

**LAND AREA:**

55,101 SQ. FT. OR 1.263 ACRES MORE OR LESS

**BASIS OF BEARING:**

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT D, CARRIAGE MEADOWS NORTH FILING NO. 1, BEARING N89°48'24" E, A DISTANCE OF 699.24 FEET, AS MONUMENTED AT BOTH ENDS BY A FOUND YELLOW PLASTIC CAP STAMPED "FWS PLS 38226".

**BENCHMARK:**

ELEVATIONS ARE BASED UPON A FOUND 2" ALUMINUM CAP STAMPED "FARNSWORTH GROUP INC. PLS 38053" ON THE WEST LINE OF TRACT B AS SHOWN AS HEREON (ELEVATION = 5724.52)

**LEGAL DESCRIPTION**

VILLAGE AT LORSON RANCH FILING NO.1, LOT 2

**GENERAL NOTES:**

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
- THE OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP211570) ARE SUBJECT TO CONDITIONS OF APPROVAL.

**FEMA CLASSIFICATION**

THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

**NOTICE AND WARNING:**

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

**PROPERTY OWNER ACKNOWLEDGEMENT**

CRALDAN, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF MCDONALD'S USA, LLC. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

[PROPERTY OWNER]

NOTARY CERTIFICATE  
(STATE OF )  
(COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ (NAME AND TITLE)

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

NOTARY PUBLIC

**CONTACTS:**

**DEVELOPER:**  
MCDONALD'S USA, LLC  
110 N. CARPENTER STREET  
CHICAGO, IL 60607  
TEL: (206)-348-4374  
CONTACT: ROBERT YAGUESKY  
EMAIL: ROBERT.YAGUESKY@US.MCD.COM

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 284-7275  
CONTACT: JESSICA MCCALLUM, P.E.  
EMAIL: JESSICA.MCCALLUM@KIMLEY-HORN.COM

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JEREMY POWELL, P.L.A.  
EMAIL: JEREMY.POWELL@KIMLEY-HORN.COM

**ARCHITECT:**  
CORE STATES GROUP  
135 WATER STREET, SUITE 201  
NAPERVILLE, IL 60540  
TEL: (224) 585-4591  
CONTACT: JOY VRCHOTA  
EMAIL: JYROCHOTA@CORE-STATES.COM

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 S. SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 228-2300  
CONTACT: DARREN WOLTERSTORFF, P.L.S.  
EMAIL: DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

**OWNER:**  
CRALDAN COMMERCIAL, LLLP  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, CO 80903  
TEL: (719)-635-3200  
CONTACT: JEFF MARK  
EMAIL: JMARK@LANDHUISCO.COM

# MCDONALD'S AT FONTAINE AND MARKSHEFFEL SITE DEVELOPMENT PLAN VILLAGE AT LORSON RANCH FILING NO.1 LOT 2

S $\frac{1}{2}$  OF SECTION 15, TOWNSHIP 15S, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO



**VICINITY MAP**

NOT TO SCALE

SITE DEVELOPMENT PLAN	
SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS AND DEMO PLAN
3	SITE PLAN
4	SITE PLAN - DETAILS
5	UTILITY PLAN
6	GRADING PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS

**SITE DATA**

SITE AREA: 1.263± AC (55,024 SF)  
AREA OF DISTURBANCE: 1.11± AC  
ZONING CLASSIFICATION: COMMERCIAL RESTAURANT (CS)  
LAND USE: FAST FOOD RESTAURANT WITH DRIVE-THRU  
JURISDICTION: EL PASO COUNTY  
SITE ADDRESS: STREET ADDRESS: 6646 MARKSHEFFEL ROAD  
CITY: COLORADO SPRINGS  
COUNTY: EL PASO  
STATE: COLORADO

TAX SCHEDULE NO.: 5515413054

BUILDING SETBACKS:  
25' FRONT SETBACK  
25' SIDE SETBACK  
25' REAR SETBACK

LANDSCAPE SETBACKS:  
10' - N  
10' - E  
N/A - S  
N/A - W

MAXIMUM LOT COVERAGE: N/A

PROPOSED EASEMENTS: N/A

LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

SITE COVERAGE:  
BUILDING - 3694 SF | 6.71%±  
DRIVEWAY AND PARKING - 35,807 SF | 65.08%±  
SIDEWALKS AND HARDSCAPE - 2,037 SF | 3.70%±  
LANDSCAPING - 13,486 SF | 24.51%±

**BUILDING DATA**

TOTAL GROSS BUILDING AREA: 3694 S.F.

BUILDING HEIGHT:  
PROPOSED: 18'-9 1/2"  
MAXIMUM BY CODE: 45.0

PROPOSED LOT COVERAGE: 6.72%±

CONSTRUCTION TYPE: VB  
OCCUPANCY CLASSIFICATION: A2

Note:  
Since the property is surrounded by lots in the same commercial zoning district, there is no minimum setback required from the internal side or rear lot line.

side and rear setbacks have been removed.

**PARKING COUNTS**

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1/100 $\mu$ 37	43
ADA	2	2
BICYCLE PARKING	3	3

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

MCDONALD'S USA, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

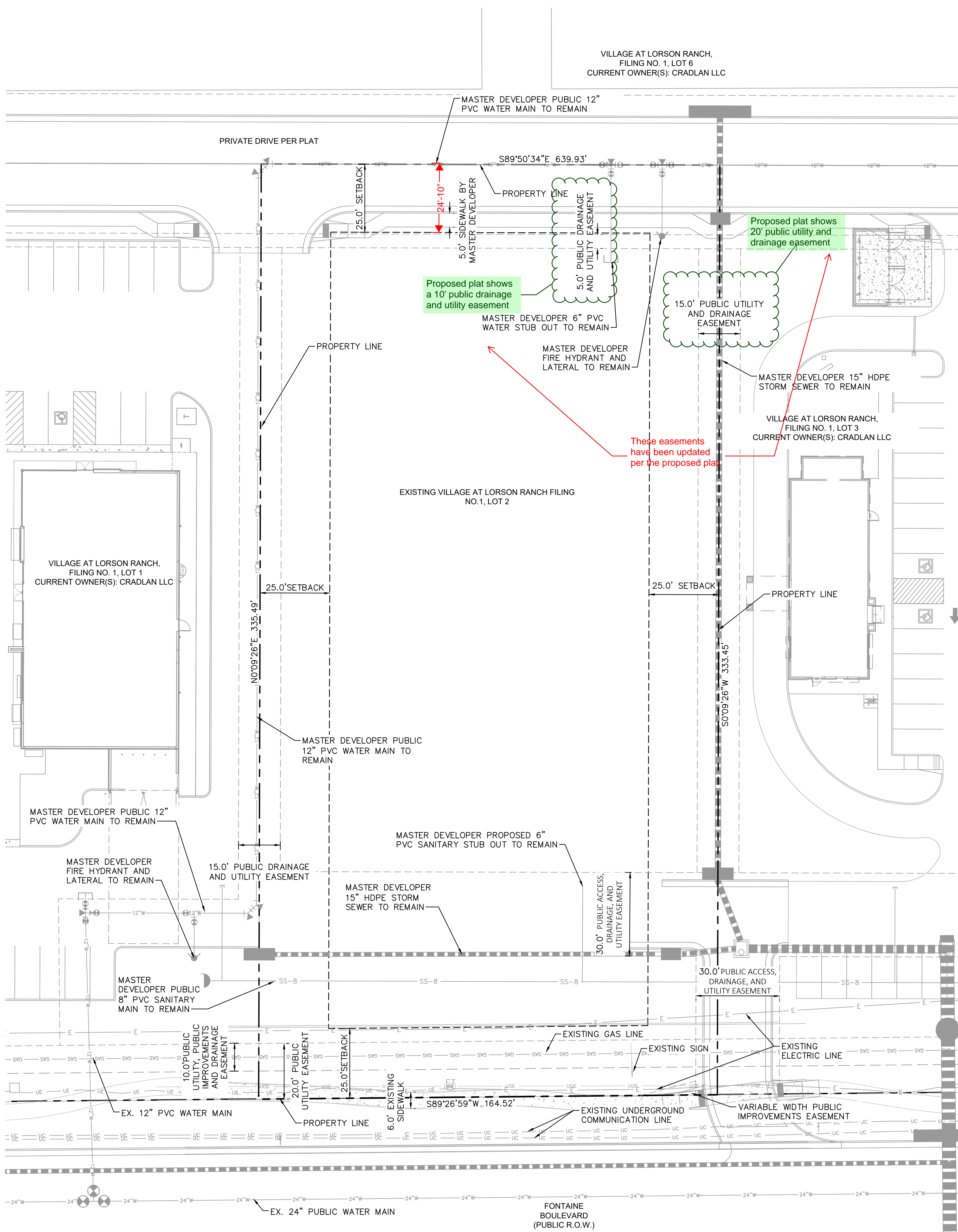
TITLE	DATE	BY	DESCRIPTION
SITE DEVELOPMENT PLAN	7/30/2024	JJM	COVER
COVER	7/30/2024	JJM	
SITE ID	51028		
SITE ADDRESS	6646 MARKSHEFFEL ROAD, COLORADO SPRINGS, CO		
EL PASO COUNTY	NO. EA2467		

PREPARED FOR:  
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.

DRAWN BY: ALS  
STD ISSUE DATE: 7/30/2024  
REVIEWED BY: JJM  
DATE ISSUED: 7/30/2024  
EL PASO COUNTY NO. EA2467

PREPARED BY: **Kimley»Horn**





**Note:**  
 Since the property is surrounded by lots in the same commercial zoning district, there is no minimum setback required from the internal side or rear lot line.

**LEGEND**

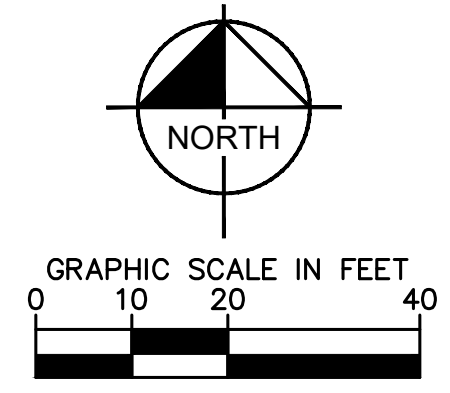
- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- ▨ EXISTING CONCRETE

**GENERAL NOTES**

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

side and rear setbacks have been removed.

