

DEVELOPMENT PLAN TOTALS:

DEVELOPMENT AREA A:

NET LAND AREA: 305,764 SF
(7.01ac)
RETAIL: 52,550 SF
PARKING: 361 CARS (6.89/k)

DEVELOPMENT AREA B:

NET LAND AREA: 54,687 SF
(1.25ac)
RETAIL: 7,050 SF
PARKING: 40 CARS (7.01/k)

TOTAL RETAIL: 59,600 SF

DEVELOPMENT AREA C:

NET LAND AREA: 12.20 ac
MAX. DWELLING UNITS: 160
PARKING: 1.5 / 1BR
2.0 / 2BR & 3BR
PARKING REQ: 309 CARS

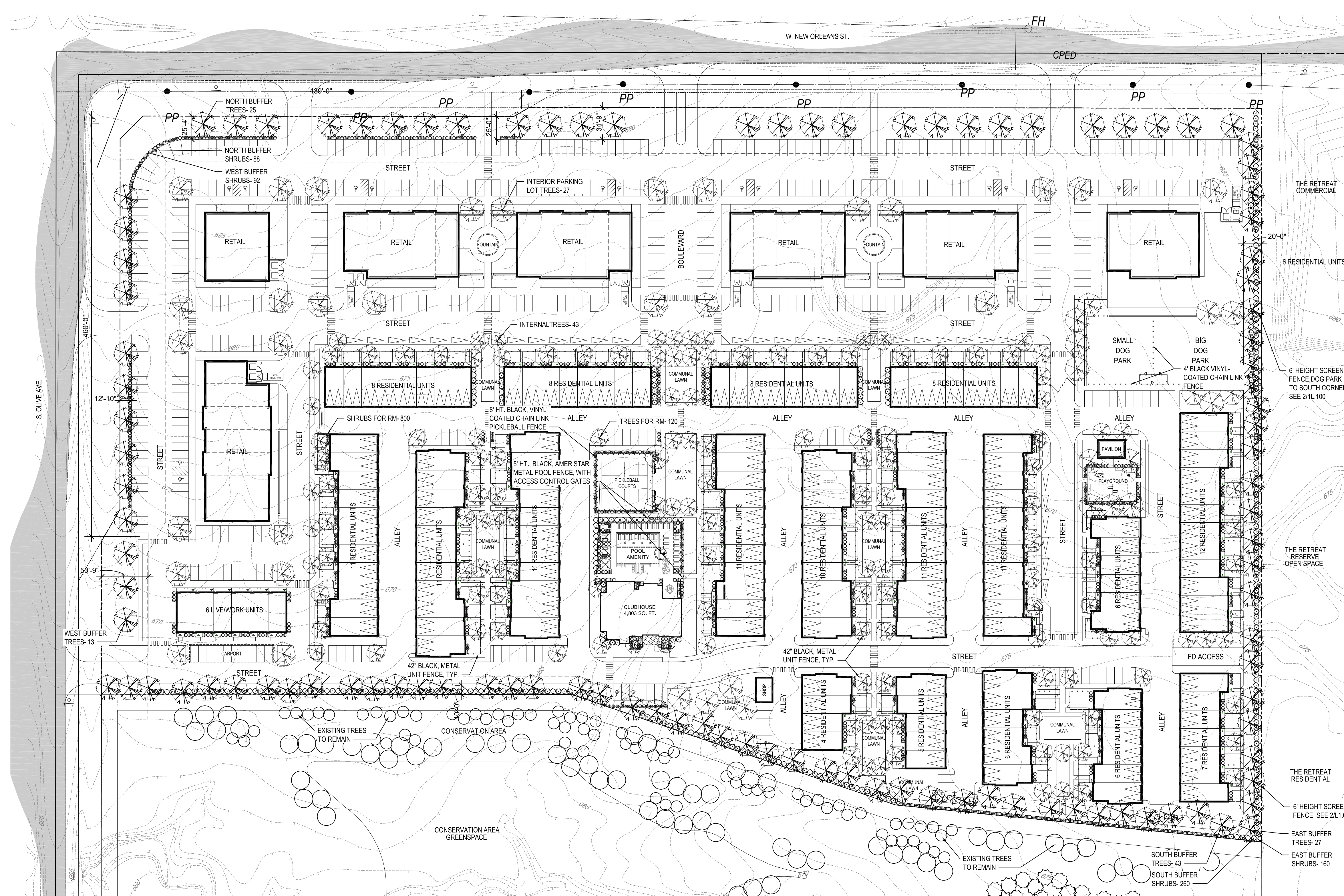
PROPOSED DEVELOPMENT:

- -1BR LIVE/WORK - 6 (4%)
- -1BR TOWNHOMES - 15 (9%)
- -2BR TOWNHOMES - 82 (51%)
- -3BR TOWNHOMES - 41 (26%)
- -4BR TOWNHOMES - 16 (10%)

TOTAL UNITS: 160

PROPOSED PARKING: 406 CARS

- 1BR: 2-GAR = 42
- 2BR: 2-GAR = 164
- 3BR: 2-GAR = 82
- 4BR: 2-GAR = 32
- GUEST STALLS = 86
- 2.5 CARS / UNIT



- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
 - REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
 - IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.
 - ROCK BEDS SHALL BE RIVER GRAVEL, 1"-1.5" SIZE, BY SAND SPRINGS SAND AND GRAVEL OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
 - ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
 - FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

PLANT LIST:

Common Name	Botanical Name	Size	Notes
Large Trees			
BCY Common Bald Cypress	Taxodium distichum	2" Cal.	B&B
BOK Bur Oak	Quercus macrocarpa	2" Cal.	B&B
LPT London Planetree	Plantanus x acerifolia	2" Cal.	B&B
ROK Southern Red Oak	Quercus falcata	2" Cal.	B&B
SWO Swamp White Oak	Quercus bicolor	2" Cal.	B&B
WLO Willow Oak	Quercus phellos	2" Cal.	B&B
Medium Trees			
ACE October Glory Maple	Acer rubrum 'October Glory'	2" Cal.	B&B
ASP Austrian Pine	Pinus nigra	2" Cal.	B&B
CHP Chinese Pistache	Pistachia chinensis	2" Cal.	B&B
DGW Kousa Dogwood	Cornus kousa	2" Cal.	B&B
EHB European Hornbeam	Carpinus betula	2" Cal.	B&B
LBE Lacebark Elm	Ulmus parvifolia	2" Cal.	B&B
RVB River Birch	Betula nigra	2" Cal.	B&B
SBM Sweetbay Magnolia	Magnolia virginiana	2" Cal.	B&B
ZEL Japanese Zelkova	Zelkova serrata	2" Cal.	B&B
Small Trees			
CBC Crabapple	Malus spp.	1" Cal.	B&B
CRM Crape Myrtle	Lagerstromia indica	1" Cal.	B&B
ERB Eastern Redbud	Cercis canadensis	1" Cal.	B&B
JTL Japanese Tree Lilac	Syringia reticulata	1" Cal.	B&B
SVB Serviceberry	Amelanchier arborea	1" Cal.	B&B

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

1 PLANTING PLAN
1" = 60'-0"



2 DECORATIVE FENCE
TREX

LANDSCAPE REQUIREMENTS (BROKEN ARROW, OKLAHOMA):

PER CHAPTER 5.2 LANDSCAPING, TREES, SCREENING AND FENCING OF THE BROKEN ARROW ZONING ORDINANCE THE FOLLOWING LANDSCAPE IS REQUIRED:

SECTION 5.2.B.1.a.i. LANDSCAPED EDGE- WIDTH
i. THE LANDSCAPED EDGE SHALL BE A MINIMUM WIDTH OF 35' FOR MULTI-FAMILY DEVELOPMENT, AND 10' FOR ALL OTHER DEVELOPMENT SUBJECT TO THIS SECTION, EXCLUSIVE OF STREET RIGHT-OF-WAY AND SIDEWALK.

