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#### 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

#### 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

#### ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
A	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



VICINITY MAP  
(1"= 500')

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

**CIVIL ENGINEER**  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.  
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  
5970 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80111  
(303) 353-3612  
CONTACT: MRS. ERIKA ZIMMERMAN

**FIRE DEPARTMENT**  
CITY OF COLORADO SPRINGS FIRE DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 200  
COLORADO SPRINGS, CO 80910  
(719) 385-7351

**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

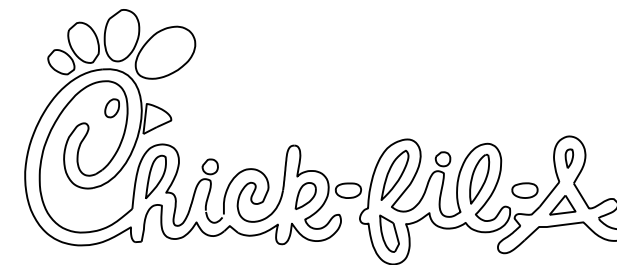
**ELECTRIC COMPANY**  
COLORADO SPRINGS UTILITIES - ELECTRIC  
2880 INTERNATIONAL CIR. SUITE 210  
COLORADO SPRINGS, CO 80947  
(719) 668-3242

# CONCEPTUAL SITE 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



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	UTILITY PLAN
5	LANDSCAPE COVER
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS



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



FOR AND AND ON-BEHALF OF  
MERRICK AND COMPANY

**CHICK-FIL-A**  
**POWERS & PALMER PARK**  
SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

**CHICK-FIL-A**

**POWERS & PALMER PARK**

SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

**FSR#05934**

BUILDING TYPE / SIZE: P12 LS LRG  
RELEASE: VX.YY.MM

**REVISION SCHEDULE**  
NO. DATE DESCRIPTION

CONSULTANT PROJECT #

PRINTED FOR

DATE 01/31/2024

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SHEET COVER SHEET

SHEET NUMBER

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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:

- SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON THE SITE AT ALL TIMES BY THE CONTRACTOR.
- THE APPROPRIATE AUTHORITIES SHALL BE CONTACTED FOR ALL NECESSARY INSPECTIONS WITH AT LEAST 48 HOURS ADVANCE NOTICE.
- DUST SHALL BE PROPERLY CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO SAFETY DURING TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR MUST SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER 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. 19-471), 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.

## LEGAL DESCRIPTION (PLACEHOLDER):

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 09° 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 90.96 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:

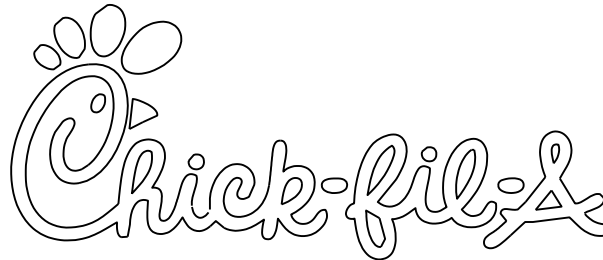
LOT 2, BLOCK 1, WALDORF SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 3:

THOSE BENEFICIAL EASEMENTS CONTAINED 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



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



FOR AND AND ON-BEHALF OF  
MERRICK AND COMPANY

CHICK-FIL-A  
POWERS & PALMER PARK  
SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG  
RELEASE: vX.YY.MM

