

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

TREE AND SITE PROTECTION

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING AND/OR RELOCATED TREES TO BE PROTECTED AS SHOWN PER PLAN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO PROTECTED TREES AND/OR ADJACENT LANDSCAPE. CONTRACTOR SHALL PROVIDE 4' HIGH RIGID TREE PROTECTION FENCING. EACH TREE TO BE PROTECTED SHALL BE MARKED-SEE DETAIL.

CONTRACTOR SHALL COORDINATE EXISTING TREE / LANDSCAPE REMOVAL AND PROTECTION PER PLAN WITH GENERAL CONTRACTOR.

CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED	NOTES
FILING NO. 1						REFER TO INTERNAL NOTE
HIGHWAY 24	EXPRESSWAY	25/25 FT	1261 LF	1/20 FT	64/64	
RETAIL ROW ST	NON ARTERIAL	10/10 FT	1200 LF	1/30 FT	40 EACH SIDE	
PERULA PT	NON ARTERIAL	10/10 FT	562 LF	1/30 FT	19 EACH SIDE	
LIMPKIN PT	NON ARTERIAL	10/10 FT	256 LF	1/30 FT	9 EACH SIDE	
WOODMEN RD	NON ARTERIAL	10/10 FT	434 LF	1/30 FT	15 EACH SIDE	
DUNLIN HTS	NON ARTERIAL	10/10 FT	495 LF	1/30 FT	11 EACH SIDE	
FILING NO. 2						REFER TO INTERNAL NOTE
RIO LANE	NON ARTERIAL	10/10 FT	1293 LF	1/30 FT	34/34	
JACKDAW DR	REFER TO BUFFER					
JACKAMAR PLACE	NON ARTERIAL	10/10 FT	641 LF	1/30 FT	22/22 EACH SIDE	
SAPOTA PLACE	NON ARTERIAL	10/10 FT	924 LF	1/30 FT	11/11 EACH SIDE	
BUTEOS LANE	NON ARTERIAL	10/10 FT	924 LF	1/30 FT	11/11 EACH SIDE	
MODNOT WAY	NON ARTERIAL	10/10 FT	425 LF	1/30 FT	14/14 EACH SIDE	
TODDY WAY	NON ARTERIAL	10/10 FT	641 LF	1/30 FT	22/22 EACH SIDE	
FILING NO. 3						REFER TO INTERNAL NOTE
RETAIL ROW ST	NON ARTERIAL	10/10 FT	950 LF	1/30 FT	29/29	
HOPOE LANE	NON ARTERIAL	10/10 FT	180 LF	1/30 FT	26/26 EACH SIDE	
DOVEKIE DRIVE	NON ARTERIAL	10/10 FT	662 LF	1/30 FT	22/22 EACH SIDE	
NUNBIRD COURT	NON ARTERIAL	10/10 FT	131 LF	1/30 FT	5/5 EACH SIDE	

MOTOR VEHICLE LOTS (MV) INCLUDED WITH EACH COMMERCIAL LOT DEVELOPMENT

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT.)
0	0/0	NA	
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
0/0	0/0		

INTERNAL LANDSCAPING (IL) INCLUDED WITH EACH COMMERCIAL LOT DEVELOPMENT

INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
NA	NON-RESIDENTIAL	0/0	0/0
SHRUB SUBSTITUTES REQ./PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0		IL	50%/50%

LANDSCAPE BUFFERS AND SCREENS (LB)

STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (15') REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN 50% MIN. REQ./PROV.
FIL. 2 WEST BOUNDARY	1109 LF	15/15 LF	45/45	23/30

INTERNAL STREET TREE NOTE

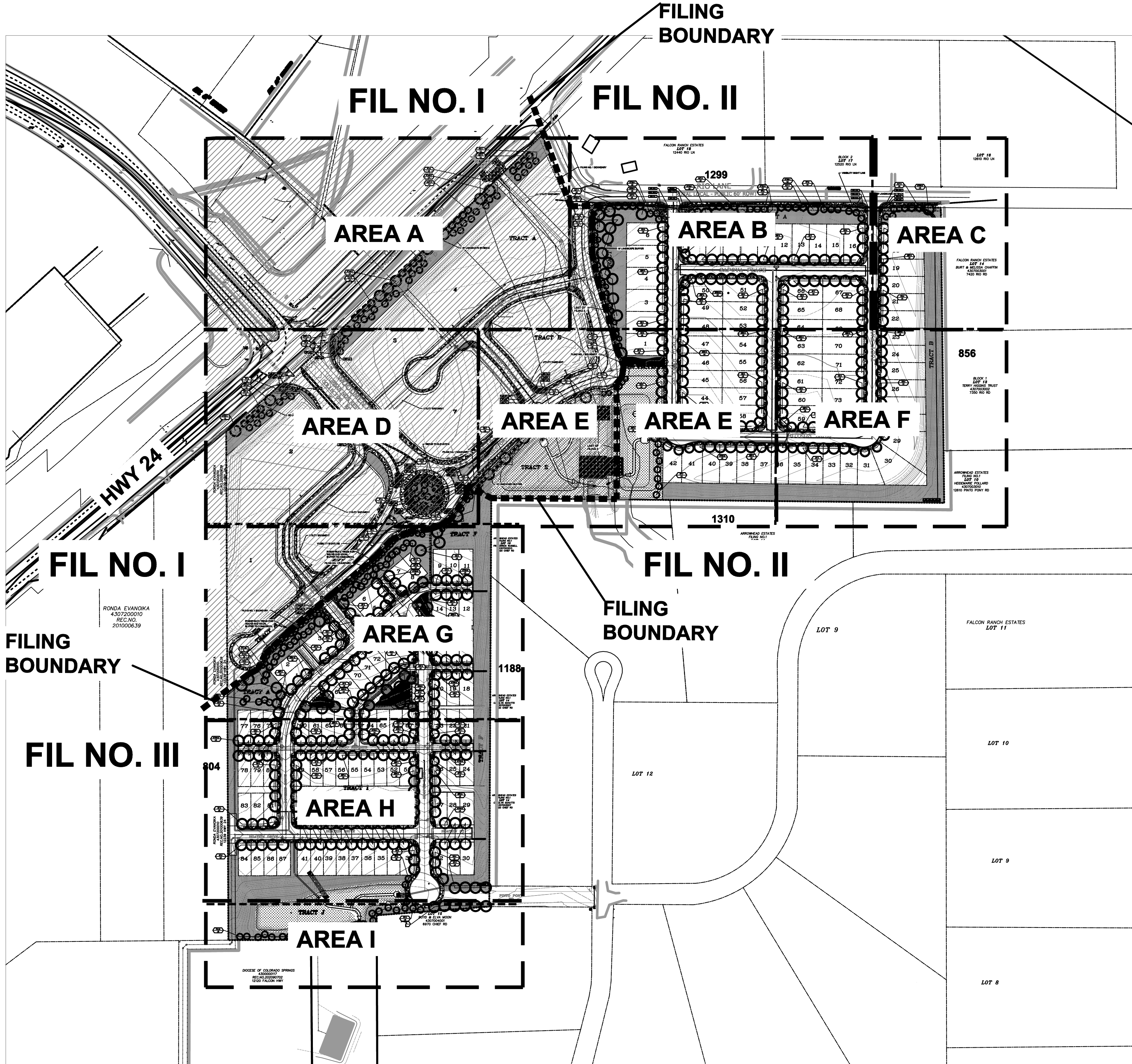
FOR THE COMMERCIAL SITE, FILING 1, THE REQUIRED STREET TREES AND LANDSCAPE WILL BE INCLUDED WITH EACH LOT LANDSCAPE PLAN AS EACH IS DEVELOPED. FOR THE RESIDENTIAL SITES, FILING 2 AND 3, STREET TREES ARE SHOWN AND SHALL BE COORDINATED WITH EACH LOT DEVELOPMENT.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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OVERALL LANDSCAPE PLAN



NOT TO SCALE



Know what's below.
Call before you dig.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1046
Fax 719-468-1122



THE COMMONS AT FALCON FIELD

FILING NO. I, II & III
COLORADO SPRINGS, CO

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PREPARED FOR:
DREXEL, BARRELL & CO.

