

**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 N 89°48'24" E, A DISTANCE OF 699.24 FEET, AS MONUMENTED AT BOTH ENDS BY A FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FWS PLS 38226".

**BENCHMARK:**

BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON A FOUND 2" ALUMINUM CAP STAMPED "FARNSWORTH GROUP INC. PLS 38053" ON THE WEST LINE OF TRACT B (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.

# MCDONALD'S LOT 2 OF VILLAGE AT LORSON RANCH FILING 1 UTILITY CONSTRUCTION PLANS



**VICINITY MAP**

NOT TO SCALE



UTILITY CONSTRUCTION PLANS	
SHEET NUMBER	SHEET TITLE
3.0	COVER
3.1	NOTES
3.2	UTILITY PLAN
3.3	DETAILS

**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

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

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JESSICA MCCALLUM, P.E.  
EMAIL: JESSICA.MCCALLUM@KIMLEY-HORN.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

**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

**OWNER:**  
CRADLAN LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, CO 80903

**DISTRICT APPROVAL (WATER)**

WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL

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

PROJECT NO: \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVALS EXPIRES 180 DAYS FROM DESIGN APPROVAL

**DISTRICT APPROVAL (WASTEWATER)**

WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL

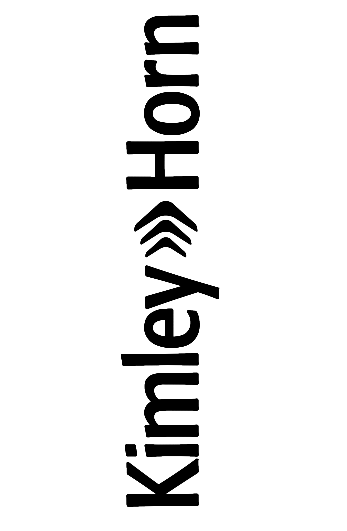
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WASTEWATER MAINS AND SERVICES" SHALL RULE.

