

Exhibit A

LOT 2, BLOCK 1, LIGHTBRIDGE ADDITION – MANSFIELD BOJANGLES LOT ~ 1764 U.S. 287 FRONTAGE ROAD SUP #24-002

BEING a 1.8208 acre tract of land located in the Sidney S. Callender Survey, Abstract No. 359, Tarrant County, Texas, said 1.8208 acre tract being a portion of Lot 13R2, Block 2, **GOLDEN ACRES ADDITION**, an Addition to the said City and State, according to plat thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D212120221, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.8208 acre tract also being a portion of a called 5.9089 acre tract of land conveyed to **MANSFIELD RETAIL ASSOCIATES, LLC**, by deed thereof filed for record in Ins. No. D223099616, O.P.R.T.C.T., said 1.8208 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the most south lot corner of said Lot 13R2, same being the west lot corner of Lot 13R1, of said Block 2, said beginning point also being on the northeast right-of-way line of US Highway 287 (being a variable width public right-of-way according to the deed thereof filed for record in Volume 4875, Page 391, O.P.R.T.C.T.);

THENCE North 35°38'28" West, along the southwest lot line of said Lot 13R2 and along the said right-of-way line, passing at a distance of 126.90 feet a broken highway marker found at the west lot corner of said Lot 13R2, same being the south property corner of the said 5.9089 acre tract, continuing along the southwest property line of the said 5.9089 acre tract and along the said right-of-way line, in all a total distance of 283.31 feet to a point from which a 1/2" iron rod with a cap stamped "BEASLEY RPLS 6066" found at the west property corner of the said 5.9089 acre tract, bears North 35°38'28" West, 192.20 feet;

THENCE over and across the said 5.9089 acre tract and said Lot 13R2 the following courses and distances:

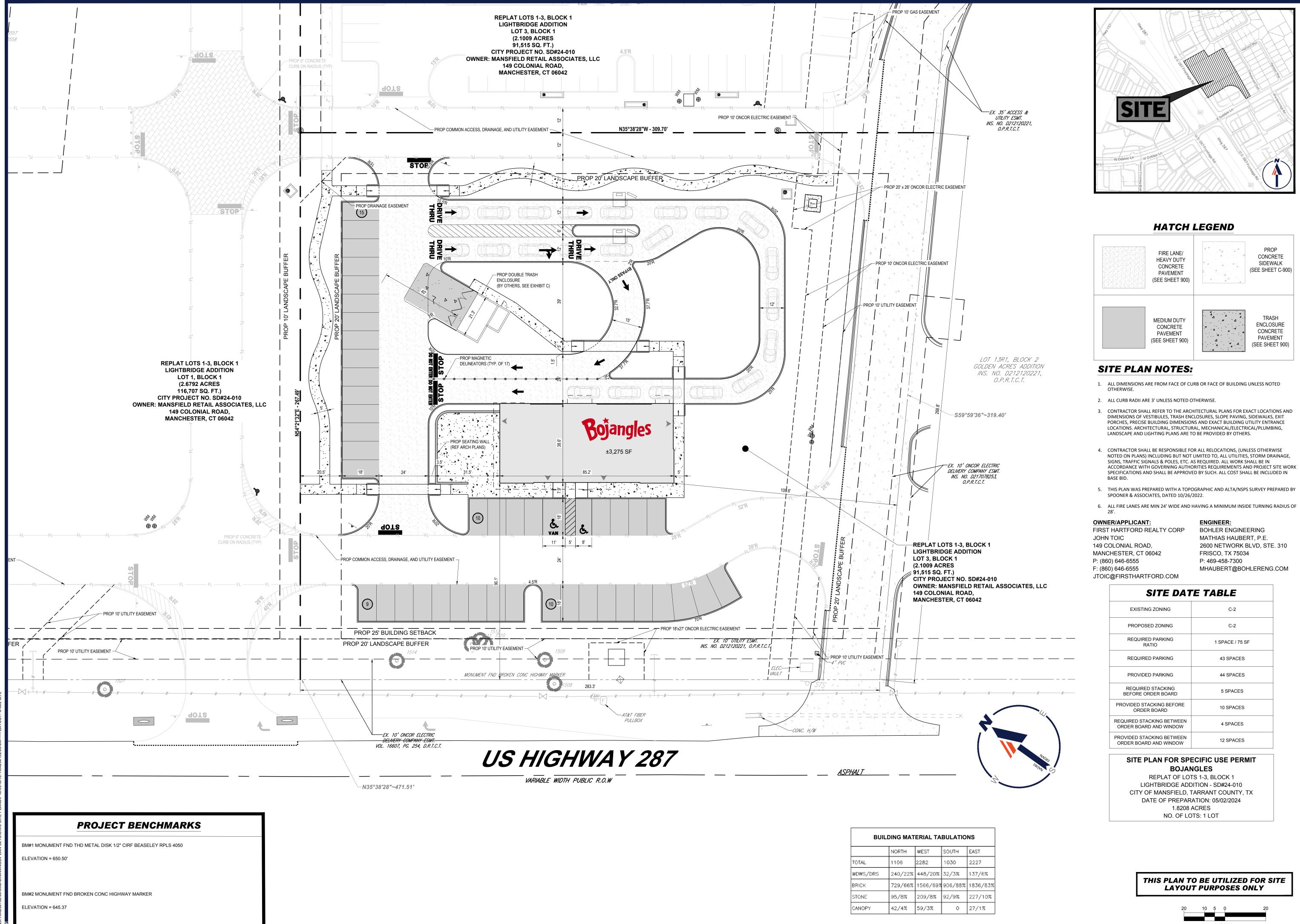
North 54°21'32" East, 267.49 feet;

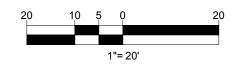
South 35°38'28" East, 309.70 feet to a point on the southwest lot line of said Lot 13R2, same being on the northwest lot line of said Lot 13R1, from said point an "X" cut found at an interior south lot corner of said Lot 13R2, bears North 59°59'36" East, 50.61 feet;

THENCE, South 59°59'36" West, along the said lot lines, 268.78 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains 1.8208 acres (79,312 square feet) of land more or less.

The bearings shown herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.