REVISION SCHEDULE  
NO. DATE DESCRIPTION

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GENERAL NOTES

SHEET NUMBER

2



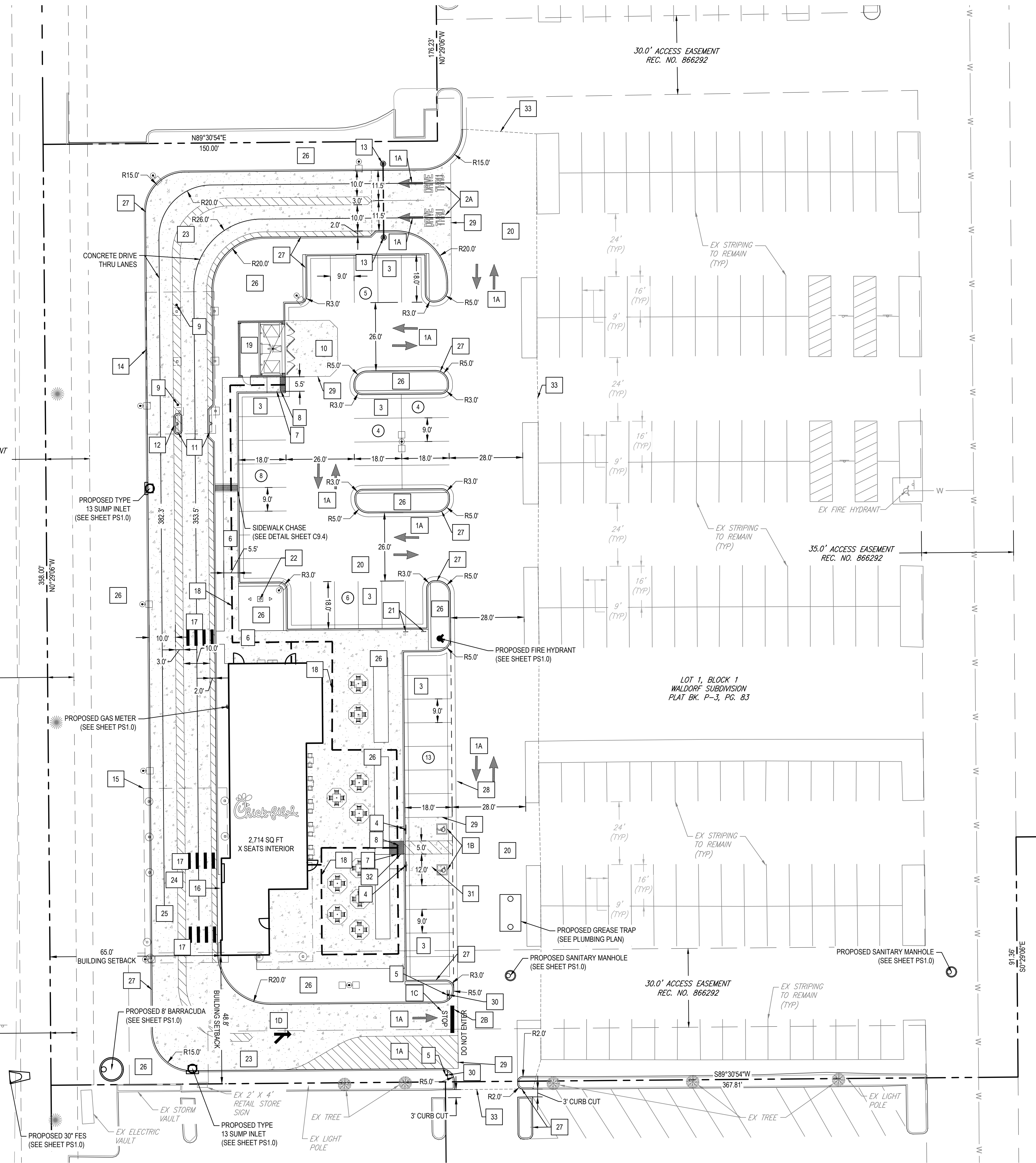


16.7' MULTI PURPOSE EASEMENT  
BOOK 5469, PAGE 656  
B-2 EXC. NO. 18

POWERS BOULEVARD  
(174' R.O.W.)  
REC. NO. 202065502

10.0" UTILITY EASEMENT  
BOOK 2520, PAGE 9.33  
B-2 EXC. NO. 10

10.0" UTILITY EASEMENT  
BOOK 2520, PAGE 9.33  
B-2 EXC. NO. 10



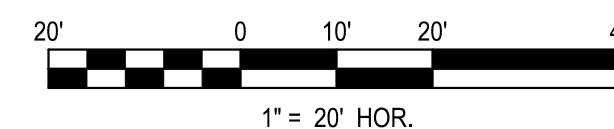
NOTES:

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

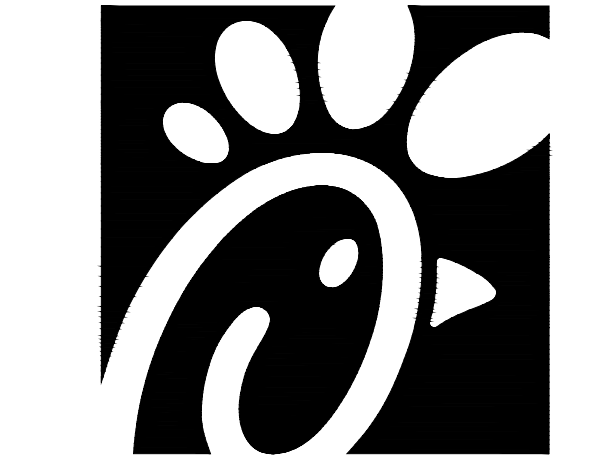
SITE PLAN DESIGN NOTES & KEY PLAN

- PAVEMENT MARKINGS - 1
  - DIRECTIONAL ARROW
  - ACCESSIBILITY SYMBOL
  - STOP
  - MULTILANE DIRECTIONAL ARROW
- PAVEMENT MARKINGS - 2
  - DRIVE-THRU
  - STOP BAR
- 90 DEGREE PARKING STRIPING
- ACCESSIBLE PARKING SIGN
- STOP SIGN
- CONCRETE SIDEWALK
- SIDEWALK ACCESSIBLE RAMP
- DETECTABLE WARNING DEVICE
- CONCRETE BOLLARD
- CONCRETE APRON @ TRASH ENCLOSURE
- MENU BOARD LOOP DETECTION SYSTEM
- DRIVE-THRU ORDER POINT ISLAND
- DRIVE-THRU CLEARANCE BAR
- ORDER POINT CANOPY
- MEAL DELIVERY CANOPY
- TORMAX DOOR
- CROSSWALK MARKINGS
- ACCESSIBLE ACCESS PATH
- SCREENED REFUSE ENCLOSURE (SEE ARCH PLANS)
- TYPICAL HMAC PAVEMENT SECTION
- BIKE RACKS
- FLAG POLE
- CONCRETE PAVEMENT DRIVE-THRU LANE
- DRIVE-THRU PLAN - FLUSH WITH FFE
- DRIVE-THRU ISOMETRIC
- LANDSCAPED AREA
- CONCRETE CURB & GUTTER
- CONCRETE CROSS PAN
- PAVEMENT EDGE DETAIL
- DO NOT ENTER SIGN
- CONCRETE PAVEMENT
- CURB RAMP w/ FLARED SIDES
- SAWCUT LINE
- X PARKING STALL COUNT

