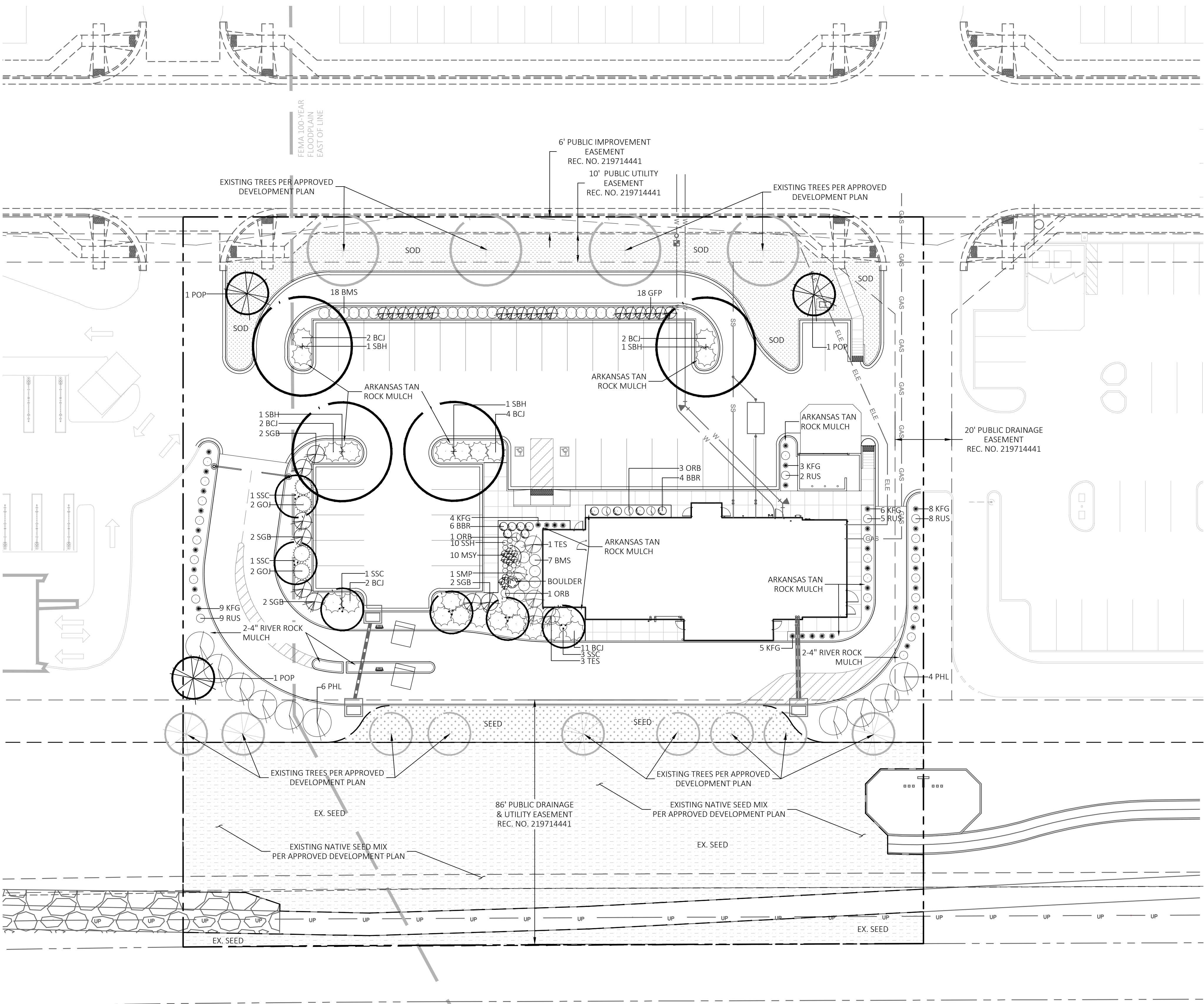
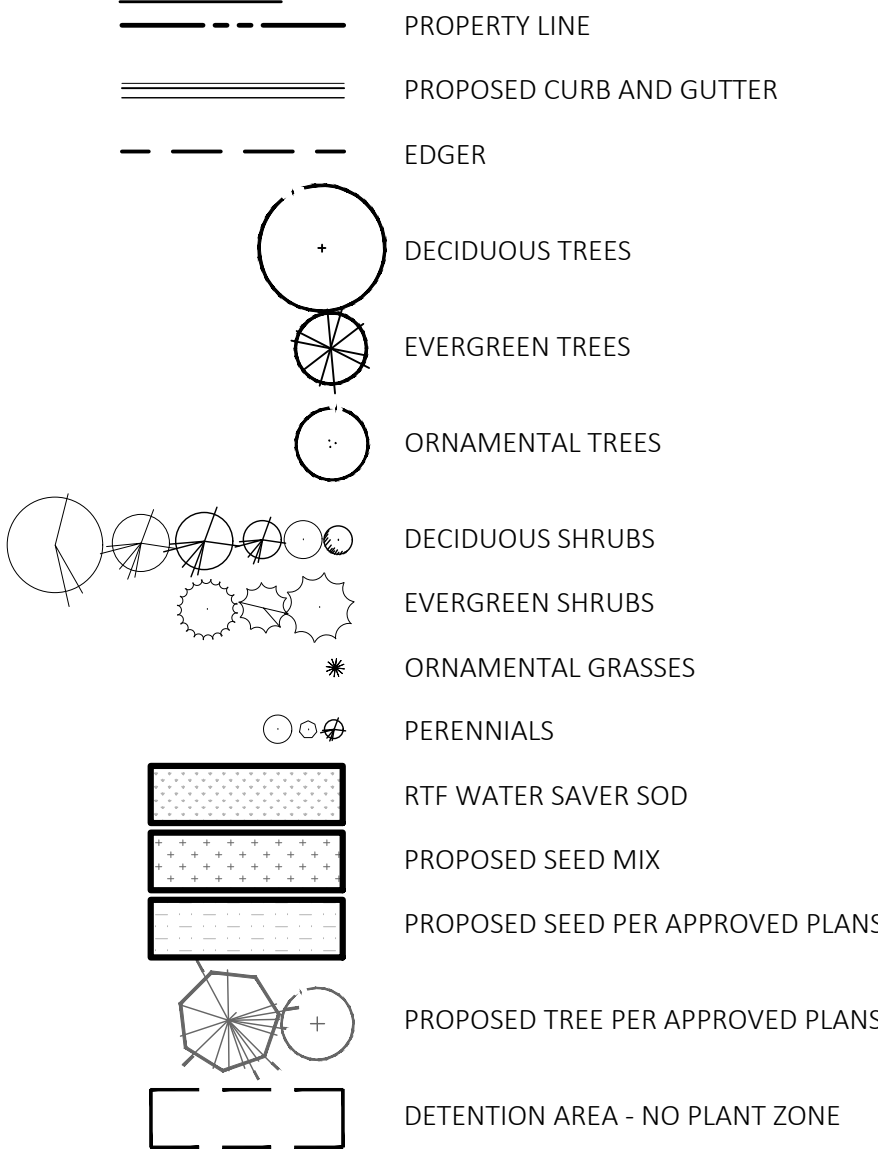