These easements have been updated per the proposed plat



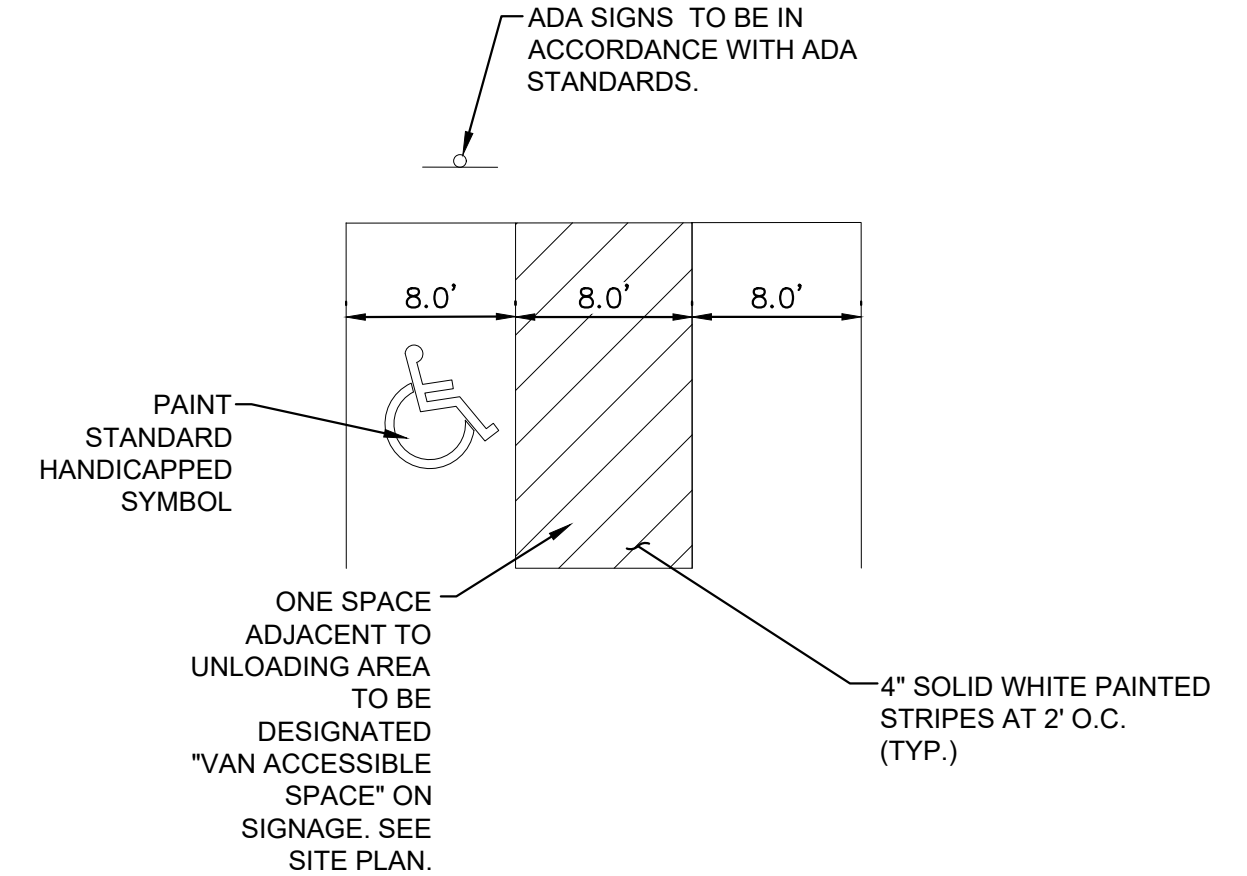
TITLE	SITE DEVELOPMENT PLAN	DRAWN BY	ALS
DESCRIPTION	EXISTING CONDITIONS AND DEMO PLAN	STD ISSUE DATE	7/30/2024
SITE ID	51028	REVIEWED BY	JJM
		DATE ISSUED	7/30/2024
		SITE ADDRESS	1850 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO
		EL PASO COUNTY	NO. E24267
PREPARED BY:	McDonald's USA, LLC		
	Kimley»Horn		
REV	DATE	DESCRIPTION	BY



VILLAGE AT LORSON RANCH,  
FILING NO. 1, LOT 6  
CURRENT OWNER(S): CRADLAN LLC

**LEGEND**

- PROPERTY LINE
- - - SETBACK
- · - · - PROPOSED EASEMENTS
- - - EXISTING EASEMENTS
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED LANDSCAPING
- [Pattern] EXISTING SIDEWALK
- ⊕ PROPOSED PARKING COUNT



- NOTES:
- DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEETS 3 AND 4).
  - SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

**ACCESSIBLE PARKING DETAIL**

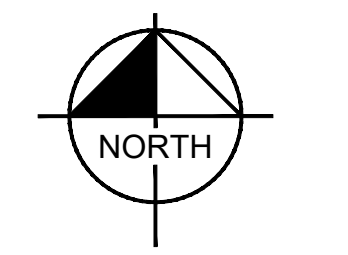
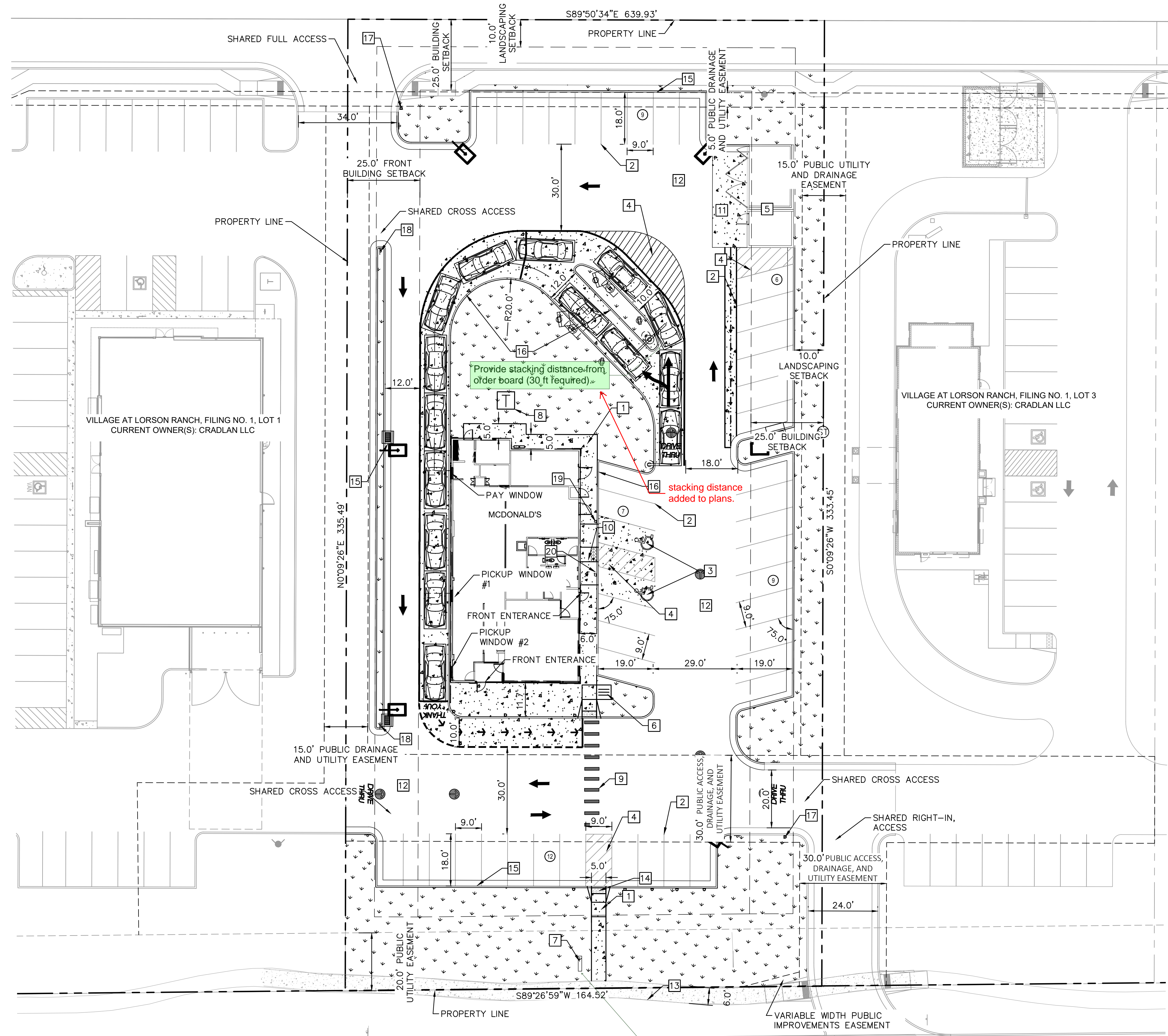
NOT TO SCALE

**GENERAL NOTES**

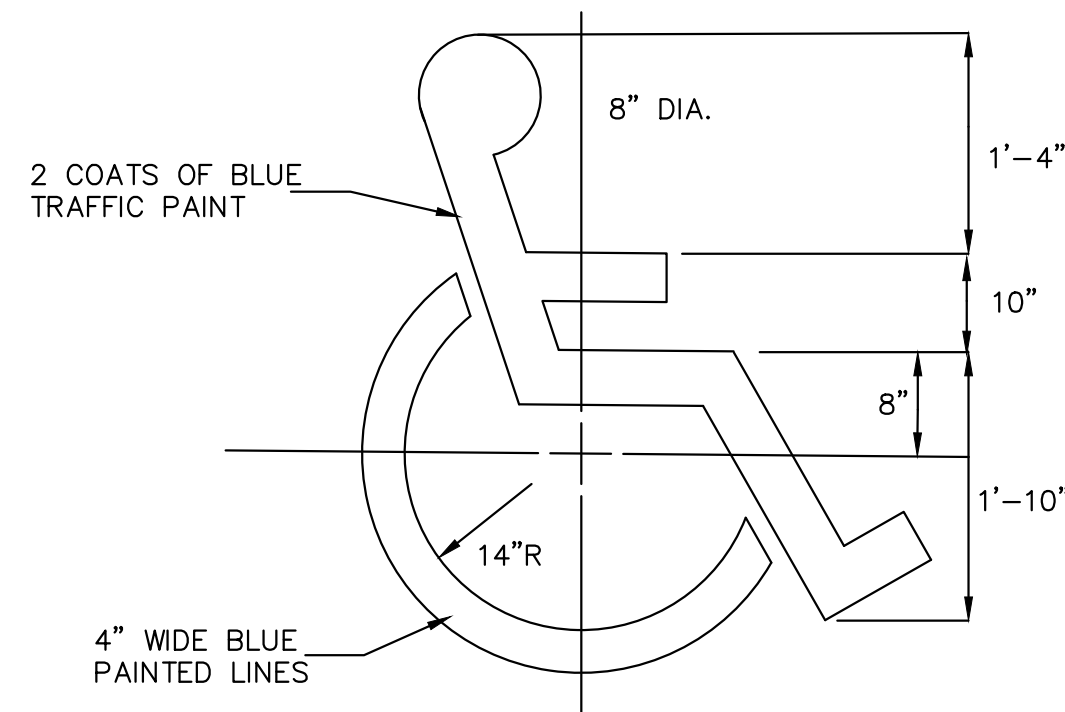
- ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT

**KEY NOTES**

- PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
- PROPOSED 4" WIDE PARKING STRIPE (TYP.)
- PROPOSED ADA SYMBOL (PER DETAIL THIS SHEET)
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- DUMPSTER ENCLOSURE AND SHED.
- PROPOSED BIKE PARKING
- PROPOSED MONUMENT SIGN, PER SEPARATE PERMIT
- PROPOSED TRANSFORMER
- PEDESTRIAN CROSSWALK, REF. SHEET 4 FOR DETAIL
- PROPOSED PARALLEL CURB RAMP PER EL PASO COUNTY SD\_2-50 W/DETECTABLE WARNING PER EL PASO COUNTY SD\_2-42
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED PERPENDICULAR CURB RAMP PER EL PASO COUNTY SD\_2-40&41 WITH DETECTABLE WARNING PER EL PASO COUNTY STANDARD SD\_2-42
- PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY SD\_2-20
- PROPOSED 6" CURB HEAD
- PROPOSED R1-1 STOP SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED R5-1 DO NOT ENTER SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED VAN ADA PARKING SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED ADA PARKING SIGN, REF. SHEET 4 FOR DETAIL.

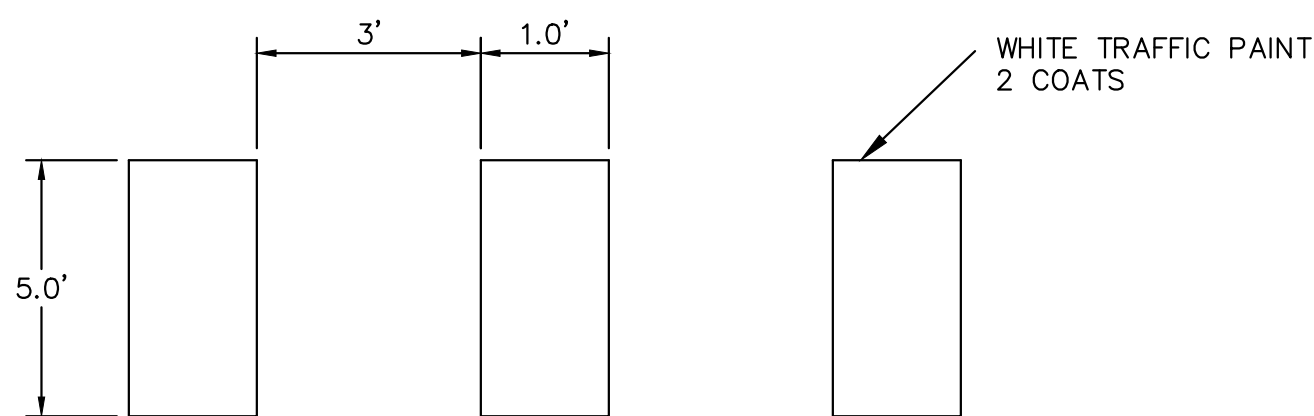


TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	BY
SITE DEVELOPMENT PLAN	SITE PLAN	7/30/2024				
		7/30/2024				
<p>PREPARED FOR: <b>McDonald's USA, LLC</b></p> <p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the use of the contract documents for that project. Use of these drawings for any other purpose without the express written consent of Kimley-Horn and Associates, Inc. is not authorized.</p>						
<p>DRAWN BY: ALS</p> <p>STD ISSUE DATE: 7/30/2024</p> <p>REVIEWED BY: JMM</p> <p>DATE ISSUED: 7/30/2024</p> <p>EL PASO COUNTY NO. E24267</p>						
<p>SITE ADDRESS: 155 FONTAINE BLVD AND MARKSHPFEL ROAD, COLORADO SPRINGS, CO</p>						
<p>811 Know what's below. Call before you dig.</p>						
<p>3</p>						



