

CHURCH AT BENT GRASS MEADOWS

FALCON, CO

GENERAL LANDSCAPE PLAN NOTES:

*A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- 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.
- 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 ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION (TO BE NAMED) AFTER INITIAL INSTALLATION BY THE OWNER. THE HOA (TO BE NAMED) WILL BE SET UP BY THE EVENTUAL MANAGEMENT COMPANY.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE HOA (TO BE NAMED) OR CURRENT PROPERTY OWNER.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF HOA (TO BE NAMED) OR CURRENT OWNER.

IRRIGATION:

- AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SOD TURF AREAS SHALL BE WATERED BY ADJACENT SOD IRRIGATION SYSTEM.
 - ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT. A PERMANENT IRRIGATION SYSTEM SHALL BE REQUIRED FOR DETENTION SEEDING.
- THE CONTRACTOR SHALL PROVIDE 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.

SHRUB/TREE PLANTING NOTES:

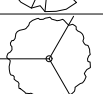
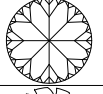
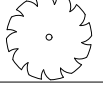
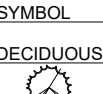
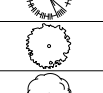
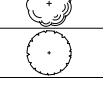
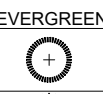
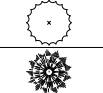
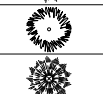
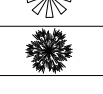
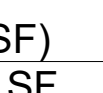
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS 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 SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 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.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE ROCK AREAS ARE PRESENT.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING 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" 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 SEE 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 SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR 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 SEEING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
- ALL AREAS DESIGNED TO RECEIVE SOLID SOD SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO GRASSING OPERATIONS. FINISH GRADE AT TURF AREAS SHALL BE 3/4"-1" BELOW TOP OF ADJACENT PAVEMENT OR CURBS.
- CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
- FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
- WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIAL AS NECESSARY, TO ENSURE GROWTH AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	WATER USE
DECIDUOUS TREES						
	GD	19	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL.	B&B	LOW-MED
	GO	16	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' CRIMSON SPICE™ OAK	2" CAL.	B&B	LOW-MED
	TA	18	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	MED
EVERGREEN TREES						
	JS	47	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6" HT.	B&B	LOW
	PP	31	PICEA PUNGENS COLORADO SPRUCE	6" HT.	B&B	MED
	PS	5	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6" HT.	B&B	LOW
ORNAMENTAL TREES						
	CV	19	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	2" CAL.	B&B	LOW-MED
	MS	15	MALLUS X SPRING SNOW COBAPPLE	2" CAL.	B&B	LOW
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE
DECIDUOUS SHRUBS						
	CB	40	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5 GAL.	POT	LOW-MED
	ER	43	ERICAMERIA NAUSEOSA 'BABY BLUE' BABY BLUE RABBITBRUSH	5 GAL.	POT	XERIC
	RG	10	RHUS AROMATICA 'GROLOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	XERIC
	RN	84	ROSA X 'NEARLY WILD' NEARLY WILD FLORIBUNDA ROSE	5 GAL.	POT	MED
	SK	93	SYRINGA PUBESCENS PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL.	POT	LOW
EVERGREEN SHRUBS						
	CP	80	ARCTOSTAPHYLOS X COLORADENSIS PANCHITO MANZANITA	5 GAL.	POT	LOW
	EE	12	EPHEDRA EQUSETINA BLUESTEM JOINT FIR	5 GAL.	POT	XERIC
	JD	35	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL.	POT	LOW
	JR	51	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.	POT	LOW
	DM	60	PNUS MUGO 'MOPS' MOPS MUGO PINE	5 GAL.	POT	LOW
	YG	53	YUCCA GLAUCA SOAPWEED	5 GAL.	POT	XERIC
GRASSES						
	CK	281	CALAMAGROSTIS X ACUTIFLORA 'KARL' FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL.	POT	MED
	MU	108	MULHENERBIA REVERCHOWI 'UNDAUNTED' UNDAUNTED RUBY MULHY GRASS	3 GAL.	POT	LOW

GROUND COVERS		
	19,736 SF	3/4" MOUNTAIN GRANITE ROCK
	31,865 SF	DETENTION SEEDING
	38,751 SF	NATIVE SEEDING
	10,874 SF	TURF SOD

SHEET INDEX:

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SHEET L-105: LANDSCAPE DETAILS

ORDINANCE LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPING

SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA REQ.	INTERNAL AREA REQUIRED/PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTES REQUIRED/PROVIDED
363,294 SF	5%	18,165 SF / 51,912 SF	104 / 52 (CAN ONLY SUB. HALF)	520 / 561

LANDSCAPE SETBACKS

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK WIDTH REQUIRED/PROVIDED	LINEAR FOOTAGE TREE/FEET REQUIRED	TREE/FEET REQUIRED
MERIDIAN ROAD	MINOR-ARTERIAL	20' / 20'	611'	1 TREE / 25'
BENT GRASS MEADOWS DRIVE	NON-ARTERIAL	10' / 20'	426'	1 TREE / 30'

