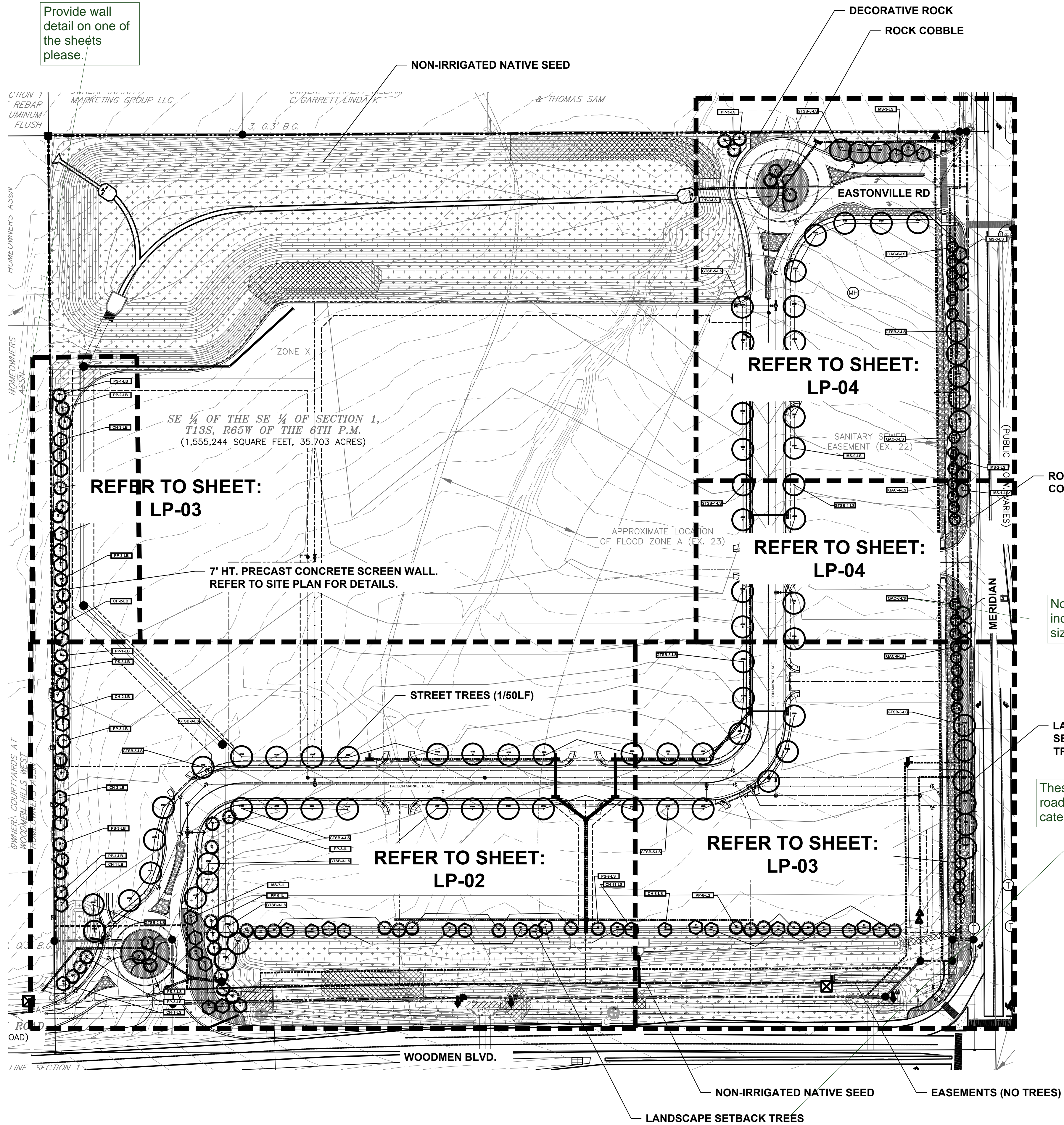


Provide wall detail on one of the sheets please.



EL PASO COUNTY LANDSCAPE CODE COMPLIANCE

WOODMEN BLVD. (EXPRESSWAY) - FRONTAGE-1,053 LF/20 = TREES REQUIRED/PROVIDED: 53/53 (LS)

MERIDIAN ROAD (EXPRESSWAY) - FRONTAGE - 1,029 LF/20 = TREES REQUIRED/PROVIDED: 51/51 (LS)

WEST BUFFER - 803 LF/15 = TREES REQUIRED/PROVIDED ALONG FENCE LINE: 53/33
WAIVER OF 20 TREES IS REQUESTED ALONG WEST BOUNDARY DUE TO GRADING AT NORTHWEST END (LB)

BUFFER AT NORTH BOUNDARY: 250' WIDE SUB-REGIONAL DETENTION POND SHOWN
BUFFER at West: non-arterial is 10' setback and 1 tree / 30 feet not 50 feet

INTERNAL ROADWAY:
EASTONVILLE ROAD: PROPOSE 1 TREE/50 LF, 13 REQUIRED/13 PROVIDED (LS)
FALCON MARKET PLACE: PROPOSE 1 TREE/50 LF, 60 REQUIRED/60 PROVIDED (LS)

ALL TREES USED ARE APPROVED DROUGHT RESISTANT FROM APPENDIX 'A': SKYLINE HONEYLOCUST, PONDEROSA PINE, COCKSPUR HAWTHORN, SPRING SNOW CRAB APPLE AND CRIMSON SPIRE OAK.

