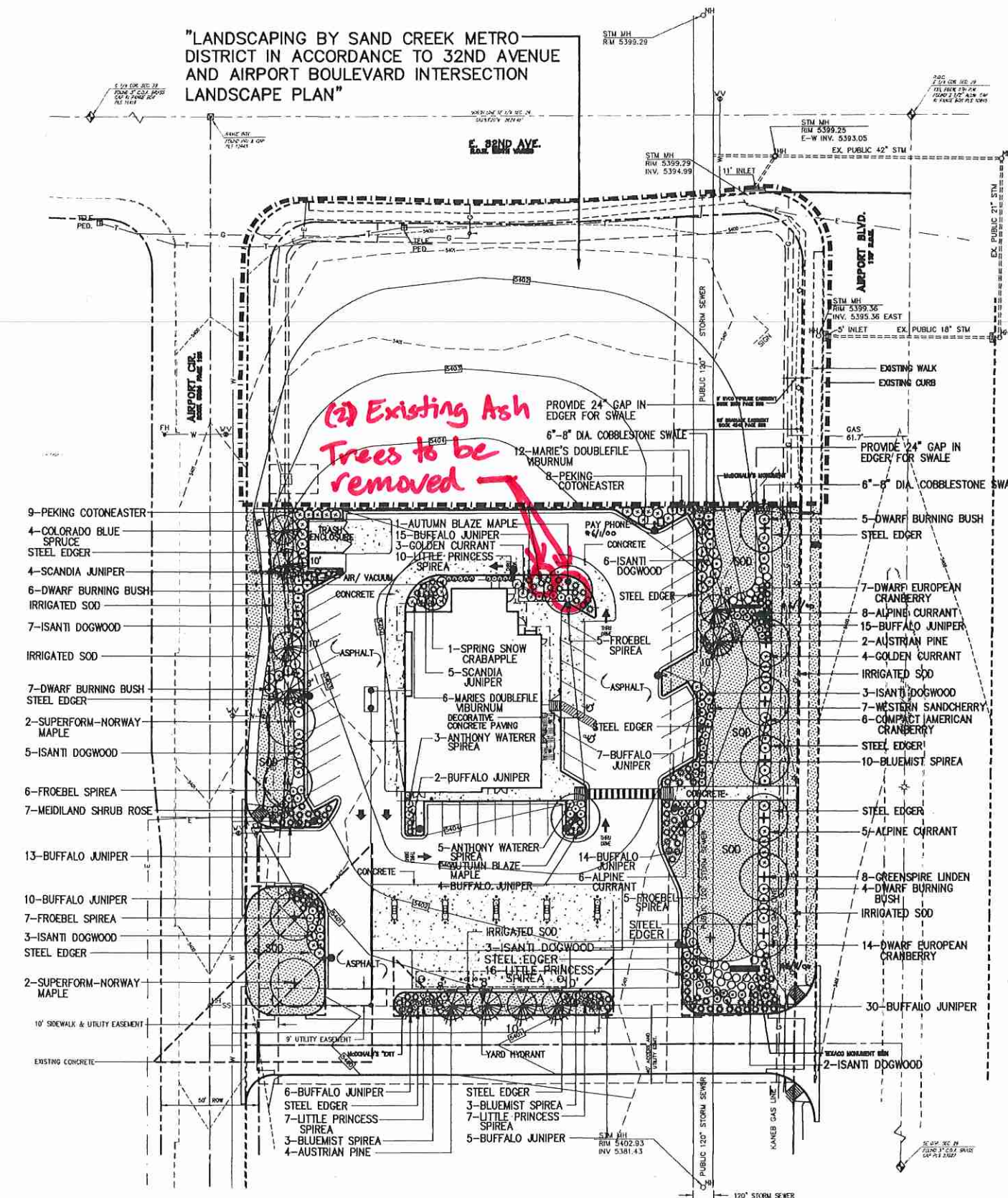


McDONALD'S FILING NO.1
LANDSCAPE PLAN

"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
	Green Spire Linden <i>Tilia cordata</i> 'Green Spire'	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		
+	Colorado Blue Spruce <i>Picea pungens</i> glauca	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
+	DECIDUOUS SHRUB		
	Golden Currant <i>Ribes aureum</i>	5 gal.	container, 5 cones min. 18"-24" ht.
	Dwarf Burning Bush <i>Euonymus alatus</i> compacto	5 gal.	container, 5 cones min. 18"-24" ht.
	Compact American Cranberry <i>Viburnum trilobum</i> 'compactum'	5 gal.	container, 5 cones min. 18"-24" ht.
	Bluemist Spirea <i>Corydalis x clandonensis</i>	5 gal.	container, 5 cones min. 12"-18" ht.
	Froebel Spirea <i>Spiraea bumalda</i> 'Froebel'	5 gal.	container, 5 cones min. 12"-18" ht.
	Isanti Dogwood <i>Cornus sericea</i> 'Isanti'	5 gal.	container, 5 cones min. 18"-24" ht.
	Western Sandcherry <i>Prunus besseyi</i>	5 gal.	container, 5 cones min. 18"-24" ht.
	Marie's Doublefile Viburnum <i>Viburnum plicatum</i> 'Marie's'	5 gal.	container, 5 cones min. 18"-24" ht.
	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container 18"-24" ht.
	Alpine Currant <i>Ribes alpinum</i>	5 gal.	container 12"-18" ht.
	Little Princess Spirea <i>Spiraea japonica</i> 'Little Princess'	5 gal.	container, 5 cones min. 12" ht. min.
	Meldiland Shrub Rose <i>Rosa</i> 'Meldiland Alba'	5 gal.	container, 5 cones min. 12" ht. min.
	Dwarf European Cranberry <i>Viburnum opulus</i> 'Nanum'	5 gal.	container, 5 cones min. 12" ht. min.
	Anthony Waterer Spirea <i>Spiraea bumalda</i> 'Anthony Waterer'	5 gal.	container, 5 cones min. 12"-18" ht. min.
	EVERGREEN SHRUB		
+	Buffalo Juniper <i>Juniperus sabinia</i> 'Buffalo'	5 gal.	container 18"-24" spread
	Scandia Juniper <i>Juniperus sabinia</i> 'Scandia'	5 gal.	container 18"-24" spread

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS SHRUB BEDS SHALL BE ROTOTILLED WITH NITROGENIZED 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 NO 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 SOO OR MULCH DEPTH.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. FINISHED GRADE TO BE APPROVED PRIOR TO SOODING.
- 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 WILL 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.
- SOO 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. REFER TO SPECIFICATIONS.

3/29/90	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
DATE	NO.	REVISIONS	BY

Vision Land Consultants, Inc.
P.O. Box 3207
Evergreen, Colorado 80437
28267 Main Street
Evergreen, Colorado 80439
Phone (303) 674-7355
Fax (303) 674-3283

dhm design
corporation
10000 W. COLFAX AVE., SUITE 8-310
LAKEWOOD, COLORADO 80215
Phone (303) 674-7355
Fax (303) 674-3283

McDONALD'S FILING NO. 1

McDonald's

OFFICE ADDRESS: 8351 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
NO. 7 OF 7

DEN 331
99-6008-1

CALL BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
12600 W. COLFAX AVE., SUITE 8-310
LAKEWOOD, COLORADO 80215

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

CASE NO. 1999-6008-1

DESIGNED BY: J. L. HARRIS
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
DATE: 2/4/99