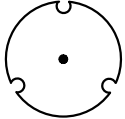
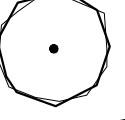
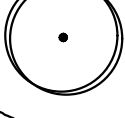

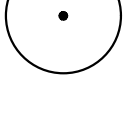
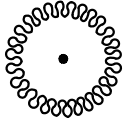
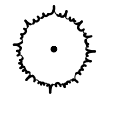
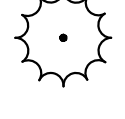
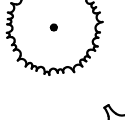
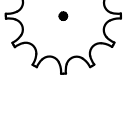
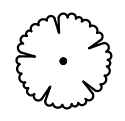
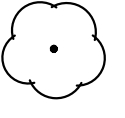
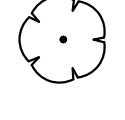




FILE LOCATION: S:\11.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	16	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40'	35'
	CS	6	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.	B&B	40'	25'
	CO	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50'	40'
	QR	9	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
	TA	6	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60'	40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AB	18	ABIES CONCOLOR WHITE FIR	6' HT.	B&B	50'	25'
	JU	4	JUNIPERUS MONOSPERMA CHERRYSTONE	6' HT.	B&B	15'	10'
	JS	44	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6' HT.	B&B	25'	15'
	PE	46	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PZ	16	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	60'	35'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CA	17	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	1.5" CAL.	B&B	20'	15'
	MP	29	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'
	ML	20	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'	12'
	PI	5	PRUNUS AVIUM SWEET CHERRY	1.5" CAL.	B&B	30'	20'
	MI	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	25'	20'

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS									
PLAN	STREET NAME/		STREET		SETBACK DEPTH		LINEAR	TREE/FEET	
ABREV	ZONE BOUNDARY		CLASSIATION		REQ.	PROV.	FOOTAGE	REQUIRED	
AS	ANTELOPE MEADOWS -SOUTH		COLLECTOR		10'	10'	3160	1 / 30	
AN	ANTELOPE MEADOWS -NORTH		COLLECTOR		10'	10'	1925	1 / 30	
	NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE		
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
AS	105	105	--	0	--	0	--	0	
AN	64	64	--	0	--	0	--	0	

FALCON HIGHLANDS

EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

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OWNER/DEVELOPER:

CHALLENGER COMMUNITIES

8805 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

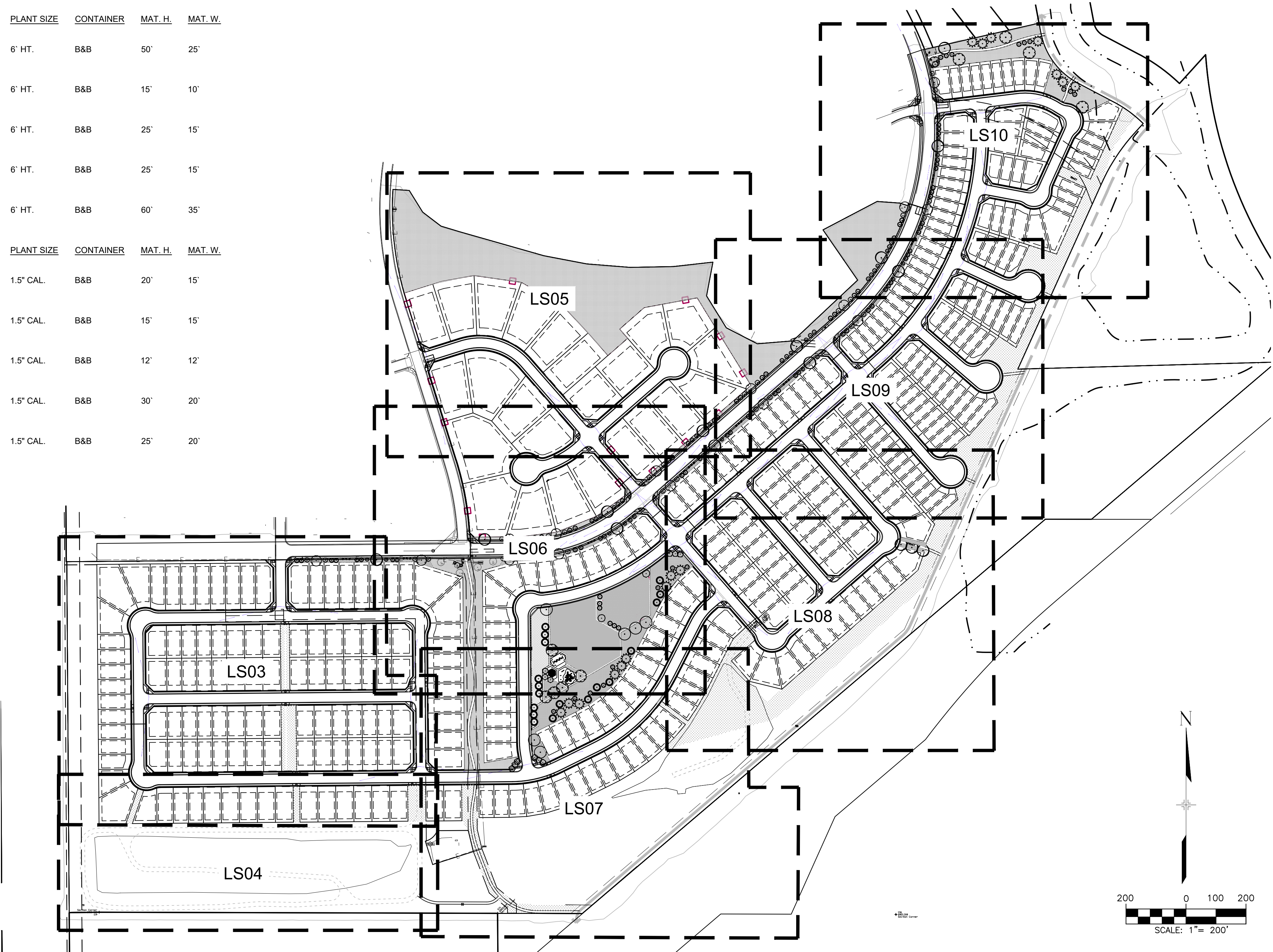
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LANDSCAPE  
COVER

LS01

SHEET 22 OF 31

CITY FILE NO.:





FILE LOCATION: S:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. 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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. 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.
8. 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 HE MAY CAUSE TO UTILITIES.
9. 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.
10. 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.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. 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.
4. 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.
5. 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.
6. 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.
  - A. 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.
  - B. 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.
  - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED 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.
9. STRAW CRIMPING: 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.
10. HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
11. 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. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. 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.
13. 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 RESEEDED 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 RESEEDD DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

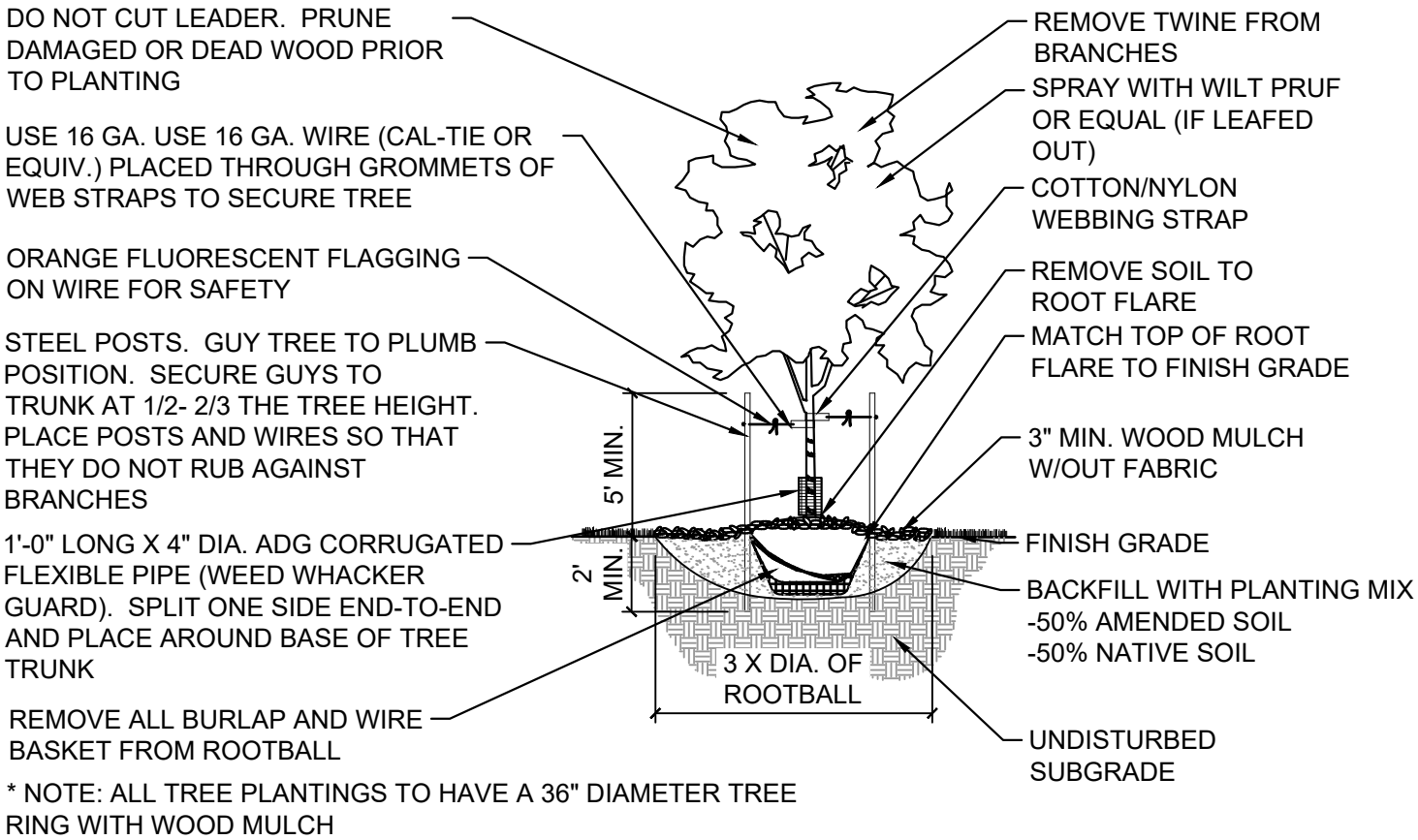
SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDEOLATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST

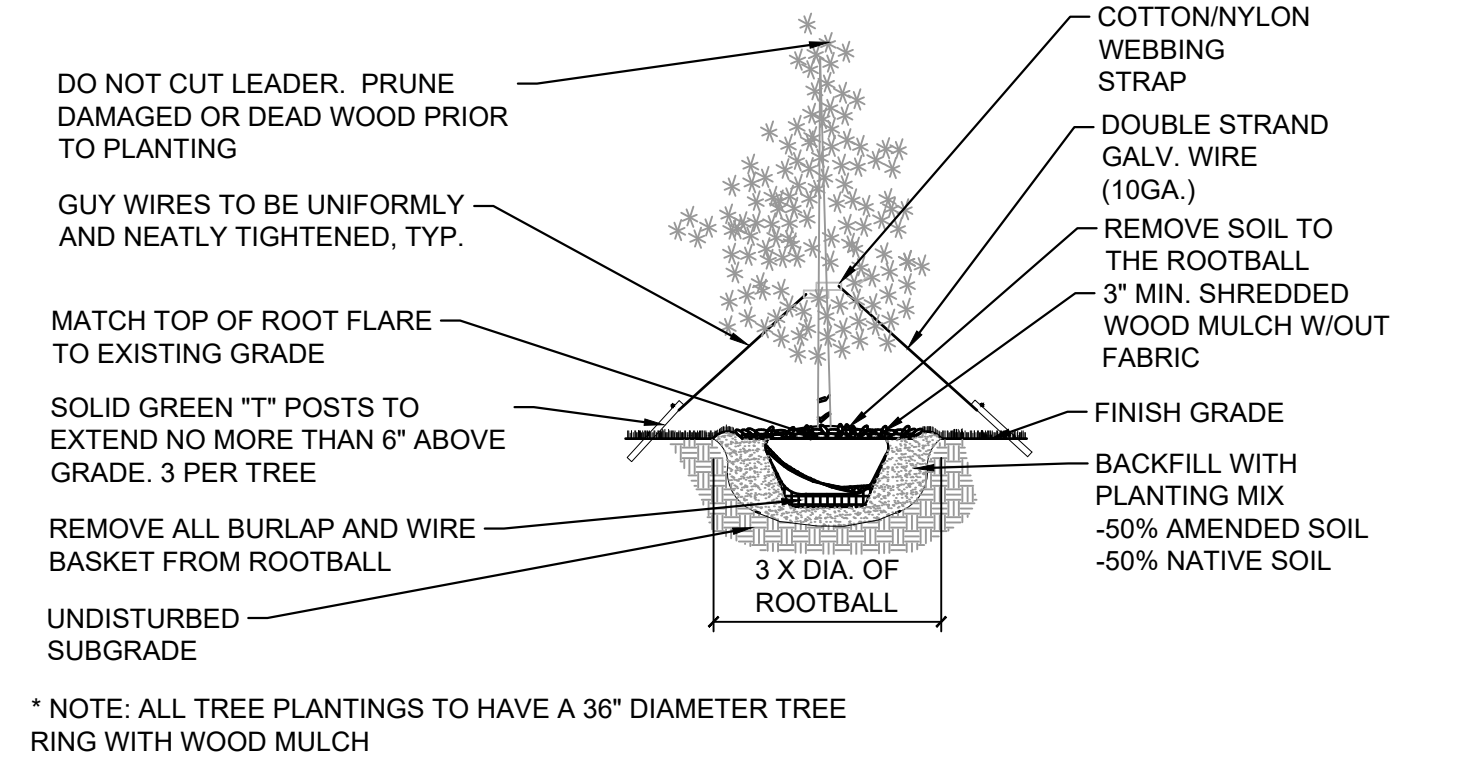
TREE PLANTING NOTES

1. ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
2. 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).
3. 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.
4. 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.
5. 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.
6. 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.
7. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
8. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
9. 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.
10. 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.
11. 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.

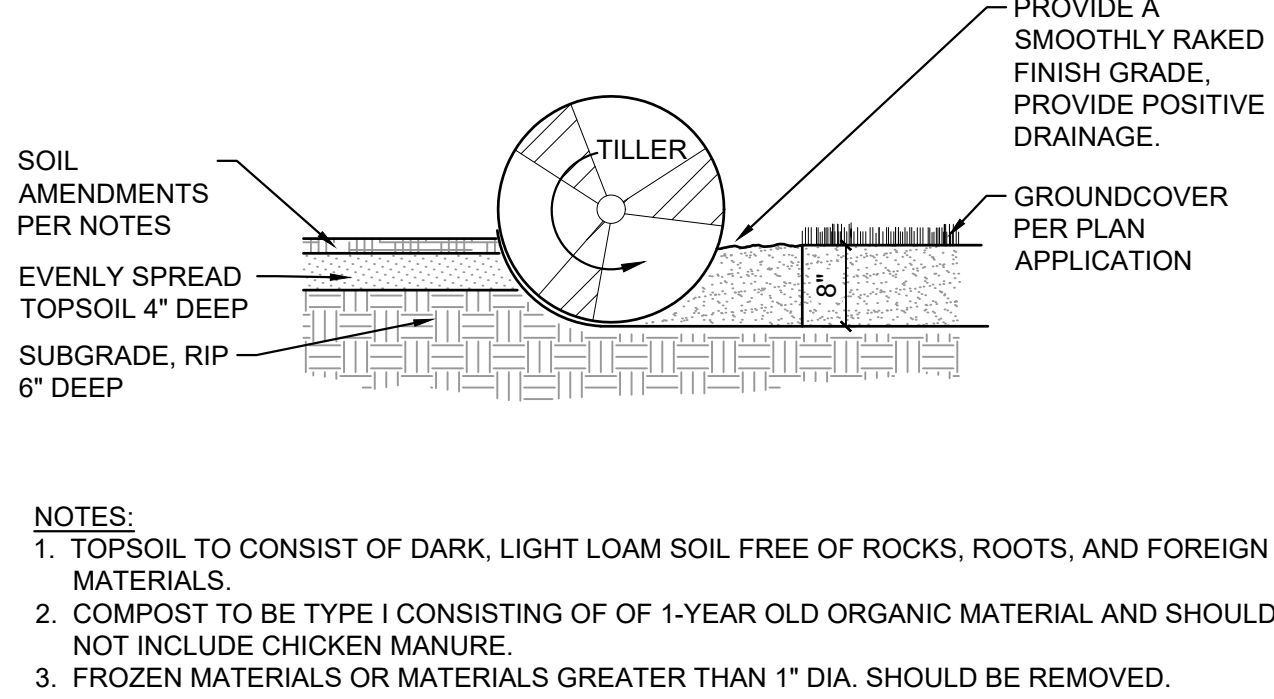
FALCON HIGHLANDS  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
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A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
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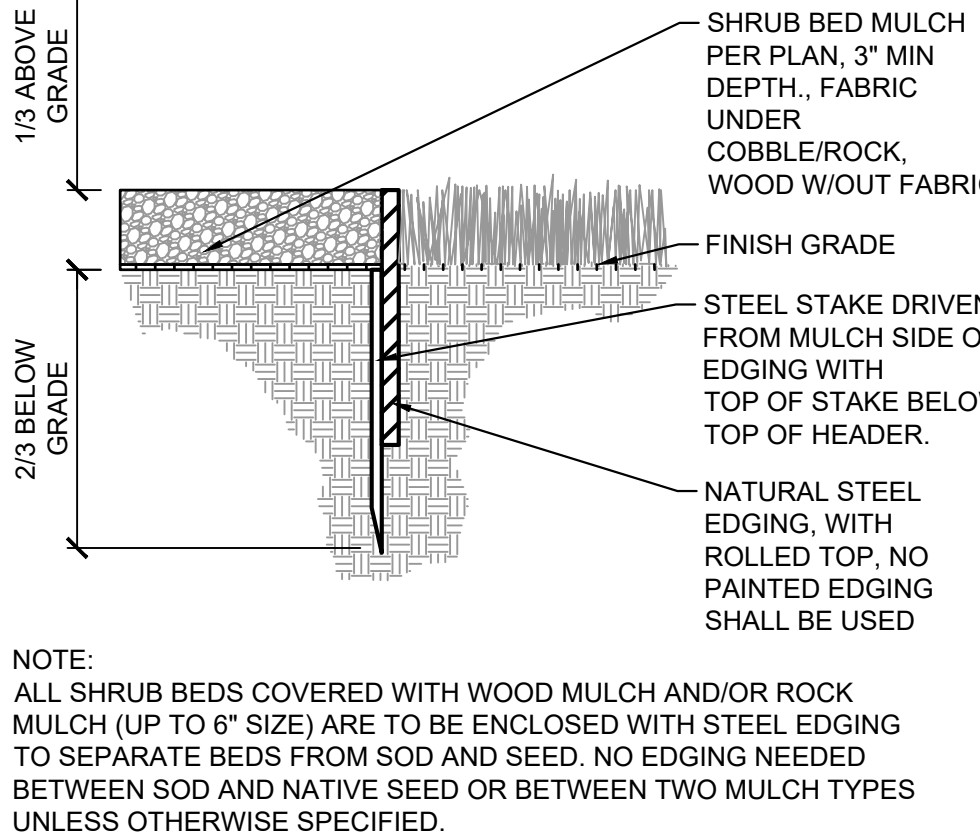
1 DECIDUOUS TREE  
NTS MS-STD-LS-01



2 EVERGREEN TREE  
NTS MS-STD-LS-02



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



4 STEEL EDGING  
NTS MS-STD-LS-12

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CHALLENGER COMMUNITIES

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APPROVAL:

VICINITY MAP:

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FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18,2022

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE  
NOTES AND  
DETAILS

LS02

SHEET 23 OF 31

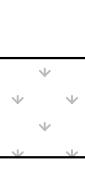
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**FALCON HIGHLANDS**  
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN**

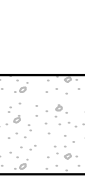
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WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
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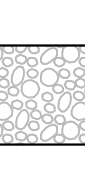
### LEGEND


-  **3/4" ROCK**  
 TYPE: COMMANCHE TAN  
 SUPPLIER: PIONEER  
 DEPTH: 3"  
 OR APPROVED EQUAL  
 -


 **NATIVE SEED-LOW**  
 MIX NAME: LOW GROW NATIVE MIX  
 SUPPLIER: PAWNEE BUTTE SEED  
 OR APPROVED EQUAL  
 -

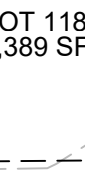
 **NATIVE SEED-TALL**  
 MIX NAME: NATIVE PRAIRIE MIX  
 SUPPLIER: PAWNEE BUTTE SEED  
 OR APPROVED EQUAL  
 -


 **ARTIFICIAL TURF**  
 -

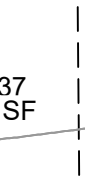
 **BREEZE**  
 TYPE: PIONEER GRANITE  
 SUPPLIER: PIONEER  
 DEPTH: 3"  
 OR APPROVED EQUAL  
 -


 **PEA GRAVEL**  
 COLOR:  
 DEPTH:  
 SUPPLIER:  
 OR APPROVED EQUAL  
 -


 **2-4" COBBLE**  
 TYPE: GRAY ROSE COBBLE  
 SUPPLIER: PIONEER  
 DEPTH: 4"  
 OR APPROVED EQUAL  
 -

 **BOULDERS**  
 SILOAM STONE (OR  
 APPROVED EQUAL)  
 -MINIMUM 3", ALL DIMENSIONS  
 -MAXIMUM 8", ALL DIMENSIONS  
 -SUBMIT FOR APPROVAL PRIOR  
 TO INSTALL

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


 **SPLIT RAIL FENCE**

 **5" VINYL FENCE**

 **5" CONCRETE NOISE WALL**

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

 **Matrix**

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

CIVIL ENGINEER:  
ATWELL LLC  
6200 S. SYRACUSE WAY  
SUITE 470  
GREENWOOD VILLAGE, CO 80111

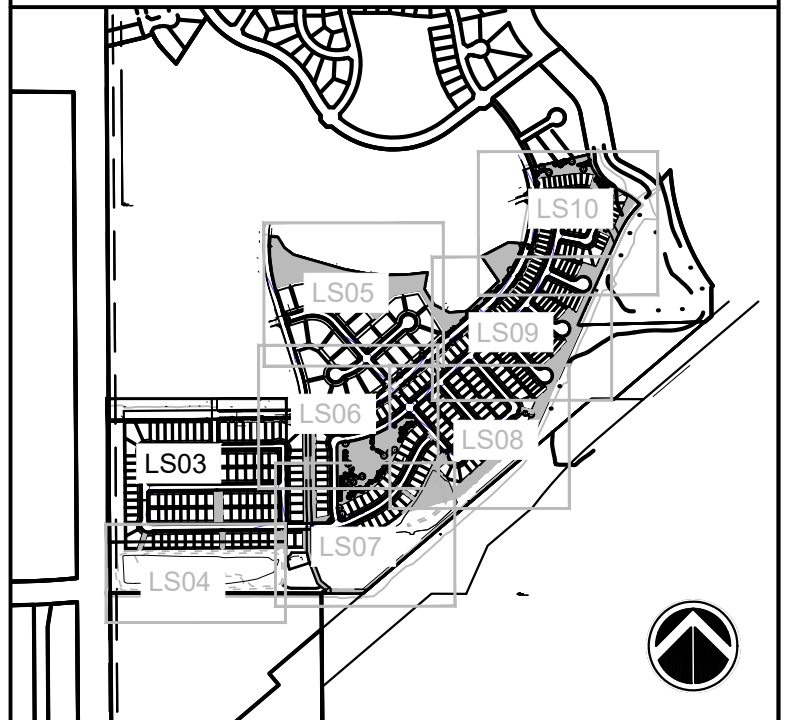
OWNER/DEVELOPER:

## CHALLENGER COMMUNITIES

8605 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1208.01
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DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 24 OF 31

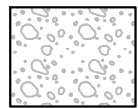
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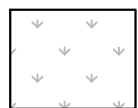
FALCON HIGHLANDS  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

LEGEND



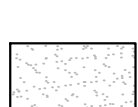
3/4" ROCK  
TYPE: COMMANCHE TAN  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL



NATIVE SEED-LOW  
MIX NAME: LOW GROW NATIVE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL



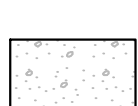
NATIVE SEED-TALL  
MIX NAME: NATIVE PRAIRE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL



ARTIFICIAL TURF



BREEZE  
TYPE: PIONEER GRANITE  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL



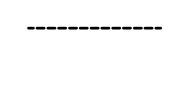
PEA GRAVEL  
COLOR:  
DEPTH:  
SUPPLIER:  
OR APPROVED EQUAL



2-4" COBBLE  
TYPE: GRAY ROSE COBBLE  
SUPPLIER: PIONEER  
DEPTH: 4"  
OR APPROVED EQUAL



BOULDERS  
SILOAM STONE (OR  
APPROVED EQUAL)  
-MINIMUM 3' ALL DIMENSIONS  
-MAXIMUM 8' ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL



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



SPLIT RAIL FENCE



5' VINYL FENCE



5' CONCRETE NOISE WALL

CONSULTANTS:

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

CIVIL ENGINEER:  
ATWELL LLC  
6200 S. SYRACUSE WAY  
SUITE 470  
GREENWOOD VILLAGE, CO 80111

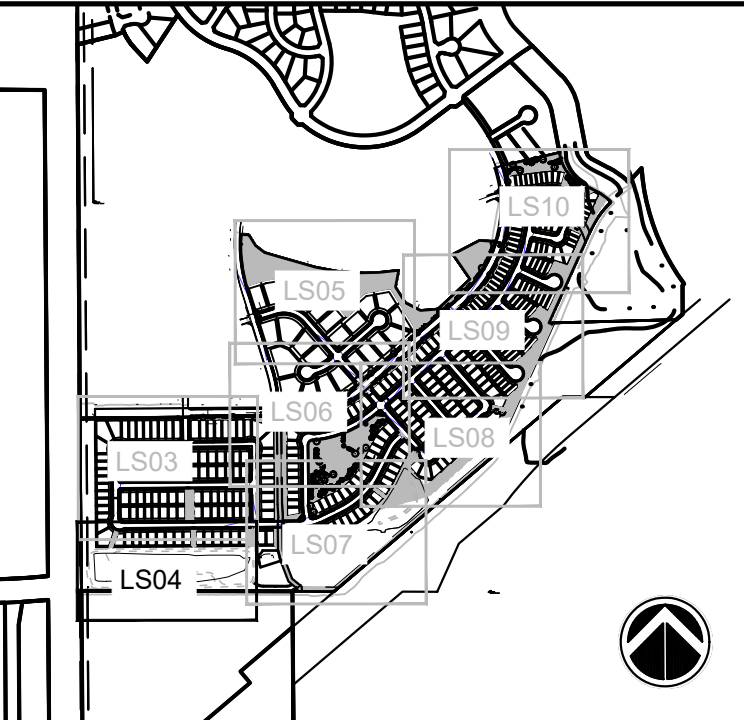
OWNER/DEVELOPER:

CHALLENGER COMMUNITIES

8805 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:



PROJECT:

FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

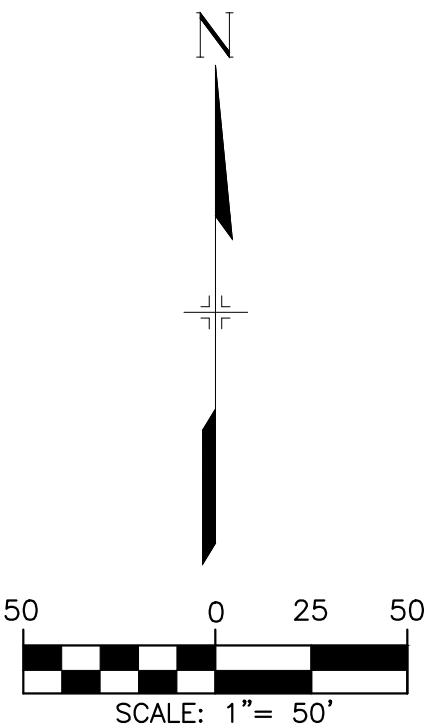
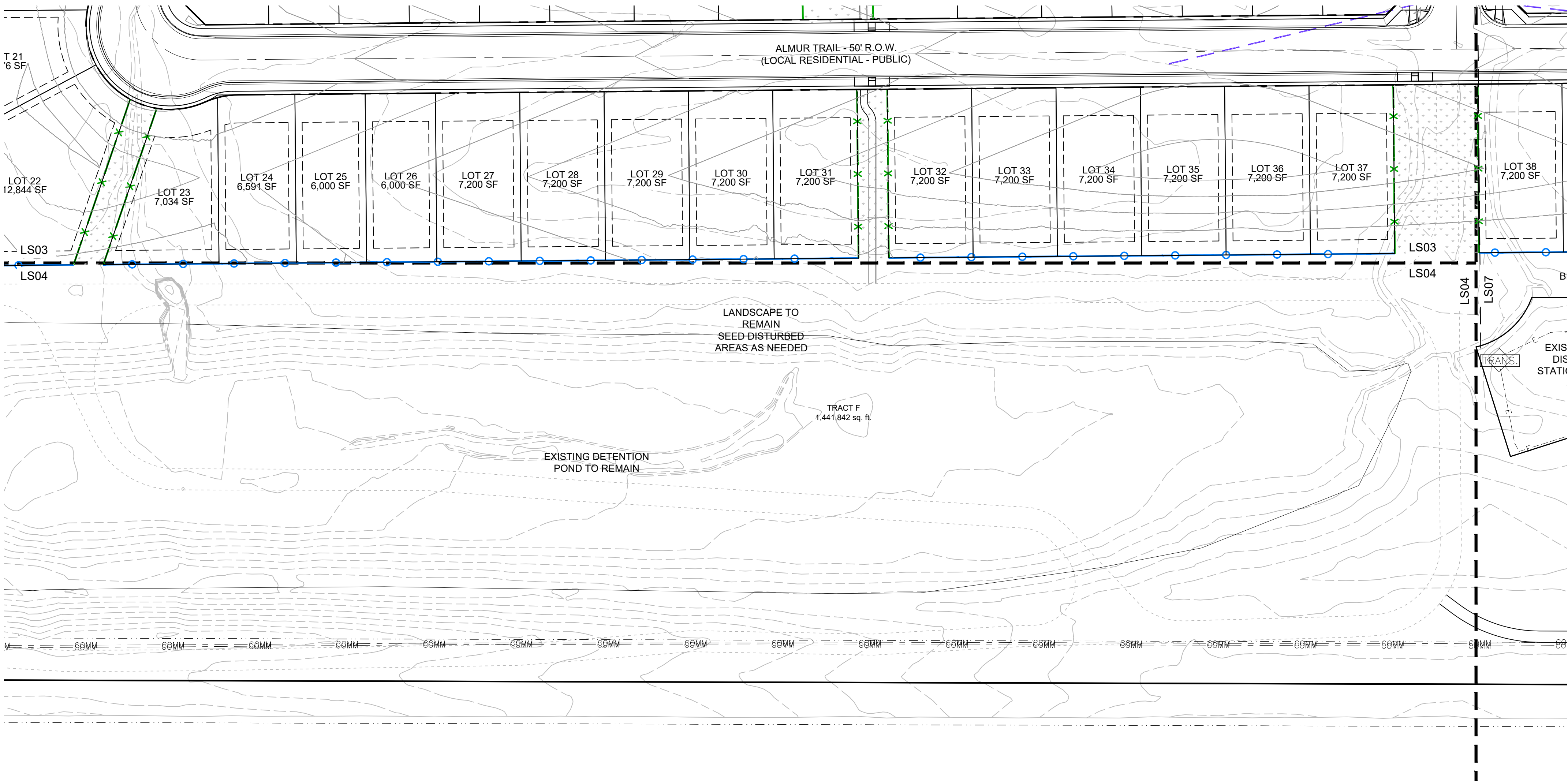
SHEET TITLE:

LANDSCAPE PLAN

LS04

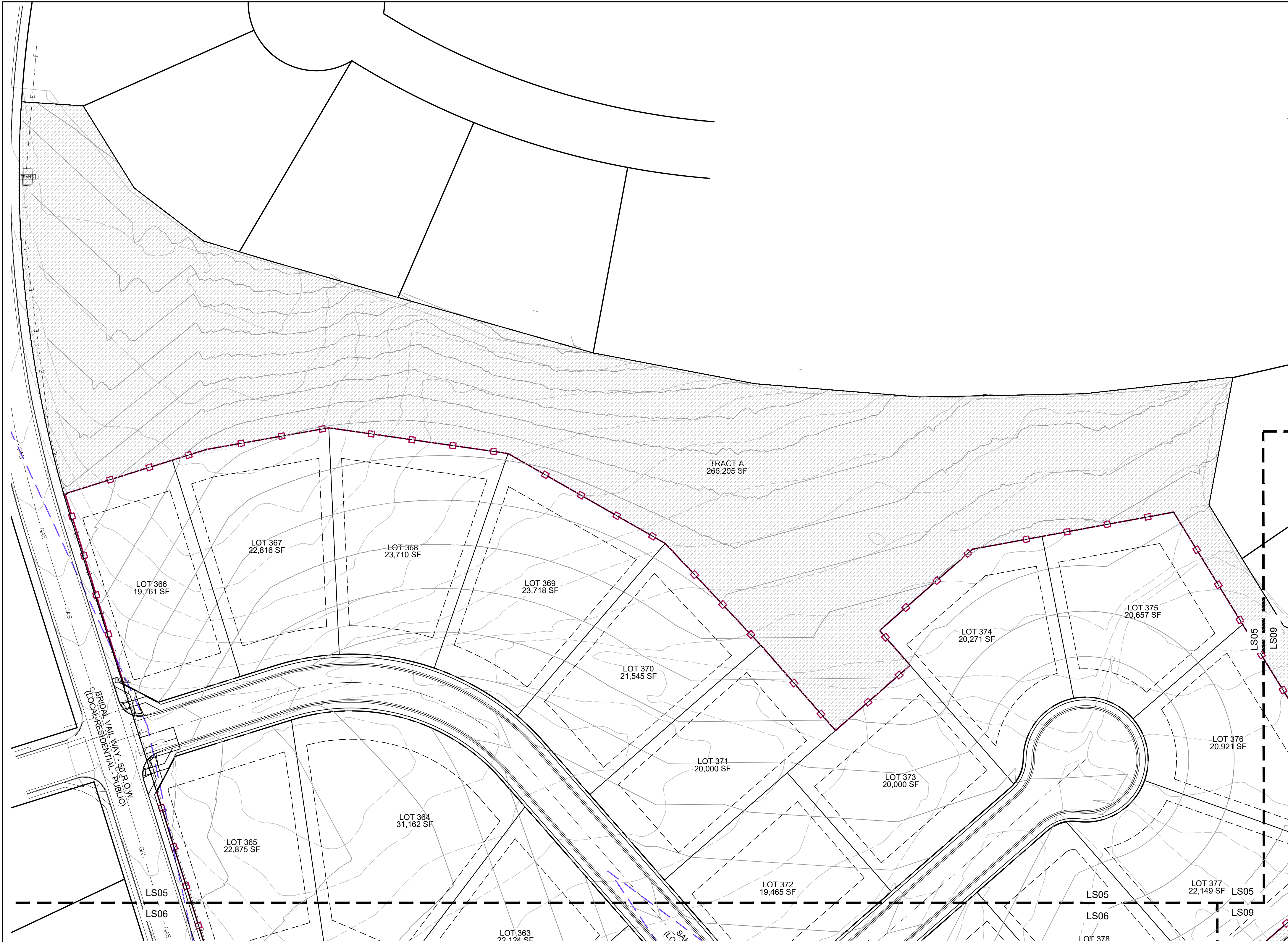
SHEET 25 OF 31

CITY FILE NO.:





FILE LOCATION: S:\11.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



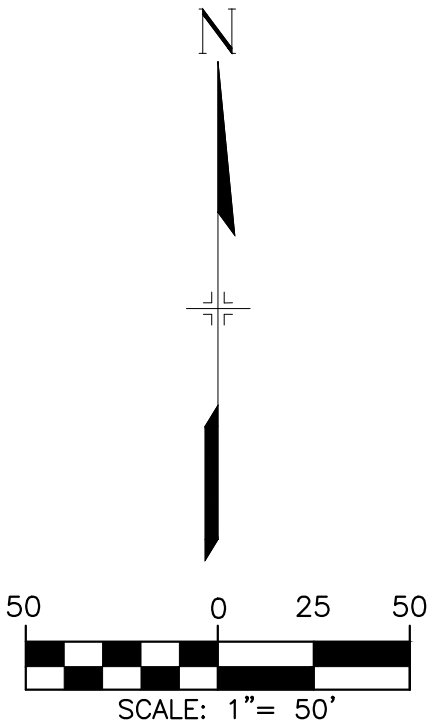
# FALCON HIGHLANDS

## EL PASO COUNTY, CO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

- LEGEND**
- 3/4" ROCK  
TYPE: COMMANCHE TAN  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
  - NATIVE SEED-LOW  
MIX NAME: LOW GROW NATIVE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
  - NATIVE SEED-TALL  
MIX NAME: NATIVE PRAIRE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
  - ARTIFICIAL TURF
  - BREEZE  
TYPE: PIONEER GRANITE  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
  - PEA GRAVEL  
COLOR:  
DEPTH:  
SUPPLIER:  
OR APPROVED EQUAL
  - 2-4" COBBLE  
TYPE: GRAY ROSE COBBLE  
SUPPLIER: PIONEER  
DEPTH: 4"  
OR APPROVED EQUAL
  - BOULDERS  
SILOAM STONE (OR  
APPROVED EQUAL)  
- MINIMUM 3" ALL DIMENSIONS  
- MAXIMUM 8" ALL DIMENSIONS  
- SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
  - EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
  - SPLIT RAIL FENCE
  - 5' VINYL FENCE
  - 5' CONCRETE NOISE WALL



CONSULTANTS:

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

CIVIL ENGINEER: ATWELL LLC  
6200 S. SYRACUSE WAY  
SUITE 470  
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER: CHALLENGER COMMUNITIES  
8805 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT: FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01  
DRAWN BY: AJP  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:

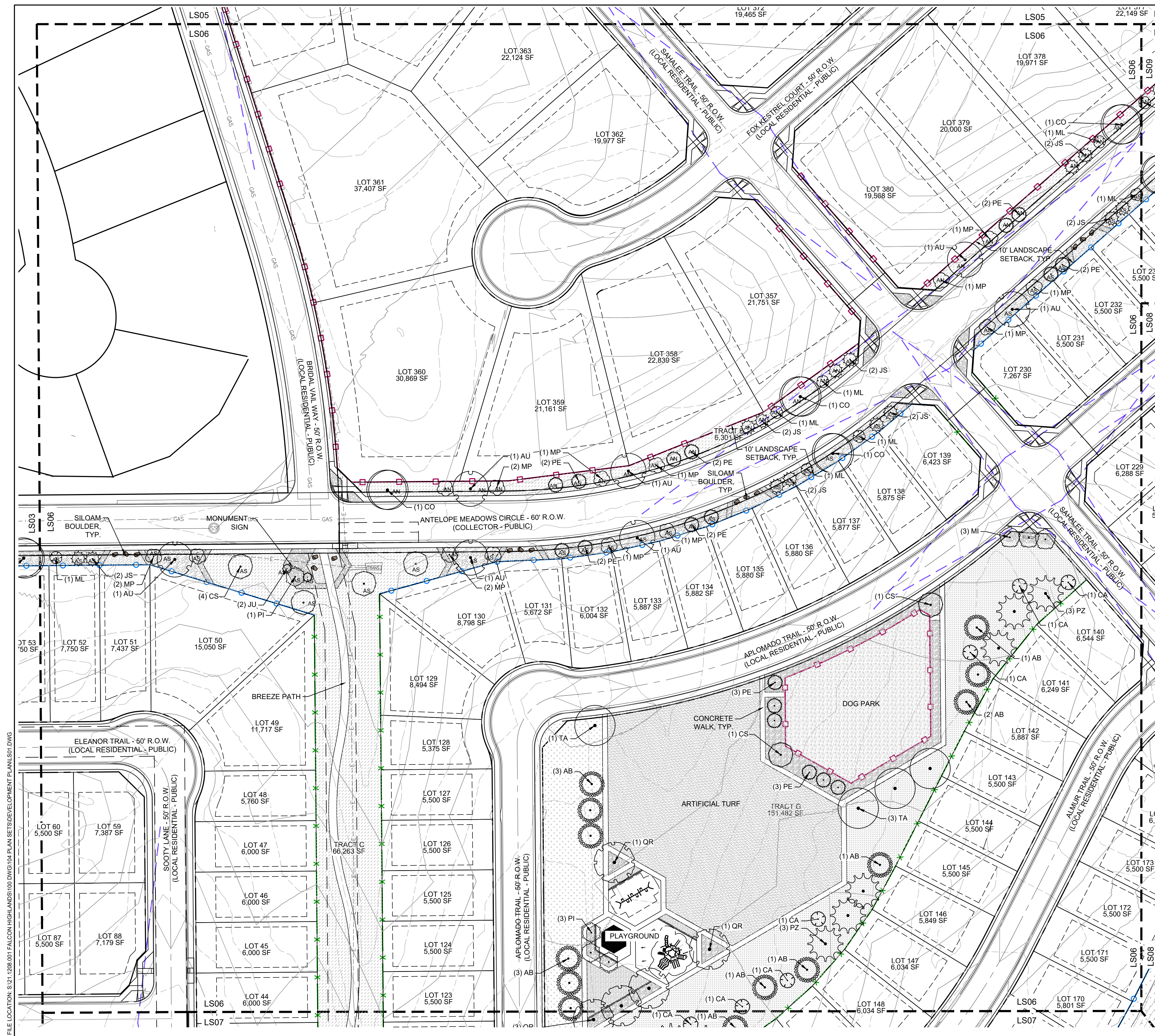
# LANDSCAPE PLAN

## LS05

SHEET 26 OF 31

CITY FILE NO.:








**FALCON HIGHLANDS**  
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN**

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO  
STATE OF COLORADO


### LEGEND


-  **3/4" ROCK**  
 TYPE: COMMANCHE TAN  
 SUPPLIER: PIONEER  
 DEPTH: 3"  
 OR APPROVED EQUAL  
 -


 **NATIVE SEED-LOW**  
 MIX NAME: LOW GROW NATIVE MIX  
 SUPPLIER: PAWNEE BUTTE SEED  
 OR APPROVED EQUAL  
 -

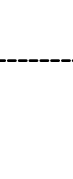
 **NATIVE SEED-TALL**  
 MIX NAME: NATIVE PRAIRE MIX  
 SUPPLIER: PAWNEE BUTTE SEED  
 OR APPROVED EQUAL  
 -

