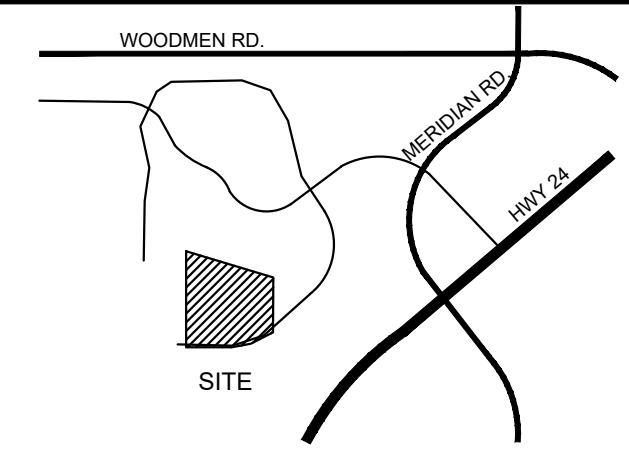


# FALCON HIGHLANDS SOUTH FILING 1 LANDSCAPE CONSTRUCTION DOCUMENTS

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



VICINITY MAP



Know what's below.  
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## LEGAL DESCRIPTION

### TO BE PLATTED AS:

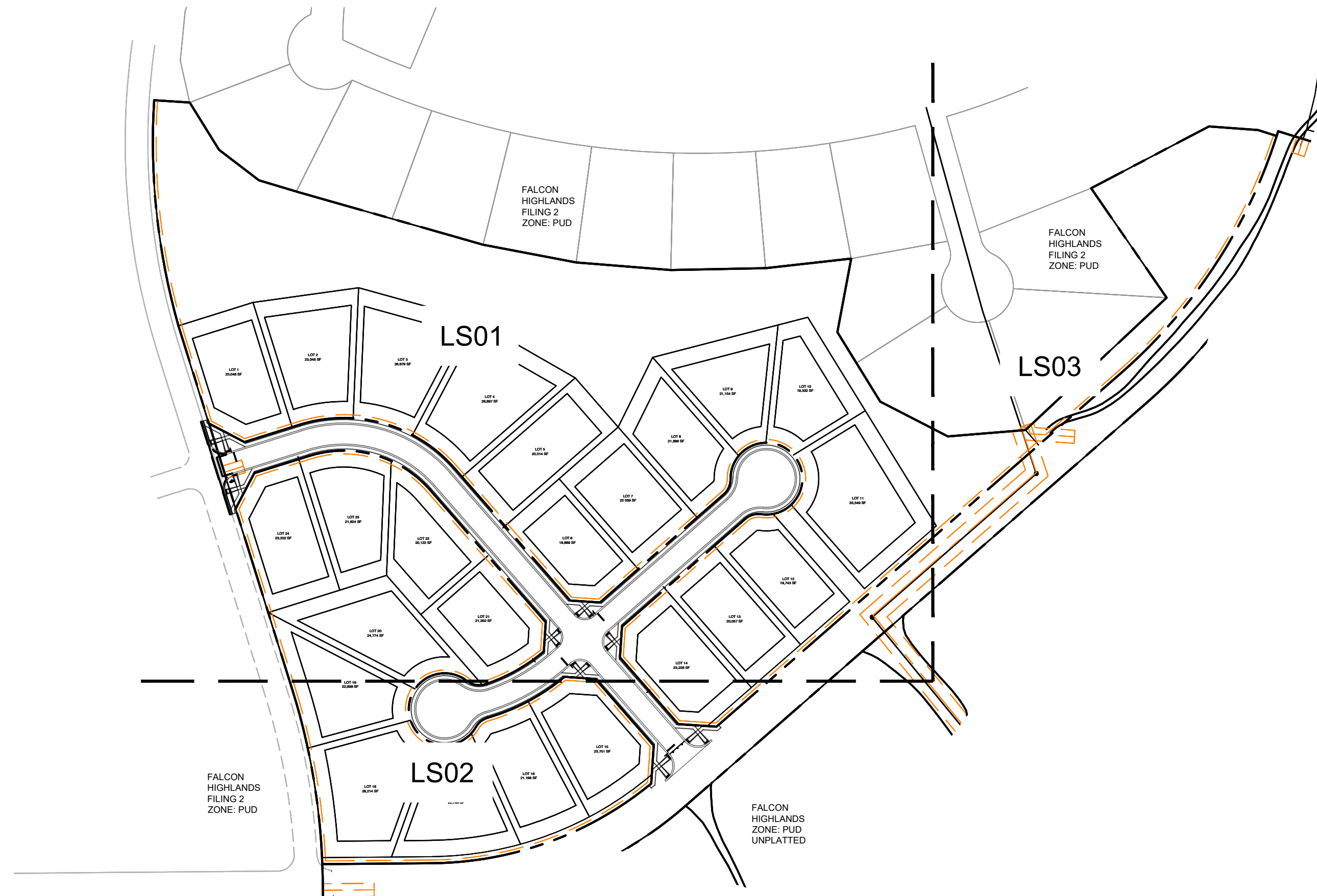
A PARCEL OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AL THE SOUTH END (SOUTHWEST CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 INCH ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END (WEST ONE-QUARTER CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 4842", WHICH IS ASSUMED TO BEAR NORTH 00°23'31" WEST 2,627.59 FEET, WITH 1/1. BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF FALCON HIGHLANDS FILING NO. 2, RECORDED JULY 14, 2006 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 206712369, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 46°21'15" WEST 1,710.04 FEET;