NO. OF TREES REQUIRED/PROVIDED	SHRUB/GRASS SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBREVIATION	PERCENT GROUND PLANE VEG. REQUIRED/PROVIDED
25 / 25	N/A	MR	75% / 75%
15 / 15	N/A	BG	75% / 75%

LANDSCAPE BUFFERS

STREET NAME OR ZONE BOUNDARY	BUFFER TYPE	BUFFER WIDTH REQUIRED/PROVIDED	LINEAR FOOTAGE TREE/FEET REQUIRED	TREE/FEET REQUIRED
RR-0.5 (NORTH)	NON-RES, MULTI-FAM, SINGLE FAM/DUPLEX USES	15' / 15'	550'	1 TREE / 25'
RR-5 (WEST)	NON-RES, MULTI-FAM, SINGLE FAM/DUPLEX USES	15' / 15'	621'	1 TREE / 25'

NO. OF TREES REQUIRED/PROVIDED	SHRUB/GRASS SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBREVIATION	PERCENT EVERGREENS REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQUIRED/PROVIDED
22 / 22	N/A	NO	$\frac{1}{3} / \frac{2}{3}$	75% / 75%
25 / 25	N/A	WE	$\frac{1}{3} / \frac{9}{11}$	75% / 75%

PARKING LOT LANDSCAPING

NO. OF VEHICLE SPACES	TREES REQ. / PROV. (1 PER 15)	PLANT ABBREVIATION
440	30 / 31	PL



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

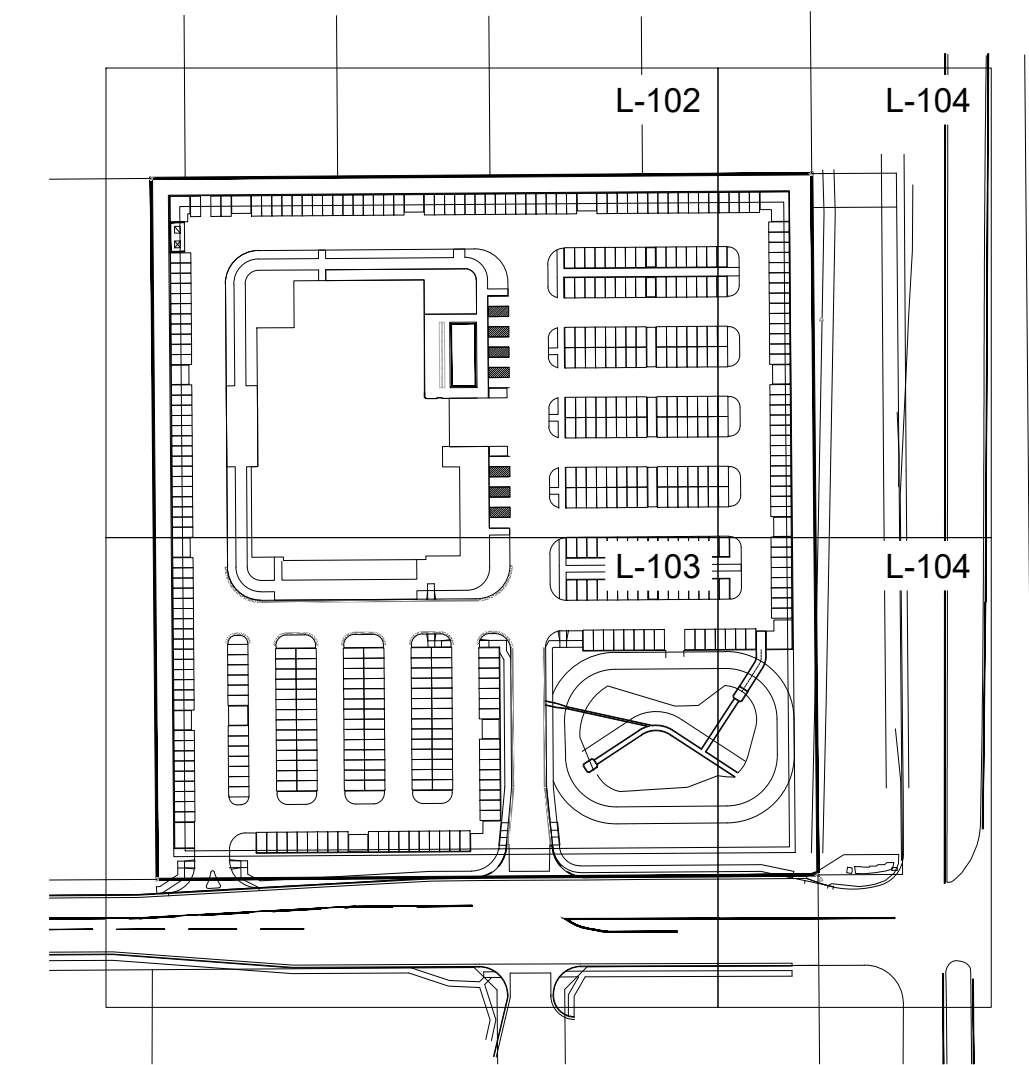
SITE DEVELOPMENT PLAN
LANDSCAPE COVER

PCD FILE NO.: SF268

SHEET
L-100

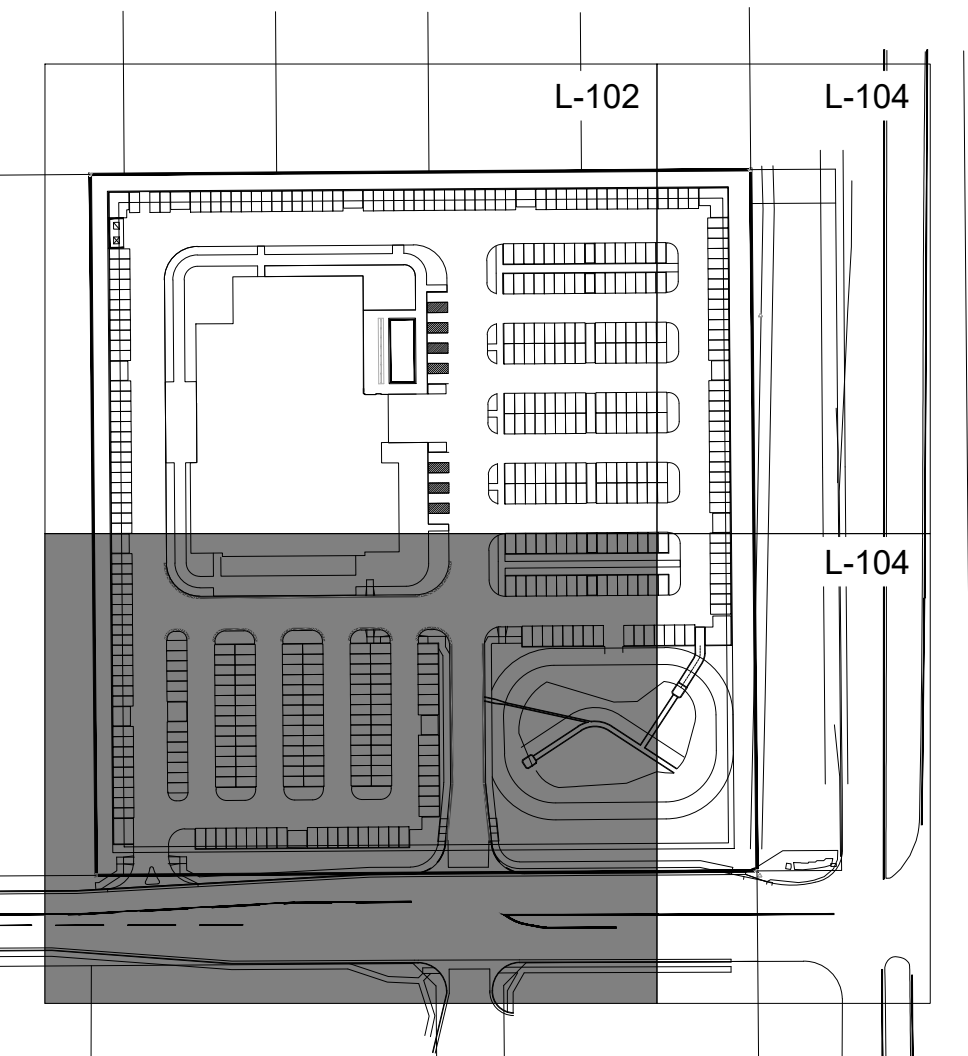
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GROUND COVERS		
	19,738 SF	3/4" MOUNTAIN GRANITE ROCK
	31,865 SF	DETENTION SEEDING
	38,751 SF	NATIVE SEEDING
	10,874 SF	TURF SOD



Know what's **below**.
Call before you dig.

