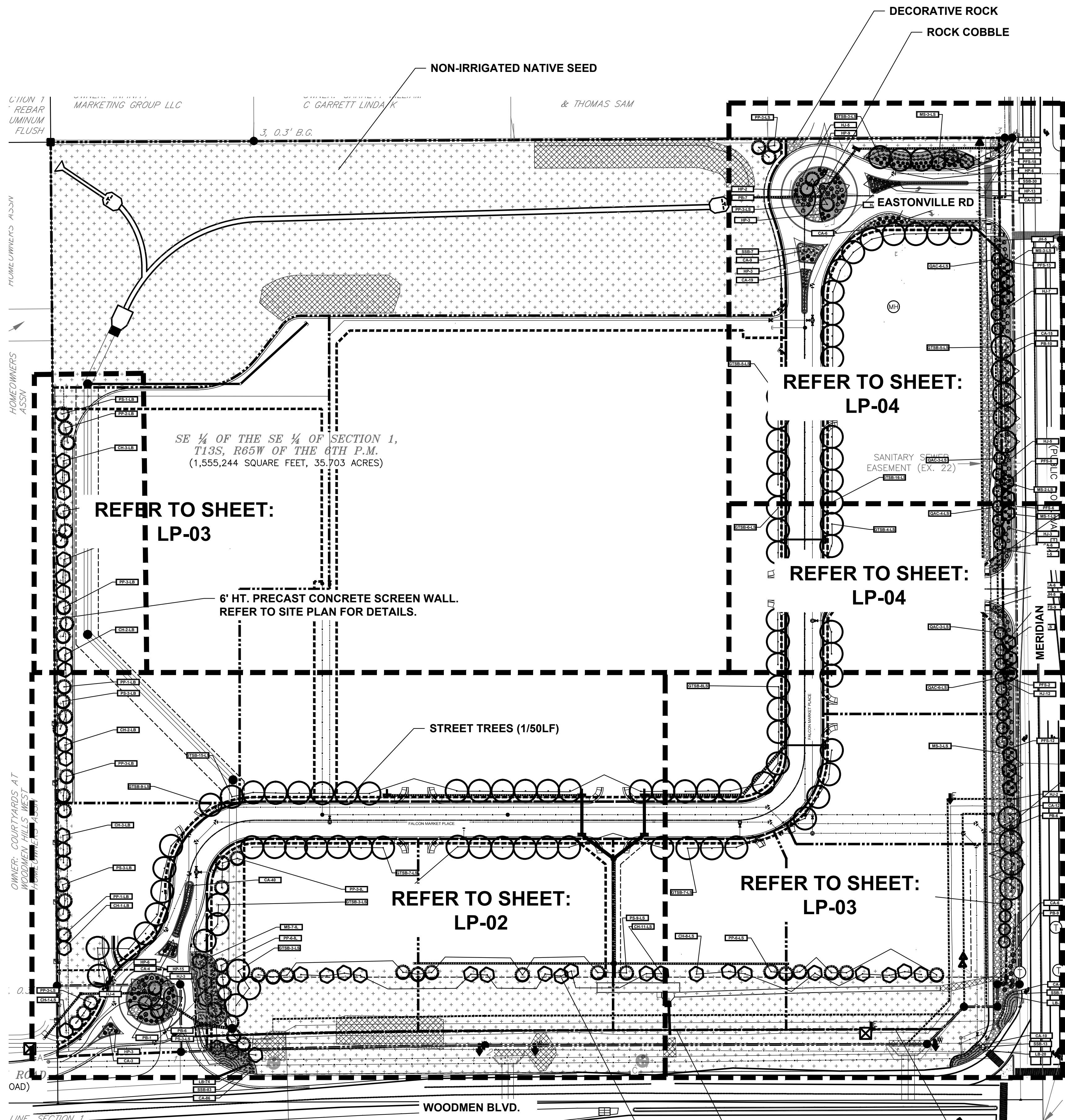


ROADWAY & BUFFER NORTH & WEST LANDSCAPE PLAN



SCALE 1"=80'

