

# 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

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS,  
CO 80920  
PHONE: (719) 575-0100  
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CIVIL ENGINEER:  
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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) 635-3209

### GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS MORE SPECIFICALLY STAPLETON DRIVE AND MERIDIAN ROAD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS INCLUDING MERCHANT ROYAL LOOP, VASA TRAIL, SALEM COURT, AND WATERBURY DRIVE.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE PAINT BRUSH HILLS METROPOLITAN DISTRICT AND/OR WOODMEN HILLS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED. UNDERDRAINS WITHIN ROW SHALL BE OWNED AND MAINTAINED BY THE PAINTBRUSH HILLS METROPOLITAN DISTRICT.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:  
FRONT: TEN FEET (10)  
SIDE: FIVE FEET (5)  
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PAINT BRUSH HILLS AND/OR THE PAINT BRUSH HILLS DESIGN GUIDELINES.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- WATER SERVICE PROVIDED BY PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- WASTEWATER SERVICE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

### STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- VEHICULAR ACCESS AS ILLUSTRATED IN THE TRAFFIC IMPACT STUDY IS PROPOSED WITH ALL ROADWAYS TO BE PUBLIC. THE SITE IS LOCATED WITHIN EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID) #2. ROAD IMPACT FEES TO BE CALCULATED AT TIME OF BUILDING PERMIT AS MAY BE REQUIRED.

### LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATION HAS BEEN LOCATED IN TRACT A AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT AND LOCATIONS TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.

### FLOODPLAIN NOTE:

THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE MAP, COMMUNITY MAP NUMBER '08041C0551G' EFFECTIVE DATE DECEMBER 7, 2018.

### GEOLOGY & SOILS:

NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY", FALCON RESERVE, EL PASO COUNTY, COLORADO, BY RMG- ROCKY MOUNTAIN GROUP, JULY 14, 2022 IN FILE SP252 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOCATED AT THE FOUR CORNERS OF THE PROPERTY (RETENTION/DETENTION AREAS). FOUNDATIONS/LOTS ARE NOT PROPOSED IN THESE AREAS.

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

### LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

- THENCE N00°55'35"W A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
- THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF 21°36'12", THE CORD OF 228.64 FEET WHICH BEARS N11°43'41"W;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO. 4" THE FOLLOWING TWO COURSES:

- THENCE N47°46'39"E, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
- THENCE N89°31'10"E A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

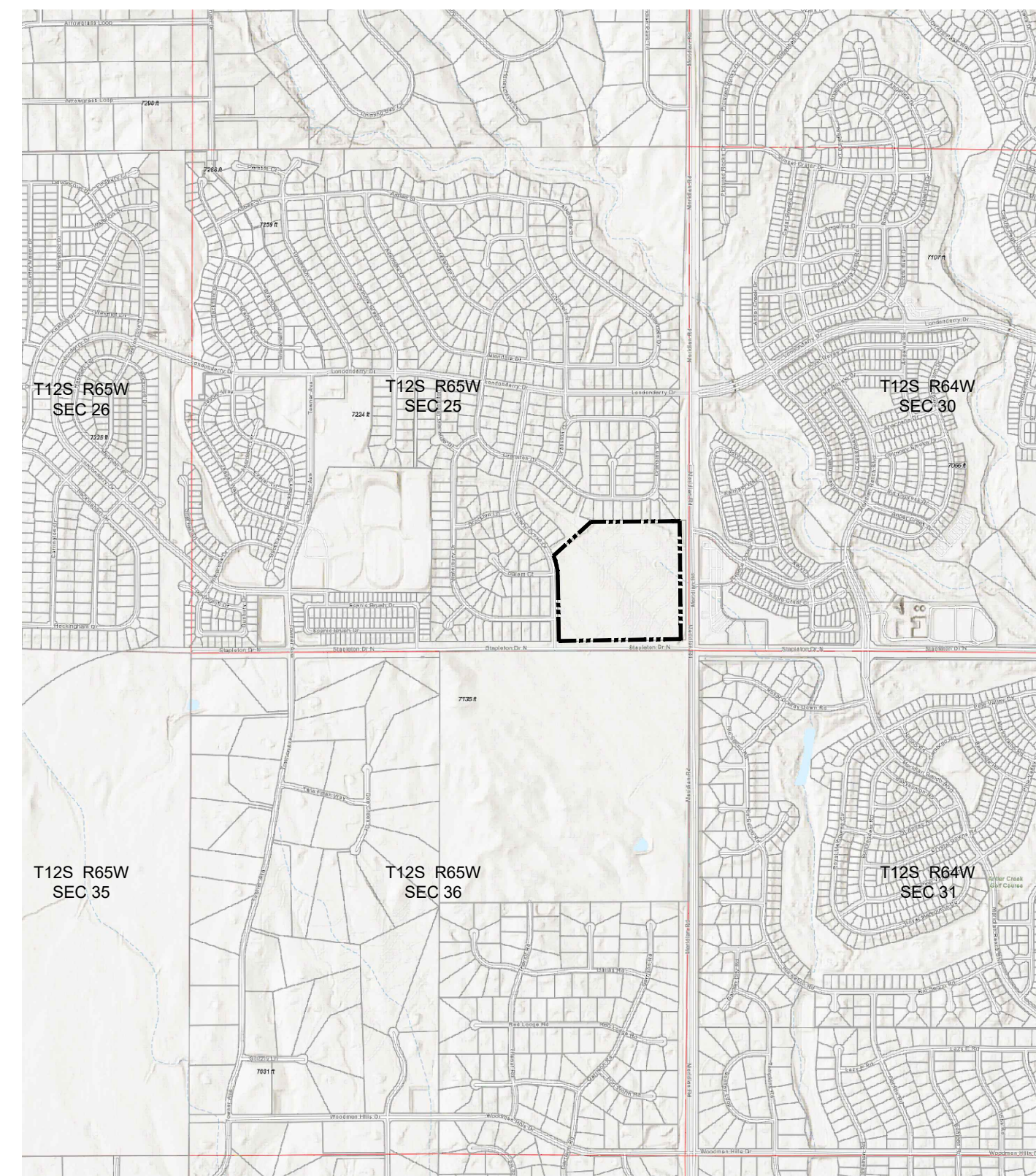
THENCE S00°28'50"E ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;

THENCE S89°04'25"W ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).

### BASIS OF BEARINGS:

A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.



VICINITY MAP: 1" = 1,500'

### LAND USE:

CURRENT ZONING: CR

PROPOSED ZONING: RM-12

CURRENT LAND USE: VACANT LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

### SITE DATA TABLE:

TOTAL SITE ACREAGE	39.38 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	149 D.U.
PROPOSED GROSS DENSITY	3.8 D.U./AC

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (149 LOTS)	17.15 AC	43.5%
OPEN SPACE/ LANDSCAPE/ DETENTION	14.28 AC	36.3%
PUBLIC STREETS RIGHT-OF-WAY	6.56 AC	16.7%
RIGHT-OF-WAY DEDICATION	1.39 AC	3.5%
<b>TOTAL</b>	<b>39.38 AC</b>	<b>100.0%</b>

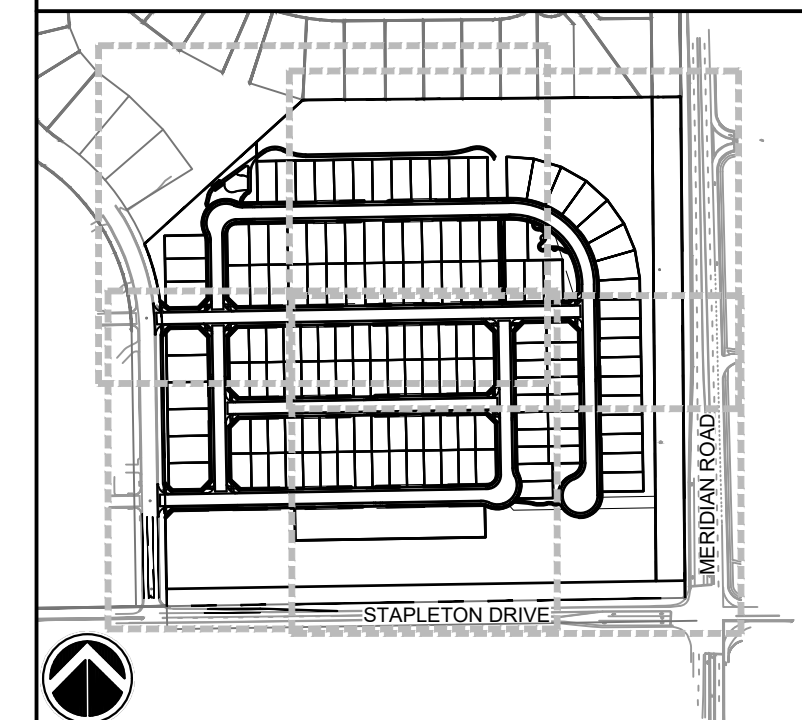
NOTE: TOTAL OPEN SPACE REQUIRED IS 20% OF TOTAL ACREAGE, 39.38 AC X .20 = 7.876 ACRES  
TOTAL OPEN SPACE PROVIDED IS 36.3% = 14.28 ACRES

### SHEET INDEX:

01	CS01	TITLE SHEET
02	DT02	TRACT MAP & DETAILS
03	DT03	DETAILS
04-07	SP01-04	SITE PLANS
08	LT01	LANDSCAPE TITLE SHEET
09	LD01	LANDSCAPE DETAILS
10-13	LS01-04	LANDSCAPE PLANS

### 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:

**TITLE SHEET**

**CS01**

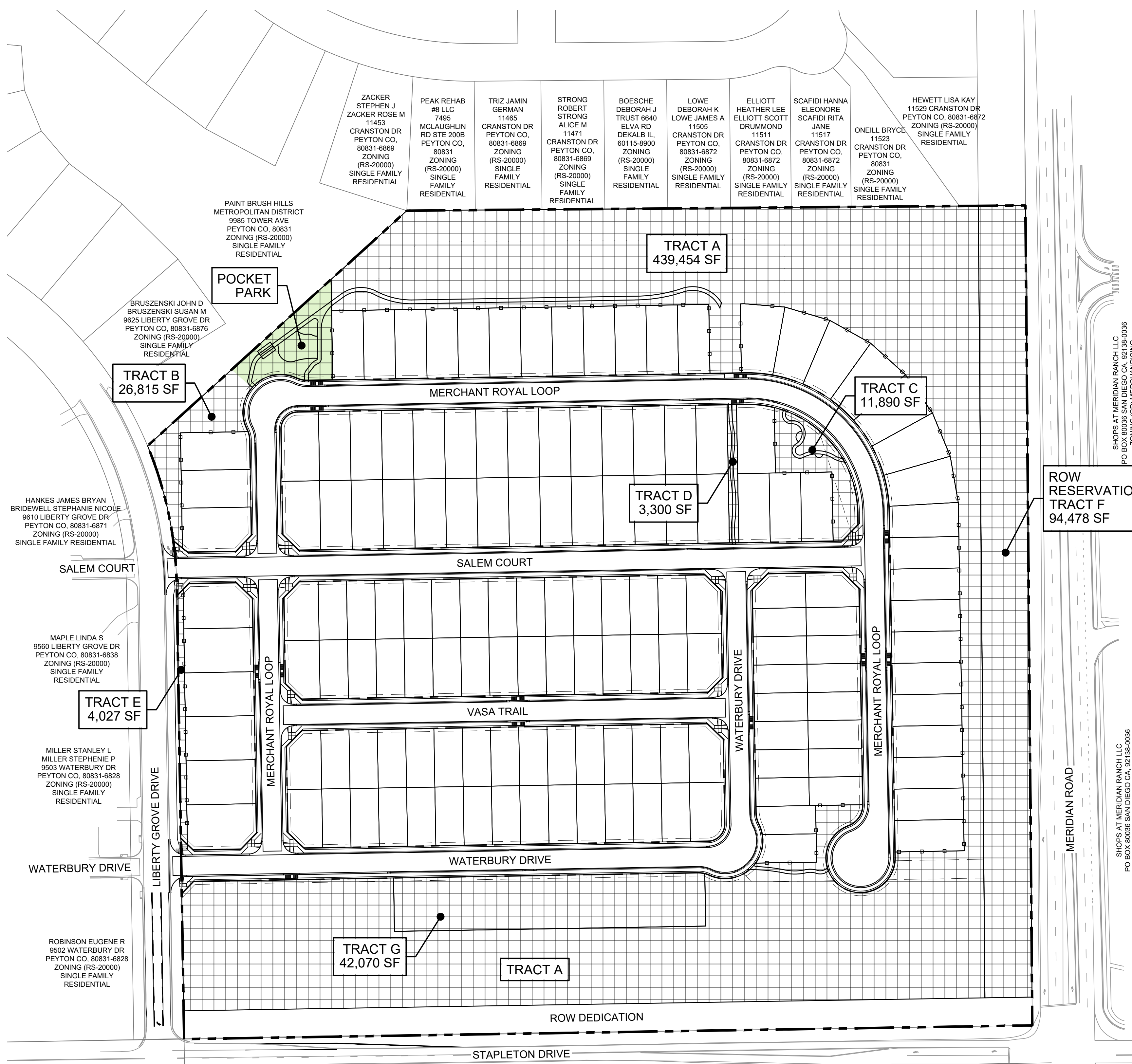
**SHEET 01 OF 13**

FILE NO.: SP252

# FALCON RESERVE

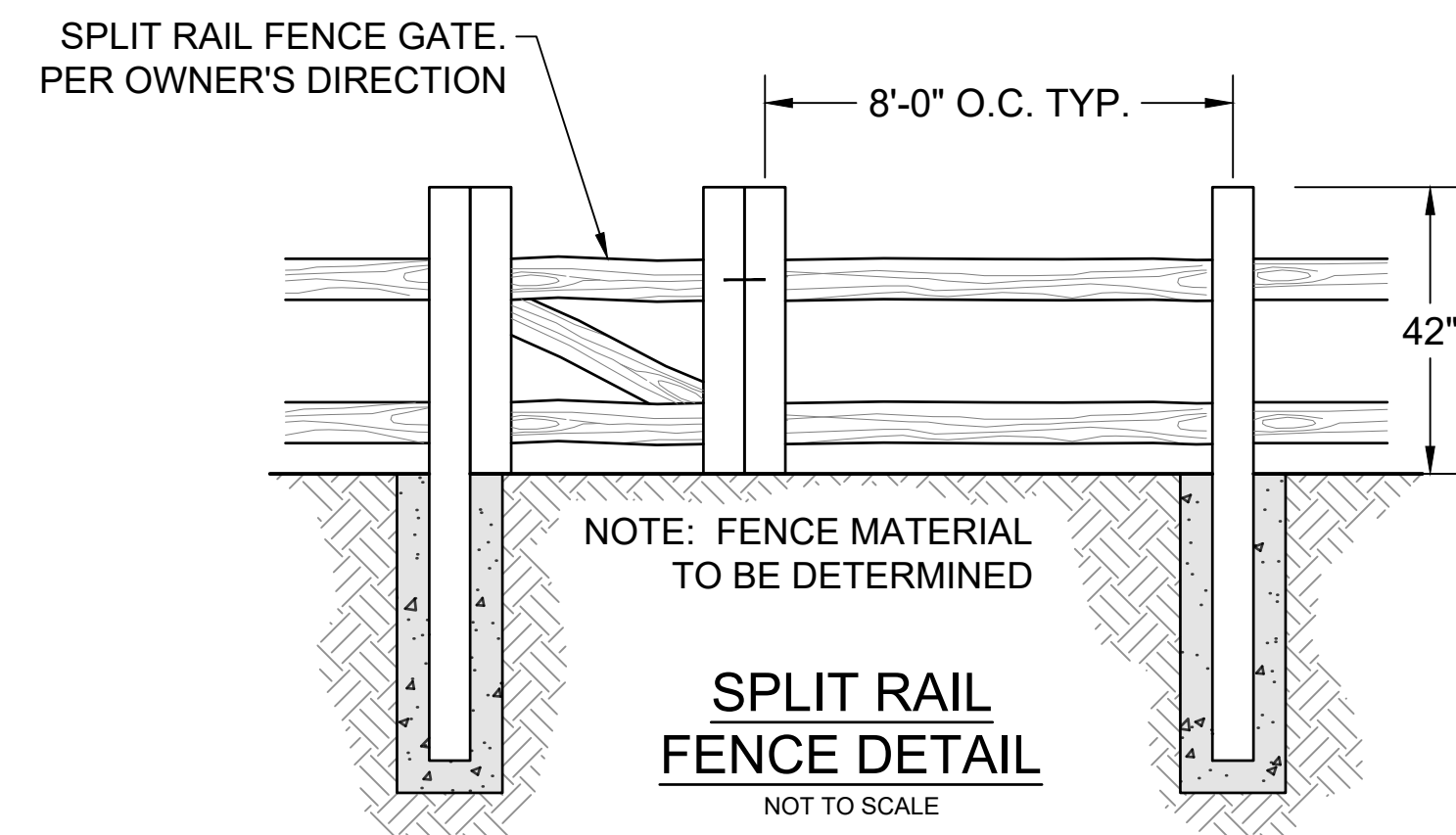
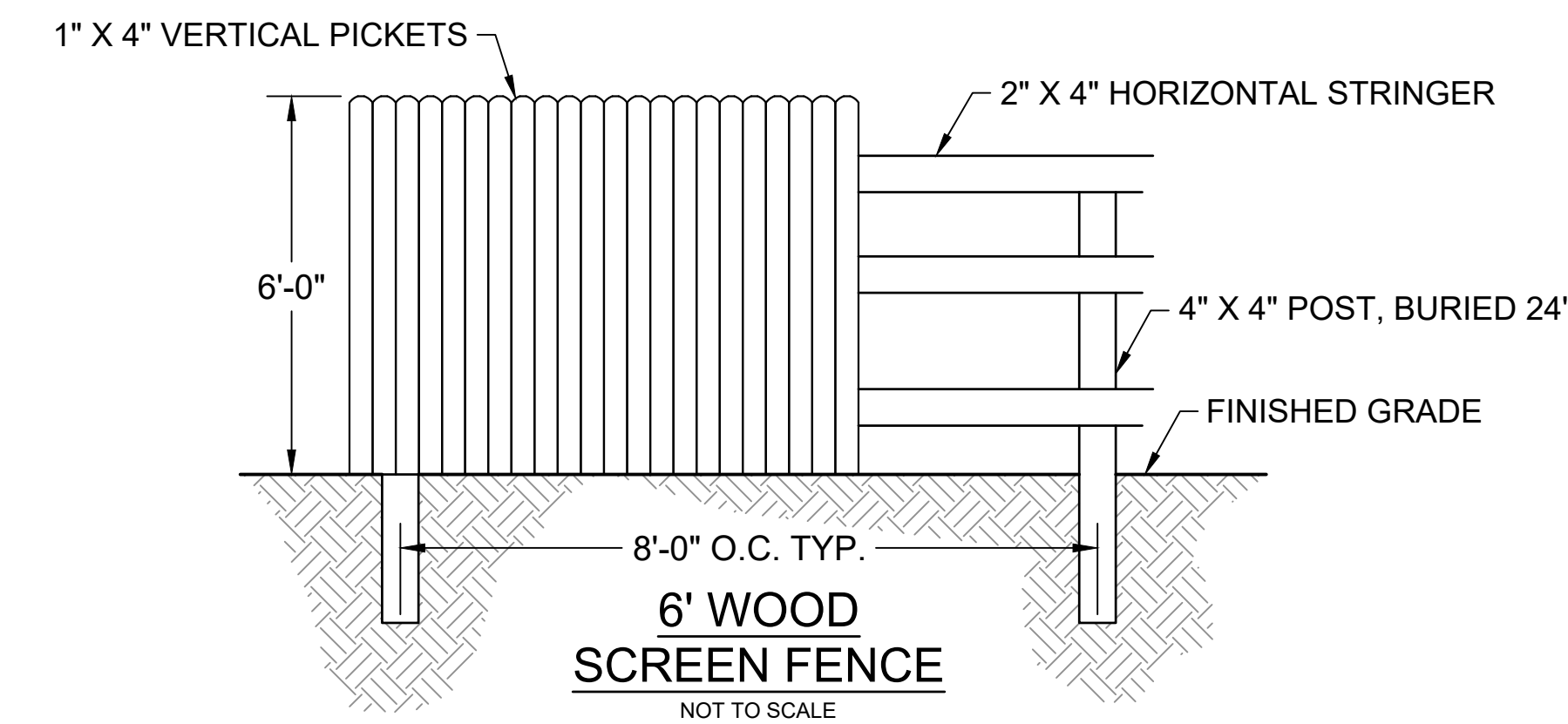
## PRELIMINARY PLAN

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



TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	FUTURE RIGHT-OF- WAY	FUTURE DEVELOP MENT	OWNED BY	MAINTAINED BY
A	439,454	X		X	X	X			PBHMD	PBHMD
B	26,815	X	X	X	X	X			PBHMD	PBHMD
C	11,890	X		X	X	X			PBHMD	PBHMD
D	3,300	X		X	X	X			PBHMD	PBHMD
E	4,027	X		X	X	X			PBHMD	PBHMD
F	94,478	X		X	X	X	X		PBHMD	PBHMD
G	42,070							X	PBHMD	PBHMD
	622,035									

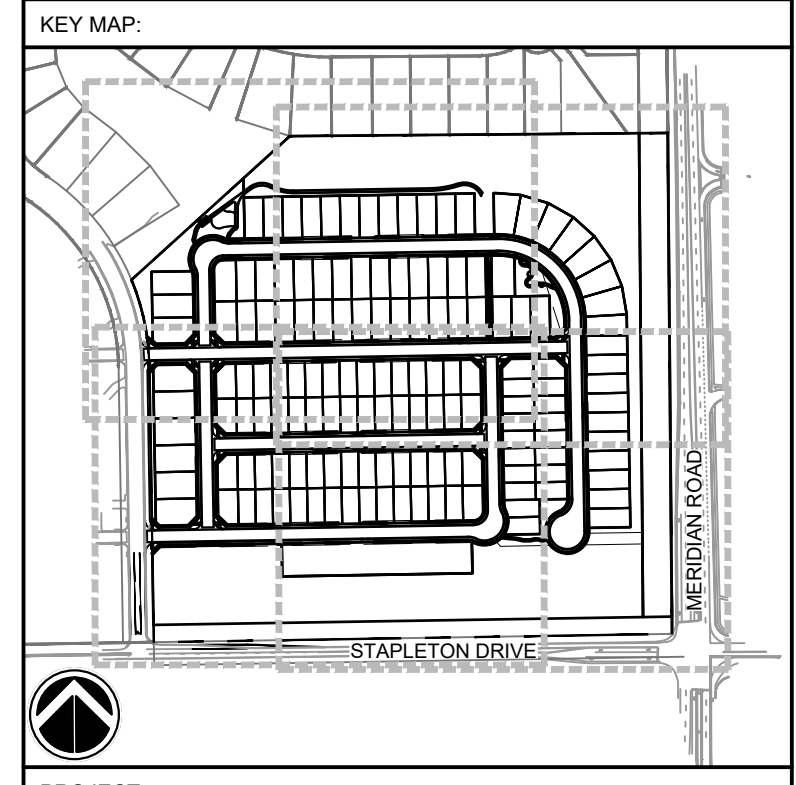
PBHMD = PAINT BRUSH HILLS METROPOLITAN DISTRICT



CONSULTANTS:  
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**Matrix** 2435 RESEARCH PARKWAY,  
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APPROVAL:



PROJECT:  
**FALCON RESERVE  
PRELIMINARY PLAN**  
EL PASO COUNTY, CO  
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

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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

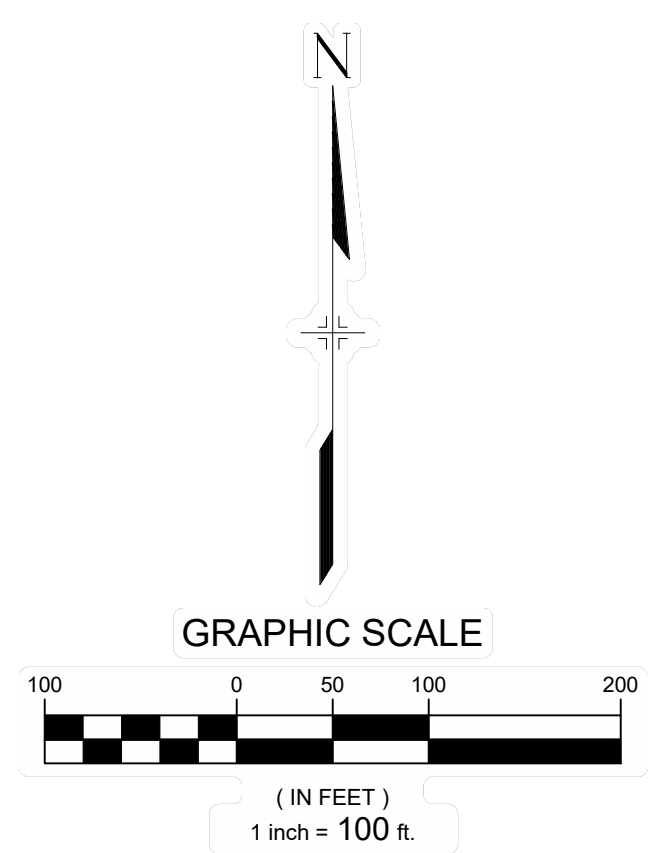
## TRACT MAP AND DETAILS

DT01

SHEET 02 OF 13

FILE NO.: SP252

STATE OF COLORADO BOARD OF LAND COMMISSIONERS  
1313 SHERMAN ST STE 620, DENVER CO, 80203-2240  
ZONING (RR-5) STATE



FILE LOCATION: S:\21.1129.008\FALCON RESERVE\100.DWG\104.PLAN.SET\PRELIM\LANDT01.DWG

# FALCON RESERVE

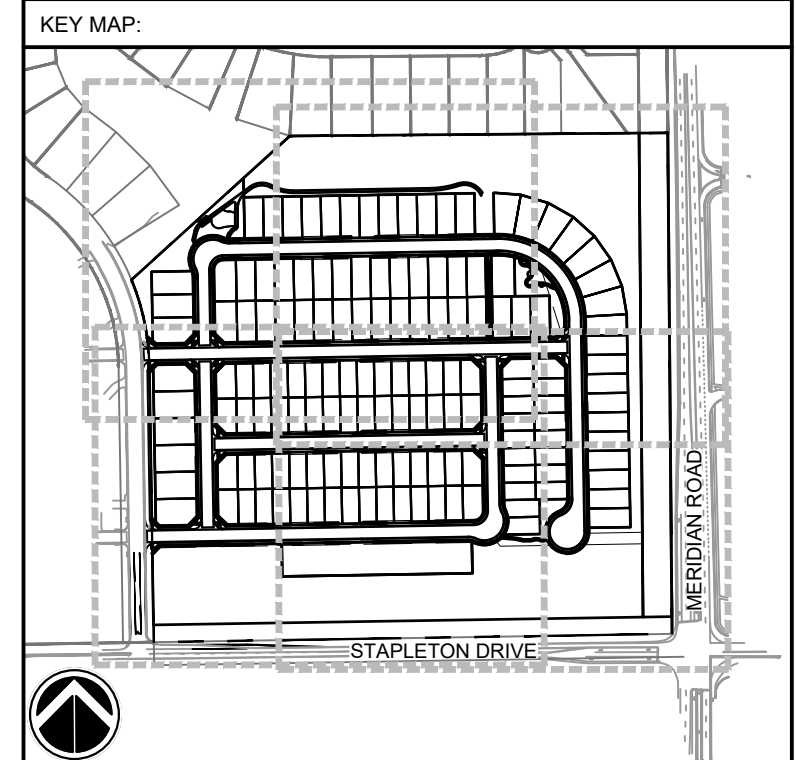
## PRELIMINARY PLAN

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

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(719) 535-3200

APPROVAL:



PROJECT:  
**FALCON RESERVE  
PRELIMINARY PLAN**

EL PASO COUNTY, CO  
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

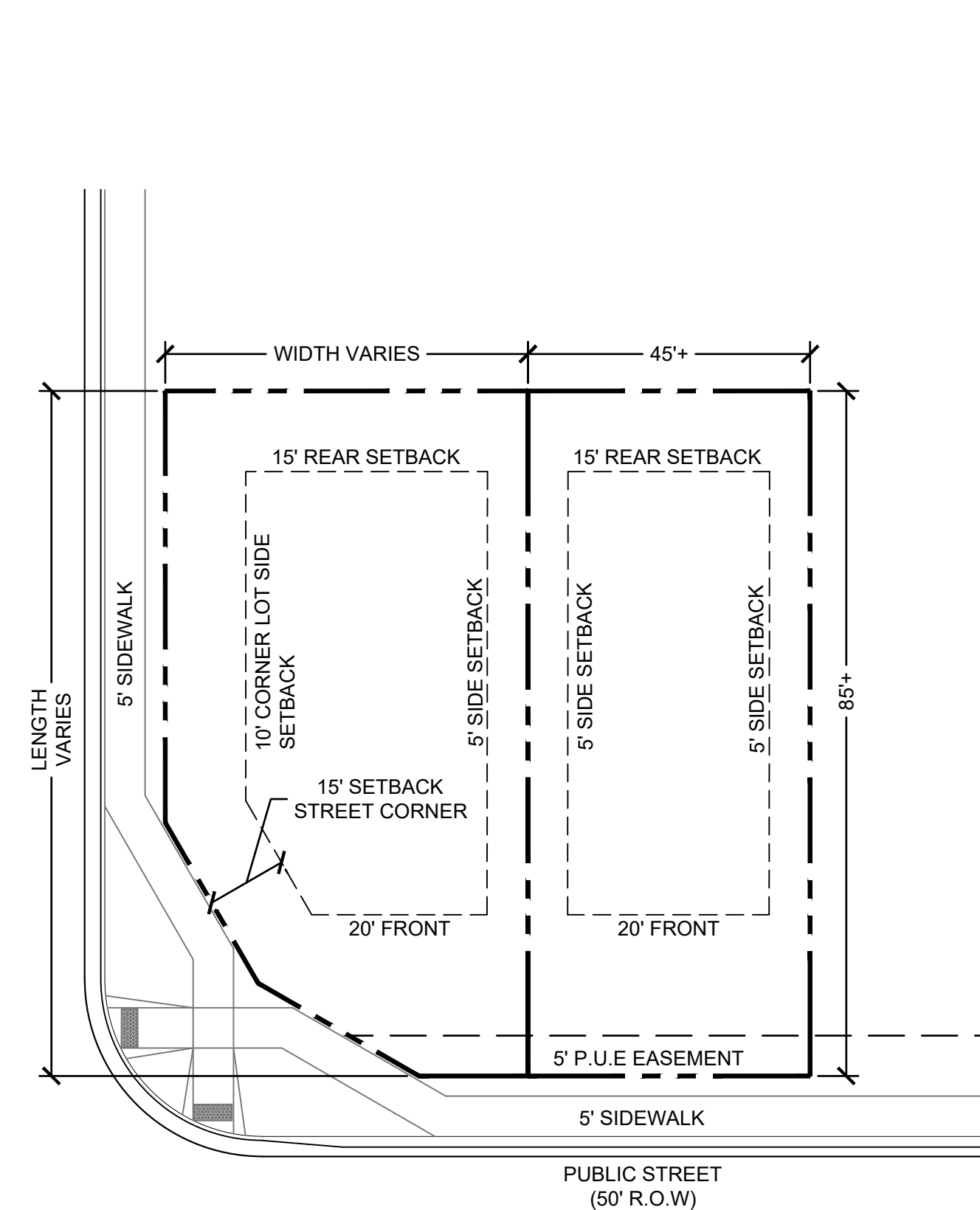
NO.	DATE	DESCRIPTION	BY
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4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF

DRAWING INFORMATION:  
PROJECT NO: 21.1129.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:  
**DETAILS**

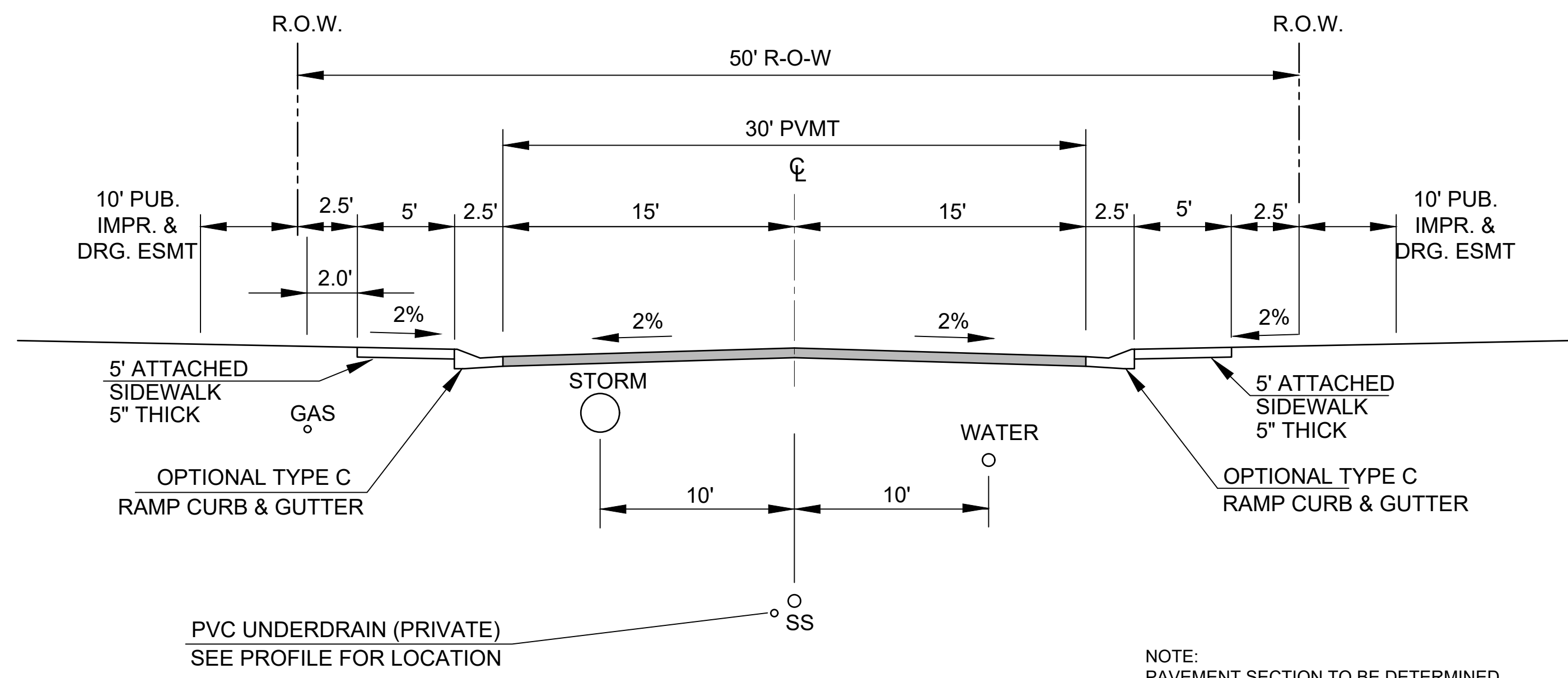
**DT02**  
SHEET 03 OF 13

FILE NO.: SP252



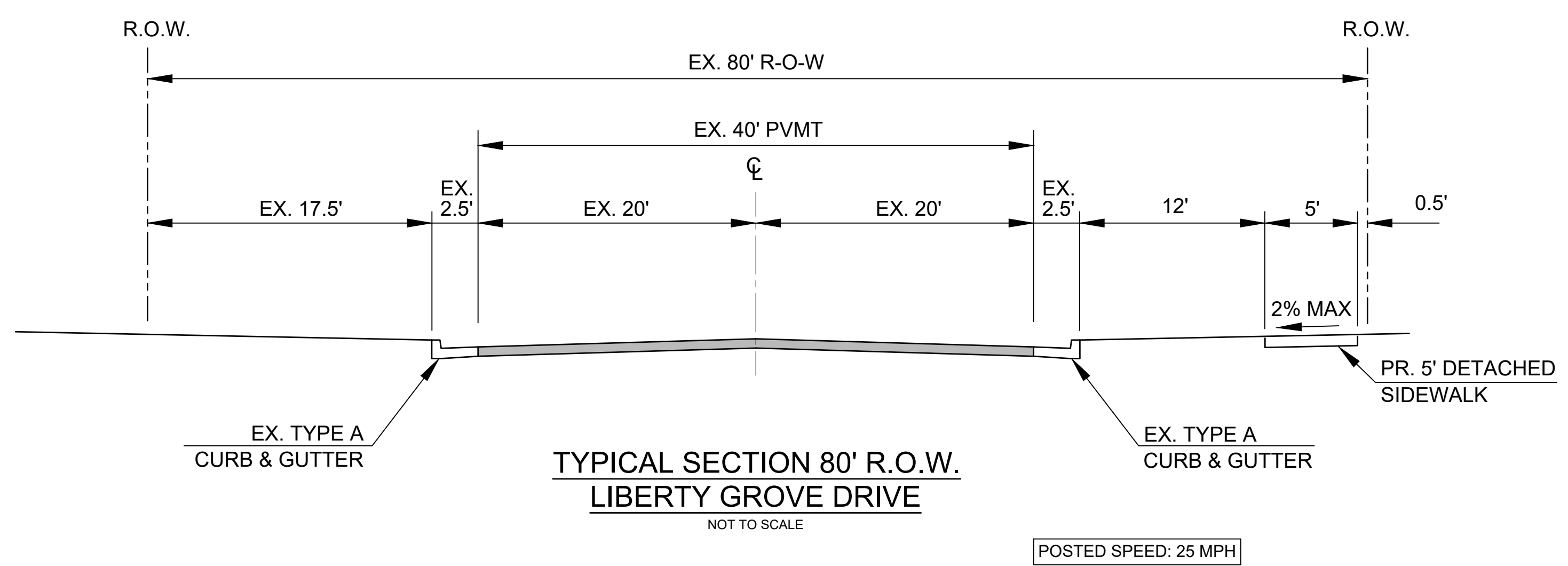
### TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.



**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL  
(MERCHANT ROYAL LOOP,  
SALEM COURT, VASA TRAIL,  
WATERBURY DRIVE)**  
NOT TO SCALE

NOTE:  
PAVEMENT SECTION TO BE DETERMINED  
BY HVEEM ANALYSIS AND DESIGN. DESIGN  
TO BE APPROVED BY EL PASO COUNTY PCD  
ENGINEERING.



**TYPICAL SECTION 80' R.O.W.  
LIBERTY GROVE DRIVE**  
NOT TO SCALE

POSTED SPEED: 25 MPH

FILE LOCATION: S:\21.1129.008\FALCON RESERVE\100.DWG\104.PLAN.SET\PRELIM\LANDT01.DWG

# FALCON RESERVE

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

## LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE SIDEWALK (5' TYPICAL)
  - 3 6' WOOD SCREEN FENCE
  - 4 CONCRETE CROSSSPAN (6' TYPICAL)
  - 5 CURB AND GUTTER (TYPE A)
  - 6 CURB AND GUTTER (OPTIONAL TYPE C)
  - 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
  - 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
  - 9 PROPOSED FIRE HYDRANT LOCATION
  - 10 COMPACTED BREEZE TRAIL (WIDTH PER LS PLANS)
  - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 
- PROPOSED POND ACCESS
  - PROPOSED EASEMENT
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - 6' WOODEN SCREEN FENCE
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
  - PROPOSED CONTOURS
  - EXISTING CONTOURS

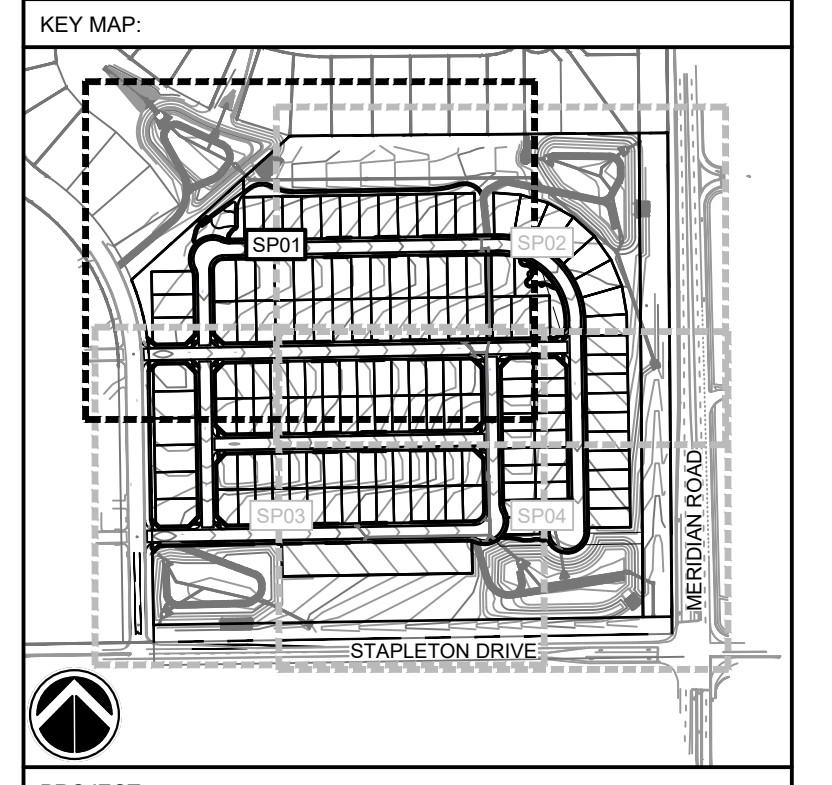
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APPROVAL:

KEY MAP:  

PROJECT:  
**FALCON RESERVE  
 PRELIMINARY PLAN**

EL PASO COUNTY, CO  
 FIFTH SUBMITTAL: MAY 2026

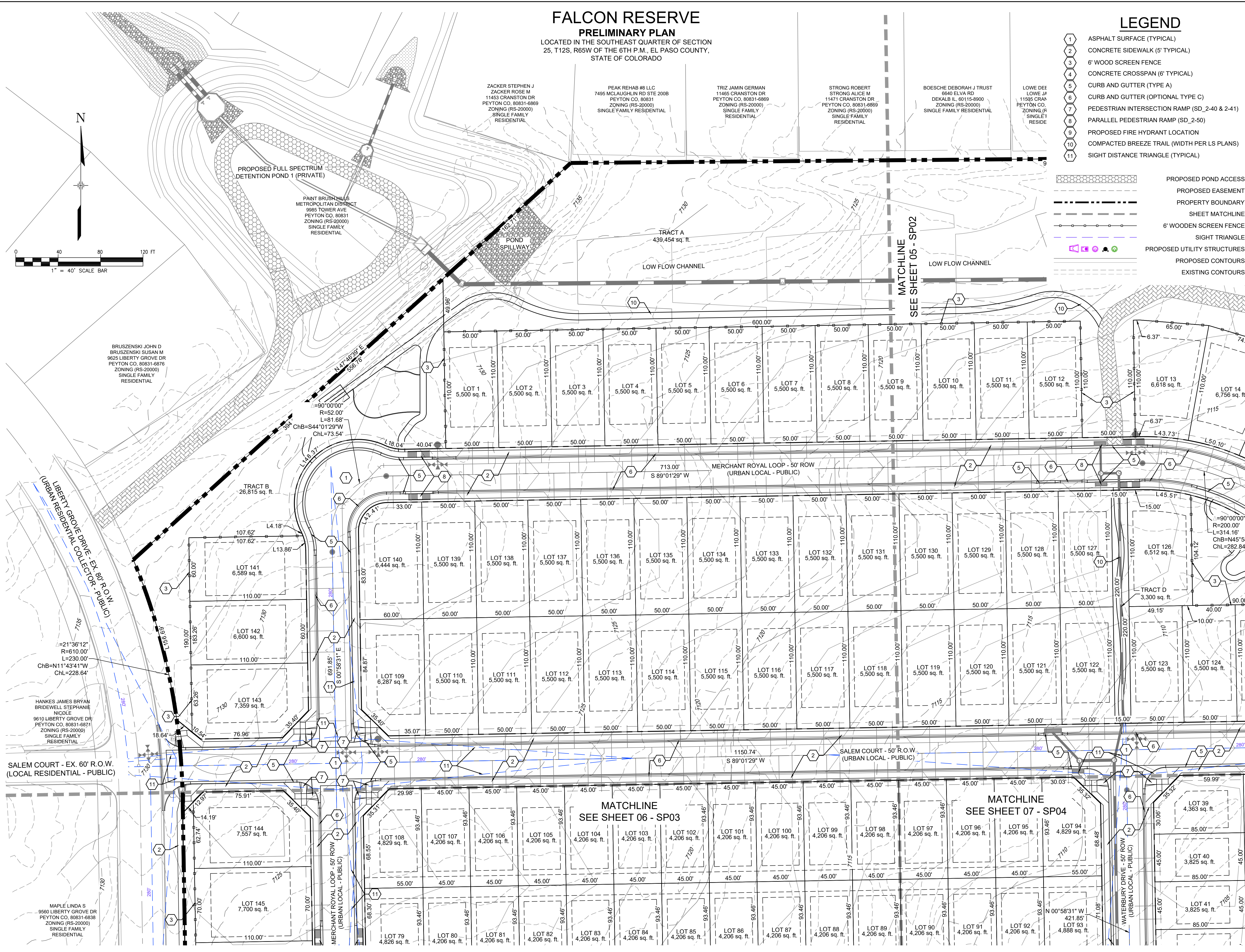
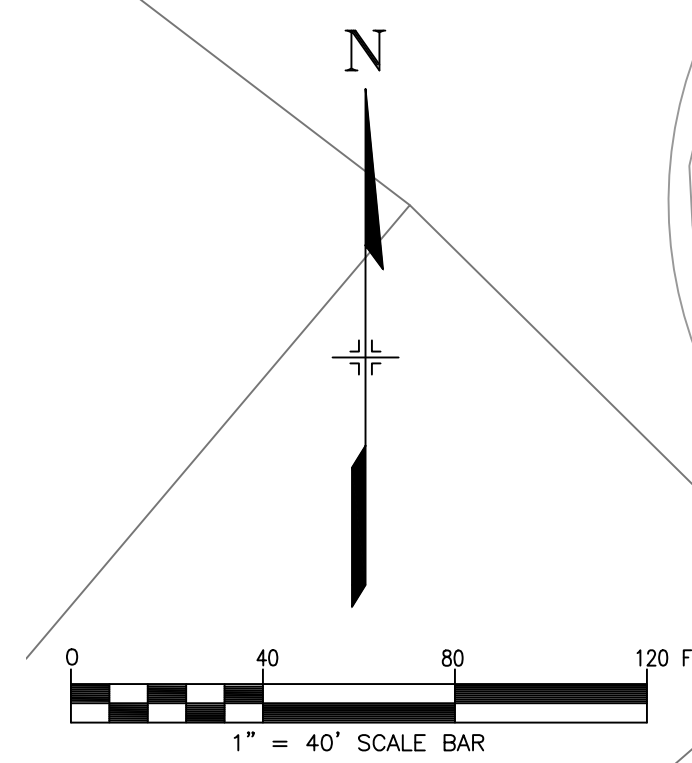
REVISION HISTORY:				
NO.	DATE	DESCRIPTION	BY	
0	02/21/2025	FIRST SUBMITTAL	RAF	
1	06/19/2025	SECOND SUBMITTAL	RAF	
2	08/29/2025	THIRD SUBMITTAL	RAF	
3	10/10/2025	FOURTH SUBMITTAL	RAF	
4	05/13/2026	FIFTH SUBMITTAL (UPDATE LOT COUNT)	RAF	

DRAWING INFORMATION:  
 PROJECT NO: 21.1129.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**SITE PLAN**

**SP01**  
 SHEET 04 OF 13

FILE NO.: SP252



FILE LOCATION: S:\21.11.2026\FALCON RESERVE\100 DWG\104 PLAN SET\PRELIM\PLANS\SP01.DWG

# LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
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- PROPOSED POND ACCESS
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- PROPERTY BOUNDARY
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- PROPOSED CONTOURS
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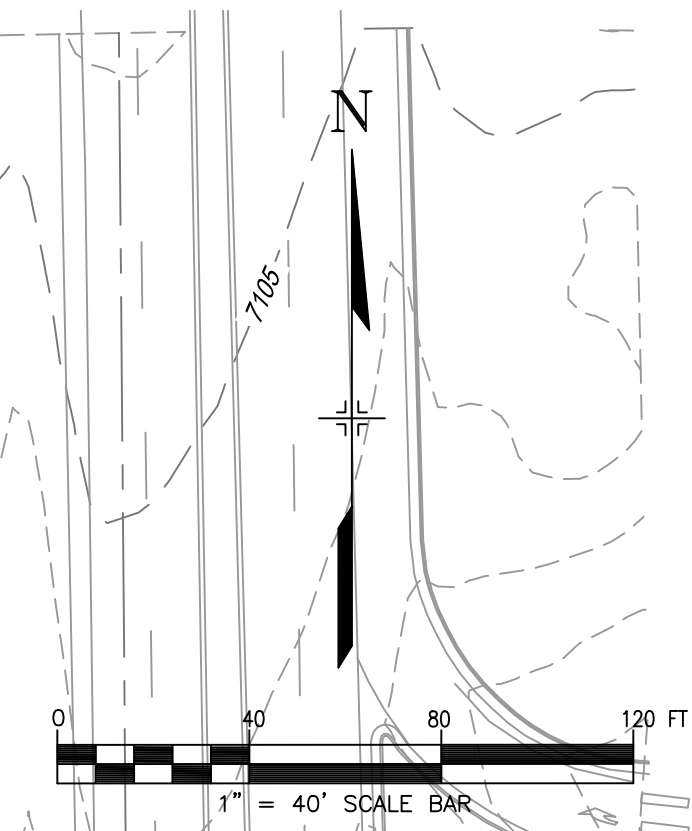
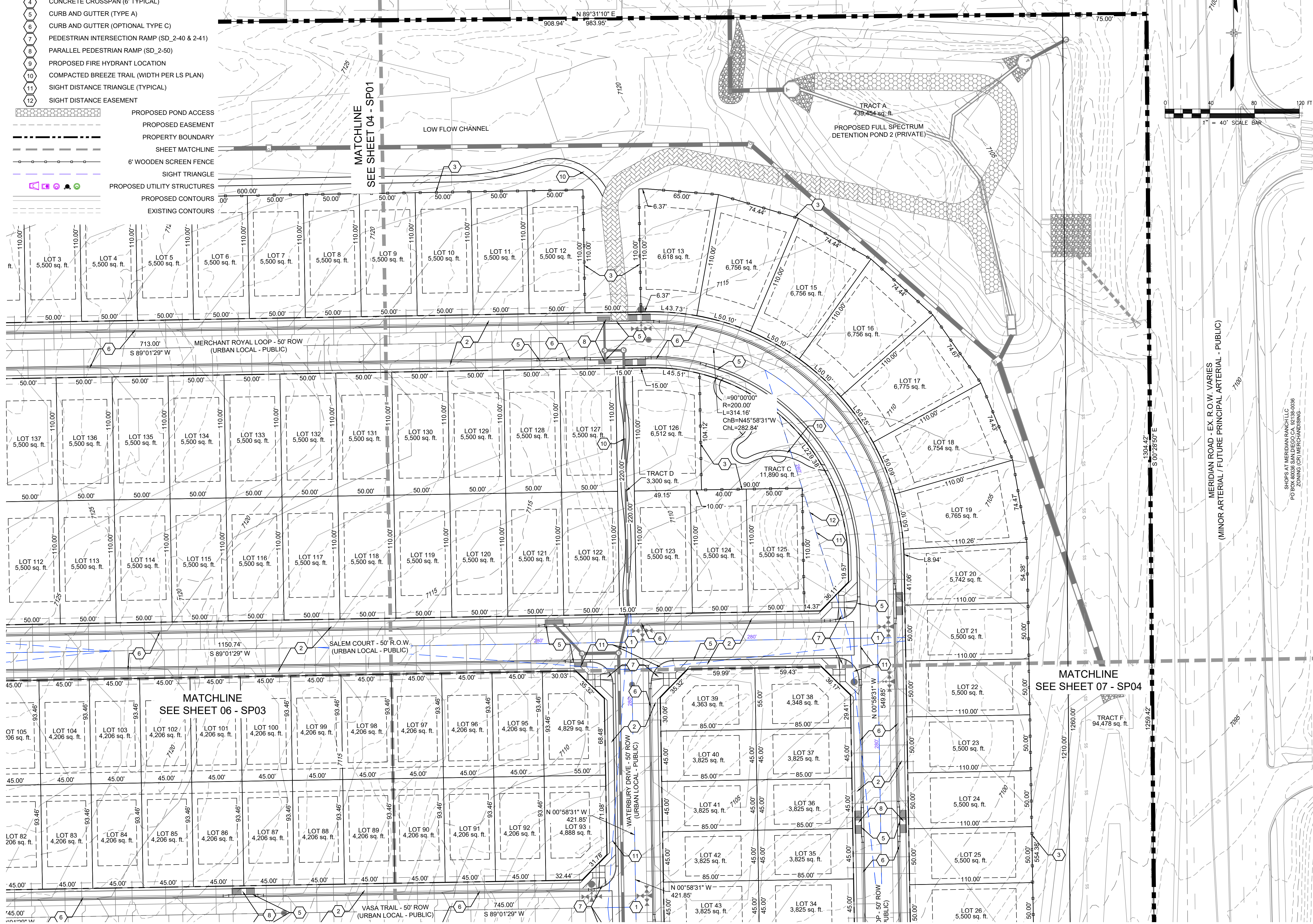
# FALCON RESERVE

## PRELIMINARY PLAN

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

- SCAFIDI HANNA ELEONORE  
SCAFIDI RITA JANE  
11517 CRANSTON DR  
PEYTON CO. 80831-8872  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL
- ONEILL BRYCE  
11523 CRANSTON DR  
PEYTON CO. 80831  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL
- HEWETT LISA KAY  
11529 CRANSTON DR  
PEYTON CO. 80831-8872  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL

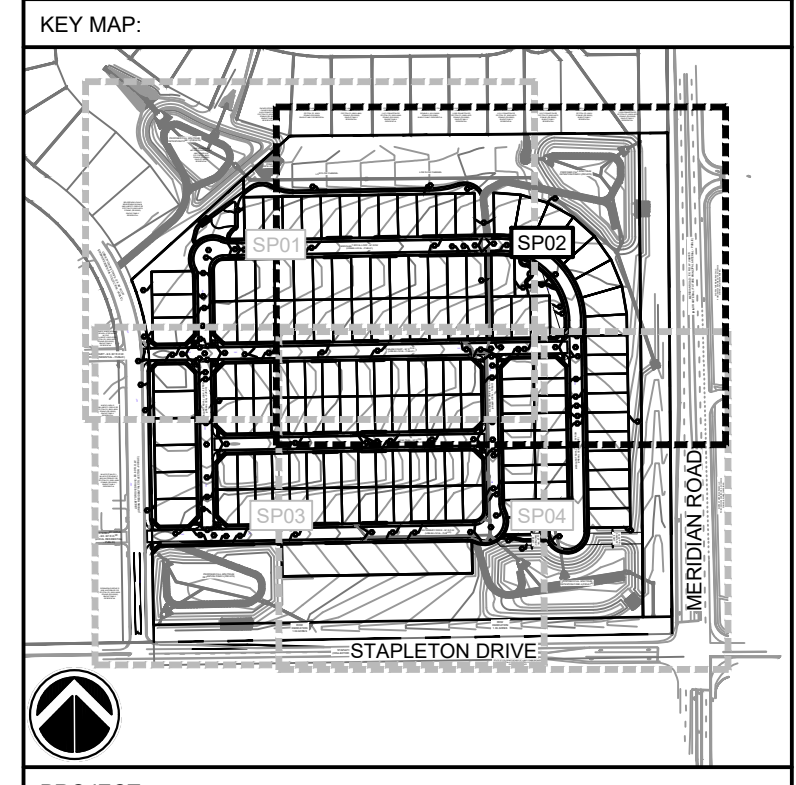
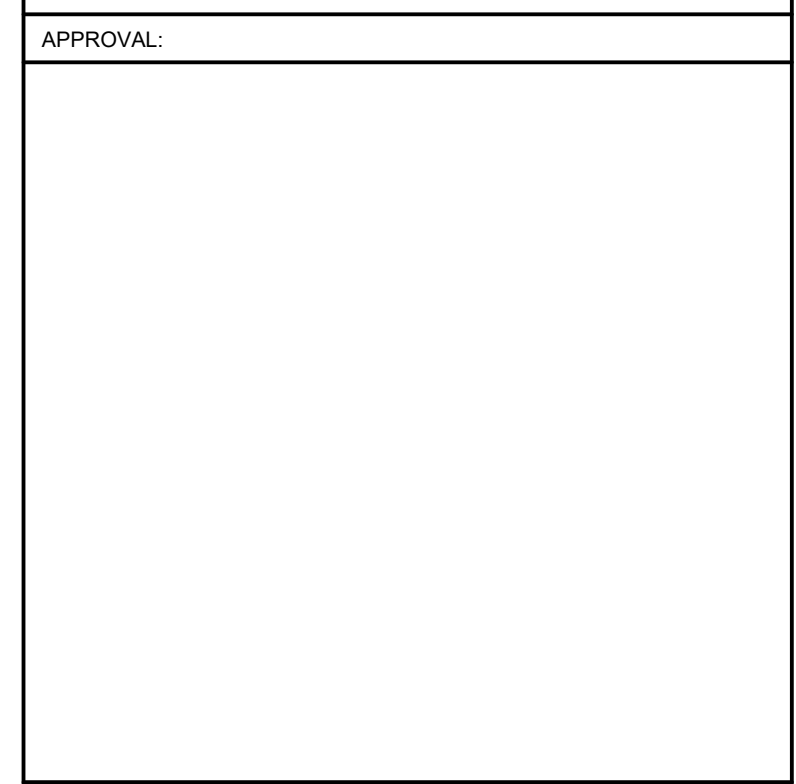
- MIN GERMAN  
RANSTON DR  
CO. 80831-8889  
(RS-20000)  
LE FAMILY IDENTICAL
- STRONG ROBERT  
STRONG ALICE M  
11471 CRANSTON DR  
PEYTON CO. 80831-8869  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL
- BOESCHE DEBORAH J TRUST  
6640 ELVA RD  
DEKALB IL. 60115-8900  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL
- LOWE DEBORAH K  
LOWE JAMES A  
11505 CRANSTON DR  
PEYTON CO. 80831-8872  
ZONING (RS-20000)  
SINGLE FAMILY RESIDENTIAL



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

**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**

**DRAWING INFORMATION:**  
 PROJECT NO: 21.1129.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

**SHEET TITLE:**  
**SITE PLAN**

**SP02**  
**SHEET 05 OF 13**

FILE LOCATION: S:\21.1129.008\FALCON RESERVE\100.DWG\104.PLAN.SET\PRELIM\PLANS\SP01.DWG

# 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

MATCHLINE  
SEE SHEET 04 - SP01

MATCHLINE  
SEE SHEET 05 - SP02

### LEGEND

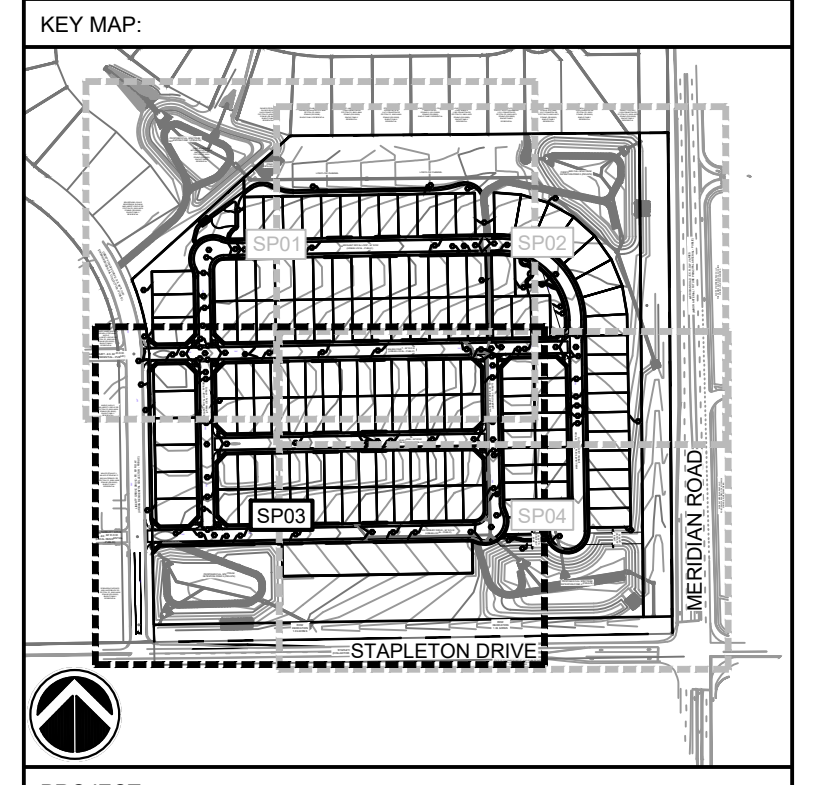
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  - PROPOSED UTILITY STRUCTURES
  - PROPOSED CONTOURS
  - EXISTING CONTOURS

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  
(719) 635-3200

APPROVAL:



PROJECT:  
**FALCON RESERVE  
PRELIMINARY PLAN**

EL PASO COUNTY, CO  
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

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DRAWING INFORMATION:  
PROJECT NO: 21.1129.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

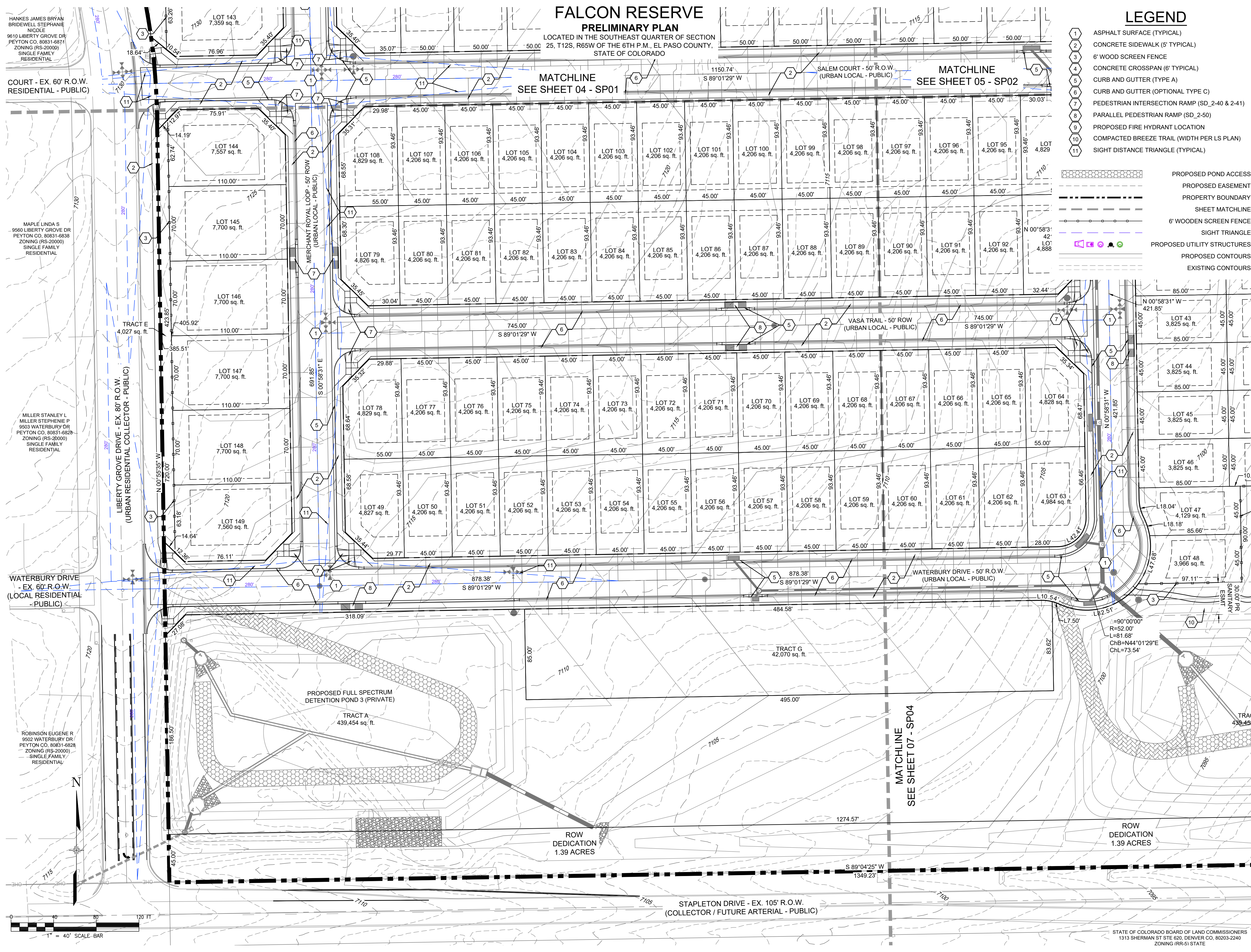
SHEET TITLE:

**SITE PLAN**

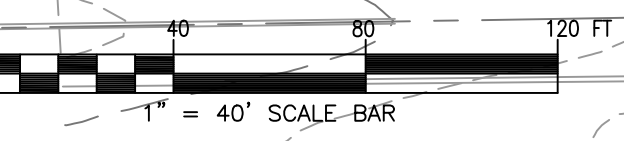
**SP03**

**SHEET 06 OF 13**

FILE NO.: SP252



FILE LOCATION: S:\21.1129.008\FALCON RESERVE\1000 DWG\104 PLAN SET\PRELIM\PLANS\SP03.DWG



STATE OF COLORADO BOARD OF LAND COMMISSIONERS  
1313 SHERMAN ST STE 620, DENVER CO, 80203-2240  
ZONING (IRR-5) STATE

# LEGEND

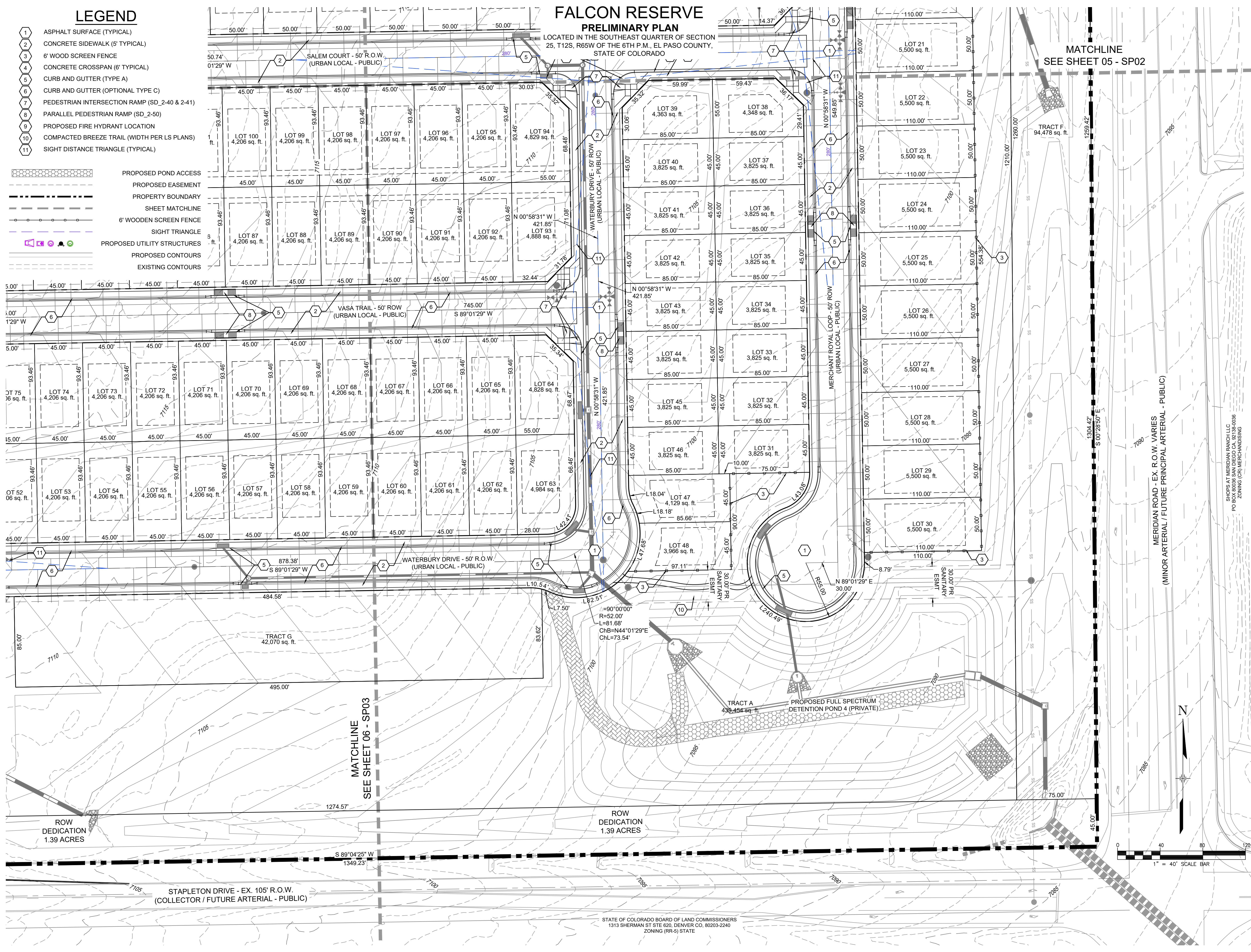
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# FALCON RESERVE

## PRELIMINARY PLAN

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



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-9100 FAX: (719) 575-0208  
 CIVIL ENGINEER: M&S CIVIL CONSULTANTS, INC., SUITE 305, 212 N WAHSATCH AVE, SUITE 305, COLORADO SPRINGS, CO 80903  
 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:

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0	02/21/2025	FIRST SUBMITTAL	RAF
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DRAWING INFORMATION:

PROJECT NO: 21.1129.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE: **SITE PLAN**

STATE OF COLORADO BOARD OF LAND COMMISSIONERS  
 1313 SHERMAN ST STE 620, DENVER CO, 80203-2240  
 ZONING (RR-5) STATE

ROW DEDICATION 1.39 ACRES

ROW DEDICATION 1.39 ACRES

ROW DEDICATION 1.39 ACRES

SP04

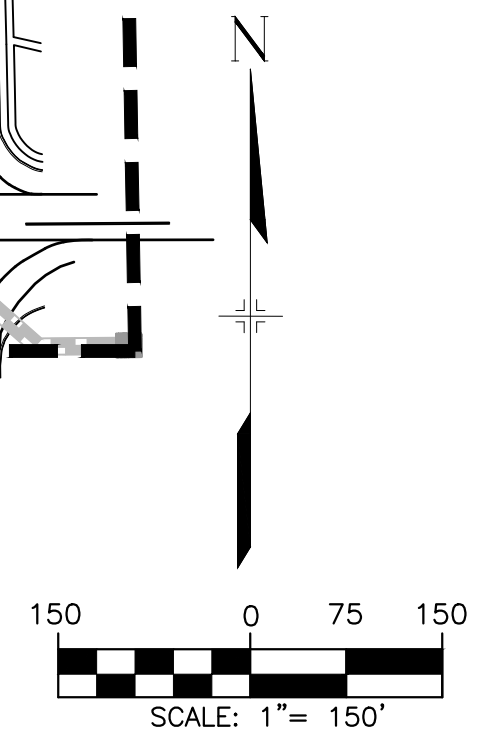
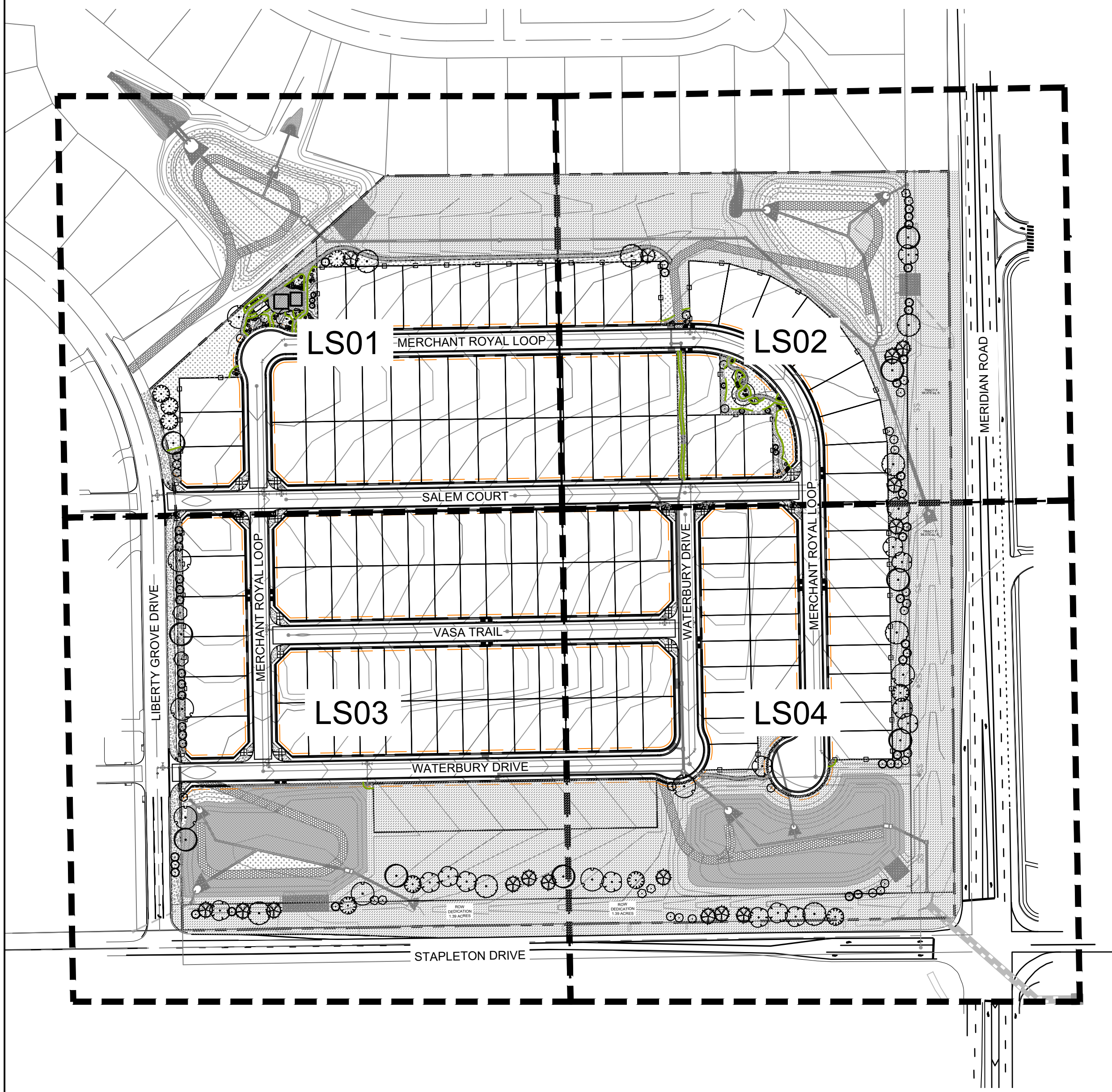
SHEET 07 OF 13

FILE NO.: SP252

FILE LOCATION: S:\21.1129.008\FALCON RESERVE\100 DWG\104 PLAN SET\PRELIM\PLANS\01.DWG

# 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



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
<b>DECIDUOUS TREES</b>							
	CO	8	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50'	40'
	GT	15	GLEDTISIA 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'
<b>EVERGREEN TREES</b>							
	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'
<b>ORNAMENTAL TREES</b>							
	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'
<b>DECIDUOUS SHRUBS</b>							
	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'
<b>ORNAMENTAL GRASSES</b>							
	BGB	34	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	#3 CONT.	CONT.	3'	2'

### LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS											
PLAN ABBREV	STREET NAME / ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES				
			REQ.	PROV.			REQUIRED	PROVIDED	SHRUB SUBSTITUTES	ORN GRASSES SUBS.	% LIVE GROUND PLANE
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					
			REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
			TOTAL	EVERGREEN (% MIN)	TOTAL	EVERGREEN			0% (XERIC)		
MR			51	17	51	17	0	0	0	0	100%
SD			44	15	44	19	0	0	0	0	100%
LD			30	10	30	10	0	0	0	0	40%

### SEED MIX SCHEDULE

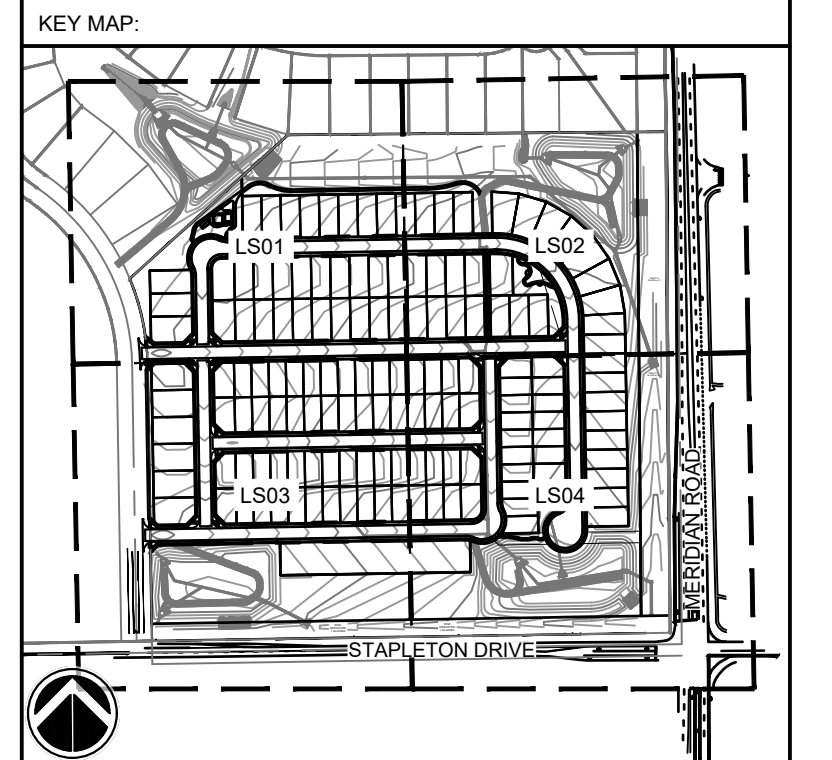
MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
LOW GROW NATIVE	PAWNEE BUTTES SEED	CANBY BLUEGRASS SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	TEMPORARY IRRIGATION	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
PBSI NATIVE PRAIRIE MIX	PAWNEE BUTTES SEED	BLUE GRAMA BUFFALOGRASS SIDEATS 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% SIDEATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix**  
2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS,  
CO 80920  
PHONE: (719) 575-0100  
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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  
(719) 535-3200

APPROVAL:



PROJECT:  
**FALCON RESERVE  
PRELIMINARY PLAN**

EL PASO COUNTY, CO  
FIFTH SUBMITTAL: MAY 2026

REVISION HISTORY:

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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 LOCATION: S:\21.1129.008\FALCON RESERVE\100 DWG\104 PLAN SET\PRELIM PLAN\LS01.DWG

# 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

### 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 ADJUTING LOT PROPERTY OWNER, OR THEIR ASSIGNED.

### GENERAL NOTES

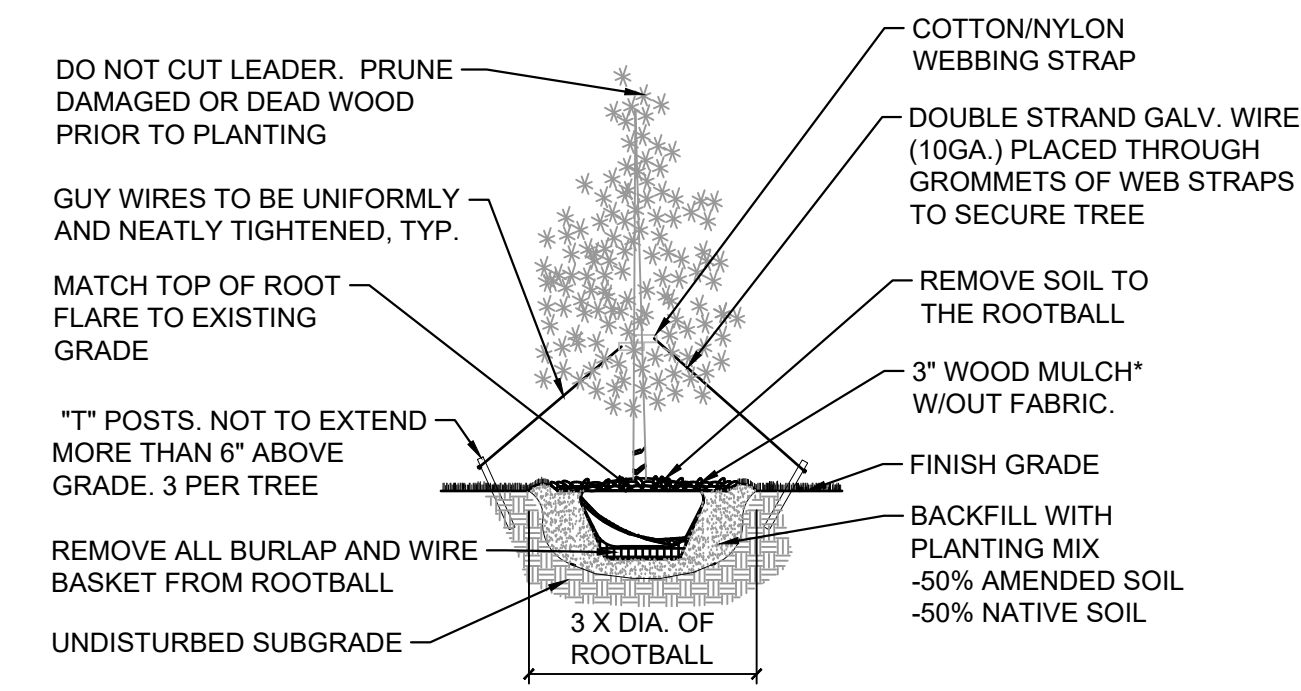
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR 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 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.

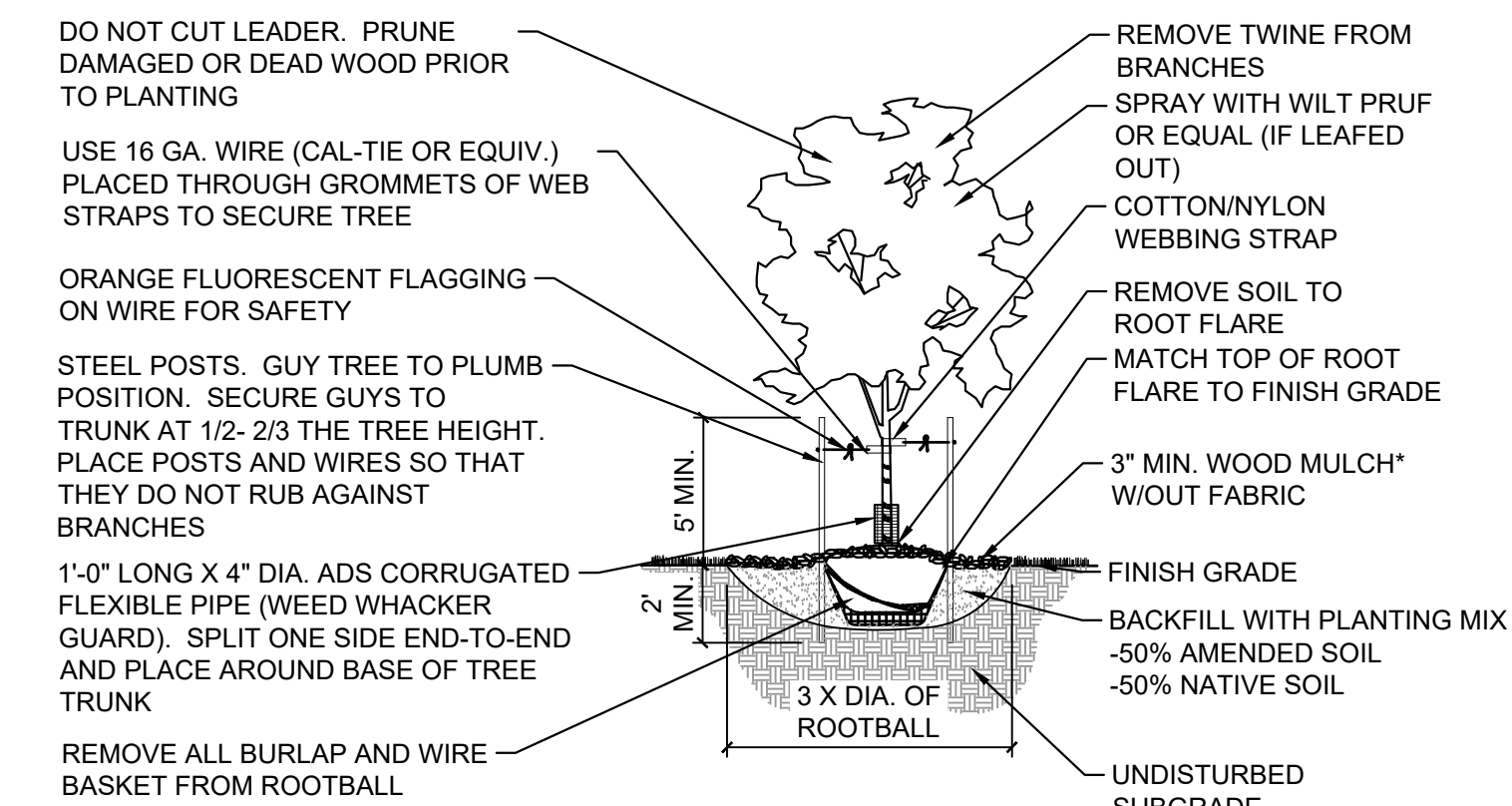
### SODDING AND SEEDING NOTES

- 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 SEEDBED 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.



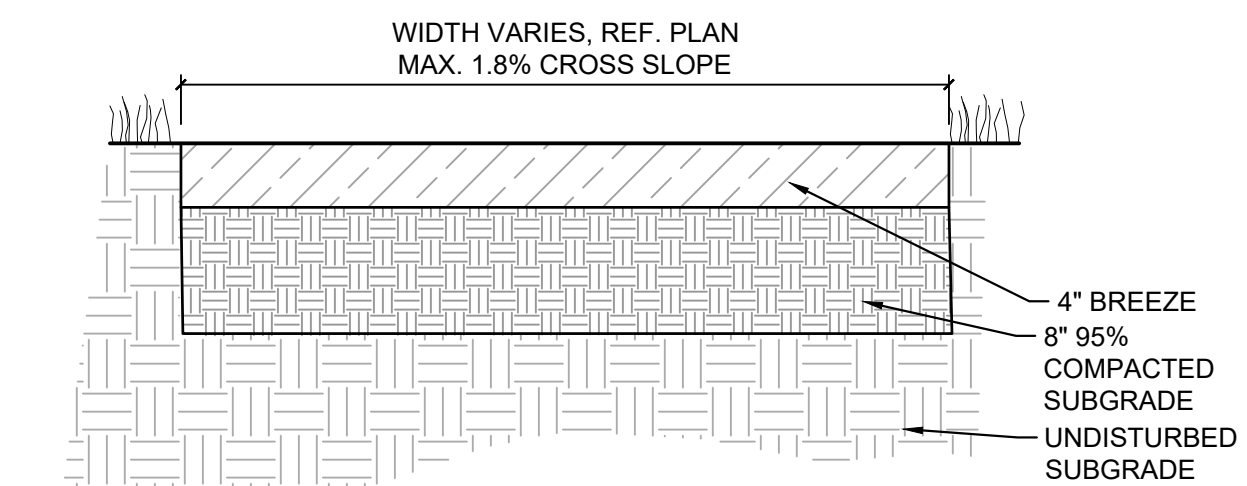
\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

1 EVERGREEN TREE  
NTS MS-STD-LS-02

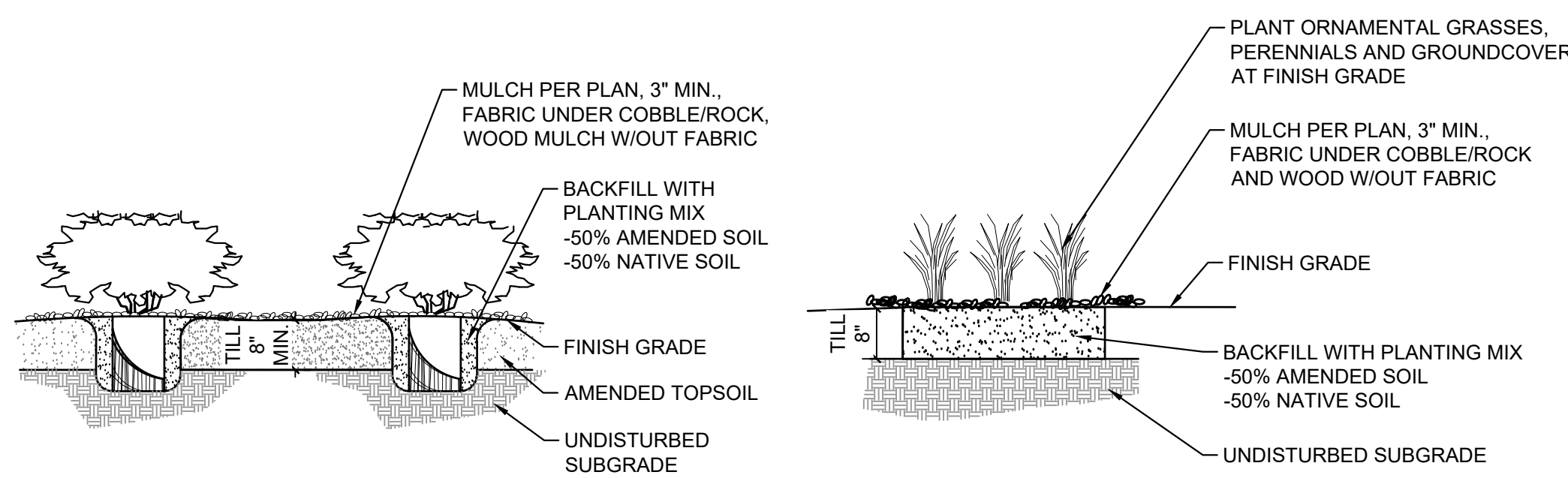


\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" MINIMUM DIAMETER TREE RING WITH SHREDDED WOOD MULCH

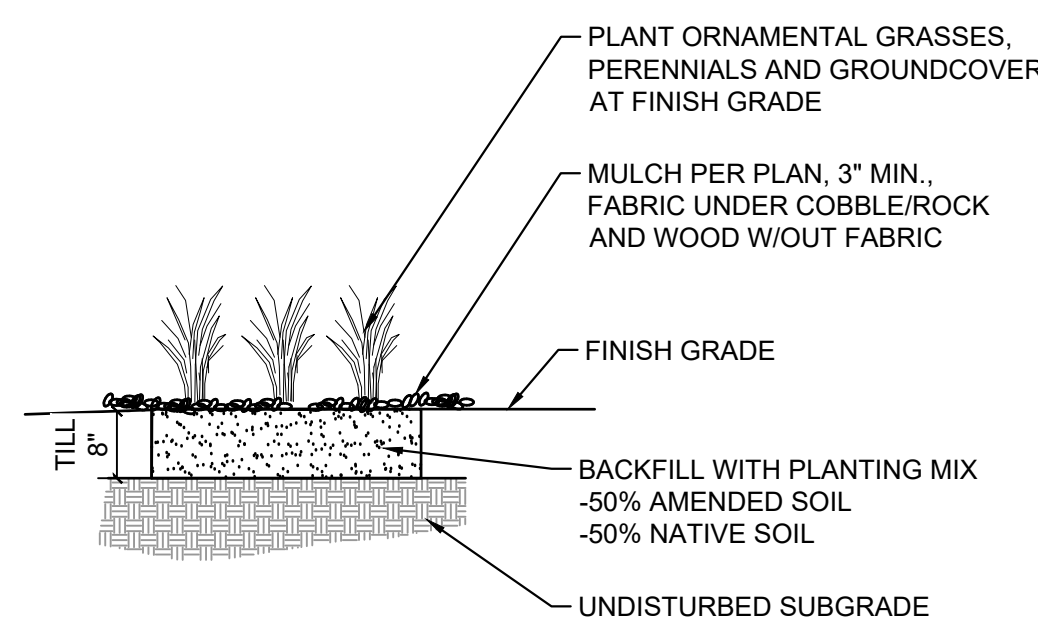
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NTS MS-STD-LS-01



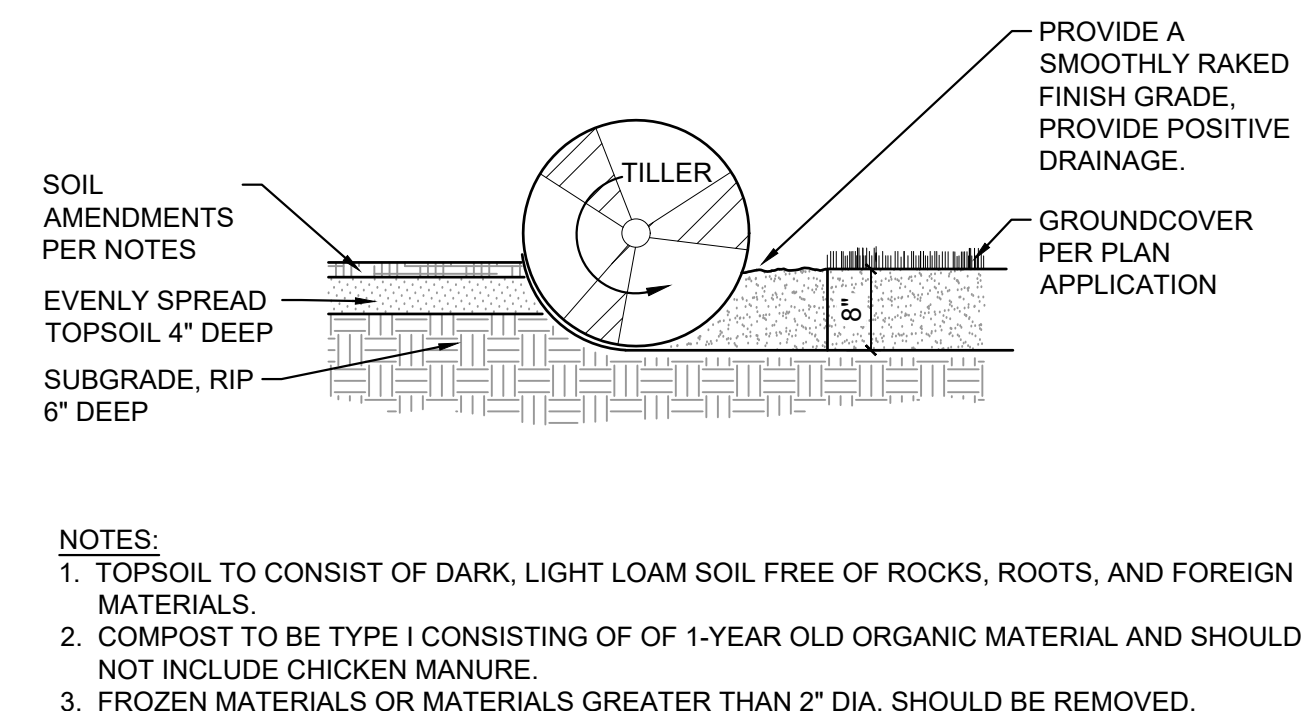
3 BREEZE PATH  
NTS MS-STD-PV-02



4 SHRUBS  
NTS MS-STD-LS-03

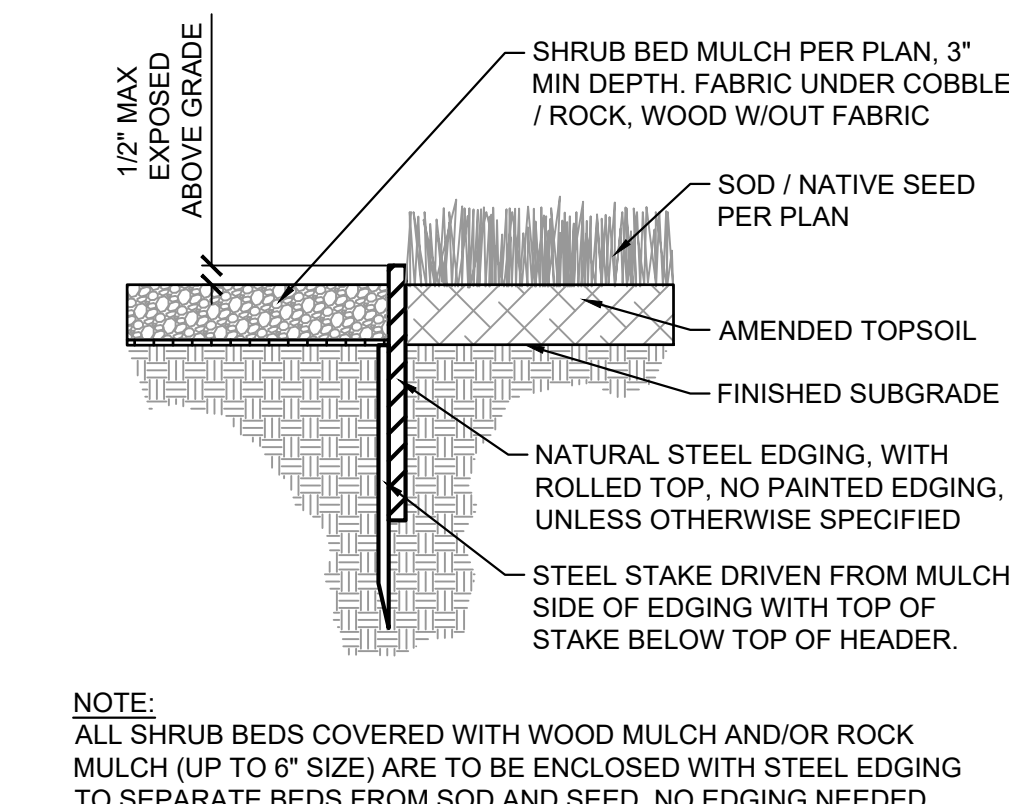


5 GRASSES AND PERENNIALS  
NTS MS-STD-LS-04



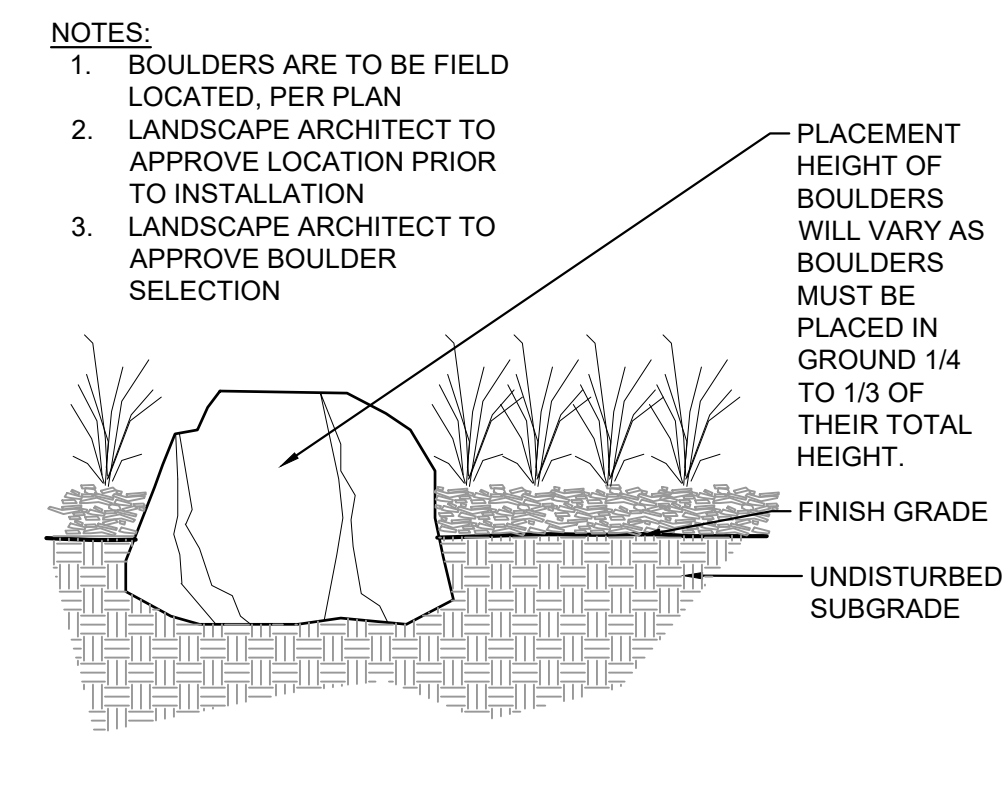
NOTES:  
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 2\"/>

6 SOIL PREP FOR ALL AREAS  
NTS MS-STD-LS-05



NOTE:  
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6\"/>

7 STEEL EDGING  
NTS MS-STD-LS-12



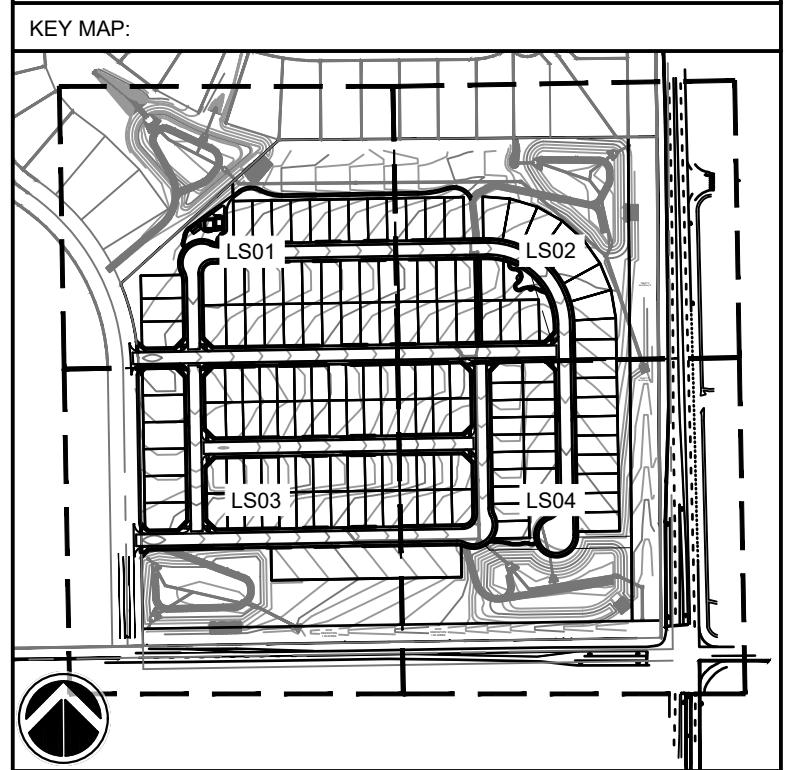
8 BOULDER  
NTS MS-STD-LS-08

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

CIVIL ENGINEER:  
MMS 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) 535-3209

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

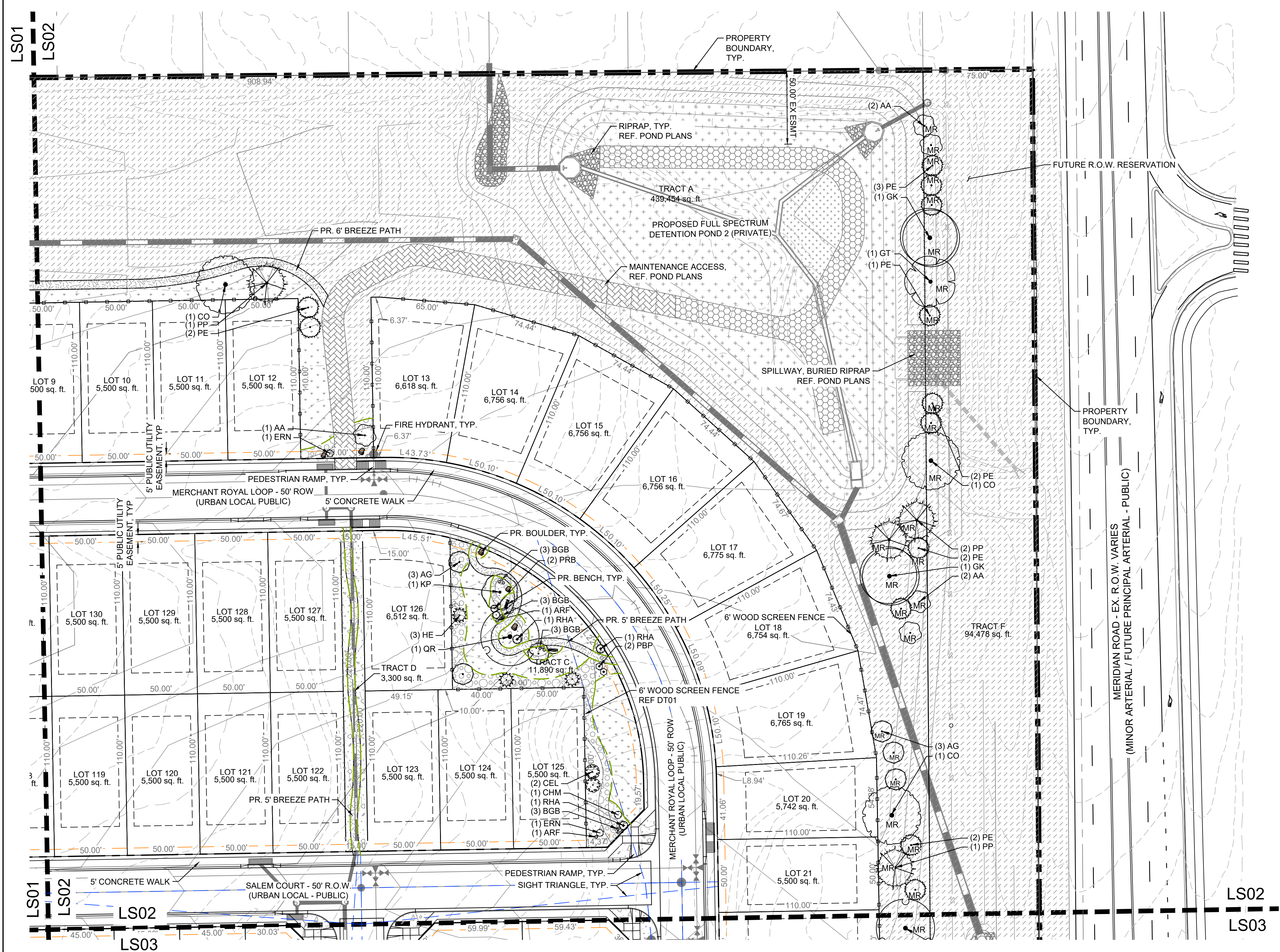
FILE NO.: SP252



# 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



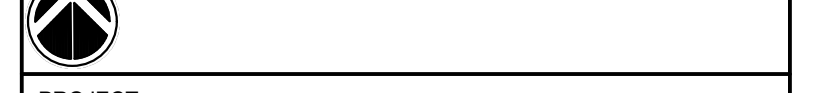
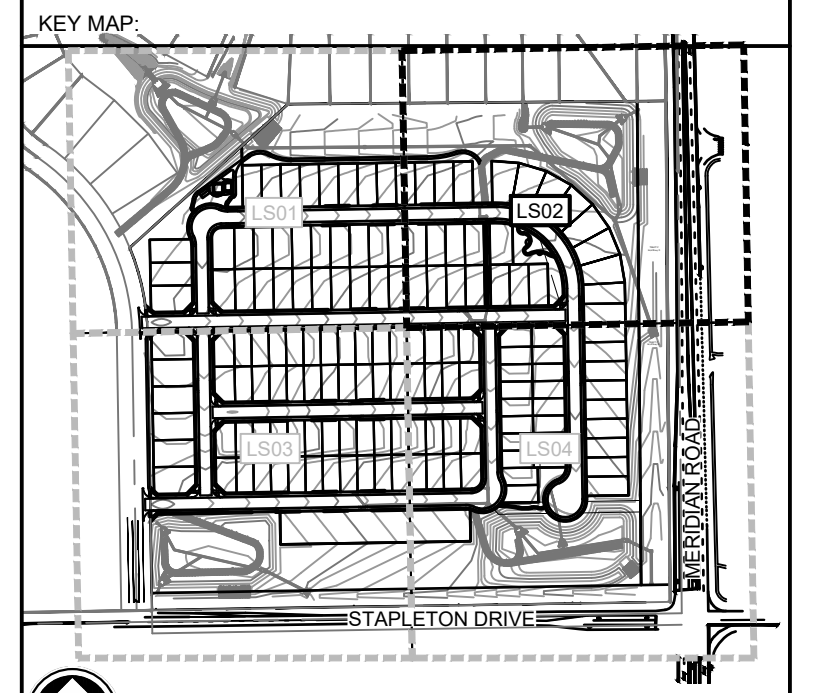
### GROUND COVER LEGEND