NOT FOR CONSTRUCTION

JOB NUMBER
1223-24

REVISIONS	
2-14-25	PER COUNTY COMMENTS
10-30-25	PER COUNTY COMMENTS
11-5-25	PER COUNTY COMMENTS
1-30-26	PER COUNTY COMMENTS
7-23-26	PER COUNTY COMMENTS
9-21-26	PER COUNTY COMMENTS

ORIGINAL DATE 11-13-24

DRAWN BY JM

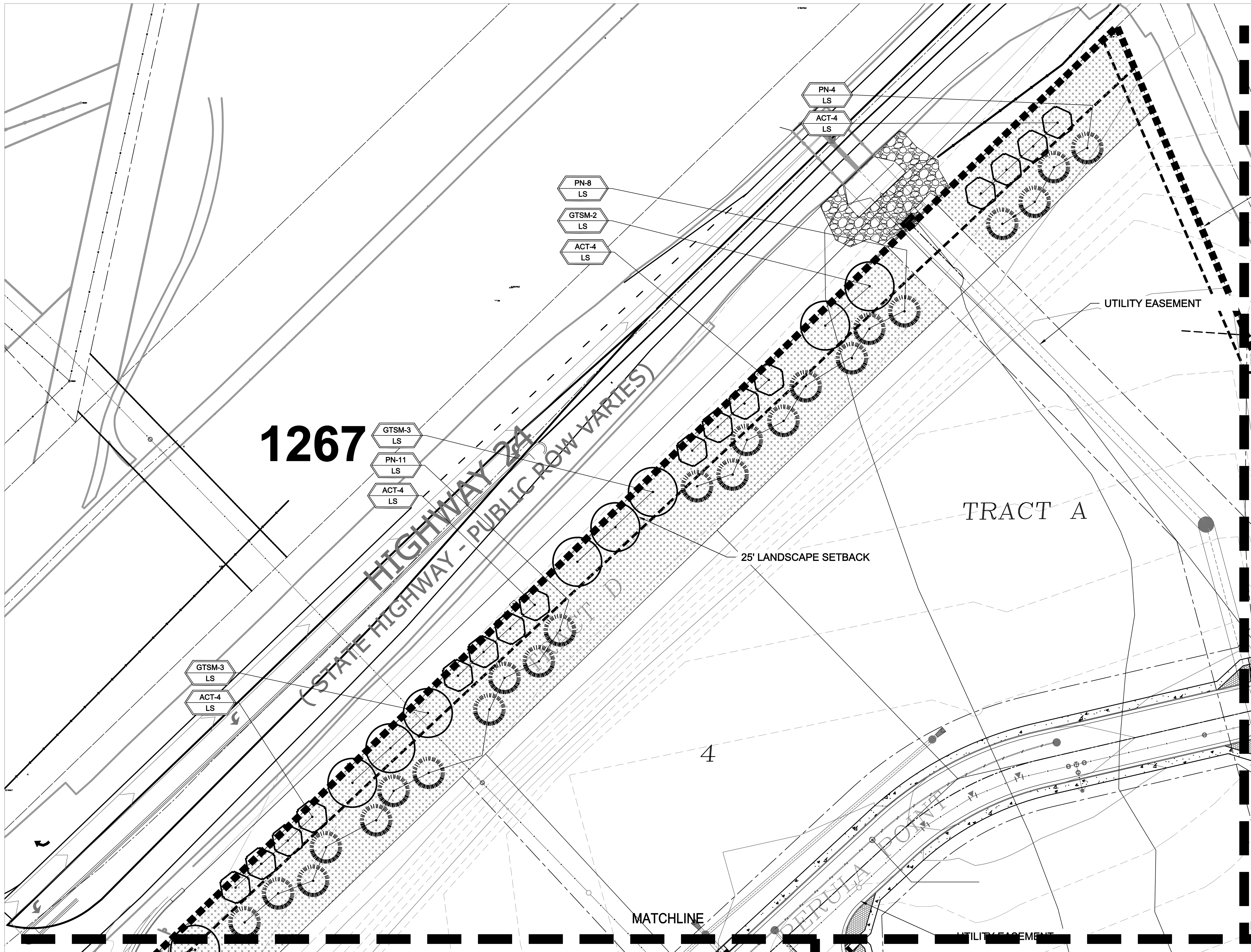
DESCRIPTION

LANDSCAPE PLAN

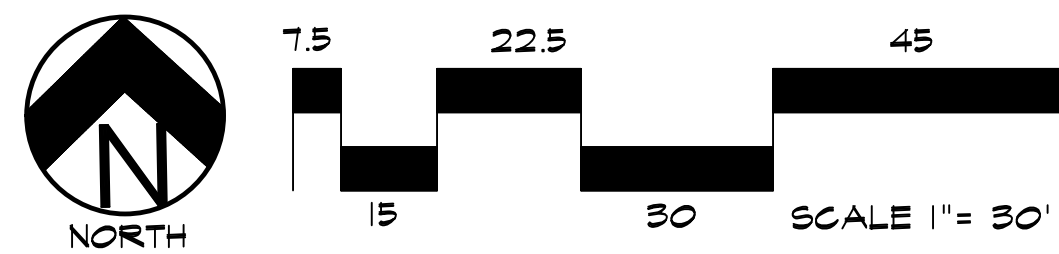
SHEET NO.

L1.1

FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524



LANDSCAPE PLAN - AREA 'A'



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	9-21-26	PER COUNTY COMMENTS
	ORIGINAL DATE	11-13-24
	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN-AREA A
	SHEET NO.	L1.2

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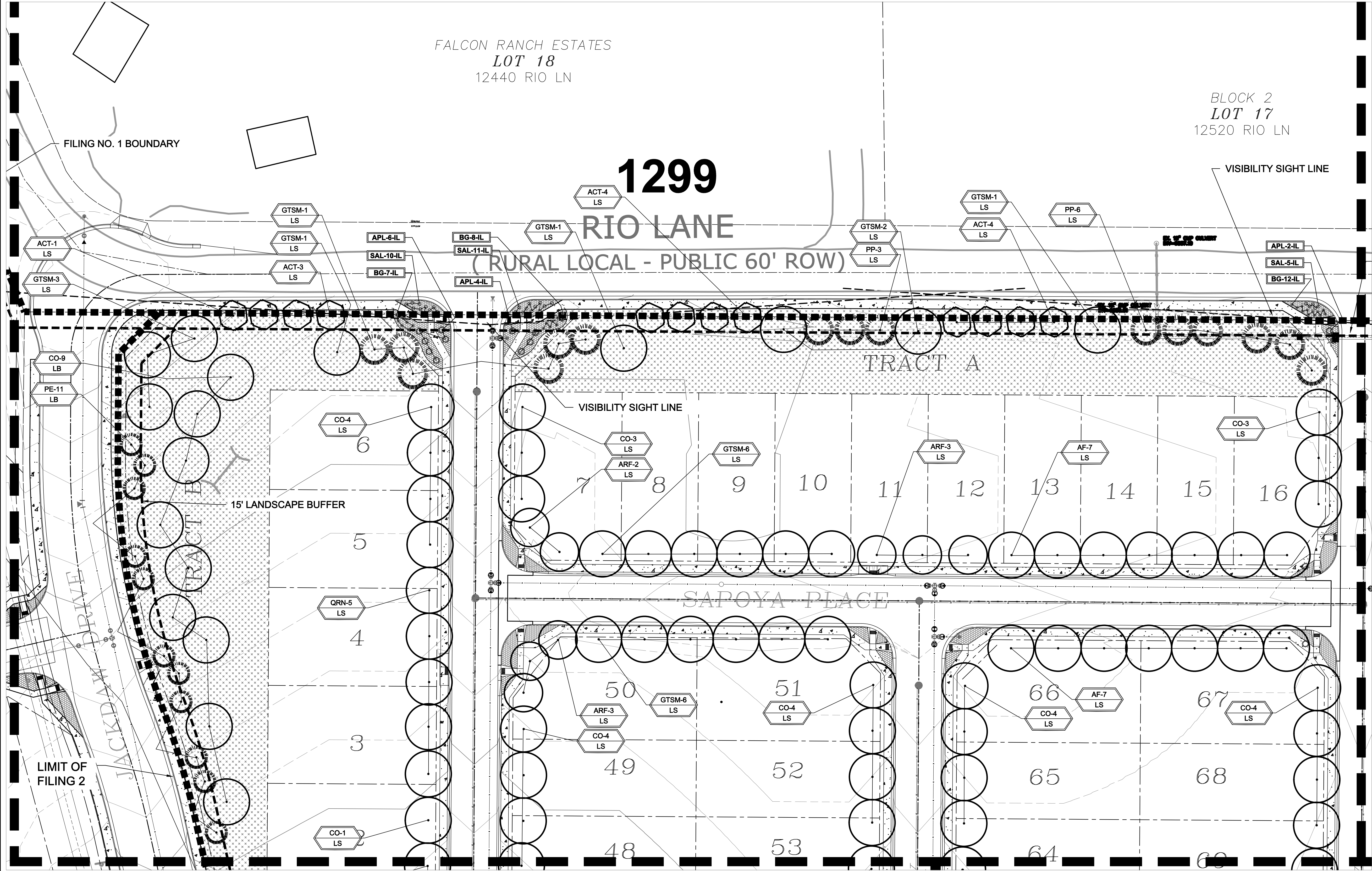
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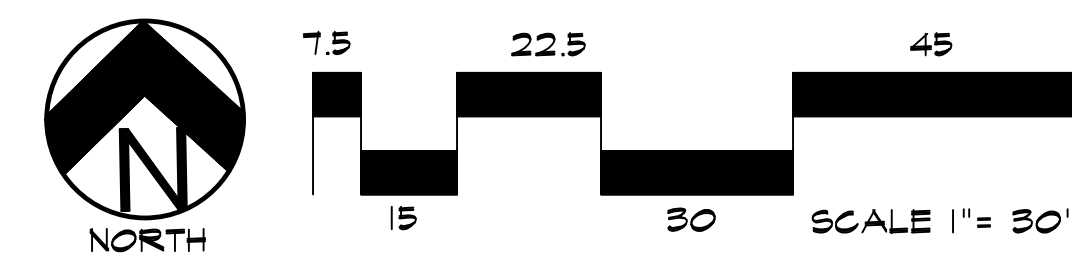


HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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LANDSCAPE PLAN - AREA 'B'



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	ORIGINAL DATE	11-13-24
	DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA B	
	SHEET NO.	
	L1.3	

