



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**STAFF USE ONLY**

PLANNING & ZONING CASE NO.

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

**PLATTING APPLICATION FEES:**

- MASTER PLAT (\$100.00 + \$15.00 ACRE) \*
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) \*
- FINAL PLAT (\$300.00 + \$20.00 ACRE) \*
- REPLAT (\$300.00 + \$20.00 ACRE) \*
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) \*
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) \*
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) \* \*\*
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) \*

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) \*

**NOTES:**

\* IN DETERMINING THE FEE PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE  
\*\* A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS **Spans between S John King Blvd & FM 549 at Mercers Colony Avenue**

SUBDIVISION **Juniper Phase 1**

LOT

BLOCK

GENERAL LOCATION **Spans between S John King Blvd & FM 549 at Mercers Colony Avenue**

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING **PD-103**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **143.431**

LOTS [CURRENT]

LOTS [PROPOSED] **195**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTOR ORIGINAL SIGNATURES ARE REQUIRED]**

OWNER **Qualico Developments (US), Inc**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Ryan Joyce**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E MAIL

E-MAIL

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 3,118.62 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

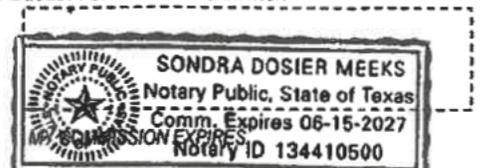
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

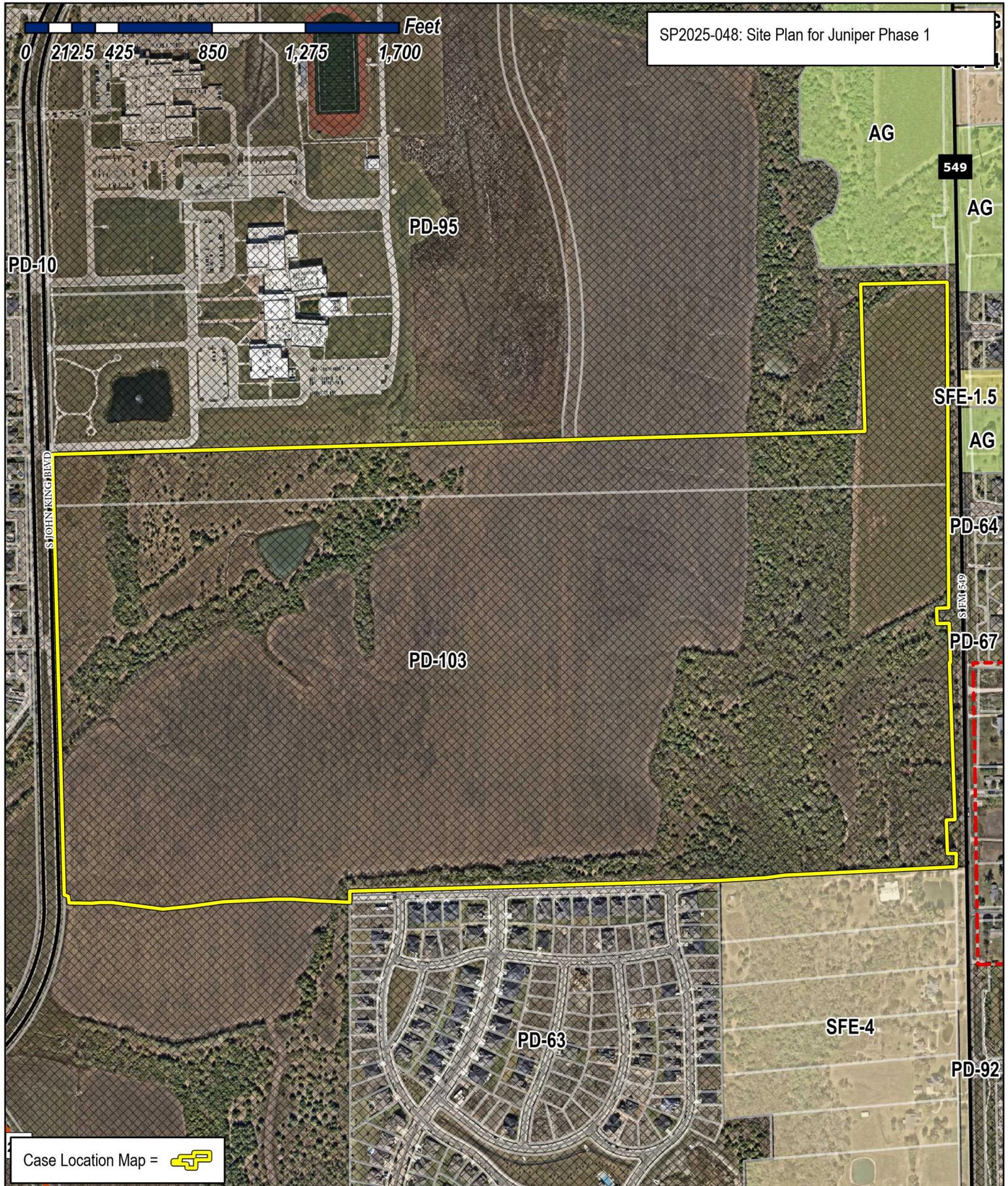
OWNER'S SIGNATURE

*John Vick*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Sondra Dosier Meeks*





Case Location Map =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



S88° 23'38"W 1738.80'

PD SITE PLAN OF

# JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

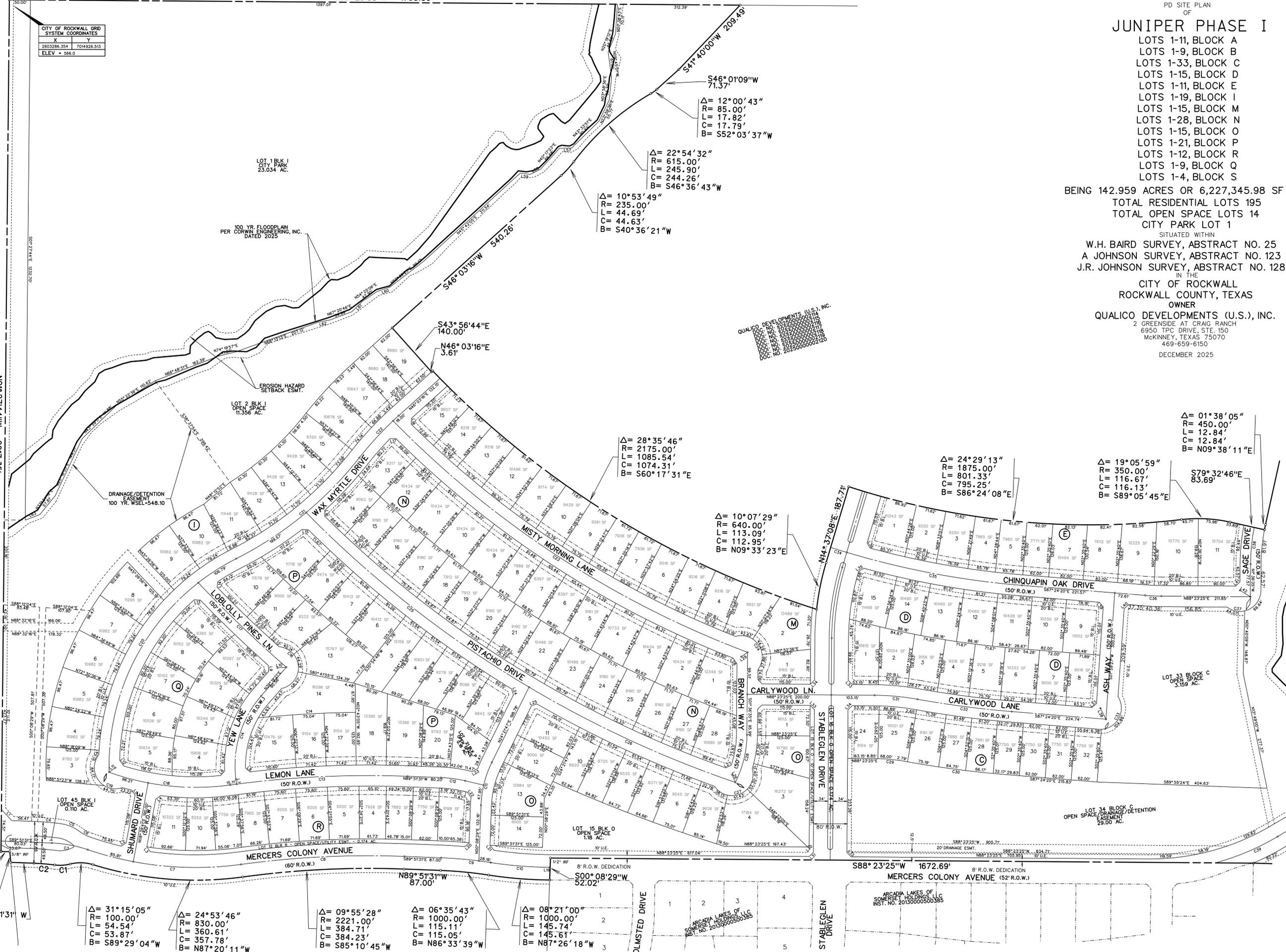
BEING 142.959 ACRES OR 6,227,345.98 SF  
 TOTAL RESIDENTIAL LOTS 195  
 TOTAL OPEN SPACE LOTS 14  
 CITY PARK LOT 1

SITUATED WITHIN  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
 QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150  
 DECEMBER 2025

0 50 100 200  
 SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	



QUALICO DEVELOPMENTS (U.S.), INC.  
 20250000000210

MATCHLINE

Δ = 00° 04' 58"  
 R = 1004.93'  
 L = 1.15'  
 C = 1.15'  
 B = N01° 27' 43" W

Δ = 31° 15' 05"  
 R = 100.00'  
 L = 54.54'  
 C = 53.87'  
 B = S89° 29' 04" W

Δ = 24° 53' 46"  
 R = 830.00'  
 L = 360.61'  
 C = 357.78'  
 B = N87° 20' 11" W

Δ = 09° 55' 28"  
 R = 2221.00'  
 L = 384.71'  
 C = 384.23'  
 B = S85° 10' 45" W

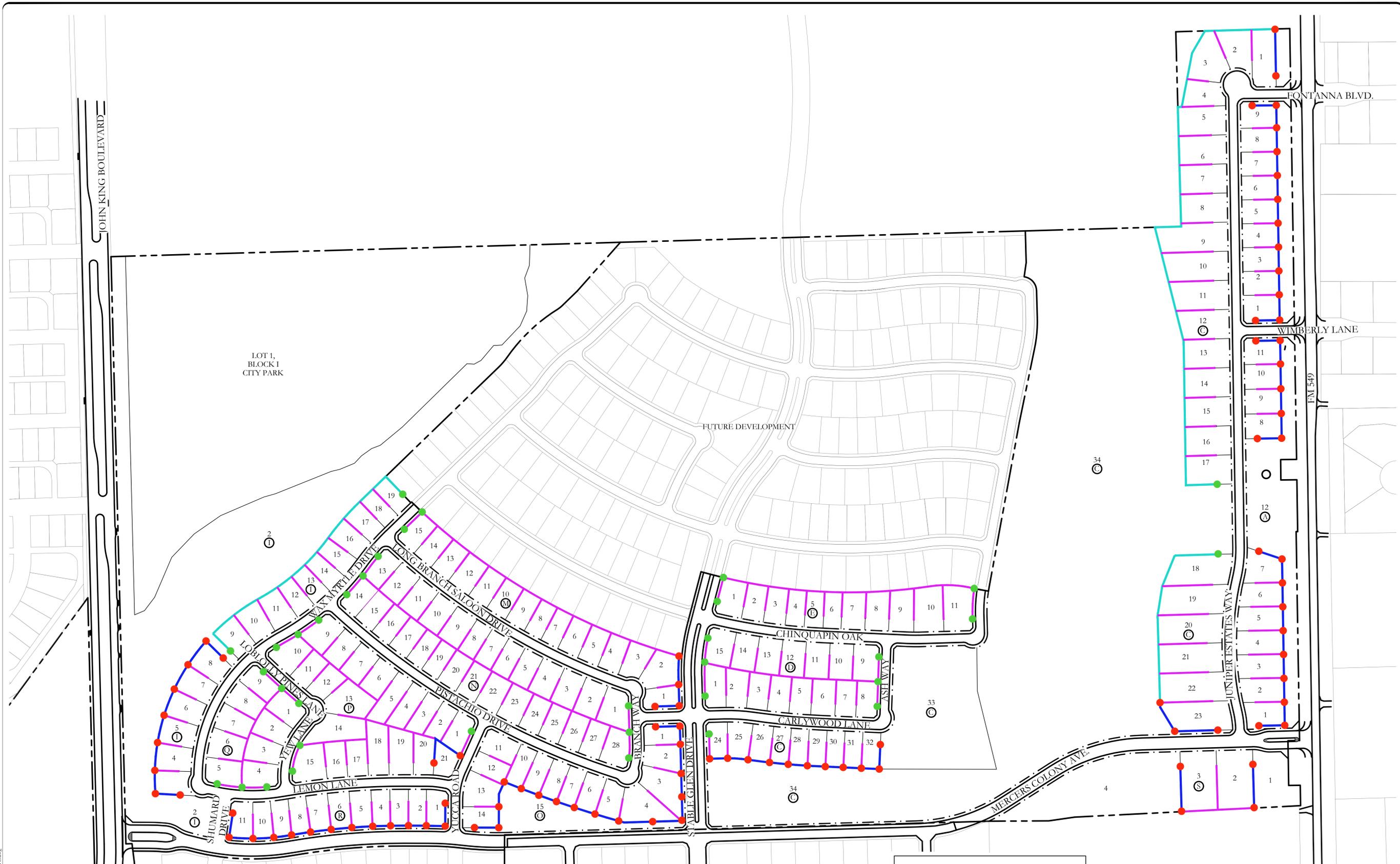
Δ = 06° 35' 43"  
 R = 1000.00'  
 L = 115.11'  
 C = 115.05'  
 B = N86° 33' 39" W

Δ = 08° 21' 00"  
 R = 1000.00'  
 L = 145.74'  
 C = 145.61'  
 B = N87° 26' 18" W

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC  
 INST. NO. 20130000500385



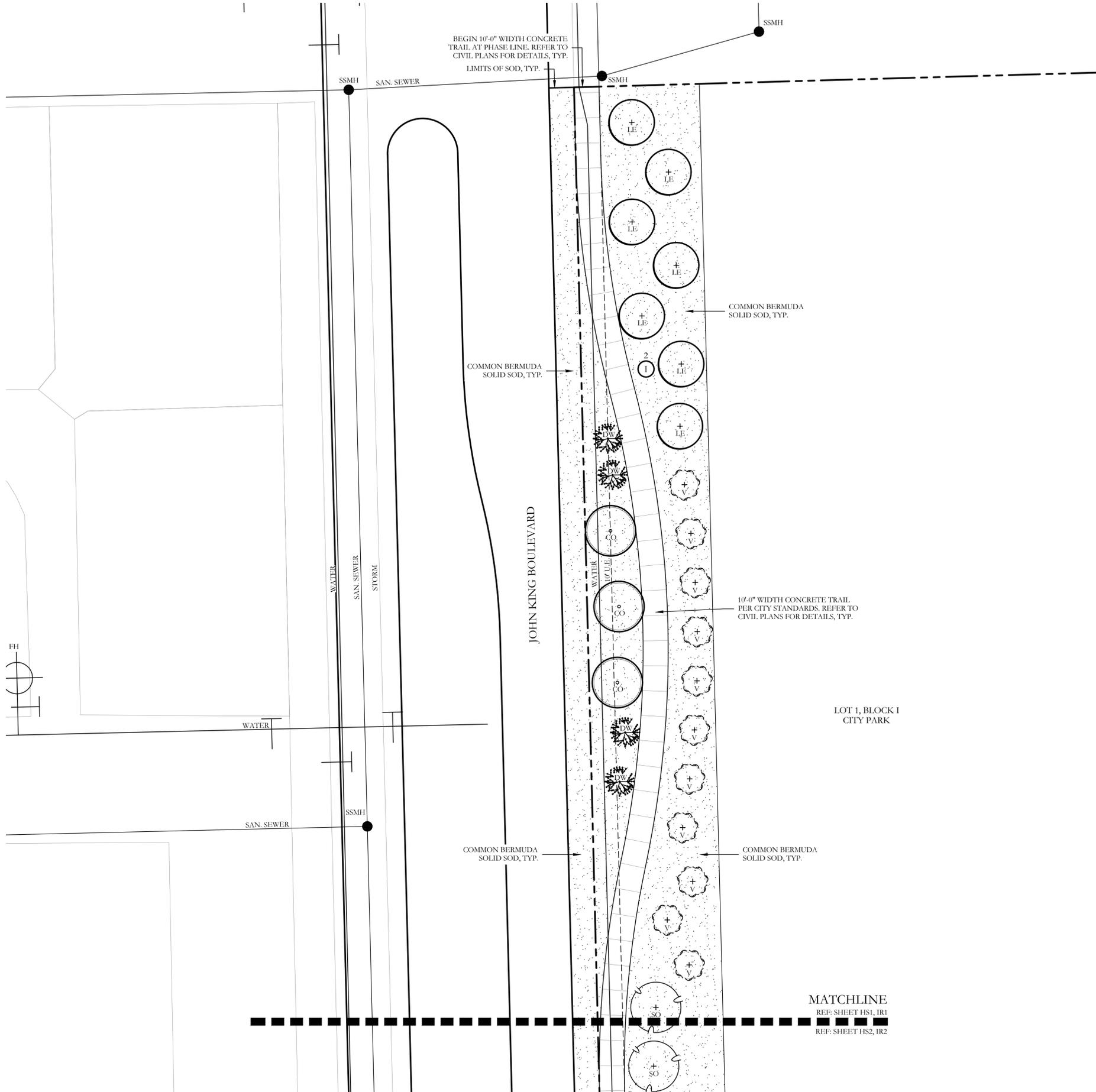
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**FENCE LEGEND**

- 6'-0" FT. ORNAMENTAL METAL FENCE; BY DEVELOPER.
- STONE COLUMN; BY DEVELOPER.
- 6'-0" FT. ORNAMENTAL METAL FENCE; BY BUILDER.
- 6'-0" FT. CEDAR FENCE; BY BUILDER.
- STONE COLUMN; BY BUILDER.





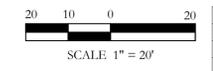
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

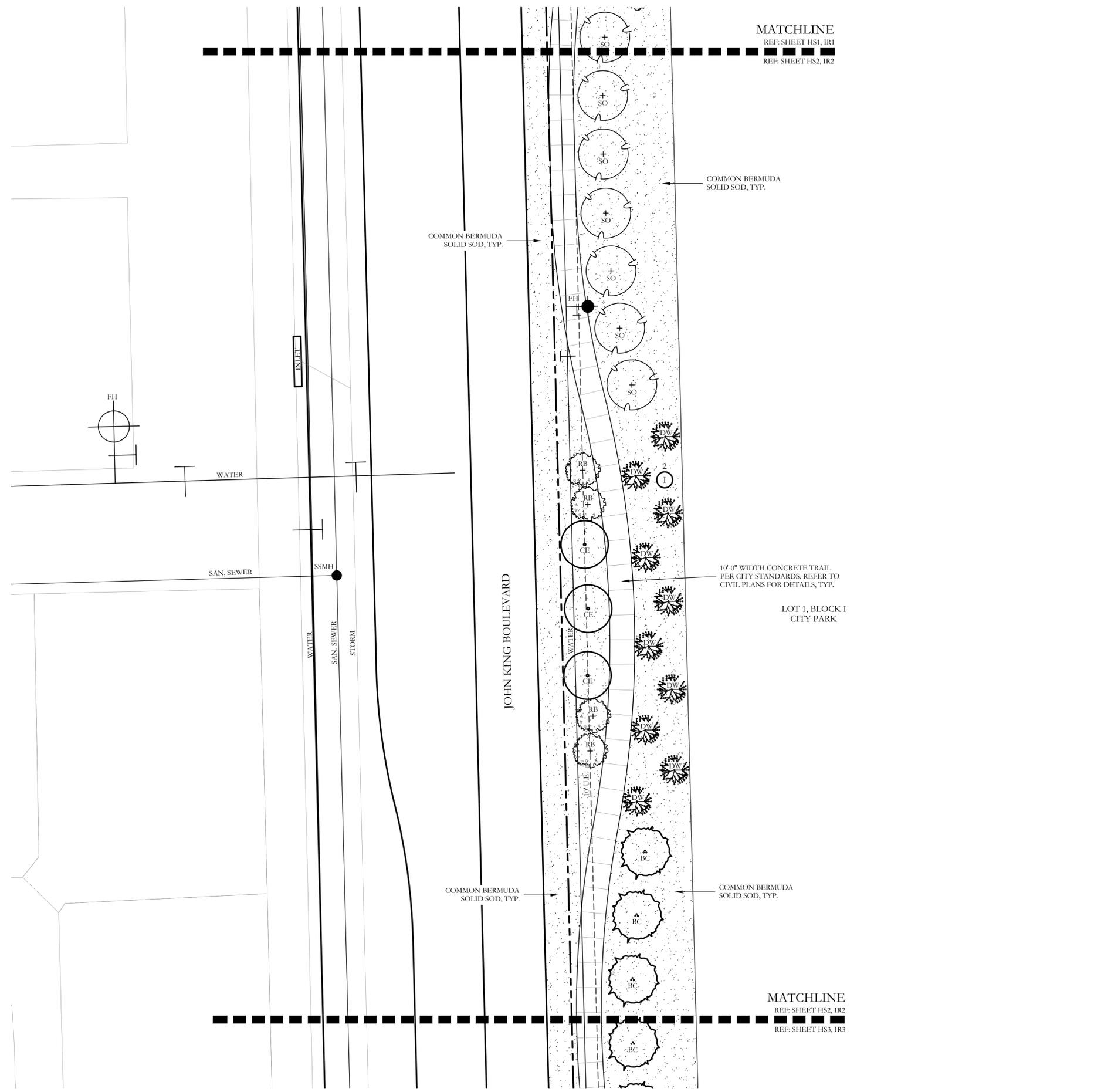
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

MATCHLINE  
 REF: SHEET HS1, IR1  
 REF: SHEET HS2, IR2



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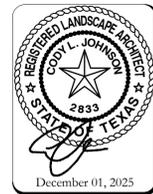
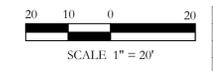
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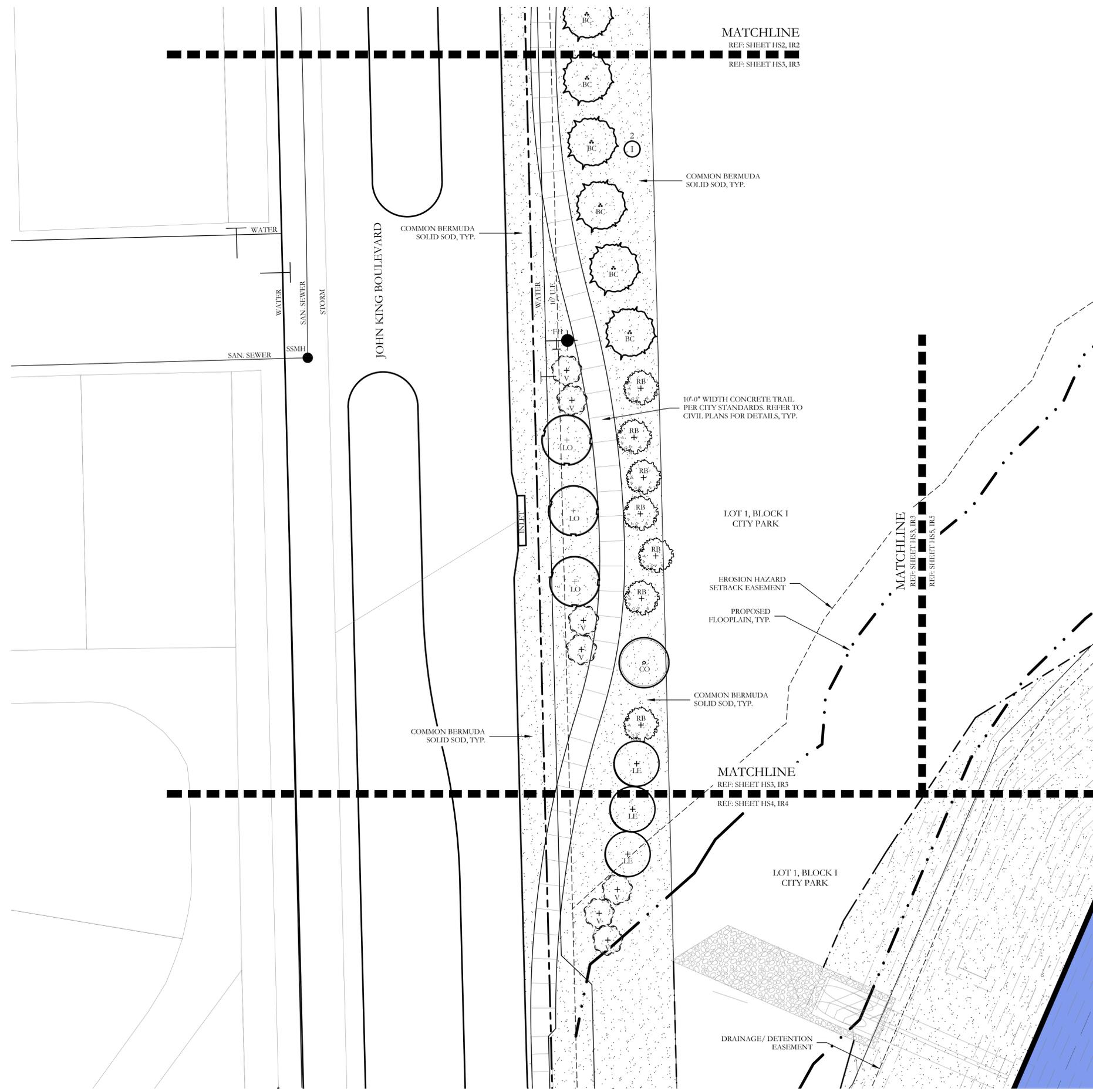
NOTE:  
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### PLANT LEGEND

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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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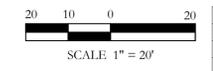


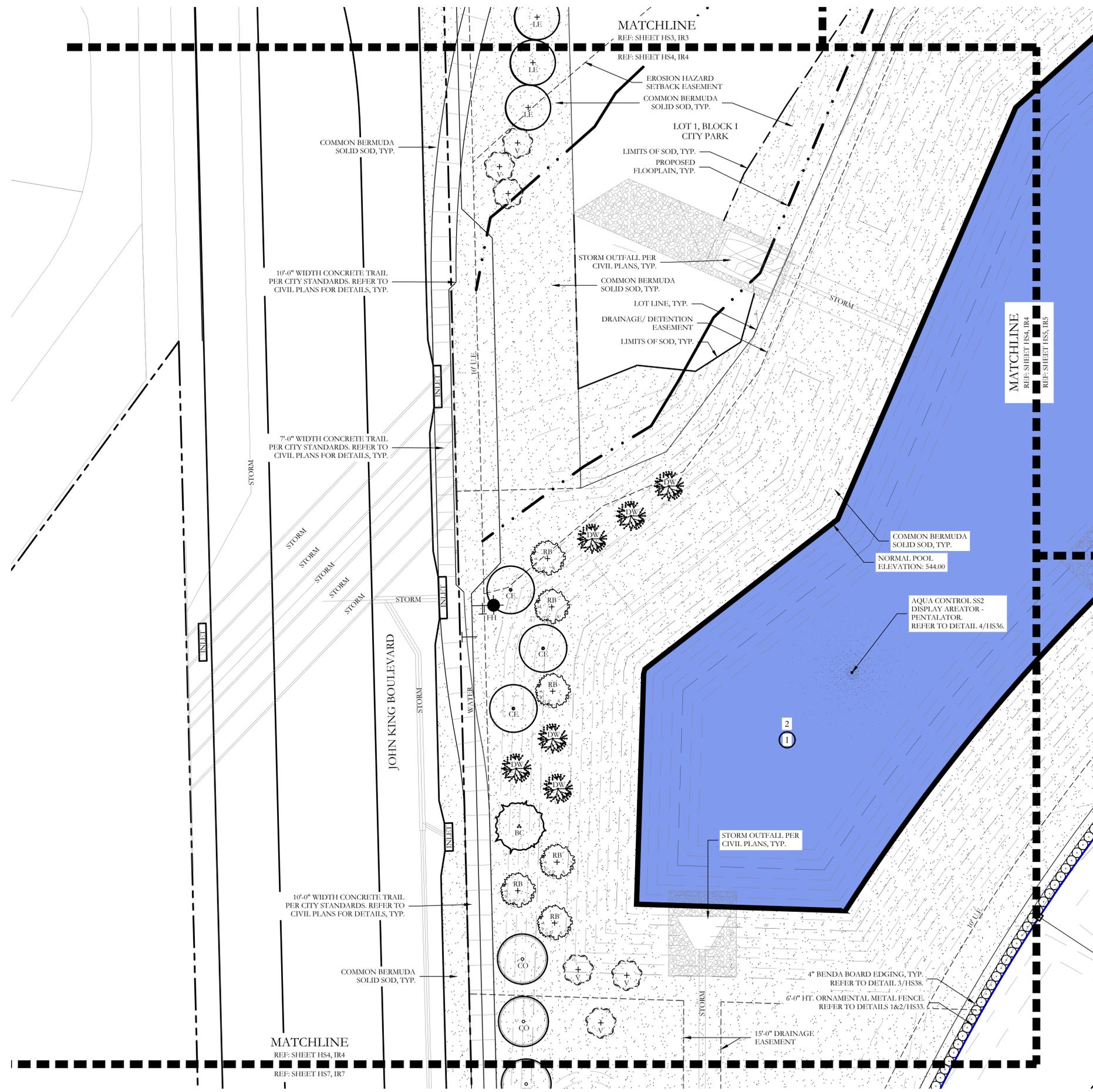
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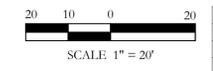


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		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



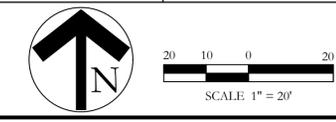


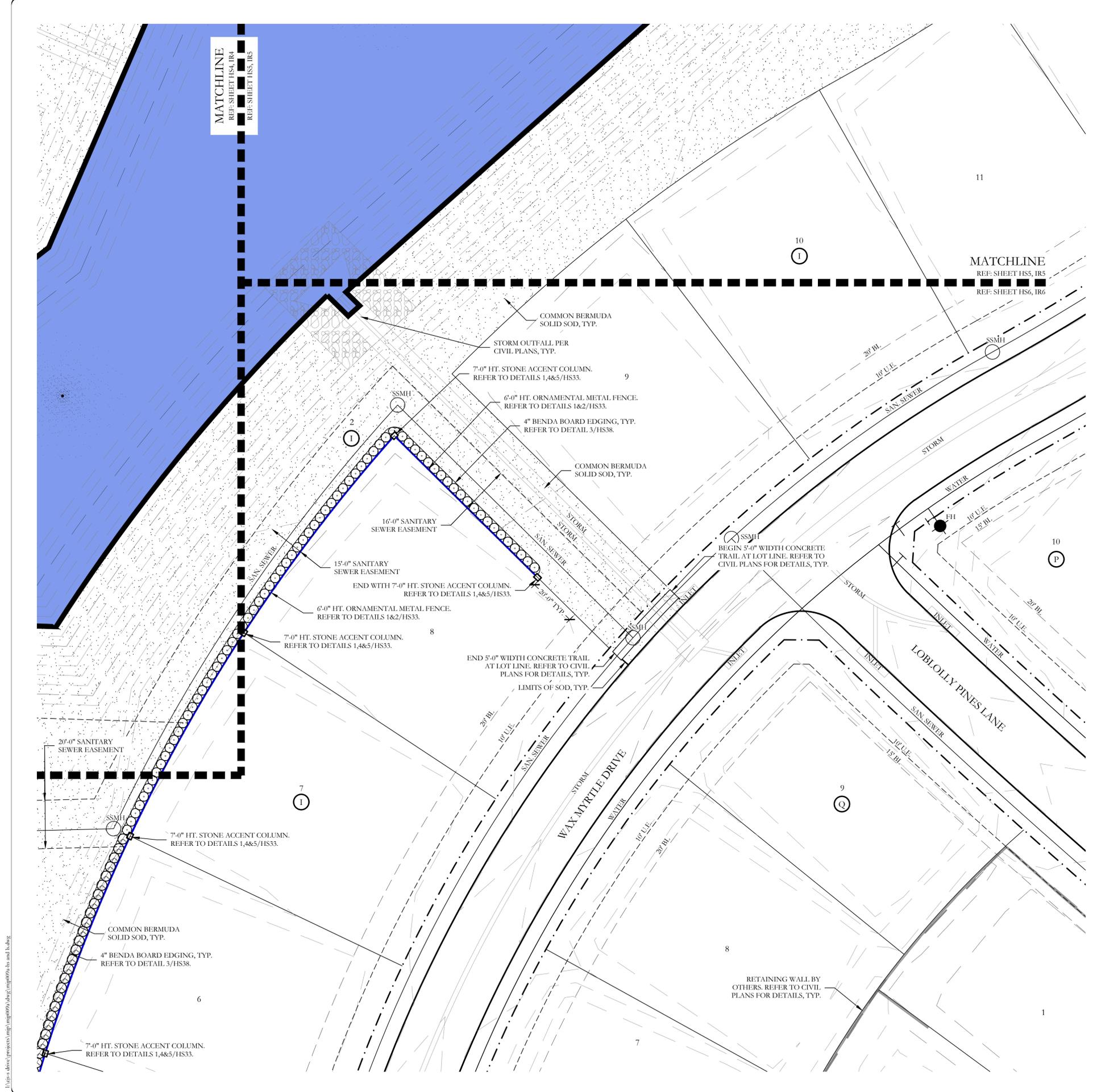
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



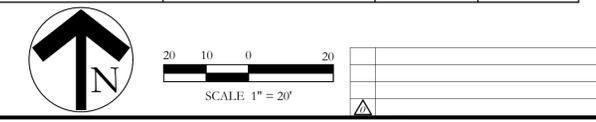


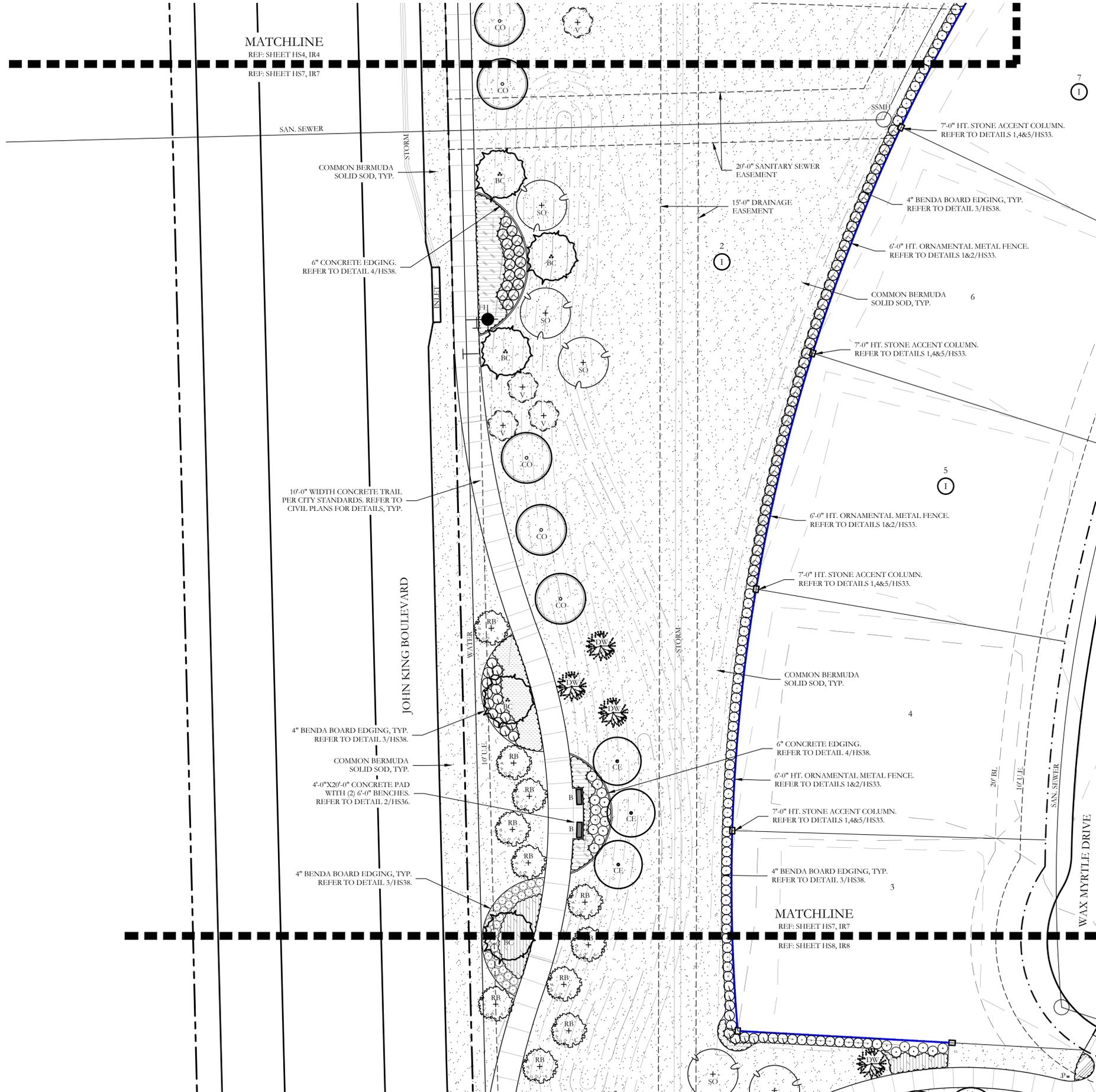
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	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





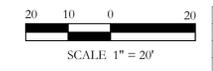
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

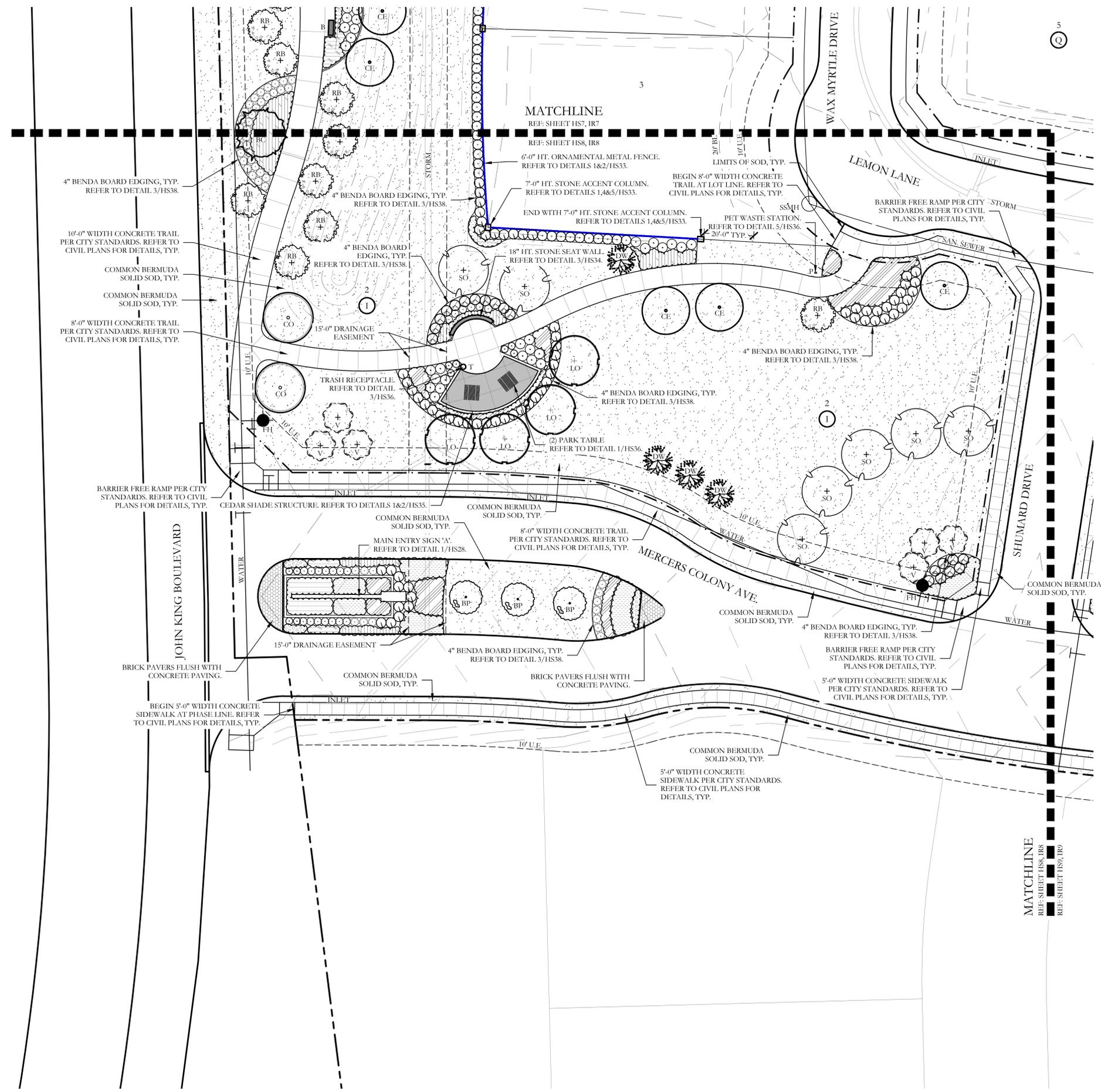
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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	H	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	L	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	S	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	G	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	R	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	Y	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	F	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	M	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	C	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	B	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	N	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	O	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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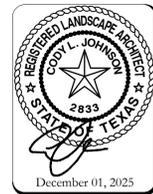
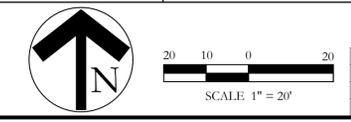
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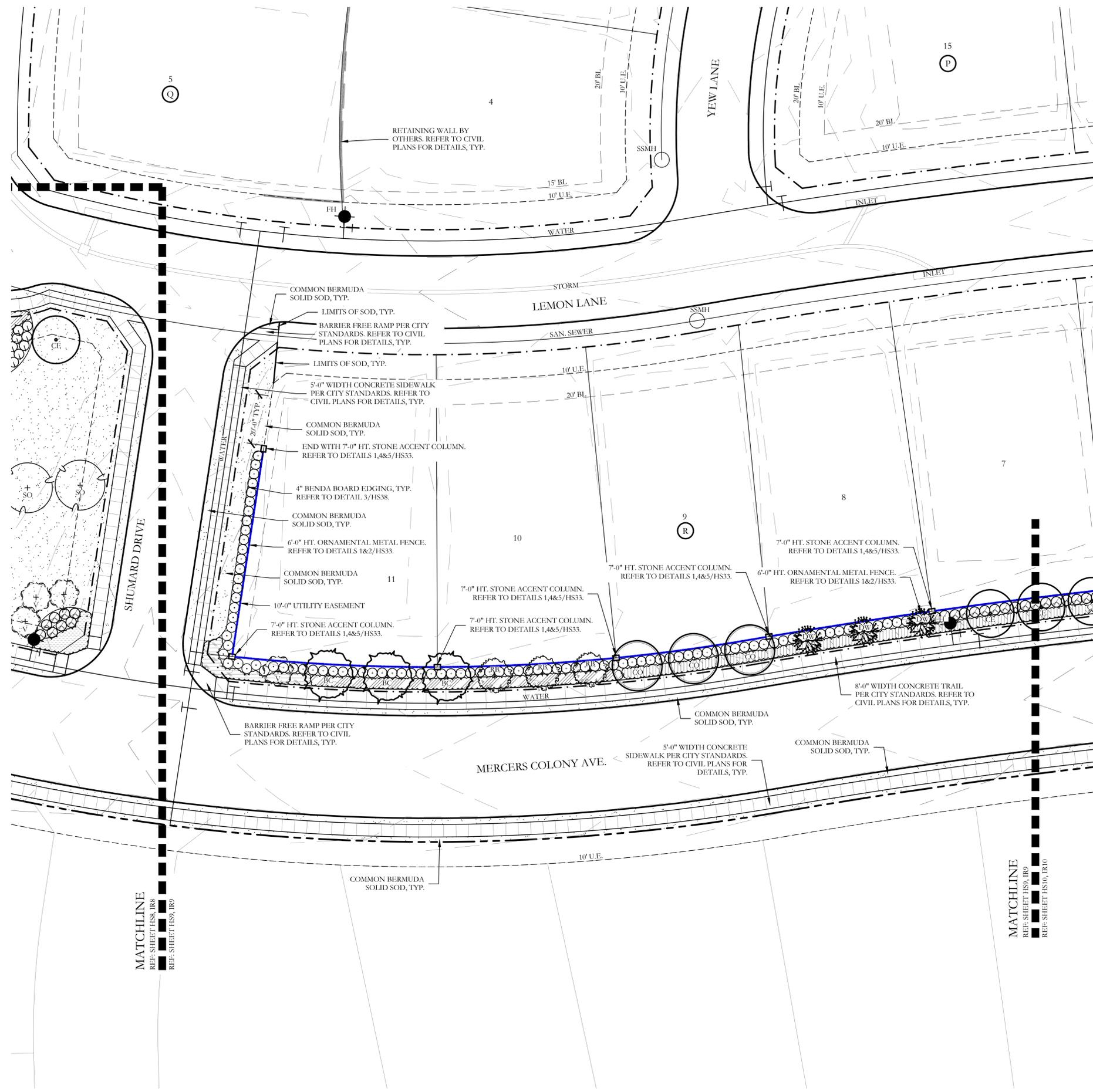
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
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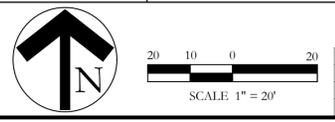


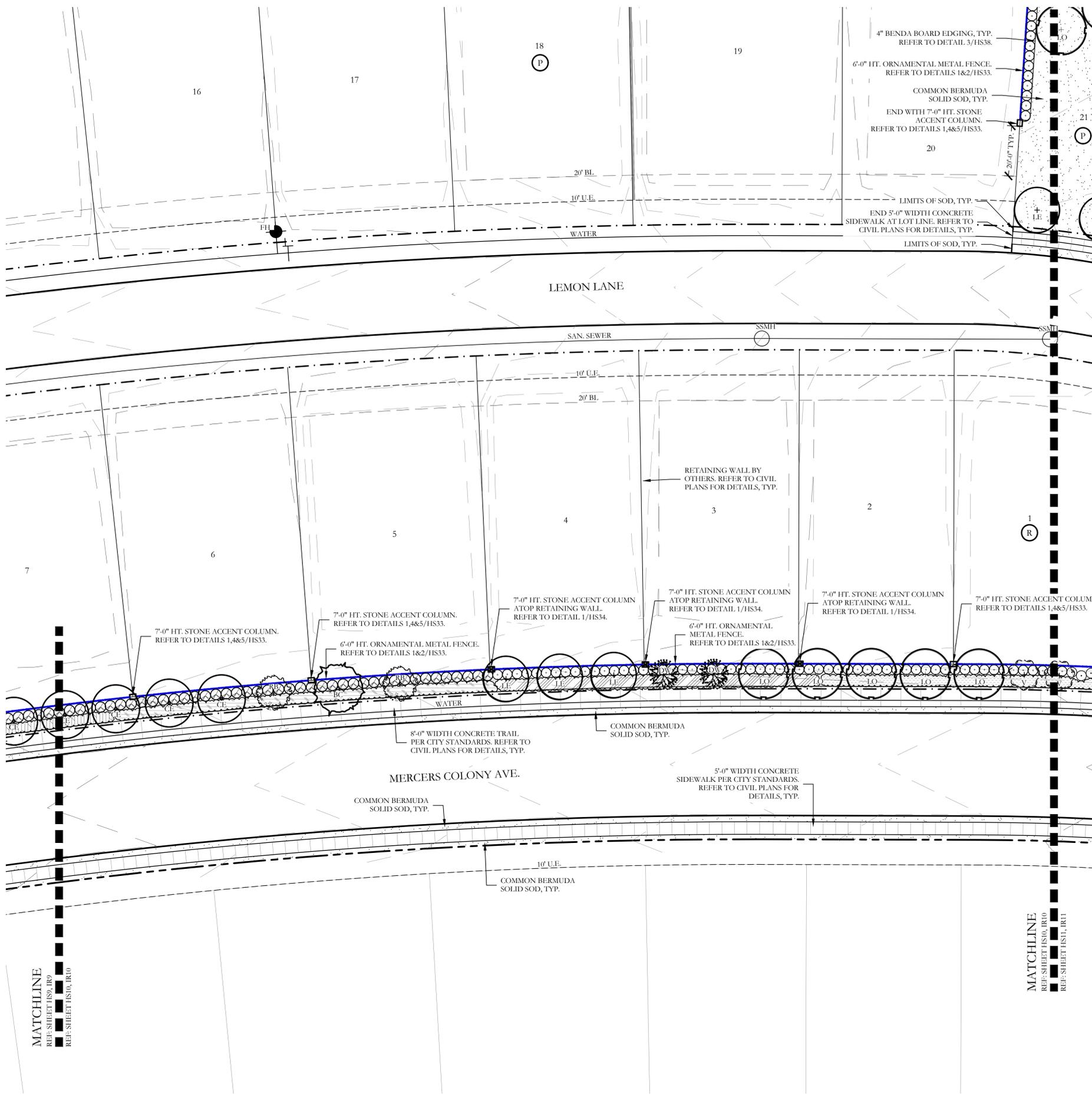
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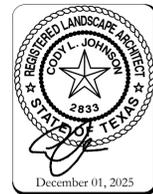
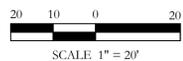
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	CR	CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	MF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