THENCE ON THE EXTERIOR OF SAID F-1.CON HIGHLANDS FILING NO. 2 THE FOLLOWING (24) TWENTY-FOUR COURSES:

1. NORTH 00°29'J6" WEST 29.99 FEET TO A POINT OF CURVE;
  2. ON THE ARC OF A 1,025.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°55'34" AND AN ARC LENGTH OF 302.80 FEET;
  3. NORTH 17°24'20" WEST 554.86 FEET TO A POINT OF CURVE;
  4. ON THE ARC OF A 1,030 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'59" AND AN ARC LENGTH OF 376.91 FEET;
  5. SOUTH 86°1'354 EAST 54.48 FEET;
  6. SOUTH 31°51'00" EAST 85.17 FEET;
  7. SOUTH 52°36' 41" EAST 76.95 FEET;
  8. SOUTH 73° 19'02" EAST 65.73 FEET;
  9. SOUTH 74°06'49" EAST 291.13 FEET;
  10. SOUTH 79°1' 3'1" EAST 145.07 FEET;
  11. SOUTH 85°23'1" EAST 145.17 FEET;
  12. NORTH 88°52'41" EAST 145.19 FEET;
  13. NORTH 83°36'1" <Y EAST 131.74 FEET;
  14. SOUTH 10°35'2" WEST 114.54 FEET;
  15. SOUTH 31°38'08" EAST 124.91 FEET;
  16. SOUTH 62°45'04" EAST 116.47 FEET;
  17. NORTH 85°1' 8'48" EAST 119.21 FEET;
  18. NORTH 46°48'18" EAST 296.18 FEET;
  19. NORTH 34°36'0" WEST 203.48 FEET;
  20. NORTH 62°1' 8'11" EAST 203.67 FEET;
  21. SOUTH 85°51'1" <Y EAST 75.24 FEET;
  22. SOUTH 72° 16'09" EAST 30.02 FEET TO A POINT ON CURVE;
  23. ON THE ARC OF AN 810.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72°16'30" WEST, HAVING A CENTRAL ANGLE OF 00°31'58" AND AN ARC LENGTH OF 7.53 FEET;
  24. SOUTH 72°48'14" EAST 60.00 FEET TO A POINT ON CURVE;
- THENCE ON THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 72°48'28" WEST, HAVING A CENTRAL ANGLE OF 31°38'23" AND AN ARC LENGTH OF 480.43 FEET;
- THENCE SOUTH 48°49'55" WEST 938.77 FEET TO A POINT OF CURVE;
- THENCE ON THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°40'29" AND AN ARC LENGTH OF 422.40 FEET;
- THENCE SOUTH 89°J0'24" WEST 167.45 FEET TO THE POINT OF BEGINNING.
- CONTAINING 23.592 ACRES (1,027,669 SQUARE FEET), MORE OR LESS.



## PROJECT TEAM

**OWNER**  
CHALLENGER COMMUNITIES  
8605 EXPLORER DR STE 250  
COLORADO SPRINGS, CO 80920

**DEVELOPER**  
CHALLENGER COMMUNITIES  
8605 EXPLORER DR STE 250  
COLORADO SPRINGS, CO 80920

## APPLICANT

MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

**LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

## CIVIL ENGINEER

ATWELL ENGINEERING  
12295 Oracle Boulevard Suite 200  
Colorado Springs, CO 80921  
PHONE: (303)928.6757

## SUMMARY DATA

PROPERTY SIZE	23.592 ACRES
TAX SCHEDULE NO.	5300000817, 5300000587, 5300000588
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOT/UNIT COUNT	24
PROPOSED TOTAL GROSS DENSITY	1.02
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN

## LAND USE DATA

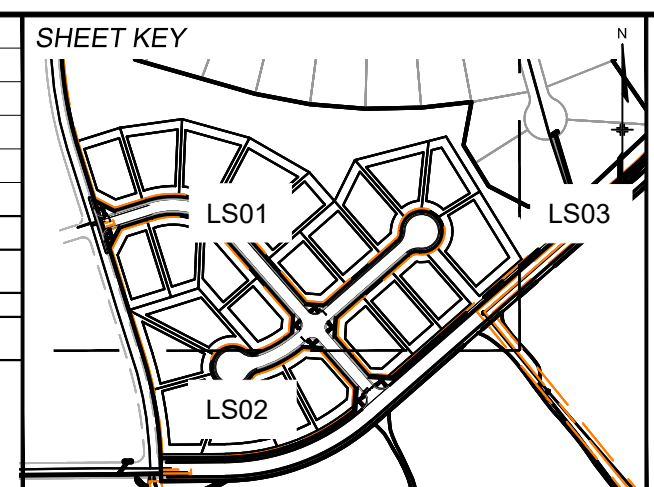
LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
SINGLE FAMILY RESIDENTIAL	12.8	55%
OPEN SPACE/PARKS	6.1	25%
PUBLIC RIGHT-OF-WAY	4.7	20%

