



# AGENDA

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## ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, January 6, 2026 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

**I. Call Public Meeting to Order**

**II. Open Forum**

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

**III. Action Items**

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider minutes from the December 2, 2025 Park Board meeting and take any action necessary.
2. **P2025-045** Discuss and consider the approval of a *Final Plat* for Phase 1 of the Juniper Subdivision, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.
3. **SP2025-048** Discuss and consider the approval of a site plan for Phase 1 of the Juniper Subdivision generally located west of the intersection of FM-549 and Wimberley Lane and take any action necessary.

**IV. Monthly Reports**

**V. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of December, 2025 at 5PM and remained so posted for at three business days before the scheduled time of said meeting.

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Wendy Young, Parks Administrative Assistant

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Date Removed

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**MINUTES**  
**PARKS AND RECREATION BOARD**  
City Hall, 385 S Goliad, Rockwall, TX 75087  
Tuesday, December 2, 2025  
6:00 PM

**Call To Order**

The meeting was called to order in the Council Chambers at 6:00pm by Amanda Fowler with the following Board Members present: Vincent Harris, Glenn Taft, Jake Wimpee, Jenny Krueger and Michael McEwen. Marcia Hasenyager was absent. Also present was Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain, Administrative Assistant, Wendy Young and Recreation Superintendent, Cory Dentler.

**Open Forum**

Chairman A. Fowler explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Fowler then closed the Open Forum.

**Discuss and consider the minutes from the September 8 2025 Park Board Meeting and take any action necessary.**

McEwen made a motion to approve the minutes. Krueger seconded the motion which passed unanimously.

**Budget 2025-2026 Update: Kidzone Playground, The Harbor docks, The Park at Foxchase, Harry Myers Park, Chandlers Park, The Park at Stone Creek, Alma Williams Park, Klutts Farm Park**

Director Travis Sales gave a brief overview on the new budget year and upcoming updates to parks. No action taken.

**Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:34 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 6<sup>th</sup> day of January 2026.

\_\_\_\_\_  
Amanda Fowler, Park Board Chairman

ATTEST:

\_\_\_\_\_  
Wendy Young, Administrative Assistant



# CITY OF ROCKWALL

## PARKS AND RECREATION BOARD MEMORANDUM

### PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7740

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**TO:** Parks and Recreation Board  
**DATE:** January 6, 2026  
**APPLICANT:** Ryan Joyce  
**SUBJECT:** P2025-045; *Juniper Subdivision*

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#### BACKGROUND

The applicant, Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc., is requesting the approval of a Final Plat for Phase 1 of the Juniper Subdivision. The subject property is a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123. It is zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, and is generally located west of the intersection of FM-549 and Wimberley Lane.

#### REQUEST

For this Final Plat the Parks and Recreation Board will be assessing *Pro-Rata Equipment Fees* only for the 195 lots in Juniper Subdivision and providing a recommendation on the acceptance of a possible ~23.00-acre public park. The fees to be assessed are as follows: [1] *Pro-Rata Equipment Fees* of \$565.36 (i.e.  $\$565.36 \times 195 \text{ lots} = \$110,245.20$ ). The total fees assessed will be \$110,235.30.

#### PARKLAND DEDICATION ORDINANCE

Dedication of Public Parkland: According to Section 38-54(b), *Process for the Dedication of Public Parkland*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a)n applicant shall provide dedication of public parkland suitable for the development of a public park or provide cash-in-lieu of land fees as stipulated by Section 38-57. Dedication of public parkland shall be shown on the preliminary and final plat and be labeled as 'Public Parkland Dedication to the City of Rockwall.' The Parks and Recreation Board shall review the proposed preliminary plat and final plat and provide recommendations concerning the acceptance of the proposed public parkland dedication prior to the City Council acting on the preliminary plat or final plat. At the time the final plat is filed with the county clerk, in accordance with the procedures outlined in Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, such plat shall contain clear fee simple dedication of the proposed dedication for public parkland, and be free and clear of any encumbrances."

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by Section 38-54, and shall be as set forth in Section 38-57."

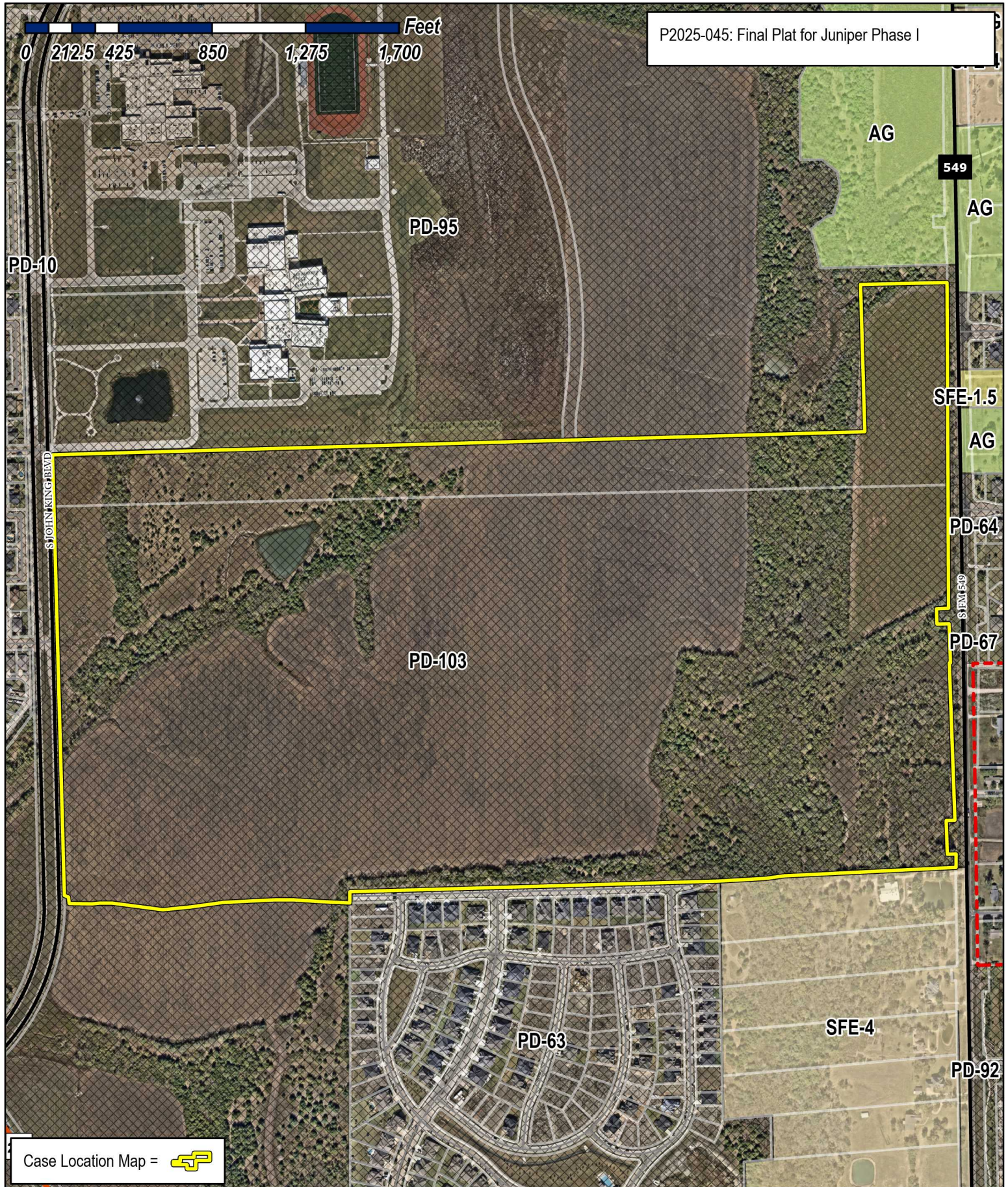
Requirements for Public Parkland Dedication. According to Section 38-54, *Dedication of Public Parkland and the Establishment of Private Parkland*, of the Municipal Code of Ordinance, "(t)he cost of neighborhood parks shall be borne initially by the applicant and then primarily by the ultimate residential property owners, who, by reason of the proximity of their property to such parks, shall be the primary beneficiary of these public facilities. The following outlines the requirements and process for the dedication of public parkland for residential developments:

- (a) Requirements for public parkland dedication. Unless otherwise approved by the city council upon recommendation by the parks and recreation board, the following are the general requirements for parkland dedication in the city:

- (1) Land suitability. All land used to satisfy the requirements for public parkland dedication shall be suitable for the provision of recreational amenities. Land suitability shall be defined as land that: [1] is directly accessible to a public street, [2] is situated outside the 100-year floodplain (unless otherwise approved by the city council pending a recommendation from the parks and recreation board), [3] does not have excessive slope, [4] does not have encumbrances by easements, utilities, drainage structures, or appurtenances that restrict the use of the area (unless otherwise approved by the city council pending a recommendation from the parks and recreation board), and [5] generally meets the goals and policies outlined in the park master plan. Any land proposed for dedication that does not adhere to this criterion may be grounds for denial of a subdivision plat.
- (2) Location. When possible, parkland should be located adjacent to schools and/or public open spaces to facilitate shared facilities or within a subdivision to allow for a logical extension and connection to a public park, trail, or other recreation facility within an abutting subdivision.
- (3) Size. The following size requirements shall be applicable to all land used to satisfy the requirements for public parkland dedication:
  - (a) One acre or less. The city council has determined that parkland dedication of one acre or less is impractical for the purposes of establishing a neighborhood park. Therefore, if the pro-rata share of required dedication for residential development is one acre or less, the applicant shall be required to pay the applicable cash-in-lieu of land fees in the amount provided by section 38-57, rather than dedicate any parkland. No subdivision plat showing one acre or less of parkland dedication shall be approved.
  - (b) Greater than one acre but less than eight acres. In cases where the pro-rata share of required dedication for a residential development is greater than one acre but less than eight acres, the city council, upon recommendation from the parks and recreation board, shall have the option of requiring parkland dedication or accepting cash-in-lieu of land fees in accordance with section 38-57. In making this decision, the city council and the parks and recreation board shall determine: [1] if sufficient parkland is already provided within the park district of the proposed residential development, or [2] if accepting cash-in-lieu of land fees would better serve the park district by allowing for the expansion or improvement of an existing neighborhood park or community park.
  - (c) Eight acres to 11 acres. In cases where the pro-rata share of required dedication for a residential development is greater than or equal to eight acres and the proposed public parkland meets the requirements stipulated by subsection 38-54(1)(a), the city council, upon recommendation from the parks and recreation board, shall accept the dedication in accordance with subsection 38-54(1)(b)."

#### STAFF RECOMMENDATION

In this case, the proposed public parkland meets all of the above stated criteria. Specifically, it exceeds the required dedication size of 11-acres of land outside of the floodplain, the location appears to be suitable for a neighborhood park (*i.e. it is located in between a public school and the proposed subdivision and is accessible by both the proposed residential lots and a major roadway [i.e. John King Boulevard]*), and the topography is conducive to the development of a public park. In staff's opinion, this is an excellent example of meeting the expectations laid out in the 2021-2031 Master Parks and Recreation Plan. In addition, the applicant is electing to pay the required *Pro Rata Equipment Fees*. Based on this, staff recommends acceptance of the proposed public park and collection of the required *Pro-Rata Equipment Fees* that will be used to provide amenities to the public park in the future.



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.

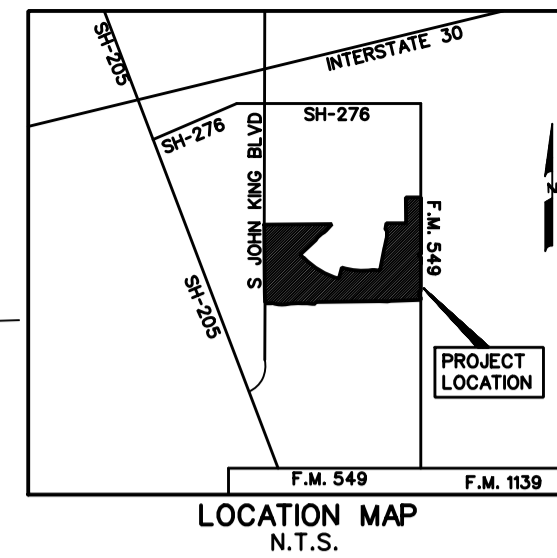


0 50 100 200

SCALE: 1" = 100'

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
INST. NO. 2010-00443616



S88° 23'38"W 1738.80'

JOHN KING BOULEVARD  
(VARIABLE R.O.W.)

LOT 1 BLK I  
CITY PARK  
23.034 AC.

100 YR. FLOODPLAIN  
PER CORWIN ENGINEERING, INC.  
DATED 2025

EROSION HAZARD  
SETBACK ESMT.

LOT 2 BLK I  
OPEN SPACE  
11.356 AC.

DRAINAGE/DETENTION  
EASEMENT  
100 YR. WSEL=548.10

QUALICO DEVELOPMENTS (U.S.), INC.  
 DOC. NO. 20250000002114  
 DOC. NO. 20250000002115  
 DOC. NO. 20250000002116  
 DOC. NO. 20250000002117  
 DOC. NO. 20250000002118  
 DOC. NO. 20250000002119  
 DOC. NO. 20250000002120

S46° 01'09"W  
71.37'

Δ = 12° 00' 43"  
R = 85.00'  
L = 17.82'  
C = 17.79'  
B = S52° 03' 37"

Δ = 22° 54' 32"  
R = 615.00'  
L = 245.90'  
C = 244.26'  
B = S46° 36' 43"W

Δ = 10° 53' 49"  
R = 235.00'  
L = 44.69'  
C = 44.63'  
B = S40° 36' 21"W

FINAL PLAT  
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

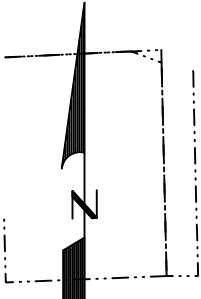
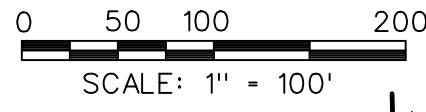
BEING 142.959 ACRES OR 6,227,345.98 SF  
 TOTAL RESIDENTIAL LOTS 195  
 TOTAL OPEN SPACE LOTS 14  
 CITY PARK LOT 1

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 SCALE 1"=100'  
 CASE NO. P2025-XXX



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

# 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

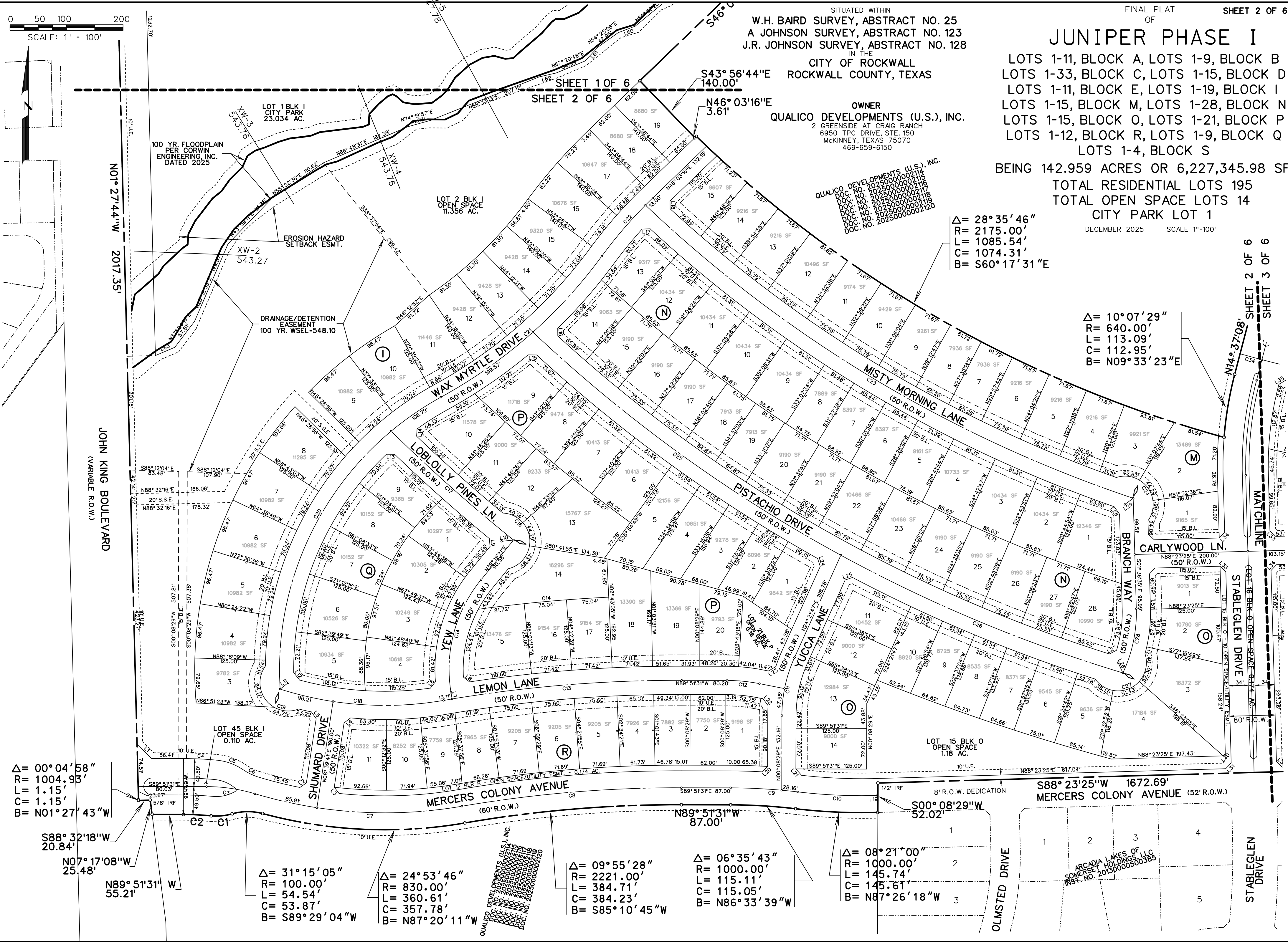
DECEMBER 2025 SCALE 1"=100'

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
 2 GREENSIDE AT CRAIG RANCH  
 6956 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150

QUALICO DEVELOPMENTS (U.S.), INC.  
 DOC. NO. 2025000002114  
 DOC. NO. 2025000002115  
 DOC. NO. 2025000002116  
 DOC. NO. 2025000002117  
 DOC. NO. 2025000002118  
 DOC. NO. 2025000002119  
 DOC. NO. 2025000002120

$\Delta = 28^\circ 35' 46''$   
 $R = 2175.00'$   
 $L = 1085.54'$   
 $C = 1074.31'$   
 $B = S60^\circ 17' 31'' E$

$\Delta = 10^\circ 07' 29''$   
 $R = 640.00'$   
 $L = 113.00'$   
 $C = 112.95'$   
 $B = N09^\circ 33' 23'' E$



$\Delta = 00^\circ 04' 58''$   
 $R = 1004.93'$   
 $L = 1.15'$   
 $C = 1.15'$   
 $B = N01^\circ 27' 43'' W$

$S88^\circ 32' 18'' W$   
 $20.84'$   
 $N07^\circ 17' 08'' W$   
 $25.48'$   
 $N89^\circ 51' 31'' W$   
 $55.21'$

$\Delta = 31^\circ 15' 05''$   
 $R = 100.00'$   
 $L = 54.54'$   
 $C = 53.87'$   
 $B = S89^\circ 29' 04'' W$

$\Delta = 24^\circ 53' 46''$   
 $R = 830.00'$   
 $L = 360.61'$   
 $C = 357.78'$   
 $B = N87^\circ 20' 11'' W$

$\Delta = 09^\circ 55' 28''$   
 $R = 2221.00'$   
 $L = 384.71'$   
 $C = 384.23'$   
 $B = S85^\circ 10' 45'' W$

$\Delta = 06^\circ 35' 43''$   
 $R = 1000.00'$   
 $L = 115.11'$   
 $C = 115.05'$   
 $B = N86^\circ 33' 39'' W$

$\Delta = 08^\circ 21' 00''$   
 $R = 1000.00'$   
 $L = 145.74'$   
 $C = 145.61'$   
 $B = N87^\circ 26' 18'' W$

QUALICO DEVELOPMENTS (U.S.), INC.  
 DOC. NO. 2025000002114  
 DOC. NO. 2025000002115  
 DOC. NO. 2025000002116  
 DOC. NO. 2025000002117  
 DOC. NO. 2025000002118  
 DOC. NO. 2025000002119  
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC  
 INST. NO. 201500000500385

SHEET 2 OF 6  
 SHEET 3 OF 6

LOT 15 BLK O OPEN SPACE 0.11 AC

STABLE GLEN DRIVE

# 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
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- LOTS 1-4, BLOCK S

SITUATED WITHIN  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
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 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
 QUALICO DEVELOPMENTS (U.S.), INC.  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
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 469-659-6150

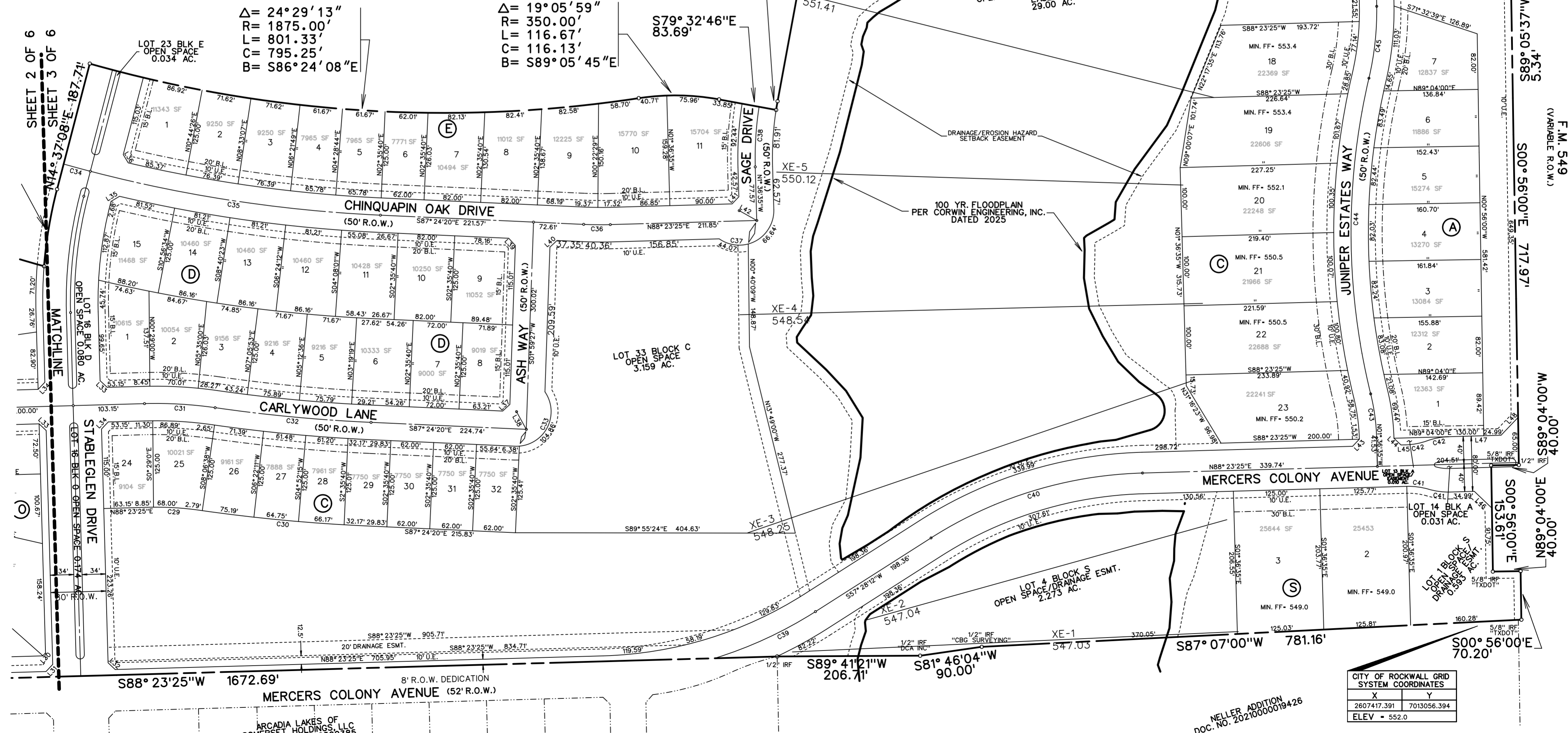
DECEMBER 2025 SCALE 1"=100'

$\Delta = 01^{\circ}16'00''$   
 $R = 950.00'$   
 $L = 21.00'$   
 $C = 21.00'$   
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8  
 SHEET 3 OF 6 555.64

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

SHEET 2 OF 6  
 SHEET 3 OF 6



$\Delta = 24^{\circ}29'13''$   
 $R = 1875.00'$   
 $L = 801.33'$   
 $C = 795.25'$   
 $B = S86^{\circ}24'08''E$

$\Delta = 19^{\circ}05'59''$   
 $R = 350.00'$   
 $L = 116.67'$   
 $C = 116.13'$   
 $B = S89^{\circ}05'45''E$

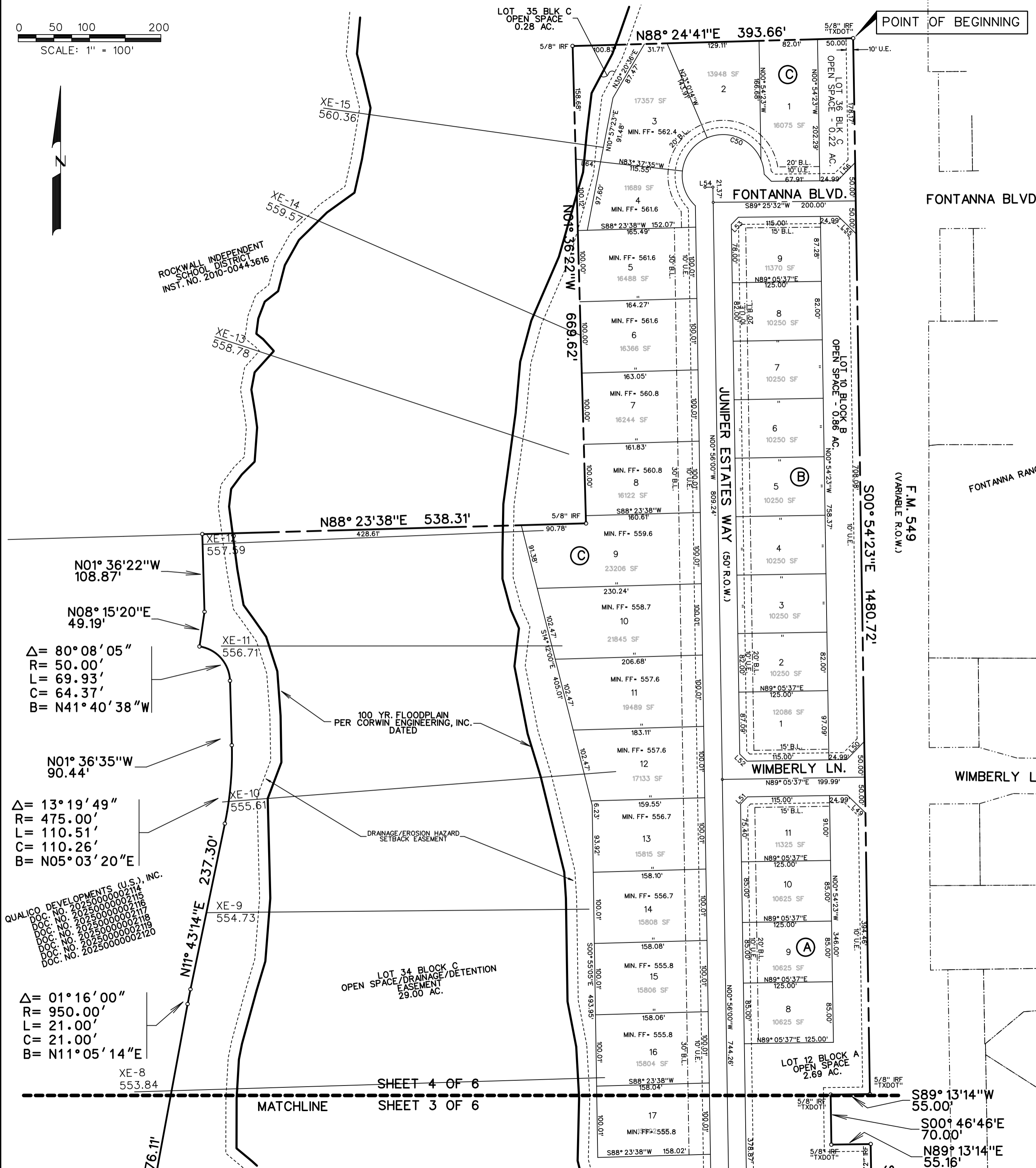
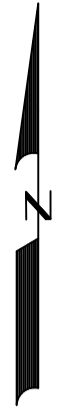
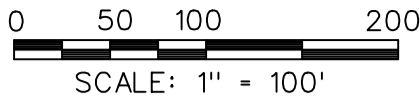
QUALICO DEVELOPMENTS (U.S.), INC.  
 DOC. NO. 2025000002114  
 DOC. NO. 2025000002115  
 DOC. NO. 2025000002116  
 DOC. NO. 2025000002117  
 DOC. NO. 2025000002118  
 DOC. NO. 2025000002119  
 DOC. NO. 2025000002120  
 DOC. NO. 2025000002121  
 DOC. NO. 2025000002122

$38'05''$   
 $1.00'$   
 $12.84'$   
 $C = 12.84'$   
 $B = N09^{\circ}38'11''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2607417.391	7013056.394	552.0

NELLER ADDITION  
 DOC. NO. 20210000019426

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



NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- City Limits Line  
◇ - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

FINAL PLAT  
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
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- LOTS 1-12, BLOCK R
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- 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  
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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 SCALE 1"=100'

SHEET 4 OF 6  
SHEET 3 OF 6

APPROVED

I hereby certify that the above and foregoing HOMESTEAD PHASE II was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°39'37" E	35.86'
2.	N 54°47'05" E	13.87'
3.	S 37°27'42" E	13.87'
4.	N 52°18'19" E	14.47'
5.	N 34°58'57" W	14.47'
6.	N 37°59'56" E	14.47'
7.	N 09°25'42" W	11.84'
8.	N 51°46'18" W	13.66'
9.	N 05°37'39" W	14.15'
10.	N 84°09'06" E	21.28'
11.	N 51°52'12" E	18.24'
12.	S 37°49'16" E	16.80'
13.	N 89°27'54" W	14.52'
14.	N 03°47'33" E	12.88'
15.	N 88°41'35" W	15.12'
16.	S 00°39'47" E	13.73'
17.	S 87°41'24" W	14.12'
18.	S 00°36'01" E	13.73'
19.	N 88°23'25" E	1.01'
20.	N 46°45'54" E	13.76'
21.	N 41°38'52" W	15.01'
22.	N 36°56'57" W	14.97'
23.	S 59°12'46" W	14.97'
24.	N 18°13'25" W	14.72'
25.	N 71°07'20" E	13.70'
26.	N 24°42'51" W	20.06'
27.	N 62°56'13" E	14.27'
28.	S 36°15'49" E	16.45'
29.	S 53°31'15" W	18.28'
30.	N 43°23'25" E	5.86'
31.	S 43°23'26" W	14.14'
32.	N 46°36'42" W	14.20'
33.	N 46°36'35" W	14.14'
34.	N 43°23'25" E	14.14'
35.	N 58°59'22" E	14.30'
36.	S 31°01'36" E	13.98'
37.	S 47°17'33" W	14.07'
38.	N 28°48'45" W	29.29'
39.	N 42°42'27" W	14.22'
40.	N 47°17'33" E	14.07'
41.	S 43°23'25" W	14.14'
42.	N 60°38'45" W	29.15'
43.	N 43°23'25" E	14.14'
44.	S 46°36'35" E	14.14'
45.	N 88°23'25" E	43.56'
46.	N 46°16'18" W	35.15'
47.	N 88°23'25" E	75.00'
48.	N 43°43'42" E	35.57'
49.	S 45°54'23" E	35.36'
50.	S 44°05'37" W	35.36'
51.	S 44°04'49" W	14.14'
52.	N 45°55'12" W	14.15'
53.	S 44°15'35" W	14.10'
54.	S 89°05'37" W	11.17'
55.	N 45°44'25" W	35.46'
56.	S 44°15'35" W	35.25'
57.	N 86°32'59" E	29.03'
58.	N 61°18'50" E	27.31'
59.	S 85°40'04" E	24.51'
60.	S 69°03'45" W	32.26'
61.	N 43°15'51" E	34.60'
62.	N 77°05'02" E	30.48'
63.	N 67°01'56" E	37.33'
64.	N 83°37'35" W	34.99'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36'	37.14'	S84°34'58"W
2.	05°08'40"	550.50'	49.43'	49.41'	N87°17'11"W
3.	14°40'22"	600.00'	153.65'	153.23'	S82°31'20"E
4.	05°08'40"	649.50'	58.32'	58.30'	S87°17'11"E
5.	29°02'17"	100.00'	100.00'	50.68'	S70°11'42"E
6.	17°26'34"	100.00'	30.44'	30.33'	S64°23'51"E
7.	24°35'50"	800.00'	343.44'	340.81'	S87°29'04"E
8.	09°55'28"	2251.00'	389.91'	389.42'	N85°10'45"E
9.	06°35'54"	1030.00'	118.62'	118.55'	S86°33'34"E
10.	08°20'30"	970.00'	141.22'	141.10'	S87°26'20"E
11.	24°13'18"	250.00'	105.69'	104.90'	N12°15'08"E
12.	10°59'25"	300.00'	57.55'	57.46'	N84°21'48"W
13.	09°55'28"	2441.00'	422.82'	422.29'	S85°10'45"W
14.	05°07'33"	2591.06'	231.80'	231.72'	N84°43'09"E
15.	48°45'03"	250.00'	212.72'	206.36'	N14°56'50"W
16.	163°38'29"	50.00'	142.80'	98.98'	N05°37'41"W
17.	05°40'41"	2925.00'	289.87'	289.75'	N48°19'41"W
18.	27°28'54"	610.00'	292.58'	289.79'	N86°02'32"W
19.	14°43'28"	50.00'	128.91'	96.06'	S37°42'59"E
20.	64°48'30"	550.00'	622.12'	589.48'	N28°50'01"E
21.	24°58'39"	875.00'	381.45'	378.43'	N48°44'57"E
22.	09°47'39"	800.00'	136.75'	136.59'	N41°09'27"E
23.	24°59'38"	2235.00'	1014.23'	1006.20'	S58°58'48"E
24.	142°58'54"	50.00'	124.77'	94.83'	S36°13'50"E
25.	14°43'08"	2625.00'	674.34'	672.49'	S54°04'06"E
26.	11°48'52"	2625.00'	541.28'	540.32'	S67°20'06"E
27.	162°33'51"	50.00'	141.86'	98.84'	N62°57'55"E
28.	26°49'44"	250.00'	117.06'	116.00'	N11°48'17"E
29.	09°47'05"	450.00'	76.85'	76.76'	S86°43'02"E
30.	05°34'50"	2475.00'	241.07'	240.97'	S84°36'55"E
31.	09°47'05"	600.00'	102.47'	102.34'	S86°43'02"E
32.	05°34'50"	2325.00'	226.46'	226.37'	S84°36'55"E
33.	12°28'24"	50.00'	111.24'	89.68'	N28°51'27"E
34.	01°07'55"	2025.00'	40.00'	40.00'	N74°48'55"W
35.	12°01'28"	2025.00'	424.98'	424.20'	S81°23'36"E
36.	04°12'15"	525.00'	38.52'	38.51'	S89°30'28"E
37.	12°52'12"	50.00'	110.71'	89.44'	N61°49'31"E
38.	10°30'54"	475.00'	87.17'	87.05'	N03°38'52"E
39.	15°21'24"	600.00'	160.81'	160.33'	N65°08'54"E
40.	30°55'13"	600.00'	323.80'	319.88'	S72°55'49"W
41.	18°11'42"	100.00'	31.76'	31.62'	S82°30'44"E
42.	18°11'42"	100.00'	31.76'	31.62'	S79°17'34"W
43.	11°58'35"	300.00'	62.71'	62.59'	N07°35'52"W
44.	31°42'11"	815.00'	450.96'	445.23'	N02°15'56"E
45.	19°03'02"	435.00'	144.63'	143.97'	N08°35'31"E
46.	07°50'44"	250.00'	34.23'	34.21'	N04°51'22"W
47.	08°46'44"	250.00'	38.31'	38.27'	N04°23'22"W
48.	11°29'12"	200.00'	40.10'	40.03'	N04°08'14"E
49.	10°47'13"	525.00'	98.84'	98.70'	N04°29'14"E
50.	107°16'03"	57.50'	253.63'	92.60'	N49°22'46"E

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JUNIPER PHASE I subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the JUNIPER PHASE I subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

QUALICO DEVELOPMENTS (U.S.), INC.

\_\_\_\_\_  
Jay Hankla

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
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

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54'23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13'14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46'46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13'14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54'23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05'37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04'00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04'00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07'00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46'04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41'21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23'25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08'29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21'00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26'18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35'43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33'39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55'28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10'45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53'46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20'11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15'05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29'04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24'23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34'58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08'40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17'11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17'08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32'18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04'58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27'43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27'44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23'38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40'00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03'16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00'43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03'37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54'22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36'43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53'49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36'21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03'16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56'44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03'16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35'46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17'31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07'29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33'23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37'08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29'13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24'08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05'59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05'45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32'46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27'14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16'00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05'14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43'14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19'49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03'20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36'35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08'05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40'38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15'20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23'38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36'22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24'41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_ day of \_\_\_\_\_, 2026.

WARREN L. CORWIN  
R.P.L.S. No. 4621

FINAL PLAT  
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



# CITY OF ROCKWALL

## PARKS AND RECREATION BOARD MEMORANDUM

### PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7740

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**TO:** Parks and Recreation Board  
**DATE:** January 6, 2026  
**APPLICANT:** Ryan Joyce  
**SUBJECT:** SP2025-048; *Site Plan for the Juniper Subdivision*

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### BACKGROUND

The applicant, Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc., is requesting the approval of a Site Plan for Phase 1 of the Juniper Subdivision. The subject property is a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123. It is zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, and is generally located west of the intersection of FM-549 and Wimberley Lane.

### REQUEST

For this Site Plan the Parks and Recreation Board will be reviewing the location of the trails, and open space areas proposed within this phase of the subdivision, and providing a recommendation to the City Council concerning the acceptance of these future improvements.

### PARKLAND DEDICATION ORDINANCE

Parks and Trails. According to Section 38-9(B)(6), *Parks and Trails*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(t)he design and construction of the trail system and/or public park necessary to adequately serve pedestrian access and recreational and passive amenities to a proposed development shall be in conformance with the City’s Master Trail Plan contained in the City’s Comprehensive Plan, the City’s Standards of Design and Construction Manual, and the Parks and Open Space Master Plan, and shall be subject to review and approval by the City Engineer, Director of the Parks and Recreation Department, and the Director of the Planning and Zoning Department or their designees prior to the approval of civil engineering plans or a final plat or replat.” In conjunction with this *Site Plan* request the applicant has also submitted a Final Plat that is being reviewed concurrently by the Parks and Recreation Board concerning the dedication of the proposed public park. The attached *Site Plan* shows the location of the trails and open spaces that run throughout the development and connect the proposed residential lots to the public park and open space areas.

### STAFF RECOMMENDATION

In this case, the plan submitted by the applicant shows the location of the proposed trails and a ~23.00 acre public park. Based on this plan it appears that the public park will be dedicated adjacent to the subdivision should the Parks and Recreation Board recommend approval of the location and size of the public park and it is accepted by the City Council. With regard to the trails and open spaces, staff finds -- *that the trail system and sidewalk that ranges in size from five (5) to eight (8) feet on neighborhood streets and ten (10) feet along John King Boulevard* -- will provide excellent connectivity throughout the neighborhood connecting both the park, open spaces, and trail heads. The proposed trail heads also provide sufficient pedestrian amenity by providing tables and seating areas for those using the trails. Based on this, staff recommends approval of the trail and sidewalk locations subject to the following conditions of approval:

- (1) A *Tree Mitigation Plan* shall be required.
- (2) Check the landscape calculations around the detention ponds.
- (3) As a recommendation concerning the turfgrass, staff would recommend the use of Tif Tuf or Tahoma 31 due to better drought, shade, cold, and wear tolerance.



# 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:

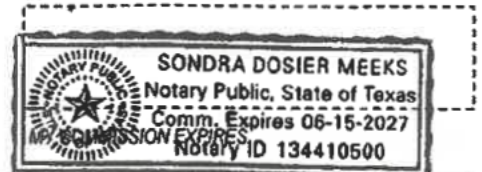
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 3,118.62 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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."

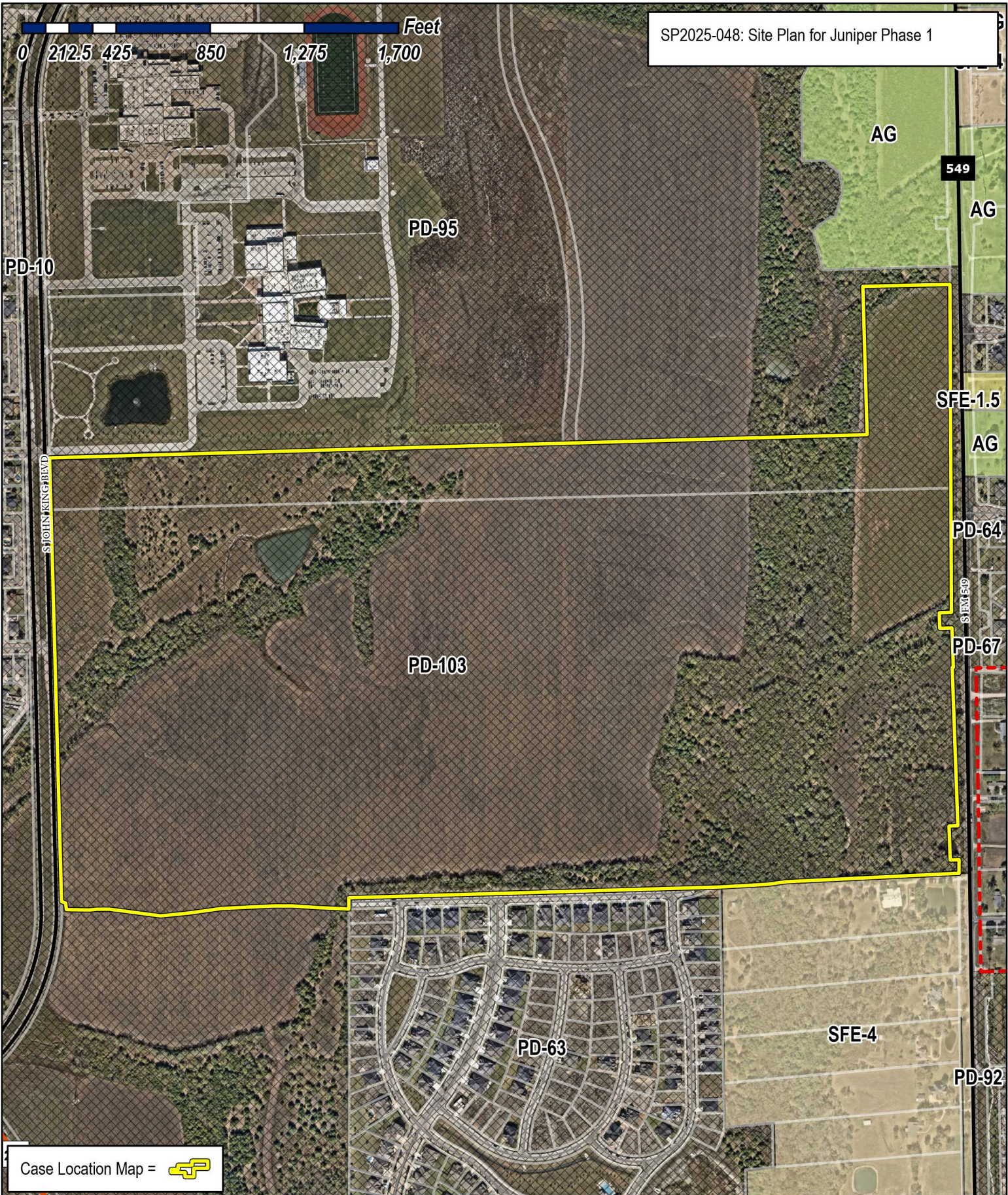
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

OWNER'S SIGNATURE

*John Vick*  
*Sondra Dosier Meeks*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

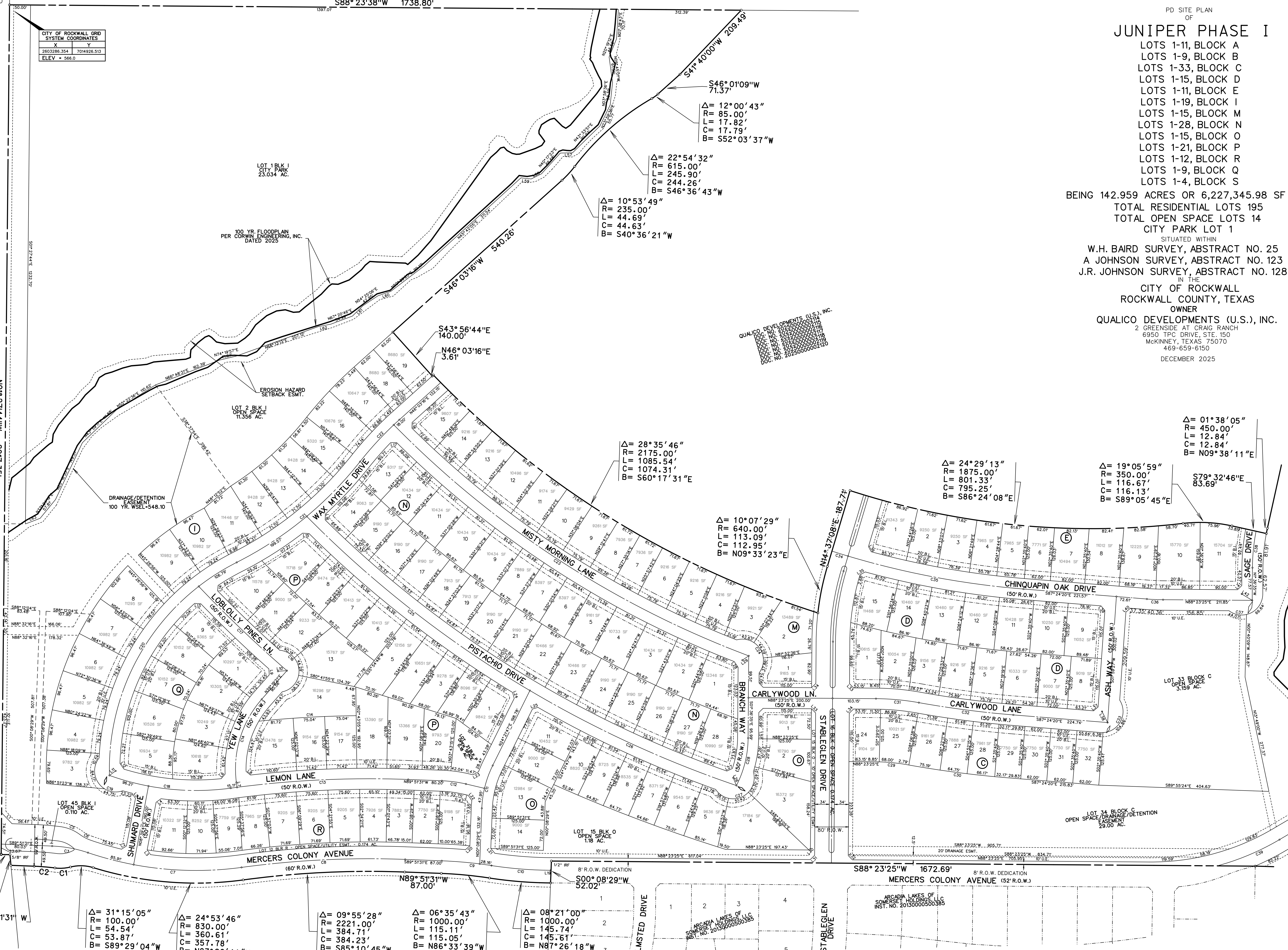
BEING 142.959 ACRES OR 6,227,345.98 SF  
 TOTAL RESIDENTIAL LOTS 195  
 TOTAL OPEN SPACE LOTS 14  
 CITY PARK LOT 1

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.  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150  
 DEC. NO. 202500000210

JOHN KING BOULEVARD  
 (VARIABLE R.O.W.)

MATCHLINE

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

S88°32'18"W 20.84'  
 N07°17'08"W 25.48'  
 N89°51'31"W 55.21'

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

OLMSTED DRIVE

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

STABLE GLEN DRIVE

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

0 50 100 200  
SCALE: 1" = 100'

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2026.

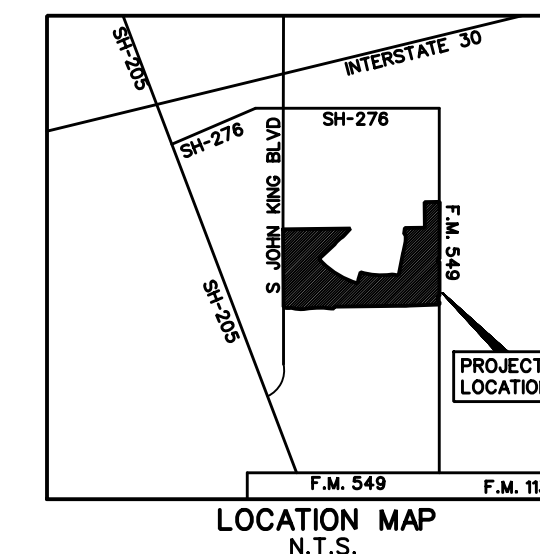
WITNESS OUR HANDS, the \_\_\_\_\_ day \_\_\_\_\_, 2026.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
--- - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signposts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.



PD SITE PLAN OF JUNIPER PHASE I

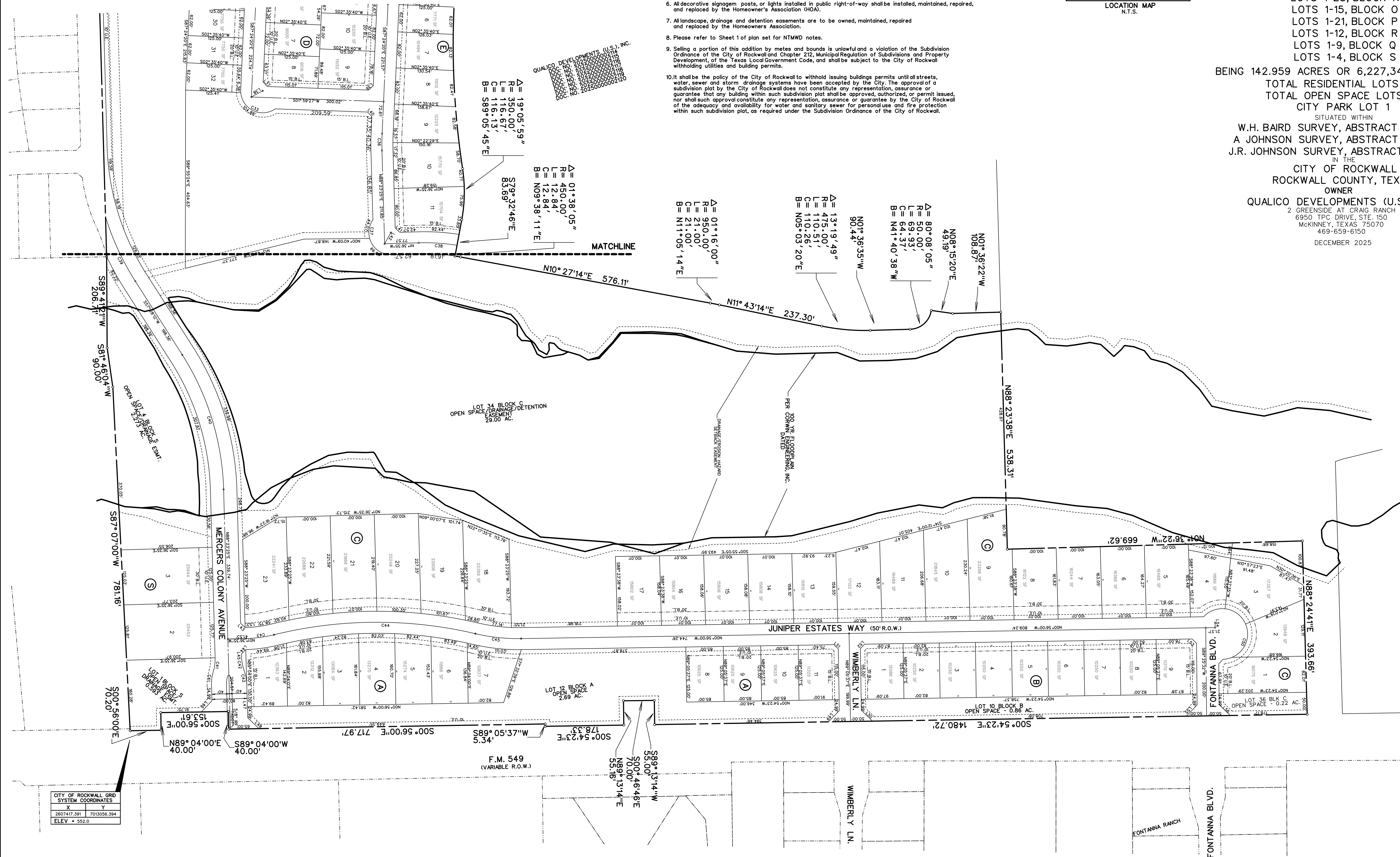
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- LOTS 1-19, BLOCK I
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OWNER

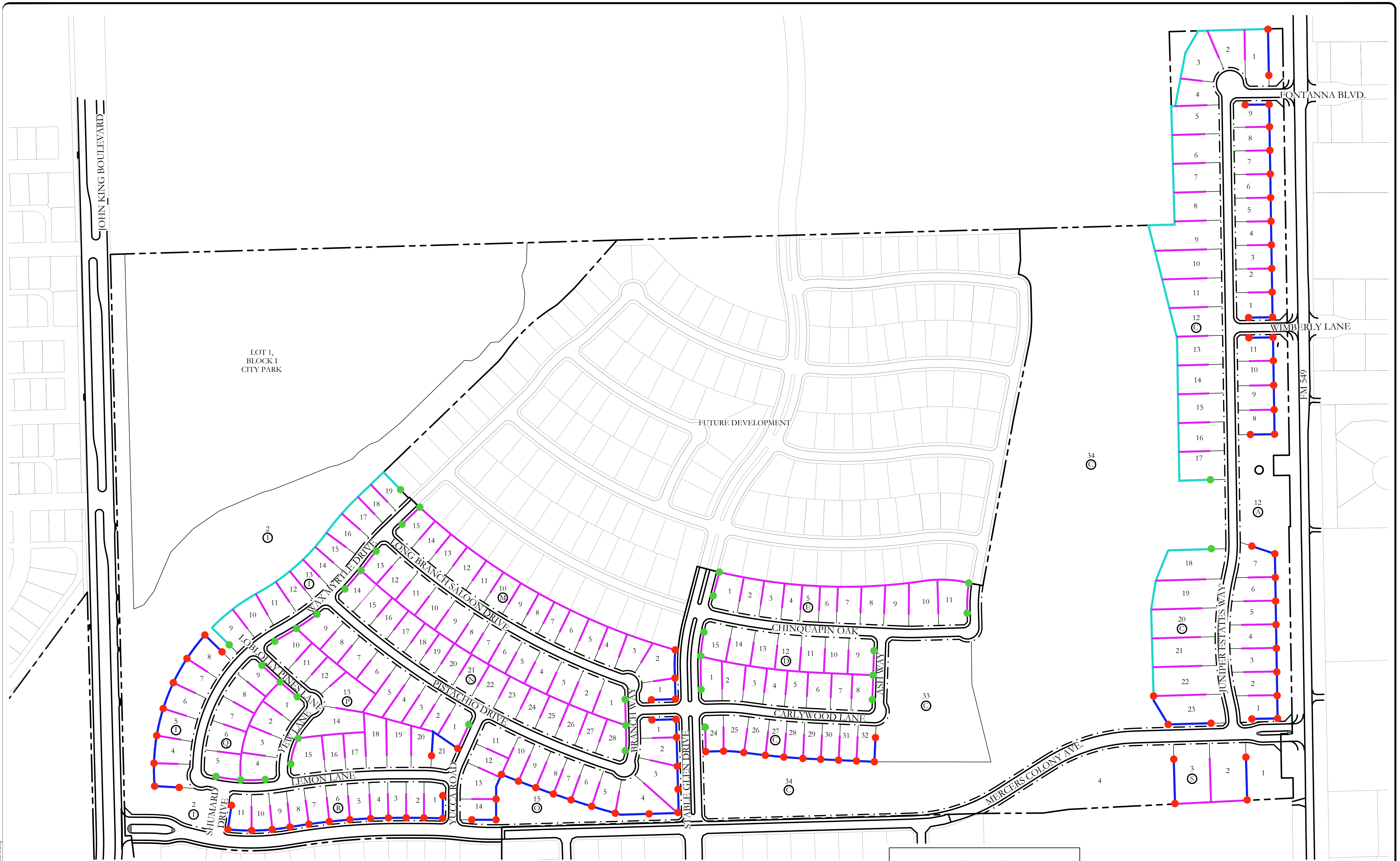
QUALICO DEVELOPMENTS (U.S.), INC.  
2 GREENSIDE AT CRAIG RANCH  
6950 TPC DRIVE, STE. 150  
MCKINNEY, TEXAS 75070  
469-659-6150  
DECEMBER 2025



QUALICO DEVELOPMENTS (U.S.), INC.  
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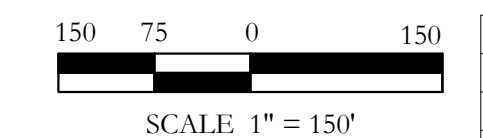
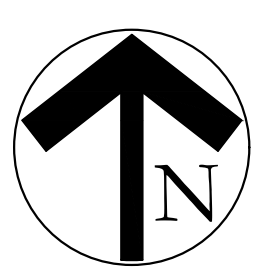
CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2607417.391	7013056.394	552.0

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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.



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

JUNIPER PHASE 1  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

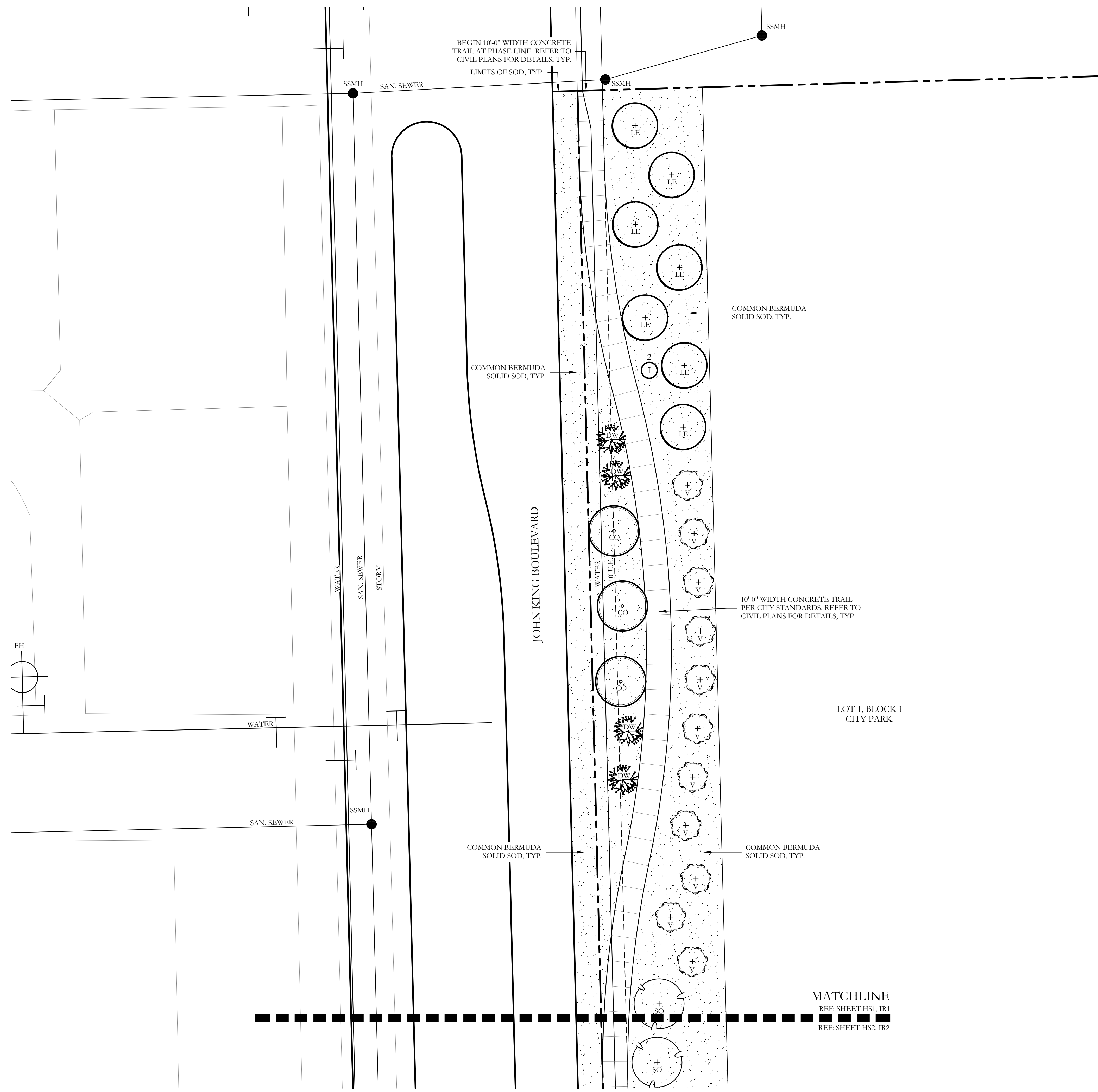
SCREENING AND BUFFERING  
 OVERALL FENCE EXHIBIT

December 01, 2025

SCALE:  
 1" = 150'  
 One Inch  
 JVC No MJP009A

FEI

I:\gis-a-drive\projects\mnp\mnp009a.dwg\mnp009a.ksh and kshbg



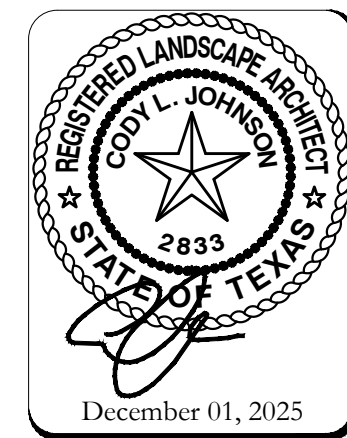
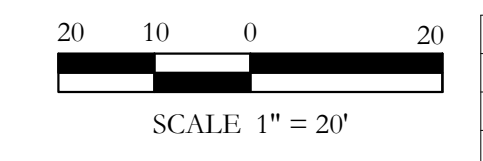
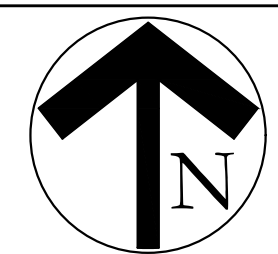
### HARDSCAPE LEGEND

	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.		

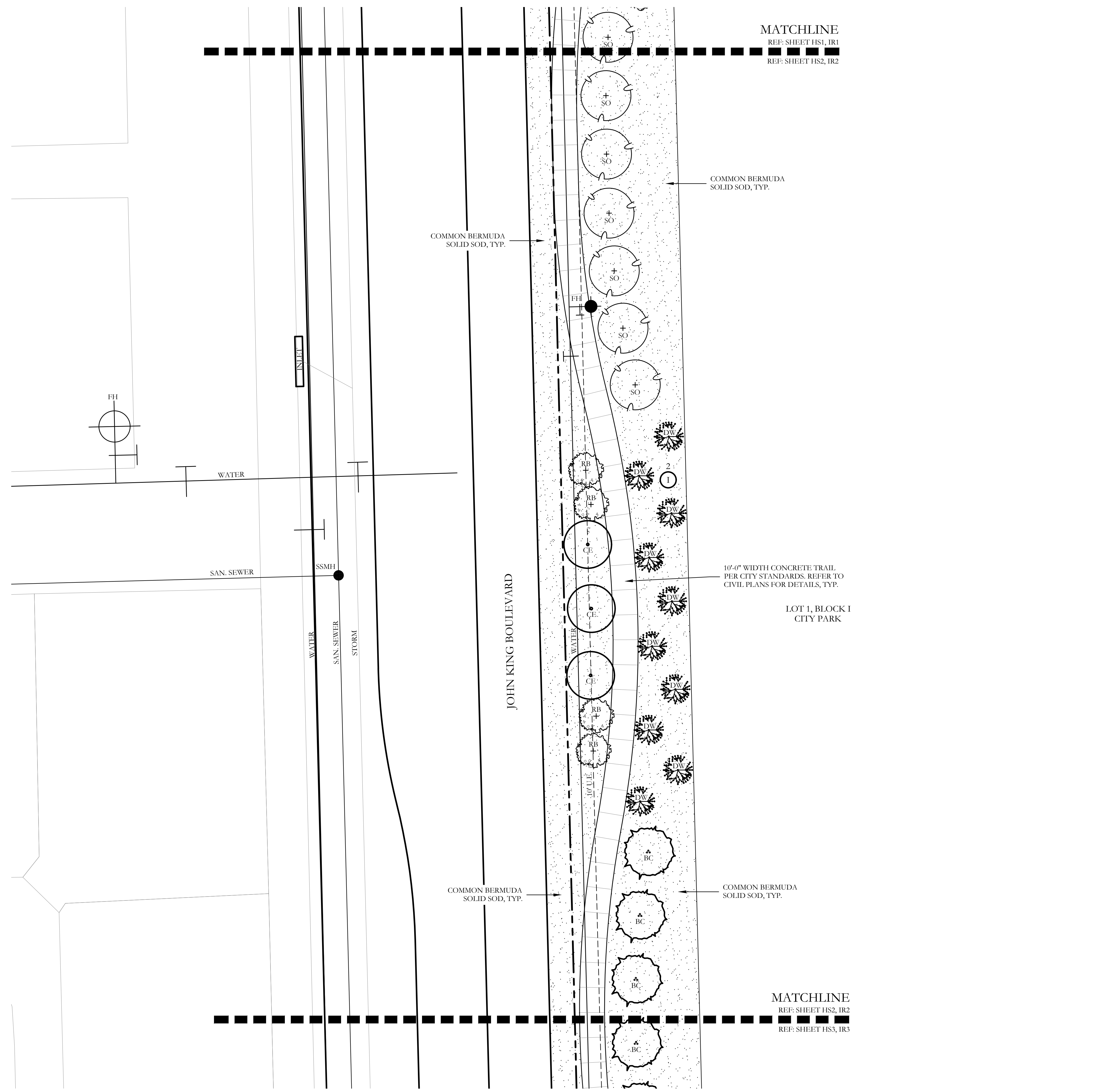
NOTE:  
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

### 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



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

COMMON BERMUDA  
SOLID SOD, TYP.

COMMON BERMUDA  
SOLID SOD, TYP.

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

LOT 1, BLOCK 1  
CITY PARK

JOHN KING BOULEVARD

COMMON BERMUDA  
SOLID SOD, TYP.

COMMON BERMUDA  
SOLID SOD, TYP.

**MATCHLINE**  
REF: SHEET HS2, IR2  
REF: SHEET HS3, IR3

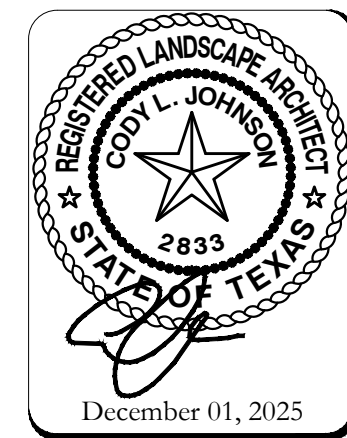
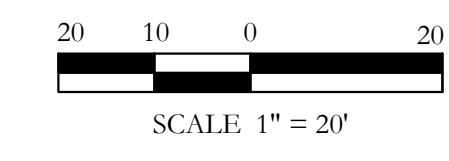
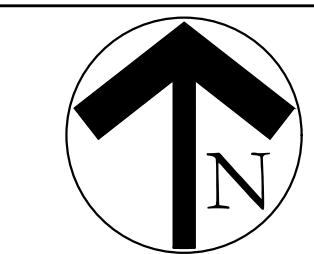
**HARDSCAPE LEGEND**

	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.		

