

**LAND AREA:**

55,024 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:**

- 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.
- 2. 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**

CRADLAN 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 21st DAY OF November 2024

CRADLAN LLC

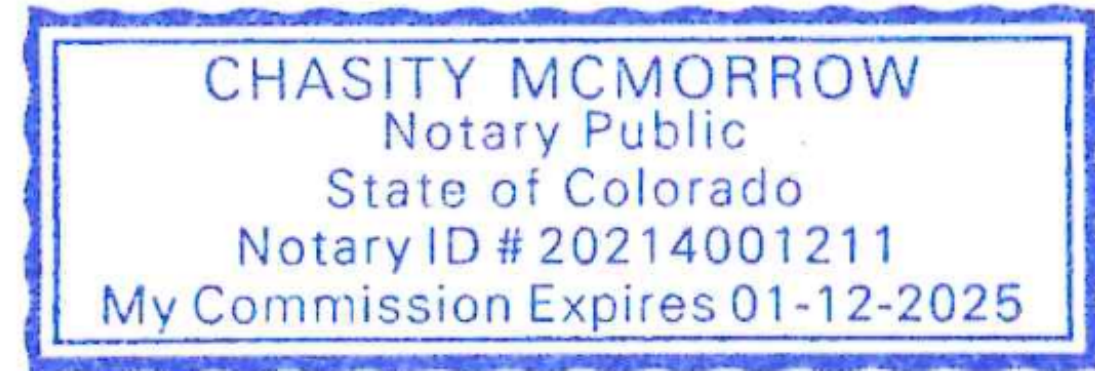
NOTARY CERTIFICATE  
(STATE OF Colorado)  
(COUNTY OF El Paso)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF November 2024 BY Jeff Mark (NAME AND TITLE)

MY COMMISSION EXPIRES: 01-12-2025

ADDRESS OF NOTARY:

NOTARY PUBLIC



**CONTACTS:**

**DEVELOPER:**  
MCDONALD'S USA, LLC  
110 N. CARPENTER STREET  
CHICAGO, IL 60607  
TEL: (206)-348-4374  
CONTACT: ROBERT YAGUSESKY  
EMAIL: ROBERT.YAGUSESKY@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 900  
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:**  
CRADLAN LLC  
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<sup>1</sup>/<sub>2</sub> OF SE <sup>1</sup>/<sub>4</sub> 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

SHEET INDEX table with columns SHEET NO. and SHEET TITLE. Rows include COVER SHEET, EXISTING CONDITIONS AND DEMO PLAN, SITE PLAN, SITE PLAN - DETAILS, UTILITY PLAN, GRADING PLAN, LANDSCAPE PLAN, LANDSCAPE NOTES, and LANDSCAPE DETAILS.

**SITE DATA**

SITE AREA: 1.263± AC (55,024 SF)  
AREA OF DISTURBANCE: 1.160± AC  
ZONING CLASSIFICATION: COMMERCIAL SERVICE (CS)  
LAND USE: FAST FOOD RESTAURANT WITH DRIVE-THRU  
JURISDICTION: EL PASO COUNTY  
SITE ADDRESS: STREET ADDRESS: 9664 FONTAINE BLVD  
CITY: COLORADO SPRINGS  
COUNTY: EL PASO  
STATE: COLORADO  
TAX SCHEDULE NO.: 5515413054  
BUILDING SETBACKS: 25' FRONT SETBACK  
0' SIDE SETBACK  
0' 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 - 3,694 SF | 6.71%±  
DRIVEWAY AND PARKING - 35,285 SF | 64.13%±  
SIDEWALKS AND HARDSCAPE - 2,559 SF | 4.65%±  
LANDSCAPING - 13,486 SF | 24.51%±  
BUILDING DATA  
TOTAL GROSS BUILDING AREA: 3,694 S.F.  
BUILDING HEIGHT: PROPOSED: 18'-9 1/2"  
MAXIMUM BY CODE: 45.0'  
PROPOSED LOT COVERAGE: 6.71%±  
CONSTRUCTION TYPE: VB  
OCCUPANCY CLASSIFICATION: A2

**PARKING COUNTS**

Parking counts table with columns OFF-STREET PARKING, PARKING REQUIRED, and PARKING PROVIDED. Rows include ADA and BICYCLE PARKING.

**OWNER/DEVELOPER STATEMENT**

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

DocuSigned by:

Robert Yaguski

MCDONALD'S USA, LLC

BY: ROBERT YAGUSESKY

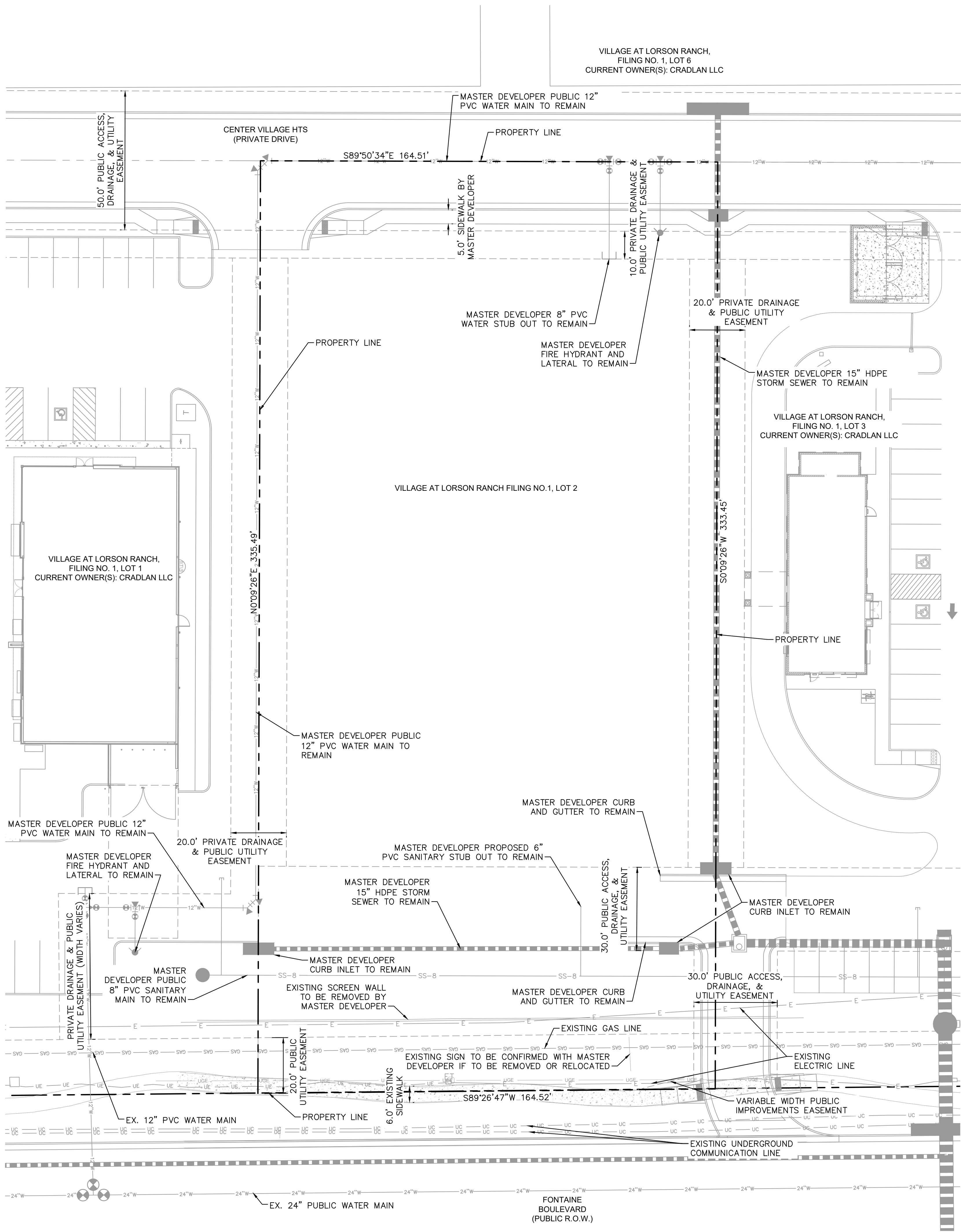
TITLE: AREA CONSTRUCTION MANAGER

ADDRESS: 110 N. CARPENTER STREET

CHICAGO, IL 60607

Vertical sidebar containing project title 'SITE DEVELOPMENT PLAN', description 'COVER SHEET', site ID '51028', site address '9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO', and a table for revision history with columns REV, DATE, and DESCRIPTION.





