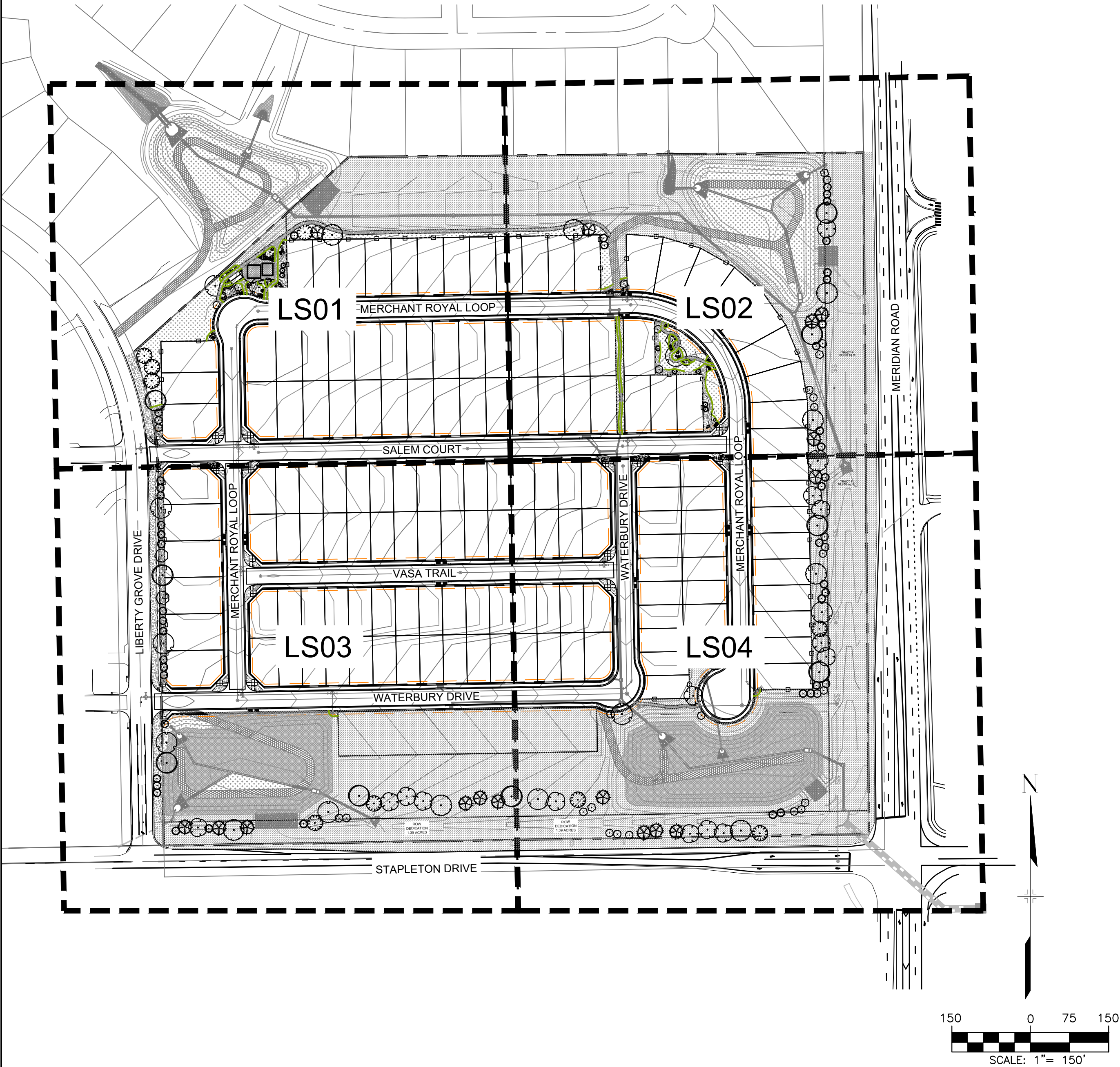


FALCON RESERVE

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS										
PLAN ABBREV	STREET NAME / ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED				
			REQ.	PROV.						
MR	MERIDIAN RD.	MINOR ARTERIAL	20'	20'	1,285	1 / 25				
SD	STAPLETON DR	COLLECTOR	10'	10'	1,333	1 / 30				
LD	LIBERTY GROVE DR	COLLECTOR	10'	10'	891	1 / 30				
			NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
			REQUIRED	PROVIDED	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
			TOTAL	EVERGREEN (% MIN)	TOTAL	EVERGREEN			0% (XERIC)	
MR	51	17	51	17	0	0	0	0	0%	100%
SD	44	15	44	19	0	0	0	0	0%	100%
LD	30	10	30	10	0	0	0	0	0%	40%

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
LOW GROW NATIVE	PAWNEE BUTTES SEED	CANBY BLUEGRASS SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	TEMPORARY IRRIGATION	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
PBSI NATIVE PRAIRIE MIX	PAWNEE BUTTES SEED	BLUE GRAMA BUFFALOGRASS SIDEOTS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	NON-IRRIGATED	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOTS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	CO	8	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50'	40'
	GT	15	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	2" CAL.	B&B	50'	35'
	GK	10	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	10	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
EVERGREEN TREES							
	PE	36	PINUS EDULIS PINON PINE	6" HT.	B&B	25'	15'
