

6428201008
TRACT 6, VALLEY GARDENS
JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE
OWNER(S): UNITED LAND HOLDING, LLC

6429101011
TRACT 10, VALLEY GARDENS
JANITELL RD
ZONE: M
USE: VACANT COMMERCIAL LOTS
OWNER(S): 2104 LLC

TRACT 5, VALLEY GARDENS
BK 5657, PG 231
233,803 SF (5.367 ± ACRES)

STORAGE AREA
2.00 ACRES
EXISTING MILLINGS SURFACE

6428301004
TRACT 11, VALLEY GARDENS
2217 JANITELL RD
ZONE: M
USE: VACANT COMMERCIAL LOTS
OWNER(S): ME & THEE LLC

6428201006
TRACT 4, VALLEY GARDENS
2115 JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE,
SINGLE FAMILY RESIDENCE
OWNER(S): CSB TRANS LLC

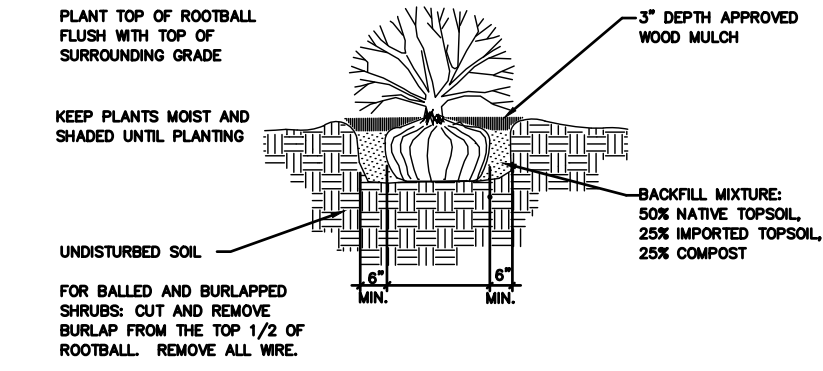
CLIMATE ZONE: PLAINS
PLANT COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN

PLANTING SCHEDULE

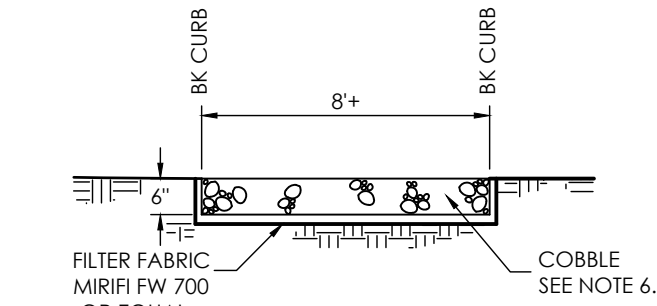
ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT/ WIDTH	PLANTING SIZE
SHRUBS					
HJ	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	1-2' 5-6'	5 gal.
ORNAMENTAL GRASSES/PERENNIALS					
FR	56	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5' 18-24"	1 gal.

LANDSCAPE NOTES

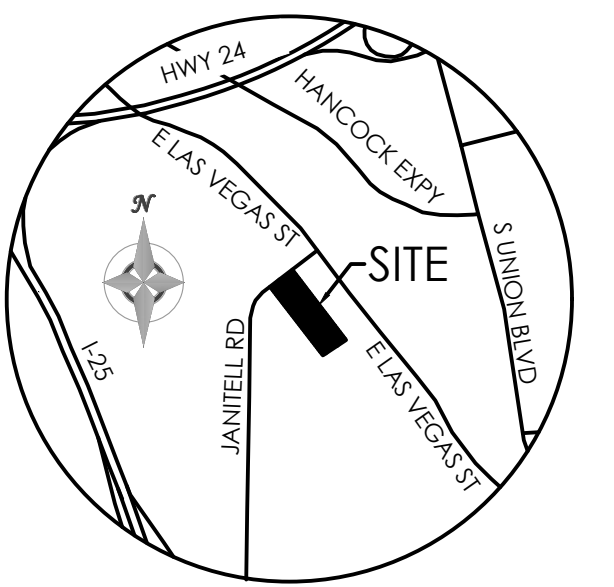
- OWNERS WELL WATER IS NOT DESIGNATED FOR IRRIGATION. WATERING OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM OWNER GIVEN PRIOR TO INSTALLATION. NOTIFY OWNER PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, LANDSCAPE WEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.
- COBBLE: TO BE 2" - 4" WHOLE WASHED RIVER COBBLES INSTALLED AT A 6" DEPTH ON FABRIC UNDERLAYMENT. PROVIDE REPRESENTATIVE SAMPLE OF COBBLE TO BE USED TO OWNER FOR APPROVAL PRIOR TO JOB SITE DELIVERY.



SHRUB PLANTING DETAIL
NTS

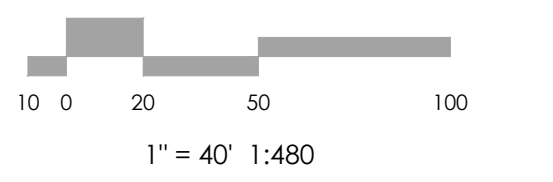
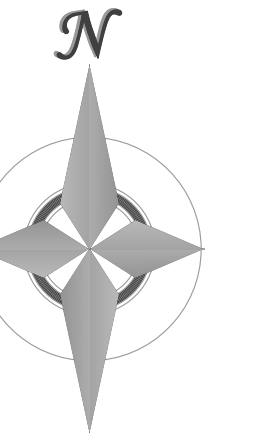


PARKING LOT ISLAND DETAIL
NTS



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

2165 JANITELL RD
LANDSCAPE PLAN

PLAN SHEET

DP 3.1 MVE PROJECT 61195
MVE DRAWING DP-PS

PPR2417

DECEMBER 6, 2024
SHEET 3 OF 11