SITE DEVELOPMENT PLANS FOR  
SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

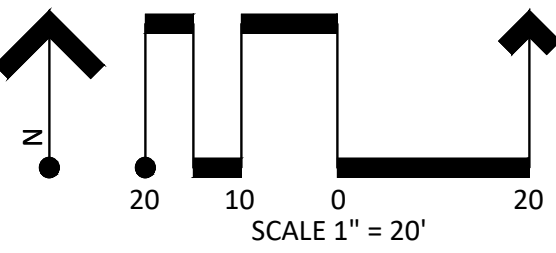


LANDSCAPE DATA

AREA	REQUIRED	PROVIDED	EXISTING
OVERALL SITE AREA	N/A	67,555 SF	
LANDSCAPE AREA	3378 SF - 5%	29,652 SF - 44%	
INTERNAL LANDSCAPE (8790 SF)			
(1 T / 500 SF)	18 TREE	9 TREE	9 TREE
		53 SHRUB/79 G&P	
STREETSCAPE			
	4		4 TREE
*SEE APPROVED DEVELOPMENT PLANS			
PARKING PERIMETER (181 LF)	2/3 COVERAGE		
LINEAR FEET	119 LF	171 LF	
SHRUBS		44 SHRUBS	
PARKING ISLANDS (4)			
(1 T PER ISLAND)	4 TREE	4 TREE	
		11 SHRUB	
LANDSCAPE TOTALS			
	26 TREE	13 TREE/108 SHRUB/79 G&P	13 TREE

GENERAL NOTES

- SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING
- SEE SHEET L3.90, LANDSCAPE DETAILS, FOR THE LANDSCAPE NOTES, PLANT LIST, AND PLANTING DETAILS.



POINT

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CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SITE DEVELOPMENT PLANS

SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.030

LANDSCAPE PLAN

L3.10

DESCRIPTION

1ST SDP SUBMITTAL

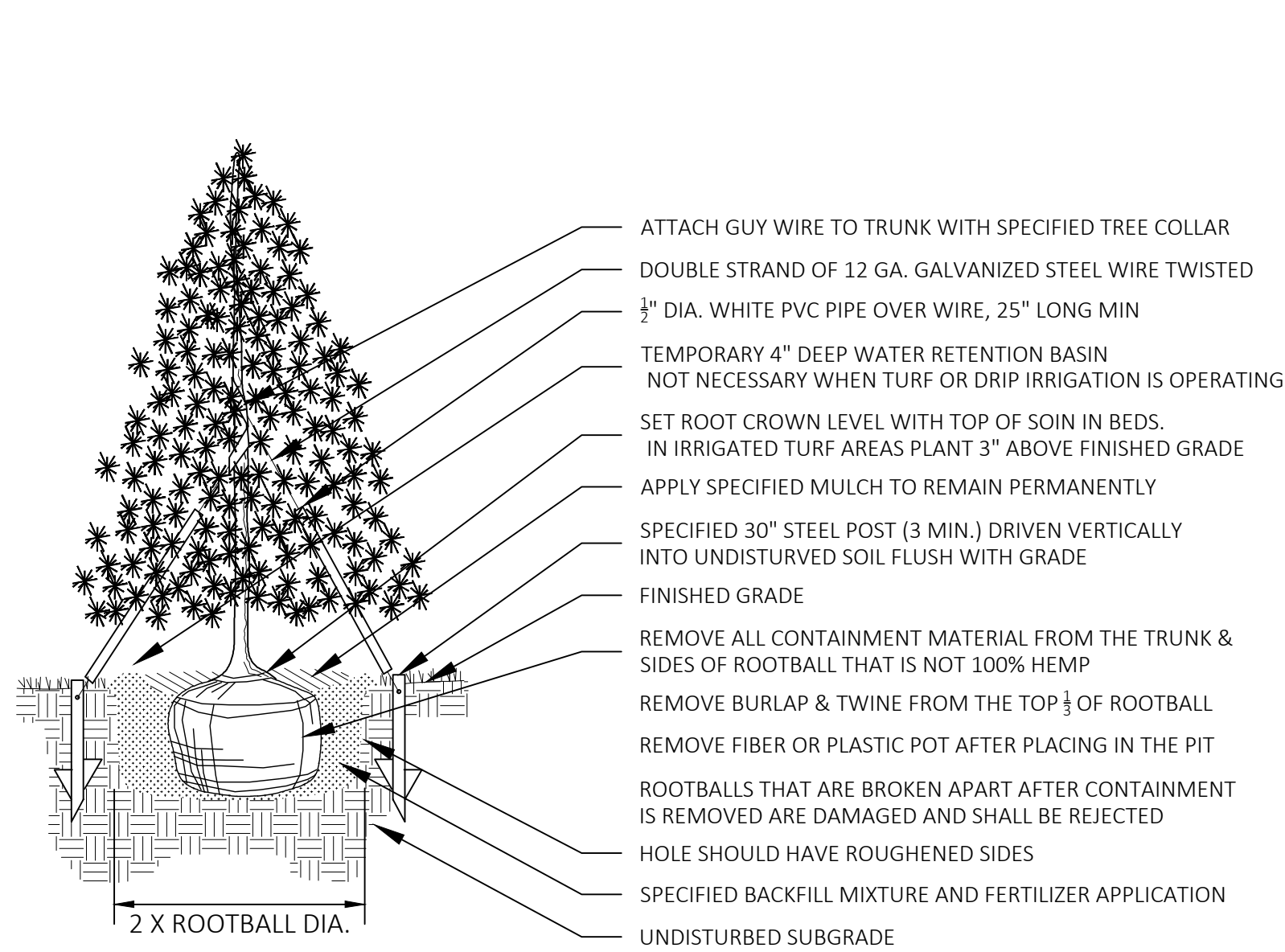
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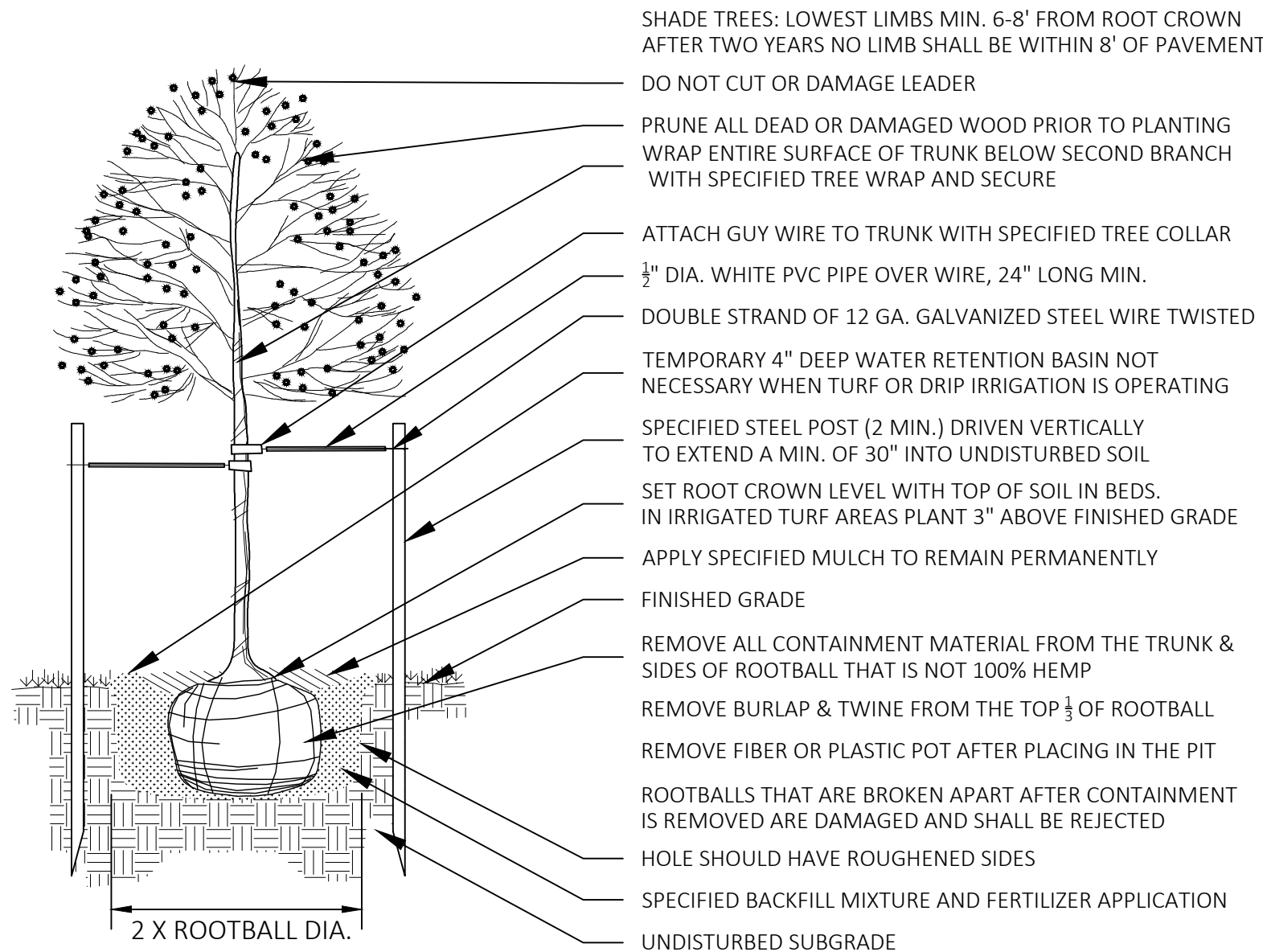