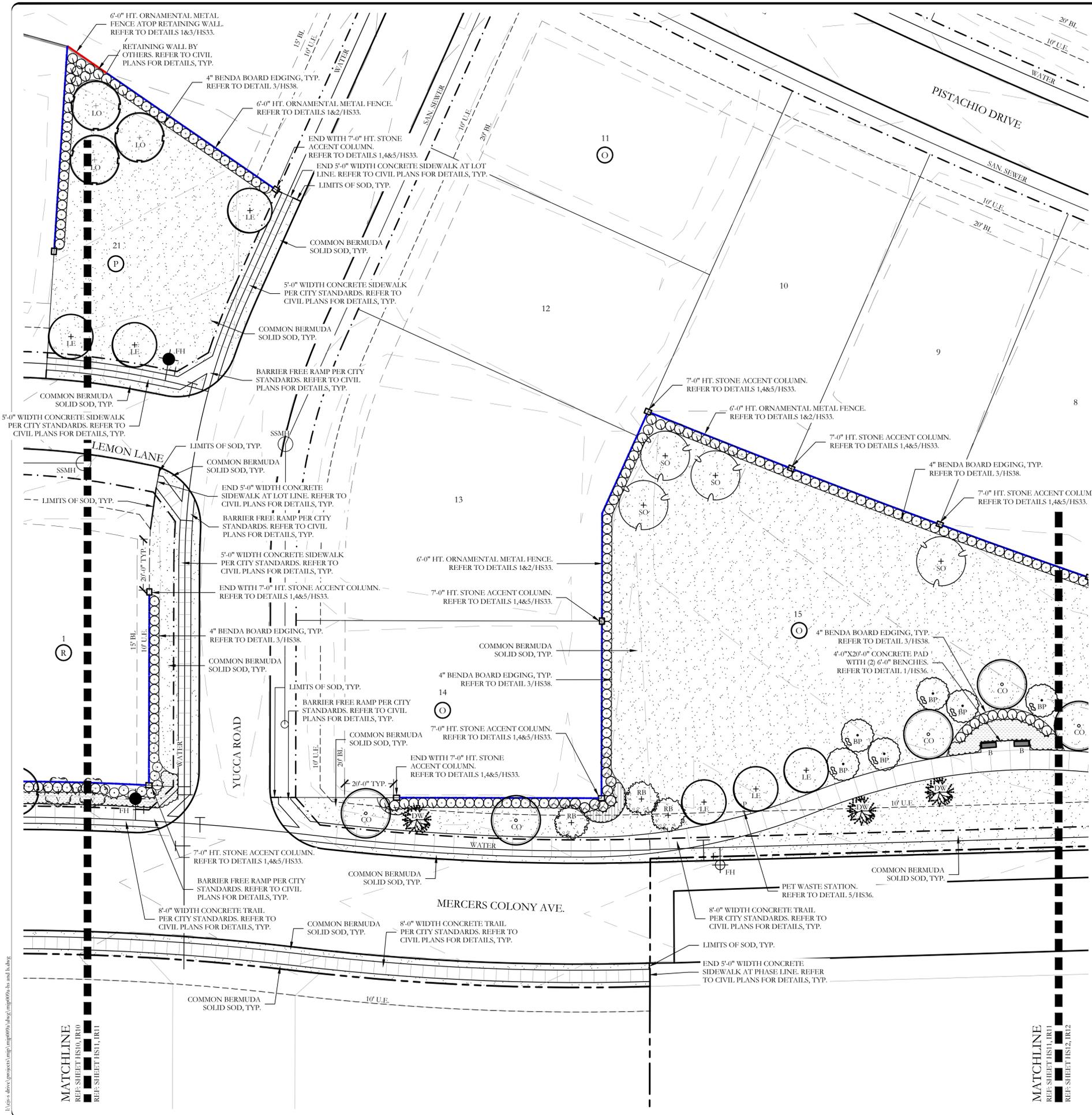
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 REF: SHEET HS10, IR10

**MATCHLINE**  
 REF: SHEET HS10, IR10  
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December 01, 2025

SCALE:  
 1" = 20'  
 One Inch  
 JVC No MJP009A

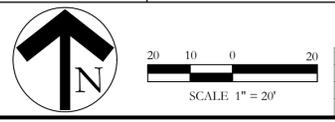


### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

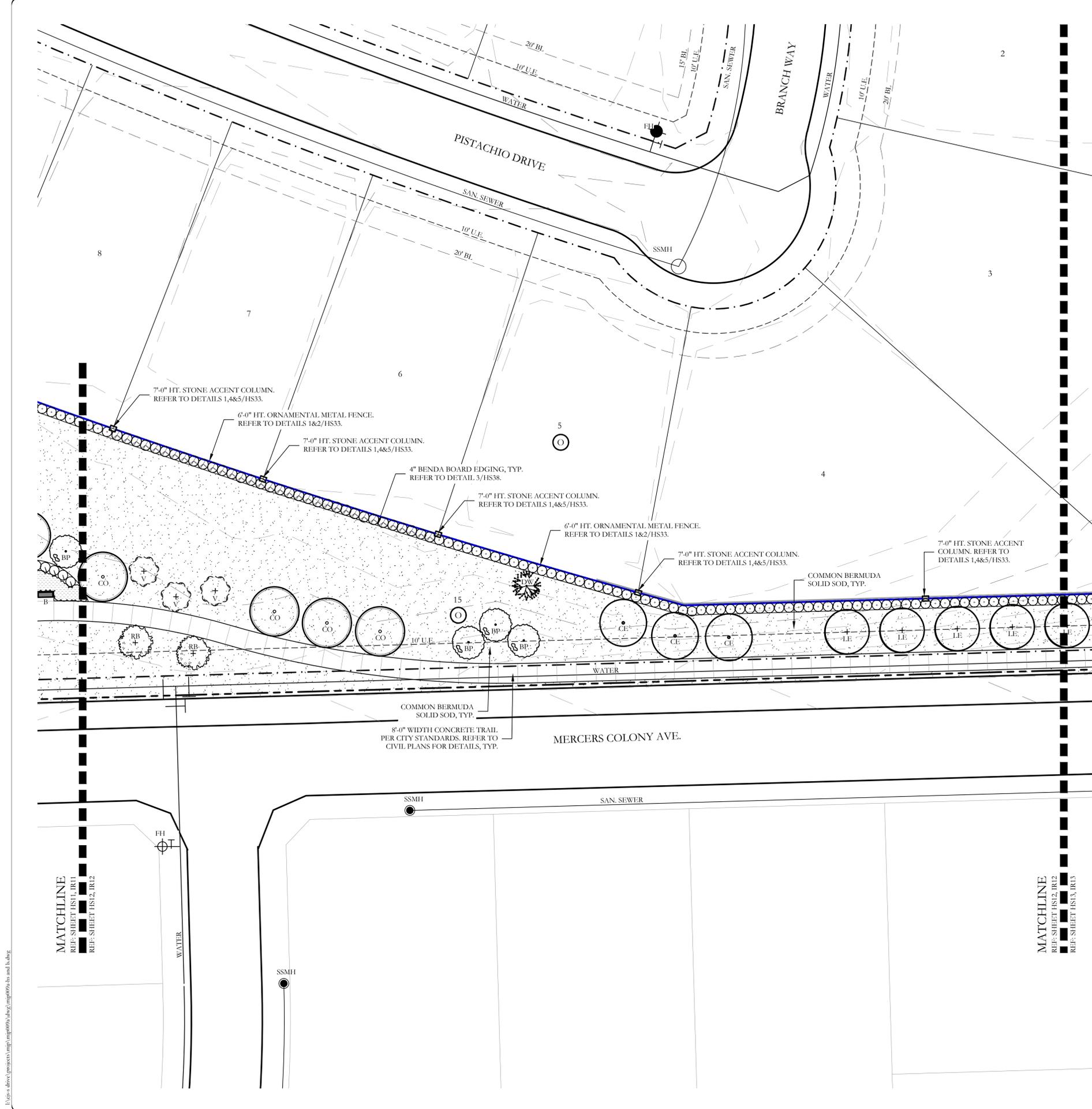
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	S	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	P	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	Y	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	DF	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	GM	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	CR	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	MF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	AN	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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 REF SHEET HS10, IR10  
 REF SHEET HS11, IR11

MATCHLINE  
 REF SHEET HS11, IR11  
 REF SHEET HS12, IR12



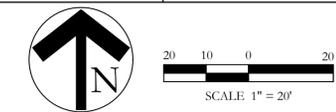
### HARDSCAPE LEGEND

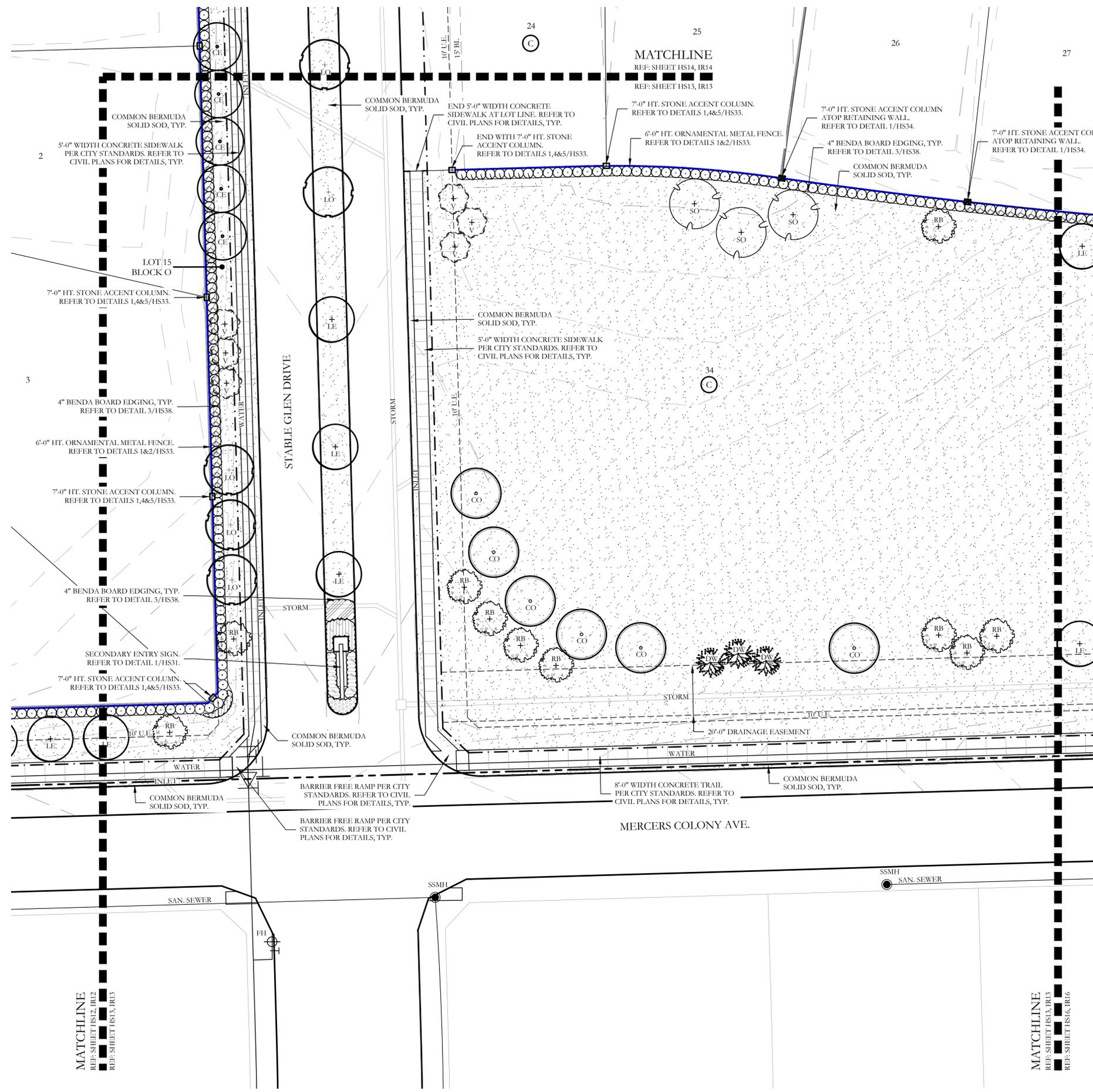
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





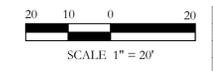
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

NOTE:  
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### PLANT LEGEND

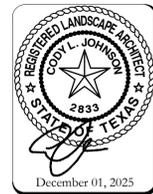
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	S	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	L	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
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	CR	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
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	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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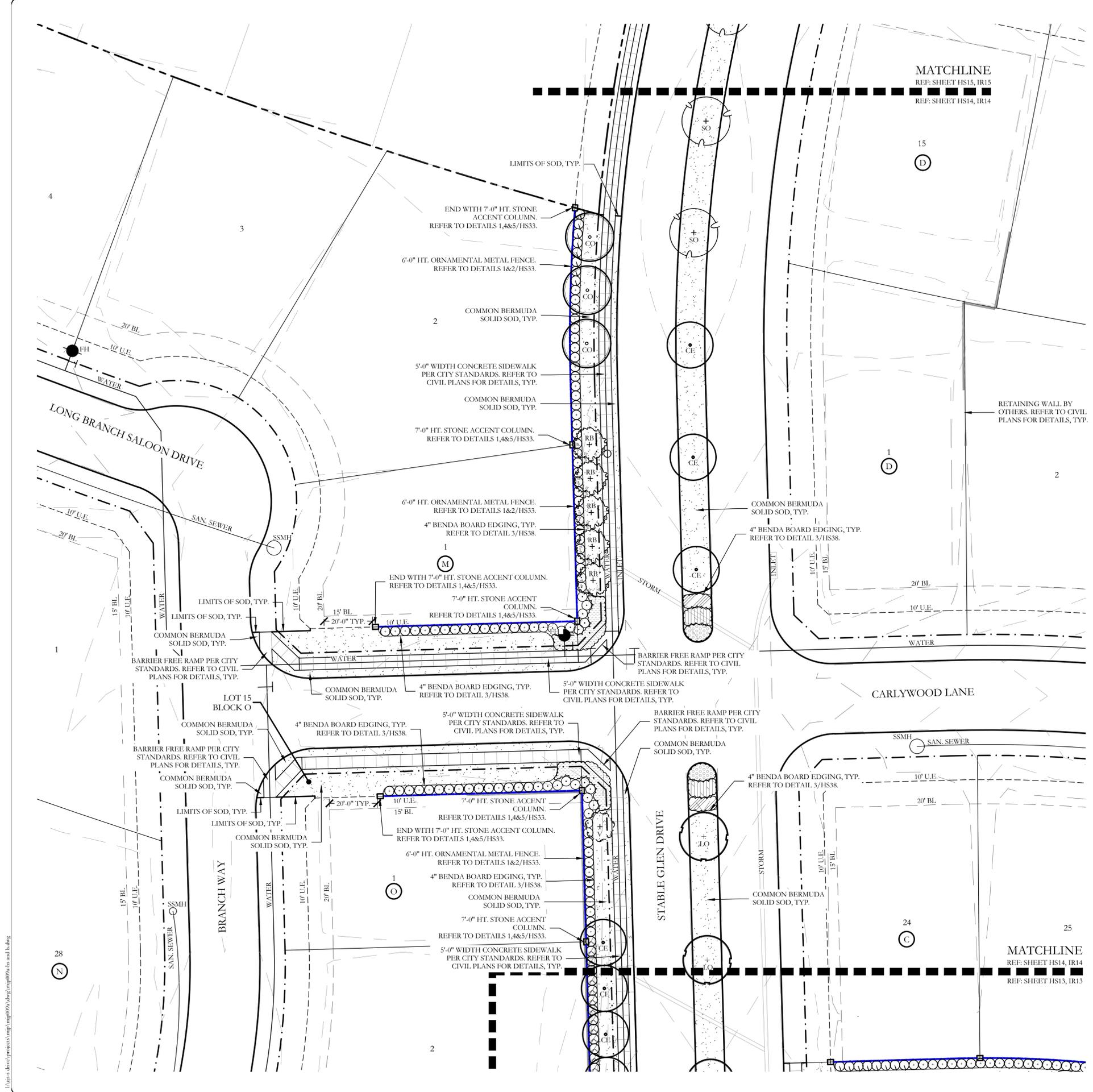
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December 01, 2025

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One Inch  
JVC No MJP009A

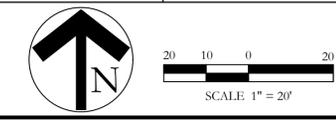


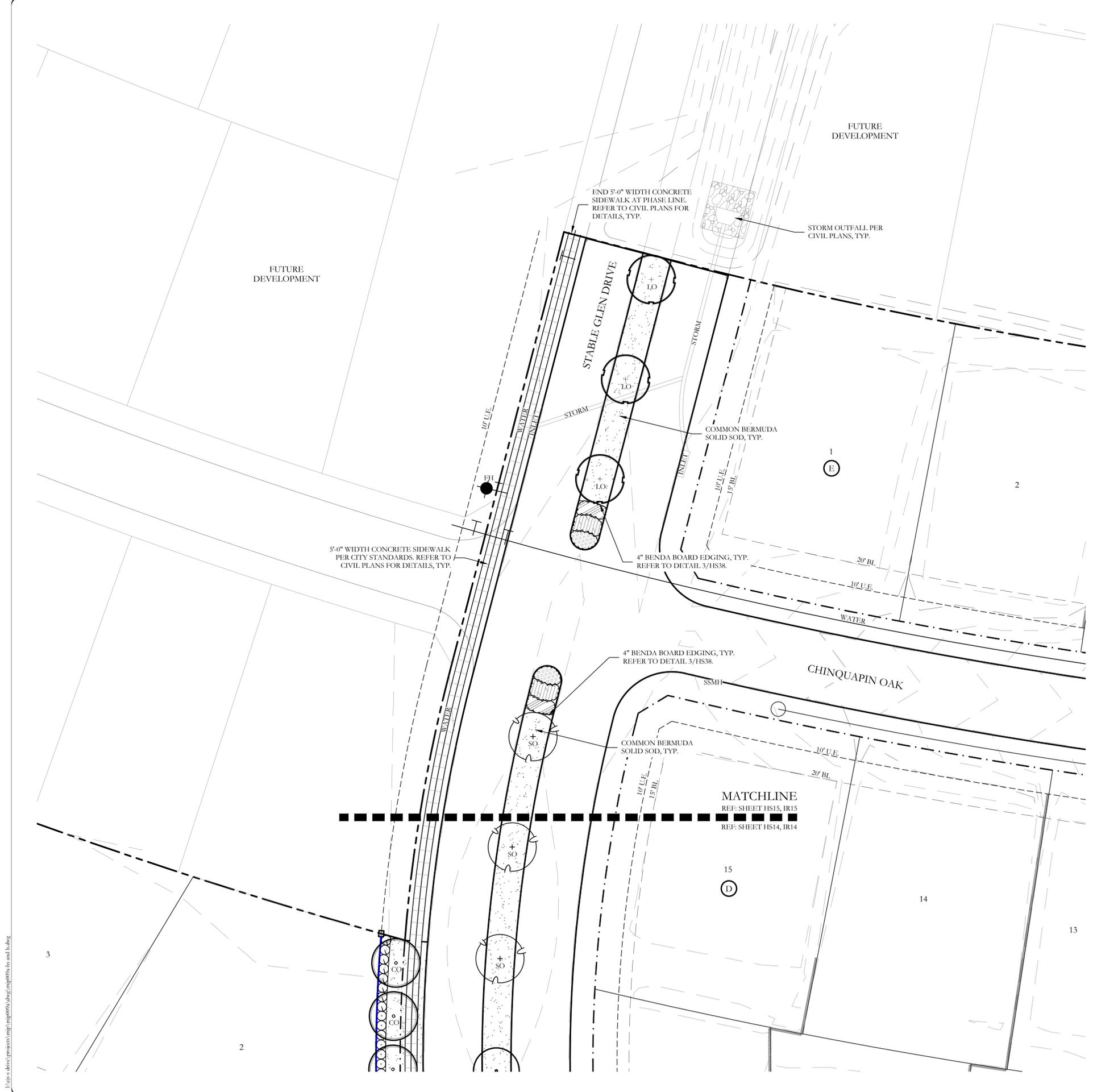
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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### PLANT LEGEND

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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
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		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
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		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



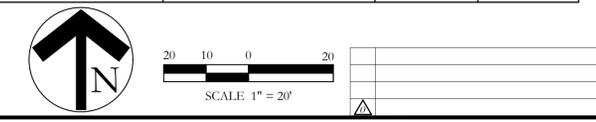


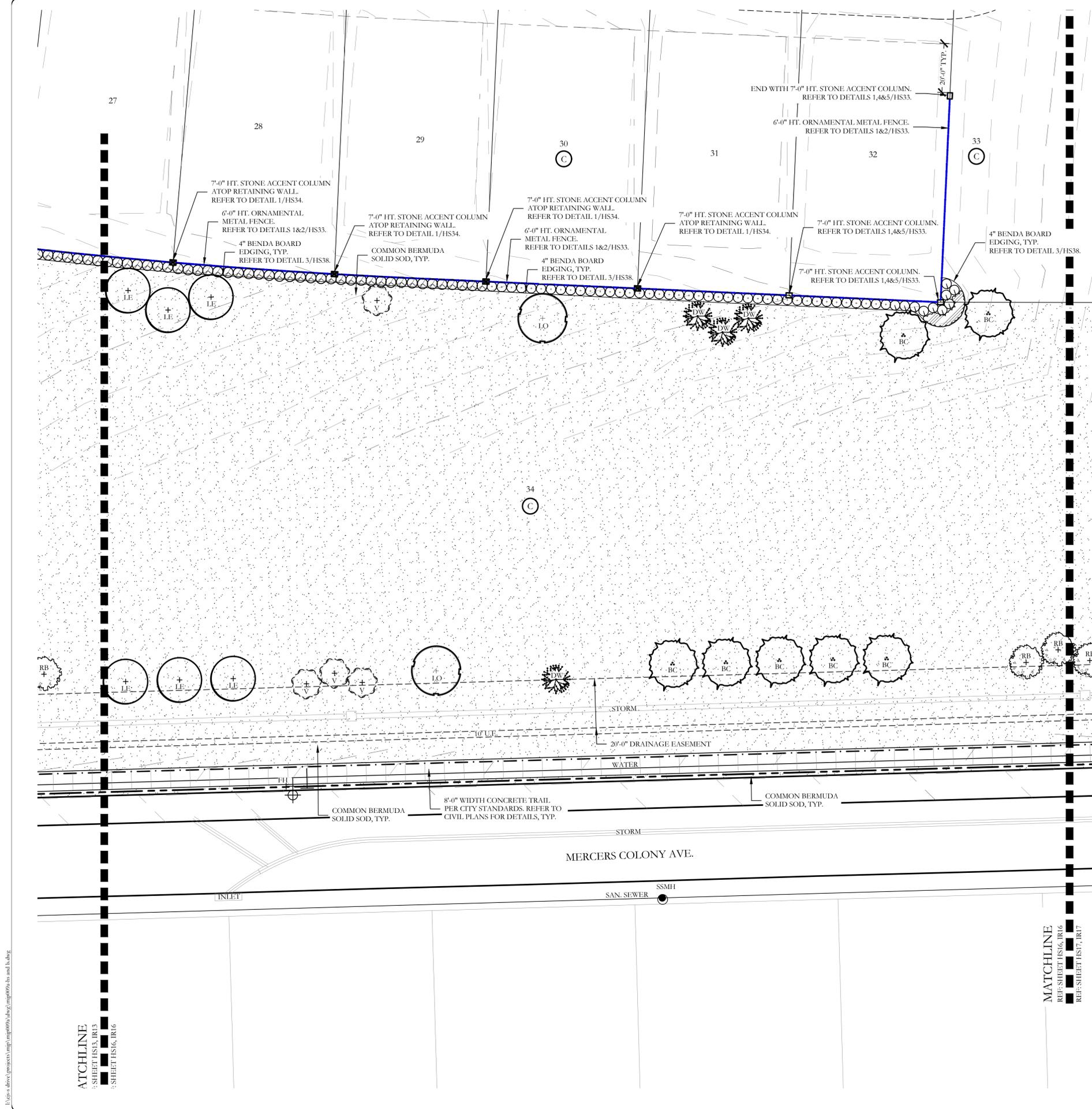
### HARDSCAPE LEGEND

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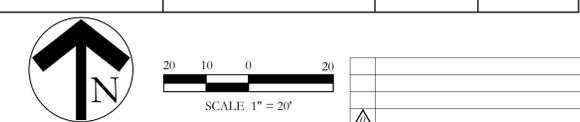


