

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PARKER CENTRAL AREA FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 2, BLOCK 1, REPLAT OF PARKER CENTRAL AREA, FILING NO. 5 PER DOUGLAS COUNTY ASSESSORS OFFICE

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT 1090035 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS" LOCATED ON THE WEST SIDE OF PARKER ROAD ACROSS FOR THE NORTHEAST CORNER OF 10841-B S. PARKER ROAD.

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM).

THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARINGS:

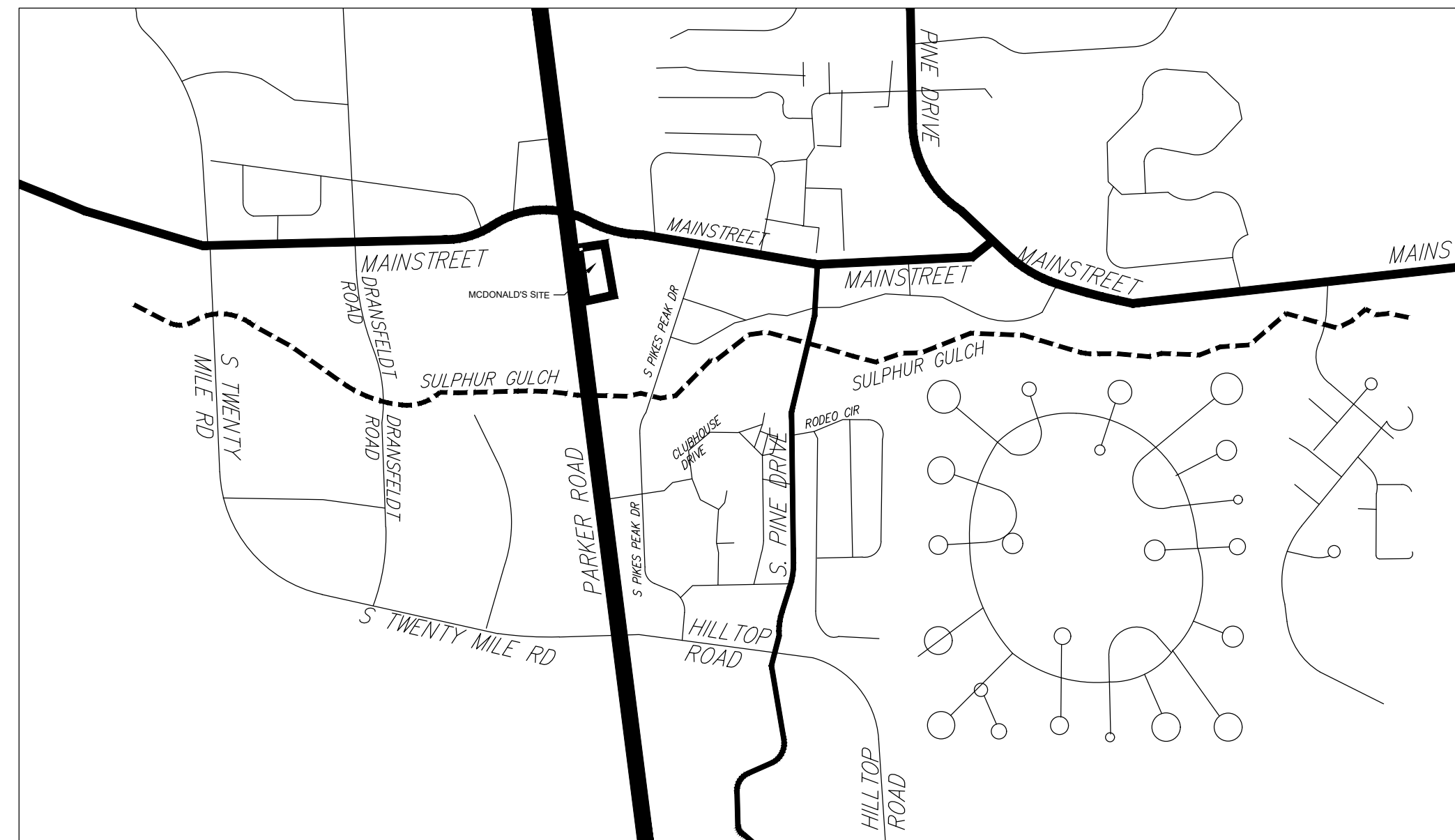
BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



