SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND:

- PROPERTY LINE
- WATER METER
- IRRIGATION METER
- GREASE TRAP
- SINGLE CLEANOUT
- TWO-WAY CLEANOUT
- TRANSFORMER
- STORM INLET
- STORM MANHOLE
- LIGHT POLE
- PROPOSED TRAFFIC SIGN
- PAVEMENT STRIPING
- PARKING STALL COUNT
- FIRE LINE
- WATER LINE
- SANITARY SEWER
- GAS SERVICE
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- EX STORM INLET
- EX LIGHT POLE
- EX UNDERGROUND ELECTRIC
- EX GAS SERVICE
- EX WATER LINE
- EX SANITARY SEWER
- EX TELEPHONE SERVICE
- EX GUARDRAIL
- EX FIRE HYDRANT
- EX TRAFFIC SIGN
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX TREE
- EX IRRIGATION VALVE
- EX WATER VALVE
- EX TELEPHONE BOX
- EX ELECTRIC BOX
- EX RECLAIMED WATER MAIN
- EX STORM SEWER



VICINITY MAP
(1"= 500')

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	DEMO PLAN
4	SITE PLAN
5	UTILITY PLAN
6	CFA STANDARD DETAILS
7	CFA STANDARD DETAILS
8	CFA STANDARD DETAILS
9	CFA STANDARD DETAILS
10	LANDSCAPE COVER
11	LANDSCAPE PLAN
12	LANDSCAPE DETAILS

BASIS OF BEARINGS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AS BEARING S00°28'23"E A DISTANCE OF 2639.11 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:

COLORADO SPRINGS MONUMENT PW 13, FOUND 2" FIMS CAP, STAMPED "PW 12" FLUSH WITH CONCRETE SURFACE, SOUTH OF THE INTERSECTION OF VICTOR PLACE AND NORTH POWERS BOULEVARD, ELEV. = 6350.64 NAVD 88

Know what's **below.**
Call before you dig.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
(303) 519-2732
CONTACT: MR. STEVE SCHWARTZ

CIVIL ENGINEER
MERRICK & COMPANY
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 353-3359
CONTACT: MR. JONATHAN T. KILLINGSWORTH, PE

SITE ARCHITECT
CHANGEUP
150 PAULARINO AVE. BUILDING D, SUITE 270
COSTA MESA, CA 92626
(844) 804-7700
CONTACT: MR. SERGIO RAMOS

SURVEYOR
MERRICK & COMPANY
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 353-3612
CONTACT: MRS. ERIKA ZIMMERMAN

FIRE DEPARTMENT
CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
(719) 591-0960

WATER & SANITARY SEWER
CHEROKEE METRO DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
(719) 668-7467

STORM DRAINAGE
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

TELEPHONE COMPANY
LUMEN
10235 SOUTH 51ST STREET
PHOENIX, AZ 85044
(719) 955-2230

GAS COMPANY
COLORADO SPRINGS UTILITIES - GAS
2880 INTERNATIONAL CIR. SUITE 210
COLORADO SPRINGS, CO 80947
(719) 668-7885

ELECTRIC COMPANY
COLORADO SPRINGS UTILITIES - ELECTRIC
2880 INTERNATIONAL CIR. SUITE 210
COLORADO SPRINGS, CO 80947
(719) 668-3242

PCD FILE # PPR2521

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE. SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET COVER SHEET
SHEET NUMBER 1

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\Entitlements\100810 - C0.0 - SDP - COVER SHEET.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:27 PM
00-LS-0000-A101-SHEET NAME

SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

1. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON THE SITE AT ALL TIMES BY THE CONTRACTOR.
2. THE APPROPRIATE AUTHORITIES SHALL BE CONTACTED FOR ALL NECESSARY INSPECTIONS WITH AT LEAST 48 HOURS ADVANCE NOTICE.
3. DUST SHALL BE PROPERLY CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
4. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING THEM DURING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO SAFETY DURING TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
6. THE CONTRACTOR MUST SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACT DOCUMENTS AND SPECIFICATIONS THAT ARE SPECIFIC TO THIS PROJECT SHALL CONTROL ALL WORK EXCEPT WHEN STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY CONFLICT OR OVERRIDE.
8. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVD AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

please update to 25-337

9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1, BLOCK 1, WALDORF SUBDIVISION, AS FILED IN PLAT BOOK P-3 PAGE 83 AND AMENDED IN BOOK 3621, PAGE 590 OF THE RECORDS OF EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.; COMMENCING AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 6;
THENCE S 00° 28' 24" W FOR 50.00 FEET;
THENCE S 89° 59' 47" E FOR 255.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREBY, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF PALMER PARK BOULEVARD:
(1) S 89° 59' 47" E FOR 609.99 FEET ALONG SAID RIGHT OF WAY LINE, (S 89° 59' 38" E FOR 609.97 FEET FIELD SET); (2) S 14° 18' 25" W FOR 461.25 FEET, (S 14°18' 06" W FOR 460.97 FEET FIELD SET);
(3) N 89° 31' 36" W FOR 281.87 FEET, (N 89° 31' 40" W FOR 281.86 FEET FIELD SET);
(4) S 00° 28' 24" W FOR 91.36 FEET, (S 00° 28' 24" W FOR 90.98 FEET FIELD SET);
(5) N 89° 31' 36" W FOR 367.81 FEET, (N 89° 32' 06" W FOR 367.16 FEET FIELD SET);
(6) N 00° 28' 24" E FOR 358.00 FEET, (N 00° 30' 50" E 358.38 FEET FIELD MEASURED);
(7) S 89° 31' 36" E FOR 150.00 FEET, (S 89° 34' 13" E FOR 149.14 FEET FIELD MEASURED);
(8) N 00° 28' 24" E FOR 176.23 FEET (N 00° 25' 30" E FOR 175.18 FEET FIELD MEASURED) TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2:

LOT 2, BLOCK 1, WALDORF SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

Not part of this development. Please remove.

PARCEL 3:

THOSE BENEFICIAL EASEMENTS CONTANED WITHIN THE COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS AGREEMENT DATED FEBRUARY 15, 1982, RECORDED OCTOBER 13, 1982 IN BOOK 3621 AT PAGE 592, AND AMENDMENT TO THE COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS AGREEMENT RECORDED DECEMBER 3, 1985 IN BOOK 5095 AT PAGE 982, AND SECOND AMENDMENT TO THE COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS AGREEMENT RECORDED AUGUST 30, 2023 AT RECEPTION NO. 223073908, COUNTY OF EL PASO, STATE OF COLORADO.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE AMENDED UPON SATISFACTION OF THE REQUIREMENTS HEREIN SET FORTH

TAX SCHEDULE NUMBER: 5406304002



LOT OVERVIEW MAP

N

100' 0 50' 100' 200'
1" = 100' HOR.

811 Know what's below. Call before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

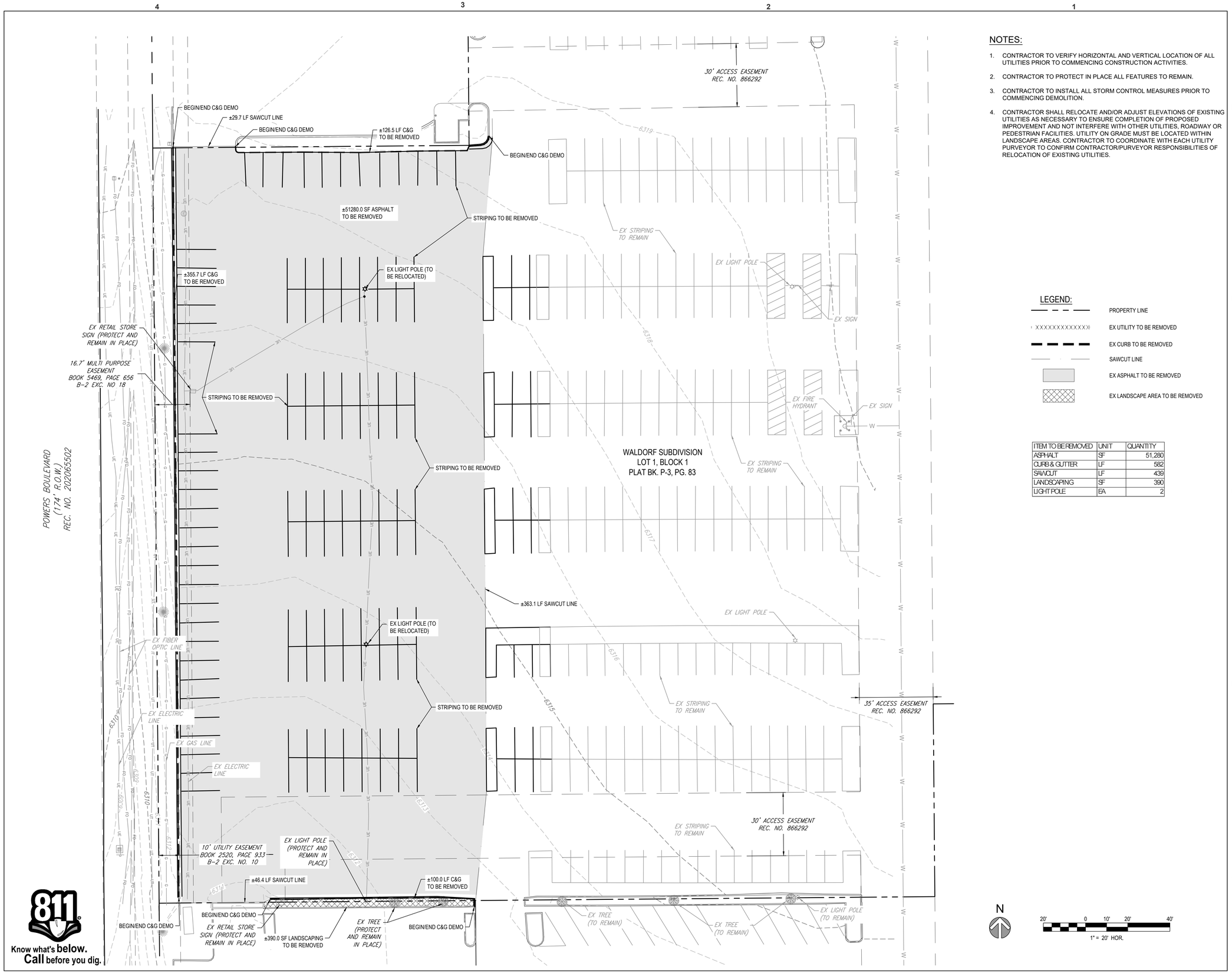
BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET GENERAL NOTES
SHEET NUMBER 2

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\Entitlements\100810 - C0.0 - SDP - COVER SHEET.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME



Know what's below. Call before you dig.

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO PROTECT IN PLACE ALL FEATURES TO REMAIN.
3. CONTRACTOR TO INSTALL ALL STORM CONTROL MEASURES PRIOR TO COMMENCING DEMOLITION.
4. CONTRACTOR SHALL RELOCATE AND/OR ADJUST ELEVATIONS OF EXISTING UTILITIES AS NECESSARY TO ENSURE COMPLETION OF PROPOSED IMPROVEMENT AND NOT INTERFERE WITH OTHER UTILITIES, ROADWAY OR PEDESTRIAN FACILITIES. UTILITY ON GRADE MUST BE LOCATED WITHIN LANDSCAPE AREAS. CONTRACTOR TO COORDINATE WITH EACH UTILITY PURVEYOR TO CONFIRM CONTRACTOR/PURVEYOR RESPONSIBILITIES OF RELOCATION OF EXISTING UTILITIES.

LEGEND:

- PROPERTY LINE
- EX UTILITY TO BE REMOVED
- EX CURB TO BE REMOVED
- SAWCUT LINE
- EX ASPHALT TO BE REMOVED
- EX LANDSCAPE AREA TO BE REMOVED

ITEM TO BE REMOVED	UNIT	QUANTITY
ASPHALT	SF	51,280
CURB & GUTTER	LF	582
SAWCUT	LF	439
LANDSCAPING	SF	390
LIGHT POLE	EA	2

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE. SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

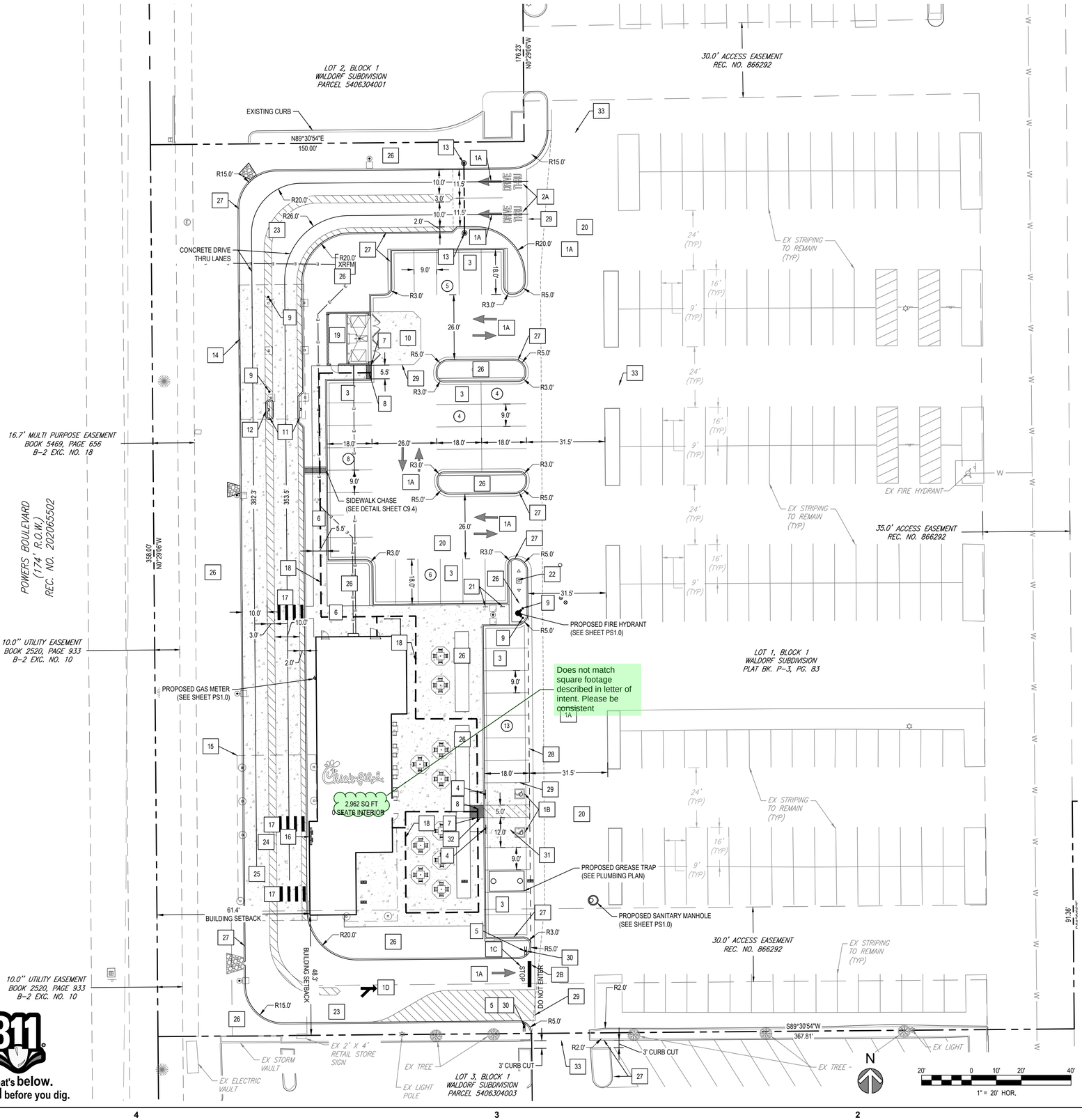
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET DEMO PLAN
SHEET NUMBER **3**

SITE DEVELOPMENT PLAN

File Path: C:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\CDs\100810 - C1.0 - CD - DEMO PLAN.dwg Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME



Know what's below. Call before you dig.

NOTES:

1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
3. REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
4. ALL CURB ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
5. STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.

SITE PLAN DESIGN NOTES & KEY PLAN

1	PAVEMENT MARKINGS - 1
1A	DIRECTIONAL ARROW
1B	ACCESSIBILITY SYMBOL
1C	STOP
1D	MULTILANE DIRECTIONAL ARROW
2	PAVEMENT MARKINGS - 2
2A	DRIVE-THRU
2B	STOP BAR
3	90 DEGREE PARKING STRIPING
4	ACCESSIBLE PARKING SIGN
5	STOP SIGN
6	CONCRETE SIDEWALK
7	SIDEWALK ACCESSIBLE RAMP
8	DETECTABLE WARNING DEVICE
9	CONCRETE BOLLARD
10	CONCRETE APRON @ TRASH ENCLOSURE
11	MENU BOARD LOOP DETECTION SYSTEM
12	DRIVE-THRU ORDER POINT ISLAND
13	DRIVE-THRU CLEARANCE BAR
14	ORDER POINT CANOPY
15	MEAL DELIVERY CANOPY
16	TORMAX DOOR
17	CROSSWALK MARKINGS
18	ACCESSIBLE ACCESS PATH
19	SCREENED REFUSE ENCLOSURE (SEE ARCH PLANS)
20	TYPICAL HMAC PAVEMENT SECTION
21	BIKE RACKS
22	FLAG POLE
23	CONCRETE PAVEMENT DRIVE-THRU LANE
24	DRIVE-THRU PLAN - FLUSH WITH FFE
25	DRIVE-THRU ISOMETRIC
26	LANDSCAPED AREA
27	CONCRETE CURB & GUTTER
28	CONCRETE CROSS PAN
29	PAVEMENT EDGE DETAIL
30	DO NOT ENTER SIGN
31	CONCRETE PAVEMENT
32	CURB RAMP w/ FLARED SIDES
33	SAWCUT LINE
X	PARKING STALL COUNT