REVISIONS

REV	DATE	COMMENT	DRAWN BY
IVE	DAIL	COMMENT	CHECKED B



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P-CIVL-SITE

PROJECT No.: DRAWN BY: **CHECKED BY:**

PROJECT:

CAD I.D.:

CONSTRUCTION

PLANS



NEC US 287 & E DEBBIE LN, MANSFIELD, TEXAS 76063 TARRANT COUNTY

BOHLER

2600 NETWORK BLVD., STE. 310, FRISCO, TX 75034 Phone: (469) 458-7300 TX@BohlerEng.com TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

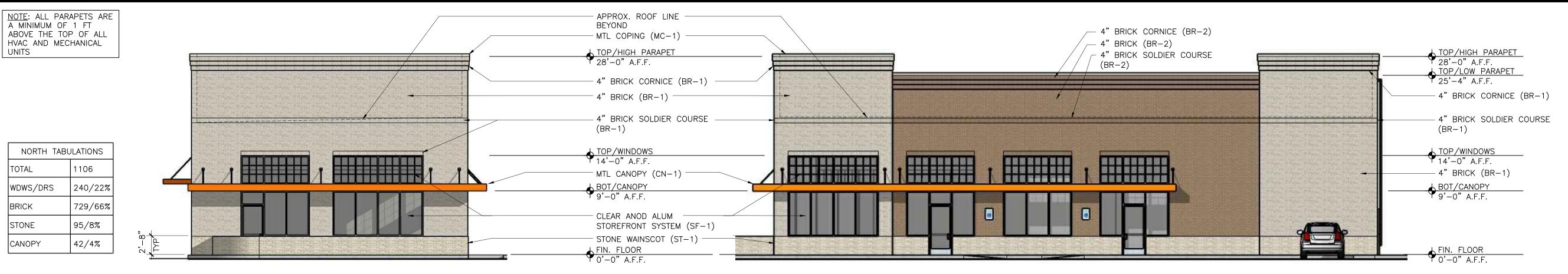


SHEET TITLE:

EXHIBIT B

SHEET NUMBER:

SUP#24-002



WEST TABULATIONS 2282 WDWS/DRS 448/20% 1566/69% 209/8% 59/3%

TOTAL

STONE

CANOPY

NORTH ELEVATION

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

SOUTH TABULATIONS

WDWS/DRS

BRICK

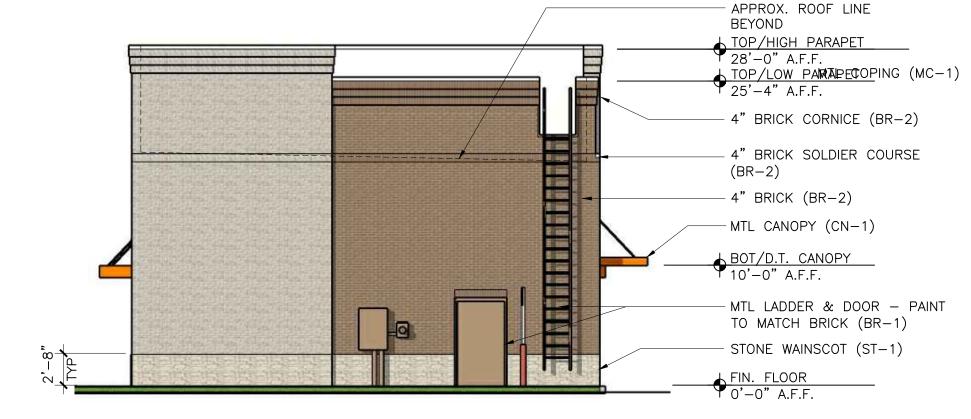
STONE

CANOPY

32/3%

92/9%

906/88%

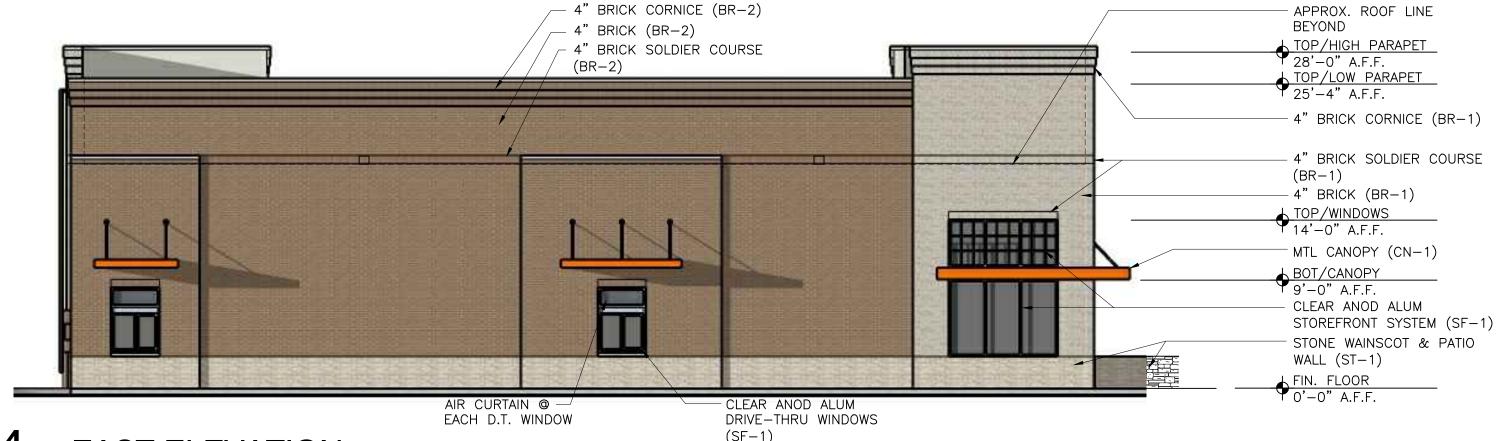


SOUTH ELEVATION

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

WEST ELEVATION

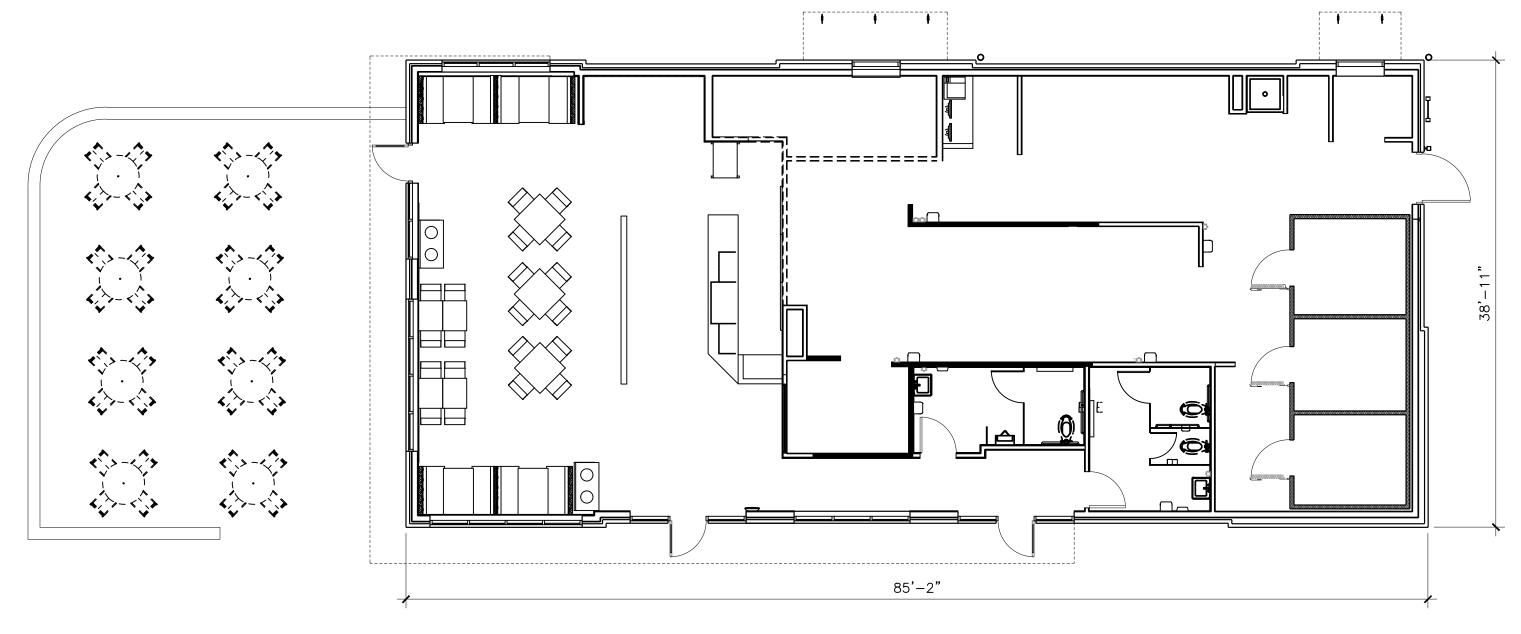
SCALE: 1/8" = 1'-0"



EAST TABULA	ATIONS
TOTAL	2227
WDWS/DRS	137/6%
BRICK	1836/83%
STONE	227/10%
CANOPY	27/1%

	AIR CURTAIN @ —/ EACH D.T. WINDOW	CLEAR ANOD ALUM DRIVE—THRU WINDOWS
EAST ELEVATION		(SF-1)

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



5	FLOOR PLAN	NORTH (
SCALE:	1/8"=1'-0"	

OWNER

FIRST HARTFORD REALTY CORP. 2529 6th Ave

Fort Worth, TX 76110 Phone: (817) 808-6151 Contact: Josh Gardner

ARCHITECT

GENESIS DESIGN GROUP, INC.

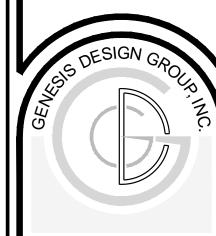
9500 Ray White Rd, Suite 200 Fort Worth, Texas 76244 Phone: (817) 285-7444 Contact: Randall L. Byrd email: rbyrd@genesisarchitects.com

MATERIAL TABULATIONS					
	NORTH	WEST	SOUTH	EAST	
TOTAL	1106	2282	1030	2227	
WDWS/DRS	240/22%	448/20%	32/3%	137/6%	
BRICK	729/66%	1566/69%	906/88%	1836/83%	
STONE	95/8%	209/8%	92/9%	227/10%	
CANOPY	42/4%	59/3%	0	27/1%	

	EXTERIOR FINISH SCHEDULE				
NO.	DESCRIPTION	MANUF	FINISH / STYLE		
BR-1	4" COMMON BRICK	COLUMBUS BRICK	MAGNOLIA BAY		
BR-2	4" COMMON BRICK	COLUMBUS BRICK	BASTILLE		
ST-1	4" NATURAL STONE	ROCKY'S STONE MANSFIELD, TX	NATURAL STONE OKLAHOMA MULTI BLEND		
CN-1	ALUMINUM CANOPY	PER BOJANGLES	COLOR: PMS 165C ORANGE		
MC-1	PRE-FIN. METAL COPING	DURO-LAST	SIERRA TAN		
SF-1	STORFFRONT ASSEMBLY	KAWNFFR	CLEAR ANODIZED		



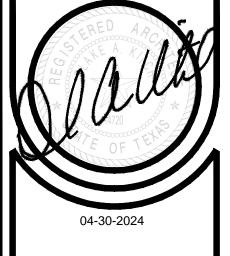
EXHIBIT C

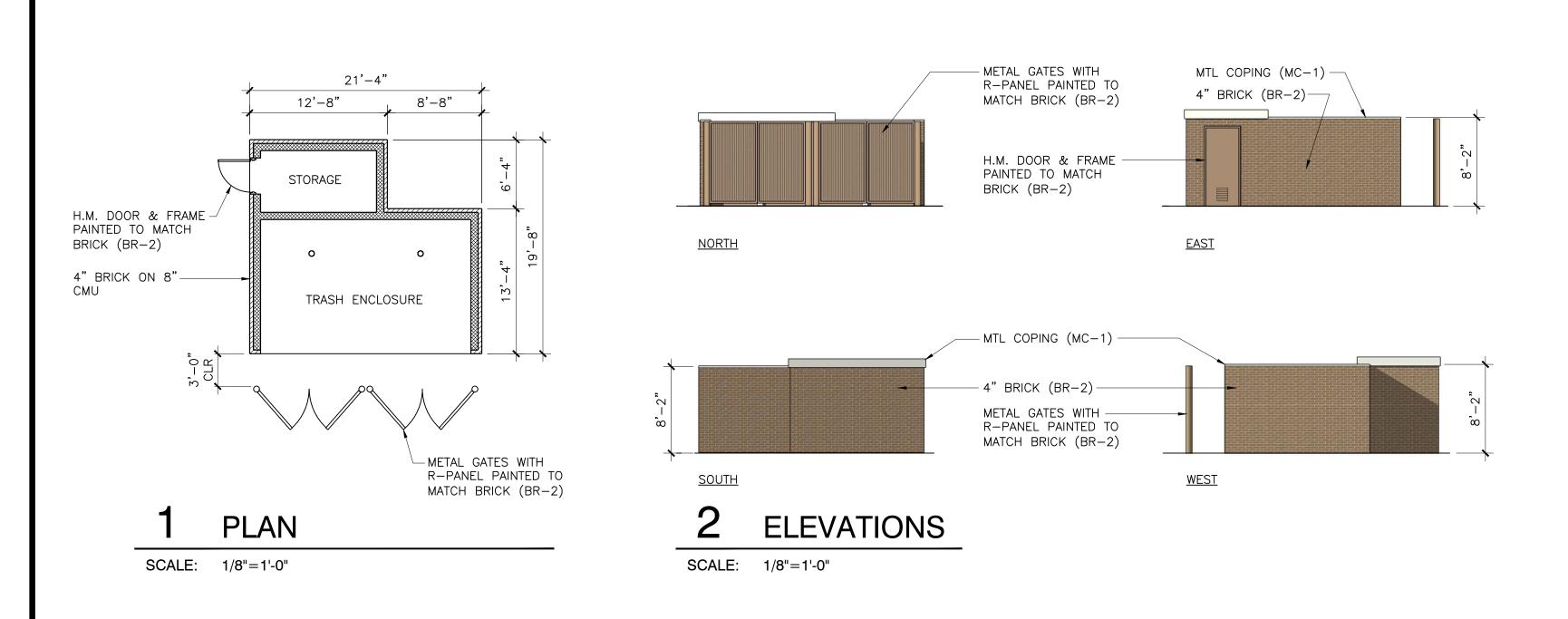


421 W. Harwood, Ste 100 Hurst, Texas 76054-2938 phone (817)285-7444 (817)285-7318 www.genesisarchitects.com

Texas Firm #BR-2139

ang





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Fort Worth, TX 76110 Phone: (817) 808-6151 Contact: Josh Gardner **ARCHITECT**

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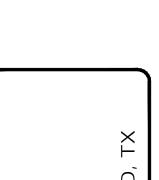
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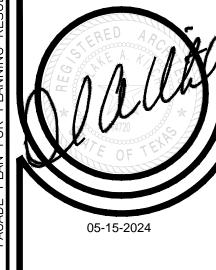


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angle



SUP#24-002

SITE INFORMATION

ZONING DESIGNATION: COMMERCIAL (C-2)
PROPOSED USE: RESTAURANT
TOTAL SITE AREA: 79,312 SF (1.82 AC)

LANDSCAPE REQUIREMENTS

PASSIVE SPACE

REQUIRED: 10% OF BUILDING AREA

3163 SF X 0.10 = 317 SF REQ'D 3,801 SF PROVIDED

PASSIVE SPACE ELEMENTS:
- OUTDOOR DINING SPACE: 1029 SF
- BENCHES ALONG WALKING PATH: 2772 SF

LANDSCAPE AREA

REQUIRED: 10% OF TOTAL LOT AREA 79,312 SF x 0.10 = 7,932 SF REQ'D

28,458 SF PROVIDED

BUFFER YARDS AND SCREENING

1 TREE / 25 LF (REDUCED 50% FOR SAME ZONING USE TO 1 TREE / 50 LF)

NORTH: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (310 LF)

310/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

EAST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (269 LF)
269/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

WEST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (268 LF)
268/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

STREET LANDSCAPE SETBACK

1 TREE PER 40 LF

SOUTH: 20' LANDSCAPE BUFFER ADJACENT TO US HWY 287 (283 LF)

283/40 = 7 TREES REQ'D 7 TREES PROVIDED (5 EXISTING + 2 PROPOSED)

PARKING LOT PERIMETER LANDSCAPE

ALL SURFACE PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS
TO BE SCREENED WITH 3' HT CONTINUOUS PLANTINGS
3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED

PARKING LOT INTERNAL LANDSCAPE

TOTAL PARKING SPACES - 44 1 TREE / 10 PARKING SPACES

11 TREE / TO PARKING SPACES

44/10 = 5 CANOPY TREES 5 TREES PROVIDED

FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING
4' WIDE LANDSCAPE AREA ADJACENT TO OR WITHIN 10 FEET OF ALL BUILDING FACADES
PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO SCREEN WALLS
PROVIDED AS REQUIRED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	QB	6	Quercus buckleyi Texas Red Oak	3" Cal.	Cont. or B&B	12`min.
	QP	8	Quercus polymorpha Mexican White Oak	3" Cal.	Cont. or B&B	12' min.
	QV	10	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	12` min.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
⊙	AG	112	Abelia grandiflora Glossy Abelia - 36" At time of planting	7 gal	36" OC	36" Min.
\odot	IB	118	llex cornuta 'Burfordii nana' Dwarf Burford Holly - 36" At time of plantir	7 gal ng	36" OC	36" Min.
(+)	IVN	81	llex vomitoria 'Nana' Dwarf Burford Holly - 36" At time of plantir	7 gal ng	36" OC	36" Min.
	JT	62	Juniperus sabina var. tamariscifolia Tamarix Juniper	7 gal	48" OC	24" Sp.
\odot	LC	17	Lagerstroemia 'Chisam Fire' Chisam Fire Crape Myrtle - 36" At time of	7 gal planting	60" OC	36" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	

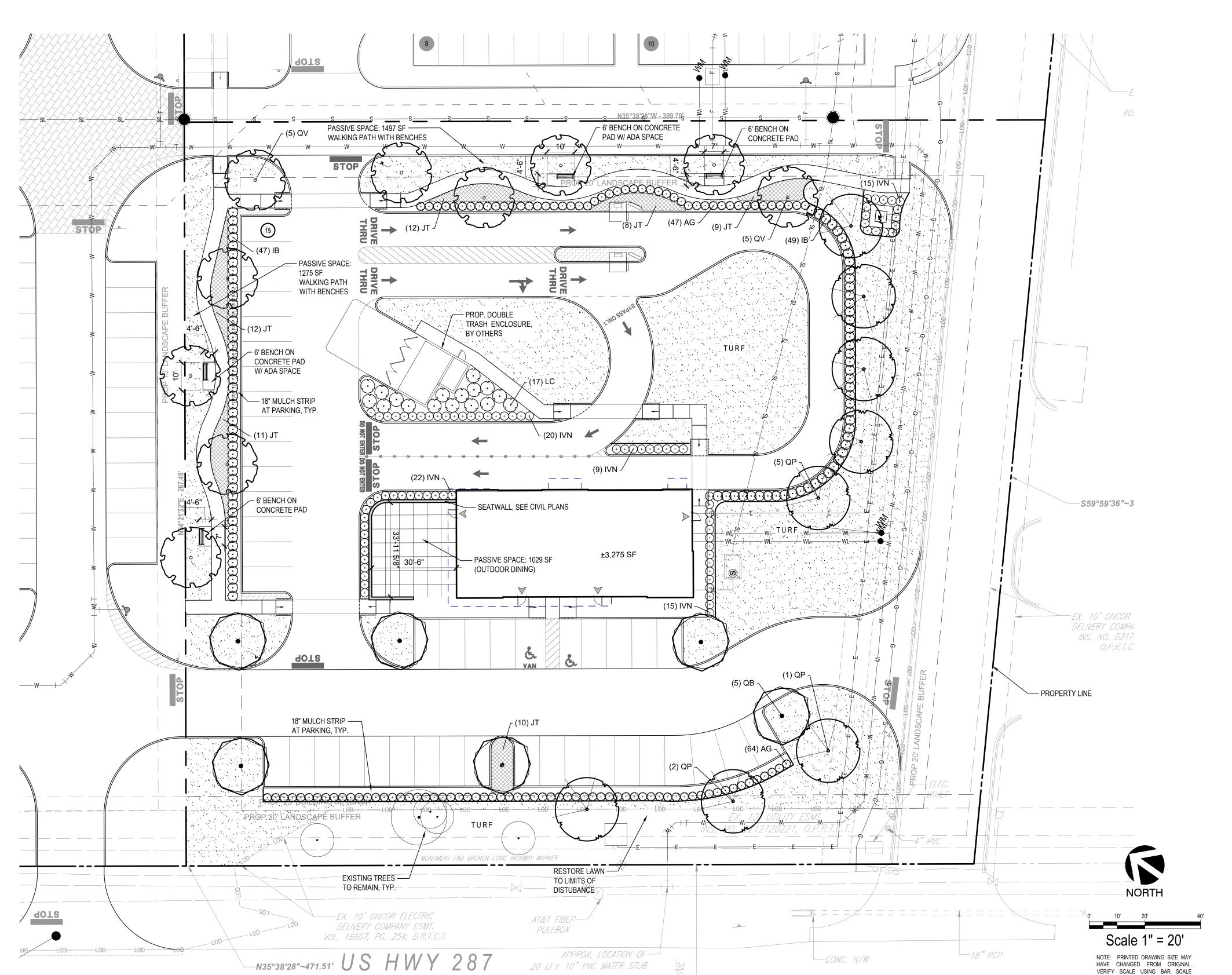
25,778 sf Cynodon dactylon `TifTuf

TifTuf Bermuda Grass



DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)





CITY OF MANSFIELD LANDSCAPING MAINTENANCE NOTE:

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ALL GROUND MOUNTED
UTILITY EQUIPMENT NOT
SHOWN, BUT PRESENT
IN THE FILED, MUST BE
SCREENED WITH
EVERGREEN SHRUBS.

GENERAL GRADING AND PLANTING NOTES

APPROXIMATELY 18" AWAY FROM THE WALKS.

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE
 - SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL
 - LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

 c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

 d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE

ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT

- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

 f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS. GEOTECHNICAL REPORT. THESE NOTES AND PLANS. AND ACTUAL CONDITIONS. THE
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

 a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. GENERAL CONTRACTOR, AND OWNER

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



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REVISIONS

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BOJANGLES-M

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CONSTRUCTION PLANS

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SHEET TITLE:

EXHIBIT D: LANDSCAPE AND PASSIVE SPACE

SHEET NIIMBED

D.1

PLAN

PLANTING SPECIFICATIONS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK 4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- 5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SLICH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY. TRANSPORTATION AND INSTALLATION OF MATERIALS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL,

TELEPHONE GAS CABLE TELEVISION ETC.) PRIOR TO THE START OF ANY WORK

ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED. FULLY BRANCHED. HEALTHY, VIGOROUS E STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOTF.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE
- THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES G. HYDROMULCHING UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN
- 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY
- COVERED. SHALL BE REJECTED. C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE
- SEED. PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS WITH MAXIMUM PERCENTAGES OF PURITY GERMINATION, AND
- MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8: MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT H. DRILL SEEDING INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW). MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND

FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN. PHOSPHORUS. POTASSIUM. AND OTHER NUTRIENTS IN PROPORTIONS. AMOUNTS

- TREE STAKING AND GUYING GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS. GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKEILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURE AND NATIVE SEED. AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF
- ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- IRON SULPHATE 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS). AND THE FINISH GRADES TO BE ESTABLISHED. 4 ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER
- INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH
- GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER
- RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE). SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S

RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES

- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS. TRUNKS, AND BRANCHES
 - THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

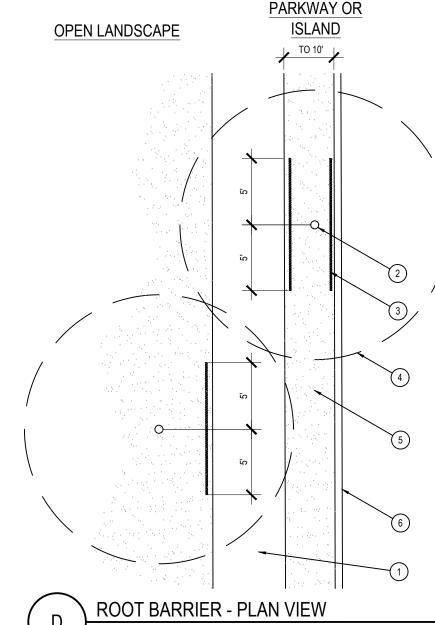
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE
- BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL
- SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT SHOULD STAKING BE REQUIRED. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: 1"-2" TRFFS TWO STAKES PER TREE
- 2-1/2"-4" TREES THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED
- MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- WINTER MIX (OCTOBER 1 MARCH 31) 50# CELLULOSE FIBER MULCH
- 2# UNHULLED BERMUDA SEED 2# ANNUAL RYE SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SUMMER MIX (APRIL 1 SEPTEMBER 30) 50# CELLULOSE FIRER MULCH
- 2# HULLED BERMUDA SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- 50# CELLUI OSF FIRER MUI CH
- 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SEED RATE PER LEGEND
- ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- 15# 15-15-15 WATER SOLUBLE FERTILIZER
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE
- CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND

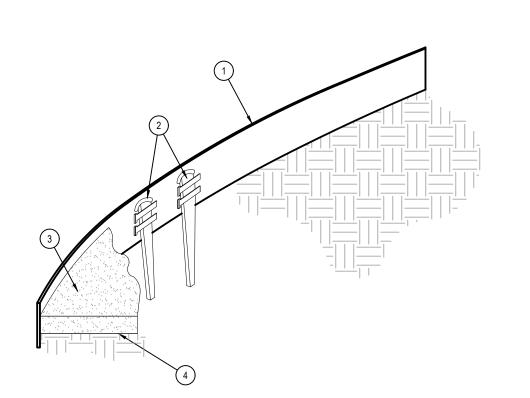
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND
- SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL
- REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE
- I ANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL RE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED. MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES REPLACEMENT OF MULCH REMOVAL OF LITTER REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR
- WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME,

ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT

OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF



1) TYPICAL WALKWAY OR PAVING (2) TREE TRUNK LINEAR ROOT BARRIER MATERIAL SEE PLANTING NOTES FOR TYPE AND MANUFACTURER, INSTALL PER MANUFACTURER'S SPECIFICATIONS. (4) TREE CANOPY (5) TYPICAL PLANTING AREA (6) TYPICAL CURB AND GUTTER PAVING OR CURBS THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL



- 1) ROLLED-TOP STEEL EDGING PER PLANS.
- (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS
- (4) FINISH GRADE.
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



GENERAL GRADING AND PLANTING NOTES

SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS.

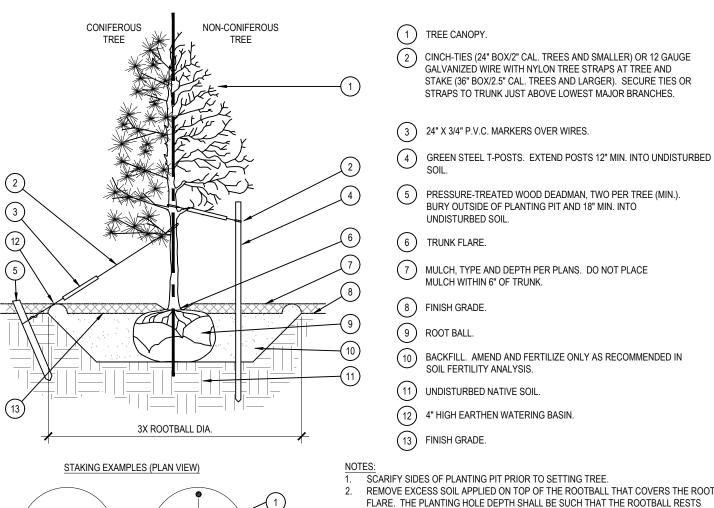
SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND

SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

- PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM
- PLANT QUANTITIES PLANTING METHODS TREE PROTECTION METHODS ETC.) a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND. THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE

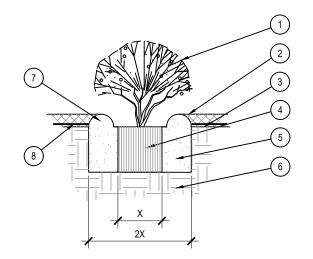
SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF

- ARCHITECT IN WRITING (VIA PROPER CHANNELS). c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO
- 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL

PREVAILING



PREVAILING

TREE PLANTING

(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER

(1) TREE CANOPY.

2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE

GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND

STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED

5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.).

10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN

ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.

AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL

REMOVE ALL NURSERY STAKES AFTER PLANTING.

APPROPRIATE), SPACED EVENLY AROUND TREE

ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND

FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN

HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE.

FOR TREES 36" BOX/2 5" CAL AND LARGER LISE THREE STAKES OR DEADMEN (AS

6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE

REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE

BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

UNDISTURBED SOIL.

MULCH WITHIN 6" OF TRUNK.

SOIL FERTILITY ANALYSIS.

(12) 4" HIGH EARTHEN WATERING BASIN.

(11) UNDISTURBED NATIVE SOIL.

(6) TRUNK FLARE.

(8) FINISH GRADE.

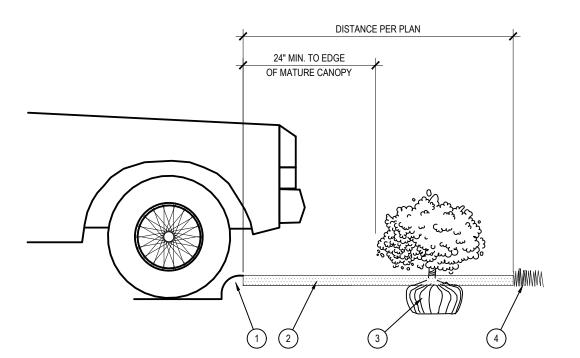
(9) ROOT BALL.

(13) FINISH GRADE.

STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR

- (3) FINISH GRADE.
- (4) ROOT BALL.
- (5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (6) UNDISTURBED NATIVE SOIL.
- (7) 3" HIGH EARTHEN WATERING BASIN
- (8) WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING



(2) MULCH LAYER. (3) PLANT.

(4) TURF (WHERE SHOWN ON PLAN).

PLANTING AT PARKING AREA



REVISIONS COMMENT REV DATE



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA

EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CHECKED BY:

BOJANGLES-

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC

PROJECT:

CONSTRUCTION PLANS



NEC US 287 & E DEBBIE LN. MANSFIELD, TEXAS 76063 TARRANT COUNTY

2600 NETWORK BLVD., STE. 310 **FRISCO, TX 75034** Phone: (469) 458-7300 TX@BohlerEng.com TBPE No. 18065 | TBPLS No. 10194413

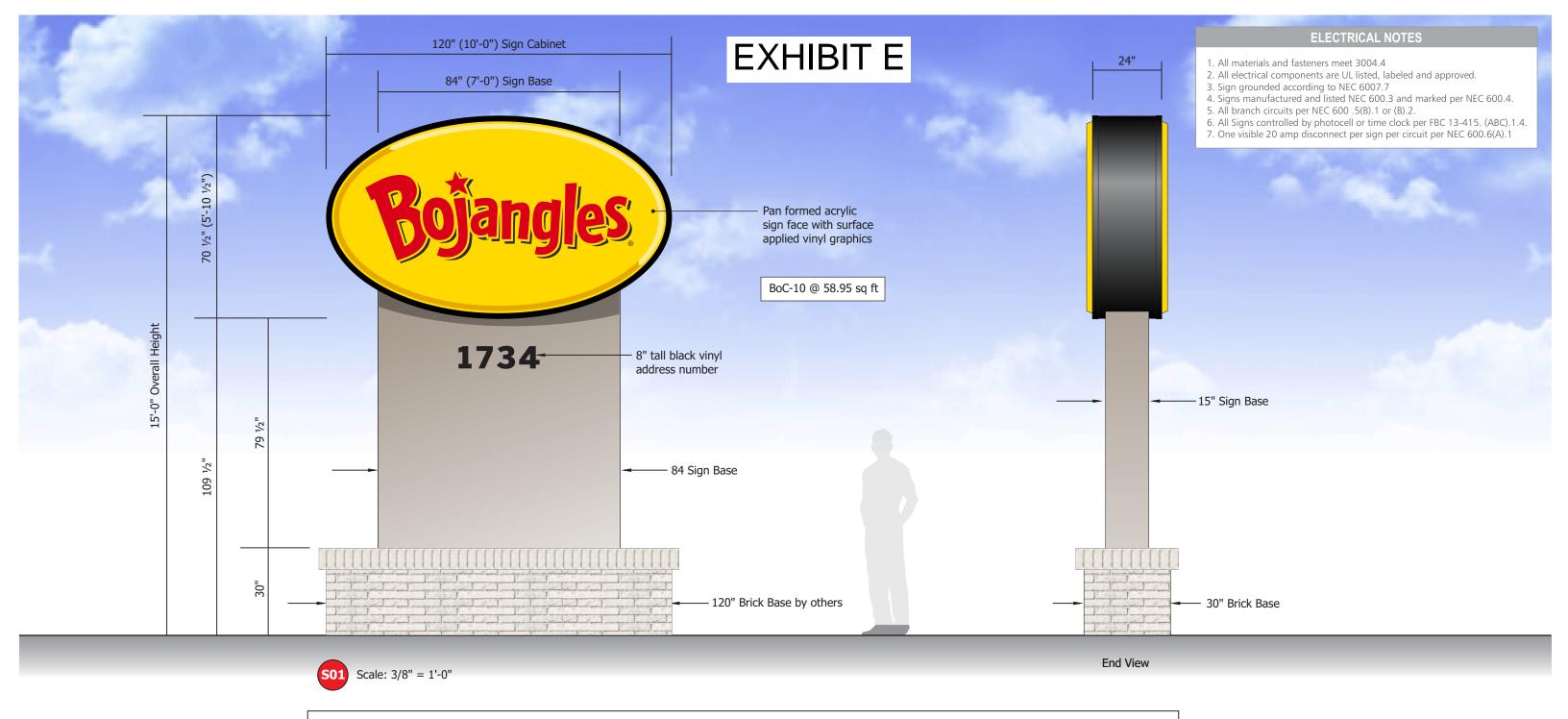


SHEET TITLE:

LANDSCAPE SPECIFICATIONS AND

DETAILS





BOC-10 MAIN ID - Double face internally illuminated sign cabinet of aluminum. Cabinet finished in black acrylic urethane enamel. Panned acrylic face with surface applied vinyl graphics to match Bojangle's yellow, red & black.

Main ID cabinet is internal illumination by LEDs (as required). All wiring UL approved. 120 Volts.

Cabinet is mounted onto new steel post set in concrete foundation. Steel is inside an aluminum pole cover. Brick Base by others.

Colors:

7328 White acrylic

3M 7725-12 Gloss Black Vinyl

3M 3630-135 Yellow Rose Translucent

Akzo Noble SIGNM20082 Champagne Metallic (gloss)

Site: #1421

E.1

3M 3630-93 Fire Engine Red Translucent

Columbus Brick - Magnolia Bay

SUP#24-002



 Revisions:
 04/15/24js revise all signs
 ...

 05/01/24js rev Site Plan, Directionals
 ...

 05/15/24js rev S1, del S4 & S5
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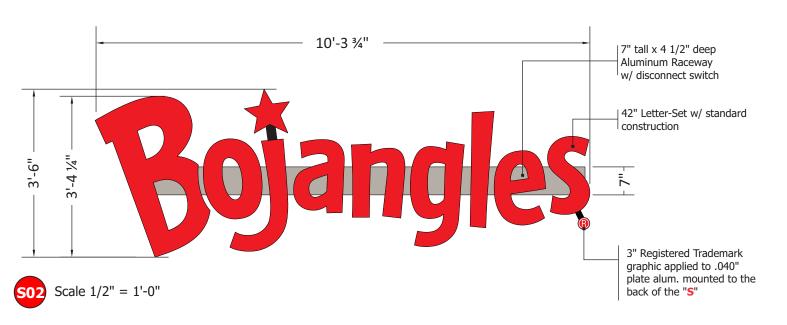
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PM: Daphne E. Address: US Hwy 287 & Debbie Ln
Drawn By: JS City State: Mansfield, TX 76063

Date: 04/12/2024 Drawing Number: 192424-S01



ELECTRICAL NOTES

- 1. All materials and fasteners meet 3004.4
- 2. All electrical components are UL listed, labeled and approved.
- 3. Sign grounded according to NEC 6007.7 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- 5. All branch circuits per NEC 600 .5(B).1 or (B).2. 6. All Signs controlled by photocell or time clock
- per FBC 13-415. (ABC).1.4. 7. One visible 20 amp disconnect per sign per circuit
- per NEC 600.6(A).1

SQUARE FOOTAGE:

 $42" \times 123.75" = 36.09 \text{ Sq Ft}$

Raceway Mount Letters

Internally illuminated letters fabricated of aluminum (.040 returns, .063 backs, 4.3" depth) Letter returns finished in black acrylic urethane enamel. Faces are 2793 red acrylic secured with black trimcap.

Internal illumination by LED lighting system. Power supply & wiring located in continuous aluminum raceway. All wiring UL approved.

Raceway installed flush to exterior fascia.



Side View

Re-Finished Black

Aluminum Return

1" Black Trim-Cap

w/ disconnect switch

4 1/2" Aluminum Raceway



West (Non-Drive Thru) - Scale: 1/8" = 1'-0"

National Headquarters: 1077 West Blue Heron Blvd.

West Palm Beach, Florida 33404

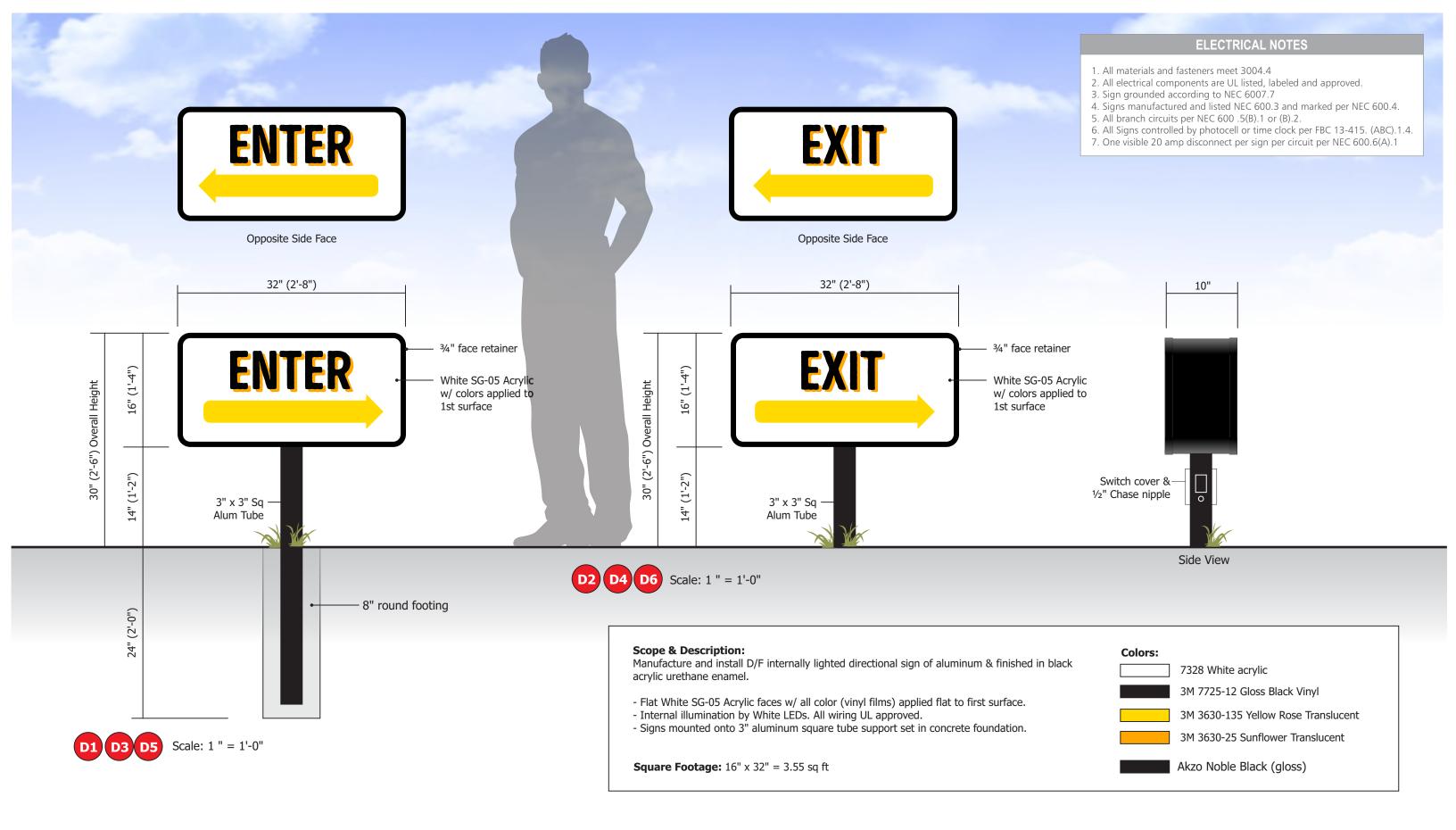
800.772.7932

SUP#24-002



Revisions	3:	
04/15/24js re	evise all signs	
05/01/24js re	ev Site Plan, Directionals	
05/15/24js re	ev S1, del S4 & S5	

Date: 04/12/2024 Drawing Number: 192424-S02







National Headquarters: 1077 West Blue Heron Blvd.

West Palm Beach, Florida 33404

800.772.7932

www.atlasbtw.com

Revisions:	
04/15/24js revise all signs	
05/01/24js rev Site Plan, Directionals	
05/15/24js rev S1, del S4 & S5	
	·

Site: #1421

E.3

PM: Daphne E. Drawn By: JS

Address: US Hwy 287 & Debbie Ln City State: Mansfield, TX 76063

Date: 04/12/2024

Drawing Number:

192424-DIR

NORTH

Zoned: City of Mansfield C-2 Community Business District

Planner: : Helina Sarkodie-Minkah 817-276-4259 <u>helina.sarkodie-minkah@mansfieldtexas.gov</u>

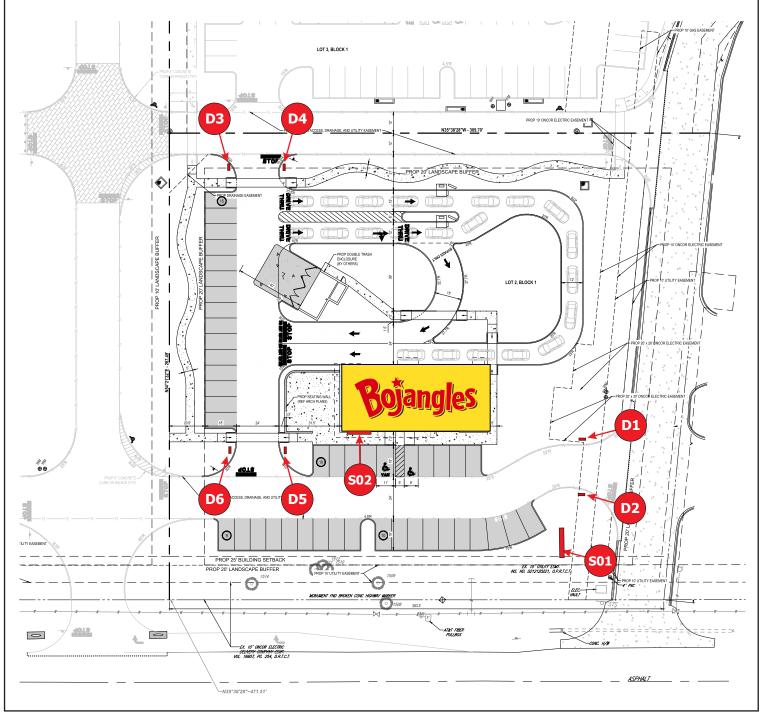
Allowed: The width of a wall sign NTE 75% of building or storefront.

Free Standing Max. Area: 75.0 sq. ft. NTE 15' OAH Minimum Setback from Street Right of way: 10 ft.

Minimum setback from side or rear property line: 15 ft.
Only Monument Signs are permitted in the C-2 zoning district.

A monument sign shall have a solid base at least two feet tall and the base shall have the same or greater width as the sign. The height of the sign base shall be included when measuring

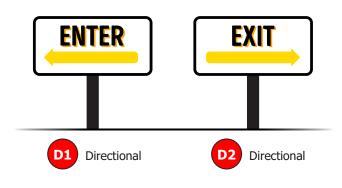
the sign height.

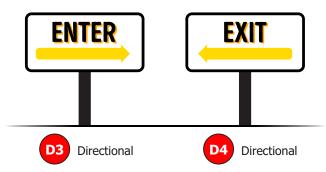






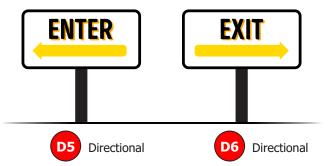
S01 D/F Monument Sign





Site: #1421

E.4



SUP#24-002



National Headquarters: 1077 West Blue Heron Blvd. West Palm Beach, Florida 33404 800.772.7932 www.atlasbtw.com

Revisions:	
04/15/24js revise all signs	
05/01/24js rev Site Plan, Directionals 05/15/24js rev S1, del S4 & S5	
05/15/24js rev S1, del S4 & S5	

PM: Daphne E. Address: US Hwy 287 & Debbie Ln City State: Mansfield, TX 76063 Drawn By: JS Date: 04/12/2024 Drawing Number: 192424-SP