PROJECT DATA TABLE		
ITEM	REQUIRED	PROPOSED
<b>ZONING</b>		
PROPERTY AREA	CC	CC
GROSS SF		91,912
GROSS AC		2.11
BUILDING SQ FT		5,663
PATIO SQ FT		558
BUILDING + PATIO SQ FT		6,221
<b>PARKING</b>		
CALCULATION	6,221 S.F. / 150 S.F. PER STALL	
STANDARD STALLS	40	72
ACCESSIBLE STALLS	2	4
TOTAL	42	76
BICYCLE	3	4
<b>BUILDING SET BACK (FT)</b>		
NORTH	0	0
SOUTH	0	0
EAST	0	0
WEST	25	25
<b>LANDSCAPE SET BACK (FT)</b>		
NORTH	0	0
SOUTH	0	0
EAST	0	0
WEST	25	25



SITE DEVELOPMENT PLAN



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



FOR AND ON BEHALF OF  
MERRICK AND COMPANY

CHICK-FIL-A  
POWERS & PALMER PARK  
SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG  
RELEASE: VX.YY.MM

REVISION SCHEDULE  
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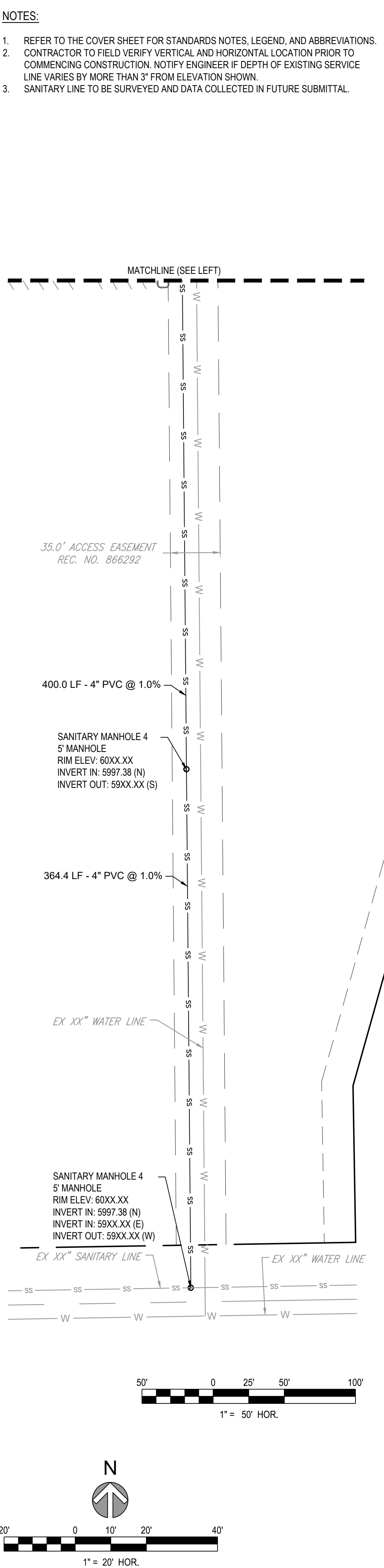
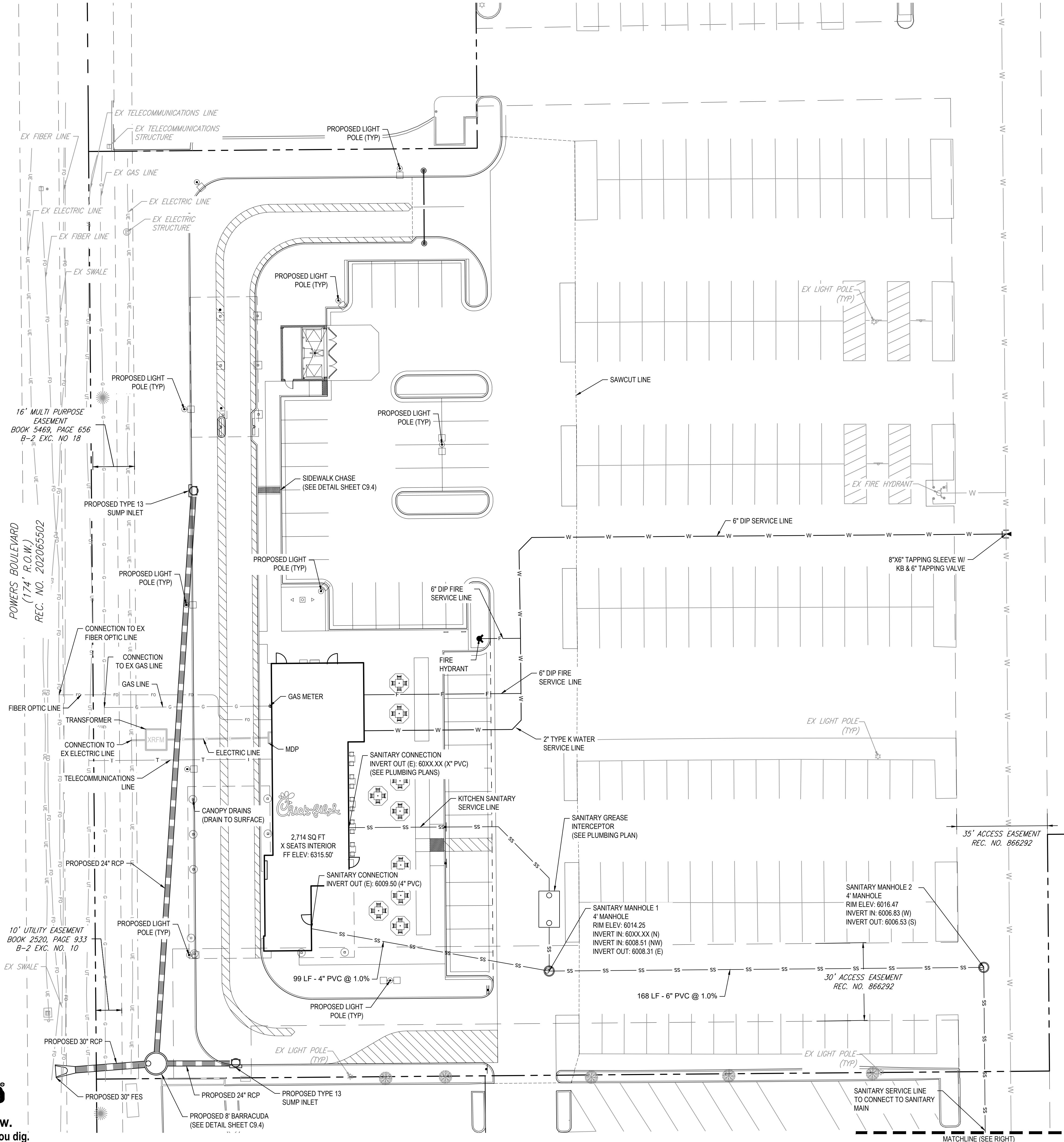
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SHEET SITE PLAN