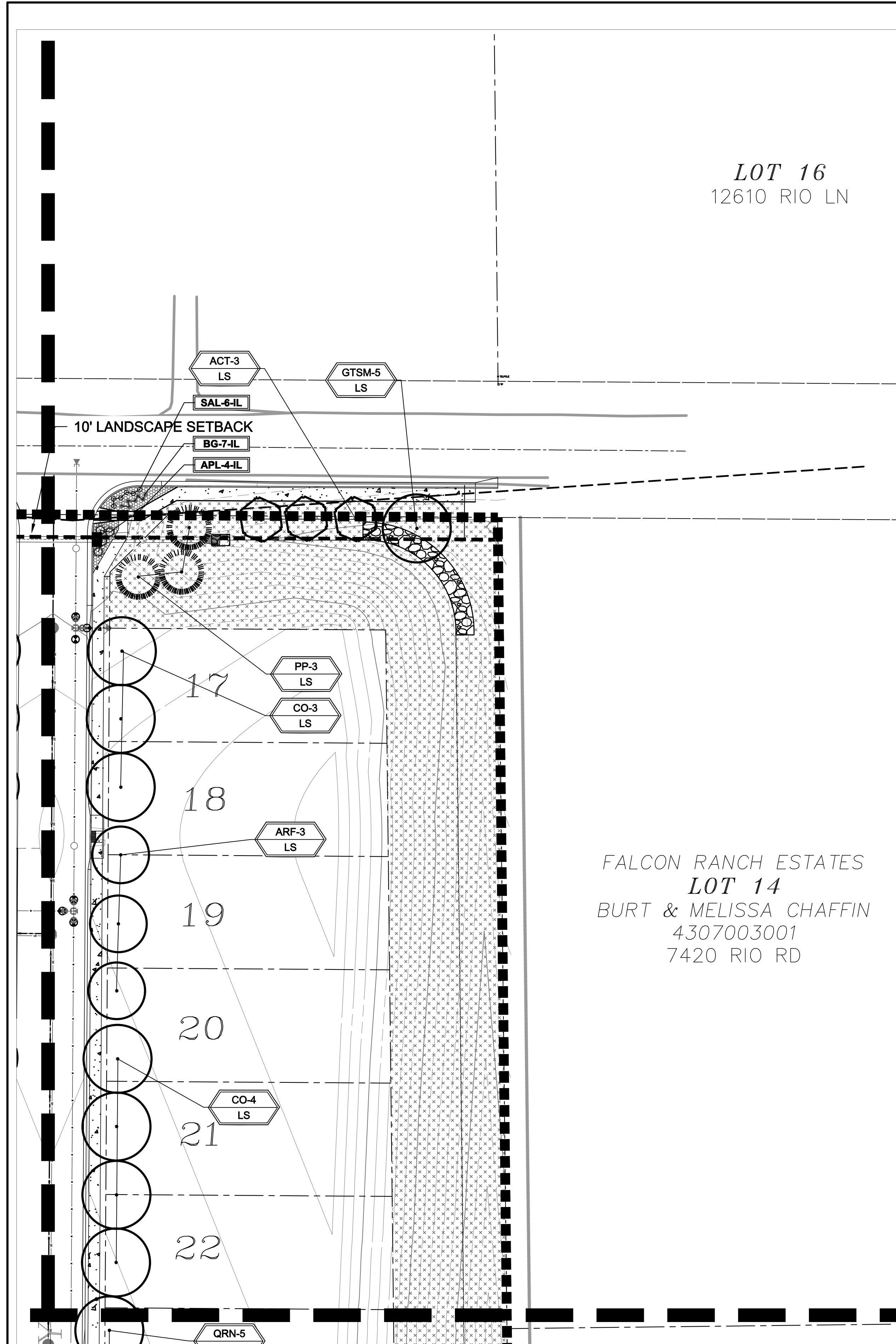
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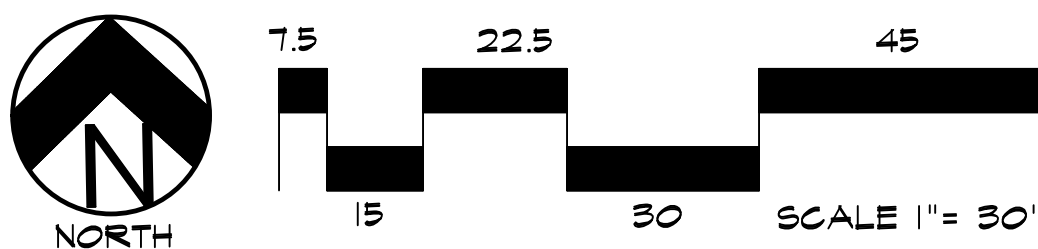
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LANDSCAPE PLAN - AREA 'C'



Know what's below.
Call before you dig.

PLANT SCHEDULE - FILING NO. 1						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
EVERGREEN TREES:						
	PE	13	Pinus edulis	Pinon Pine	15'x15'	B&B
	PN	33	Pinus nigra	Austrian Pine	20'x40'	6' ht.
	PP	3	Pinus ponderosa	Ponderosa Pine	20'x40'	6' ht.
DECIDUOUS TREES:						
	ACT	26	Acer Tataricum	Tatarian Maple	20 x 25'	B&B 1-1/2" cal.
	CO	2	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	11	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
EVERGREEN SHRUBS:						
	APL	29	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	Cont. 5 gal.
	PM	30	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2-3' x 2-3'	3 or 6 gal.
DECIDUOUS SHRUBS:						
	BCP	54	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2-3' x 1-2'	Cont. 5 gal.
	CC	18	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	2' / 2-4'	5 gal.
	PS	3	Prunus besseyi	Western Sand Cherry	5-6' / 5-6'	5 gal.
ORNAMENTAL GRASSES:						
	BG	76	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
PERENNIALS:						
	PEN	36	Penstemon pinifolius	Pineleaf Penstemon	12"x12"	#1 CONT.
	SAL	19	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

GROUND COVER LEGEND - FILING NO. 1		
SYMBOL	DESCRIPTION	APPROX. SF
	Clear Creek Rock: 5-12" Diameter (with weed barrier) Submit sample to owner prior to ordering material	3,269 SF
	Mountain Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	11,687 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	60,569 SF
	Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	78,256 SF
	Steel Edger. See notes	

GROUND COVER LEGEND - FILING NO. 3		
SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod Submit sample to owner prior to ordering material	9,794 SF
	Denver Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	13,020 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	189,054 SF
	Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	38,217 SF
	Steel Edger. See notes	

PLANT SCHEDULE - FILING NO. 2						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
EVERGREEN TREES:						
	PE	30	Pinus edulis	Pinon Pine	15'x15'	B&B
	PP	28	Pinus ponderosa	Ponderosa Pine	20'x40'	6' ht. 6' ht.
DECIDUOUS TREES:						
	ACT	15	Acer Tataricum	Tatarian Maple	20 x 25'	B&B 1-1/2" cal.
	AF	26	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2" cal.
	ARF	32	Acer rubrum 'Frankared'	Red Sunset Red Maple	30'x40'	1-1/2" cal.
	CO	75	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	33	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
	QRN	30	Quercus rubra	Northern Red Oak	30'	1-1/2" cal.
EVERGREEN SHRUBS:						
	APL	25	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	Cont. 5 gal.
ORNAMENTAL GRASSES:						
	BG	44	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
PERENNIALS:						
	SAL	39	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

GROUND COVER LEGEND - FILING NO. 2		
SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod Submit sample to owner prior to ordering material	2,914 SF
	Submit sample to owner prior to ordering material	4,507 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	154,402 SF
	Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	46,975 SF
	Steel Edger. See notes	

PLANT SCHEDULE - FILING NO. 3						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
EVERGREEN TREES:						
	PE	4	Pinus edulis	Pinon Pine	15'x15'	B&B
	PN	46	Pinus nigra	Austrian Pine	20'x40'	6' ht.
	PP	5	Pinus ponderosa	Ponderosa Pine	20'x40'	6' ht.
	PHL	50	Pinus heldrichii v. leucodermis	Bosnian Pine	12' x 20'	6' ht.
DECIDUOUS TREES:						
	ACT	11	Acer Tataricum	Tatarian Maple	20 x 25'	B&B 1-1/2" cal.
	AF	48	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2" cal.
	ARF	19	Acer rubrum 'Frankared'	Red Sunset Red Maple	30'x40'	1-1/2" cal.
	CO	65	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	69	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
	QRN	38	Quercus rubra	Northern Red Oak	30'	1-1/2" cal.
EVERGREEN SHRUBS:						
	APL	3	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	Cont. 5 gal.
ORNAMENTAL GRASSES:						
	BG	15	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
PERENNIALS:						
	SAL	3	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

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HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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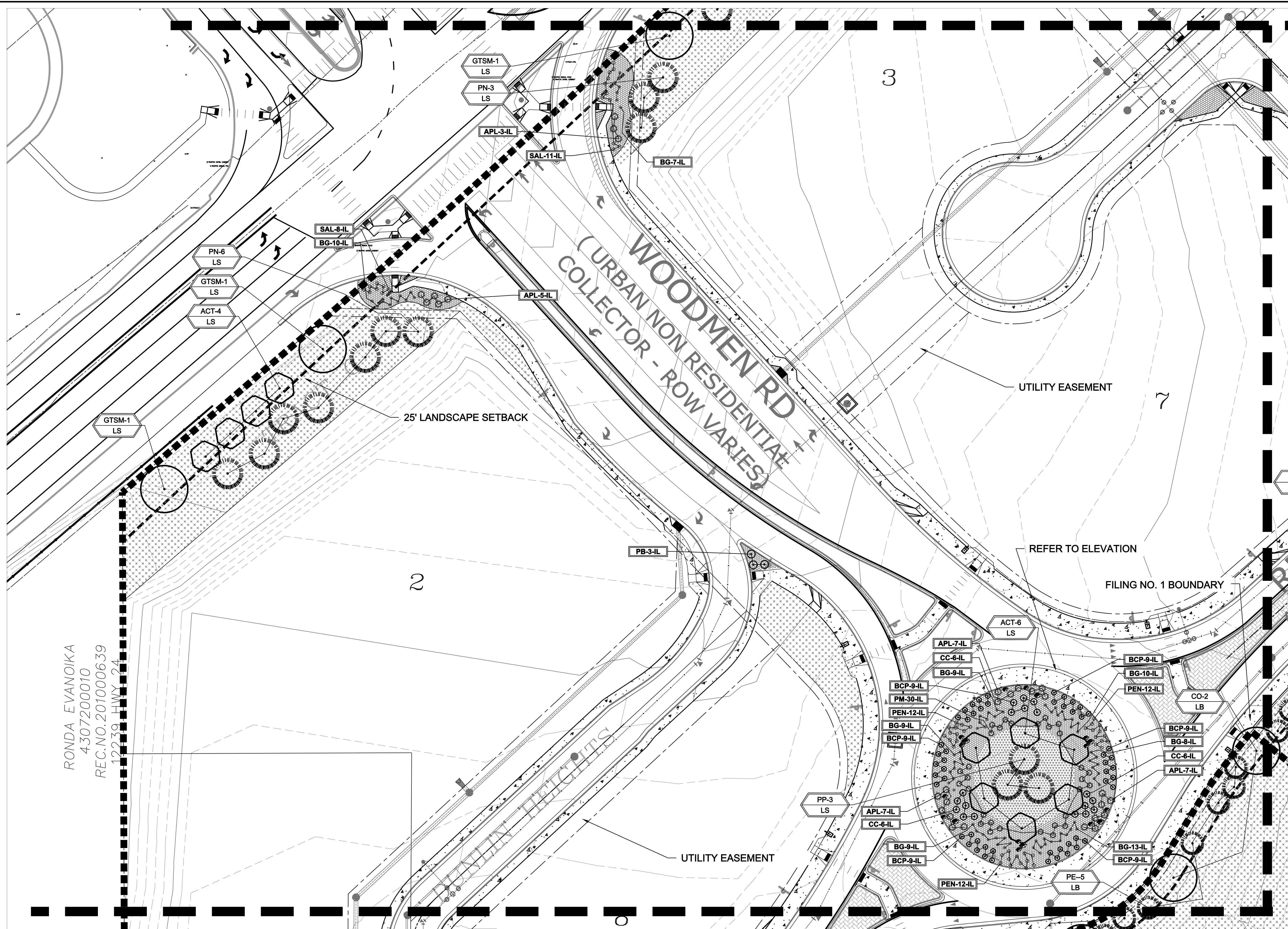
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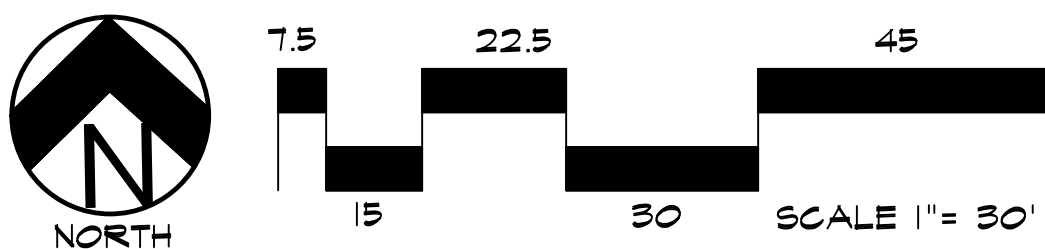
DESCRIPTION
LANDSCAPE
PLAN-AREA C

SHEET NO.

L1.4



LANDSCAPE PLAN - AREA 'D'



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PREPARED FOR:
DREXEL, BARRELL & CO.

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JOB NUMBER
1223-24

REVISIONS	
2-14-25	PER COUNTY COMMENTS
10-30-25	PER COUNTY COMMENTS
11-5-25	PER COUNTY COMMENTS
1-30-26	PER COUNTY COMMENTS
7-23-26	PER COUNTY COMMENTS
9-21-26	PER COUNTY COMMENTS

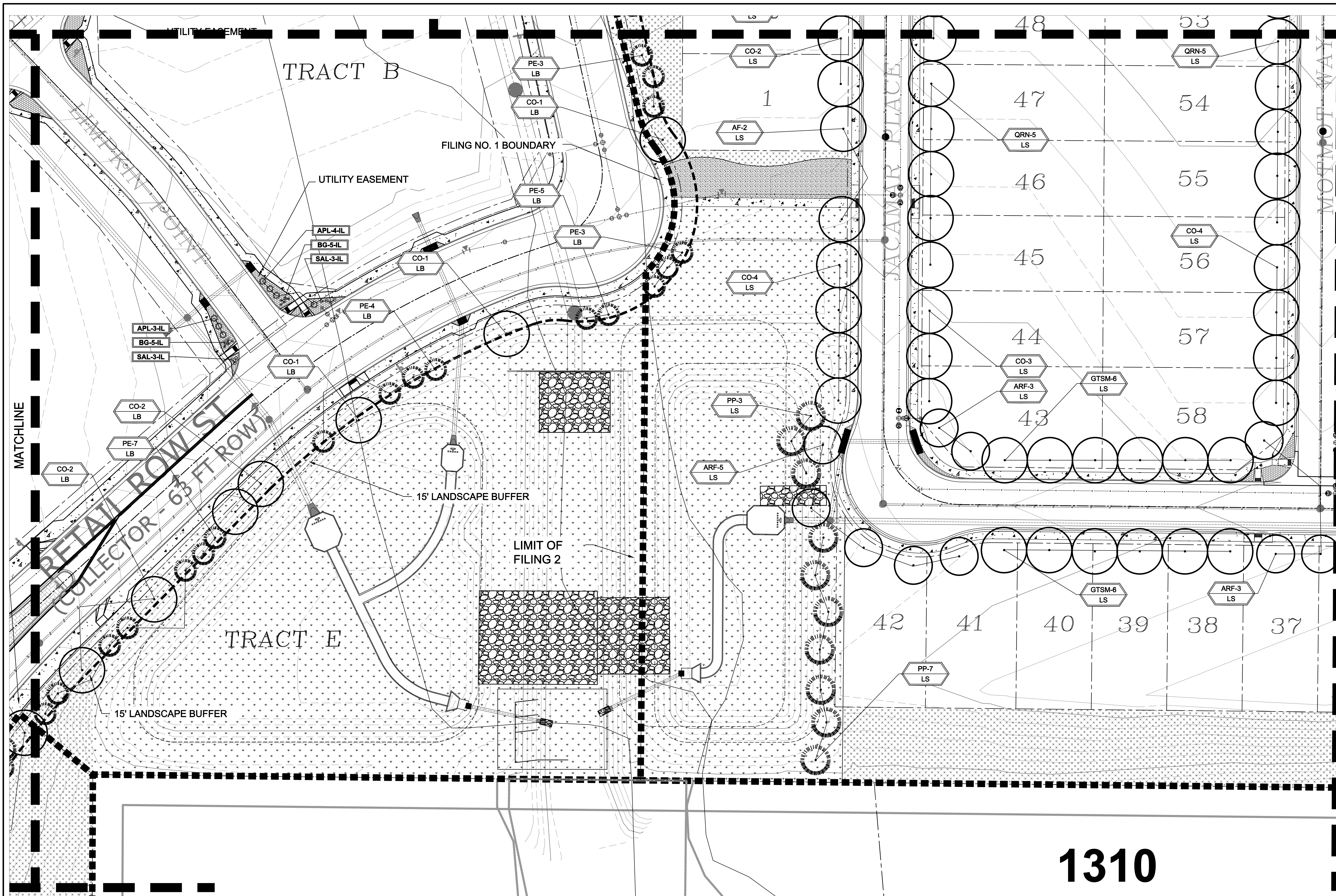
ORIGINAL DATE 11-13-24

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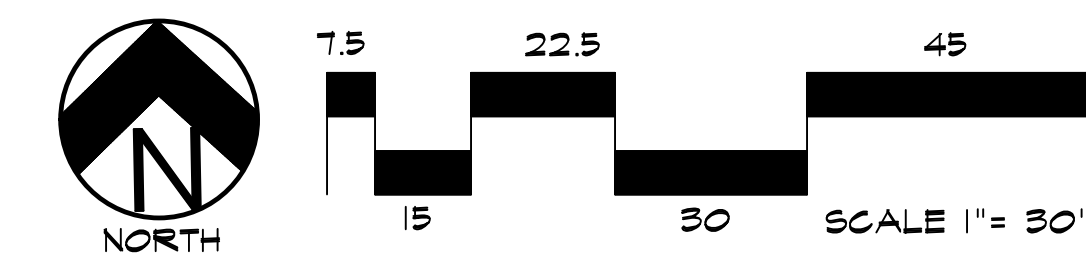
DESCRIPTION
LANDSCAPE
PLAN-AREA D

SHEET NO.