	BUFFER WIDTH REQUIRED	BUFFER WIDTH SHOWN
NORTH- MIXED USE	10'	VARIABLES- 25'-4" TO 34'-9"
WEST- MIXED USE	10'	VARIABLES- 12'-10" TO 50'-9"

SECTION 5.2.B.1.a.iii. ADDITIONAL REQUIREMENTS
WHERE PARKING LOTS AND DRIVES ABOUT THE LANDSCAPED EDGE, AND THE LANDSCAPED EDGE IS LESS THAN 30' IN WIDTH, ALL DEVELOPMENTS SHALL PROVIDE 10 SHRUBS FOR EVERY 50' OF ABUTMENT TO THE LANDSCAPE EDGE.

	SHRUBS REQUIRED	SHRUBS SHOWN
NORTH- 439'/50'= 8.8 X 10 SHRUBS	88	88
WEST- 460'/50'= 9.2 X 10 SHRUBS	92	92

SECTION 5.2.B.1.a LANDSCAPED EDGE- TREE REQUIREMENTS
WITHIN THE LANDSCAPED EDGE, ONE TREE SHALL BE PLANTED FOR EVERY 50 LINEAL FEET OF LANDSCAPED EDGE.

	TREES REQUIRED	TREES SHOWN
NORTH- 1,247 LF / 50'=	25	25
WEST- 632 LF / 50'=	13	13

SECTION 5.2.B.1.c.i.A. INTERIOR PARKING LOT LANDSCAPING
IN NONRESIDENTIAL AND MIXED USE DISTRICTS, AT LEAST ONE TREE SHALL BE PLANTED FOR EVERY 15 PARKING SPACES. THESE TREES SHALL BE PLANTED INSIDE OR WITHIN 15' OF THE PARKING LOT, BUT SHALL NOT BE PLACED IN THE LANDSCAPED EDGE.

	TREES REQUIRED	TREES SHOWN
MIXED USE PARKING		
RETAIL 389 SPACES/15=	26	26
LIVE WORK 20 SPACES/15=	1	1

SECTION 5.2.E.
FOR SITE PLANS GREATER THAN 2.5 ACRES:
- NO PARKING SPACE SHALL BE LOCATED MORE THAN 75' FROM A LANDSCAPED AREA
- LANDSCAPE ISLANDS SHALL CONTAIN AT LEAST 180 SF WITH A WIDTH OF 10'

INTERNAL TREE REQUIREMENTS- PUD 001815-2024
IN LIEU OF LANDSCAPE BUFFERS INTERNAL TO THE SITE, RESIDENTIAL YARDS ADJOINING COMMERCIAL DEVELOPMENT AREAS WILL BE LANDSCAPED WITH AT LEAST ONE TREE PER DWELLING UNIT ALONG THE COMMON BOUNDARY LINE. LANDSCAPING TREES MAY BE CLUSTERED AT LANDSCAPED NODES.

	TREES REQUIRED	TREES SHOWN
RESIDENTIAL YARDS ADJACENT TO COMMERCIAL-	43 TREES	43 TREES

SECTION 5.2.B.1.a.iv. ADDITIONAL TREE REQUIREMENTS PER HOUSING UNIT IN RM DISTRICT
IN THE RM DISTRICT, IN ADDITION TO THE TREE AND SHRUB REQUIREMENTS ABOVE, AT LEAST 2 TREES AND 5 SHRUBS SHALL BE PLANTED PER MF HOUSING UNIT. THIS LANDSCAPE MATERIAL SHALL NOT BE INCLUDED IN THE LANDSCAPED EDGE ALONG THE STREET FRONTAGE. HOWEVER, IT MAY BE INCLUDED IN THE OTHER OPEN SPACE AREAS REQUIRED BY THIS ORDINANCE.

	TREES REQUIRED	TREES PROVIDED
160 UNITS X 2 TREES	320	120+43 (REQUIRED ABOVE)
160 UNITS X 5 SHRUBS	800	800

PUD-01815-2024- LANDSCAPE AND SCREENING STANDARDS- LANDSCAPING AND SCREENING WITHIN THE DEVELOPMENT SHALL MEET THE STANDARDS OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

	BUFFER REQUIRED	BUFFER SHOWN
SOUTH- PUD 001815-2024	10'	10'
EAST- PUD 001815-2024	20'	20'

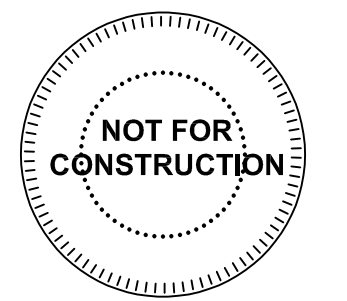
PUD-001815-2024- LANDSCAPE AND SCREENING STANDARDS- LANDSCAPING AND SCREENING WITHIN THE DEVELOPMENT SHALL MEET THE STANDARDS OF THE CITY OF BROKEN ARROW ZONING ORDINANCE. WITHIN THIS BUFFER, ONE MEDIUM TO LARGER EVERGREEN TREES SHALL BE PLANTED FOR EVERY 30 LINEAR FEET OF LANDSCAPE EDGE AND 10 MEDIUM SHRUBS (3 GALLON 6'-10" FULL GROWN) SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF LANDSCAPED EDGE. PATIOS MAY ENCRoACH ON THIS LANDSCAPE BUFFER UP TO 5 FEET.

	TREES/SHRUBS REQUIRED	TREES/SHRUBS SHOWN
SOUTH- 1,290 LF / 30'=	43 TREES	43 TREES
1,290 / 50= 26 X 10	260 SHRUBS	260 SHRUBS
EAST- 802 LF / 30= 27	27 TREES	27 TREES
802 / 50 = 16 X 10	160 SHRUBS	160 SHRUBS

FENCING- PUD 001815-2024
THE EASTERN BOUNDARY IS SHARED WITH COMMERCIAL LOT 1, BLOCK 1, OPEN SPACE RESERVE A, AND PART OF THE WESTERLY LINE OF SINGLE FAMILY RESIDENTIAL LOT 7, BLOCK 12, ALL IN "THE RETREAT." SCREENING IS NOT NECESSARY BETWEEN COMMERCIAL LOTS. THE EASTERNMOST DWELLING UNITS ARE DESIGNED TO FACE OPEN SPACE RESERVE A. HOWEVER, A SCREENING FENCE WOULD BLOCK THE VIEW OF THE OPEN SPACE. THEREFORE A SCREENING FENCE WITH A MINIMUM 6 FEET IN HEIGHT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE PROPERTY COMMON WITH THE WESTERLY LINE OF SINGLE FAMILY RESIDENTIAL LOT 7, BLOCK 12, AND ALONG RESERVE A UNLESS WAIVED IN WRITING BY THE OWNER OF RESERVE A AND THE HOA FOR "THE RETREAT." A SCREENING FENCE WILL NOT BE REQUIRED ALONG THE SOUTHERN BOUNDARY ABUTTING THE GREENSPACE, THE WESTERN BOUNDARY ALONG OLIVE AVENUE, OR INTERNAL TO THE SITE.

