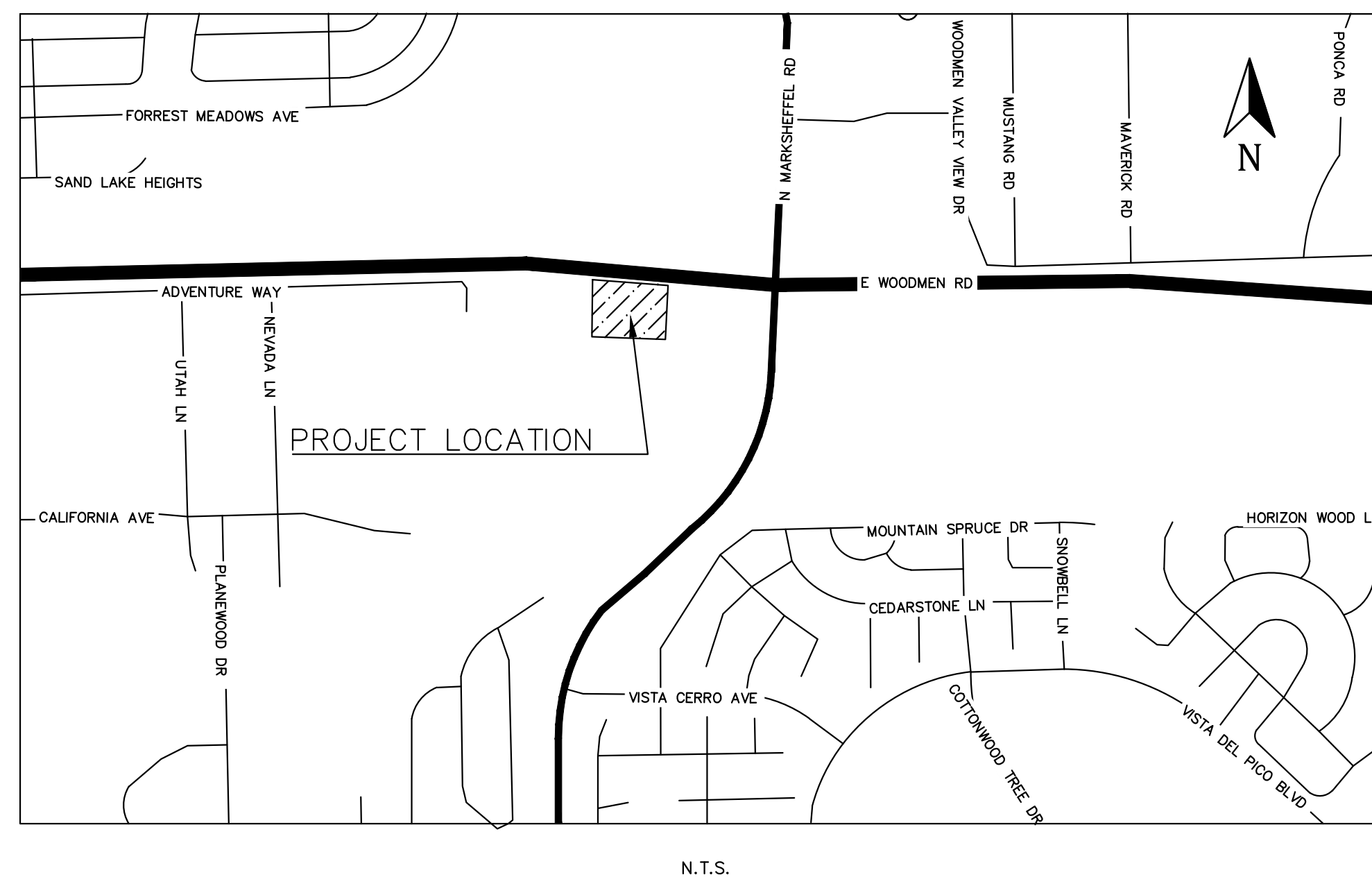


QUICK QUACK WOODMEN
LOT 1 BROAD REACH SUBDIVISION FIL NO 1
COLORADO, CO

VICINITY MAP



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
- 6 Preliminary Utilities and Public Facilities Plan
- 7 Standard Details
- 8 Utility Details
- 9 Hydrozones & Plant Schedule
- 10 Landscape Irrigation Plan
- 11 Landscape Details
- 12 Irrigation Details
- 13 Landscape Specifications
- 14 Photometric Plan
- 15 Dimension Floor Plan
- 16 Exterior Elevations
- 17 Exterior Color Elevations

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

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


















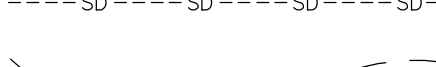

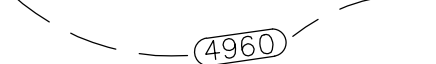


PARKING TABULATION

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 GRADE	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

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

SCHEDULE FOR DEVELOPMENT

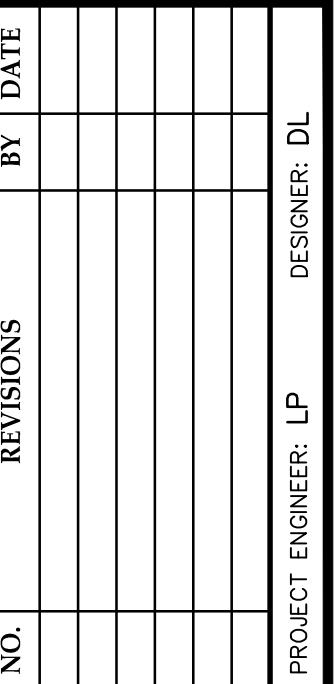
IT IS ANTICIPATED CONSTRUCTION WILL BEGIN IN THE SUMMER OF 2020 AND TAKE APPROXIMATELY 4 MONTHS TO COMPLETE.

TAX SCHEDULE NUMBER


TAX SCHEDULE
5300000576

GENERAL NOTES:

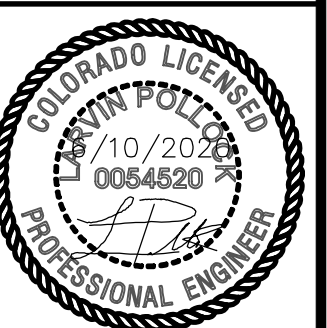
1. FLOODPLAIN STATEMENT:
THIS SITE, BROAD REACH FIL NO 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08041C 0533 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
2. THE PROPOSED HOURS OF OPERATION OF THIS FACILITY WILL BE 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.



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

The logo for Elevate Engineering features the word "ELEVATE" in a large, bold, blue sans-serif font. Below it, the word "ENGINEERING" is written in a smaller, red sans-serif font. A red compass and pencil icon is positioned between the two words, with the pencil tip pointing upwards towards the letter 'V' in "ELEVATE".

**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

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

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

SITE DATA

LOT AREA:	51,071	SF (1.17 ACRES)
BUILDING AREA:	3,980	SF± 7.8%
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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

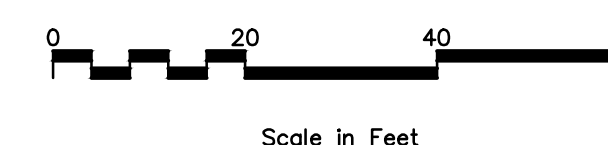
REQUIRED: 1 SPACE PER BAY OR STALL

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.



ELEVATE ENGINEERING

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ENGINEERING

QUICK QUACK WOODMEN
SITE DEVELOPMENT PLAN

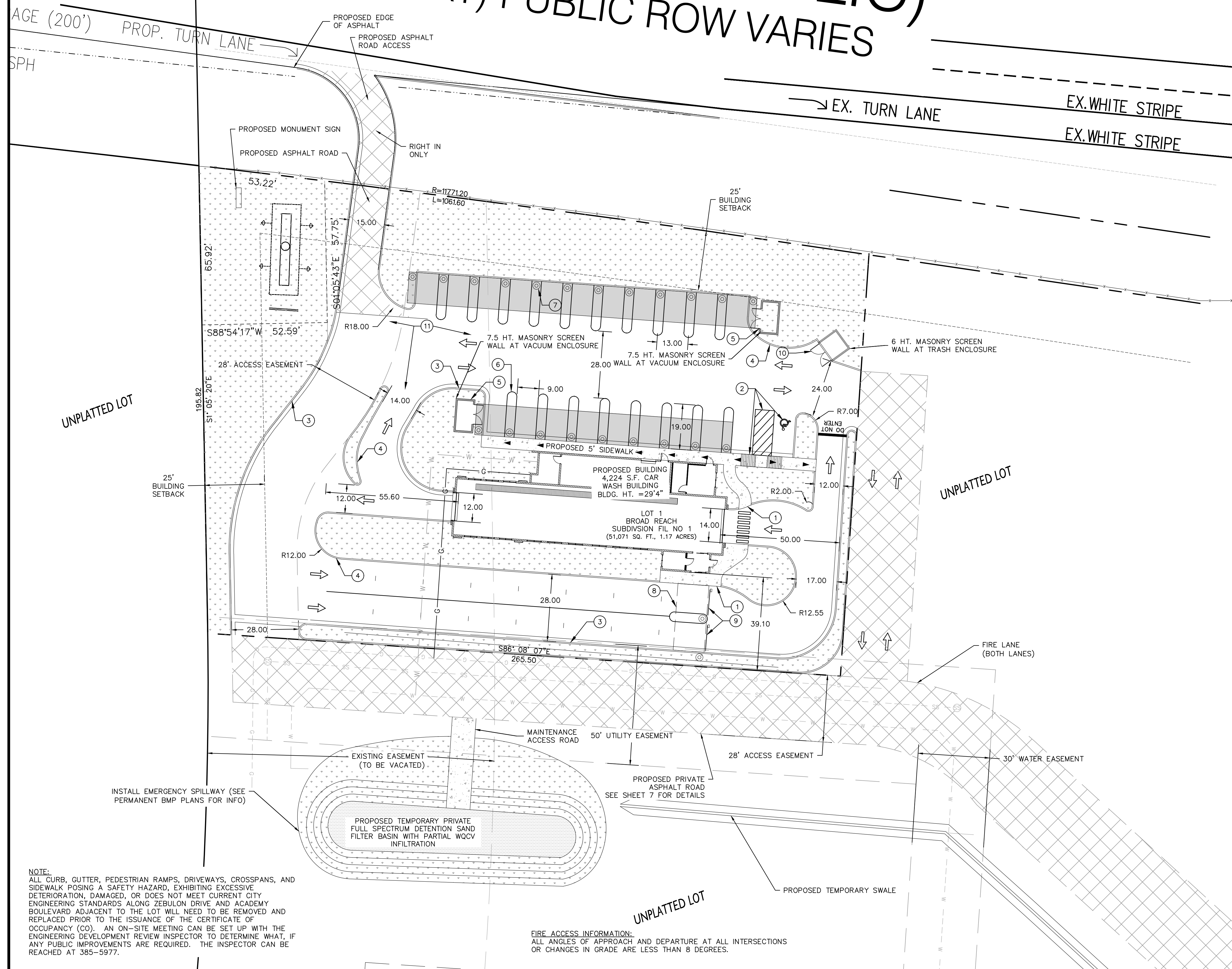
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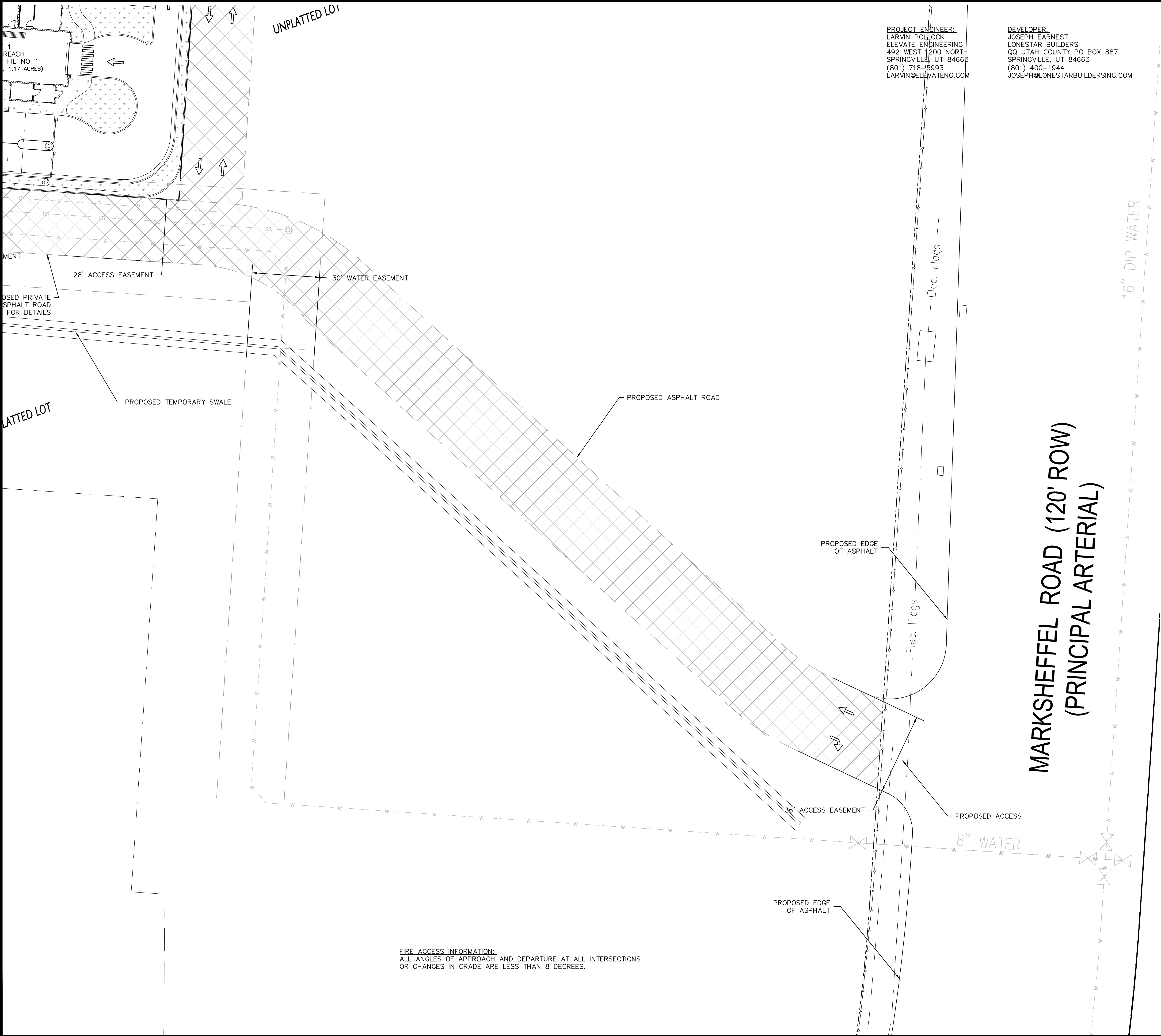
1 of 17

DATE: Jun 10, 2020



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.



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944
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LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- TOP BACK OF CURB
- FINISHED FLOOR ELEVATION
- LANDSCAPE AREA
- CONCRETE AREA
- ASPHALT AREA

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		

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

PROJECT ENGINEER: LP

DESIGNER: DL

NO.

REVISIONS

BY

DATE

ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

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

811

Know what's below.
Call before you dig.

0 20 40 60

Scale in Feet

PROFESSIONAL ENGINEER

LARVIN POLLOCK

0064520

1/10/2020

SHEET:

2 of 17

DATE:

Jun 10, 2020

COLORED LICENSED

LARVIN POLLOCK

0064520

1/10/2020

PROFESSIONAL ENGINEER

LARVIN POLLOCK

0064520

1/10/2020

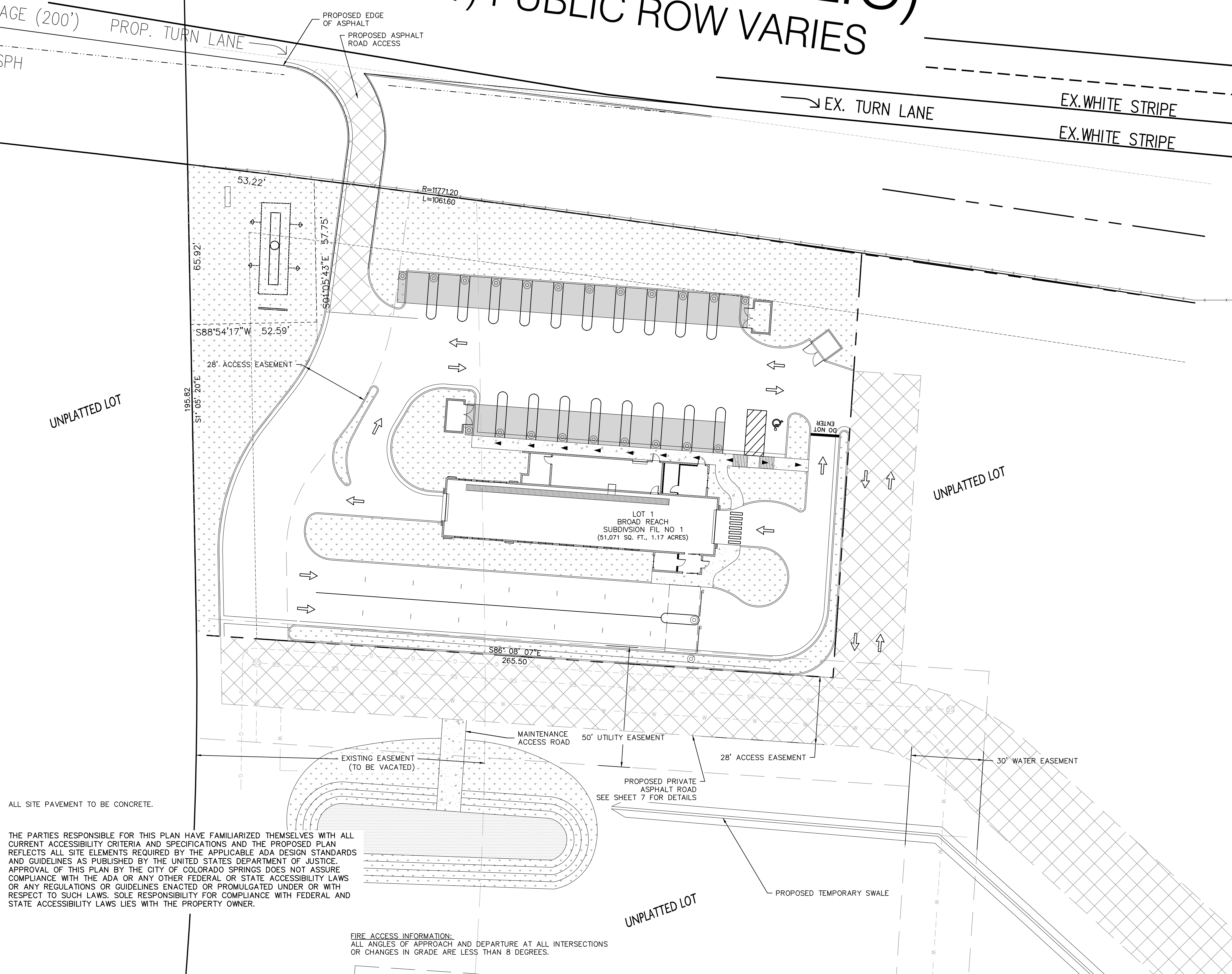
WOODMEN RD. (PUBLIC)
(EXPRESSWAY) PUBLIC ROW VARIES

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
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JOSEPH EARNEST
LONESTAR BUILDERS
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SPRINGVILLE, UT 84663
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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
- CONCRETE AREA
- ACCESSIBLE ROUTE



ALL SITE PAVEMENT TO BE CONCRETE.

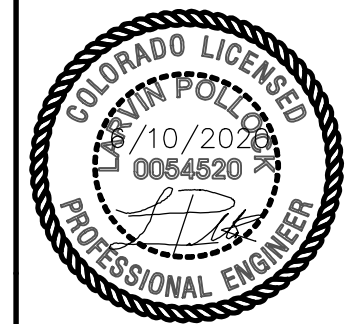
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

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



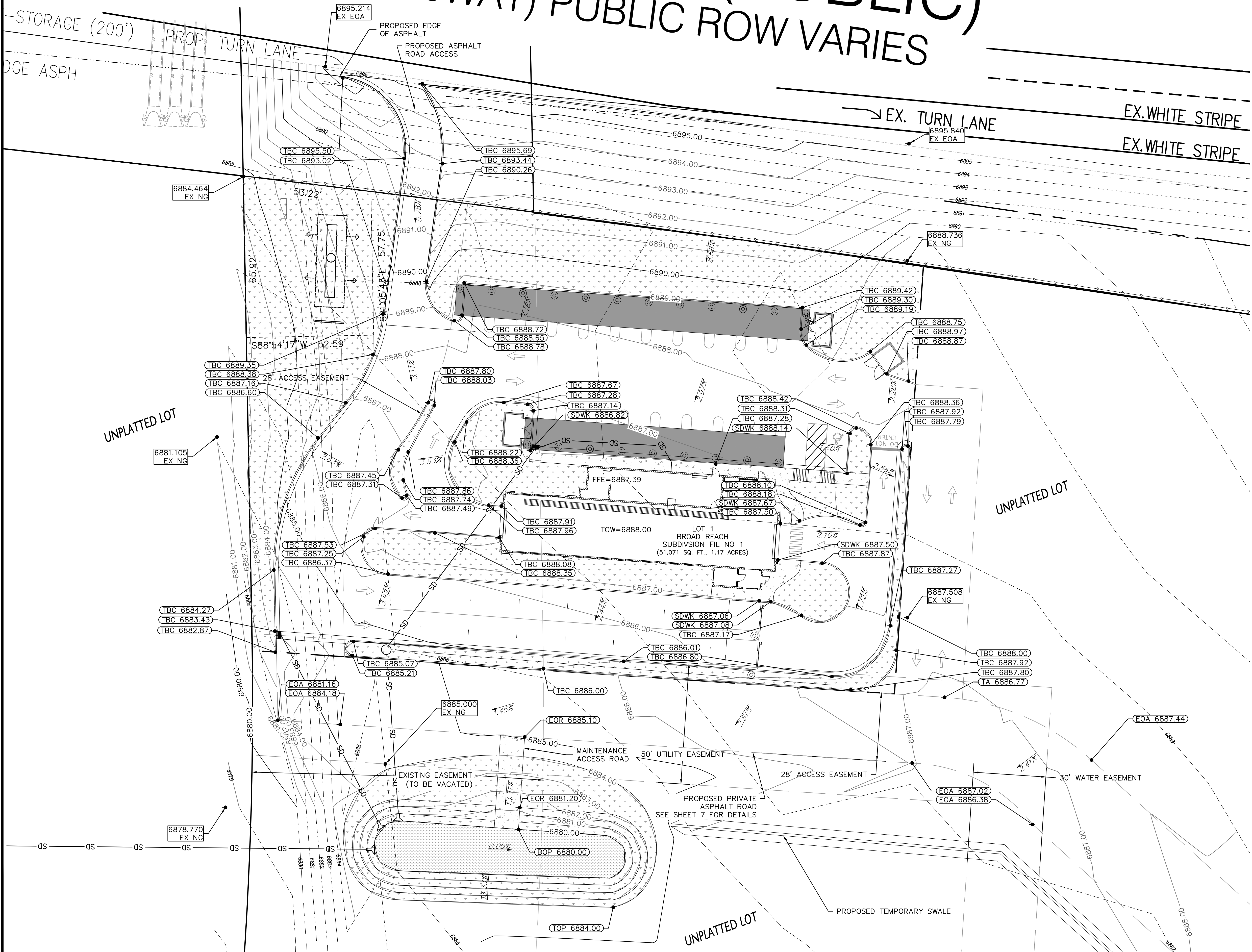
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

QUICK QUACK WOODMEN
ADA ROUTING PLAN
E WOODMEN RD COLORADO SPRINGS, CO 80923



WOODMEN RD. (PUBLIC)

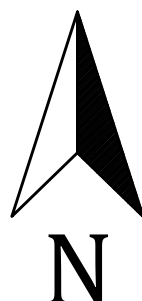
(EXPRESSWAY) PUBLIC ROW VARIES



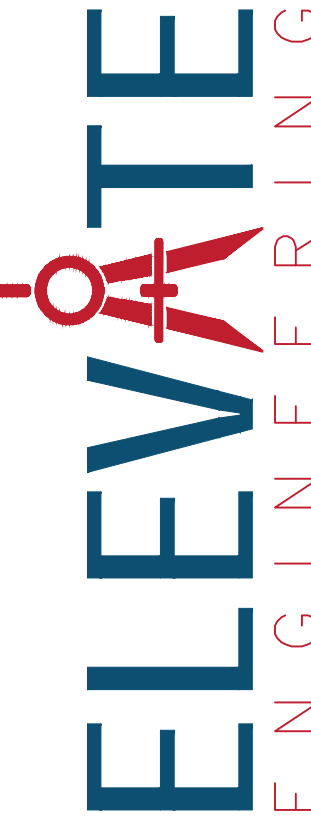
LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	===
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---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



