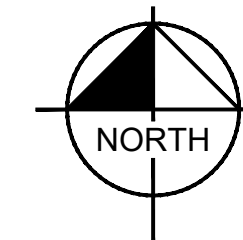


MCDONALD'S AT FONTAINE AND MARKSHEFFEL CONSTRUCTION DOCUMENTS VILLAGE AT LORSON RANCH FILING NO.1 LOT 2

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:

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

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 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.
EMAIL: JEREMY.POWELL@KIMLEY-HORN.COM

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

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

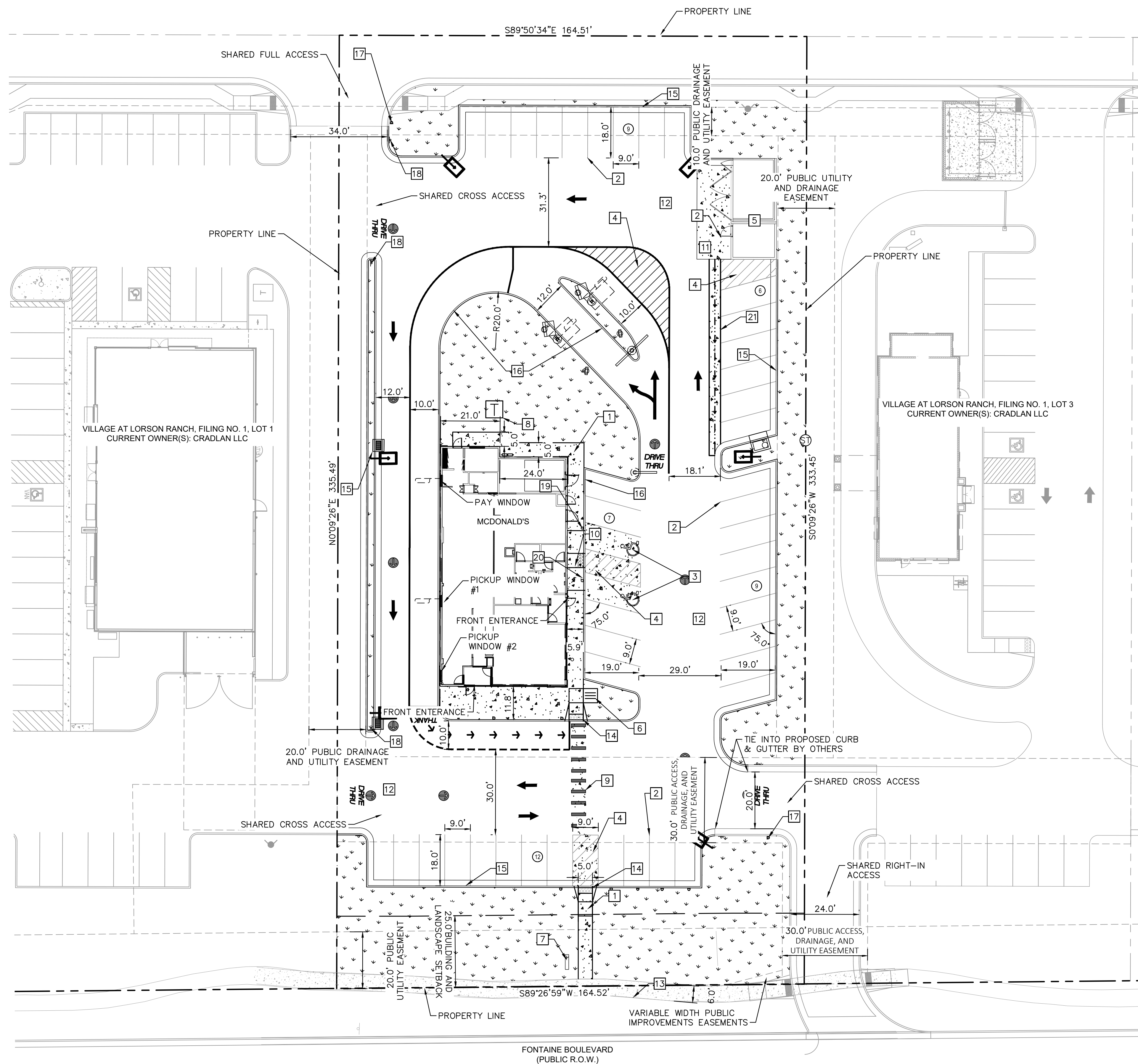
GRADING AND EROSION CONTROL PLAN	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	GENERAL NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN - DETAILS
C1.4	HORIZONTAL CONTROL PLAN
C1.5	LINE AND CURVE TABLES AND PAVEMENT
C1.6	DETAILED GRADING PLAN
C1.7	MCDONALD'S SIGNAGE AND DRIVE THRU PLAN
C1.8	MCDONALD'S SIGNAGE DETAILS
C1.9	STORM SEWER A PLAN & PROFILE
C1.10	STORM SEWER B PLAN & PROFILE
C1.11	STORM SEWER DETAILS
IR1.0	IRRIGATION PLAN
IR1.1	IRRIGATION NOTES
IR1.2	IRRIGATION DETAILS

DRAWN BY: ALS	STD ISSUE DATE 7/30/2024	REVIEWED BY: JIM	DATE ISSUED 7/30/2024	TITLE CONSTRUCTION DRAWINGS	DESCRIPTION COVER	SITE ADDRESS 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	SITE ID 51028	REV.	DATE	BY



C1.0

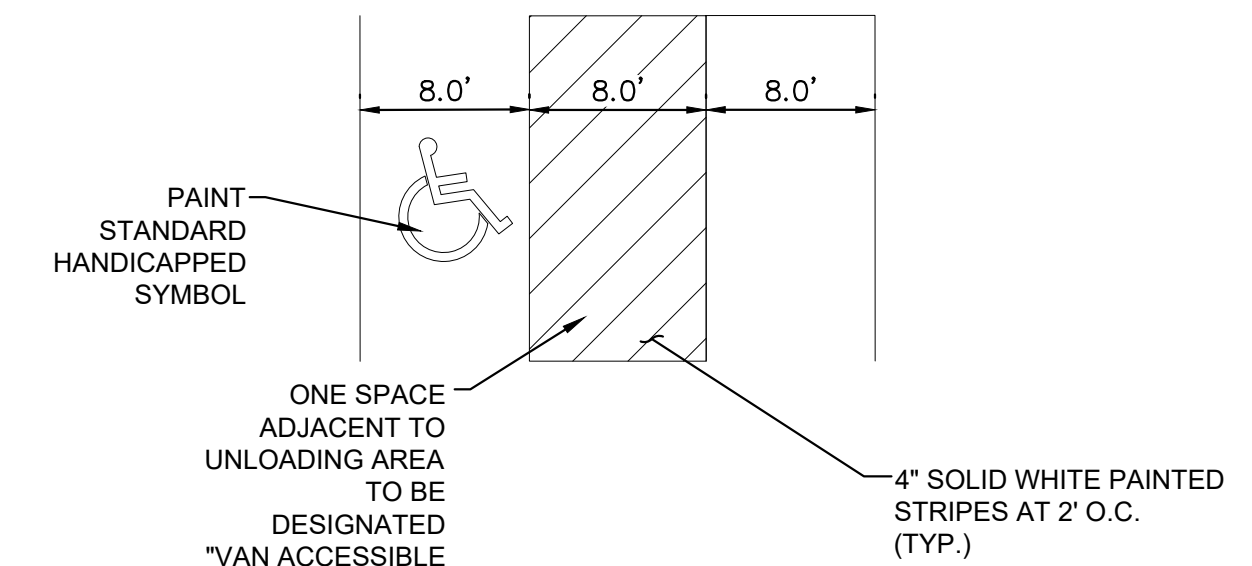
VILLAGE AT LORSON RANCH,
FILING NO. 1, LOT 6
CURRENT OWNER(S): CRADLAN LLC



LEGEND

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

ADA SIGNS TO BE IN ACCORDANCE WITH ADA STANDARDS.



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

KEY NOTES

- PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
- PROPOSED 4" WIDE PARKING STRIPE (TYP.)
- PROPOSED ADA SYMBOL (PER DETAIL THIS SHEET)
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- DUMPSTER ENCLOSURE AND SHED.
- PROPOSED BIKE PARKING
- PROPOSED MONUMENT SIGN, PER SEPARATE PERMIT
- PROPOSED TRANSFORMER
- PEDESTRIAN CROSSWALK, REF. SHEET 4 FOR DETAIL
- PROPOSED PARALLEL CURB RAMP PER EL PASO COUNTY SD-2_50 W/DETECTABLE WARNING PER EL PASO COUNTY SD-2-42
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED PERPENDICULAR CURB RAMP PER EL PASO COUNTY SD-2-40&41 WITH DETECTABLE WARNING PER EL PASO COUNTY STANDARD SD-2-42
- PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY SD-2-20
- PROPOSED 6" CURB HEAD
- PROPOSED R1-1 STOP SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED R5-1 DO NOT ENTER SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED VAN ADA PARKING SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED ADA PARKING SIGN, REF. SHEET 4 FOR DETAIL
- PROPOSED 4' WIDE CDOT V-GUTTER TYPE 2 PER CDOT STD. PLAN NO. M-609-1

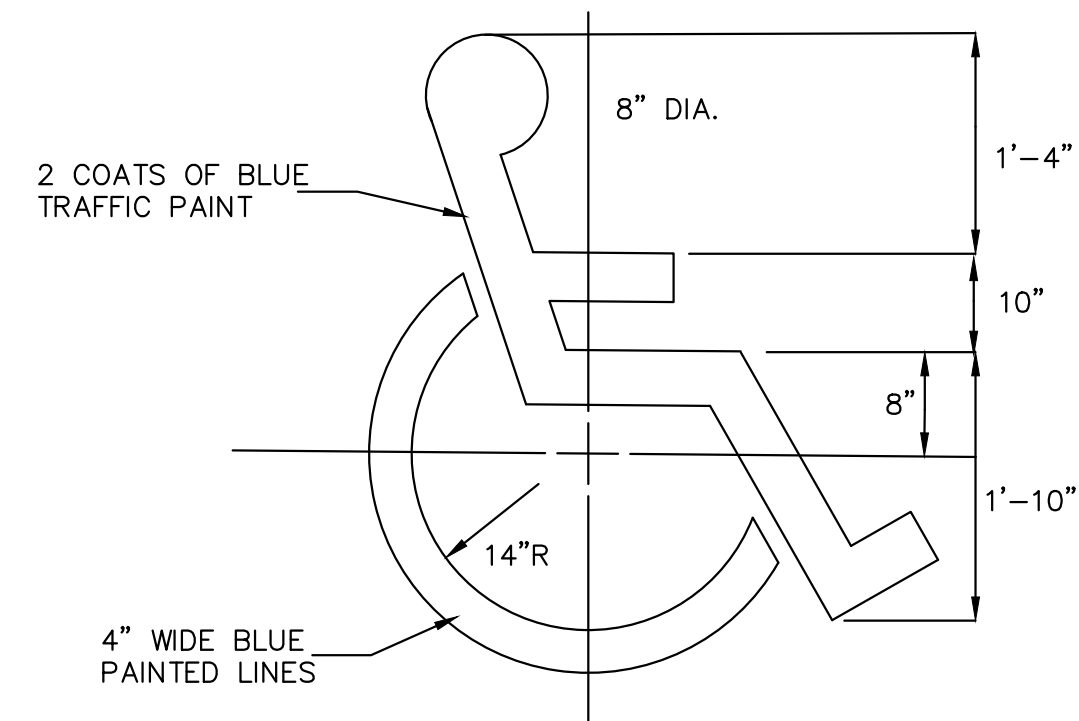
TITLE	DESCRIPTION	DATE	REV	DATE	BY
CONSTRUCTION DRAWINGS					
SITE PLAN					
SITE ID	51028				
<p>811 Know what's below. Call before you dig.</p>					

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 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.

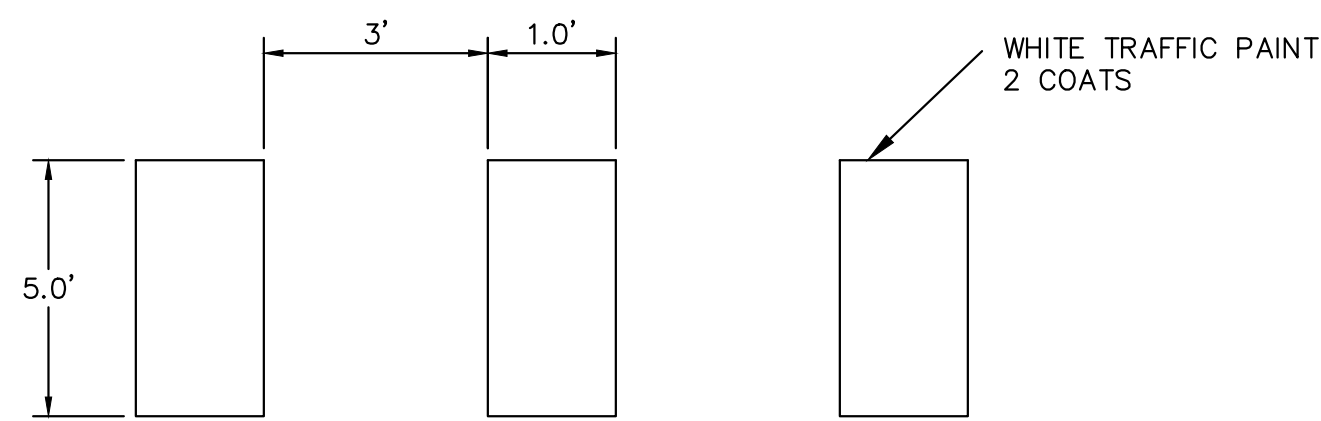
DRAWN BY: ALS
STD ISSUE DATE: 7/30/2024
REVIEWED BY: JIM
DATE ISSUED: 7/30/2024

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

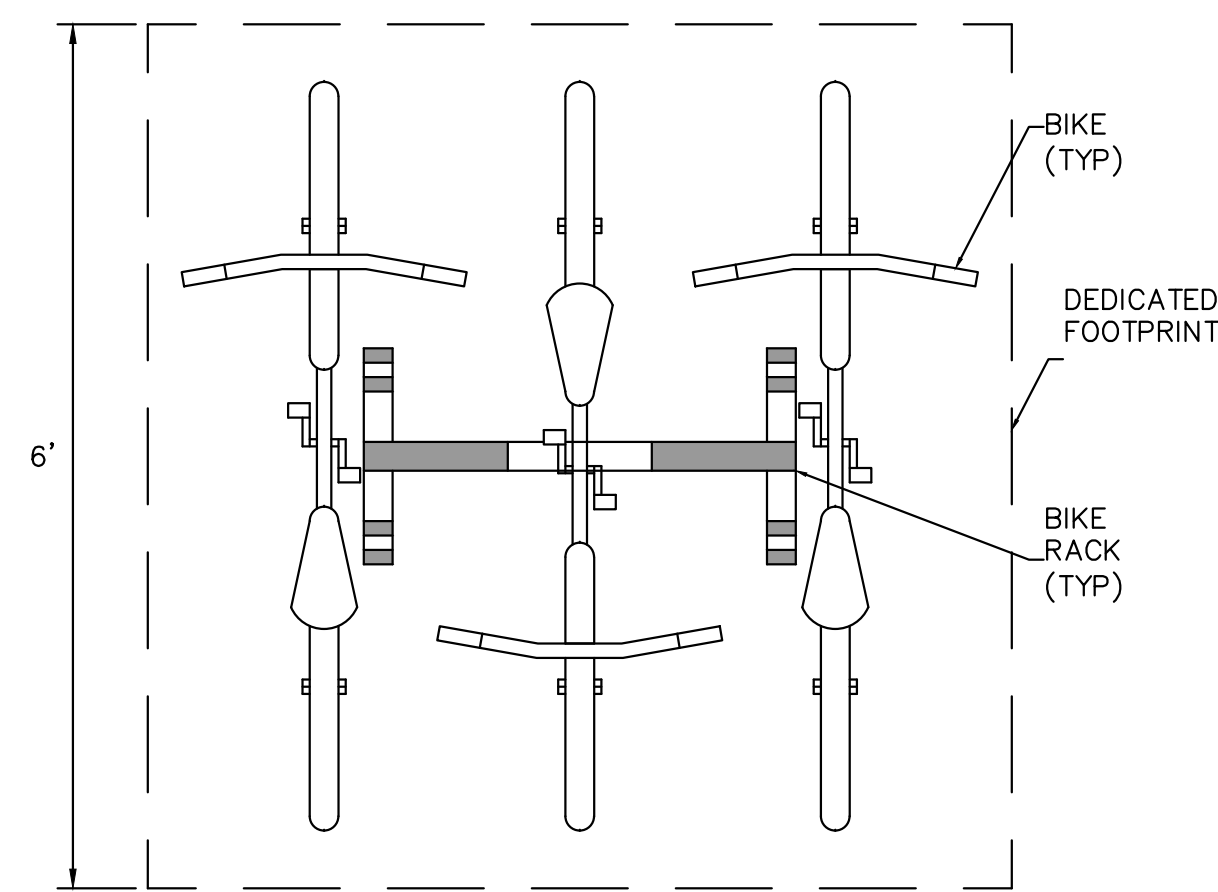
C1.2



HANDICAP SYMBOL
NOT TO SCALE



PRIVATE SITE CROSSWALK DETAIL
NOT TO SCALE



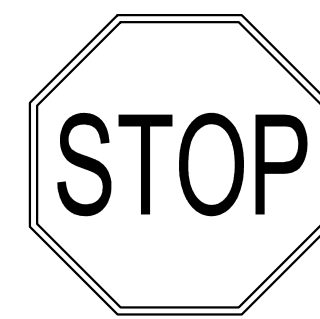
PLAN VIEW:

DEDICATED FOOTPRINT FOR 3 BIKE RACK:
NOT TO SCALE



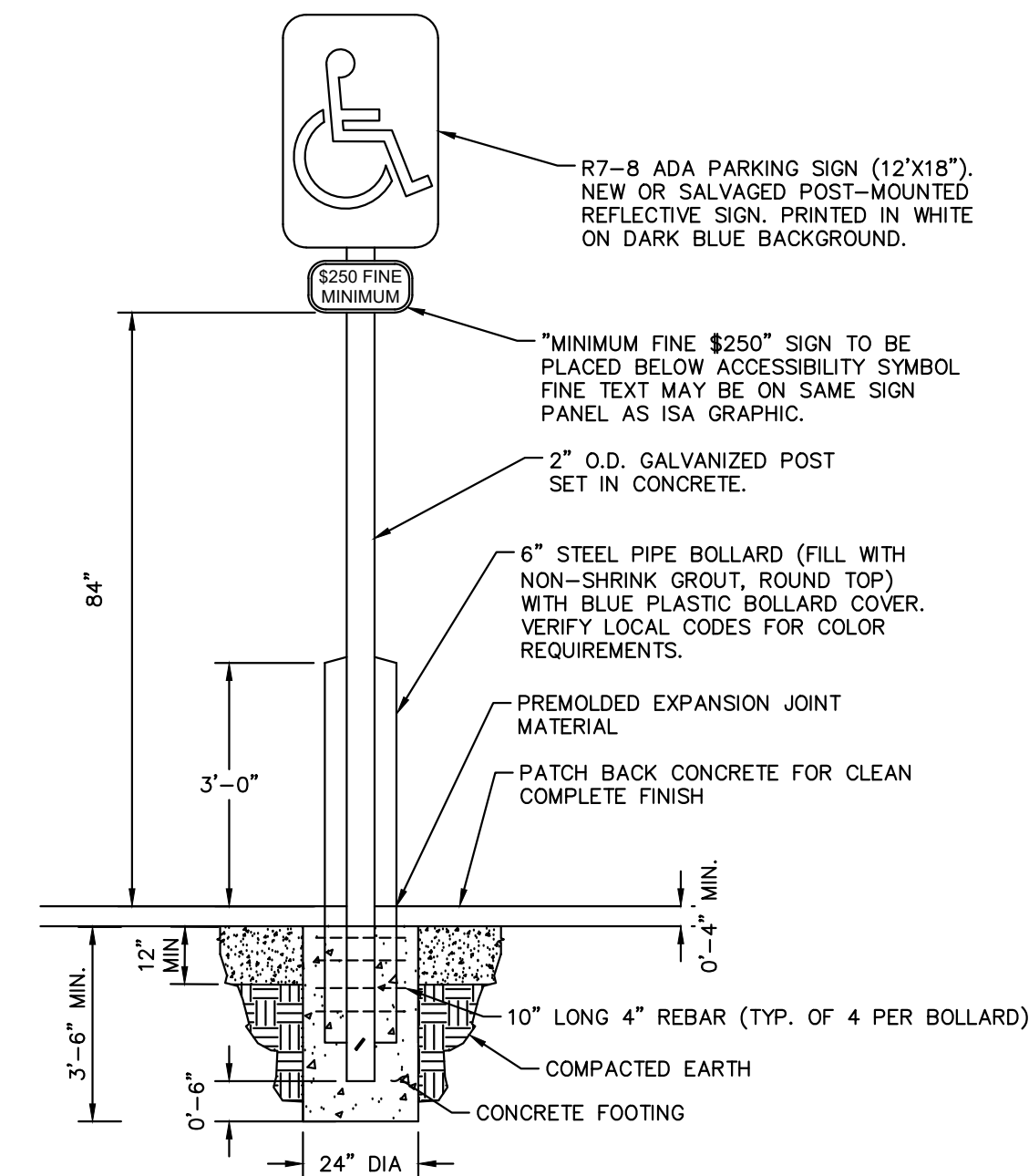
STANDARD RED AND WHITE SIGN
R5-1 30"x30"

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

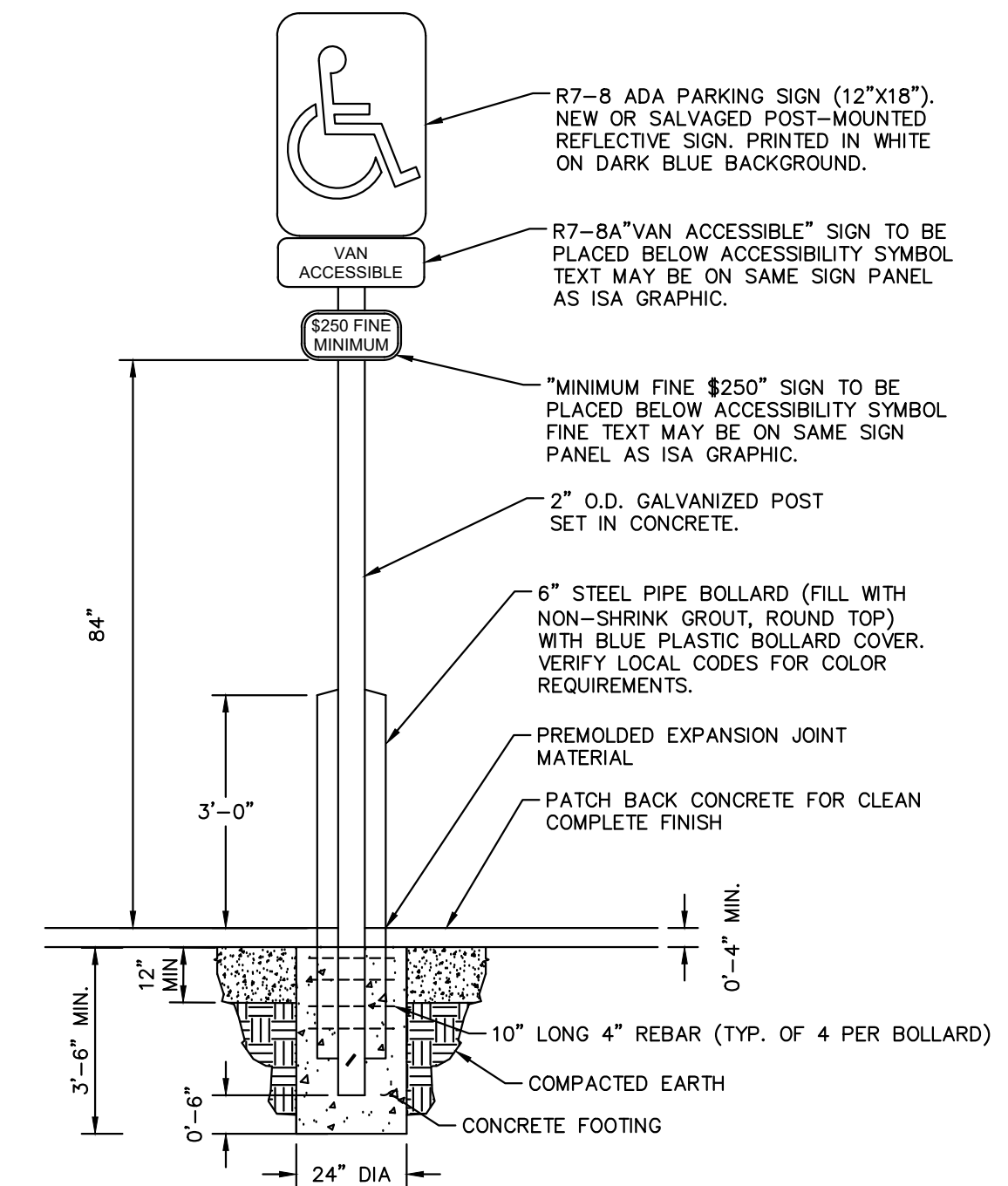


30"x30"
MINIMUM SIZE
BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE



ADA PARKING AND BOLLARD SIGN DETAIL
NOT TO SCALE

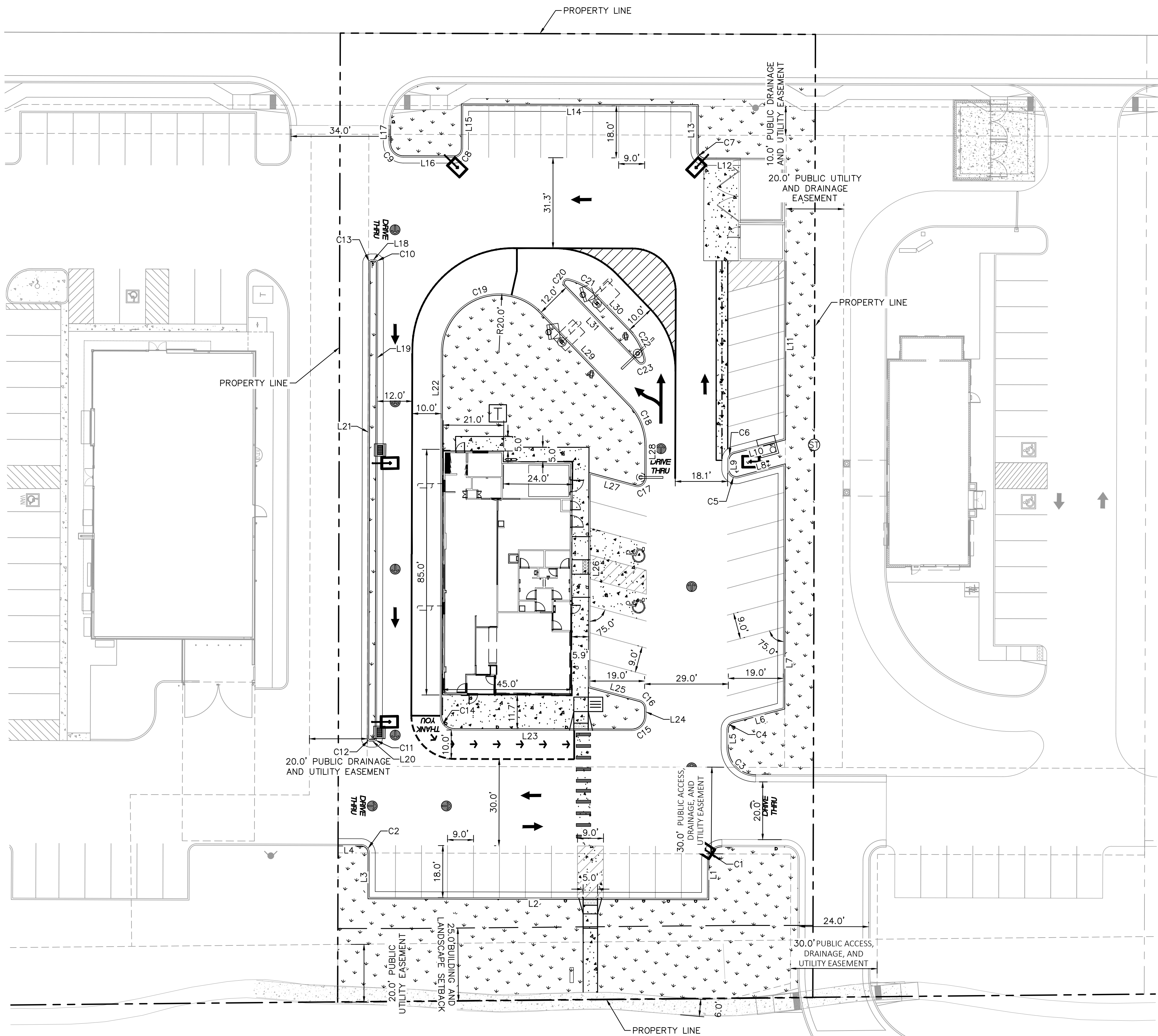


ADA VAN ACCESSIBLE PARKING AND BOLLARD SIGN DETAIL
NOT TO SCALE

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

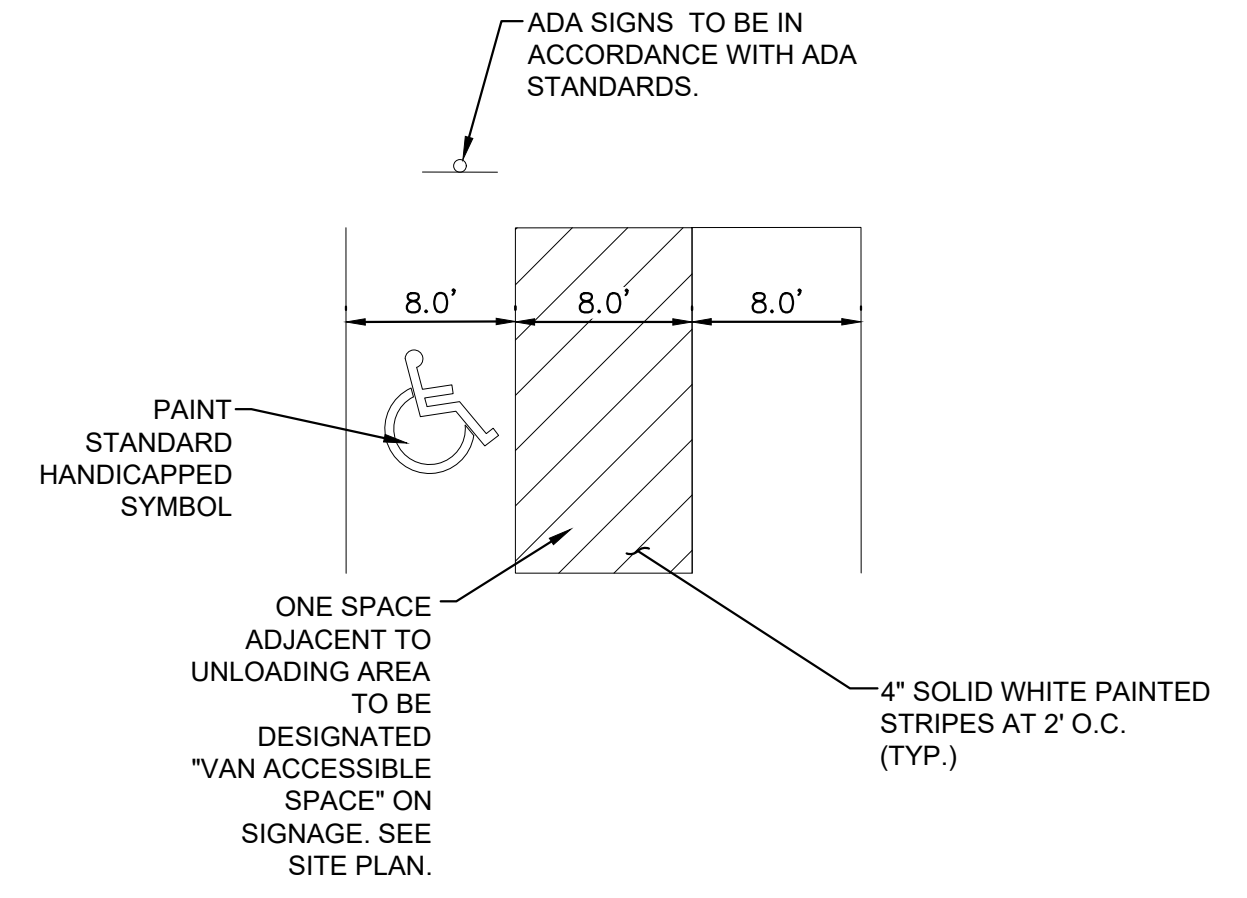
PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the contract documents for use on a different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

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



LEGEND

---	PROPERTY LINE
- - -	SETBACK
- · - · -	EASEMENTS
[Stippled]	PROPOSED CONCRETE
[Dotted]	PROPOSED LANDSCAPING
[Cross-hatched]	EXISTING SIDEWALK
⊕	PROPOSED PARKING COUNT



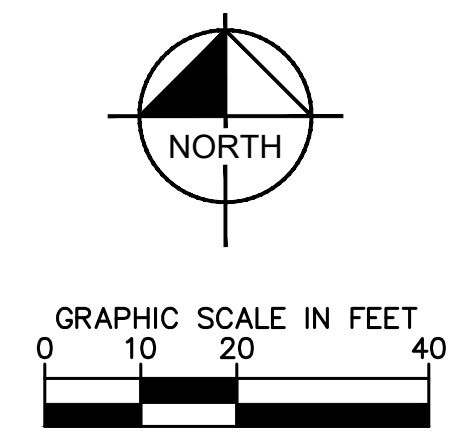
- NOTES:
- DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEETS 3 AND 4).
 - SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

ACCESSIBLE PARKING DETAIL

NOT TO SCALE

GENERAL NOTES

- ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT



TITLE	CONSTRUCTION DRAWINGS	DRAWN BY	ALS
DESCRIPTION	HORIZONTAL CONTROL PLAN	STD ISSUE DATE	7/30/2024
SITE ID	51028	REVIEWED BY	JJM
		DATE ISSUED	7/30/2024
		PREPARED FOR:	McDonald's USA, LLC
		PREPARED BY:	Kimley»Horn
			DESCRIPTION
			REV
			DATE
			BY



C1.4

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"W
L17	5.92	N0°09'26.43"E
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 TABLE						
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'



C1.5

TITLE
CONSTRUCTION DRAWINGS

DESCRIPTION
LINE AND CURVE TABLES AND PAVEMENT

SITE ID
51028

SITE ADDRESS
8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO

DRAWN BY
ALS

STD ISSUE DATE
7/30/2024

REVIEWED BY
JIM

DATE ISSUED
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 for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contractor to obtain the necessary permission from McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.