SHEET NUMBER



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- 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.

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

**MERRICK®**  
5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
303-751-0741

FOR AND ON BEHALF OF  
MERRICK AND COMPANY

**CHICK-FIL-A**  
**POWERS & PALMER PARK**  
SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

**FSR#05934**  
BUILDING TYPE / SIZE: P12 LS LRG  
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SHEET NUMBER

**SITE DEVELOPMENT PLAN**

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## 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.

## 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.

## 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 (OR 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 (OR 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. ROCK MULCH 4"-8" GLACIER WHITE COBBLE FROM PIONEER SAND OR APPROVED EQUAL. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
21. ALL ANNUAL AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH CEDAR WOOD MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER 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.

## 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.

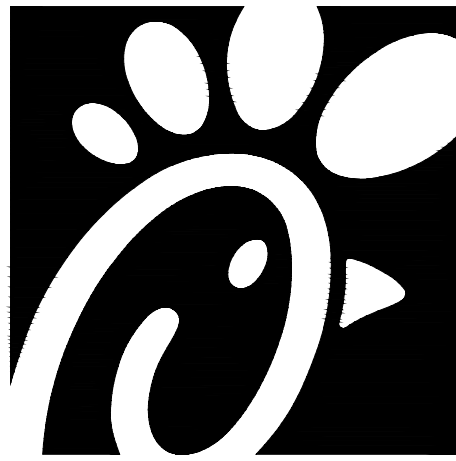
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# CONCEPTUAL SITE PLAN CHICK-FIL-A POWERS & PALMER

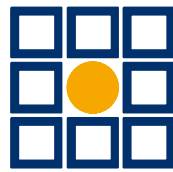
PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION  
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

2

1



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



**MERRICK**

5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
303-751-0741

FOR AND ON BEHALF OF  
MERRICK AND COMPANY

**CHICK-FIL-A**  
**POWERS & PALMER PARK**  
**SEC OF POWERS BLVD AND PALMER**  
**PARK BLVD COLORADO SPRINGS, CO 80915**