**LEGEND**

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

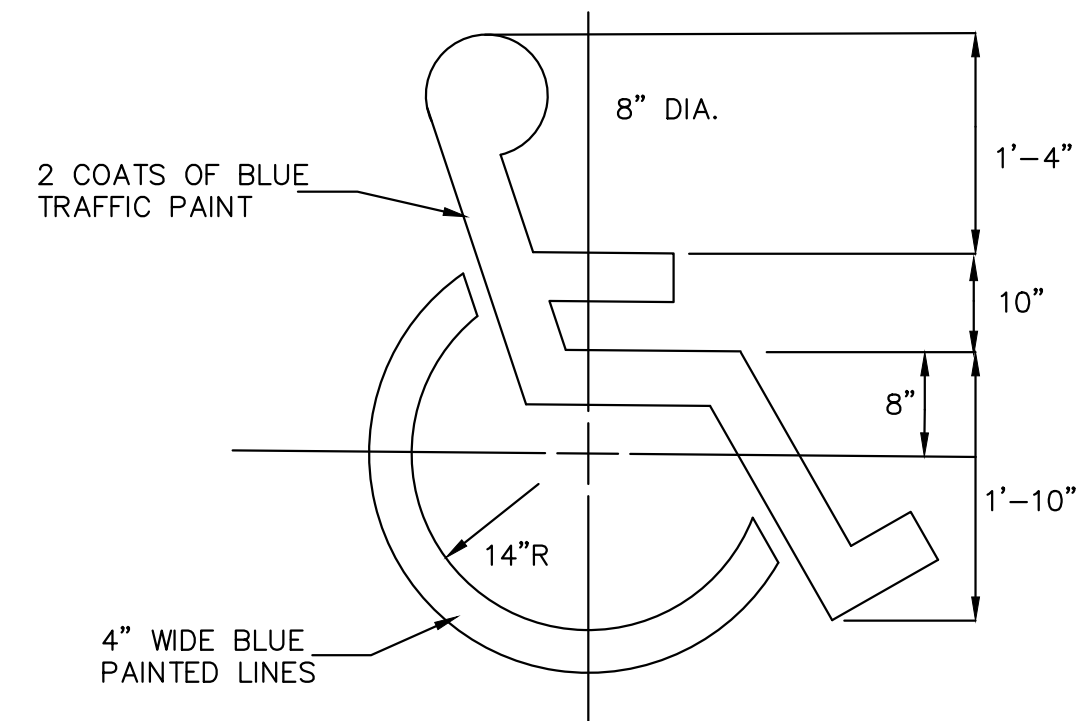
**GENERAL NOTES**

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, MASTER DEVELOPMENT CONSTRUCTION DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

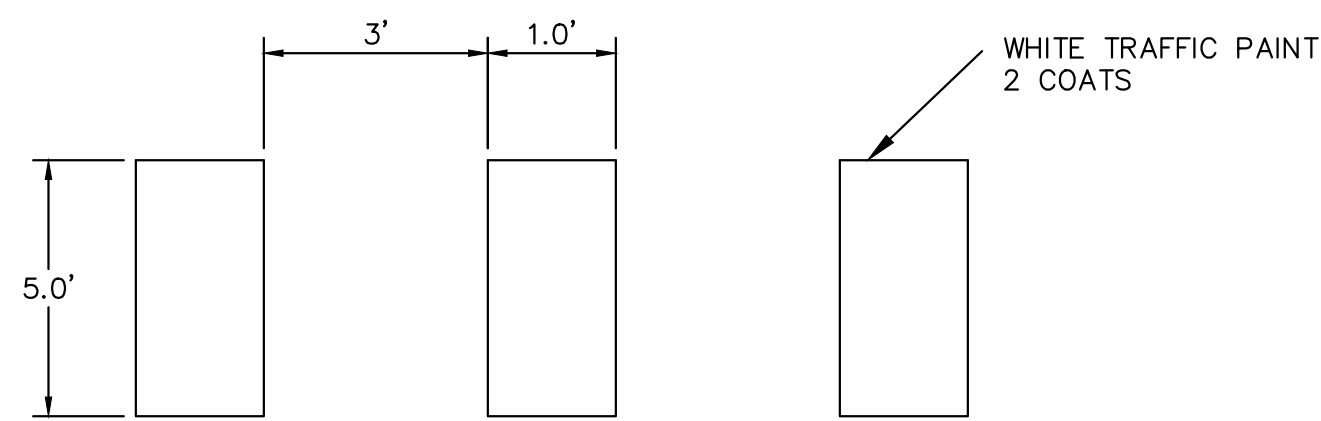
TITLE	SITE DEVELOPMENT PLAN	DRAWN BY	ALS
DESCRIPTION	EXISTING CONDITIONS AND DEMO PLAN	STD ISSUE DATE	12/06/2024
SITE ID	51028	REVIEWED BY	JJM
SITE ADDRESS	9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	DATE ISSUED	12/06/2024
EL. NO.	E24267	EL. PASO COUNTY	
PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn
<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 in reliance on the information provided in these drawings. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>			
REV	DATE	DESCRIPTION	BY