PROJECT DATA TABLE		
OWNER NAME	**MR. STEVE SCHWARTZ**	
	(303) 519-2732	
PROPERTY ADDRESS	**SEC OF POWERS BLVD AND PALMER PARK BLVD COLORADO SPRINGS, CO 80915**	
PROPERTY TAX SCHEDULE NUMBER	**5406304002**	
LEGAL DESCRIPTION	**LOT 1 BLK 1 WALDORF SUB**	
LOT COVERAGE PERCENTAGE	**28.67%**	
ITEM	**REQUIRED**	**PROPOSED**
ZONING	CC	CC
PROPERTY AREA		
GROSS SF		91,912
GROSS AC		2.11
BUILDING SQ FT		2,962
PARKING		
CALCULATION	1 SPACE / 100 SQ SF	
STANDARD STALLS	28	38
ACCESSBILE STALLS	2	2
TOTAL	30	40
BICYCLE	3	4
OPEN SPACE (%)		0
LANDSCAPING (%)		17
IMPERMEABLE SUFACE (%)		83
BUILDING SET BACK (FT)		
NORTH	0	0
SOUTH	0	0
EAST	0	0
WEST	25	25
LANDSCAPE SET BACK (FT)		
NORTH	0	0
SOUTH	0	0
EAST	0	0
WEST	25	25

Does not match square footage described in the letter of intent. Please be consistent.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

SITE DEVELOPMENT PLAN

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

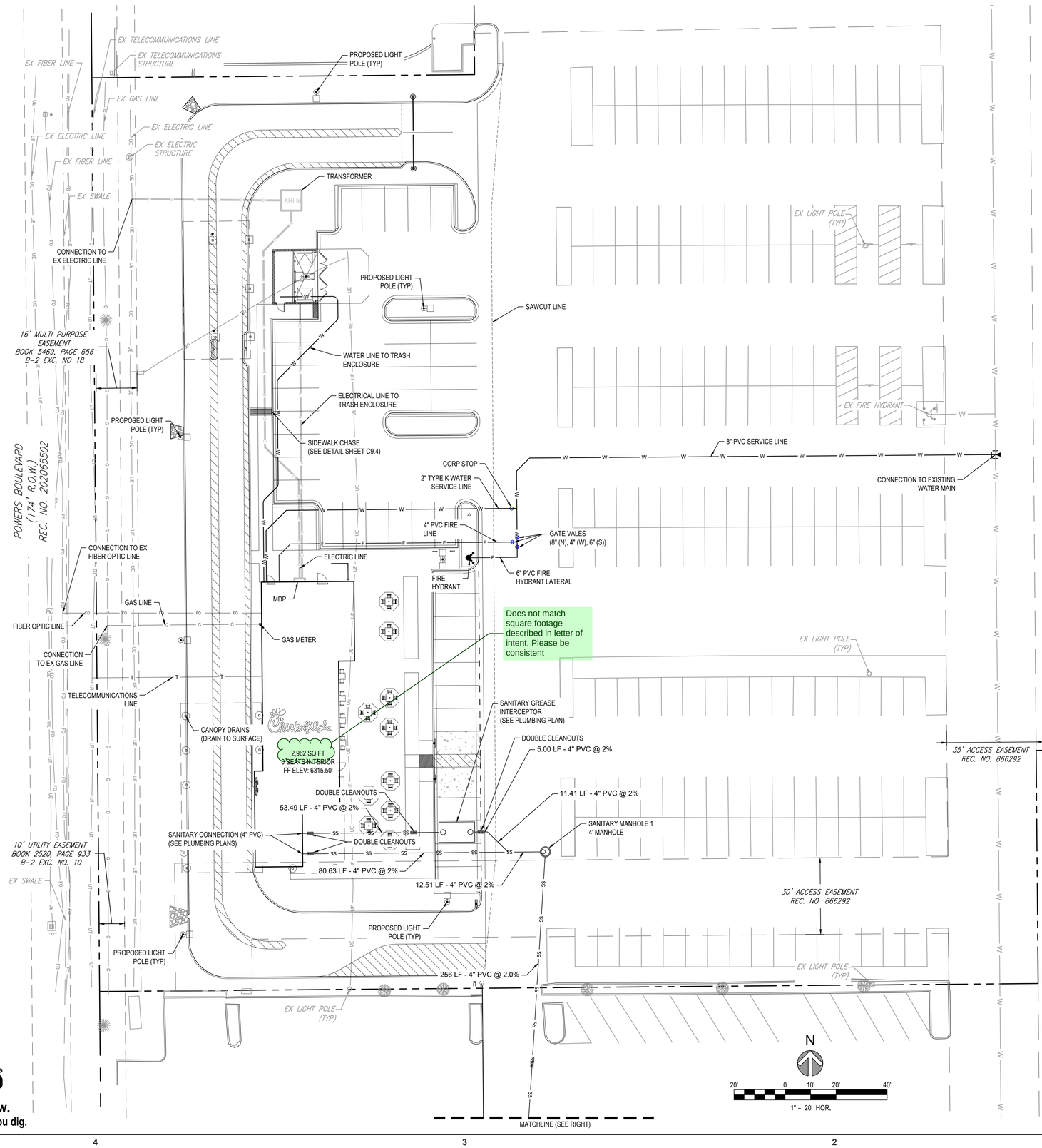
REVISION SCHEDULE

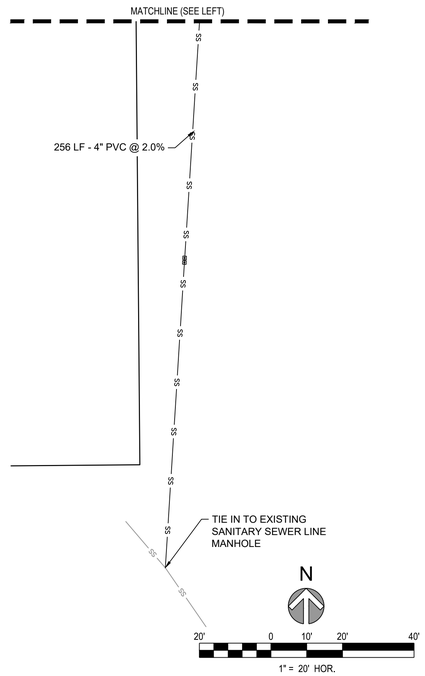
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET
SHEET NUMBER 4

SITE PLAN

File Path: O:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\Entitlements\100810 - C2.0 - SDP - SITE PLAN.dwg Last Saved By: BRETT.HANKA
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME





NOTES:

1. REFER TO THE COVER SHEET FOR STANDARDS NOTES, LEGEND, AND ABBREVIATIONS.
2. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IF DEPTH OF EXISTING SERVICE LINE VARIES BY MORE THAN 3" FROM ELEVATION SHOWN.
3. SANITARY LINE TO BE SURVEYED AND DATA COLLECTED IN FUTURE SUBMITTAL.
4. CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.

UTILITY SIGNATURE BLOCKS	
FIRE DEPARTMENT	DATE
WATER & SANITARY SEWER	DATE
STORM DRAINAGE	DATE
TELEPHONE COMPANY	DATE
GAS COMPANY	DATE
ELECTRIC COMPANY	DATE

Know what's **below.** **Call** before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE. SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

SITE DEVELOPMENT PLAN

FSR#05934

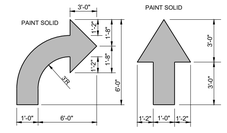
BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

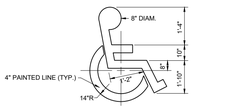
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET UTILITY PLAN
SHEET NUMBER 5

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\Entitlements\100810 - C4.0 - SDP - UTILITY PLAN.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME



1A C-400 DIRECTIONAL ARROW
NOT TO SCALE

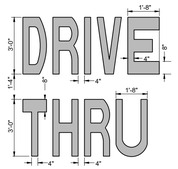


1B C-400 ACCESSIBILITY SYMBOL
NOT TO SCALE

NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 C-400 PAVEMENT MARKINGS - 1
NOT TO SCALE

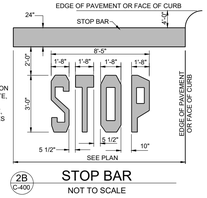


2A C-400 DRIVE-THRU
NOT TO SCALE

NOTES:

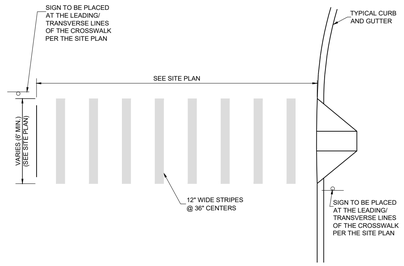
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTE:
IF STOP SIGN IS PROPOSED, "STOP" LETTERING GRAPHIC IS NOT REQUIRED.



2B C-400 STOP BAR
NOT TO SCALE

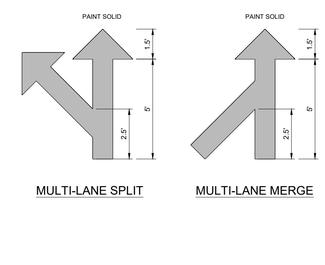
2 C-400 PAVEMENT MARKINGS - 2
NOT TO SCALE



NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT AND YELLOW REFLECTIVE PAINT ON CONCRETE.

