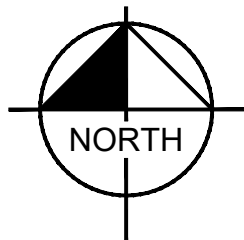


MCDONALD’S AT FONTAINE AND MARKSHEFFEL
CONSTRUCTION DOCUMENTS
VILLAGE AT LORSON RANCH FILING NO.1 LOT 2

S $\frac{1}{2}$ OF SE $\frac{1}{4}$ 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



CONTACTS:

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TEL: (719)–635–3200
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LAND AREA:

55,024 SQ. FT. OR 1.265 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:

1. 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.

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.

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JESSICA MCCALLUM, P.E.# : 59054

DATE:

OWNER'S/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

(NAME)

MCDONALD'S USA, LLC

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.

COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

Kimley»Horn

PREPARED BY:

McDonald's USA, LLC
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TITLE	DRAWN BY	ALS	STD	ISSUE DATE	REVIEWED BY	JMM	DATE ISSUED	JMM	7/30/2024	SITE ADDRESS	9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	SITE ID	51028	REV	DATE	BY
CONSTRUCTION DRAWINGS																
DESCRIPTION																
COVER																

C1.0



ENGINEERING CONSTRUCTION NOTES

1.

ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2.

CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
4.

CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
5.

CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7.

THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
8.

ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE CITY OF COLORADO SPRINGS'S SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
9.

CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

ENGINEERING DEMOLITION NOTES

1.

ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2.

ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
3.

THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
4.

WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

ENGINEERING SITE NOTES

1.

CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2.

CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3.

CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF EL PASO COUNTY AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
4.

THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5.

CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
6.

CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
7.

CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

ENGINEERING PAVING NOTES

1.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2.

ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 20' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
3.

ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS.
4.

WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING GRADING NOTES

1.

CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
2.

FOR GROUND TREATMENT OF ALL DISTURBED AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
4.

THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

ENGINEERING DRAINAGE AND STORM WATER NOTES

1.

ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
2.

ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
3.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4.

THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
5.

IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.

ENGINEERING GENERAL NOTES FOR CONTRACTOR

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

1.

THE CITY OR COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2.

APPROVAL OF THESE PLANS BY THE CITY/COUNTY DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
3.

THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4.

NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
5.

CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7.

EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
8.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
9.

LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10.

CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
11.

FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
12.

ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
13.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
14.

PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.

15.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
16.

SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
17.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE EL PASO COUNTY FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
18.

DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
19.

AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THIS PROJECT.
20.

THE AREA WHICH IS DEFINED AS A NON-GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY/COUNTY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
21.

NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22.

IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23.

STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
24.

ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25.

DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26.

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
27.

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28.

SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29.

CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30.

WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31.

STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
32.

RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

Signing and Striping Notes:

1.

All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2.

Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3.

Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4.

All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5.

Street name and regulatory stop signs shall be on the same post at intersections.
6.

All removed signs shall be disposed of in a proper manner by the contractor.
7.

All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8.

All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9.

All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10.

All signs shall be single sheet aluminum with 0.100" minimum thickness.
11.

All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
12.

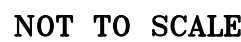
Word and symbol markings shall be the narrow type.
13.

All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14.

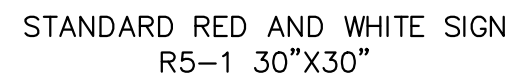
The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
15.

The contractor shall obtain a work in the right of way permit from the El Paso County Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.

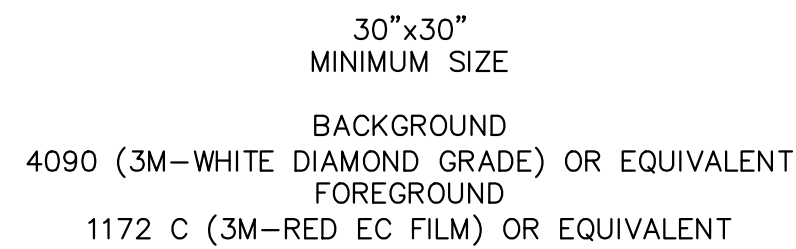
TITLE	CONSTRUCTION DRAWINGS	DRAWN BY ALS	STD 7/30/2024	ISSUE DATE	7/30/2024	REVIEWED BY JMM	DATE ISSUED 7/30/2024	DESCRIPTION GENERAL NOTES	SITE ID 51028	SITE ADDRESS 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project or 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 approval of McDonald's USA, LLC. Use of the contract documents for reuse on another project is not authorized.	PREPARED BY:	Kimley»Horn	REV	DATE	DESCRIPTION	BY
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NOT TO SCALE

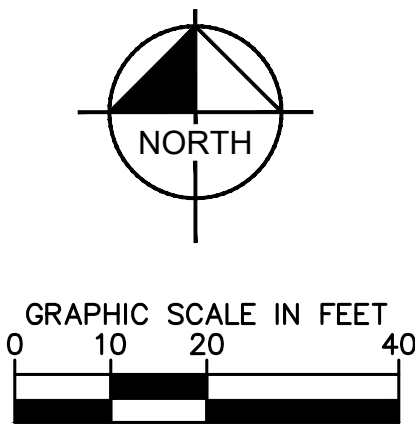
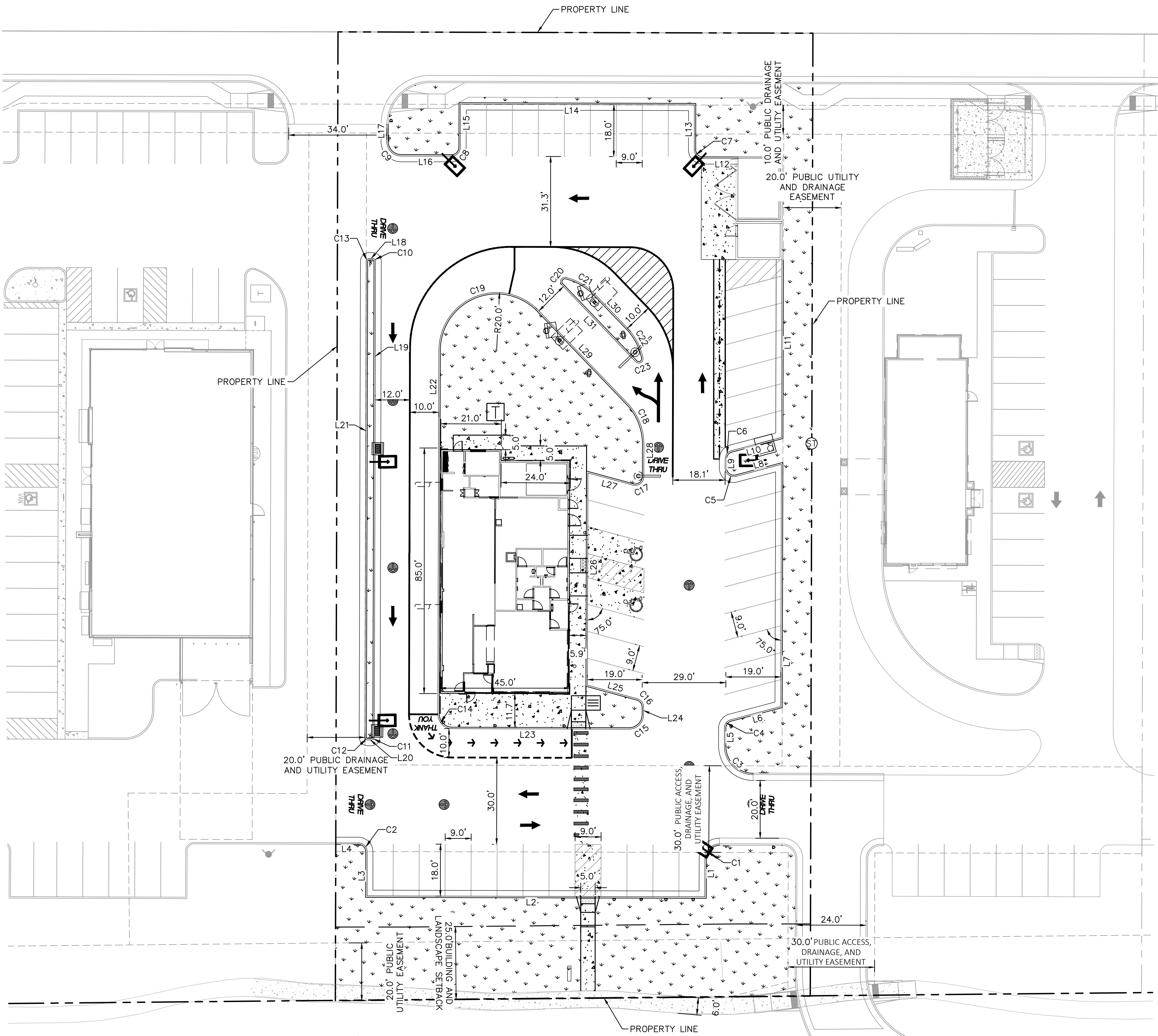


NOT TO SCALE



NOT TO SCALE

[illegible]



LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENTS
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- EXISTING SIDEWALK
- PROPOSED PARKING COUNT

ADA SIGNS TO BE IN ACCORDANCE WITH ADA STANDARDS.

PAINT STANDARD HANDICAPPED SYMBOL

ONE SPACE ADJACENT TO UNLOADING AREA TO BE DESIGNATED "VAN ACCESSIBLE SPACE" ON SIGNAGE. SEE SITE PLAN.

4" SOLID WHITE PAINTED STRIPES AT 2' O.C. (TYP.)

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



C1.4	TITLE	CONSTRUCTION DRAWINGS	DRAWN BY	ALS	PREPARED FOR:	 McDonald's USA, LLC	Kimley»Horn	BY
			STD	ISSUE DATE	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 the use of the project and are not to be used for any other project. Use of these drawings for reference or example on another project requires the approval of the project manager. The contract documents for reuse on another project is not authorized.			
			REVIEWED BY	7/30/2024				
			JJM	DATE ISSUED				
			7/30/2024					
DESCRIPTION	HORIZONTAL CONTROL PLAN	SITE ADDRESS	9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO		REV	DATE	DESCRIPTION	
			51028					



C1.5

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.31	S0°09'26.31"W
L2	117.00	N89°50'33.69"W
L3	15.29	N0°09'26.31"E
L4	7.90	N89°48'39.96"W
L5	6.12	S0°09'26.31"W
L6	17.89	S75°09'26.31"W
L7	83.86	S0°09'26.31"W
L8	16.28	N75°09'26.31"E
L9	3.11	S0°09'26.31"W
L10	17.89	S75°09'26.31"W
L11	61.57	S0°09'26.31"W
L12	12.18	N89°50'01.70"W
L13	15.50	N0°09'58.30"E
L14	511.53	N89°50'33.69"W
L15	14.97	S0°09'58.30"W
L16	17.50	N89°55'09.44"E
L17	5.92	N0°09'26.31"W
L18	1.21	N90°00'00.00"W
L19	164.74	N0°08'29.29"E
L20	1.25	S89°50'33.69"E
L21	164.74	S0°09'26.43"W
L22	70.19	N0°10'37.70"E
L23	61.27	N89°50'33.69"W
L24	2.63	S0°00'00.00"E
L25	17.89	S74°50'33.69"E
L26	73.50	S0°09'26.31"W
L27	16.13	N74°50'33.69"W
L28	11.21	S0°10'37.70"W
L29	44.60	S43°49'22.30"E
L30	16.48	S43°49'22.30"E
L31	36.98	N43°49'22.30"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	5.00'	7.84'	S45°04'43"W	7.06'	89°50'34"	4.99'
C2	3.00'	4.71'	N44°49'37"W	4.24'	89°58'06"	3.00'
C3	10.00'	15.74'	S44°55'17"E	14.16'	90°09'26"	10.03'
C4	3.00'	3.93'	S37°39'26"W	3.65'	75°00'00"	2.30'
C5	3.00'	5.50'	S52°20'34"E	4.76'	105°00'00"	3.91'
C6	3.00'	3.93'	S37°39'26"W	3.65'	75°00'00"	2.30'
C7	3.00'	4.71'	N44°50'02"W	4.24'	90°00'00"	3.00'
C8	3.00'	4.71'	S45°09'58"W	4.24'	90°00'00"	3.00'
C9	5.00'	7.85'	N44°50'18"W	7.07'	89°59'28"	5.00'
C10	1.00'	1.57'	N44°55'45"W	1.42'	90°08'29"	1.00'
C11	1.00'	1.57'	N45°08'58"E	1.41'	90°00'57"	1.00'
C12	1.00'	1.57'	S44°50'34"E	1.41'	90°00'00"	1.00'
C13	1.00'	1.57'	S45°04'43"W	1.41'	89°50'34"	1.00'
C14	5.00'	7.85'	N44°51'02"W	7.07'	89°59'03"	5.00'
C15	5.00'	7.87'	S45°04'43"W	7.08'	90°09'26"	5.01'
C16	3.00'	3.92'	S37°25'17"E	3.65'	74°50'34"	2.30'
C17	3.00'	5.50'	S52°40'02"W	4.76'	104°58'49"	3.91'
C18	20.50'	15.74'	S21°49'22"E	15.36'	44°00'00"	8.28'
C19	20.00'	47.47'	N68°10'38"E	37.09'	136°00'00"	49.50'
C20	1.50'	3.86'	N29°51'31"E	2.88'	147°21'47"	5.12'
C21	20.50'	11.68'	S60°08'29"E	11.52'	32°38'13"	6.00'
C22	20.50'	11.68'	S27°30'16"E	11.52'	32°38'13"	6.00'
C23	1.50'	3.86'	S62°29'44"W	2.88'	147°21'47"	5.12'

[illegible]

	PROPERTY LINE
	SETBACKS
	PROPOSED EASEMENTS
	EXISTING EASEMENTS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	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

1. PRIVATE CURB RAMPS ON THE SITE SHALL CONFORM TO ADA STANDARDS
2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION
3. ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
4. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FROM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES

Kimley»»Horn

PREPARED FOR: **McGraw-Hill** **Education**

PREPARED BY: ©

PREPARED FOR: ©
M. McDonald's USA, LLC

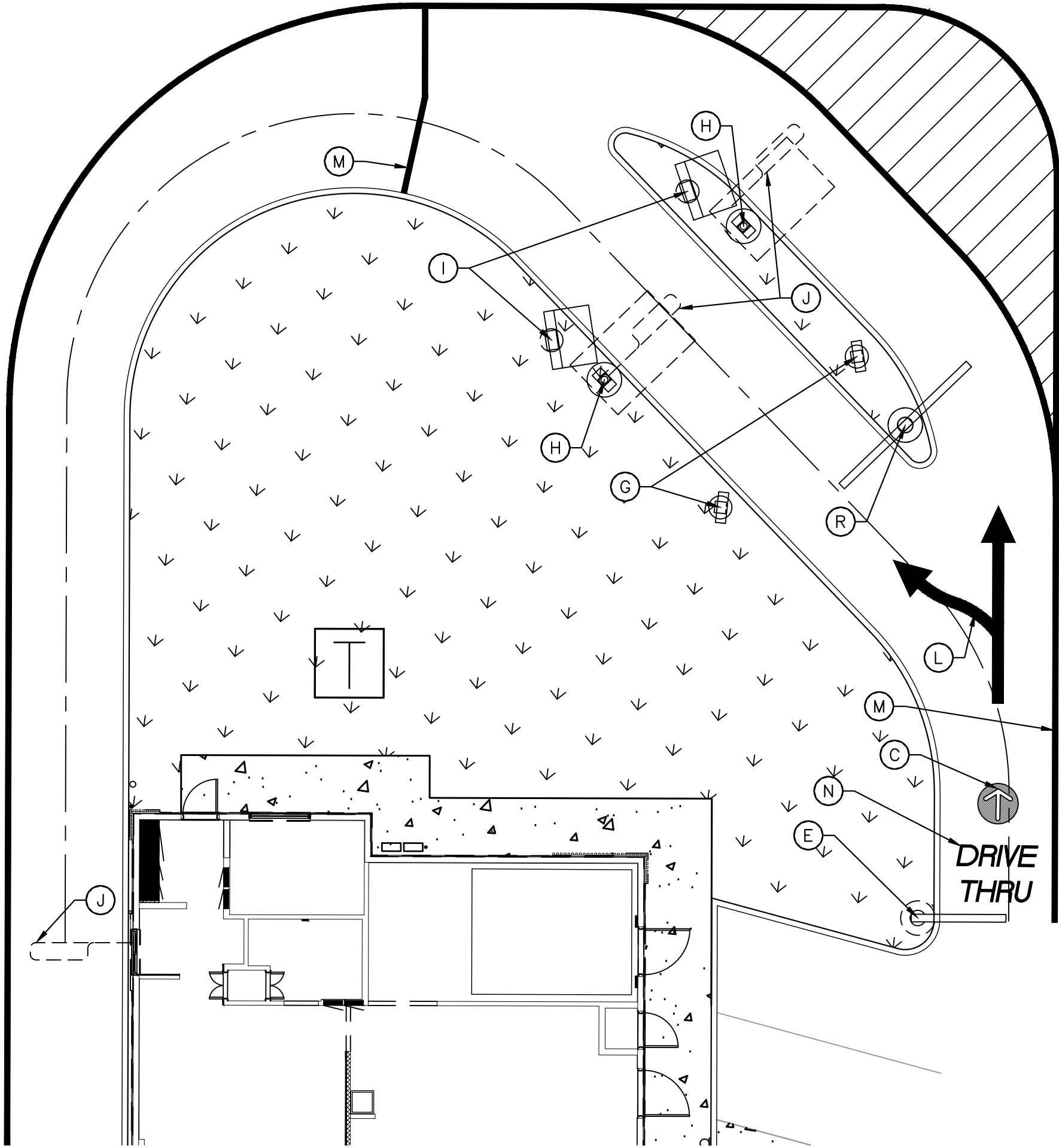
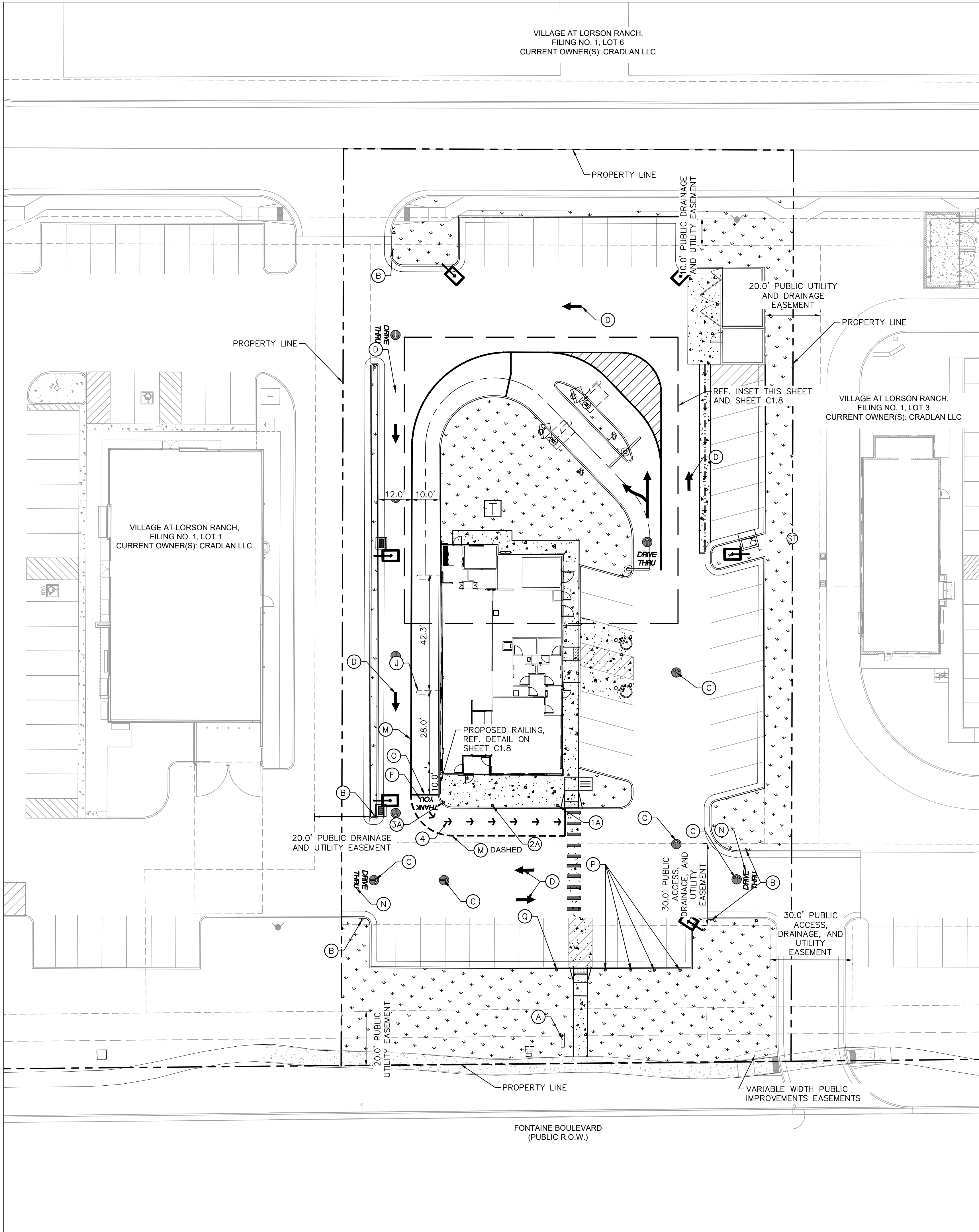
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CONSTRUCTION DRAWINGS	STD (ISSUE DATE 7/30/2024)
	REVIEWED BY JAM
	DATE ISSUED
DESCRIPTION	
DETAILED GRADING PLAN	

TITLE	CONSTRUCTION DRAWINGS

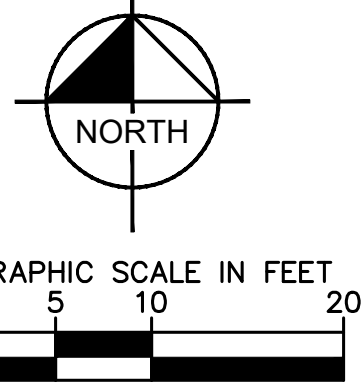
TITLE	DESCRIPTION
CONSTRUCTION DRAW	DETAILED GRADING PLAN

C1.6

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

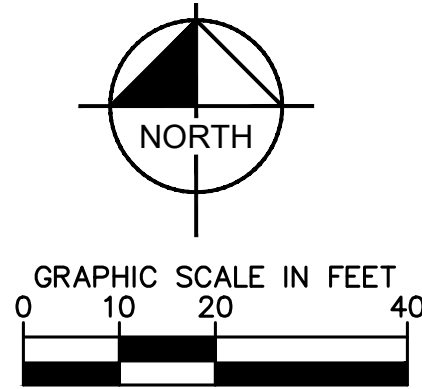


INSET (SIGNAGE)



SITE LEGEND

- (A) MONUMENT SIGN (PER SEPARATE SIGN PACKAGE)
- (B) DIRECTIONAL SIGN
- (C) MCDONALD'S STANDARD TRAFFIC ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (D) DIRECTIONAL ARROW, WHITE, REFERENCE SHEET C1.8 FOR DETAIL
- (E) SINGLE GATEWAY ARM
- (F) THANK YOU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (G) PRE-SELL BOARD
- (H) DRIVE-THRU CANOPY WITH BUILT IN COD
- (I) DIGITAL MENU BOARD
- (J) LOOP DETECTOR
- (L) MCDONALD'S DRIVE-THRU ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (M) PMS 123 YELLOW EPOXY 6" WIDE DRIVE-THRU LANE STRIPING
- (N) DRIVE THRU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (O) PMS 123 YELLOW EPOXY 8" WIDE DRIVE-THRU LANE STRIPING
- (P) MOBILE ORDER PICK-UP SIGN
- (Q) MCDelivery SIGN
- (R) DOUBLE GATEWAY ARM



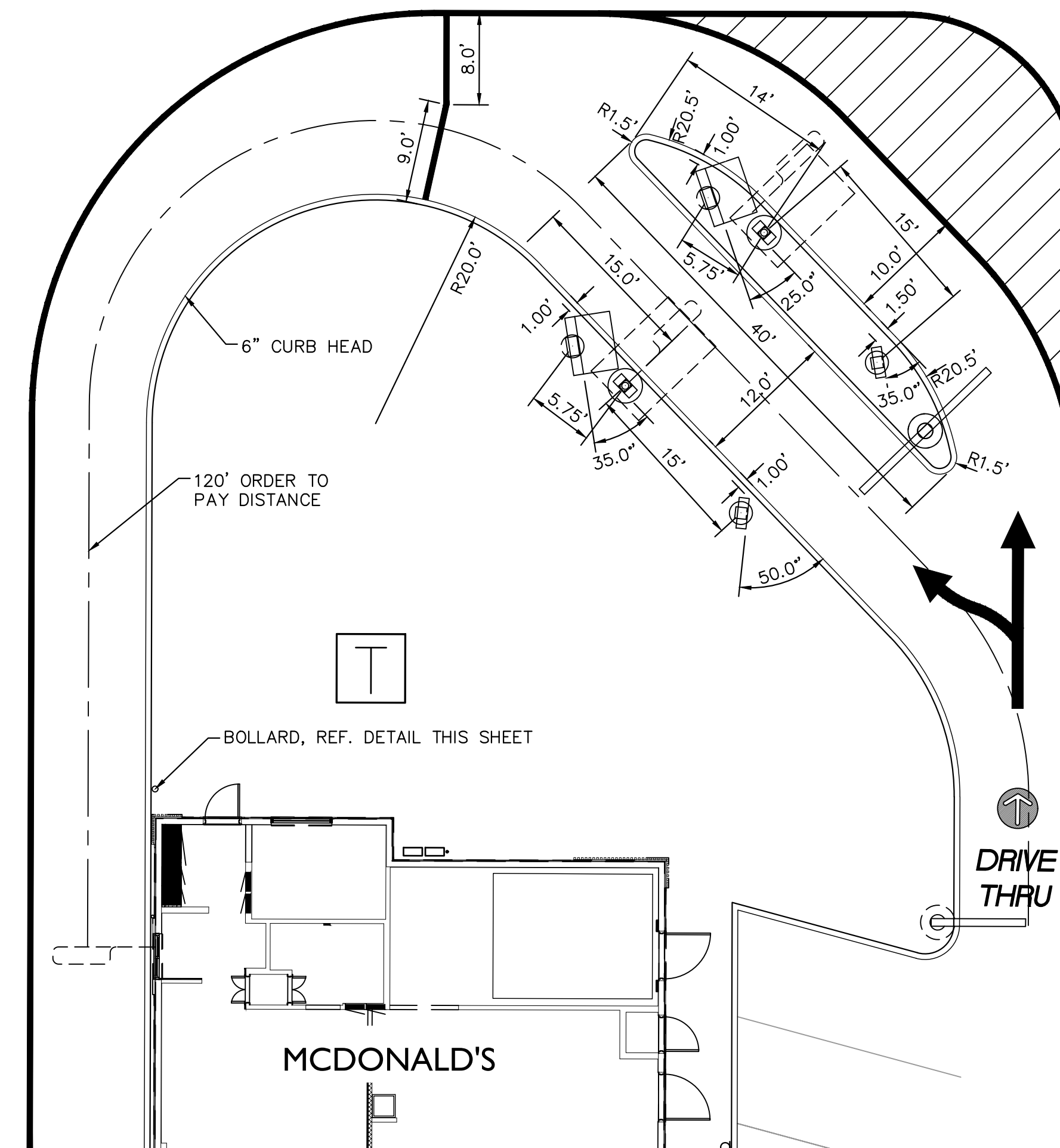
ROLL FORWARD SITE LEGEND

- (1A) ROLL FORWARD PICK UP SIGN
- (2A) ROLL FORWARD PULL AHEAD SIGN
- (3A) ROLL FORWARD LEFT TURN SIGN
- (4) ROLL FORWARD DIRECTIONAL ARROW PAVEMENT STRIPING, YELLOW, REFERENCE DETAIL ON SHEET C1.8