PLANTING NOTE: PLANT MATERIAL LOCATIONS AND QUANTITIES 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/30 LF, 13 REQUIRED/13 PROVIDED (LS)
FALCON MARKET PLACE: PROPOSE 1 TREE/30 LF, 60 REQUIRED/60 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: 53/33
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


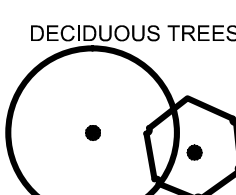



MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

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

PLANT PALETTE			
Symbol	Abbr.	Botanical Name	Common Name
EVERGREEN TREES:			
PE		Pinus edulis	Pinyon Pine
PN		Pinus nigra	Austrian Pine
PP		Pinus ponderosa	Ponderosa Pine
PS		Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:			
ACT		Acer tataricum	Tatarian Maple
AL		Acer platanoides	Norway Maple (European)
GT		Gleditsia triacanthos	Skyline Honeylocust
MM		Malus 'Indian Magic'	Indian Summer Crab
MP		Malus 'Profusion'	Profusion Crabapple
MPF		Malus 'Prairie Fire'	Prairie Fire Crabapple
MS		Malus 'Spring Snow'	Spring Snow Crabapple
PCN		Prunus cerasifolia 'Newport'	Newport Plum
QB		Quercus bicolor	Swamp White Oak
TA		Tilia americana 'Boulevard'	Boulevard Linden
EVERGREEN SHRUBS:			
HJ		Juniperus horizontalis 'Hughes'	Hughes Juniper
JC		Juniperus scopulorum 'Cologreen'	Cologreen Juniper
JH		Juniperus horizontalis	Blue Chip Juniper
JT		Juniperus sabina	Buffalo Juniper
JR		Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
TJ		Juniperus sabina tamariscifolia	Tamarix Juniper
DECIDUOUS SHRUBS:			
AA		Amelanchier alnifolia	Western Serviceberry
AM		Aronia melanocarpa elata	Black Chokeberry
BT		Berberis thunbergii 'Atropurpurea'	Redleaf Barberry
EAC		Euconymus alatus 'Compactus'	Dwarf Burning Bush
GP		Ligustrum x vicaryi	Golden Privet
HP		Hesperaloe parviflora	Red Yucca
PB		Prunus besseyi	Western Sand Cherry
PC		Prunus x cistena	Purple Leaf Plum
PFG		Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla
PFS		Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
PFW		Potentilla fruticosa 'McKay's White'	McKay's White
RT		Rhus typhina	Sagphum Sumac
RTT		Rhus trilobata	Three-leaf Sumac
SF		Spiraea x bumalda 'Froebelii'	Froebel Spirea
SP		Syringa meyeri patula	Miss Kim Lilac
SV		Spiraea vanhouttei	Vanhoutte Spirea
VO		Viburnum opulus 'Compactum'	European Compact Viburnum
VTS		Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum
ORNAMENTAL GRASSES:			
CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
PE		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	43	Pinus ponderosa	Ponderosa Pine
	PS	13	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:				
	GTSB	103	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
	CH	34	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn
	MS	22	Malus 'Spring Snow'	Spring Snow Crabapple
	QAC	26	Quercus alba 'Crimson Spire'	Crimson Spire Oak
EVERGREEN SHRUBS:				
	HJ	46	Juniperus horizontalis 'Hughes'	Hughes Juniper
	JH	15	Juniperus horizontalis	Blue Chip Juniper
DECIDUOUS SHRUBS:				
	HP	76	Hesperaloe parviflora	Red Yucca
	PB	39	Prunus besseyi	Western Sand Cherry
	PFS	68	Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
ORNAMENTAL GRASSES:				
	CA	319	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
	LB	115	Schizachyrium scoparium	Little bluestem
	SSB	147	Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES				

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND
DESIGNS

FALCON MARKETPLACE
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FALCON, CO - EL PASO COUNTY, CO

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PREPARED FOR:
DREXEL, BARRELL & CO.

