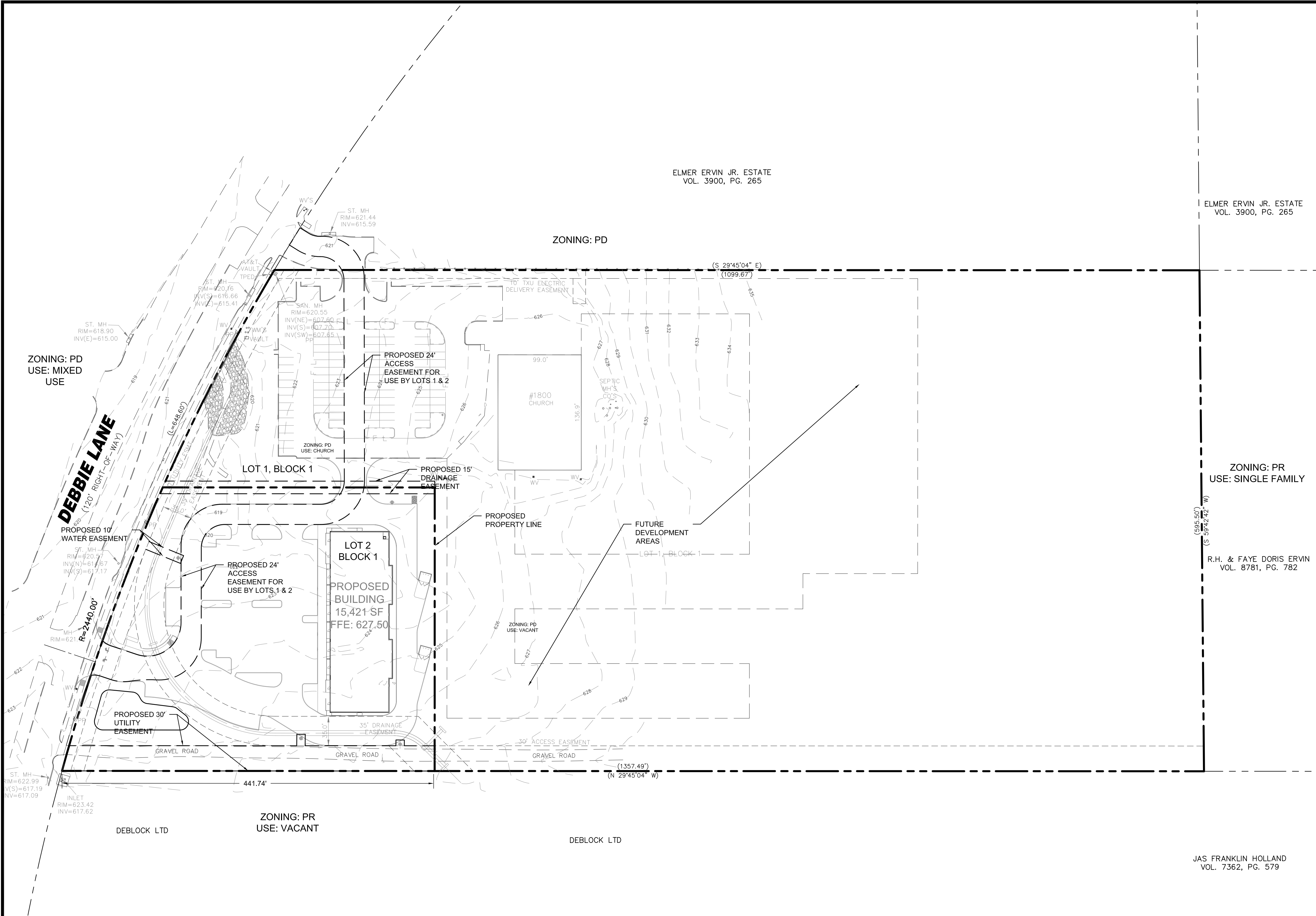


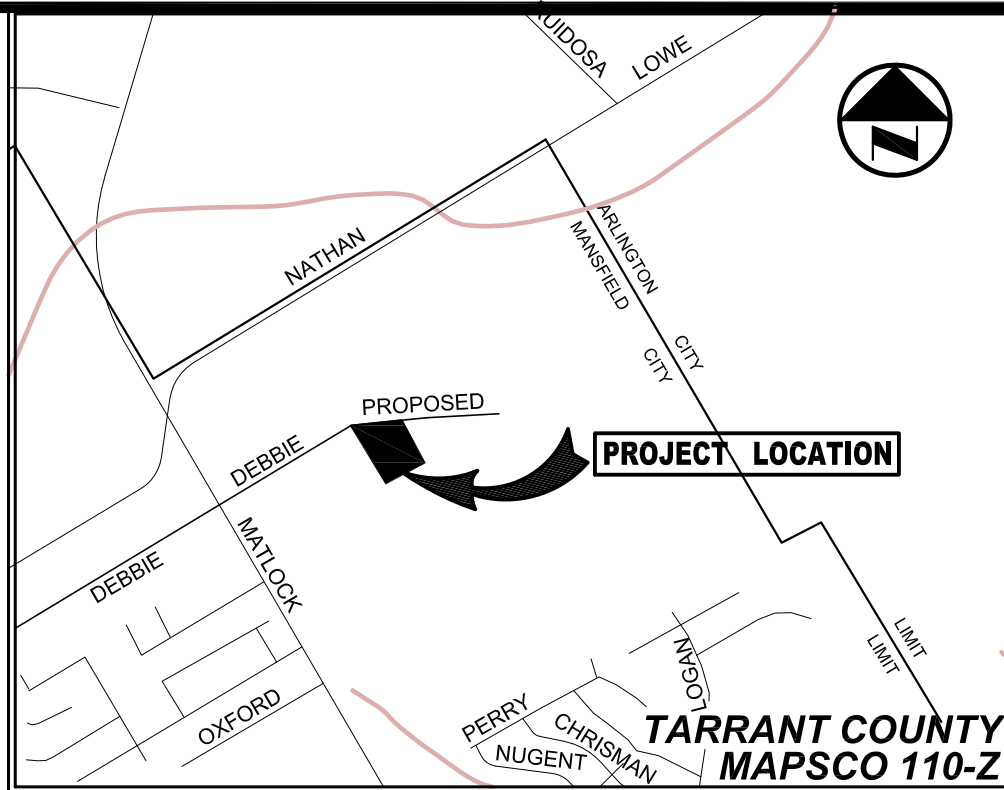
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10/26/2015 7:07:53 AM



ACCESS EASEMENT NOTES:

1. ACCESS EASEMENTS IS FOR THE USE OF LOTS 1 AND 2.
2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
3. THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.



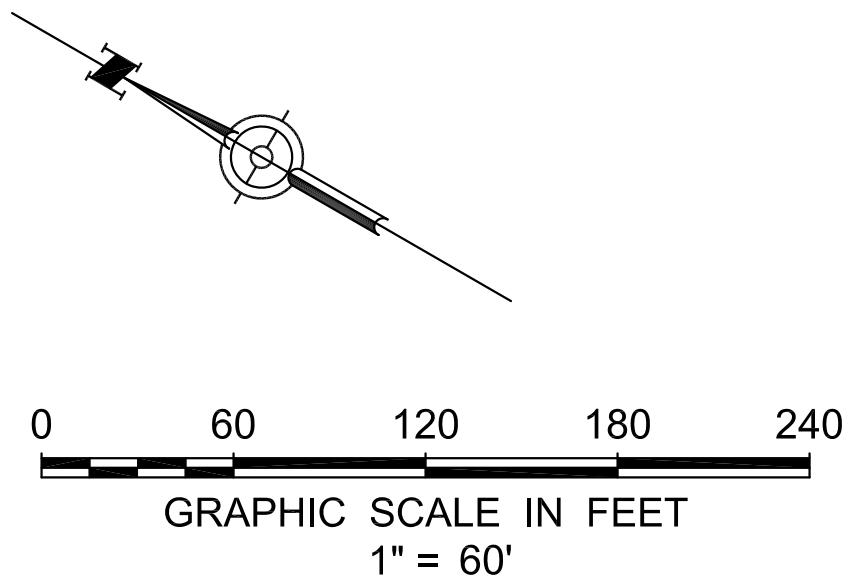
VICINITY MAP
(NOT TO SCALE)

LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- FIRE LANE

ZONING NOTE

THE PROPOSED BASE ZONING FOR LOT 2 IS "C-2"



ZONING CASE NO: 15-014 OCTOBER 26, 2015

EXHIBIT B - SITE PLAN - LOTS 1 & 2

DEVELOPMENT PLAN

FOR

COMMUNITY OF HOPE & RETAIL CENTER

COMMUNITY OF HOPE ADDITION - TOTAL AREA (17 ACRES) - 2 LOTS
J. GRIMSLEY SURVEY, ABSTRACT NO. 578, CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