**FSR#05934**

BUILDING TYPE / SIZE: P12 LS LRG  
RELEASE: vX.YY.MM

### REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT #

PRINTED FOR

DATE 01/31/2024

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**LANDSCAPE  
COVER**

SHEET NUMBER

5

SITE DEVELOPMENT PLAN

4

3

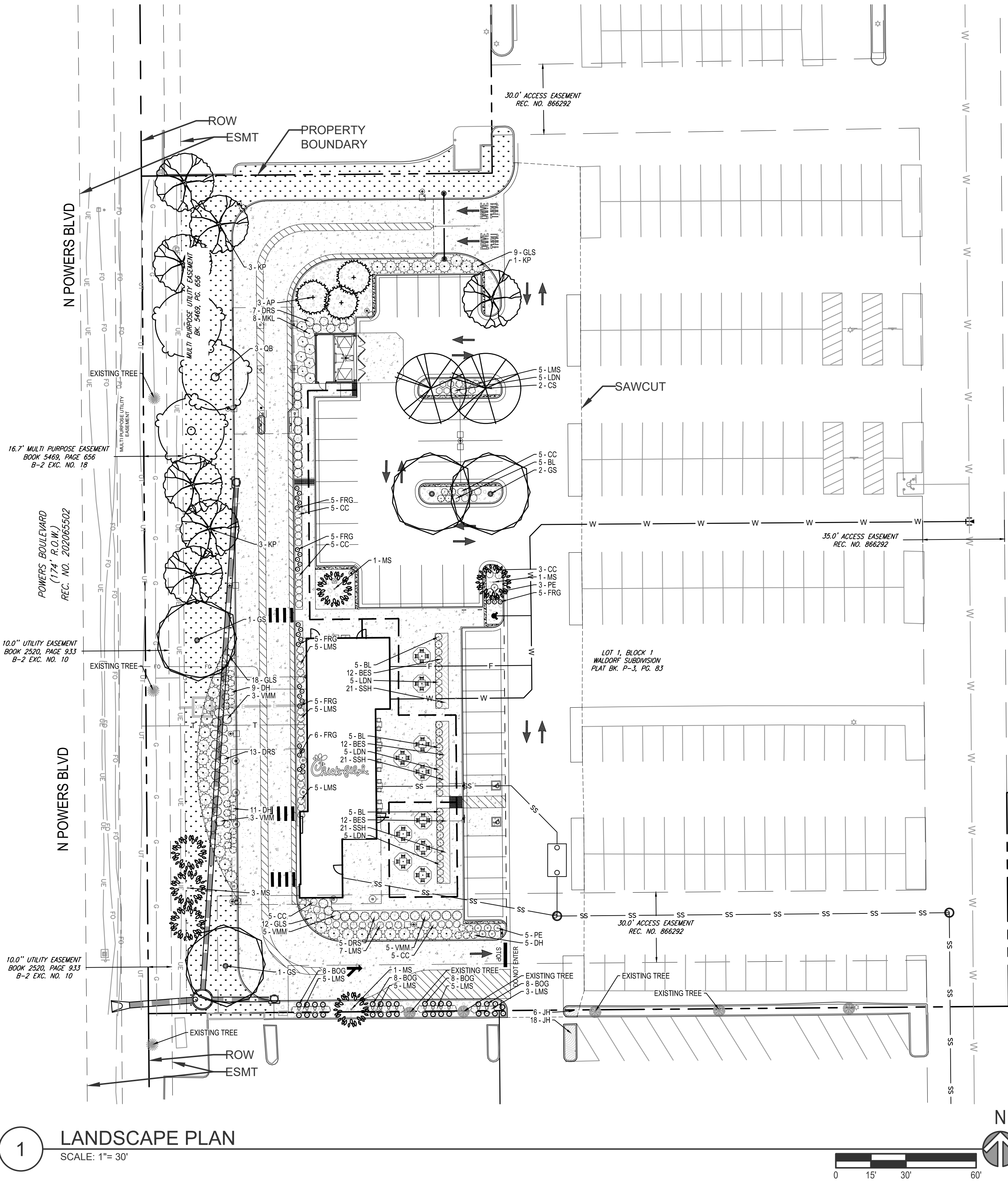
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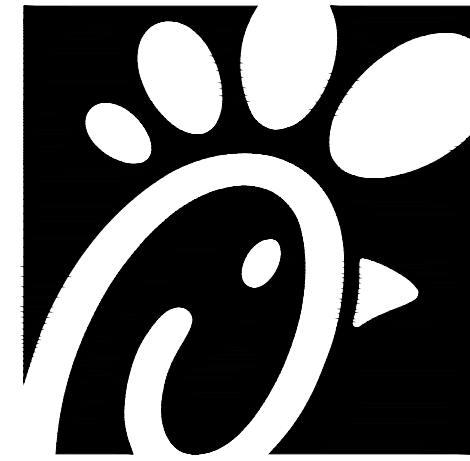
CONCEPTUAL SITE PLAN  
CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION  
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
DECIDUOUS TREES						
	KP	7	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1.5" CAL.	
	CS	2	NORTHERN CATALPA	CATALPA SPECIOSA	1.5" CAL.	
	GS	4	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	1.5" CAL.	
	QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	1.5" CAL.	
EVERGREEN TREES						
	AP	3	AUSTRIAN PINE	PINUS NIGRA	6' HT.	
ORNAMENTAL TREES						
	MS	6	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CAL.	
EVERGREEN SHRUBS						
	PE	8	PALOUSE MUGO PINE	PINUS MUGO 'PALOUSE'	5 GAL.	
ORNAMENTAL GRASSES						
	BOG	32	BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS	5 GAL.	
	FRG	31	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.	
DECIDUOUS SHRUBS						
	CC	28	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	
	DH	25	GOLD STAR BUSH CINQUEFOIL	DASIPHORA FRUTICOSA 'GOLD STAR'	5 GAL.	
	GLS	39	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	
	LMS	45	LIMEMOUND® SPIREA	SPIRAEA X BUMALDA 'LIMEMOUND'	5 GAL.	
	BL	20	LIMONCELLO™ BARBERRY	BERBERIS THUNBERGII 'BAILERIN'	5 GAL.	
	LDN	20	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.	
	VMM	16	MINI MAN™ DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJAETICUM 'P017S'	5 GAL.	
	MKL	8	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	
	DRS	35	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	
GROUND COVERS						
	WM	176 SF	WOOD MULCH - WASHINGTON RED CEDAR		---	
	SM	8,662 SF	ARKANSAS VALLEY FOOTHILLS SEED MIX		---	
	BES	36	BLACK-EYED SUSAN	R. FULGIDA 'GOLDSTRUM'	1 GAL HT 30-36" SPD 18-24"	24" o.c.
	CR	180 SF	CRUSHER FINES		---	
	SSH	63	DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'	1 GAL HT 18-30" SPD 12-20"	18" o.c.
	JH	24	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	1 GAL.	24" o.c.
	RM	6,212 SF	ROCK MULCH - SEE LANDSCAPE NOTES SHEET		---	



Chick-fil-A

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



FOR AND ON BEHALF OF  
MERRICK AND COMPANY

CHICK-FIL-A  
POWERS & PALMER PARK  
SEC OF POWERS BLVD AND PALMER  
PARK BLVD COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG  
RELEASE: vX.YY.MM

REVISION SCHEDULE  
NO. DATE DESCRIPTION

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PRINTED FOR  
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6