## SHEET INDEX

DESCRIPTION	NUMBER	TITLE
LANDSCAPE TITLE SHEET	1	LT01
LANDSCAPE NOTES AND DETAILS	2	LD01
LANDSCAPE PLANS	3-5	LS01-3

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MD022934 X-PR-SITE X-PR-LANDSCAPE X-PR-BASE (BY ATWELL) X-EX-BASE (BY ATWELL) X-PR-TOPO X-EX-MAP (BY ATWELL) X-PR-MAP (BY ATWELL) X-EX-UTIL (BY ATWELL) X-PR-UTIL (BY ATWELL)			REVISIONS	

**COMPUTER FILE MANAGEMENT**  
FILE NAME: S:\24.1208.013 Falcon Highlands Fil. 1\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\LT01.dwg  
CTB FILE: Matrix(black).ctb  
PLOT DATE: August 16, 2024 3:09:44 PM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL

**PRELIMINARY**  
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1208.013

**FALCON HIGHLANDS SOUTH FILING 1**

CHALLENGER COMMUNITIES  
LANDSCAPE CONSTRUCTION DOCUMENTS

**LANDSCAPE TITLE SHEET**

DESIGNED BY: JS	SCALE	DATE ISSUED: 08.16.2024	DRAWING No.
DRAWN BY: BF	HORIZ 1" = XX'	SHEET 1 OF 5	LT01
CHECKED BY: AP	VERT. N/A		





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**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 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 HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

**LANDSCAPE NOTES**

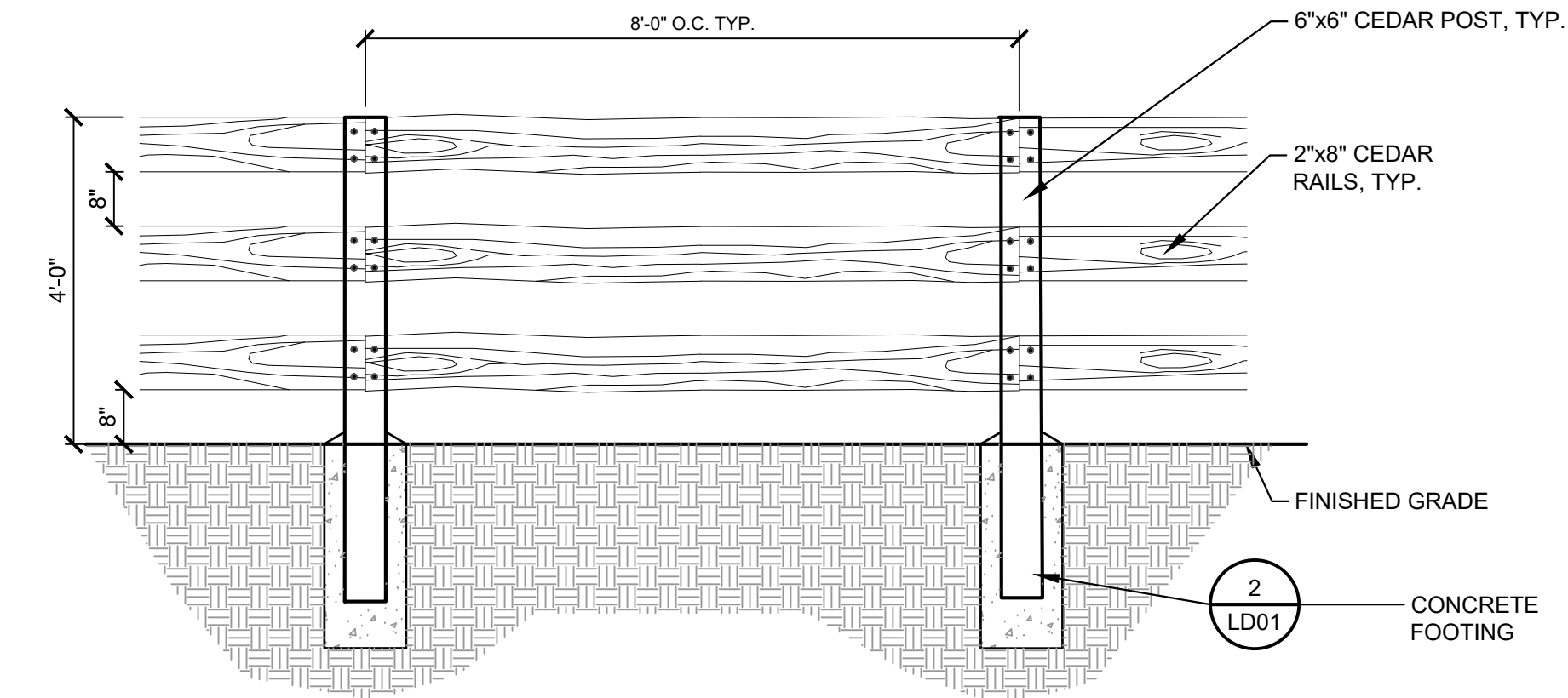
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP 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.