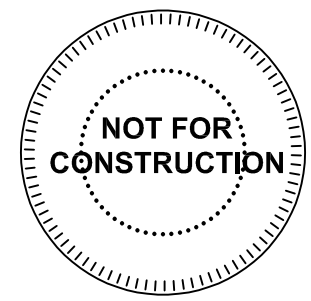
FENCING EAST BOUNDARY- 6' SCREEN FENCE AT "THE RETREAT RESERVE OPEN SPACE" AND "THE RETREAT RESIDENTIAL."

JOB NO. 2436 DATE 01.21.25
ACRE-ENCLAVE DRAWN BY KRM/SLW



A NEW PROJECT FOR:
THE ENCLAVE AT SOUTHERN TRAILS
SE CORNER OF S. OLIVE AVE. AND W. NEW ORLEANS STREET
BROKEN ARROW, OKLAHOMA

REVISIONS



A NEW PROJECT FOR:
THE ENCLAVE AT SOUTHERN TRAILS
 SE CORNER OF S. OLIVE AVE. AND W. NEW ORLEANS STREET
 BROKEN ARROW, OKLAHOMA

DRAWING RELEASE LOG
01.21.25 SITE PLAN SUBMITTAL

REVISIONS

JOB NO. DATE
ACRE-ENCLAVE 01.21.25
 DRAWN BY
KRM/SLW

SHEET NAME
PLANTING DETAILS

SHEET NO.

L3.00

- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
 - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
 - FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

- MATERIALS:**
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
 - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
 - SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE BERMUDA, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
 - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

INSTALLATION:

- RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUND COVER, SHRUB BEDS AND TREE PLANTING.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:

PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:

A. MINIMUM WORKING PRESSURE RATINGS:

- PRESSURE PIPING: 150 PSIG (1035 KPA)
- CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)

B. MAIN LINE TO BE 0.200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.

- PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
- PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.

C. LATERAL LINES TO BE 0.200 PVC PIPE OR APPROVED EQUAL.

D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.

E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.

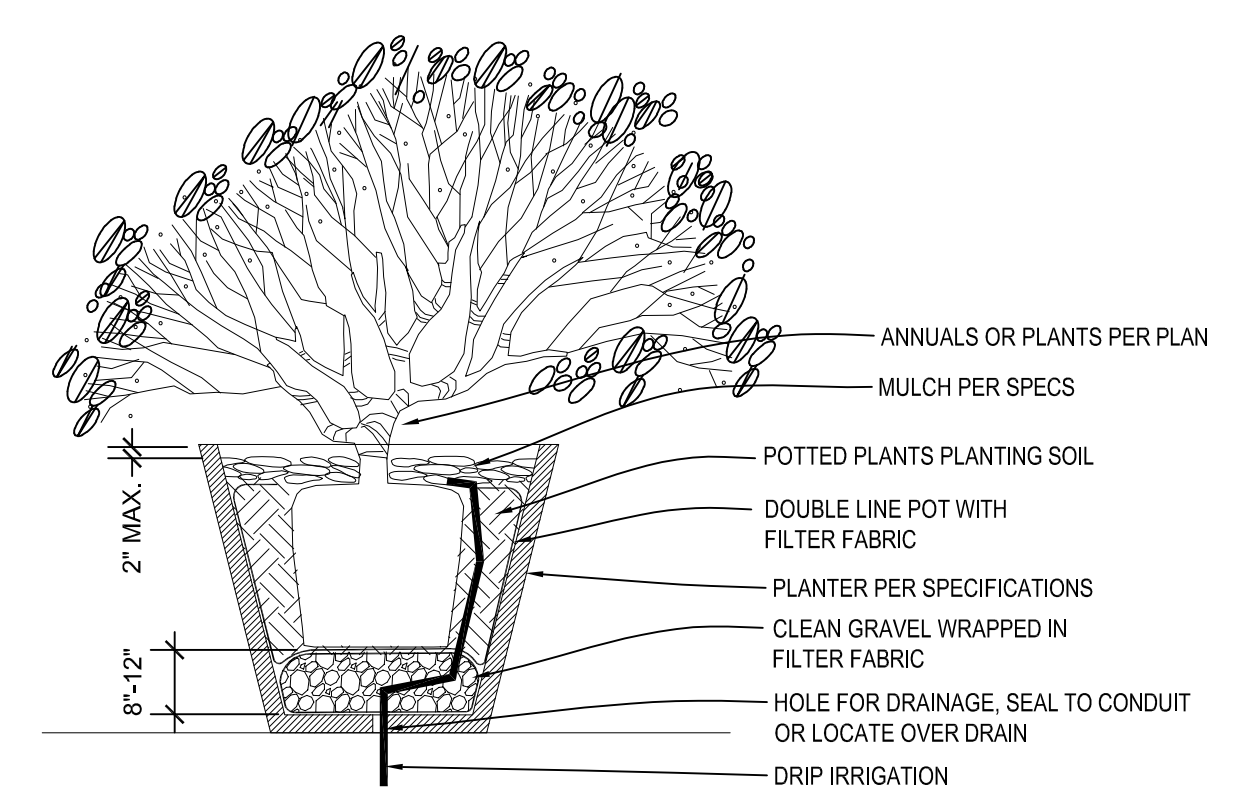
F. PLASTIC FITTINGS:

- UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
- UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2669.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.

