

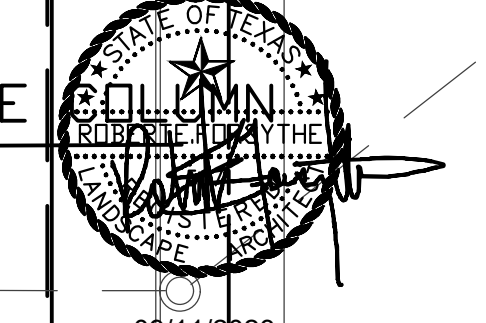
LEGEND:

BUCHTA ROAD

SHEET NUMBER

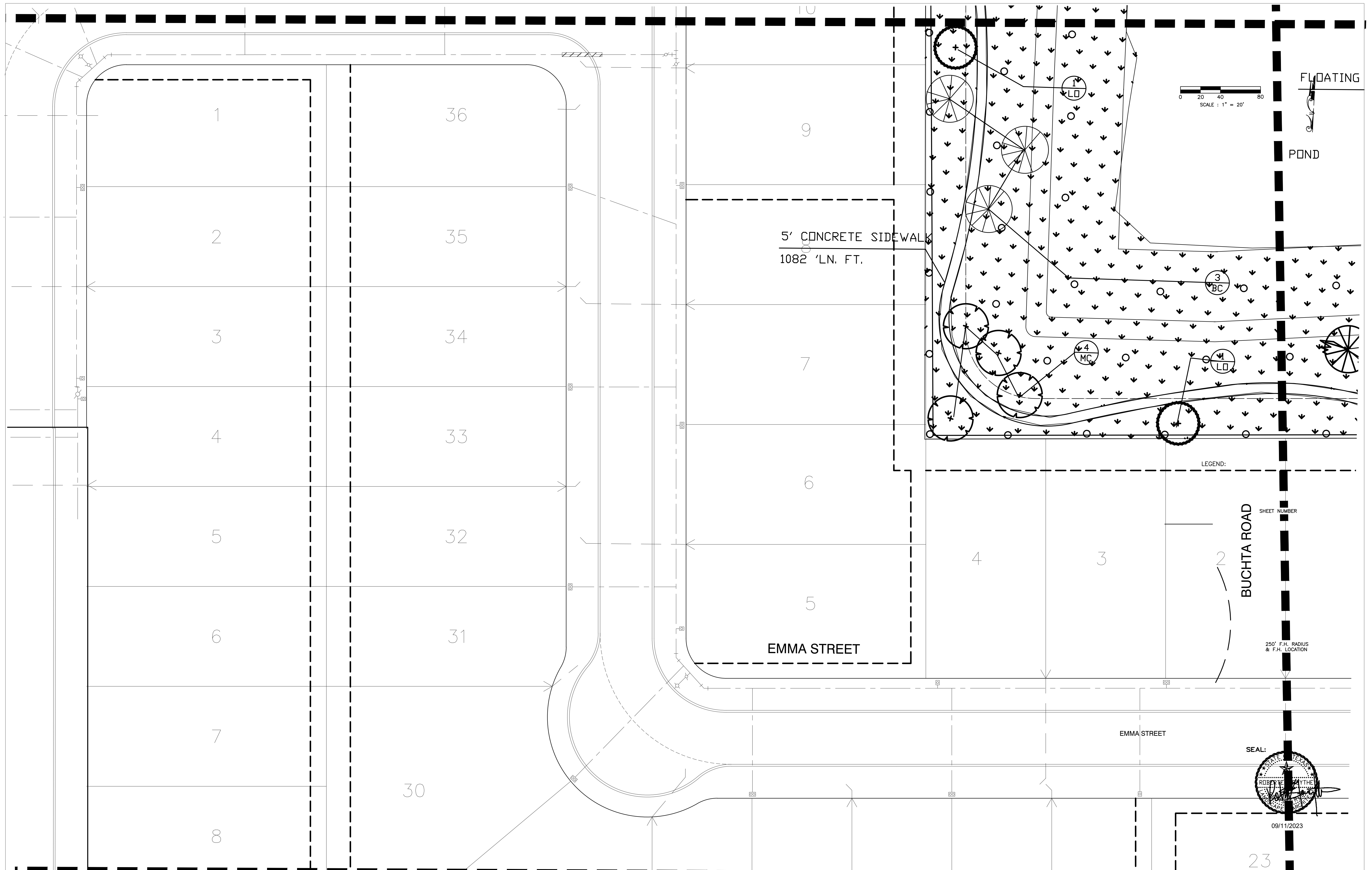
250' F.H. RADIUS & F.H. LOCATION

SEAL:



LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN OF RIVERWOOD RANCH - SECTION 3 & 4 OF ANGLETON, TEXAS - RIVERWAY PROPERTIES - BRAZORIA, COUNTY, TX.

ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT SHT.LA-001- PROJECT ENTRY
 10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478 AUGUST 2023

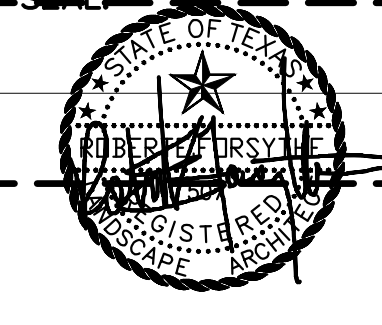
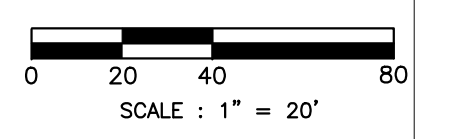
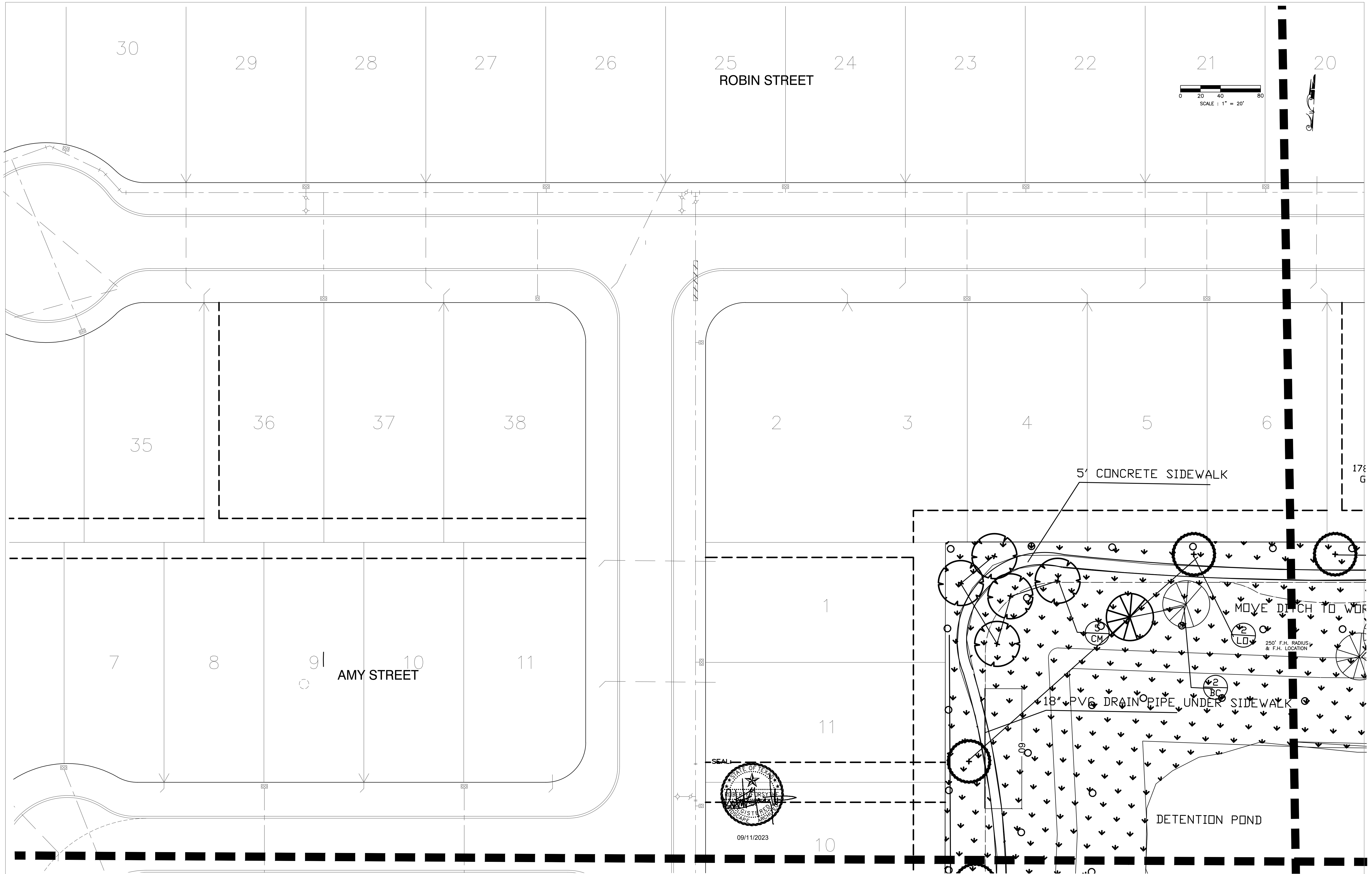


LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

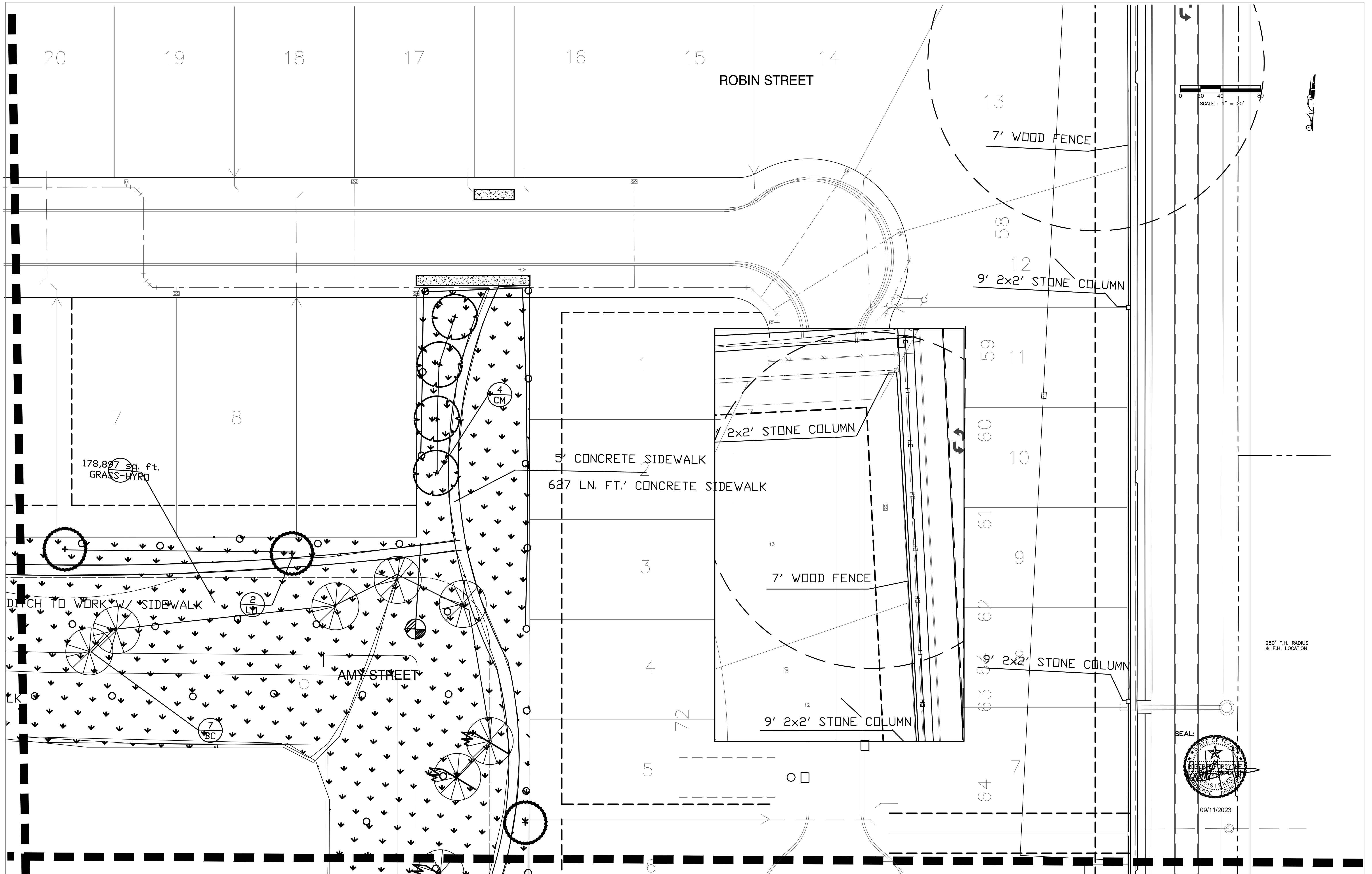
ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT
 10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478

SHT.LA-002-EMMA ST. PROJECT ENTRY

AUGUST 2023



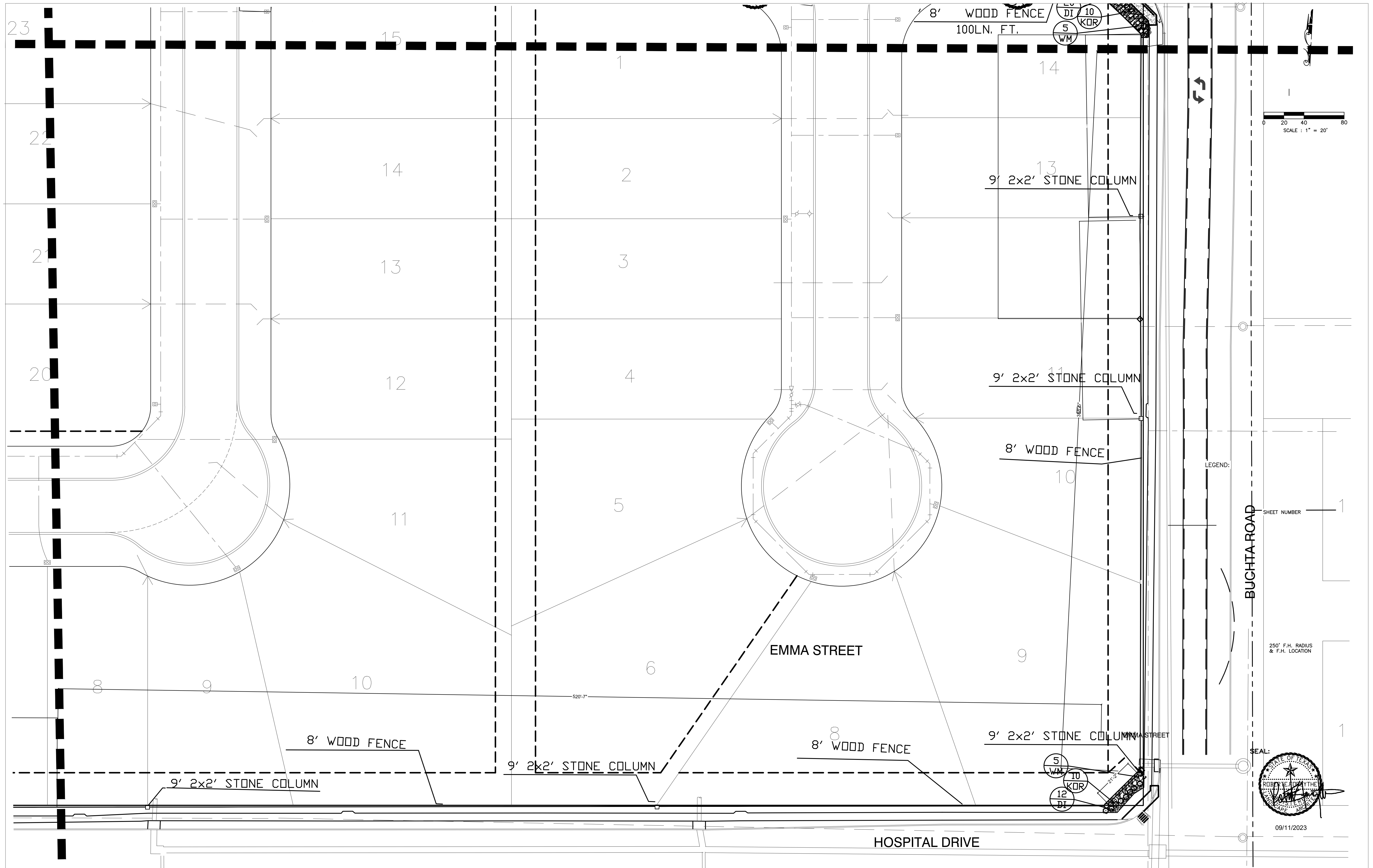
LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.
ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT SHT.LA-003-NORTHWEST, PROJECT ENTRY
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 AUGUST 2023



LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT SHT.LA-004-NORTHEAST. PROJECT ENTRY
 10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478