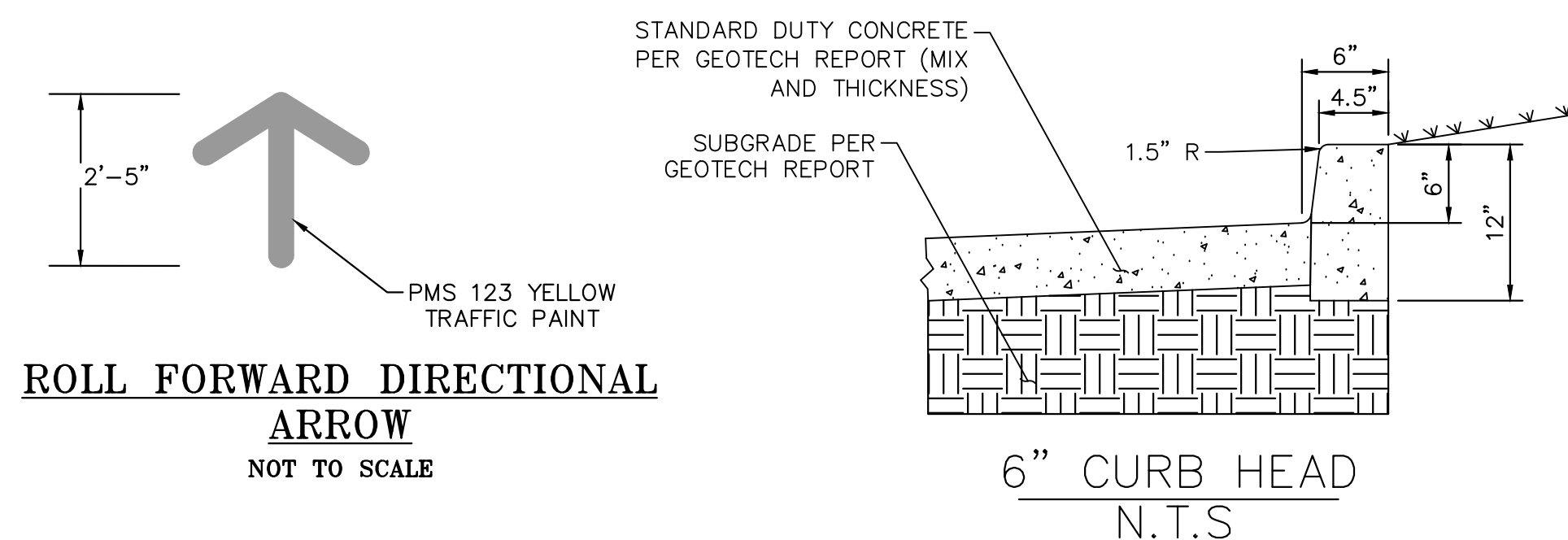
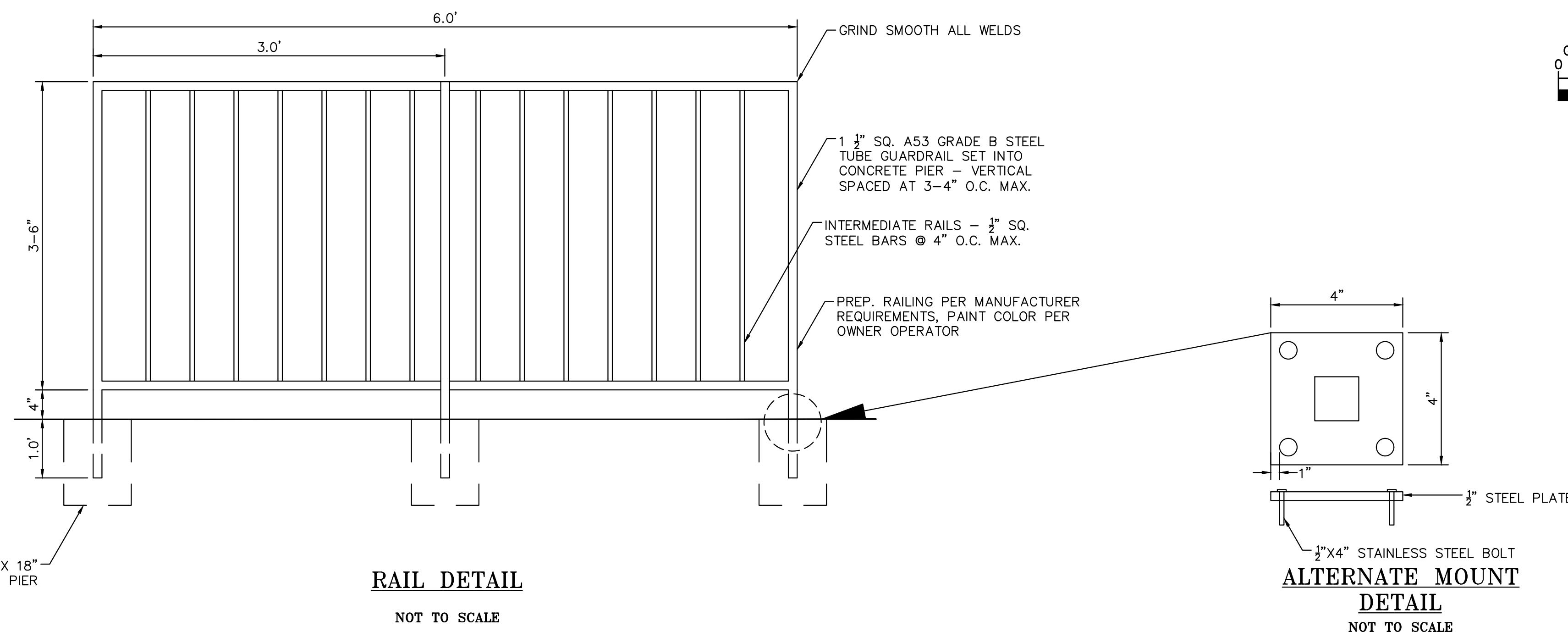


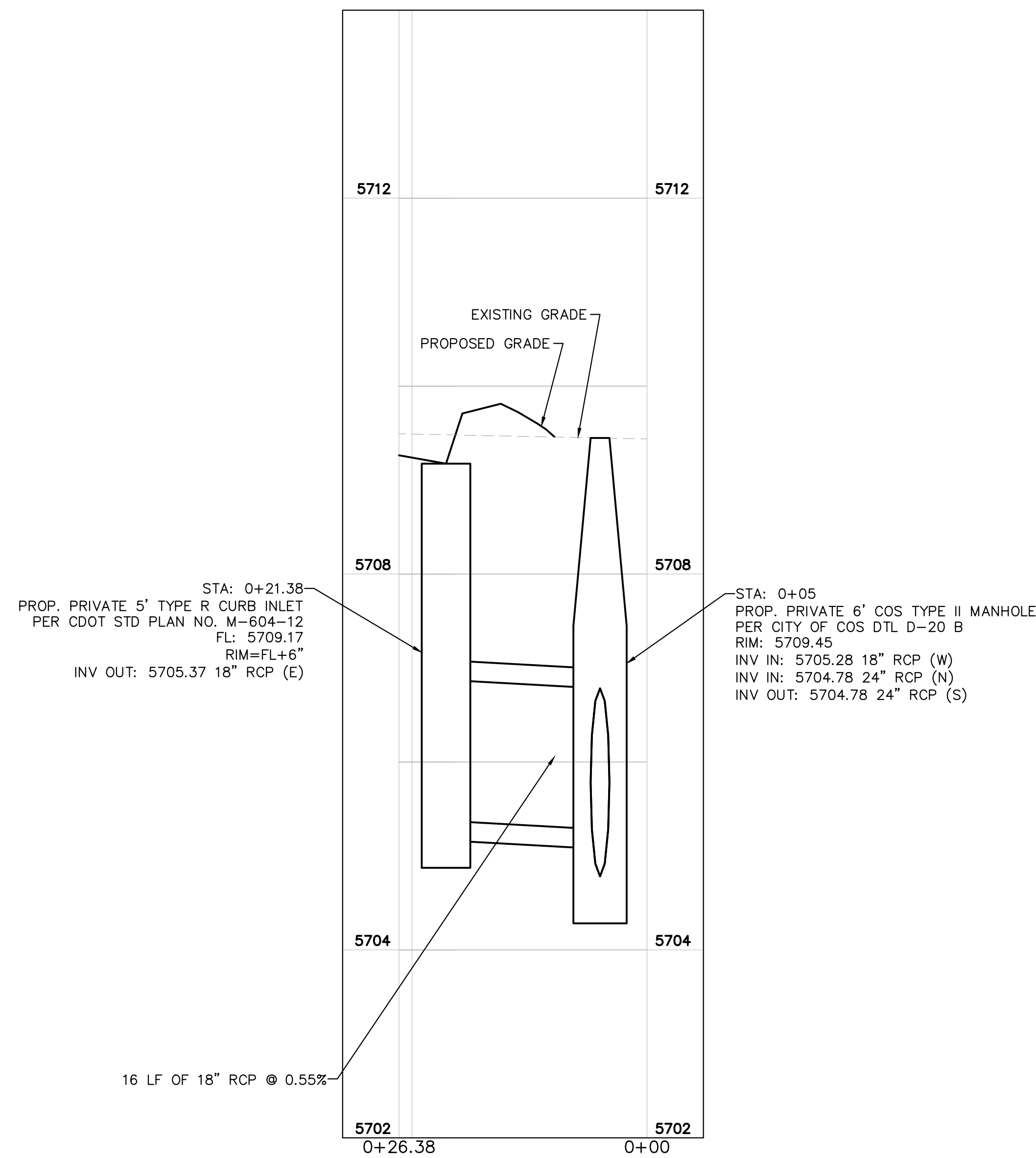
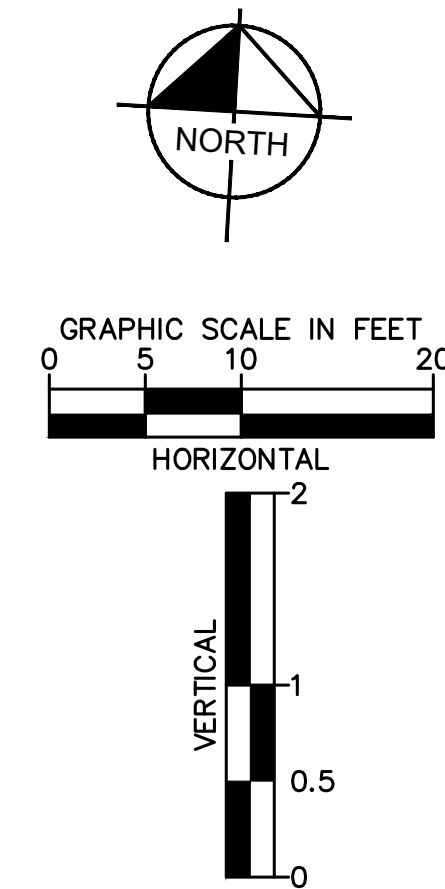
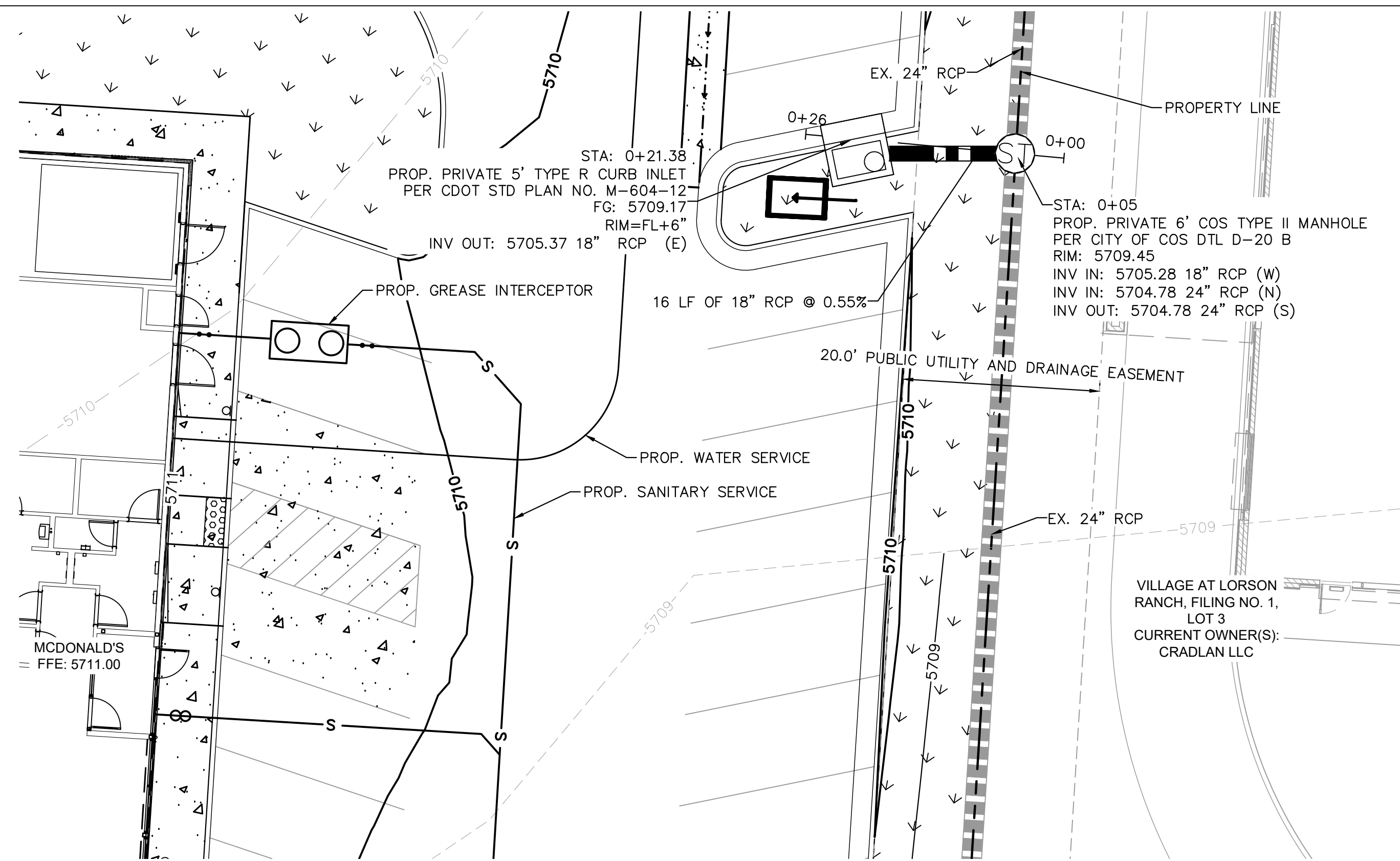
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	MCDONALD'S SIGNAGE AND DRIVE THRU PLAN		SITE ADDRESS 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO		SITE ID 51028		REV		DATE		BY	
	C1.7		Kimley»Horn		PREPARED BY: McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared 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 reuse on another project is not authorized.					

MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY 1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED WITH THE STENCILS.

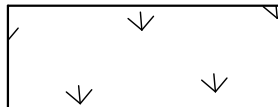
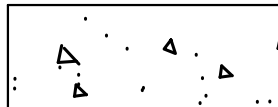





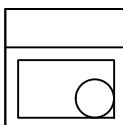



A graphic scale in feet is shown below the map, with markings for 0, 5, 10, and 20 feet. Above the scale is a north arrow pointing upwards, with the word "NORTH" written inside the circle.





LEGEND

— — — — —	PROPERTY LINE
— — — — —	SETBACKS
- - - - -	EXISTING EASEMENTS
- - - - -	EXISTING EASEMENTS
— — — — — 6000 — — — — —	PROPOSED MAJOR CONTOUR
— — — — — 6001 — — — — —	PROPOSED MINOR CONTOUR
— — — — — 6000 — — — — —	EXISTING MAJOR CONTOUR
— — — — — 6001 — — — — —	EXISTING MINOR CONTOUR
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE
=====	PROPOSED CURB AND GUTTER
=====	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING STORM INLET
	EXISTING STORM INLET
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
— — — — — E — — — — —	PROPOSED ELECTRIC LINE
— — — — — G — — — — —	PROPOSED GAS LINE
— — — — — COM — — — — —	PROPOSED COMMUNICATIONS LINE
— — — — — S — — — — —	PROPOSED SANITARY LINE
— — — — —	PROPOSED WATER LINE

NOTES

1. ALL PROPOSED STORM INFRASTRUCTURE DEPICTED ON THESE PLANS IS TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. ADD WATER TIGHT JOINT WHEN 100-YEAR HGL SHOWS PIPE FULLY INUNDATED.
3. CONTRACTOR TO VERIFY TIE-IN ELEVATIONS TO EXISTING STORM SEWER AND INFORM ENGINEER OF RECORD OF ANY CONFLICTS.
4. CONTRACTOR TO ENSURE A MINIMUM OF 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.

.....

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 for use on this specific site in conjunction with its issue date and are 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 services of properly licensed architects and engineers. Reproduction of the contract documents for use on another project is not authorized.

ALS

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ALS

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ALS

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ALS

ALS

CONSTRUCTION DRAWINGS

DESCRIPTION

SITE ID	SITE ADDRESS
9664	9664 FONTAINE BLVD, COLORADO SPRINGS, COLORADO

SITE ID	SITE ADDRESS
9664	9664 FONTAINE BLVD, COLORADO SPRINGS, COLORADO

SITE ID

SITE ID

DATE	REV.
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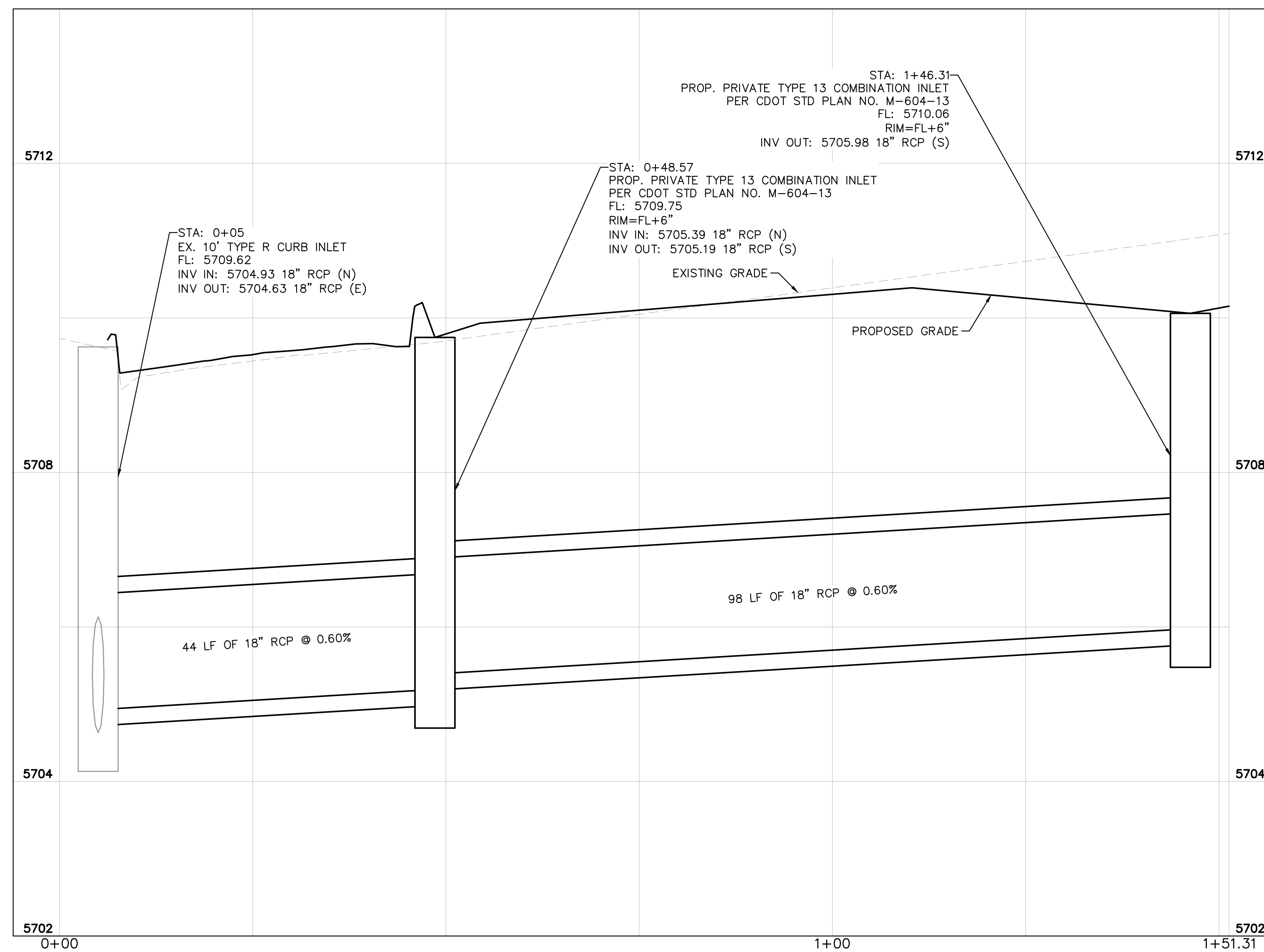
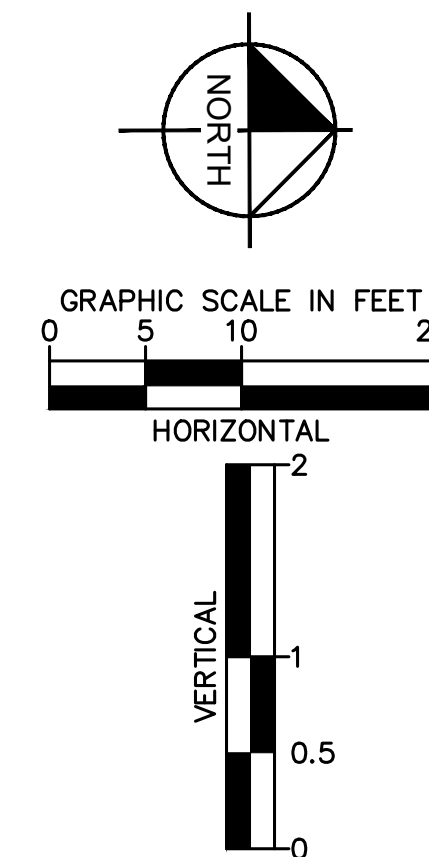
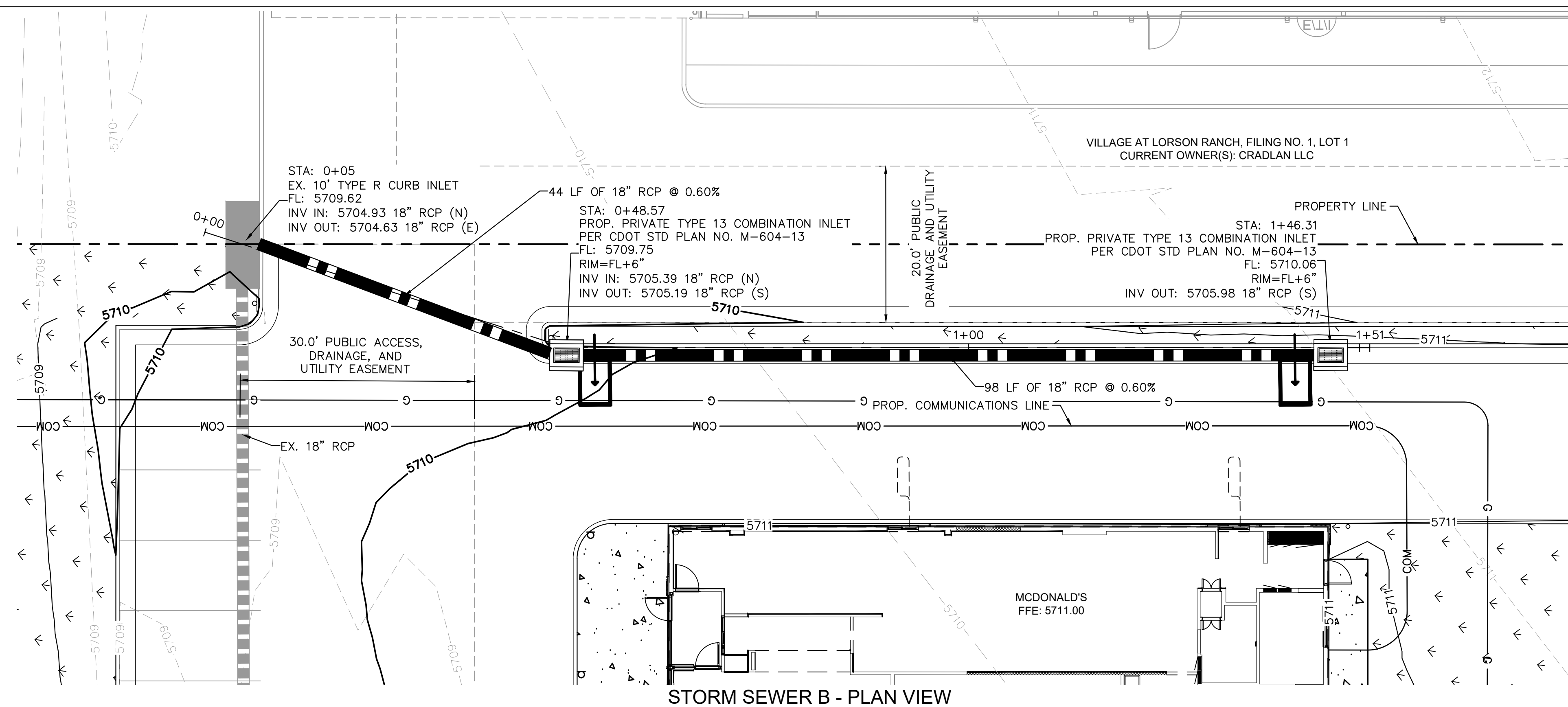
DATE	REV.
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RECEPTION:

25



C1.9



LEGEND

	PROPERTY LINE
	SETBACKS
	PROPOSED EASEMENTS
	EXISTING EASEMENTS
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE
	PROPOSED CURB AND GUTTER
	EXISTING STORM SEWER
	EXISTING STORM INLET
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE

NOTES

1. ALL PROPOSED STORM INFRASTRUCTURE DERIVED ON THESE PLANS IS TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. ADD WATER TIGHT JOINT WHEN 100-YEAR HGL SHOWS PIPE FULLY INUNDAED.
3. CONTRACTOR TO VERIFY TIE-IN ELEVATIONS TO EXISTING STORM SEWER AND INFORM ENGINEER OF RECORD OF ANY CONFLICTS.
4. CONTRACTOR TO ENSURE A MINIMUM OF 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.