SITE DEVELOPMENT PLANS FOR  
SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9

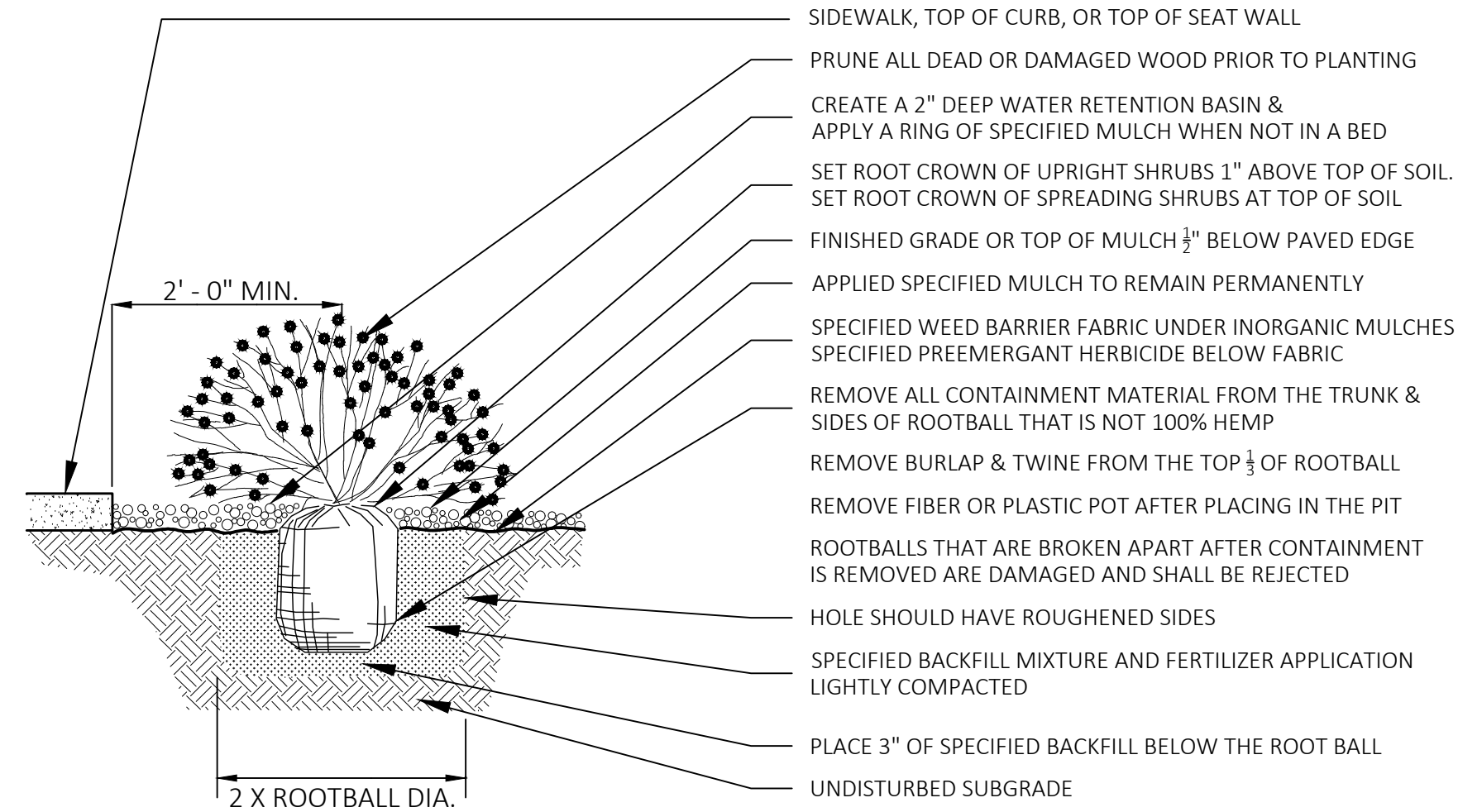
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,  
