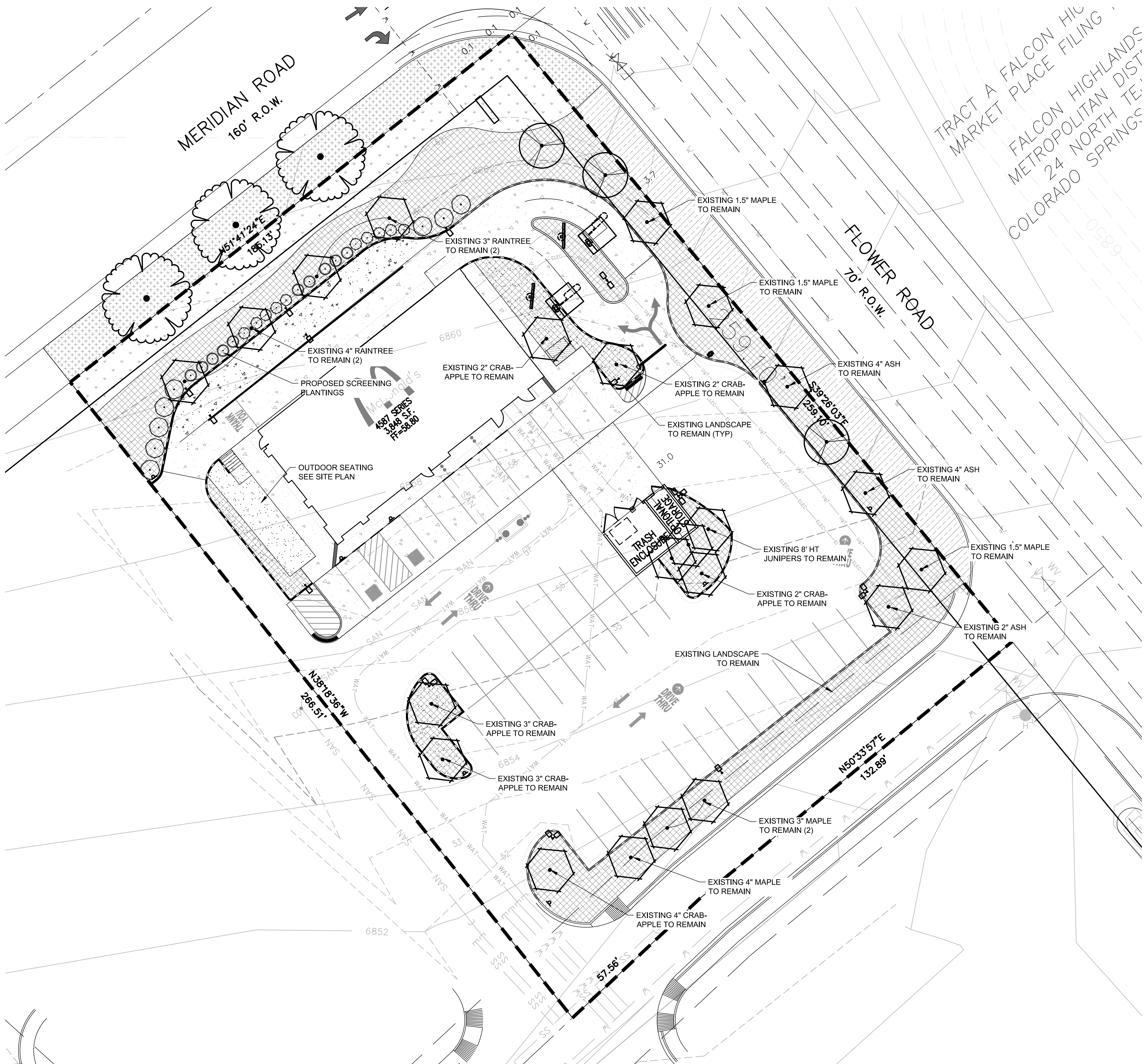


McDONALD'S RESTAURANT SITE DEVELOPMENT PLAN

MERIDIAN CROSSING FILING NO.1

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SEC. 12, T-13-S, R-65-W OF THE 6th P.M.,  
AND A REPLAT OF A PORTION OF THE TOWN OF FALCON  
EL PASO COUNTY, COLORADO.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AH	3	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	3" CAL
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL
	EX-RET	22	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AC	8	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL	
	CIT	10	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	SW	10	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	EX-RS	9,765 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.	EXISTING	
	EX-RE	2,631 SF	EX TURF TO REMAIN / OFF-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EX	
	EX-RES	2,829 SF	EX TURF TO REMAIN / EXISTING TURF - ON SITE PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EXISTING	
	LGS	2,435 SF	EXISTING LANDSCAPE - SHRUB BED / OFF-SITE SHRUB BED PROTECT IN PLACE. REPLACE ANY DAMAGED PLANT MATERIAL	SEED	

ANY EXISTING TREES TO REMAIN THAT EXPERIENCE MORTALITY DUE TO CONSTRUCTION SHALL  
BE REPLACED WITH SIMILAR SIZE AND SPECIES

SITE CATEGORY REQUIREMENTS

ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Meridian Rd	Minor Arterial	20 / 20 +	185	1 / 25	7 / 7 (4 existing)
Flower Rd	Collector	10 / 10	259	1 / 30	9 / 9 (6 existing)
Shrub and Orn. Grass Substitutes	Setback Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	High Water-use Turf %		
0 / 0	-	75% / 75%	0%		
PARKING LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
45	3 / 3 (3 existing)	Access Rd	127	85	
Frontage Screening Provided (LF)	Evergreen LF Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
95 - existing	48 / 48	-	N/A	75% / 80%	
NE and SE parking is screening with existing shrubs					
INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Internal Trees (1/500 SF) Shrub Sub Req/Prov	
49,079	5%	2,454 / (12,596)	5 / 5 (existing)	0 / 0	
Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided				
IN	75% / 86%				
LANDSCAPE BUFFERS & SCREENS - N/A					
Street Name or Property Line (elev.)	Width (in. ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req.(50%) / Provided	Length of 6 ft. Opaque Structure Req. / Prov.

LANDSCAPE PLAN

SCALE: 1" = 20'



NO.	DATE	REVISION DESCRIPTION
CHIL ENGINEERING CONSULTANT		

McDonald's®  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION  
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE	DENVER REGION	ADDRESS	4643 S. ULSTER ST., SUITE 1300, DENVER, COLORADO 80237
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PLAN APPROVALS	
SIGNATURE (2 REQUIRED)	DATE
AREA CONSTRUCTION MGR	
AREA REAL ESTATE MGR	
REAL ESTATE MGR JOHNNY ADAMS	
DEVELOPMENT MANAGER JOHN BARBOURIS	
CONSTRUCTION MANAGER	
OPERATIONS DIRECTOR	

SCALE:	1"=20'	MD RE:	BOWEN
DATE:	03/08/2021	MD P/C:	PEDIGO
DESIGNED BY:	JRO	FILE NAME:	
DRAWN BY:	JRO	PLANNING.DWG	
CHECKED BY:	NAM	ARCE. JIN: 20-0001-156	
DRAWING TITLE:	FINAL LANDSCAPE PLAN		
SHEET NO:	L1.0		



(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS  
NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.

4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:

- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.

ALL AGGREGATE/COBBLE AREAS TO RECEIVE MINIMUM 3" UNIFORM DEPTH. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDS WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (3) MONTHS AND GREATER AFTER (3) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

5. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

17. NEW PLANT MATERIAL MUST COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004, AND CURRENT COLORADO NURSERY ACT STANDARDS.