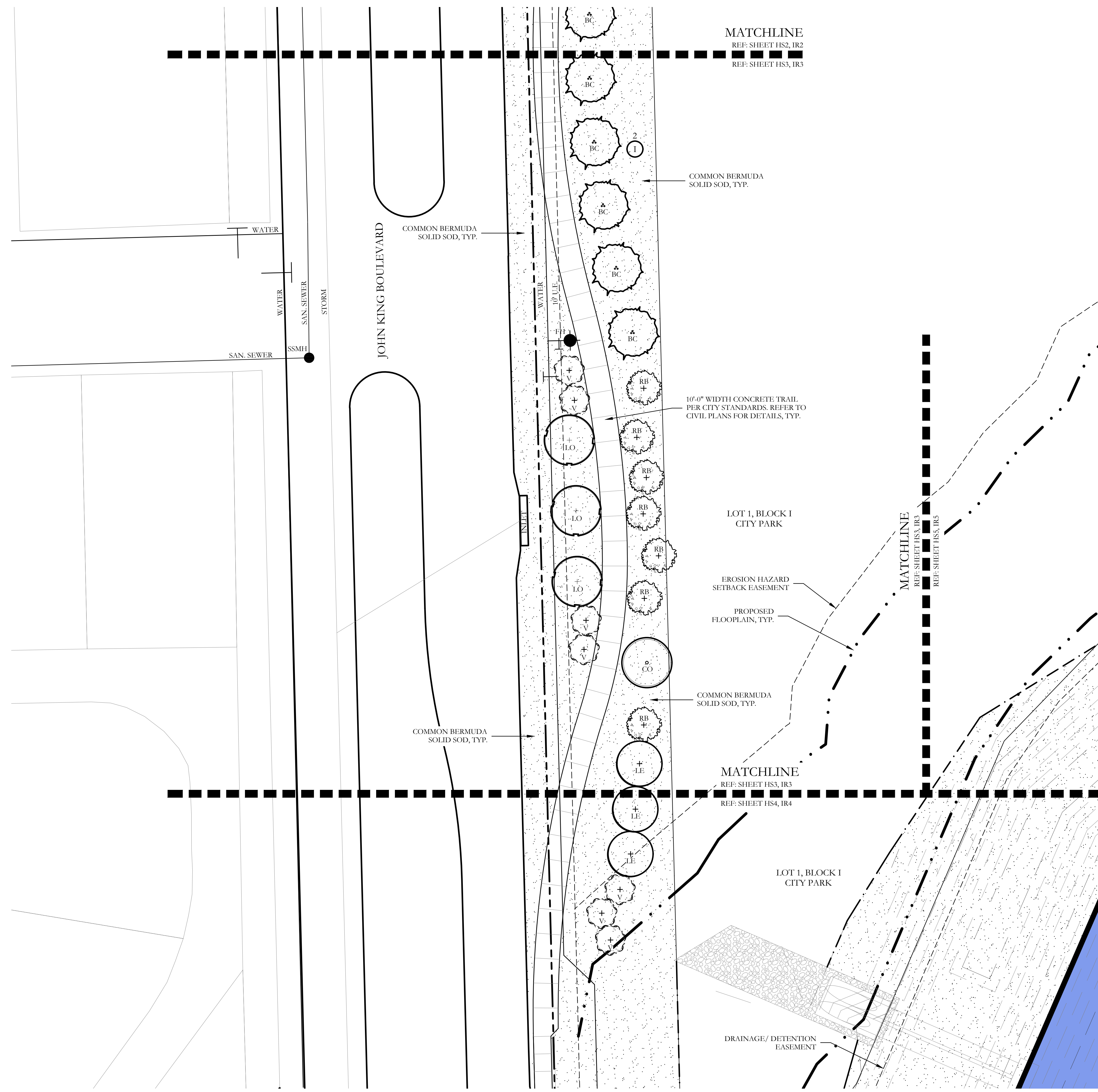
NOTE:  
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

**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



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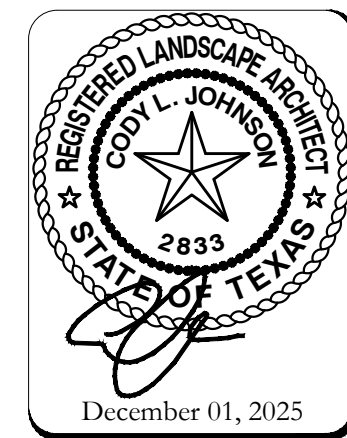
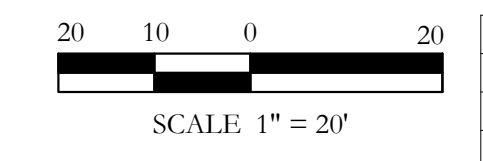
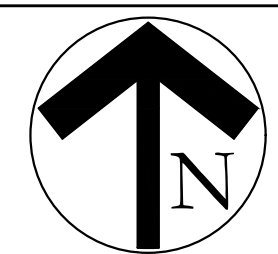


### HARDSCAPE LEGEND

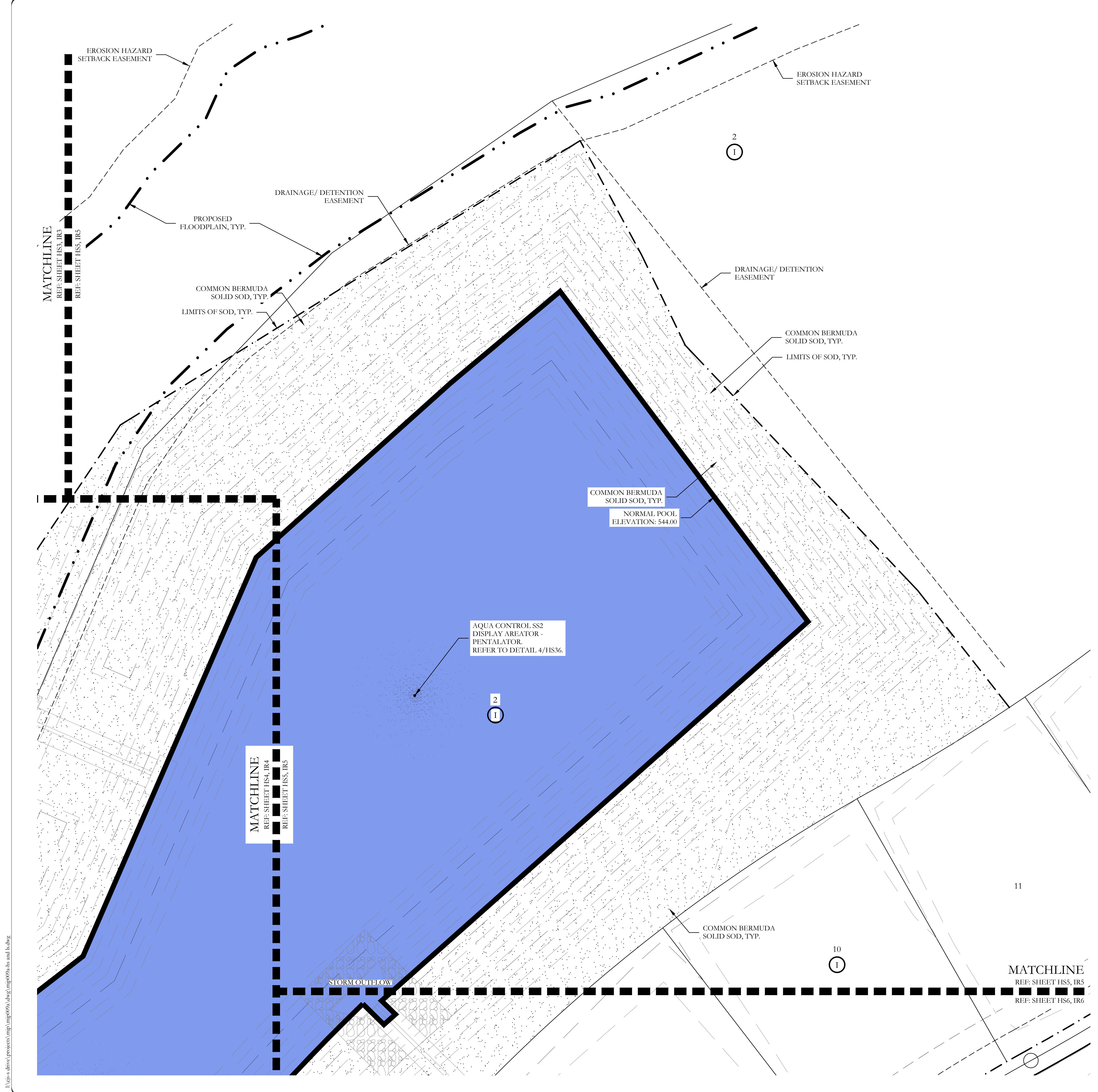
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER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





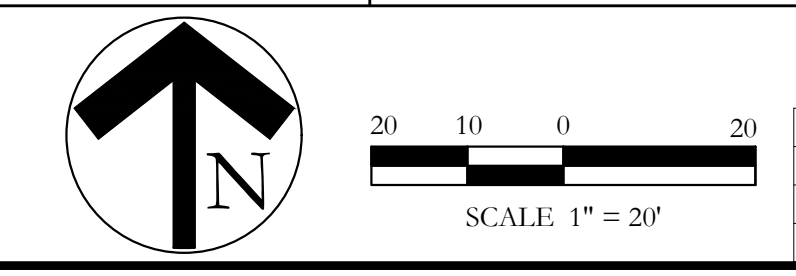


### HARDSCAPE LEGEND

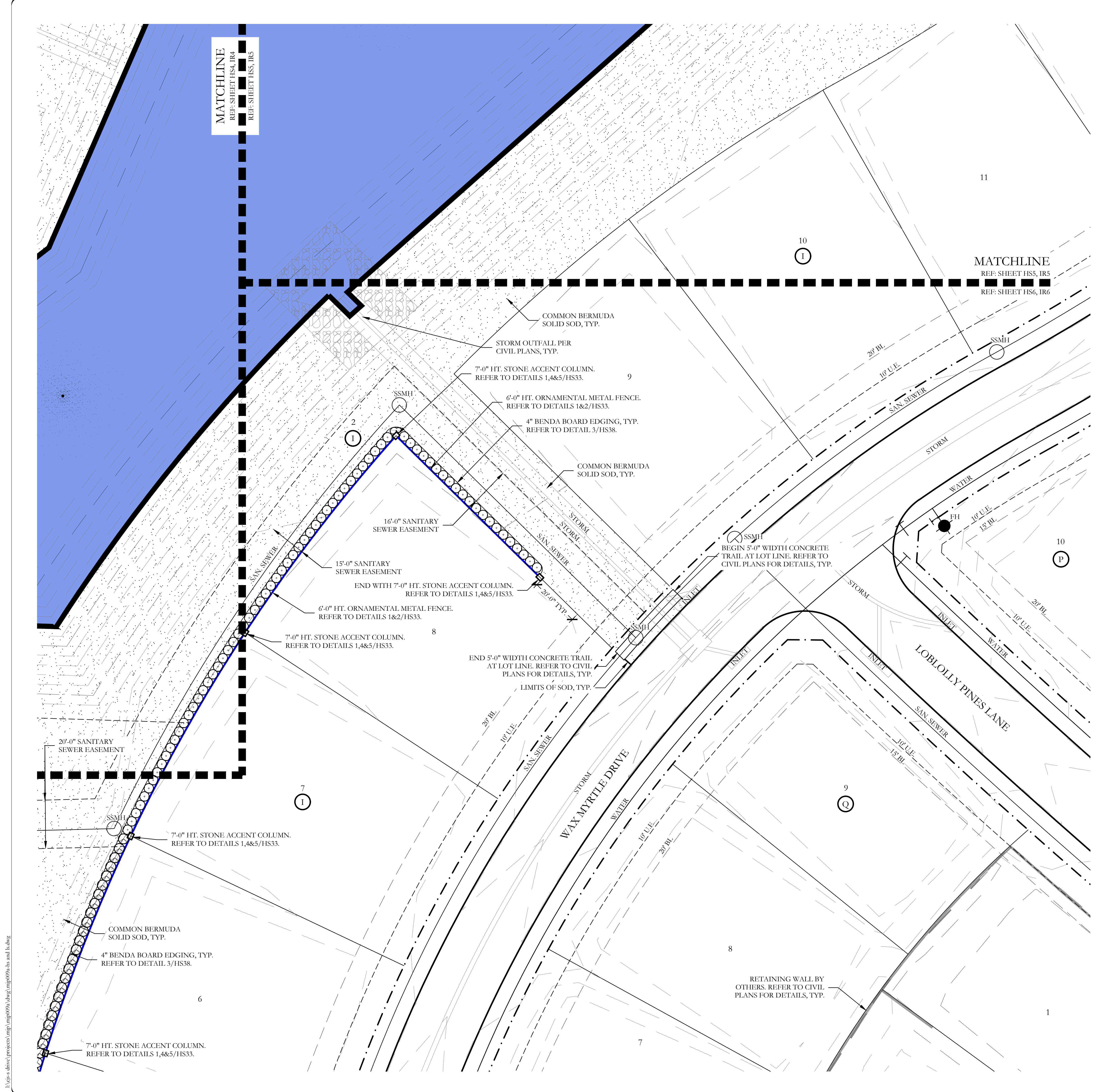
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	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT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

### 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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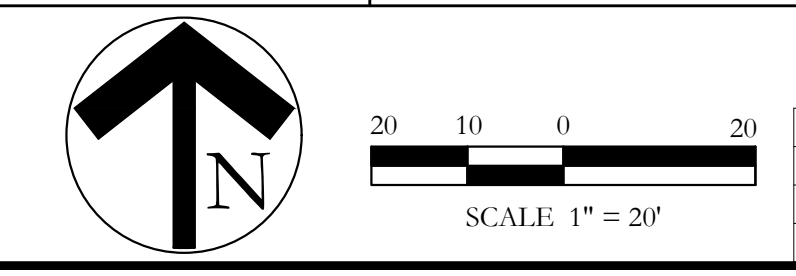


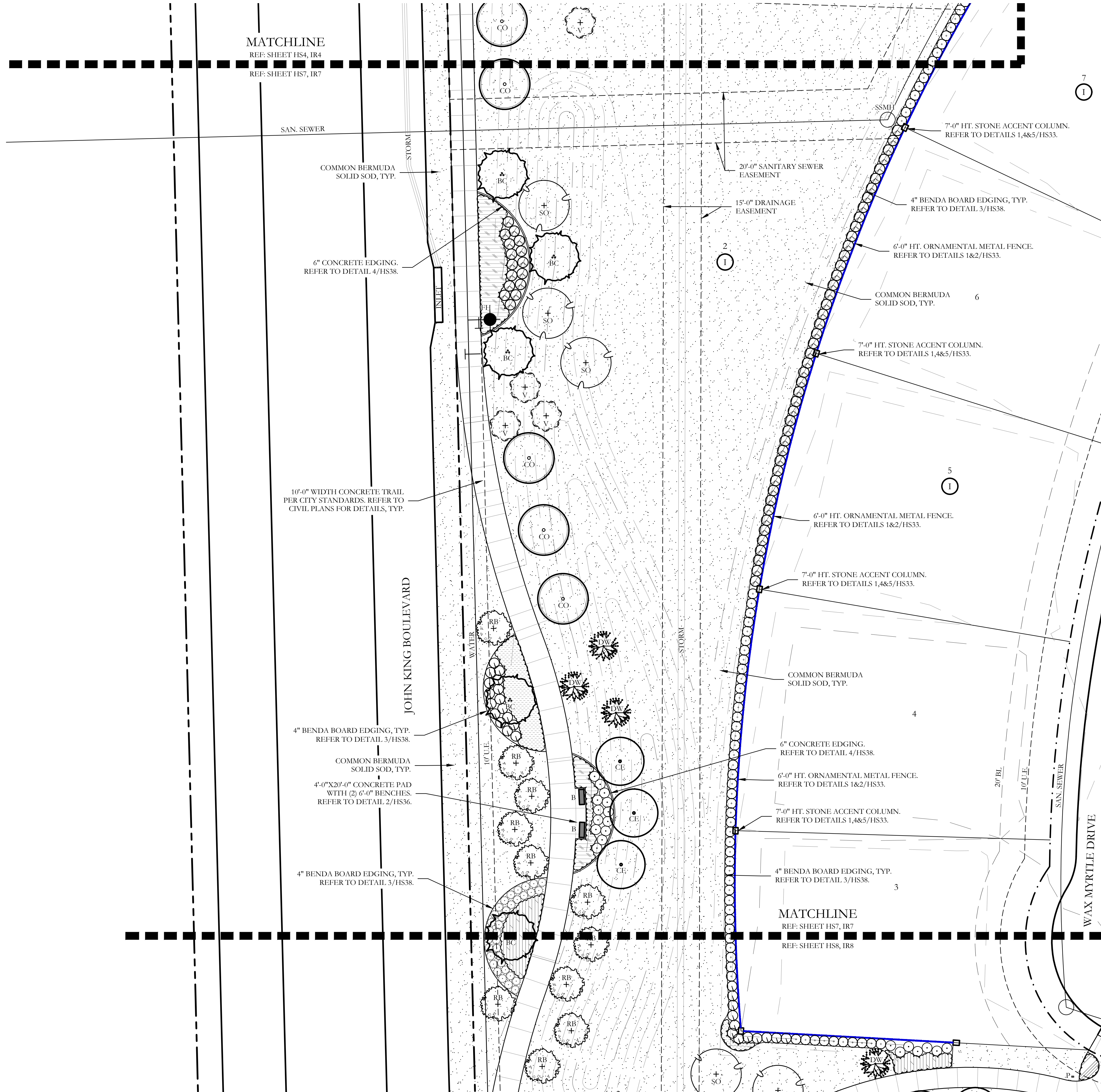
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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	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.
	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.
	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.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





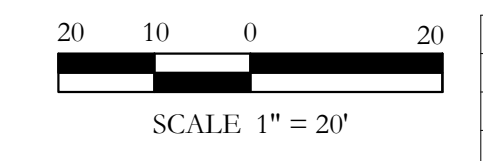
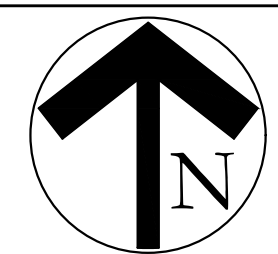
### HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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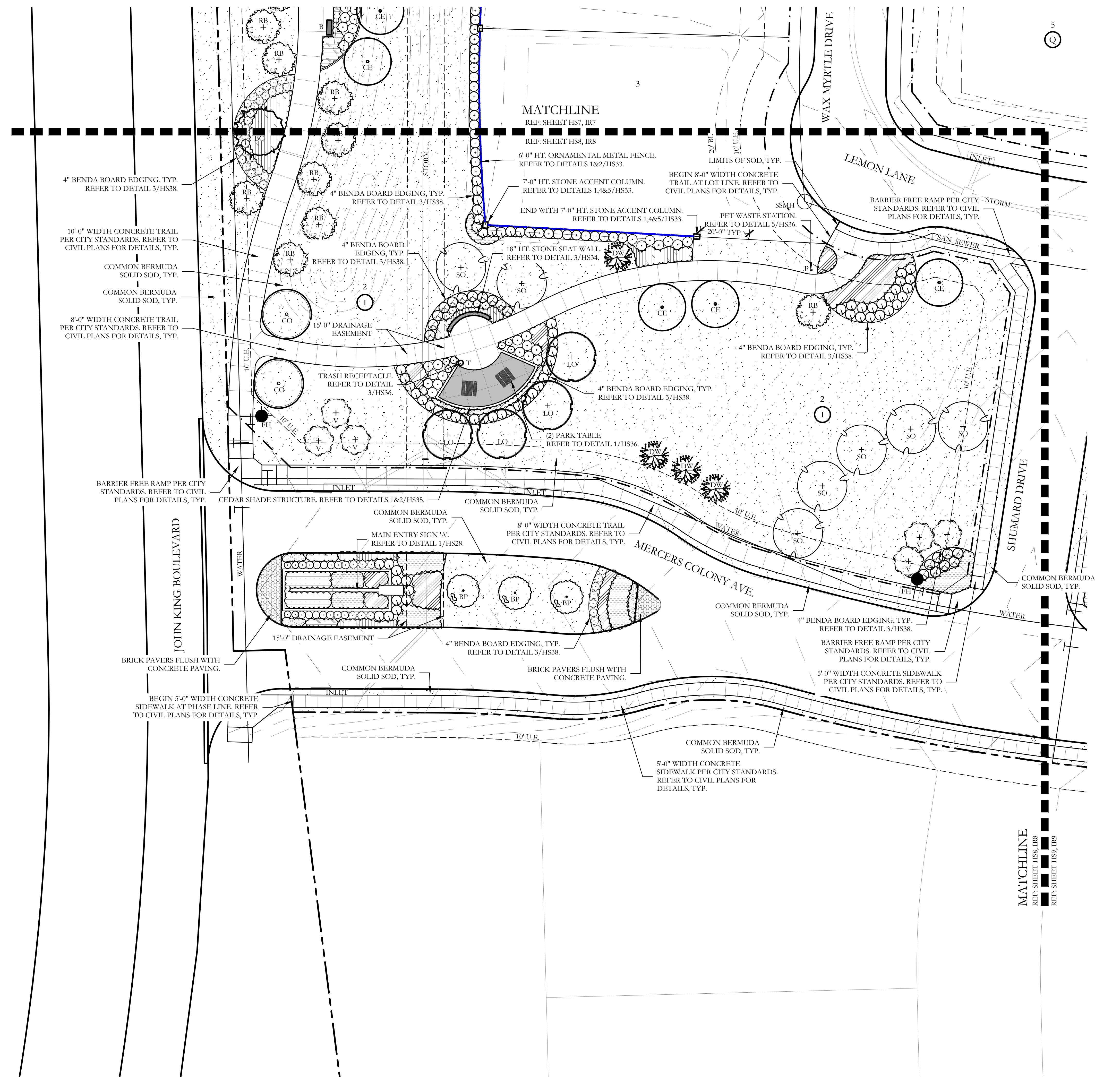
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
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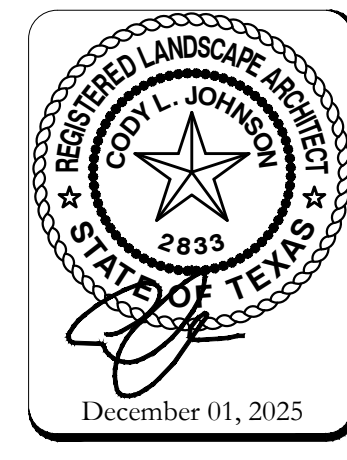
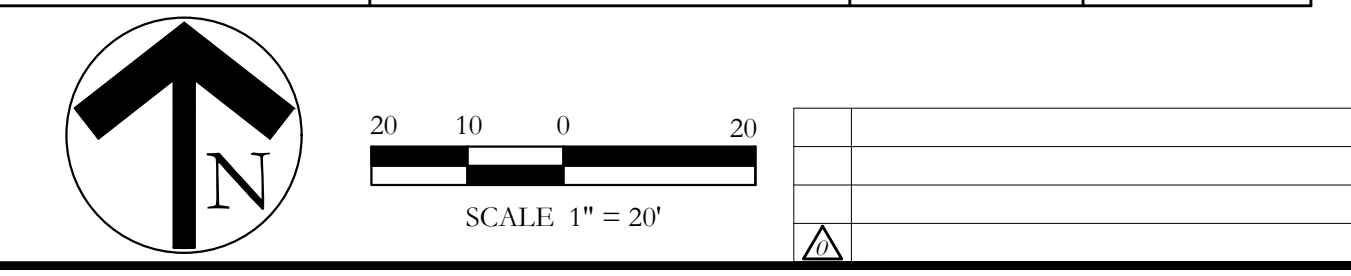


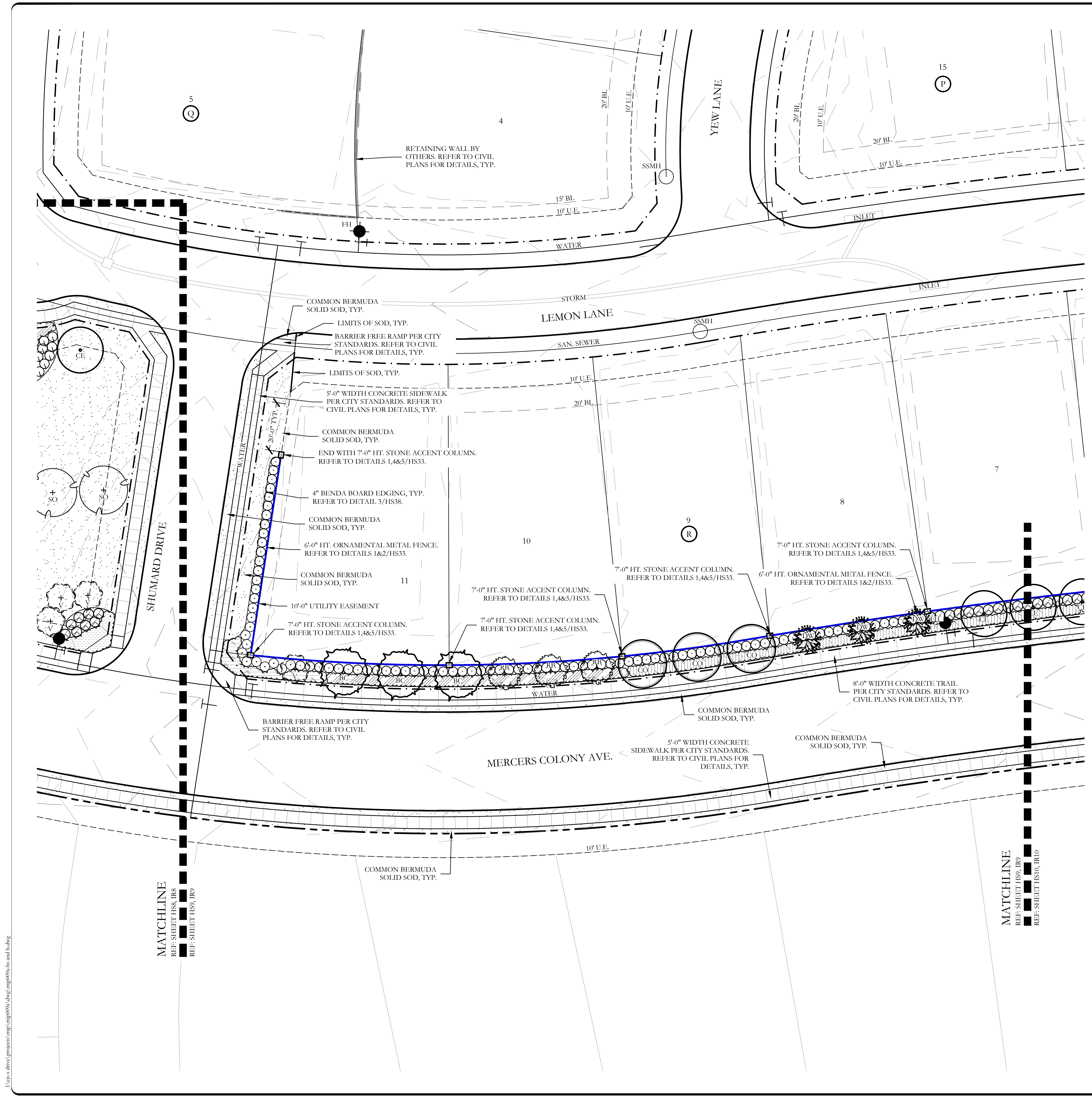
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	P	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	G	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	R	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	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.
	SOD	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



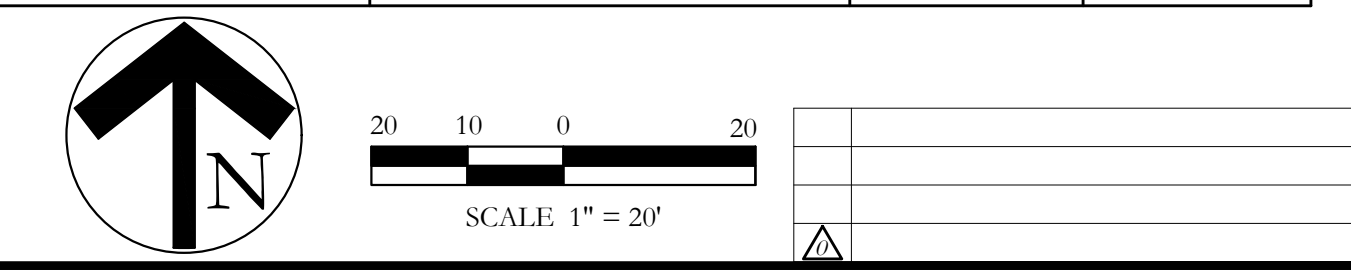


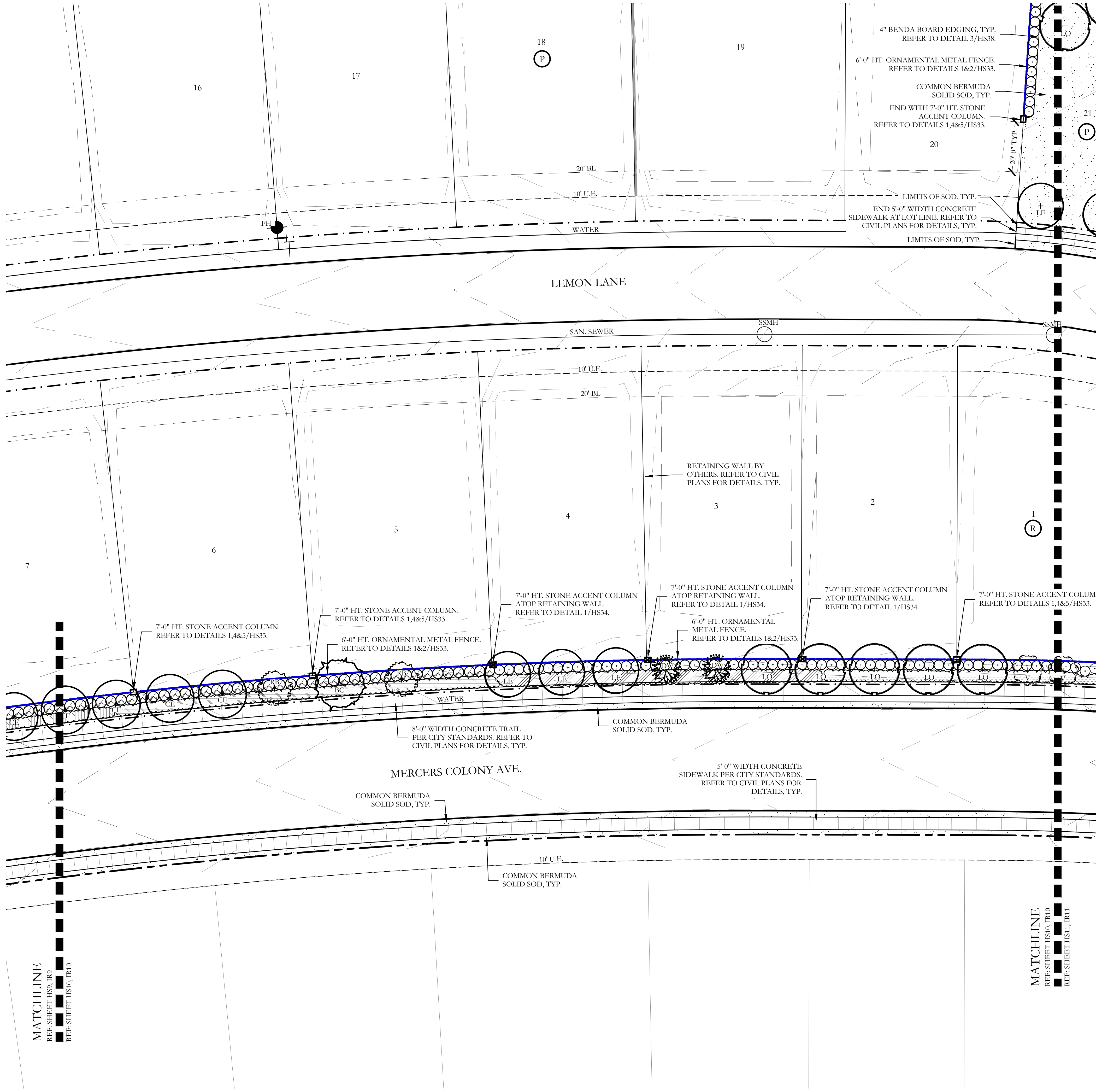
### HARDSCAPE LEGEND

	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 LOROPE TALUM	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





### HARDSCAPE LEGEND

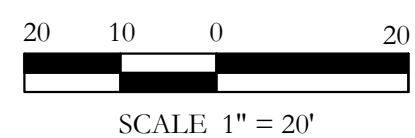
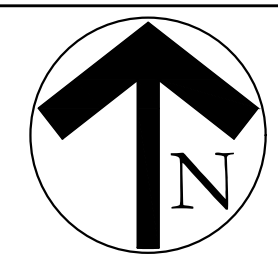
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER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

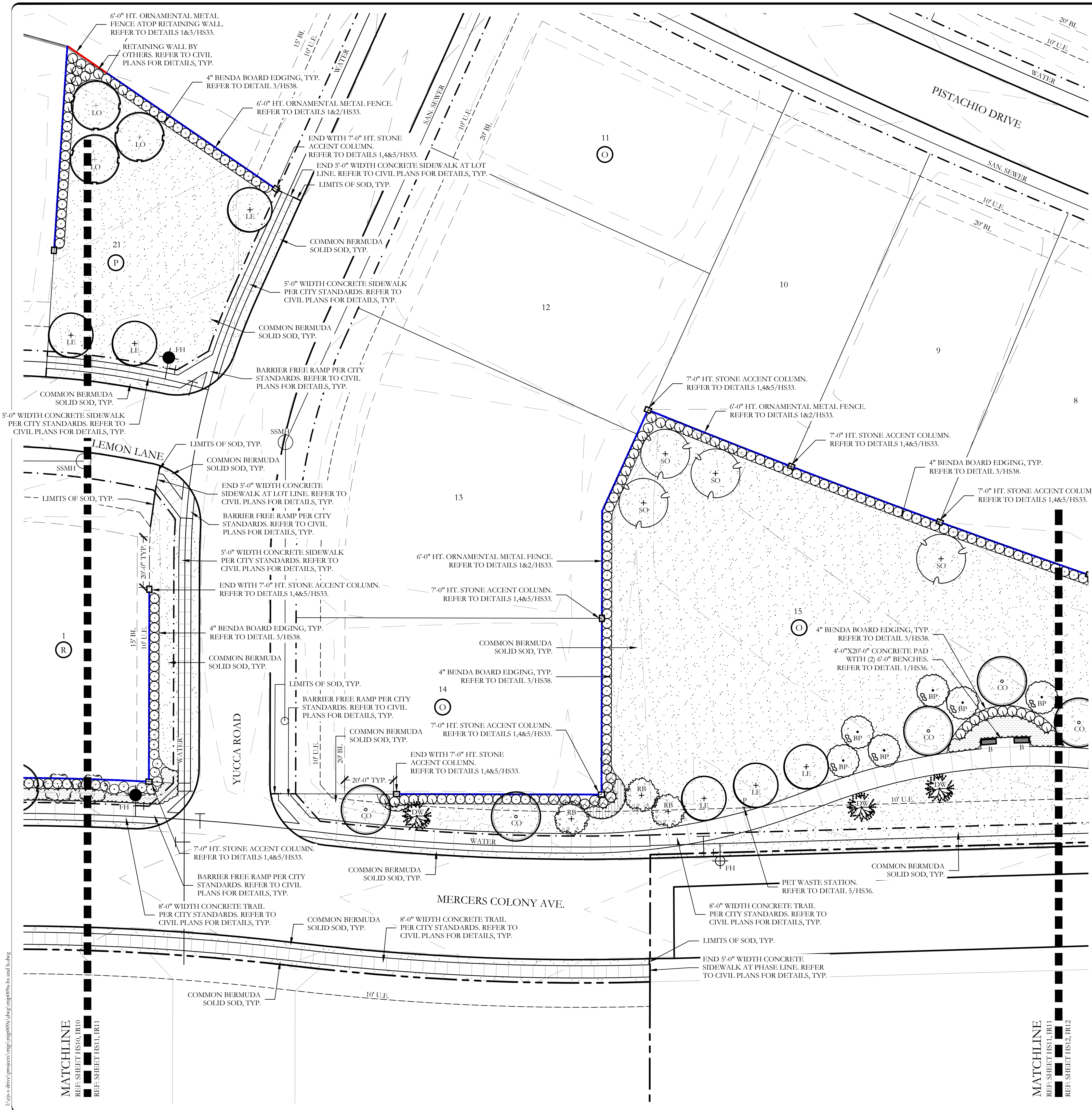
### PLANT LEGEND

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
	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.
	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.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