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

Place roadway (there is no internal roadway-its just roadway) landscaping requirement sequential and then do the buffer requirement. Please provide a note, " Additional landscaping requirements not limited to parking, internal will be provided at the time of the individual site development plans."

Evergreen trees are required per the LDC, Table 6-1 minimum 1/3 roadway trees are to be evergreen -Pinon or Austrian are drought tolerant over the spruce

Not legible-increase call out size

LANDSCAPE SETBACK TREES

These are roadway category trees

FALCON MARKETPLACE LANDSCAPE GUIDELINES

INTERNAL ROADWAYS - 1 SHADE TREE/50 LF delete

ALL PLANT MATERIAL SHALL BE SELECTED FROM FALCON MARKETPLACE PLANT PALETTE. PLANT QUANTITIES SHALL BE PER EL PASO COUNTY CODE REQUIREMENTS

ROCK MULCHES SHALL BE: 3/4", 1.5" OR 2-4" DIAMETER ARKANSAS TAN AND/ OR DENVER GRANITE. NO WOOD MULCH ALLOWED

ACCENT BOULDERS SHALL BE: ARKANSAS TAN AND/OR BROADMOOR, TWO SIZES-18" X 24", 24" X 36" DIAMETER, INSTALLED 1/3 BELOW GRADE

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

ALL OTHER GUIDELINES NOT SPECIFICALLY NOTED HERE SHALL BE PER EL PASO COUNTY CODE

Add irrigation to establish and maintain statement in lieu of irrigation plan sheet

Show symbol for each tree in key table and on plan- please increase font so this can be read from a printed 11x17 planset in the field.

Abbreviations and symbols please

FALCON MARKETPLACE PLANT PALETTE

Abbr.	Botanical Name	Common Name
EVERGREEN TREES:		
PE	<i>Pinus edulis</i>	Pinon Pine
PN	<i>Pinus nigra</i>	Austrian Pine
PP	<i>Pinus ponderosa</i>	Ponderosa Pine
PS	<i>Pinus sylvestris</i>	Scotch Pine
DECIDUOUS TREES:		
ACT	<i>Acer tataricum</i>	Tatarian Maple
AL	<i>Acer platanoides</i>	Norway Maple (European)
GT	<i>Gleditsia triacanthos</i>	Skyline Honeylocust
MM	<i>Malus 'Indian Magic'</i>	Indian Summer Crab
MP	<i>Malus 'Profusion'</i>	Profusion Crabapple
MPF	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple
MS	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple
PCN	<i>Prunus cerasifolia 'Newport'</i>	Newport Plum
QB	<i>Quercus tinctor</i>	Swamp White Oak
TA	<i>Tilia americana 'Boulevard'</i>	Boulevard Linden
EVERGREEN SHRUBS:		
	<i>Juniperus horizontalis 'Hughes'</i>	Hughes Juniper
	<i>Juniperus scopulorum 'Cologreen'</i>	Cologreen Juniper
	<i>Juniperus horizontalis</i>	Blue Chip Juniper
	<i>Juniperus sabina</i>	Buffalo Juniper
	<i>Juniperus horizontalis 'Wilton'</i>	Blue Rug Juniper
	<i>Juniperus sabina tamariscifolia</i>	Tamarix Juniper
DECIDUOUS SHRUBS:		
	<i>Amelanchier alnifolia</i>	Western Serviceberry
	<i>Aronia melanocarpa elata</i>	Black Chokeberry
	<i>Berberis thunbergii 'Atropurpurea'</i>	Redleaf Barberry
	<i>Euroyuncus alatus 'Compactus'</i>	Dwarf Burning Bush
	<i>Ligustrum x vicaryi</i>	Golden Privet
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Prunus besseyi</i>	Western Sand Cherry
	<i>Prunus x cistena</i>	Purple Leaf Plum
	<i>Potentilla fruticosa 'Gold Finger'</i>	Gold Finger Potentilla
	<i>Potentilla fruticosa 'Sutter's Gold'</i>	Sutter's Gold
	<i>Potentilla fruticosa 'McKay's White'</i>	McKay's White
	<i>Rhus typhina</i>	Staghorn Sumac
	<i>Rhus trilobata</i>	Three-leaf Sumac
	<i>Spiraea x bumalda 'Froebelii'</i>	Froebel Spirea
	<i>Syringa meyeri patula</i>	Miss Kim Lilac
	<i>Spiraea vanhouttei</i>	Vanhouttei Spirea
	<i>Viburnum opulus 'Compactum'</i>	European Compact Viburnum
	<i>Viburnum trilobum 'Spring Green'</i>	Spring Green Compact Viburnum
ORNAMENTAL GRASSES:		
	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass
	<i>Schizachyrium scoparium 'Blaze'</i>	Little Bluestem Grass 'Blaze'
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES		

FALCON MARKETPLACE
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

JOB NUMBER: 688-17

REVISIONS	DATE	PER	COMMENTS

ORIGINAL DATE: 5-22-17

DRAWN BY: JM

DESCRIPTION: Roadway and buffer North & West Landscape Plan

SHEET NO: LP-01 (delete Overall)

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER RELATED PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

OVERALL LANDSCAPE PLAN



SCALE 1"=80'

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



FALCON MARKETPLACE
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

JOB NUMBER: 688-17

REVISIONS	DATE	PER	COMMENTS

ORIGINAL DATE: 5-22-17

DRAWN BY: JM

DESCRIPTION: Roadway and buffer North & West Landscape Plan

SHEET NO: LP-01 (delete Overall)

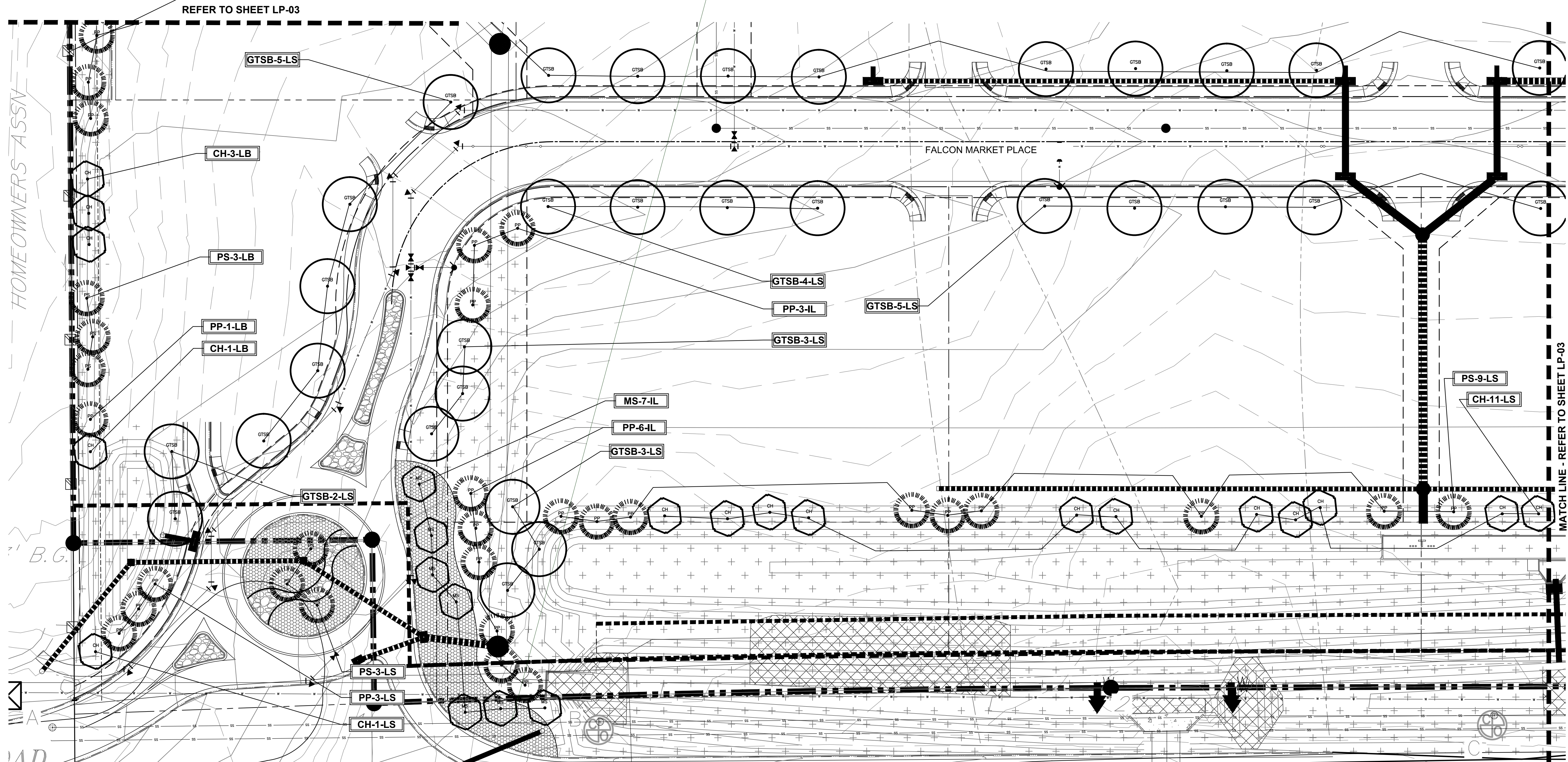
DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER RELATED PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

