

**KEY**

- ✕ Existing Pole Base to Be Removed
- ⊕ Existing Pole Base to Remain
- ⊛ Proposed Relocated 12' Pole and Fixture  
QTY: 13
- ⊛ Proposed Relocated 20' Pole and Fixture  
QTY: 8
- ⊛ Proposed Wall Light  
QTY: 11
- ⊛ Relocated Flagpoles with Integral Lighting  
QTY: 2

NOTE: Pole bases for fixtures B1-7 and B1-8

7.12.17  
CONSTRUCTION SET

NO.	DESCRIPTION	DATE

**MAPLE TREE PLACE**

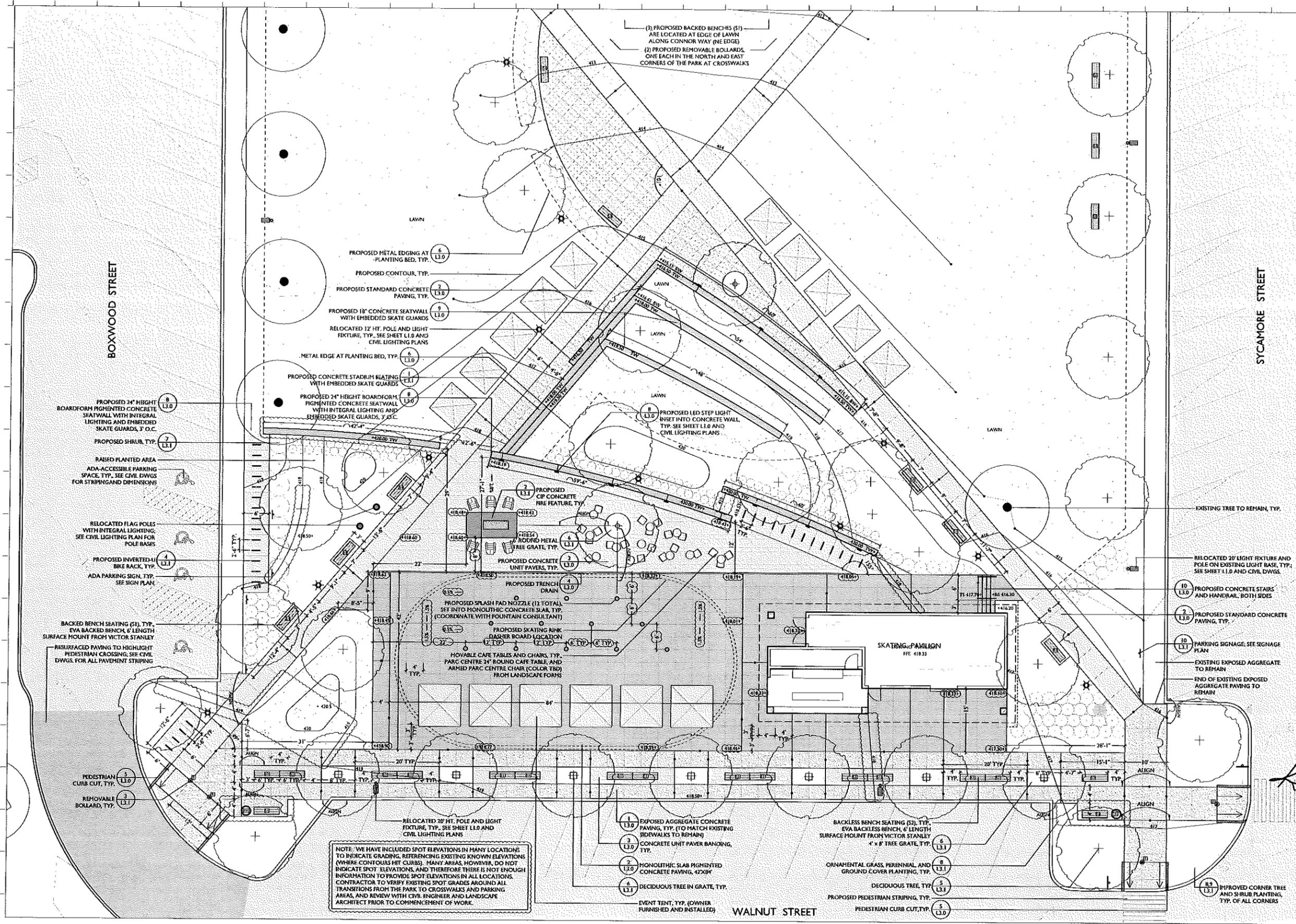
*K. Ball* 8/28/2017

**OVERALL LAYOUT AND MATERIALS PLAN**

JOB NO. 711  
SCALE: 1"=20'  
DRAWN BY: HL  
DATE: 07.12.2017

**LI.0**





7.12.17  
CONSTRUCTION SET

NO.	DESCRIPTION	DATE
10	PROPOSED CONCRETE STAIRS AND HANDRAIL, BOTH SIDES	
2	PROPOSED STANDARD CONCRETE PAVING, TYP.	
10	PARKING SIGNAGE, SEE SIGNAGE PLAN	

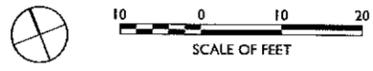
**MAPLE TREE PLACE**

**DETAILED LAYOUT AND MATERIALS PLAN**

*K. Bl... 8/28/2017*

JOB NO. 711  
SCALE: 1"=10'  
DRAWN BY: HL  
DATE: 07.12.2017

**L.I.**



**PLANT SCHEDULE**

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
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**DECIDUOUS TREES-STREET**

AF	3	<i>Acer x freemanii</i> 'Autumn Blaze'	AUTUMN BLAZE MAPLE	3.5'-4' CAL	AS SHOWN
AR	2	<i>Acer rubrum</i> 'Red Sunset'	RED SUNSET RED MAPLE	3.5'-4' CAL	AS SHOWN
CB	3	<i>Carpinus betulus</i> 'Fastigata'	HORNBEAM	3.5'-4' CAL	AS SHOWN
GT	1	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	4'-4.5' CAL	AS SHOWN
PX	4	<i>Platanus x acerifolia</i>	LONDON PLANE TREE	4'-4.5' CAL	AS SHOWN
QA	4	<i>Quercus alba</i>	WHITE OAK	3.5'-4' CAL	AS SHOWN
TA	4	<i>Tilia americana</i> 'Legend'	AMERICAN LINDEN	4'-4.5' CAL	AS SHOWN
UA	4	<i>Ulmus americana</i> 'Princeton'	PRINCETON ELM	4'-4.5' CAL	AS SHOWN

**DECIDUOUS TREES-PARK**

AR	2	<i>Acer rubrum</i> 'Red Sunset'	RED SUNSET RED MAPLE	3.5'-4' CAL	AS SHOWN
BN	5	<i>Betula nigra</i> 'Heritage' (Single Stem)	HERITAGE RIVER BIRCH (SINGLE STEM)	3' CAL	AS SHOWN
GT	6	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	4'-4.5' CAL	AS SHOWN
QA	1	<i>Quercus alba</i>	WHITE OAK	3.5'-4' CAL	AS SHOWN

**SHRUBS**

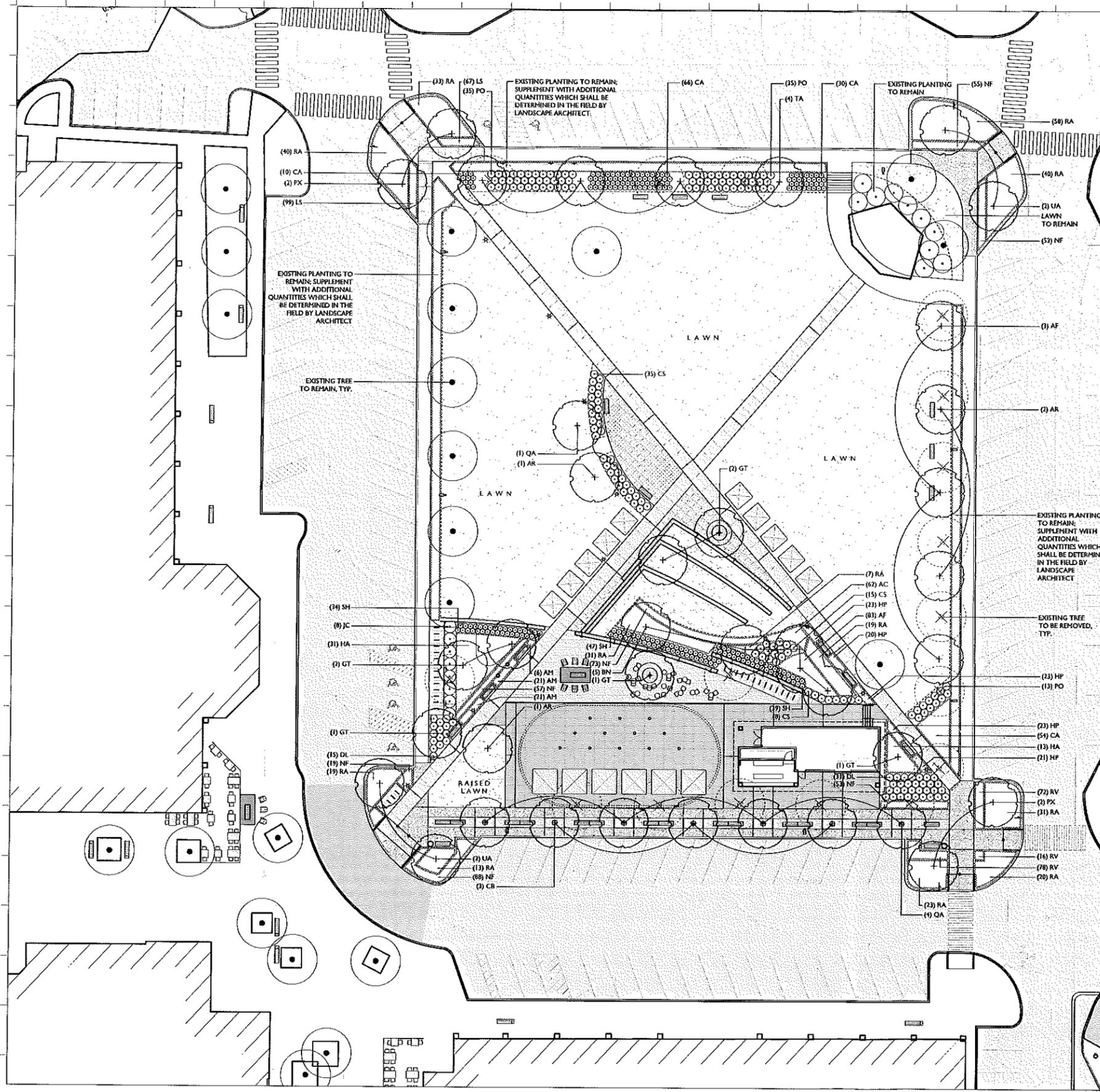
CS	58	<i>Cornus stolonifera</i> 'Alternan's'	COMPACT RED-OSIER DOGWOOD	#3	3' O.C.
DL	46	<i>Dierilla lonicera</i>	NORTHERN BUSH HONEYSUCKLE	#2	3' O.C.
HA	44	<i>Hydrangea arborescens</i> 'Annabelle'	ANNABELLE SMOOTH HYDRANGEA	#3	4' O.C.
PO	83	<i>Physocarpus opulifolius</i> 'Little Devil'	LITTLE DEVIL NINEBARK	#3	3' O.C.
RA	334	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#2	3' O.C.

**ORNAMENTAL GRASSES**

CA	160	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	#2	24" O.C.
SH	120	<i>Sporobolus heterotrips</i>	PRAIRIE DROPS EED	#2	24" O.C.

**PERENNIALS AND GROUND COVER**

AC	62	<i>Astilbe chinensis</i> 'Vision'	ASTILBE	#1	15" O.C.
AF	83	<i>Athyrium filix femina</i>	LADY FERN	#1	18" O.C.
AM	48	<i>Alchemilla mollis</i>	LADY'S MANTLE	#1	18" O.C.
HP	110	<i>Hemerocallis</i> 'Pardon Me'	DAYLILY	#1	15" O.C.
JC	8	<i>Juniperus chinensis</i> 'Sea Green'	CHINESE JUNIPER	#5	5' O.C.
LS	166	<i>Leucanthemum x superbum</i> 'Snowcap'	SHASTA DAISY	#1	12" O.C.
NF	397	<i>Nepeta racemosa</i> 'Blue Wonder'	CATMINT	#1	18" O.C.
RV	166	<i>Rudbeckia speciosa</i> 'Viestra's Little Suzy'	BLACK EYED SUSAN	#1	12" O.C.