VICINITY MAP
SCALE: 1"=1000'

PROJECT CONTACTS:

DEVELOPER
MCDONALD'S CORPORATION
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 206.234.4374
CONTACT: MR. ROBERT YAGUSESKY

APPLICANT
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

CIVIL ENGINEER
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

ARCHITECT
ARRIS ARCHITECTURE
3436 NEW CASTLE DR.
LOVELAND, CO 80538
PHONE: 970.988.8302

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 80507
PHONE: 303.443.0388
CONTACT: MR. NEIL MCCLANE

REGULATORY CONTACTS
TOWN OF PARKER
COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: TOM WILLIAMS (MANAGER OF ENGINEERING AND STORMWATER)
PHONE: 303.805.3220

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PHONE: 303-841-4627

FIRE/LIFE SAFETY
SOUTH METRO FIRE DEPARTMENT/TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (REA)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 303.852.5582

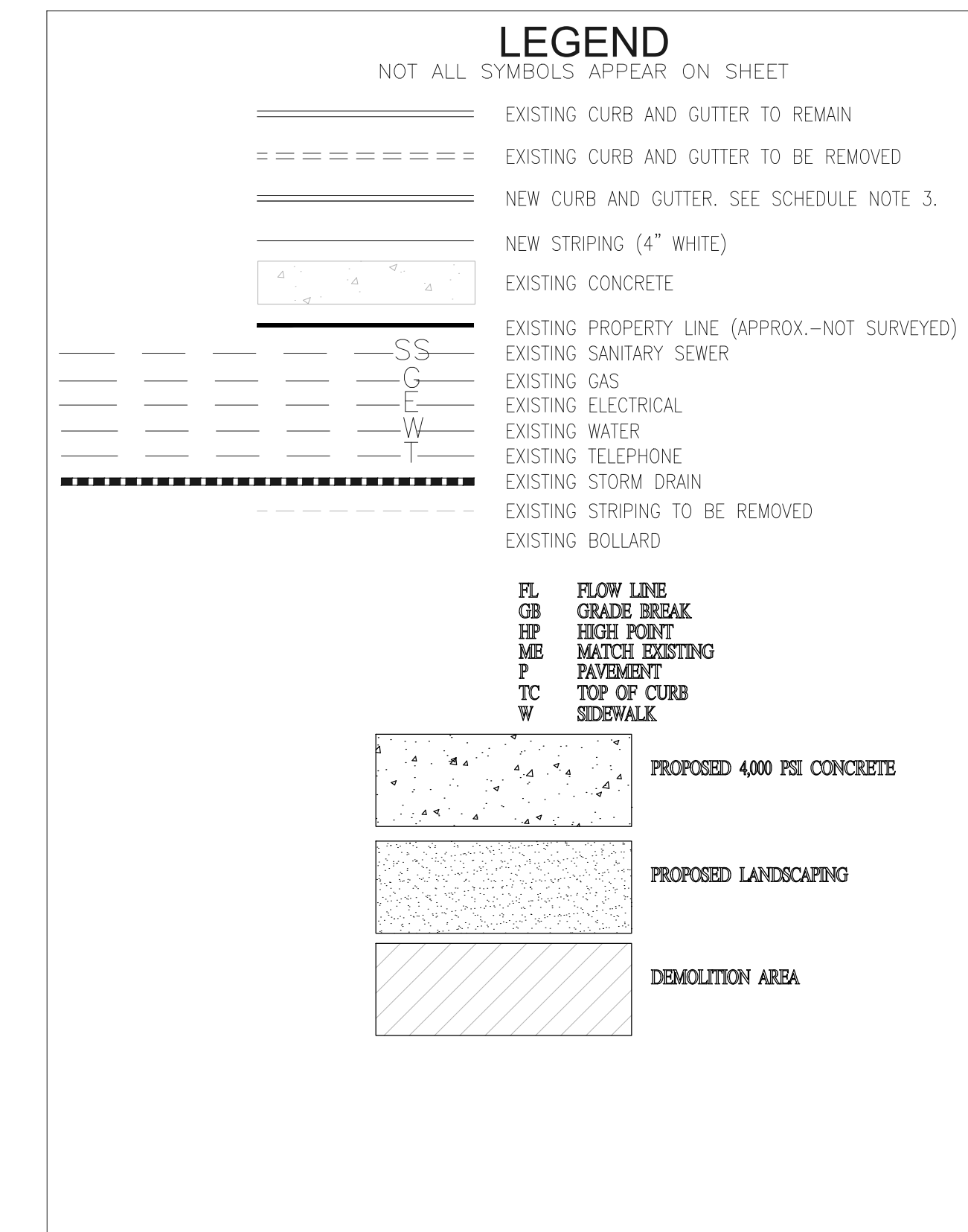
GAS
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