	HE	3	PINUS HELDREICHII BOSNIAN PINE	6" HT.	B&B	20'	10'
	PA	9	PINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	B&B	50'	35'
	PP	16	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	60'	30'
ORNAMENTAL TREES							
	AG	21	ACER GINNALA AMUR MAPLE	1.5" CAL.	B&B	20'	15'
	AA	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	20'	15'
	CI	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	KP	4	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	30'	25'
DECIDUOUS SHRUBS							
	ARF	9	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	#3 CONT.	CONT.	3'	2'
	CEL	5	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	#5 CONT.	CONT.	10'	10'
	CHM	6	CHAMAEBATIARIA MILLEFOLIUM DESERT SWEET	#5 CONT.	CONT.	4'	5'
	ERN	8	ERICAMERIA NAUSEOSUS TALL RABBITBRUSH	#5 CONT.	CONT.	4'	5'
	PAB	11	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES' BLUE SPIRES RUSSIAN SAGE	#5 CONT.	CONT.	4'	4'
	PRB	14	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	PBP	4	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	#5 CONT.	CONT.	2'	5'
	RHA	5	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
ORNAMENTAL GRASSES							
	BGB	34	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	#3 CONT.	CONT.	3'	2'

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-5485
FAX: (719) 575-0208
CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

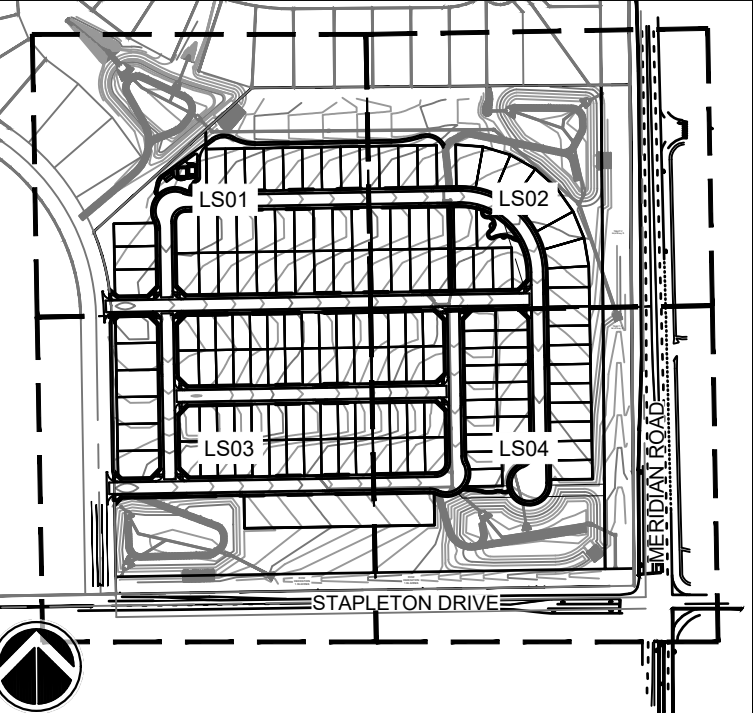
OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