**MATCHLINE**  
 REF: SHEET HS9, IR0  
 REF: SHEET HS10, IR10

**MATCHLINE**  
 REF: SHEET HS10, IR10  
 REF: SHEET HS11, IR11





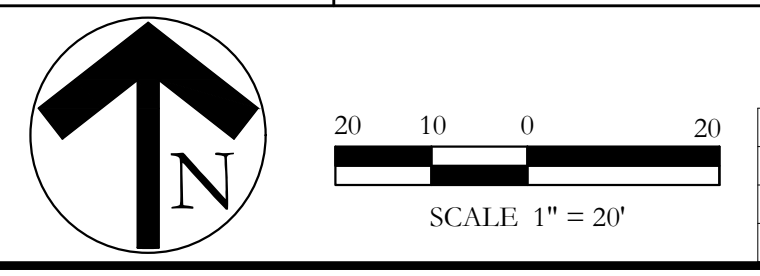
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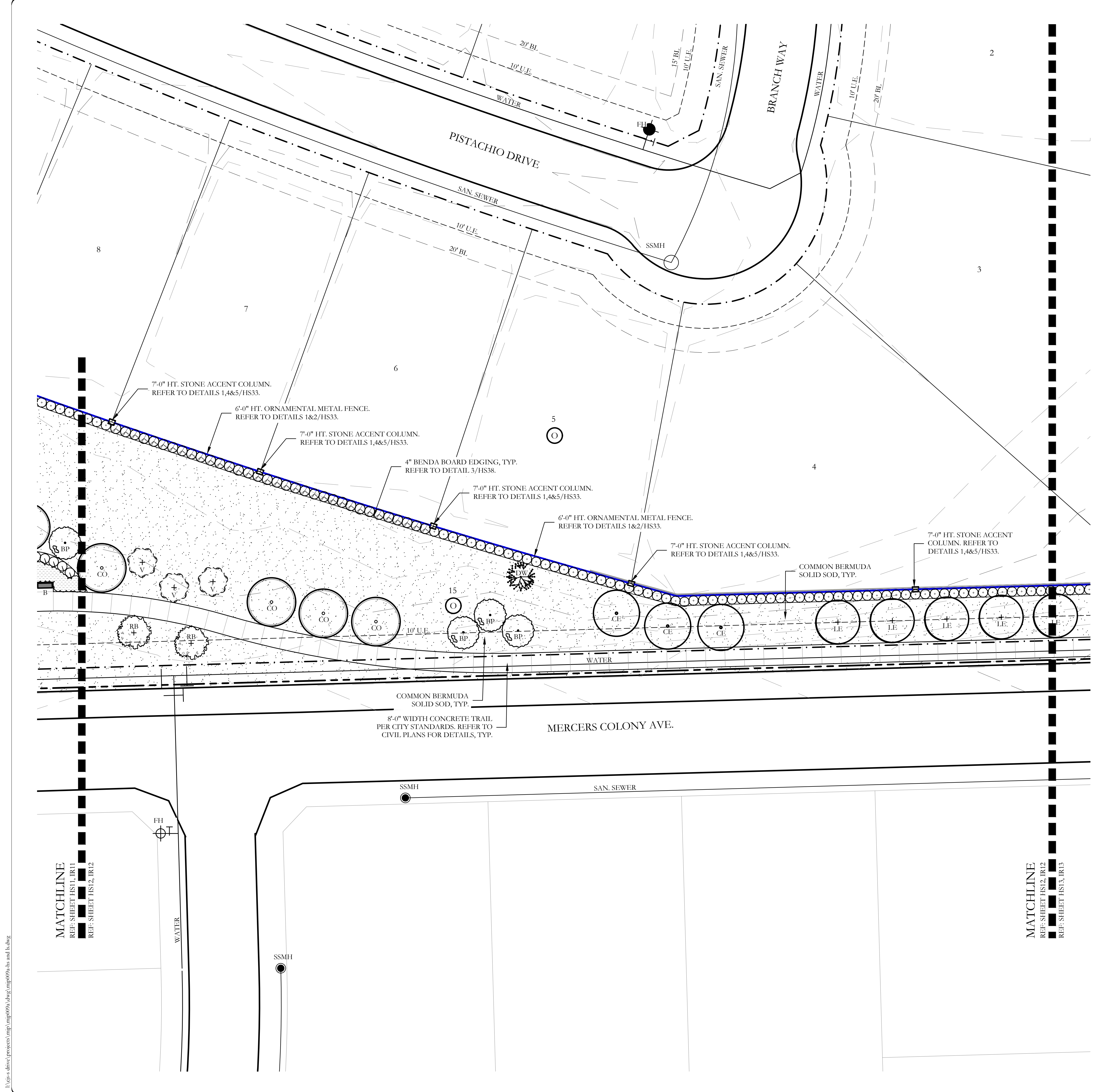
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER 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
	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.
	P	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.
	G	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



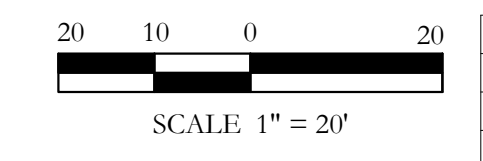
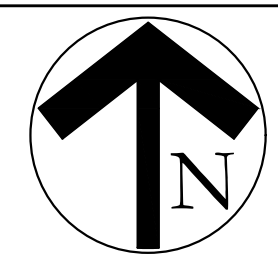


### HARDSCAPE LEGEND

	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.	

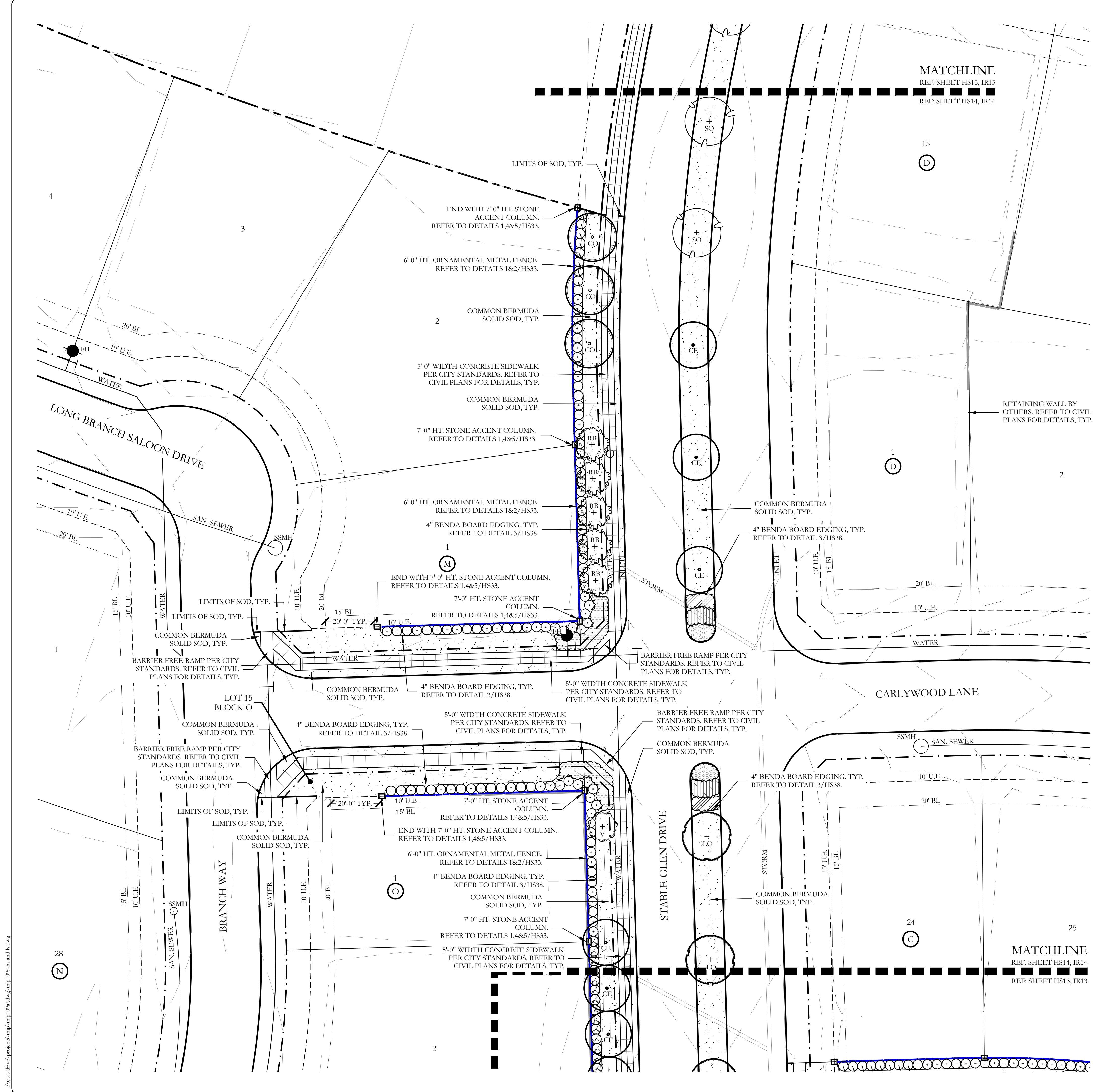
### PLANT LEGEND

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	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



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**MATCHLINE**  
REF: SHEET HS15, IR15  
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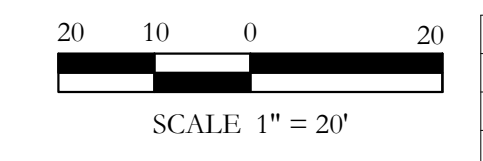
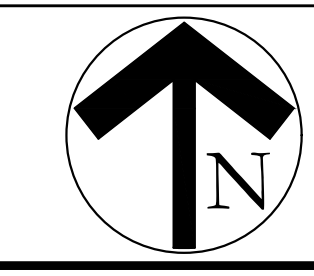
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**HARDSCAPE LEGEND**

	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.	

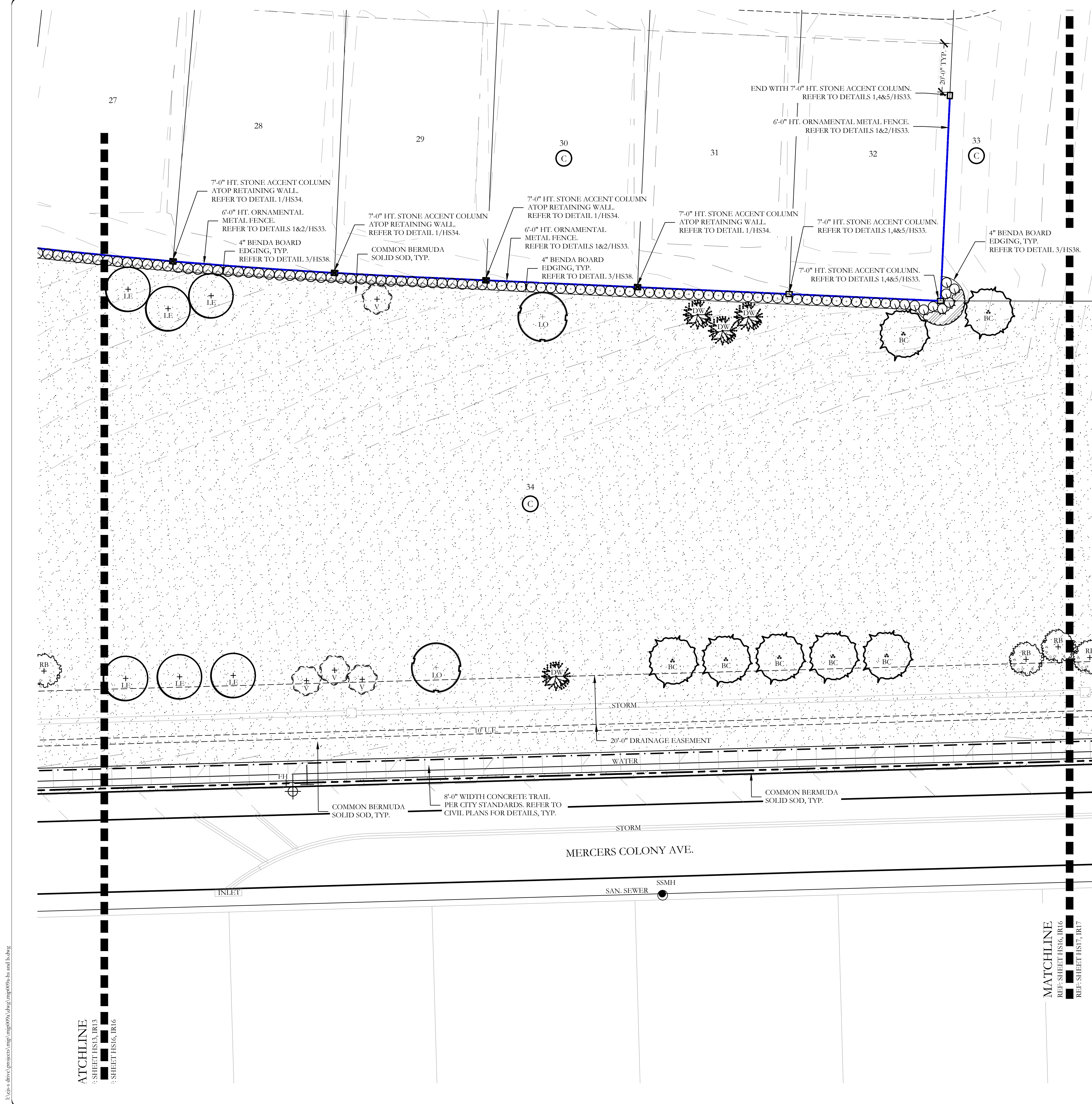
**PLANT LEGEND**

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
	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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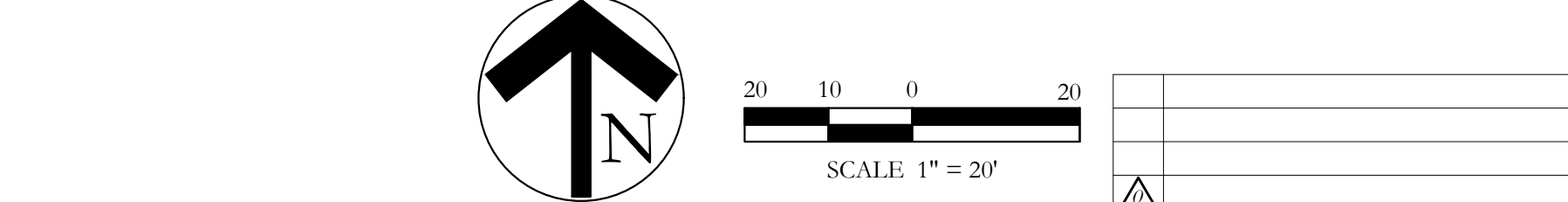


### HARDSCAPE LEGEND

	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.	

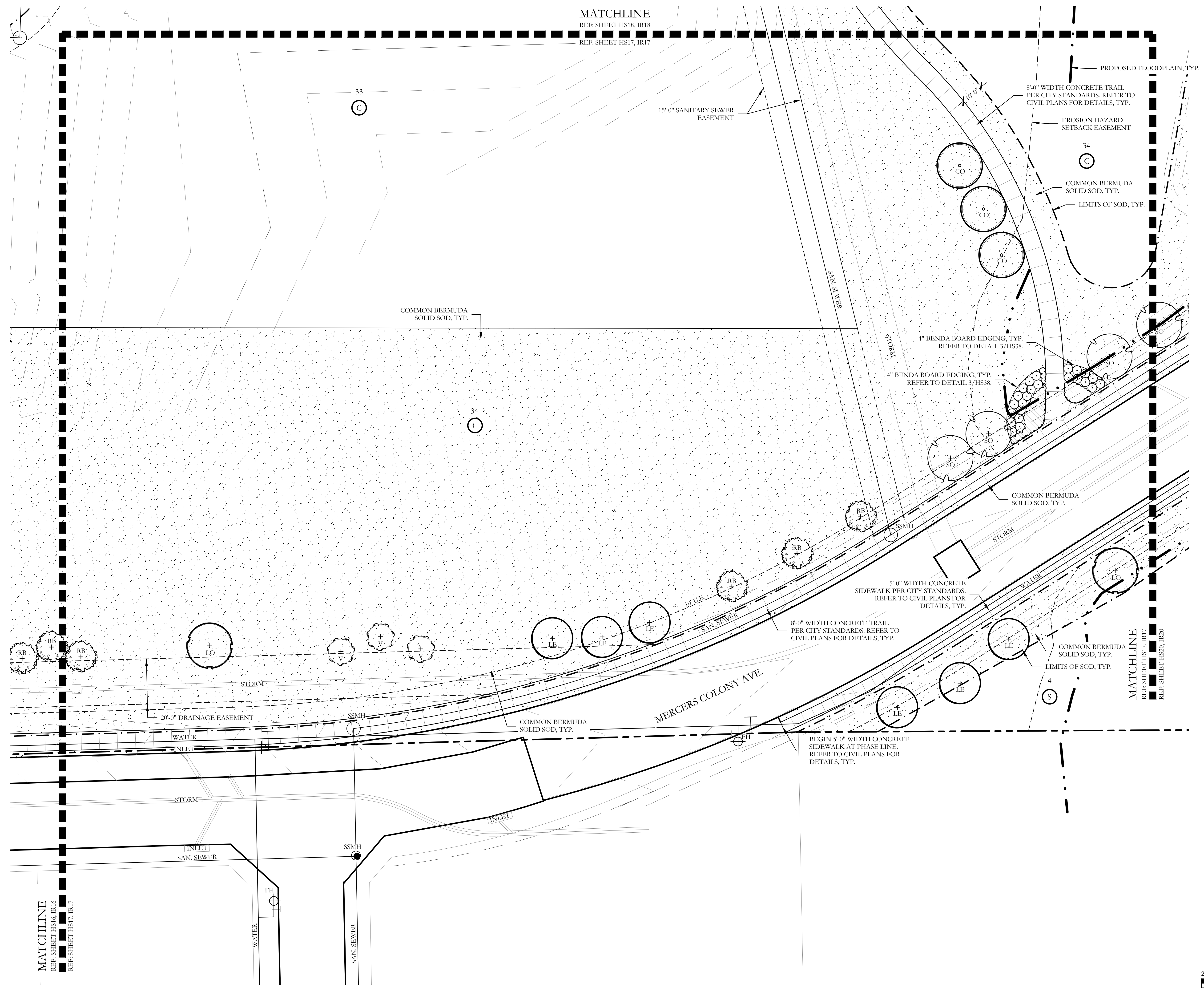
### PLANT LEGEND

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 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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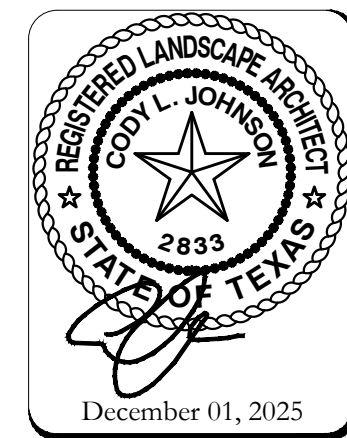
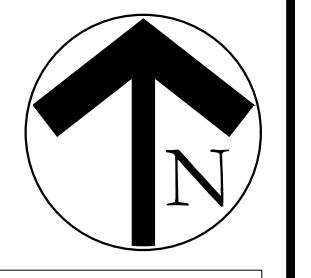
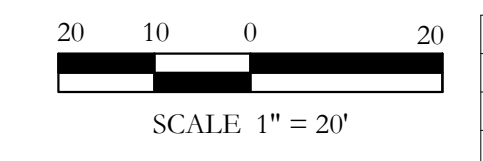
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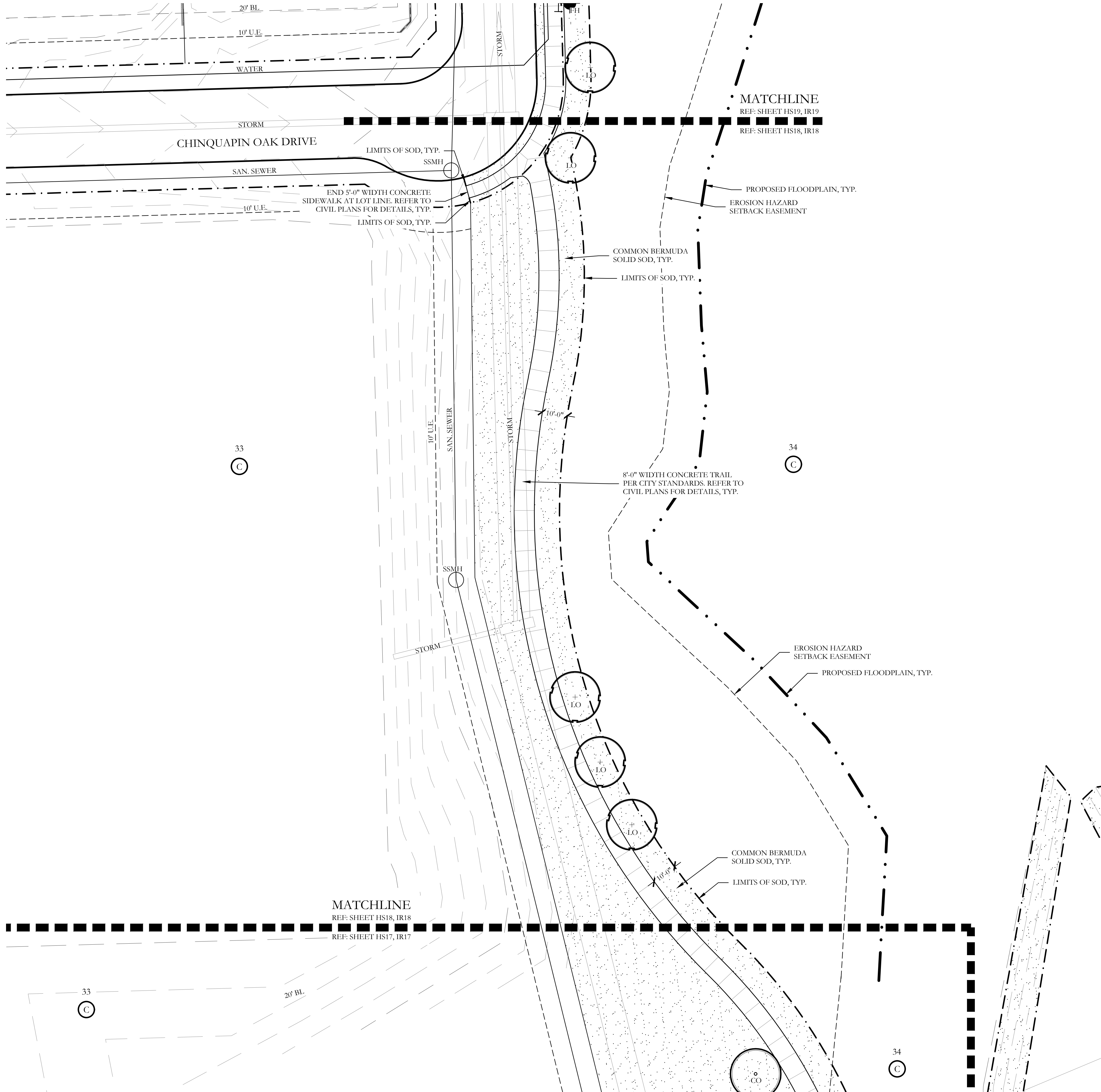


MATCHLINE  
 REF: SHEET HS16, IR16  
 REF: SHEET HS17, IR17

MATCHLINE  
 REF: SHEET HS18, IR18  
 REF: SHEET HS17, IR17

MATCHLINE  
 REF: SHEET HS17, IR17  
 REF: SHEET HS20, IR20



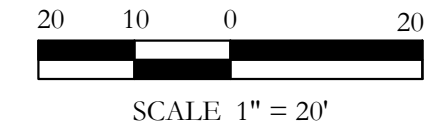
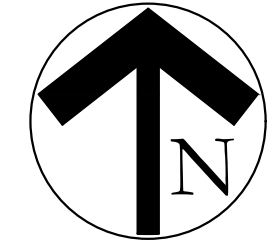


### HARDSCAPE LEGEND

	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.	

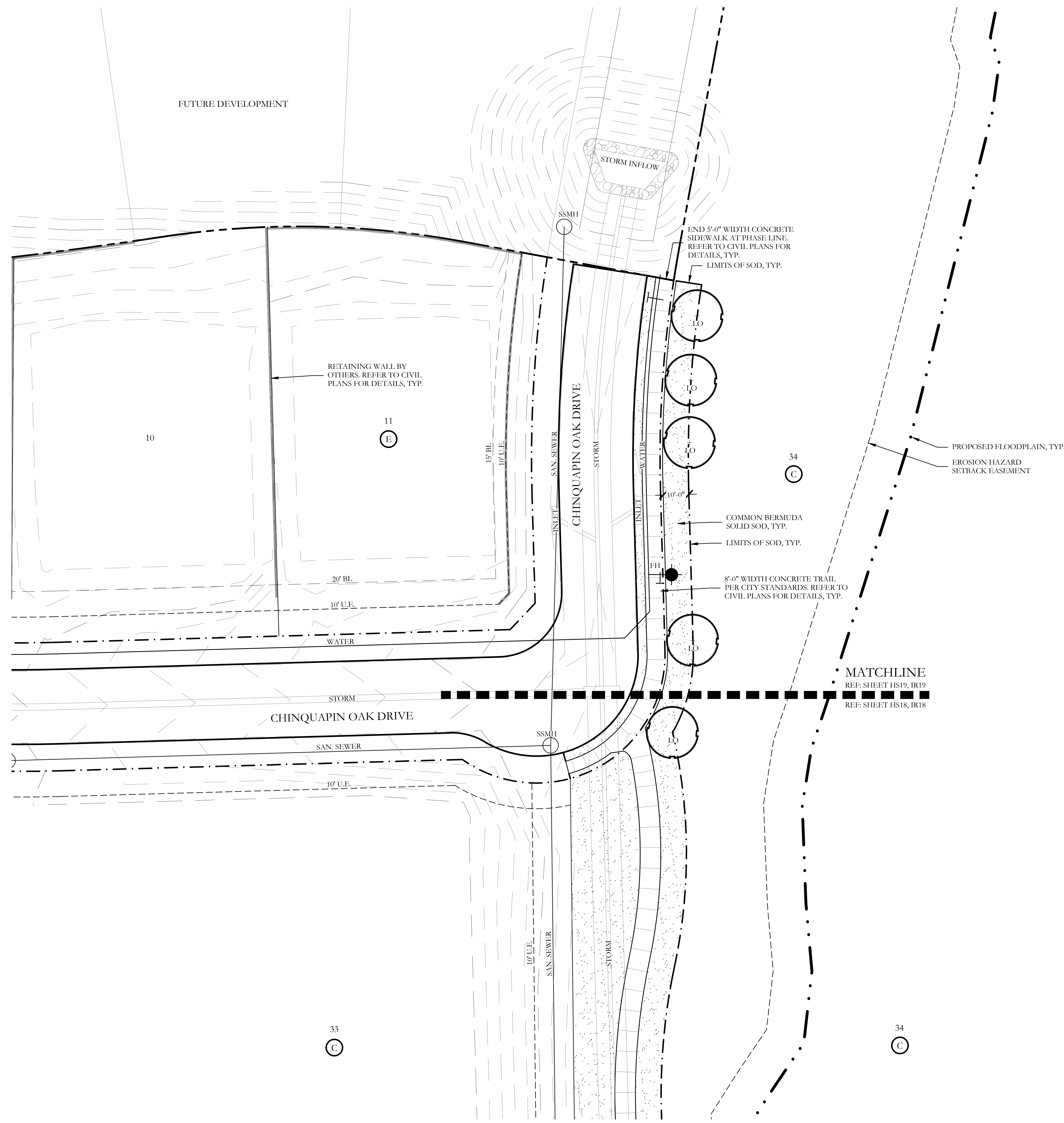
### PLANT LEGEND

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 TENUSSIMA	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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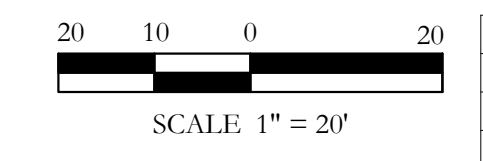
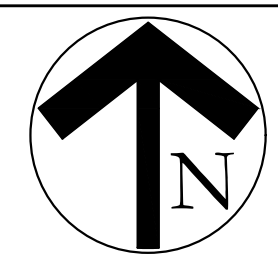


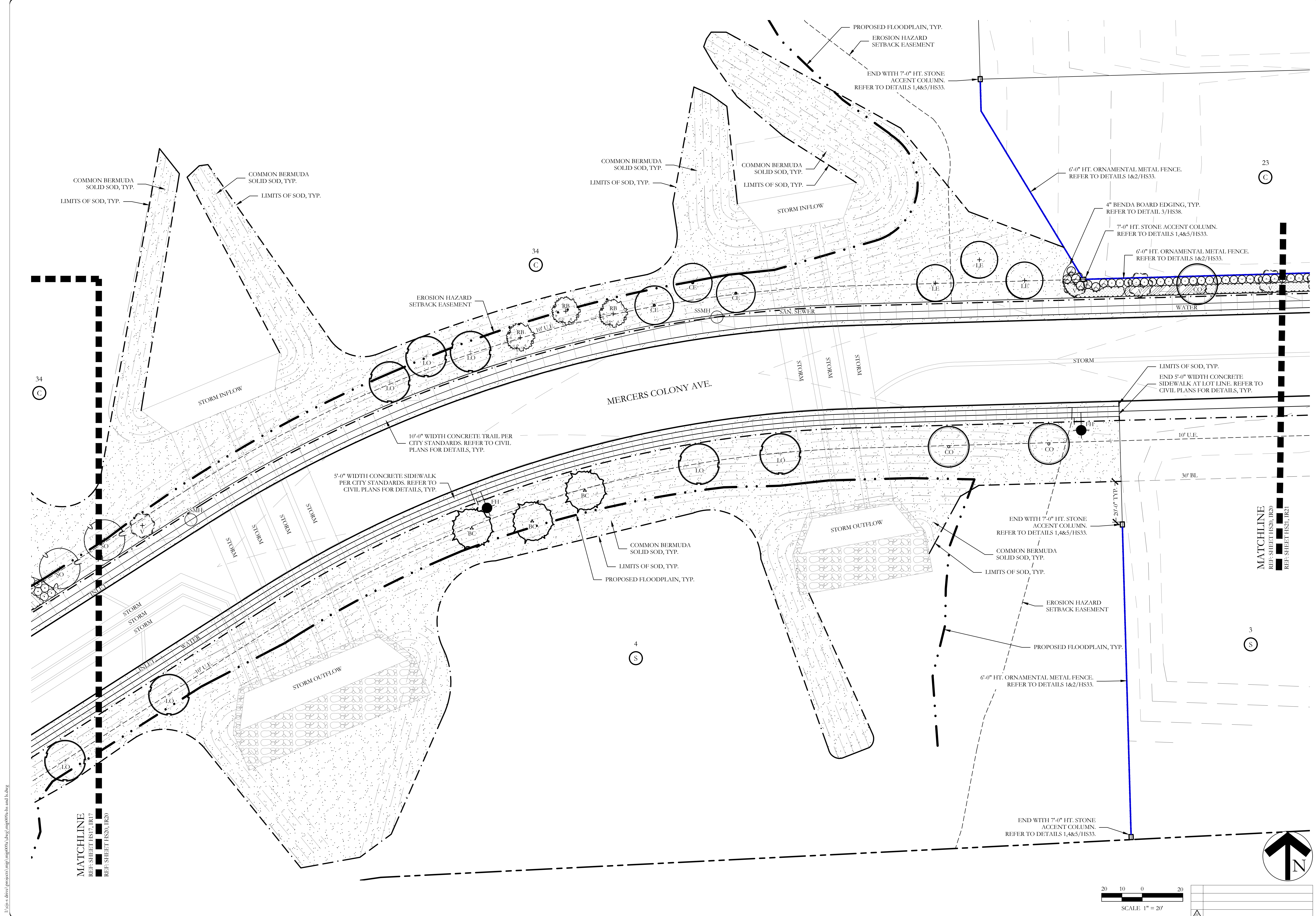
### HARDSCAPE LEGEND

	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
	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





COMMON BERMUDA SOLID SOD, TYP.  
LIMITS OF SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.  
LIMITS OF SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.  
LIMITS OF SOD, TYP.

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

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

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

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

EROSION HAZARD SETBACK EASEMENT

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

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

COMMON BERMUDA SOLID SOD, TYP.  
LIMITS OF SOD, TYP.

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

COMMON BERMUDA SOLID SOD, TYP.  
LIMITS OF SOD, TYP.

EROSION HAZARD SETBACK EASEMENT

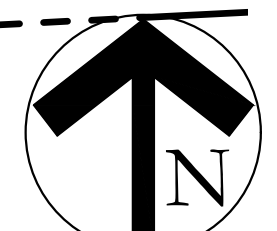
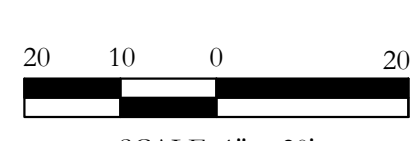
PROPOSED FLOODPLAIN, TYP.