**SEEDING NOTES**

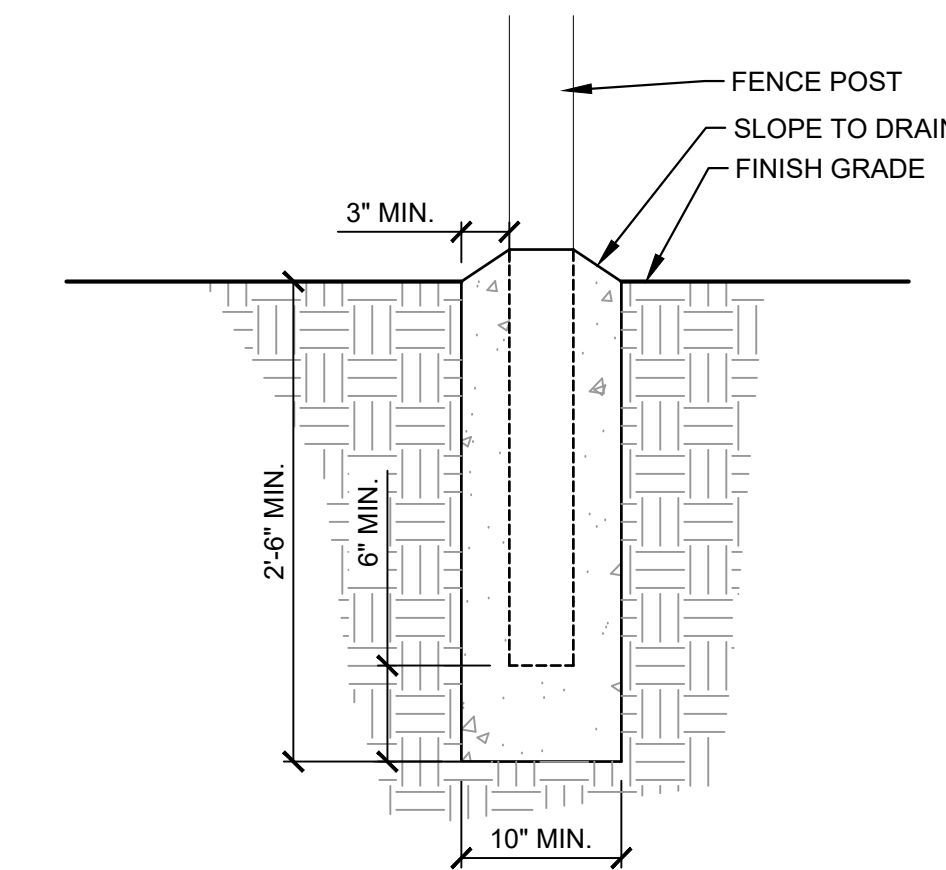
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 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.
  - HYRDO-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 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 RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

**SEED MIX SCHEDULE**

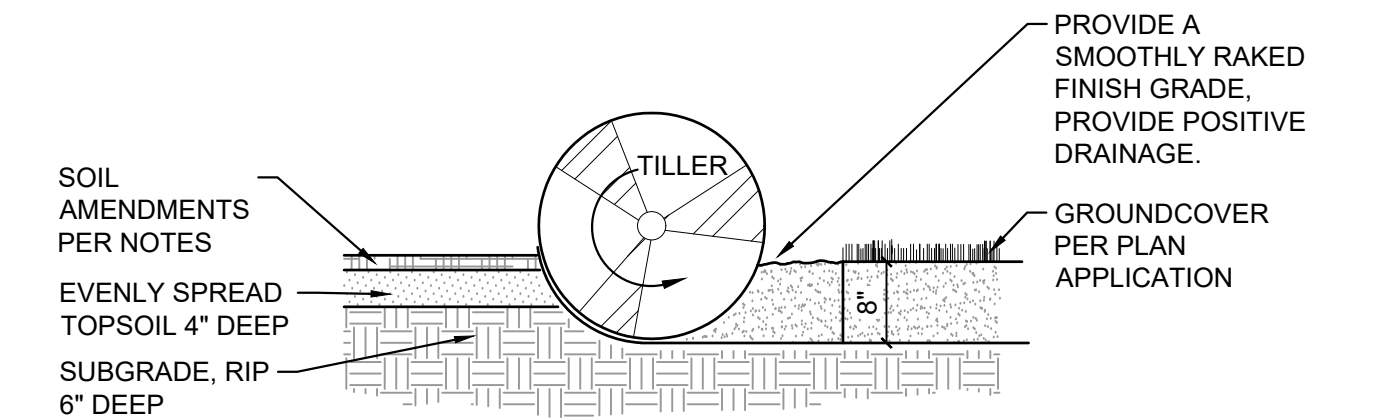
MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
LOW GROW NATIVE	PAWNEE BUTTES SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PERMANENT IRRIGATION	DRILL WITH HYDOMULCH OR STRAW OR BLANKET PER NOTES	PER SUPPLIER RECOMMENDATION