3 C-400 CROSSWALK MARKINGS
NOT TO SCALE

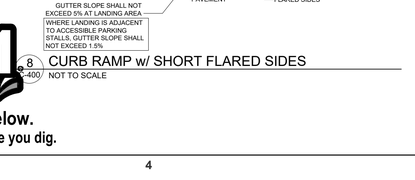


MULTI-LANE SPLIT MULTI-LANE MERGE

NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

4 C-400 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE

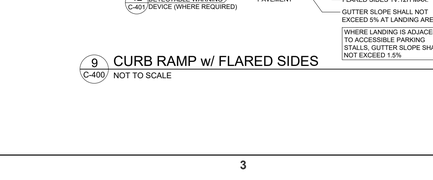


60° PARKING
** 60° PARKING STALL CAN BE REDUCED TO 18' MINIMUM IF SITE CONDITIONS REQUIRE IT.

NOTES

1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1.5% IN SLOPE IN ANY DIRECTION. CONTRACTOR TO CONFIRM ASPHALT TO BE INSTALLED WITHIN 0.5% TOLERANCE. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. GENERAL CONTRACTOR SHALL USE ASPHALT FOR ADA SPACES AND ACCESSIBLE WALK PATHS WITHIN PARKING STALLS.
3. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
4. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, THIS DETAIL.
5. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
6. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
7. ACCESSIBLE PARKING AND ACCESSIBLE AISLE STRIPING COLOR SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
8. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
9. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
10. ALL DIMENSIONS ARE TO CENTER OF STRIPE UNLESS OTHERWISE NOTED.
11. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5 C-400 PARKING STALL LAYOUT AND STRIPING
NOT TO SCALE



PARKING LOT STRIPING SPECIFICATIONS:

STANDARDS:

1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

AIRLESS

- PRESSURE 1800-2700 PSI
- HOSE 1/4"-3/8" ID
- TIP 0.015"-0.017"
- FILTER 60 MESH
- REDUCTION ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

CONVENTIONAL

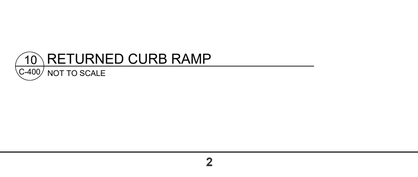
- GUN BLINKS 21 (BLEEDER) OR EQUIVALENT
- FLUID NOZZLE #68
- AIR NOZZLE INTERNAL MIX, #709
- ATOMIZATION PRESSURE 45-80 PSI
- FLUID PRESSURE 40-70 PSI
- REDUCTION ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP-RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- ASSESS PAINT AT 30-DAY WALK THROUGH TO DETERMINE IF RE-STRIPE IS REQUIRED.

9 C-400 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE

NOTES:

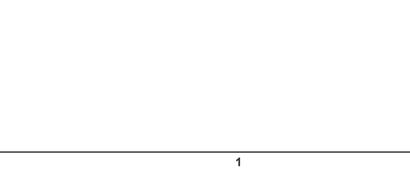
1. MATERIAL: SOLID POLYETHYLENE
2. WHEEL STOP COLOR: YELLOW
3. MANUFACTURER - PLASTICS-R-UNIQUE, INC.
   352 MILL STREET
   WADSWORTH, OH 44281
   CONTACT - BOBBIE PERTIE
   330-334-4820 PHONE
   330-334-4720 FAX
4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES.
5. PRE-DRILL HOLES THROUGH PARKING SURFACES (½" BIT FOR LAGS AND ¾" BIT FOR SPACES).
6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL400.



NOTE:
WHEEL STOPS ONLY TO BE USED WHEN NO OTHER PRACTICAL OPTION EXISTS.

(3) 8" LAGS FOR CONCRETE PAVEMENT OR 12" GALVANIZED PLATED SPIKES FOR ASPHALT PAVEMENT REQUIRED FOR EACH WHEEL STOP. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

6 C-400 SOLID PLASTIC WHEEL STOP
NOT TO SCALE



NOTE:
SIGNS SHALL BE FABRICATED USING 5/F 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.

NOTE:
VERIFY COLORS WITH LOCAL MUNICIPALITY.

SIGNS PROVIDED AND INSTALLED BY CFA SIGNAGE CONTRACTOR. REFER TO SIGNAGE PACKAGE.

7 C-400 BOLLARD MOUNTED SIGN
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.

8 C-400 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.

9 C-400 CURB RAMP w/ FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.

10 C-400 RETURNED CURB RAMP
NOT TO SCALE

811 Know what's below. Call before you dig.

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\CDs\CSP100810 - CS.0 - CD - STANDARD DETAILS.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

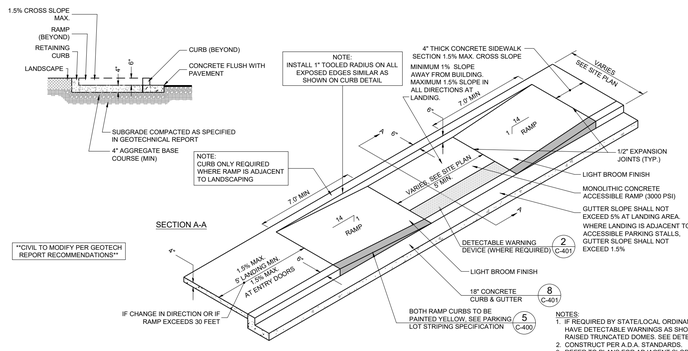
BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

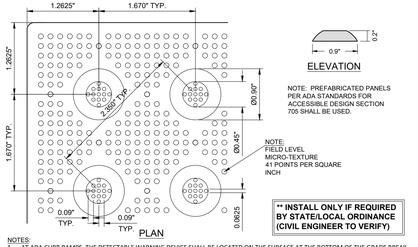
CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET CFA STANDARD DETAILS

SHEET NUMBER 6



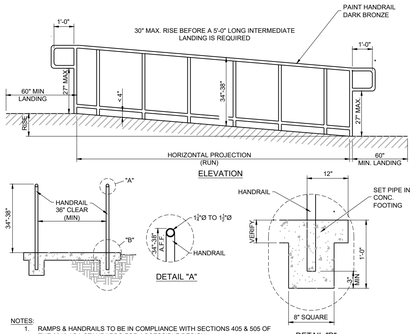
1 C-401 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE

NOTES:
1. IF REQUIRED BY STATE/LOCAL ORDINANCE, THE SURFACE OF THE RAMP LANDING SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1.5%.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3000 PSI.



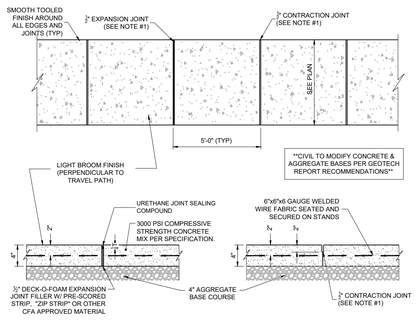
NOTES:
1. AT ADA CURB RAMPS, THE DETECTABLE WARNING DEVICE SHALL BE LOCATED ON THE SURFACE AT THE BOTTOM OF THE GRADE BREAK OR AT THE LOWER LANDING. FOR LANDINGS AND BLENDED TRANSITIONS, DETECTABLE WARNING DEVICES SHALL BE LOCATED ON THE LANDING OR BLENDED TRANSITION AT THE BACK OF CURB.
2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R305. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET.
4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB & GUTTER AND/OR SIDEWALK, THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED.
6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR OTHER EQUIVALENT APPROVED MATERIAL. PREFERRED MANUFACTURER ARMOR TILE TACTILE SYSTEMS LANCE MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED, CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.

2 C-401 DETECTABLE WARNING DEVICE
NOT TO SCALE



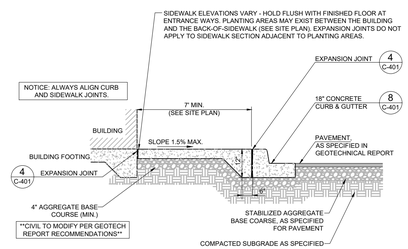
NOTES:
1. RAMPS & HANDRAILS TO BE IN COMPLIANCE WITH SECTIONS 405 & 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. VERIFY ALL STATE & LOCAL REQUIREMENTS FOR RAMPS & HANDRAILS.
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.