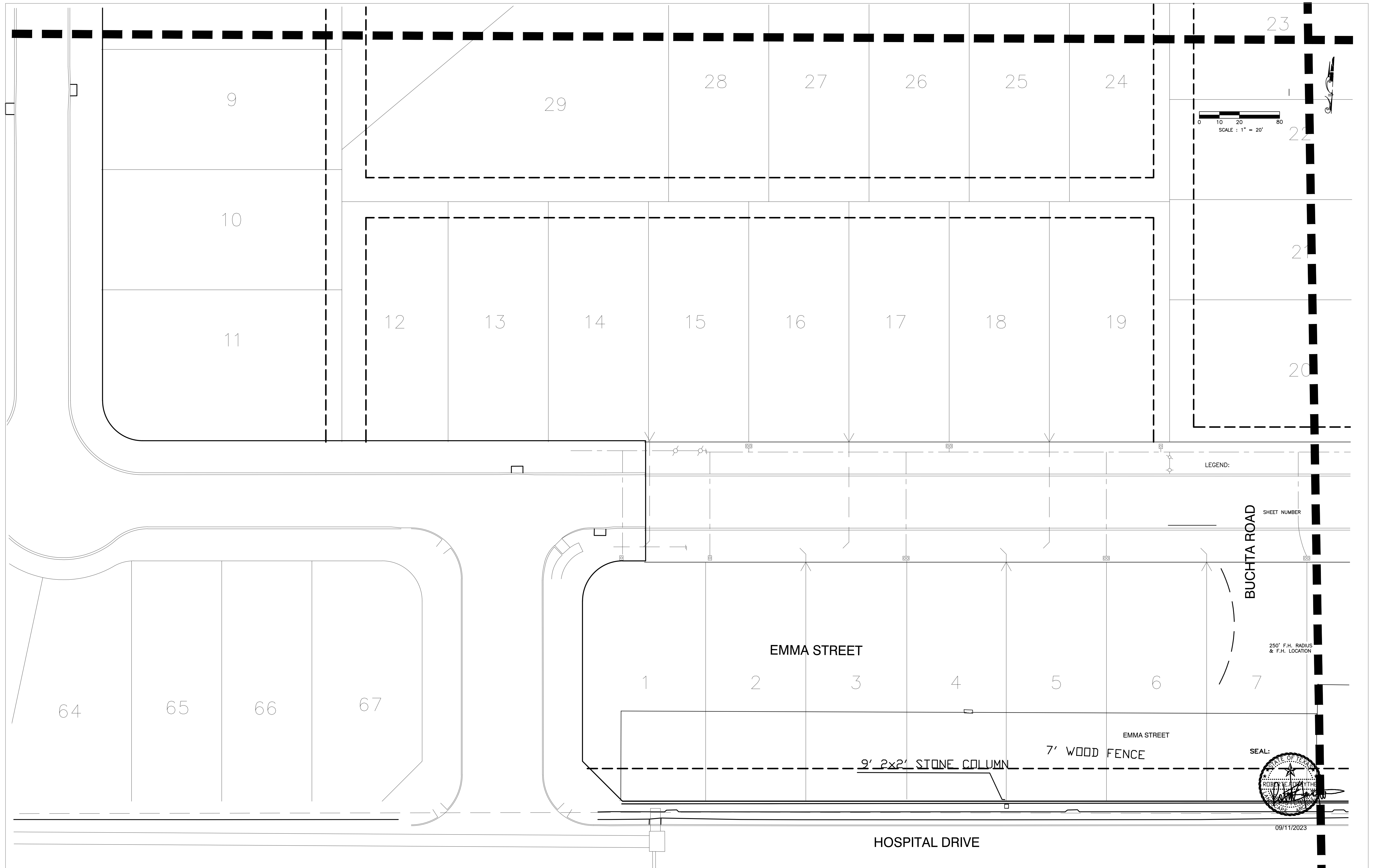
AUGUST 2023



LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT SHT.LA-005SOUTHEAST-PROJECT
 10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478

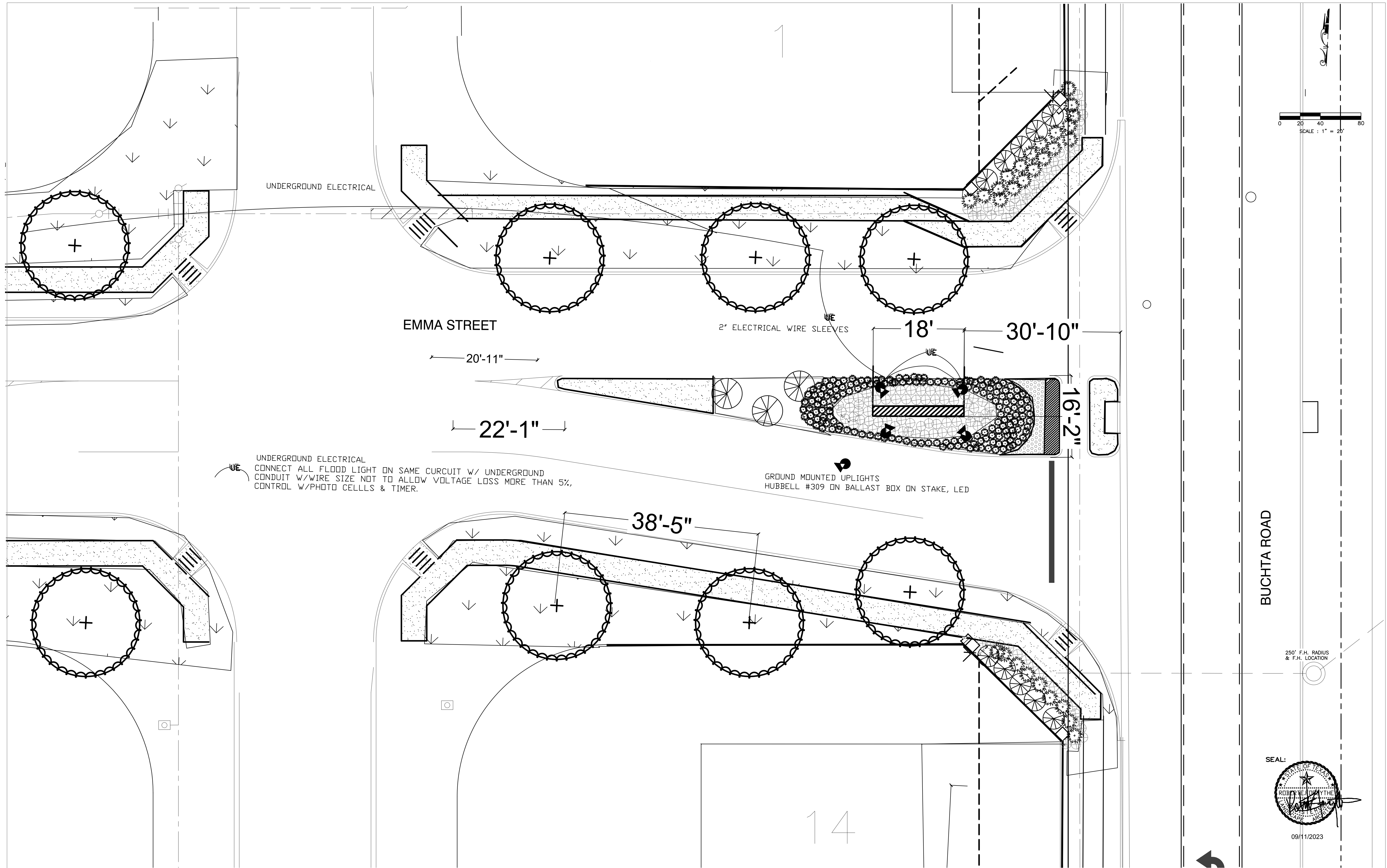
AUGUST 2023



LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

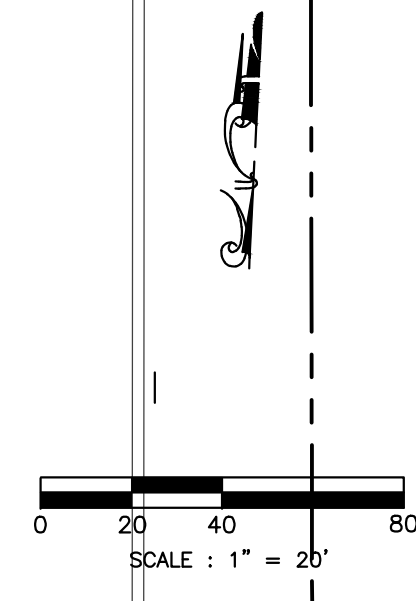
ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT SHT.LA-006SOUTHWEST-PROJECT
 10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478

AUGUST 2023



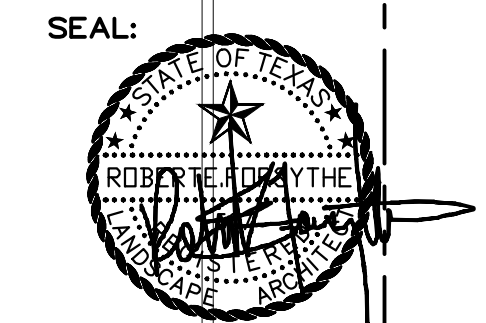
UNDERGROUND ELECTRICAL
 CONNECT ALL FLOOD LIGHT ON SAME CIRCUIT W/ UNDERGROUND
 CONDUIT W/WIRE SIZE NOT TO ALLOW VOLTAGE LOSS MORE THAN 5%,
 CONTROL W/PHOTO CELLS & TIMER.

GROUND MOUNTED UPLIGHTS
 HUBBELL #309 ON BALLAST BOX ON STAKE, LED



BUCHTTA ROAD

250' F.H. RADIUS & F.H. LOCATION

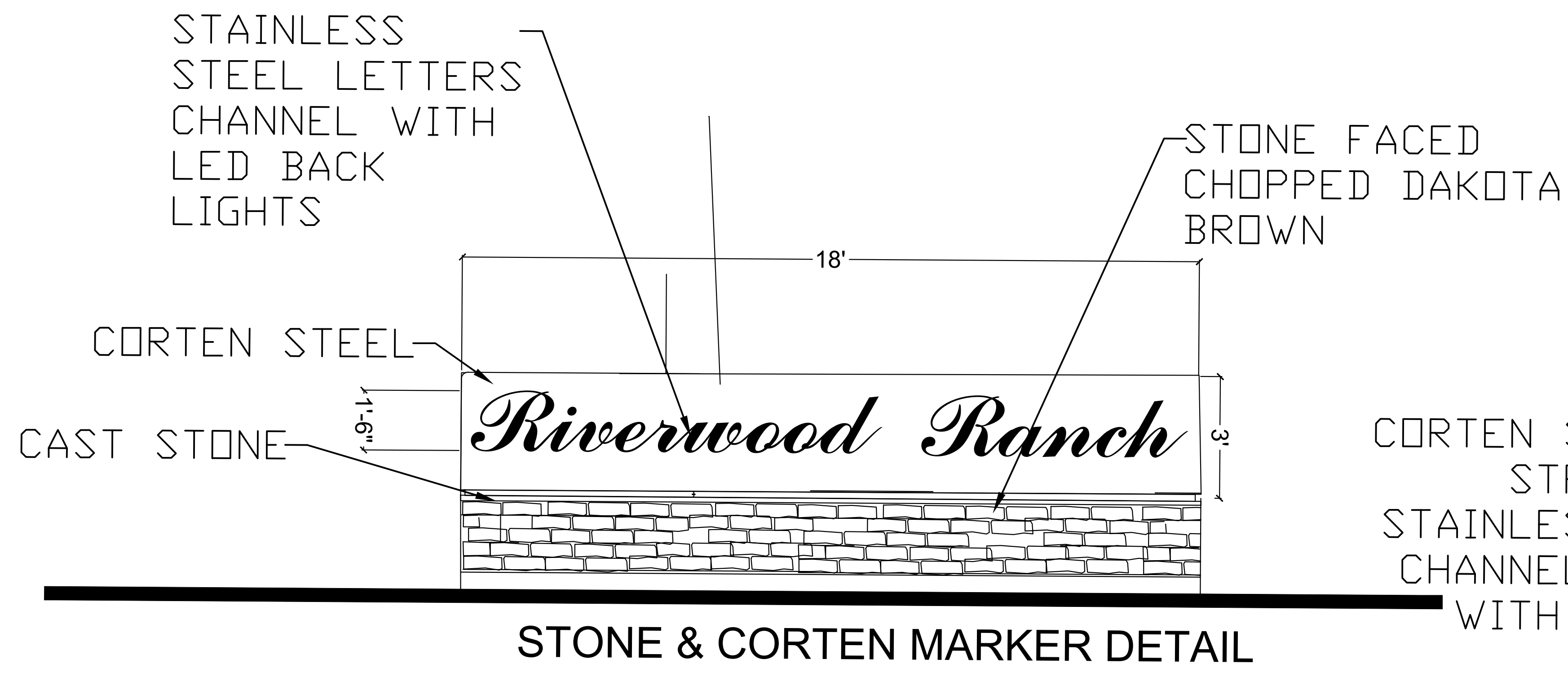


LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT

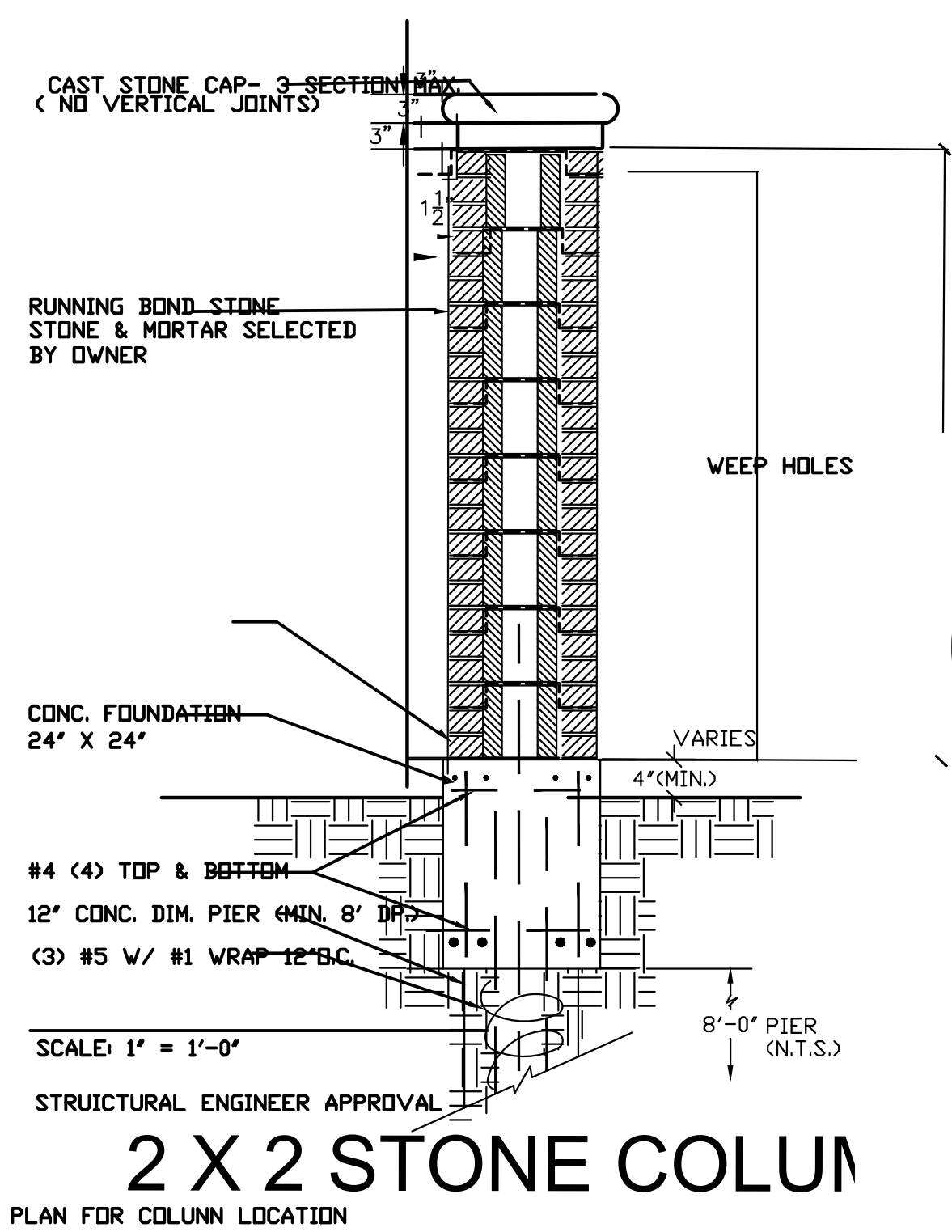
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SHT.LA-007- ENLARGE ENTRY
AUGUST 2023

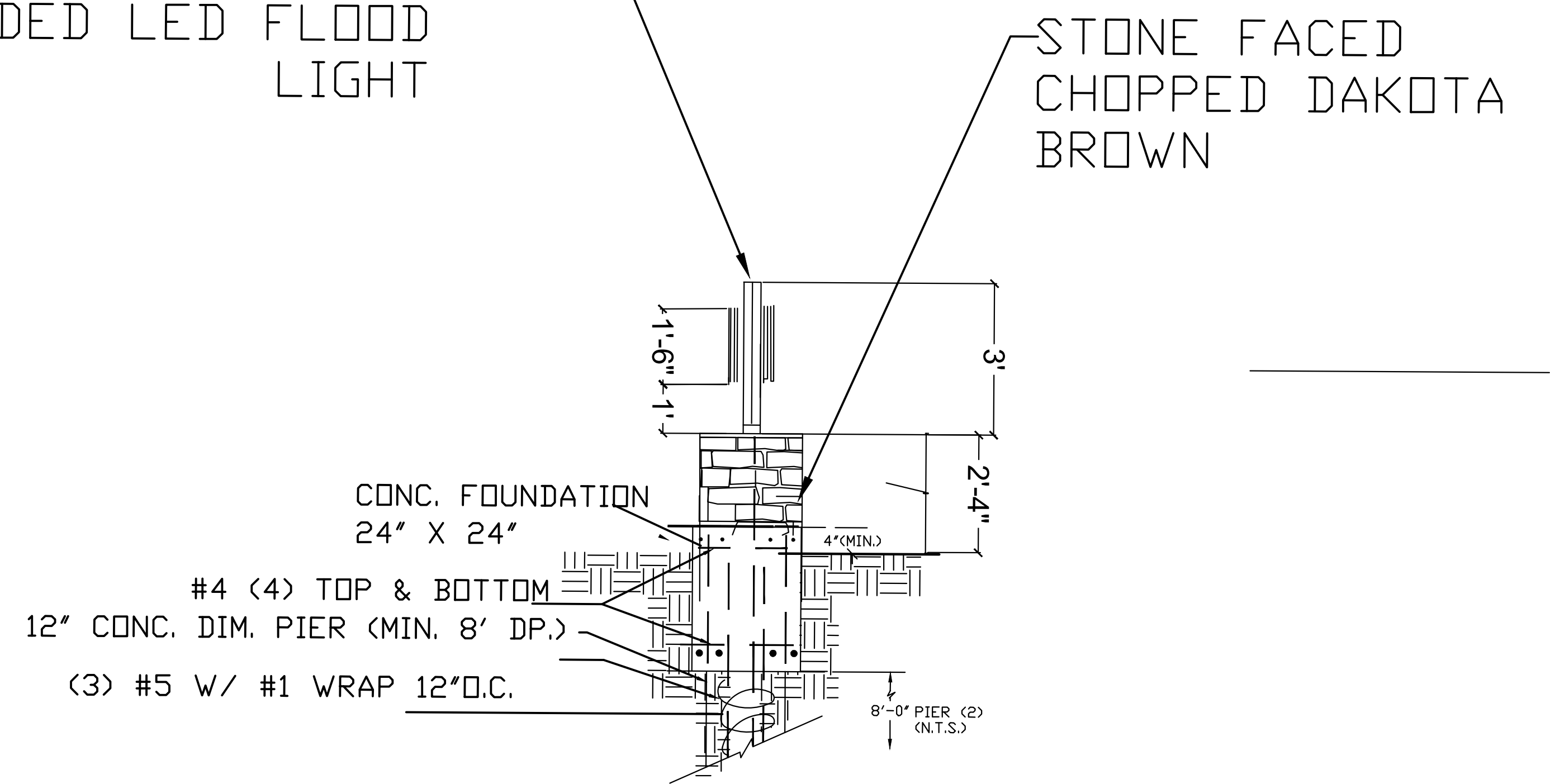
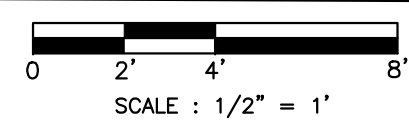


