



ROADWAY & BUFFER  
NORTH & WEST LANDSCAPE PLAN



PLANTING NOTE: PLANT MATERIAL LOCATIONS AND QUANTITIES  
ALONG ROADWAYS AND INTERNAL LOTS ARE SUBJECT TO CHANGE  
BASED ON FINAL SITE LAYOUT AND GRADING.

**EL PASO COUNTY LANDSCAPE CODE COMPLIANCE**

ROADWAY: 10' SETBACK REQUIRED/PROVIDED  
EASTONVILLE ROAD: PROPOSE 1 TREE/50 LF, 5 REQUIRED/5 PROVIDED (LS)  
FALCON MARKET PLACE: PROPOSE 1 TREE/50 LF, 46 REQUIRED/46 PROVIDED (LS)

WOODMEN BLVD. (EXPRESSWAY) - FRONTAGE-1,053 LF/20 = TREES REQUIRED/PROVIDED: 53/53 (LS)

MERIDIAN ROAD (EXPRESSWAY) - FRONTAGE - 1,029 LF/20 = TREES REQUIRED/PROVIDED: 51/51 (LS)

WEST BUFFER - 803 LF/15 = TREES REQUIRED/PROVIDED ALONG FENCE LINE: 53/53  
WAIVER OF 20 TREES IS REQUESTED ALONG WEST BOUNDARY DUE TO GRADING AT NORTHWEST END (LB)

BUFFER AT NORTH BOUNDARY: 250' WIDE SUB-REGIONAL DETENTION POND SHOWN

ALL TREES USED ARE APPROVED DROUGHT RESISTANT FROM APPENDIX 'A': SKYLINE HONEYLOCUST, PONDEROSA PINE, COCKSPUR HAWTHORN, SPRING SNOW CRAB APPLE AND CRIMSON SPIRE OAK.

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

ADDITIONAL LANDSCAPE REQUIREMENTS NOT LIMITED TO PARKING, INTERNAL WILL BE PROVIDED AT THE TIME OF INDIVIDUAL SITE DEVELOPMENT PLANS.

**LANDSCAPE GUIDELINES**

ALL PLANT MATERIAL SHALL BE SELECTED FROM FALCON MARKETPLACE PLANT PALETTE. PLANT QUANTITIES SHALL BE PER EL PASO COUNTY CODE REQUIREMENTS

ROCK MULCHES SHALL BE: 3/4", 1.5" OR 2-4" DIAMETER ARKANSAS TAN AND/OR DENVER GRANITE. NO WOOD MULCH ALLOWED

ACCENT BOULDERS SHALL BE: ARKANSAS TAN AND/OR BROADMOOR, TWO SIZES-18" X 24", 24" X 36" DIAMETER, INSTALLED 1/3 BELOW GRADE

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

ALL OTHER GUIDELINES NOT SPECIFICALLY NOTED HERE SHALL BE PER EL PASO COUNTY CODE.

IRRIGATION SYSTEM SHALL BE PROVIDED FOR PLANT ESTABLISHMENT AND MAINTAIN PLANT HEALTH

**COLOR-CODING LEGEND**

ADDITIONAL RIGHT-OF-WAY

ONSITE RIGHT-OF-WAY

25' LANDSCAPE BUFFER

TRACTS

20' SANITARY SEWER EASEMENT

PUBLIC IMPROVEMENT EASEMENT (ROW PRESERVATION)

ROCK COBBLE

PLANT PALETTE			
Symbol	Abbr.	Botanical Name	Common Name
EVERGREEN TREES:			
PE	Pinus	Pinus edulis	Pinyon Pine
PN	Pinus	Pinus nigra	Austrian Pine
PP	Pinus	Pinus ponderosa	Ponderosa Pine
PS	Pinus	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:			
ACT	Acer	Acer tataricum	Tatarian Maple
AL	Acer	Acer platanoides	Norway Maple (European)
GT	Gleditsia	Gleditsia triacanthos	Skyline Honeylocust
MIM	Malus	Malus 'Indian Magic'	Indian Summer Crab
MP	Malus	Malus 'Profusion'	Profusion Crabapple
MPF	Malus	Malus 'Prairie Fire'	Prairie Fire Crabapple
MS	Malus	Malus 'Spring Snow'	Spring Snow Crabapple
PCN	Prunus	Prunus cerasifus 'Newport'	Newport Plum
QB	Quercus	Quercus bicolor	Swamp White Oak
TA	Tilia	Tilia americana 'Boulevard'	Boulevard Linden
EVERGREEN SHRUBS:			
HJ	Juniperus	Juniperus horizontalis 'Hughes'	Hughes Juniper
JC	Juniperus	Juniperus scopulorum 'Cologreen'	Cologreen Juniper
JH	Juniperus	Juniperus horizontalis	Blue Chip Juniper
JI	Juniperus	Juniperus sabinna	Buffalo Juniper
JR	Juniperus	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper
TJ	Juniperus	Juniperus sabinna tamariscifolia	Tamarix Juniper
DECIDUOUS SHRUBS:			
AA	Amelanchier	Amelanchier alnifolia	Western Serviceberry
AM	Aronia	Aronia melanocarpa elata	Black Chokeberry
BT	Berberis	Berberis thunbergii 'Atropurpurea'	Redleaf Barberry
EAC	Euonymus	Euonymus alatus 'Compactus'	Dwarf Burning Bush
GP	Ligustrum	Ligustrum x vicaryi	Golden Privet
HP	Hesperaloe	Hesperaloe parviflora	Red Yucca
PB	Prunus	Prunus besseyi	Western Sand Cherry
PC	Prunus	Prunus x cistena	Purple Leaf Plum
PGF	Potentilla	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla
PS	Potentilla	Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
PFW	Potentilla	Potentilla fruticosa 'McKay's White'	McKay's White
RT	Rhus	Rhus typhina	Staghorn Sumac
RTT	Rhus	Rhus trilobata	Three-leaf Sumac
SF	Spiraea	Spiraea x bumalda 'Froebelii'	Froebel Spiraea
SP	Syringa	Syringa meyeri patula	Miss Kim Lilac
SV	Spiraea	Spiraea vanhouttei	Vanhouttei Spiraea
VO	Viburnum	Viburnum opulus 'Compactum'	European Compact Viburnum
VTS	Viburnum	Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum
ORNAMENTAL GRASSES:			
CA	Calamagrostis	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
PE	Schizachyrium	Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES			

PLANT SCHEDULE AS SHOWN				
Symbol	Abbr.	Quant.	Botanical Name	Common Name
EVERGREEN TREES:				
PP	Pinus ponderosa	43	Pinus ponderosa	Ponderosa Pine
PS	Pinus sylvestris	13	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:				
GTSB	Gleditsia triacanthos 'Sunburst'	103	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
CH	Crataegus crus-galli inermis 'Hawthorn'	34	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn
MS	Malus 'Spring Snow'	22	Malus 'Spring Snow'	Spring Snow Crabapple
QAC	Quercus alba Q. robur 'Crimsonspire'	26	Quercus alba Q. robur 'Crimsonspire'	Crimson Spire Oak
EVERGREEN SHRUBS:				
HJ	Juniperus horizontalis 'Hughes'	46	Juniperus horizontalis 'Hughes'	Hughes Juniper
JH	Juniperus horizontalis	15	Juniperus horizontalis	Blue Chip Juniper
DECIDUOUS SHRUBS:				
HP	Hesperaloe parviflora	76	Hesperaloe parviflora	Red Yucca
PB	Prunus besseyi	39	Prunus besseyi	Western Sand Cherry
PS	Potentilla fruticosa 'Sutter's Gold'	68	Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
ORNAMENTAL GRASSES:				
CA	Calamagrostis acutiflora 'Karl Foerster'	319	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
LB	Schizachyrium scoparium	115	Schizachyrium scoparium	Little bluestem
SSB	Schizachyrium scoparium 'Blaze'	147	Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES				

**DOCUMENT NOTE**

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**HIGHER GROUND DESIGNS, INC.**  
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**FALCON MARKETPLACE**

FILING NO. 1  
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:  
DREXEL, BARRELL & CO.

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NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	7-2-18	PER COMMENTS
	8-3-18	PER COMMENTS
	9-6-18	PER COMMENTS
	7-19-19	PER COMMENTS
	08-22-19	PER COMMENTS
	ORIGINAL DATE	5-22-17
	DRAWN BY:	JM
	DESCRIPTION:	ROADWAY & BUFFER NORTH/WEST LANDSCAPE
	SHEET NO.	LP-01