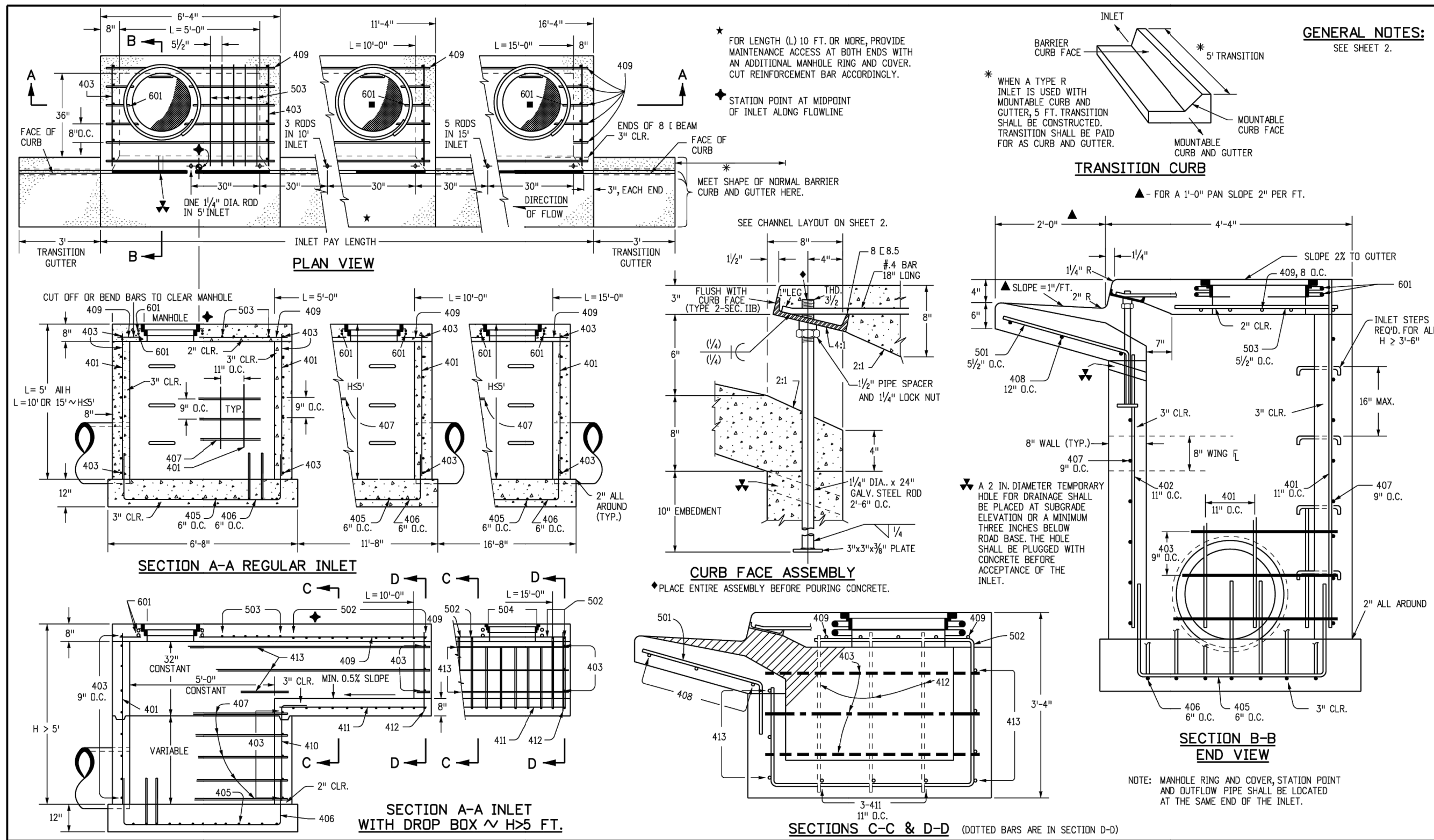
PREPARED BY:

PREPARED FOR:  **McDonald's USA, LLC** [®]

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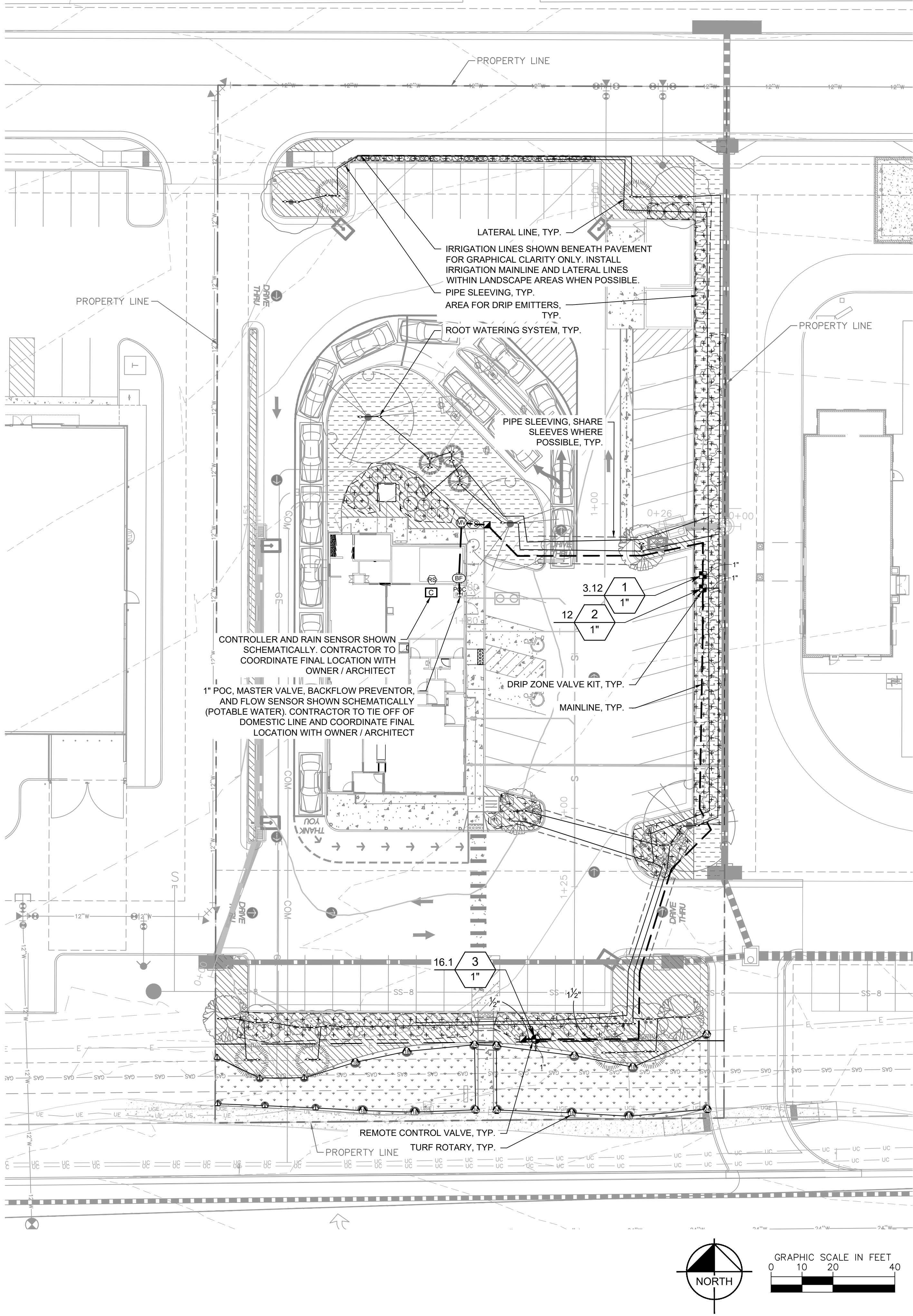
DRAWN BY ALS
STD ISSUE DATE 7/30/2024
REVIEWED BY JUM
DATE ISSUED 7/30/2024

TITLE	CONSTRUCTION DRAWINGS
DESCRIPTION	STORM SEWER B PLAN & PROFILE
SITE ID	SITE ADDRESS



Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9922 FAX: 303-757-9968 Project Development Branch JBK	CURB INLET TYPE R		STANDARD PLAN NO. M-604-12	
Creation Date: 07/31/19	Designer Initials: JBK	Last Modification Date: 07/31/19	1	Comments				Standard Sheet No. 1 of 2	
Detailer Initials: LTA	CAD Ver: MicroStation V8	Scale: Not to Scale	2					Project Sheet Number:	

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.		INLETS: H > 5 FT.		
				L = 5 FT.	L = 10 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	
401	4	11"	II	15	21	21	21	11	11	
402	4	11"	II	7	13	13	13	7	7	
403	4	9"	II	7	4'-0"	7	4'-0"	7	4'-0"	
405	4	6"	VI	11	6'-10"	21	6'-10"	11	6'-10"	
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	8'-10"	
407	4	9"	II	7	8'-10"	7	13'-10"	7	8'-10"	
408	4	12"	II	3	10'-10"	3	13'-10"	3	10'-10"	
409	4	8"	II	6	5'-10"	6	10'-10"	6	10'-10"	
410	4	11"	VII	11	6	5-10"	6	10-10"	6	10-10"
411	4	11"	II	12	9	12	9	12	9	
412	4	11"	II	12	9	12	9	12	9	
413	4	9"	II	12	9	12	9	12	9	
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	
502	5	5 1/2"	III	11	3'-4"	22	3'-4"	33	3'-4"	
503	5	5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	
504	5	5 1/2"	IX	11	3'-4"	22	3'-4"	33	3'-4"	
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
602	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
603	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
604	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
605	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
606	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
607	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
608	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
609	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
610	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
611	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
612	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
613	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
614	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
615	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
616	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
617	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
618	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
619	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
620	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
621	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
622	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
623	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
624	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
625	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
626	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
627	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
628	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
629	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
630	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
631	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
632	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
633	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
634	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
635	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
636	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
637	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
638	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
639	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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641	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
642	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
643	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
644	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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659	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
660	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
661	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
662	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
663	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
664	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
665	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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667	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
668	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
669	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
670	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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674	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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682	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
683	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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692	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
693	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
694	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
695	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
696	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
697	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
698	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
699	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
700	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
701	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
702	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
703	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
704	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
705	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
706	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
707	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
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709	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
710	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
711	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
712	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
713	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
714	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
715	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
716	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
717	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
718	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
719	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
720	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
721	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
722	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
723	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
724	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	
725	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-S-P45 TURF ROTARY, 8FT-14FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	6	45
	RAIN BIRD R-VAN18 1806-S-P45 TURF ROTARY, 13FT-18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	8	45
	RAIN BIRD R-VAN24 1806-S-P45 TURF ROTARY, 17FT-24FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	6	45
	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	48	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD X8-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	3,680 S.F. 40 134	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
	RAIN BIRD ESP-LXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	RAIN BIRD FS-109-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) LXI LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1	
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,814 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	311.5 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	108.4 L.F.	
	Valve Callout: Valve Number Valve Flow Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.12	125.4	37.1	50.2	0.33 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	12	129.7	46.3	63.7	0.98 in/h
3	RAIN BIRD PEB-IVM Common Wire	1"	TURF ROTARY	16.08	316.6	48.2	67.7	0.51 in/h

STANDARD CITY OF COLORADO SPRINGS IRRIGATION NOTES

- THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AS OF JANUARY 1, 2020, WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM. FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME). ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES. ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.
- FOR ALL DESIGN IRRIGATION SYSTEMS, IF MORE THAN THREE DAYS A WEEK ARE REQUIRED TO PROVIDE REQUIRED COVERAGE WITH SPRAY/ROTOR STATIONS/VALVES, A WATER ALLOCATION PLAN IS REQUIRED FROM COLORADO SPRINGS UTILITIES.
- CITY AFFIDAVIT NOTE: THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE IRRIGATION INSPECTION AFFIDAVIT BASED ON APPROVED IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS AND A FUNCTIONAL TEST OF THE IRRIGATION SYSTEM SHALL BE PERFORMED TO ACCURATELY COMPLETE THE AFFIDAVIT. FINAL CO OR FINANCIAL ASSURANCES RELEASE SHALL NOT BE PROCESSED UNTIL AN EXECUTED AND APPROVED AFFIDAVIT IS SUBMITTED TO CITY STAFF. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5965) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.33 in/h							0.67	122		381	
2	RAIN BIRD XCZ-100-PRB-COM	BUBBLER	0.98 in/h							0.67	42		504	
3	RAIN BIRD PEB-IVM	TURF ROTARY	0.51 in/h		39 min		39 min		39 min	1	117		1,862	
TOTALS:				39		39		39			281		2,766	627.2