L1.5



LANDSCAPE PLAN - AREA 'E'



UTILITIES NOTE
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FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524

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	7-23-26	PER COUNTY COMMENTS	
	9-21-26	PER COUNTY COMMENTS	
	ORIGINAL DATE 11-13-24		
	DRAWN BY JM		
	DESCRIPTION		
	LANDSCAPE PLAN-AREA B		
	SHEET NO.		
	L1.6		

THE COMMONS AT FALCON FIELD

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COLORADO SPRINGS, CO

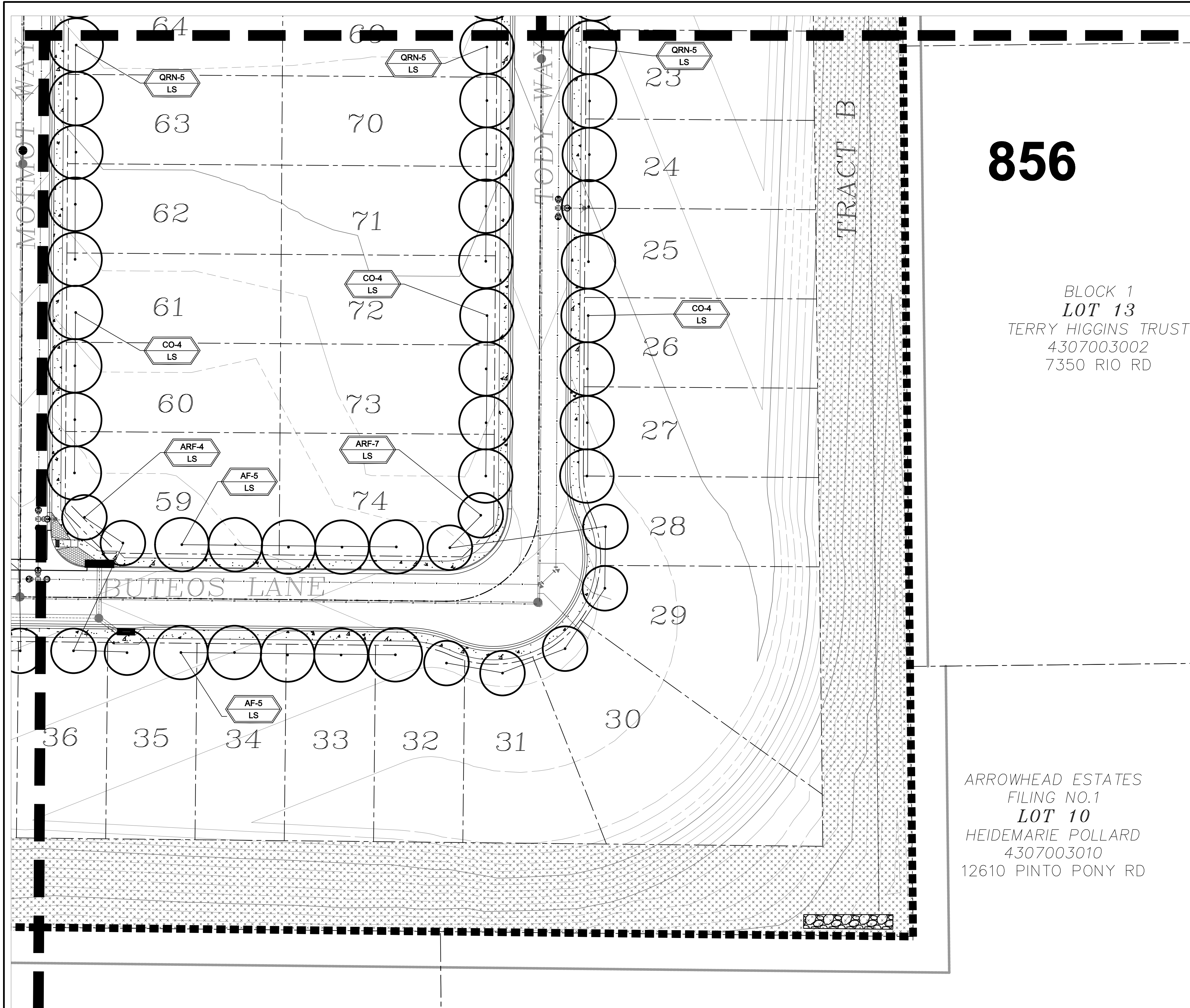
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HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-468-1122

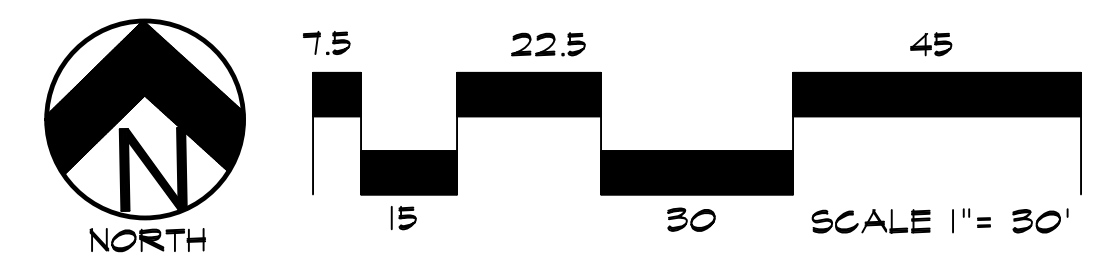


856

BLOCK 1
LOT 13
TERRY HIGGINS TRUST
4307003002
7350 RIO RD

ARROWHEAD ESTATES
FILING NO.1
LOT 10
HEIDEMARIE POLLARD
4307003010
12610 PINTO PONY RD

LANDSCAPE PLAN - AREA 'F'



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SLOPE STABILIZATION
LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.
EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTOGRAPHABLE NETTING ON BOTH SIDES.

INSTALLATION NOTES
REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.
EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.
CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.
QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.
LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.
ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.
ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.
GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.
TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS. INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE SHREDDED CEDAR' WITH NO LANDSCAPE FABRIC AND 4" DEPTH.
DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.
PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).
A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.
DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.
PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.GREEN.COM

SEEDING NOTES
SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY LOW GROW MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 3-2 FOR IRRIGATED MIX.
SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 3-1 FOR IRRIGATED MIX.
DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).
FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.
SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.
DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A HANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.
THE SEED SHALL BE DRILLED APPROXIMATELY 7/8" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.
ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE WEEDATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.
MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDED SURFACE.

SOIL PREP NOTES
SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:
A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

NATIVE GRASS MANAGEMENT NOTE
ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS
WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.
THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.
THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.
THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH. UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.
1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

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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 719-468-1122

HIGHER GROUND DESIGNS

THE COMMONS AT FALCON FIELD
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COLORADO SPRINGS, CO

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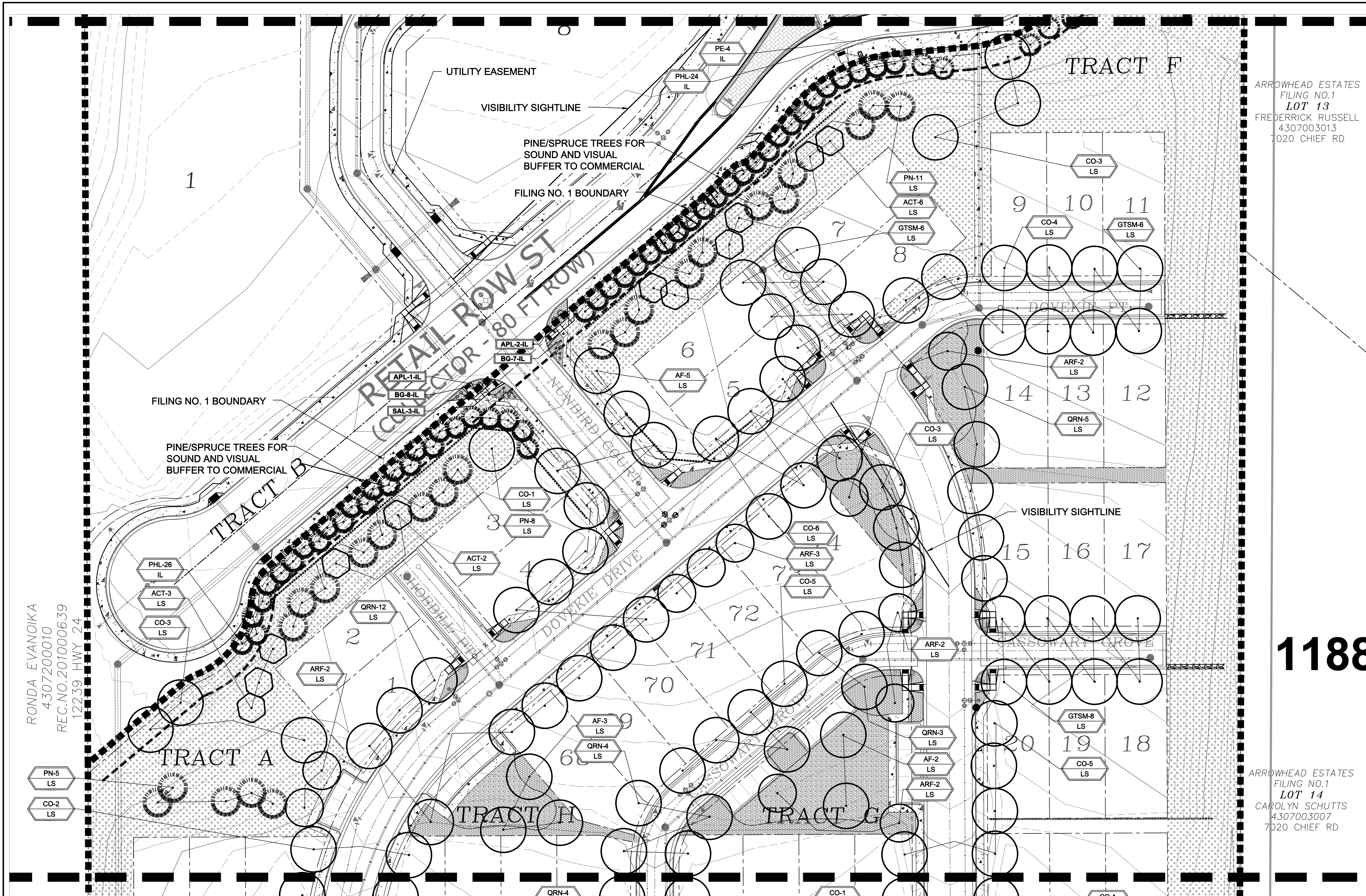
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DRAWN BY JM
DESCRIPTION
LANDSCAPE PLAN-AREA F