**1 SPLIT RAIL FENCE - 3 RAIL**  
NTS MS-PR-FAL-1-01



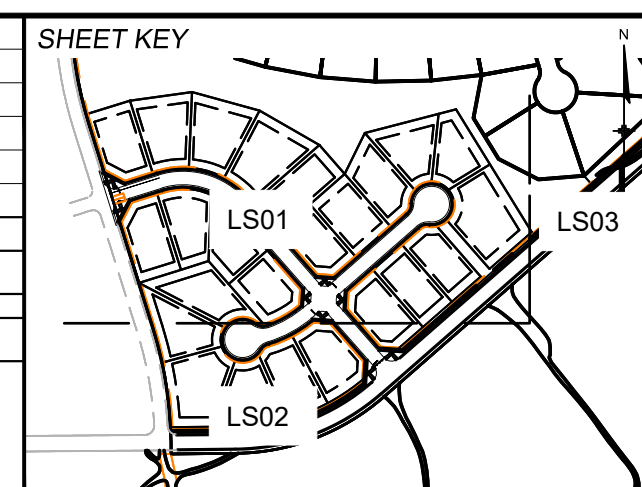
**2 CONCRETE FOOTING**  
NTS MS-PR-FAL-1-02



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

**3 SOIL PREP FOR ALL AREAS**  
NTS MS-PR-FAL-1-03

REFERENCE DRAWINGS		DESCRIPTION		BY
No.	DATE	REVISIONS		
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PREPARED BY:

EXCELLENCE BY DESIGN

SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1208.013

**FALCON HIGHLANDS SOUTH FILING 1**


CHALLENGER COMMUNITIES  
LANDSCAPE CONSTRUCTION DOCUMENTS

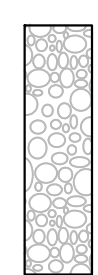
LANDSCAPE NOTES AND DETAILS

DESIGNED BY: JS	SCALE	DATE ISSUED: 08.16.2024	DRAWING No.
DRAWN BY: BF	HORIZ 1" = 30'	SHEET 2 OF 5	LD01
CHECKED BY: AP	VERT. N/A		

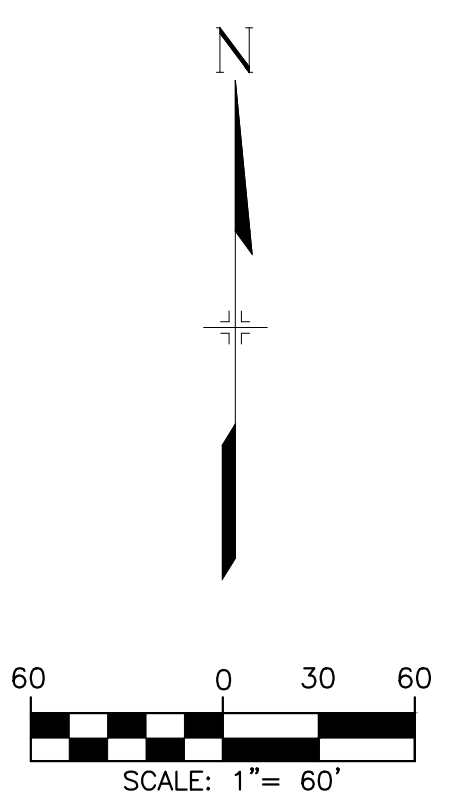
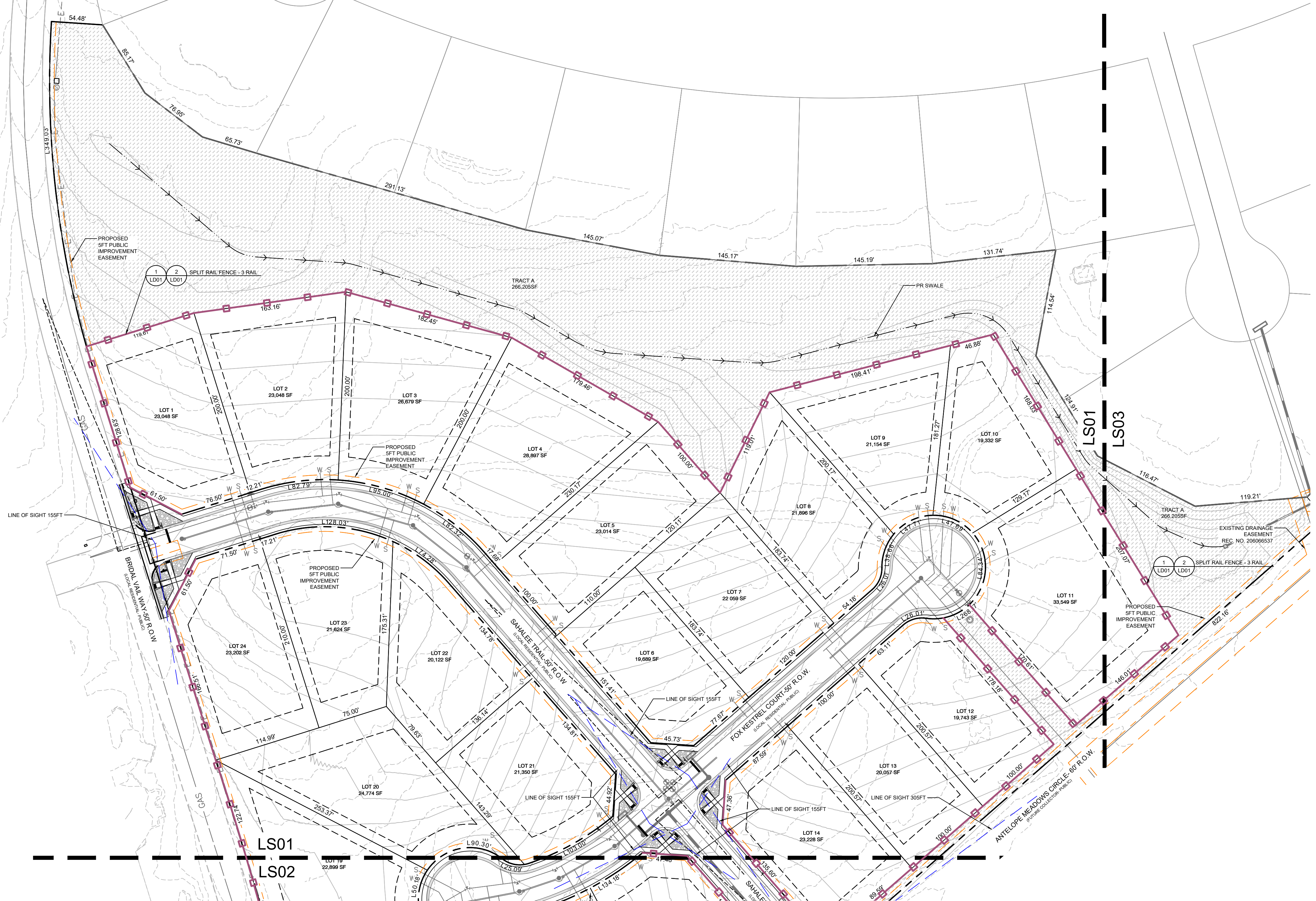


LEGEND

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

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

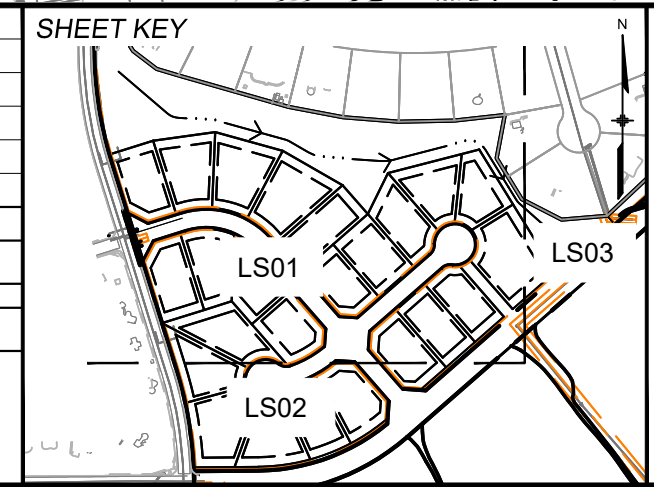
 4' SPLIT RAIL FENCE - 3 RAIL



REFERENCE DRAWINGS

- X-PR-LANDSCAPE
- X-MDG22-34
- X-EX-TOPO\_SHIFTED
- X-EX-UTIL (BY ATWELL)
- X-PR-BASE (BY ATWELL)
- X-PR-UTIL (BY ATWELL)
- X-EX-MAP (BY ATWELL)
- X-PR-MAP (BY ATWELL)
- X-EX-BASE (BY ATWELL)
- X-EX-TOPO
- X-PR-TOPO

No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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PREPARED BY:  
**Matrix**  
Excellence by Design

SEAL

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BEEN APPROVED BY  
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IS SUBJECT TO CHANGE