NO.	DATE	BY	REVISION DESCRIPTION

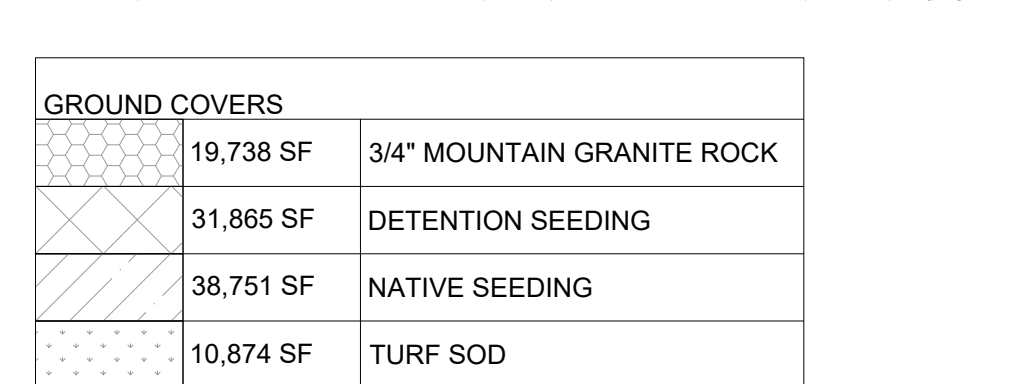
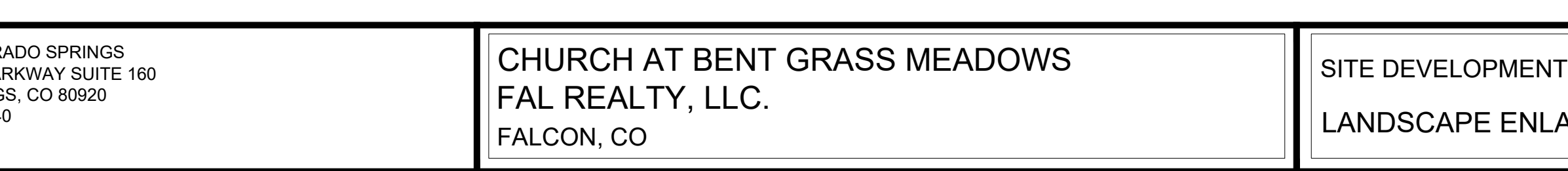
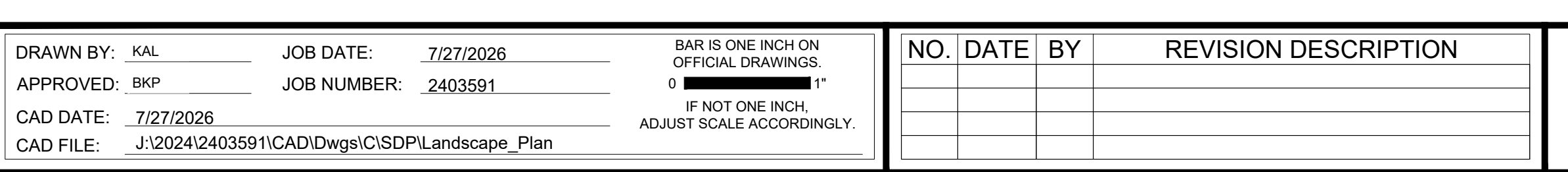


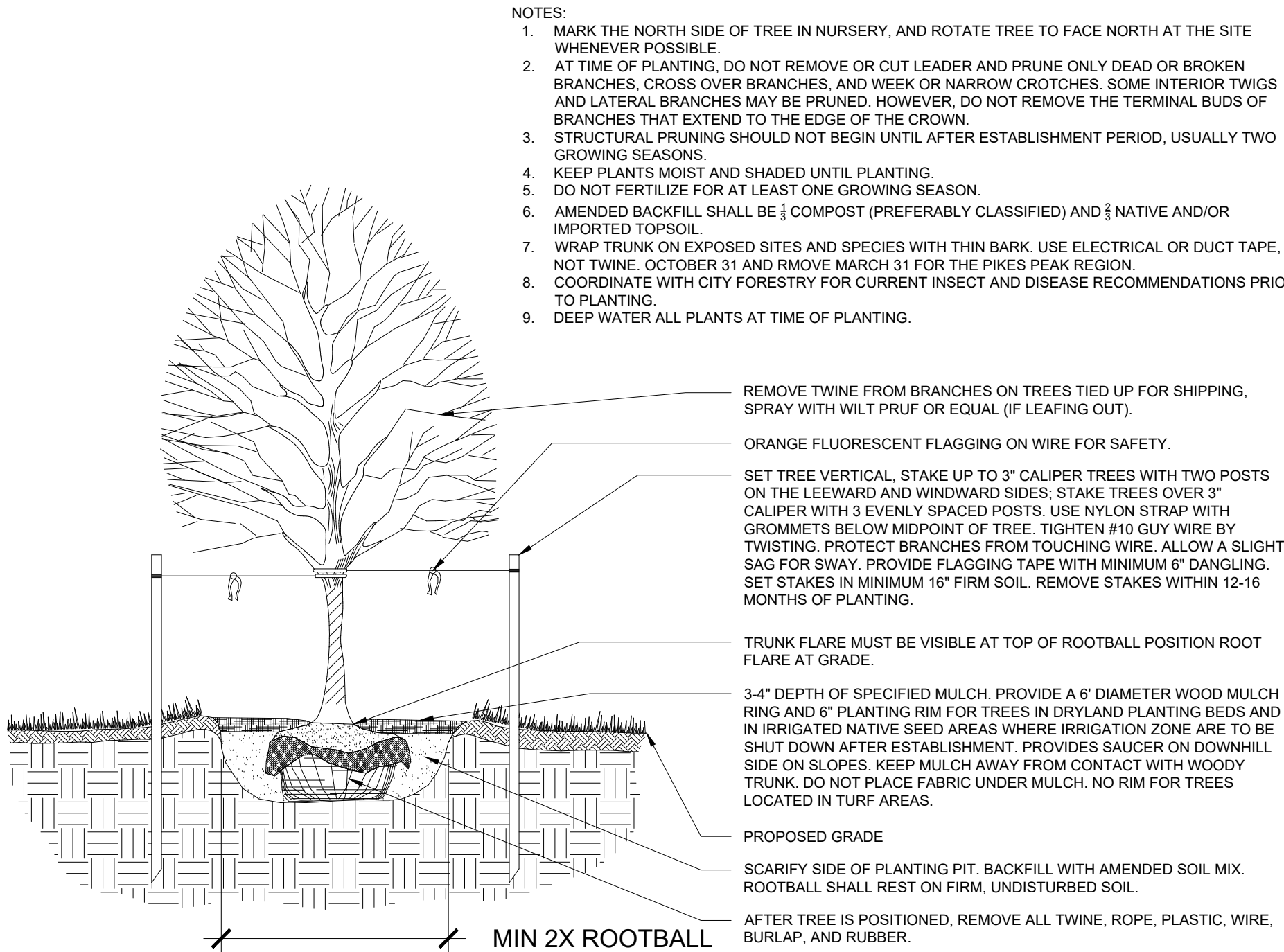
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

