
2307 BOTT AVE.
Colorado Springs, Co.

SUBMITTALS / REVISIONS

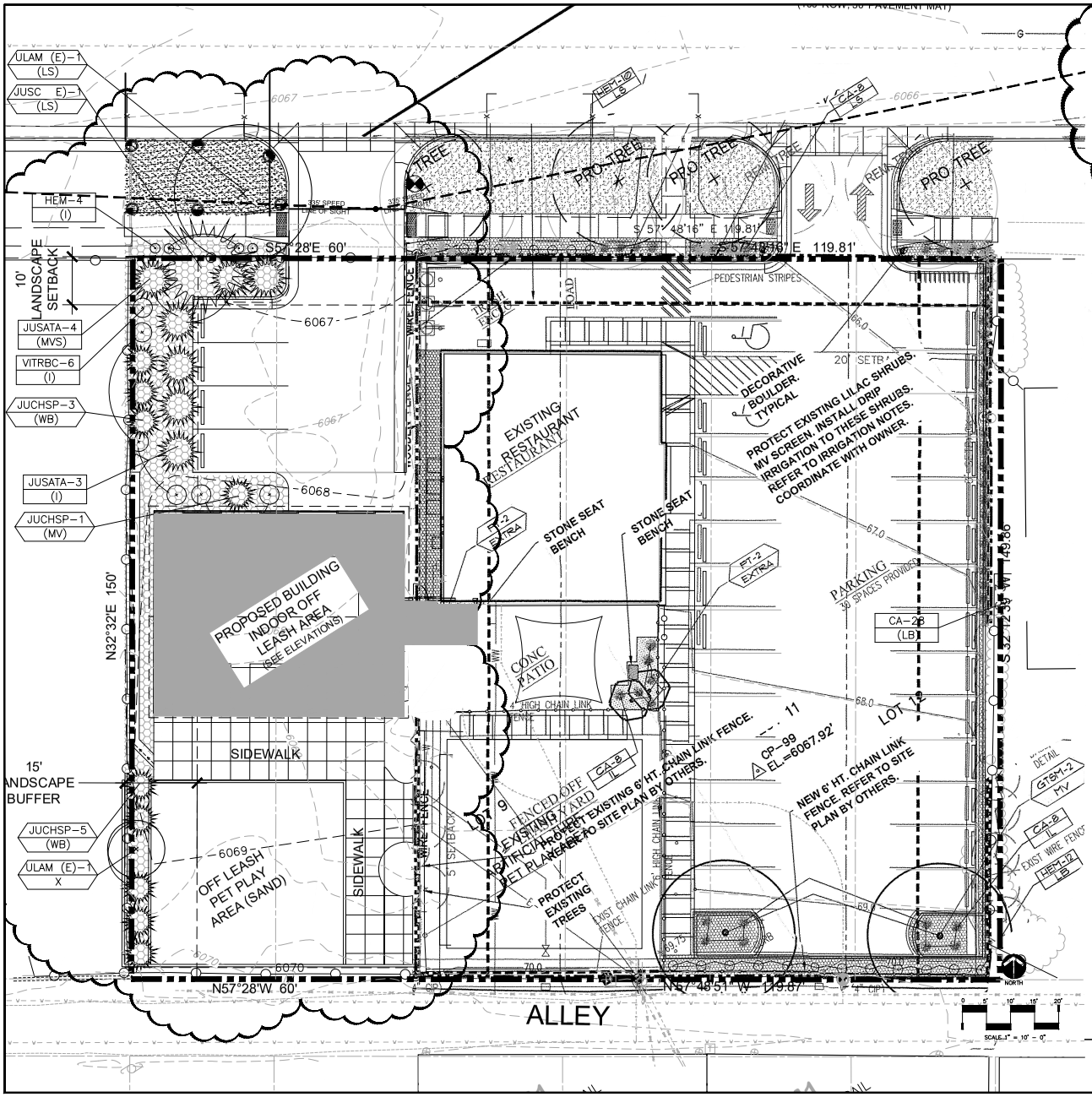
DATE	TYPE	BY

DRAWN BY:

DATE:

STAMPS/ENDORSEMENTS

SHEET NUMBER
LP-1
SHEET 9 OF 13
CITY FILE NUMBER
AR DP 15-00139-XXMJ19



LANDSCAPE PLANT SCHEDULE							
Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
JUCHSP	9	Juniperus chinensis 'Sparton'	Sparton Juniper	25678D	4'-6'	6' Ht.	
Percent Signature Trees: (60% minimum - Policy 311.3k)			Signature Trees : 6 / Total No. of Trees: 8 = 100% Signature Trees				
SHRUBS							
JUSATA	7	Juniperus sabina 'Tamariscifolia'	TAmmy Juniper	568A	6'-8'	#5	
VITRBC	6	Viburnum trilobum 'Bailey Compact'	Compact American Cranberrybush	47A	4-5'	#5	
Percent Signature Shrubs: (60% minimum - Policy 311.3k)			Signature Shrubs : 13 / Total No. of Shrubs: 13 = 100% Signature Shrubs				

PLANT SCHEDULE

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Key from App. B	Mature Widthant	Planting Size
DECIDUOUS TREES:							Ball & B
**	GTSM	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4SA	30'	1-1/2"cal.
	PT	4	Populus tremuloides	Quaking Aspen	476S	8' x 20'	1-1/2"cal.
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 0% SIGNATURE TREES **SIGNATURE TREES							
ORNAMENTAL GRASSES:							Container
	CA	56	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A	1-3' / 2-3'	# 1
PERENNIALS/VINES:							Container
	HEM	28	Parthenocissus quinquefolia	Virginia Creeper	D	18"	#1 CONT

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER PLAN.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Decorative Rock: 2'-4" ROCK WITH WEED BARRIER	3,087 S.F.
	Seeded Grass. Refer to notes	1,903 S.F.
	Decorative Boulders: Broadmoor - LG 36" Diameter SM 18" Diameter	refer to plan

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

PLANTING CALL OUTS

FPR-3 (LS) — TREE TYPE - QUANTITY / SITE CATEGORY

JH-5 (LB) — SHRUB TYPE - QUANTITY / SITE CATEGORY

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 160PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

ARDP 15-00139, ARWR 15-00140

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DEVELOPER: Pub Dog RE Holdings, LLC
2307 Bott Ave.
Colorado Springs, CO 80904

CONSULTANT: Land Patterns, Inc.
Landscape Architecture & Planning
Planning
Development
Feasibility
Entitlements

SHEET NAME: FINAL LANDSCAPE PLAN
PROJECT NAME: PUB DOG RESTAURANT- ADDITION
2307 BOTT AVE.
Colorado Springs, Co.

SUBMITTALS / REVISIONS

DATE	TYPE	BY

DRAWN BY:

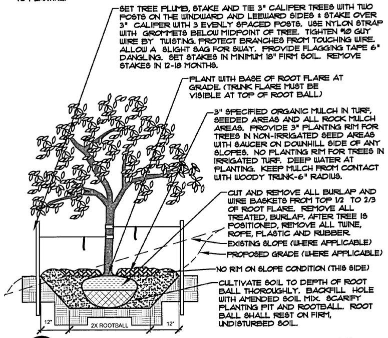
DATE:

STAMPS/ENDORSEMENTS

SHEET NUMBER
LP-2
SHEET 10 OF 13
CITY FILE NUMBER
ARDP 15-00139-A1MJ19

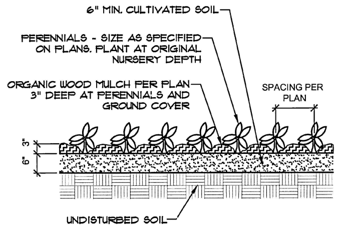
FIGURE 1

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



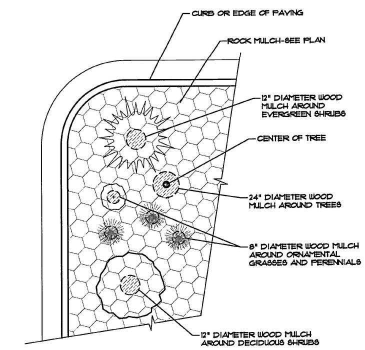
Ⓐ DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.
- SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
- AMENDED BACKFILL SHALL BE 30% COMPOST AND 70% NATIVE SOIL.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.



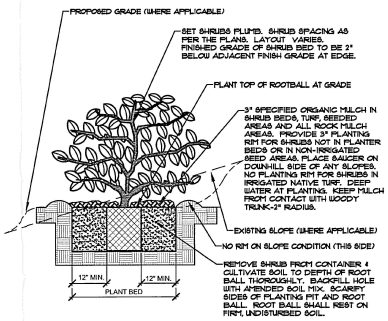
Ⓑ PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND PLANT MATERIAL AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEARED FROM SHRUB TRUNK IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH LEVEL WITH ROCK MULCH. SEE PLANTING DETAILS FOR INSTALLATION PROCESS.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



Ⓒ TYPICAL GROUND PLANE TREATMENT
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



Ⓓ SHRUB PLANTING DETAIL
NOT TO SCALE

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE OR THE VEGETATION PLANTED ADJACENT TO SUCH SIGNAGE WILL NOT BE VEGETATION THAT WILL GROW OR IMMEDIATELY OBSTRUCT SUCH SIGNAGE.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH.

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL (CITY) REQUIRED INSPECTIONS FOR COMPLIANCE WITH CONSTRUCTION DRAWINGS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE:

- PLANT TYPE, MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 95% COMPLETION PUNCH LIST INSPECTION PRIOR TO MULCH APPLICATION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND ACCEPTANCE.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 5 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENTINSPECTION.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC AND 3" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL)

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY FOLLOWING BLEND. SEED TO BE APPLIED AT 40 LBS/ACRE. THE SEED SHALL BE DRILLED APPROXIMATELY ¼" INCH BELOW THE SOIL SURFACE.

-IDAHO FESCUE	13
-BUFFALOGRASS	13
-KENTUCKY BLUEGRASS	13

IRRIGATED SEED AREAS TO BE AMENDED WITH THE FOLLOWING:
– BREW-GRO BIOCOMP (OR CITY APPROVED EQUAL) 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

MOW EXISTING GRASS. SPRAY EXISTING GRASS WITH COMMERCIAL HERBICIDE THAT WILL NOT DAMAGE TREES. WAIT FOR MANUFACTURE RECOMMENDED TIME PERIOD. TILL AND HAND WORK SOIL AND REMOVE WEEDS. DO NOT DAMAGE ROOTS. WORK IN SOIL AMENDMENTS. BROADCAST SEED AND WORK INTO SOIL. COVER WITH THIN LAYER OF TOPSOIL. KEEP MOIST UNTIL ESTABLISHED.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

DOCUMENT NOTE

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PO BOX 6012 COLORADO SPRINGS, CO 80905 · DESIGN · PLANNING · CONSULTATION · 719 578 8689 phone

SHEET NAME
FINAL LANDSCAPE PLANS - LANDSCAPE DETAILS
PROJECT NAME
PUB DOG RESTAURANT- ADDITION
2207 BOTT AVE.
Colorado Springs, Co