CORTEN STEEL TOP STRUCTURE & STAINLESS STEEL CHANNEL LETTERS WITH LED BACK LIGHTED

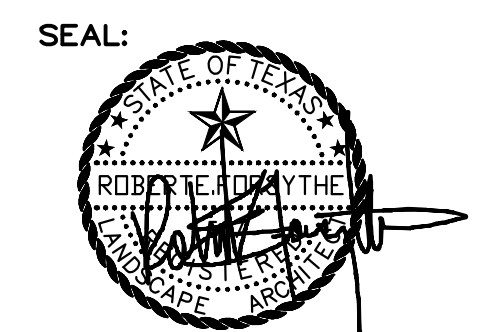
LIGHT WITH GROUND MOUNDED LED FLOOD LIGHT



8'-4"



STONE & CORTEN MARKER END DETAIL
STRUCTURAL ENGINEER APPROVAL

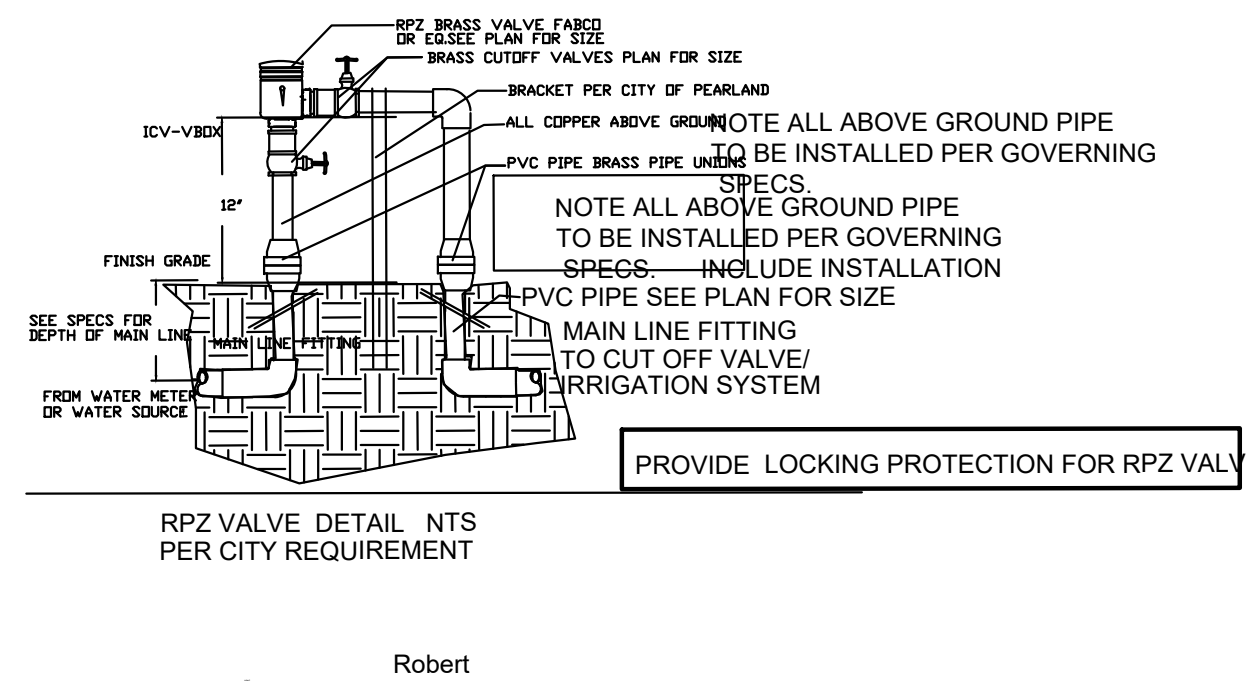
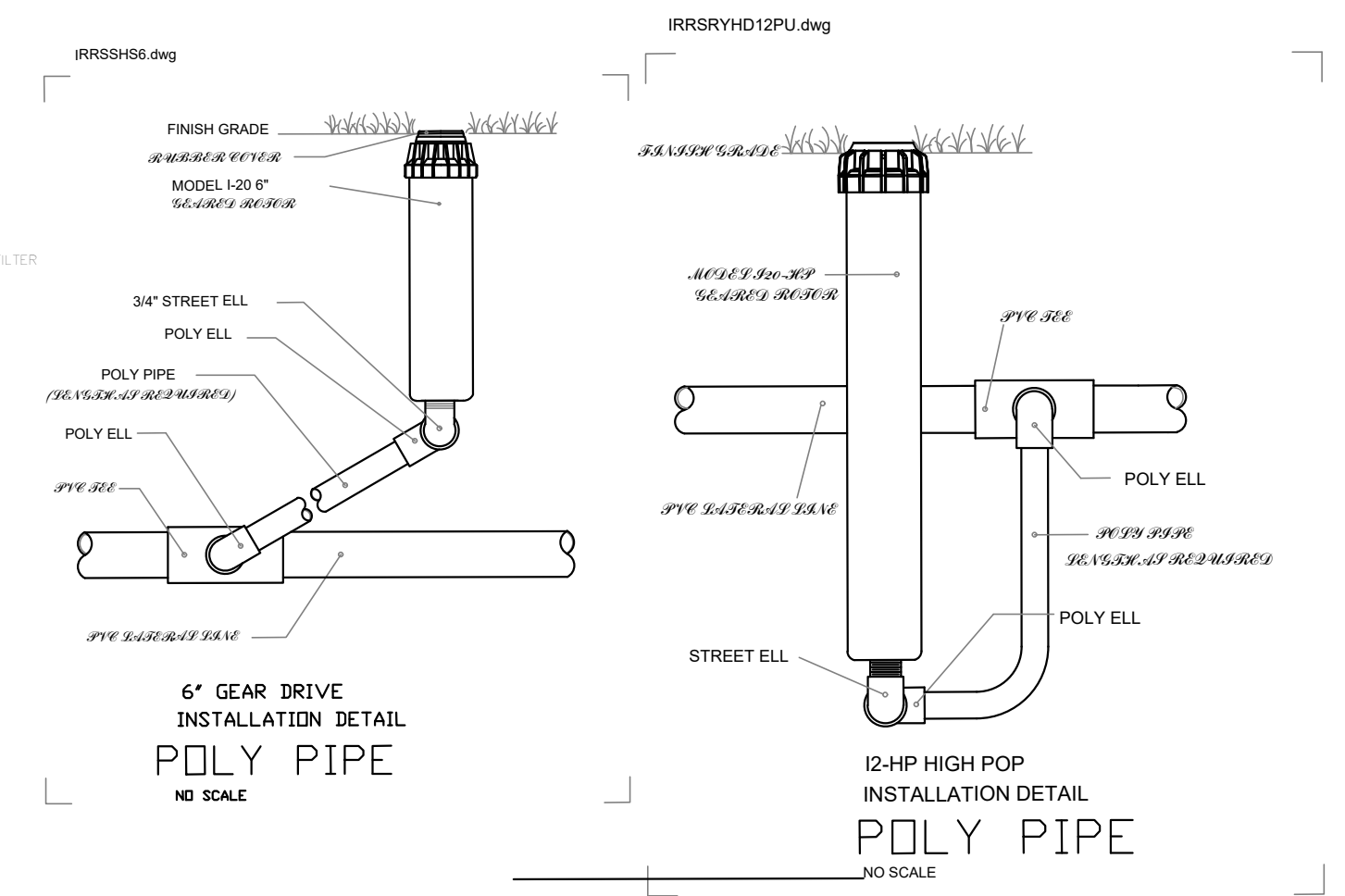
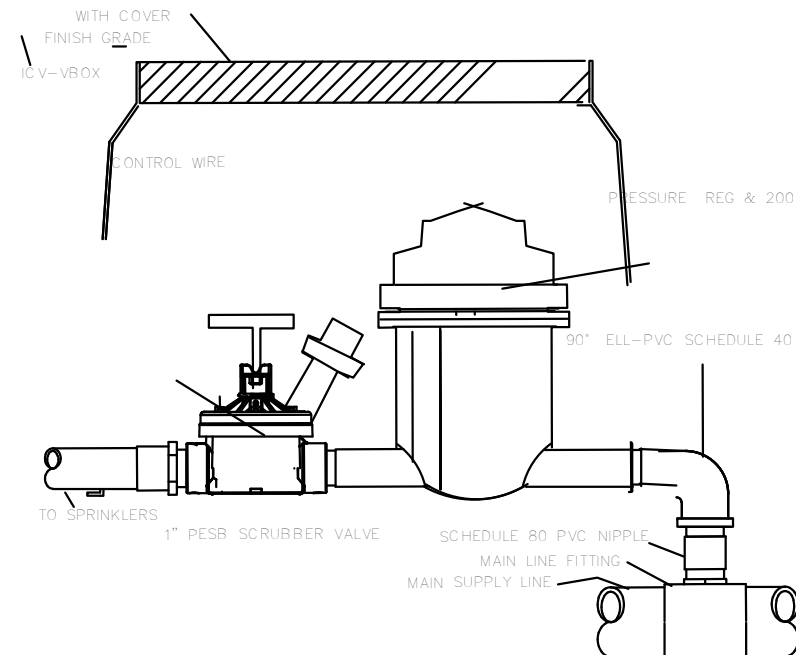
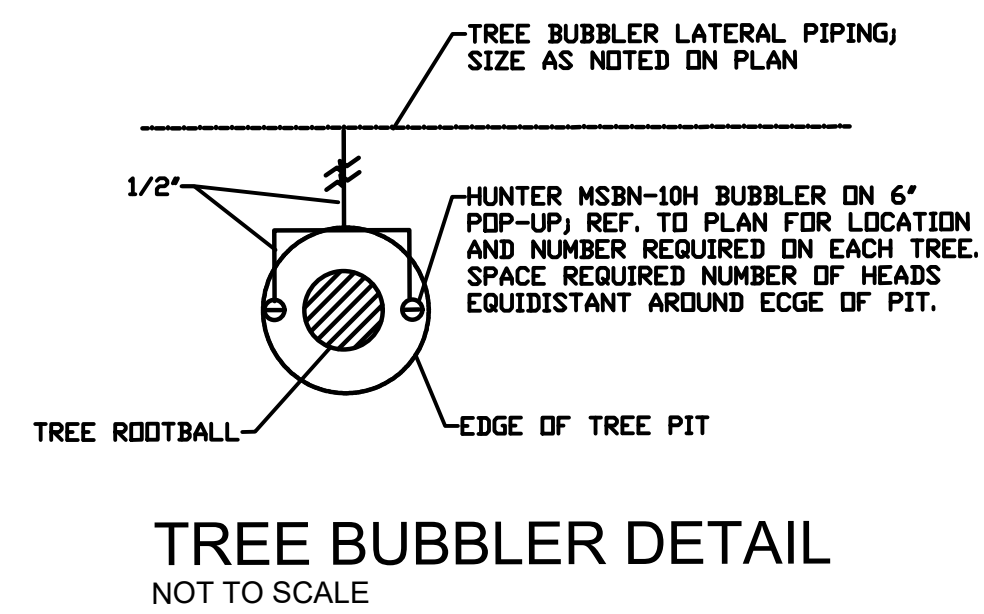