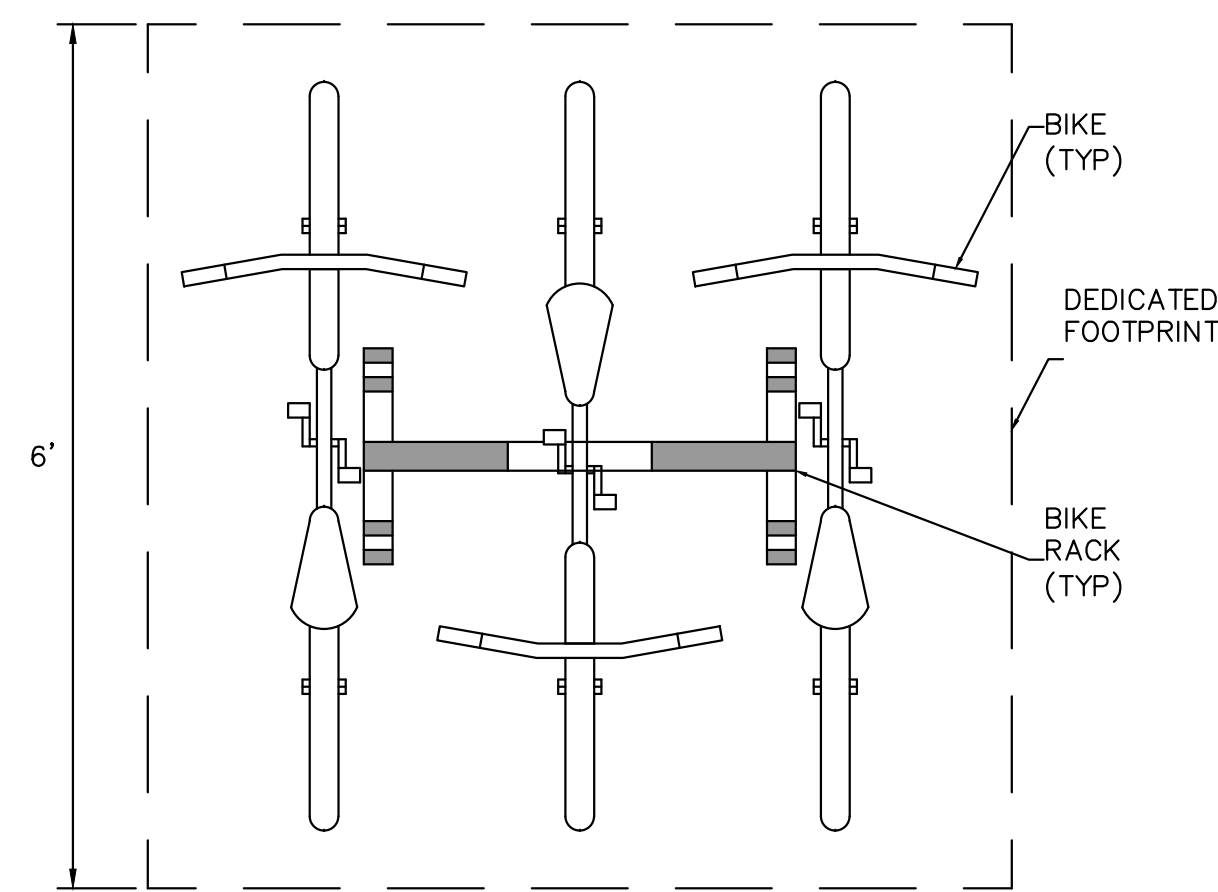




**HANDICAP SYMBOL**  
NOT TO SCALE



**PRIVATE SITE CROSSWALK DETAIL**  
NOT TO SCALE

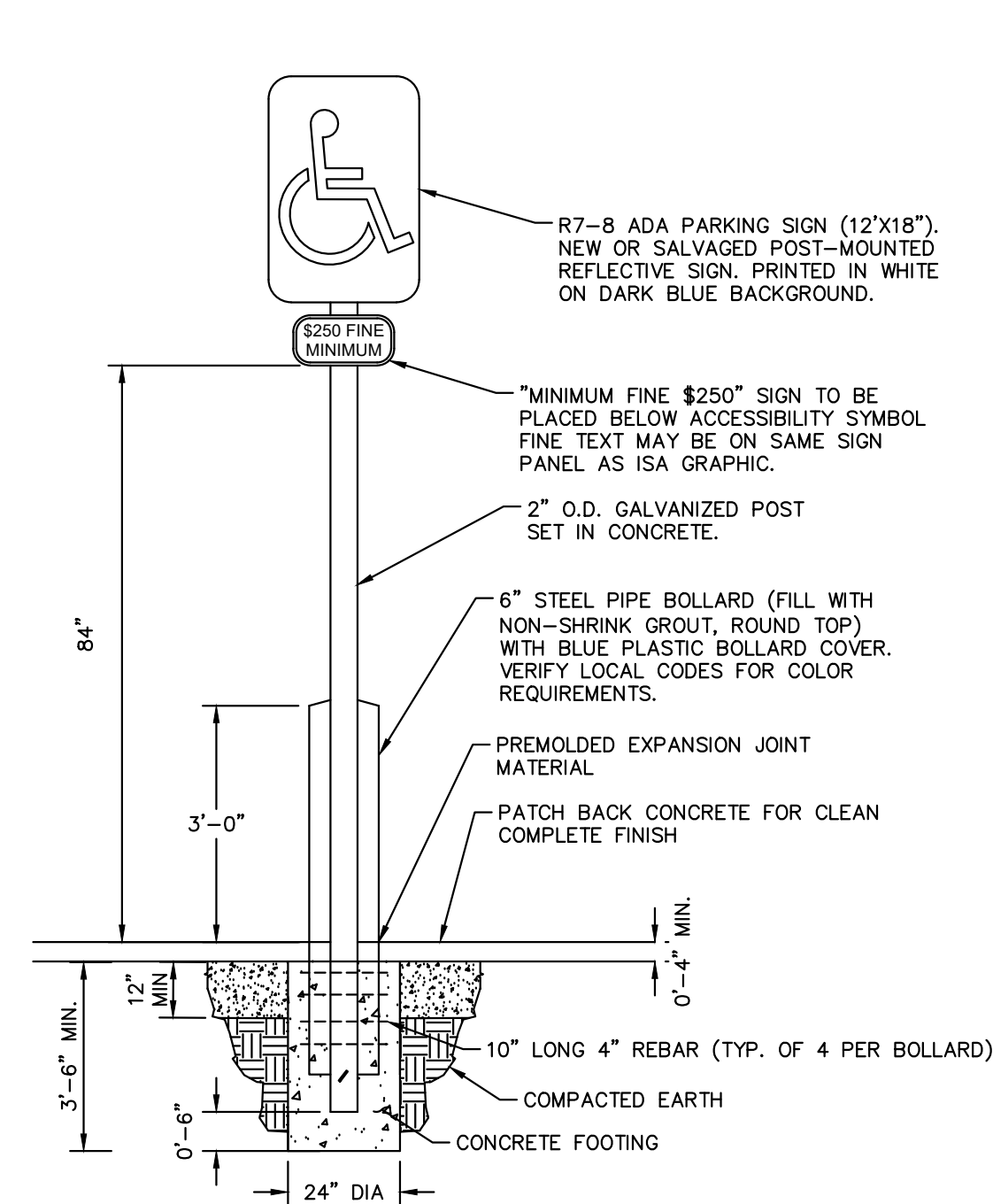


**PLAN VIEW:**  
**DEDICATED FOOTPRINT FOR 3 BIKE RACK**  
NOT TO SCALE

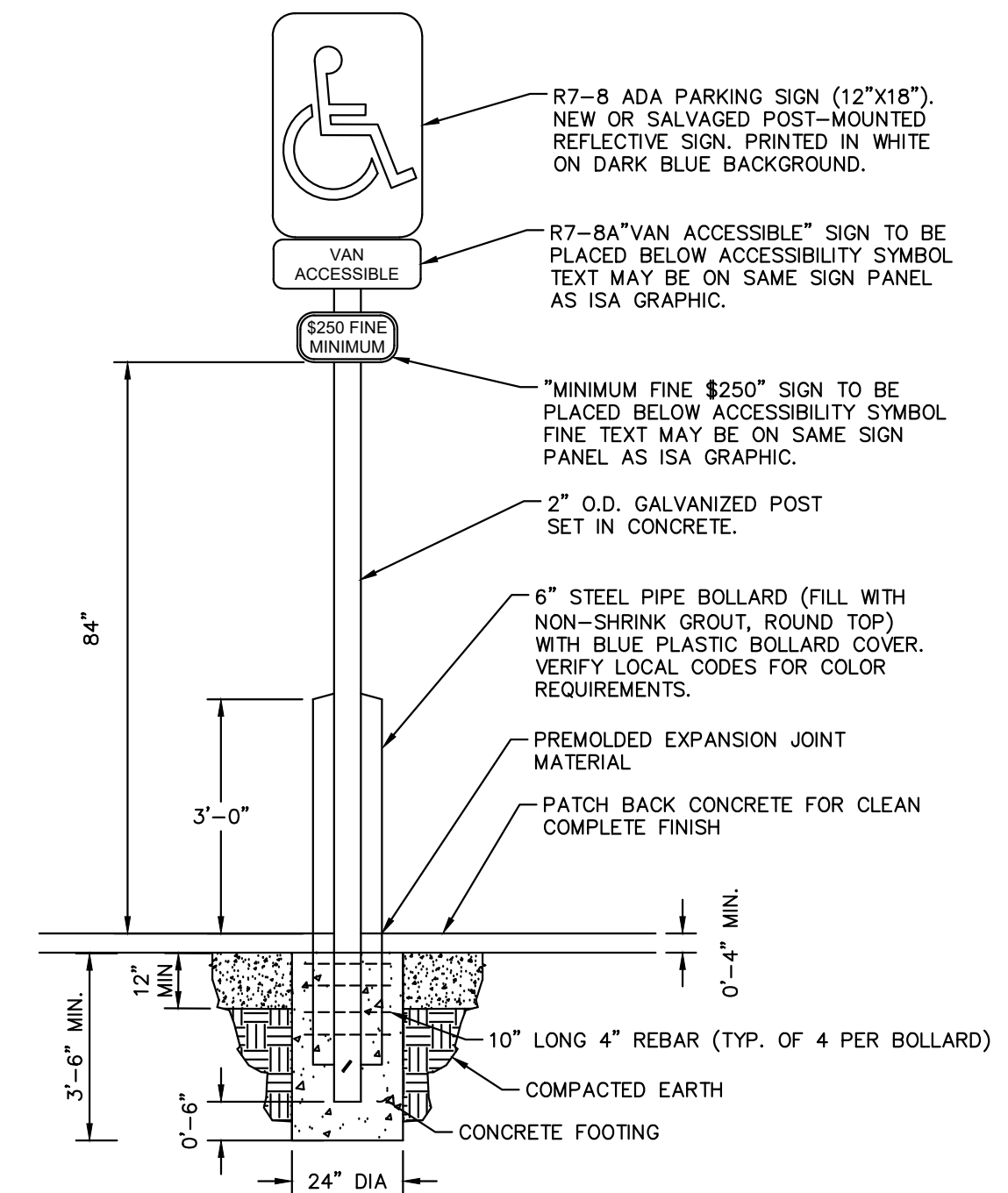


STANDARD RED AND WHITE SIGN  
R5-1 30"x30"