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-6993
info@elevateeng.com

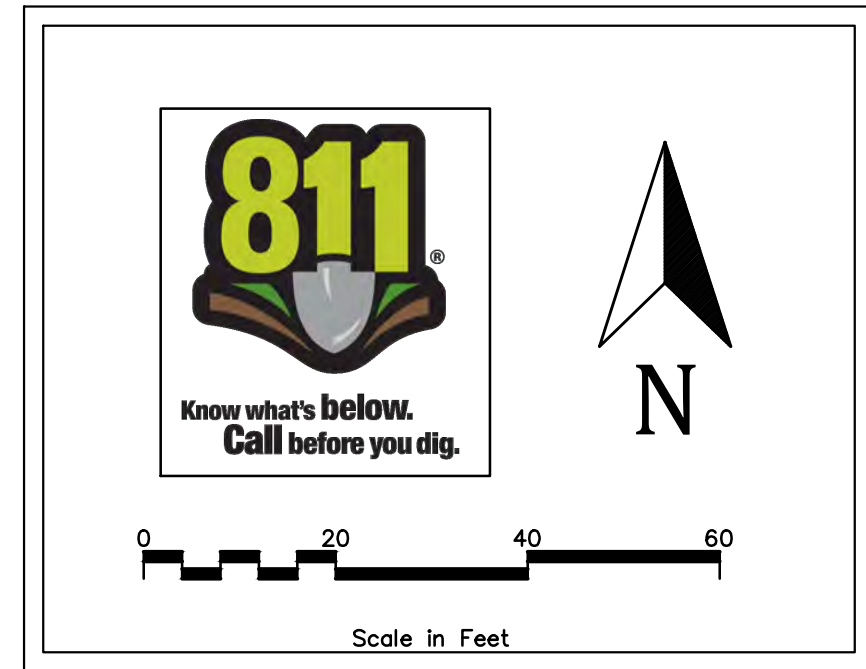
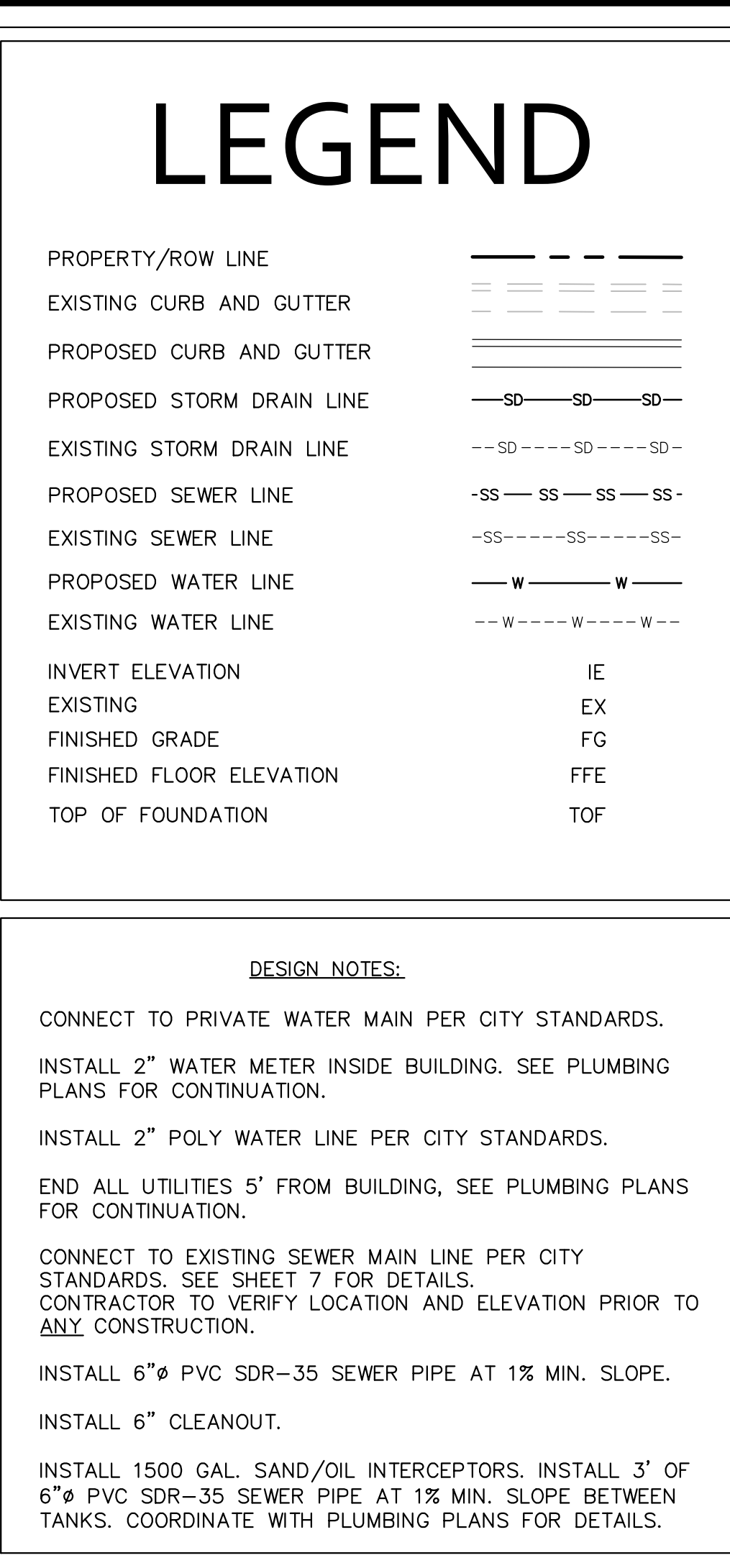


QUICK QUACK WOODMEN
PRELIMINARY SITE GRADING PLAN
E WOODMEN RD COLORADO SPRINGS, CO 80923



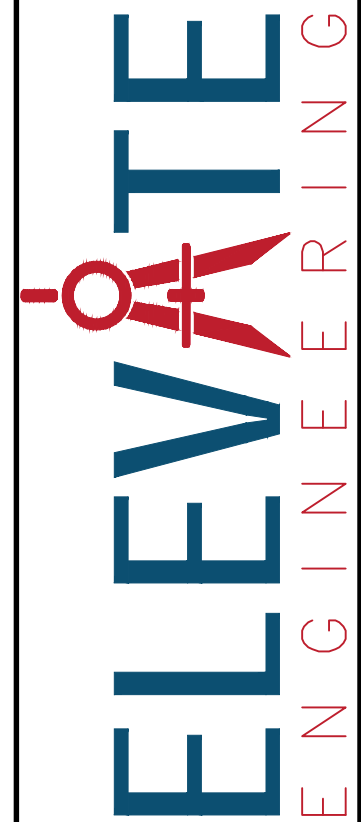
SHEET:
4 of 17
DATE: Jun 10, 2020

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 & 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 Springs 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. 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 pressures 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 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.

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ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com



