

FALCON HIGHLANDS

EL PASO COUNTY, CO

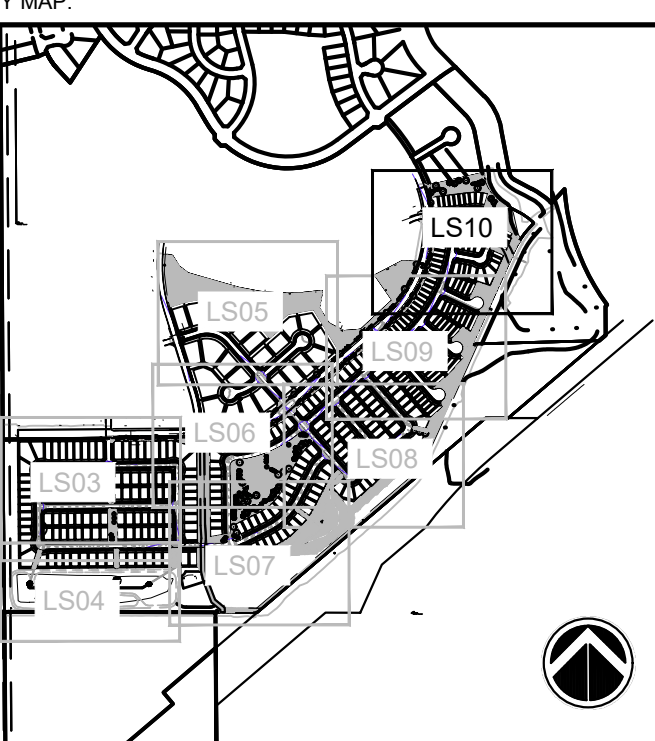
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

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
 OCTOBER 10, 2023

REVISION HISTORY:

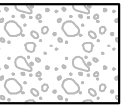




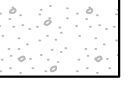
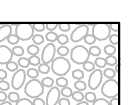





NO.	DATE	DESCRIPTION	BY
0	08/26/2022	PER COUNTY COMMENTS	AP
1	09/08/2022	PER COUNTY COMMENTS	AP
2	04/20/2023	PER COUNTY COMMENTS	RF
3	07/20/2023	PER COUNTY COMMENTS	RF
4	09/22/2023	PER COUNTY COMMENTS	RF