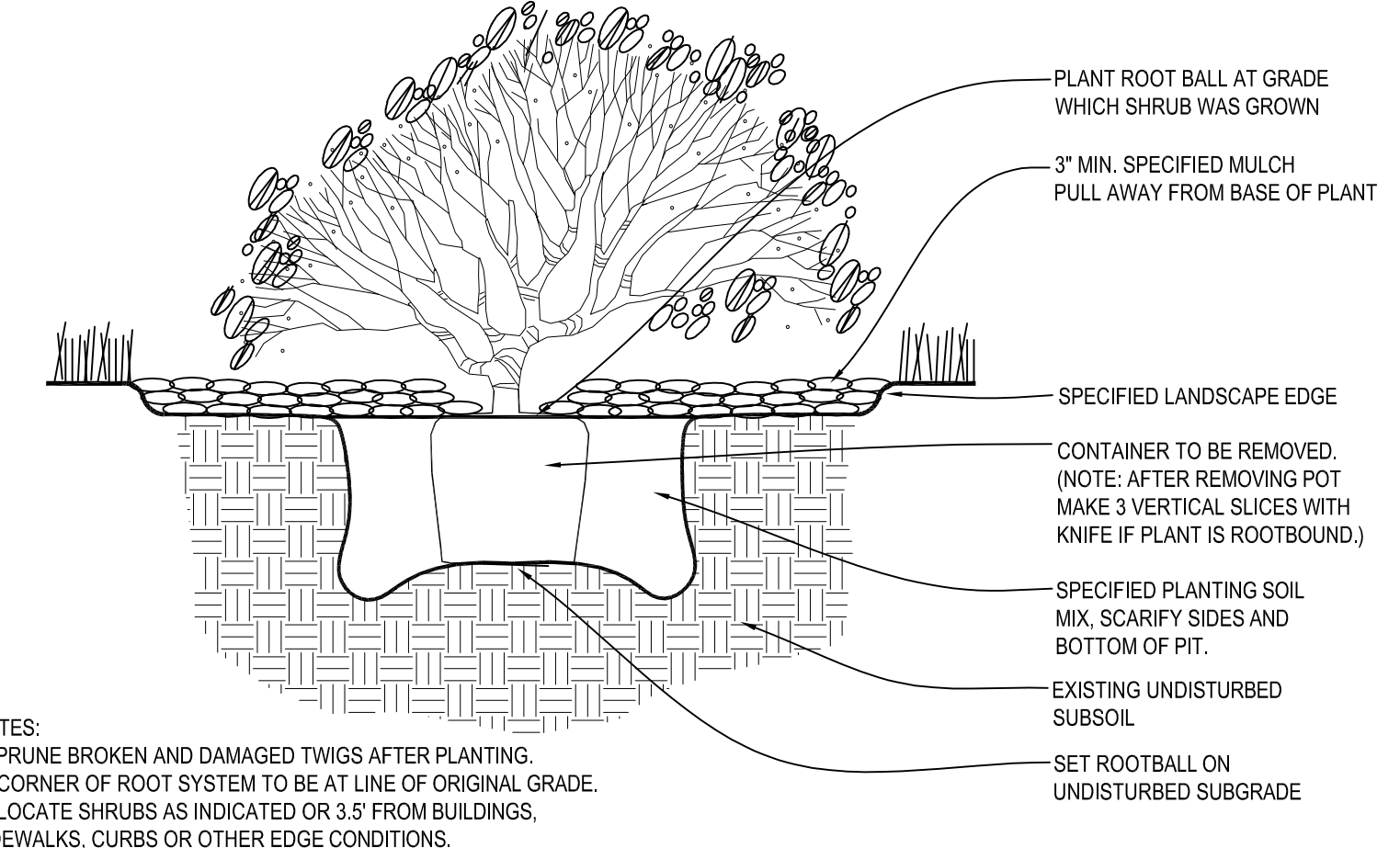
G. MINIMUM COVER:

- IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
- ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.

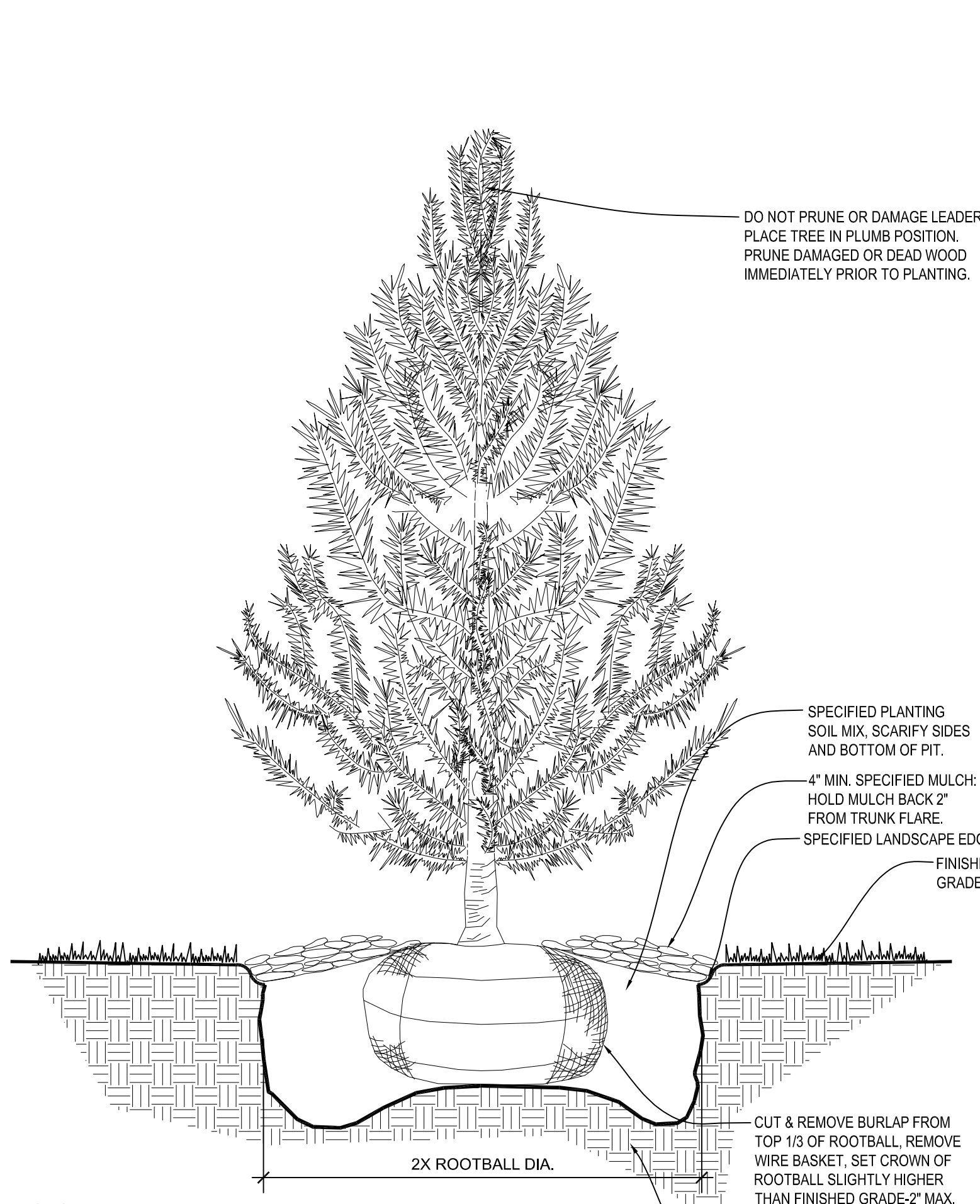
H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



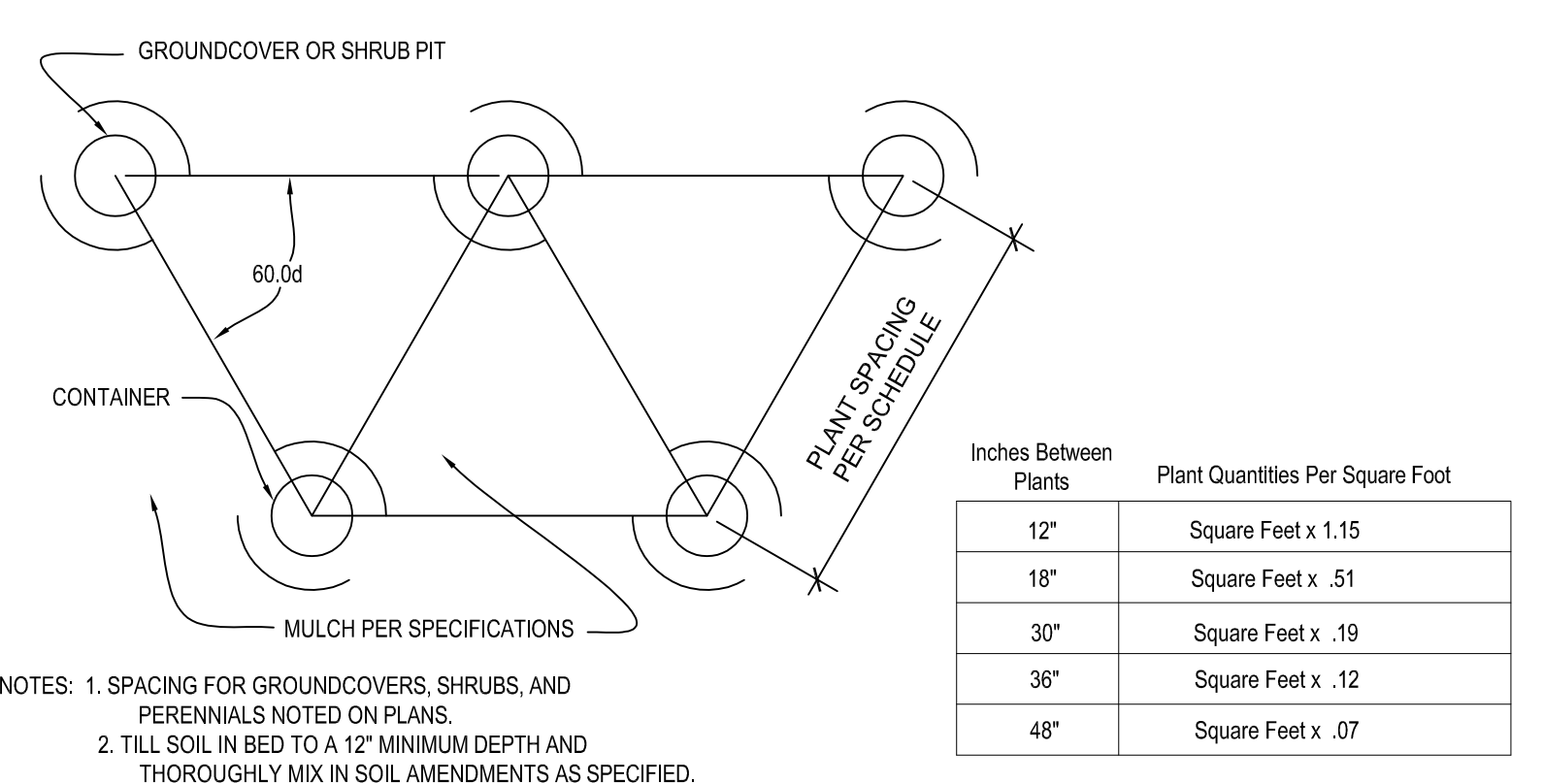
3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

