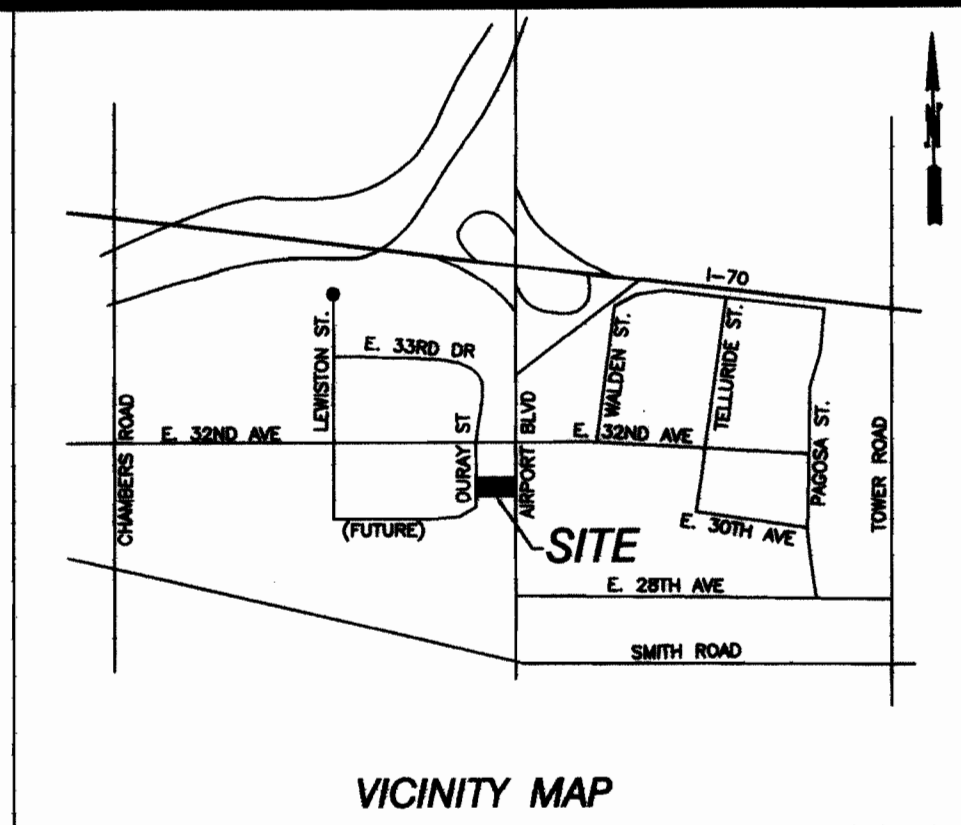
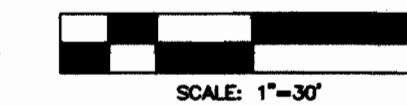


# McDONALD'S FILING NO.1 LANDSCAPE PLAN

**NOTE: TREES WILL BE REMOVED  
AND MITIGATION VALUE OF  
\$1,067.75 WILL BE PAID BASED ON  
INTERNATIONAL SOCIETY OF  
ARBORICULTURE'S GUIDE TO  
PLANT APPRAISAL.**

"LANDSCAPING BY SAND CREEK METRO  
DISTRICT IN ACCORDANCE TO 32ND AVENUE  
AND AIRPORT BOULEVARD INTERSECTION  
LANDSCAPE PLAN"