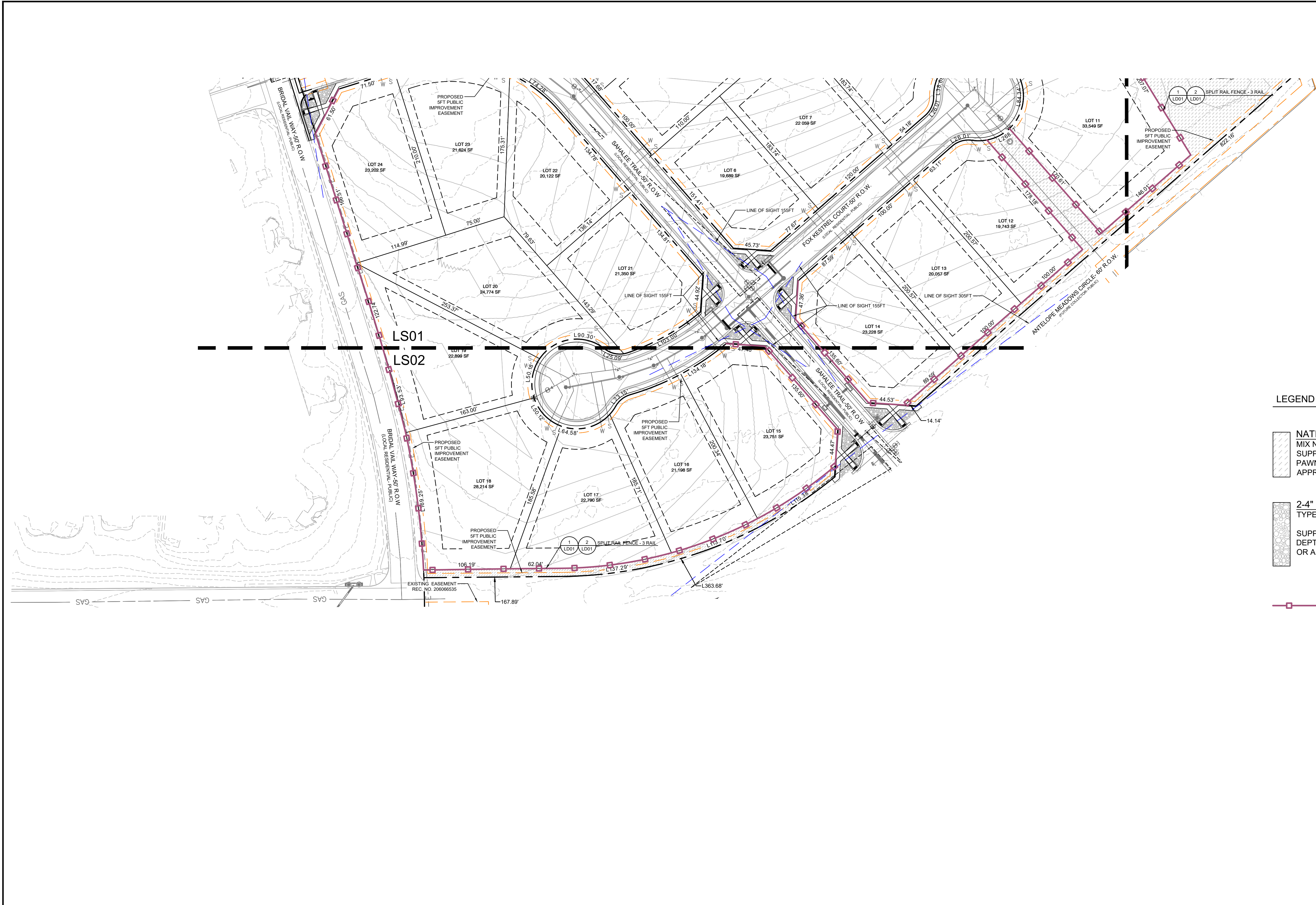
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 21.1208.001

<b>FALCON HIGHLANDS SOUTH FILING 1</b>				
CHALLENGER COMMUNITIES LANDSCAPE CONSTRUCTION DOCUMENTS				
LANDSCAPE PLAN				
DESIGNED BY:	JS	SCALE:	DATE ISSUED:	08.16.2024
DRAWN BY:	BF	HORIZ:	1" = XX'	DRAWING No.
CHECKED BY:	AP	VERT:	N/A	SHEET
			3 OF 5	LS01





Know what's below.  
Call before you dig.

