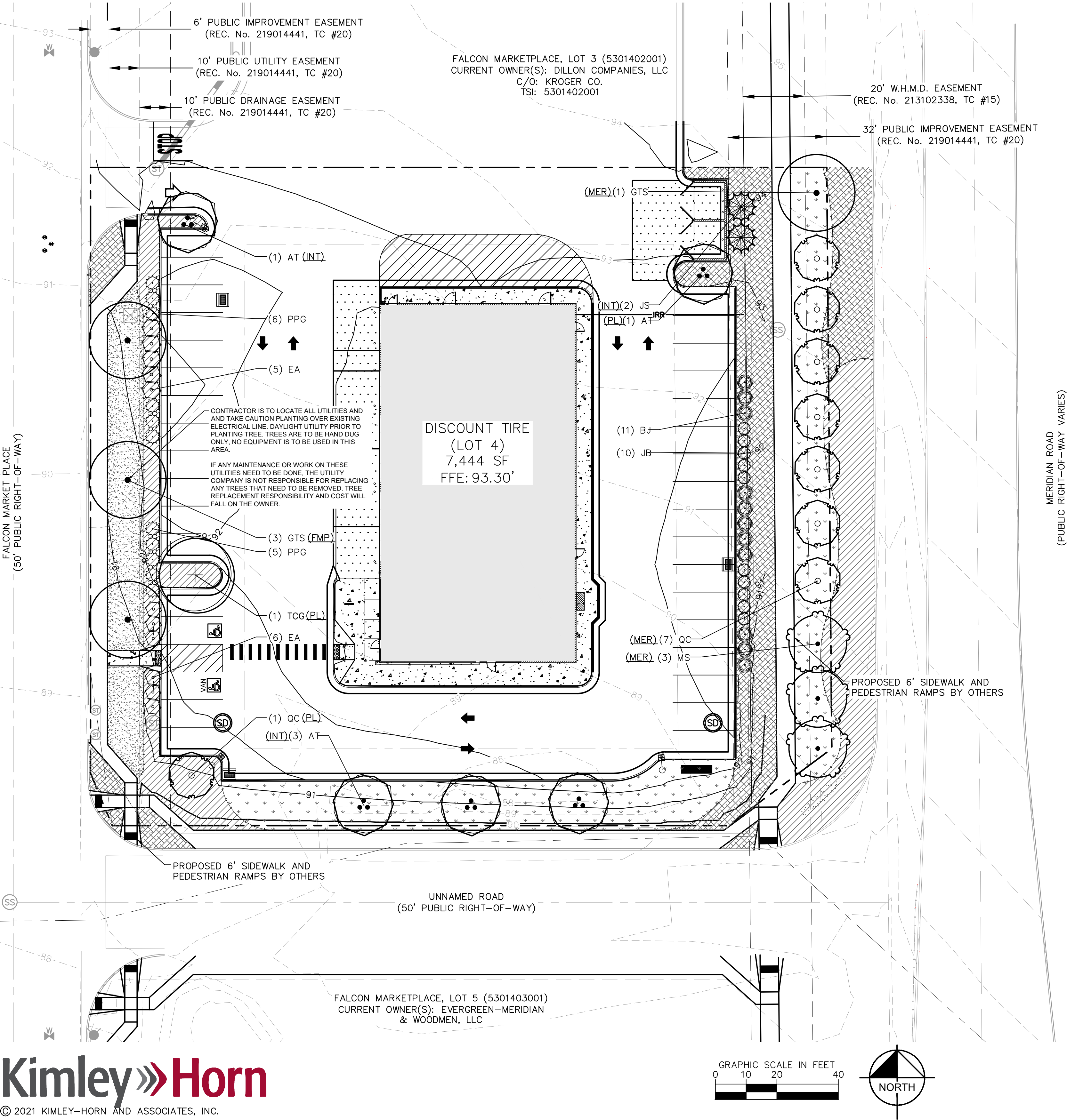




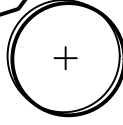
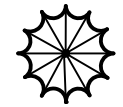




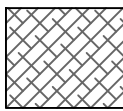
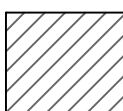
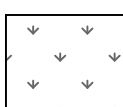
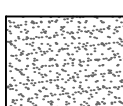


DISCOUNT TIRE
SITE DEVELOPMENT PLAN
FALCON MARKETPLACE, LOT 4 - 7585 FALCON MARKET PL
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