**ARTIFICIAL TURF**  
 -


 **BREEZE**  
 TYPE: PIONEER GRANITE  
 SUPPLIER: PIONEER  
 DEPTH: 3"  
 OR APPROVED EQUAL  
 -


 **PEA GRAVEL**  
 COLOR:  
 DEPTH:  
 SUPPLIER:  
 OR APPROVED EQUAL  
 -


 **2-4" COBBLE**  
 TYPE: GRAY ROSE COBBLE  
 SUPPLIER: PIONEER  
 DEPTH: 4"  
 OR APPROVED EQUAL  
 -

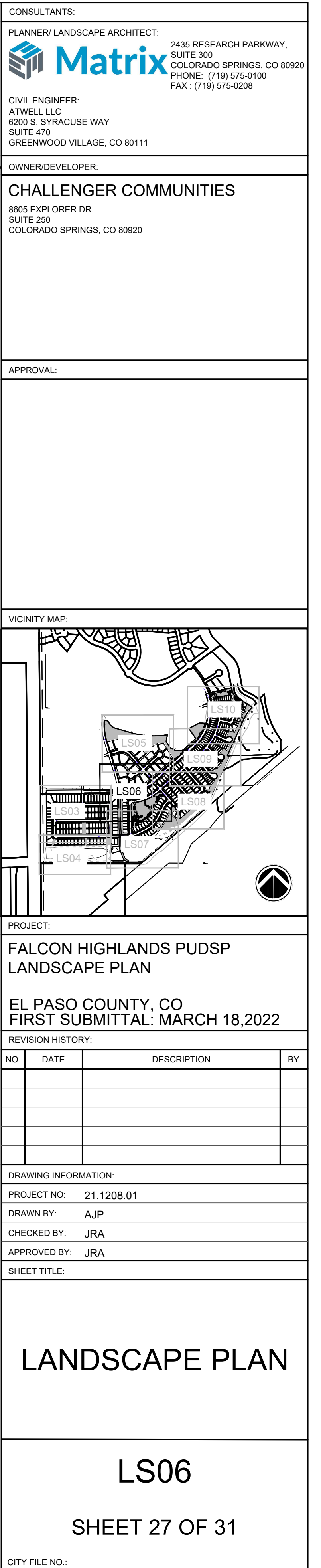
 **BOULDERS**  
 SILOAM STONE (OR  
 APPROVED EQUAL)  
 -MINIMUM 3", ALL DIMENSIONS  
 -MAXIMUM 8", ALL DIMENSIONS  
 -SUBMIT FOR APPROVAL PRIOR  
 TO INSTALL

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

 **SPLIT RAIL FENCE**

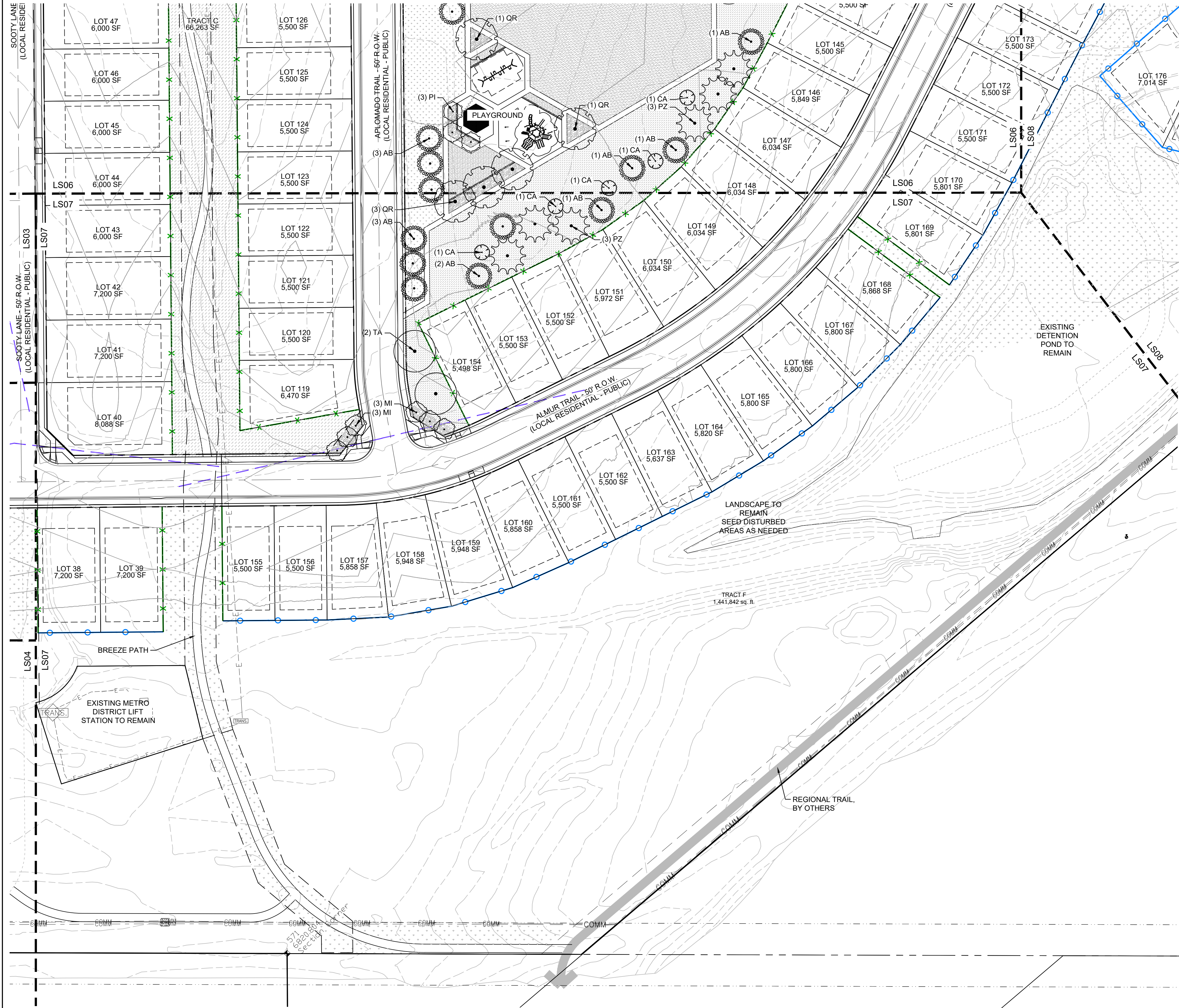
 **5" VINYL FENCE**

 **5" CONCRETE NOISE WALL**





FILE LOCATION: S:\31.1208.01 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS07.DWG

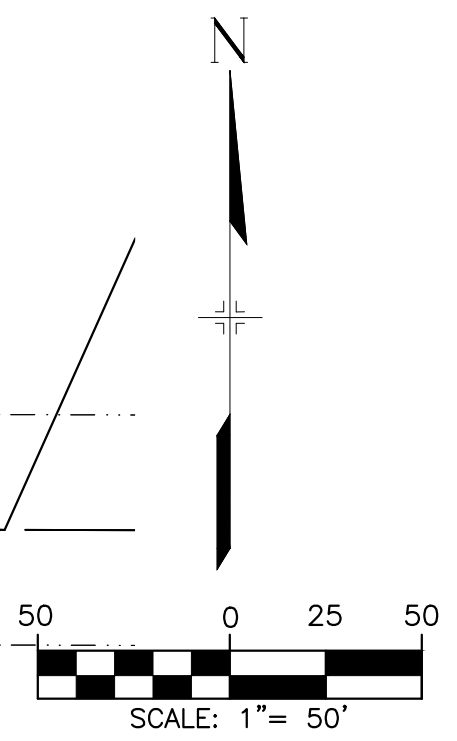


# FALCON HIGHLANDS

EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

- LEGEND**
- 3/4" ROCK  
TYPE: COMMACHE TAN  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
  - NATIVE SEED-LOW  
MIX NAME: LOW GROW NATIVE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
  - NATIVE SEED-TALL  
MIX NAME: NATIVE PRAIRE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
  - ARTIFICIAL TURF
  - BREEZE  
TYPE: PIONEER GRANITE  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
  - PEA GRAVEL  
COLOR:  
DEPTH:  
SUPPLIER:  
OR APPROVED EQUAL
  - 2-4" COBBLE  
TYPE: GRAY ROSE COBBLE  
SUPPLIER: PIONEER  
DEPTH: 4"  
OR APPROVED EQUAL
  - BOULDERS  
SILOAM STONE (OR  
APPROVED EQUAL)  
- MINIMUM 3" ALL DIMENSIONS  
- MAXIMUM 8" ALL DIMENSIONS  
- SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
  - EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
  - SPLIT RAIL FENCE
  - 5' VINYL FENCE
  - 5' CONCRETE NOISE WALL



CONSULTANTS:

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

CIVIL ENGINEER:  
ATWELL LLC  
6200 S. SYRACUSE WAY  
SUITE 470  
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:  
**CHALLENGER COMMUNITIES**  
8805 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:  
**FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN**