SUBMITTALS / REVISIONS

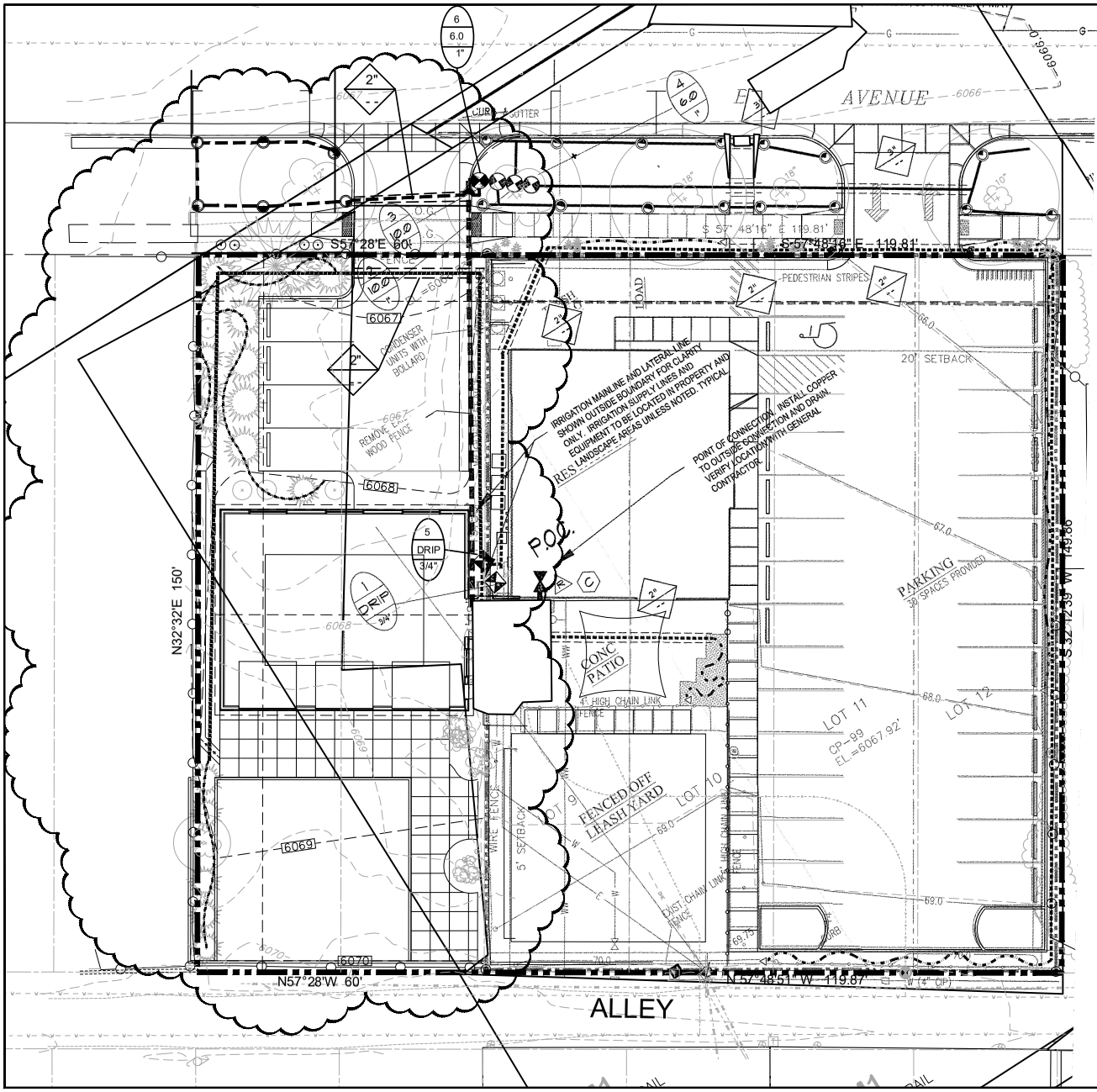
DATE	TYPE	BY

DRAWN BY:
DATE:
STAMPS/ENDORSEMENTS

SHEET NUMBER
LP–3

CITY FILE NUMBER:
AR DP 15-00139-XXMJ19

FIGURE 1



IRRIGATION SYSTEM DESCRIPTION

SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS AND SPRAY/ROTOR FOR IRRIGATED GRASS AREAS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. BALL VALVES SHALL BE PROVIDED BEFORE EACH ZONE VALVE FOR SYSTEM MAINTENANCE. POTABLE WATER SHALL BE USED FOR ALL SITE IRRIGATION. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION LEGEND

- P.O.C. — 3/4" POINT OF CONNECTION. CONTRACTOR TO VERIFY IN FIELD PRIOR TO IRRIGATION COMPONENT INSTALLATION. COORDINATE WITH UTILITIES AND GENERAL CONTRACTOR FOR LOCATION.
- BACKFLOW PREVENTION DEVICE FEBCO 3/4" 825Y W/BALL VALVE AND DRAIN INSTALL PER LOCAL CODE.
- IRRIGATION CONTROLLER: RAINBIRD ESP-4M OUTDOOR
- RAIN SENSOR: RAINBIRD WIRELESS (INSTALL PER MANUFACTURE RECOMMENDATIONS)
- REMOTE CONTROL DRIP VALVE ASSEMBLY KIT: RAINBIRD XCZ-075-PRF
- RAINBIRD 1804 SAM-PRS SERIES POP-UP SPRAY HEAD- 8' SERIES OPERATING PRESSURE- 30 PSI 8' SAM-PRS SERIES FLOW PER NOZZLES: 8G- .32GPM, 1H- .65GPM, 8F- .37GPM, 8VAN-32
- MAINLINE PIPE- 160 PSI POLYENTHYLENE PIPE (1" DIAMETER UNLESS NOTED - SEE PLAN)
- CLASS 200 PVC PIPE FOR SLEEVING — 4" PIPE SLEEVE SIZE (SEE PLAN); 2" WIRE SLEEVE SIZE (SEE PLAN)
- 2 / 14 / 1" — LAST VALVE; ZONE #; GPM DISCHARGE; REMOTE CONTROL VALVE SIZE
- DRIP IRRIGATION LATERAL PIPE 160 PSI POLYENTHYLENE PIPE- 1" DIAMETER BURY LATERAL 18" MINIMUM DEPTH
- DRIP LINE TUBING- CENTENNIAL 3/4" DIAMETER USED IN PLANTING BEDS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL
- FLUSH CAP: AGRIFIM 3/4" CAP MODEL CETG-34 OR 1" AS REQUIRED FOR SYSTEM FLUSH. INSTALL AT ENDS. (INSTALL IN 6" MIN. VALVE BOX AMETEK OR EQUAL)