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JOB NUMBER
688-17

REVISIONS
7-2-18 PER COMMENTS
8-3-18 PER COMMENTS
9-6-18 PER COMMENTS

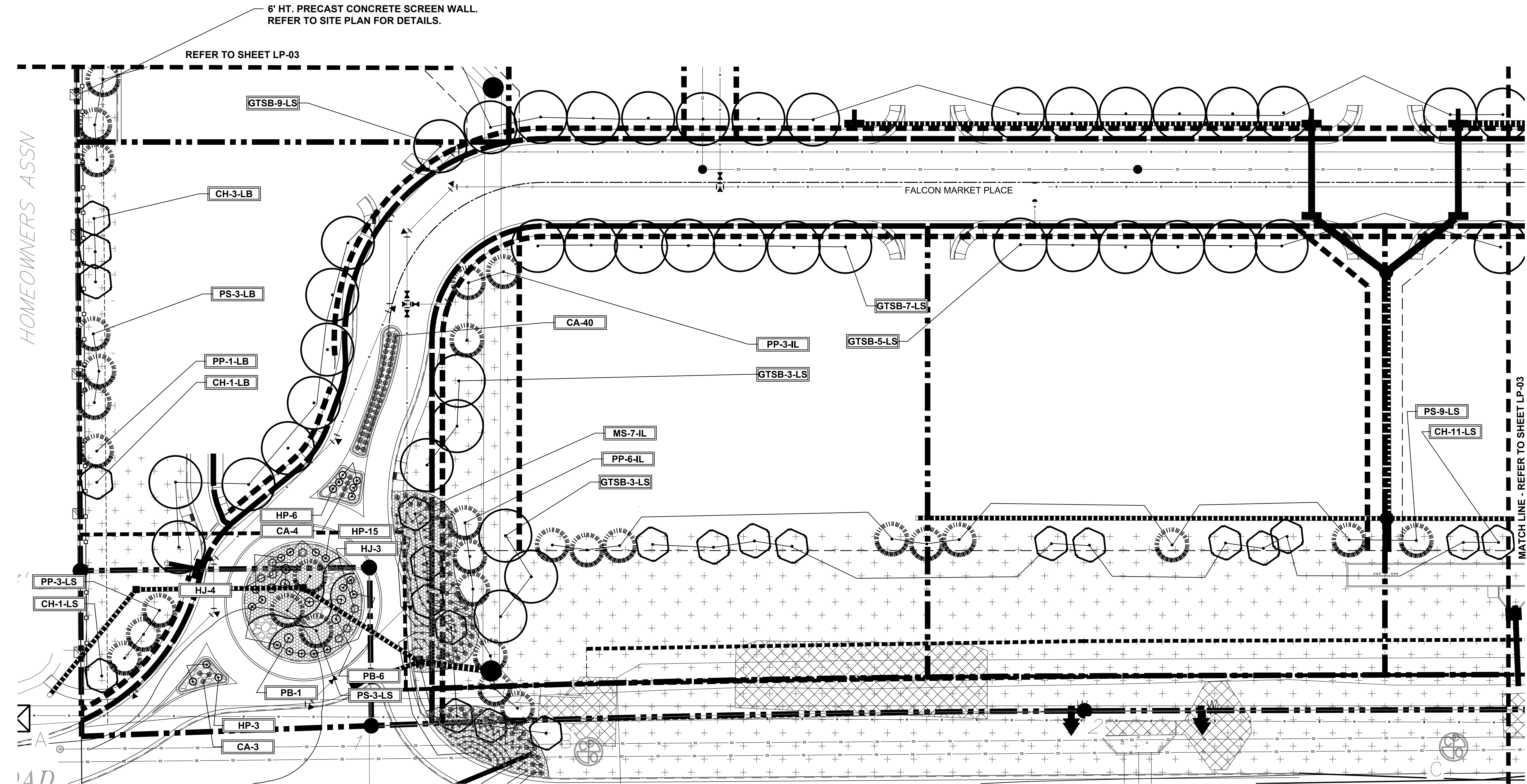
ORIGINAL DATE
5-22-17

DRAWN BY: JIM

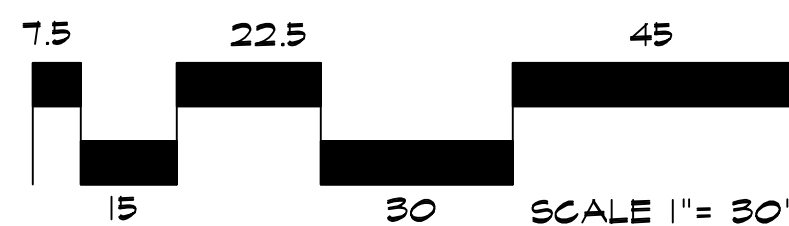
DESCRIPTION:
ROADWAY & BUFFER
NORTH/WEST LANDSCAPE

SHEET NO.
LP-01

HOMEOWNERS ASSN



LANDSCAPE PLAN - AREA 'A'



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

NOT FOR CONSTRUCTION

JOB NUMBER		688-17
REVISIONS		
7-2-18	PER COMMENTS	
8-3-18	PER COMMENTS	
9-6-18	PER COMMENTS	
ORIGINAL DATE		5-22-17
DRAWN BY:		JM
DESCRIPTION:		AREA 'A' LANDSCAPE PLAN
SHEET NO.		LP-02

