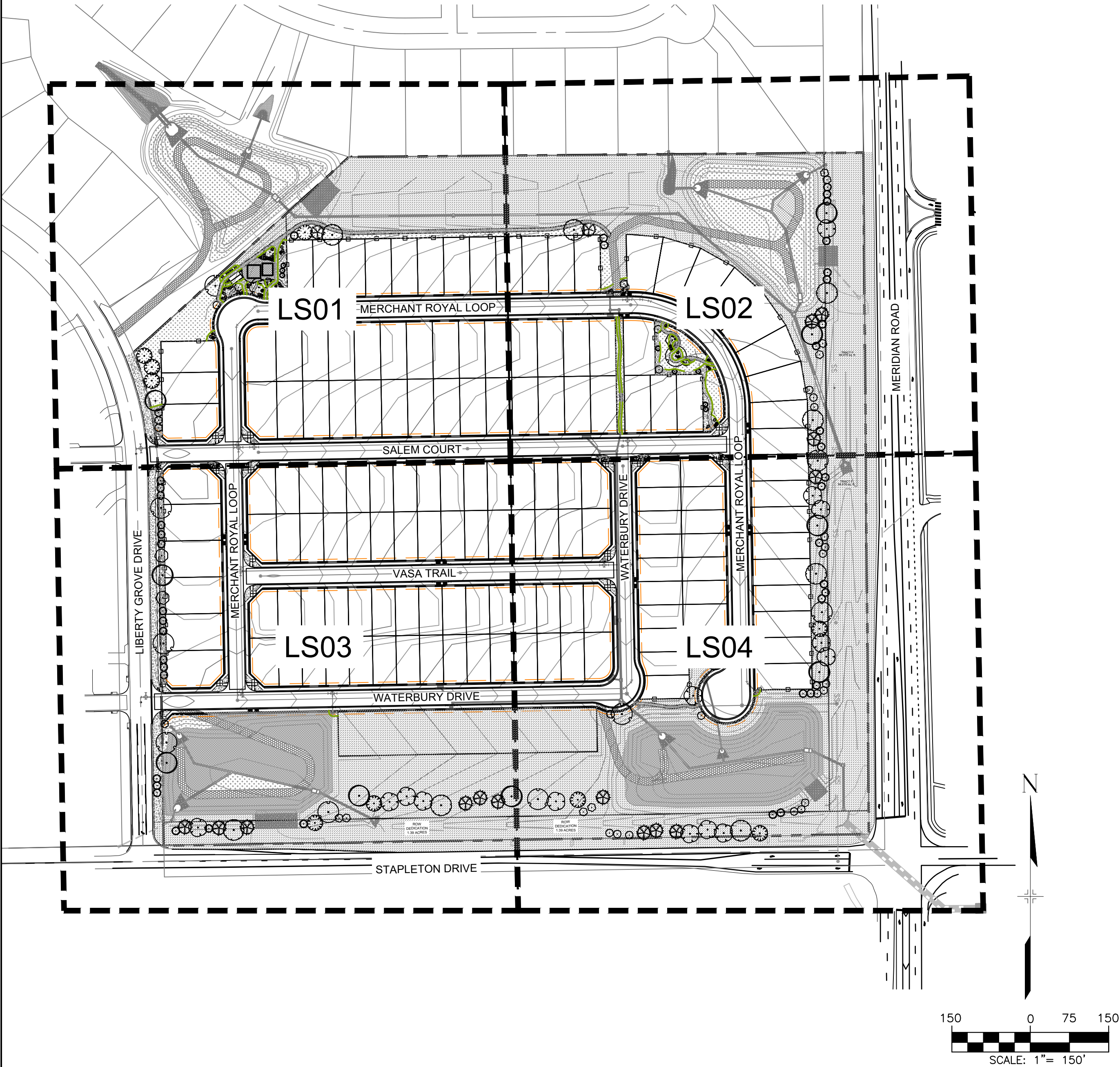


FALCON RESERVE

Final Plat 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 (½ 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

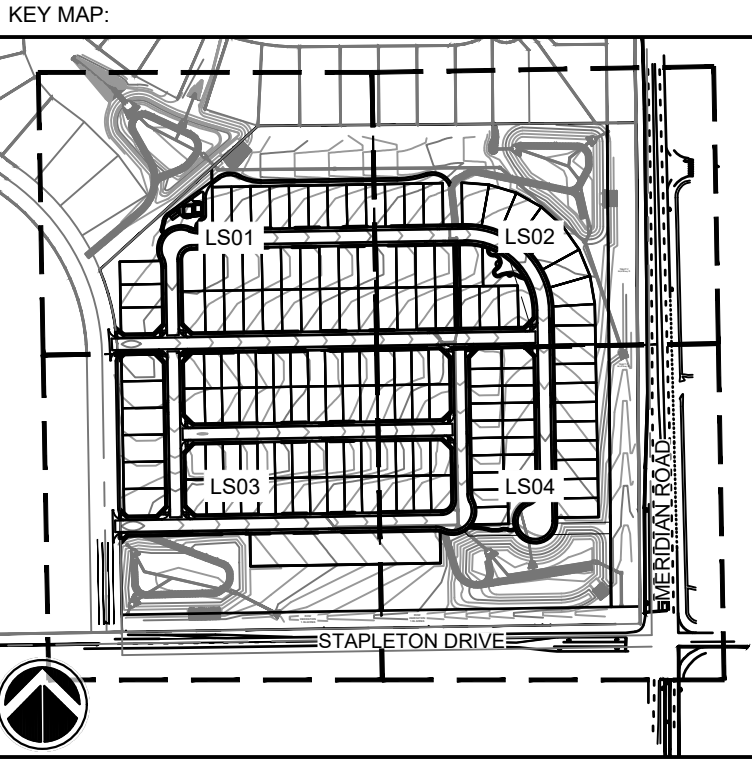
PLANT SCHEDULE

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'

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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:
LANDSCAPE
TITLESHEET

LT01
SHEET 08 OF 13

FILE NO.: SF2617

FILE LOCATION: S:\211129.008 FALCON RESERVE\100 DWG\104 PLAN SETS\PRELIM\LANDSCAPE\LD01.DWG

ENTITLEMENT NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING LOT PROPERTY OWNER, OR THEIR ASSIGNED.