NOZZLE NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING VAN NOZZLES IN APPROPRIATE LOCATIONS WHERE FIXED RADIUS NOZZLES DO NOT PROVIDE PROPER COVERAGE. VERIFY FIELD CONDITIONS PRIOR TO INSTALLING NOZZLES. CONTRACTOR RESPONSIBLE FOR SELECTING THE CORRECT ROTARY NOZZLE FOR PROPER COVERAGE.

ACCEPTANCE NOTES

FOR CITY AFFIDAVIT CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE BUT MAY NOT BE LIMITED TO THE FOLLOWING:

- PRE-CONSTRUCTION MEETING
- POINT OF CONNECTION COMPONENTS
- MAINLINE PRESSURE TEST
- DRIP COMPONENTS AND DRIP TUBE LAYOUT PRIOR TO MULCH INSTALLATION.
- IRRIGATION FINAL INSPECTION.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY, HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPAIR/REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 30 DAYS.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THIS PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, AND IRRIGATION LEAK REPAIR. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALDC SPECIFICATIONS HANDBOOK REV EDITION 3/2017. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.

CITY AFFIDAVIT NOTE - IRRIGATION PLAN

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN AND CONSTRUCTION DRAWINGS BY MSC, INC. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT AND APPROVE THE CONSTRUCTION. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR ONE OFFICE (385-5982).

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SHEET NAME
FINAL IRRIGATION PLANS

PROJECT NAME
PUB DOG RESTAURANT- ADDITION
2307 BOTT AVE.
Colorado Springs, Co.

SUBMITTALS / REVISIONS

DATE	TYPE	BY

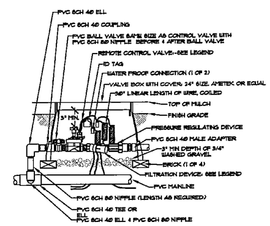
DRAWN BY:

DATE:

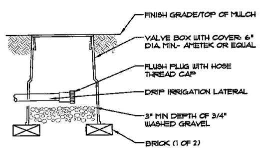
STAMPS/ENDORSEMENTS

SHEET NUMBER
IR-1
SHEET 12 OF 13
CITY FILE NUMBER
AR DP 15-00139-A1MJ19

FIGURE 1

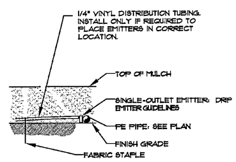


(A) DRIP IRRIGATION ZONE CONTROL VALVE
NOT TO SCALE



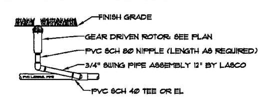
(B) DRIP FLUSH CAP
NOT TO SCALE

NOTES: • 1/2" DRIP TUBE PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 3'. WOOD MULCH IS TO BE PLACED ON TOP OF ALL PIPING AND TUBING.



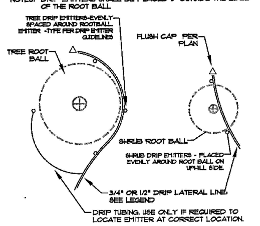
(C) TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

NOTES: • A SWING PIPE MAY BE USED WITH FLOWS LESS THAN 4 GPM.