7.12.17  
CONSTRUCTION SET

NO.	DESCRIPTION	DATE
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**MAPLE TREE PLACE**

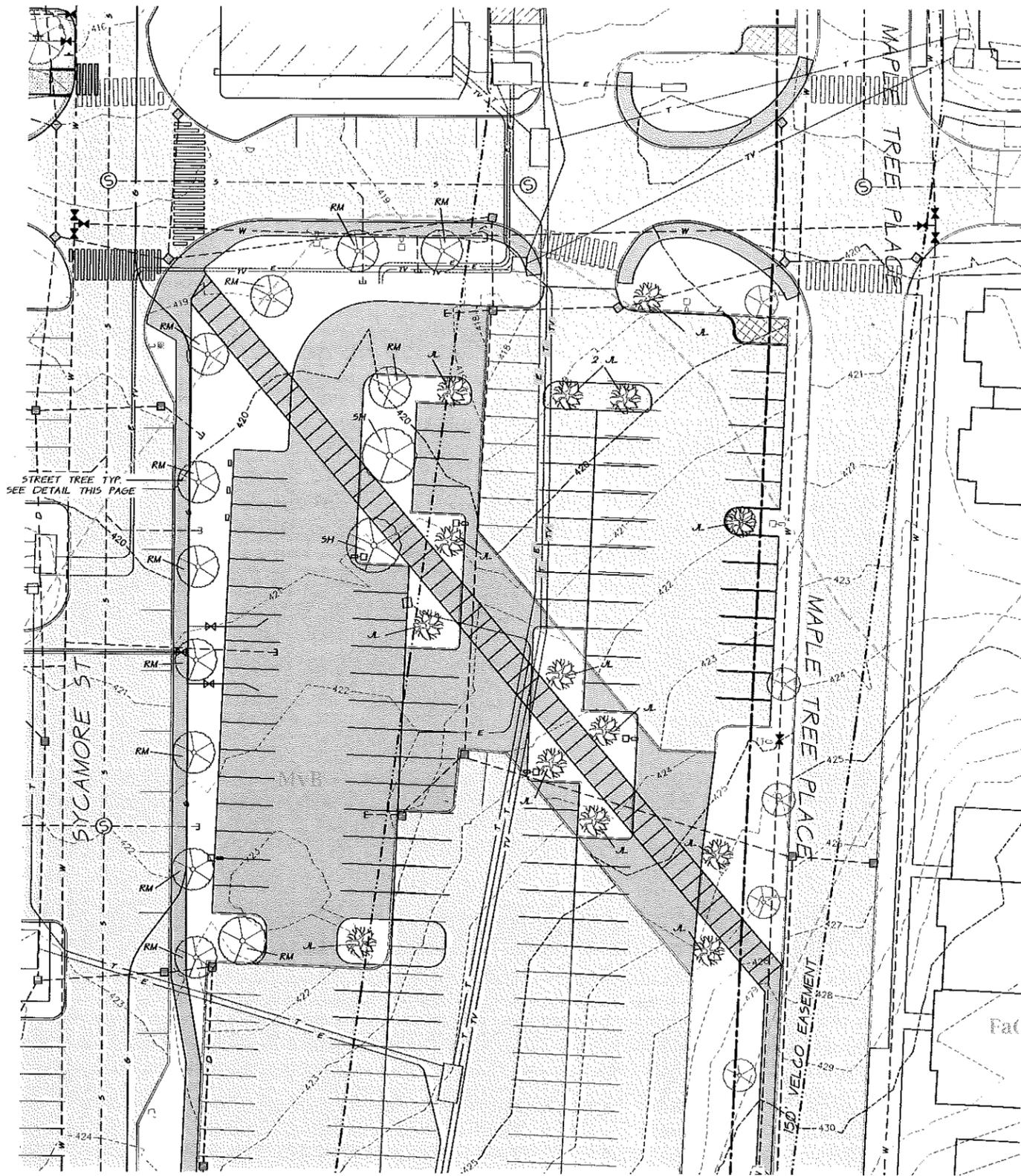
*K. Bell* 8/28/2017

**PLANTING PLAN**

JOB NO. 711  
SCALE: 1"=20'  
DRAWN BY: HL  
DATE: 07.12.2017

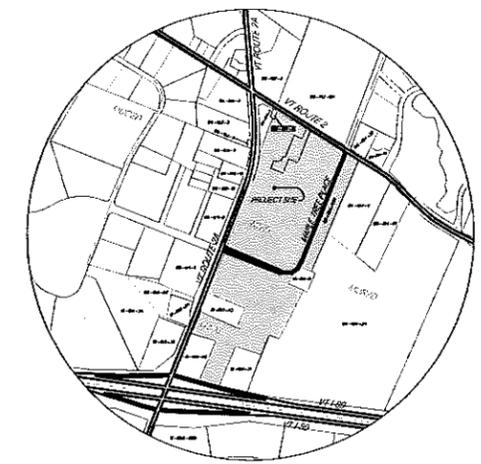
**L2.0**





Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 10-35, the Williston Development Review Board/Administrator approved the final plans for Maple Tree Place on the 28th day of August, 2017.

*K. Bell*  
 Presiding member of Administrator's signature



Location Map  
 Scale: 1" = 100'

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING STORMWATER DRAINAGE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION SERVICE
- UNDERGROUND TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- SOIL TYPE + BOUNDARY

[ NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE ]

**PLANT LIST**

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE + SPEC.
RM	12	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	3-3.5 IN
SH	2	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	3-3.5 IN
JL	14	<i>Syringa reticulata</i> 'Summer Snow'	Japanese Tree Lilac	3-3.5 IN

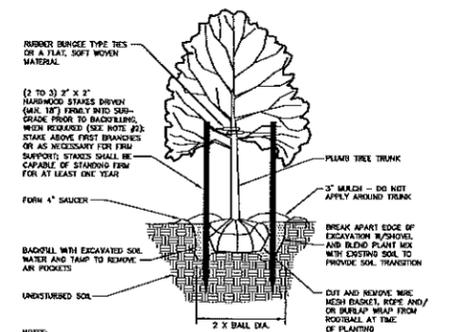
\*\*\*NOTE: TREES WITHIN VELCO EASEMENT TO BE MAINTAINED IN ORDER TO COMPLY WITH VELCO MAXIMUM HEIGHT RESTRICTIONS

LANDSCAPING SPECIFICATIONS

- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 1 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS. ANY WORK PERFORMED AFTER OCTOBER 1 OF EACH YEAR SHALL BE IMMEDIATELY SEEDED AND MULCHED OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:
  - SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
  - FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE IN A 10-10-10 RATIO. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
  - LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
  - WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

**URBAN MIX GRASS SEED**

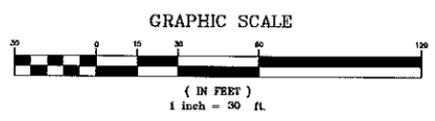
2 BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED PESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120	LIVE SEED PER ACRE



STREET TREE AND TREE PLANTING DETAIL

- NOTES:
- PLANT TREE SO THAT THE ROOT COLLAR IS AT OR SLIGHTLY ABOVE FINISHED GRADE.
  - STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  - TREES SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.
  - EXAMINE EXISTING TREE AND REMOVE ALL HARBURY TAGS, ROPE, STRIPS AND SHAWNYON TAPES PRIOR TO PLANTING TO PREVENT GROWING.

*K. Bell* 8/28/2017



**Owner**  
 DSREP II CYPRESS MT LLC  
 8343 DOUGLAS AVENUE, SUITE 200  
 DALLAS, TX 75225

**Applicant**  
 CYPRESS EQUITIES  
 8343 DOUGLAS AVENUE, SUITE 200  
 DALLAS, TX 75225

PARCEL ID: 08103-002000



NOTE: THIS SKETCH PLAN IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR PROPERTY CONVEYANCE PURPOSES.

DATE: 8-7-17	REVISION: ADDED CURBSIDE AND STREET TREES ALONG WALNUT AND SYCAMORE STREETS PER COMMENTS OF DAD	BY: GRT
DATE: 8-22-17	REVISION: EDIT LIGHTING, LANDSCAPING AND SHE PLANS PER COMMENTS OF DRI AND YALCO	BY: GRT
DATE: 8-5-17	REVISION: UPDATE LANDSCAPER INFORMATION, ADD ABUTTER, UPDATE CENTER SQUARE PER WAGNER HODGSON PLAN	BY: GRT
DATE: 5-15-17	REVISION: ALTER SITE PLANS AND LIGHTING PLANS PER COMMENTS OF DRI AND WAGNER HODGSON REVISION	BY: GRT

DESIGN  
 CHECK  
 DRAWN  
 CHECKED  
 DATE  
 SCALE

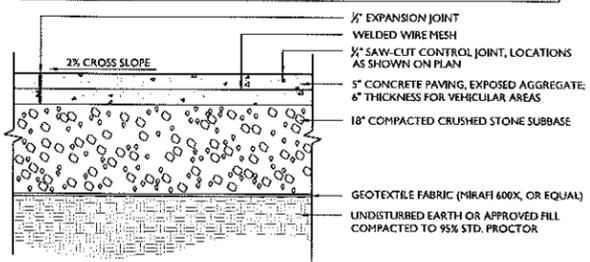
RECORD DRAWING  
 DISCRETIONARY  
 FINAL  
 SITE PLAN/CONCEPT

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

11 CORPORATE DRIVE  
 ESSEX, CT, 07827  
 PHONE: 973-880-1000  
 FAX: 973-880-1001  
 LEAD: 602.954.5152@oab.com

MAPLE TREE PLACE  
 South-East Area  
 20-Scale Landscaping Plan  
 L2.2

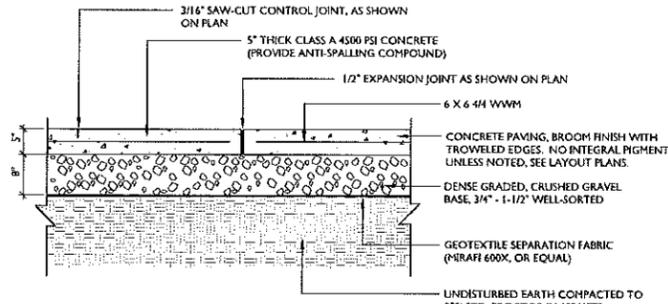
FOR EXPOSED AGGREGATE:  
USE SPECIALLY APPROVED AGGREGATE IN CONCRETE MIX FOR ALL AREAS SPECIFIED FOR "EXPOSED AGGREGATE PAVING". SURFACE RETARDANT SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS FOR THESE AREAS - USE SIKARUGASOLS (OR APPROVED EQUAL). APPLY POLY TO CONCRETE SURFACE IMMEDIATELY AFTER APPLYING SURFACE RETARDANT. AVOID AIR BUBBLES BETWEEN POLY & SURFACE. WASH SURFACE TO MATCH ORIGINALLY APPROVED MOCKUP. SEAL CONCRETE WITH AH HARRIS CERTI-TEX 1315 (OR APPROVED EQUAL) PER MANUFACTURER'S INSTRUCTIONS.



NOTES:  
1. "Exposed Aggregate" concrete shall use a buffed range aggregate from the Whitcomb Colchester, Vermont plant, or approved equal. A sample of the aggregate shall be submitted to the landscape architect for approval.  
Surface retardant shall be applied where exposed aggregate concrete finish is specified on site plan. Use Sika Rugasol-S or approved equal. Follow manufacturer's specifications.

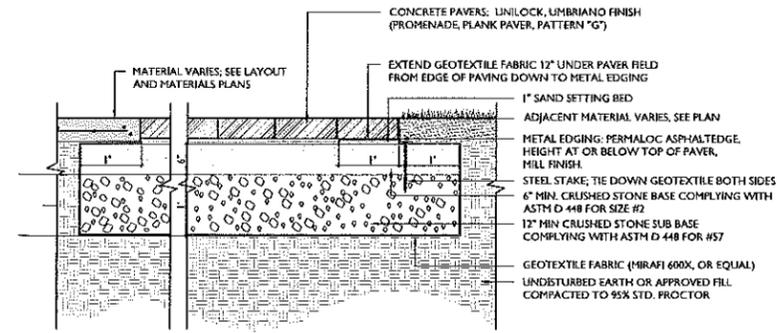
Mockups: Before installing exposed aggregate concrete, build mockups to demonstrate aesthetic effects and qualities of materials and execution. Build mockups to comply with the following requirements, using materials indicated for the completed work, including same base construction, special features for expansion joints, and contiguous work as indicated:  
A. Build mockups in the location and of the site indicated or, if not indicated, as directed by Landscape Architect.  
B. Notify Landscape Architect three days in advance of dates and times when mockups will be constructed.  
C. Demonstrate the proposed range of aesthetic effects and workmanship.  
D. Obtain Architect's approval of mockups before starting installation.  
E. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed work.  
F. Approved mockups may become part of the completed work if undisturbed at time of substantial completion.

1 EXPOSED AGGREGATE PEDESTRIAN CONCRETE PAVING  
3/4" = 1'-0"



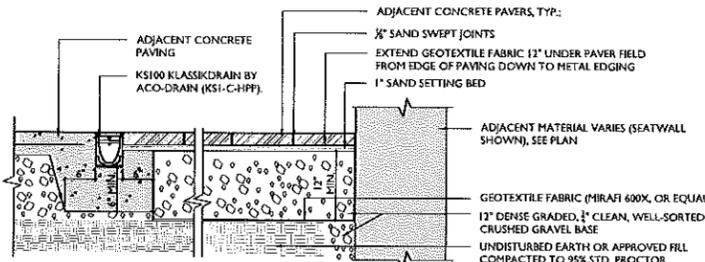
NOTES:  
1. ALL CONCRETE USED IN THE CONSTRUCTION OF CONCRETE SIDEWALK SHALL BE AIR ENTRAINED (5-7%) AND MADE WITH PORTLAND CEMENT. THE CONTRACTOR SHALL COMPLY WITH ALL STANDARD SPECIFICATIONS DESIGNATED PER STATE.  
2. JOINT FILLER SHALL BE RESILIENT NON-EXTRUDING CELLULAR FIBER JOINT, UNIFORMLY SATURATED WITH ASPHALT, OFFERING A MINIMUM OF 70% RECOVERY AFTER COMPRESSION.  
3. SEE LANDSCAPE PLANS FOR CONCRETE FINISH. LIGHT BROOM FINISH, PERPENDICULAR TO THE DIRECTION OF TRAFFIC UNLESS NOTED OTHERWISE ON PLANS.  
4. SAW CUT JOINTS 1/4" WIDTH. JOINT SHALL BE 1/2" OF CONCRETE DEPTH. SCORE JOINTS AS SHOWN ON LANDSCAPE PLANS OR AT INTERVALS EQUAL TO THE WALK WIDTH, IF NO SCORE PATTERN IS SHOWN.  
5. INSTALL 1/2" EXPANSION JOINT (ENTIRE DEPTH OF CONCRETE) AT A MINIMUM EVERY 30 FT. CONTRACTOR SHALL CONFIRM SCORING PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO CONCRETE POUR.  
6. SEE LANDSCAPE PLANS FOR PIGMENTED CONCRETE TO WHICH THE FOLLOWING APPLY:  
A. CEMENT: WHITE, 5 BAG MIN PER CUBIC YARD  
B. SAND: MANUFACTURED WHITE  
C. PIGMENTATION: INTEGRAL, CEMENTITIOUS, WITH NO MIX REACTIVITY; COLOR BY LANDSCAPE ARCHITECT  
D. SUPPLEMENTAL ADMIXTURES: NO SUPPLEMENTAL ADMIXTURES UNLESS APPROVED BY PIGMENT MANUFACTURER  
E. FINISHES: LIGHT BROOM FINISH, PERPENDICULAR TO THE DIRECTION OF TRAFFIC UNLESS OTHERWISE NOTED.

2 STANDARD / PIGMENTED PEDESTRIAN CONCRETE PAVING  
3/4" = 1'-0"



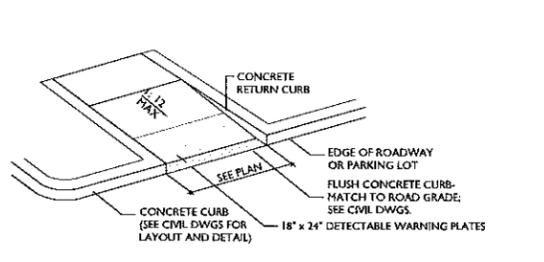
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D. SUPPLEMENTAL ADMIXTURES: NO SUPPLEMENTAL ADMIXTURES UNLESS APPROVED BY PIGMENT MANUFACTURER  
E. FINISHES: LIGHT BROOM FINISH, PERPENDICULAR TO THE DIRECTION OF TRAFFIC UNLESS OTHERWISE NOTED.

3 CONCRETE UNIT PAVERS  
3/4" = 1'-0"



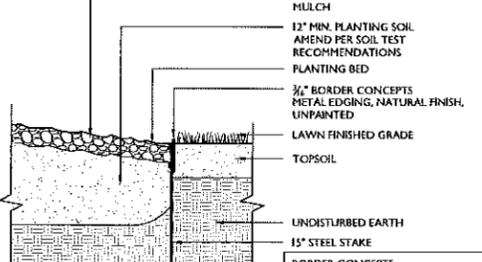
NOTES:  
1. TRENCH DRAIN NOTED ABOVE (KS100 KLASSIKDRAIN, LOAD CLASS C, GALVANIZED STEEL EDGE RAIL) TO BE PAIRED WITH CATCH BASIN WITH ACCESS UNIT AND ALL ASSOCIATED HARDWARE - SEE MANUFACTURER FOR INSTALLATION AND RECOMMENDATIONS.  
2. SEE LAYOUT PLAN FOR LOCATION AND DIMENSIONS; REFER TO CIVIL DRAWINGS FOR CATCH BASIN / DRAINAGE TIE-IN.

4 TRENCH DRAIN  
3/4" = 1'-0"



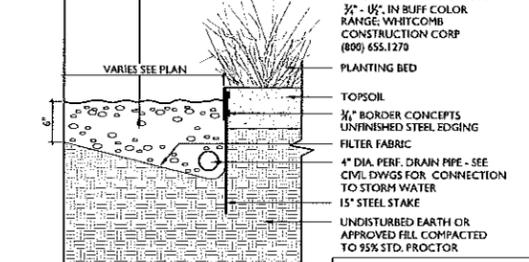
NOTES:  
1. SEE LAYOUT PLAN FOR RAMP LOCATIONS.  
2. DETECTABLE WARNING PLATES BY EAST JORDAN IRON WORKS, NATURAL FINISH. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

5 PEDESTRIAN CURB CUT  
NTS



NOTES:  
1. SEE LAYOUT PLAN FOR RAMP LOCATIONS.  
2. DETECTABLE WARNING PLATES BY EAST JORDAN IRON WORKS, NATURAL FINISH. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 METAL EDGE @ PLANTING BED  
1" = 1'-0"

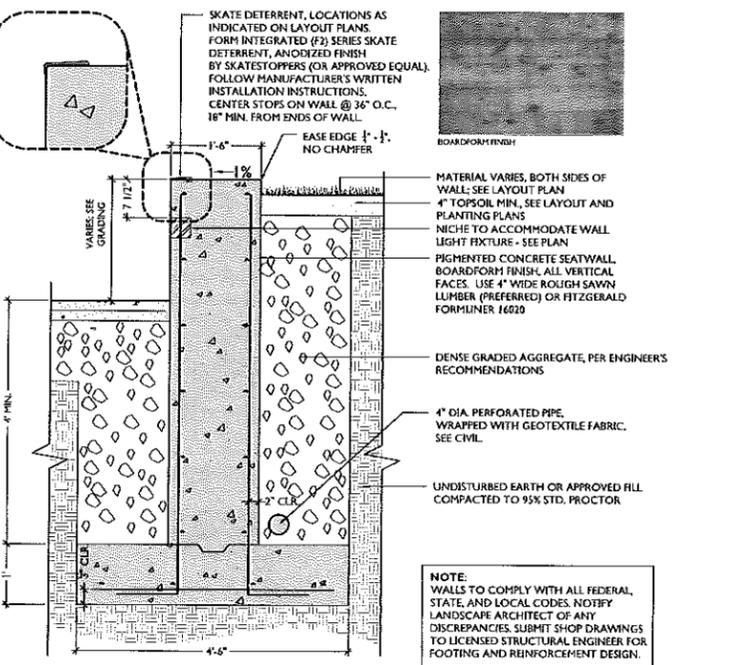


NOTES:  
1. SEE LAYOUT PLAN FOR RAMP LOCATIONS.  
2. DETECTABLE WARNING PLATES BY EAST JORDAN IRON WORKS, NATURAL FINISH. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

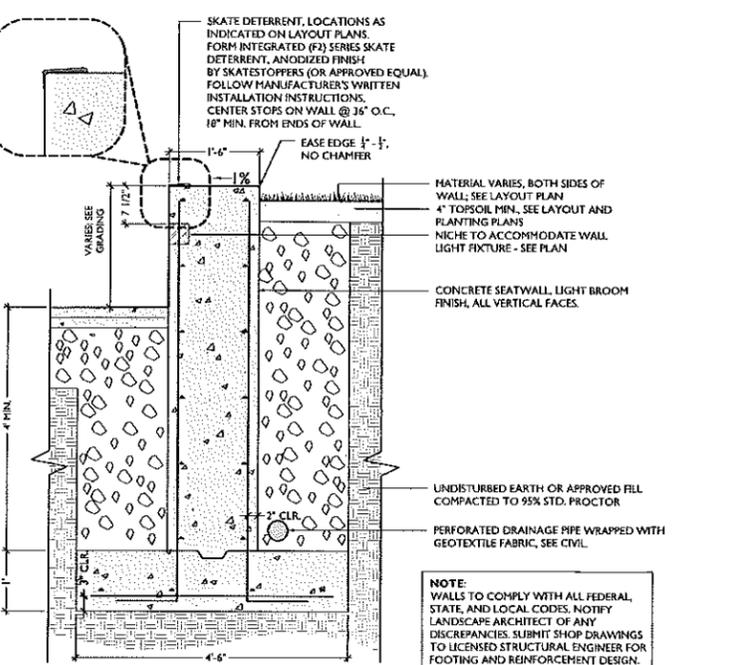
7 METAL DRIP EDGE @ PAVILION  
1" = 1'-0"

7.12.17  
CONSTRUCTION SET

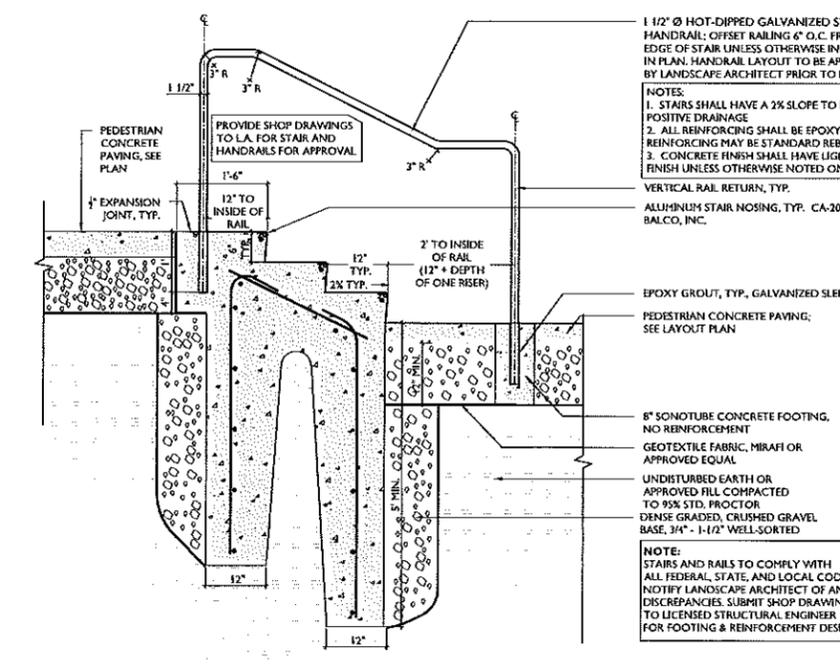
NO. DESCRIPTION DATE



8 BOARDFORM CONCRETE SEATWALL WITH SKATEGUARDS AND INTEGRAL LIGHTING  
3/4" = 1'-0"



9 CONCRETE SEATWALL WITH SKATEGUARDS AND INTEGRAL LIGHTING  
3/4" = 1'-0"



10 CONCRETE STAIRS AND HANDRAIL  
3/4" = 1'-0"

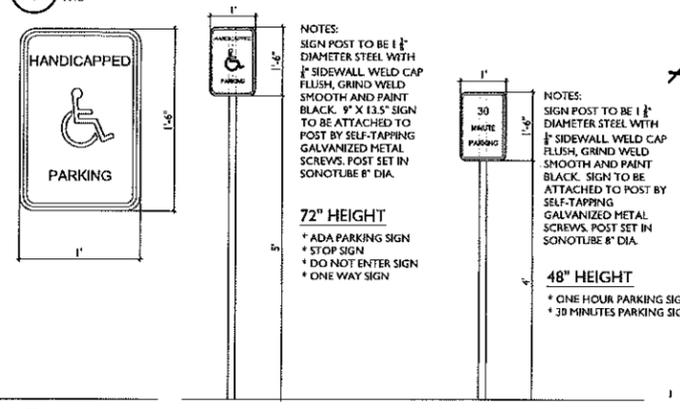
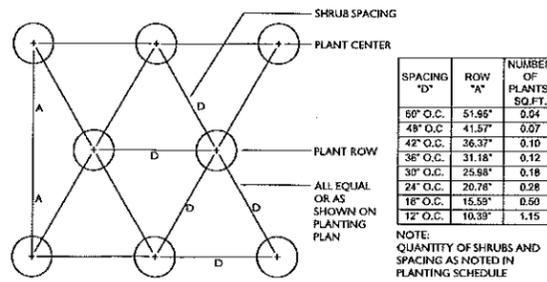
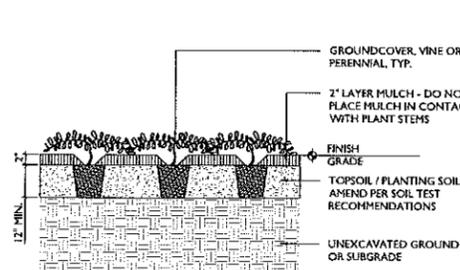
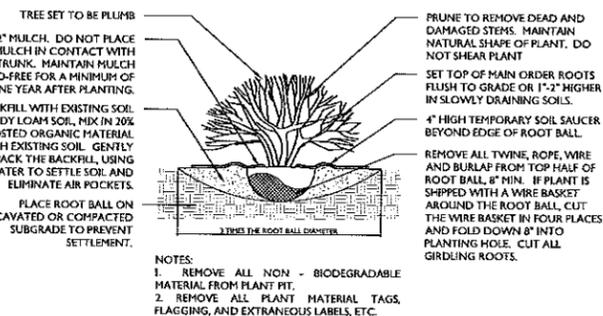
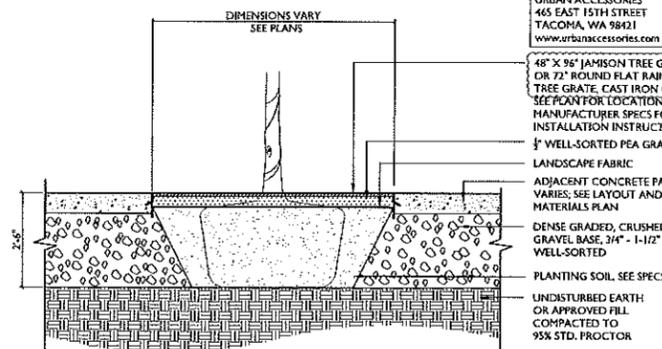
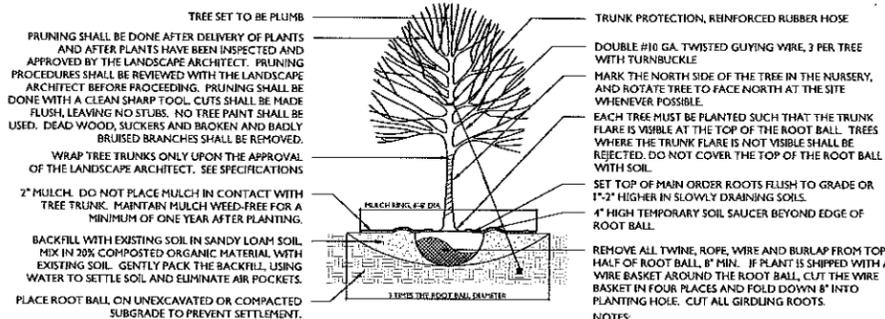
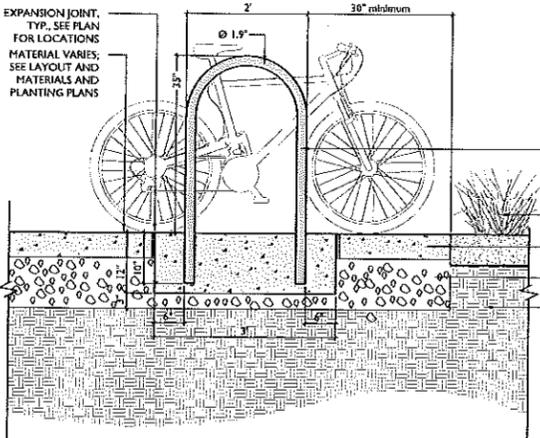
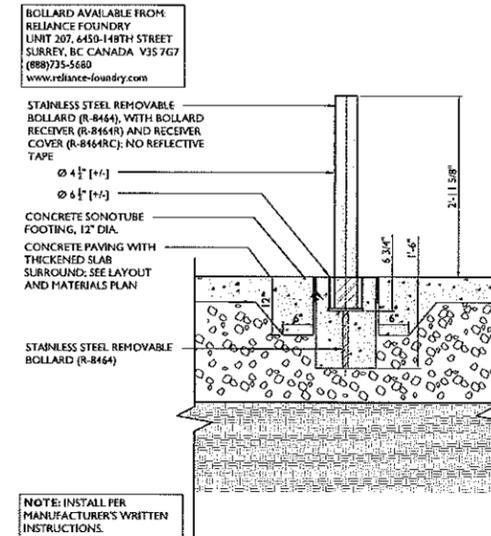
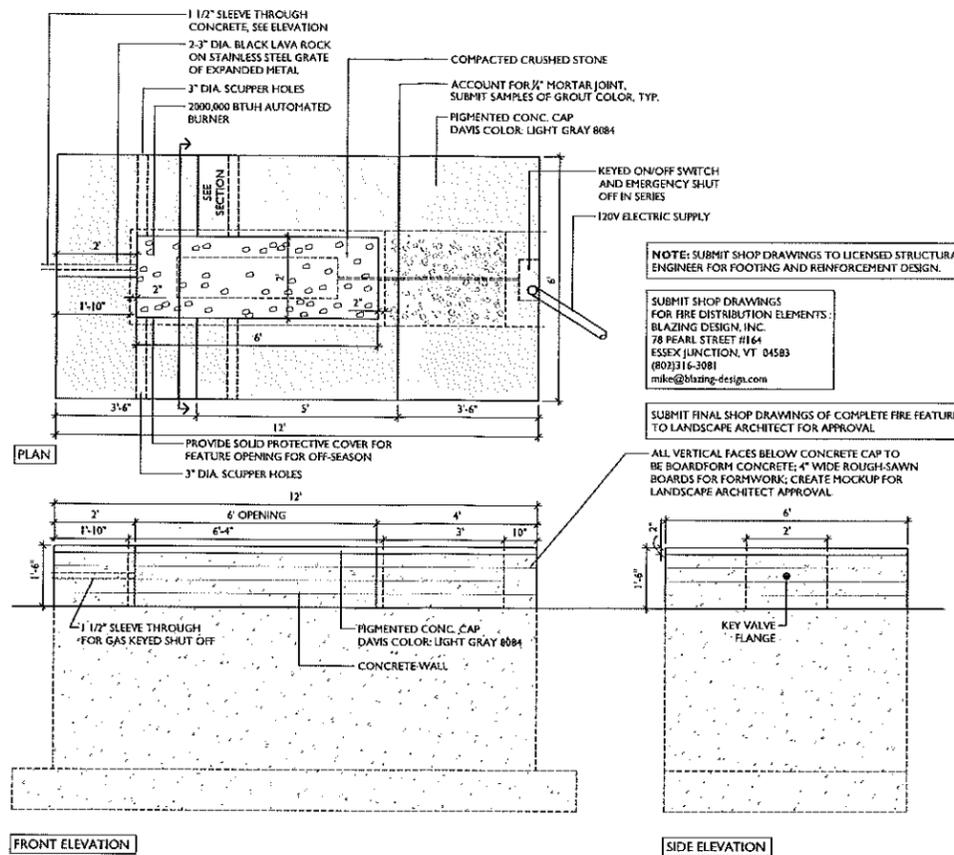
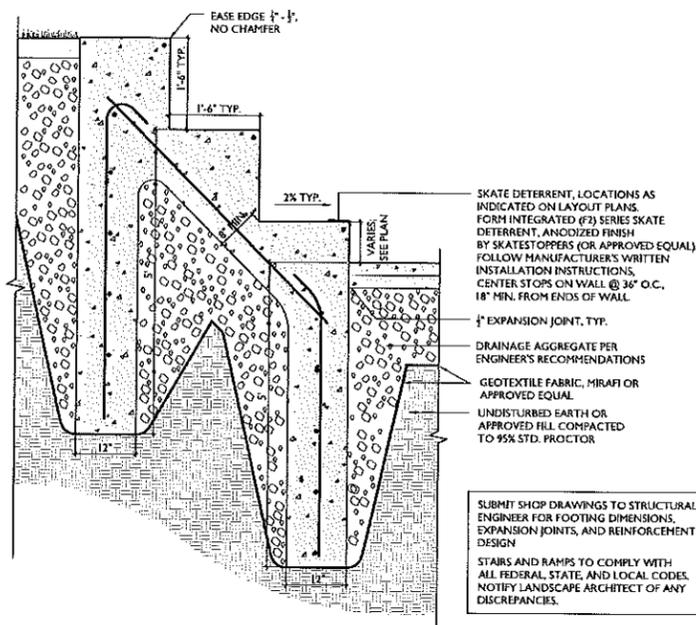
MAPLE TREE PLACE

LANDSCAPE DETAILS

*K. Blk* 8/28/2017

JOB NO. 711  
SCALE AS SHOWN  
DRAWN BY: HL  
DATE: 07.12.2017

L3.0



7.12.17  
CONSTRUCTION SET

NO.	DESCRIPTION	DATE

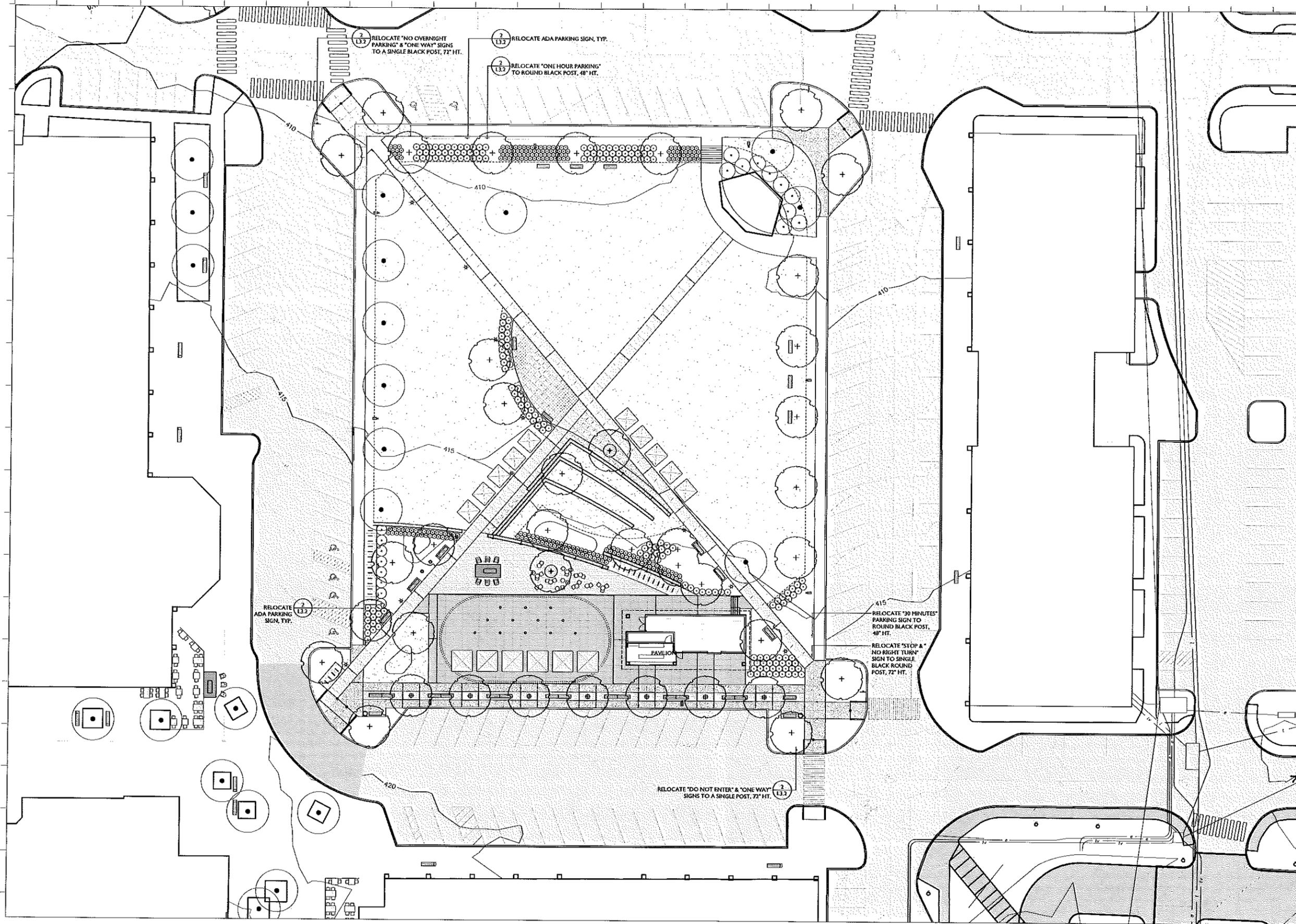
MAPLE TREE PLACE

LANDSCAPE DETAILS

*K. Ball 8/28/2017*

JOB NO. 711  
SCALE AS SHOWN  
DRAWN BY: HL  
DATE: 07.12.2017

L3.1



7.12.17  
CONSTRUCTION SET

NO.	DESCRIPTION	DATE

**MAPLE TREE PLACE**

*K Blk* 8/28/2017

**SIGANGE PLAN**

JOB NO. 711  
SCALE: 1"=20'  
DRAWN BY: HL  
DATE: 07.12.2017

**L4.0**