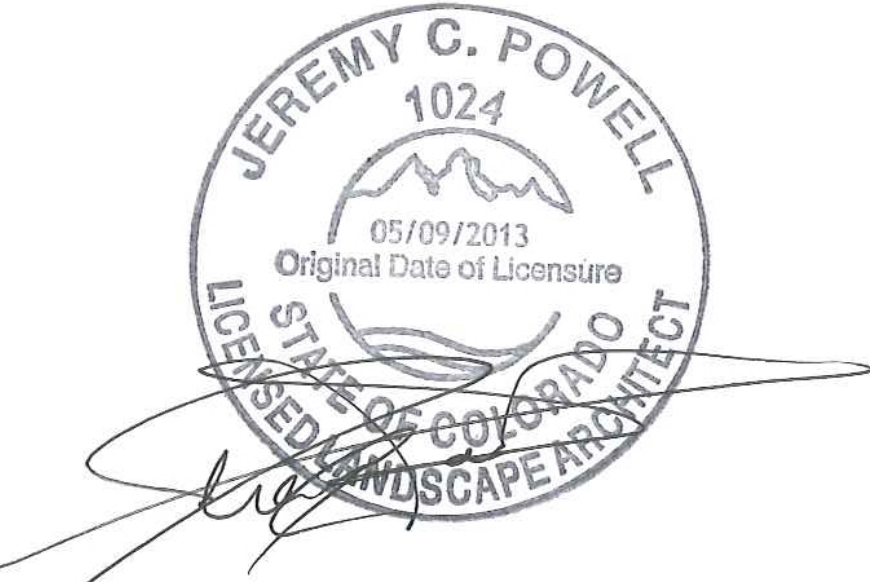
PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	AT	Acer tataricum `GarAnn` TM	Hot Wings Tatarian Maple	2` Ht.	B&B	5			
	GTS	Gleditsia triacanthos inermis `Sunburst`	Sunburst Thornless Honey Locust	2` Ht.	B&B	4			
	MS	Malus x `Spring Snow`	Spring Snow Crabapple	2" Cal.	B&B	3			
	QC	Quercus x `Crimschmidt`	Crimson Spire Oak	2" Cal.	B&B	8			
	TCG	Tilia cordata `Greenspire`	Greenspire Linden	2" Cal.	B&B	1			
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	JS	Juniperus scopulorum	Rocky Mountain Juniper	---		2			
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	JB	Berberis thunbergii `Atropurpurea`	Red Leaf Japanese Barberry	5 gal.	Cont.	10			
	EA	Euonymus alatus `Compactus`	Compact Burning Bush	5 gal.	Cont.	11			
	BJ	Juniperus sabina `Buffalo`	Buffalo Juniper	5 gal.	Cont.	11			
	PPG	Picea pungens `Globosa`	Dwarf Globe Blue Spruce	5 gal.	Cont.	11			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	COBBLE	Arkansas Tan Cobble		2-4" Diameter			4,472 sf		from C&C Sand and Stone
	ROCK	Arkansas Tan Rock		1.5" Diameter			4,047 sf		From C&C Sand and Stone
	SEED	Low Grow Native Seed Mix	SEED	---			5,056 sf		By Arkansas Valley seed
	SOD	RTF Water Saver Sod	SOD	---			1,729 sf		by Green valley Turf

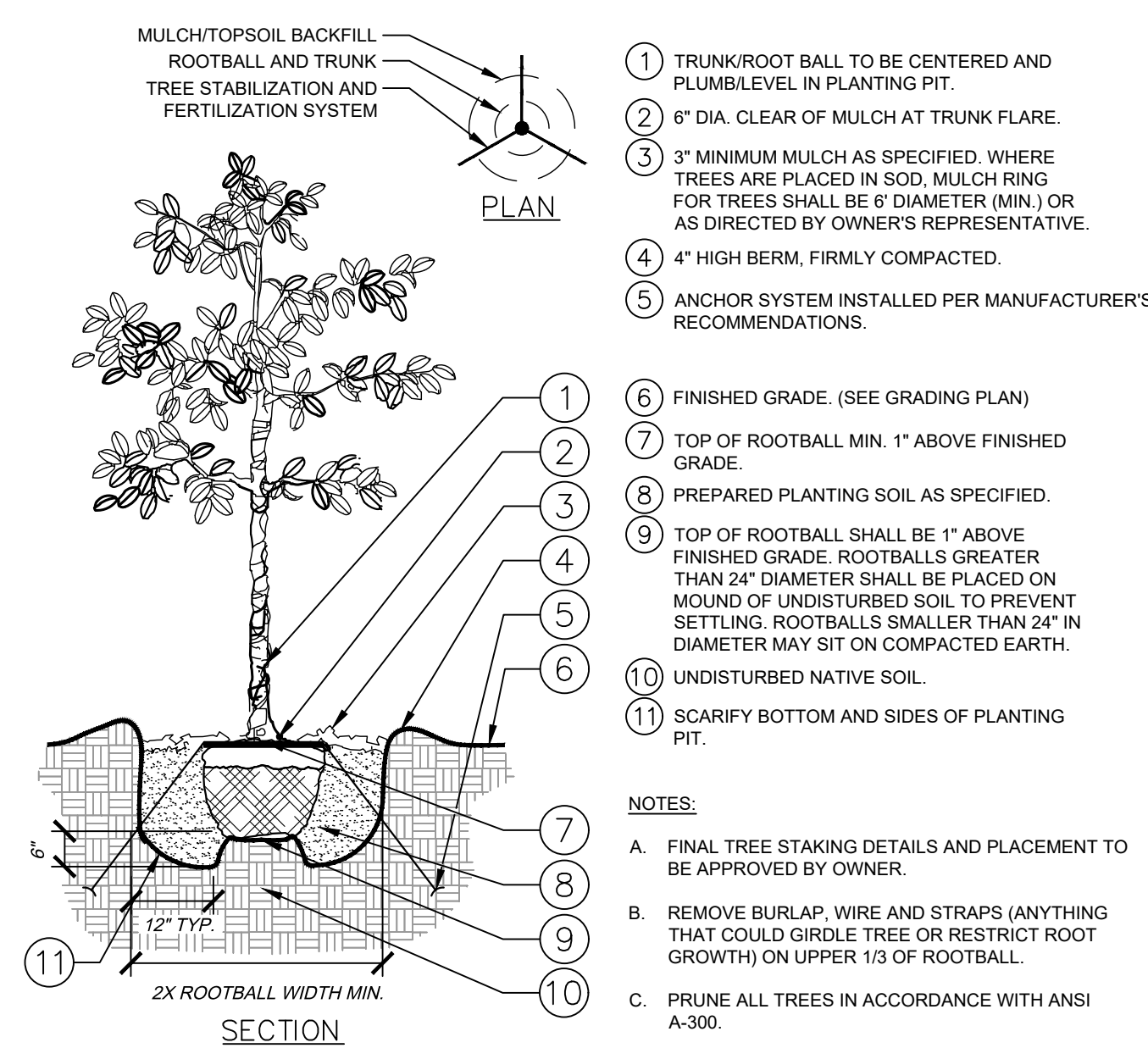
DEVELOPMENT PLAN DATA:

STREET NAME OR ZONE BOUNDARY:	STREET FRONTAGES	CODE	INTERNAL	CODE	PARKING	CODE
STREET FRONTAGE REQUIREMENTS FALCON MARKETPLACE MASTER LANDSCAPE REQUIREMENTS						
MERIDIAN RD - 11 TREES	TREES (11 REQ / 11 PROVIDED)	MER				
FALCON MARKET PLACE - 3 TREES	TREES (3 REQ / * 0 PROVIDED)	FMP				
PARKING LANDSCAPE, 1 TREE PER 15 PARKING SPACES. SCREENING 2/3 OF PARKING TO ADJACENT PROPERTIES AND ROADS.					3 TREES REQUIRED 3 TREES PROVIDED	PL
35 PARKING STALLS / 15 = 2.3 (3 TREES) P. LOT SCREENING TOTAL PARKING FRONTAGE 324 LF 305 x (.667) = 204 LF OF SCREENING AREA REQUIRED					204 FT SCREEN REQ. 208 FT SCREEN PROV. (MIN. 50% EVERGREEN)	
INTERNAL REQUIREMENTS- LANDSCAPE SF TO BE MINIMUM OF 5% OF SITE 51033 SF x .05 = 2552 SF REQUIRED			2552 SF (5%) REQ. 15392 SF (30%) PROV.			
1 TREE PER 500 SF OF INTERNAL SPACE REQ. 2552 / 500 = 5.104 (6 TREES)			6 TREES REQUIRED *6 TREES PROVIDED	INT		

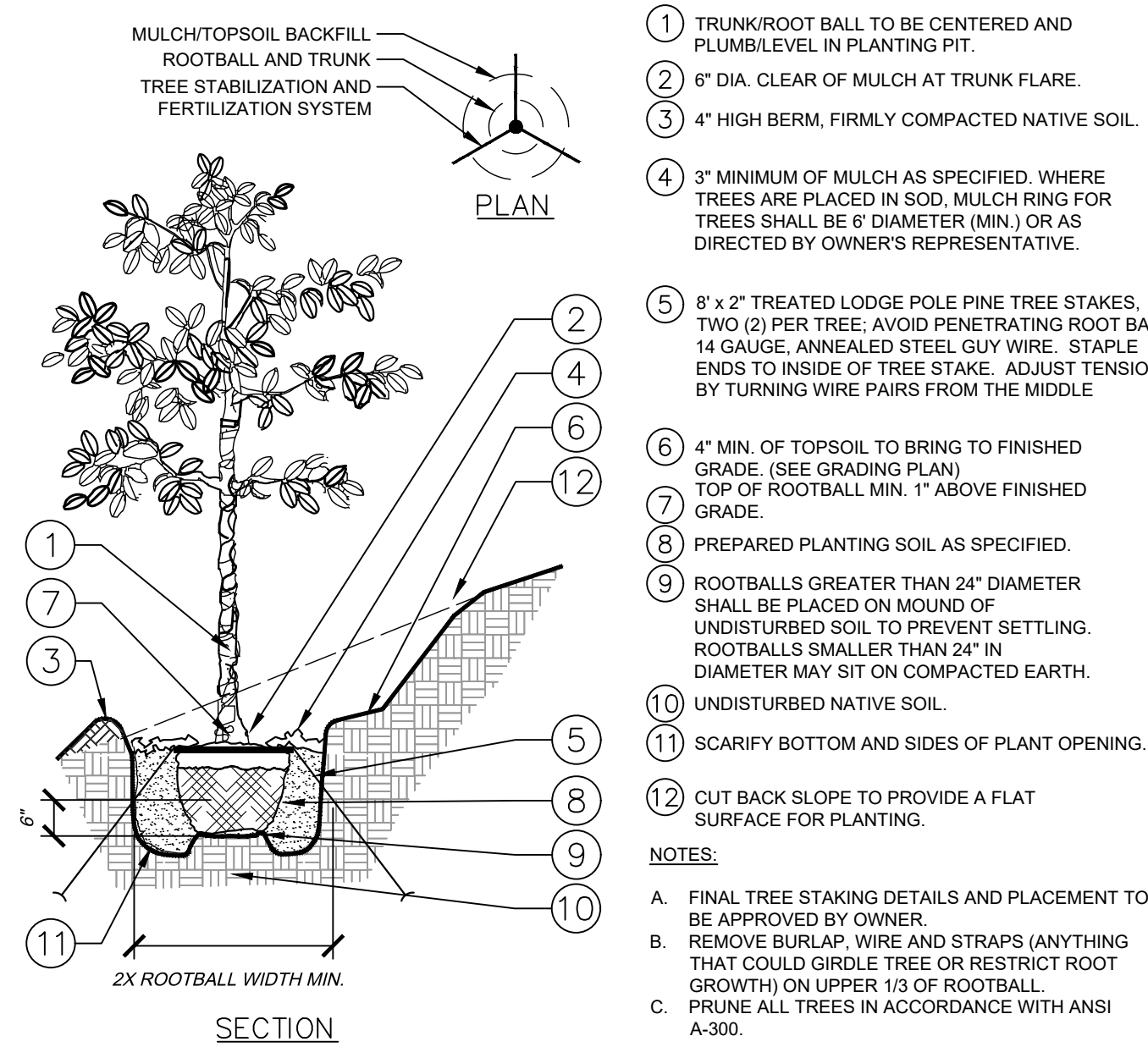
* (INTERIOR TREES ARE LOCATED AROUND THE PERIMETER DUE TO INSUFFICIENT LANDSCAPE AREA ADJACENT TO BUILDING.)