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### PLANT LEGEND

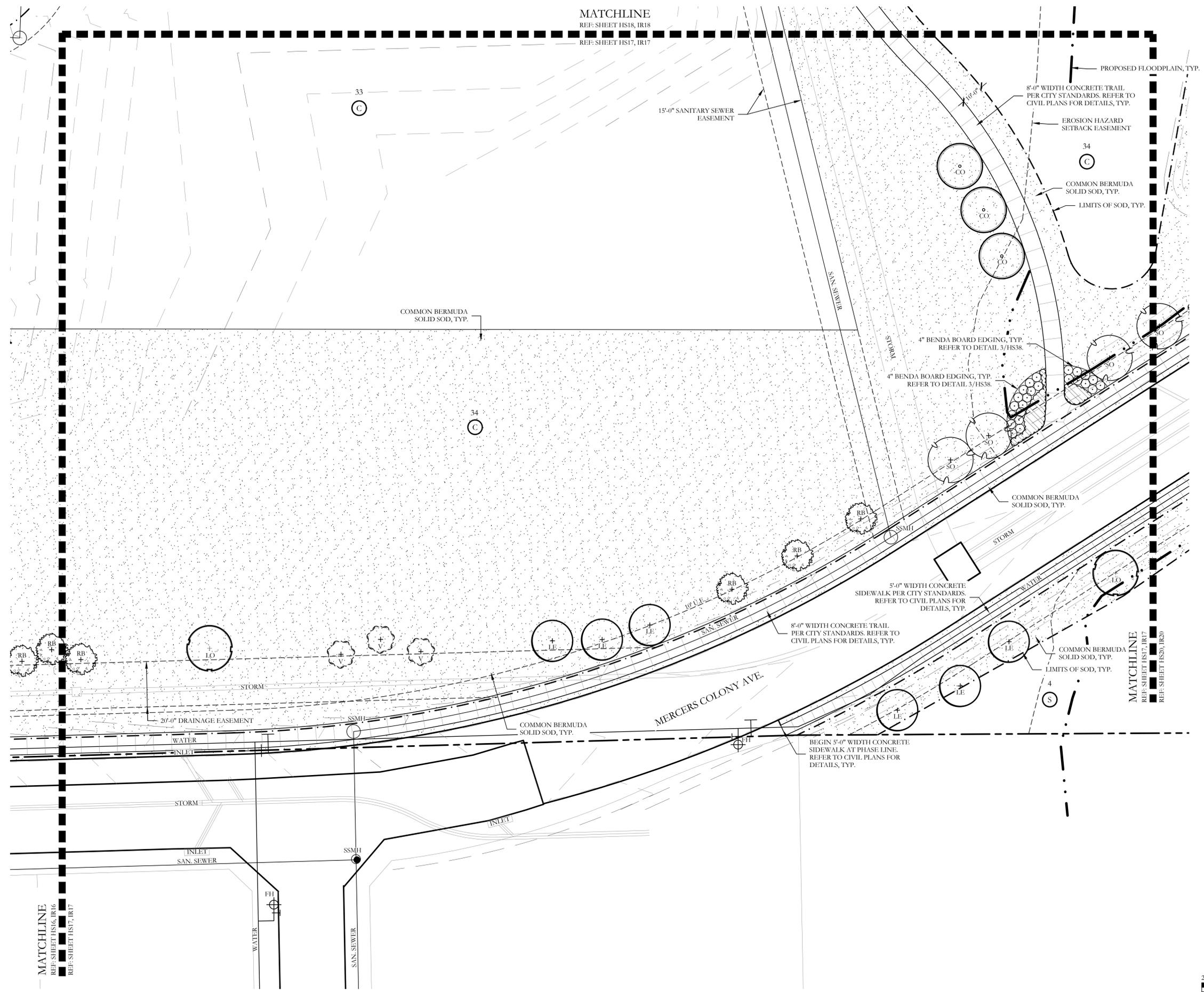
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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ATCHLINE  
 SHEET HS15, R13  
 SHEET HS16, R16

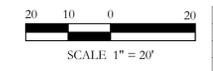
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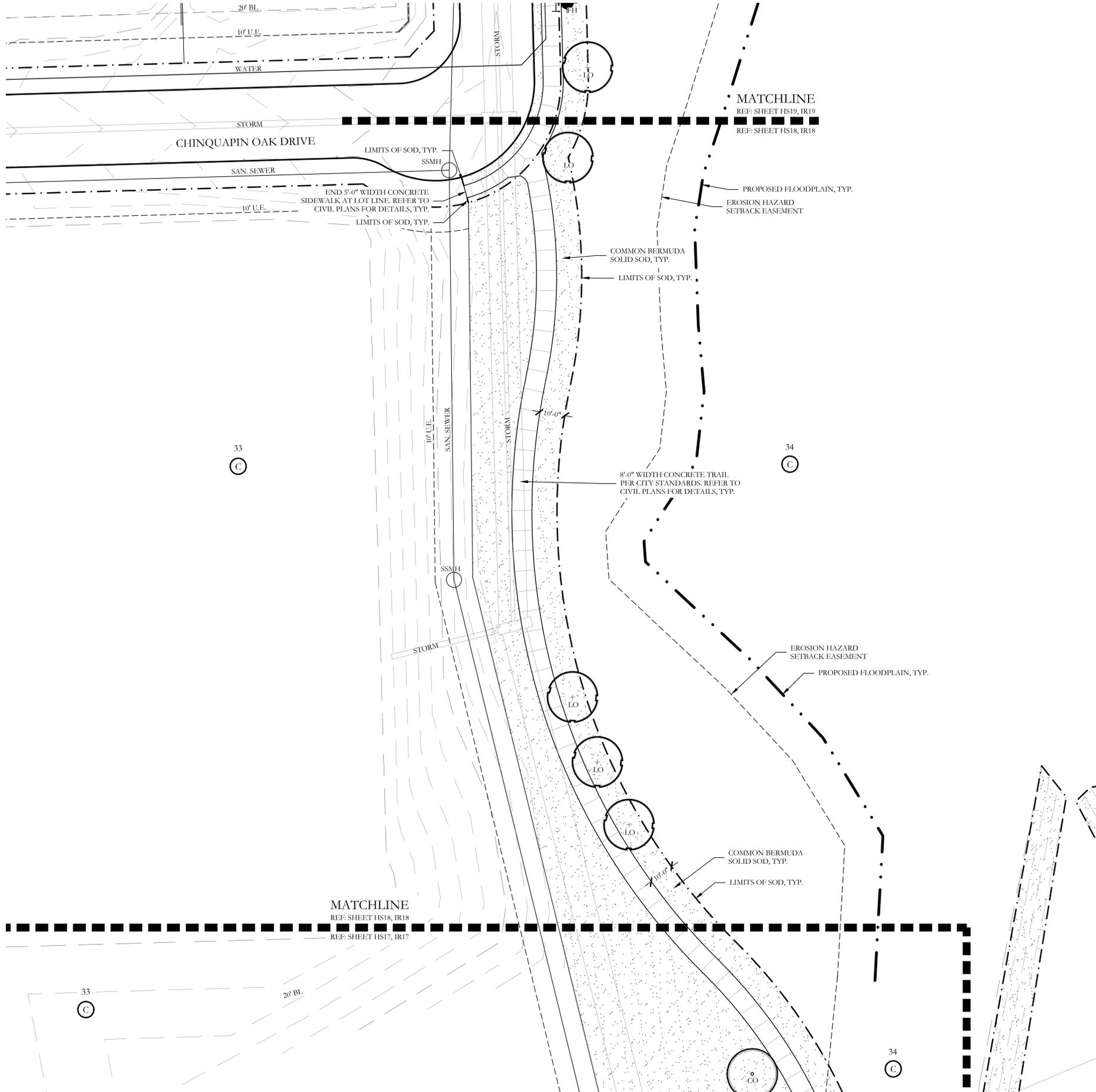


MATCHLINE  
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MATCHLINE  
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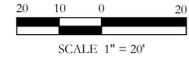


### HARDSCAPE LEGEND

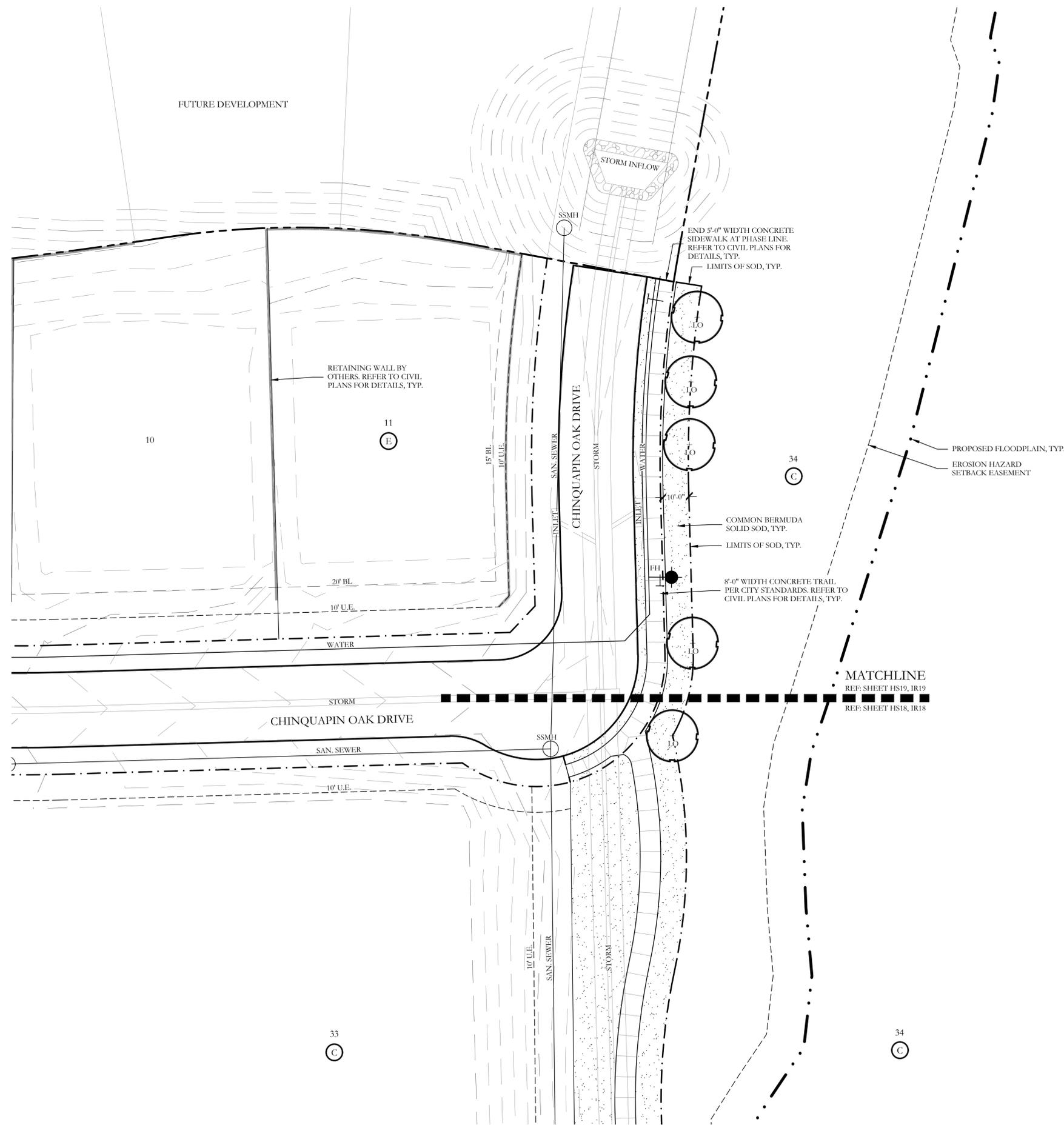
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINIENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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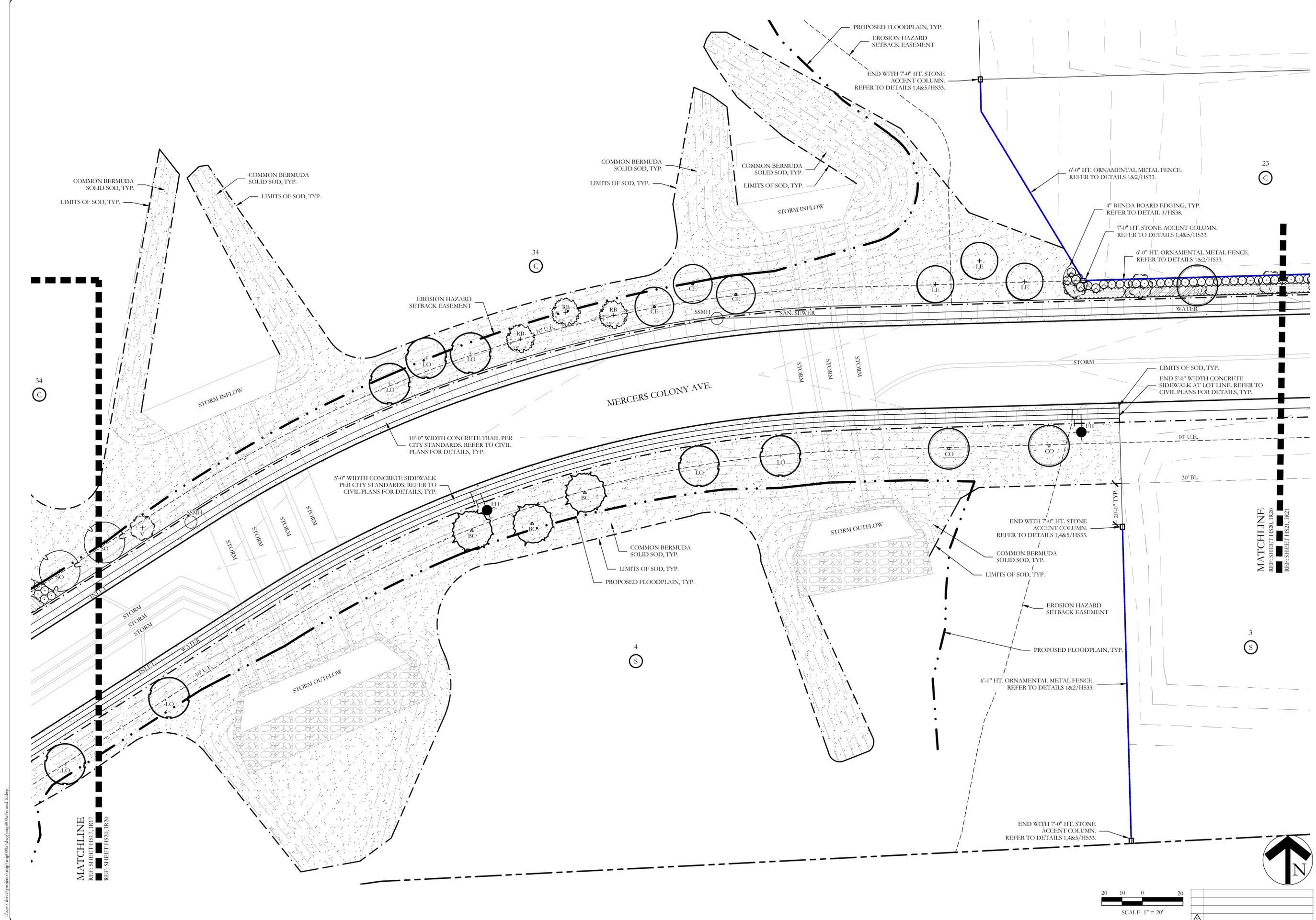
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

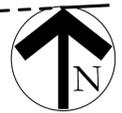
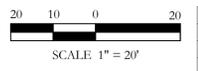
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

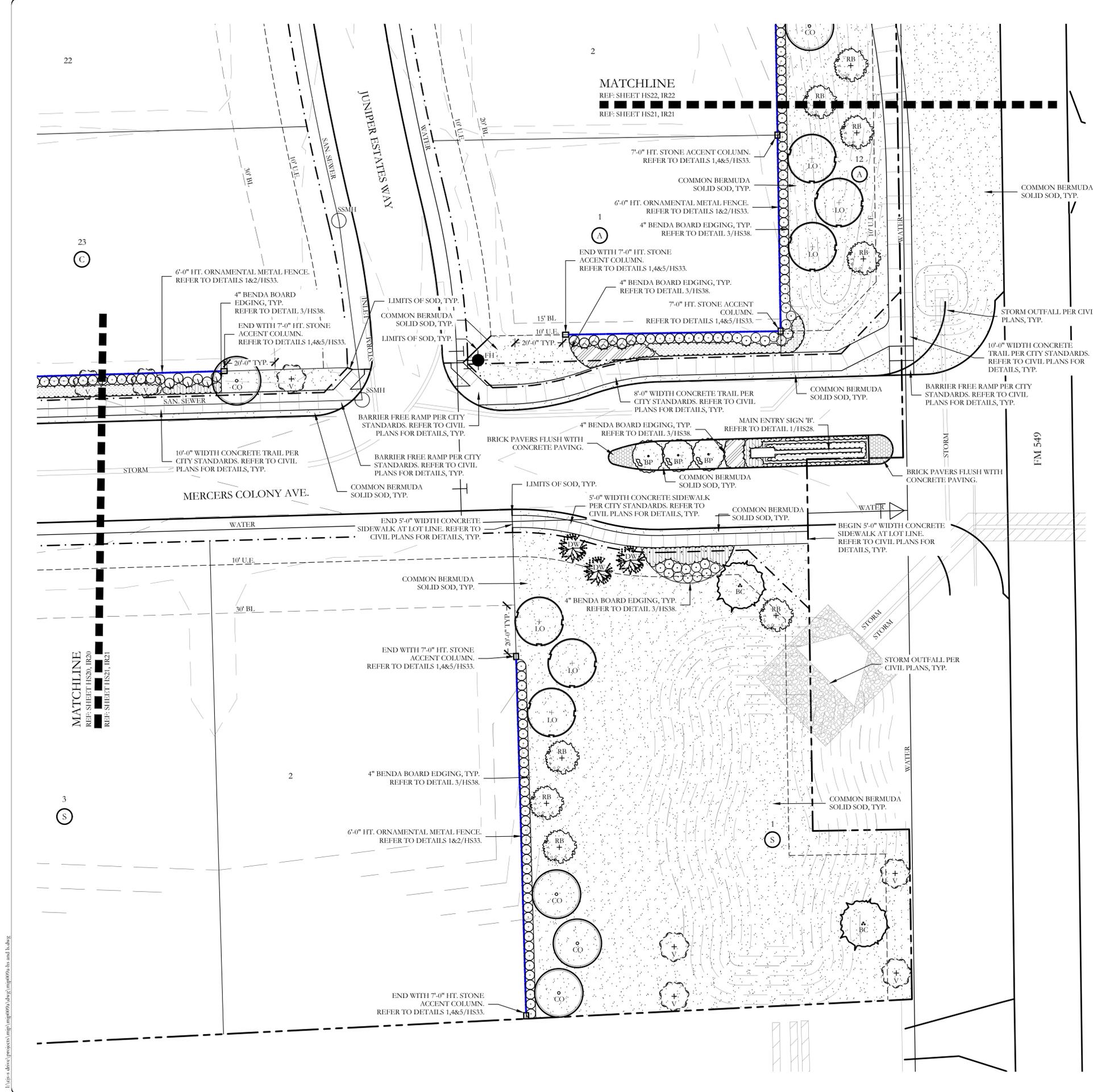




MATCHLINE  
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 REF: SHEET HS20\_IR20

MATCHLINE  
 REF: SHEET HS20\_IR20  
 REF: SHEET HS21\_IR21





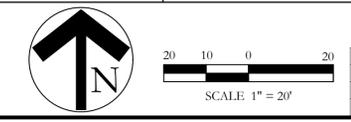
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

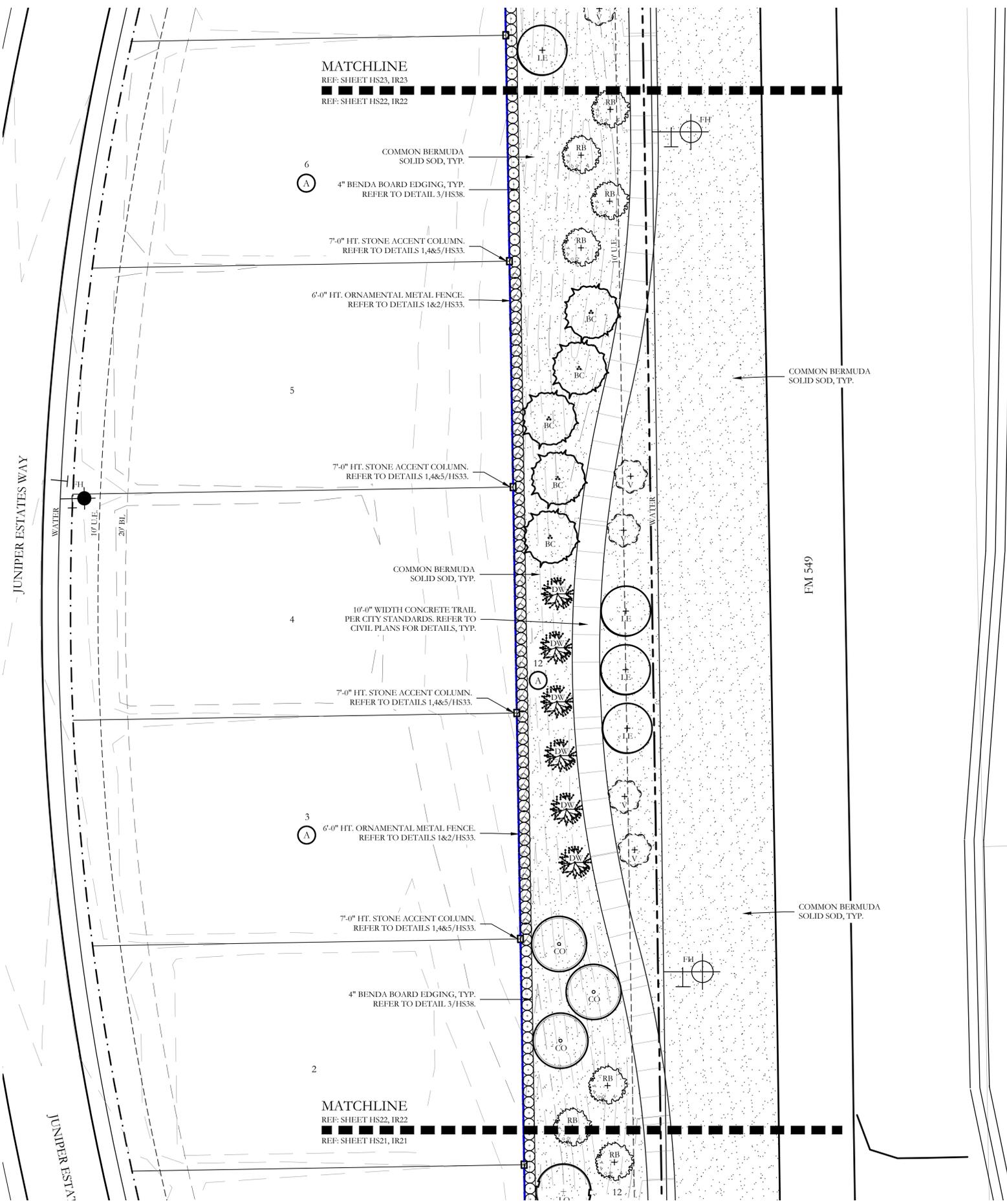
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
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		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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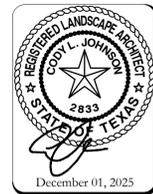
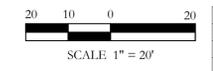
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

NOTE:  
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



**MATCHLINE**

REF: SHEET HS24, TR24  
REF: SHEET HS23, TR23

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LIMITS OF SOD, TYP.  
END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

STORM OUTFALL PER CIVIL PLANS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LIMITS OF SOD, TYP.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

JUNIPER ESTATES WAY

END WITH 7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 3/HS38.

7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 3/HS38.

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.

7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

**MATCHLINE**

REF: SHEET HS23, TR23  
REF: SHEET HS22, TR22

COMMON BERMUDA SOLID SOD, TYP.

FM 549

COMMON BERMUDA SOLID SOD, TYP.

**HARDSCAPE LEGEND**

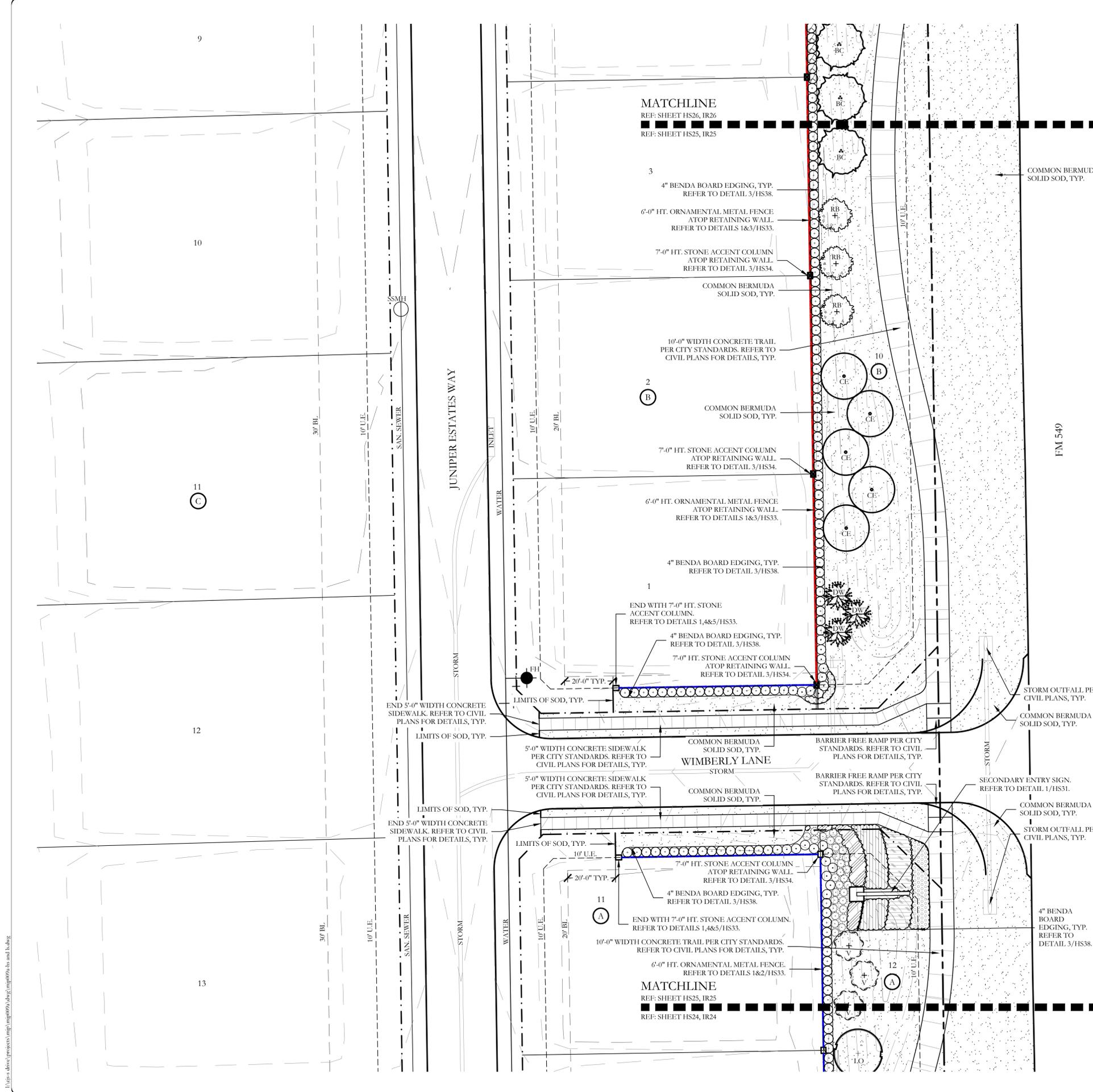
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.
  - 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.
  - 7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.
  - 7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.
  - 18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.
  - PARK TABLE. REFER TO DETAIL 1/HS36.
  - 6'-0" BENCH. REFER TO DETAIL 2/HS36.
  - TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
  - PET WASTE STATION. REFER TO DETAIL 5/HS36.
- NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	S	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
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	P	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	CO	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	DW	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	GM	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	CR	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	MF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





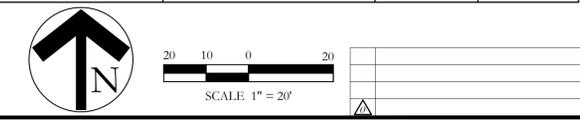


### HARDSCAPE LEGEND

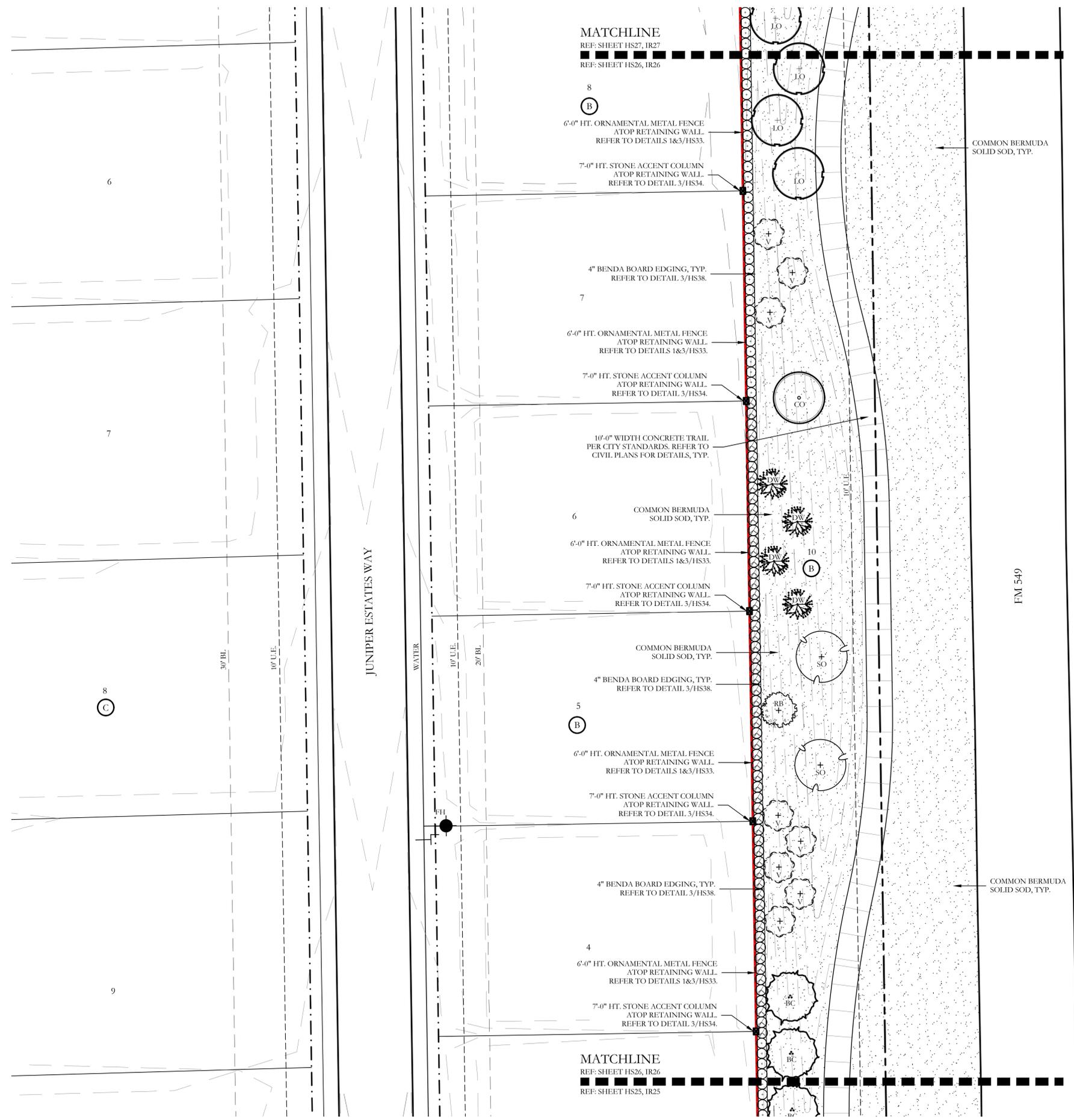
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HADELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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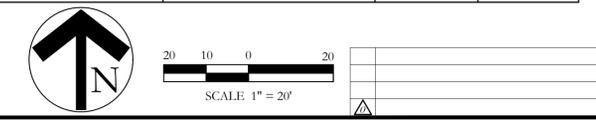


### HARDSCAPE LEGEND

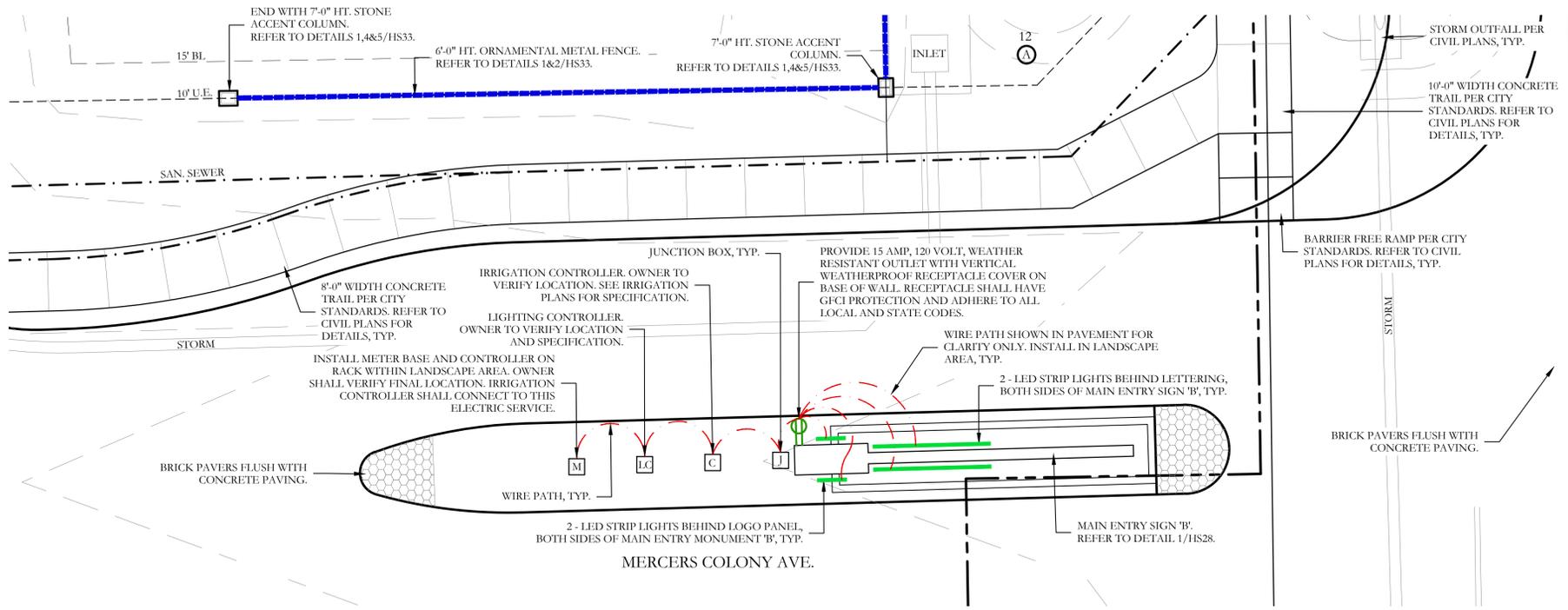
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	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

### PLANT LEGEND

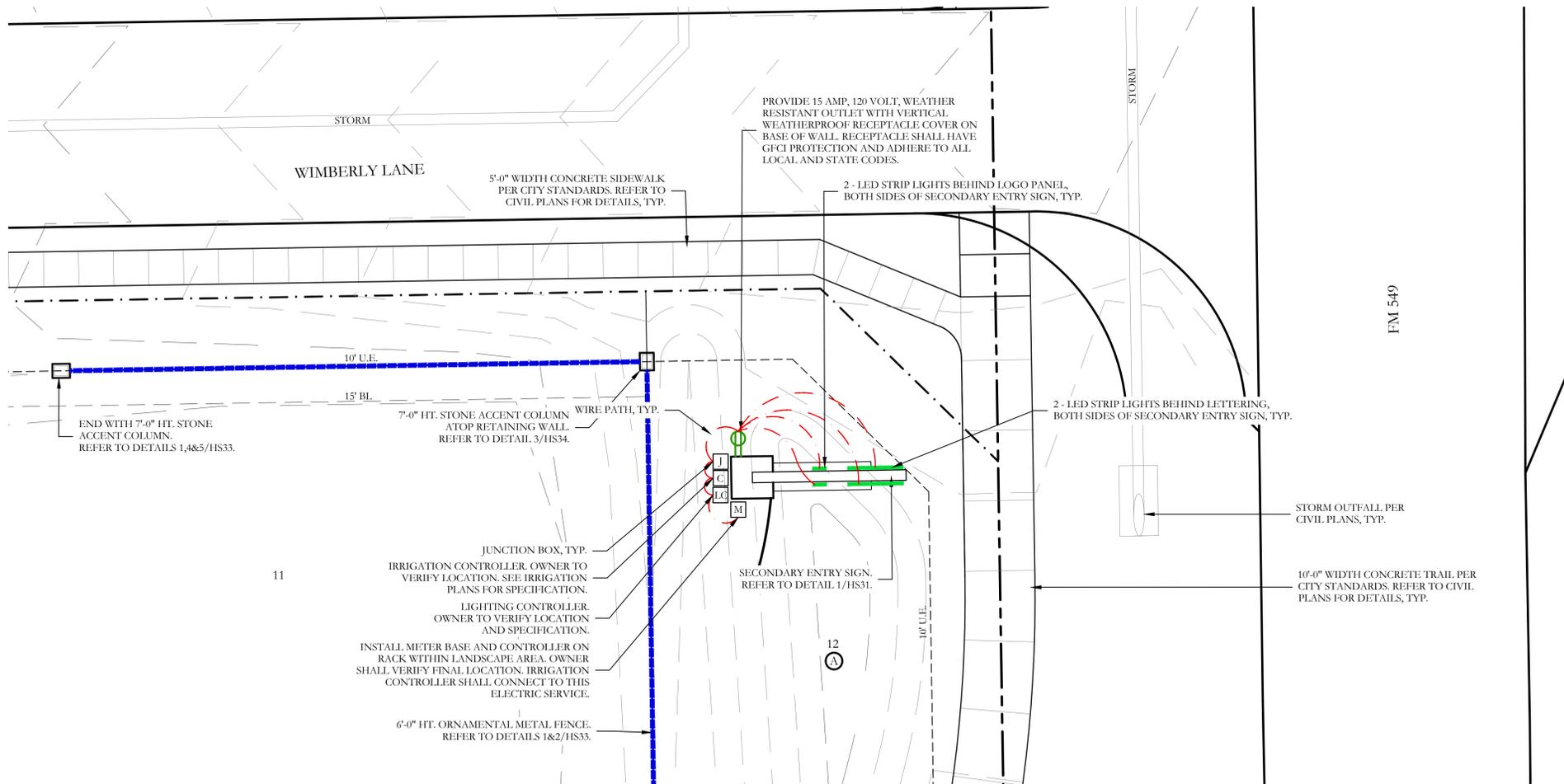
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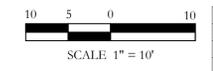




1 MAIN ENTRY LIGHTING AT FM 549 AND MERCER COLONY AVE.



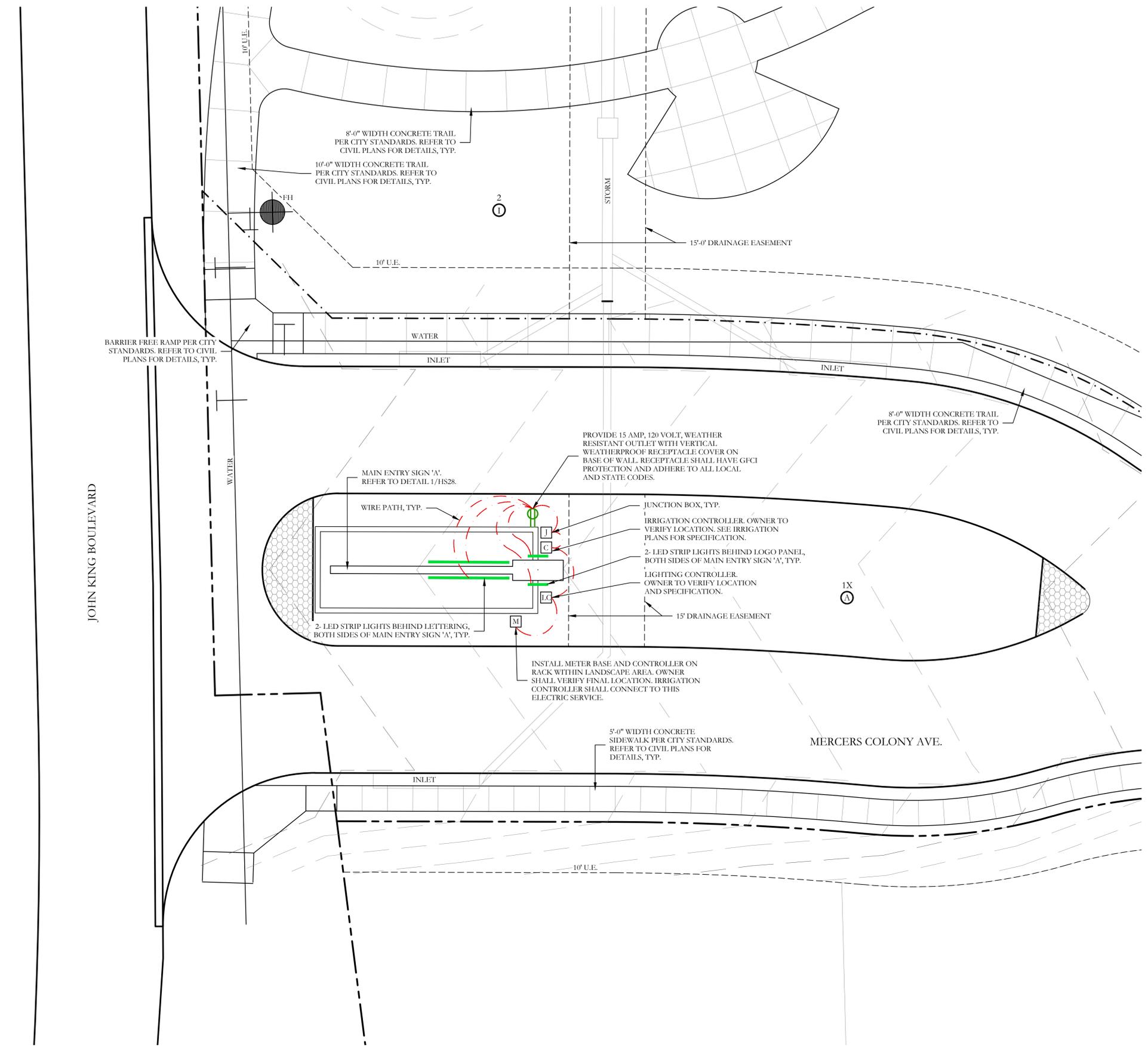
1 MAIN ENTRY LIGHTING AT FM 549 AND WIMBERLY LANE



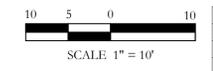
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LIGHTING LEGEND		
SYMBOL	ITEM	QTY
[M]	PROPOSED METER BASE	3
[LC]	LIGHTING CONTROLLER AS SELECTED BY OWNER	3
[C]	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	3
[J]	JUNCTION BOX, AS NECESSARY	3
—	LED STRIP LIGHTS	12
[GFCI]	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3

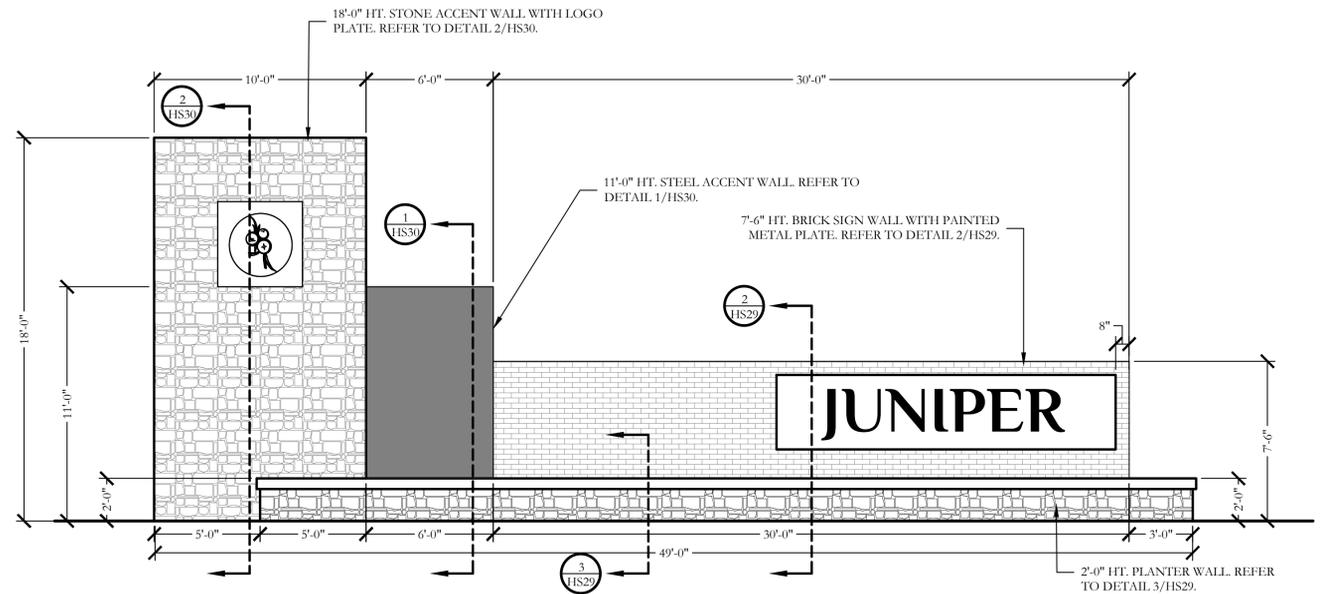
- LIGHTING NOTES**
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
  - COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
  - LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
  - LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
  - COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
  - THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
  - THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
  - REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
  - THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.



1 MAIN ENTRY LIGHTING AT MAIN STREET AND CROSS ROAD

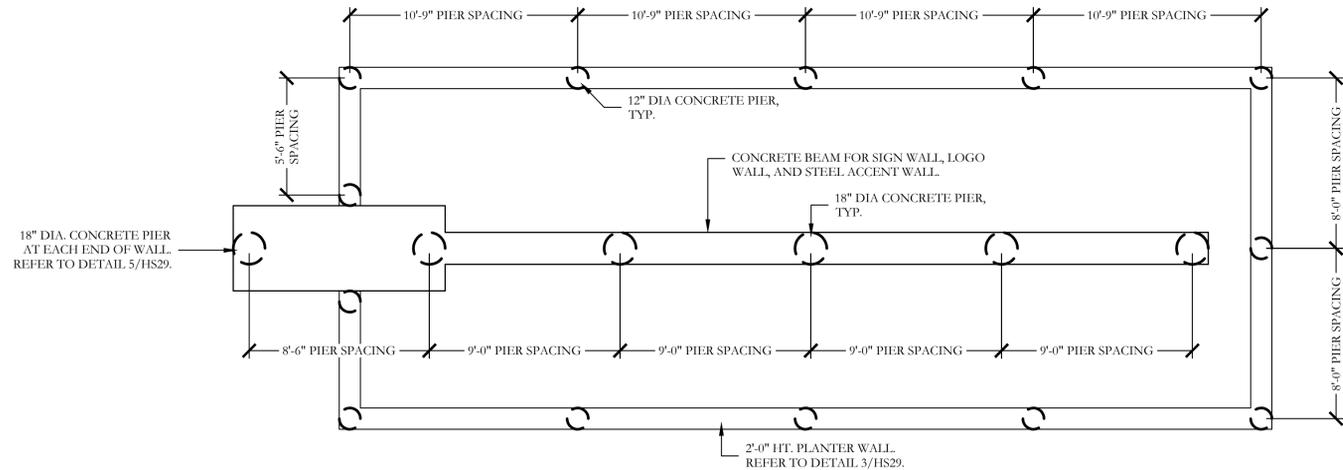


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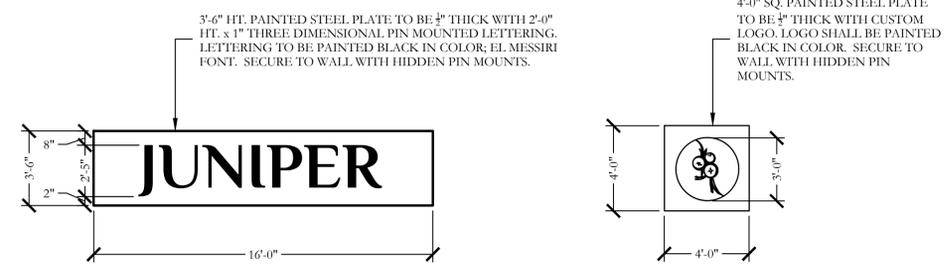
1 MAIN ENTRY SIGN 'A' AND 'B' ELEVATION

SCALE: 1/4" = 1'-0"



2 MAIN ENTRY SIGN 'A' PIER SPACING PLAN

SCALE: 1/4" = 1'-0"



3 MAIN ENTRY SIGN LETTERING AND LOGO PANEL ELEVATION

SCALE: 1/4" = 1'-0"

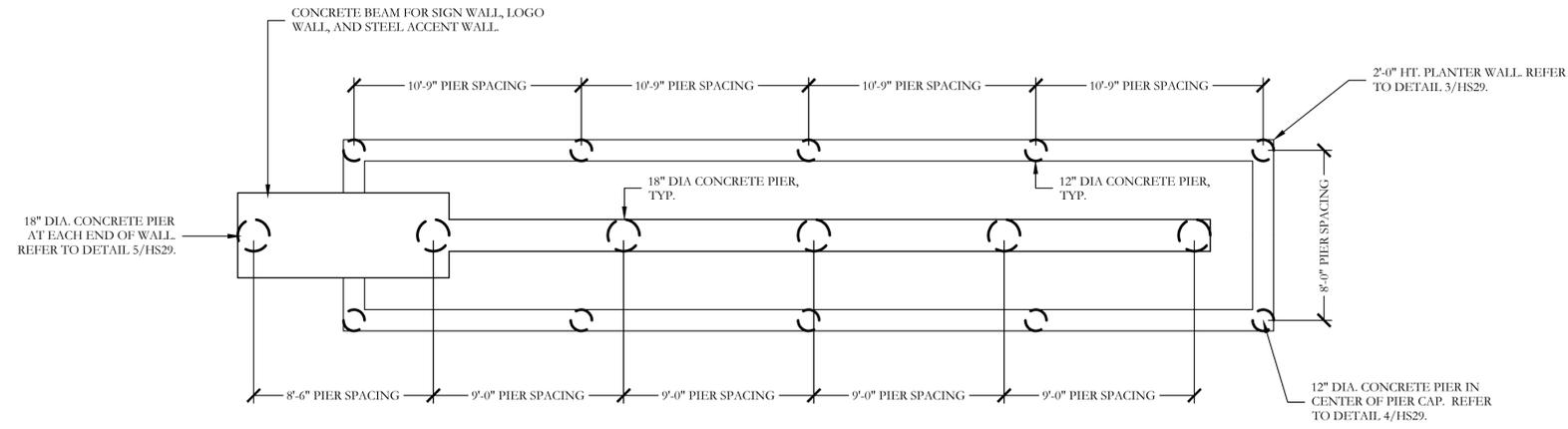
WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

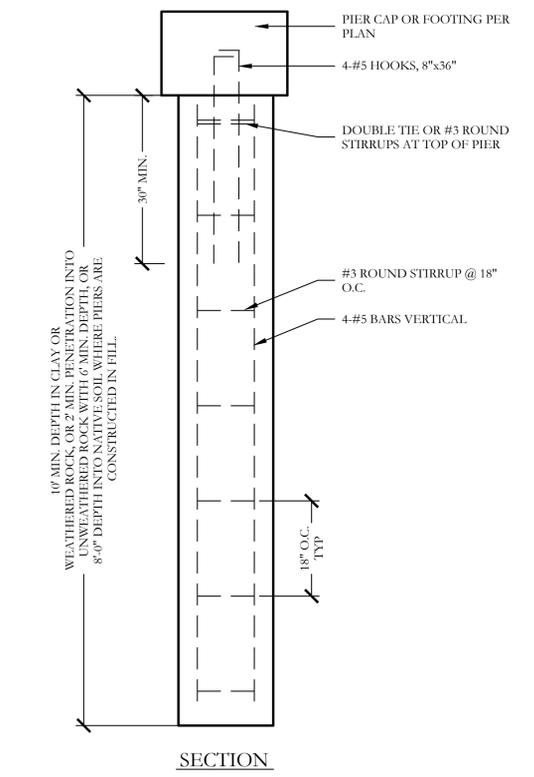
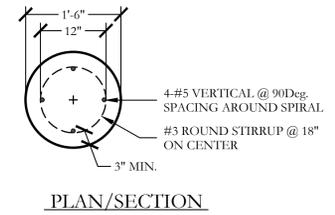
GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
  3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
  4. CHLORIDES SHALL NOT BE USED.
  5. MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
1. ALL REINFORCING SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
  2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
    - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
    - 2.2. CONCRETE EXPOSED TO EARTH OR WEATHER:
      - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
    - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      - 2.3.1. SLABS, WALLS AND JOISTS:
        - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
        - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. SHELLS AND FOLDED PLATES:
        - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
        - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
  3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
  2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
  3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
  4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
  5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
  2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
  3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
  4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
  5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
  6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
  7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
  8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
  9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
  10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

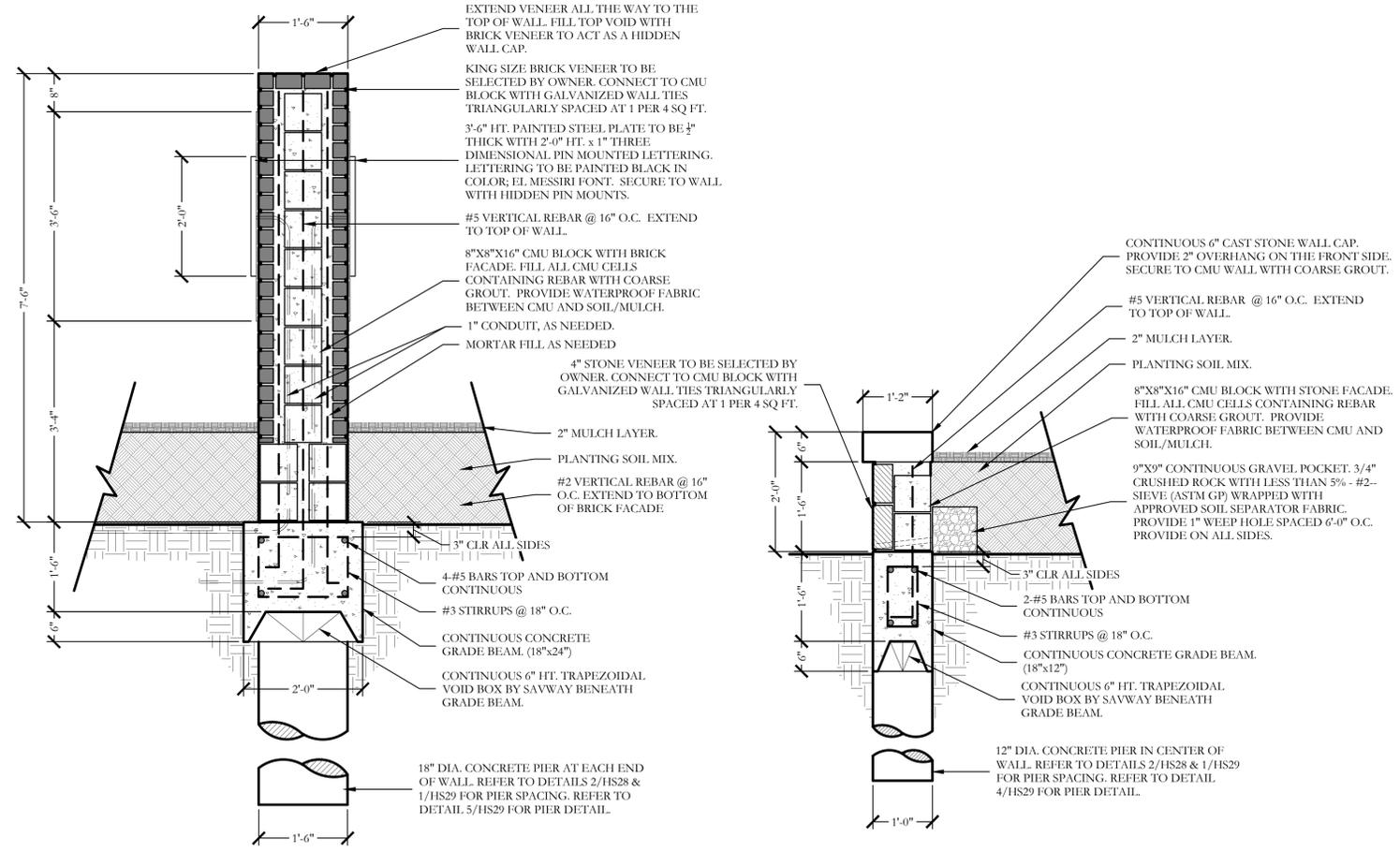
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**1 MAIN ENTRY SIGN 'B' PIER SPACING**  
 PLAN SCALE: 1/4" = 1'-0"

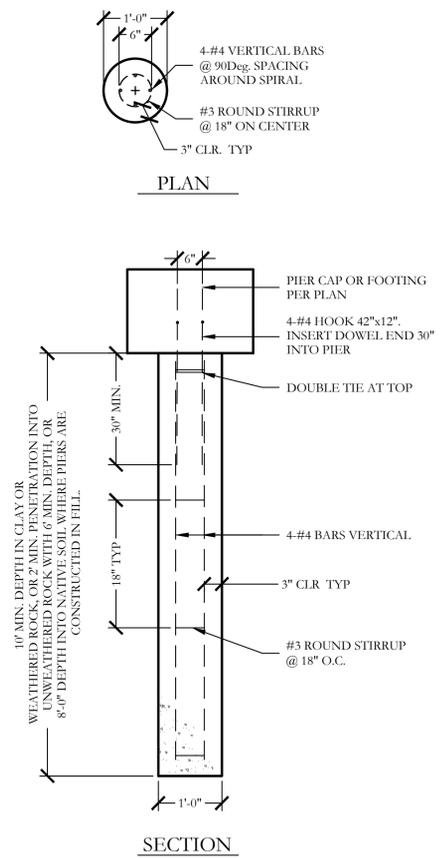


**5 PIER (12" DIA.)**  
 SECTION SCALE: 3/4" = 1'-0"



**2 7'-6" HT. BRICK SIGN WALL W/ PAINTED METAL PLATE**  
 SECTION SCALE: 3/4" = 1'-0"

**3 2'-0" HT. PLANTER WALL**  
 SECTION SCALE: 3/4" = 1'-0"

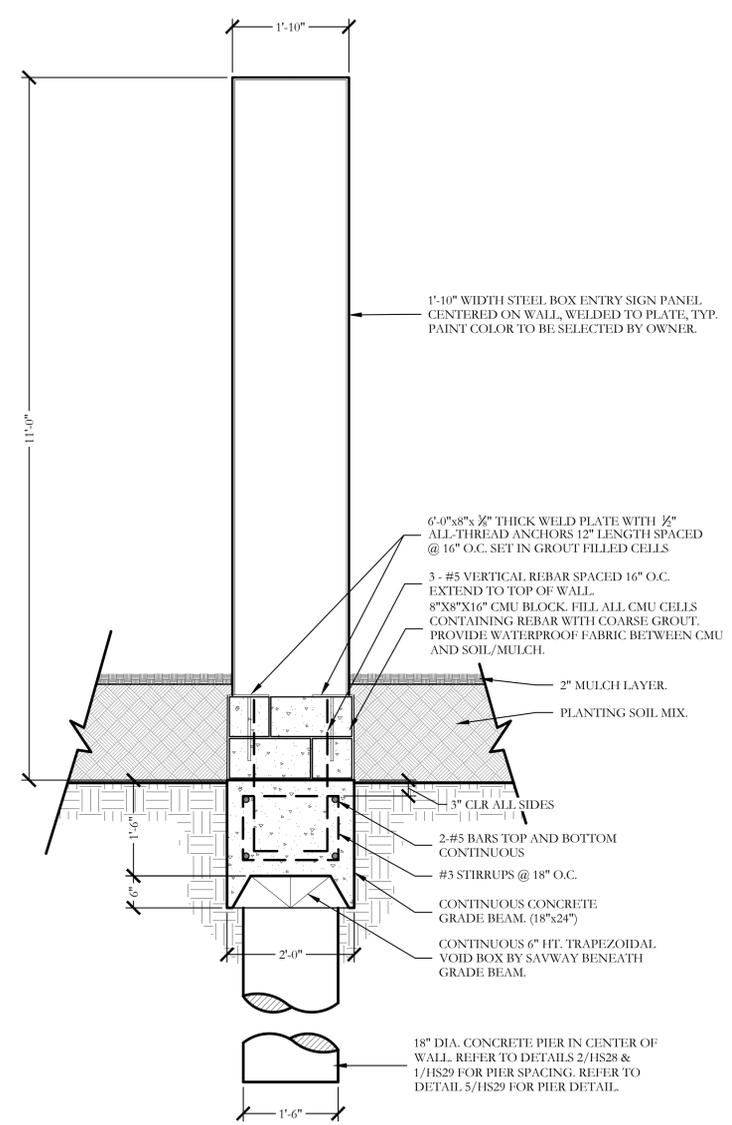


**4 PIER (12" DIA.)**  
 PLAN/SECTION SCALE: 3/4" = 1'-0"

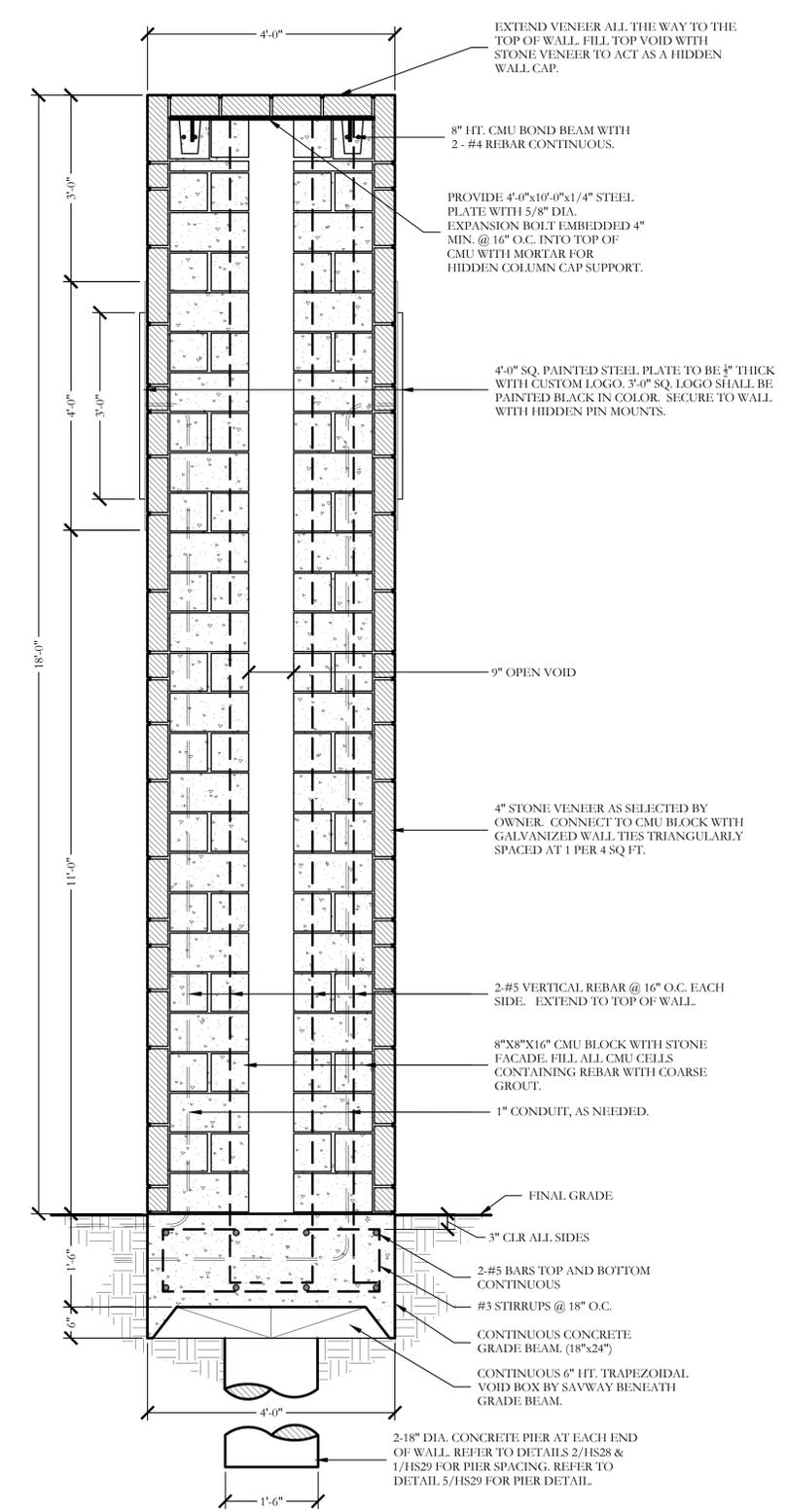

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**WALL LAYOUT NOTES**

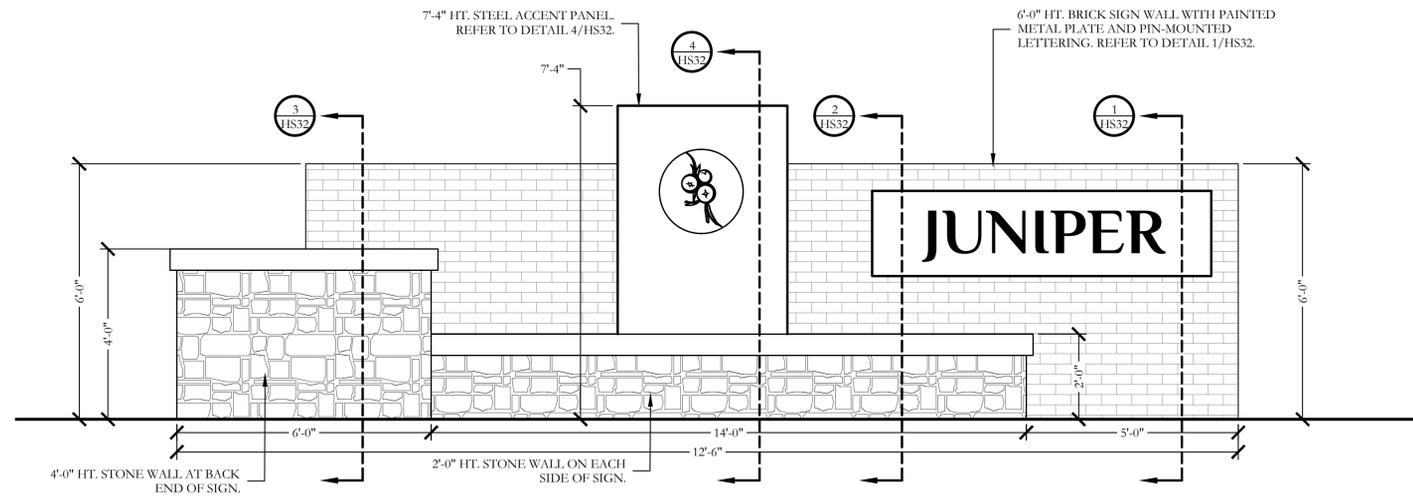
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES, TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



**1** 11'-0" HT. STEEL ACCENT WALL  
 SECTION SCALE: 3/4"=1'-0"

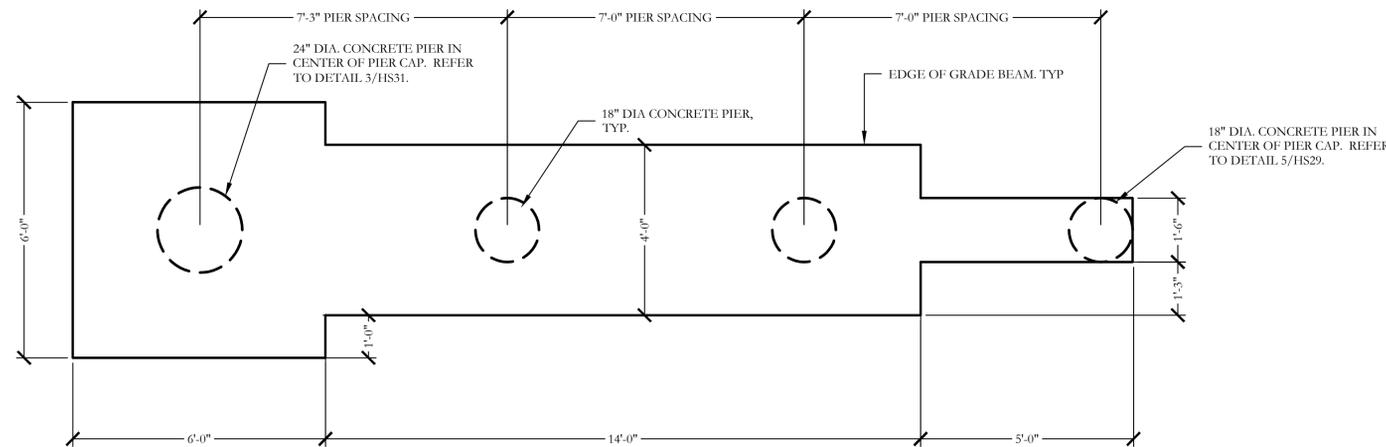


**2** 18'-0" HT. STONE ACCENT WALL  
 SECTION SCALE: 3/4"=1'-0"

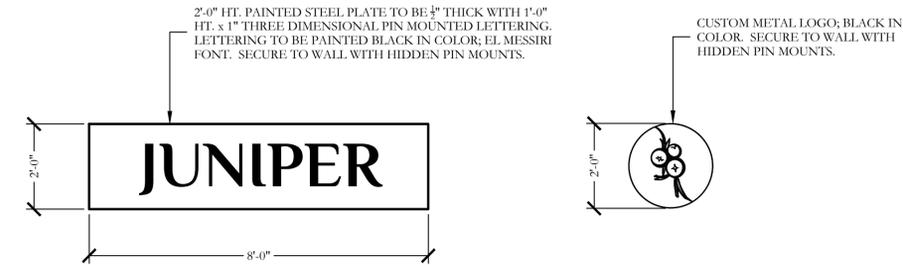
1 SECONDARY ENTRY SIGN ELEVATION

SCALE: 1/2" = 1'-0"



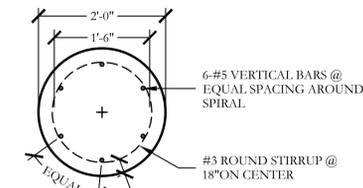
2 SECONDARY ENTRY SIGN - PIER SPACING PLAN

SCALE: 1/2" = 1'-0"

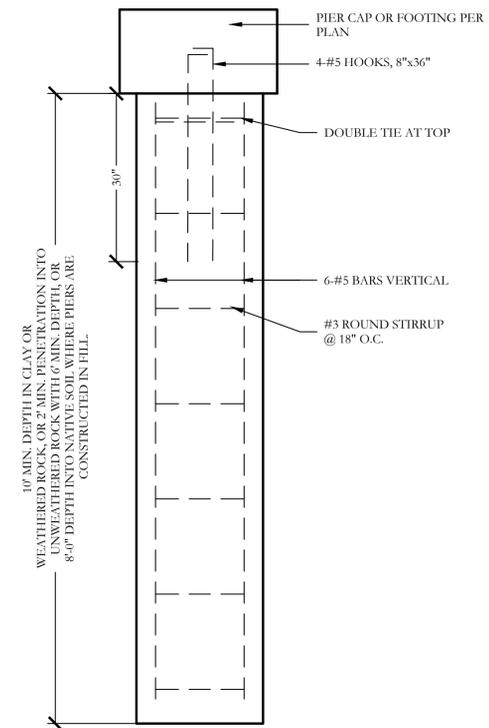


3 SECONDARY ENTRY SIGN LETTERING AND LOGO PANEL ELEVATION

SCALE: 1/4" = 1'-0"



PLAN/SECTION

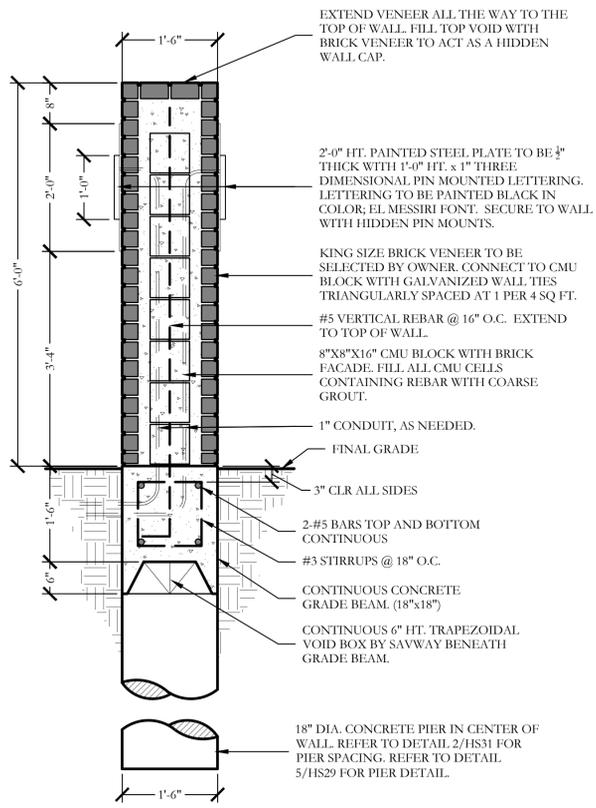


SECTION

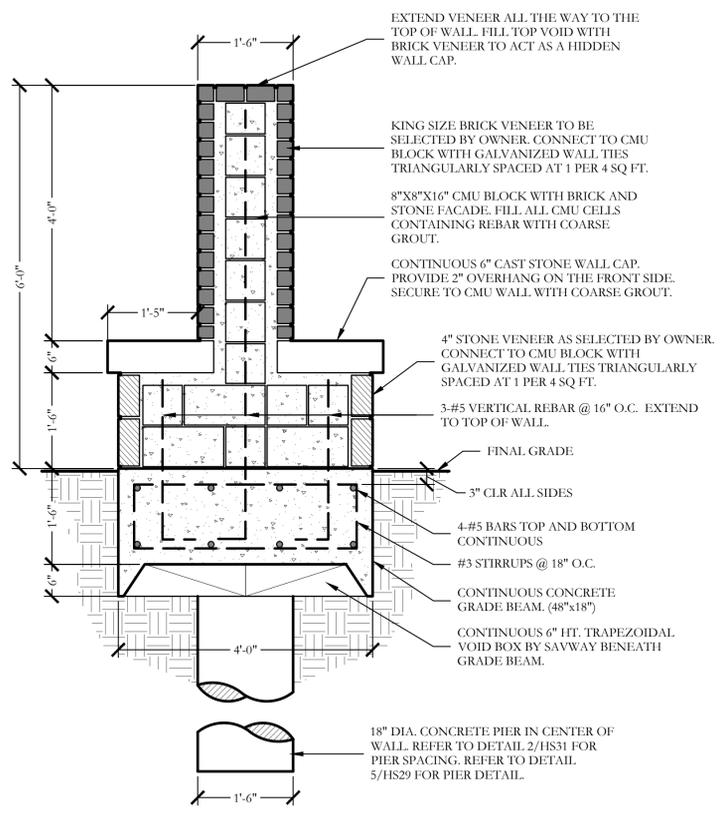
4 PIER (24" DIA.) PLAN/SECTION

SCALE: 3/4" = 1'-0"

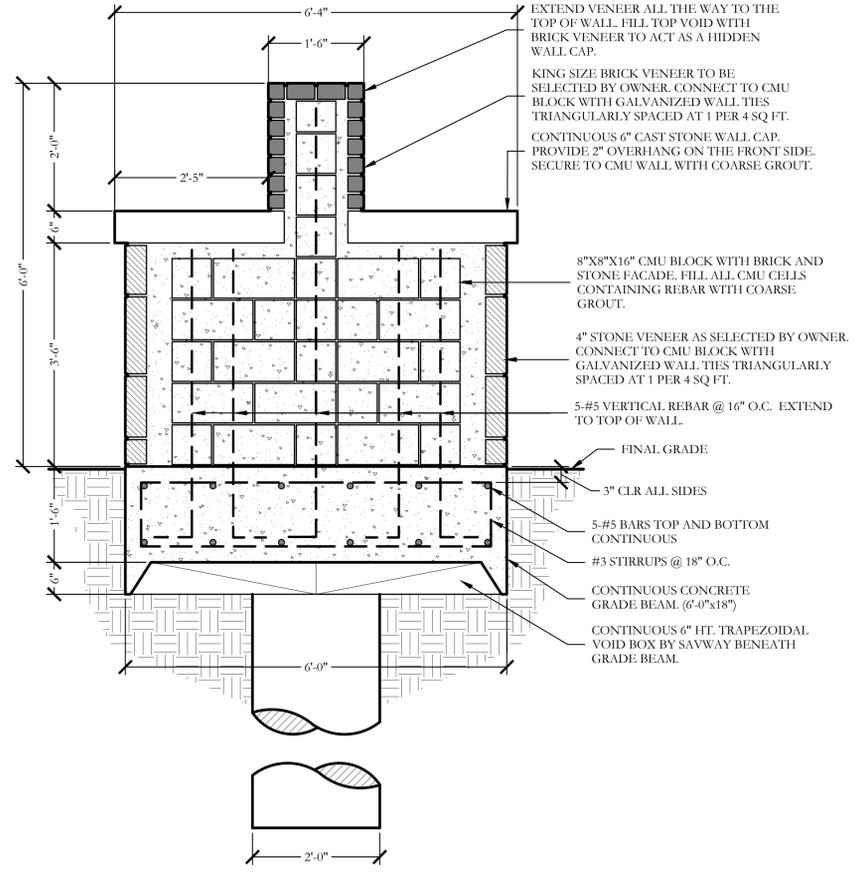
I:\gis\drive\projects\mjp\mjp009a\dwg\mjp009a\_sch.dwg



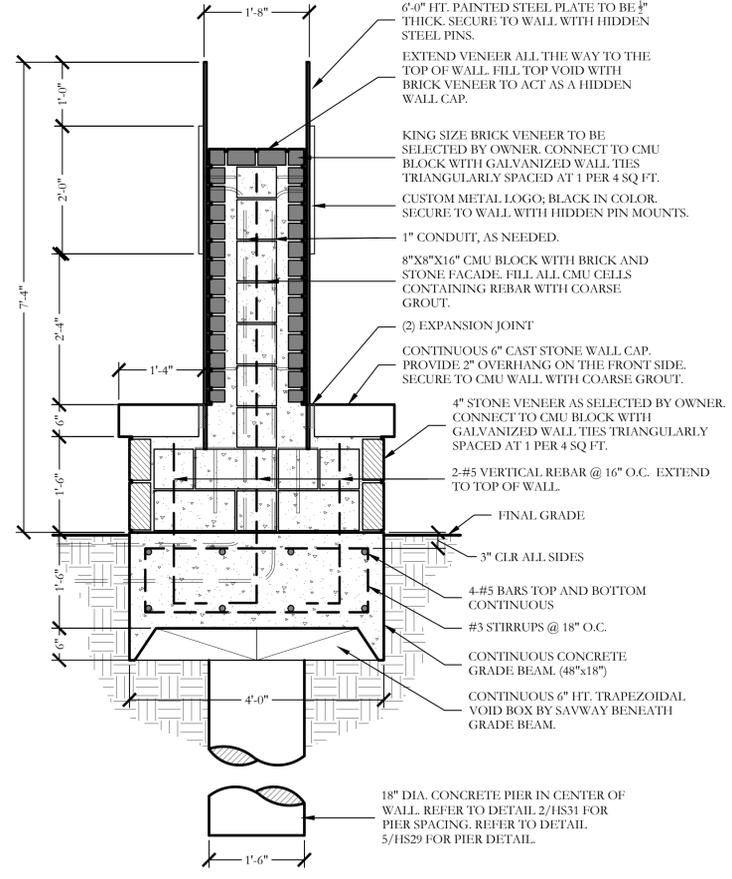
1 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



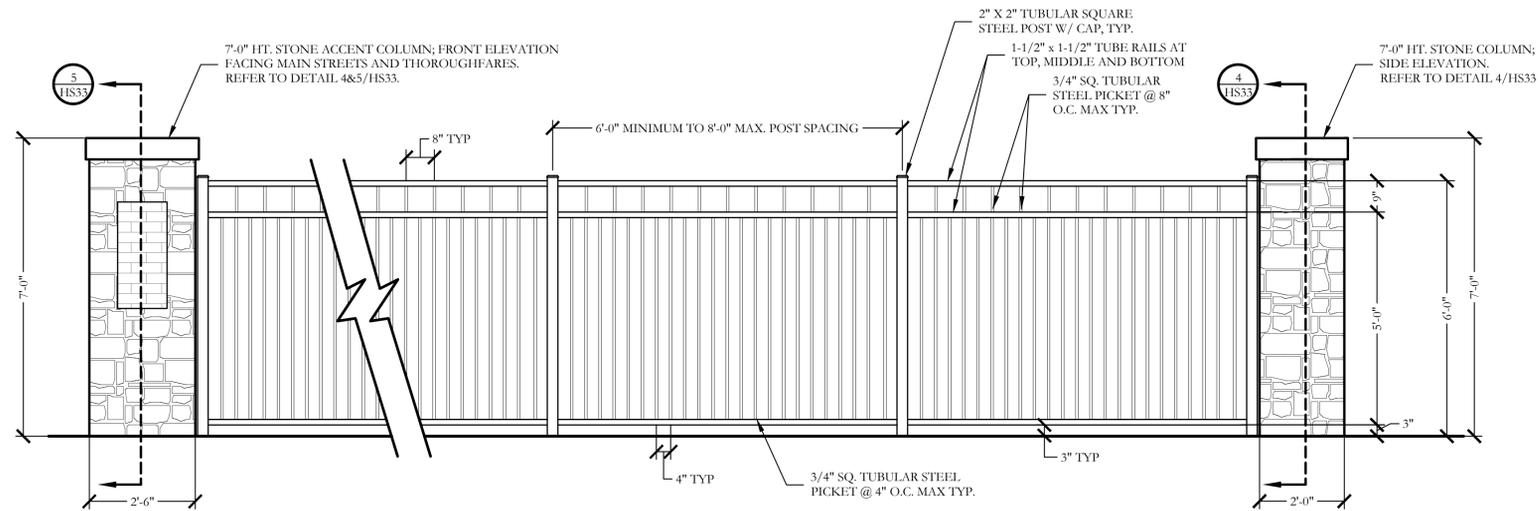
2 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



3 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



4 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"

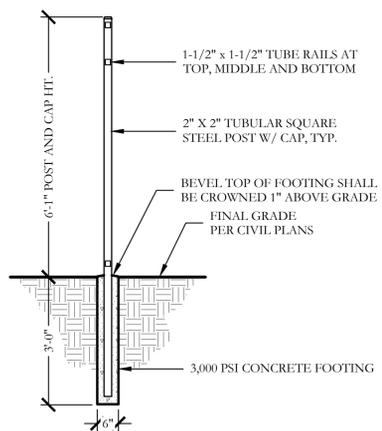


1 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION

SCALE: 1/2" = 1'-0"

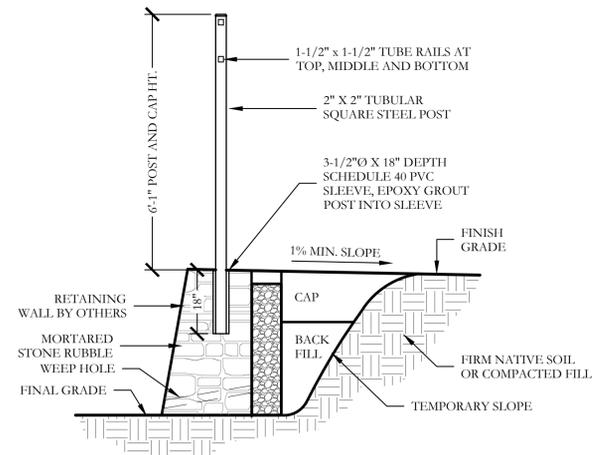
ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



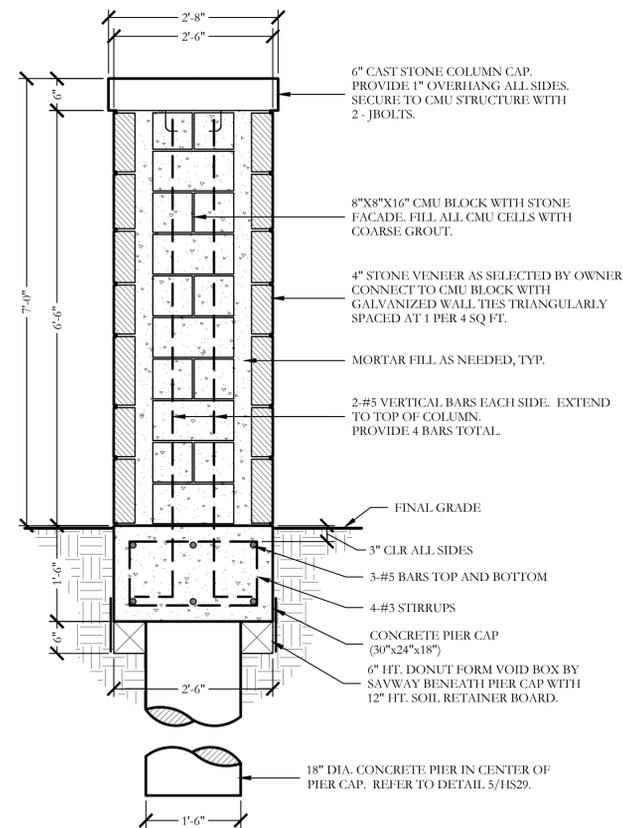
2 TYP. METAL POST FOOTING SECTION

SCALE: 1/2" = 1'-0"



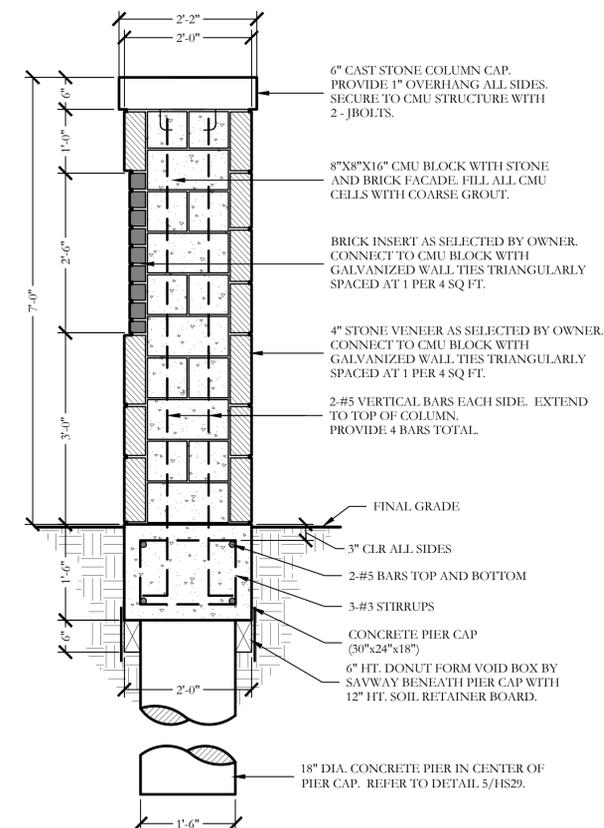
3 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL SECTION

SCALE: 3/4" = 1'-0"



4 7'-0" HT. STONE ACCENT COLUMN SECTION

SCALE: 3/4" = 1'-0"



5 7'-0" HT. STONE ACCENT COLUMN SECTION

SCALE: 3/4" = 1'-0"

**NOTES FOR SCREENING ATOP RETAINING WALLS:**

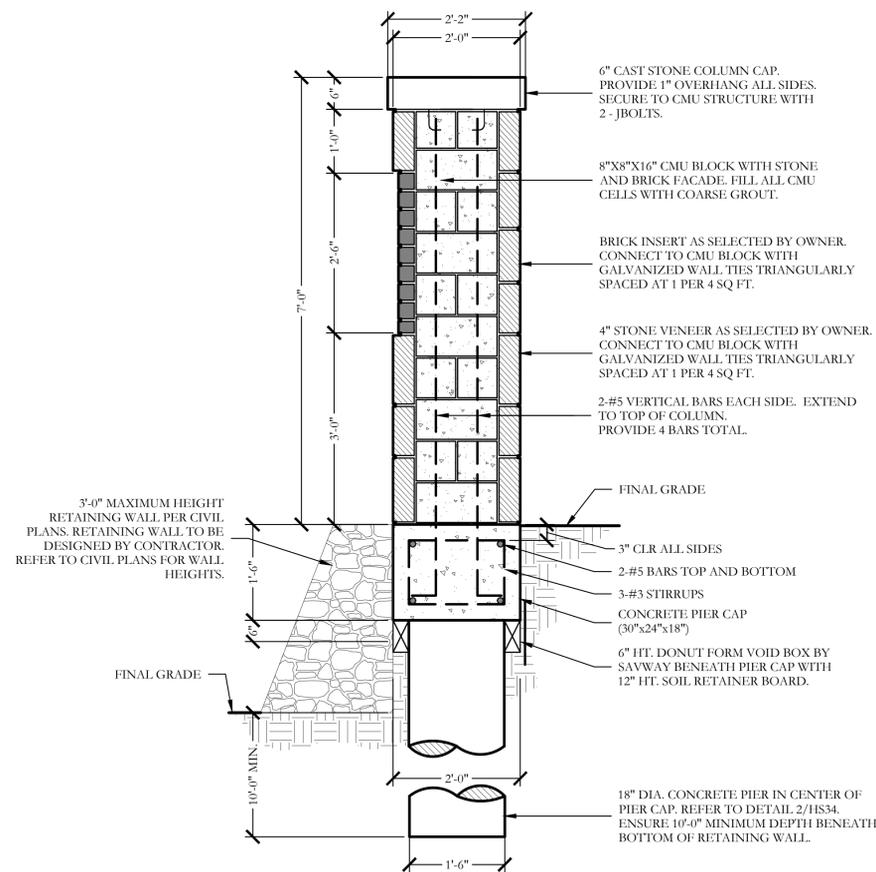
10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH FOR SCREENING WALLS ATOP RETAINING WALLS BELOW 6'-0" HT.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

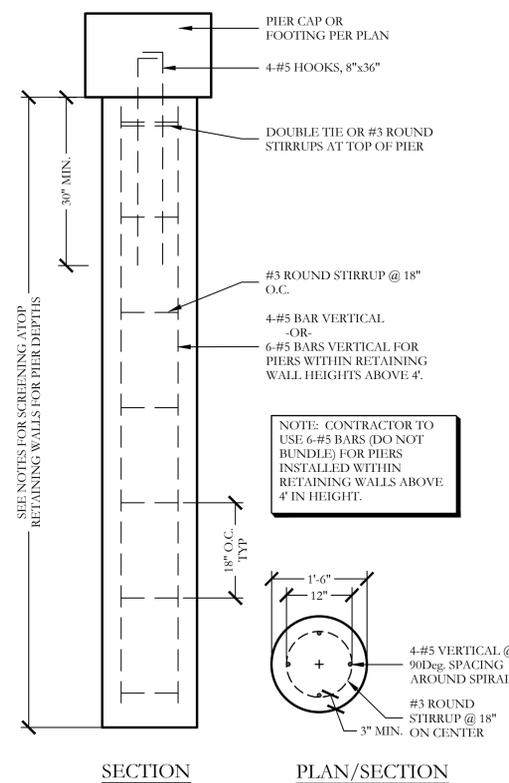
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

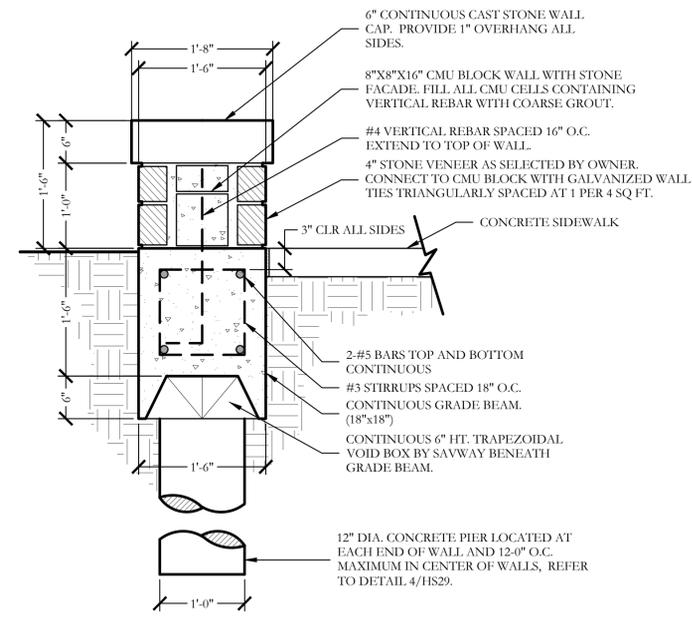
SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.



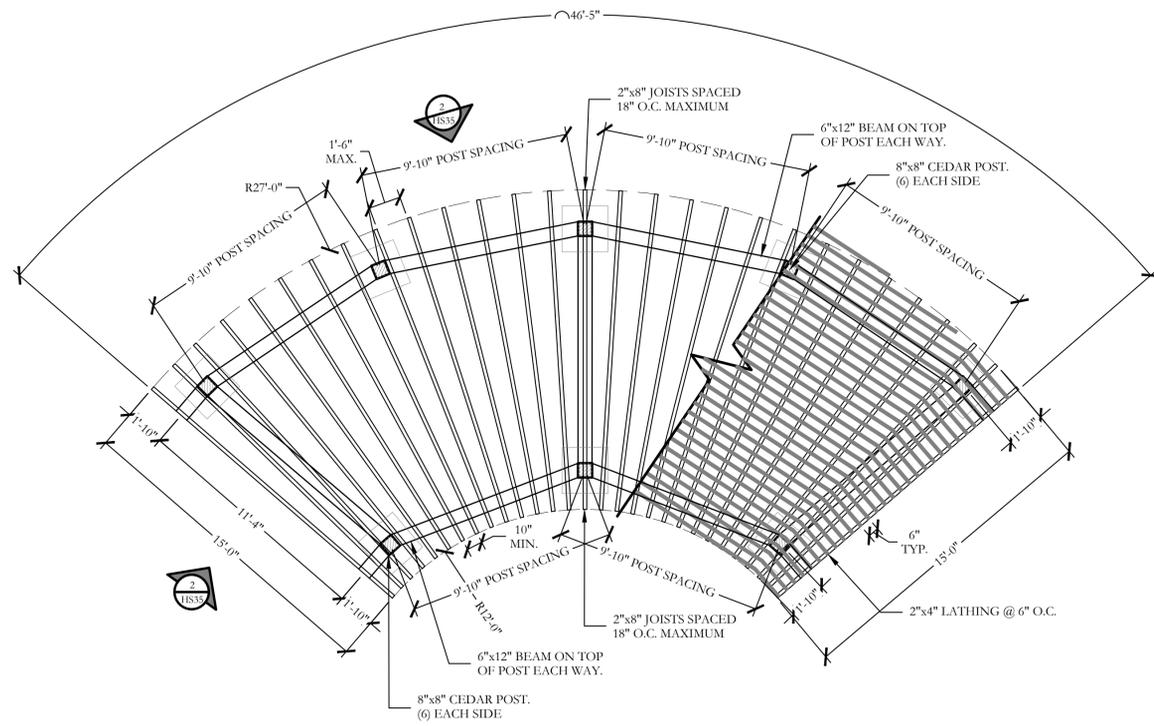
1 7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



2 PIER AT RETAINING WALL (18" DIA.) PLAN/SECTION SCALE: 3/4"=1'-0"

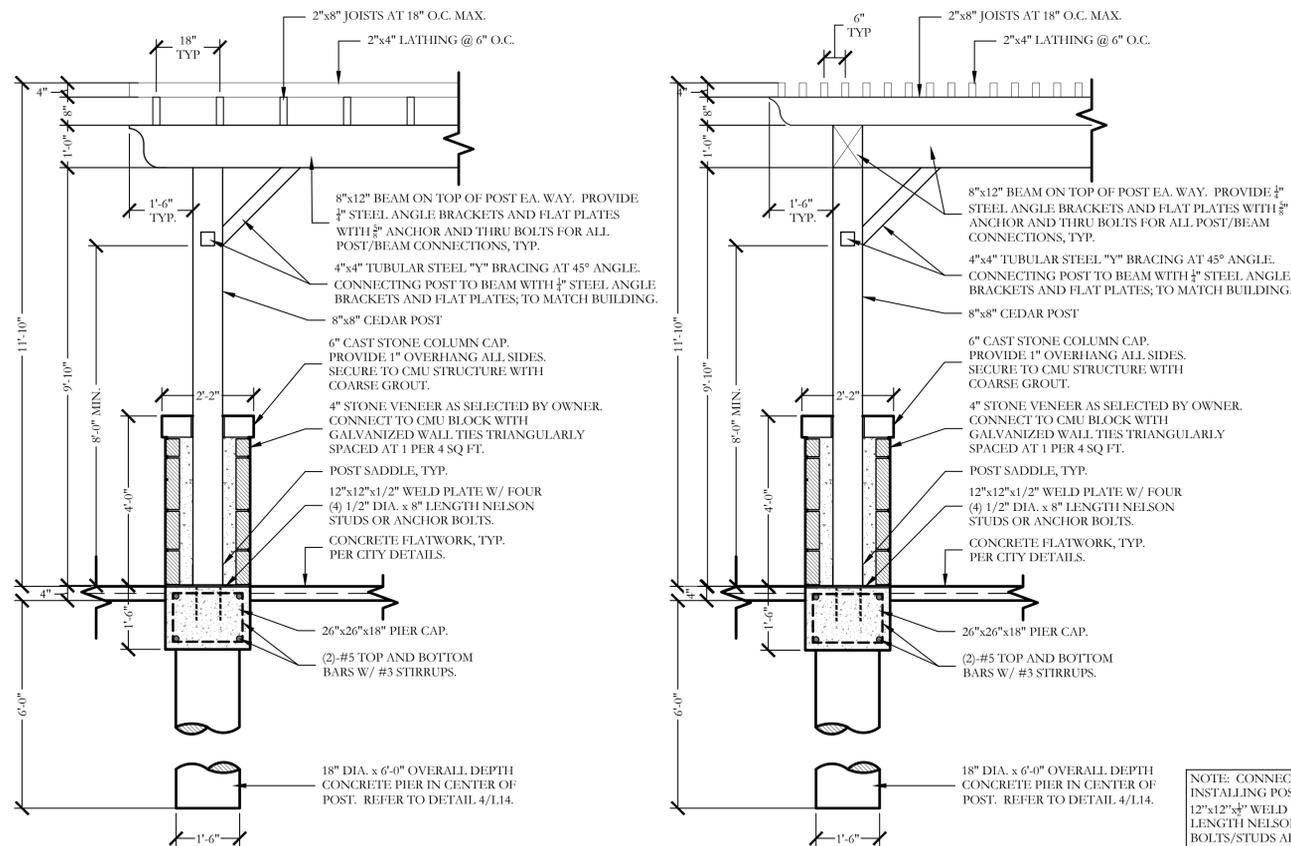


3 18" HT. STONE SEAT WALL SECTION SCALE: 1"=1'-0"

1 ARCHED CEDAR SHADE STRUCTURE  
PLAN

SCALE: 1/4" = 1'-0"



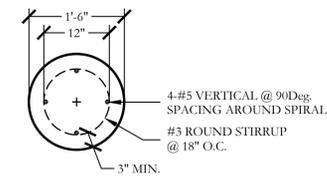
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

SCALE: 1/2" = 1'-0"

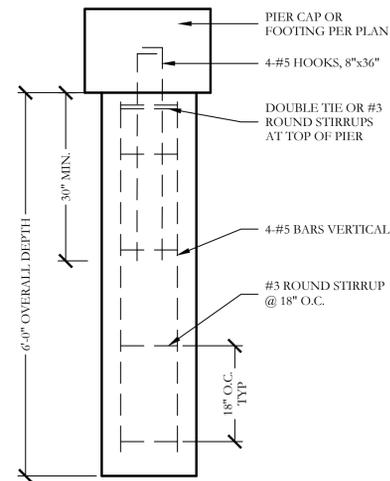
NOTE: CONNECT POST TO FOOTING BY INSTALLING POST SADDLE WELDED TO 12"x12"x1/2" WELD PLATE AND (4) 1/2" DIAMETER x 8" LENGTH NELSON STUDS OR ANCHOR BOLTS. BOLTS/STUDS ARE TO BE DRILLED AND EPOXY.

**CEDAR SHADE STRUCTURE NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR STRUCTURE:
  - 4.1. JOIST-CEDAR, #2 GRADE OR BETTER.
  - 4.2. BEAM-CEDAR, #2 GRADE OR BETTER.
  - 4.3. POST-CEDAR, #2 GRADE OR BETTER.
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. BEAMS SHALL BE SECURED TO POSTS USING STEEL PLATES/BRACKETS AND 5/8" DIAMETER THRU BOLTS AND 5/8" DIAMETER X 4" LAG SCREWS.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS SHALL RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED FROM SAMPLE BY OWNER.



PLAN/SECTION



SECTION

3 PIER (18" DIA.)  
SECTION

SCALE: 3/4" = 1'-0"

**MTB-0510-00001**  
Legacy #MLPT510-S

**500 SERIES**



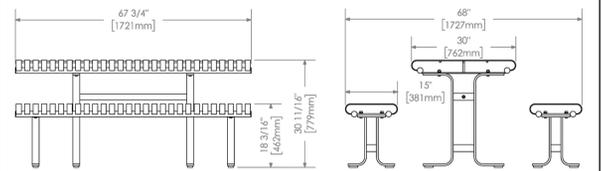
**MATERIALS:** Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The table is delivered pre-assembled.

**TO SPECIFY:** Select MTB-0510-00001  
Choose:  
- Powdercoat Color

TABLE HEIGHT: 30.69" (77.9cm) TABLE LENGTH: 67.75" (172.1) TOTAL WIDTH: 68" (172.7cm) WEIGHT: 372.23lbs (169kg)



**MAGLIN**  
Site Furniture

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F 877.260.9393  
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**MBE-0310-00008**  
Legacy #MLB310-MH

**300 SERIES**



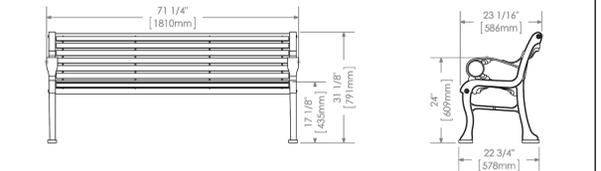
**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

**TO SPECIFY:** Select MBE-0310-00008  
Choose:  
- Powdercoat Color

HEIGHT: 31.16" (79.1cm) LENGTH: 71.25" (181cm) DEPTH: 23.06" (58.6cm) WEIGHT: 161.48lbs (73.2kg)



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**MTR-0200-00011**  
Legacy #MLWR200-32-DL32

**200 SERIES**



ALL SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

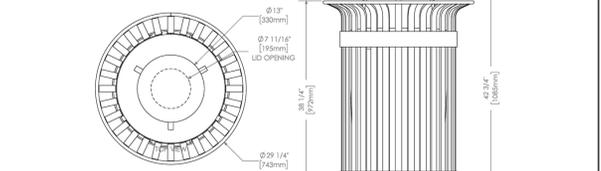
**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

**TO SPECIFY:** Select MTR-0200-00011  
Choose:  
- Powdercoat Color

HEIGHT: 42.75" (108.5cm) OUTER RADIUS: 29.25" (74.3cm) WEIGHT: 200.75lbs (91.3kg) LINER CAPACITY: 32gal (121 L)



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1 **PARK TABLE CUT SHEET**

NOT TO SCALE

2 **6'-0" BENCH CUT SHEET**

NOT TO SCALE

3 **TRASH RECEPTACLE CUT SHEET**

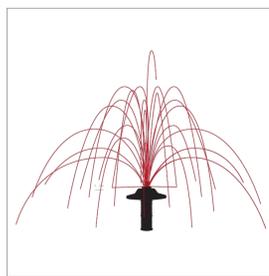
NOT TO SCALE

**SS2 DISPLAY AERATOR SYSTEM REQUIREMENTS - PENTALATOR**

The SS2 Display Aerator must be a Pentalator that must have a 5 tier pattern with a vertical stream surrounded by 4 tiers of 6 heavy, arching streams. The Pentalator nozzle must be interchangeable with all other Aqua Control SS2 Display Aerator spray patterns of the same horsepower.

**SPRAY PATTERN SPECIFICATIONS**

Dimensions for water display must be: For 5 HP, performance height must be 22 feet. Diameter must be 50 feet. The pumping rate must be 600 GPM.



Aqua Control SS2 Display Aerator - Pentalator

HP	PERFORMANCE		DEPTH		AMPS				
	HT. (feet)	DIA. (feet)	MIN.	HORZ.	230V	208V	230V 460V		
1	8"	25"	250	VERT.	32"	N/A	10	5	3
2	12"	30"	350	44"	28"		13	9	5
3	16"	42"	450	44"	28"		17	13	7
5	22"	50"	600	44"	28"		28	21	11
7.5	33"	60"	850	44"	28"		N/A	31	14

**SPRAY NOZZLE ASSEMBLY**

The nozzle must attach to the head which attaches to the upper tube assembly. The head supports the Aerator assembly on the float. The upper tube assembly shall be made from 6" engineered SDR 35 PVC for toughness and corrosion resistance. The 6" size matches the pump housing to reduce pressure losses from transitions.

**FLOAT**

The float must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and for easy height adjustability to achieve minimum visibility with as little as 1/2" of a 15" diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

**MOTOR SPECIFICATIONS**

The Display Aerator must have a 5 HP 1 phase motor using 230 volts and drawing 28 amps.

The motor must be an industry standard submersible motor with mechanical seal and heavy duty bearings designed to operate under water. All external components must be stainless steel.

**MOTOR WIRING**

Single phase, 1HP motors shall be 2 wire plus ground with self contained capacitors and a built in overload.

1HP, three phase motors and 2HP thru 7.5HP motors (regardless of phase) shall be 3 wire plus ground with external capacitors and manually resettable overloads in a motor control box. A motor lead connects to the motor via a waterproof plug. All motors must have a ground wire. Three phase motors all use 3 wires plus ground.

**PUMP ASSEMBLY**

All pump components, including propellers, shrouds and flow straighteners must be precision molded Geyol and Noryl resins for the highest strength and durability. The pump components must be highly streamlined to provide efficient flow path with no performance robbing sharp turns or obstacles.

1HP units must have a water intake reaching a depth of 29 inches below the surface.

2HP to 7.5HP units must have a water intake below the surface reaching a depth of 42 inches for vertical system, or 26 inches for a horizontal system.

A short motor shaft extension must be accurately attached to the motor shaft to provide a rigid and precision attachment for the propellers.

**INTAKE SUCTION SCREEN**

1HP systems must have one non collapsible, high strength Geyol & Noryl resin intake suction screen made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 2.35 square feet of suction area of which at minimum 51% is available for water intake.

2HP to 7.5HP systems must have two non collapsible, high strength Geyol & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 4.7 square feet of suction area of which at minimum 51% is available for water intake.

**UNDERWATER POWER CONNECTION**

The electrical connector system for the pump motor must form a watertight connection between the motor lead plug and the pump cord socket. The connector must be UL/ULC/ULCE rated at 600 volts and 32 amps for continuous submersion to a depth of 33 feet. It must be available with either 3 or 4 pins for connection to 2 wire or 3 wire motors plus a ground. The plug shall be epoxy potted to the motor lead and the socket to the pump cord to create a permanent and watertight connection to those wires. This connector system shall allow for a fast and highly reliable system for disconnecting the fountain for service or storage. In addition, both the plug and socket shall have waterproof caps which will allow either to remain dry when submerged while disconnected.

**FOUNTAIN NOTES:**

1. REFER TO LAYOUT PLANS FOR PROPOSED FOUNTAIN LOCATIONS.
2. FINAL LOCATION SHALL BE CONFIRMED BY OWNER.
3. CONTRACTOR TO ENSURE ELECTRICAL REQUIREMENTS AND CONNECTIONS PER LOCAL CODES.

Aqua Control, Inc. 6 A Wofler Industrial Drive, Spring Valley, IL 61362 USA  
Phone: 800.377.0019 815.664.4900 Fax: 815.664.4901 info@aquacntrl.com www.aquacntrl.com

Aqua Control, Inc. 60 Hz. Specifications Manual © 2017

23

**UNDERWATER POWER CORD**

The Power Cord must be UL listed for continuous submersion. It must be SOOW heavy duty round stranded and double insulated, copper cord. One wire in each cord must always act as a ground for proper system grounding.

The Motor Power Cord will be 8 gauge and 200 feet in length.

The Lighting Power Cord will be 16 gauge, 3 wires, and 200 feet in length.

**CONTROL PANELS**

The single phase control panels must be UL rated as a Fountain Control Panel.

Control panels are contained within lockable NEMA-3R Fiberglass or painted steel enclosures rated for outdoor installation.

All control panels must include a factory installed externally operated disconnect switch, circuit breaker, class A (human rated) Ground Fault Circuit Interrupter (GFCI) on-off switch, 24 hour timer, contactor, and output terminals. 2hp thru 5hp, single phase motors have a motor control box inside the panel. It holds the starting relay and capacitors and keeps them away from the water. Three phase control panels must have a Motor Circuit Controller that provides on-off, overload, phase loss, and short circuit protection.

\*The National Electrical Code (NEC) and Underwriters Laboratory (UL) do not allow 460V fountain controllers. Aqua Control 460V control panels are built to UL standards but cannot be UL listed.

**FASTENERS**

All fasteners must be stainless steel.

**WARRANTY**

SS2 units come with a 3-year warranty. Control panel components have a 3-year warranty.  
\*\*\*An optional 2-year extended warranty is available for SS2 units at the time of purchase.

**PRODUCER**

This will be an Aqua Control 5 HP Select Series 2 (SS2), produced by Aqua Control, Inc., 6A Wofler Industrial Drive, Spring Valley, IL 61362 U.S.A. Phone: 800-377-0019; Fax: 815-664-4901.

**Pet Waste Stations**

BarkPark is putting you in charge! We are pleased to introduce our NEW Waste Station Builder - this new system allows you to customize the "perfect" waste station for your dog park in 3 easy steps.

**STEP 1: CHOOSE YOUR WASTE STATION**

**STEP 2: CHOOSE YOUR COLOR**

**STEP 3: CHOOSE YOUR SIGNAGE**

**DETAILS**

FBARK-480	Pet Waste Station	\$211	Green or Blue
FBARK-480	Pet Waste Station (without receptacle)	\$181	Green or Blue

**QUESTIONS? (800) 466-6872**

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SHOW WITH SIGN 01-08-0178

FBARK-480 (WITH WASTE RECEPTACLE) 9.25' L x 12.75' W x 67' H | 22 lbs.

FBARK-480 (WITHOUT WASTE RECEPTACLE) 9.25' L x 11' W x 67' H | 22 lbs.

Details

FBARK-480 Pet Waste Station \$211 Green or Blue

FBARK-480 Pet Waste Station (without receptacle) \$181 Green or Blue

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December 01, 2025

5 **PET WASTE STATION CUT SHEET**

NOT TO SCALE


SCREENING AND BUFFERING  
HARDSCAPE DETAILS



SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No MJP009A

JUNIPER  
PHASE 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**JOHNSON VOLK CONSULTING**  
JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

**LANDSCAPE PROVIDED:**

APPROXIMATELY 17.16-ACRES OF EXISTING TREE CANOPY IS PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

PER ORDINANCE NO. 25-05, THE FOLLOWING PLANTING SHALL BE REQUIRED:

PRIVATE LOTS.  
2 SHADE TREES SHALL BE PLANTED FOR EVERY PRIVATE LOT WITHIN THE FRONT YARD. IN ADDITION, CORNER LOTS SHALL HAVE 4 SHADE TREES TOTAL.  
448 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON PRIVATE LOTS.

AMENITY CENTER.  
62 - 4" CALIPER TREES ARE PROPOSED.  
22 - 2" CALIPER TREES ARE PROPOSED.

JOHN KING BOULEVARD.  
3 SHADE TREES AND 4 ACCENT TREES SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF FRONTAGE.  
1,920 - LINEAR FEET OF FRONTAGE.  
58 - 4" CALIPER TREES ARE PROPOSED.  
77 - 2" CALIPER TREES ARE PROPOSED.

FM 549.  
3 SHADE TREES AND 4 ACCENT TREES SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF FRONTAGE.  
2,343 - LINEAR FEET OF FRONTAGE.  
70 - 4" CALIPER TREES ARE PROPOSED.  
94 - 2" CALIPER TREES ARE PROPOSED.

MERCERS COLONY AVENUE.  
1 SHADE TREE AND 1 ACCENT TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF FRONTAGE.  
3,566 - LINEAR FEET OF FRONTAGE.  
72 - 4" CALIPER TREES ARE PROPOSED.  
72 - 2" CALIPER TREES ARE PROPOSED.

STABLE GLEN DRIVE.  
1 SHADE TREE AND 1 ACCENT TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF FRONTAGE.  
464 - LINEAR FEET OF FRONTAGE.  
10 - 4" CALIPER TREES ARE PROPOSED.  
10 - 2" CALIPER TREES ARE PROPOSED.

OPEN SPACES.  
65 - 4" CALIPER SHADE TREES ARE PROPOSED.

**PLANT LIST**

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	62	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
SO	47	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BO	56	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LE	49	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CE	38	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BC	43	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
DW	75	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	93	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	87	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
BP	15	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	1,078	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	406	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	180	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	191	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	20	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	77	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	10	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	1,170	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	945	GULF MUHLY GRASS	MUEHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	115	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	765	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,735	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,535	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	844,720	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

**GENERAL LANDSCAPE NOTES**

**INSPECTIONS:**

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

**LANDSCAPE STANDARDS:**

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

**IRRIGATION STANDARDS:**

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAIN LINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

**MAINTENANCE STANDARDS:**

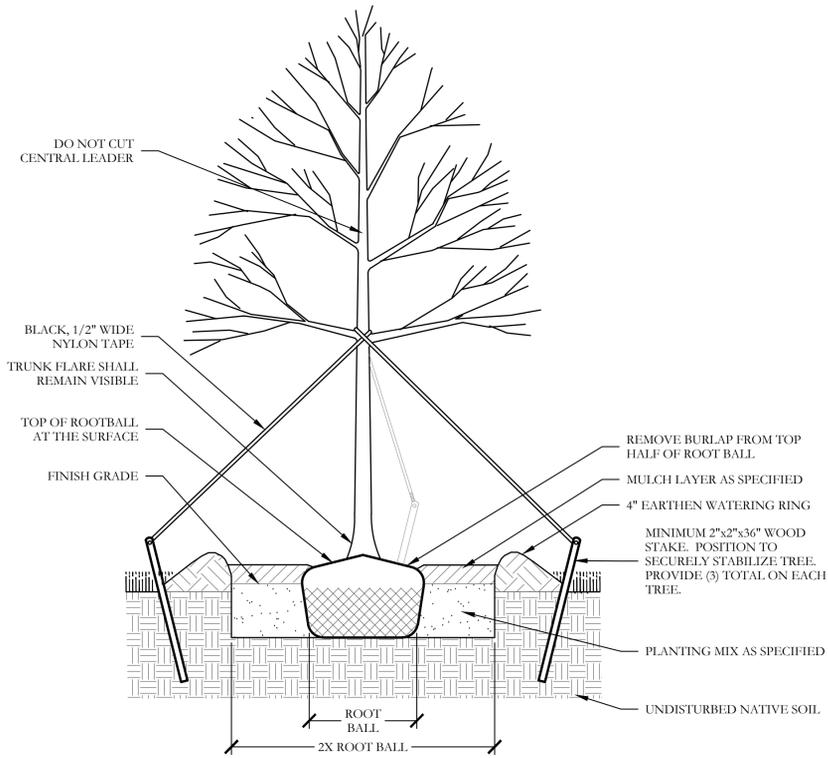
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRoACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

**TREE PROTECTION NOTES:**

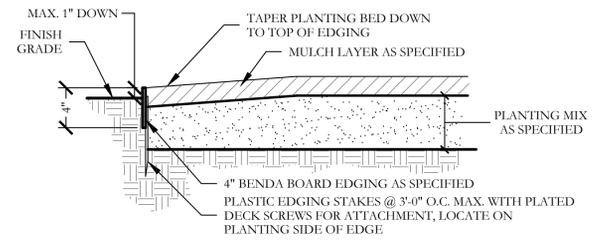
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



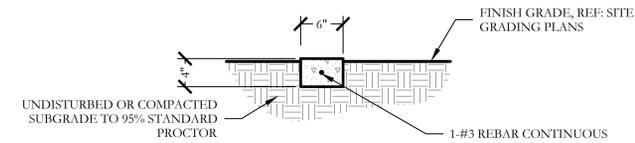
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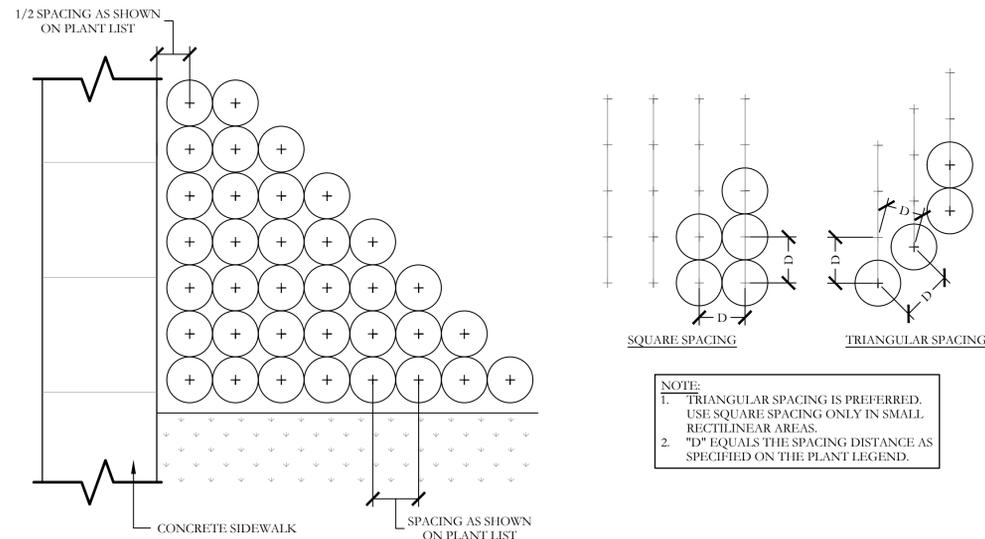
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

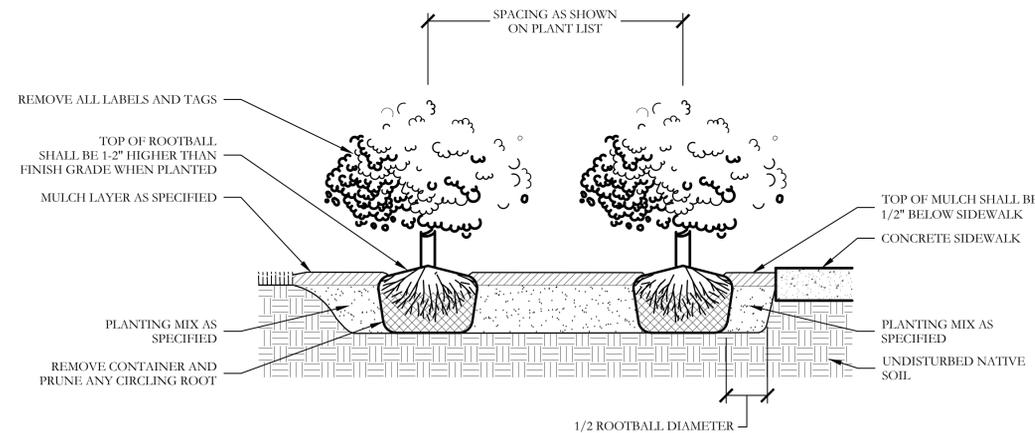


4 6" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



NOTE:  
 1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.  
 2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING SECTION NOT TO SCALE