

The Parkway is designed as a 29' foot wide strip with a 5 foot meandering sidewalk, landscaping and fence.

The length of the parkway will be sodded or planted in grass. The trees will be spaced an average of 30 feet apart and no closer than 7.5 feet from the curb or the fence. Each tree must have a 24' cement mow ring for maintenance. This will allow for lawn mowing equipment to maneuver around trees.

All trees will be at least 2 inch caliper and be properly staked. Trees will be guaranteed by the developer for 18 months after planting. Tree types are to be approved as on the City Tree Committee list. Any substitutes must be approved by Highland City.

The back side of the parkway has a 6-foot high quality fence constructed of brick, pre-cast concrete, wrought iron, or block approved by the city. Double-fronting lots require masonry fences.

Sidewalk should be installed with gradual curves in a random, less structured format.

The entrance ways to the subdivision will be bordered by 20ft x 15ft planter areas with numerous trees, shrubs, rocks and ground cover. Such entrance ways shall conform to the clear sight requirements with vegetation in the clear sight area not capable of growing over 2 feet in height.

PARKWAY LANDSCAPING DETAIL PLAN

This plan will be submitted by the developer at the time of preliminary subdivision approval and will include the following:

1. The proposed location of trees with the exact location to be approved by the city inspector at the time of planting.
2. Fence design.
3. Sidewalk design.
4. Topography of parkway.
5. Planter area design.

SPRINKLING SYSTEM

The majority of the parkway will be watered with the Hunter I-20 PDP-UP HEAD, or equivalent.

The sprinkler heads will be spaced at 30 foot intervals. Each head will cover a 30 foot arc. Planter areas will be controlled by a separate valve system.

Sprinkler heads will be the RAIN BIRD 1800 HEADS, or equivalent. Spacing will be at 15 foot intervals around the planters.

Sprinkler heads which back onto the curb shall not be rotor type. All valve boxes shall be installed away from the curb, preferably on the back side of the sidewalk.

GENERAL LANDSCAPE DESIGN

All grass areas to be HYDRD SEEDED or SODDED. The grass will be seeded first and after growth is established, then the trees will be planted.

Topography of the Parkway will be...
Back portion of the grass area from the sidewalk to the fence and front portion of the grass area from the sidewalk to the curb...

BERM area 2 feet high in the wide areas, sloping down the relatively flat berm in the narrow area.

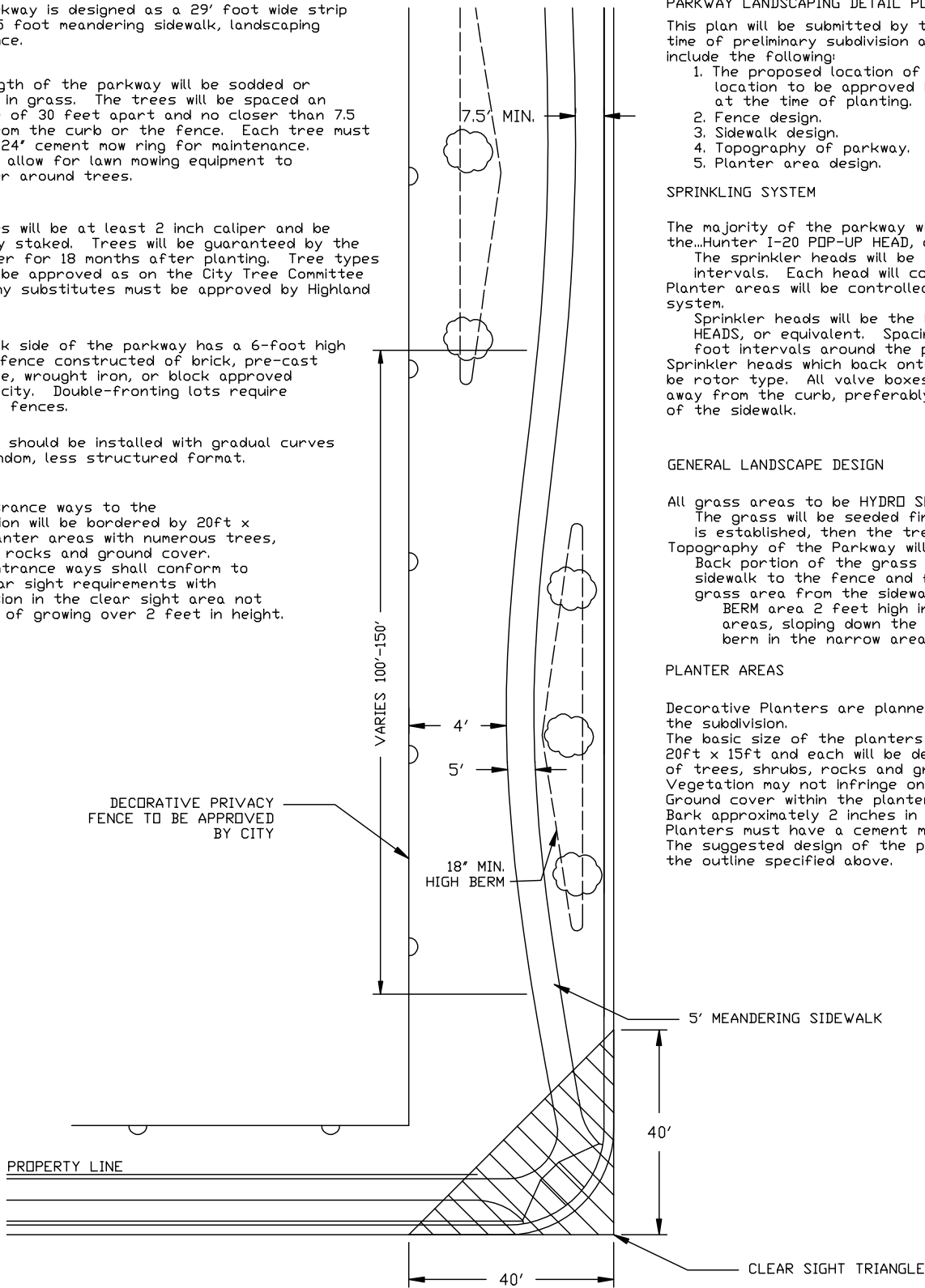
PLANTER AREAS

Decorative Planters are planned at all entrances to the subdivision.

The basic size of the planters will be approximately 20ft x 15ft and each will be decorated with a variety of trees, shrubs, rocks and ground cover.

Vegetation may not infringe on required clear area. Ground cover within the planter will be Shredded Bark approximately 2 inches in depth.

Planters must have a cement mow edge for maintenance. The suggested design of the planter is indicated in the outline specified above.



HIGHLAND CITY PUBLIC WORKS AND ENGINEERING	
TITLE: PARKWAY LANDSCAPE DETAIL	
DRAWN BY:	DATE: FEB 12 2008
CHECKED BY:	APPROVED BY:

