



BUFFER YARD AND SCREENING DEVICE
TO BE COMPLETED WITH PHASE 2

10' UTILITY EASEMENT AND BUFFER YARD

NOTE: THIS AREA TO BE LEFT NATURAL DURING
THE DEVELOPMENT OF PHASE ONE.

10' WATER EASEMENT

15' UTILITY EASEMENT AND
BUFFER YARD

NOTE: PER ORDINANCE 154.41(M)(8)(a)
No screening element comprised of
brick, masonry, stone, wrought iron or
concrete shall be erected or placed
which would interfere with the
installation or maintenance of any public
utility line, service or drainage way
within the easement reserved therefor.

Proposed 6' wood screening
fence with bottom of wood
fence to be 6" above existing
ground

NELLIE R. STEVENS HOLLY
Alex x 'nellie R. Stevens
10 Gallon
27 PLANTS - 36" O.C.

TREE FORM CREPE MYRTLE
LAGERSTROEMIA INDICA
7' TALL
4 TREES
FOLIAGE SHALL BE KEPT
5' ABOVE GROUND

15' UTILITY EASEMENT AND
BUFFER YARD

10' WATER EASEMENT

DWARF BURFORD HOLLY
ILEX CORNUTA BURFORDI 'NANA'
10 GALLON
5 PLANTS 36" O.C.

PROPOSED POLE SIGN

PROPOSED 4' WIDE CONCRETE
SIDEWALK ACTING LIKE A
FLUME WITH NO CURBS AND
NO DEPRESSED CENTERLINE

15' UTILITY EASEMENT AND
10' BUFFER YARD

PHASE 1 LANDSCAPE PLAN						
SONIC DRIVE-IN						
MERRIFIELD ESTATES FIRST SECTION						
TOWN OF PONDER, TEXAS						
WALTER NELSON AND ASSOCIATES FIRM No. 0062 1812 CARLA AVENUE ARLINGTON, TEXAS 76014 (817) 642-9119						
DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
W.J.N.	W.J.N.	1"=40'	4-2022	COLEMAN		