FALCON MARKETPLACE

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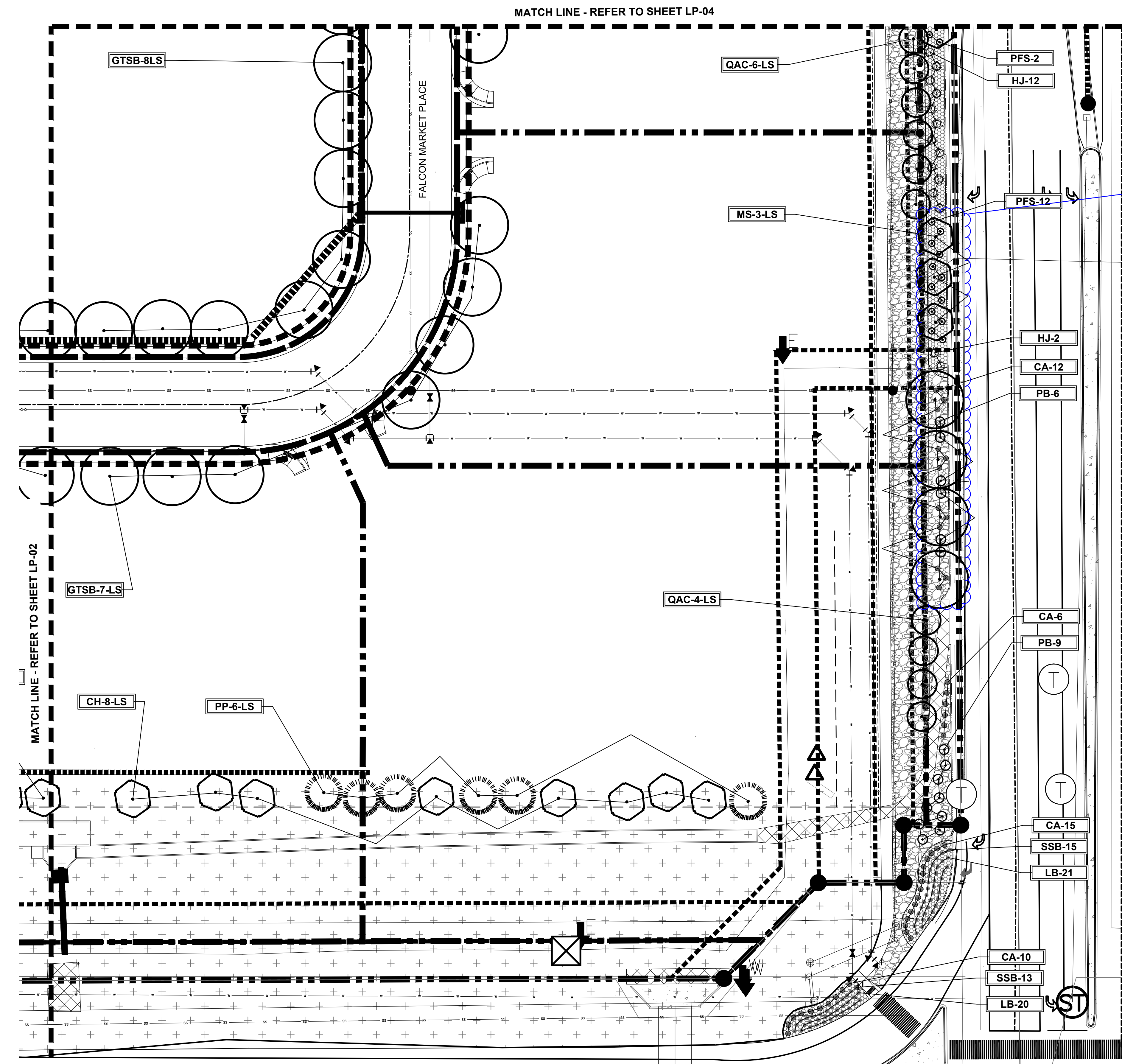
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