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



**ADA PARKING AND BOLLARD SIGN DETAIL**  
NOT TO SCALE



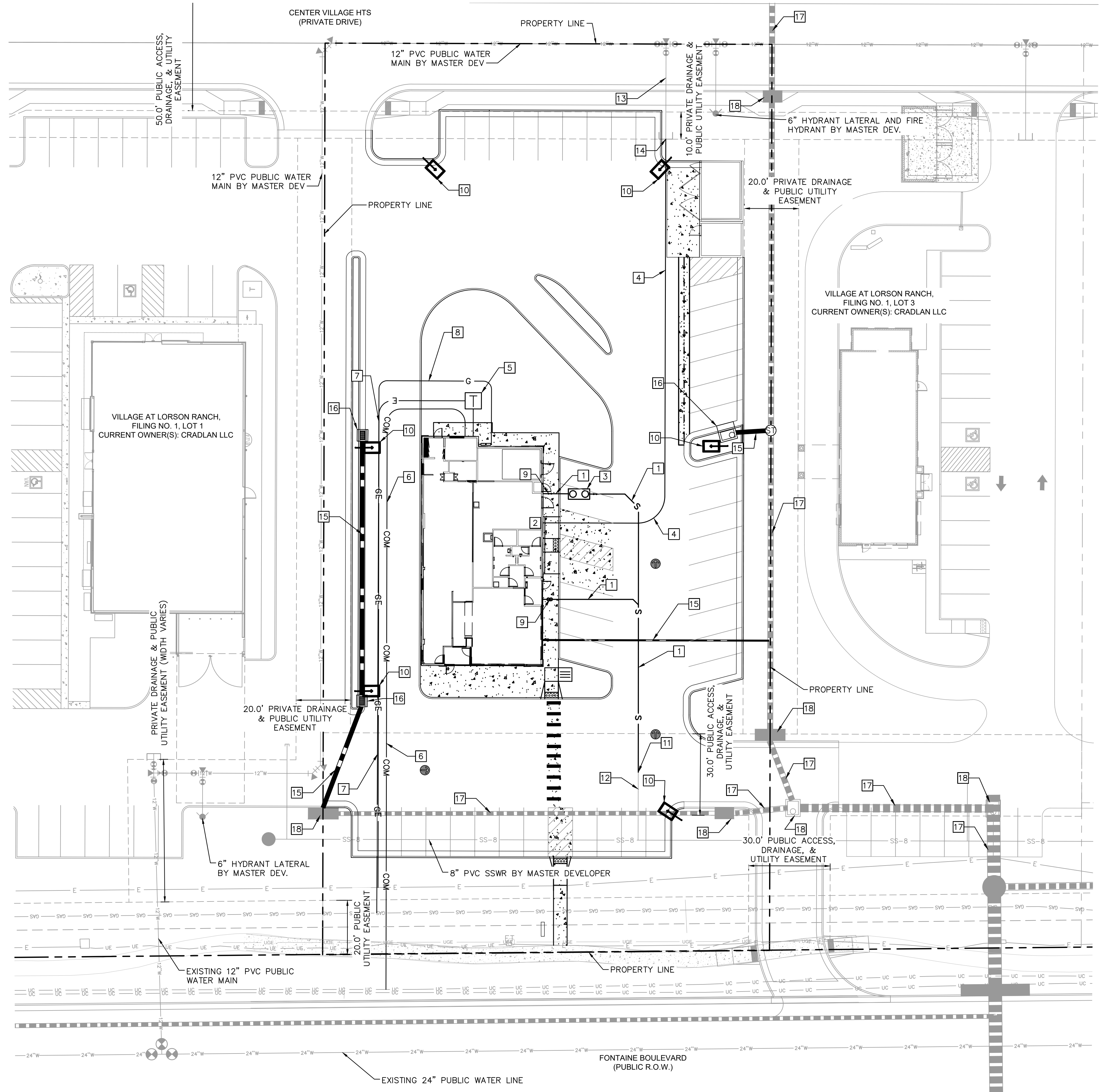
**ADA VAN ACCESSIBLE PARKING AND BOLLARD SIGN DETAIL**  
NOT TO SCALE



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	SITE DEVELOPMENT PLAN	DESCRIPTION	SITE PLAN - DETAILS	SITE ID	51028	EL. ADDRESS	8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	REV.	DATE	DESCRIPTION	BY
DRAWN BY	ALS	STD. ISSUE DATE	12/06/2024	REVIEWED BY	JJM	DATE ISSUED	12/06/2024				
PREPARED FOR:	<p><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 McDonald's USA, LLC and shall not be used for any other project. 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.</p>										
PREPARED BY:	<p><b>Kimley»Horn</b></p>										



**LEGEND**

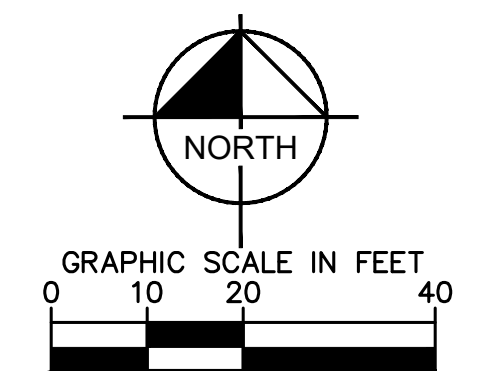
- PROPERTY LINE
- - - EASEMENTS
- - - EASEMENTS
- [Pattern] PROPOSED CONCRETE
- [Pattern] EXISTING SIDEWALK
- W PROPOSED WATER LINE AND VALVE
- SS-B PROPOSED SANITARY SEWER LINE
- COM PROPOSED COMMUNICATION LINE
- G PROPOSED UNDERGROUND GAS LINE
- E PROPOSED POWER LINE AND MANHOLE
- T PROPOSED TRANSFORMER
- 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 MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".

**KEYNOTES**

- PROPOSED PRIVATE 4" PVC SANITARY SEWER SERVICE LINE
- DOM. WATER POC W/ 2" REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) INSIDE
- PROPOSED PRIVATE SCHIER GB-500 GREASE INTERCEPTOR
- PROPOSED PRIVATE 2" HDPE 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 SITE LIGHT
- PROPOSED PRIVATE SANITARY SEWER CONNECTION TO STUB
- PROPOSED PRIVATE 6" PVC SANITARY SEWER STUB TO BE CONSTRUCTED WITH MASTER DEVELOPMENT
- PROPOSED PRIVATE 8" 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.



TITLE	SITE DEVELOPMENT PLAN	PREPARED FOR:	McDonald's USA, LLC
DESCRIPTION	UTILITY PLAN	DRAWN BY:	ALS
SITE ID	51028	STD ISSUE DATE	12/06/2024
EL. PASO COUNTY	NO. E24267	REVIEWED BY:	JJM
DATE ISSUED	12/06/2024	DATE ISSUED	12/06/2024
EL. PASO COUNTY	NO. E24267	EL. PASO COUNTY	NO. E24267
REV.	DATE	DESCRIPTION	BY
5			