CRITICAL ANALYSIS

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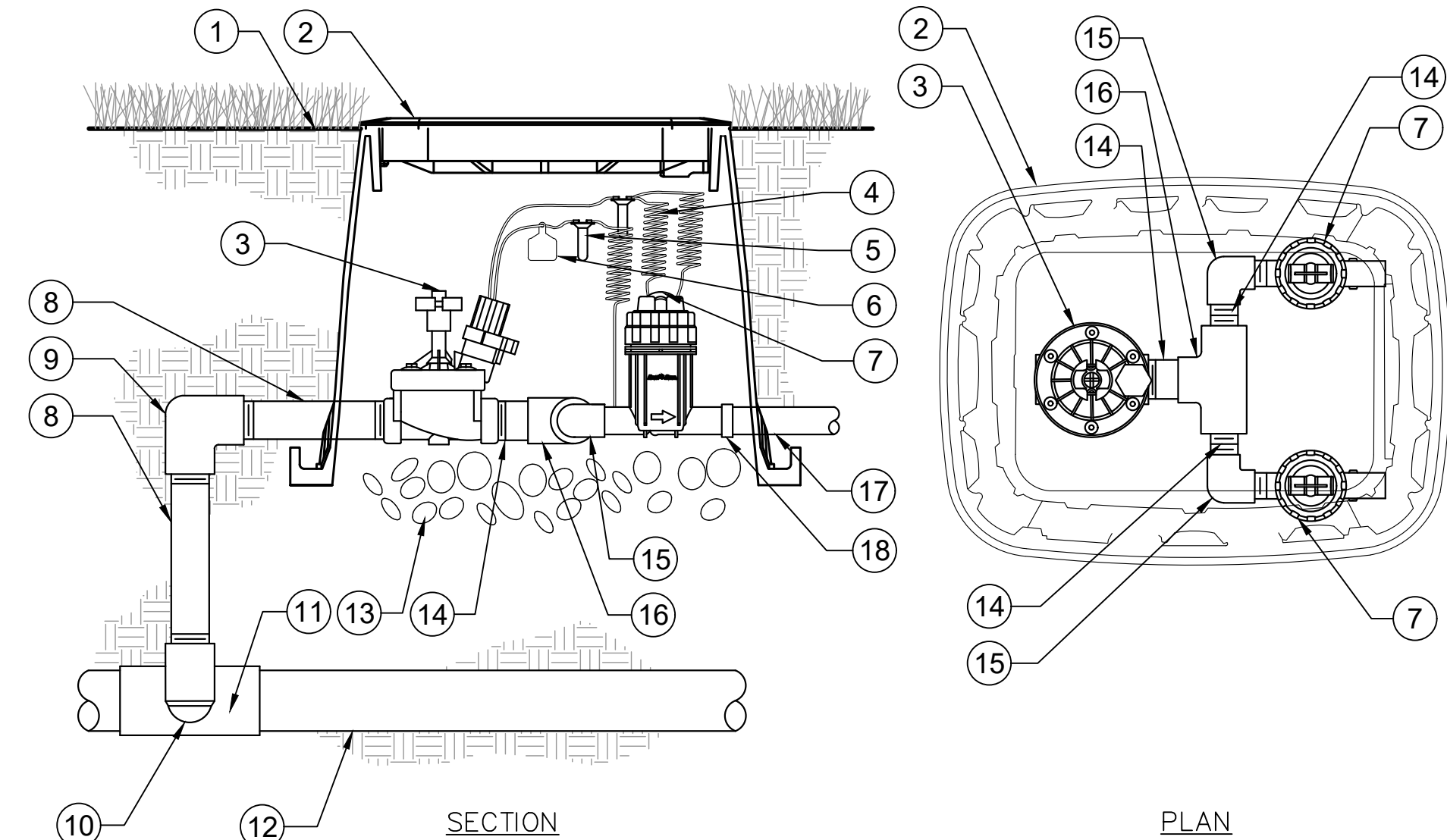
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

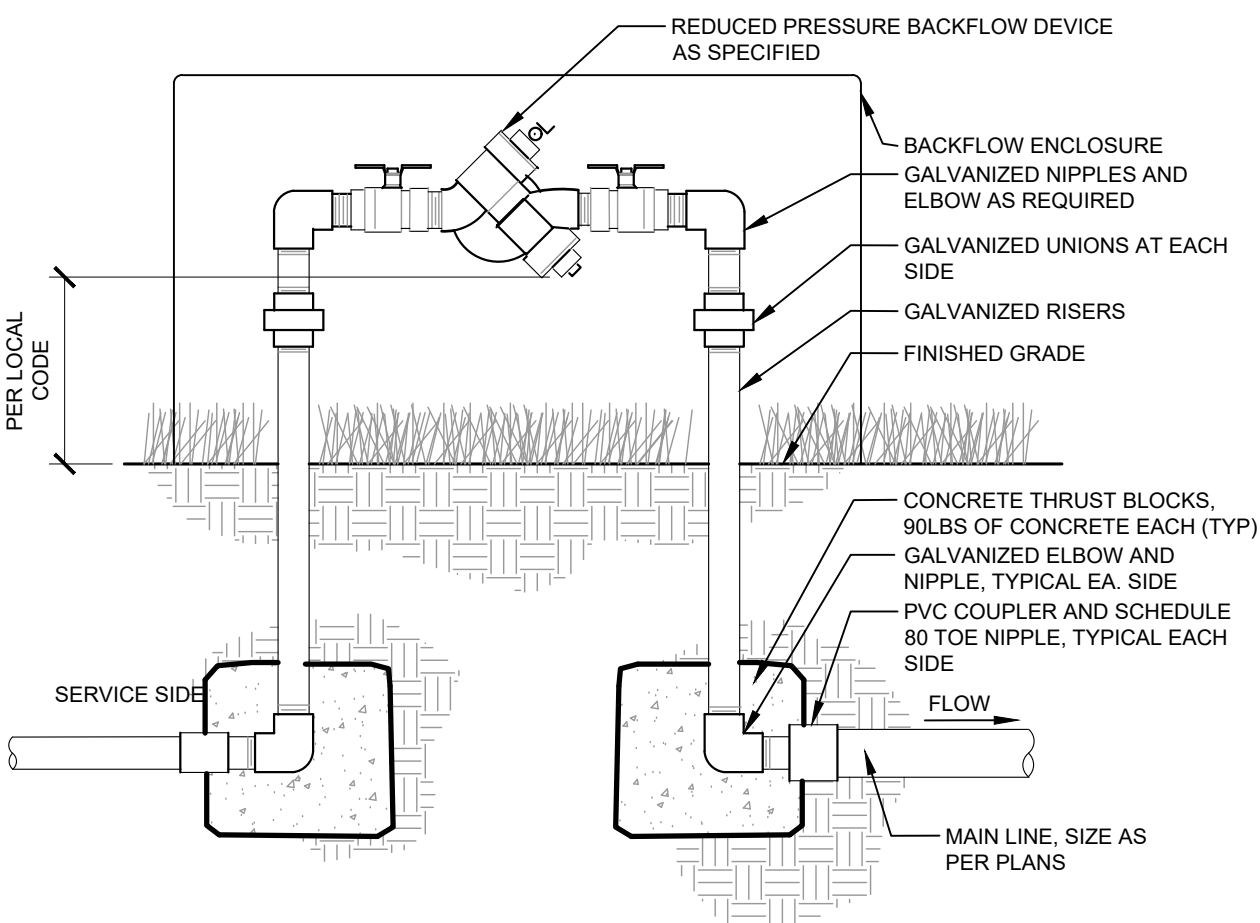
PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 16.08 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 2.12 GPM

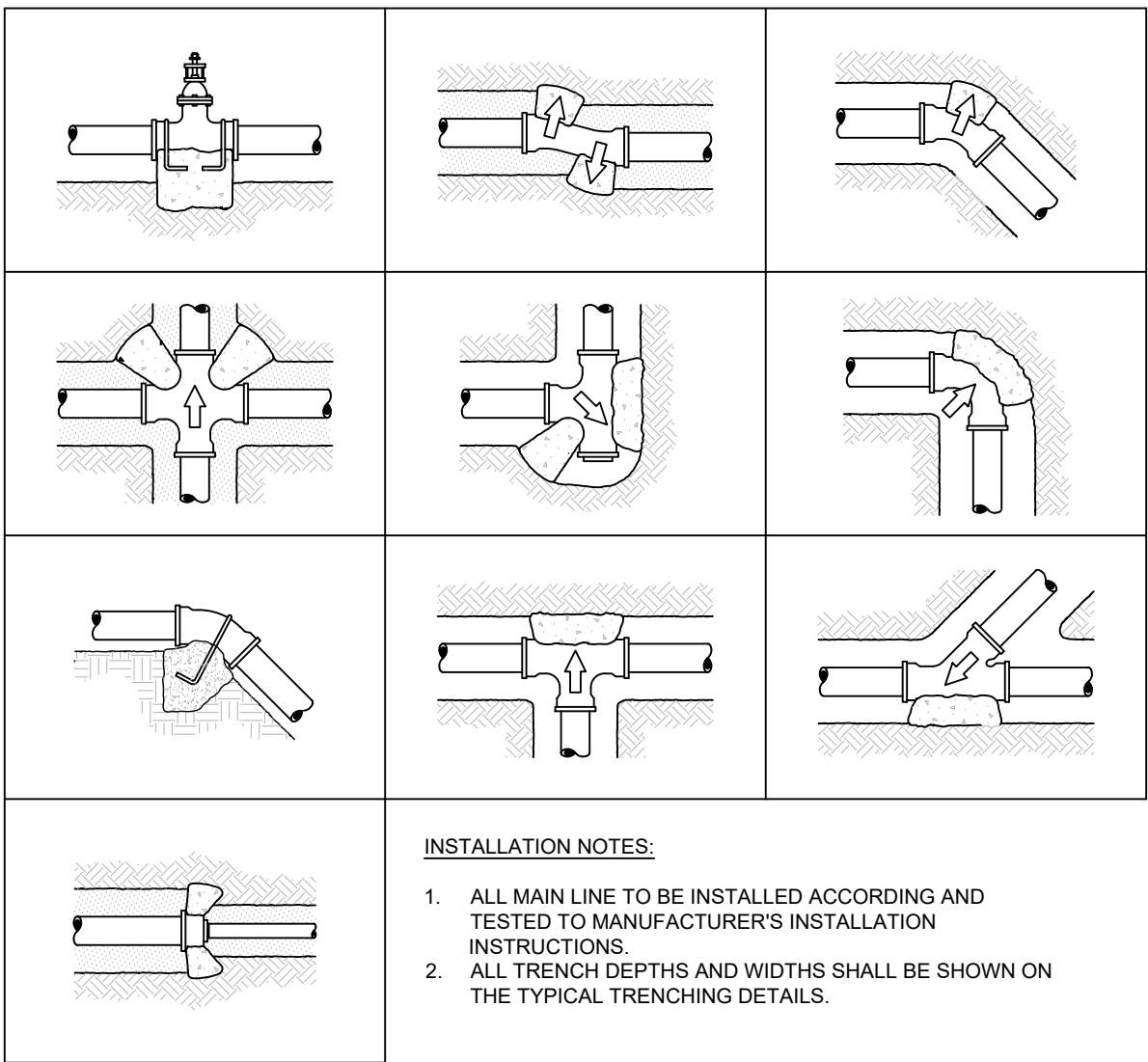
Design Pressure: 45 PSI
Friction Loss: 0.66 PSI
Fittings Loss: 0.07 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.47 PSI
Pressure Req. at Critical Station: 48.2 PSI
Loss for Fittings: 0.24 PSI
Loss for Main Line: 2.35 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.4 PSI
Loss for Master Valve: 2.47 PSI
Critical Station Pressure at POC: 67.6 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 12.4 PSI



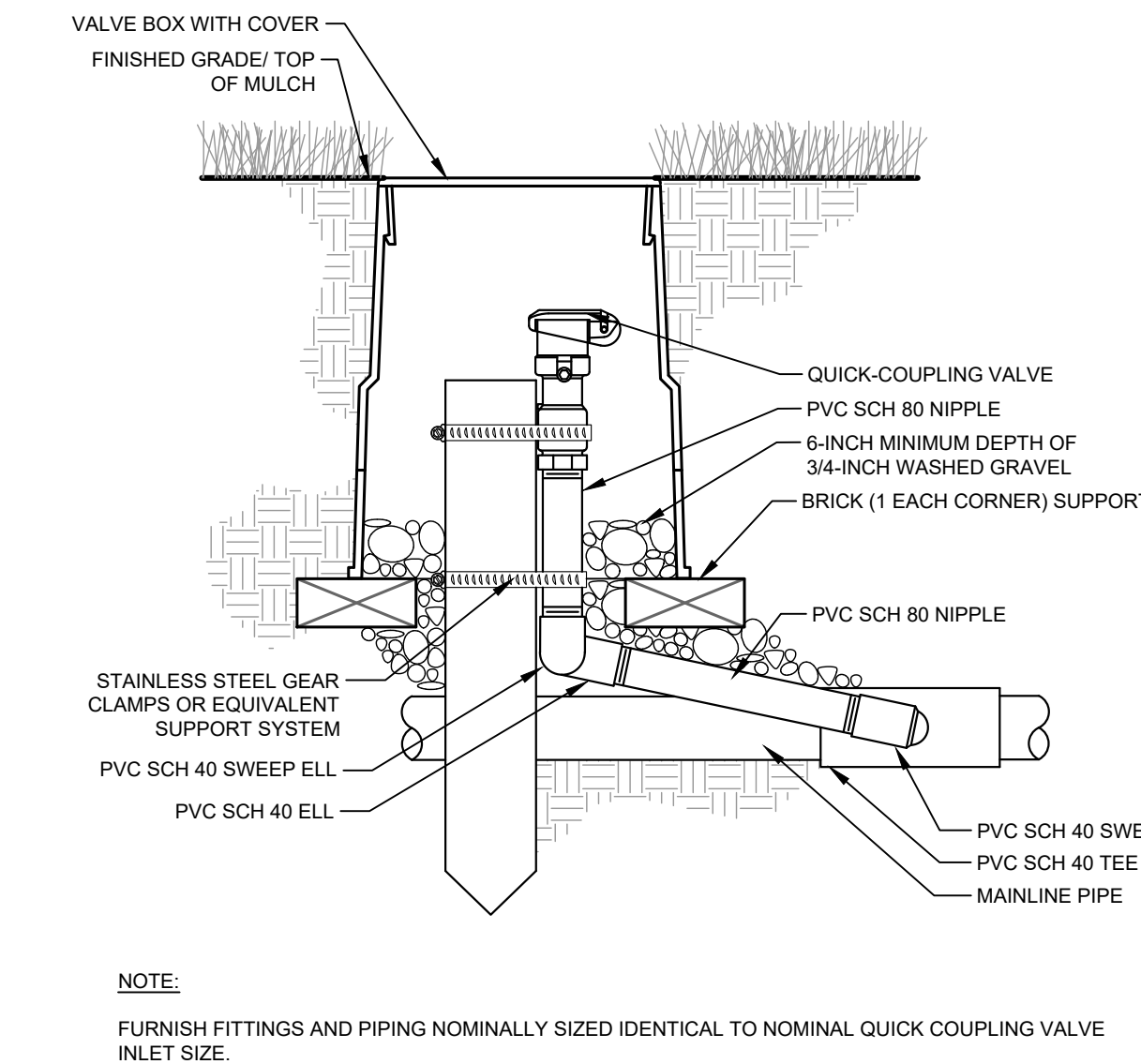
1 DRIP ZONE VALVE KIT
IR1.1 SECTION / PLAN