3 C-401 TYPICAL ADA RAMP & HANDRAIL
NOT TO SCALE

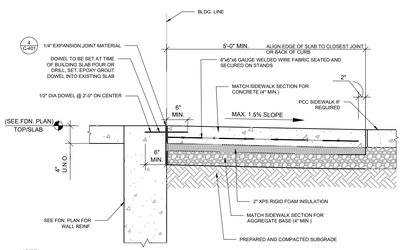


NOTES:
1. CONTRACTION JOINTS AT 5'-0" O.C. TOOLED ½" WIDE, 1" DEEP OR MAX. ¼ DEEP, WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

4 C-401 CONCRETE SIDEWALK
NOT TO SCALE

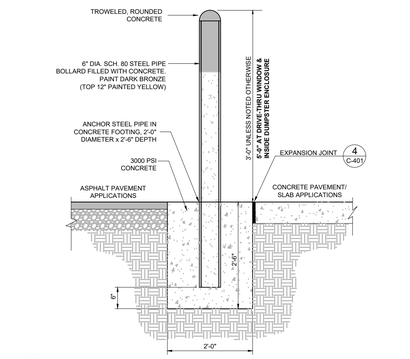


5 C-401 CONCRETE SIDEWALK w/ CURB & GUTTER
NOT TO SCALE



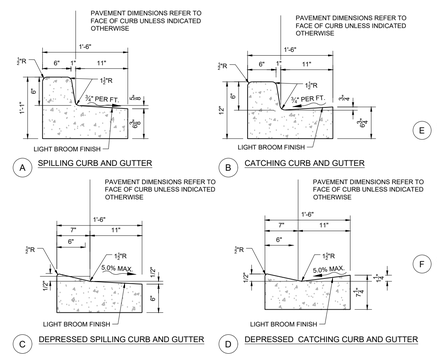
NOTE:
1. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR ADDITIONAL DETAILS. NOTIFY ENGINEER WITH ANY DISCREPANCIES FROM THIS DETAIL.
2. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS. DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN. STOOP IS TO BE SEPARATED ON ALL SIDES WITH 1/4" EXPANSION JOINT MATERIAL, TOPPED WITH SEALANT.
4. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
5. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.
5. DOWELS TO BE INSTALLED INTO THE BUILDING FOUNDATION ONLY. THE REMAINING THREE SIDES OF THE SLAB DO NOT GET TIED TO THE SURROUNDING SIDEWALK.

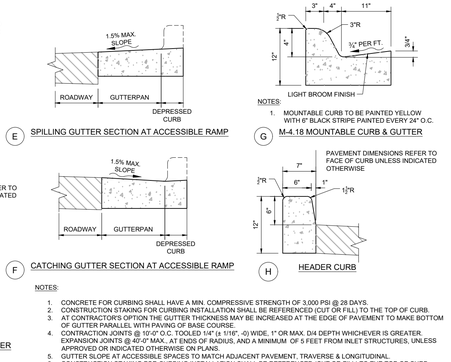
6 C-401 ENTRY DOOR FROST SLAB DETAIL
NOT TO SCALE



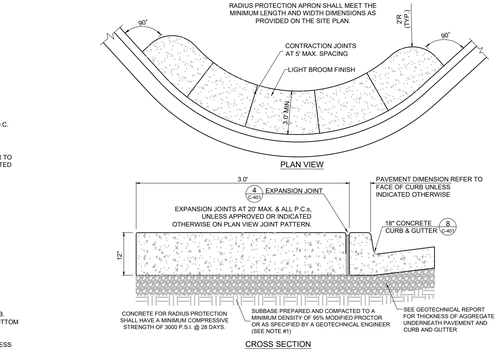
NOTE:
1. BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW AND INSIDE DUMPSTER ENCLOSURE.

7 C-401 CONCRETE BOLLARD
NOT TO SCALE

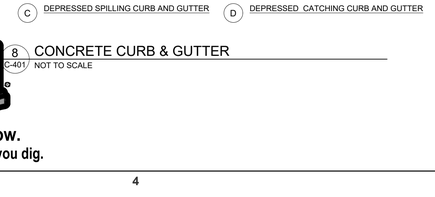




NOTES:
1. CONCRETE FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.
4. CONTRACTION JOINTS @ 10'-0" O.C. TOOLED 1/4" (± 1/16", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX., AT ENDS OF RADIUS, AND A MINIMUM OF 5 FEET FROM INLET STRUCTURES, UNLESS APPROVED OR INDICATED OTHERWISE ON PLANS.
5. GUTTER SLOPE AT ACCESSIBLE SPACES TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.
6. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
7. LIGHT BROOM FINISH; PERPENDICULAR TO CURB.



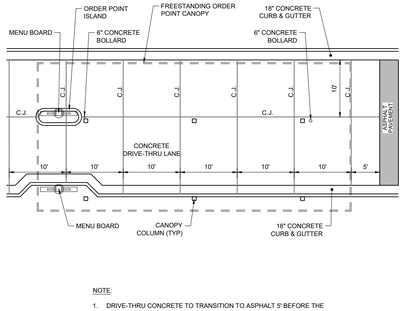
NOTES:
1. MOUNTABLE CURB TO BE PAINTED YELLOW WITH 6" BLACK STRIPE PAINTED EVERY 24" O.C.



8 C-401 CONCRETE CURB & GUTTER
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-401 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE



NOTE:
1. DRIVE-THRU CONCRETE TO TRANSITION TO ASPHALT 5' BEFORE THE BEGINNING OF THE F2F CANOPY.

10 C-401 ORDER POINT PLAN
NOT TO SCALE

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\CDs\CSP\100810 - C5.0 - CD - STANDARD DETAILS.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

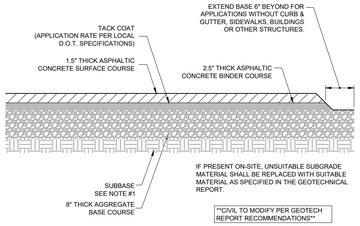
FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

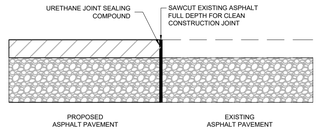
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET CFA STANDARD DETAILS
SHEET NUMBER 7

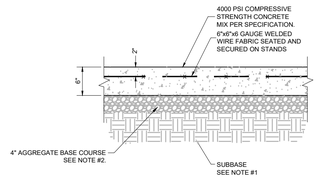


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.

1 C-402 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE

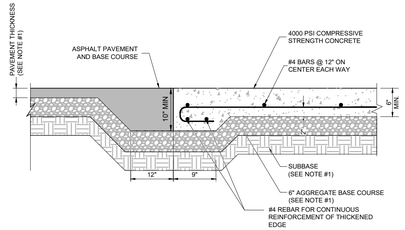


2 C-402 BUTT JOINT
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 6" CONCRETE, 4" AGGREGATE BASE.

3 C-402 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

4 C-402 CONCRETE APRON AT TRASH ENCLOSURE
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

5 C-402 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
NOT TO SCALE

NOTES:
1. DESIGN PER GEOTECH REPORT PREPARED BY _____, DATED _____.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 5" CONCRETE, 4" AGGREGATE BASE.

6 C-402 CONCRETE PAVEMENT
NOT TO SCALE

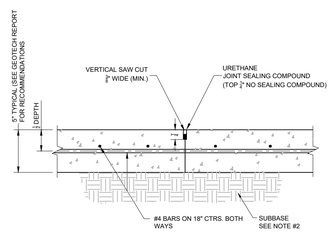
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

7 C-402 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

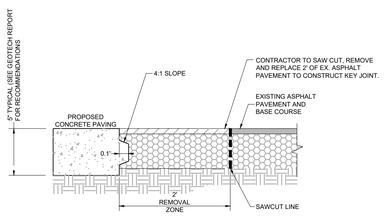
8 C-402 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
NOT TO SCALE

THESE DETAILS APPLY TO CONCRETE PAVED LOTS



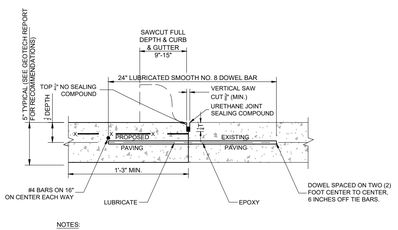
NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-402 CONTRACTION JOINT
NOT TO SCALE



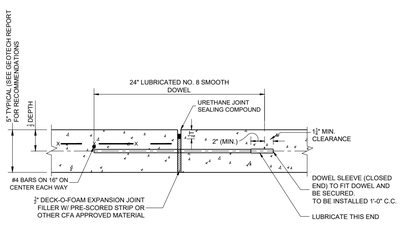
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 C-402 KEYED CONSTRUCTION JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN .5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

11 C-402 LONGITUDINAL BUTT JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN .5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24'X24' (EVERY OTHER JOINT).

12 C-402 EXPANSION JOINT
NOT TO SCALE

811 Know what's below. Call before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND ON-BEHALF OF MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

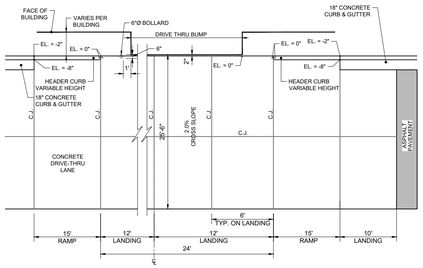
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SITE DEVELOPMENT PLAN

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET CFA STANDARD DETAILS
SHEET NUMBER 8

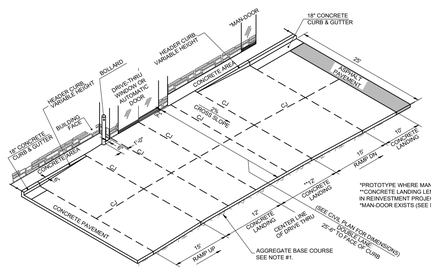
File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\CDs\CSP\100810 - CS.0 - CD - STANDARD DETAILS.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:03 PM
00-LS-0000-A101-SHEET NAME



NOTE:

1. ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'.
2. DRIVE-THRU CONCRETE TO TRANSITION TO ASPHALT AT NEAREST 10' JOINT AFTER THE END OF THE OMD CANOPY.
3. FOR TRADITIONAL BUILDING LAYOUTS WHERE AN ISOLATED DRIVE THRU IS NOT PROVIDED, A 2' CHAMFER @ 45° SHOULD BE PROVIDED AT THE CORNER OF THE CONCRETE WHERE IT ABUTS ASPHALT.