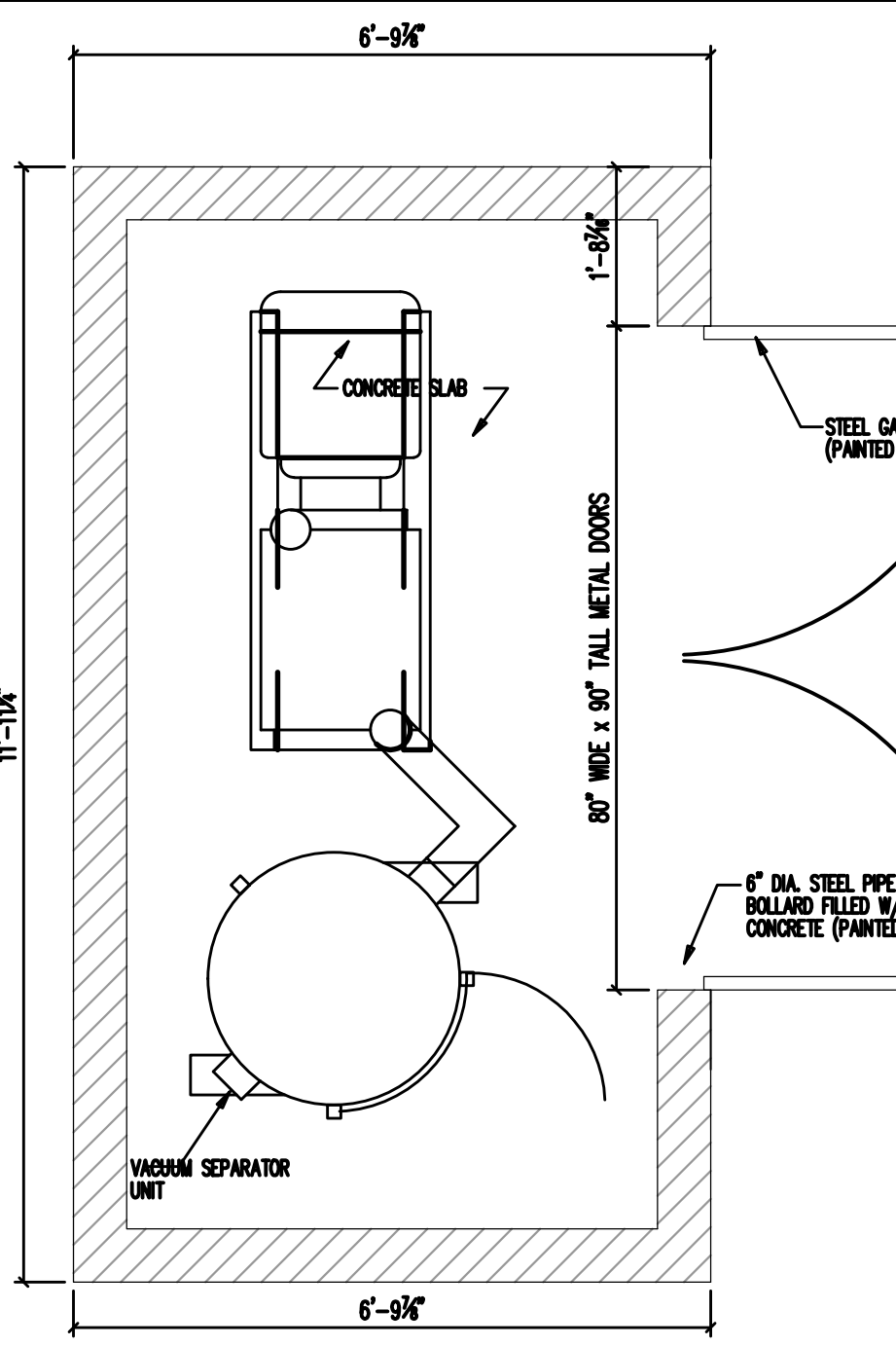
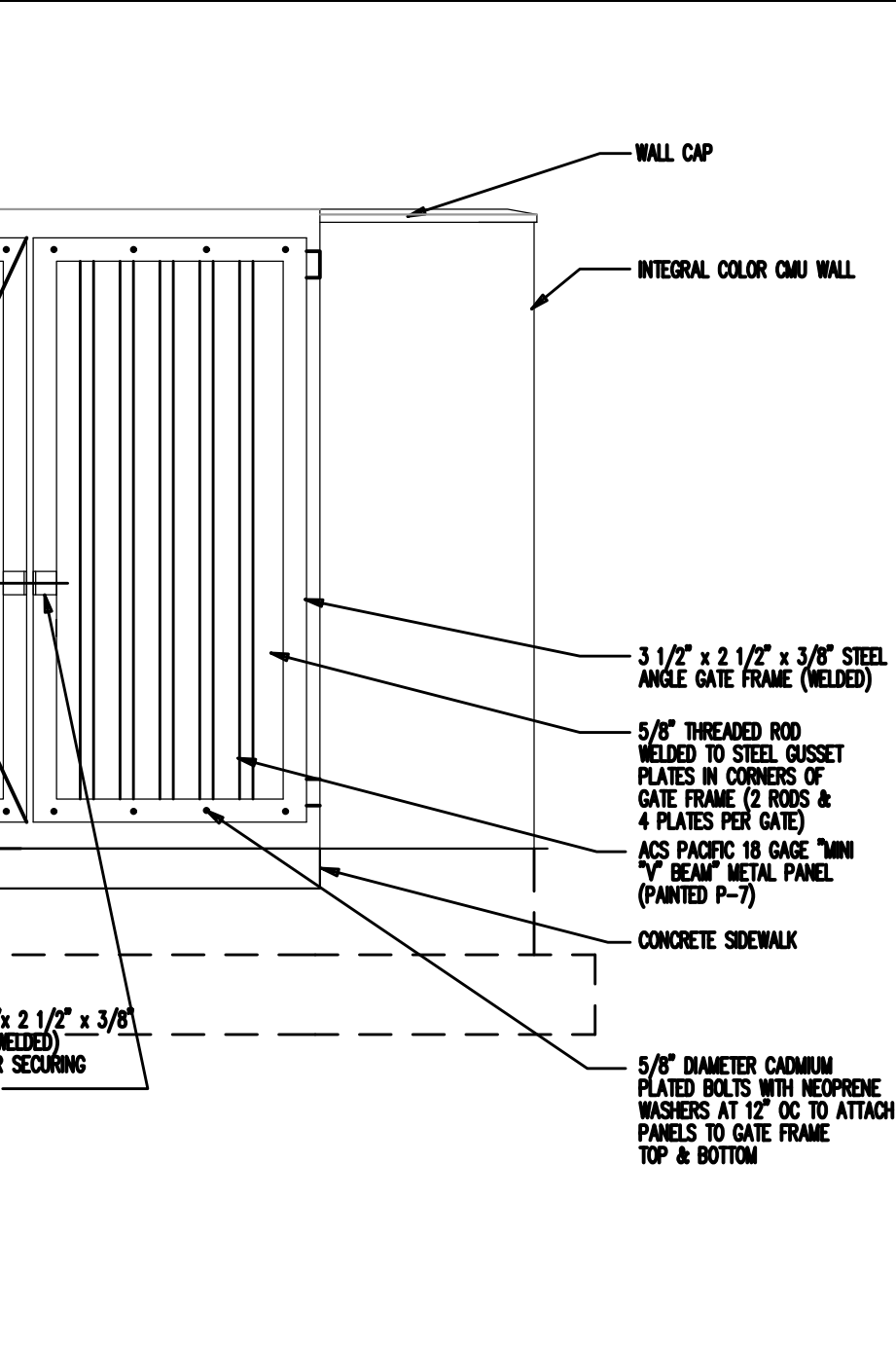
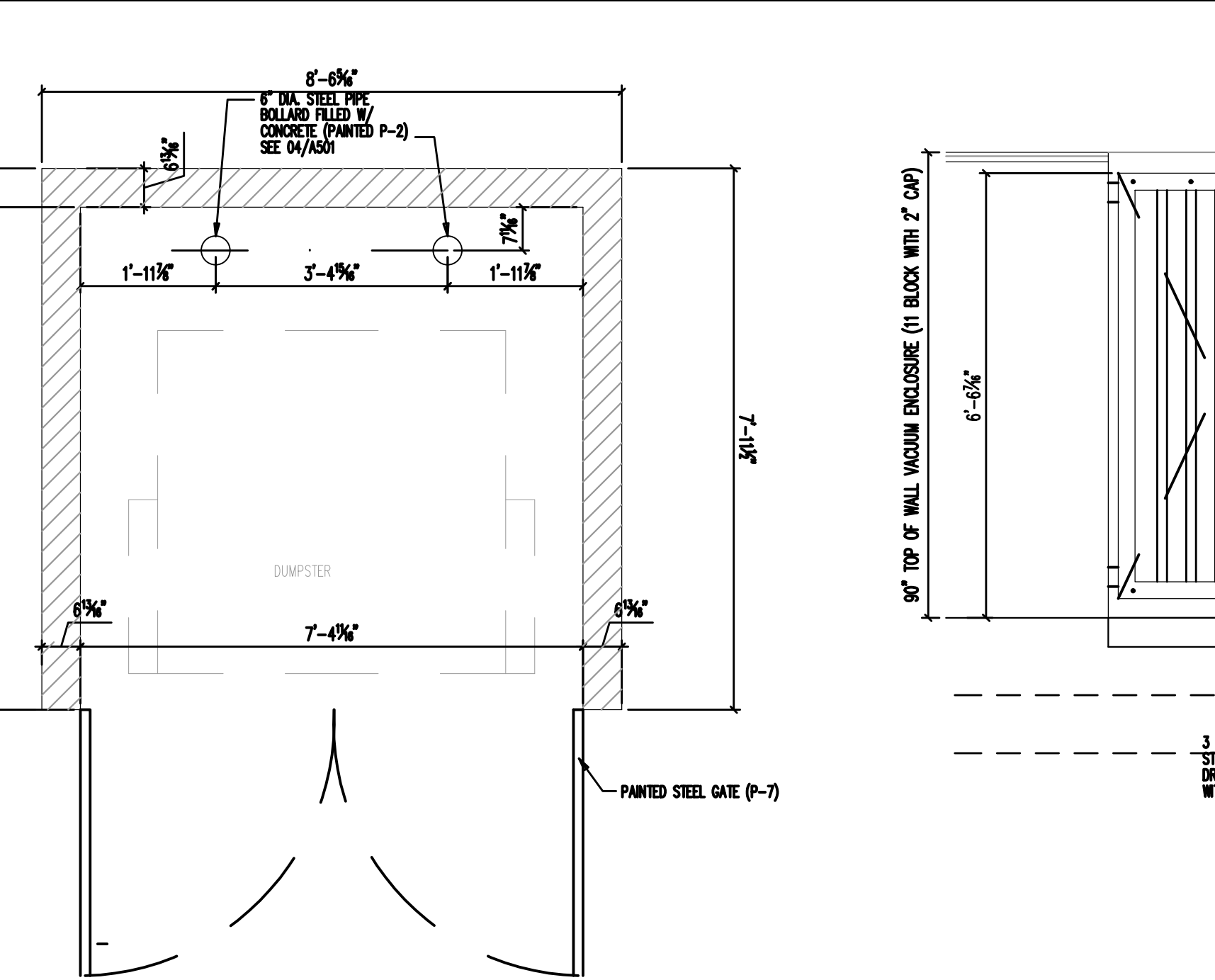
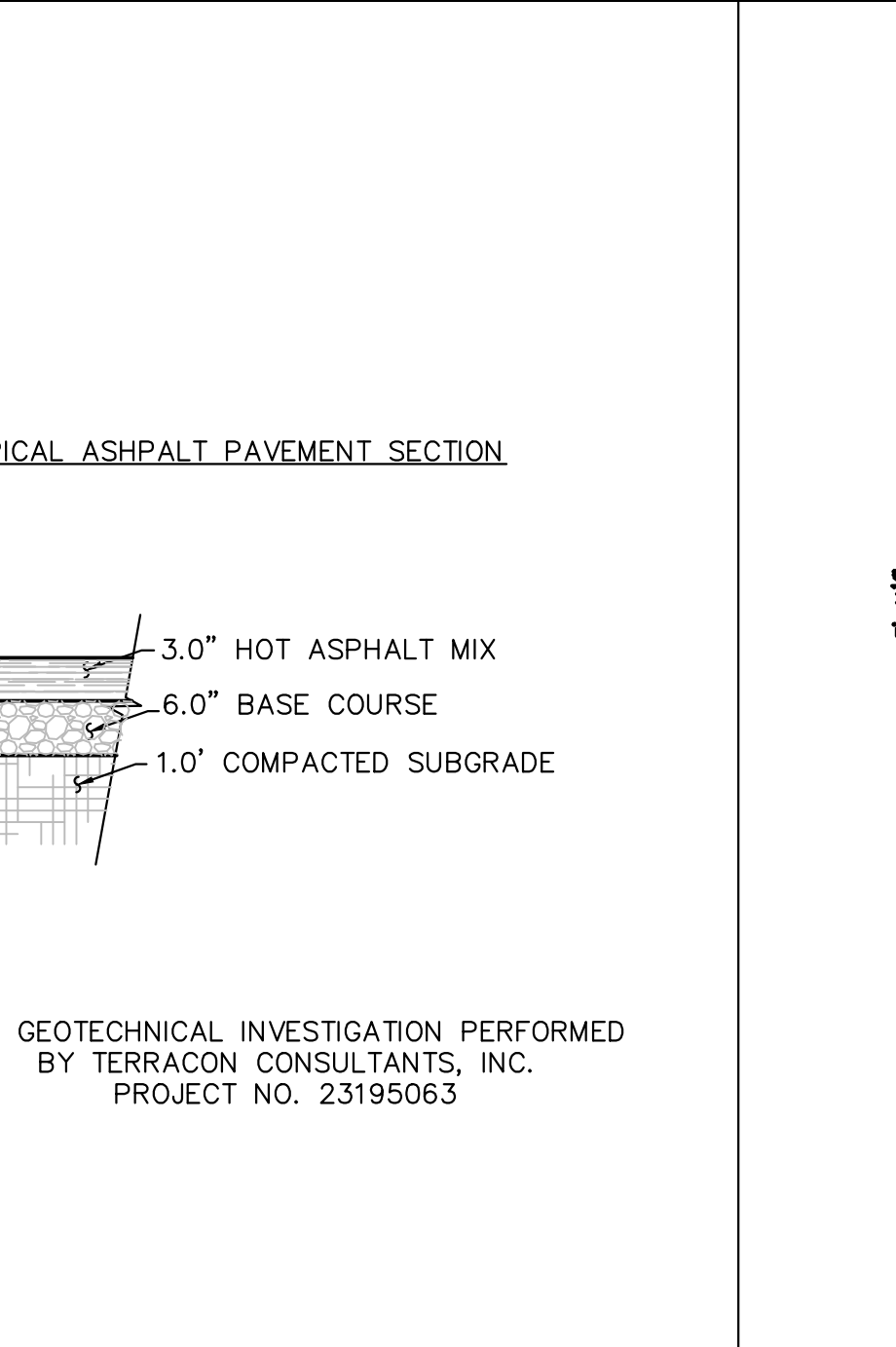
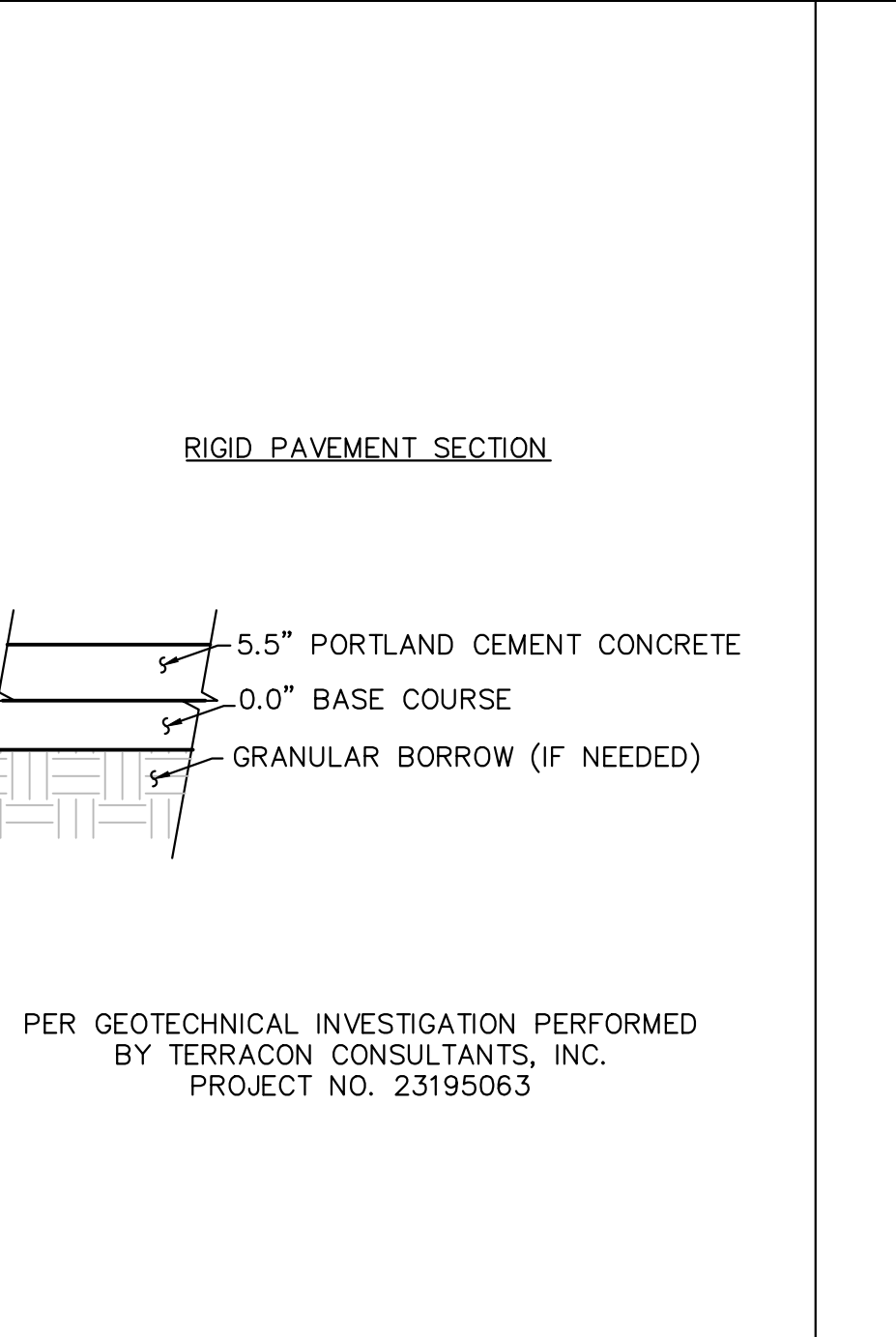
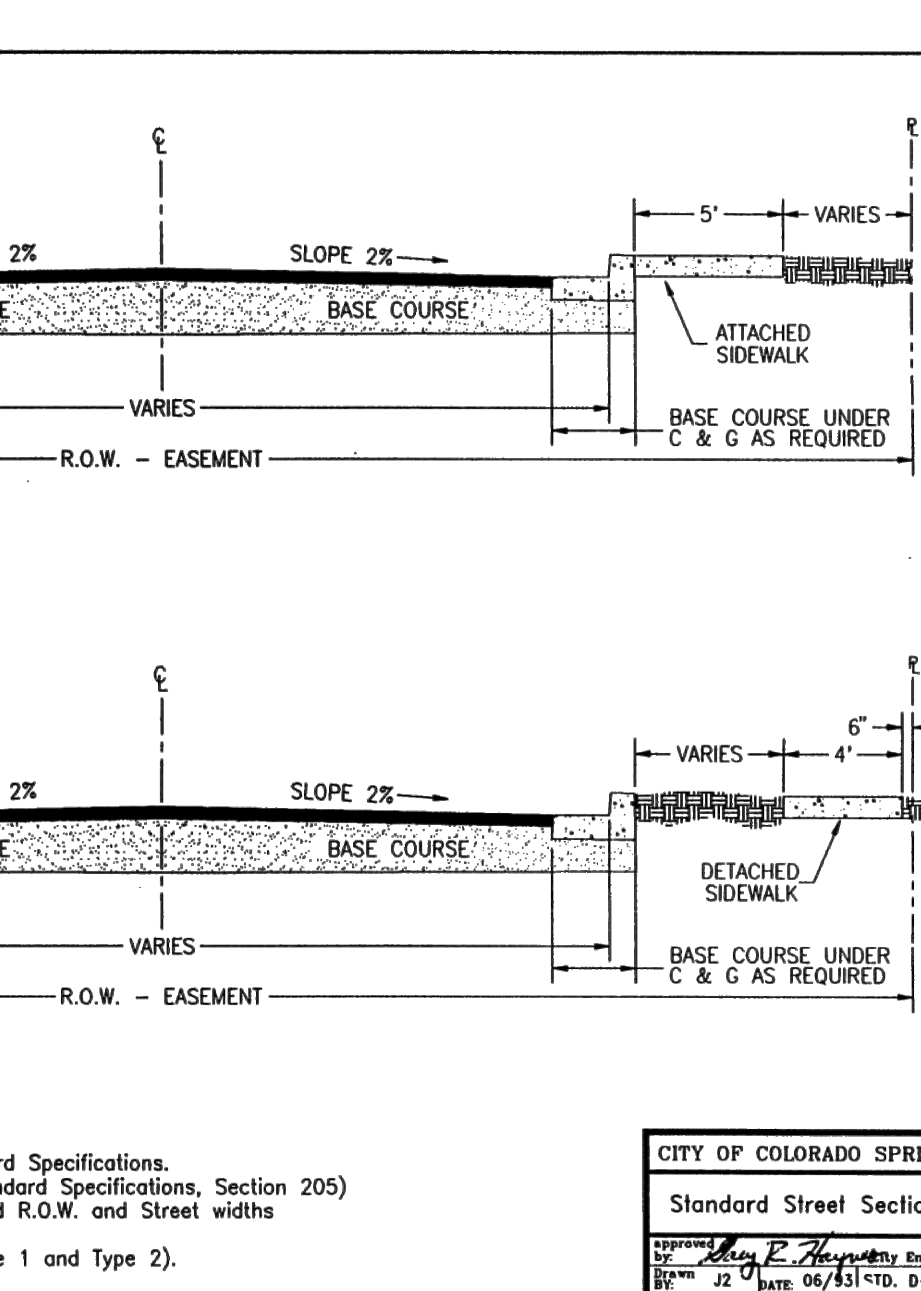
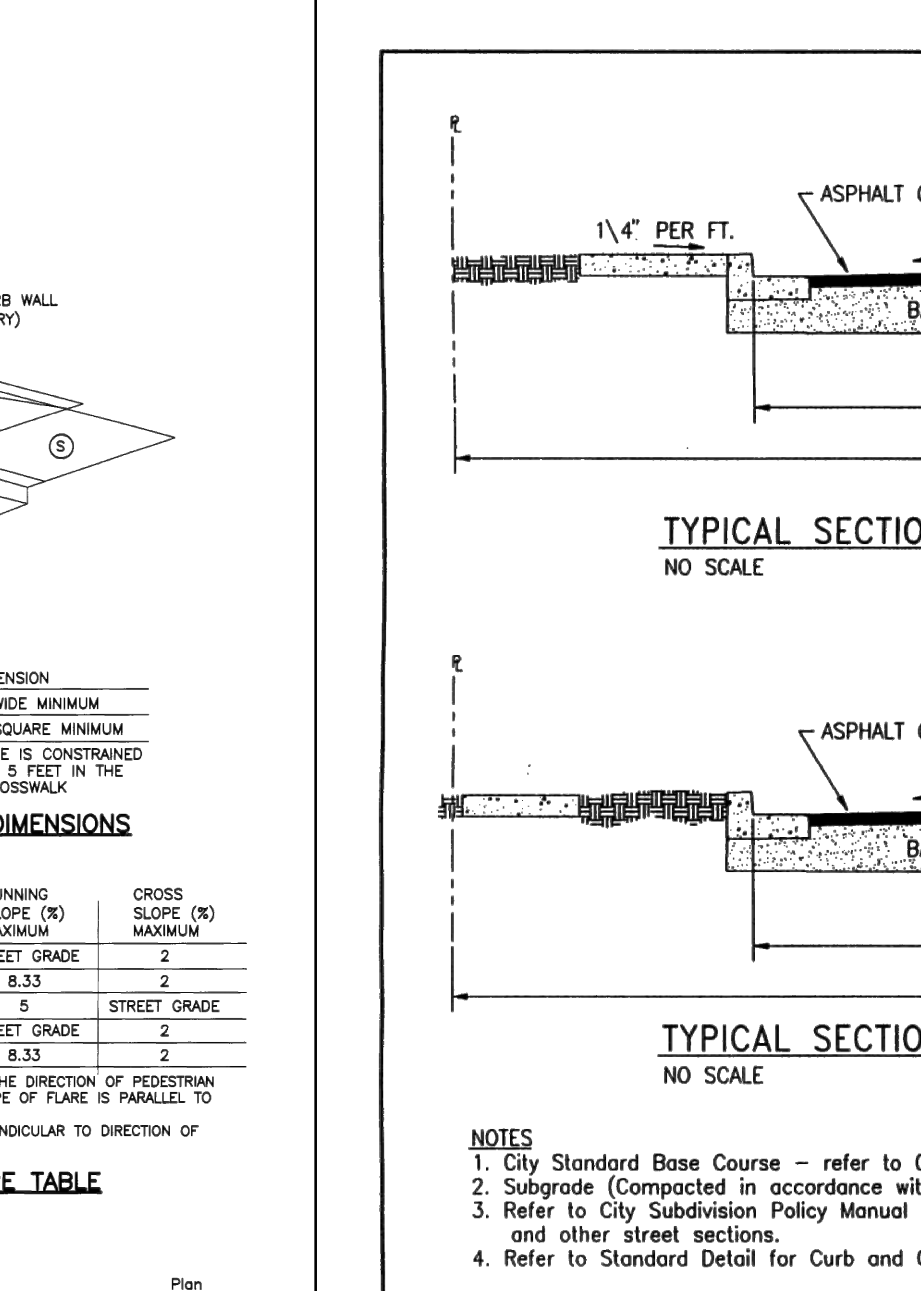
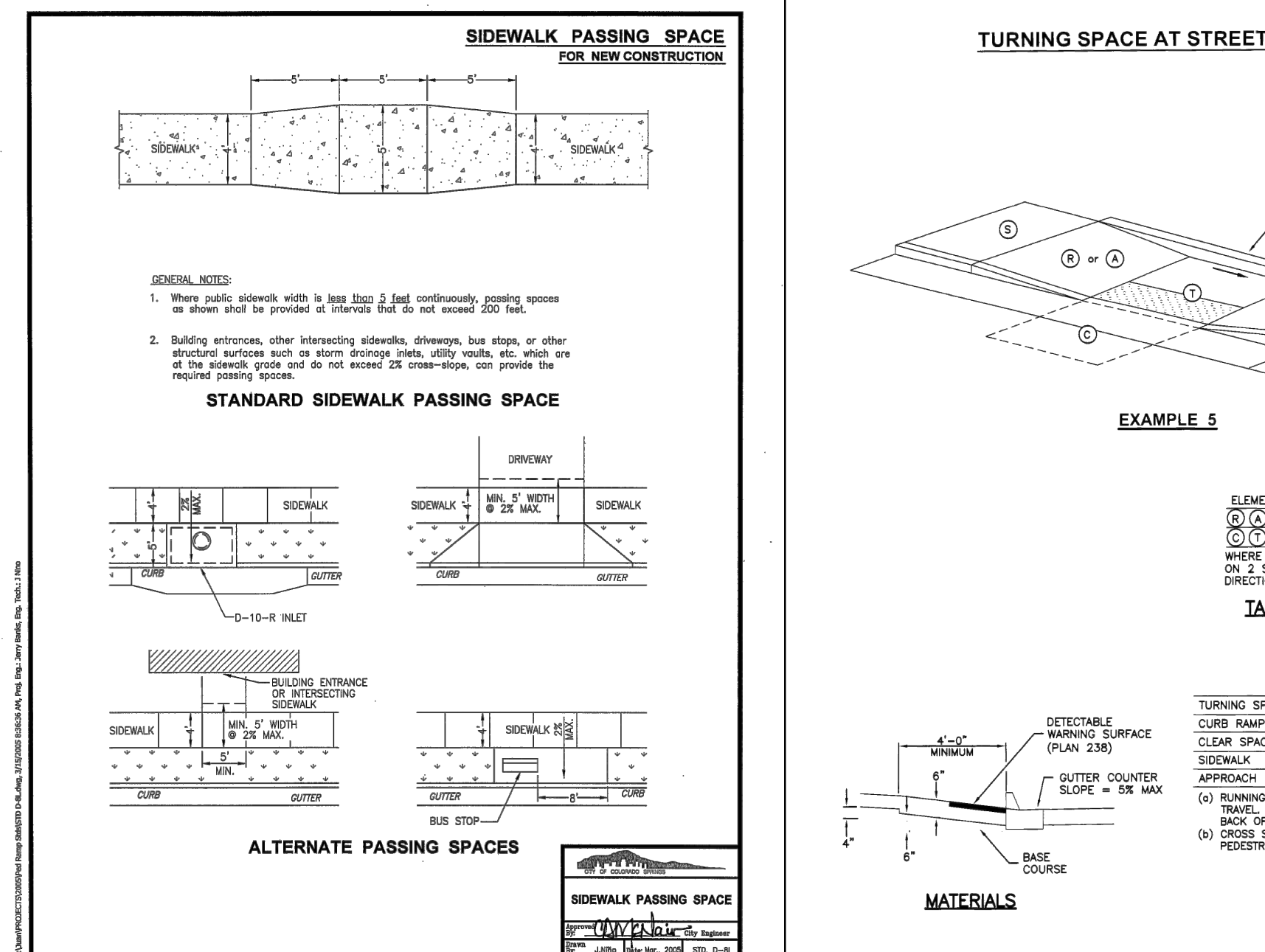
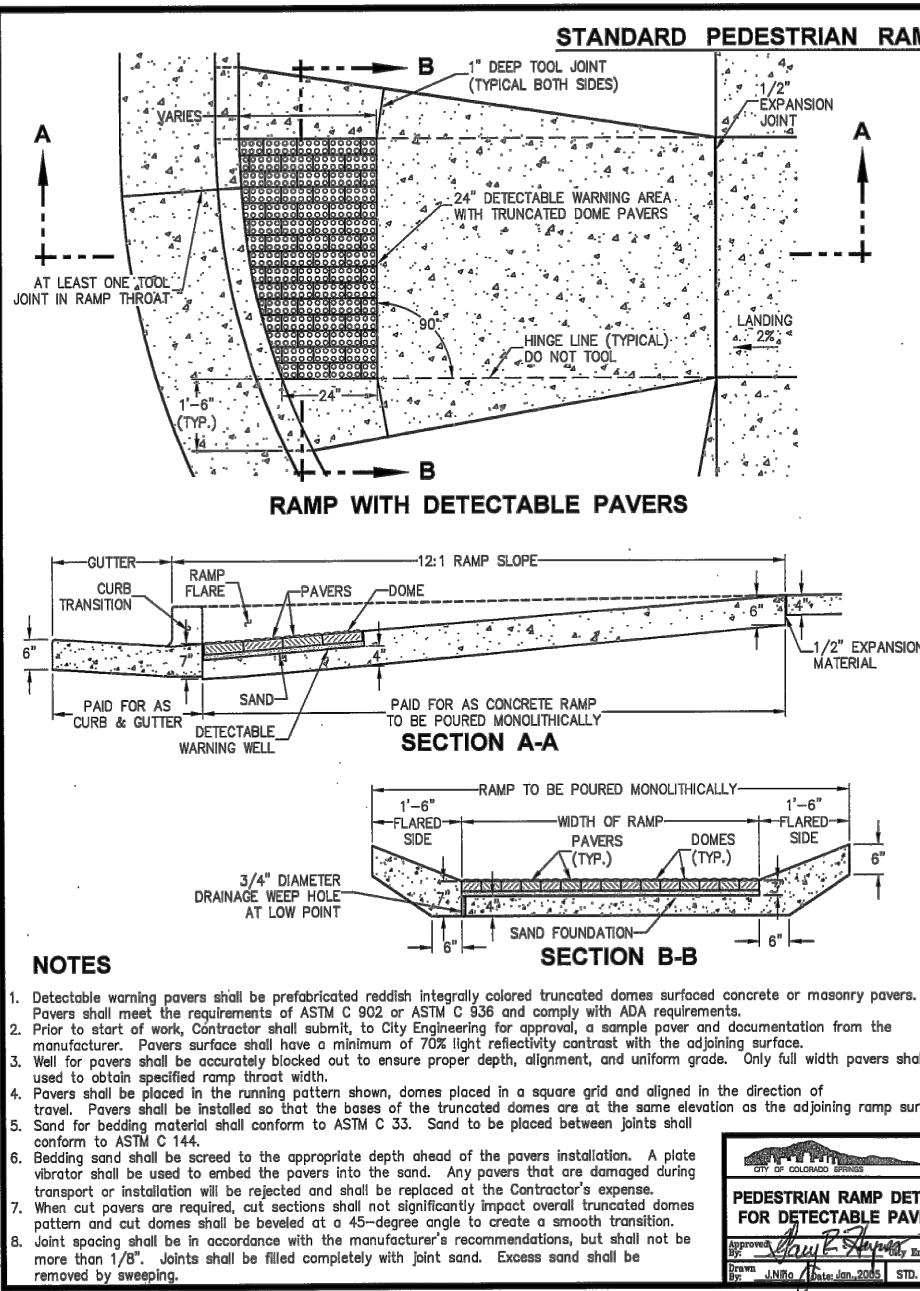
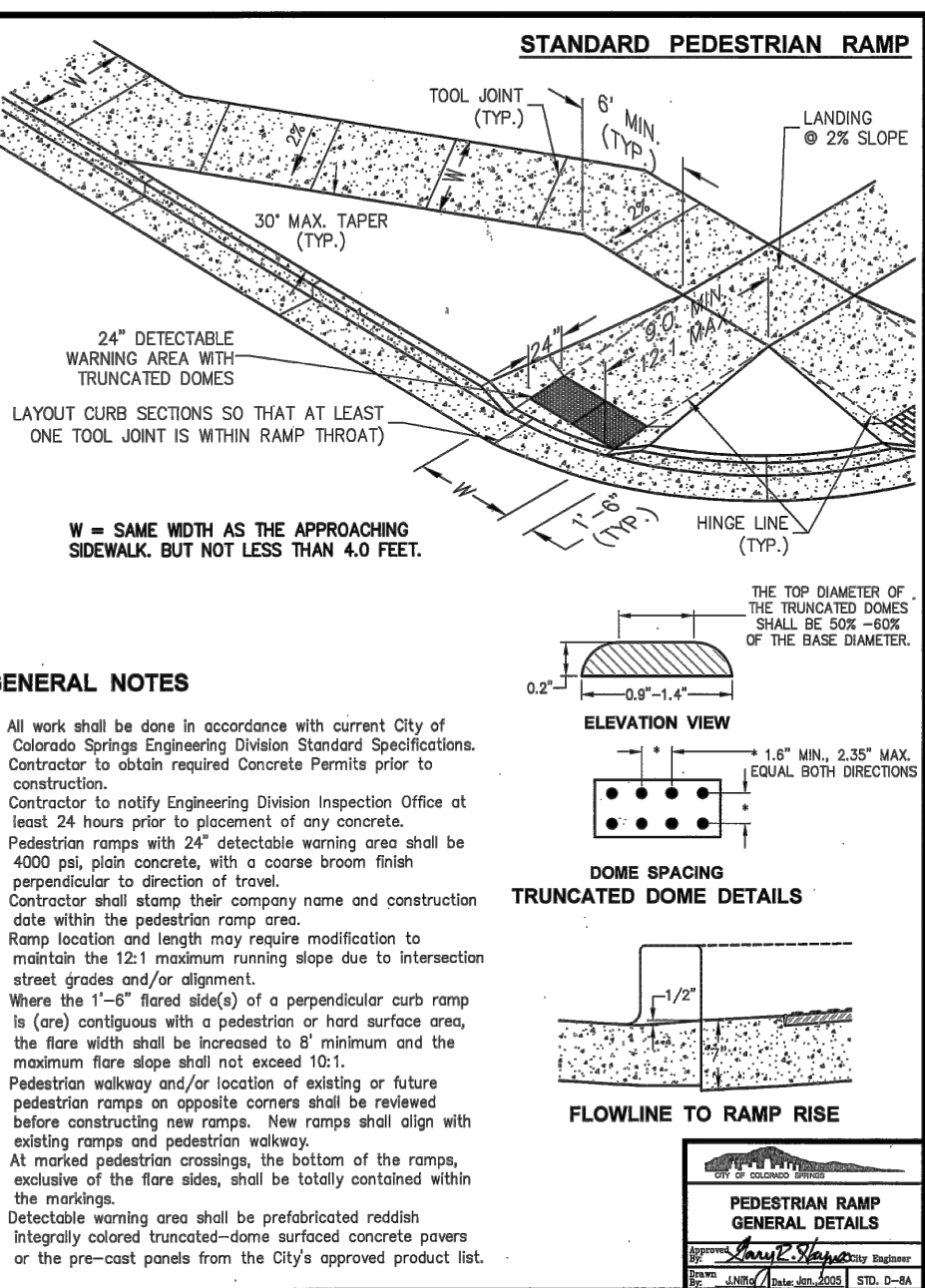
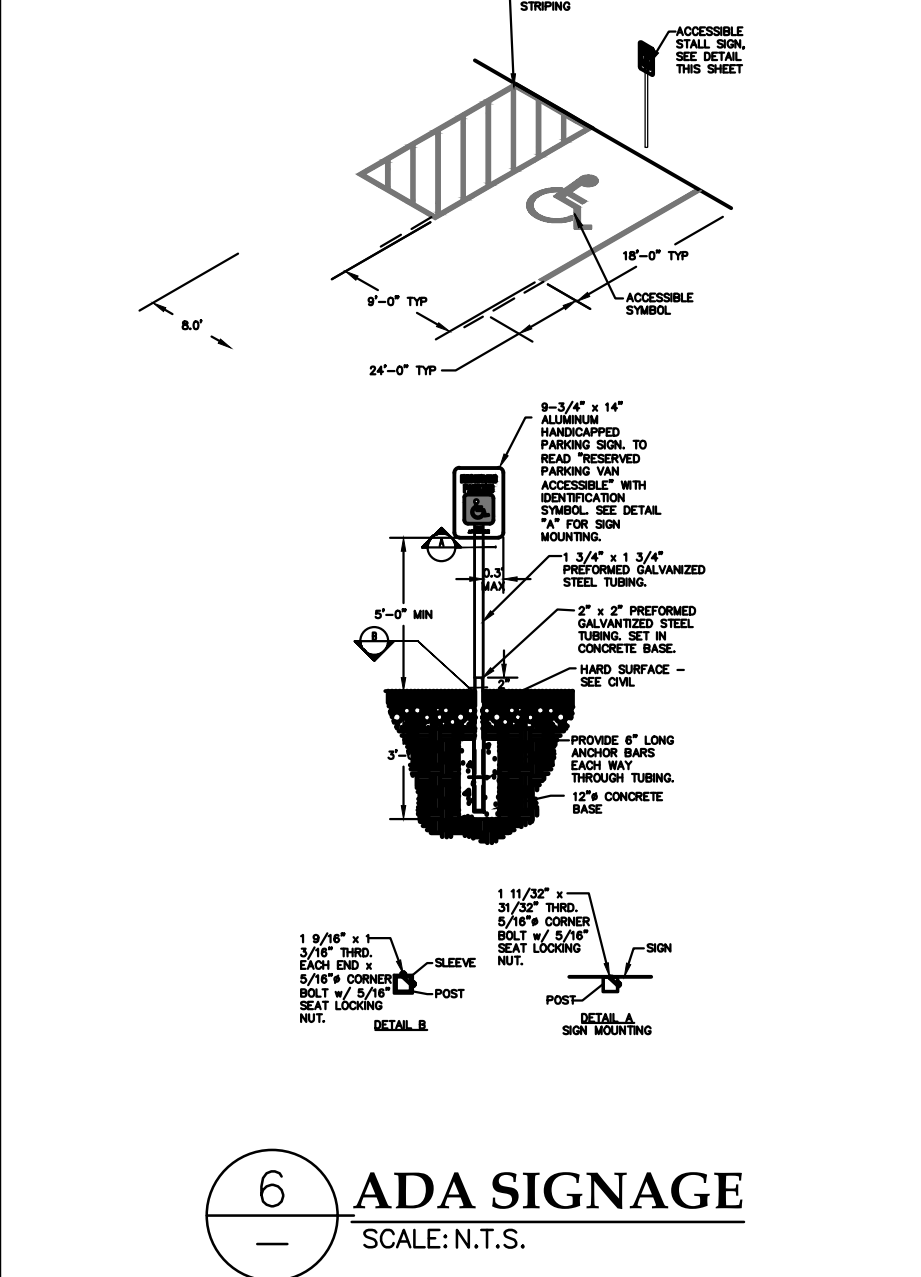
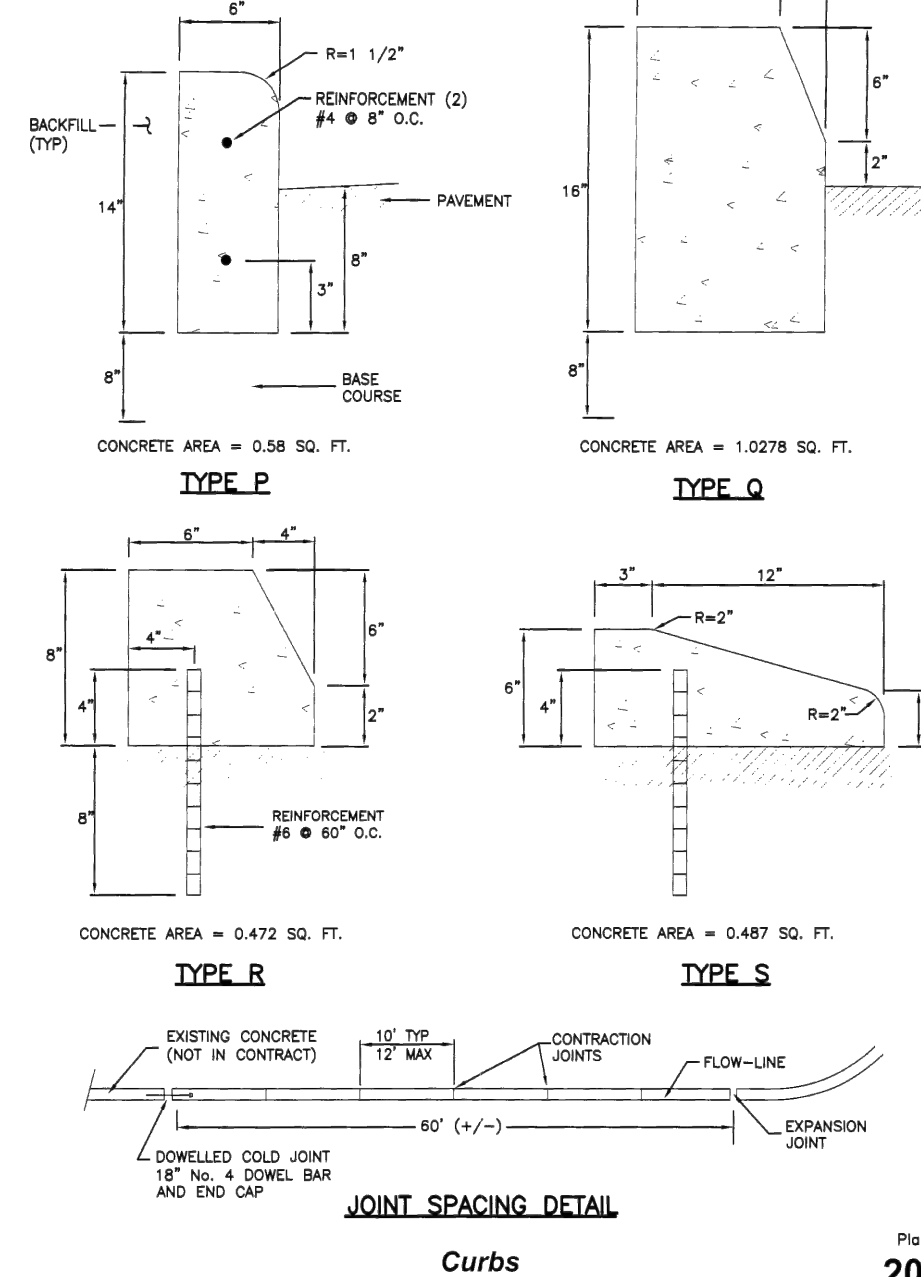
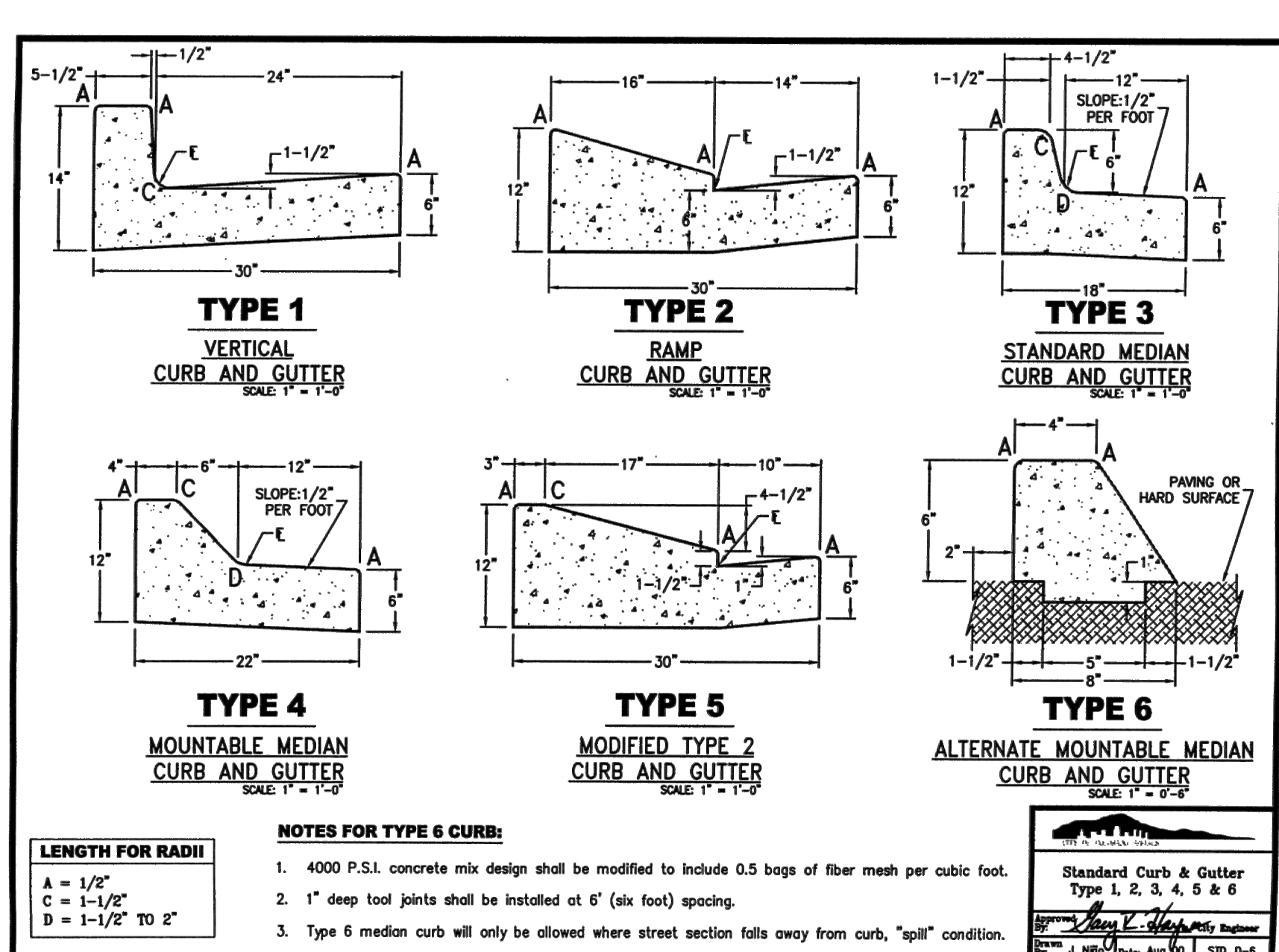
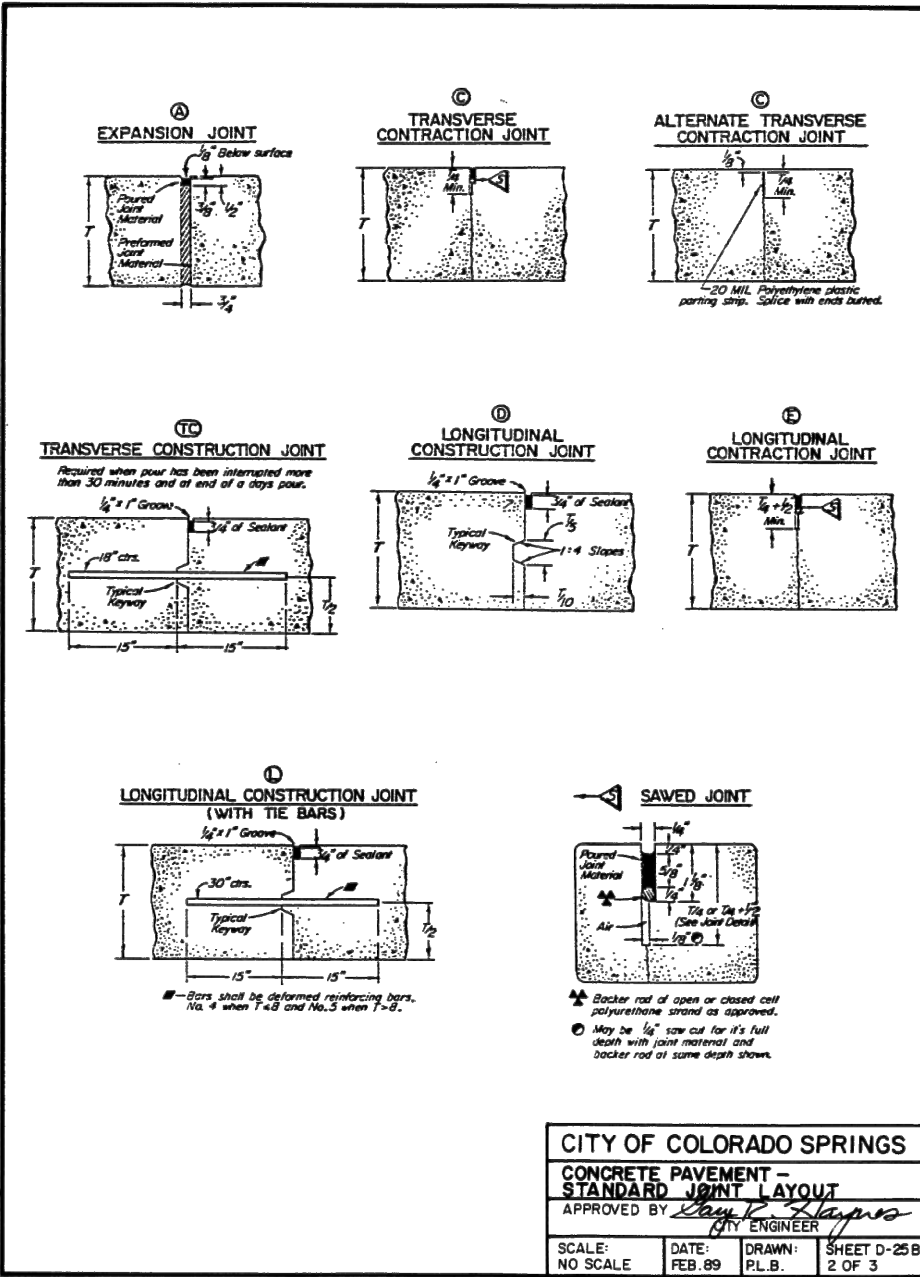
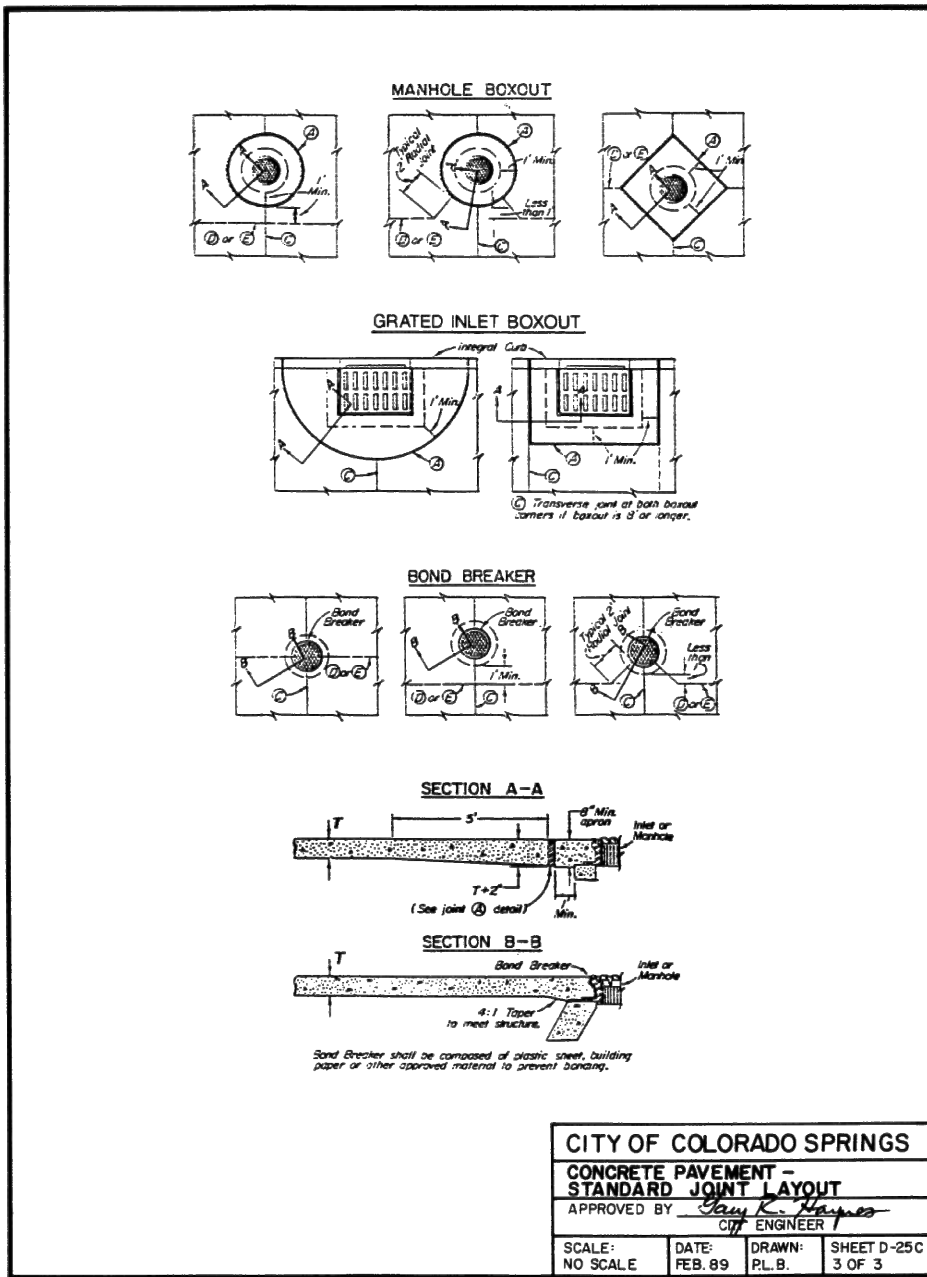
**QUICK QUACK WOODMEN
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN
E WOODMEN RD COLORADO SPRINGS, CO 80923**