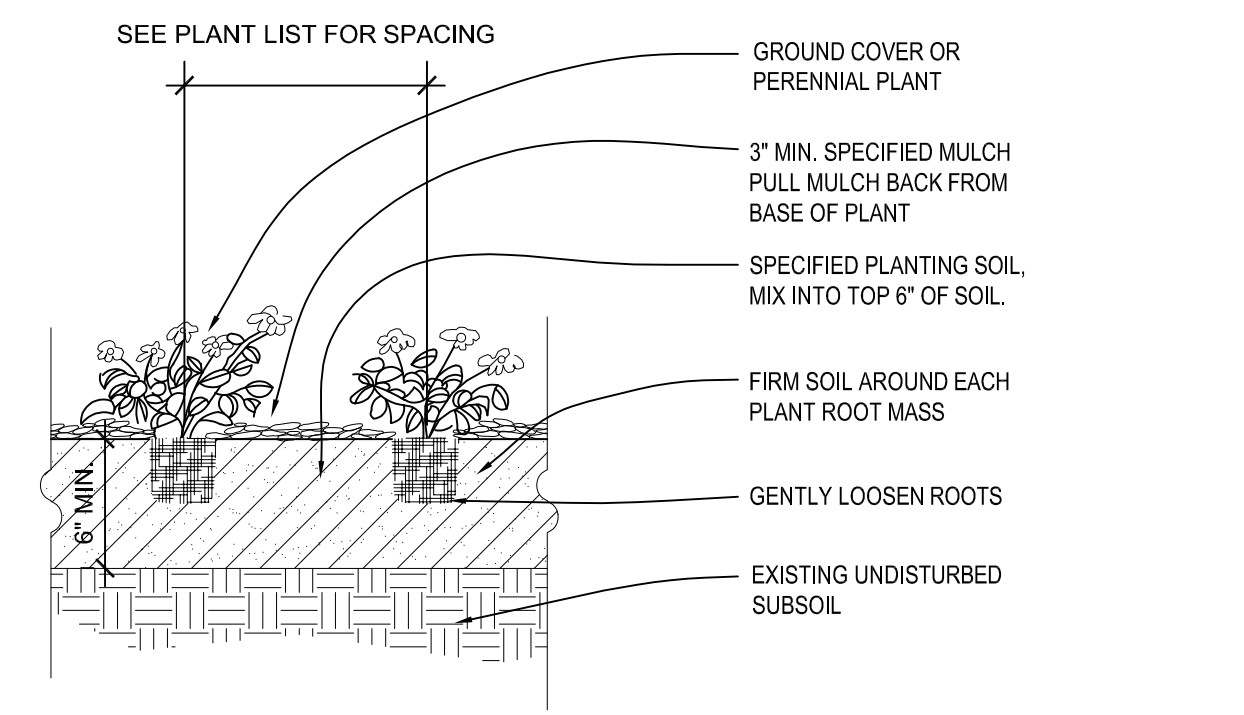


1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

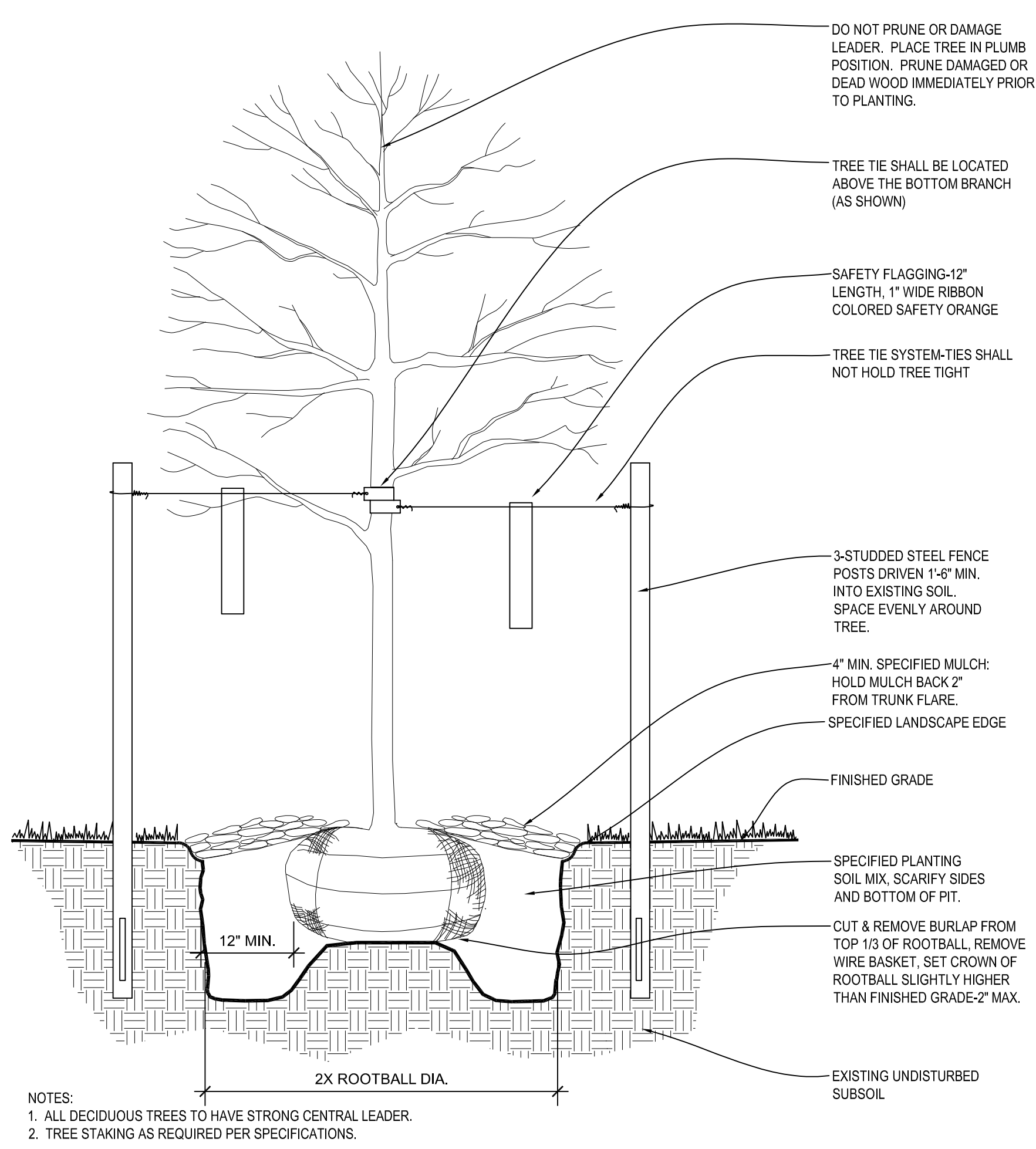


- NOTES:**
- SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
 - TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

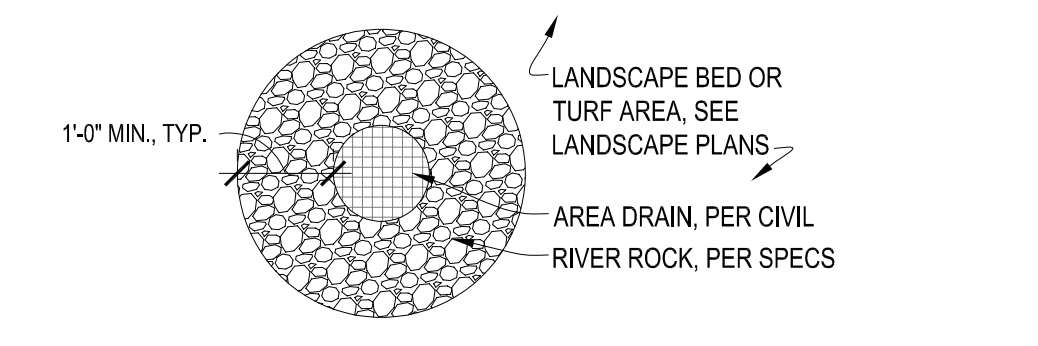
6 PLANT SPACING DETAIL
NOT TO SCALE



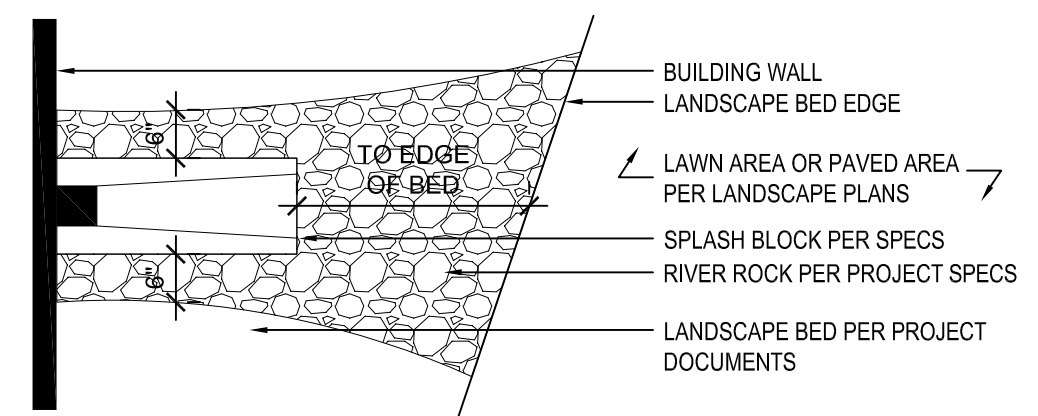
5 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



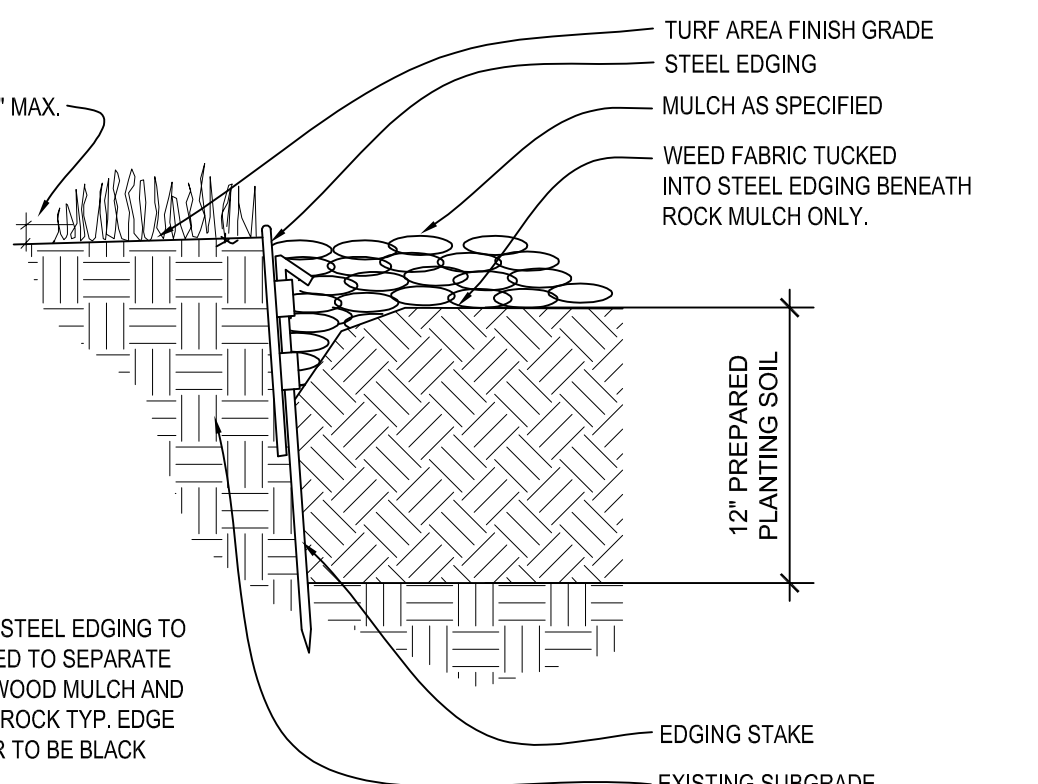
4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