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

## LANDSCAPE PLAN

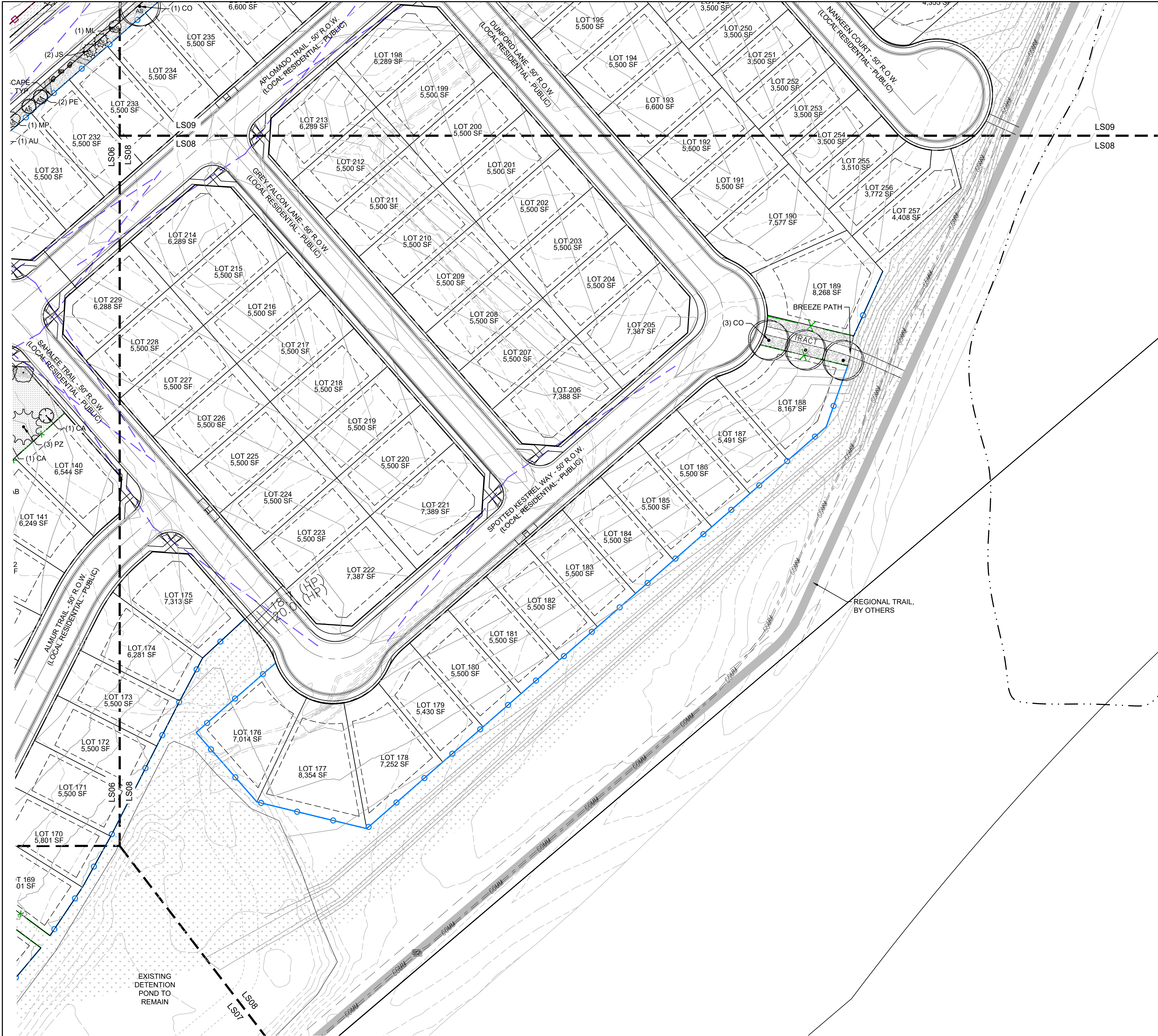
LS07

SHEET 28 OF 31

CITY FILE NO.:



FILE LOCATION: S:\31.1208.01 FALCON HIGHLANDS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



# FALCON HIGHLANDS

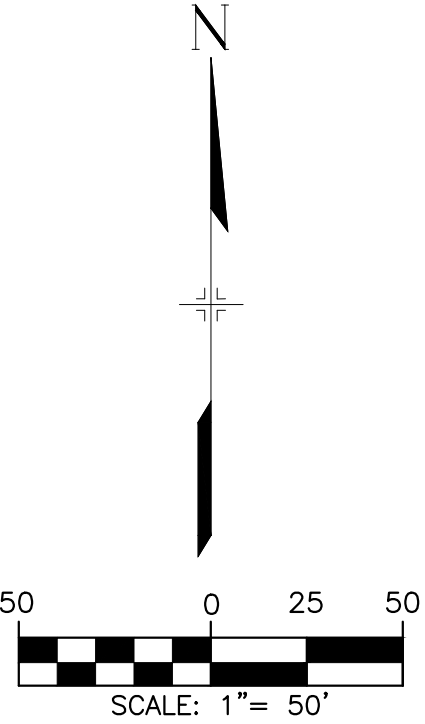
## EL PASO COUNTY, CO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

#### LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

**Matrix**

CIVIL ENGINEER:

ATWELL LLC

6200 S. SYRACUSE WAY

SUITE 470

GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:

**CHALLENGER COMMUNITIES**

8805 EXPLORER DR.

SUITE 250

COLORADO SPRINGS, CO 80920

APPROVAL:

VICINITY MAP:

PROJECT:

**FALCON HIGHLANDS PUDSP**

**LANDSCAPE PLAN**

**EL PASO COUNTY, CO**

**FIRST SUBMITTAL: MARCH 18, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

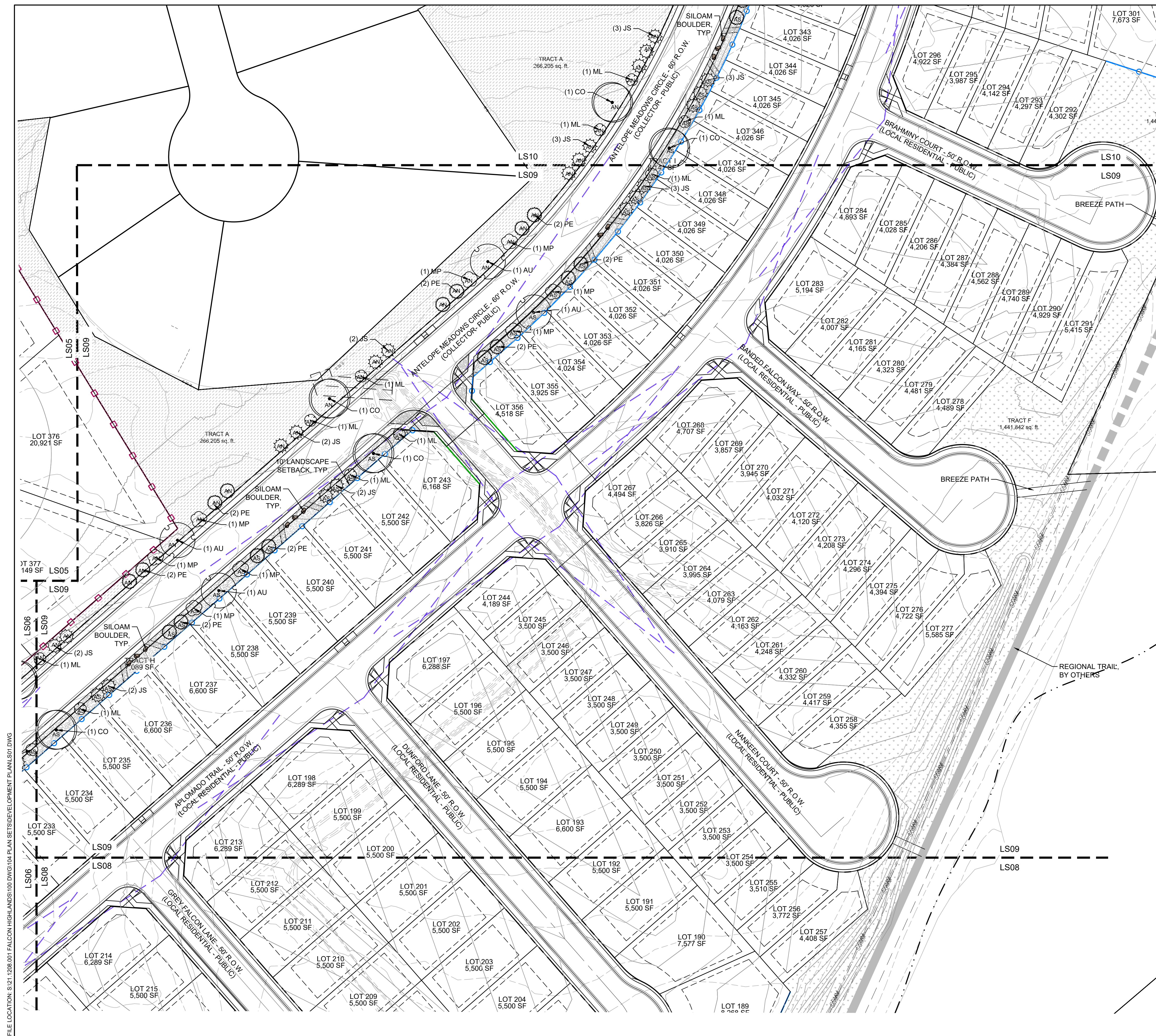
**LANDSCAPE PLAN**

**LS08**

**SHEET 29 OF 31**

CITY FILE NO.:






# FALCON HIGHLANDS

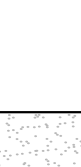
EL PASO COUNTY, CO

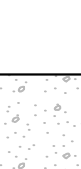
**PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN**