09/11/2023

PLANTING SCHEDULE

LANDSCAPE DEVELOPMENT PLANS RIVERWOOD RANCH ANGELTON, TEXAS

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & DESCRIPTION
TREES				
SECTION RIVERWOOD				
GRASS	190,000 S.F.	BERMUDA GRASS @ 2LB PER 1,000 S.F.	HYDRO-MULCH BERMUDA FROM MAY 1-SEPT.30	USE RYE BETWEEN SPET,30-MAY,1.
WM	10	WAX MYRTLE		15 GAL., BUSHFORM
WM	3	WAX MYRTLE	TREE FORM	30 GAL.
LD	19	LIVE OAK	QUERCUS VIRGINIANA	65 GAL 3" CAL.
BC	11	BALD CYPRESS		30 GALLON
WM	11	CRAPE MYRTLE	TUSCARDRA	30 GALLON M.T. MIM. 3
		SHRUBS - GROUND-COVER		
NWR	46	NEARLY WILD ROSES	PINK	3 GALLON
FL	160	SEASONAL FLOWERS		4" POTS
KDR	30	KNOCK-OUT ROSES		3 GAL.,
DI	90	DIANELLA	DIANELLA	1 GAL.
SF	70	SPRINGERI	FERN	3 GAL
AD	71	TRAILING ARDISIA	ARDISIA JAPONICA	1 GAL.



IRRIGATION SPECIFICATION

PLANTING BACKFILL
MIX SOIL WITH COMPOST BY LIVING EARTH TECHNOLOGY

GROUND COVER BEDS BACKFILL
MIX SOIL WITH COMPOST BY LIVING EARTH TECHNOLOGY

MULCH
FINE SHREDDED HARDWOOD

FERTILIZER
AGRAFORM TABLETS AS PER MANUFACTURER RECOMMENDATION OR EQUAL

STAKING
STEEL T POLES

3" CALIPER AND LARGER CONTAINER *DUCK BILL* SYSTEM PER MANUFACTURER RECOMMENDATION.

TIES
INTERLOCKING TREE CHAIN 1/2" DR 1"OR APPROVED EQUAL.

EDGING
14 GAGE RYERSON STEEL EDGING

SOIL ADDITIVE
WATER ABSORBING/RELEASING CRYSTAL AS PER MANUFACTURER RECOMMENDATION.

COMMERCIAL HERBICIDE
ROUND UP

PLANT MATERIALS
ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, BE OF SOUND HEALTHY, VIGOROUS AND FREE FROM INSECT PEST, PLANT DISEASES, AND INJURIES AND AFTER EFFECTS THEREOF AND BE APPROVED BY OWNER. QUANTITIES ARE NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWING. USE SCHEDULE AS A GUIDE LINE ONLY, NOTE ANY DIFFERENCES. LAWN QUANTITIES ARE TO BE MEASURED ON THE SITE AS PER PLAN. ALL PLANTINGS SHOULD BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY AND TO THE APPROVAL OF THE OWNER. ALL PLANTING SHALL BE CONFORMED TO PLANTING DETAILS.

LAWN
ALL AREAS DESIGNATED AS LAWN WHERE THEY ARE SEEDED OR SODDED ARE TO BE FREE OF WEEDS AND OTHER SPECIES OF GRASS AND DEBRIS. THE BED SHALL HAVE TOTAL DEEP OF LOSSEN TWO INCHES. USE SAND TOP SOIL AS NEEDED TO HAVE SMOOTH SURFACE THAT HAS A POSITIVE DRAINAGE FREE OF BIRD BATHS AND SOFT SPOTS. FINISHED GRADE SHALL BE 2" BELOW ALL CURBS, DRIVEWAY AND WALK. ESTABLISH A HEALTHY VIGOROUS GROWING LAWN WITH COMPLETE COVERAGE. USE TYPE OF SPECIES AND METHOD SPECIFIED IN PLANT SCHEDULE.

CLEAN UP
THE CONTRACTOR SHALL KEEP THE SITE CLEAN AT ALL TIMES IN A NEAT ORDERLY CONDITION TO THE OWNERS APPROVAL.

PLANT MAINTENANCE
COMMENCEMENT AND DURATION-MAINTENANCE SHAL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL BE CONTINUED FOR THIRTY CALENDAR DAYS AFTER ALL PLANTING IS COMPLETED AND ACCEPTED IN VIGOROUS, THRIVING CONDITION.

ACTIVITIES-MAINTENANCE SHALL INCLUDE WATERING, WEEDING CULTIVATING, MULCHING, REPAIRING STAKING AND GUIDING MATERIALS, REMOVING DEAD PLANTS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORING PLANT SAUCER, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO INSURE NORMAL, VIGOROUS AND HEALTHY GROWTH.

WATER ALL PLANTING AS NECESSARY. QUANTITY APPLIED AT ANY ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM DEPTH OF EIGHT (8) INCHES.

KEEP ALL PLANTING AREAS FREE OF WEEDS BY AN APPROVED METHOD.

PLANT GUARANTEE AND REPLACEMENT
EXTENT OF CONTRACTOR'S RESPONSIBILITY - THE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR DAMAGES TO PLANT MATERIALS DUE TO THE OWNER'S NEGLIGENCE, DAMAGE BY OTHER CONTRACTORS, APPLICATION OF CHEMICALS AND OTHER MATERIALS BY OTHER, OR FOR DAMAGE CAUSED BY THEFT, VANDALISM OR ACTS OF GOD. THE CONTRACTOR SHALL REPAIR ALL EROSION DAMAGE TO PLANTING BASINS. IT IS REQUIRED TO HAVE THE SAME PLANT LIVING FOR ONE (1) FULL YEAR TO SATISFY THE GUARANTEE.

GUARANTEE OF PLANT MATERIALS - THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS IN A HEALTHY, THRIVING CONDITION UNTILL THE END OF THE MAINTENANCE PERIOD. ALL DEAD OR UNHEALTHY MATERIALS SHALL BE REPLACED. THE CONTRACTOR SHALL GUARANTEE ALL TREES FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF THE THIRTY-DAY MAINTENANCE PERIOD AND FINAL ACCEPTANCE BY THE OWNER.

PLANT MATERIALS WHICH ARE COVERED BY HIS GUARANTEE AND SO ON AS CONDITIONS PERMIT. INSTALL AND MAINTAIN AS OUTLINED IN THESE SPECIFICATIONS AS SOON AS CONDITIONS PERMIT. REPLACEMENT OF PLANT MATERIAL - THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENCE ALL

ACCEPTANCE
UPON COMPLETION OF ALL WORK (REPLACEMENT, PUNCH LIST, ETC.) THE APPROVAL OF THE OWNER THE PROJECT WILL BE ACCEPTED AND PAYMENT MADE AS PER THE CONTRACT.