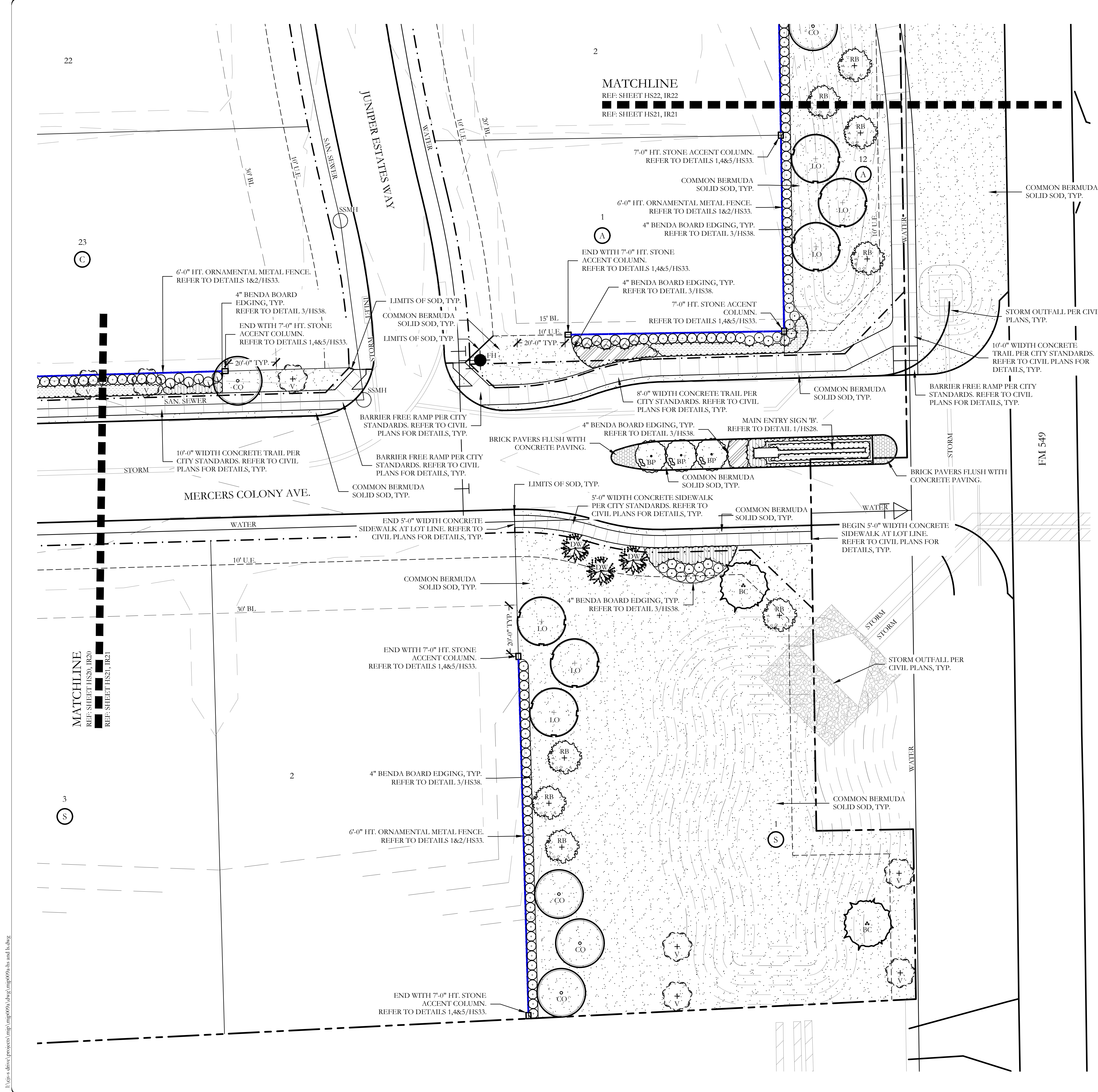
6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAILS 1&2/HS33.

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

MATCHLINE  
REF: SHEET HS17\_IR17  
REF: SHEET HS20\_IR20

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



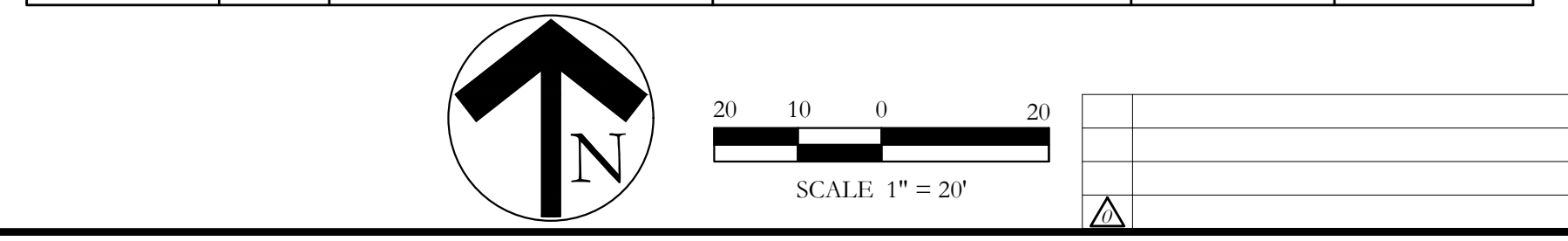


### HARDSCAPE LEGEND

	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.	

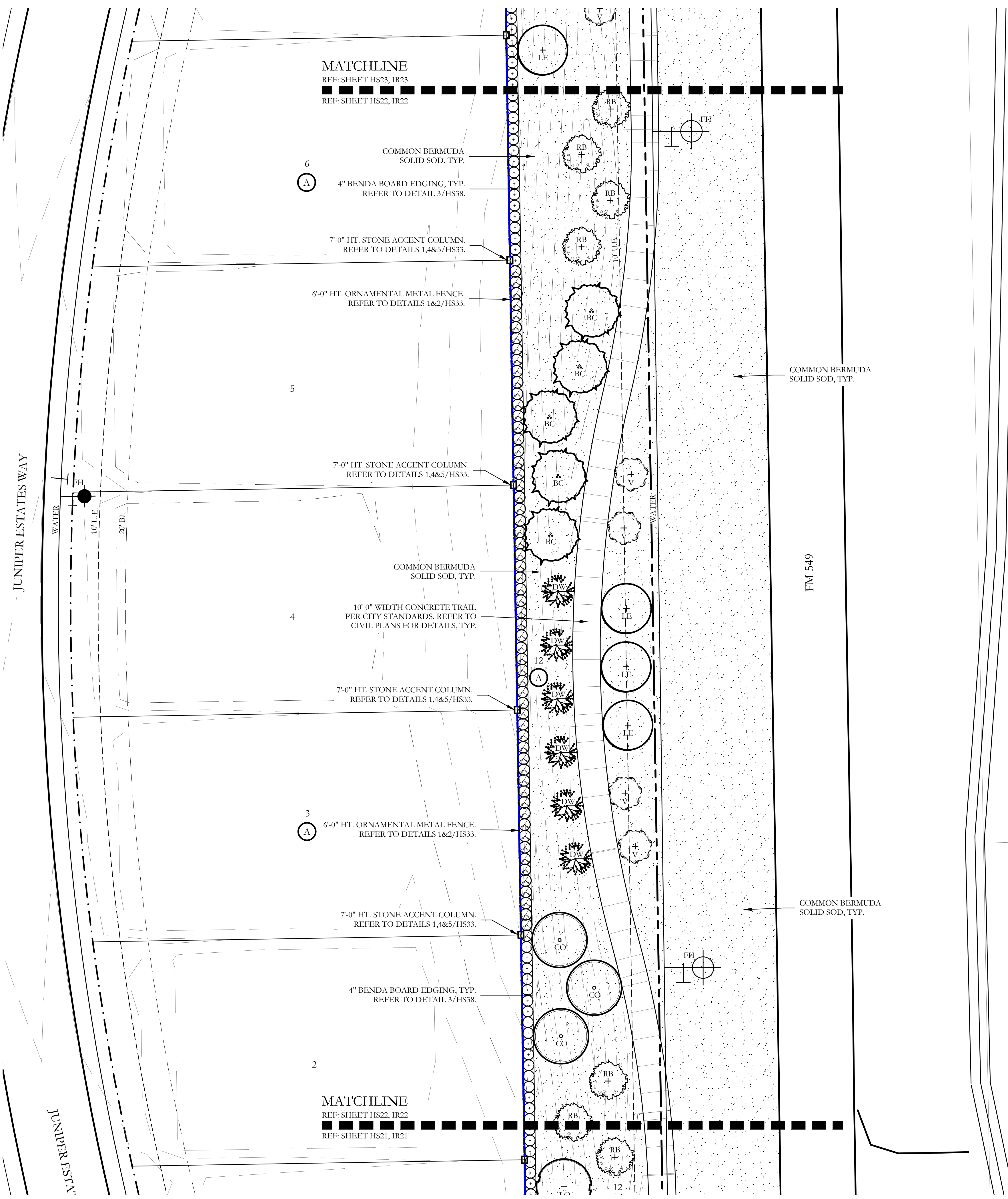
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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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.
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		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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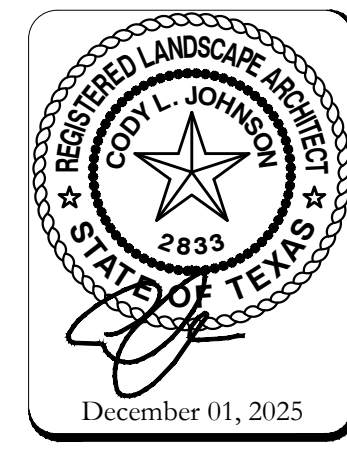
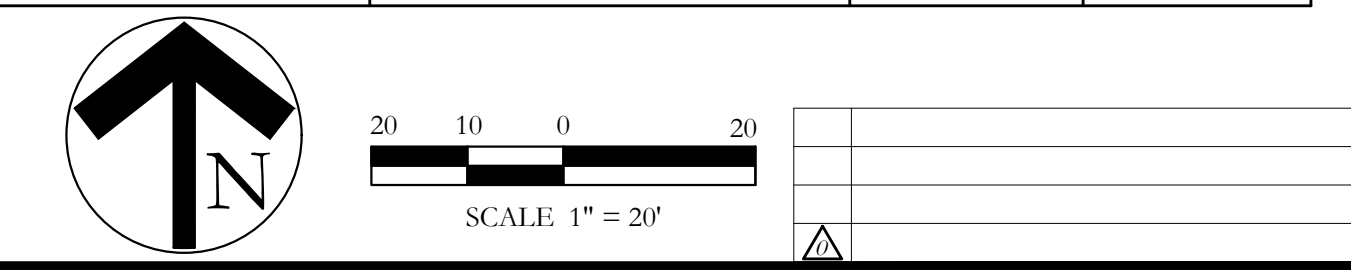


### HARDSCAPE LEGEND

	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
	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 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.

COMMON BERMUDA SOLID SOD, TYP.

STORM OUTFALL PER CIVIL PLANS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

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COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

**MATCHLINE**

REF: SHEET HS23, TR23  
REF: SHEET HS22, IR22

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.

COMMON BERMUDA SOLID SOD, TYP.

STORM OUTFALL PER CIVIL PLANS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

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COMMON BERMUDA SOLID SOD, TYP.

**MATCHLINE**

REF: SHEET HS23, IR23  
REF: SHEET HS22, IR22

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.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

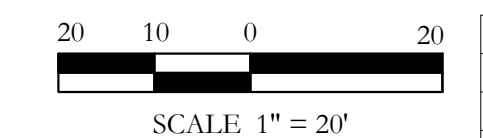
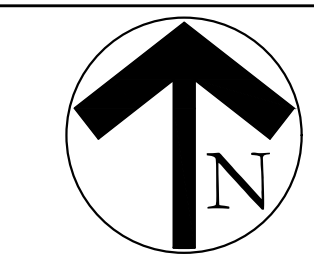
**HARDSCAPE LEGEND**

	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.		

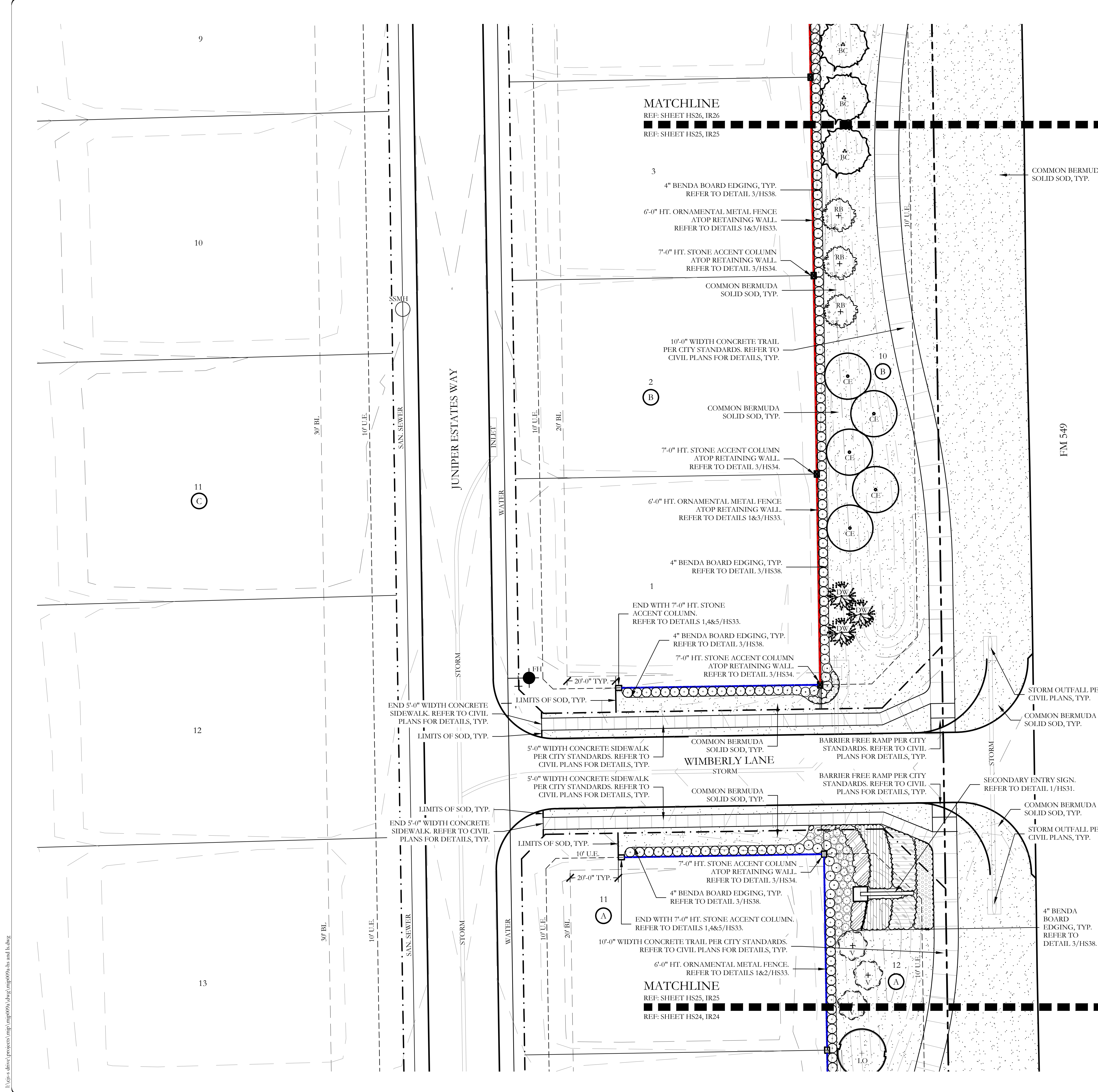
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

**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
	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.
	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





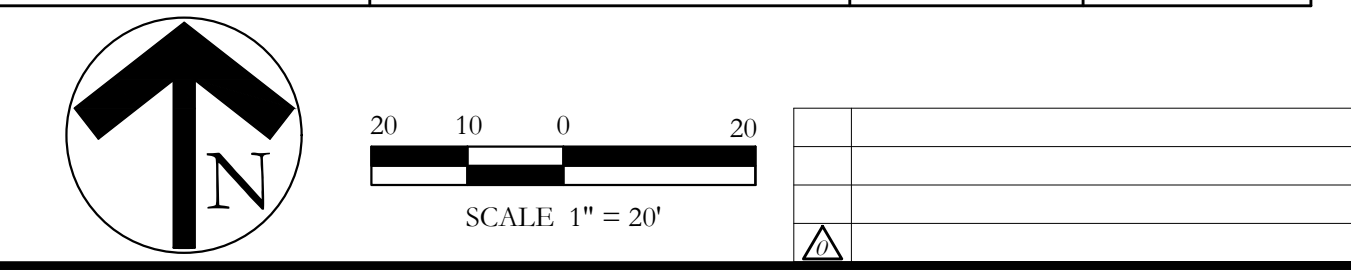


### HARDSCAPE LEGEND

	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

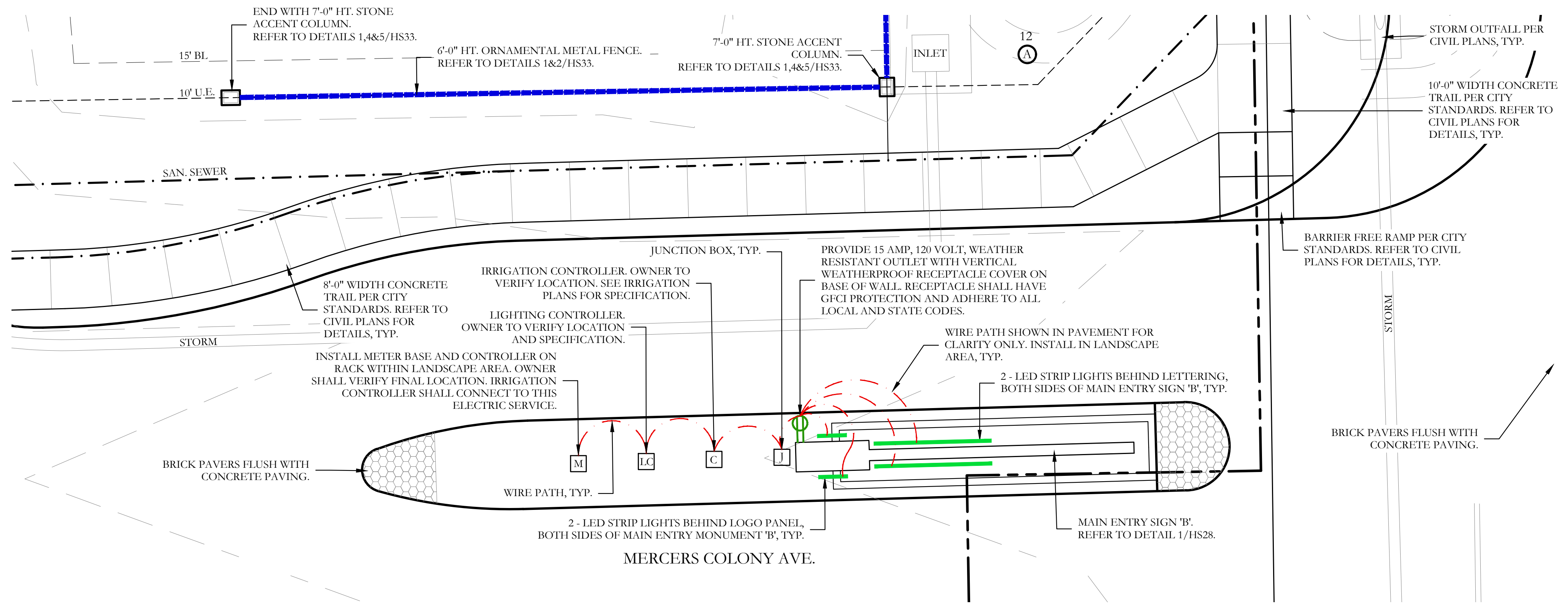
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
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	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	CG	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
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	GM	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	CR	CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
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	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



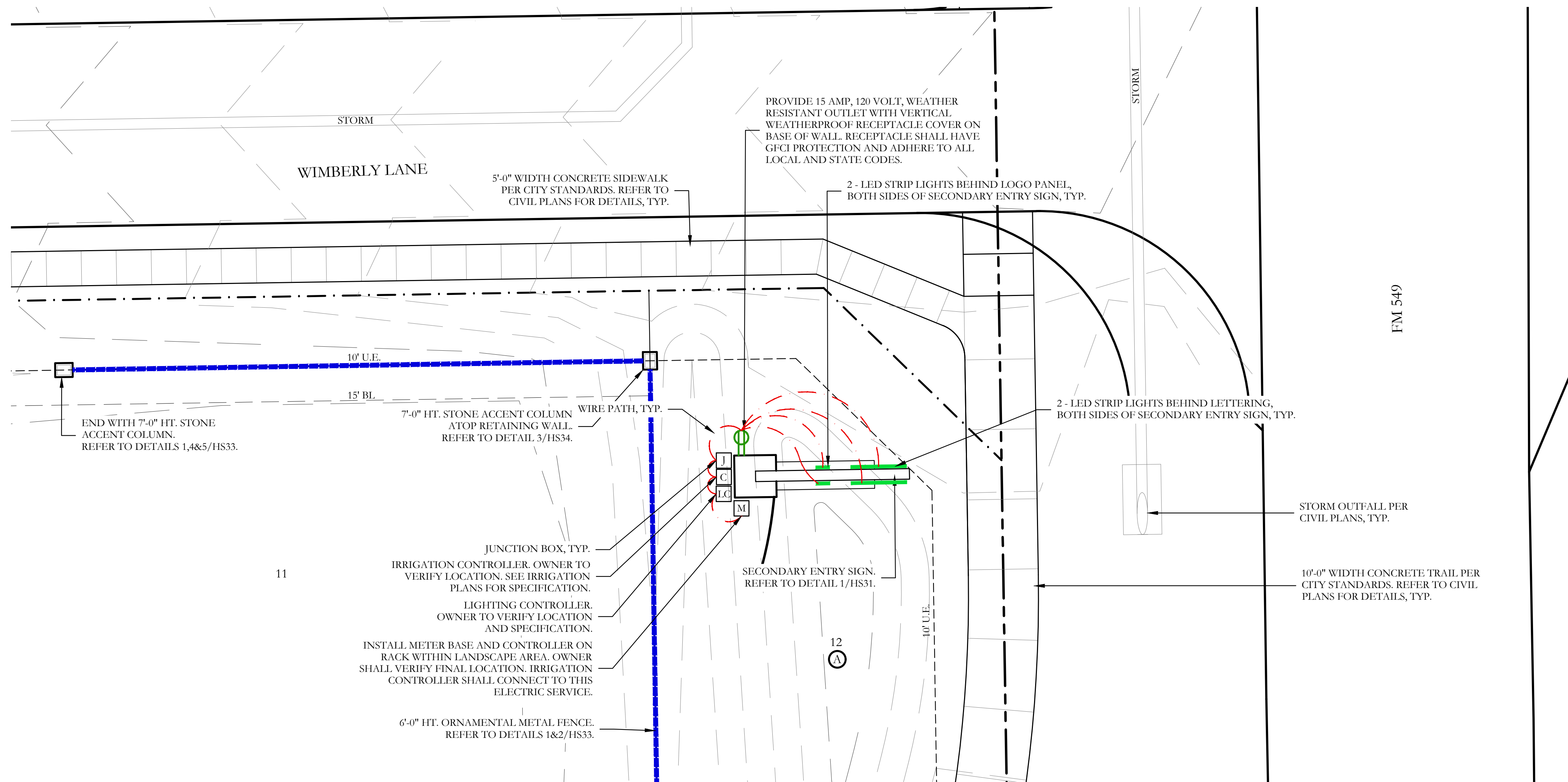
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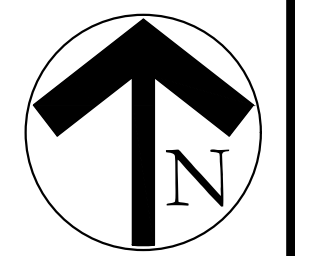
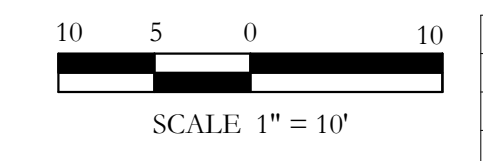




1 MAIN ENTRY LIGHTING AT FM 549 AND MERCER COLONY AVE.



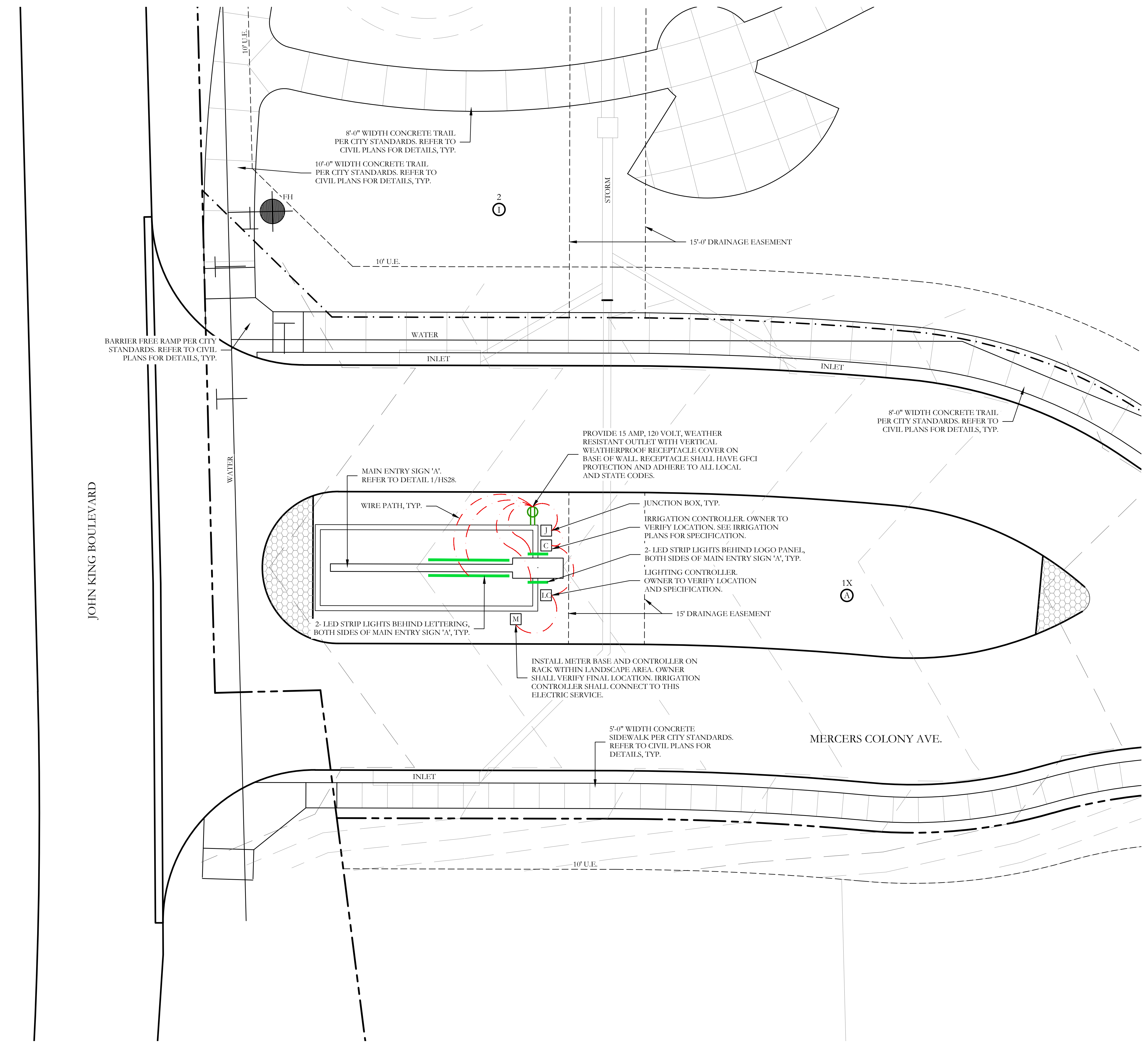
1 MAIN ENTRY LIGHTING AT FM 549 AND WIMBERLY LANE



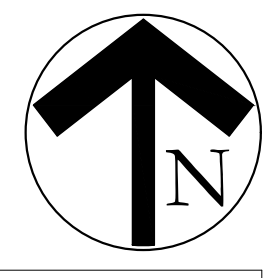
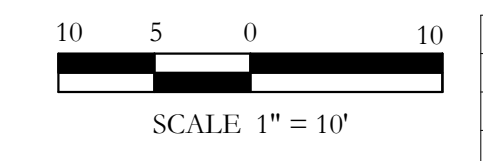
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LIGHTING LEGEND		
SYMBOL	ITEM	QTY
[M]	PROPOSED METER BASE	3
[LC]	LIGHTING CONTROLLER AS SELECTED BY OWNER	3
[C]	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	3
[J]	JUNCTION BOX, AS NECESSARY	3
—	LED STRIP LIGHTS	12
[GFCI]	GFCI DUPLEX OUTLET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

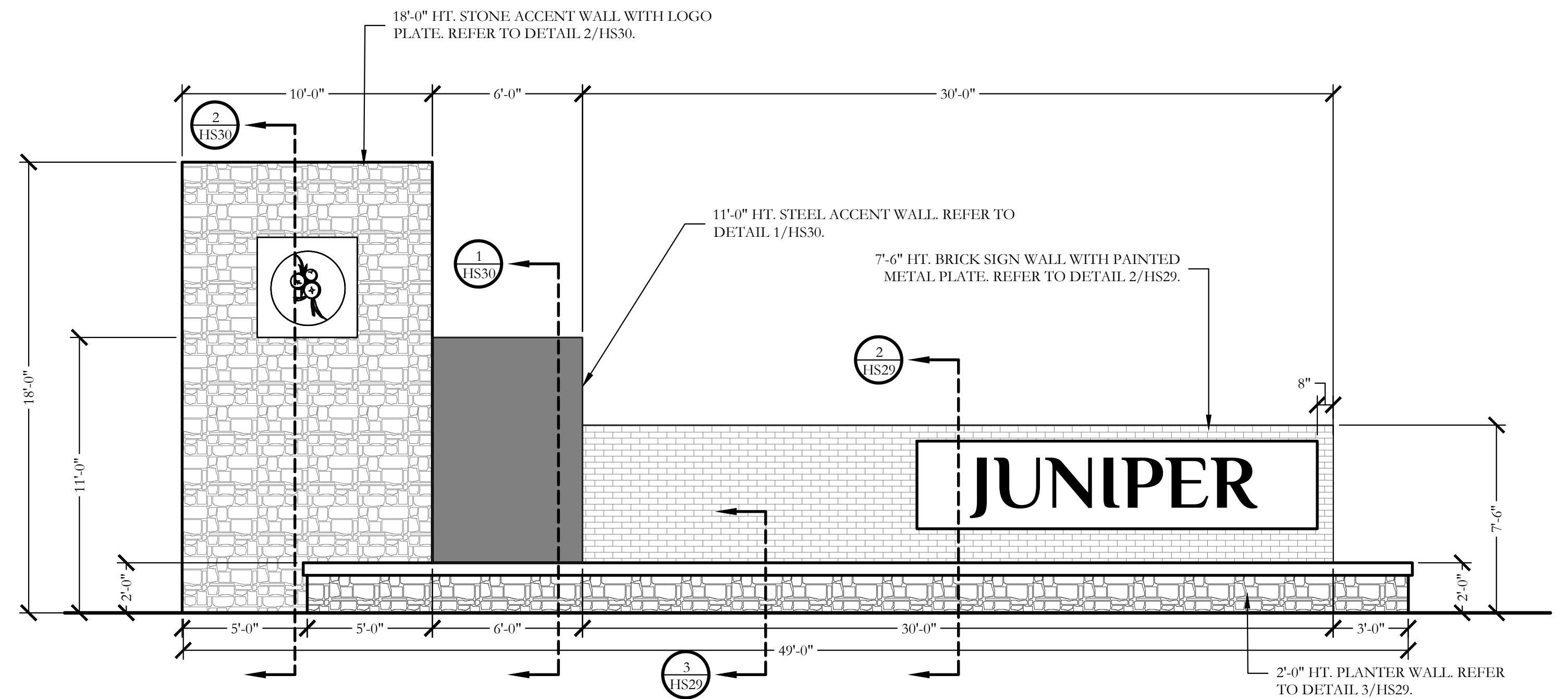
- LIGHTING NOTES**
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
  - COORDINATE ALL 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

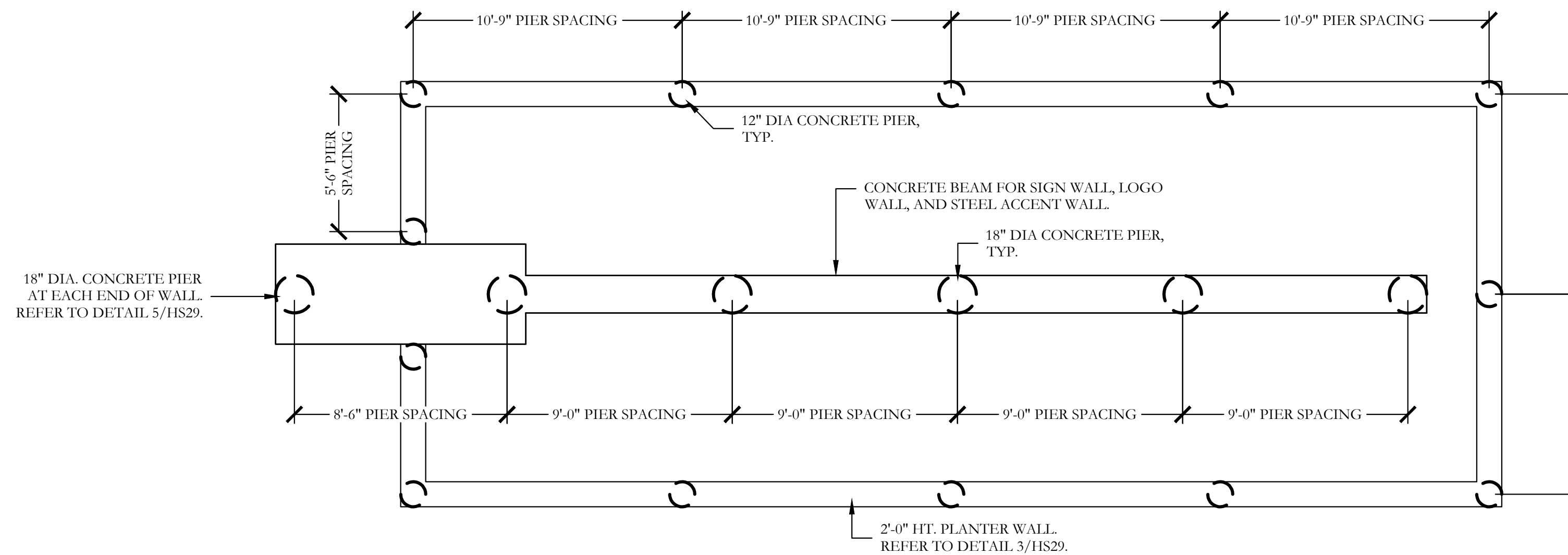


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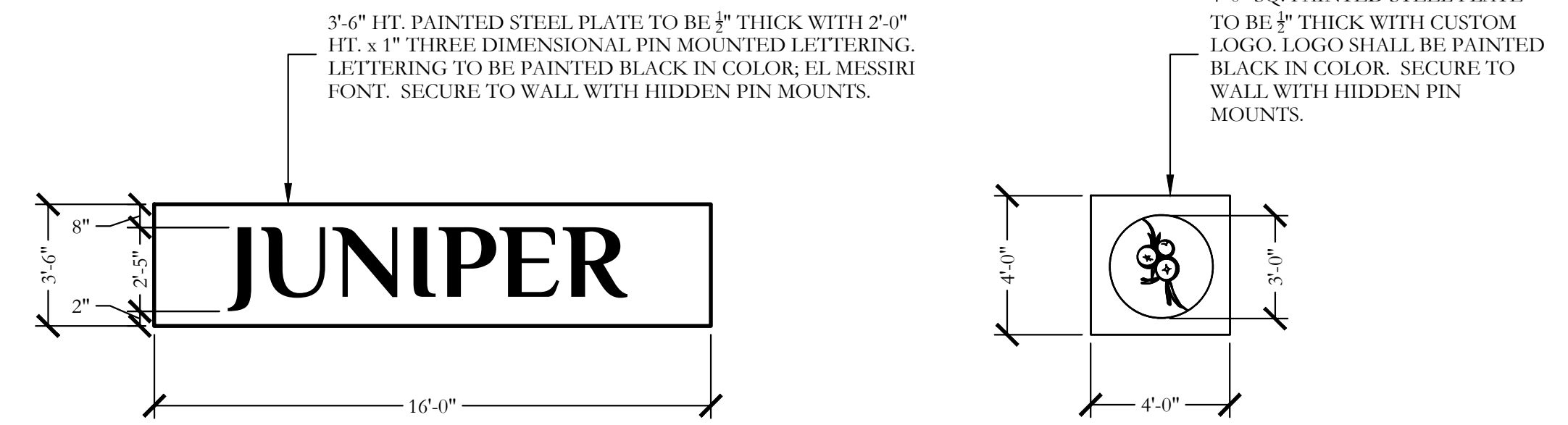
1 MAIN ENTRY SIGN 'A' AND 'B' ELEVATION

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.

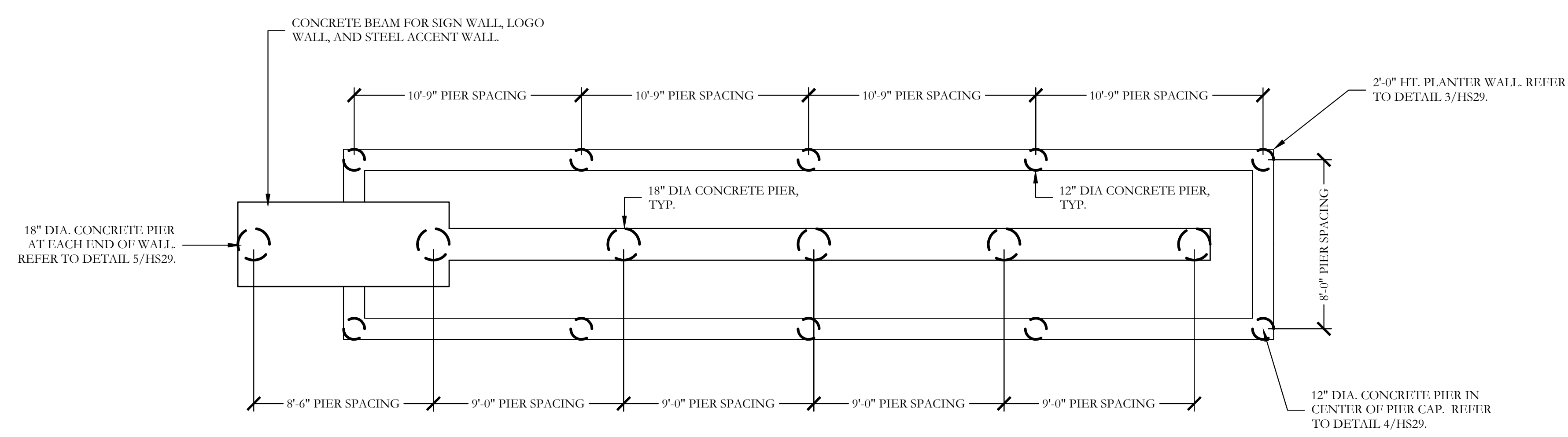
DRILLED PIERS

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

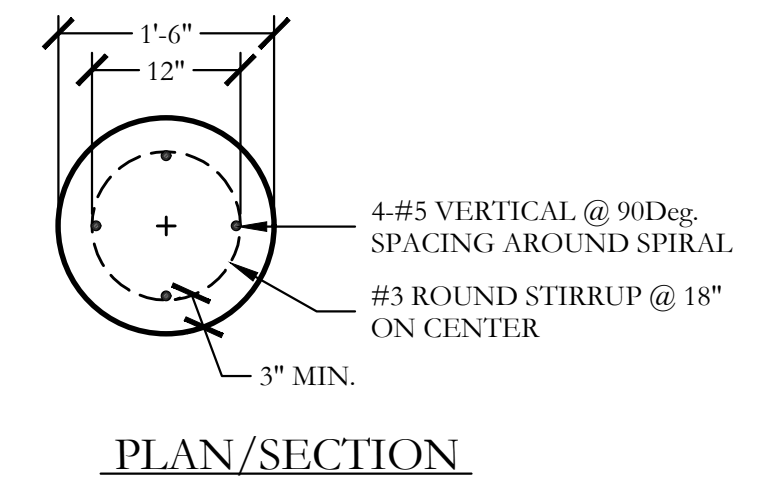
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 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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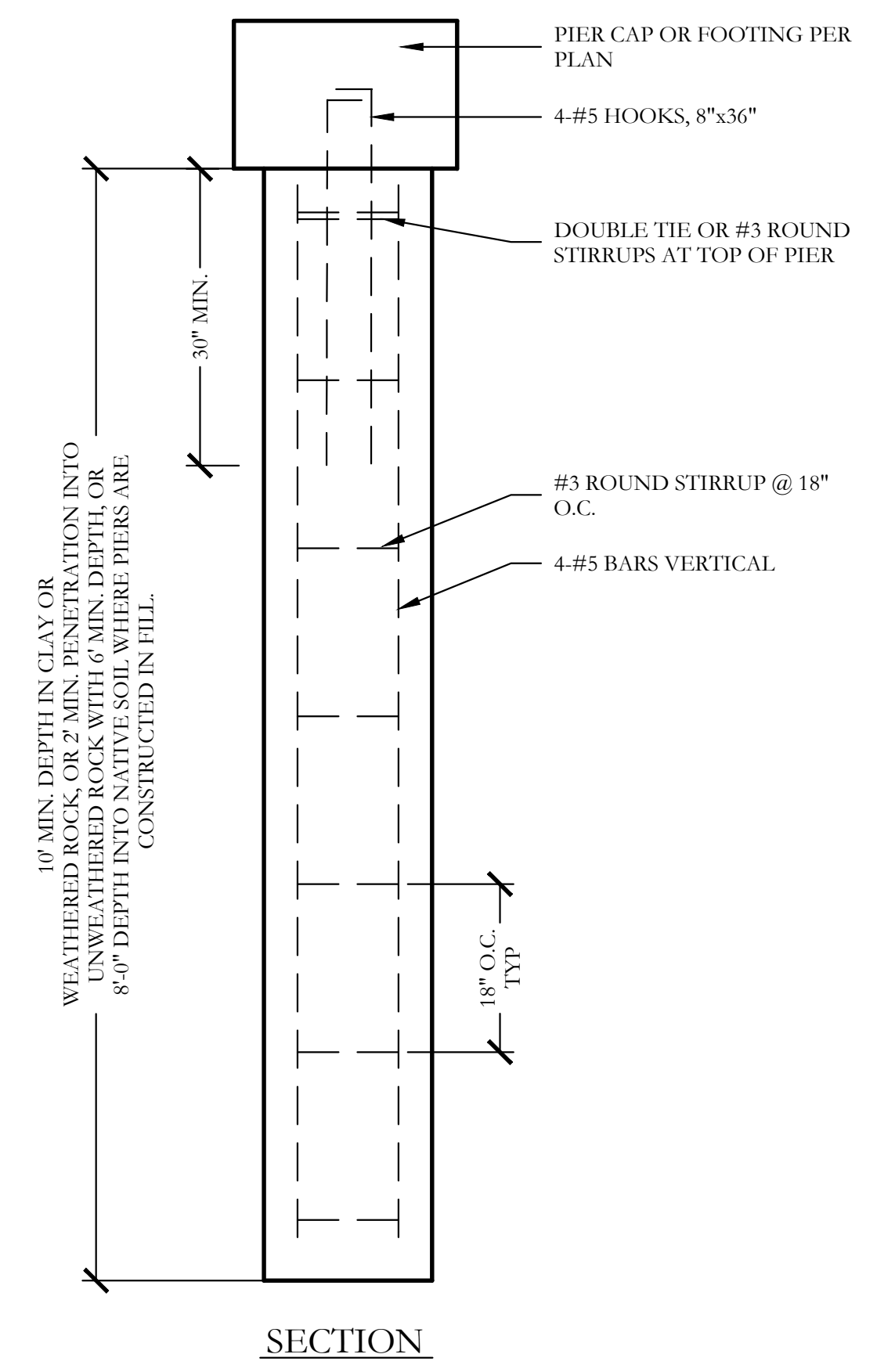


**1** MAIN ENTRY SIGN 'B' PIER SPACING  
 PLAN

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

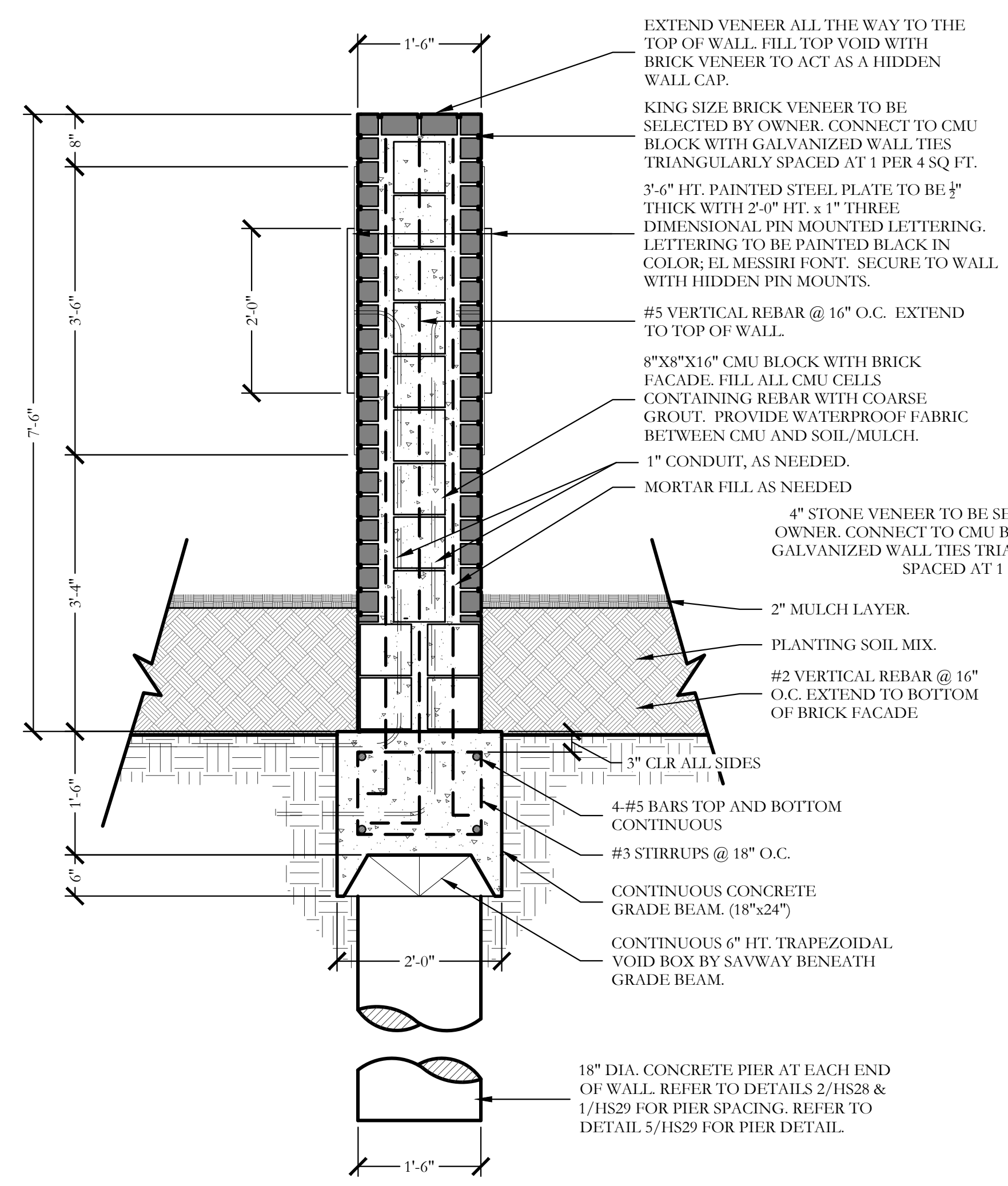


PLAN/SECTION



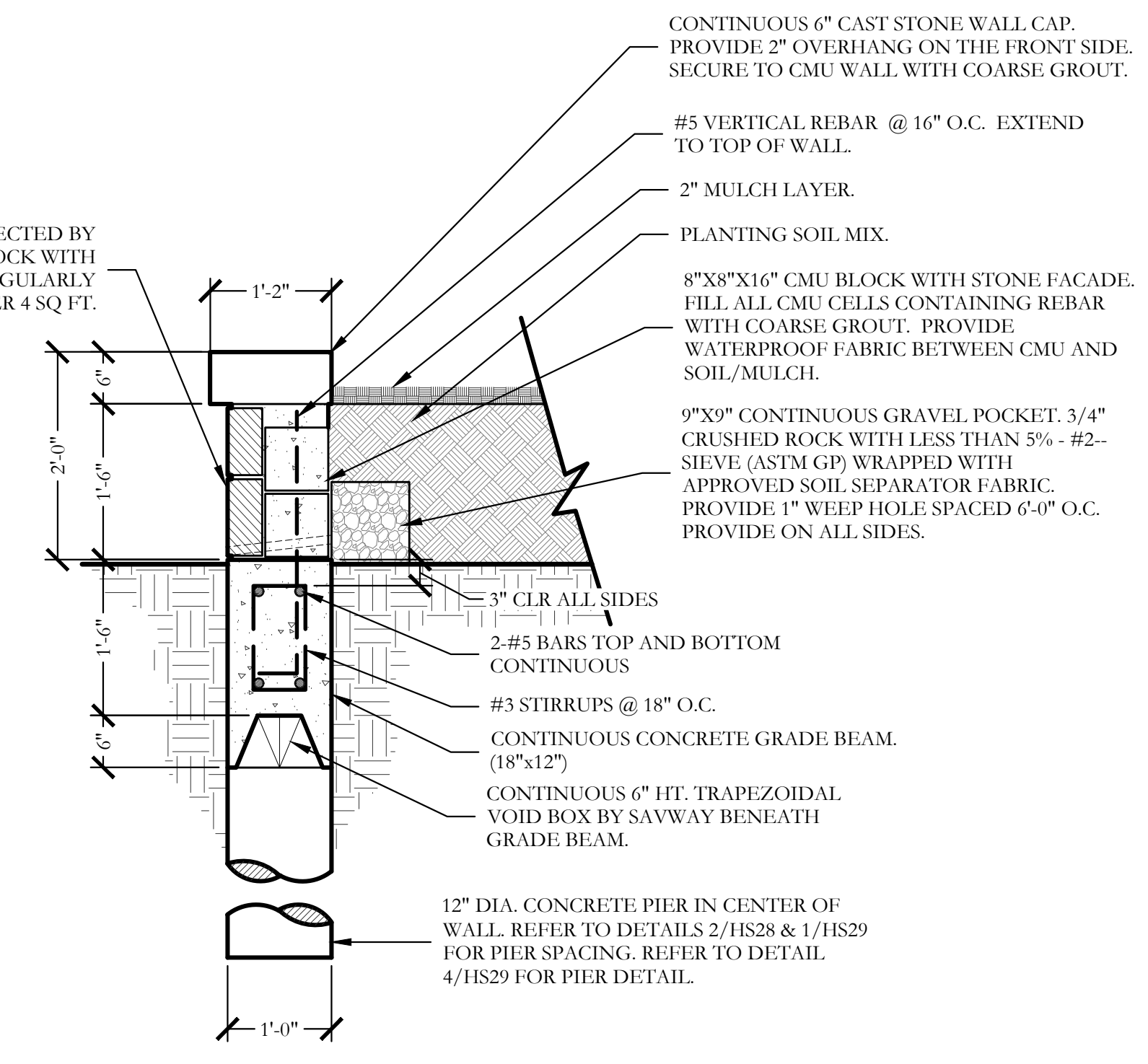
**5** PIER (12" DIA.)  
 SECTION

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



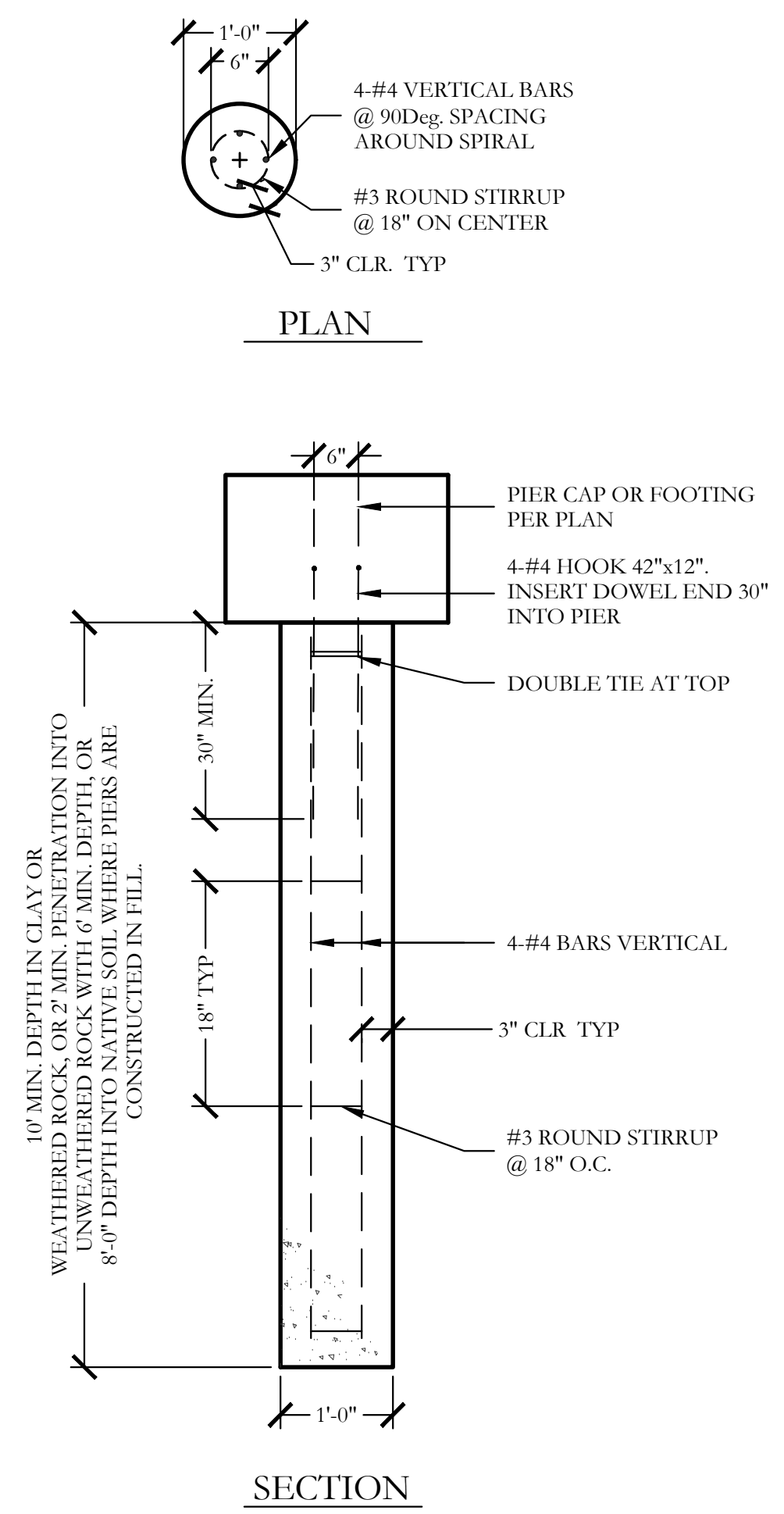
**2** 7'-6" HT. BRICK SIGN WALL W/ PAINTED METAL PLATE  
 SECTION

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



**3** 2'-0" HT. PLANTER WALL  
 SECTION

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



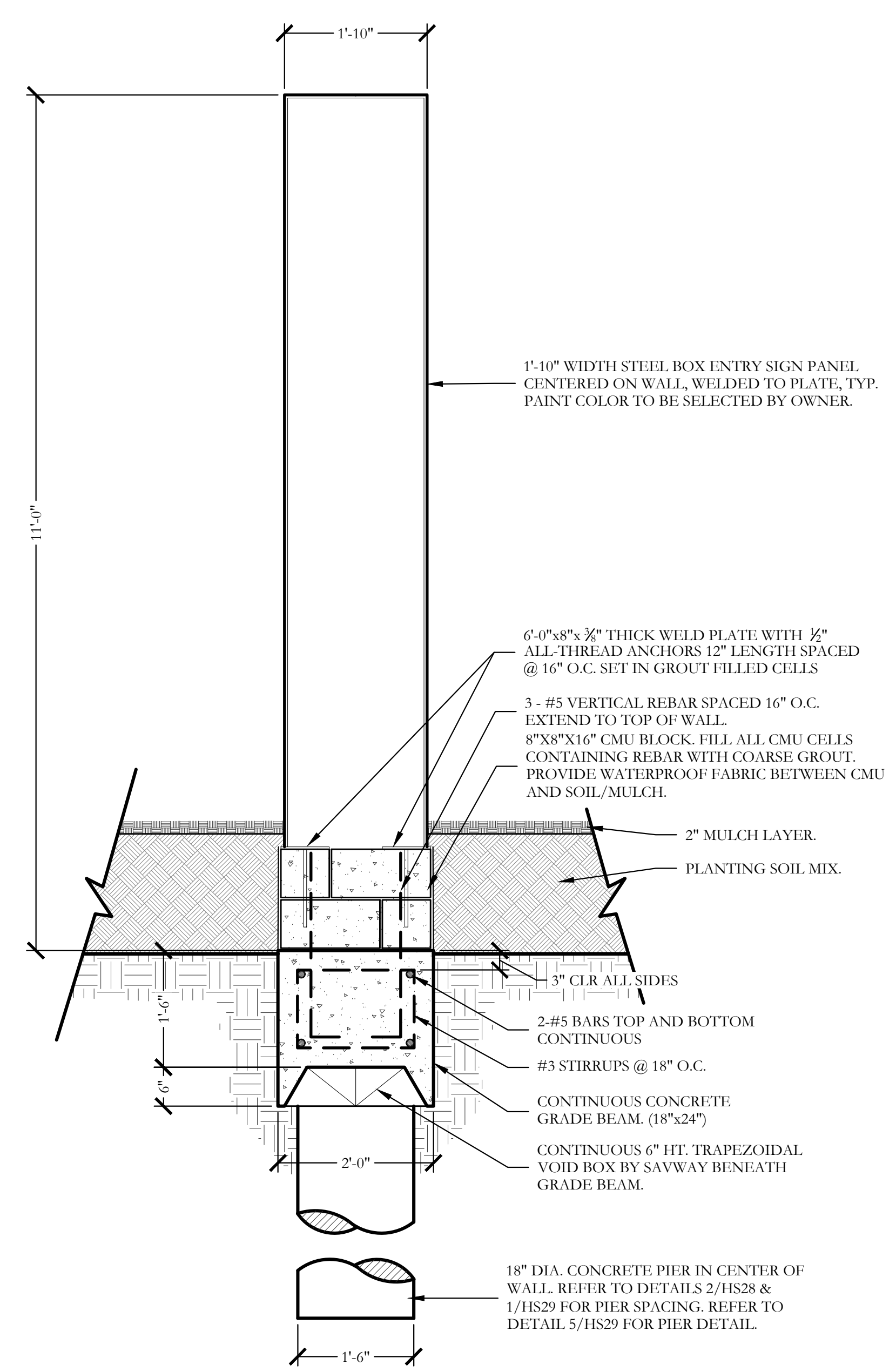
**4** PIER (12" DIA.)  
 PLAN/SECTION

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

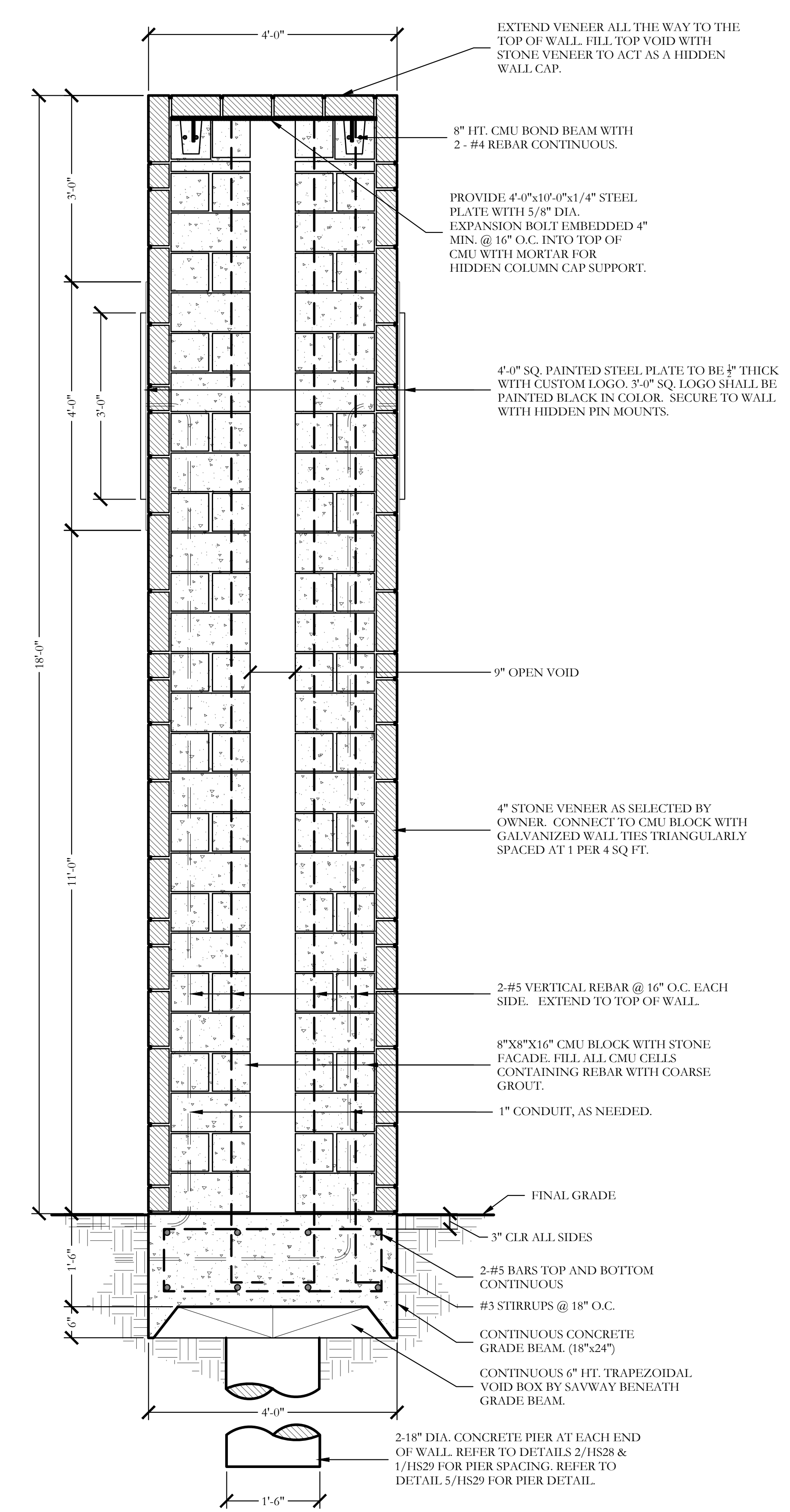

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**WALL LAYOUT NOTES**

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.



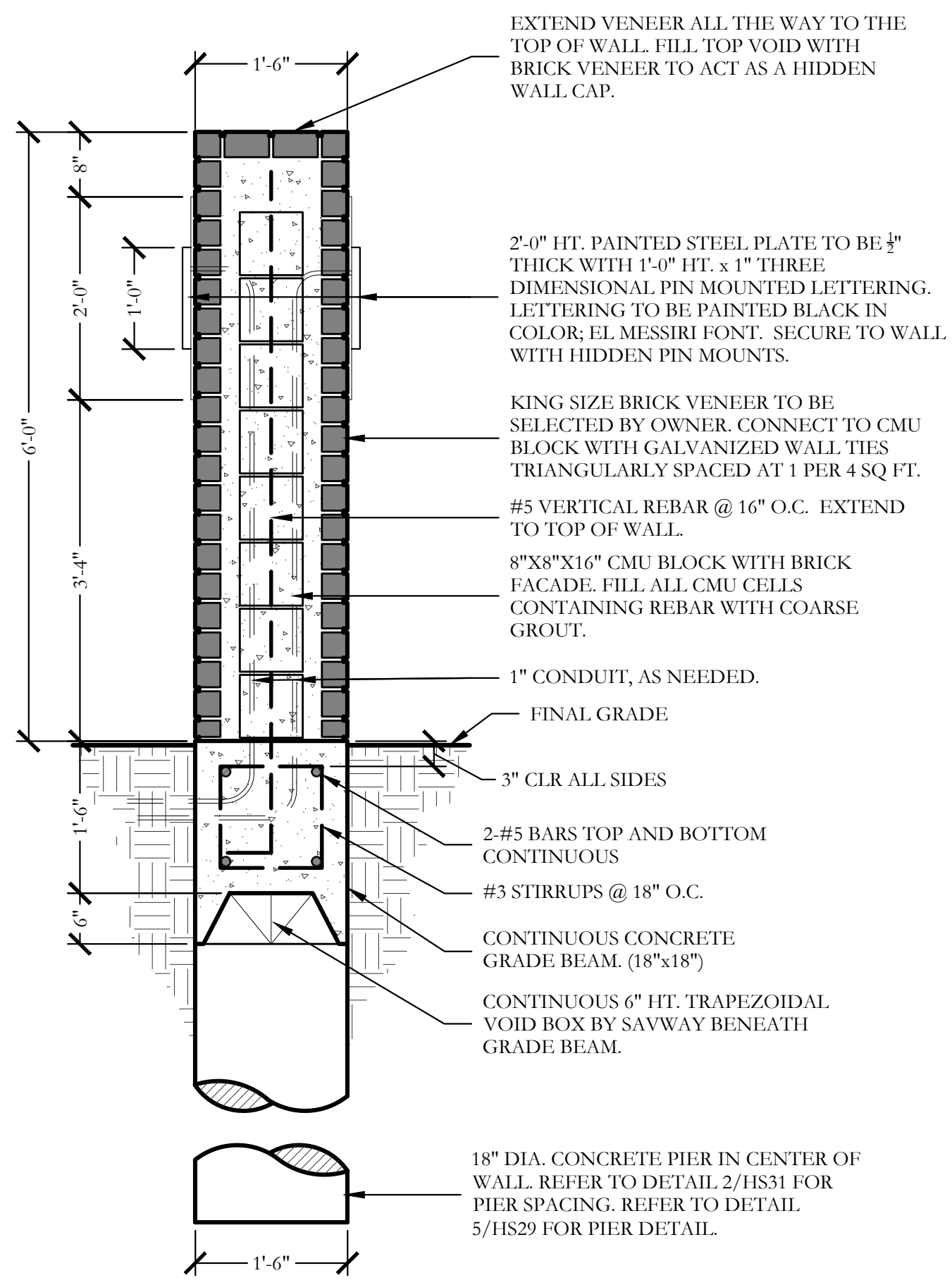
**1** 11'-0" HT. STEEL ACCENT WALL  
 SECTION SCALE: 3/4"=1'-0"



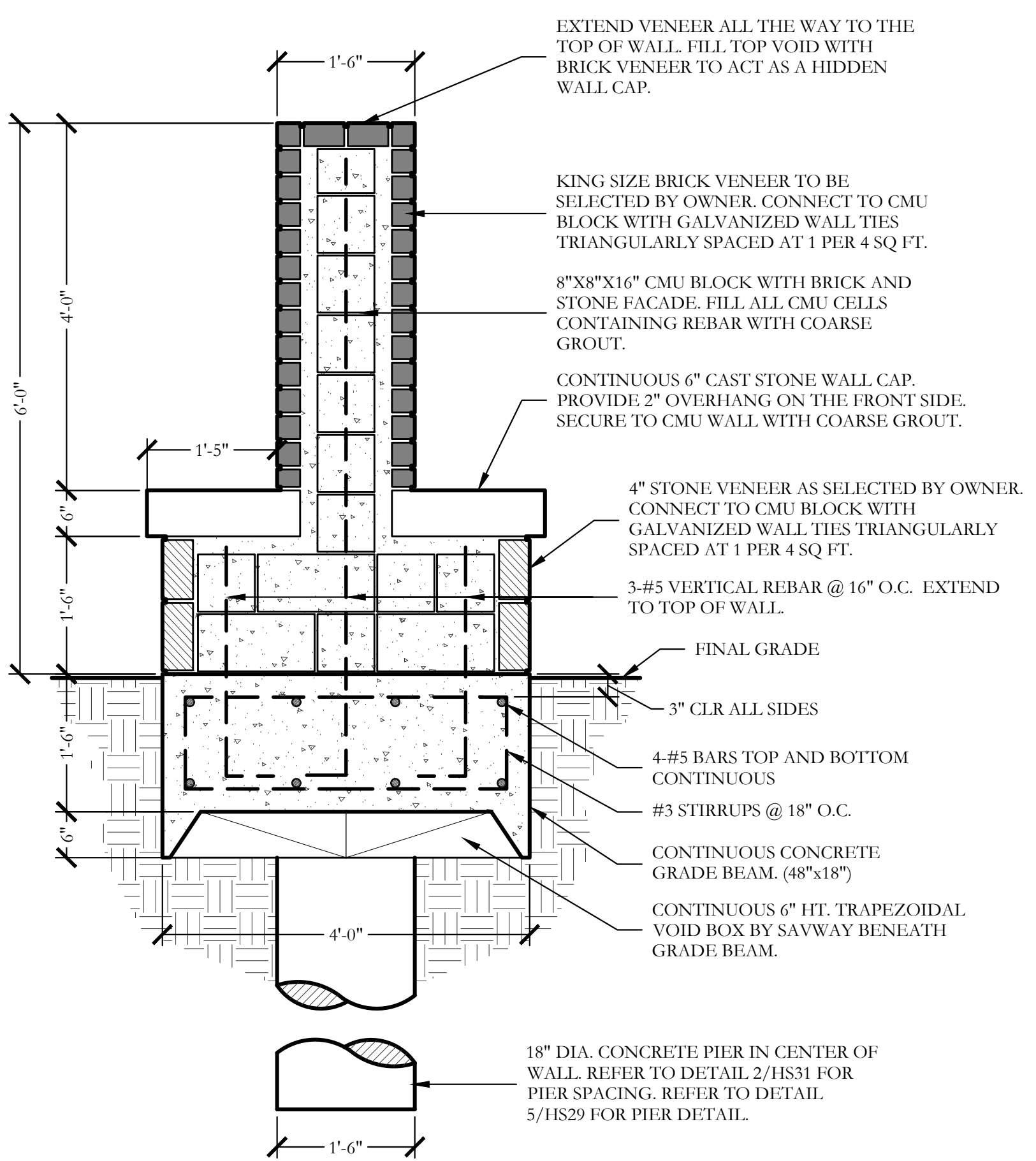
**2** 18'-0" HT. STONE ACCENT WALL  
 SECTION SCALE: 3/4"=1'-0"