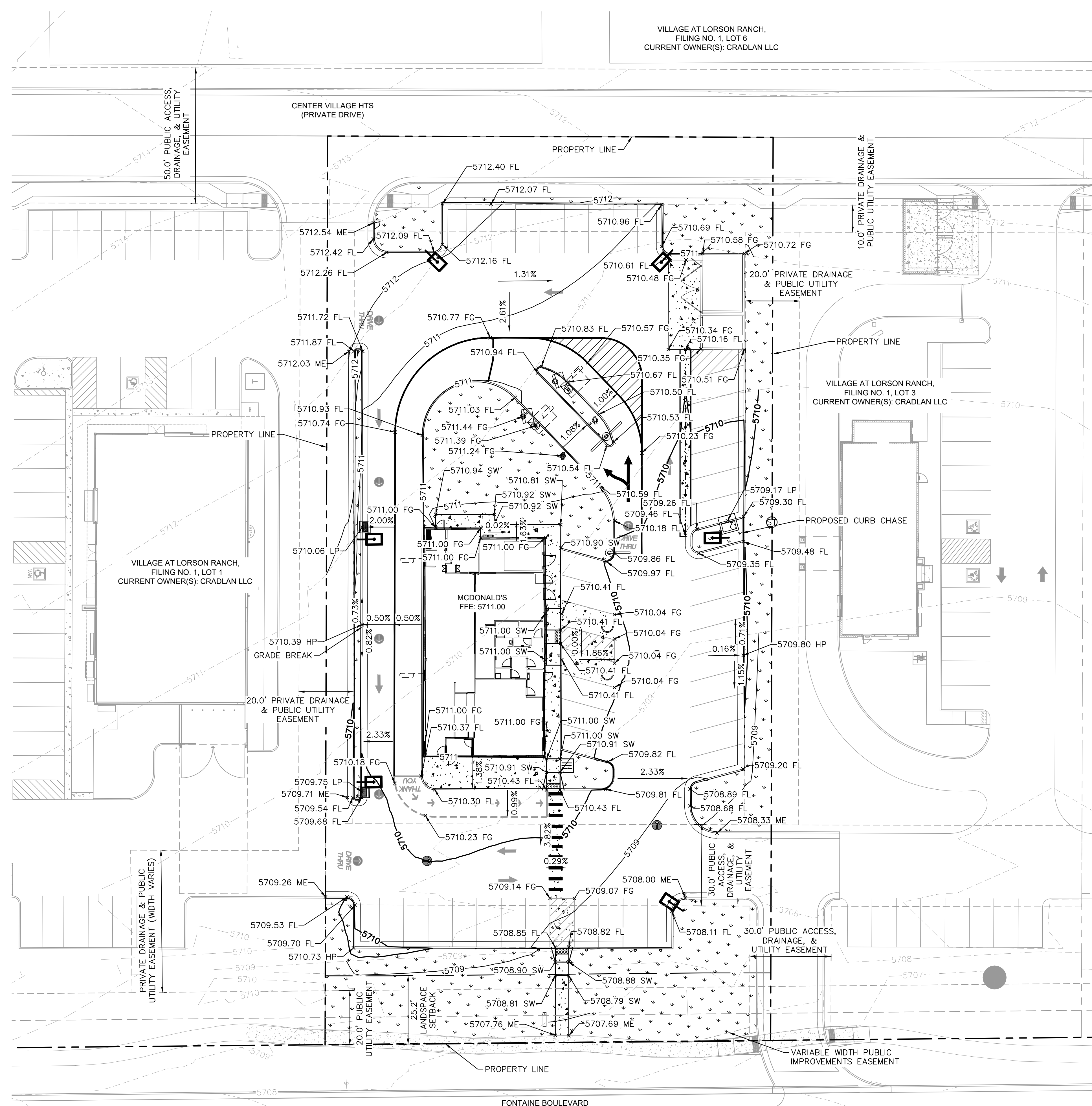


**LEGEND**

	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**

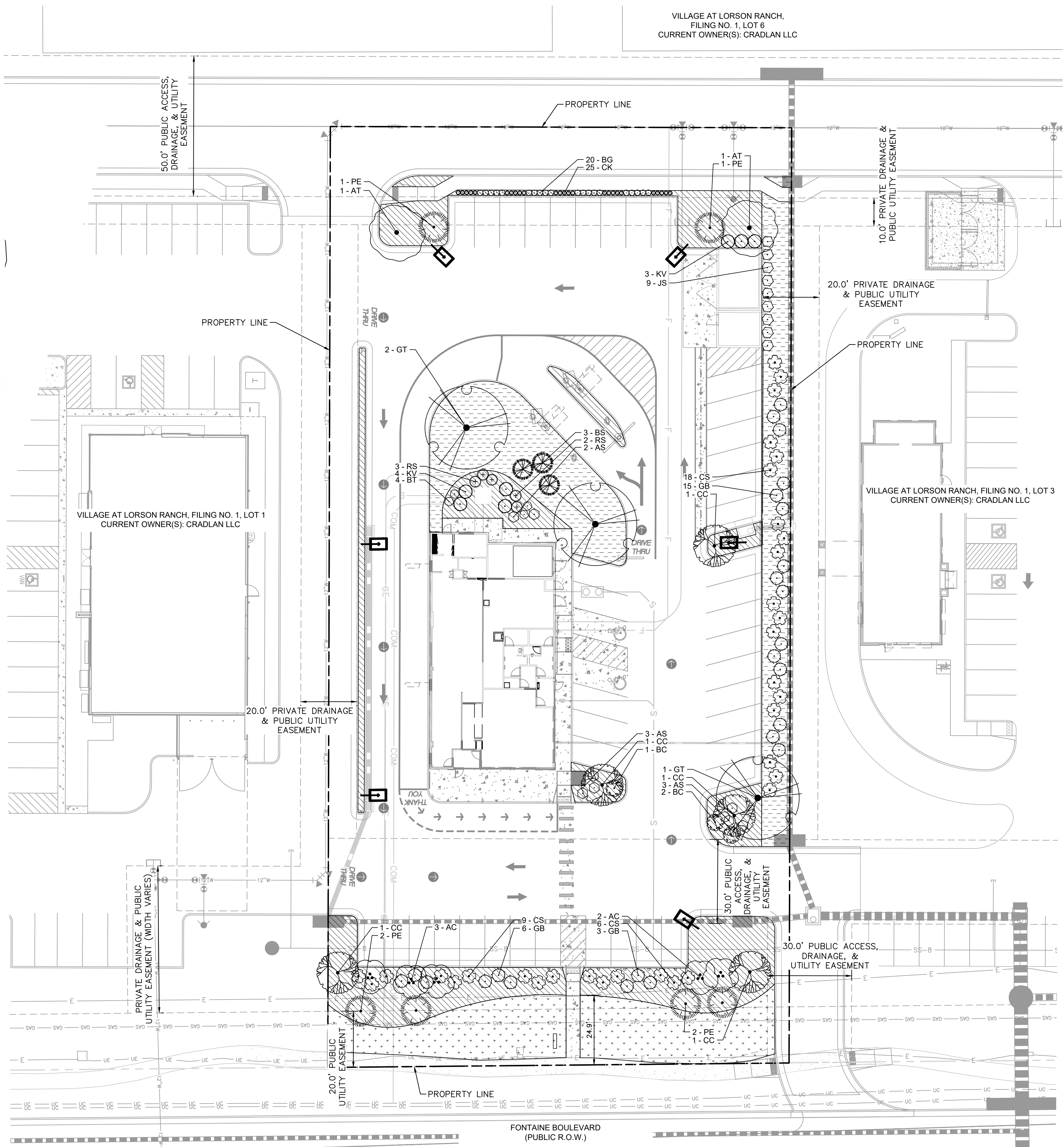
1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER EL PASO COUNTY STANDARD DETAILS AND SPECIFICATIONS.



TITLE	SITE DEVELOPMENT PLAN		DRAWN BY ALS	STD ISSUE DATE 12/06/2024	REVIEWED BY JIM	DATE ISSUED 12/06/2024	EL PASO COUNTY NO. E24267	DESCRIPTION	REV	DATE	BY
	GRADING PLAN										
PREPARED FOR:		<b>McDonald's USA, LLC</b>		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. and shall govern the project. Use of these drawings for reference or example on another project requires the approval of Kimley-Horn and Associates, Inc. and the contract documents for reuse on another project is not authorized.							
DRAWN BY:		<b>Kimley-Horn</b>									



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



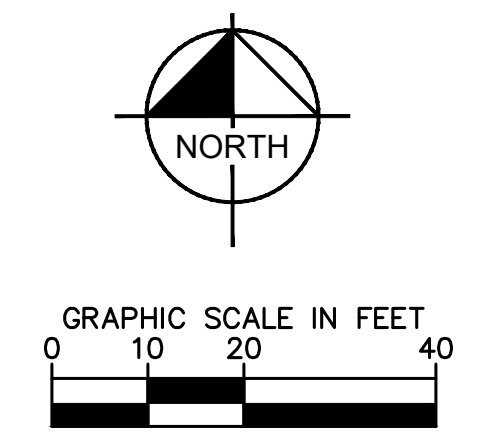
**PLANT SCHEDULE**

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. D.A. 5 STEM MIN	15'-20'	15'-20'	STREAM
	AT	2	ACER TATARICUM GINNALA AMUR MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	ROW/MEDIAN
	CC	5	CRATAEGUS CRUS-GALLI 'NERMIS' THORNLESS HAWTHORN	B & B	2.5" CAL MIN	15'-25'	15'-25'	ROW/MEDIAN
	GT	3	GLEHNTIA TRICANTHOS '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	PINUS EDULIS PINK PINE	B & B	6' HGT.	10'-20'	20'-30'	SCREENWALL/TRASH
<b>DECIDUOUS SHRUBS</b>								
	AS	8	SPIRAEA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA	5 GAL	SEE PLAN	3'-5'	2'-3'	
	BT	4	BERBERIS THUNBERGII 'CHERRY BOMB' RED LEAF JAPANESE BARBERY	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 ATRIPLICIFOLIA 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	CYRTUS PURBIANUS '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	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	SEE PLAN	2'-3'	2'-3'	
	CK	25	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER' FEATHER REED GRASS	5 GAL	SEE PLAN	18"24"	4'-5'	
<b>GROUND COVERS</b>								
	ROCK	4,837 SF	3/4" BUCKLEBACK SWIRL ROCK MULCH SUMMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	ROCK MULCH	4"		YES	C&C SAND
	ROCK1	5,875 SF	2"-4" COLORADO ROSE ROCK MULCH WEEB 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%