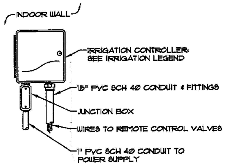
(F) GEAR DRIVEN SPRINKLER
NOT TO SCALE

NOTES: DRIP EMITTERS SHALL BE PLACED 2" OUTSIDE THE EDGE OF THE ROOT BALL

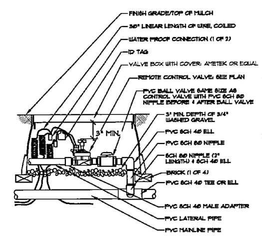


(D) DRIP EMITTER PLACEMENT
NOT TO SCALE SEE GUIDLINES FOR EMITTER QUANTITY

NOTES: ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE & ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

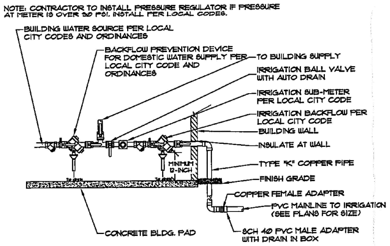


(E) CONTROLLER (INDOOR)
NOT TO SCALE



(C) ELECTRIC ZONE CONTROL VALVE
NOT TO SCALE

NOTE: CONTRACTOR TO INSTALL PRESSURE REGULATOR IF PRESSURE AT METER IS OVER 30 PSI. INSTALL PER LOCAL CODES.



(F) SUB-METER BACKFLOW CONNECTION
NOT TO SCALE

IRRIGATION SCHEDULE NOTES

RAIN SENSOR SHALL BE SET FOR AUTOMATIC SHUT OFF AT 1/2" RAINFALL.

EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILIED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES AND EMITTERS.

NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY.

THE RUN TIMES ARE INTENDED FOR SUMMER WATERING APPLICATIONS. RUN TIMES SHALL BE ADJUSTED FOR SEASONAL REQUIREMENTS. SPRING RUN TIMES SHALL BE SET AT 85% OF SUMMER RUN TIMES. FALL RUN TIMES SHALL BE SET AT 80% OF SUMMER RUN TIMES.

IRRIGATION SCHEDULE

ZONE	TYPE	FLOW	PRECIP RATE	RUN TIME	CYCLE	NOTES
		GPM	INCHES/HOUR	MINUTES/DAY	GALLONS	
1	DRIP	3-6	--	20	120 MAX	PLANTING AREA
2	SPRAY	10	.83	10	100	TURF
3	SPRAY	10	.83	10	100	TURF
4	SPRAY	6	.83	10	60	TURF
5	DRIP	3-6	--	20	120 MAX	PLANTING AREA
6	SPRAY	6	.83	10	60 MAX	TURF

ACCEPTANCE NOTES

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO:
- IRRIGATION MAIN LINE AND VALVE ASSEMBLY OPEN TRENCH INSPECTION/PRESSURE TEST
- DRIP COMPONENTS AND DRIP TUBE LAYOUT PRIOR TO MULCH INSTALLATION.
- IRRIGATION 95% SUBSTANTIAL COMPLETION AND PUNCH LIST.
- IRRIGATION FINAL INSPECTION.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPAIR/REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 30 DAYS.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, AND IRRIGATON LEAK REPAIR. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.

DRIP IRRIGATION MAINTENANCE NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR DRIP IRRIGATION SYSTEM

REPAIR OR REPLACEMENT OF IRRIGATION EQUIPMENT DAMAGED DURING NORMAL USE OF IRRIGATION EQUIPMENT. ANY DAMAGE TO SYSTEM BY CONTRACTORS MAINTENANCE CREWS, I.E. BROKEN HEADS BY MOWERS, ETC. WILL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.

OPERATE AND VISUALLY CHECK ALL ZONES OF THE IRRIGATION SYSTEM WEEKLY TO ASSURE ALL CONTROL VALVES AND EMITTERS ARE OPERATING PROPERLY, AND THAT NO LEAKS ARE VISIBLE WHICH MAY REQUIRE REPAIR. OPEN ALL CONTROLLER ENCLOSURES AND VISUALLY CHECK CONDITION. CLEAN AS NECESSARY.