18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

20. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

21. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOVING, SOIL FERTILIZATION, MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES  
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED  
FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE  
REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE  
OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN  
SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

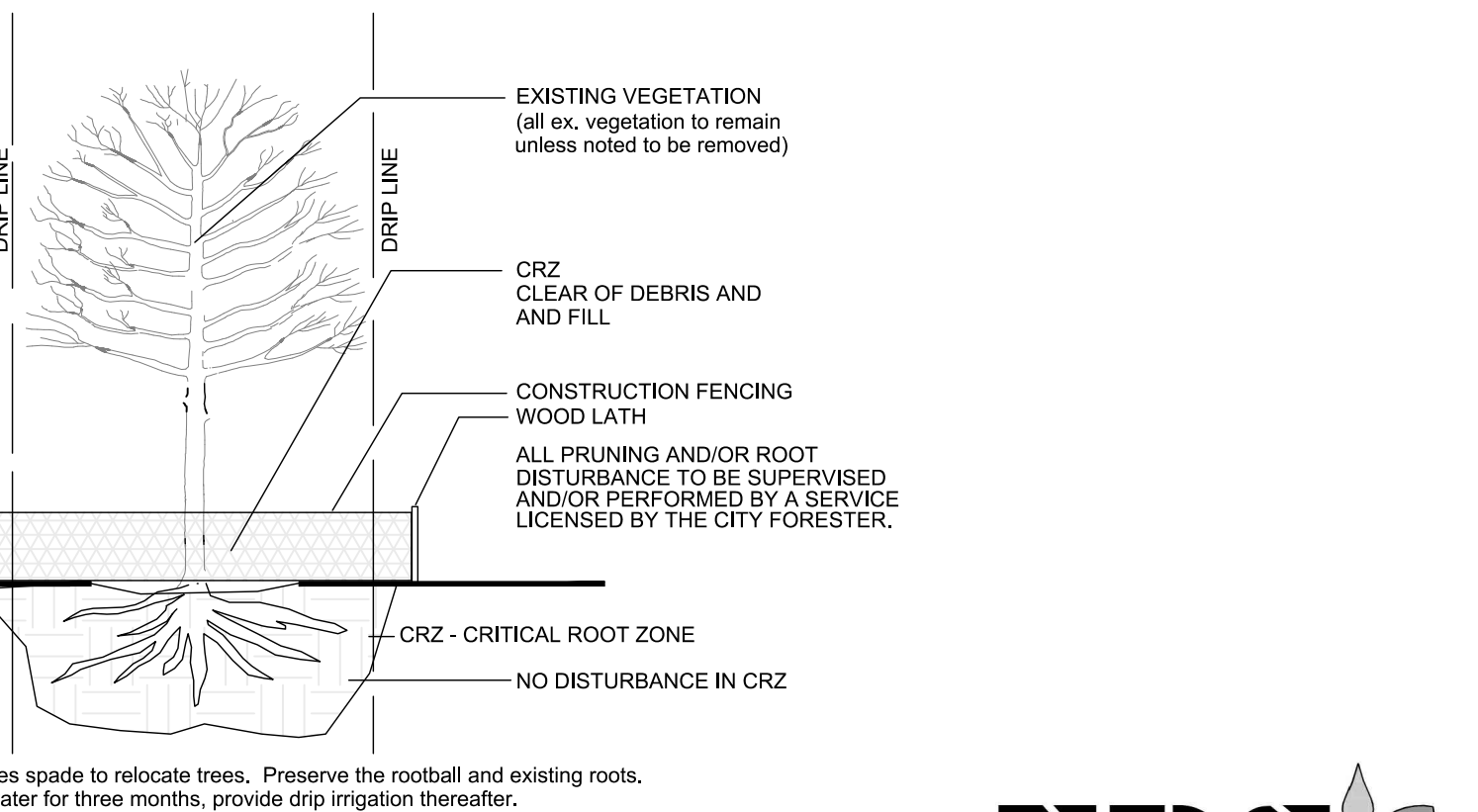
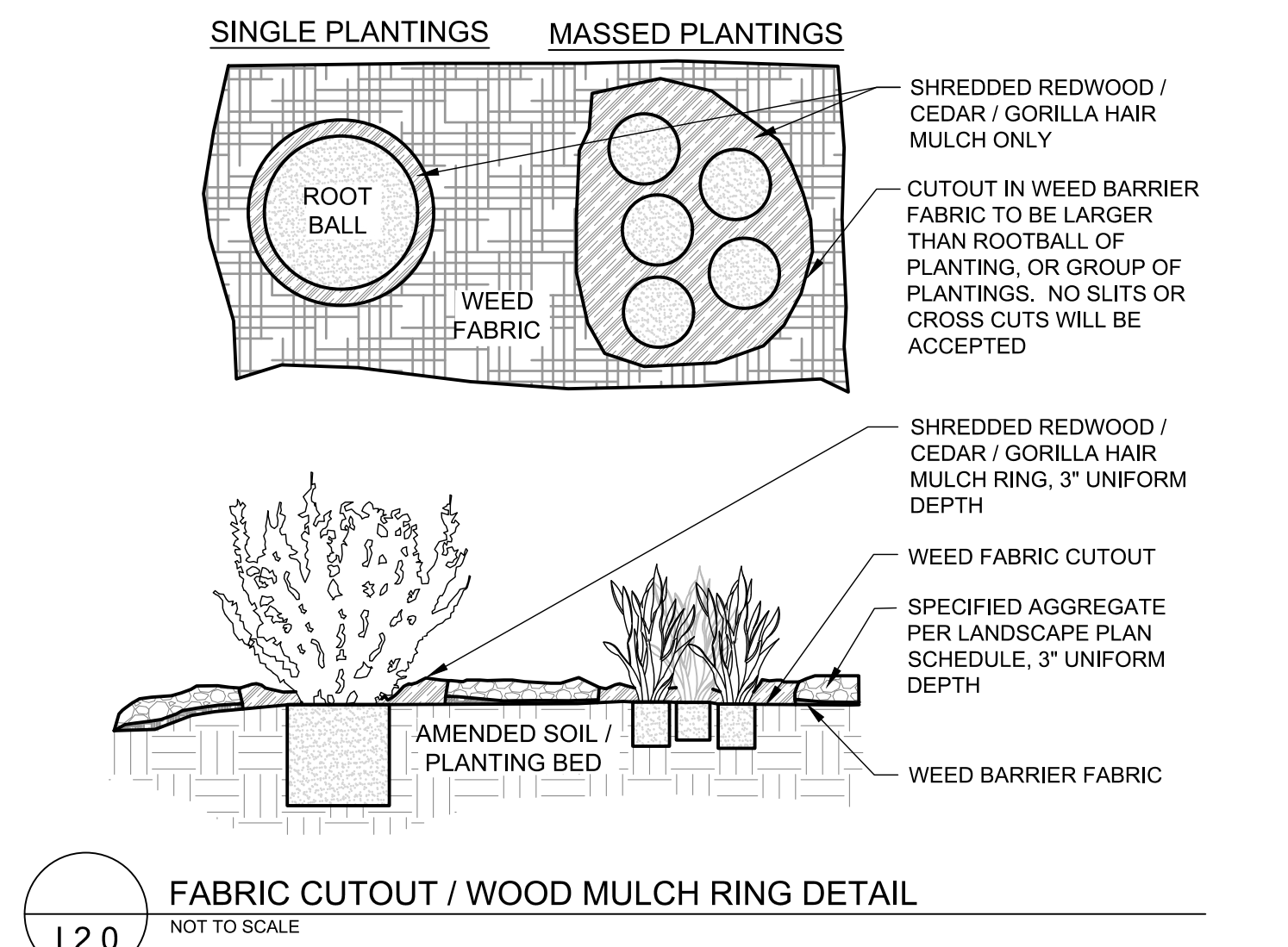
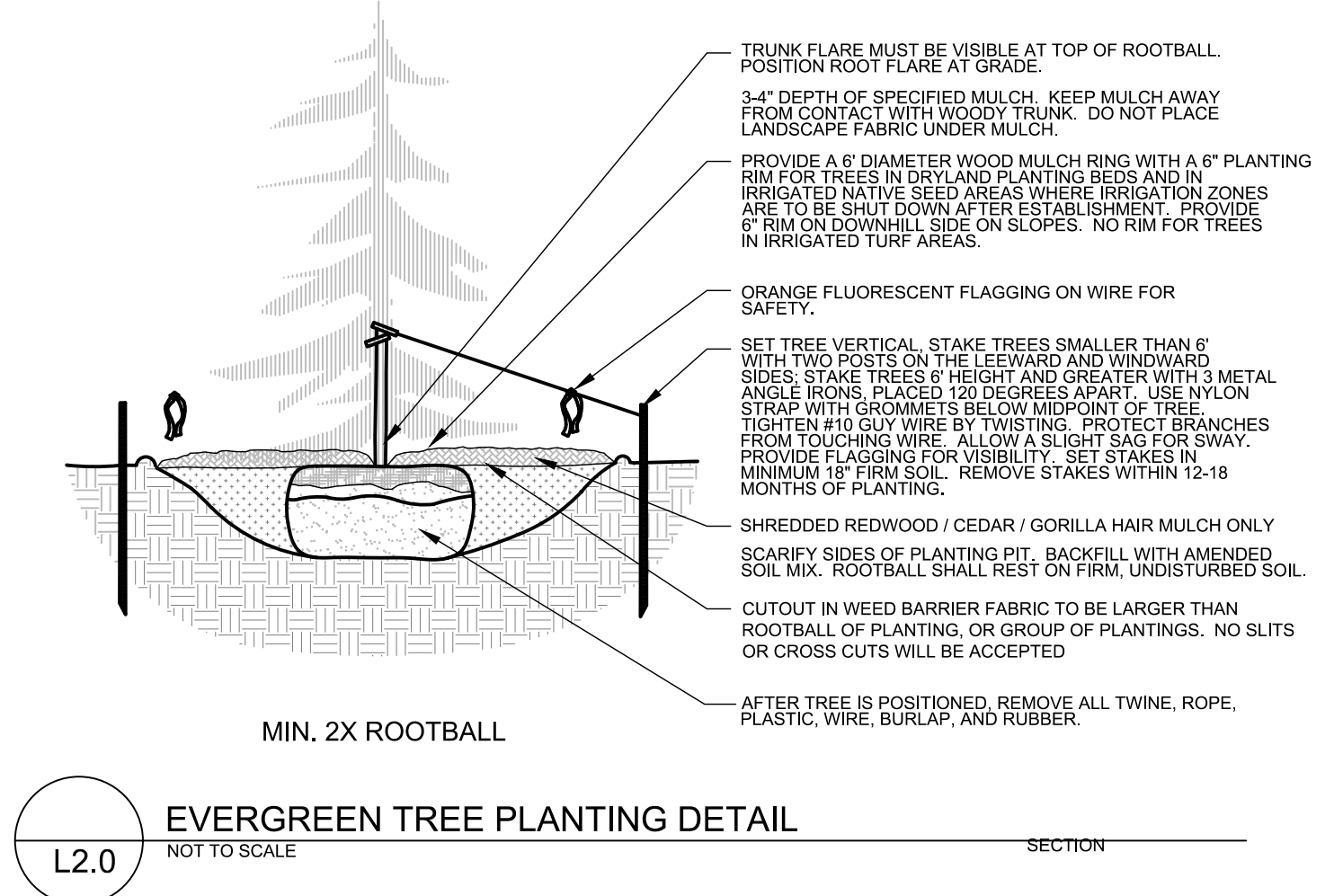
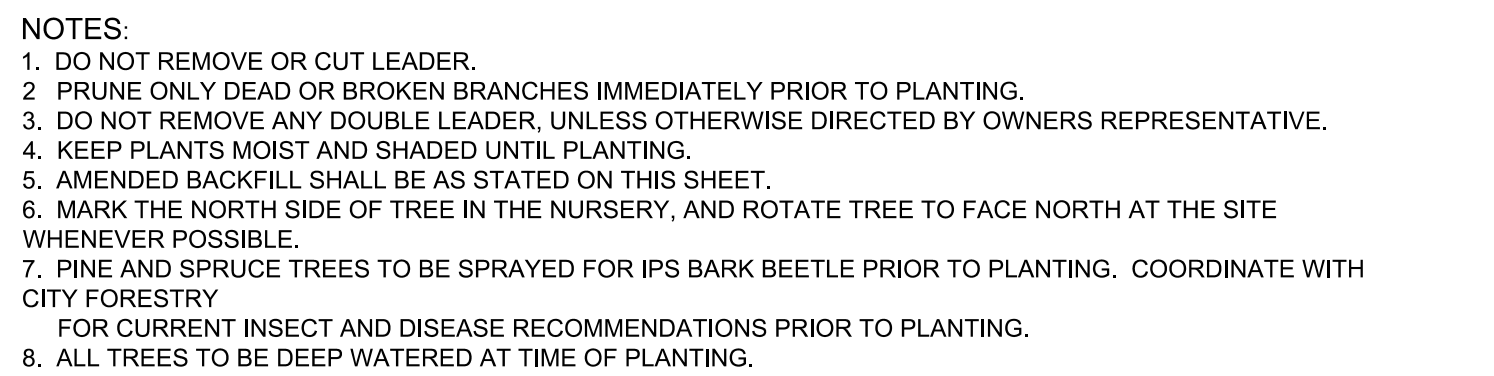
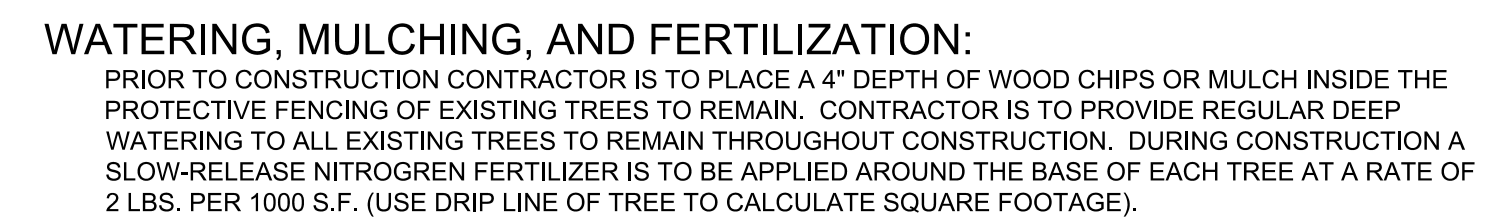
