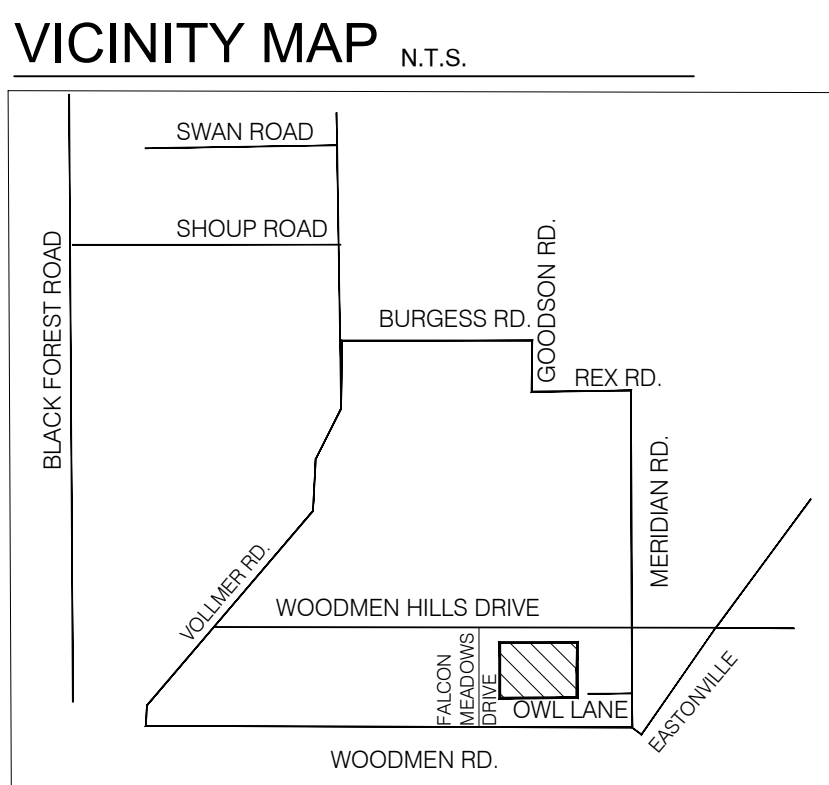
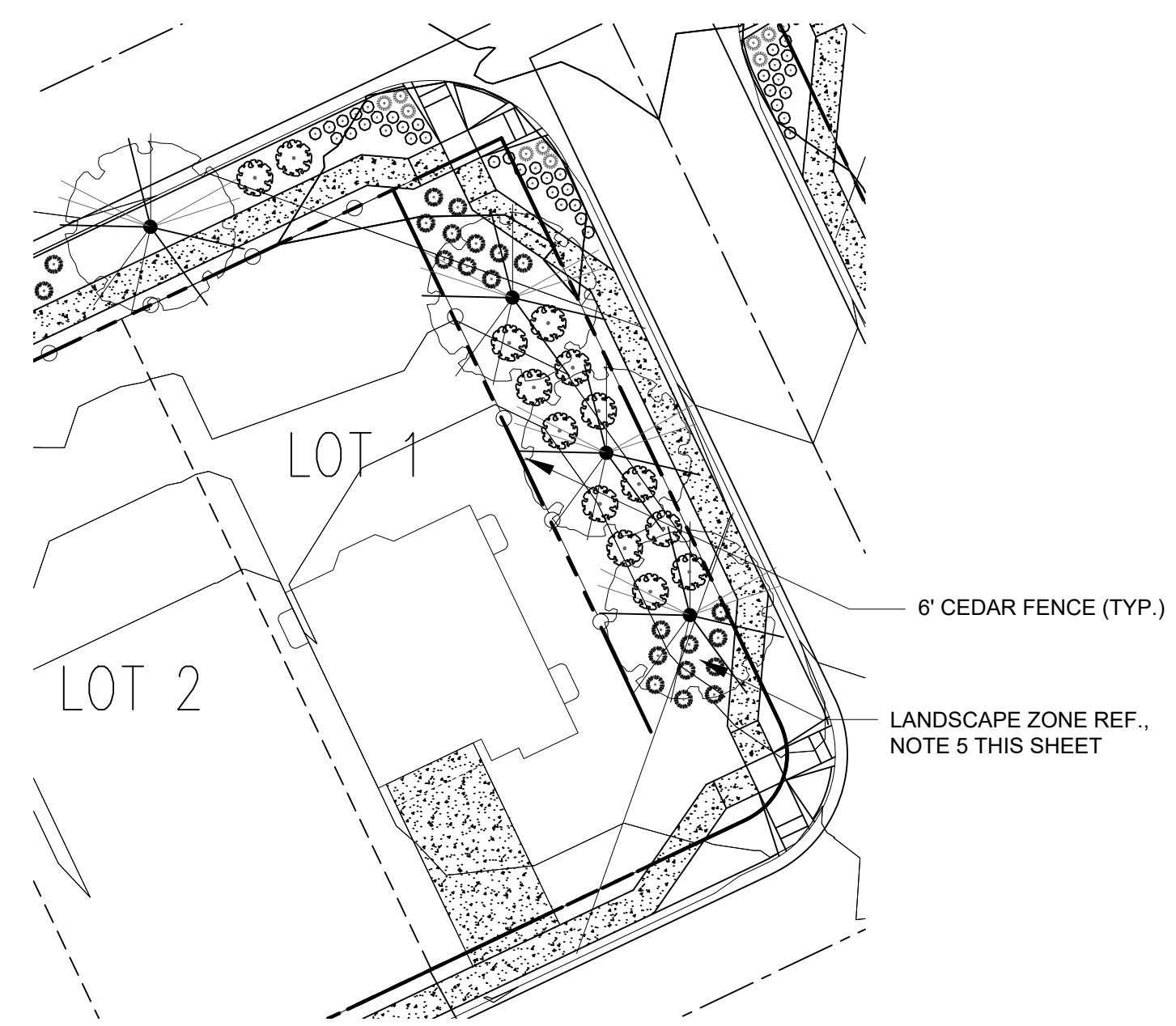


1 OVERALL LANDSCAPE PLAN
L1.0 SCALE: 1" = 100'



BENT GRASS MEADOWS DRIVE (TYP.)
(SEE CHART ON PAGE L 1.2)



2 CORNER LOT (TYP.)
(SEE CHART ON PAGE L 1.2)
DOUBLE FRONTAGE LOT LANDSCAPE TYP.
L1.0 SCALE: 1" = 20'

Foothills Native 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	Low Grow Native Seed Mix 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.

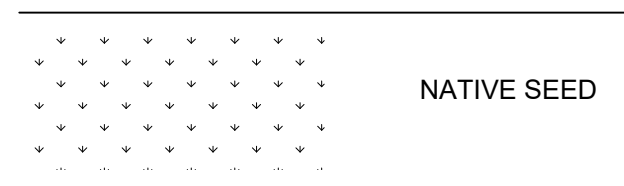
LANDSCAPE NOTES

- 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.
- DRIPLINE 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	
Bent Grass Dr	Non-arterial	10 / 10	1230	1 / 30	41 / 49	
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan?	Percent Ground Plane Veg. Req. / Provided			
N/A	N/A	LS-OB	85%			
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
50 / 50	962 LF	1 / 30	32/32	30' MIN	662 LF	1/30
						22/23
INTERNAL LANDSCAPING = N/A (SINGLE FAMILY)						
N/A						

HATCH LEGEND



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:	05.18.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L1.0
	1 of 4

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

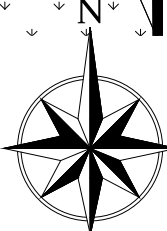
REVISIONS:

1.	
2.	
3.	
4.	
5.	



1 LANDSCAPE PLAN (STREETSCAPE)
L1.1 SCALE: 1" = 40'

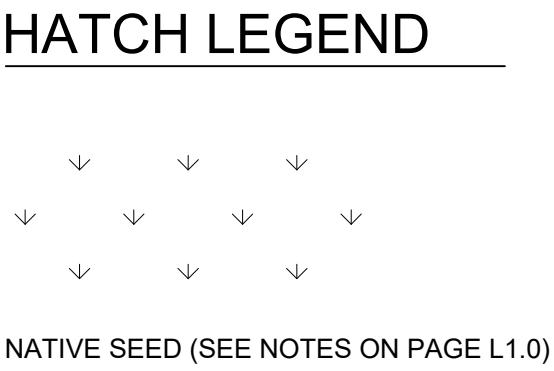
SEE SHEET 2.0 LANDSCAPE SCHEDULE



BENT GRASS RESIDENTIAL
FILNG No. 2 PUD
FINAL LANDSCAPE PLAN

CHALLENGER
HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

PROJ. NO.:	
DATE:	05.18.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L1.1
	2 of 4



Site plan of the proposed 100-unit residential development at 10000 S. 21st Ave. The plan shows lots 33 through 39, a 50-foot wide Berwy, and various proposed and existing features. Key features include:

- LOT 39**: CRA COC (2) 1" Cal.
- LOT 38**: CRA COC (2) 1" Cal.
- LOT 37**: CEL OC2 (5) 1.5" Cal.
- LOT 36**: CEL OC2 (5) 1.5" Cal.
- LOT 35**: CRA COC (4) 1" Cal., CEL OC2 (4) 1.5" Cal.
- LOT 34**: CRA COC (3) 1" Cal., CEL OC2 (5) 1.5" Cal.
- LOT 33**: CEL OC2 (5) 1.5" Cal.
- Berwy**: 50' L.
- Fences**: 6' CEDAR FENCE (TYP.), EXISTING POST & WIRE FENCE.
- Native Seed**: NATIVE SEED.
- Path**: 10' WIDE PATH.

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
5. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL MIXING THOROUGHLY INTO THE UPPER 8" OF SOIL. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
7. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE A12	Acer x freemania 'Jeffersed' TM	Autumn Blaze Maple	2" Cal.	23
	CEL OC2	Celtis occidentalis	Common Hackberry	1.5" Cal.	34
	CRA COC	Crataegus crus-galli	Cockspur Hawthorn	1" Cal.	24
	CRA VAR	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	2" Cal.	6
	PIN PON	Pinus ponderosa	Ponderosa Pine	8" Ht.	4
	QUE RUB	Quercus rubra	Red Oak	8" Ht.	13
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BER G41	Berberis thunbergii 'Goruzam'	Golden Ruby Barberry	5 gal.	32
	BER MON	Berberis thunbergii 'Monlers' TM	Gold Nugget Japanese Barberry	5 gal.	32
	HES UYF	Hesperaloe parviflora 'Desert Flamenco' TM	Desert Flamenco Red Yucca	5 gal.	74
	JUN BRO	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	78
	MIS GRA	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.	16
	MUH LE2	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	5 gal.	172
	NAS PON	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	41
	PER ABR	Perovskia abrotanoides	Russian Sage	5 gal.	94

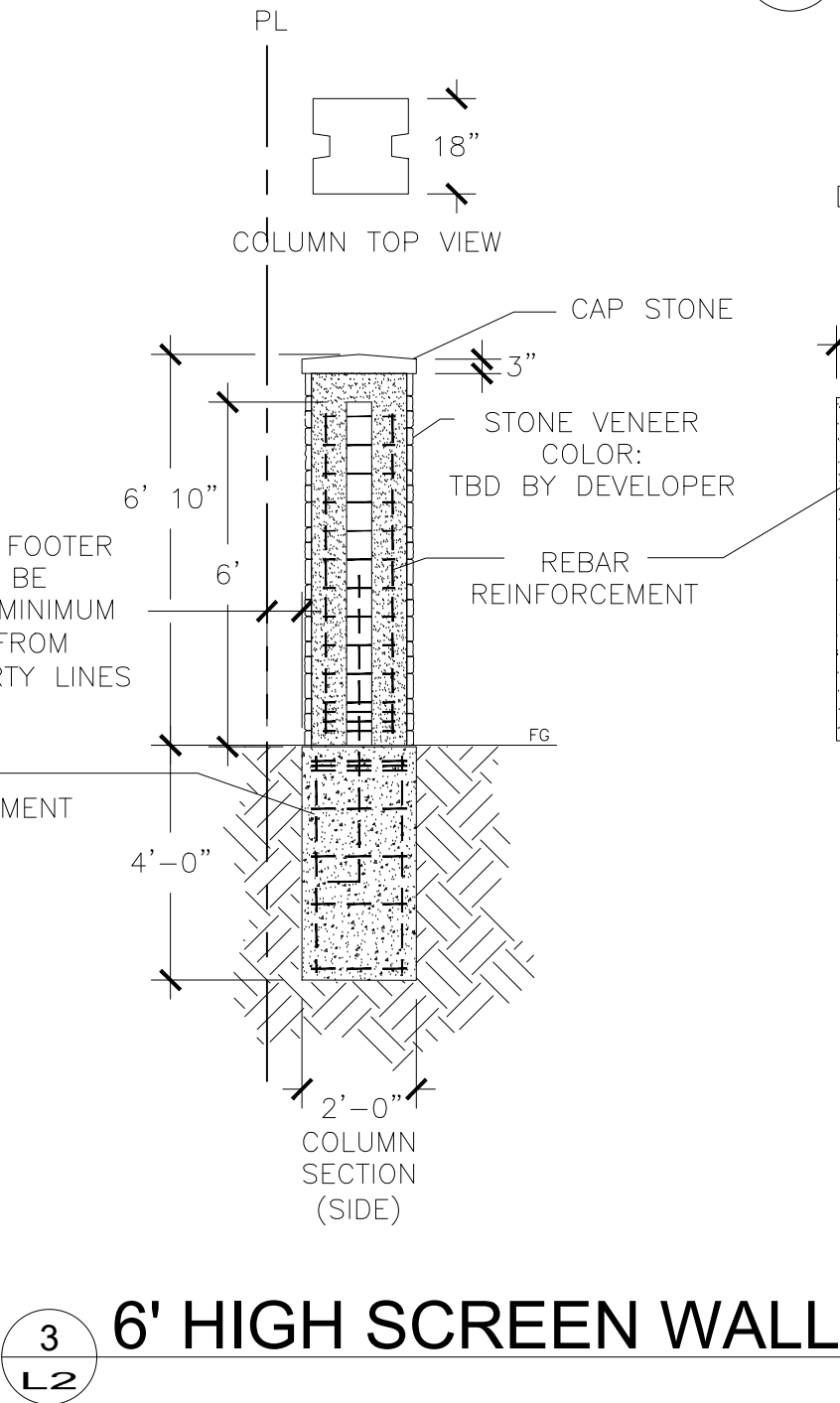
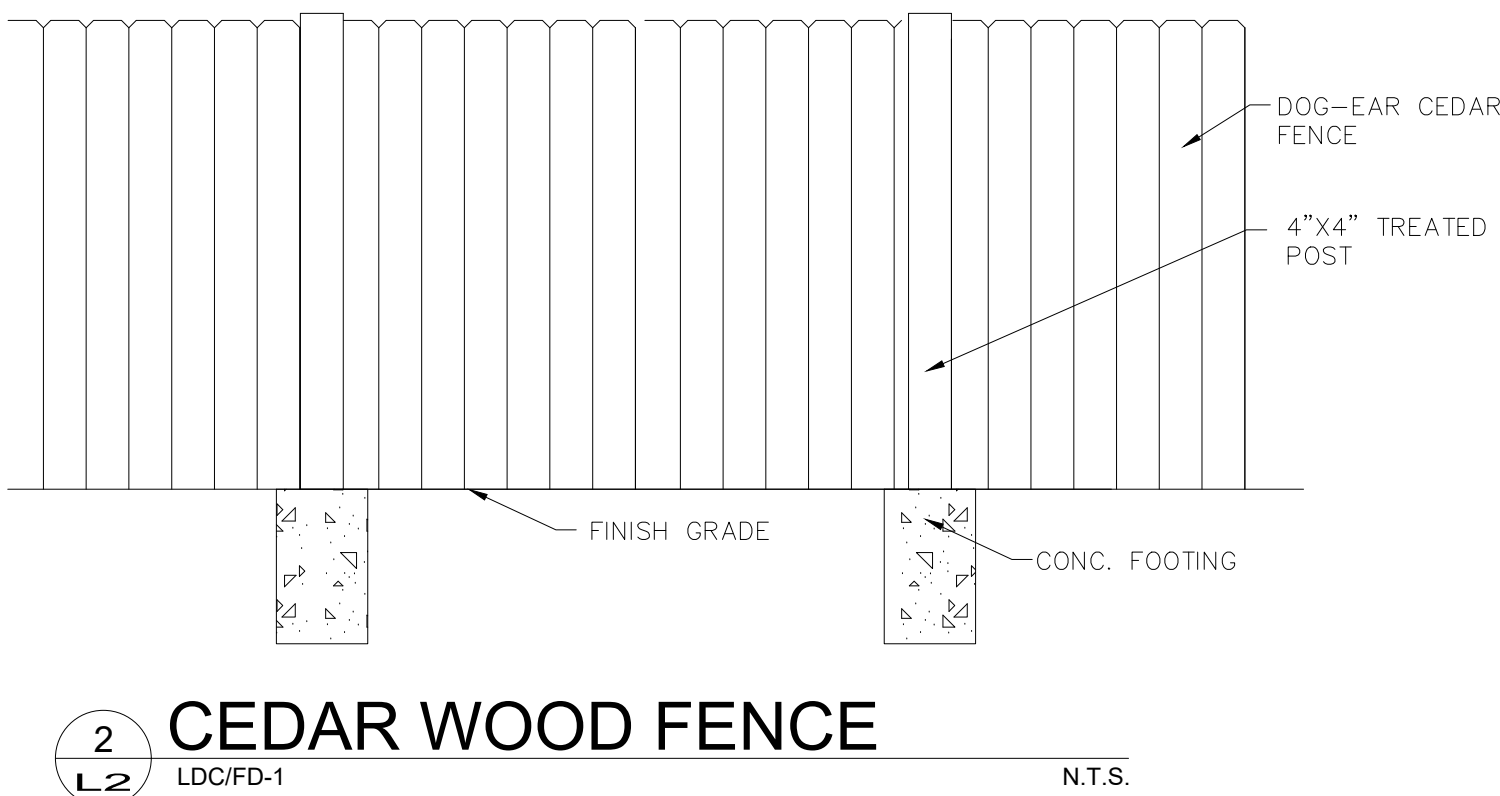
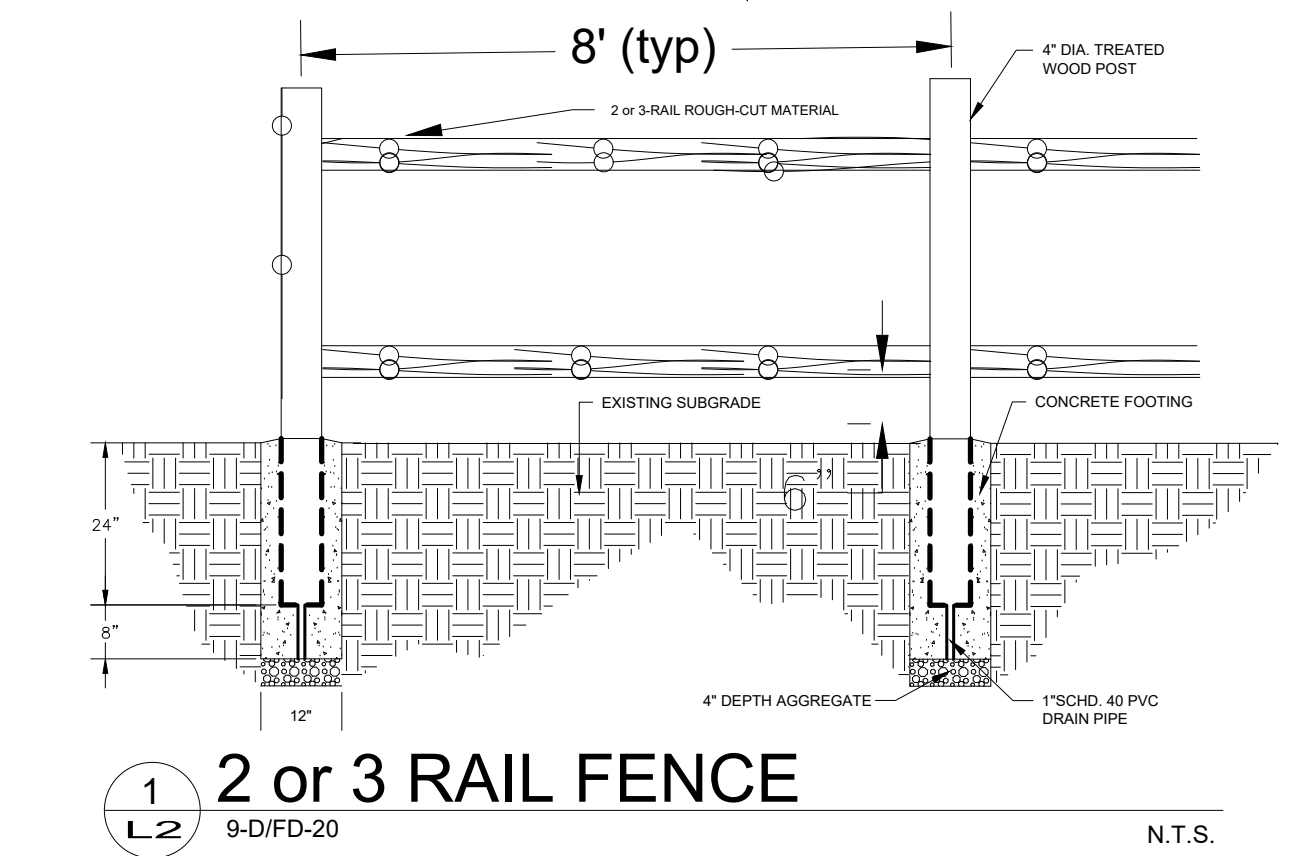
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

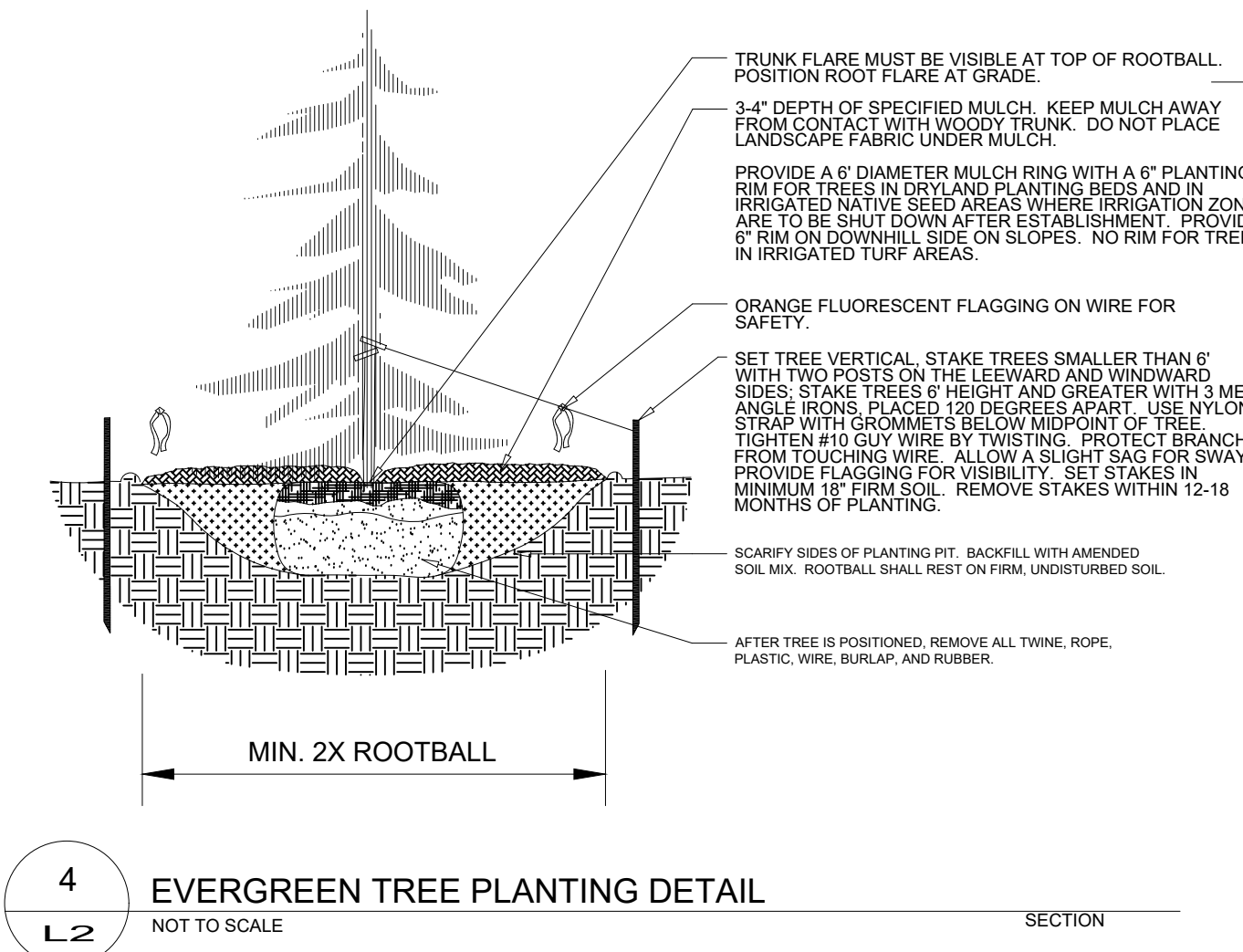
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

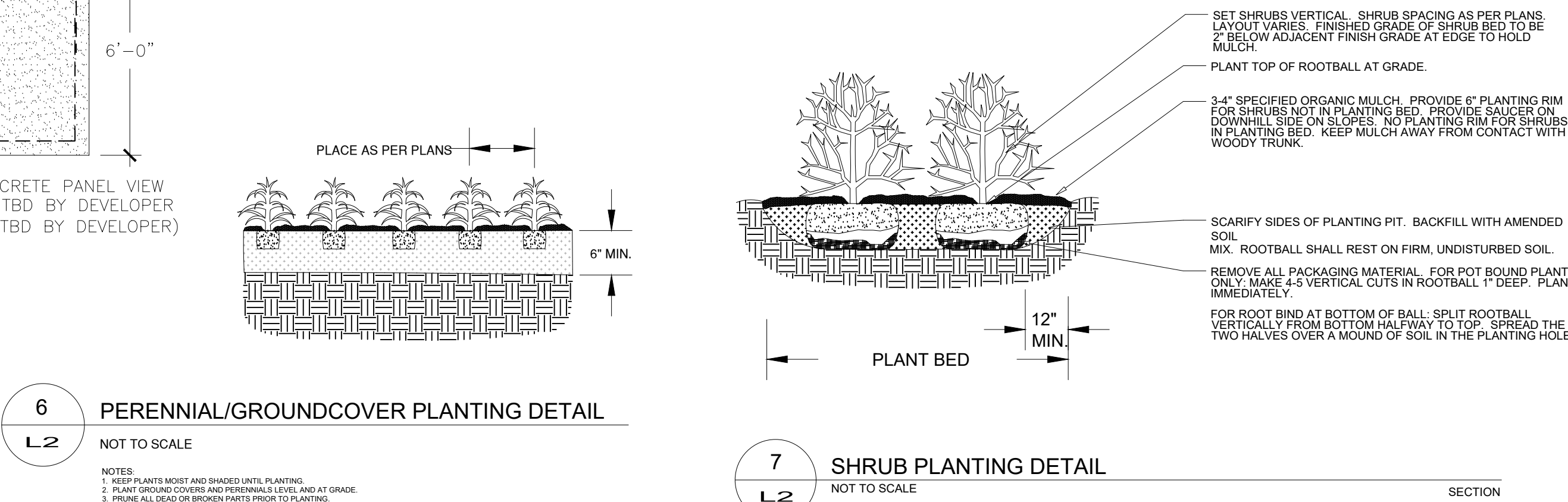
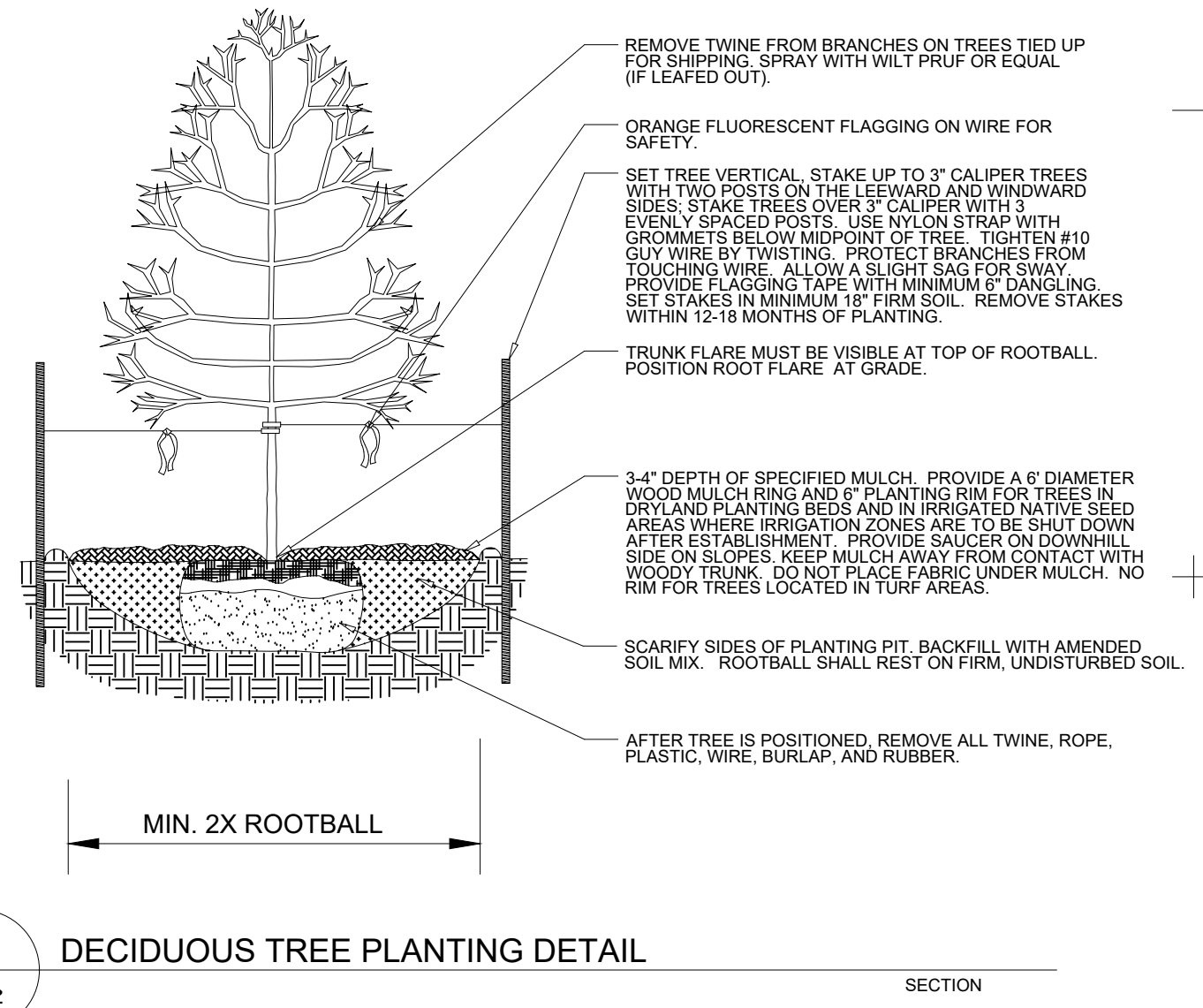
IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.
IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.
ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.



- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



- 6 PERENNIAL/GROUNDCOVER PLANTING DETAIL**
NOT TO SCALE
NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUNDCOVERS AND PERENNIALS LATE AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 10 COMPOST (PREFERABLY CLASSIFIED) AND 20 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

BENT GRASS RESIDENTIAL
FILNG No. 2 PUD
FINAL LANDSCAPE PLAN

PROJ. NO.:	05.18.20
DATE:	05.18.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L20 4 of 4