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

REV: \_\_\_\_\_ DATE: \_\_\_\_\_

**Kimley»Horn**

SEYMOUR G. POWELL  
1004  
JOURNAL OF PROFESSIONAL RESPONSIBILITY  
AND ETHICS

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

DRAWN BY: ALS  
STD ISSUE DATE: 12/06/2024  
REVIEWED BY: JMM  
DATE ISSUED: 12/06/2024  
EL PASO COUNTY  
EL. NO. E242467

TITTLE: **SITE DEVELOPMENT PLAN**

DESCRIPTION: **LANDSCAPE PLAN**

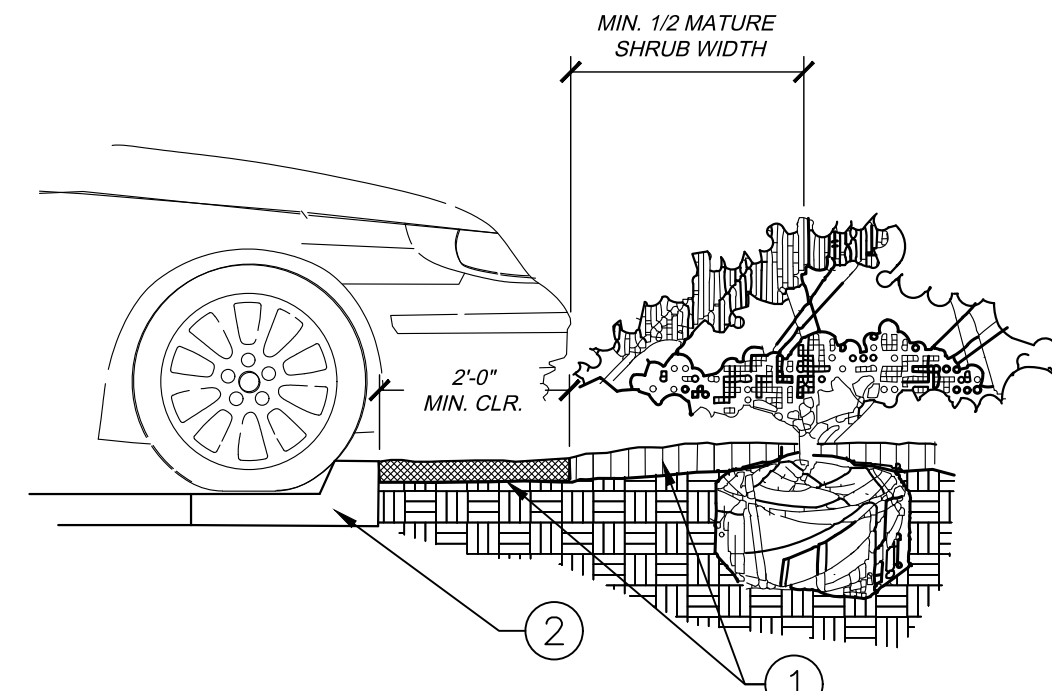
SITE ID: 51028  
SITE ADDRESS: 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO

7



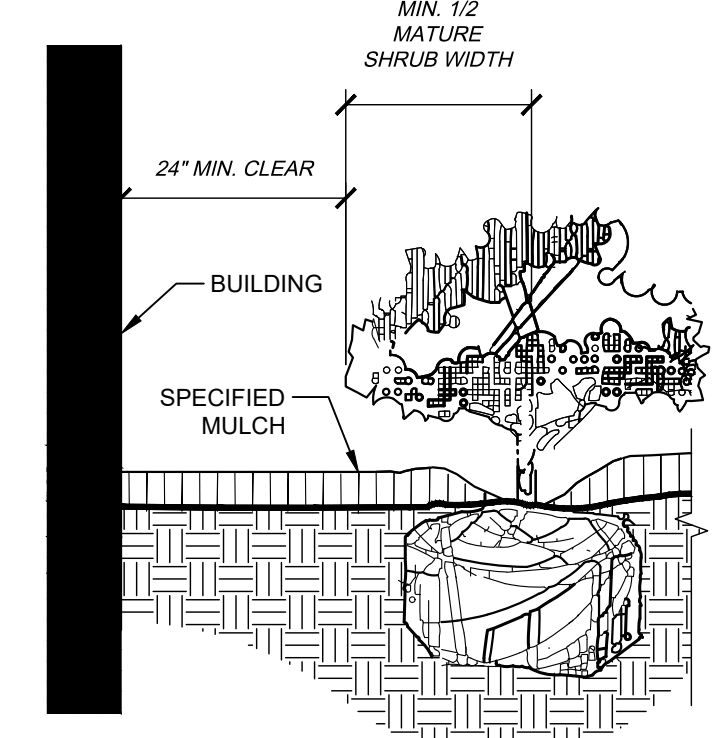






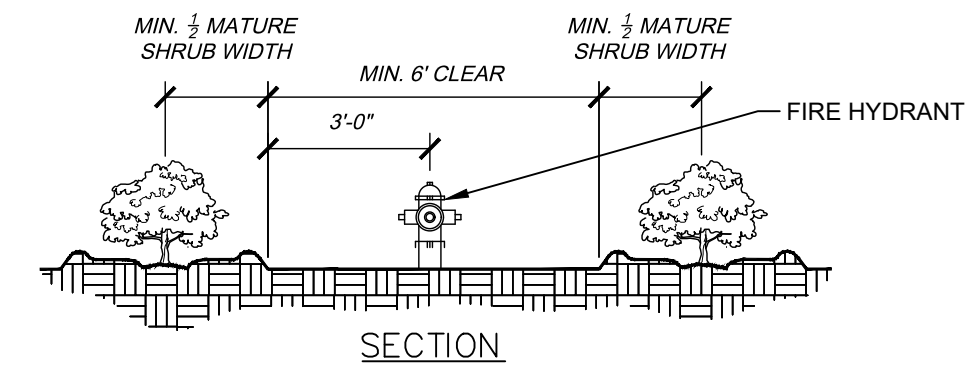
- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB / PARKING LOT EDGE.

1 PARKING SPACE/CURB PLANTING  
C.S.O SECTION NTS

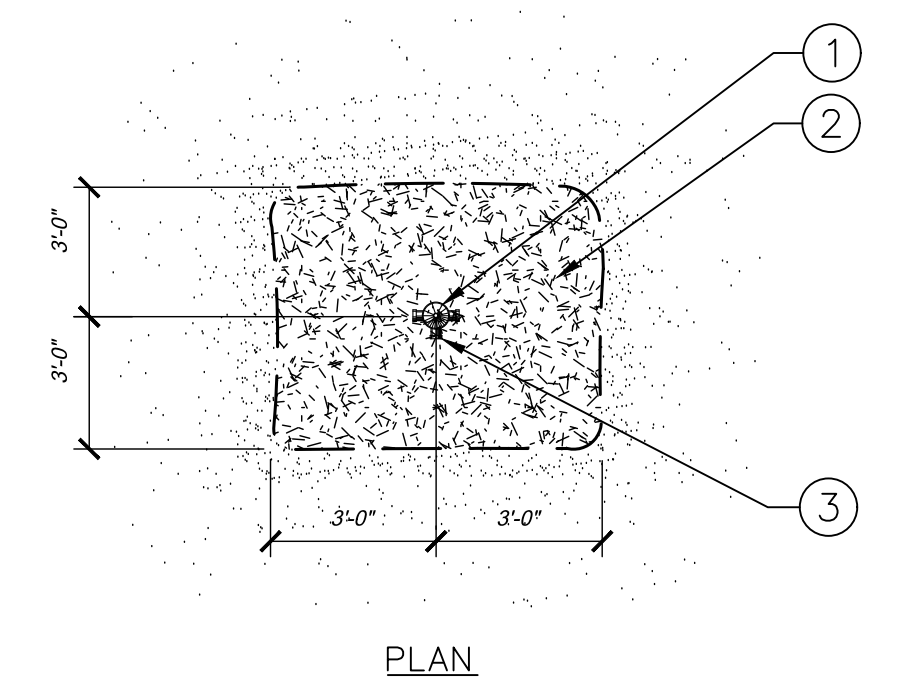


- NOTES:
- CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
  - INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