2 BACKFLOW PREVENTER
IR1.1 SECTION

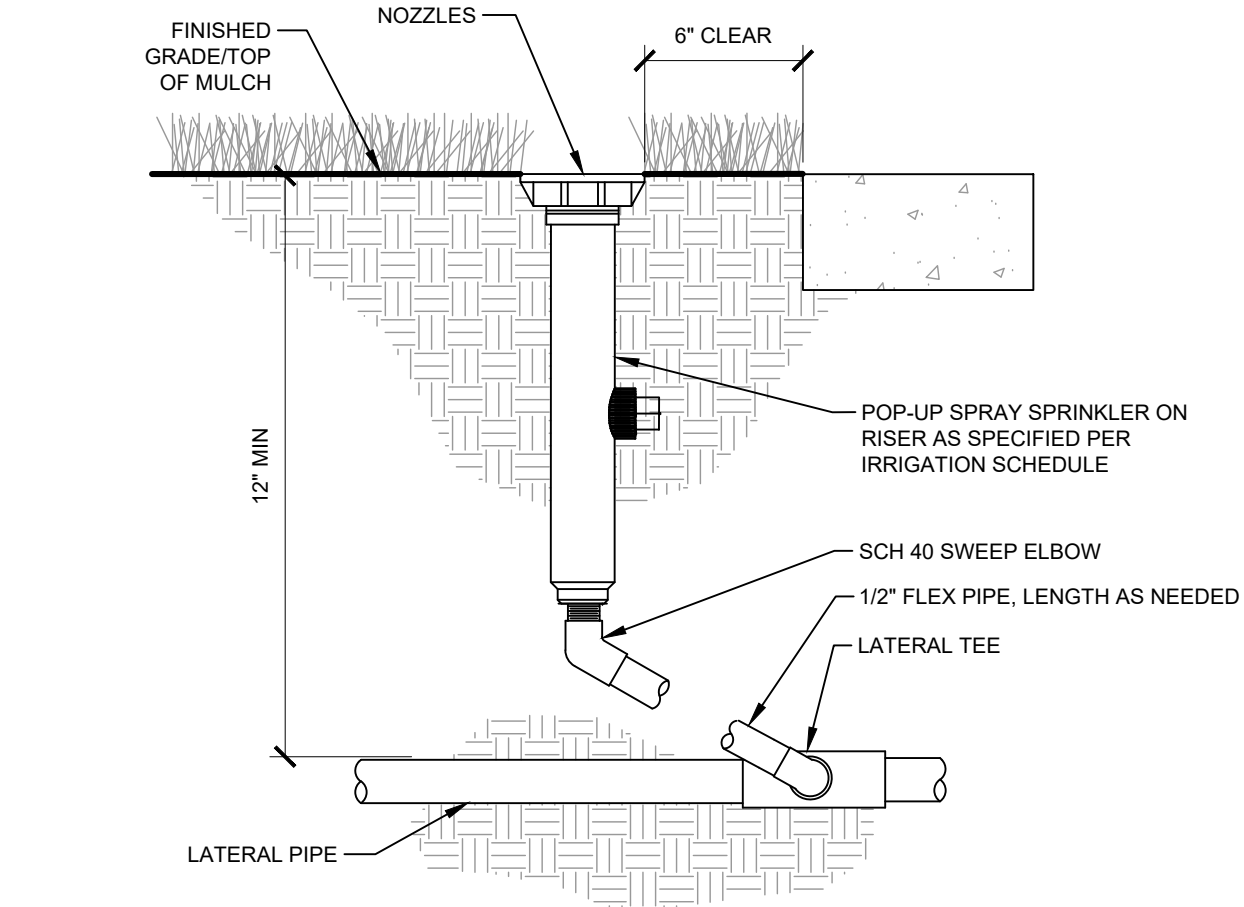


5 TYPICAL THRUST BLOCK
IR1.1 SECTION

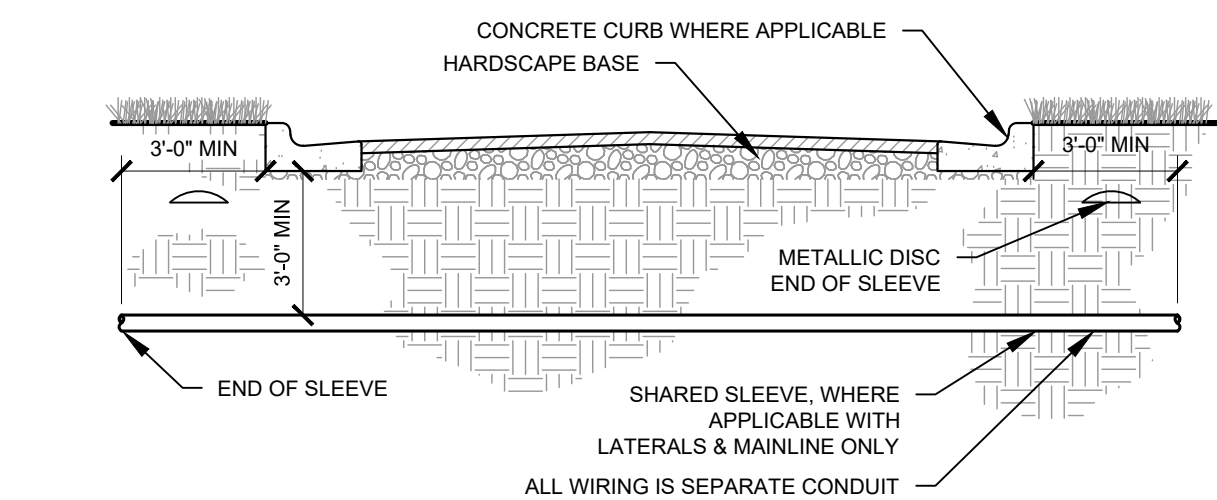


3 TYPICAL QUICK COUPLER
IR1.1 SECTION

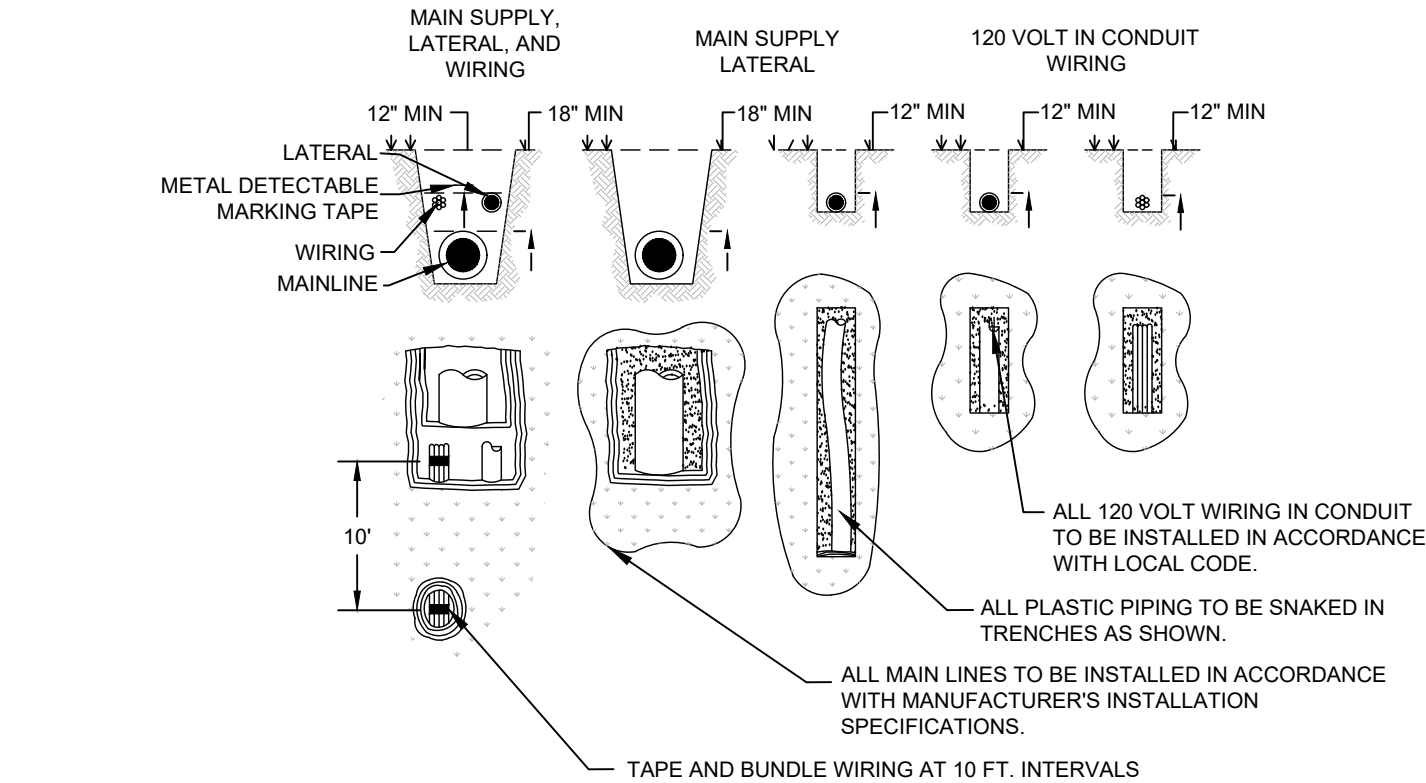
- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH LOCKING COVER
- REMOTE CONTROL VALVE
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- ID TAG
- PRESSURE REGULATING QUICK CHECK BASKET FILTER
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- MAINLINE PIPE
- 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE
- PVC SCH 40 ELL
- PVC SCH 40 TEE
- LATERAL PIPE
- PVC SCH 40 FEMALE ADAPTOR