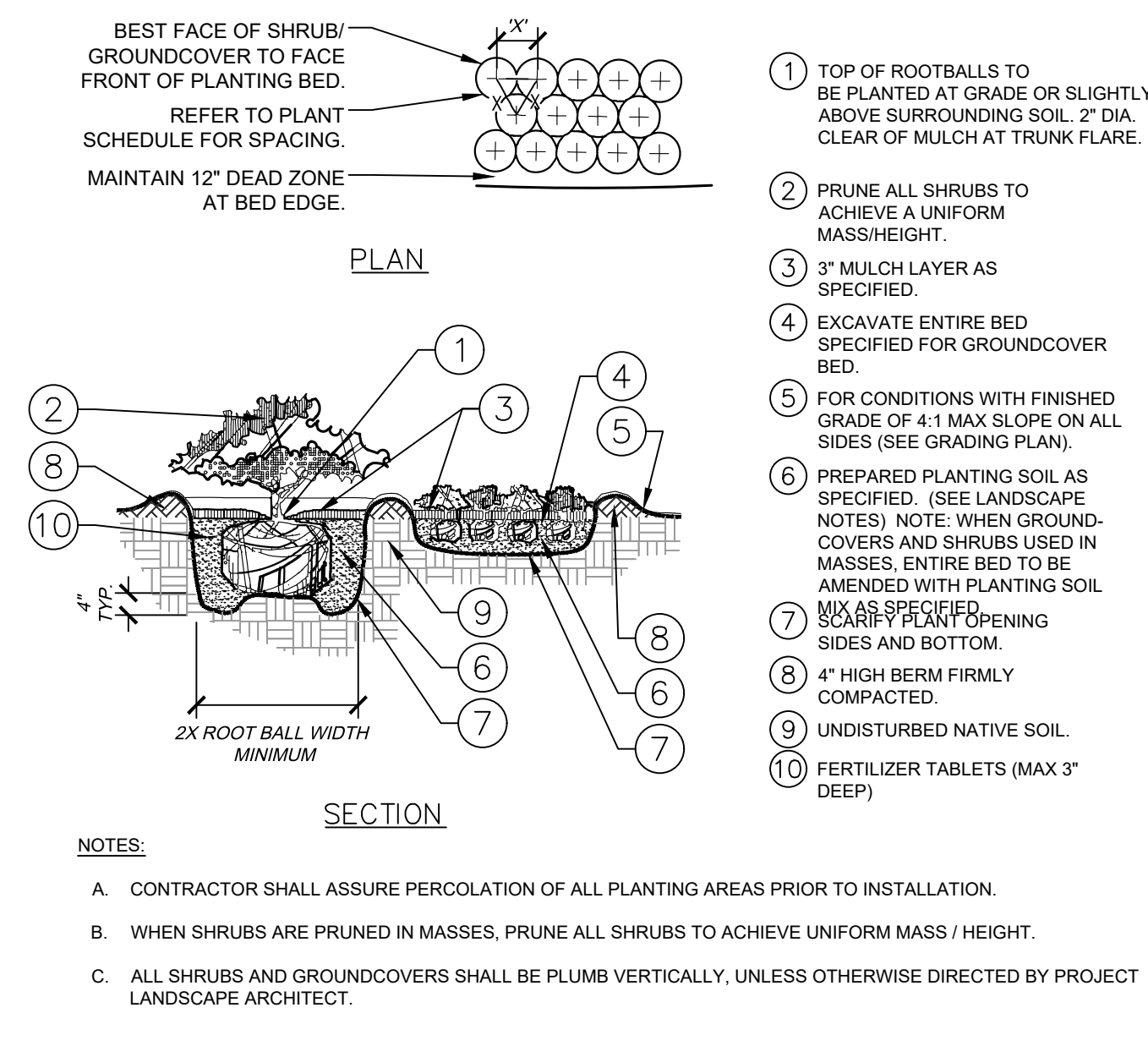
DISCOUNT TIRE
SITE DEVELOPMENT PLAN
FALCON MARKETPLACE, LOT 4 - 7585 FALCON MARKET PL
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