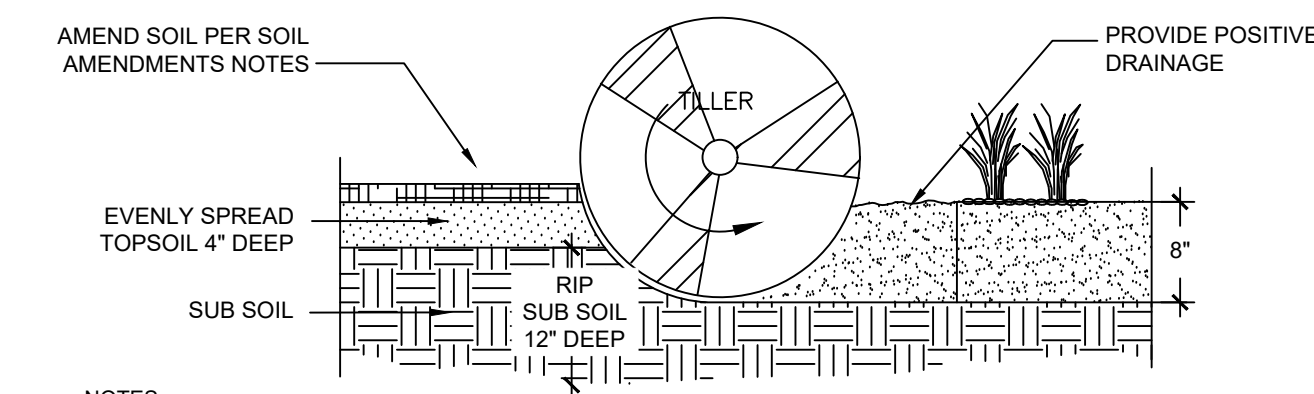
2 PLANTINGS ADJACENT TO BUILDINGS  
NTS



- FIRE HYDRANT.
- 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)
- FRONT OF HYDRANT (TOWARD CURB)

