

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

Kimley»Horn	McDonald's USA, LLC	811	UTILITY PLANS	3.0
PREPARED BY:	DRAWN BY:	DATE:	DESCRIPTION:	BY:
DATE:	DATE:	DATE:	COVER	DATE:
PROJECT NO:	PROJECT NO:	PROJECT NO:	SITE ID	DATE:
PROJECT NO:	PROJECT NO:	PROJECT NO:	51028	DATE:
PROJECT NO:	PROJECT NO:	PROJECT NO:	SITE ADDRESS	DATE:
PROJECT NO:	PROJECT NO:	PROJECT NO:	185 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO	DATE:

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

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

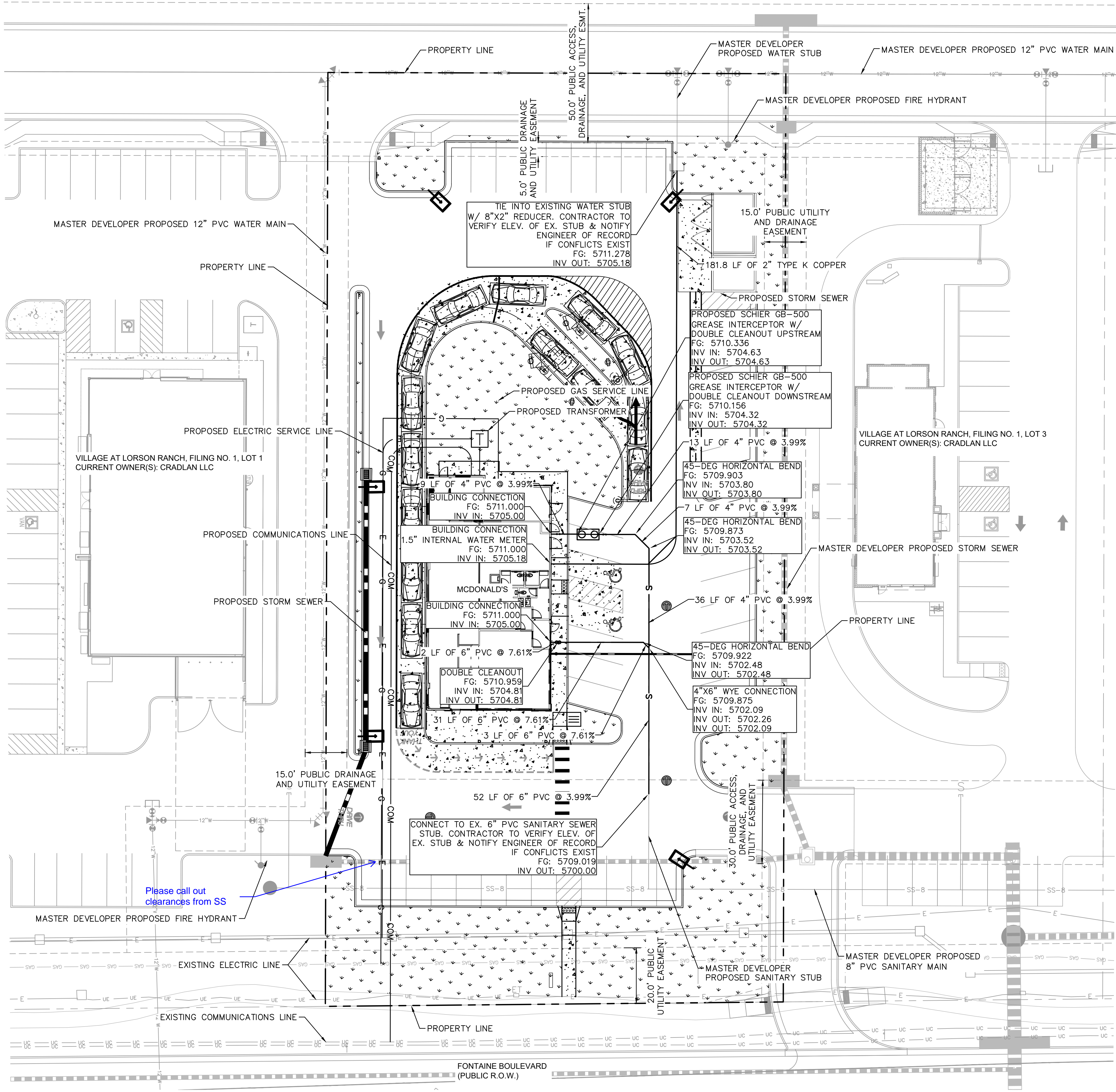
1. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY WIDEFIELD WATER AND SANITATION DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
2. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
5. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
6. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
7. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
8. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
10. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
12. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
13. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
14. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
16. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY OR DISTRICT ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
17. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
18. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
19. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
20. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
21. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
22. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
23. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
24. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
25. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
26. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
27. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
28. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
29. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
30. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
31. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ONSITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES:

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, AND ELECTRICALLY ISOLATED.
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE BONDED. SPECIFICATIONS FOR CATHODIC PROTECTION ON BOTH DIP MAINS AND PVC MAINS IS SPECIFIED IN THE STANDARDS AND SPECIFICATIONS.
6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
7. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
8. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
11. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
12. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
13. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
14. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
15. ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER DIVISION MANAGER AND/OR JASON DREESSEN, WASTEWATER DIVISION MANAGER AT (719) 955-0548 OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W&S DISTRICT.