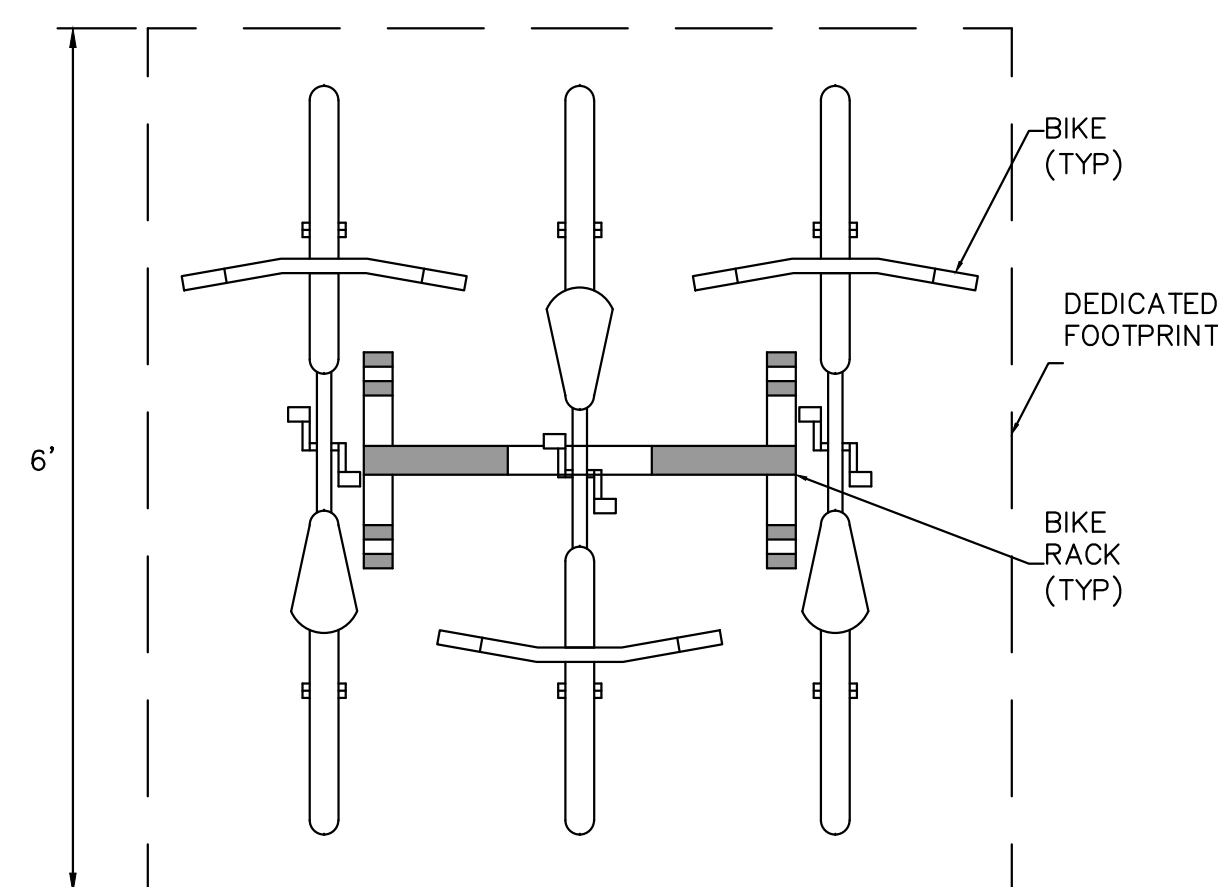
**HANDICAP SYMBOL**

NOT TO SCALE



**PRIVATE SITE CROSSWALK DETAIL**

NOT TO SCALE



**PLAN VIEW:**

**DEDICATED FOOTPRINT FOR 3 BIKE RACK:**

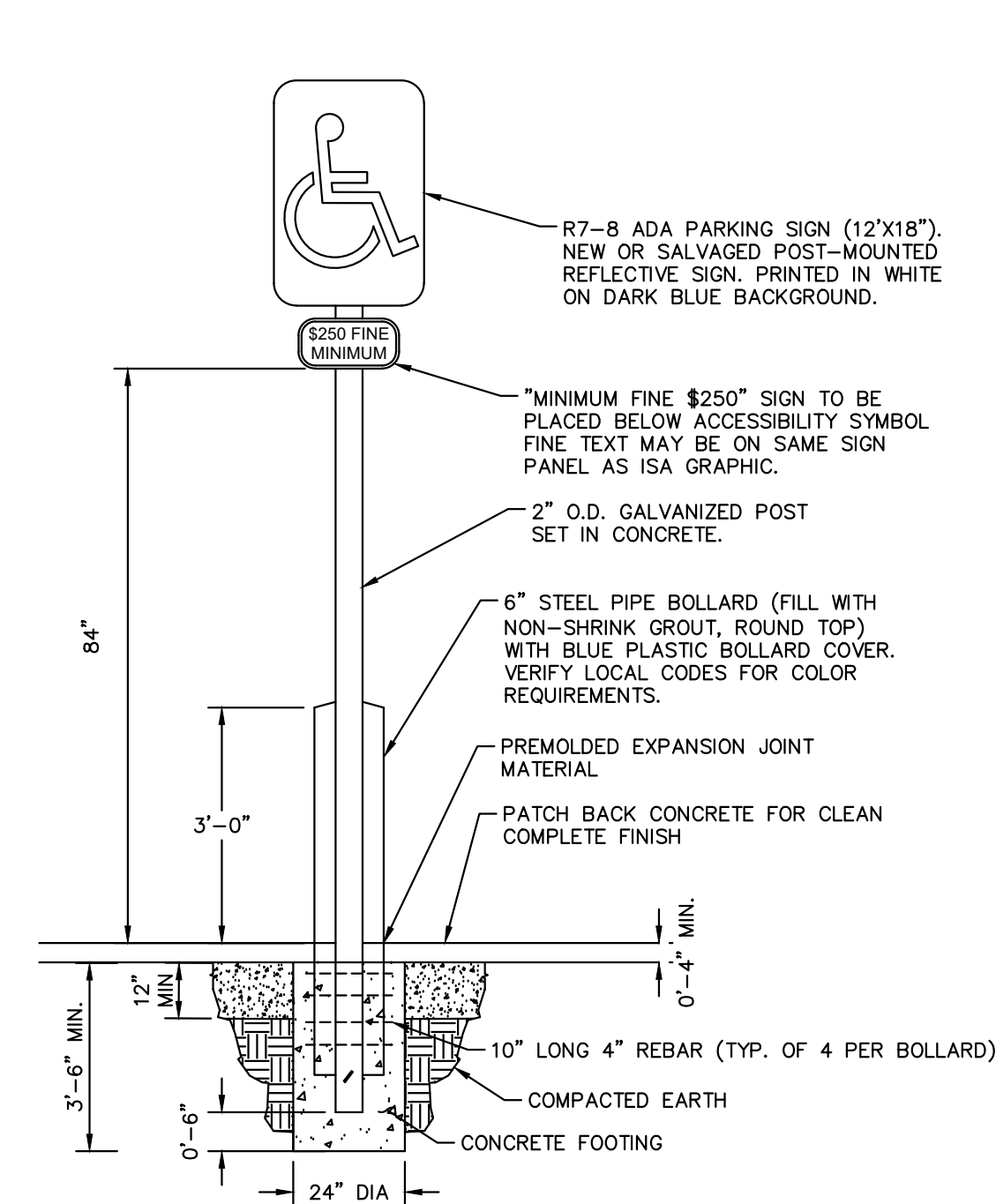
NOT TO SCALE



STANDARD RED AND WHITE SIGN  
R5-1 30"x30"

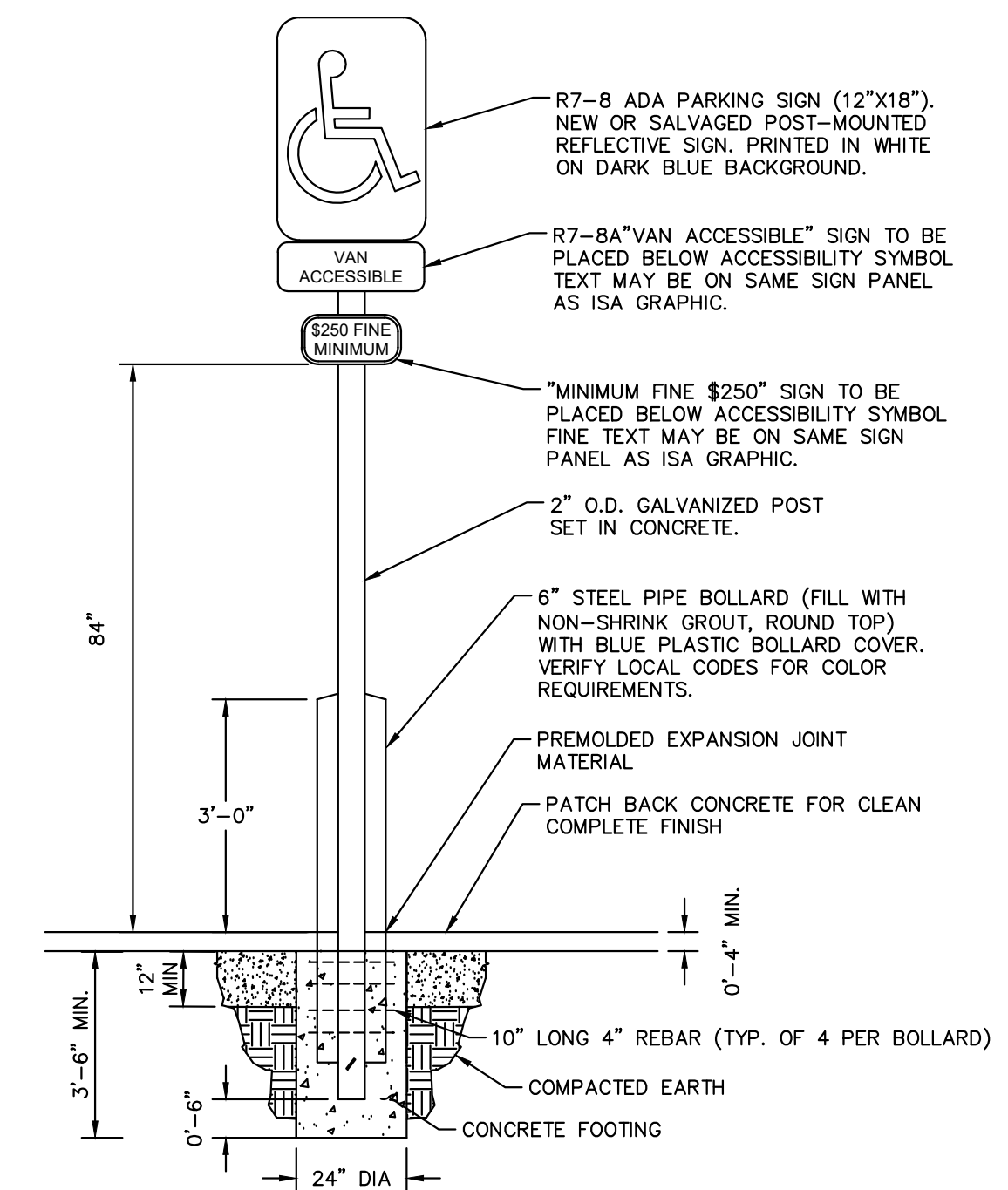
**MUTCD R5-1 DO NOT ENTER SIGN DETAIL**

NOT TO SCALE



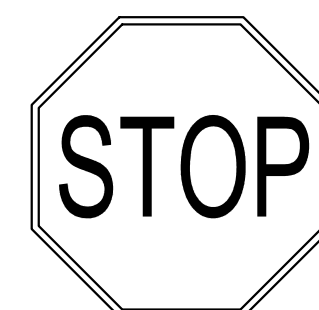
**ADA PARKING AND BOLLARD SIGN DETAIL**

NOT TO SCALE



**ADA VAN ACCESSIBLE PARKING AND BOLLARD SIGN DETAIL**

NOT TO SCALE



30"x30"  
MINIMUM SIZE  
BACKGROUND  
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT  
FOREGROUND  
1172 C (3M-RED EC FILM) OR EQUIVALENT

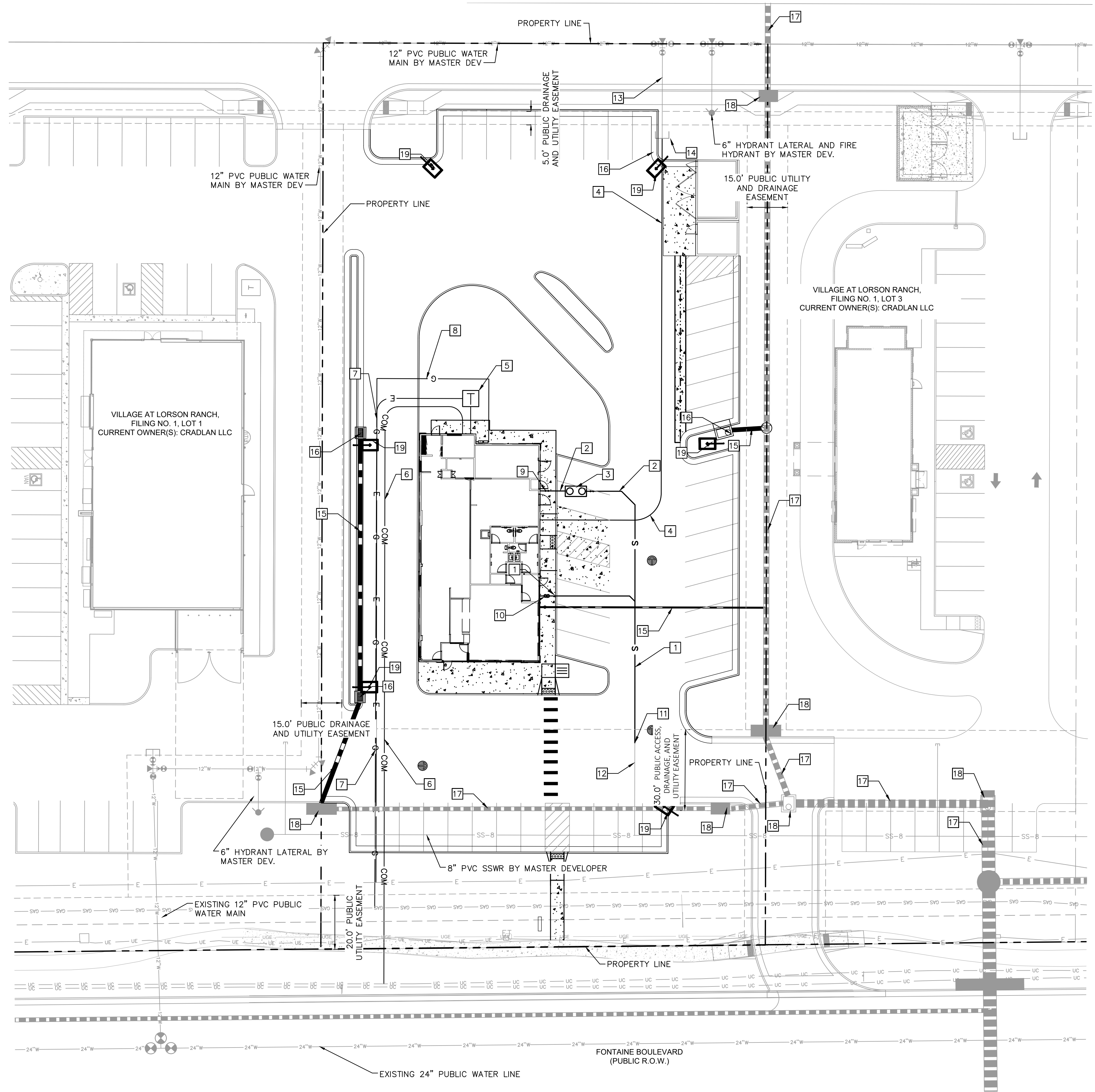
**MUTCD R1-1 STOP SIGN DETAIL**

NOT TO SCALE

TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION
SITE DEVELOPMENT PLAN	SITE PLAN - DETAILS	DRAWN BY	ALS		
		STD ISSUE DATE	7/30/2024		
		REVIEWED BY	JJM		
		DATE ISSUED	7/30/2024		
		SITE ADDRESS	1865 PONTIAC BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO		
		SITE ID	51028		
		EL			
		PASO COUNTY			
		NO.	E24267		