BIDDING

IRRIGATION SPECIFICATION

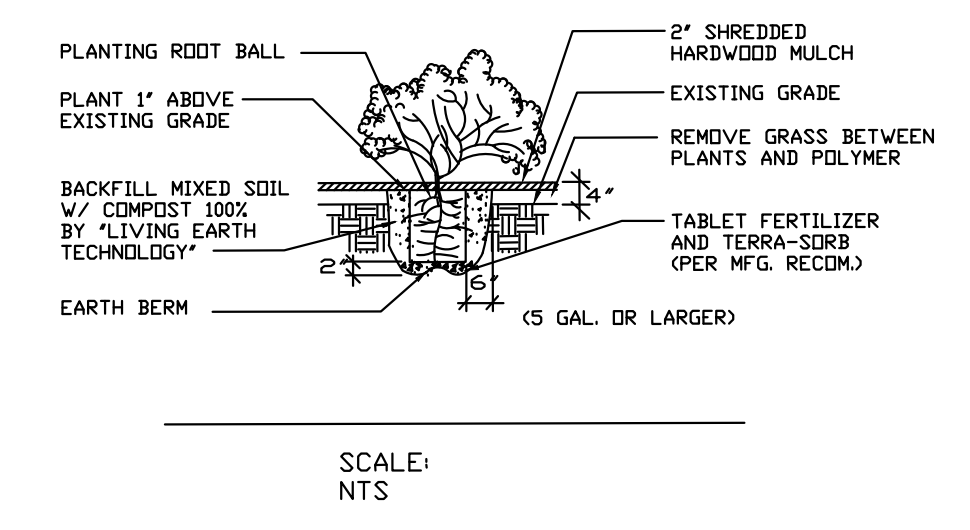
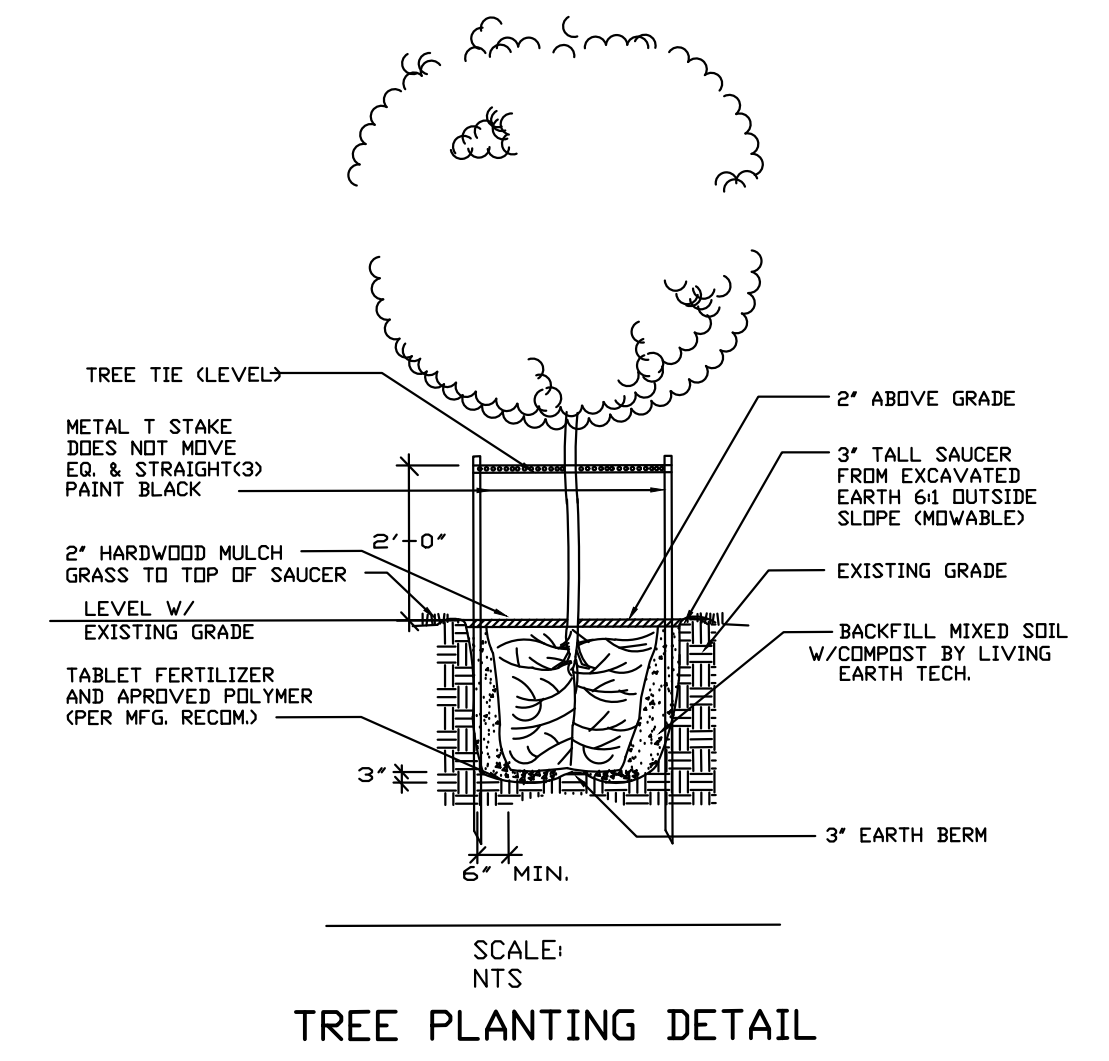
THE IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE LAWN SPRINKLER SYSTEM WHICH INCLUDES ALL PARTS, MATERIALS, LABOR, TAXES AND PERMITS FOR THE AMOUNT OF THE BID IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER BY A LICENSED IRRIGATOR. THE PLANS ARE DIAGRAMMATIC AND MAJOR VARIATIONS DUE TO FIELD CONDITION SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE TO INSURE FULL COVERAGE AT NO EXTRA COST.

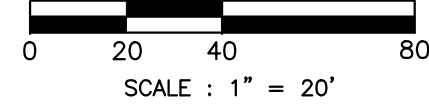
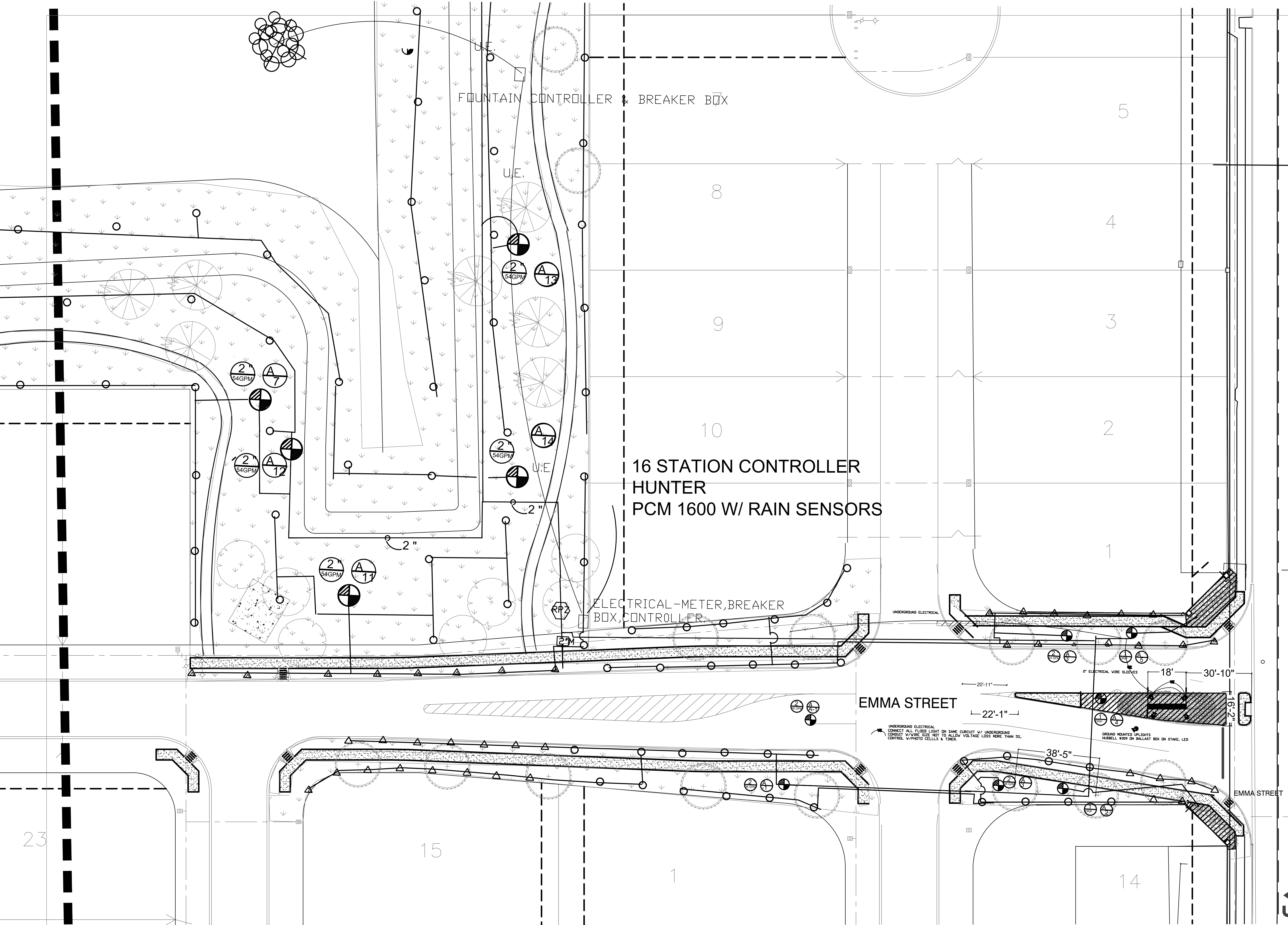
BACK-FILL ALL DITCHES WITHIN 48 HOURS BY TAMPING OR WATER TAMPING TO PREVENT SETTLING. ALL JOINTS SHALL BE PREPARED AND GLUED AS PER MANUFACTURER RECOMMENDATION TO WITHSTAND ALL PRESSURE TESTS (75 PSI FOR 10 HOURS).