APPROVAL:

KEY MAP:



PROJECT:

FALCON RESERVE PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE TITLESHEET

LT01

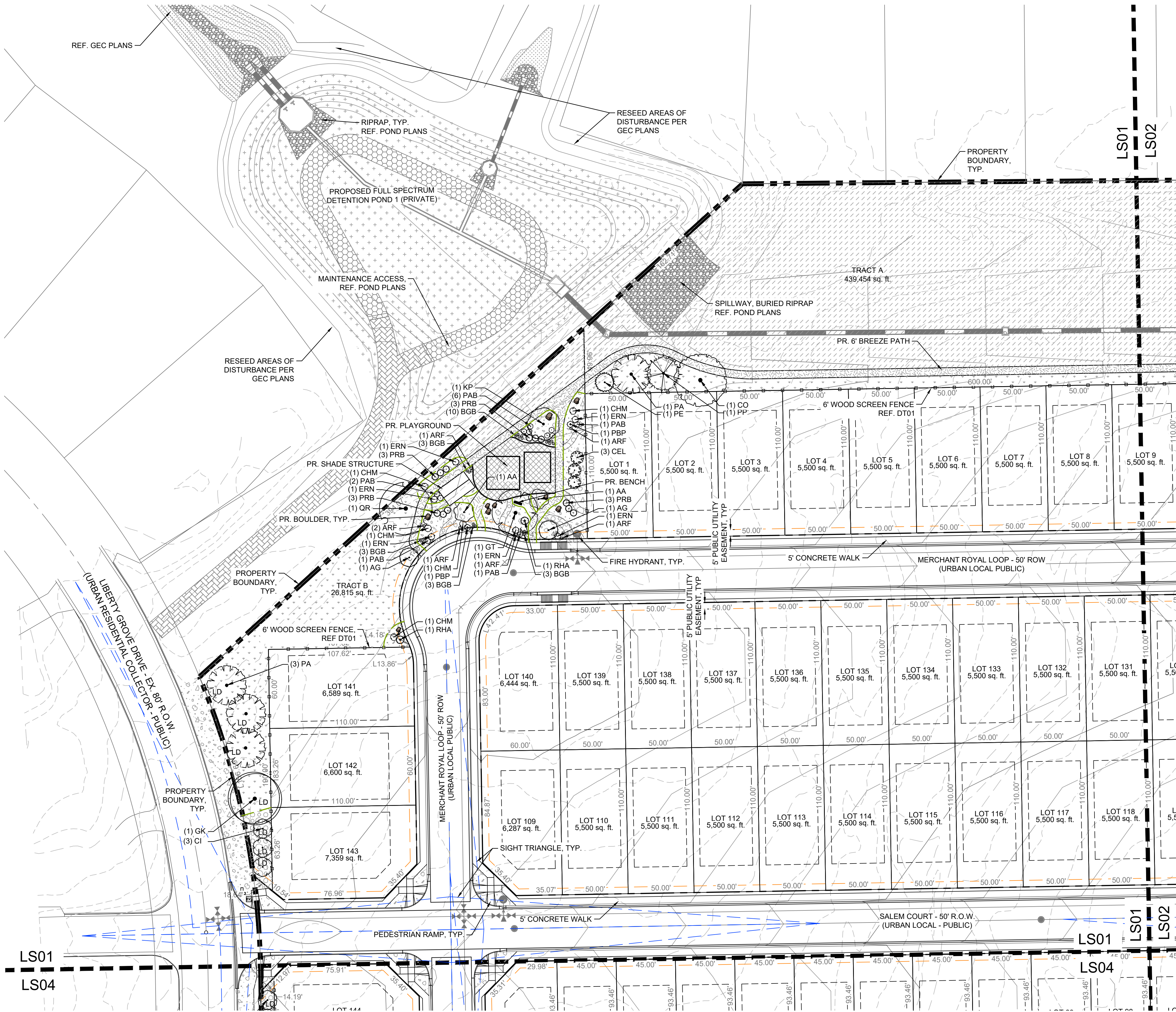
SHEET 08 OF 13

FILE NO.: SP252

FALCON RESERVE

PRELIMINARY PLAN

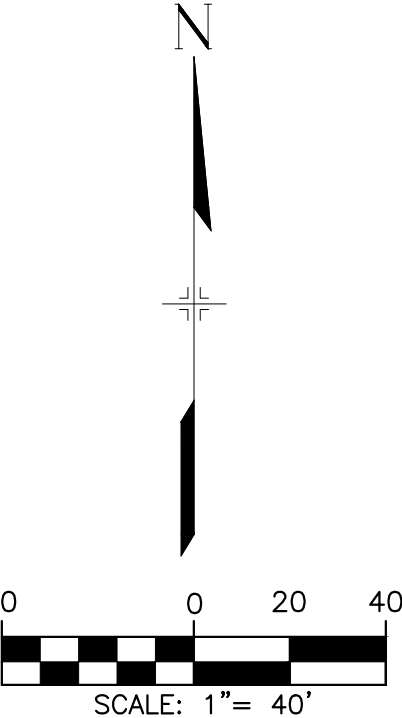
LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



GROUND COVER LEGEND

- 1 1/2" ROCK 25,830 SF
TYPE: CIMARRON GRANITE
SUPPLIER: C&C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 4-8" COBBLE 9,247 SF
TYPE: BLUE-GRAY RIVER ROCK
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL
- NATIVE SEED-LOW 31,883 SF
MIX NAME: LOW GROW NATIVE
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED-TALL 497,762 SF