PREPARED FOR:  
**McDonald's USA, LLC**  
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**Kimley»Horn**



**LEGEND**

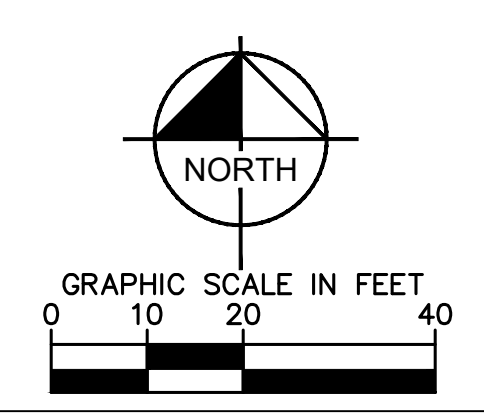
- PROPERTY LINE
- - - EASEMENTS
- - - EASEMENTS
- [Pattern] PROPOSED CONCRETE
- [Pattern] EXISTING SIDEWALK
- W PROPOSED WATER LINE AND VALVE
- SS-B PROPOSED SANITARY SEWER LINE
- COM PROPOSED COMMUNICATION LINE
- G PROPOSED UNDERGROUND GAS LINE
- E PROPOSED POWER LINE AND MANHOLE
- T PROPOSED TRANSFORMER
- GAS - EX. GAS LINE
- S - EX. SANITARY SEWER LINE
- UE - EX. UNDERGROUND ELECTRIC LINE
- 12"W - EX. WATER LINE
- - - EX. STORM SEWER
- UC - EX. UNDERGROUND COMMUNICATION LINE

**GENERAL NOTES**

- NOTE THAT THE LAYOUT FOR DRY UTILITIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY.
- UTILITY CLEARANCES BETWEEN STORM SEWER AND WATER MAINS AND CONNECTIONS MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".

**KEYNOTES**

- PROPOSED PRIVATE 6" PVC SANITARY SEWER SERVICE LINE
- PROPOSED PRIVATE 4" PVC SANITARY SEWER SERVICE LINE
- PROPOSED PRIVATE SCHIER GB-500 GREASE INTERCEPTOR (REF. SHEET XX)
- PROPOSED PRIVATE 2" PVC WATER SERVICE LINE
- PROPOSED PRIVATE TRANSFORMER
- PROPOSED PRIVATE TELECOMMUNICATIONS SERVICE LINE
- PROPOSED PRIVATE ELECTRIC SERVICE LINE
- PROPOSED PRIVATE GAS SERVICE LINE
- PROPOSED PRIVATE 4" SANITARY SEWER 2-WAY CLEANOUT
- PROPOSED PRIVATE 6" SANITARY SEWER 2-WAY CLEANOUT
- PROPOSED PRIVATE SANITARY SEWER CONNECTION TO STUB
- PROPOSED PRIVATE 6" PVC SANITARY SEWER STUB TO BE CONSTRUCTED WITH MASTER DEVELOPMENT
- PROPOSED PRIVATE 2" WATER STUB TO BE CONSTRUCTED WITH MASTER DEVELOPMENT
- PROPOSED PRIVATE WATER CONNECTION TO STUB
- PROPOSED PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM INLET
- PRIVATE STORM SEWER BY MASTER DEV.
- PRIVATE STORM SEWER INLET BY MASTER DEV.
- PROPOSED SITE LIGHT



TITLE	SITE DEVELOPMENT PLAN	PREPARED BY:	McDonald's USA, LLC
DESCRIPTION	UTILITY PLAN	DRAWN BY:	ALS
SITE ID	51028	STD ISSUE DATE	7/30/2024
REVIEWED BY:	JJM	DATE ISSUED	7/30/2024
EL PASO COUNTY	NO. E24267	SITE ADDRESS	1855 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO
REV	DATE	DESCRIPTION	BY

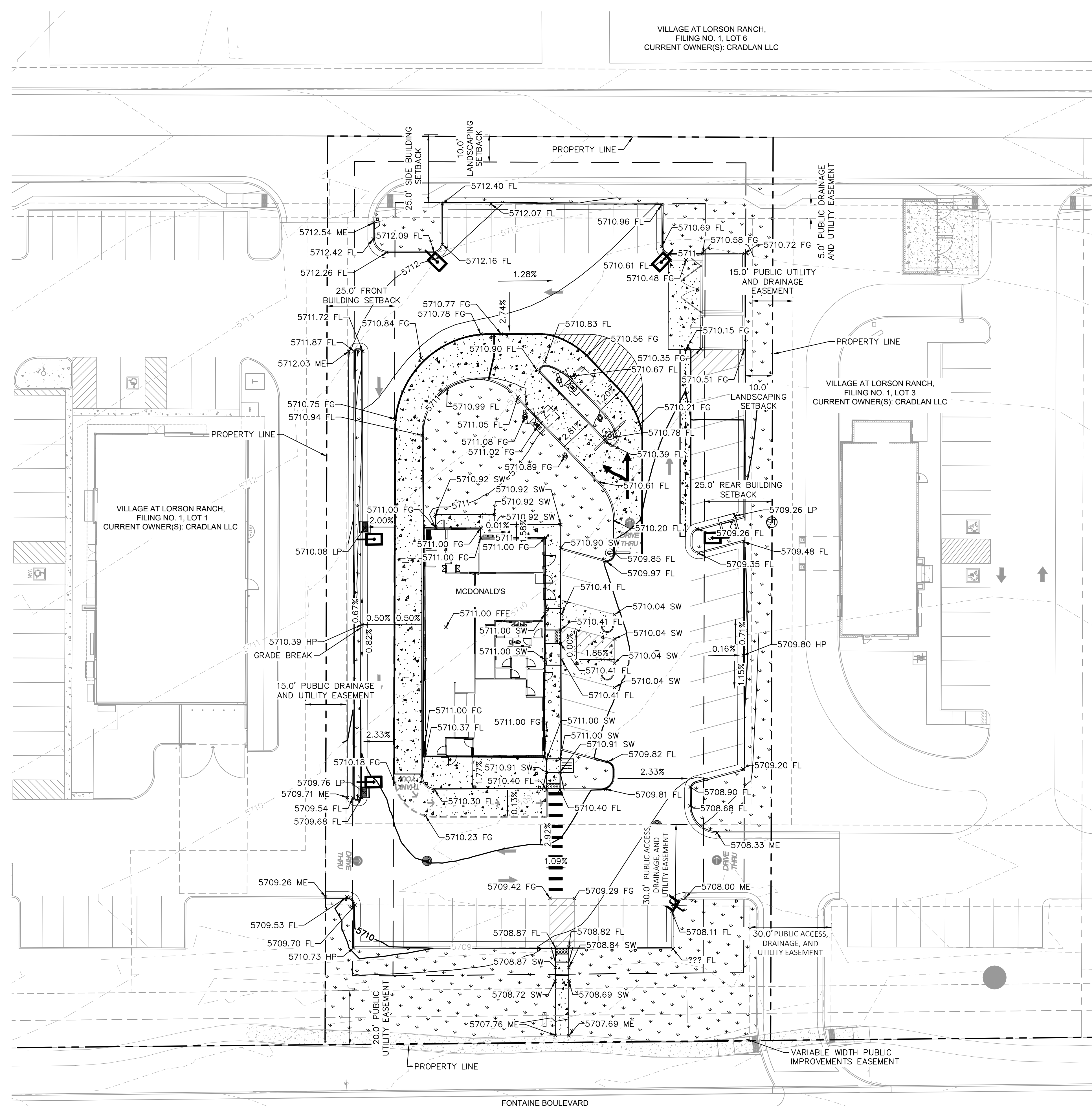


**LEGEND**

	PROPERTY LINE
	PROPOSED EASEMENTS
	EXISTING EASEMENTS
	6000 PROPOSED MAJOR CONTOUR
	6001 PROPOSED MINOR CONTOUR
	6000 EXISTING MAJOR CONTOUR
	6001 EXISTING MINOR CONTOUR
	PROPOSED LANDSCAPING
	EXISTING SIDEWALK
FG	FINISHED GRADE
FFE	FINISH FLOOR ELEVATION
ME	MATCH EXISTING
LP	LOW POINT
FL	FLOW LINE
HP	HIGH POINT
SW	SIDEWALK

**GENERAL NOTES**

1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.