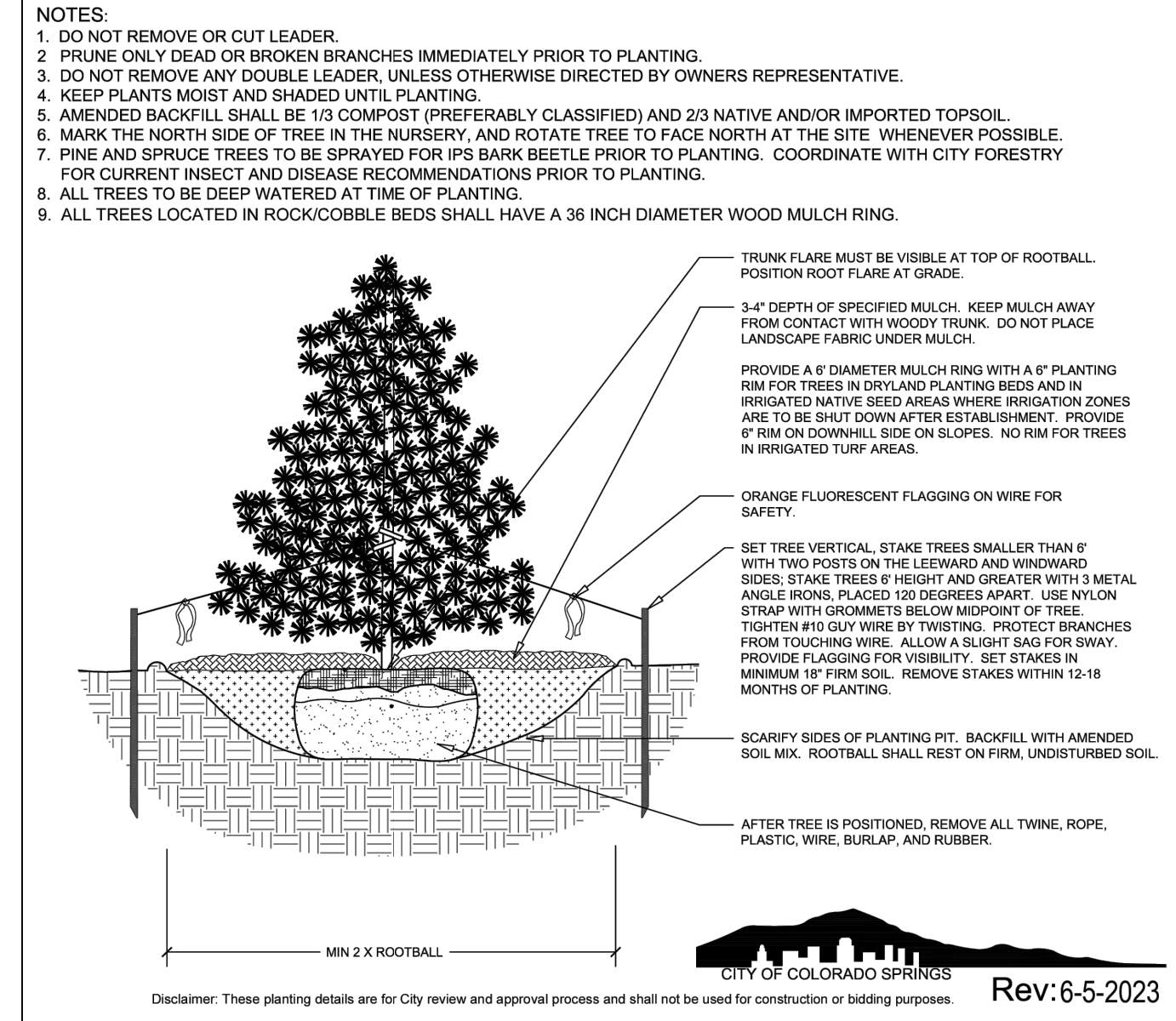


3 COS SPECIFIC - SHRUB PLANTING AT FIRE HYDRANT  
C.S.O SECTION / PLAN NTS

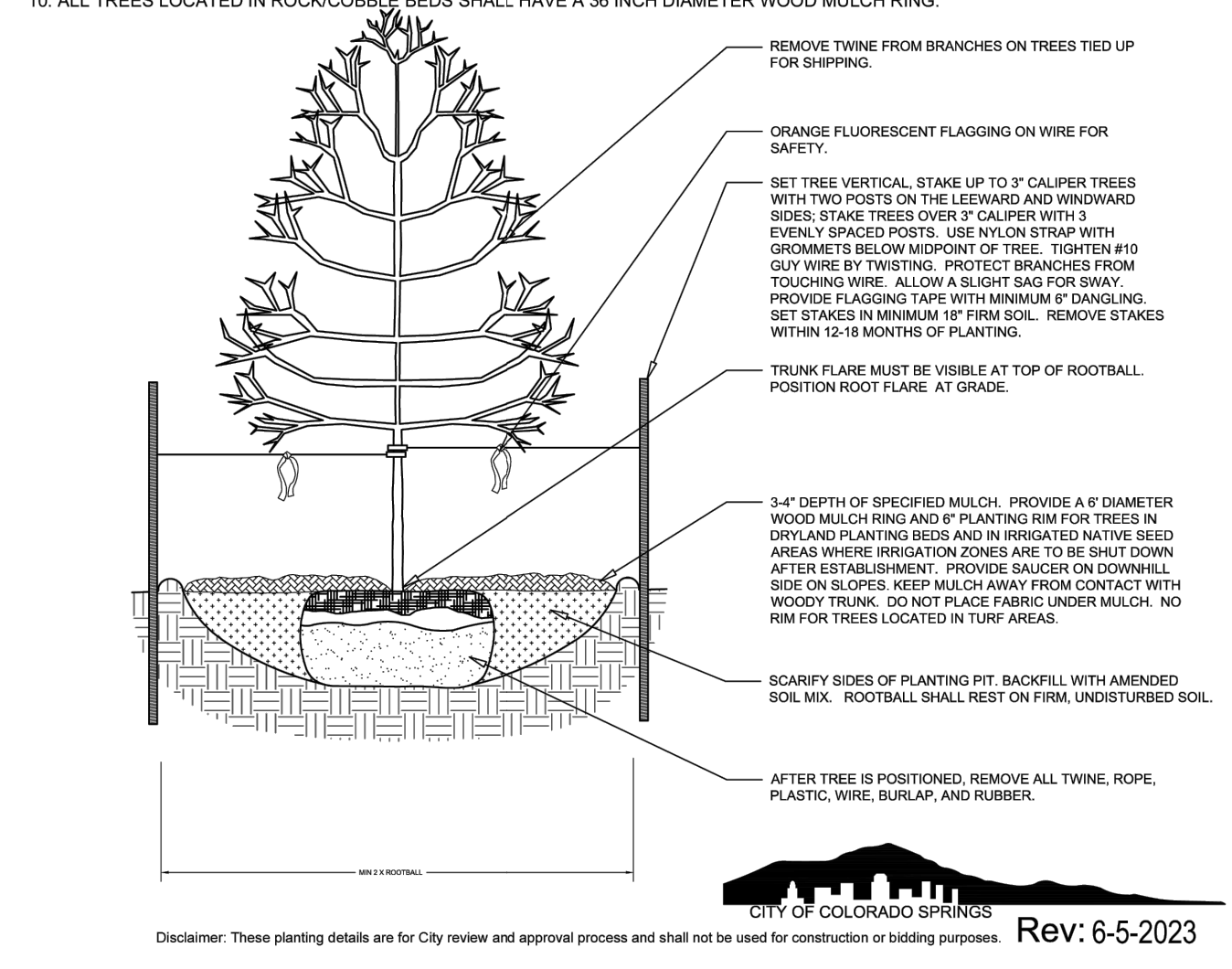


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL, FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
  - COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.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

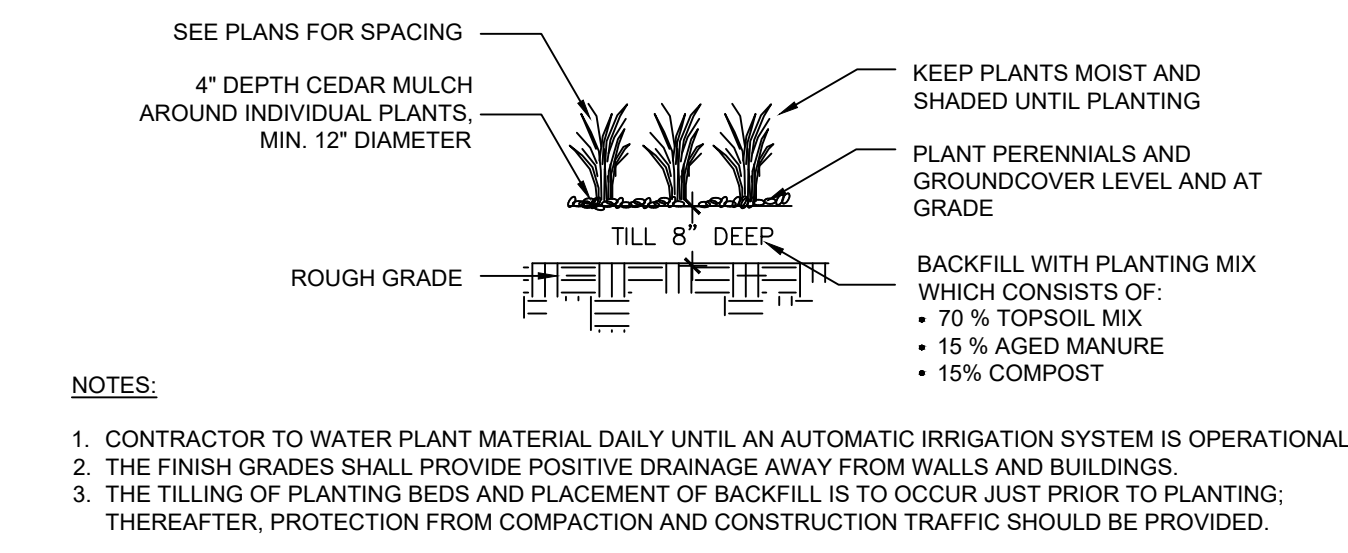
4 SOIL PREP  
NTS



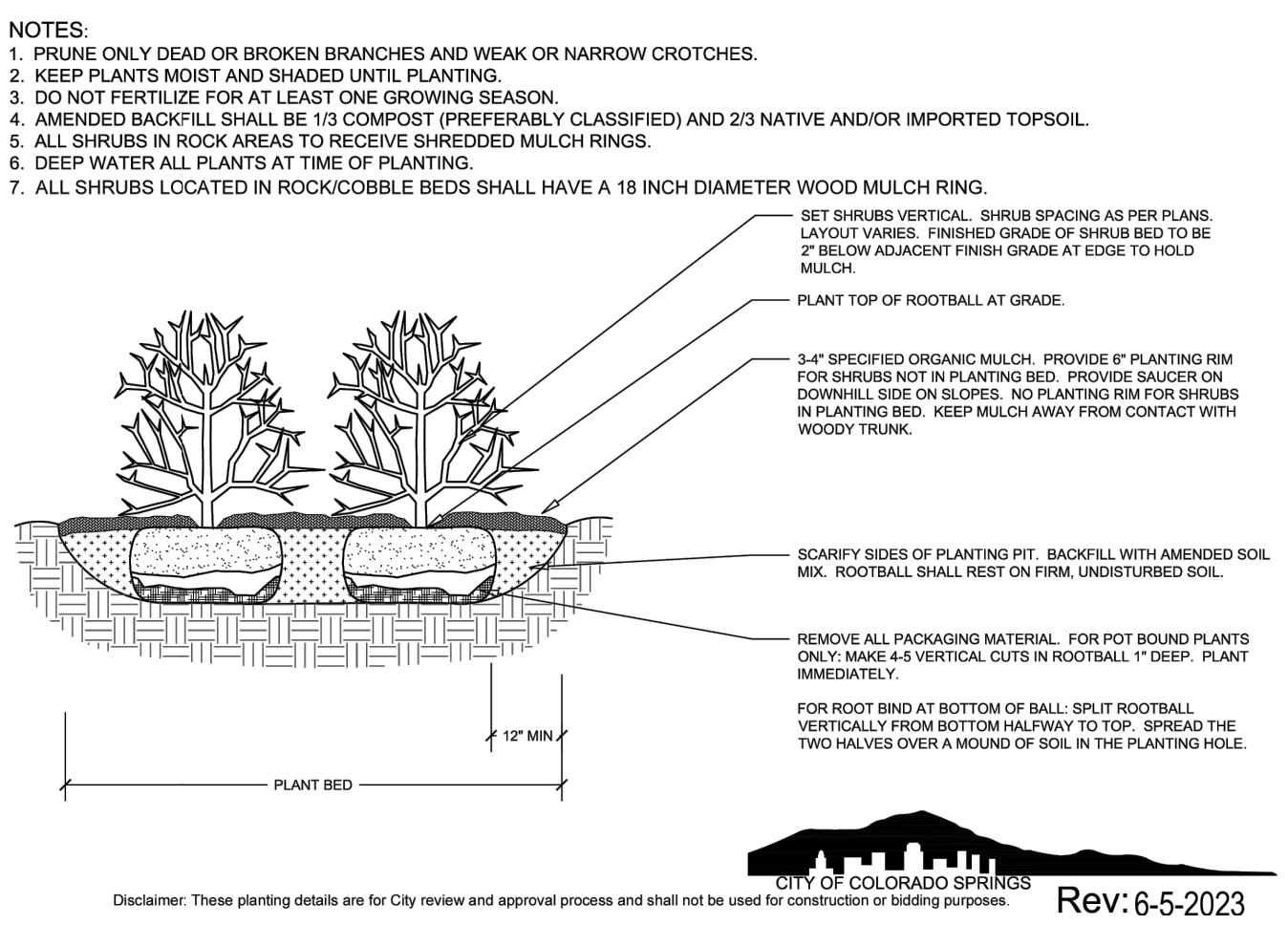
5 EVERGREEN TREE PLANTING  
NTS



6 DECIDUOUS TREE PLANTING  
NTS



7 GRASS AND PERENNIAL PLANTING  
NTS



8 SHRUB PLANTING  
NTS

TITLE	SITE DEVELOPMENT PLAN	DESCRIPTION	LANDSCAPE DETAILS	SITE ID	51028	DATE	REV	DATE	DESCRIPTION	BY
DRAWN BY	ALS	STD ISSUE DATE	12/06/2024	REVIEWED BY	JJM	DATE ISSUED	12/06/2024	SITE ADDRESS	8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	NO. E24267
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.								
PREPARED BY:	Kimley-Horn									