MIX NAME: PBSI NATIVE PRAIRIE
MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED- DETENTION 174,523 SF
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT ALL
PURPOSE MIX
OR APPROVED EQUAL
- PLAYGROUND MULCH 2,302 SF
CERTIFIED PLAYGROUND CHIPS
COLOR: BROWN
SUPPLIER: C&C SAND AND STONE
OR APPROVED EQUAL
- BREEZE 9,214 SF
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL

- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)
- PLAYGROUND EDGING
CONCRETE EDGING, 6" WIDTH
- BOULDERS
SOURCE FROM ON-SITE



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

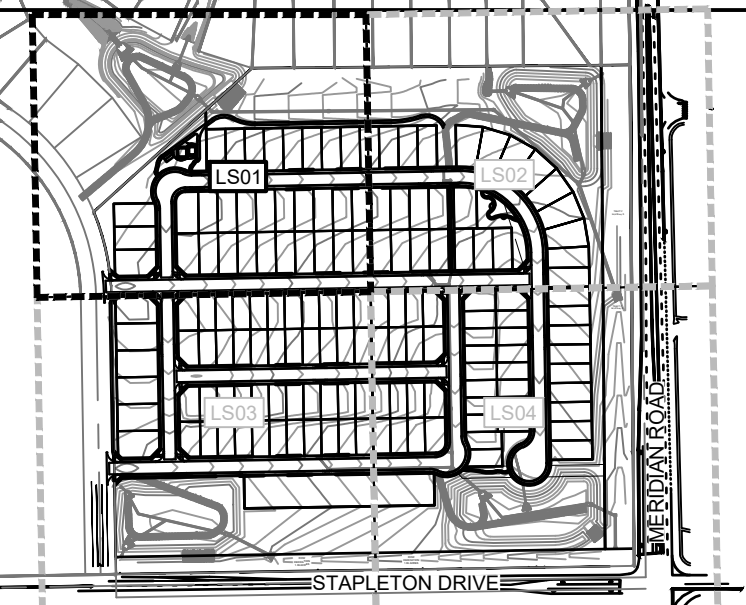
OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 655-3290