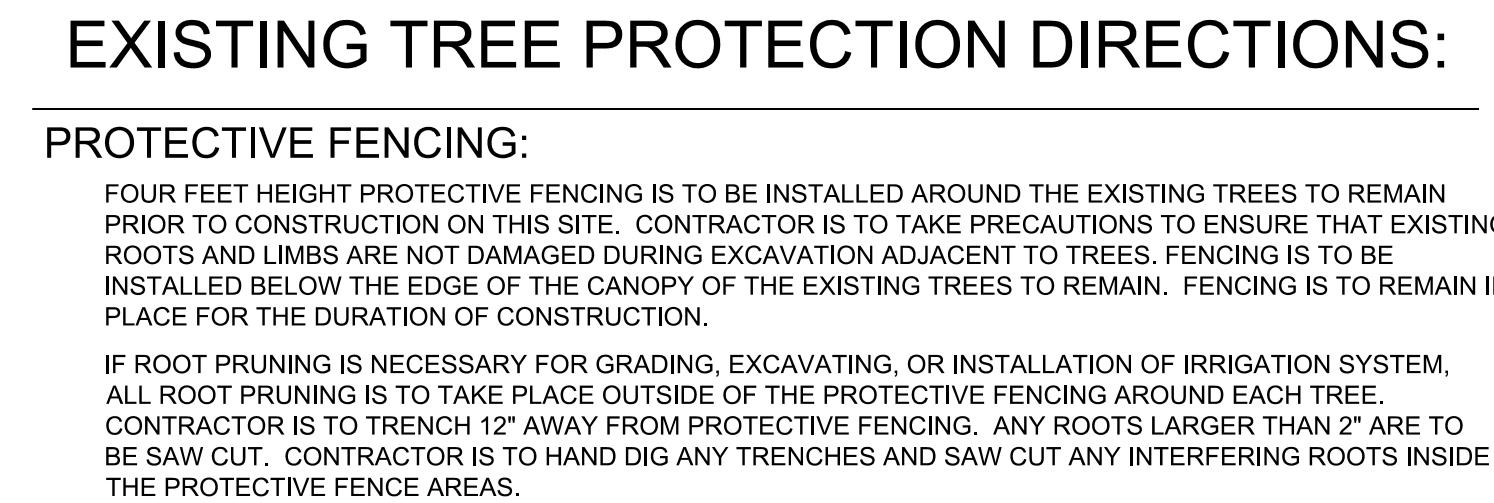
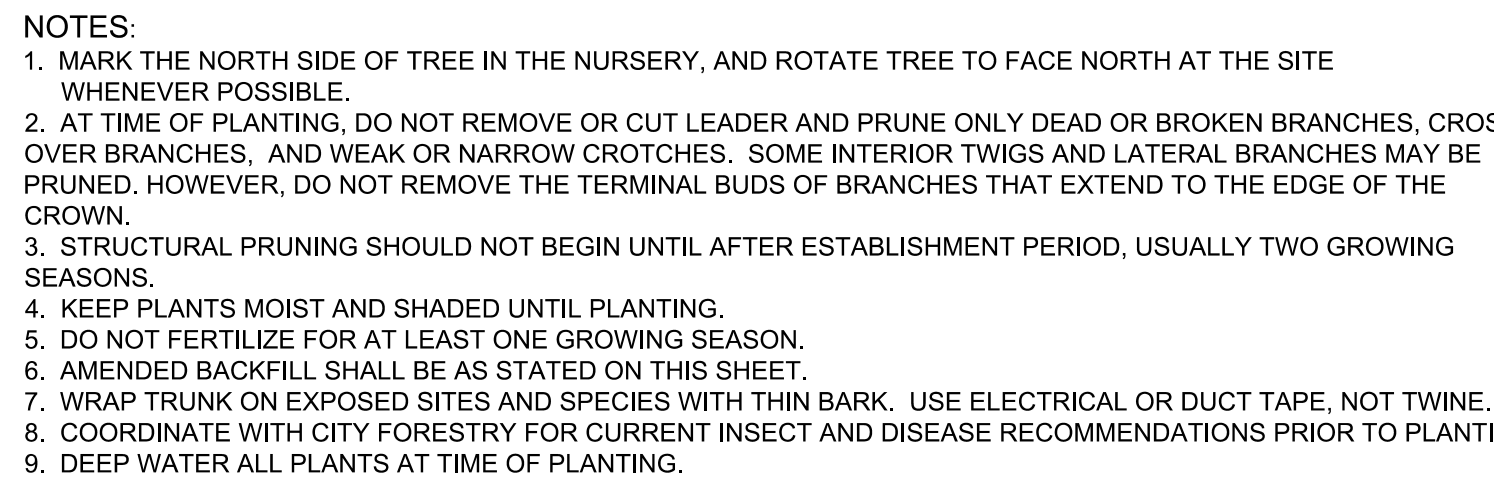
PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER, FENCING TO BE SUPPORTED BY STURDY STOK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.


5. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

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[illegible]

NO.	DATE	REVISION DESCRIPTION
<b><u>CIVIL ENGINEERING CONSULTANT:</u></b>		
 <p><b>Strategic Land Solutions, Inc.</b>  <small>Civil Engineering • Land Planning • Entitlements</small></p> <p>82325 COTTONGRASS COURT            CASTLE PINES, CO 80108</p> <p>720.384.7661 Phone            rpalmer@strategicls.net            Robert J. Palmer, PE            President</p>		

	<p>ROCKY MOUNTAIN REGION</p> <p>4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237</p>
	<p><b>OFFICE ADDRESS</b></p>

STREET ADDRESS	5700 YELLOWSTONE ROAD	
CITY	CHEYENNE	WYOMING
COUNTY	LARAMIE	
REGISTRATION NO.		STATE STREET ID# 490015
		ANNUAL ID# 76952

SCALE:	08/21/2018	Mod RE:	BOWAN
DATE:	04/17/2018	Mod P/Ck:	GRIESE
DESIGNED BY:	JRO		
DRAWN BY:	JRO	FILE NAME:	
CHECKED BY:	NAM		CURRENT.DWG
			SLS IN: 18-001-111
DRAWING TITLE:			

## FINAL LANDSCAPE PLAN DETAILS & NOTES

SHEET NO:

# L2.0