SITE DEVELOPMENT PLAN

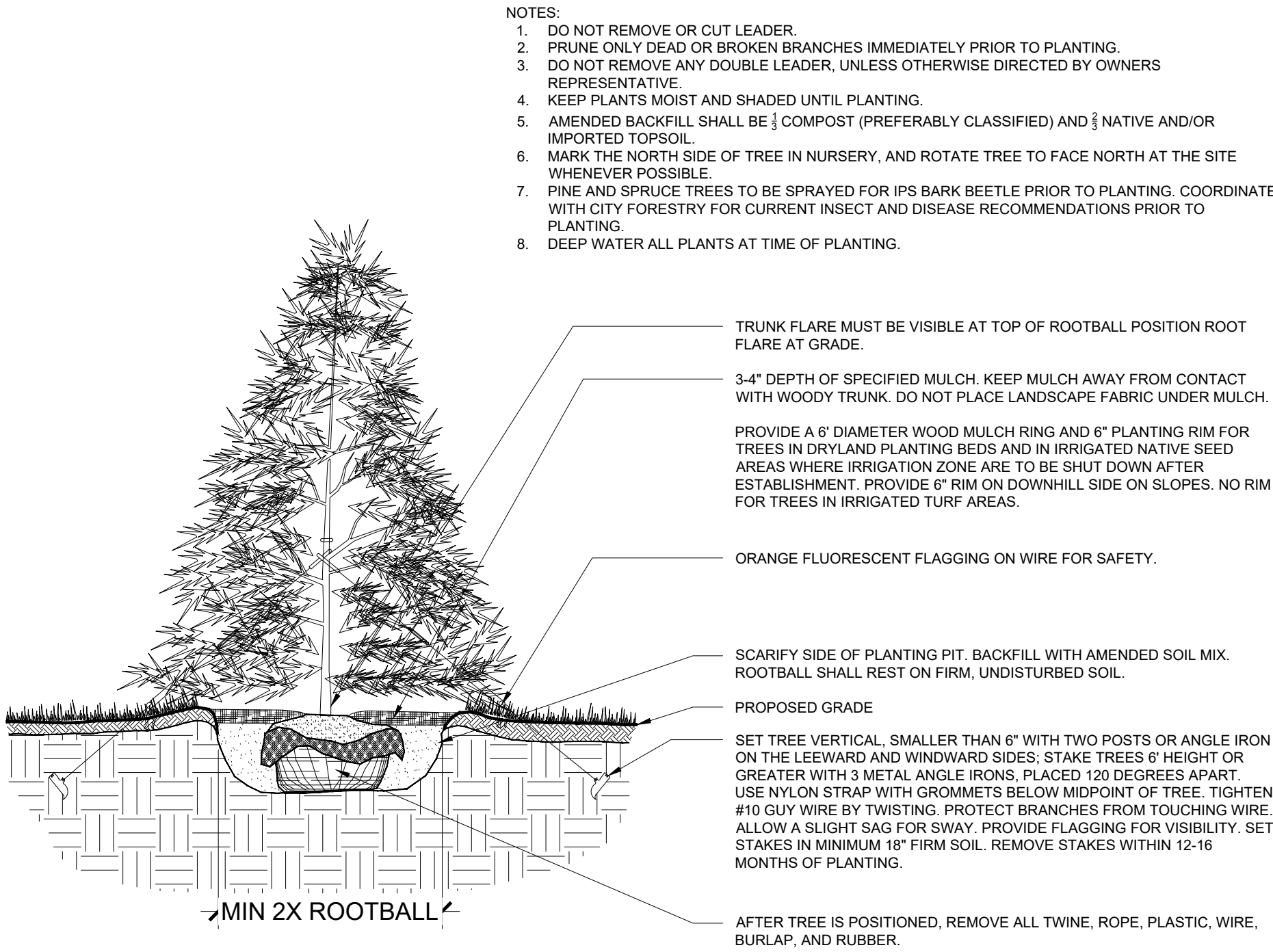
LANDSCAPE ENLARGEMENT 2