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

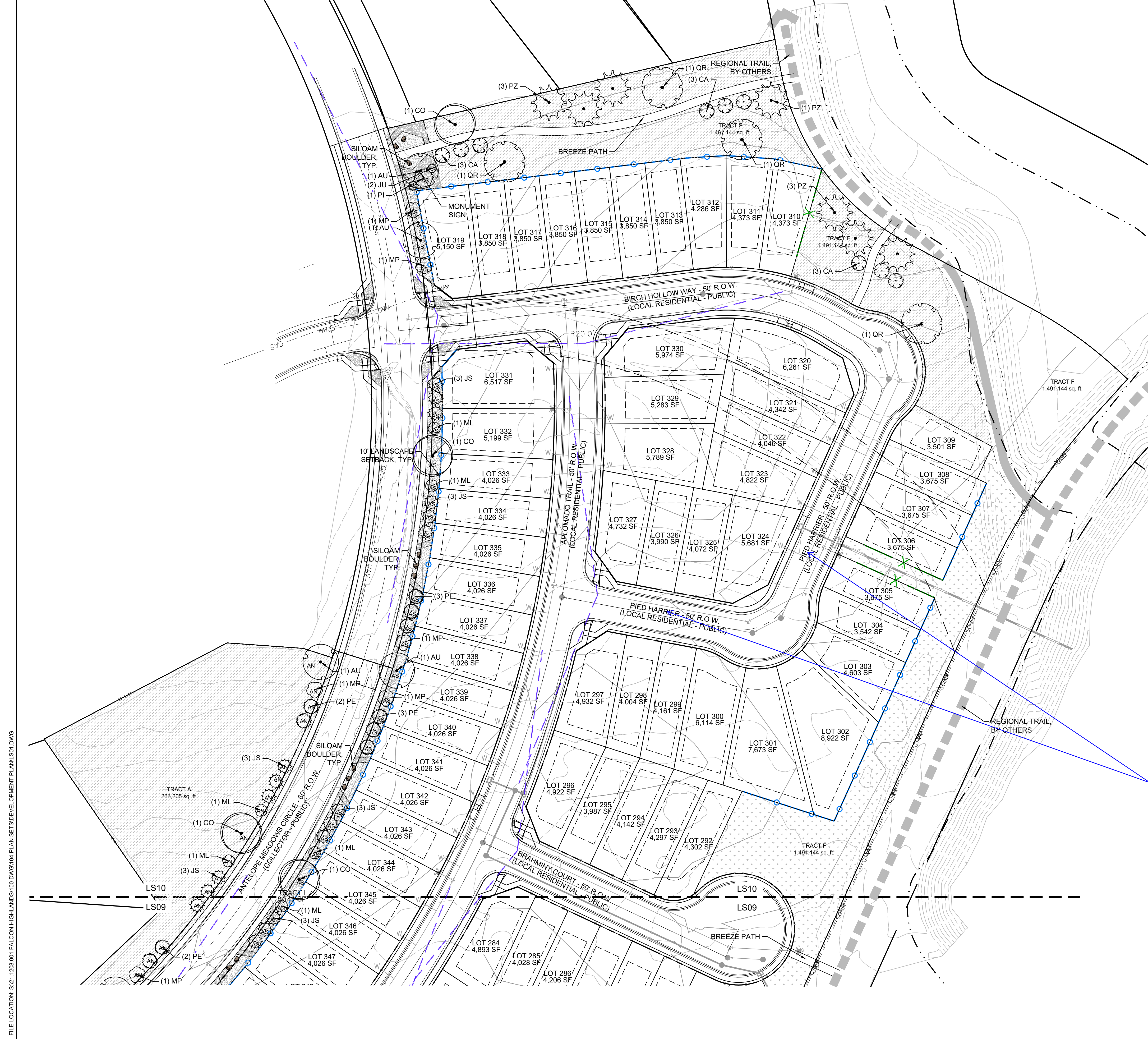
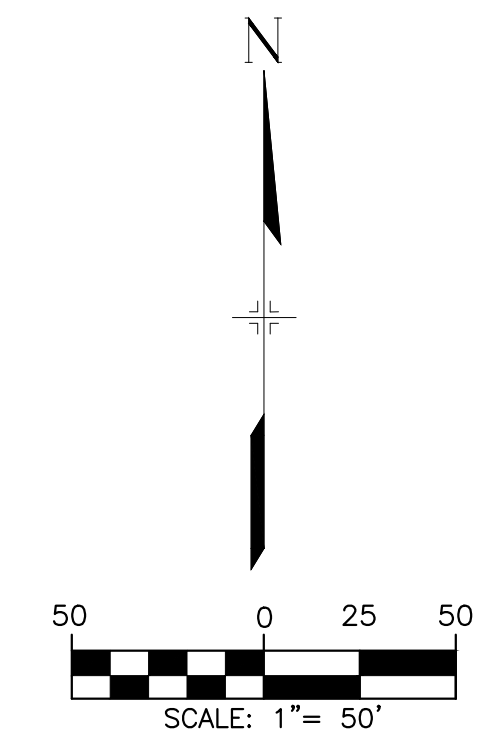
LANDSCAPE PLAN

LS10
 SHEET 31 OF 31
 COUNTY FILE NO: PUDSP-22-005

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

Unresolved: Birch Hollow Way per E911



FILE LOCATION: S:\31.1208.001 FALCON HIGHLANDS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS10.DWG