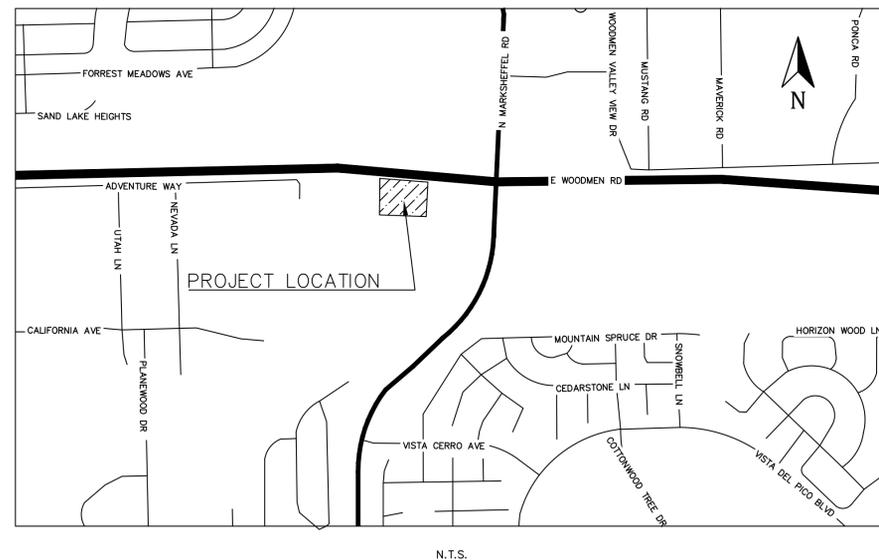


QUICK QUACK WOODMEN

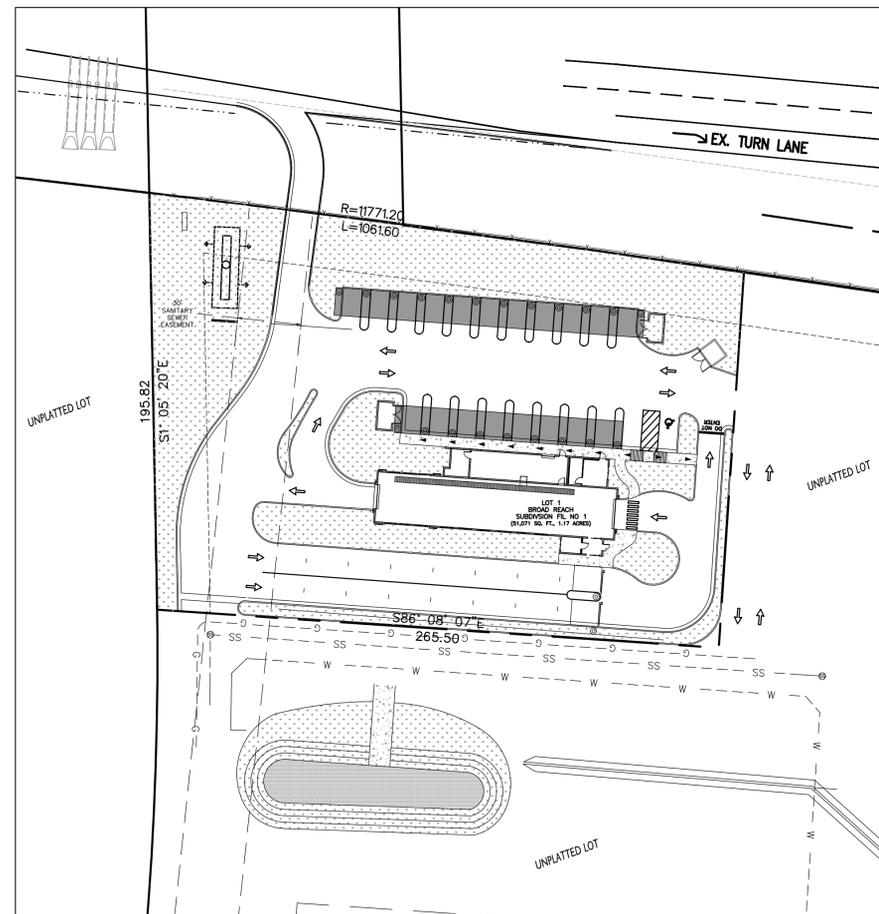
LOT 1 BROAD REACH SUBDIVISION FIL NO 1

COLORADO, CO

VICINITY MAP



N.T.S.



INDEX

- 1 Site Development Plan
- 2 Site Development East Access
- 3 ADA Route Plan
- 4 Preliminary Site Grading Plan
- 5 Preliminary East Access Grading Plan
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- 9 Hydrozones & Plant Schedule
- 10 Landscape Irrigation Plan
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- 13 Landscape Specifications
- 14 Photometric Plan
- 15 Dimension Floor Plan
- 16 Exterior Elevations
- 17 Exterior Color Elevations

PROJECT ENGINEER:
 LARVIN POLLOCK
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SITE DATA

LOT AREA: 51,071 SF (1.17 ACRES)
 BUILDING AREA: 3,980 SF ± 7.8%
 PAVEMENT AREA: 45,545 SF ± 89.2%
 LANDSCAPE AREA: 1,546 SF ± 3.0%

ZONING: PBC-CU
 AUTOMATIC CAR WASH (PERMITTED USE)
 PARCEL ID#: 5300000576

PARKING TABULATION

REQUIRED: 1 PER EMPLOYEE
 PROVIDED: 3 STALLS
 1 ADA STALL

BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=25 FEET
 REAR=25 FEET
 SIDE=25 FEET

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

PROJECT DESCRIPTION

THE TYPE OF DEVELOPMENT IS AN AUTOMATIC CAR WASH FACILITY WITH ASSOCIATED VACUUM STALLS AND CONCRETE PARKING LOT. THERE WILL BE AN AUTOMATIC CAR WASH BAY BUILDING AND SEVERAL VACUUM STATIONS ON SITE.

LEGAL DESCRIPTION

LOT 1 BROAD REACH FIL NO 1,
 COUNTY OF EL PASO, STATE OF COLORADO.

SCHEDULE FOR DEVELOPMENT

IT IS ANTICIPATED CONSTRUCTION WILL BEGIN IN THE SUMMER OF 2020 AND TAKE APPROXIMATELY 4 MONTHS TO COMPLETE.

TAX SCHEDULE NUMBER
 5300000576

GENERAL NOTES:

1. FLOODPLAIN STATEMENT:
 THIS SITE, BROAD REACH FIL NO 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08041C 0533 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
2. THE PROPOSED HOURS OF OPERATION OF THIS FACILITY WILL BE MONDAY THROUGH SUNDAY, 7 AM TO 7 PM DURING NORMAL BUSINESS HOURS 7 AM TO 9 PM DURING SUMMER HOURS.
3. CROSS ACCESS IS PERMITTED THROUGH THE WEST PORTION OF LOT PER 28' ACCESS EASEMENT.
4. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
5. UNIFIED CONTROL STATEMENT - ALL ACCESS DRIVEWAYS, DRIVES, AISLEWAYS, MANEUVERING AND PARKING AREAS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS PUBLIC OR PRIVATE AND OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINE AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLATTING ACTIONS.

NO.	REVISIONS	BY	DATE

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 larvin@elevateeng.com

ELEVATE
 ENGINEERING

QUICK QUACK WOODMEN
 COVER SHEET
 E WOODMEN RD COLORADO SPRINGS, CO 80923



SHEET:

0 of 17

DATE: Jun 10, 2020

WOODMEN RD. (PUBLIC) (EXPRESSWAY) PUBLIC ROW VARIES

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JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING BUILDING	-----
EXISTING FENCE	-x-
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
ASPHALT AREA	[Pattern]

SITE DATA

LOT AREA:	51,071	SF (1.17 ACRES)
BUILDING AREA:	3,980	SF± 7.8%
PAVEMENT AREA:	45,545	SF± 89.2%
LANDSCAPE AREA:	1,546	SF± 3.0%

ZONING: PBC-CU
AUTOMATIC CAR WASH (PERMITTED USE)
PARCEL ID#: 5300000576

BUILDING DATA

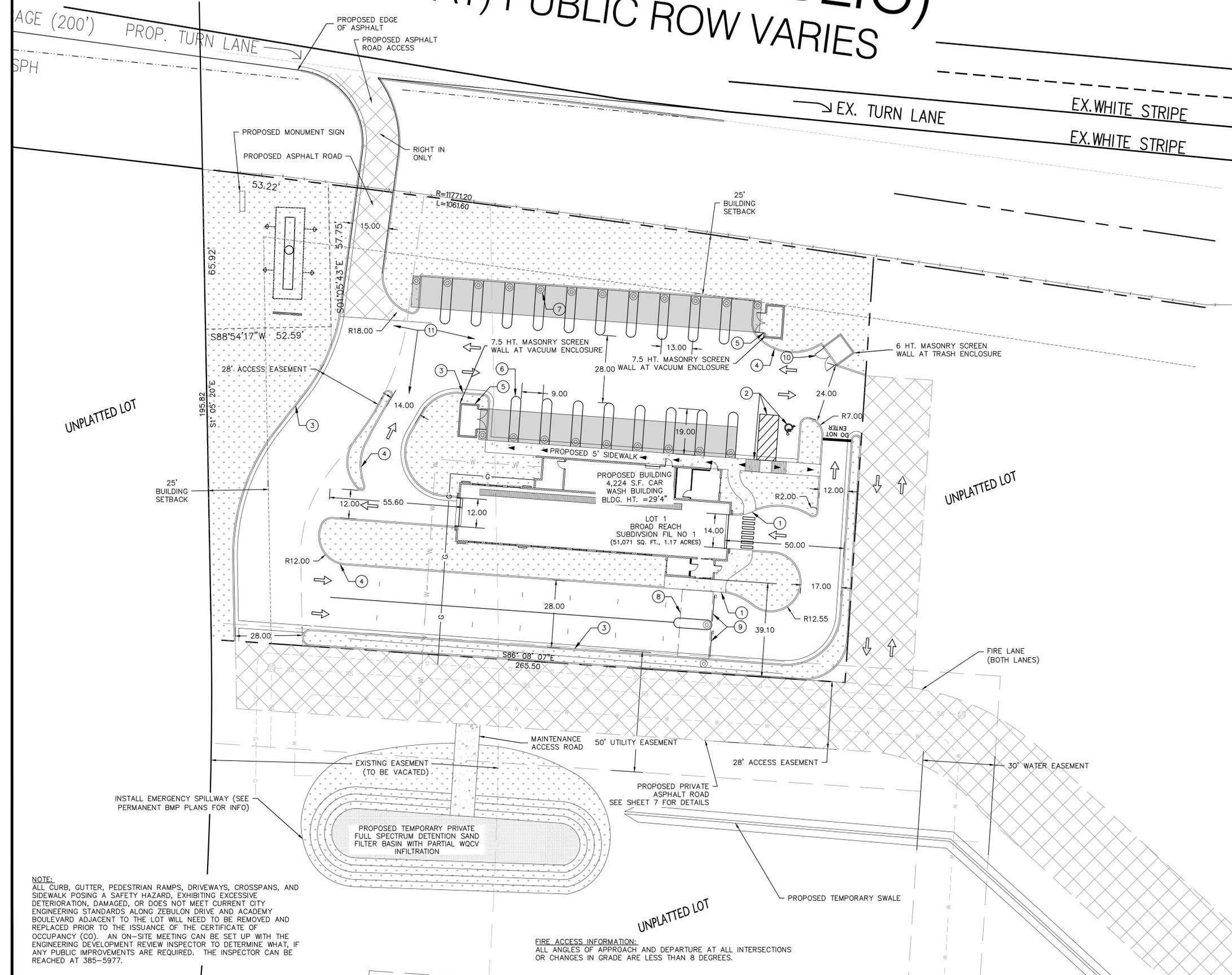
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=25 FEET
SIDE=25 FEET

PARKING TABULATION

REQUIRED: 1 SPACE PER BAY OR STALL
PROVIDED: 3 STALLS
1 ADA STALL

VACUUM STALLS: 19 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 16 STALLS

- NOTES:**
- PROPOSED 5' SIDEWALK PER CITY OF COLORADO SPRINGS STD D-8L. SEE SHEET 6 FOR DETAILS.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET 6 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET 6 FOR DETAILS.
 - PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET 6 FOR DETAILS.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE SHEET 6 FOR DETAILS.
 - ALL SITE PAVEMENT TO BE CONCRETE.



NOTE:
ALL CURB, GUTTER, PEDESTRIAN RAMPS, DRIVEWAYS, CROSSPANS, AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG ZEBULON DRIVE AND ACADEMY BOULEVARD ADJACENT TO THE LOT WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY PUBLIC IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

FIRE ACCESS INFORMATION:
ALL ANGLES OF APPROACH AND DEPARTURE AT ALL INTERSECTIONS OR CHANGES IN GRADE ARE LESS THAN 8 DEGREES.