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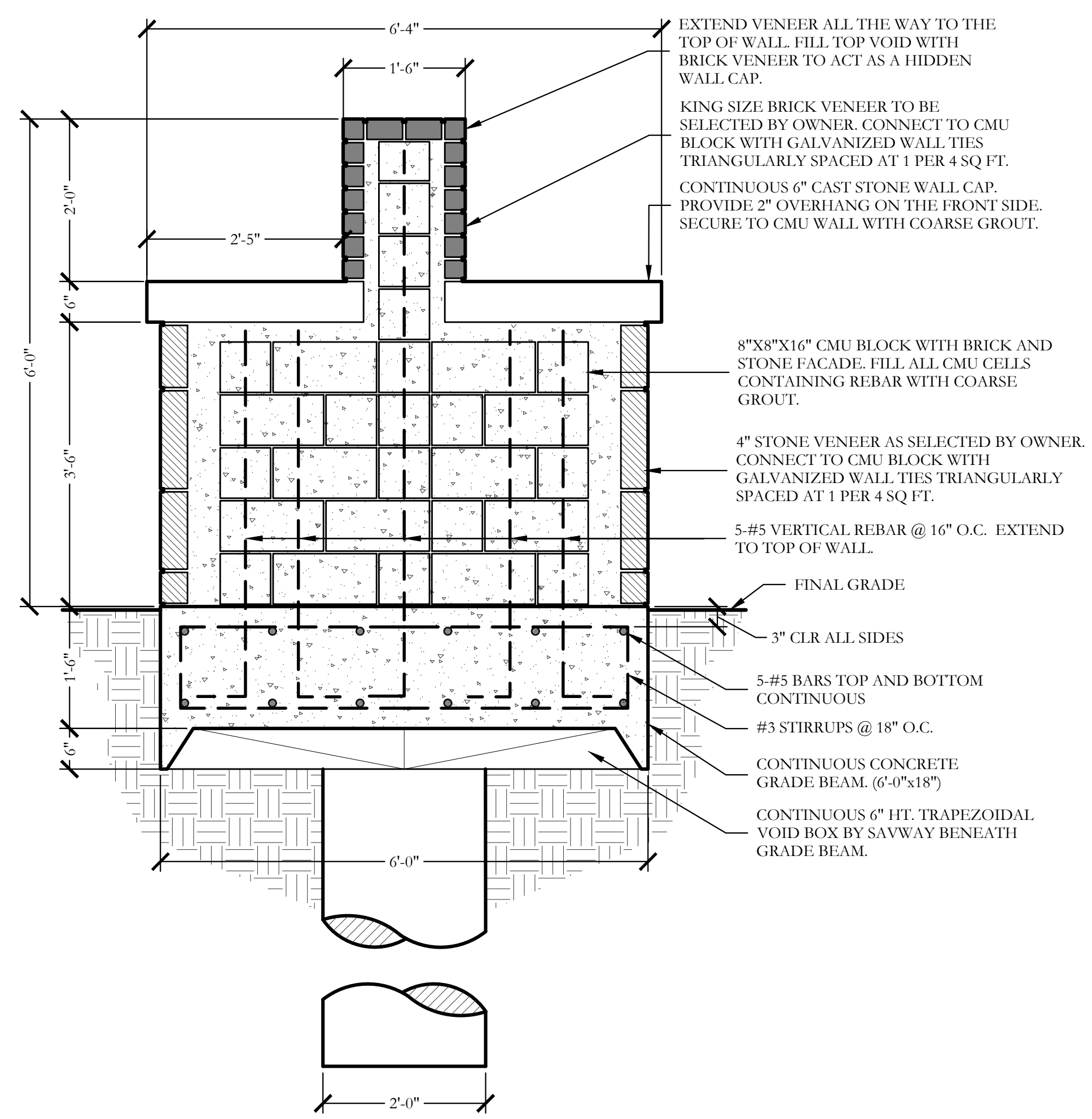




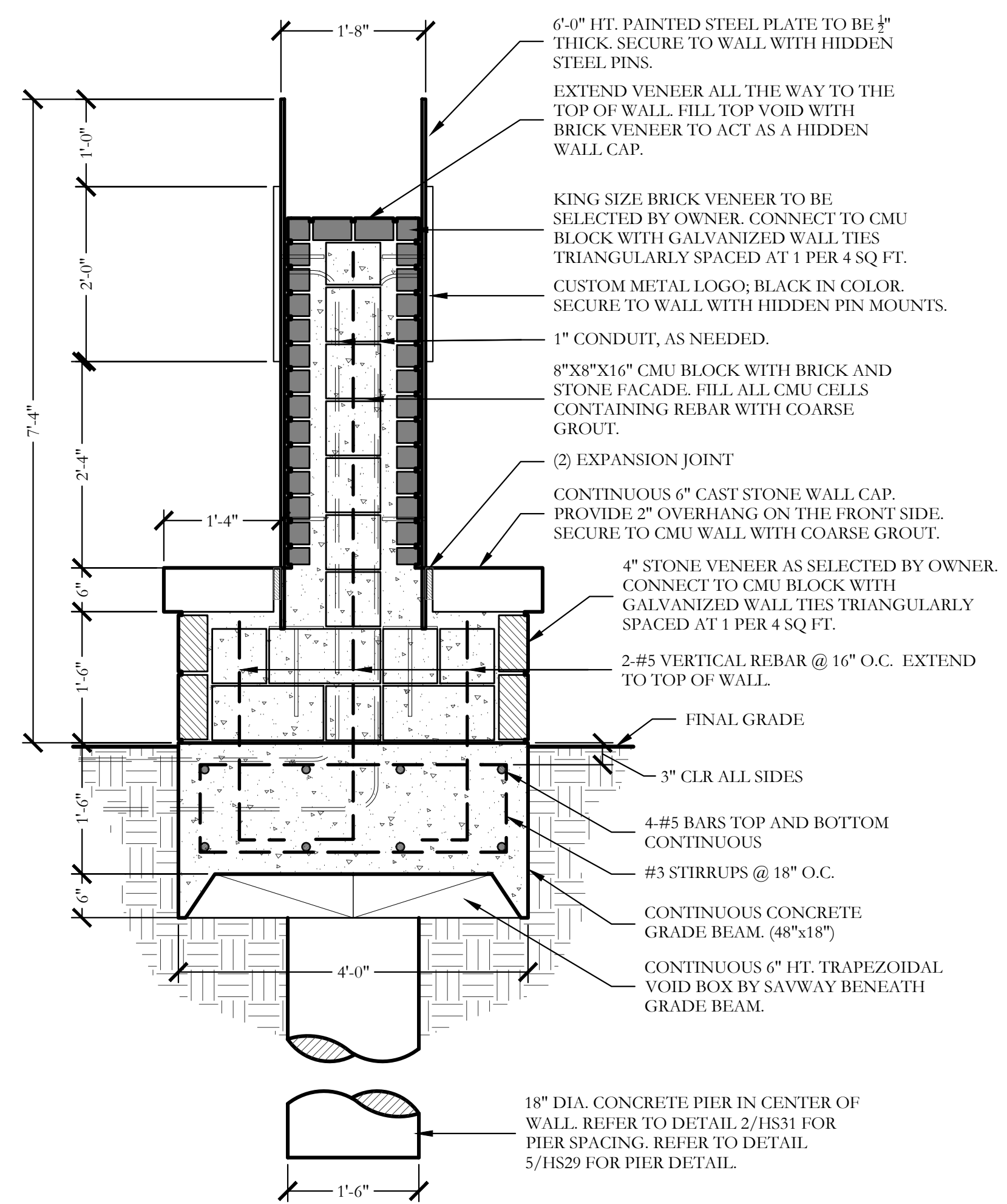
1 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



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

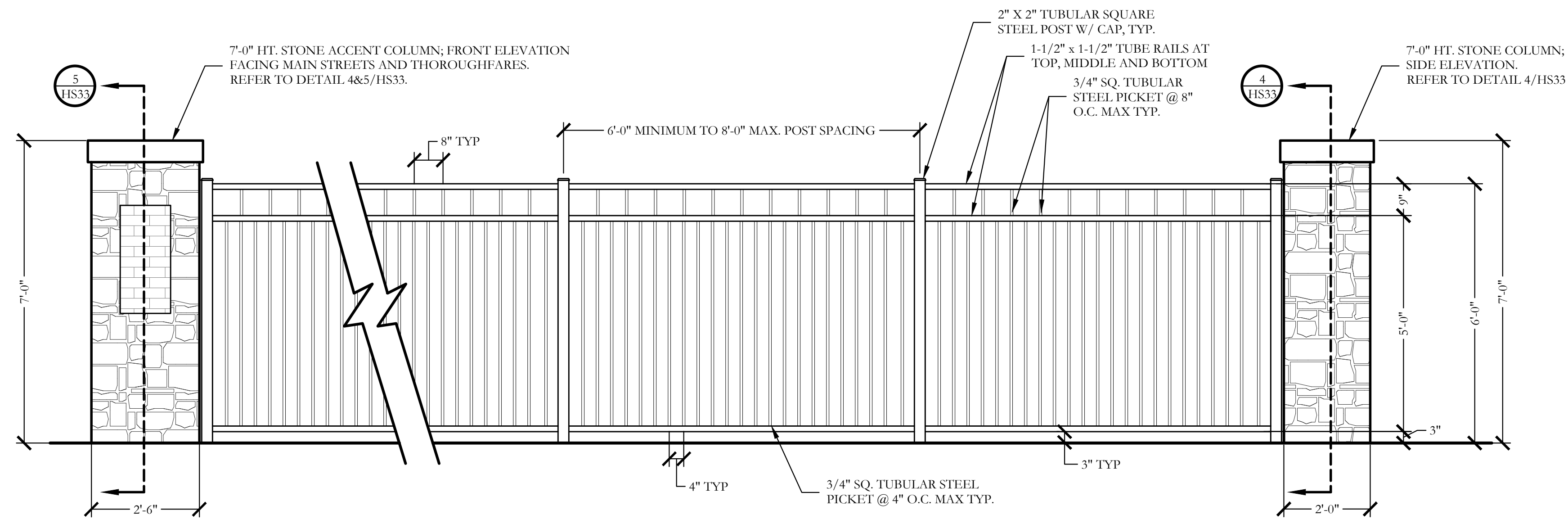


3 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



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

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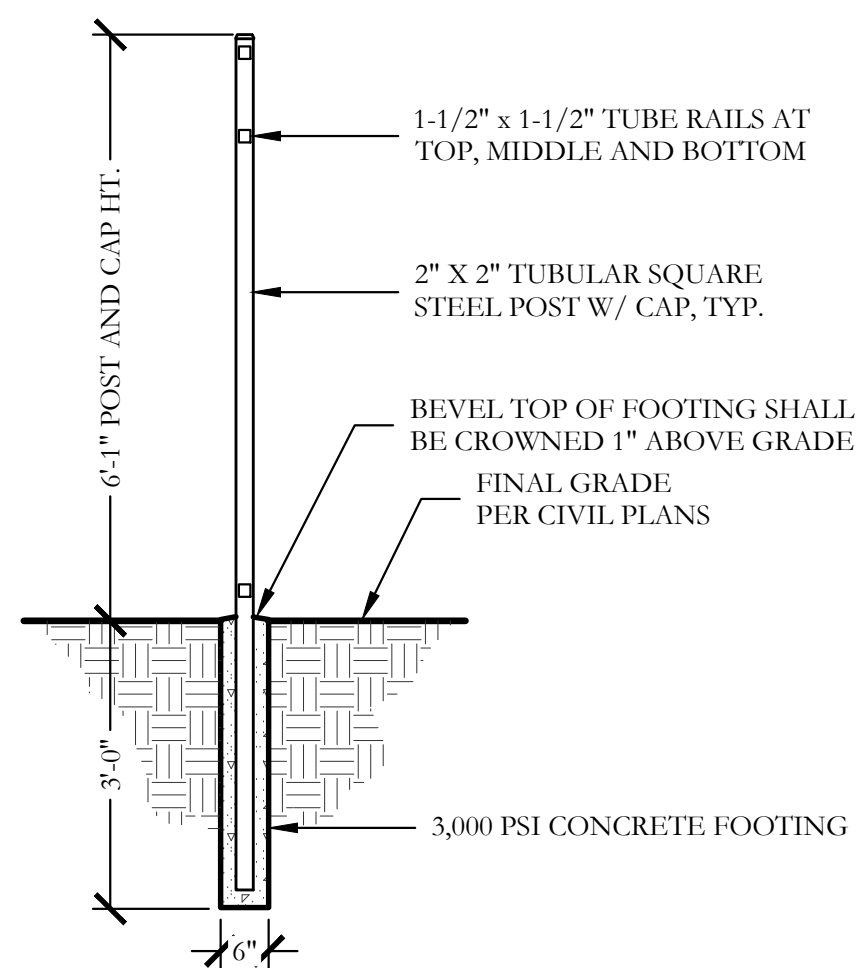


1 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION

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

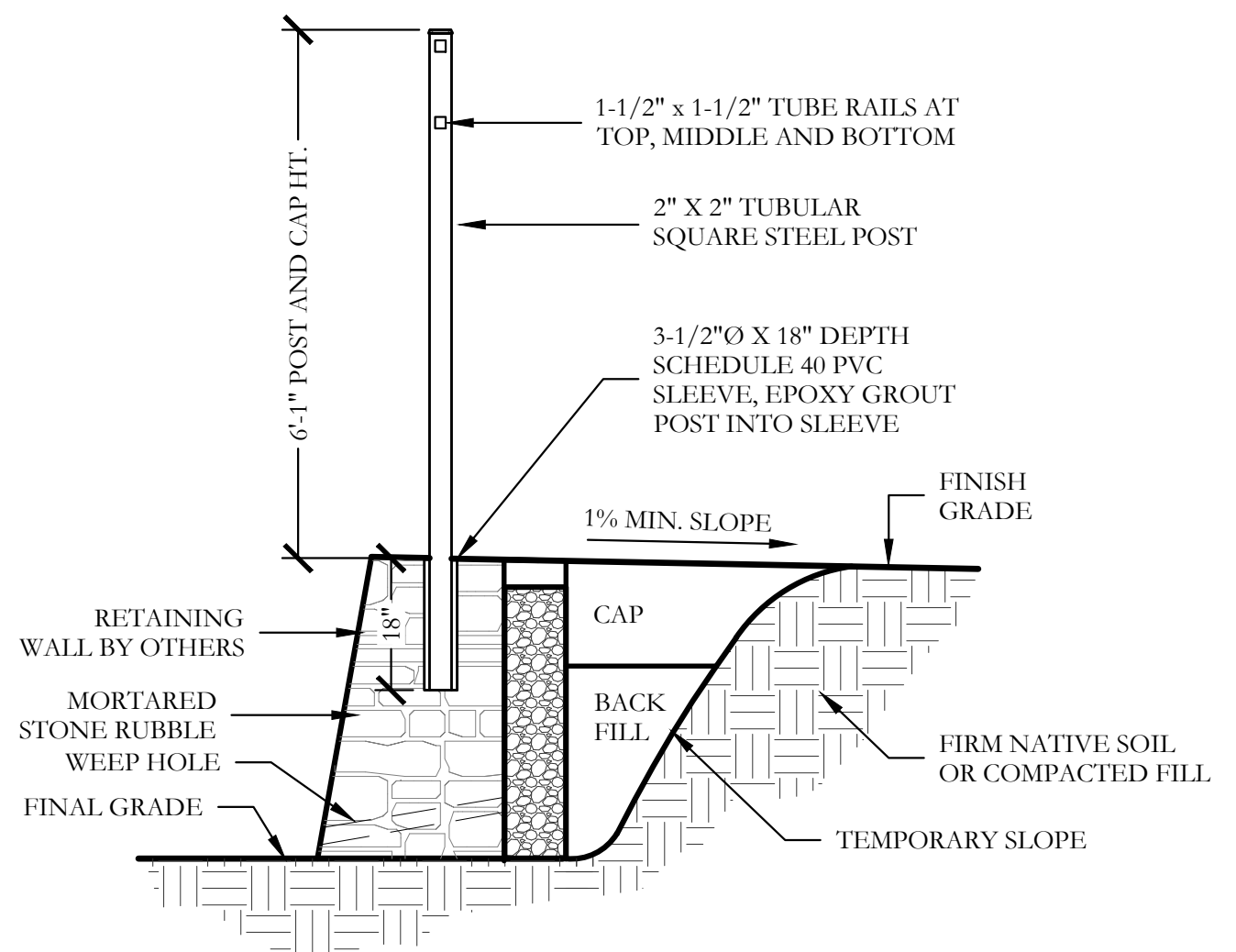
ORNAMENTAL METAL FENCE NOTES

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.



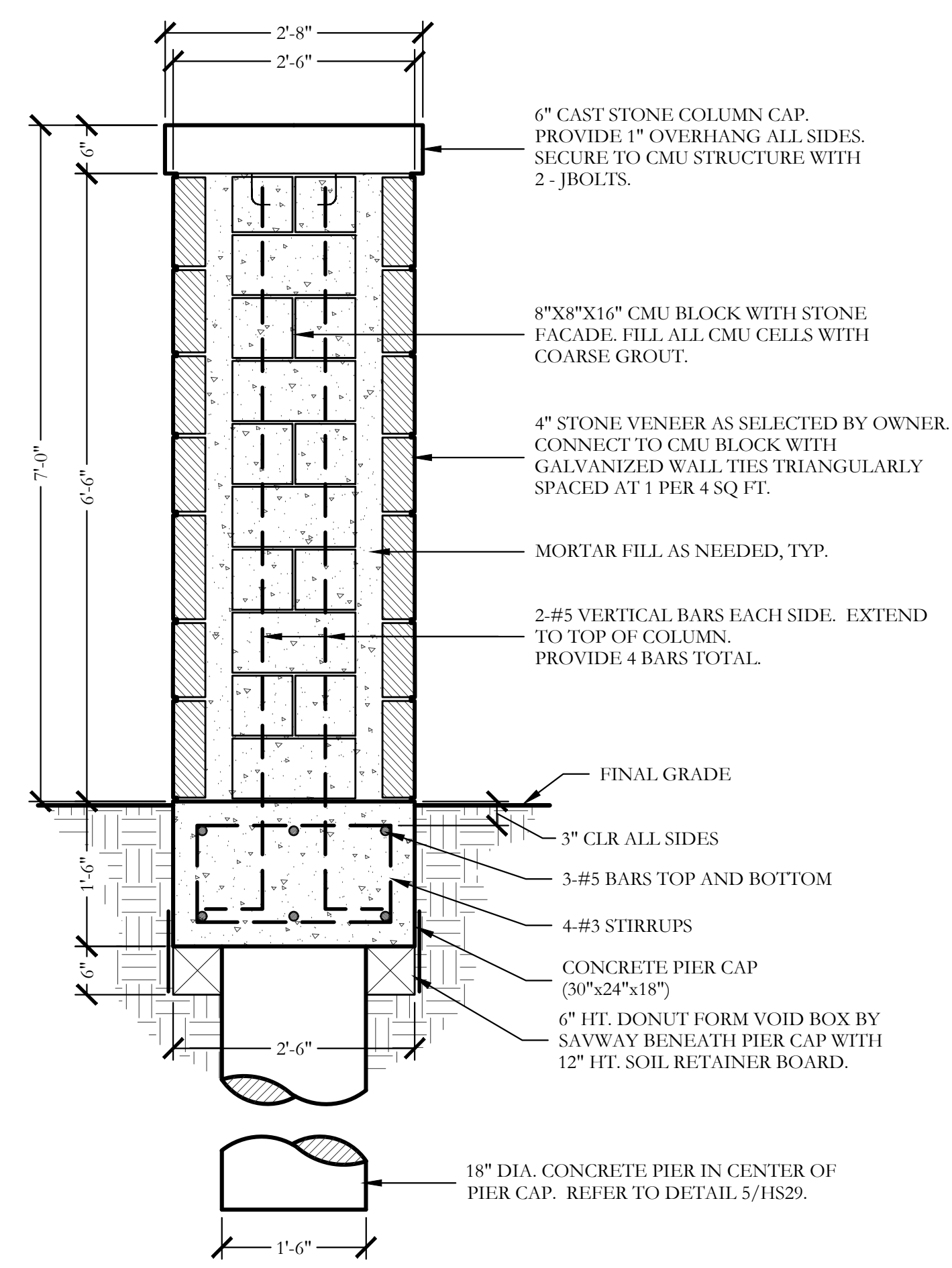
2 TYP. METAL POST FOOTING SECTION

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



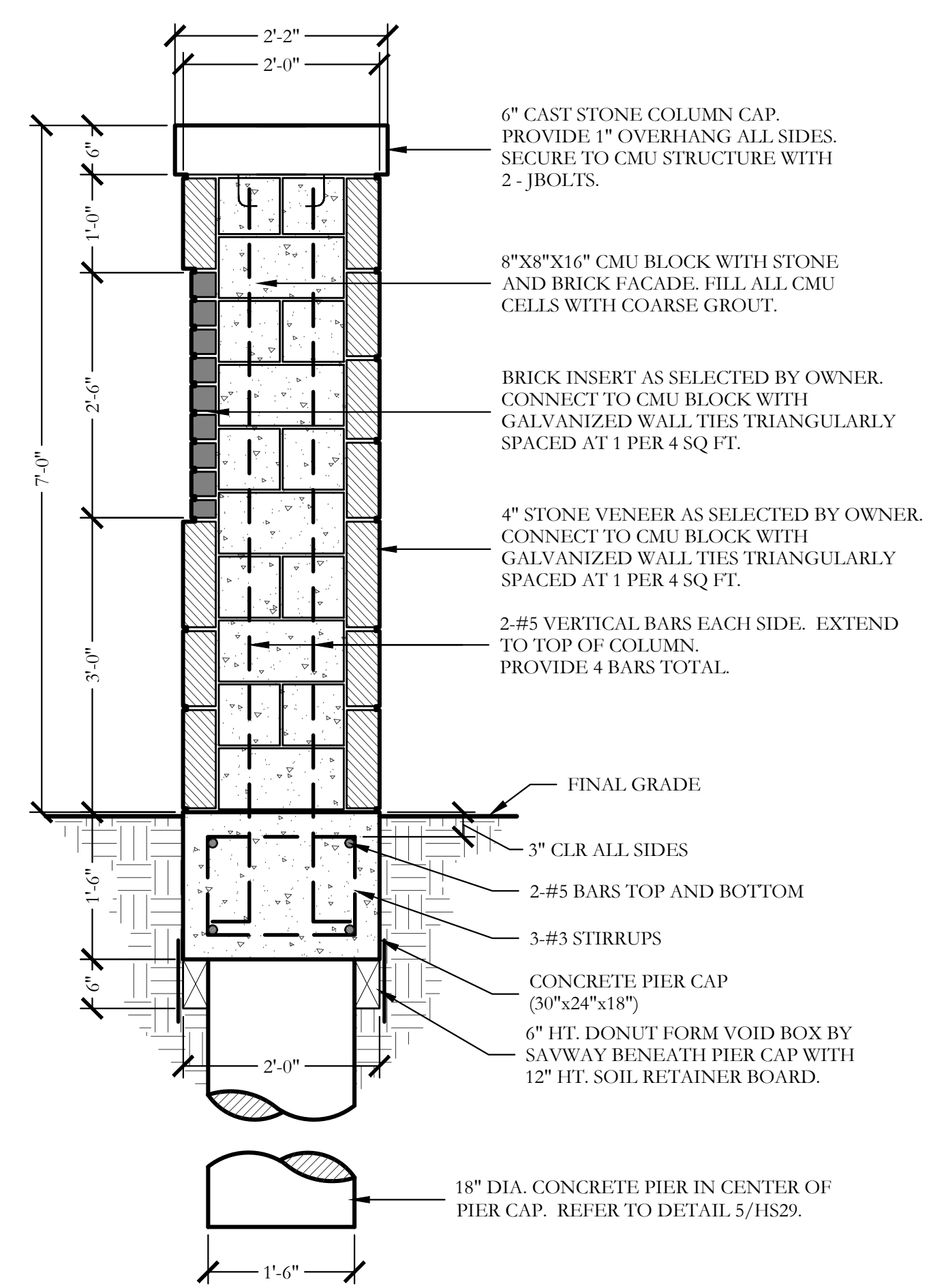
3 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL SECTION

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"

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**NOTES FOR SCREENING ATOP RETAINING WALLS:**

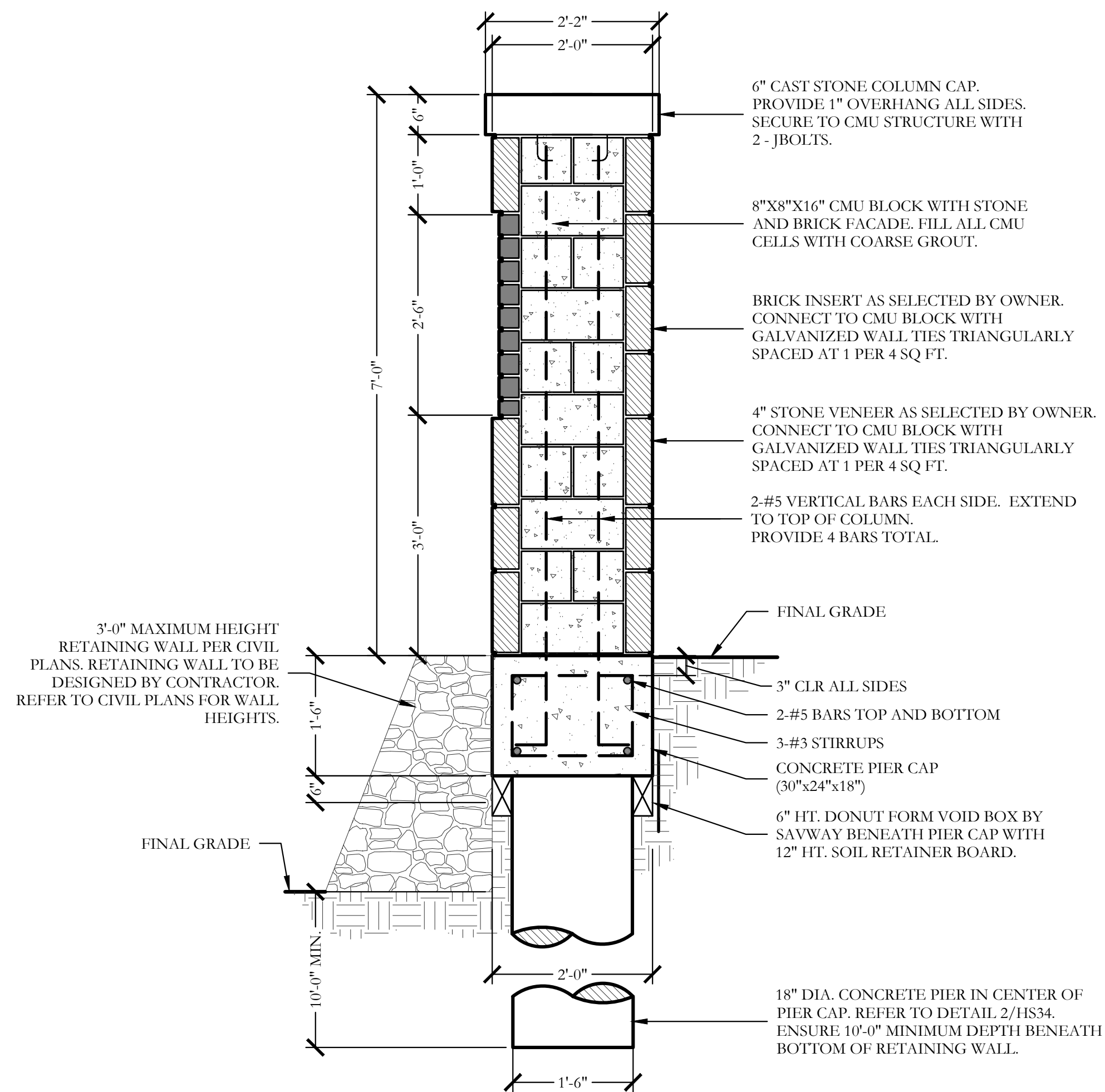
10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH FOR SCREENING WALLS ATOP RETAINING WALLS BELOW 6'-0" HT.

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

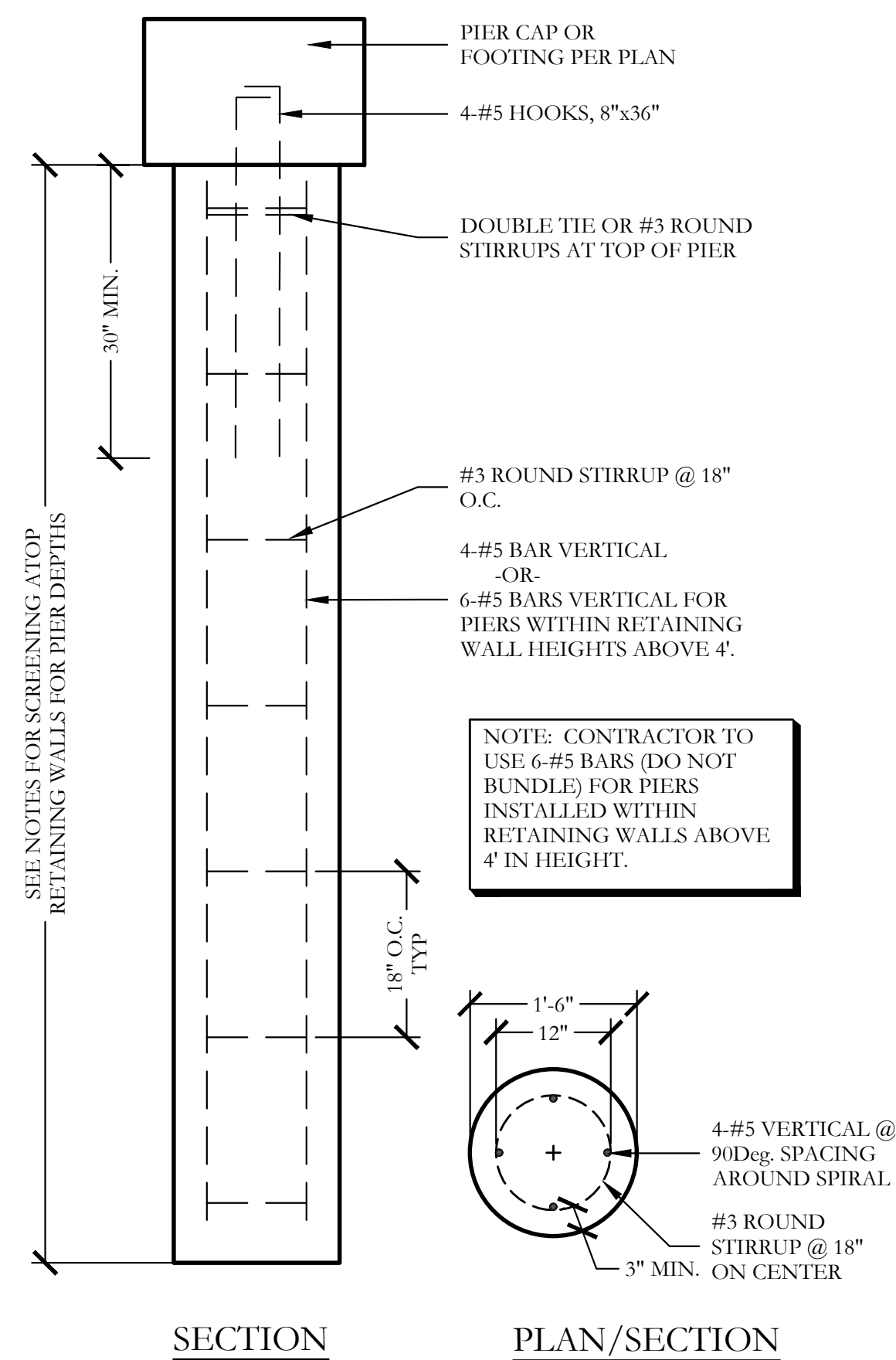
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

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.

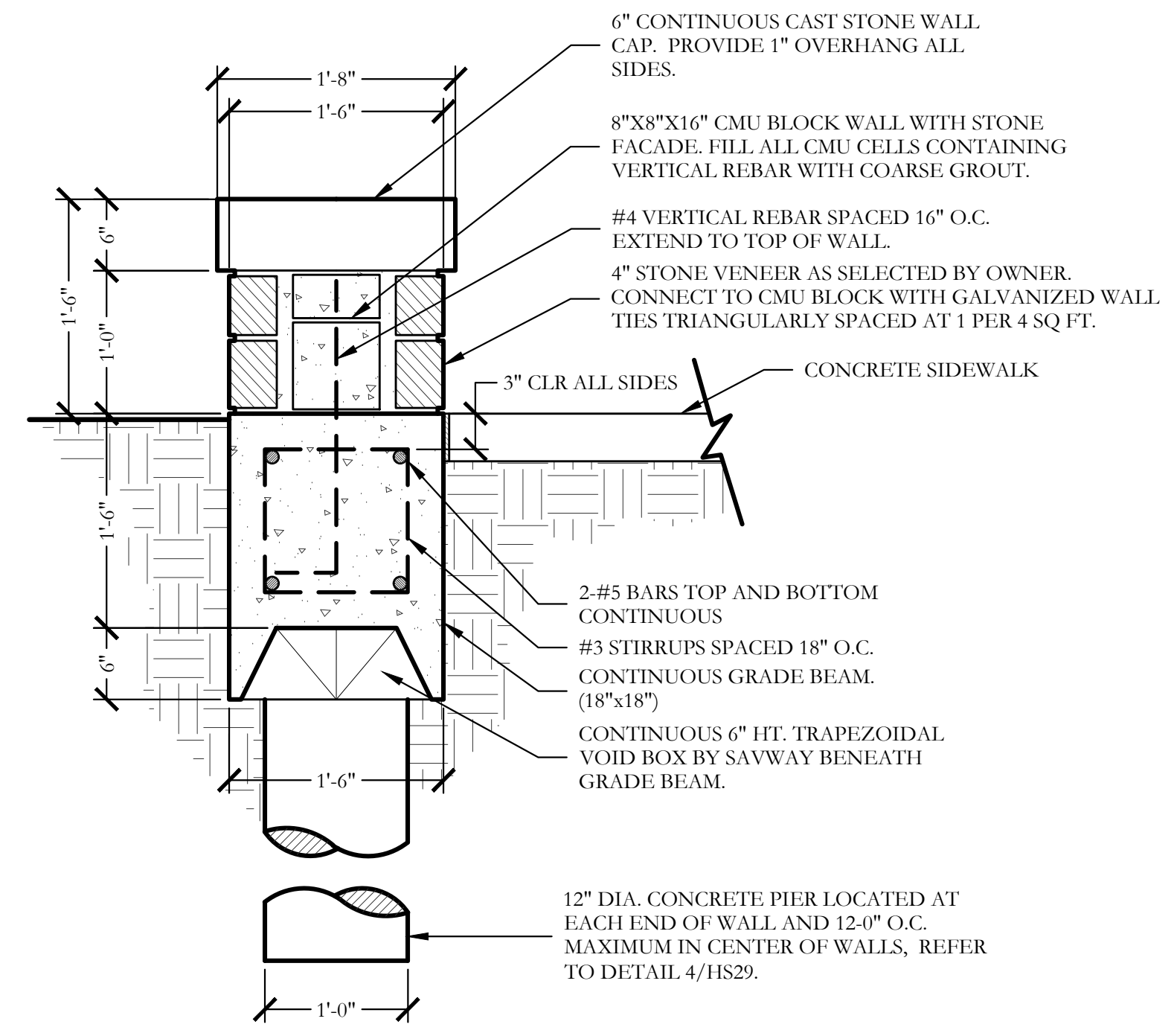
SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.