SITE INFORMATION:

ADDRESS:	10950 S. PARKER ROAD
DEVELOPER/OWNER:	MCDONALD'S CORPORATION
ZONING:	TOWN CENTER PLANNED DEVELOPMENT (PD)
LOT SIZE:	30,535 S.F. (0.70 ACRE)
EX. LAND USE:	FAST FOOD RESTAURANT
PROP. LAND USE:	FAST FOOD RESTAURANT
LANDSCAPING REQUIRED/PROPOSED:	10% REQUIRED / 21% PROPOSED
GROSS FLOOR AREA EXISTING:	GROSS FLOOR AREA: 6,088 S.F.
GROSS FLOOR AREA PROPOSED:	GROSS FLOOR AREA: 6,072 S.F.
PROPOSED BUILDING HEIGHT:	23'-6" TO TOP OF PARAPET
REQUIRED PARKING (1 PER 150 S.F. NLA):	41-SPACES
PROVIDED PARKING:	41-SPACES (29 ONSITE AND 12 CROSS-ACCESS PER PD)
ACCESSIBLE SPACES REQUIRED/PROVIDED:	2-REQUIRED / 2-PROVIDED
VAN ACCESSIBLE SPACES REQUIRED/PROVIDED:	1-REQUIRED/2-PROVIDED
BICYCLE PARKING REQUIRED/PROVIDED:	4-REQUIRED/4-PROVIDED

LIST OF DRAWINGS

TO1.0	TITLE SHEET
EX1.0	EXISTING CONDITIONS
DM1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	FIRE DEPARTMENT ACCESS
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
LI1.0	PHOTOMETRIC PLAN
LS1.0	LANDSCAPE PLANS
LS1.1	TREE CONSERVATION PLAN
IRR1.0	IRRIGATION PLAN
IRR2.0	IRRIGATION DETAILS & NOTES
A2.01	BUILDING FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR RENDERING
CD.1	TRASH ENCLOSURE



NO.	DATE	REVISION DESCRIPTION

NO. ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

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

ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD	CITY	PARKER	STATE	COLORADO	COUNTY	DOUGLAS	REGIONAL DING. NO.	500162	MARKING DIA.	tbd
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SCALE:	1"=20'	MD RE:	BOWAN
DATE:	09/05/2022	MD P/CM:	PEDIGO
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		