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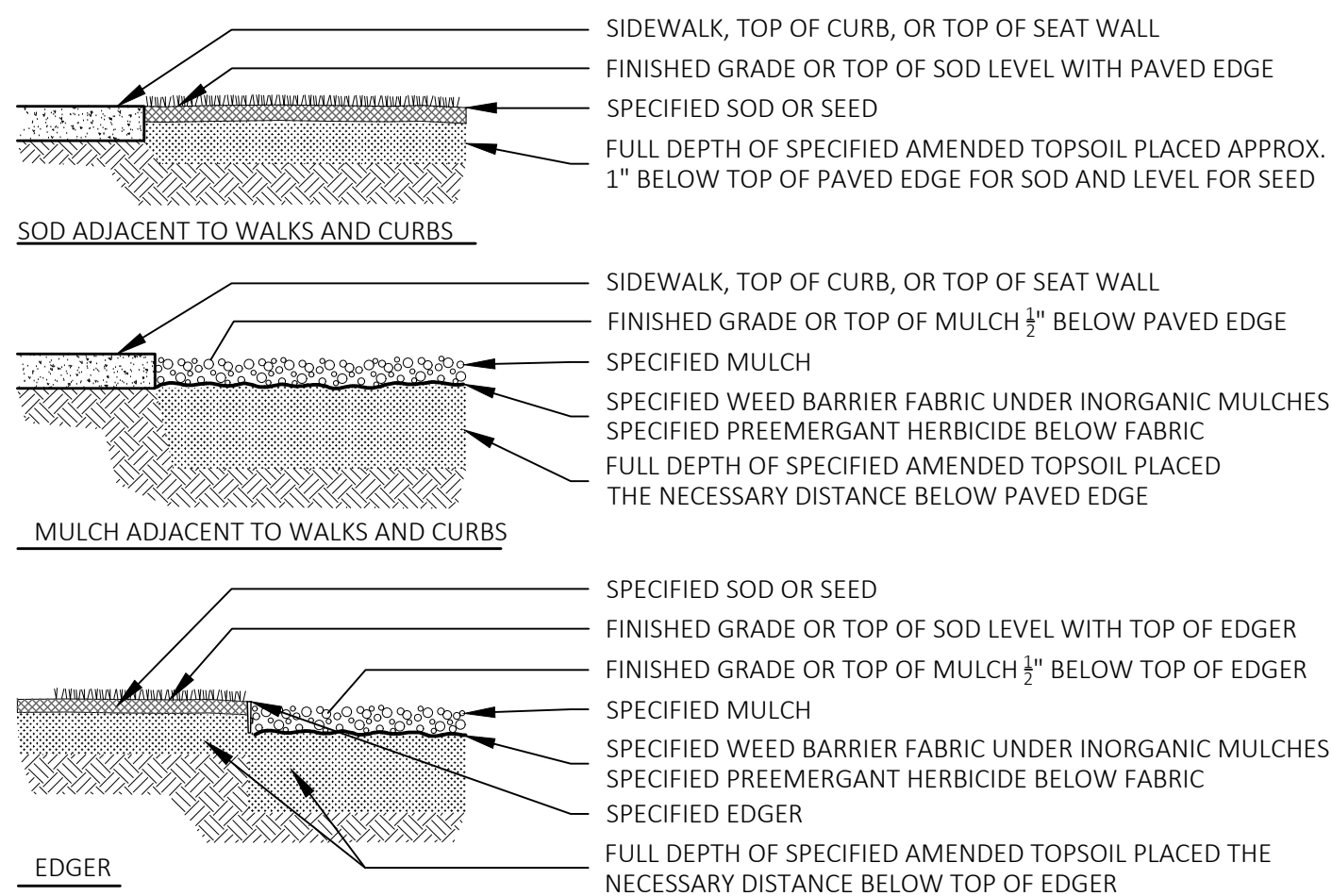
**A** EVERGREEN TREE PLANTING W/ GUY WIRES  
NOT TO SCALE