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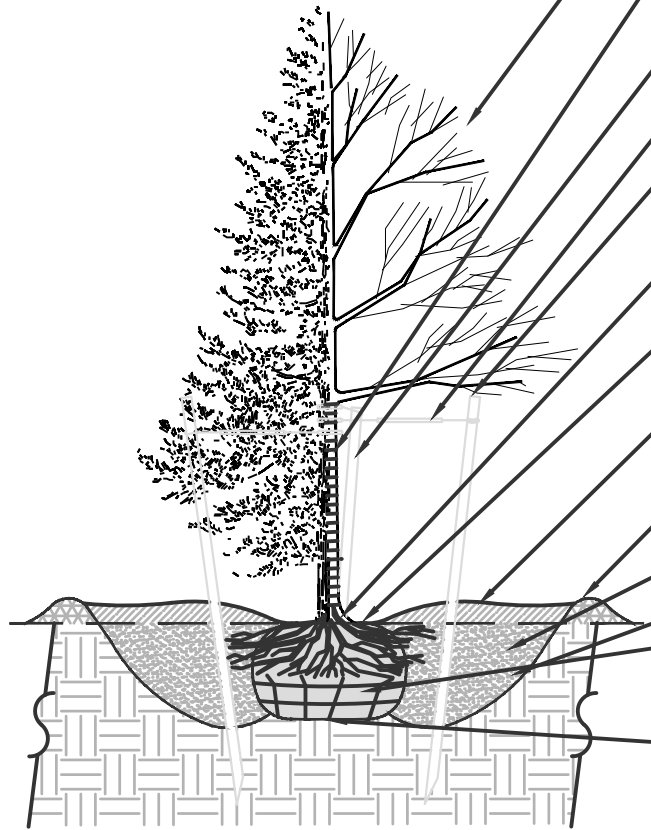


# CONCEPTUAL SITE PLAN

## CHICK-FIL-A POWERS & PALMER

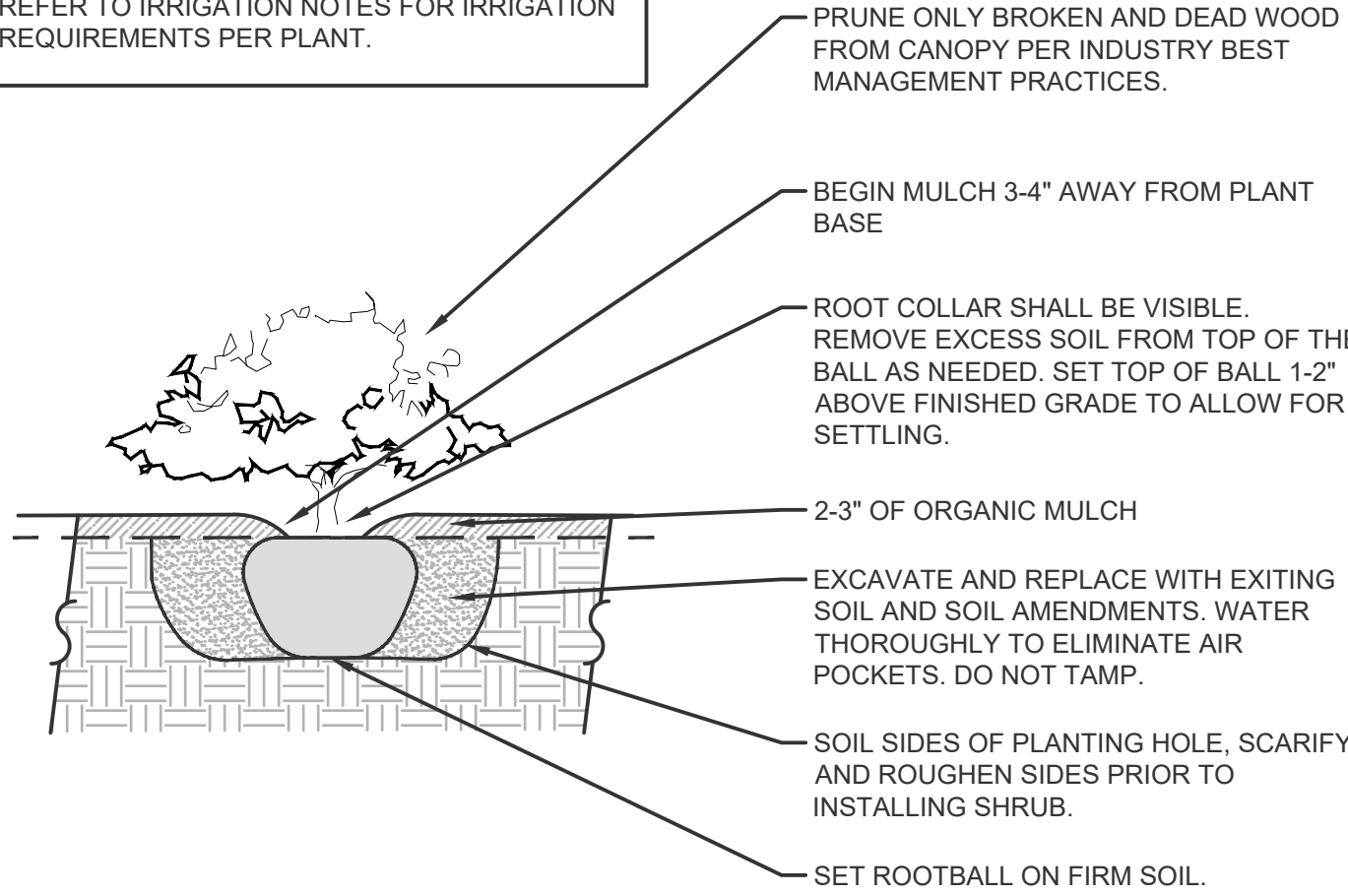
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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