SHEET NO.
L1.7

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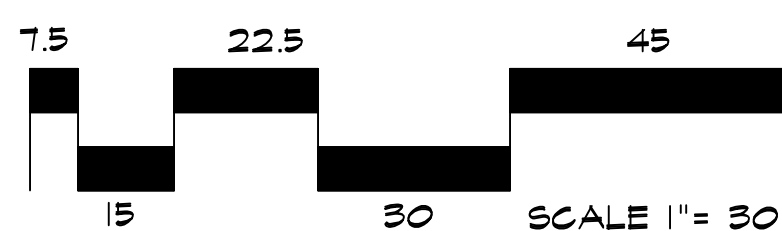


RONDA EVANOIKA
4307200010
REC.NO.201000639
12239 HWY 24

ARROWHEAD ESTATES
FILING NO.1
LOT 13
FREDERICK RUSSELL
4307003013
7020 CHIEF RD

ARROWHEAD ESTATES
FILING NO.1
LOT 14
CAROLYN SCHUTTS
4307003007
7020 CHIEF RD

LANDSCAPE PLAN - AREA 'G'



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Call before you dig.

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COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-468-1122



THE COMMONS AT FALCON FIELD

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COLORADO SPRINGS, CO

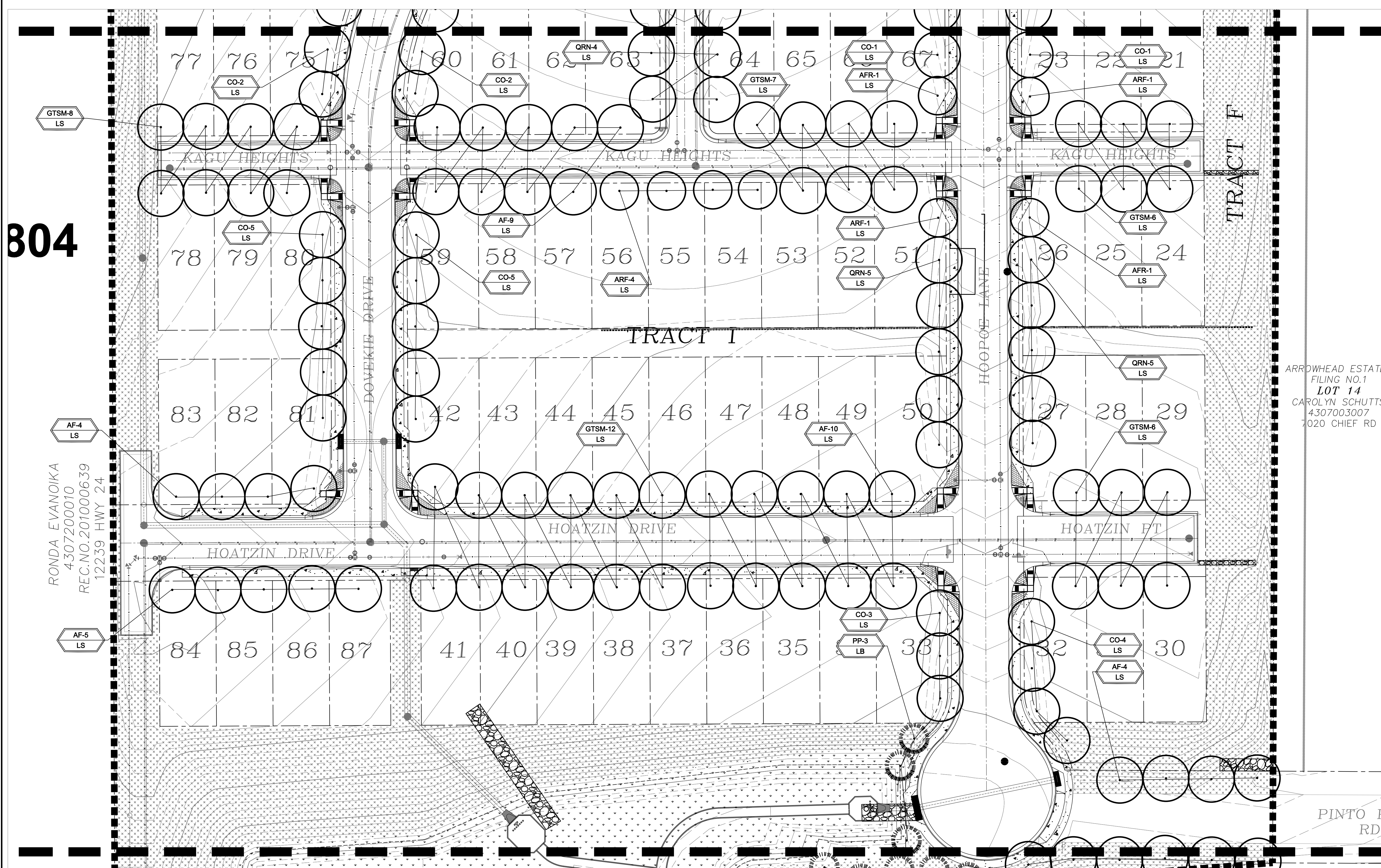
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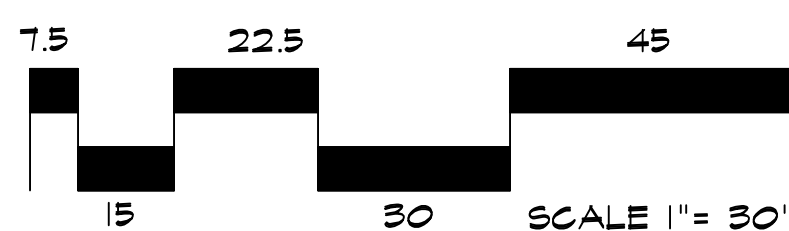
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DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA G
SHEET NO.	L1.8

804



ARROWHEAD ESTATE
FILING NO.1
LOT 14
CAROLYN SCHUTTS
4307003007
7020 CHIEF RD

LANDSCAPE PLAN - AREA 'H'



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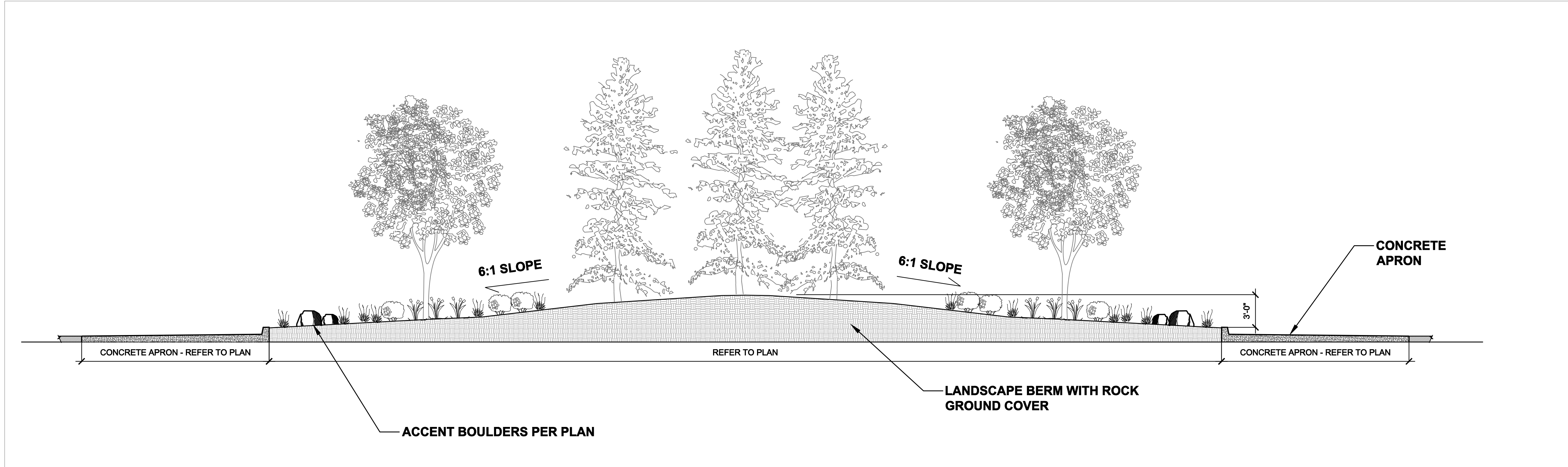
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DESCRIPTION
**LANDSCAPE
PLAN-AREA H**