**B** DECIDUOUS TREE PLANTING  
NOT TO SCALE



**C** SHRUB PLANTING  
NOT TO SCALE



**D** EDGE TREATMENT  
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GROUND COVER
  - SEED - IN THE SPECIFIED AREAS, GROUND COVER SHALL BE A LOW GRO MIX BY ARKANSAS VALLEY SEED CONTAINING 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, AND 15% CHEWINGS FESCUE. THE MIXTURE SHALL BE APPLIED AT 20-25 LBS AN ACRE.
  - SOD - IN THE SPECIFIED AREAS, SOD SHALL BE A RTF WATER SAVER SOD BY GREEN VALLEY TURF.
  - ROCK MULCH - IN THE SPECIFIED AREAS, INSTALL 2-4" ARKANSAS TAN COBBLE AND 1 1/2" ARKANSAS TAN ROCK BY C&C SAND AND STONE.
  - WOOD MULCH - IN THE SPECIFIED AREAS, INSTALL WESTERN RED CEDAR WOOD MULCH.
- BOULDERS: IN THE SPECIFIED AREA, INSTALL A 3' X 3' SILOAM STONE BOULDER BY C&C SAND AND STONE, OR AN APPROVED EQUAL.
- TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED.
- ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS/ACRE. ALL DISTURBED AREAS SHOULD BE RE-SEEDED BETWEEN THE PLANTING DATES OF NOV. 1 - APRIL 30TH.
- GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 INCH TO 1/2 INCH DEEP.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
  - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
  - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI-FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit
DECIDUOUS TREES					
4	SBH	SUNBURST HONEYLOCUST Gleditsia triacanthos inermis 'Suncole'	2" CAL SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	35X35 FEET
ORNAMENTAL TREES					
6	SSC	SPRING SNOW CRABAPPLE Malus sp. 'Spring Snow'	1 1/2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20x15 FEET
EVERGREEN TREES					
3	POP	PONDEROSA PINE Pinus ponderosa	6'-10' HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED	60X30 FEET
DECIDUOUS SHRUBS					
10	BBR	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	2X3 FEET
25	BMS	BLUE MIST SPIREA Caryopteris x clandonen 'Blue Mist'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	4x3 FEET
18	GFP	GOLDFINGER POTENTILLA Potentilla fruticosa 'Goldfinger'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3X4 FEET
5	ORB	ORANGE ROCKET BARBERRY Berberis thunbergii 'Orange Rocket'	5 GAL. 18"-24" HT.	SEE PLAN FOR SPACING 5 CANES MIN.	5X2.5 FEET
10	PHL	POCAHONTAS LILAC Syringa x hyacinthiflora 'Pocahontas'	5 GAL. 18"-24" HT.	SPACING 10' O.C. 5 CANES MIN.	12X12 FEET
8	SGB	SPANISH GOLD BROOM Cytisus purgans	5 GAL. 18"-24" HT.	SPACING 72" O.C. 5 CANES MIN.	4X6 FEET
4	TES	TIGER EYES SUMAC Rhus typhina 'Bailtiger'	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.	6X6 FEET
EVERGREEN SHRUBS					
23	BCI	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" SPREAD	SPACING 72" O.C. 5 CANES MIN.	9'X7 FEET
4	GOJ	GREY OWL JUNIPER Juniperus virginiana 'Grey Owl'	5 GAL. 18"-24" SPREAD	SPACING 60" O.C. 5 CANES MIN.	3X6 FEET
1	SMP	SLOWMOUND MUGO PINE Pinus mugo 'Slowmound'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.	3X5 FEET
ORNAMENTAL GRASSES					
35	KFG	KARL FOERSTER FEATHER REED Calamagrostis acuti. 'Karl Foerster'	5 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET
PERENNIALS					
10	MSY	MOONSHINE YARROW Achillea x 'Moonshine'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	24X24 INCHES
24	RUS	DENIM N LACE RUSSIAN SAGE Perovskia atriplicifolia 'Denim 'n Lace'	1 GAL. ESTABLISHED	SPACING 36" O.C.	36X36 INCHES
10	SSH	SONORAN SUNSET HYSSOP Agastache cana 'Sinning'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	18X18 INCHES
GROUND COVER					
SEED		LOW GRO NATIVE SEED MIX			1,995 SQ. FT.
SOD		RTF WATER SAVER SOD			4,276 SQ. FT.