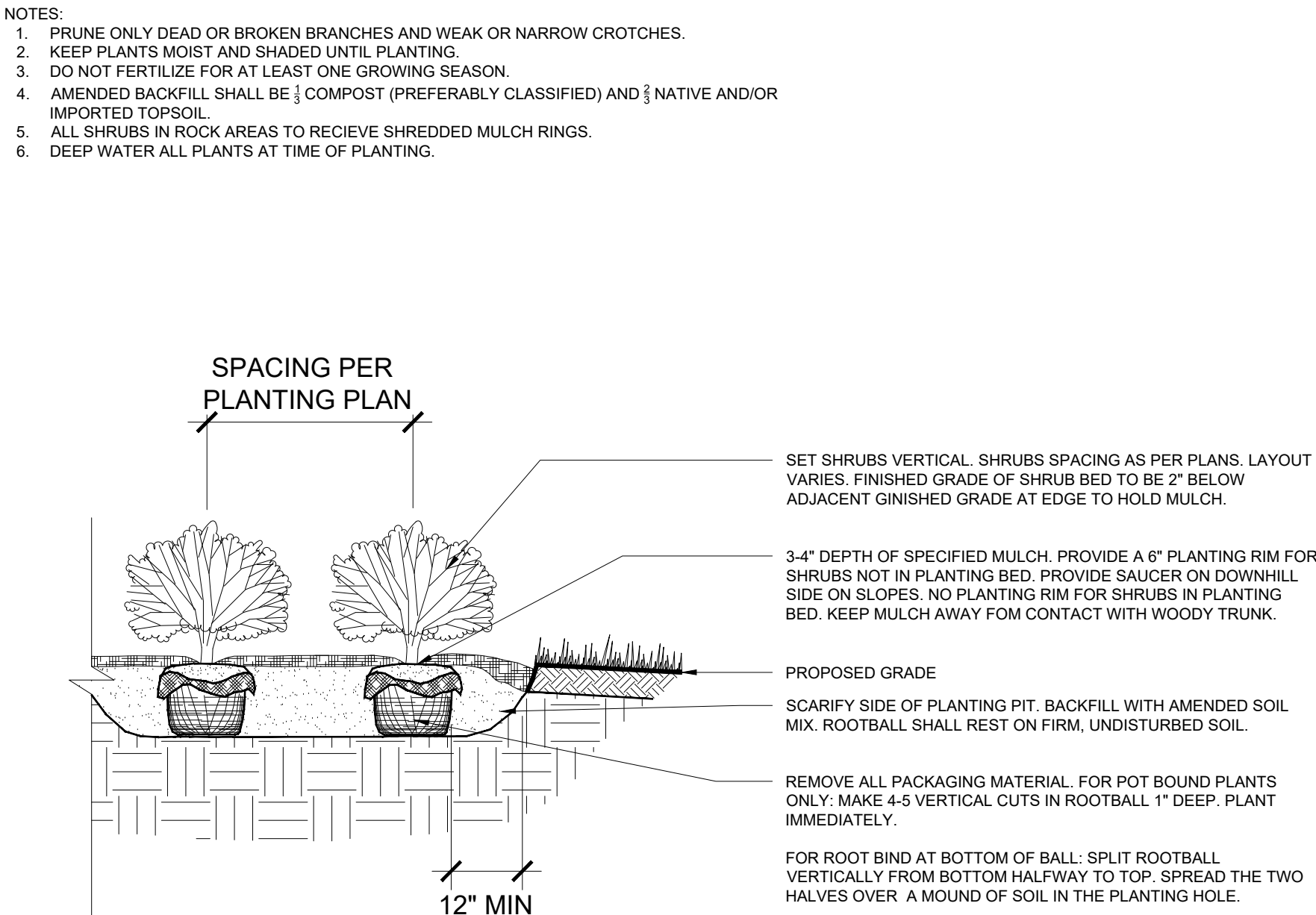
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