WALK THROUGH ALL PLANTING BEDS WITH DRIP IRRIGATION AND CHECK FOR ANY VISIBLE SIGNS OF STRESS IN ANY PLANT MATERIAL. IF STRESSED PLANT MATERIAL IS LOCATED, CHECK FOR PROPER OPERATION OF DRIP SYSTEM AND REPAIR AS NECESSARY. NOTIFY LANDSCAPE CONTRACTOR IMMEDIATELY. IRRIGATION CONTRACTOR SHALL ALSO LOOK FOR VISIBLE SIGNS OF DISTURBANCE IN PLANTING BEDS AND VERIFY PROPER OPERATION OF DRIP SYSTEM IF ANY DISTURBANCE IS LOCATED.

CHECK ALL FILTERS ON DRIP VALVE ASSEMBLIES AS NECESSARY (EVERY 30 DAYS - MINIMUM) AND CLEAN OUT OR BACKFLUSH FILTER AS REQUIRED TO CLEAN OF DEBRIS.

MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE WINTERIZATION OF THE SYSTEM IN THE FALL. WINTERIZATION OF SYSTEM SHALL INCLUDE VOIDING ALL LINES OF WATER USING COMPRESSED AIR OR SIMILAR METHOD APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL REOPEN AND START UP SYSTEM IN THE SPRING AND MAKE ANY ADJUSTMENTS TO SYSTEM AS NECESSARY FOR PROPER OPERATION. SHOULD IT BECOME NECESSARY TO IRRIGATE DURING THE WINTER MONTHS AS A RESULT OF A LACK OF NATURAL PRECIPITATION AND MODERATE TEMPERATURES, THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO PROVIDE REQUIRED WATER TO ALL PLANTINGS AND TURF. IF IT IS DECIDED BY CONTRACTOR TO ACTIVATE IRRIGATION SYSTEM AT ANY TIME DURING THE WINTER MONTHS, HE SHALL ALSO BE REQUIRED TO, AGAIN, PROPERLY WINTERIZE SYSTEM.

SUB-METER NOTE

THE IRRIGATION SYSTEM IS TO RUN OFF A 3/4" SUB-METERED TAP AT THE LOCATION INDICATED. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER TAP AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER INSTALLATION. A MINIMUM STATIC WATER PRESSURE OF 60 PSI IS REQUIRED. VERIFY PRESSURE AND DISCHARGE RATE ON SITE PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM BEYOND THE METER AND BACKFLOW. HGD RECOMMENDS INSTALLING A SUB-METER AND BACKFLOW FOR IRRIGATION TO PREVENT ANY CHANCE OF POTABLE WATER SUPPLY CONTAMINATION (SEE LEGEND). COORDINATE WITH OWNER.

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE SYSTEM CONTROLLER SHALL BE LOCATED IN THE MECHANICAL ROOM AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURE'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING TO EXTEND 3" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVE IF NECESSARY.

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18". LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 PE IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DBY AND DBR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HDG DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETICKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

IRRIGATION SYSTEM MATERIALS

- FLEXIBLE PLASTIC PIPE - MANUFACTURED FROM VIRGIN POLYETHYLENE IN ACCORDANCE WITH ASTM D2239, WITH A HYDROSTATIC DESIGN STRESS OF 630 PSI AND DESIGNATED AS PE 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2609: PVC TYPE I CELLCLASSIFICATION 12454-B.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. COMPACT BACKFILL TO 90% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D1557. MECHANICAL TAMPING IS PROHIBITED WITHIN 20'-0" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- INSPECTION - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - .5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - .5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6' B&B EVERGREEN TREE	4 EACH - 1 GPH	4
HIGH WATER EVERGREEN TREE	4 EACH - 2 GPH	8
1 1/2" CAL. DECIDUOUS TREE	4 EACH - 1 GPH	4
HIGH WATER DECIDUOUS TREE	4 EACH - 2 GPH	

ARDP 15-00139, ARWR 15-00140

DOCUMENT NOTE

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SHEET NAME
FINAL IRRIGATION PLANS - IRRIGATION DETAILS

PROJECT NAME
PUB DOG RESTAURANT- ADDITION
2207 BOTT AVE.
Colorado Springs, Co

SUBMITTALS / REVISIONS

DATE	TYPE	BY

DRAWN BY:

DATE:

STAMPS/ENDORSEMENTS

SHEET NUMBER

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SHEET 13 OF 13
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FIGURE 1