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO


## LEGEND


-  **3/4" ROCK**  
TYPE: COMMANCHE TAN  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL  
-


 **NATIVE SEED-LOW**  
MIX NAME: LOW GROW NATIVE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL  
-


 **NATIVE SEED-TALL**  
MIX NAME: NATIVE PRAIRE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL  
-

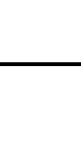
**ARTIFICIAL TURF**  
-

 **BREEZE**  
TYPE: PIONEER GRANITE  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL  
-

 **PEA GRAVEL**  
COLOR:  
DEPTH:  
SUPPLIER:  
OR APPROVED EQUAL  
-

 **2-4" COBBLE**  
TYPE: GRAY ROSE COBBLE  
SUPPLIER: PIONEER  
DEPTH: 4"  
OR APPROVED EQUAL  
-

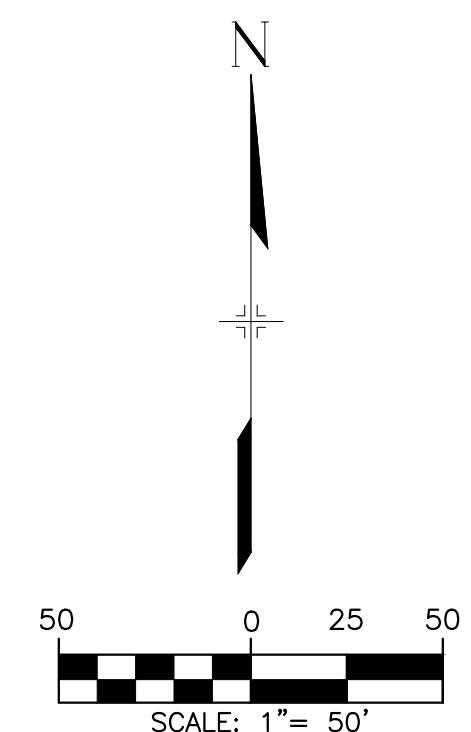
 **BOULDERS**  
SILOAM STONE (OR  
APPROVED EQUAL)  
-MINIMUM 3", ALL DIMENSIONS  
-MAXIMUM 8", ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL


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

 **SPLIT RAIL FENCE**

 **5" VINYL FENCE**

 **5" CONCRETE NOISE WALL**



CONSULTANTS:	
PLANNER/ LANDSCAPE ARCHITECT: 	2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208
CIVIL ENGINEER: ATWELL LLC 6200 S. SYRACUSE WAY SUITE 470 GREENWOOD VILLAGE, CO 80111	

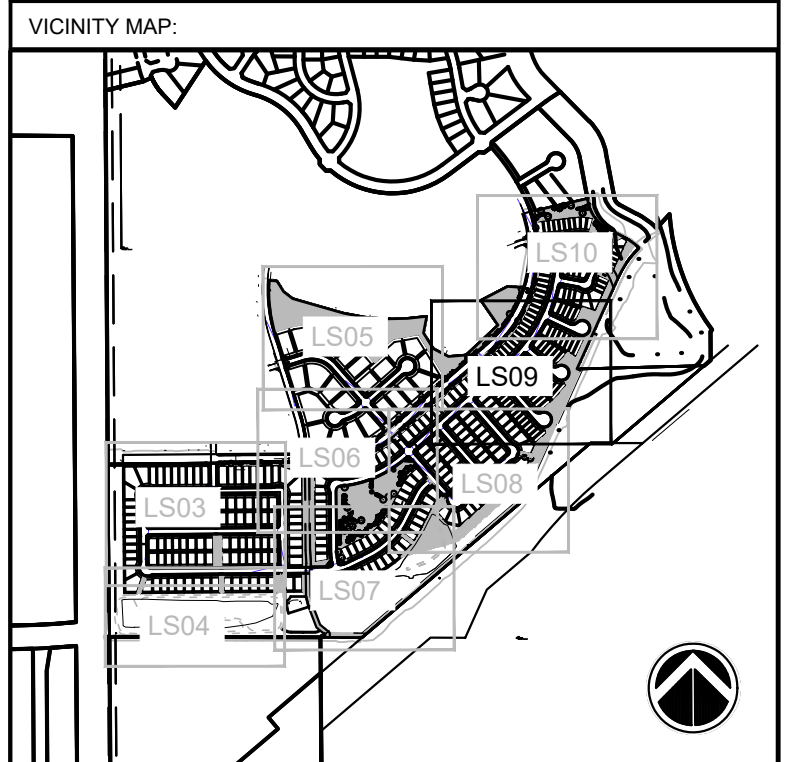
OWNER/DEVELOPER:

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**CHALLENGER COMMUNITIES**

8605 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:



PROJECT:
FALCON HIGHLANDS PUDSP LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1208.01

DRAWN BY: AJP

CHECKED BY: JIRA

APPROVED BY: IRA

SHEET TITLE:

LANDSCAPE PLAN

LS09

SHEET 30 OF 31

CITY FILE NO.:

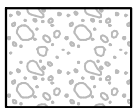



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FALCON HIGHLANDS  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN


A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO


LEGEND

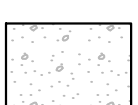
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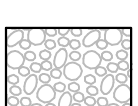
3/4" ROCK  
TYPE: COMMANCHE TAN  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
- 

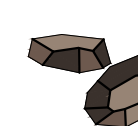
NATIVE SEED-LOW  
MIX NAME: LOW GROW NATIVE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
- 


NATIVE SEED-TALL  
MIX NAME: NATIVE PRAIRE MIX  
SUPPLIER: PAWNEE BUTTE SEED  
OR APPROVED EQUAL
- 


ARTIFICIAL TURF
- 

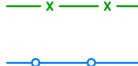
BREEZE  
TYPE: PIONEER GRANITE  
SUPPLIER: PIONEER  
DEPTH: 3"  
OR APPROVED EQUAL
- 


PEA GRAVEL  
COLOR:  
DEPTH:  
SUPPLIER:  
OR APPROVED EQUAL
- 

2-4" COBBLE  
TYPE: GRAY ROSE COBBLE  
SUPPLIER: PIONEER  
DEPTH: 4"  
OR APPROVED EQUAL
- 

BOULDERS  
SILOAM STONE (OR  
APPROVED EQUAL)  
- MINIMUM 3" ALL DIMENSIONS  
- MAXIMUM 8" ALL DIMENSIONS  
- SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
- 

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

SPLIT RAIL FENCE
- 

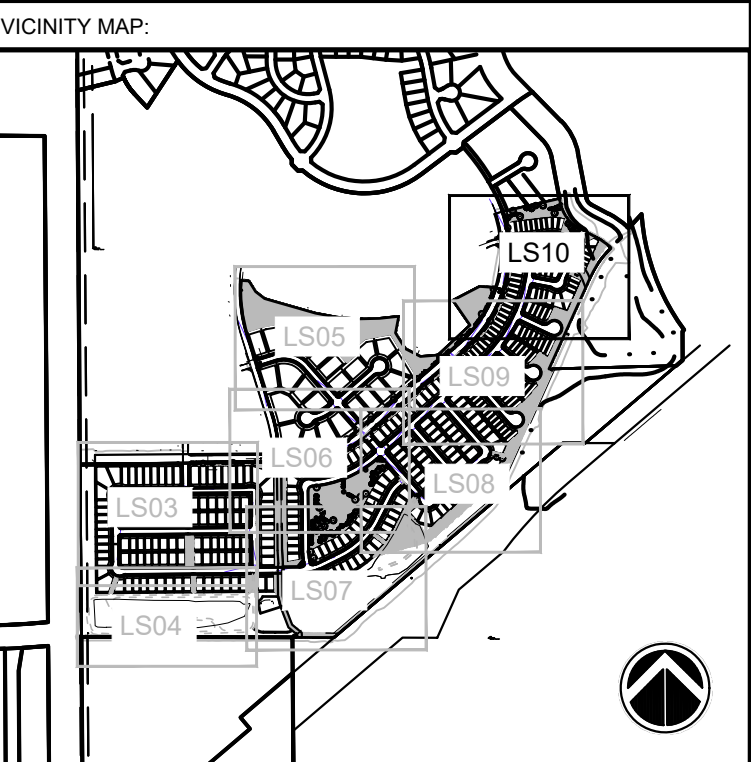
5" VINYL FENCE
- 

5" CONCRETE NOISE WALL

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
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ATWELL LLC  
6200 S. SYRACUSE WAY  
SUITE 470  
GREENWOOD VILLAGE, CO 80111

OWNER/DEVELOPER:  
CHALLENGER COMMUNITIES  
8805 EXPLORER DR.  
SUITE 250  
COLORADO SPRINGS, CO 80920

APPROVAL:



PROJECT:  
FALCON HIGHLANDS PUDSP  
LANDSCAPE PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MARCH 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

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APPROVED BY: JRA  
SHEET TITLE:

LANDSCAPE PLAN

LS10  
SHEET 31 OF 31

CITY FILE NO.:

