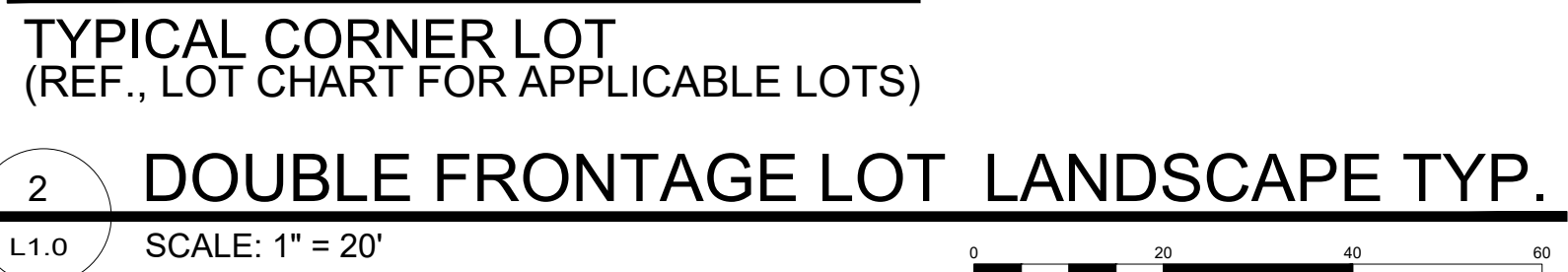
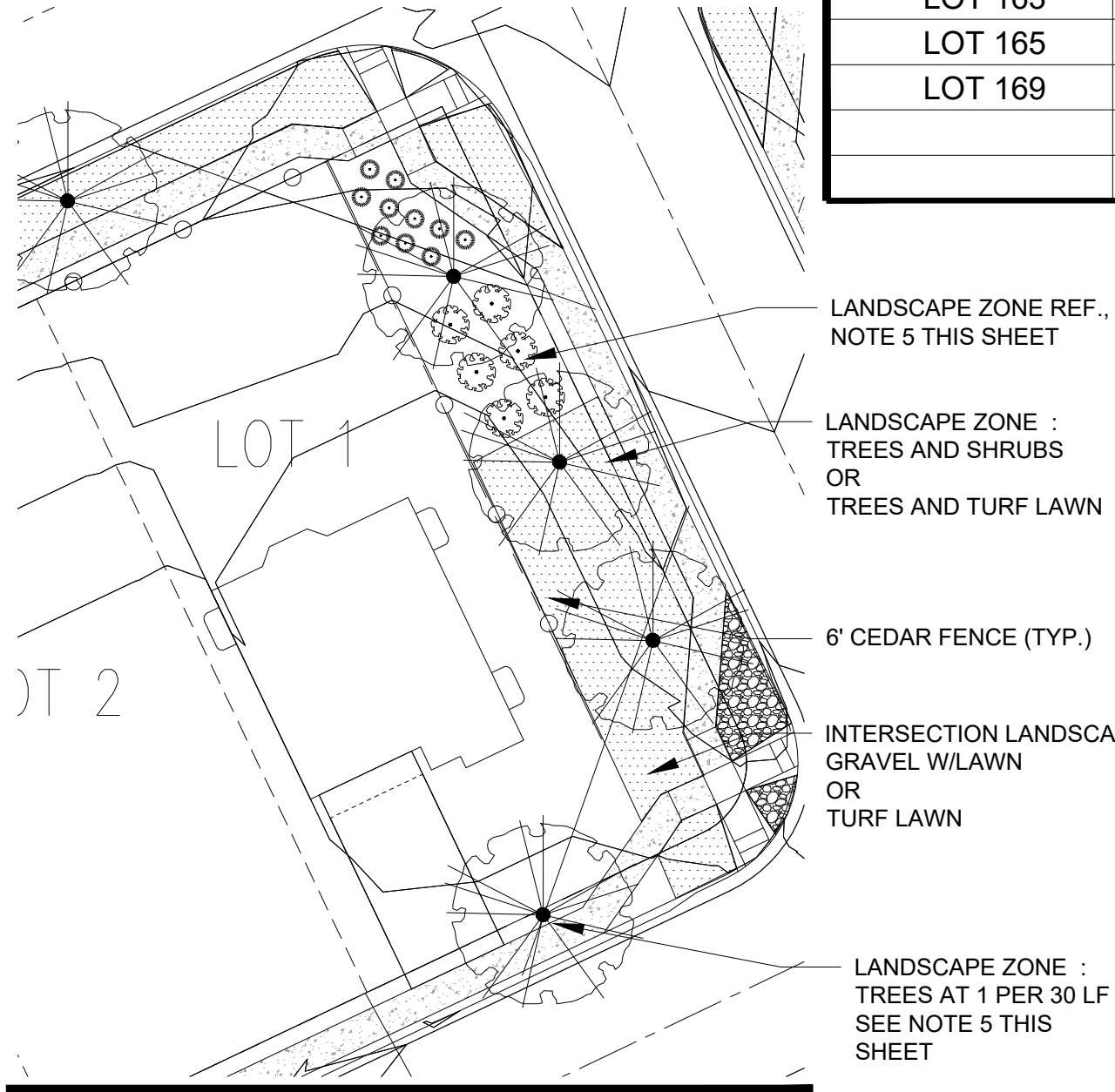