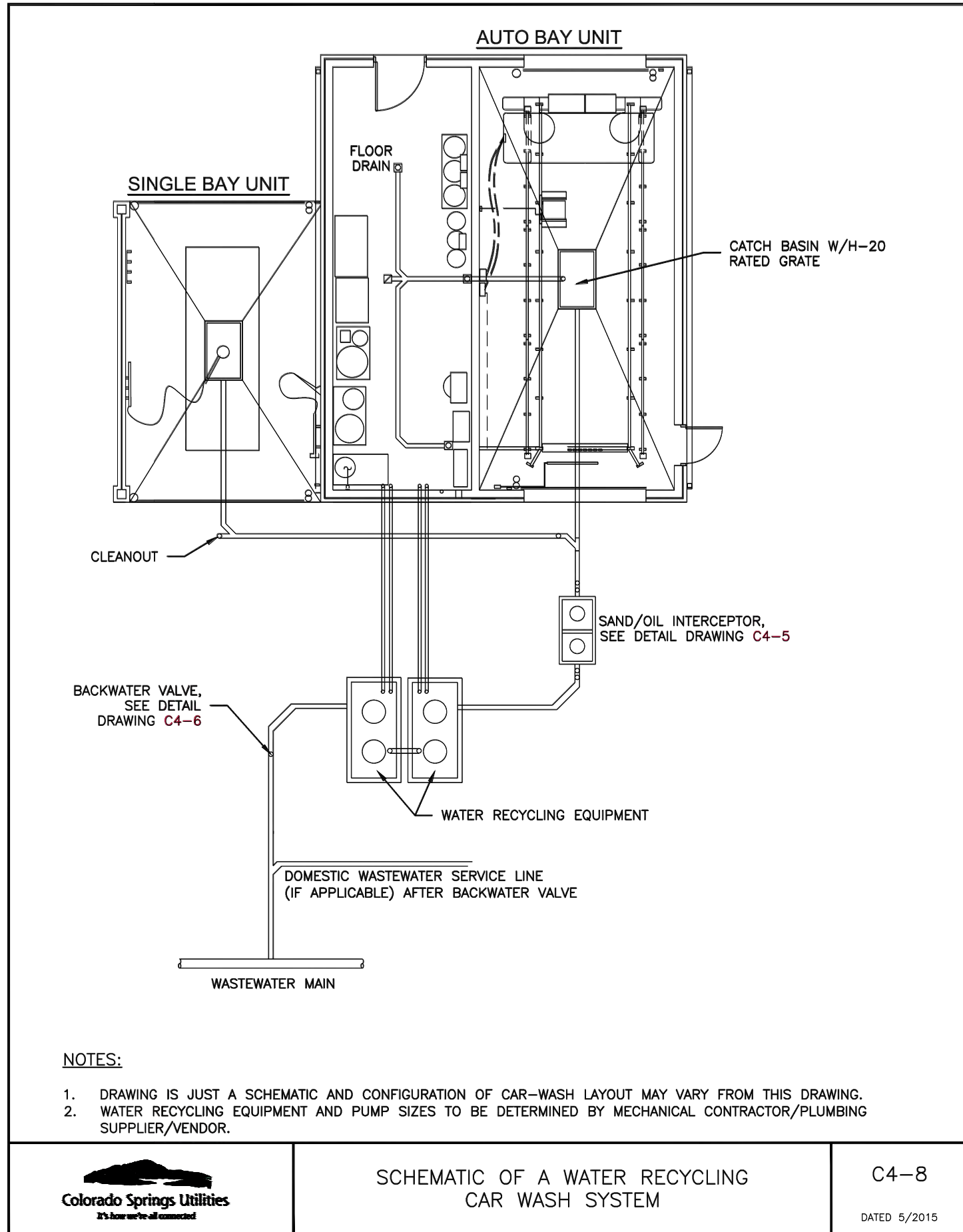
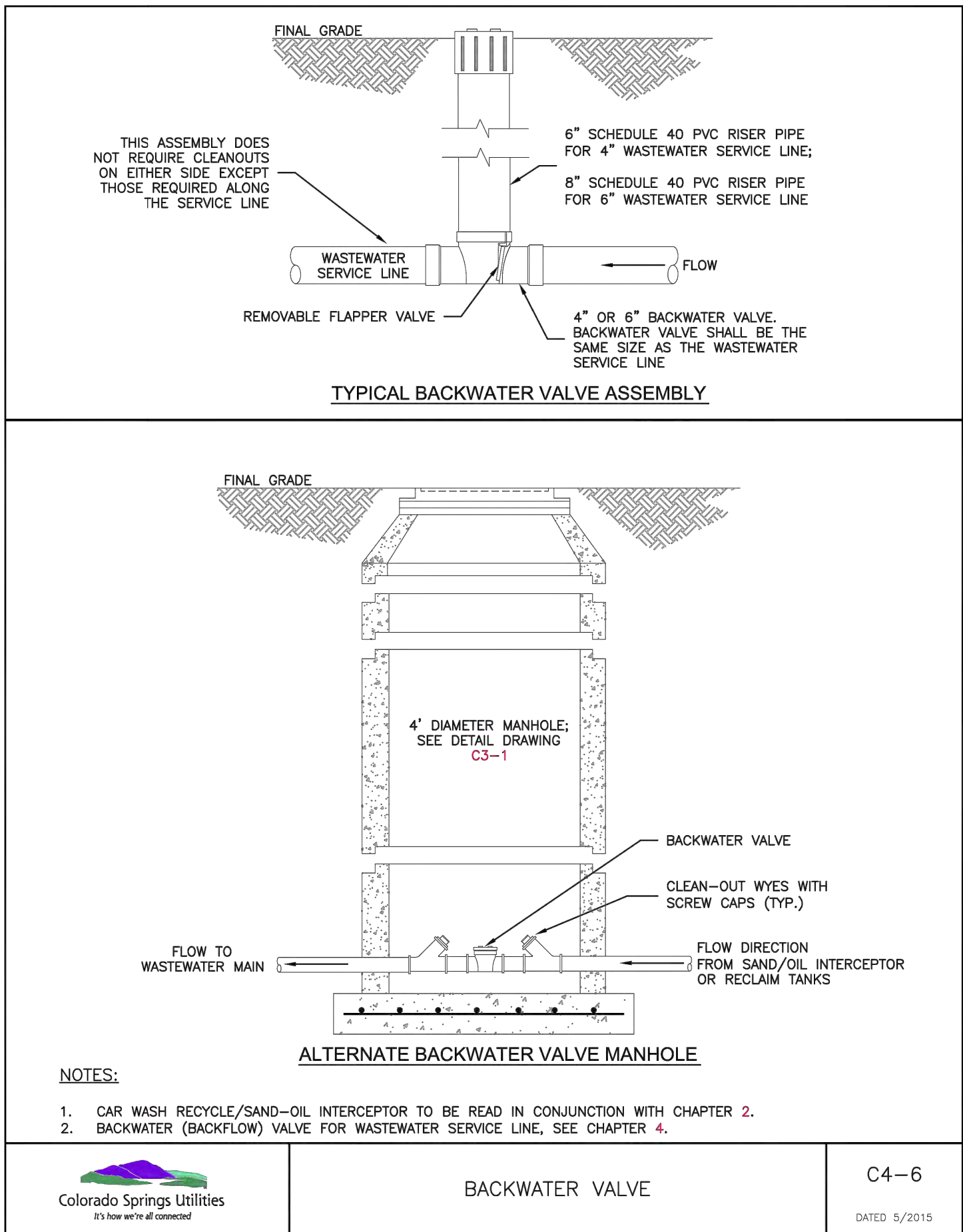
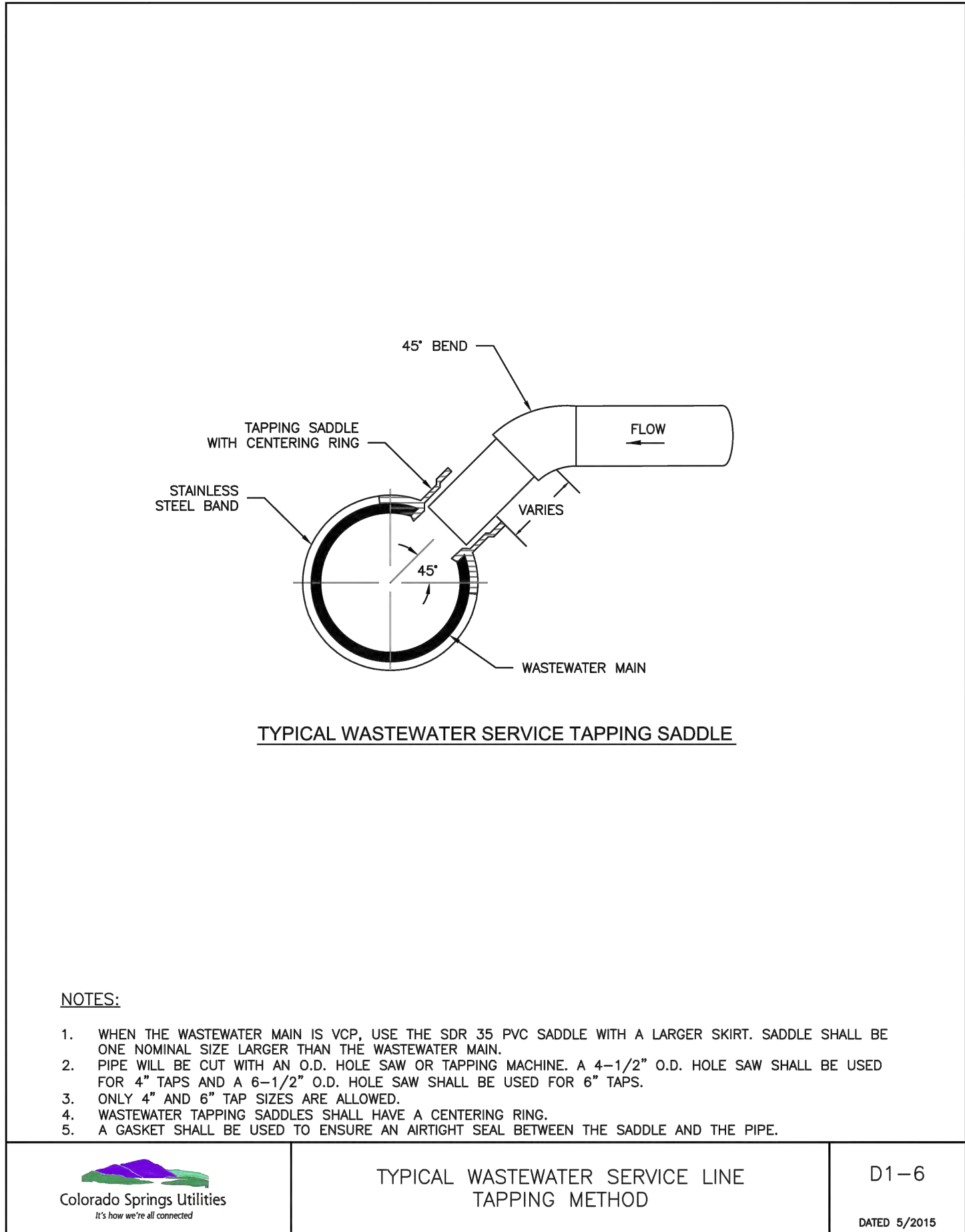
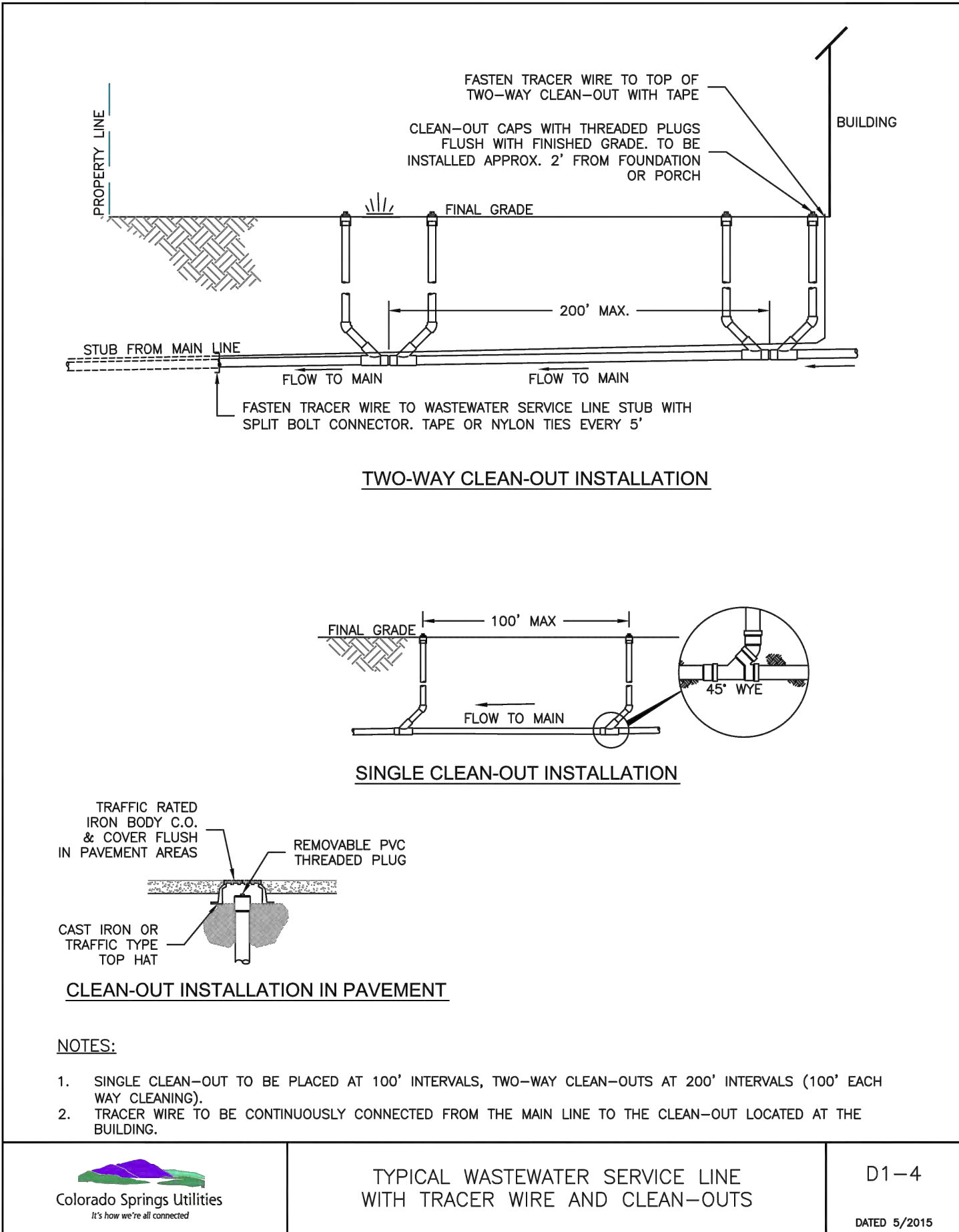
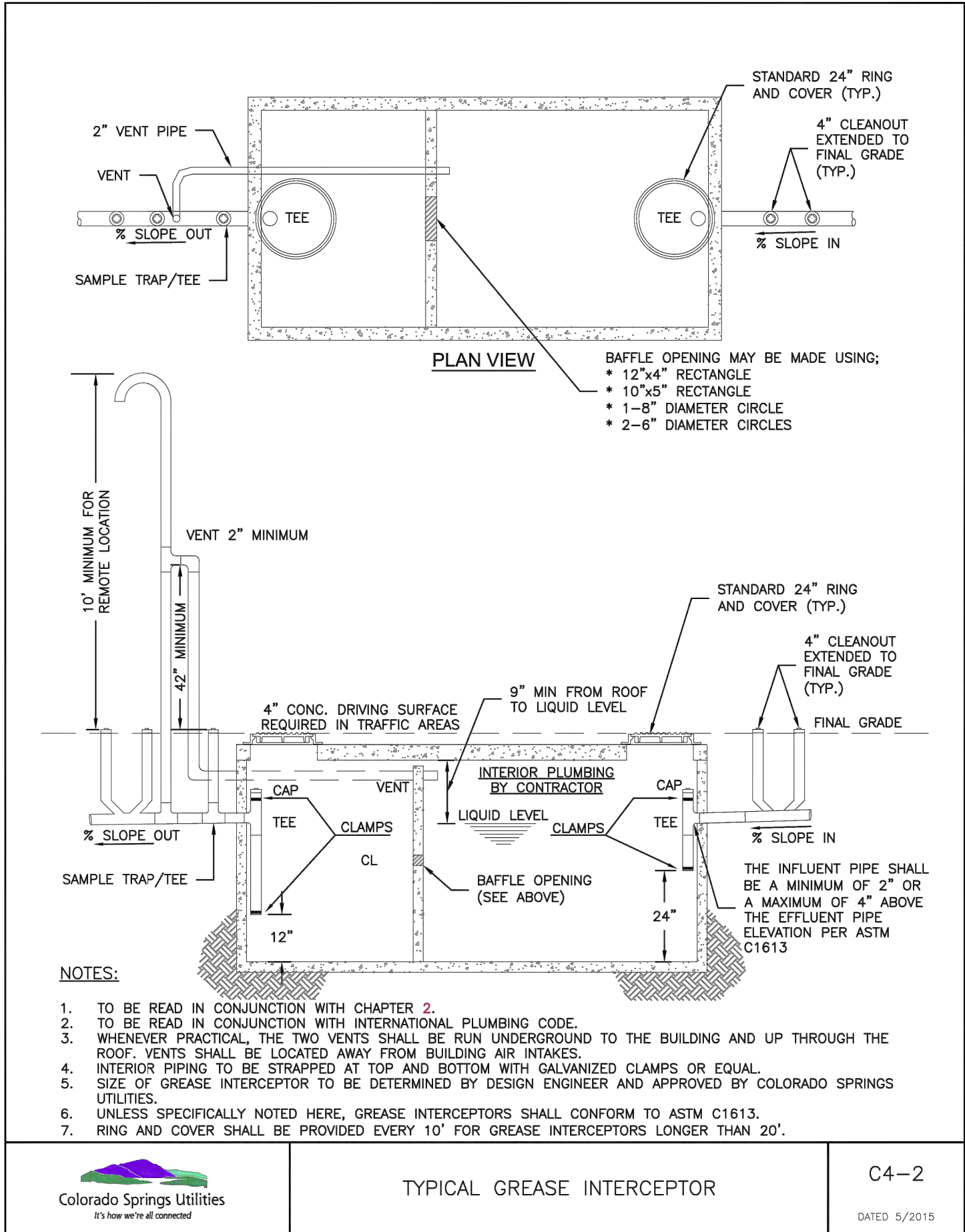