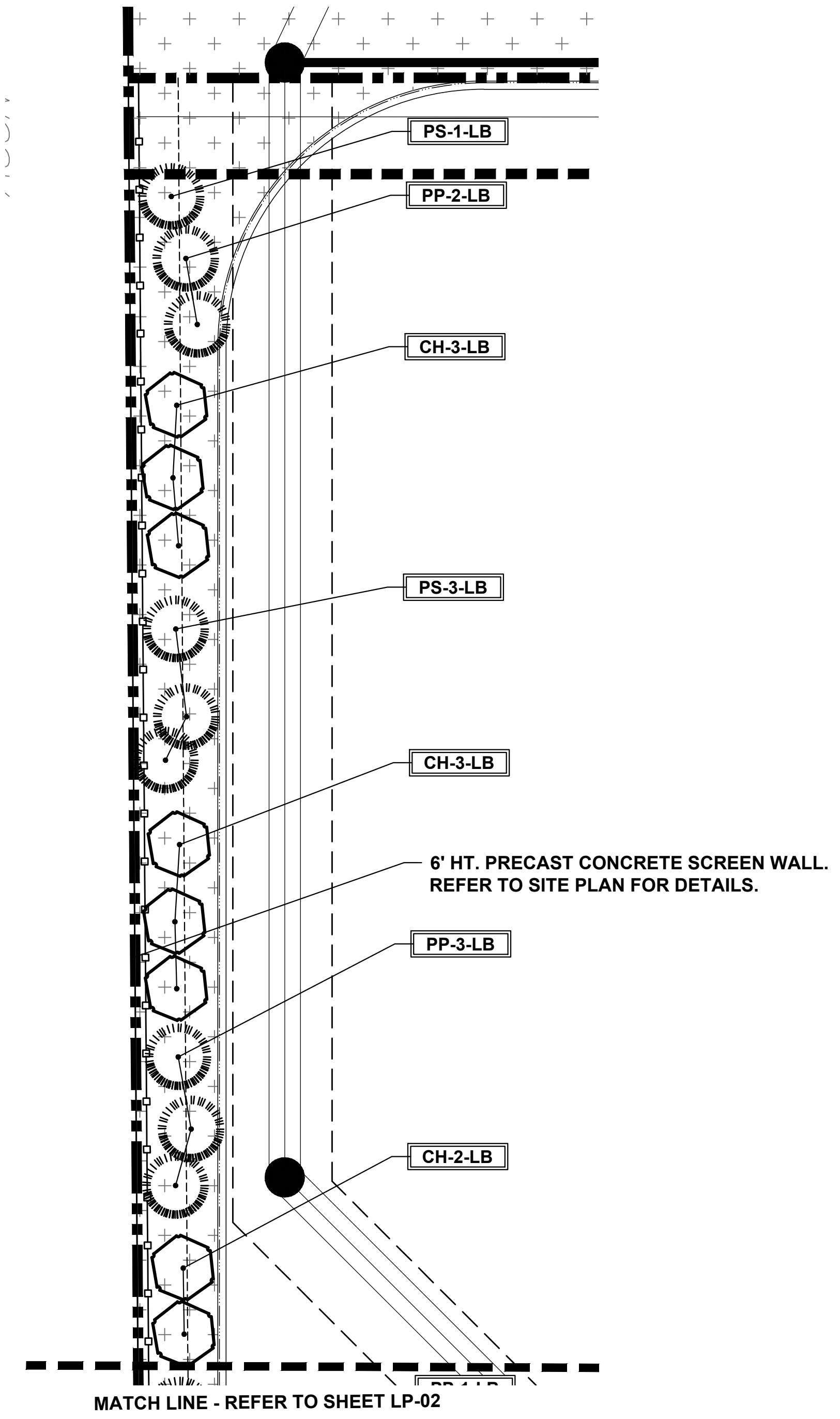
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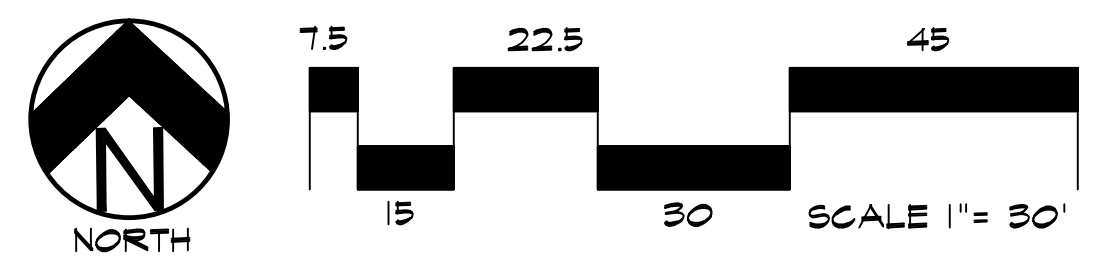


GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

Trees in proposed ROW need to be moved or license agreement requiring POA to move when Meridian Road is widened. Where would these be moved to in the future?



LANDSCAPE PLAN - AREA 'B'



LANDSCAPE PLAN - AREA 'E'

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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
	ORIGINAL DATE	5-22-17
	DRAWN BY:	JVM
	DESCRIPTION:	AREA 'B' & 'E' LANDSCAPE PLAN
	SHEET NO.	LP-03

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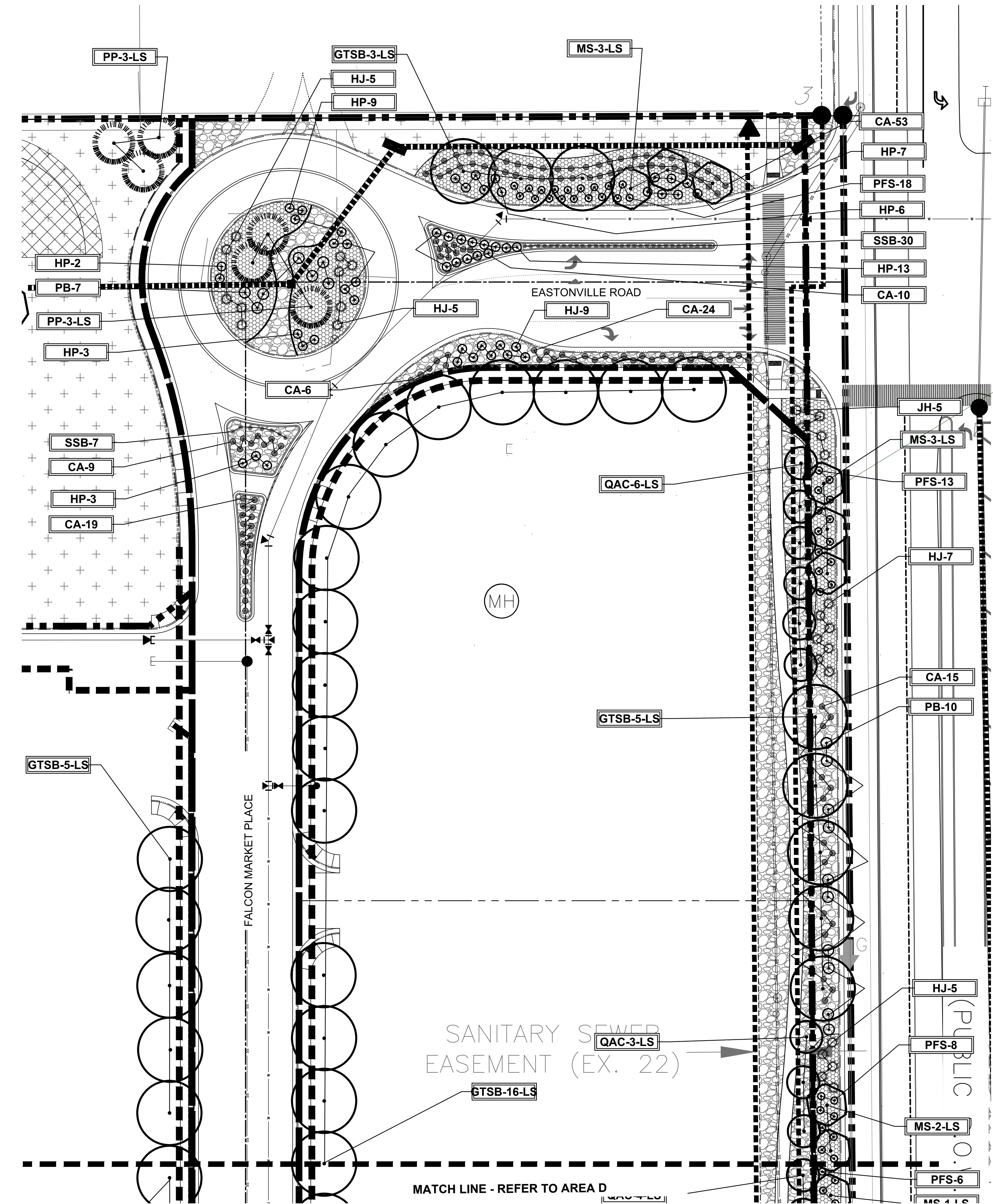
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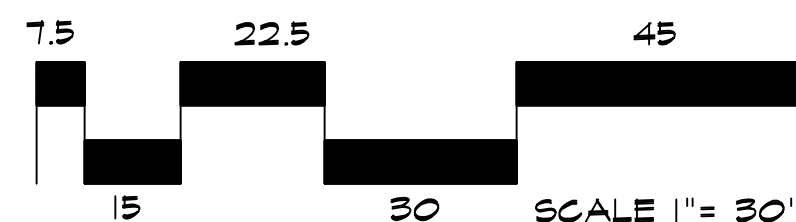