DRAWING TITLE

TITLE SHEET

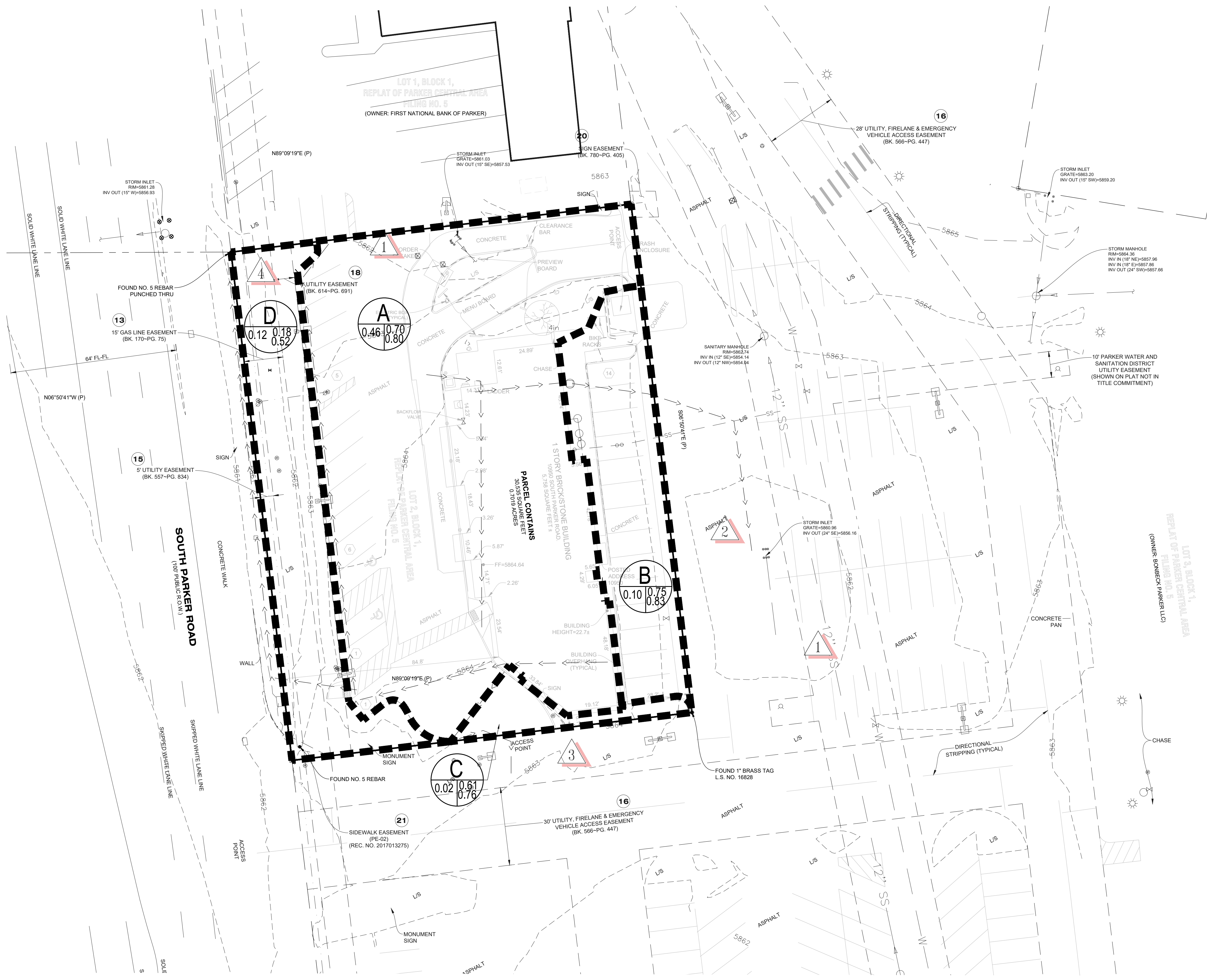
SHEET NO.