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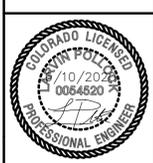
Scale in Feet

NO.	REVISIONS	BY	DATE

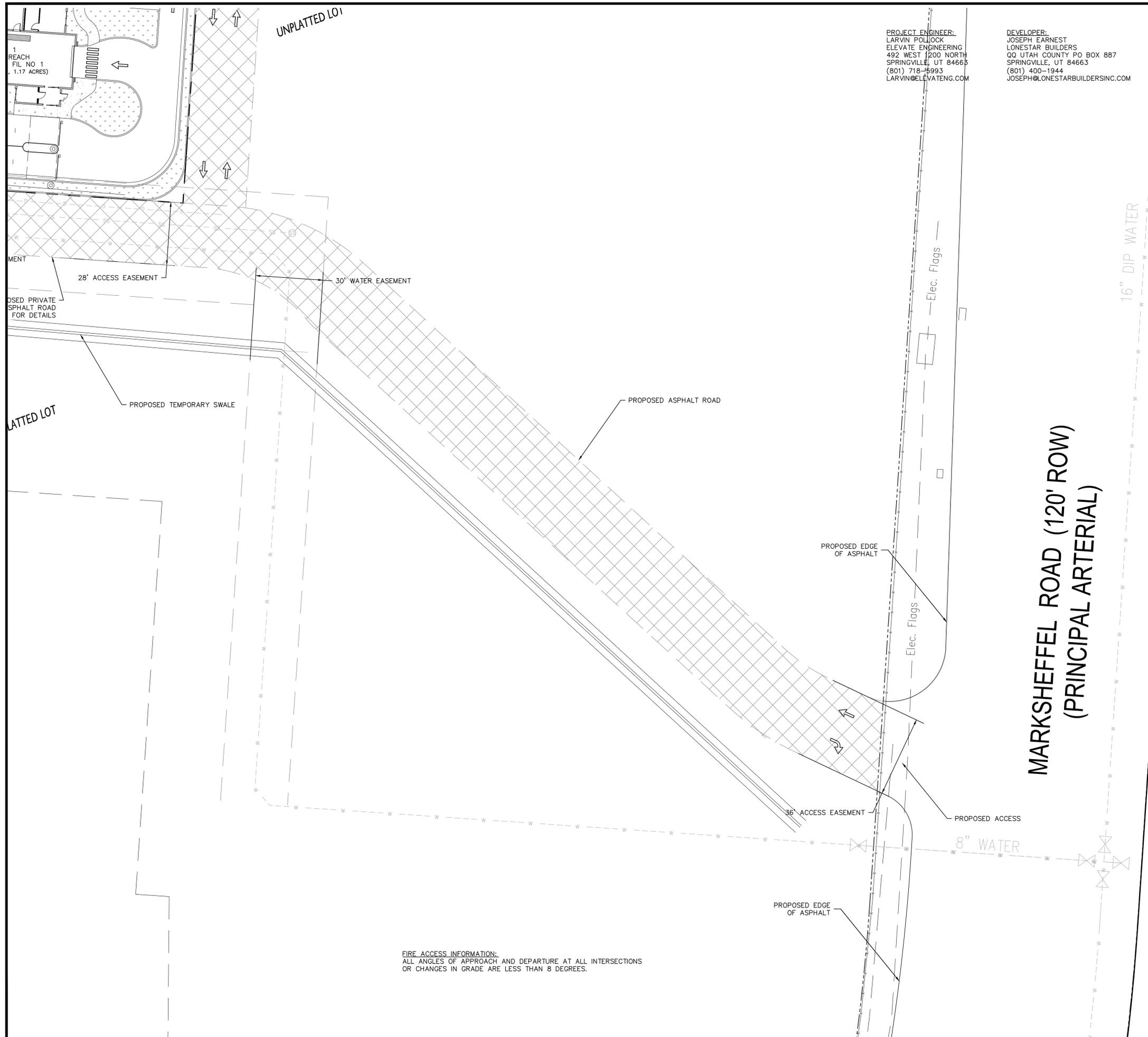
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QUICK QUACK WOODMEN
SITE DEVELOPMENT PLAN
E WOODMEN RD COLORADO SPRINGS, CO 80923



SHEET:
1 of 17
DATE: Jun 10, 2020



FIRE ACCESS INFORMATION:
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 JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING BUILDING	-----
EXISTING FENCE	-x-x-
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
ASPHALT AREA	[Pattern]

SITE DATA

LOT AREA:	51,071	SF (1.17 ACRES)
BUILDING AREA:	3,980	SF± 7.8%
PAVEMENT AREA:	45,545	SF± 89.2%
LANDSCAPE AREA:	1,546	SF± 3.0%

ZONING: PBC
 AUTOMATIC CAR WASH (PERMITTED USE)
 PARCEL ID#: 5300000576

BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=25 FEET
 REAR=25 FEET
 SIDE=25 FEET

PARKING TABULATION

REQUIRED: 1 SPACE PER BAY OR STALL

PROVIDED: 3 STALLS
 1 ADA STALL

VACUUM STALLS: 19 STALLS
 TUNNEL LENGTH: 114 FEET
 STACKING: 16 STALLS

**MARKSHEFFEL ROAD (120' ROW)
 (PRINCIPAL ARTERIAL)**

Scale in Feet

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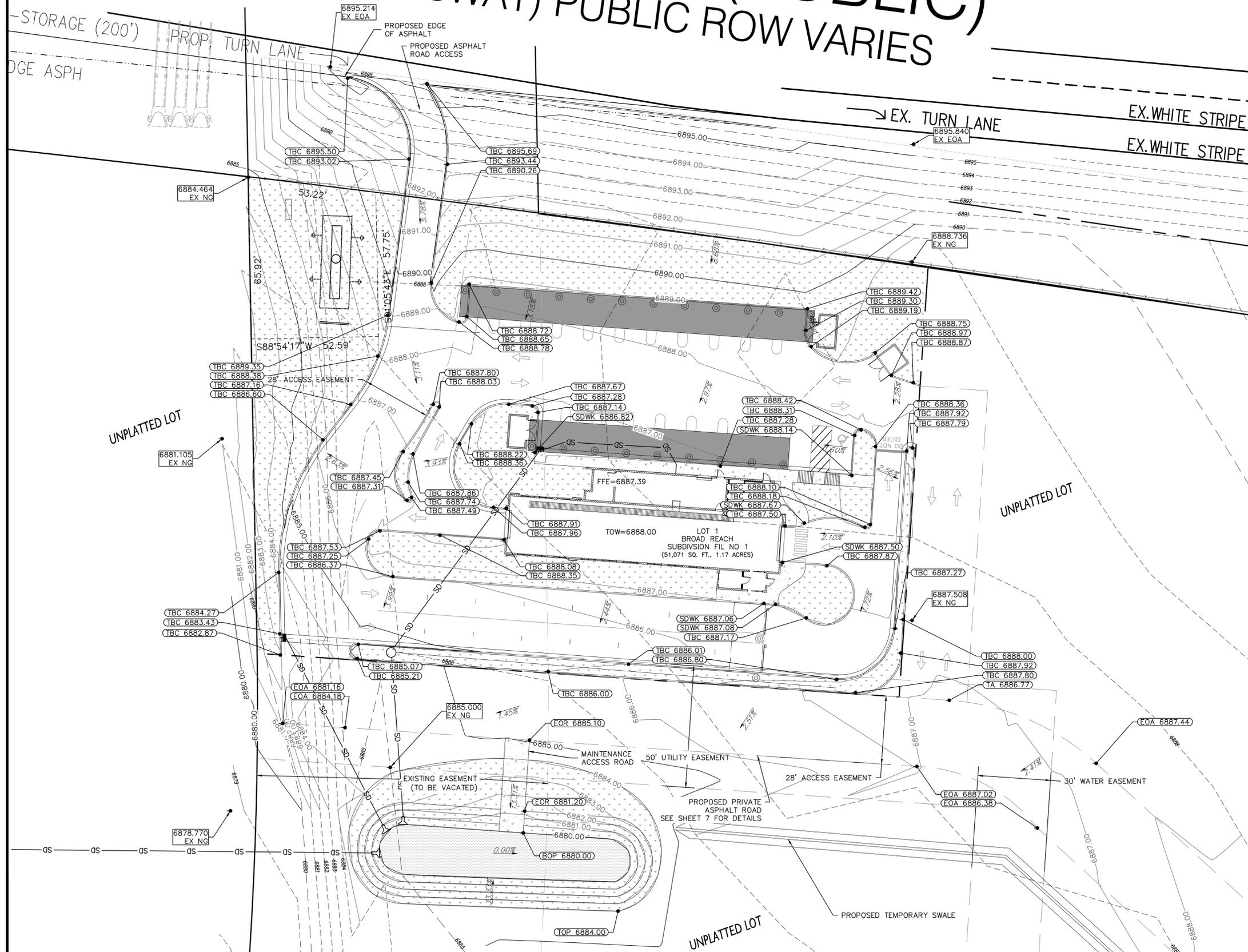
**QUICK QUACK WOODMEN
 SITE DEVELOPMENT EAST ACCESS**
 E WOODMEN RD COLORADO SPRINGS, CO 80923



WOODMEN RD. (PUBLIC) (EXPRESSWAY) PUBLIC ROW VARIES

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
GRADE BREAK	---GRADE BREAK---
FINISH GRADE CONTOUR LINES	---4960---
EXISTING GRADE CONTOUR LINES	---(4960)---
FINISH GRADE SLOPE	---SLOPE---
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
BOTTOM OF POND	BOP
TOP OF POND	TOP
EDGE OF ROAD	EOR



- NOTES:
- DURING CONSTRUCTION
 1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY







Scale in Feet

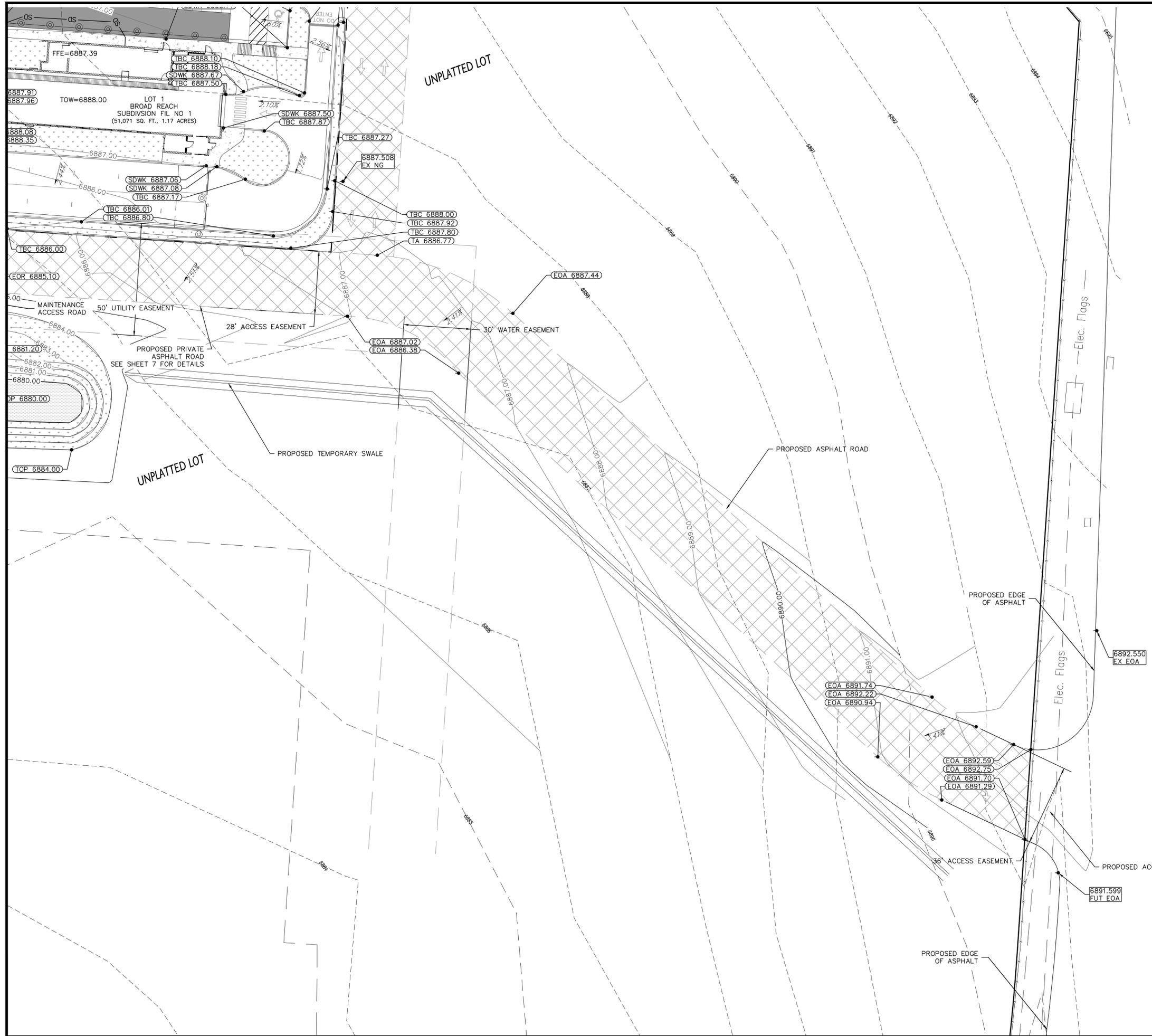
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 info@elevateeng.com



QUICK QUACK WOODMEN
PRELIMINARY SITE GRADING PLAN
 E WOODMEN RD COLORADO SPRINGS, CO 80923





LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
GRADE BREAK	---GRADE BREAK---
FINISH GRADE CONTOUR LINES	---4960---
EXISTING GRADE CONTOUR LINES	---4960---
FINISH GRADE SLOPE	---SLOPE---

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

- NOTES:
- DURING CONSTRUCTION
 - ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

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0 20 40 60
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NO.	REVISIONS	BY	DATE