SHEET

6 of 17

DATE: Jun 10, 2020





NO.	REVISIONS	BY	DATE

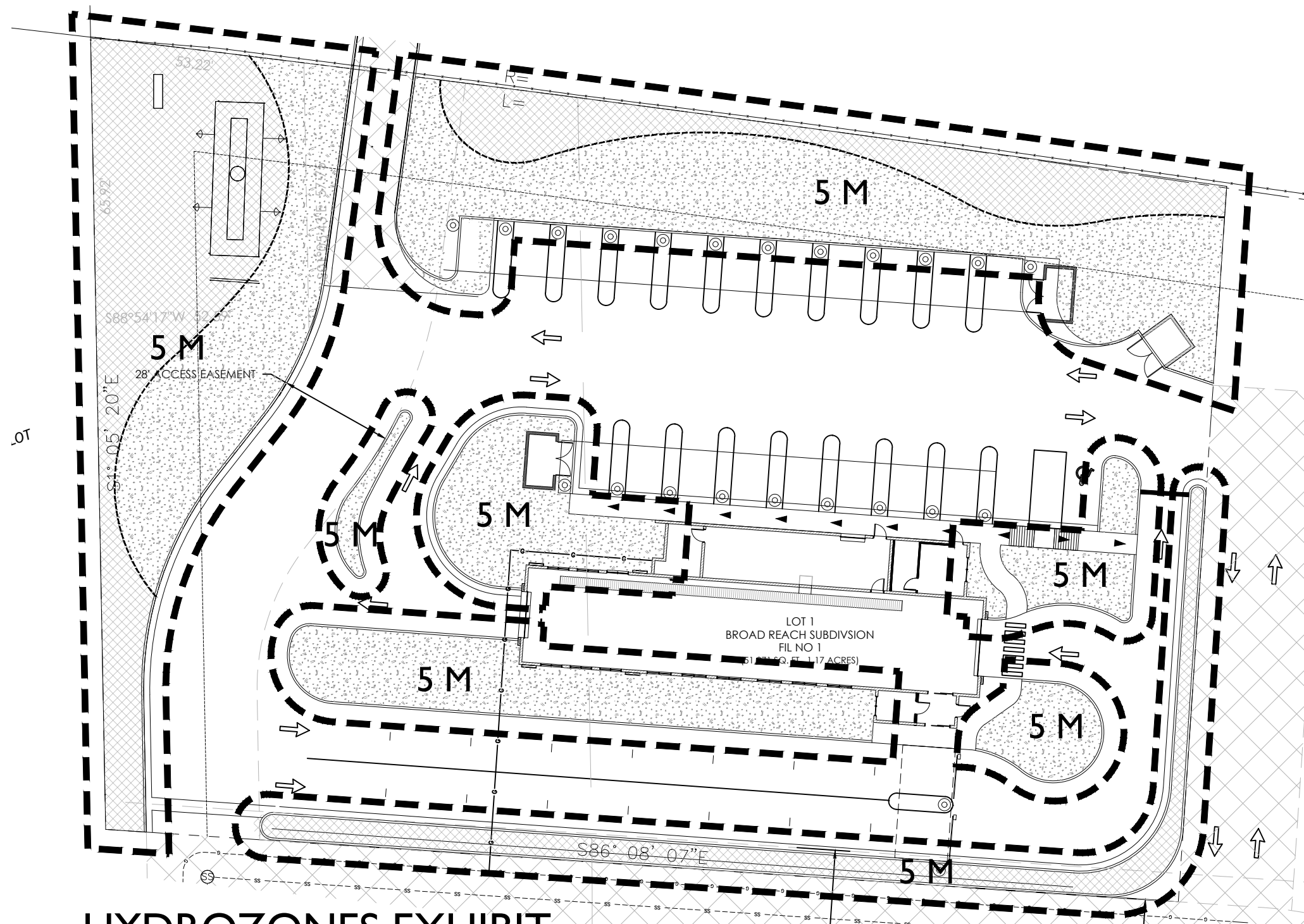
ELEVATE ENGINEERING
482 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 716-5993
levateengineering.com

ELEVATE
ENGINEERING

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



SHEET:
8 of 17
DATE:
Jun 10, 2020



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:

Foot hills Foot hills & 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 - Foot hill 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 Streetscapes) 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
AVERAGE SIZE 4" WIDE PLANT				

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:

1. SEE IRRIGATION SHEETS FOR PLANT WATERING DETAILS.
2. 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.

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 AND/OR BELOW GROUND. 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.

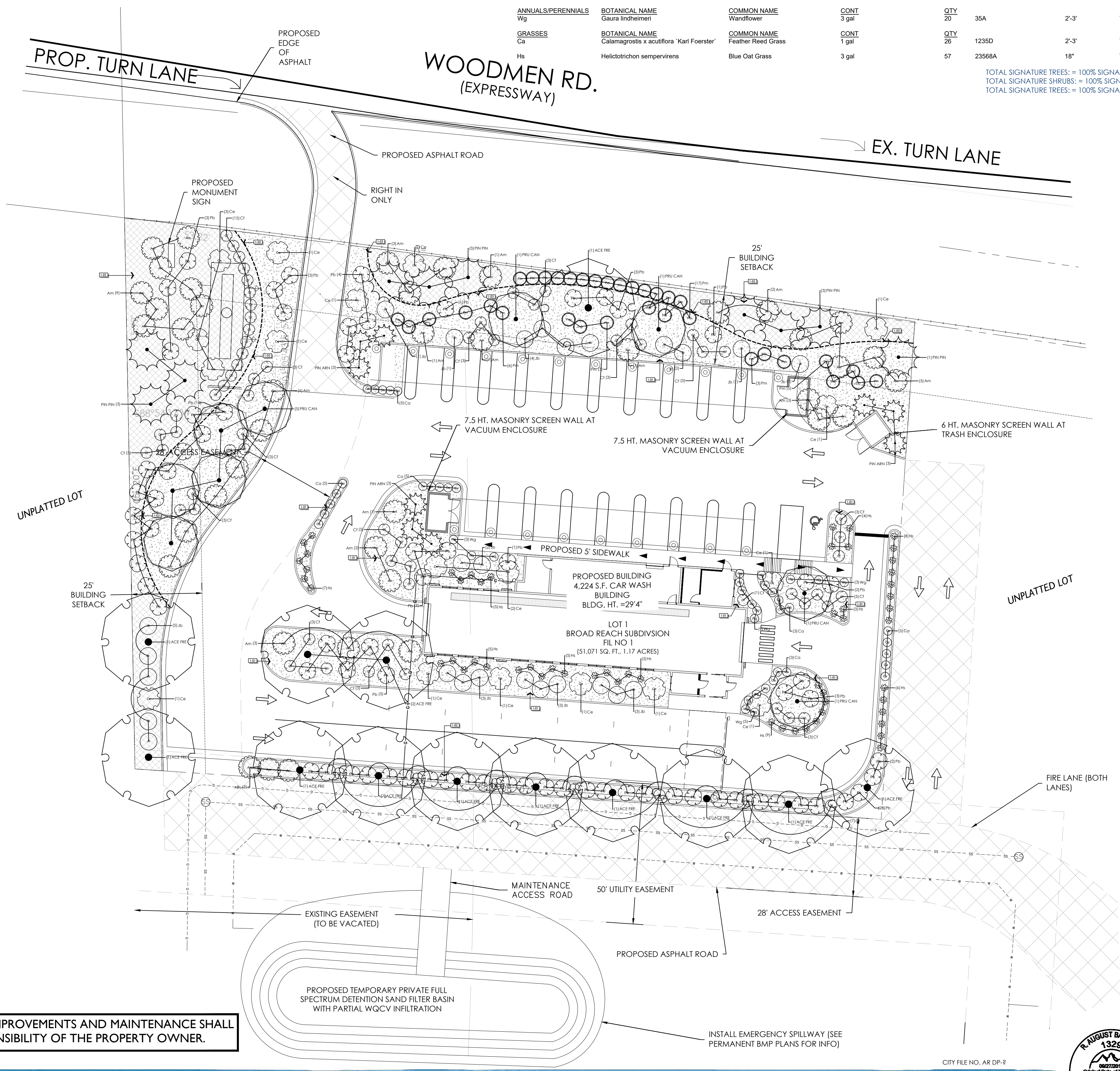
REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
I-01	PLANTING AREAS. WOOD MULCH. SEE SPECIFICATIONS.	12,050 sf
I-02	PLANTING AREAS. STONE MULCH. SEE SPECIFICATIONS.	7,697 sf
I-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?
PIN ARN	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	B & B			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	Arcostaphylos 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/SUPERNNIALS	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

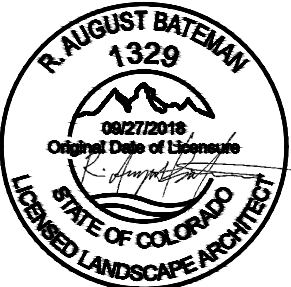
TOTAL SIGNATURE TREES: = 100% SIGNATURE TREES
TOTAL SIGNATURE SHRUBS: = 100% SIGNATURE SHRUBS
TOTAL SIGNATURE GRASSES: = 100% SIGNATURE GRASSES



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

CITY FILE NO. AR DP-2

1"=20' (24"x36") NORTH



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

FINAL LANDSCAPE PLAN

SHEET
9 OF 17



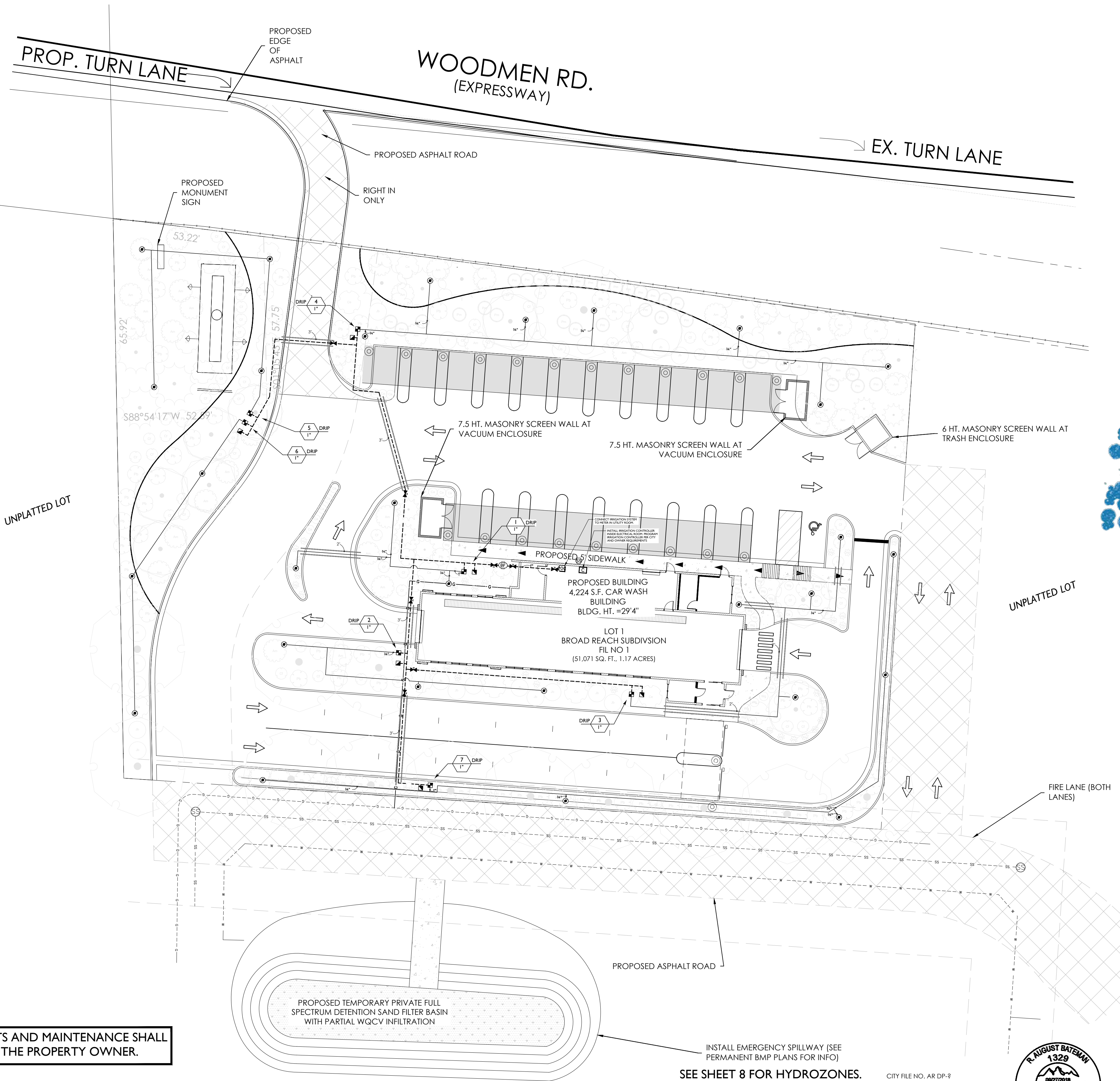
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XZC-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
	Zurn 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
	Valve Callout # # Valve Number # Valve Type # Valve Size		

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 BPPS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTUSIVE . 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.

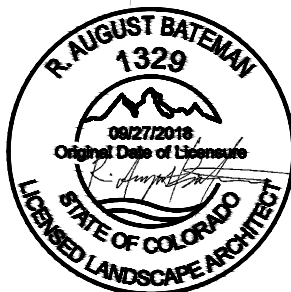
LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL
BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



SEE SHEET 8 FOR HYDROZONES.

CITY FILE NO. AR DP-2

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



ENG/ARCH: ELEVATE
DRAWN BY: ZD
REVIEWED BY: RAB

DATE: 28 May 2020

LANDSCAPE IRRIGATION

PLAN:

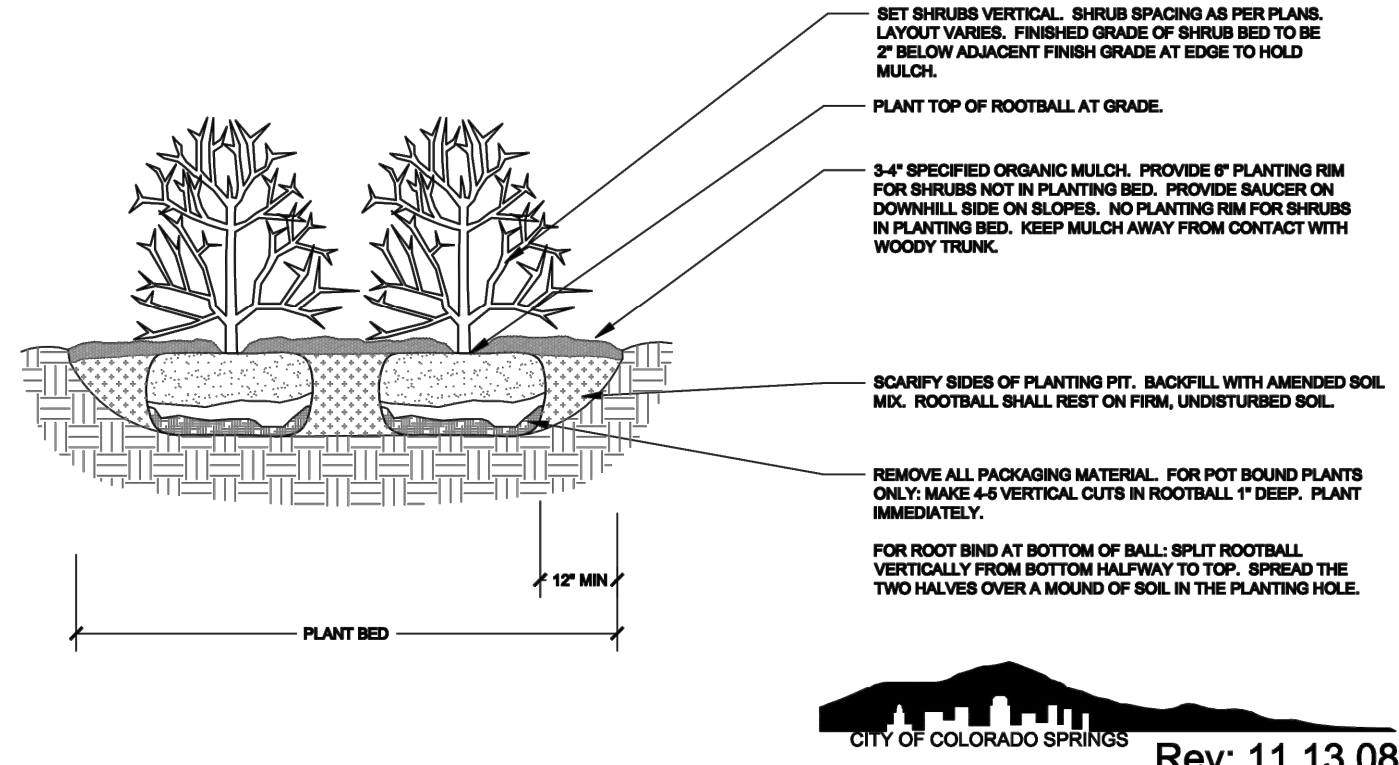
SHEET

10 OF 17

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 GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED, 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.

NOTES:

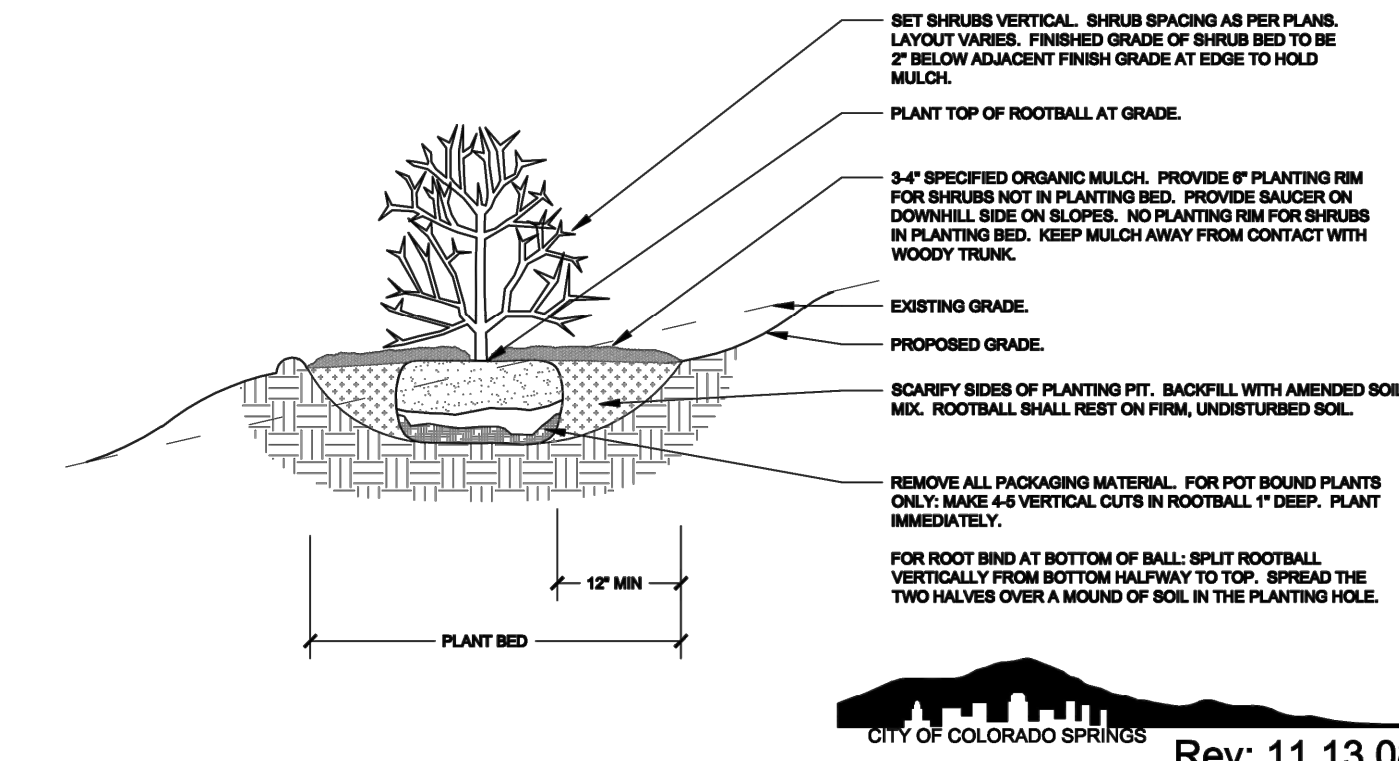
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS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



5
12
SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION

NOTES:

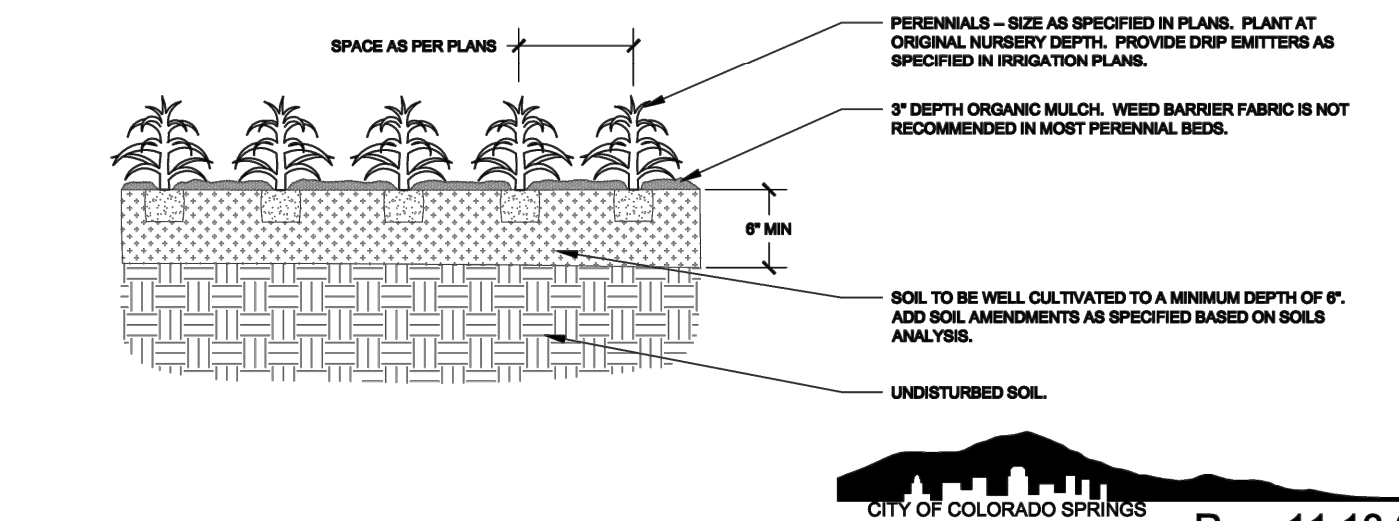
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4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6
12
SHRUB PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION

NOTES:

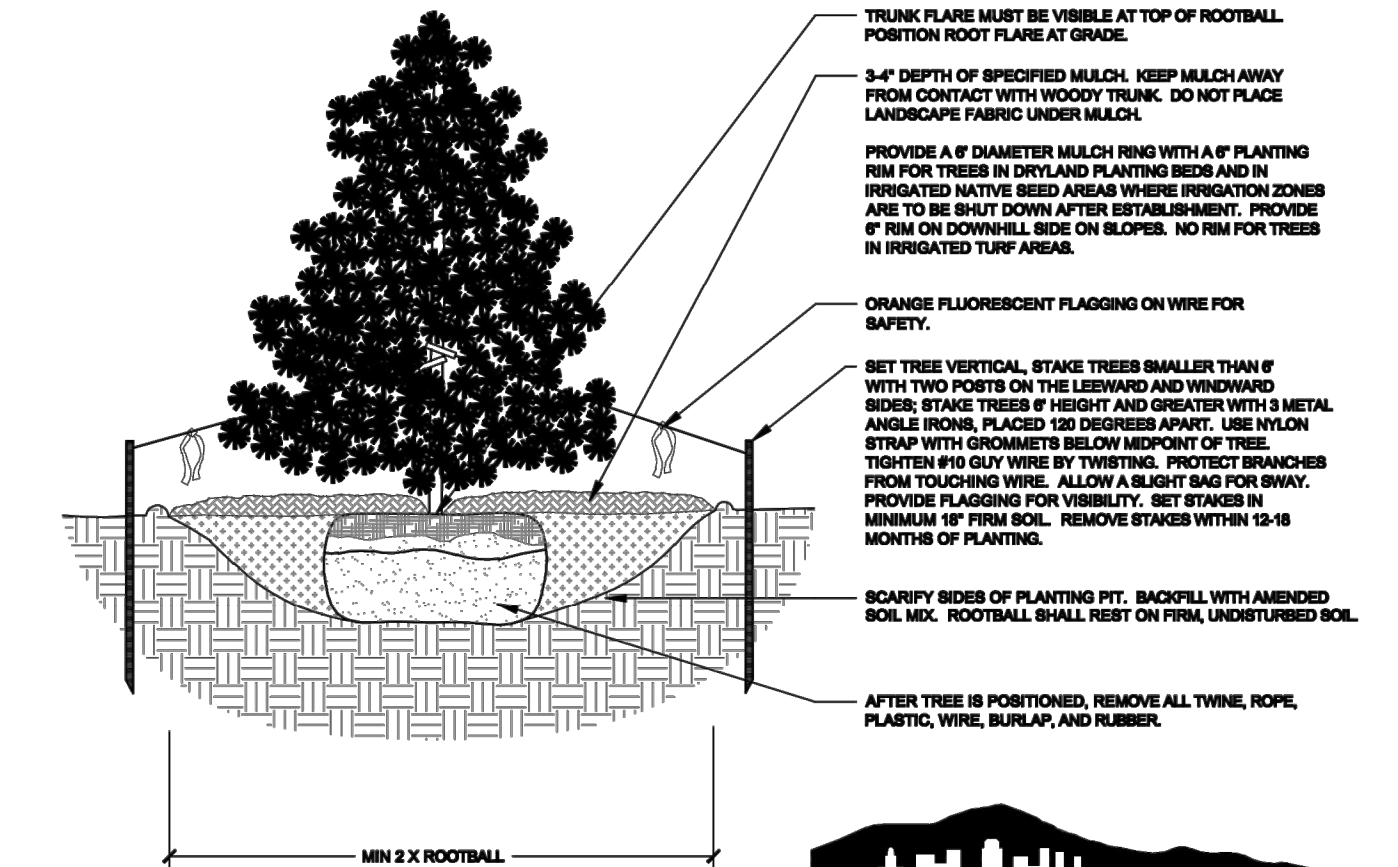
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



7
12
PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE
SECTION

NOTES:

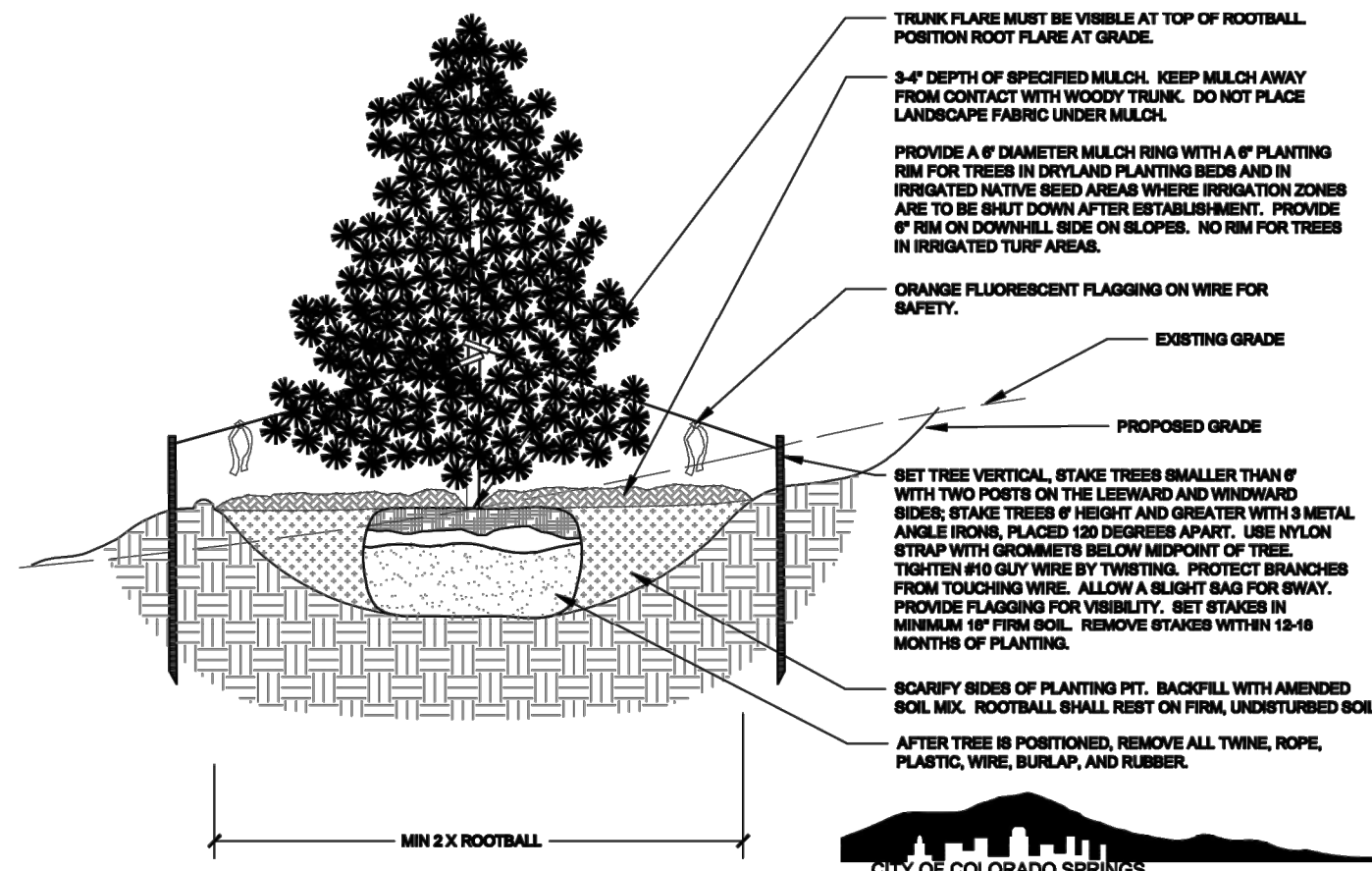
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) 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.



3
12
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION

NOTES:

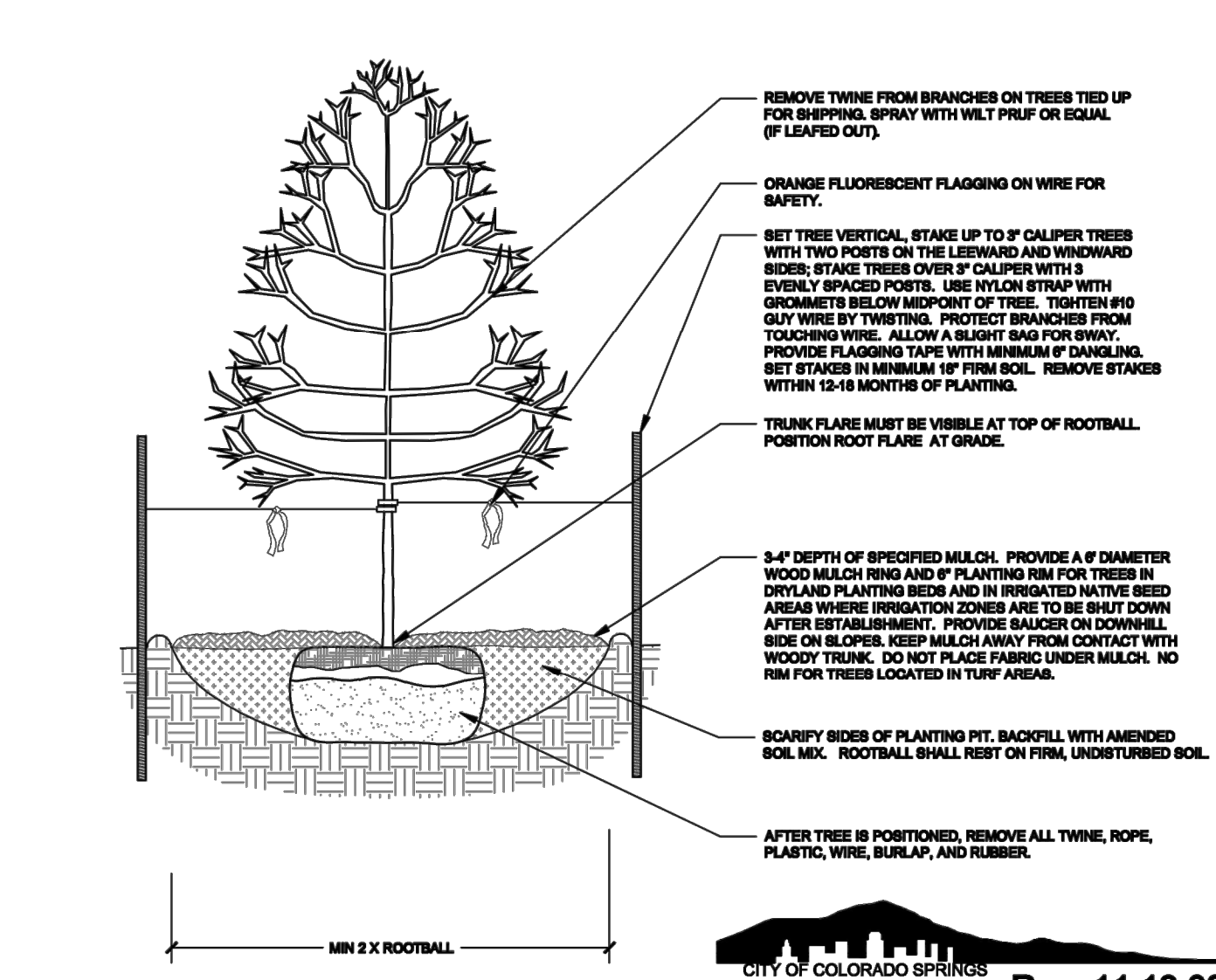
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2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY 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.



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

NOTES:

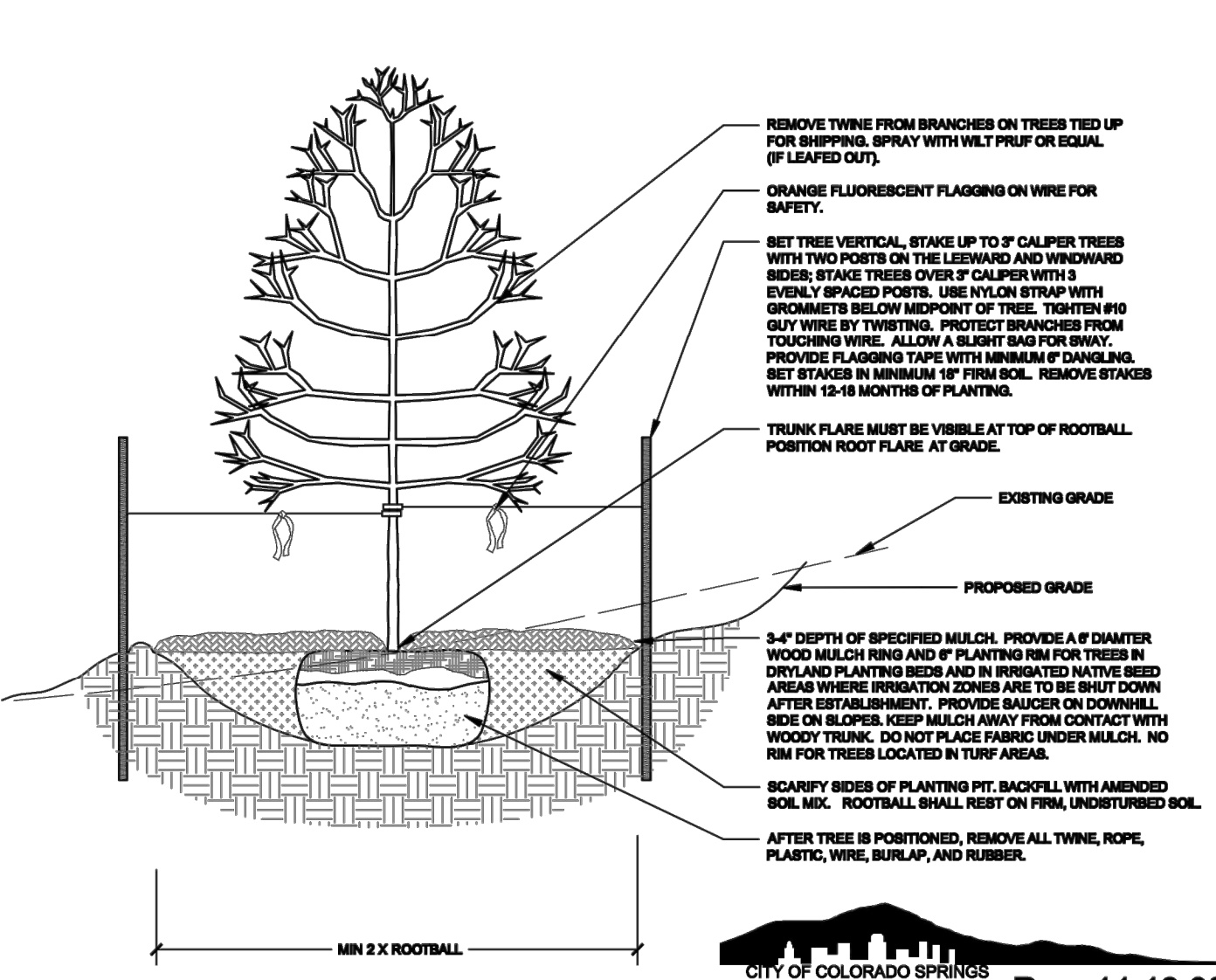
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. 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.



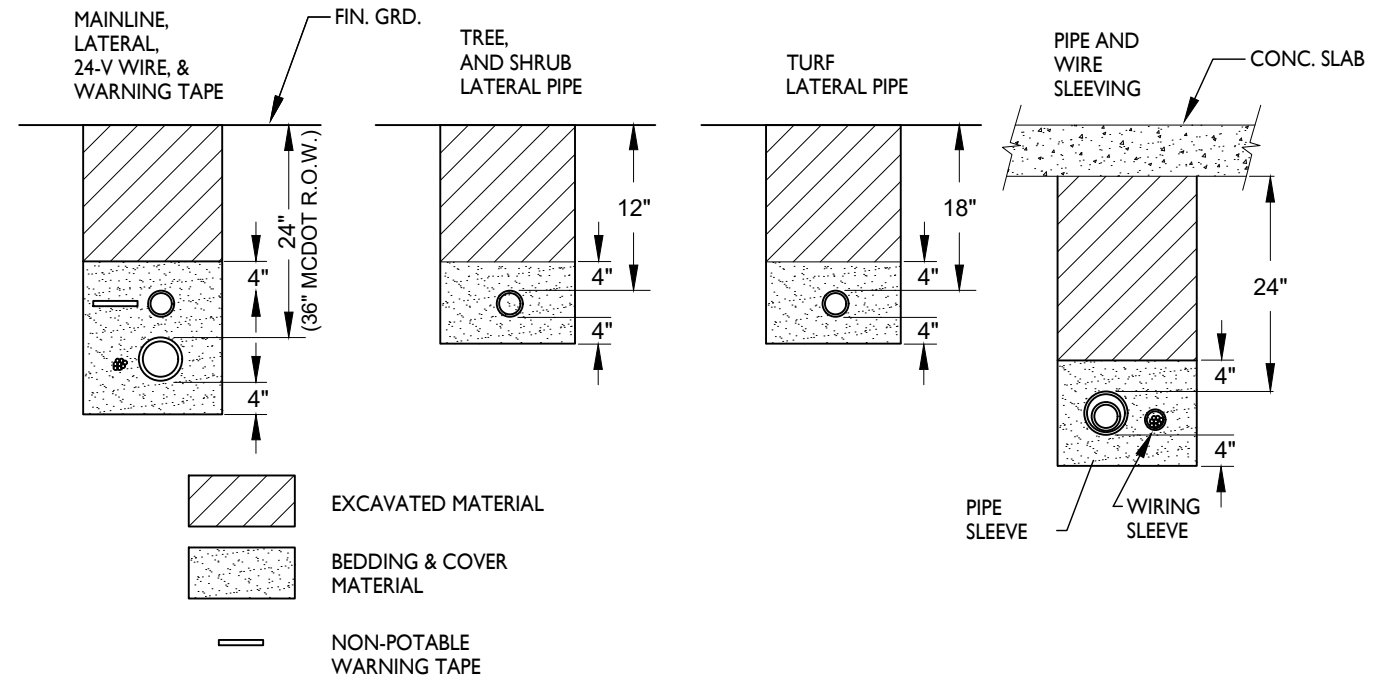
1
12
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION

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.
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9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



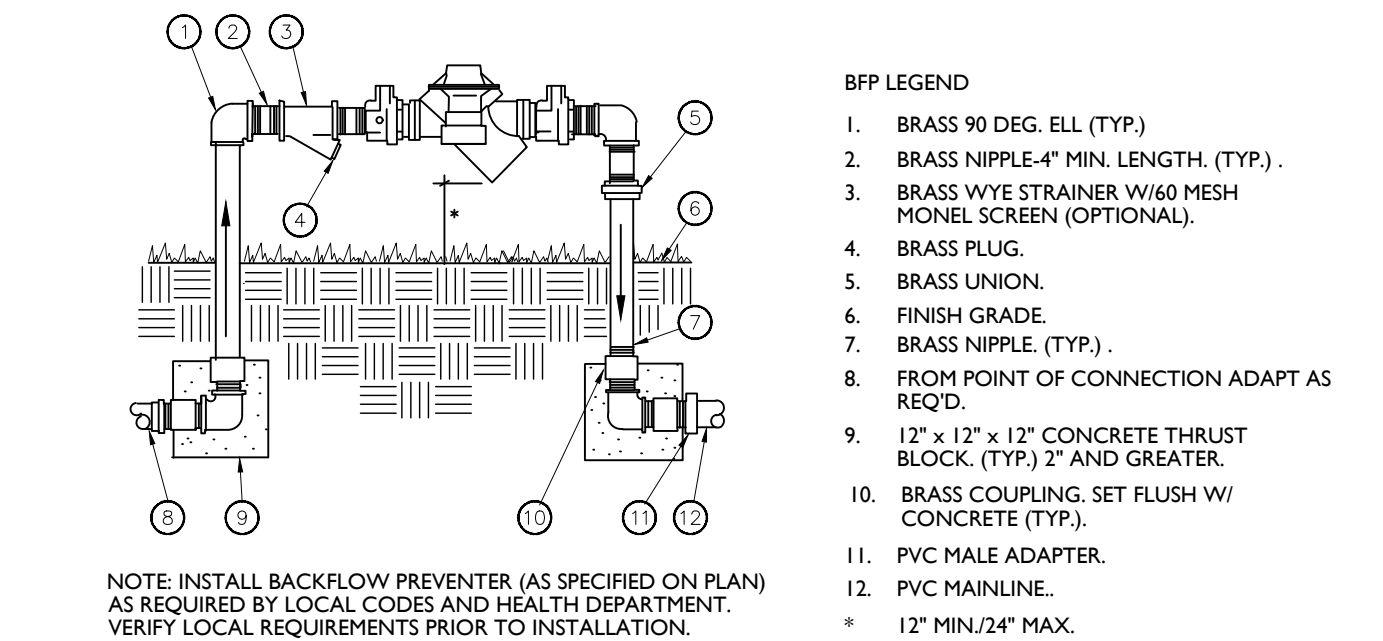
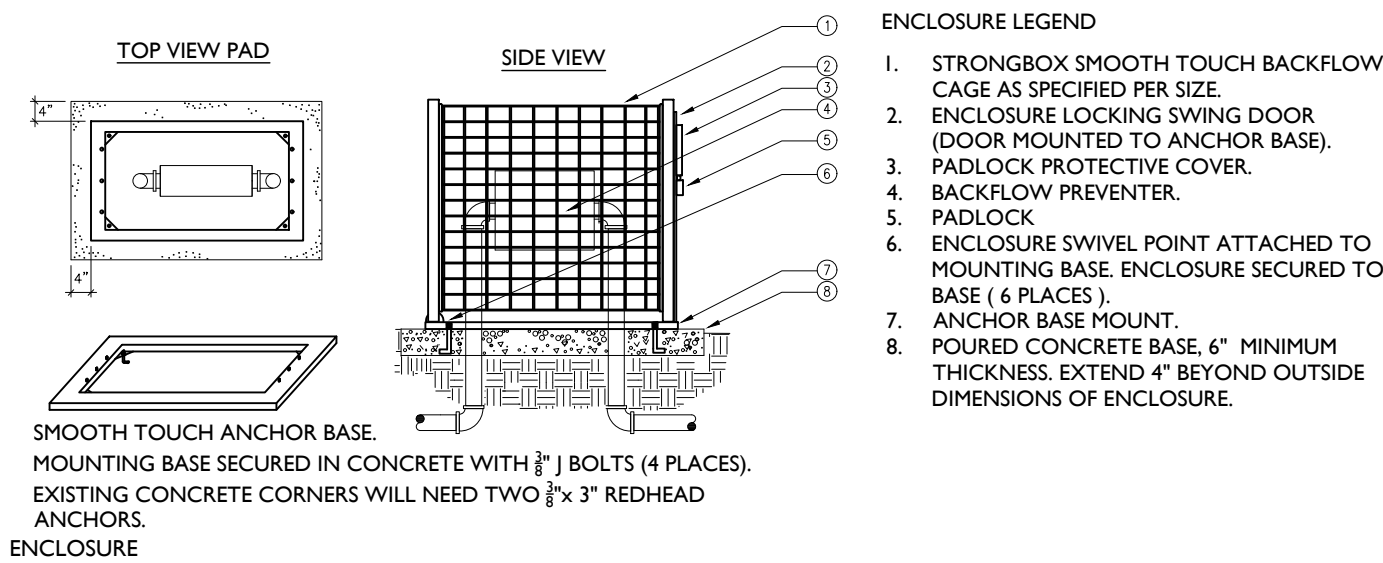
2
12
DECIDUOUS TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION



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 20' 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.