PREPARED BY:

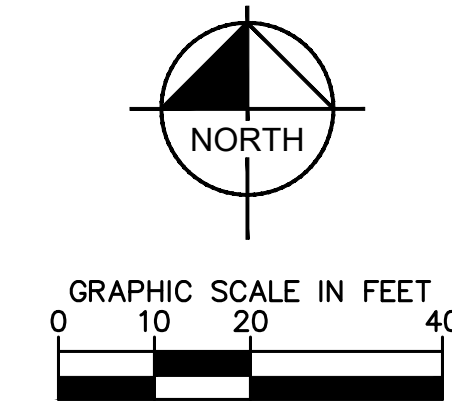
Kimley»Horn

REV. DATE

DESCRIPTION

BY

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

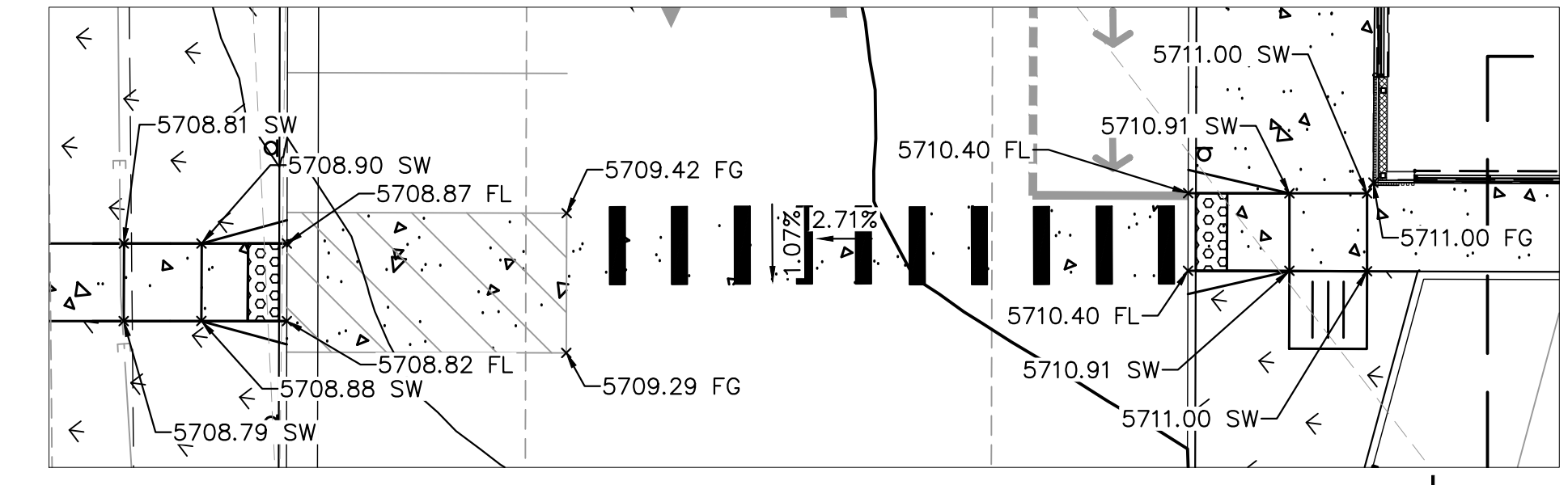
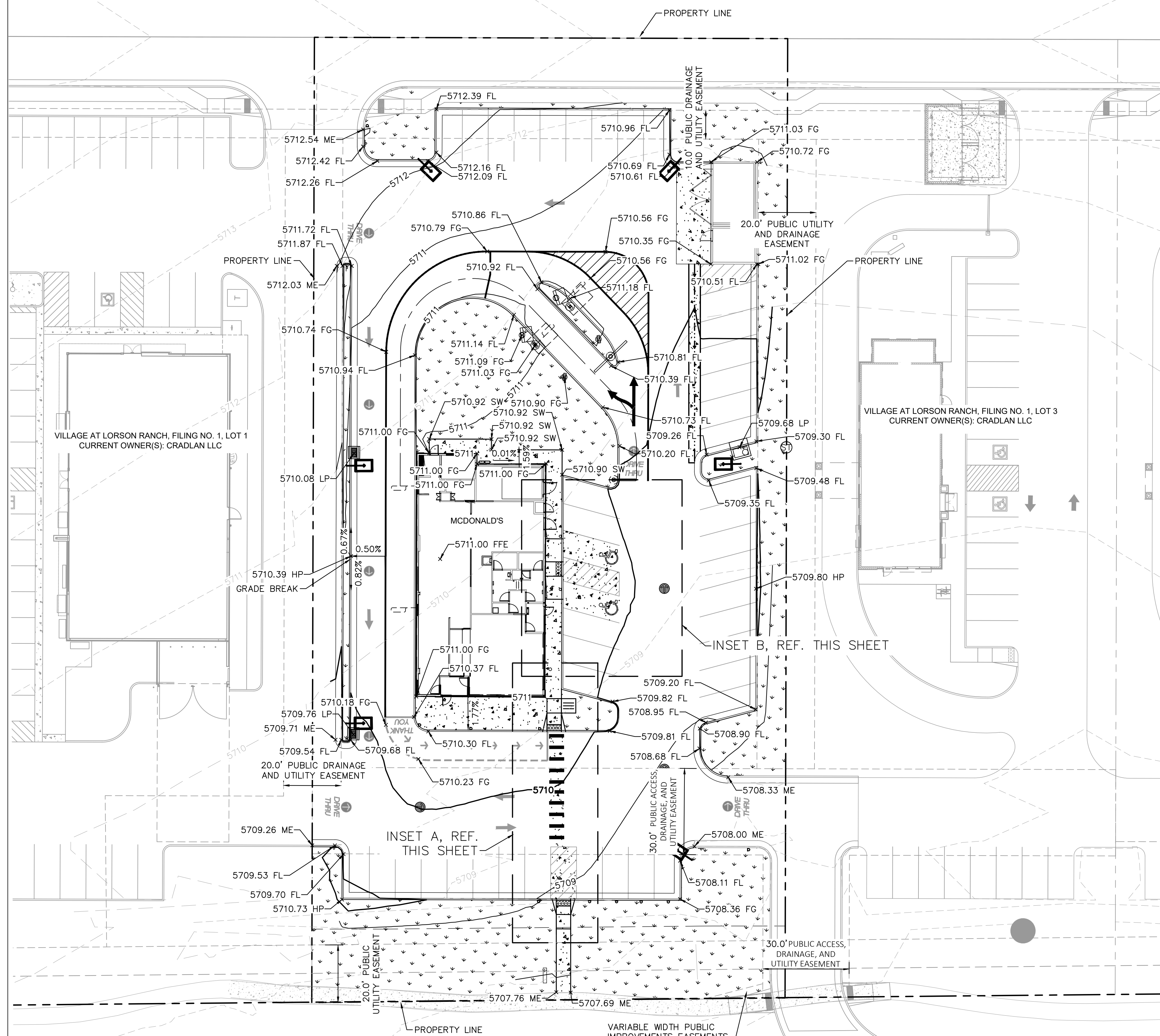


LEGEND

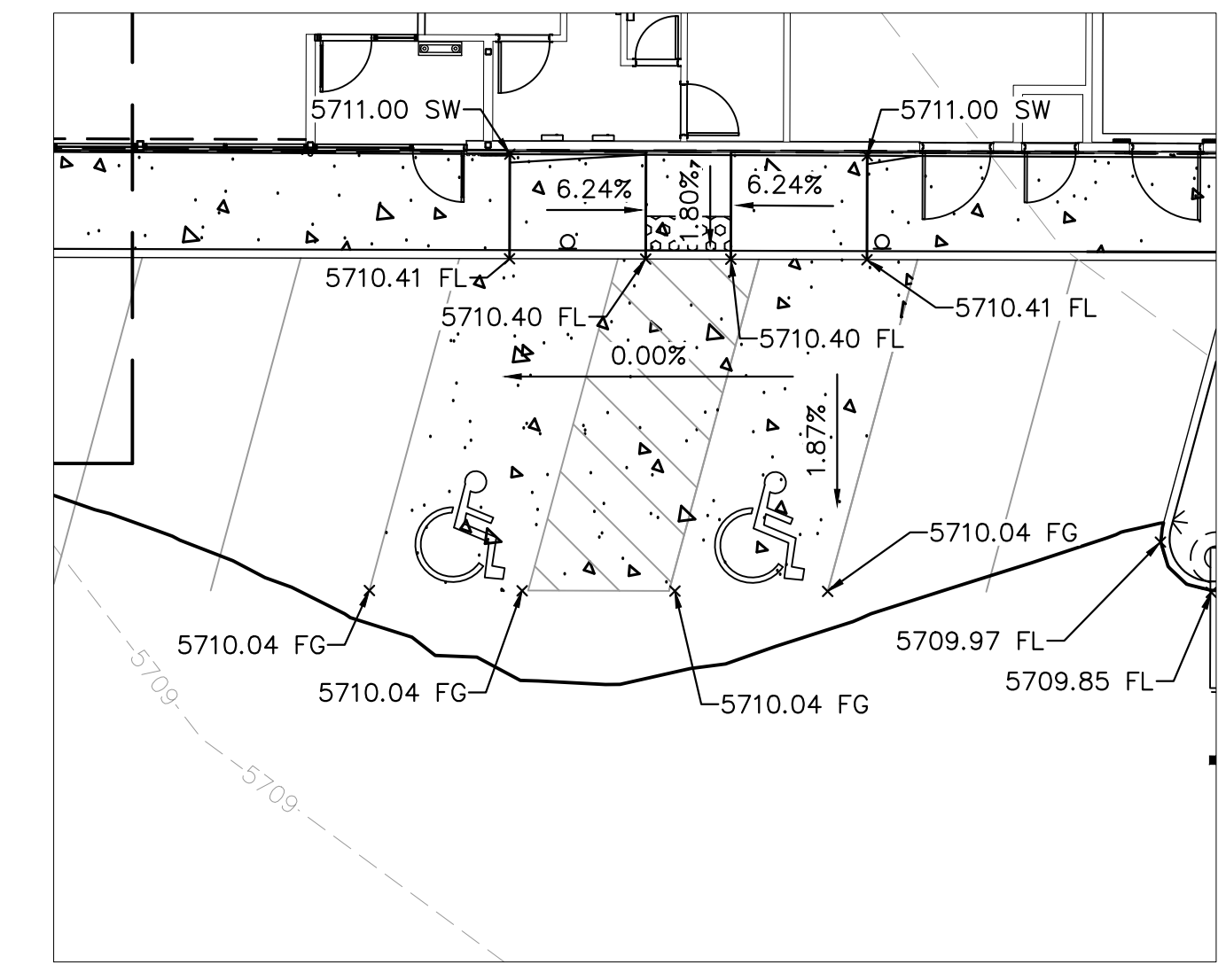
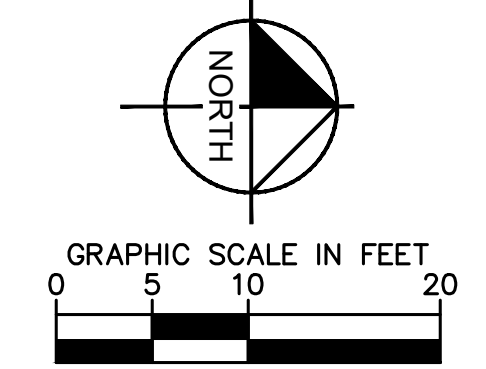
- PROPERTY LINE
- - - SETBACKS
- - - PROPOSED EASEMENTS
- - - EXISTING EASEMENTS
- 6000 — PROPOSED MAJOR CONTOUR
- 6001 — PROPOSED MINOR CONTOUR
- - - 6000 - - - EXISTING MAJOR CONTOUR
- - - 6001 - - - EXISTING MINOR CONTOUR
- [Pattern] PROPOSED LANDSCAPING
- [Pattern] EXISTING SIDEWALK
- FG FINISHED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

GENERAL NOTES

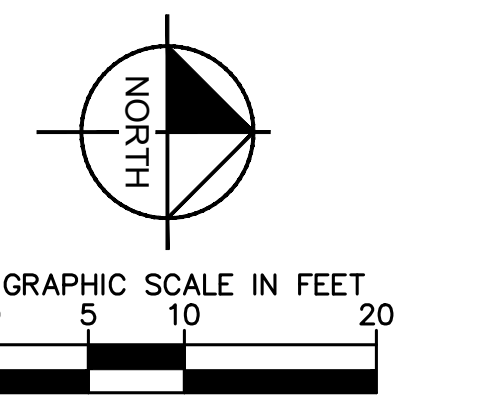
1. PRIVATE CURB RAMPS ON THE SITE SHALL CONFORM TO ADA STANDARDS
2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION
3. ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL
4. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% 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



INSET A



INSET B

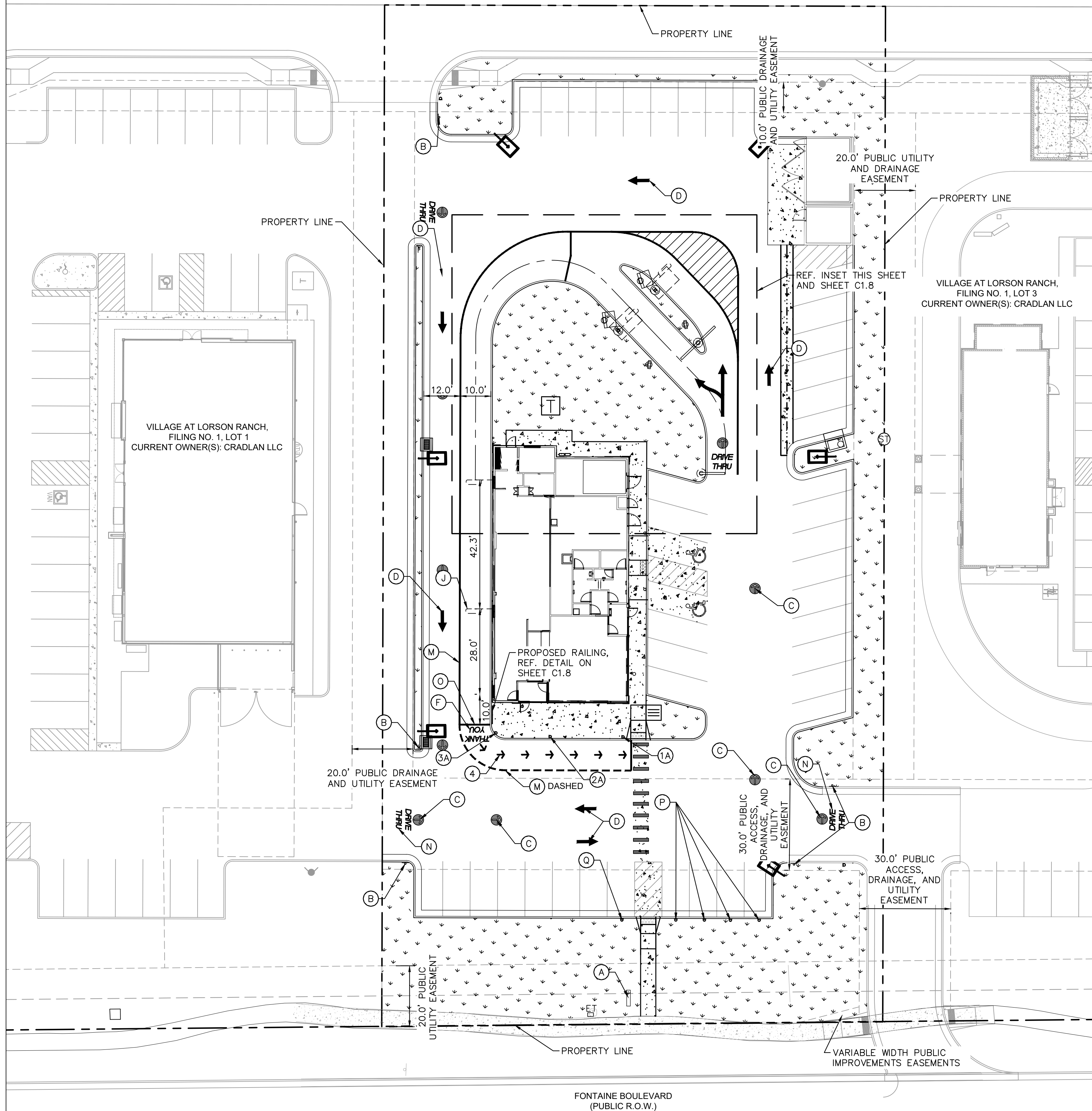


TITLE	CONSTRUCTION DRAWINGS	DATE	7/30/2024	BY	
DESCRIPTION	DETAILED GRADING PLAN	REVIEWED BY	JJM	DATE	7/30/2024
SITE ID	51028	SITE ADDRESS	9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO	REV	
PREPARED FOR:			McDonald's USA, LLC		
DRAWN BY:			ALS		
STD ISSUE DATE			7/30/2024		
REVIEWED BY			JJM		
DATE ISSUED			7/30/2024		
PREPARED BY:			Kimley»Horn		