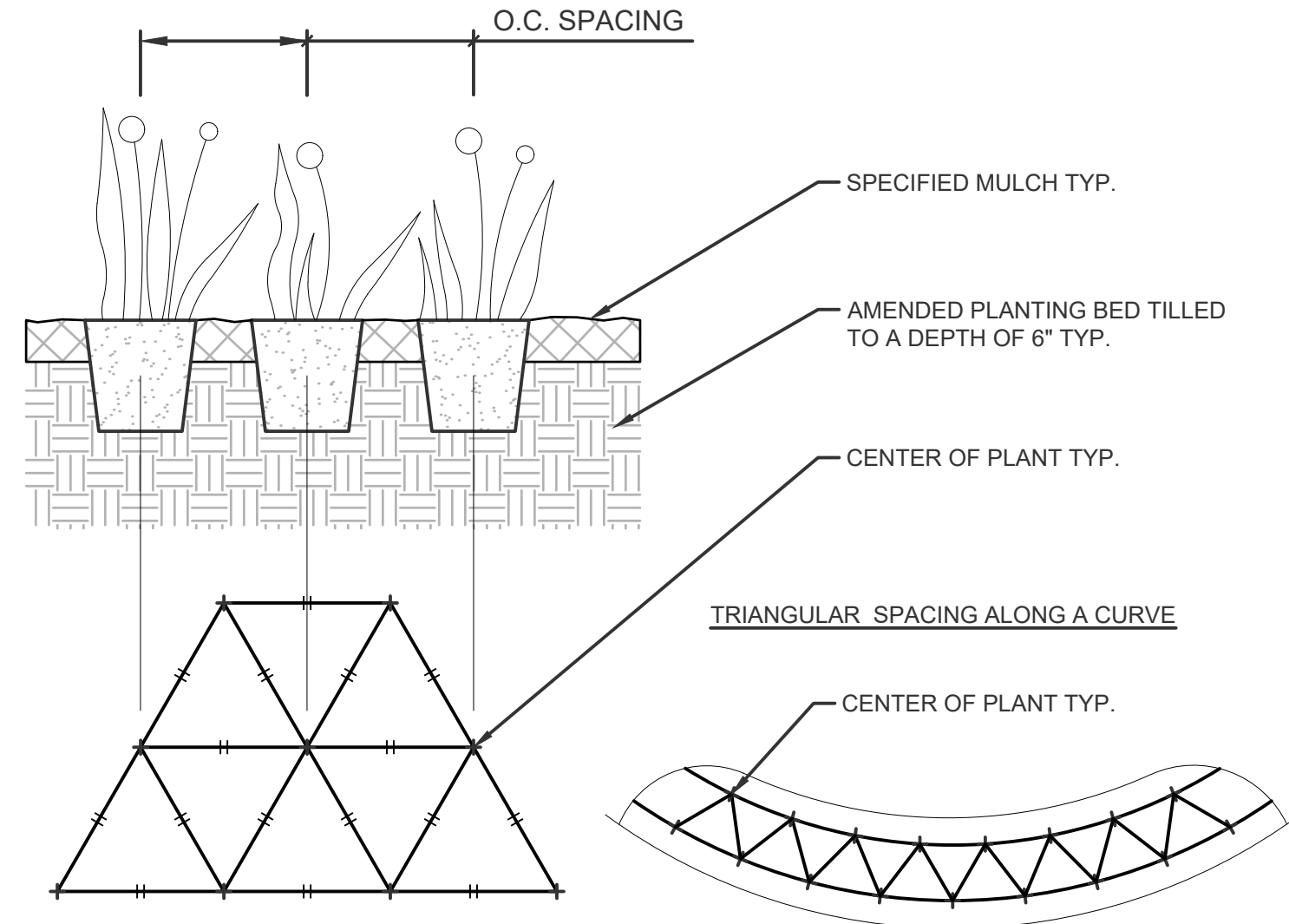
- PRUNE ONLY BROKEN AND DEAD WOOD FROM CANOPY PER INDUSTRY BEST MANAGEMENT PRACTICES.
- DECIDUOUS TREE FALL PLANTING: WRAP TRUNK TO FIRST BRANCH WITH APPROVED TREE WRAP MATERIAL. SECURE AT TOP WITH ALL WEATHER TAPE. DO NOT WRAP ROUGH BARK TREES. REMOVE TREE WRAP IN SPRING AFTER LAST FROST.
- 1" DIAMETER WHITE PVC PIPE SECTION ON A MINIMUM OF 2/3 OF THE LENGTH OF EACH WIRE.
- 14-GAUGE GALVANIZED WIRE, DOUBLE STRAND. LEAVE 1-2" OF SLACK IN WIRE TO ALLOW FOR MINIMAL TRUNK MOVEMENT.
- MINIMUM 3-6' WOODEN TREE STAKES REQUIRED. 12" NYLON TREE STRAPS WITH GROMMETS ON GUY WIRE. DO NOT TWIST STRAPS TIGHT AROUND TRUNK.
- OPEN TOPS OF BURLAP AND CAREFULLY REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SET TOP OF ROOT FLARE 1-2" ABOVE FINISH GRADE.
- MULCH SHALL BE PULLED BACK 2-3" MIN FROM TRUNK FLARE. MULCH SHOULD NOT BE TOUCHING WOODY STEM OR TRUNK FLARE.
- 2-4" OF WOOD MULCH OVER PLANTING PIT. TAPER MULCH TO 0" NEARING TRUNK FLARE.
- FIRMLY FORMED SAUCER (USE BACK FILL SOIL). TOP OF SAUCER SHOULD BE MIN 1" HIGHER THAN TOP OF MULCH. WHEN SAUCER IS IN SEEDED AREAS, SEED SHOULD GO UP TO TOP OF SAUCER BERM. WHEN TREE IS LOCATED IN TURF, OMIT SAUCER AND USE DEPTH OF SOD TO CONTAIN MULCH.
- EXCAVATE AND REPLACE WITH EXISTING SOIL AND SOIL AMENDMENTS. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
- SLOPE SIDES OF PLANTING HOLE, SCARIFY AND ROUGHEN SIDES PRIOR TO INSTALLING TREE.
- ALL ROOTBALL SUPPORTING MATERIALS (INCLUDING WIRE BASKET) MUST BE REMOVED FROM THE ENTIRE TOP AND FROM A MINIMUM OF ONE THIRD OF THE SIDE OF THE ROOTBALL AND REMOVED FROM THE PLANTING HOLE PRIOR TO BACKFILLING.
- THE SOIL DIRECTLY BENEATH THE ROOTBALL SHOULD BE UNDISTURBED OR COMPACTED TO PREVENT SETTLING.

