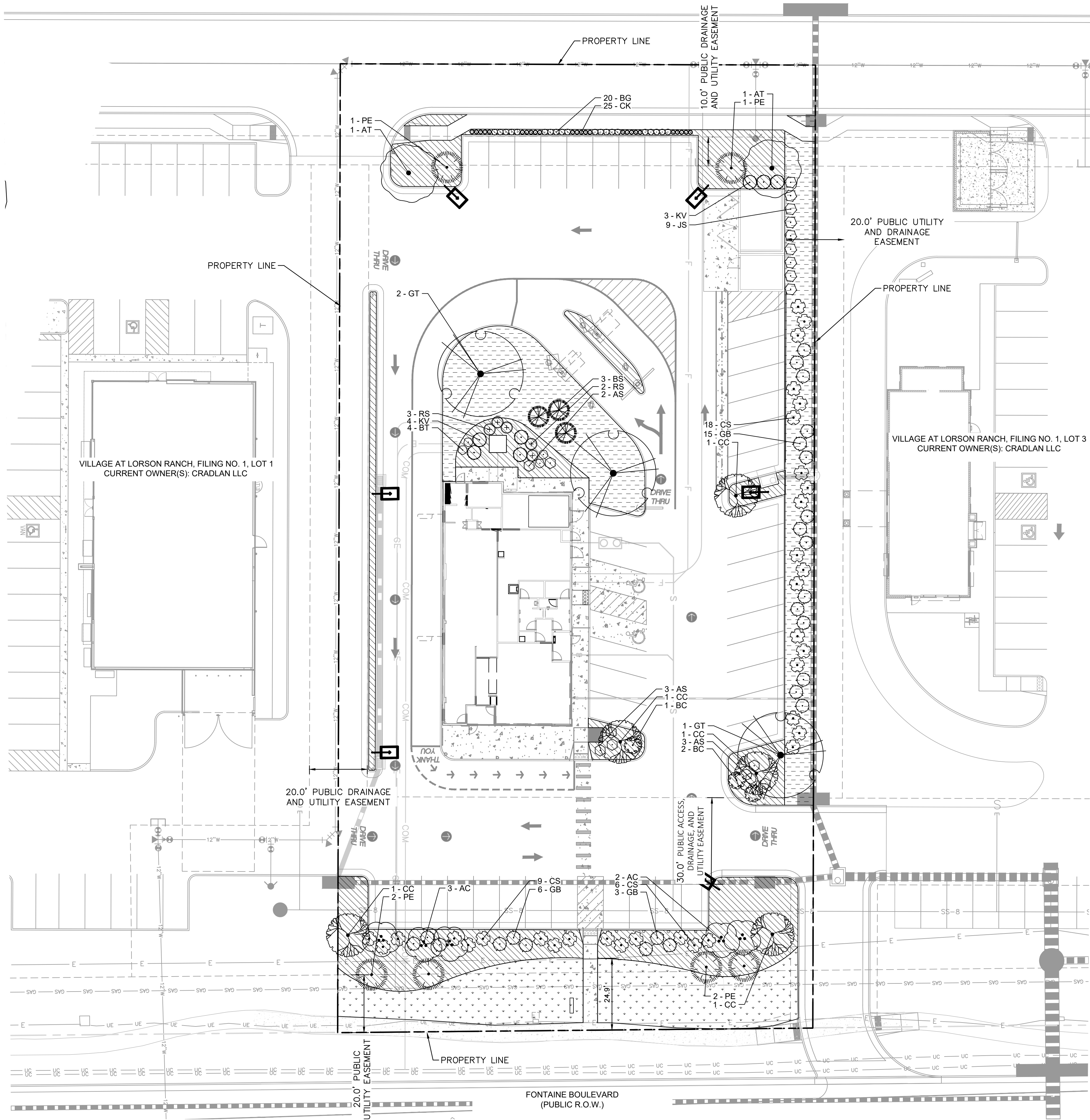


VILLAGE AT LORSON RANCH,
 FILING NO. 1, LOT 6
 CURRENT OWNER(S): CRADLAN LLC



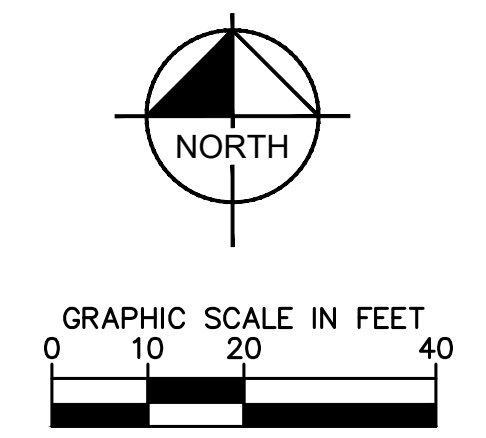
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL.	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
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 GINNAEA AMUR MALE	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	GLEDTZIA TRACANTHOS 'NERMIS' 'SUNBURST' SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'		PARK/ROW/MEDIAN
EVERGREEN TREES								
BS	3	PICEA PUNGENS 'FASTIGIATA' FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'		SCREENWALL/TRASH
PE	6	PRUNUS EDULIS PINK PINE	B & B	6' HGT.	10'-20'	20'-30'		SCREENWALL/TRASH
DECIDUOUS SHRUBS								
AS	8	SPARGANGLIA BUNALDIA 'ANTHONY WATERER' ANTHONY WATERER SPREA	5 GAL	SEE PLAN	3'-5'	2'-3'		
BT	4	BERRBERGIA 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 ATRIPLOCFOLIA RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'		
EVERGREEN SHRUBS								
BC	3	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL	SEE PLAN	6'-6'	1'-2'		
CS	33	CYTHUS PURSIANUS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	SEE PLAN	4'-6'	2'-4'		
GB	24	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL	SEE PLAN	5'-6'	3'-5'		
JS	9	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL	SEE PLAN	4'-6'	15'-20'		
GRASSES								
BO	20	BOUTELOUA GRAEGLIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	SEE PLAN	2'-3'	2'-3'		
CK	25	CALLAMAGROSTIS X ACUTIFLORA 'KARL' FORESTER FEATHER REED GRASS	5 GAL	SEE PLAN	18"24"	4'-5'		
GROUND COVERS								
ROCK	4,837 SF	3/4" BUCKLEBACK SWIRL ROCK MULCH SUMMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	ROCK MULCH	4"		YES		CAC SAND
ROCK1	5,875 SF	2" 1/4" COLORADO ROSE ROCK MULCH WEED BARRIER FABRIC. SUMMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	3" DEPTH		YES		PIONEER SAND
SEED	2,845 SF	PBR1 NATIVE LAMIN MIX 50% BUFFALOGRASS, 50% BLUE GRAMA	SEED					PAWNEE BUTTES SEED

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

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

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



PREPARED BY: **Kimley»Horn**

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. and shall govern over all other drawings 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 and Associates, Inc. and the contract documents for use on another project is not authorized.