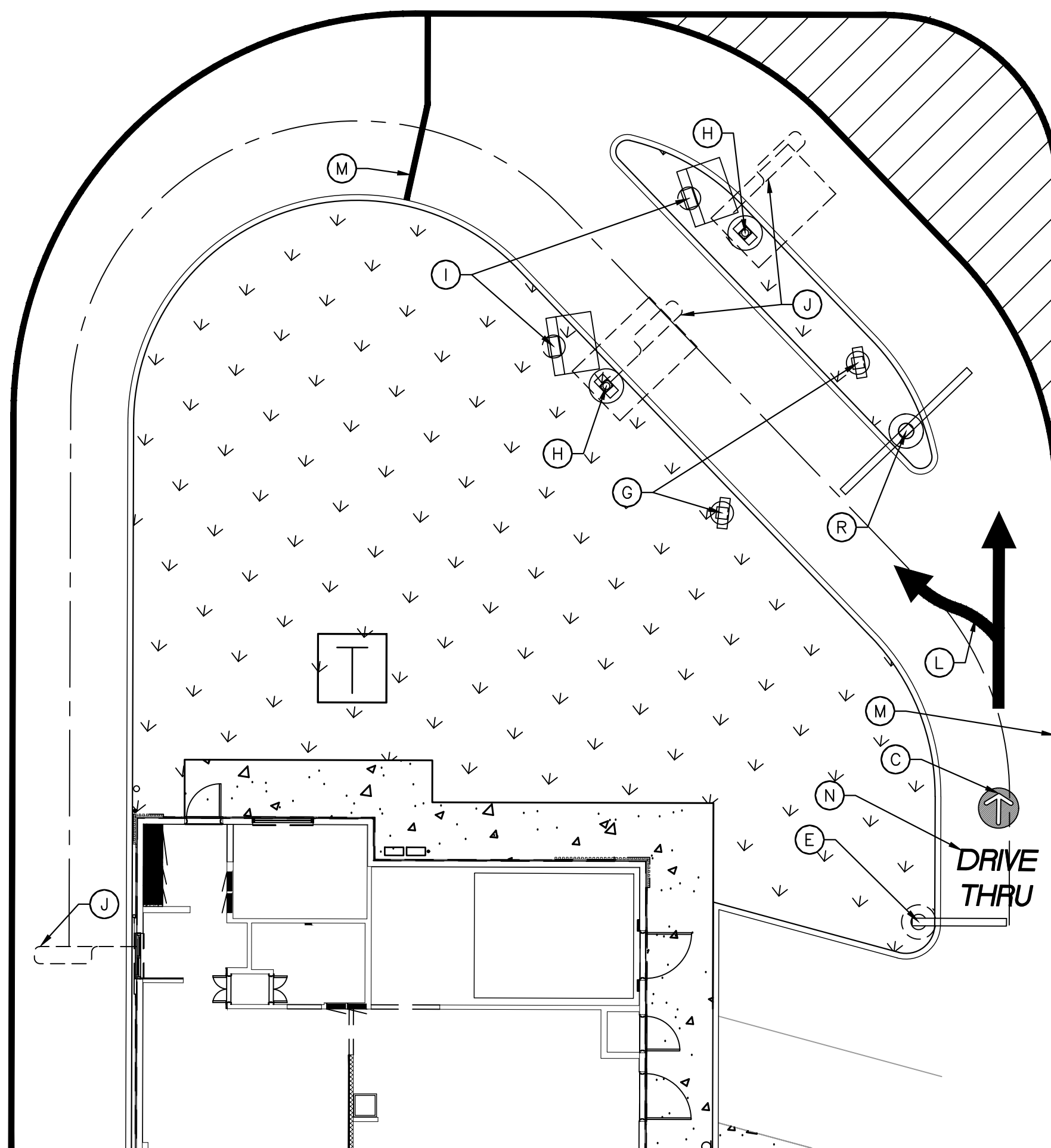
C1.6

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

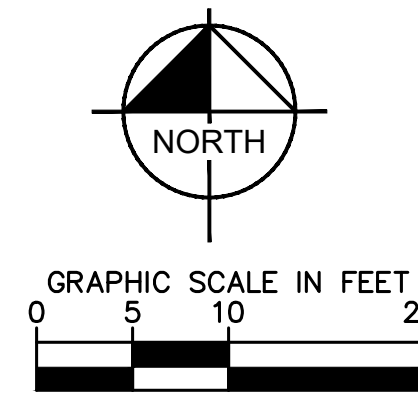


FONTAINE BOULEVARD
 (PUBLIC R.O.W.)

VILLAGE AT LORSON RANCH,
 FILING NO. 1, LOT 3
 CURRENT OWNER(S): CRADLAN LLC

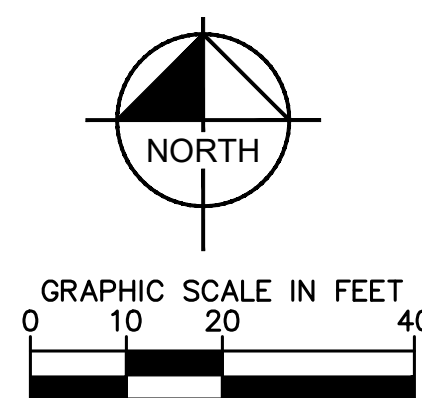


INSET (SIGNAGE)



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

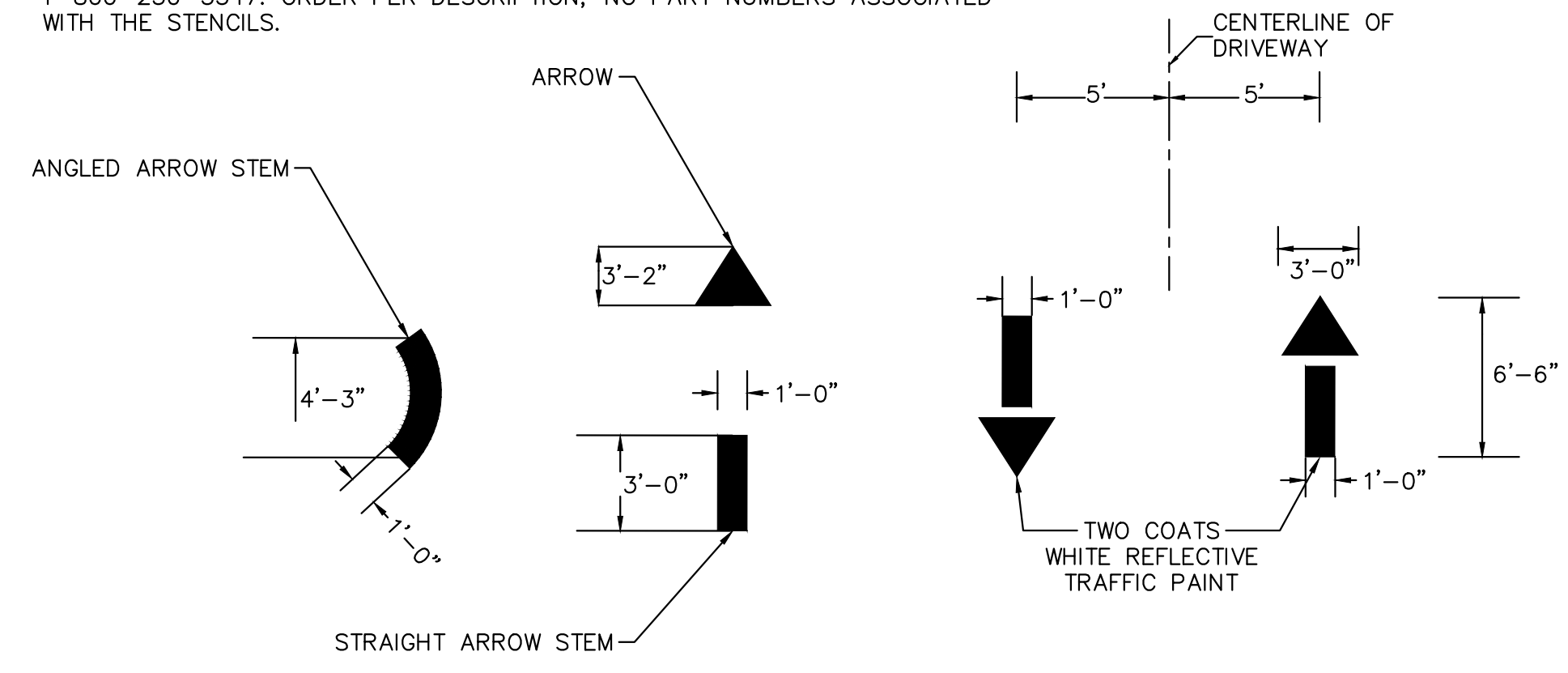
TITLE	CONSTRUCTION DRAWINGS	PREPARED BY:	McDonald's USA, LLC
DESCRIPTION	MCDONALD'S SIGNAGE AND DRIVE THRU PLAN	DATE	7/30/2024
SITE ID	51028	REV	
		DATE	
		DESCRIPTION	
		BY	

McDonald's USA, LLC
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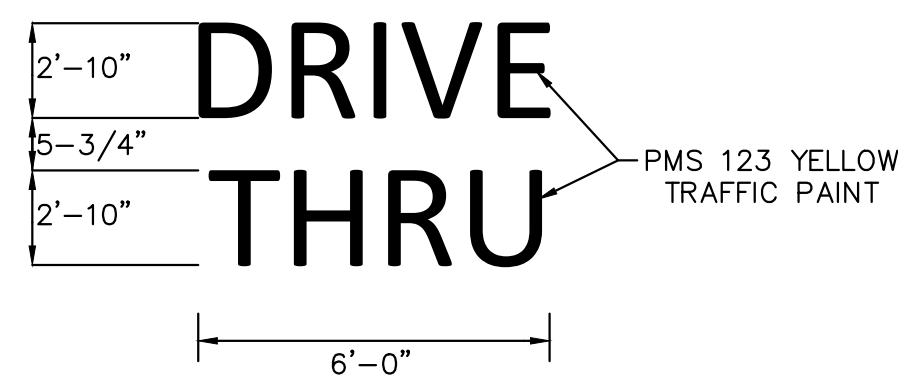


STANDARD STENCIL AND PAINT COLOR NOTE:

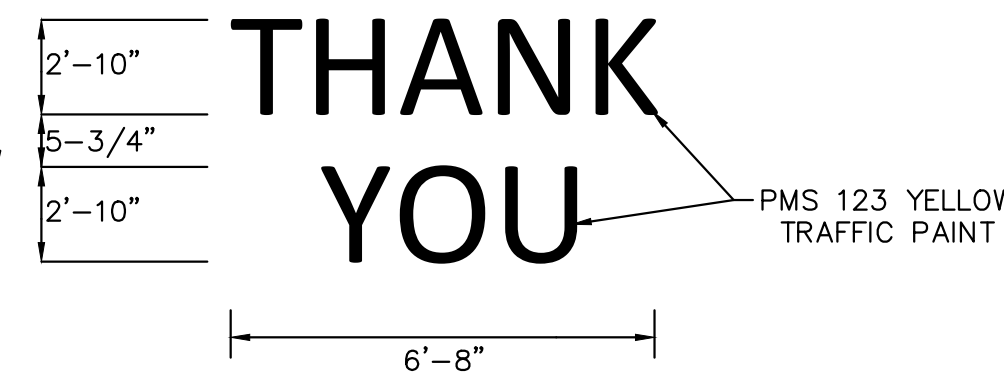
MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY
1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED WITH THE STENCILS.



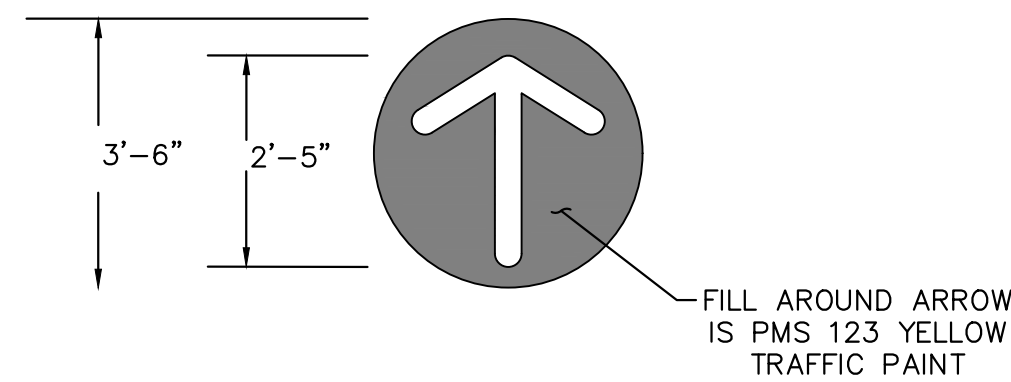
DIRECTIONAL ARROW DETAIL
NOT TO SCALE



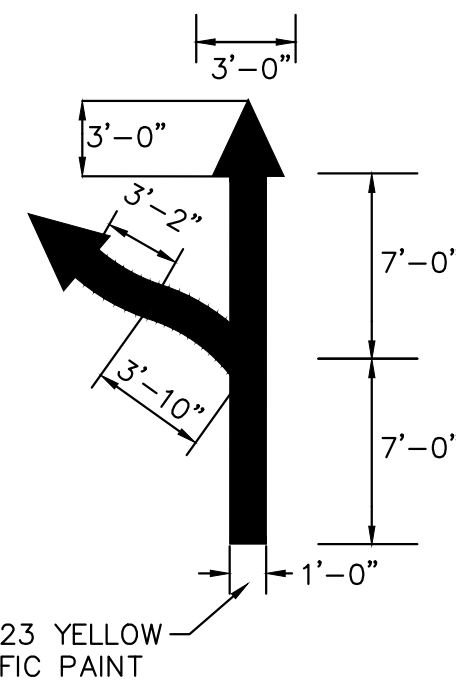
DRIVE-THRU DETAIL
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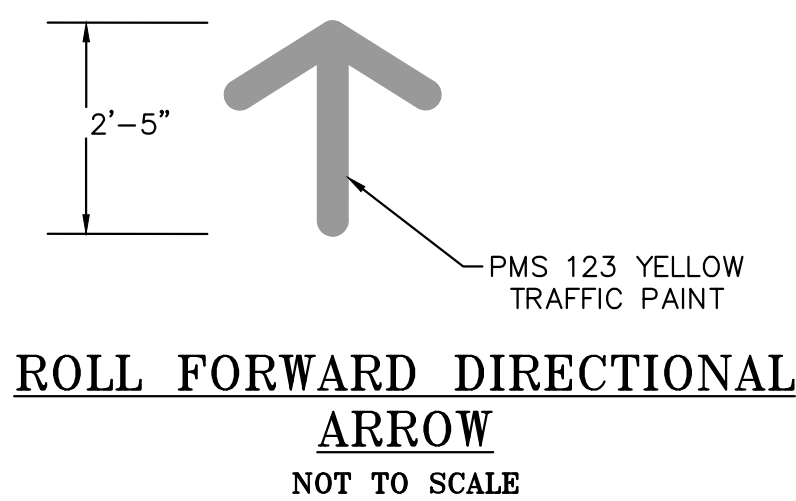
THANK YOU DETAIL
NOT TO SCALE



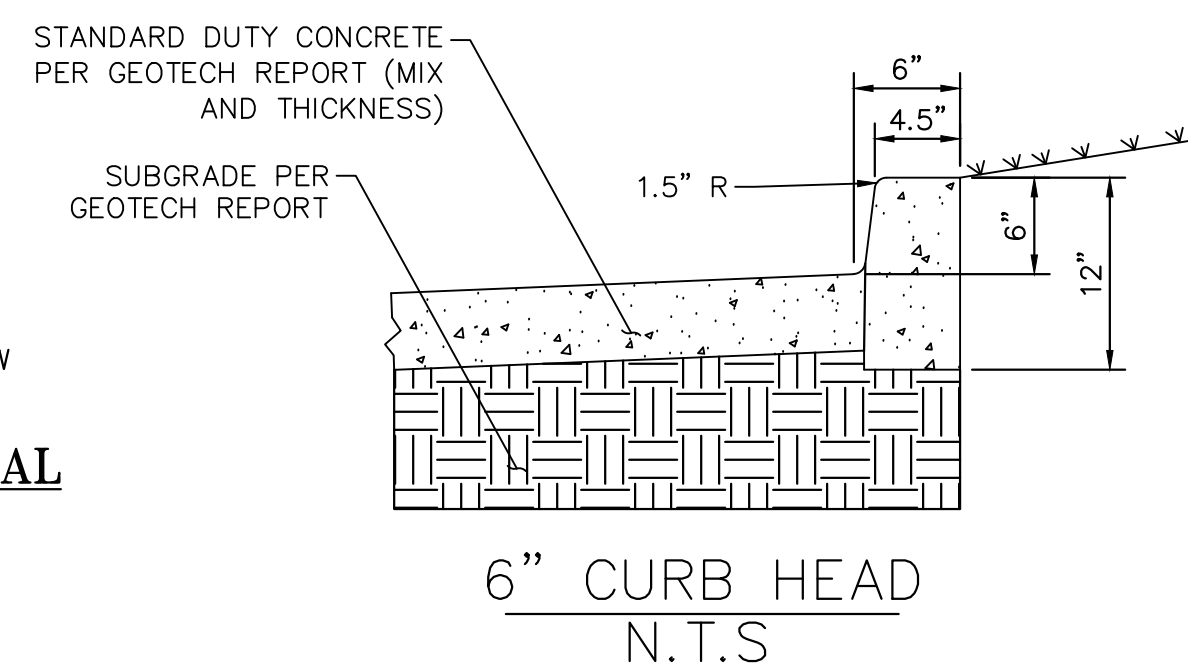
STANDARD TRAFFIC ARROW
NOT TO SCALE



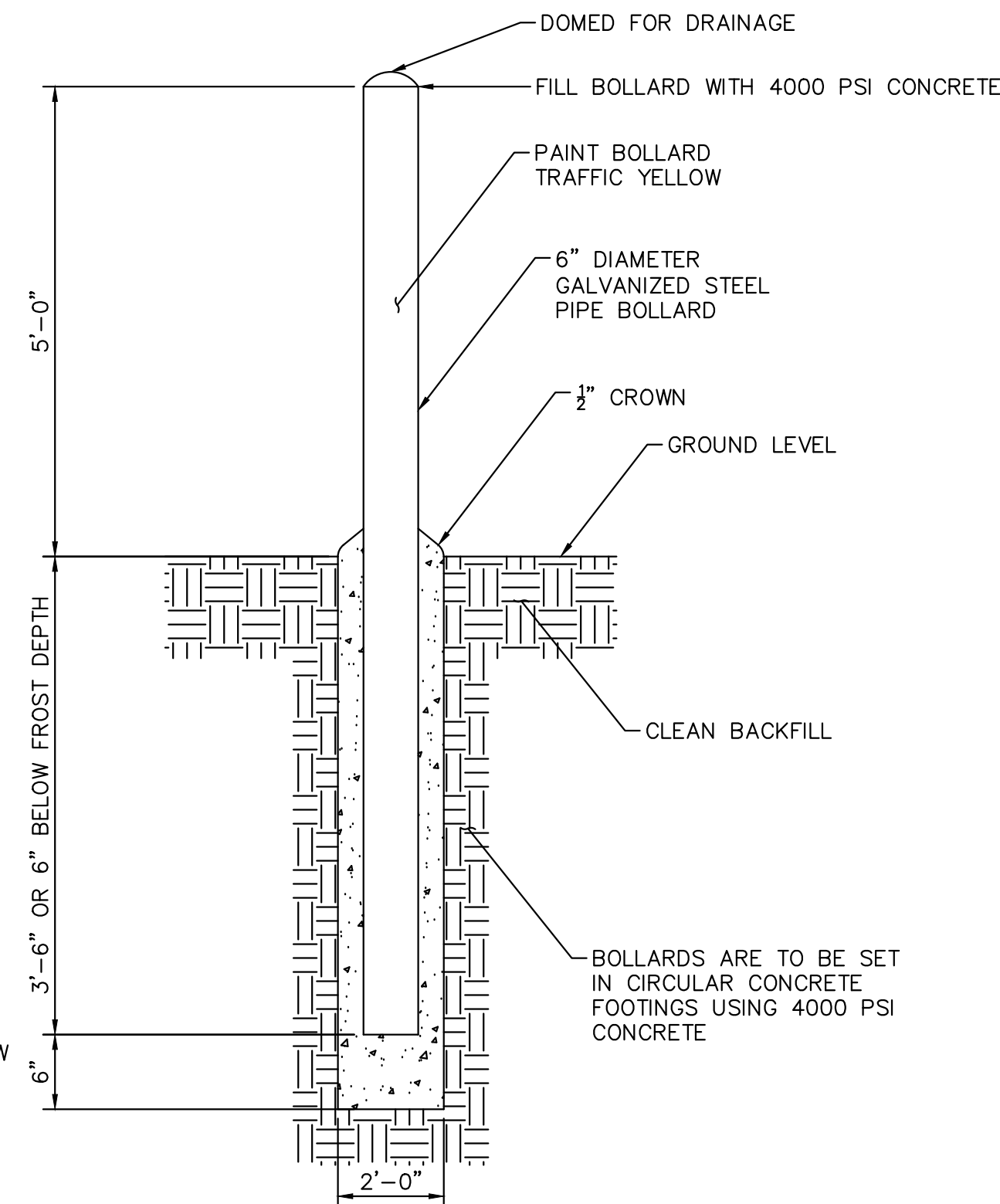
DRIVE-THRU ARROW DETAIL
NOT TO SCALE



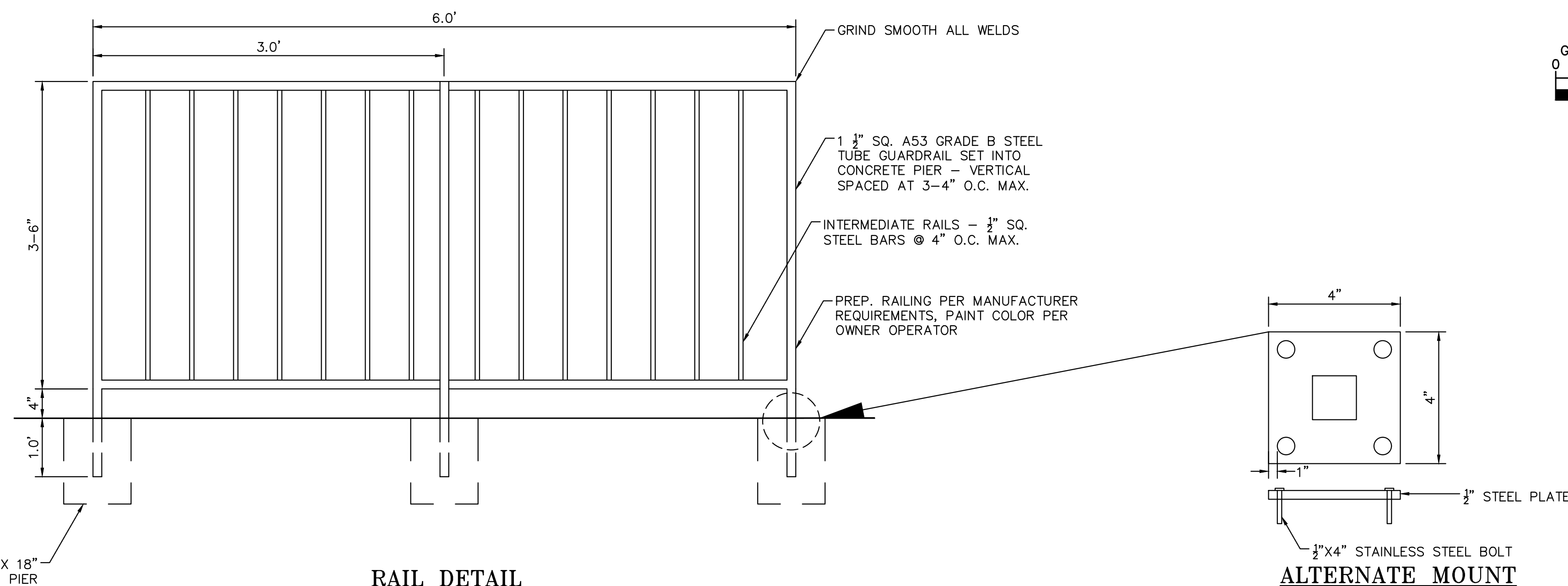
ROLL FORWARD DIRECTIONAL ARROW
NOT TO SCALE



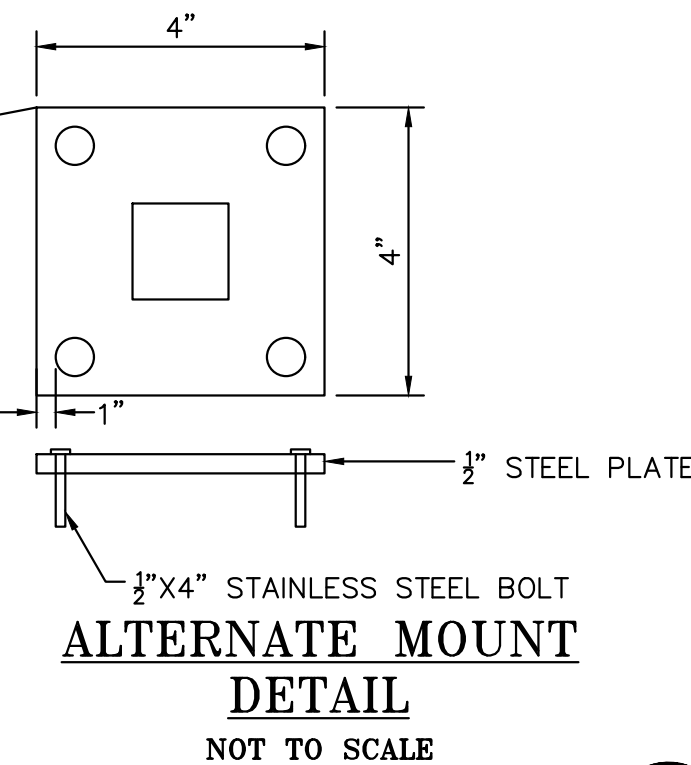
6" CURB HEAD
N.T.S



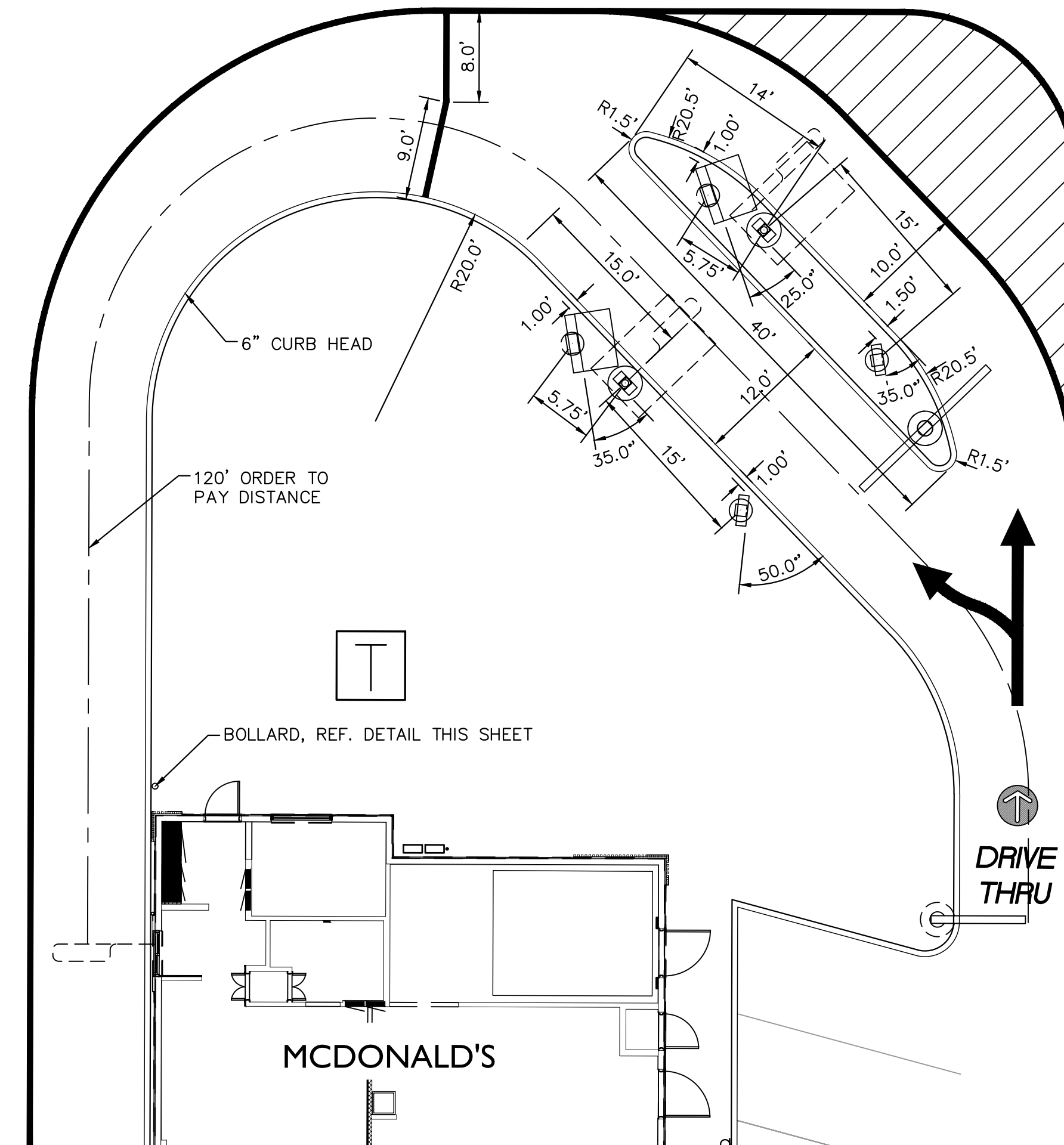
BOLLARD DETAIL
NOT TO SCALE



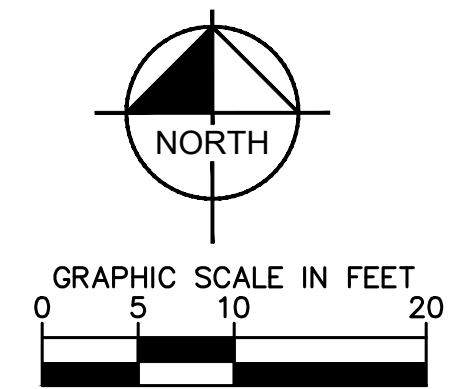
RAIL DETAIL
NOT TO SCALE



ALTERNATE MOUNT DETAIL
NOT TO SCALE

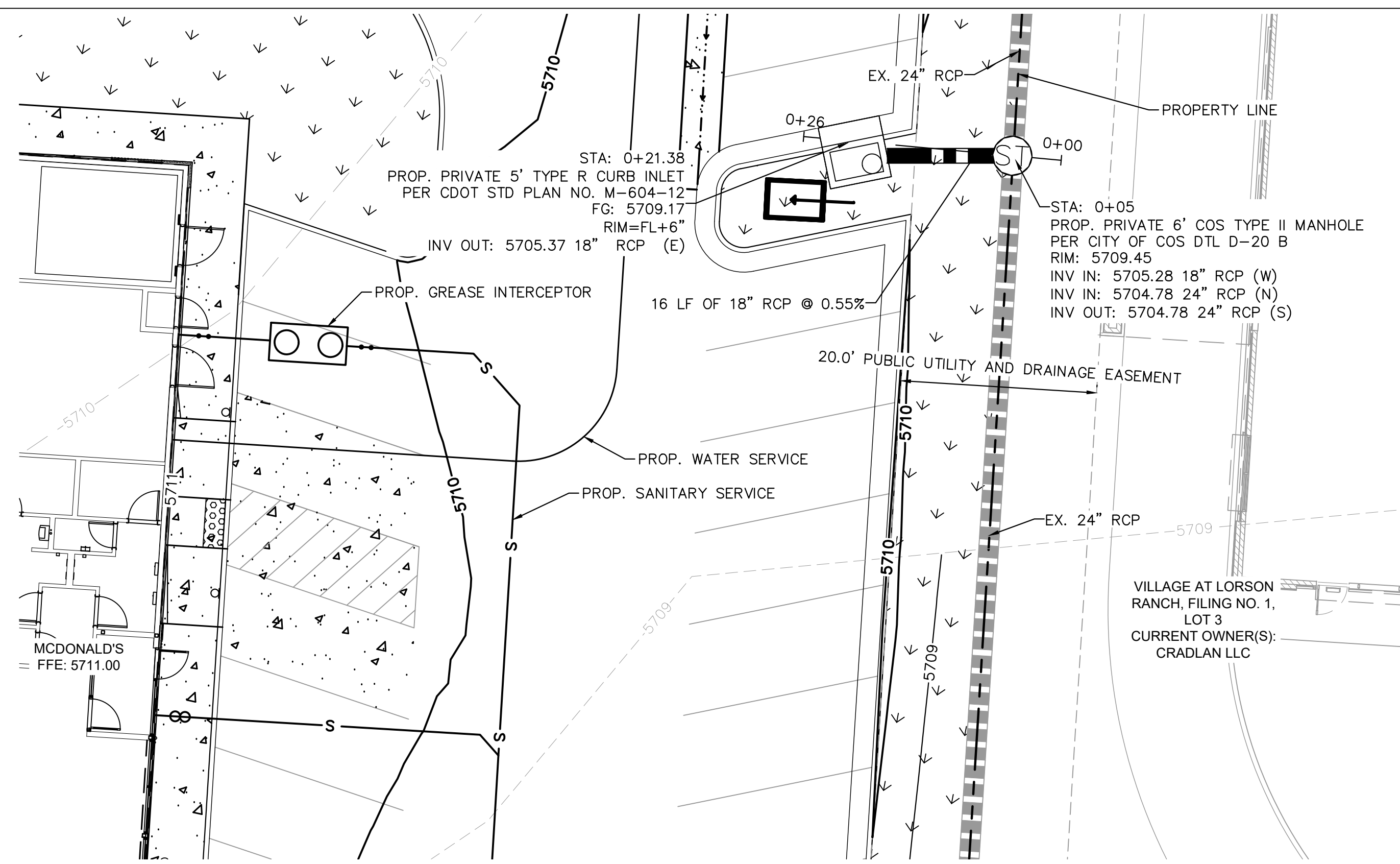


INSET (DIMENSION)