OWNER
SMIT SHAH
P.O. BOX- 1831, KELLER, TEXAS
PH. NO. (281) 221-6025
EMAIL: smit@bahamabucksdfw.com

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728
EMAIL: matthew@thomas-eng.com

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. E-10289
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
PHONE: (214) 680-2728
EMAIL: MATHEW@THOMAS-ENG.COM

SHELL RETAIL BUILDINGS WITH DRIVE THRU

RESTAURANTS

SEQ MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

DATE

DESCRIPTION

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MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576

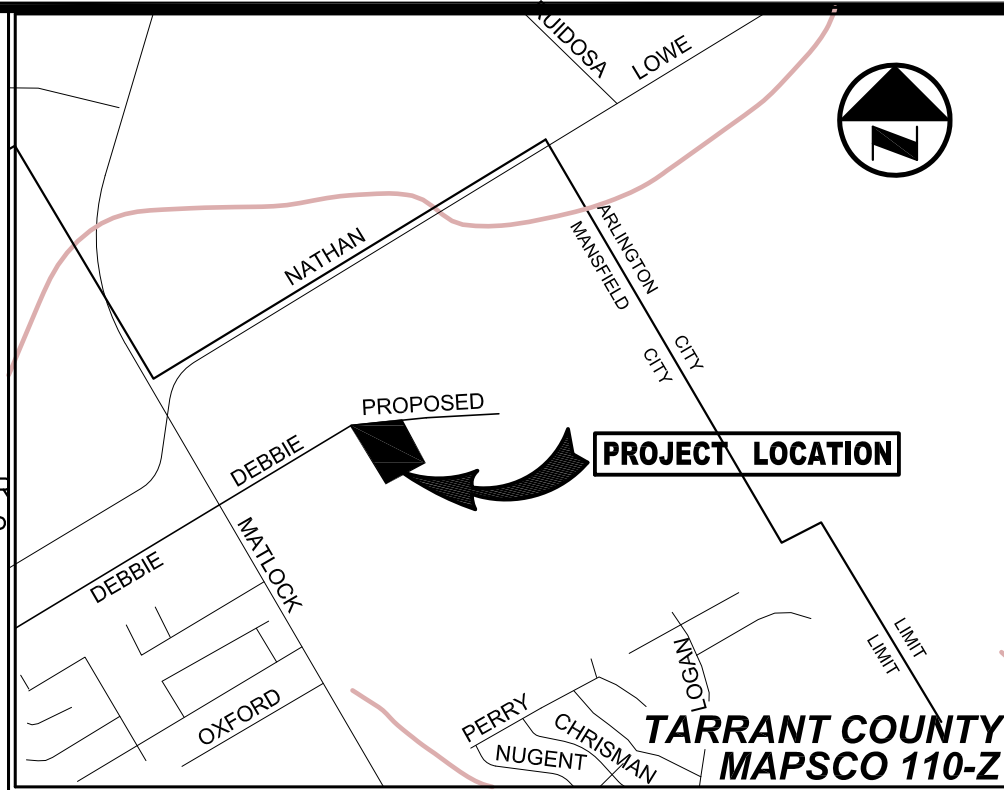
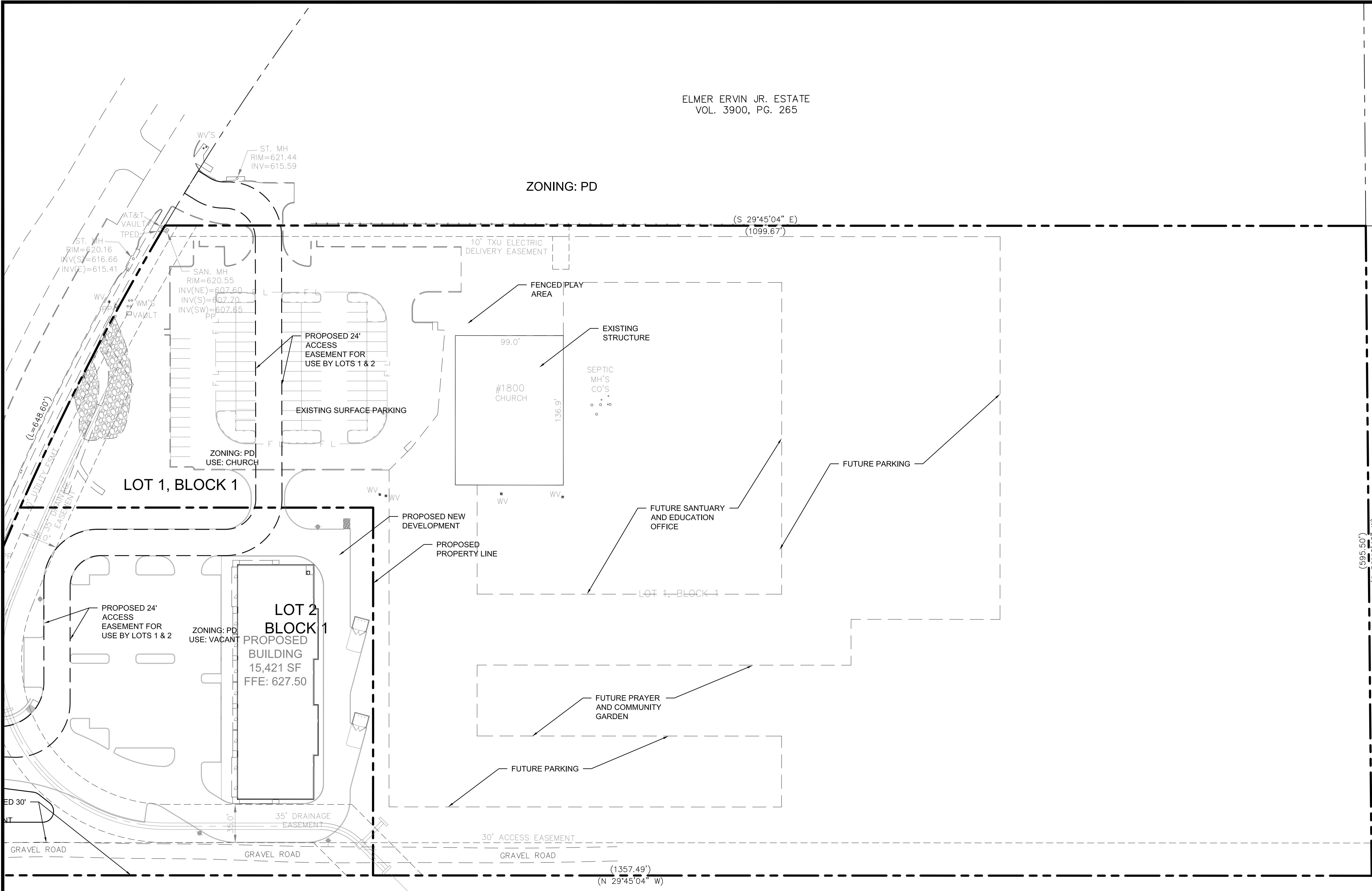
26 Oct 2015

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

REVISION

C-2.0A

T:\ONDRIVE\CAD WORK FOLDER\201528 1800 E. DEBBIE MANSFIELD DESIGN\PD SHEETS\EXHIBIT C SITE PLAN LOT 1 - 1800 E.DEBBIE.DWG
10/28/2015 2:41:32 PM



VICINITY MAP
(NOT TO SCALE)

- LEGEND:
- PROPERTY LINE
 - ADJOINED PROPERTY
 - BUILDING SETBACK LINE
 - EASEMENTS
 - EXISTING CURB
 - PROPOSED CURB AND GUTTER
 - PAINTED STRIPE (TRAFFIC WHITE)
 - PAINTED WALKWAY (TRAFFIC WHITE)
 - FIRE LANE

ZONING NOTE

LOT 1 SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN CASE NO. ZC#04-004, AS AMENDED

ZONING: PR
USE: SINGLE FAMILY

(595.50')
(S 59°42'42" W)

R.H. & FAYE D
VOL. 8781,

VARIANCES REQUESTED

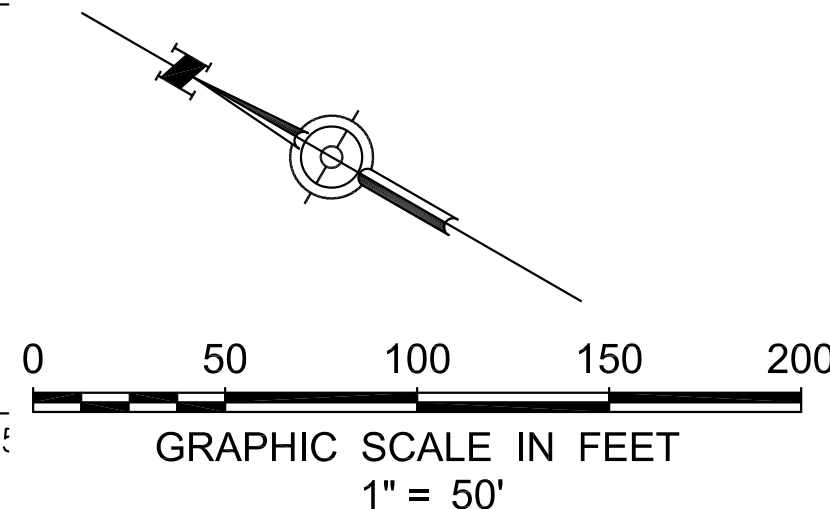
DEVIATIONS CHART			
ITEM	REQUIRED	PROVIDED	
WEST LANDSCAPE BUFFER	20' WIDE LANDSCAPE BUFFER	GRAVEL ROAD ON WEST SIDE IS INCLUDED IN THE REQUIRED LANDSCAPE BUFFER	
FENCE	8' MASONARY WALL ALONG PROPERTY LINE BETWEEN LOTS 1 & 2	NONE PROVIDED	
DUMPSTER LOCATION	NOT TO BE LOCATED IN LANDSCAPE BUFFER	DUMPSTER ENCROACHES INTO REAR LANDSCAPE BUFFER	

ACCESS EASEMENT NOTES:

- ACCESS EASEMENTS IS FOR THE USE OF LOTS 1 AND 2.
- NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS

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JAS FRANKLIN HOL
VOL. 7362, PG. 1



ZONING CASE NO: 15-014

OCTOBER 26, 2015

EXHIBIT C - SITE PLAN - LOT 1

DEVELOPMENT PLAN

FOR
COMMUNITY OF HOPE & RETAIL CENTER

COMMUNITY OF HOPE ADDITION - TOTAL AREA (17 ACRES) - 2 LOTS
J. GRIMSLEY SURVEY, ABSTRACT NO. 578, CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

OWNER
SMIT SHAH
P.O. BOX- 1831, KELLER, TEXAS
PH. NO. (281) 221-6025
EMAIL: smit@bahamabucksdfw.com

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728
EMAIL: matthew@thomas-eng.com

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. E-10289
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
PHONE: (214) 680-2728
EMAIL: MATHEW@THOMAS-ENG.COM

SHELL RETAIL BUILDINGS WITH DRIVE THRU

RESTAURANTS

SEQ MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

DATE

DESCRIPTION

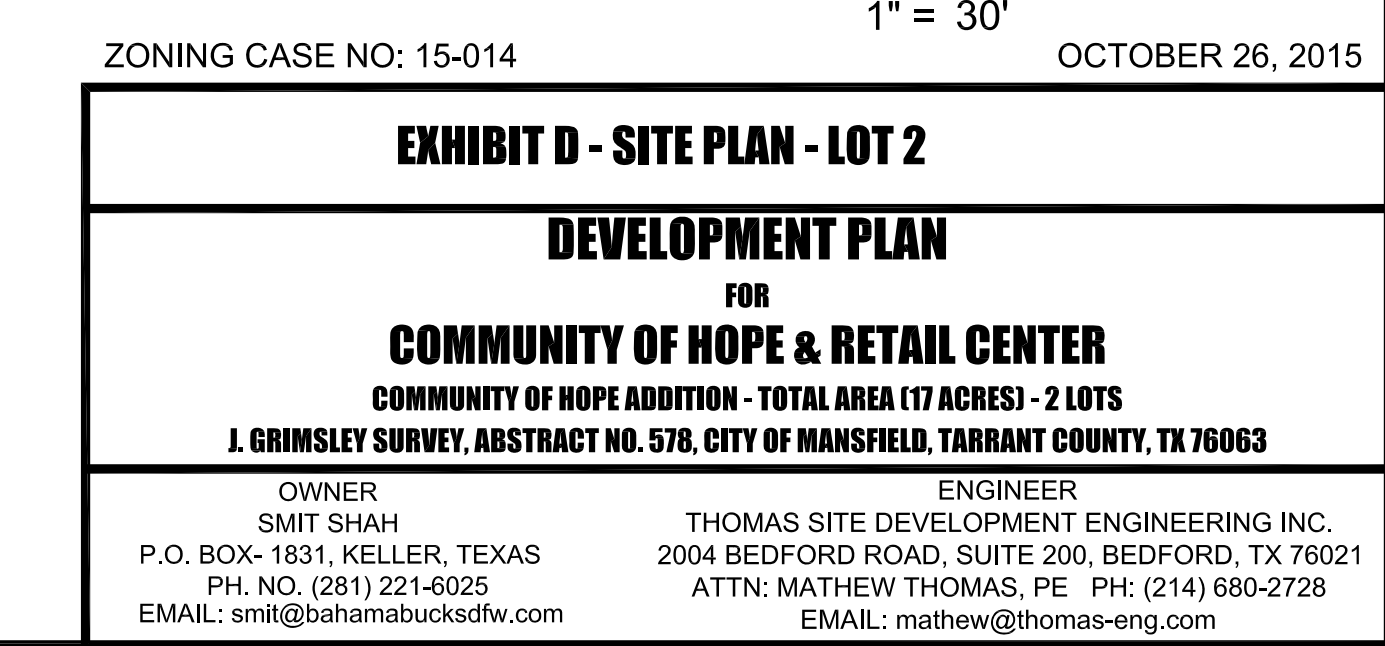
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MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576

28 Oct 2015
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CONSTRUCTION

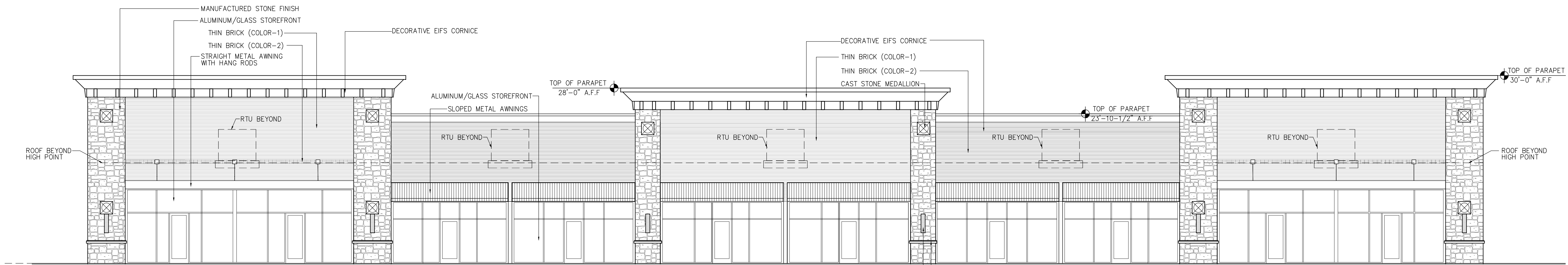
REVISION

C-2.0B



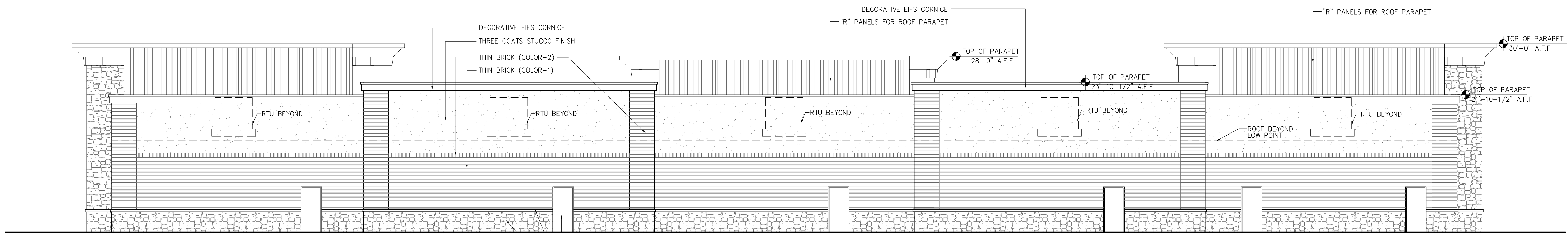
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C:\RASHMIC-H\PERSONAL PROJECTS\MANSFIELD RETAIL-SM\NEW-SITE-7.DWG
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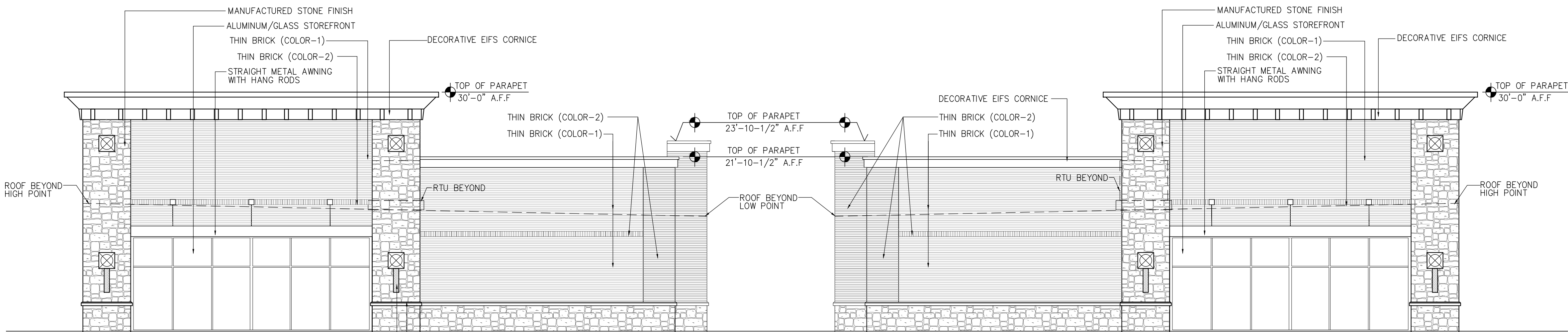
1 EAST ELEVATION
A1 SCALE: 1/8"=1'-0"