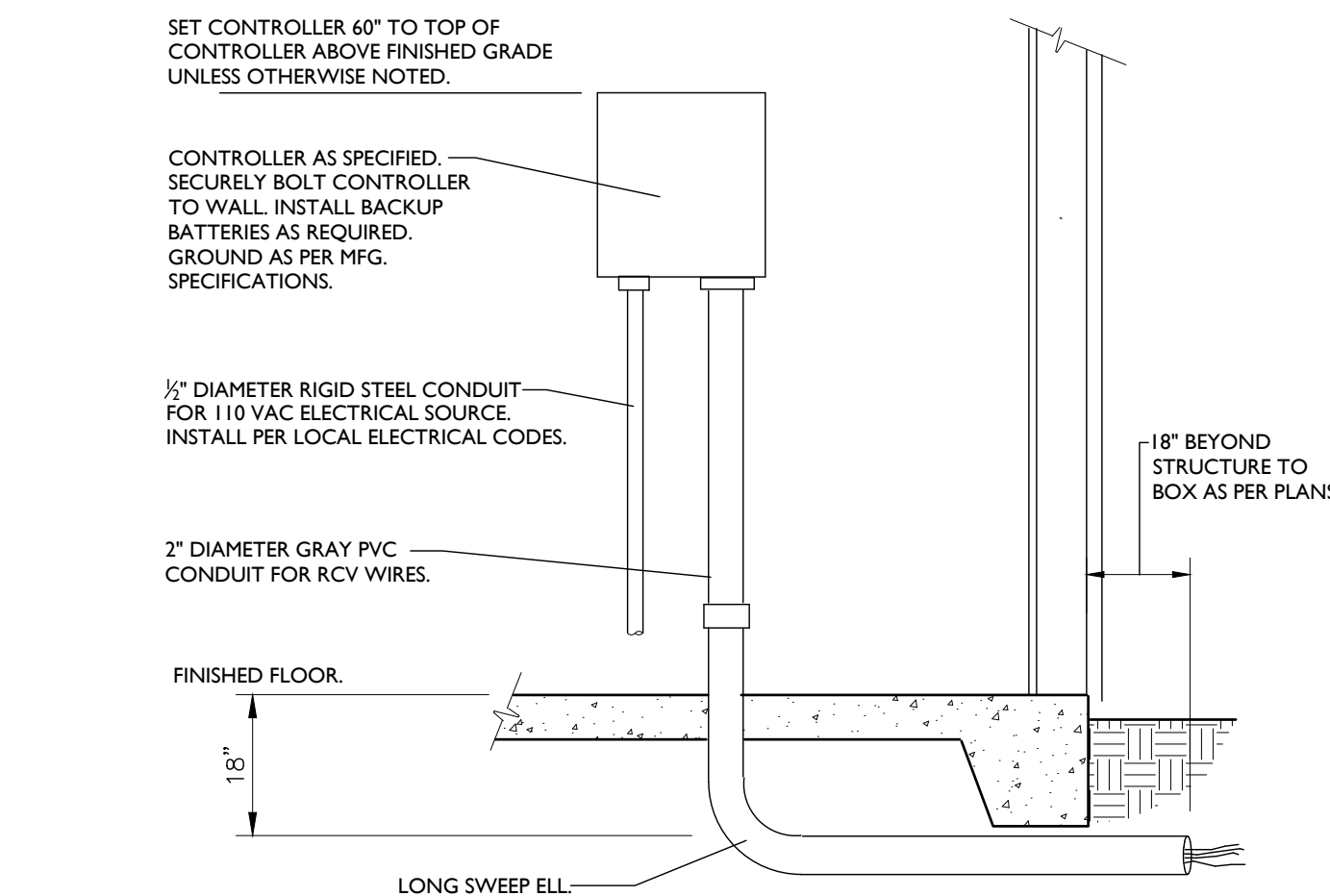
1 PIPE TRENCH LAYOUTS

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



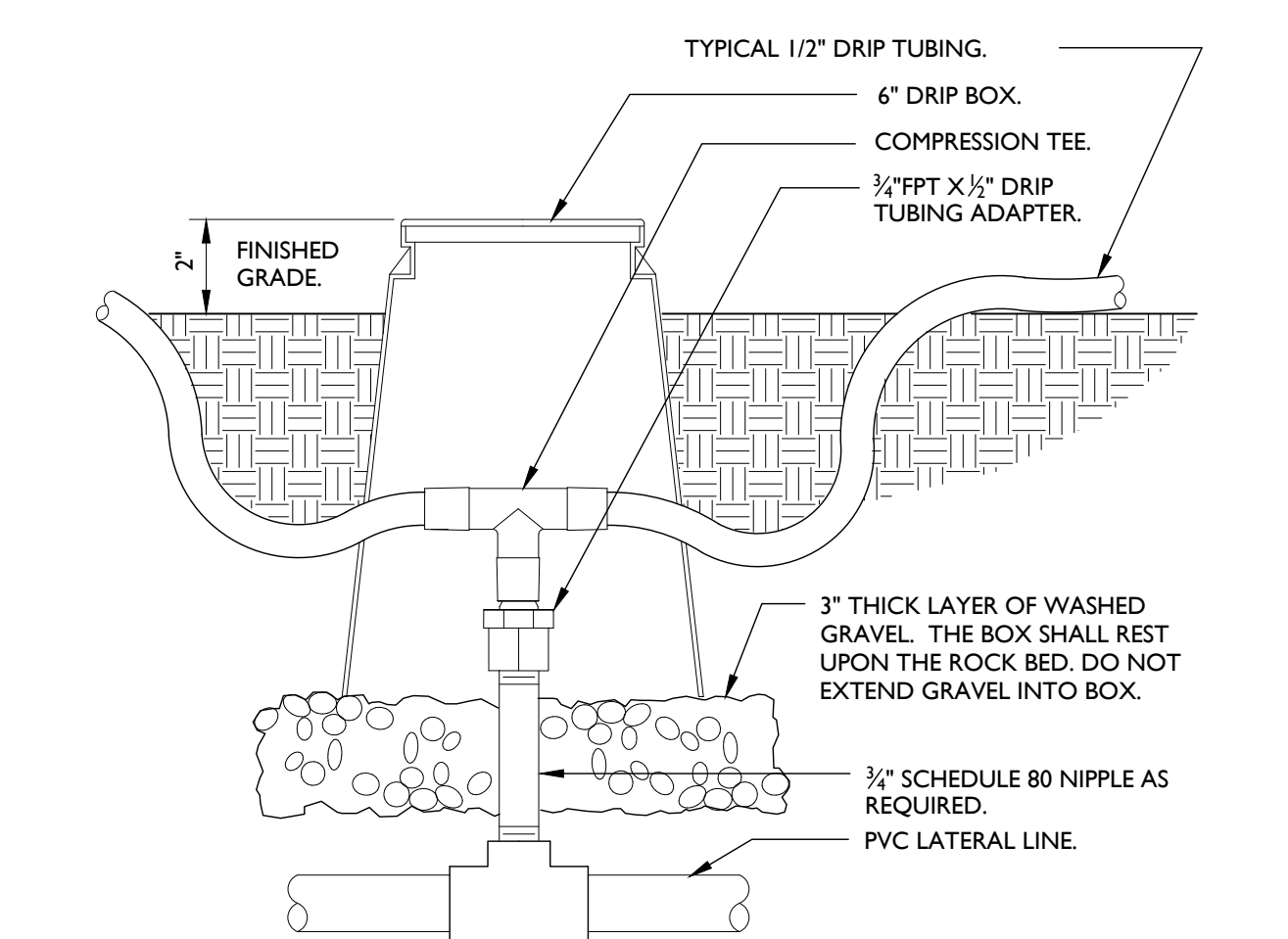
2 RP BACKFLOW PREVENTER ASSEMBLY W/ ENCLOSURE

1 1/2" = 1'-0" P-CO-QQA-08



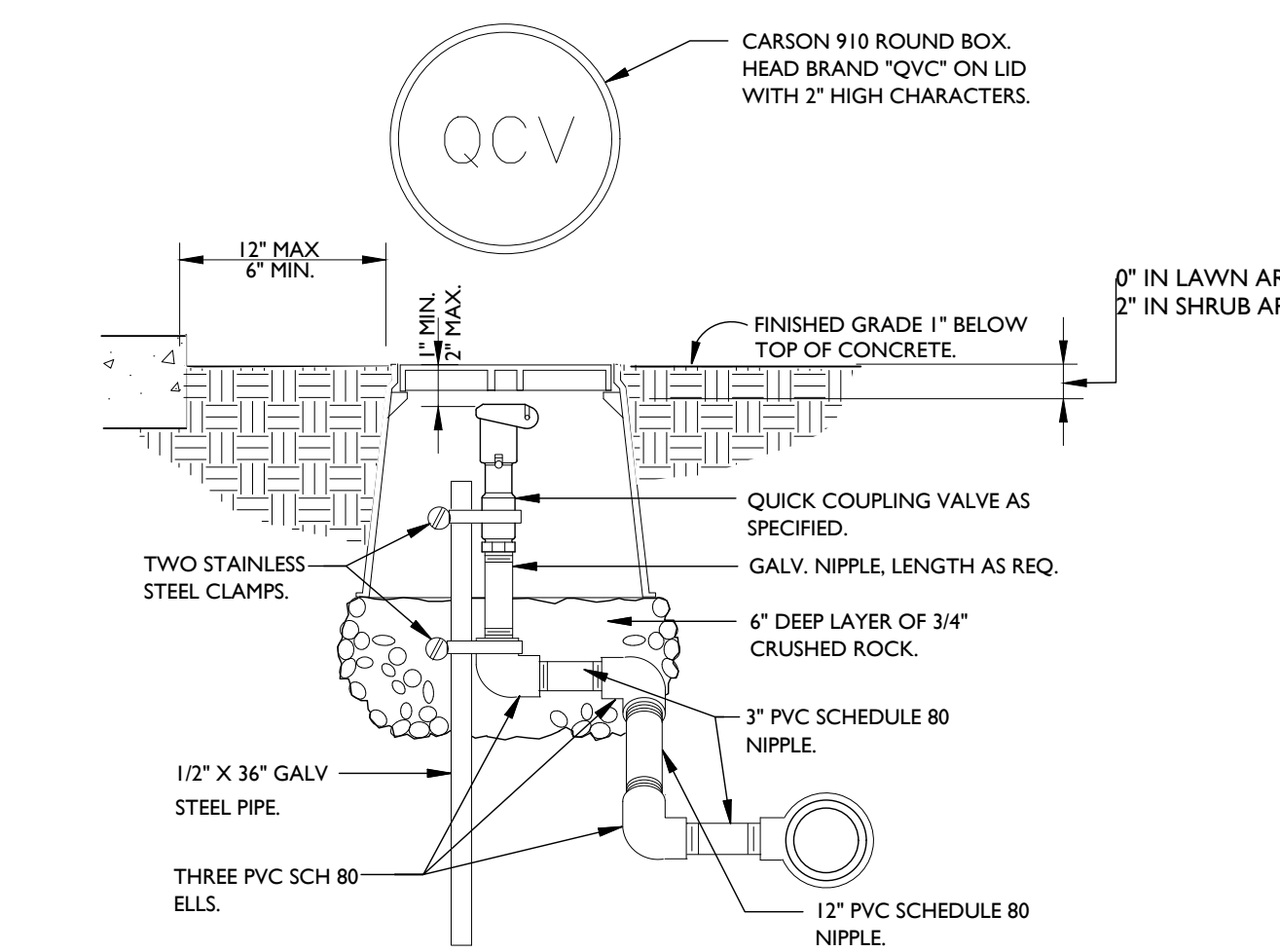
3 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0" P-CO-QQA-09



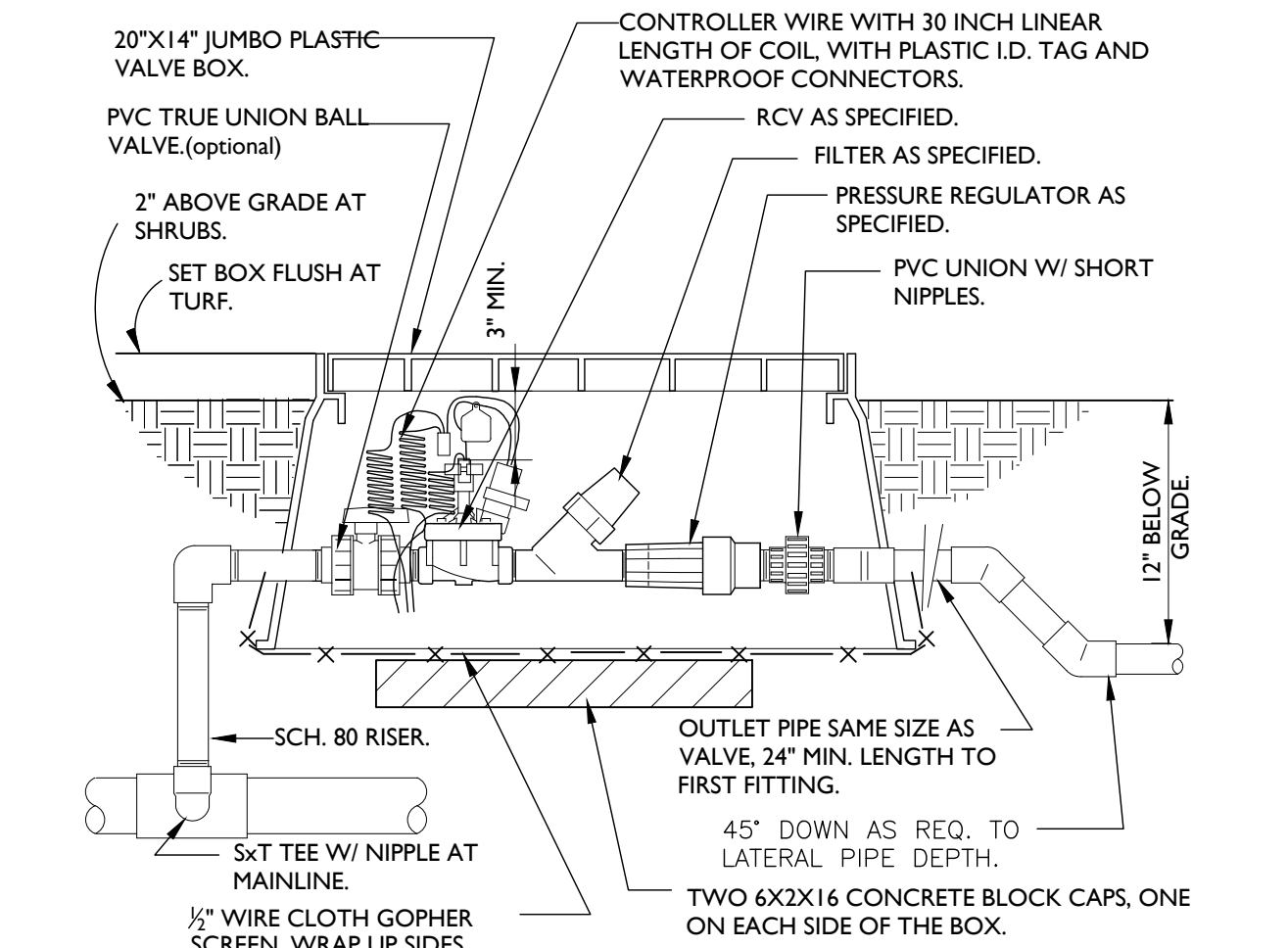
4 ZONE CONTROL

3" = 1'-0" P-CO-QQA-10



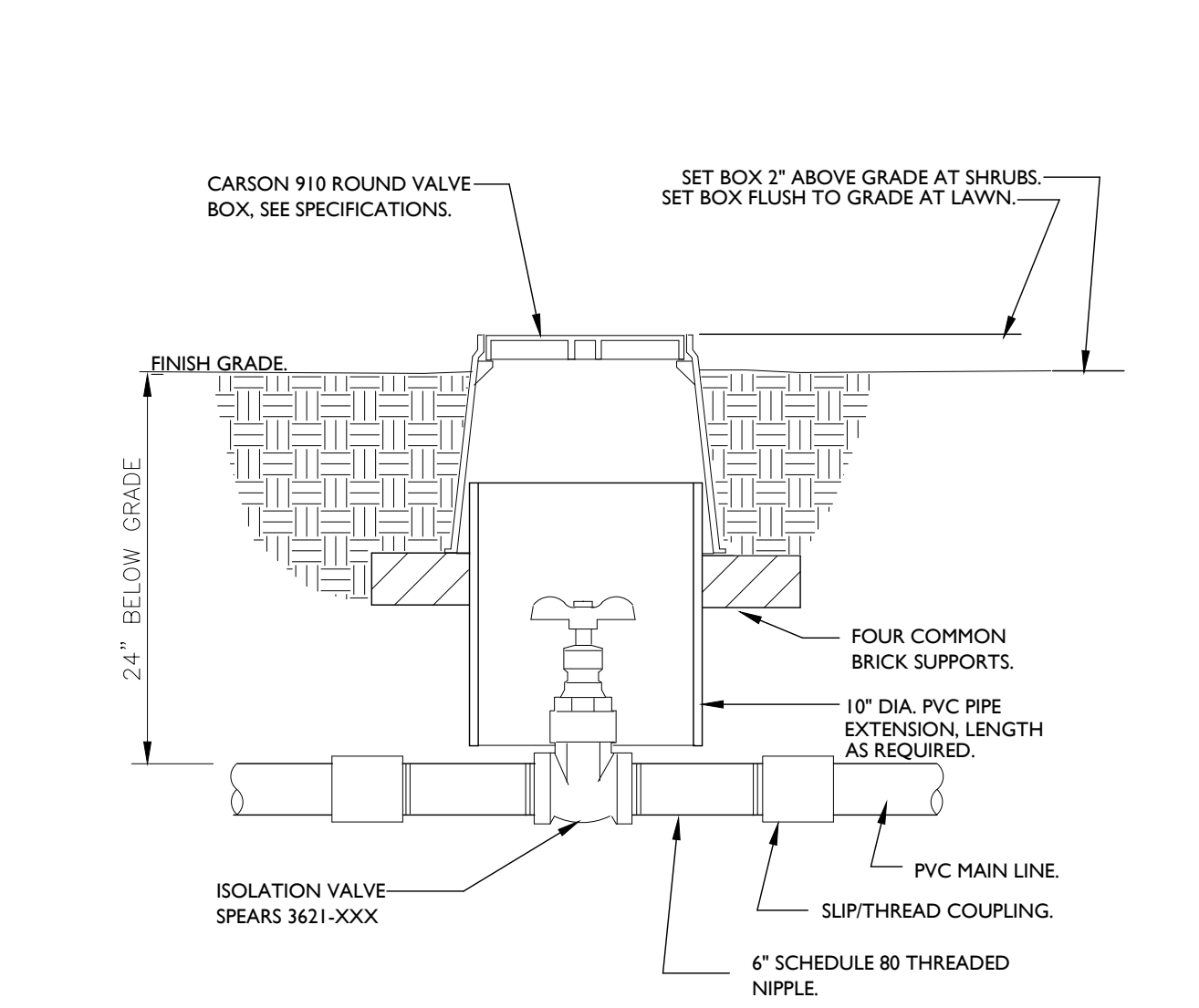
5 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" P-CO-QQA-11



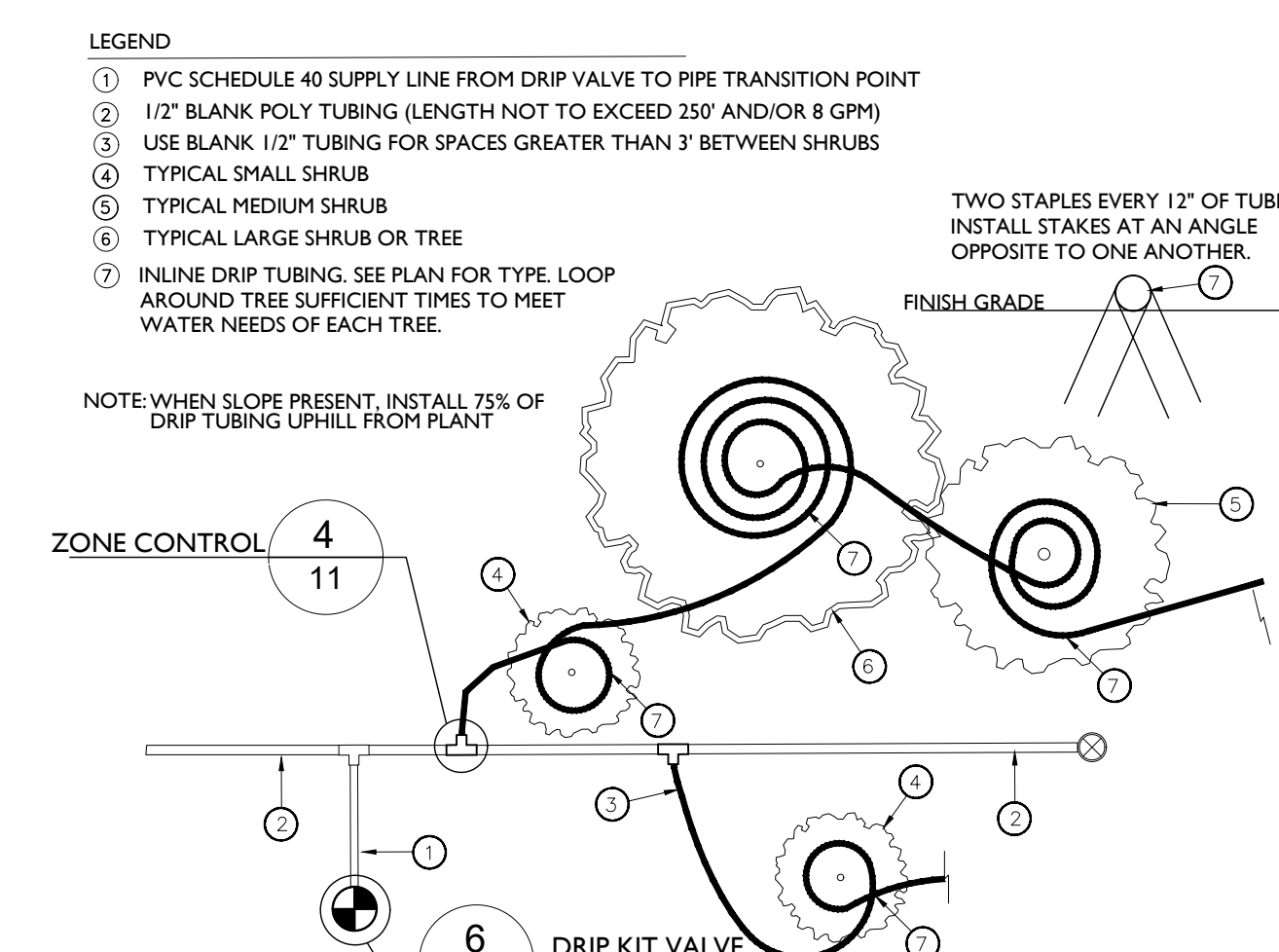
6 DRIP KIT VALVE

1 1/2" = 1'-0" P-CO-QQA-12



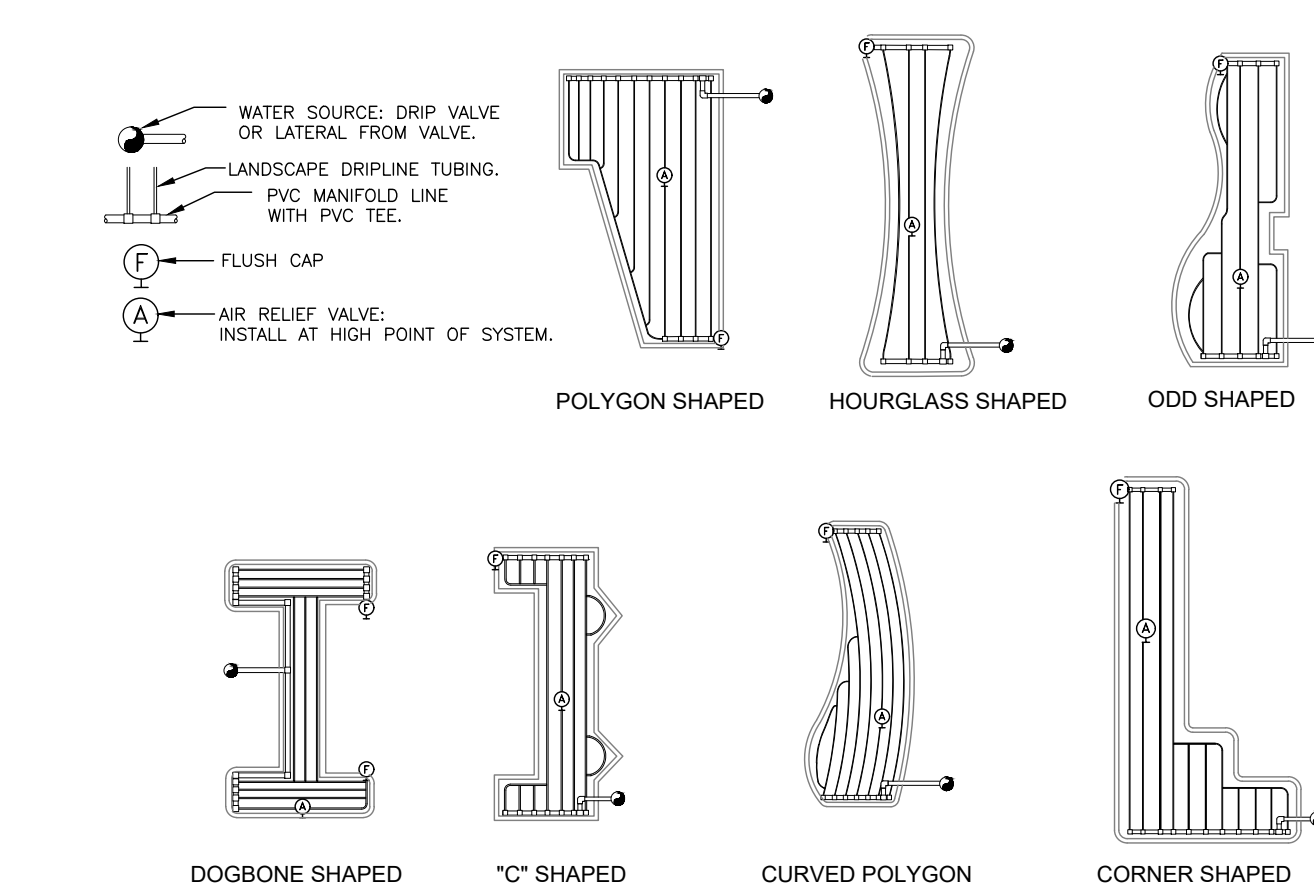
7 MANUAL ISOLATION VALVE

1 1/2" = 1'-0" P-CO-QQA-13



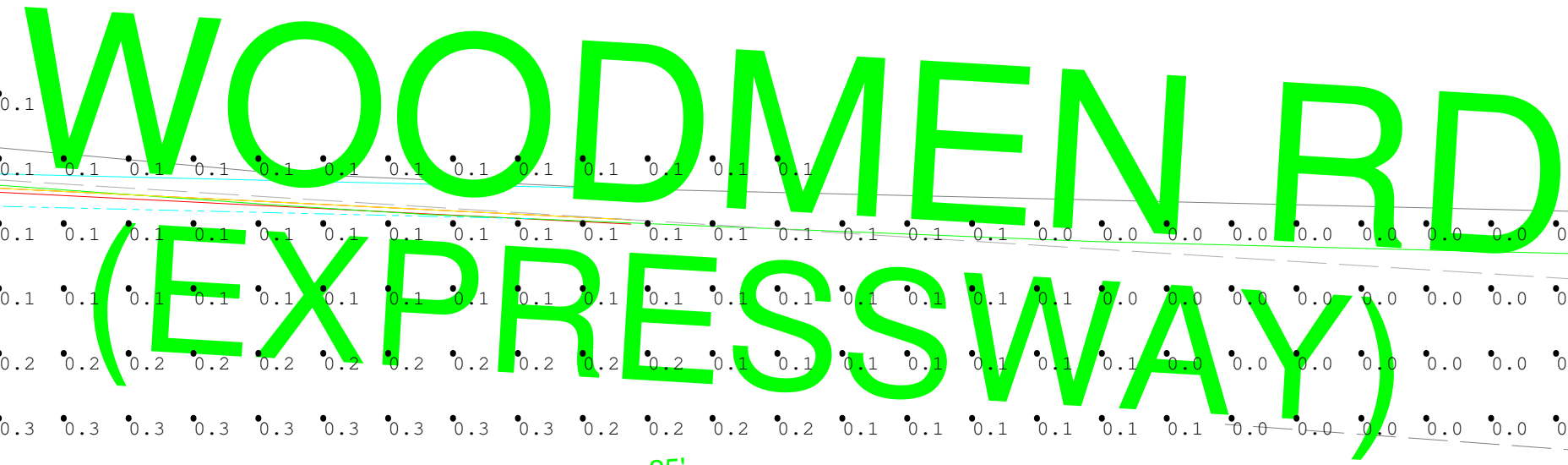
8 TYPICAL DRIP LAYOUT









1/8" = 1'-0" DETAIL-FIELD



9 TYPICAL DRIPLINE REQUIREMENTS

1 1/2" = 1'-0" P-CO-QQA-28



Luminaire Schedule							
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, Silver]
	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