TO1.0



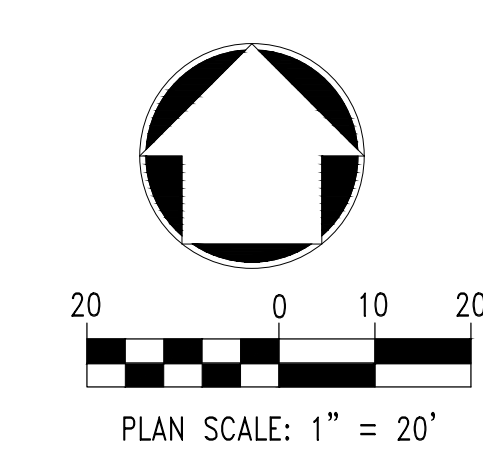
SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- 8 ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT ADDRESSED.)
 - 9 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT. RECORDED DATE: AUGUST 04, 1900; RECORDING NO.: BOOK 12, PAGE 149. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 10 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 15, 1984; RECORDING NO.: BOOK 512, PAGE 235. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 11 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 28, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 12 GRANTED TO: COLORADO TELEPHONE COMPANY; PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDING DATE: JULY 31, 1911, RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 13 RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75, PROVIDING AS FOLLOWS: TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAN. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAN UNIT DEVELOPMENT FOR PARKER PLANNED COMMUNITY DEVELOPMENT PLAN, RECORDING DATE: MAY 11, 1981; RECORDING NO.: RECEPTION NO. 268385. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 16 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITY EASEMENT; RECORDING DATE: JANUARY 11, 1985; RECORDING NO.: BOOK 557, PAGE 834. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE. RECORDING DATE: MARCH 21, 1985; RECORDING NO.: BOOK 566, PAGE 447. AGREEMENT AND ESTOPPEL CERTIFICATE AS RECORDED OCTOBER 18, 1994 AT RECEPTION NO. 9453456. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN EASEMENT AGREEMENT AS RECORDED NOVEMBER 18, 2009 AT RECEPTION NO. 2009087901. (DOES NOT APPLY TO SUBJECT PROPERTY.)
 - UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 18, 1985, IN BOOK 614 AT PAGE 691. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AS RECORDED JANUARY 14, 2004 AT RECEPTION NO. 2004005956. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT AS RECORDED MARCH 10, 1988 IN BOOK 780 AT PAGE 405. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUBLIC SIDEWALK EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 24, 2017; RECORDING NO.: RECEPTION NO. 2017013275. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AUTOMATED TELECOM TECHNOLOGY INC. PAYPHONE LOCATION LEASE AGREEMENT AS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. 9662769. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President	
PREPARED UNDER THE DIRECT SUPERVISION OF: BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.	
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	
STREET ADDRESS: 10950 S. PARKER ROAD	OFFICE ADDRESS: ROCKY MOUNTAIN REGION 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237
CITY: PARKER	COUNTY: DOUGLAS
STATE: COLORADO	ZIP CODE (A): 500162
REGIONAL DWG. NO. .	MARKING (A): tbd
SCALE: 1"=20'	M&D REF: BOWAN
DATE: 09/05/2022	M&D P/C/M: PEDIGO
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS. NO. 14-001-47
CHECKED BY: RJP	DRAWING TITLE: EXISTING CONDITIONS
SHEET NO.: EX1.0	

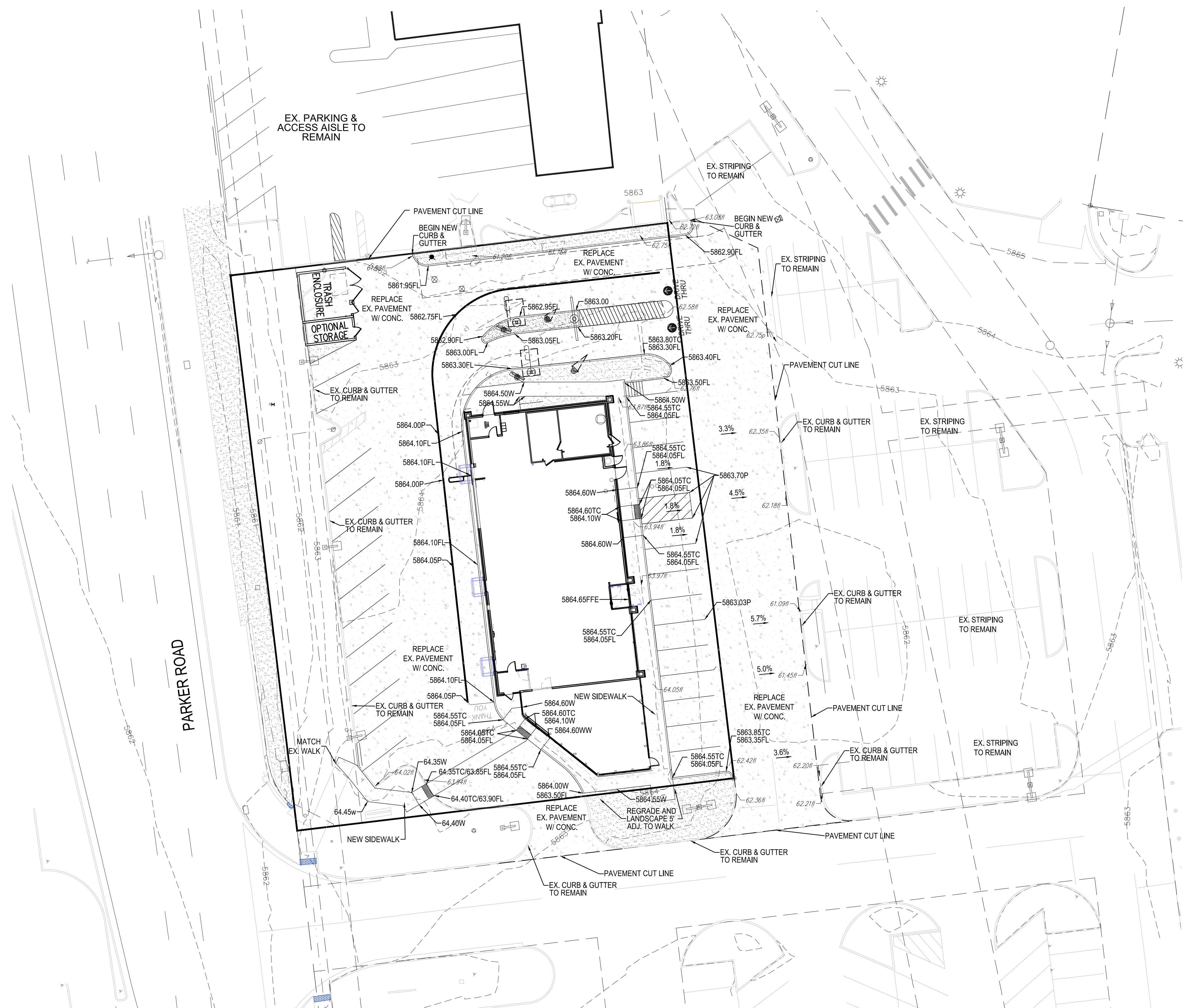


811
 Know what's below.
 Call before you dig.

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
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ADDRESS: 10950 S. PARKER ROAD

PROVIDE NEW TRANSFORMER AND EUSERC CABINET
LOCATIONS



NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Site Services

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rpalmer@strategics.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: **ROBERT J. PALMER**
36320
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
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OFFICE: ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ILLUSTER STREET, SUITE 1300, DENVER, COLORADO 80237

<small>STREET ADDRESS</small> 10950 S. PARKER ROAD	<small>STATE</small> COLORADO	<small>ZIP CODE</small> 80116
<small>CITY</small> PARKER	<small>COUNTY</small> DOUGLAS	<small>STATE STOR. I.D.#</small> 500162
<small>REGIONAL DWG. NO.</small>	<small>STATE STOR. I.D.#</small>	<small>NATIONAL I.D.#</small> tbd

