

# 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	Cotinus cogoniensis '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				

## DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES,  
SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY PARTIES' ERRORS OR OMISSIONS OR FOR  
ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

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



FALCON MARKETPLACE

FILING NO. 1

FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:  
DREXEL, BARRELL & CO.

THESE DRAWINGS ARE THE PROPERTY OF HIGHER  
GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR  
ANY OTHER PROJECTS WITHOUT WRITTEN AUTHORIZATION  
BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS  
ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

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: JIM

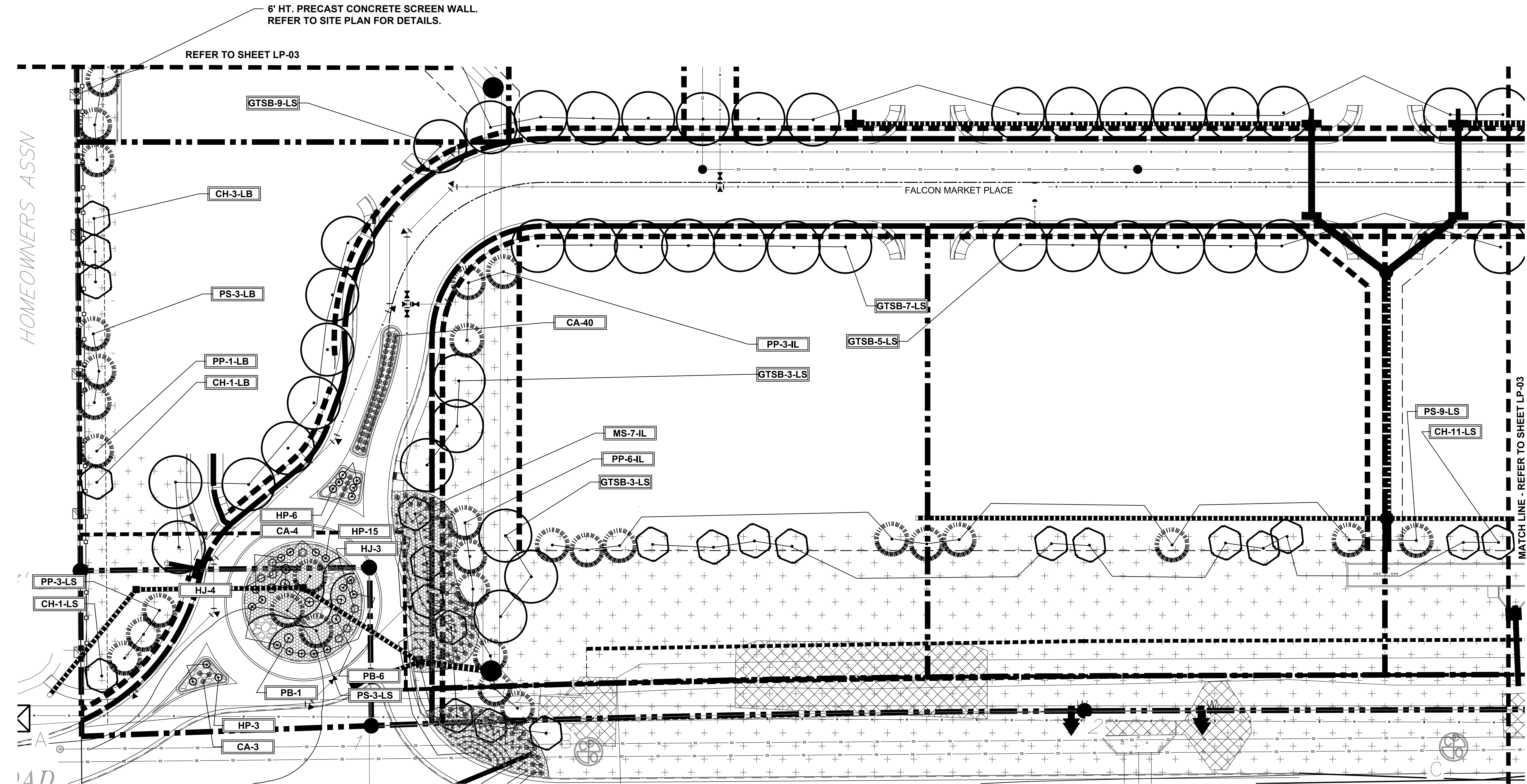
DESCRIPTION:  
ROADWAY & BUFFER  
NORTH/WEST LANDSCAPE

SHEET NO.