DOUBLE FRONTAGE LOTS	
CORNER LOTS	FRONT / REAR LOTS
LOT 1	LOT 1
LOT 11	LOT 2
LOT 12	LOT 3
LOT 13	LOT 4
LOT 14	LOT 5
LOT 42	LOT 6
LOT 43	LOT 7
LOT 55	LOT 8
LOT 67	LOT 9
LOT 68	LOT 10
LOT 80	LOT 11
LOT 83	LOT 117
LOT 94	LOT 118
LOT 100	LOT 119
LOT 110	LOT 124
LOT 111	LOT 125
LOT 114	LOT 126
LOT 120	LOT 127
LOT 121	LOT 128
LOT 123	LOT 170
LOT 129	LOT 171
LOT 139	LOT 172
LOT 140	LOT 173
LOT 150	LOT 174
LOT 152	LOT 175
LOT 160	LOT 176
LOT 163	LOT 177
LOT 165	LOT 178
LOT 169	



Foothills Native Mix	Low Grow Native Seed Mix
(5%) Indian Ricegrass (5%) Little Bluestem (5%) Blue Grama (10%) Switchgrass (10%) Rocky Mountain Fescue (5%) Sidecoats Grama (5%) Beardless Wheatgrass (10%) Big Bluestem (10%) Sandberg Bluegrass (5%) Green Needlegrass (10%) Slender Wheatgrass (10%) Thickspike/Streambank/Western Wheatgrass (5%) Sand Dropseed (5%) Yellow Indiangrass BROADCAST @ 25 lbs / acre	PBSI Native Low Grow Mix (25%) Idaho Fescue (25%) Sandberg Bluegrass (25%) Rocky Mountain Fescue (25%) Canby Bluegrass Rate: 5 lbs/1000 sf (PLS) ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

- SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
- MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
- DISTURBED AREAS TO BE RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

PROJECT DATA:

- BUILDING AREA = 1,420,570 S.F.
- VEHICULAR USE AREA = 701,932 S.F.
- LANDSCAPING AREA = 480,467 S.F.
- FUTURE DEVELOPMENT AREA = 382,893 S.F.
- TOTAL PROJECT AREA = 2,985,862 S.F. OR 68.55 ACRES

TOTAL PROPOSED DWELLING UNITS = 178

PUD MODIFICATIONS

- LANDSCAPING- LANDSCAPE REQUIREMENTS SHALL ONLY APPLY TO THOSE ROADWAYS WHICH ARE COLLECTOR OR ABOVE WHICH HAVE DOUBLE FRONTAGE RESIDENTIAL LOTS THAT ARE ADJACENT TO A COLLECTOR OR GREATER ROADWAY CLASSIFICATION.

LANDSCAPE NOTES

- FENCING SHALL BE PROVIDED ALONG THE SUBDIVISION BOUNDARY AND SHALL CONSIST OF 6" CEDAR FENCING TO PROVIDE BUFFERING.
- FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR.
- OPEN SPACE TO BE A MINIMUM OF 10% OF GROSS SITE AREA.
- LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
 - DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
 - REQUIRED TREES: 1 PER 30 FEET
- LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS IMPROVEMENT/MAINTENANCE DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF FENCING AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUB-DIVIDER.
- PER THE AMENDED PUD RECORDED 07/30/2014 AND ORIGINAL PUD RECORDED 06/04/2007 BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. SPLIT THREE-RAIL FENCING SHALL BE USED ALONG OPEN SPACES AND TRACTS. ALL OTHER FENCING SHALL BE 6" CEDAR PRIVACY FENCE.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS.
- DRILINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL.
- ALL EMITTERS PER IRRIGATION PLAN. ALL SHRUBS TO RECEIVE (2) 1 GPH EMITTERS. ALL PERENNIALS AND GRASSES TO RECEIVE (1) 0.5 GPH EMITTERS. ALL TREES TO RECEIVE MINIMUM (4) 2 GPH EMITTERS.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS AS NECESSARY.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

SITE CATEGORY REQUIREMENTS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)							
Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/If Required	Trees Req / Prov	Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided
Bent Grass Dr	Non-arterial	10 / 10	1230	1 / 30	41 / 41	N/A	N/A
Setback Plant Abbr. Denoted on Plan?			Percent Ground Plane Veg. Req. / Provided				
LS-OB			65%				
BUFFERS & SCREENS (NORTH)				BUFFERS & SCREENS (EAST)			
Width (in ft.) Req./Prov.	Linear Footage	Tree/If Required	Trees Req / Prov	Width (in ft.) Req./Prov.	Linear Footage	Tree/If Required	Trees Req / Prov
50 / 50	962 LF	1 / 30	32/32	30' MIN	662 LF	1/30	22/23
INTERNAL LANDSCAPING = N/A (SINGLE FAMILY)							
N/A							

SHEET INDEX

SHEET	DESCRIPTION
L1.0	OVERALL LANDSCAPE
L1.1	LANDSCAPE ENLARGEMENT
L1.2	LANDSCAPE ENLARGEMENT
L2.0	LANDSCAPE DETAILS/NOTES

BENT GRASS RESIDENTIAL

FILING No. 2 PUD

FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	04.06.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L1.0
	1 of 4