2 TYP. EVERGREEN TREE PLANTING DETAIL

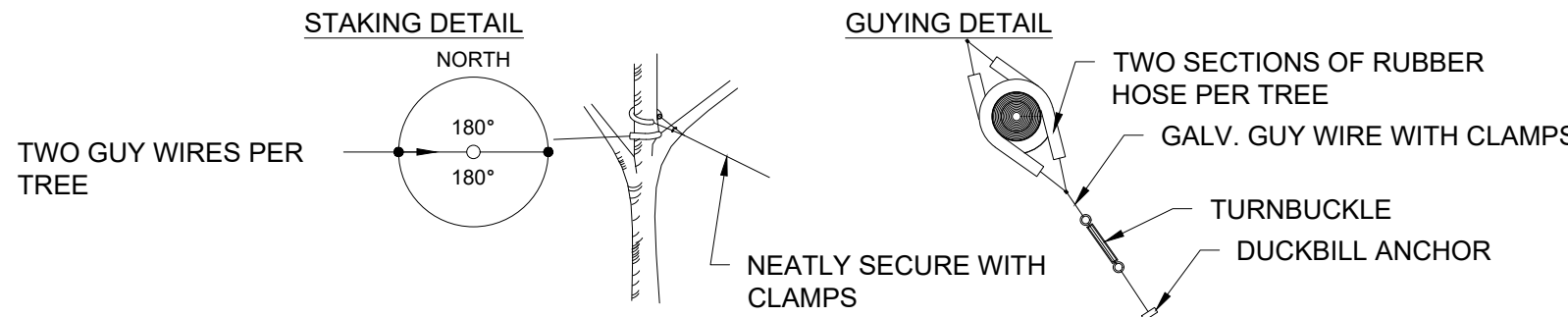
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3 TYP. SHRUB PLANTING DETAIL

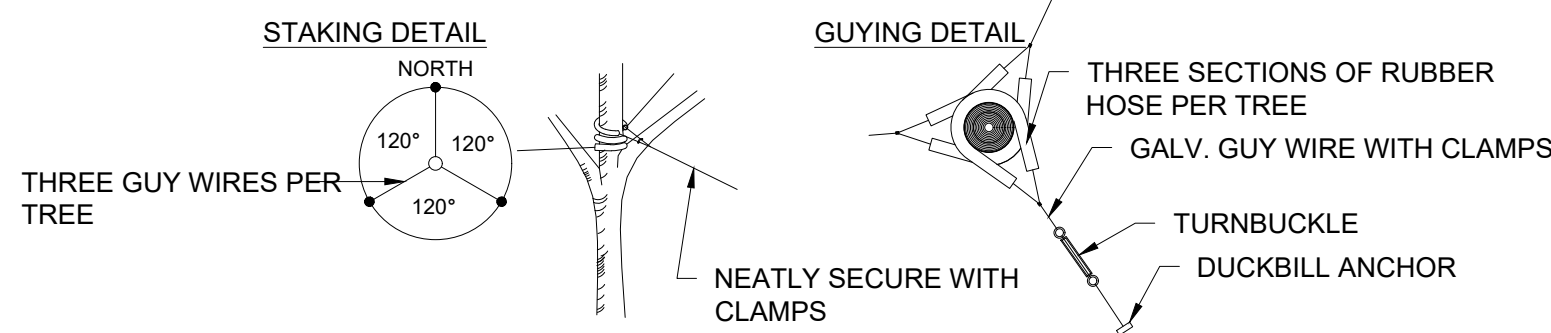
SCALE: NTS

- GUYING STANDARDS**
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13" OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