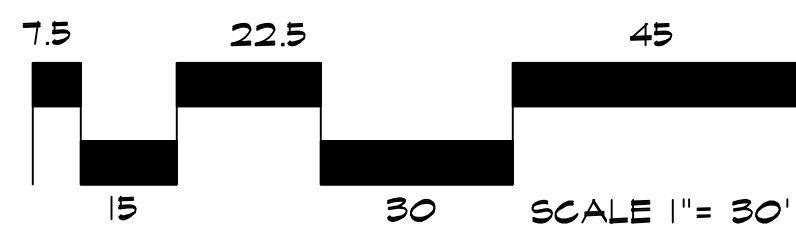
LP-01



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

DOCUMENT NOTE  
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-486-1122



FALCON MARKETPLACE

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

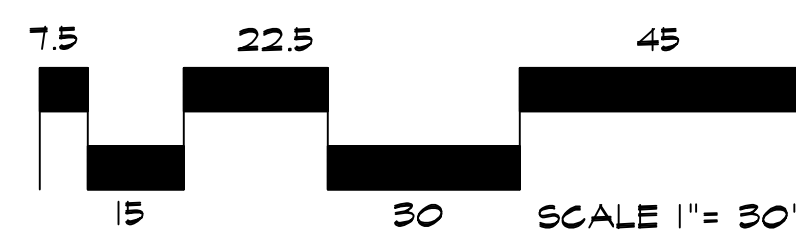
PREPARED FOR:  
DREXEL, BARRELL & CO.  
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

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: JIM		
DESCRIPTION:		
AREA 'A' LANDSCAPE PLAN		
SHEET NO.		
LP-02		





## LANDSCAPE PLAN - AREA 'E'

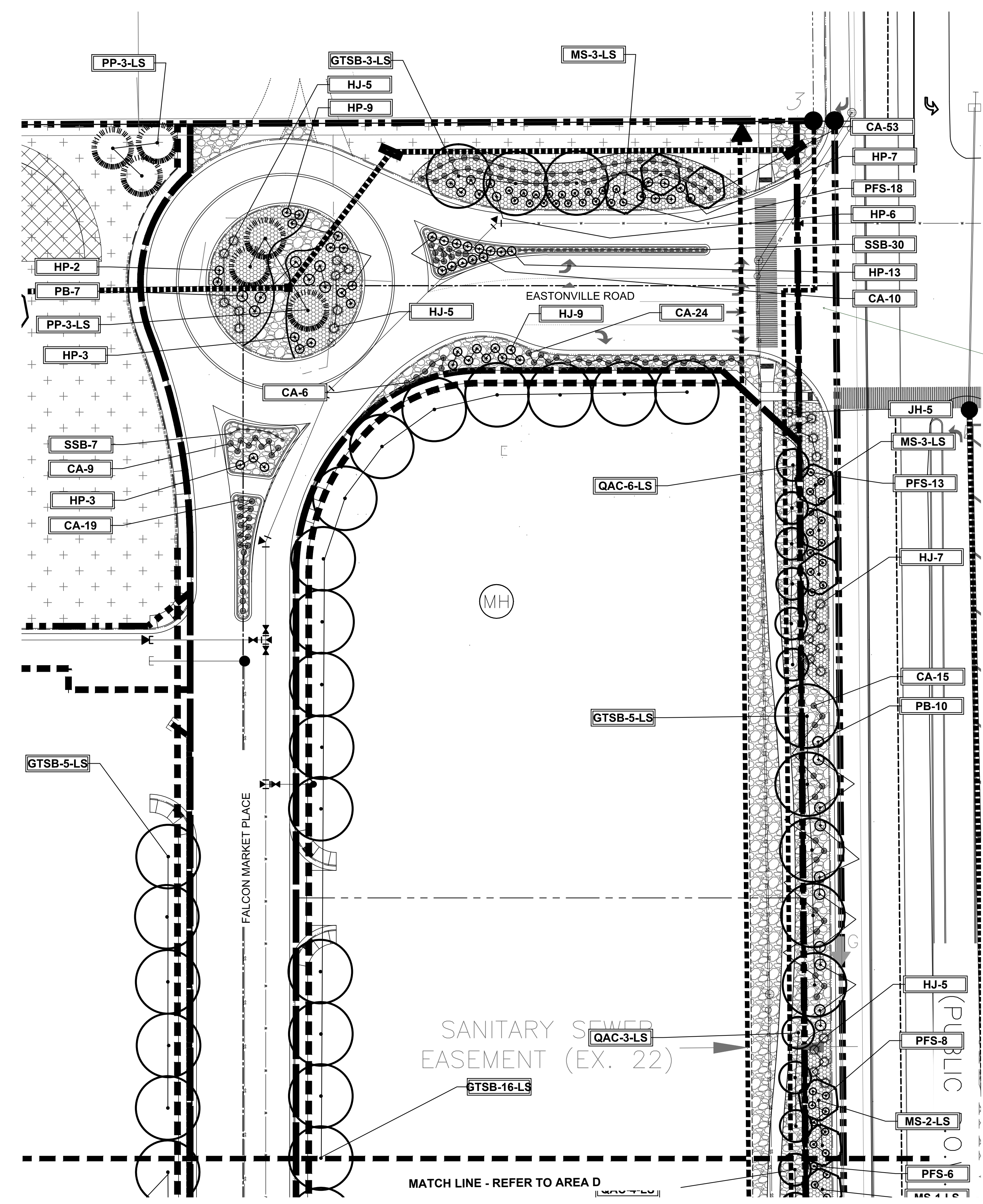
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PREPARED FOR:  
DREXEL, BARRELL & CO.

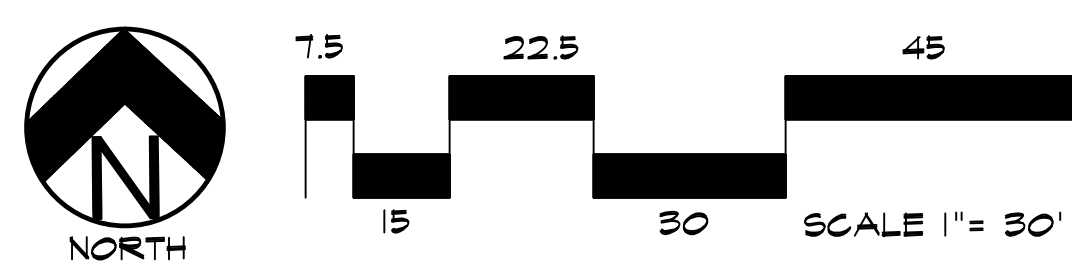
NOT FOR CONSTRUCTION

SHEET NO. **LP-03**

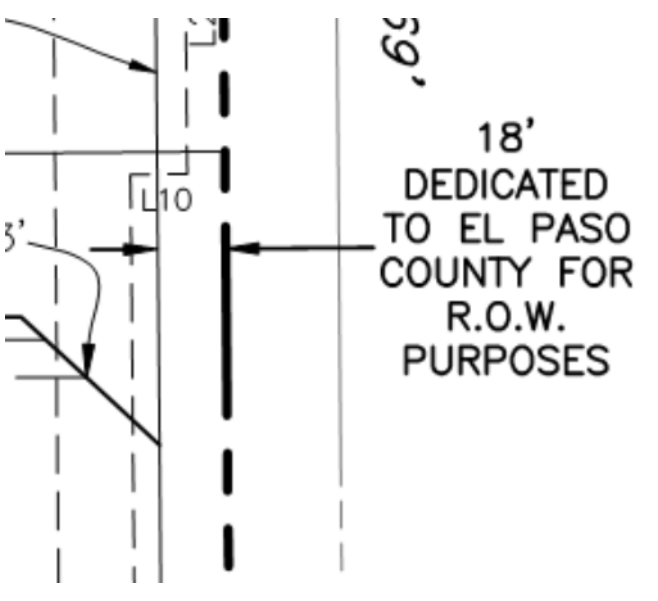




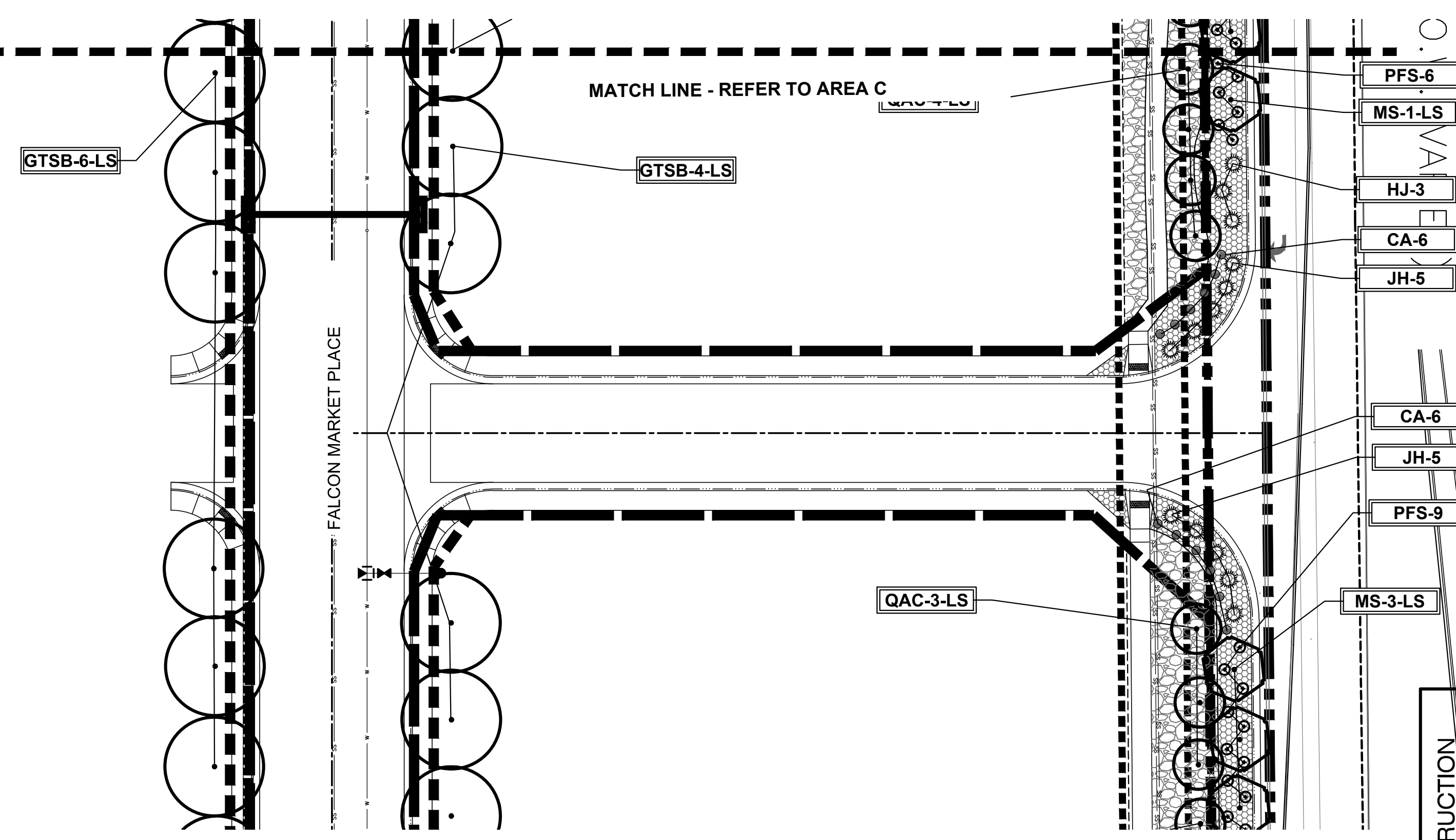
LANDSCAPE PLAN - AREA 'C'



Comment Remains-  
Move trees out of  
dedicated ROW with  
this plat. Label the  
ROW to be dedicated  
with this plat. The  
setback lines come  
off of the property line  
post plat redecoration  
(ROW dedication).



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



LANDSCAPE PLAN - AREA 'D'

DOCUMENT NOTE  
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

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: JIM		
DESCRIPTION:		
AREA 'C' & 'D'		
LANDSCAPE PLAN		
SHEET NO.		LP-04

FALCON MARKETPLACE

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

PREPARED FOR:  
DREXEL, BARRELL & CO.  
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

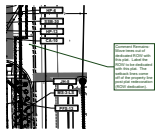
HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-288-1122





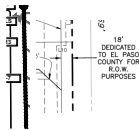
# Markup Summary

dsdparsons (4)

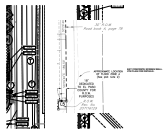


**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 5/21/2019 10:05:23 AM  
**Color:** ■

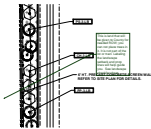
Comment Remains- Move trees out of dedicated ROW with this plat. Label the ROW to be dedicated with this plat. The setback lines come off of the property line post plat redecoration (ROW dedication).



**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 5/21/2019 10:06:55 AM  
**Color:** ■



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2019 10:07:55 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2019 10:09:45 AM  
**Color:** ■

This is land that will be given to County for needed ROW; you can not place trees in it. It is not part of the lot or tract. Labeling the landscape setback and prop lines will help guide you. See landscape checklist sheet.