



**NOTICE OF
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, NOVEMBER 09, 2021, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. October 19, 2021 Minutes

Regular Agenda

2. Discuss, consider and act on a recommendation for a final plat of Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.RR Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The Property is located in the 3700 block of Parkridge Drive.
3. Discuss, consider and act on a recommendation for the Site and Landscape plan for Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.RR Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

4. Discuss, consider and act on a recommendation for the Site and Landscape plan for Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on November 5, 2021 at 10:30 a.m.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, OCTOBER 19, 2021**

MINUTES

Call to Order

Meeting called to order at 6:01 p.m. by Chairman Hawkes.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Jaycee Holston
Chairman Bryant Hawkes
Commissioner Don Rowell
Vice-Chairman Tim May
Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Paul Kenney, Council Liaison
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman Hawkes.

Invocation

Invocation given by Commissioner Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. August 17, 2021 Meeting Minutes

Motion made by Commissioner Barton to accept the minutes as presented,
Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston,
Chairman Hawkes, Commissioner Rowell, Vice-Chairman May, Commissioner
Gilmore. Motion passed unanimously.

Regular Agenda

2. Conduct a public hearing regarding a request from Kenny Powell on behalf of Vantage Landmark Investments to change the zoning designation from C-1 Commercial District to TH-1 Townhouse District on a tract of land legally described as Ventana Addition Phase II, Lot 5, .49 Acres, Town of Hickory Creek, Denton County, Texas and consider and act on a recommendation for the same. The property is located in the 0 block of Northfield Road.

Public Hearing opened at 6:06 p.m.

Commissioner Gilmore said he had found Northfield referred to as Drive, Circle and Road and asked what the proper designation was. Ms. Chaudoir said she would research the plats and make sure Council had the proper designation.

Kenny Powell, Vantage Landmark Investments, developer and owner of the property, made himself available to answer questions. Commissioner Holston asked if the units will be for sale to individuals or if would they be rentals. Mr. Powell explained the units would be for sale and, in answer to Commissioner Gilmore's question, there are 2 buildings containing 4 units total. The buildings will be very similar in appearance, finish, and size to the homes in the neighboring area. They are looking for continuity in the area.

Commissioner Rowell confirmed the units be deeded individually. Commissioner Gilmore asked about responsibility for maintenance of the common area. Mr. Powell stated the organization would provide the maintenance not the individual owners. The individual owners would pay HOA dues to cover exterior maintenance, lawn care, etc. In response to Commissioner Gilmore's question, Mr. Powell and Ms. Chaudoir explained that the Mansions are adjacent to the rear of the property in addition to an additional open space on the property behind the individual townhouse's rear yard.

Robert Day, 100 Forestview Road, stated his property was the adjacent on the west side and he is concerned his privacy will be taken away if the townhomes are 2-storey and the trees along the fence line are removed. Mr. Powell commented that there will be no windows on the second floor facing his property and there is a proposed 7-foot side yard. They will have to determine later if the trees along the fence will have to be removed. Mr. Day stated the trees are 10" to 14" diameter older trees. Mr. Powell and Mr. Day discussed the proposed layout of the homes. Mr. Powell stated the homes were approximately 1900 square feet conditioned space with a 2-car garage and had a projected sale value of \$330,000 and up. The roofline height is less than 30 feet. Mr. Day asked if there had been any interest in the property as a commercial site. Mr. Powell said there had not but that was not their intention for the property as they intend the town homes to be a transition from the existing single family to commercial. Mr. Day asked if he knew

the average square footage of the adjacent houses then estimated 2700 to 2800 square feet, making the townhomes a smaller property. Mr. Powell responded that the front elevation would not look like a typical duplex with a clear delineation between the units. The buildings will be approximately 3800 to 3900 square feet and have approximately 75% masonry on the exterior. Mr. Day stated he is concerned about devaluation of his property but realizes Hickory Creek does have limited space although there is other commercial property to service road. He is also concerned about the removal of the tree line and how it exposes the diminished value of his home. He wishes the square footage was larger but realizes space is probably maxed out due to the open space requirement. He and Mr. Powell discussed the parking area and front yard area setback. Mr. Day asked if owners would have the right to place a window on the side of the house facing his property. Mr. Powell explained that the owner would possess the space inside the walls, but the exterior would be owned by the HOA. Mr. Day wanted to know if that would be a town ordinance.

Commissioner Holston stated she heard Mr. Day's negativity toward the project and asked if he would prefer that a commercial property or regular house was there or if it was just the townhomes he was against. Mr. Day stated he would rather have commercial, as is would probably be developed with parking against his fence and the building backed off of it by 45 feet. He reiterated that privacy and devaluation were his concerns. He likes the setback from his property but is concerned about upstairs windows unless there is a restriction.

Public Hearing closed at 6:26 p.m.

Vice-Chairman May asked Mr. Powell to explain why the commission and council should consider the zoning change from C-1 to TH-1. Mr. Powell stated he knew that people tended to not like change, but they did try to find something that would be harmonious with the existing neighborhood. But change was going to happen, and they understand there are concerns. The townhomes will be harmonious with the existing neighborhood and the price point is in line with the neighborhood.

Vice-Chairman May expressed that the town's Comprehensive Plan designated the area as C-1 from that tract to the east and north. Vice-Chairman May discussed the advantages of the sales tax vs property tax, density in the area and transitional or mixed-use zoning. He asked Mr. Powell to explain why this would be the best use for the property. Mr. Powell responded that he drives by new and existing commercial construction every day that does not have tenants. Developers have taken a concept that fits the zoning and plan and just plunked it down, but that does not always make it successful. There is not a lot of sales tax on empty building and, going forward, he sees less need for retail as we know it. He has built mixed use with commercial downstairs and residential upstairs and had the upper units full, but empty units downstairs. Developers want a building that will "live" not

languish. These townhomes could be a transition on to something else and he hopes to be able to work with the town in the future. Vice-Chairman May asked if a PD zoning had been considered. Mr. Powell stated it was a consideration, but felt it was not useful on a lot that size. Chairman Hawkes stated his first thought for the property had been 2 approximately 4000 square foot office condos that look like custom homes. Mr. Powell said they had thought about it and if the lot had been larger there would have been more options.

Commissioner Gilmore asked for more information on the term "luxury townhomes". Mr. Powell explained that the townhouses were larger than the typical 1200 to 1400 square foot product with an open concept, upgraded appliances and finishes, and upscale stone and brick facia. HOA fees will most likely be in the \$200 range to begin, but they will have to project the future maintenance expenses. Residents will maintain the interior.

Commissioner Barton stated he did not see the property ever developing as commercial until, perhaps, the property across the street develops or the daycare expands.

Vice-Chairman May asked if there was any flexibility in the site plan, i.e., putting the 35-foot middle common area next to the single family. Ms. Chaudoir stated the ordinance only allowed a 100-foot structure without a separation.

Motion made by Commissioner Barton to recommend approval of the zoning change to town council, Seconded by Commissioner Gilmore.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Commissioner Gilmore

Voting Nay: Vice-Chairman May. Motion passes.

Adjournment

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Holston. Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Chairman Hawkes, Commissioner Rowell, Vice-Chairman May, Commissioner Gilmore. Motion passed unanimously.

Meeting adjourned at 6:53 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek

STATE OF TEXAS
INST #2011-73088
D.R.D.C.T.

Remainder
LENNON II FAMILY LIMITED
PARTNERSHIP
INST #1996-42656
D.R.D.C.T.

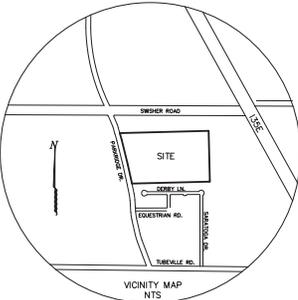
MEP & P RR CO. SURVEY
ABSTRACT #915

Town of Hickory Creek

$\Delta = 417'19"$
 $R = 1530.00$
 $L = 114.52$
 $LC = N 16'02'07" W$
 114.49

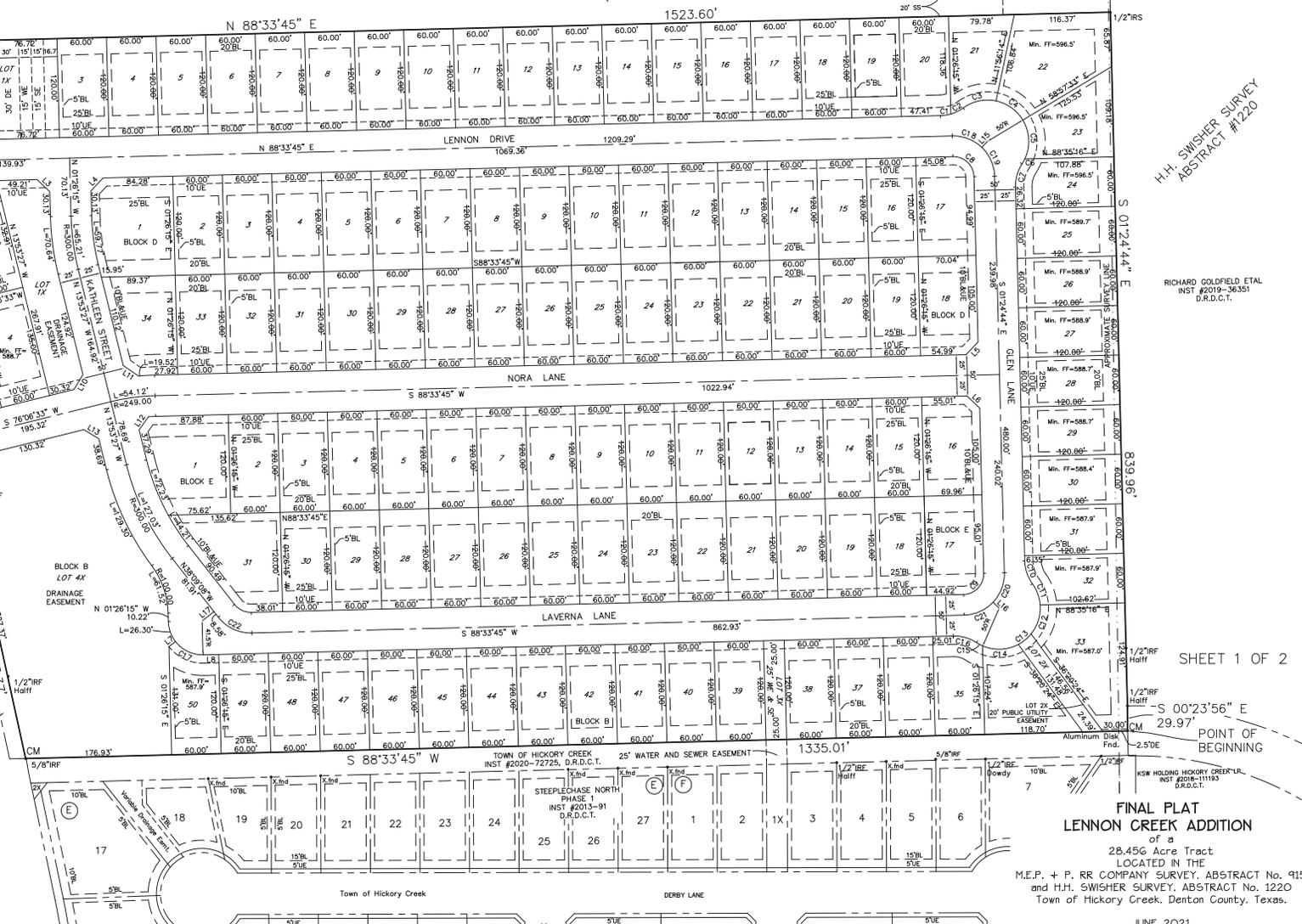
STATE OF TEXAS
INST #2011-73088
D.R.D.C.T.

PARKRIDGE DRIVE



- Notes:
- IRF - Iron Rod Found.
 - IRS - Iron Rod Set, stamped "Beasley 6066".
 - CM - Controlling Monument.
 - BL - Building Setback Line.
 - UE - Utility Easement.
 - DE - Drainage Easement.
 - WE - Water Easement.
 - SE - Sanitary Sewer Easement.
 - SS FM - Sanitary Sewer Force Main Easement.

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.
Grid Scale Factor: 0.99984918402



H.H. SWISHER SURVEY
ABSTRACT #1220

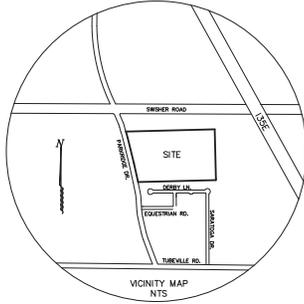
RICHARD GOLDFELD ETAL
INST #2019-36351
D.R.D.C.T.

SHEET 1 OF 2

FINAL PLAT
LENNON CREEK ADDITION

of a
28.456 Acre Tract
LOCATED IN THE
M.E.P. + P. RR COMPANY SURVEY, ABSTRACT No. 915
and H.H. SWISHER SURVEY, ABSTRACT No. 1220
Town of Hickory Creek, Denton County, Texas.

JUNE 2021



RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____
Town of Hickory Creek, Texas

Approved and Accepted _____

Mayor, Town of Hickory Creek, Texas _____ Date _____

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the LENNON CREEK ADDITION to the Town of Hickory Creek was submitted to the town council on the ____ of _____, 2021, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2021.

Town Secretary, Town of Hickory Creek, Texas _____

CERTIFICATION OF SURVEY:
I, Dick S. Jones, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents a survey made by me or under my direct supervision and that all monuments shown herein actually exist and that their location, size and material are correctly shown.



DICK S. JONES
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524

Michael A. Fairchild, General Manager _____ Date _____
Lake Cities Municipality Utility Authority

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TRENDMAKER HOMES DFW, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in the M.E.P. & P. RR Company Survey, Abstract No. 915 and the H.H. Swisher Survey, Abstract No. 1220, County of Denton, Texas, being the tract of land described in the deed to TRENDMAKER HOMES DFW, LLC, a Texas limited liability company, recorded in County Clerk's Instrument No. 2020-200666, Deed Records, Denton County Texas being more particularly described as follows:

BEGINNING at an aluminum disk found at the southeast corner of said Trendmaker tract, said aluminum disk being an ell corner of a tract of land described in the deed to Alan H. and Shirley Goldfield, recorded in instrument No.2013-57560, Deed Records, Denton County, Texas and being the northeast corner of a tract of land described in the deed to The Town of Hickory Creek, recorded in instrument No.2020-72725, Deed Records, Denton County, Texas;

THENCE S88°33'45"W, along the common line of said Trendmaker and Hickory Creek tracts, a distance of 1,335.01 feet to a 5/8" iron rod found at the southwest corner of said Trendmaker tract and being the northwest corner of said Hickory Creek tract, said iron rod being the southeast corner of a tract of land described in the deed to the State of Texas (State 1), recorded in instrument No. 2011-73086, Deed Records, Denton County, Texas;

THENCE N12°22'43"W, along said State 1 east line, at 101.78 feet passing a 1/2" iron rod stamped "Half" found at the common corner of said State 1 and Trendmaker tracts, in all a distance of 327.37 feet to a 5/8" iron rod stamped "THP" found, said iron rod being the southeast corner of a tract of land described in the deed to the State of Texas (State 2), recorded in instrument No. 2011-73088, Deed Records, Denton County, Texas;

THENCE N13°53'27"W, along the east line of said State 2 tract, a distance of 448.33 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a curve to the left;

THENCE northerly along said curve and said east line, 114.52 feet, having a radius of 1,530.00 feet, a central angle of 04°17'19" and a chord bearing N16°02'08"W, 114.49 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said Trendmaker tract;

THENCE N88°33'45"E, along the north line of said Trendmaker tract, a distance of 1,523.60 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northeast corner of said Trendmaker tract any lying in the west line of said Goldfield tract;

THENCE S01°24'44"E, along the east line of said Trendmaker tract, at 769.91 feet passing a 1/2" iron rod stamped "Half" found, in all a distance of 839.96 feet to a 1/2" iron rod stamped "Half" found;

THENCE S00°23'56"E, continuing along said east line, a distance of 30.05 feet to the point of beginning, containing 28.4586 acres of land.

The bearings recited herein are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TRENDMAKER HOMES DFW, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 1-50, 1X, 2X, 3X and 4X, BLOCK B, LOTS 1-4 and 1X, BLOCK C, LOTS 1-34, BLOCK D and LOTS 1-31, BLOCK E, LENNON CREEK ADDITION, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate all streets, alleys, parks and playgrounds to the Town of Hickory Creek for public use forever, signed and acknowledged before a notary public, by the owner and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the ____ day of _____, 2021.

TRENDMAKER HOMES DFW, LLC, a Texas limited liability company

By: Bruce French,
Vice-President of Land Acquisition & Development

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Bruce French, Vice-President of Land Acquisition & Development, TRENDMAKER HOMES DFW, LLC, a Texas limited liability company, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

NOTARY PUBLIC DENTON COUNTY, TEXAS _____

LINE	BEARING	LENGTH
L1	S88°00'31"E	35.91
L2	N32°07'58"E	34.72
L3	S48°26'10"E	21.21
L4	S43°33'45"W	21.21
L5	N43°34'30"E	21.22
L6	S46°25'30"E	21.21
L7	S52°15'09"W	10.00
L8	N88°33'45"E	18.50
L9	N58°53'27"W	35.36
L10	N31°06'33"E	21.21
L11	N54°41'56"W	22.43
L12	N37°20'08"E	19.62
L13	S58°53'27"E	21.21
L14	S31°06'33"W	35.36
L15	N43°34'30"E	10.00
L16	S46°25'30"E	10.00
L17	S51°50'52"W	17.54
L18	N13°53'27"W	17.18

Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	14°53'04"	49.00	12.73	N81°07'13"E	12.69
C2	19°37'16"	49.00	16.78	N63°52'03"E	16.70
C3	47°52'50"	50.00	41.78	S77°39'50"W	40.58
C4	47°01'16"	50.00	41.03	N54°33'06"W	39.89
C5	56°14'28"	50.00	49.08	N02°58'14"W	47.13
C6	7°53'36"	50.00	6.89	N29°08'48"E	6.88
C7	34°30'21"	49.00	29.51	S15°50'26"W	29.07
C8	90°01'30"	25.00	39.28	N46°25'30"W	35.36
C9	89°58'30"	25.00	39.26	N43°34'30"E	35.35
C10	34°31'29"	49.00	29.53	S18°40'29"E	29.08
C11	31°42'36"	50.00	27.67	N20°04'56"W	27.32
C12	43°07'58"	50.00	37.64	N17°20'22"E	36.76
C13	23°06'38"	50.00	20.17	N50°27'39"E	20.03
C14	51°31'54"	50.00	44.97	N87°46'55"E	43.47
C15	9°32'22"	50.00	8.32	S61°40'57"E	8.32
C16	34°31'29"	49.00	29.53	N74°00'30"W	29.08
C17	53°41'24"	41.50	38.89	S64°35'33"E	37.48
C18	46°00'45"	50.00	39.28	N68°55'52"W	38.28
C19	44°00'45"	50.00	39.28	N33°55'07"W	38.28
C20	44°59'15"	50.00	39.26	N21°34'53"E	38.26
C21	44°59'15"	50.00	39.26	N66°04'08"E	38.26
C22	53°17'07"	50.00	46.50	S64°47'41"E	44.84

HERBERT S. BEASLEY
REGISTERED PROFESSIONAL SURVEYORS
LAND SURVEYORS L.P.
• LAND - TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
P. O. BOX 8873
FORT WORTH, TEXAS 76124
EMAIL: hbeasley@msn.com

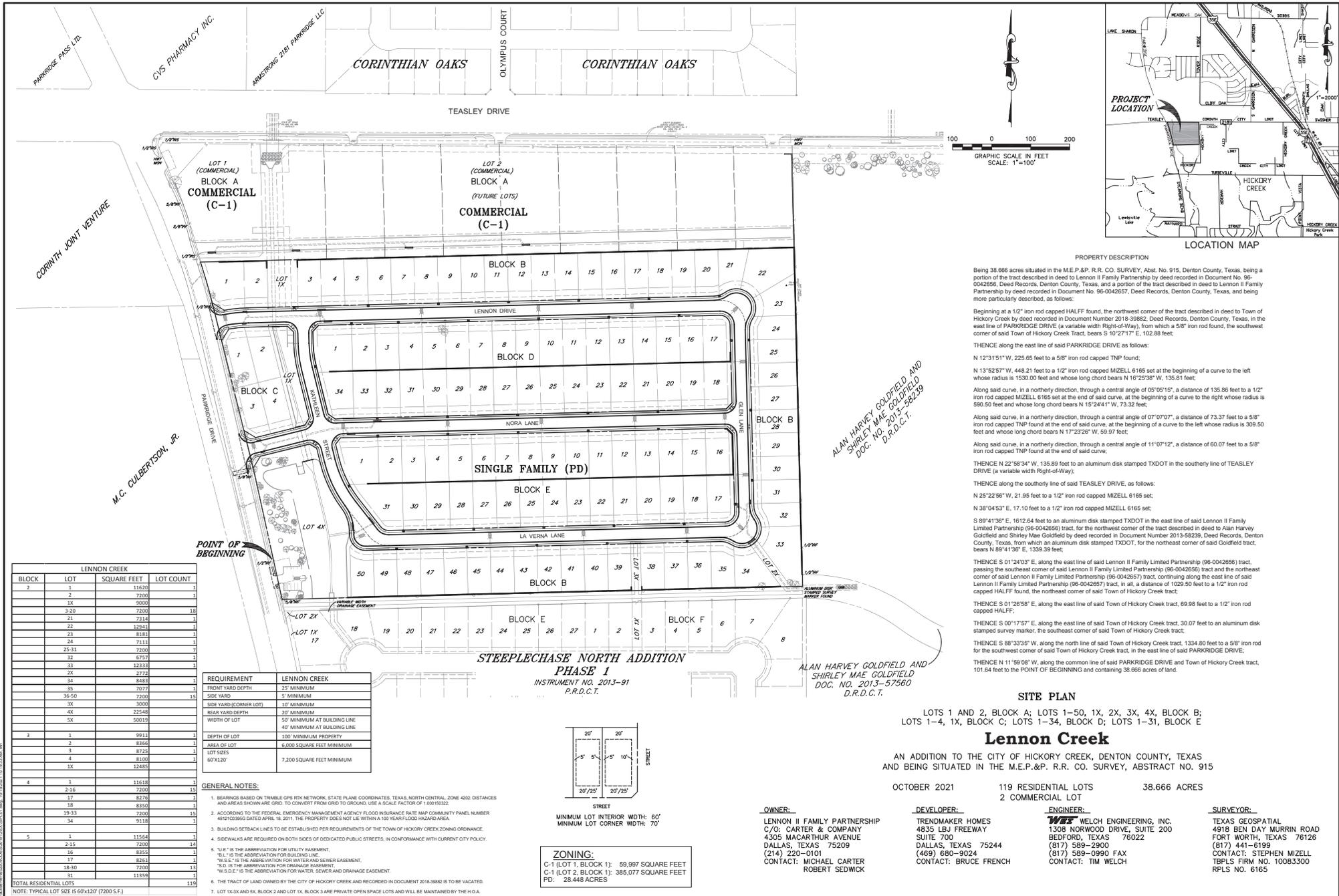
SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
PH: (817) 429-0194
EMAIL: hbeasley@msn.com
CONTACT: DICK JONES

OWNER & DEVELOPER:
TRENDMAKER HOMES DFW, LLC,
4835 LYNDON B. JOHNSON FRWY, STE 700
DALLAS TEXAS 75244
PH: (469) 680-9024
EMAIL: BruceFrench@trendmakerhomes.com
CONTACT: BRUCE FRENCH

ENGINEER:
WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, STE 200
BEDFORD, TEXAS, 76022
PH: (817) 253-3682
EMAIL: twelch@welch.com
CONTACT: TWE WELCH

FLOOD STATEMENT:
The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Denton County, Texas and Incorporated areas, Map No.4812100393 H, Community-Parcel No. 48121 0045 G, revised April 18, 2011. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

FINAL PLAT
LENNON CREEK ADDITION
of a
28.456 Acre Tract
LOCATED IN THE
M.E.P. + P. RR COMPANY SURVEY, ABSTRACT NO. 915
and H.H. SWISHER SURVEY, ABSTRACT NO. 1220
Town of Hickory Creek, Denton County, Texas.

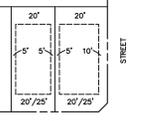


LENNON CREEK			
BLOCK	LOT	SQUARE FEET	LOT COUNT
2	1	11620	1
	2	7200	1
	1X	9000	1
	2-20	7200	19
	21	7314	1
	22	12843	1
	23	8181	1
	24	7121	1
	25-31	7200	7
	32	6757	1
	33	12133	1
	34	2772	1
	35	8483	1
	36-50	7077	15
	51	7200	1
	52	9000	1
	53	23548	1
	54	50019	1
3	1	9913	1
	2	8366	1
	3	7200	1
	4	8100	1
	5	12483	1
4	1	11618	1
	2-16	7200	15
	17	8276	1
	18	8350	1
	19-23	7200	5
	24	9138	1
5	1	11564	1
	2-15	7200	14
	16	8355	1
	17	8261	1
	18-30	7200	13
	31	11359	1
TOTAL RESIDENTIAL LOTS			119
NOTE: TYPICAL LOT SIZE IS 60'x120' (7200 S.F.)			

REQUIREMENT	LENNON CREEK
FRONT YARD DEPTH	25' MINIMUM
SIDE YARD	5' MINIMUM
SIDE YARD (CORNER LOTS)	10' MINIMUM
REAR YARD DEPTH	20' MINIMUM
WIDTH OF LOT	50' MINIMUM AT BUILDING LINE 40' MINIMUM AT BUILDING LINE
DEPTH OF LOT	100' MINIMUM PROPERTY
AREA OF LOT	6,000 SQUARE FEET MINIMUM
LOT SIZES	60'x120' 7,200 SQUARE FEET MINIMUM

GENERAL NOTES:

- BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS NORTH CENTRAL, ZONE 4202. DISTANCES AND AREAS SHOWN ARE OBTAINED FROM GRID TO GROUND. USE A SCALE FACTOR OF 1.0019523.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4812103950 DATED APRIL 18, 2011, THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
- BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF THE TOWN OF HICKORY CREEK ZONING ORDINANCE.
- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED PUBLIC STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.
- "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT.
- "S.L." IS THE ABBREVIATION FOR SUBDIVISION LINE.
- "W.S.E." IS THE ABBREVIATION FOR WATER AND SEWER EASEMENT.
- "D.S." IS THE ABBREVIATION FOR DRAINAGE EASEMENT.
- "W.S.D.E." IS THE ABBREVIATION FOR WATER, SEWER AND DRAINAGE EASEMENT.
- THE TRACT OF LAND OWNED BY THE CITY OF HICKORY CREEK AND RECORDED IN DOCUMENT 2018-38882 IS TO BE VACATED.
- LOT 1X, 3X AND 5X, BLOCK 2 AND LOT 1X, BLOCK 3 ARE PRIVATE OPEN SPACE LOTS AND WILL BE MAINTAINED BY THE H.O.A.



MINIMUM LOT INTERIOR WIDTH: 60'
MINIMUM LOT CORNER WIDTH: 70'

ZONING:
C-1 (LOT 1, BLOCK 1): 50,997 SQUARE FEET
C-1 (LOT 2, BLOCK 1): 385,077 SQUARE FEET
FD: 28.448 ACRES

OWNER:
LENNON II FAMILY PARTNERSHIP
C/O: CARTER & COMPANY
4305 MACARTHUR AVENUE
DALLAS, TEXAS 75209
(214) 220-0101
CONTACT: MICHAEL CARTER
ROBERT SEDWICK

DEVELOPER:
TRENDMAKER HOMES
4835 LBJ FREWAY
SUITE 700
DALLAS, TEXAS 75244
(469) 680-9024
CONTACT: BRUCE FRENCH

ENGINEER:
WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 589-2900
(817) 589-0950 FAX
CONTACT: TIM WELCH

SURVEYOR:
TEXAS GEOSPATIAL
4918 BEN DAY MURRIN ROAD
FORT WORTH, TEXAS 76126
(817) 441-6199
CONTACT: STEPHEN MIZELL
TBPLS CONTRACT NO. 10083300
RPLS NO. 6165

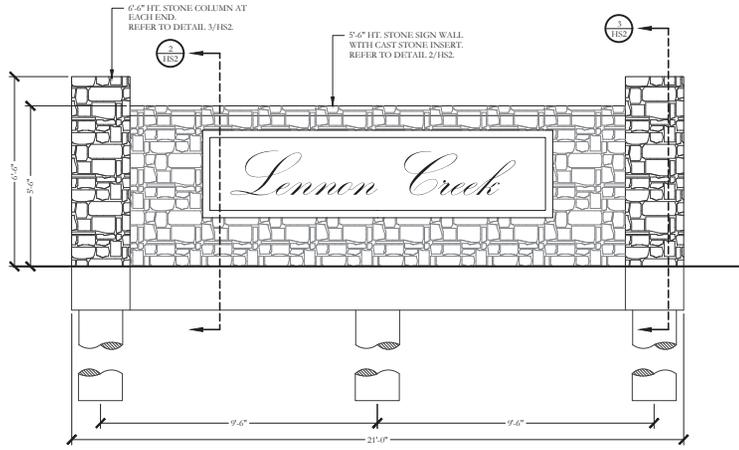
SITE PLAN

LOTS 1 AND 2, BLOCK A; LOTS 1-50, 1X, 2X, 3X, 4X, BLOCK B;
LOTS 1-4, 1X, BLOCK C; LOTS 1-34, BLOCK D; LOTS 1-31, BLOCK E

Lennon Creek

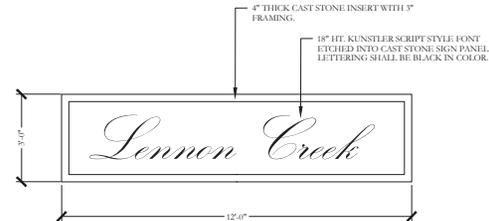
AN ADDITION TO THE CITY OF HICKORY CREEK, DENTON COUNTY, TEXAS
AND BEING SITUATED IN THE M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 915

OCTOBER 2021 119 RESIDENTIAL LOTS 38.666 ACRES
2 COMMERCIAL LOT



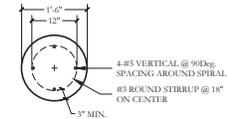
1 STONE SIGN WALL AND COLUMNS
ELEVATION

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

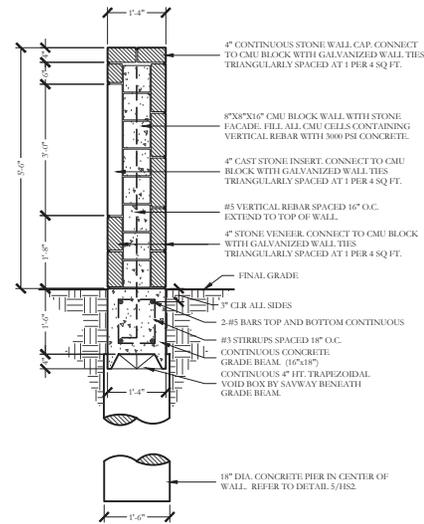


4 CAST STONE SIGN PANEL
ELEVATION

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

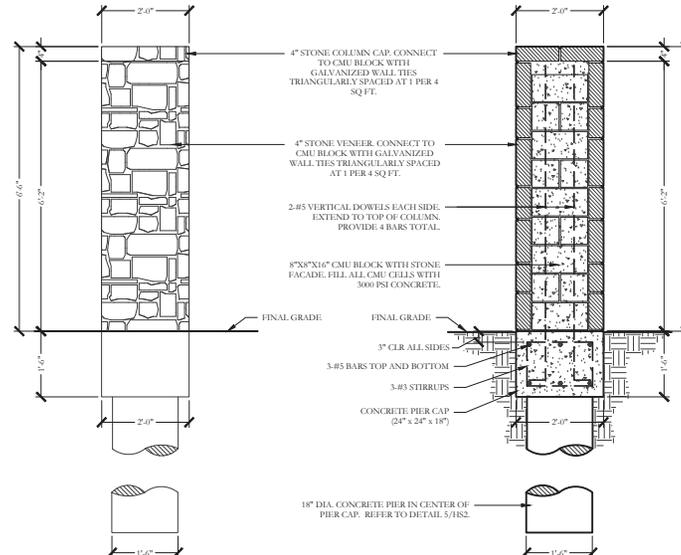


PLAN/SECTION



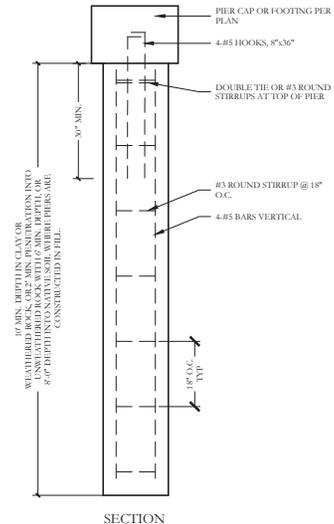
2 5'-6" HT. STONE SIGN WALL
SECTION

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



3 6"-6" HT. STONE COLUMN
SECTION

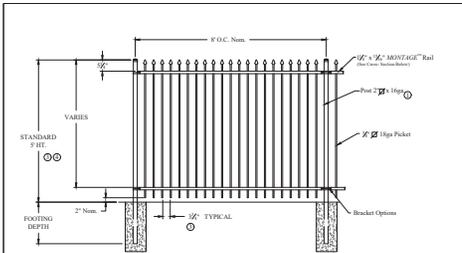
SCALE: 3/4" = 1'-0"



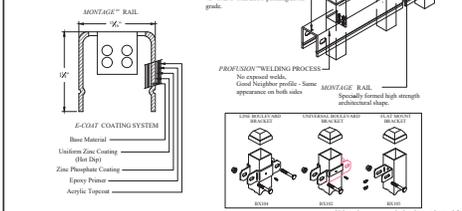
SECTION

5 PIER (18" DIA.)
SECTION

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



- NOTES:**
- 1) Post size depends on fence height and wind loads. See *AMERISTAR* specifications for post sizing chart.
 - 2) Hand and required for Double Rings.
 - 3) Installation in 1" air space and of Flush Bottom on most heights.
 - 4) Three nails required for all walls.



RESIDENTIAL WELDED STEEL RAIL
PRE-ASSEMBLED

MONTAGE CLASSIC 23-RAIL

1555 N. Mango
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

DR. CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK. ME	Date: 7-19-11	REV: c

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, 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 LANSING A/P, 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, ROW, LINES, AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE, WALL, 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, EXHIBITS, BENCHING, 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 COLUMNS INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

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 TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FINISH 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 RUST-PROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING FENCE.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM A513 HOT ROLLED STRUCTURAL STEEL 30400 PSI TENSILE STRENGTH, 60000 PSI YIELD STRENGTH
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
10.1. PICKETS, 5/8" SQUARE 18 GA.
10.2. RAILS, 1 1/4" X 1/2" MONTAGE RAILS
10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 60" O.C. AND A MAXIMUM DISTANCE OF 80" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE IF IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

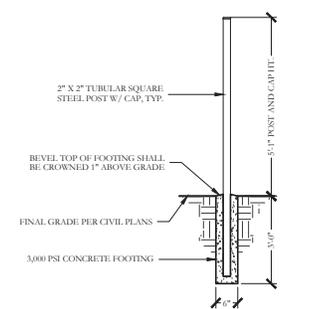
GENERAL NOTES - HARDSCAPE CONSTRUCTION

- 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 I 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 STEEL 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 1 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.
- DRIILLED 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 6 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 BEAM = 50 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-3 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 3/4" IN ACCORDANCE WITH ASTM C796 REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 5. REINFORCING 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 60 BAR DIAMETERS.
 10. PLACE GROUT USING LOW-LIFT METHOD, 6" MAXIMUM LIFTS.

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-CUR 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 A62, GRADE 40.
7. CONCRETE FOR DRIILLED 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 OWNER'S 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 STONING WORK 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 3' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S 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.



2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"

CODY JOHNSON
e-t-u-d-i-a

9700 GOLF COURSE DR. SUITE 200 W. PLANO, TEXAS 75075
PH: (469) 500-6622
EMAIL: CODY@CODYJOHNSONSTEEL.COM

PROFESSIONAL SEAL
RICHARD REAVES
01128

April 29, 2023

REAVES CONSULTING

Reaves Consulting
831 Ardmore Ave
Houston, Texas 77079
713.247.3920
www.reavesconsulting.com

F-10826

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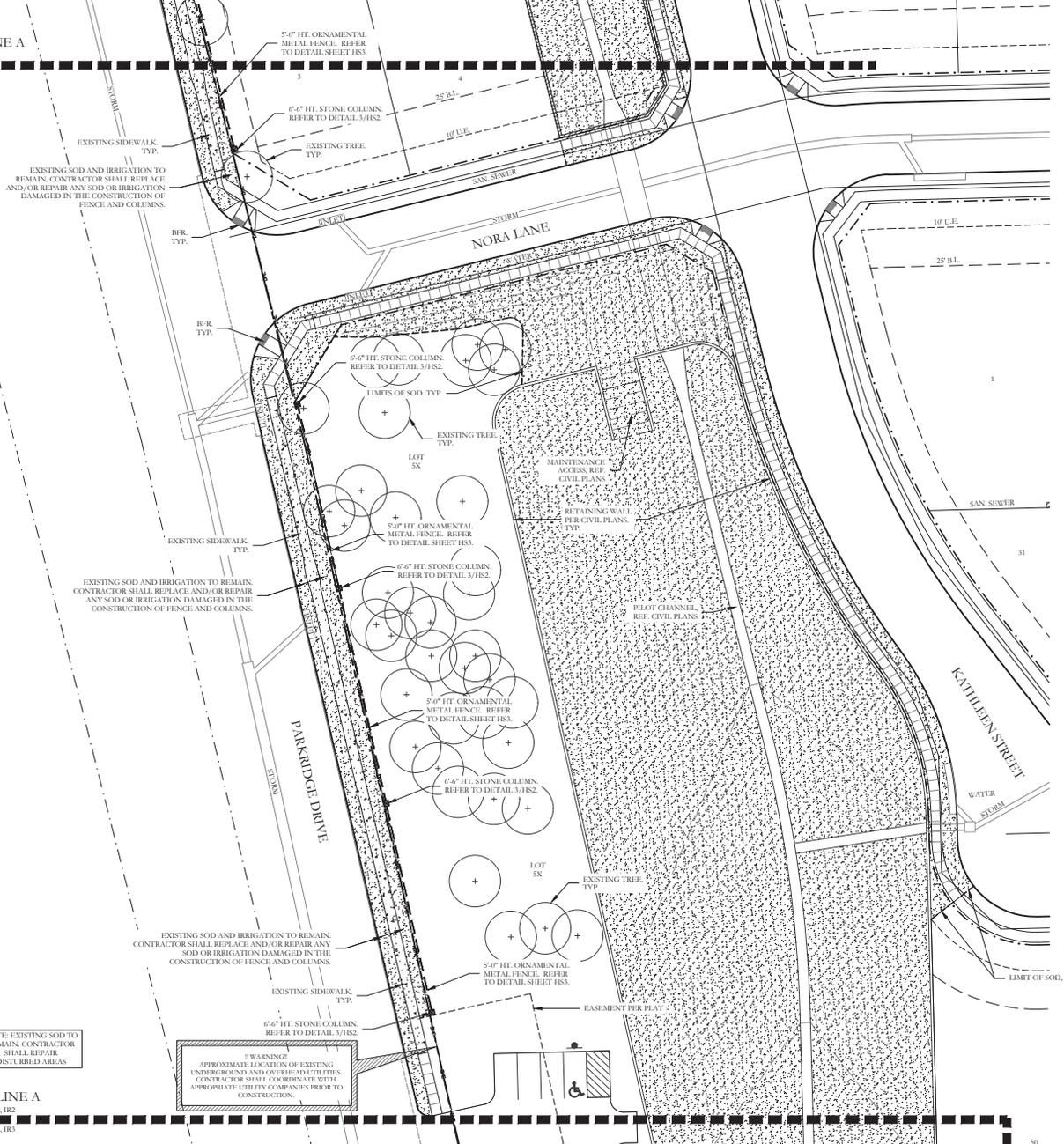
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SCREENING AND BUFFERING
Hardscape Details
Lennon Creek

City of Hickory Creek, Denton County, Texas

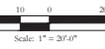
CJS PROJECT NO.
TMH004
SHEET NO.
HS3 of 3

MATCHLINE A
REF: SHEET L1, BR
REF: SHEET L2, BR



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
		BALLERINA INDIAN HAWTHORN	RIHAPHOLEPIS INDICA BALLERINA	3 GALLON	36" O.C.
		TAM JUNIPER	JUNIPERUS TAMARISCHIFOLIA	5 GALLON	36" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		HYDROMULCH COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH LEWITT 4:1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1:2' & 2:4'

CODY JOHNSON
e-t-u-d-i-o
2024 SOUTH RICHMOND STREET, PLANO, TEXAS 75075
PH: (972) 570-0622
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



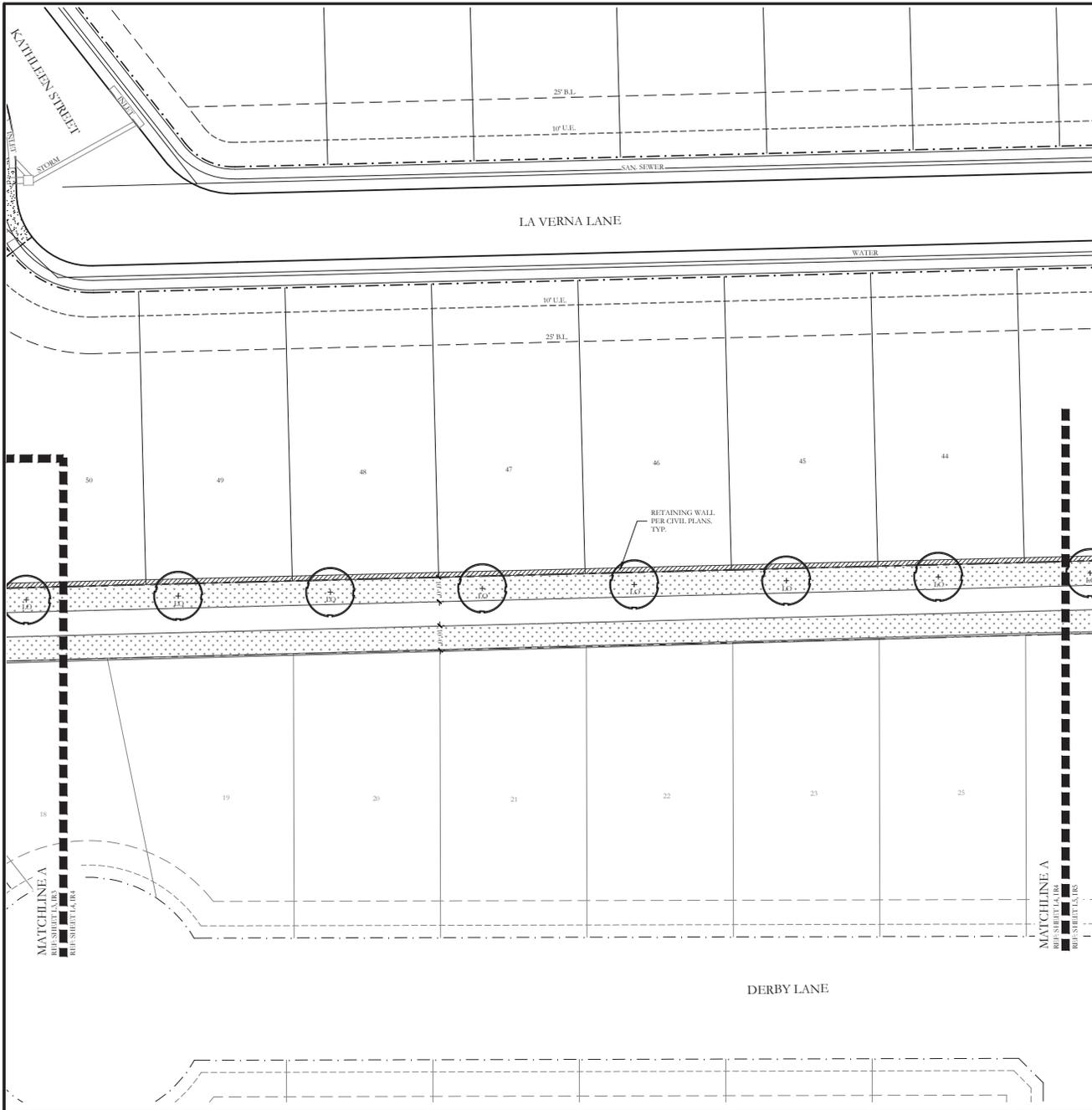
SCREENING AND BUFFERING
Landscape Plan
Lennon Creek
City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
TMH004
SHEET NO.
L2 of 7

NOTE: EXISTING SOD TO REMAIN. CONTRACTOR SHALL REPAIR DISTURBED AREAS.

WARNING:
APPROXIMATE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

MATCHLINE A
REF: SHEET L2, BR
REF: SHEET L3, BR



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
		BALLERINA INDIAN HAWTHORN	RHAPHOLEPIS INDICA BALLERINA	3 GALLON	36" O.C.
		TAM JUNIPER	JUNIPERUS TAMARISCIFOLIA	3 GALLON	36" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		HYDROMULCH COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4:1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

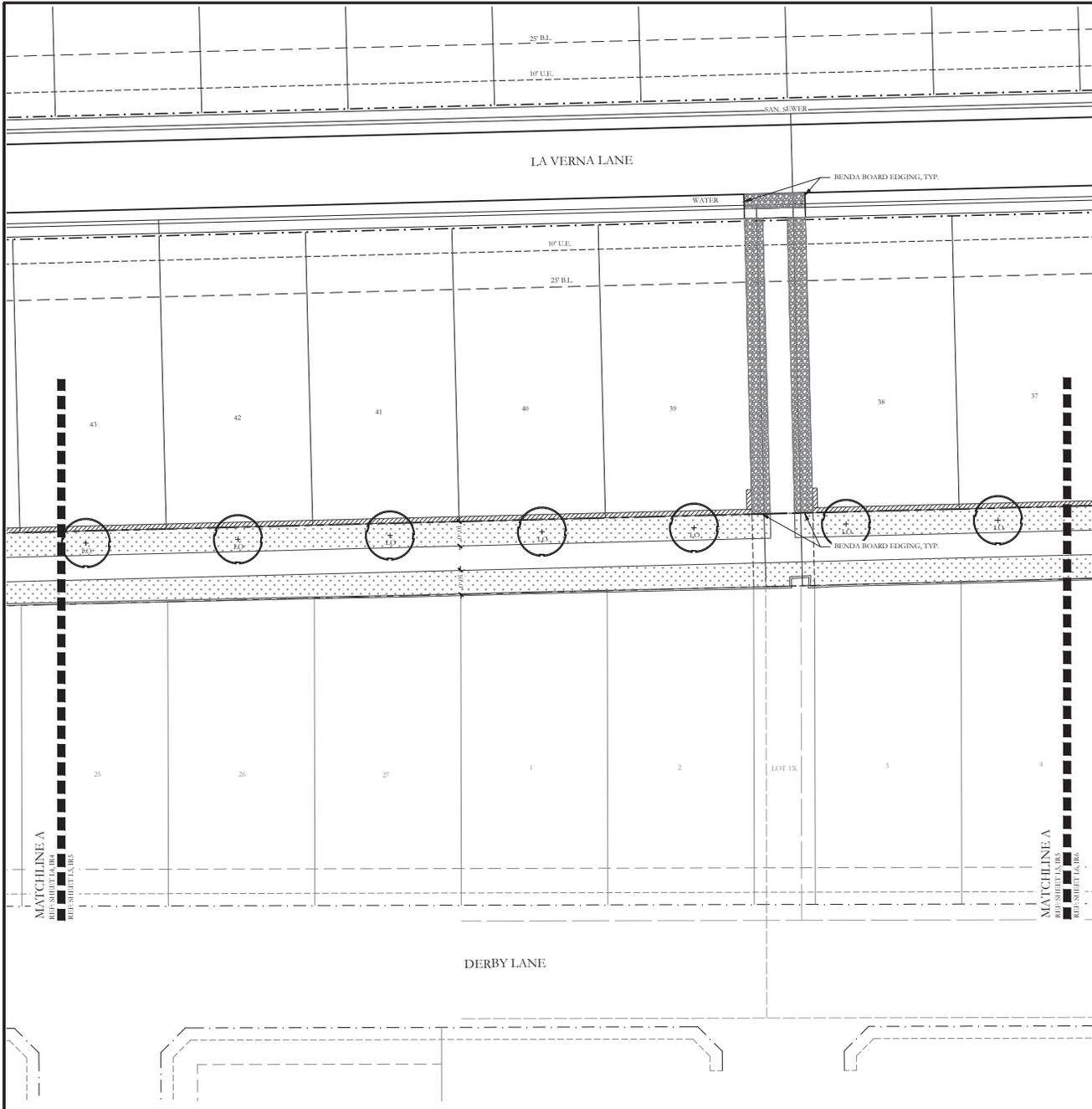
CODY JOHNSON
 e-t-u-d-i-o
 929 GOLF COURSE NORTH 28th ST PLANO, TEXAS 75085
 PH (972) 270-0022
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Scale: 1" = 20'-0"

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 One Inch

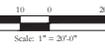
SCREENING AND BUFFERING
 Landscape Plan
 Lennon Creek
 City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
 TMH004
 SHEET NO.
 L4 of 7



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
		BALLERINA INDIAN HAWTHORN	RHAPHOLEPIS INDICA BALLERINA	3 GALLON	36" O.C.
		TAM JUNIPER	JUNIPERUS TAMARISCIFOLIA	3 GALLON	36" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		HYDROMULCH COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH 1 LB/WYTT 4:1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

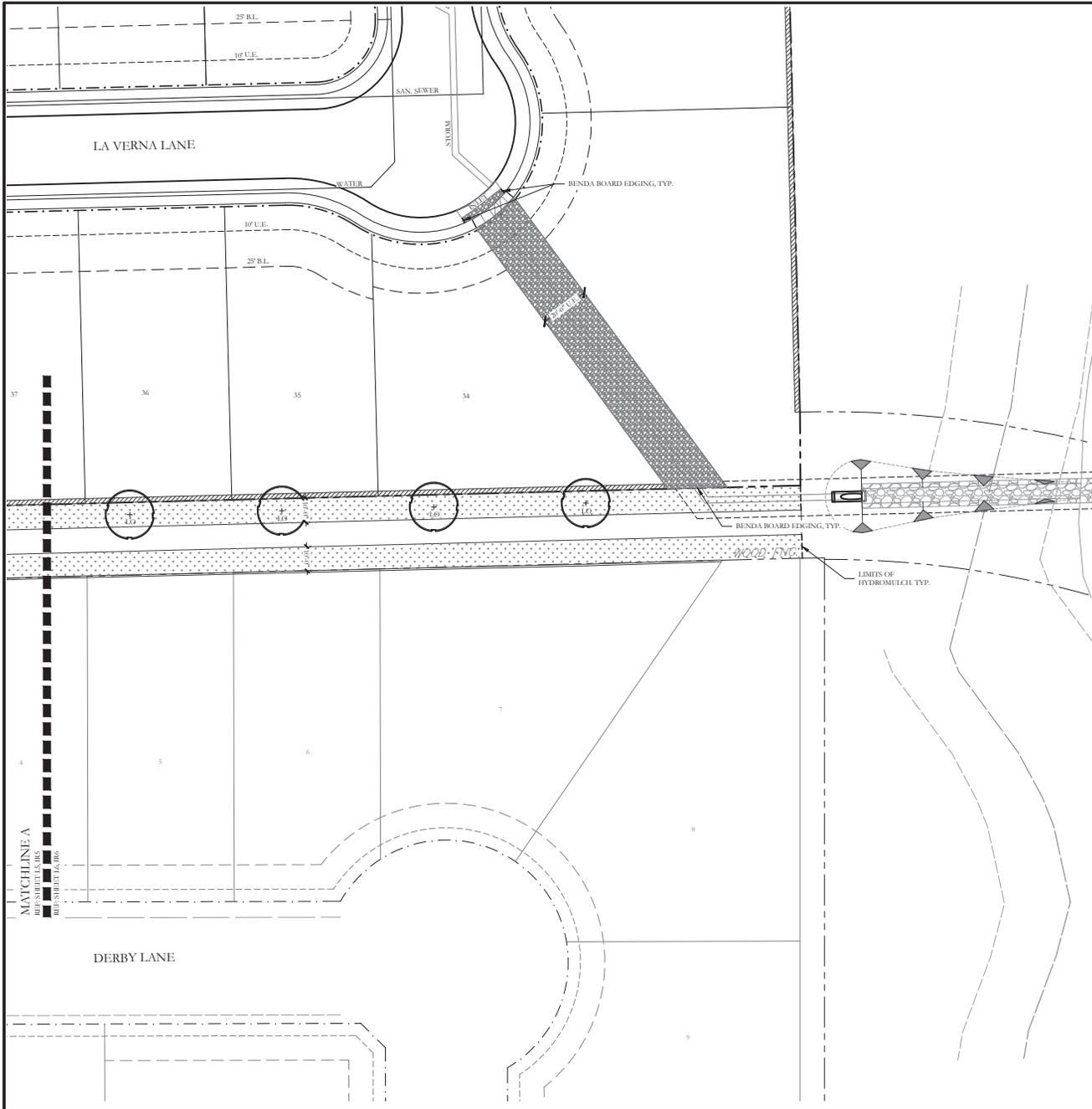
CODY JOHNSON
e-t-u-d-i-o
 6701 COFF ROAD, SUITE 200, PLANO, TEXAS 75085
 PH: (972) 270-0622
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



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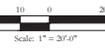
SCREENING AND BUFFERING
 Landscape Plan
 Lennon Creek
 City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
 TMH004
 SHEET NO.
 L5 of 7



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
		BALLERINA INDIAN HAWTHORN	RIHAPHOLEPIS INDICA BALLERINA	3 GALLON	36" O.C.
		TAM JUNIPER	JUNIPERUS TAMARISCIFOLIA	3 GALLON	36" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		HYDROMULCH COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
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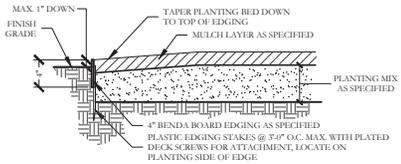
CODY JOHNSON
 e-t-u-d-i-o
 6701 COFF ROAD, SUITE 200, PLANO, TEXAS 75075
 PH: (972) 209-0022
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



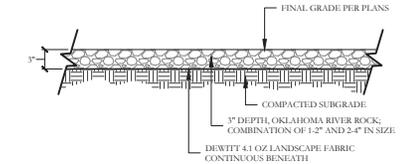
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 One Inch

SCREENING AND BUFFERING
 Landscape Plan
 Lennon Creek
 City of Hickory Creek, Denton County, Texas

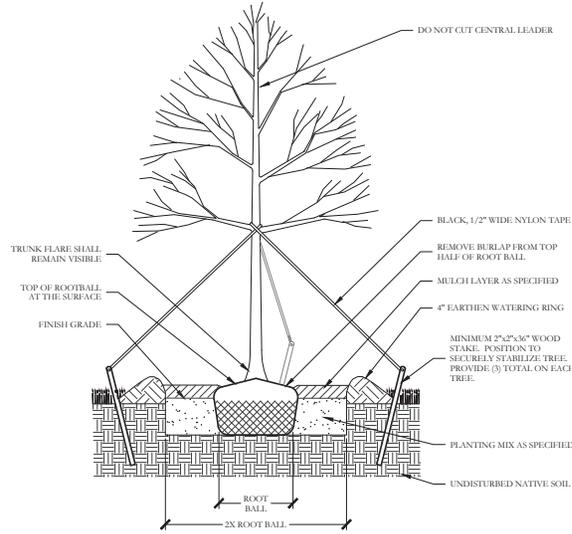
CJS PROJECT NO.
 TMH004
 SHEET NO.
 L6 of 7



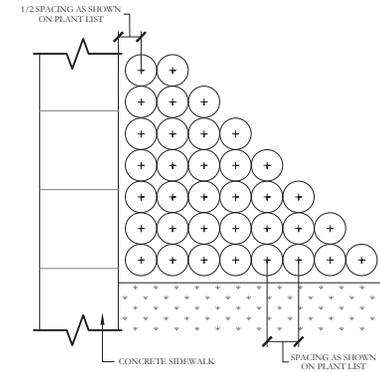
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TEXAS RIVER ROCK BED SECTION SCALE: 1" = 1'-0"

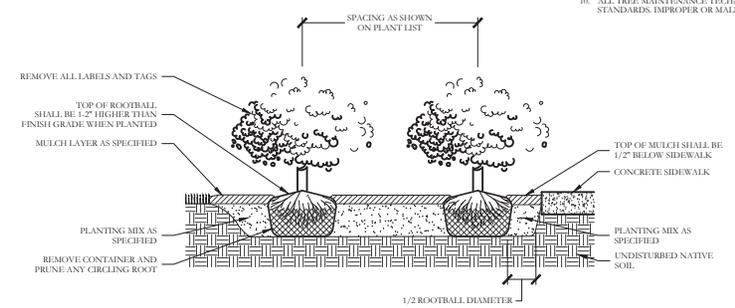
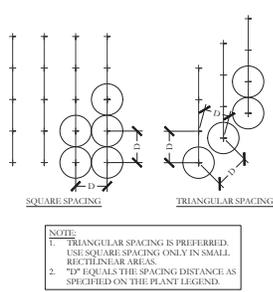


3 TYPICAL TREE PLANTING SECTION NOT TO SCALE



4 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	20	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6.0', MINIMUM 10.0" OVERALL HEIGHT.
	6	BALLERINA INDIAN HAZELHORN	RHAPHIOLEPIS INDICA 'BALLERINA'	5 GALLON	30" O.C.	CONTAINER GROWN, FULL PLANT.
	14	TAM JUNIPER	JUNIPERUS TAMARISCFOLIA	5 GALLON	30" O.C.	CONTAINER GROWN, FULL PLANT.
	74,000	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	26,210	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4,850	TEXAS RIVER ROCK: MIXTURE OF TANS, BROWNS, GRAYS, PINKS	N/A	SQUARE FEET	3" DEPTH	INSTALL AS 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK, EQUAL COMBINATION 1.2' & 2.4'



NOT TO SCALE

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, SPRINKLERS 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 R.O.W. 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 (5') 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 PICOLOGATION. 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, TILLED 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 AN 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 INST ALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALLS IS PROHIBITED.
 - MAINLINES, 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 (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE ALLEYS, AND DRIVE LINES 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 BUBBLES. 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 AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH 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 (STEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

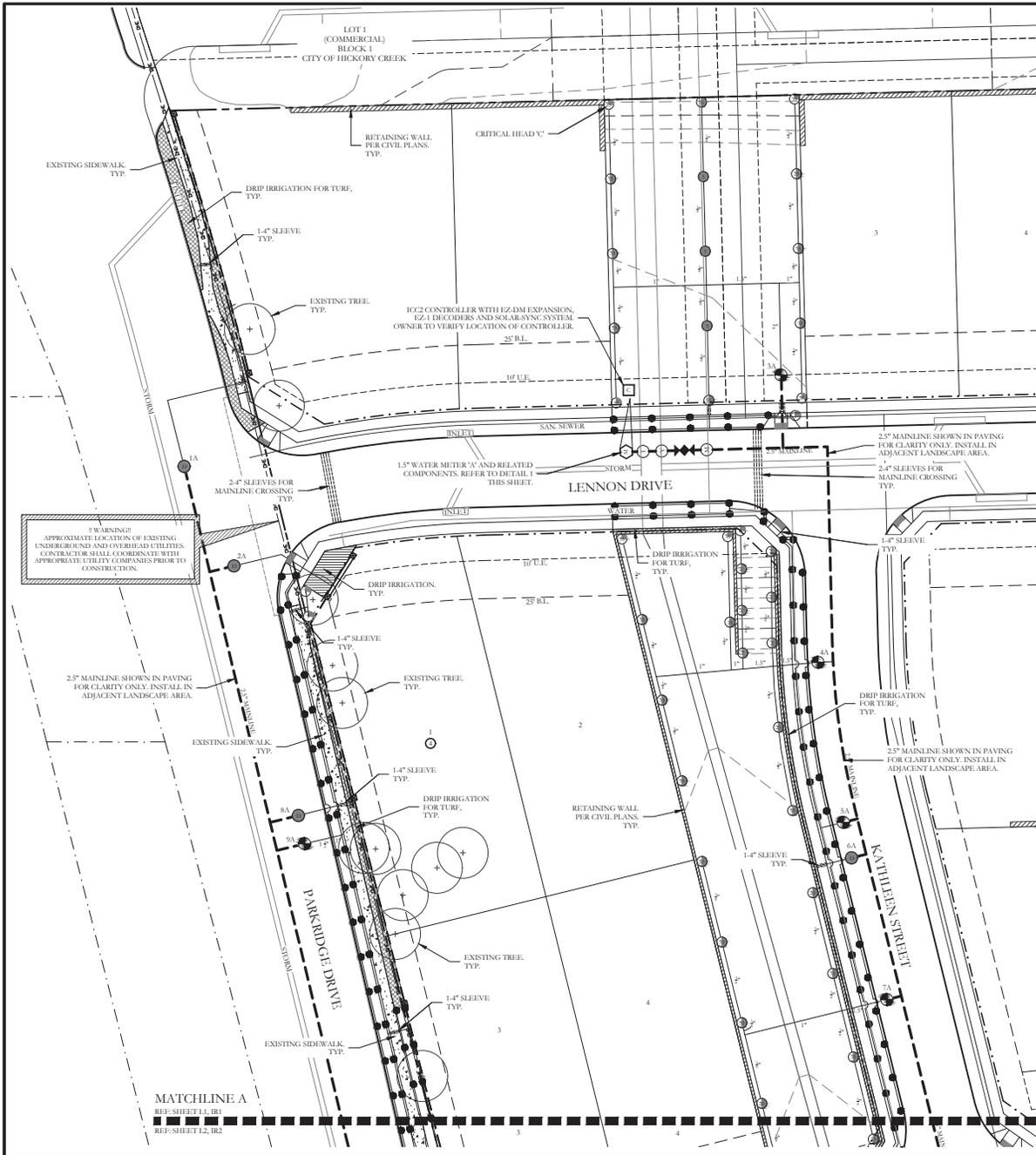
- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SPLIT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR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



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Landscape Details
Lennon Creek
City of Hickory Creek, Denton County, Texas



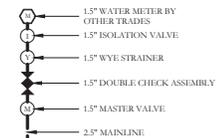
IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	DRIP IRRIGATION CONTROL VALVE	HUNTER	KG-101	1/2"
	DRIP IRRIGATION (LANDING AREA HEADS)	HUNTER	PLD-06-16	N/A
	DRIP IRRIGATION (TURF HEADS)	HUNTER	PLD-06-12	N/A
	DRIP IRRIGATION	HUNTER	STRIP-ADJ BURBER (0.5 GPM EACH BURBER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	RV-301G R.V-315G	REFER TO PLAN FOR SIZE
	LAWN MOP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP1050, MP1000, MP1050
	4" ROPUP MOP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MP1000S PAVYR MP1050S COPPER MESSURORION
	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND OR FULL NOZZLE
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FIBCO	800-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FIBCO	760	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	RV-301G R.V-315G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH 40 x 1/2 G.A. PULL WIRE S SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE
	PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER	---	---	---
	VALVE SIZE IN INCHES	---	---	---
	GALLONS PER MINUTE PER VALVE	---	---	---

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AREA OF TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE, BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



① BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

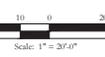
VALVE LEGEND SYSTEM A

1A DRIP 8.10	2A DRIP 1.00	3A 1.5" V 42.44	4A 1.5" V 24.77	5A 1.5" V 22.00	6A DRIP 6.25	7A 1.5" V 24.16	8A DRIP ~200.00	9A 1.5" V 25.50
10A 1.5" V 41.74	11A 1.5" V 31.60	12A 1.5" V 31.60	13A 1.5" V 35.70	14A 1" V 17.16	15A DRIP 4.15	16A 1.5" V 23.80	17A 1.5" V 23.80	18A 1.5" V 23.80
19A 1.5" V 35.70	20A 1.5" V 35.70	21A 1.5" V 31.50	22A 1.5" V 31.60	23A OPEN ~20.00	24A 1.5" V 37.38	25A 1.5" V 37.38	26A 1.5" V 37.38	

CODY JOHNSON
e-t-u-d-i-o
2075 GOLF COURSE WITH 2ND SWY PLANO, TEXAS 75085
PH: (409) 270-0602
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



June 16, 2021

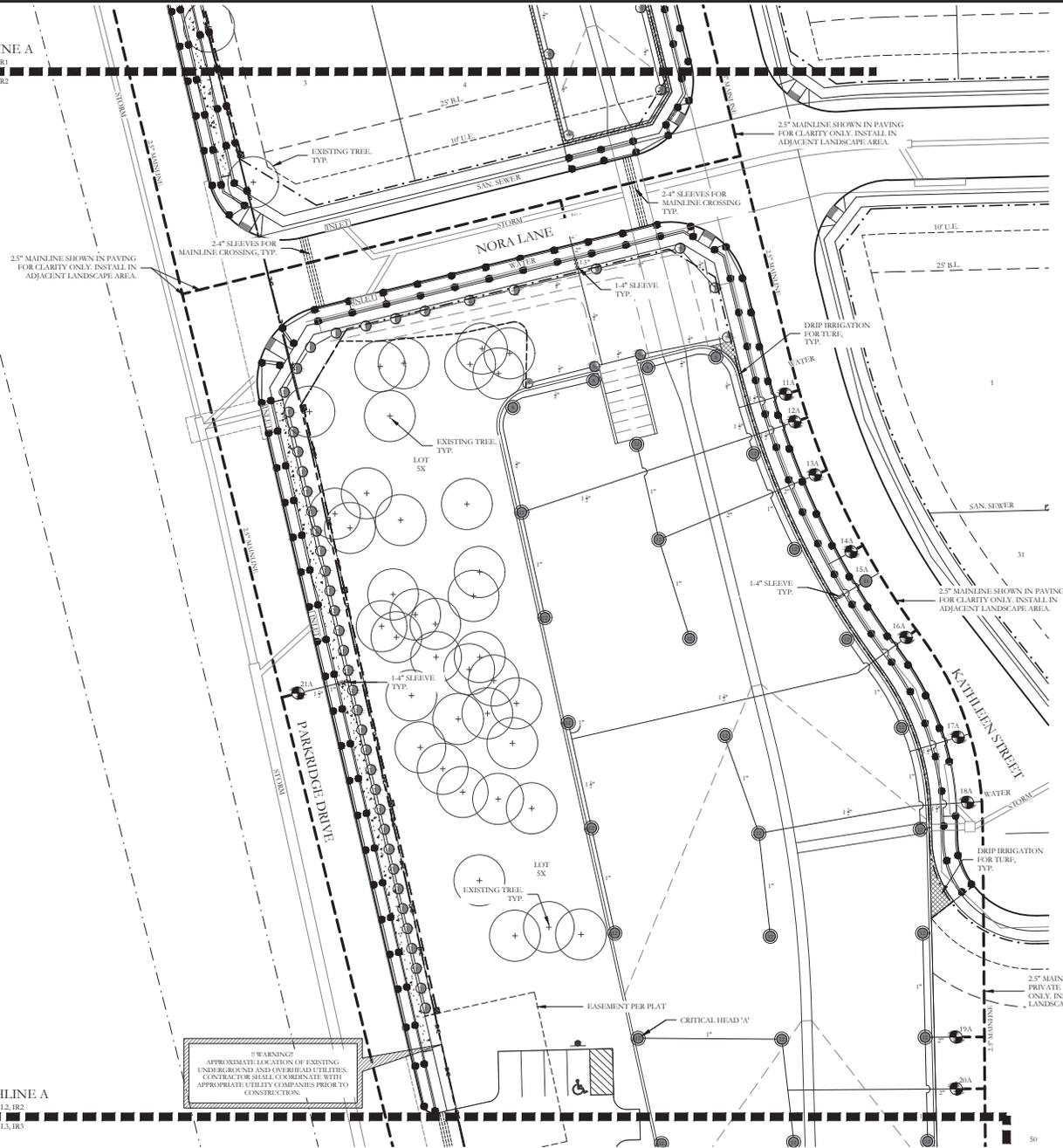


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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Lennon Creek
City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
TMH004
SHEET NO.
IR1 of 8

MATCHLINE A
REF-SHEET L1, IR7
REF-SHEET L2, IR2



MATCHLINE B
REF-SHEET L2, IR2
REF-SHEET L3, IR3

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
[Symbol]	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
[Symbol]	DRIP IRRIGATION CONTROL VALVE	HUNTER	KG-001	1/2"
[Symbol]	DRIP IRRIGATION (LANDSCAPE HEAD)	HUNTER	PLD-06-16	N/A
[Symbol]	DRIP IRRIGATION (TURF HEAD)	HUNTER	PLD-06-12	N/A
[Symbol]	DRIP IRRIGATION	HUNTER	SUB-300 BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
[Symbol]	REMOTE CONTROL VALVE	HUNTER	RV-300G (RV-150G)	REFER TO PLAN FOR SIZE
[Symbol]	LAWN MOP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP1050, MP1500, MP1550
[Symbol]	4" DROP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MP1000S PAVYR, MP1000S COPPER, MP1000S BRONZ
[Symbol]	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
[Symbol]	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
[Symbol]	DOUBLE CHECK VALVE	FISCO	800-BV Series	REFER TO PLAN FOR SIZE
[Symbol]	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
[Symbol]	WYE STRAINER	FISCO	950	REFER TO PLAN FOR SIZE
[Symbol]	MASTER VALVE	HUNTER	RV-300G (RV-150G)	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION SLEEVE	---	SCH 40 / 1/2 G.A. PELL-WIRE SLEEVE	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
[Symbol]	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-07 TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE, BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND SYSTEM A

1A	2A	3A	4A	5A	6A	7A	8A	9A
DRIP								
8.10	1.00	42.44	24.77	22.00	6.25	24.16	<20.00	25.50
10A	11A	12A	13A	14A	15A	16A	17A	18A
1.5" V	DRIP	1.5" V	1.5" V	1.5" V				
41.74	31.60	31.60	35.70	17.16	4.15	33.80	23.80	23.80
19A	20A	21A	22A	23A	24A	25A	26A	
1.5" V	1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	
35.70	35.70	31.50	31.60	<20.00	37.38	37.38	37.38	

CODY JOHNSON
e-t-u-d-i-o

10700 ROAD 2801 NORTH 2801 WY PLANO, TEXAS 75085
PH (972) 270-0622
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

June 16, 2021

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

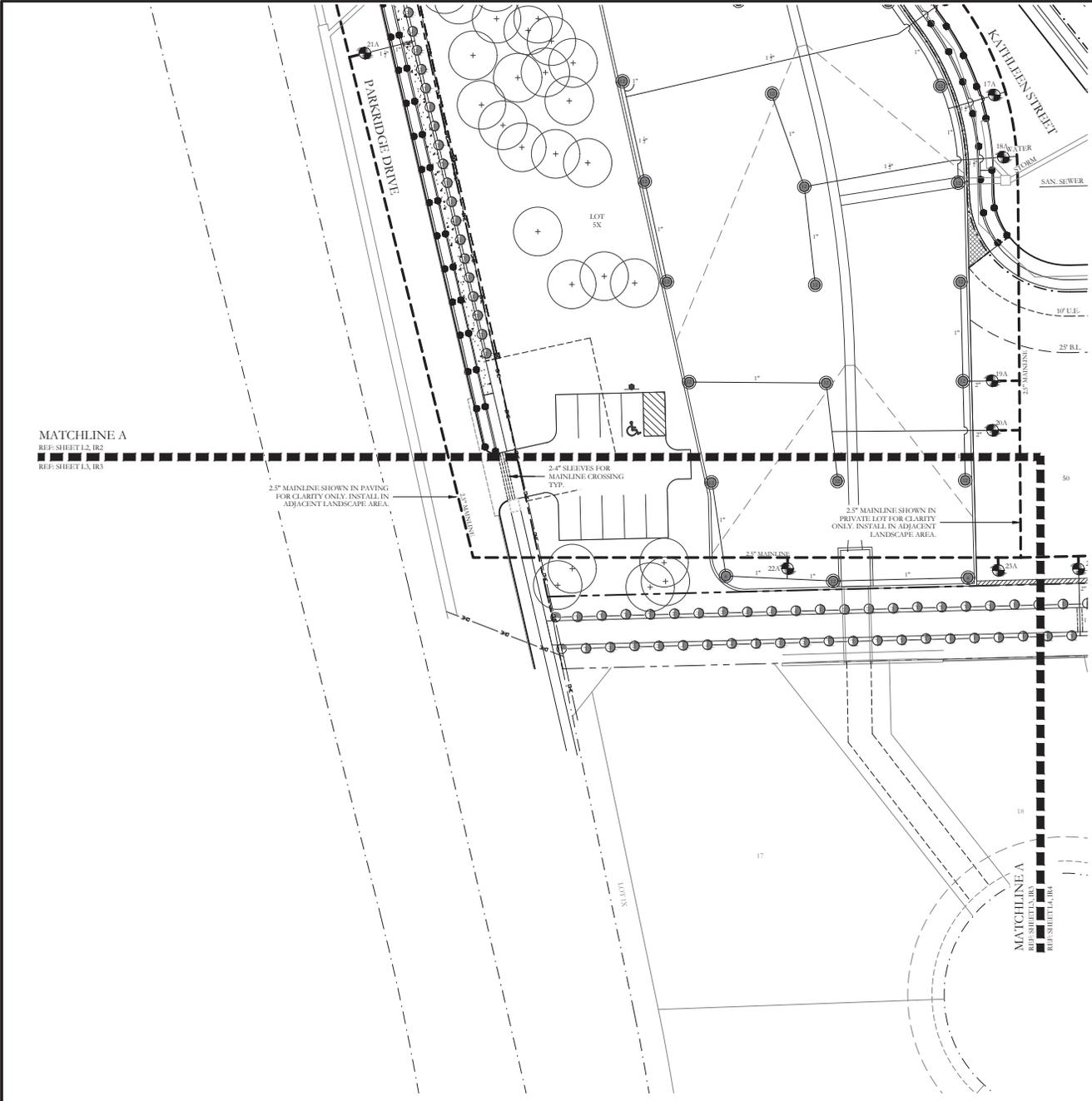
Irrigation Plan

Lennon Creek

City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
TMH004

SHEET NO.
IR2 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	D RIP IRRIGATION CONTROL VALVE	HUNTER	KG-001	1"
	D RIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-16	N/A
	D RIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	D RIP IRRIGATION	HUNTER	SR-50-D BURBLER (0.5 GPM EACH BURBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	RV-300G RV-350G	REFER TO PLAN FOR SIZE
	LAWN MOP ROTATOR	HUNTER	MP ROTATOR	MP1000 MP1050 MP1500 MP1550
	4" DROP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MP1000S IVORY MP1500S COPPER MP1550S COPPER
	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND OR FULL NOZZLE
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FIBCO	800-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
	WYE STRAINER	FIBCO	760	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	RV-300G RV-350G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH 40 / 12 G.A. PELL WIRE SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- VALVE SIZE IN INCHES
- GALLONS PER MINUTE PER VALVE

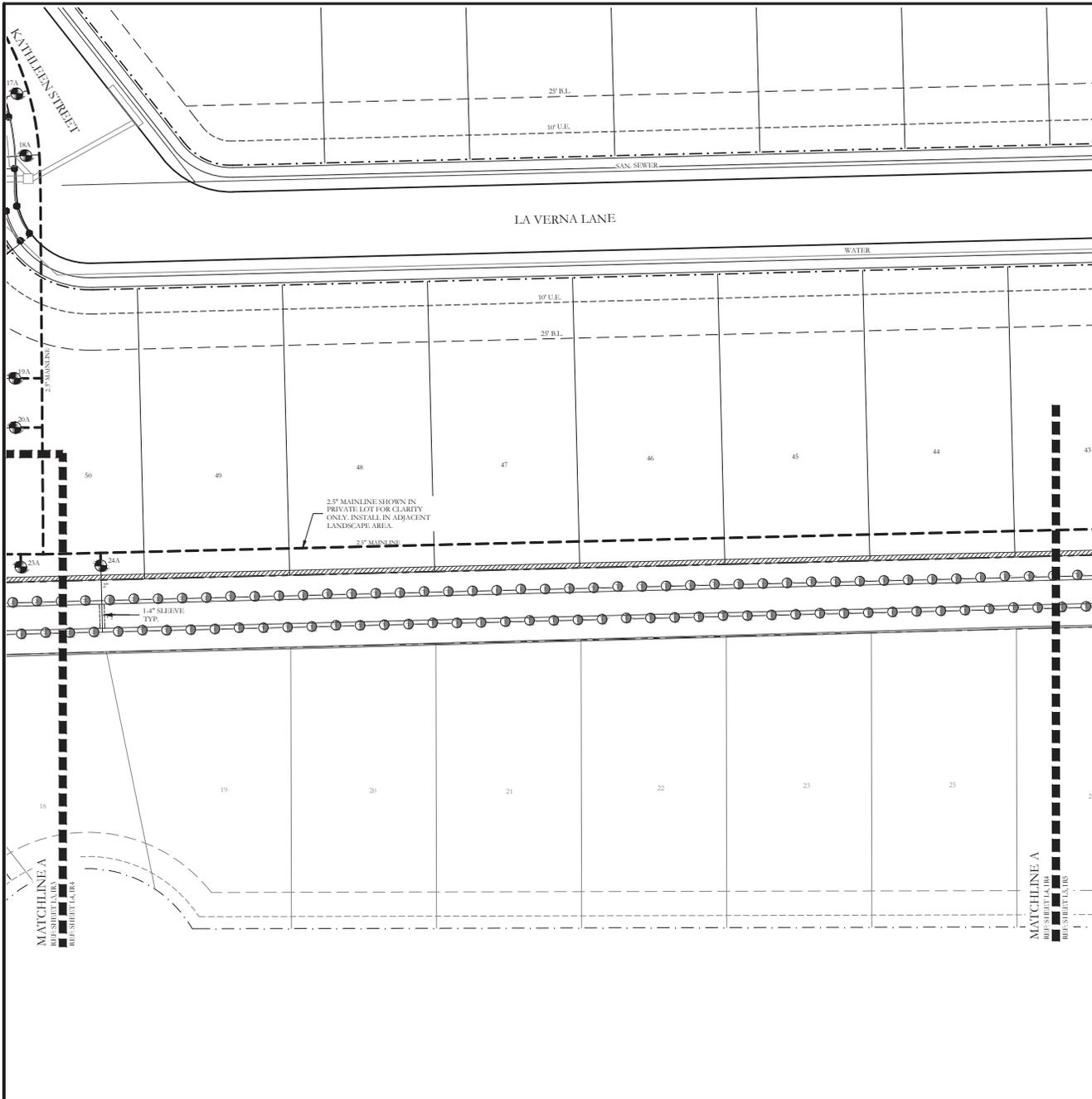
REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELLED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AIR-BLOW TREE BURBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BURBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND SYSTEM A

1A	2A	3A	4A	5A	6A	7A	8A	9A
D RIP	D RIP	1.5" V	1.5" V	1.5" V	D RIP	1.5" V	D RIP	1.5" V
8.10	1.00	42.44	24.77	22.00	6.25	24.16	<20.00	25.50
10A	11A	12A	13A	14A	15A	16A	17A	18A
1.5" V	D RIP	1.5" V	1.5" V	1.5" V				
41.74	31.60	31.60	35.70	17.16	4.15	23.80	23.80	23.80
19A	20A	21A	22A	23A	24A	25		



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICG-001	1"
	DRIP IRRIGATION (LANDSCAPING HEADS)	HUNTER	PLD-06-16	N/A
	DRIP IRRIGATION (TURF HEADS)	HUNTER	PLD-06-12	N/A
	DRIP IRRIGATION	HUNTER	SR-500 BURBER (0.5 GPM EACH BURBER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	RCV-00G RCV-050G	REFER TO PLAN FOR SIZE
	LAWN MOW ROTATOR	HUNTER	MP ROTATOR	MP1000, MP1050, MP1500, MP1550
	4" DROP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MP1000S IVORY, MP1050S IVORY, MP1550S COPPER, MP1500S COPPER
	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FERCO	800-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
	WYE STRAINER	FERCO	760	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	RCV-00G RCV-050G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH 40 / 12 G.A. PULL WIRE SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- VALVE SIZE IN INCHES
- GALLONS PER MINUTE PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFR-001 TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND SYSTEM A

1A	2A	3A	4A	5A	6A	7A	8A	9A
DRIP	DRIP	1.5" V	1.5" V	1.5" V	DRIP	1.5" V	DRIP	1.5" V
8.10	1.00	42.44	34.77	22.00	6.25	24.16	<20.00	25.50
10A	11A	12A	13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	1.5" V	1.5" V	1" V	DRIP	1.5" V	1.5" V	1.5" V
41.74	31.60	31.60	35.70	17.16	4.15	23.80	23.80	23.80
19A	20A	21A	22A	23A	24A	25A	26A	
1.5" V	1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	
35.70	35.70	31.50	31.60	<20.00	17.38	17.38	17.38	

CODY JOHNSON
e-t-u-d-i-o

10700 COTT ROAD, SUITE 200, WYPLAHO, TEXAS 75098
PH: (409) 270-0602
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

June 16, 2021

NORTH

20 10 0 10 20
Scale: 1" = 20'-0"

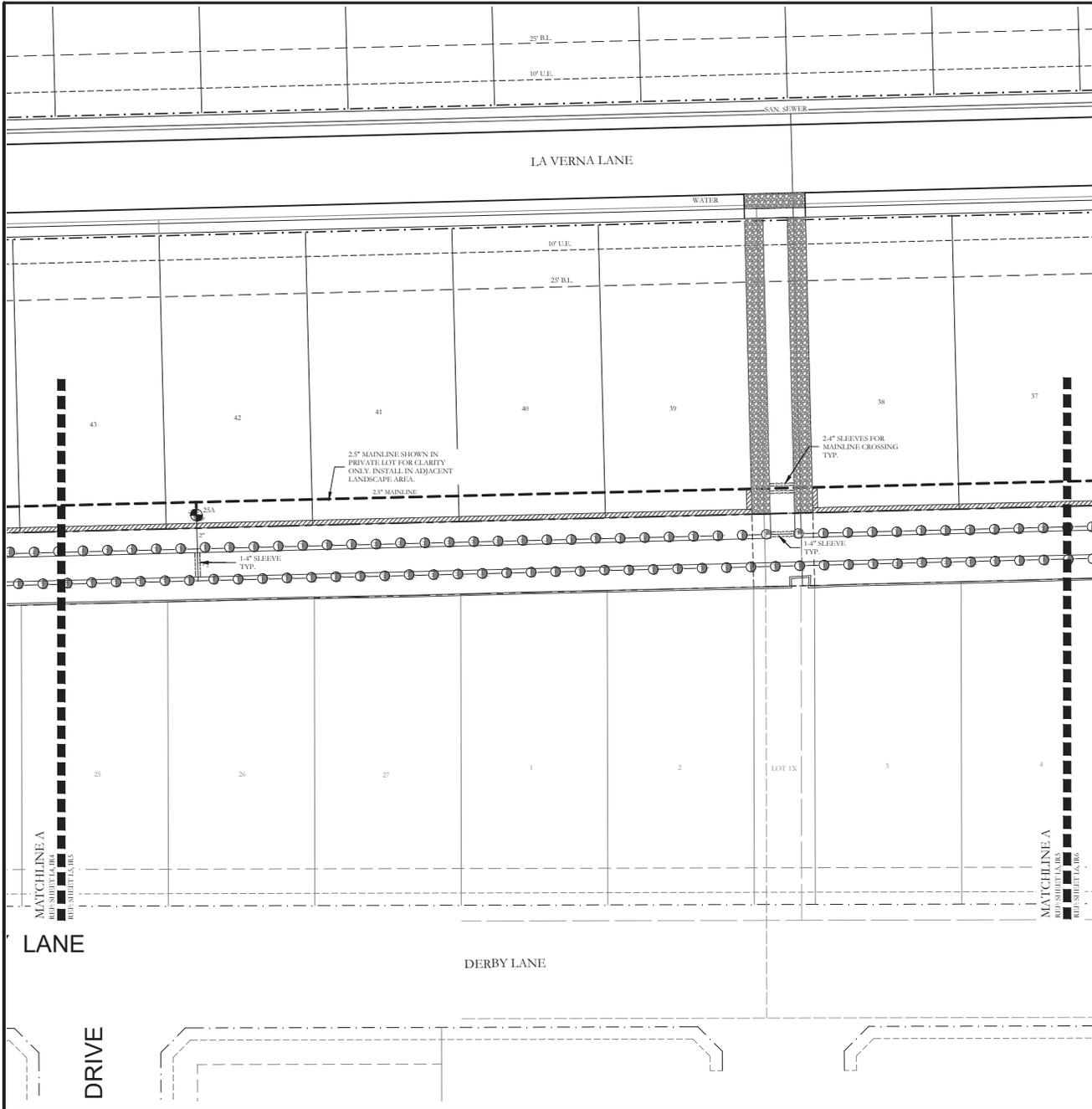
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One Inch

SCREENING AND BUFFERING
Irrigation Plan
Lennon Creek

City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
TMH004

SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	DRIP IRRIGATION CONTROL VALVE	HUNTER	KG-001	1/2"
	DRIP IRRIGATION (LANDSCAPE HEAD)	HUNTER	PLD-06-16	N/A
	DRIP IRRIGATION (TURF HEAD)	HUNTER	PLD-06-12	N/A
	DRIP IRRIGATION	HUNTER	STRA-500 BURBLER (0.5 GPM EACH BURBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	RCV-300G RCV-350G	REFER TO PLAN FOR SIZE
	LAWN MOP ROTATOR	HUNTER	MP ROTATOR	MP3000, MP3500, MP3600, MP3700
	4" DRIP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MP3000, MP3500, MP3600, MP3700
	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FERCO	800-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FERCO	760	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	RCV-300G RCV-350G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH 40 / 12 G.A. PELL WIRE SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- VALVE SIZE IN INCHES
- GALLONS PER MINUTE PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE: ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER ARIA-001 TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE. BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND SYSTEM A

1A	2A	3A	4A	5A	6A	7A	8A	9A
DRIP	DRIP	1.5" V	1.5" V	1.5" V	DRIP	1.5" V	DRIP	1.5" V
8.10	1.00	42.44	24.77	22.00	6.25	24.16	<20.00	25.50
10A	11A	12A	13A	14A	15A	16A	17A	18A
1.5" V	DRIP	1.5" V	1.5" V	1.5" V				
41.74	31.60	31.60	35.70	17.16	4.15	23.80	23.80	23.80
19A	20A	21A	22A	23A	24A	25A	26A	
1.5" V	1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	
35.70	35.70	31.50	31.60	<20.00	37.38	37.38	37.38	

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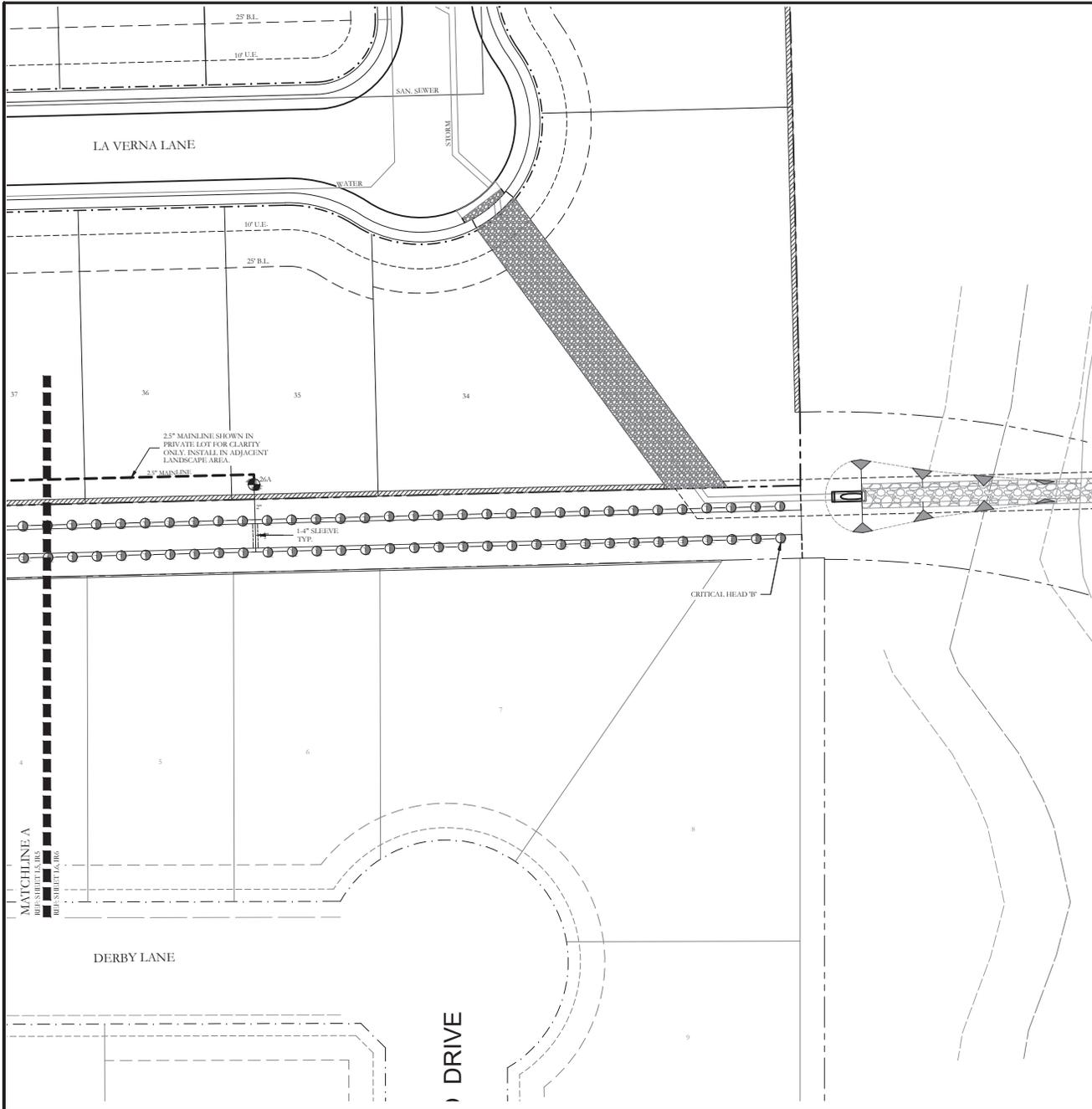


Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

SCREENING AND BUFFERING
Irrigation Plan
Lennon Creek
City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
TMH004
SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	D RIP IRRIGATION CONTROL VALVE	HUNTER	KCZ-001	1/2"
	D RIP IRRIGATION (LANDSCAPE HEAD)	HUNTER	PLD-06-16	N/A
	D RIP IRRIGATION (TURF HEAD)	HUNTER	PLD-06-12	N/A
	D RIP IRRIGATION SUBSIDY BUBBLER (0.5 GPM EACH BUBBLER)	HUNTER	MP300	1/2"
	REMOTE CONTROL VALVE	HUNTER	RCV-00G RCV-05G	REFER TO PLAN FOR SIZE
	LAWN MOWER ROTATOR	HUNTER	MP ROTATOR	MP300, MP350, MP300, MP350
	4\"/>	HUNTER	STRIP SERIES	MP300S IVORY MP350S COPPER MESSIAH BRONZE
	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND OR FULL NOZZLE
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FERCO	800-BV Series	REFER TO PLAN FOR SIZE
	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
	WYE STRAINER	FERCO	760	REFER TO PLAN FOR SIZE
	MASTER VALVE	HUNTER	RCV-00G RCV-05G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	---	SCH 40 / 12 G.A. PULL WIRE SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	---	SCH 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- VALVE SIZE IN INCHES
- GALLONS PER MINUTE PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

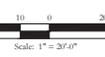
NOTE: ALL LATERAL LINES SHALL BE 3/4\"/>

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER ARIA-07 TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE. BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND SYSTEM A

1A	2A	3A	4A	5A	6A	7A	8A	9A
D RIP	D RIP	1.5\"/>	1.5\"/>	1.5\"/>	D RIP	1.5\"/>	D RIP	1.5\"/>
8.10	1.00	42.44	34.77	22.00	6.25	24.16	<20.00	25.50
10A	11A	12A	13A	14A	15A	16A	17A	18A
1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	D RIP	1.5\"/>	1.5\"/>	1.5\"/>
41.74	31.60	31.60	35.70	17.16	4.15	23.80	23.80	23.80
19A	20A	21A	22A	23A	24A	25A	26A	
1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	1.5\"/>	
35.70	35.70	31.50	31.60	<20.00	17.38	17.38	17.38	

CODY JOHNSON
 e-t-u-d-i-o
 2020 COTY ROAD, SUITE 200, PLANO, TEXAS 75075
 PH: (972) 270-0602
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch

SCREENING AND BUFFERING
 Irrigation Plan
 Lennon Creek
 City of Hickory Creek, Denton County, Texas

CJS PROJECT NO.
 TMH004
 SHEET NO.
 IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A	INSTALL PER MANUFACTURERS STANDARDS. IN ADDITION, INSTALL SOLAR-BATTERY SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 60' ROUND BOX w/ BOLT DOWN LID. BOLT AND POINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE HEAD)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF HEAD)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (6.5 GPM @ 1.00 BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.00" (LARGE) BUBBLER TREE AND 1.50" GPM/ORN. TREES INST ALL ON ALL PROPOSED TREES. SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-5HG ICV-5HG	Refer to Plan for Size	INSTALL PER DETAIL IN 60' ROUND PENTEX VALVE BOX WITH BOLT DOWN LID. BOLT AND POINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP1000, MP1000, MP1000, MP1500		INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON 1/2" FLEX PIPE. ALL SPRAY BODIES. INSTALL NOZZLES ON 1/2" PRESSURIZED BODIES.
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP-SERIES		INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON 1/2" FLEX PIPE. ALL SPRAY BODIES. INSTALL NOZZLES ON 1/2" PRESSURIZED BODIES.
	ROTOR HEAD	HUNTER	POP-SERIES	8.5 & 11.2 HALF AND/OR FULL NOZZLES	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL 1.00" (LARGE) BUBBLER TREE AND 1.50" GPM/ORN. TREES INST ALL ON ALL PROPOSED TREES. SEE LANDSCAPE PLANS.
	WATER METER	---	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FERCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	NIBCO	T-1133	LINE SIZE	INSTALL PER DETAIL IN 1/2" PENTEX VALVE BOX WITH BOLT DOWN LID.
	WYE STRAINER	FERCO	850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 1/2" PENTEX VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	HUNTER	ICV-5HG ICV-5HG	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 1/2" PENTEX VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	---	SEE 404.12(C), PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIP WIRE SLEEVES INSTALLED BY GENERAL CONTRACTOR. SHOW WALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	---	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 16" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER

VALVE SIZE IN INCHES

GALLONS PER MINUTE, PER VALVE

TWO-WIRE IRRIGATION NOTES

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR ANY SUBSTITUTIONS PRIOR TO BEGINNING OF INSTALLATION.
- FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL 800-DI-TREES AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OTHER UTILITIES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MANLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2.5' BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2.5" MANLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2.0' BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE. FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING DRIP LINES AND TO REPAIR DAMAGE TO UTILITIES AND/OR FINISHES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO ANY TREENING AND HAND DIGGING IN AREAS OF EXISTING TREE LOCATIONS OR ANY OTHER AREAS THAT MIGHT BE OF QUESTION.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 24"X18" PENTEX VALVE BOX WHERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 1/4 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW AND RED WIRE FOR DIRECT BURIAL. APPROVED APPROVED HUNTER RFD CABLES SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAIL AT WWW.HUNTERIRRIGATION.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONDUCT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
 - ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 1/4" MINIMUM COVER FOR MAIN LINES
 - 1/2" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 1/2" MINIMUM COVER FOR LATERAL LINES
 - THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
 - THE MINIMUM HORIZONTAL DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
 - WHERE SERVICE TREES ARE INSTALLED ON THE MANLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TREE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TREE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
 - ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
 - INSTALL QUICK COUPLING VALVES IN 1/2"X1/2" PENTEX VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH ISO METRIZED ORING SWING JOINTS PER DETAIL SHOWN. #1722-22 SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, BUSH-K AND #840 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
 - ALL LATERAL LINES SHALL BE 1/2" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
 - ZONE VALVES ARE TO BE INSTALLED AS "OPEN" AND TESTED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BIBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONE DO NOT EXCEED 200 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL STATE OF TEXAS LAWS, RULES AND ALL LOCAL CODES, ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERSEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
 - INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADERS. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
 - INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE, DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION (LARGEST ROTOR ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	1.69	TYPE "K" COPPER 20 L.N. FT. (35.70 GPM)
WATER METER	1.5"	2.70	(35.70 GPM)
BALL VALVE	1.5"	1.00	(35.70 GPM)
WYE FILTER	1.5"	0.30	(35.70 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(35.70 GPM)
MASTER VALVE	1.5"	1.70	(35.70 GPM)
MAIN LINE	2.5"	1.47	350 LINEAR FEET (35.70 GPM)
MAIN LINE (LOOP)	2.5"	0.76	633 LINEAR FEET (17.85 GPM)
ZONE VALVE (2A)	1.5"	1.70	(35.70 GPM)
LATERAL PIPING	N/A	1.47	
CRITICAL HEAD "A"	N/A	50.00	
TOTAL LOSS		66.19	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-8.81	

HYDRAULIC CALCULATION (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	1.20	TYPE "K" COPPER 20 L.N. FT. (37.38 GPM)
WATER METER	1.5"	3.00	(37.38 GPM)
BALL VALVE	1.5"	1.00	(37.38 GPM)
WYE FILTER	1.5"	0.30	(37.38 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(37.38 GPM)
MASTER VALVE	1.5"	1.70	(37.38 GPM)
MAIN LINE	2.5"	7.84	1705 LINEAR FEET (37.38 GPM)
ZONE VALVE (2A)	1.5"	1.70	(37.38 GPM)
LATERAL PIPING	N/A	2.87	
CRITICAL HEAD "B"	N/A	4.00	
TOTAL LOSS		63.61	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-11.39	

HYDRAULIC CALCULATION (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	1.69	TYPE "K" COPPER 20 L.N. FT. (42.44 GPM)
WATER METER	1.5"	2.70	(42.44 GPM)
BALL VALVE	1.5"	1.00	(42.44 GPM)
WYE FILTER	1.5"	0.30	(42.44 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(42.44 GPM)
MASTER VALVE	1.5"	1.70	(42.44 GPM)
MAIN LINE	2.5"	1.47	350 LINEAR FEET (42.44 GPM)
ZONE VALVE (3A)	1.5"	1.70	(42.44 GPM)
LATERAL PIPING	N/A	3.74	
CRITICAL HEAD "C"	N/A	30.00	
TOTAL LOSS		67.70	
ASSUMED STATIC PRESSURE		75.00	
PRESSURE DIFFERENTIAL		-7.30	

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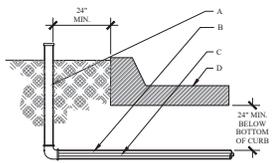


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Irrigation Details
Lennon Creek

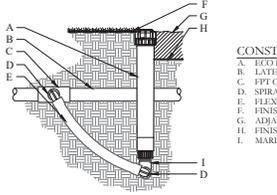
City of Hickory Creek, Denton County, Texas



GENERAL NOTES:
 1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
 2. MARK HARDWARE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
 3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

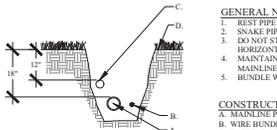
CONSTRUCTION NOTES:
 A. TEMPORARY RESS AND CAP
 B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
 C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN.
 D. PAVING

IRRIGATION SLEEVES
 NOT TO SCALE



CONSTRUCTION NOTES:
 A. ECO INDICATOR - FC210
 B. LATERAL PIPE PER PLAN
 C. PPT CONNECTION FROM LATERAL
 D. SPIRAL BARB ELBOW - 1/2" BULKHEAD
 E. FLEX TUBING - FLEXJUNX
 F. FINISHED GRADE IN TRENCH
 G. ADJACENT MULCH
 H. FINISHED GRADE IN PLANTER BED
 I. MARLEX STREET ELBOW

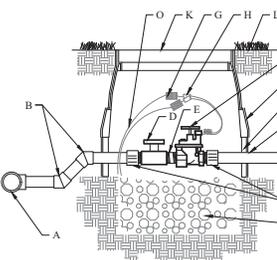
ECO INDICATOR WITH FLEX TUBING
 NOT TO SCALE



GENERAL NOTES:
 1. REST PIPE FIRMLY ON TRENCH BOTTOM.
 2. SNAKE PIPE FROM SIDE TO SIDE.
 3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 5. BUNDLE WIRES AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
 A. MAINLINE PIPING - 1/2" MINIMUM COVER
 B. WIRE BUNDLE - TAP PER SPECIFICATIONS
 C. LATERAL LINE PIPING - 1/2" MINIMUM COVER
 D. FINISH GRADE

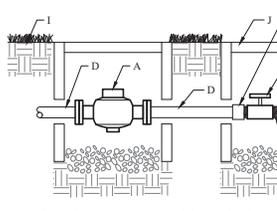
IRRIGATION TRENCH
 NOT TO SCALE



GENERAL NOTES:
 1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
 2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
 3. PROVIDE A 3/4" WIRE EXPANSION COIL AT EACH DRY SPlice WIRE CONNECTION.
 4. CENTER VALVE ASSEMBLY IN VALVE BOX.

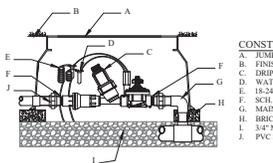
CONSTRUCTION NOTES:
 A. PVC SERVICE TEE
 B. SCH 40 45° BEND
 C. SCH 40 MALE ADAPTER
 D. SCH 40 BALL VALVE
 E. SCH 40 SHORT NIPPLE (TBE)
 F. AUTOMATIC VALVE
 G. WIRE COIL
 H. WATERPROOF WIRE CONNECTORS
 I. LATERAL PIPE
 J. 10MM BLACK PLASTIC
 K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND HENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 7/8" ABOVE FINISH GRADE.
 L. FINISH GRADE
 M. WASHED PEA GRAVEL - 6" DEPTH MIN
 N. 6" VALVE BOX EXTENSIONS AS REQUIRED
 O. VALVE WIRING

ELECTRIC VALVE
 NOT TO SCALE



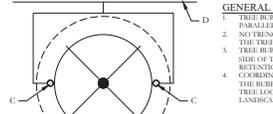
CONSTRUCTION NOTES:
 A. WATER METER (SIZE PER PLAN)
 B. BALL VALVE (SIZE PER LINE)
 C. WYE STRAINER (SIZE PER LINE)
 D. TYPE "K" COPPER PIPE
 E. COPPER SXT COUPLING
 F. THE NIPPLE
 G. PIPE PER CITY CODE
 H. COUPLING
 I. FINISH GRADE
 J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE.
 K. DOUBLE CHECK VALVE ASSEMBLY
 L. COMPACTED SUBGRADE
 M. MALE ADAPTER
 N. MASTER ELECTRIC VALVE
 O. WIRE COIL
 P. WATERPROOF WIRE CONNECTORS
 Q. 10MM BLACK PLASTIC
 R. 10" RD VALVE BOX. SET 7/8" ABOVE FINISH GRADE.
 S. WASHED PEA GRAVEL - 6" DEPTH MIN
 T. VALVE WIRING

BACKFLOW PREVENTER CONNECTION
 NOT TO SCALE



CONSTRUCTION NOTES:
 A. JUMBO VALVE BOX
 B. FINISH GRADE
 C. DRIP ZONE KIT, MODEL ICZ-101
 D. WATERPROOF CONNECTORS (2)
 E. 1/2" 24" COILED WIRE
 F. 1/2" NIPPLE
 G. MAINLINE PIPING AND FITTINGS
 H. BRICK SUPPORTS (4)
 I. 1/2" MINUS WASHED GRAVEL
 J. PVC SLIP UNIONS (2)

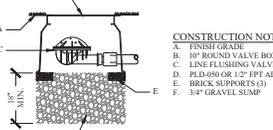
DRIP CONTROL ZONE
 NOT TO SCALE



GENERAL NOTES:
 1. TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
 2. NO TRUNCING, ALLOWED WITHIN THE TREE ROOTZILL.
 3. TREE BUBBLERS TO BE ON (WHILE SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN).
 4. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

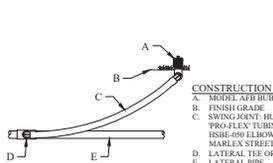
CONSTRUCTION NOTES:
 A. TREE ROOTZILL
 B. EDGE OF TREE RETENTION BASIN
 C. TREE BUBBLER NOZZLE - AFB
 D. LATERAL LINE (SIZED AS SPEC'D)

TREE BUBBLER PLAN
 NOT TO SCALE



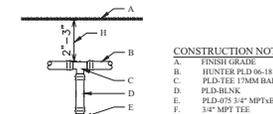
CONSTRUCTION NOTES:
 A. FINISH GRADE
 B. 10" ROUND VALVE BOX
 C. LINE FLUSHING VALVE
 D. PLS-80/80 OR 12" PPT ADAPTER
 E. BRICK SUPPORTS (4)
 F. 3/4" GRAVEL SLUMP

DRIP IRRIGATION - FLUSH VALVE
 NOT TO SCALE



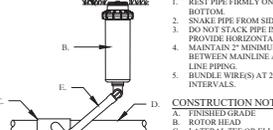
CONSTRUCTION NOTES:
 A. WOOD TEE BUBBLER
 B. FINISH GRADE
 C. SWING JOINT HUNTER
 PRO-FLEX TUBING 24" 30", 1/2" 400 ELBOWS (2), & MARLEX STREET ELBOW (1)
 D. LATERAL TEE OR ELL
 E. LATERAL PIPE

AFB BUBBLER
 NOT TO SCALE



CONSTRUCTION NOTES:
 A. TENSILE GEARE
 B. HUNTER PLS-80-18
 C. PLS-TEE 1/2" MMBARBARB
 D. PLS-BLKN
 E. PLS-80 3/4" MPTBARB
 F. 3/4" MPT TEE
 G. LATERAL PIPE
 H. MINIMUM DROPLINE DEPTH

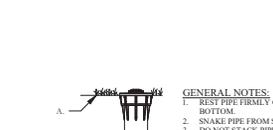
BELOW GRADE START CONNECTION
 NOT TO SCALE



GENERAL NOTES:
 1. REST PIPE FIRMLY ON TRENCH BOTTOM.
 2. SNAKE PIPE FROM SIDE TO SIDE.
 3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 5. BUNDLE WIRES AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
 A. FINISHED GRADE
 B. ROTOR HEAD PER PLANS
 C. LATERAL TEE OR ELL
 D. LATERAL PIPE
 E. IPS FLEX PIPE

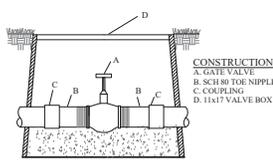
ROTOR HEAD
 NOT TO SCALE



GENERAL NOTES:
 1. REST PIPE FIRMLY ON TRENCH BOTTOM.
 2. SNAKE PIPE FROM SIDE TO SIDE.
 3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
 5. BUNDLE WIRES AT 20 FT. INTERVALS.

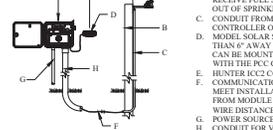
CONSTRUCTION NOTES:
 A. FINISHED GRADE
 B. ROTOR HEAD PER PLANS
 C. LATERAL TEE OR ELL
 D. LATERAL PIPE
 E. IPS FLEX PIPE

PRS40-CV - MP ROTATOR SPRAY HEAD
 NOT TO SCALE



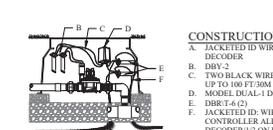
CONSTRUCTION NOTES:
 A. GATE VALVE
 B. SCH 40 TEE NIPPLE
 C. COUPLING
 D. 11x17 VALVE BOX

GATE VALVE
 NOT TO SCALE



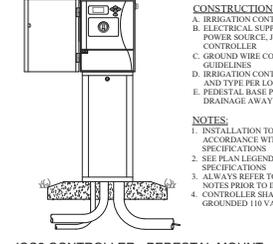
CONSTRUCTION NOTES:
 A. MODEL: SOLAR SYNC SENSOR
 B. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN. IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERNS.
 C. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE.
 D. MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED WITH THE PCC CONTROLLER.
 E. HUNTER IC2 CONTROLLER
 F. COMMUNICATION WIRE. 18-2 WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS. FROM MODULE TO SENSOR. MAXIMUM TOTAL WIRE DISTANCE: 200 FEET.
 G. POWER SOURCE
 H. CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE

SOLAR SYNC SYSTEM (IC2 CONTROLLER)
 NOT TO SCALE



CONSTRUCTION NOTES:
 A. JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
 B. DRV-2
 C. TWO BLACK WIRES TO VALVE SOLENOID UP TO 100 FT FROM
 D. MODEL DUAL-1 DECODER
 E. 5BR-1-6-2
 F. JACKETED ID WIRE PATH FROM CONTROLLER. ALLOW 5 FT 1/2" SLACK PER DECODER. 15' ON EITHER SIDE OF DECODER.

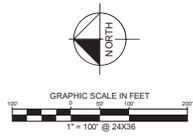
DUAL-1 DECODER
 NOT TO SCALE



CONSTRUCTION NOTES:
 A. IRRIGATION CONTROLLER (ICC-PED) PER PLAN
 B. ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 C. GROUND WIRE CORDIT GROUND PER ASIC GUIDELINES
 D. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 E. PEDESTAL BASE PER PLAN. ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

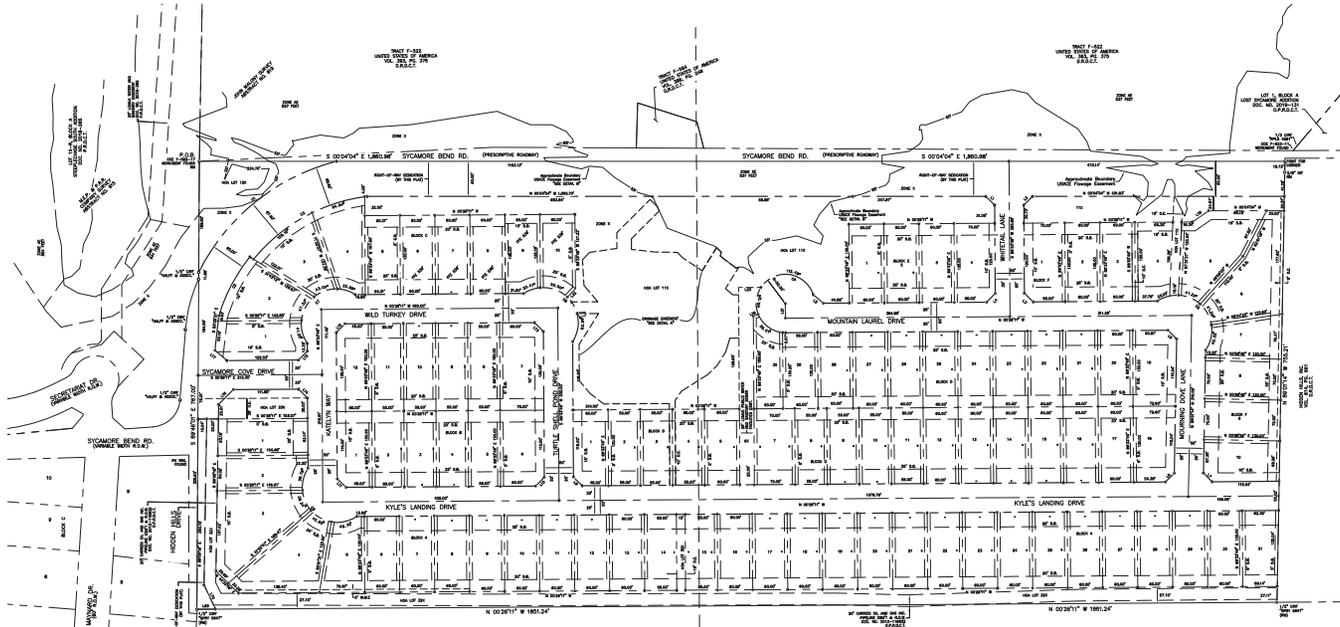
NOTES:
 1. INSTALLATION NOT TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 2. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
 3. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
 4. CONTROLLER SHALL BE HARD WIRE TO GROUND/ED 110 VAC POWER SOURCE

ICC2 CONTROLLER - PEDESTAL MOUNT
 (NOT TO SCALE)



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	365.10'	316.10'	362.68'	S 38°53'58" E	048°58'42"
C2	350.00'	118.78'	118.10'	S 82°18'44" E	021°33'18"
C3	297.23'	227.85'	222.30'	S 29°04'18" E	043°11'58"
C4	250.00'	226.26'	89.48'	S 44°18'11" E	022°04'14"
C5	50.00'	166.01'	117.80'	S 45°18'11" W	108°11'50"
C6	60.00'	164.53'	117.61'	N 44°34'49" E	107°08'58"
C7	60.00'	164.53'	117.61'	S 44°34'49" W	107°08'58"
C8	60.00'	164.53'	117.61'	S 44°34'49" W	107°08'58"
C9	365.10'	89.70'	89.33'	S 34°31'15" E	014°02'10"

LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING
L1	S 44°43'42" W	21.33'	L29	N 50°17'19" W	19.02'	L57	N 49°20'11" W
L2	N 49°18'08" W	21.19'	L30	S 89°33'49" W	19.20'	L58	S 44°43'43" E
L3	S 44°33'44" W	21.61'	L31	N 89°33'49" E	19.20'	L59	S 89°33'49" E
L4	N 49°26'11" W	21.21'	L32	N 00°28'11" W	112.14'	L60	S 01°10'34" E
L5	N 40°10'26" E	22.72'	L33	N 30°48'54" E	28.83'	L61	S 04°10'00" E
L6	S 45°18'17" W	20.95'	L34	N 49°43'28" E	28.83'	L62	S 32°58'34" E
L7	S 45°18'17" W	20.95'	L35	N 89°33'49" E	22.72'	L63	S 81°14'58" E
L8	N 44°43'43" W	21.47'	L36	S 57°58'28" E	62.85'	L64	S 47°00'02" E
L9	N 44°34'49" W	21.61'	L37	N 00°28'11" W	36.07'	L65	S 12°08'28" E
L10	N 49°26'11" W	21.21'	L38	S 00°58'11" E	44.92'	L66	S 04°50'15" W
L11	N 44°33'44" W	21.61'	L39	N 49°31'48" E	36.51'	L67	S 88°30'07" E
L12	S 49°26'11" E	21.61'	L40	N 89°16'36" E	44.92'	L68	N 89°59'14" E
L13	S 44°33'44" W	21.61'	L41	S 49°19'53" E	17.49'	L69	S 04°31'21" W
L14	S 44°33'44" W	21.61'	L42	S 08°18'19" E	62.48'	L70	N 89°59'18" E
L15	S 45°28'11" E	21.21'	L43	S 12°28'49" W	25.29'	L71	S 03°50'04" W
L16	S 44°43'42" W	22.72'	L44	S 01°10'34" W	23.33'	L72	S 08°10'59" E
L17	S 40°19'28" W	27.23'	L45	S 01°08'25" W	39.87'	L73	S 01°58'24" W
L18	S 21°32'29" E	9.40'	L46	S 48°34'44" W	12.14'	L74	N 02°50'27" W
L19	N 54°44'42" W	34.08'	L47	S 33°31'48" W	40.45'	L75	S 76°18'24" W
L20	S 00°28'11" E	38.51'	L48	S 58°10'51" E	150.08'	L76	S 26°46'49" W
L21	N 89°33'49" E	20.00'	L49	S 02°04'04" E	58.09'	L77	S 02°33'02" W
L22	N 49°40'39" W	20.00'	L50	N 58°10'51" W	186.01'	L78	S 02°00'28" W
L23	N 00°28'11" W	19.00'	L51	S 40°50'04" W	16.24'	L79	S 18°30'42" W
L24	S 89°33'49" W	41.48'	L52	S 00°28'11" E	10.57'	L80	S 03°00'34" W
L25	N 73°03'59" W	43.01'	L53	S 41°50'59" W	14.28'	L81	S 02°13'12" W
L26	N 58°08'59" W	27.51'	L54	N 00°28'11" W	31.49'	L82	S 43°31'12" W
L27	N 44°33'49" W	21.61'	L55	N 44°34'49" W	117.61'	L83	S 44°34'49" W
L28	N 32°29'53" W	51.99'	L56	S 44°33'49" W	30.58'	L84	S 13°09'40" W
L29	S 00°28'11" E	38.51'				L85	S 01°10'34" W
L30	S 00°28'11" E	38.51'				L86	S 01°10'34" W
L31	S 00°28'11" E	38.51'				L87	S 01°10'34" W
L32	S 00°28'11" E	38.51'				L88	S 01°10'34" W
L33	S 00°28'11" E	38.51'				L89	S 01°10'34" W
L34	S 00°28'11" E	38.51'				L90	S 01°10'34" W
L35	S 00°28'11" E	38.51'				L91	S 01°10'34" W
L36	S 00°28'11" E	38.51'				L92	S 01°10'34" W
L37	S 00°28'11" E	38.51'				L93	S 01°10'34" W
L38	S 00°28'11" E	38.51'				L94	S 01°10'34" W
L39	S 00°28'11" E	38.51'				L95	S 01°10'34" W
L40	S 00°28'11" E	38.51'				L96	S 01°10'34" W
L41	S 00°28'11" E	38.51'				L97	S 01°10'34" W
L42	S 00°28'11" E	38.51'				L98	S 01°10'34" W
L43	S 00°28'11" E	38.51'				L99	S 01°10'34" W
L44	S 00°28'11" E	38.51'				L100	S 01°10'34" W
L45	S 00°28'11" E	38.51'				L101	S 01°10'34" W
L46	S 00°28'11" E	38.51'				L102	S 01°10'34" W
L47	S 00°28'11" E	38.51'				L103	S 01°10'34" W
L48	S 00°28'11" E	38.51'				L104	S 01°10'34" W
L49	S 00°28'11" E	38.51'				L105	S 01°10'34" W
L50	S 00°28'11" E	38.51'				L106	S 01°10'34" W
L51	S 00°28'11" E	38.51'				L107	S 01°10'34" W
L52	S 00°28'11" E	38.51'				L108	S 01°10'34" W
L53	S 00°28'11" E	38.51'				L109	S 01°10'34" W
L54	S 00°28'11" E	38.51'				L110	S 01°10'34" W
L55	S 00°28'11" E	38.51'				L111	S 01°10'34" W
L56	S 00°28'11" E	38.51'				L112	S 01°10'34" W



- NOTES:
- All corners are 5/8 inch iron rods with red plastic caps stamped "101A" unless otherwise noted.
 - Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999991042.

LEGEND	
P.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
R.P.A.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
S.L.	SUBDIVISION
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
LINE TYPE LEGEND	
-----	BOUNDARY LINE
-----	EASEMENT LINE
-----	BOUNDARY LINE

SITE PLAN
SYCAMORE COVE
 GROSS AREA 32.428 ACRES
 ROW DEDICATION: 7.811 ACRES
 NET AREA: 24.615 ACRES

LOTS 1-31, 32X, 33X, BLOCK A
 LOTS 1-12, BLOCK B
 LOTS 1-10, 11X, 12X, BLOCK C
 LOTS 1-30, 6X, BLOCK D
 LOTS 1-4, BLOCK E
 LOTS 1-10, 11X, BLOCK F

96 RESIDENTIAL LOTS
 6 HOMEOWNER'S ASSOCIATION (HOA) LOTS

JOHN MALONY SURVEY,
 ABSTRACT NO. 819
 TOWN OF HICKORY CREEK
 DENTON COUNTY, TEXAS

Kimley Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	RJM	11/02/2021	069312676	1 OF 1

OWNER:
 Sycamore Cove-Hickory Creek L.P.
 23975 Park Boulevard, Suite 200
 Calabasas, CA 91302
 Contact: Steven Frazee
 Phone: 818-365-3607
 scott@scw-hickory.com

APPLICANT:
 Kimley-Horn and Associates, Inc.
 6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Fax: 972-335-3719
 Contact: Robert Myers, P.E.

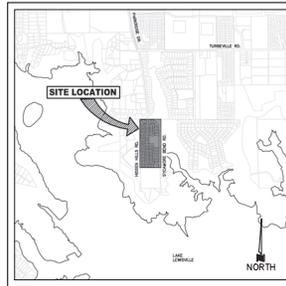
GENERAL CONSTRUCTION NOTES

- IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE TOWN OF HICKORY CREEK. ALL HICKORY AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HICKORY CREEK'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND TOWN OF HICKORY CREEK UTILITIES PRIOR TO CONSTRUCTION.
- ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE TOWN OF HICKORY CREEK.
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE TOWN OF HICKORY CREEK. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
- ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE TOWN OF HICKORY CREEK WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
- THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE TOWN OF HICKORY CREEK USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPERE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE TOWN OF HICKORY CREEK. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE TOWN OF HICKORY CREEK, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Sycamore Cove~
Town of Hickory Creek
Denton County, Texas



LOCATION MAP
NOT TO SCALE

SHEET INDEX

HS1	OVERALL LAYOUT PLAN
HS2-HS11	HARDSCAPE PLANS
SL-S7	HARDSCAPE DETAILS
E1	ELECTRICAL LIGHTING PLAN
A1-A2	AERATION SYSTEM PLANS
L1-L10	LANDSCAPE PLANS
L11	LANDSCAPE DETAILS
IR1-IR10	IRRIGATION PLANS
IR11-IR12	IRRIGATION DETAILS

OWNER / DEVELOPER: SYCAMORE COVE-HICKORY CREEK L.P.
1501 LBJ FREEWAY, SUITE 300
FARMERS BRANCH, TEXAS 75234
PH. (817) 822-2334
CONTACT: CHRIS GREEN

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: ROBERT MYERS

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI

LANDSCAPE NOTES.

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF HICKORY CREEK APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN. GRASS COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF HICKORY CREEK.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF HICKORY CREEK HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BUNCLAP TYNE AND WIRE BASKETS SHALL BE LOOSENEED AND FILLED BACK FROM THE TRUNK OF TREES AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 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.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES ARE NOT LIMITED TO TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED SOIL TO A DEPTH OF 3" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GRASS/COVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF HICKORY CREEK.
- LANDSCAPE AND OTHER AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAT ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT TOWN OF HICKORY CREEK'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF HICKORY CREEK AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF HICKORY CREEK'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

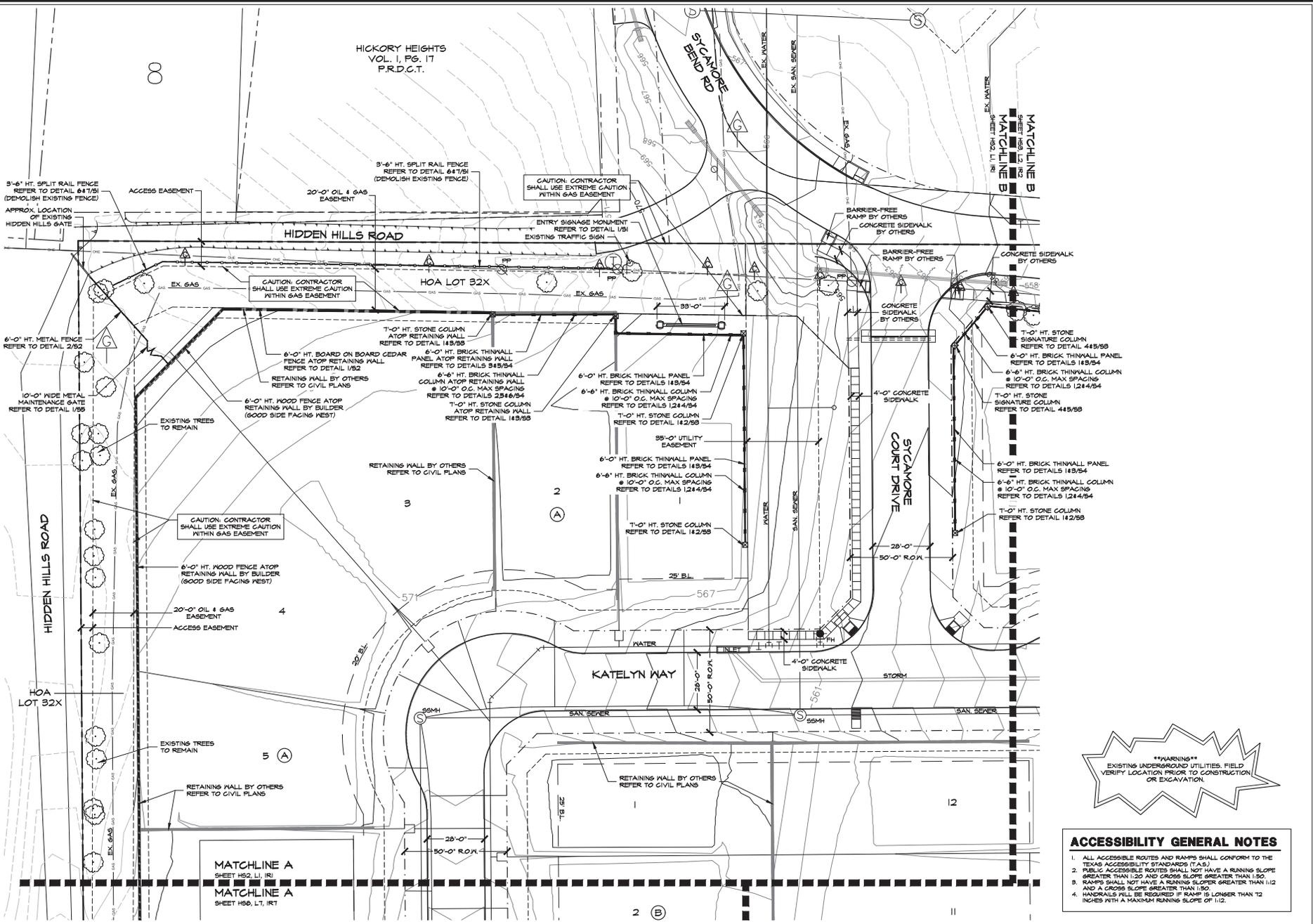
Submittal 8-27-2021



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75857
469-635-1900

TBAI Form 08R643

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****WARNING****
 EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND GROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A GROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

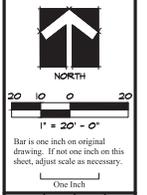
MATCHLINE A
 SHEET HS2, LT, RT
 MATCHLINE A
 SHEET HS6, LT, RT

STUDIO 183
 DESIGN GROUP

Studio 13 Design Group, PLLC
 146 W. Main Street
 Lewisville, Texas 75057
 469-833-1900

TBAE Firm #186643

SEAL
 LANDSCAPE ARCHITECT
 STATE OF TEXAS
 1917
 Clemons R. Williams
 August 21, 2023



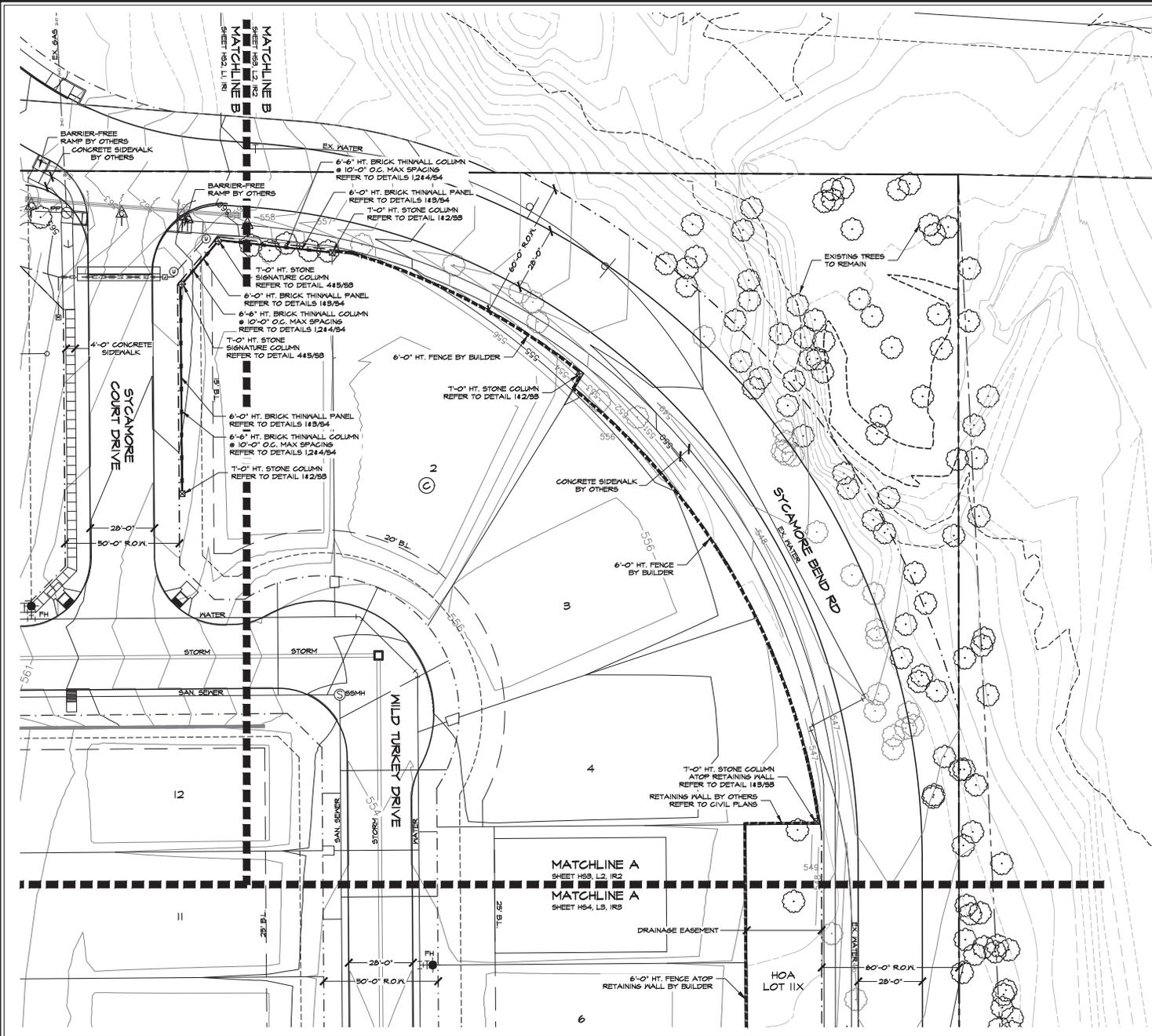
LANDSCAPE AND SCREENING
 Hardscape Layout
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
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HS2 of 11

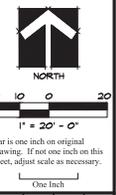
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 DESIGN GROUP
 Studio 13 Design Group, PLLC
 106 W. Main Street
 Lewisville, Texas 75057
 469-531-1900
 13842 Fines 188643

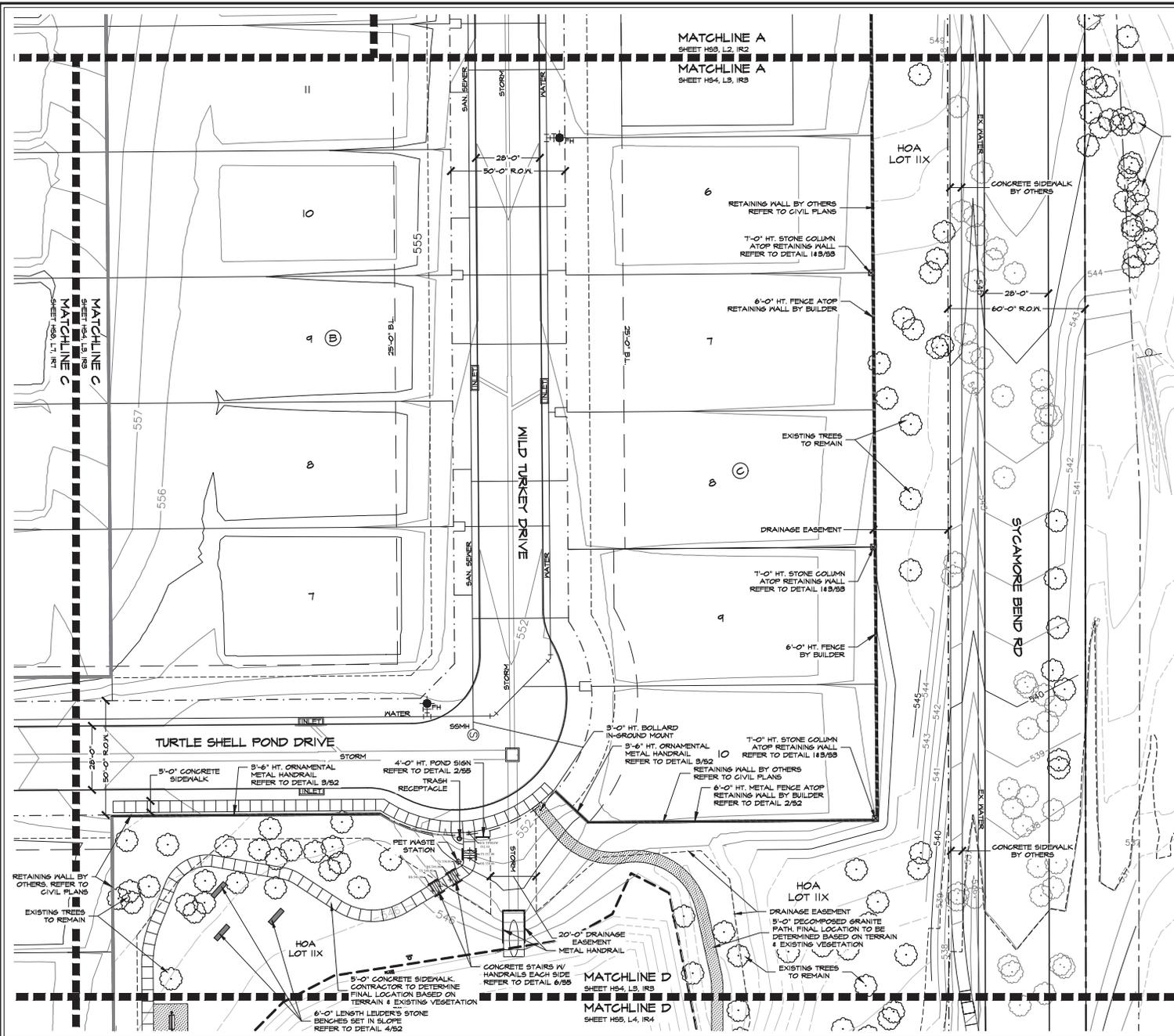


LANDSCAPE AND SCREENING
 Hardscape Layout
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	DATE

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106 W. Main Street
Levellville, Texas 75857
409-652-1900

1846 Fins 188643

August 27, 2021

NORTH

1" = 20' - 0"

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LANDSCAPE AND SCREENING

Hardscape Layout

Sycamore Cove

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PROJECT

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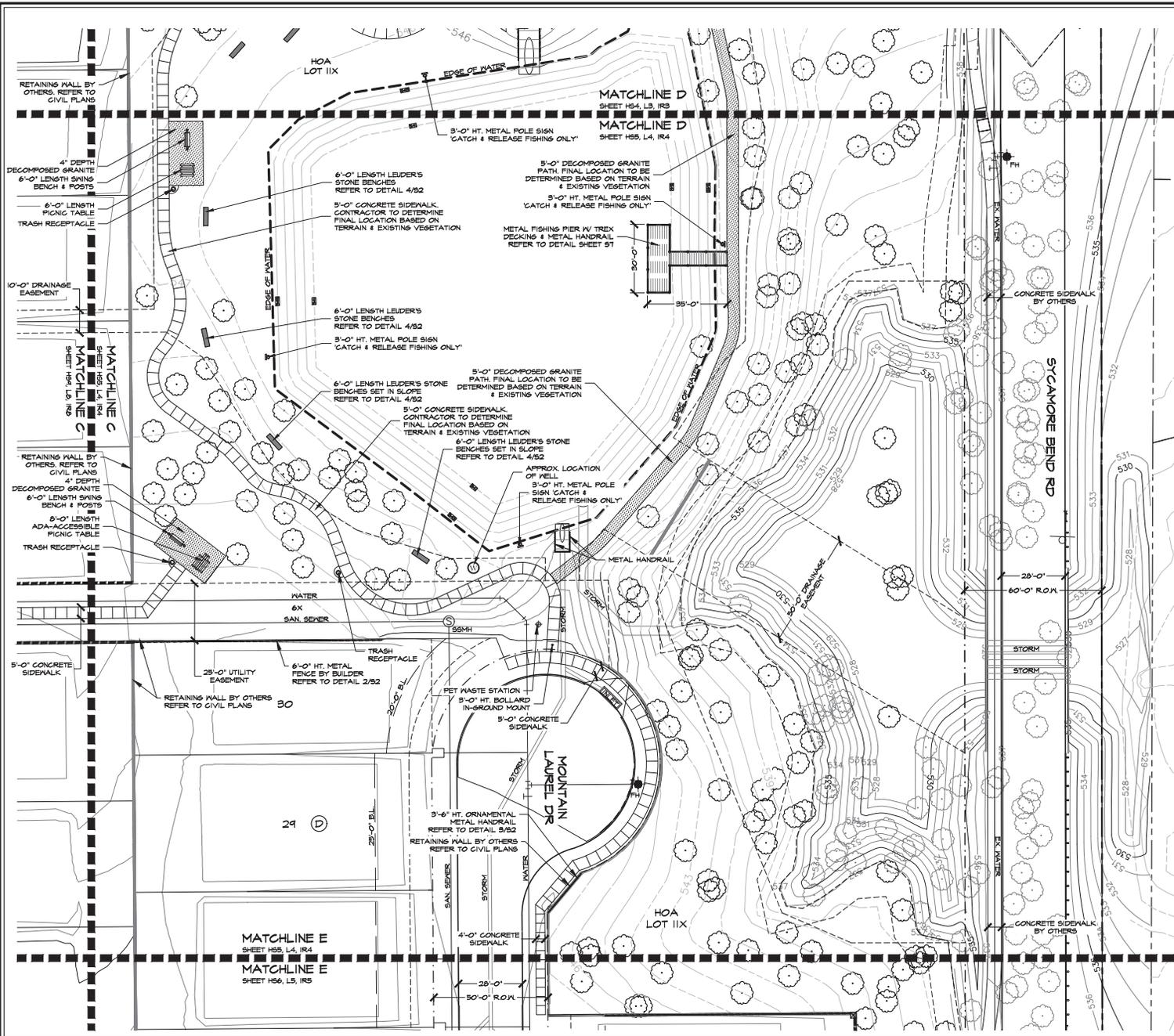
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TOWN OF

Town of Hickory Creek, Denton County, Texas

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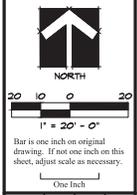
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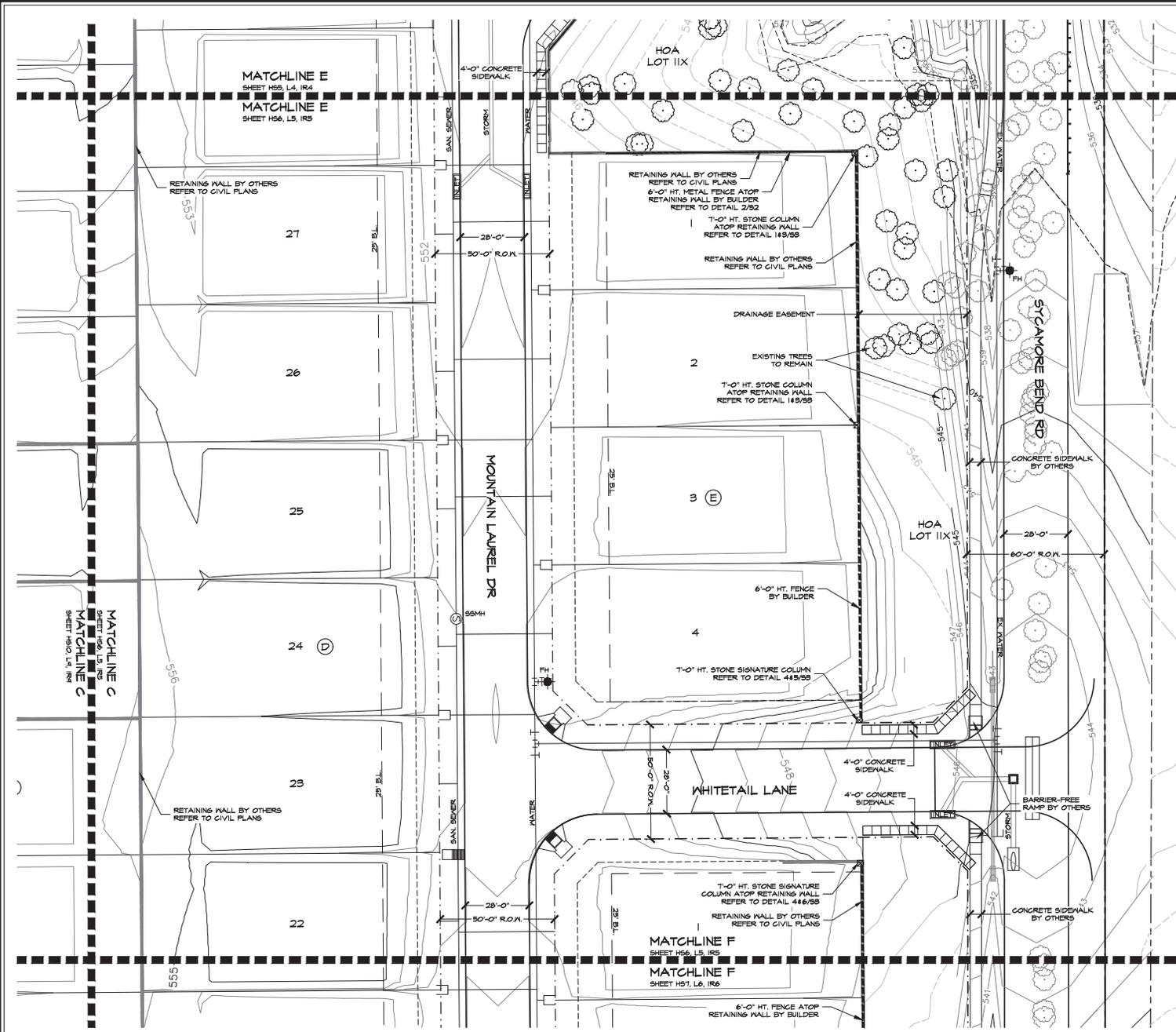


LANDSCAPE AND SCREENING
Hardscape Layout
Sycamore Cove
Town of Hickory Creek, Denton County, Texas

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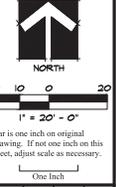
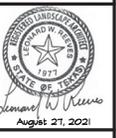
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 Lewisville, Texas 75057
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 TB&E Firm #188643

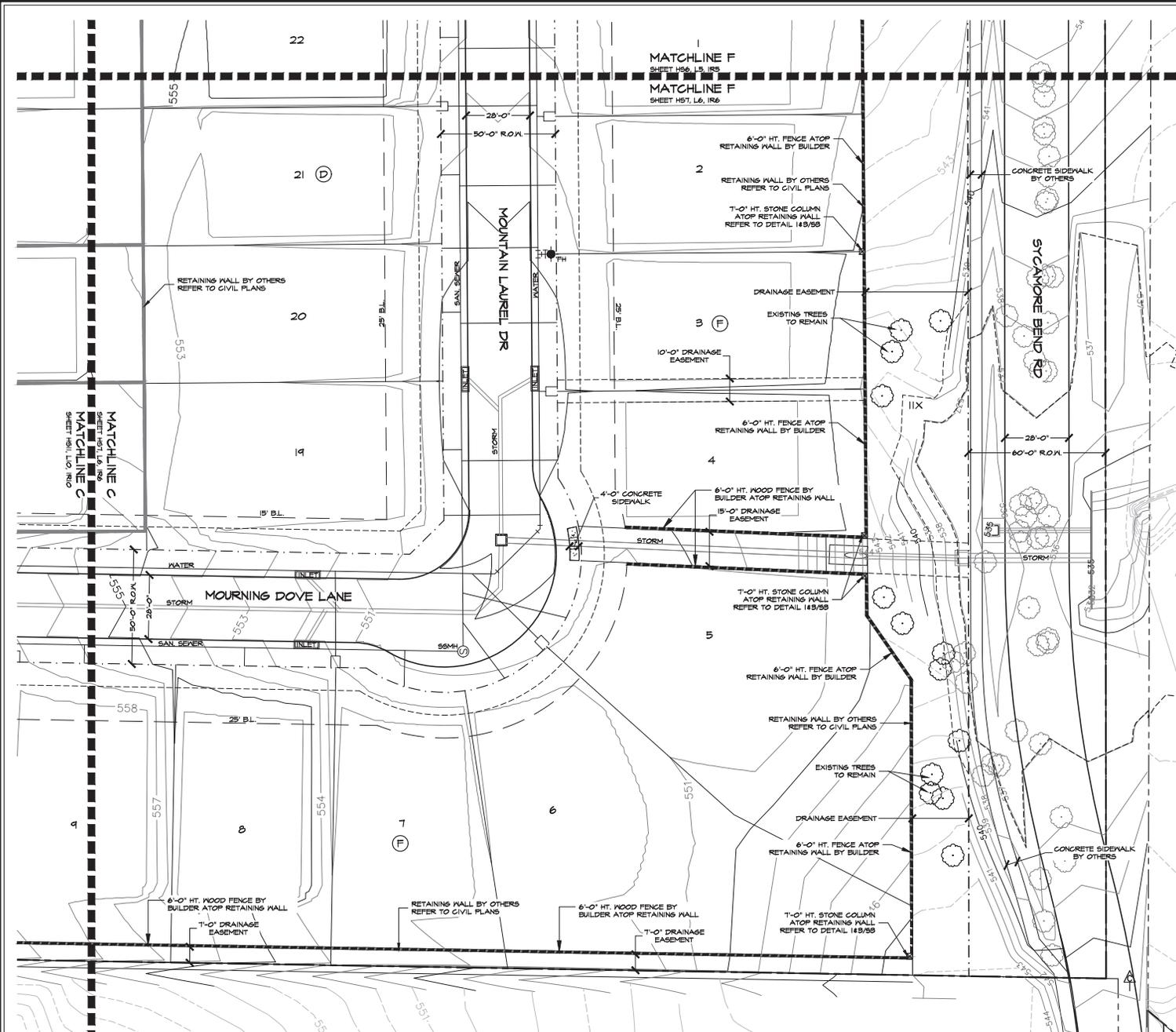


LANDSCAPE AND SCREENING
 Hardscape Layout
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

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MATCHLINE F
 SHEET H56, L5, R5
MATCHLINE F
 SHEET H57, L6, R6

MATCHLINE C
 SHEET H57, L6, R6
MATCHLINE C
 SHEET H56, L5, R5

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 106 W. Main Street
 Lewisville, Texas 75057
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NORTH

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 One Inch

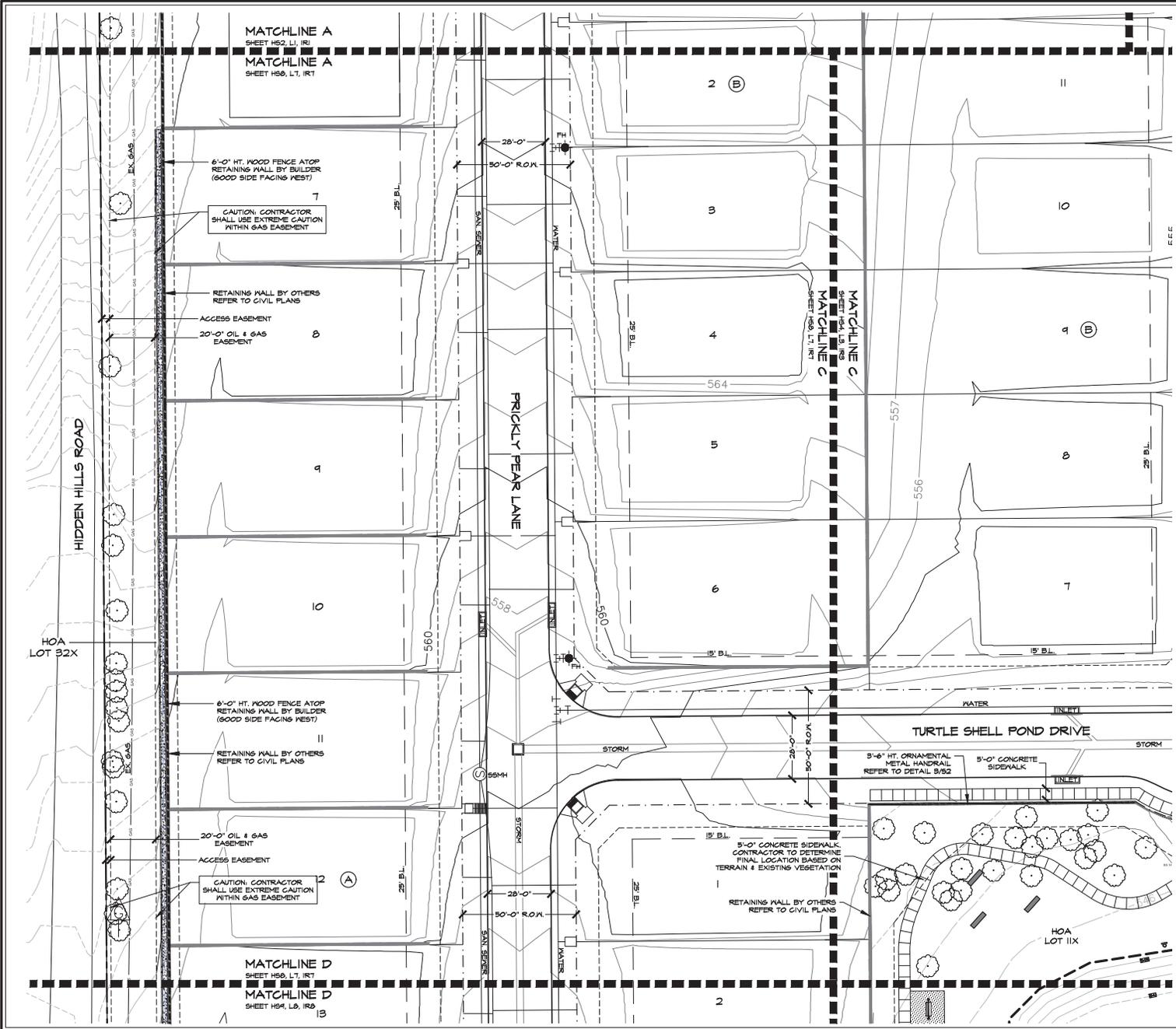
LANDSCAPE AND SCREENING
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 Town of Hickory Creek, Denton County, Texas

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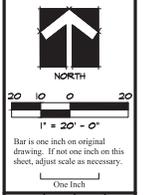
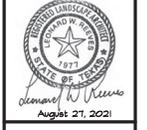
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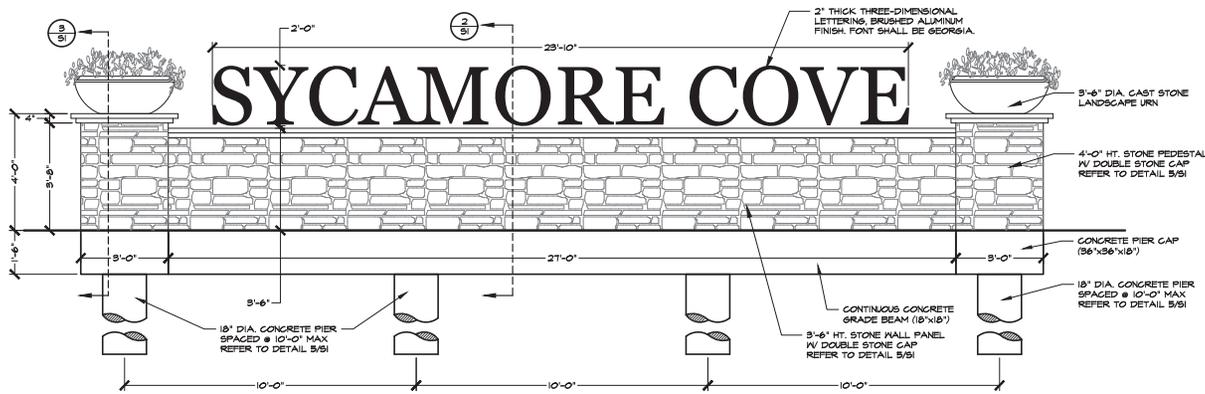


LANDSCAPE AND SCREENING
Hardscape Layout
Sycamore Cove
Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
PROJECT	BZH017	
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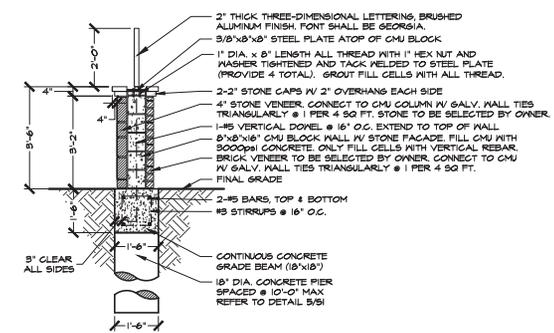
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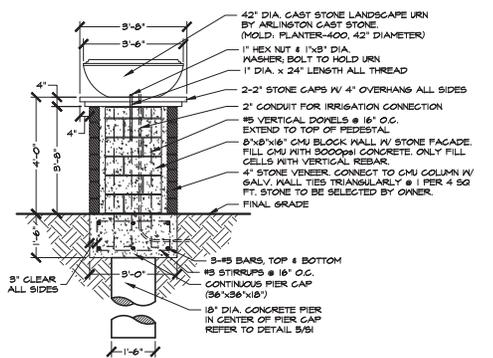
1 ENTRY SIGNAGE MONUMENT
S1 ELEVATION

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



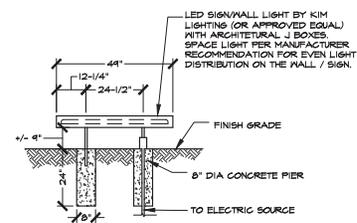
2 ENTRY MONUMENT WALL W/ SIGNAGE
S1 SECTION

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



3 4'-0" HT. STONE PEDESTAL W/ LANDSCAPE URN
S1 SECTION

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

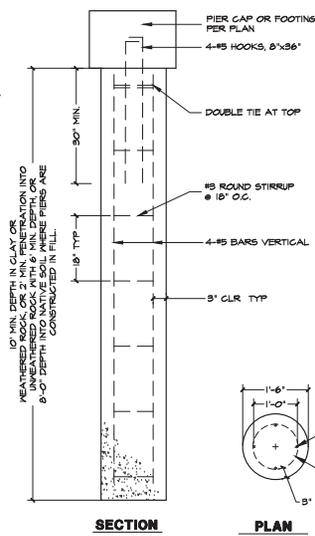


4 MONUMENT SIGN LIGHT
S1

NOT TO SCALE

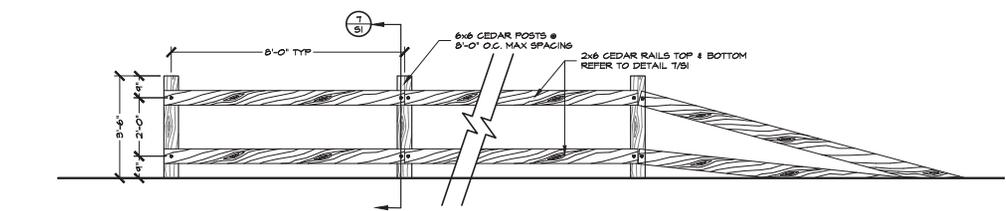
SIGN LIGHTING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE GOVERNING LOCAL, STATE, AND NATIONAL CODES.
2. THE LIGHTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND TOWN OF HICKORY CREEK CODE ACCEPTANCE.
3. THE LIGHTING LAYOUT SHOWN IS DIAGNRAMATIC AND DOES NOT SHOW EVERY REQUIRED MISCELLANEOUS DETAIL, SUPPORT, FITTING, ETC. FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM WHETHER OR NOT SHOWN ON THE PLAN.
4. THE CONTRACTOR SHALL INSPECT THE SITE AS TO INFORM HIMSELF OF ALL CONDITIONS AFFECTING THE WORK. NO ADDITIONAL ALLOWANCES WILL BE MADE BECAUSE OF FAILURE TO OBTAIN INFORMATION ON SITE CONDITIONS.
5. THE LIGHTING CONTRACTOR SHALL COORDINATE INSTALLATION OF FIXTURES WITH THE LANDSCAPE CONTRACTOR AS REQUIRED FOR THE PROPER SEQUENCE OF CONSTRUCTION.
6. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS MANNER CONSISTENT WITH INDUSTRY STANDARDS. MATERIALS OR EQUIPMENT WHICH DO NOT PRESENT A REASONABLY NEAT AND WORKMANLIKE APPEARANCE MAY BE DIRECTED TO BE REMOVED AND REPLACED BY THE OWNER REPRESENTATIVE.
7. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL INCLUDE REPLACEMENT OR CORRECTION TO DAMAGE OF OTHER WORK OR MATERIALS CAUSED BY THIS WORK.
8. ALL MATERIALS SHALL BE NEW U.L. LISTED AND CONFORM TO NATIONAL ELECTRIC CODES (NEC).
9. INSTALL ALL FIXTURES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND THE LOCAL BUILDING CODES.



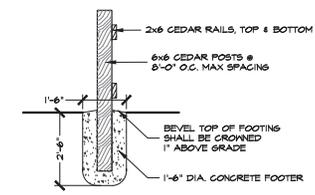
5 PIER (18" DIA.)
S1 PLAN/SECTION

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



6 3'-6" HT. SPLIT RAIL FENCE
S1 ELEVATION

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



7 3'-6" HT. SPLIT RAIL FENCE
S1 SECTION

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

STUDIO 183 DESIGN GROUP
Studio 13 Design Group, PLLC
186 W. Main Street
Levellville, Texas 75857
409-833-1900
18362 Firm #08662

JORDAN CONSULTING ENGINEERS, INC.
2405 W. POWERS HWY
SUITE 105
PACIFIC, TEXAS 76103
(972) 860-1566
TBE Firm #4450

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT EXTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
Submittal 8-27-2021

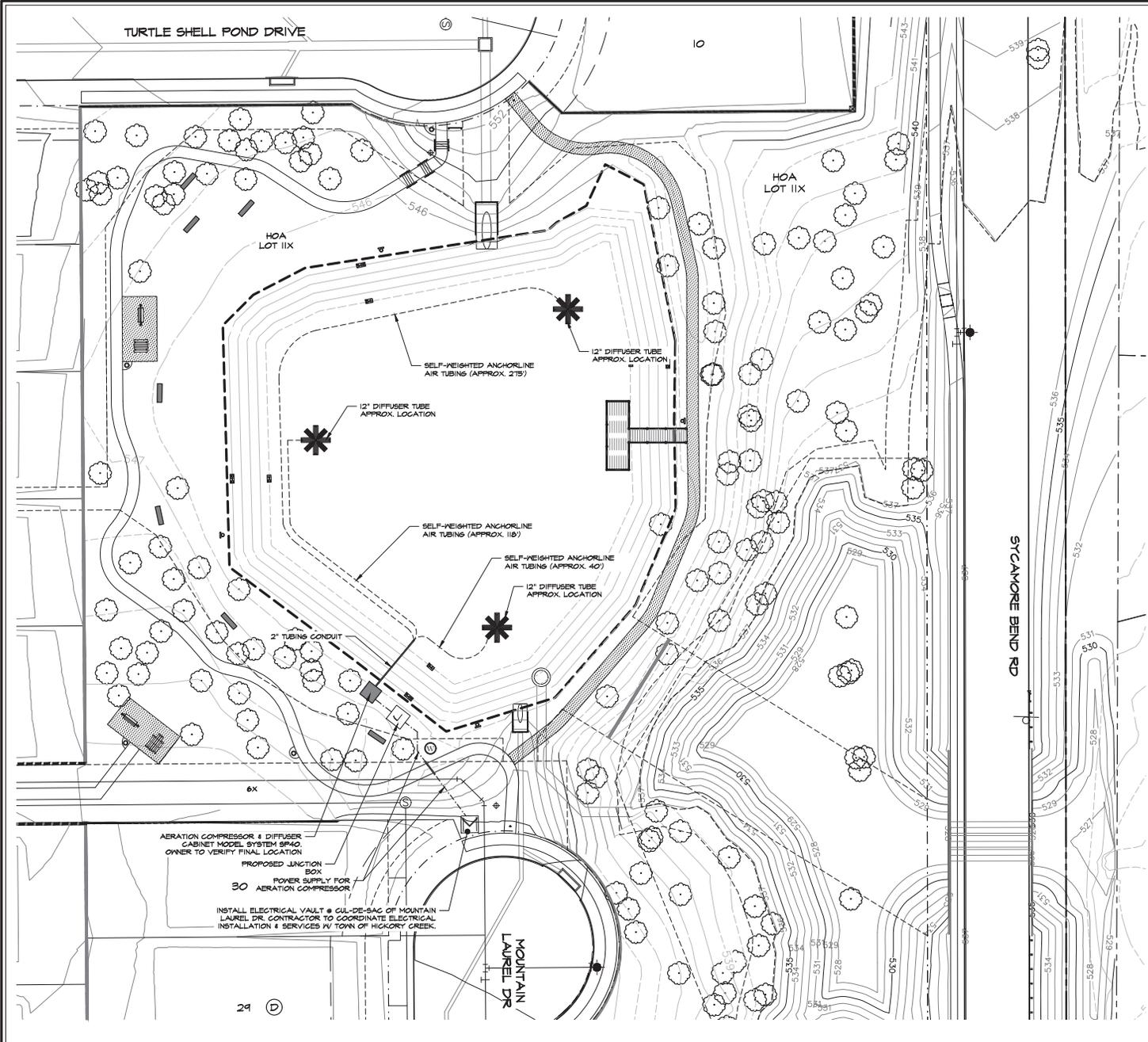
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One Inch

LANDSCAPE AND SCREENING	DATE	
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Hardscape Details	DATE	
	BY	
Sycamore Cove	DATE	
	BY	

PLAN REVIEW REVISIONS				
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PROJECT	BZH017			
SHEET	S1			

Town of Hickory Creek, Denton County, Texas

Drawing: W:\Shared\Projects\BZH017 - Sycamore Cove\DWG\BZH017-Aeration System.dwg Saved By: Stationed Save Time: 8/20/2021 9:19 AM
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NOTES:

- COORDINATE ALL ROAD/SIDEWALK TRENCHING AND CLOSURES WITH TOWN OF HICKORY CREEK ENGINEERING DEPARTMENT AND RELATED CONSTRUCTION PARTIES.
 - CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND IMPLEMENT PROPER SAFETY METHODS TO PREVENT UNSAFE DIGGING, DRILLING, OR TRENCHING.
- A. AERATION SYSTEM SPECS.
 LOCATION - HICKORY CREEK, DENTON COUNTY, TEXAS.
- ENCLOSURE - ONE (1) - AIRECO OUTDOOR ENCLOSURES IV POLYMER BASE.
- COMPRESSOR - ONE (1) - 9P40 1/2HP, 120V SINGLE PHASE
- AIR LINES - THREE (3) INDIVIDUAL LINES - LENGTH TO BE DETERMINED BY CONTRACTOR. LINES LENGTHS HAVE BEEN APPROXIMATED ON LAYOUT PLAN SHEETS.
- AERATION DIFFUSERS - THREE (3) 12\"/>

AERATION SYSTEM LEGEND

- AERATION COMPRESSOR IV CAST ALUMINUM RAINPROOF OUTDOOR ENCLOSURE CABINET
- 12\"/>

STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC
 106 W. Main Street
 Lewisville, Texas 75057
 469-531-1900
 1364E Firm #88643

Professional Engineer
 State of Texas
 August 21, 2021

↑
NORTH

20 10 0 10 20
1" = 20' - 0"

One Inch

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REFERENCE PLAN
 Aeration System Layout
 Sycamore Cove

Town of Hickory Creek, Denton County, Texas

BY	DATE	REVISIONS

PROJECT
BZH017

SHEET
 A1 of 2

SPECIFICATIONS

GENERAL NOTES

1. ALL PERTINENT DOCUMENTS, (DRAWINGS, DIRECTIVES, LEASE AGREEMENTS, SPECIFICATIONS, ETC.), ISSUED BY THE ARCHITECT AND/OR BY THE OWNER SHALL GOVERN THIS WORK AND FAILURE TO REFER THERE TO, AND COMPLY THEREWITH SHALL NOT RELIEVE THE RESPONSIBILITIES CONTAINED THEREIN OR BE USED AS A BASIS FOR ADDITIONAL COMPENSATION.
2. SECURE AND PAY FOR ALL PERMITS, CONNECTION CHARGES, FEES, INSPECTIONS, ETC., ASSOCIATED WITH THE PARTICULAR CLASS OF WORK INVOLVED. ARRANGE WITH THE SERVING UTILITY COMPANIES FOR THE INSTALLATION AND CONNECTION OF ALL REQUIRED UTILITIES (SANITARY SEWER, STORM DRAINAGE, POTABLE WATER, GAS, FIRE SPRINKLER, TELEPHONE AND ELECTRICAL POWER) AND PAY ALL THE CHARGES ASSOCIATED THEREWITH, EXCEPT WHERE SUCH SERVICES ARE TO BE PROVIDED BY OTHERS.
3. EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL, STATE, AND/OR NATIONAL CODES, ORDINANCES, AND REGULATIONS GOVERNING THE PARTICULAR CLASS OF WORK INVOLVED. THE GOVERNING CODES ARE MINIMUM REQUIREMENTS AND WHERE THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATIONS EXCEED THE CODE REQUIREMENTS, THESE DRAWINGS AND/OR SPECIFICATIONS SHALL PREVAIL.
4. LOCATIONS, POINTS OF CONNECTION, DIMENSIONAL DATA AND OTHER MEASUREMENTS ARE OFFERED AS A GENERAL GUIDE ONLY AND WITHOUT GUARANTEE OF COMPLETE ACCURACY. VISIT THE SITE, ASCERTAIN THE CONDITIONS TO BE MET INSTALLING THE PARTICULAR CLASS OF WORK INVOLVED AND MAKE DUE PROVISION FOR THE SAME SUCH THAT THE RESULTING INSTALLATION WILL BE A COMPLETE, COORDINATED AND PROPERLY OPERATING SYSTEM.
5. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS WHICH WILL NOT INTERFERE WITH THE STRUCTURE OF THE BUILDING AND WHICH WILL FIT INTO THE AVAILABLE SPACES, CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, AND SITE CONDITIONS, TO AVOID OBSTRUCTIONS AND ALLOW THE PROPER INSTALLATION OF EACH ITEM.
6. PRIOR TO ANY INSTALLATION AND IN COOPERATION WITH ALL OTHER TRADES AND ALL SERVING UTILITY COMPANIES, DETERMINE THE EXACT LOCATION OF THE REQUIRED UTILITIES, ALL EQUIPMENT, APPARATUS, OUTLETS, AND CONNECTIONS THEREBY BY REFERENCING TO AND COORDINATING THE AVAILABLE INFORMATION PROVIDED ON THE CONTRACT DRAWINGS, THE MANUFACTURERS DRAWINGS AND THEIR INSTALLATION REQUIREMENTS, SHOP AND/OR ROUGH-IN DRAWINGS, THE SERVING UTILITY COMPANY'S DRAWINGS AND THE REQUIREMENTS IN THEIR INSTALLATION MANUALS, ETC., AND THE ACTUAL MEASUREMENTS AT THE SITE AND/OR WITHIN THE BUILDING. UNLESS SPECIFICALLY DIRECTED OTHERWISE FURNISH AND INSTALL EACH AND EVERY ITEM CONTAINED IN, AND ASSOCIATED WITH, THE PARTICULAR CLASS OF WORK INVOLVED AS SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE ACCOMPANYING SPECIFICATION TOGETHER WITH ALL APPURTENANCES, COMPONENTS AND INCIDENTALS NECESSARY TO COMPLETE THE WORK. (THIS IS TO INCLUDE, BUT IS NOT NECESSARILY LIMITED TO: EQUIPMENT, MATERIAL, LABOR, FEES, TRANSPORTATION, TOOLS, STORAGE, CUTTING, PATCHING, TRENCHING, ETC.) IT IS THE INTENT THAT THE EQUIPMENT, MATERIAL, DEVICES, ETC., INSTALLED AND CONNECTED IN CONFORMANCE WITH ALL REQUIREMENTS GOVERNING THE CLASS OF WORK INVOLVED, COMPLETE READY FOR OPERATION.
7. ALL CONSTRUCTION SHALL CONFORM IN FULL ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION AND SPECIFICATIONS, MINIMUM STANDARD TO BE THE LATEST ADOPTED INTERNATIONAL CODES.
8. LOCATE EQUIPMENT IN GENERAL LOCATIONS SHOWN BUT CONFORM TO ALL STRUCTURAL AND FINISHED CONDITIONS OF BUILDING. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
9. CLEANING OF PREMISES, REMOVAL OF SCRAP AND INSTALLATION RELATED DEBRIS FROM AREA. LEAVE ENTIRE INSTALLATION IN A NEAT, CLEAN AND USABLE CONDITION.
10. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS, AND CHARACTERISTICS OF ALL UTILITIES AND PIPING OF WHICH HE IS TO CONNECT AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR PROBLEMS.
11. PROVIDE SHOP DRAWINGS AND ALL EQUIPMENT TO BE USED.
12. DELIVER MATERIALS TO JOB SITE IN ORIGINAL UNBROKEN PACKAGE, PROPERLY TAPPED WITH U.I. LABELS, SIZE, TYPE, AND MANUFACTURER INDICATED.
13. NO COMBUSTIBLE MATERIALS OF ANY TYPE CAN BE ALLOWED ABOVE SUSPENDED CEILING.

PLUMBING

1. REFER TO CIVIL DWGS FOR CONTINUATION OF SANITARY SEWER, STORM DRAINAGE, POTABLE WATER, GAS AND FIRE SPRINKLER SYSTEMS. REFER TO ELEC DRAWINGS FOR CONTINUATION OF THE ELECTRICAL SYSTEMS OF LIGHTING AND POWER.
2. INSTALL GLEANOUTS EVERY 50'-0" O.C. AND AT EVERY CHANGE OF DIRECTION GREATER THAN 45 DEGREES.
3. POTABLE WATER BACKFLOW PREVENTION ASSEMBLY. INSTALL IN A CORRUGATED STEEL ENCLOSURE WITH CAST IRON COVER AND A MINIMUM OF 4" HEADSPACE. FILL IN THE BOTTOM. INSTALL SUCH THAT THE COVER IS FLUSH WITH FINISHED GRADE.
4. REFER TO LANDSCAPE DRAWINGS FOR IRRIGATION SYSTEM.
5. REFER TO CIVIL DRAWINGS FOR EXTENSION OF UTILITIES TO THE SITE AND WITHIN SITE AND FOR GRADING AND DRAINAGE LAYOUT.
6. INSTALL ALL WATER, GAS AND SEWER LINES IN GENERAL LOCATIONS SHOWN, BUT CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF THE BUILDING. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
7. ALL WATER LINES IN EXTERIOR WALL SHALL BE INSTALLED BETWEEN BUILDING INSULATION AND INTERIOR OF WALL.
8. WATER PIPING THAT IS TO BE INSTALLED UNDER THE SLAB SHALL BE SEAMLESS COPPER WITH NO JOINTS AND LOW RADIUS CURVES FOR TURNS, AND SHALL BE PROTECTED WITH ARMAFLEX INSULATION AND ENGAGED IN SAND BED. INSULATE COPPER FROM CONTACT WITH CONCRETE, REINFORCING STEEL OR OTHER PIPING AND CONDUIT.
9. FURNISH AND INSTALL FLOOR DRAIN TRAP PRIMING IN THE PUBLIC TOILETS. EXTEND 1/2" C/I UNDER FLOOR FROM FLUSH VALVE AND CONNECT TO TRAP PRIMER TAP IN FLOOR DRAIN.
10. HOT AND COLD WATER PIPING IN ALL WALLS, ATTIC, AND EXPOSED SHALL HAVE 1" FIBERGLASS INSULATION.
11. USE PVC CONDUIT UNDERSLAB FOR SANITARY SEWER. SHOULD LOCAL CODES REQUIRE CAST IRON, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FURNISH CAST IRON WITH ADDITIONAL COST TO THE OWNER.
12. DOMESTIC WATER - TYPE L COPPER
13. CONCRETE DRAIN - TYPE M COPPER
14. RUN WATER HEATER RELIEF LINE DOWN AND OUTSIDE. TURN DOWN AND TERMINATE 6" ABOVE GRADE. BUS SCREEN SHALL BE INSTALLED ON THE ENDS OF THE PIPE.
15. PROVIDE AIR CHAMBERS AT ALL FIXTURES OR SHOCK ABSORBERS AT EACH BATTERY.
16. PROVIDE SECTIONAL SHUT-OFF VALVES ON EACH BRANCH AND RISER CLOSE TO MAIN, WHERE BRANCH OR RISER SERVES UNIT, AND ELSEWHERE AS INDICATED.
17. PROVIDE SHUT-OFF VALVES AT INLET OF EACH PLUMBING EQUIPMENT ITEM AND AT INLET OF EACH PLUMBING FIXTURE, AND ELSEWHERE AS INDICATED.
18. INSTALL GLEANOUTS IN BUILDING DRAIN PIPING AS INDICATED, AND AS REQUIRED BY LOCAL PLUMBING CODE, AT EACH CHANGE IN DIRECTION OF PIPING GREATER THAN 45 DEGREES AT MAIN INTERVALS OF 50' FOR PIPING 4" AND SMALLER AND 100' FOR LARGER PIPING AND AT BASE OF EACH CONDUCTOR. INSTALL FLOOR AND WALL GLEANOUT COVERS FOR CONCEALED PIPING. SELECT TYPE TO MATCH ADJACENT BUILDING FINISH (VERIFY SELECTION WITH ARCHITECT PRIOR TO ORDERING).
19. INSULATE ALL EXPOSED SANITARY AND WATER PIPING AT ALL HANDICAP RATED LAVATORIES AND SINKS WITH FULLY MOLDED, TREBRO, HAND LAY-GUARD INSULATION KIT MODEL #103.
20. PROVIDE GAST BRASS OR COPPER ESCUTCHEONS WITH SET SCREW DEEP TYPE TO COVER SLEEVES OR OF A SIZE TO COVER FITTING THROUGH WALLS, FLOORS, AND EXPOSED CEILING.
21. THE DOMESTIC WATER PIPING SYSTEM SHALL BE STERILIZED PRIOR TO INSTALLATION.
22. EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
23. SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LAVATORIES AND SINKS WITH PROWRAP INSULATION KIT BY MCGUIRE AND OFFSET P-TRAP AGAINST WALL. ALL WATER CLOSETS FLUSHING LEVERS SHALL BE TO THE INSIDE OF STALL.
24. TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS WITHIN THE WALL.
25. ALL PLUMBING WORK SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL/MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
26. PROTECT ALL PIPING FROM CORROSIVE EFFECTS.
27. FURNISH AND INSTALL ALL CONDENSATE AND OVERFLOW LINES TO A CODE APPROVED RECEPTACLE WITH A P-TRAP.

ELECTRICAL

1. WORK INCLUDED.
- 1.1. THE FOLLOWING LIST IS NOT TO BE CONSTRUED AS COMPLETE. INCLUDED ARE THE FOLLOWING:
 - 1.1.1. ELECTRICAL SERVICE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SERVING UTILITY COMPANY.
 - 1.1.2. TELEPHONE SERVICE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SERVING TELEPHONE COMPANY.
 - 1.1.3. LIGHTING SYSTEM INSTALLED IN INTERIOR AND EXTERIOR AREAS.
 - 1.1.4. POWER SYSTEM INSTALLED INCLUDING INTERIOR AREAS AND EXTERIOR AREAS.
 - 1.1.5. LINE AND LOW VOLTAGE CONTROL CIRCUITS FOR OPERATION OF VENTILATING, AND PLUMBING SYSTEMS AS DEFINED ON VENTILATING AND PLUMBING CONSTRUCTION DOCUMENTS.
- 1.2. ELECTRICAL POWER AND TELEPHONE SERVICES.
- 1.2.1. ELECTRICAL POWER AND TELEPHONE SERVICES AND METERING FACILITIES SHALL CONFORM TO REQUIREMENTS OF SERVING UTILITY COMPANIES AND SHALL MEET WITH APPROVAL OF LOCAL AND STATE INSPECTING AUTHORITIES.
- 1.3. ELECTRICAL ACCEPTANCE TESTS
 - 1.3.1. GENERAL SCOPE
 - 1.3.1.1. AS PART OF THE CONTRACT, THE CONTRACTOR SHALL PERFORM TESTS OF INSTALLED WORK AS HEREIN SPECIFIED.
 - 1.3.1.2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND TECHNICAL SUPERVISION TO PERFORM SUCH TESTS AND INSPECTIONS.
 - 1.3.1.3. ALL TESTS SHALL BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE NATIONAL ELECTRICAL TESTING ASSOCIATION, INC (NETA), AND APPLICABLE CODES AND STANDARDS.
2. TESTING.
 - 2.1. UPON COMPLETION OF THE WORK AND ADJUSTMENT OF ALL EQUIPMENT AND DEMONSTRATE THAT ALL SYSTEMS AND EQUIPMENT OPERATE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND TO BE FREE FROM ALL ELECTRICAL AND MECHANICAL DEFECTS. PROVIDE ALL SYSTEMS FREE FROM SHORT CIRCUITS AND SHOW AN INSULATION RESISTANCE BETWEEN PHASE CONDUCTORS AND GROUND NOT LESS THAN 250,000 OHMS FOR ALL FEEDERS AND CIRCUITS OF 60 AMPACITY AND HIGHER.
 - 2.2. PRIOR TO ENERGIZING ANY MOTORS, MEASURE THE VOLTAGE FOR PHASE BALANCE AND REPORT IMMEDIATELY TO THE OWNERS REPRESENTATIVE IF EXCEEDS 1% FROM MEAN.
3. PANELBOARDS
 - 3.1. PANELBOARDS SHALL BE 42 POLE WITH MAIN AND BRANCH CIRCUIT BREAKERS.
 - 3.2. CIRCUIT BREAKERS SHALL BE BOLT-ON, QUICK-MAKE, QUICK-BREAK COMMON TRIP UNITS AND SHALL HAVE A SHORT CIRCUIT INTERRUPTING RATING IN EXCESS OF THE AVAILABLE FAULT CURRENT.
 - 3.3. ACCEPTABLE CIRCUIT BREAKER MANUFACTURER: SIEMENS OR ITE
 - 3.3.1. ACCEPTABLE PANELBOARD MANUFACTURERS: SIEMENS OR SQUARE D
- 3.4. VERIFY SHORT CIRCUIT CURRENT AVAILABLE WITH POWER COMPANY PROVIDE CIRCUIT BREAKERS WITH PROPERLY COORDINATED AND ADEQUATE INTERRUPTING CAPACITY SHORT CIRCUIT RATING OF SWITCHBOARD SHALL BE STAMPED ON MANUFACTURERS NAMEPLATE.
- 3.5. SUBMITTALS TO INCLUDE VOLTAGE/CURRENT RATINGS, SHORT-CIRCUIT RATING OF BOARD AND DEVICES, OVERALL DIMENSIONS, AVAILABLE CONDUIT SPACE, CIRCUIT SCHEDULE. PROVIDE COMPLETE TYPEWRITTEN IDENTIFICATION DIRECTORY CARD FOR ALL MAIN AND BRANCH CIRCUITS IN THE PANEL DOOR.
- 3.7. PANELS TO HAVE BAKELITE NAME PLATES.
- 3.8. BUS BAR TO BE COPPER COATED ALUMINUM.
4. WIRING TO BE COPPER IN CONDUITS. NO BX, AC, MC OR ROMEX TYPE WIRING TO BE ALLOWED.



Studio 13 Design Group, P.L.L.C.
106 W. Main Street
Levellville, Texas 75857
409-693-1900

12842 Five (5)88643



August 27, 2021

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One Inch

REFERENCE PLAN

Aeration System Notes
Sycamore Cove

Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE	

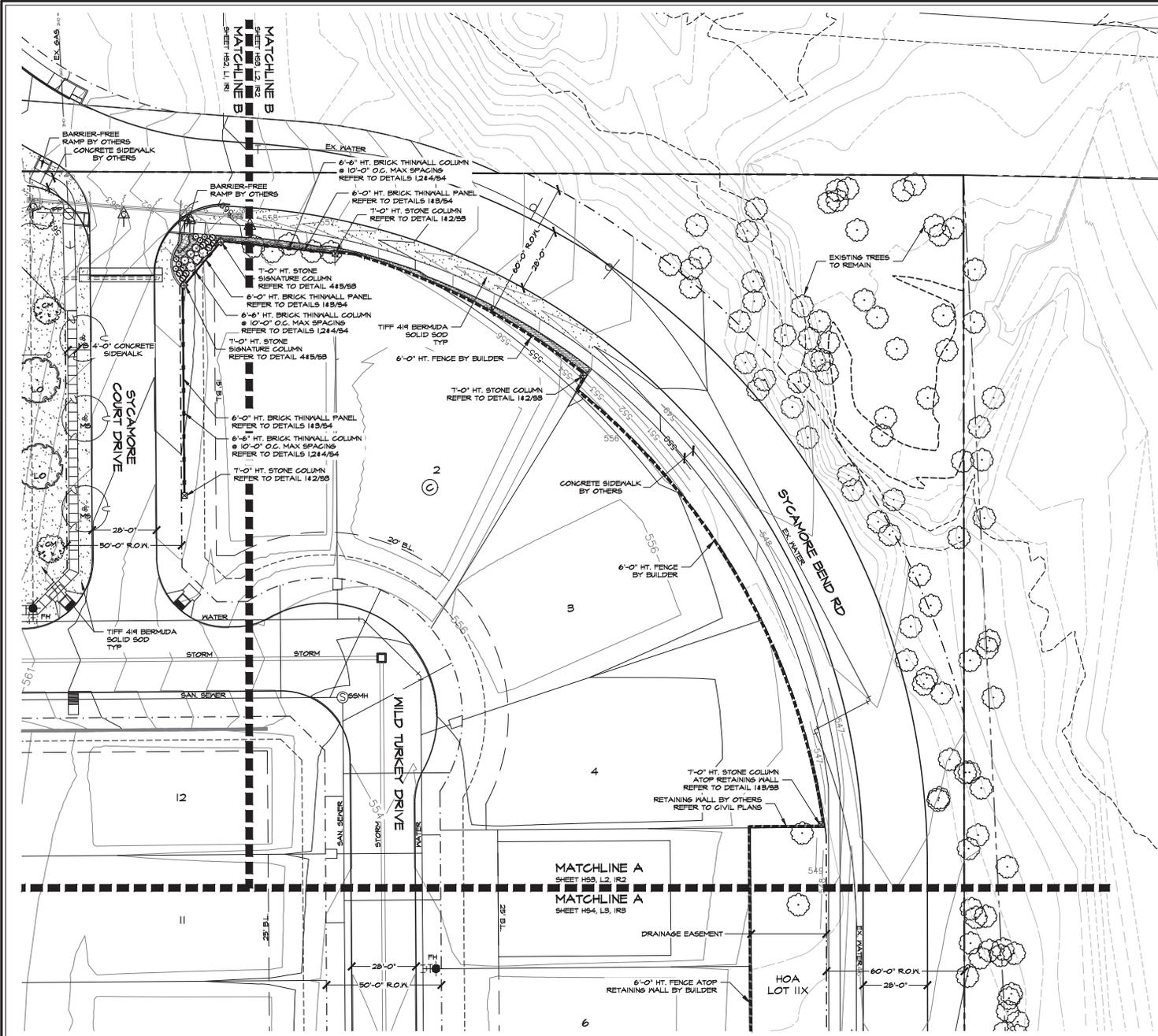
PROJECT

BZH017

SHEET

A2 of 2

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LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA (8' GALIPER, * DENOTES 8' GALIPER)
- MEXICAN SYCAMORE / PLATANUS MEXICANA (8' GALIPER)
- BALD CYPRESS / TAXODIUM DISTICHUM (8' GALIPER)
- KEEPING PILLON / SALIX BABINGTONICA (8' GALIPER)
- TWILIGHT GRAPE MYRTLE / LAGERSTROEMIA INDICA TWILIGHT (2' GALIPER)
- NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS (15 GALLON)
- DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDII NANA (7 GALLON)
- PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSE PURPLE DIAMOND (5 GALLON)
- COLOR GUARD YUCCA / YUCCA FILAMENTOSA COLOR GUARD (3 GALLON)
- INDIAN HAWTHORN SNOW WHITE / RAPHAELIS INDICA SNOW WHITE (3 GALLON)
- BLUE STAR JUNIPER / JUNIPERUS SQUMAMATA BLUE STAR (3 GALLON)
- GRAY LAVENDER COTTON / SANTOLINA CHANACYPHAREBUS (1 GALLON PLANTS SPACED 24\"/>

****WARNINGS****
 EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (TAS)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

Studio 13 Design Group, PLLC
186 W. Main Street
Lewisville, Texas 75057
469-531-1900

1846 Five 188643

August 27, 2021

NORTH

1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Sycamore Cove

PLAN REVIEW REVISIONS	BY	DATE

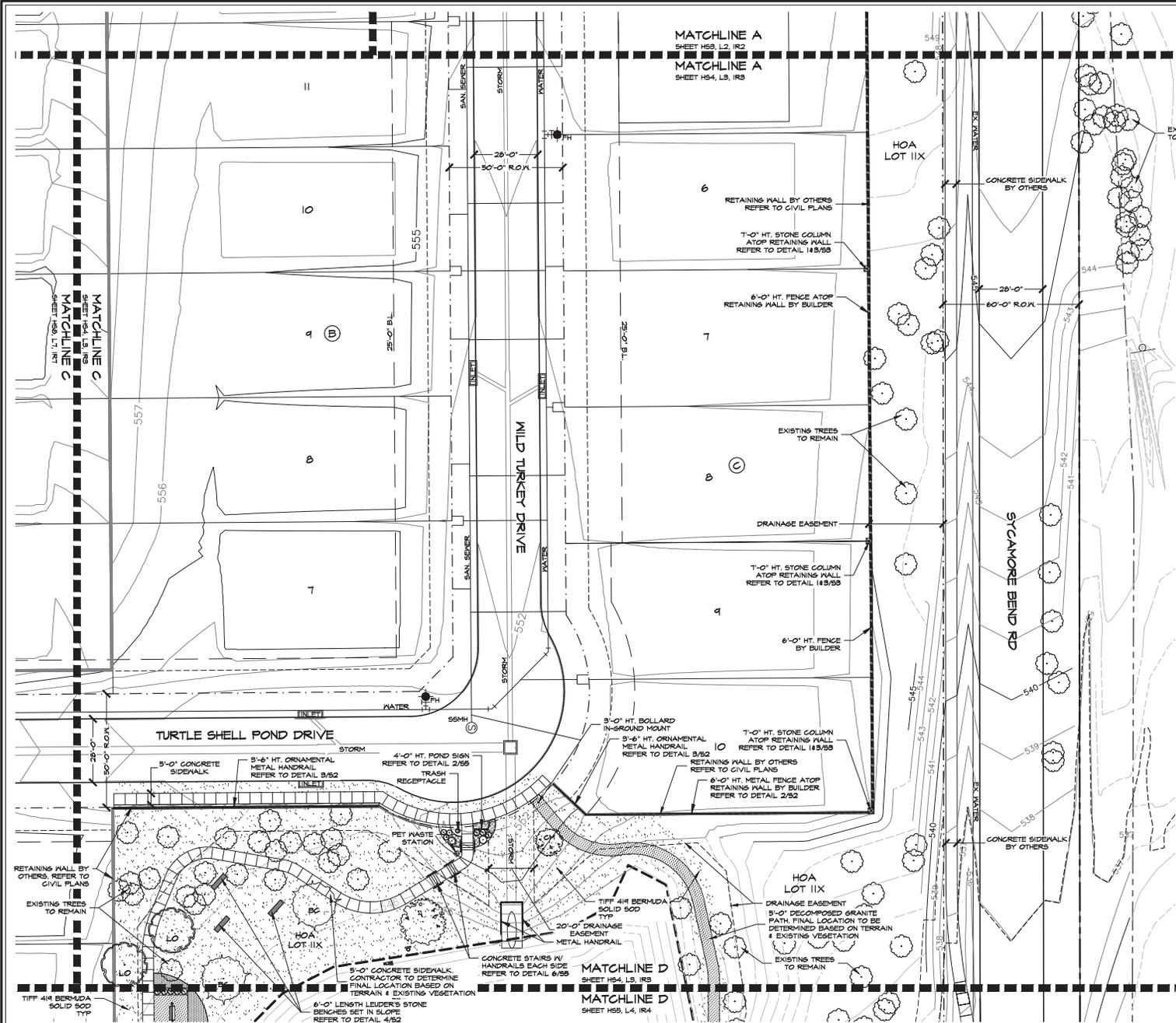
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LANDSCAPE LEGEND

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(3 GALLON)
- BLUE STAR JAMPER / JAMPERUS SQUAMATA BLUE STAR
(3 GALLON)
- GRAY LAVENDER COTTON / SANTOLINA CHAMAYOPARISIS
(1 GALLON, PLANTS SPACED 24" O.C.)
- LITTLE BUNNY DWARF FOUNTAIN GRASS / PENNSETUM ALOPECUROIDES LITTLE BUNNY
(1 GALLON, PLANTS SPACED 12" O.C.)
- KEEPING LOVE GRASS / ERAGROSTIS CURVULA
(1 GALLON, PLANTS SPACED 16" O.C.)
- TIFF 414 BERMUDA SOLID SOD
(MINIMUM 100% COVERAGE)

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 17842 Fines 088643

August 27, 2021

NORTH

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One Inch

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LANDSCAPE AND SCREENING

Landscape Plans

Sycamore Cove

Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

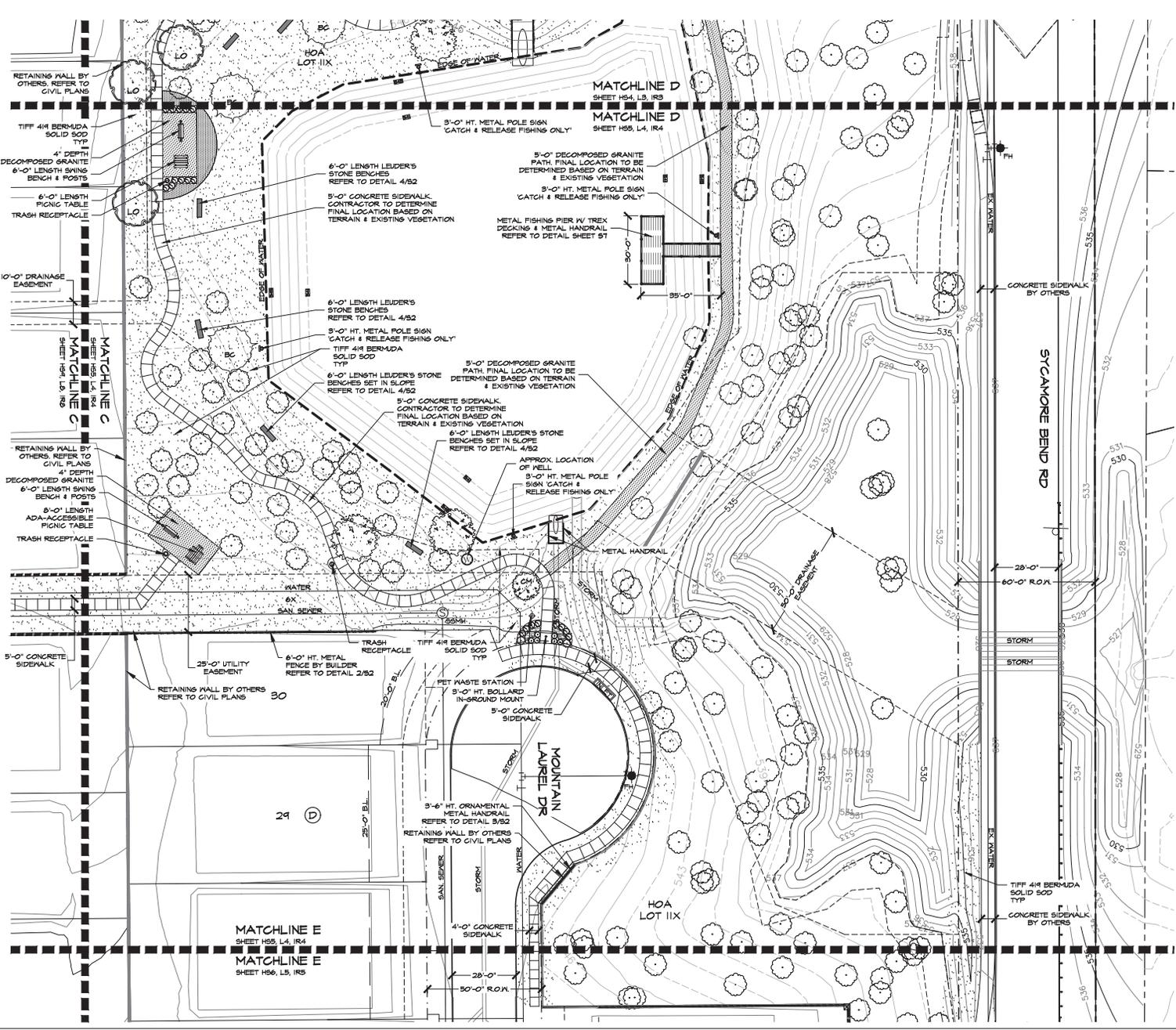
PROJECT

BZH017

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 - COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD' (5 GALLON)
 - INDIAN HANTHORN 'SNOW WHITE' / RAPHANOPIS INDICA 'SNOW WHITE' (5 GALLON)
 - 'BLUE STAR' JUNIPER / JUNIPERUS SOUAKIANA 'BLUE STAR' (5 GALLON)
 - GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARISSIS (1 GALLON, PLANTS SPACED 24" O.C.)
 - 'LITTLE BUNNY' DWARF FOUNTAIN GRASS / PENNSETUM ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 12" O.C.)
 - KEEPING LOVE GRASS / ERAGROSTIS CURVULA (1 GALLON, PLANTS SPACED 18" O.C.)
 - TIFF 4H BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)

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NORTH

20 10 0 10 20

1" = 20' - 0"

One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Sycamore Cove

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

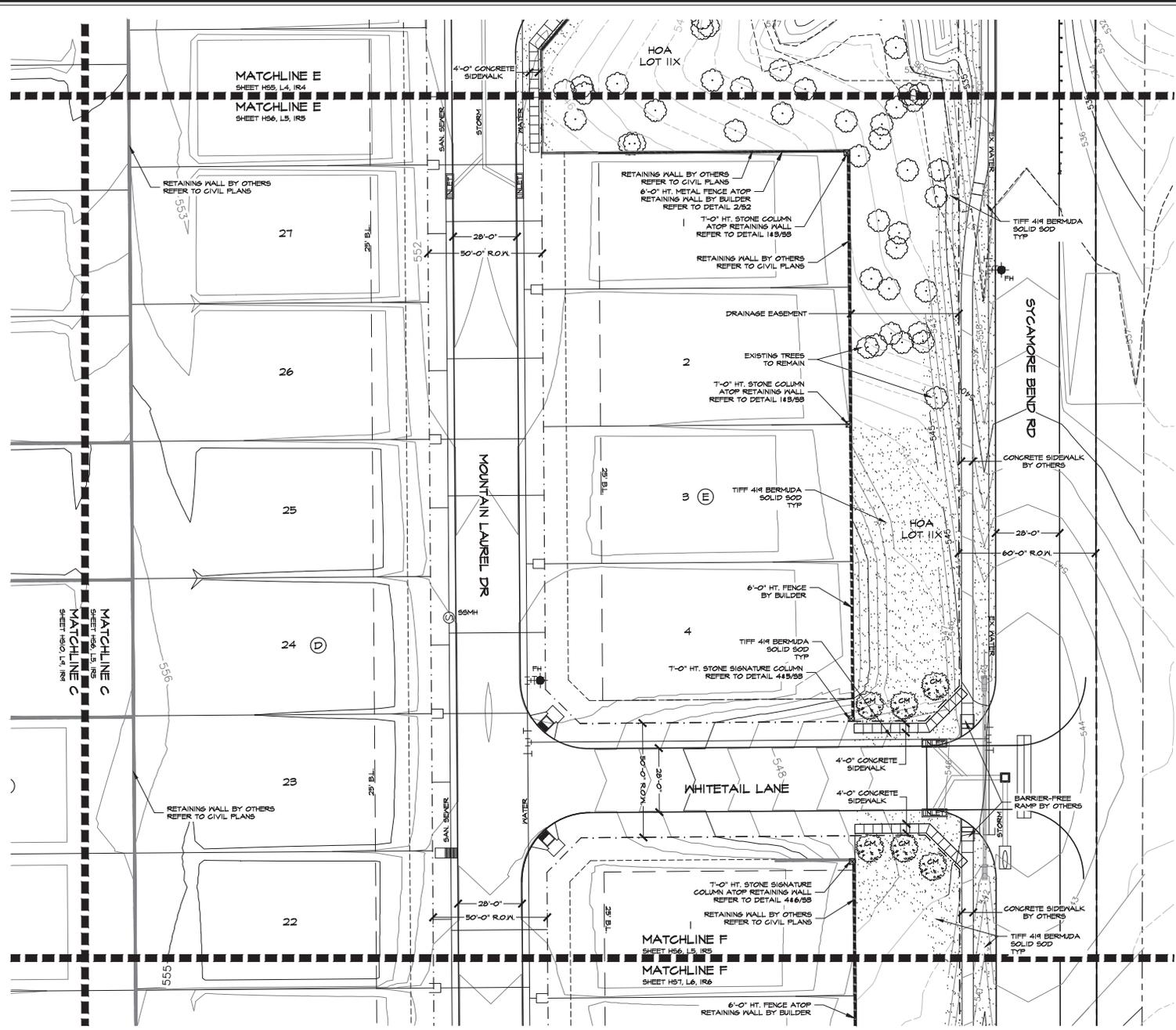
BZH017

SHEET

L4

Town of Hickory Creek, Denton County, Texas

Drawing: W:\Shared With Me\Shared\Projects\BZH017 - Sycamore Cove\DWG\BZH017-LS.dwg Saved By: Station5 Save Time: 8/26/2021 4:05 PM
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- ### LANDSCAPE LEGEND
- LIVE OAK / QUERCUS VIRGINIANA (8" CALIFER), * DENOTES 8" CALIFER
 - MEXICAN SYCAMORE / PLATANUS MEXICANA (8" CALIFER)
 - BALD CYPRESS / TAXODIUM DISTICHUM (8" CALIFER)
 - KEEPING WILLOW / SALIX BABYLONICA (8" CALIFER)
 - TWILIGHT GRAPE MYRTLE / LAGERSTROMIA INDICA 'TWILIGHT' (2" CALIFER)
 - NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS' (8 GALLON)
 - DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA' (7 GALLON)
 - 'PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND' (8 GALLON)
 - COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD' (8 GALLON)
 - INDIAN HAWTHORN 'SNOW WHITE' / RAPHOLEPIS INDICA 'SNOW WHITE' (8 GALLON)
 - BLUE STAR JUNIPER / JUNIPERUS SQUAVATA 'BLUE STAR' (8 GALLON)
 - GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARIUS (1 GALLON, PLANTS SPACED 24" O.C.)
 - 'LITTLE BUNNY' DWARF FOUNTAIN GRASS / PENNisetum ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 12" O.C.)
 - KEEPING LOVE GRASS / ERAGROSTIS CURVULA (1 GALLON, PLANTS SPACED 18" O.C.)
 - TIFF 414 BEREMUDA SOLID SOD (MINIMUM 100% COVERAGE)

****WARNINGS****
 EXISTING UNDERGROUND UTILITIES, FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

- ### ACCESSIBILITY GENERAL NOTES
1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (TAS)
 2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50
 3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50
 4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

Studio 13 Design Group, PLLC
 106 W. Main Street
 Lewisville, Texas 75057
 469-511-1900
 17842 Fins 188643

NORTH
 20 10 0 20
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 One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Sycamore Cove