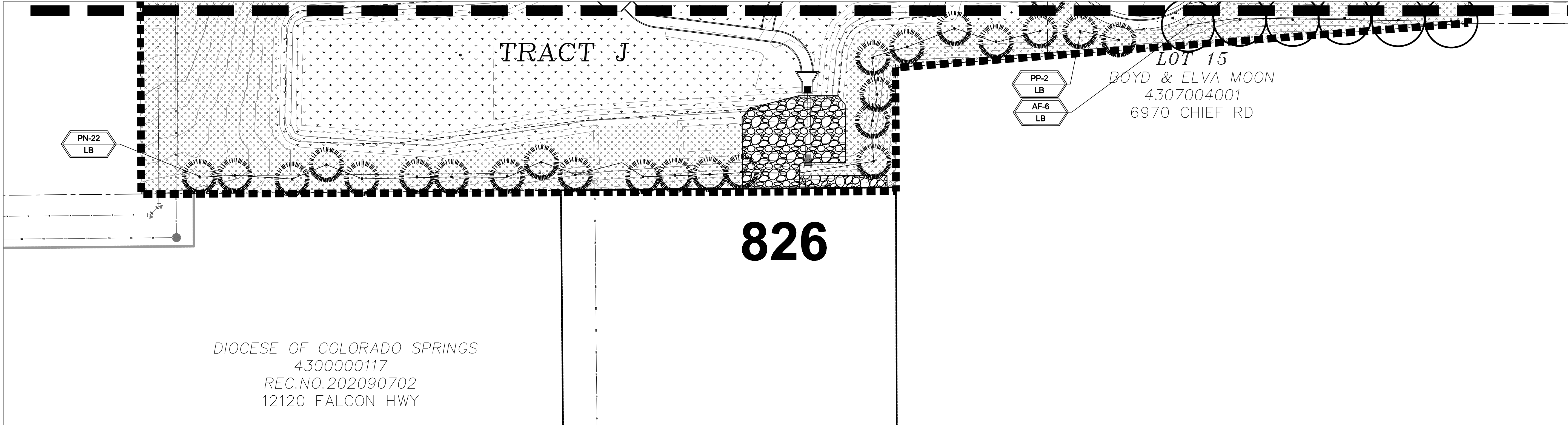
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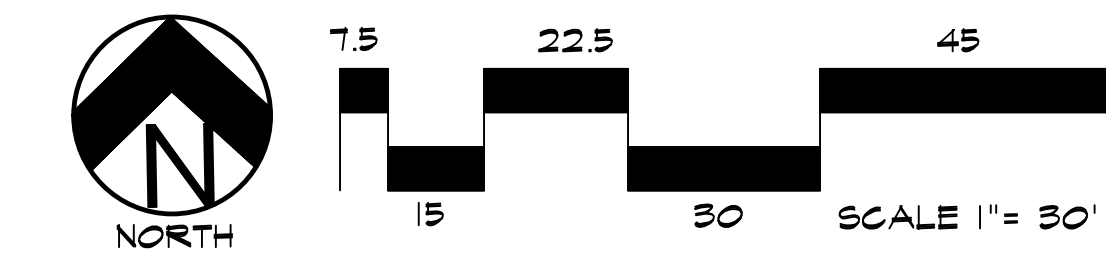
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ROUNDABOUT ELEVATION



LANDSCAPE PLAN - AREA 'I'



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NOT FOR CONSTRUCTION	DESCRIPTION		
	LANDSCAPE PLAN-AREA I		
NOT FOR CONSTRUCTION	SHEET NO.		
	L1.10		

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-466-1122

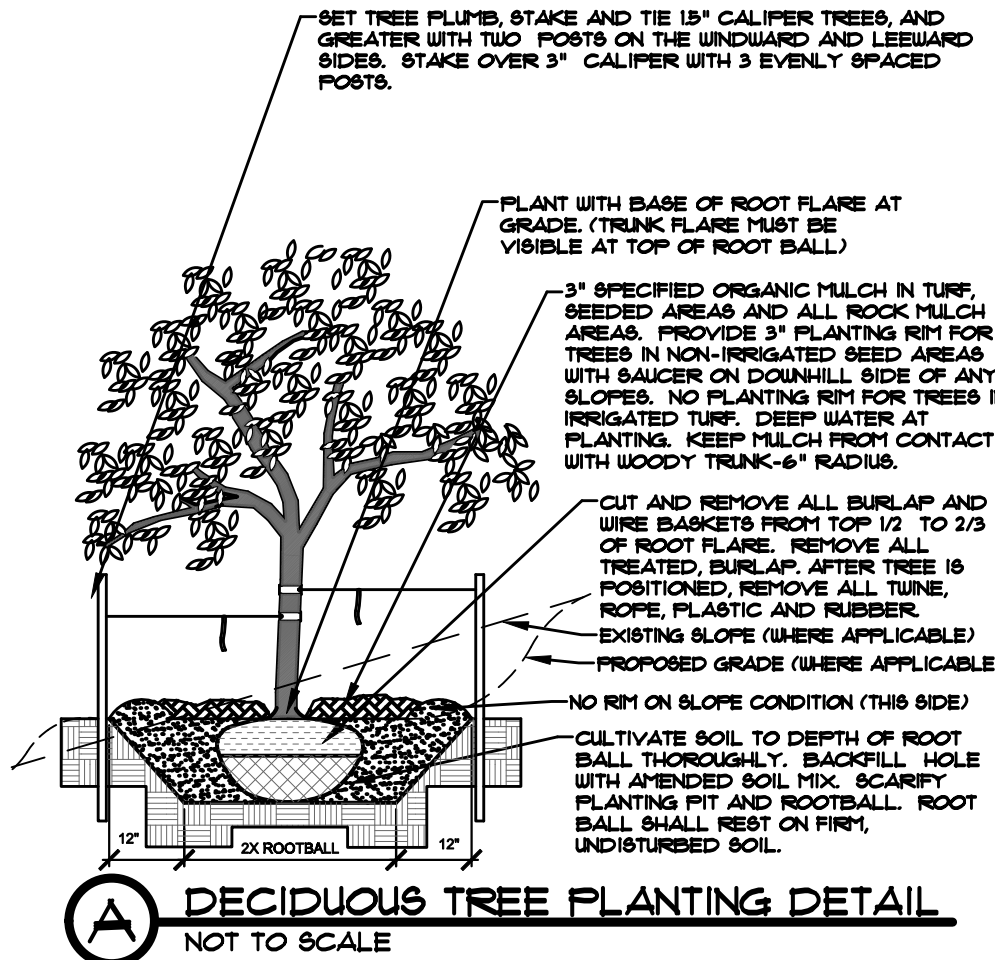


THE COMMONS AT FALCON FIELD
FILING NO. I, II & III
COLORADO SPRINGS, CO

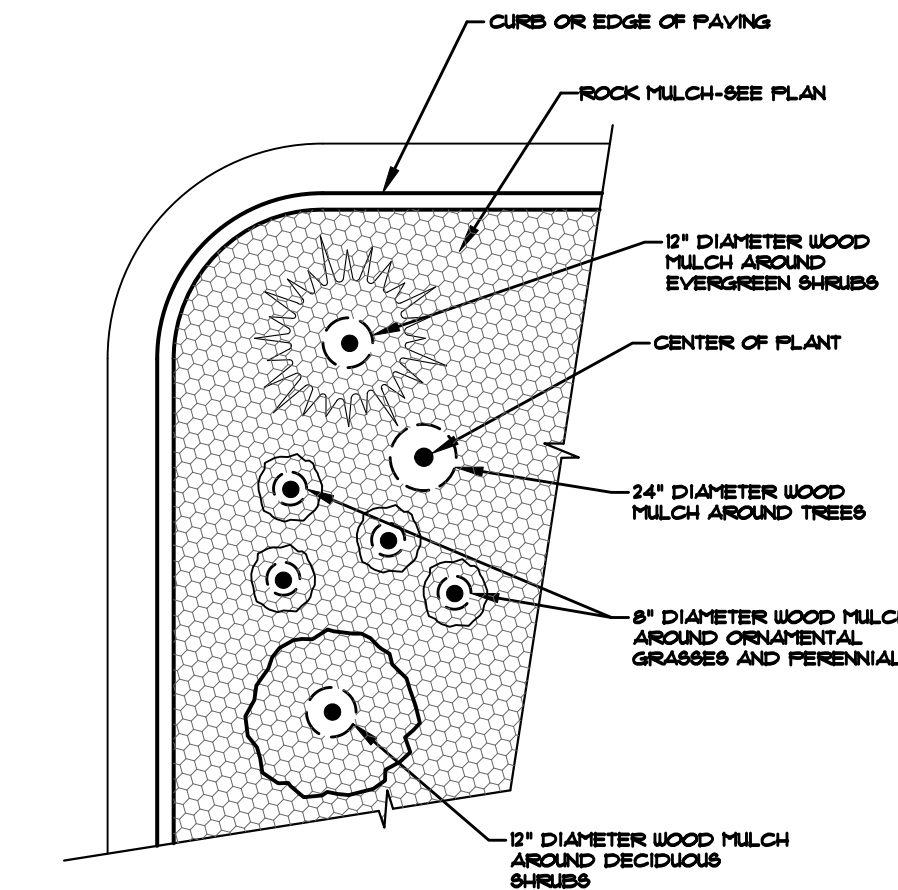
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PREPARED FOR:
DREXEL, BARRELL & CO.