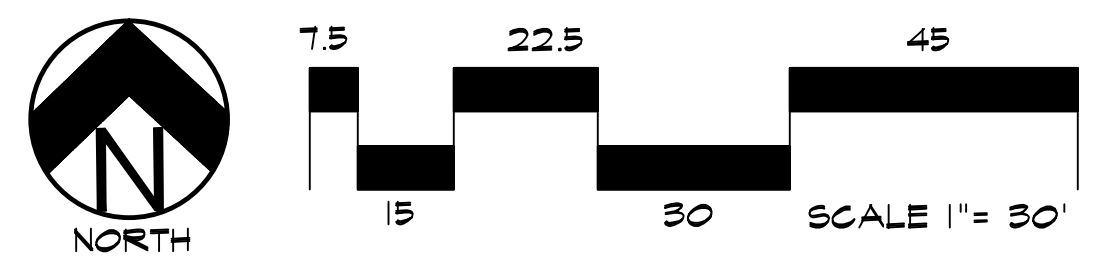
Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

7' HT. PRECAST CONCRETE SCREEN WALL.
REFER TO SITE PLAN FOR DETAILS.



LANDSCAPE PLAN - AREA 'A'



DOCUMENT NOTE
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



FALCON MARKETPLACE
FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

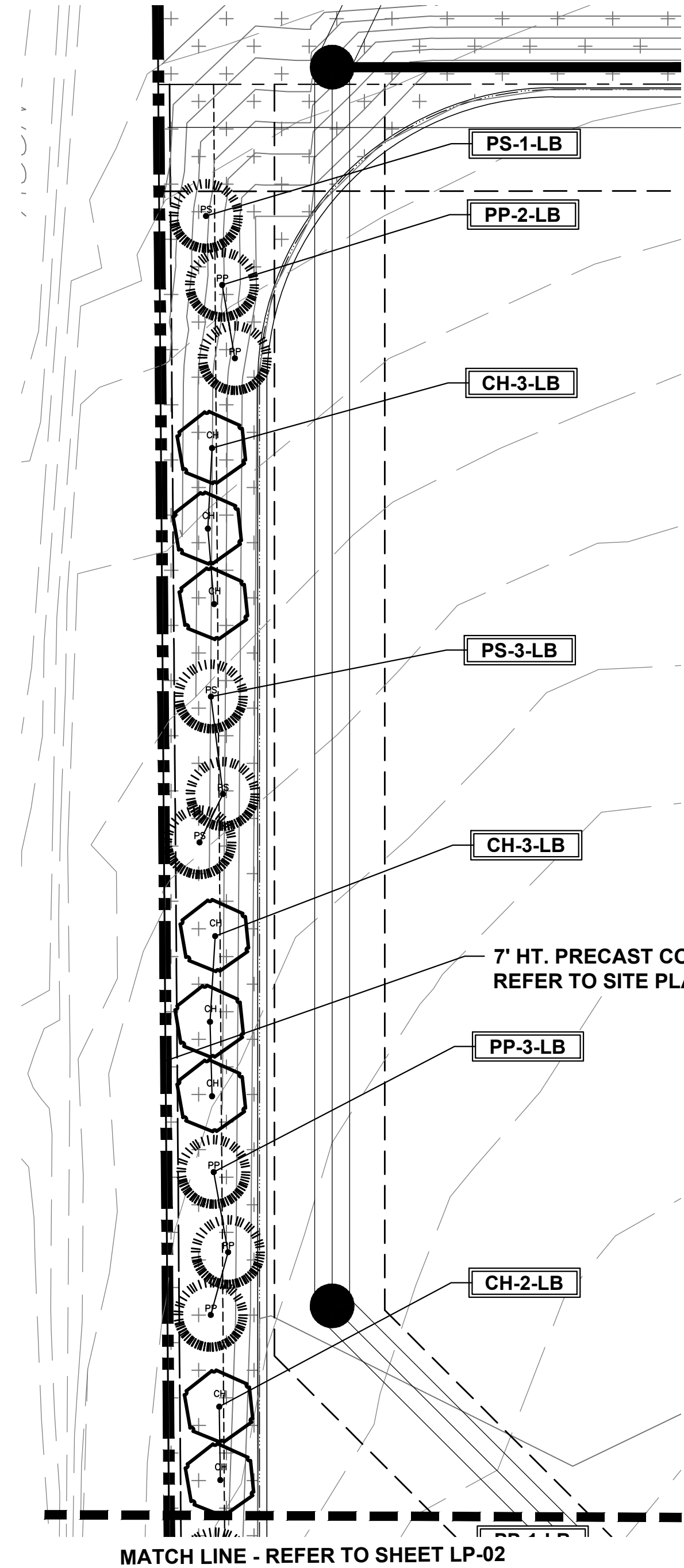
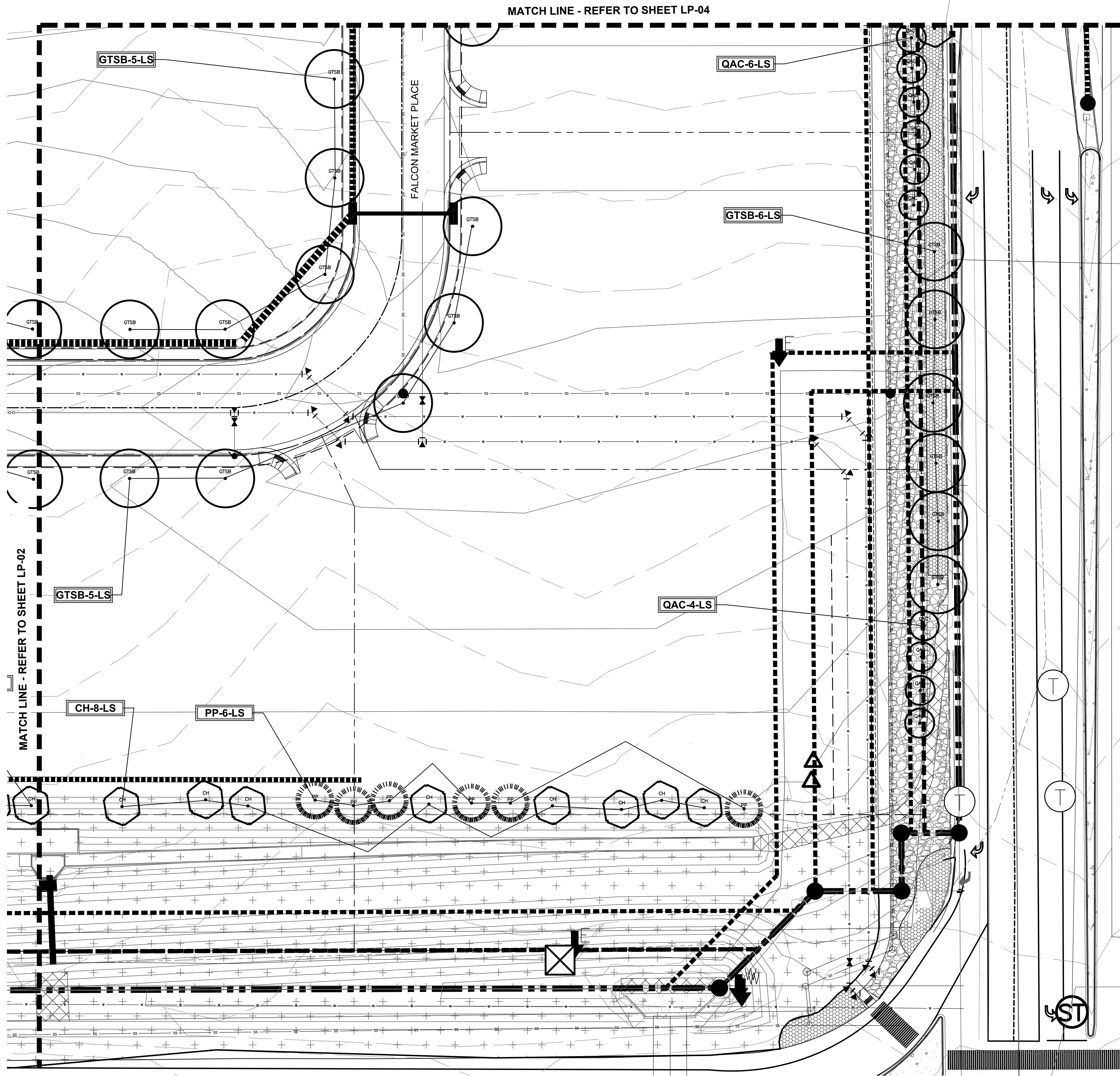
FOR APPROVAL ONLY

NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	7-2-18	PER COMMENTS
	ORIGINAL DATE	5-22-17
	DRAWN BY:	JM
DESCRIPTION:	AREA 'A' LANDSCAPE PLAN	
SHEET NO.	LP-02	

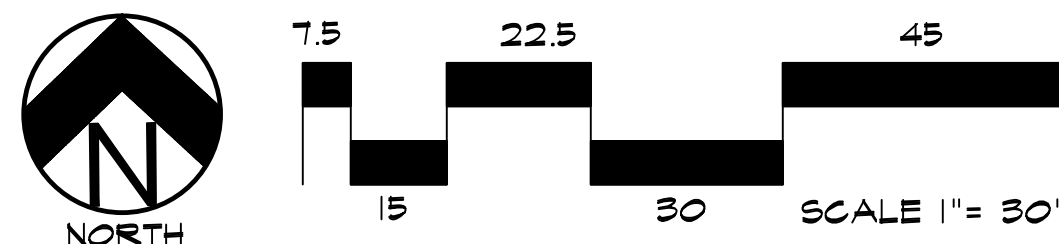
Identify setbacks on all sheets

Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'B'



LANDSCAPE PLAN - AREA 'E'

DOCUMENT NOTE
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

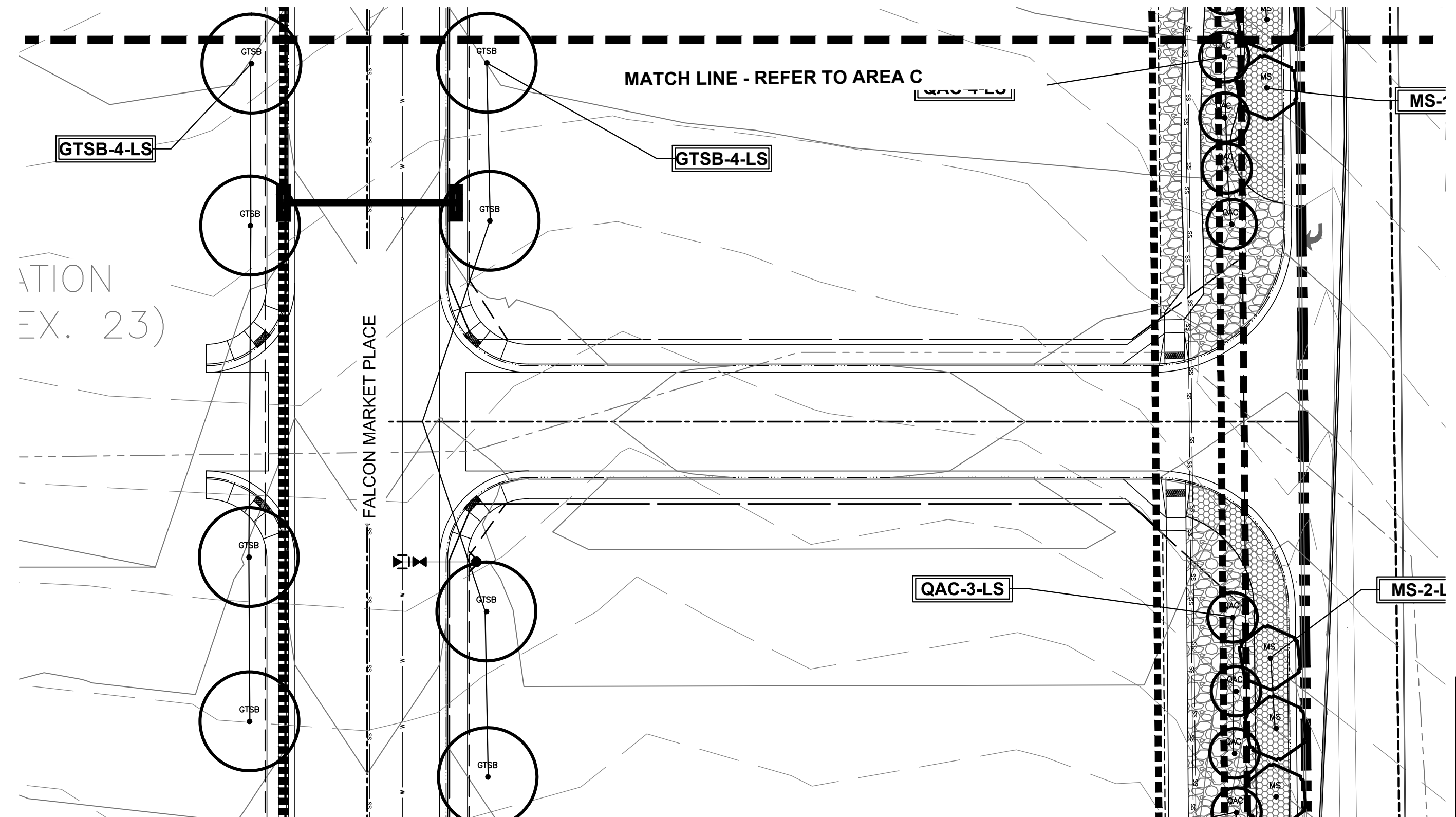
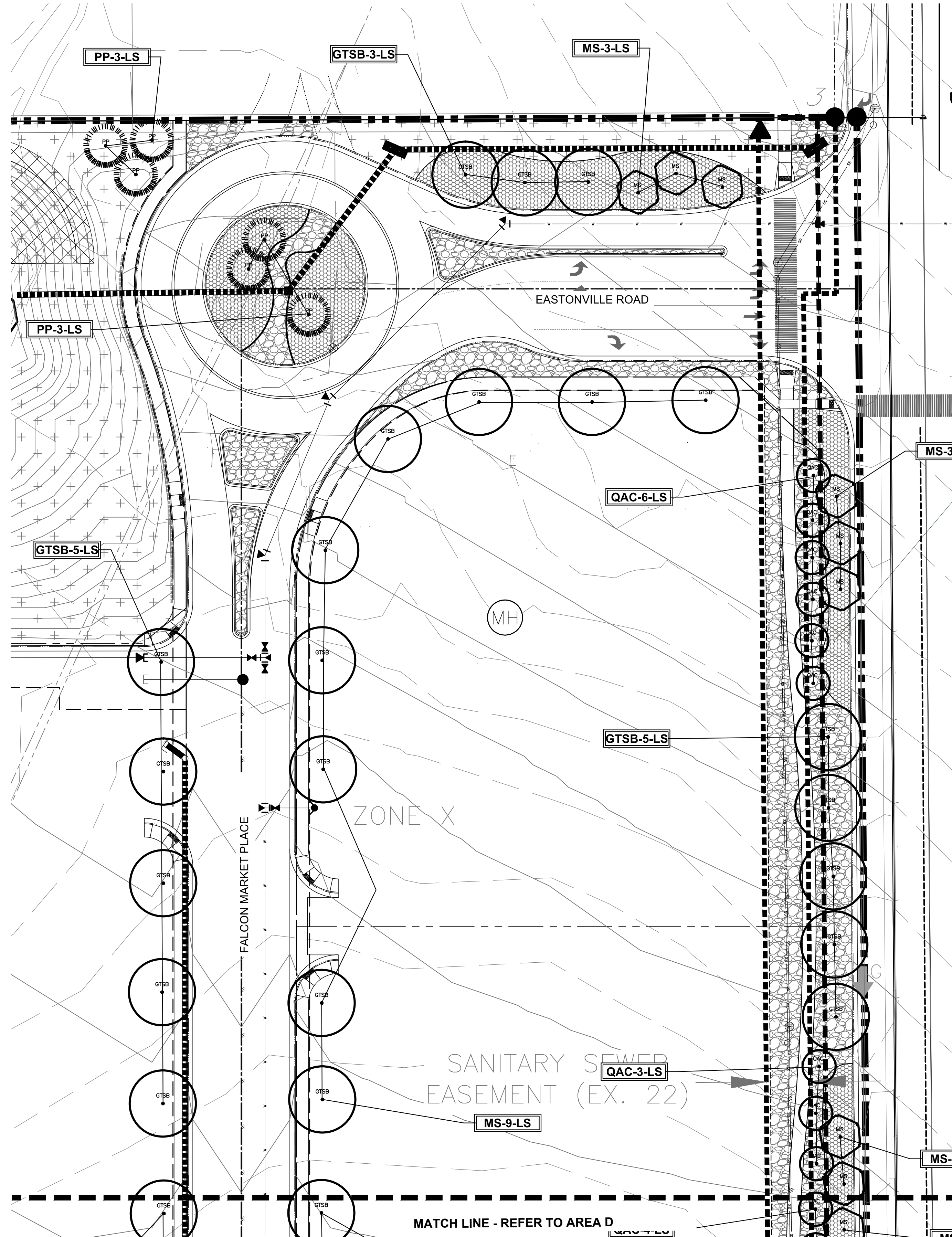
HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-268-1122



FALCON MARKETPLACE
 FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO
 PREPARED FOR:
 DREXEL, BARRELL & CO.
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