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
BZH017

SHEET
L5

Town of Hickory Creek, Denton County, Texas

DATE	BY	REVISIONS

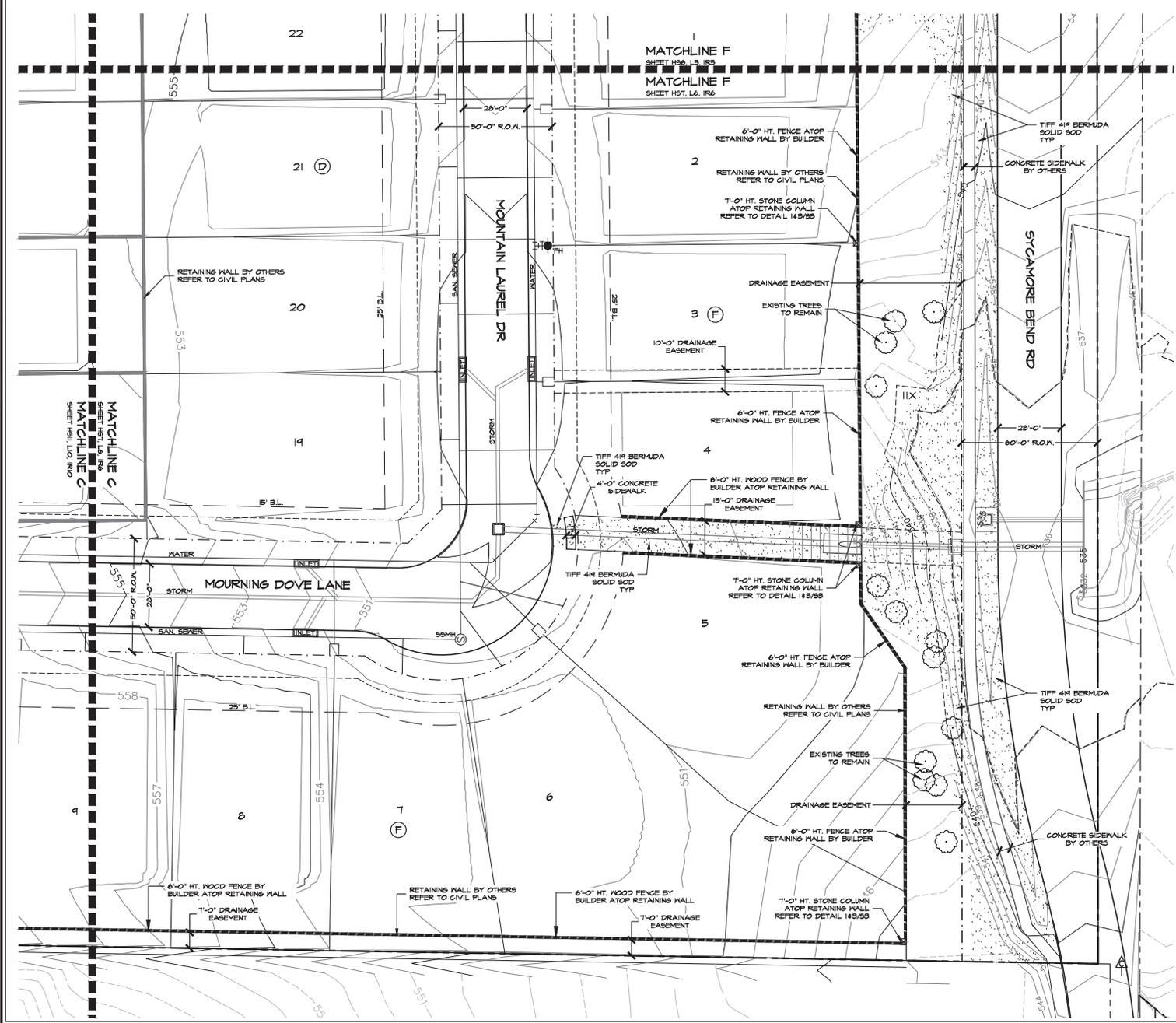
LANDSCAPE LEGEND

-  **LO** LIVE OAK / QUERCUS VIRGINIANA (8' CALIFER; * DENOTES 8' CALIFER)
-  **MS** MEXICAN SYCAMORE / PLATANUS MEXICANA (8' CALIFER)
-  **BC** BALD CYPRESS / TAXODIUM DISTICHUM (8' CALIFER)
-  **WL** WEEPING WILLOW / SALIX BABYLONICA (8' CALIFER)
-  **GM** TWILIGHT GRAPE MYRTLE / LASIACIS INDICA 'TWILIGHT' (2' CALIFER)
-  **NS** NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS (5 GALLON)
-  **DB** DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII' NANA (7 GALLON)
-  **PD** PURPLE DIAMOND[®] LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND' (3 GALLON)
-  **CG** COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD' (3 GALLON)
-  **IHW** INDIAN HAWTHORN 'SNOW WHITE' / RAPHIOLEPIS INDICA 'SNOW WHITE' (3 GALLON)
-  **BSJ** BLUE STAR JUNIPER / JUNIPERUS SCUAMATA 'BLUE STAR' (3 GALLON)
-  **GLC** GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARISSUS (1 GALLON PLANTS SPACED 24" O.C.)
-  **LBF** LITTLE BUNNY DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON PLANTS SPACED 12" O.C.)
-  **WLG** WEEPING LOVE GRASS / ERAGROSTIS CURVULA (1 GALLON PLANTS SPACED 18" O.C.)
-  **T414** TIFF 414 BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)

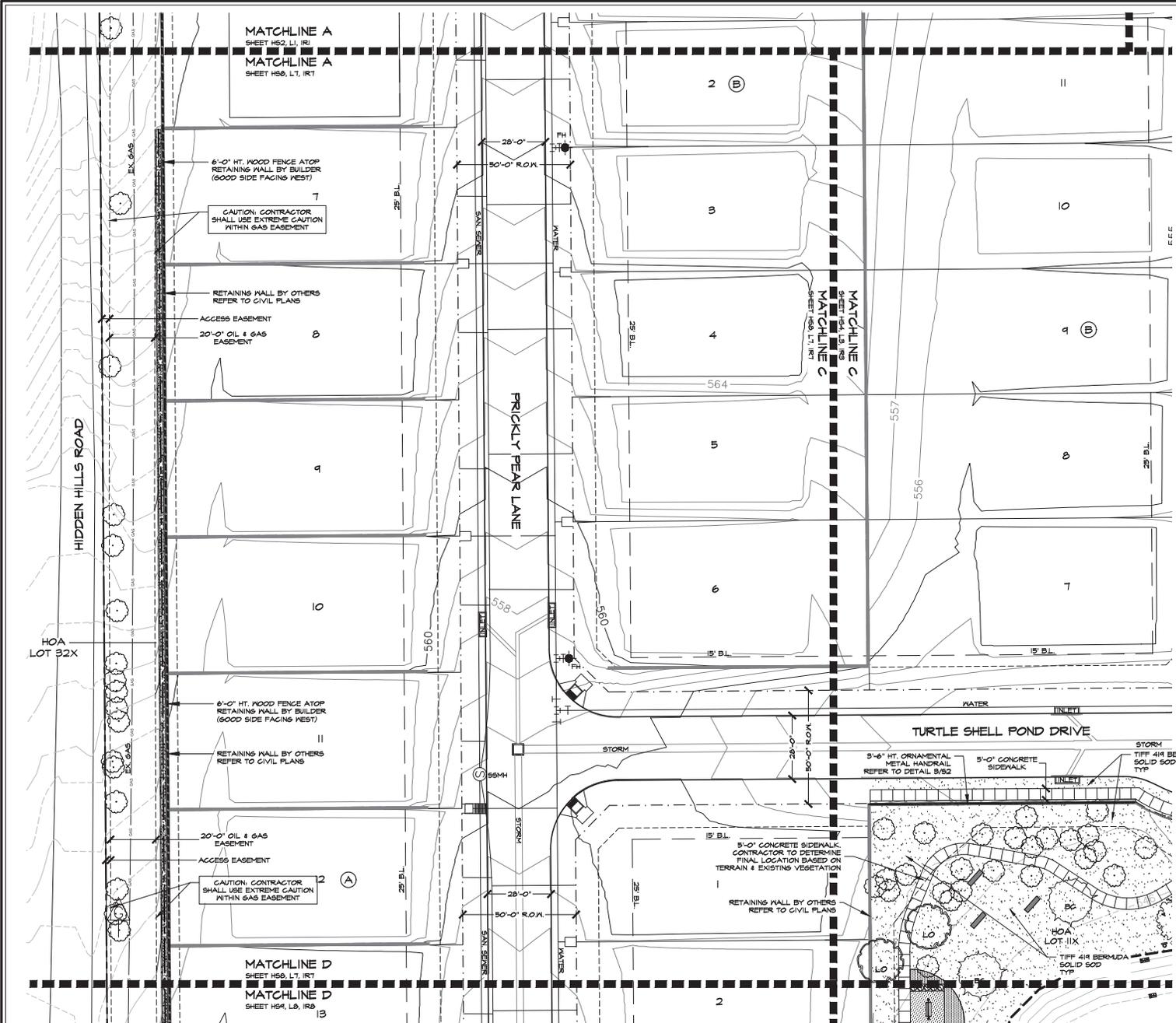
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LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA (3' GALIPER * DENOTES 5' GALIPER)
- MEXICAN SYCAMORE / PLATANUS MEXICANA (3' GALIPER)
- BALD CYPRESS / TAXODIUM DISTICHUM (3' GALIPER)
- WEEPING WILLOW / SALIX BABYLONICA (3' GALIPER)
- TWILIGHT GRAPE HYDRATE / LAENSTROGENIA INDICA TWILIGHT (2' GALIPER)
- NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS (15 GALLON)
- DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDII NANA (7 GALLON)
- PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSE PURPLE DIAMOND (3 GALLON)
- COLOR GUARD YUCCA / YUCCA FILAMENTOSA COLOR GUARD (3 GALLON)
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Lubbock, Texas 79407
806-531-1900

12842 Firm #188643

August 27, 2021

NORTH

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One Inch

Landscape Plans

Sycamore Cove

Town of Hickory Creek, Denton County, Texas

BY	DATE	REVISIONS

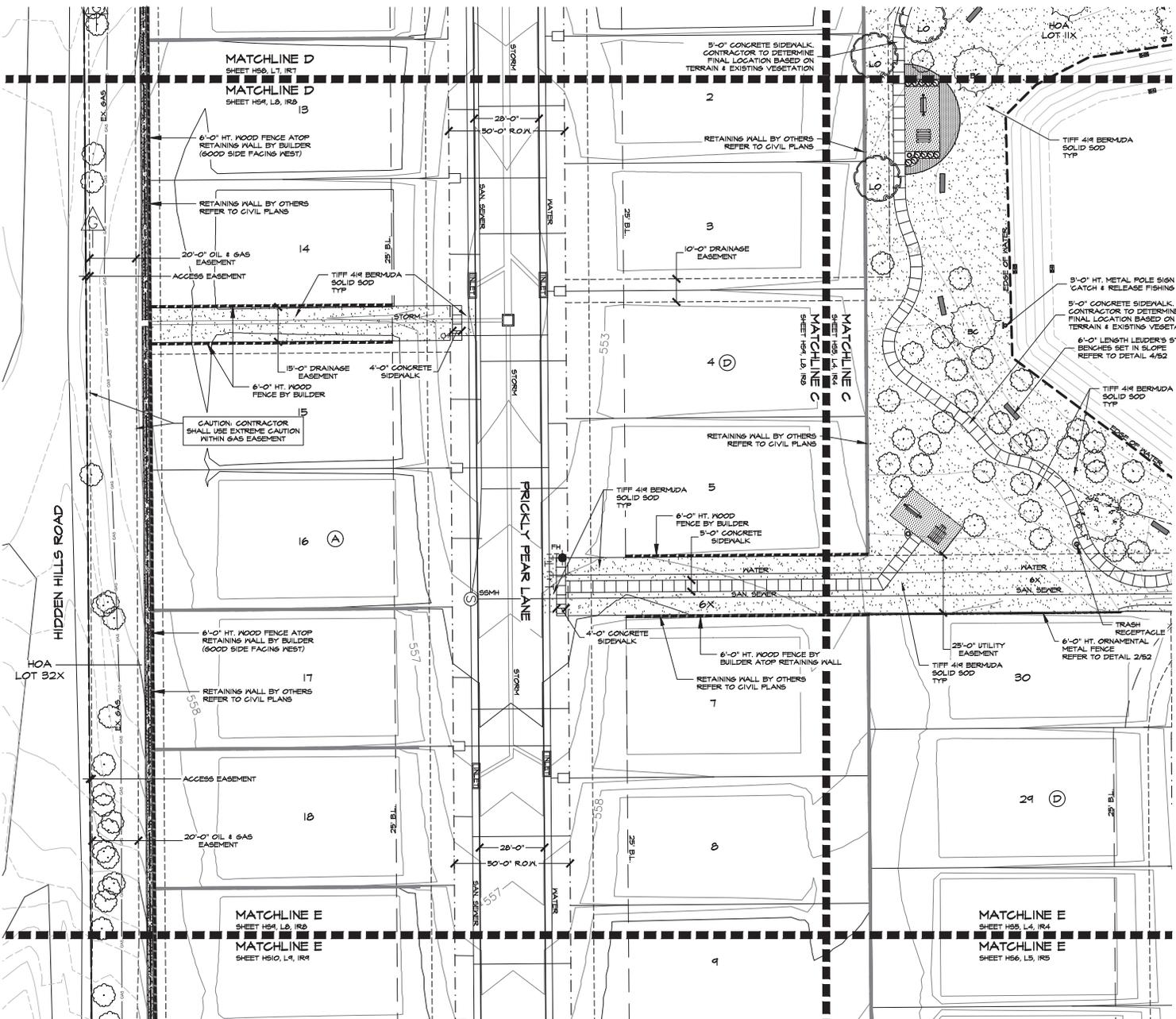
PROJECT

BZH017

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LANDSCAPE LEGEND

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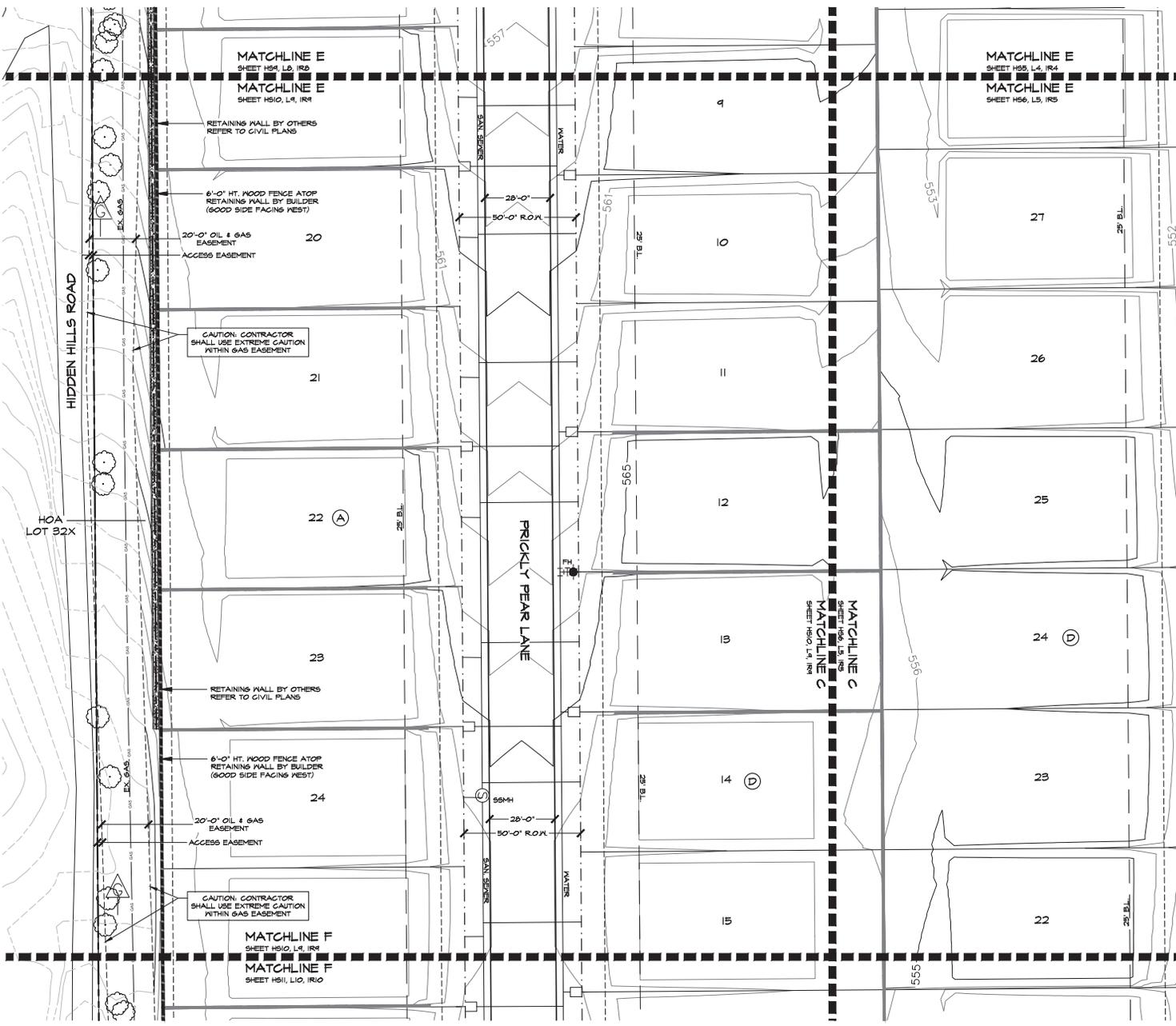
STUDIO 183 DESIGN GROUP
 Studio 13 Design Group, PLLC
 106 W. Main Street
 Lewisville, Texas 75057
 469-933-7000
 17842 Fins #18843

NORTH
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LANDSCAPE AND SCREENING
 Landscape Plans
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE	PROJECT
			BZH017
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12842 Fins 1/28/21

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LANDSCAPE AND SCREENING

Landscape Plans

Sycamore Cove

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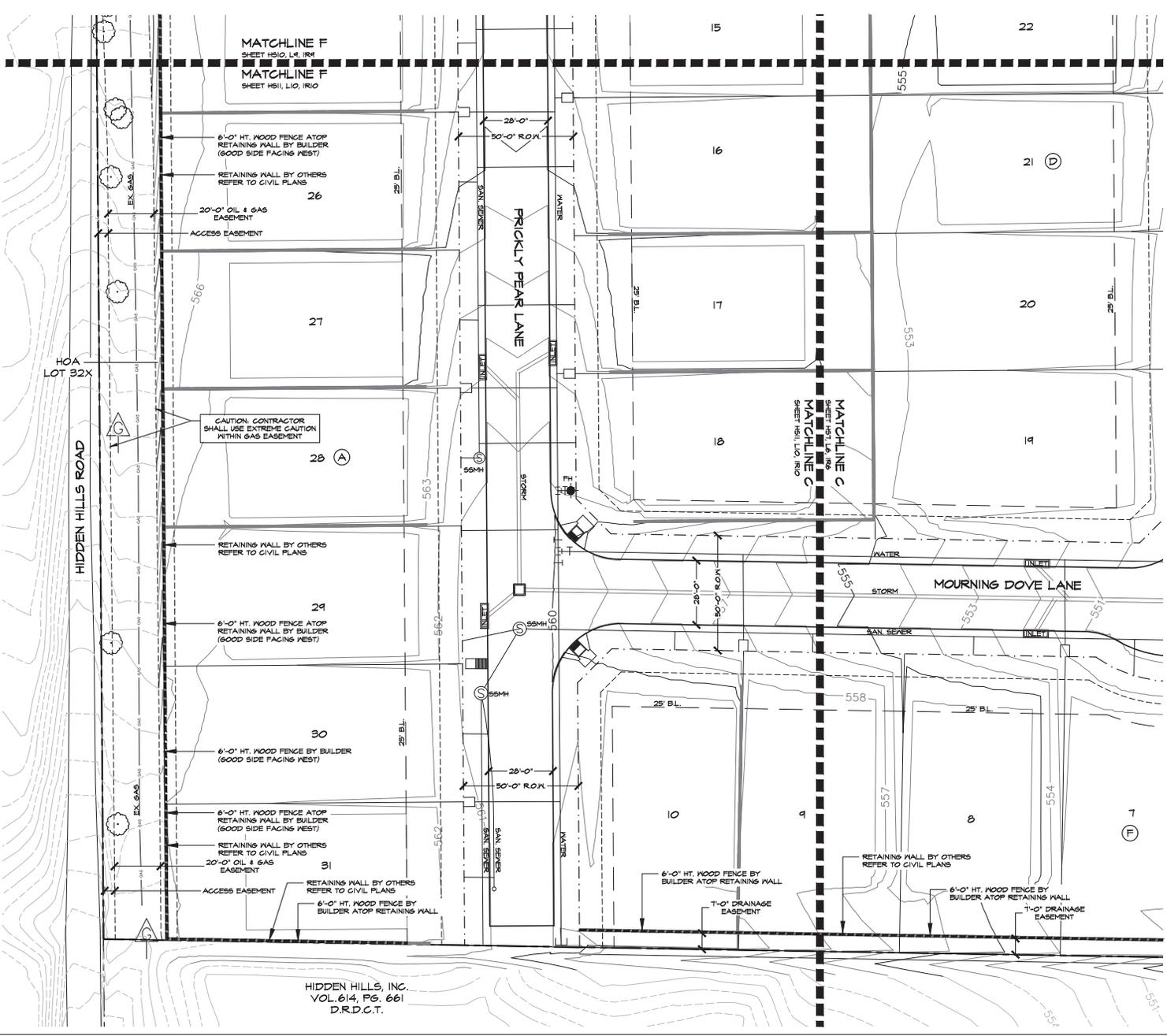
PROJECT

BZH017

SHEET

L9

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HIDDEN HILLS, INC.
 VOL. 614, PG. 661
 D.R.D.C.T.

LANDSCAPE LEGEND

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 1384E Firm #88643

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LANDSCAPE AND SCREENING

Landscape Plans

Sycamore Cove

Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT: BZH017

SHEET: L10

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LANDSCAPE AND SCREENING

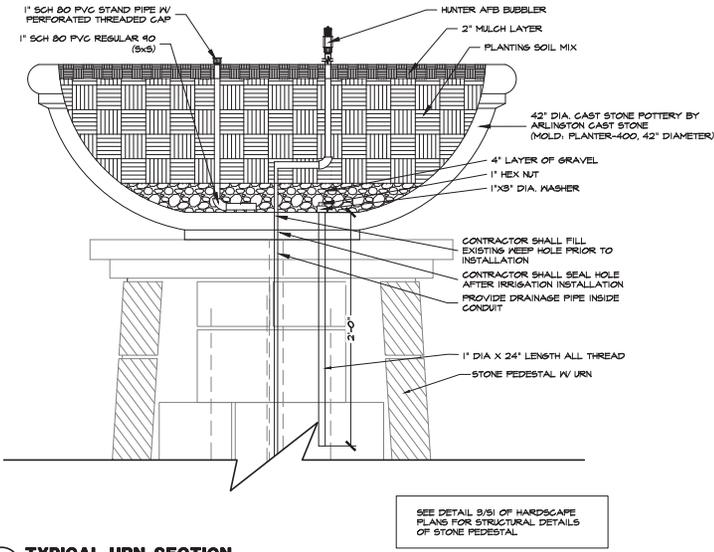
Landscape Details

Sycamore Cove

Town of Hickory Creek, Denton County, Texas

BY	DATE

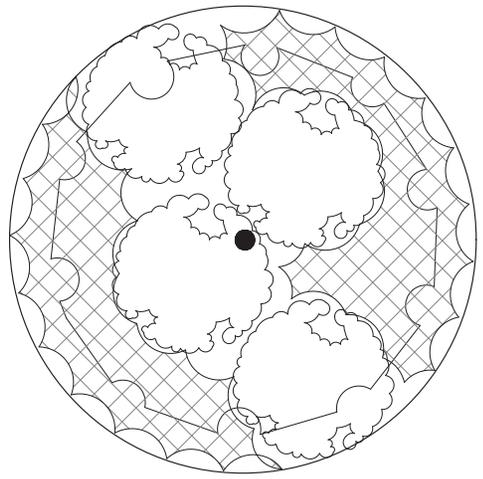
PROJECT	BZH017
SHEET	L11



SEE DETAIL 5/51 OF HARDSCAPE PLANS FOR STRUCTURAL DETAILS OF STONE PEDESTAL

1
L11 TYPICAL URN SECTION
SECTION

NOT TO SCALE



2
L11 URN PLANTING LAYOUTS
PLAN

NOT TO SCALE

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	PATIO BOXWOOD TOPIARY (GONE-FORM) / BUXTUS MICROPHYLLA 'WINTER GEM'	7 GALLON	AS SHOWN	2	FULL PLANTS
	CREEPING ROSEMARY / ROSEMARY OFFICINALIS 'PROSTRATUS'	9 GALLON	AS SHOWN	8	FULL PLANTS
	ANNUAL COLOR TO BE SELECTED BY OWNER	4 inch POT	8 inch O.C.	20	FULL PLANTS

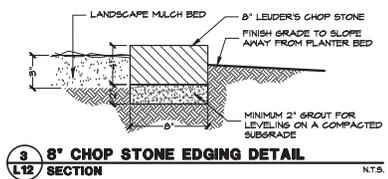
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LANDSCAPE NOTES:

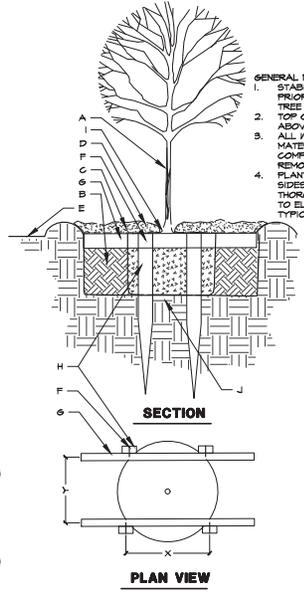
- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF HICKORY CREEK APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF HICKORY CREEK.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF HICKORY CREEK HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 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.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNUSUAL METEORICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL. SHA LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF HICKORY CREEK.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRASH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 5:1 SLOPE 3' HORIZONTAL TO 1' VERTICAL.
- EROSION BERMES SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT TOWN OF HICKORY CREEK'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLAN PRIOR FINAL ACCEPTANCE BY THE TOWN OF HICKORY CREEK AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES TO BE ACCESSIBLE ADJUSTED TO THE TOWN OF HICKORY CREEK'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

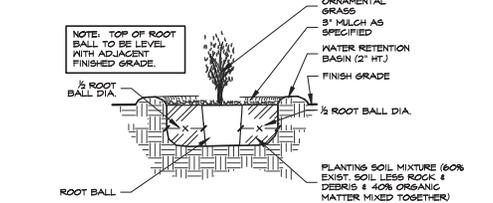
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
L0*	LIVE OAK / QUERCUS VIRGINIANA	6" CALIPER	AS SHOWN	9	10' MINIMUM SPREAD; MINIMUM 16' HEIGHT; FULL ROUNDED HEAD 8" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 8" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
M5	MEXICAN SYCAMORE / PLATANUS MEXICANA	8" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 8" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BC	BALD CYPRESS / TAXODIUM DISTICHUM	8" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 8" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	KEEPPING WILLOW / SALIX BABYLONICA	8" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 8" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
GM	TWILIGHT GRAPE MYRTLE / LAGERSTROEMIA INDICA TWILIGHT	2" CALIPER	AS SHOWN	10	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
NRS	NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS'	15 GALLON	AS SHOWN	2	FULL PLANTS
	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDII NANA'	7 GALLON	AS SHOWN	7	FULL PLANTS
	PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	5 GALLON	AS SHOWN	7	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	AS SHOWN	21	FULL PLANTS
	INDIAN HAWTHORN 'SNOW WHITE' / RAFFOLESIA INDICA 'SNOW WHITE'	3 GALLON	AS SHOWN	34	FULL PLANTS
	BLUE STAR' JUNIPER / JUNIPERUS SQUAMATA 'BLUE STAR'	3 GALLON	AS SHOWN	18	FULL PLANTS
	GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARISUS	1 GALLON	24" O.C.	22	FULL PLANTS
	'LITTLE BUNNY' DWARF FOUNTAIN GRASS / PENNISTEM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	12" O.C.	700	FULL PLANTS
	KEEPPING LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	18" O.C.	200	FULL PLANTS
	TIFF 4H BERBERDA SOLID SOD	SOLID SOD	SQUARE FEET	40300	MINIMUM 100% COVERAGE
	CHOP STONE EDGING	4" HEIGHT	LINEAR FEET	250	REFER TO DETAIL B.12



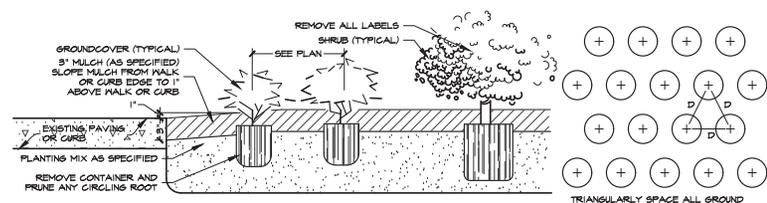
8" CHOP STONE EDGING DETAIL
L12 / SECTION N.T.S.