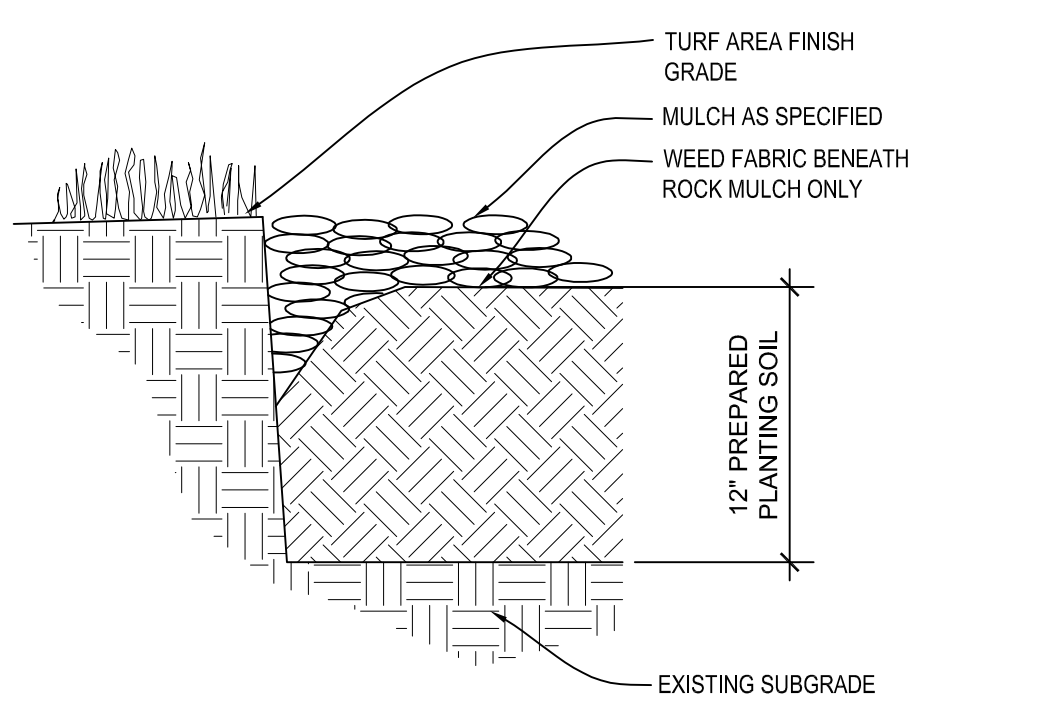
10 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE



9 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE



8 STEEL EDGING DETAIL
NOT TO SCALE



7 V-CUT EDGING DETAIL
NOT TO SCALE



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING A MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	48%
LAP AND BOARD & BATTEN:	52%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	42%
LAP AND BOARD & BATTEN:	58%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING D MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	28%
LAP AND BOARD & BATTEN:	72%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	18%
LAP AND BOARD & BATTEN:	82%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING H MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	57%
LAP AND BOARD & BATTEN:	43%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	45%
LAP AND BOARD & BATTEN:	55%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING L MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	69%
LAP AND BOARD & BATTEN:	31%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	65%
LAP AND BOARD & BATTEN:	35%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING M MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	63%
LAP AND BOARD & BATTEN:	37%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	65%
LAP AND BOARD & BATTEN:	35%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

BUILDING N MATERIALITY PERCENTAGES:	
<u>FRONT ELEVATION</u>	
BRICK AND STONE:	61%
LAP AND BOARD & BATTEN:	39%
<u>SIDE ELEVATION</u>	
BRICK AND STONE:	65%
LAP AND BOARD & BATTEN:	35%