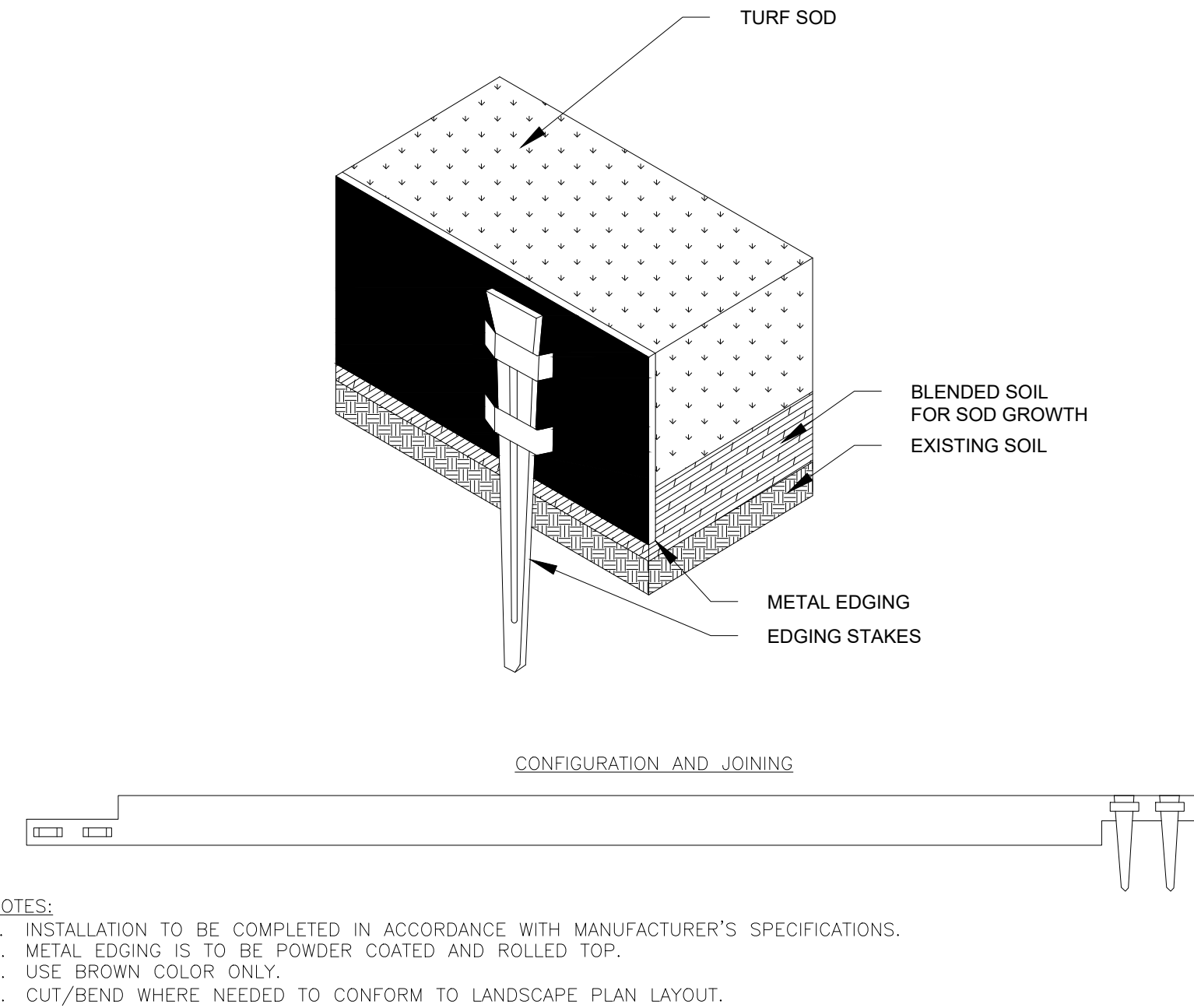
- GUYING STANDARDS**
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13" OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - SIX (6) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

4 TYP. GUYING DETAIL

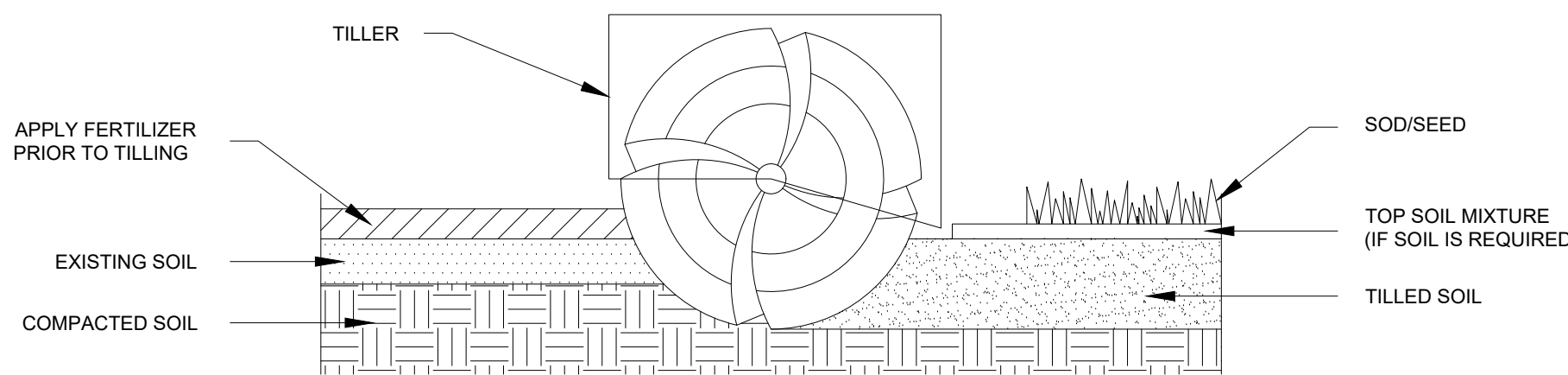
SCALE: NTS



5 TYP. METAL EDING DETAIL

SCALE: NTS

- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



6 TYP. SOIL PREPARATION (ALL AREAS)

SCALE: NTS



Know what's below.
Call before you dig.

DRAWN BY: KAL JOB DATE: 7/27/2026
APPROVED: BKP JOB NUMBER: 2403591
CAD DATE: 7/27/2026
CAD FILE: J:\2024\2403591\CAD\DWG\CS\SDP\Landscape_Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

PCD FILE NO.: SF268

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