TOTAL EAST FACADE AREA= 5,887 SF
STOREFRONT/ GLASS = 1,910 SF
NET FACADE = 3,977 SF
EIFS = 635 SF (16%)
MASONRY= 3,342 SF (84%)



2 WEST ELEVATION
A1 SCALE: 1/8"=1'-0"

TOTAL WEST FACADE AREA = 4,703 SF
DOORS = 126 SF
NET WEST FACADE = 4,577 SF
EIFS = 287 SF (6%)
STUCCO= 1,528 SF (34%)
MASONRY = 2,762 SF (60%)



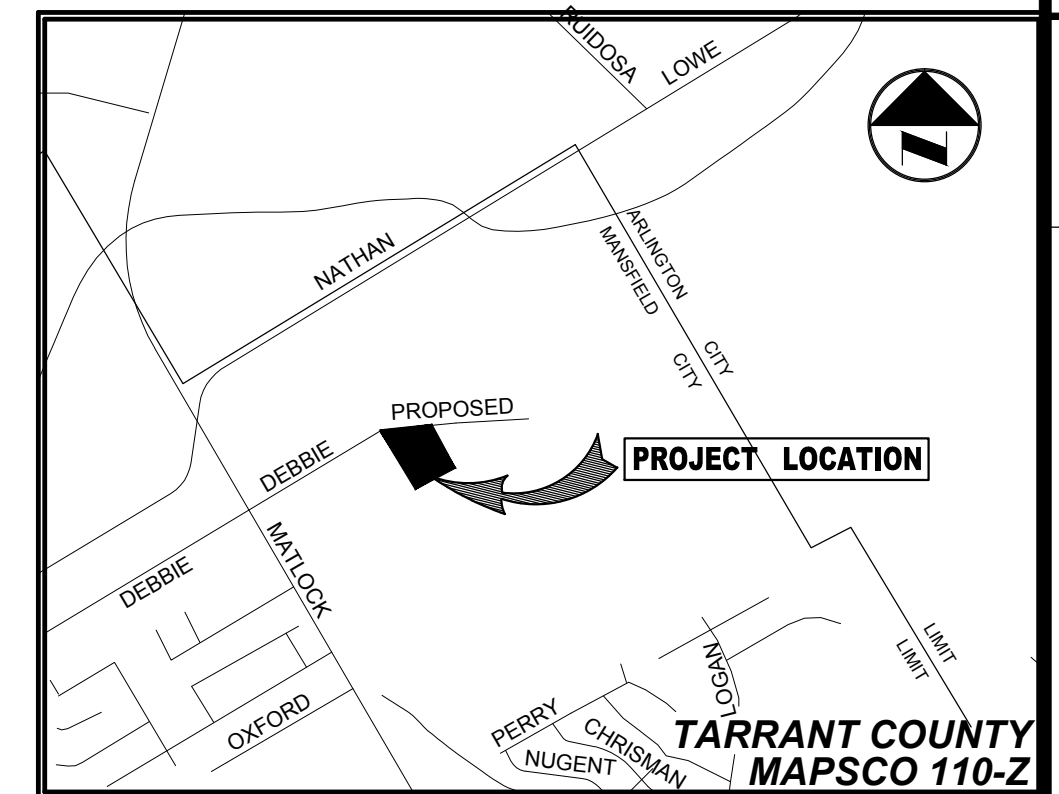
3 NORTH ELEVATION
A1 SCALE: 1/8"=1'-0"

TOTAL NORTH FACADE AREA = 2,085 SF
STOREFRONT/ GLASS = 363 SF
NET FACADE = 1,722 SF
EIFS = 205 SF (12%)
MASONRY FACADE = 1,517 SF (88%)

4 SOUTH ELEVATION
A1 SCALE: 1/8"=1'-0"

TOTAL SOUTH FACADE AREA = 2,085 SF
STOREFRONT/ GLASS = 363 SF
NET FACADE = 1,722 SF
EIFS = 205 SF (12%)
MASONRY FACADE = 1,517 SF (88%)

TOTAL FACADE AREA = 14,760 SF
DOORS + STOREFRONT/GLASS = 2,762 SF
NET FACADE AREA = 11,998 SF
EIFS = 1,332 SF (11%)
TOTAL STUCCO FACADE = 1,528 SF (13%)
TOTAL MASONRY FACADE = 9,138 SF (76%)



VICINITY MAP
(NOT TO SCALE)

ZONING CASE NO: 15-014

OCTOBER 16, 2015

EXHIBIT -E - LOT-2- BUILDING ELEVATIONS

DEVELOPMENT PLAN

FOR
COMMUNITY OF HOPE & RETAIL CENTER

COMMUNITY OF HOPE ADDITION - TOTAL AREA (17 ACRES) - 2 LOTS
J. GRIMSLEY SURVEY, ABSTRACT NO. 578, CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

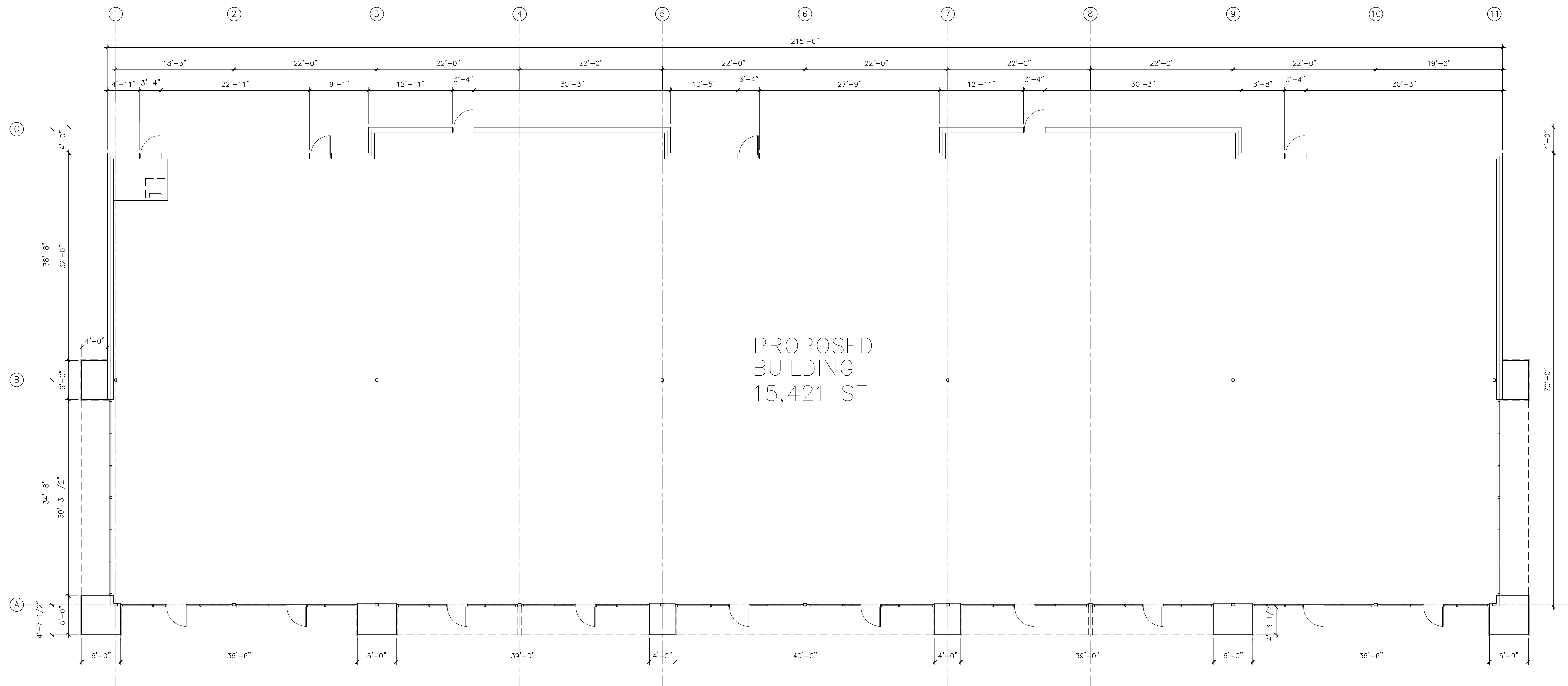
OWNER
SMIT SHAH
P.O. BOX- 1831, KELLER, TEXAS
PH. NO. (281) 221-6025
EMAIL: smit@bahamabucksdfw.com

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
ATTN: MATHEW THOMAS, P.E. PH: (214) 690-2728
EMAIL: matthew@thomas-eng.com

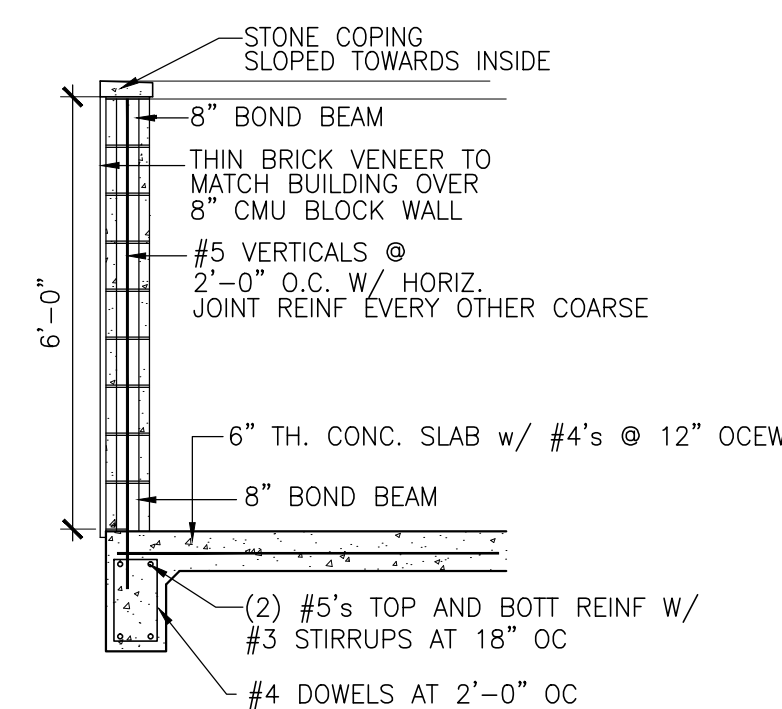
rashmi C
ARCHITECTURE, PLANNING, INTERIORS
6803 CAPITOL HILL DR. ARLINGTON, TEXAS-76017
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHELL RETAIL BUILDINGS WITH DRIVE THRU
RESTAURANTS
SEQ MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

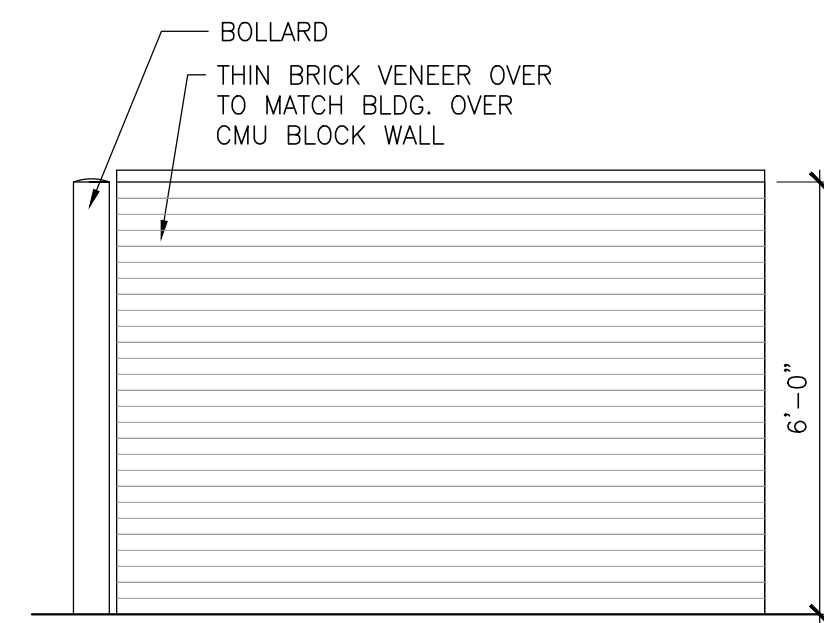
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	PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	
		A1



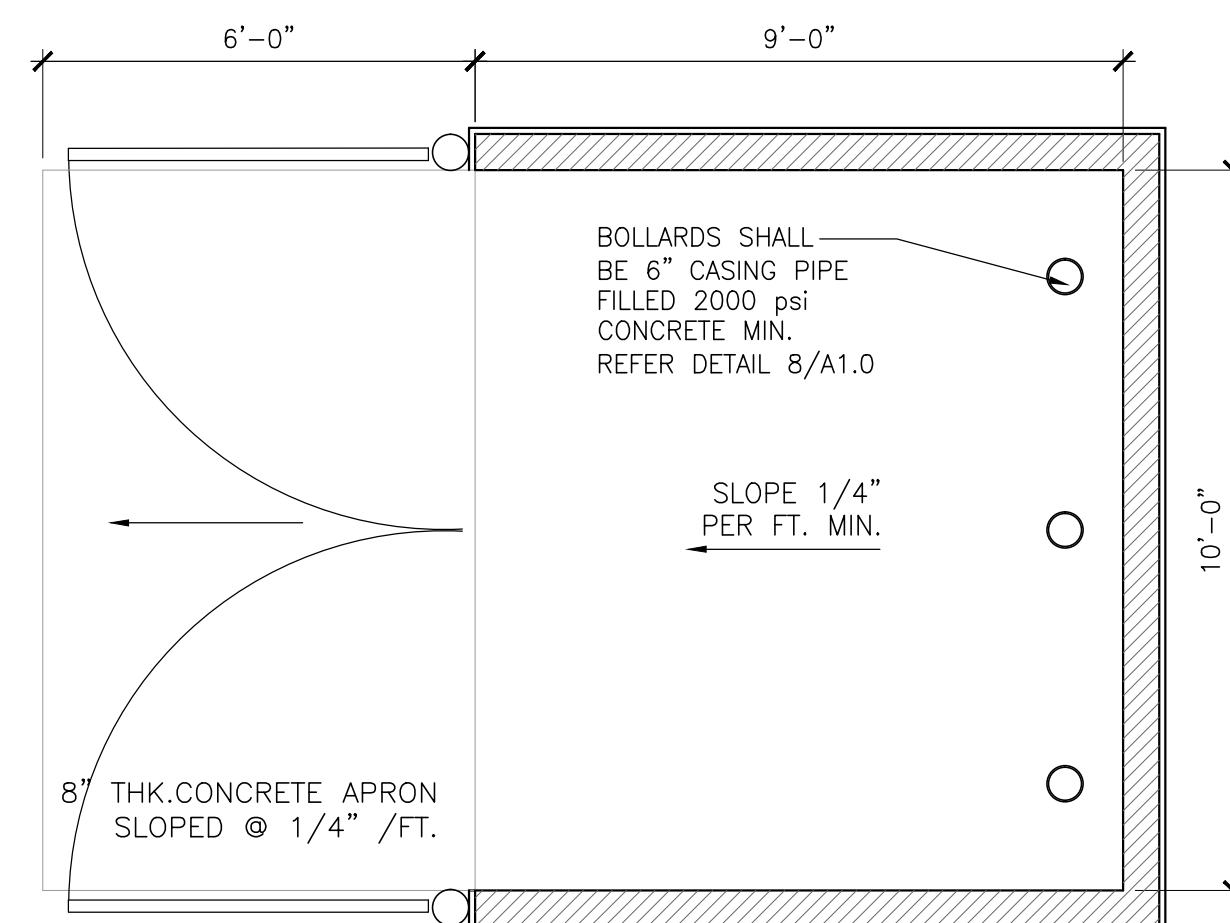
1 FLOOR PLAN
A2 SCALE: 1/8"=1'-0"



4 DUMPSTER SIDE ELEV.
A2 SCALE: 3/8"=1'-0"



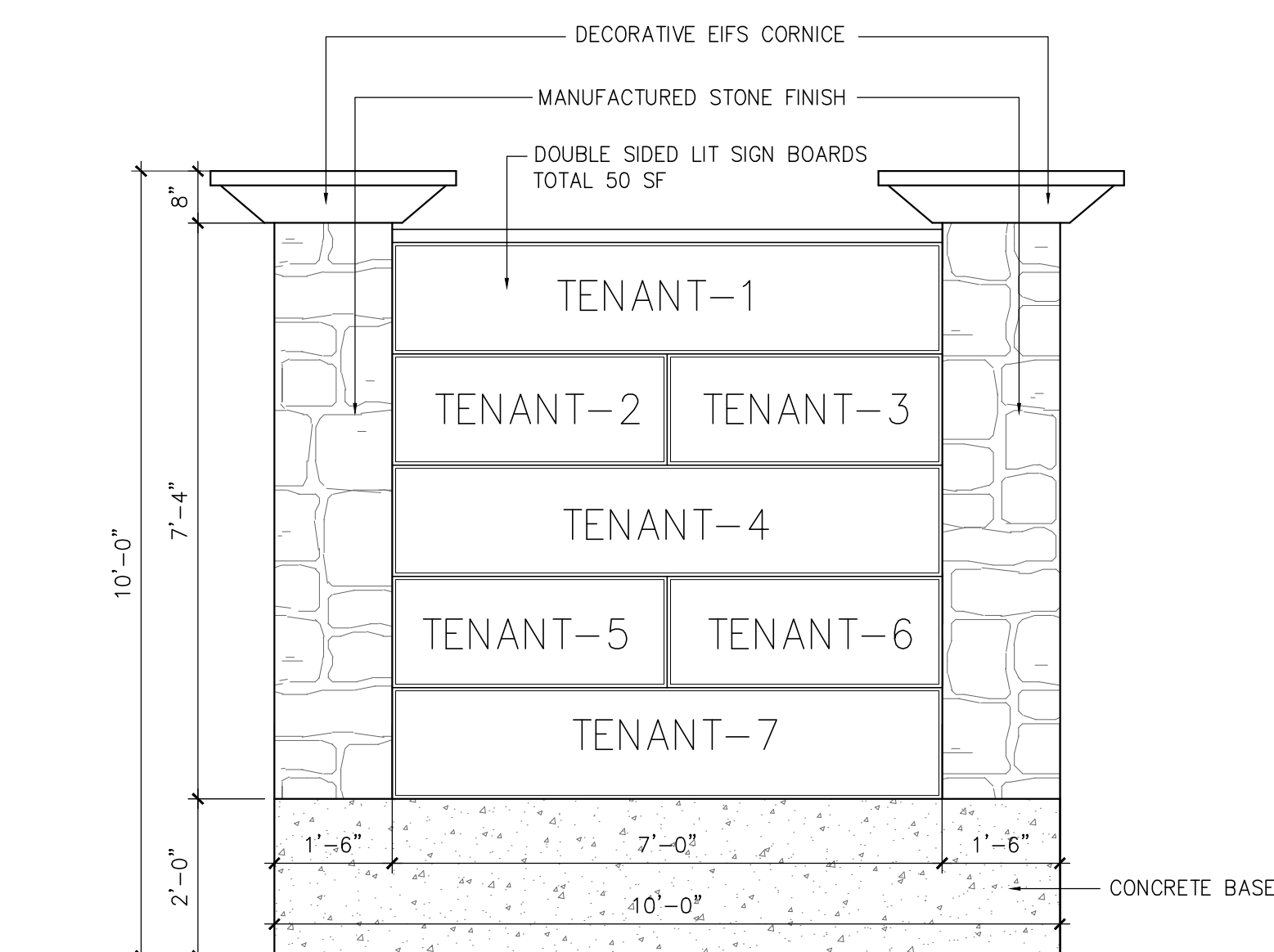
4 DUMPSTER SIDE ELEV.
A2 SCALE: 3/8"=1'-0"



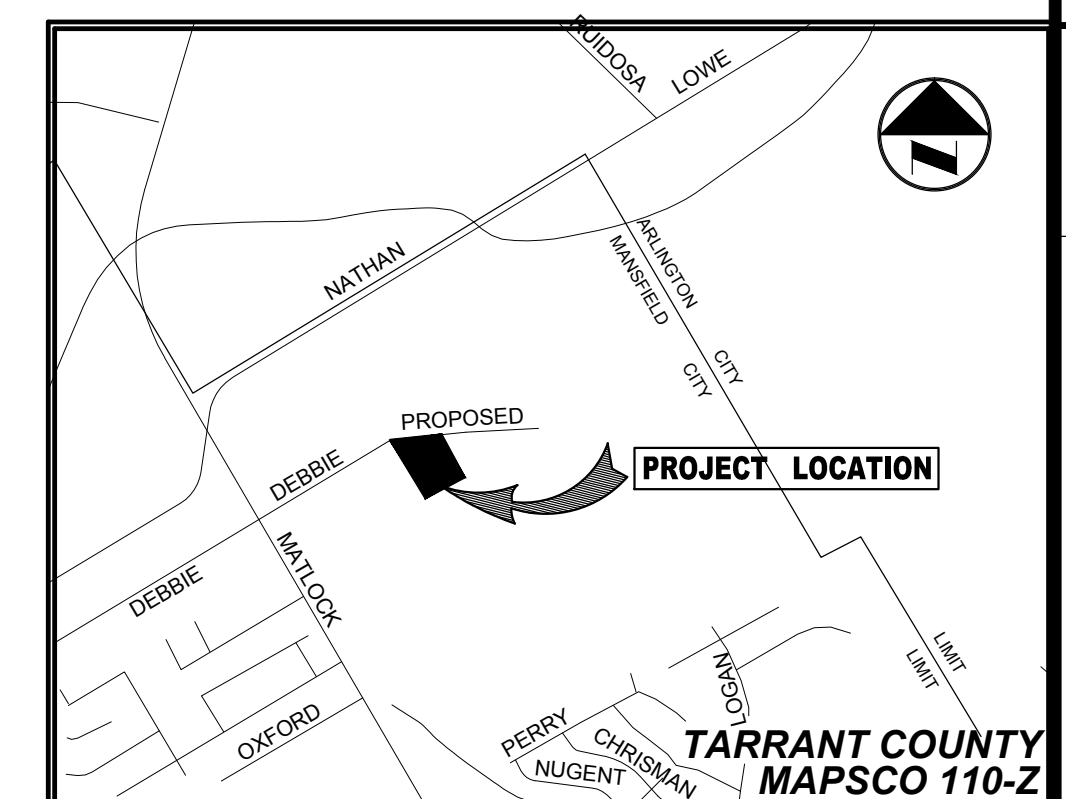
3
A2

DUMPSTER PLAN

SCALE: 3/8"=1'-0"



2 MONUMENT SIGN ELEVATION
A2 SCALE: 1/2"=1'-0"



VICINITY MAP
(NOT TO SCALE)

ZONING CASE NO: 15-014

OCTOBER 16, 2015

EXHIBIT -F - LOT-2- BUILDING FLOOR PLAN

DEVELOPMENT PLAN

FOR

COMMUNITY OF HOPE & RETAIL CENTER

COMMUNITY OF HOPE ADDITION - TOTAL AREA (17 ACRES) - 2 LOTS
J. GRIMSLEY SURVEY, ABSTRACT NO. 578, CITY OF MANSFIELD, TARRANT COUNTY, TX 76063

OWNER
SMIT SHAH
P.O. BOX- 1831, KELLER, TEXAS
PH. NO. (281) 221-6025
EMAIL: smit@bahamabucksdfw.com

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728
EMAIL: matthew@thomas-eng.com

**SHELL RETAIL BUILDINGS WITH DRIVE THRU
RESTAURANTS**
SEQ MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

rashmiC
ARCHITECTURE. PLANNING. INTERIORS
6803 CAPITOL HILL DR. ARLINGTON, TEXAS 76017
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

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	PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	

A2

DEBBIE LANE
(120' RIGHT-OF-WAY)



REGULATORY AUTHORITIES:

CITY OF MANSFIELD PLANNING & ZONING
1200 E BROAD ST.
MANSFIELD, TEXAS 76063
817-276-4200

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

MANSFIELD LANDSCAPE REQUIREMENTS
SECTION 7300 LANDSCAPING AND SCREENING REQUIREMENTS

1. NEW CANOPY TREES SHALL BE A MINIMUM CALIPER OF THREE AND ONE HALF INCHES (3.5") AS MEASURED SIX INCHES (6") ABOVE GRADE AND SEVEN FEET (7') IN HEIGHT AT TIME OF PLANTING.
2. NEW ORNAMENTAL TREES SHALL HAVE THREE TRUNKS OR CANES WITH A MINIMUM CALIPER OF ONE INCH (1") AS MEASURED SIX INCHES (6") ABOVE GRADE AT THE TIME OF PLANTING.

SUMMARY CHART - BUFFERYARDS/SETBACKS						
Location of Buffer Yard or Setback	Required/Provided	Length/Width	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Screening Wall/Device Height & Material
Northern side	Required	359'	Street setback			
	Provided		20' width	9		48'
Eastern side	Required	322'	BY10-SW6	13		6' wall
	Provided		20' width	13		"See #2"
Southern side	Required	357'	BY10-SW6	14		6' wall
	Provided		20' width #3	14		"See #2"
Western side	Required	442'	20' width	18	18	
	Provided		20' width	18 #*1		

*Note any credits used in calculations:

a. All trees on Western Side to be existing Hackberry stand.

Other Comments:

#1 Existing trees to remain as shown.

#2 Variance requested - no wall

#3 Variance requested - dumpsters encroach in to landscape setback

SUMMARY CHART - INTERIOR LANDSCAPE						
	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Site	130,758					
Required Provided	46,311		20		48	45,985

*Note any credits used in calculations

a.	
----	--

Other Comments:					
1					
2					
3					

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING	
# of Required Parking Spaces	
# of Provided Parking Spaces	97
# of Tree Islands Provided	15
*Note any credits used in calculations:	
a. _____	
Other Comments:	
1 _____	
2 _____	
3 _____	

ZONING CASE NO: 15-014

NOVEMBER 4, 2015

EXHIBIT G, LOT 2 – LANDSCAPE PLAN

DEVELOPMENT PLAN

**FOR
COMMUNITY OF HOPE & RETAIL CENTER**

COMMUNITY OF HOPE ADDITION - TOTAL AREA (17 ACRES) - 2 LOTS

OWNER
SMIT SHAH
P.O. BOX- 1831, KELLER, TEXAS
PH. NO. (281) 221-6025
EMAIL: smit@bahamabucksdfw.com

LANDSCAPE ARCHITECT
CAROL FELDMAN
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TX. 75083
PH. NO. (972) 523-4944 EMAIL: carol@feldmandesign.com

FELDMAN
DESIGN STUDIOS

P.O. Box 832346,
Richardson, Texas 75083
Phone: 972 980-1730
card@feldmandesign.com



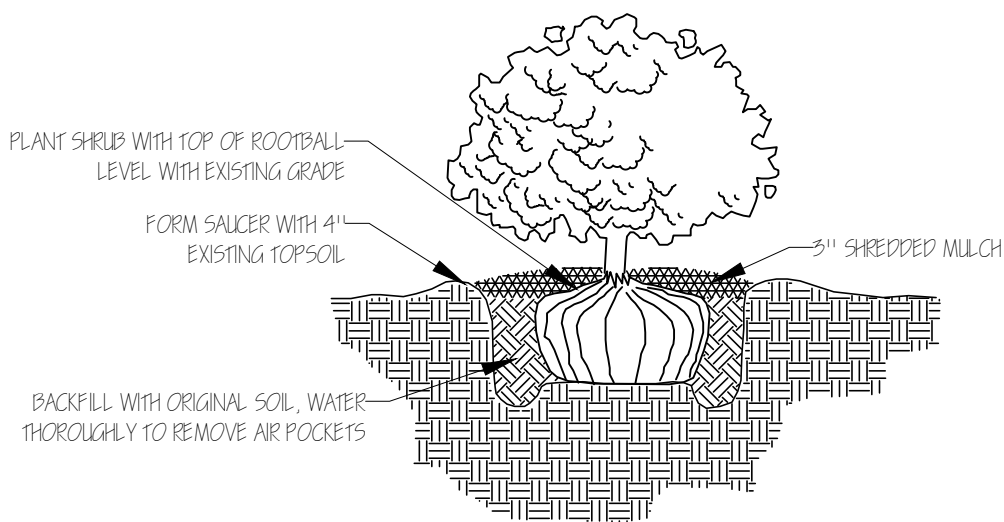
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

**SHELL RETAIL BUILDINGS WITH DRIVE THRU
RESTAURANTS**

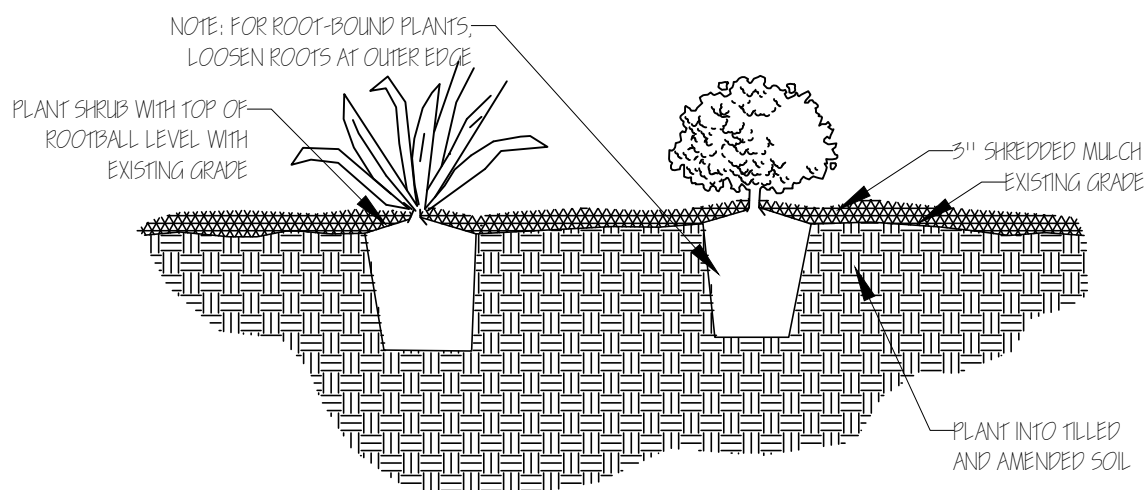
SEO MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

REVISION	DESCRIPTION	DATE
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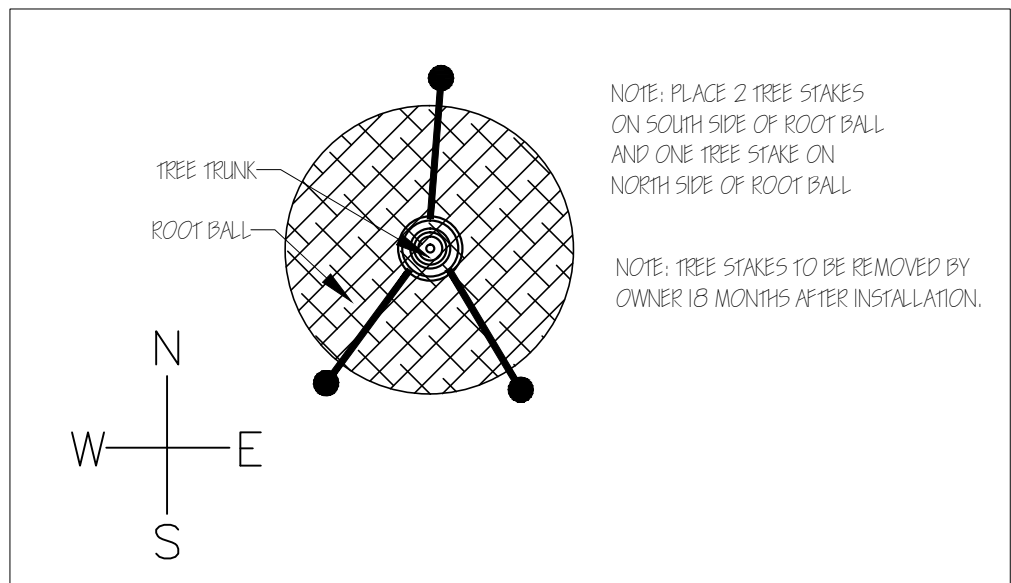
SHEET 1
L1.01



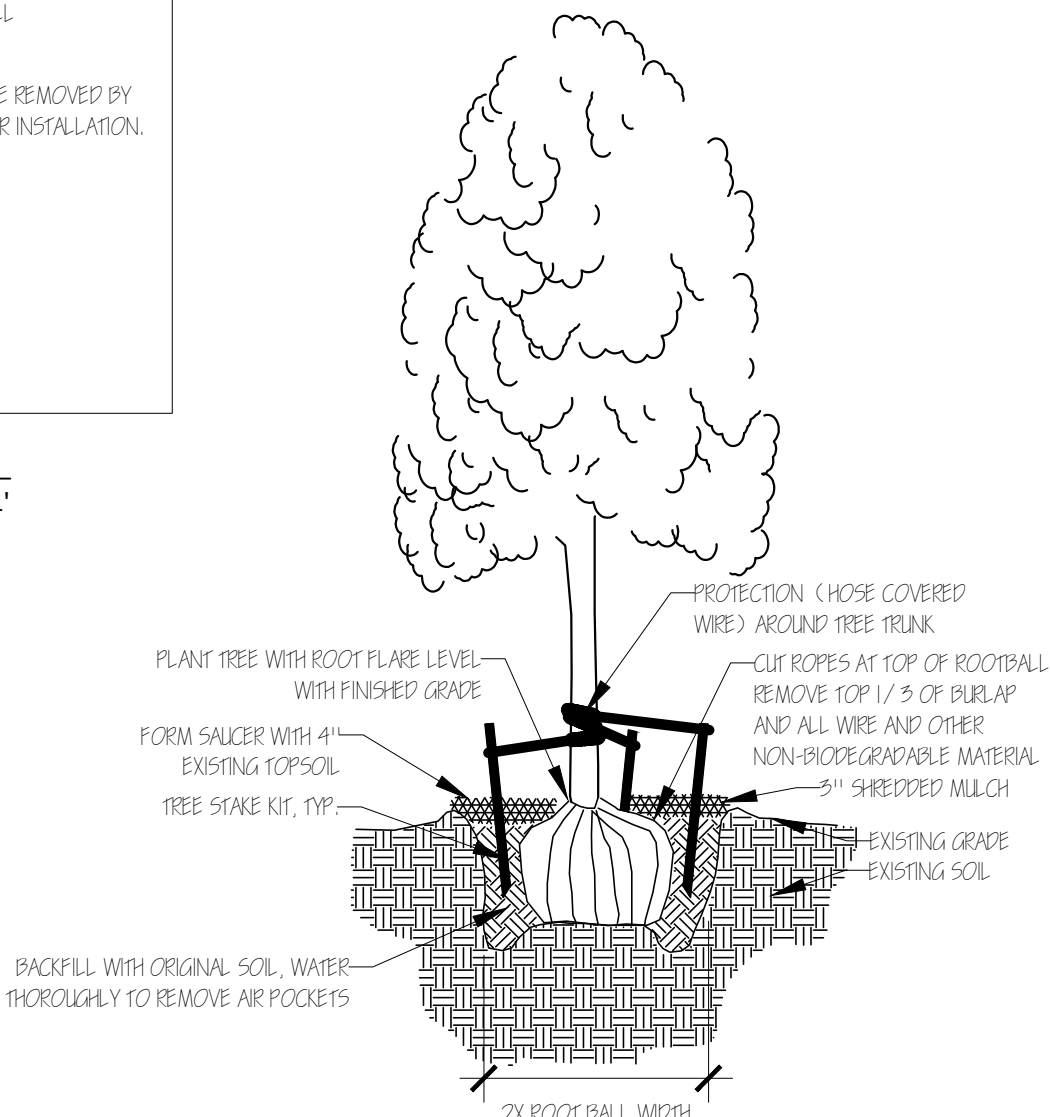
SHRUB & ORNAMENTAL GRASS PLANTING
Not to Scale



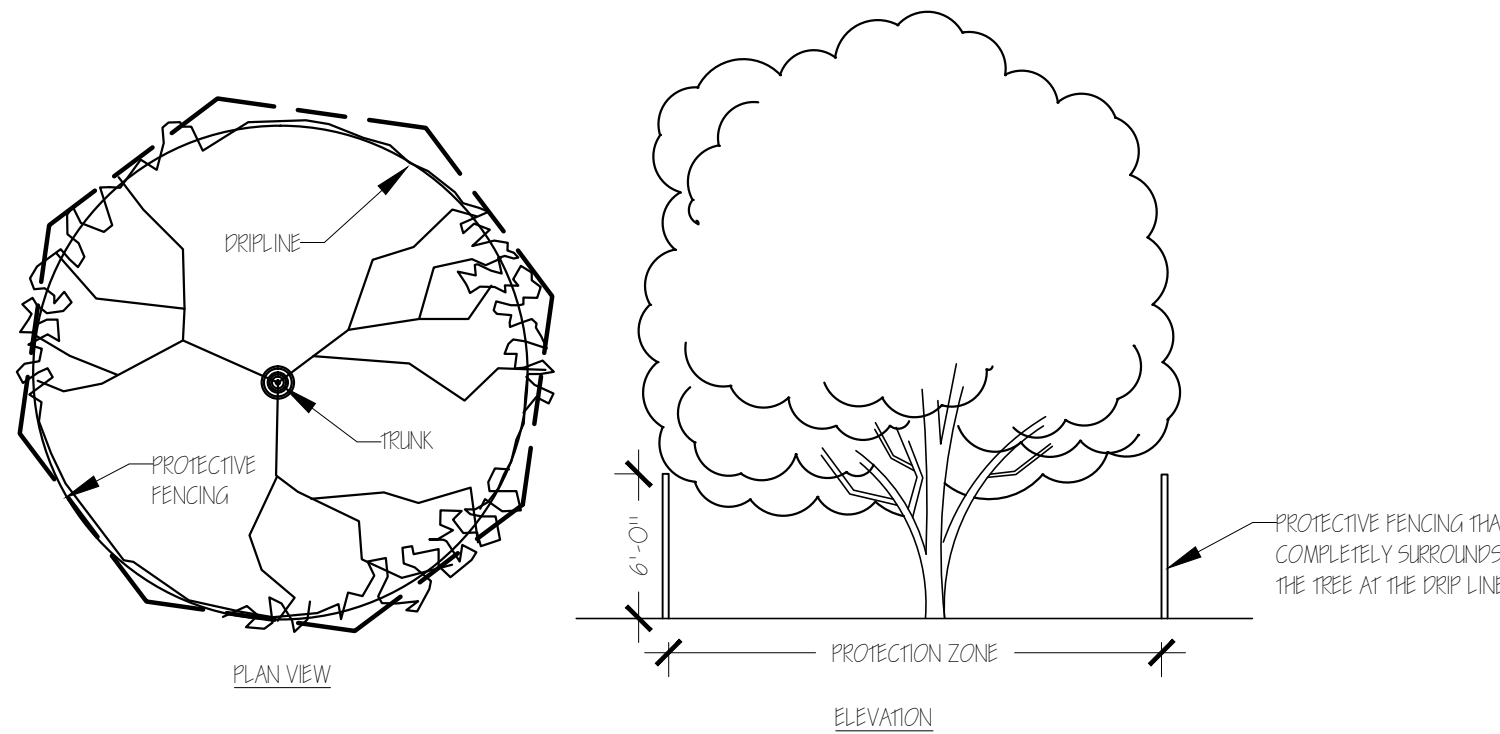
PERENNIAL PLANTING
Not to Scale



TREE STAKING DETAIL
Scale: 1/2"=1'



TREE PLANTING
Not to Scale



- NOTES:
1. ALL TREES TO HAVE PROTECTIVE FENCING LOCATED AT THE DROP LINE DURING THE CONSTRUCTION PROCESS.
 2. TREES CLOSE TO CONSTRUCTION TO BE PROTECTED BY ENCLCING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
 3. GRADE CHANGES: A MIN OF 75% OF THE CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE.
 4. NO CUT OR FILL GREATER THAN TWO INCHES SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE RADIUS OF THE CRITICAL ROOT ZONE.
 5. IRRIGATION TRENCHES ARE NOT TO CROSS THE CRITICAL ROOT ZONE OF THE PRESERVED TREES.

TREE PRESERVATION
Scale: 1/8"=1'

SECTION 02910 – SOIL PREPARATION

- PART 1 – GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
- C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 – PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 – EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD ½ INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

- NOTES
- GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. BOULDERS AND NATURAL ROCK MATERIAL USED IN BEDS AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNERS REVIEW OF THE ROCK QUALITY AND POSITIONING AND IS RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED. ALL BOULDERS TO BE 'PLANTED' A MINIMUM OF 4' INTO THE PLANTING BEDS.
 6. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

- PART 1 – GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER; THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

END OF SECTION 02915

- PART 3 – EXECUTION
- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

ZONING CASE NO: 15-014

NOVEMBER 4, 2015

EXHIBIT G, LOT 2 – LANDSCAPE DETAILS

REVISION		DESCRIPTION

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FELDMAN
DESIGN STUDIOS



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

SHELL RETAIL BUILDINGS WITH DRIVE THRU RESTAURANTS
SEQ MATLOCK ROAD & DEBBIE LANE, MANSFIELD, TEXAS-76063

DATE			

REVISION	DESCRIPTION

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
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SHEET 2
L1.02