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A 10" BAND OF SOIL IN PLANTING PIT.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

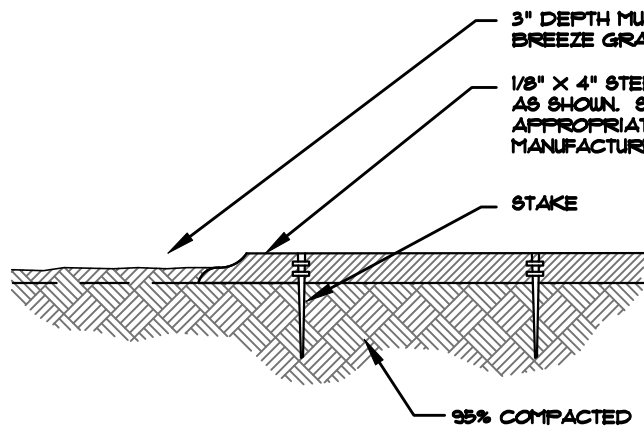


- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 - NO INSTALLATION IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>



D TYPICAL PLANT MATERIAL TREATMENT

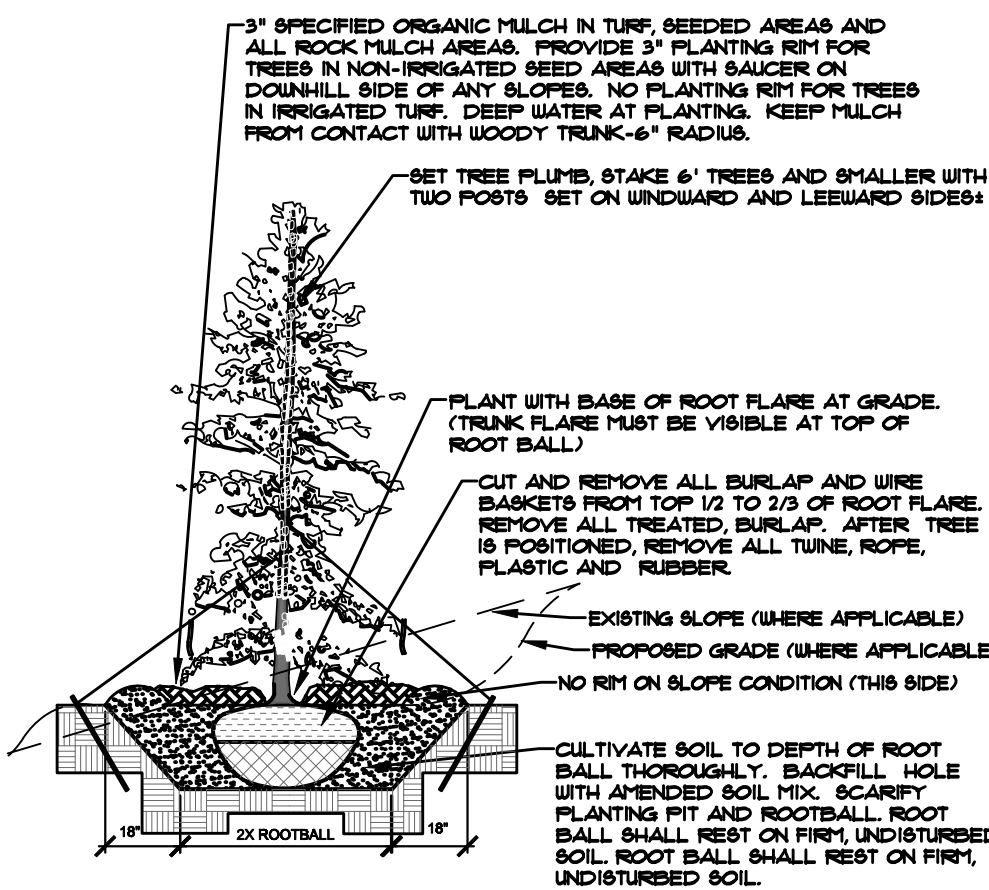
NOT TO SCALE



F STEEL EDGING

NOT TO SCALE

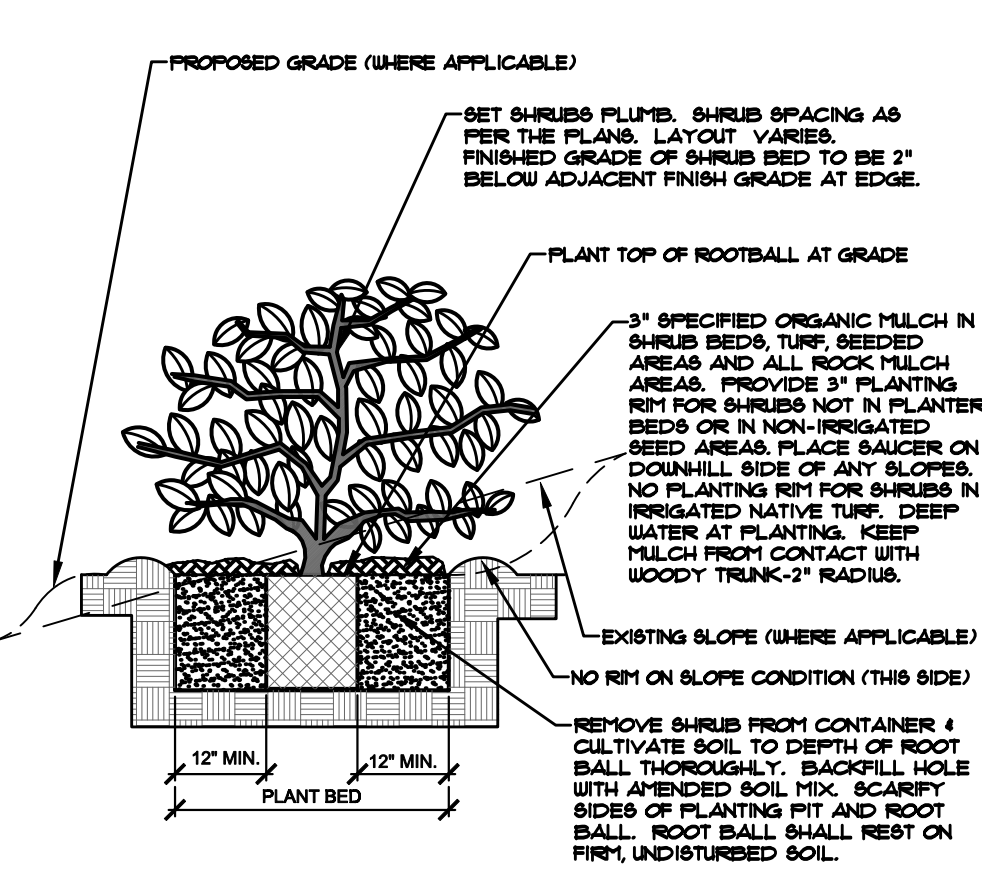
- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A 10\"/>



B EVERGREEN TREE PLANTING DETAIL

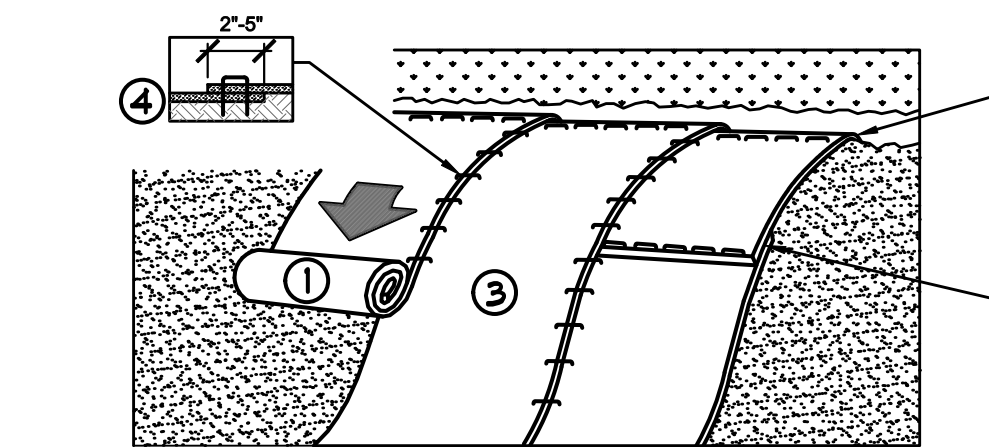
NOT TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A 10\"/>



C SHRUB PLANTING DETAIL

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- NOTE: WHEN USING CELL-O-SEED DO NOT REED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6\"/>

E EROSION CONTROL

NOTS

SOD INSTALLATION NOTE

- SOIL PREPARATION FOR SODDED AREAS
- A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED 18\"/>

- ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN
- WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MAINTENANCE NOTE

- ON-GOING MAINTENANCE DURING CONSTRUCTION:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.
- BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. RESEED WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.
- IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.
- ONE-YEAR WARRANTY
- AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM.
- REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALC'S SPECIFICATIONS HANDBOOK REV. EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6\"/>

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.

SEED MIX 'A'

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

City of Colorado Springs
Stormwater Enterprise



Stormwater Construction Manual
December 2020

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calimovilla longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

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PREPARED FOR:
DREXEL, BARRELL & CO.

JOB NUMBER

1223-24

REVISIONS

DATE	PER COUNTY COMMENTS
2-14-25	PER COUNTY COMMENTS
10-30-25	PER COUNTY COMMENTS
11-5-25	PER COUNTY COMMENTS
1-30-26	PER COUNTY COMMENTS
7-23-26	PER COUNTY COMMENTS
9-21-26	PER COUNTY COMMENTS

ORIGINAL DATE

11-13-24

DRAWN BY

JM

DESCRIPTION

LANDSCAPE
PLAN DETAILS

SHEET NO.

L1.11

NOT FOR CONSTRUCTION

FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524



Know what's below.
Call before you dig.