SCALE: 1" = 20' M&D RE: BOWAN

DATE: 09/05/2022 M&D P/C/M: PEDIGO

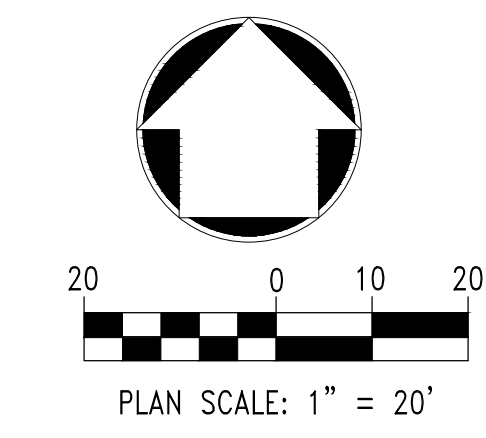
DESIGNED BY: RJP FILE NAME: CURRENT.DWG

DRAWN BY: RJP S.I.S. NO. 14-001-47

CHECKED BY: RJP

DRAWING TITLE:
GRADING PLAN

SHEET NO.:
C2.0



PROVIDE NEW TRANSFORMER AND EUSERC CABINET LOCATIONS



LANDSCAPE PLAN

SCALE: 1" = 20'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AT	3	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	1.5" B&B MULTISTEM
	CA	4	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	1.5" B&B MULTISTEM
	EXR	1	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED ARROW POINT INDICATES NEW LOCATION	EX
	EX-RET	10	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	JC	5	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER JUNIPER	5 GAL
	JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES' / CREEPING JUNIPER 568A	5 GAL
	JSC	3	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER STAKE FOR FIRST GROWING SEASON	5 GAL
	POL	8	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	POF	9	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / POTENTILLA	5 GAL
	ESTR	27	TO REMAIN / EXISTING SHRUB PROTECT IN PLACE. REPLACE ANY DAMAGED OR DEAD MATERIALS.	EX
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAC	38	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AQ	6	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	EX-RS	3,718 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.	EXISTING
	EX-RES	7,989 SF	EX TURF TO REMAIN / EXISTING IRRIGATED TURF PROTECT IN PLACE. REPAIR/REPLACE ANY DAMAGED MATERIALS. ADJUST FOR NEW LAYOUT.	EXISTING
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	1,230 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH

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

NOTE:
ANY PLANTS THAT ARE NOT MAINTAINED SHALL BE REPLACED

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	

EXTEND IRRIGATION FROM EXISTING SYSTEM TO NEW PLANTINGS.
VERIFY FUNCTIONALITY OF SYSTEM AND REPAIR/REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS. TREES TO RECEIVE TWO 2.0 GPM EMITTERS; SHRUBS TO RECEIVE TWO 1.0 GPH EMITTERS, PERENNIALS AND GRASSES TO RECEIVE ONE 1.0 GPH EMITTER.

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE		Site Area = 30,535 SF 4,580 Sf Required	
Total Landscape Area Required (15%)	4,580 SF	Total Landscape Area Provided - On-Site	11,836 (39%)
Trees Provided	7 + 10 existing	Shrubs Provided	30 + 27 existing
Evergreen Lsp Width Provided	(Min 25, max 50%)	Plant Coverage Reg / Prov	75% / 85%
PARKING AREA LANDSCAPING			
Parking Spaces Provided / Area	26	Parking Island Tree Provided / Provided	20 / 20
Parking Island Shrub Area Req / Prov	340 / 410	Parking Lot Perimeter Screening Provided	10' / Mixed Shrub Bed
RIGHT OF WAY LANDSCAPING			
Frontage	S Parker Rd	Length (LF)	210
Trees Provided			7
SITE PERIMETER LANDSCAPE			
Frontage	S Parker Rd	Length (LF)	210
Shrubs Req / Prov	28 / 28	Trees Req / Prov	6 / 6 (4 existing)
Evergreen Trees (Min 25%)			2 - existing (33%)