TITLE	UTILITY PLANS	DESCRIPTION	NOTES	SITE ID	51028	DATE	REV	DESCRIPTION	BY
DRAWN BY	ALS	STD	ISSUE DATE	7/30/2024	REVIEWED BY	JJM	DATE ISSUED	7/30/2024	
<p>PREPARED FOR: McDonald's USA, LLC</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 in accordance with the contract documents in effect at the time these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>									
<p>PREPARED BY: Kimley»Horn</p>									
<p>SITE ADDRESS: 1855 FONTAINE BLVD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO</p>									
<p>3.1</p>									





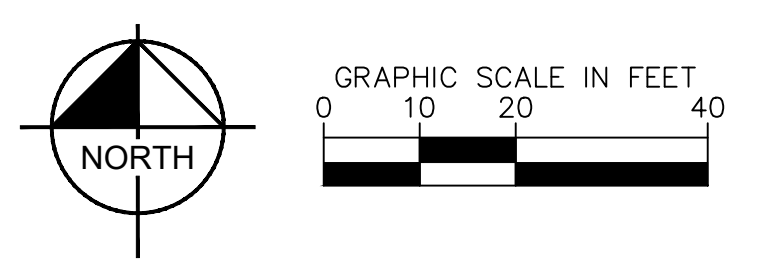
LEGEND

---	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 CROSSINGS 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	7/30/2024
DESCRIPTION	UTILITY PLAN	DATE ISSUED	7/30/2024
SITE ID	51028	DATE	
REV		DATE	
DESCRIPTION		DATE	

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 this project. Use of these drawings for reference or example on another project requires the approval of the engineer of record. Use of these drawings for any other purpose without the approval of the engineer of record is not authorized.

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

UTILITY PLANS
 DESCRIPTION
 UTILITY PLAN
 SITE ADDRESS: 1850 FONTAINE BLVD AND MARKSHEPHERD ROAD, COLORADO SPRINGS, CO



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: 2 CAPACITY: 60 GAL.	1
TOTALS:		GPM (1-MINUTE DRAIN TIME): 208.19 GPM (2-MINUTE DRAIN TIME): 104.1	DFU: 38 CAPACITY: 184.26 GAL.	

SIZING DETAILS:

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, 1-MINUTE DRAINAGE PERIOD: 104.097 GPM
FLOW RATE BY FIXTURES, 2-MINUTE DRAINAGE PERIOD: 52.048 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.

CALCULATION:
GREASE OUTPUT=(NUMBER OF SEATS)X(AVERAGE TURNS PER SEAT PER 24 HOURS)X(GREASE PRODUCTION VALUE)X(DAYS BETWEEN PUMP-OUT).

DETAIL
GREASE INTERCEPTOR
SCALE: NONE

SPECIFICATIONS

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: 126 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.

ADJUSTABLE ADAPTER WITH PICKABLE H-20 RATED CAST IRON COVERS

UPC **UPC**

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

MODEL NUMBER: GB-500
PART NUMBER: 4075-001-01

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

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

SERVICE TAPS 1-1/2" & 2" TAPPING SADDLE

PLAN

ELEVATION

NOTE:
DIRECT TAPS TO THE WATER MAIN SHALL BE MADE ONLY WHEN APPROVED BY THE DISTRICT. ALL TAPS SHALL USE TAPPING SADDLES. TAPPING SADDLES SHALL HAVE TWO BRASS BANDS AND A BRASS CORPORATION CONNECTION.

NOTE:

- USE ROMAC 202BS TAP SADDLE OR EQUIVALENT.
- ALL TAPS WILL BE MADE ABOVE CENTERLINE OF PIPE AND UPWARD AT A 45° ANGLE.
- TAPS 1 1/2" OR LARGER MAY HAVE LOCATION AND ANGLE ADJUSTED AT THE DISCRETION OF THE INSPECTOR.

TAPPING DETAIL - 3/4" THROUGH 2"

Widefield Water and Sanitation District W-32

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

HORIZONTAL SET

NOTE:

- 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 WHICH 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 HDPE SERVICE LINE ENTERS THE STRUCTURE.
- THE METER PIPE MUST BE SECURED BEFORE AND AFTER THE INLET AND OUTLET VALVES TO A SOLID SUPPORT SUCH AS THE UNSUPPORT OR 1/2" ALL-THREAD (OR MOUNTED BI-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 BALL-BEAT EJECTING FLANGE METER CAN ALSO BE ORDERED. A THREADED UNION MUST BE INSTALLED AT LEAST ON ONE SIDE OF THE METER AT EITHER THE DOWNSTREAM BALL VALVE OR UPSTREAM REGULATOR IF A 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

Widefield Water and Sanitation District W-40

TITLE	DATE	REV	DESCRIPTION	BY
UTILITY PLANS				
DETAILS				
PREPARED FOR: McDonald's USA, LLC				
DRAWN BY: ALS				
STD ISSUE DATE: 7/30/2024				
REVIEWED BY: JMM				
DATE ISSUED: 7/30/2024				
SITE ADDRESS: 1585 FONTAINE BLDG AND MARKSHEPHERD ROAD, COLORADO SPRINGS, CO				
SITE ID: 51028				