APPROVAL:

KEY MAP:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS01

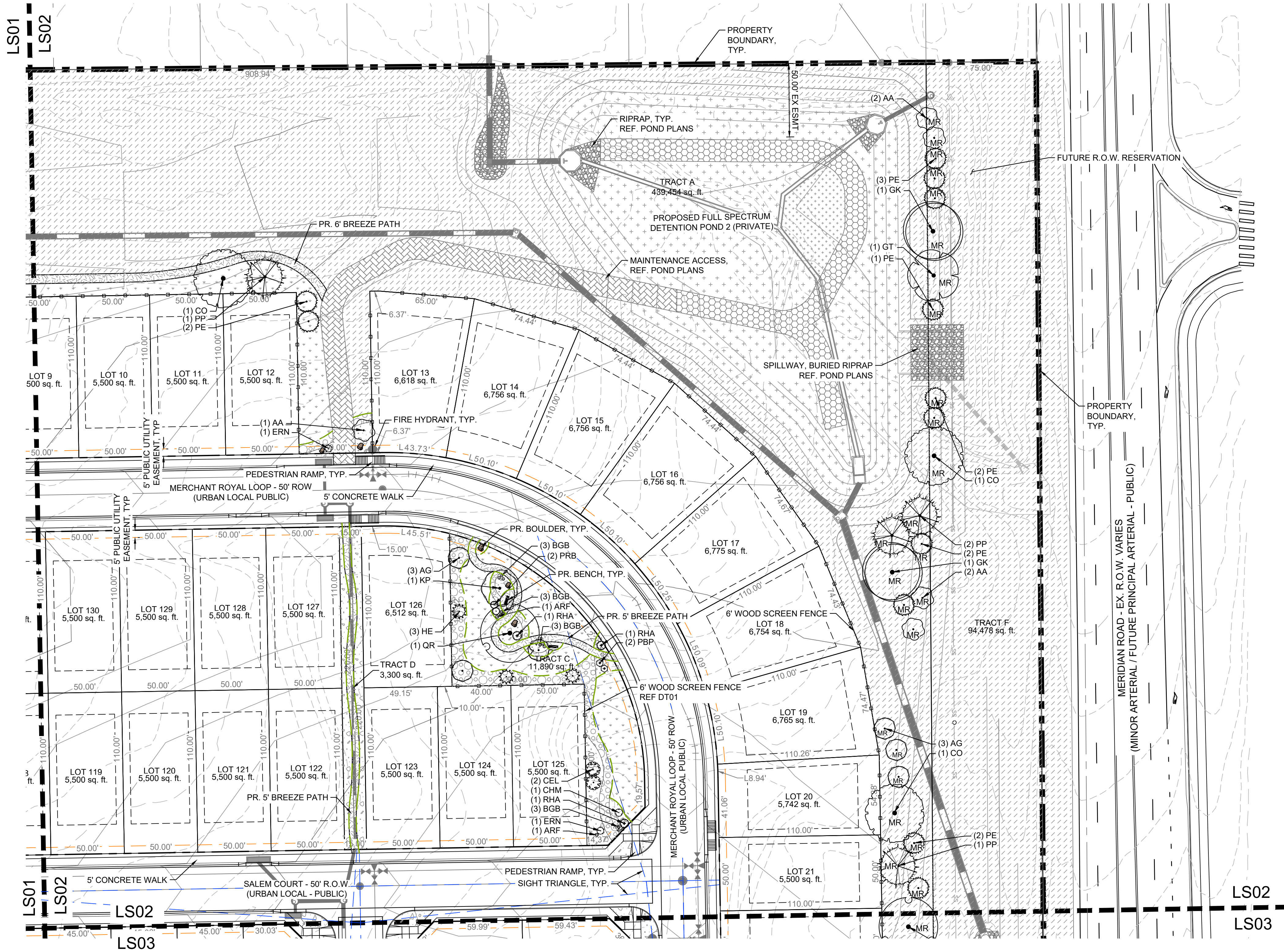
SHEET 10 OF 13

FILE NO: SP252

FALCON RESERVE

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



GROUND COVER LEGEND

-
-
-
-
-
-
-

-
-

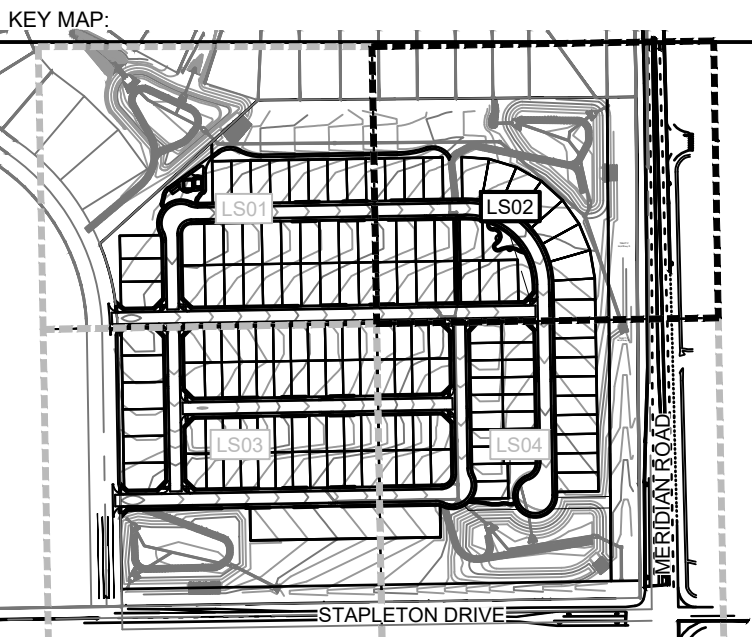
CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS02

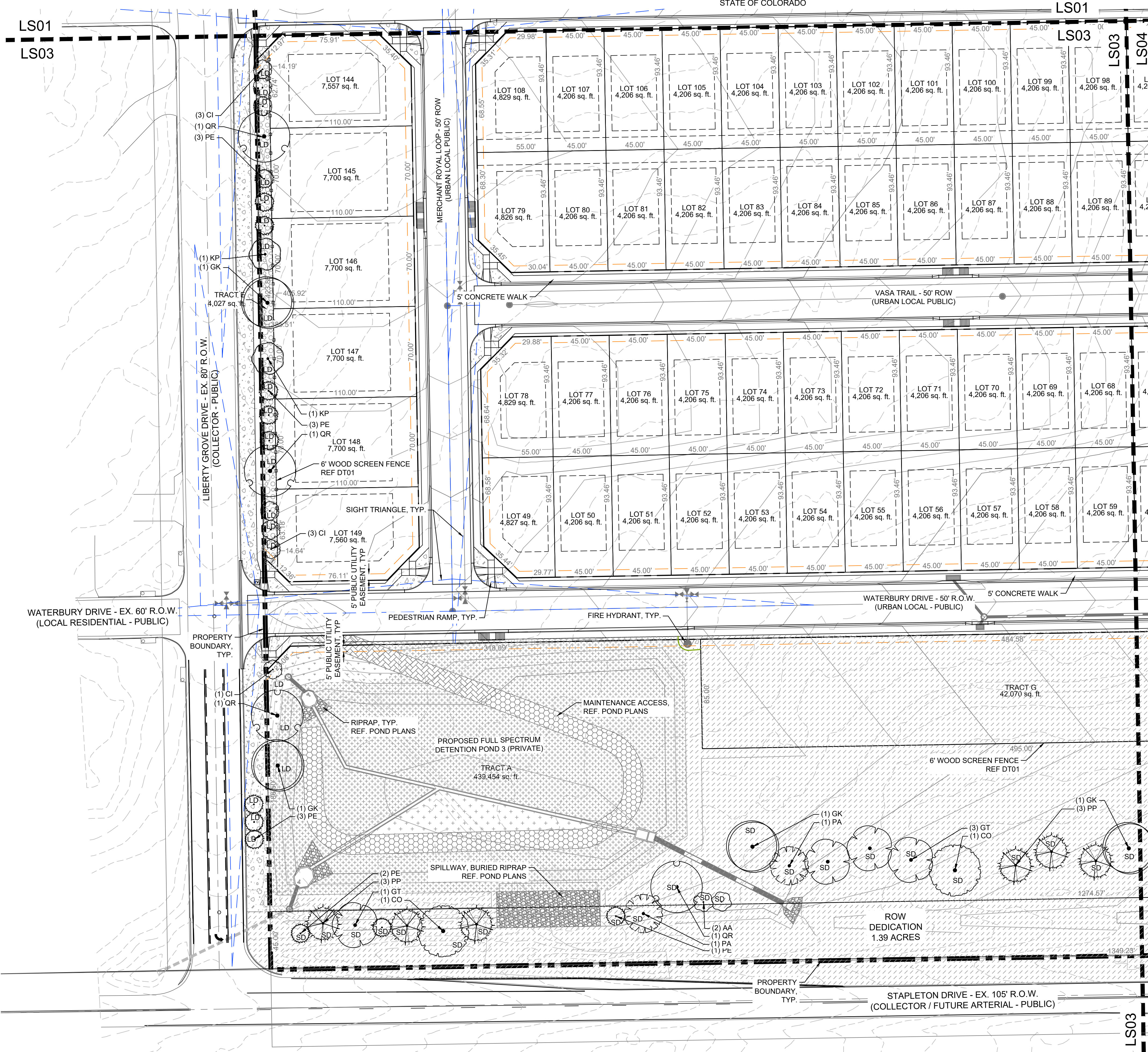
SHEET 11 OF 13

FILE NO: SP252

FALCON RESERVE

PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



GROUND COVER LEGEND

- 1 1/2" ROCK 25,830 SF
TYPE: CIMARRON GRANITE
SUPPLIER: C&C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 4-8" COBBLE 9,247 SF
TYPE: BLUE-GRAY RIVER ROCK
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL
- NATIVE SEED-LOW 31,883 SF
MIX NAME: LOW GROW NATIVE
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED-TALL 497,762 SF
MIX NAME: PBSI NATIVE PRAIRIE
MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- NATIVE SEED- DETENTION 174,523 SF
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT ALL
PURPOSE MIX
OR APPROVED EQUAL
- PLAYGROUND MULCH 2,302 SF
CERTIFIED PLAYGROUND CHIPS
COLOR: BROWN
SUPPLIER: C&C SAND AND STONE
OR APPROVED EQUAL
- BREEZE 9,214 SF
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND
DEPTH: 4"
OR APPROVED EQUAL

EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

BOULDERS
SOURCE FROM ON-SITE

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS,
CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
MAS CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

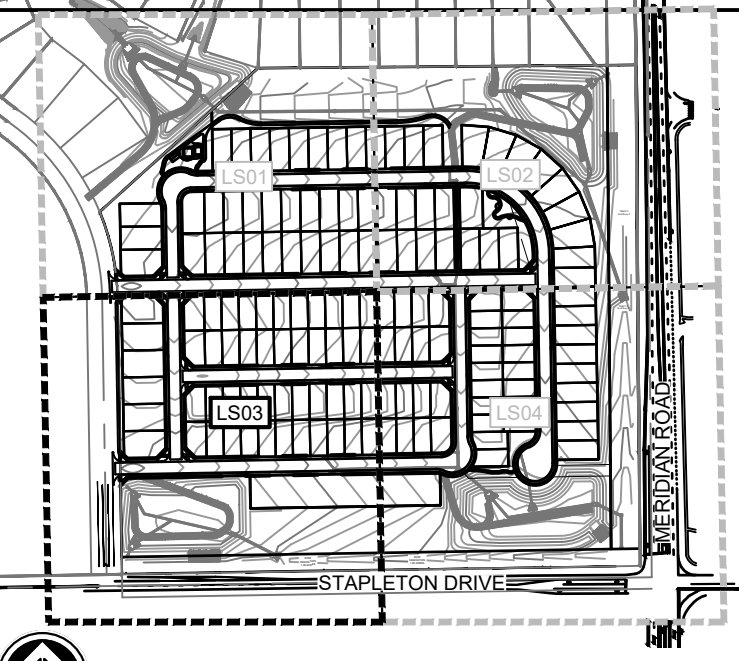
OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