1 C-403 DRIVE-THRU PLAN - FLUSH WITH FFE
NOT TO SCALE

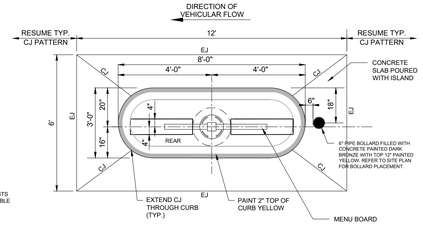


*PROTOTYPE WHERE MAN-DOOR EXISTS
**CONCRETE LANDING LENGTH VARIABLE IN REINVESTMENT PROJECTS WHERE *MAN-DOOR EXISTS (SEE NOTE 3)

NOTE:

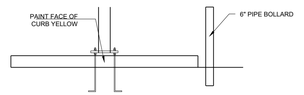
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. DRIVE-THRU CONCRETE TO TRANSITION TO ASPHALT AT NEAREST 10' JOINT AFTER THE END OF THE OMD CANOPY.
3. FOR PROTOTYPE BUILDINGS WHERE THERE IS A MAN-DOOR DOWNSTREAM OF THE INSTALLED TORMAX DOOR, THE CONCRETE LANDING WILL EXTEND TO THE FURTHEST EDGE OF THE EXISTING MAN-DOOR.

2 C-403 DRIVE-THRU ISOMETRIC
NOT TO SCALE



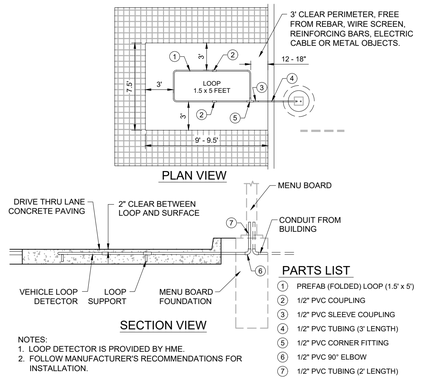
ISLAND CURB PLAN

CJ = CONTRACTION JOINT
EJ = EXPANSION JOINT



ISLAND CURB ELEVATION

3 C-403 DRIVE-THRU ORDER POINT ISLAND
NOT TO SCALE

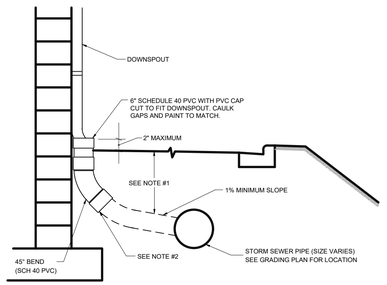


PARTS LIST

1	PREFAB (FOLDED) LOOP (1.5' x 5')
2	1/2" PVC COUPLING
3	1/2" PVC SLEEVE COUPLING
4	1/2" PVC TUBING (3' LENGTH)
5	1/2" PVC CORNER FITTING
6	1/2" PVC 90° ELBOW
7	1/2" PVC TUBING (2' LENGTH)

NOTES:
1. LOOP DETECTOR IS PROVIDED BY HME.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

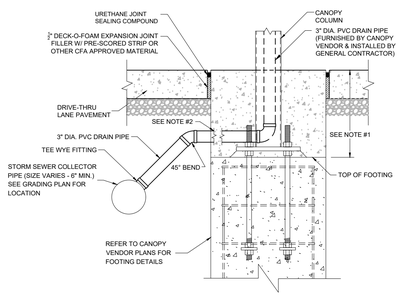
4 C-403 MENU BOARD LOOP DETECTION SYSTEM
NOT TO SCALE



NOTES:

1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING.
4. IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING.

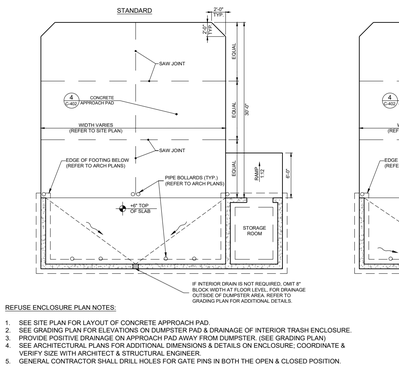
5 C-403 BUILDING DOWNSPOUT CONNECTION
NOT TO SCALE



NOTES:

1. CANOPY FOOTING SHALL BE A MINIMUM 2'-0" BELOW DRIVE-THRU LANE PAVEMENT SURFACE. REFER TO CIVIL PLANS FOR EXACT CANOPY FOOTING ELEVATIONS.
2. FLEXIBLE FITTING (NON-SHEAR FERNCO) TO BE UTILIZED BETWEEN PIPE TRANSITIONS AS NECESSARY.
3. CONTRACTOR TO COORDINATE COLUMN DOWNSPOUT ORIENTATION WITH CANOPY VENDOR. ADJUST DOWNSPOUT PIPING AS NECESSARY TO MAKE CONNECTION TO COLLECTOR PIPE.

6 C-403 CANOPY DOWNSPOUT CONNECTION
NOT TO SCALE

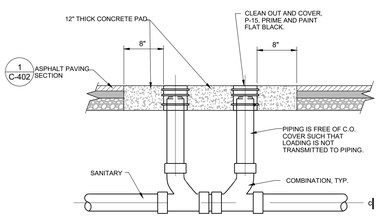


REFUSE ENCLOSURE PLAN NOTES:

1. SEE SITE PLAN FOR LAYOUT OF CONCRETE APPROACH PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER. (SEE GRADING PLAN)
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS & DETAILS ON ENCLOSURE; COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

CONTRACTOR TO REFER TO CIVIL PLANS FOR ORIENTATION & LOCATION OF STORAGE ROOM & RAMP.

7 C-403 SCREENED REFUSE ENCLOSURE
NOT TO SCALE

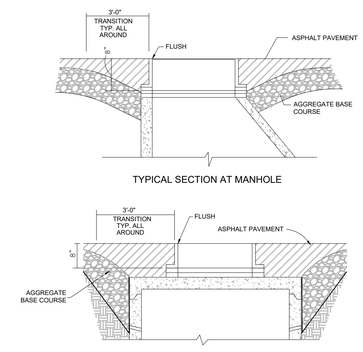


NOTES:

1. SEE PLUMBING PLANS FOR GREASE TRAP DETAIL.
2. CLEAN-OUT COVERS SHALL BE PROVIDED ON ALL CLEAN-OUTS REGARDLESS OF LOCATION.
3. CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEAN-OUTS IN PAVEMENT.

8 C-403 CLEAN-OUT (OUTSIDE OF BUILDING)
NOT TO SCALE

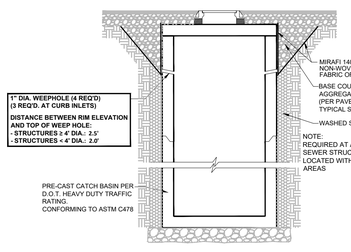
NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL



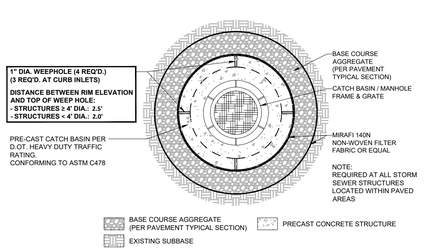
TYPICAL SECTION AT MANHOLE

TYPICAL SECTION AT INLET/CATCH BASIN

9 C-403 THICKENED PAVEMENT @ STRUCTURES
NOT TO SCALE



PROFILE VIEW



PLAN VIEW

10 C-403 STORM STRUCTURE WEEP HOLE DETAILS
NOT TO SCALE

Know what's below. Call before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET CFA STANDARD DETAILS
SHEET NUMBER 9

SITE DEVELOPMENT PLAN

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\CAD\CDs\CSP\100810 - C5.0 - CD - STANDARD DETAILS.dwg
Last Saved By: KAT.ADAMS
10/23/2026 3:02 PM
00-LS-0000-A101-SHEET NAME

SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
2. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SITE CONDITIONS.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUESTED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR, HIS SUCCESSORS AND ASSIGNEES SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN.
9. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
10. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
11. ANY MAJOR CHANGES MADE TO THE SITE PLAN AS A RESULT OF FIELD CONDITIONS SHALL BE ON THE AS-BUILTS OF THE CONSTRUCTION DRAWING SET. AS BUILT CONSTRUCTION DRAWINGS FOR THE LANDSCAPE, HARDSCAPE, LIGHTING WILL BE SUBMITTED, BY CONTRACTOR, TO THE OWNER, AS REQUESTED.
12. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE PERFORMED AT DESIGNATED LOCATION BY THE GENERAL CONTRACTOR OR OWNER. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
13. GENERAL CONTRACTOR OR OWNER WILL DESIGNATE STAGING AND STORAGE FOR CONTRACTOR.
14. TREES CANNOT BE IN AN EASEMENT AND SHALL MAINTAIN A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

GRADING AND EROSION CONTROL NOTES

GRADING NOTES:

1. GENERAL CONTRACTOR WILL CONTOUR SUBGRADE TO ±3" PRIOR TO START OF LANDSCAPE CONTRACTOR'S WORK.
2. CALL UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
3. FINAL GRADES SHALL BE ESTABLISHED BY THE GENERAL CONTRACTOR. IF EXISTING CONDITIONS DIFFER, PLEASE NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL AFTER ROUGH GRADES HAVE BEEN ESTABLISHED.
4. THE LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINAL FINE GRADE FREE OF ROCK AND DEBRIS.
5. ALL AREAS SHALL BE FINISH GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS, WALLS AND WALKS.