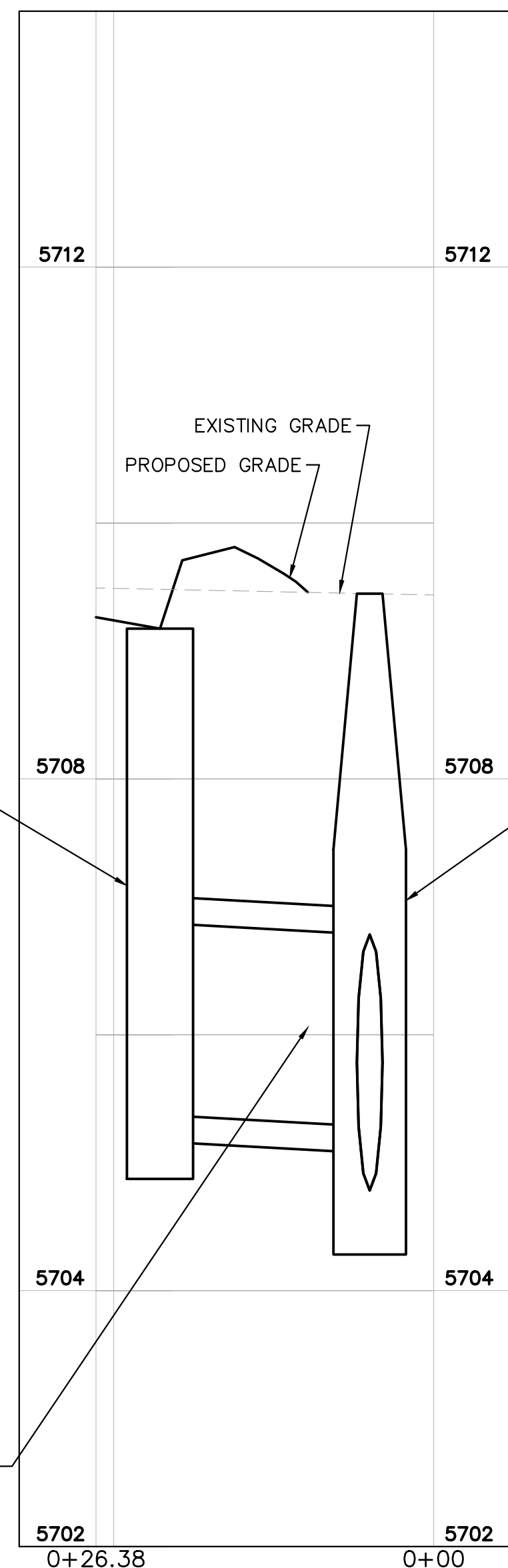
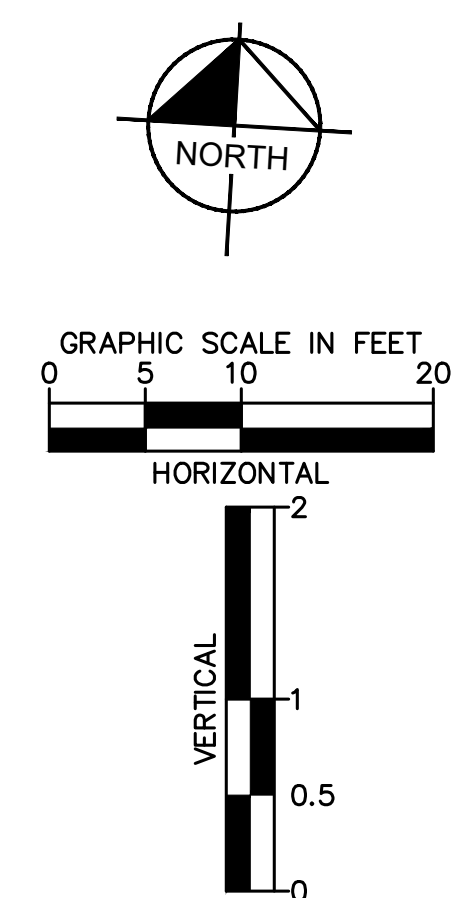


DRAWN BY: ALS		STD ISSUE DATE: 7/30/2024		REVIEWED BY: JIM		DATE ISSUED: 7/30/2024	
TITLE: CONSTRUCTION DRAWINGS				DESCRIPTION: MCDONALD'S SIGNAGE DETAILS			
SITE ID: 51028				SITE ADDRESS: 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO			
PREPARED BY: Kimley»Horn							BY:
McDonald's USA, LLC							REV:
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STORM SEWER A - PLAN VIEW



STORM SEWER A - PROFILE VIEW

LEGEND

	PROPERTY LINE
	SETBACKS
	PROPOSED 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
	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 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.

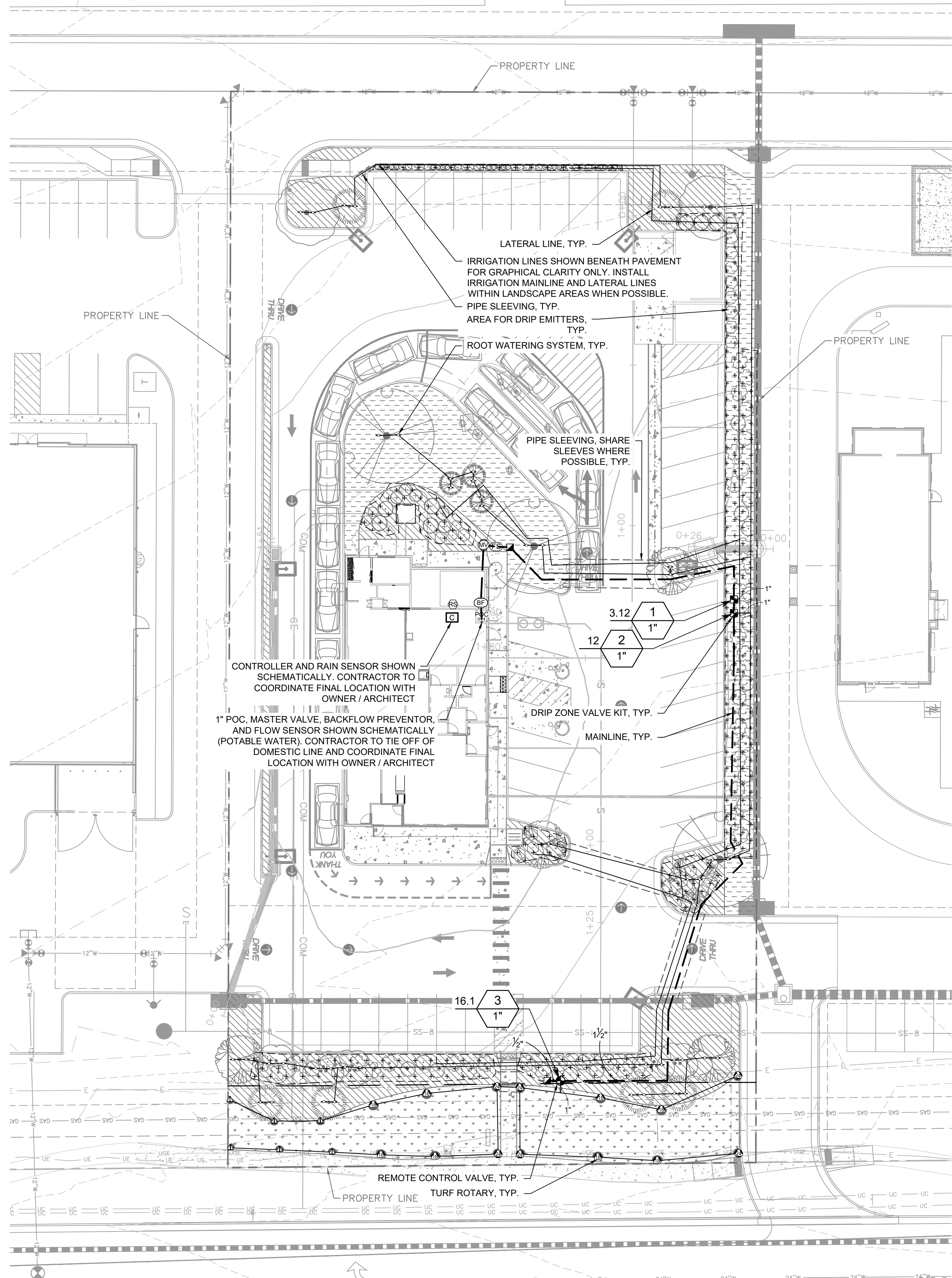
TITLE	CONSTRUCTION DRAWINGS	PREPARED BY:	Kimley»Horn
DESCRIPTION	STORM SEWER A PLAN & PROFILE	DATE	
SITE ID	51028	REV	
		DATE	
		DESCRIPTION	
		BY	

PREPARED FOR:

 McDonald's USA, LLC
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DRAWN BY	ALS
STD ISSUE DATE	7/30/2024
REVIEWED BY	JJM
DATE ISSUED	7/30/2024





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ. 14 F	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
18 ADJ. 18 F	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
24 ADJ. 24 F	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
1401 1402	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
[Symbol]	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
[Symbol]	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. 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
[Symbol]	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
[Symbol]	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2
[Symbol]	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
[Symbol]	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
[Symbol]	RAIN BIRD ESPLXME2-LXM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE, INSTALL IN LXM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
[Symbol]	RAIN BIRD WR2-RFS WIRELESS RAINFREEZE SENSOR.	1
[Symbol]	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. INSTALL IN RAIN BIRD VALVE BOX.	1
[Symbol]	POC 1" POINT OF CONNECTION 1"	1
[Symbol]	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.
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40	311.5 L.F.
[Symbol]	PIPE SLEEVE: PVC SCHEDULE 40	108.4 L.F.

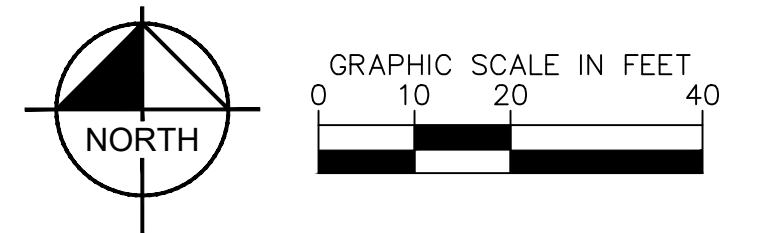


VALVE SCHEDULE

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

CONSTRUCTION DRAWINGS

DESCRIPTION:
IRRIGATION PLAN

TITLE: **IR1.0**

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

REV. DATE DESCRIPTION



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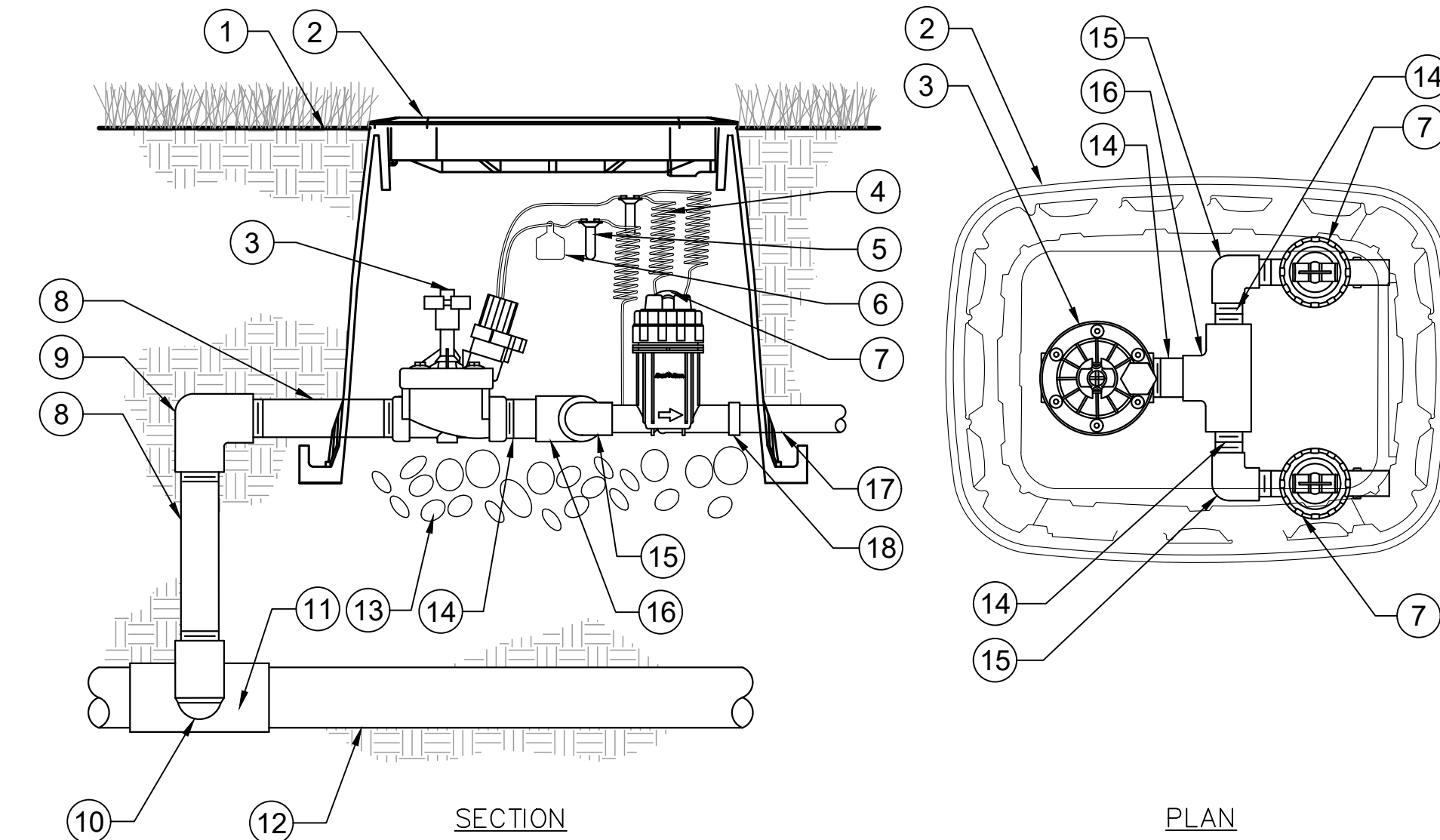
P.O.C. NUMBER: 01
Water Source Information:

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

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

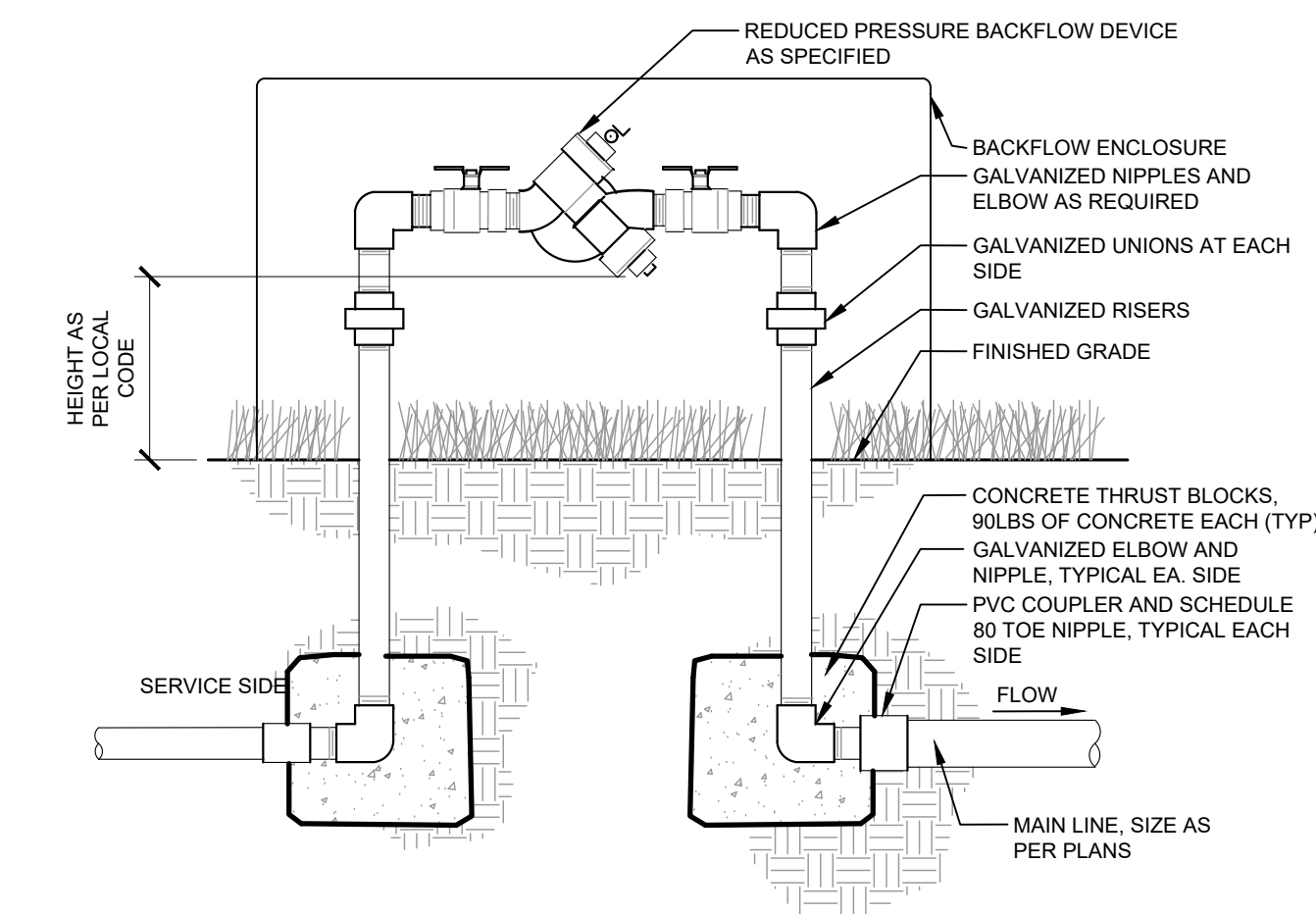
DESIGN ANALYSIS
Maximum Station Flow: 16.08 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 2.12 GPM