- 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:  
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  
(719) 535-3209

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
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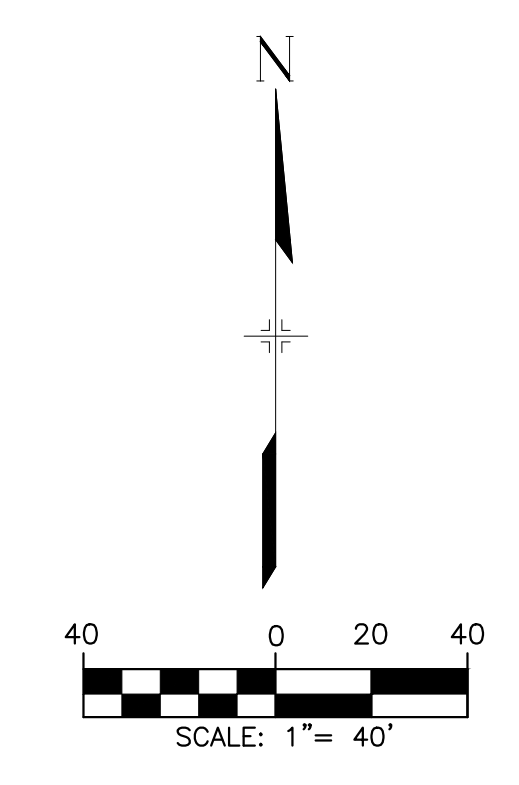
DRAWING INFORMATION:  
PROJECT NO: 21.1129.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

**FINAL LANDSCAPE  
PLAN**

**LS02**  
SHEET 11 OF 13

FILE NO.: SP252

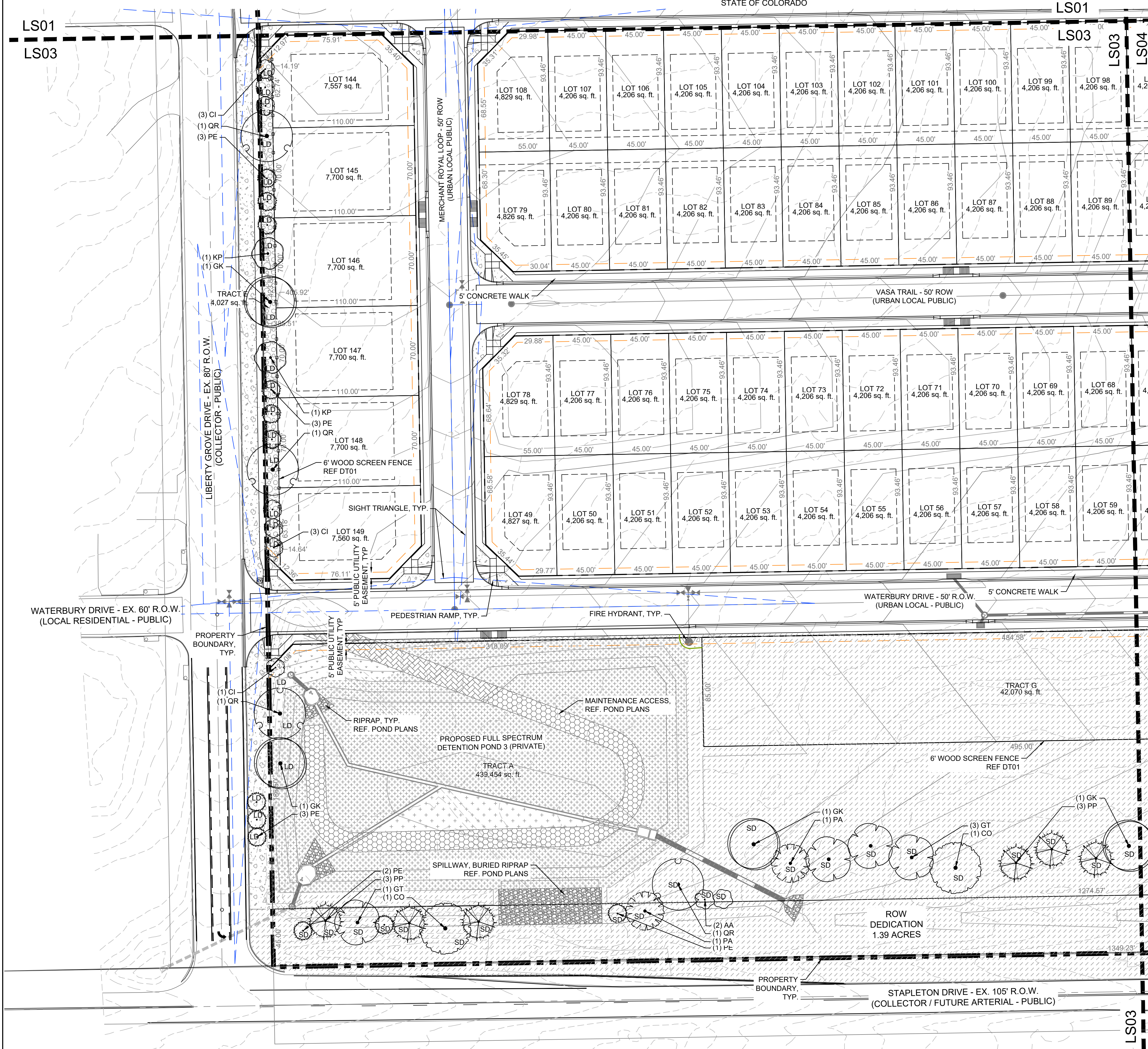
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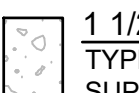


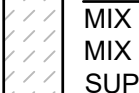





# FALCON RESERVE

## PRELIMINARY PLAN

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



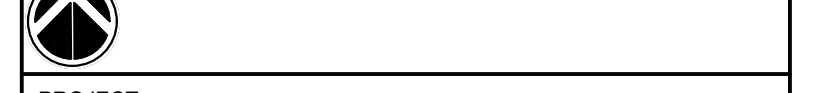
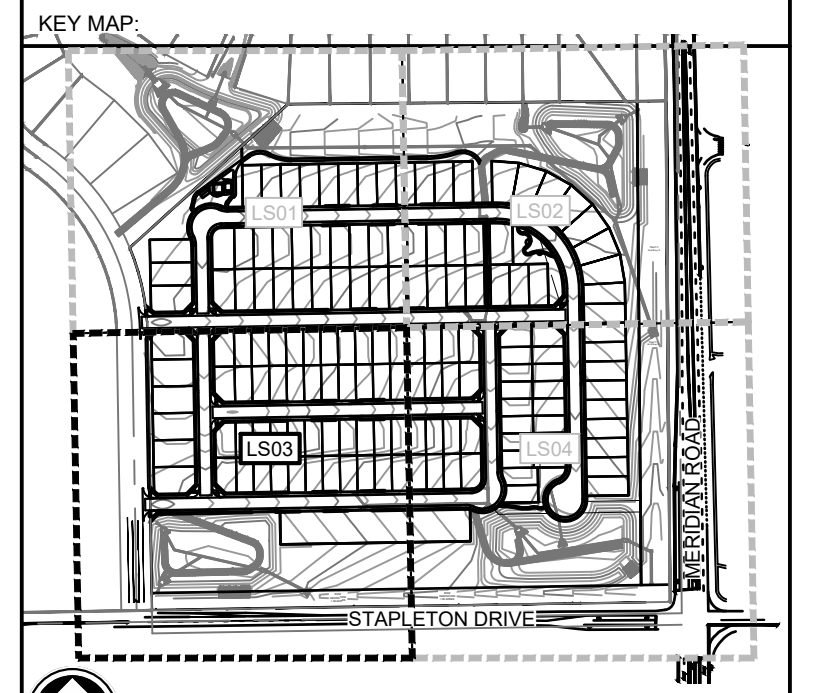
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**1 1/2" ROCK** 25,830 SF  
 TYPE: CIMARRON GRANITE  
 SUPPLIER: C&C SAND AND STONE  
 DEPTH: 3"  
 OR APPROVED EQUAL
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 TYPE: BLUE-GRAY RIVER ROCK  
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 COLOR: GOLDEN SUNSET  
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 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: 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, (719) 535-3209

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
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3	10/10/2025	FOURTH SUBMITTAL	RAF
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DRAWING INFORMATION:  
 PROJECT NO: 21.1129.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**FINAL LANDSCAPE  
 PLAN**

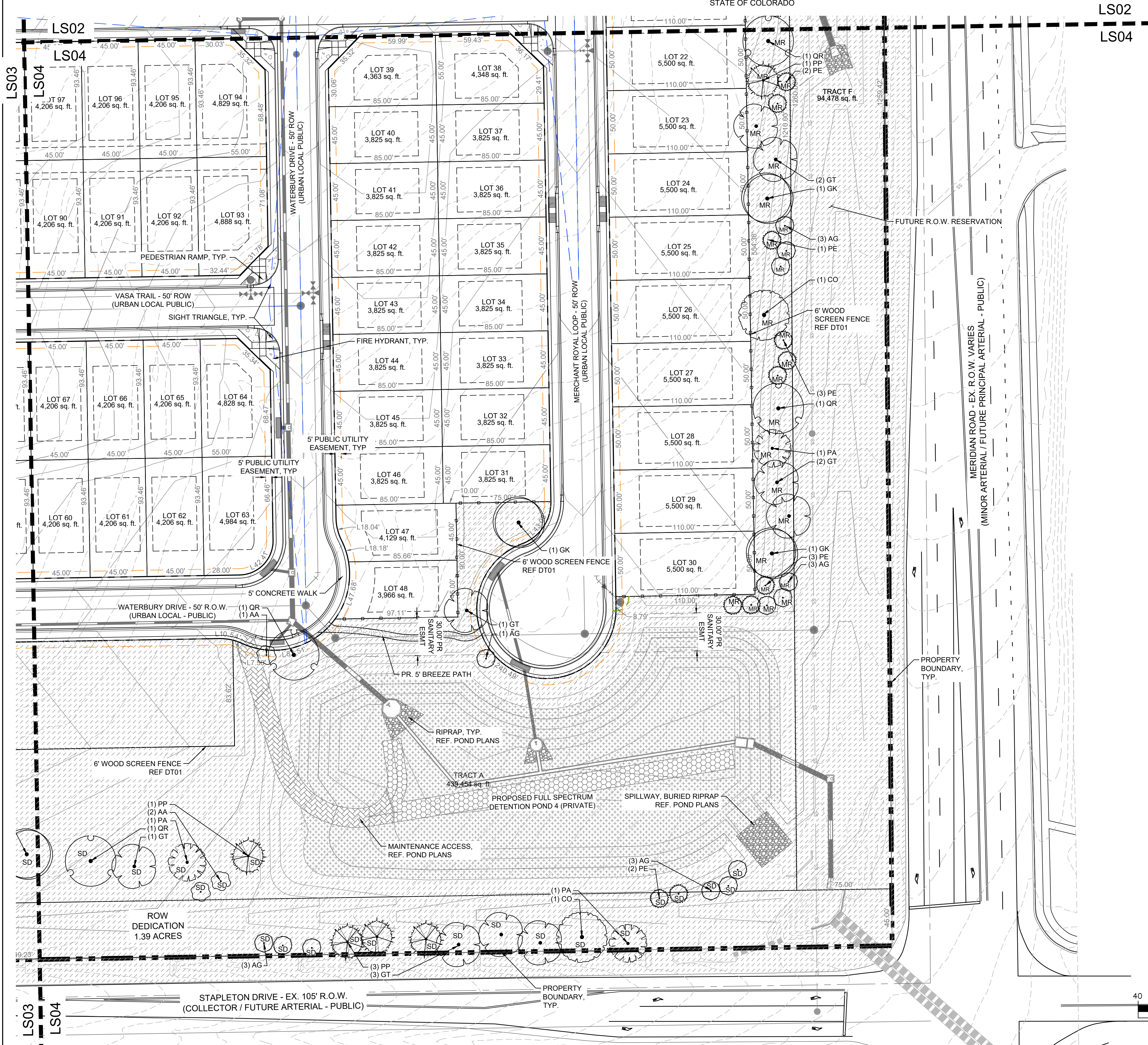
**LS03**  
 SHEET 12 OF 13

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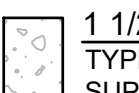


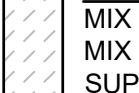

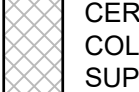



# FALCON RESERVE


## PRELIMINARY PLAN

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



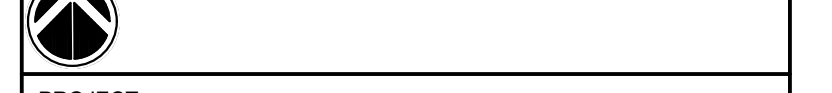
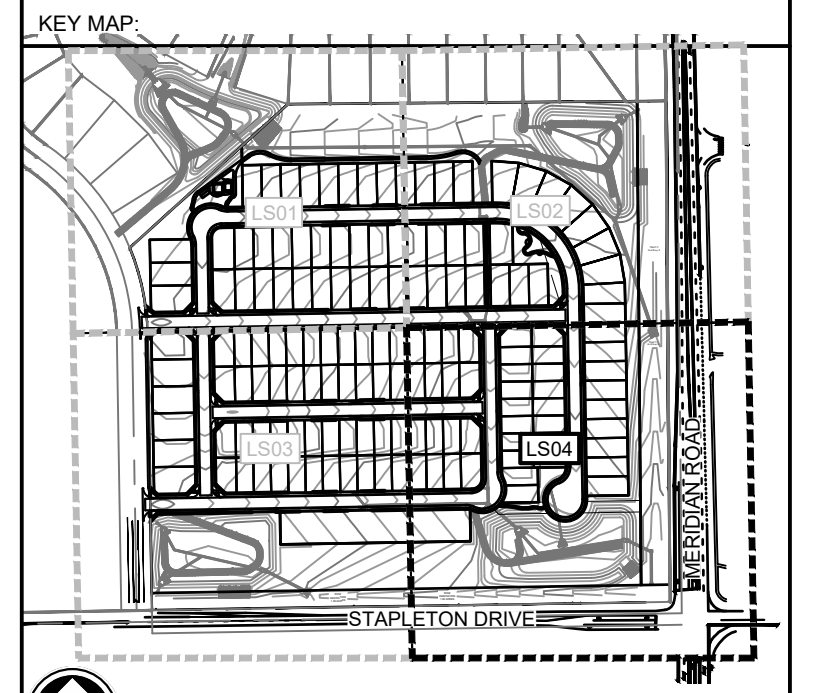
### GROUND COVER LEGEND

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**4-8" COBBLE** 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
- 
**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  
 (719) 535-3209

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 LOCATION: S:\21.1129.008\FALCON RESERVE\100 DWG\104 PLAN SET\PRELIM PLAN\LS04.DWG