DRAWN BY: ALS
 STD ISSUE DATE: 7/30/2024
 REVIEWED BY: JMM
 DATE ISSUED: 7/30/2024
 EL PASO COUNTY, COLORADO
 NO. E24247

TITLE: **SITE DEVELOPMENT PLAN**

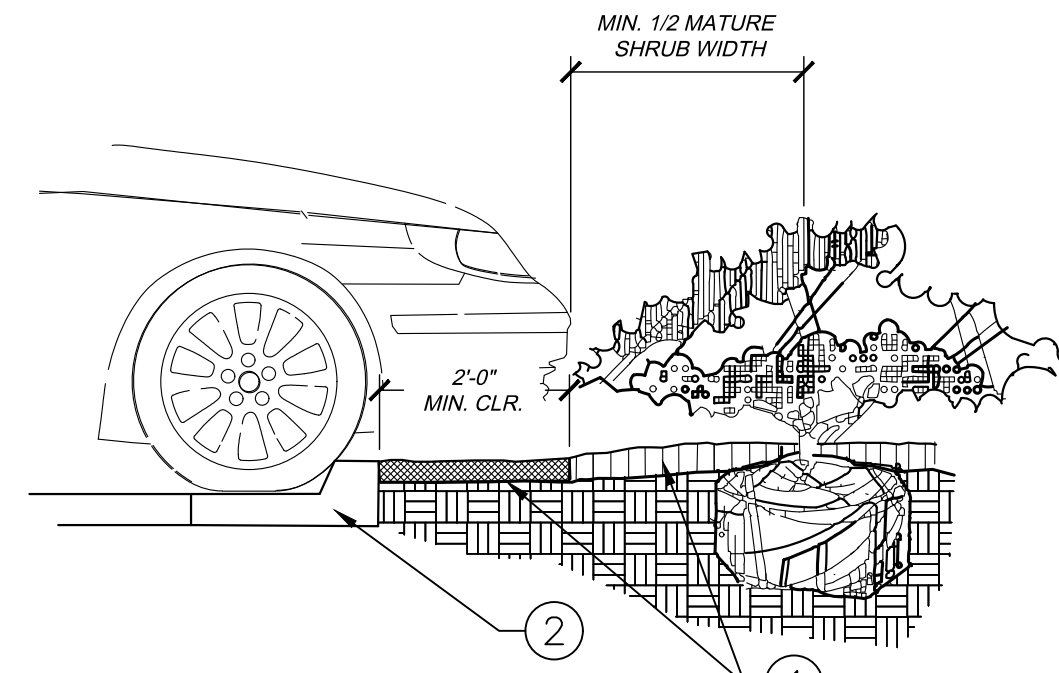
DESCRIPTION: **LANDSCAPE PLAN**

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

REV. DATE

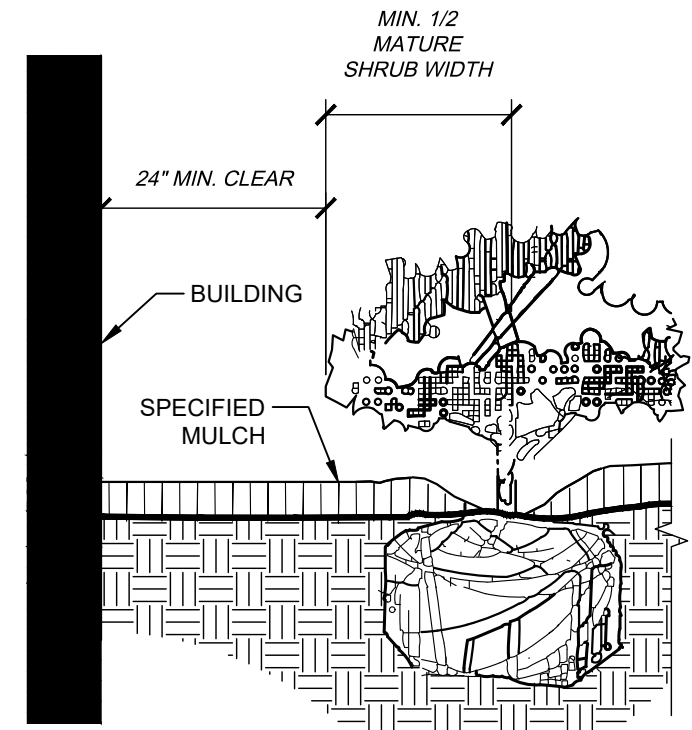
DESCRIPTION

BY



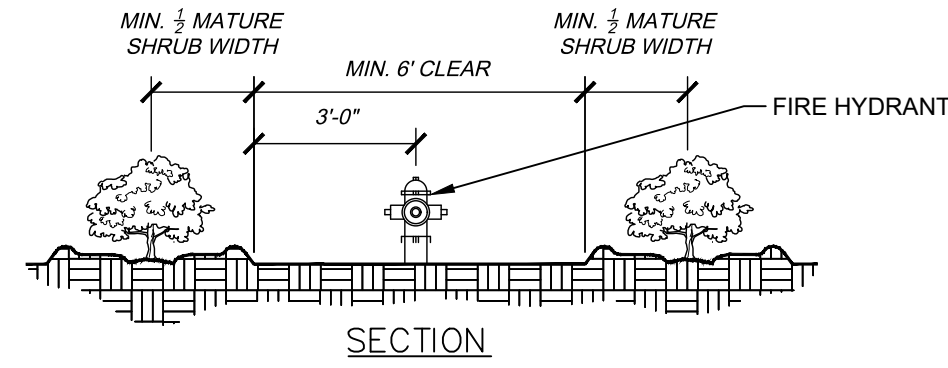
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