- GENERAL NOTES:**
- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 - ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 - PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.
- CONSTRUCTION NOTES:**
- TREE
 - LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - WATER RETENTION BASIN
 - 3" DEPTH MULCH AS SPECIFIED FINISH GRADE
 - 2 1/2" DRYWALL SCREEN (UNFINISHED)
 - 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4" MIN.)
 - 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
 - REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION TO PREVENT 'WICKING' OF MOISTURE. X, DIMENSION EQUAL TO 'Y'. DIMENSION EQUAL TO 'X'
 - ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



POCKET PLANTING ORNAMENTAL GRASS DETAIL
L12 NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL
L12 NOT TO SCALE

TREE PLANTING
L12 NOT TO SCALE



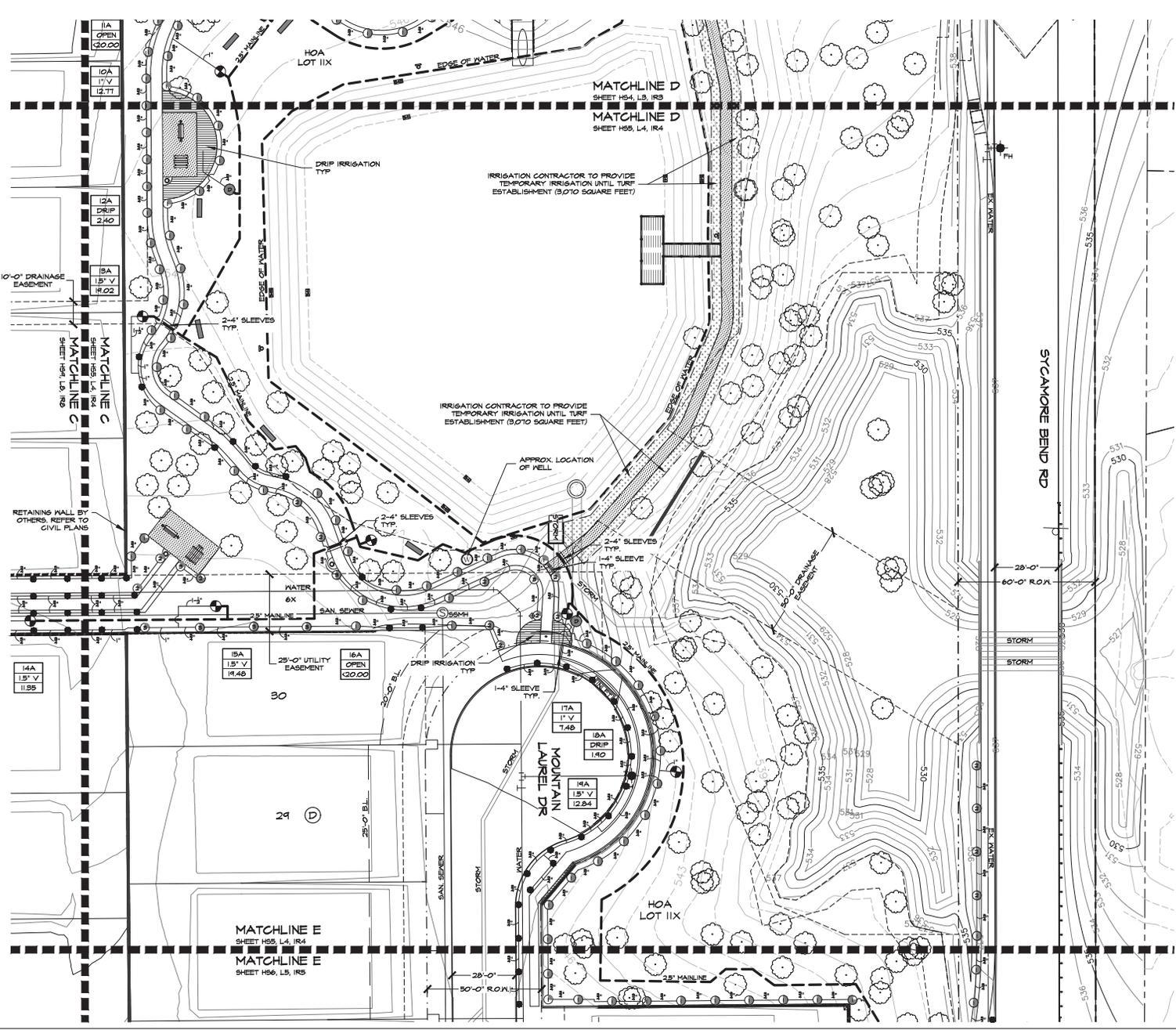
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LANDSCAPE AND SCREENING
Landscape Details
Sycamore Cove

DATE	BY	REVISIONS

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****WARNINGS****
 EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ. TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

Studio 13 Design Group, PLLC
 136 W. Main Street
 Lewisville, Texas 75057
 469-933-1900
 13642 Firm #08662

KIRSTEN M. STUBBS
 20764
 August 21, 2021

NORTH

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Irrigation Plan

Sycamore Cove

PLAN REVIEW REVISIONS

BY	DATE

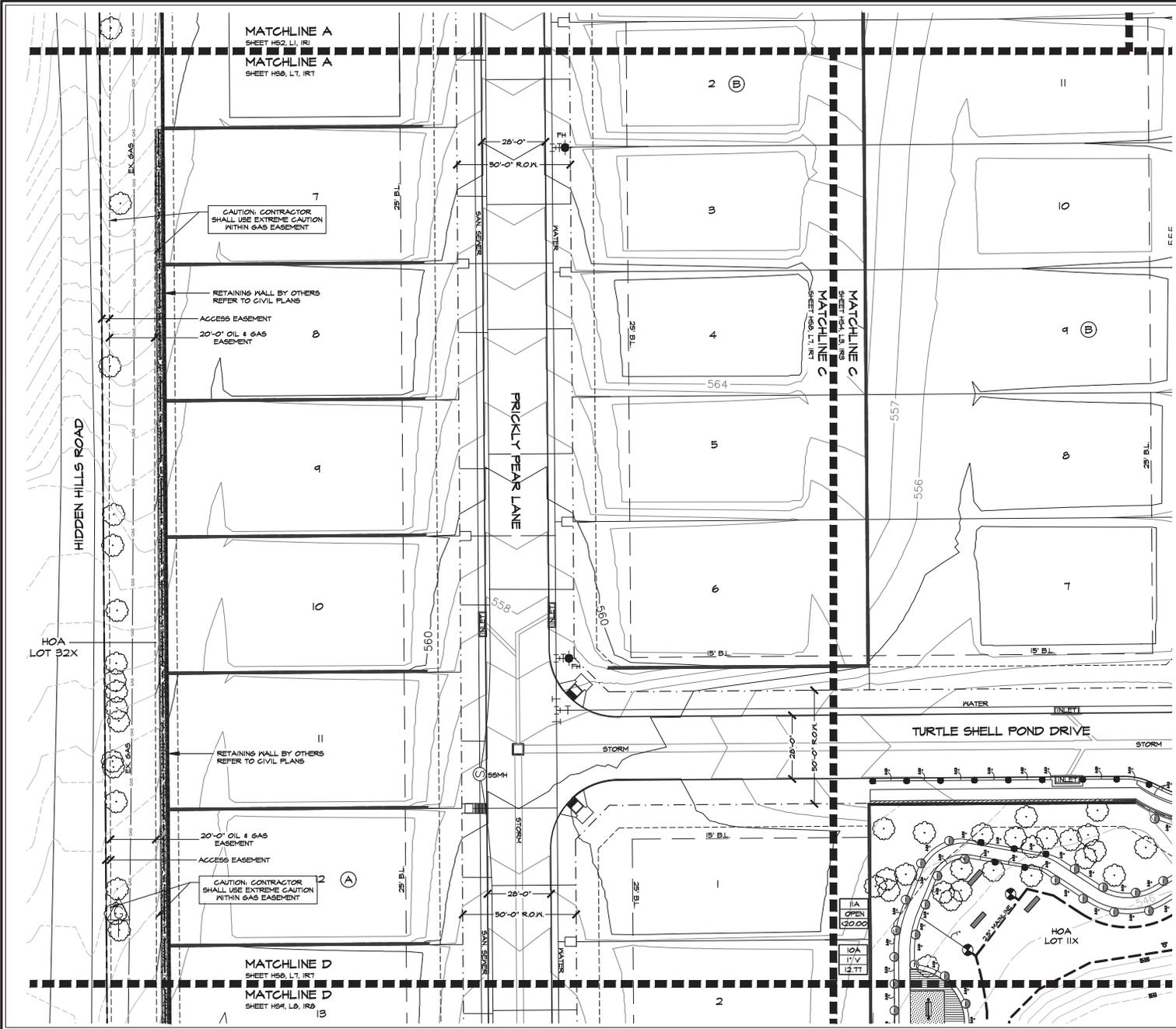
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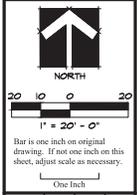
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STUDIO 183
 DESIGN GROUP
 Studio 13 Design Group, PLLC
 106 W. Main Street
 Lewisville, Texas 75057
 469-933-1900
 TRAC Firm #88662

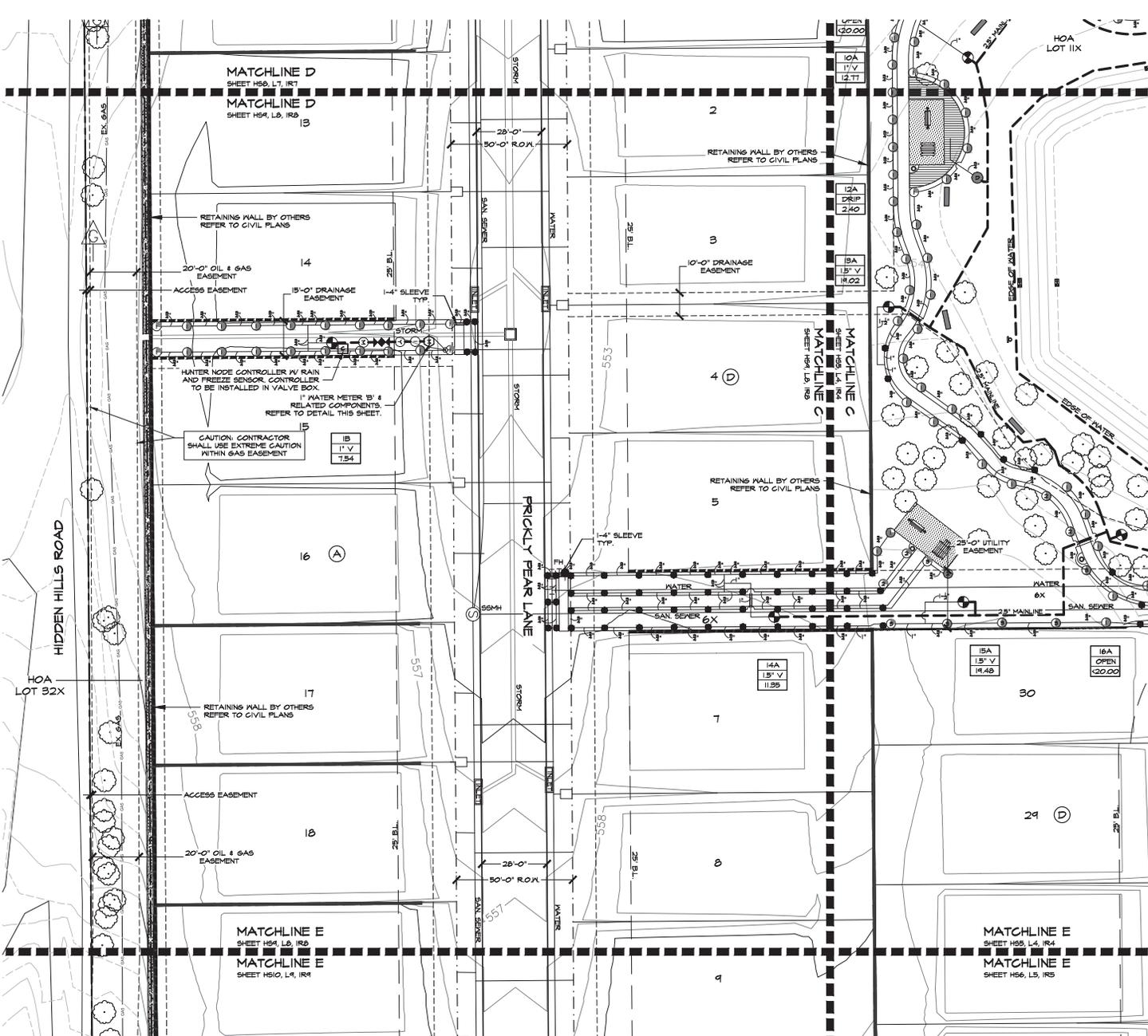


LANDSCAPE AND SCREENING
 Irrigation Plan
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	DATE

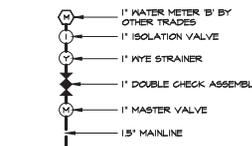
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IRRIGATION NOTES (SYSTEM 'B')

1. PROVIDE A COMPLETE FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, TIES, TANKS, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINNING IRRIGATION CONTRACTOR MUST CALL (800) DIG-1199 AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND RECORDING THE LOCATION OF EXISTING UTILITIES AND/OR FINISHES FROM INTERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIMENSIONAL AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR CLARITY AND TO FIT. ALL PIPING SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREAS WITH CARE AND ENTRY INTO THE EXISTING IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR.
6. IRRIGATION SLEEVES SHALL BE AS FOLLOWS: SLEEVES FOR MAINLINE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
7. SLEEVES INTENDED FOR 18" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
8. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWING.
9. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
10. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INTERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
11. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRUPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO ANY TREESHED AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
12. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE NOTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRE.
13. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT ANGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, U.P. UL APPROVED 14 GAUGE GROUND RETURN WIRE, AND ANY ADDITIONAL WIRE NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:
 11. LEAD WIRE: ANY COLOR (EXCEPT WHITE OR ORANGE)
 12. COMMON GROUND WIRE: WHITE (COLOR)
 13. EXTRA CONTROL WIRE: ANY COLOR (EXCEPT WHITE OR ORANGE)
14. WIRE SPLICES SHALL BE KING ONE-STEP #1 (7AN) OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
15. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION ON THE RECORD DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FIRE RATED CONDUIT FITTINGS TO THE CONTROLLER AND ALL ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER. CONTROLLER SHALL BE NOTED OTHERWISE ON DRAWING. PROVIDE 1/2" MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BURNING) SHALL BE 3".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED ON THE MAINLINE.
17. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVE AND/OR OTHER ELECTRICAL DEVICES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TREE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRICAL VALVES OR TWO ELECTRICAL DEVICES PER SERVICE TREE AND ONE QUICK COUPLER VALVE AT EACH TREE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED TO SERVICE TREE.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLICATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
19. INSTALL QUICK COUPLER VALVES IN 1/2" NPT PRINTED VALVE BODIES PER DETAIL SHOWN. CORRECT SIZES FOR EACH TYPE OF VALVE AND/OR PRINTED VALVE BODY. PRINTED VALVES WITH SWIVEL JOINTS PER DETAIL SHOWN #1223-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL JOINTS PER EACH HORIZONTAL AND HORIZONTAL VALVE. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BODY. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. INSTALL LATERAL LINES AS SHOWN AND INTENDED FOR THE USE OF SUPPLYING WATER AFTER-ADJ. TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL VERIFY EACH TREE BUBBLER IS 18" FROM THE MAINLINE AND/OR BRANCHLINE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. INSTALL HEAD LAMP BUBBLERS AND ALL LOCAL CODES/ORDINANCES AREA MAKE PART OF THESE PLANS AND SPECIFICATIONS (NEITHER SHOWN OR NOT). THESE LAMP AND ORDERING INFORMATION SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT THESE IS TO INCLUDE ANY AND ALL COSTS NECESSARY TO MEET ORDINANCES OR LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.



1 BACKFLOW AND RELATED COMPONENTS NOT TO SCALE

WARNING
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Studio 183
DESIGN GROUP

Studio 13 Design Group, PLLC
186 W. Main Street
Lewisville, Texas 75057
469-933-1100

183E Firm #06663

Kristen M. Stubbs
August 27, 2021

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One Inch

LANDSCAPE AND SCREENING

Irrigation Plan

Sycamore Cove

BY	DATE	REVISIONS

PROJECT

BZH017

SHEET

IR8 of 12

Town of Hickory Creek, Denton County, Texas



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1" = 20' - 0"

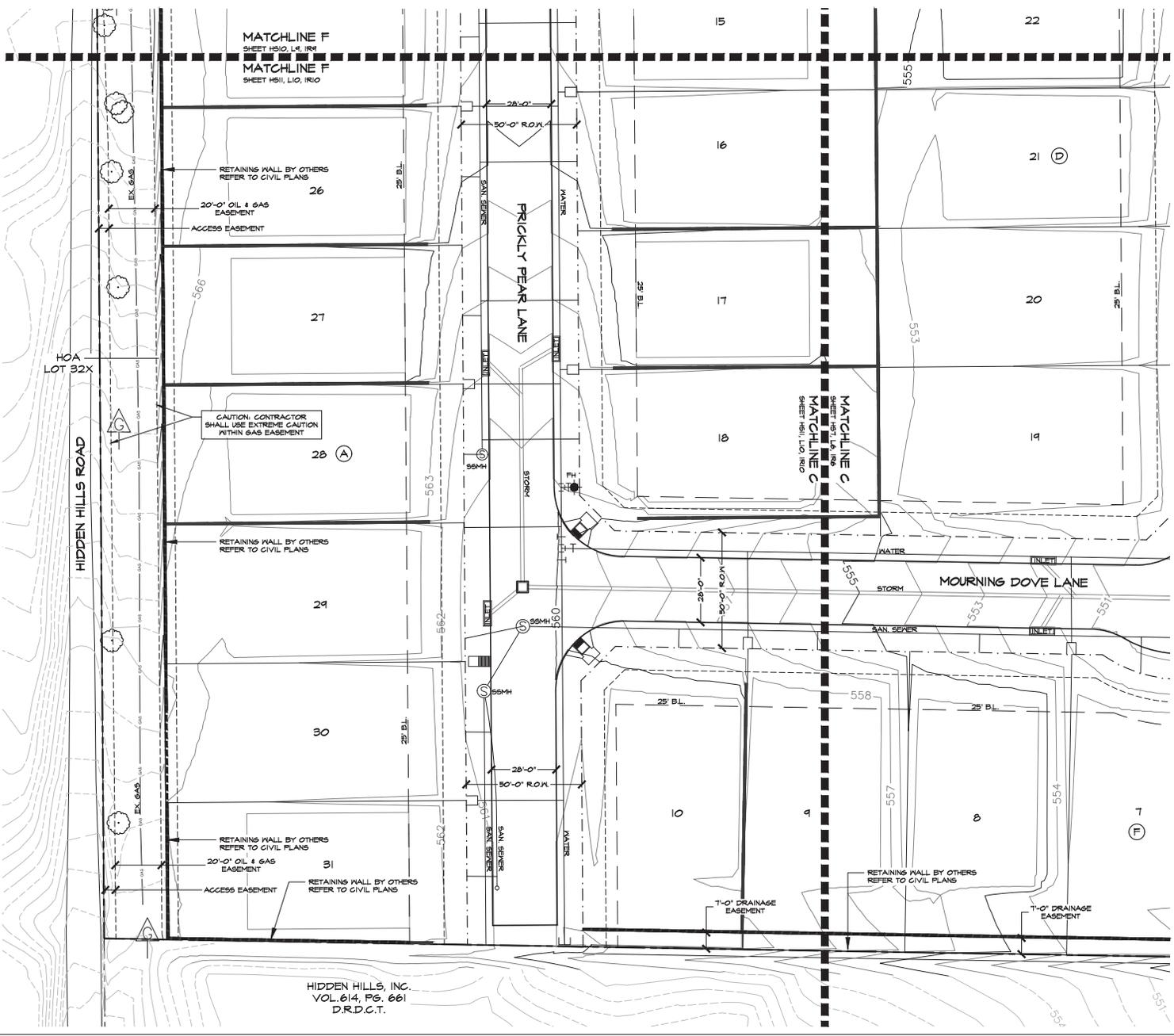
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LANDSCAPE AND SCREENING
Irrigation Plan
Sycamore Cove

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
BZH017
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IR10 of 12

Town of Hickory Creek, Denton County, Texas



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HIDDEN HILLS, INC.
VOL. 614, PG. 661
D.R.D.C.T.

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	AUTOMATIC CONTROLLER	HUNTER	VARIABLES REFER TO PLANS	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-01	1"	INSTALL PER DETAIL IN 12" ROUND BOX W/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-08-1B	N/A	INSTALL PER DETAIL IN 40 PSI AT OUTLINE OF DRIP ZONE VALVE. IN ADDITION, INSTALL ECO-INDICATOR BY HUNTER.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-08-12	N/A	INSTALL PER DETAIL IN 40 PSI AT OUTLINE OF DRIP ZONE VALVE. IN ADDITION, INSTALL ECO-INDICATOR BY HUNTER.
	DRIP IRRIGATION	HUNTER	POH-10 BUBBLER (1.0 GPM)	1/2"	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 OR 12" PRS10-2 SPRAY BODIES. INSTALL ON ALL PROPOSED TREES. SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-1016 (1.0 GPM)	Refer to Plan for Size	INSTALL PER DETAIL IN 12" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	SHRUB SPRAY HEAD	HUNTER	PROB-12	80.9H BROWN 100.10H RED	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 OR 12" PRS10-2 SPRAY BODIES.
	LAWN HP ROTATOR	HUNTER	HP ROTATOR	MPRODD, MPRODDO, MPRODDO, MPRODDO	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PRS10-2 SPRAY BODIES.
	4" HP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPRODD IVOREY, MPRODDO IVOREY, MPRODDO COPPER, MPRODDO COPPER	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	4" HP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8" 9"	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	ROTOR HEAD	HUNTER	PSR SERIES	86 NOZZLE HALF"	INSTALL PER DETAIL IN 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL ROTORS.
	QUICK-COUPLER VALVE	CHAMPION	GCV-100V1	1"	INSTALL PER DETAIL IN 12"X11" PENTEK VALVE BOX. ROUT AND PAINT LID AS DESCRIBED IN IRRIGATION NOTES.
	QUICK-COUPLER KEY	CHAMPION	CK-100	1"	FURNISH THREE (3) TO OWNER.
	HOSE SNIVEL	CHAMPION	SCS-2	1"	FURNISH THREE (3) TO OWNER.
	WATER METER	----	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR.
	DOUBLE CHECK VALVE	Fabco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
	ISOLATION VALVE	Nbco	TH-15	Line Size	INSTALL PER DETAIL IN 12"X11" PENTEK VALVE BOX WITH BOLT DOWN LID.
	EYE STRAINER	Fabco	LP80A	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X11" PENTEK VALVE BOX WITH BOLT DOWN LID.
	MASTER VALVE	Hunter	ICV-1016 (1.0 GPM)	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X11" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	80H 40 W (2 GA. FULL WIRE IN SLEEVE)	Refer to Plan for Size	DRIPWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. BODINAL SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SGH 40	Refer to Plan for Size	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

- PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
- VALVE SIZE IN INCHES
- GALLONS PER MINUTE PER VALVE

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IRRIGATION NOTES (TWO-WIRE SYSTEM 'A')

- PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
- ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
- VERIFY RIGHT (H) AND/OR EASEMENTS BEFORE IRRIGATION CONSTRUCTION BEGINS. IRRIGATION CONTRACTOR MUST CALL (800) DIG-TRESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR OBSTACLES FROM IMPROPER WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- PIPING IS DIAGNOSTIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OF DENVER IN INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
- COORDINATE SLEEVES AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - SLEEVES INTENDED FOR THE 2.5" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
- LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD AS BUILT DRAININGS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE PLANTED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INTERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HUNT DRIP IRRIGATION SYSTEMS TO EXISTING TREE DRIP LINE OR LINE TO GO TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM THE OWNER PRIOR TO ANY TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
- EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL, AND PLACE IN 12"X11" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
- TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 INGS OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (ID14LV) RATED FOR DIRECT BURIAL APPLICATIONS, UL APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURER'S RECOMMENDATIONS OF WIRE SPLICINGS AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
- THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTIONS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
 - 18" MINIMUM COVER FOR MAIN LINES
 - 12" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
 - 12" MINIMUM COVER FOR LATERAL LINES
- THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TREE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
- ALL P.V.C. PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE P.V.C. PRIMER SOLVENT BEFORE APPLYING P.V.C. CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
- INSTALL QUICK COUPLING VALVES IN 12"X11" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO LIMITED SWING JOINTS PER DETAIL SHOWN, #T22-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SNIVEL HOSE BIBB EACH #89DK-0 AND #9H-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
- ALL LATERAL LINES SHALL BE 3/4" CLASS 200 P.V.C. UNLESS OTHERWISE NOTED ON PLANS.
- ZONE VALVES LABELED AS 'OPEN' ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERSEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE. A PRESSURE MEASURED AT THE SITE OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION (FARTHEST HEAD 'A')

ITEM	SIZE	PSI	NOTES
SERVICE	15'	0.76	TYPE 'K' COPPER 20 LN. FT. (24.96 GPM)
WATER METER	15'	1.80	(24.96 GPM)
BALL VALVE	15'	1.00	(24.96 GPM)
EYE FILTER	15'	0.30	(24.96 GPM)
BACKFLOW PREVENTER	15'	4.00	(24.96 GPM)
MASTER VALVE	15'	1.50	(24.96 GPM)
MAIN LINE	25'	7.65	2550 LINEAR FEET (24.96 GPM)
ZONE VALVE (#25A)	15'	1.50	(24.96 GPM)
LATERAL PIPING	NA	2.80	
CRITICAL HEAD 'A'	NA	40.00	
TOTAL LOSS		61.93	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-6.97	



Studio 183 Design Group, PLLC
186 W. Main Street
Lewisville, Texas 75057
469-933-1900
1836 Firm #06643



August 27, 2021

LANDSCAPE AND SCREENING
 Irrigation Details
 Sycamore Cove
 Town of Hickory Creek, Denton County, Texas

PLAN REVIEW REVISIONS	DATE	BY

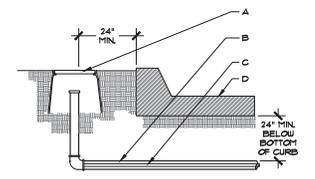
PROJECT
BZH017
SHEET
IR11 of 12

Drawing: W:\Shared With Me\Shared\Projects\BZH017 - Sycamore Cove\DWG\BZH017-IR-Reg Saved By: Station5 Save Time: 8/26/2021 5:24 PM
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DATE	BY	PLAN REVIEW REVISIONS

PROJECT
BZH017

SHEET
IR12 of 12



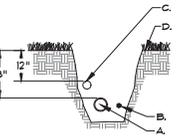
GENERAL NOTES:

- NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
- MARK HARDSCAPE WITH BYTWO (2) TO INDICATE THAT A SLEEVE IS BELOW.
- INSTALL WIRING IN SEPARATE BEEVE FROM LATERAL AND MAINLINE PIPING.

CONSTRUCTION NOTES:

- CONCRETE VALVE BOX: 8"UB UP SCH 40 PVC SLEEVES AND CAP. PAINT TOP OF VALVE BOX (DAY GLOW ORANGE) FOR FUTURE REFERENCE.
- SCH 40 PVC IRRIGRATION SLEEVE - SEE PLAN.
- 1" PVC MAINLINE, LATERAL OR WIRING - SEE PLAN.
- PAVING.

IRRIGATION SLEEVES
NOT TO SCALE



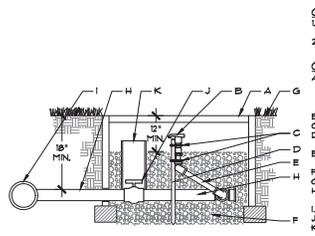
GENERAL NOTES:

- REST PIPE FIRMLY ON TRENCH BOTTOM.
- SNAKE PIPE FROM SIDE TO SIDE.
- DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
- MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
- BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:

- MAINLINE PIPING - 18" MINIMUM COVER.
- WIRE BUNDLE - TAPE PER SPECIFICATIONS.
- LATERAL LINE PIPING - 12" MINIMUM COVER.
- FINISH GRADE.

IRRIGATION TRENCH
NOT TO SCALE



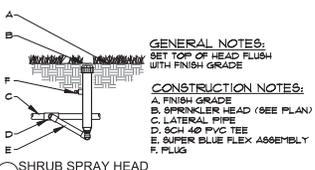
GENERAL NOTE:

- INSTALL 8" X 8" X 6" C/U AROUND THE BASE OF EACH VALVE BOX.
- INSTALL 1" DIA WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLING VALVE.

CONSTRUCTION NOTES:

- ND9 PRO SERIES VALVE BOX WITH OVERLAPPING COVER, ROUT AND PAINT VALVE NUMBER ON TOP OF LID. INSTALL FLUSH TO FINISH GRADE.
- QUICK COUPLING VALVE.
- TWO (2) STAINLESS STEEL WORM GEAR CLAMPS 1" DIA GALVANIZED STEEL PIPE, EXTEND 2" IN INTO UNDISTURBED SOIL.
- PREASSEMBLED INITIALIZED O-RING SWING JOINT ASSEMBLY.
- WASHED AGGREGATE 12" DEEP MIN. FINISH GRADE.
- LATERAL SET LINE, SIZE PER QUICK COUPLER VALVE.
- MAINLINE, SIZE PER TOTAL SITE.
- BALL VALVE, SIZE PER QUICK COUPLER.
- 4" DIA SLEEVE.

QUICK COUPLING VALVE
NOT TO SCALE



GENERAL NOTES:

- SET TOP OF HEAD FLUSH WITH FINISH GRADE.

CONSTRUCTION NOTES:

- FINISH GRADE.
- SPRINKLER HEAD (SEE PLAN).
- LATERAL PIPE.
- SCH 40 PVC TEE.
- SUPER BLUE FLEX ASSEMBLY.
- PLUG.

SHRUB SPRAY HEAD
NOT TO SCALE



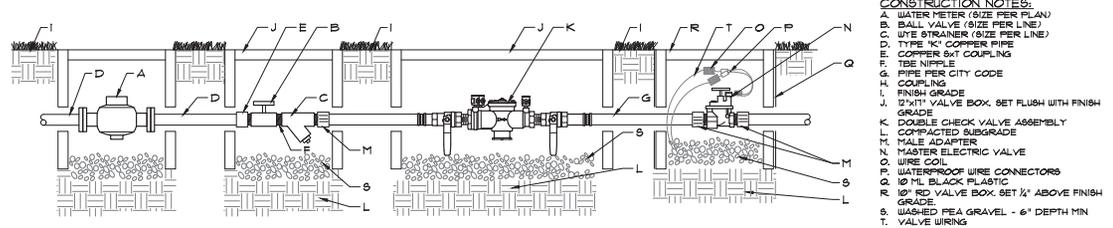
GENERAL NOTES:

- INSTALL ELECTRICAL WIRING PER LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK.
- PROVIDE DRAINAGE AWAY FROM BASE OF PEDESTAL.
- GROUND IRRIGATION BOXES WITH GROUNDING ROD PER NEC.
- INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS.

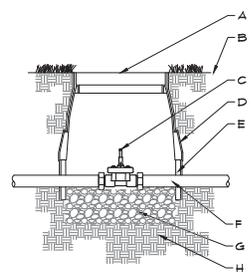
CONSTRUCTION NOTES:

- CONTROLLER.
- PEDESTAL.
- ELECTRICAL SERVICE CONDUIT.
- REMOTE CONTROL VALVE WIRING CONDUIT GROUNDING ROD(S) PER MANUFACTURER'S REQUIREMENTS.
- ANCHOR BOLTS.
- CONCRETE BASE, 3,000 PSI.

PEDESTAL MOUNTED CONTROLLER
NOT TO SCALE



BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



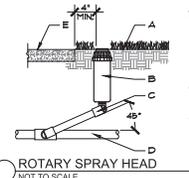
GENERAL NOTES:

- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
- MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:

- ANYOR 17 STANDARD VALVE BOX WITH LID AND PENTAGON LOCK. ROUT AND PAINT 'PRV' ON TOP OF LID. SET BOX 1/2" ABOVE FINISH GRADE.
- FINISH GRADE.
- FEBCO SERIES PRV-2 PRESSURE REDUCING VALVE.
- 10 ML BLACK PLASTIC.
- VALVE BOX EXTENSIONS.
- MAINLINE PIPING.
- WASHED PEA GRAVEL - 6" DEPTH MIN.
- EXISTING SUB-GRADE.

PRESSURE REDUCING VALVE
NOT TO SCALE



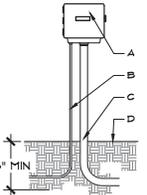
GENERAL NOTES:

- SET TOP OF HEAD FLUSH WITH FINISH GRADE.
- FLUSH PIPING PRIOR TO INSTALLING NOZZLE.
- SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING.

CONSTRUCTION NOTES:

- FINISH GRADE.
- ROTARY SPRAY HEAD ASSEMBLY.
- LATERAL PIPING.
- PAVING.

ROTARY SPRAY HEAD
NOT TO SCALE



GENERAL NOTES:

- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
- ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 1/2" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
- ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

CONSTRUCTION NOTES:

- WEATHERPROOF CONTROLLER REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
- ELECTRIC SERVICE 1/2" CONDUIT.
- REMOTE ELECTRIC VALVE 1" CONDUIT.
- FINISH GRADE.

WALL MOUNTED CONTROLLER
NOT TO SCALE

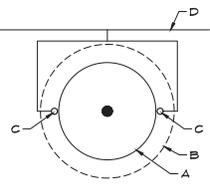
GENERAL NOTES:

- INSTALL WASHED PEA GRAVEL BELOW 10" TO ALLOW ACCESS TO TEST COOKS AND OPERATION OF BALL VALVES.
- INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPlice WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:

- WATER METER (SIZE PER PLAN).
- BALL VALVE (SIZE PER LINE).
- 1/2" STRAINER (SIZE PER LINE).
- TYPE 'K' COPPER PIPE.
- COPPER 6xT COUPLING.
- PIPE PER CITY CODE.
- COUPLING.
- FINISH GRADE.
- 12"x12" VALVE BOX. SET FLUSH WITH FINISH GRADE.
- DOUBLE CHECK VALVE ASSEMBLY.
- COMPACTED SUBGRADE.
- 1/2" MALE ADAPTER.
- MASTER ELECTRICAL VALVE.
- WIRE COIL.
- WEATHERPROOF WIRE CONNECTORS.
- 10 ML BLACK PLASTIC.
- 18" DIA VALVE BOX. SET 1/2" ABOVE FINISH GRADE.
- WASHED PEA GRAVEL - 6" DEPTH MIN.
- VALVE WIRING.

CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. 1/2" STRAINER (SIZE PER LINE)
D. TYPE 'K' COPPER PIPE
E. COPPER 6xT COUPLING
F. PIPE PER CITY CODE
G. COUPLING
H. FINISH GRADE
I. 12"x12" VALVE BOX. SET FLUSH WITH FINISH GRADE
J. DOUBLE CHECK VALVE ASSEMBLY
K. COMPACTED SUBGRADE
L. 1/2" MALE ADAPTER
M. MASTER ELECTRICAL VALVE
N. WIRE COIL
O. WEATHERPROOF WIRE CONNECTORS
P. 10 ML BLACK PLASTIC
Q. 18" DIA VALVE BOX. SET 1/2" ABOVE FINISH GRADE
R. WASHED PEA GRAVEL - 6" DEPTH MIN
S. VALVE WIRING



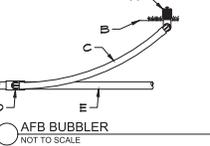
CONSTRUCTION NOTES:

- TREE ROOTBALL.
- EDGE OF TREE PIT (RETENTION BASIN).
- TREE BUBBLER NOZZLE APB.
- LATERAL LINE (SIZED AS SPEC'D).

GENERAL NOTES:

- TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
- NO TRENCHING ALLOWED WITHIN THE TREES ROOTBALL.
- TREE BUBBLERS TO BE ON UPWILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
- COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

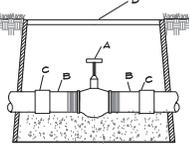
TREE BUBBLER PLAN
NOT TO SCALE



GENERAL NOTES:

- MODEL AFB BUBBLER.
- FINISH GRADE.
- SWING JOINT. HANER PRO-FLEX HOSE 24" O.D. 1000-200 ELBOWS (2) 1/2" MALE STREET ELBOW (1).
- LATERAL PIPE OR TEE.
- LATERAL PIPE.

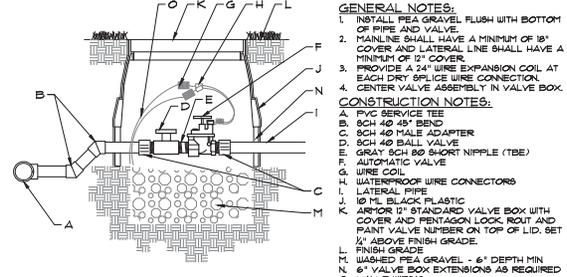
AFB BUBBLER
NOT TO SCALE



CONSTRUCTION NOTES:

- GATE VALVE.
- SCH 80 TOE NIPPLE.
- COUPLING.
- 18"x12" VALVE BOX.

GATE VALVE
NOT TO SCALE



ELECTRIC VALVE
NOT TO SCALE

GENERAL NOTES:

- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
- MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPlice WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:

- PVC SERVICE TEE.
- SCH 40 45° BEND.
- SCH 40 MALE ADAPTER.
- SCH 40 BALL VALVE.
- GRAY SCH 80 SHORT NIPPLE (TBE).
- AUTOMATIC VALVE.
- WIRE COIL.
- WATERPROOF WIRE CONNECTORS.
- LATERAL PIPE.
- 10 ML BLACK PLASTIC.
- ANYOR 17 STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 1/2" ABOVE FINISH GRADE.
- FINISH GRADE.
- WASHED PEA GRAVEL - 6" DEPTH MIN.
- 6" VALVE BOX EXTENSIONS AS REQUIRED.
- VALVE WIRING.