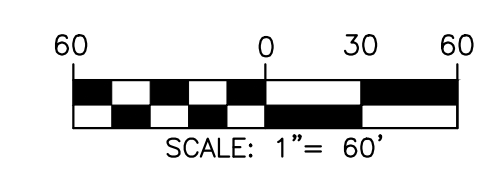
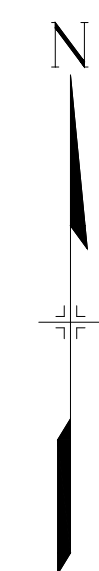


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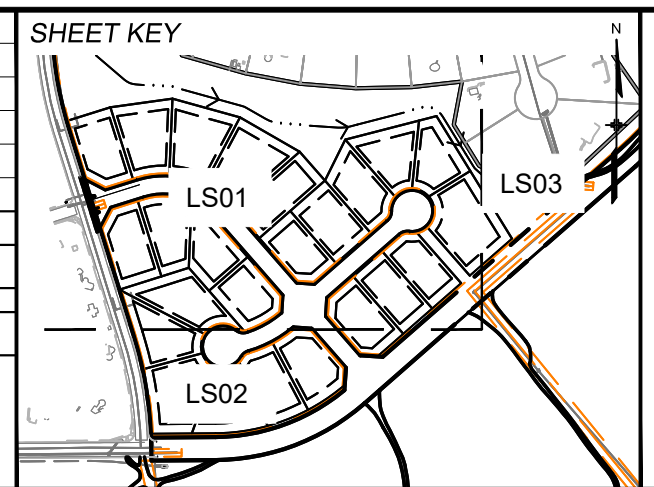
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MIX NAME: NATIVE PRAIRIE MIX  
SUPPLIER:  
PAWNEE BUTTE SEED OR  
APPROVED EQUAL

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

4' SPLIT RAIL FENCE - 3 RAIL



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1208.013 Falcon Highlands Fil. 1\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\LS01.dwg			
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PLOT DATE: August 16, 2024 3:11:59 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



REVISIONS			
No.	DATE	DESCRIPTION	BY

PREPARED BY:

SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
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IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 21.1208.001

**FALCON HIGHLANDS SOUTH FILING 1**

CHALLENGER COMMUNITIES  
LANDSCAPE CONSTRUCTION DOCUMENTS

**LANDSCAPE PLAN**

DESIGNED BY: JS	SCALE:	DATE ISSUED: 08.16.2024	DRAWING No.
DRAWN BY: BF	HORIZ: 1" = XX'	SHEET 4 OF 5	LS02
CHECKED BY: AF	VERT: N/A		





Know what's below.  
Call before you dig.

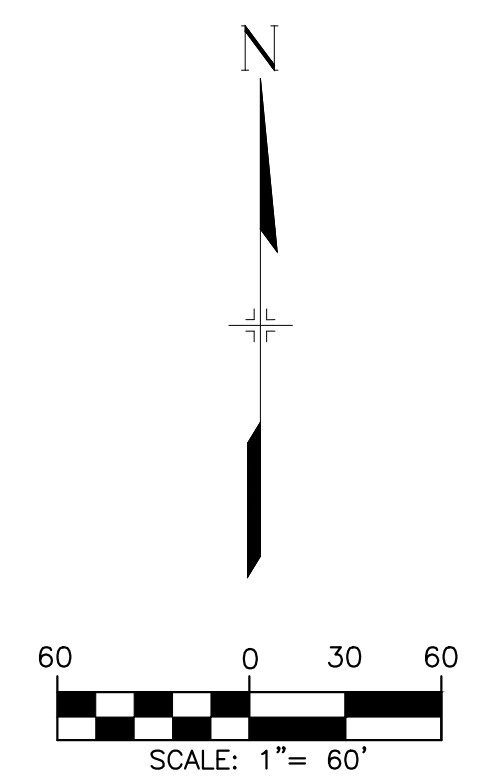


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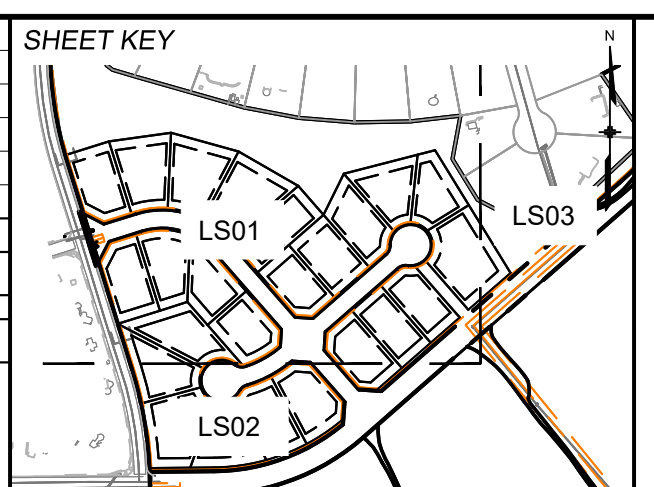
NATIVE SEED-TALL  
MIX NAME: NATIVE PRAIRIE MIX  
SUPPLIER:  
PAWNEE BUTTE SEED OR  
APPROVED EQUAL

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

4' SPLIT RAIL FENCE - 3 RAIL



No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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PREPARED BY:

Excellence by Design

SEAL

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PROJECT No. 21.1208.001

<b>FALCON HIGHLANDS SOUTH FILING 1</b>			
CHALLENGER COMMUNITIES LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: JS	SCALE	DATE ISSUED:	08.16.2024
DRAWN BY: BF	HORIZ. 1" = 30'	DRAWING No.	LS03
CHECKED BY: AP	VERT. N/A	SHEET	5 OF 5