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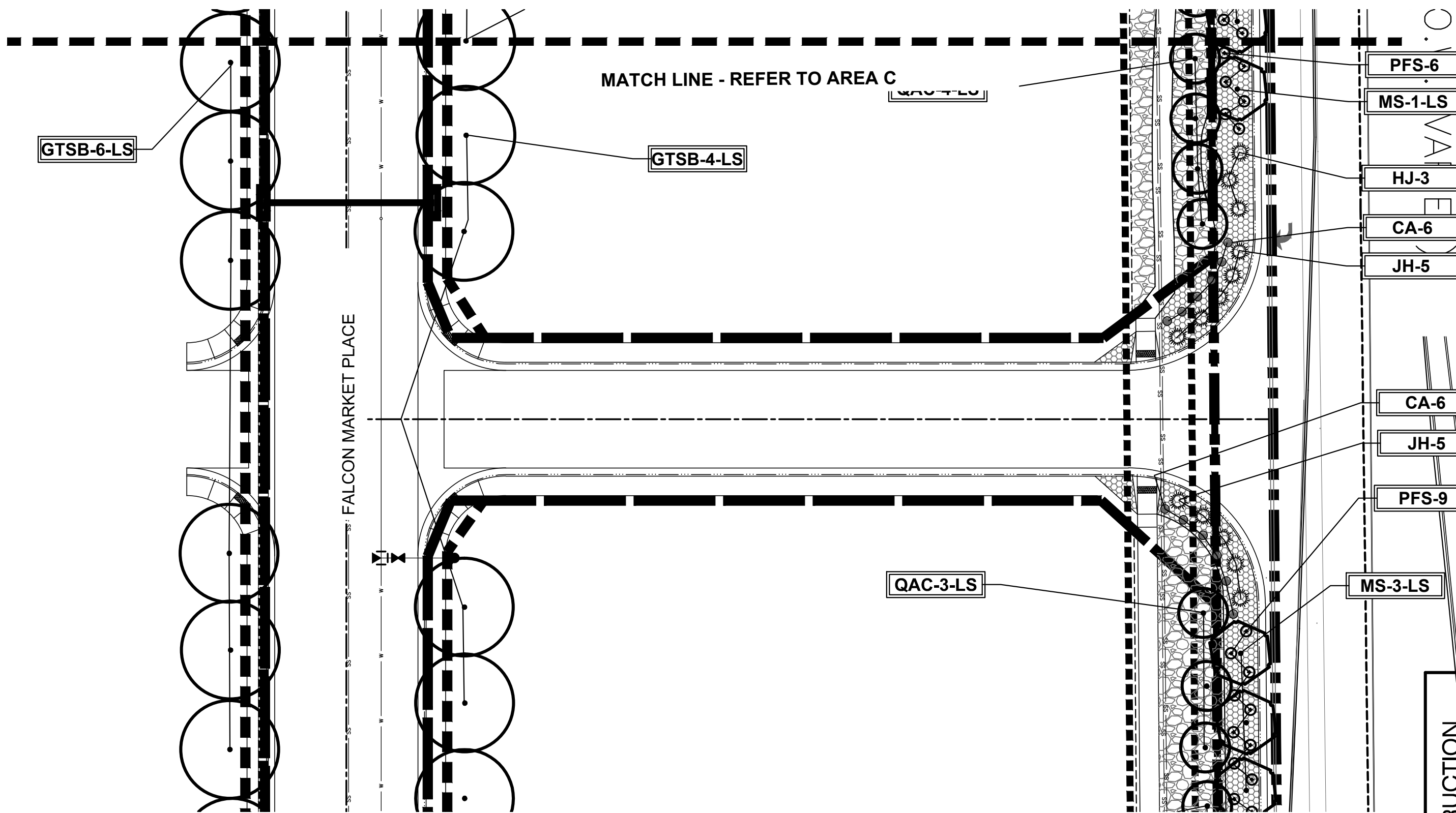
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LANDSCAPE PLAN - AREA 'C'



LANDSCAPE PLAN - AREA 'D'



Trees need to be identified on your property- remove from dedicated row with this plat.

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

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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
FOR APPROVAL ONLY	ORIGINAL DATE	5-22-17
	DRAWN BY:	JM
	DESCRIPTION:	AREA 'C' & 'D' LANDSCAPE PLAN
	SHEET NO.	LP-04

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