EROSION CONTROL NOTES:

1. REFERENCE EROSION CONTROL PLANS FOR PROJECT STANDARDS AND GUIDELINES. THESE NOTES ARE FOR THE LANDSCAPE CONTRACTOR TO MEET THOSE STANDARDS DURING THEIR PHASE OF CONSTRUCTION.
2. THE CONTRACTOR IN COORDINATION WITH THE GENERAL CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
3. THE CONTRACTOR IN COORDINATION WITH THE GENERAL CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
5. WOOD STAKES MAY BE USED. CONTRACTOR MAY NOT USE REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE.

IRRIGATION NOTES

1. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POPUP SPRINKLER SYSTEM. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.
2. IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST 1 YEAR.
3. ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS.
4. DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.
5. IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR. EFFICIENT IRRIGATION SYSTEMS INCLUDING RAIN AND WIND SENSORS, CONTROLLERS ACCESSING WEATHER STATIONS, OR OTHER ALTERNATIVE METHODS THAT ADJUST IRRIGATION BASED OFF OF WEATHER EVENTS WILL BE INSTALLED

LANDSCAPE NOTES

LANDSCAPE

1. THE CONTRACTOR SHALL FOLLOW ALL PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
2. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
3. ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OF SPADED PLANTS WILL NOT BE ACCEPTED.
5. ALL PLANTS, PRODUCTS AND MATERIALS WILL BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE IF REQUESTED BY OWNER. THIS WILL BE DETERMINED DURING THE BID PROCESS.
6. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.

TURF AND NATIVE SEED AREAS

7. TURF GRASS TO BE RTF® WATER SAVER® SOD TALL FESCUE FROM GREEN VALLEY TURF COMPANY. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
8. BIOCOMP FROM A-1 ORGANICS (0R APPROVED EQUAL) TO ALL SOD AND PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 S.F.
9. IF PROPOSED NATIVE SEED MIX AS SHOWN ON PLANS. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
10. BIOSOIL APPLIED TO ALL SEEDED AREAS AT A RATE OF 3 LBS PER 1,000 S.F.
11. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF NATIVE SEEDED AREAS (NATURALIZED AREAS). AFTER A PERIOD OF ONE YEAR, THERE SHOULD BE SIGNIFICANT COVERAGE OF THE SEEDED AREA WITH BARE SPOTS NOT EXCEEDING NINE SQUARE FEET IN SIZE. BARE SPOTS SHALL BE RE-SEEDED AND MULCHED TO IMPROVE THE GRASS STAND. THE AREA SHALL BE MAINTAINED AS WEED FREE THE ENTIRE TIME. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.

TREES

13. REFER TO THE PLANTING DETAILS AND PLANT SCHEDULE AS SHOWN ON THE PLAN FOR FURTHER INFORMATION.
14. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
15. ALL TREES LOCATED IN THE UTILITY EASEMENT WILL BE REQUIRED TO BE HAND DUG PER THE TREE PLANTING DETAIL. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING EXISTING GAS LINE PRIOR TO INSTALLATION OF TREES AND FLAGGING THE GAS LINE LOCATION.
16. TREES IN COBBLE/ROCK MULCH AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH AS SHOWN IN PLANTING DETAILS.

PLANTING BED AREAS

17. REFER TO THE PLANTING DETAILS AND PLANT SCHEDULE AS SHOWN ON THE PLAN FOR FURTHER INFORMATION.
18. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
19. BIOCOMP FROM A-1 ORGANICS (0R APPROVED EQUAL) TO ALL SOD AND PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 S.F., A MINIMUM 8" TILLED.
20. WOVEN LANDSCAPE FABRIC INSTALLED UNDER ALL ROCK AREAS FOR WEED CONTROL.
21. ALL ANNUAL AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH CEDAR WOOD MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. MULCH SAMPLE TO BE APPROVED BY OWNER'S REPRESENTATIVE.
22. 4" SURE-LOC ALUMINUM LANDSCAPE EDGER (OR APPROVED EQUAL) TO BE USED BETWEEN ALL LANDSCAPE TRANSITION AREAS WITH A ROLLED TOP AND GREEN FINISH.
23. EDGER IS REQUIRED BETWEEN MULCHED AREAS AND ROCK AREAS WITHIN PLANTING BEDS.
24. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OF SPADED PLANTS WILL NOT BE ACCEPTED.

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS

	REQUIREMENT	QTY	REQUIRED	PROVIDED
GROSS SITE AREA	MIN 5% OF LOT TO RECEIVE LANDSCAPE	91,912	4,596	18,084
REQUIRED SITE TREES	1 TREE PER 500 SF OF REQUIRED LANSCAPE	4,596	9	11
REQUIRED PARKING TREES	1 PER 15 SPACES	40	3	3
STREET TREES	1 PER 25 LF	358	14	7
STREET TREES TO BE REPLACED BY SHRUBS	1 TREE = 10 SHRUBS	5	50	50
TOTAL TREES			**26**	**21**

SUPPLEMENTAL SITE TREES AND SHRUBS PROVIDED TO MITIGATE STREET TREE LIMITATIONS RESULTING FROM UTILITY CONSTRAINTS.

Know what's **below.** **Call** before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET

LANDSCAPE COVER

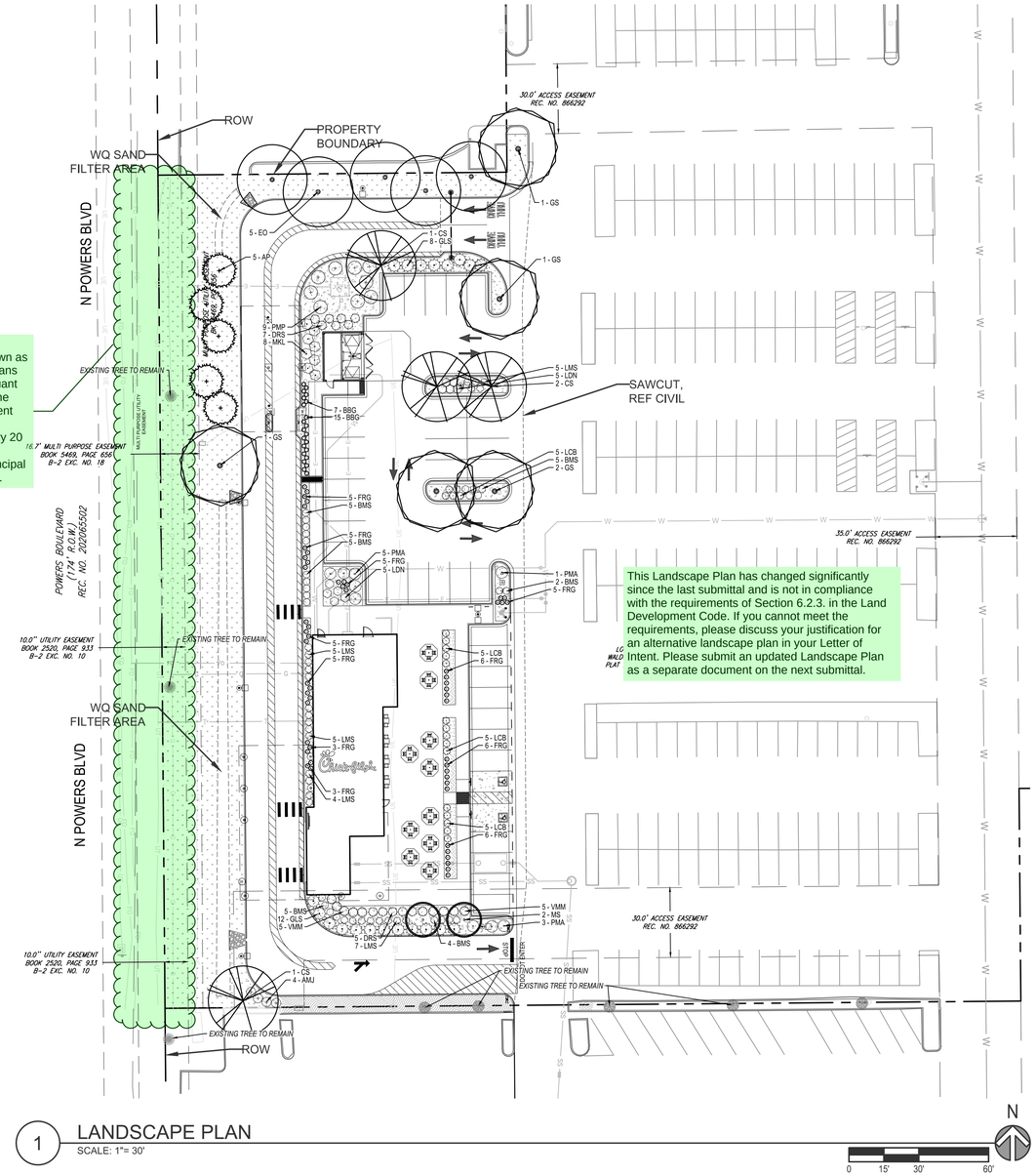
SHEET NUMBER

10

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\LANDSCAPE\1-LA-CAD\1-LA-SHEETS\SDP\100810 - L0.0_COVERSHEET.dwg Last Saved By: BOONE.LITTLE
10/23/2026 1:05 PM
00-LS-0000-A101-SHEET NAME

SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



This property boundary is shown as 385 ft in other plans in this set. Pursuant to Table 6-1 in the Land Development Code, 1 tree is required for every 20 feet along an Expressway/Principal Arterial roadway.

This Landscape Plan has changed significantly since the last submittal and is not in compliance with the requirements of Section 6.2.3. in the Land Development Code. If you cannot meet the requirements, please discuss your justification for an alternative landscape plan in your Letter of Intent. Please submit an updated Landscape Plan as a separate document on the next submittal.

1 LANDSCAPE PLAN
SCALE: 1"= 30'

N
0 15' 30' 60'

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES					
	EO	5	ENGLISH OAK	QUERCUS ROBUR	1.5" CAL.
	CS	4	NORTHERN CATALPA	CATALPA SPECIOSA	1.5" CAL.
	GS	5	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	1.5" CAL.
EVERGREEN TREES					
	AP	5	AUSTRIAN PINE	PINUS NIGRA	6` HT.
ORNAMENTAL TREES					
	MS	2	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CAL.
DECIDUOUS SHRUBS					
	BMS	26	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.
	GLS	20	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.
	LMS	26	LIMEMOUND® SPIREA	SPIRAEA X BUMALDA 'LIMEMOUND'	5 GAL.
	LCB	20	LIMONCELLO™ BARBERRY	BERBERIS THUNBERGII 'BAILERIN'	5 GAL.
	LDN	10	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.
	VMM	10	MINI MAN™ DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJAETICUM 'P017S'	5 GAL.
	MKL	8	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.
	DRS	12	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.
EVERGREEN SHRUBS					
	AMJ	4	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL.
	PMP	9	PALOUSE MUGO PINE	PINUS MUGO 'PALOUSE'	5 GAL.
	PMA	9	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	5 GAL.
ORNAMENTAL GRASSES					
	BBG	22	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	---
	FRG	54	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
GROUND COVERS						
	SM	12,862 SF		ARKANSAS VALLEY FOOTHILLS SEED MIX	---	
	BES	30	BLACK-EYED SUSAN	R. FULGIDA 'GOLDSTRUM'	1 GAL HT 30-36" SPD 18-24"	24" o.c.
	SSH	51	DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'	1 GAL HT 18-30" SPD 12-20"	18" o.c.
	EX	720 SF	EXISTING LANDSCAPE TO REMAIN		---	
	RM	4,545 SF	ROCK MULCH - 1 1/2" LOCAL RIVER ROCK		---	

Know what's **below.** **Call** before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE. SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

SITE DEVELOPMENT PLAN

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET

LANDSCAPE PLAN

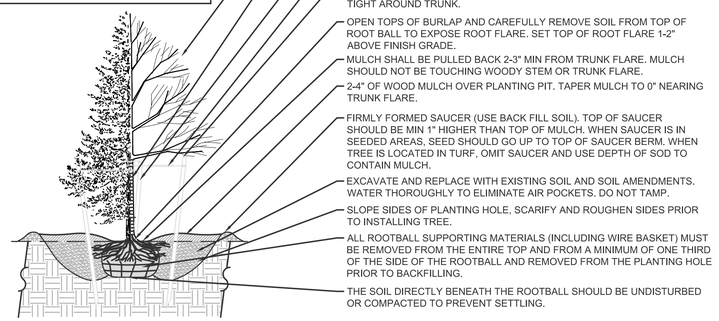
SHEET NUMBER
11

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\LANDSCAPE\1-LA-CAD\1-LA-SHEETS\SDP\100810 - L1.0_LANDSCAPE PLAN.dwg Last Saved By: BOONE.LITTLE
10/23/2026 1:05 PM
00-LS-0000-A101-SHEET NAME

SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER

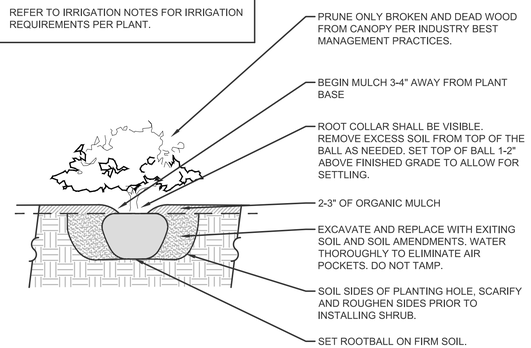
PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:
1. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL SHALL NOT BE PLANTED.
2. TREE SPACING SHALL BE BASED ON PROJECTED MATURE CANOPY SIZE OR AS APPROVED BY THE OWNERS REPRESENTATIVE.
3. REFER TO IRRIGATION NOTES FOR IRRIGATION REQUIREMENTS PER PLANT.
4. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR 2 WINTER SEASONS.



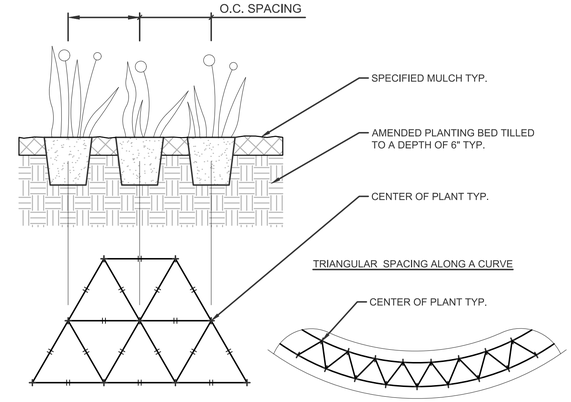
1 TREE PLANTING DETAIL
SCALE: NTS
MSD-P-01

NOTES:
1. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL SHALL NOT BE PLANTED.
2. SHRUB SPACING SHALL BE BASED ON PROJECTED MATURE CANOPY SIZE OR AS APPROVED BY THE OWNERS REPRESENTATIVE
3. REFER TO IRRIGATION NOTES FOR IRRIGATION REQUIREMENTS PER PLANT.



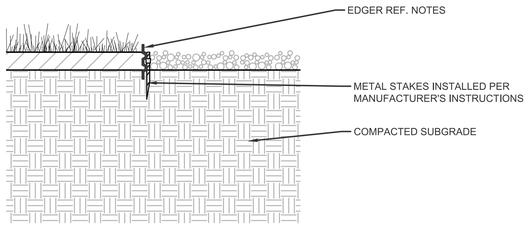
2 SHRUB PLANTING DETAIL
SCALE: NTS
MSD-P-02

NOTES:
1. WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.
2. THIS IS JUST GENERAL LAYOUT REF. PLANS IF DIFFERENT



3 PERENNIAL & ORNAMENTAL GRASS TRIANGULATION
1" = 1'-0"
MSD-P-03

NOTES:
1. SET ALL EDGING ABOVE FINISHED GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, & FLUSH WITH GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
4. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
5. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.
6. REF. PLANS FOR LOCATING EDGING
7. 4" SURE-LOC ALUMINUM LANDSCAPE EDGER (OR APPROVED EQUAL) TO BE USED BETWEEN ALL LANDSCAPE TRANSITION AREAS WITH A ROLLED TOP AND GREEN FINISH.
8. EDGER IS REQUIRED BETWEEN MULCHED AREAS AND ROCK AREAS WITHIN PLANTING BEDS.



4 STEEL EDGER
1" = 1'-0"
MSD-P-06

Know what's **below.**
Call before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

SITE DEVELOPMENT PLAN
CHICK-FIL-A POWERS & PALMER PARK
5813 PALMER PARK BLVD COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY JTK
SHEET **LANDSCAPE DETAILS**
SHEET NUMBER **12**

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\LANDSCAPE\1-LA-CAD\1-LA-SHEETS\SDP\100810 - L2.0_LANDSCAPE DETAILS.dwg Last Saved By: BOONE.LITTLE
10/23/2026 1:06 PM
00-LS-0000-A101-SHEET NAME