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

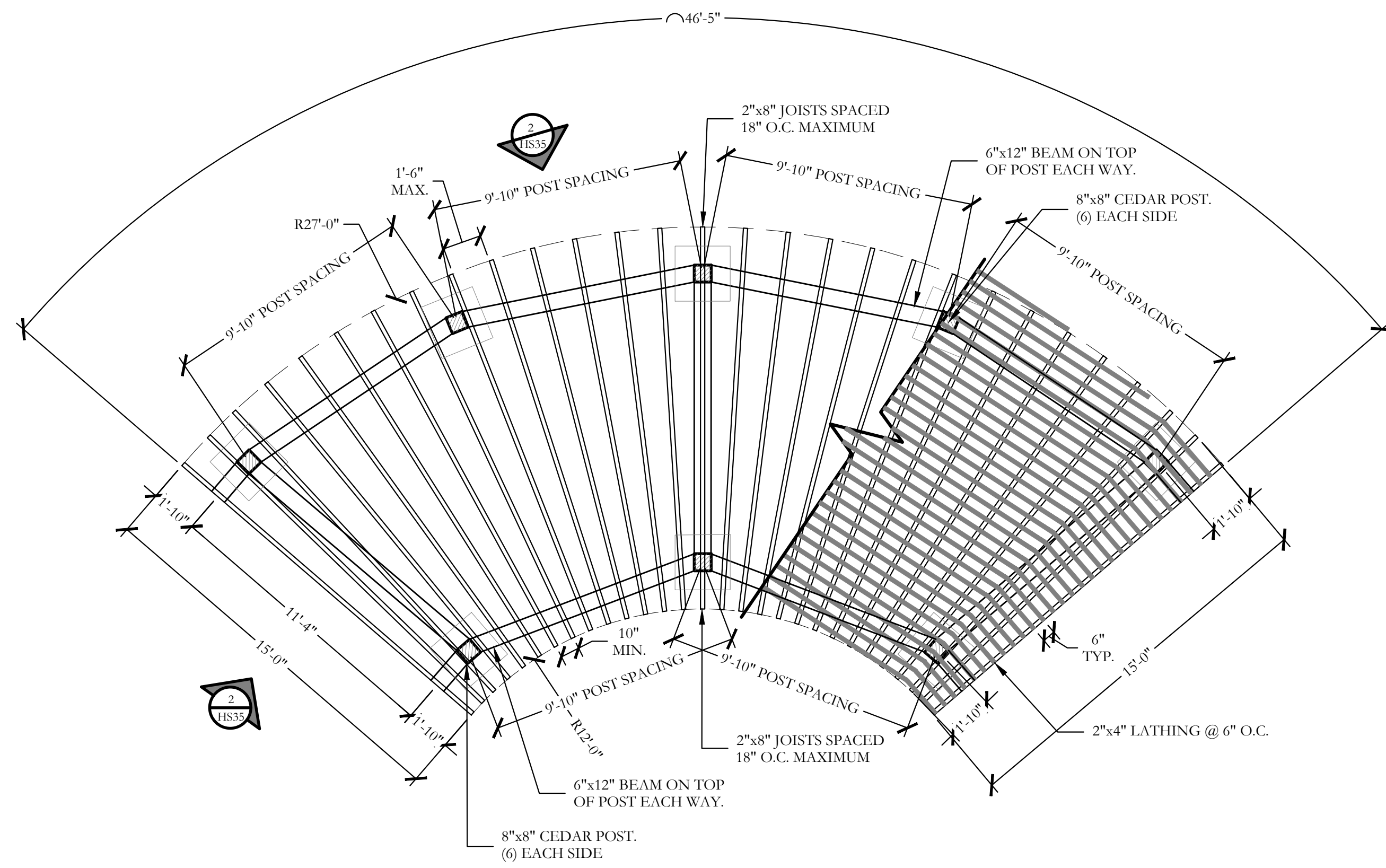


**2** PIER AT RETAINING WALL (18" DIA.)  
PLAN/SECTION SCALE: 3/4"=1'-0"



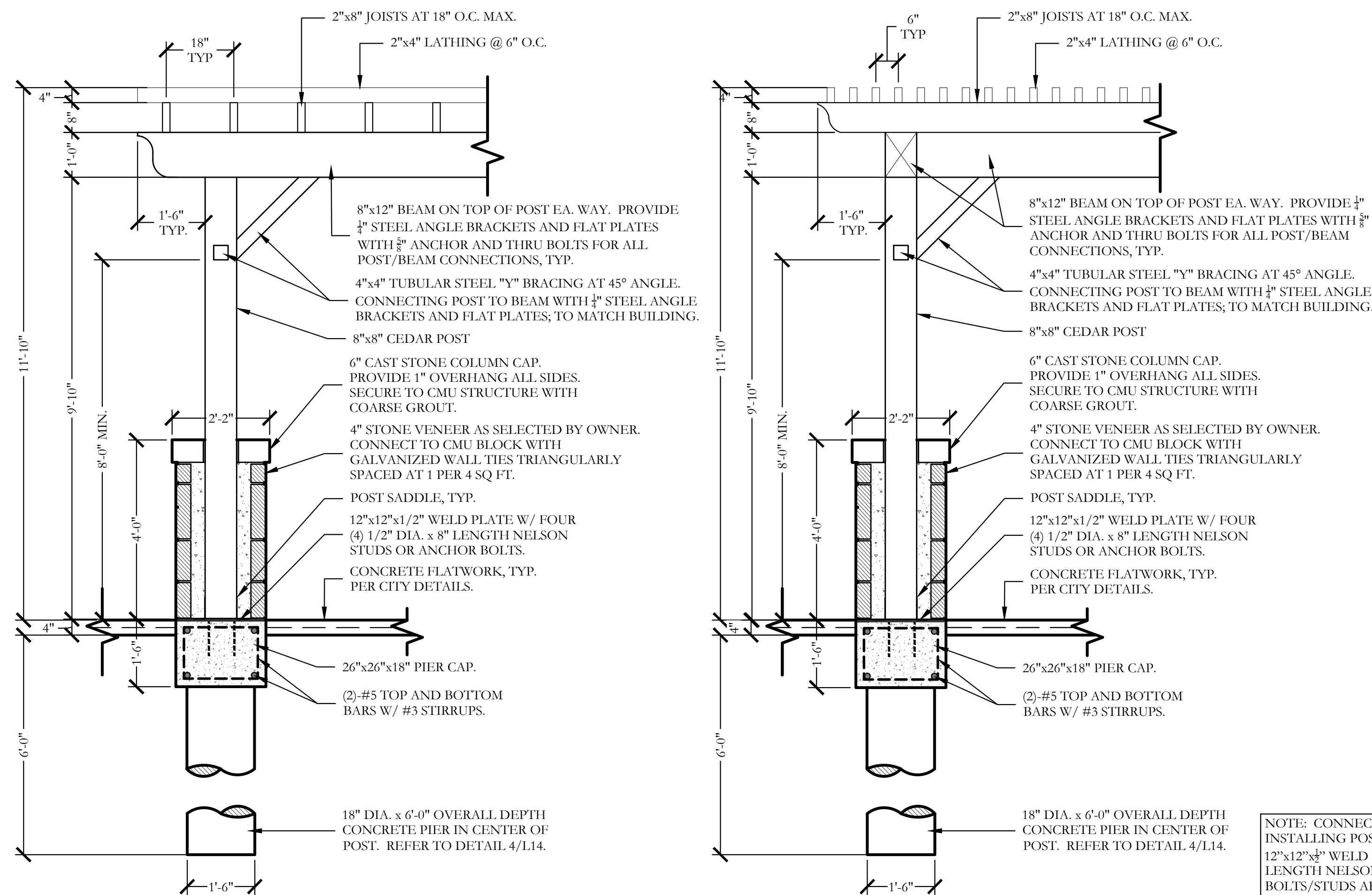
**3** 18" HT. STONE SEAT WALL  
SECTION SCALE: 1"=1'-0"

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1 ARCHED CEDAR SHADE STRUCTURE  
PLAN

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



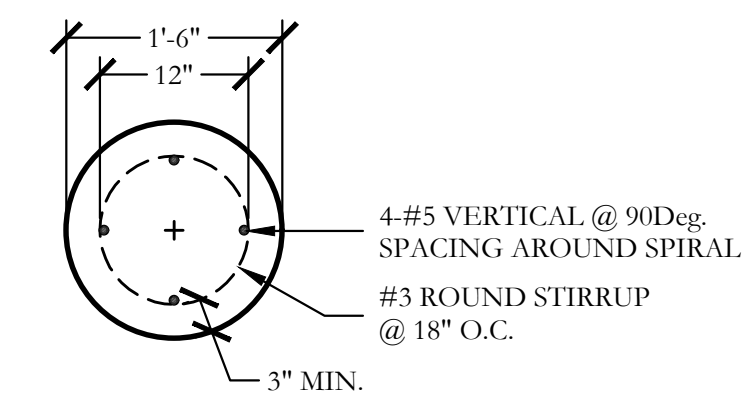
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

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

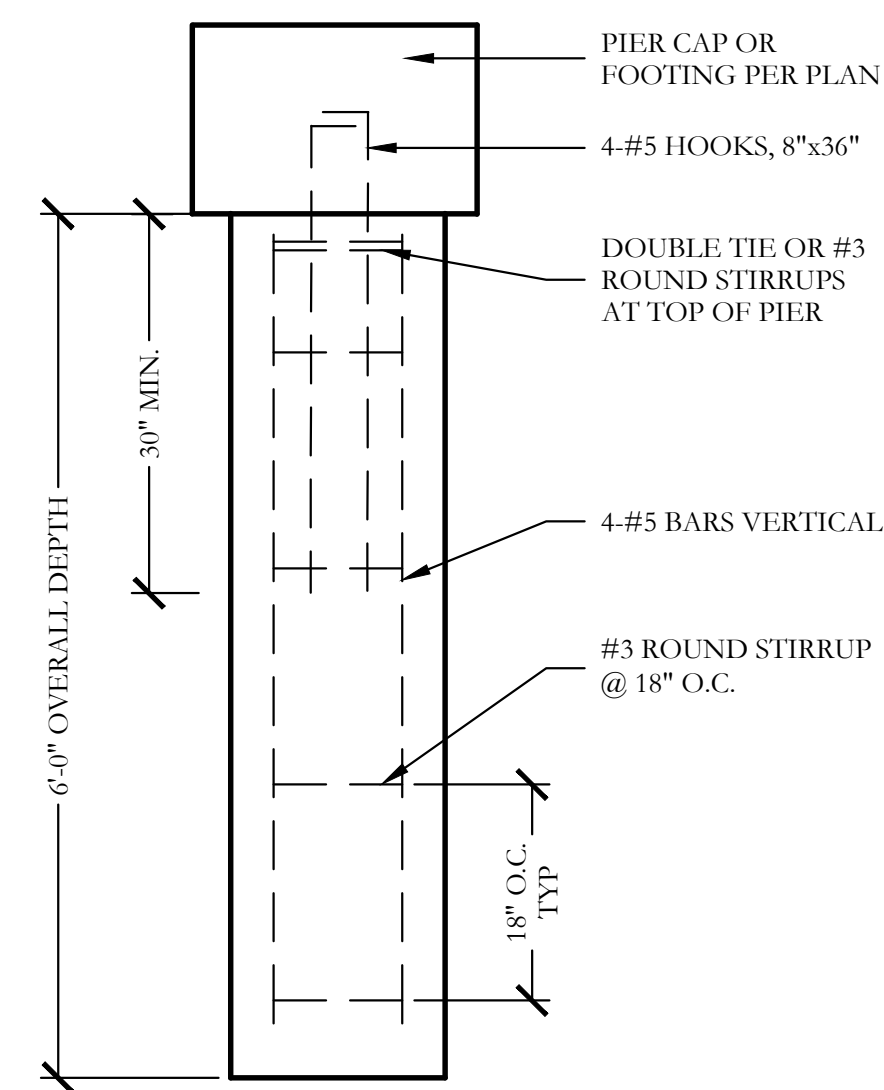
NOTE: CONNECT POST TO FOOTING BY INSTALLING POST SADDLE WELDED TO 12"x12"x1/2" WELD PLATE AND (4) 1/2" DIAMETER x 8" LENGTH NELSON STUDS OR ANCHOR BOLTS. BOLTS/STUDS ARE TO BE DRILLED AND EPOXY.

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**



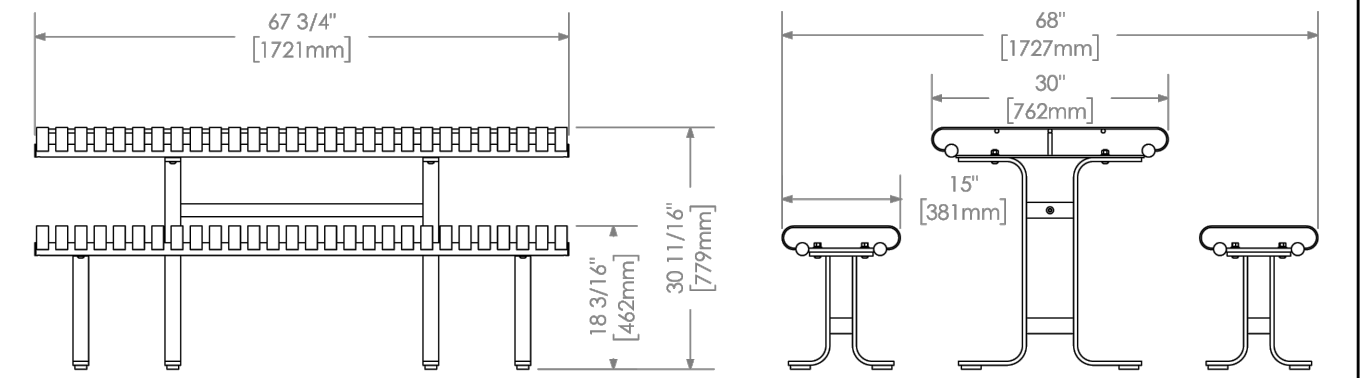
**MATERIALS:** Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

**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

T 800.776.8008  
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www.maglin.com  
info@maglin.com

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

**300 SERIES**



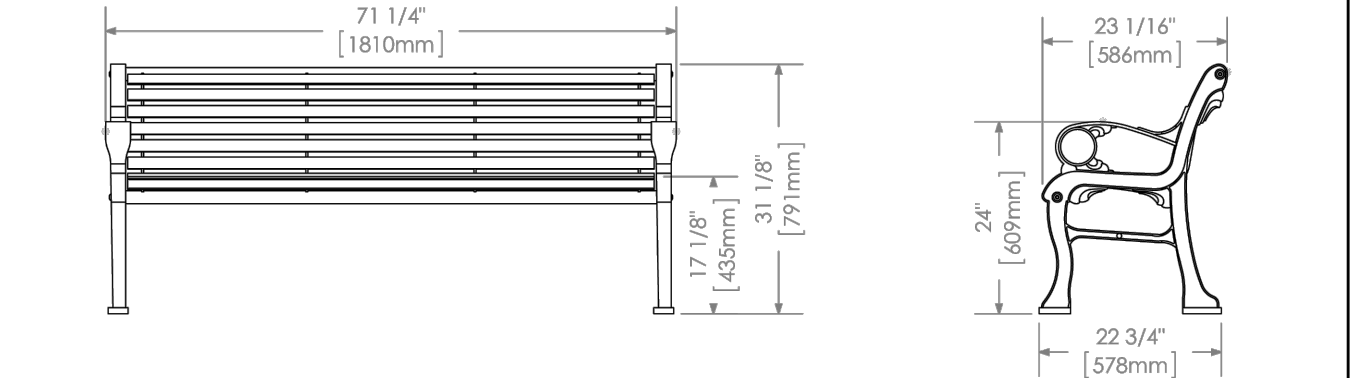
**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

**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.

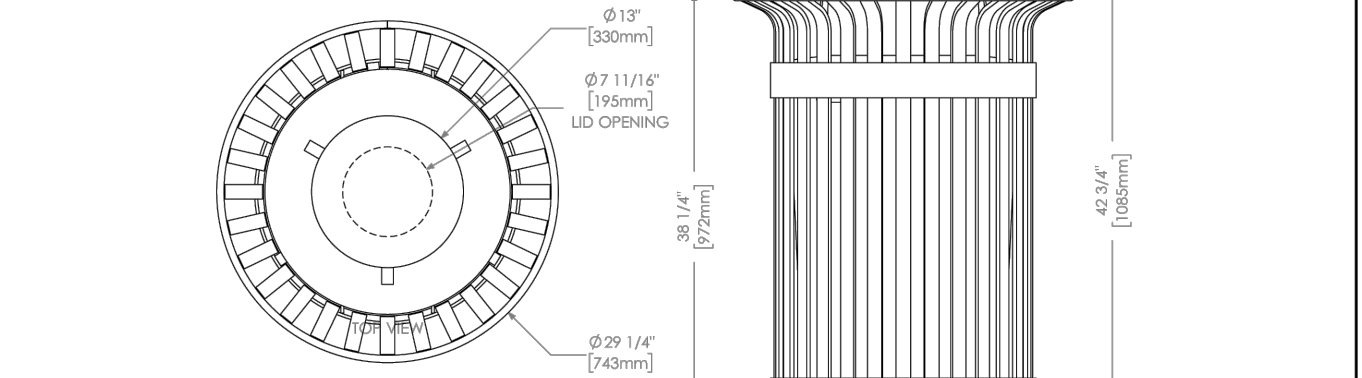
**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.

**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

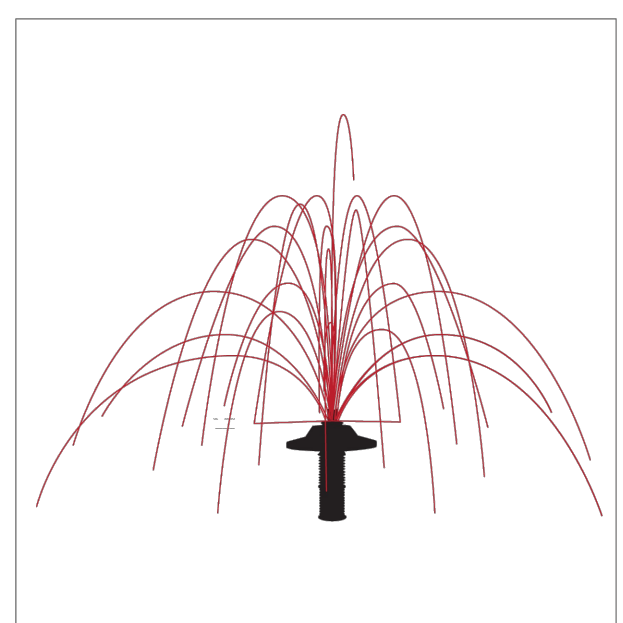
3 **TRASH RECEPTACLE CUT SHEET** NOT TO SCALE

**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 500 GPM.



HP	PERFORMANCE		DEPTH		AMPS			
	HT. (feet)	DIA. (feet)	MIN.	HORZ.	230V	208V	230V 460V	
1	8'	25"	250	VERT.	N/A	10	5	3
2	12'	30"	350	44"	28"	13	9	5
3	16'	42"	450	44"	28"	17	13	12
5	22'	50"	500	44"	28"	28	21	20
7.5	33'	60"	550	44"	28"	N/A	31	26

**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 as 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.

**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.

**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@aquaccontrol.com www.aquaccontrol.com

4 **POND FOUNTAIN**

5 **PET WASTE STATION CUT SHEET** NOT TO SCALE

**Pet Waste Stations**

**STEP 1: CHOOSE YOUR WASTE STATION**

**STEP 2: CHOOSE YOUR COLOR**

**STEP 3: CHOOSE YOUR SIGNAGE**

**Details**

PBARK-480	Pet Waste Station	\$211	Green or Blue
PBARK-488	Pet Waste Station (without receptacle)	\$181	Green or Blue

**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.  
77 - 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:**

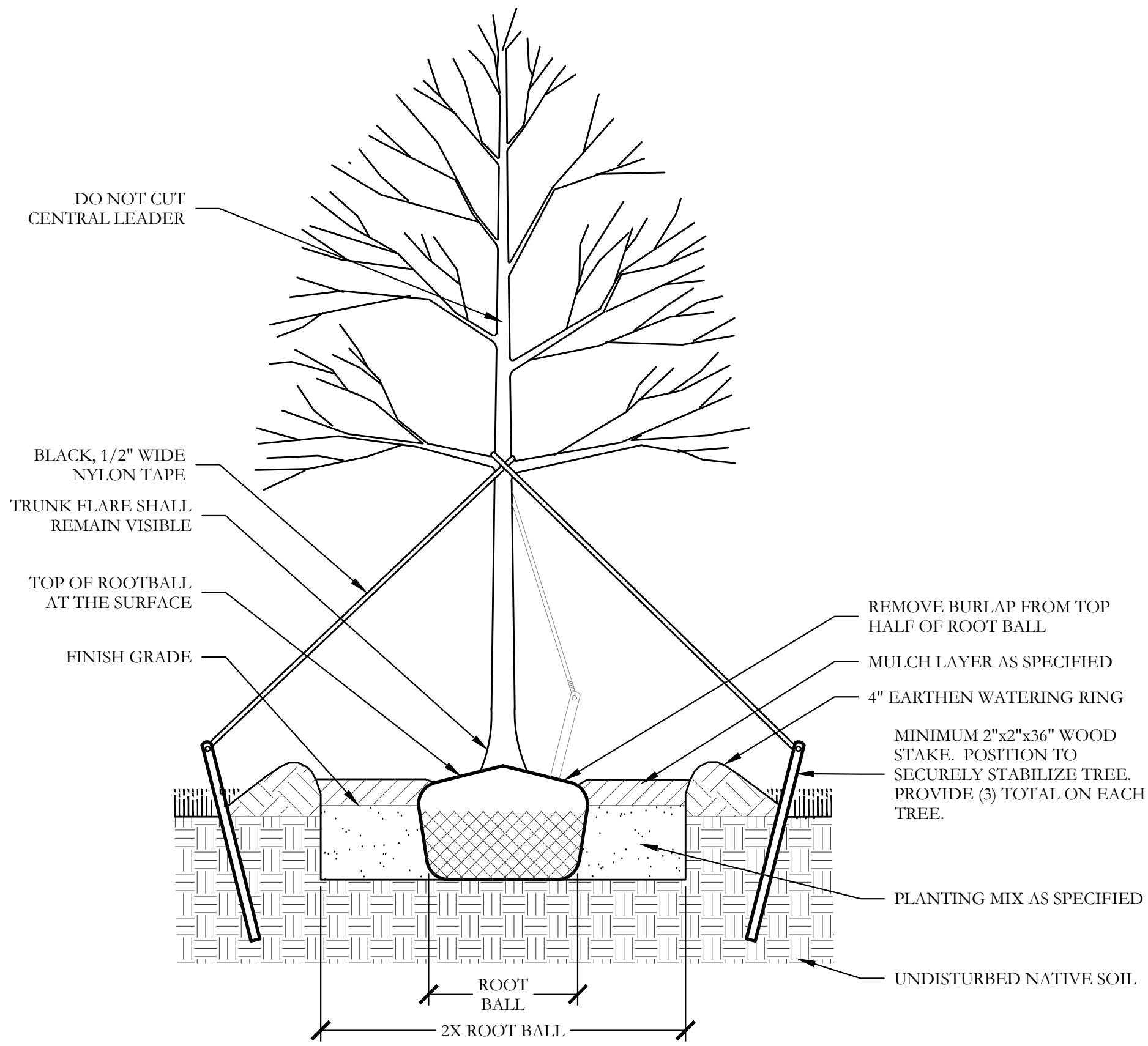
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAIN LINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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:**

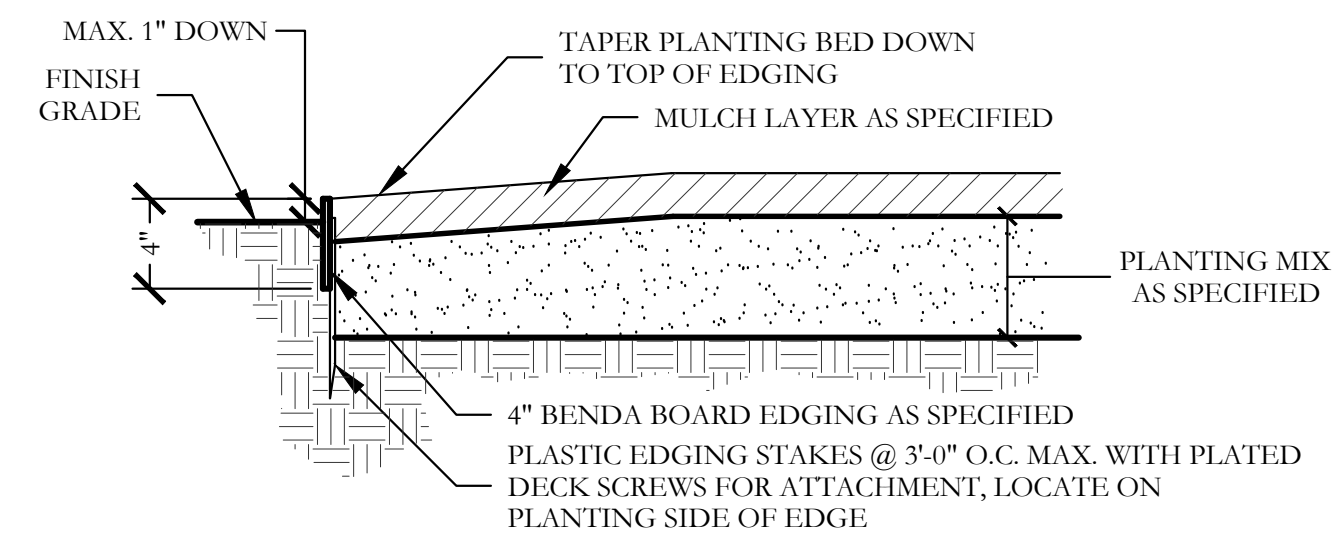
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRoACH ON 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:**

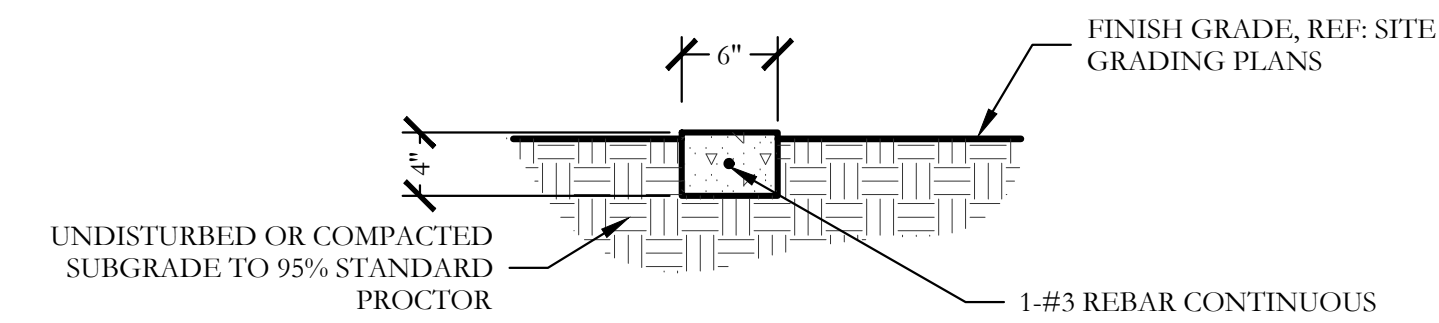
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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.



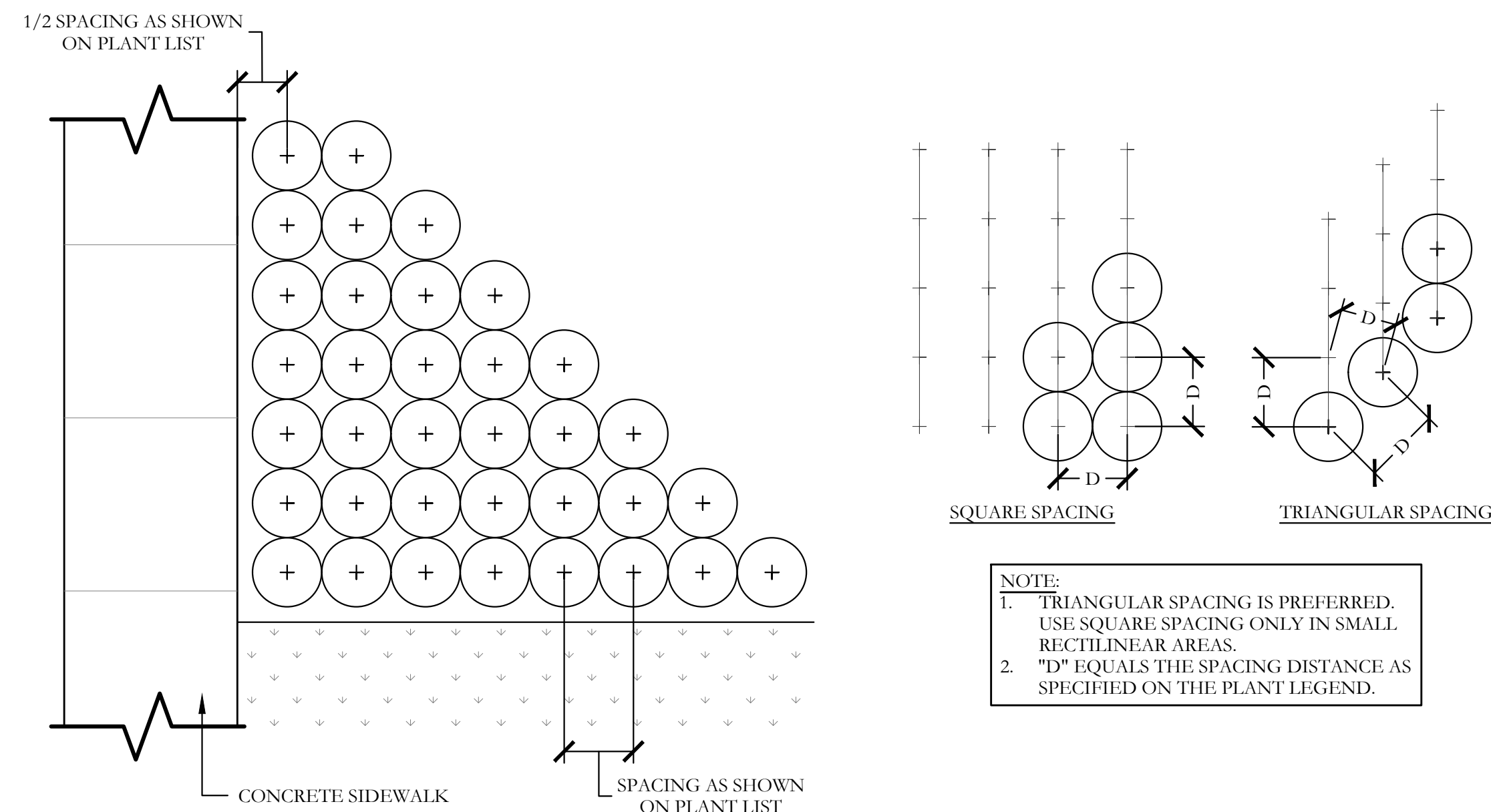
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



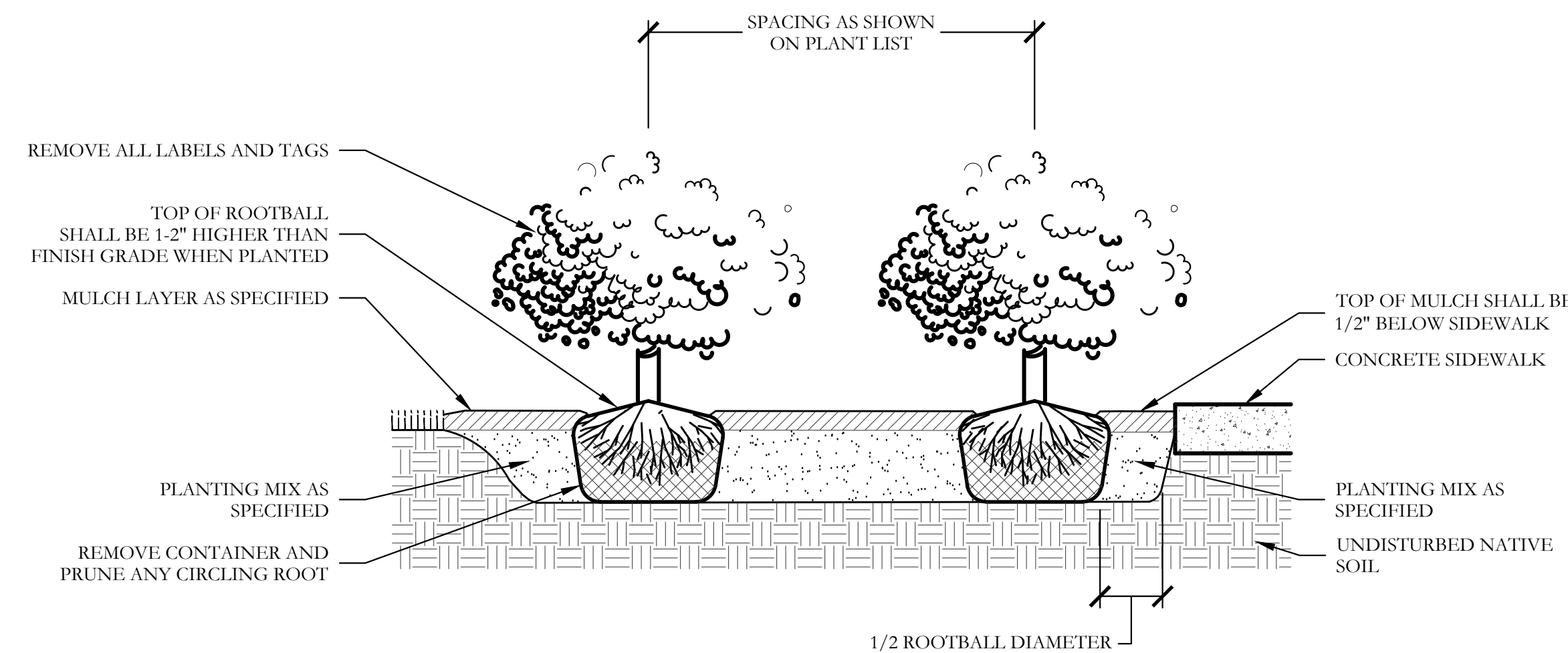
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



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



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING SECTION NOT TO SCALE

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