## PLANT PALETTE:

SYMBOL	COMMON / BOTANIC NAME	SIZE	COMMENTS
+	Deciduous Tree		
	Autumn Blaze Maple <i>Acer freemanii</i> 'Jeffersred'	3" cal.	specimen quality B&B, staked
	Greenspire Linden <i>Tilia cordata</i> 'Greenspire'	3" cal.	specimen quality B&B, staked
	Superform-Norway Maple <i>Acer platanoides</i> 'Superform'	3" cal.	specimen quality B&B, staked
	Spring Snow Crabapple <i>Malus</i> 'Spring Snow'	3" cal.	specimen quality B&B, staked
	Evergreen Tree		
* (star)	Colorado Blue Spruce <i>Picea pungens glauca</i>	50% 8' ht. 50% 10' ht.	specimen quality B&B, staked
	Austrian Pine <i>Pinus nigra</i>	50% 8' ht. 50% 10' ht.	specimen quality B&B, staked
* (circle)	Deciduous Shrub		
	Golden Currant <i>Ribes aureum</i>	5 gal.	container, 5 canes min. 18"-24" ht.
	Dwarf Burning Bush <i>Euonymus alatus compacta</i>	5 gal.	container, 5 canes min. 18"-24" ht.
	Compact American Cranberry <i>Viburnum trilobum</i> 'compactum'	5 gal.	container, 5 canes min. 18"-24" ht.
	Bluemist Spirea <i>Caryopteris x clandonensis</i>	5 gal.	container, 5 canes min. 12"-18" ht.
	Froebel Spirea <i>Spiraea bumalda</i> 'Froebel'	5 gal.	container, 5 canes min. 12"-18" ht.
	Isanti Dogwood <i>Cornus sericea</i> 'Isanti'	5 gal.	container, 5 canes min. 18"-24" ht.
	Western Sandcherry <i>Prunus besseyi</i>	5 gal.	container, 5 canes min. 18"-24" ht.
	Marie's Doublefile Viburnum <i>Viburnum plicatum</i> 'Mariesii'	5 gal.	container, 5 canes min. 18"-24" ht.
	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 18"-24" ht.
	Alpine Currant <i>Ribes alpinum</i>	5 gal.	container, 5 canes min. 12"-18" ht.
	Little Princess Spirea <i>Spiraea japonica</i> 'Little Princess'	5 gal.	container, 5 canes min. 12" ht. min.
	Meidiland Shrub Rose <i>Rosa</i> 'Meidiland Alba'	5 gal.	container, 5 canes min. 12" ht. min.
	Dwarf European Cranberry <i>Viburnum opulus</i> 'Nanum'	5 gal.	container, 5 canes min. 12" ht. min.
	Anthony Waterer Spirea <i>Spiraea bumalda</i> 'Anthony Waterer'	5 gal.	container, 5 canes min. 12"-18" ht. min.
	Evergreen Shrub		
	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	5 gal.	container, 5 canes min. 18"-24" spread
	Scandia Juniper <i>Juniperus sabina</i> 'Scandia'	5 gal.	container, 5 canes min. 18"-24" spread

## LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS SHRUB BEDS SHALL BE ROTOTILLED WITH NITROLIZED ASPEN HUMUS AT THE RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- PROVIDE SHREDDED W. RED CEDAR MULCH IN ALL SHRUB BEDS AT A 3" MIN. DEPTH UNLESS OTHERWISE NOTED. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25' WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS.
- ALL SHRUB BEDS ARE TO BE CONTAINED WITH STEEL EDGER NOT REQUIRED AT CURB, WALK OR BUILDING. REFER TO SPECIFICATIONS.
- ALL TREES TO BE GUYED OR STAKED PER DETAILS AND SPECIFICATIONS.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE SITE DEVELOPER PRIOR TO INSTALLATION.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, WALKWAYS OR OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT AN ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. FINISHED GRADE TO BE APPROVED PRIOR TO SODDING.
- THE SITE DEVELOPER, HIS SUCCESSOR AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR LENGTH FOR MAINTENANCE EQUIPMENT.
- TREE SPACING ALONG AIRPORT BLVD. IS 30' O.C. MIN. SIZE OF 3" CALIPER TREE REQUIRED.
- 50% OF ALL EVERGREEN TREES ON SITE ARE TO BE 10' IN HEIGHT & THE REMAINING 50% ARE TO BE 8' IN HEIGHT.
- SOD FOR ALL STREETSCAPE AREAS SHALL BE A BLUEGRASS BLEND CONSISTING OF 25% LIMOUSINE; 25% TOUCHDOWN; 25% LIVINGSTONE; AND 25% GLADE. SPECIFICATIONS FOR ALTERNATE VARIETIES ARE AVAILABLE FROM THE GATEWAY PARK LANDSCAPE MANAGER. ANY DEVIATION FROM THE BLEND SPECIFIED ABOVE MUST BE APPROVED IN WRITING FROM THE GATEWAY PARK LANDSCAPE MANAGER.

DATE	NO.	REVISIONS	BY
3/29/00	5	AS PER GATEWAY DRC COMMENTS	EH
5/11/99	4	AS PER COMMENTS	DHM
4/19/99	3	AS PER COMMENTS	DHM
4/1/99	2	AS PER COMMENTS	DHM
2/25/99	1	AS PER COMMENTS	DHM

Vision Land Consultants,  
Inc.  
P.O. Box 3207  
Evergreen, Colorado 80437  
28267 Main Street  
Evergreen, Colorado 80439  
Phone (303) 674-7355  
Fax (303) 674-3263

dhm design  
corporation  
Site Design, Land Planning  
& Landscape Architecture  
Phone 303-674-7355  
Fax 303-674-3263

McDONALD'S FILING NO. 1  
**McDonald's**

OFFICE ADDRESS 5251 DTC PARKWAY, SUITE 300, ENGLEWOOD, COLORADO 80111

**32ND AND AIRPORT BLVD.  
AURORA, COLORADO**

SCALE 1" = 30' DRAWN BY MLT  
DATE 2/4/99 CHECKED BY MW

DISTRICT NO. 54  
SHEET L1

DEN 331  
NO. 7 OF 7

**CALL BEFORE YOU DIG**

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO

**1-800-922-1987**

12500 W. COLFAX AVE., SUITE B-310  
LAKEWOOD, COLORADO 80215

CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



McDONALD'S Fil #1

CASE NO. 1999-6008-1