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

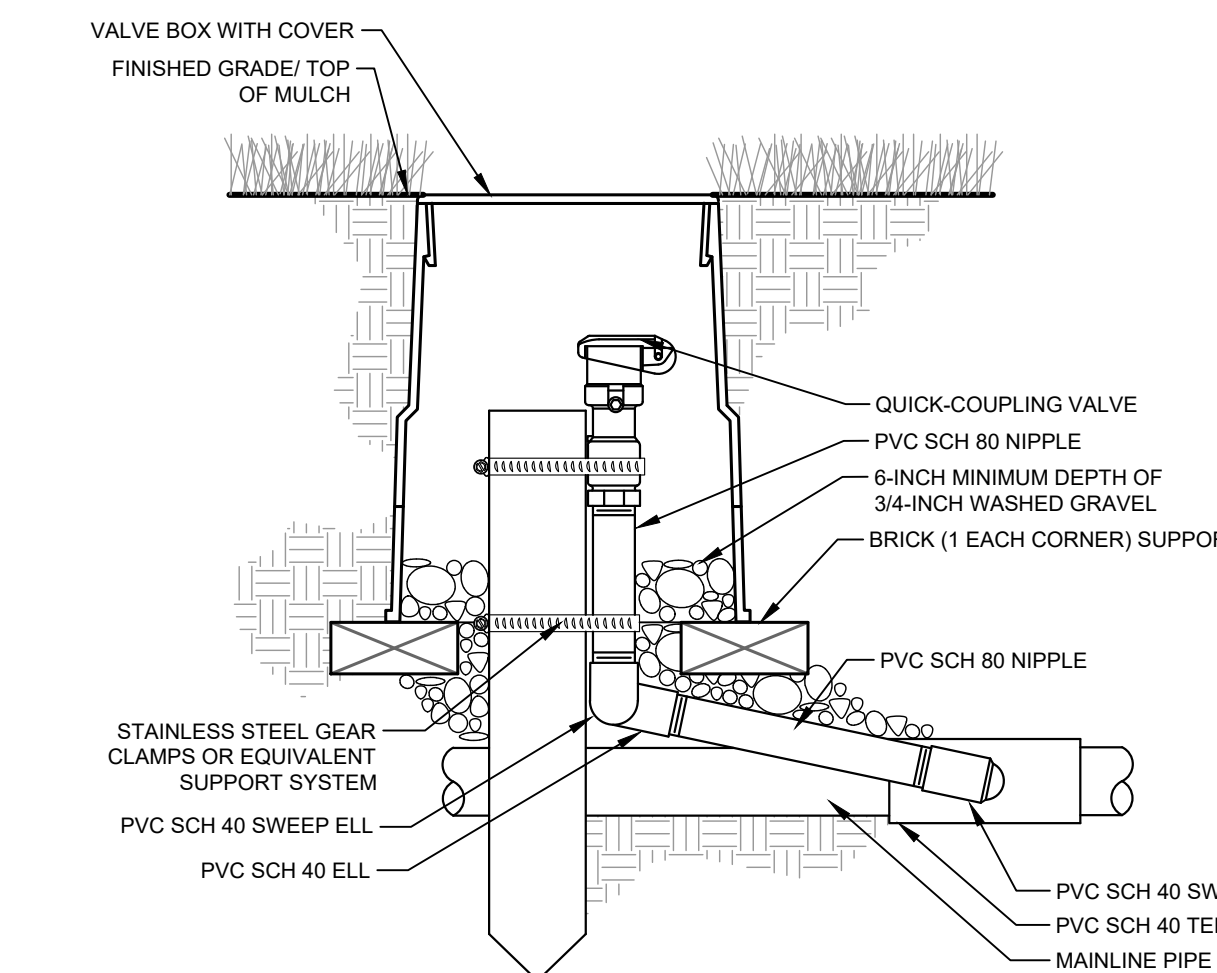


- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH LOCKING COVER
- REMOTE CONTROL VALVE
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- ID TAG
- PRESSURE REGULATING QUICK CHECK BASKET FILTER
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 40 NIPPLE (2-INCH LENGTH, HIDDEN)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

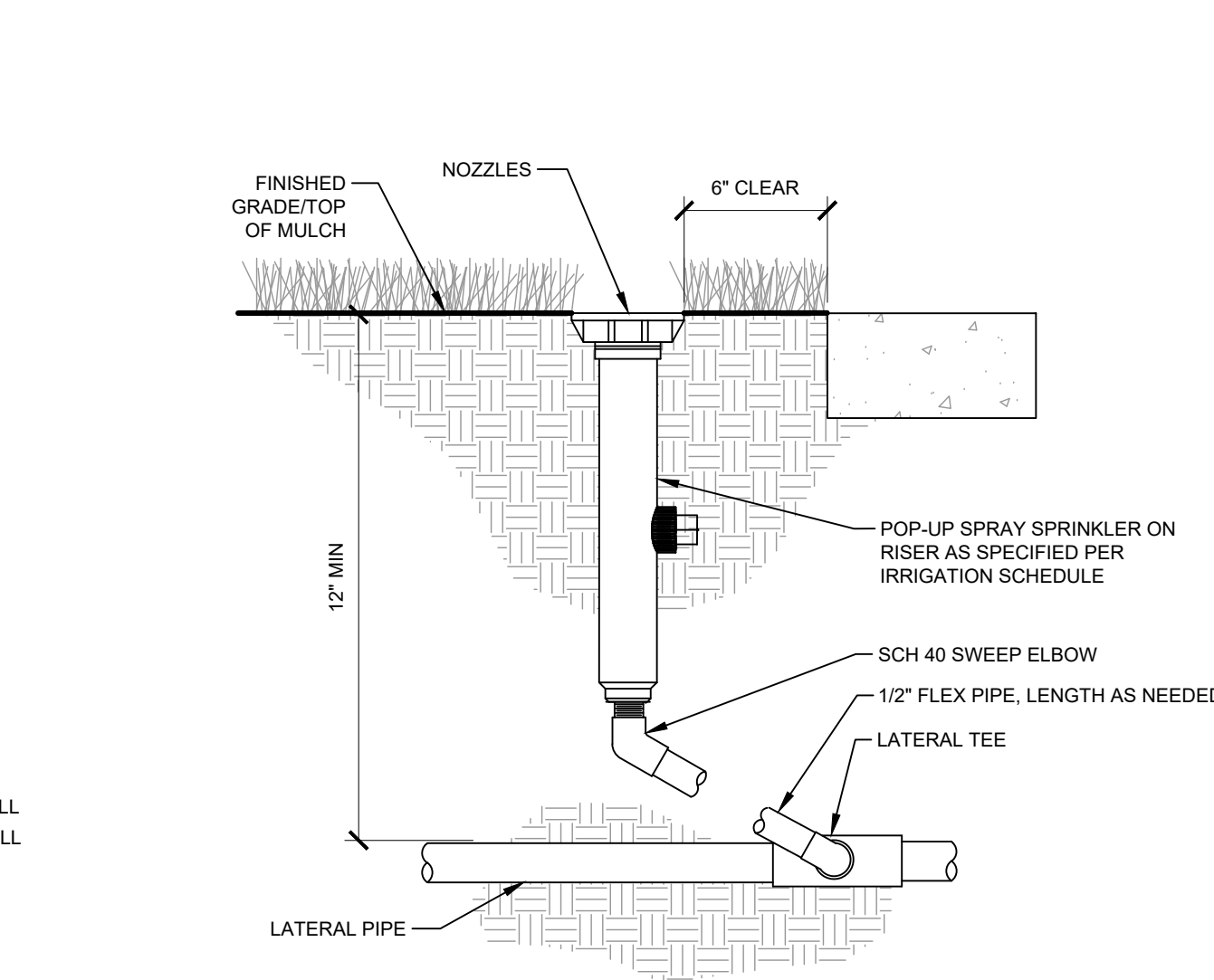
1 DRIP ZONE VALVE KIT
IR1.1 SECTION / PLAN



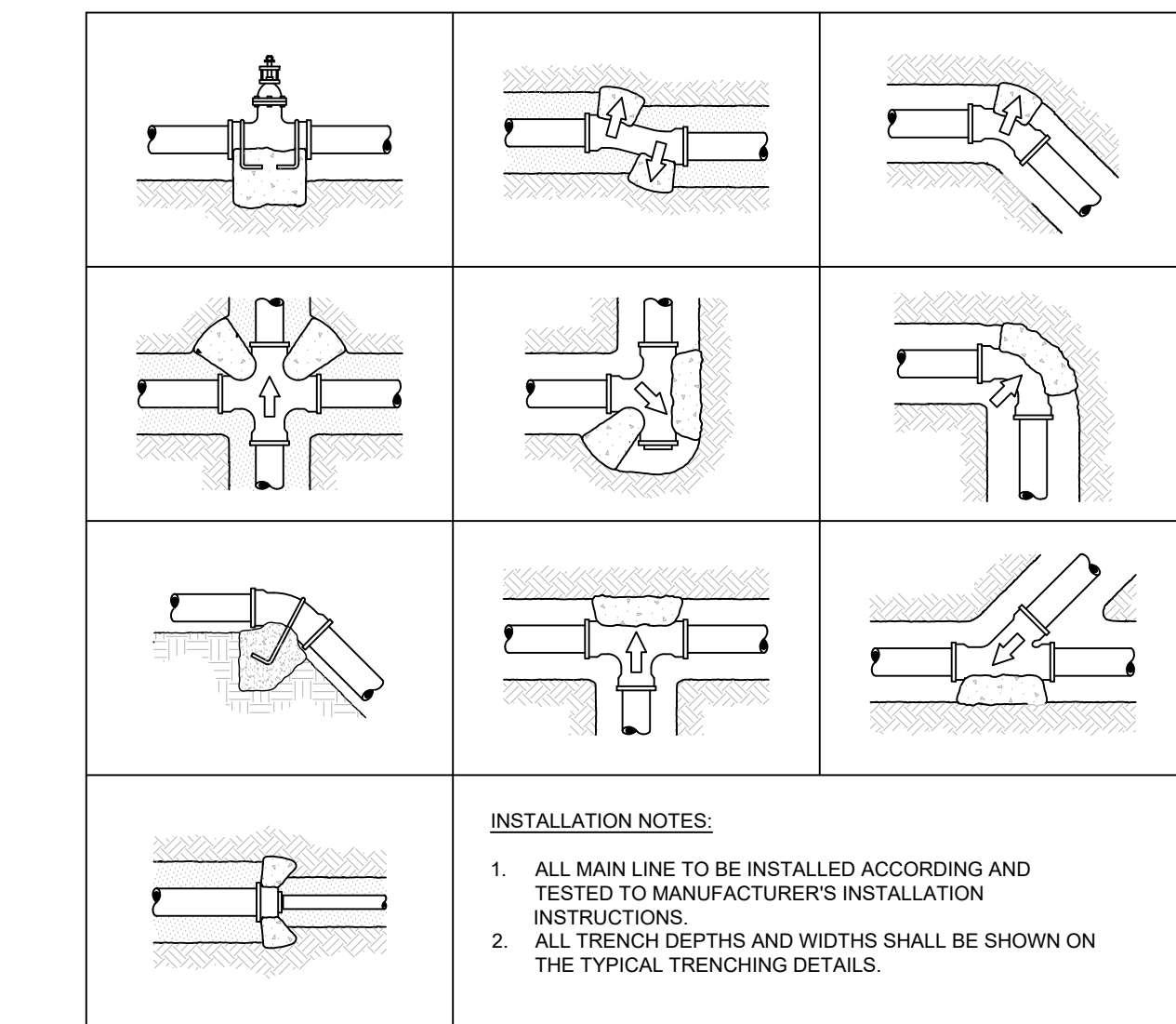
2 BACKFLOW PREVENTER
IR1.1 SECTION



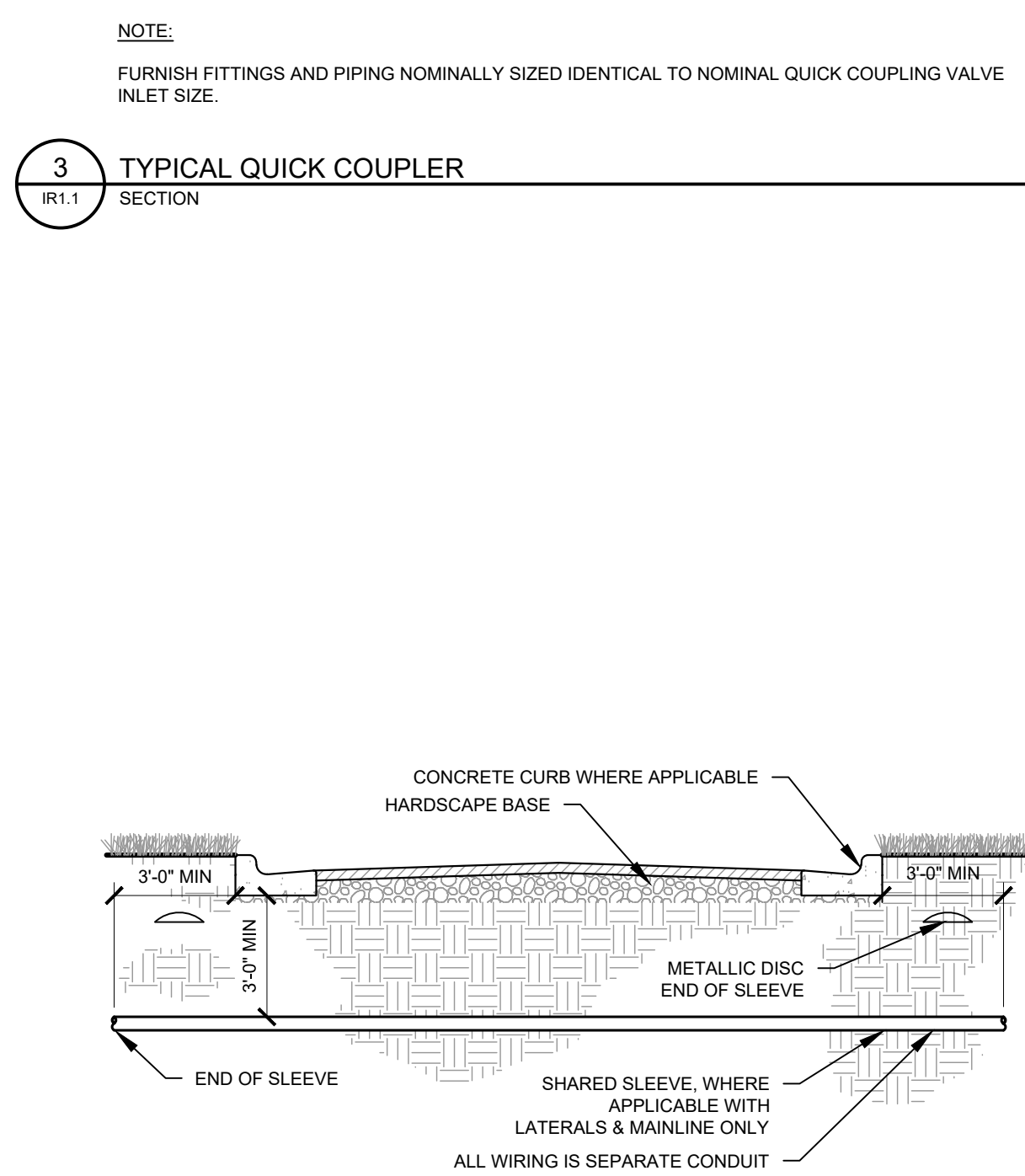
3 TYPICAL QUICK COUPLER
IR1.1 SECTION



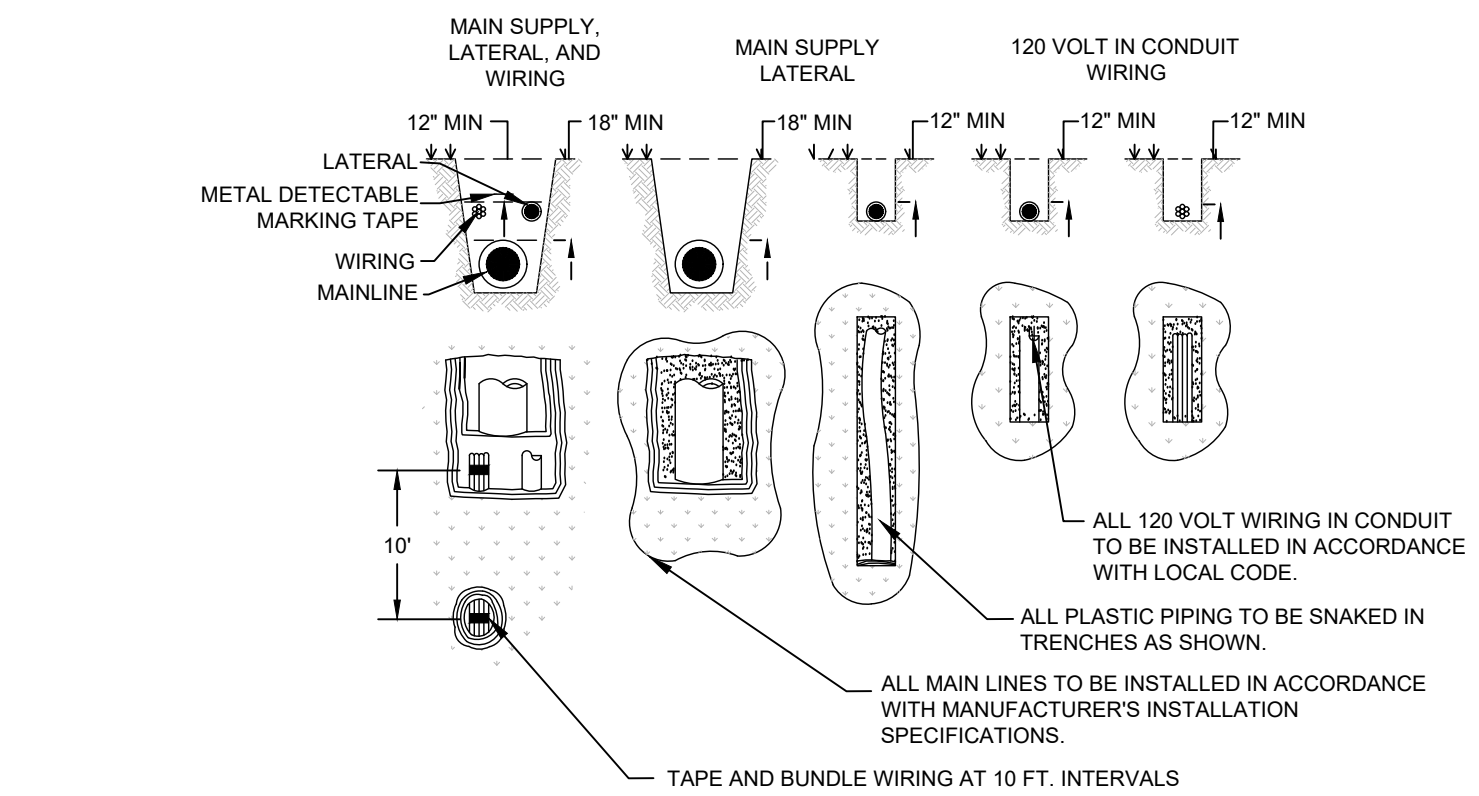
4 TYPICAL SPRAY / ROTAR HEAD
IR1.1 SECTION



5 TYPICAL THRUST BLOCK
IR1.1 SECTION



6 TYPICAL SLEEVING
IR1.1 SECTION



7 TYPICAL TRENCHING
IR1.1 SECTION

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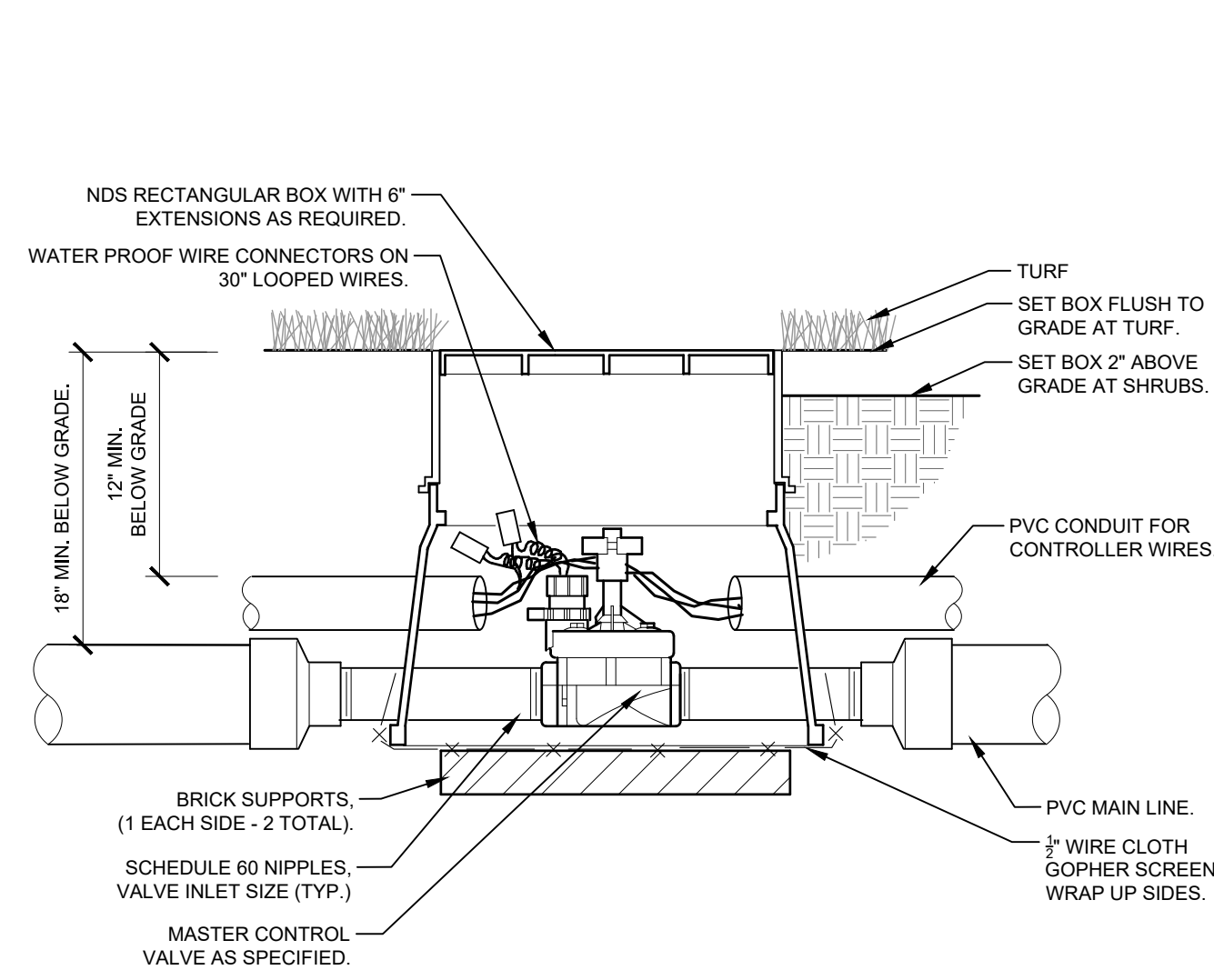
CONSTRUCTION DRAWINGS

IRRIGATION NOTES

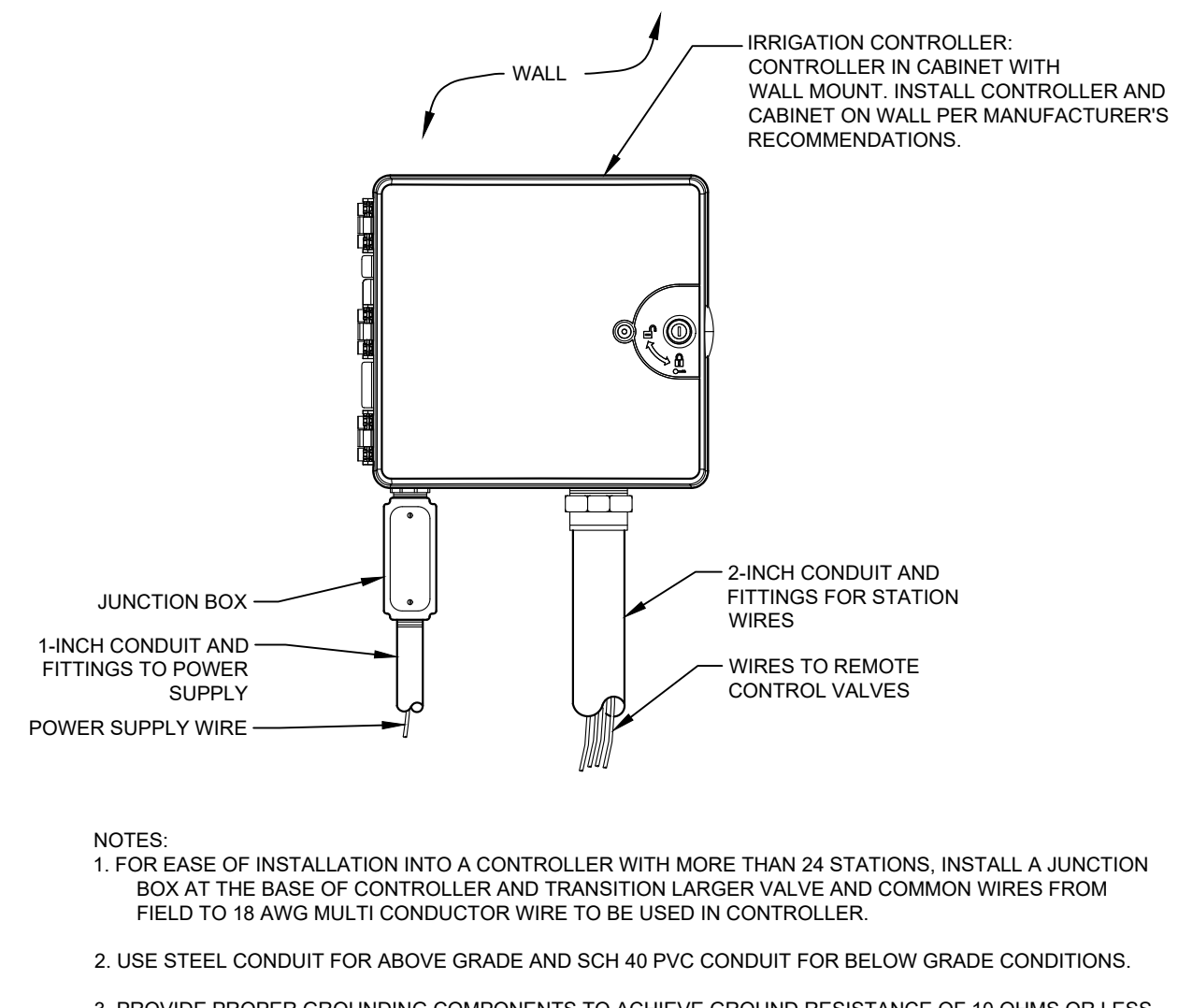
SITE ADDRESS: 9664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO
SITE ID: 51028

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

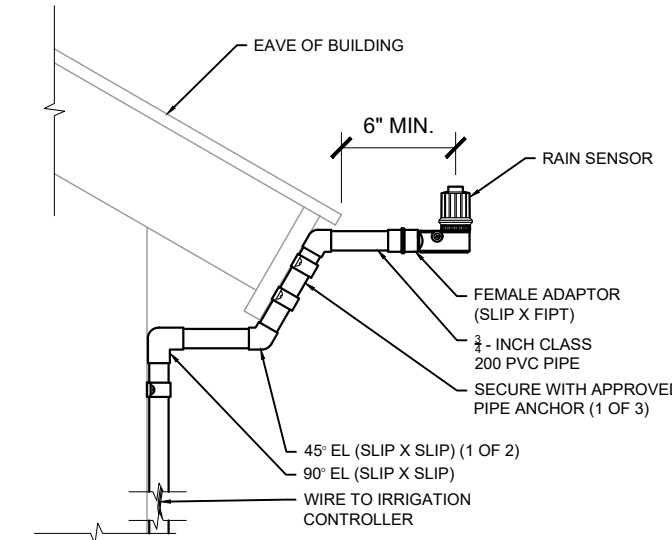
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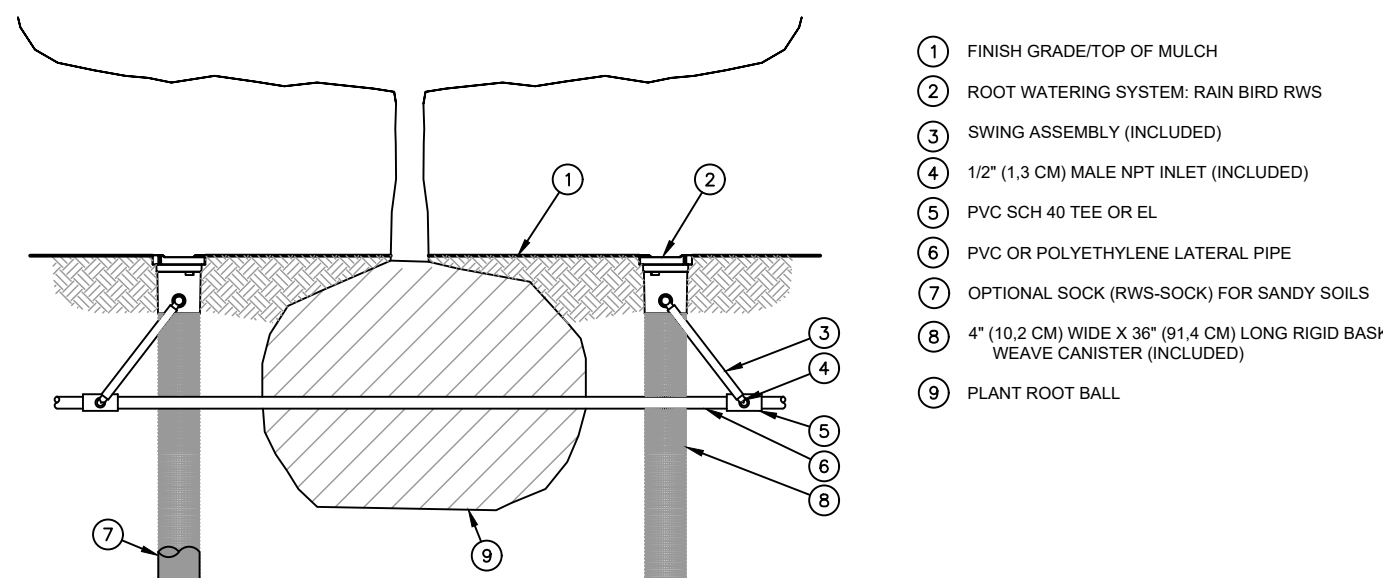
1 MASTER CONTROL VALVE
IR1.2 SECTION NTS



2 IRRIGATION CONTROLLER - WALL MOUNT
IR1.2 ELEVATION NTS

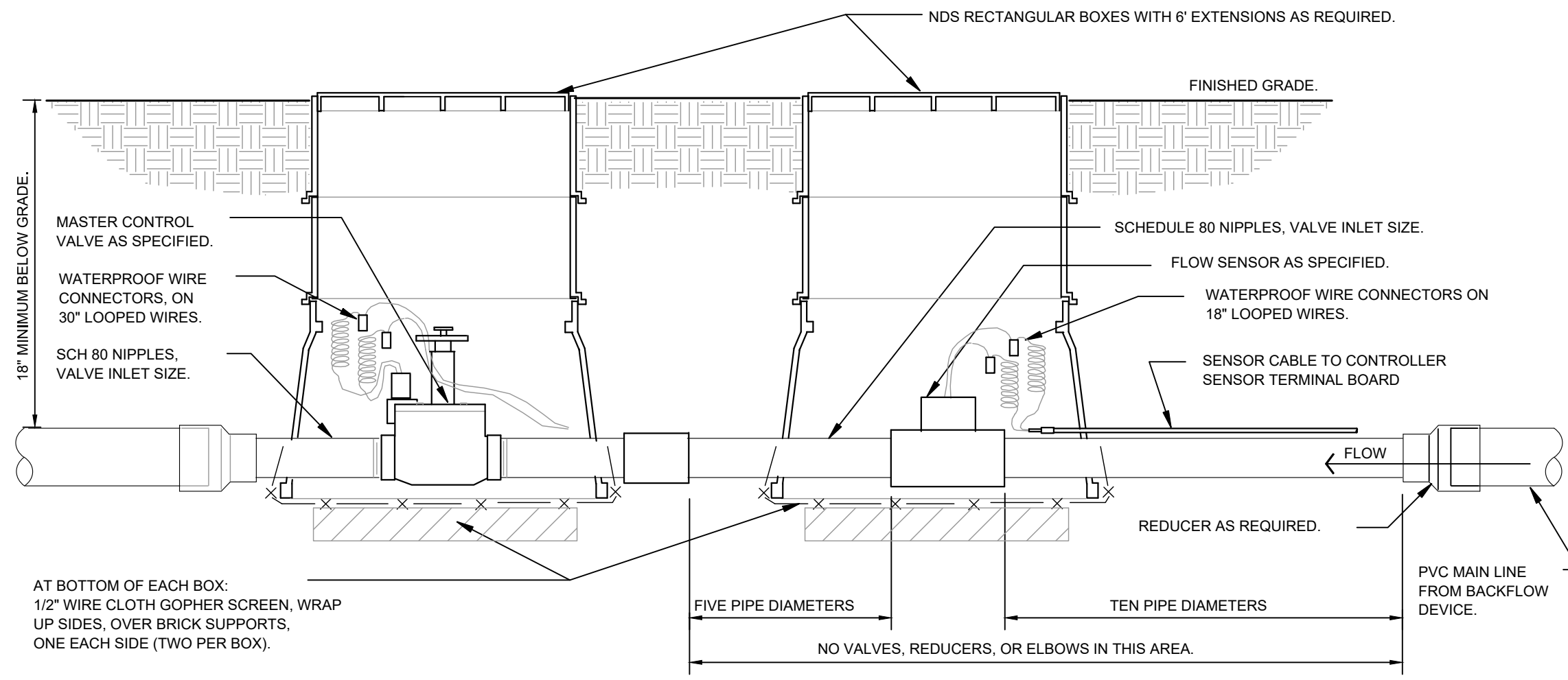


3 RAIN SENSOR - BUILDING MOUNT
IR1.2 SECTION NTS



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-S-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
 RWS-S-1411: 0.25 GPM (0.95 L/M)
 RWS-S-K-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY
 RWS-S-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE
 RWS-S-1402: 0.5 GPM (1.9 L/M)
 RWS-S-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
 RWS-S-1404: 1.0 GPM (3.8 L/M)
 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
 6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

4 ROOT WATERING SYSTEM
IR1.2 SECTION NTS
096-006-032-24



5 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
IR1.2 SECTION NTS

TITLE	DESCRIPTION	DATE	BY
CONSTRUCTION DRAWINGS			
IRRIGATION DETAILS			
SITE ID	51028		
SITE ADDRESS	8664 FONTAINE BLVD., COLORADO SPRINGS, COLORADO		
PREPARED FOR:	McDonald's USA, LLC		
DRAWN BY:	ALS		
STD ISSUE DATE	7/30/2024		
REVIEWED BY:	JJM		
DATE ISSUED	7/30/2024		



IR1.2