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QUICK QUACK WOODMEN

PRELIMINARY EAST ACCESS GRADING PLAN

E WOODMEN RD COLORADO SPRINGS, CO 80923

SHEET: **5 of 17**

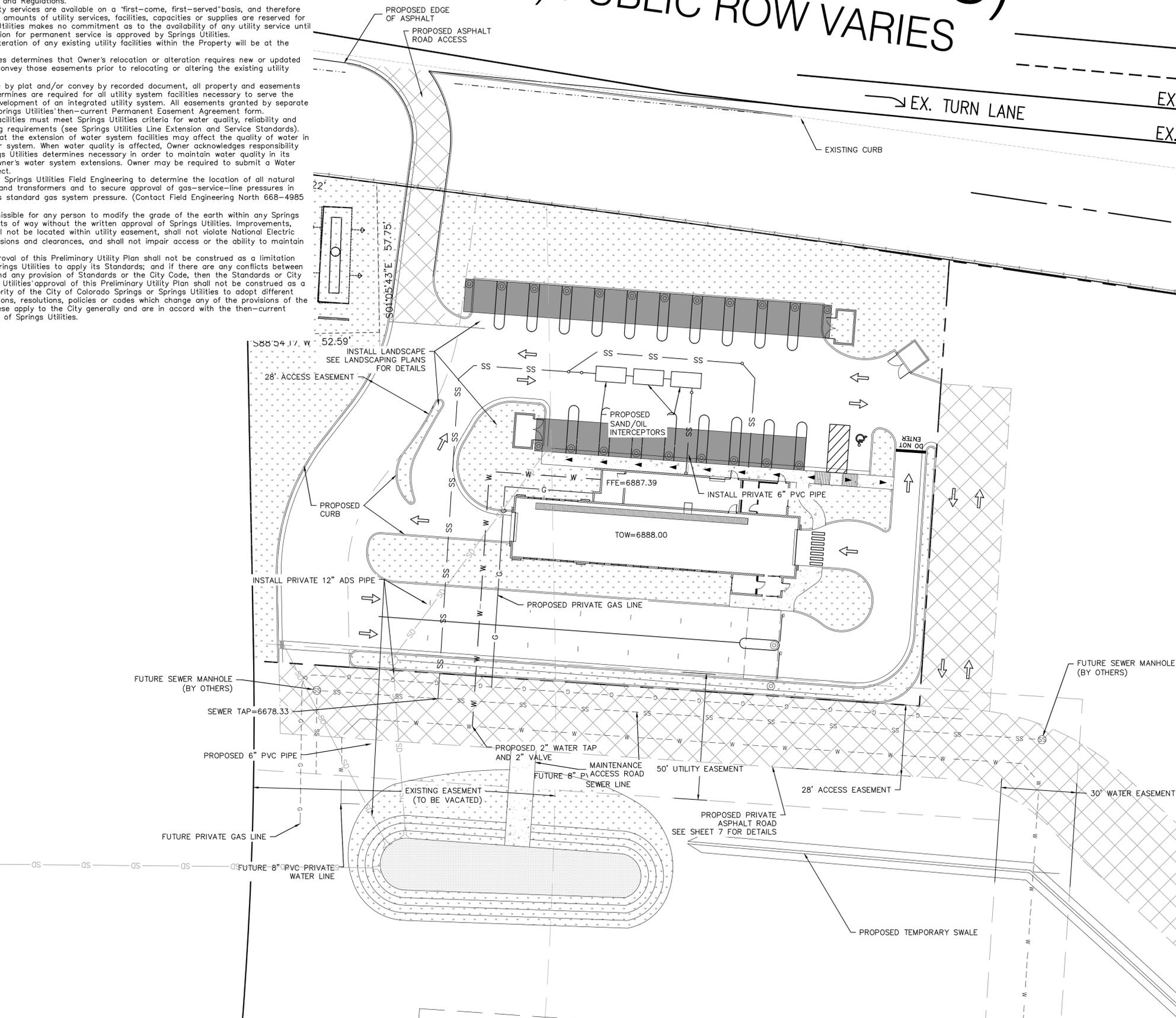
DATE: Jun 10, 2020

GENERAL NOTES:

- 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.
- 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 & 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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 pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- 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.
- 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 which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

WOODMEN RD. (PUBLIC)

(PRESSWAY) PUBLIC ROW VARIES



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	-----
PROPOSED STORM DRAIN LINE	---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---
PROPOSED SEWER LINE	---SS---SS---
EXISTING SEWER LINE	---SS---SS---
PROPOSED WATER LINE	---W---W---
EXISTING WATER LINE	---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

- CONNECT TO PRIVATE WATER MAIN PER CITY STANDARDS.
- INSTALL 2" WATER METER INSIDE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MAIN LINE PER CITY STANDARDS. SEE SHEET 7 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- INSTALL 6" CLEANOUT.
- INSTALL 1500 GAL. SAND/OIL INTERCEPTORS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

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Know what's below.
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Scale in Feet
0 20 40 60

NO.	REVISIONS	BY	DATE

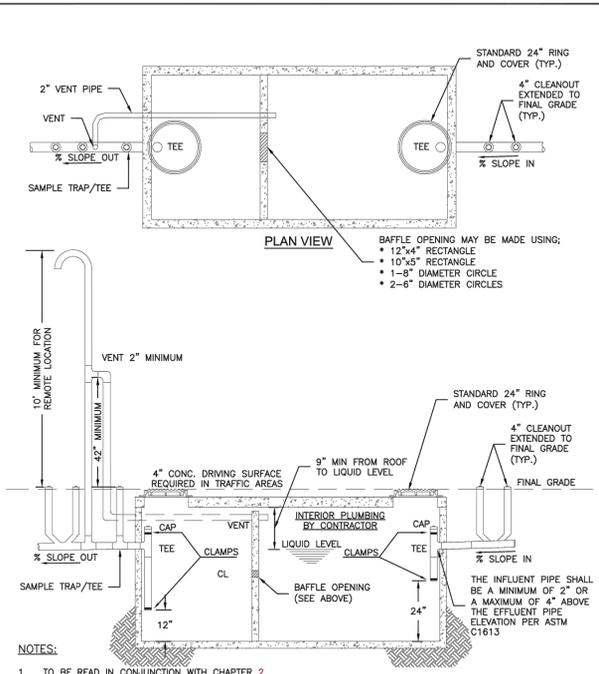
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QUICK QUACK WOODMEN
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN
E WOODMEN RD COLORADO SPRINGS, CO 80923

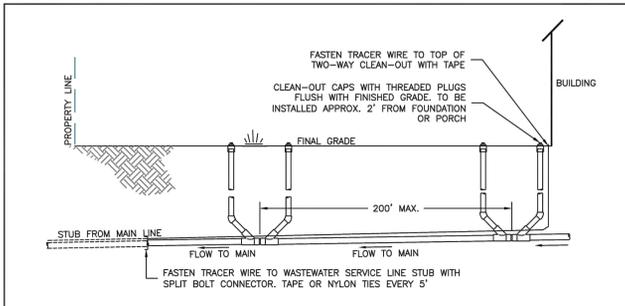


SHEET:
6 of 17
DATE:
Jun 10, 2020

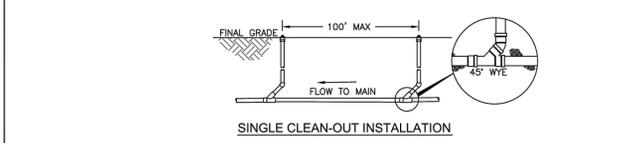


- NOTES:**
1. TO BE READ IN CONJUNCTION WITH CHAPTER 2.
 2. TO BE READ IN CONJUNCTION WITH INTERNATIONAL PLUMBING CODE.
 3. WHENEVER PRACTICAL, THE TWO VENTS SHALL BE RUN UNDERGROUND TO THE BUILDING AND UP THROUGH THE ROOF. VENTS SHALL BE LOCATED AWAY FROM BUILDING AIR INTAKES.
 4. INTERIOR PIPING TO BE STRAPPED AT TOP AND BOTTOM WITH GALVANIZED CLAMPS OR EQUAL.
 5. SIZE OF GREASE INTERCEPTOR TO BE DETERMINED BY DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
 6. UNLESS SPECIFICALLY NOTED HERE, GREASE INTERCEPTORS SHALL CONFORM TO ASTM C1613.
 7. RING AND COVER SHALL BE PROVIDED EVERY 10' FOR GREASE INTERCEPTORS LONGER THAN 20'.

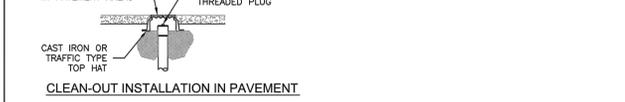
Colorado Springs Utilities
TYPICAL GREASE INTERCEPTOR
C4-2
DATED 5/2015



TWO-WAY CLEAN-OUT INSTALLATION

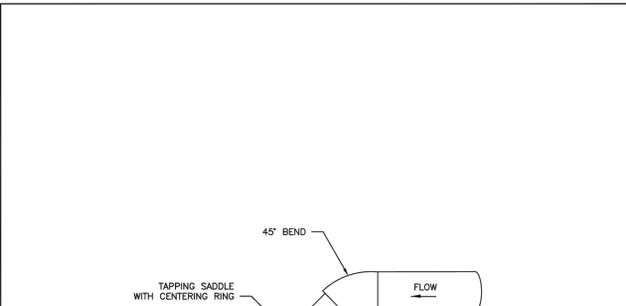


SINGLE CLEAN-OUT INSTALLATION



- NOTES:**
1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
 2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

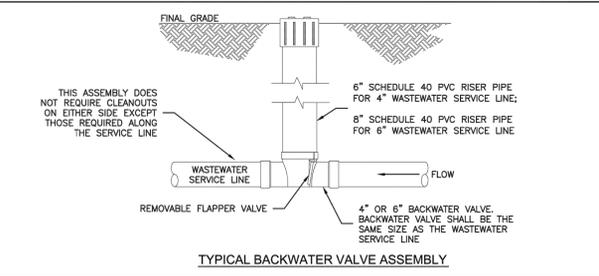
Colorado Springs Utilities
TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS
D1-4
DATED 5/2015



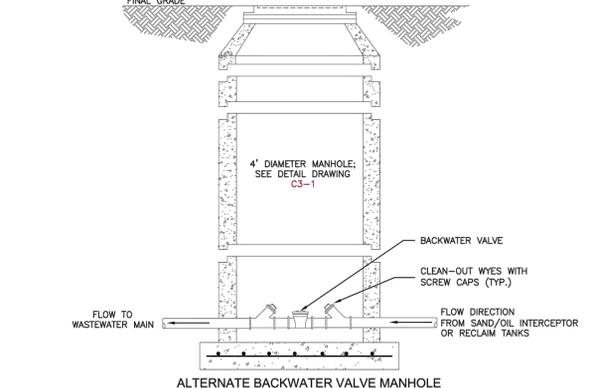
TYPICAL WASTEWATER SERVICE TAPPING SADDLE

- NOTES:**
1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
 2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
 3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
 4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
 5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities
TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD
D1-6
DATED 5/2015



TYPICAL BACKWATER VALVE ASSEMBLY



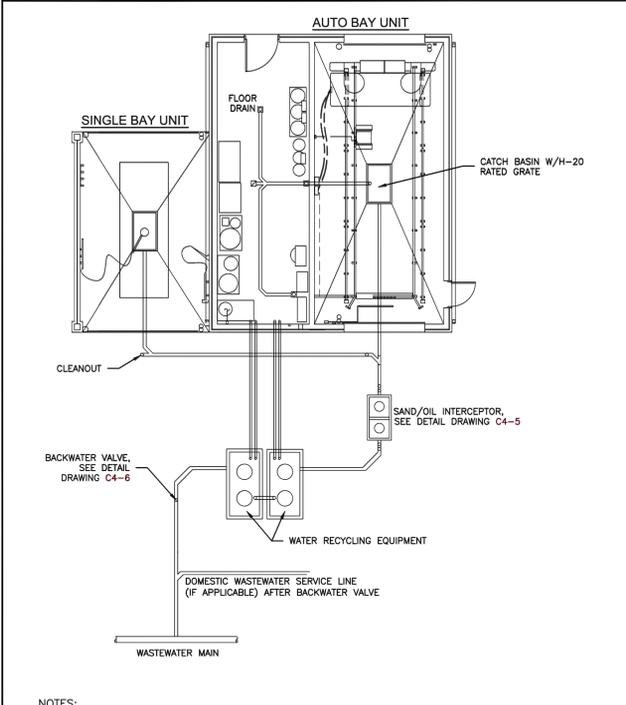
- NOTES:**
1. CAR WASH RECYCLE/SAND-OIL INTERCEPTOR TO BE READ IN CONJUNCTION WITH CHAPTER 2.
 2. BACKWATER (BACKFLOW) VALVE FOR WASTEWATER SERVICE LINE, SEE CHAPTER 4.

Colorado Springs Utilities
BACKWATER VALVE
C4-6
DATED 5/2015

4.3.C Wastewater Service Line Fittings
4.3.C.1 SDR 35 and Schedule 40 PVC Service Line and Cleanout Fittings



Colorado Springs Utilities Wastewater Line Extension & Service Standards - 2017
4-69



- NOTES:**
1. DRAWING IS JUST A SCHEMATIC AND CONFIGURATION OF CAR-WASH LAYOUT MAY VARY FROM THIS DRAWING.
 2. WATER RECYCLING EQUIPMENT AND PUMP SIZES TO BE DETERMINED BY MECHANICAL CONTRACTOR/PLUMBER SUPPLIER/VENDOR.