TITLE	DESCRIPTION	DATE	BY
SITE DEVELOPMENT PLAN			
GRADING PLAN			

REV	DATE	DESCRIPTION

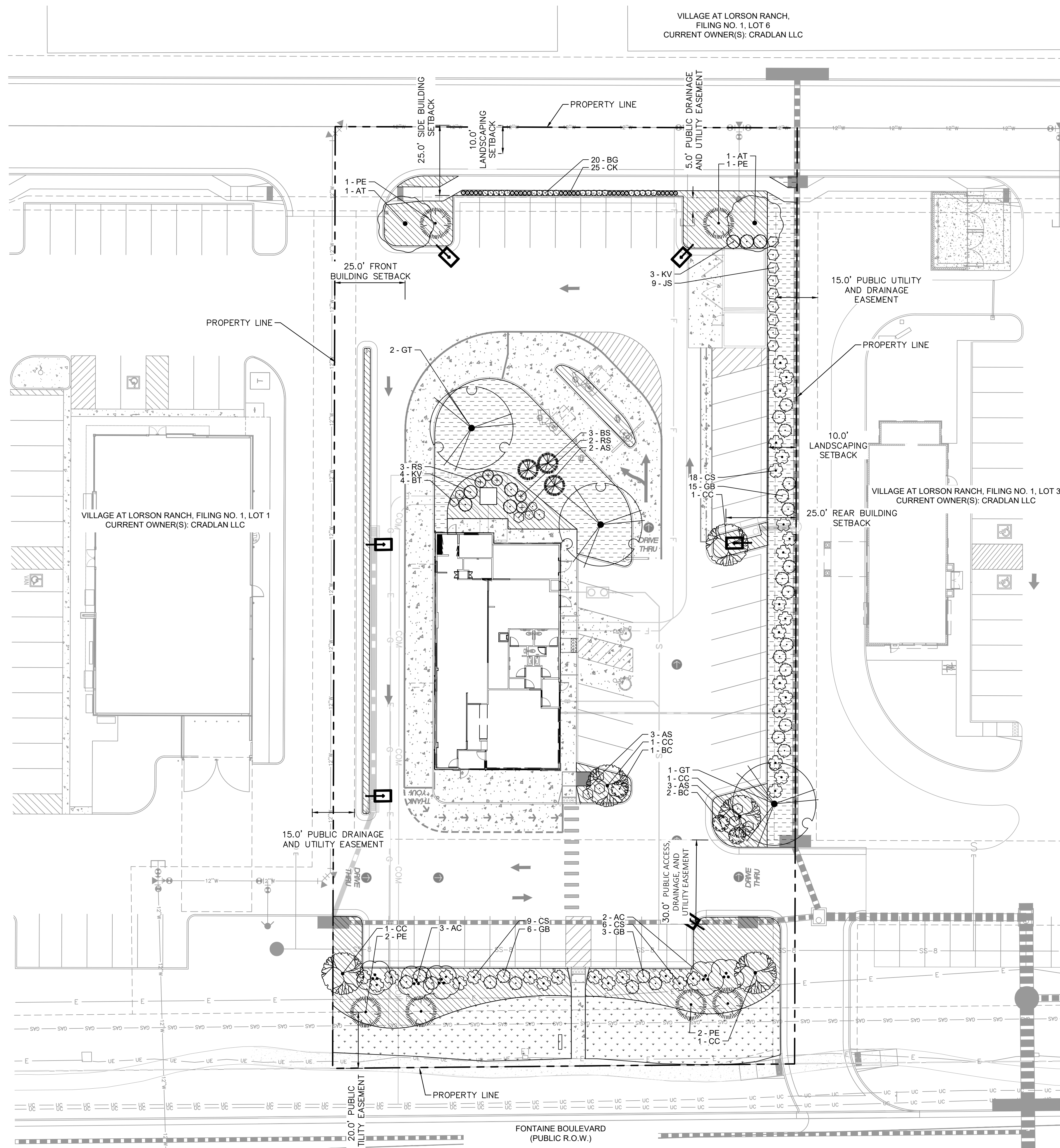
  

PREPARED FOR: <b>McDonald's USA, LLC</b> <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</small>	DRAWN BY: ALS STD ISSUE DATE: 7/30/2024 REVIEWED BY: JIM DATE ISSUED: 7/30/2024 SITE ADDRESS: 1550 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO EL. NO. 51028 PL. NO. E24267
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**Kimley»Horn**



VILLAGE AT LORSON RANCH,  
FILING NO. 1, LOT 6  
CURRENT OWNER(S): CRADLAN LLC



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL.	WIDTH	HEIGHT	CODE REQ.
<b>DECIDUOUS TREES</b>								
AC	5	AMELANCHIER CANADENSIS SHADELOW SERVICEBERRY MULTITRUNK	B & B	1.5" CAL. O.A. 5 STEM MIN	15'-20'	15'-20'		STREAM
AT	2	ACER TATARICUM GINNALA AMUR MALE	B & B	1.5" CAL MIN	15'-20'	15'-20'		ROW/MEDIANS
CC	5	CRATAEGUS CRUS-GALLI 'NERMIS' THORNLESS HAWTHORN	B & B	2.5" CAL MIN	15'-25'	15'-25'		ROW/MEDIANS
GT	3	GLEDTZIA TRACANTHOS 'NERMIS' 'SUNBURST' SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'		PARK/ROW/MEDIAN
<b>EVERGREEN TREES</b>								
BS	3	PICEA PUNGENS 'FASTIGIATA' FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'		SCREENWALL/TRASH
PE	6	PRUNUS EDULIS PINK PINE	B & B	6' HGT.	10'-20'	20'-30'		SCREENWALL/TRASH
<b>DECIDUOUS SHRUBS</b>								
AS	8	SPARGANGLIA BUNALDIA 'ANTHONY WATERER' ANTHONY WATERER SPREA	5 GAL	SEE PLAN	3'-5'	2'-3'		
BT	4	BEBBERIA 'THUMBERGII' 'CHERRY BOMB' RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	3'-5'	3'-5'		
KV	7	VIBURNUM CARLESII KOREAN SPICE VIBURNUM	5 GAL	SEE PLAN	4'-6'	4'-6'		
RS	5	PEROVSKIA ATRIPLOCFOLIA RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'		
<b>EVERGREEN SHRUBS</b>								
BC	3	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL	SEE PLAN	6'-6'	1'-2'		
CS	33	CYTHUS PURSIANUS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	SEE PLAN	4'-6'	2'-4'		
GB	24	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL	SEE PLAN	5'-6'	3'-5'		
JS	9	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL	SEE PLAN	4'-6'	15'-20'		
<b>GRASSES</b>								
BO	20	BOUTELOUA GRAEGLIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	SEE PLAN	2'-3'	2'-3'		
CK	25	CALLAMAGOSTIS X ACUTEFOLIA 'KARL' FORESTER FEATHER REED GRASS	5 GAL	SEE PLAN	18"24"	4'-5'		
<b>GROUND COVERS</b>								
ROCK	4,705 SF	3/4" BATTLEBACK SWIRL ROCK MULCH SUMMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	ROCK MULCH	4"		YES		CAC SAND
ROCK1	5,915 SF	2" 1/4" COLORADO ROSE ROCK MULCH INSTALLED AT A MINIMUM DEPTH OF 3" OVER WEED BARRIER FABRIC. SUMMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	3" DEPTH		YES		PIONEER SAND
SEED	2,845 SF	PBS1 NATIVE LAMIN MIX 50% BUFFALOGRASS, 50% BLUE GRAMA	SEED					PAWNEE BUTTES SEED

INTERNAL LANDSCAPING	
GROSS SITE AREA:	55,024 SF (1.26 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	2,751 SF / 14,052 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	6 / 6
SHRUB SUBSTITUTES REQ. / PROV.	0 / 0
ORN. GRASS SUBSTITUTES REQ. / PROV.	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

PARKING LOT LANDSCAPING			
NUMBER OF VEHICLE SPACES PROVIDED:	43		
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS		
SHADE TREES REQ. / PROV.:	3 / 3		
PARKING LOT FRONTAGES:	NORTH	SOUTH	EAST
LENGTH OF FRONTAGE:	82'	182'	147'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	54' / 54'	121' / 121'	97' / 97'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL		

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	PRIVATE DRIVE (NORTH PROPERTY LINE)	FONTAINE BOULEVARD (SOUTH PROPERTY LINE)	COMMERCIAL (EAST PROPERTY LINE)	COMMERCIAL (WEST PROPERTY LINE)
STREET CLASSIFICATION:	NON ARTERIAL	ARTERIAL	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	25' / 25'	0' / 0'	0' / 0'
LINEAR FOOTAGE:	164'	164'	333'	335'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF	N/A	N/A
NUMBER OF TREES REQ. / PROV.	6 / 6	9 / 9	N/A	N/A
EVERGREEN TREES REQ. / PROV.	2 / 2	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PD	FB	ES	WS
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	75% / 75%	75% / 75%

PREPARED BY: **Kimley»Horn**

PREPARED FOR: **McDonald's USA, LLC**

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DRAWN BY: ALS  
STD ISSUE DATE: 7/30/2024  
REVIEWED BY: JMM  
DATE ISSUED: 7/30/2024  
EL PASO COUNTY NO. E242467

TITLE: **SITE DEVELOPMENT PLAN**

DESCRIPTION: **LANDSCAPE PLAN**

SITE ID: 51028  
SITE ADDRESS: 1555 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO

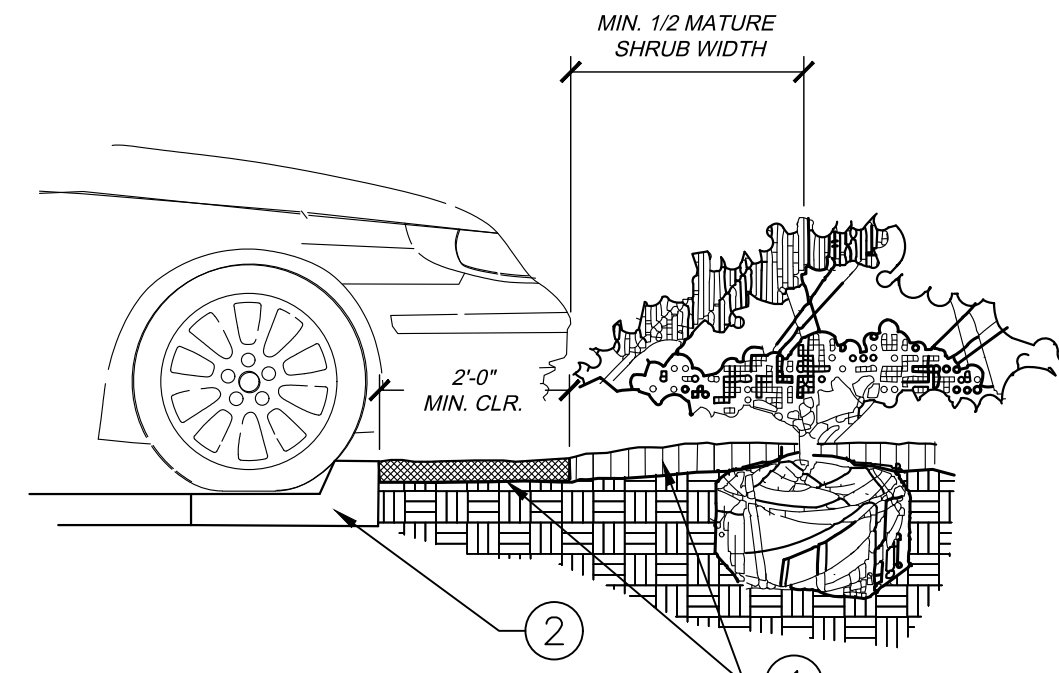
REV. DATE

BY



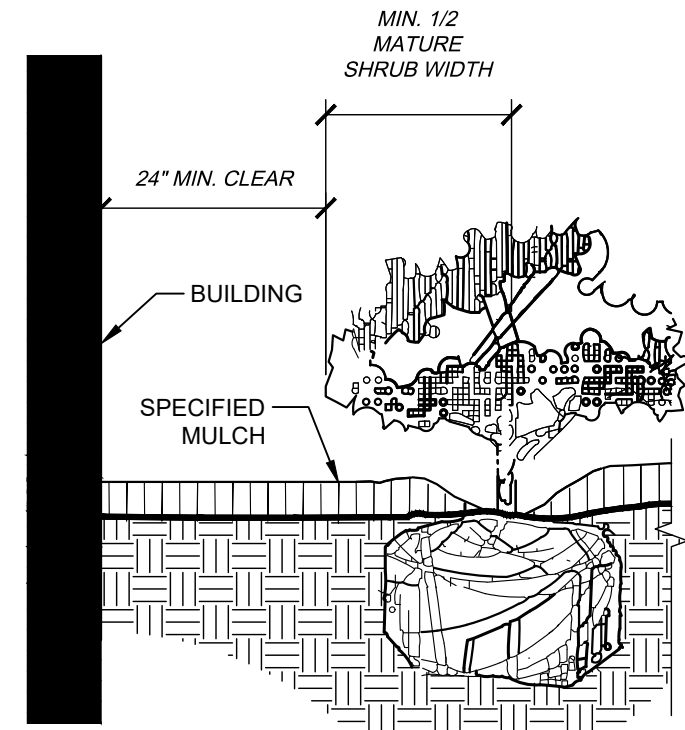






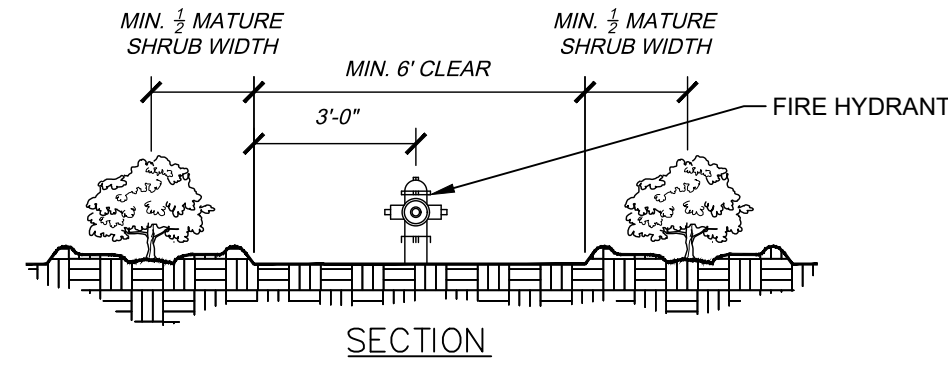
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

1 PARKING SPACE/CURB PLANTING  
C3.0 SECTION NTS

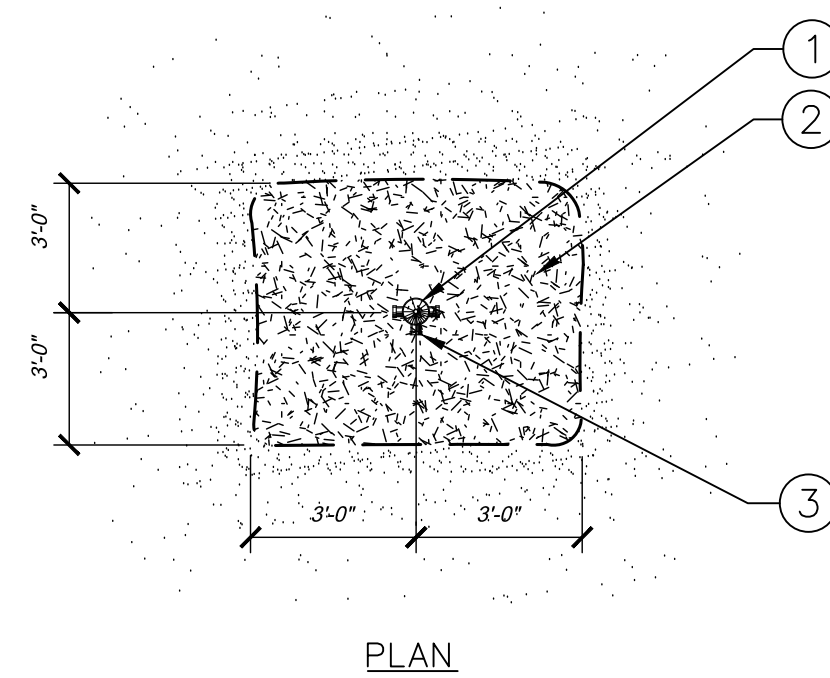


- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
  2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

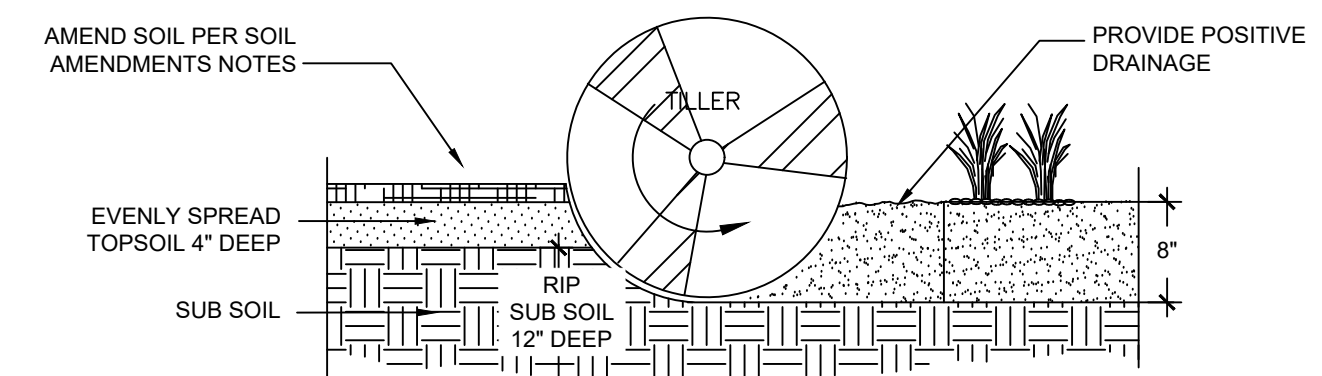
2 PLANTINGS ADJACENT TO BUILDINGS  
NTS



1. FIRE HYDRANT.
2. 2015 IFC - CLEAR SPACE AROUND HYDRANTS: A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (2018 CSFC §507.5.5)
3. FRONT OF HYDRANT (TOWARD CURB)



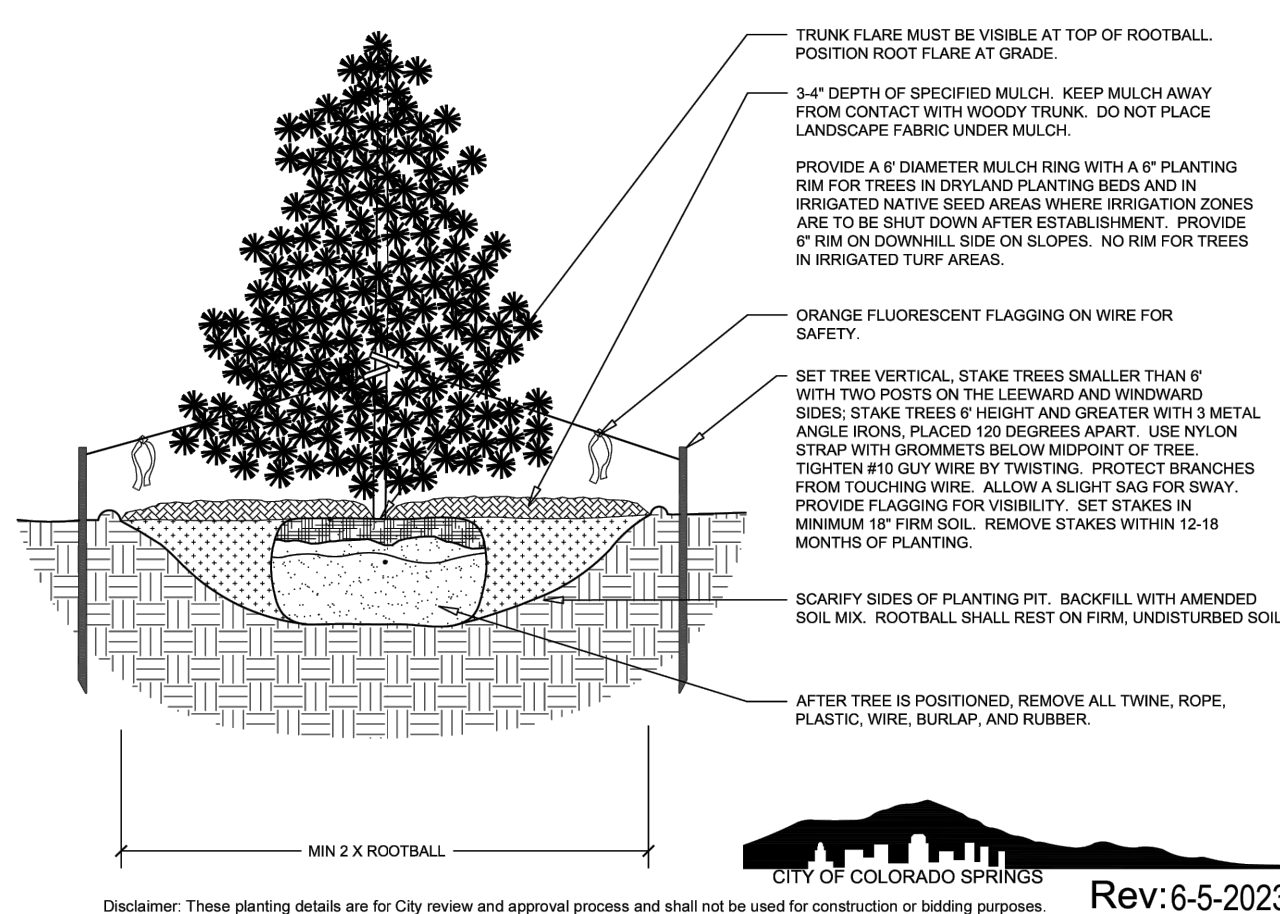
3 COS SPECIFIC - SHRUB PLANTING AT FIRE HYDRANT  
C3.0 SECTION / PLAN NTS



- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL, FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
  3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
  5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
  6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

