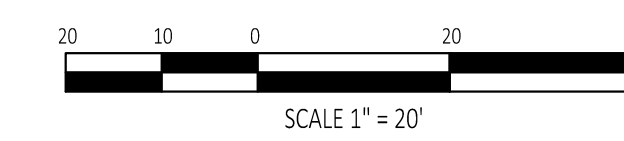
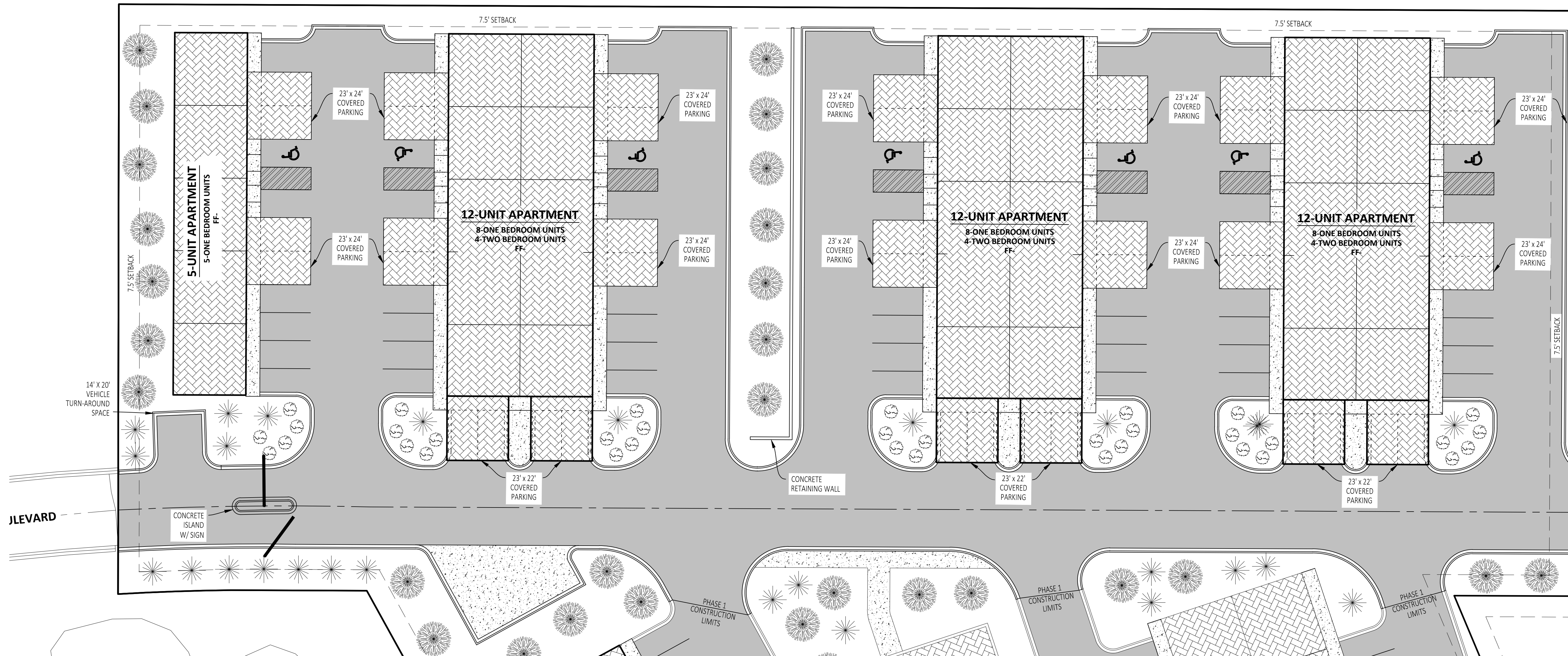


LANDSCAPING NOTES

1. AT LEAST ONE (1) TREE AND THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED PER EACH UNIT WITHIN THE DEVELOPMENT.
2. TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
3. ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
4. LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
5. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
6. CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
7. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
8. ALL TREE AND SHRUB SPECIES WILL BE SELECTED BY THE OWNER.
9. THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

ENGINEER'S NOTES

1. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL BE A MINIMUM OF 5 FT.
2. PARKING REQUIRED SHALL = 2.25 SPACES FOR EVERY TWO-BEDROOM UNIT AND 1.75 SPACES FOR EVERY ONE-BEDROOM UNIT
 PARKING REQUIRED - 12 UNITS X 2.25 = 27 SPACES
 29 UNITS X 1.75 = 51 SPACES
 PARKING REQUIRED - 78 SPACES
 PARKING AVAILABLE - 89 SPACES
3. ALL SITE DUMPSTERS SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES VISIBLE TO THE PUBLIC BY A FENCE OR WALL WITH A MINIMUM HEIGHT OF SIX (6) FEET, OR ONE (1) FOOT TALLER THAN THE DUMPSTER, WHICHEVER IS GREATER. THE FENCE OR WALL SHALL BE COMPATIBLE IN MATERIAL AND COLOR WITH THE PRINCIPAL STRUCTURES ON THE LOT. THE SITE DUMPSTERS WILL BE PLACED AT THE FUTURE PHASE DRIVE TIE IN POINT, AS SHOWN ON PLANS.
4. ALL SIDEWALK AND PATIO CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH A 6X6 W2.9/2.9 WELDED WIRE MESH, IF SPECIFIED TO BE CONCRETE.
5. REFER TO DETAIL SHEETS FOR CONSTRUCTION MATERIAL SPECIFICATIONS.

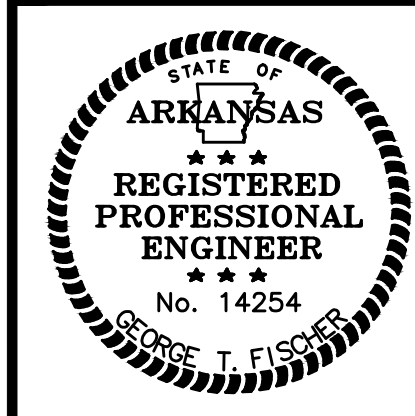
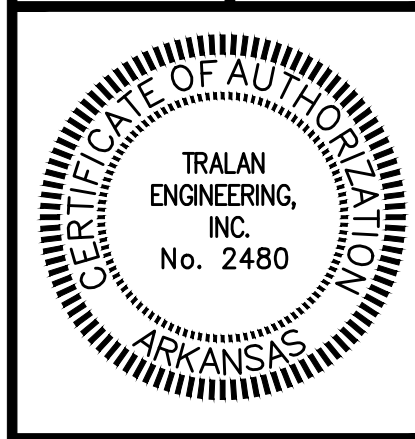


TRALAN ENGINEERING

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PROJECT:
The Reserve at Sage Meadows

CLIENT:
The Reserve at Sage Meadows, LLC.



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	GTF
DATE:	4/7/12/2013
SCALE:	1"=20'
JOB NO.:	
CAD NO.:	

SITE DIMENSION PLAN

SHEET NUMBER:
4 of 13