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



- PRUNE ONLY BROKEN AND DEAD WOOD FROM CANOPY PER INDUSTRY BEST MANAGEMENT PRACTICES.
- BEGIN MULCH 3-4" AWAY FROM PLANT BASE
- ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF THE BALL AS NEEDED. SET TOP OF BALL 1-2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- 2-3" OF ORGANIC MULCH
- EXCAVATE AND REPLACE WITH EXISTING SOIL AND SOIL AMENDMENTS. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
- SOIL SIDES OF PLANTING HOLE, SCARIFY AND ROUGHEN SIDES PRIOR TO INSTALLING SHRUB.
- SET ROOTBALL ON FIRM SOIL.

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



### 1 TREE PLANTING DETAIL

SCALE: NTS

MSD-P-01

### 2 SHRUB PLANTING DETAIL

SCALE: NTS

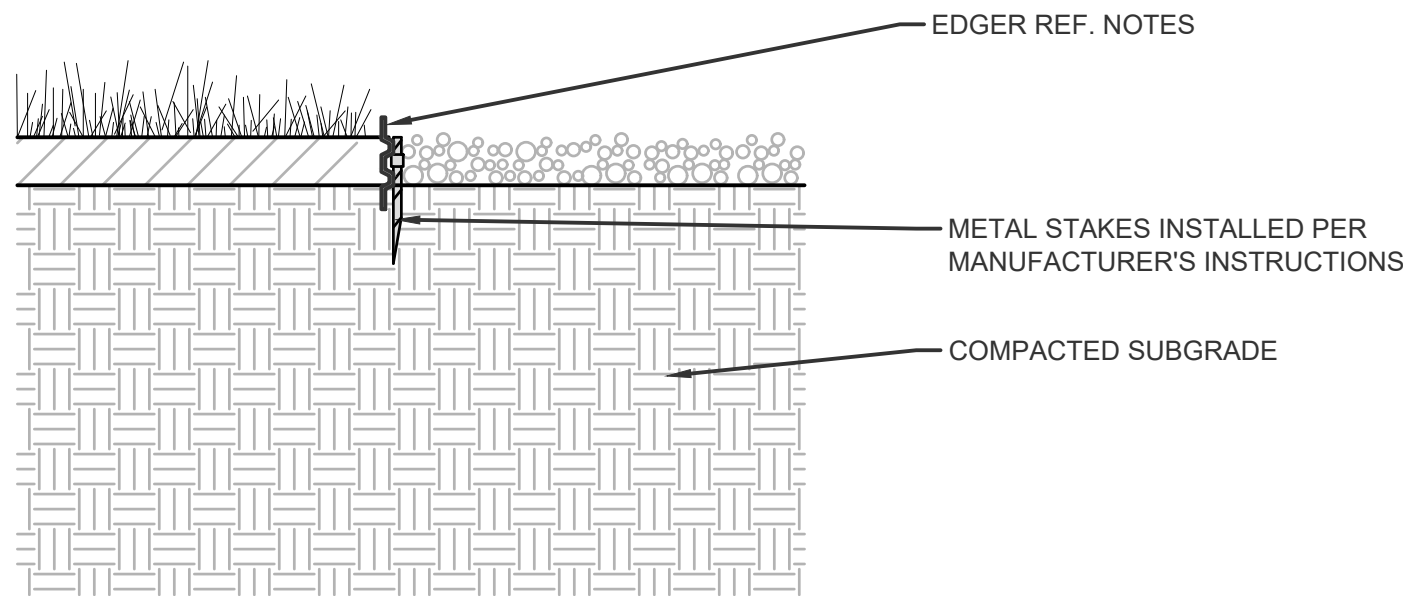
MSD-P-02

### 3 PERENNIAL & ORNAMENTAL GRASS TRIANGULATION

1" = 1'-0"

MSD-P-03

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



### 4 STEEL EDGER

1" = 1'-0"

MSD-P-06



Chick-fil-A

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FOR AND ON BEHALF OF  
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7