1 PARKING SPACE/CURB PLANTING
C3.0 SECTION NTS

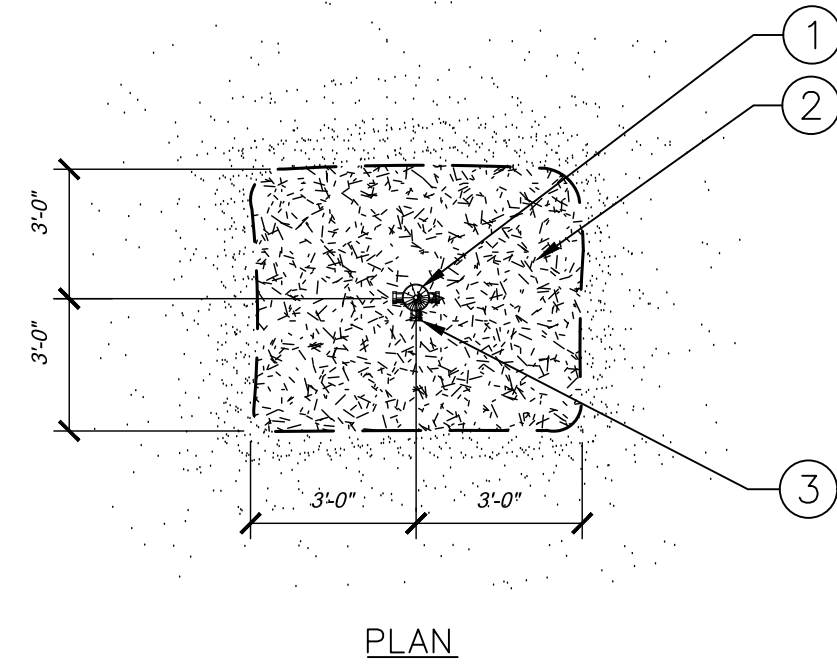


- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

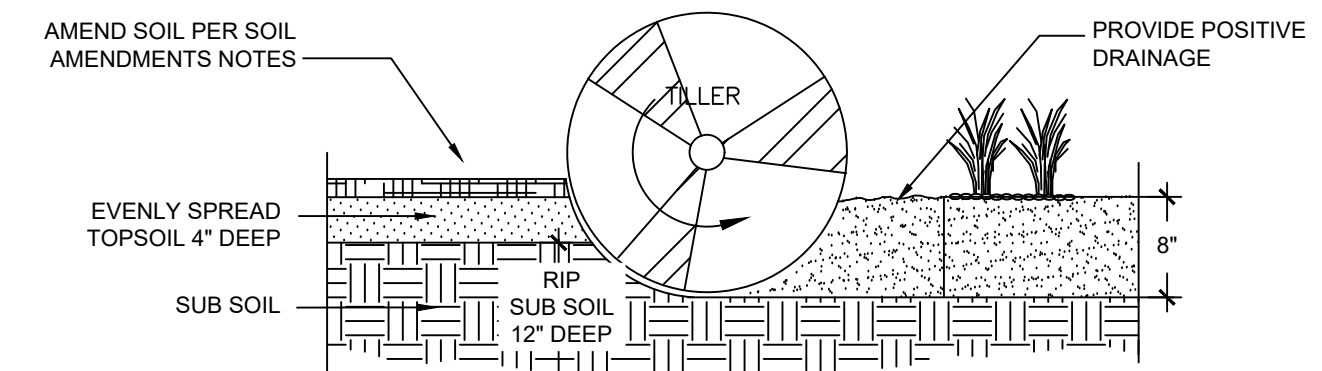
2 PLANTINGS ADJACENT TO BUILDINGS
NTS



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

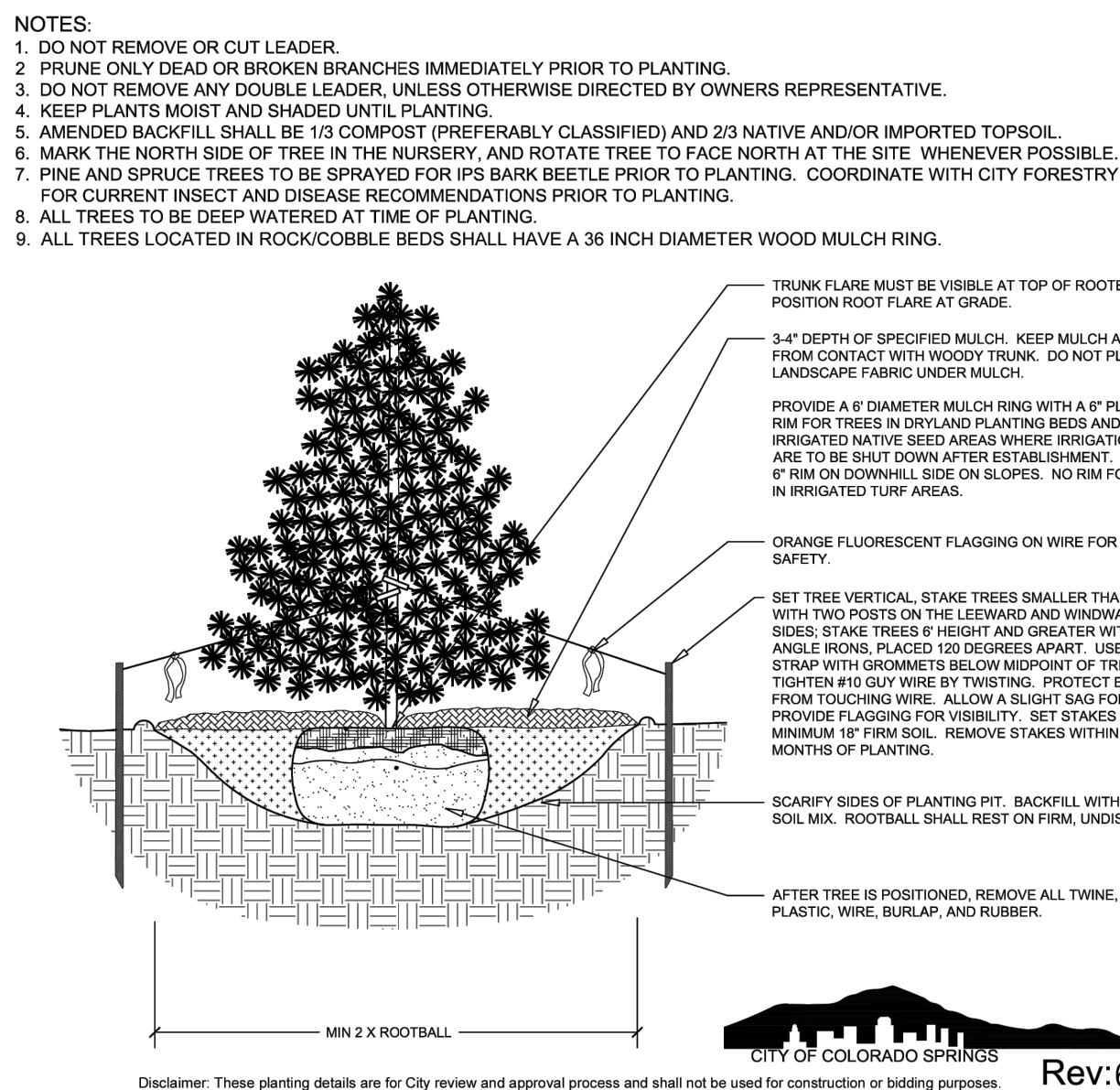


3 COS SPECIFIC - SHRUB PLANTING AT FIRE HYDRANT
C3.0 SECTION / PLAN NTS

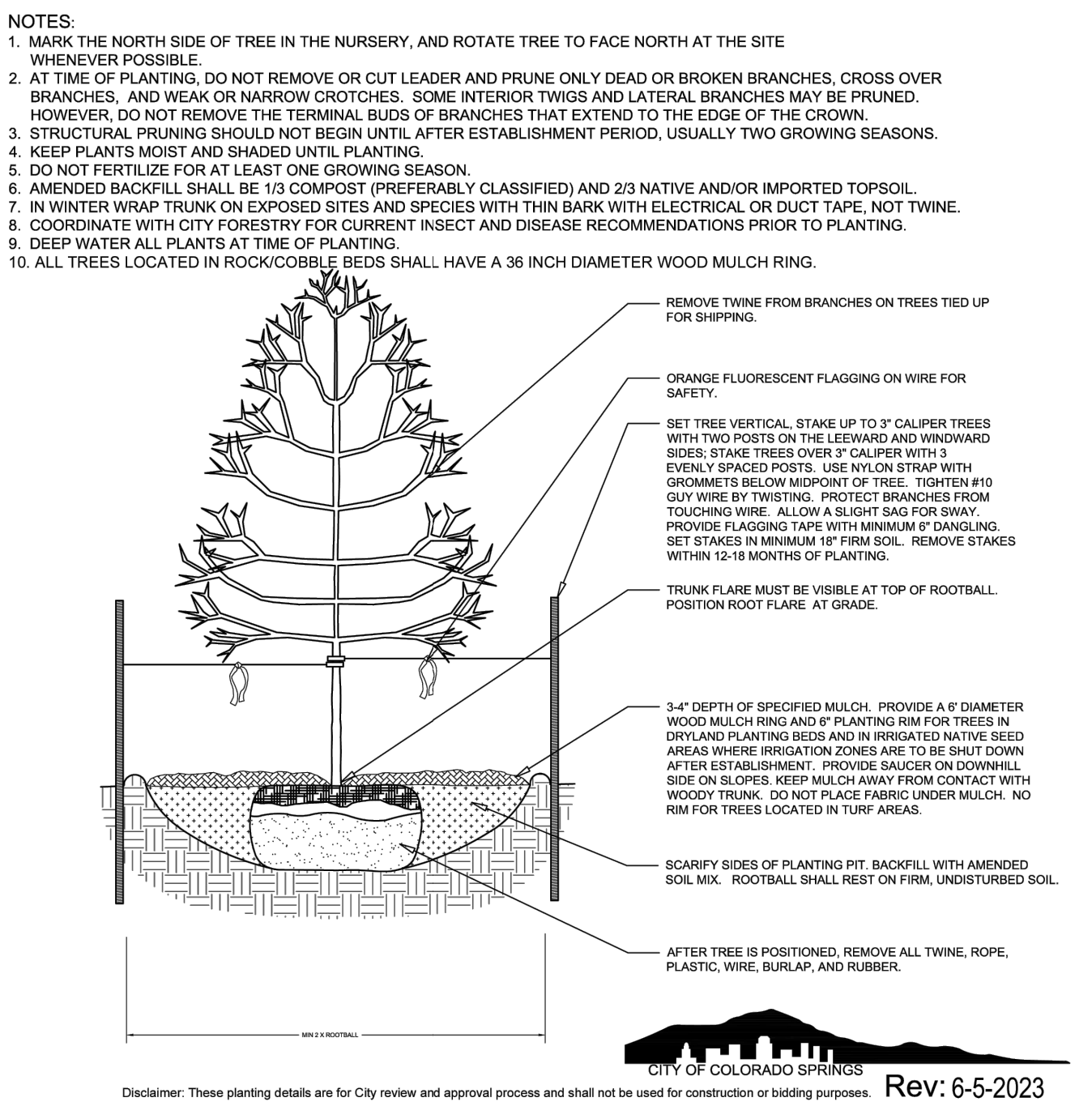


- AMEND SOIL PER SOIL AMENDMENTS NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL, FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD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