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Quick Quack E WOODMEN RD COLORADO SPRINGS, CO - EXT

SR-42078

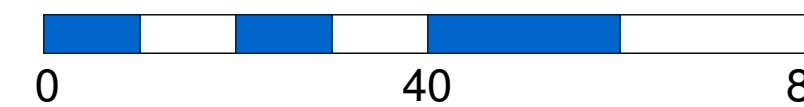
Footcandles calculated at grade

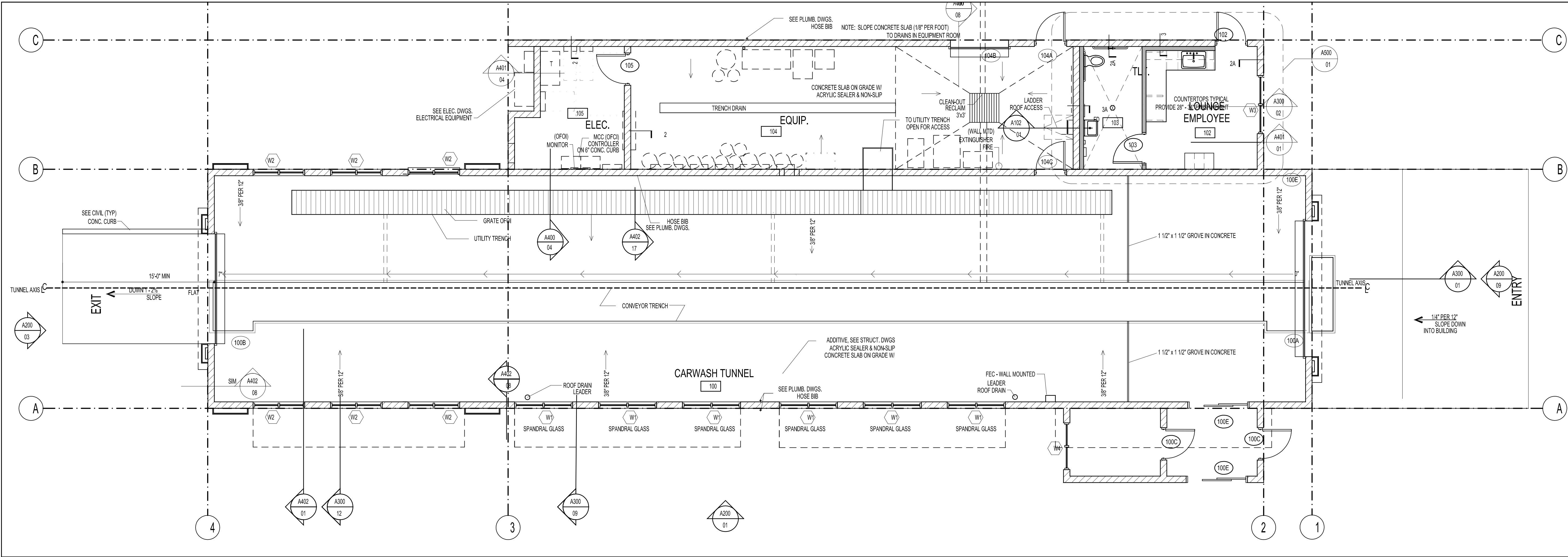
Filename: QQ-200527COCOCJWR

Layout By:
Collin Witherow

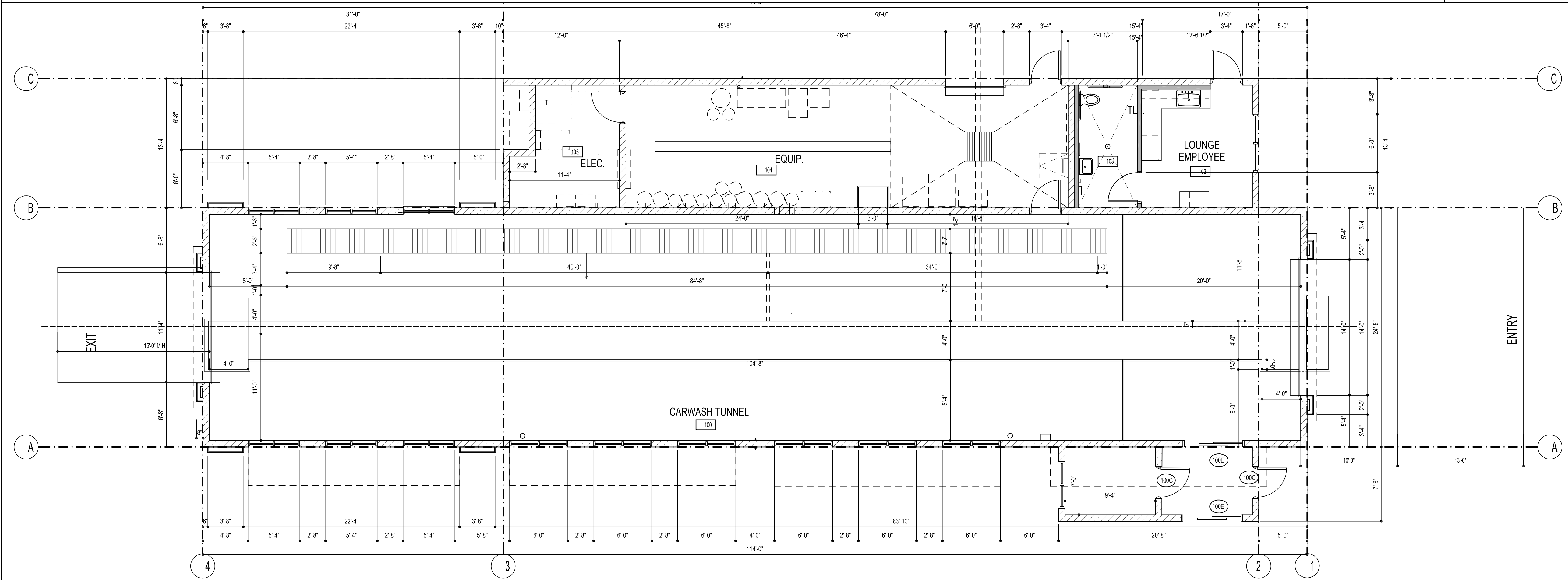
AGI Date:6/5/2020

Scale 1" = 20'





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



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

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)

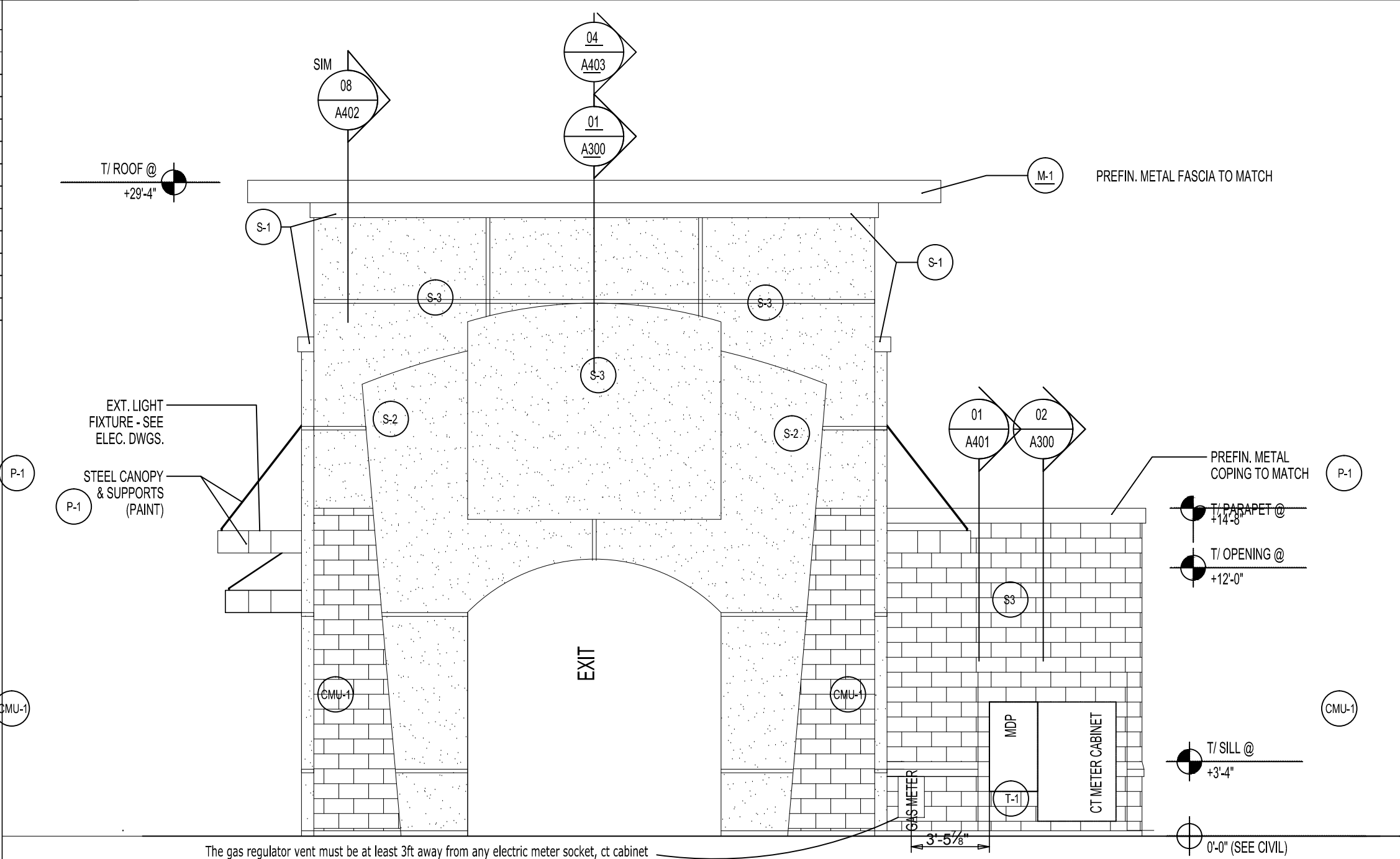
PROJECT TITLE

Colorado Springs Barnes and Powers

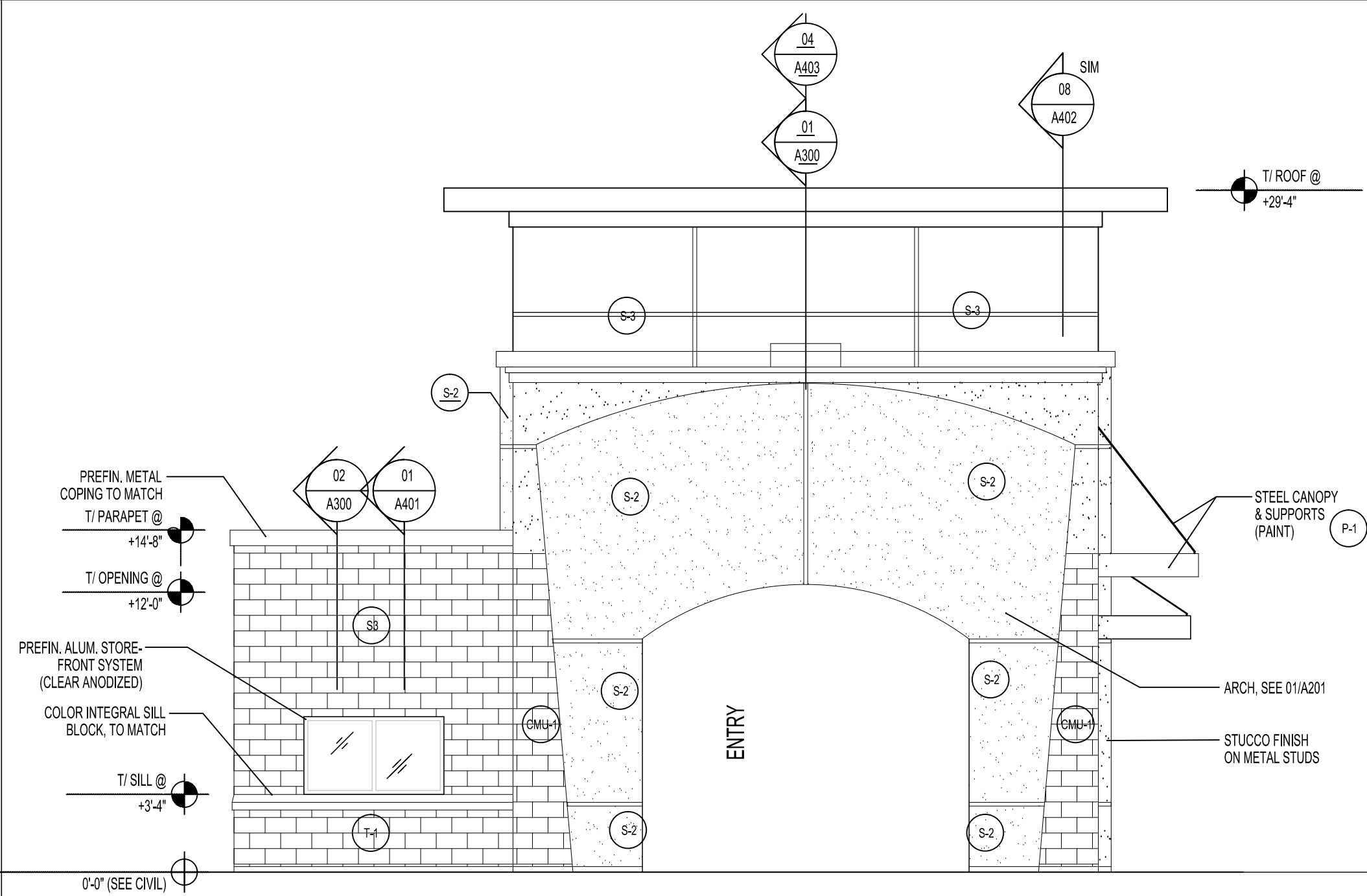
DATE:	September 2018
REVISIONS:	

CITY FILE#:AR-19-00231	Sheet 15 of 17
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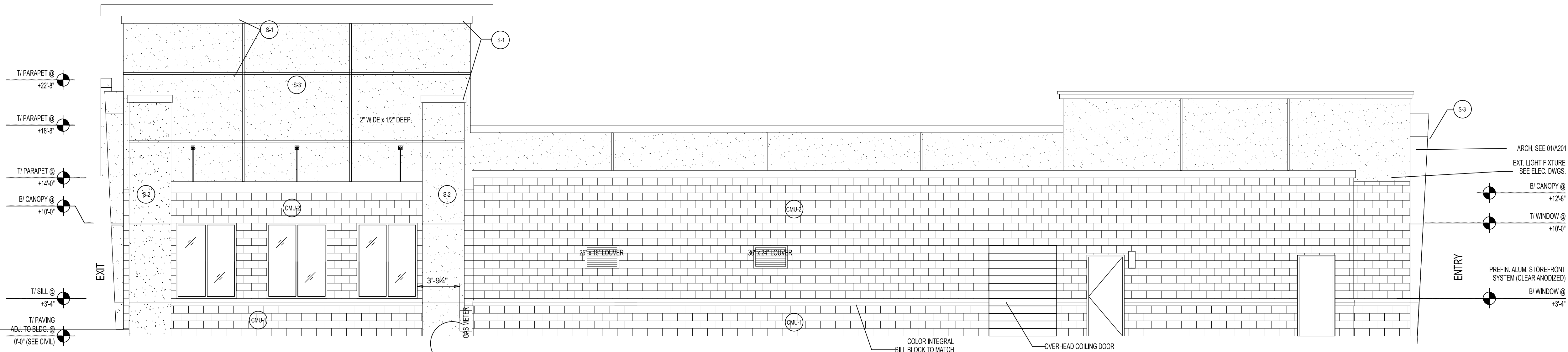
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7025 "BACKDROP"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7638 "JOGGING PATH"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6903 "CHEERFUL" (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 6268 "TRICORN BLACK"
M-1	PRE FINISHED METAL FASCIA	FIRESTONE DARK IVY



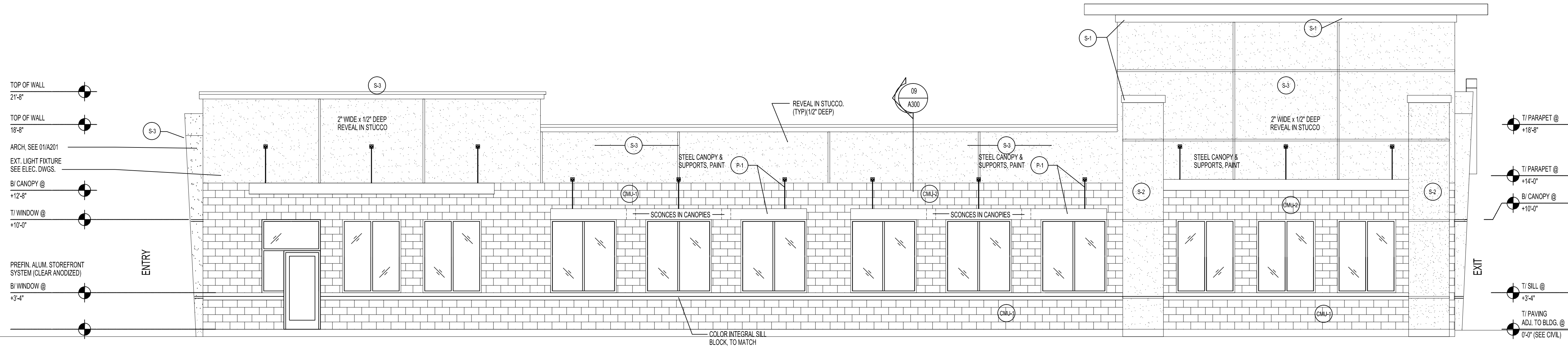
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



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

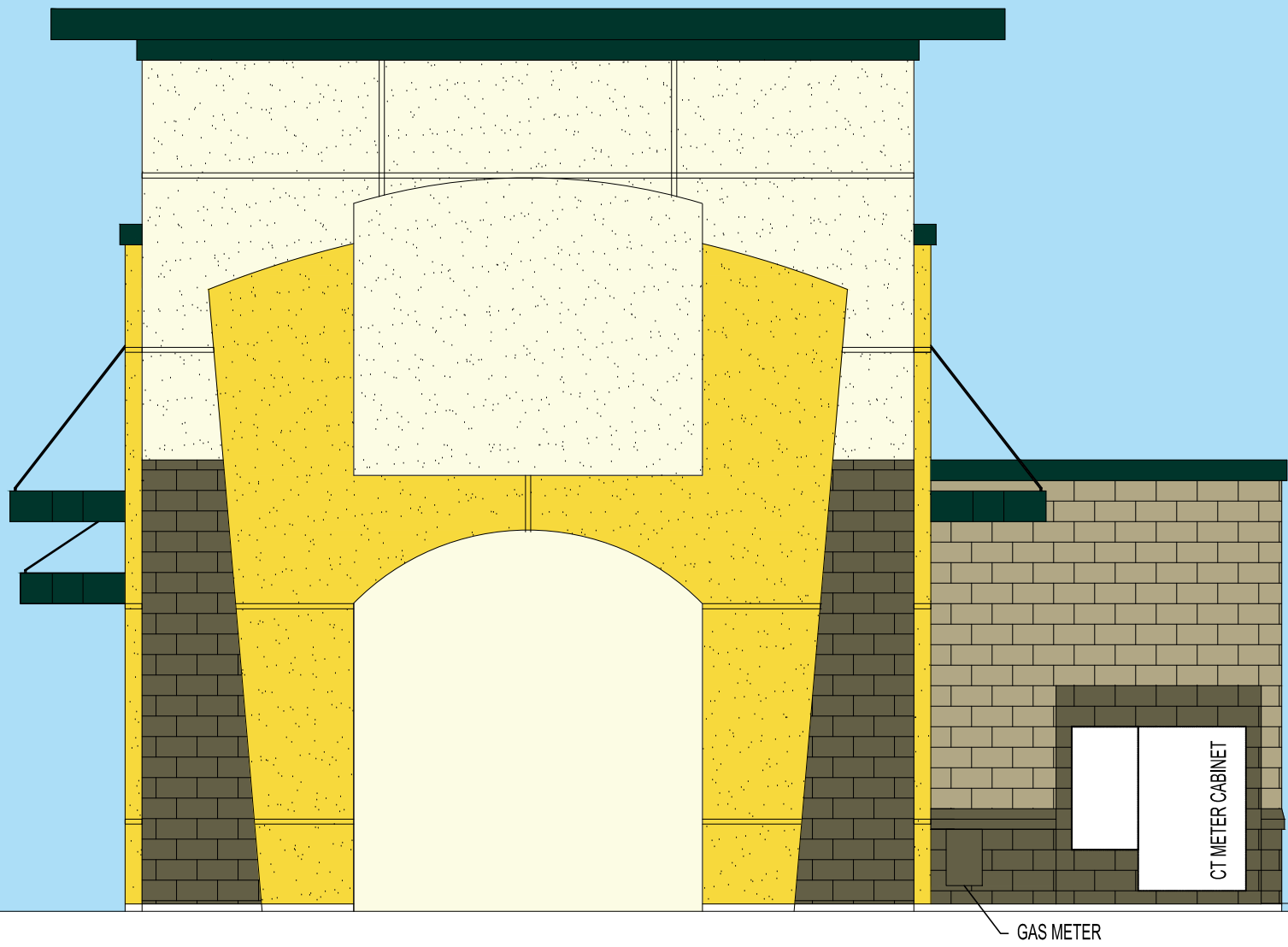
Quick Quack Woodmen



DATE: November 18 2019
REVISIONS:

Sheet
16 of 17

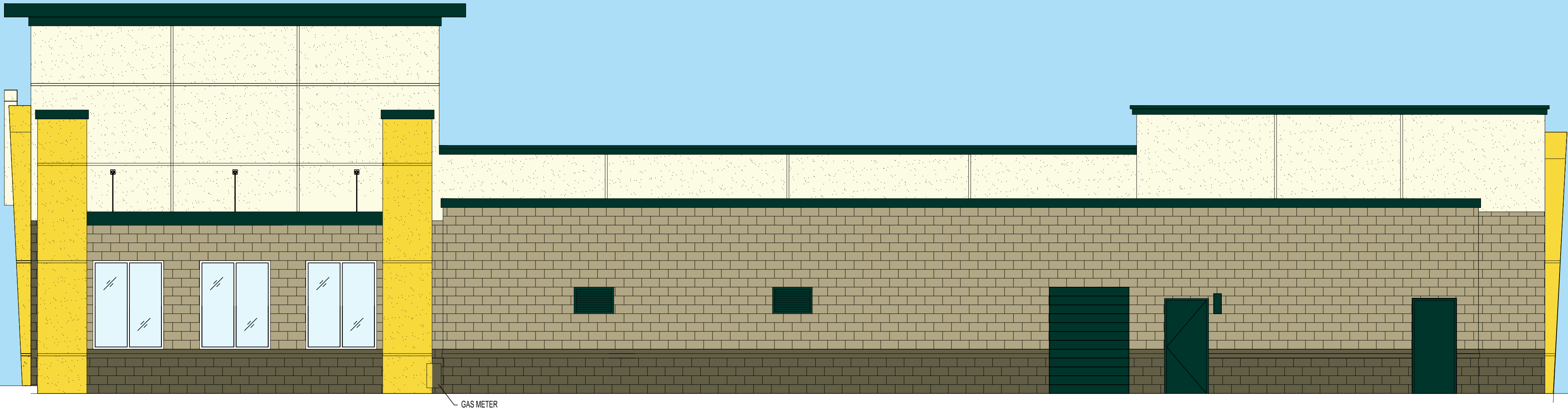
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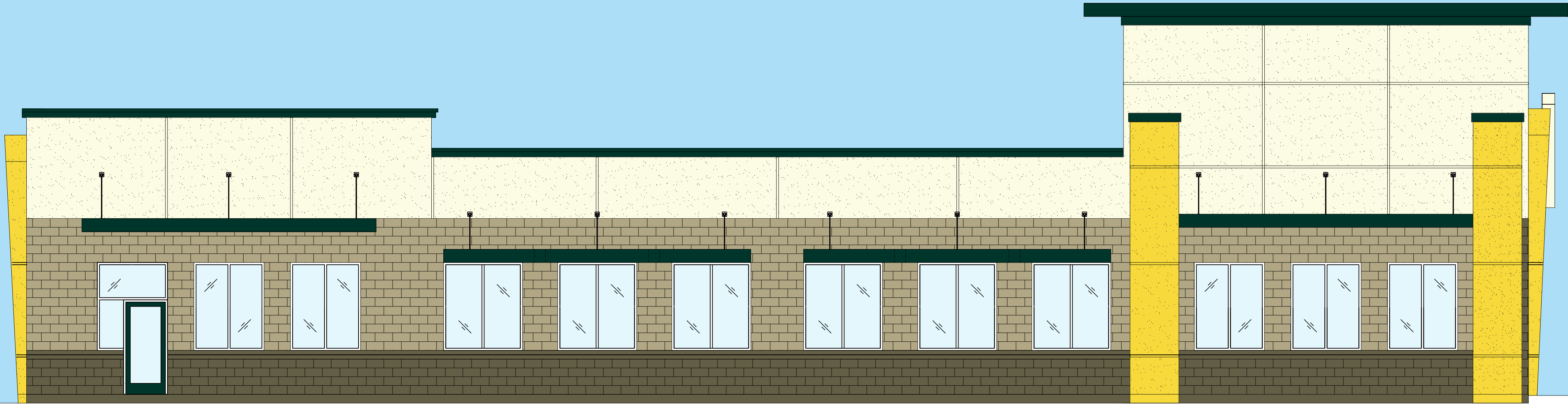
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



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



DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN - ARCHITECT
PHONE (801) 228-8802

DATE:
November 18 2019

REVISIONS:

Sheet
17 of 17