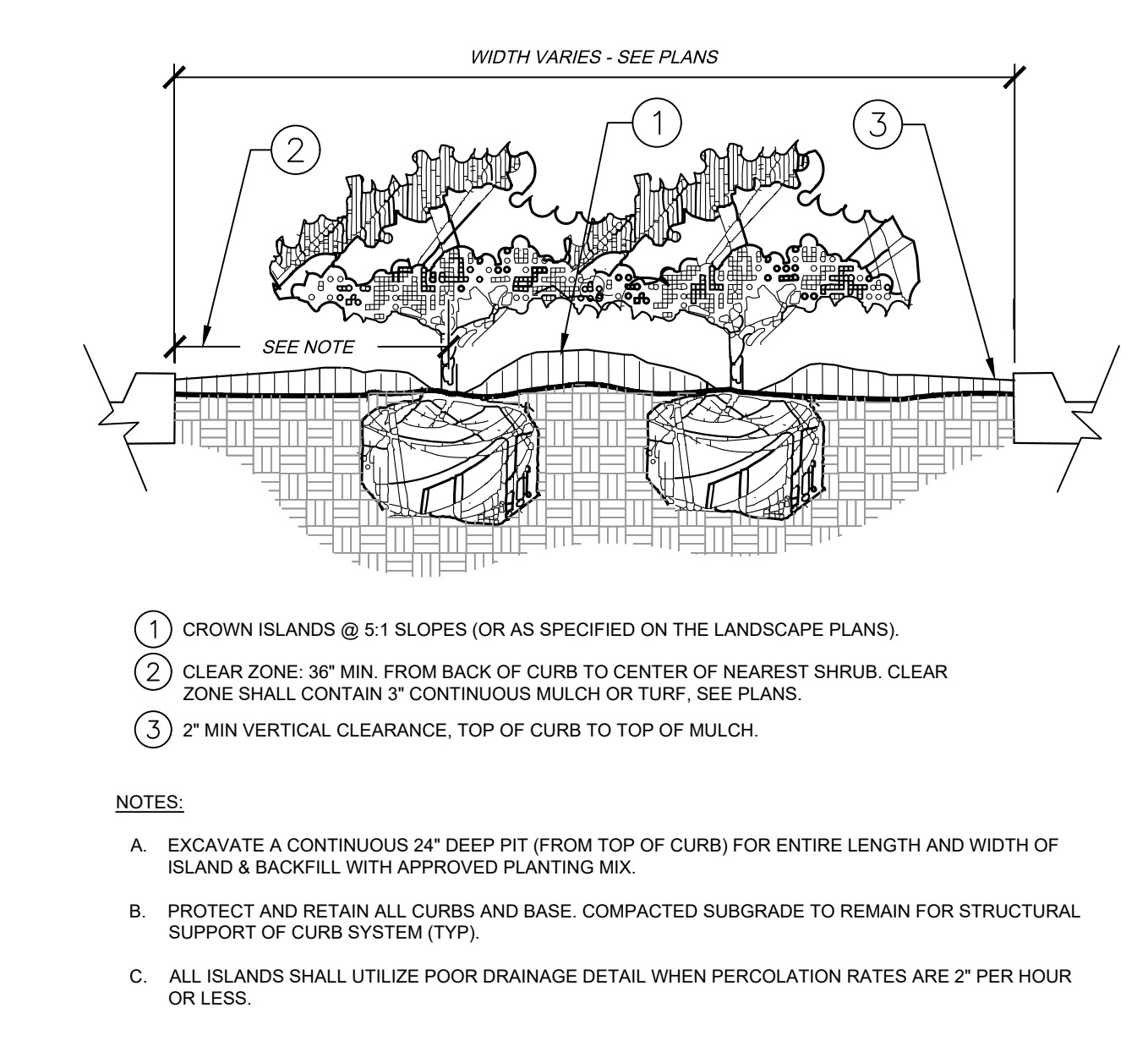
1 TREE PLANTING
A_Detail SECTION / PLAN NTS



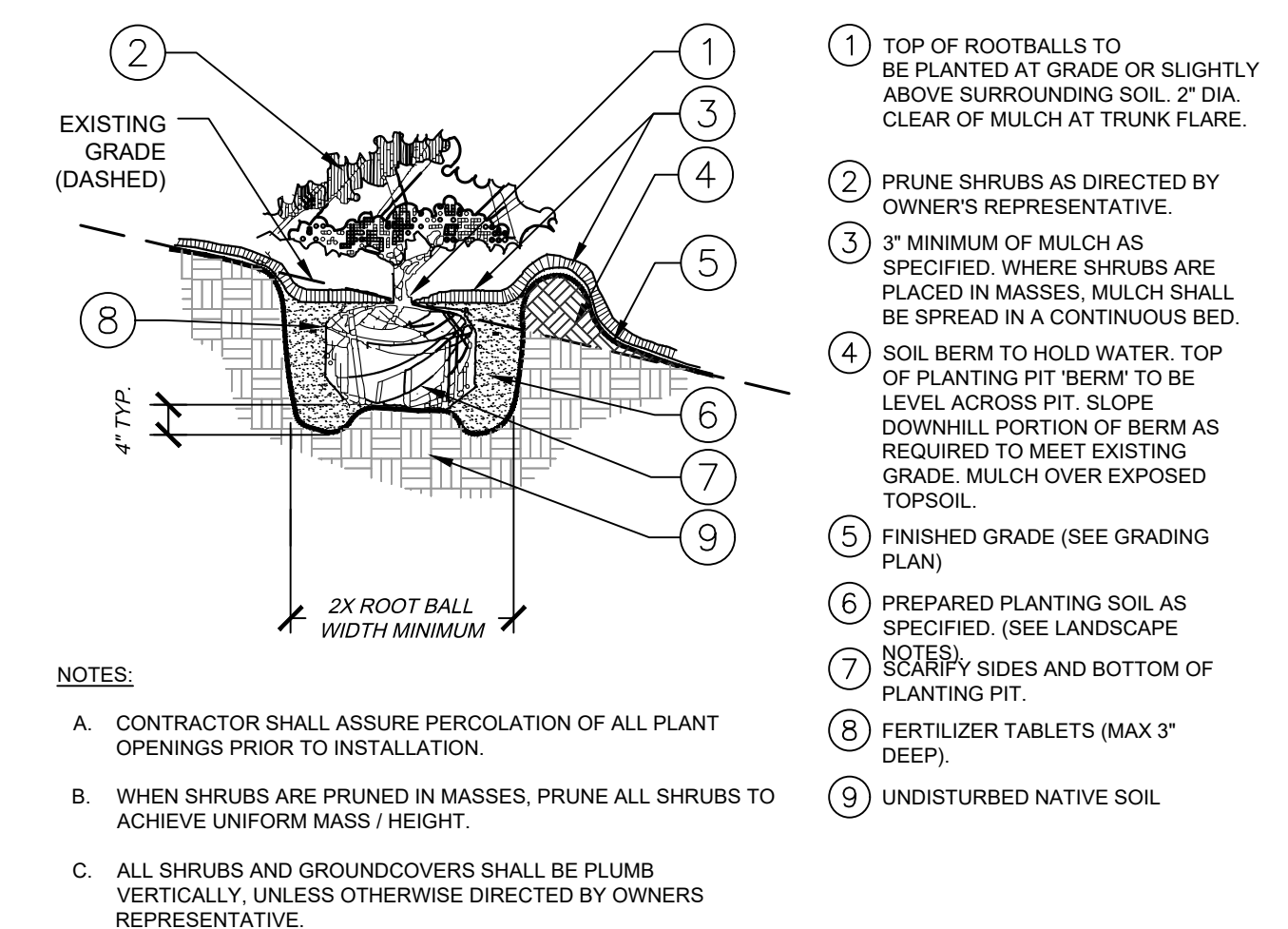
2 TREE PLANTING ON A SLOPE
A_Detail SECTION / PLAN NTS



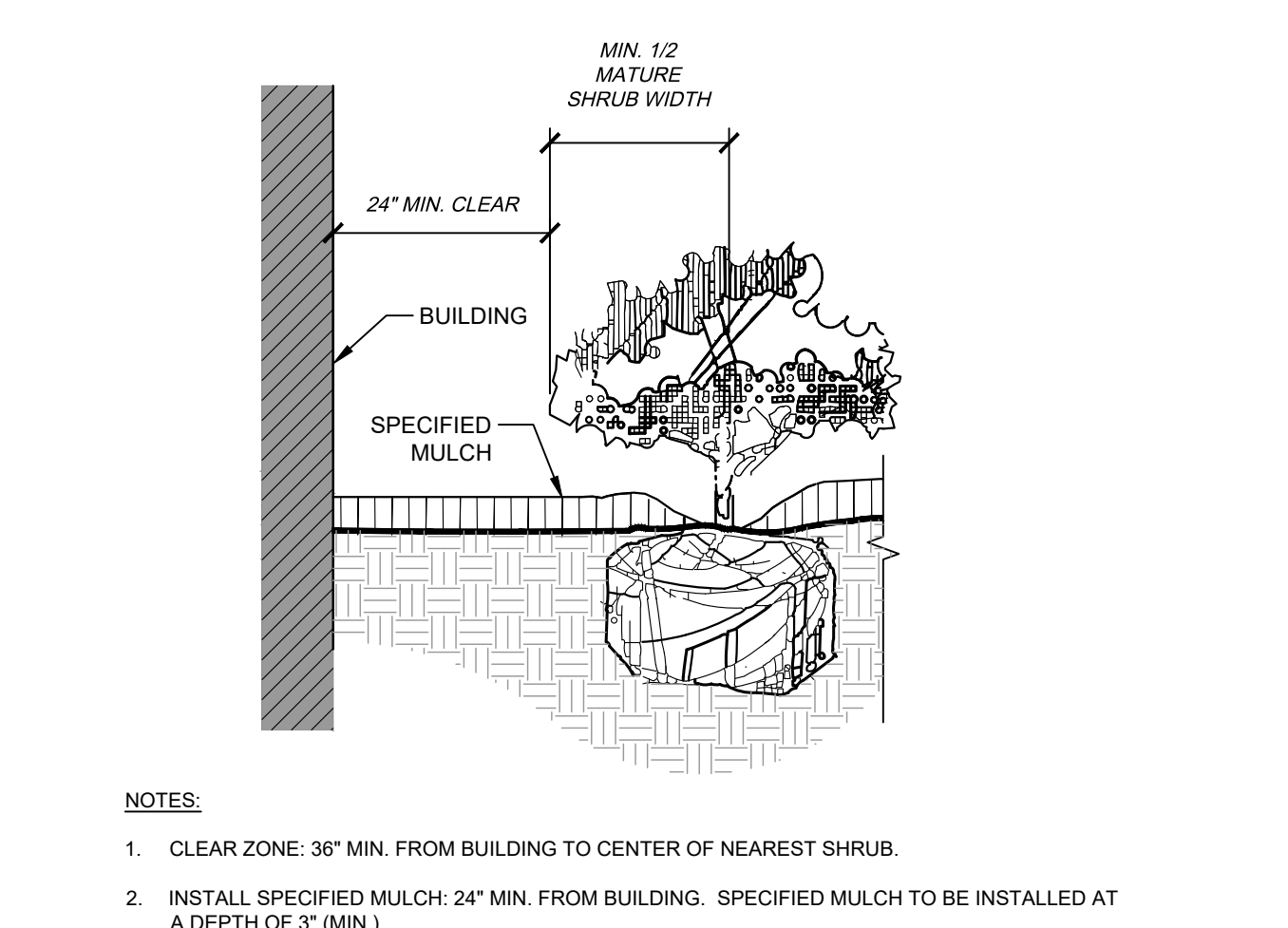
3 SHRUB/GROUND COVER PLANTING
A_Detail SECTION / PLAN NTS



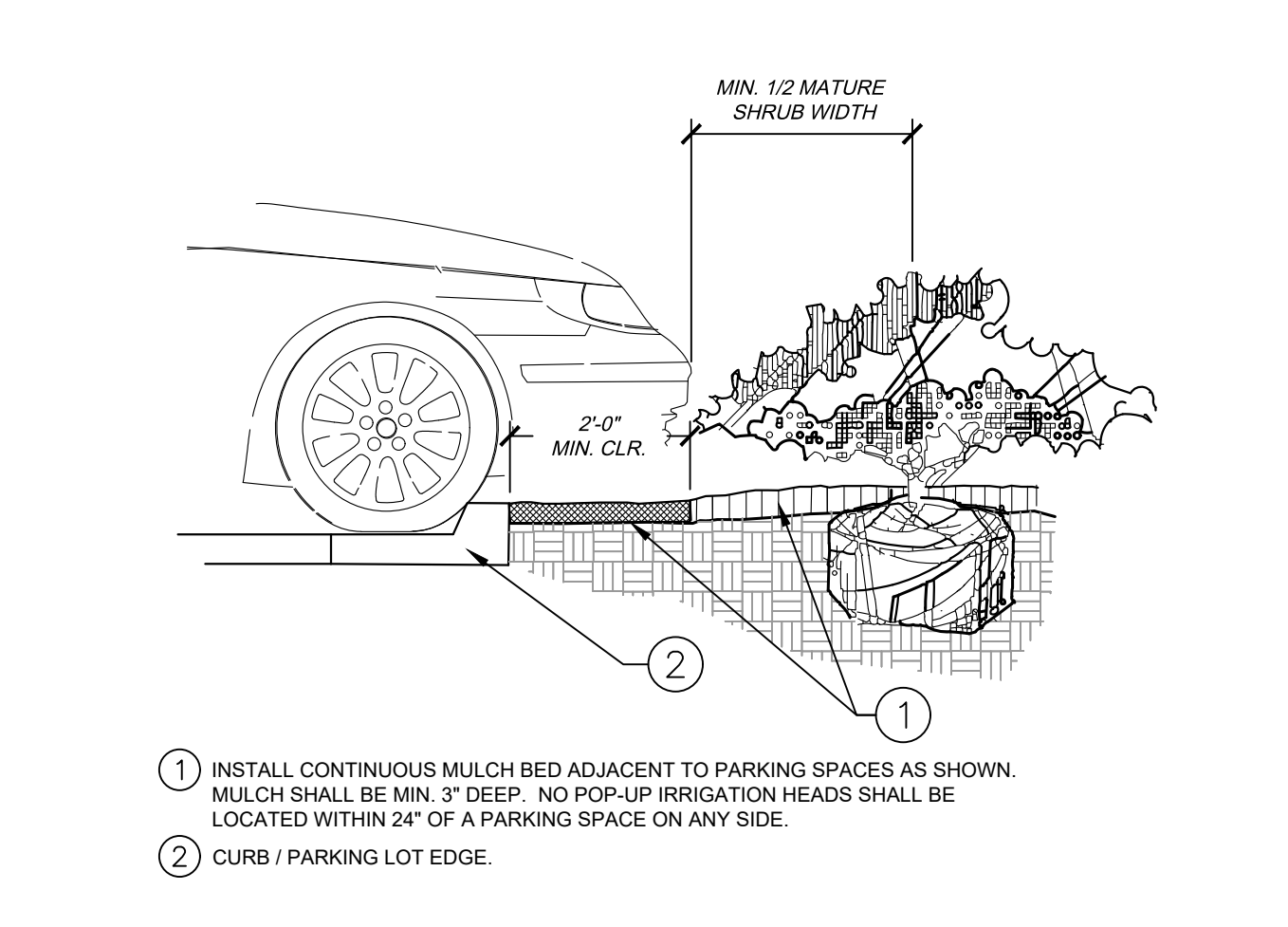
4 PLANTED PARKING LOT ISLANDS/MEDIANS
A_Detail SECTION NTS



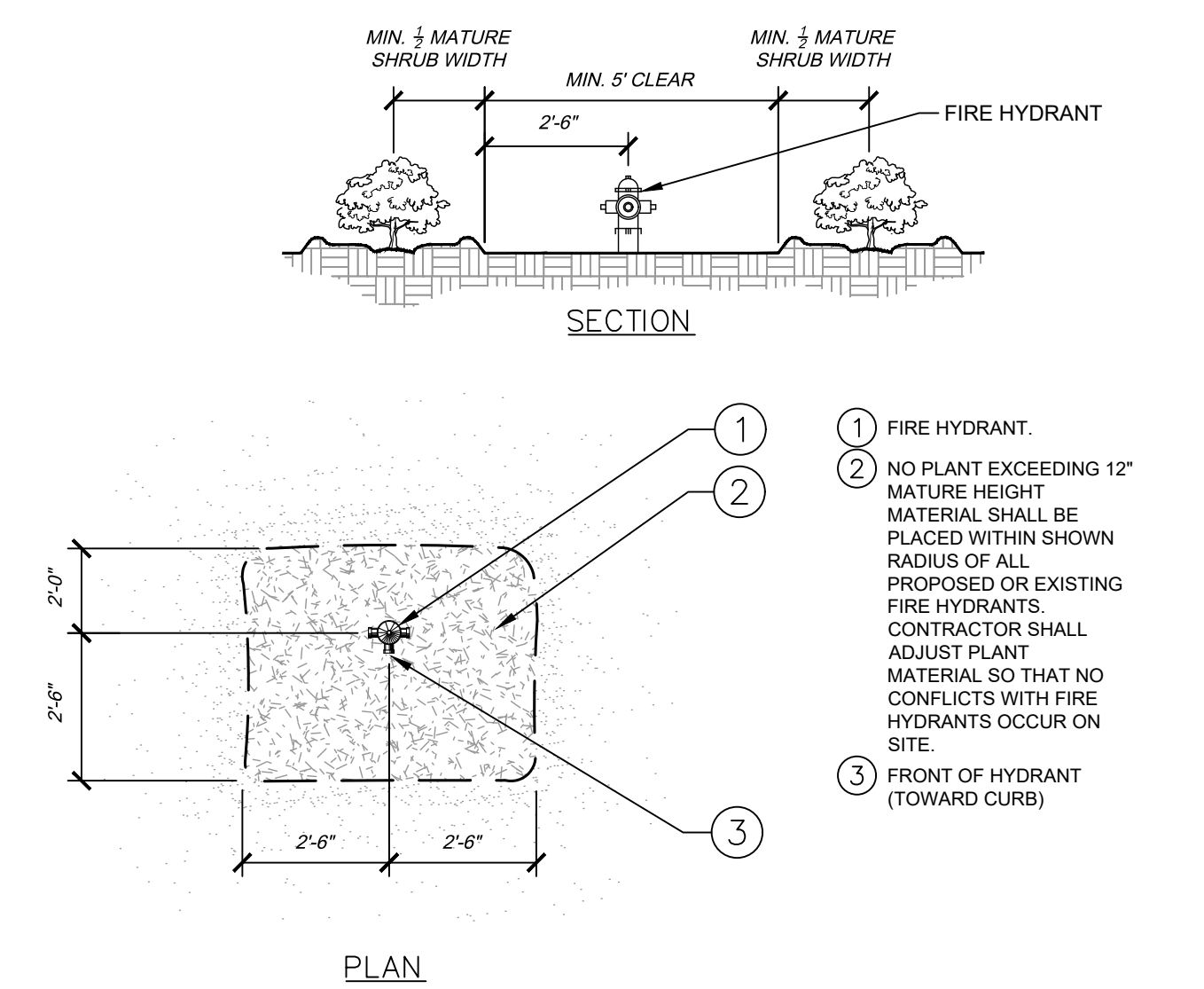
5 SHRUB/GROUND COVER PLANTING ON A SLOPE
A_Detail SECTION NTS



6 PLANTINGS ADJACENT TO BUILDINGS
A_Detail SECTION NTS



7 PARKING SPACE/CURB PLANTING
A_Detail SECTION NTS



8 SHRUB PLANTING AT FIRE HYDRANT
A_Detail SECTION / PLAN NTS

SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
NS OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

A. SCOPE OF WORK

- SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE
REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF
NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- EDGING
- a. CONTRACTOR SHALL INSTALL 4"X $\frac{1}{8}$ " ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

- CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GU SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

- ## FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENT SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH MAY THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

MAINTENANCE NOTES:

1. ALL LANDSCAPE SHALL BE REASONABLY MAINTAINED, AND ANY PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAY OF ITS DEMISE OR BY AN AGREE UPON DATE IF SEASONAL CONDITIONS PROHIBIT REPLACEMENT WITHIN THE THIRTY (30) DAY TIME REQUIREMENT
2. STREET TREES, STREETScape IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

3. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

4. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMIT AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION

5. TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPE STEEPER THAN 3:1 AND SEEDED. ALL DISTURBED AREAS SHOULD BE SEED AND MULCHED WITH WOOD CHIP MULCH AT 4,000 LBS./ACRE. ALL DISTURBED AREAS SHOULD BE RESEED BETWEEN THE PLANTING OF NOV. 1-APRIL 30TH. GRASS SEED SHOULD BE DRILLED AT A DEPTH OF ¼ TO ½ INCH DEEP AND IF BROADCASTED, DOUBLE THE RATE.

6. THE CONTRACTOR IS TO PROVIDE AN INTEGRATED NOXIOUS WEED CONTROL PLAN THAT IS TO BE SUBMITTED TO THE EL PASO COUNTY WEED INSPECTOR PRIOR TO ANY CONSTRUCTION OR EARTHWORK TAKING PLACE.

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE NOTES
SHEET L.3 OF L.3