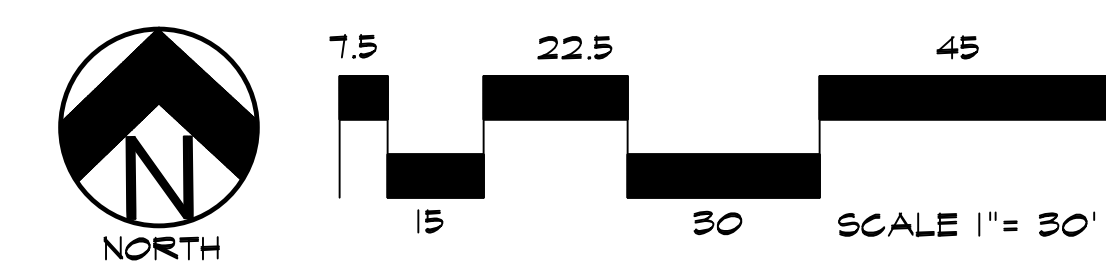
NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	7-2-18	PER COMMENTS
	ORIGINAL DATE	5-22-17
	DRAWN BY:	JVM
DESCRIPTION:	AREA 'B' & 'E' LANDSCAPE PLAN	
SHEET NO.	LP-03	



Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

LANDSCAPE PLAN - AREA 'C'



LANDSCAPE PLAN - AREA 'D'

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

NOT FOR CONSTRUCTION

JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'C' & 'D' LANDSCAPE PLAN
SHEET NO.	LP-04

FALCON MARKETPLACE

FILING NO. 1
FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
DREXEL, BARRELL & CO.

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

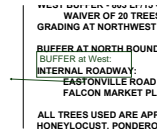
HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-577-1646
Fax 719-588-1122



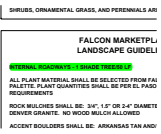
Markup Summary

dsdparsons (20)



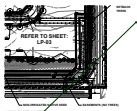
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/18/2018 12:18:38 PM
Color: ■

BUFFER at West: ____

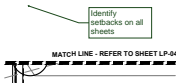


Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 7/18/2018 12:20:08 PM
Color: ■

INTERNAL ROADWAYS - 1 SHADE TREE/50 LF

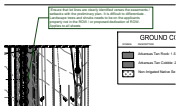


Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 7/18/2018 12:51:26 PM
Color: ■



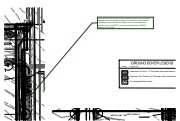
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/19/2018 10:20:59 AM
Color: ■

Identify setbacks on all sheets



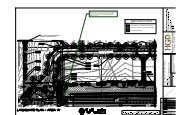
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/19/2018 9:48:30 AM
Color: ■

Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 7/19/2018 9:50:29 AM
Color: ■

Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/19/2018 9:50:46 AM
Color: ■

Ensure that lot lines are clearly identified verses the easements / setbacks with the preliminary plan. It is difficult to differentiate . Landscape trees and shrubs needs to be on the applicants property not in the ROW / or proposed dedication of ROW. Applies to all sheets



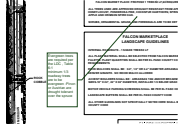
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:12 AM
Color: ■

Comments on this page apply to all sheets.



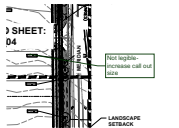
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:18 AM
Color: ■

Place roadway (there is no internal roadway-its just roadway)landscaping requirement sequential and then do the buffer requirement. Please provide a note , " Additional landscaping requirements not limited to parking, internal will be provided at the time of the individual site development plans. "



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:31 AM
Color: ■

Evergreen trees are required per the LDC , Table 6-1
 minimum 1/3 roadway trees are to be evergreen
 -Pinon or Austrian are drought tolerant over the spruce



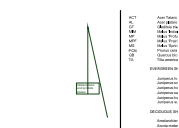
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:40 AM
Color: ■

Not legible- increase call out size



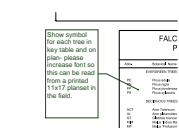
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:47 AM
Color: ■

These are roadway category trees



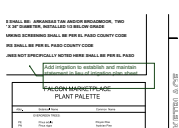
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:51:58 AM
Color: ■

Abbreviations and symbols please



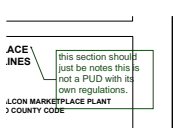
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:52:12 AM
Color: ■

Show symbol for each tree in key table and on plan- please increase font so this can be read from a printed 11x17 planset in the field.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:52:17 AM
Color: ■

Add irrigation to establish and maintain statement in lieu of irrigation plan sheet



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:52:29 AM
Color: ■

this section should just be notes this is not a PUD with its own regulations.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:52:44 AM
Color: ■

non-arterial is 10' setback and 1 tree / 30 feet not 50 feet

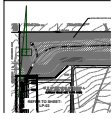
MARKETPLACE
LANDSCAPE GUIDELINES

E/50 CF

EXTRACTED FROM FALCON MARKETPLACE
DESIGNED BY PER EL PASO COUNTY CODE

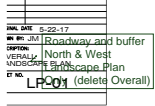
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:52:51 AM
Color: ■

delete



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:53:01 AM
Color: ■

Provide wall detail on one of the sheets please.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/19/2018 9:53:10 AM
Color: ■

Roadway and buffer North & West Landscape Plan
Only (delete Overall)