APPROVALS EXPIRES 180 DAYS FROM DESIGN APPROVAL

TITLE	DESCRIPTION	SITE ID	DATE	REV	DATE	BY
UTILITY PLANS						
COVER						
51028						

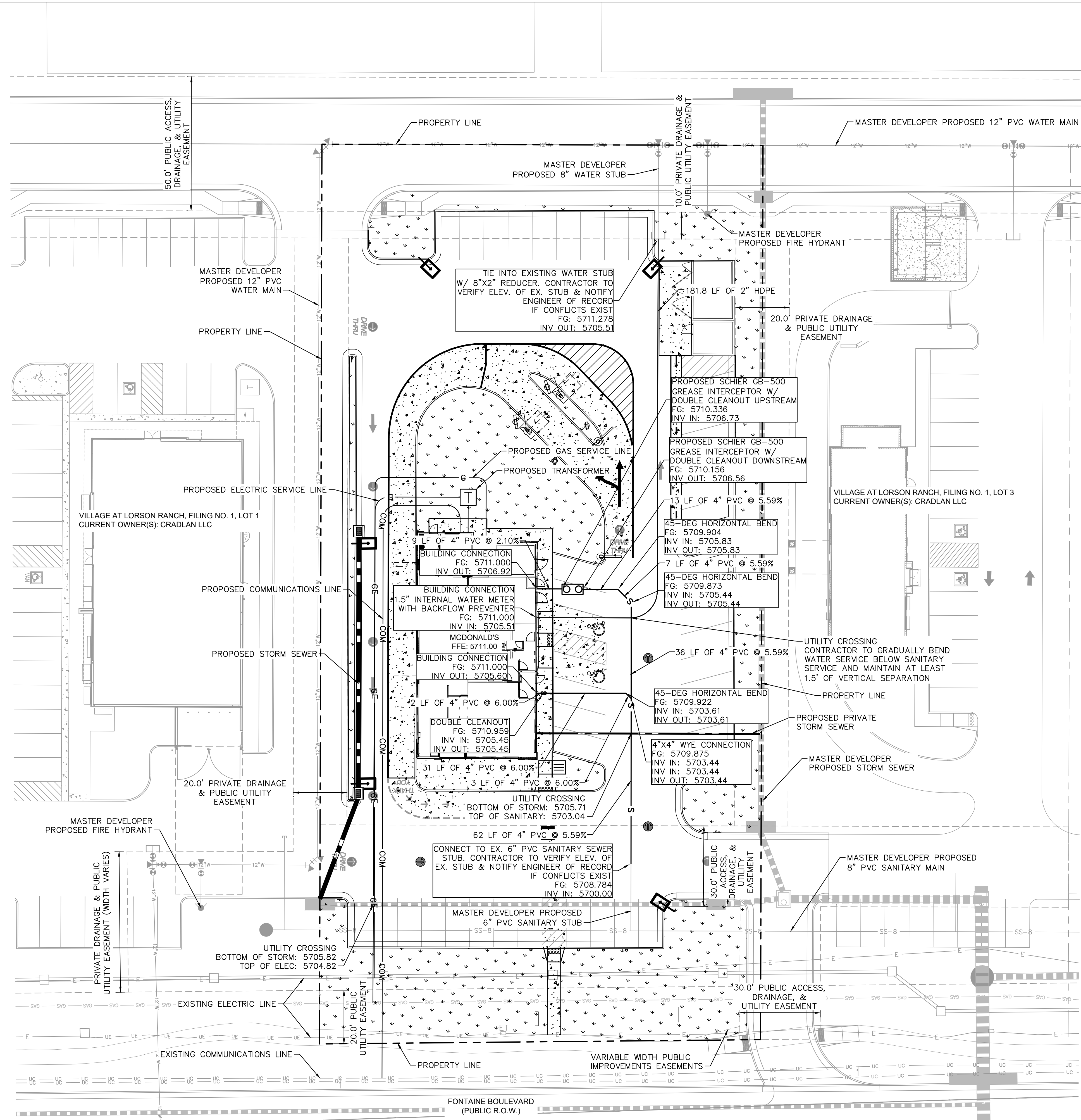


PREPARED FOR:  
**McDonald's USA, LLC**  
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DRAWN BY: ALS	DATE 12/06/2024
REVIEWED BY: JIM	DATE ISSUED: 12/06/2024







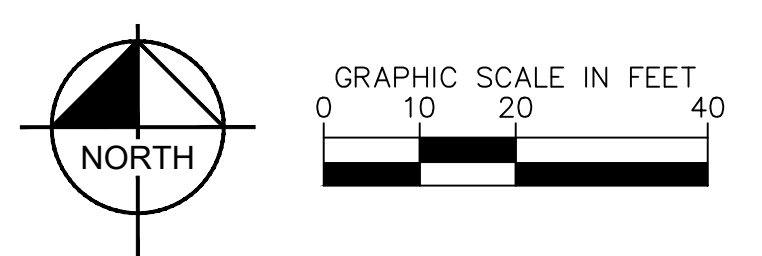
**LEGEND**

---	PROPERTY LINE
- - - -	EASEMENT
SS-B	MASTER DEVELOPER 8" SANITARY SEWER
12"W	MASTER DEVELOPER 12" WATER MAIN
█	MASTER DEVELOPER STORM SEWER
E	EXISTING ELECTRIC LINE
UC	EXISTING COMMUNICATION LINE
G	PROPOSED GAS LINE
E	PROPOSED ELECTRIC LINE
COM	PROPOSED COMMUNICATION LINE
○	PROPOSED GREASE INTERCEPTOR
□	PROPOSED TRANSFORMER
---	PROPOSED STORM SEWER
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER SERVICE LINE

- NOTES**
- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "MASTER DEVELOPER PROPOSED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLES OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
  - ALL WATER SERVICE LINES SHALL MAINTAIN A BURY DEPTH OF 5'-6'.

**CAUTIONARY NOTE**

- CONTRACTOR SHALL MAINTAIN 1.5' OF VERTICAL SEPARATION AT ALL WET UTILITY CROSSING AND 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



TITLE	UTILITY PLANS	DATE	12/06/2024
DESCRIPTION	UTILITY PLAN	ISSUED	12/06/2024
PREPARED FOR:	McDonald's USA, LLC	DATE	12/06/2024
DRAWN BY:	ALS	REVIEWED BY:	JJM
STD ISSUE DATE	12/06/2024	DATE ISSUED	12/06/2024
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 PROJECT DESCRIBED HEREIN 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 CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.			
PREPARED BY: <b>Kimley»Horn</b> COLORADO LICENSED PROFESSIONAL ENGINEER 150054 12/6/2024			
SITE ADDRESS: 8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO SITE ID: 51028			
BY:		DATE:	
REV:		DATE:	
DESCRIPTION:		DATE:	



FIXTURE INFORMATION:				
NAME	TYPE	FLOW RATE	OTHER	QTY.
3-COMP. SINK	3-COMPARTMENT SINK	GPM (1-MINUTE DRAIN TIME): 46.636 GPM (2-MINUTE DRAIN TIME): 21.818	DFU: 6 CAPACITY: 58.182 GAL.	1
FLOOR SINK/DRAIN	FLOOR SINK	GPM (1-MINUTE DRAIN TIME): 5 GPM (2-MINUTE DRAIN TIME): 2.5	DFU: 2 CAPACITY: 0 GAL.	11
MOP SINK - MS-1	MOP BASIN	GPM (1-MINUTE DRAIN TIME): 22.442 GPM (2-MINUTE DRAIN TIME): 11.221	DFU: 3 CAPACITY: 29.922 GAL.	2
VEGETABLE PREP SINK	PREP SINK ONE BOWL	GPM (1-MINUTE DRAIN TIME): 4.675 GPM (2-MINUTE DRAIN TIME): 2.338	DFU: 2 CAPACITY: 6.234 GAL.	1
WAREWASHER (ECOLAB QSR TSC)	DOOR TYPE	GPM (1-MINUTE DRAIN TIME): 60 GPM (2-MINUTE DRAIN TIME): 30	DFU: 38 CAPACITY: 184.26 GAL.	1
TOTALS:		GPM (1-MINUTE DRAIN TIME): 208.19 GPM (2-MINUTE DRAIN TIME): 104.1	DFU: 38 CAPACITY: 184.26 GAL.	

**NOTES:**

- 4" FPT Inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
- Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
- Maximum operating temperature: 150°F continuous
- Capacities - Liquid: 510 gal.  
Grease: 3,048 lbs. (417 gal.) @ 100 GPM  
Solids: 128 gal.
- Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
- For gravity drainage applications only.
- Do not use for pressure applications.
- Cover placement allows full access to tank for proper maintenance.
- A Vent shall be installed downstream of grease interceptor.
- Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
- Integral air relief / Anti-siphon / Sampling access.
- Adjustable cover adapters provide up to 4" of additional height.
- Designed for below-grade, above-grade, indoor or outdoor installations.
- Safety Star® access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

**ENGINEER SPECIFICATION GUIDE**  
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA S481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

**CERTIFIED PERFORMANCE**  
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA S481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

**PROJECT INFORMATION**  
CONSTRUCTIONS TYPE: NEW CONSTRUCTION  
ADDITIONAL NOTES: MCDONALD'S 4584 BUILDING - PROTOTYPICAL

**LOCATION:** OUTDOORS  
**BURIED:** YES  
**HIGH WATER AREA:** NO

**FLOW RATE CALCULATION:**  
FLOW RATE TO INTERCEPTOR = (LESSER OF FLOW RATE BY PIPE SIZE AND FLOW RATE BY FIXTURES)

**DRAINAGE PERIOD:** 2 MINUTES  
**SIZE OF PIPE CONNECTED TO THE GREASE INTERCEPTOR:** 4 IN.

**FLOW RATE BY PIPE SIZE:** 75 GPM  
**FLOW RATE BY FIXTURES, 2-MINUTE DRAINAGE PERIOD:** 104.097 GPM  
**FLOW RATE BY FIXTURES, 1-MINUTE DRAINAGE PERIOD:** 208.193 GPM  
**FLOW RATE USED TO SELECT GREASE INTERCEPTOR:** 75 GPM  
**FIXTURE DFU:** 38

**GREASE OUTPUT:**  
MENU TYPE: FAST FOOD - FULL PREP  
FRYER IN KITCHEN: YES  
FOOD WASTE DISPOSER: YES  
NUMBER OF SEATS: 43 SEATS  
GREASE PRODUCTION VALUE: 0.035 LBS. PER SERVING (6.02 LBS. PER DAY)

**30-DAY GREASE PRODUCTION:** 180.6 LBS.  
**60-DAY GREASE PRODUCTION:** 361.2 LBS.  
**90-DAY GREASE PRODUCTION:** 541.8 LBS.

**SCALE:** NONE

**SPECIFICATION SHEET**

**MODEL NUMBER:** GB-500  
**DESCRIPTION:** GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS

**PART NUMBER:** 4075-001-01

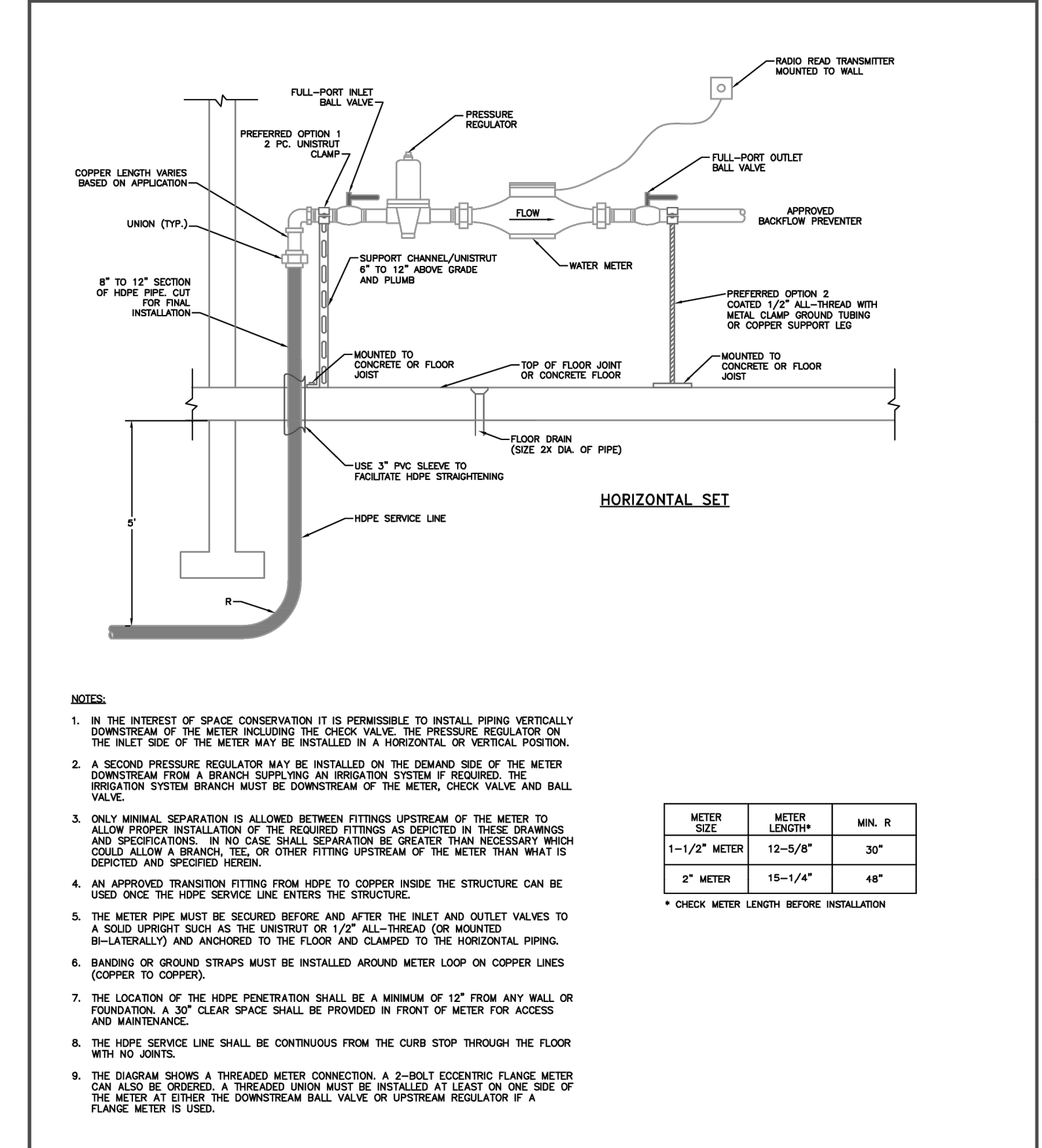
**UPC** (UPC C)

**UPC** (UPC C)

**SCHIER**  
6455 Woodland Dr  
Shawnee, KS 66218  
Tel: 913-951-3300  
Fax: 913-951-3399  
schierproducts.com

**DWG BY:** C. BUSENITZ **DATE:** 4/14/2022 **REV:** - **ECO:** -

**DETAIL**  
SCALE: NONE



**1-1/2" & 2" INDOOR METER INSTALLATION**

Drawn: GJM	Revised:
Date: JULY 2011	Revised:
Scale: N.T.S.	Revised:
Revised:	Revised:
Revised:	Revised:
Revised:	Revised:

**Widefield**  
Water and Sanitation District  
W-40

Drawn BY: ALS	Drawn BY: JMM
Std Issue Date: 12/06/2024	Reviewed BY: JMM
Reviewed BY: JMM	Date Issued: 12/06/2024

**NOTES:**

- IN THE INTEREST OF SPACE CONSERVATION IT IS PERMISSIBLE TO INSTALL PIPING VERTICALLY DOWNSTREAM OF THE METER INCLUDING THE CHECK VALVE, THE PRESSURE REGULATOR ON THE INLET SIDE OF THE METER MAY BE INSTALLED IN A HORIZONTAL OR VERTICAL POSITION.
- A SECOND PRESSURE REGULATOR MAY BE INSTALLED ON THE DEMAND SIDE OF THE METER DOWNSTREAM FROM A BRANCH SUPPLYING AN IRRIGATION SYSTEM IF REQUIRED, THE IRRIGATION SYSTEM BRANCH MUST BE DOWNSTREAM OF THE METER, CHECK VALVE AND BALL VALVE.
- ONLY MINIMAL SEPARATION IS ALLOWED BETWEEN FITTINGS UPSTREAM OF THE METER TO ALLOW PROPER INSTALLATION OF THE REQUIRED FITTINGS AS SPECIFIED IN THESE DRAWINGS AND SPECIFICATIONS. IN NO CASE SHALL SEPARATION BE GREATER THAN NECESSARY WHEN COULD ALLOW A BRANCH, TEE, OR OTHER FITTING UPSTREAM OF THE METER THAN WHAT IS SPECIFIED AND SPECIFIED HEREIN.
- AN APPROVED TRANSITION FITTING FROM HDPE TO COPPER INSIDE THE STRUCTURE CAN BE USED ONCE THE HOPE SERVICE LINE ENTERS THE STRUCTURE.
- THE METER PIPE MUST BE SECURED BEFORE AND AFTER THE INLET AND OUTLET VALVES TO A SOLID UPRIGHT SUCH AS THE UNDERSTRUT OR 1/2" ALL-THREAD (OR MOUNTED B--LATERALLY) AND ANCHORED TO THE FLOOR AND CLAMPED TO THE HORIZONTAL PIPING.
- BANDING OR GROUND STRAPS MUST BE INSTALLED AROUND METER LOOP ON COPPER LINES (COPPER TO COPPER).
- THE LOCATION OF THE HDPE PENETRATION SHALL BE A MINIMUM OF 12" FROM ANY WALL OR FOUNDATION, A 30" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF METER FOR ACCESS AND MAINTENANCE.
- THE HDPE SERVICE LINE SHALL BE CONTINUOUS FROM THE CURB STOP THROUGH THE FLOOR WITH NO JOINTS.
- THE DIAGRAM SHOWS A THREADED METER CONNECTION, A 2-BOLT ECCENTRIC FLANGE METER CAN ALSO BE ORDERED, A THREADED UNION MUST BE INSTALLED AT LEAST ON ONE SIDE OF FLANGE METER IS USED.

METER SIZE	METER LENGTH	MIN. R
1-1/2" METER	12-5/8"	30"
2" METER	15-1/4"	48"

\* CHECK METER LENGTH BEFORE INSTALLATION

**Kimley»Horn**

**McDonald's USA, LLC**

**PROFESSIONAL ENGINEER**  
12/8/2024

**UTILITY PLANS**

**DETAILS**

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

**3.3**