Colorado Springs Utilities
SCHEMATIC OF A WATER RECYCLING CAR WASH SYSTEM
C4-8
DATED 5/2015

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
482 WEST 1200 NORTH
SPRINGVILLE, UT 84603
PHONE: 801-765-9993
lev@elevateeng.com

ELEVATE ENGINEERING

PROJECT ENGINEER: LP
DESIGNER: DL

QUICK QUACK WOODMEN
UTILITY DETAILS
E WOODMEN RD COLORADO SPRINGS, CO 80923

PROFESSIONAL ENGINEER
10/2020
0084520

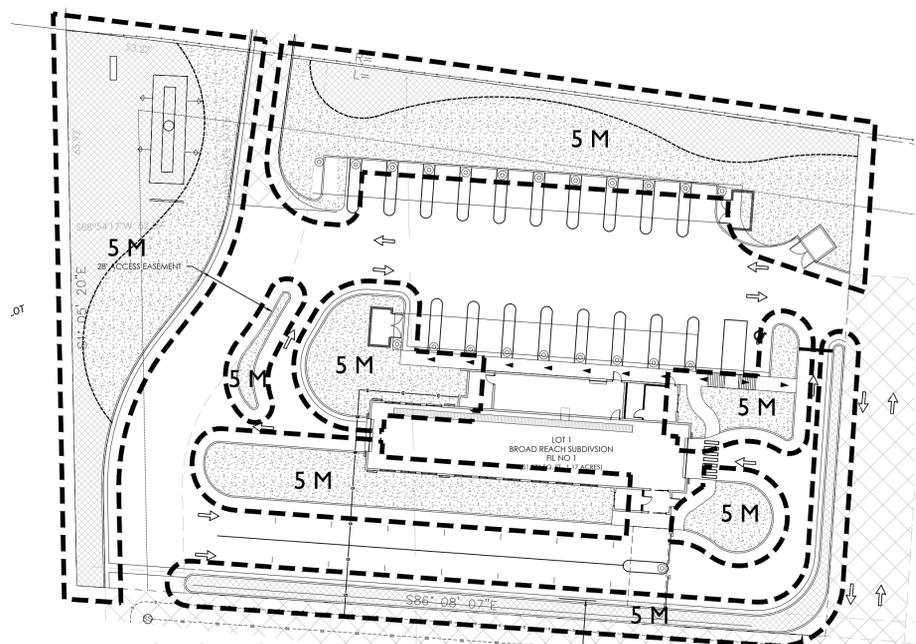
REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-01	PLANTING AREAS. WOOD MULCH. SEE SPECIFICATIONS.	12,050 sf
L-02	PLANTING AREAS. STONE MULCH. SEE SPECIFICATIONS.	7,697 sf
L-03	EDGING. 4" TALL. BLACK STEEL. 3/16" THICKNESS	364 lf

PLANT SCHEDULE

CONIFERS	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	KEY FROM APPENDIX B	MATURE WIDTH	SIGNATURE PLANT?	
PRU ARN	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	B & B		7'	9	45678A	8'-10'	YES - C	
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY				
ACE FRE	Acer freemanii 'Jeffersred' TM	Autumn Blaze Maple	B & B	2.5"	Cal	13		S	25'-30'	YES - C
PRU CAN	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	B & B	2"	Cal	9	4578S	20'-25'	YES - C	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY				
PIN PIN	Pinus edulis	Pinon Pine	B & B		7'-9'	10	1256D	12'-15'	YES - C	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY						
Am	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Manzanita	5 gal	41			5678DA	8'-10'	YES - N	
Ce	Cercocarpus montanus	Alderleaf Mountain Mahogany	5 gal	18			1256D	5'-8'	YES - N	
Cf	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	5 gal	71			457S	4'-5'	YES - C	
Jb	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	26			2568A	5'-8'	YES - C	
Pm	Pinus mugo 'Mops'	Mugo Pine	5 gal	34			1256D	3'-4'	YES - C	
Pb	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	73			1345A	4'-6'	YES - B	
ANNUAL/SUPERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	QTY						
Wg	Gaura lindheimeri	Wandflower	3 gal	20			35A	2'-3'	YES - C	
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	QTY						
Ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	26			1235D	2'-3'	YES - C	
Hs	Helictotrichon sempervirens	Blue Oat Grass	3 gal	57			23568A	18"	YES - B	

TOTAL SIGNATURE TREES = 100% SIGNATURE TREES
TOTAL SIGNATURE SHRUBS = 100% SIGNATURE SHRUBS
TOTAL SIGNATURE GRASSES = 100% SIGNATURE GRASSES



HYDROZONES EXHIBIT

Name of project: QUICK QUACK CARWASH - WOODMEN RD Date: 28 MAY 2020

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

Foothills Foothills & Plains Plains

Plant Communities - to be labeled by number(s) on diagram:

- 1 - Semiarid Shrublands
- 2 - Pinon-Juniper Woodlands
- 3 - Prairie
- 4 - Lower Elevation Riparian
- 5 - Foothill Shrublands
- 6 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

Hydrozones (supplemental water) - to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)

Appendix F: Site Category Calculation Formats

(Required by Policy 312)

Landscape Setbacks (or Double Frontage Lot Streetscape) See Code Section/Policy 320 & 317

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ. / PROVIDED
WOODMEN RD	EXPRESSWAY	25'/25'	183 lf	1/20'	9/10

SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORNAMENTAL GRASS SUB. REQUIRED / PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN*	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
0/80	0/0	BOUNDARY INDICATED	75/75

Motor Vehicle Lots See Code Section/Policy 321 & 317

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQUIRED / PROVIDED	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)
21	2/2	1	183 FT.	110 FT.

MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ.(50%) / PROV.	LENGTH OF SCREENING WALL OR BERM PROVIDED	VEHICLE LOT PLANT ABBR. ON PLAN*	PERCENT GROUND PLANE EG. REQ./ PROVIDED
28/68	14/47			75/75

Internal Landscaping: See Code Section/Policy 322 & 317

NET SITE AREA (SQ) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SQ) REQUIRED / PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED / PROVIDED
51,071 SF	5%	2,554 SF/ 19,310 SF	5/25

SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORNAMENTAL GRASS SUB. REQUIRED / PROVIDED	INTERNAL PLANT ABBR. DENOTED ON PLAN*	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
0/197	0/78		0/

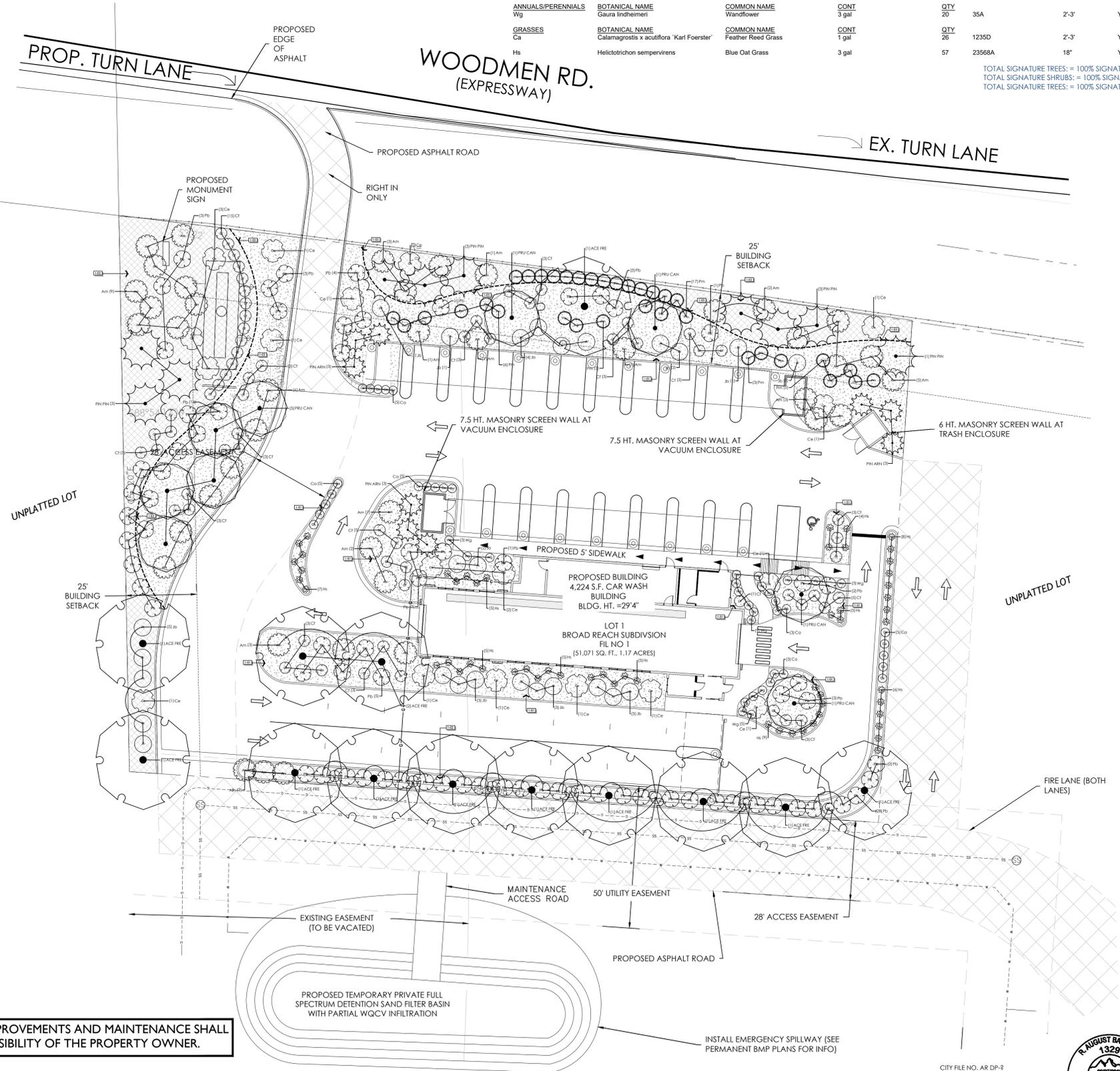
Landscape Buffers & Screens See Code Section/Policy 323 & 317

STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQUIRED / PROVIDED	EVERGREEN TREES REQ.(50%) / PROVIDED
N/A	N/A	N/A	N/A	N/A

LENGTH OF 6 FT. OPAQUE STRUCTURE REQ. / PROV.	BUFFER TREE ABBR. DENOTED ON PLAN*	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
N/A	N/A	N/A

*Note existing trees to remain.

- NOTES:
- SEE IRRIGATION SHEETS FOR PLANT WATERING DETAILS.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THE SOIL ANALYSIS AND RECOMMENDATIONS REPORT (AMENDMENTS/FERTILIZERS AND APPLICATION RATES) IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLATION OF ANY PLANTS ON SITE.



LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN, CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUNDING. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (IF AND WHERE LISTED ARE FOR REFERENCE ONLY). CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLANS. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

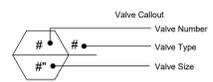
CITY FILE NO. AR DP-2



ENG/ARCH: ELEVATE
DRAWN BY: ZD
REVIEWED BY: RAB
DATE: 28 May 2020

IRRIGATION SCHEDULE

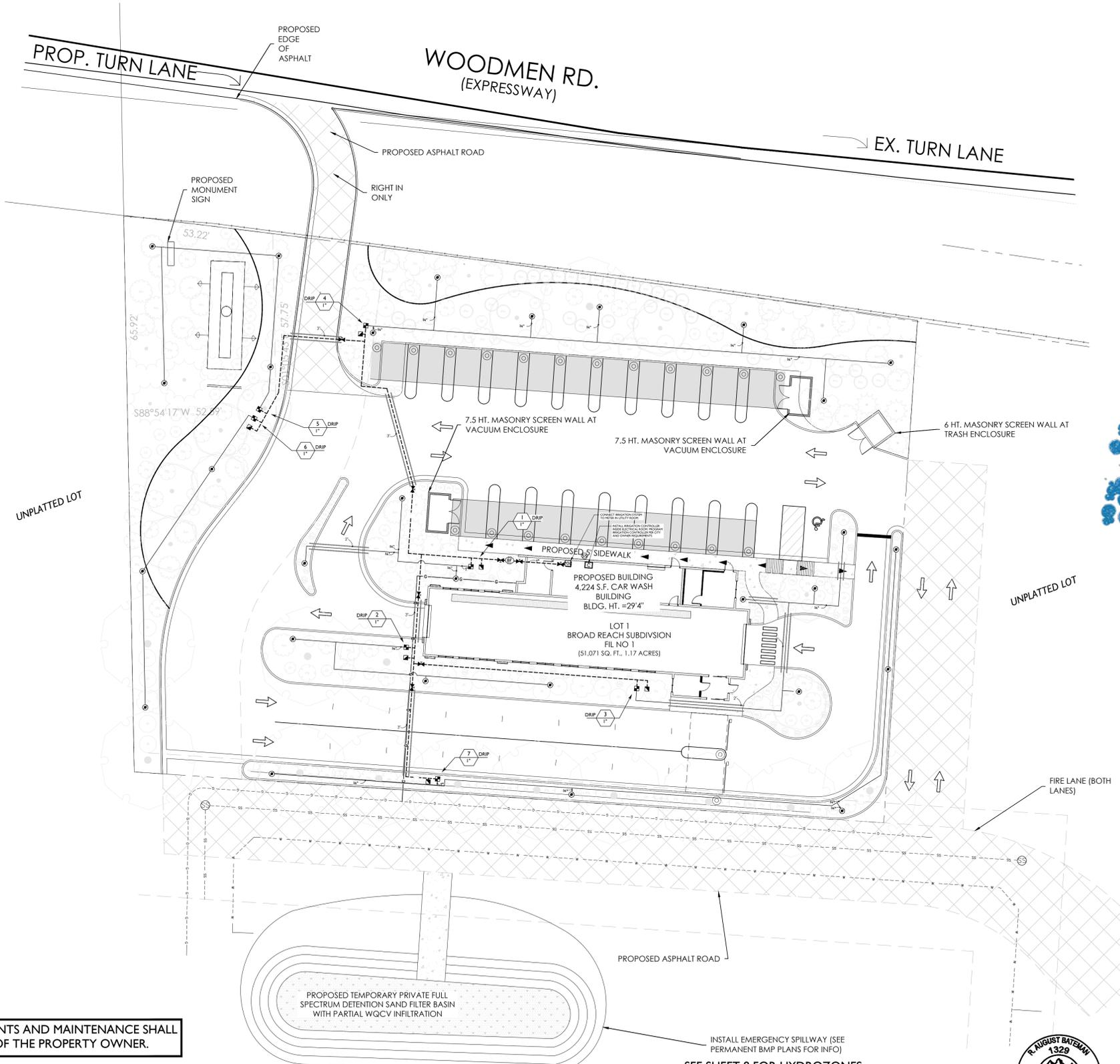
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
☐	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	7	6/11
⊙	Pipe Transition Point Transition from underground PVC to above ground connection to 1/2" blank lateral drip tubing.	29	4/11
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▣	Rain Bird 33-DLRC 3/4" 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	6	5/11
✂	Matco-Norca 513T 3/4"-2" Bronze Gate Valve, Full Port, Heavy Duty, Non-Rising Stem. IPS, Wheel Handle. Same size as mainline pipe.	8	7/11
⊕	Zum 350XL 1" with SBBC-30SS Enclosure. Double Check Valve Assembly w/ EZSwap insert.	1	2/11
⊕	Hunter PC-400i with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Indoor model	1	3/11
☀	Solar-Sync (or equivalent) Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
⊕	Point of Connection - 1" Indoor Meter		
---	Irrigation Lateral Line: PVC Schedule 40	PER PLAN	
---	Irrigation Mainline: PVC Schedule 40	PER PLAN	
---	Pipe Sleeve: PVC Schedule 40	PER PLAN	1/11



IRRIGATION NOTES

- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS LOCATE VALVES AND BFPs WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE. QUANTITIES OF ALL EQUIPMENT WILL BE CONFIRMED BY CONTRACTOR BEFORE WORK IS BID OR PERFORMED.
- THIS IRRIGATION DESIGN HAS A DESIGN PRESSURE OF 75 P.S.I. PRIOR TO BEGINNING WORK, CONFIRM PRESSURE AND CONTACT LANDSCAPE ARCHITECT IF PRESSURE IS DIFFERENT.
- ALL PVC PIPE TO HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I.
- ALL SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER LONG SWEEP NOTE.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 2" OF PEA GRAVEL.
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT, THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER. THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
- IRRIGATION CONTRACTOR WILL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR WILL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 622-4111.
- ALL HARDSCAPE, WALLS, SIGNAGE, AND HEADER MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
- IRRIGATION CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

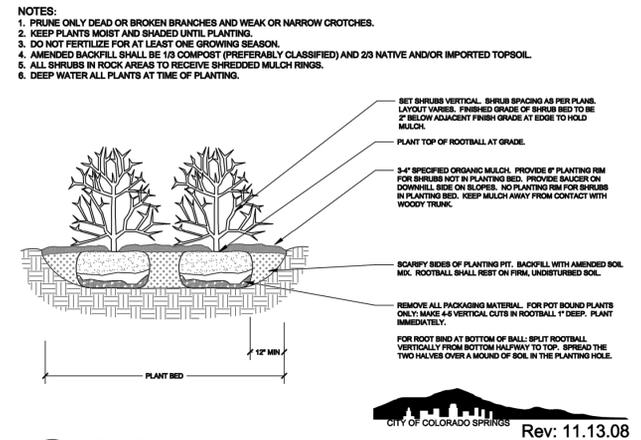


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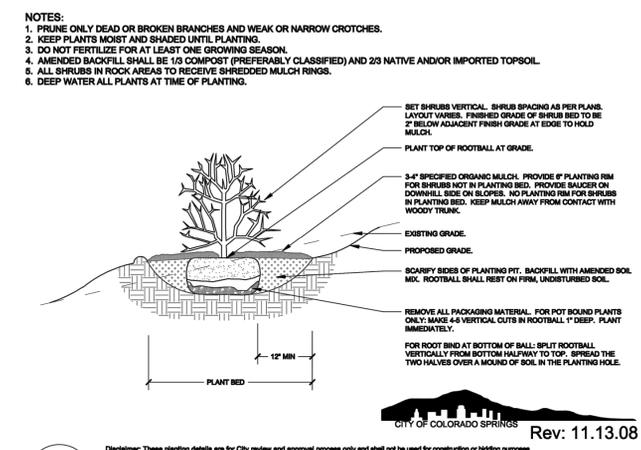
INSTALL EMERGENCY SPILLWAY (SEE PERMANENT BMP PLANS FOR INFO)
SEE SHEET 8 FOR HYDROZONES.

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1"=20' (24'X36") NORTH

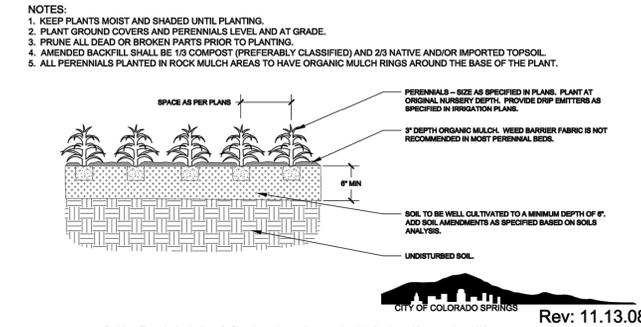




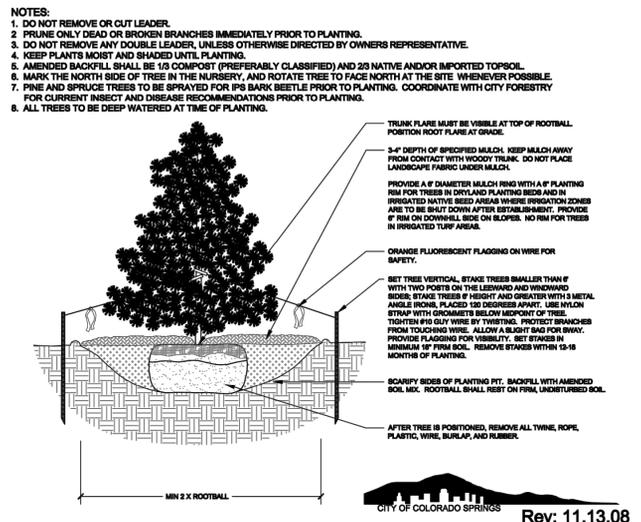
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12
SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



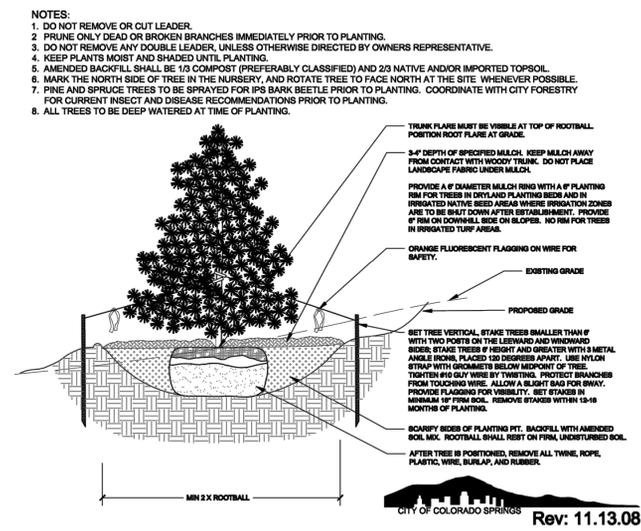
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SHRUB PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



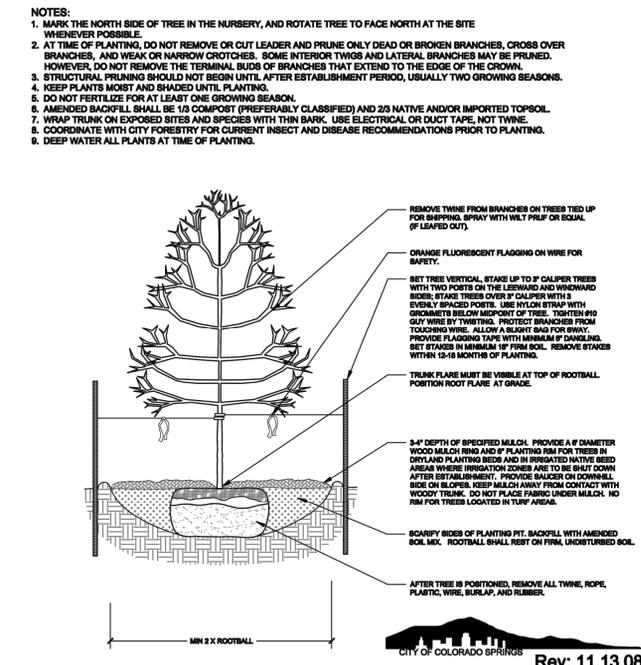
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PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



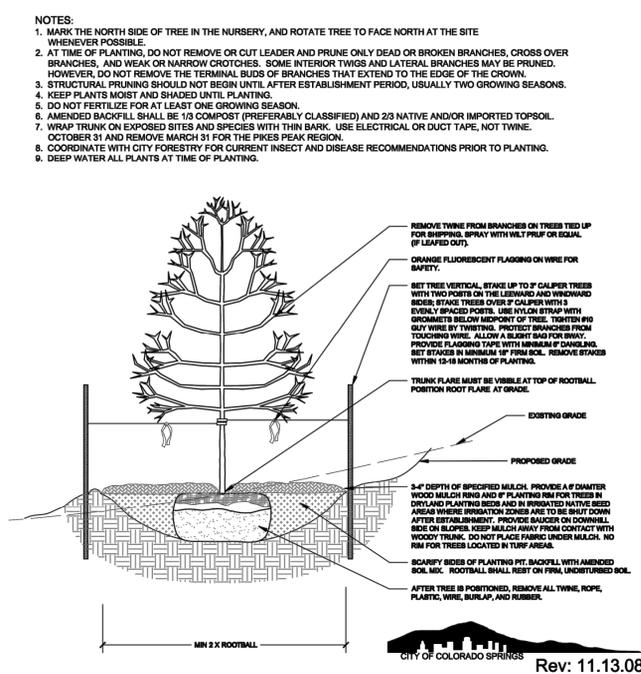
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EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



4
12
EVERGREEN TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



1
12
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08



2
12
DECIDUOUS TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

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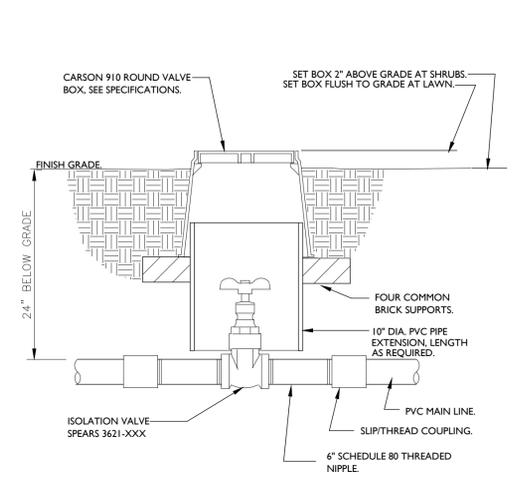
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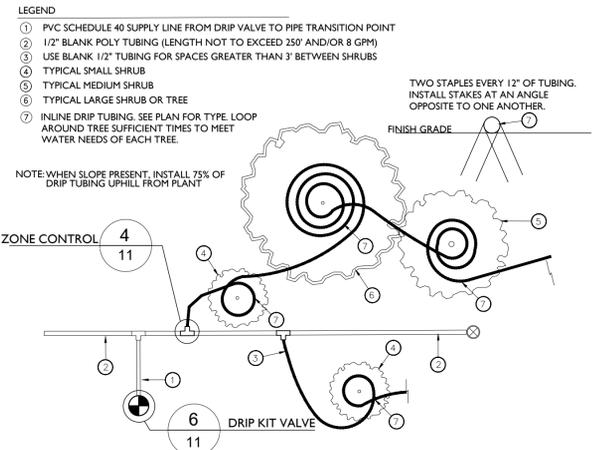
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

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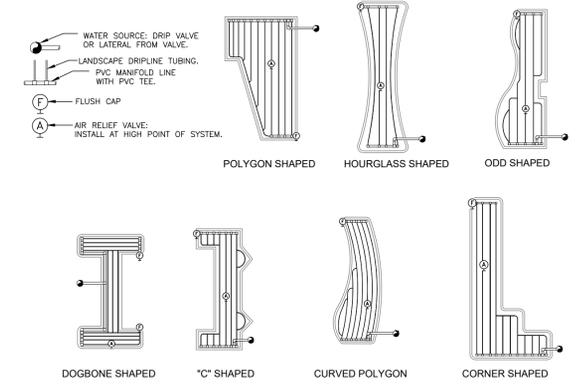




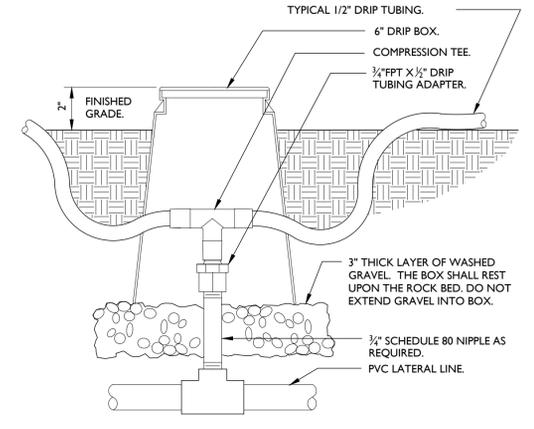
7 MANUAL ISOLATION VALVE
1 1/2" = 1'-0"
P-CO-QQA-13



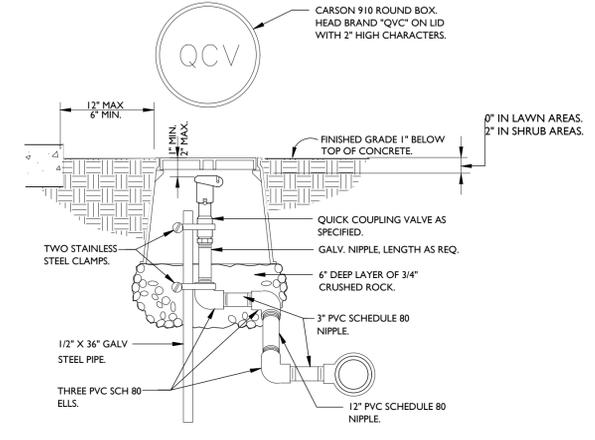
8 TYPICAL DRIP LAYOUT
1/8" = 1'-0"
DETAIL-FILE



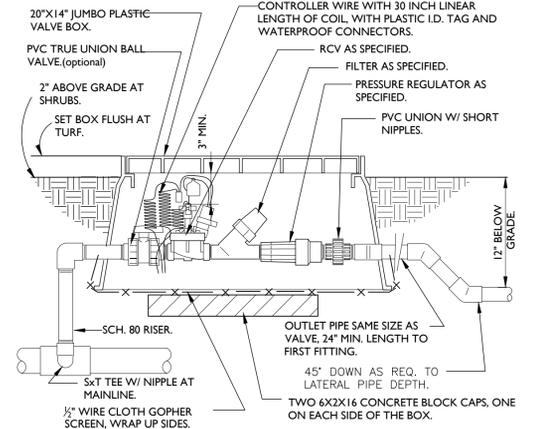
9 TYPICAL DRIPLINE REQUIREMENTS
1 1/2" = 1'-0"
P-CO-QQA-28