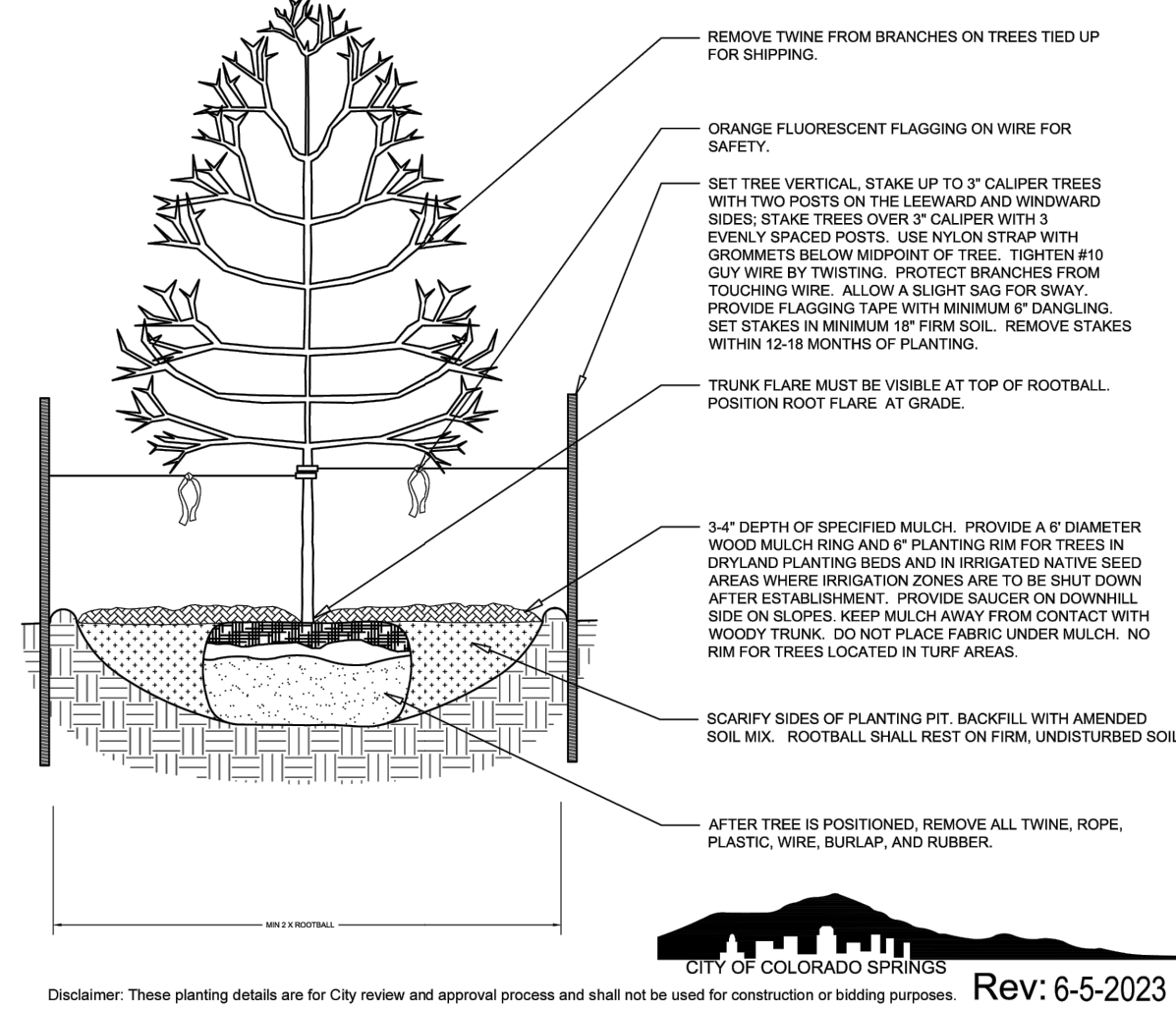
4 SOIL PREP  
NTS

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
  2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
  4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
  9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.

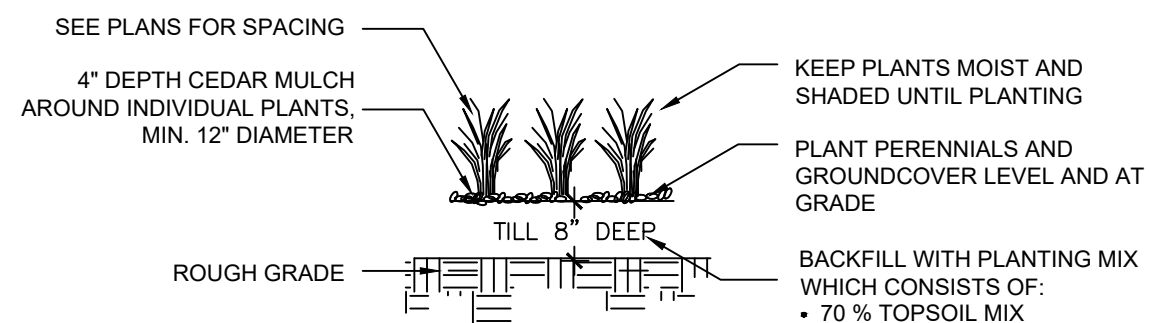


5 EVERGREEN TREE PLANTING  
NTS

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
  4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE, NOT TAPE, NOT TAPE.
  8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
  10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.

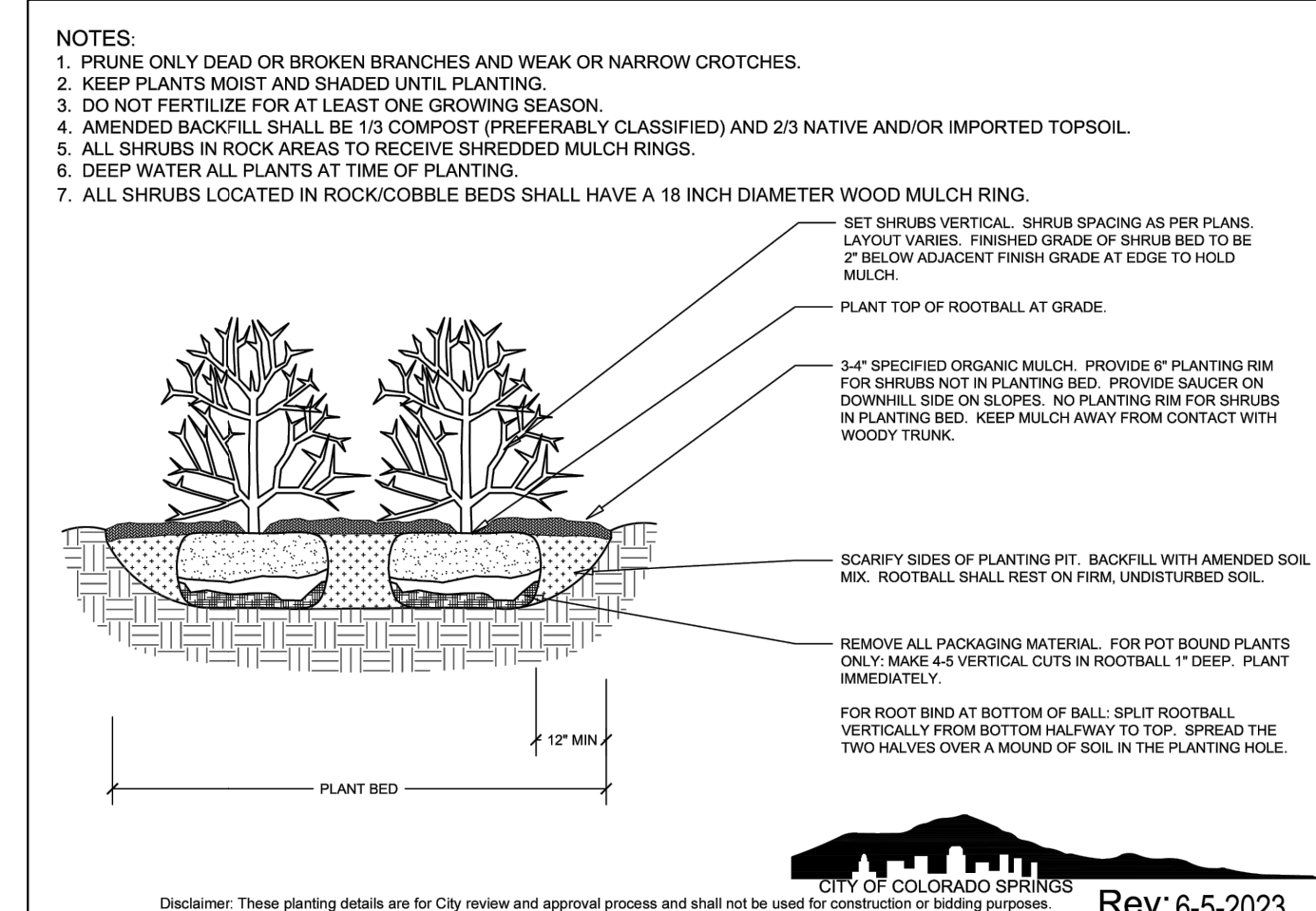


6 DECIDUOUS TREE PLANTING  
NTS



- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
  2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

7 GRASS AND PERENNIAL PLANTING  
NTS



8 SHRUB PLANTING  
NTS

TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	BY
SITE DEVELOPMENT PLAN	LANDSCAPE DETAILS	7/30/2024				
		7/30/2024				
SITE ADDRESS: 185 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO		EL PASO COUNTY NO. E24267				

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