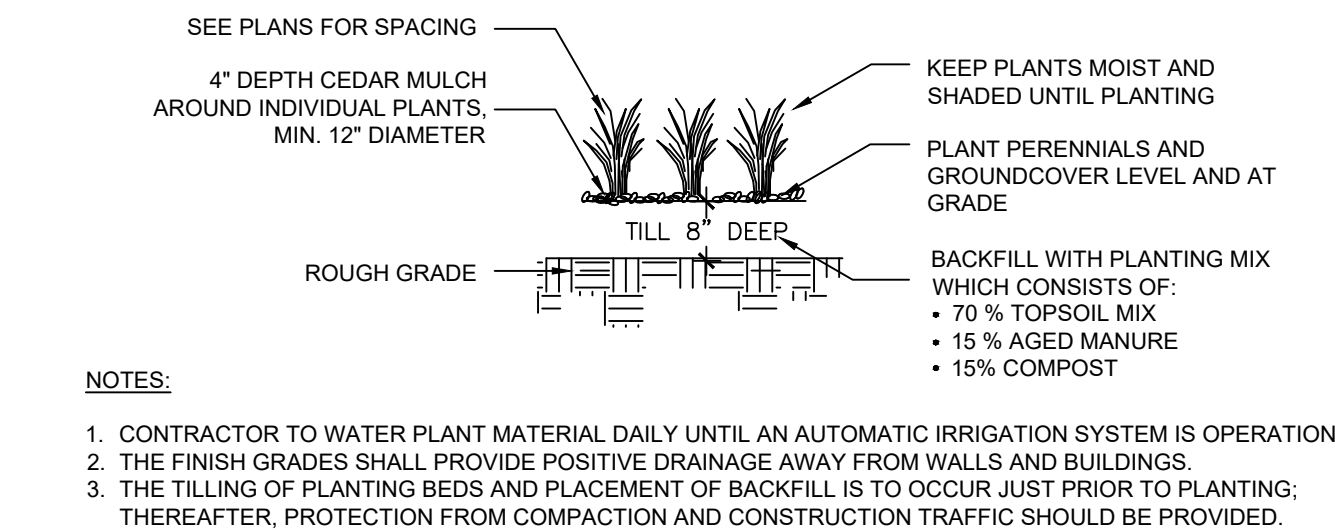
4 SOIL PREP
NTS



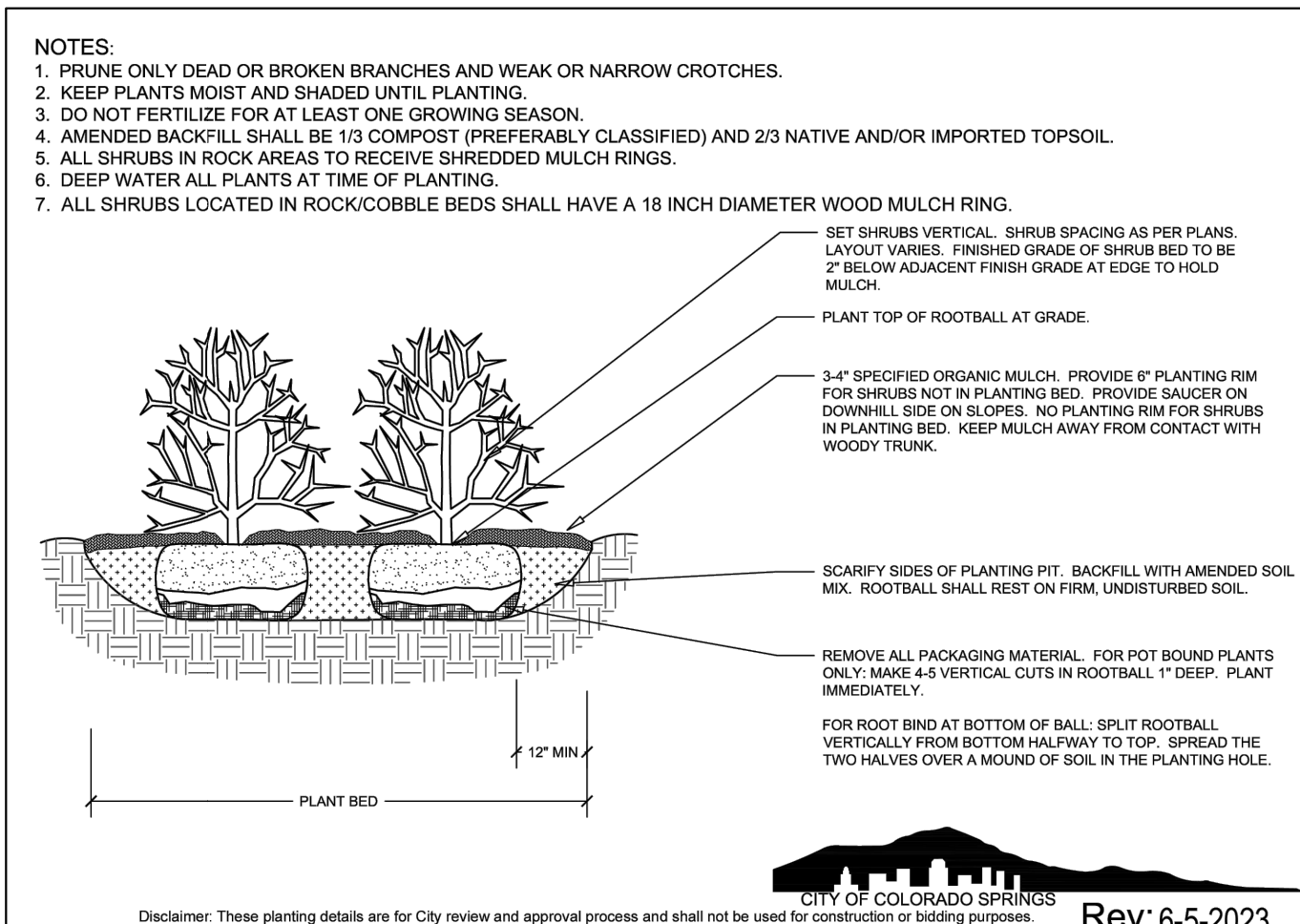
5 EVERGREEN TREE PLANTING
NTS



6 DECIDUOUS TREE PLANTING
NTS

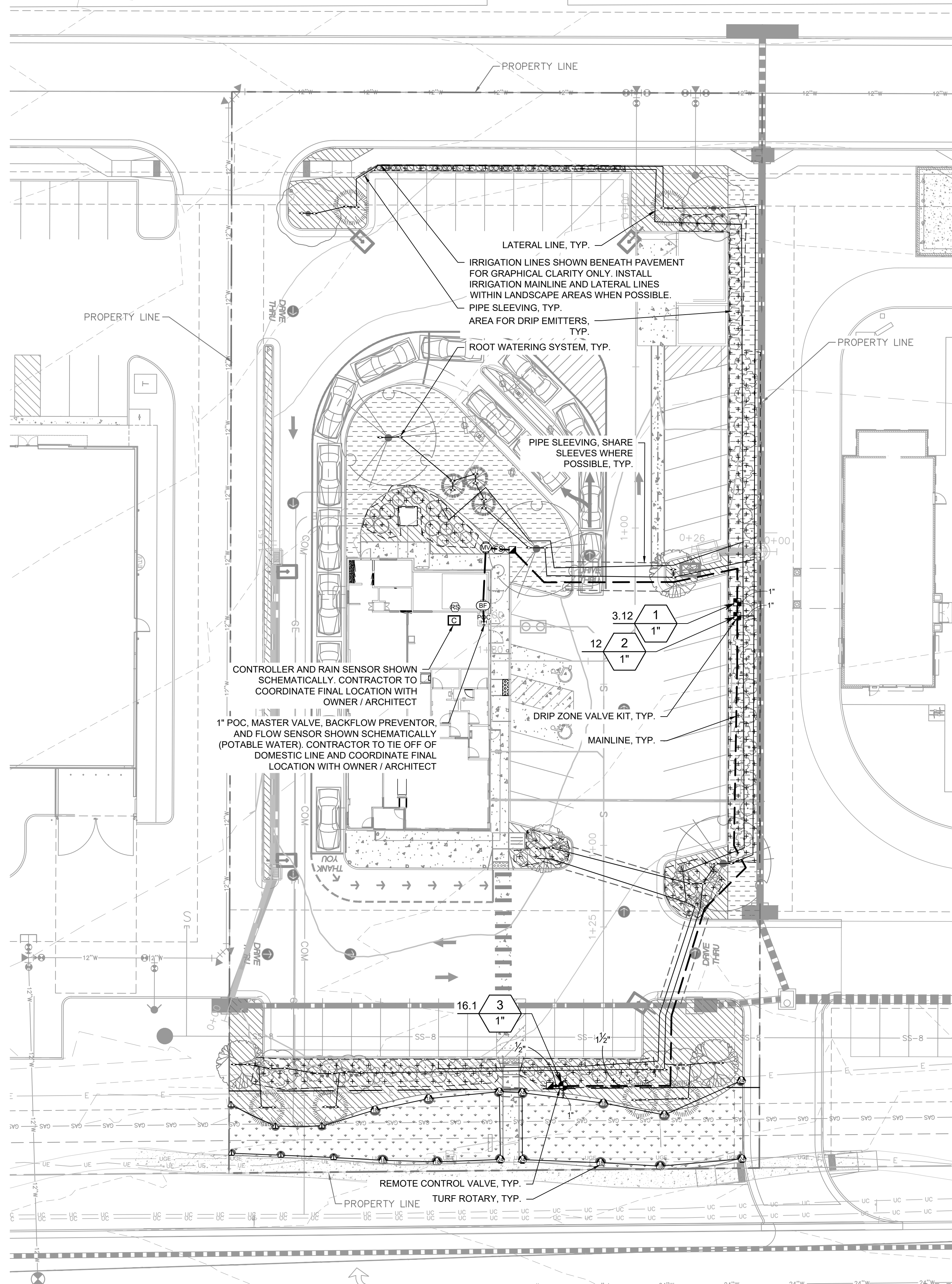


7 GRASS AND PERENNIAL PLANTING
NTS



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	7/30/2024	REVIEWED BY	JJM	DATE ISSUED	7/30/2024	EL PASO COUNTY	NO. E24247	
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.								
<p>9</p>										



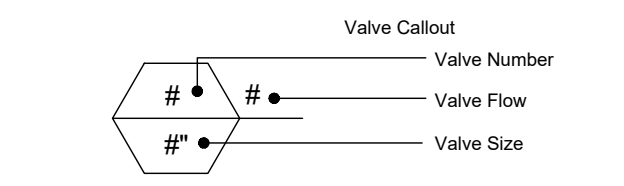
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-S-P45 TURF ROTARY, 3FT-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 XB-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.	3,680 S.F.
	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)	40
	1.0 GPH emitters (2 assigned to each 5 gal. plant)	134

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED I/M-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 ESPLXME2-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 RAINFREEZE SENSOR.	1
	RAIN BIRD FS-100-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) LXJ LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1
	RAIN BIRD POC 1" POINT OF CONNECTION 1"	1

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1.814 L.F. 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.

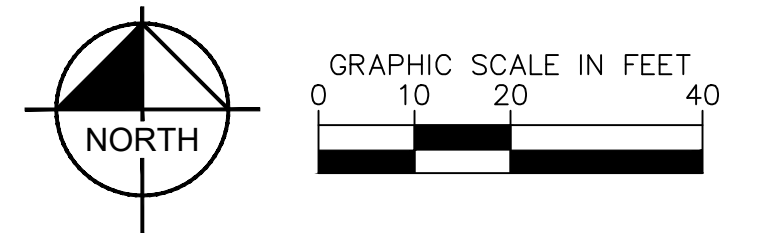


VALVE SCHEDULE

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	125.7	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/ROTARY 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 (719-385-9905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).



McDonald's USA, LLC

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Kimley»Horn

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

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

TITLE: **CONSTRUCTION DRAWINGS**
DESCRIPTION: **IRRIGATION PLAN**

SITE ADDRESS: 8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO
SITE ID: 51028

IR1.0



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 NOTATES "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	1,882	627
TOTALS:					39		39		39			281	2,766	627.2

CRITICAL ANALYSIS

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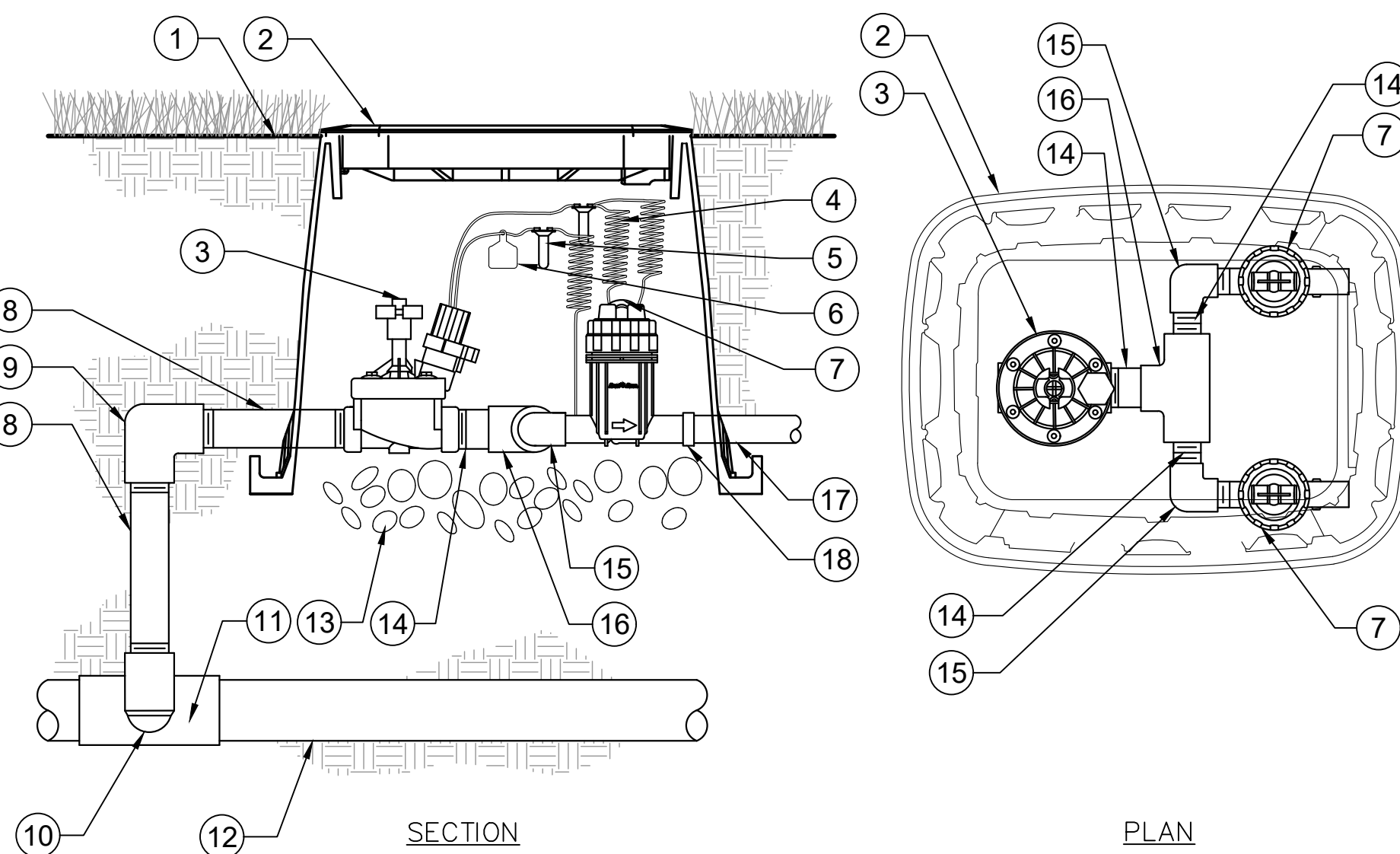
P.O.C. NUMBER: 01
Water Source Information:

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

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

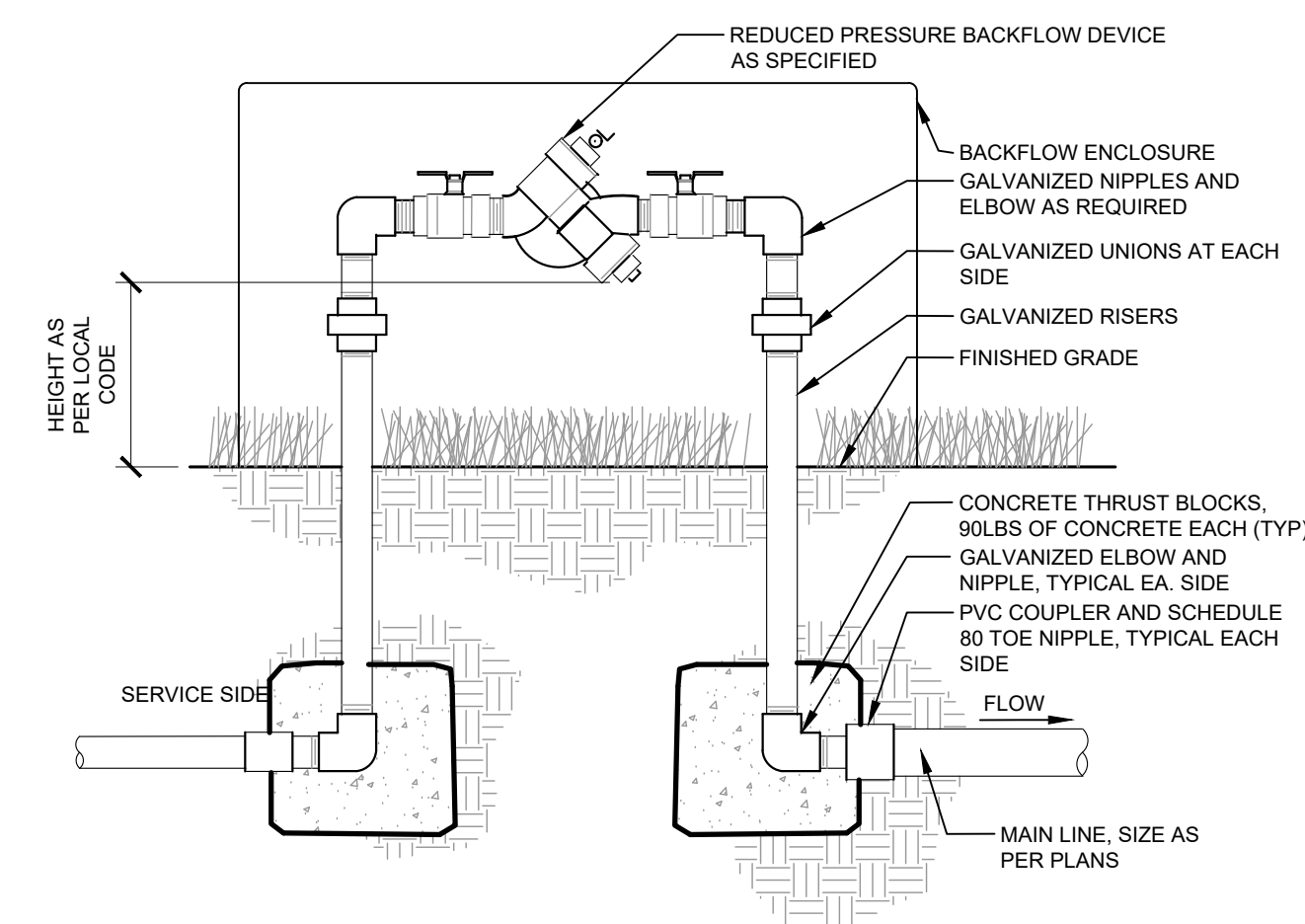
DESIGN ANALYSIS
Maximum Station Flow: 16.08 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 2.12 GPM

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

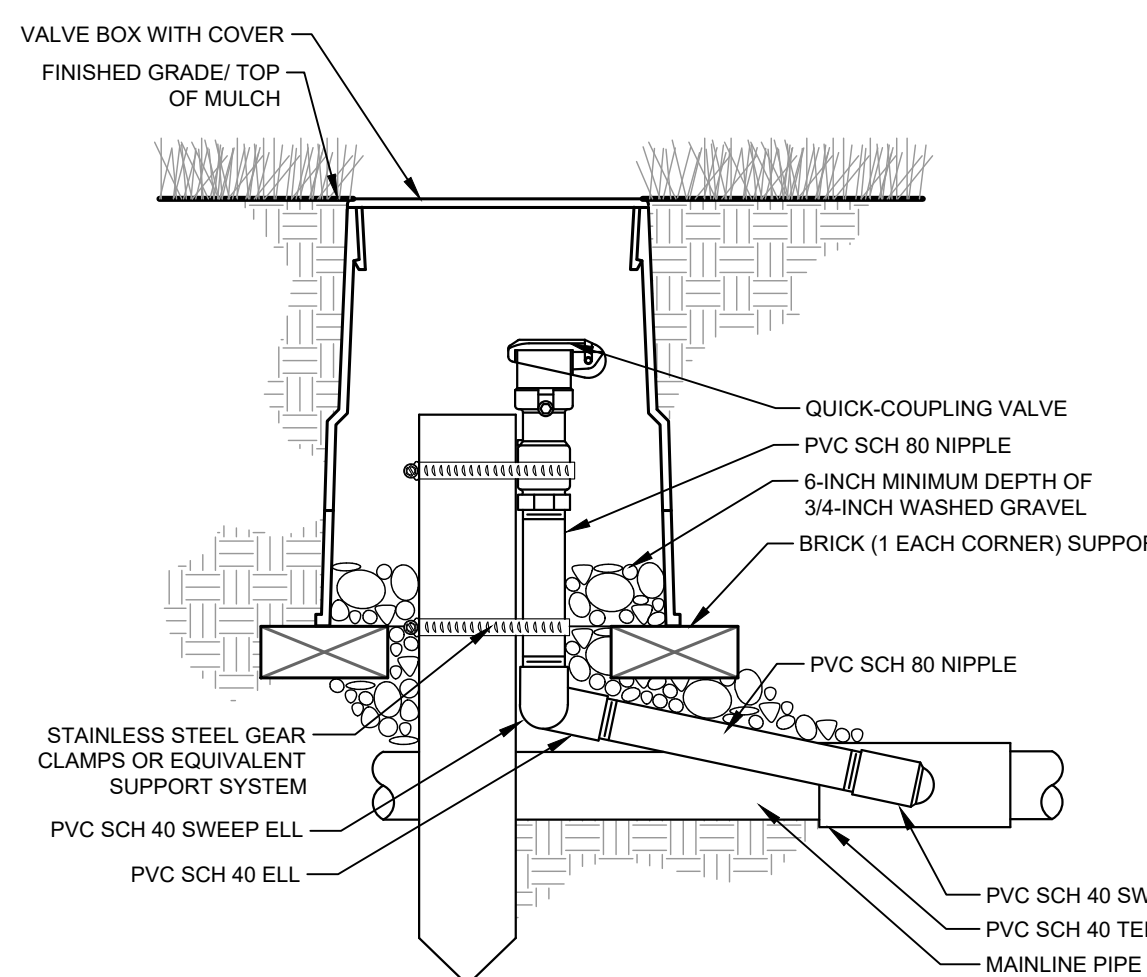


- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH LOCKING COVER
- REMOTE CONTROL VALVE
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- ID TAG
- PRESSURE REGULATING QUICK CHECK BASKET FILTER
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 40 NIPPLE (2-INCH LENGTH, HIDDEN) 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

1 DRIP ZONE VALVE KIT
IR1.1 SECTION / PLAN

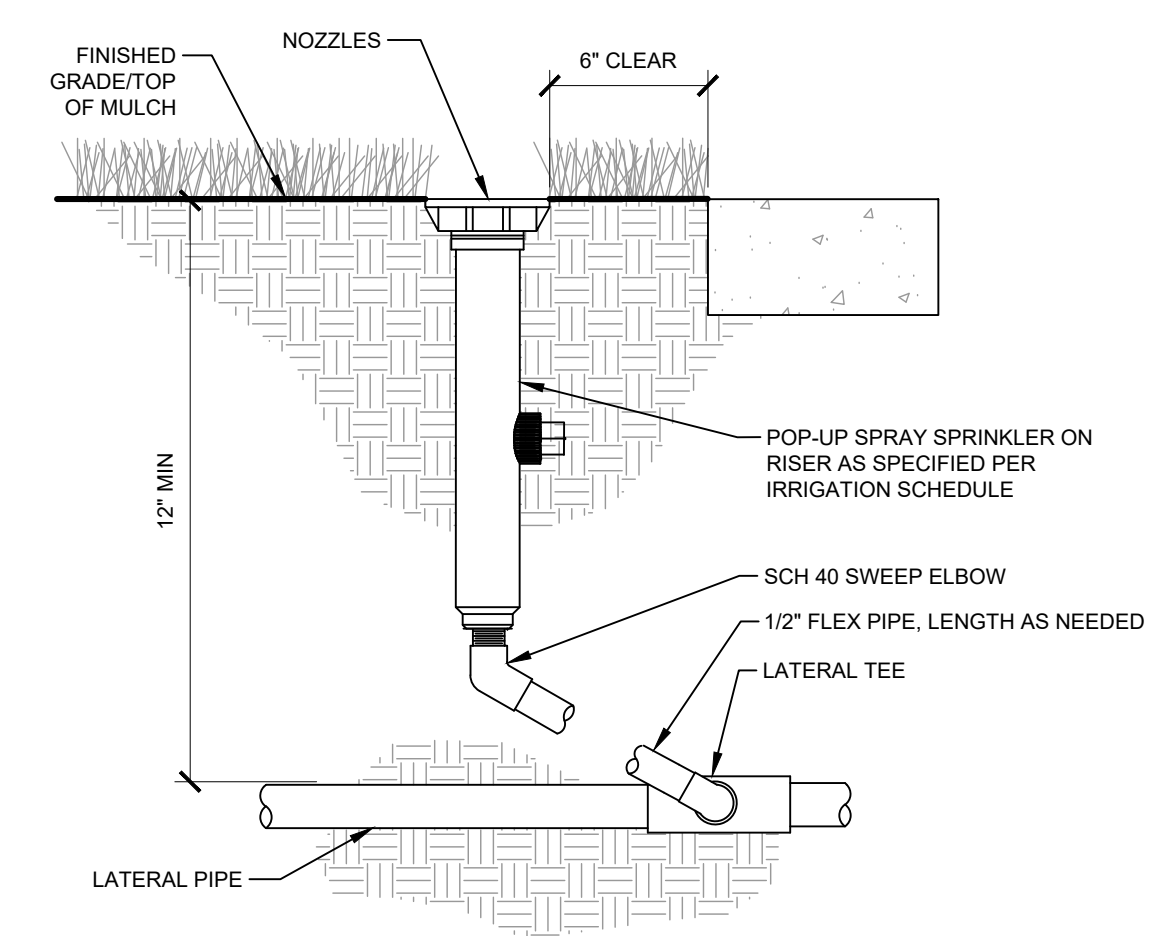


2 BACKFLOW PREVENTER
IR1.1 SECTION

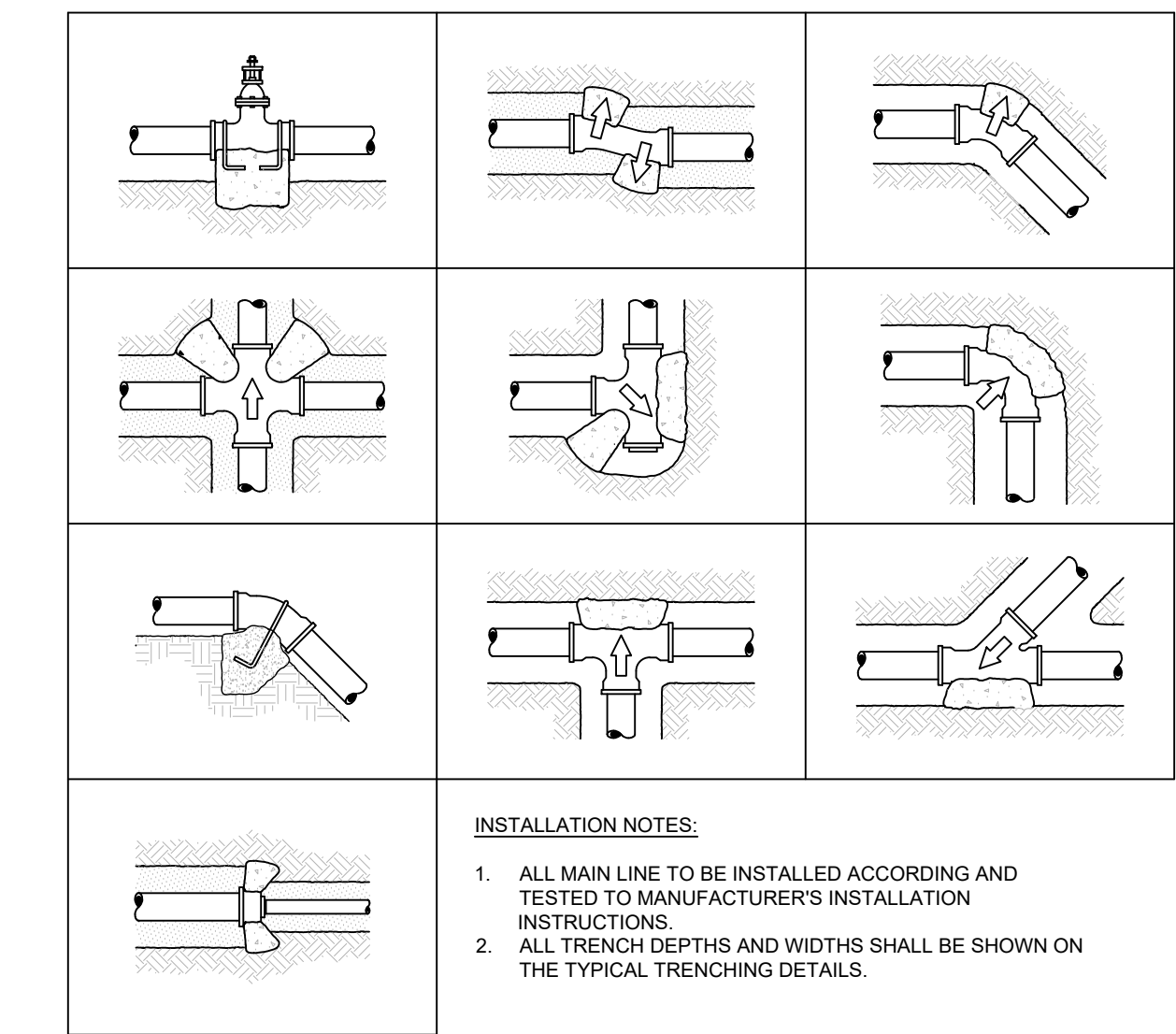


NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

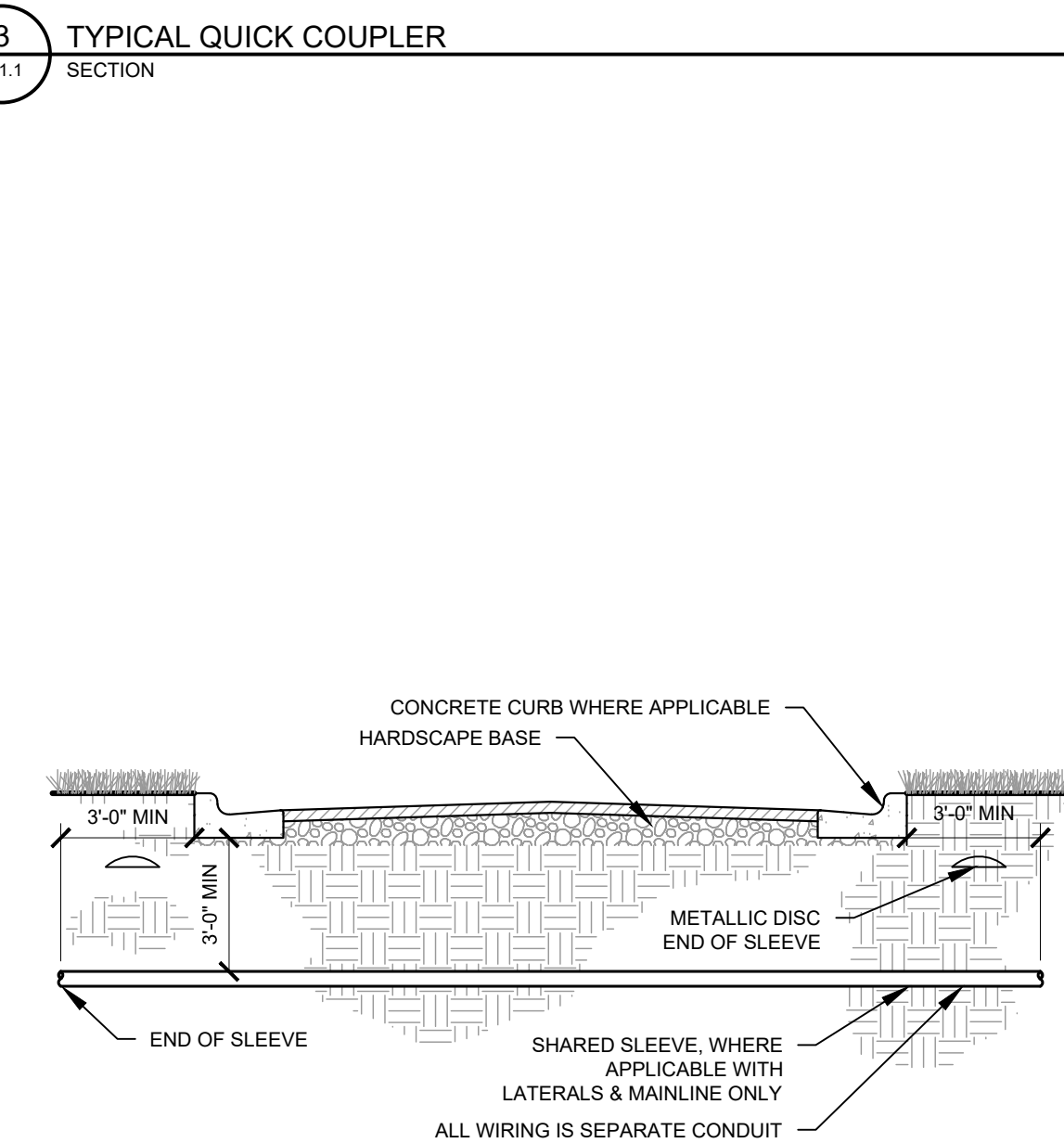
3 TYPICAL QUICK COUPLER
IR1.1 SECTION



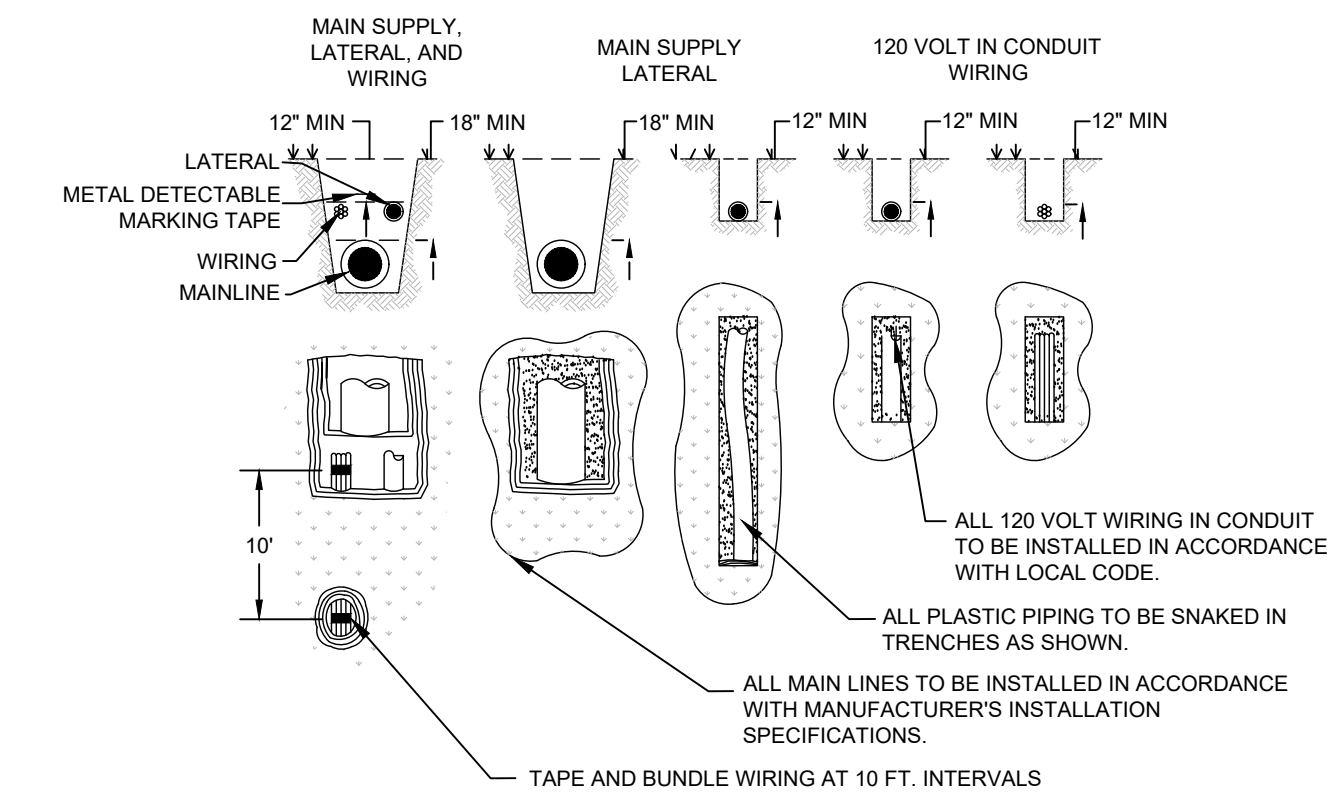
4 TYPICAL SPRAY / ROTAR HEAD
IR1.1 SECTION



5 TYPICAL THRUST BLOCK
IR1.1 SECTION



6 TYPICAL SLEEVING
IR1.1 SECTION

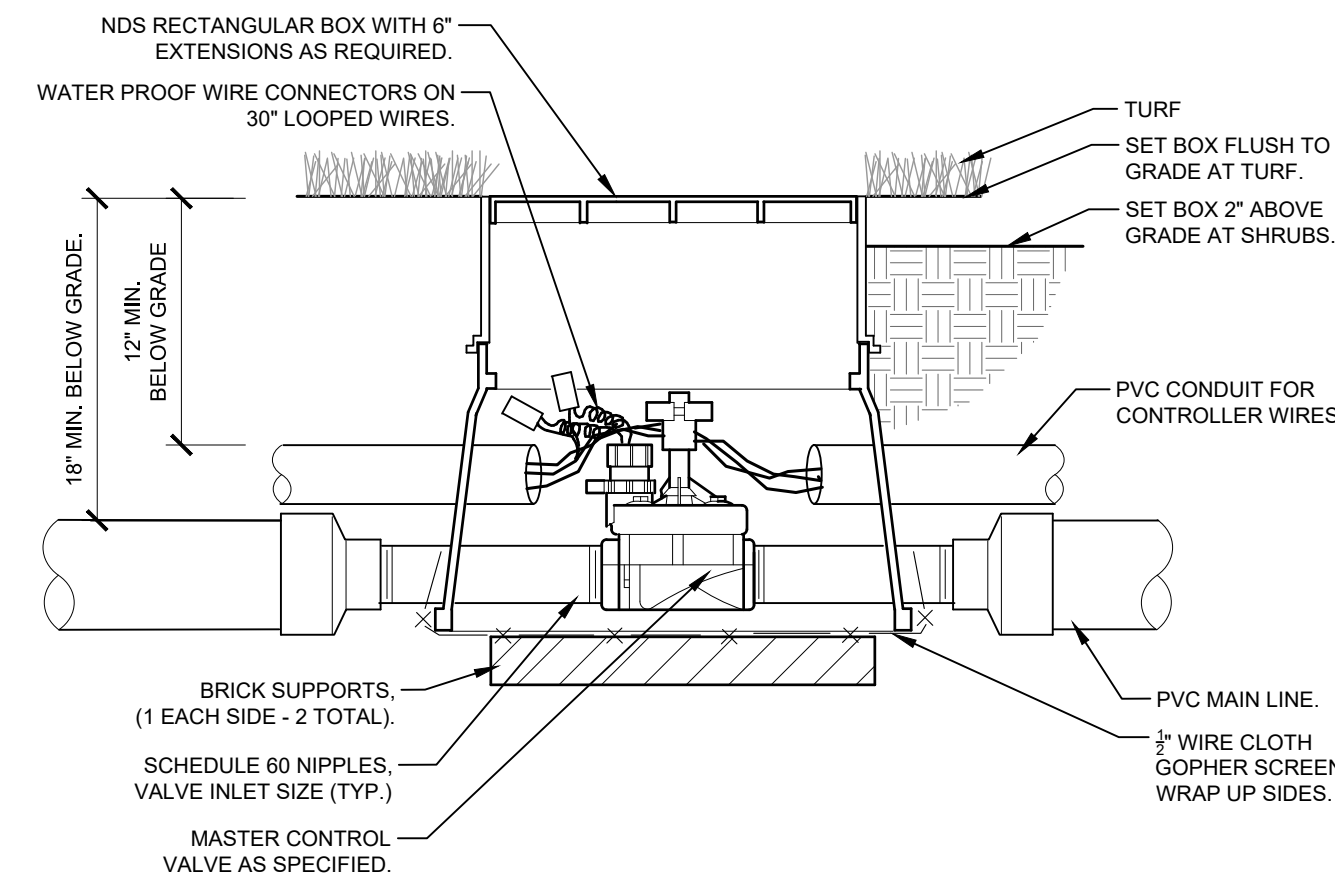


7 TYPICAL TRENCHING
IR1.1 SECTION

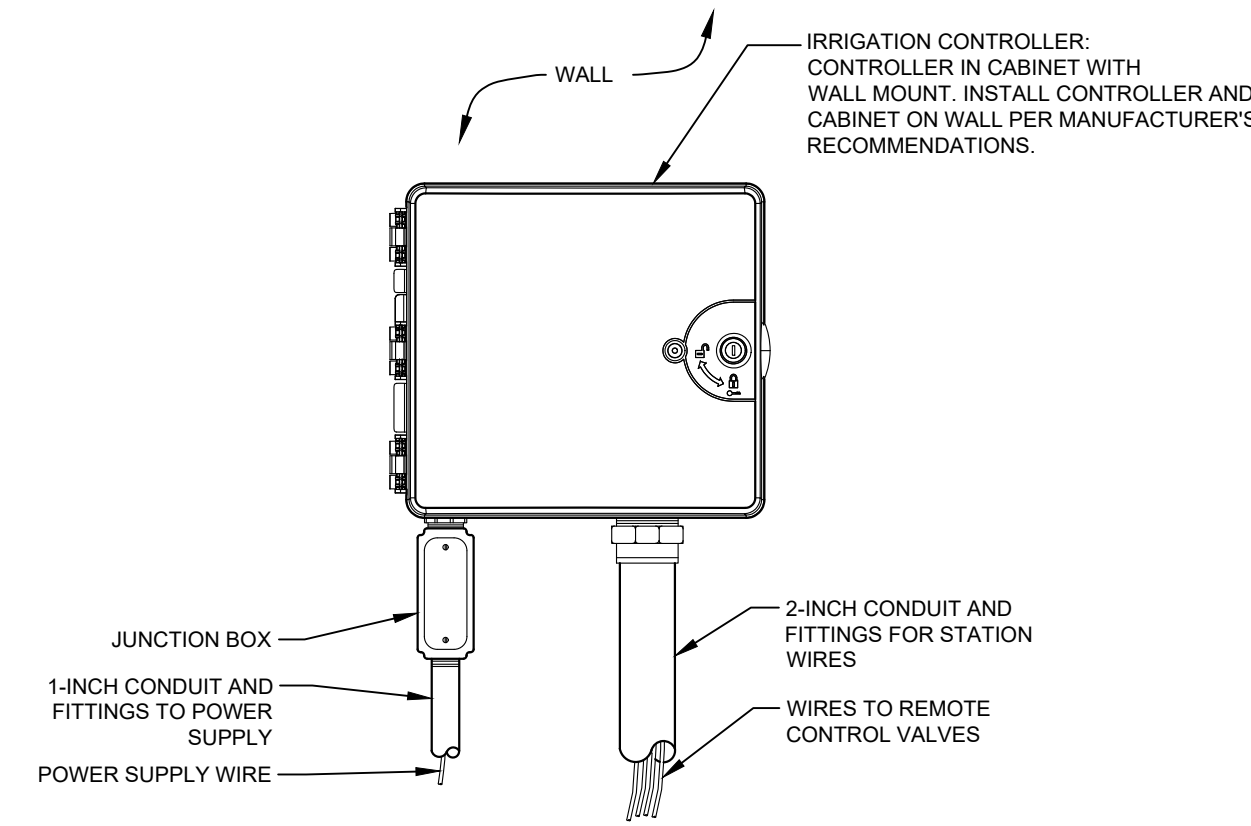
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CONSTRUCTION DRAWINGS			
IRRIGATION NOTES			
SITE ADDRESS	9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO		
SITE ID	51028		
PREPARED FOR:	McDonald's USA, LLC		
PREPARED BY:			
DRAWN BY:	ALS		
STD ISSUE DATE	7/30/2024		
REVIEWED BY	JJM		
DATE ISSUED	7/30/2024		



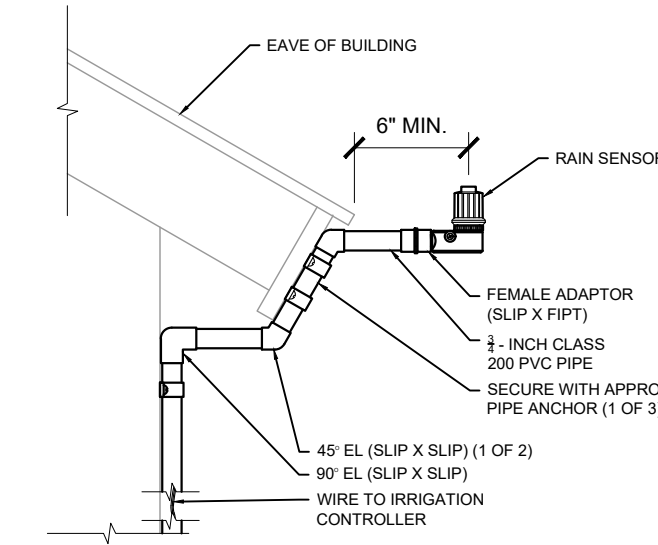
IR1.1



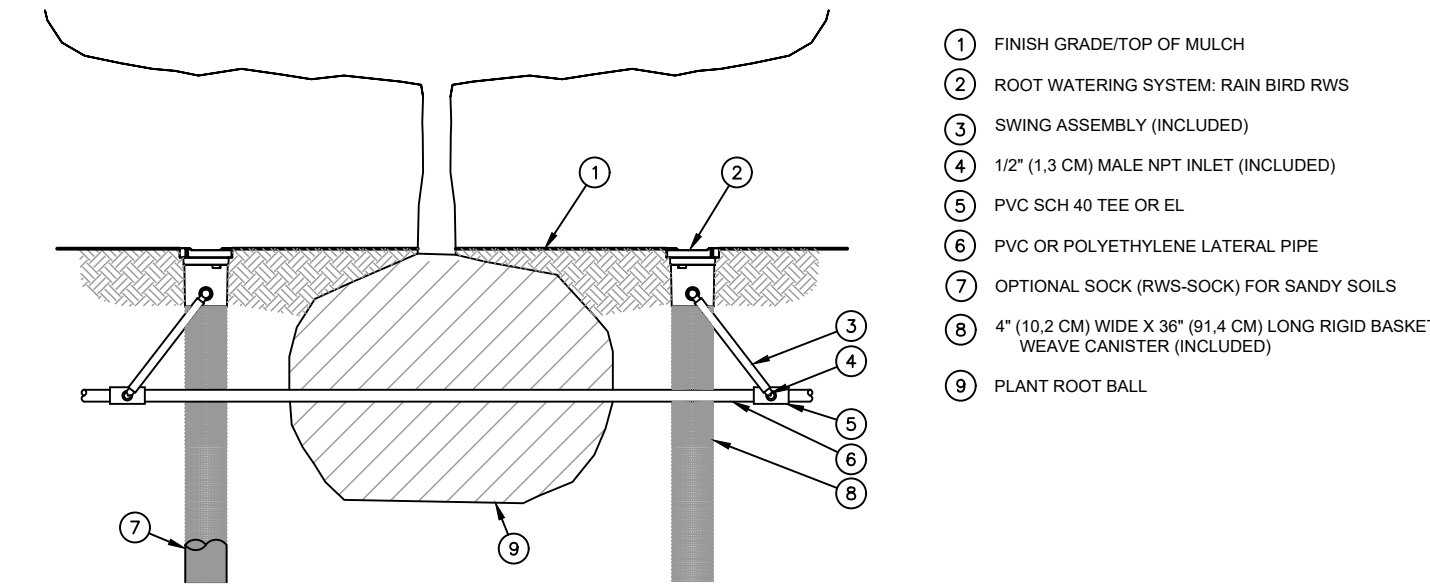
1 MASTER CONTROL VALVE
SECTION
NTS



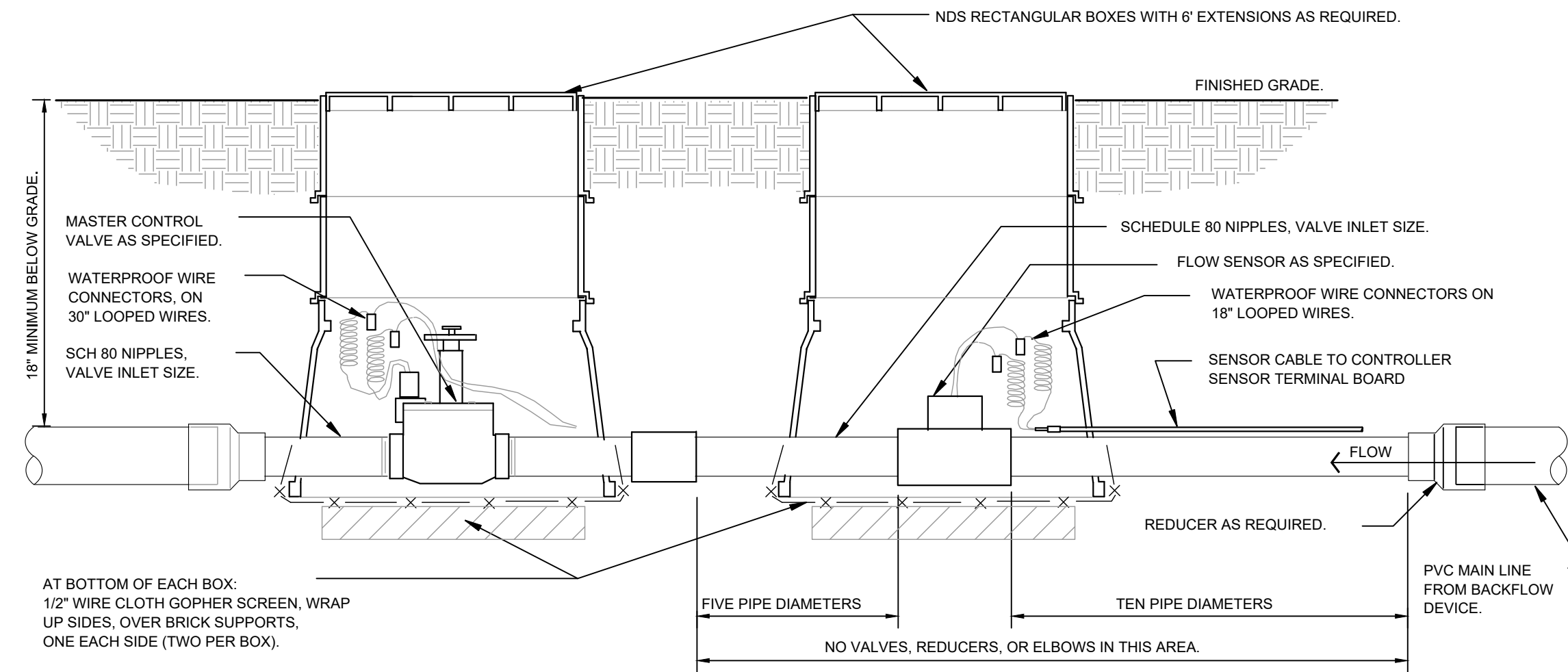
2 IRRIGATION CONTROLLER - WALL MOUNT
ELEVATION
NTS



3 RAIN SENSOR - BUILDING MOUNT
SECTION
NTS



4 ROOT WATERING SYSTEM
SECTION
NTS



5 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION
NTS

TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	BY
CONSTRUCTION DRAWINGS		7/30/2024				
IRRIGATION DETAILS		7/30/2024				
SITE ID	SITE ADDRESS					
51028	8664 FONTAINE BLVD, COLORADO SPRINGS, COLORADO					

PREPARED FOR:
McDonald's USA, LLC

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