GENERAL NOTES

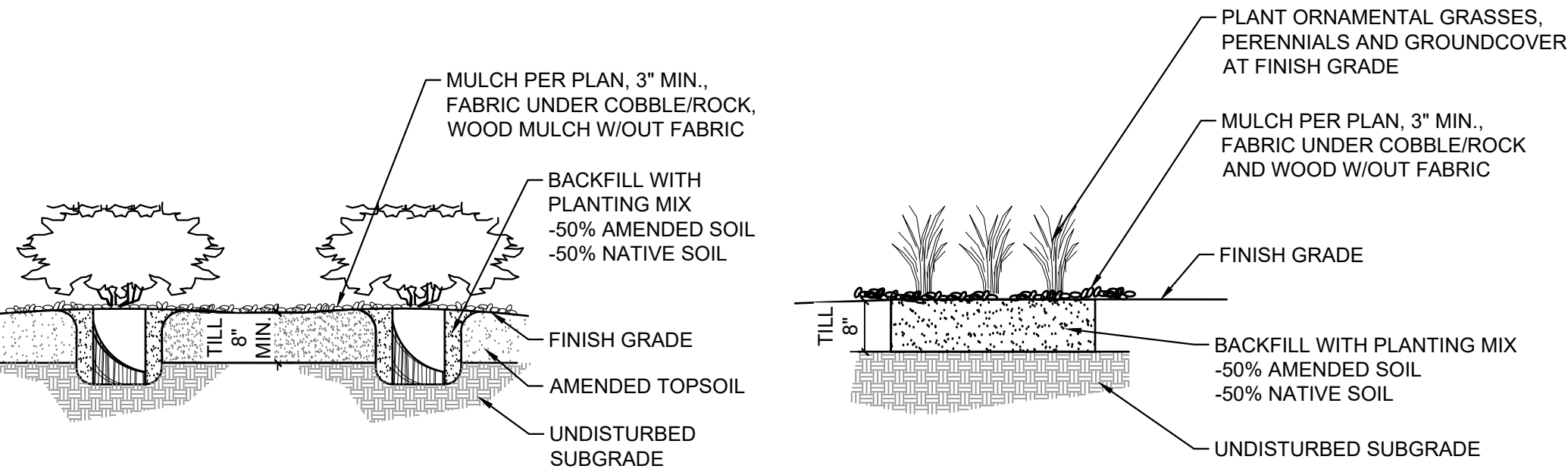
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE AND SHRUB PLANTING NOTES

- ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

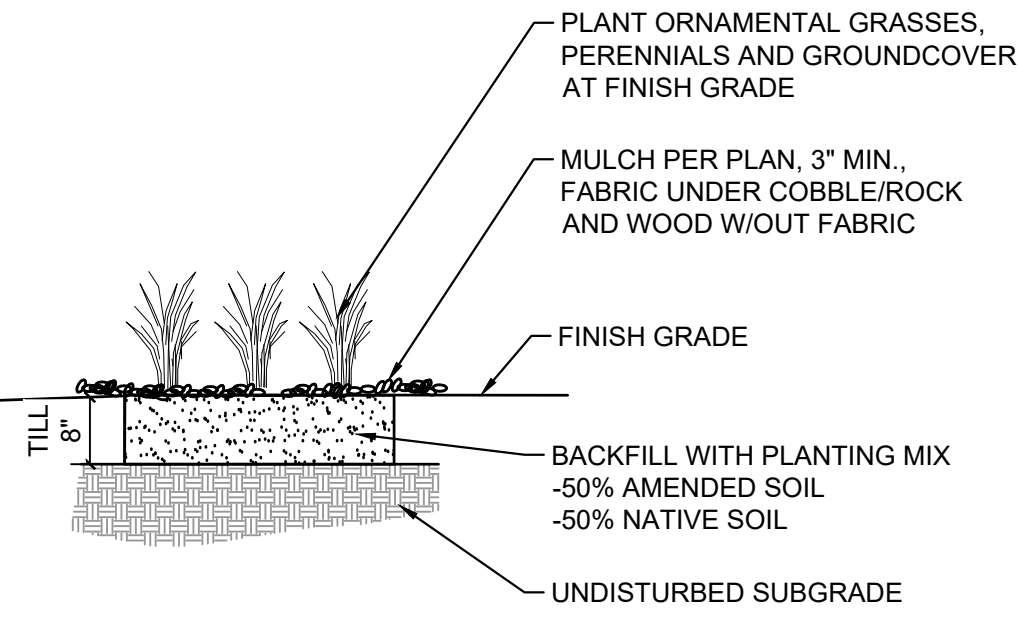
4 SHRUBS

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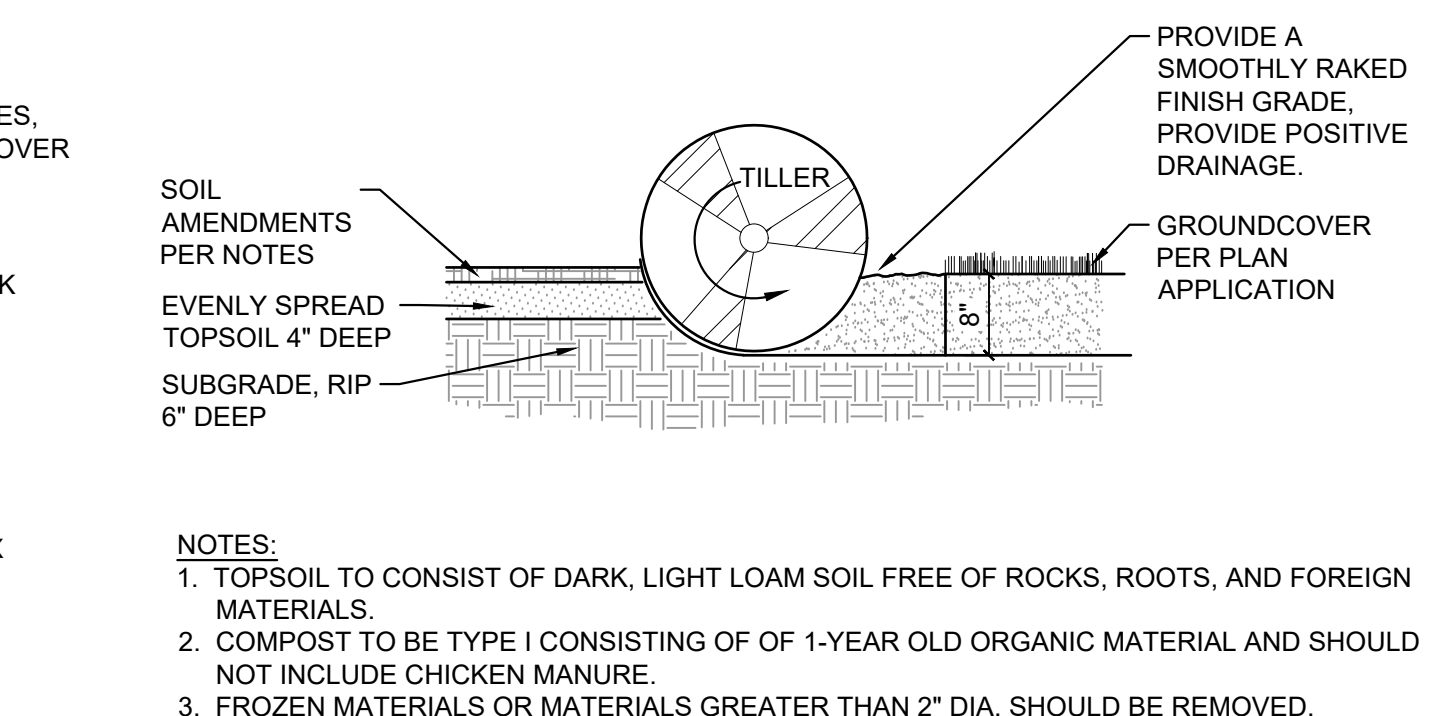
5 GRASSES AND PERENNIALS

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SODDING AND SEEDING NOTES

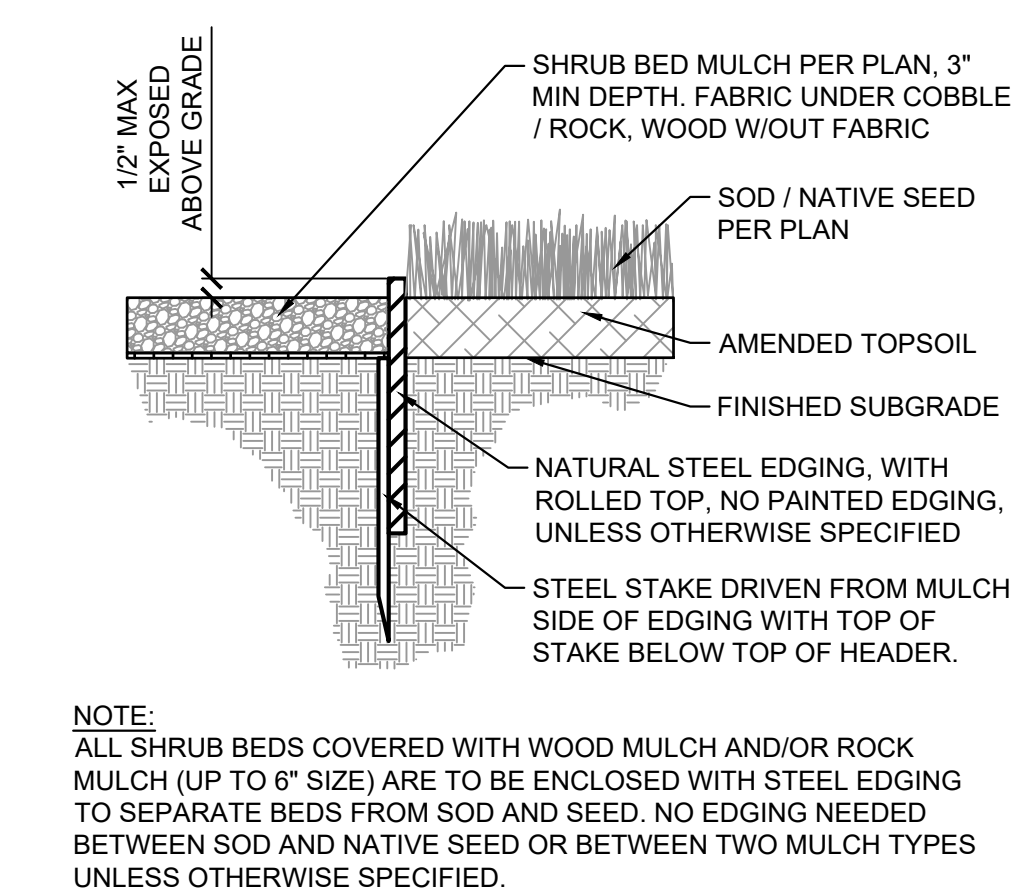
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED. PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 2" DIA. SHOULD BE REMOVED.

6 SOIL PREP FOR ALL AREAS

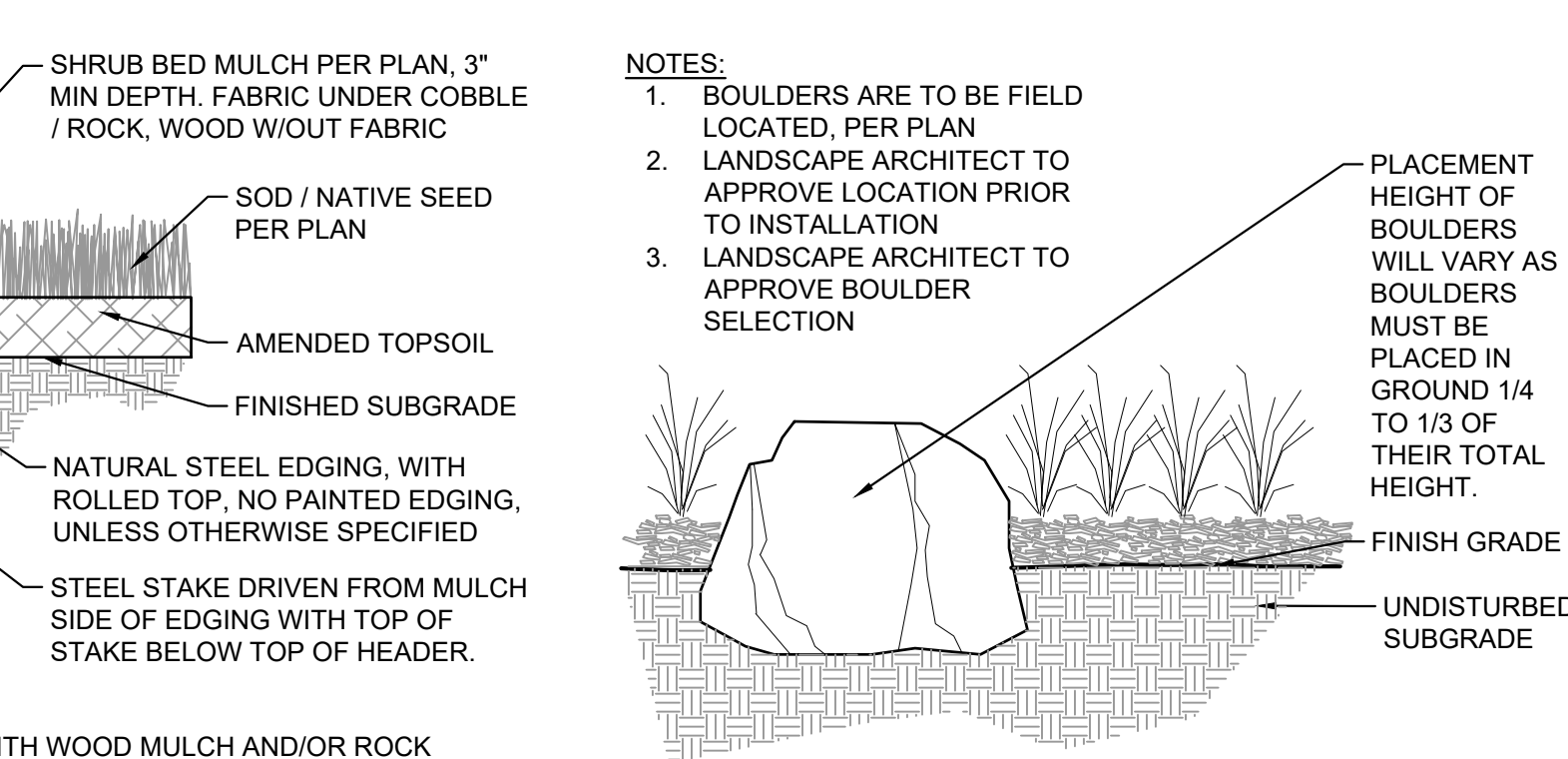
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- NOTE:
- ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

7 STEEL EDGING

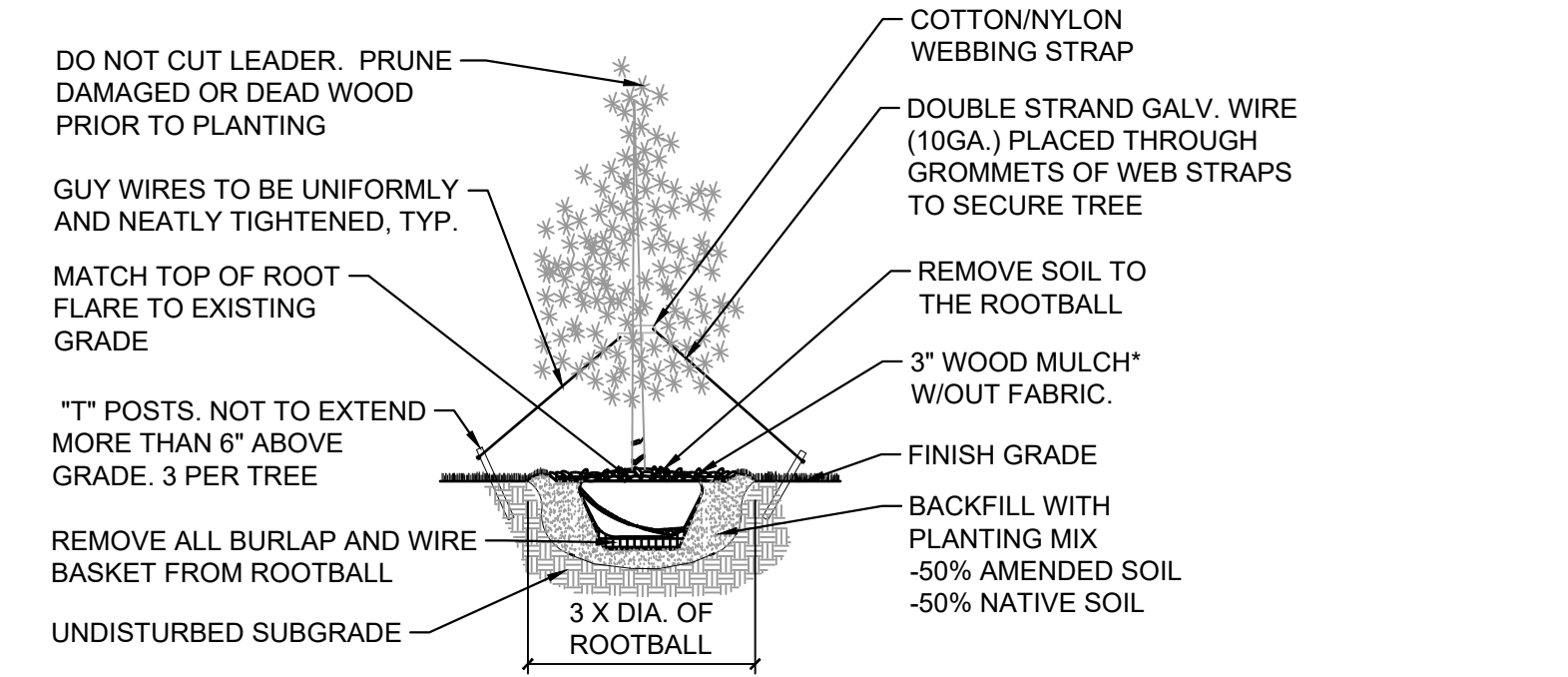
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- NOTES:
- BOULDERS ARE TO BE FIELD LOCATED, PER PLAN
 - LANDSCAPE ARCHITECT TO APPROVE LOCATION PRIOR TO INSTALLATION
 - LANDSCAPE ARCHITECT TO APPROVE BOULDER SELECTION
- PLACEMENT HEIGHT OF BOULDERS WILL VARY AS BOULDERS MUST BE PLACED IN GROUND 1/4 TO 1/3 OF THEIR TOTAL HEIGHT.

8 BOULDER

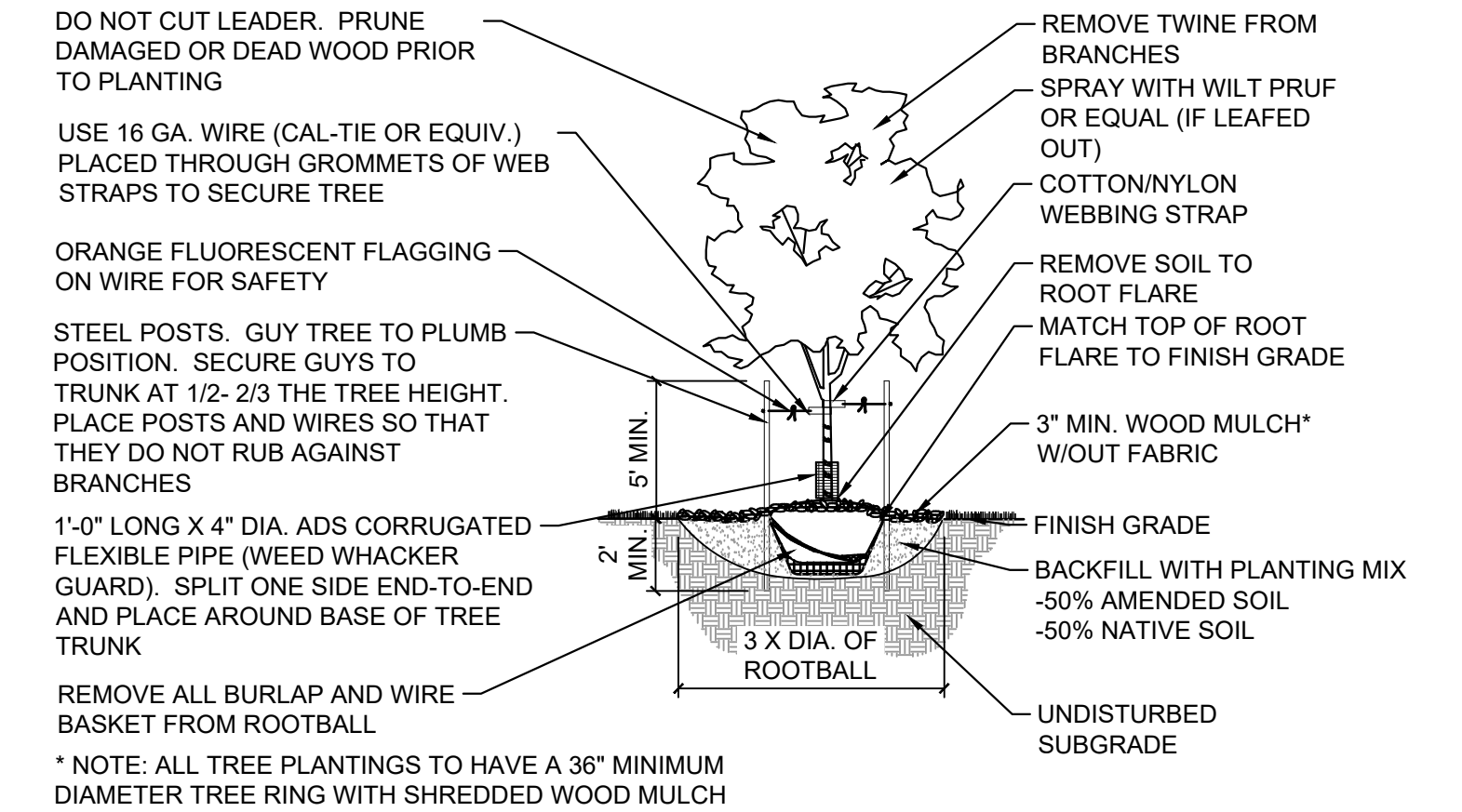
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- * NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

1 EVERGREEN TREE

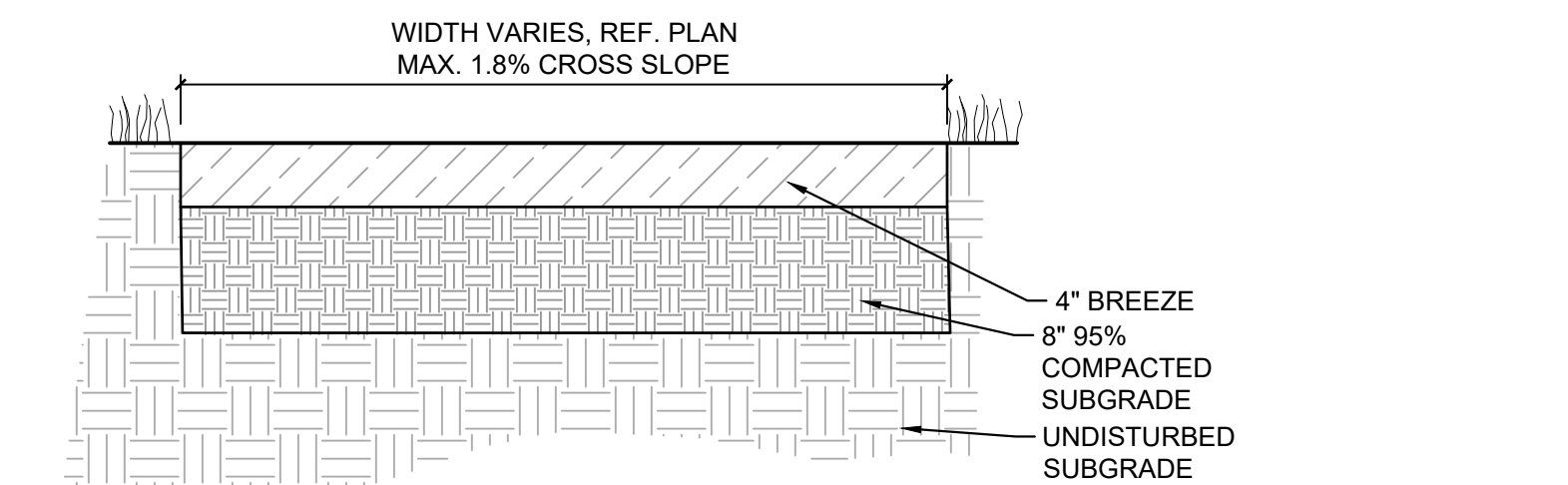
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- * NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

2 DECIDUOUS TREE

NTS MS-STD-LS-01



3 BREEZE PATH

NTS MS-STD-PV-02

CONSULTANTS:

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CIVIL ENGINEER:

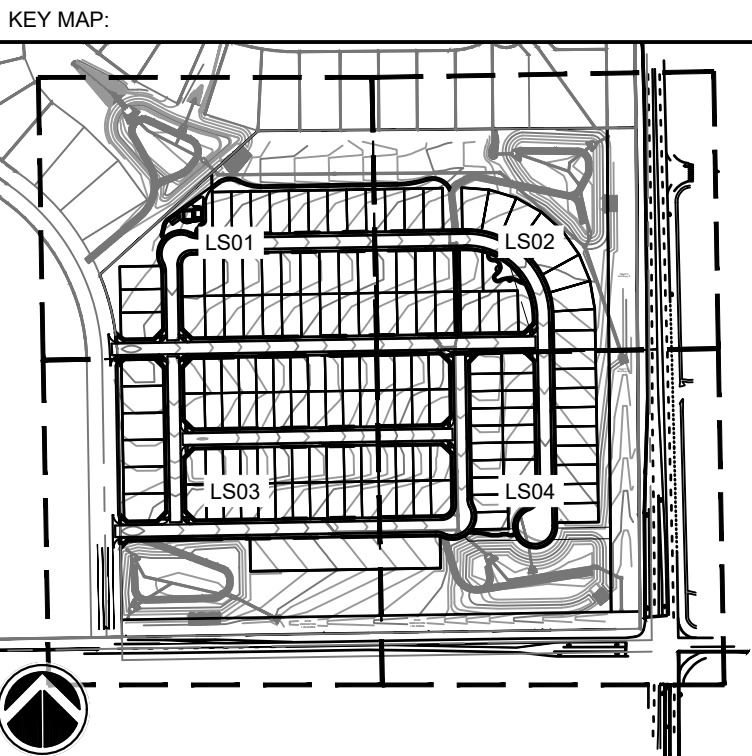
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OWNER/DEVELOPER:

BABCOCK LAND CORP

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COLORADO SPRINGS, CO 80903
(719) 655-3290

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:

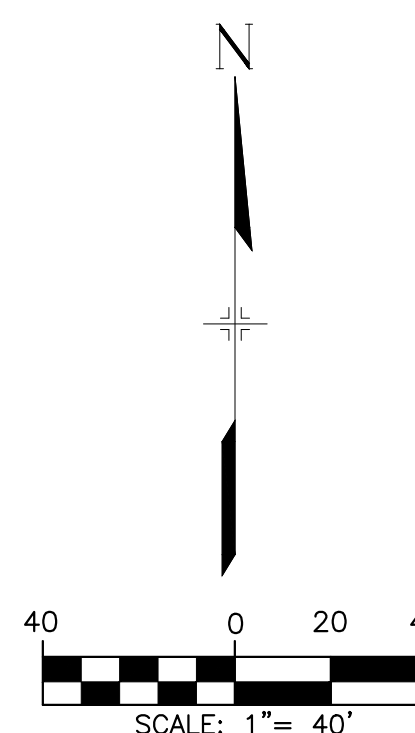
LANDSCAPE DETAILS

LD01

SHEET 09 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

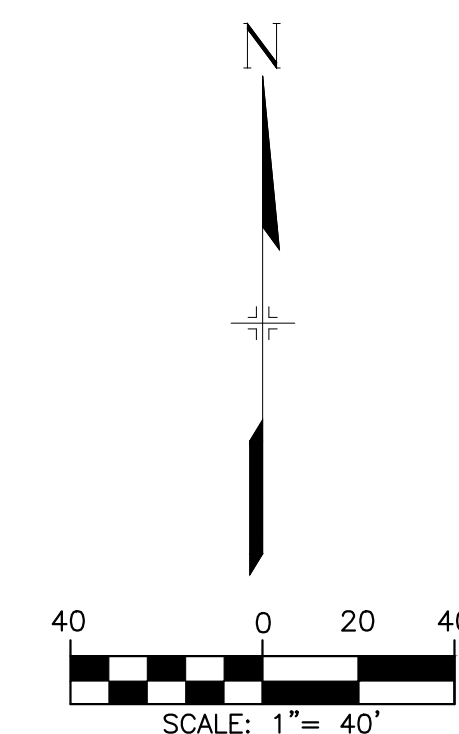


FILE NO.: SP252

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



BOULDERS
SOURCE FROM ON-SITE



FILE NO.: SP252

PRELIMINARY PLAN

[illegible]

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



BOULDERS
SOURCE FROM ON-SITE



APPROVAL:



REVISION HISTORY:

DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

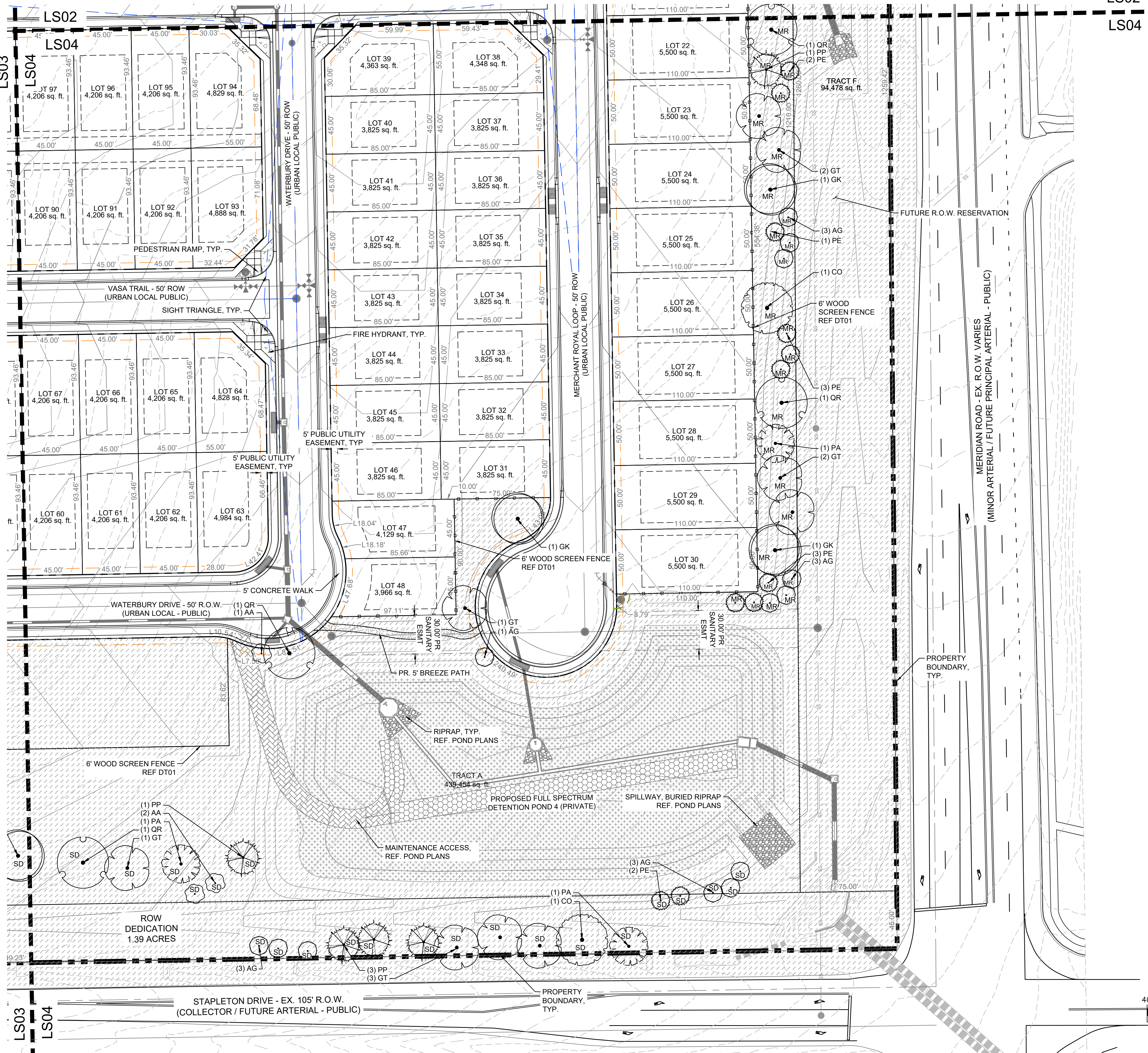
LS03

FILE NO.: SP252

PRELIMINARY PLAN

LS02

LS04



GROUNDCOVER LEGEND

- | | | |
|---|--|------------|
|  | 1 1/2" ROCK
TYPE: CIMARRON GRANITE
SUPPLIER: C&C SAND AND STONE
DEPTH: 3"

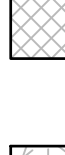
OR APPROVED EQUAL | 25,830 SF |
|  | 4-8" COBBLE
TYPE: BLUE- GREY RIVER ROCK
SUPPLIER: C&C SAND
DEPTH: 4"

OR APPROVED EQUAL | 9,247 SF |
|  | NATIVE SEED-LOW
MIX NAME: LOW GROW NATIVE
SUPPLIER: PAWNEE BUTTES SEED

OR APPROVED EQUAL | 31,883 SF |
|  | NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE
MIX
SUPPLIER:PAWNEE BUTTES SEED

OR APPROVED EQUAL | 497,762 SF |
|  | NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT ALL
PURPOSE MIX

OR APPROVED EQUAL | 174,523 SF |
|  | PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
COLOR: BROWN
SUPPLIER: C&C SAND AND STONE

OR APPROVED EQUAL | 2,302 SF |
|  | BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND
DEPTH: 4"

OR APPROVED EQUAL | 9,214 SF |
|  | 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:
M&S CIVIL CONSULTANTS, INC., SUITE 305
212 N WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: (719) 955-5485

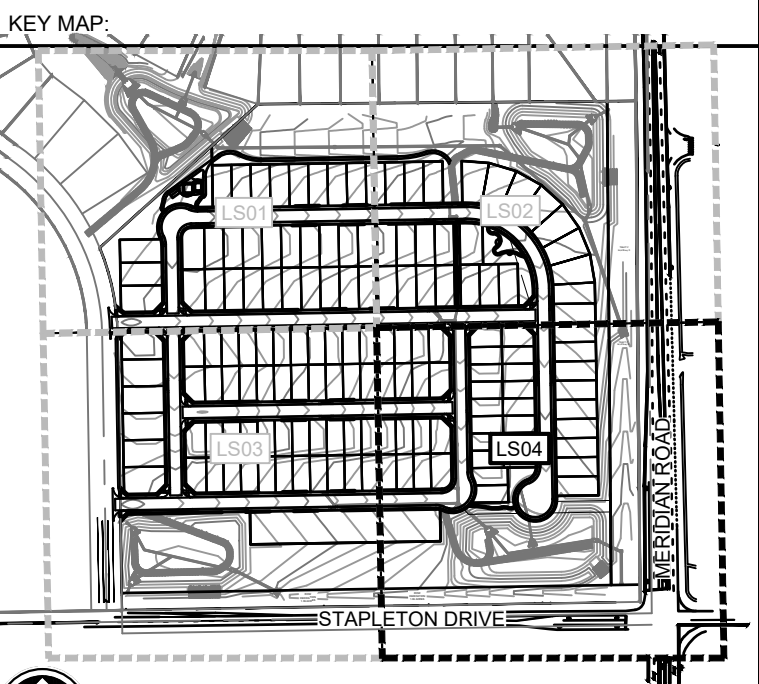
OWNER/DEVELOPER:

BABCOCK LAND CORP

212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903

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

LS04

SHEET 13 OF 13

FILE NO.: SP252