ALL TREES SHALL BE PLACED A MINIMUM 10 FEET AWAY FROM WATER, SANITARY AND STORM SEWERS AND ALL SHRUBS SHALL BE PLACED A MINIMUM OF 5 FEET AWAY FROM WATER, SANITARY, AND STORM SEWERS. NO MATERIAL WITHIN 3' OF A FIRE HYDRANT

NO. DATE REVISION DESCRIPTION

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10950 S. PARKER ROAD
PARKER, COLORADO
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M&P RE: BOWAN
M&P P/C: PEDIGO
FILE NAME: CURRENT.DWG
SLS No. 14-001-67

LANDSCAPE PLAN
SHEET NO: LS1.0

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com



PROVIDE NEW TRANSFORMER AND EUSERC CABINET LOCATIONS

Magellan

10' PSCO

PROPOSED TREES MAY NOT BE PLANTED WITHIN 20 FEET OF THE EXISTING CORE POWERLINE

PLANT LEGEND

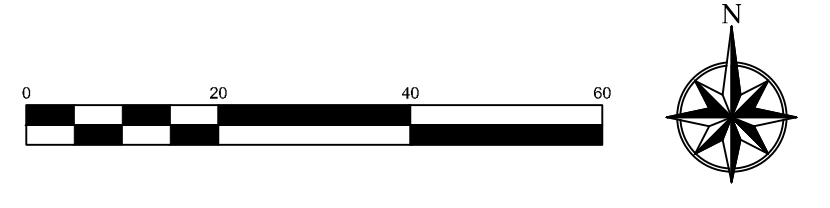
-  1 RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
ARROW POINT INDICATES NEW LOCATION
-  10 TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

TREE MITIGATION CHART

TREE #	SPECIES	DIAMETER INCHES	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Prunus	4	n/a	Relocate	-
2	Fraxinus	12	n/a	Preserve	-
3	Picea	12	n/a	Preserve	-
4	Picea	12	n/a	Preserve	-
5	Fraxinus	12	n/a	Preserve	-
6	Fraxinus	10	n/a	Preserve	-
7	Fraxinus	10	n/a	Preserve	-
8	Fraxinus	12	n/a	Preserve	-
9	Fraxinus	9	n/a	Preserve	-
10	Fraxinus	9	n/a	Preserve	-
11	Fraxinus	9	n/a	Preserve	-
Total		111	\$ -		0

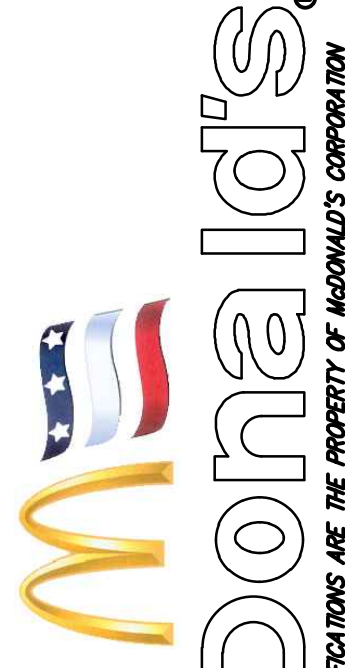
MITIGATION CHART ONLY SHOWS ON-SITE TREES IMPACTED BY DEVELOPMENT PROPOSAL

TREE CONSERVATION PLAN
SCALE: 1" = 20'



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10950 S. PARKER ROAD
PARKER, COLORADO
DOUGLAS COUNTY
STATE STORE # 500162
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TREE CONSERVATION PLAN

SHEET NO: **LS1.1**



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