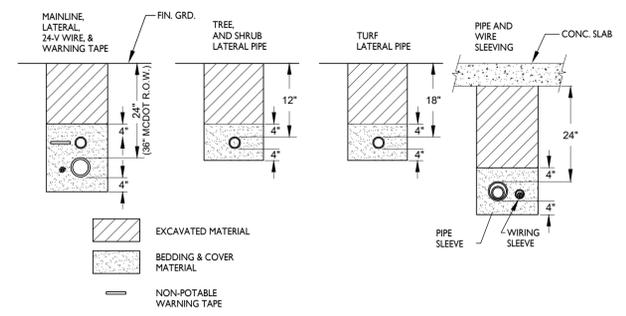
4 ZONE CONTROL
3" = 1'-0"
P-CO-QQA-10



5 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"
P-CO-QQA-11

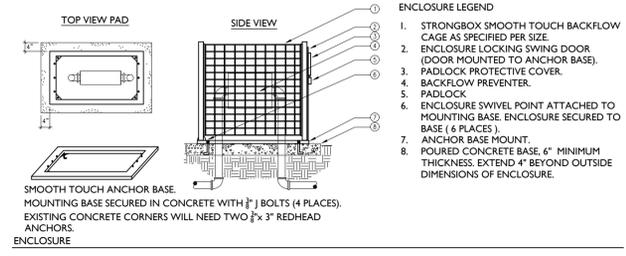


6 DRIP KIT VALVE
1 1/2" = 1'-0"
P-CO-QQA-12



NOTES:
SLEEVE ALL PIPE AND WIRE SEPARATELY.
ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 30" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.
ALL IRRIGATION MAINLINE WITHIN 5' FROM BACK OF CURB SHALL BE INSTALLED WITH A MINIMUM OF 36" DEPTH OF COVER (MCDOT RIGHT-OF-WAY).
LAY NON-POTABLE WARNING TAPE 6-INCHES ABOVE MAINLINE.

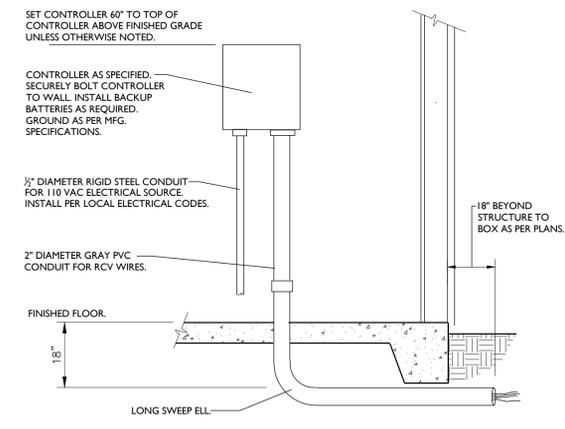
1 PIPE TRENCH LAYOUTS
1/2" = 1'-0"
P-CO-QQA-05



ENCLOSURE LEGEND
1. STRONGBOX SMOOTH TOUCH BACKFLOW CAGE AS SPECIFIED PER SIZE.
2. ENCLOSURE LOCKING SWING DOOR (DOOR MOUNTED TO ANCHOR BASE).
3. PADLOCK PROTECTIVE COVER.
4. BACKFLOW PREVENTER.
5. PADLOCK.
6. ENCLOSURE SWIVEL POINT ATTACHED TO MOUNTING BASE. ENCLOSURE SECURED TO BASE (6 PLACES).
7. ANCHOR BASE MOUNT.
8. POURED CONCRETE BASE. 6" MINIMUM THICKNESS. EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.

BFP LEGEND
1. BRASS 90 DEG. ELL. (TYP.)
2. BRASS NIPPLE-4" MIN. LENGTH. (TYP.)
3. BRASS WYE STRAINER W/60 MESH MONEL SCREEN (OPTIONAL).
4. BRASS PLUG.
5. BRASS UNION.
6. FINISH GRADE.
7. BRASS NIPPLE. (TYP.)
8. FROM POINT OF CONNECTION ADAPT AS REQ'D.
9. 12" x 12" x 12" CONCRETE THRUST BLOCK. (TYP.) 2" AND GREATER.
10. BRASS COUPLING. SET FLUSH W/ CONCRETE (TYP.)
11. PVC MALE ADAPTER.
12. PVC MAINLINE.
* 12" MIN./24" MAX.

2 RP BACKFLOW PREVENTER ASSEMBLY W/ ENCLOSURE
1 1/2" = 1'-0"
P-CO-QQA-08



3 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0"
P-CO-QQA-09

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN, CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUNDING. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS, QUANTITIES (IF AND IF LISTED ARE FOR REFERENCE ONLY). CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLANS. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



SECTION 1 - PLANT MATERIAL

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:

1. Furnish imported topsoil from outside sources as needed. (see sub-section 2.01.)
2. Ensure all necessary permits are obtained prior to construction and staging.
3. Excavate tree/shrub pits.
4. Provide and plant all materials indicated on plan and plant list.
5. Stake and protect all trees and planted areas as specified and detailed.
6. Clean all areas prior to Acceptance of the Work, including debris, stumps, and dirt from walks and other surfaces.

B. These specifications are complementary to the drawings.

C. Related Sections:

SECTION 2 - Turf Sod and Soil Preparation

1.02 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

Reference Standards

1. "Standardized Plant Name" by the American Joint Committee of Horticultural Nomenclature.
2. "American Standard of Nursery Stock" by the American Association of Nurserymen.
3. American National Standards Institute (ANSI): Publication Z60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

Source Quality Control

1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgement, a sufficient quantity of plants is not available for inspection.

2. All plants may be inspected at the nursery by the Landscape Architect or Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags with broken tags shall be sufficient reason for rejection.

Contractor's Qualifications

1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending/unlessen delays related to the weather or other conditions outside the contractors control.

1.03 PROJECT PERSONNEL AND SITE PROTECTION

ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eighty-five (85) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervisor is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected. All existing utilities, existing hardscapes (drives/cuts/walks/patios), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-refrigerated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abused during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging areas. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

1.06 SUBMITTALS

A. Furnish two (1) copies of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

1. Specified granular and tablet Fertilizers (certification, rate of application and number to tablets per plant pit)
2. Weed control, Pre-emergent and Anti-Desiccant (certification)
3. Tree gyps (literature)
4. Edging literature) See plan.
5. Wood Mulch (sample)
6. Stone Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, groyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

2.01 SOIL, SOIL AMENDMENTS

A. Topsoil may or may not be stockpiled on site for contractor use.

Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

• Planter Areas: 12 inch depth.

• Contractor shall amend top soil on site based on the results of soil test.

The Landscape Contractor shall coordinate with the Design Landscape Architect regarding the required Soil Analysis Report and is responsible for completing the soil sampling and submitting the samples to a soils testing lab for testing. This report should include a separate lab test report and recommendations (amendments/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed). The soils lab results and recommendations are required to be reviewed and approved by the Design Landscape Architect and the City of Colorado Springs prior to installing any landscaping (plants/od/native seed) onsite.

Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sicks, trash, litter, and other deleterious substances.

2.02 PLANT MATERIALS

A. Plants shall be typical of their species and variety, have normal growth habits, well developed branches, dense foliage, vigorous, fibrous root systems.

Plants shall be free from defects and injuries. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection and interstate movement of nursery stock.

Quality and size of plants, spread of roots, and size of balls shall be in accordance with USA-Z60.1-1973, "American Standard for Nursery Stock" as published by the American Association of Nurserymen. The caliper of trees shall be measured six (6) inches above the surface of the ground. Plant lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.

Plants shall not be pruned before planting.

All trees must have straight trunks with single leader intact, except in the case of specimen plants or otherwise indicated by the plan. Bark shall be free of abrasion, all cuts over 1-1/4" shall have callused over.

Trees shall not be accepted which have had their leaders cut or which have leaders damaged so that cutting is necessary.

Trees and shrubs shall be true to name.

Upon request, Contractor shall furnish the landscape architect a list indicating the source of each of the different plants to be supplied.

All Plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be even in growth with balanced root and top growth and shall be No. 1 in grade or type conforming to the latest edition of American Standard for Nursery Stock.

Plant material shall be nursery grown and shall have received the proper fertilizing, watering, root pruning and such other care as is normally given for a particular plant under nursery conditions. All plants shall be hardy under climate conditions similar to those in the locality of the project.

All material shall be freshly dug according to American Standard for Nursery Stock. All ball and burlap material shall be of firm earth from the original soil in which the plant grew. The ball shall be wrapped with burlap and tightly tied or enclosed in a light fitting wire basket to hold it firm and intact. Any plants with broken or loose balls or manufactured balls will be rejected.

All plant material in containers shall have been established in that container. Any newly potted material will be rejected.

2.03 FERTILIZER FOR PLANT MATERIAL

A. Fertilize trees and shrubs with a fertilizer tablet having a slow release nitrogen, phosphorus and potash (20-10-5) plus sulphur and iron formulation. 21 gram tablets manufactured by Agriform or equal. Jobe Tree Spikes are acceptable.

Excavation: Position plants in hole and backfill by the ball root region. Place tablets beside the root ball about 1 inch from root tips. Do not place tablets in the bottom of the plant hole. Complete backfill, tamp and water.

- 1/2 Gallon Size: 1 Tablet
- 3/4 Gallon Size: 3 Tablets
- 15 Gallon Size: 7 Tablets
- 1/2" Caliper Trees: 6 Tablets
- 2" Caliper Trees: 8 Tablets
- 3" Caliper Trees: 12 Tablets

Any fertilizer that becomes caked or otherwise damaged, making it unusable for use will not be accepted.

2.04 ORGANIC/INORGANIC MULCH

Provide and place minimum three inch depth of stone mulch or shredded wood mulch as specified on the landscape plans. Wood mulch shall be natural brown color. Stone mulch shall be crushed gray 1" minus stone, initial 5 oz. DeWitt weed barrier fabric or equivalent under mulch with fabric staples installed at intervals that meet best practice and manufacturer requirements. Submit samples of mulch to owner for approval prior to bulk delivery.

2.05 EDGING

Install 4" deep steel edging per manufacturer recommendations. Color shall be black. Curves shall be smooth and straight lines shall be straight with careful attention to ends where pieces of edging meet and/or overlap.

2.06 WEED CONTROL - PRE-EMERGENT

During construction, landscape contractor shall ensure all installed landscaped areas remain weed free. All spray applied weed control shall be applied by a certified chemical applicator and shall adhere to all local and state governing codes and manufacturer's recommended application rates and processes. Contractor shall be aware of high wind conditions and shall in no case apply weed control during a wind event that may carry product beyond its desired location.

Pre-Emergent weed killer shall be granulated and shall be "Trifluralin" or "Dacthal" or approved 12 month weed preventer. Product shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. Pre-Emergent shall be applied by landscape contractor following final topsoil grade and plant placement and prior to organic mulch placement. Care shall be taken to avoid spreading of Pre-Emergent on adjacent hardscapes and lawn areas. Ensure proper coverage as per manufacturer's recommendation.

PART 3 - EXECUTION

3.01 GENERAL

A. Before commencing Contractor shall become familiar with and obtain any necessary permits required for staging and performing work on the property according to Colorado Springs City or other governing ordinances.

B Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

C. Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion for that portion of the work. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice and as approved by the landscape architect.

D. Contractor shall be responsible to determine location of all underground utilities and perform work in a manner which will in all cases avoid possible damage. Hand excavate, as required. Low voltage and low voltage electrical lines may exist throughout the site as well as drain lines and sumps. Very all locations with General Contractor.

E. The Contractor is responsible for all damage to these utilities. In the event that damage to these utilities is found, the owner shall coordinate the repair and labor to fix the work and shall back charge the contractor for existing services.

F. Contractor shall only layout quantity of plantings that can be installed same day. Following layout of plantings as per plans and prior to planting, landscape architect shall inspect layout for approval and may adjust as necessary prior to installation. Landscape contractor shall notify landscape architect 48 hours in advance of plants being placed.

G. If underground construction, obstructions, or large rocks are encountered in excavation of planting areas, other locations for the planting may be selected by the landscape architect.

H. Plant totals are for convenience only and are not guaranteed. Verify amounts shown on drawings. All planting indicated on drawings is required unless indicated otherwise.

3.02 PREPARATION OF PLANTING BEDS

A. The Contractor shall furnish and spread topsoil on planting bed areas as required to meet lines, grades and elevations as needed, after light rolling and natural settlement. Finish grade of all planting bed areas shall be minimum of 4 inch below grade of any adjacent hardscapes to allow for 3" depth of organic mulch.

B. Where possible, light equipment shall be utilized to deliver and spread topsoil to planter areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

C. Fine grade planting bed areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag planting bed areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

D. Beds shall be raked smooth and put in first class condition before final acceptance and placement of pre-emergent weed control and organic mulch.

3.03 EXCAVATION FOR PLANTING

Obstruction Below Ground: Do not plant any plant with a large obstruction directly below the root ball. In the event that rock or obstructions are encountered in any plant pit excavation, alternate locations may be selected by the Landscape Architect.

Drainage: In the event that impervious rock or hardpan is encountered during digging operations, in tree pits or shrub pits, it shall be the responsibility of the Landscape Contractor to ensure proper drainage in all pits. Minimum drainage requirements shall be the loss of water at the rate of 6" drop in water level per hour. All rock or hardpan encountered shall be disposed of from the site.

Holes for trees and shrubs shall be three times (3x) the ball diameter for trees and two to three times (2-3x) the ball diameter for shrubs as per planting details where possible. Subsoil excavated from tree and shrub pits may be used as backfill material for planting if it is free from sub-soil, refuse, rocks, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sicks, trash, litter, and other deleterious substances. Mix excavated soil by 50% volume with imported topsoil prior to backfilling.

Tree rings in lawn areas, if any, shall be circular in outline, with a diameter at least two (2) feet greater than the diameter of the ball of each plant to be planted and edged with specified edging.

Where turf areas are damaged by planting operations, they shall be replaced by equal quality turf by the Landscape Contractor at no cost to the Owner.

Remove debris, rock, and other deleterious material excavated from plants pits from the site.

3.04 SETTING AND BACKFILLING PLANTS

Planting Plants: Plants shall be set with the root ball at the same natural relationship as it had in the nursery. The top of the root ball should be 1-2" above the finished grade. Plants shall be handled by the root ball, not by the trunk or by the stems. Balls must be handled carefully and the trees must be skidded (not dropped) into the hole.

Place specified fertilizer tablets as specified.

Backfill shall be worked around the ball and tamped to eliminate air pockets. Water plants when the hole is two-thirds (2/3) full of backfill.

At this point, any 6e wire, twine, burlap, grow bags, etc., tied or wrapped around the stem or plant ball shall be loosened and pulled away from the plant. The burlap on the ball shall be laid back from the top of the ball and any excess burlap and ties shall be cut off and removed from the planting except where wire cage prohibits removal of burlap. Wire cage shall not be removed.

Soil treatment: A pre-emergent herbicide such as "Dacthal" or "Trifluralin" or an approved equal shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. All trees and shrubs are to receive pre-emergent.

All plants shall be watered and straightened the same day as planted. No holes will be left open over night.

Container grown plants shall have containers cut open and the plants carefully removed so that the earth around roots of plant remain undisturbed. Plants shall then be planted in the same manner as ball plants.

Plant trees after final grades are established and prior to planting/location of items, unless otherwise acceptable to landscape architect. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

All plant material must be watered the same day it is planted in order to comply with these specifications. Any plant not watered at the time of planting may be rejected at the option of the landscape architect.

As needed, the Contractor shall hand water newly planted trees twice a week for eight weeks with a minimum of five (5) gallons per tree per watering unless irrigation system is in place and provides adequate water.

All plant material shall be staked and guyed as shown on detail. The stakes will be driven after the tree has been set-in, but before backfilling begins so as to avoid damage to the roots. Any deviation will not be accepted.

3.05 PROTECTION AND CLEAN UP

A. The Contractor shall remove at the end of each day: excess soil or other litter from roads or other landscape surfaces (curbs/gutters, walks, driveways, stone patios, steps, walls, decks, etc.) and other waste material. All planting sites shall be left in a condition acceptable to the landscape architect. If any remedial action is necessary by the landscape architect, the cost of such action (\$50.00 minimum) shall be withheld from payment due the Contractor. Delays in clean-up caused by weather conditions are to be reported to the landscape architect on the day such delays occur, together with an estimate of when clean-up will be completed.

3.06 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, landscape architect may, upon request, make an inspection to determine acceptability.

B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site.

C. Final acceptance shall require that the site be clean and free of any signs of construction in progress. All hardscapes areas shall be in like new condition including public streets adjacent to the property that were affected by the construction process.

SECTION 2 - TURF SOD AND SOIL PREPARATION

PART 1 - GENERAL

NOT USED.

PART 2 - TURF SOD

NOT USED.

PART 3 - EXECUTION

3.01 PREPARATION OF SOILS

Report any unusual subsoil condition (ie. roadbase, rocks, etc.) that will require special treatment to the landscape architect.

Where possible, light equipment shall be utilized to deliver and spread topsoil to lawn areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

Limit preparation to areas that will be planted promptly after preparation.

Surface drainage shall be ensured and, if shown, shall be directed in the manner indicated on the drawings. Fill low spots and pockets with topsoil and grade to drain properly.

The Contractor shall ensure 6 inches of topsoil in sodded areas or as required to meet lines, grades and elevations shown, after light rolling and natural settlement.

Finish grading shall consist of loosening sub-grade and placing soil, as specified. Bring areas to uniform grade by floating or hand raking. Make minor adjustments of finish grades at the direction of Landscape Architect.

All rocks half inch and larger and non-conforming foreign matter such as building rubble, concrete, wire, cans, sticks, etc., shall be removed from topsoil during finish grading.

Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

Allow for sod root mass and blade height thickness in areas to be sodded.

Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawn. Do not create a muddy soil condition.

Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

The topsoil shall be placed, water settled, re-graded, and brought to finish grade at a compaction rate of 80% to 85% optimum moisture content. Add additional topsoil as necessary to insure minimum depth requirement.

3.02 SOD INSTALLATION

NOT USED.

3.03 CARE AFTER SOD INSTALLATION

NOT USED.

3.04 INSPECTION

A. Pre-Inspection Walk-Through

1. Notify landscape architect 48 hours in advance to schedule pre-inspection.
2. Work of this section shall be completely installed prior to scheduling of walk-through.
3. Generate a "punch list" of items to be corrected, prior to Final Inspection for Substantial Completion.
4. Furnish all required material and equipment and perform all work required to correct deficiencies.

B. Inspection For Substantial Completion

1. Contact landscape architect 48 hours in advance to schedule inspection.
2. Items deemed not acceptable to landscape architect shall be re-worked to the complete satisfaction of the landscape architect.

3.05 TURF WARRANTY AND MAINTENANCE

NOT USED.

3.06 EROSION CONTROL PROTECTION

Temporary erosion control Best Management Practices (BMPs) shall be utilized where the potential for erosion may occur. BMPs may include but are not limited to the following: silt fencing, fiber rolls or wattles, erosion control blankets or other means may be needed to ensure proper soil stability during and after construction and until the slopes have been established by the re-vegetation process. Installation of erosion control materials shall be installed as per the manufacturer's recommendation for the existing site conditions.



WOODMEN RD. (EXPRESSWAY)

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	4	F1	SINGLE	1.000	4021	66	FLD-OL-SN-D2-14-E-UL-SV-700-40K [Pilaster Fixture, Sil]
	6	F10	WALL MOUNT	1.000	2490	19	XSPW-B-WM-3ME-2L-40K-UL-BK [Utility Wallpack, Bronze]
	21	F11	SINGLE	1.000	6778	52	VT3204HUNV50K
	2	LFL4	SINGLE	1.000	N.A.	35	LFL-A-4-DO-UL-SV-35K-SA [4ft Facade Light, Silver]
	18	LFL8	LFL 8FT	1.000	N.A.	70	LFL-A-8-DO-UL-SV-35K-SA [8ft Facade Light, Silver]
	2	SF1a	SINGLE	1.000	17291	130	OSQ-A-NM-4ME-K-57K-UL-xx
	4	SF2b	2 @ 180°	1.000	17291	130	OSQ-A-NM-4ME-K-57K-UL-xx
	6	T1	SINGLE	1.000	N.A.	30	RS-30WLED-DO-xx-120 [Decorative Wall Pack, Bronze]

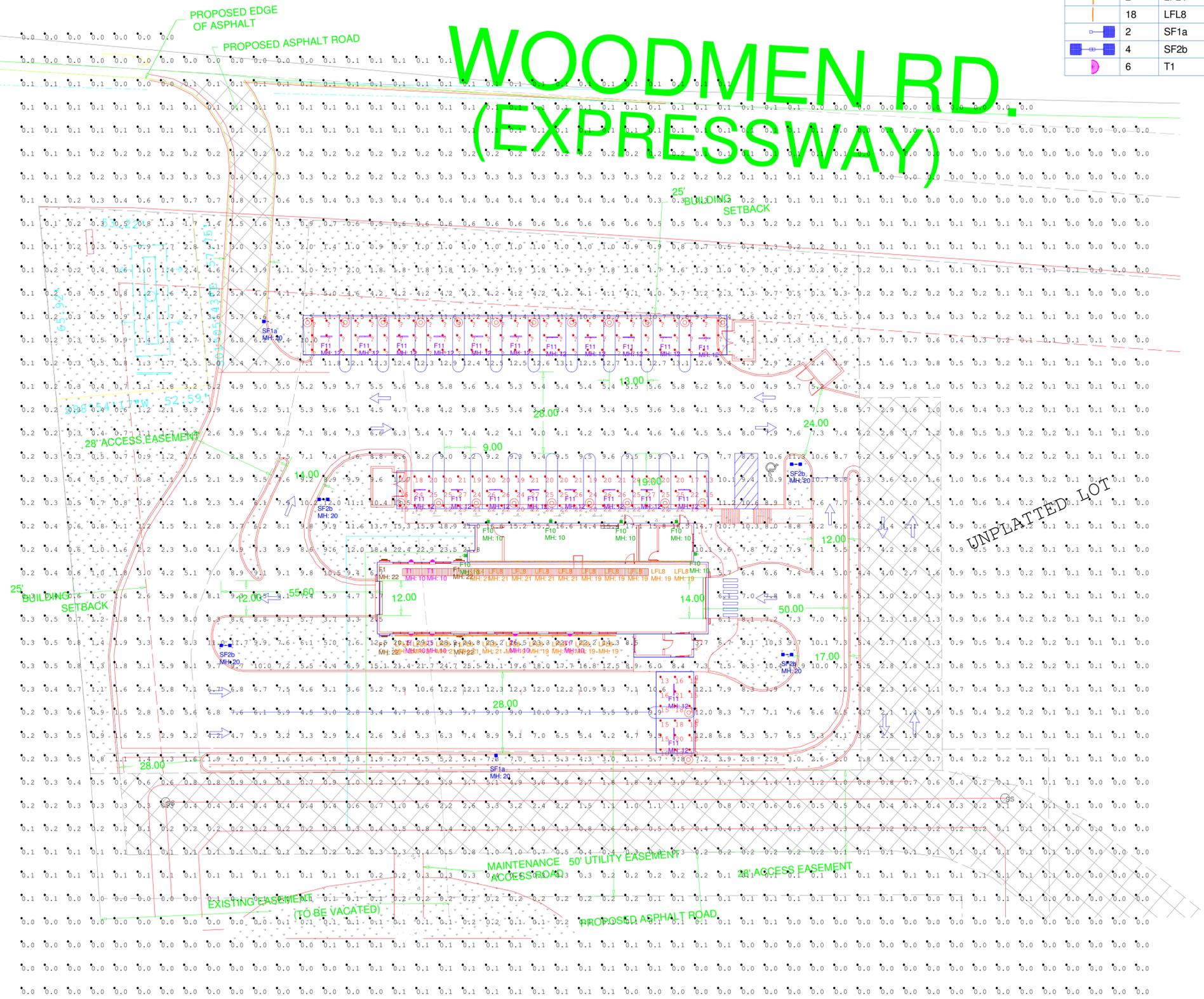
Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.50	29.5	0.0	N.A.	N.A.
Large Vacuum	Fc	?	?	?	N.A.	N.A.
Pay Canopy	Fc	15.06	21	10	1.51	2.10
Small Vacuum	Fc	21.48	27	13	1.65	2.08

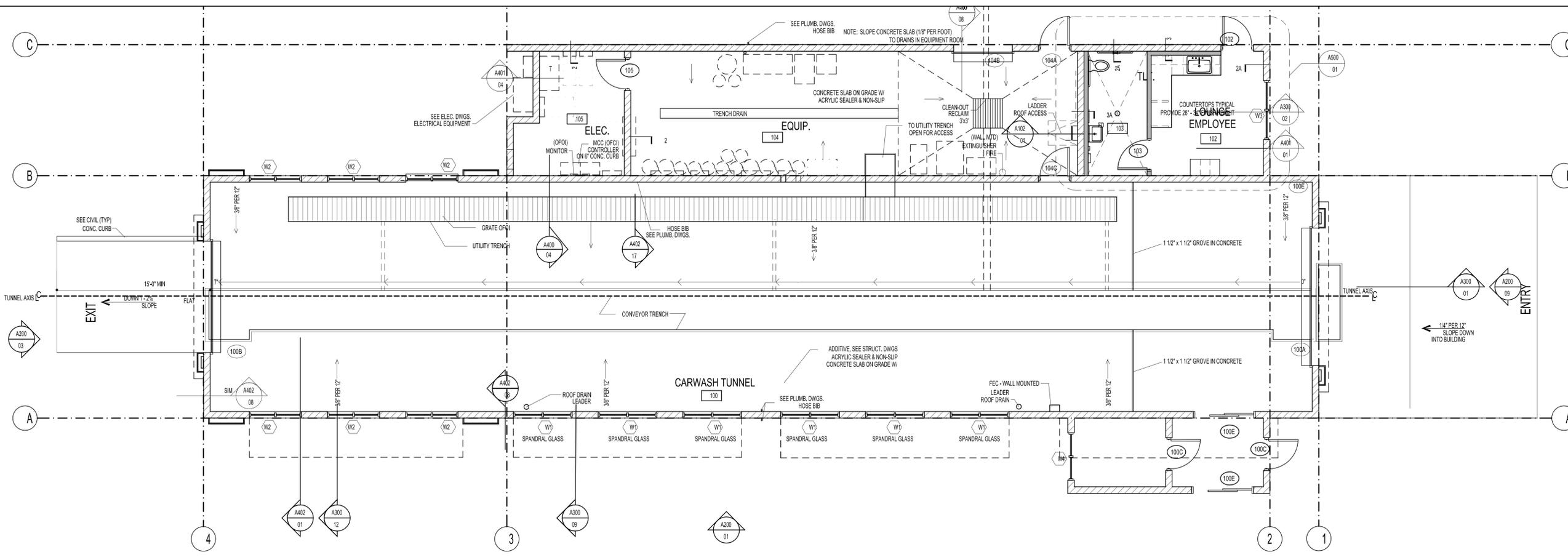
FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 2' BASE

ADDITIONAL EQUIPMENT REQUIRED:
(2) CL-SSP-4011-18-D1-BK (16' x 4" SQ POLE, 1@90° MOUNT - BLACK)
(4) CL-SSP-4011-18-D2-BK (16' x 4" SQ POLE, 2@180° MOUNT - BLACK)
(10) OSQ-DABK DIRECT ARM MOUNT - BLACK

PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER



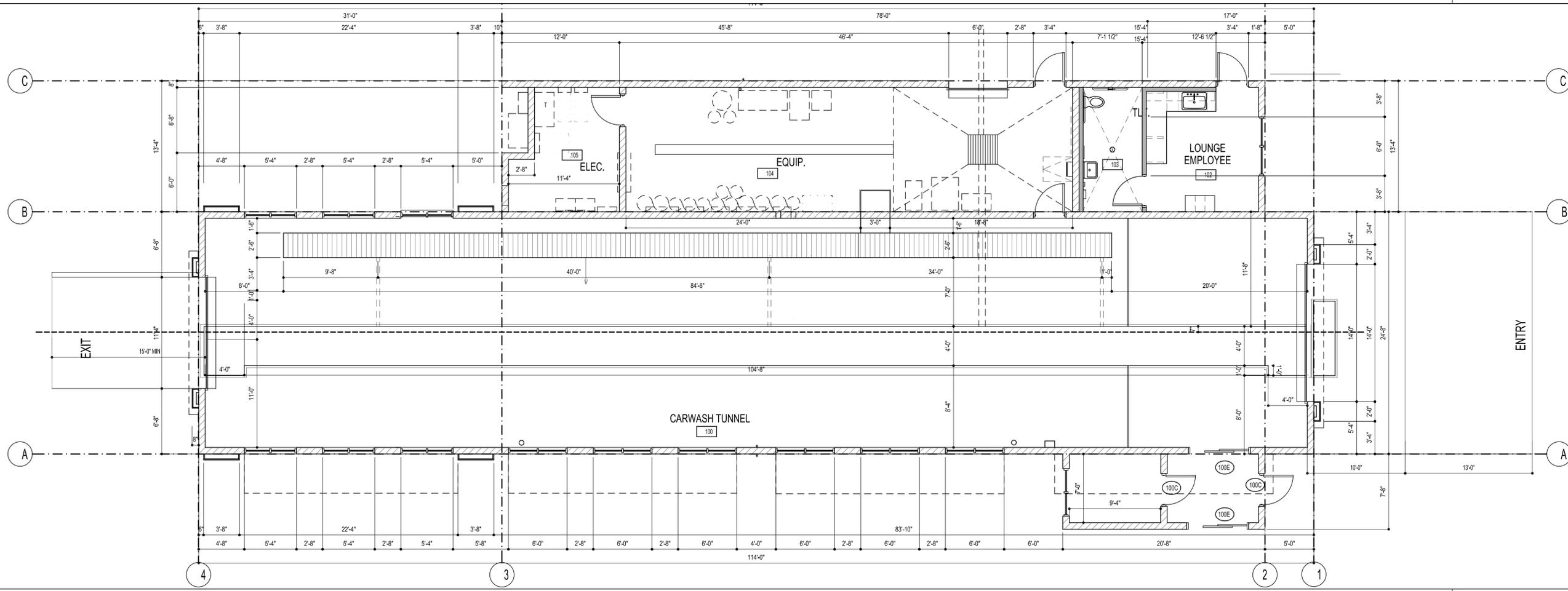


PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLITE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 (Front Reception Counters and Breakroom)

ANNOTATION FLOOR PLAN SCALE: 3/16" = 1'-0" 02



DIMENSION FLOOR PLAN SCALE: 3/16" = 1'-0" 01

PROJECT TITLE
Colorado Springs Barnes and Powers

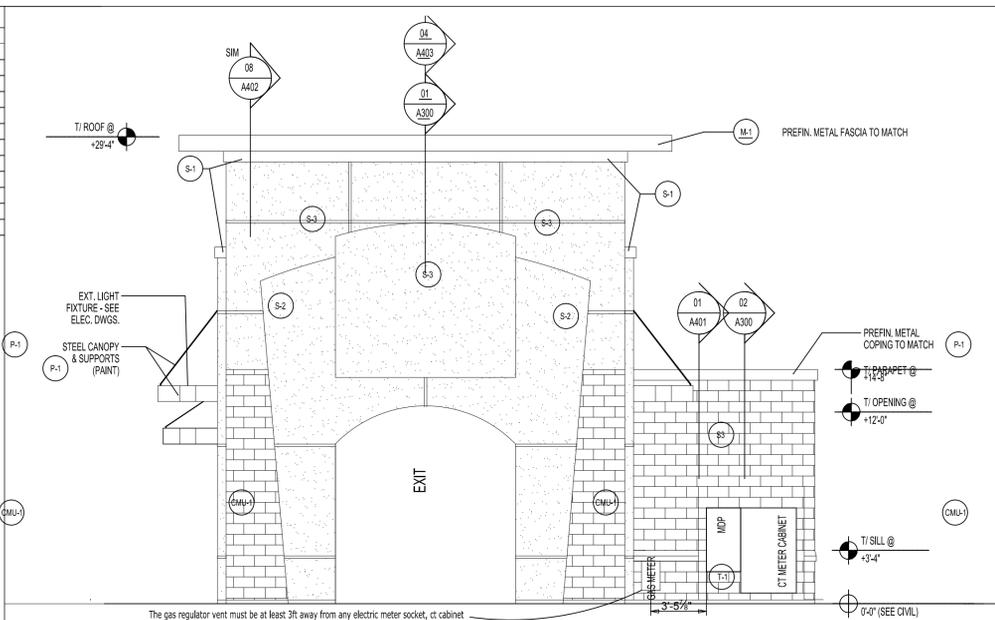


DATE: September 2018
REVISIONS:

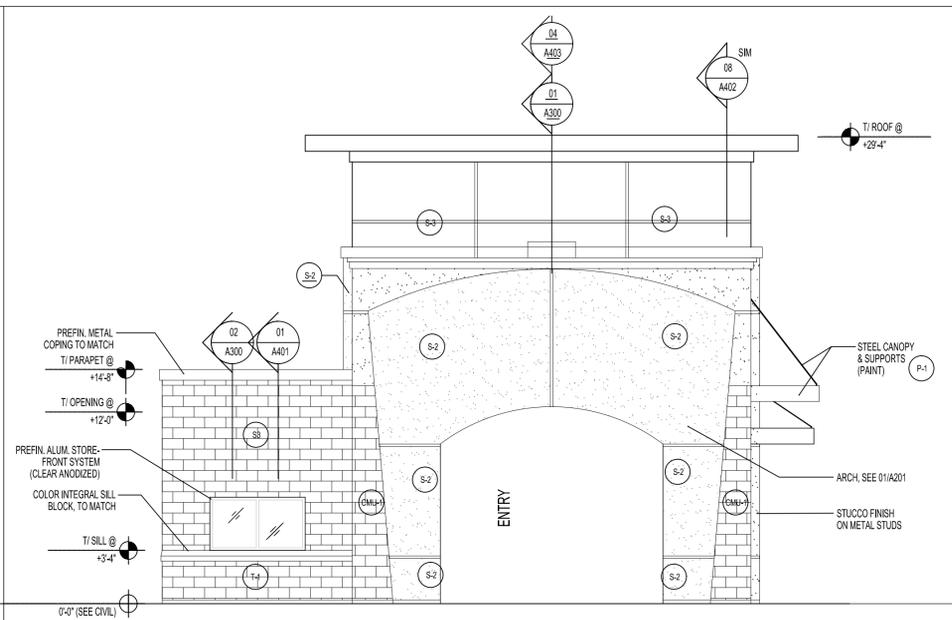
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CITY FILE#: AR-19-00231

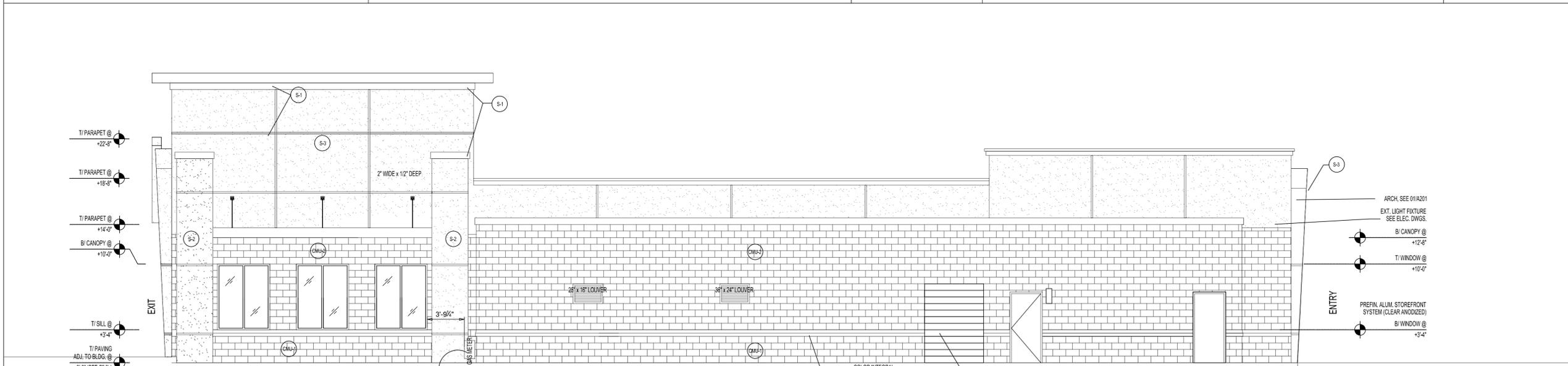
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7025 "BACKDROP"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7638 "JOGGING PATH"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6903 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6903 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACKDROP" (DARK GREY)
P-7	PAINT	SW 6258 "TRICORN BLACK"
M-1	PRE FINISHED METAL FASCIA	FIRESTONE DARK IVY



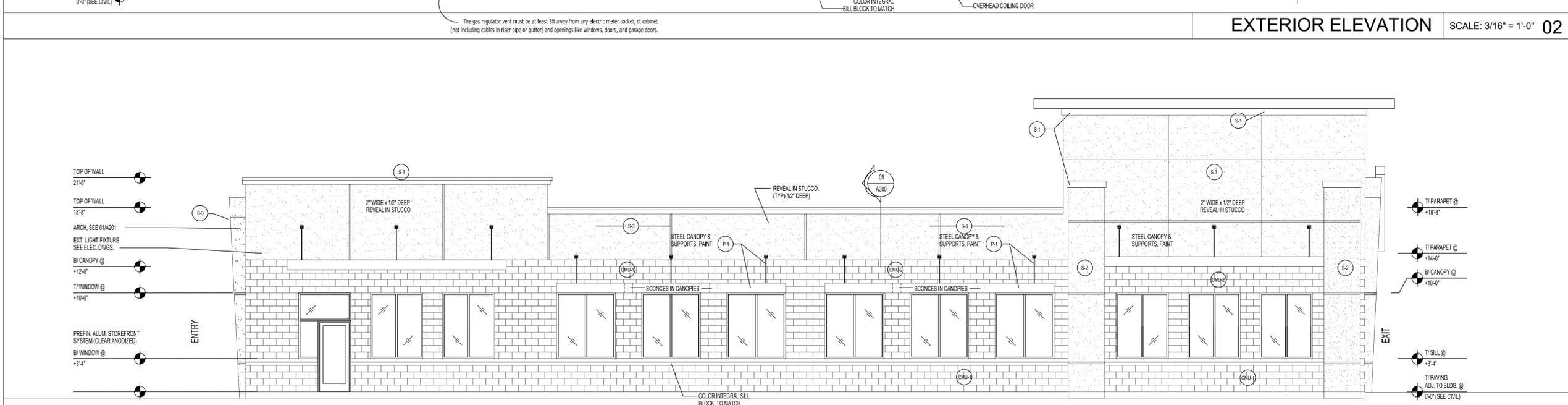
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

PROJECT TITLE
Quick Quack Woodmen

ARCHITECTURE DESIGN PROJECT MANAGEMENT
DAIN & ASSOCIATES
JAMES A. DAIN ARCHITECT
PHONE (401) 224-5400

DATE: November 18 2019
REVISIONS:

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EXTERIOR FINISH SCHEDULE

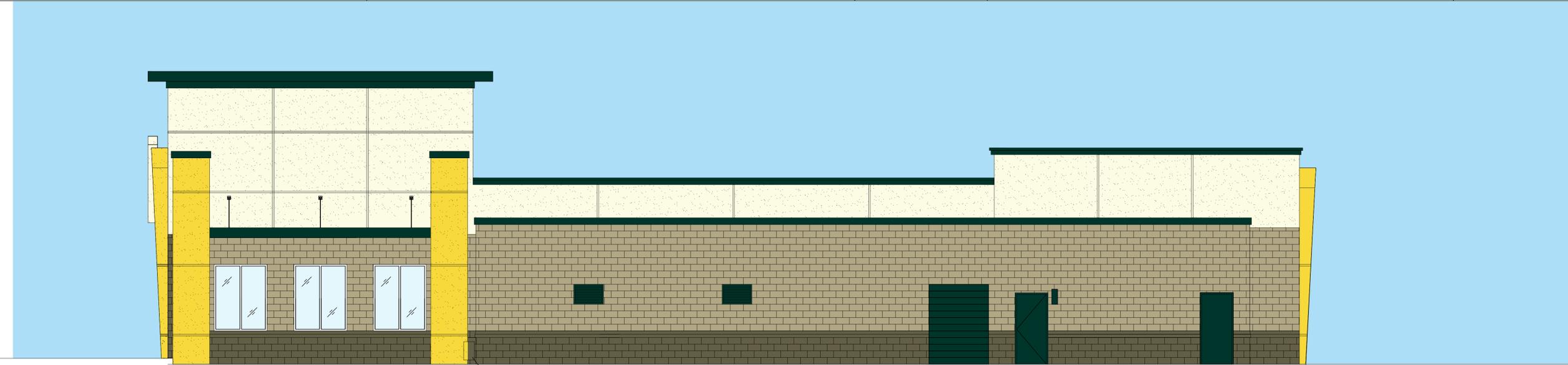
LABEL	MATERIAL	COLOR / MANUFACTURER
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EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

PROJECT TITLE
Quick Quack Woodmen



DATE: November 18 2019
REVISIONS:

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