FALCON RESERVE
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

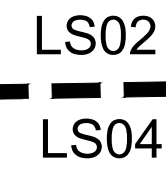
FINAL LANDSCAPE
PLAN

LS03

SHEET 12 OF 13

FILE NO: SP252

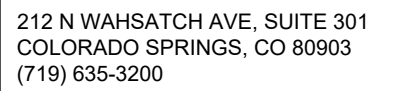
LOCATED IN THE SOUTHEAST QUARTER OF SECTION
25, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY,
STATE OF COLORADO



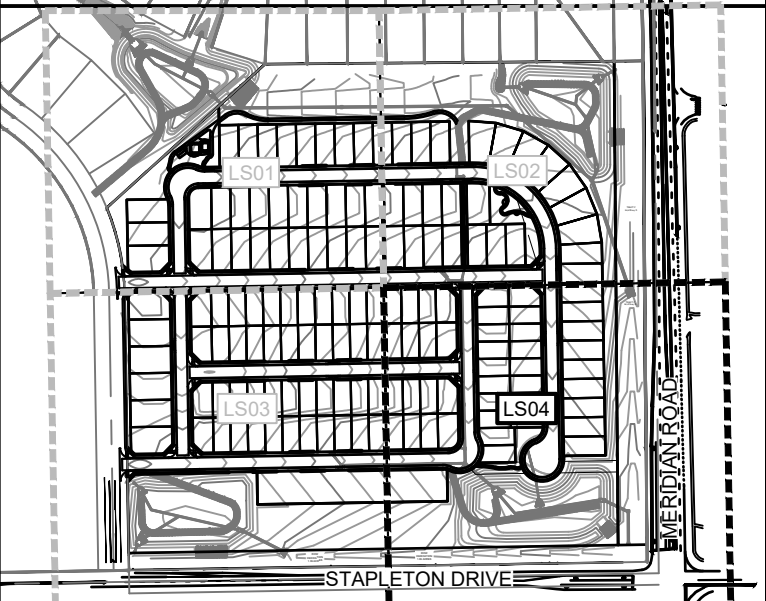
	1 1/2\"/>	25,830 SF
	TYPE: CIMARRON GRANITE SUPPLIER: C&C SAND AND STONE DEPTH: 3"	
	OR APPROVED EQUAL	
	4-8\"/>	9,247 SF
	TYPE: BLUE-GREY RIVER ROCK SUPPLIER: C&C SAND DEPTH: 4"	
	OR APPROVED EQUAL	
	NATIVE SEED-LOW	31,883 SF
	MIX NAME: LOW GROW NATIVE SUPPLIER: PAWNEE BUTTES SEED	
	OR APPROVED EQUAL	
	NATIVE SEED-TALL	497,762 SF
	MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED	
	OR APPROVED EQUAL	
	NATIVE SEED-DETENTION	174,523 SF
	MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX	
	OR APPROVED EQUAL	
	PLAYGROUND MULCH	2,302 SF
	CERTIFIED PLAYGROUND CHIPS COLOR: BROWN SUPPLIER: C&C SAND AND STONE	
	OR APPROVED EQUAL	
	BREEZE	9,214 SF
	COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND DEPTH: 4"	
	OR APPROVED EQUAL	



BOULDERS
SOURCE FROM ON-SITE



KEY MAP:



REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/21/2025	FIRST SUBMITTAL	RAF
1	06/19/2025	SECOND SUBMITTAL	RAF
2	08/29/2025	THIRD SUBMITTAL	RAF
3	10/10/2025	FOURTH SUBMITTAL	RAF
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SHEET 13 OF 13

FILE NO.: SP252