PROVIDE CONCRETE VALVE BOXES. ALL PRESSURE PIPE TO BE BELOW GRADE BY A MINIMUM DEPTH OF 18" AND LATERALS ARE 12" MIN. (TO TOP OF PIPE). ALL CONTROL WIRE SHALL BE CONTINUOUS AND WRAP EVERY FIVE (5') FEET, MINIMUM SPLICING. ALL SPLICES SHALL BE IN VALVE BOXES WITH APPROVED WATERPROOF CONNECTORS. TIE ALL WIRES AT AUTOMATIC VALVES. ALL LAWN SPRINKLER HEADS SHALL BE FLUSH WITH THE GROUND, LEVEL, TOTALLY BACKFILLED AND STABLE. FLEXIBLE CUTOFF RISERS ARE NOT ALLOWED. OFFSET HEADS FROM LATERAL PIPES.

HIDE ALL VACUUM BREAKERS AND PIPING AND PAINT BLACK. AUTOMATIC VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. THE VALVES SHALL BE COMPLETELY FREE OF DIRT; USE GRAVEL AROUND BOX. ALL VALVE BOXES SHALL BE MARKED WITH STATION NUMBERS AND WIRING CONNECTION SHALL BE IN THE BOX. THE IRRIGATION CONTRACTOR SHALL MAKE AS MANY AS NEEDED ADJUSTMENT TO THE IRRIGATION HEADS TO INSURE THE HEADS ARE AS PER THE OWNER REPRESENTATIVE REQUESTS.

THE IRRIGATION CONTRACTOR SHALL FULLY DEMONSTRATE THE SYSTEM TO THE OWNER REPRESENTATIVE, MAINTENANCE CONTRACTOR AND ALL REPRESENTATIVES. THE IRRIGATION CONTRACTOR WILL FURNISH A REDUCED LAMINATED "AS BUILT" DRAWING TO FIT IN THE CONTROLLER. ON THE CONTROLLER LABEL STATIONS IN LOGICAL SEQUENCE. ALL LABOR AND MATERIAL WILL BE WARRANTIED AND GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. THE IRRIGATION CONTRACTOR WILL FURNISH PROOF OF WORKER'S COMPENSATION AND LIABILITY TO THE AMOUNT APPROVED BY OWNER. THE IRRIGATION CONTRACTOR WILL FURNISH THE OWNER REPRESENTATIVE ALL LITERATURE AND WARRANTIES ON THE PRODUCTS.



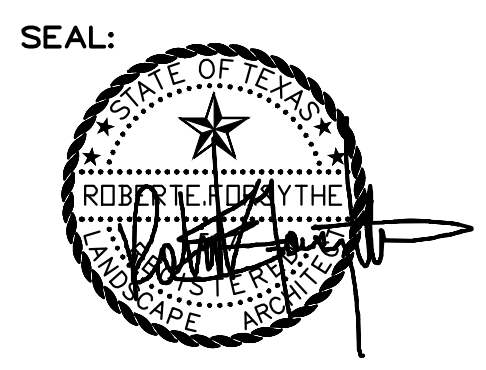


LEGEND:

SHEET NUMBER

BUCHTA ROAD

250' F.H. RADIUS
& F.H. LOCATION



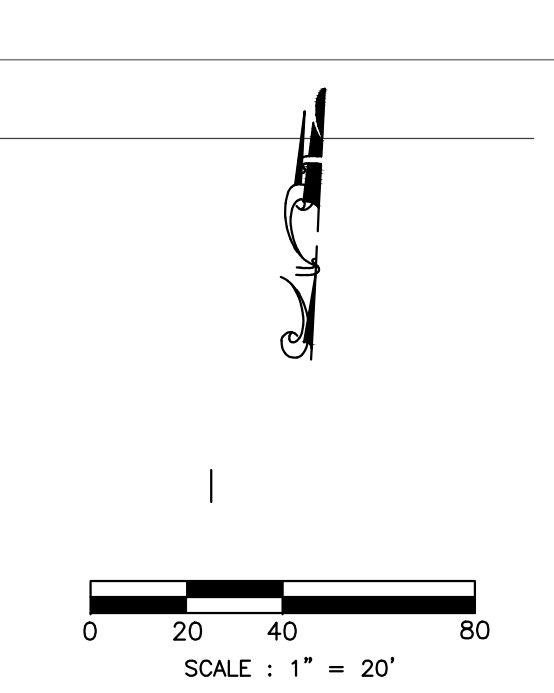
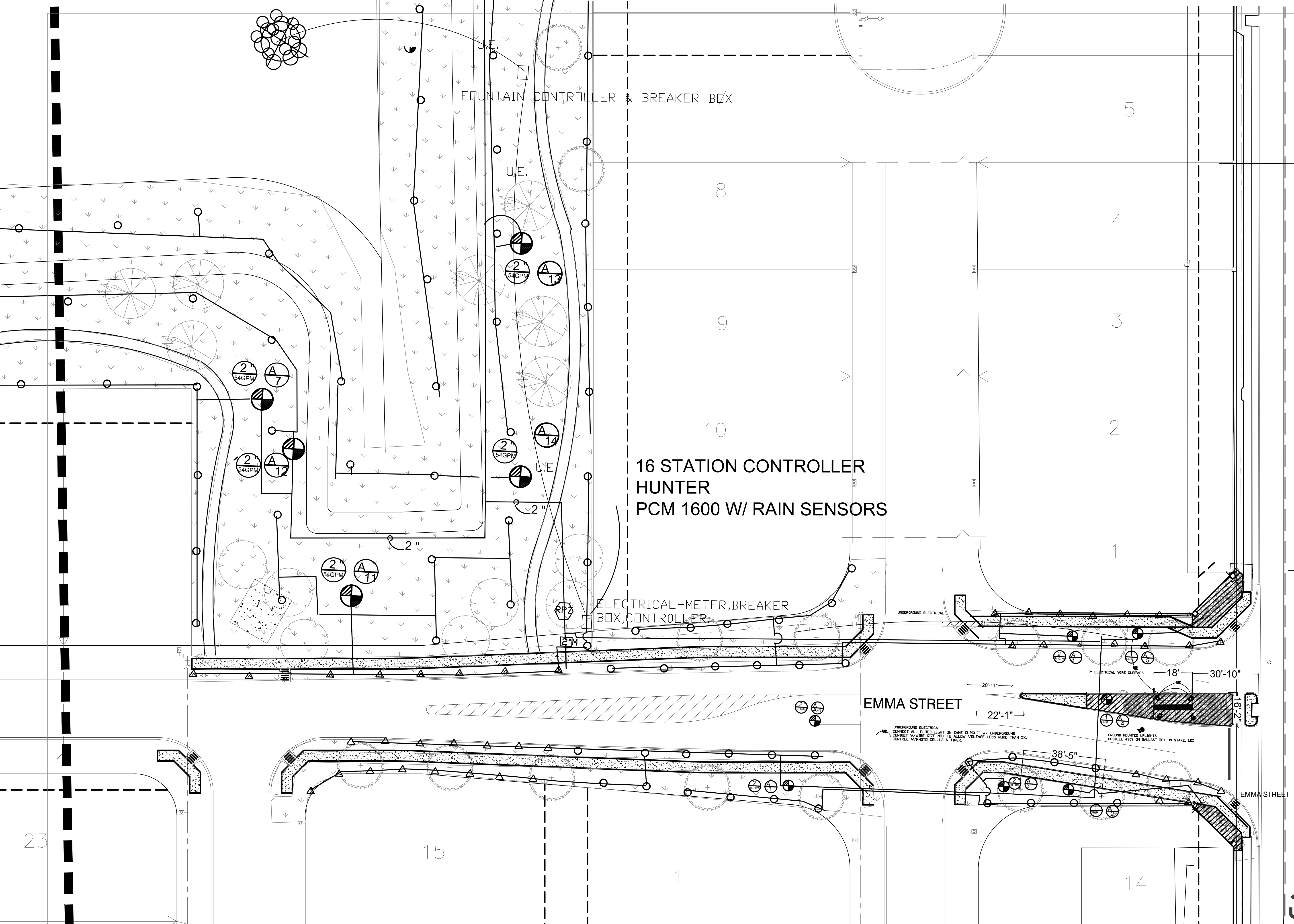
09/11/2023

LANDSCAPE DEVELOPMENT PLANS FOR IRRIGATION & LANDSCAPE PLAN ○ RIVERWOOD RANCH - SECTION 3 & 4 ○ ANGLETON, TEXAS ○ RIVERWAY PROPERTIES ○ BRAZORIA, COUNTY, TX.

SHT.010 IRRI - PROJECT ENTRY

ROBERT E. FORSYTHE, LANDSCAPE ARCHITECT OCTOBER 2023

10102 KNOBOAK HOUSTON, TEXAS 77080 PH.# (281) 497-7443 FAX (713) 468-7478



16 STATION CONTROLLER
HUNTER
PCM 1600 W/ RAIN SENSORS

FOUNTAIN CONTROLLER & BREAKER BOX

ELECTRICAL - METER, BREAKER
BOX, CONTROLLER

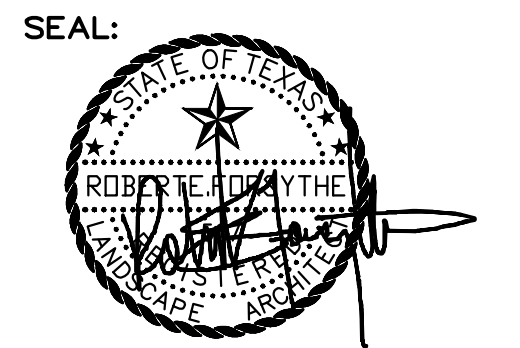
EMMA STREET

BUCHTA ROAD

LEGEND:

SHEET NUMBER

250' F.H. RADIUS
& F.H. LOCATION



09/11/2023