4 TYPICAL SPRAY / ROTAR HEAD
IR1.1 SECTION



6 TYPICAL SLEEVING
IR1.1 SECTION



7 TYPICAL TRENCHING
IR1.1 SECTION

TITLE

CONSTRUCTION DRAWINGS

DESCRIPTION

IRRIGATION NOTES

SITE ID

51028

SITE ADDRESS

9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO

DRAWN BY

ALS

STD ISSUE DATE

7/30/2024

REVIEWED BY

JJM

DATE ISSUED

7/30/2024

PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

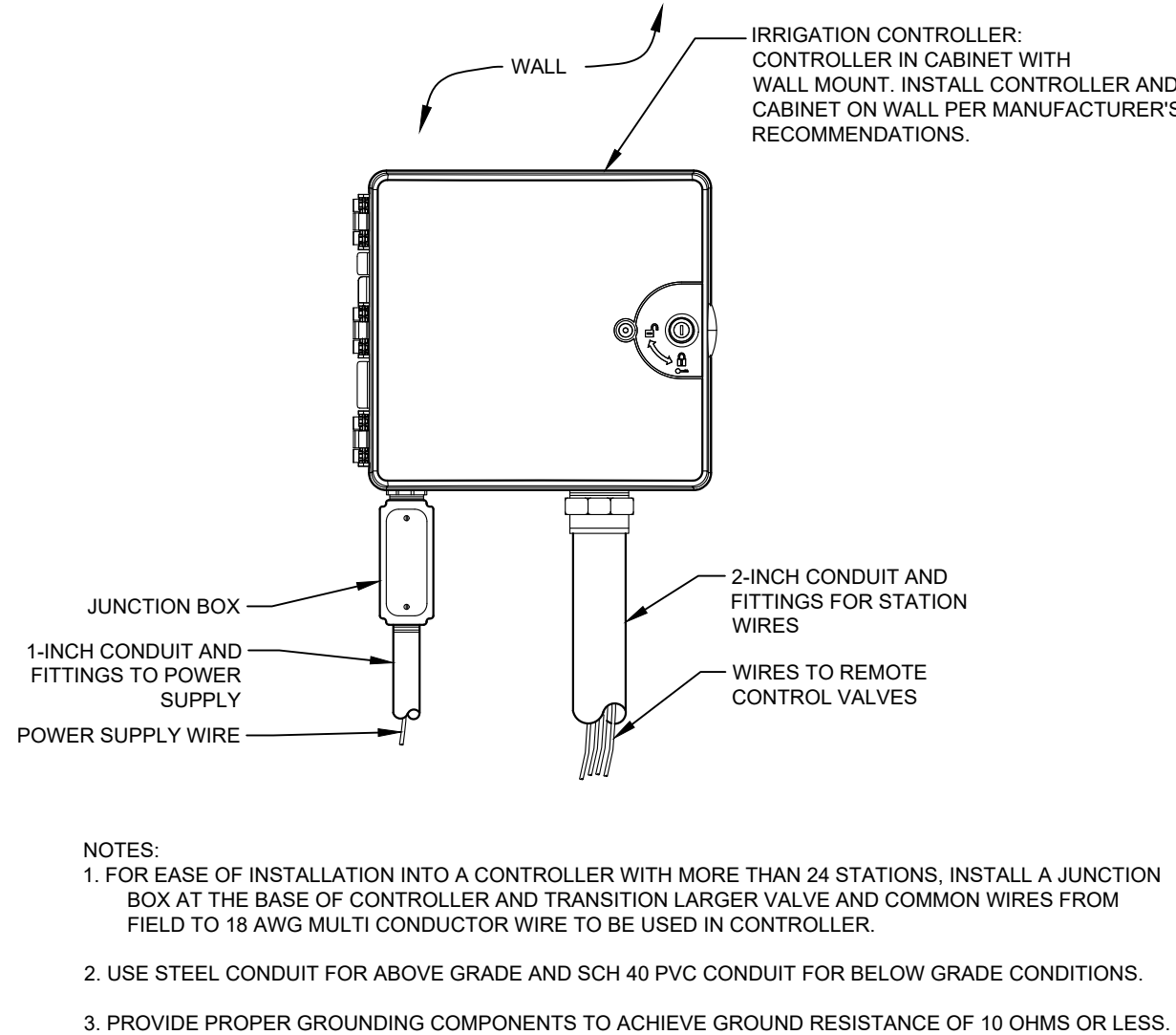
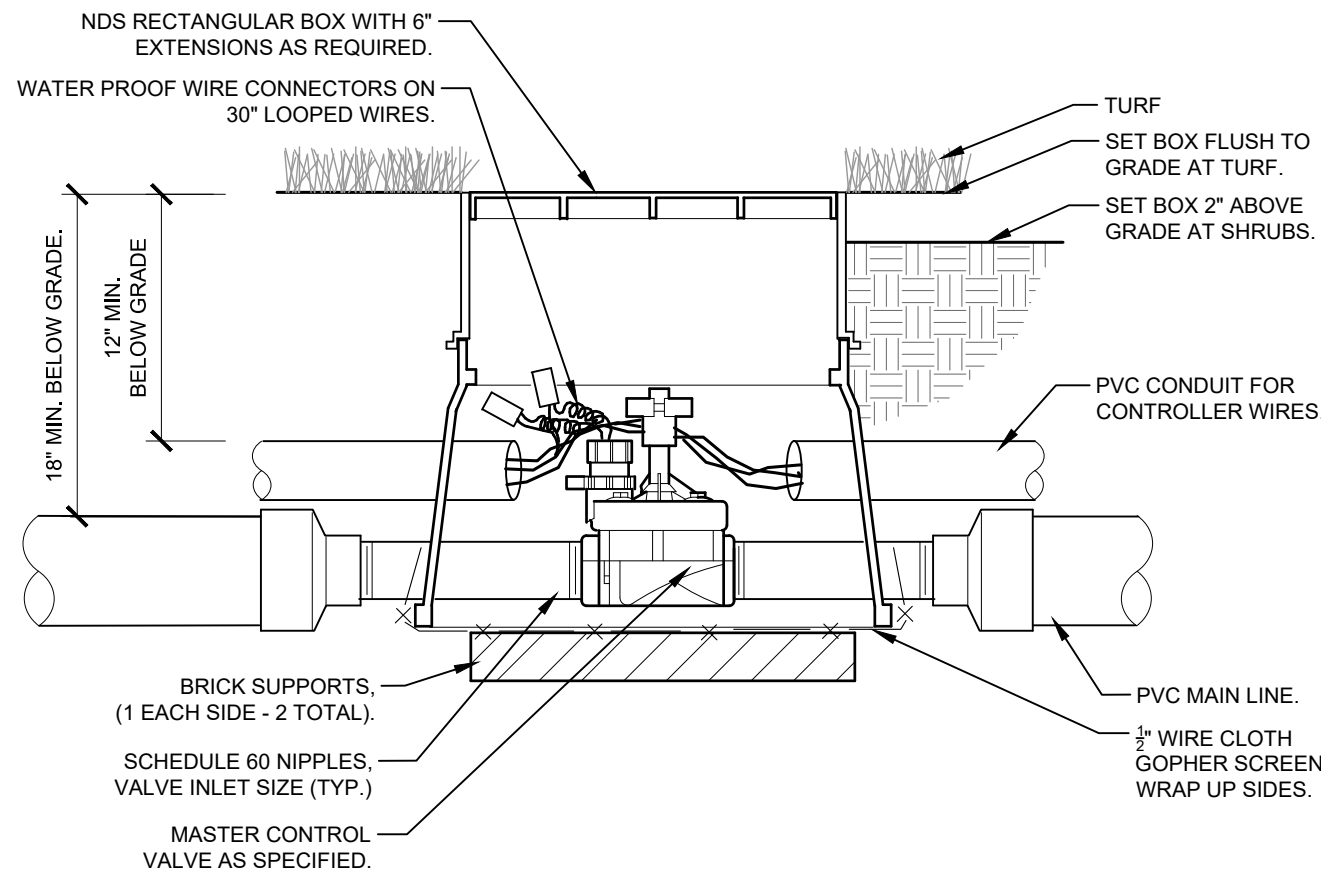
Kimley»Horn

BY

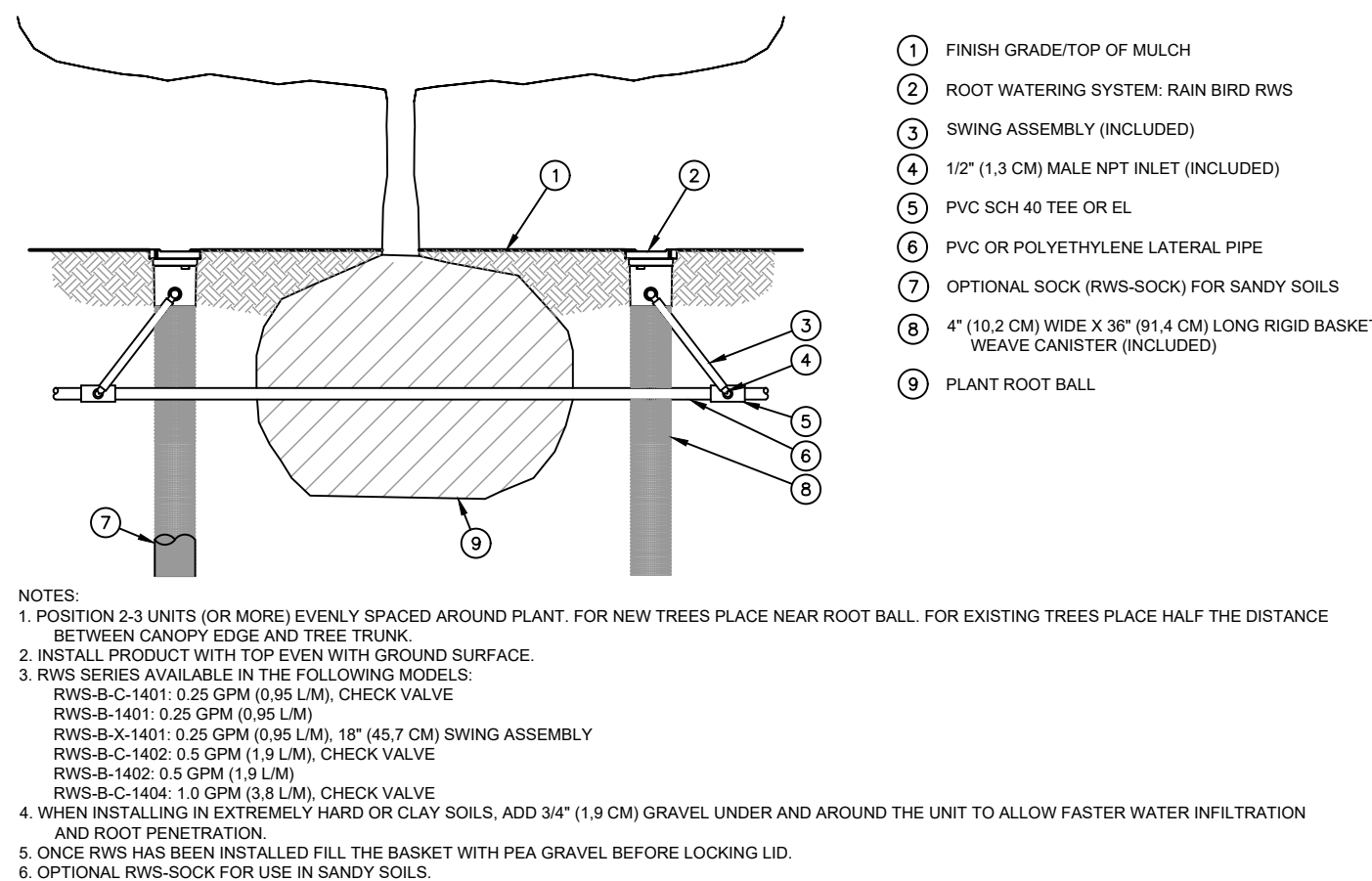
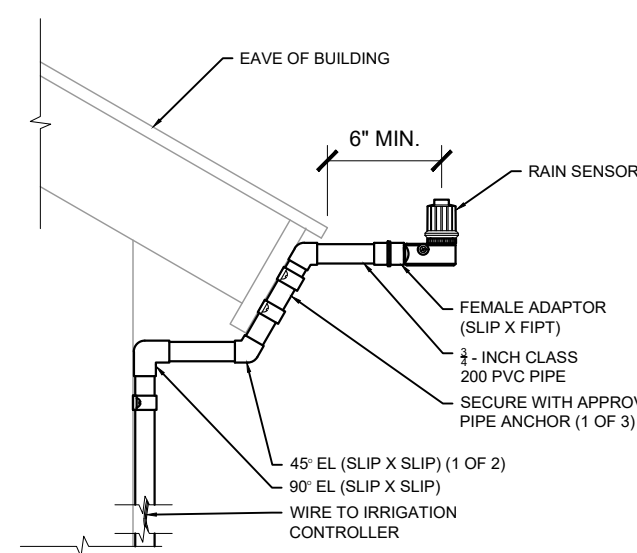
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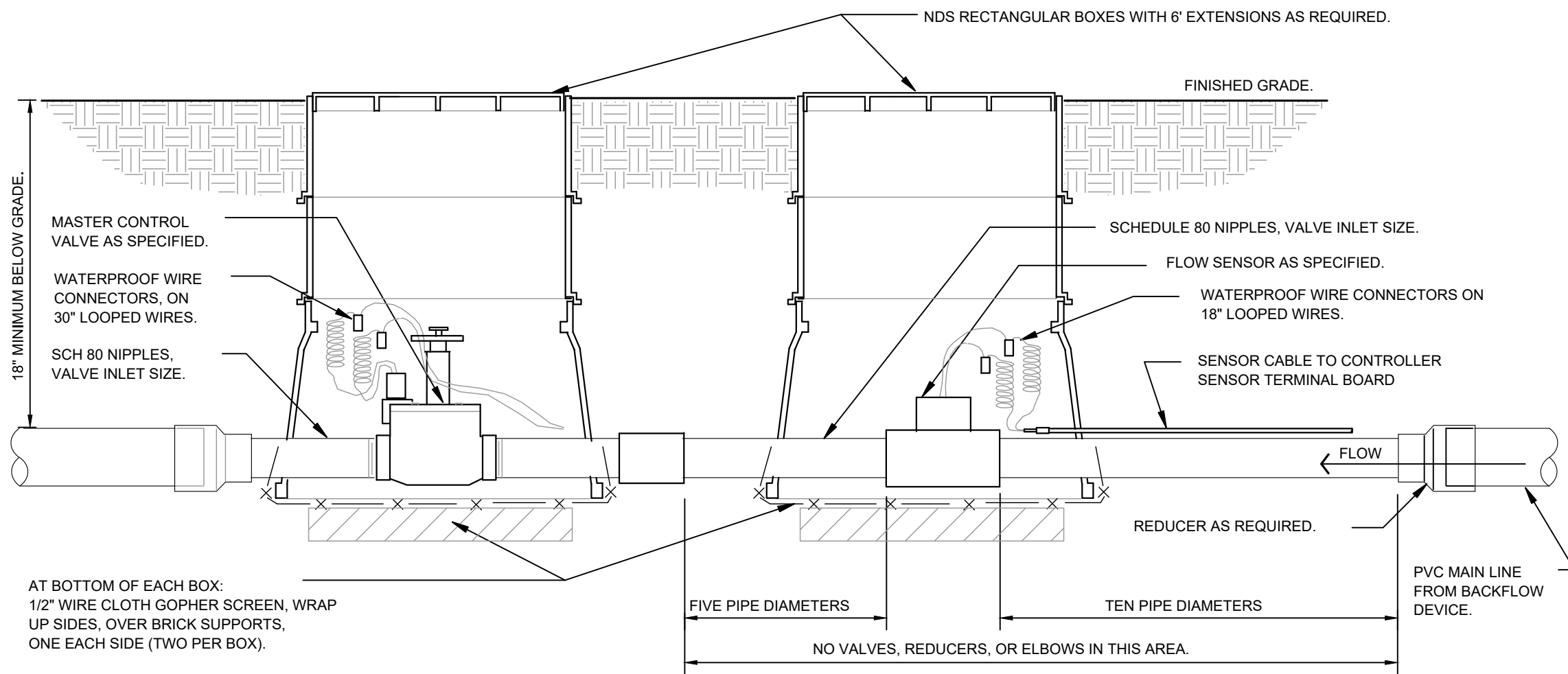
DESCRIPTION





NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
RWS-B-1401: 0.25 GPM (0.95 L/M)
RWS-B-K-1401: 0.25 GPM (0.95 L/M), 18\"/>



IR1.2	TITLE	CONSTRUCTION DRAWINGS		DRAWN BY ALS	7/30/2024		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 by Kimley»Horn, Inc. in accordance with the contract documents and are 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 written consent of Kimley»Horn, Inc. and the contract documents for reuse on another project is not authorized.	PREPARED BY:  Kimley»Horn							
	DESCRIPTION			REVIEWED BY JJM											
	IRRIGATION DETAILS			DATE ISSUED 7/30/2024											
	SITE ID	SITE ADDRESS													
	51028	8664 FONTAINE BLVD, COLORADO SPRINGS, COLORADO													
									REV	DATE				DESCRIPTION	BY