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

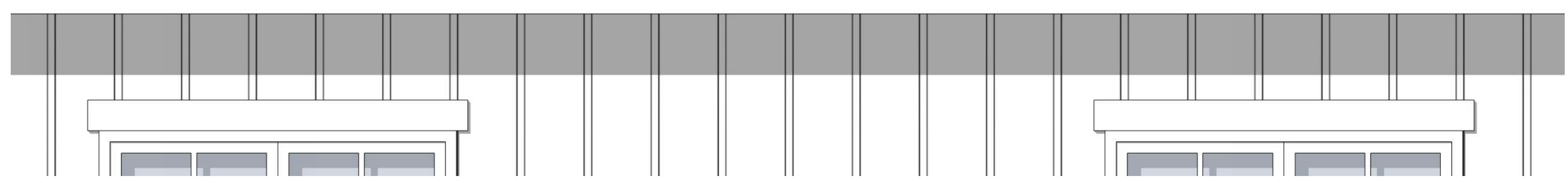


2 SIDE ELEVATION
Scale: 1/8" = 1'-0"

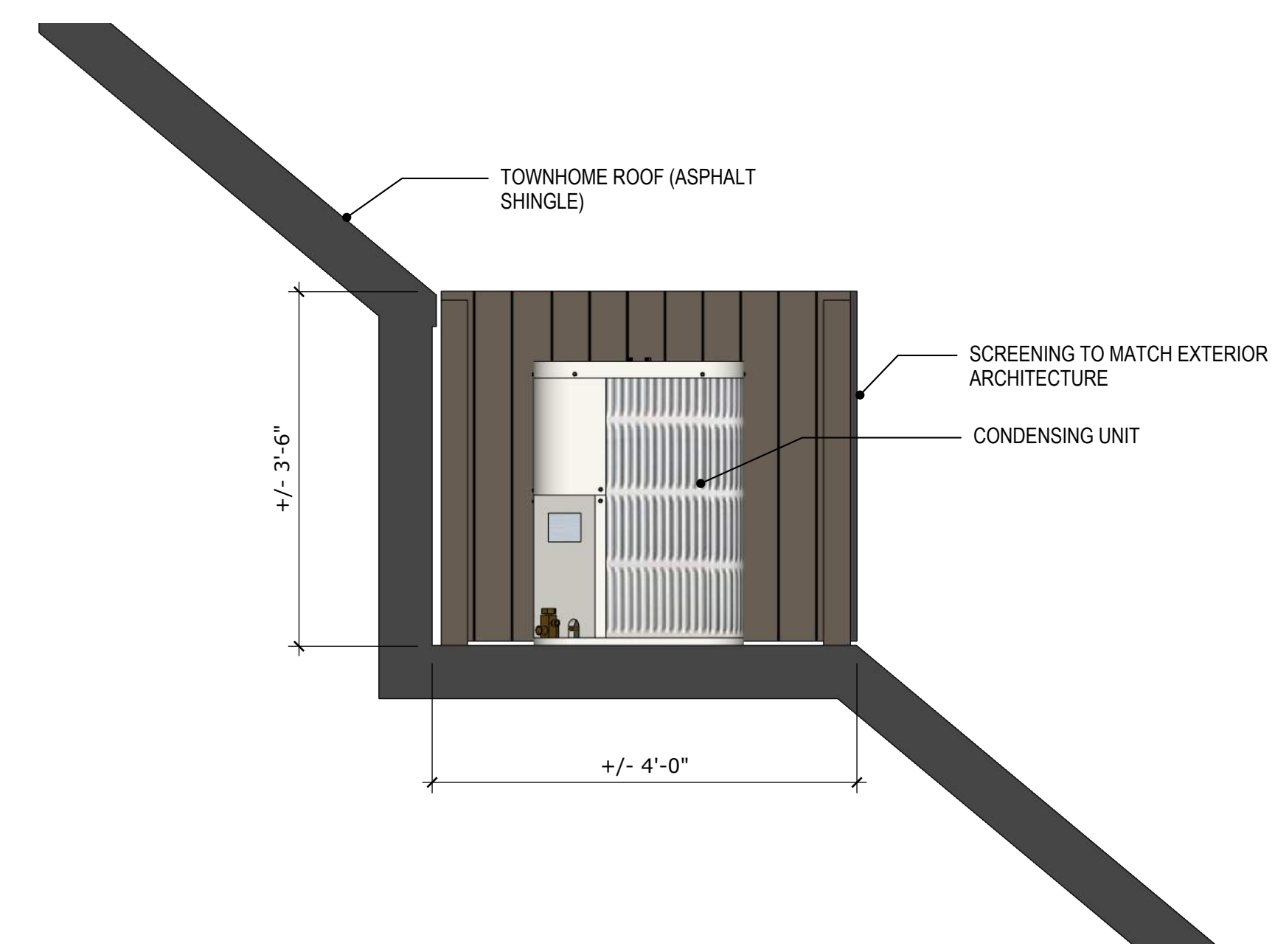
LIVE/ WORK BUILDING MATERIALITY PERCENTAGES:
FRONT ELEVATION
BRICK AND STONE: 63%
LAP AND BOARD & BATTEN: 37%
SIDE ELEVATION
BRICK AND STONE: 36%
LAP AND BOARD & BATTEN: 64%



TOWNHOME ROOF (ASPHALT SHINGLE)
 SCREENING TO MATCH EXTERIOR ARCHITECTURE
 CONDENSING UNIT BEYOND

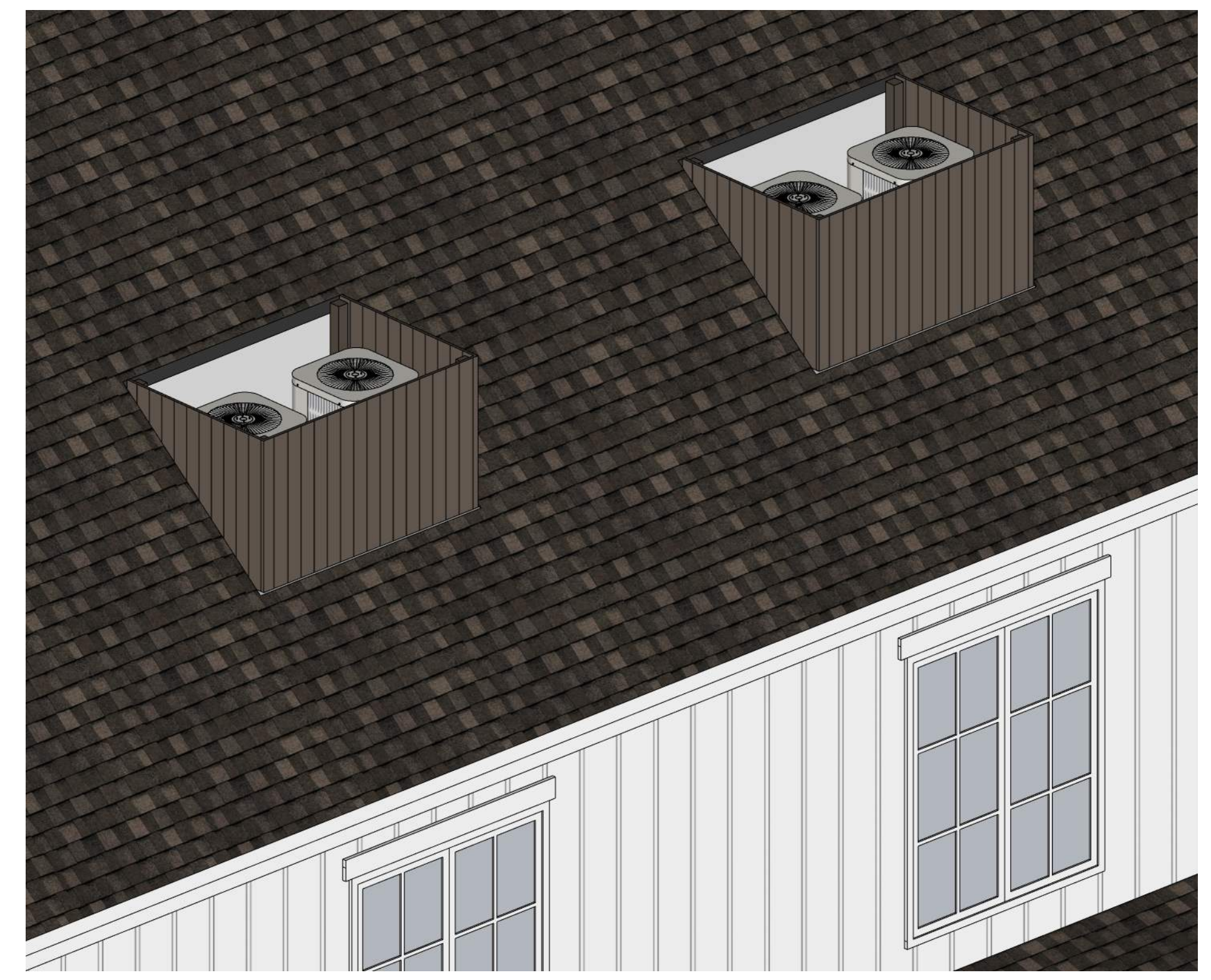


1 ELEVATION VIEW
 Scale: 1/8" = 1'-0"



TOWNHOME ROOF (ASPHALT SHINGLE)
 +/- 3'-6"
 SCREENING TO MATCH EXTERIOR ARCHITECTURE
 CONDENSING UNIT
 +/- 4'-0"

2 SECTION VIEW
 Scale: 1/8" = 1'-0"



3 PERSPECTIVE VIEW
 NTS